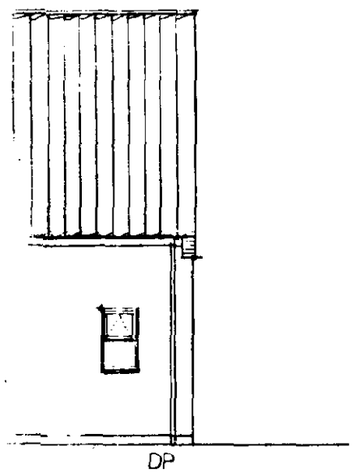
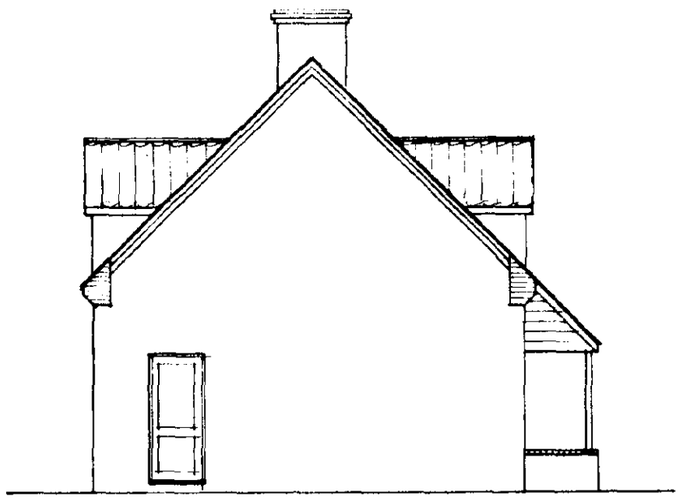


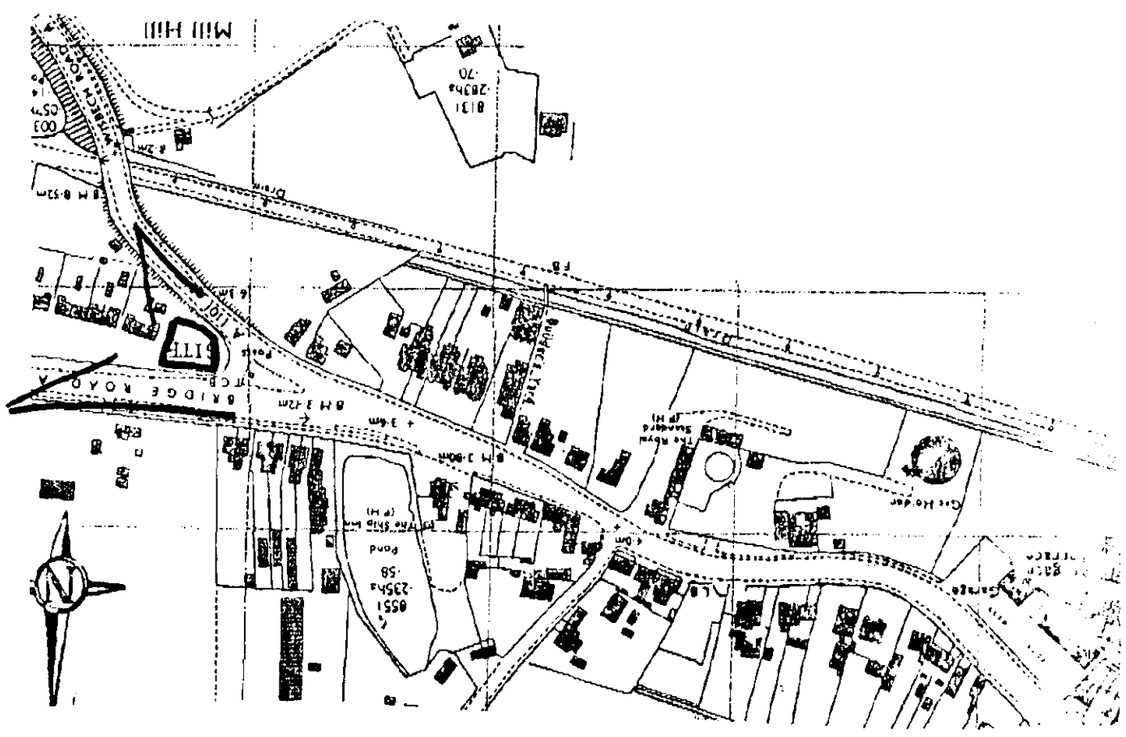


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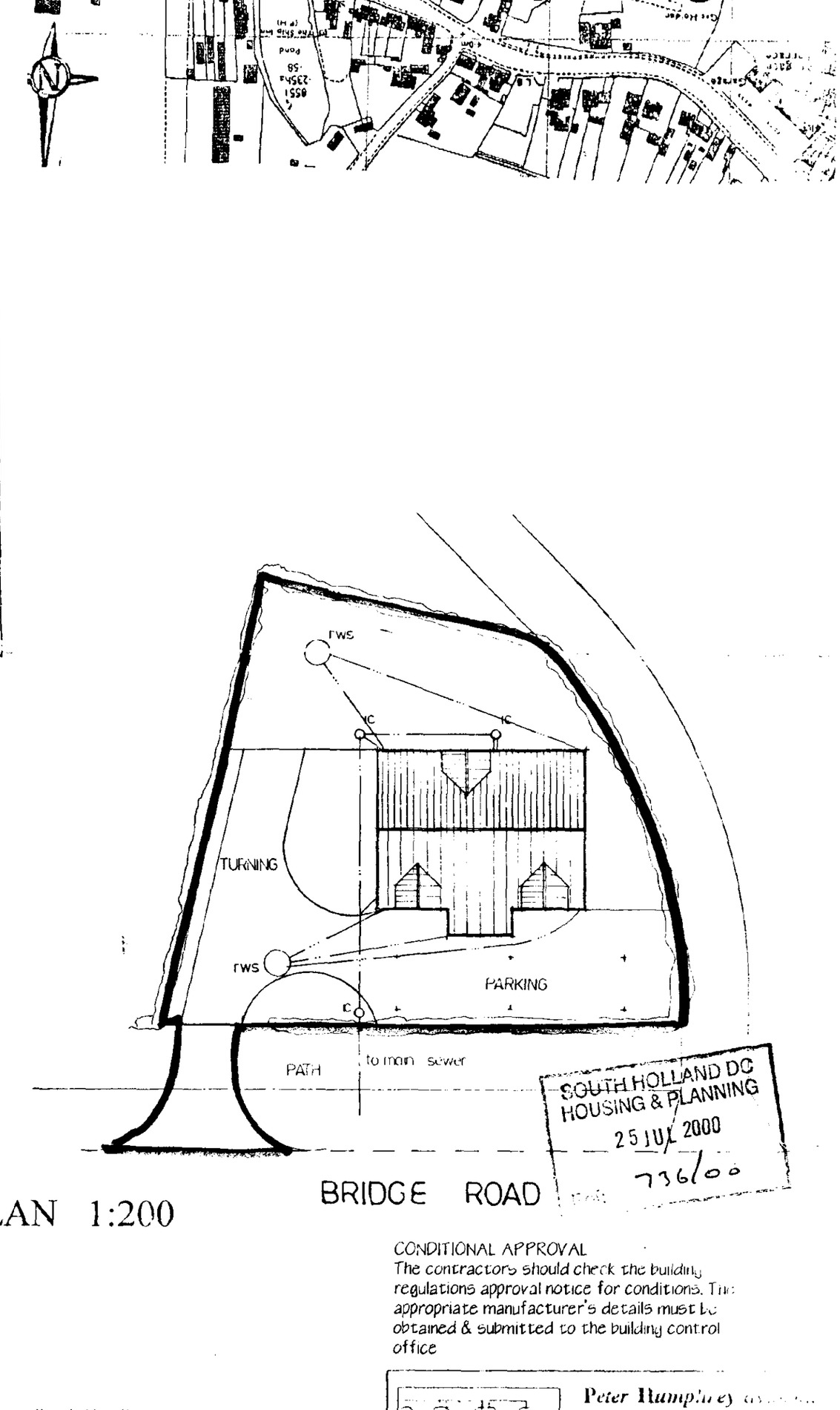
SIDE ELEVATION

Boiler control interlocks
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Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type.

ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
e.s.	EXTERNAL DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	EXTERNAL LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	FLUORESCENT LIGHT
	TELEPHONE POINT
	SMOKE DETECTOR
	COOKER POINT
D	DIMMER LIGHT SWITCH
	SINGLE SOCKET
	T.V AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR



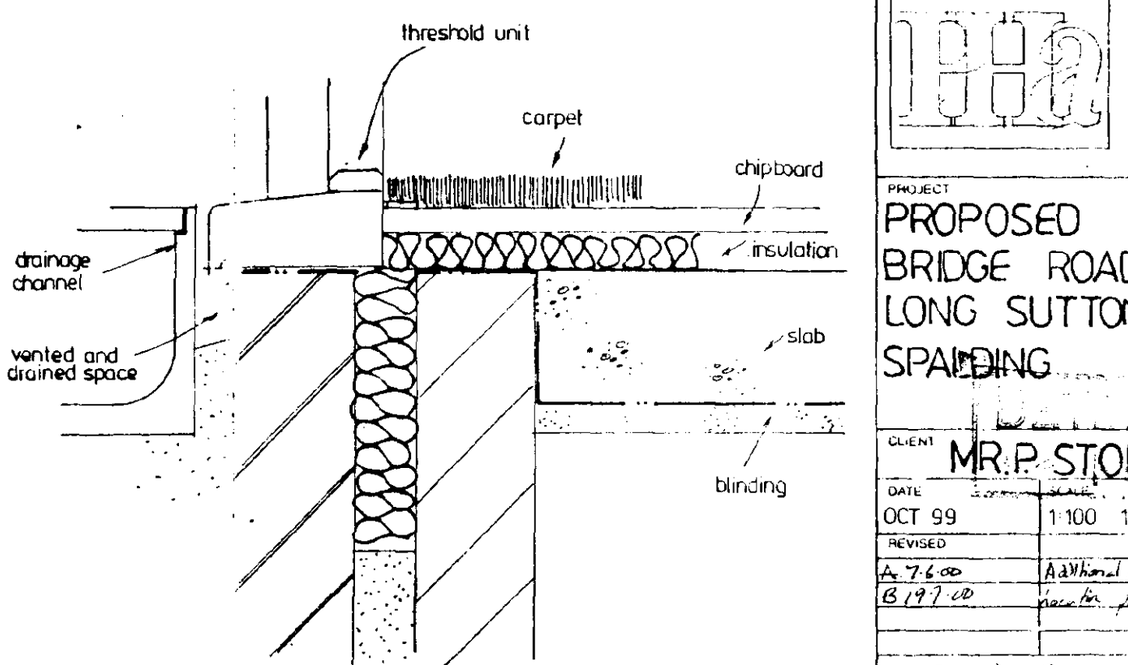
FIRST FLOOR PLAN



SOUTH HOLLAND DC
HOUSING & PLANNING
25 JUL 2000
736/00

SITE PLAN 1:200

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office



ACCESSIBLE THRESHOLD 1:5

Peter Humphrey
18 Chapel
Cambridgeshire
Telephone 01945

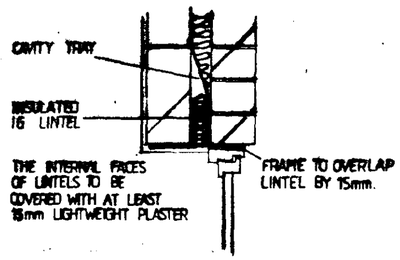
PROJECT
PROPOSED DWELLING
BRIDGE ROAD
LONG SUTTON
SPALDING

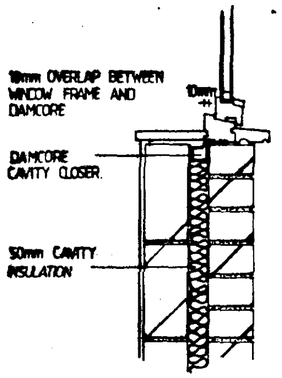
CLIENT MR P STOREY

DATE		JOB NO.
OCT 99	1:100 1:50	1821 - 1
REVISED		
A 7.6.00	Additional information added	
B 19.7.00	new site plan awarded	

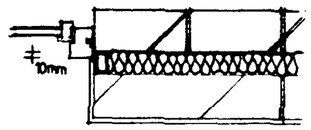
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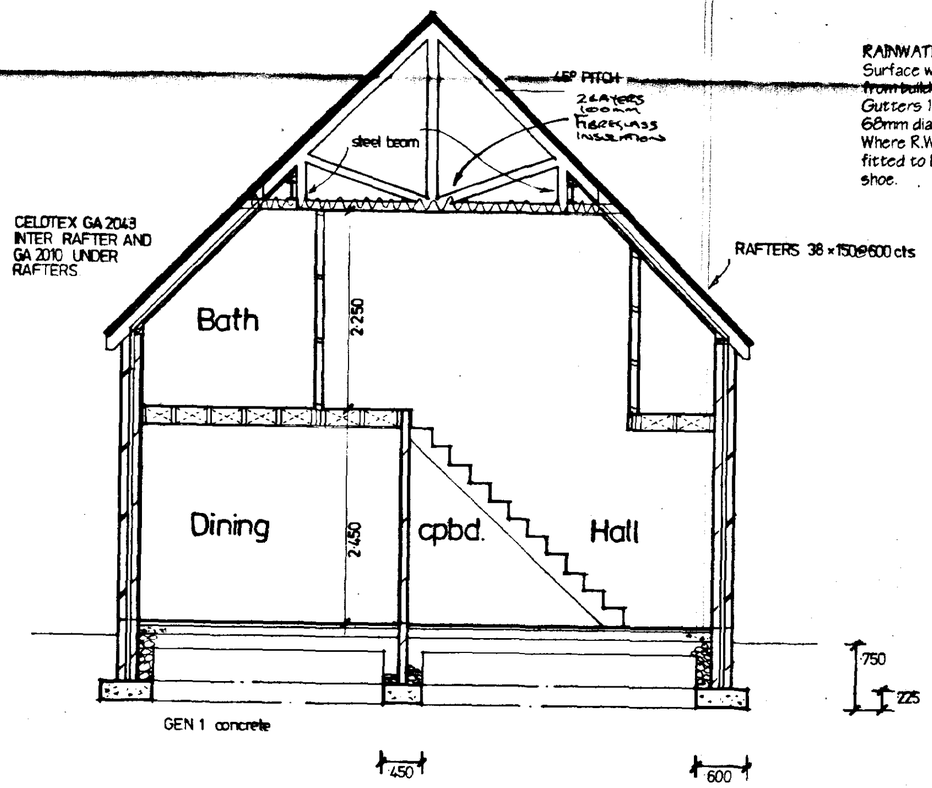




1:10 SILL AND LINTEL



1:10 REVEALS



DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. inlets, 450 dia. int. upto 1m deep, 1050mm dia. Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient

ALL DRAINS BE 100mm DIA. UPVC.
FALLS TO BE:- 1;40 BETWEEN SVP and I.C.
1;70 BETWEEN I.C. and I.C.
1;70 BETWEEN RWP and SOAKAWAY

RAINWATER DRAINAGE
Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1;600, downpipes 68mm dia.
Where R.W.P. disperses on to roof, shoe to be fitted to bottom. Weather tile provided under shoe.

BELOW DPC WALLS.
Incorporate 7N/mm² block below Ground level.
Lean mix concrete fill to cavity below Ground level.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with 0sma protection sleeve or similar to prevent entry of vermin.

FOUNDATIONS
Concrete strip foundations to a minimum depth of 750mm or 1 metre. Any irregularity in subsoil conditions to be reported to agent for remedial advice.

FLOORS
GROUND FLOOR CONSTRUCTION
Floor Slab;-
38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

FIREPLACE
Chimney & fireplace to be constructed of non-combustible material. The hearth should be min 125mm thick of non-combustible material, projecting min. 500mm from chimney breast and 150mm from fire recess. 2 no. Fireguard clips fixed one each side of chimney breast.
Flues should be min 225 dia. clay flue liners with rebated sockets uppermost to prevent condensation as described in B.S. 1181;1971 (1977) Clay flue linings & flue terminals. Chimney to have 2 no. courses of engineering brick DPC above intersection of roof.
Code 4 lead flashing to roof & chimney stack. Chimney to terminate 600mm above ridge or 1m above highest point of intersection with roof, if more that 600mm from ridge.
No combustible material to be within 40mm of face of chimney masonry

EXTERNAL WALLS
Cavity wall 253mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick,100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.

FIRST FLOOR CONSTRUCTION
First floor joists to be x at ctrs. Built into walls, or taken on joist hangers, 19mm tongued & grooved boarding. Green - moisture resistant & type. 30 x 5mm m.s. straps 1500 long built into wall at 2 m ctrs. Once bent over, with solid packing under.
Floor joists to be doubled up under stud partitions, where parallel with floor joists.
Trimmers to openings in floor to be doubled up floor joists built in or taken on joist hangers.
Floor joists doubled up under bath..

Strutting to joists

joist span m	No. of rows of strutting
less than 2.5	none
2.5 - 4.5	1 at mid-span
more than 4.5	2 at one third positions

LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.

CEILINGS
12.5mm plasterboard ceiling to underside of joists.
Shiplap boarding to all external ceilings.
Artex or plaster skin finish.

STAIRS
Risers 204 mm going 223 mm. Balustrades 900mm high on flight 900mm on landing. Max. gap between vertical balusters 100mm. Min. 800 mm between handrails 2 way light switch.

ROOF CONSTRUCTION
Roof truss manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 45° Pitch on 38x25mm battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Valleys constructed via GRP valley troughs.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks
Roof hatches to be insulated & draught sealed & lockable.
Ensure eaves ventilation at least equal to continuos strip 25mm. wide.
Ensure ridge ventilation at least equal to continuos strip 5mm. wide.
Ensure 50mm. free air space between the roof deck and insulation. Where joists run at right angles to the flow of air a suitable air space may be formed by using counter battens.

STUDWORK
Studs to be 50 x 100 @ 600 ctrs vertically & 1200m ctrs. horizontally, with 12.5mm plasterboard to each side.
100mm fibreglass insulation to studwork on first floor where indicated.

DORMER WINDOW CONSTRUCTION
Trusses or rafters doubled up each side of dormer windows. Trimmers top & bottom between trusses, sizes equal to rafters 100 x 100mm posts taken off doubled up rafters supporting 100 x 75 head plate.
Roof to be 38 x ctrs rafters, ridge board 25 x . Ceiling joists 38 x at ctrs.
Layboards 225 x 25mm fixed to trusses.
Valley formed with code 5 lead. Front of dormer to be 100 x 75 frame with 19mm water & boil proof plywood & building paper with 100 x 22mm tongued & grooved boarding. 19mm w & bp plywood to sides of dormer, building paper & code 5 lead.
12.5mm plasterboard fixed to ceiling joists.

Diagram 24 Clear space for frontal access to WC

see para 10.3

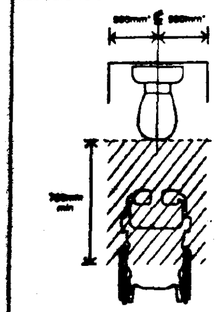
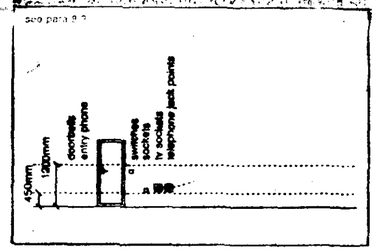


Diagram 22 Heights of switches, sockets, etc

see para 9.3



DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 09 JUN 2000 Ref. 0736/00

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
PROPOSED DWELLING
BRIDGE ROAD
LONG SUTTON
SPALDING.

CLIENT MR. P. STOREY.

DATE	SCALE	JOB No
OCT 99	1:50	1821-2A
REVISED		
A 7.6.00	Additional information added	

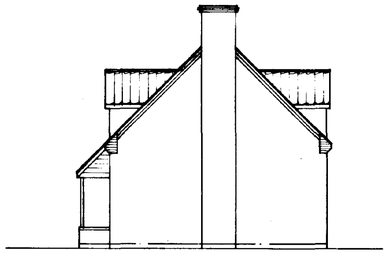
DETAILED

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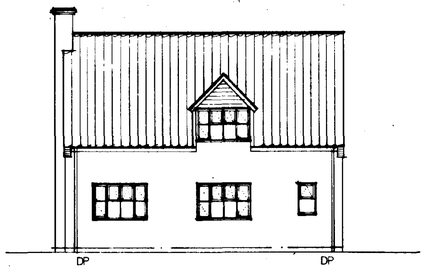
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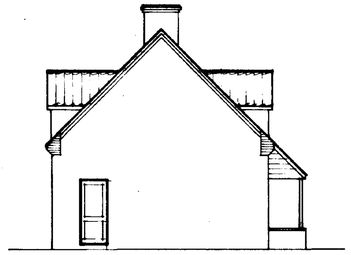
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Baths 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 56206:1981.
Double glazing to have min 12mm air gap between glass.

SMOKE DETECTORS
Smoke detectors to be interconnected and run off mains with separate circuit at distribution board, to a min standard of BS.5839:Part 1 : Standard L3..

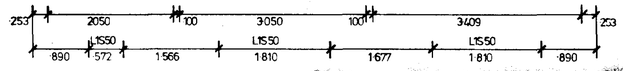
EXTRACTOR FANS
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun

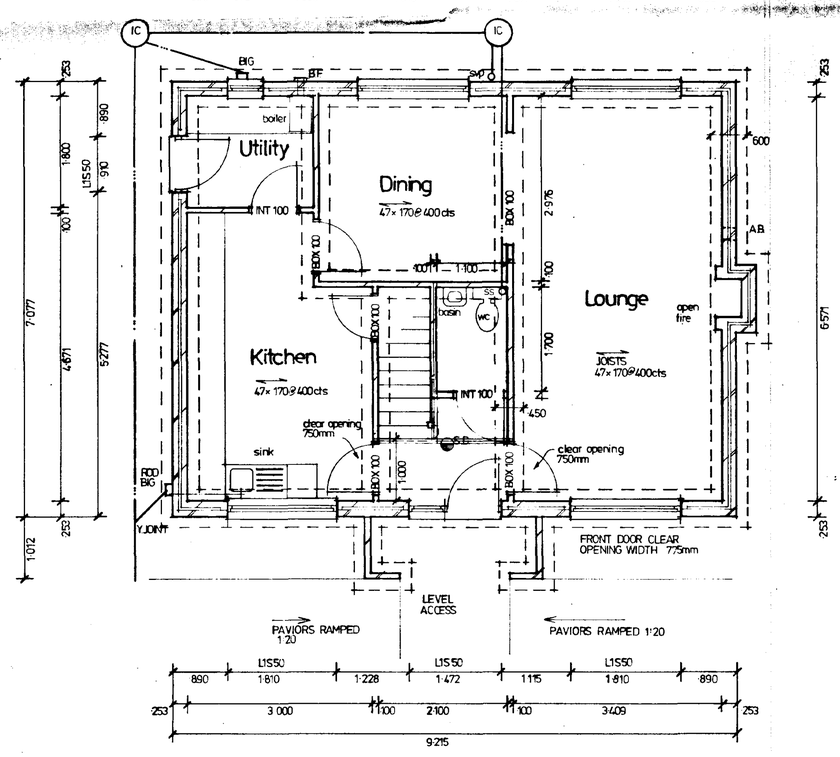
DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
Sealing around floor and ceiling hatches.
Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped. Services where they penetrate or project into hollow constructions or voids

HEATING
Boiler to be gas fired with balanced flue.
Durable wire guard over at ground level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented to atmosphere & be well insulated.

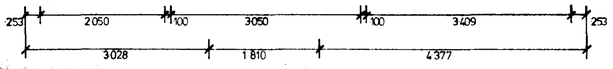
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

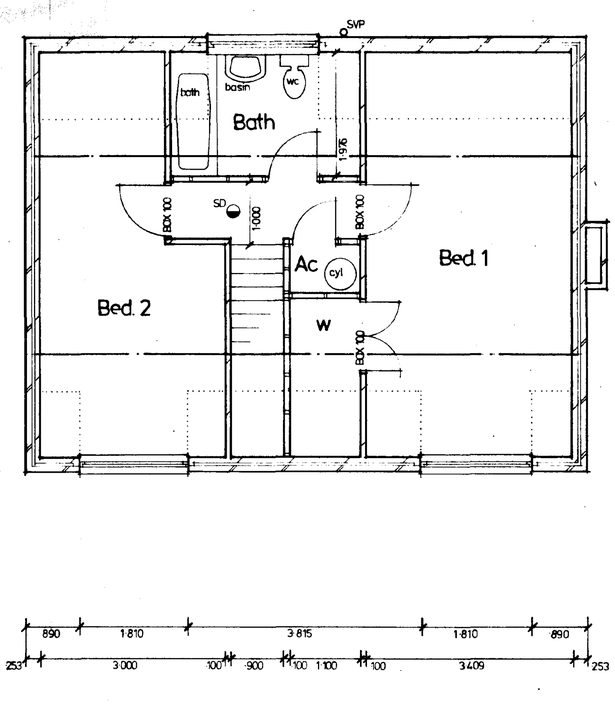
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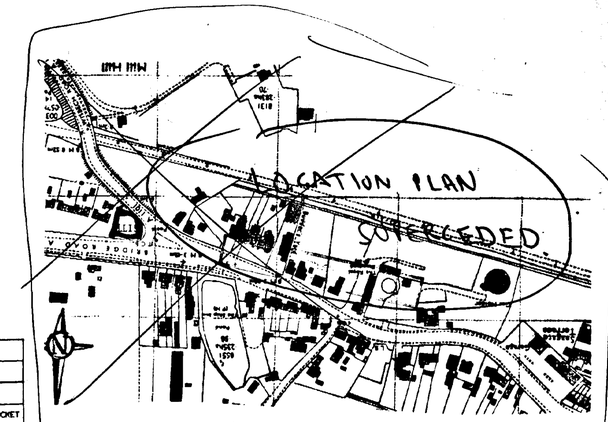
GROUND FLOOR PLAN



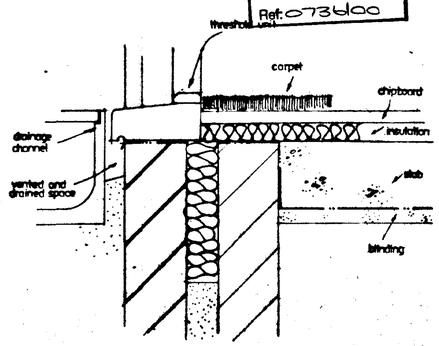


FIRST FLOOR PLAN

ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
	EXTERNAL DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	EXTERNAL LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	FLUORESCENT LIGHT
	TELEPHONE POINT
	SMOKE DETECTOR
	COOKER POINT
D	DIMMER LIGHT SWITCH
	SINGLE SOCKET
	T.V. AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR



SITE PLAN 1:200



ACCESSIBLE THRESHOLD 1:5

SOUTH HOLLAND DC
HOUSING & PLANNING
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Ref: 073600

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Telephone 01945 466966
Fax 01945 466433

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SPALDING

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