

AMENDED PLAN

Ref.

**PHOTOGRAPHS SHOWING RELATIONSHIP
OF GLASSHOUSE TO DWELLING
PLOT 14, PINCHBECK**

PLANNING REFERENCE H14/0746/94

H14/0746/94



PHOTOGRAPH

1.

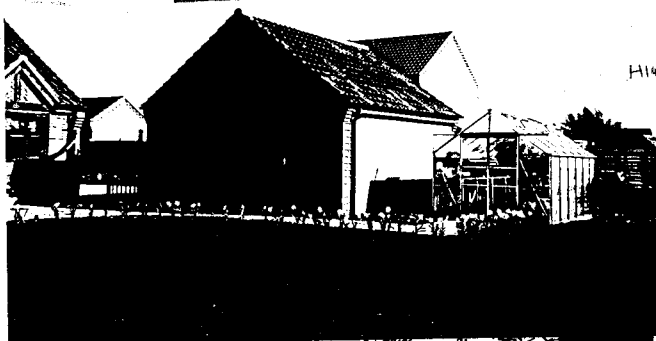


AMENDED PLAN

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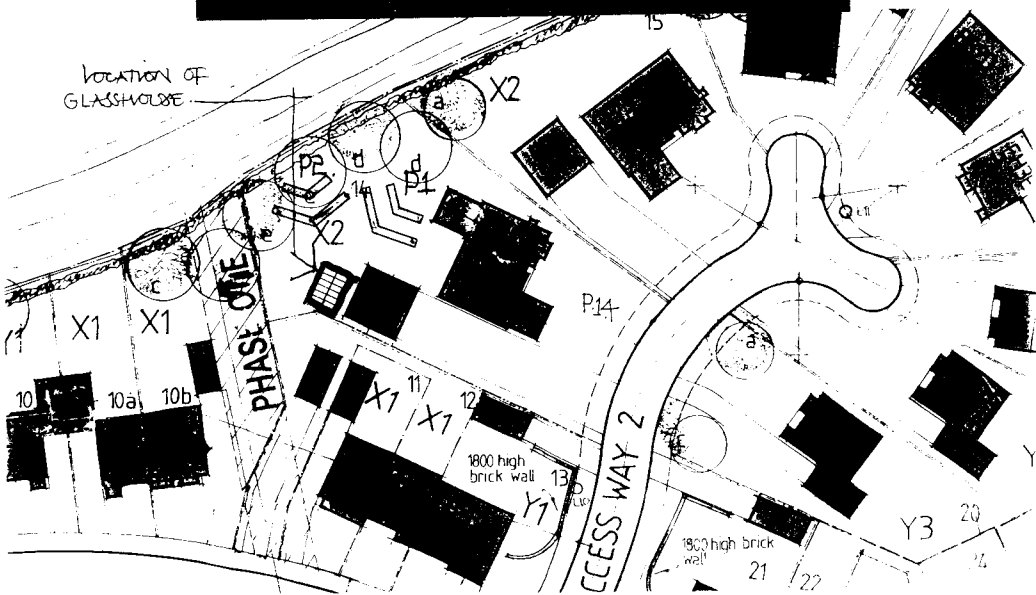
PHOTOGRAPH

2.



H14/0746/94

LOCATION OF
GLASSHOUSE



SPECIFICATION

DRAINAGE

100mm diameter "Omni" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 150mm thick granular bed and surround. Where drains pass through external walls, include a 75mm high concrete lintel over with compressible gull collar to protect against settlement. Manholes to be "Omni" or similar approved 450mm diameter uPVC universal inspection chambers, 1050mm diameter if invert exceeds 1000mm below ground level. Surround in 150mm thick granular material - include cast iron cover and frame. All drainpipes and manholes to be minimum 1000mm from foundations. See site layout and domestic drainage layout for drainage layout. Head of drain vented with 100mm diameter uPVC soil and vent pipe terminating minimum 1000mm above highest window level and fitted with vermin cage. Internal soil and vent pipes to terminate to roof tile manufacturer's approved ridge vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Nouveau" or similar approved air admittance valve. Internal soil pipes to be based out with 12.5mm plasterboard and skim on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back inlet Gully or a double sealed airight waste adaptor connected to a trap.

W.C. - 100mm diameter "Multi-vent" or similar approved connector
 W.H.B. - 32mm diameter uPVC with 75mm deep sealed trap
 Sink - 40mm diameter uPVC with 75mm deep sealed trap
 Bath - 40mm diameter uPVC with 75mm deep sealed trap
 Shower - 40mm diameter uPVC with 75mm deep sealed trap

Rainwater goods to be "Omni" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB

To be strictly in accordance with Structural Engineer's designs and calculations (when applicable) or as follows:

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil). 600 x 225mm concrete foundations to external walls. Install A142 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt II, tables 5 & 6. N.B.C. Standards: section 2/1 / B1, table, on 38mm thick "Jubilee" floor insulation on 300u polythene damp proof membrane and sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS

External Walls

102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick "Dytherm" or similar approved insulation, 100mm thick blackwork inner leaf and 13mm thick sand/cement render and skim. External wall U value - 0.45 w/m sq. deg. C. Wall cavity lies at 800mm centres horizontally and 450mm centres vertically staggered. Wire cavity lies at 225mm centres vertically at jamps of openings. Incorporate damp proof courses and cavity trays to head, sill and jamps of all external openings. Cavities closed at openings by "Thermabolt" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotcrete" combined metal lintels as specified on plans with minimum and bearing of 150mm. Class A blocks below damp proof course. Damp proof course 150mm above ground level.

Internal Walls

100mm thick loadbearing blackwork to ground floor walls to house. Stud walls to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 600mm centres on 75 x 50mm softwood bearing plate. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 135mm sq. unless noted otherwise. Wire cavity lies at 800mm centres horizontally and 450mm centres vertically staggered (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

"Boston and Paul" standard joinery windows as specified on elevations, stained in minimum two coats "Duxu Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors single glazed in 6mm glass. Patio doors double glazed in 14mm units and to have minimum 10,000mm sq. operable vent. All windows to have night vents.

ROOF

Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm larch softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windproofed and constructed in accordance with BS 5268 - Part 3 - 1985. 100 x 50mm softwood wallplate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and latched in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 no. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggin in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood backing over ceiling joists from eaves to binders at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glass fibre insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffit with equivalent to 10mm side continuous air gap for roof void ventilation with approved insect mesh.

FIRE DETECTION

Install 1 no. approved smoke detector to ground floor entrance hall or lounge and 1 no. approved smoke detector to first floor landing. Both detectors to be wired back to mains fuse box and with back-up batteries in the event of a power failure. Alarm signal to be emitted from both units in the event of detection from either unit. All to be installed in accordance with BS 5446 - Part 1.

HEATING

Central heating to be gas fired balanced flue boiler. Flue to be minimum 300 mm away from any opening. Radiators to attrooms. Two bedroom houses to be heated with electric storage heaters unless noted otherwise.

VENTILATION

Kitchens to have mechanical extract as indicated, minimum capacity 60 L/s intermittent. Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent. All other habitable rooms to have minimum 1/20th of floor area and minimum 4000mm sq. ventilation to night vents.

CANOPY

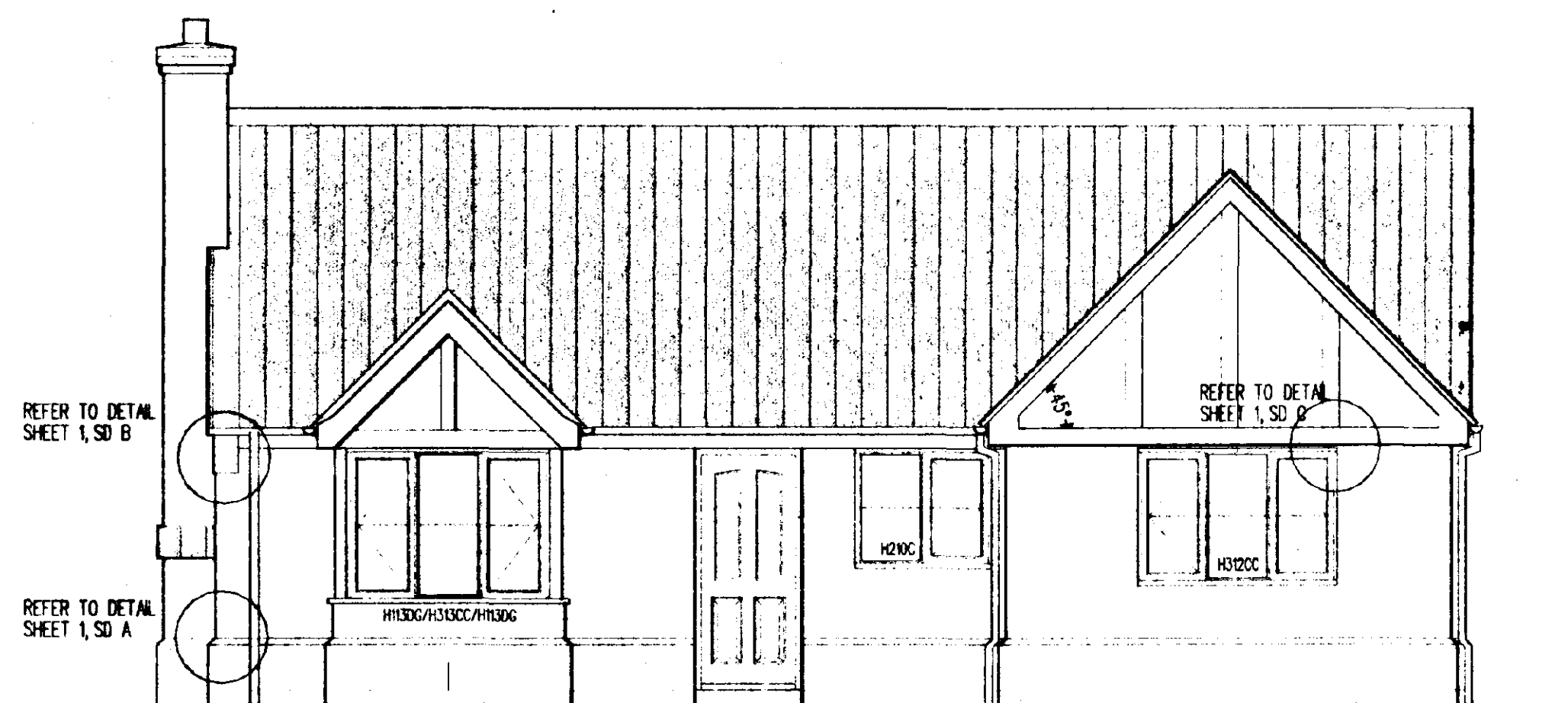
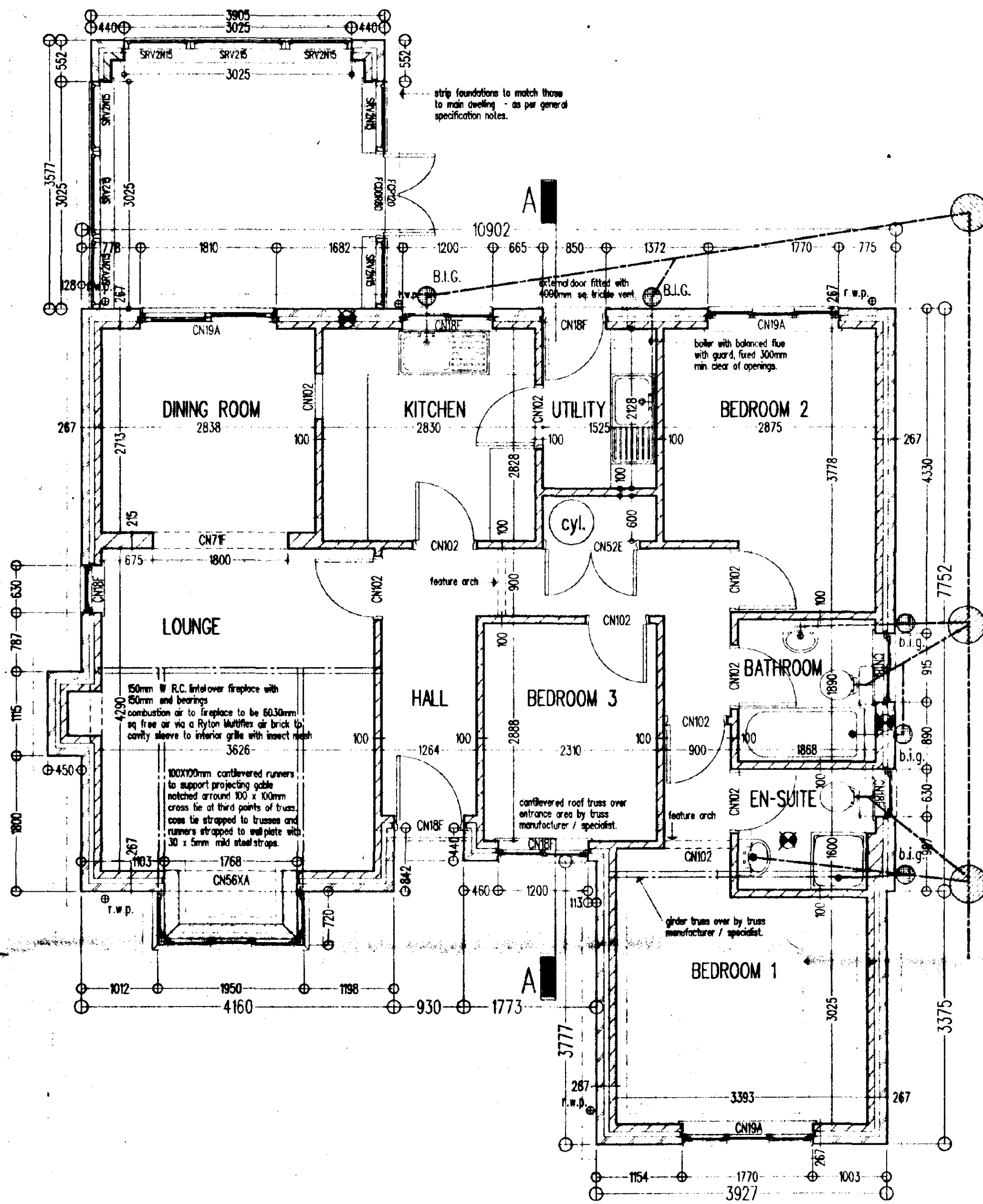
Tiles as specification on 25 x 38mm larch softwood battens on untrearable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wallplate bolted to wall at maximum 2000mm centres. Rafters supported at eaves by 75 x 200mm softwood beam. 100 x 38mm joists at 400mm centres supported at wall on joist hangers. Soffit and gables in white painted tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

All glazing located in critical zones (Approved Doc N 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

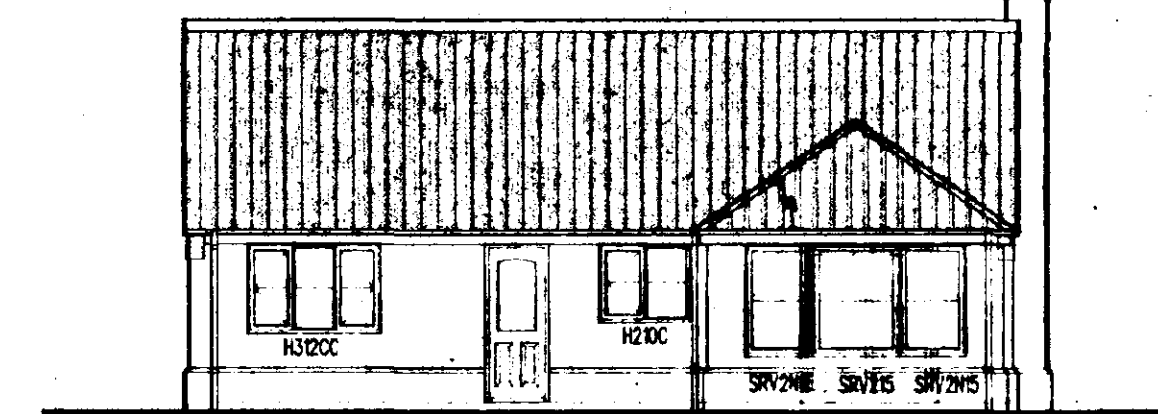
NOTES

All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 175mm to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

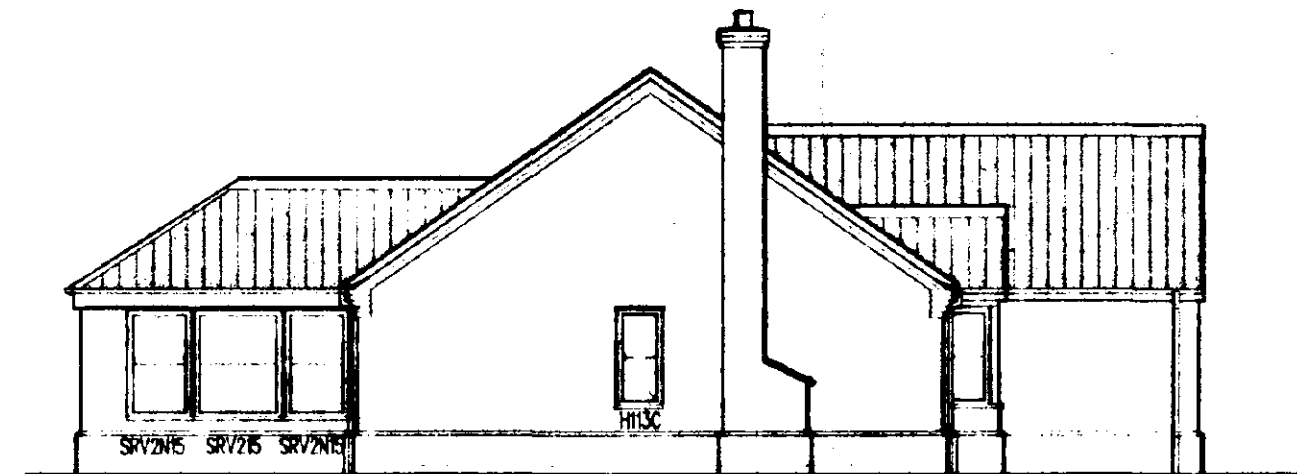


FRONT ELEVATION

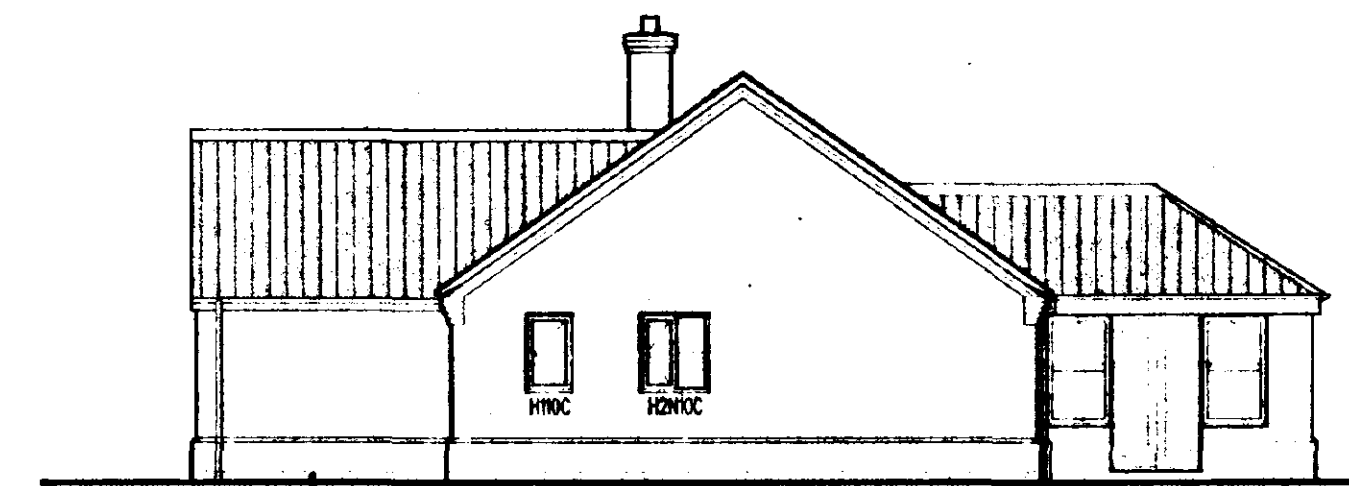
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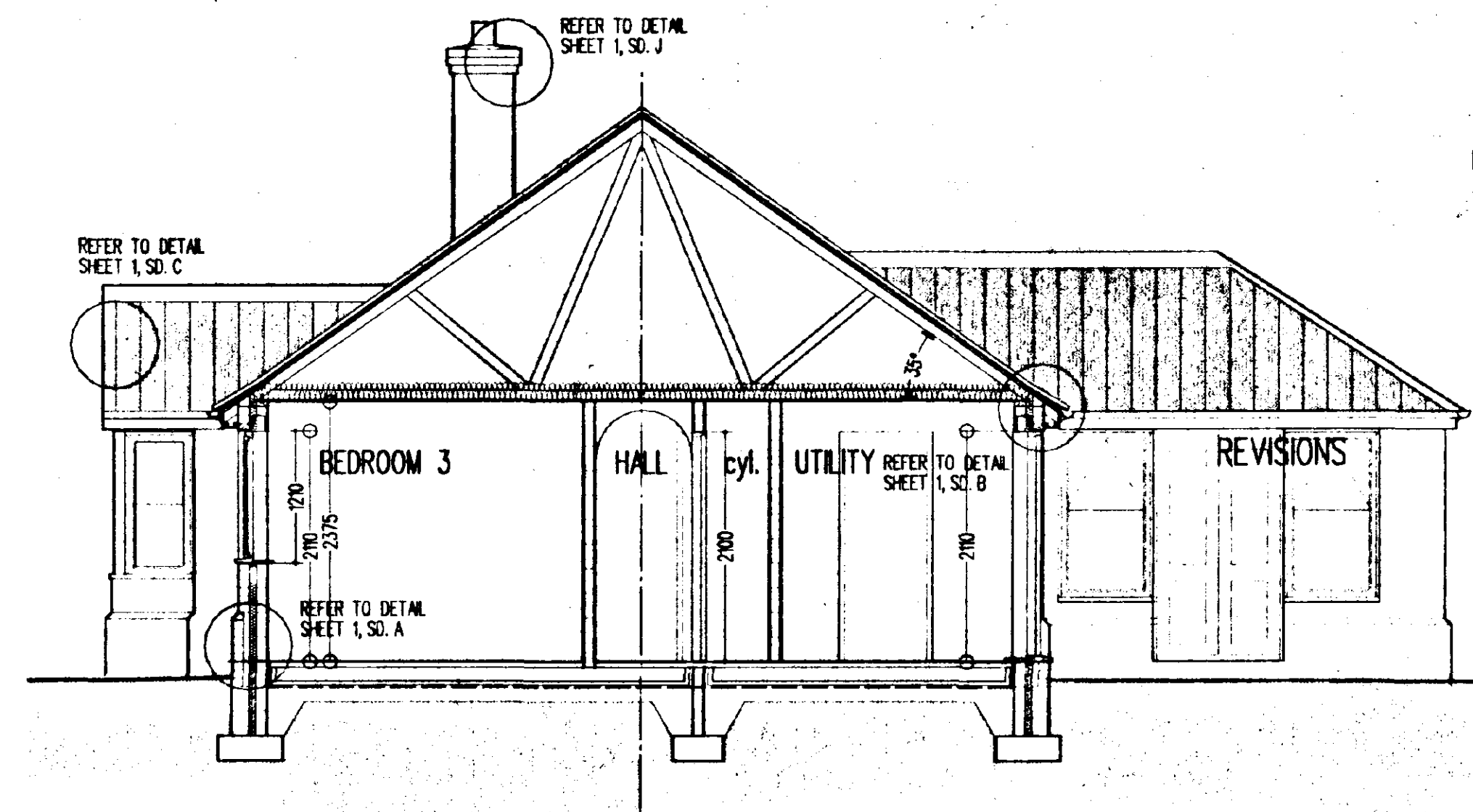
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A-A

REFERENCES

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2 and 3.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES

- ⊘ denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve 75mm standard Torus architrave moulding all round.
- all cavities in external walls to be min. 65mm.

THE POACHER with CONSERVATORY

EB3A

RESIDENTIAL DEVELOPMENT,
for EASTMAN SECURITIES LTD.

DETERMINED
PLAN



WORKING DRAWING TYPE EB3A			
1:50	1:100	JULY 1994	DATE
562A/91/54		SCALE	Drawn by
DRAWING No.			

Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

BRICK	Butterley Kirtan	TILE	Marley Anglia Plus
X	Old English Harvest Multi Rustic.	1	Heritage Burnt Red
Y	Old English Rose Rustic.	2	Old English Dark Red
Z	Chatsworth Grey Rustic.	3	Smooth brown

Roof details and gable roof details Butterley Kirtan
With Old English Harvest Multi Rustic & Smooth Chocolate
With Old English Rose Rustic & Chatsworth Grey Rustic & Smooth Red
Detailed Canopy Details - Marley Plain, in corresponding colours to main roof

Note
roof pitches for plots
2, 3, 55, 56, 64 & 65
to be 30° all other plots
35°

Existing road widened
to 5.50m from this point

The continuation
of the access
road and phase
are indicated
above.

DETERMINED
PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
07 SEP 1994
REF: H10744/94

EASTMAN HOMES

Rear Boundary - Plot nos 48-56
new areas of hedge as per existing
hedge trimmed to approx. 1800 high
install temporary fence of 1560 h
interwoven panels behind new areas

REV. 1 - 10/1/94
REV. 2 - 10/1/94
REV. 3 - 10/1/94
REV. 4 - 10/1/94
REV. 5 - 10/1/94
REV. 6 - 10/1/94
REV. 7 - 10/1/94
REV. 8 - 10/1/94
REV. 9 - 10/1/94
REV. 10 - 10/1/94
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REV. 100 - 10/1/94

RESIDENTIAL DEVELOPMENT SURFLEET ROAD, PINCHBECK, SPALDING
for EASTMAN SECURITIES

LAYOUT E
1500
SCALE
DATE
562A, 91, 23A
0522 513800
PROVISIONAL

SCHEDULE OF TYPES

EB3A	3 Bed. det. Bungalow.	10no.
EB2A	2 Bed Bungalow.	4no.
EB2B	2 Bed semi Bungalow.	2no.
EH3A	3 Bed det. House.	10no.
EH3B	3 Bed semi House.	5no.
EH3C	3 Bed semi House.	5no.
EH3F	3 Bed det. House.	4no.
EH2A	2 Bed semi House.	6no.
EH2B	2 Bed semi House.	3no.
EH3E	3 Bed det. House.	9no.
EH2D	2 Bed semi House.	2no.
EH2E	2 Bed semi House.	1no.
EH3G	3 Bed semi House.	4no.
EB2C	2 Bed det. Bungalow.	2no.
EB2D	2 Bed det. Bungalow.	4no.
Total		21no.

LANDSCAPING SCHEME

a	WHITEBEAM (Sorbus aria)
b	ROWAN (Sorbus aucuparia)
c	ALDER (Alnus glutinosa)
d	SILVER BIRCH (Betula pendula)
e	PILLAR APPLE (Malus tschonoskii)

BOUNDARY DETAILS

1800 high close boarded fencing
Lincolnshire post & rail fencing.
Lincolnshire post & rail fence on boundary with hedge comprising mixture of following in 2 staggered rows at 300 cc's Hawthorn with 25% Holly
1800 high close boarded fence with brick pillars as dwg no. 562A/91/39
1800 high brick wall as dwg no 562A/91/37

MASTER SITE LAYOUT

