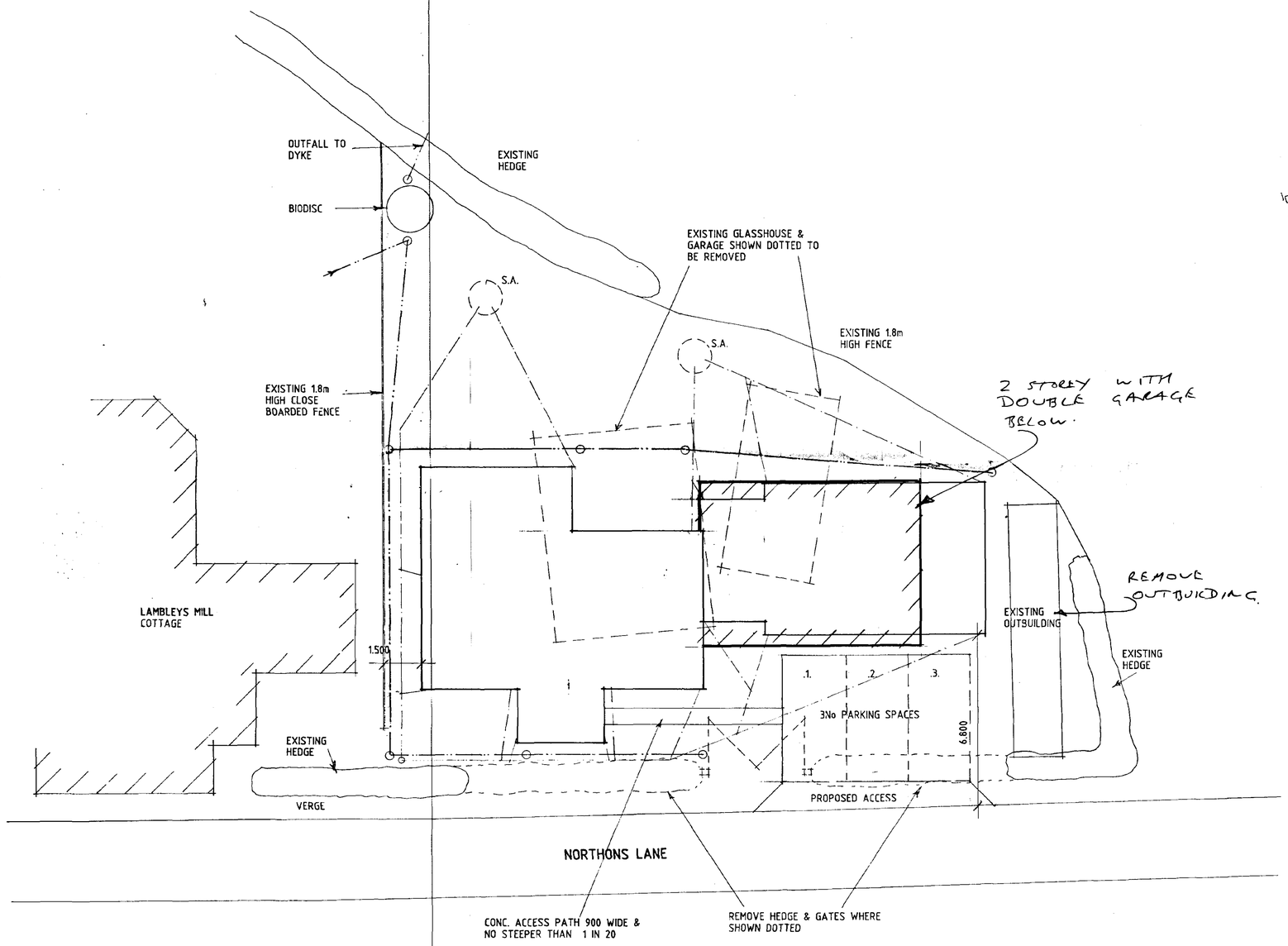
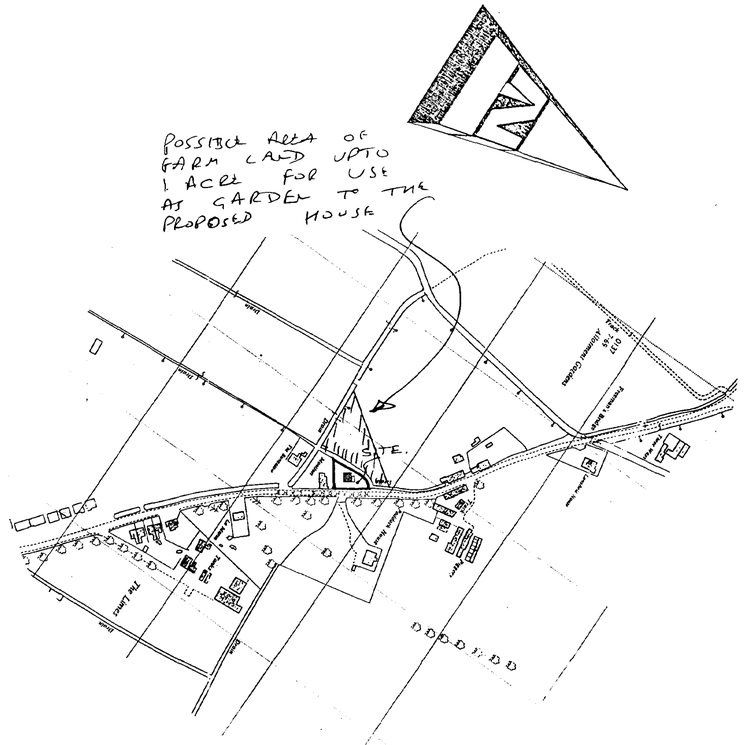


SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
772006/2 & 772006/4



LOCATION PLAN

External materials
Red facing bricks
Grey concrete interlocking roof tiles .

Access
Form access as shown and provide 3no car parking spaces

Drive
Washed gravel on 100mm well compacted hardcore with edging kerbs.

Biodisc
Connect foul drains to klargester Biodisc BB or similar approved.

Biodisc etc all to be installed to manufactures instructions and specifications.

Existing septic tank on site to be removed etc and existing house adjacent to (Lambley Mill) to have drains redirected to connect to new Biodisc.

Landscaping
Existing hedge where shown to be removed

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEXE ADJ. LAMBLEYS MILL, NORTHONS LANE, HOLBEACH FOR

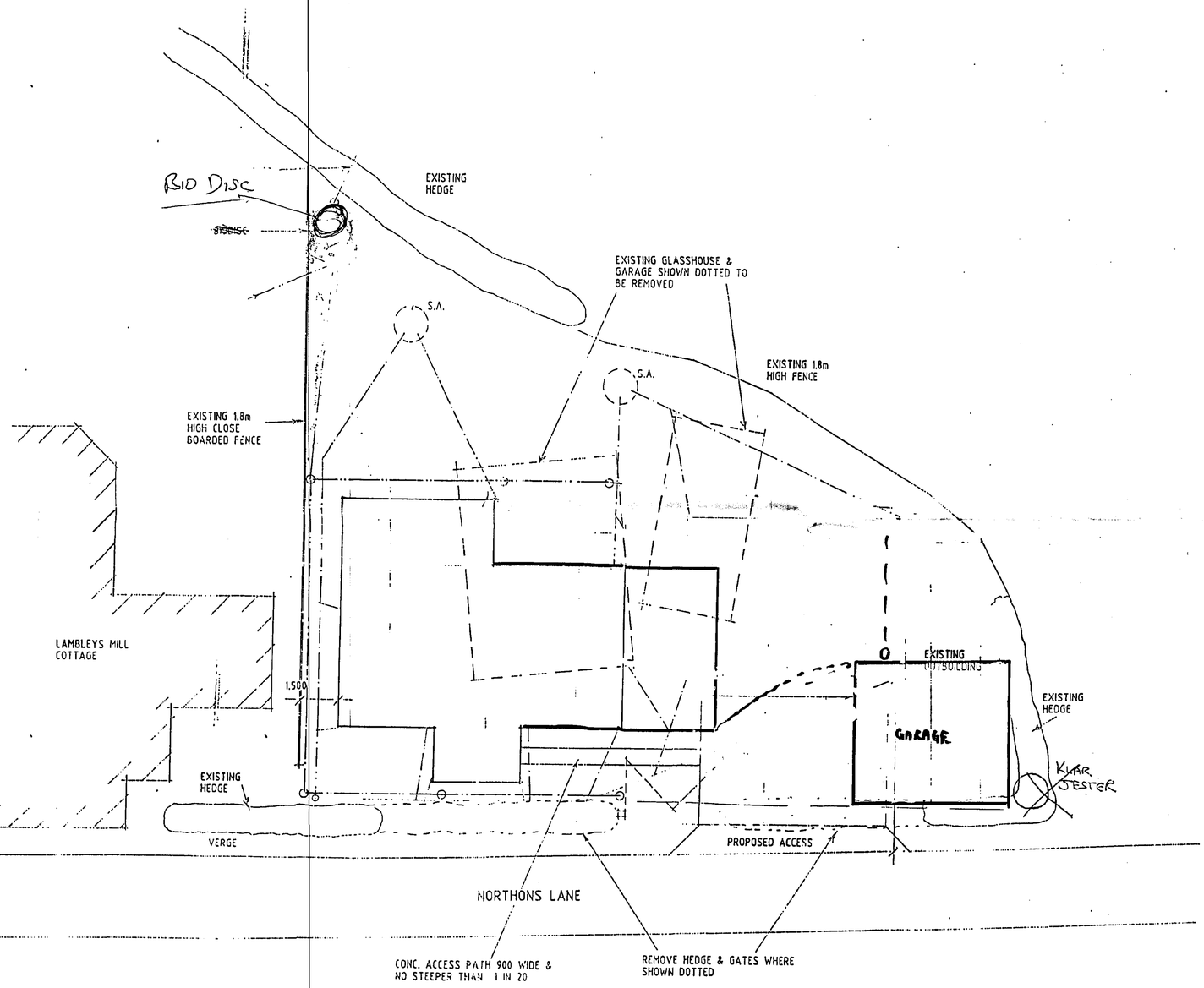
MR. S. EATON.

SKDC
Planning & Development
13 FEB 2002
Ref

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NOV-99		B.GILHAM.

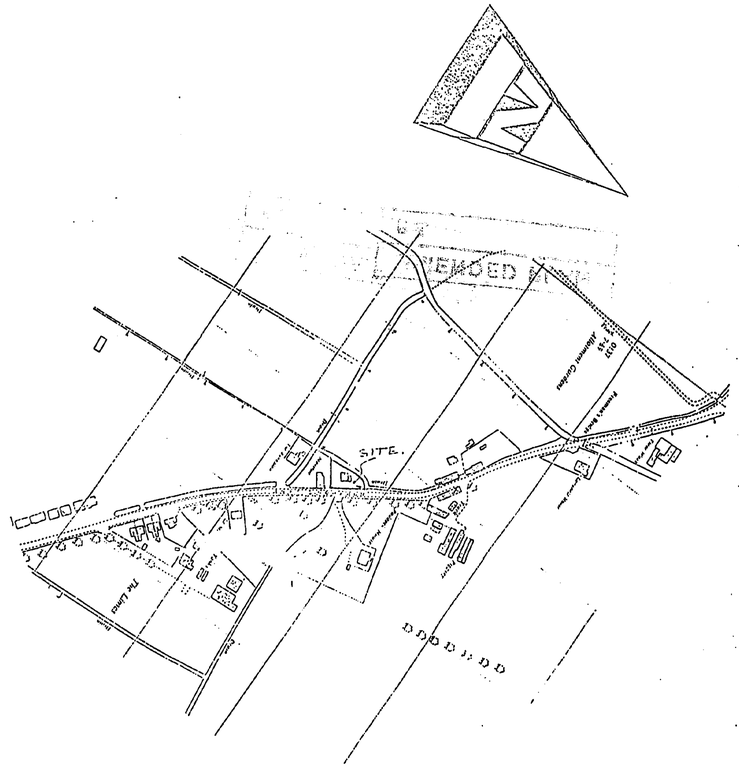
A - B.R. ALTS - 10 3.00

2 Edinburgh [illegible] Holbeach,
Spalding, Lincs [illegible]12 7AP.
Tel: 01406 42[illegible] Fax: 01406 4[illegible]



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
772006/2 & 772006/4



LOCATION PLAN

External materials
Red facing bricks
Grey concrete interlocking roof tiles .

Access
Form access as shown and provide two car parking spaces ▸ GARAGE.

Drive
Washed gravel on 100mm well compacted hardcore with edging kerbs.

Biodise
Connect foul drains to Klargester Biodise BJ3 or similar approved.

Biodise etc all to be installed to manufactures instructions and specifications.

Existing septic tank on site to be removed etc and existing house adjacent to (Lambley Mill) to have drains redirected to connect to new Biodise.

Landscaping
Existing hedge where shown to be removed

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architect so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DISEC
CONSULTANTS IN ARCHITECTURE & PLANNING

SHDC
Planning & Development
- 2 SEP 2002
Ref 1157/99

PROPOSED HOUSE & FAMILY ANNEXE ADJ. LAMBLEYS MILL, NORTHONS LANE, HOLBEACH FOR

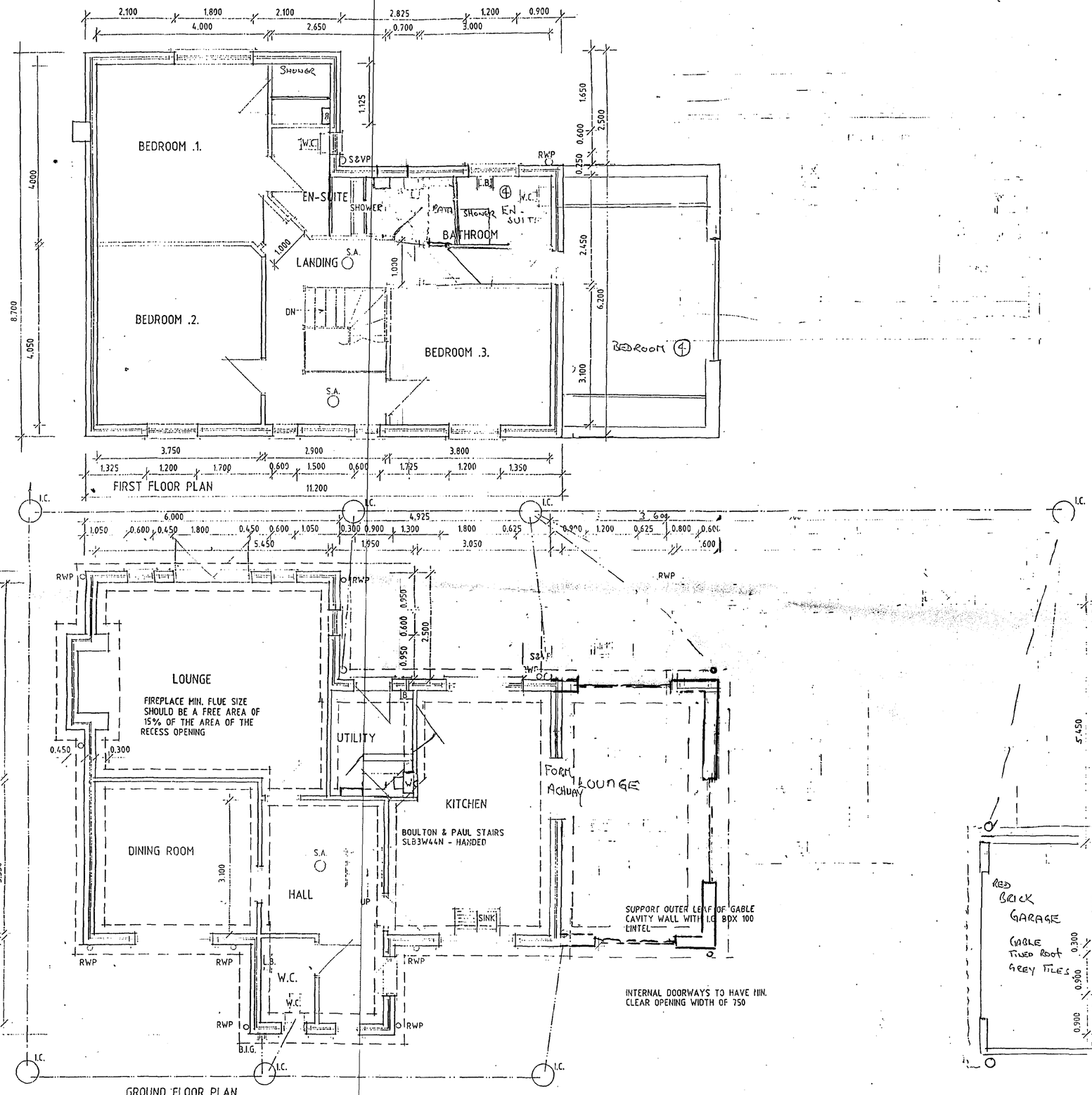
MR. S. EATON.

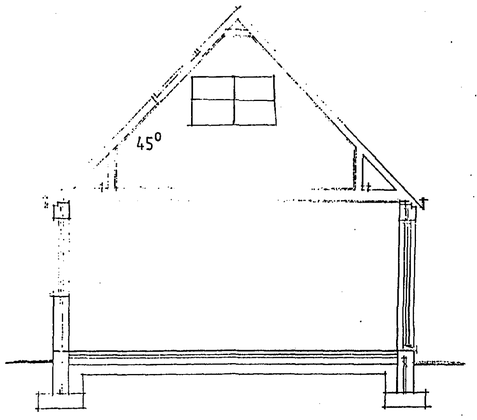
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Ref. A3

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NOV-99	B.GILHAM.

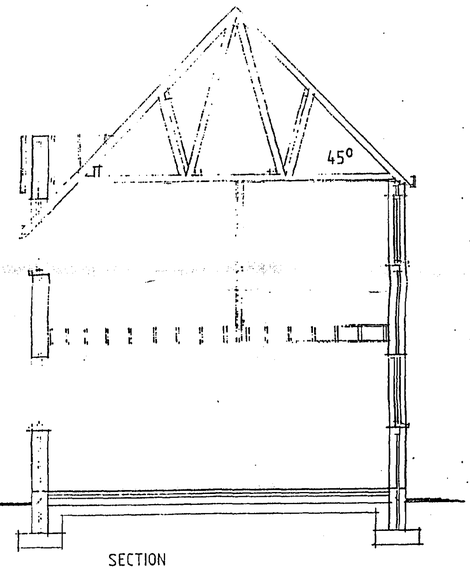
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2 Edinburgh
Spalding, Lin
Tel: 01406 4
St Botolph,
PE 2AP.
Fax: 014 15 45 76

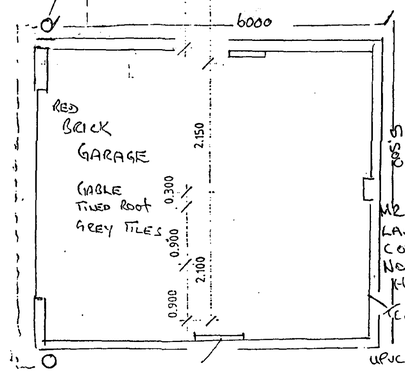




SECTION



SECTION



SHDC
Planning & Development
- 2 SEP 2002
Ref 1157/99

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEX ADJ., LAMBLEY MILL COTTAGE, NORTHONS LANE, HOLBEACH FOR

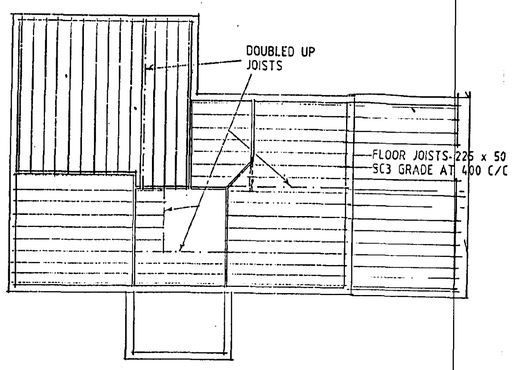
MR. S. EATON.

1:50 1:100 | 772006/2

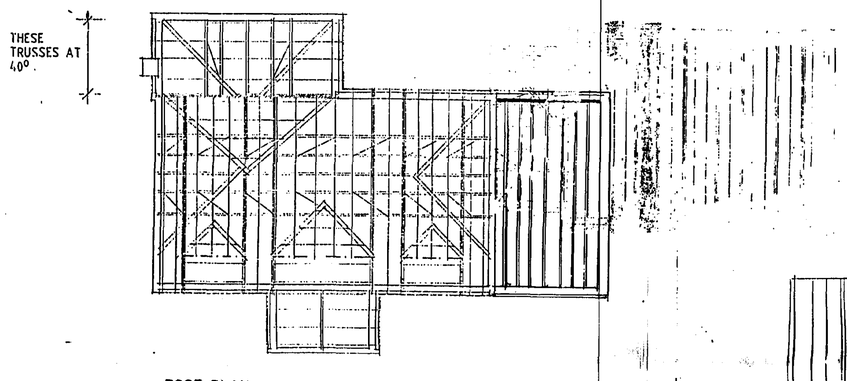
SEPT-99 | B.GILHAM.

AMENDED PLAN
Ref. A/3

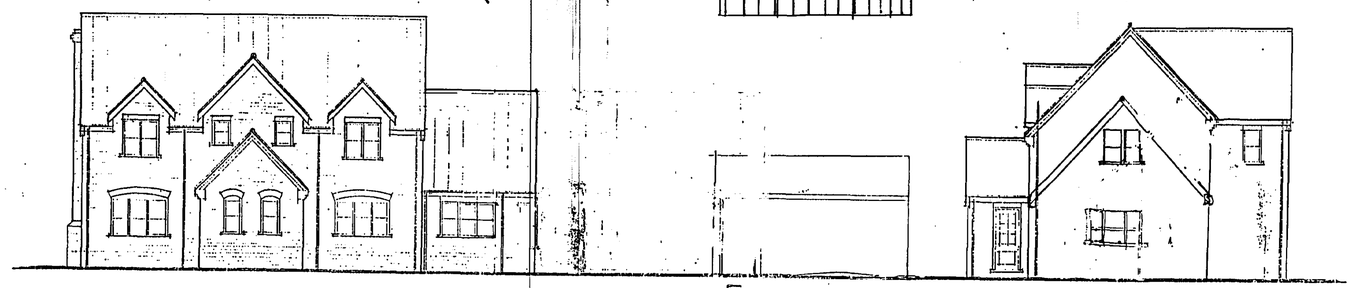
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FLOOR JOIST PLAN



ROOF PLAN

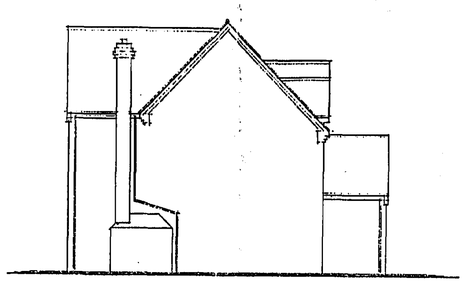


FRONT

SIDE



REAR



SIDE

Dormer Wall Construction
3mm skim finish on Gyproc Duplex plasterboard on 50 x 125mm vertical studs @ 400mm c/c built off doubled-up rafters as stated. Black breather paper, *6mm plywood face, 1 no. layer d.p.c. underlay.* 38 x 19mm battens, vertical hung tiles (manufacturer same as roof tiles). Provide 125mm Gyplas 2405 fibreglass insulation in between studs. All timber SC3 grade. Provide 4 lbs. lead flashing to dormer cheeks and dress up *wall min. 150mm.*

Dormer Roof Construction
Tiles, battens and underlay as for main house roof on 25 x 200mm ridge. 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate.
Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 150mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150mm rafters, 50 x 150mm ceiling ties and 50 x 100mm wall struts. Rafters and ceiling ties to be built into outside wall 100mm or supported on mild steel hangers. Rafters to be supported on 100 x 200mm beam in turn built into wall 100mm and on 200 x 200mm vertical post all as shown on roof layout plan. All timber SC3 grade.

Flue Construction
Provide 225mm diameter clay flue liners to BS1181. 1971, with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500mm, maximum 1000mm above footpath to base.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof/Wall Abutments
Provide Code 4 *lead flashings and lap over roof* covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and *68mm diameter downpipes.*

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), *75mm cavity to be filled with Crown Dritherm full* fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5572 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Open Fire
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on *38 x 25mm softwood treated timber* battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide *25 x 100mm timber bracing and fix in accordance* with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral *restraint straps to span minimum 3 no. trusses* at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G.
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

I.G. Type LI/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

Provide a firm level approach to front entrance of *minimum width 900mm. Gradient of approach* to be no steeper than 1:20. At entrance to building threshold to be maximum 150mm high.

Front entrance door and door into WC/Bathroom *compartment to give minimum 800mm clear opening* width.

Ensure minimum 900mm corridor width access to ground floor WC with no obstructions (radiators, etc.) adjacent WC access door.

Provide Room-in Roof Trusses over ground floor section where shown. Ensure 50mm air gaps is maintained between insulation and roof covering.

Windows and Doors etc to be White Upvc double glazed – Ensure 1/20th of floor area is available for circulation.

Ground floor construction
19mm Moisture resistant flooring grade decking on 50mm thick floor insulation on 100mm Concrete oversite on 1200mm gauge polythene D.P.M on minimum 150mm maximum 600mm well blinded and compacted *hardcore. Weld D.P.C to lap floor D.P.M* by minimum 50mm.

Provide area within main driveway of hardsurfacing (block paving, tarmac or similar) of adequate size to enable wheel chair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mmwide to be directly linked to hardsurfacing

DRIVE

BOILER

TO BE POSITIONED 600 FROM AN INTERNAL CORNER

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions *running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide* 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction
19mm *flooring grade moisture resistant decking on* timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at *maximum 1200mm c/c. At strap positions* provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Boiler
Provide balanced flue type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used: where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be *effectively sealed and draught proofed.*

Planning Development
– 2 SEP 2002
Ref 1157/99

AMENDED PLAN
Ref. A1

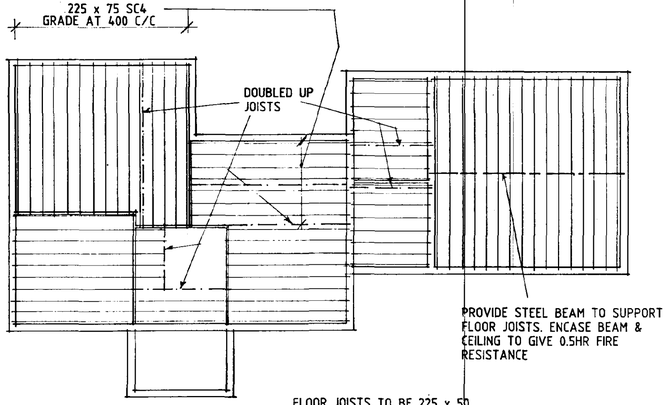
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DESIGN CONSULTANTS ARCHITECTURE & PLANNING

PROPOSED HOUSE & GARAGE
ADJ., LAMBLEY MILL
COTTAGE, NORTHONS LANE,
HOLBEACH FOR

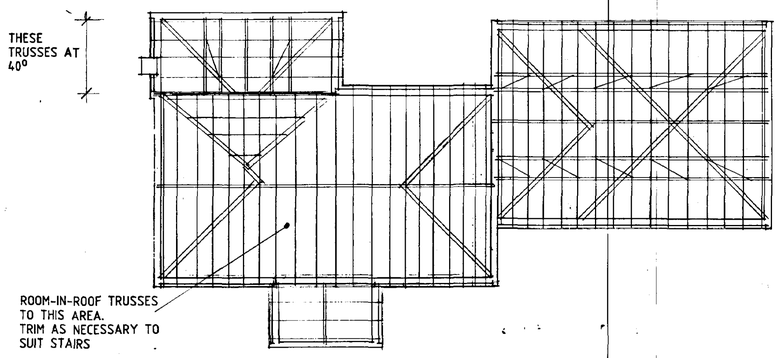
MR. S. EATON.

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NOV-99		B.GILHAM.



FLOOR JOIST PLAN

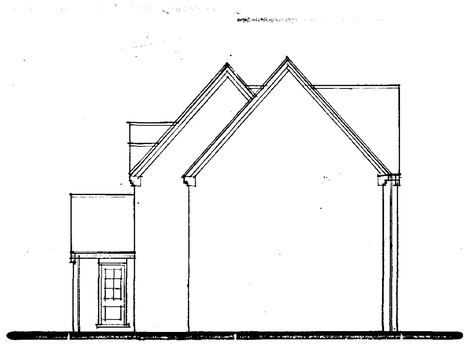
FLOOR JOISTS TO BE 225 x 50
SC3 GRADE AT 400 C/C UNLESS
SHOWN OTHERWISE



ROOF PLAN



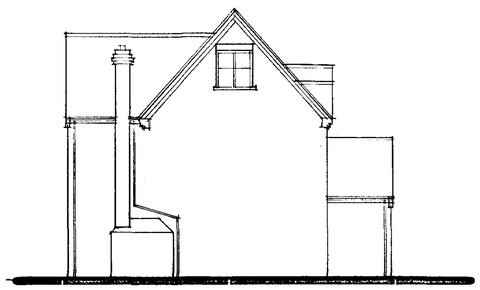
FRONT



SIDE



REAR



SIDE

Dormer Wall Construction
3mm skim finish on Gyproc Duplex plasterboard on 50 x 125mm vertical studs @ 400mm c/c built off doubled-up rafters as stated. Black breather paper, 6mm plywood face, 1 no. layer d.p.c. underlay. 38 x 19mm battens, vertical hung tiles (manufacturer same as roof tiles). Provide 125mm Gyplas 2405 fibreglass insulation in between studs. All timber SC3 grade. Provide 4 lbs. lead flashing to dormer cheeks and dress up wall min. 150mm.

Dormer Roof Construction
Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate.
Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 150mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150mm rafters, 50 x 150mm ceiling ties and 50 x 100mm wall struts. Rafters and ceiling ties to be built into outside wall 100mm or supported on mild steel hangers. Rafters to be supported on 100 x 200mm beam in turn built into wall 100mm and on 200 x 200mm vertical post all as shown on roof layout plan. All timber SC3 grade.

Flue Construction
Provide 225mm diameter clay flue liners to BS1181, 1971, with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material. to be minimum 500mm, maximum 1000mm above footpath to base.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42° . Read in conjunction with Approved Document K.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.
Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Open Fire
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268. 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.
Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G.
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm o/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 150mm high.

Front entrance door and door into WC/Bathroom compartment to give minimum 800mm clear opening width.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) adjacent WC access door.

Provide Room-in Roof Trusses over ground floor section where shown. Ensure 50mm air gaps is maintained between insulation and roof covering.

Windows and Doors etc to be White Upvc double glazed – Ensure 1/20th of floor area is available for circulation.

Ground floor construction
19mm Moisture resistant flooring grade decking on 50mm thick floor insulation on 100mm Concrete oversite on 1200mm gauge polythene D.P.M on minimum 150mm maximum 600mm well blinded and compacted hardcore. Wall D.P.C to lap floor D.P.M by minimum 50mm.

Provide area within main driveway of hardsurfacing (block paving, tarmac or similar) of adequate size to enable wheel chair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mmwide to be directly linked to hardsurfacing

DRIVE

BOILER

TO BE POSITIONED 600 FROM AN INTERNAL CORNER

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Boiler
Provide balanced flue type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

AMENDED PLAN
Ref. A2

Planning & Development
Ref 1154/99

B - DESIGN ALTS -18.3.02
A - B.R. ALTS - 17.1.00

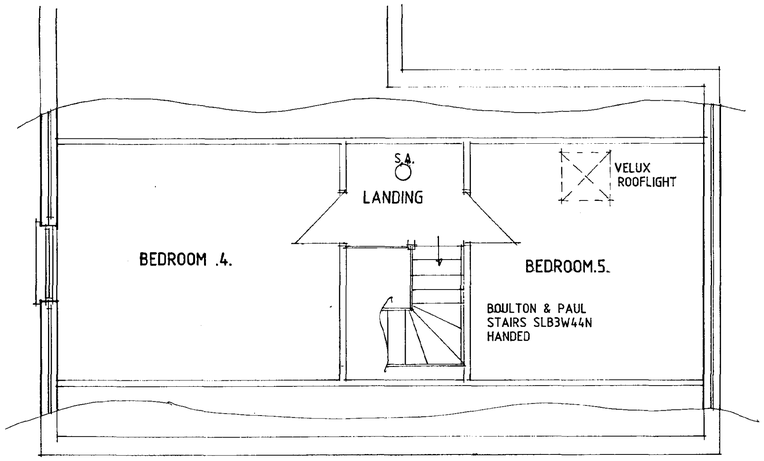
DESIGN Slatts
CONSULTAN IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEXE ADJ., LAMBLEY MILL COTTAGE, NORTHONS LANE, HOLBEACH FOR

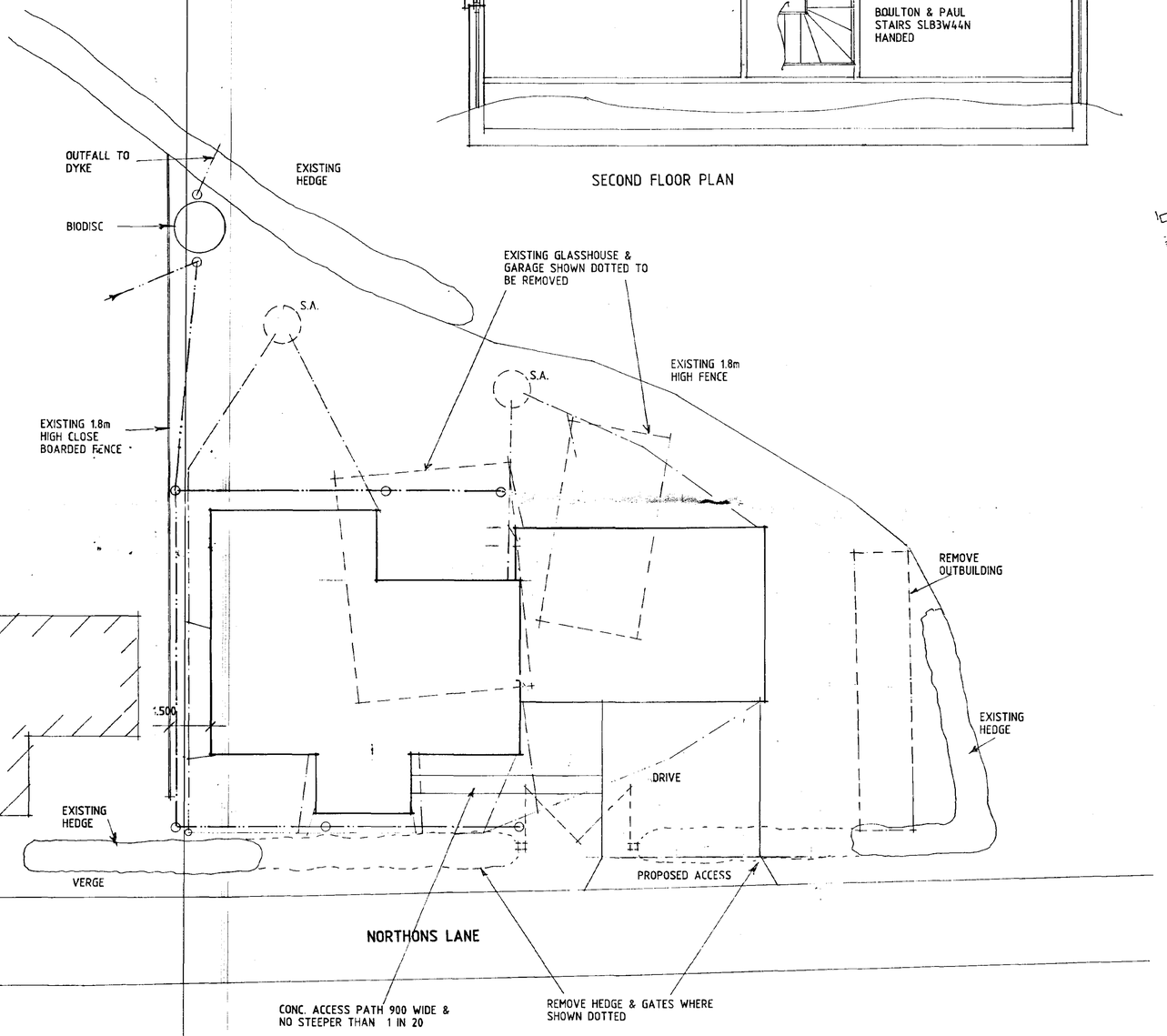
MR. S. EATON.

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NOV-99	B.GILHAM.

2 Edinburgh Wa Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424 Fax: 01406 4

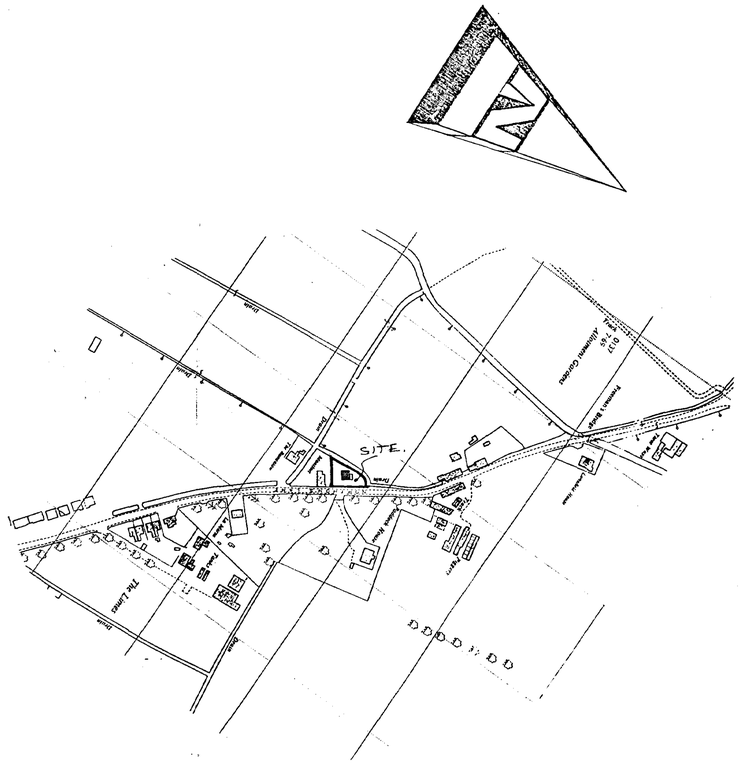


SECOND FLOOR PLAN



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
772006/2 & 772006/4



LOCATION PLAN

External materials
Red facing bricks
Grey concrete interlocking roof tiles .

Access
Form access as shown and provide 3no car parking spaces

Drive
Washed gravel on 100mm well compacted hardcore with edging kerbs.

Biodisc
Connect foul drains to klargester Biodisc BB or similar approved.

Biodisc etc all to be installed to manufactures instructions and specifications.

Existing septic tank on site to be removed etc and existing house adjacent to (Lambley Mill) to have drains redirected to connect to new Biodisc.

Landscaping
Existing hedge where shown to be removed

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1999 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

AMENDED PLAN
Ref. H2

Planning & Development
26 MAR 2002
Ref. 1157/99

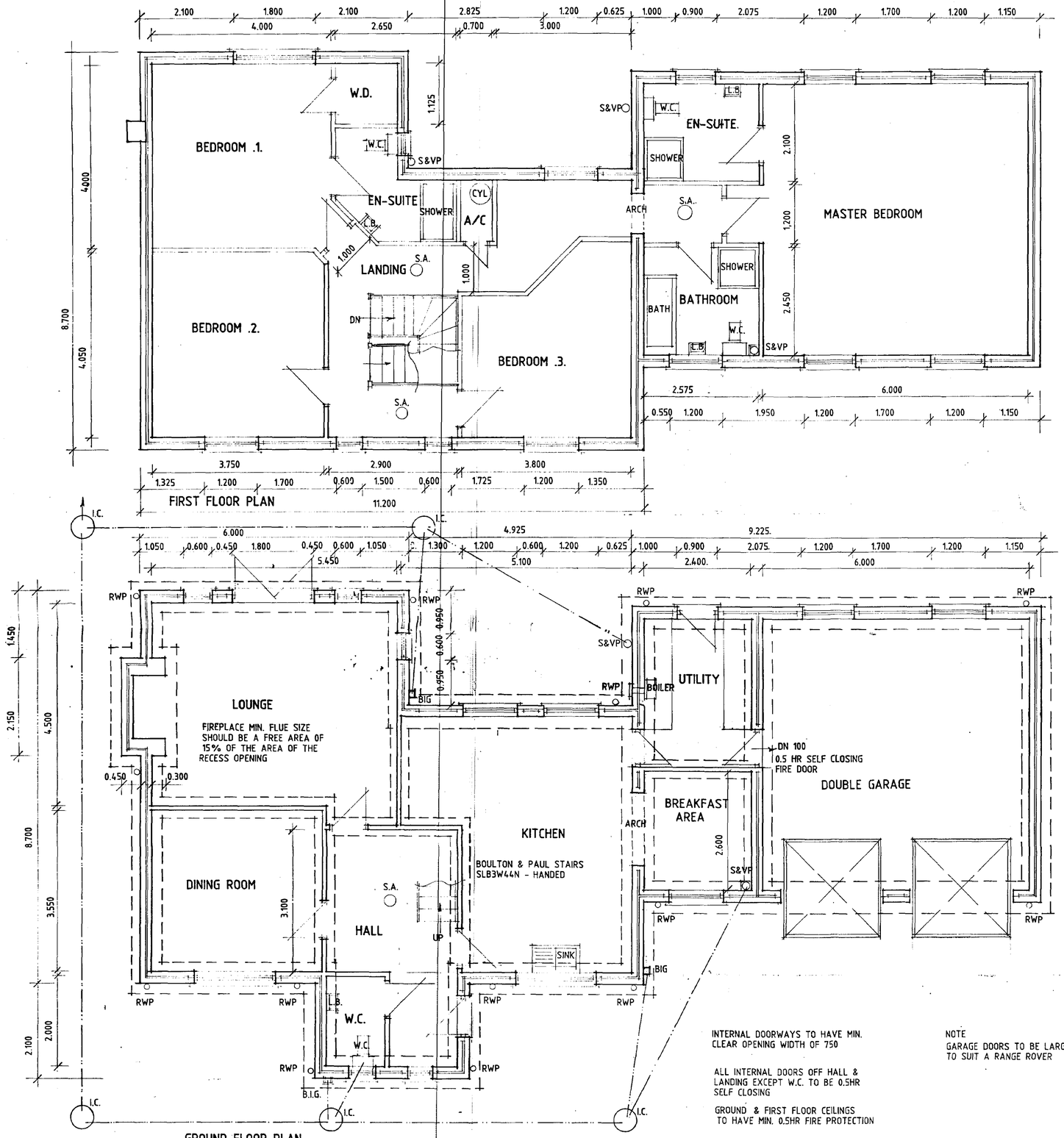
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A - B.R. ALTS - 10 3.00

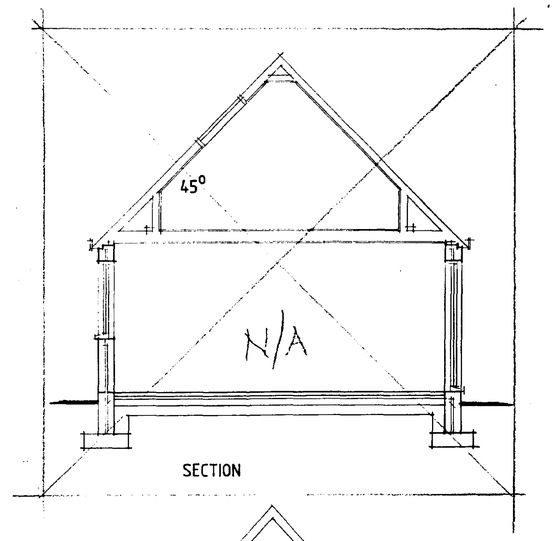
PROPOSED HOUSE & FAMILY ANNEXE ADJ. LAMBLEYS MILL, NORTHONS LANE, HOLBEACH FOR

MR. S. EATON.

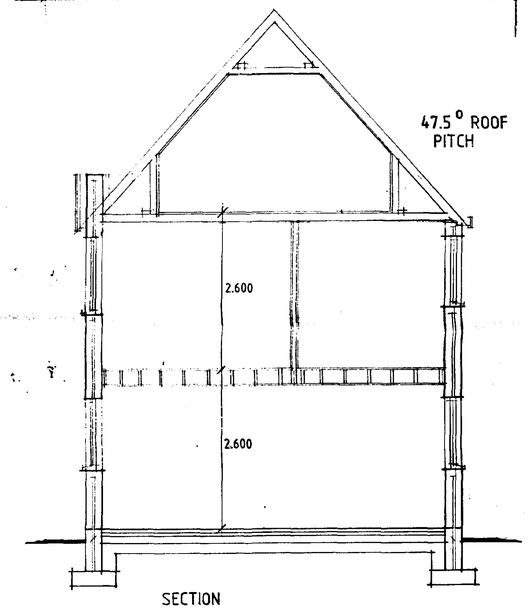
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NOV-99	B.GILHAM.

2 Edinburgh [illegible] Holbeach,
Spalding, Lincs PE12 7AP.
Tel: 01406 4[illegible] Fax: 01406 [illegible]





SECTION



SECTION

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEX ADJ., LAMBLEY MILL COTTAGE, NORTHONS LANE, HOLBEACH FOR

MR. S. EATON.

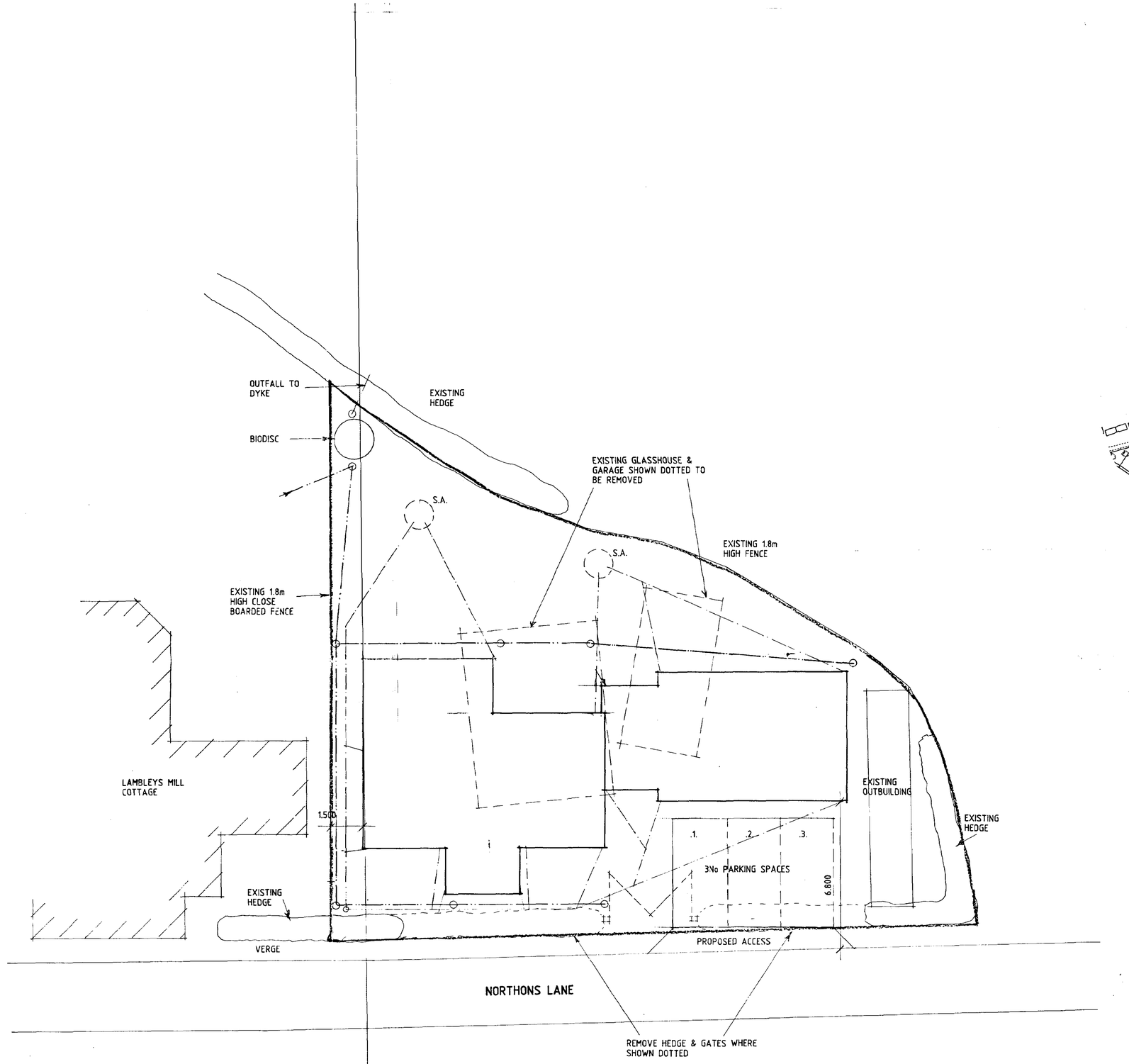
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SEPT-99	B.GILHAM.

AMENDED PLAN
R.I.A.2

Planning & Development
20 MAR 2002
Ref 11/57/99

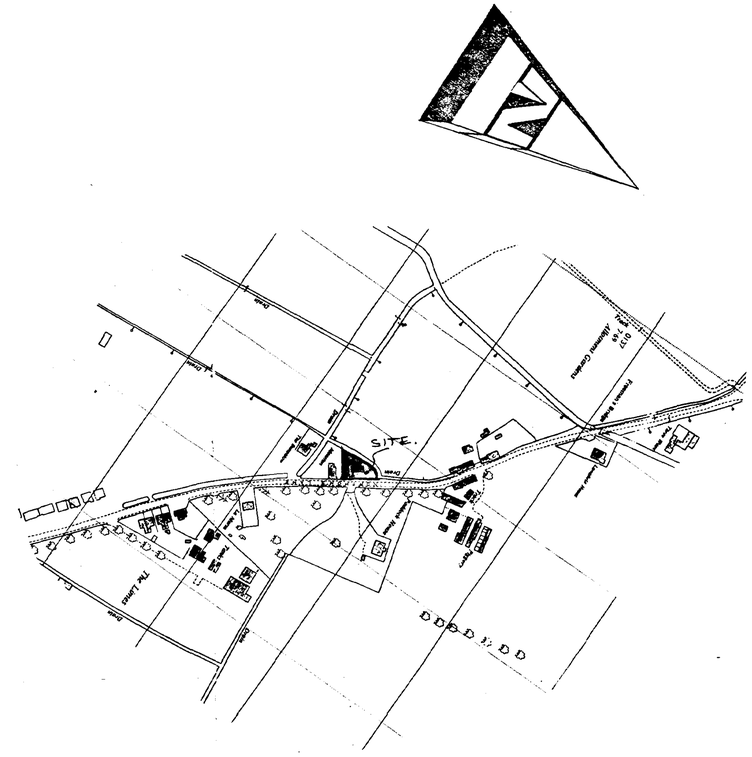
B - DESIGN ALTS - 19.3.02
A - B.R. ALTS - 10.3.00

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 470702



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
772006/2 & 772006/4



LOCATION PLAN

External materials
Red facing bricks
Grey concrete interlocking roof tiles .

Access
Form access as shown and provide 3no car parking spaces

Drive
Washed gravel on 100mm well compacted hardcore with edging kerbs.

Biodisc
Connect foul drains to klargester Biodisc BB or similar approved.

Biodisc etc all to be installed to manufactures instructions and specifications.

Existing septic tank on site to be removed etc and existing house adjacent to (Lambley Mill) to have drains redirected to connect to new Biodisc.

Landscaping
Existing hedge where shown to be removed

Notes and Revisions

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

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Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

PLANNING DEPARTMENT
15 NOV 1999
Ref: 1157/99.
DETERMINED
PLAN

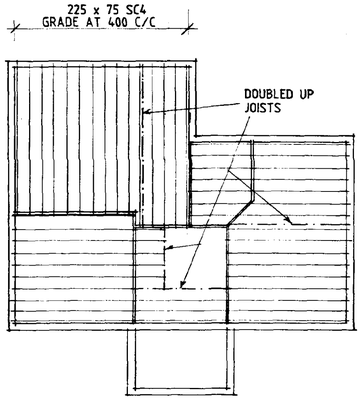
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEXE ADJ. LAMBLEYS MILL, NORTHONS LANE, HOLBEACH FOR

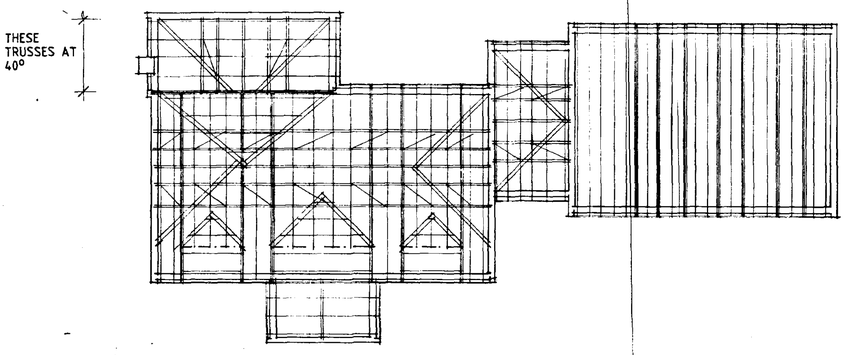
MR. S. EATON.

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2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 426343 Fax: 0116 490702



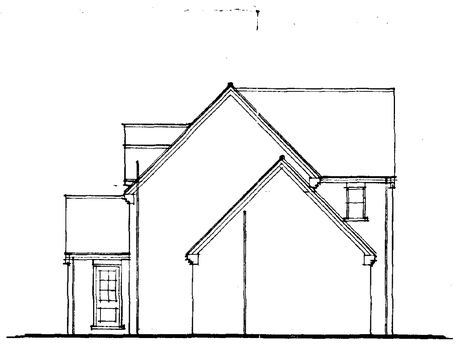
FLOOR JOIST PLAN



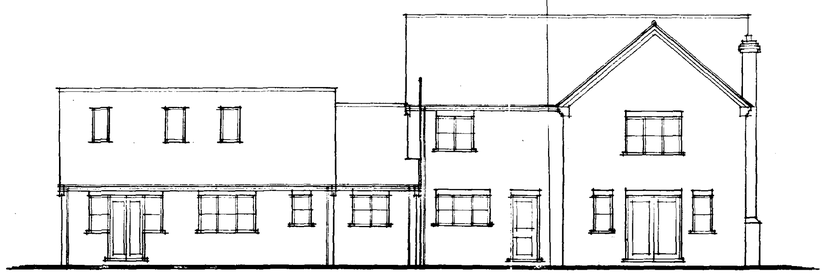
ROOF PLAN



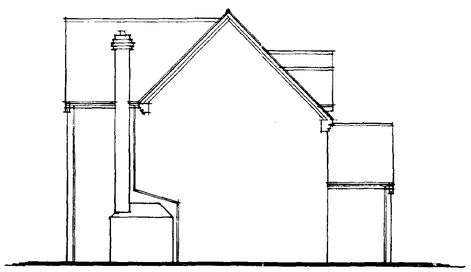
FRONT



SIDE



REAR



SIDE

Dormer Wall Construction
3mm skim finish on Gyproc Duplex plasterboard on 50 x 125mm vertical studs @ 400mm c/c built off doubled-up rafters as stated. Black breather paper, 6mm plywood face, 1 no. layer d.p.c. underlay. 38 x 19mm battens, vertical hung tiles (manufacturer same as roof tiles). Provide 125mm Gyplas 2405 fibreglass insulation in between studs. All timber SC3 grade. Provide 4 lbs. lead flashing to dormer cheeks and dress up wall min. 150mm.

Dormer Roof Construction
Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate.
Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 150mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150mm rafters, 50 x 150mm ceiling ties and 50 x 100mm wall struts. Rafters and ceiling ties to be built into outside wall 100mm or supported on mild steel hangers. Rafters to be supported on 100 x 200mm beam in turn built into wall 100mm and on 200 x 200mm vertical post all as shown on roof layout plan. All timber SC3 grade.

Flue Construction
Provide 225mm diameter clay flue liners to BS1181. 1971, with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500mm, maximum 1000mm above footpath to base.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 kN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.
Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 5000mm².

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt./sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Open Fire
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 150mm high.

Front entrance door and door into WC/Bathroom compartment to give minimum 800mm clear opening width.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) adjacent WC access door.

Provide Room-in Roof Trusses over ground floor section where shown. Ensure 50mm air gaps is maintained between insulation and roof covering.

Windows and Doors etc to be White Upvc double glazed – Ensure 1/20th of floor area is available for circulation.

Ground floor construction
19mm Moisture resistant flooring grade decking on 50mm thick floor insulation on 100mm Concrete oversite on 1200mm gauge polythene D.P.M on minimum 150mm maximum 600mm well blinded and compacted hardcore. Wall D.P.C to lap floor D.P.M by minimum 50mm.

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint strans to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Boiler
Provide balanced flue type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.
Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G.
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

SOUTH KESTEVEN HOUSE & PLANNING
RECD. 1999
Ref. 1157/99
DETERMINED
PLAN

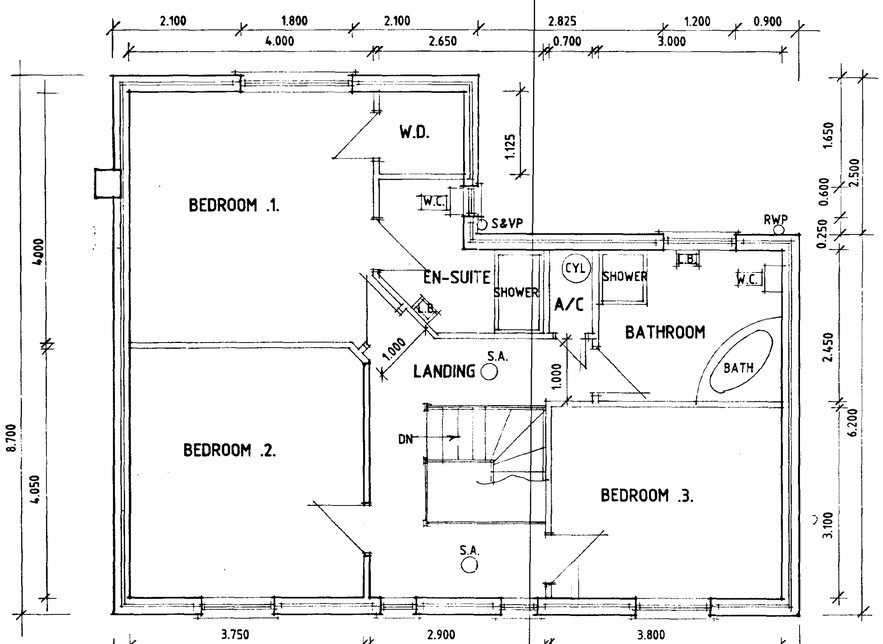
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PROPOSED HOUSE & FAMILY ANNEXE ADJ., LAMBLEY MILL COTTAGE, NORTHONS LANE, HOLBEACH FOR

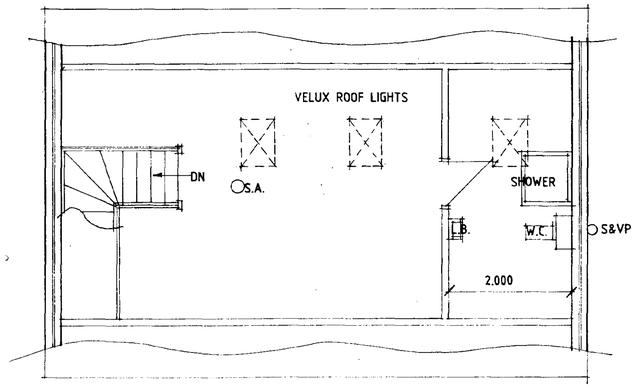
MR. S. EATON.

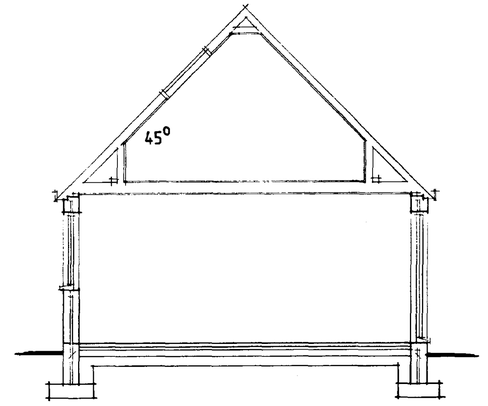
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2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

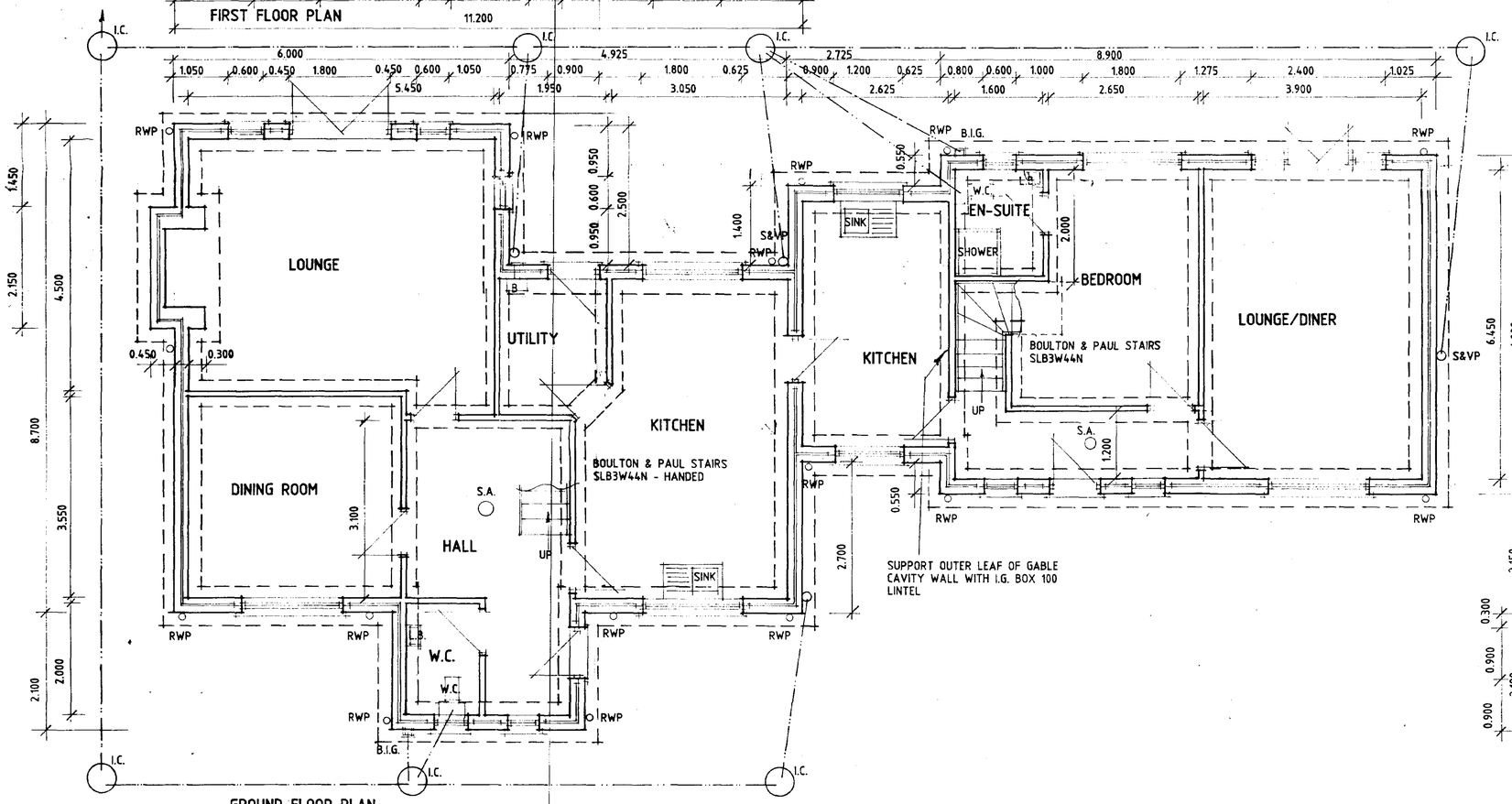


FIRST FLOOR PLAN

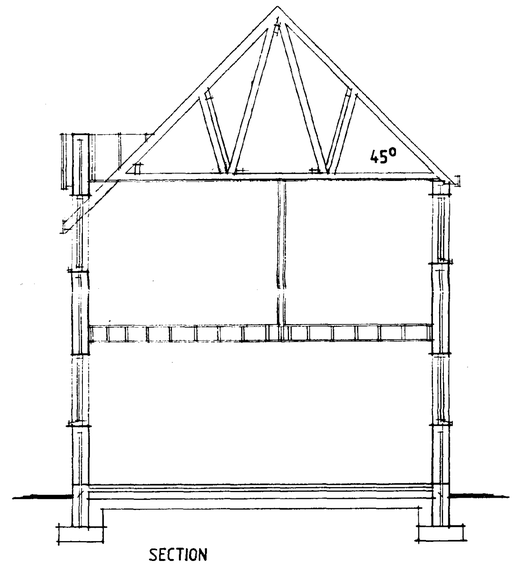




SECTION



GROUND FLOOR PLAN



SECTION

HOLBEACH BOROUGH COUNCIL
16 NOV 1999
Ref: 1157/99
DETERMINED PLAN

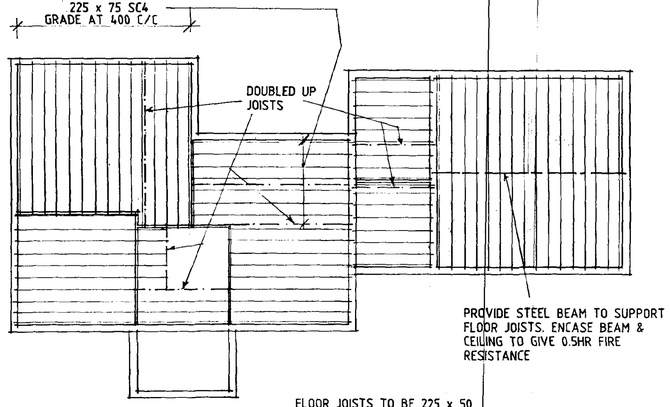
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEX ADJ., LAMBLEY MILL COTTAGE, NORTHONS LANE, HOLBEACH FOR

MR. S. EATON.

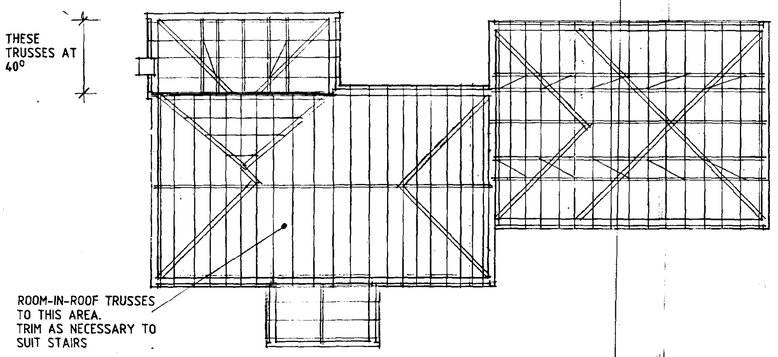
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FLOOR JOIST PLAN

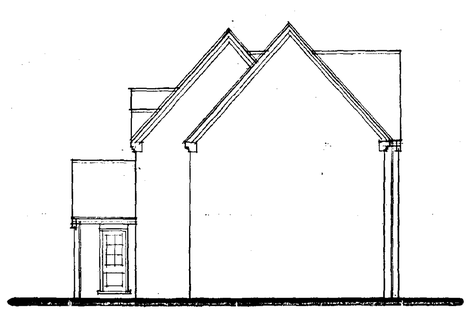
FLOOR JOISTS TO BE 225 x 50
SC3 GRADE AT 400 C/C UNLESS
SHOWN OTHERWISE



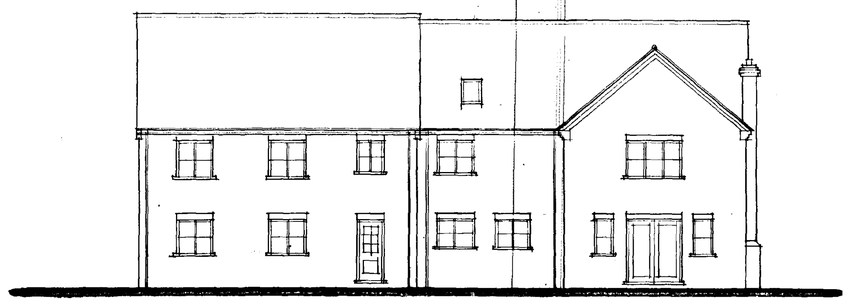
ROOF PLAN



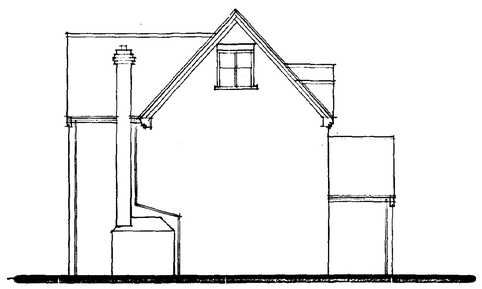
FRONT



SIDE



REAR



SIDE

Dormer Wall Construction
3mm skim finish on Gyproc Duplex plasterboard on 50 x 125mm vertical studs @ 400mm c/c built off doubled-up rafters as stated. Black breather paper, 6mm plywood face, 1 no. layer d.p.c. underlay. 38 x 19mm battens, vertical hung tiles (manufacturer same as roof tiles). Provide 125mm Gyplas 2405 fibreglass insulation in between studs. All timber SC3 grade. Provide 4 lbs. lead flashing to dormer cheeks and dress up wall min. 150mm.

Dormer Roof Construction
Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate.
Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 150mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150mm rafters, 50 x 150mm ceiling ties and 50 x 100mm wall struts. Rafters and ceiling ties to be built into outside wall 100mm or supported on mild steel hangers. Rafters to be supported on 100 x 200mm beam in turn built into wall 100mm and on 200 x 200mm vertical post all as shown on roof layout plan. All timber SC3 grade.

Flue Construction
Provide 225mm diameter clay flue liners to BS1181. 1971, with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500mm, maximum 1000mm above footpath to base.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.
Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt./sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Open Fire
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.
Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G.
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1m deep.

Provide cavity trays above in situ meter boxes.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 150mm high.

Front entrance door and door into WC/Bathroom compartment to give minimum 800mm clear opening width.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) adjacent WC access door.

Provide Room-in Roof Trusses over ground floor section where shown. Ensure 50mm air gaps is maintained between insulation and roof covering.

Windows and Doors etc to be White Upvc double glazed – Ensure 1/20th of floor area is available for circulation.

Ground floor construction
19mm Moisture resistant flooring grade decking on 50mm thick floor insulation on 100mm Concrete oversite on 1200mm gauge polythene D.P.M on minimum 150mm maximum 600mm well blinded and compacted hardcore. Wall D.P.C to lap floor D.P.M by minimum 50mm.

Provide area within main driveway of hardsurfacing (block paving, tarmac or similar) of adequate size to enable wheel chair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mmwide to be directly linked to hardsurfacing

DRIVE

BOILER

TO BE POSITIONED 600 FROM AN INTERNAL CORNER

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Boiler
Provide balanced flue type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used: where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Planning & Development
26 MAR 2002
Ref. 1157/99

B - DESIGN ALTS -18.3.02
A - B.R. ALTS - 17.1.00

AMENDED PLAN
Ref. A1

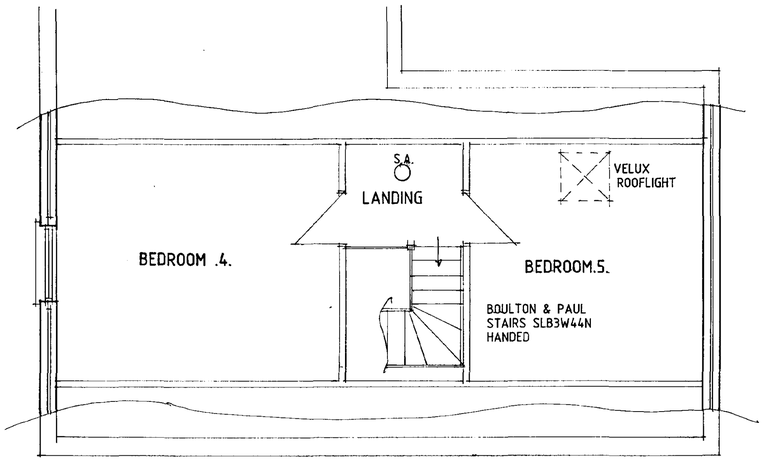
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CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEXE ADJ., LAMBLEY MILL COTTAGE, NORTHONS LANE, HOLBEACH FOR

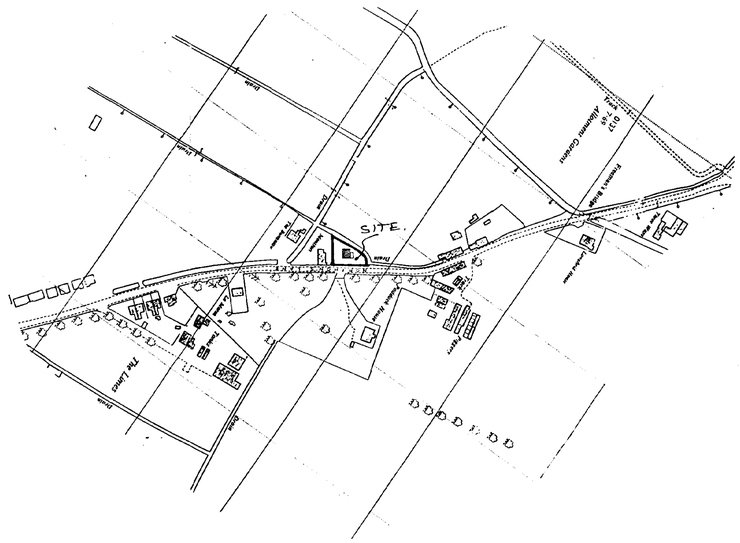
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NOV-99	B.GILHAM.

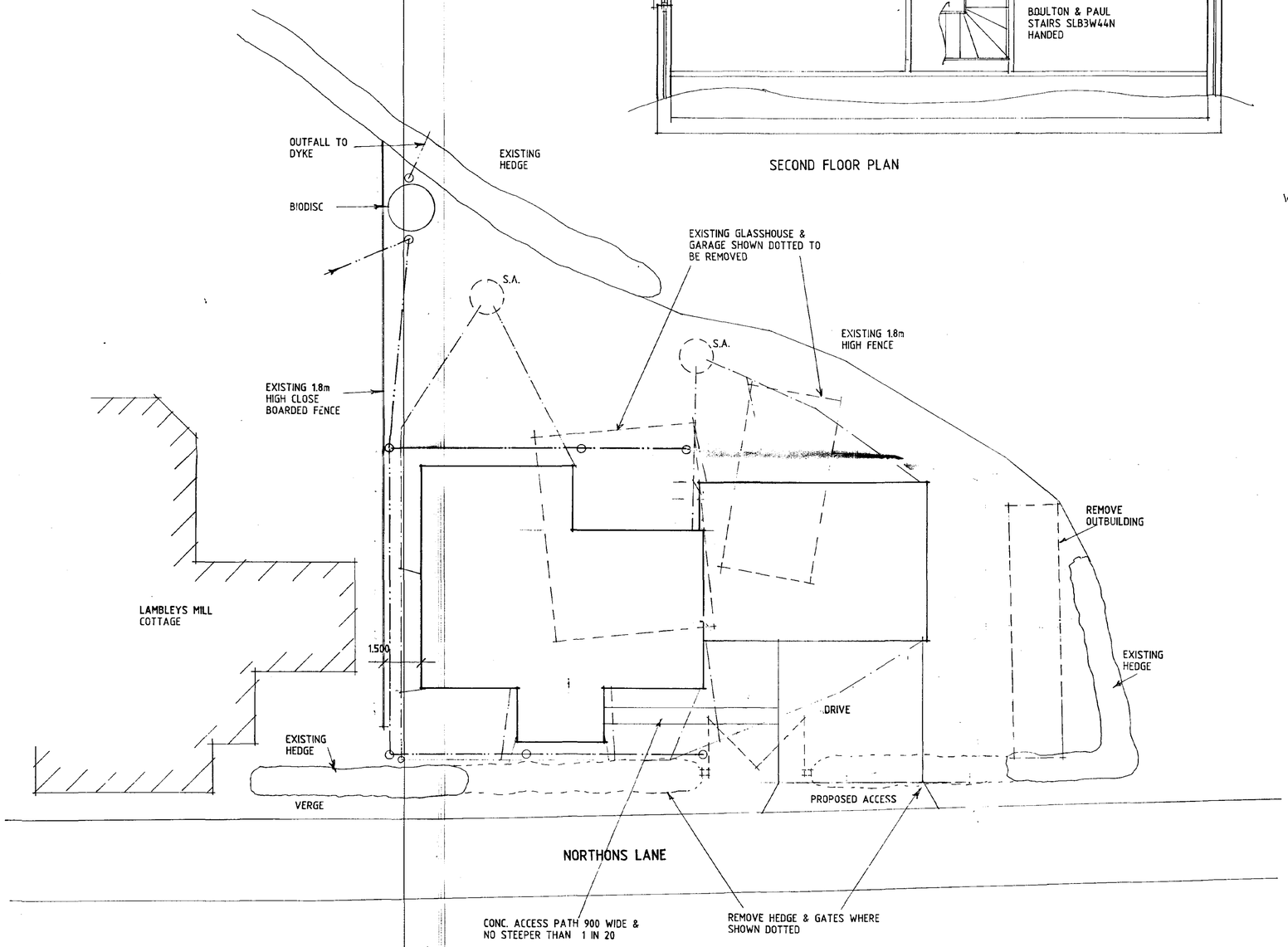
2 Edinburgh Wa Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424 Fax: 01406 4 0702



SECOND FLOOR PLAN



LOCATION PLAN



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
772006/2 & 772006/4

External materials
Red facing bricks
Grey concrete interlocking roof tiles .

Access
Form access as shown and provide 3no car parking spaces

Drive
Washed gravel on 100mm well compacted hardcore with edging kerbs.

Biodisc
Connect foul drains to klargester Biodisc BB or similar approved.

Biodisc etc all to be installed to manufactures instructions and specifications.

Existing septic tank on site to be removed etc and existing house adjacent to (Lambley Mill) to have drains redirected to connect to new Biodisc.

Landscaping
Existing hedge where shown to be removed

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEXE ADJ. LAMBLEYS MILL, NORTHONS LANE, HOLBEACH FOR

MR. S. EATON.

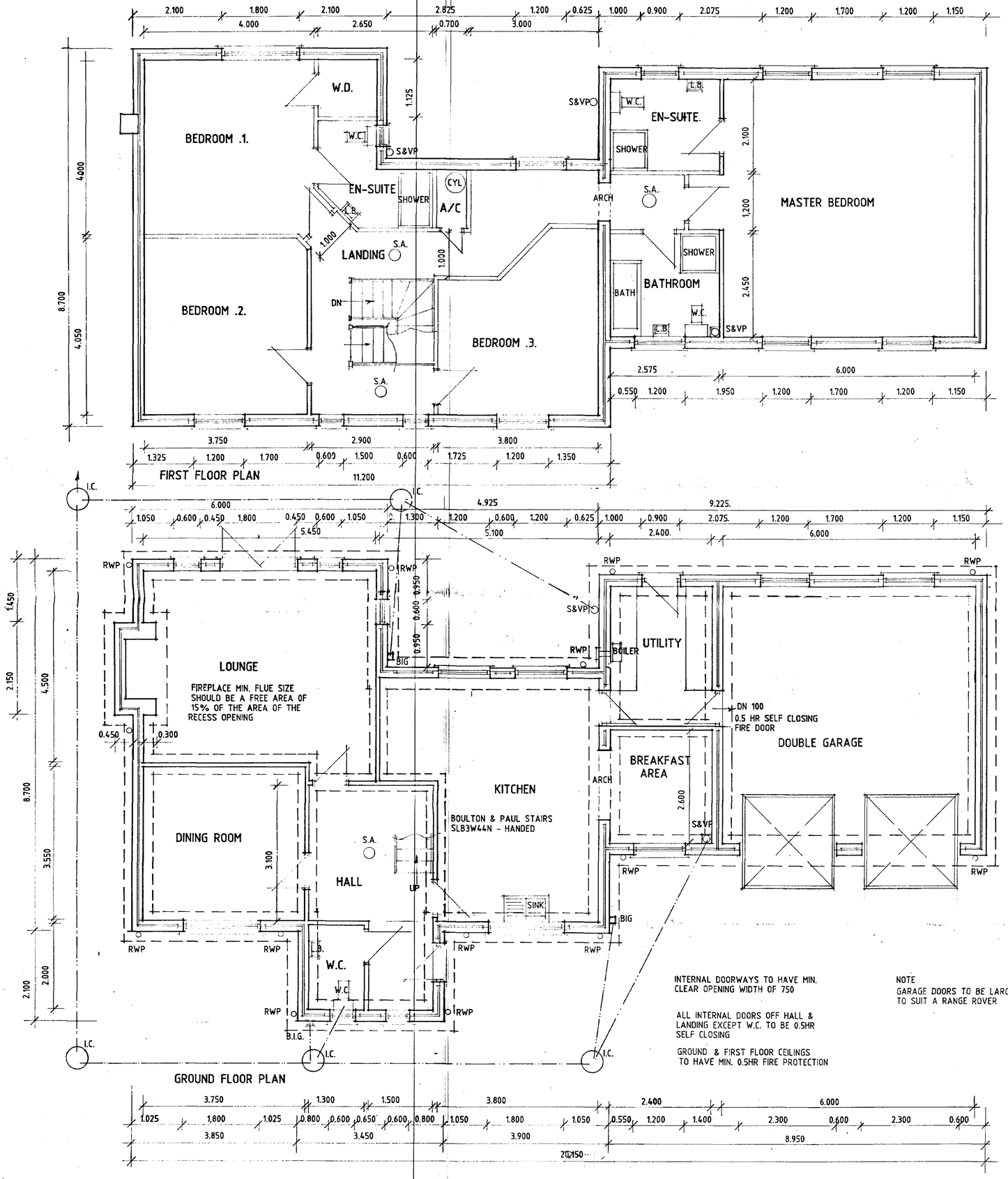
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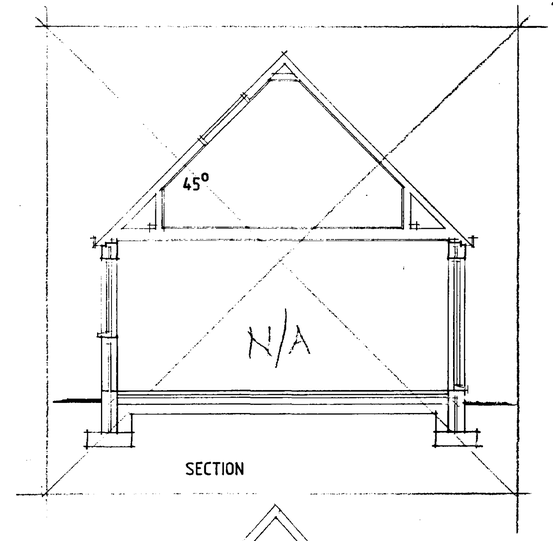
2 Edinburgh [illegible] Holbeach,
Spalding, Lincs PE12 7AP.
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SKDC
Planning & Development
26 MAR 2002
Ref 1157/99

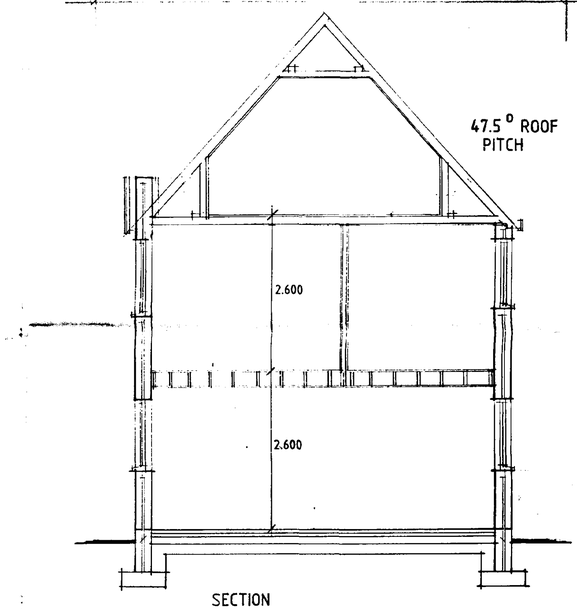
B - DESIGN ALTS - 19.3.02
A - B.R. ALTS - 10 3.00

AMENDED PLAN
Ref. 1157/99





SECTION



SECTION

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & FAMILY ANNEX ADJ., LAMBLEY MILL COTTAGE, NORTHONS LANE, HOLBEACH FOR

MR. S. EATON.

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SEPT-99	B.GILHAM.

SHDC
Planning & Development
26 MAR 2002
Ref 1157/99

B - DESIGN ALTS - 19.3.02
A - B.R. ALTS - 10.3.00

AMENDED PLAN
Ref. A1

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