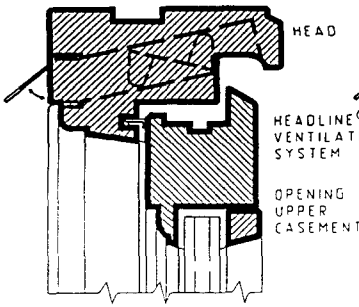
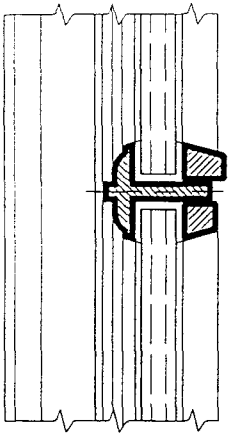
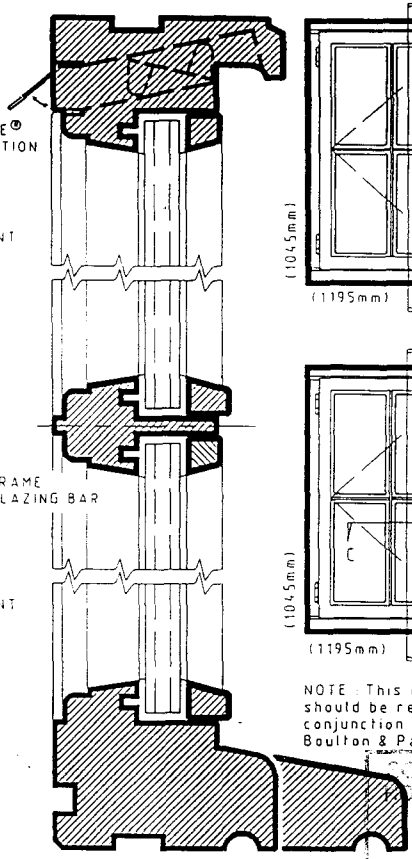


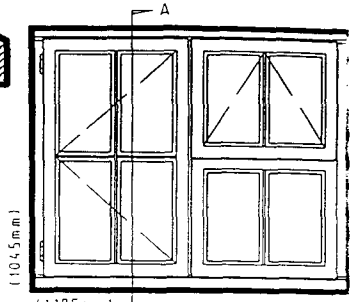
Every effort has been made to ensure the accuracy of this information. In the interest of progress however we reserve the right to modify designs and drawings as and when necessary

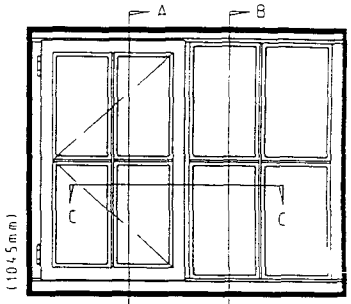


REBATES ALLOW FOR EITHER SINGLE OR (4.6.4) DOUBLE GLAZING



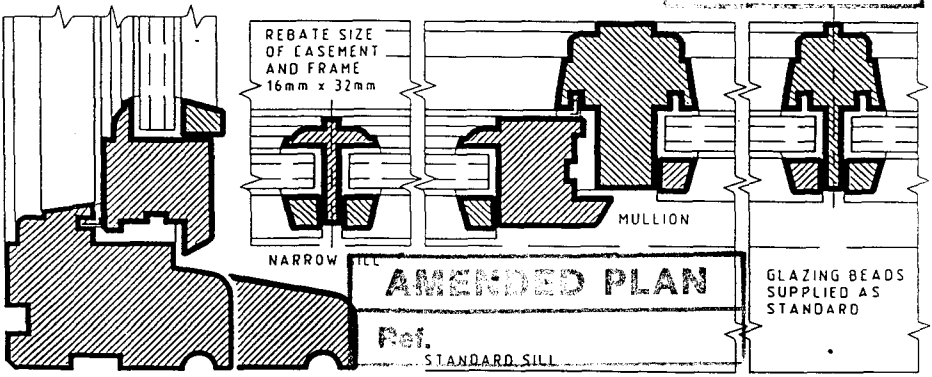
Section B B





NOTE : This detail sheet should be read in conjunction with current Boulton & Paul Literature

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BUILDING & PLANNING
-8 JUN 1999
Plan No 0405/99



Section A A

Section C C

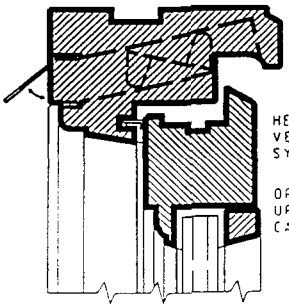
Architects Details

BOULTON & PAUL

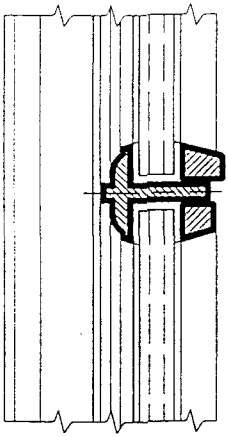
Sovereign : Softwood Casement Window Cottage Range

Scale : Half full size

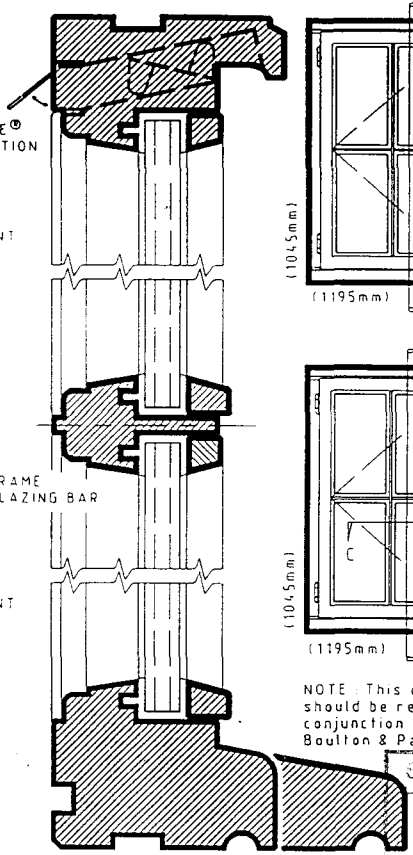
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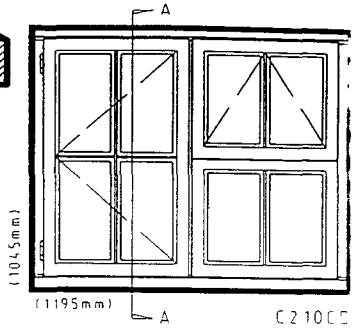
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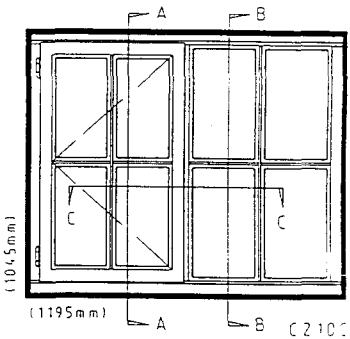


REBATES ALLOW FOR EITHER SINGLE OR (4 6 4) DOUBLE GLAZING



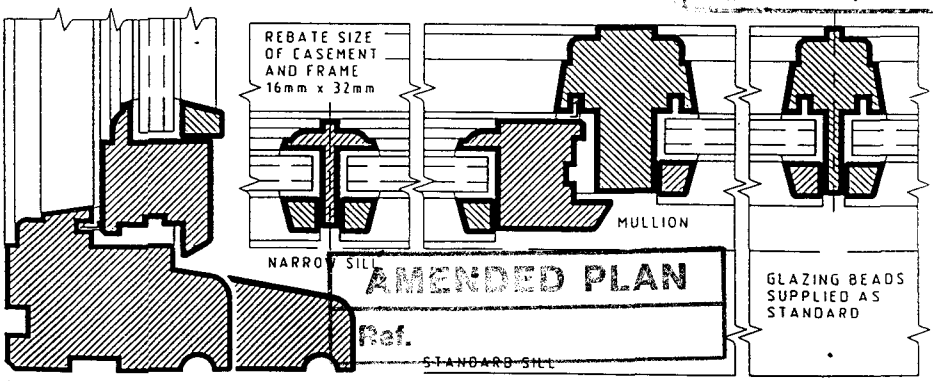
Section B B





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SOUTH HOLLAND DC
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- 8 JUN 1999
Ref. 0405/99



Section A A

Section C C

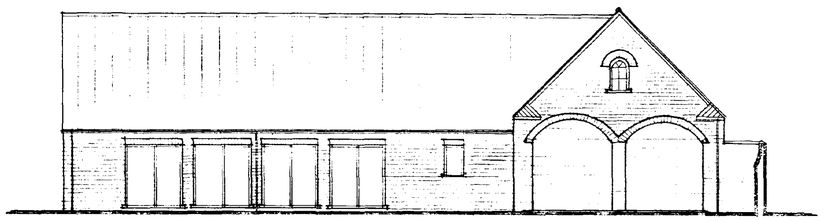
Architects Details

BOULTON & PAUL

Sovereign : Softwood Casement Window Cottage Range

Scale : Half full size

Ref No AD/950/692



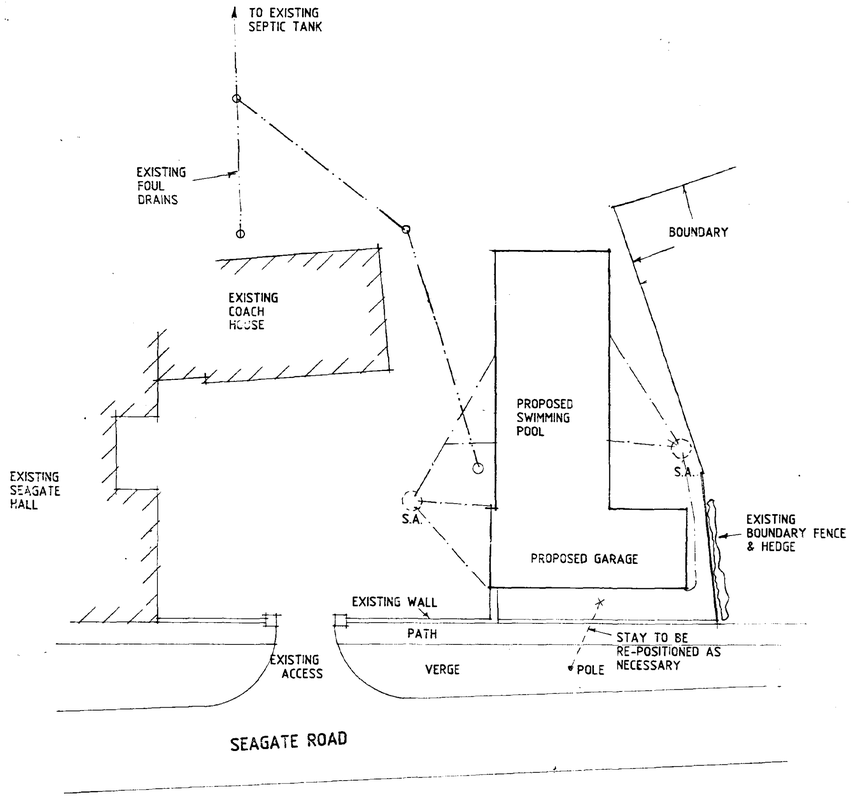
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SIDE ELEVATION

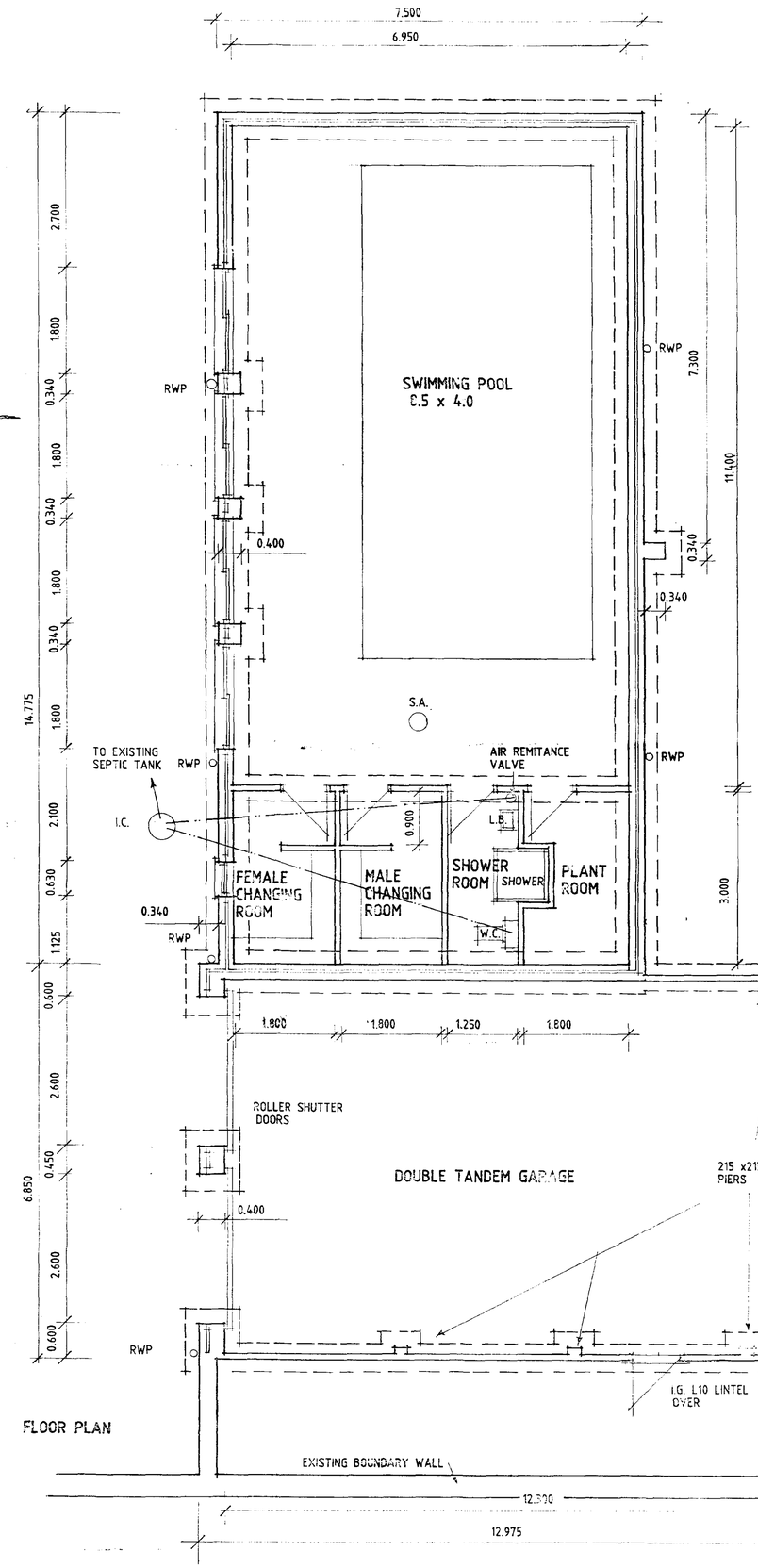
BOULTON & PAUL JOINERY

I.G. SPECIAL LINTELS OVER GARAGE DOORS

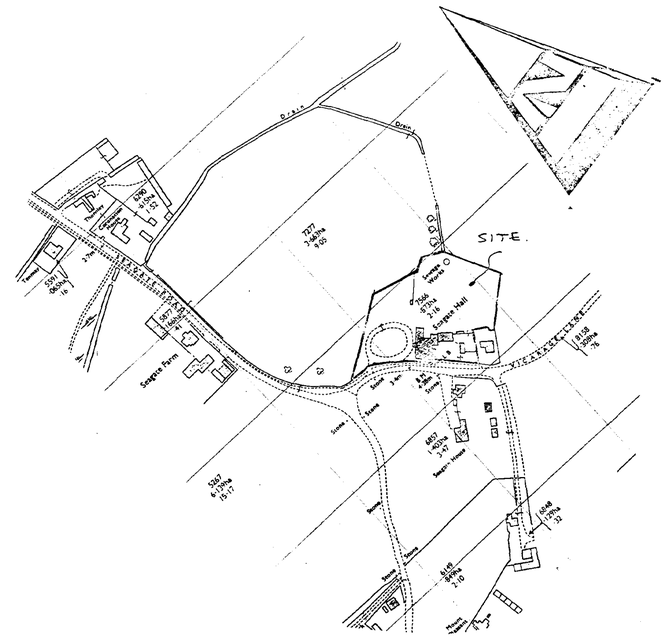
PURPOSE MADE WINDOW ABOVE GARAGE DOORS POSITIONED CENTRALLY



SITE PLAN



FLOOR PLAN



LOCATION PLAN

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AMENDED PLAN
Ref:

A - GEN ALTS - 7.6.99

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HOUSING & PLANNING
-9 JUN 1999
Ref. 0405/99

DESIGN Statius

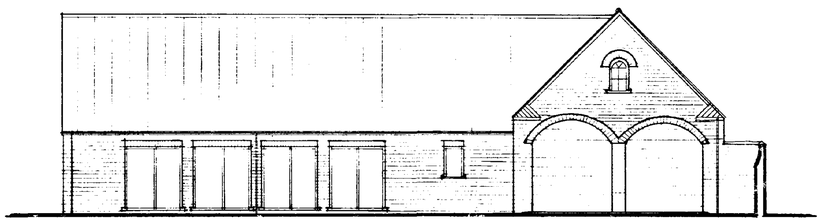
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED GARAGE & SWIMMING POOL AT SEAGATE HALL, SEAGATE ROAD, LONG SUTTON FOR

MR. JAN VON DRACZEK.

1:50 1:100 1:200	772048/1
MARCH-99	D.GILHAM.

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



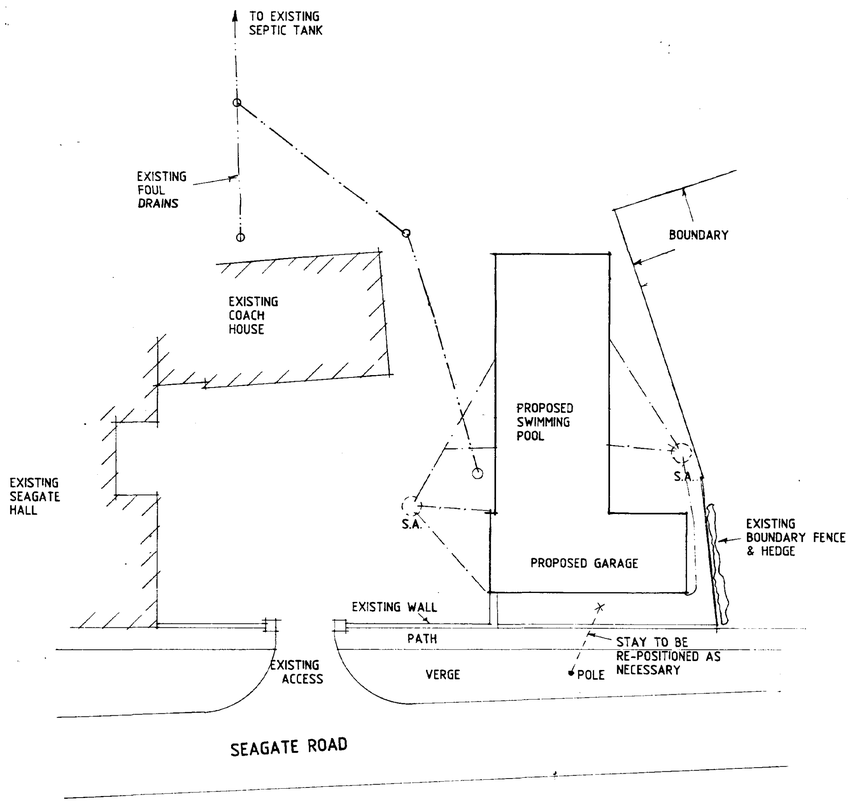
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SIDE ELEVATION

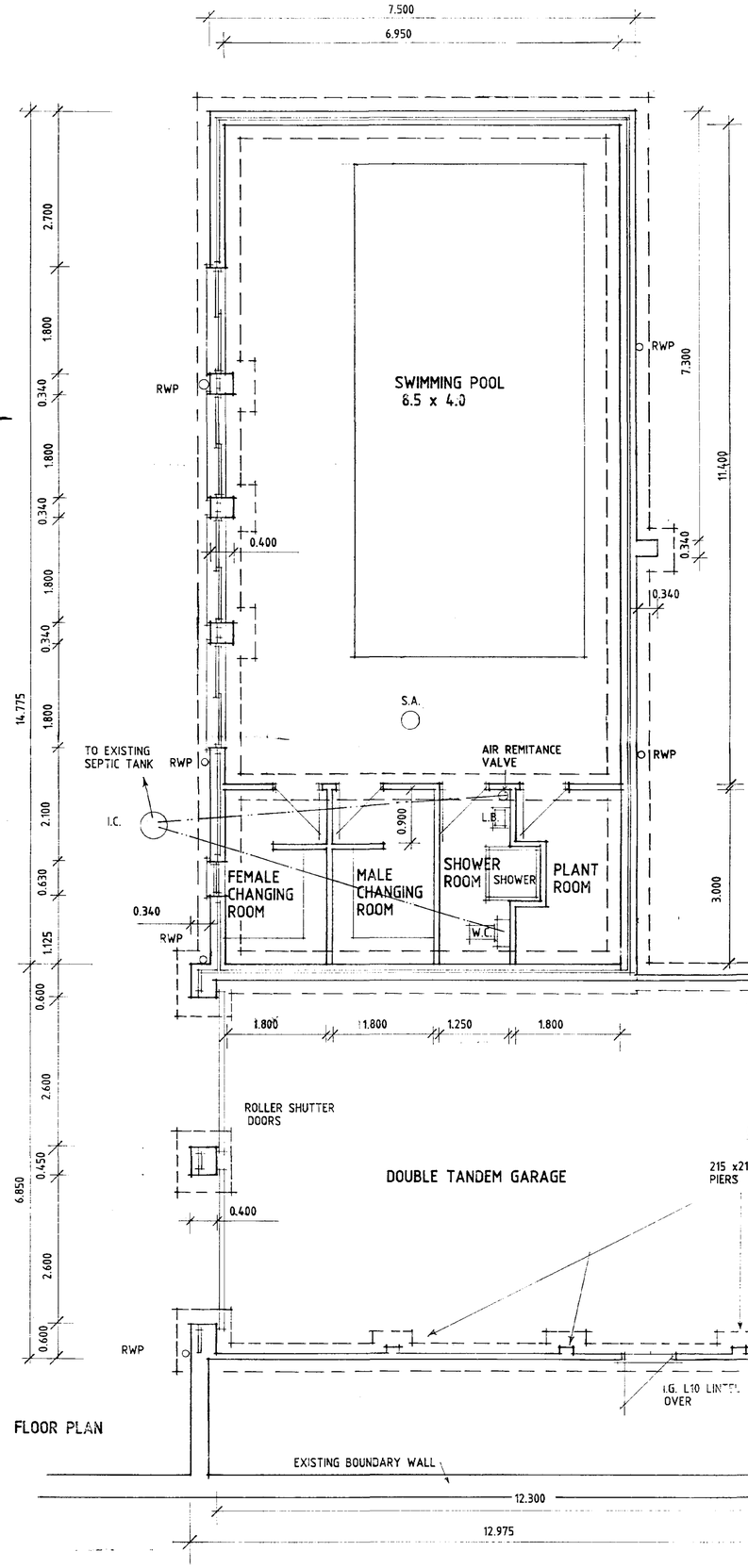
BOULTON & PAUL JOINERY

I.G. SPECIAL LINTELS OVER GARAGE DOORS

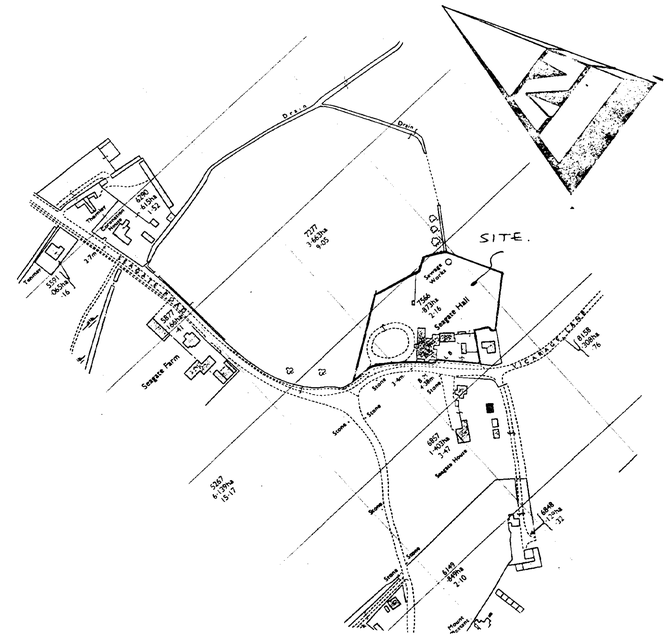
PURPOSE MADE WINDOW ABOVE GARAGE DOORS POSITIONED CENTRALLY



SITE PLAN



FLOOR PLAN



LOCATION PLAN

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AMENDED PLAN
Ref:

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SOUTH HOLLAND DC
HOUSING & PLANNING
-9 JUN 1999
Ref: 0405/99

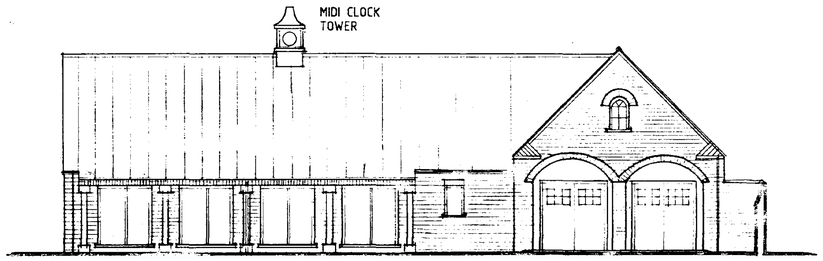
DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED GARAGE & SWIMMING POOL AT SEAGATE HALL, SEAGATE ROAD, LONG SUTTON FOR

MR. JAN VON DRACZEK.

1:50 1:100 1:200	772048/1
MARCH-99	B.GILHAM.

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



110C

SIDE ELEVATION

BOULTON & PAUL JOINERY

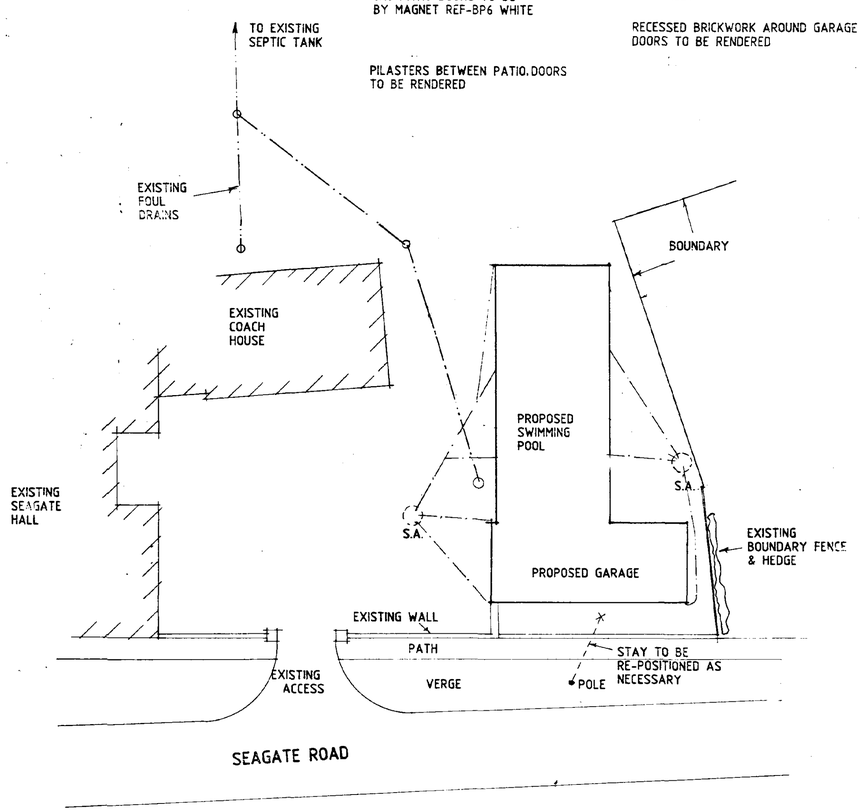
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PILASTERS BETWEEN PATIO DOORS TO BE RENDERED

I.G. SPECIAL LINTELS OVER GARAGE DOORS

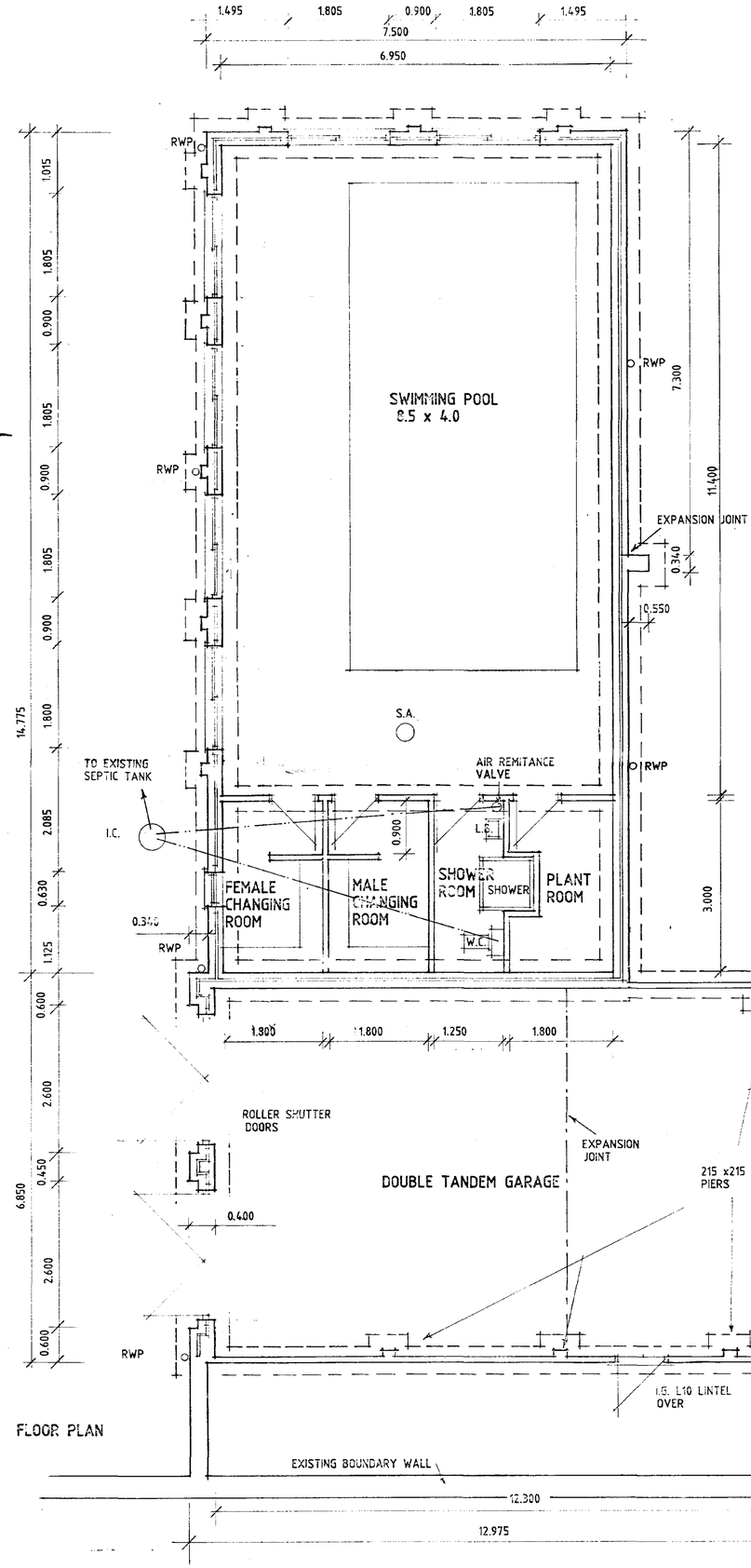
PURPOSE MADE WINDOW ABOVE GARAGE DOORS POSITIONED CENTRALLY

RECESSED BRICKWORK AROUND GARAGE DOORS TO BE RENDERED

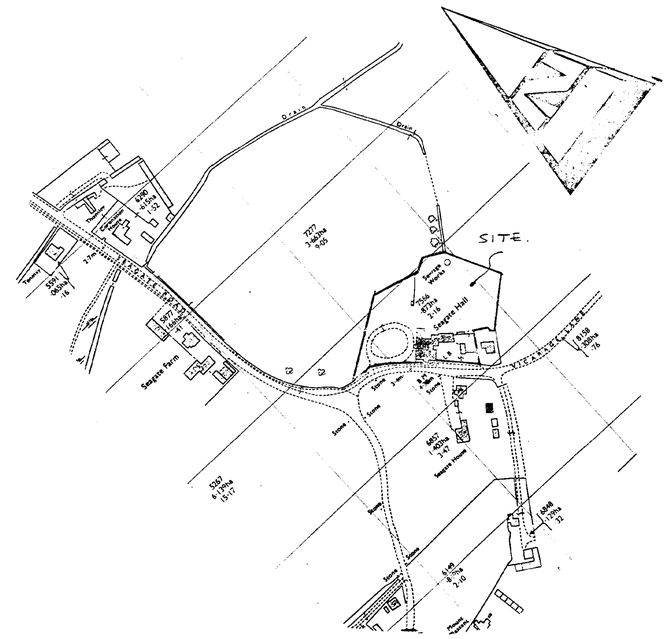


SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH DEESIGNS CALCS REF- JVD SHEETS 6&7



FLOOR PLAN



LOCATION PLAN

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25 JUN 1999
Ref: 0404/99

C - DOOR ALTS ETC.
B - B.R. ALTS - 14.6.99
A - GEN ALTS - 7.6.99

DESIGN Status

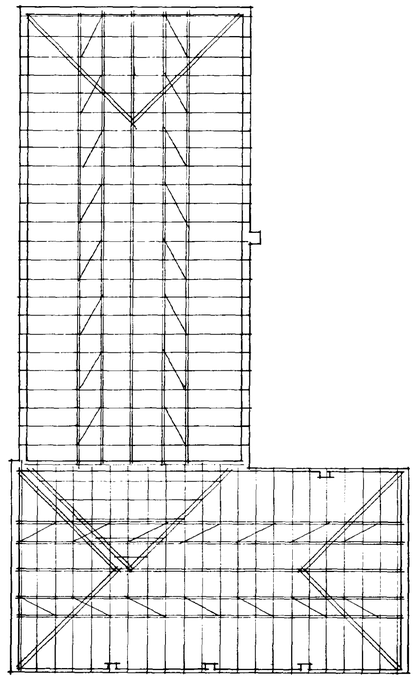
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED GARAGE & SWIMMING POOL AT SEAGATE HALL, SEAGATE ROAD, LONG SUTTON FOR

MR. JAN VON DRACZEK.

1:50 1:100 1:200	772048/1
MARCH-99	B.GILHAM.

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ROOF PLAN

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

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 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above. Foil backed plasterboard.

Garage Floor Construction
100 mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Ground Floor Construction
65 mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by IG. 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 450 mm c/c.

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 10 mm continuous gap along eaves.

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

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

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 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm 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 110 mm half round gutters and 68 mm diameter downpipes.

Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm 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 8000 mm²

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

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

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm 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 75 mm 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 110 mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

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

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm 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.

Notes

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

All soakaways to be minimum 1 m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

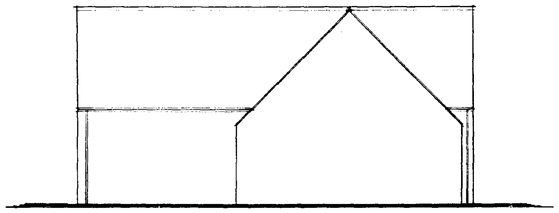
Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

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

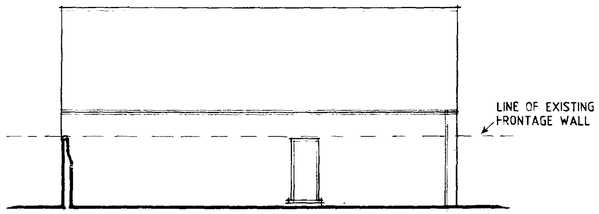
Seal all openings and joints to perimeter walls

Foul Drainage
Connect foul drains to existing septic tank

Internal Changing Room
Provide mechanical ventilation to give minimum 3 no. air changes per hour.

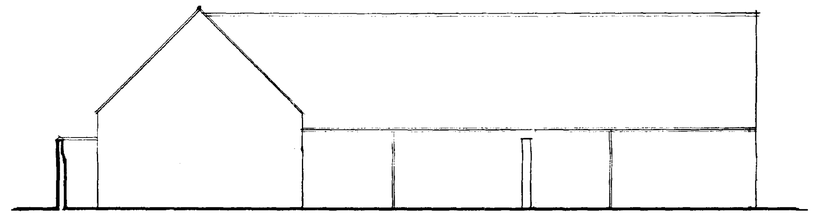


REAR

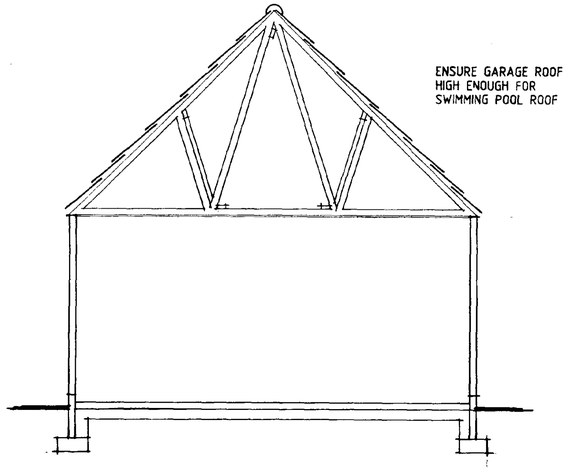


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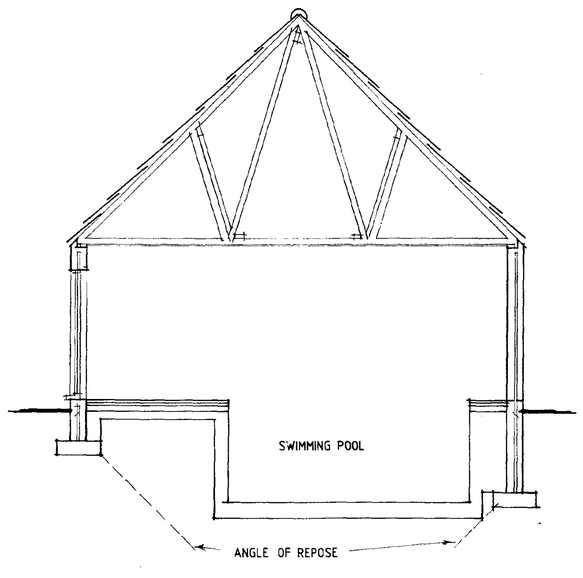
FXS / FRAMED & LEDGED



SIDE



SECTION THRO' GARAGE



SEDECTION THRO'SWIMMING POOL

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

Joinery
All joinery as stated in Schedule or marked on plan by Boulton & Paul (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

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

Floor Construction
Finish to be tiles to client's requirements

Swimming Pool
To be Classic 1 by Sundance Pools. Installation to be all in accordance with manufacturers instructions. Ensure angle of repose of foundations to building is below swimming pool excavations.

Notes

Roof pitch to be 45°

Eaves and verge details to match that of adjacent coach house.

External materials to be second-hand bricks used from removed boundary walls. Roof tiles to match those of existing adjacent coach house.

SOUTH HOLLAND DC
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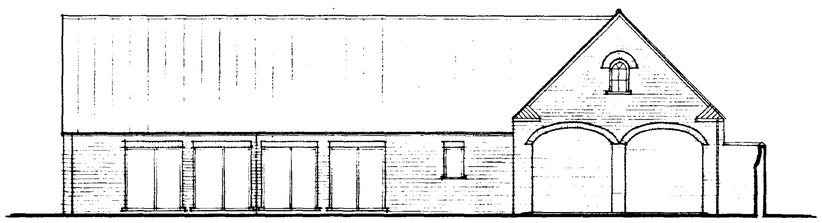
DESIGN Status
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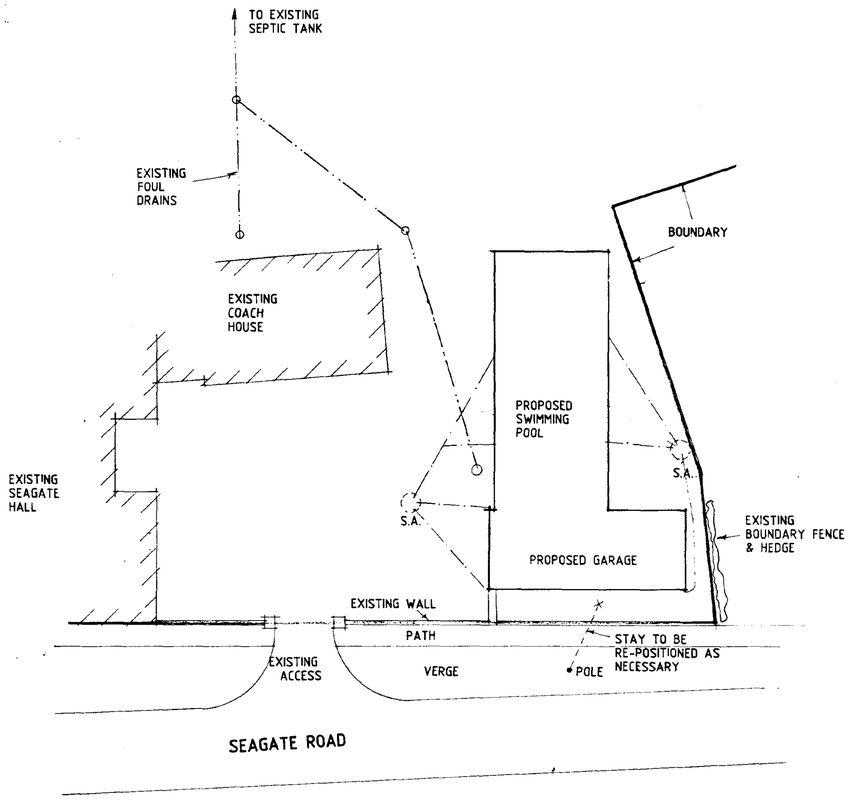
110C

SIDE ELEVATION

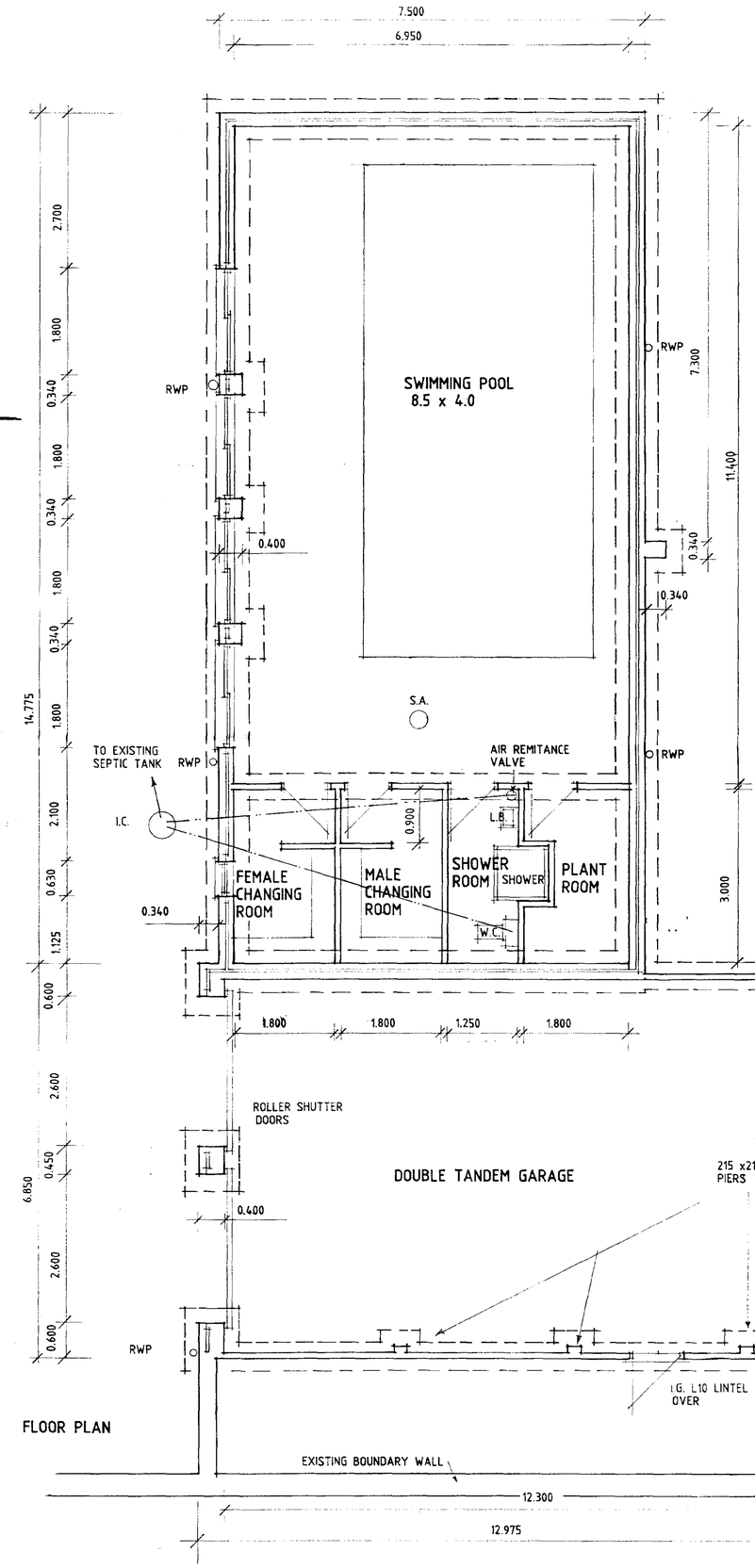
BOULTON & PAUL
JOINERY

I.G. SPECIAL LINTELS OVER
GARAGE DOORS

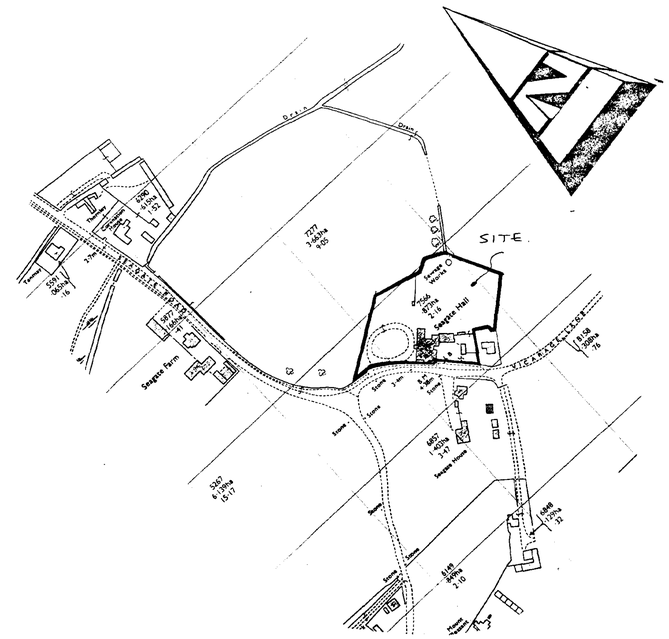
PURPOSE MADE WINDOW
ABOVE GARAGE DOORS POSITIONED
CENTRALLY



SITE PLAN



FLOOR PLAN



LOCATION PLAN

Notes and Revisions

Do not scale from this drawing.

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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).

SOUTH HOLLAND DC
HOUSING & PLANNING
22 APR 1999
Ref: 0494/99

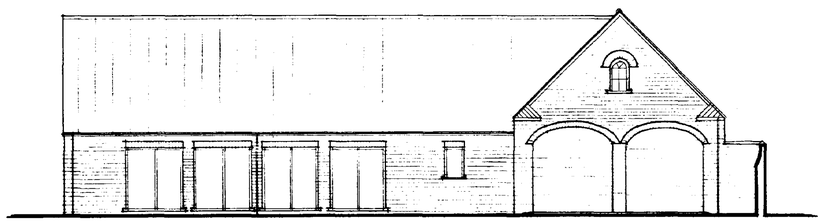
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED GARAGE &
SWIMMING POOL AT SEAGATE
HALL, SEAGATE ROAD, LONG
SUTTON FOR

MR. JAN VON DRACZEK.

1:50 1:100 1:200	772048/1
MARCH-99	B.GILHAM.

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



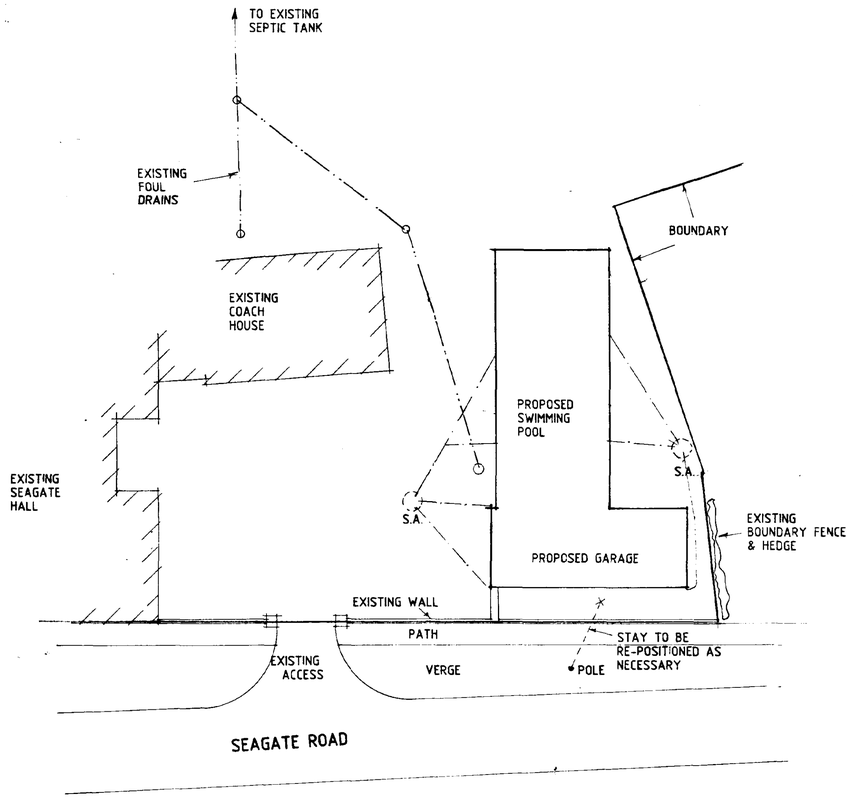
4No PAUV18L 110C

SIDE ELEVATION

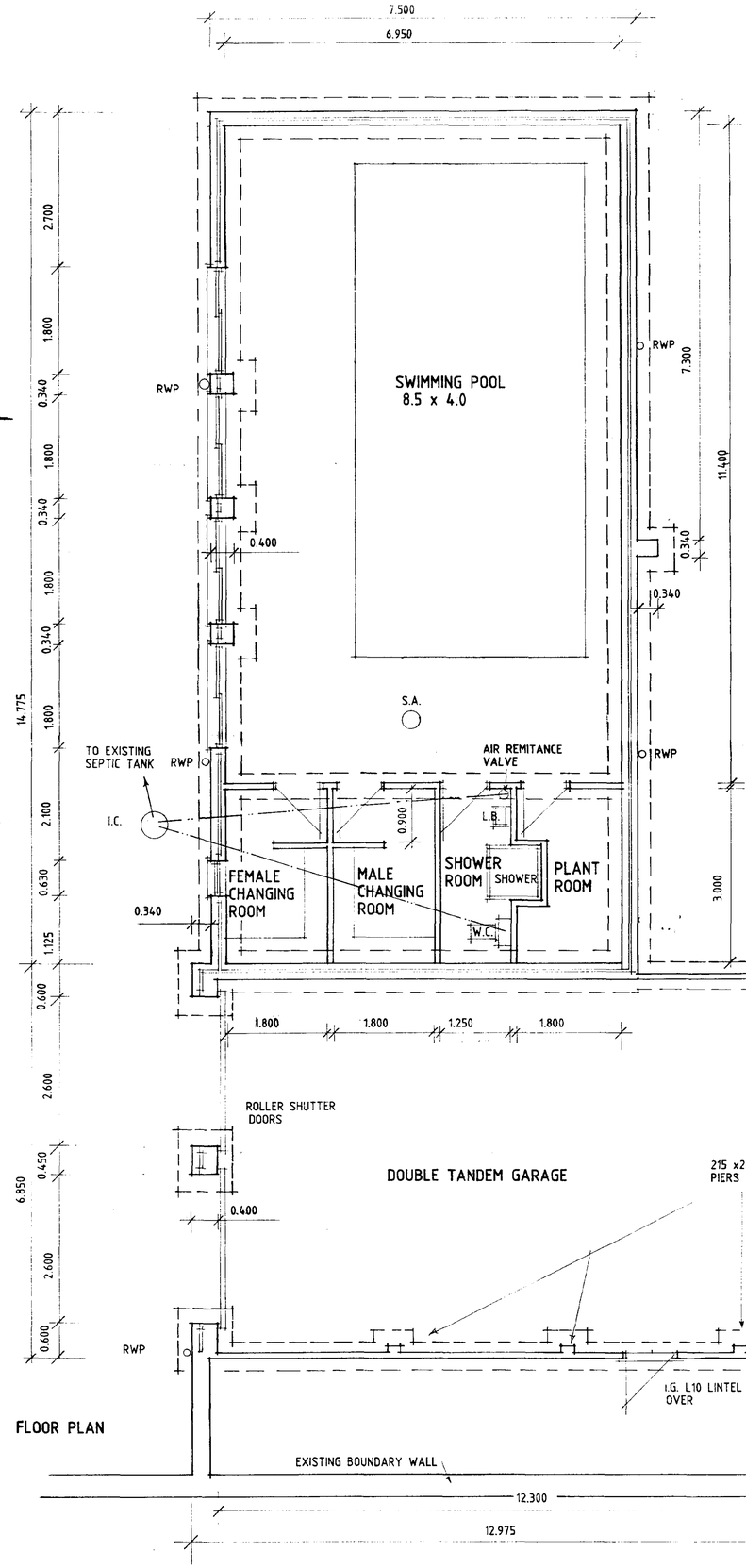
BOULTON & PAUL JOINERY

I.G. SPECIAL LINTELS OVER GARAGE DOORS

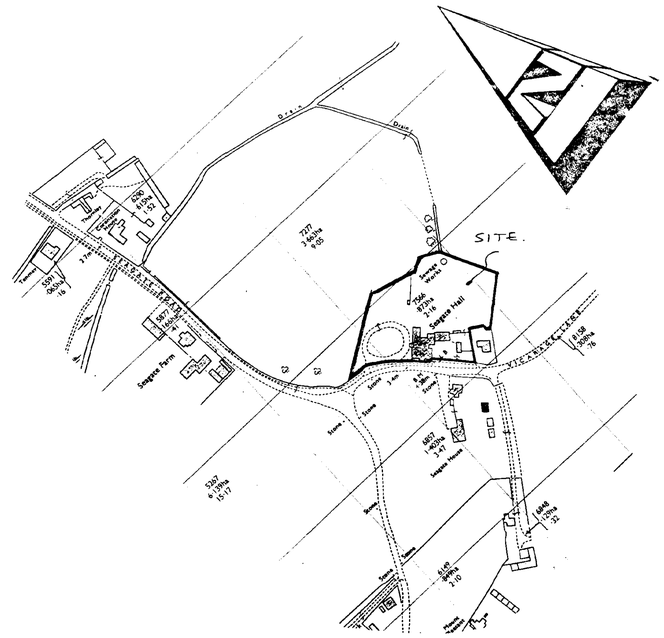
PURPOSE MADE WINDOW ABOVE GARAGE DOORS POSITIONED CENTRALLY



SITE PLAN



FLOOR PLAN



LOCATION PLAN

Notes and Revisions

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SOUTH HOLLAND DC
HOUSING & PLANNING
22 APR 1999
Ref: 0405/99

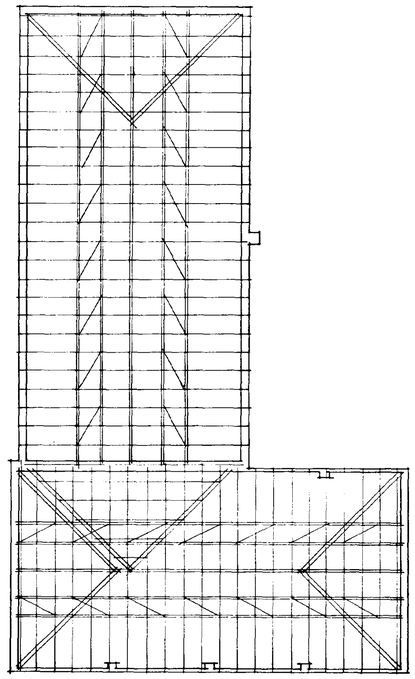
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED GARAGE & SWIMMING POOL AT SEAGATE HALL, SEAGATE ROAD, LONG SUTTON FOR

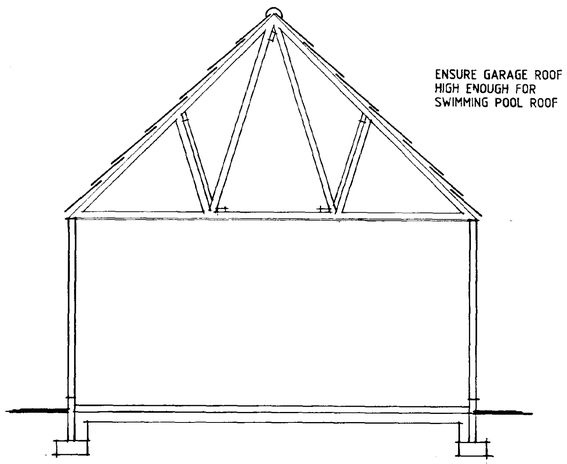
MR. JAN VON DRACZEK.

1:50 1:100 1:200	772048/1
MARCH-99	B.GILHAM.

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



ROOF PLAN



SECTION THRO' GARAGE

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

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 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above. Foil backed plasterboard.

Garage Floor Construction
100 mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Ground Floor Construction
65 mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by IG. 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 450 mm c/c.

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 10 mm continuous gap along eaves.

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

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

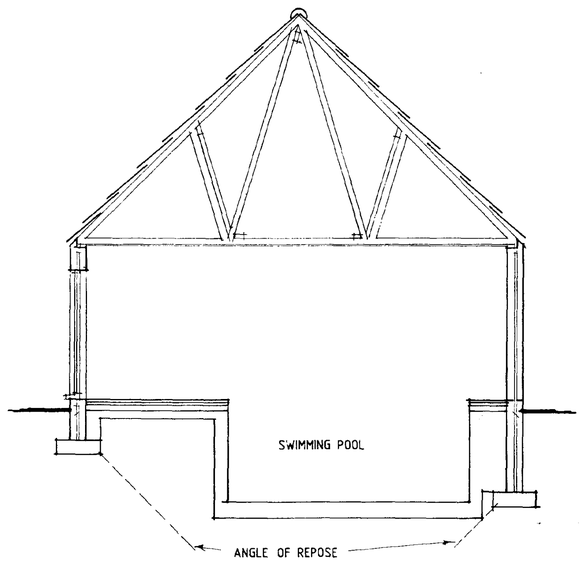
Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm 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 110 mm half round gutters and 68 mm diameter downpipes.

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



SEDECTION THRO' SWIMMING POOL

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm^2

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm^2

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

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm 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 75 mm 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 110 mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

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

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm 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.

Notes

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

All soakaways to be minimum 1 m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

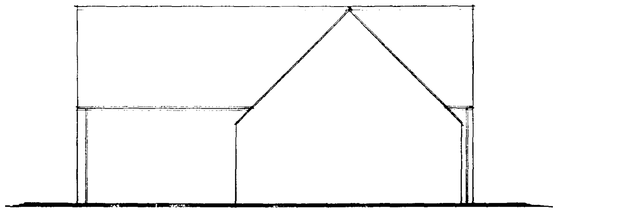
Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

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

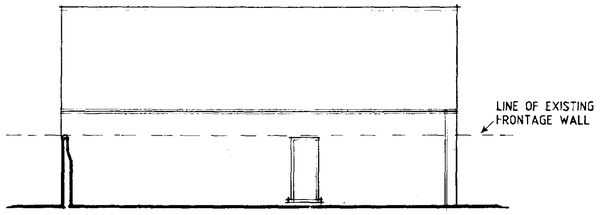
Seal all openings and joints to perimeter walls

Foul Drainage
Connect foul drains to existing septic tank

Internal Changing Room
Provide mechanical ventilation to give minimum 3 no. air changes per hour.



REAR



FRONT

FXS / FRAMED &
LEDGED



SIDE

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

Joinery
All joinery as stated in Schedule or marked on plan by Boulton & Paul (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

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

Floor Construction
Finish to be tiles to client's requirements

Swimming Pool
To be Classic 1 by Sundance Pools. Installation to be all in accordance with manufacturers instructions. Ensure angle of repose of foundations to building is below swimming pool excavations.

Notes

Roof pitch to be 45°

Eaves and verge details to match that of adjacent coach house.

External materials to be second-hand bricks used from removed boundary walls. Roof tiles to match those of existing adjacent coach house.

SOUTH HOLLAND DC
HOUSING & PLANNING
22 APR 1999
Ref: 0405/99

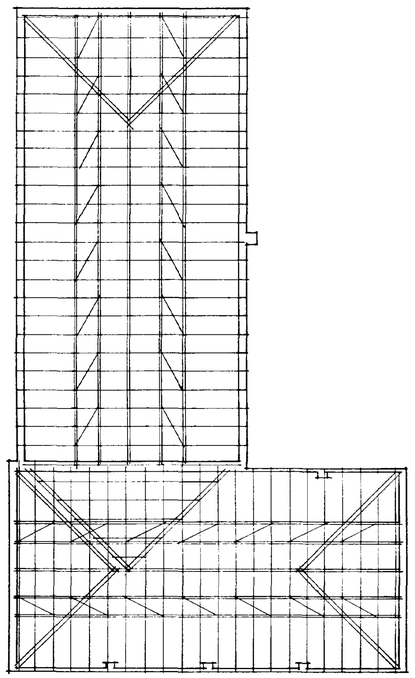
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED GARAGE & SWIMMING POOL AT SEAGATE HALL, SEAGATE ROAD, LONG SUTTON FOR

MR. JAN VON DRACZEK.

1:50 1:100	772048/2
MARCH-99	B.GILHAM.

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



ROOF PLAN

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

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 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above. Foil backed plasterboard.

Garage Floor Construction
100 mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Ground Floor Construction
65 mm sand/cement screed on proprietory 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by IG. 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 450 mm c/c.

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 10 mm continuous gap along eaves.

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

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

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

Smoke Detection
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Rainwater Goods
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275 mm cavity walls to consist of:
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Kitchen/Utility/Bathroom/WC Trickle Ventilation
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Roof Insulation
To roof spaces provide proprietary 200 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm 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 75 mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5572 and all underground drainage to BS8301.

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

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Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm 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.

Notes

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All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

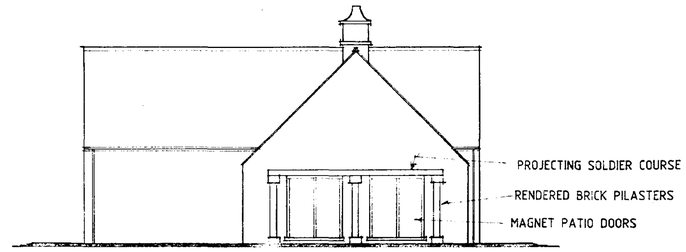
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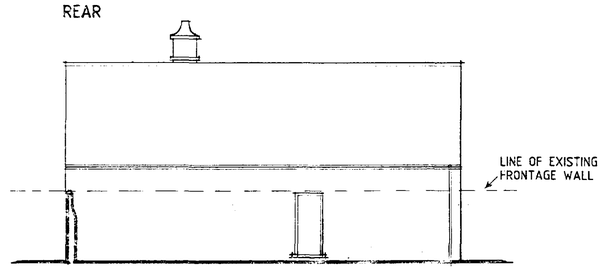
Seal all openings and joints to perimeter walls

Foul Drainage
Connect foul drains to existing septic tank

Internal Changing Room
Provide mechanical ventilation to give minimum 3 no. air changes per hour.

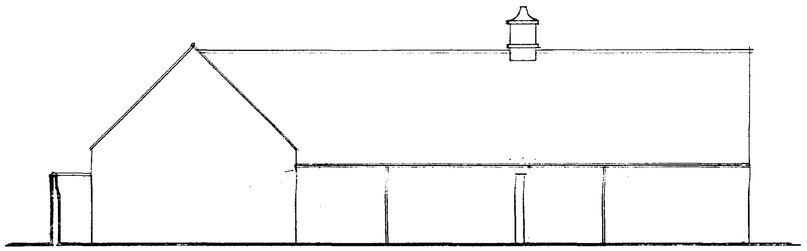


REAR

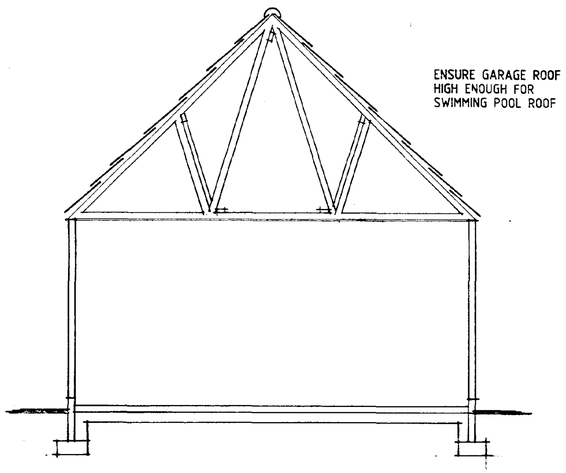


FRONT

FXS / FRAMED & LEDGED

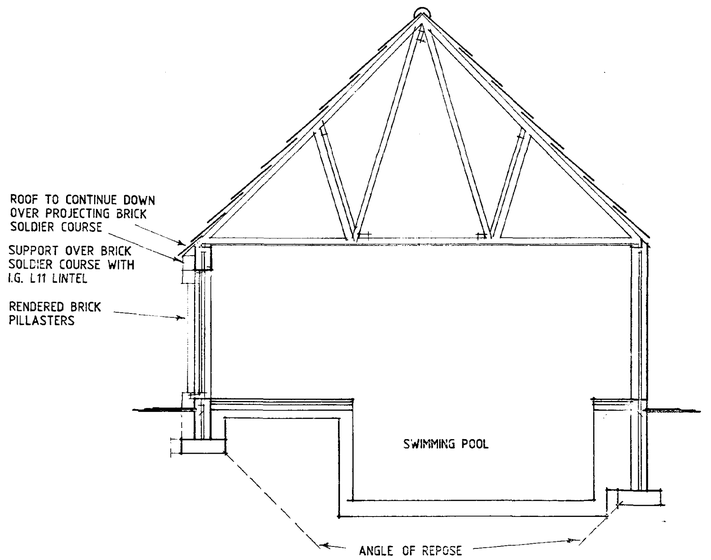


SIDE



SECTION THRO' GARAGE

ENSURE GARAGE ROOF IS HIGH ENOUGH FOR SWIMMING POOL ROOF



SEDECTION THRO' SWIMMING POOL

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

Joinery
All joinery as stated in Schedule or marked on plan by Boulton & Paul (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

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

Floor Construction
Finish to be tiles to client's requirements

Swimming Pool
To be Classic 1 by Sundance Pools. Installation to be all in accordance with manufacturers instructions. Ensure angle of repose of foundations to building is below swimming pool excavations.

Notes

Roof pitch to be 45°

Eaves and verge details to match that of adjacent coach house.

External materials to be second-hand bricks used from removed boundary walls. Roof tiles to match those of existing adjacent coach house.

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
25 JUN 1999
Ref: 0404/99

A - GENERAL ALTS - 24.6.99

DESIGN Stallions
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED GARAGE & SWIMMING POOL AT SEAGATE HALL, SEAGATE ROAD, LONG SUTTON FOR

MR. JAN VON DRACZEK.

1:50 1:100	772048/2
MARCH-99	B.GILHAM

2 Edinburgh Walk, Holbeach,
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Tel: 01406 424343 Fax: 01406 490702