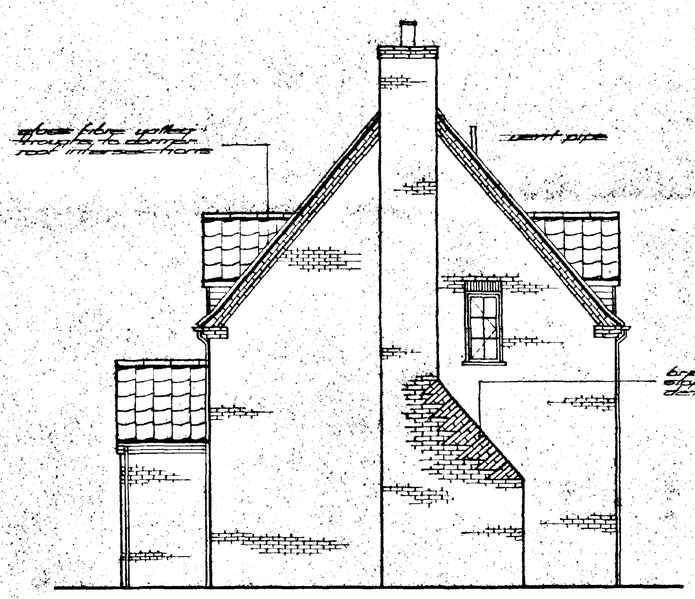


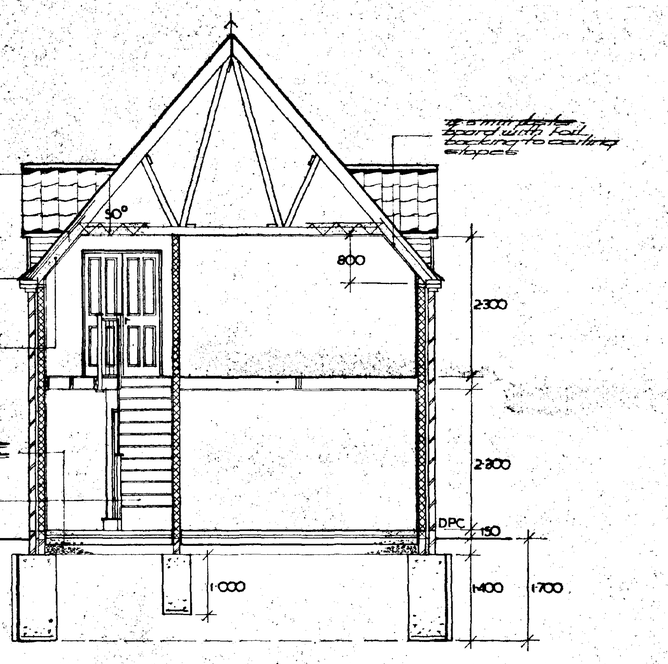
NORTHERLY ASPECT



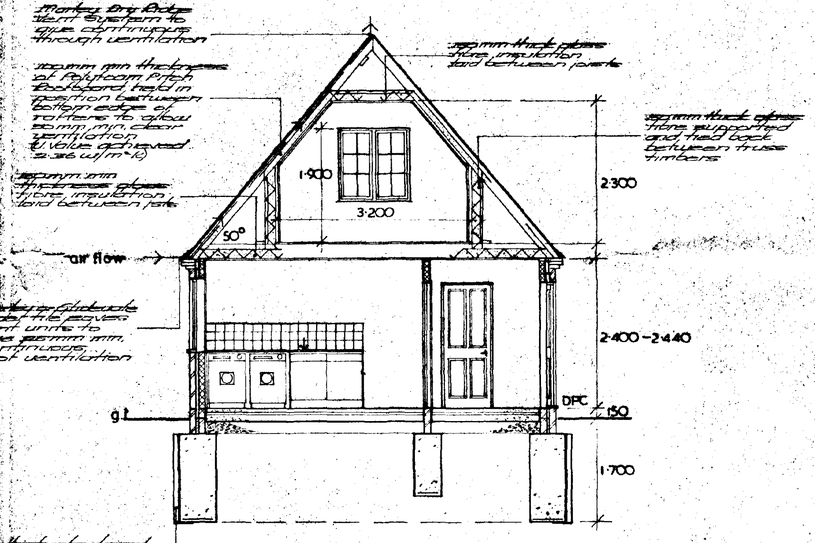
SOUTHERLY ASPECT



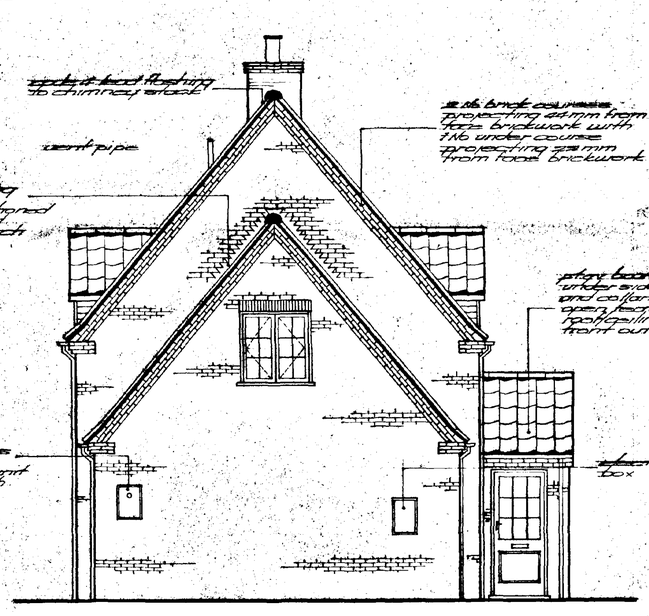
WESTERLY ASPECT



SECTION X-X



SECTION Y-Y



EASTERLY ASPECT

## Specification

**Foundations:**
600mm wide deep strip for 215 & 328 mm walls and 450mm wide for 100mm wide.
Concrete to be 21N mix (C25P) with 1 layer of A193 steel mesh (50 lapped 300mm from base.
Note: at time of demolishing existing cottage a ground excavation survey is to be carried and if foundation design is required in excess of that shown full revised foundation is to be forwarded to building control before commencing.

**Ground floors:**
Cottage - 125 - 150mm thick 20mm down limestone hardcore, blinding 1 no micron g d.p.m. 100 - 125mm thick base 21N 37N mix (C25P). 65mm thick floating grade 60kg/m³ insulation with 150mm thick vertical edging to outer perimeter wall, vapour barrier with sealed joints. 65 mm screed incorporating 50mm galv wire mesh.
Garage:
as cottage 100mm consolidated hardcore, 1 no d.p.m and 125mm thick concrete finished base slab laid to fall with clear sealer applied to surface on completion.

**Walls:**
250mm cavity consisting of 100mm Hemelite internal blocks or similar, 50mm cavity with 60mm thick Dritherm insulation, 102mm face brickwork.
All ferrous coated galv steel wall ties to be positioned in compliance with Part A1/2 table 6 of The Building Regulations.
215mm solid brick walls to outer porch.
100mm internal blockwalls.
Below g.l. 10mm blocks to 3N/mm² and 7.5mm engineering bricks with cavity fill (cement & sand)

**D.P.C.s**
Horizontal (walls and internal) polyethylene.
Vertical: Bomac or Thermabate preformed profiles

**Roof covering:**
Marley Anglia Plus concrete tiles fixed to manufacturers instructions, B.S. 747 roofing felt with 150mm horizontal laps, 25x38mm treated timber battens fixed with 63mm galv wire nails.

**Ceilings:**
Cottage - 12.5mm plaster board with plaster skim
Garage - 2 layers ditto (cross bonded) with Carlite bonding and plaster skim
150mm thick glass fibre insulation between joists.

**Windows:**
UPVC to superstorm with side opening sashes incorporating sealed units.
Opening sashes to equal 1/20th of floor area
Trickle head vents to give not less than 4,000mm² background ventilation.

**Mechanical ventilation:**
Kitchen - cooker hood ducted fan to give 30 litres/sec
Utility - wall fan to give 60 litre per sec.
Bathroom & Shower - wall fan to give 3 No air changes/hour

**Safety glazing: (BS 6206)**
Full glazed doors laminated glass
Windows lower than 800mm from floor to floor units.
Top glazed only doors in single glazed small panes laminated or 6mm standard

**Internal woodwork:**
32mm ply with 15mm deep seal trap to sink.
38mm dia wastes with ditto to basins, shower, bath & washers.

**Heating (central gas water)**
Worcester oil fired balanced flue (simple access) boiler with frost stat.
Indirect insulated copper cylinder with cylinder stat and immersion heater.
Convector rads with thermostatic all on pumped supply with electric programmer control
32mm pipe runs in screed floor to be accessible ducts.
Oil storage tank to be positioned on concrete base with brick supports within 4m of garage.

| | |
|---|---|
| Drawing No | TS·W002·002 |
| Date | 24th June 1995 |
| Revisions | |
| Scale | 1·50 |

PROPOSED NEW COTTAGE AND GARAGE FOR MR & MRS W.T. WILLIAMS
DOZEN'S BANK
WEST PINCHBECK
SPALDING
LINCS.

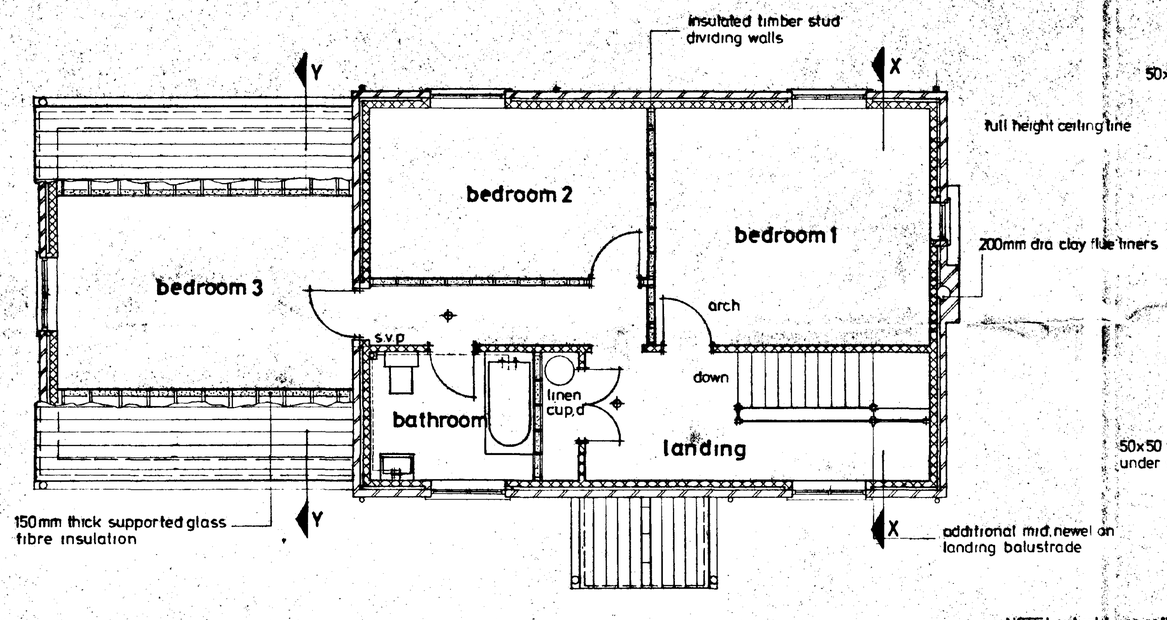
DETAILED PLAN


DESIGN & BUILD
Jerry Sykes
Tel. (0205) 366531
Fax. (0205) 366531

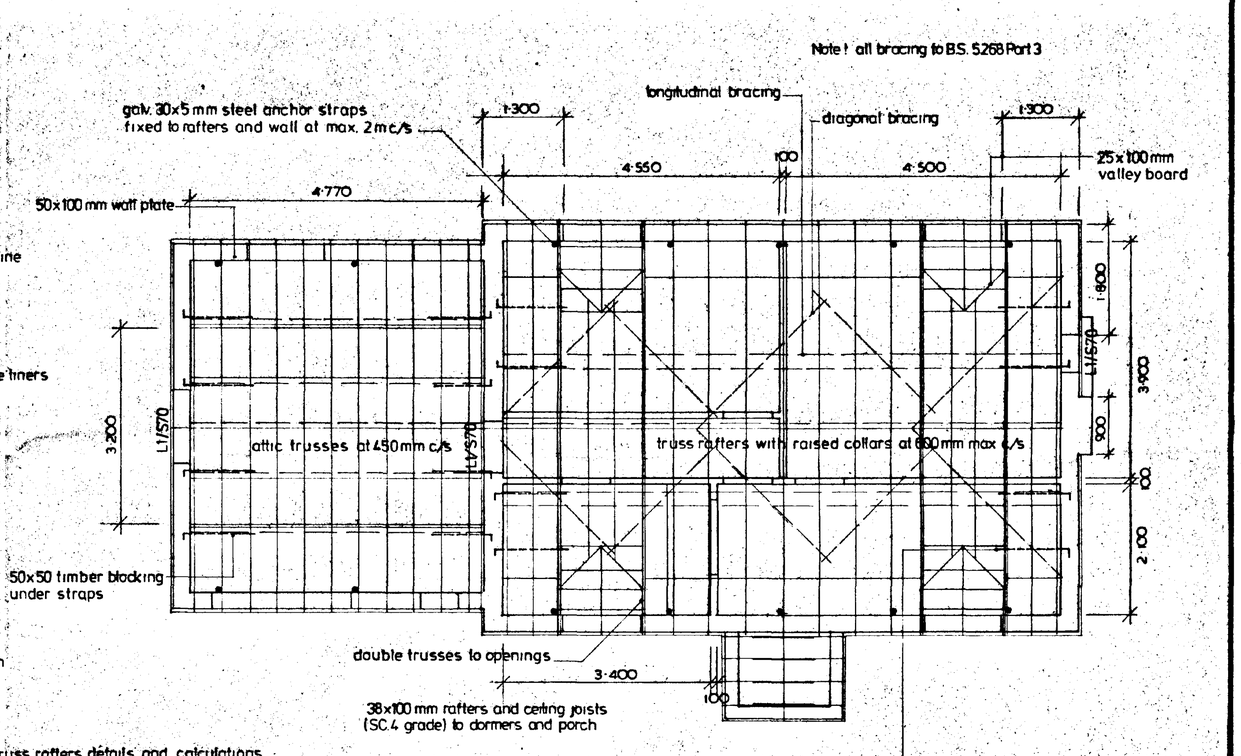

Drawn T. Sykes MCIOB. FFB.

SOUTH HOLLAND DISTRICT COUNCIL HOUSING 27 JUN 1995 Ref. 0004/95

READ IN CONJUNCTION WITH DRAWING No TS·W002·001 & TS·W002·003

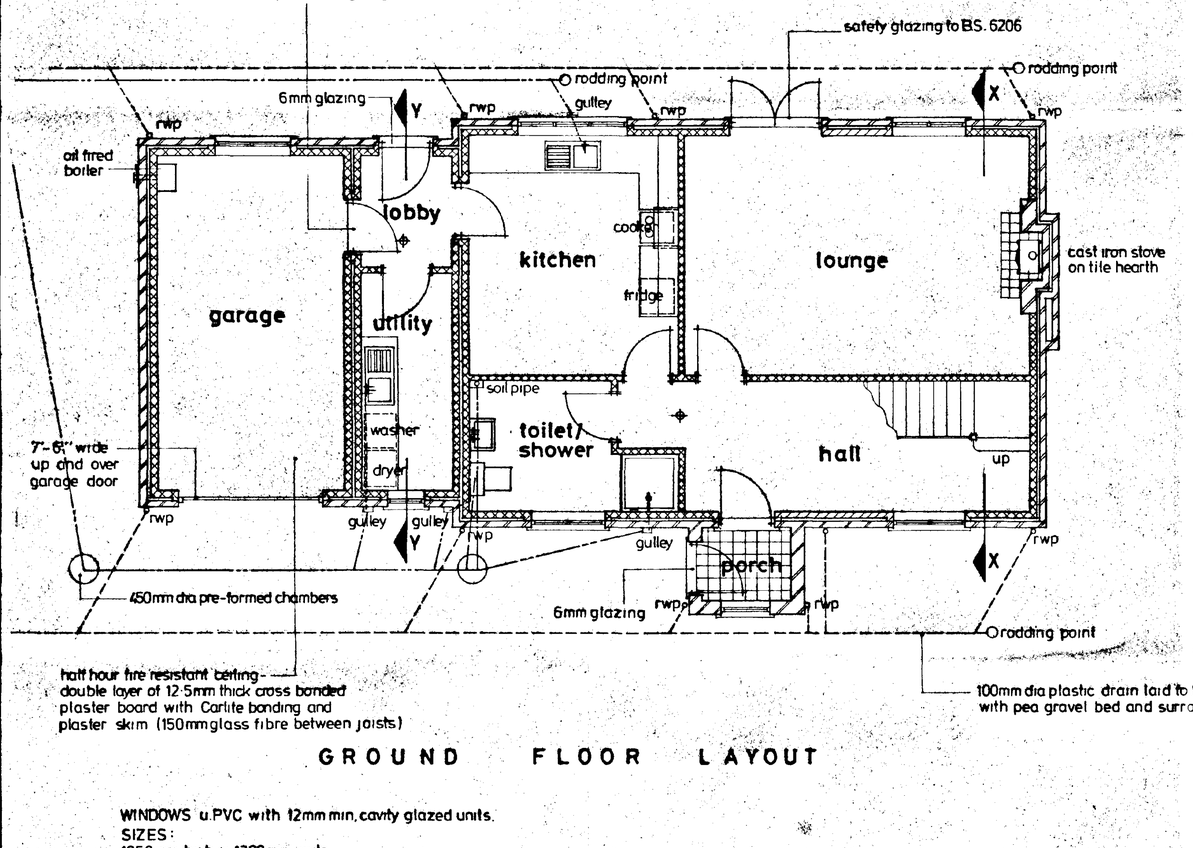



FIRST FLOOR LAYOUT

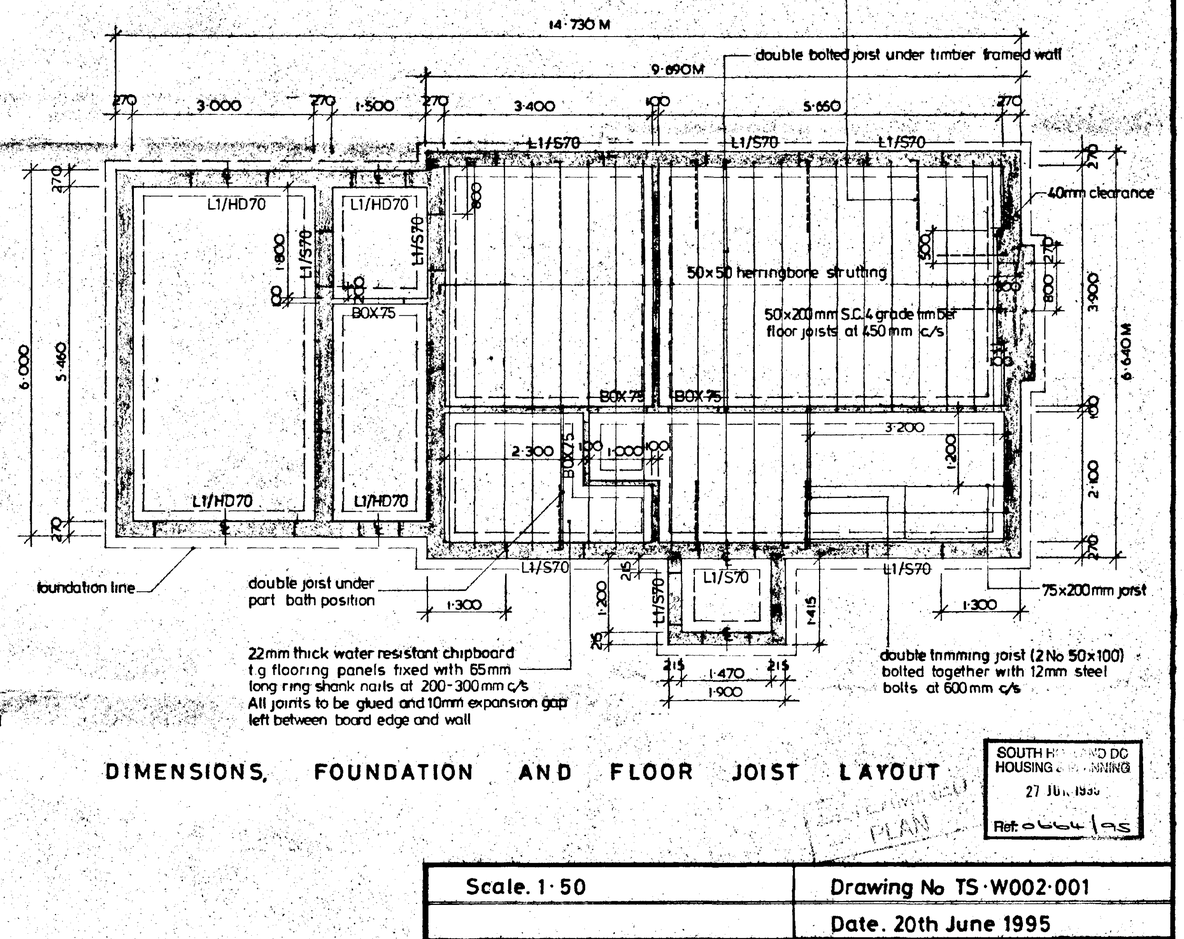



NOTE! actual truss rafters details and calculations to be forward to council building department befor commencing.

DIMENSIONS AND ROOF LAYOUT




GROUND FLOOR LAYOUT




DIMENSIONS, FOUNDATION AND FLOOR JOIST LAYOUT

SOUTH H... AND DC HOUSING ... PLANNING
27 JUN 1995
Ref: 0664/95

WINDOWS u.PVC with 12mm min. cavity glazed units.
SIZES:
1350mm high x 1200mm wide
1200mm x 600mm
1800mm x 1200mm
1200mm x 900mm (garage)

LINTELS: (ref. shown on openings)
I.G. galv steel with 150mm bearings stop ends weep vents and d.p.c,s
Internal - ground floor BOX 75 first floor corrugated

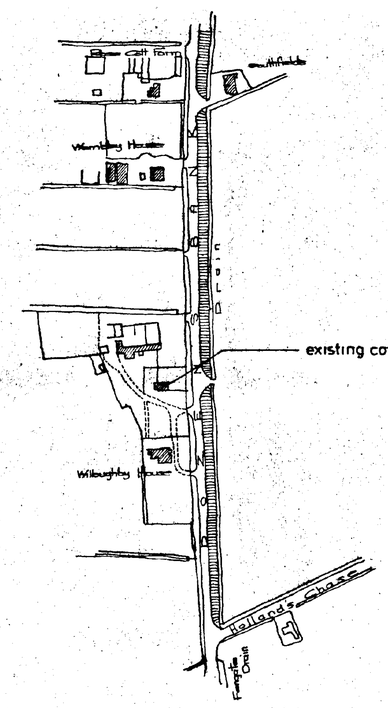
✦ position of smoke alarms (mains operated designed in accordance with BS 5446 Part 1.

---------- surface water drain leading to soakaways 6m from building

-·-·-·-·- foul drain leading to existing septic tank (concrete bed and surround to all drains under floor)

READ IN CONJUNCTION WITH DRAWING No TS·W002·002 & TS·W002·003

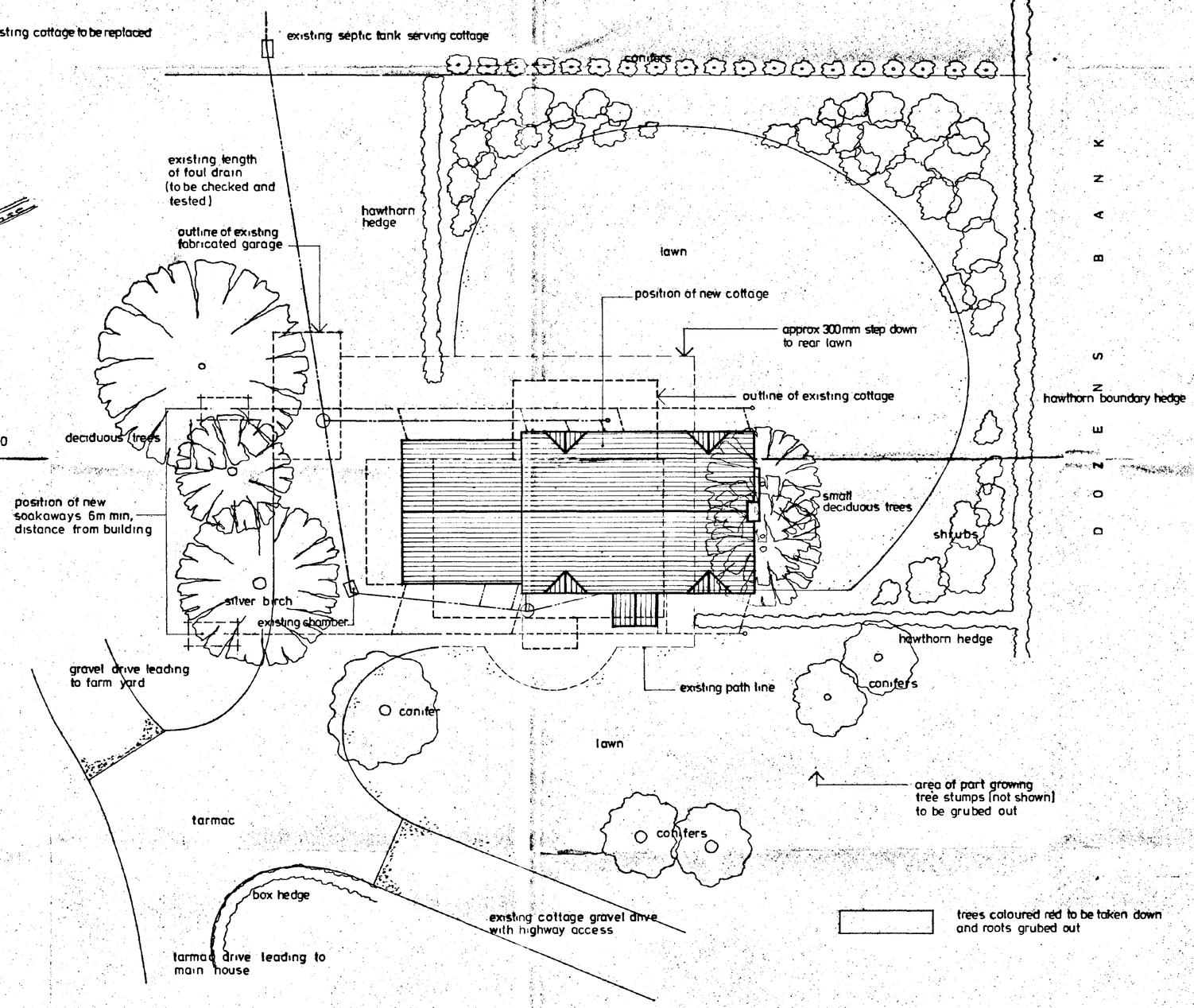
| | |
|---|---|
| Scale. 1·50 | Drawing No TS·W002·001 |
| | Date. 20th June 1995 |
| PROPOSED NEW COTTAGE AND GARAGE FOR MR & MRS W.T. WILLIAMS DOZEN'S BANK WEST PINCHBECK SPALDING, LINCS. | DESIGN & BUILD Terry Sykes Tel. (0205) 366531 Fax. (0205) 366531 |
| | Drawn. T. Sykes MCIOB. FFB. |




AREA OF LAND UNDER APPLICATION

AREA LAND UNDER OWNERSHIP OF APPLICANTS

**LOCATION PLAN** SCALE 1:2500




**SITE LAYOUT AND BLOCK PLAN** SCALE 1:100

TO READ IN CONJUNCTION WITH DRAWING No TS·W002·001 & TS·W002·002

DETERMINED PLAN

SOU... DC
HOUS... ...NING
27 Jun 1995
Ref: 0664/95

Drawing No.TS·W002·003
Date. 17th May 1995
Revisions.
Scale. 1·100

**PROPOSED NEW COTTAGE AND GARAGE FOR MR & MRS W.T. WILLIAMS DOZEN'S BANK WEST PINCHBECK SPALDING LINCS**

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