THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND IS NOT TO BE REPRODUCED WITHOUT PRIOR PERMISSION.

ALL DIMENSIONS AND PARTICULARS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. DO NOT SCALE OFF THIS DRAWING.

1.8m high close boarded timber boundary fence

native hedgerow to be maintained at approx. 1.8m high

garden
lawn to be built up to underside of decking

timber gate

Rewatec Juncus Variopress 4500l capacity rainwater harvesting tank

#External Space Lighting
External space lighting to be 9W down light REF: Lyx in Matt Chrome to be externally mounted in positions as indicated on plan (either side of rear elevation) lights are to be activated by PIR movement sensors. Available from www.efficientlight.co.uk

#Secured by Design
PAS24 certificates to be issued by contractor for all external doors.

BS750 certificates to be issued by contractor for all windows.

#Sanitary Fittings
Sanitary fittings and W.C. to be duel flush of 6 and 4 litres.

All taps to have flow restrictors to 3l/s.

Bath to be Armitage Shanks Alto range with 149litre capacity.

#100mm dia. p.v.c.u. storm water drain @ minimum 1:100 fall

100mm dia. p.v.c.u. storm water drain @ minimum 1:100 fall to the pond as shown on the site plan. Outfall after the sampling chamber and to discharge into balancing pond to be confirmed by Wallidock Associates

100mm dia. p.v.c.u. foul drain run @ 1:60 fall to run to sewage treatment plant

I.C 4 | I.C 5 | I.C 11

DETAIL J

DETAIL E

planting

900x600mm concrete paving slabs

1130 | 2300 | 3450 | 2150 | 1650 | 3215 | 3215 | 1130

r.w.p

W1 | W2 | W3 | W4 | W5 | W6 | D2 | W7

opening | fixed | opening | fixed | fixed | opening | opening | fixed | fixed | opening | opening

550

bed 1 (13.9m2) 3025
bed 2 allocated home office (10.8m2) 3500
bed 3 (6.9m2) 2200
bath (5.5m2) 1700
utility (5.8m2)
kitchen/living (31m2) 7300
5160 | 4000 | 3025 | 3025 | 3025 | 3025 | 2510 | 3280 | 4000 | 5200

stub stack | services cupb'd | 200mm dia. vertical passive vent stack | WM | cupb'd | hot water cylinder | kitchen units above

fixed compartment 30l capacity recycling bin from www.homerecycling.co.uk (W470 x D295 x H440 mm)
recycling leaflet to be included in handover pack

900

Internal Storage Space
Overhead = 0.43m3
Under Work Surface = 1.09m3
Total Kitchen = 1.52m3
Utility (Under Work Surface) = 0.93m3
Total Internal Storage = 3.45m3

#5kW wood burning stove on glass hearth

position of low level 220x60mmx70mm Cavibrick air brick providing a permanent ventilation area of 7500mm2 for a wood burning stove

B.T. | T.V.

200mm dia. vertical passive vent stack

Finished Floor Level = 4.270 ODN

#a 13 amp non switched fuse spur should be installed in a central position (hall) to provide the facility for the resident to have installed an intruder alarm system

#850 | D8 | D7 | D6 | D4 | D5 | D3 | D2

840 | 1708 | 950 | 1350 | 950 | 950 | 750 | 1900 | 7500 | 2480 | 900 | 2000 | 900 | 1220

6760

1485 | 900 | 3320 | 900 | 1940 | 900 | 1385

D9 | hall | DH | B.T.

W12 | W11 | W10 | D1 | W9 | W8

#principal entrance

2080 | 900 | 3320 | 900 | 1940 | 900 | 805 | 1900 | 900 | 2000 | 900 | 1800

level landing 1800 | #1000

canopy above

10845

150x150mm C24 timber post to be confirmed by structural engineer

150x150mm C24 timber post to be confirmed by structural engineer

composting bays (628litre capacity (W1800 x D700 x H525 mm)) | bin store | r.w.p

Water Butt
Rainsaver 200 litre water butt with proprietary stand, openable lid, tap and rainwater diverter with automatic overflow in to storm water drains. Available from www.waterbuttsdirect.co.uk

water butt | timber gate

concrete paving slabs sloping up 100mm at a maximum of 1:12 slope

900x600mm concrete paving slabs

shed to include Sheffield cycle stand or equivalent screw fixed to paving slab base

shed (4m2)
shed to sit on concrete paving slab base

#External Space Lighting
External space lighting to be 9W down light REF: Lyx in Matt Chrome to be externally mounted in positions as indicated on plan (either side of principal entrance) lights are to be activated by photoelectric sensors. Available from www.efficientlight.co.uk

1 | 2 | 3 | 4

#100mm dia. p.v.c.u. storm water drain @ minimum 1:100 fall

yard
pea gravel

car parking

plot driveway to be sloped up at a maximum slope of 1:20 to a level of 4.170m ODN

rodding eye

Rotamate rotary airer available from Eco Washing Lines.co.uk 2.4m dia. with 40m hanging space

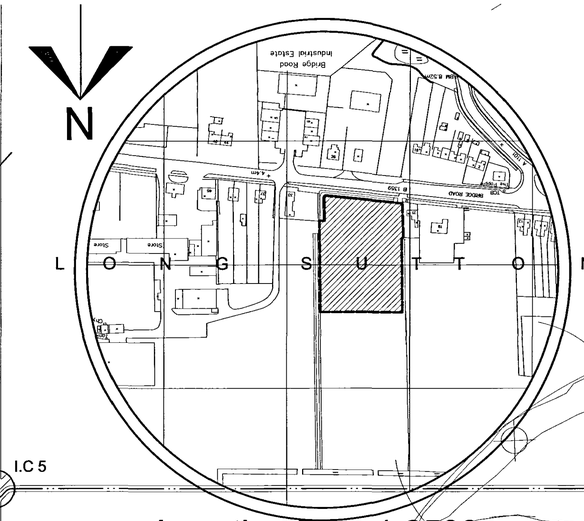
#Fencing to be constructed without footholds, to a minimum height of 1800mm close-boarded timber fencing. The rails of which should face the garden. Gates fitted to the rear gardens of each plot, should be fitted with anti lift hinges and a rim latch lock.

1.8m high close boarded timber boundary fence

native hedgerow to be maintained at approx. 1.8m high

Earth-Bunding
Earth-Bunding not to exceed natural repose of soil. If a steeper angle required, soil reinforcement to be installed

Internal Light Fittings
All internal light fittings to be of the type that only takes energy efficient light bulbs. Robert Woodheads to provide full details of light fittings to Building Control and Jon Shilling at Quadrant Surveying Ltd



Location Plan 1:2500

Units 2,3 and 4 Details

Max. Height	= 4.6m
Max. Length	= 21.9m
Max. Width	= 6.3m
Floor Area (per unit)	= 86m2

Storm Water = Rainwater Harvesting
Foul Water = Sewage Treatment Plant

main driveway
Finished Driveway Level = 3.520 (ODN)

SHDC
Planning & Development
25 SEP 2008
Ref: 10301/F

DETERMINED PLAN

Floor Plans (Unit 2) 1:50
Total Floor Area = 86m2

SEARCH ARCHITECTS
SUSTAINABLE ECOLOGICAL ARCHITECTURE LTD

LESH
Unity Gardens
Lincolnshire Rural Housing Association
Land Adjacent 21 Bridge Road, Bridge Road, Long Sutton

89 Gedney Road, Long Sutton, Spalding, Lincs. PE12 9JU. Tel: (01406) 364646. Fax: (01406) 364471. Email: molearch@searcharchitects.co.uk W: www.searcharchitects.co.uk

662/01WD'G'
3Bed Floor Plans
Working Dwg.
21 August 2008
Scale: 1:50 1:2500