Note:

Footway

Footway

Footway

Footway

Mahonia

Cotoneaster Horizontalis

Silver Birch

Septic tank

Land drain

1·5m Wide Footpath

Tarmac

Hawthorn hedge

1·5m Wide grass verge

Road gully

Land drain

Septic tank

Footway

Silver Birch

20·000

20·000

1·8m close boarded fence

Footway

Silver Birch

Hawthorn hedge

Cotoneaster Horizontalis

Hawthorn hedge

Mahonia 'Lionel Fortune'

Footway

1·5m Footpath

1·5m grass verge

Road gully

Road gully

ROMAN BANK

Kerb pinned asphalt finish dropkerb to drain to be extended to full length of the proposed development to collect rain water run off from adj highway via two road gullies as indicated.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 SEP 1999
Ref: 0874/99

| | | |
|---|---|---|
| | | |
| | | |
| A | 6/8/99 | Kerb detail |
| | Date | Revisions |

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3BR
Tel: Spalding (0775) 767968

Client
MR & MRS S WATSON

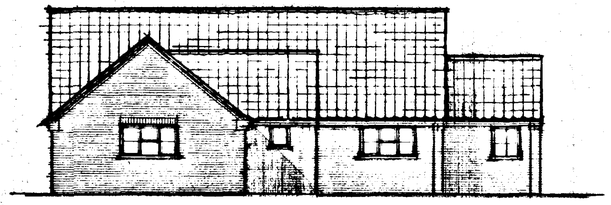
Job Title
RESIDENTIAL DEVELOPMENT AT
ROMAN BANK
LUTTON GOWT
SPALDING

Drawing Title
BLOCK PLAN
DETERMINED PLAN

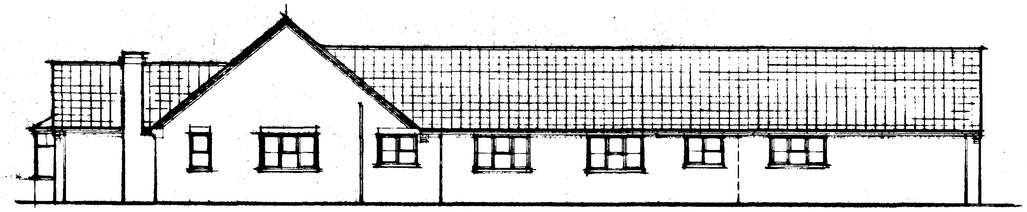
Scale 1:200

Date MAY 99 | Drawn by BL

Drg No. 99/25/01 | Rev



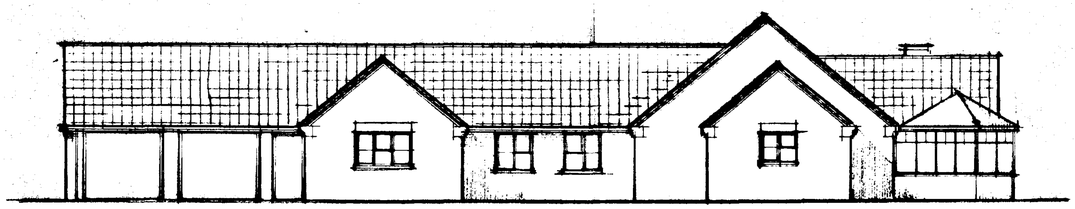
## WEST



## NORTH



## EAST



## SOUTH

**WINDOW/DOOR & LINTEL SCHEDULE**

| Location | window/door ref. | | | lintel ref. | lintel length |
|---|---|---|---|---|---|
| 1 | 900 | x | 2100 | CG70/100 | 1200 |
| 2 | 1200 | x | 1050 | " | 1500 |
| 3 | 915 | x | 1050 | " | 1200 |
| 4 | 1800 | x | 1050 | " | 2100 |
| 5 | 600 | x | 1350 } | | |
| 6 | 900 | x | 2100 } | CGM70/100 | 2550 |
| 7 | 830 | x | 1350 } | | |
| 8 | 1200 | x | 1350 | CG70/100 | 1500 |
| 9 | 1200 | x | 1350 | " | 1500 |
| 10 | 1800 | x | 1200 | " | 2100 |
| 11 | 830 | x | 750 | " | 900 |
| 12 | 990 | x | 2050 | " | 1200 |
| 13 | 2580 | x | 2210 | CGM70/100 | 2850 |
| 14 | 2580 | x | 2210 | " | 2850 |
| 15 | 1800 | x | 1050 | CG70/100 | 2100 |
| 16 | 1800 | x | 1050 | " | 2100 |
| 17 | 1200 | x | 1050 | " | 1500 |
| 18 | 1800 | x | 1200 | " | 2100 |
| 19 | 1800 | x | 1200 | " | 2100 |
| 20 | 1200 | x | 1050 | CGM70/100 | 1500 |
| 21 | 1800 | x | 1200 | CG70/100 | 2100 |
| 22 | 830 | x | 1350 | " | 900 |
| 23 | 990 | x | 2100 | " | 1200 |
| 24 | 2400 | x | 1350 | " | 2700 |
| 25 | 1375 | x | 2100 | " | 1850 |
| 26 | 1800 | x | 1350 | " | 2100 |
| 27 | | | | " | 1200 |

**FOUNDATIONS**

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

**FLOOR CONSTRUCTION**

**Ground**
65mm sand/cement screed reinforced with chicken jute mesh
500g polythene seperating membrane
50mm Jablite SD floor insulation (k = 0.037Wm$^{-2}$°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

**CHIMNEY CONSTRUCTION**

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1969. Liners to be a min. 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

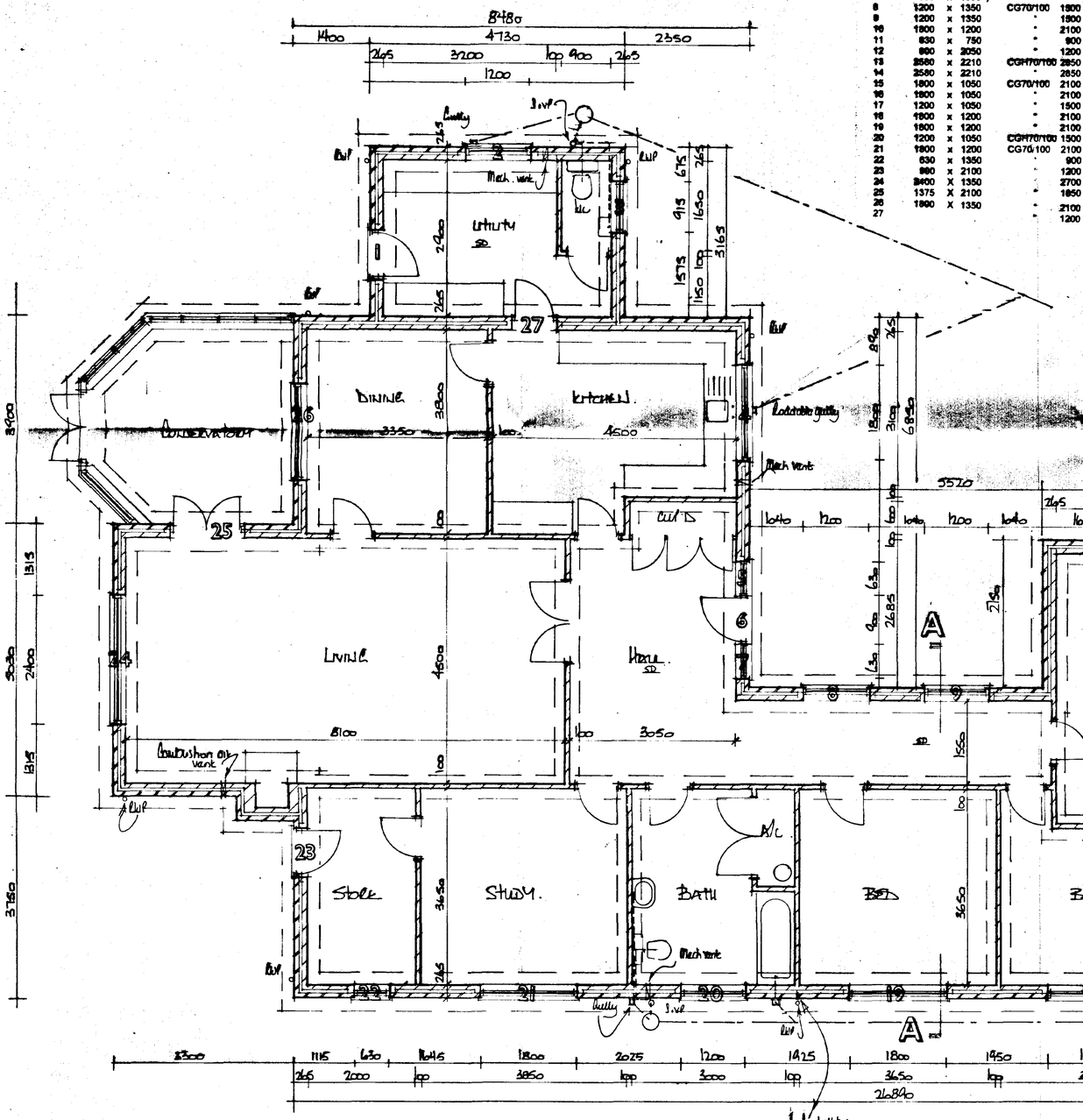
Where a bend is necessary in a flue it should not make an angle of more that 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm. The maximum chimney height should not be greater than 4½ times its least dimension measured at the highest point of intersection with the roof.

Hearth to open fire to be min. 125mm o/c thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

A permanent air entry opening, to BS8303 : 1988, of at least 50% of the throat area is to be provided where indicated.

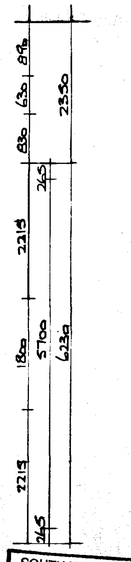



## GROUND FLOOR PLAN










SOUTH HOLLAND DC
HOUSING & PLANNING
25 OCT 1999
Ref: 0874/99

**AMENDED PLAN**
Ref. A1

| Rev | Date | revisions |
|---|---|---|
| | | 230x400 flitch beam removed & 5350 lintel over bed removed |
| | | Lav pipe - north elev - relocated |
| A | | Expansion door details added |
| | | smoke detector added |

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel Spalding (0775) 767966

Client
Mr. & Mrs J. Watson.

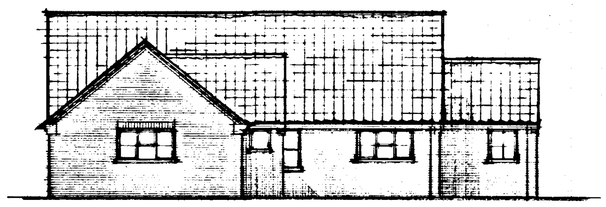
Job Title
Residential Development At
Rowan Bank
Lutton Gowt
Sholdike.

Drawing Title
Plan & Elevations.

Scale 1:50 & 1:100

Date Sept 99 | Drawn by AL

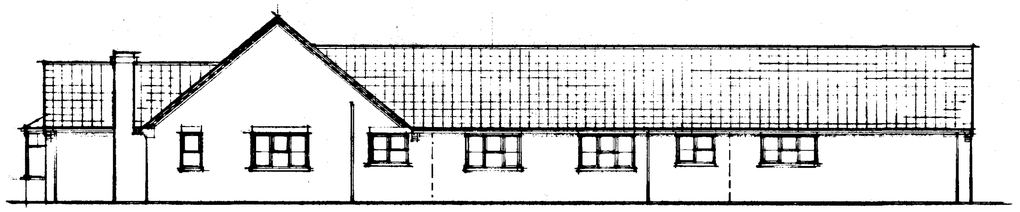
Drg No 99/25/05 | Rev A



## WEST

Tiles : Marley Ltd Russell Old English Dark Red

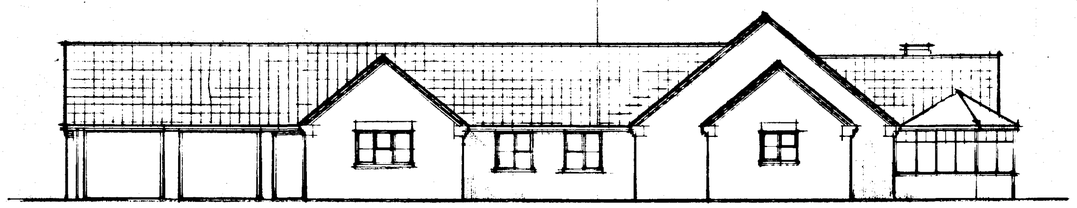
Bricks : Old Durham Stock.



## NORTH

**WINDOW/DOOR & LINTEL SCHEDULE**

| Location | window/door ref. | | | lintel ref. & | length |
|---|---|---|---|---|---|
| 1 | 900 | x | 2100 | CG70/100 | 1200 |
| 2 | 1200 | x | 1050 | " | 1500 |
| 3 | 915 | x | 1050 | " | 1200 |
| 4 | 1800 | x | 1050 | " | 2100 |
| 5 | 630 | x | 1350 ) | | |
| 6 | 900 | x | 2100 ) | CGH70/100 | 2550 |
| 7 | 630 | x | 1350 ) | | |
| 8 | 1200 | x | 1350 | CG70/100 | 1500 |
| 9 | 1200 | x | 1350 | " | 1500 |
| 10 | 1800 | x | 1200 | " | 2100 |
| 11 | 630 | x | 750 | " | 900 |
| 12 | 900 | x | 2050 | " | 1200 |
| 13 | 2550 | x | 2210 | CGH70/100 | 2850 |
| 14 | 2580 | x | 2210 | " | 2850 |
| 15 | 1800 | x | 1050 | CG70/100 | 2100 |
| 16 | 1800 | x | 1050 | " | 2100 |
| 17 | 1200 | x | 1050 | " | 1500 |
| 18 | 1800 | x | 1200 | " | 2100 |
| 19 | 1800 | x | 1200 | " | 2100 |
| 20 | 1200 | x | 1050 | CGH70/100 | 1500 |
| 21 | 1800 | x | 1200 | CG70/100 | 2100 |
| 22 | 630 | x | 1350 | " | 900 |
| 23 | 900 | x | 2100 | " | 1200 |
| 24 | 2400 | X | 1350 | " | 2700 |
| 25 | 1375 | X | 2100 | " | 1650 |
| 26 | 1800 | X | 1350 | " | 2100 |
| 27 | | | | " | 1200 |



## SOUTH

**FOUNDATIONS**

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

**FLOOR CONSTRUCTION**

**Ground**
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

**CHIMNEY CONSTRUCTION**

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min. 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

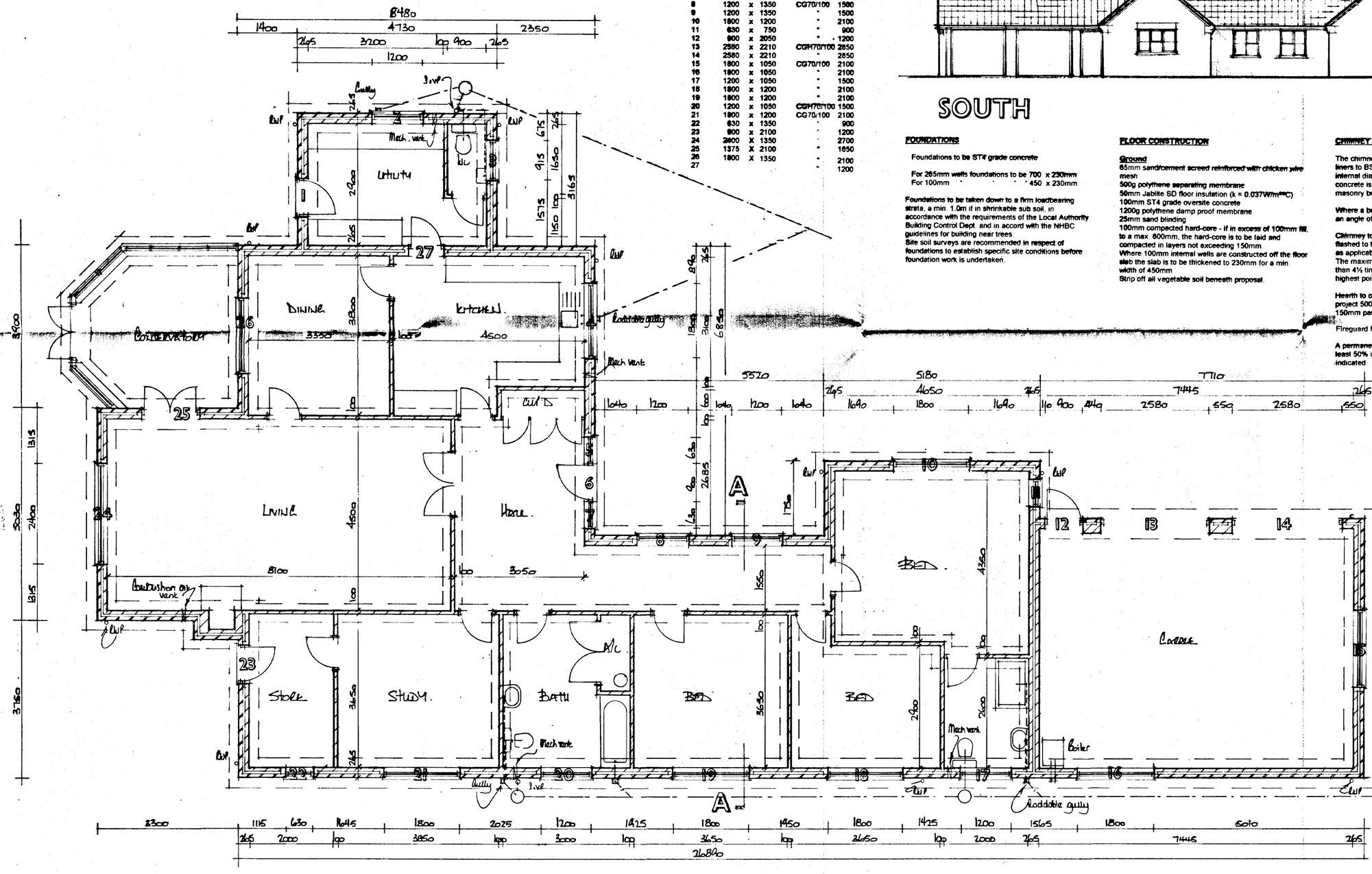
Where a bend is necessary in a flue it should not make an angle of more that 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm. The maximum chimney height should not be greater than 4½ times its least dimension measured at the highest point of intersection with the roof.

Hearth to open fire to be min. 125mm arc thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

A permanent air entry opening, to BS8303 : 1985, of at least 50% of the throat area is to be provided where indicated.




## GROUND FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
6 SEP 1999
Ref:

| Rev | Date | Revision |
|---|---|---|
| A | | |

© copyright


E.M. Blando Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding
Lincs PE11 3JA
Tel Spalding (0775) 767956


Client
Mr. & Mrs S. Watson.

Job Title
Residential Development at
Rowan Bank
Lutton Gowt
Spalding.

Drawing Title
Plan & Elevations.

DETERMINED PLAN

Scale 1:50 & 1:100

Date Feb 99 | Drawn by BL

Drg No 99/25/05 | Rev