



East

FOUNDATIONS

Foundations to be ST4 grade concrete

For 270mm walls foundations to be 700 x 230mm
For 100mm " " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept. 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 with chicken wire mesh
500g polythene separating membrane
50mm flooring grade polystyrene insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm min. compacted hardcore - if in excess of 100mm fill, to a max 600mm, the hardcore 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

First
18mm Weyroc floor panels
200mm deep SC3 grade canalised timber joists at 400 cts - width of joists to be as specified on joist plan - with min 1 row herringbone strutting wideplan
12.7mm plasterboard, fixed in accord with manuf. instructions with all necessary noggins etc and finished with either artex or skim in accord with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Above Ground
To be 270mm o/a constructed as follows:-
100mm facing brick (to be FL quality below dpc level)
40mm cavity
30mm partial fill cavity wall insulation i.e. Celotex CM2 or similar
100mm load-bearing insulation blocks i.e. Reselite

All to be tied together using stainless steel wall ties (incorporating a cavity board retaining clip or disc) positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. Additional wall ties may be required to ensure that each board, including cut board, is held in place by at least three ties. Wall ties to be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skin finish to give a max 'U' value of 0.45W/m degree C.

Internal Walls
To be 100mm blockwork constructed off a dpc

South

Stud partitions -
to be constructed as follows:-

75 x 50mm head and sole plates
75 x 50mm studs at 400mm cts with min 2 rows
75 x 50mm noggins equally spaced
75mm g/f insulation within framework
face both side with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 100 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

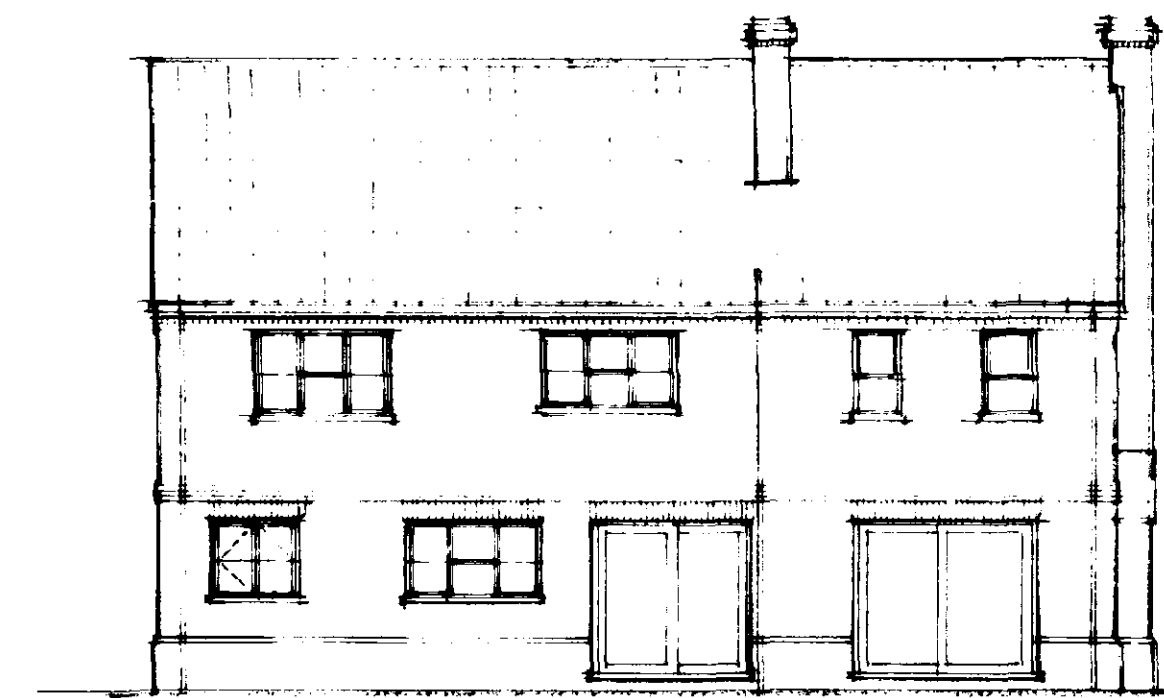
DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Damsor is to be provided to all cavity closures
A dpc cavity tray is to be incorporate within the cavity construction immediately above an abutment.

LINTELS

Lintels to all walls to be IG, or similar and equivalent, to have a min end bearing of 150mm and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG INTERNAL 100 (or similar) unless specified otherwise.

Lintels to be protected with 12mm gypsum plaster skin finish to achieve a min. half hour fire protection.



West

WINDOWS & DOORS

Windows and doors to be purpose made UPVC (to the sizes and patterns of the Boulton & Paul references given) double glazed with sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 4000sq mm.

Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 :1981

VENTILATION

All habitable rooms are to have windows containing ventilation openings the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The bathroom and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt1 : 1990 are to be installed where indicated SP on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the IEE Regulations.

STAIRCASE

The staircase is to be 800mm clear width between strings. to have 13 No risers of approx 199.1mm (site dimensions to be taken prior to manufacture of stairs).

to have 11 No treads of 223mm quarter space landing to be of equal dimensions to the width of the stairs

to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectively.

The balusters to handrail and balustrade are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm dia sphere

Minimum head height to be 2.0m measured vertically above the pitch line.

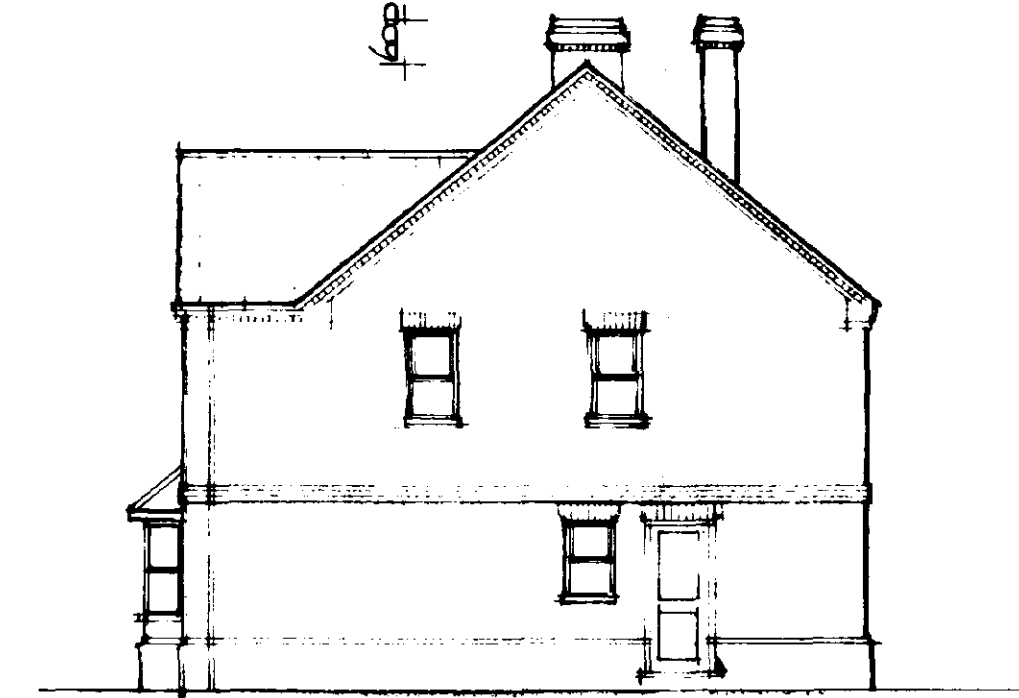
HOT WATER SYSTEM

A wall mounted oil fired central heating boiler is to be installed where indicated complete with balanced flue and integral combustion air vent. Flue to be covered with stainless steel guard.

The hot water system is to be vented.
A 3 KW immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated



North

CHIMNEY/FLUE CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min 300mm 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.

Chimney(s) to terminate as indicated on elevation, min. 600mm above ridge height, and to be flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min 150mm.

Heath to open fire to be min. 125mm o/a 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 : 1986, of at least 50% of the throat opening area is to be provided where indicated to the lounge wall.

The chimney to the solid fuel stove to be constructed as specified above using 200mm dia liners.

Heath to stove to be constructed as above but project 300mm from the face of the stove.

A permanent air entry opening is to be provided in the external kitchen wall having an area equal to not less than 550mm² per kW of rated output of the appliance over 5kW.

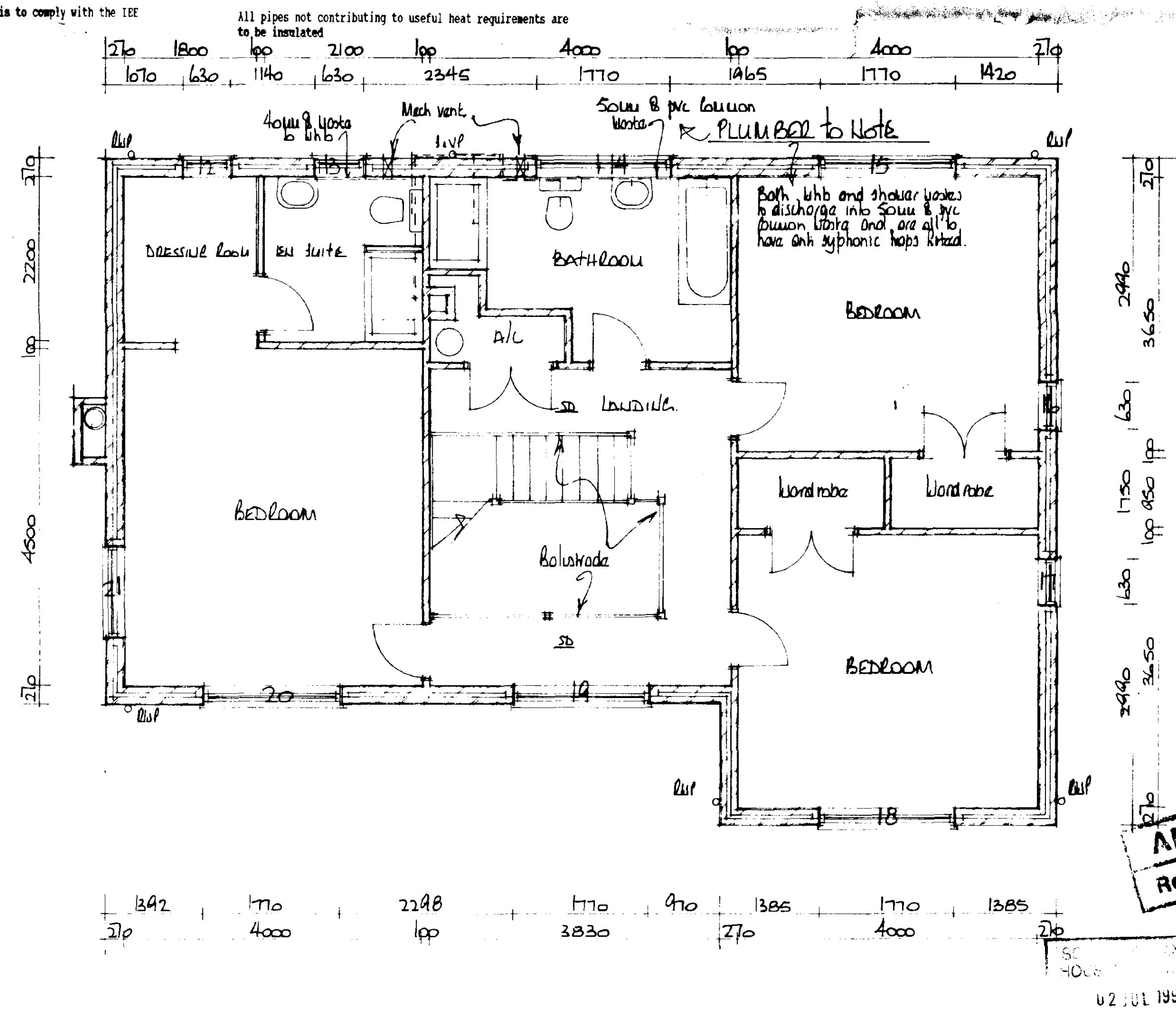
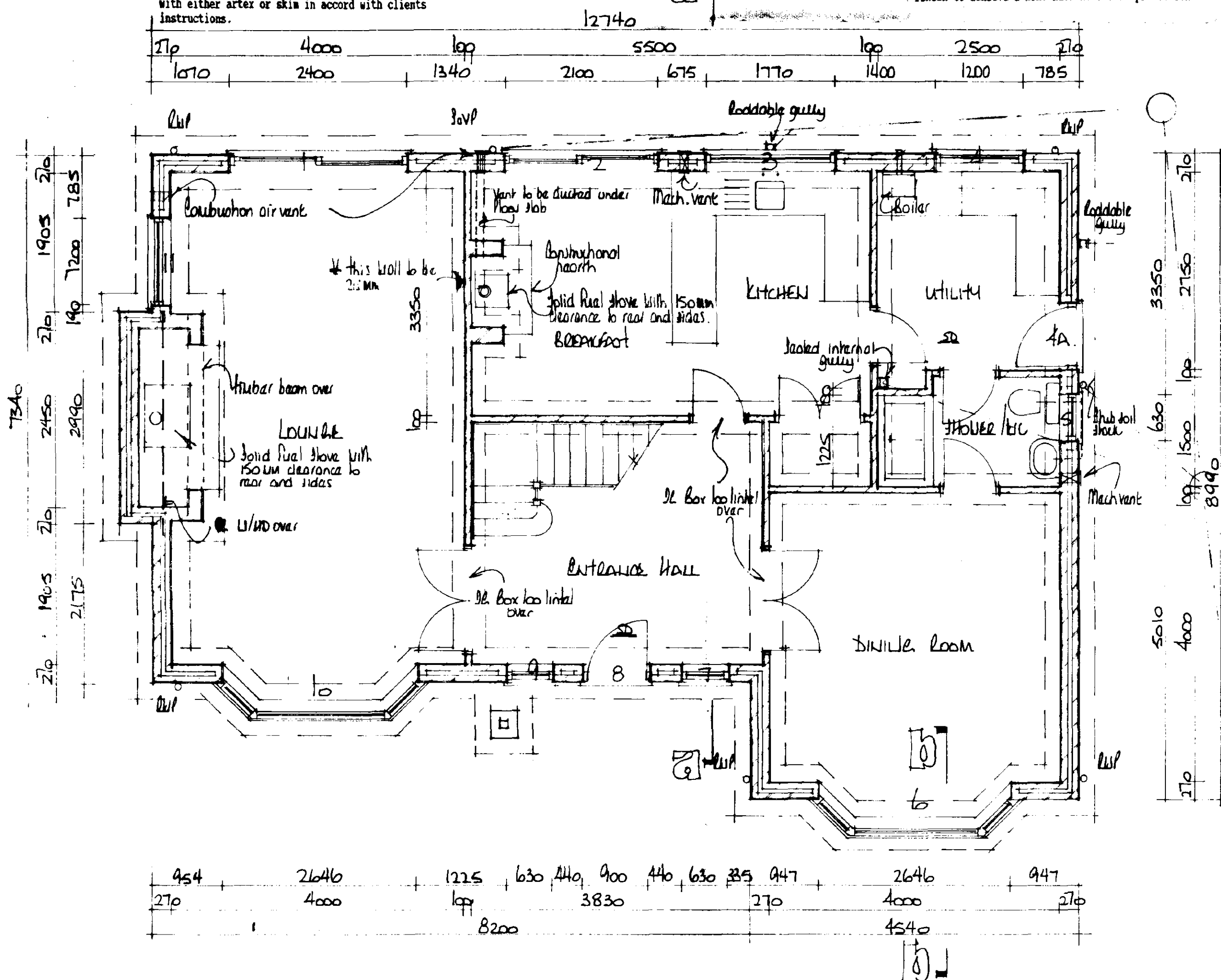
WINDOW & LINTEL SCHEDULE

Location	Window/door size	Lintel ref & length
1	2400 x 2100 high	L1HD/70 2700
2	2100 x 2100 high	L1HD/70 2400
3	B310CDC	L5/70 2100
4	H210C	L1S/70 1500
4A	Fus/dn/23/D	L1S/70 1200
5	B110D	L1HD/70 900
6	SP3/B113D/B313CDC/ H113D	L1HD/70 3000
7	B113D	L1HD/70 900
8	FMS door to clients choice	L1S/70 1200
9	B113D	L1S/70 900
10	SP3/B113D/B313CDC/ H113D	L1HD/70 3000
11	B213CD	L1S/70 1500
12	B112D	L1S/70 900
13	B112D	L1S/70 900
14	B310CDC	L1S/70 2100
15	B312CDC	L1S/70 2100
16	B112D	L1S/70 900
17	B112D	L1S/70 900
18	B312CDC	L1S/70 2100
19	B312CDC	L1S/70 2100
20	B312CDC	L1S/70 2100
21	B212CD	L1S/70 1500

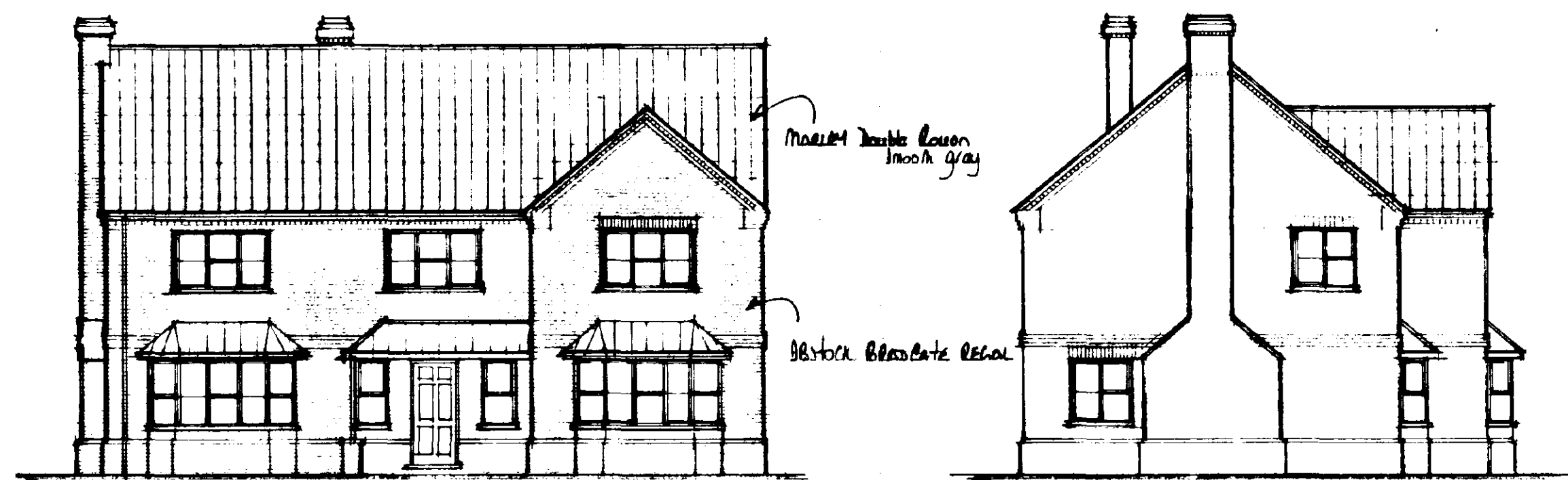
ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E Regulations.

Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated in order to achieve full compliance.



B	02/07/96	For door to utility room
A	10/01/96	Amended to LA requirements
Date		Revisions
© copyright		
East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767958		
Client		
MR. & MRS. M. STOKES		
Job Title		
REPLACEMENT DUELLER AT TWO ROAD WEST HUNTER SPALDING.		
Drawing title		
PLANS - ELEVATIONS		
AMENDED PLAN Ref. A2		
Scale		
1:50 - 1:100		
Date	Feb 96	Drawn by AL
Drg No		Rev
94/80/01		AB



East

FOUNDATIONS

Foundations to be S74 grade concrete

For 270mm walls foundations to be 700 x 230mm
For 100mm " " " " 450 x 230mm

Foundations to be taken down to a firm load-bearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

WALL CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm flooring grade polystyrene insulation
100mm S74 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm min. compacted hardcore - if in excess of 100mm fill, to a max 600mm, the hardcore 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

First
18mm Weyron floor panels
280mm deep S74 grade tanalised timber joists at 400 cts - width of joists to be as specified on joist plan - with min 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manuf.
Instructions with all necessary nogginns etc and finished with either artex or skin in accord with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Above ground
To be 270mm o/a constructed as follows:-
100mm facing brick (to be FL quality below dpc level)
50mm cavity
20mm partial fill cavity wall insulation i.e. Calorcel CR2 or similar
100mm load-bearing insulation blocks i.e. Resalite
All to be tied together using stainless steel wall ties (incorporating a cavity board retaining clip or disc) positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. Additional wall ties may be required to ensure that each board, including cut board, is held in place by at least three ties. Wall ties to be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skin finish to give a max 'U' value of 0.45W/m degree C.

Internal Walls
To be 100mm blockwork constructed off a dpc

South

Stud partitions -
to be constructed as follows:-

75 x 50mm head and sole plates
75 x 50mm studs at 400mm cts with min 2 rows
75 x 50mm nogginns equally spaced
75mm g/f insulation within framework
face both side with 12.7mm plasterboard, tape joint and skin finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 100 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

UPVC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Dacor is to be provided to all cavity closings
A dpc cavity tray is to be incorporate within the cavity construction immediately above an abutment.

LINTELS

Lintels to all walls to be IG, or similar and equivalent, to have a min end bearing of 150mm and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG INTERNAL 100 Lintels (or similar) unless specified otherwise.

Lintels to be protected with 13mm gypsum plaster skin finish to achieve a min. half hour fire protection.

West

WINDOWS & DOORS

Windows and doors to be purpose made UPVC (to the sizes and patterns of the Boulton & Paul references given) double glazed with sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 4000sq mm.

Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981

VENTILATION

All habitable rooms are to have windows containing ventilation openings the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The bathroom and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SB on the drawing. An alarm must be positioned within 3.0m of bedrooms doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the IEE Regulations.

STAIRCASE

The staircase is to be 800mm clear width between strings. to have 13 No risers of approx 199.1mm (site dimensions to be taken prior to manufacture of stairs).

to have 11 No treads of 223mm quarter space landing to be of equal dimensions to the width of the stairs
to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectively.

The balusters to handrail and balustrade are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam sphere

Minimum head height to be 2.0m measured vertically above the pitch line.

HOT WATER SYSTEM

A wall mounted oil fired central heating boiler is to be installed where indicated complete with balanced flue and integral combustion air vent. Flue to be covered with stainless steel guard.

The hot water system is to be vented.

A 3 KW immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated

North

CHIMNEY/HEARTH CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min 300mm 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.

Chimney(s) to terminate as indicated on elevation, min. 600mm above ridge height, and to be flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min 150mm.

Hearth to open fire to be min. 125mm o/a thickness; project 500mm from the face of the fire and extend 150mm past the jamb of the fire.

Fireguard firing points to be provided

A permanent air entry opening, to BS3303 : 1986, of at least 50% of the throat opening area is to be provided where indicated to the lounge wall.

The chimney to the solid fuel stove to be constructed as specified above using 200mm diam liners.

Hearth to stove to be constructed as above but project 300mm from the face of the stove.

A permanent air entry opening is to be provided in the external kitchen wall having an area equal to not less than 550mm² per kW of rated output of the appliance over 5kW.

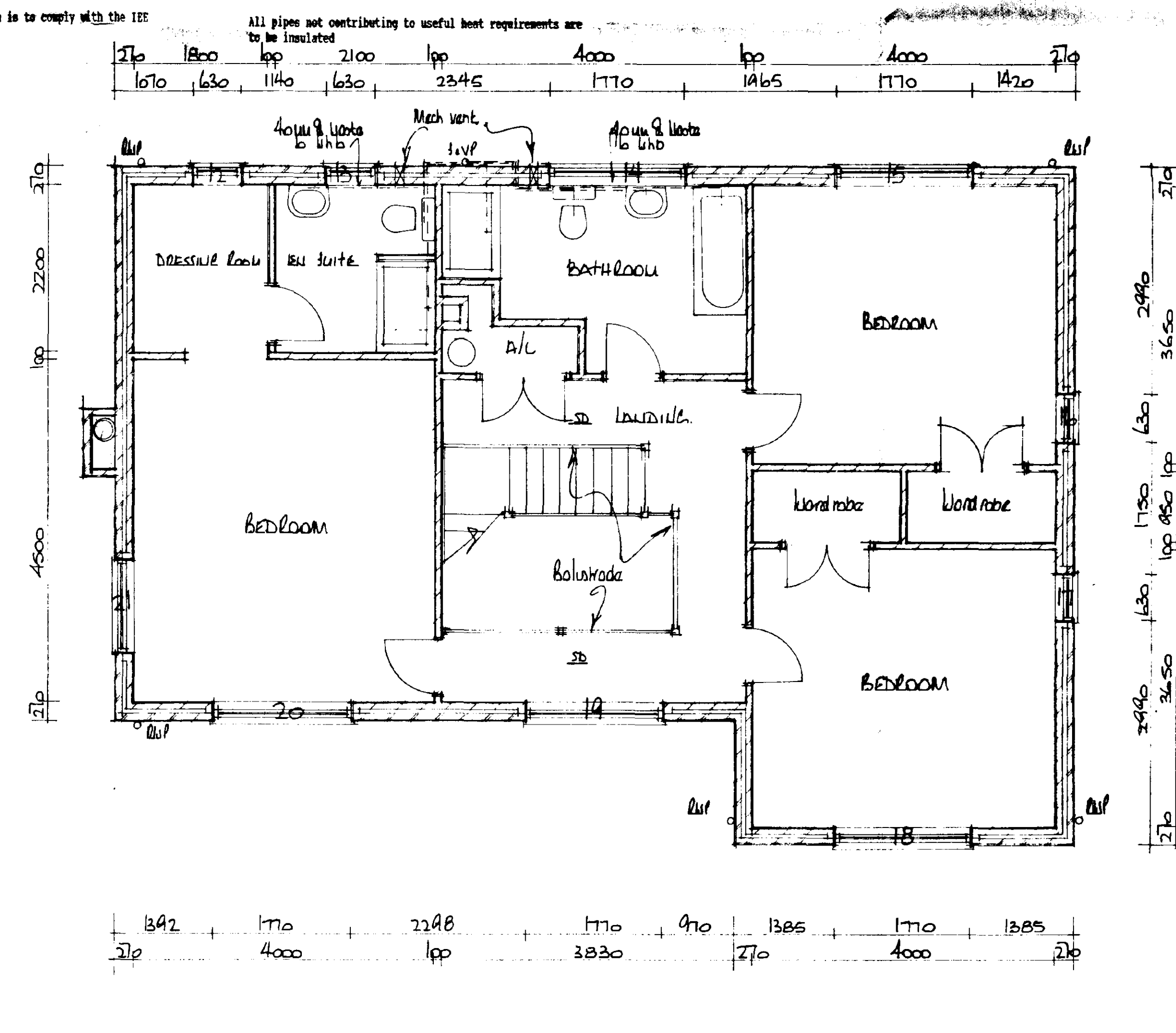
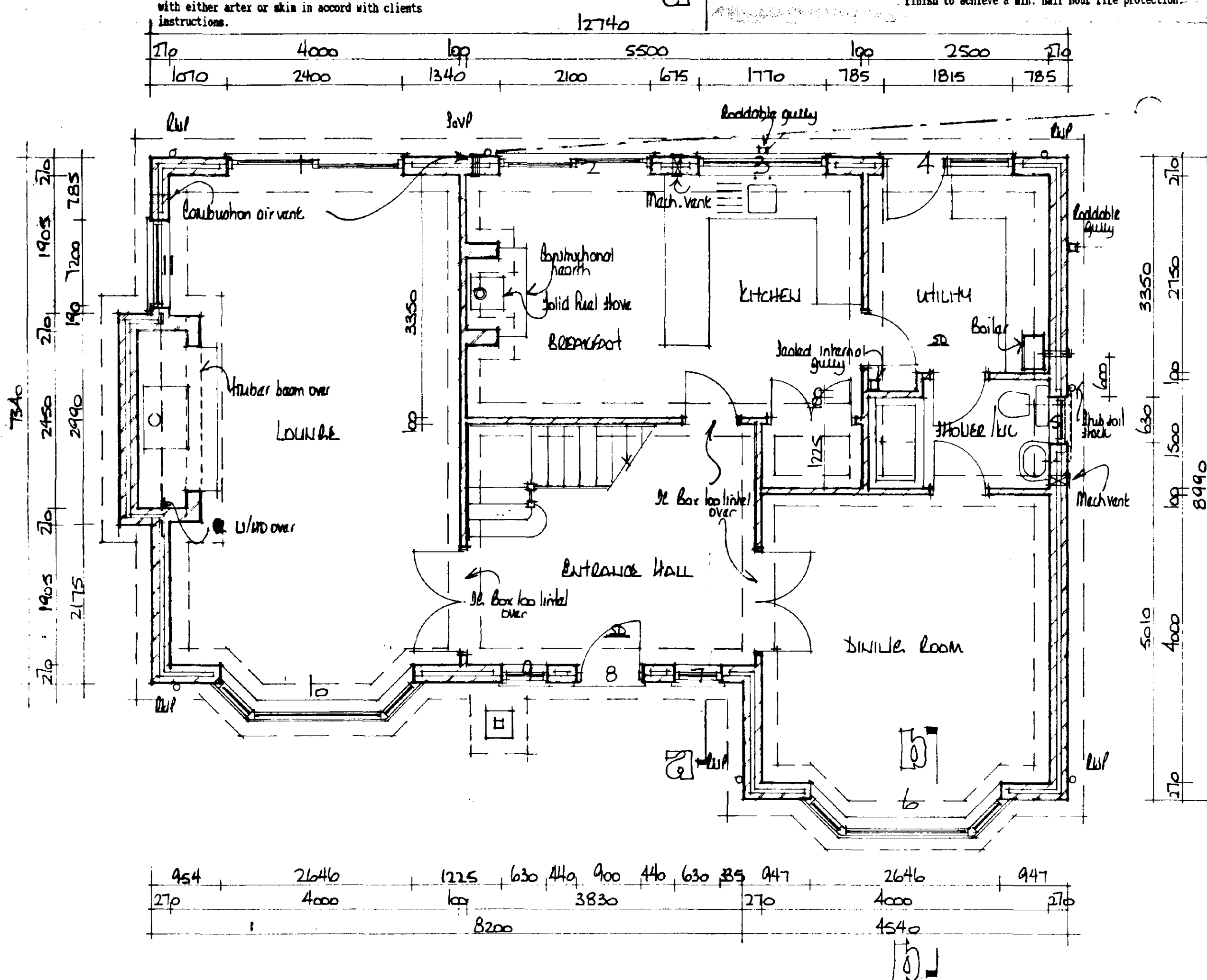
WINDOW & DOOR SCHEDULE

Location	Window/door size	Lintel ref & length
1	2400 x 2100 high	L11B/70 2700
2	2100 x 2100 high	L11B/70 2400
3	BS10CXC	L11S/70 2100
4	BS10CXC	L11S/70 2100
5	BS10C	L11S/70 900
6	SP3/BS11B/BS10CXC/BS11B	L11B/70 3000
7	BS11B	L11S/70 900
8	PMS door to clients choice	L11S/70 1200
9	BS11B	L11S/70 900
10	SP3/BS11B/BS10CXC/BS11B	L11B/70 3000
11	BS11C	L11S/70 1500
12	BS11B	L11S/70 900
13	BS11B	L11S/70 900
14	BS10CXC	L11S/70 2100
15	BS10CXC	L11S/70 2100
16	BS11B	L11S/70 900
17	BS11B	L11S/70 900
18	BS10CXC	L11S/70 2100
19	BS10CXC	L11S/70 2100
20	BS10CXC	L11S/70 2100
21	BS11C	L11S/70 1500

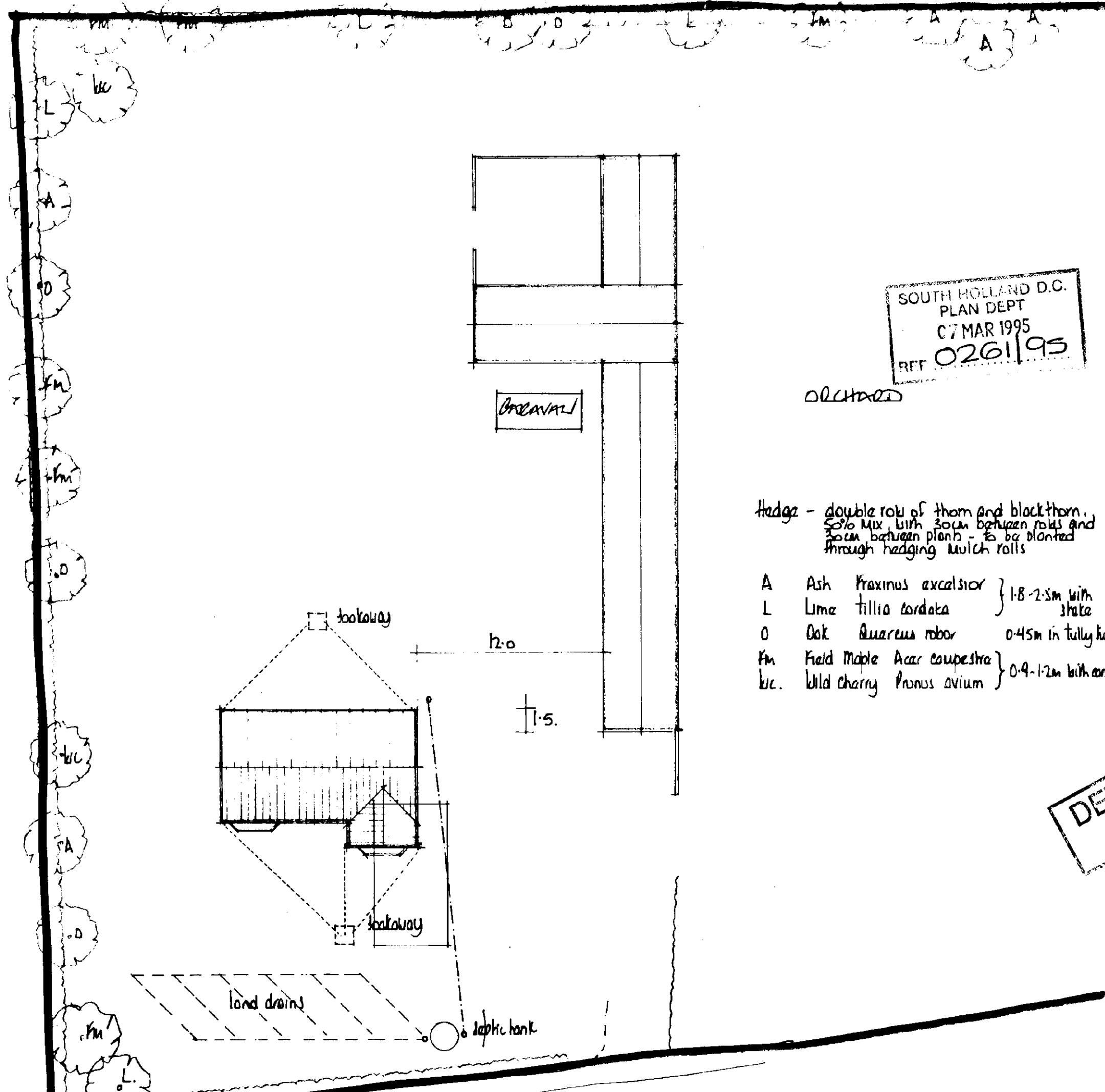
ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E Regulations.

Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated in order to achieve full compliance.



A		Date	Revisions
© copyright			
East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767968			
Client			
MR. & MRS. M. STOKES			
Job Title			
REPLACEMENT BUILDING AT TWO ROAD WEST HUNTER SPALDING.			
DETERMINED PLAN			
Drawing Title			
PLANS & ELEVATIONS			
SOUTH EAST D.C. PLAN DEPT 07 MAR 1995 REF. 0261195			
Scale			
1:50 : 1:100			
Date		Drawn by	
FEB 05		AL	
Dig No.		Rev	
94/80/01			



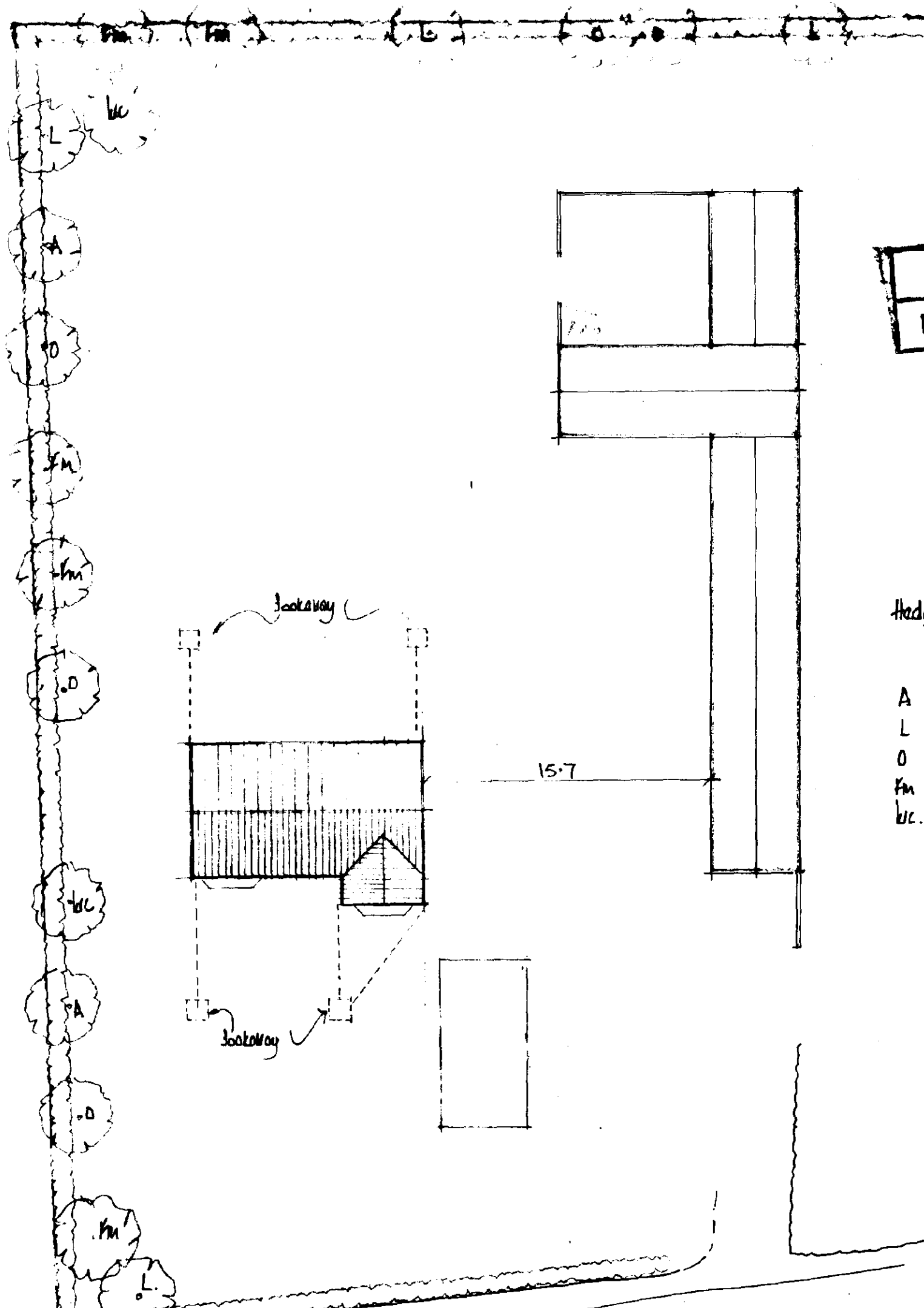
SOUTH HOLLAND D.C.
PLAN DEPT
07 MAR 1995
REF 0261/95

ORCHARD

Hedge - double row of thorn and blackthorn.
50% mix with 30cm between rows and
30cm between plants - to be planted
through hedging mulch rolls

- A Ash Fraxinus excelsior } 1.8-2.5m with
- L Lime tillia cordata } shake
- O Oak Quercus robur } 0.45m in tulley hubs
- FM Field Maple Acer campestre } 0.9-1.2m with cone
- WC Wild cherry Prunus avium }

A		Date		Revisions	
© copyright					
East Midlands Design Associates					
"Willow Lodge", Horseshoe Road, Spalding, Lincs. PE11 3JA Tel: Spalding (0775) 767968					
Client MR. MRS M STOKES					
Job Title REPLACEMENT DWELLING AT TYDD ROAD WEST PINCHBECK SPENDING.					
Drawing Title BLOCK PLAN DETERMINED PLAN					
Scale 1:250					
Date Feb 95			Drawn by AL		
Drg. No. 94/80/03.					Rev



AMENDED PLAN
Ref. A1

ORCHARD

Hedge - double row of thorn and blackthorn.
50% mix with 50cm between rows and
50cm between plants - to be planted
through hedging mulch rolls

- A Ash *Fraxinus excelsior* } 1.8-2.5m with stake
- L Lime *Tilia cordata* }
- O Oak *Quercus robur* } 0.45m in tulley tube
- Fm Field Maple *Acer campestre* }
- Lc Wild cherry *Prunus avium* } 0.9-1.2m with cone

SOUTH HOLLAND DC
HOUSING PLANNING
22 MAR 1996
Ref: 0261/95

B	Mar 96	Position of dwelling awarded.
A	Mar 95	Drainage awarded.
	Date	Revisions

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
MR. & MRS M STOKES

Job Title
**REPLACEMENT DWELLING AT
TWO D ROAD
WEST PINCHBECK
SPALDING.**

Drawing Title
Block Plan

Scale
1:250

Date **Feb 95** Drawn by **AL**

Drg. No. **94/80/03.** Rev

