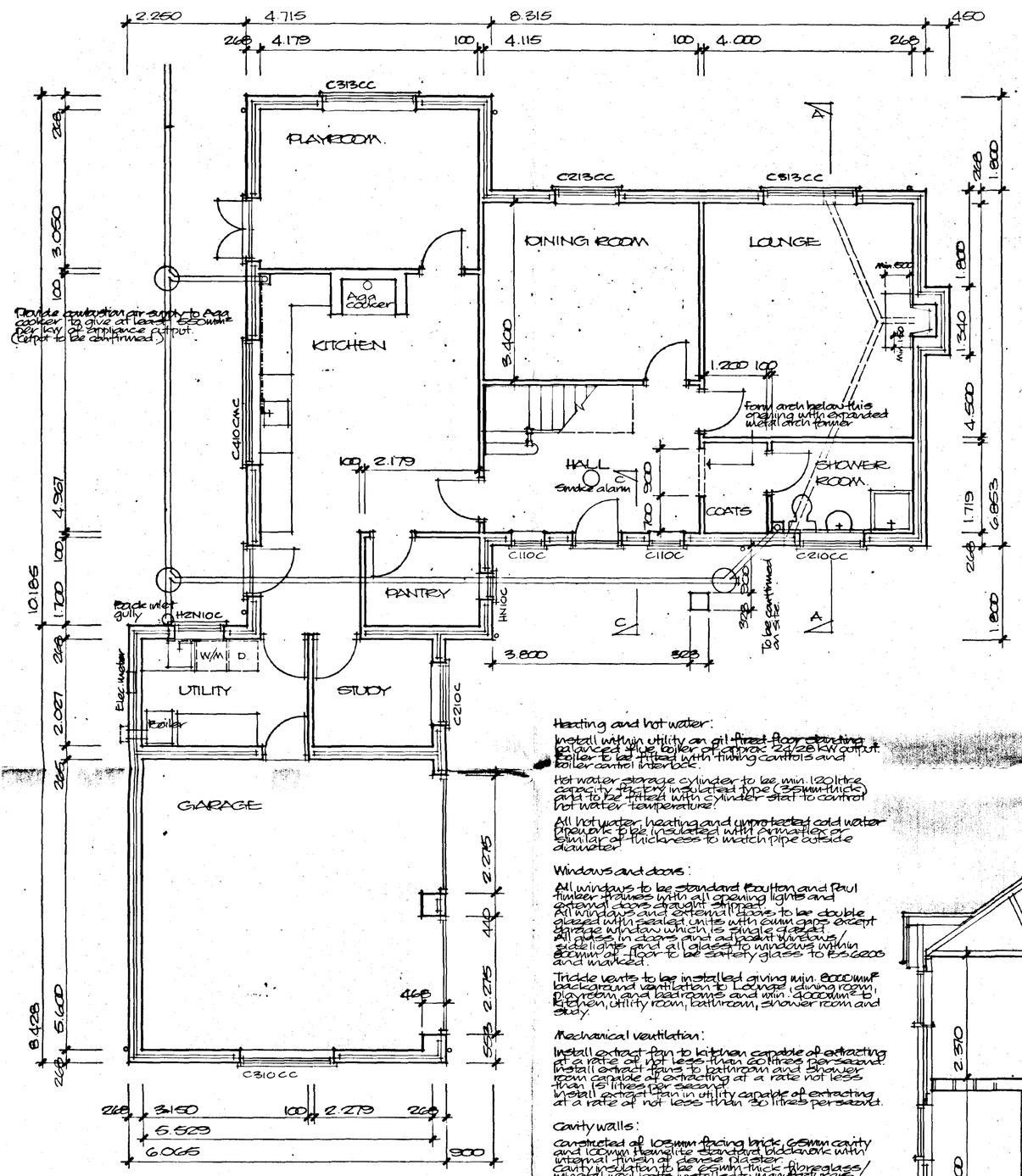
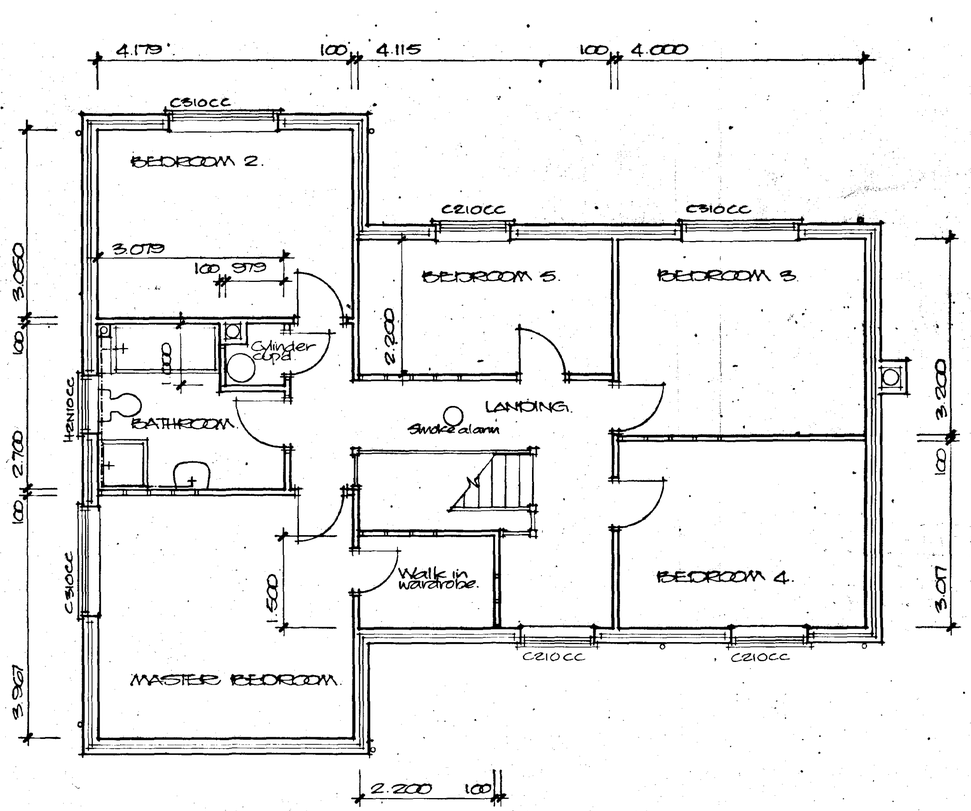




Do not scale off this drawing.
All site dimensions to be checked before work commences.

Open fire/Aga cooker

Install 8mm type open fire to lounge approx 560mm wide including hot cupboard and underfloor air supply.
Underfloor air ducts to be 110mm dia UPVC pipes terminating on outside walls below d.p.c. level with 215×140 air bricks with liners.
Open fireplace to be capable of burning smokeless fuel.
Fire guard fixing points to be installed at each side of fireplace.

Install oil fired 2 oven Aga to kitchen (type to be confirmed)

Chimneys to open fire and Aga cooker to have clay flue liners to BS 1181, 225mm dia. or 185mm square installed with sockets uppermost.

Garage doors:

Install 2no Henderson roll top Contiboard GRP up and over doors and frame (fire rating to be confirmed).
Door into utility to be 1/2 hr fire resisting and self closing. Min. 100mm step up from garage into utility.

Smoke alarms:

Install mains operated battery back up self contained smoke alarms where indicated. Alarms to be interconnected.
Alarms to be installed at least 300mm from any light fitting or wall and not more than 3.000 from any kitchen or bedroom door.

Heating and hot water:

Install within utility an oil fired floor standing pressurised vitue boiler of approx 24/28 kW output. Boiler to be fitted with timing controls and boiler control interlock.

Hot water storage cylinder to be min. 120 litre capacity factory insulated type (38mm thick) and to be fitted with cylinder stat to control hot water temperature.

All hot water, heating and unprotected cold water pipework to be insulated with armaflex or similar of thickness to match pipe bore/side diameter.

Windows and doors:

All windows to be standard Boulton and Paul timber frames with all opening lights and casings draught stripped.
All windows and external doors to be double glazed with sealed units with 6mm gaps except garage windows which is single glazed.
All glazing in doors and adjacent windows, sidelights and all glass to windows within 800mm of floor to be safety glass to BS 6206 and marked.

Trickle vents to be installed giving min. 8000mm² background ventilation to Lounge, dining room, playroom and bedrooms and min. 4000mm² to kitchen, utility room, bathroom, shower room and study.

Mechanical ventilation:

Install extract fan to kitchen capable of extracting at a rate of not less than 60 litres per second.
Install extract fans to bathroom and shower room capable of extracting at a rate not less than 15 litres per second.
Install extract fan in utility capable of extracting at a rate of not less than 30 litres per second.

Cavity walls:

Constructed of 102mm facing brick, 65mm cavity and 100mm Thermalite standard blockwork with internal finish of dense plaster.
Cavity insulation to be 65mm thick fibreglass/mineral wool batts installed to manufacturers recommendations.
U value = 0.42 w/m²k average.
Damp proof course d.p.c. to be installed at raised 's with window/door frames lapping d.p.c. by min. 15mm.
Cavity wall ties to be stainless steel and installed at 900mm c/s horizontally, 450mm c/s vertically and 225mm c/s within 225mm of raised's.

All concrete blockwork used below ground to be class A1 lean mix concrete fill to cavities to within 225mm of lowest d.p.c. level.

Install thyloid d.p.c. to walls min. 150mm above ground level (external skin).

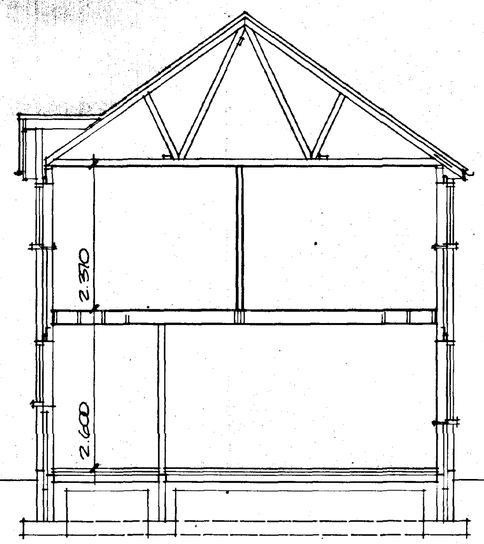
Internal blockwork walls to be 100mm Thermalite standard concrete blockwork.

Foundations:

All foundations to be grade ST4 concrete with 225mm x 100 plinth foundations to cavity walls and 225mm x 450 to internal loadbearing walls.
Strip foundations to be at least 450mm deep. Good to shrinkable soil. Depth of all foundations to be agreed with L.A. inspector.

Lintels:

Install LG type L1/5 steel lintels to all openings in cavity walls up to 1.200 clear span. Lintels to openings greater than 1.200 to be type L1/10.
Install MG floor lintel 100 steel lintels above internal door openings between kitchen/hall, hall/lounge and to opening between hall and stairs.
All lintels to other internal openings to be LG internal 100. All lintels installed to manufacturers instructions.



SECTION A-A

Pitched roof construction:

Interlocking concrete tiles installed to manufacturers instructions on 25×38 tanalised treated battens on Manaplan Manaroll 225 sarking on gaungnail roof trusses installed at 600mm c/s.
Roof pitch generally 35° except 30° on attic trusses.
Roof trusses to comply with BS. 5268, parts 2 and 3.
Roof trusses manufacturer to supply design certificate before work on roof structure starts.

Longitudinal ties to be installed at ceiling level and ridge level where indicated and to be min. 25mm x 100 diagonal wind braces to be installed to full length of roof.
50×100 wall plates.
50×100 purlin.
Ex 25×150 prefabricated fascia board.
Ex 32×175 panel boards to dormer windows.
6mm Masterboard soffits.
Eaves projection approx. 200mm.

All structural timber to be grade SC3 and marked dry or kiln dry.
All joinery to be used externally to be coloured treated.

30×5mm mild steel straps to be installed at average 1.800 cts. between roof structure and perimeter walls. Straps to be installed at ceiling level and at slope of roof. Straps to be taken over 3no roof timbers where at right angles and to have solid noggings under.

Refer to roof structure layout for further details and method of forming built up roof sections.

Roof void ventilation:

Install Gildevale ref Eyrko eaves/fascia vent strip giving 10,000mm² per metre together with Gildevale ref Revcor ridge/hip vents to maintain vent gap above insulation.

Roof insulation:

Install 2 layers of 100mm thick fibreglass/mineral wool quilt with 1 layer installed between ceiling joists and 1 layer over joists.

Suspended timber floors:

Constructed of 18mm thick moisture resistant T and G flooring grade chipboard with all butt joints supported.
Floor joists to be 47×220 at 400mm c/s and to have solid stiffening where shown on floor structure layout.

Ceilings:

All ceilings including ground and first floor, garage etc. to be 12.5mm plasterboard with all edges supported and with artex finish. Install cyproc standard coving throughout except in garage.

Ground floor construction:

Min. 65mm thick lightly reinforced sand/cement screed on 500 gauge polythene separating membrane on 50mm thick 30 grade expanded polystyrene insulation on 100mm thick grade 7.5 N concrete slab on 1200 gauge visqueen on min. 150mm thick hardcore well consolidated and blinded.

Above ground drainage:

To comply with BS 5572 with 40mm dia wastes (polypipe) from kitchen sink, utility sink, washing machine, bath and shower and 32mm dia from wash basins. Combined wastes to be 50mm dia.
Air admittance valve to be fitted to waste below bathroom wash basin.
All fittings to have 75mm deep seal traps with wastes from showers being accessible for cleaning.
Shower room fittings to be connected to 110mm dia. stub stack with air admittance valve and rodding point at base. Form boxing around stub stack.
Utility fittings to be connected to back inlet gully.
Kitchen and bathroom fittings connected to 110mm dia. single stack soil and vent stack within duct and with rodding point at base.

Below ground drainage:

To be 110mm dia. UPVC, bedded and surrounded in 100mm Deagravel to fall at 1 in 60 to minimum capacity 3.150 litre klargester or similar bottle type septic tank.

Inspection drawboxes to be approx. 675mm dia. polypipe/clayware as required to be installed to manufacturers instructions.
All drains passing through walls to be protected by 6 c.s.s. lintel with min. 50mm clearance.
Any drain pipe with protection from vermin entry.
Any drain within 600mm of ground level to be protected by paving slabs laid above pea gravel surround.

Porosity test to be carried out and agreed before drainage work carried out to confirm length of land drainage to septic tank and to confirm septic tank drainage suitable.

Stairs:

Timber staircase to have total rise of 2 600 with 15 risers at 200mm and 12 treads at 225mm.
Handrail/balustrade to stair and balustrade to landing to be 900mm high. All balustrades to have vertical balusters with max. 99mm gaps.
Types of handrail, balusters and newel posts to be agreed.

First floor stud partitions:

To be constructed of 50×75 studs at 400mm cts with 50×75 sole and head plates and noggings at max. 1.200 cts.
Partitions to be clad both sides with 12.5mm plasterboard and skim. Mineral wool sound deadening quilt packing between studs.

Awardwart

'B' Jan 98 Altered front entrance and French doors to playroom.

SOUTH HOLLAND DC
HOUSING & PLANNING
16 JAN 1998
Ref. A1
Ref. 09/00/9

AMENDED PLAN

Project
PROPOSED HOUSE AND GARAGE
SMALL DROVE LANE,
PINCHBECK WEST,
SPALDING.
PLANS AND SECTION.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS A. COLE

Scale 1:50
Date Aug 97
Drg. no. 97/31/03B

AM ADMEL 230

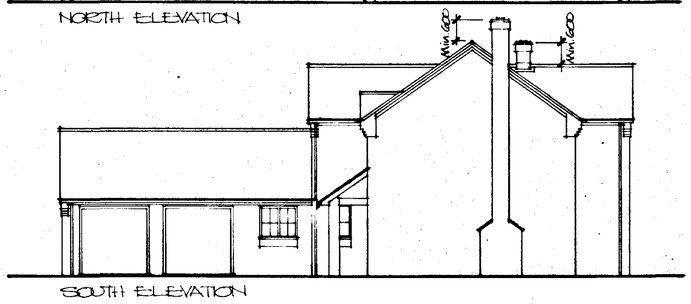
Do not scale off this drawing.
All site dimensions to be checked before work commences.

External finishes:
Roof tiles: To be Marley Anglia plus concrete pantiles colour Mosborough Red.
Brickwork: To be Kempston Salisbury multi stock facing bricks (FN frost resistant)
External joinery: To be finished in white gloss paint.

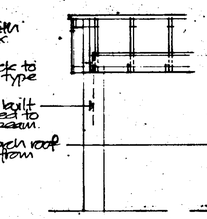

EAST ELEVATION

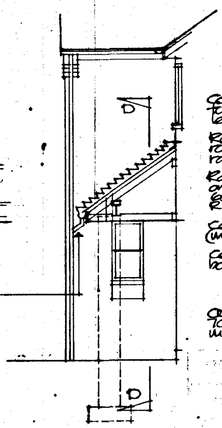

NORTH ELEVATION


WEST ELEVATION



SOUTH ELEVATION

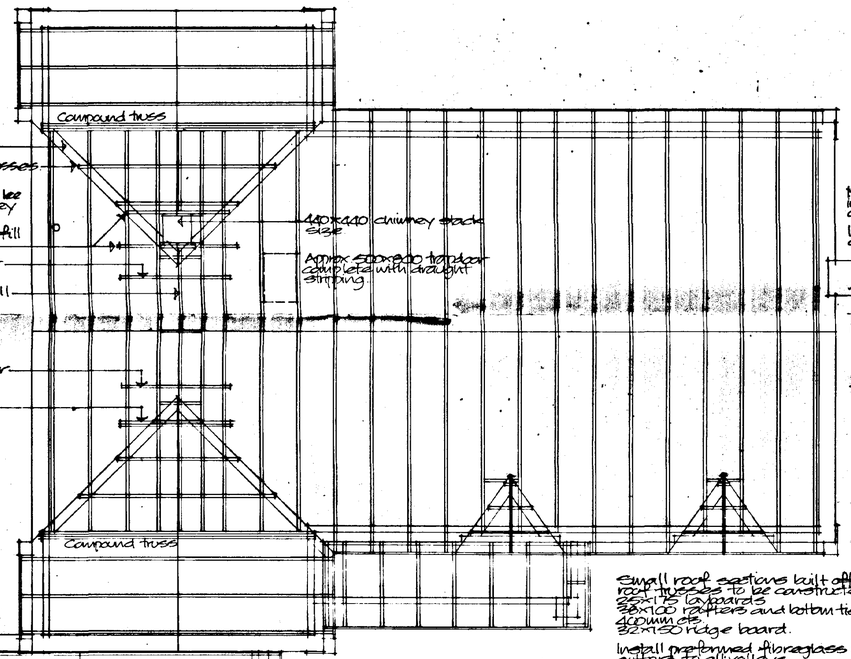

SECTION D-D

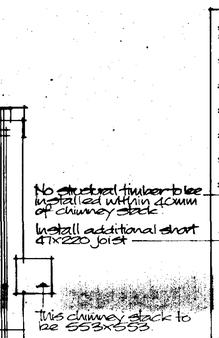

SECTION C-C

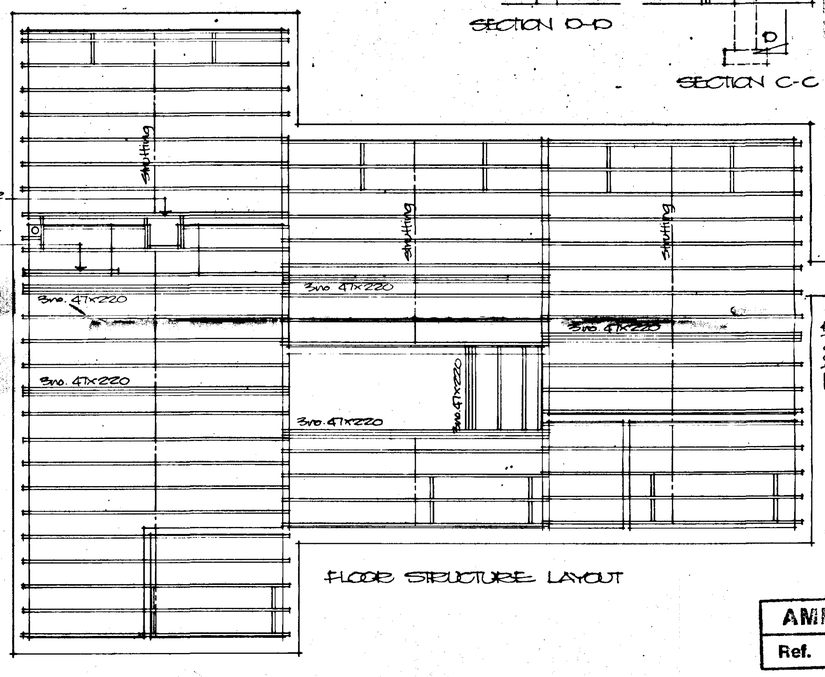
225x175 lapped board with total projection of approx. 200mm.
Single skin facing brick to gable supported on R.S. type M.S. steel lintel
50x6mm mild steel strap built into brick pier and fixed to wallplate above steel beam.
Rainwater outlet from each roof connected to downpipe from main roof.

Code 4 lead flashings with stepped flashing to side of roof. Install cavity tray d.p.c. with lead flashings.
Roof tiles, battens and sarking as main roof together with roof pitch on 38x100 rafters and ceiling joists at 600mm ctrs.
Rafters and ceiling joists to be supported on 38x100 timber bolted to wall at max 600mm ctrs. and supported on 178x102x19 R.S.J. with 38x150 wallplate bolted to top flange.
Ceiling joists notched under steel beam (max 25mm notch)
Ceiling formed of T and G and V jointed timber boarding.

Outline of 328x328 brick pier supported on 700x700x225 min. concrete pad foundation min. 1.000 deep.

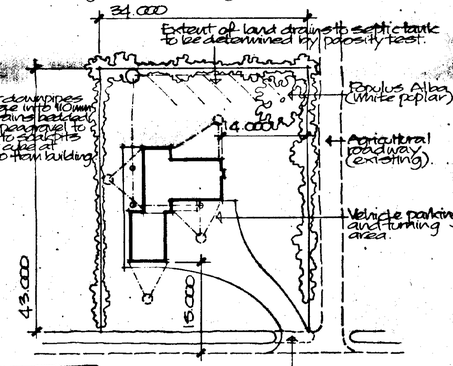




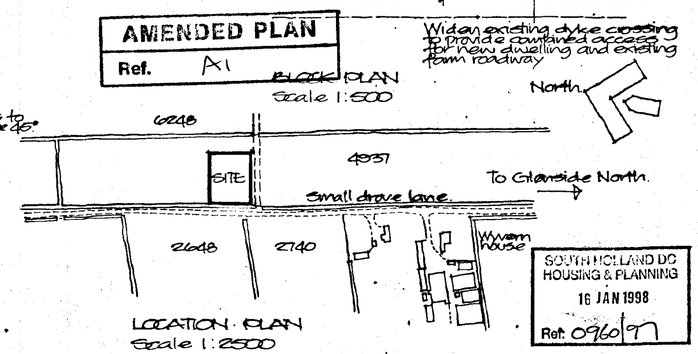


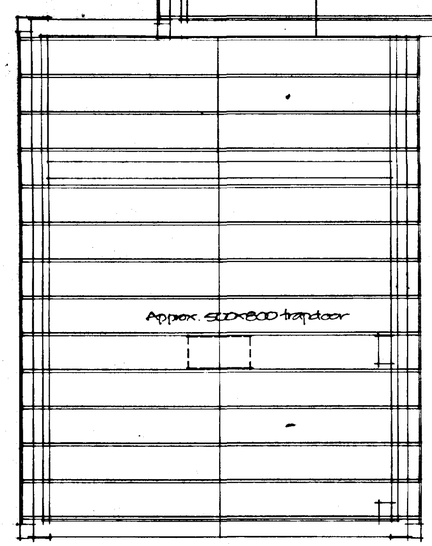
FLOOR STRUCTURE LAYOUT

Proposed new hedge to north east and south boundaries of site to consist mainly of Crataegus Monogyna supplemented with Corylus Avellana, Carpinus Betulus and occasional High Hedge to northern boundary adjacent to house and garage to be kept to maximum 2.000 high to avoid damage to foundations.



Widen existing dyke crossing to provide confined access for new dwelling and existing farm roadway





ROOF STRUCTURE LAYOUT.

Small roof sections built off top of roof trusses to be constructed of: 25x175 layboards 38x100 rafters and bottom ties at 400mm ctrs. 32x150 ridge board.
Install preformed fibreglass valley gutters to all valleys.

Stretcher course to project approx. 20mm with alternating projecting headers below.

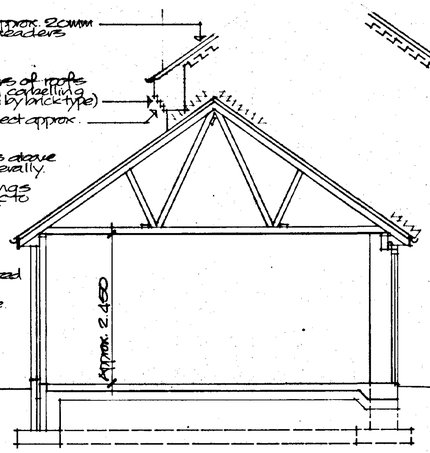
Corbelled brickwork to corners of roofs with total projection of 200mm corbelling in 4no. steps (to be confirmed by brick type)
This area of brickwork to project approx. 20mm from main face

Install soldier brick courses above and below all openings generally.

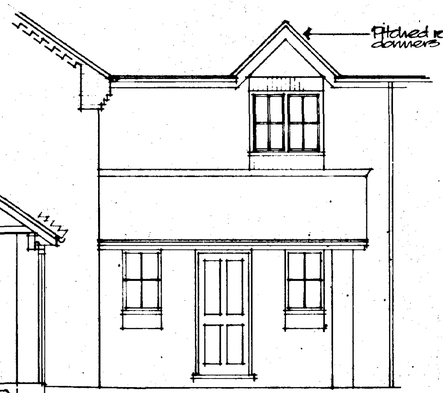
Code 4 lead stepped flashings together with cavity tray d.p.c. to all junctions between lower roofs and cavity walls.

Garage floor to be constructed as main floor but without insulation and screed and with float finish to concrete

Stable below garage doors thickened to 280mm x min. 600mm.



SECTION B-B



Amendment
'B' Jan. 98 Altered front entrance and French doors to playroom

SOUTH HOLLAND DC
HOUSING & PLANNING
16 JAN 1998
Ref. 0960/97

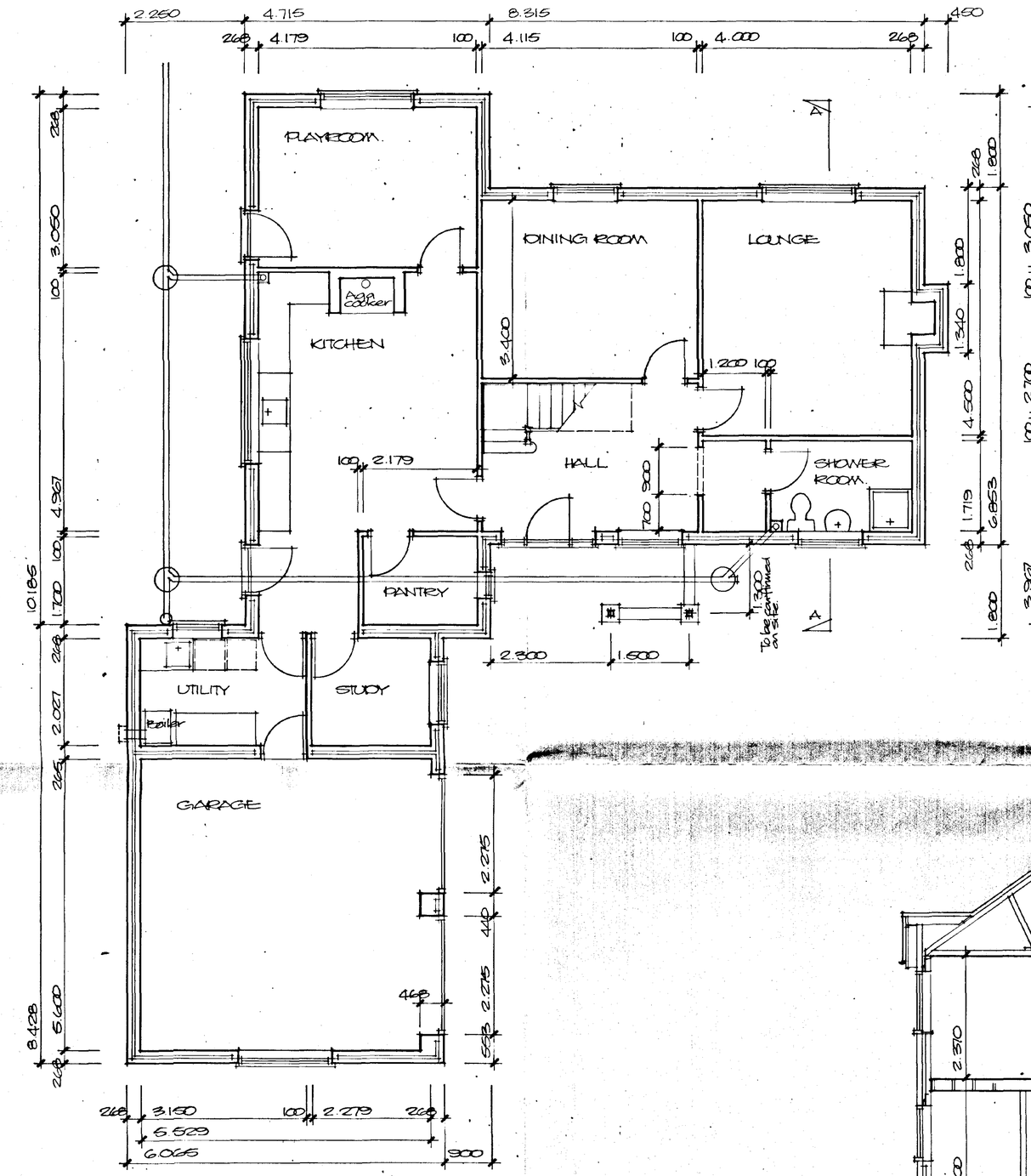
Project
PROPOSED HOUSE AND GARAGE.
SMALL DROVE LANE,
PINCHBECK WEST,
SPALDING.
ELEVATIONS AND SITE PLANS

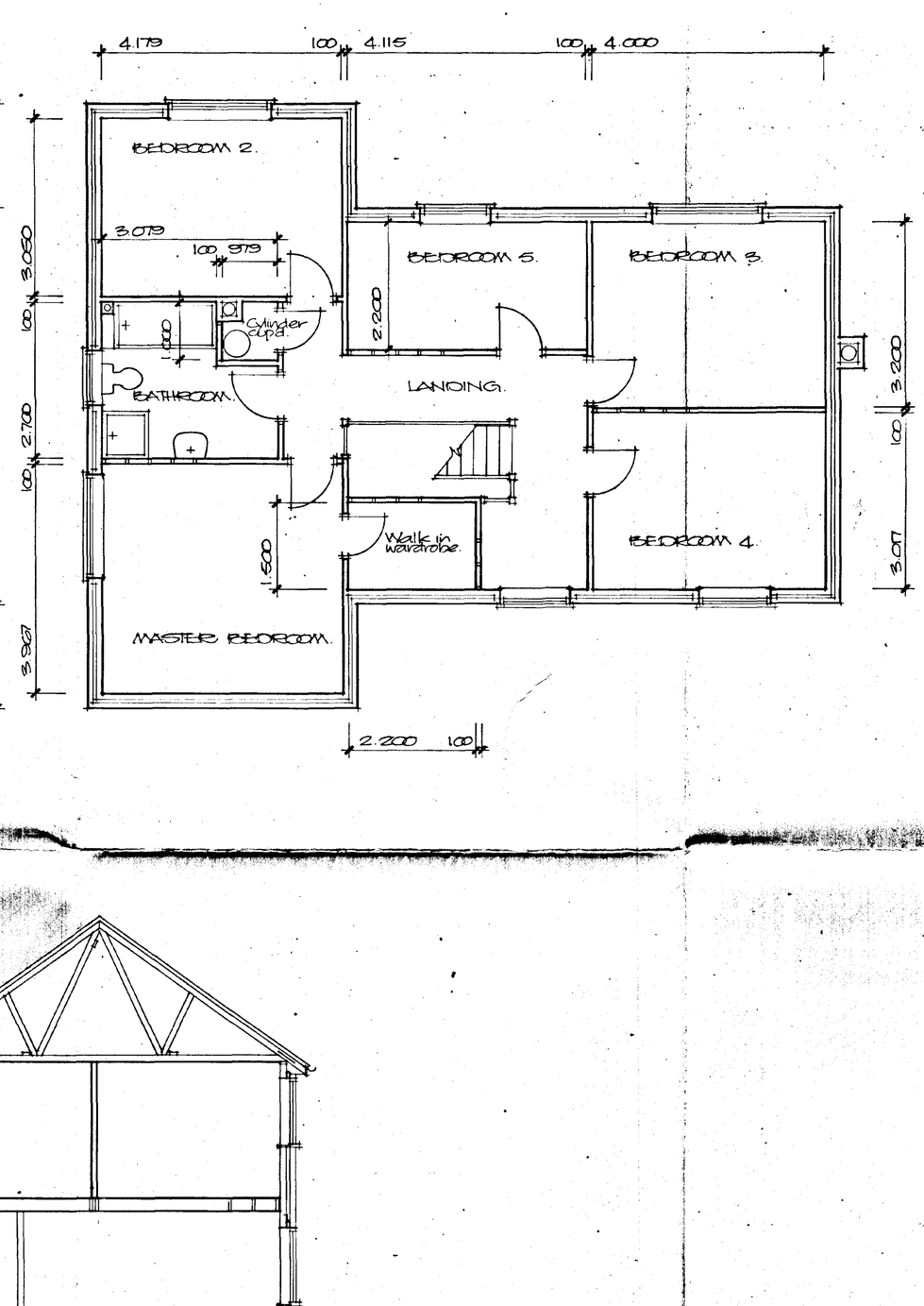
ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS A. COLE

Scale 1:50 & 1:100
Date Aug. 97
Drg. no. 97/31/04B

AM ADMEL 230





SECTION A-A

Do not scale off this drawing.
All site dimensions to be checked before work commences.

SOUTH HOLLAND DC
HOUSING & PLANNING
03 SEP 1997
Ref: 0960/97

DETERMINED PLAN

Project
PROPOSED HOUSE AND GARAGE
SMALL DROVE LANE,
PINCHBECK WEST,
SPALDING.
PLANS AND SECTION.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS A. COLE

Scale 1:50
Date Aug 97

Drg. no.
97/81/03

AM ADMEL 230

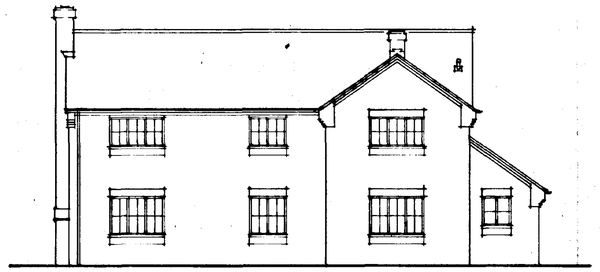
Do not scale off this drawing.
All site dimensions to be checked before work commences.

External finishes:

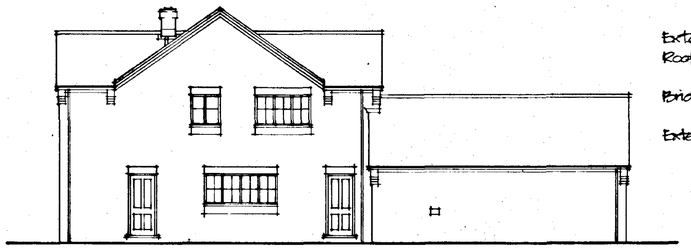
Roof tiles: To be Marley Anglia plus concrete pantiles colour Mosborough Red.

Brickwork: To be Pastorale Multi facings as manufactured by the Brick & Stone Co.

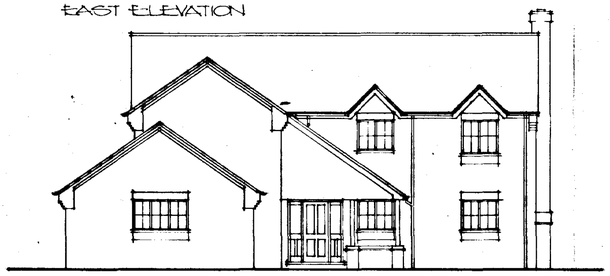
External joinery: To be finished in white gloss paint.



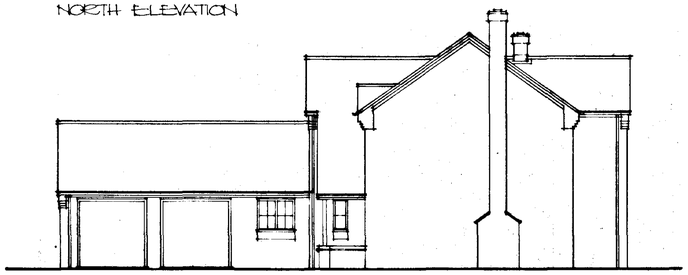
EAST ELEVATION



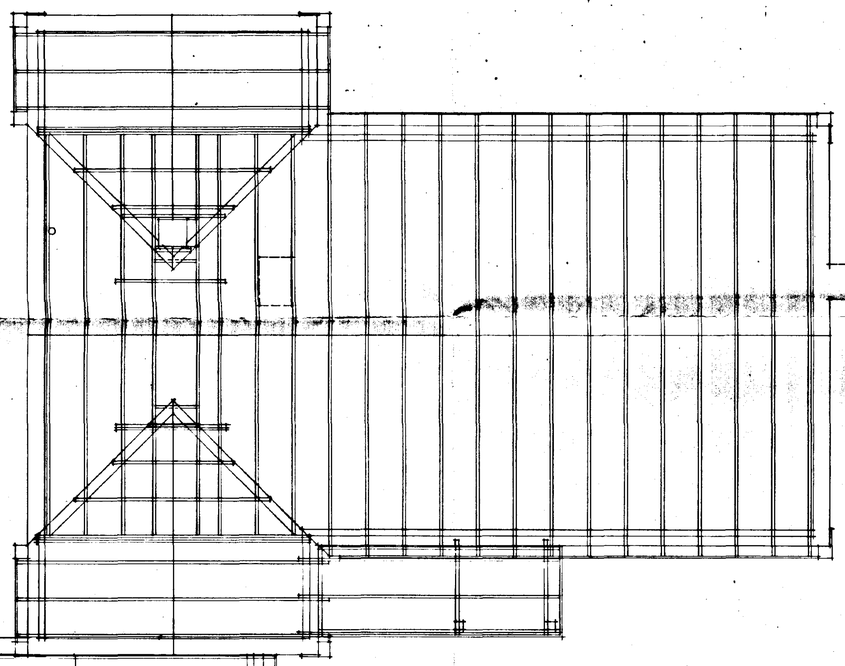
NORTH ELEVATION

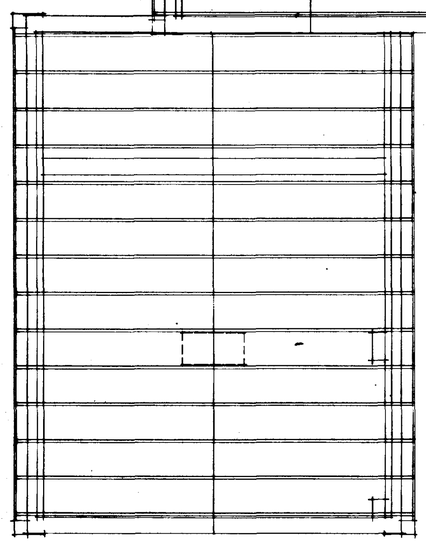


WEST ELEVATION

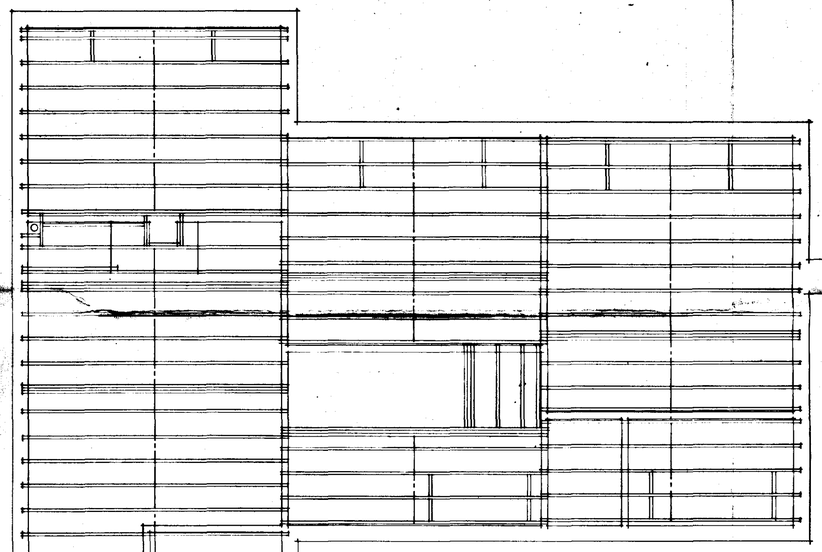


SOUTH ELEVATION

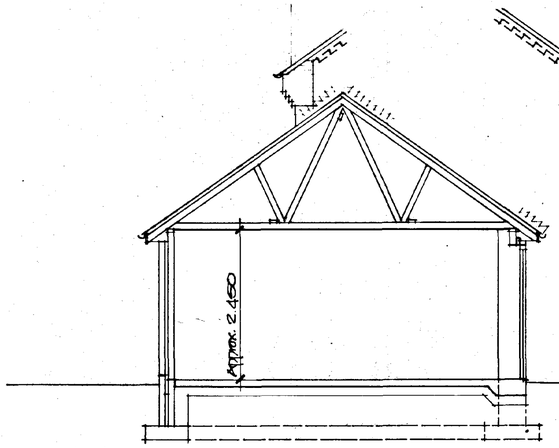




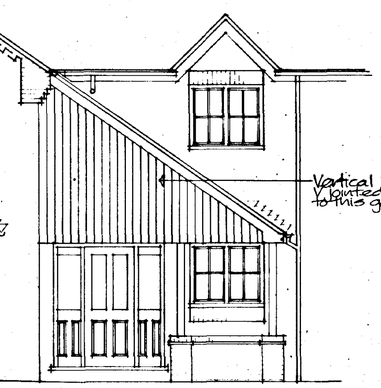
ROOF STRUCTURE LAYOUT.



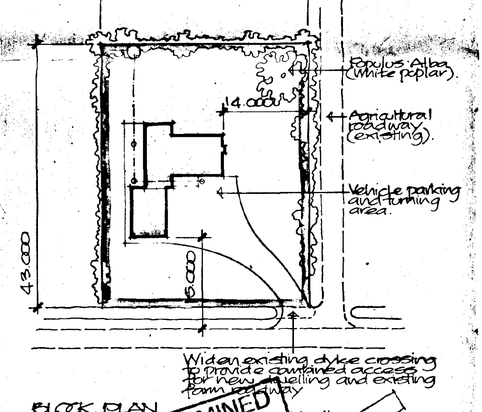
FLOOR STRUCTURE LAYOUT



SECTION B-B



Proposed new hedge to north east and south boundaries of site to consist mainly of Crataegus Monogyna supplemented with Corylus Avellana, Carpinus Betulus and Ligustrus Vulgaris.
Hedge to northern boundary adjacent to house and garage to be kept to maximum 2.000 high to avoid damage to foundations.

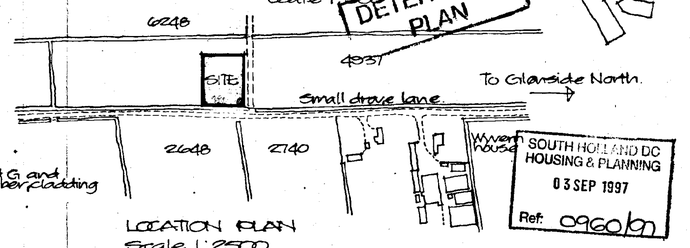


Widen existing drive crossing to provide contained access for new dwelling and existing farm dwelling

BLOCK PLAN
Scale 1:500

DETERMINED PLAN

North.



LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
03 SEP 1997
Ref: 0960/97

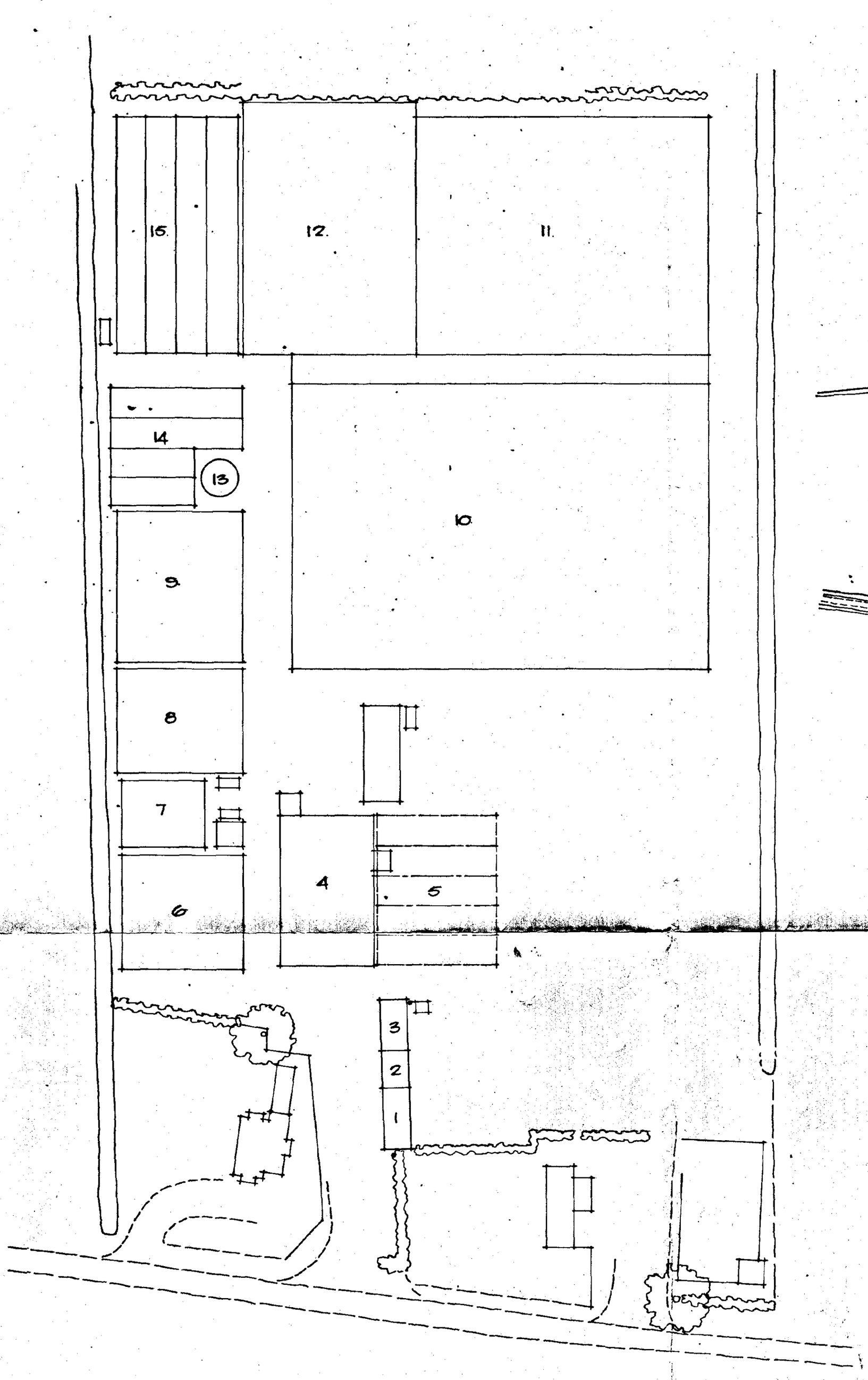
Project
PROPOSED HOUSE AND GARAGE
SMALL DROVE LANE,
PINCHBECK WEST,
SPALDING.
ELEVATIONS AND SITE PLANS

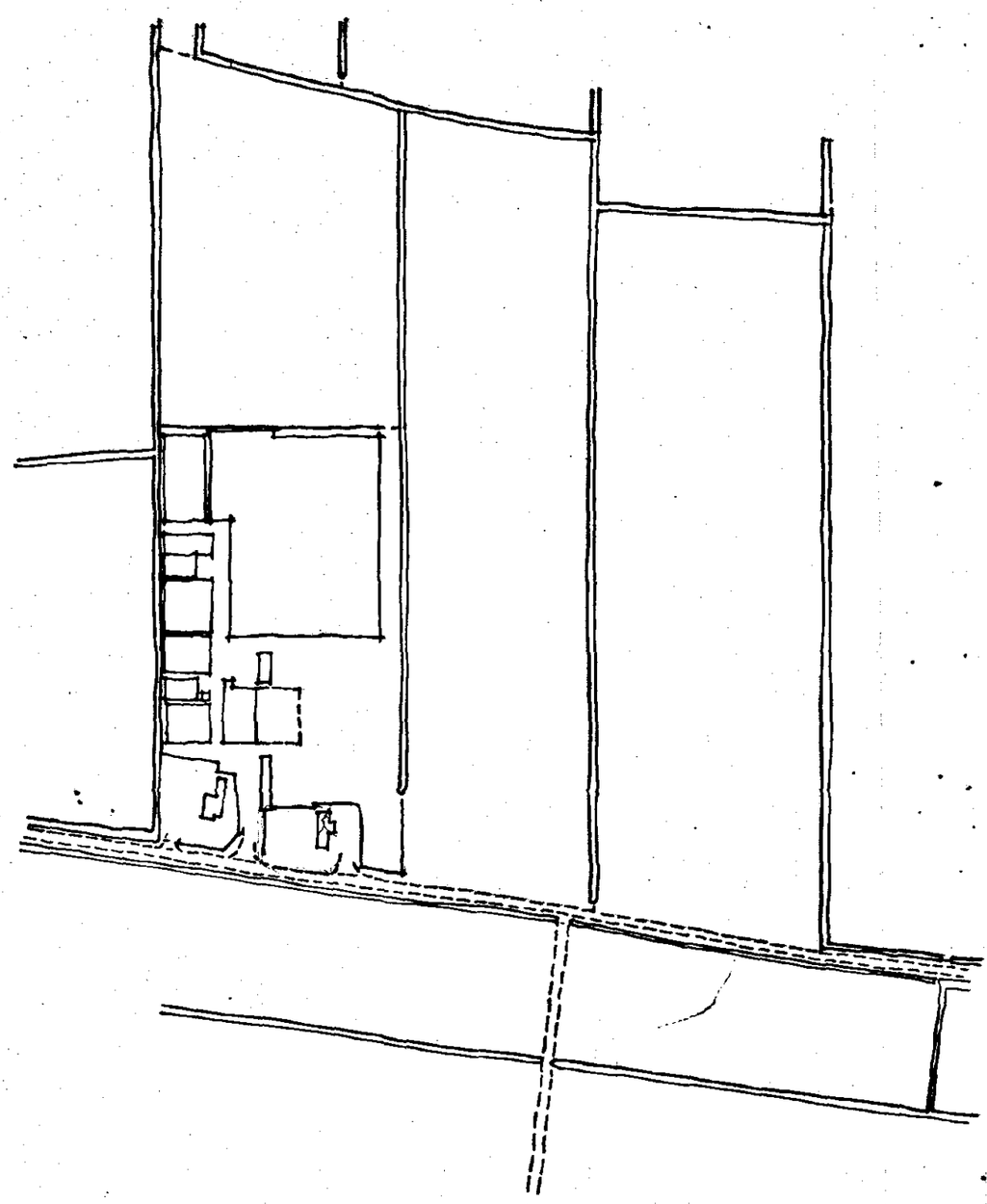
ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS A. COLE

Scale 1:50 & 1:100
Drg. no. 97/31/04
Date Aug. 97

AM ADMEL 230





Do not scale off this drawing.
All site dimensions to be checked before work commences.

SOUTH HOLLAND DC
HOUSING & PLANNING
03 SEP 1997
Ref: 0960/97

Project

APPENDIX E.

PLAN OF MAIN FARM BUILDINGS
SMALL DROVE LANE,
PINCHBECK WEST.

ALAN HORNSBY
ARCHITECTURAL SERVICES

'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client

Scale 1:500 & 1:2500

Date Aug. 97

Drg. no. APPENDIX 'E'

AM ADMEL 230