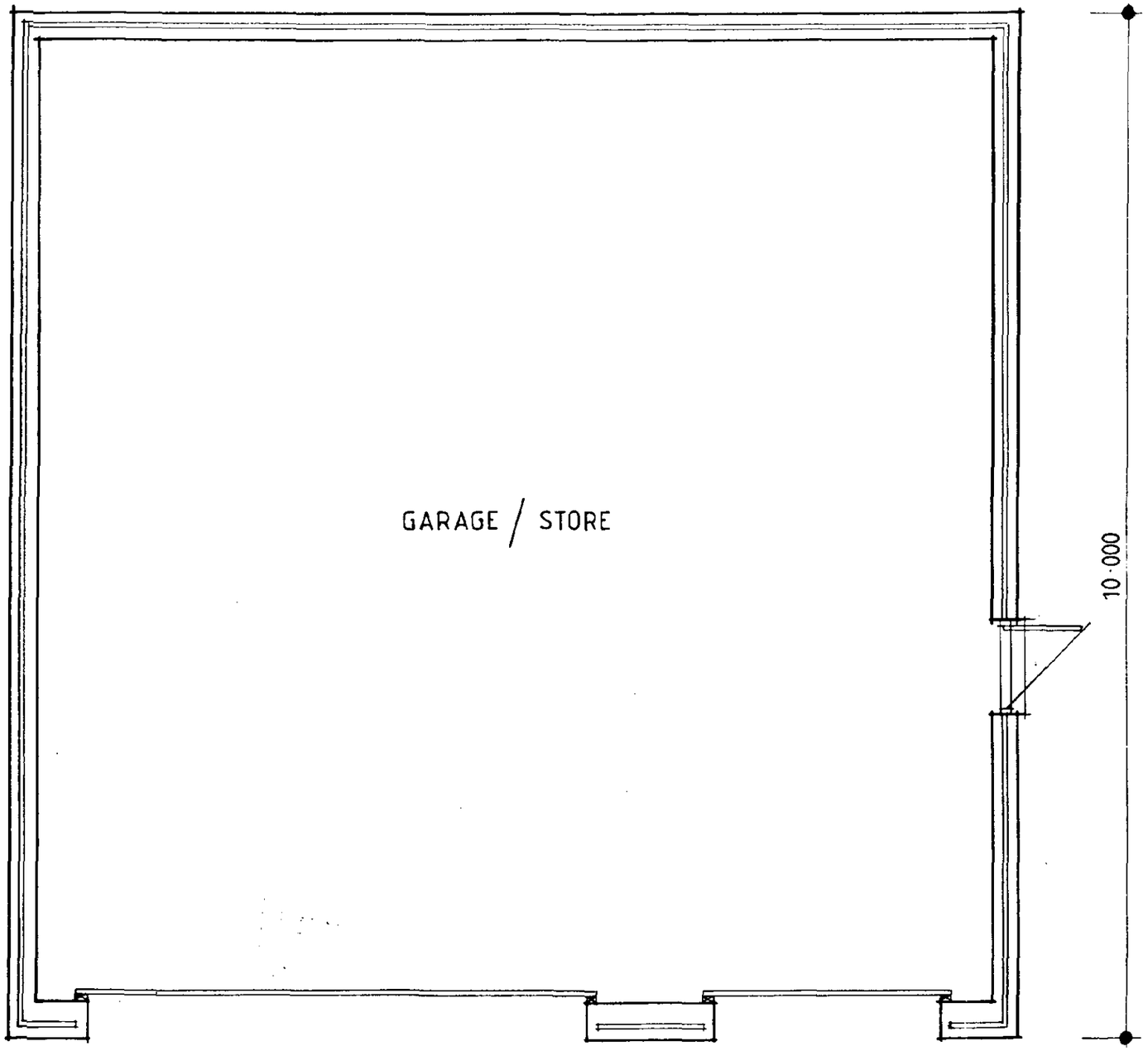
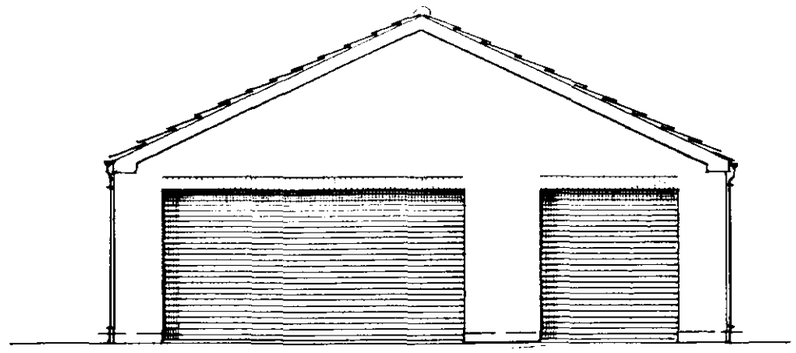
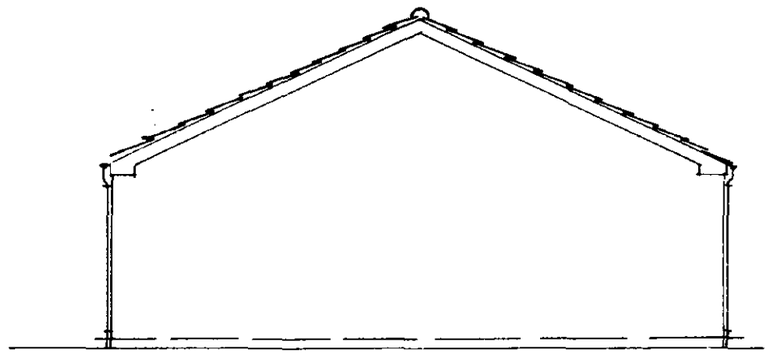
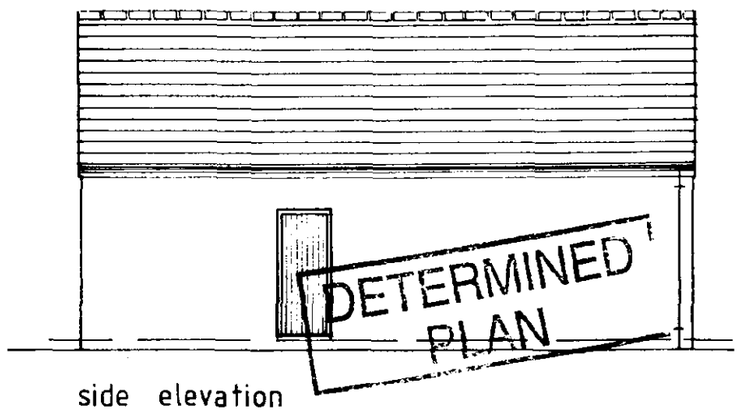




front elevation



rear elevation



side elevation

PLAN LAYOUT

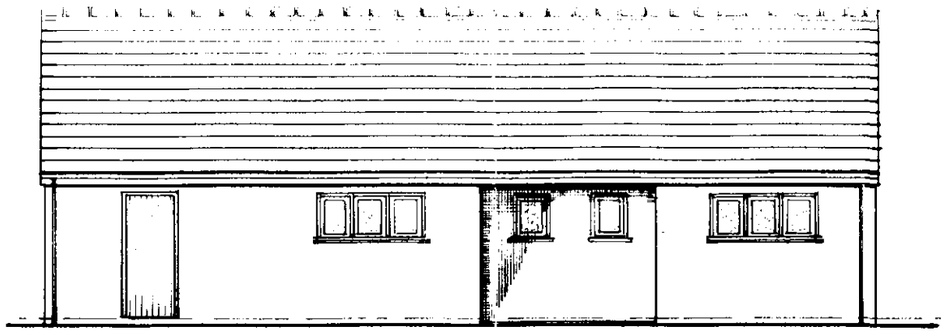
PROPOSED GARAGE STORE BUILDING FOR: SILVERHILL LEISURE LTD.

DRG N° 3076/2

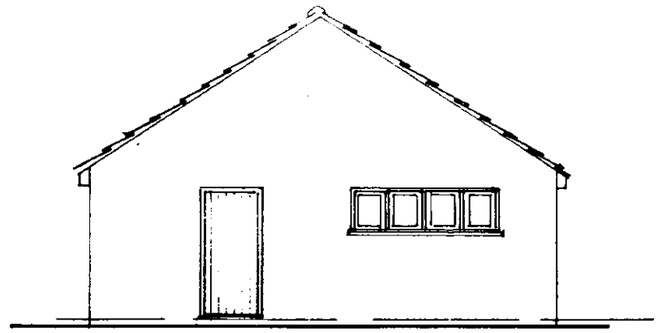
SCALES 1:50 1:100

Planning Development
- 2 APR 2002
Ref 392/02

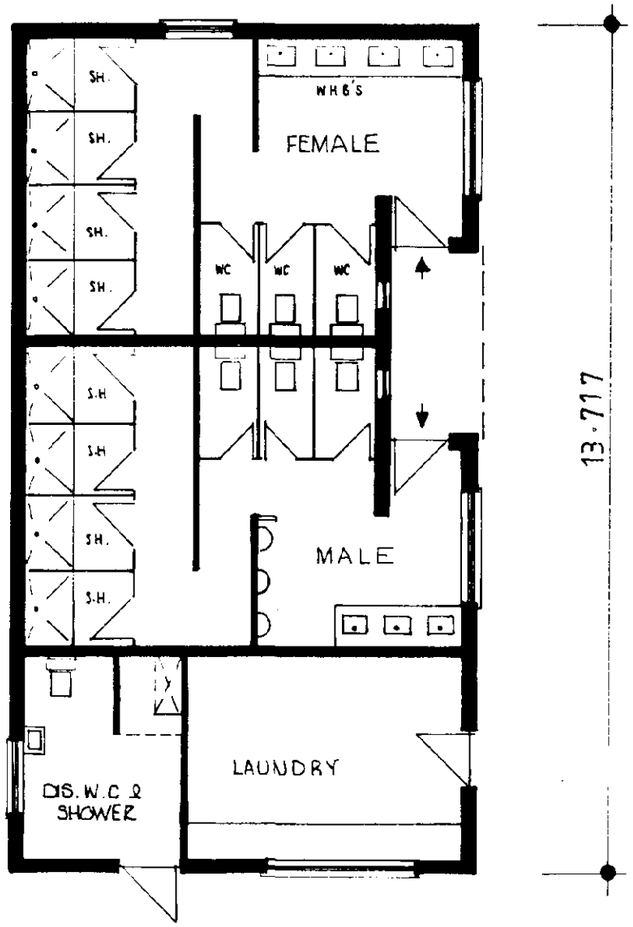
PODDINGTONS
Architectural Design Consultants
Ref. 1969
Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU Tel: 01529 488033 Fax: 01529 488044



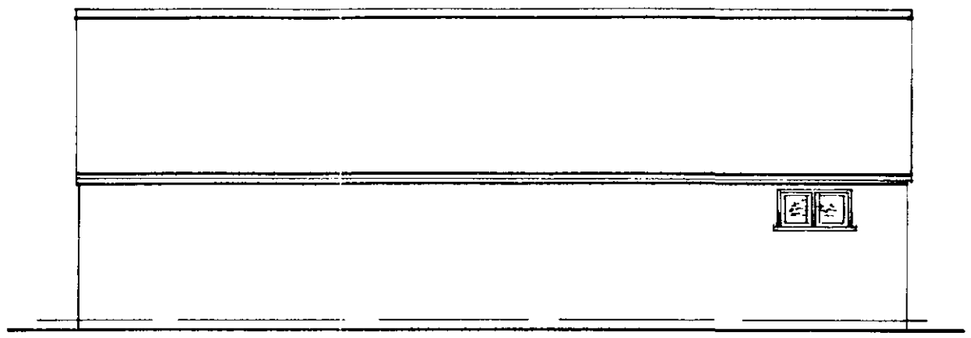
SIDE



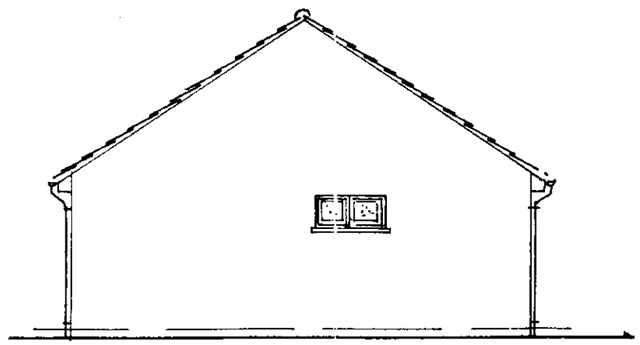
FRONT



PLAN



SIDE



REAR

PROPOSED W.C, SHOWER, LAUNDRY BLOCK BUILDING
FOR: SILVER HILL LEISURE LTD.

DRG N° 3076-3
SCALES 1:100

SHDC
Planning & Development
- 2 APR 2002
Ref 392/02

DETERMINED PLAN

PODDINGTONS
Architectural Design Consultants
Est. 1969
Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU Tel: 01529 488033 Fax: 01529 488044

EXISTING TOILET BLOCK AND CHEMICAL WASTE DISPOSAL POINT TO REMAIN.

EXISTING DENSE LEYLAND CYPRESS

EXISTING DENSE LEYLAND CYPRESS

PROPOSED TOILET AND SHOWER BLOCK BUILDING INCORPORATING LAUNDRY ROOM

EXISTING DRIVE

EXISTING LAUREL / CHERRY AND SILVER BIRCH TREE LANDSCADING

EXISTING DENSE LEYLAND CYPRESS AND MIXED TREE BOUNDARY TREATMENT APPROX 3·M HEIGHT

PROPOSED GARAGE/STORE BUILDING

EXISTING HOUSE

"SILVER HILL"

SITE FOR FUTURE RESIDENTIAL DEVELOPMENT

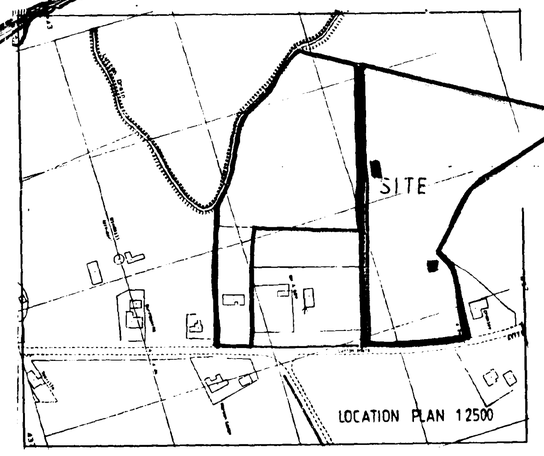
PORTABLE OFFICE/ADMINISTRATION ACCOMMODATION UNIT

EXISTING DRIVEWAY

TO LONG SUTTON

ROMAN BANK RD.

EXISTING ACCESS



North

SHDC
Planning Development
- 2 APR 2002
Ref 3921/02

DETERMINED
PLAN

PODDINGTONS

Architectural Design Consultants

Est. 1969

Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU
Tel. (01529) 488033 Fax. (01529) 488044

Client.
SILVERHILL LEISURE LTD.

Project.
PROPOSED W.C / SHOWER / UTILITY BLOCK & GARAGE / STORE BLDG TO CARAVAN PARK OFF ROMAN BANK, LUTTON GOWTS, SPALDING LINCOLNSHIRE

Drawing.
SITE PLAN INCL. EXISTING LANDSCAPING

Scale.	Drawing. No.
1:500 1:2500	3076 ~ 1
Drawn.	
Date.	Rev.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) In 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

ROOF COVERING:
Concrete interlocking roof tiles on 50 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

ROOF CONSTRUCTION:
Wall plates generally 100 x 50 mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinaplate 'FINK TYPE' trusses spaced at max 600mm centres and pitched at (SEE PLANS)
Provide 30 x 5mm once bent (900/100) glav.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing.
All structural timbers to be kept 50mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

ROOFSPACE VENTILATION AND INSULATION:

Provide eave to eave ventilation equivelent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Marley or sim approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks. *(Brickwork above dpc + render finish.)*
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate N83/1087
100mm internal cavity skin of tarmac *close textured* insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm ✳ horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit felt D.P.C also to sills and jambs at closure. ~~Provide thermal plasterboard to the int jambs of all windows and doors, at the head under lintels and also under sills~~. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments. *Thermabate cavity closers*.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm ⅓above trays.

FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA realated to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1983 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40.
Drains bedded on 50mm pea gravel.
Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework.
Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around the pipe.
Opening masked toth sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change.
Increase pipe diameter to 50mm or fit anti-vac traps to all runs ove 1.7m.
Raise shower 150mm to ensure access to traps.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75 mm deepseal antivac traps. Wastes to be:-

Wash hand basins	32 mm diameter
W. C.s	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Collection pipes	50 mm diameter

DRAINAGE - SURFACE WATER

112.5mm dia. half round u.p.v.c. colour to clients requirements Gutters to discharge into 68mm dia. downpipes. Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround. Pipes to be laid 1: 70 fall to 1.2m soakaways at 5.0m min. from any building or discharge to surface water sewer where appropriate.
All work to comply with Part H3 Building Regulations 1991.

GROUND FLOOR CONSTRUCTION:

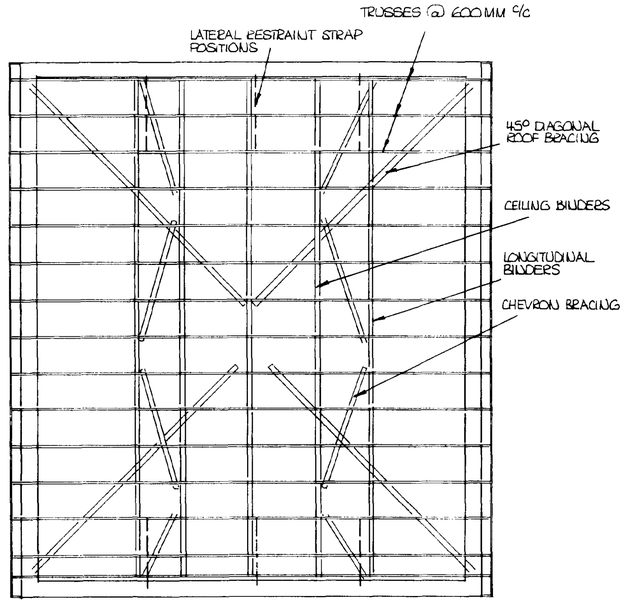
70mm sand/cement screed on 500 gauge p.v.c. dpm. on 29mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m²k/w) layed in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s.150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base.
NOTE: Thicken out oversite under internal non loadbearing walls to a minimum dimensions 450mm wide x 225mm deep with 45° batters or alternatively provide a strip A252 mesh reinforcement centrally in overaite under walls 1 metre wide.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging should be used instead of paving slabs.

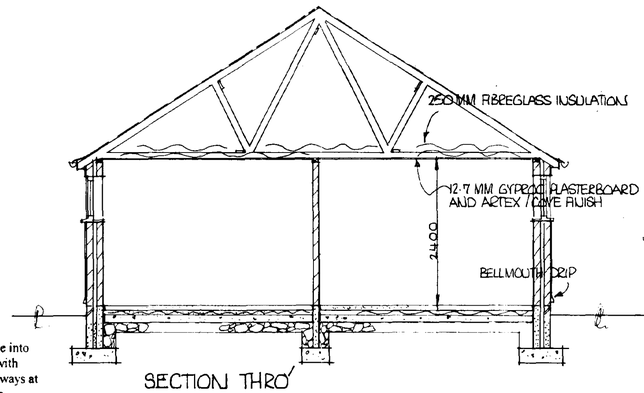
ELECTRIC

Socket outlets and light points to I.E.E. regulations and N.H.B.C. standard. Combined cooker and socket outlet. Light switches and sockets for lighting and other equipment in habitable rooms to be at a height between 450mm and 1200mm from f.f.l.

Mechanical Ventilation
- *Male/Female W.C's 5 air change/hour extractor*
- *Male/Female showers 8 air change/hour extractors.*



ROOF PLAN



SECTION THRO'

LIGHTING

minimum 95% OF INSTALLED LIGHTING CAPACITY IN CIRCUIT WATTS (EXCLUDING EMERGENCY LIGHTING) TO COMPRISE LIGHT FITTINGS INCORPORATING LAMPS OF THE TYPE LISTED BELOW

Light source	Types
High pressure Sodium	All types and ratings
Metal halide	
Induction lighting	
Tubular fluorescent	All 25mm diameter (T8) lamps provided with low-loss or high frequency control gear
Compact fluorescent	All ratings above 11 W

LIGHTS WHERE POSSIBLE TO BE LOCALLY SWITCHED

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works. The works will not be supervised or inspected on site by Poddingtons or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

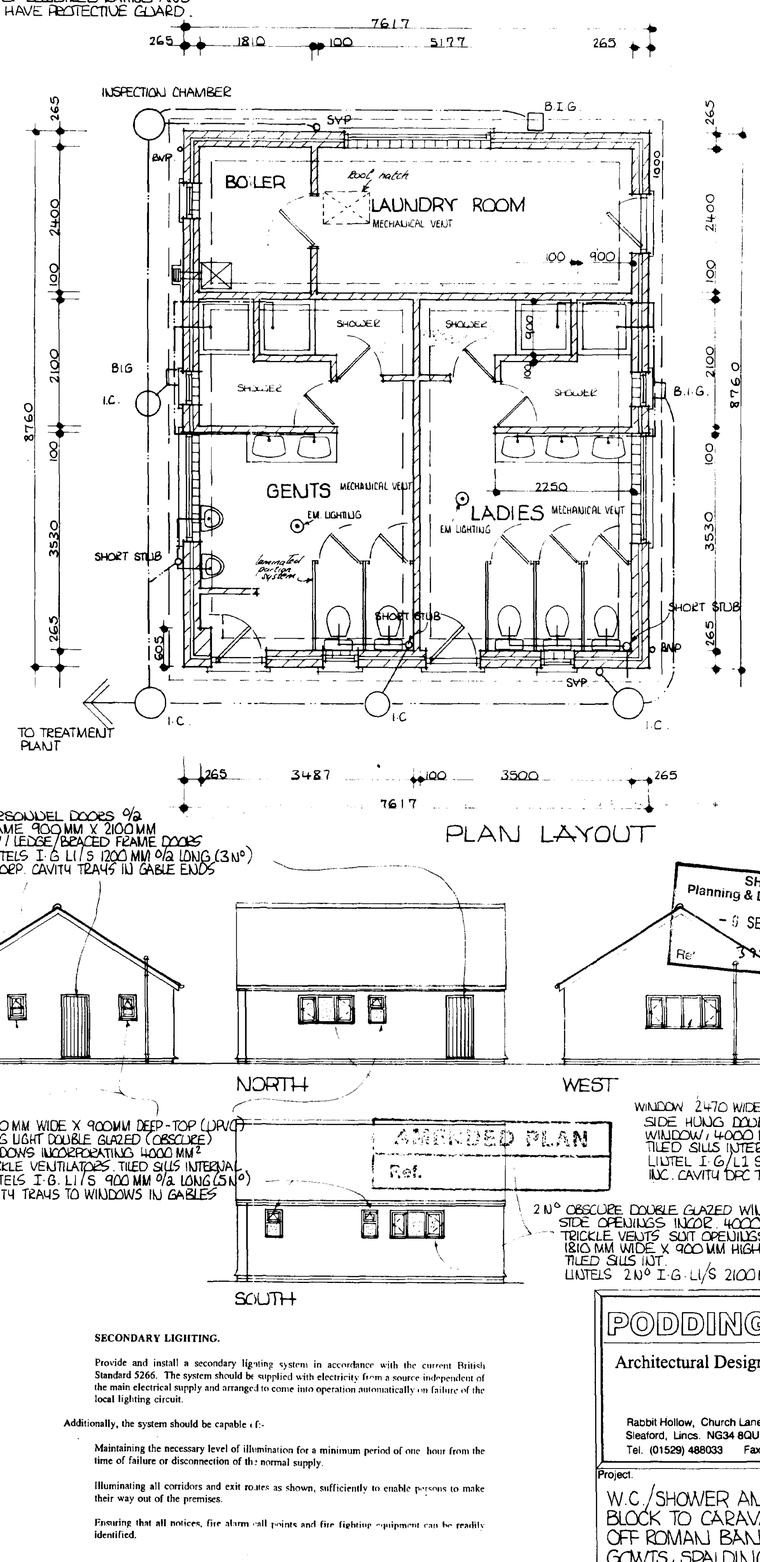
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European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

HEALTH AND SAFETY

The employer/client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant Planning Supervisor will be required.

SCOPE OF THE WORKS
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

BOILER
BALANCED FLUE TYPE, WALL MOUNTED OIL FIRED BOILER POSITIONED AS SHOWN. BOILER TO BE OF REQUIRED RATING AND TERMINAL TO HAVE PROTECTIVE GUARD.



PLAN LAYOUT

3N° PERSONNEL DOORS 0/a FRAME 900MM X 2100MM HW / LEDGE / BRACED FRAME DOORS LINTELS I·G LI/S 1200 MM 0/a LONG (3N°) INCORP. CAVITY TRAYS IN GABLE ENDS

5N° 860 MM WIDE X 900MM DEEP-TOP (UPVC) HUNG LIGHT DOUBLE GLAZED (OBSCURE) WINDOWS INCORPORATING 4000 MM² TRICKLE VENTILATORS TILED SILLS INTERNAL LINTELS I·G LI/S 900 MM 0/a LONG (5N°) CAVITY TRAYS TO WINDOWS IN GABLES

WINDOW 2470 WIDE X 1050 MM DEEP SIDE HUNG DOUBLE GLAZED UPVC WINDOW, 4000 MM² TRICKLE VENT TILED SILLS INTERNALLY. LINTEL I·G/LI S 2700 MM LONG INC. CAVITY DPC TRAYS

2N° OBSCURE DOUBLE GLAZED WINDOWS (UPVC) SIDE OPENINGS INCOR 4000 MM² TRICKLE VENTS SUIT OPENINGS 1810 MM WIDE X 900 MM HIGH TILED SILLS INT. LINTELS 2N° I·G·LI/S 2100 MM LONG

SHDC Planning & Development - 9 SEP 2002 Ref: 392/02/LL

SECONDARY LIGHTING.

Provide and install a secondary ligating system in accordance with the current British Standard 5266. The system should be supplied with electricity from a source independent of the main electrical supply and arranged to come into operation automatically on failure of the local lighting circuit.

Additionally, the system should be capable of:-

Maintaining the necessary level of illumination for a minimum period of one hour from the time of failure or disconnection of the normal supply.

Illuminating all corridors and exit routes as shown, sufficiently to enable persons to make their way out of the premises.

Ensuring that all notices, fire alarm call points and fire fighting equipment can be readily identified.

PODDINGTONS
Architectural Design Consultants
Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU
Tel. (01529) 488033 Fax. (01529) 488044

Project.
W.C./SHOWER AND UTILITY BLOCK TO CARAVAN PARK OFF ROMAN BANK, LUTTON GOWTS, SPALDING. LINCS.
CLIENT: SILVERHILL LEISURE LTD.

Drawing.
DETAILED

Scale. 1:50 1:100

Drawing. No. 3026-10

EXISTING TOILET BLOCK AND CHEMICAL WASTE DISPOSAL POINT TO REMAIN.

EXISTING DENSE LEYLAND CYPRESS

EXISTING DENSE LEYLAND CYPRESS

PROPOSED TOILET AND SHOWER BLOCK BUILDING INCORPORATING LAUNDRY ROOM

SA

SA

KLARGESTER BIOTEC TREATMENT PLANT DISCHARGING TO SOAKAWAY SYSTEM VIA PERCOLATION DRAINS (LENGTH AND SIZE TO BE DETERMINED BY PORosity TEST. BIOTEC UNIT TO BE TYPE B7S (2·8 M WIDE X 6·8 M LONG) TO BE INSTALLED IN STRICT ACCORD MANUFACTURERS DETAILS AND INSTRUCTIONS

EXISTING DRIVE

EXISTING LAUREL / CHERRY AND SILVER BIRCH TREE LANDSCADING

EXISTING DENSE LEYLAND CYPRESS AND MIXED TREE BOUNDARY TREATMENT APPROX 3·M HEIGHT

DOTTED LINE DENOTES PREVIOUSLY APPROVED MOBILE HOME POSITION

PROPOSED GARAGE / STORE BUILDING
APPLICATION Nº H12 0392 02
CURRENTLY BEING CONSIDERED

PROPOSED NEW POSITION FOR MOBILE HOME

EXISTING HOUSE

"SILVER HILL"

SITE FOR FUTURE RESIDENTIAL DEVELOPMENT

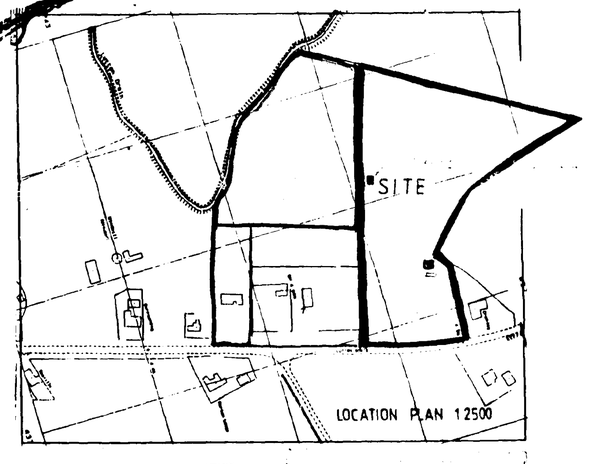
PORTABLE OFFICE / ADMINISTRATION ACCOMMODATION UNIT

EXISTING DRIVEWAY

TO LONG SUTTON

ROMAN BANK RD.

EXISTING ACCESS



North

SHDC
Planning & Development
- 6 SEP 2002
Ref 392/02/A1

PODDINGTONS
Architectural Design Consultants
Est. 1969
Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU
Tel. (01529) 488033 Fax. (01529) 488044

Client.
SILVERHILL LEISURE LTD.

Project.
PROPOSED W.C / SHOWER / UTILITY BLOCK & GARAGE / STORE BLDG TO CARAVAN PARK OFF ROMAN BANK, LUTTON GOWTS, SPALDING LINCOLNSHIRE

Drawing.
SITE PLAN INCL. EXISTING LANDSCAPING

Scale.	Drawing. No.
1:500 1:2500	3076 ~ 1
Drawn.	
Date.	Rev.