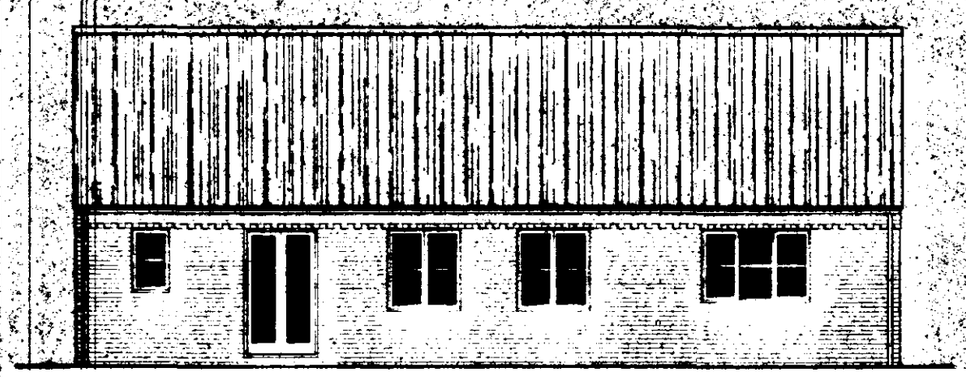
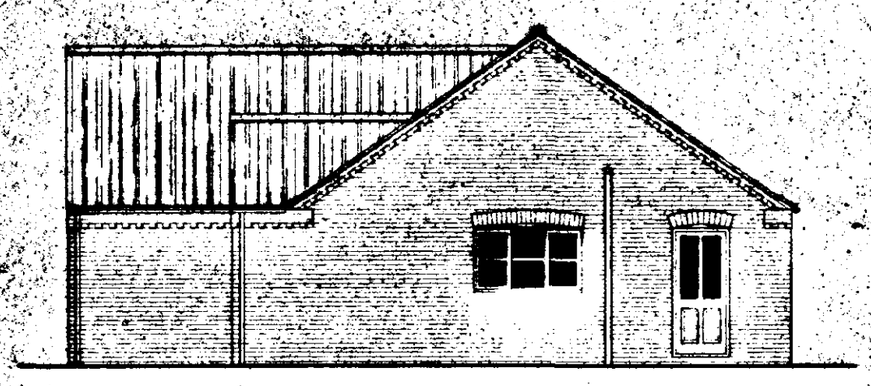


SOUTH ELEVATION



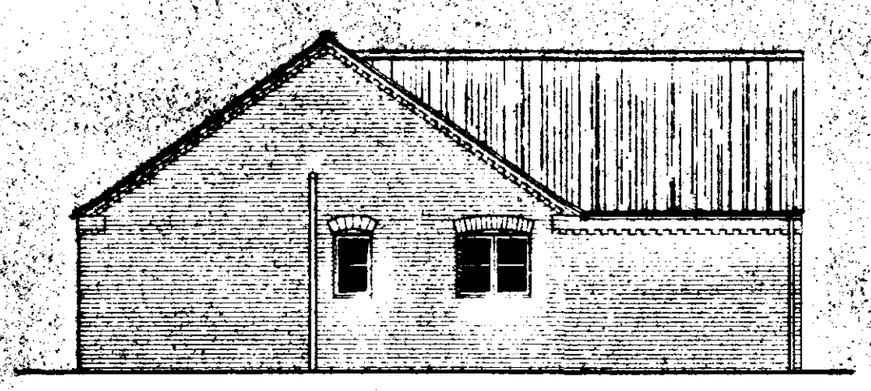
WEST ELEVATION

BRICK: BESPOKE RED SOFT BLEND
3 COURSE BRICK BAND + CORBEL HEADERS
BUTTERLEY SMOOTH CHOCOLATE.

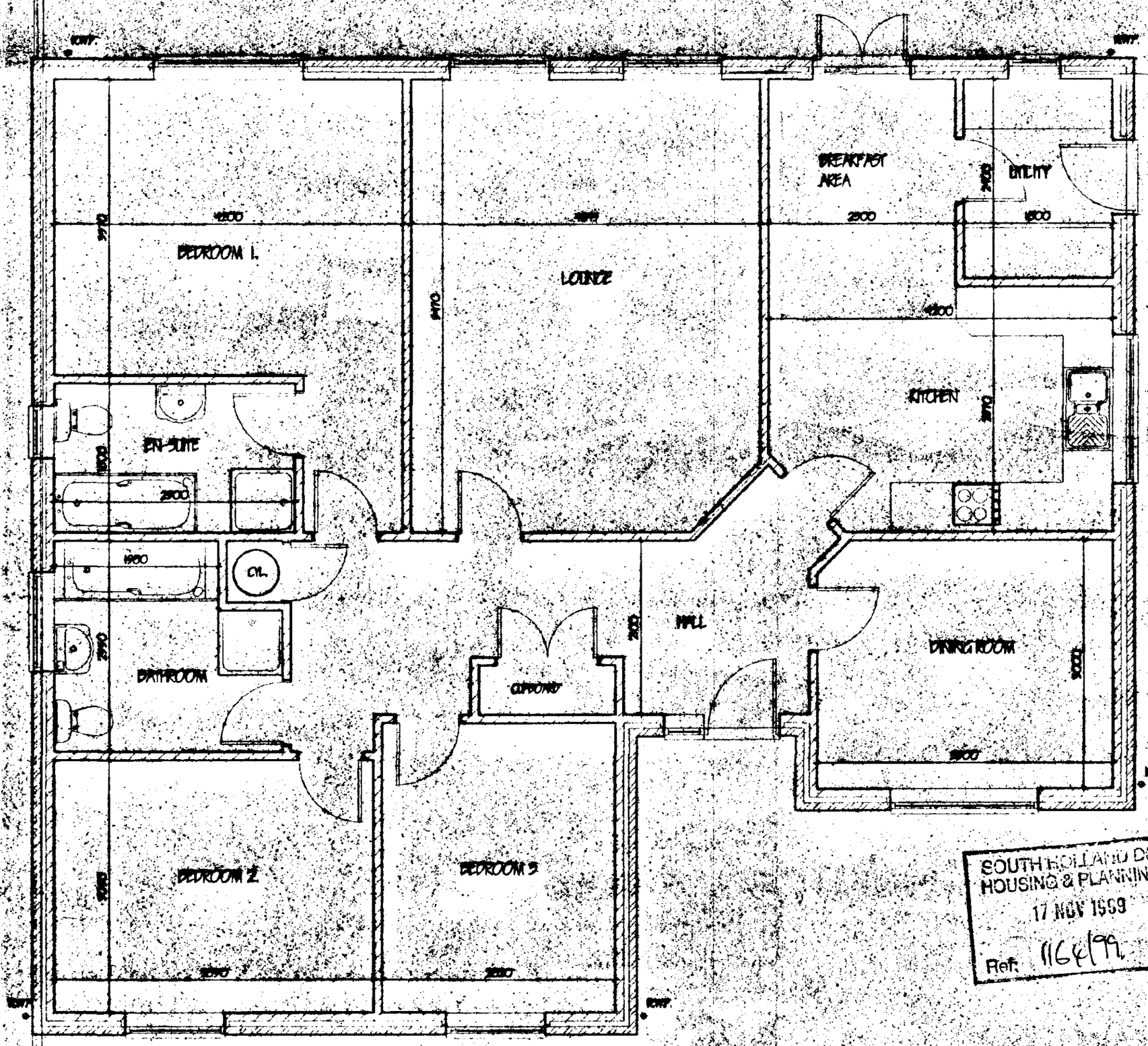
ROOF: SANDTOFT CALDERDALE SLATE BROWN



NORTH ELEVATION



EAST ELEVATION



revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN

BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 [illegible]
Tel/Fax : 01406 423782
Mobile : 07808 125778

Client.
S. WILES.

Project.
PROPOSED BUNGALOW & GARAGE.
PLOT 3.
LOW LANE,
HOLBEACH,
SPALDING, LINC'S.

Drawing.
FLOOR PLANS / ELEVATIONS.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 NOV 1999
Ref: 1164/99

DETERMINED PLAN

Scale 1:50 1:100	Drawing No. 9848:4
Date. NOV. '99	Drawn. J.C.

PERCOLATION TEST.

TIME TAKEN FOR WATER TO SEEP AWAY
MIN 50 minutes = 4800 SECONDS.

$V_p = \frac{4800}{250} = 19.2$

$A_s = 3 \times 19.2 \times .025 = 2m$

CONSIDER TRENCH WIDTH 700mm

$\frac{24}{0.7} = 34.28$ metres TRENCH LENGTH

● DENOTES CAST ALUMINIUM PEDESTRIAN LIGHTING BOLLARD, 900mm HIGH WITH 'DAWN TO DUSK' PHOTO CELL SWITCH. EACH TO BE SUPPLIED BY PROPOSED DWELLING.

2.0m HIGH ACCOUSTIC BARRIER TO SOUTH SIDE OF EXISTING HEDGING

G 2.00
S 10.00
H 15.00
WEEPING WILLOW

FOOTPATH / CYCLEWAY

39.85

GRAVEL PRIVATE DRIVE

25.50

9.00

PLANT 2 No. BETULA PENDULA 1.8 - 2.1m STANDARDS.

HEDGING TO BE REMOVED TO FORM ACCESS ONLY

S.A.

C.L. 9.80
I.L. 8.80

C.L. 9.70
I.L. 8.745
3750l SEPTIC TANK WITH MIN. 36m PERFORATED PIPE SOAKAGE.

PLOT 1

PLOT 3

PLOT 2

DPC. 9.75

C.L. 9.60
I.L. 9.40

G 2.00
S 10.00
H 19.00
WEEPING WILLOW

9.36

PROPOSED 1.8m HIGH CLOSE BOARDED TIMBER FENCING.

IN THE EVENT OF TREE ROOTS BEING ENCOUNTERED FOUNDATIONS TO WEST ELEVATIONS OF BUNGALOW & GARAGE TO BE 1.6m DEEP & TRENCH FILLED TO NORMAL FORMATION LEVEL. IN ACCORD. WITH N.H.B.C. STANDARDS.

PROPOSED 1.2m HIGH POST & RAIL TIMBER FENCING. TO WESTERN BOUNDARY TO BE REMOVEABLE FOR I.D.B. MAITAINANCE

1.2m HIGH POST & RAIL TIMBER FENCING. TO SOUTHERN BOUNDARY

1.8m HIGH CLOSE BOARDED TIMBER FENCING.

CONCRETE POSTS AT BOUNDARY INTERSECTIONS

20.00

19.00

S.A.

EXISTING ACCESS TO 591/6

9.00

G 0.70
S 4.00
H 8.00

61

59

revision	date	init.	revision details.
A	MAR.99	J.C.	SEPTIC TANK ADDED.
A	NOV.99	J.C.	PLOT 3 DETAIL

SOUTH HOLLAND DC
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17 NOV 1999
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COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 290852

Client. S. WILES

Project. RESIDENTIAL DEVELOPMENT LOW LANE, HOLBEACH

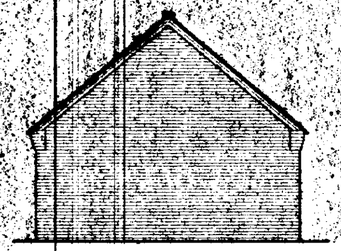
Drawing. BLOCK PLAN

Scale	1:250 1:2500	Drawing No.	9848.38
Date.	FEB. 99	Drawn.	J.C.

LOCATION PLAN

NORTH

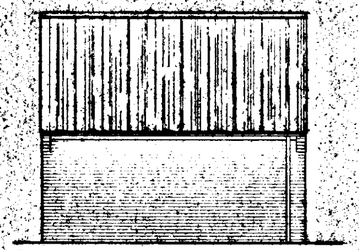
DETERMINED PLAN



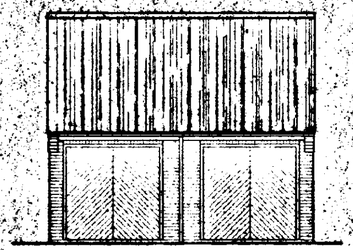
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35 deg. CHECK ON SITE. 38 x 100 ridge node binder 38 x 100 ceiling binder. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: Gable walls 215mm : Flank walls 105mm with 215 x 215 piers at mid point.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

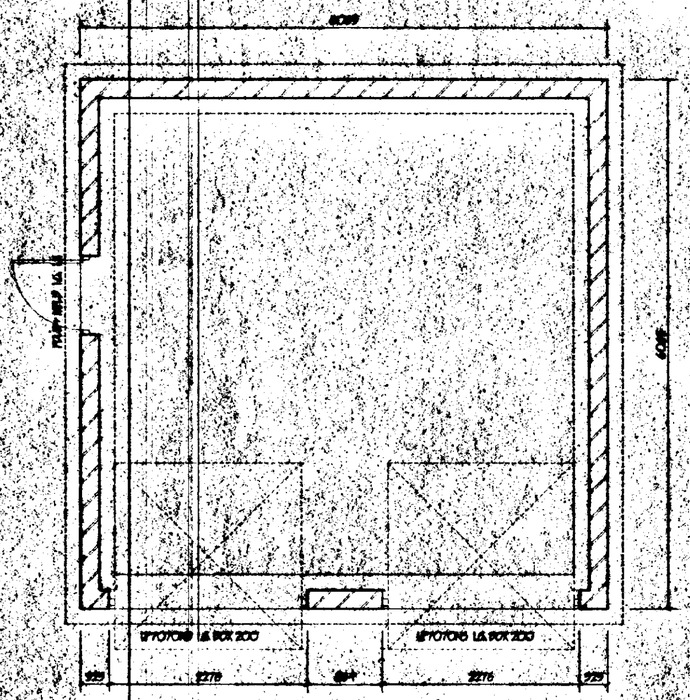
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm STA mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all STA mix to B.S. 5328: 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

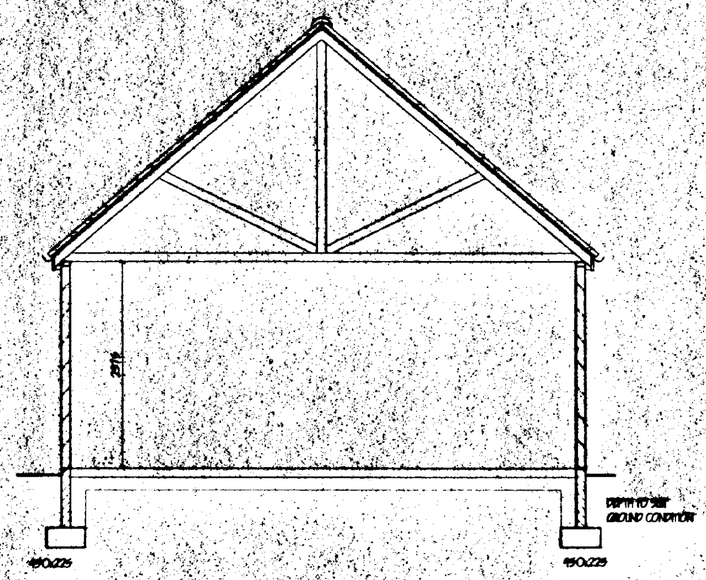
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messrs. [illegible] and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.



FLOOR PLAN



SECTION

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
GRONAVON HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 290852

Client
S. WILES

Project.
PROPOSED DOUBLE GARAGE
PLOT 3, LOW LANE,
HOLBEACH,
SPALDING, LINC'S.

Drawing.

DETERMINED PLAN

Scale 1:50 1:100	Drawing No. 9848:5
Date. NOV '99	Drawn. J.C.

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HOUSING & PLANNING
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Ref: 1164/99