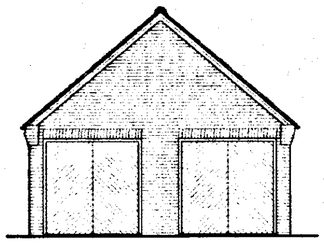
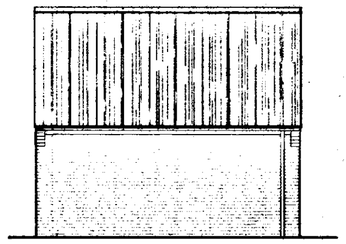


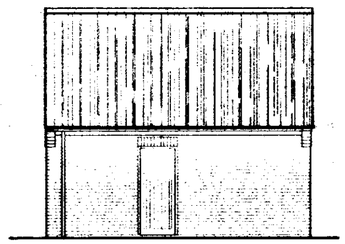
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 40 deg. . 38 x 100 ridge node binders 38 x 100 ceiling binder. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1,5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade.

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 100mm Tarmac Hemelite insulation block to form 215mm wall

SUB STRUCTURE WALLING.
2 x 100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm ST4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

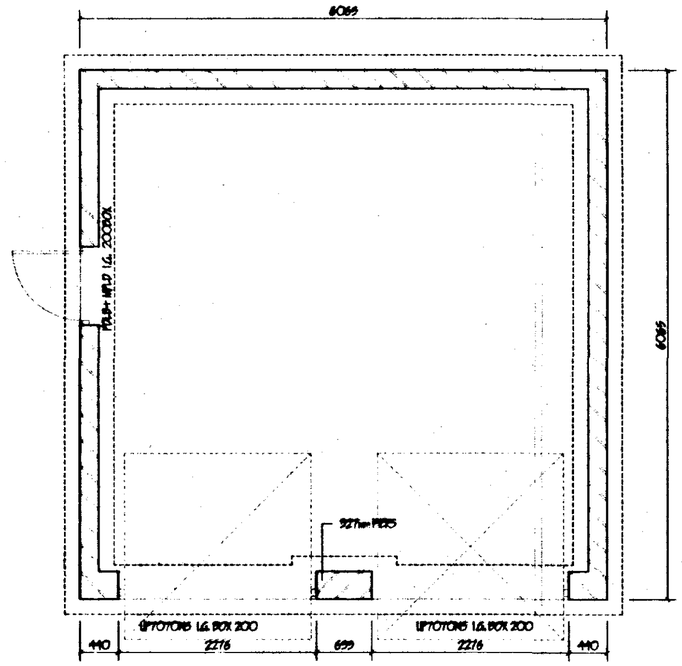
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all ST4 mix to B.S. 5328 1990
All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

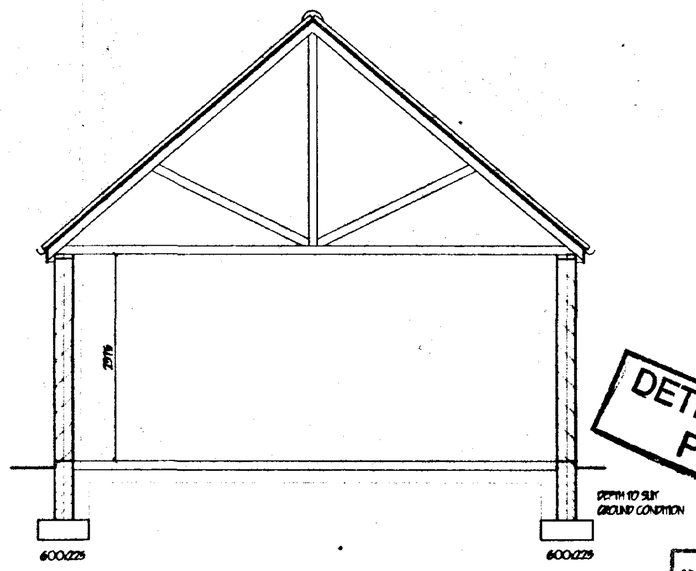
LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

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 instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

revision	date	init.	revision details.



FLOOR PLAN



SECTION

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
27 APR 2001
Ref: 0511/01

COOPER ARCHITECTURAL DESIGN
UNIT 4 WRIGHTS MEWS 12A PARK ROAD
HOLBEACH SPALDING LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client. PATTERSON HOMES LTD

Project.
RESIDENTIAL DEVELOPMENT
FLAXMILL LANE
PINCHBECK
SPALDING
LINC'S.

Drawing.
DOUBLE GARAGE

Scale 1:50 1:100	Drawing No. 0018:08
Date. APRIL '01	Drawn. J.C.

LEVELS RELATED TO MANHOLE COVER IN FLAXMILL LANE. ASSUMED VALUE 10.00 METRES

CONTROL

1 972.968 3074.269 10.162 NAIL
2 1000.000 3000.000 9.955 NAIL
3 927.827 3079.246 10.876 NAIL
4 862.104 3063.582 10.961 NAIL

KEY LISTING

ALL EXISTING TREES TO BE REMOVED

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 27 APR 2001

revision	date	init.	revision details.

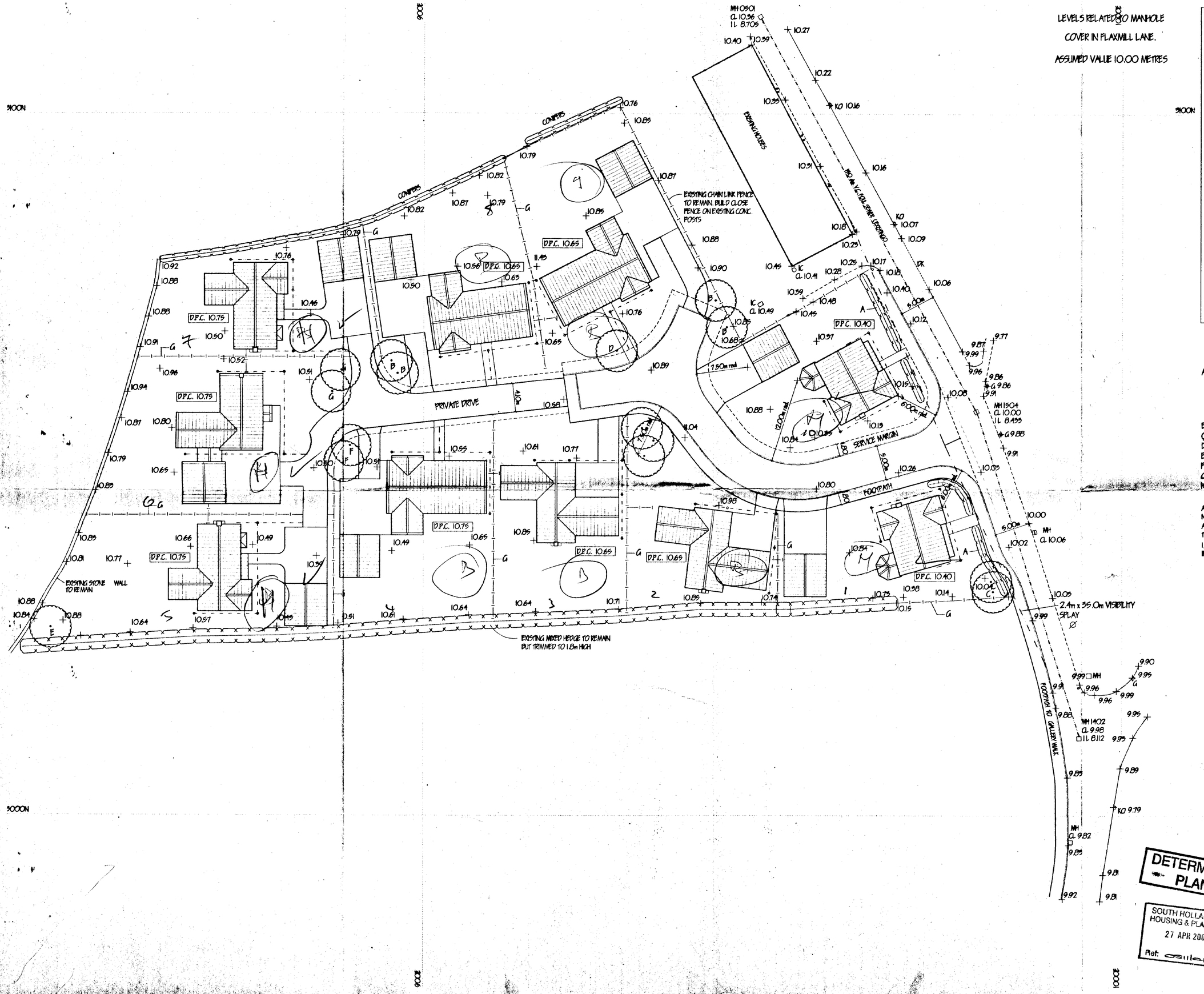
COOPER ARCHITECTURAL DESIGN
UNIT 4 WRIGHTS MEWS 12A PARK ROAD HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client. PATTERSON HOMES LTD

Project. RESIDENTIAL DEVELOPMENT. FLAXMILL LANE, PINCHBECK, SPALDING, LINC'S.

Drawing. BLOCK PLAN EXISTING

Scale	1:250	Drawing No.	0048:01
Date.	DEC. '00	Drawn.	J.C.



KEY LISTING

TREE PLANTING / LANDSCAPE SCHEME

A	MIXED HEDGE PLANT HT. 45 - 60 cm @ 40 cm c/c.	
	(a) HAWTHORN (CRATAEGUS MONOGYNA)	
	(b) BEECH (FAGUS SYLVATICA)	
	(c) BLACKTHORN (PRUNUS SPINOSA)	
	(d) BUCKTHORN (RHAMOS CATHARTICA)	
B	SILVER BIRCH (BETULA PENDULA)	STANDARD
C	HAWTHORN (CRATAEGUS LAEVIGATA)	FEATHERED
D	WHITEBEAM (SORBUS ARIA)	STANDARD
E	BEECH (FAGUS SYLVATICA)	STANDARD
F	LOCUST TREE (ROBINIA PSEUDOACACIA 'FRISIA')	STANDARD
G	TURKISH HAZEL (CORYLUS COLURNA)	FEATHERED
H	1.8m HIGH CLOSE BOARDED FENCE TO REAR GARDENS 1.0m HIGH POST & RAIL FENCE TO FRONT GARDENS	

ALL PLANTING TO BE IN ACCORDANCE WITH B.B. 4428:1989 AND AMENDMENT No. 1 (1991)

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED & TUBED.

1/3 TO 1/2 BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH PLANT.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
UNIT 4, WRIGHTS MEWS 12A PARK ROAD
HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client. PATTERSON HOMES LTD

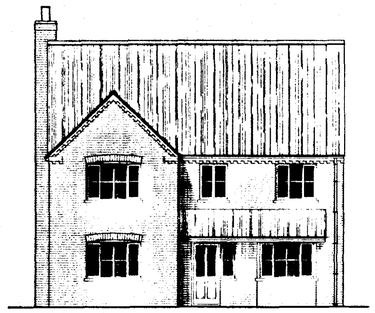
Project. RESIDENTIAL DEVELOPMENT, FLAXMILL LANE, RINCHBECK, SPALDING, LINC'S.

Drawing. BLOCK PLAN PROPOSED

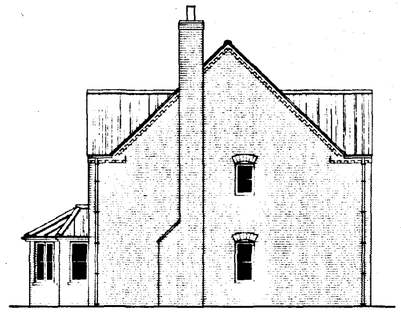
Scale	1:250	Drawing No.	0018:02
Date.	MARCH '01	Drawn.	J.C.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
27 APR 2001
Ref: 0311/01



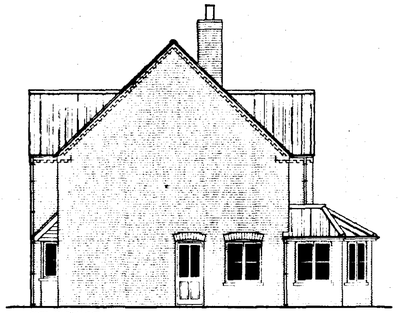
FRONT ELEVATION



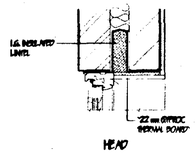
SIDE ELEVATION



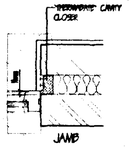
REAR ELEVATION



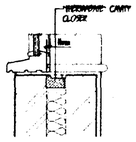
SIDE ELEVATION



HEAD



JAMB



CILL

REVEAL DETAILS

HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to P.R. U.1. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed propertis throughout (minimum 6mm air gap to all units). All glazing between f.f.l. and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All kitchens rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract. min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 50 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with reagard to wind speed, roof pitch and exposure catagory; as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 44 deg. 98 x 100 ridge rade binder 98 x 100 cetres binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps 50 x 100 infill plate bedded on sand and cement Fit "Glidevale" PM100 to all eaves to provide 10mm wide continuous air gap and fly proof screen. All structural timber to be min SC3 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 454lt cetres joists. At roof intersections provide 25 x 100 lay boards and dimentions trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS.
200mm glass/fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled : Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slate bolt fastenings & draught seal all round

LEVEL ENTRY THRESHOLD
Provide "Dudley & Peel" Mobility door frame & threshold (PN1294-MOD) Principal entrance to buildins, All External doors to be 850mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of buildins. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from buildins. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to buildins x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/ a strings 13No. risers of 200mm on 25 x 225; 225 going on 32 x 250; pitch 42deg. Min. headroom 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have an 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel posts. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashings and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass rewards by min. 150mm. All in accordance with approved document part J. (part C1-2S) . Appliance to be in accordance with building regulations. Provide lassered permanent vent in ext. wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

FOUL DRAINAGE
Inspection chamber construction to be "Osmal" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls. allow 50mm gap around pipe, opening sealed both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction. Bath/wastes and sink to have 75 deep seal traps. Shower tubs trapped on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

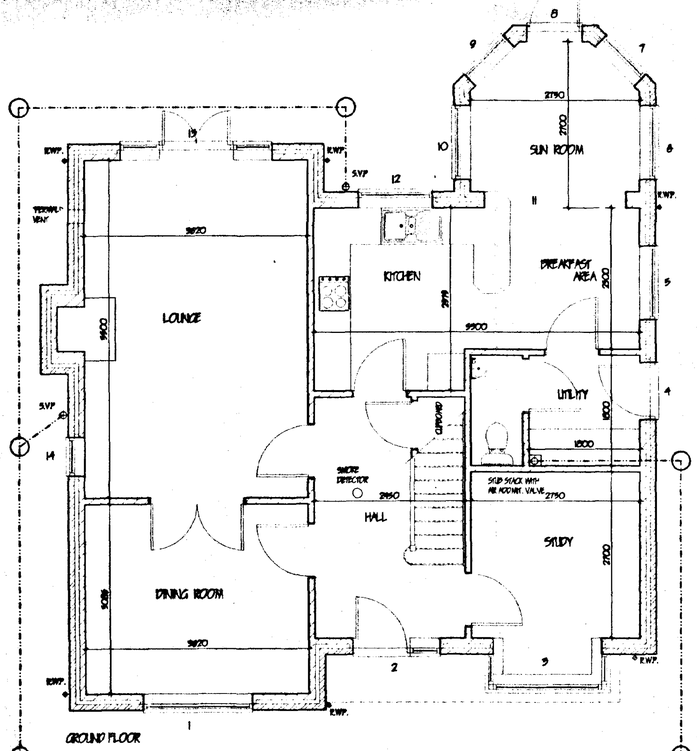
LIMITATIONS.
The drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall 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 CAD, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

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 instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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 independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings 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.

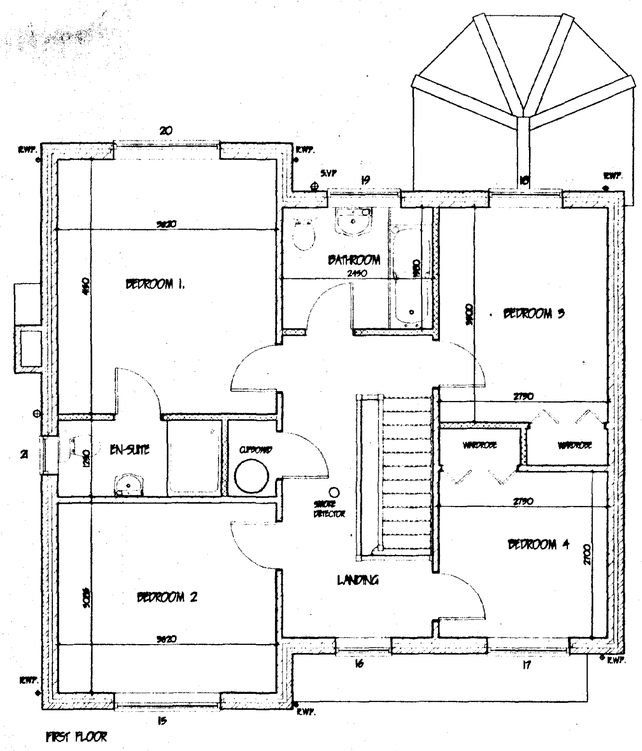


GROUND FLOOR

LINTEL / JOINERY SCHEDULE

POSN.	JOINERY	LINTEL	LENGTH
1	HMN2CMC	LG. / LM2150	2100
2	PN29M-MOD / HN12C	LG. / LI550	1650
3	SO/HN12C / HMN2CMC / HN12C	LG. / LM2150	2100
4	PN29M-MOD	LG. / LI550	1350
5	H215CC	LG. / LI550	1500
6	H215CC	LG. / LI550	1500
7	H2N15CC	LG. / LI550	1200
8	PN29M-MOD	LG. / LI550	1350
9	H2N15CC	LG. / LI550	1200
10	H215CC	LG. / LI550	1500
11	OPENING	LG. / LM2150	2700
12	H210CC	LG. / LI550	1500
13	POP24O	LG. / LM2150	2700
14	H11SC	LG. / LI550	900
15	HMN2CMC	LG. / LI550	2100
16	H2N12CC	LG. / LI550	1200
17	H2N12CC	LG. / LI550	1650
18	H212CC	LG. / LI550	1500
19	H210CC	LG. / LI550	1500
20	HMN2CMC	LG. / LI550	2100
21	H11OC	LG. / LI550	900

JOINERY CODES 'KELDON' JOINERY LTD
LINTEL CODES 'L. G. LTD.'



FIRST FLOOR

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
UNIT 4 WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 788

Client.
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT
PLAXMILL LANE,
PINCHBECK,
SPALDING,
LINC'S

Drawing.
FLOOR PLANS / ELEVATIONS
PLOT 10 AS DRAWN
PLOT 1 OPP. HAND

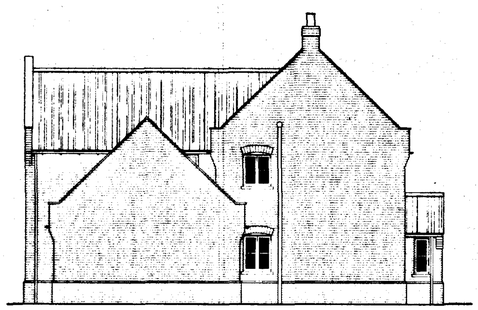
Scale	1:50 1:100	Drawing No.	0018:04
Date.	APRIL 01	Drawn.	J.C.

DETERMINED PLAN

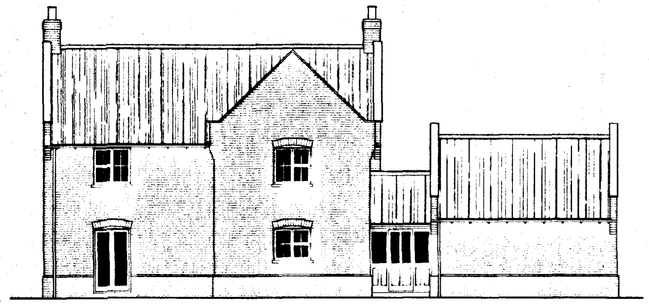
SOUTH HOLLAND DC HOUSING & PLANNING
27 APR 2001
Ref: 0s1161



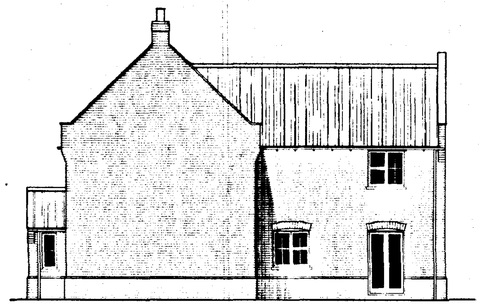
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 2mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.: Provide access trap to roof space: openings to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm ladder to top surface. Provide slate bolt fasterning & draught seal all round

GLAZING.
Double glazed propperty throughout (minimum 6mm air spp to all units) . All glazing between F.F.L and 800mm high and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

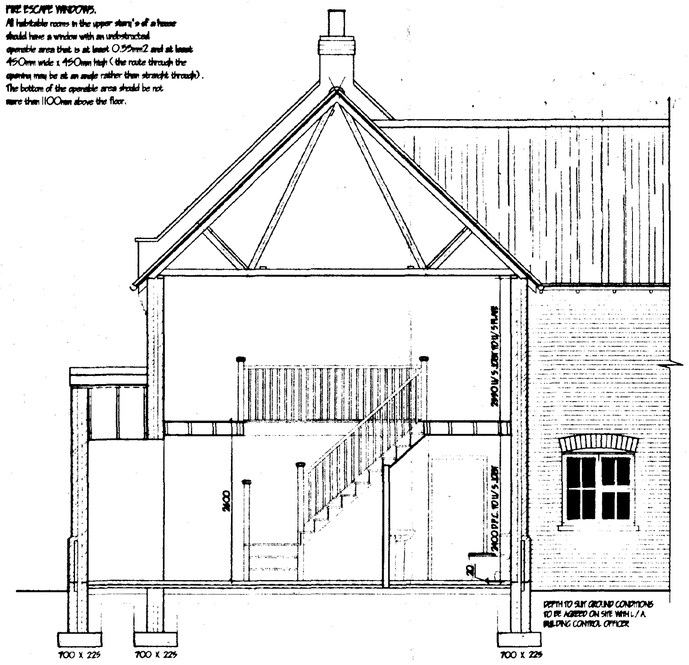
VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Oil fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwellins, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to P.R. U.I. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper storey's of a house should have a window with an unobstructed openable areas that is at least 0.35m2 and at least 450mm wide x 450mm high (the route through the openins may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.



SECTION

STAIRCASE AND BALLUSTRADE.
Construct staircase as follows: 915 o/a x stringe 13Nos risers of 200mm on 25 x 229; 229 goins on 32 x 280. pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 90 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost. 100 face brickwork surround to flue and to extend min. 600mm above ridge line and laminate in corbelled oak brickwork - and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof/ flue intersection provide code4 lead flashing and 2 course enginnering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with , approved document part. J. (part C1-2.5) . Appliance to be in accordance with building regulations. Provide lasered permanent vent in ext. wall to give min. 50% of the appliance throat openins area positioned 150 above flue level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LIMITATIONS.
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The works will not be supervised or inspected on site by C. A. D. or any representative thereof. It is the client or their appointed experts responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

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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 instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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 independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings 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.

LEVEL ENTRY THRESHOLD
Provide "Dorton & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 835mm wide.

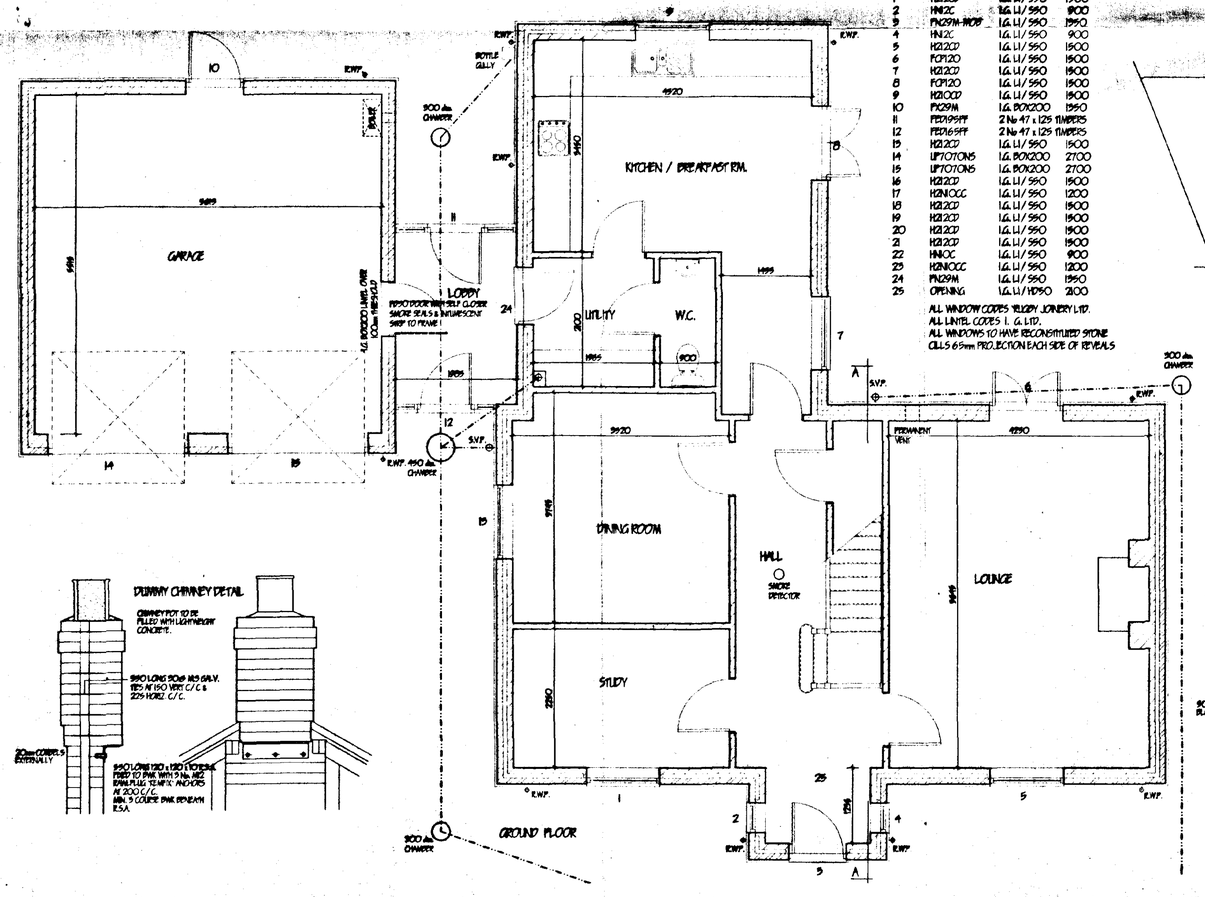
INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation to be 835mm wide.

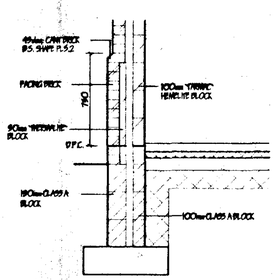
FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of side crs min 1:20 . All footpaths to have shallt fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Black pavers.
All to be sloped up to footpath level at min. 1:20

JOINERY / LINTEL SCHEDULE

POS'N	JOINERY	LINTEL	LENGTH
1	H212CD	L.G. LI/ 590	1500
2	HN12C	L.G. LI/ 590	900
3	PN29M-MOB	L.G. LI/ 590	1390
4	HN12C	L.G. LI/ 590	900
5	H212CD	L.G. LI/ 590	1500
6	FCP12D	L.G. LI/ 590	1500
7	H212CD	L.G. LI/ 590	1500
8	FCP12D	L.G. LI/ 590	1500
9	H212CD	L.G. LI/ 590	1500
10	PX29M	L.G. BOX200	1390
11	FED199PF	2 No 47 x 125 TIMBERS	
12	FED169PF	2 No 47 x 125 TIMBERS	
13	H212CD	L.G. LI/ 590	1500
14	UPTO70NS	L.G. BOX200	2700
15	UPTO70NS	L.G. BOX200	2700
16	H212CD	L.G. LI/ 590	1500
17	H2N10CG	L.G. LI/ 590	1200
18	H212CD	L.G. LI/ 590	1500
19	H212CD	L.G. LI/ 590	1500
20	H212CD	L.G. LI/ 590	1500
21	H212CD	L.G. LI/ 590	1500
22	HN10C	L.G. LI/ 590	900
23	H2N10CG	L.G. LI/ 590	1200
24	PN29M	L.G. LI/ 590	1390
25	OPENING	L.G. LI/ YD90	2100

ALL WINDOW CODES YELLOW JOINERY LTD.
ALL LINTEL CODES L. G. LTD.
ALL WINDOWS TO HAVE RECONSTITUTED STONE CILLS 65mm PROJECTION EACH SIDE OF REVEALS





PLINTH DETAIL 1:25

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
UNIT 4, WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINCS. PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client.
PATTERSON HOMES LTD.

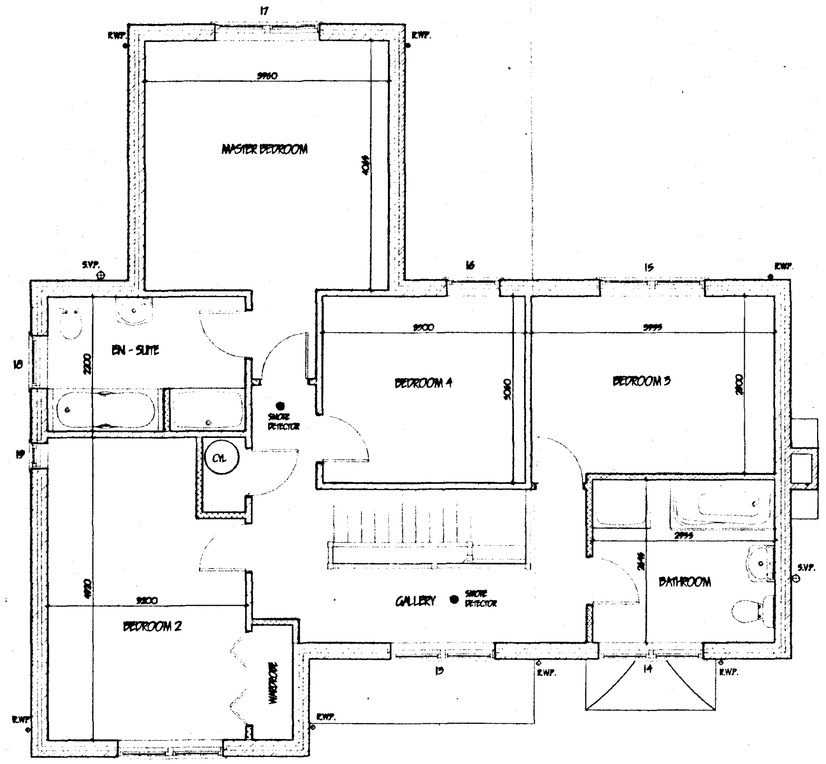
Project.
RESIDENTIAL DEVELOPMENT
PLAKMILL LANE
PINCHBECK
SPALDING
LINCS

DETERMINED PLAN

Drawing.
FLOOR PLANS / ELEVATIONS
PLOT 6

Scale	1:50 1:100	Drawing No.	0018:09
Date.	APRIL '01	Drawn.	J.C.

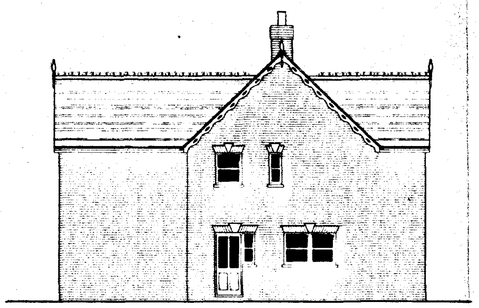
SOUTH HOLLAND DC
HOUSING & PLANNING
27 APR 2001
Ref:



FIRST FLOOR



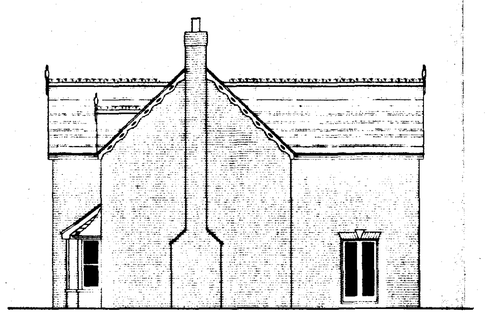
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

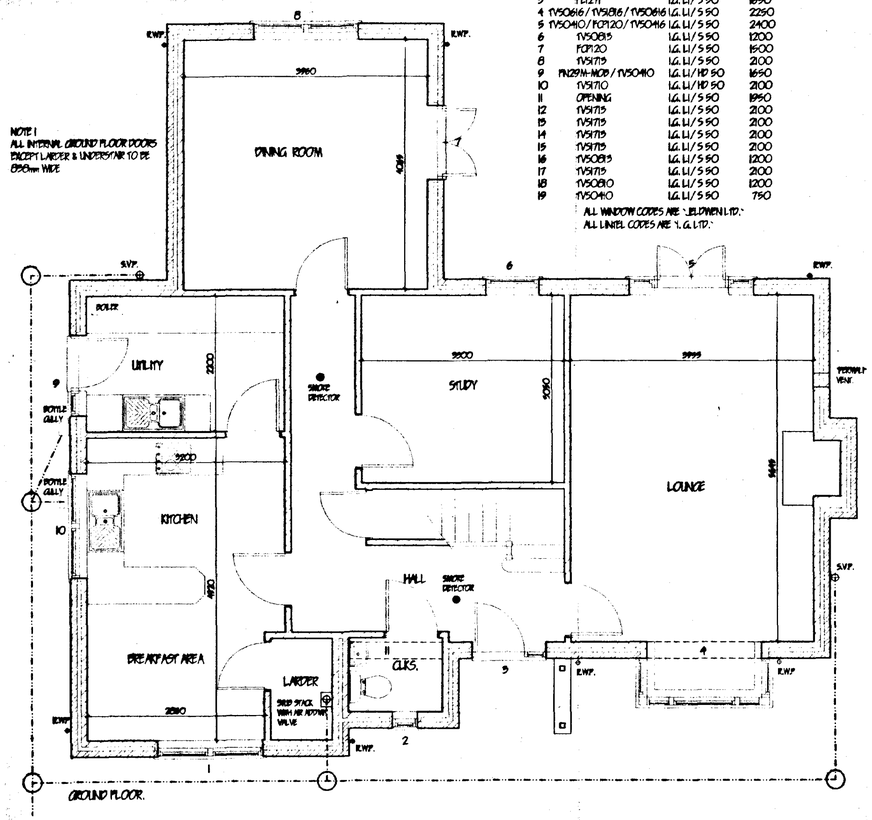


SIDE ELEVATION

JOINERY / LINTEL SCHEDULE

POSN	JOINERY	LINTEL	LENGTH
1	TV5715	I.G.LI/S 90	2100
2	TV5040	I.G.LI/S 90	750
3	FE1ZTF	I.G.LI/S 90	1650
4	TV50616/TV5816/TV50816	I.G.LI/S 90	2250
5	TV5040/FCP120/TV50416	I.G.LI/S 90	2400
6	TV5083	I.G.LI/S 90	1200
7	FCP120	I.G.LI/S 90	1500
8	TV5715	I.G.LI/S 90	2100
9	FN29M-MOB / TV50410	I.G.LI/HD 90	1650
10	TV5710	I.G.LI/HD 90	2100
11	OPENING	I.G.LI/S 90	1950
12	TV5715	I.G.LI/S 90	2100
13	TV5715	I.G.LI/S 90	2100
14	TV5715	I.G.LI/S 90	2100
15	TV5715	I.G.LI/S 90	2100
16	TV5083	I.G.LI/S 90	1200
17	TV5715	I.G.LI/S 90	2100
18	TV50810	I.G.LI/S 90	1200
19	TV50410	I.G.LI/S 90	750

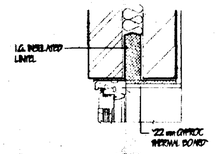
ALL WINDOW CODES ARE "JELDWEN LTD."
ALL LINTEL CODES ARE "I.G LTD."

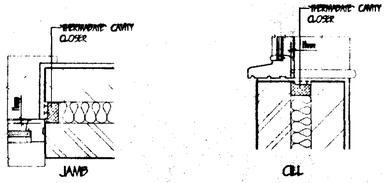


HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externals, to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 9.

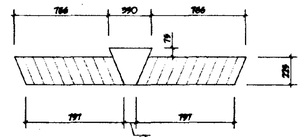
SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

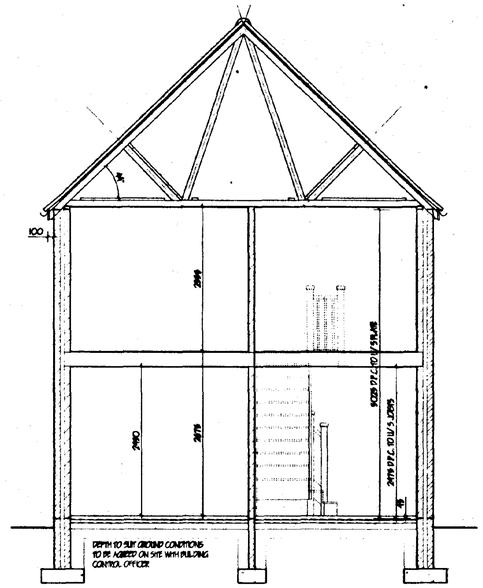




REVEAL DETAILS



TYPICAL WINDOW ARCH DETAIL 1:25



SECTION

LEVEL ENTRY THRESHOLD
Provide "Dudley & Peel" Mobility door frame & threshold (FN29M-MOB) to at least one entrance to building.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 826mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min. 1:20

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a x straight Mills risers of 191mm on 25 x 225: 229 going on 32 x 250: pitch 42deg. Min. headroom 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be lead socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40cm of flue. At roof / flue intersection provide code 4 lead flashing and 2 course anstreorns bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass rewards by min. 150mm. All in accordance with approved document part J. (part C1-25) . Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 615 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray. D.P.C. to CP: 121. Internal lintels to be I.G. 100 Dia tape. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Ovnal" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC. to B.S. 4660:1989 firmly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel to sides where pipes pass through walls, allow 50mm opp around pipe, openings sealed both sides of wall with rubber sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with roddings eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

GLAZING.
Double glazed throughout (minimum 6mm air gap to all units). All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have openable lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

LIMITATIONS.
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Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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 independent 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.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled : Provide access trap to roof space, openings to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastenings & draught seal all round.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
UNIT 4, WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

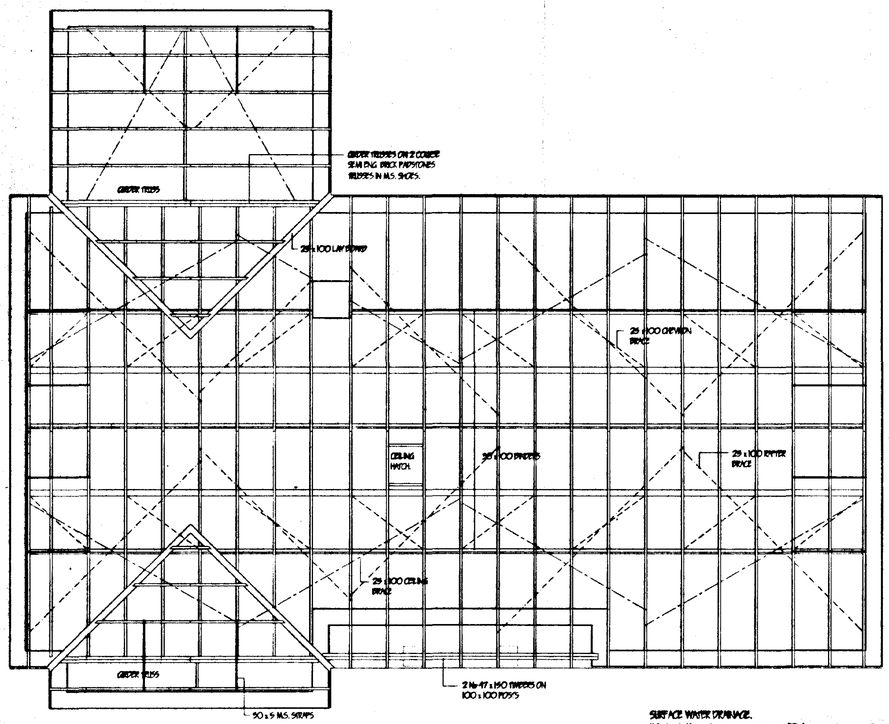
Client.
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT.
FLAXMILL LANE
PINCHBECK
SPALDING.
LINCS

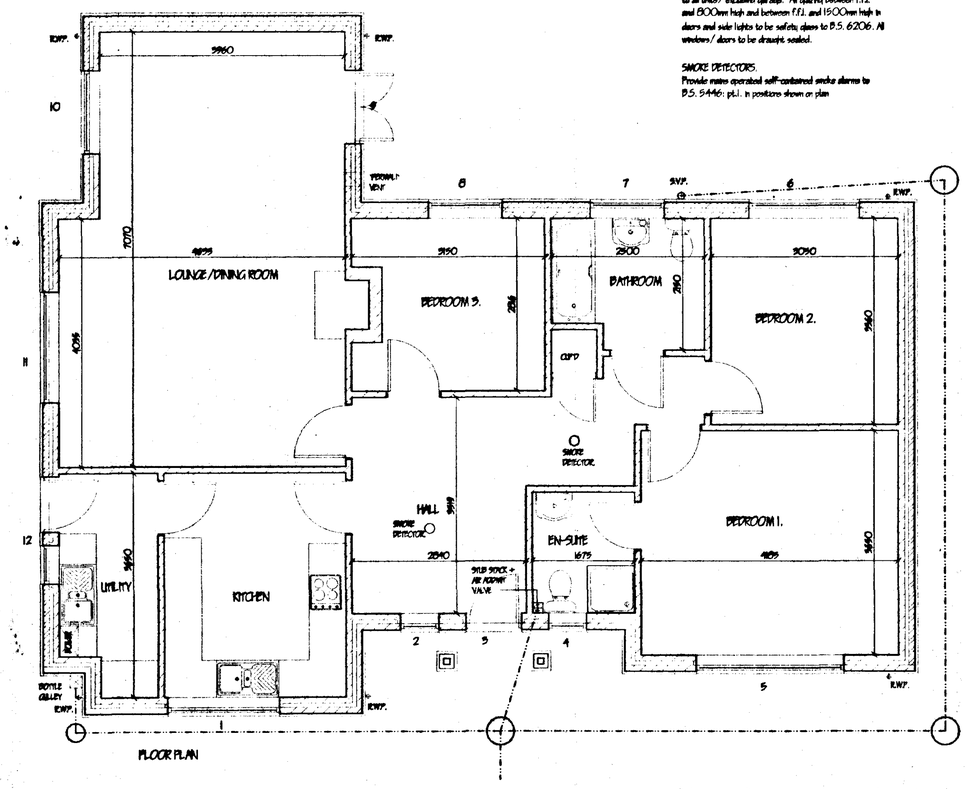
Drawing.
FLOOR PLANS / ELEVATIONS
PLOT 5 AS DRAWN
PLOT 7 OPP. HAND

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
27 APR 2001
Plot: 5 & 7

Scale	1:50 1:100	Drawing No.	0018-05
Date.	APRIL '01	Drawn.	J.C.



ROOF PLAN



FLOOR PLAN

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 075 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze properly throughout (maximum 6mm air gap to all units) excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan

HOT WATER AND SPACE HEATING.
Gas fired wall mounted combination boiler with fan assisted balanced flue. Provide durable wire guard to flue terminal externally.Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. U. part 3.

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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.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Turnsplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 37.5 deg. 96 x 100 ridge plate timber 96 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 90 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be mm.SC3 grade. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c : Install code 4 Lead valley liner. Close cavity at plate level.

LEVEL ENTRY THRESHOLD
Provide "Pedion & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

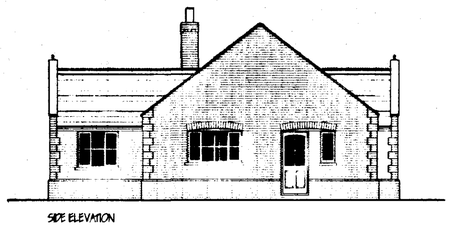
INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide flagpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have shallow fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building is 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min. 1:20

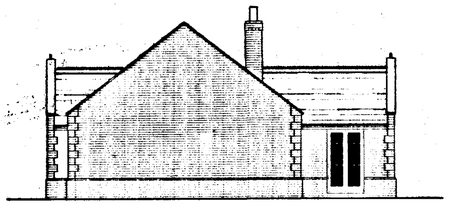
LINTEL / WINDOW SCHEDULE

POS'N.	JOINERY	LINTEL	LENGTH
1	HSN1CCC	LG.LI./590	2100
2	HI12C	LG.LI./590	900
3	PN29M-MOB	LG.LI./590	1590
4	HI12C	LG.LI./590	900
5	HW12CMC	LG.LI./HD 90	2700
6	HSN12CC	LG.LI./590	2100
7	HI20CC	LG.LI./590	1500
8	HI20CC	LG.LI./590	1500
9	HOP120	LG.LI./590	1500
10	HSN12CC	LG.LI./590	1650
11	HW12CMC	LG.LI./590	2100
12	FN5/FI10C	LG.LI./590	2100

ALL JOINERY CODES "ELDWEN LTD"
ALL LINTEL CODES "L. G. LTD."



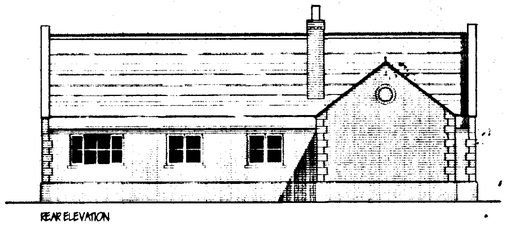
SIDE ELEVATION



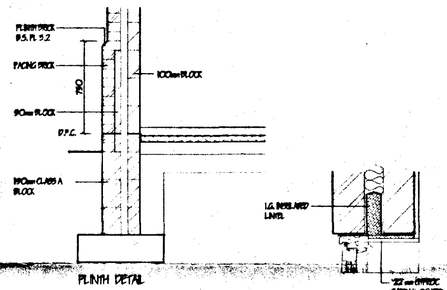
SIDE ELEVATION



FRONT ELEVATION

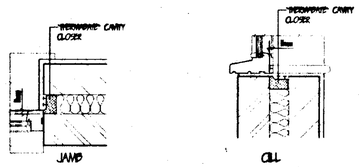


REAR ELEVATION



PLINTH DETAIL

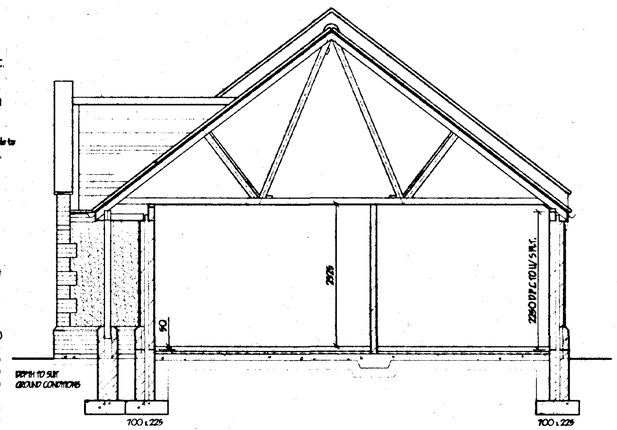
HEAD



JAMB

CILL

REVEAL DETAILS



SECTION

CEILINGS.
200mm glass/fibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "Wallpin" plasterboard 5mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space, opening to be lined with 25 x 25 planted stopp. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C., brg min. 100mm on 100 concrete oversite: Concrete mix (BN 5 to B.S. 5928: pt1 1991: 150 blinded and consolidated hardcore:
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled cat brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass rearside by min. 150mm: All in accordance with approved document part J. (part C1-2S) . Appliance to be in accordance with buildins regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type . Lintels in aparture to be underlined with 12.7 Fireline board or receive 12mm render and skim.

POOL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm cavp around pipe, opening sealed both sides of wall with rubber sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC bellow. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be provided with 19mm plinth with access plate to anti-syphon trap 50mm waste.

LEVEL ENTRY THRESHOLD
Provide "Pedion & Paul" Mobility door frame & threshold (PN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide flagpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have shallow fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building is 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers.
All to be sloped up to footpath level at min. 1:20

VENTILATION.
All windows to have openne lights to give the equivalent of 1/ 20th the floor areas. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
UNIT 4 WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125778

Client.
PATTERSON HOMES LTD.

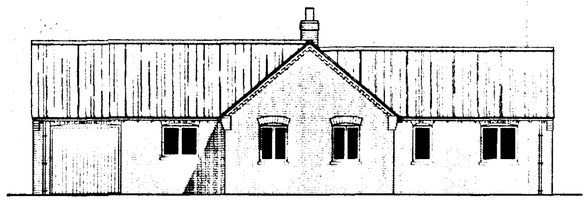
Project.
RESIDENTIAL DEVELOPMENT.
PLAXMILL LANE
PINCHBECK
SPALDING.
LINC'S.

Drawing.
FLOOR/ ROOF PLAN, SECTION, ELEVATIONS
PLOT 8 AS DRAWN.
PLOTS 4 & 9 OPP. HAND.

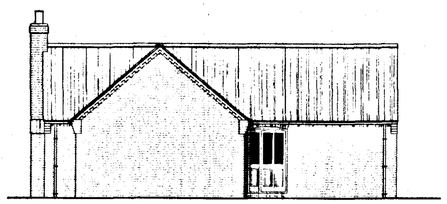
DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
27 APR 2001
Ref: 0518/06

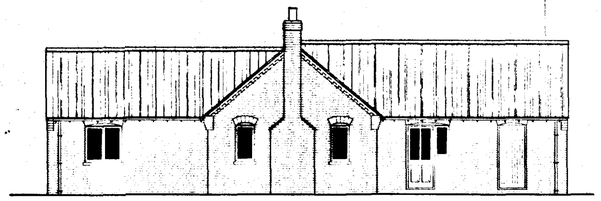
Scale	1:50 1:100	Drawing No.	0018:06
Date.	APRIL '01	Drawn.	J.C.



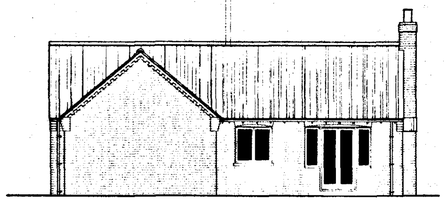
FRONT ELEVATION



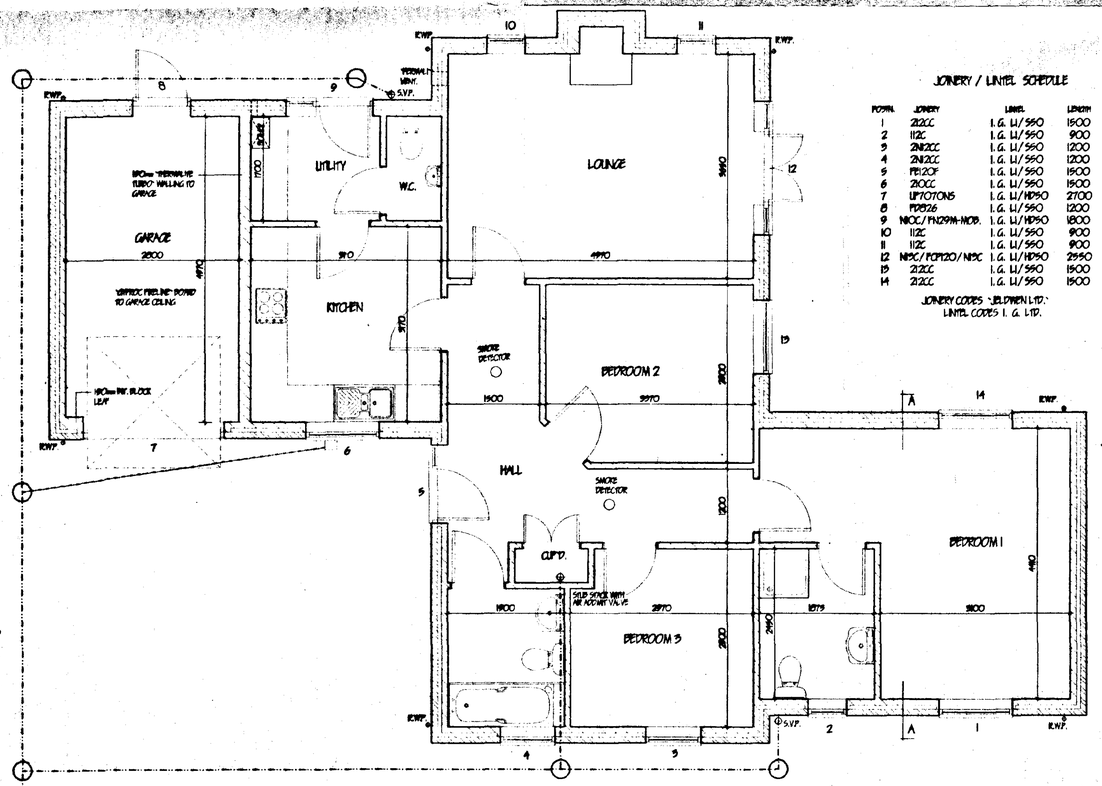
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION


LOUNGE
KITCHEN
UTILITY
W.C.
GARAGE
2800
HALL
BEDROOM 1
BEDROOM 2
BEDROOM 3
CUPD.
SMOKE DETECTOR
R.W.P.
S.V.P.
INTERNAL WALL
4990
3970
4110
3900
2970
1900
1719
2400
2800
1200
1700
3110
1900
2800
3970
4110
3900
1900
2970