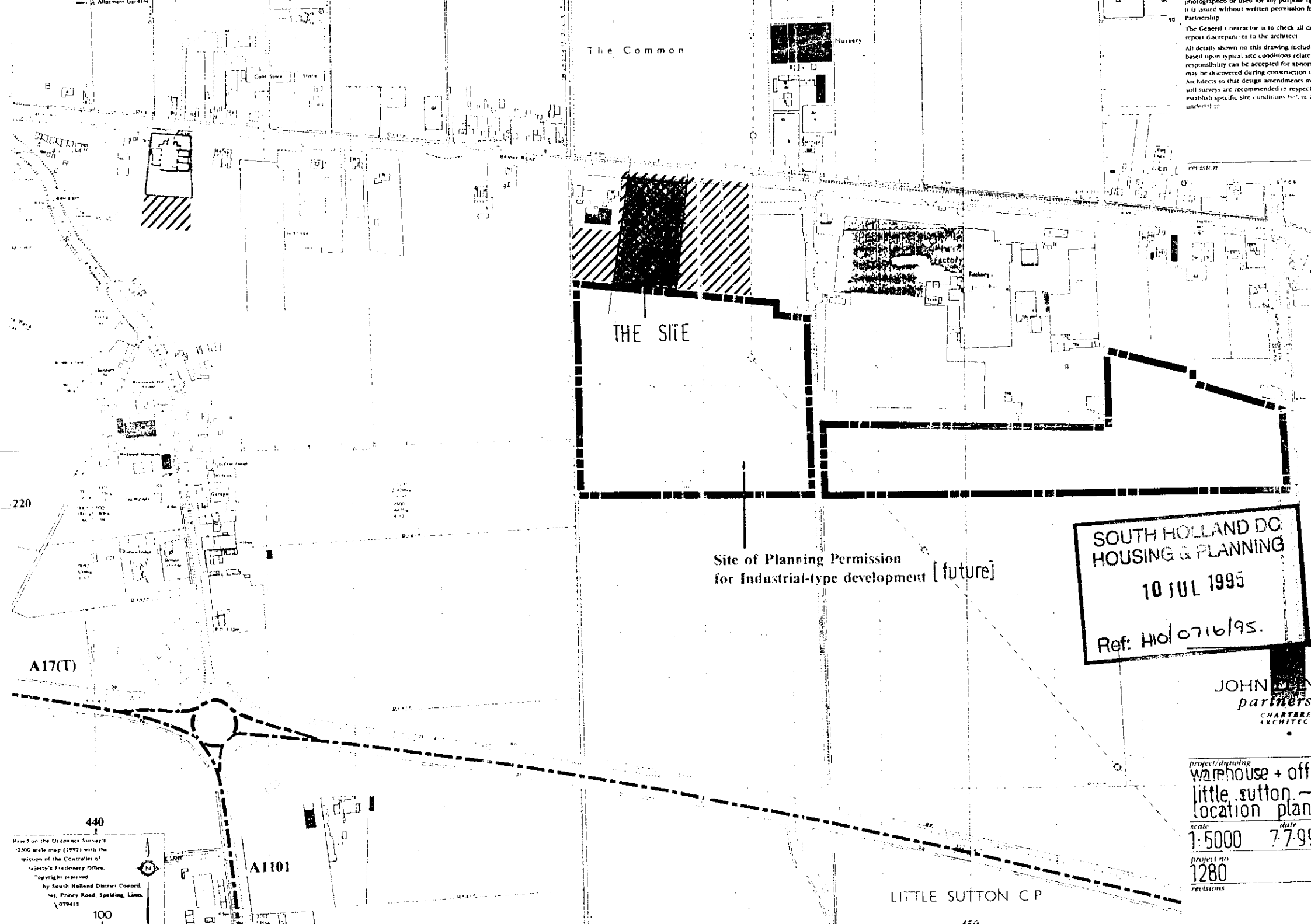


SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUL 1995
Ref: H10/0716/95.

JOHN
partners
CHARTERE
ARCHITEC

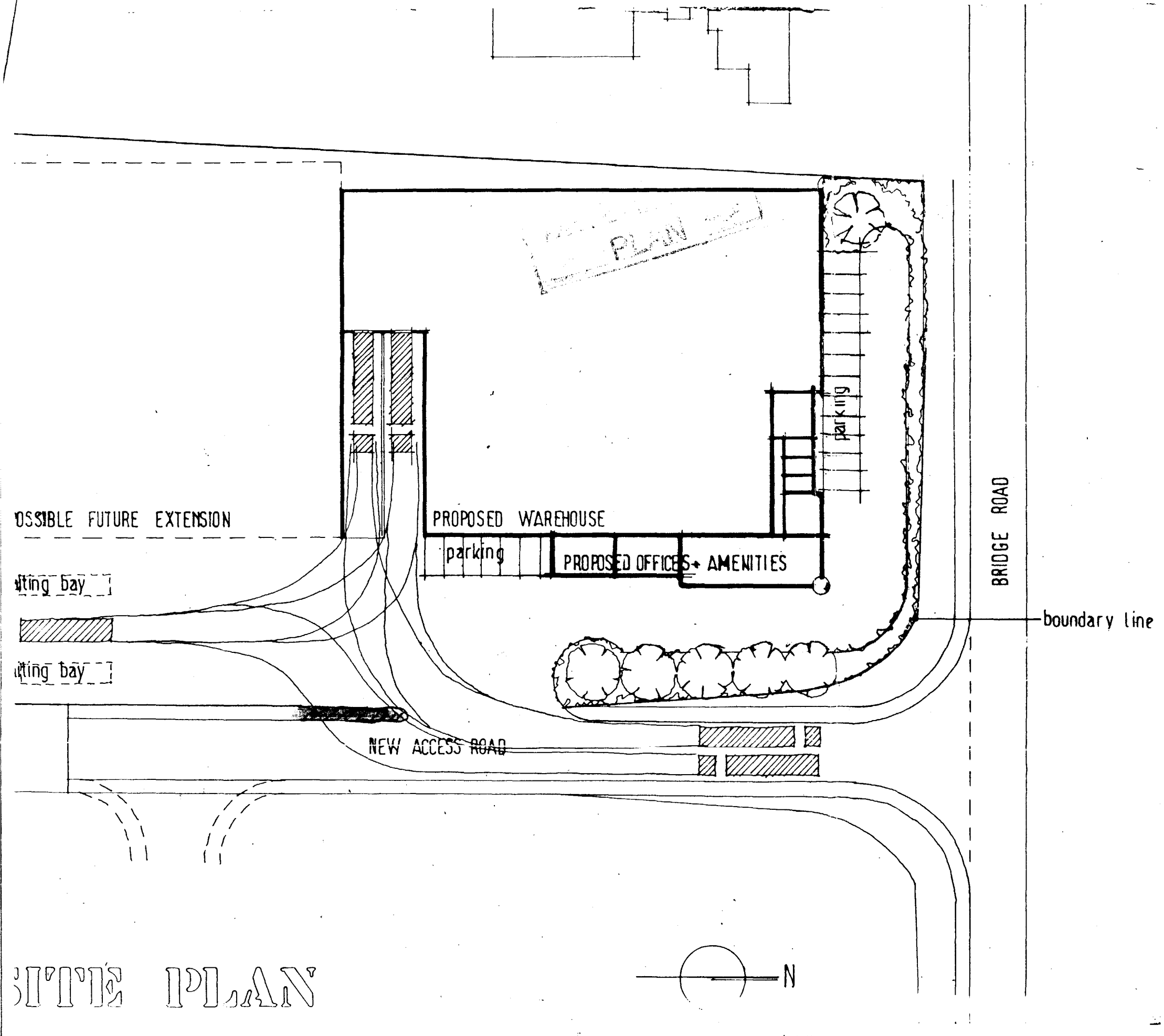
project/drawing
warehouse + off
little sutton. –
location plan

scale 1:5000
date 7·7·9

project no
1280

revisions

SOUTH ELEVATION



SITE PLAN

HOUSING
10 JUL 1995
Ref: H10/0716/95.

JOHN LYNCH
partnership
CHARTERED
ARCHITECTS

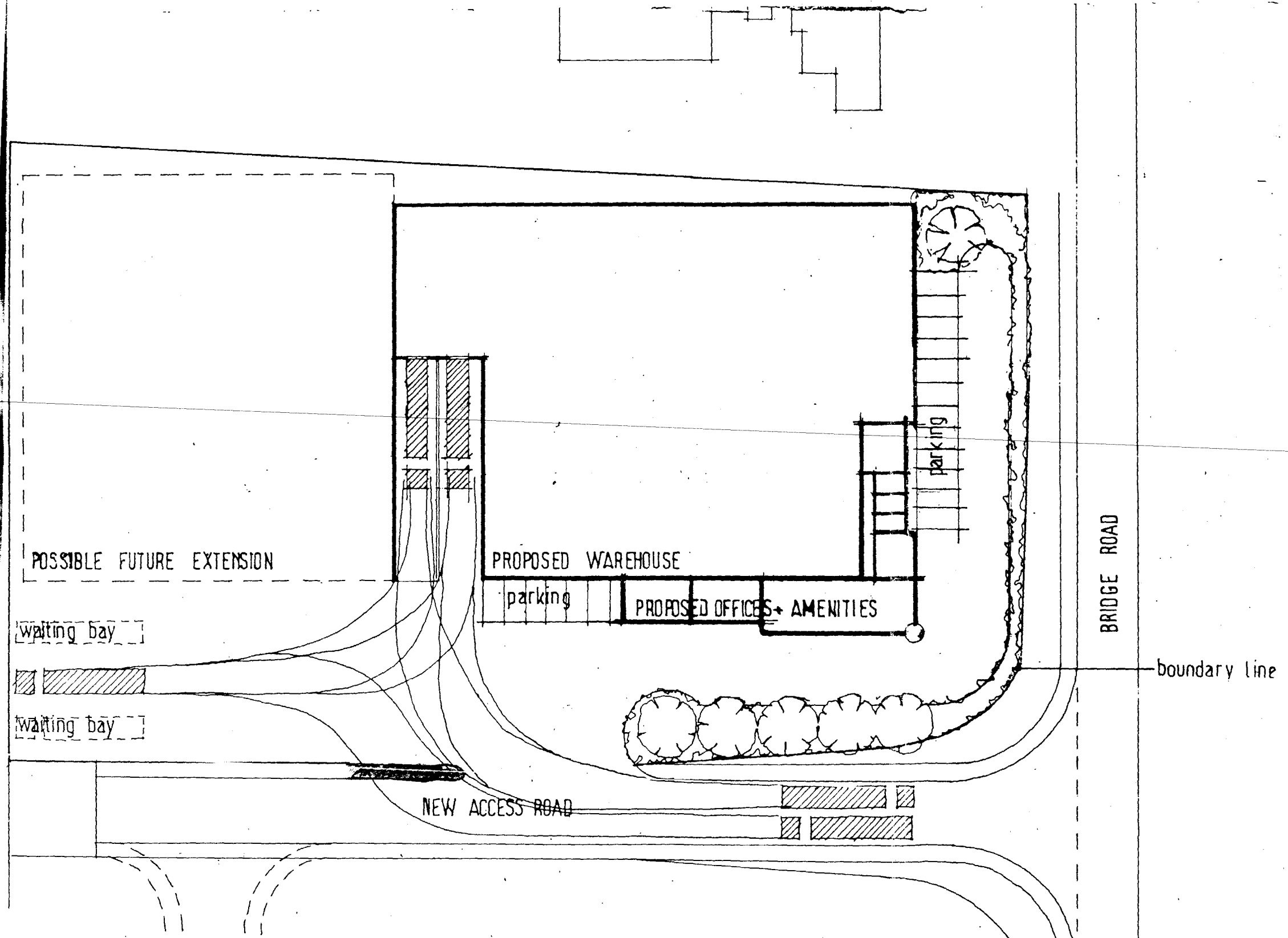
project/drawing
PROPOSED WAREHOUSE AND OFFICES AT LITTLE SUTTON, LINCOLNSHIRE FOR MESSRS. LAMMERS + VAN CLEEFF
design proposals [as amended]

scale	*date*	*drawn*
1:200 1: 500	23-06-95	TAC

project no.	*drawing no.*
1280	AK /10

revisions

SOUTH ELEVATION



SITE PLAN

SOU... HOUSING
10 JUL 1995
Ref: H10/0716/95.

JOHN LYNCH
partnership
CHARTERED
ARCHITECTS

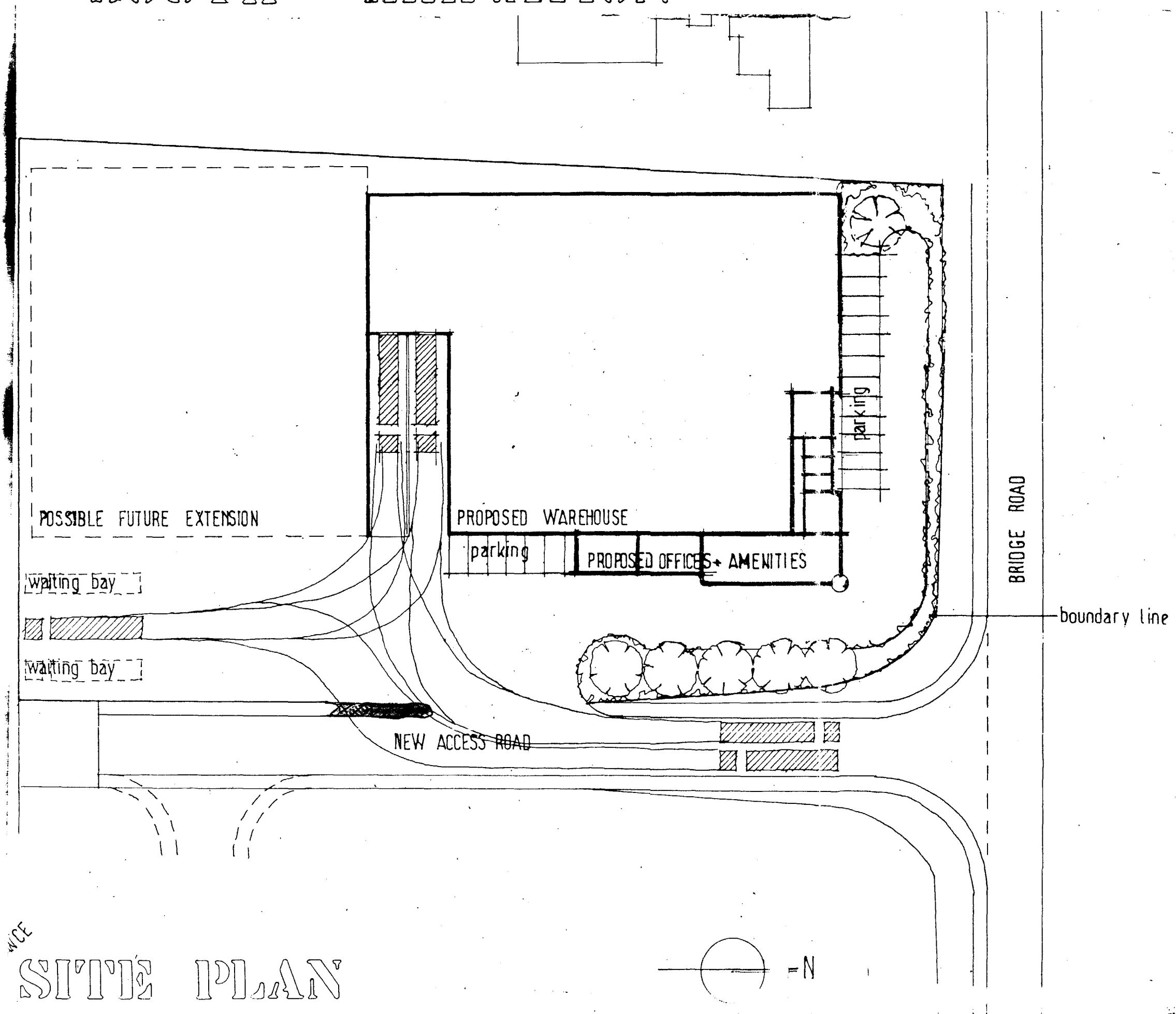
project/drawing
PROPOSED WAREHOUSE AND OFFICES AT LITTLE SUTTON, LINCOLNSHIRE FOR MESSRS. LAMMERS + VAN CLEEFF
design proposals [as amended]

scale	*date*	*drawn*
1:200 1: 500	23-06-95	TAC

project no.	*drawing no.*
1280	AK /10

revisions

SOUTH ELEVATION



SITE PLAN

SOU
HOUSING
10 JUL 1995
Ref: H10/0716/95.

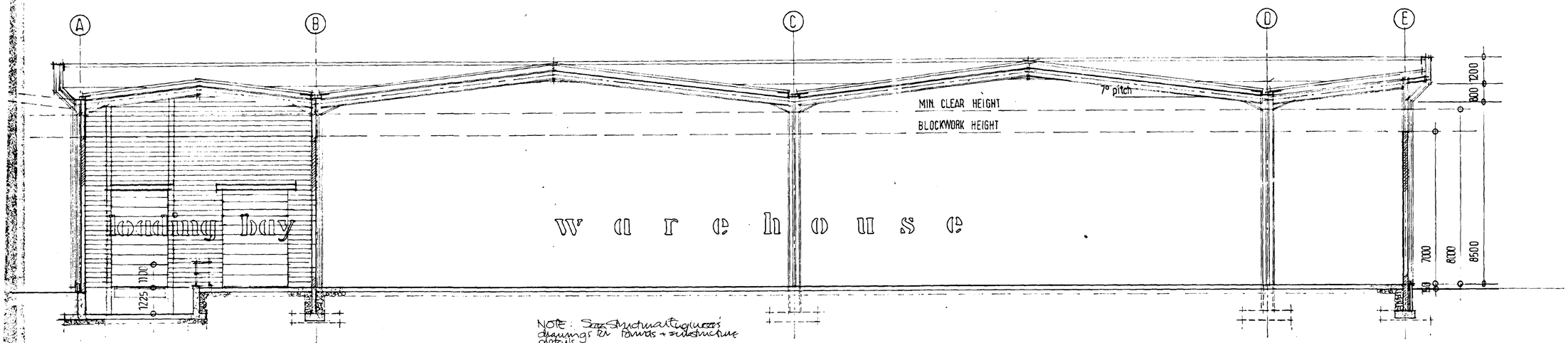
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED WAREHOUSE AND OFFICES AT LITTLE SUTTON, LINCOLNSHIRE FOR MESSRS. LAMMERS+VAN CLEEFF
design proposals [as amended]

scale	*date*	*drawn*
1:200 1: 500	23·06·95	TAC

project no.	*drawing no.*
1280	AK /10

revisions

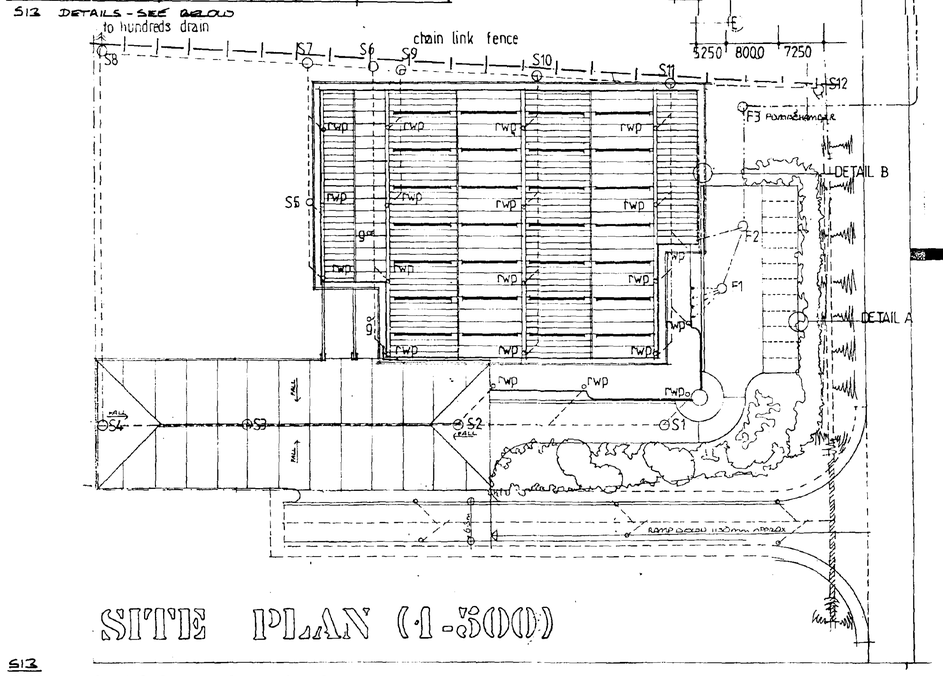


SECTION XX

SURFACE WATER DRAINS				
DRAIN LOCATION	TYPE	DIA.	FALL	DESIGN FLOW
r.w.p. branches	osmadrain	100	varies	varies
to S11	ultrarib	150	1:150	11.5 L/s.
to S10	do.	do.	do.	14.1 L/s.
to S9 to S10	do.	do.	do.	5.96 L/s.
to S6	do.	do.	1:107	4.72 L/s.
to S7	do.	do.	1:80	4.305L/s.
S1 to S2	do.	do.	1:150	2.9 L/s.
S2 to S3	do.	do.	do	15.44 L/s.
S3 to S4 to S8	do.	225	1:300	23.61 L/s.
S7 to S8	do.	150	1:150	9.095 L/s.
S8 to hundreds drain	do.	300	1:400	58.26 with future development (32.7 L/s AT PRESENT FROM S4 & S8)
S10 to S11	do.	225	1:300	20.06 L/s
S11 to S12	do.	do.	do.	31.56 L/s.
S6 to S7	do.	150	1:150	4.72 L/s

FOUL DRAINS			
DRAIN LOCATION	TYPE	DIA.	FALL
branches to F1	osmadrain	100	1: 80
branch to F2	osmadrain	100	1: 80
F1 to F2	osmadrain	100	1: 78
F2 to F3	osmadrain	100	1: 79
F3 to AW chamber	upvc	50	rising

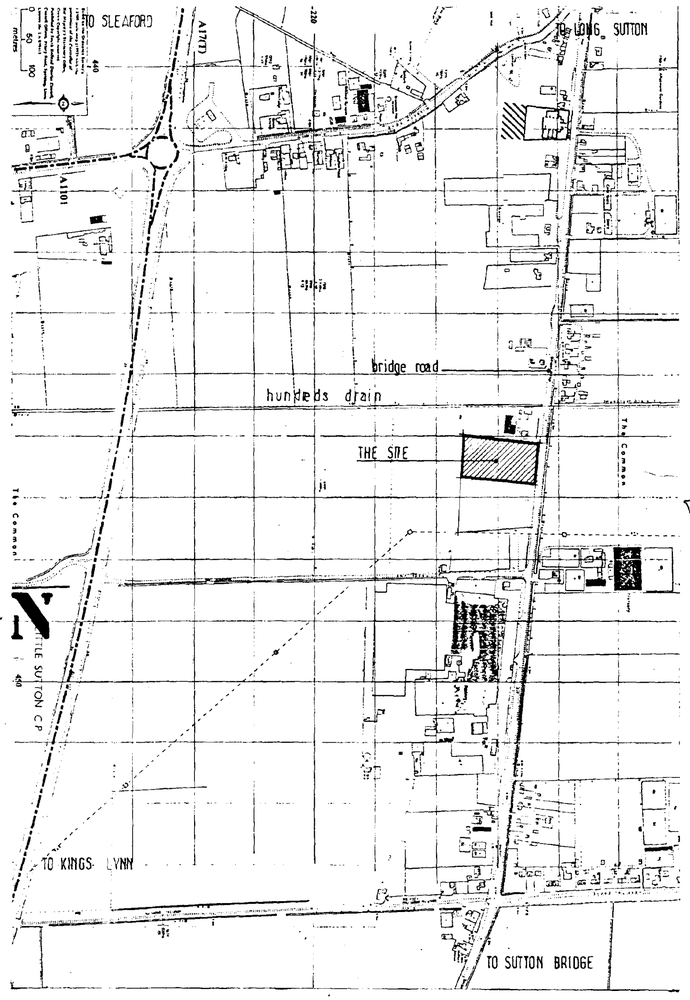
S13 DETAILS - SEE BELOW



SITE PLAN (1-500)

S13

INSPECTION CHAMBER SHALL HAVE INTERNAL DIMENSIONS OF AT LEAST 1.800 m LONG BY 1.200 m WIDE AND THE BASE SHALL COMPRISE A REINFORCED CONC SLAB 225mm THICK SET 225mm BELOW THE INVERT OF THE PIPELINE. THE WALLS SHALL BE AT LEAST 225mm IN THICKNESS AND MAY COMPRISE HOLLOW CONC BLOCKS INFILLED WITH CONC INCORPORATING VERT REINFORCEMENT AS WORK PROGRESSES OR IN MASS CONCRETE WITH ALL EXPOSED EDGES CHAMFERED A REINFORCED CONC TOP SLAB AT LEAST 150mm THICK COMPLETE WITH A HEAVY DUTY MANHOLE COVER AND FRAME AT GROUND LEVEL. SHALL BE PROVIDED AND STEP IRONS WILL BE INSTALLED TO ENSURE EASY ACCESS



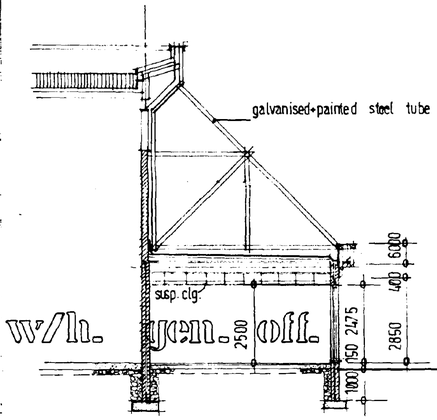
LOCATION PLAN (1-5000)

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved upvc connected to the appliances in the approved manner with 75mm deep seal traps. Wastes to be:-

wash hand basin -	32mm dia
w.c.:-	100mm dia
Shower & Sinks - + urinals	40mm dia

100mm dia soil and vent pipe terminating min 900mm above opening lights to be fitted with Osma flat roof flashing and plastic balloon.



SECTION YY

FOUL DRAINAGE

To be 110mm Osmadrain with flexible joints to a fall of 1 60 on main runs or as indicated on plan. Drains to be laid on 100mm imported granular material to be thoroughly compacted and true to gradient. Sidefill 150mm wide each side of pipe with granular material. Provide minimum 300mm compacted 'as dug' backfill all in accordance with manufacturers recommendation. Where drains pass through walls to be protected by relieving arches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under buildings bed as normal and continue the surround and backfill up to the underside of the dpm sand binding level, all in accordance with manufacturers recommendations. Where pipes are not under a traffic area and have less than 0.6m cover they should have concrete paving slabs laid as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where flexible pipes are under traffic area and have less than a 0.9m cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be polypropylene Osma Universal, fitted with cast iron cover and frame. Chambers to have a 100mm bed of granular material. Chambers with Grade C covers to have 150mm concrete around top of shaft to provide bed for frame. Inspection chambers to traffic/car park area to have Grade B covers and frames.

PUMP CHAMBER

F3.

Provide and install 'Flygt' pumping chamber and submersible pumps with malfunction alarm all to the manufacturers recommendations. Provide all associated controls etc.

FOUL SEWER FROM F3 CROSSING THE MAIN DRAIN TO BE MIN 1000mm UNDER EXISTING

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revision	date
A - Drainage amendment + form 21/7/95 confirmation	
B S13 NOTES ADDED + F3 PUMP CHAMBER NOTE	
C S8 DESIGN FLOW ADDED + S8 OUTFALL NOTE	22/3/96

ACCESS ROAD & FOOTPATH CONSTRUCTION

Access road and footpaths to be constructed strictly in accordance with Lincolnshire County Councils Specification for 'Construction of Development Roads which are to become Highways Maintainable at the Public Expense' as published October 1991.

Highway drainage to be to Lincolnshire County Council/Anglian Water specification and incoming services to be to the regulations and recommendations of the various Utilities companies.

EXTERNAL SURFACING

Concrete Apron:- To be in C35 concrete 225mm thick reinforced with 'Fibermesh' polypropylene fibre and including 5% air entrainment, laid in bays not exceeding a ratio of 1:1½ width length in bay width at 8 to 10m centres with induced, saw-cut joints at 6 to 8m centres. All 'formed' joints to be dowelled.

Surface to be tamped finish and all saw-cut joints to be filled with Sealant. Crossfalls to be 1:40 and longitudinal falls to be 1:60. Concrete apron to be placed upon minimum 200mm consolidated, frost resistant hardcore sub-base.

Forecourt & Parking Areas:- To be 50mm golden gravel on 200mm hoggin (to be self draining). Simazine weed killer to be applied to formation level.

Landscaped Areas:- To be cultivated and separated from gravel areas by open jointed 254x126 p.c. concrete kerbs set in concrete bed. Soft areas to be planted with ground cover shrubs up to bank of open drain along Bridge Road. Trees and larger shrubs to be planted along new access road.

WORKS TO OPEN DRAIN ALONGSIDE BRIDGE ROAD

The open drain is to be piped below the new access road in 600 diameter spun concrete pipes laid to South Holland Drainage Board requirements, with the invert level with existing dyke bottom on each side. The new highway drain is to connect into the piped dyke by means of a manhole to South Holland Drainage Board's approval. FOR FULL DETAILS SEE A&B/2.

SURFACE WATER DRAINAGE

To be Osmadrain and Ultra-Rib with flexible joints. Pipe sizes, falls etc to be as indicated on plan. All bedding and laying to be as per 'Foul Drainage' note.

Rainwater pipes to be 100mm dia. Osma soil pipe or equal approved, to have roddable connectors at base.

S12 OUTFALL TO BE AT LOW LEVEL INTO IMAGE DIKE WITH OUTFALL PIPE FINISHED FLUSH TO SIDE OF DRAIN.
S8 OUTFALL TO HUNDREDS DRAIN ALSO TO BE AT LOW LEVEL WITH OUTFALL PIPE FINISHED FLUSH TO SIDE OF DRAIN.

0716/95

JOHN D LYNCH
partnership
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ARCHITECTS

A1

project/drawing
WAREHOUSE & OFFICES, LITTLE SUTTON, LINCS.
FOR LAMMERS & VAN CLEEFF

SECTIONS, SITE & LOCATION PLANS

scale	date	drawn
1:100 1:500 1:5000	9/95	TAC
project no.		drawing no
1280		AB/3

revisions
A B C

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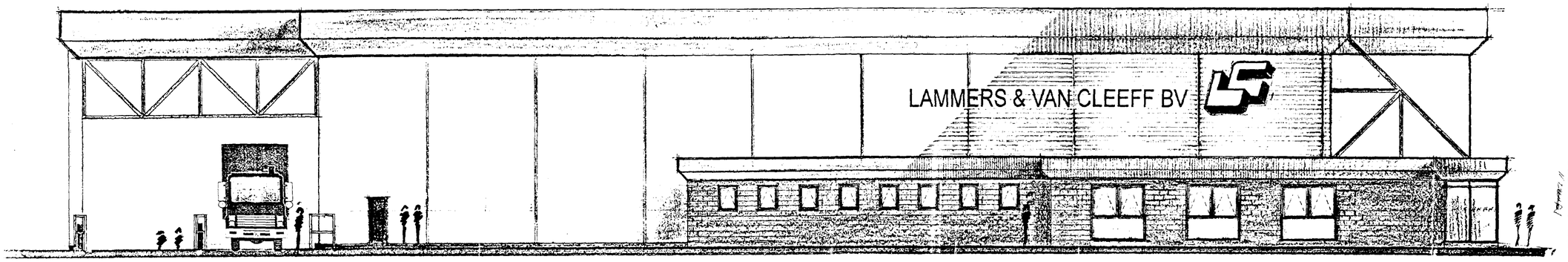
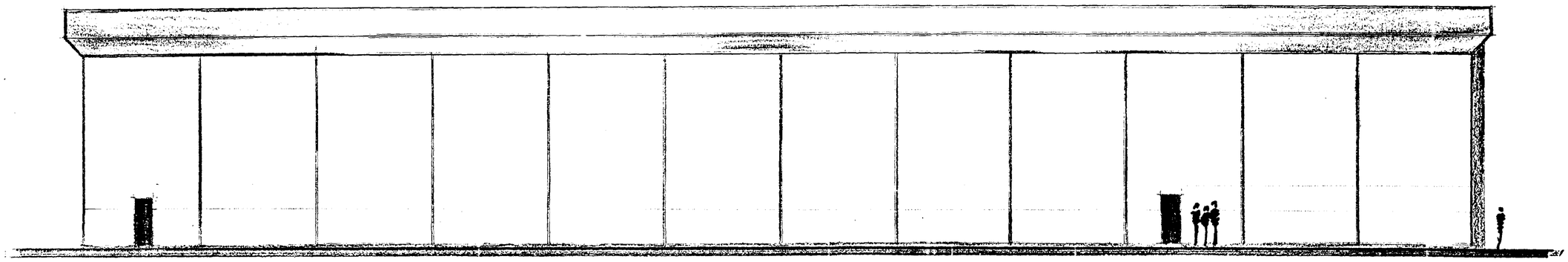
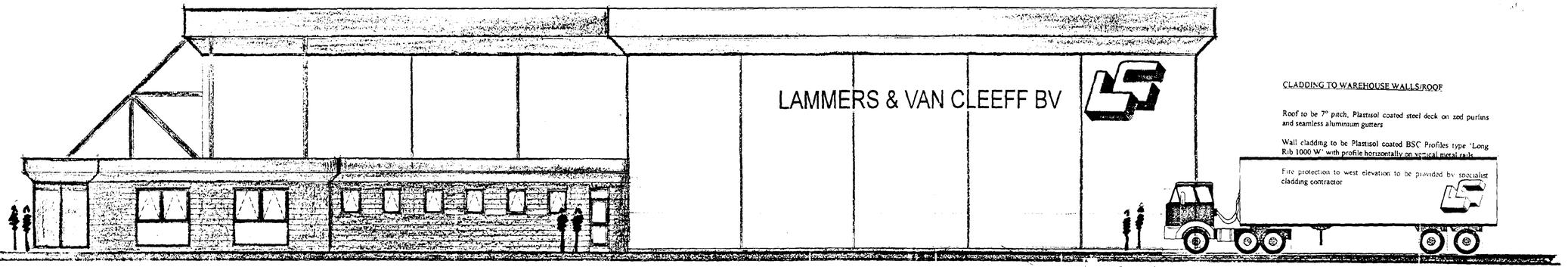
revision	date
A - Notes added.	7/11/95
B - Extents added to Covered Entrance Screen	L 13/96





WEST ELEVATION



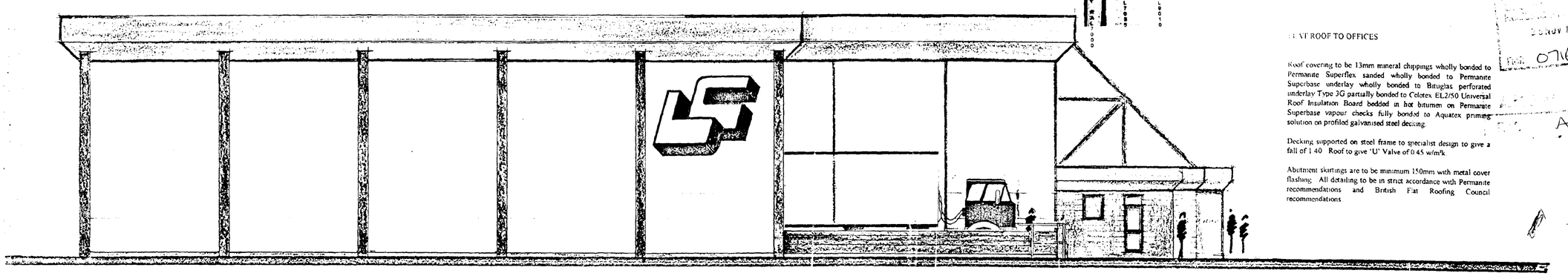
NORTH ELEVATION

CLADDING TO WAREHOUSE WALLS/ROOF

Roof to be 7° pitch, Plastisol coated steel deck on zed purlins and seamless aluminium gutters

Wall cladding to be Plastisol coated BSC Profiles type 'Long Rib 1000 W' with profile horizontally on vertical metal rails

Fire protection to west elevation to be provided by specialist cladding contractor



SOUTH ELEVATION

ROOF TO OFFICES

Roof covering to be 13mm mineral chippings wholly bonded to Permanite Superflex sanded wholly bonded to Permanite Superbase underlay wholly bonded to Bituglas perforated underlay Type 3G partially bonded to Celotex EL2/50 Universal Roof Insulation Board bedded in hot bitumen on Permanite Superbase vapour checks fully bonded to Aquatex priming solution on profiled galvanised steel decking.

Decking supported on steel frame to specialist design to give a fall of 1 40 Roof to give 'U' Valve of 0 45 w/m²k

Abutment skirtings are to be minimum 150mm with metal cover flashing All detailing to be in strict accordance with Permanite recommendations and British Flat Roofing Council recommendations

EAST ELEVATION

WINDOWS/DOORS

Windows/Doors to be thermally broken powder coated to selected RAL number aluminium frames with double glazed sealed units with a 12mm air gap. All to give 'U' valve of 3.3 w/m²k. Provide controllable trickle vents to meet requirements stated in Ventilation Schedule.

HEATING (Excluding Warehouse Area)

Space heating to be provided by Radiators with floor mounted thermostatic control valves. Radiators served by gas fired boiler. Boiler to be Potterton Kingfisher 2 Open Flue Gas Fired boiler Model CF125 (37kw output) (Size to be checked by heating engineer). Flue to be 150mm and terminate above flat roof level so that air may pass freely across it at all times, and be at least 600mm from any opening into the building. Flue terminal to be fitted. Draught diverter to be fitted internally. Provide air for combustion to boiler by permanent air vent with minimum effective area of 18,100mm². All to be in strict accordance with manufacturers recommendations. The boiler must stand directly on the floor screed and not on a floor covering which is likely to be softened by warmth to BS 5410 Part 1 1977

Domestic hot water to be provided as follows -
to wash hand basins electric instantaneous water heaters, to kitchen sink electric under sink water storage heater, to showers electric pumped fed from mains.

VENTILATION SCHEDULE

Room	Rapid Ventilation (opening windows)	Background Ventilation (trickle ventilators)	Mechanical Extract Ventilation Fan Rates
Kitchen/ Staffroom	1/20th floor area	14,980mm²	60 litres/second
Shower	opening window	8,000mm²	30 litres/second
F/Dis w.c.	1/20th floor area	4,000mm²	N/A
M w.c	1/20th floor area	4,000mm²	N/A
Guest Office	1/20th floor area	9,400mm²	N/A
General Office/ Reception	1/20th floor area	43,200mm²	N/A
Spares	1/20th floor area	16,000mm²	N/A
Samples/ Files	1/20th Floor area	16,000mm²	N/A

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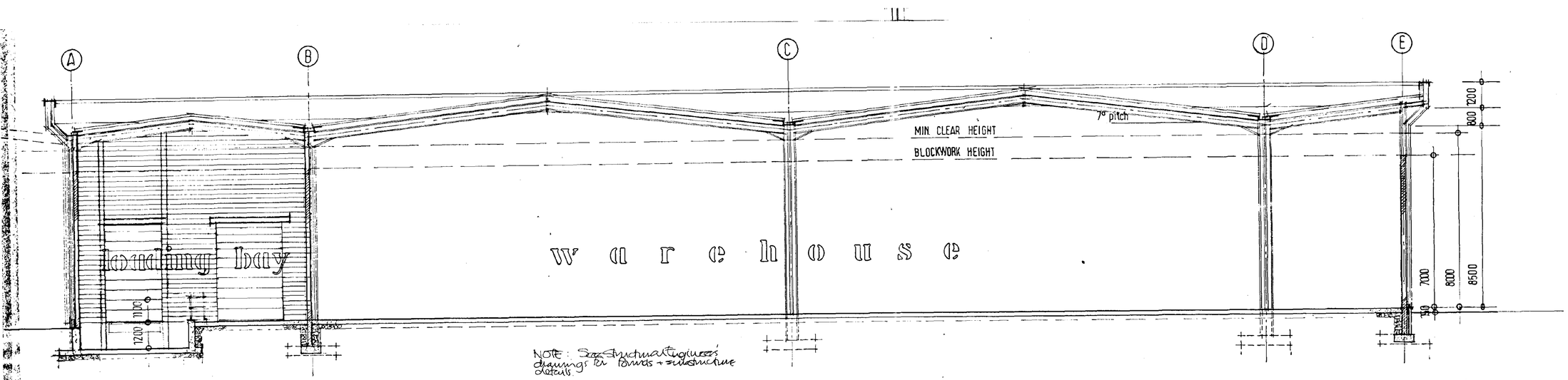
ELEVATIONS

scale	date	drawn
1:100	9/95	TAC

project no.	drawing no.
1280	AB/2

revisions
AB

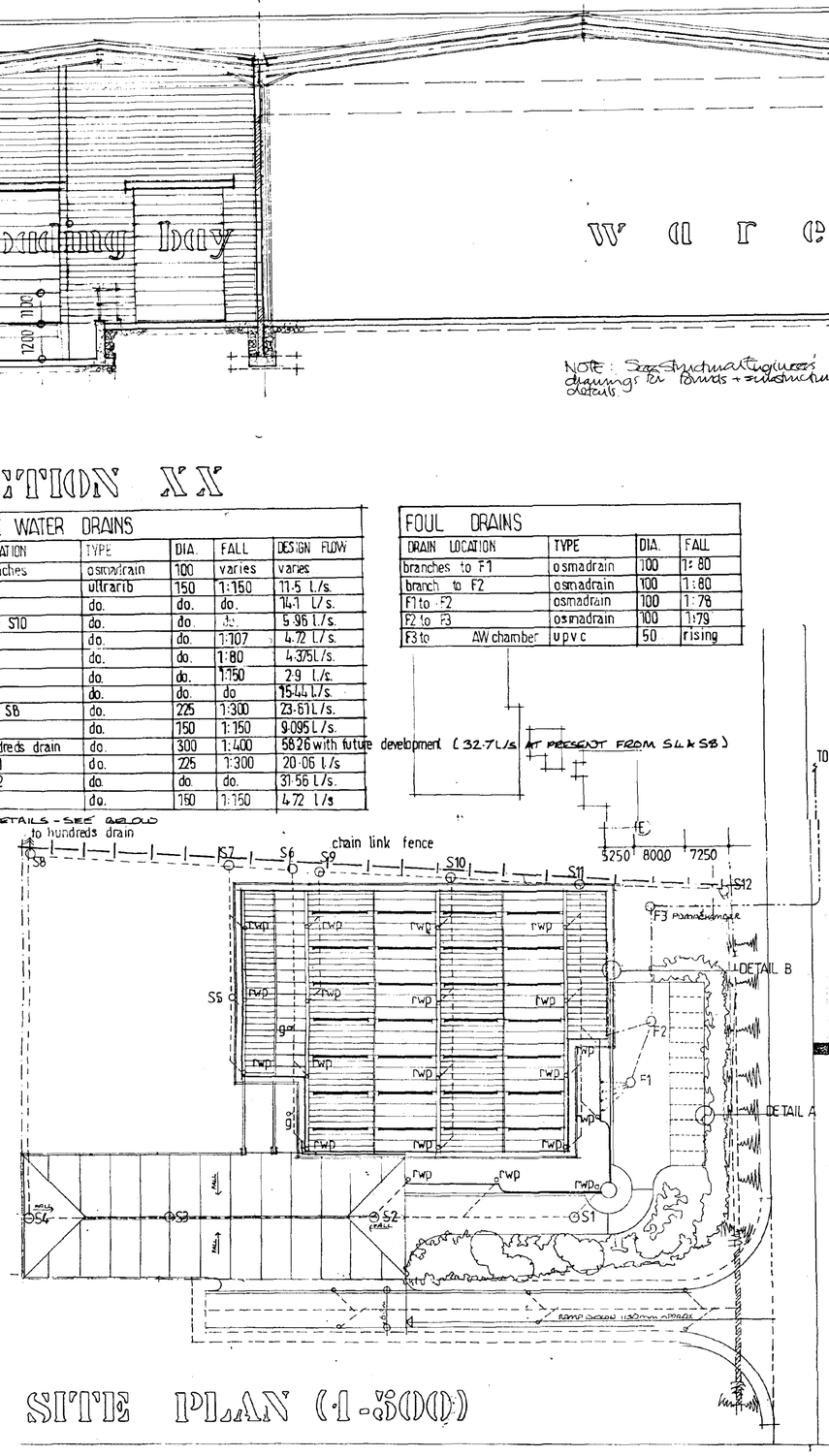


SECTION XX

SURFACE WATER DRAINS				
DRAIN LOCATION	TYPE	DIA.	FALL	DESIGN FLOW
r.w.p. branches	osmadrain	100	varies	varies
to S11	ultrarib	150	1:150	11.5 L/s.
to S10	do.	do.	do.	14.1 L/s.
to S9 to S10	do.	do.	do.	5.96 L/s.
to S6	do.	do.	1:107	4.72 L/s.
to S7	do.	do.	1:80	4.375L/s.
S1 to S2	do.	do.	1:150	2.9 L/s.
S2 to S3	do.	do.	do	15.44 L/s.
S3 to S4 to S8	do.	225	1:300	23.61L/s.
S7 to S8	do.	150	1:150	9.095 L/s.
S8 to hundreds drain	do.	300	1:400	58.26 with future development (32.7L/s AT PRESENT FROM S4 & S8)
S10 to S11	do.	225	1:300	20.06 L/s
S11 to S12	do.	do.	do.	31.56 L/s.
S6 to S7	do.	150	1:150	4.72 l/s

FOUL DRAINS			
DRAIN LOCATION	TYPE	DIA.	FALL
branches to F1	osmadrain	100	1:80
branch to F2	osmadrain	100	1:80
F1 to F2	osmadrain	100	1:78
F2 to F3	osmadrain	100	1:79
F3 to AW chamber	upvc	50	rising

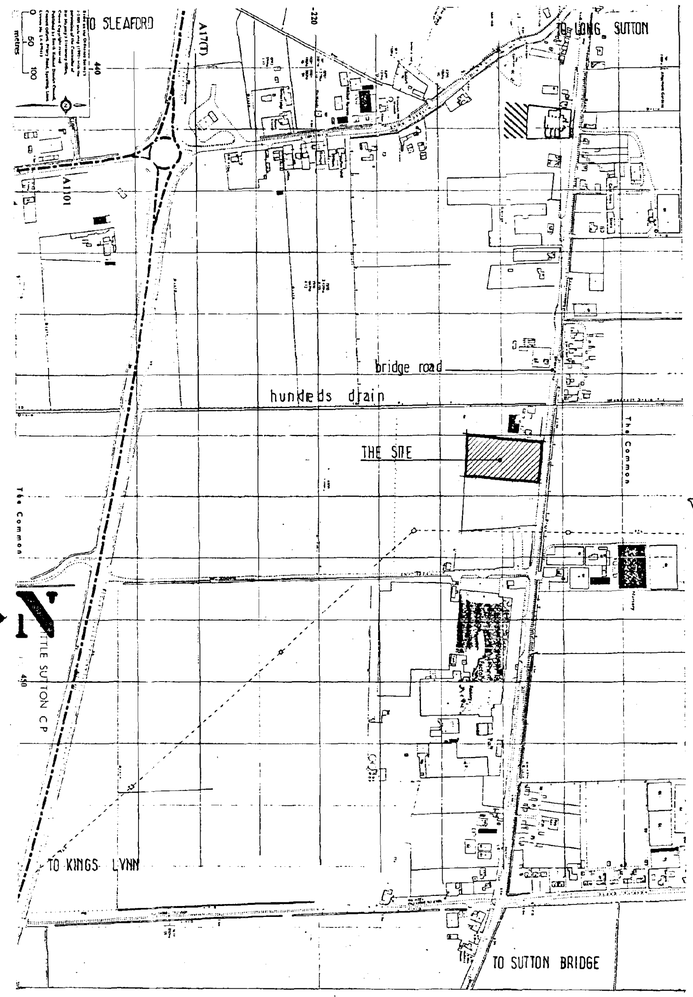
S12 DETAILS - SEE BELOW



SITE PLAN (1-500)

S13

INSPECTION CHAMBER SHALL HAVE INTERNAL DIMENSIONS OF AT LEAST 1800 m LONG BY 1200 m WIDE AND THE BASE SHALL COMPRISE A REINFORCED CONC SLAB 225 mm THICK SET 225mm BELOW THE INVERT OF THE PIPELINE. THE WALLS SHALL BE AT LEAST 225mm TO THICKNESS AND MAY COMPRISE HOLLOW CONC BLOCKS INSTALLED WITH CONC. INCORPORATION VERT REINFORCEMENT AS SHOWN PERPENDICULAR TO + MADE [illegible] ALL MATERIALS PLACED IMMEDIATELY IN POSITION [illegible] CONC. TO BE MADE AT LEAST [illegible] IN THICKNESS WITH A MINIMUM 11 N/M MIX. COVER AND FRAME AT GROUND LEVEL SHALL BE PROVIDED AND STEP IRONS WILL BE INSTALLED TO ENSURE EASY ACCESS



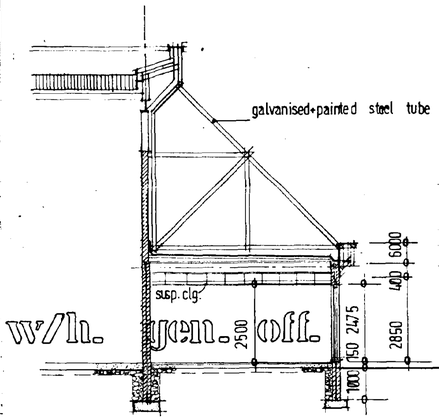
LOCATION PLAN (1-2000)

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved upvc connected to the appliances in the approved manner with 75mm deep seal traps. Wastes to be:-

wash hand basin:-	32mm dia
w.c.:-	100mm dia
Shower & Sinks:- + urinals	40mm dia

100mm dia soil and vent pipe terminating min 900mm above opening lights to be fitted with Osma flat roof flashing and plastic balloon.



SECTION YY

FOUL DRAINAGE

To be 110mm Osmadrain with flexible joints to a fall of 1:60 on main runs or as indicated on plan. Drains to be laid on 100mm imported granular material to be thoroughly compacted and true to gradient. Sidefill 150mm wide each side of pipe with granular material. Provide minimum 300mm compacted 'as dug' backfill all in accordance with manufacturers recommendation. Where drains pass through walls to be protected by relieving arches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under buildings bed as normal and continue the surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a traffic area and have less than 0.6m cover they should have concrete paving slabs laid as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where flexible pipes are under traffic area and have less than a 0.9m cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be polypropylene Osma Universal, fitted with cast iron cover and frame. Chambers to have a 100mm bed of granular material. Chambers with Grade C covers to have 150mm concrete around top of shaft to provide bed for frame. Inspection chambers to traffic/car park area to have Grade B covers and frames.

PUMP CHAMBER

F3

Provide and install 'Flygt' pumping chamber and submersible pumps with malfunction alarm all to the manufacturers recommendations. Provide all associated controls etc.

FOUL SEWER FROM F3 CROSSING THE A1101 ROAD TO BE MIN 1000mm UNDER EXISTING ROADWAY LAID IN ACCORDANCE WITH THE

ACCESS ROAD & FOOTPATH CONSTRUCTION

Access road and footpaths to be constructed strictly in accordance with Lincolnshire County Councils Specification for 'Construction of Development Roads which are to become Highways Maintainable at the Public Expense' as published October 1991.

Highway drainage to be to Lincolnshire County Council/Anglian Water specification and incoming services to be to the regulations and recommendations of the various Utilities companies.

EXTERNAL SURFACING

Concrete Apron:- To be in C35 concrete 225mm thick reinforced with 'Fibermesh' polypropylene fibre and including 5% air entrainment, laid in bays not exceeding a ratio of 1:1½ width/length in bay width at 8 to 10m centres with induced, saw-cut joints at 6 to 8m centres. All 'formed' joints to be dowelled.

Surface to be tamped finish and all saw-cut joints to be filled with Sealant. Crossfalls to be 1:40 and longitudinal falls to be 1:60. Concrete apron to be placed upon minimum 200mm consolidated, frost resistant hardcore sub-base.

Forecourt & Parking Area:- To be 50mm golden gravel on 200mm hoggin (to be self draining). Simazine weed killer to be applied to formation level.

Landscaped Areas:- To be cultivated and separated from gravel areas by open jointed 254x254 p.c. concrete kerbs set in concrete bed. Soft areas to be planted with ground cover shrubs up to bank of open drain along Bridge Road. Trees and larger shrubs to be planted along new access road.

WORKS TO OPEN DRAIN ALONGSIDE BRIDGE ROAD

The open drain is to be piped below the new access road in 600 diameter spun concrete pipes laid to South Holland Drainage Board requirements, with the invert level with existing dyke bottom on each side. The new highway drain is to connect into the piped dyke by means of a manhole to South Holland Drainage Board's approval. FOR FULL DETAILS SEE AB/2.

SURFACE WATER DRAINAGE

To be Osmadrain and Ultra-Rib with flexible joints. Pipe sizes, falls etc to be as indicated on plan. All bedding and laying to be as per 'Foul Drainage' note.

Rainwater pipes to be 100mm dia. Osma soil pipe or equal approved, to have roddable connectors at base.

S12 OUTFALL TO BE AT LOW LEVEL INTO AMOS DRAIN WITH OUTFALL PIPE FINISHED FLUSH TO SIDE OF DRAIN

S8 OUTFALL TO HUNDREDS DRAIN ALSO TO BE AT LOW LEVEL WITH OUTFALL PIPE FINISHED FLUSH TO SIDE OF DRAIN

Do not scale from this drawing.

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revision	date
A - Drainage amendment + Found. 21/2/95 clarification.	
B S13 NOTES ADDED + F3 PUMP CHAMBER NOTE	
C S12 INVERT FLOW ADDED + S8 OUTFALL NOTE	26/3/96

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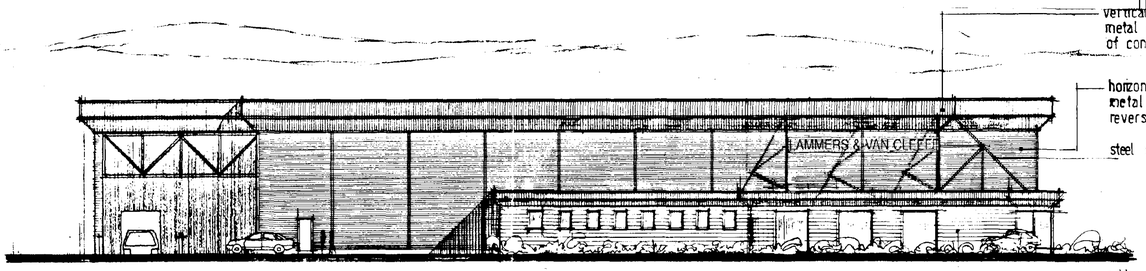
project/drawing
WAREHOUSE & OFFICES, LITTLE SUTTON, LINCS. FOR LAMMERS & VAN CLEEFF

SECTIONS, SITE & LOCATION PLANS

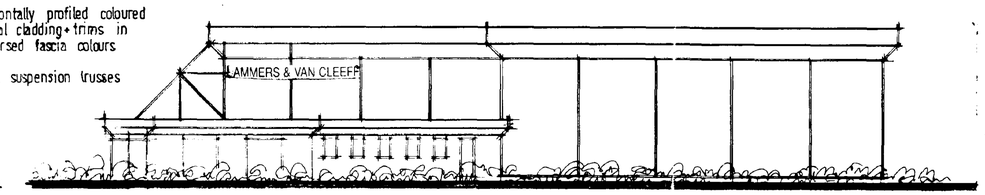
scale	*date*	*drawn*
1:100 1:500 1:5000	9/95	TAC

project no.	*drawing no.*
1280	AB/3

revisions A B C



EAST ELEVATION



NORTH ELEVATION

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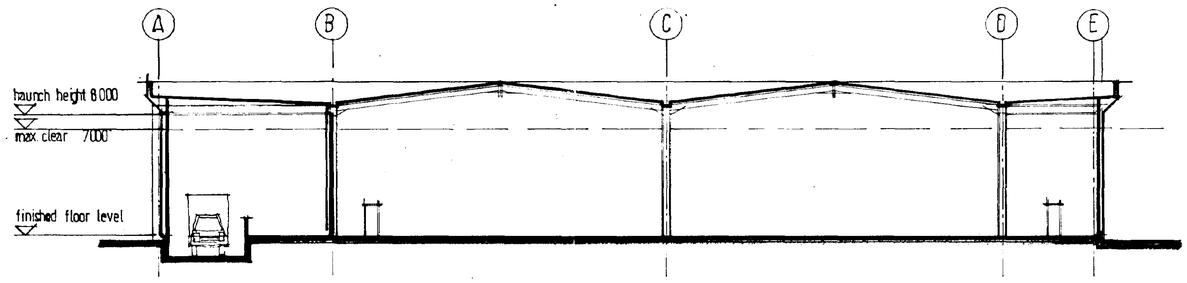
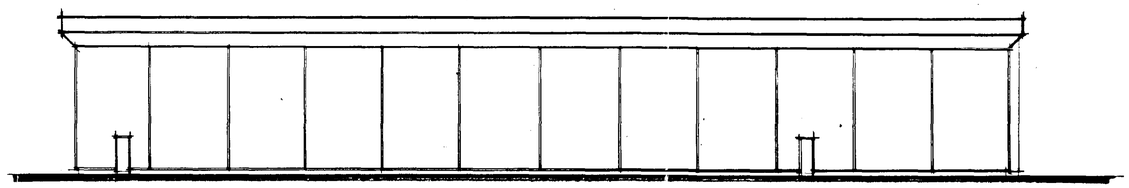
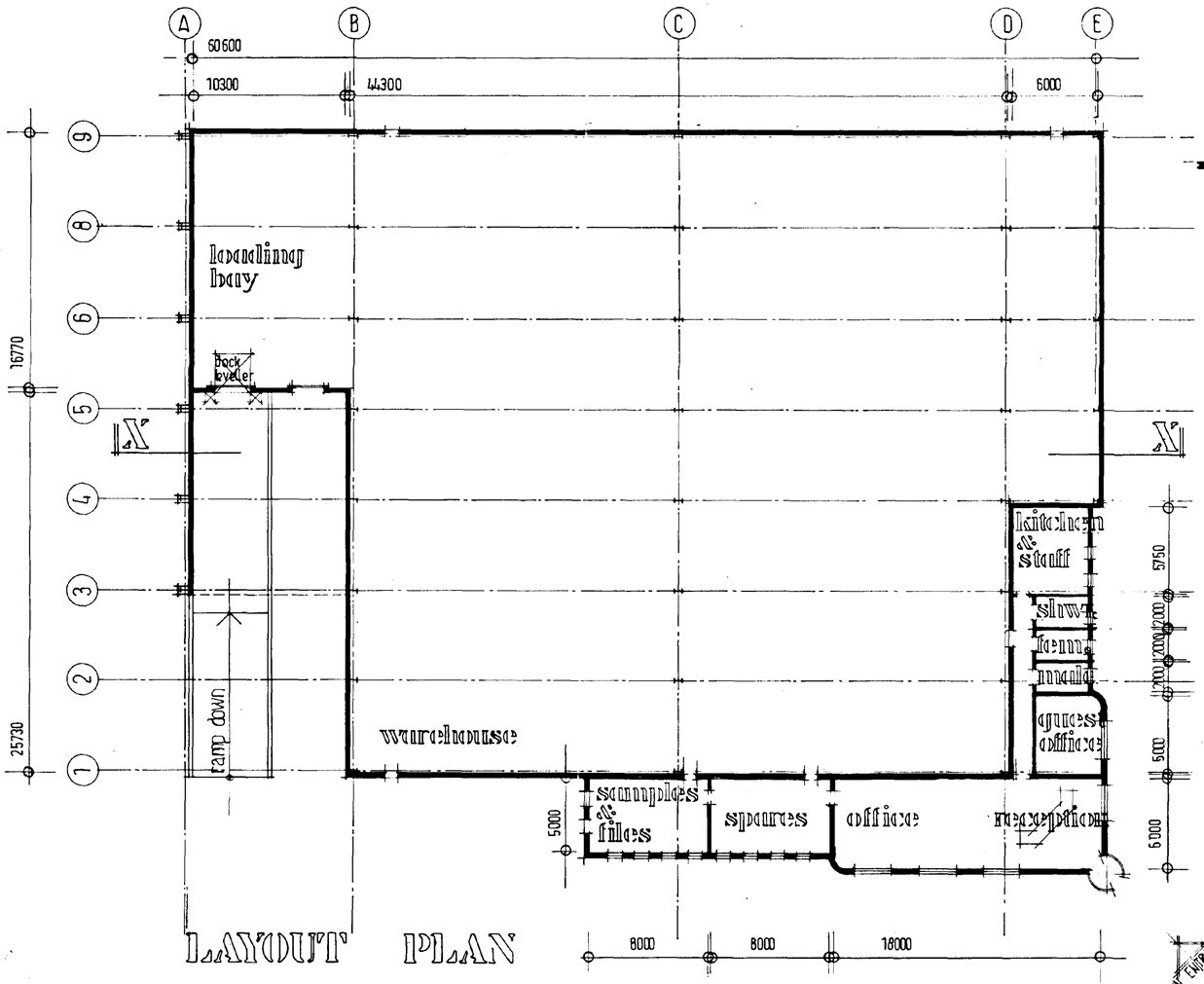
revision	date



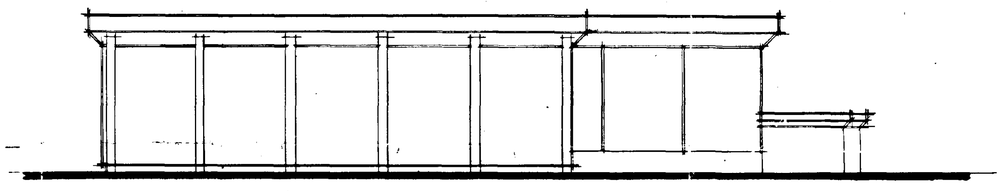
SECTION XX



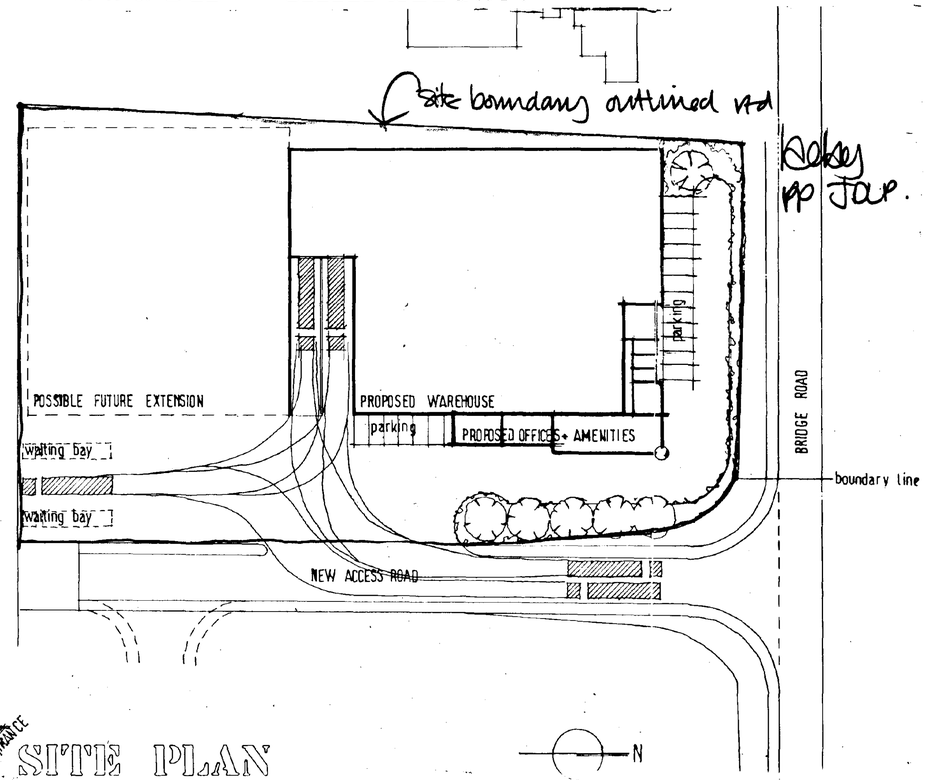
WEST ELEVATION



LAYOUT PLAN



SOUTH ELEVATION



SITE PLAN

JOHN D LYNCH PARTNERSHIP
RECEIVED
ARCHITECTS (SPALDING)

DC
ING
Ref: H10/0716/95.

JOHN D LYNCH *partnership*
CHARTERED ARCHITECTS

project/drawing
PROPOSED WAREHOUSE AND OFFICES AT LITTLE SUTTON, LINCOLNSHIRE FOR MESSRS. LAMMERS + VAN CLEEFF
design proposals [as amended]

scale	*date*	*drawn*
1:200 1: 500	23-06-95	TAC

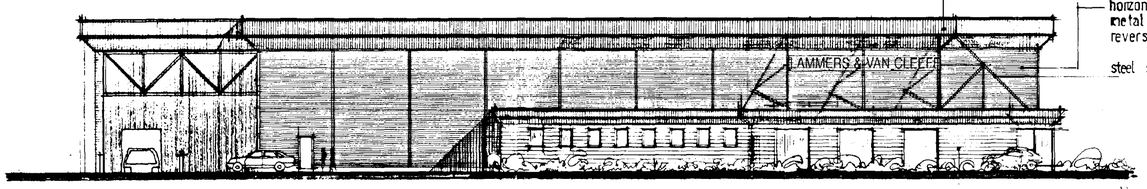
project no.	*drawing no.*
1280	AK/10

vertically profiled coloured metal cladding with trims of contrasting colours

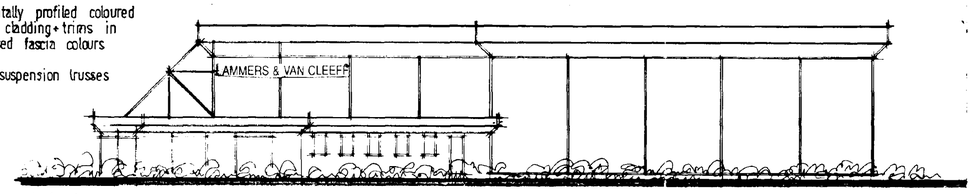
horizontally profiled coloured metal cladding + trims in reversed fascia colours

steel suspension trusses

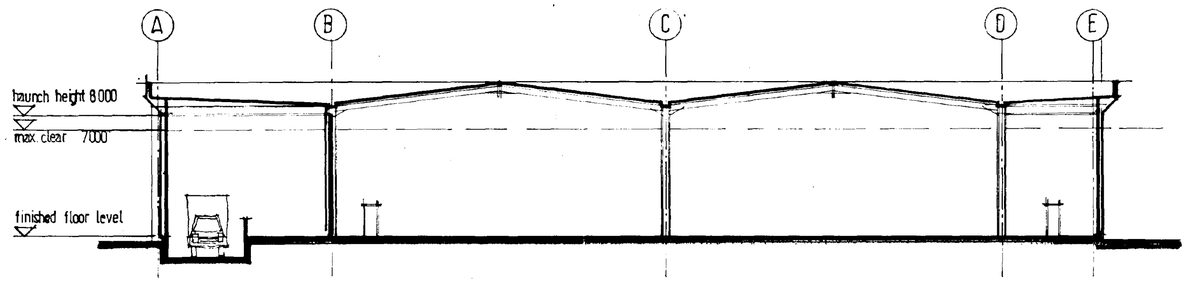
golden gravel faced concrete blockwork



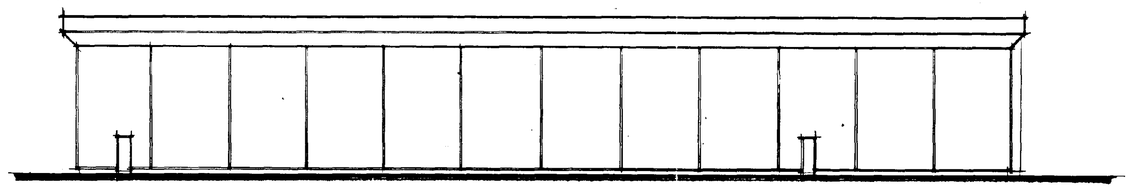
EAST ELEVATION



NORTH ELEVATION



SECTION XX



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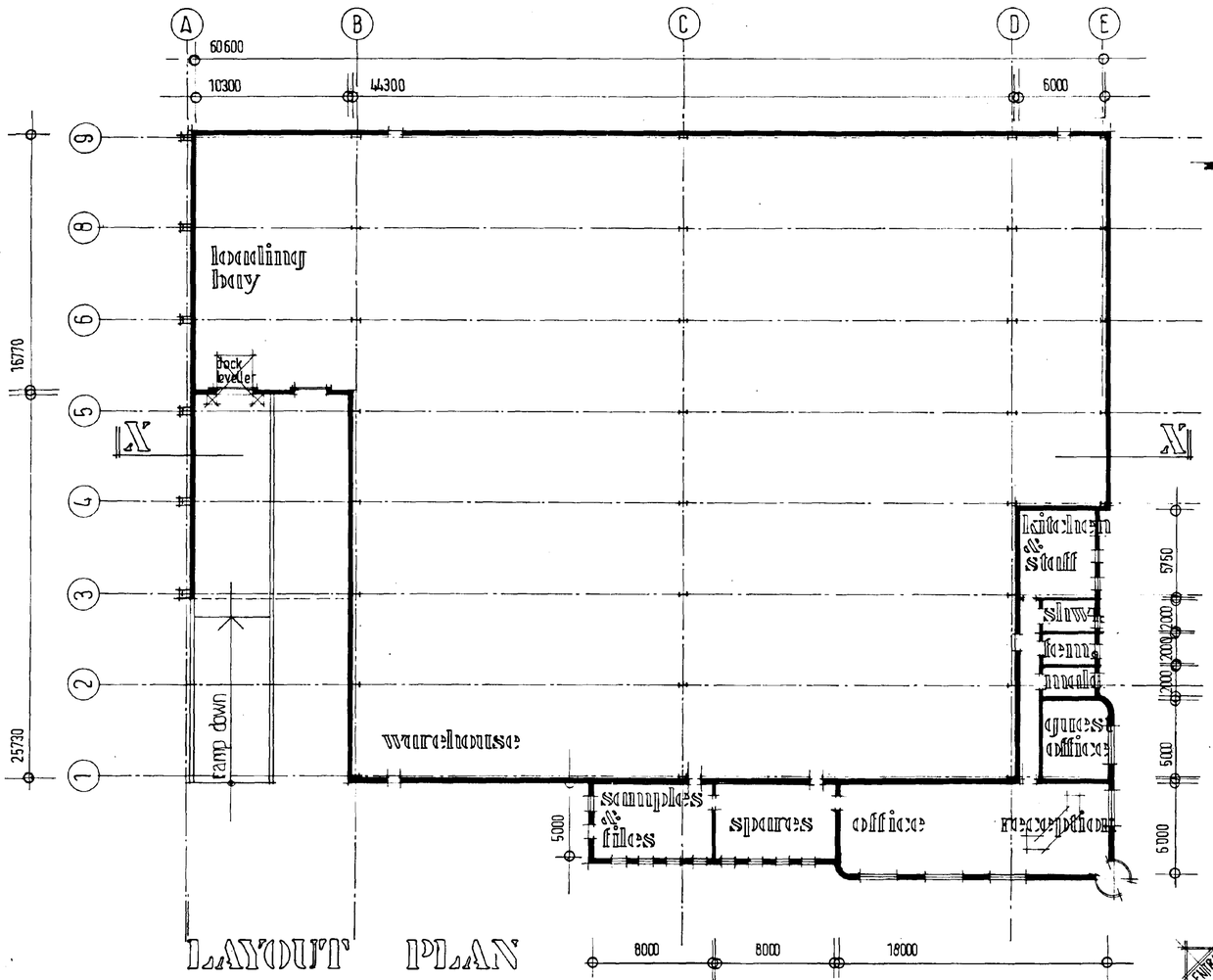
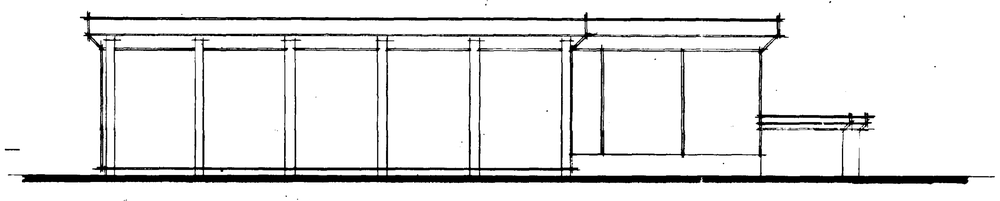
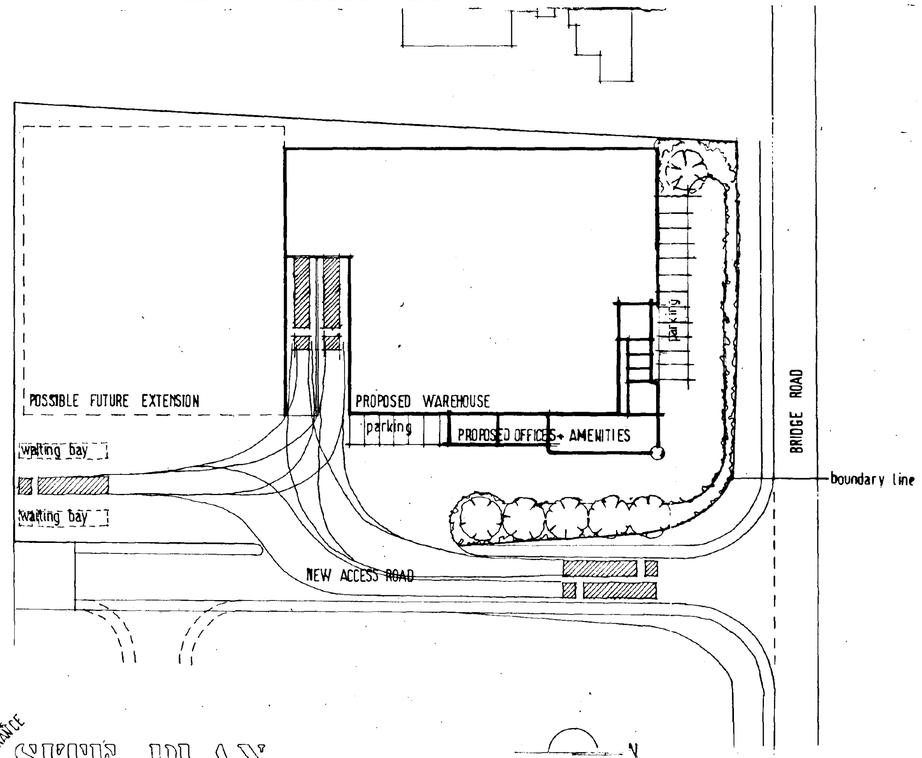


LAYOUT PLAN



SOUTH ELEVATION



SITE PLAN

notes

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revision	date

SOUTH HOLLAND HOUSING
10 JUL 1995
Ref: H/01/0716/95

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED WAREHOUSE AND OFFICES AT LITTLE SUTTON, LINCOLNSHIRE FOR MESSRS. LAMMERS + VAN CLEEFF
design proposals [as amended]

scale	date	drawn
1:200 1:500	23-06-95	TAC

project no.