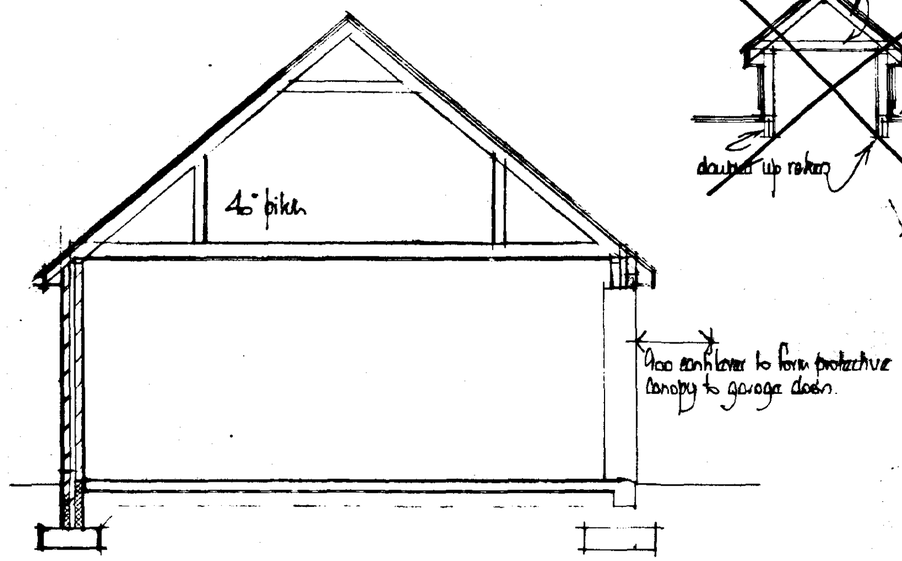
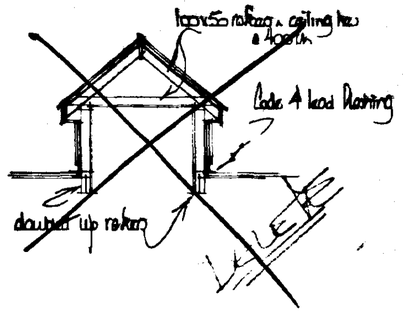
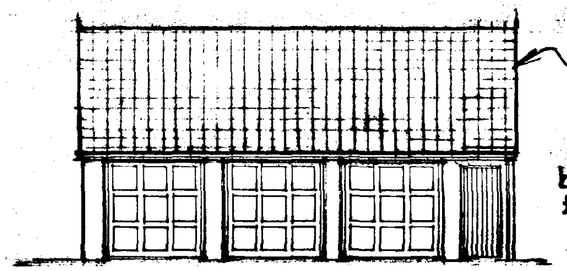
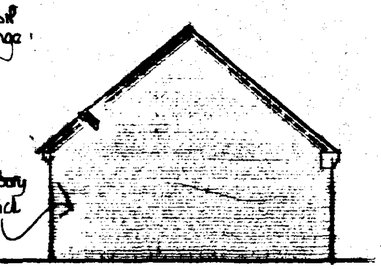


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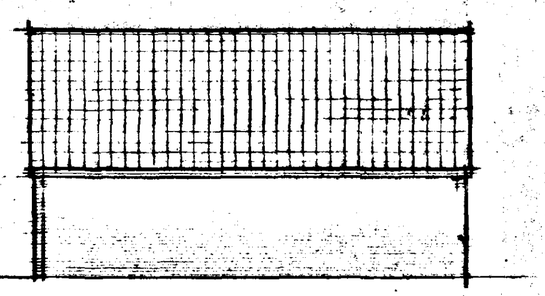




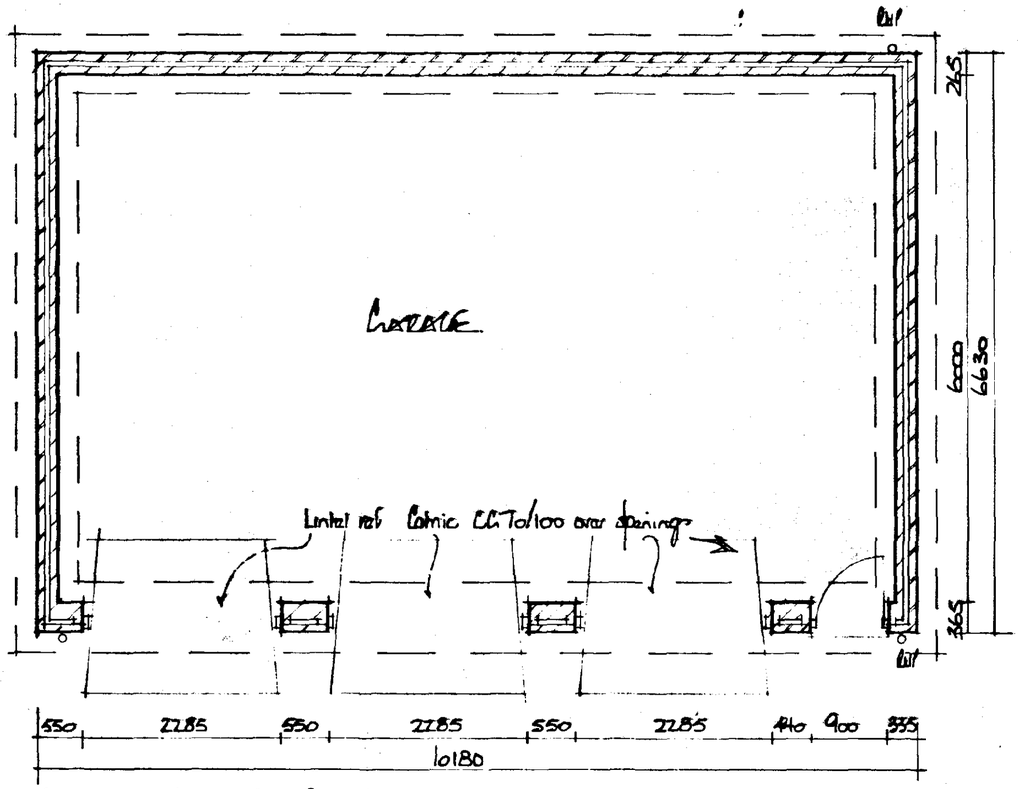
West



South - (North opp hand)



East



Ground Floor Plan

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens
Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards or gable brickwork.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys
Valleys are to be formed with Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments
The tiling is/to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch to match duty, at 400mm centres to be designed, fixed and braced in accordance with BS5268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer.

All bracing to be 100 x 25mm.

Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 50mm laid at right angles over the top. Where the ceiling follows the line of the roof 50mm Celotex Double r insulation is to be installed between the rafters maintaining a 50mm air space over with a further 20mm Celotex Double r insulation fixed to the underside of the rafters prior to plaster board

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

Ventilation
Provide over fascia ventilation equal to a 25mm air gap to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm.
Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
-9 NOV 1999
Ref: 0833/99

B	Nov 99	Garage relocated & reduced
A	Nov 99	Plans AT AMENDED
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel Spalding (01775) 767988

Client
Mr. & Mrs J Sutherland

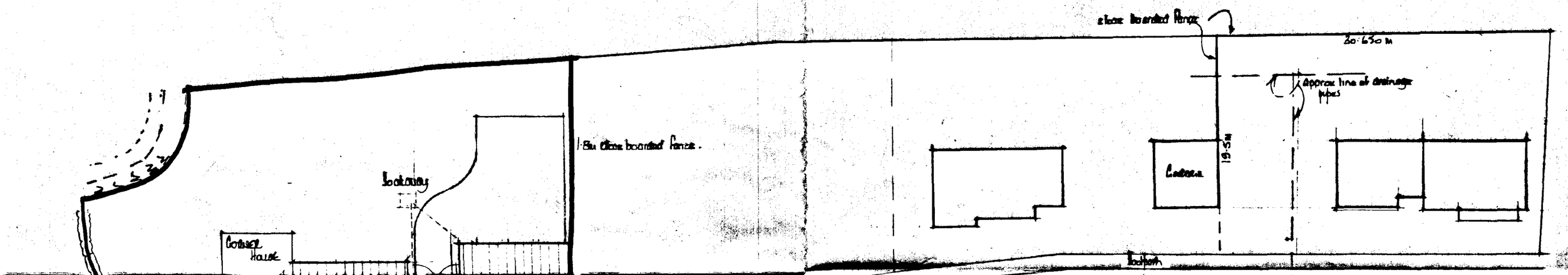
Job Title
Proposed Extensions At
The Coach House
Fen Bank
West Pinchbeck
Spalding

Drawing Title
Plans
Sections
&
Elevations

Scale 1:50, 1:100

Date June 99 Drawn by AL

Drg No 98/15/02. Rev A



SOUTH HOLLAND DC
HOUSING & PLANNING
19 AUG 1999
Ref: 0833/99

SUPERSEDED

Plan

A — Date — Revisions

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"Willow Lodge",
Horseshoe Road,
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Lincs. PE11 3JA
Tel: Spalding (01775) 767899

Client: Westwood Homes

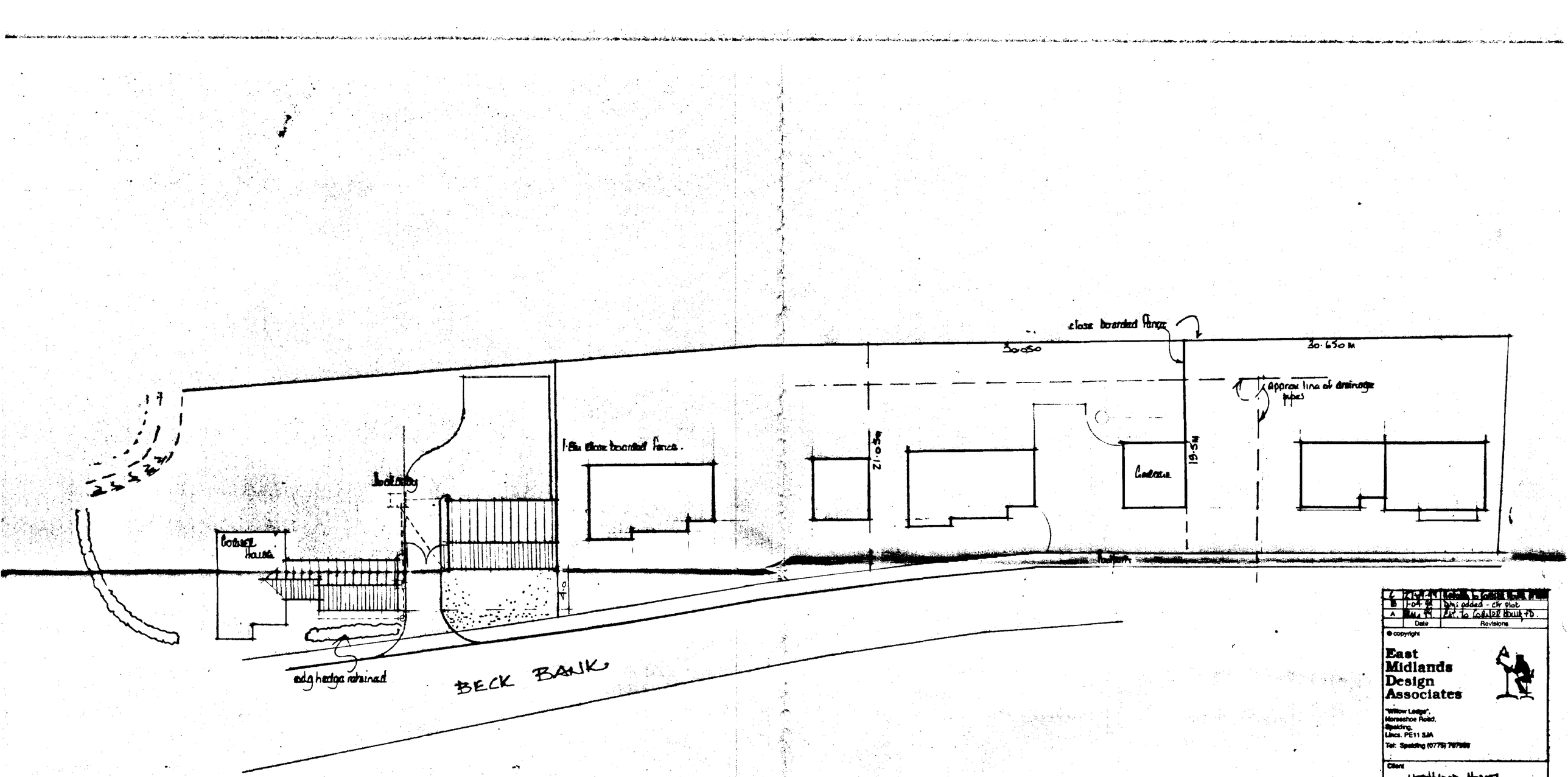
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Drawing Title: Block Plan

Scale: 1:250

Date: June 99 | Drawn by: AR

Dwg. No. 98/09/06 | Rev. A



DETERMINED PLAN

AMENDED PLAN

Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
29 SEP 1999
Ref: 0833/99

C	7-Oct-99	Site added - CW plot
B	30-Jul-99	Plot 10 Caravan House 7D.
A	[illegible]	[illegible]
	Date	Revisions

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"Willow Lodge",
Moresshoe Road,
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Client: Westwood Homes

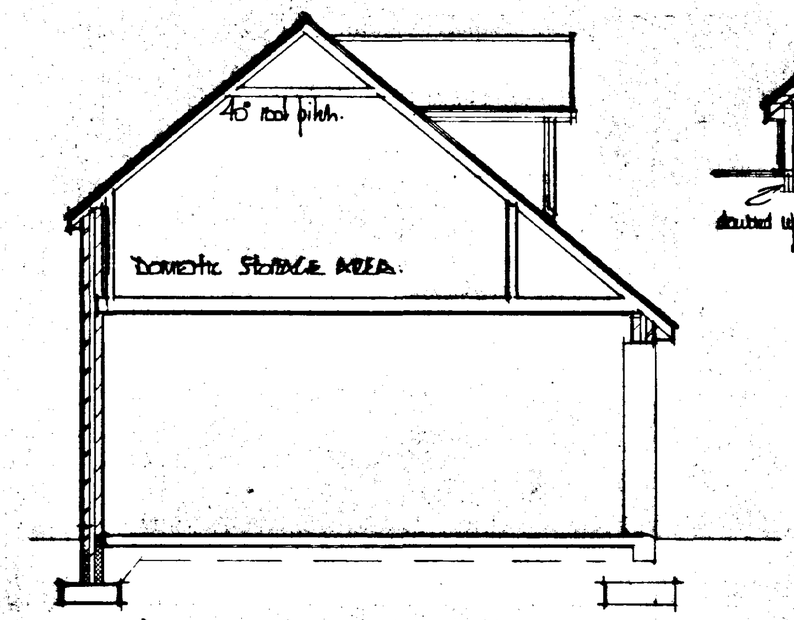
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Drawing Title: Block Plan

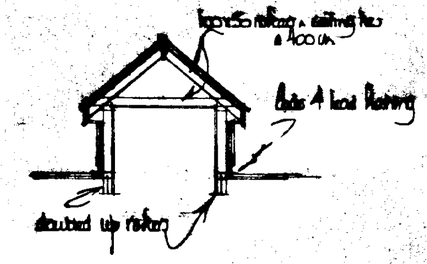
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Dwg. No. 98/09/06 | Rev C

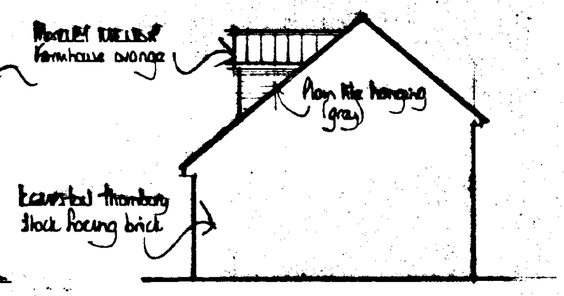


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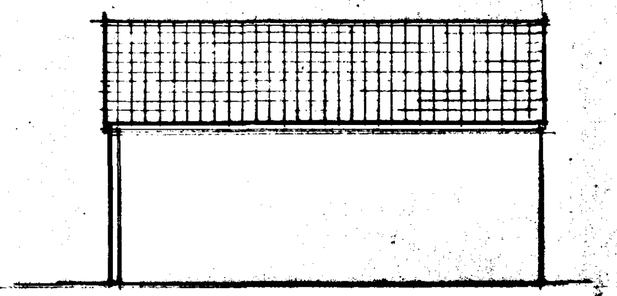




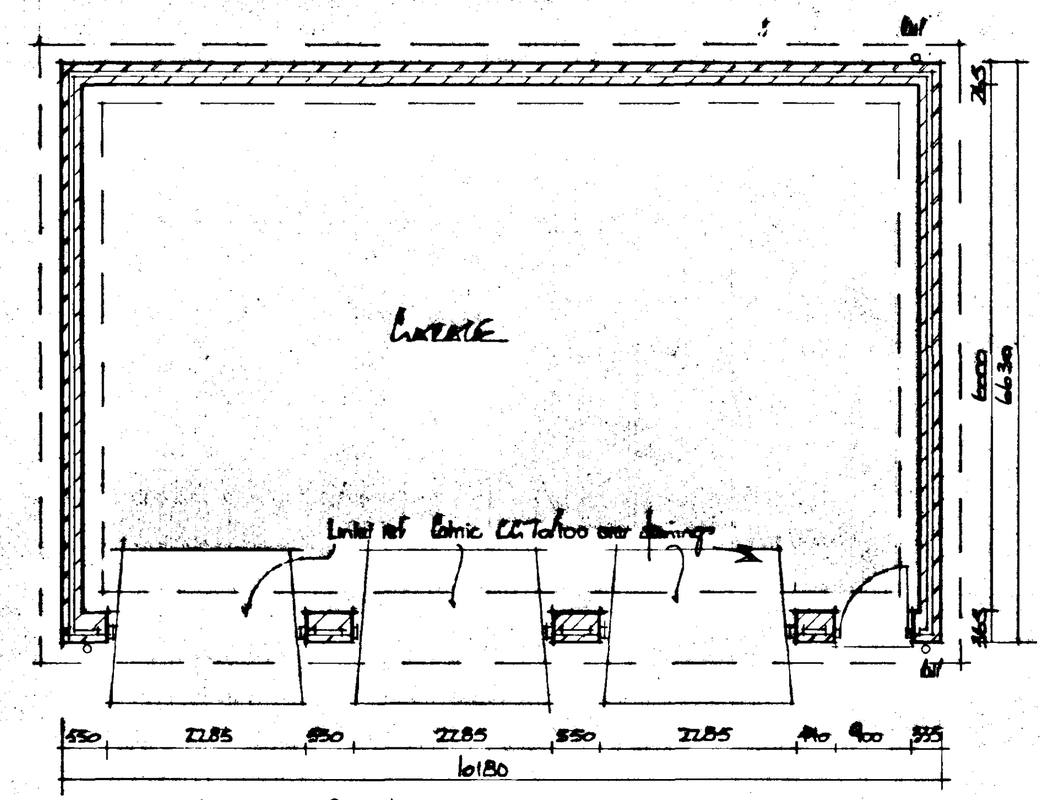
West



South - (North adj land)



East



Ground Floor Plan

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens
Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard tile tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards or gable brickwork.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys
Valleys are to be formed with Code 4 lead tiling supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch to match ext'g, at 400mm centres to be designed, fixed and braced in accordance with BS5268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer.

All bracing to be 100 x 25mm.

Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 80mm laid at right angles over the top. Where the ceiling follows the line of the roof 50mm Celotex Double r insulation is to be installed between the rafters maintaining a 50mm air space over with a further 20mm Celotex Double r insulation fixed to the underside of the rafters prior to plaster board.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

Ventilation
Provide over fascia ventilation equal to a 25mm air gap to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 84mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm.
Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.

SOUTH HOLLAND DC
HOUSING & PLANNING
19 AUG 1999
Ref: 0833/99

SUPERSEDED
Refer

A	Date	Revisions

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Client
Mr. & Mrs J Sharpland

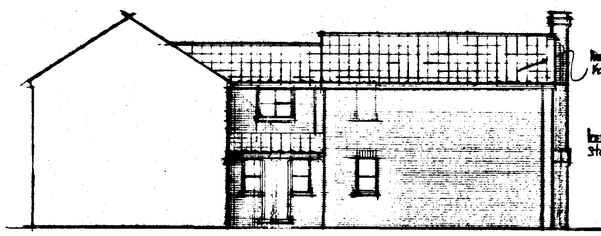
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Proposed Domestic Stables at the Cottage House, North Bank, East Ravendale, Spalding.

Drawing Title
Plans, Sections & Elevations

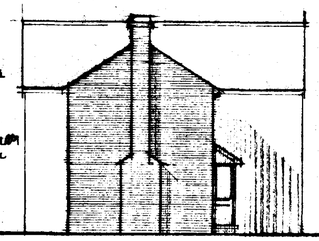
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Date Aug. 99 Drawn by

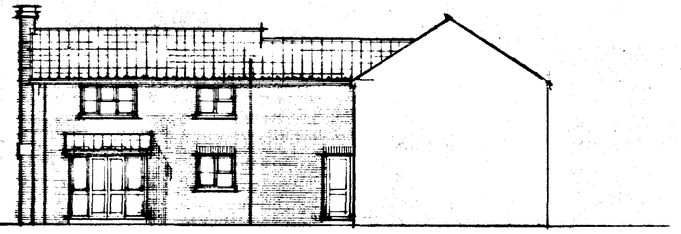
Dwg No. 98/15/02. Rev



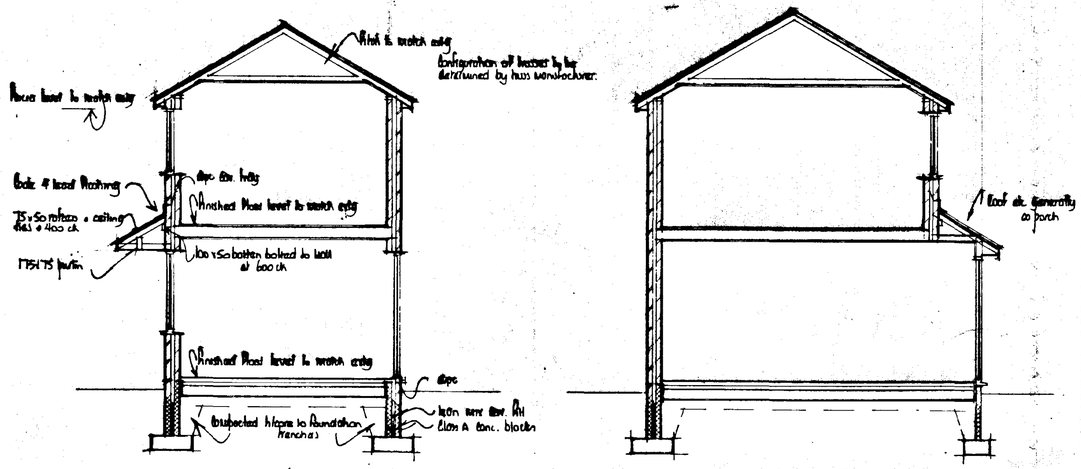
EAST



NORTH

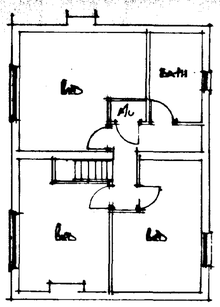


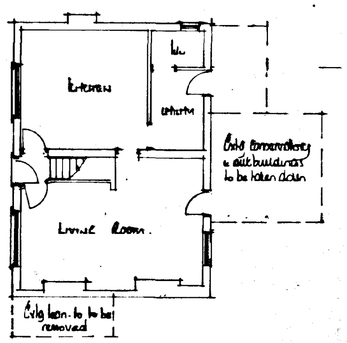
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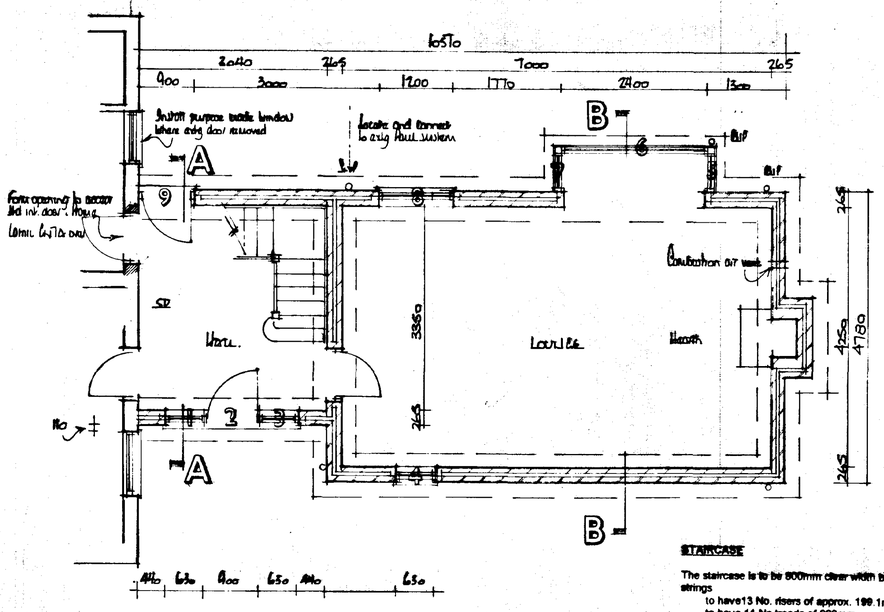


A - A

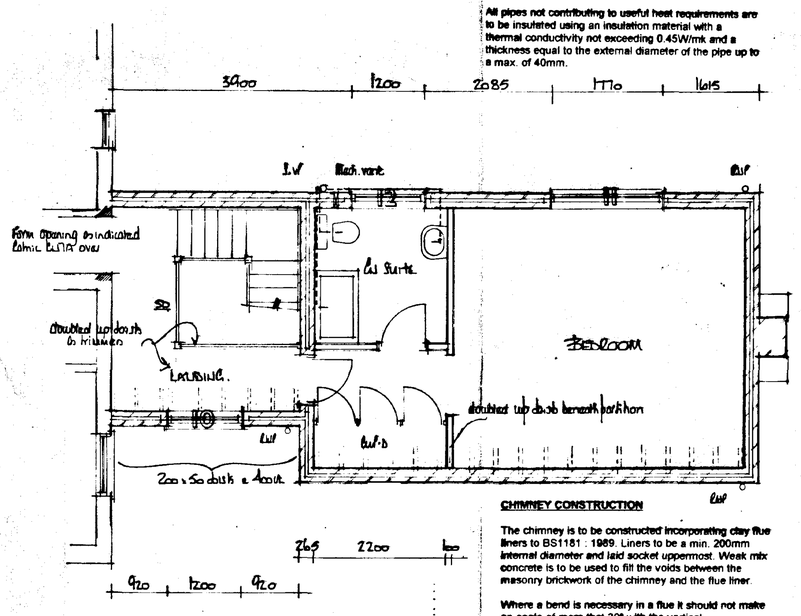
B - B







GROUND FLOOR PLAN



FIRST FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
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 reinforced with chicken wire mesh
500g polythene seperating membrane
50mm Jablite SD floor insulation (k = 0.037W/m°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal

First
18mm Weyroc floor panels
on 200 x 75mm SC3 grade tanalised timber joists at 400mm cts with min. 2 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers 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 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts w/ 1 min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides 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 75 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 cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment

LINTELS

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

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

STAIRCASE

The staircase is to be 900mm clear width between strings
to have13 No. risers of approx. 199.1mm
to have 11 No treads of 223mm
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 respectfully and are to be capable of withstanding a horizontal force of 0.36 Kn m

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

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

WINDOWS & DOORS

Windows and doors to be Brayton and Paul, or similar and approved, double glazed with 12mm air cap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to new habitable rooms.

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

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref. &	heads
1	H112D		)
2	FNS	CG70/100	)2700
3	H112D		)
4	H112D	CG70/100	900
5	FW112C		
6	FCP240RR -FCDDR6D		
7	FW112C opp cat	CG70/100	2700
8	H212CD	"	1800
9	FNS/DDR9D	CG70/100	1200
10	H210CD	"	1500
11	H310CDC	"	2100
12	H210CD	"	1500

VENTILATION

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

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

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD 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.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E Regulations.

HOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

CHIMNEY CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min. 200mm 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.

Where a bend is necessary in a flue it should not make an angle of more that 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm. The maximum chimney height should not be greater than 4½ times its least dimension measured at the highest point of intersection with the roof.

Hearth 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.

A permanent air entry opening, to BS8303 : 1986, of at least 50% of the throat area is to be provided where

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100m ,n pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes :-

Depth	Internal diam	Cover diam
.6m or less	190mm	185mm
1.0m or less	460 mm	460mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 150mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of he slab.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install 40mm diam. pvc waste to shower. *(NOTE : shower tray to be constructed on a suitable plinth to maintain access to trap and waste)*. 32mm diam. pvc waste to hand basin all with 75mm deep traps.. *Unless specified other wise on plan.*

All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

A		
	Date	Revisions

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Client
Mr. & Mrs J Shepherd

Job Title
Wall, Lounge & Bedroom Extension at The Cobble House, Beck Bank West Pinchbeck, Spalding.

Drawing Title
Plans, Section & Elevations

SOUTH HOLLAND DC HOUSING & PLANNING
19 AUG 1999
Ref: 0833/99
DETERMINED PLAN

Scale 1:50 - 1:100

Date Aug 99 Drawn by

Drg. No 98/15/10 Rev