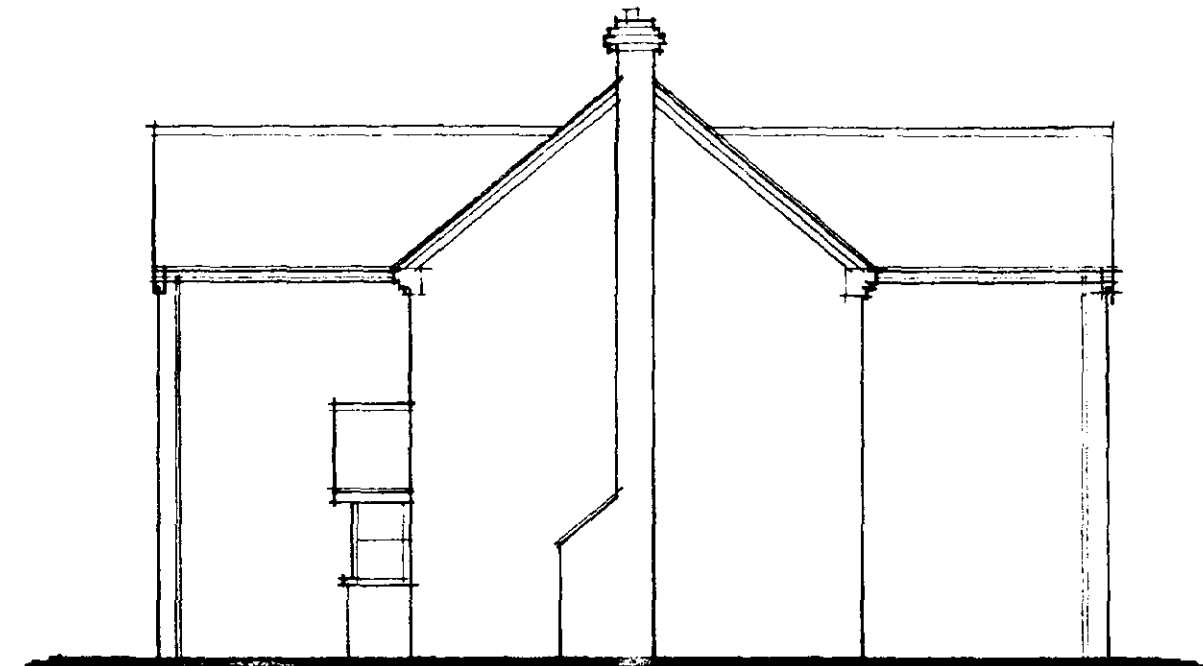




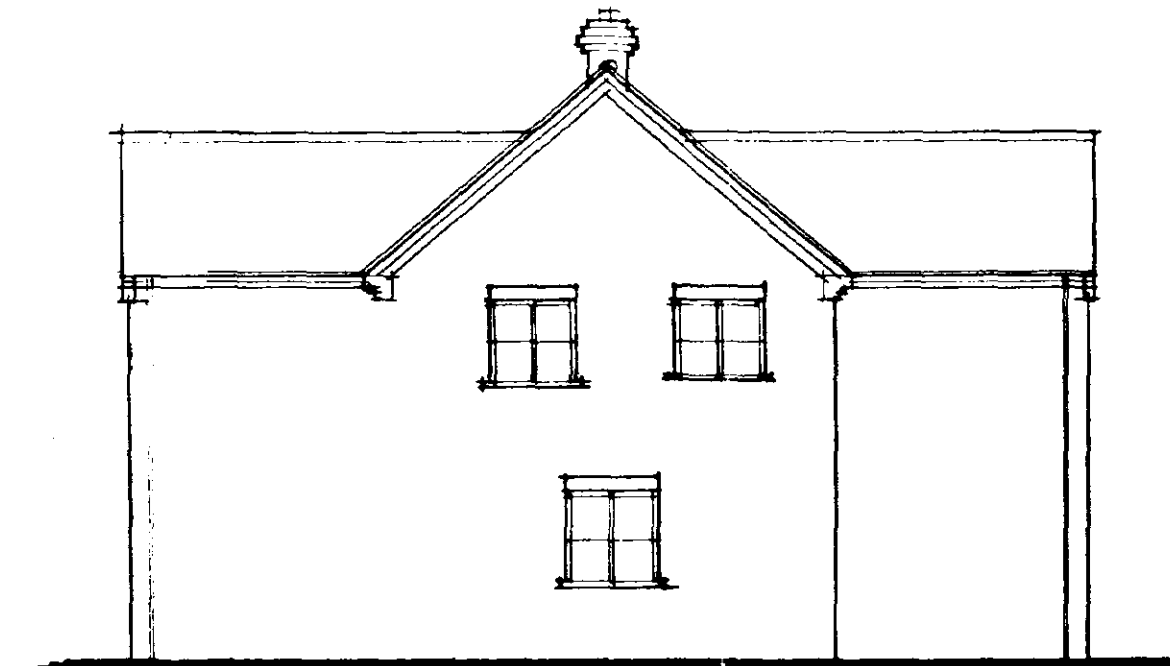
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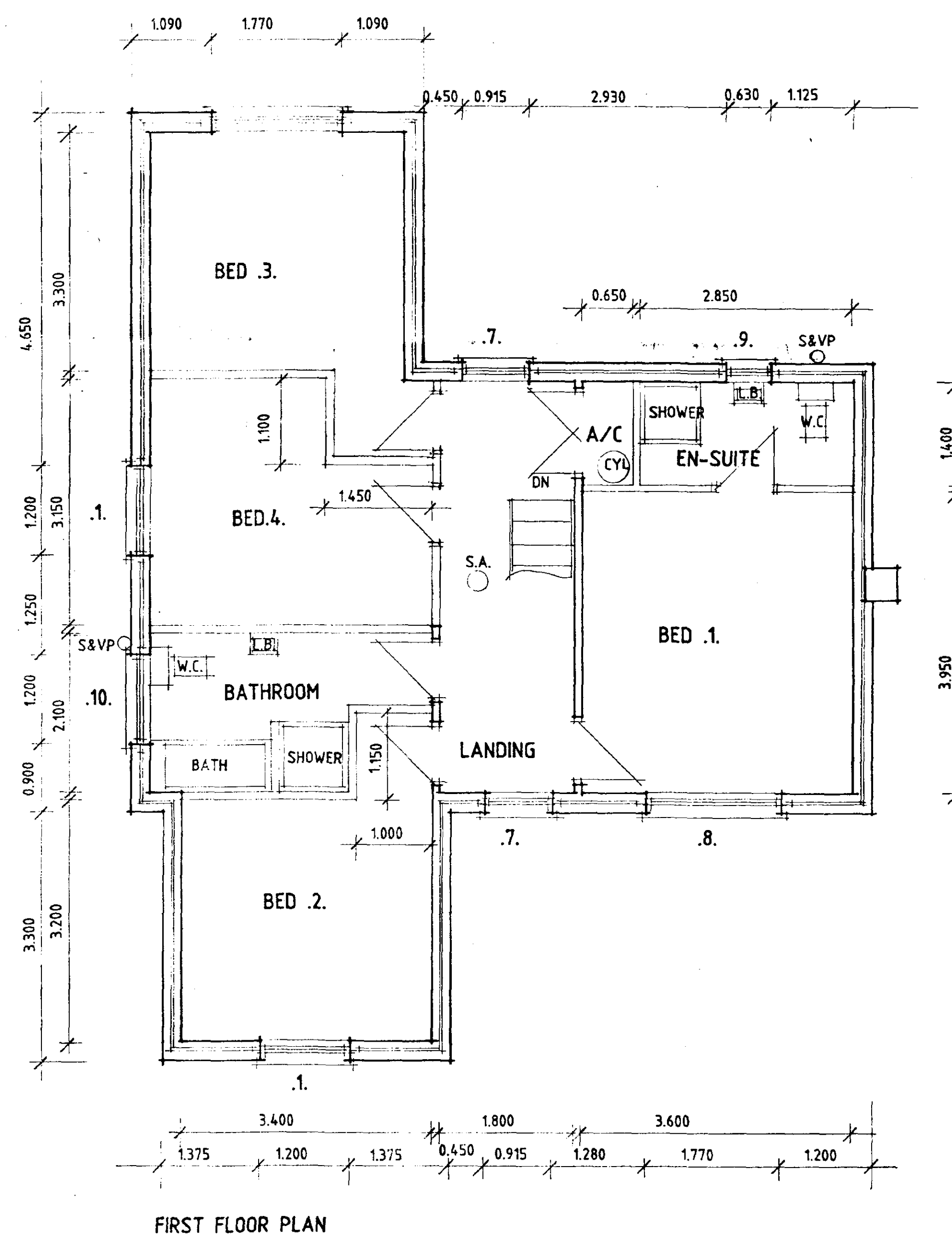
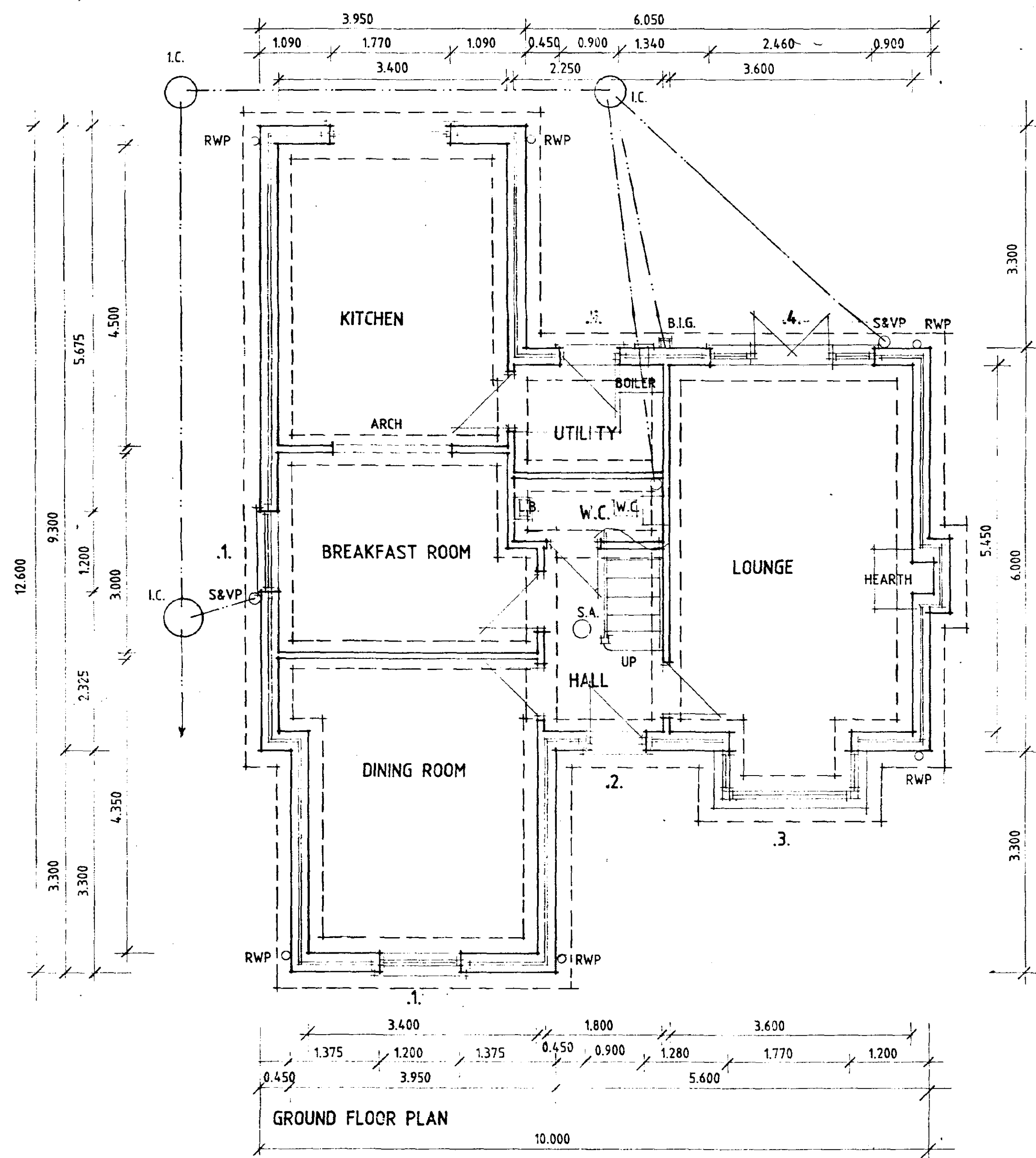
SIDE



REAR



SIDE



THIS DRG. TO BE READ IN CONJUNCTION WITH
CLYDE-2/B

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

CLYDE-2

1:50 1:100 JULY-98

B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

ROOF VENTILATION

Provide to soffit around dwelling 125 x 400mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof gauze.

WALL CONSTRUCTION

270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

BOILER

Provide balanced flue type oil fired boiler of required rating in to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

ROOF INSULATION

To roof spaces provide proprietary 150mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

FASCIA AND BARGEBOARDS

To be 25 x 175mm PSE with 5mm groove to accept 6mm thick exterior grade plywood soffit.

HEADER TANK SUPPORT

Water tank in roof space to be supported on bearers to spread the load to BS268 Part 3 1985.

CEILINGS

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

OVERSAILING GABLED AND CORBELLED EAVES

Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

ROOF CONSTRUCTION

Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF INTERSECTIONS

If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

LINTELS

All coded lintels as stated in Schedule or marked on plan to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

SUBSTRUCTURE WALLING

100mm Class A dense concrete blocks. Butmen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY

All coded joinery as stated in Schedule or marked on plan by (OC) denotes items handed. All windows to be double glazed sealed units except to garage.

HABITABLE ROOMS AND KITCHENS

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 8000mm²

REVEALS

Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every closure of cavity provide d.p.c.

FLUE CONSTRUCTION

Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

COMBUSTION AIR

Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

METER BOXES

Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 500mm, maximum 1000mm above footpath to base.

OPEN FIRE

To be capable of burning smokeless fuel. To be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FOUL WATER DRAINAGE

Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5532 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE

To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

KITCHEN VENTILATION

Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

BATHROOM VENTILATION

Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER STORAGE

Provide system approved by BBA and install by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

HEATING SYSTEM

Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS

All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING

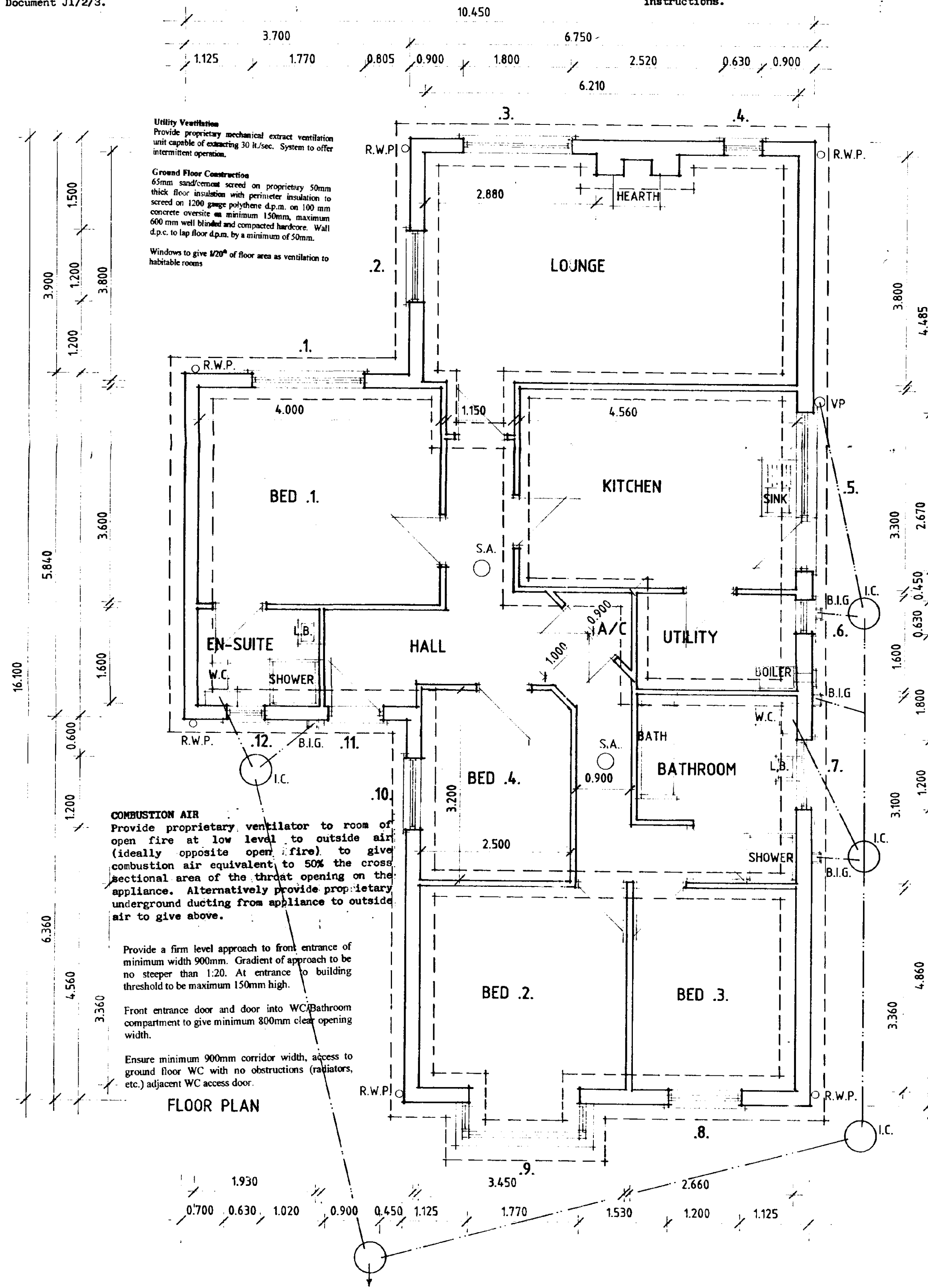
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION

Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS

P.V.C. rainwater goods 110 half round gutters and 68mm diameter downpipes.



JOINERY/LINTEL SCHEDULE			LINTEL LENGTH
No	JOINERY REF.	LINTEL	
1.	312CC	I.G. - L1/S	2100
2.	212C	"	1500
3.	PATIO DOOR	"	2100
4.	112C	"	1050
5.	FNS/PORTCULLIS - 310CC	"	3000
6.	110C	"	1050
7.	210C	"	1500
8.	212C	"	1500
9.	SQFRF-112C/312CC/112C (O.C.)	"	2100
10.	212C	"	1500
11.	FNS/PORTCULLIS	"	1200
12.	110C	"	1050

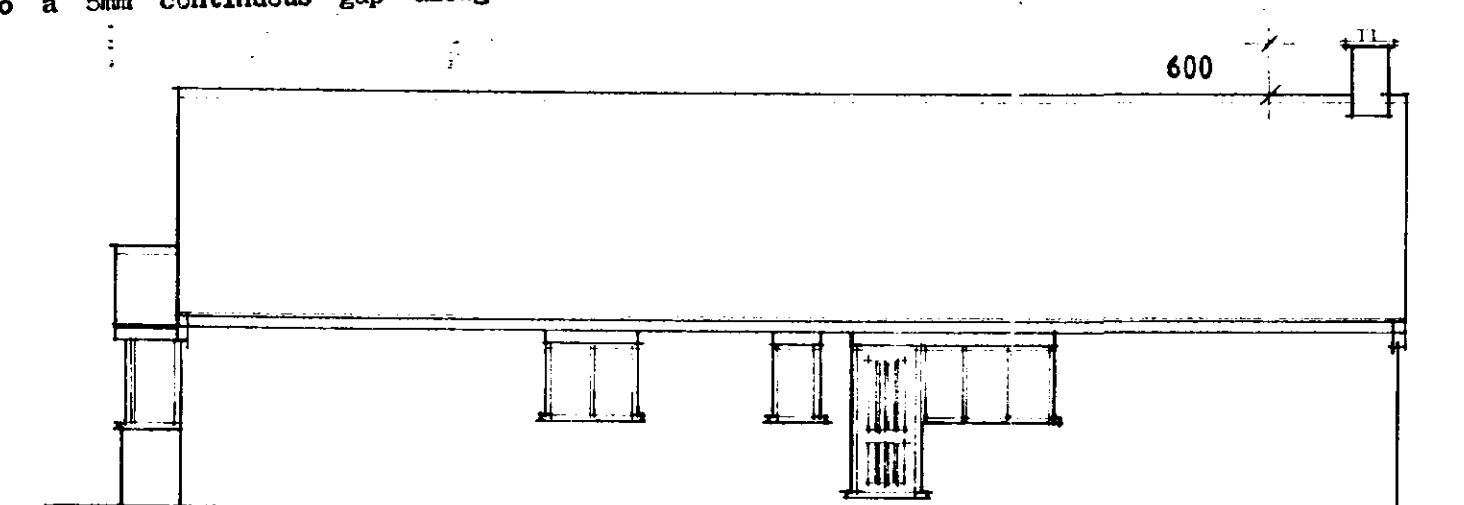
JOHN CARR JOINERY.
INT. LINTELS TO BE I.G. INT. LINTELS
TO WINDOW 8. PROVIDE UNIVERSAL
ARCH

ROOF VENTILATION
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.

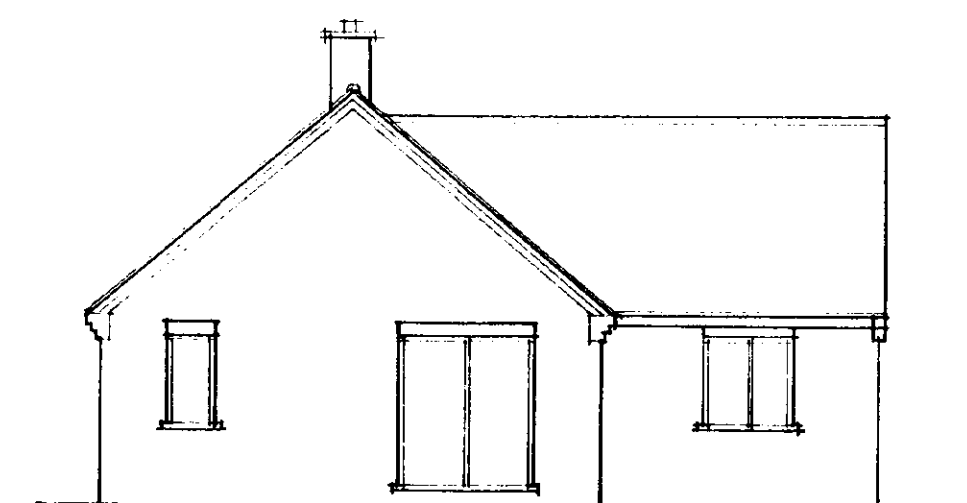
ROOF PLAN



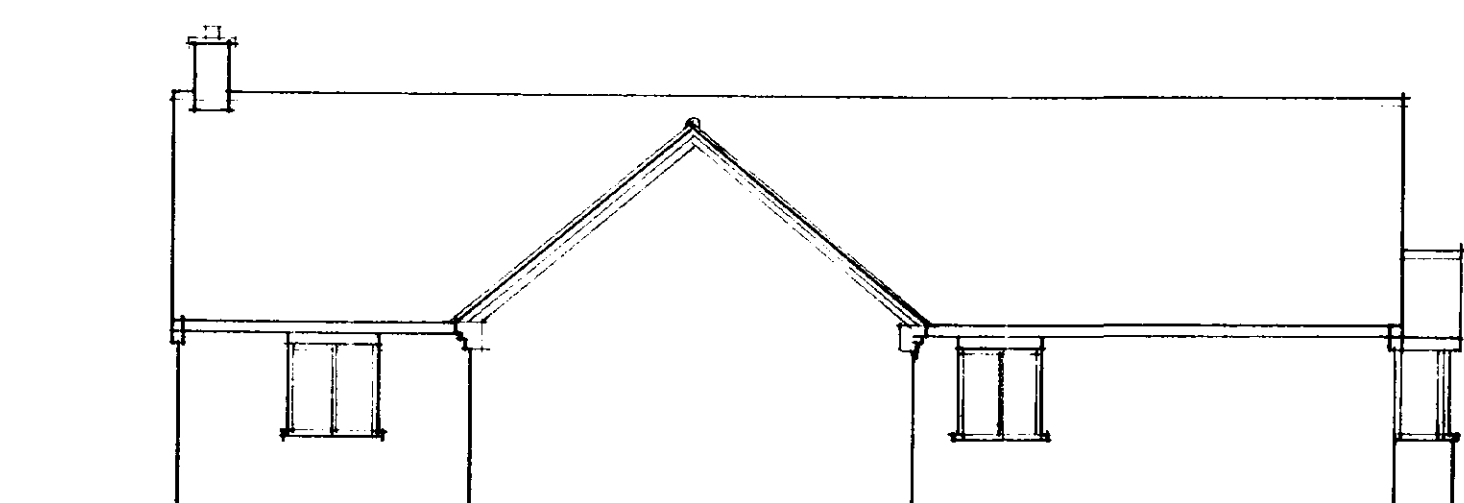
FRONT



SIDE

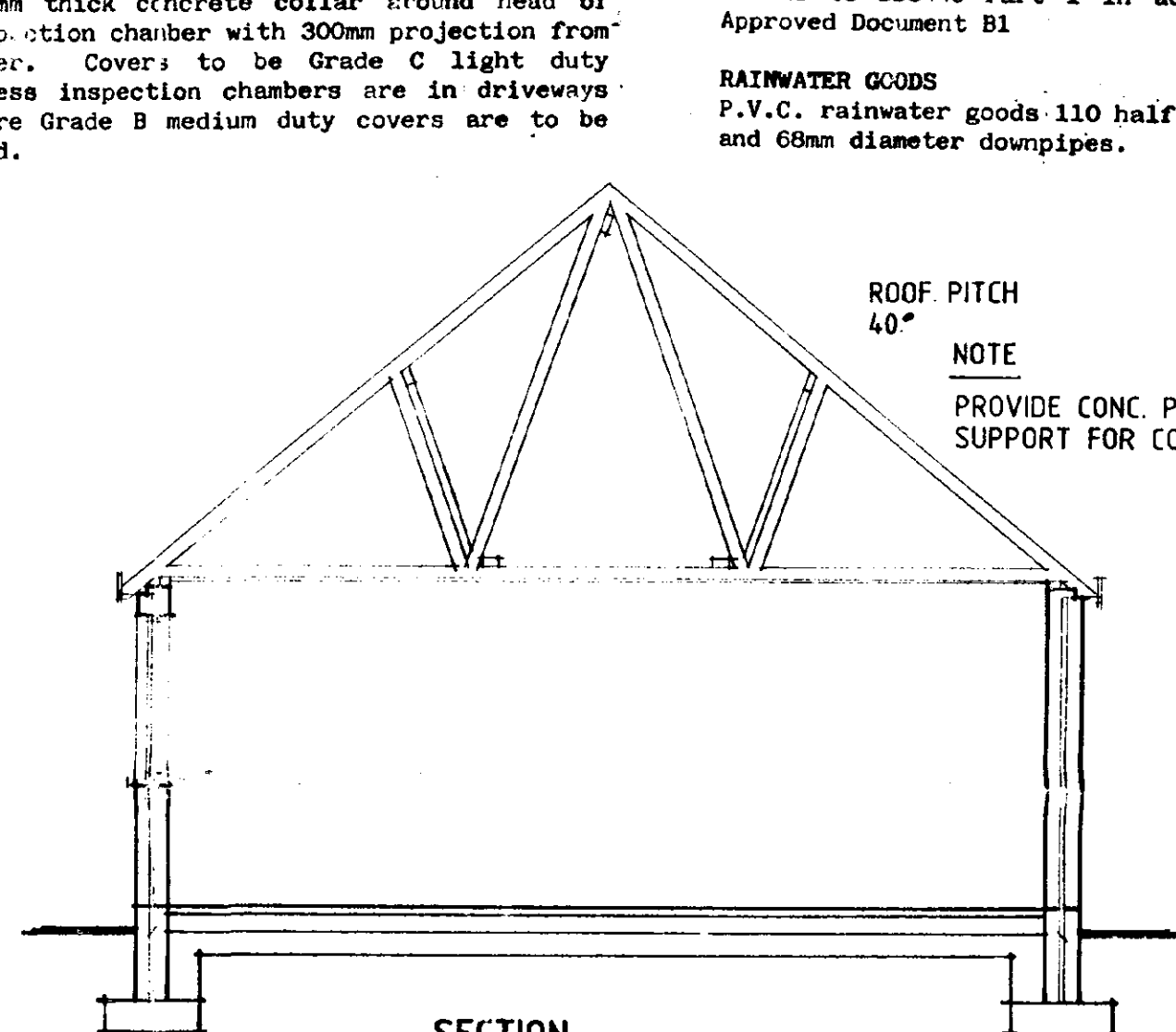


REAR



SIDE

THIS DRG. TO BE READ IN CONJUNCTION WITH
WRV/1



SECTION

BOX WINDOW ROOF CONSTRUCTION

Concrete interlocking tiles on battens - all as per main roof - on made-on-site roof comprising of:- 38 x 75 rafters and ceiling ties. Provide roof insulation and plasterboard plus skim finish as main. At gable end provide 16mm 'closed' boarded timber on 25 x 25 battens on plywood fixed to end rafter.

FLUE CONSTRUCTION

Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

VALLEYS

Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Status
CONSULTANT'S IN ARCHITECTURE & PLANNING

DEE.

1:50 1:100 APRIL-95

B.GILHAM.

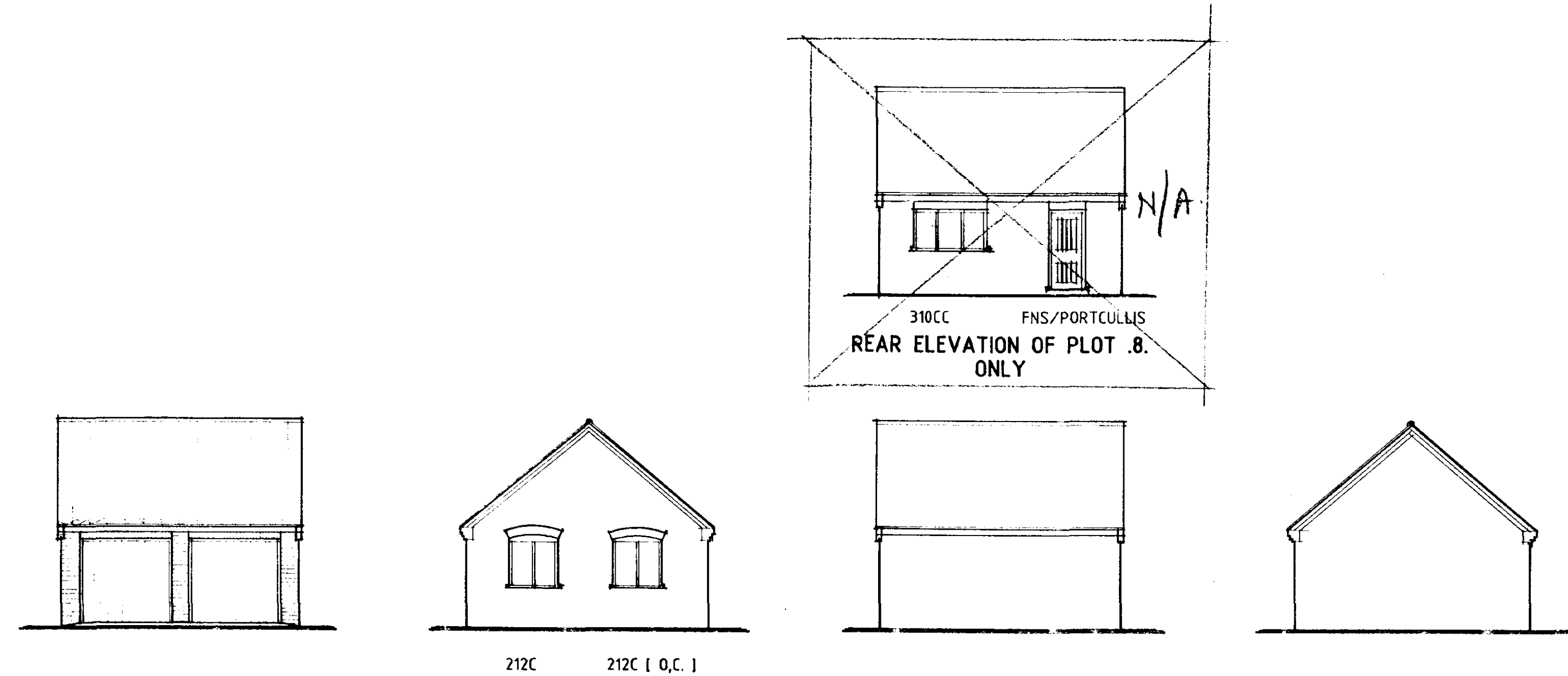
A - GEN ALTS - 7.12.95
B - GEN ALTS - 19.1.96

22 Oct 1995

Ref: 058/99

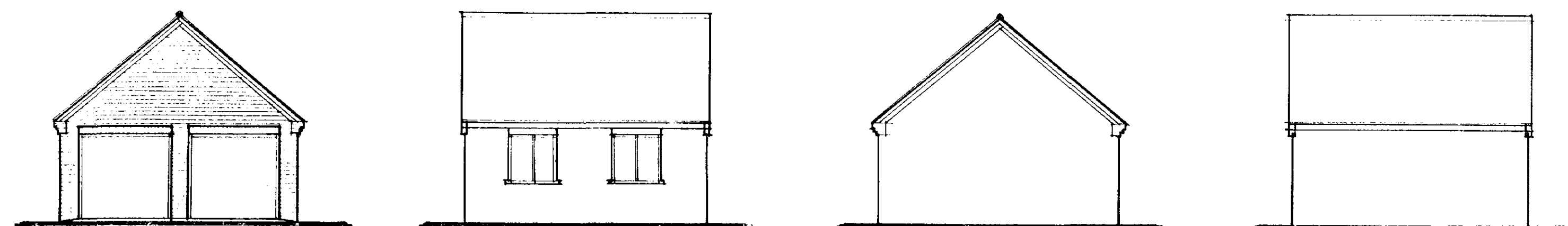
Stiles House, 4 Princes Street,
Hull, Lincolnshire, PE12 7BB
Tel: 01406 424343 Fax: 01406 490702

A - BR. ALTS - 27.1.99



ELEVATIONS OF GARAGE .A.

I.G. LI/S LINTELS OVER
EXTERNAL OPENINGS
PROVIDE UNIVERSAL ARCH
OVER WINDOWS



ELEVATIONS OF GARAGE .B. & .C.

WALL CONSTRUCTION
270mm cavity walls to consist of:-
110mm face brickwork (see site plan for
details), 50mm cavity
110mm internal skin of Thermalite
Shield blockwork. Cavity walls tied together
using galvanized iron or plastic twist ties
spaced 900mm horizontally and 450mm
vertically to BS1243 1978. Internal
blockwork walls to be same as above.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes
flexible jointed to fall 1:70 bedded in 100mm
pea gravel. Pipes to discharge into 1200mm
diameter soakways sited 5000mm away from
buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less
than 600mm cover concrete paving slabs should
be laid as bridging above the pipes on
minimum 75 pea gravel. If flexible pipes are
under a road and have less than 900mm cover
reinforced concrete bridging should be used
instead of paving slabs.

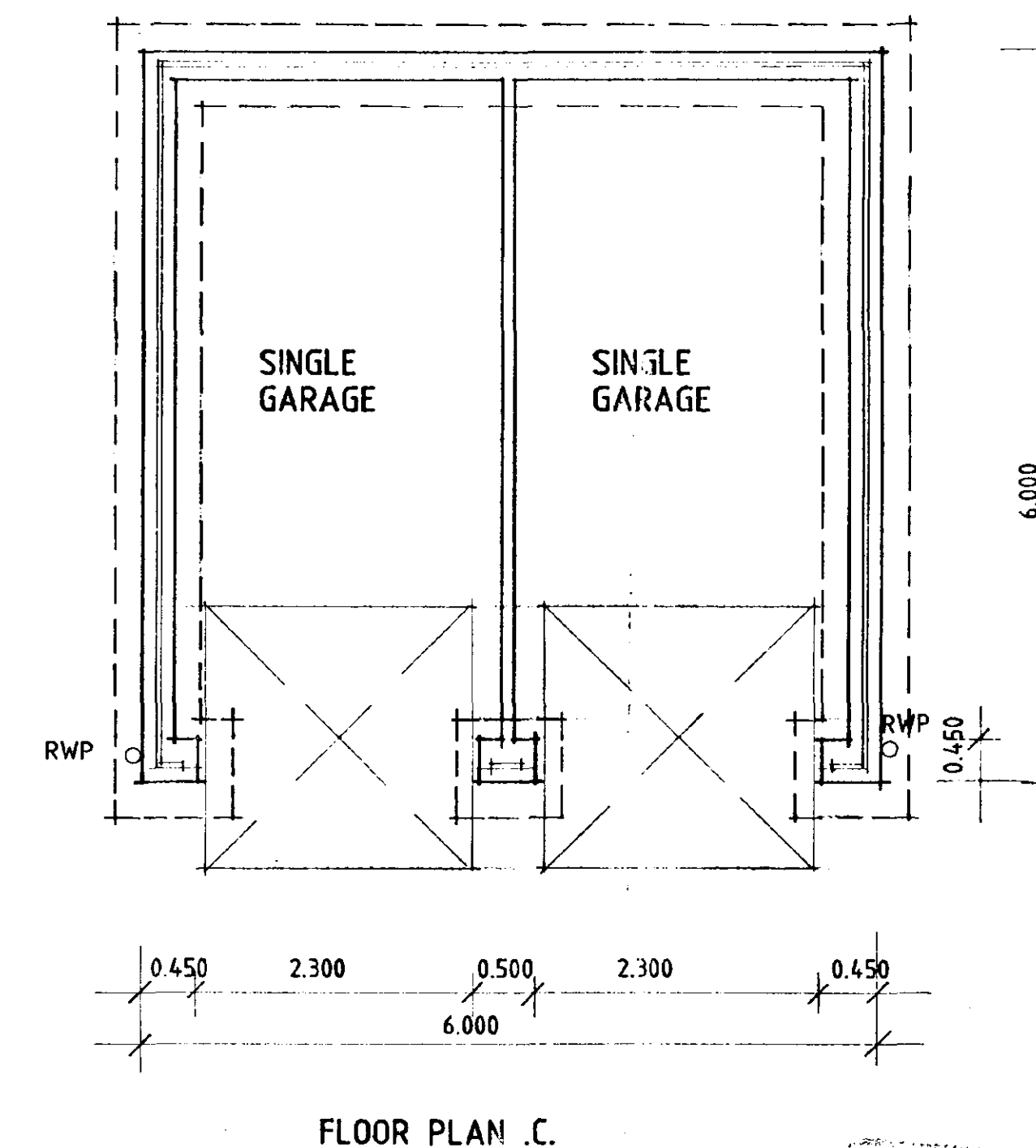
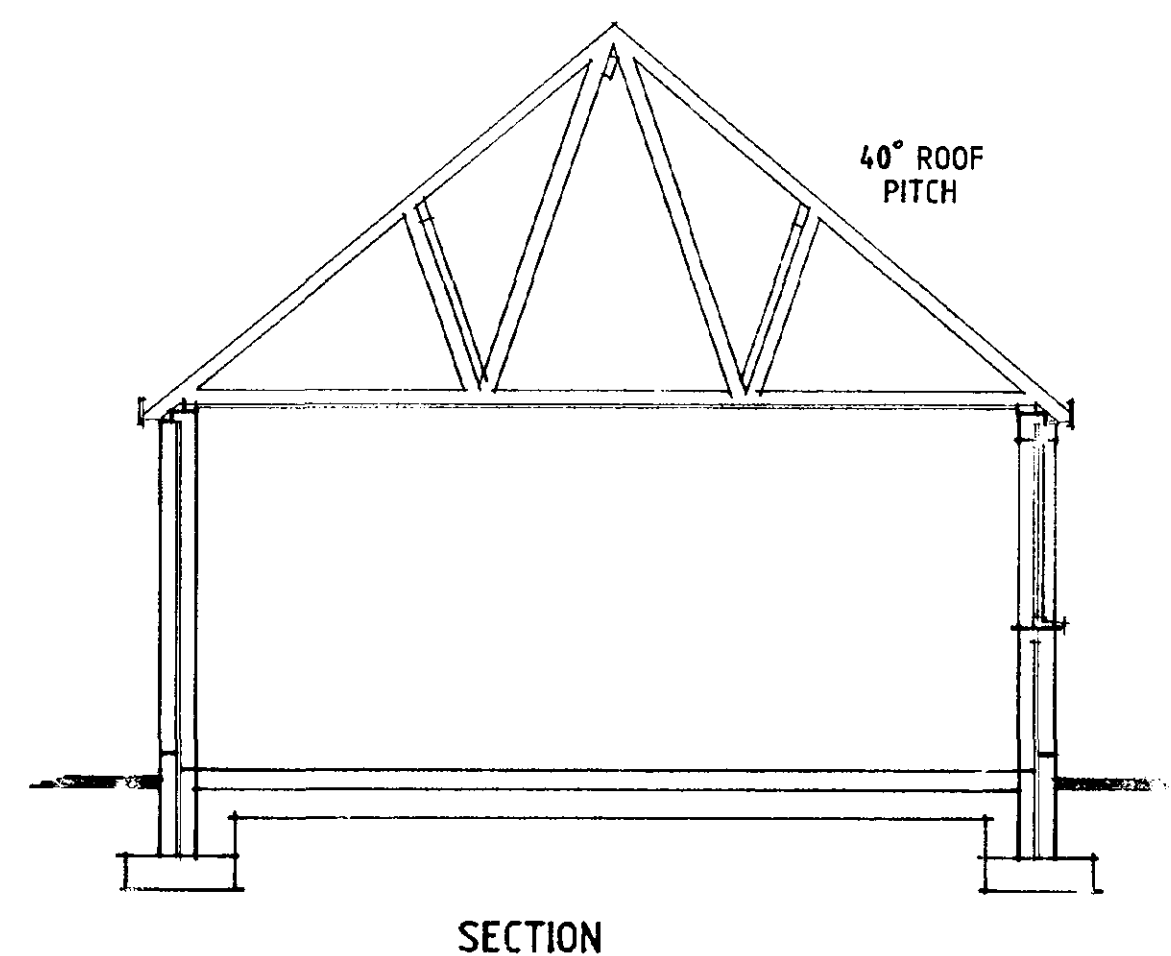
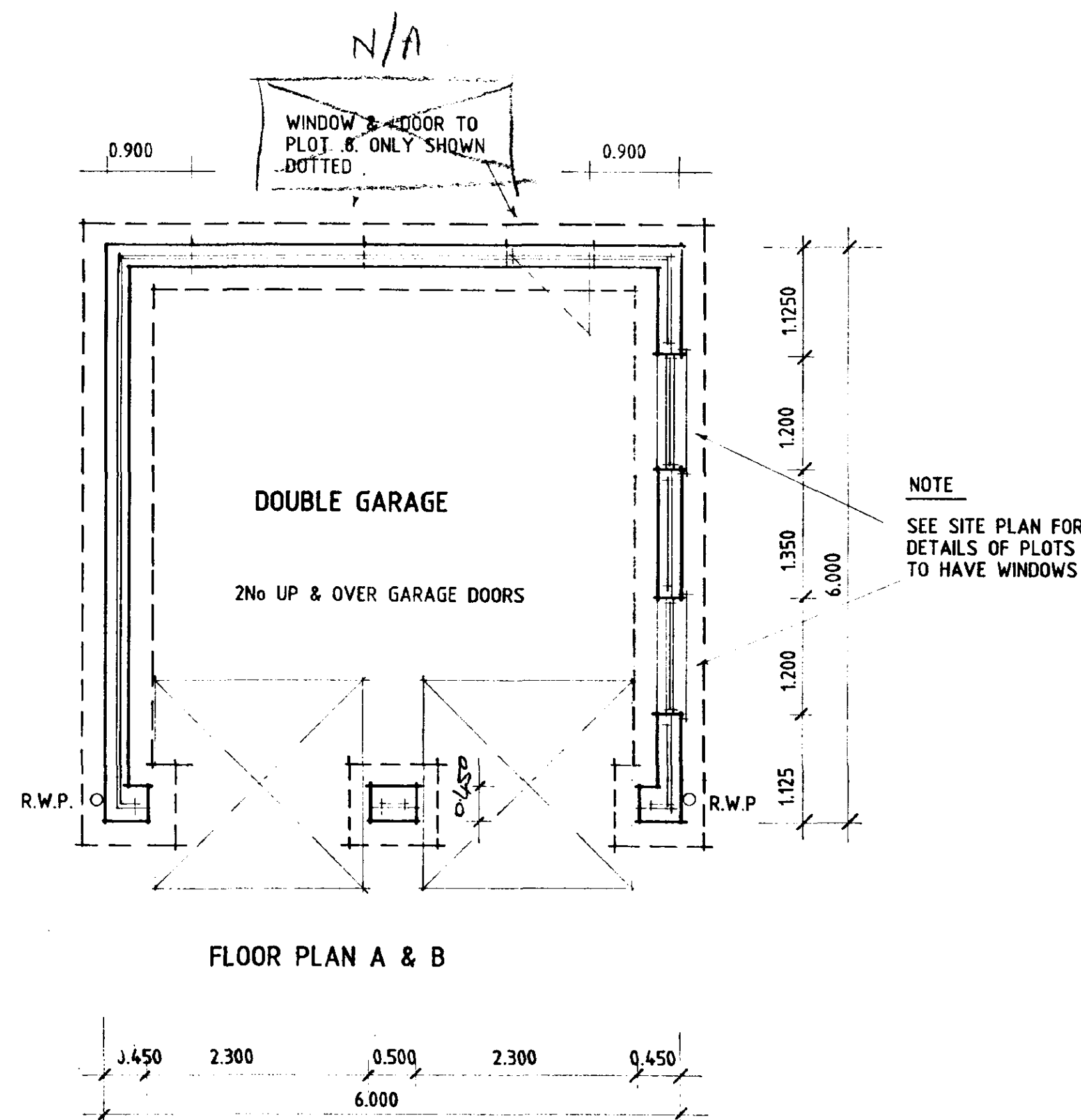
LINTELS
All coded lintels as stated in Schedule or
marked on plan to be by
to be installed in strict accordance with
manufacturers instructions. Form d.p.c.
cavity tray above all lintels. To all
exposed lintels i.e. not sheltered from
overhanging eaves, etc. to have proprietary
weepholes to joints of brickwork at approx.
450mm c/c.

GROUND /FLOOR CONSTRUCTION
100mm concrete
oversite on 1200 gauge polythene d.p.m. on
minimum 150mm, maximum 600mm well blinded and
compacted hardcore. Wall d.p.c. to lap floor
d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Butmen
felt d.p.c. to external walls 150mm above
ground level. Weak mix infill to base of
cavities to terminate 225mm below lowest
d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip
foundations. To cavity walls provide 700mm
wide x 225mm thick and to 100mm walls provide
450mm wide x 225mm thick, unless noted
otherwise. To non-loadbearing internal walls
thicken out ground floor oversite concrete to
450mm wide x 200mm thick. Widen foundations
at chimney breast accordingly and make 300mm
thick. Foundations to be taken down to an
approved firm base, subject to local
authority specifications. Concrete to be ST3
grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or
marked on plan by
(OC) denotes items handed. All windows to be
double glazed sealed units except to garage.



DESIGNED
BY

DESIGN
Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DOUBLE GARAGE
TSM.

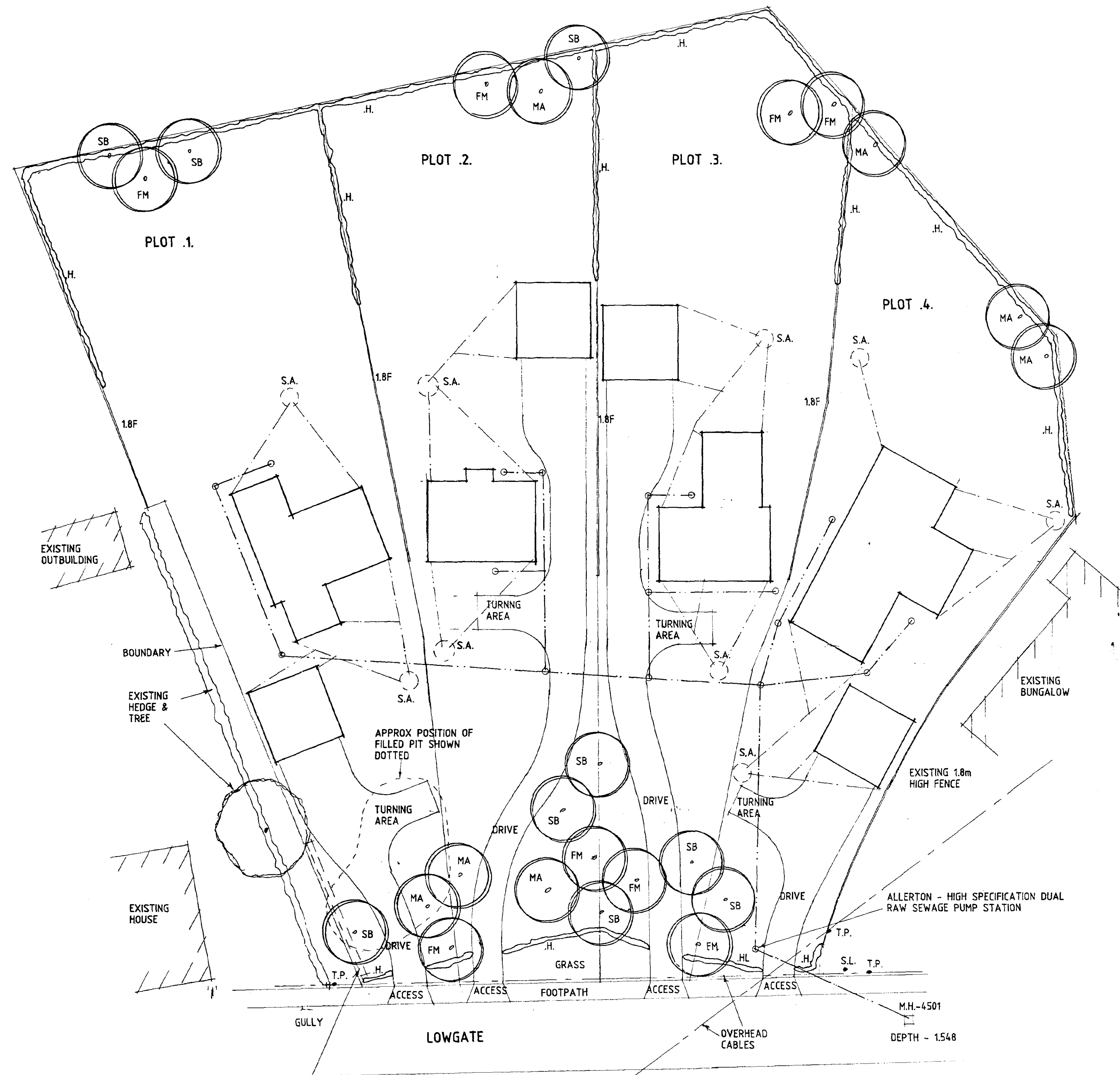
1:50 1:100 | APRIL-95

B.GILHAM.

A - PLOT .B. ALTS - 14.5.96
B - PLOT .B. ALTS - 30.3.98
C - FLOOR PLAN .C. - 19.10.99

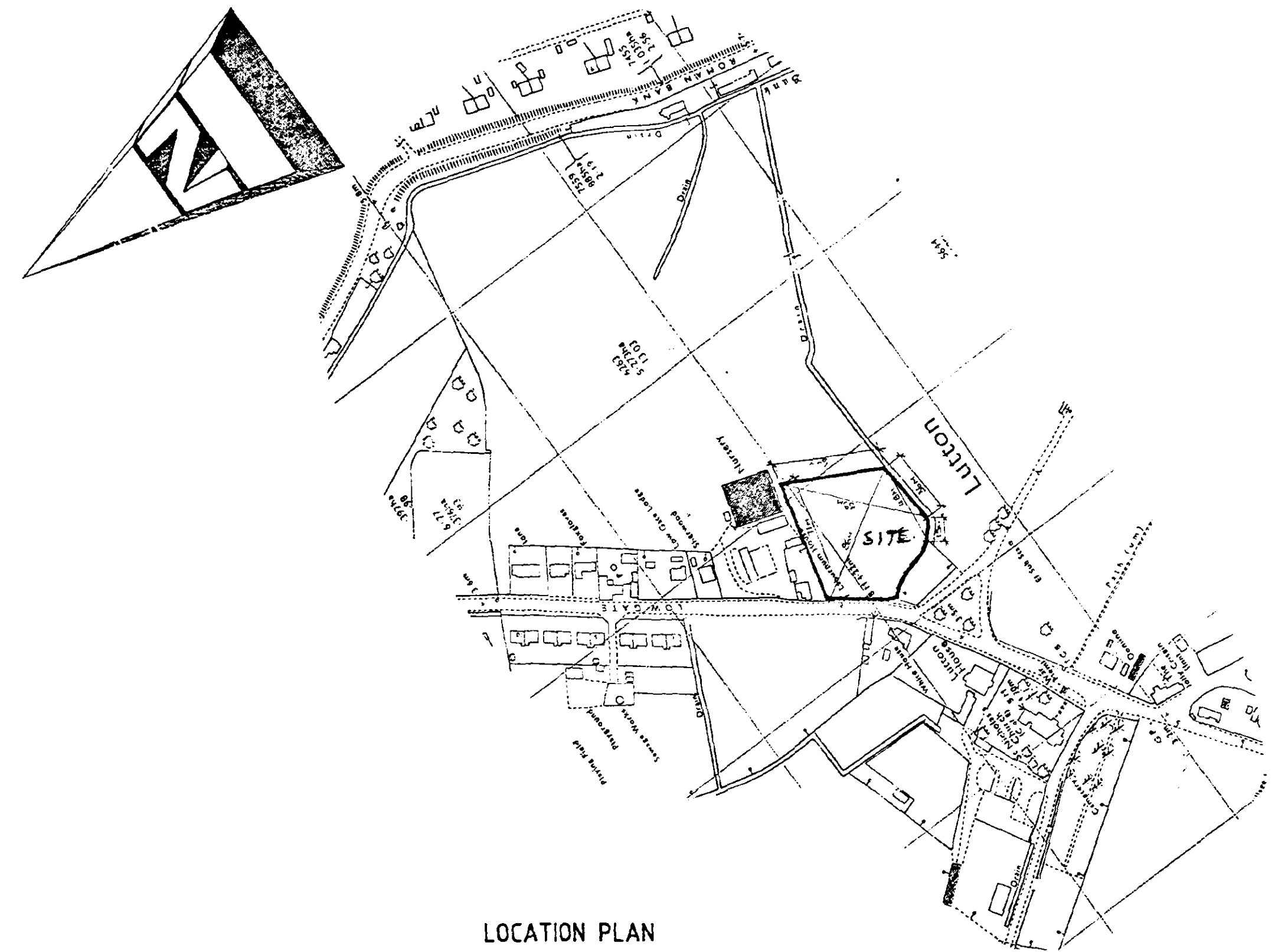
22 OCT 1999
1058/99

Status House, 4 Princes Street,
Hobart, TAS 7000
Tel 01406 424343 Fax 01406 490702



SITE PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH
CLYDE-2, CLYDE-2/B, DOVE-2, CUCKMERE, CUCKMERE-B, DEE & DOUBLE GARAGE TSM.



LOCATION PLAN

DWELLINGS

PLOT

1	CLYDE 2	Double Garage TSM/B
2	DOVE 2	Double Garage TSM/A
3	CUCKMERE	Double Garage TSM/A
4	DEE (HANDED)	Double Garage TSM/B

ACCESS

Minimum width of Access to be 2.5m constructed all to Lincolnshire County Council requirements.

DRIVES

Washed Gravel on 150 well consolidated hardcore with suitable edging kerbs.

TURNING AREAS

Form turning areas from garages as shown all to Local Authority requirements.

LANDSCAPING/SCREENING

Plant Trees as shown minimum height on plants to be 2.0m

S.B	Silver Birch
F.M	Field Maple
M.A	Mountain Ash

Plant Hawthorne hedge depicted by H in 2No staggered rows at 450 centres

Provide 1.8m high close boarded timber fence were depicted 1.8F

FOUL DRAINAGE

Connect Foul Drainage to existing Foul sewer in Lowgate to M H as shown. Connection to be to A W requirements.

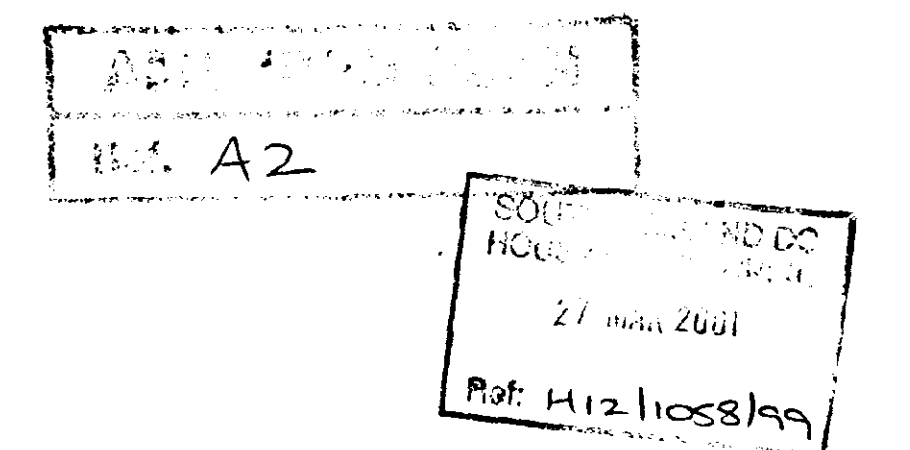
As necessary provide High Specification Dual Raw Sewage Pump Station as indicated

External Materials

Facing bricks	
Plot 1	Ibstock Bradgate Claret
Plot 2	Ibstock Bradgate Regal
Plot 3	Ibstock Bradgate Regal
Plot 4	Ibstock Bradgate Red

Roof Tiles

All plots to be Sandroff Red double pentiles



PROPOSED RESIDENTIAL
DEVELOPMENT AT LOWGATE,
LUTTON FOR

D & H BUILDINGS

1:200 99001/2

MARCH-01 B.GILHAM.

Notes and Revisions

Do not scale from this drawing.

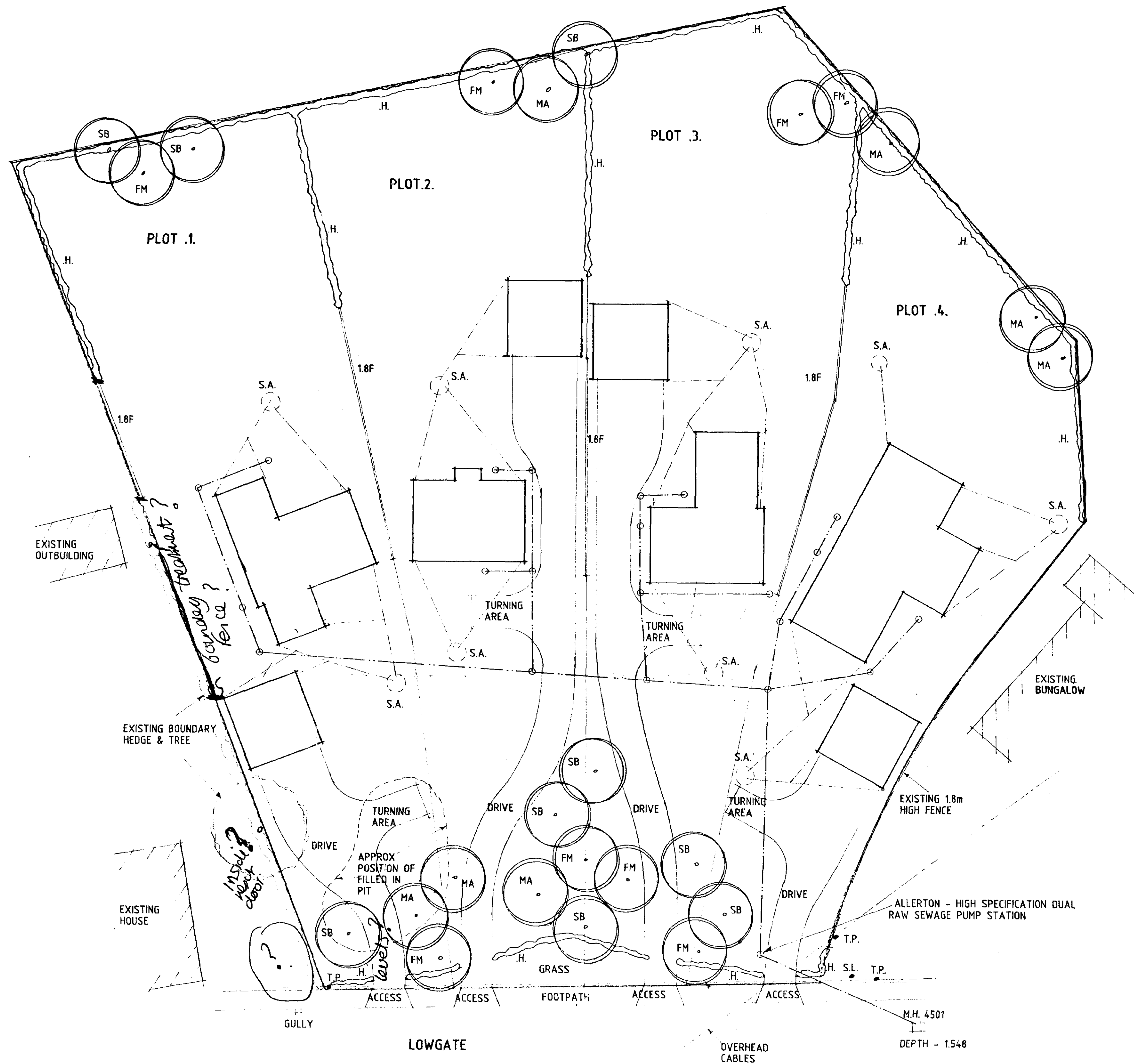
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

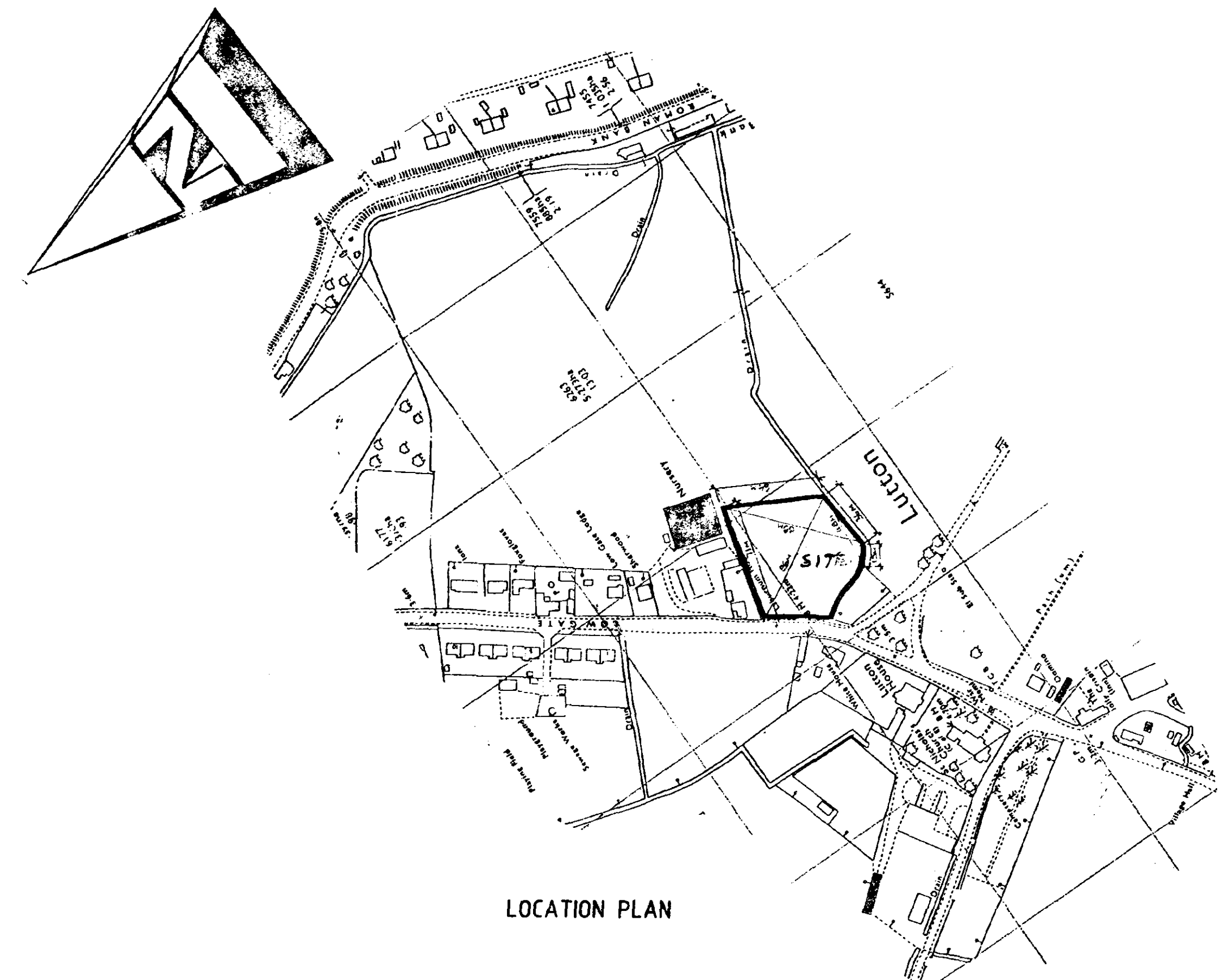
Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
CLYDE-2, CLYDE-2/B, DOVE-2, CUCKMERE, CUCKMERE-B, DEE & DOUBLE GARAGE TSM.



DWELLINGS

PLOT

1	CLYDE 2	Double Garage TSM/B
2	DOVE 2	Double Garage TSM/B
3	CUCKMERE	Double Garage TSM/A
4	DEE (HANDED)	Double Garage TSM/B

ACCESS

Minimum width of Access to be 2.5m constructed all to Lincolnshire County Council requirements.

DRIVES

Washed Gravel on 150 well consolidated hardcore with suitable edging kerbs.

TURNING AREAS

Form turning areas from garages as shown all to Local Authority requirements.

LANDSCAPING/SCREENING

Plant Trees as shown minimum height on plants to be 2.0m

S.B.	Silver Birch
F.M.	Field Maple
M.A.	Mountain Ash

Plant Hawthorn hedge depicted by H in 2No staggered rows at 450 centres

Provide 1.8m high close boarded timber fence were depicted 1.8F

FOUL DRAINAGE

Connect Foul Drainage to existing Foul sewer in Lowgate to M.H. as shown. Connection to be to A.W. requirements.

As necessary provide High Specification Dual Raw Sewage Pump Station as indicated

External Materials

Facing bricks	
Plot 1	1bstock Bradgate Claret
Plot 2	1bstock Bradgate Regal
Plot 3	1bstock Bradgate Regal
Plot 4	1bstock Bradgate Red

Roof Tiles
All plots to be Sandtoft Red double pantiles

Notes and Revisions

Do not scale from this drawing.

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Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSWA Act).

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL
DEVELOPMENT AT LOWGATE,
LUTTON FOR

D & H BUILDINGS.

1:200 1:2500 99001/1

AUG-99 D.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490717



THIS DRG. TO BE READ IN CONJUNCTION WITH
CUCKMERE -B-

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

CUCKMERE

D & H BUILDINGS

1:100 1:50 | OCT-99

B. GILHAM.

SOUTH
HOUSING
22 DEC 1999
Ref: 1058/99

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702