SOUTH HOLLAND DISTRICT COUNCIL

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Spalding
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PE11 2XE

Tel 01775 761161

Scale: 1:2500

Author: HAPS

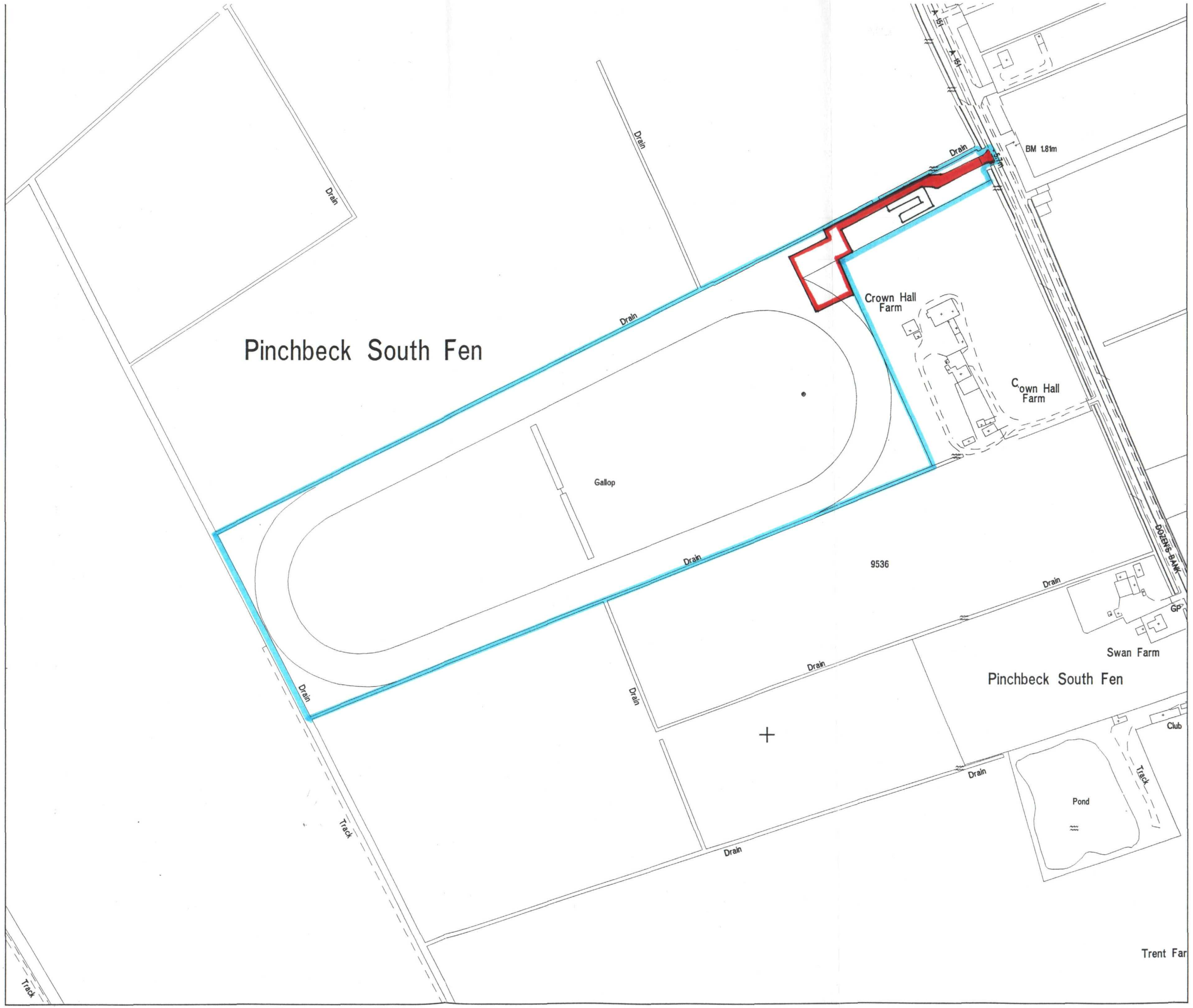
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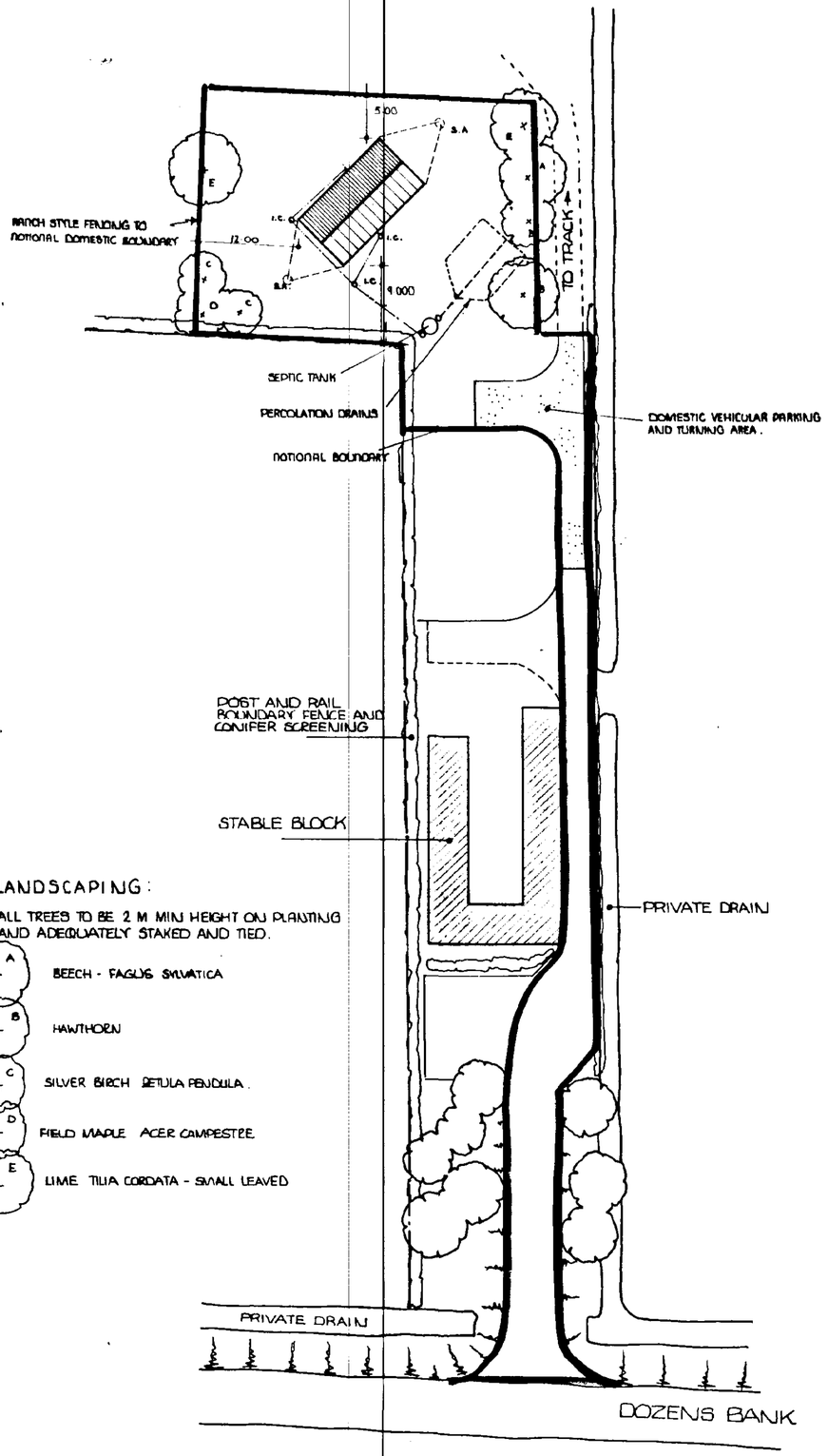
Location: S.Holland

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BLOCK PLAN 1:500

LANDSCAPING:

ALL TREES TO BE 2 M MIN HEIGHT ON PLANTING AND ADEQUATELY STAKED AND TIED.

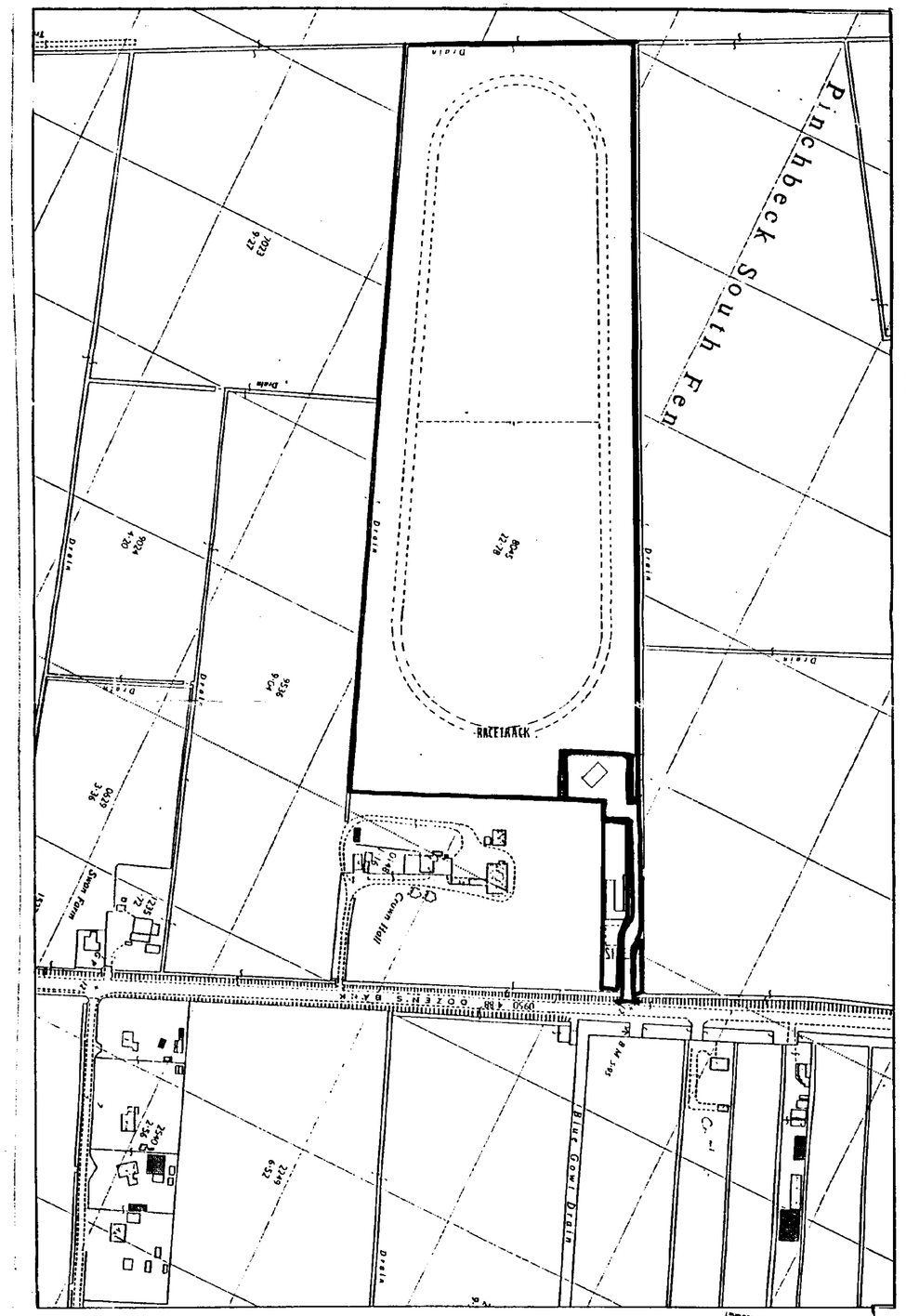
A BEECH - FAGUS SYLVATICA

B HAWTHORN

C SILVER BIRCH BETULA PENDULA.

D FIELD MAPLE ACER CAMPESTRE

E LIME TILIA CORDATA - SMALL LEAVED



LOCATION PLAN 1:2500 SCALE TAKEN FROM O.S SHEET TF 2022 & TF 2122

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 04 NOV 1997 Ref: 1167/97

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
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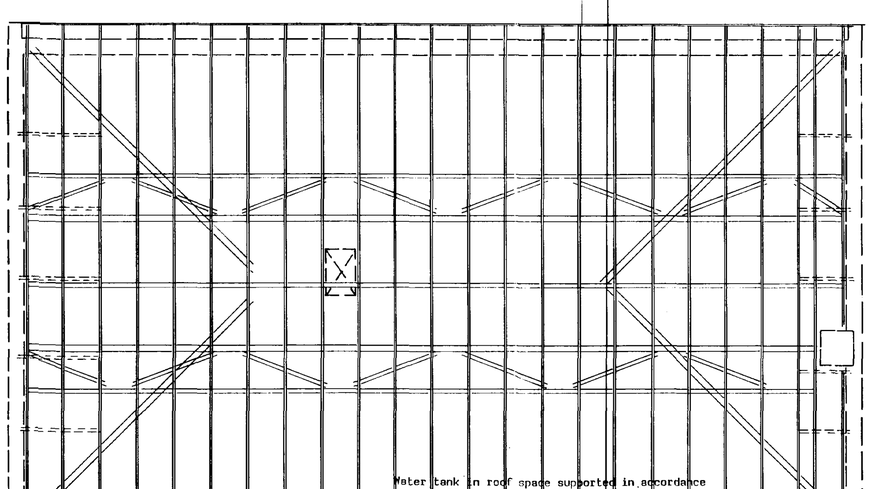
project: PROPOSED DWELLING AT "THE GALLOP", DOZENS BANK, WEST PINCHBECK SPALDING LINCOLNSHIRE CLIENT: MR & MRS SPICER

drawing: SITE AND LOCATION PLAN

scale	drawing no
1:500 1:2500	2809-2
date: OCTOBER 97	drawn: J CRUNKHORN

BOILER:
Provide balanced flue oil fired boiler of required rating on 100mm concrete tiled hearth to client's requirements above oversite concrete. Flue terminal externally to have protective guard.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm above trays.



ROOF PLAN

ROOF CONSTRUCTION:
Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinaplate *fink* end trusses spaced at max 600mm centres and pitched at 35°.
Provide 30 x 5mm once bent (900/100) glav.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 90mm galv. round wire nails to *JN trusses/ceiling joists minimum coupled with* solid blocking support and edge packing.
All structural timbers to be kept 50mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

ROOF COVERING:
Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from *manufacturers published literature* with due consideration for site location, antisipated wind velocities and roof pitch.

ROOFSPACE VENTILATION AND INSULATION:
Provide eave to eave ventilation equivalent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Marley or similar approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class. Deepen foundation concrete under chimney to 300mm min. Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

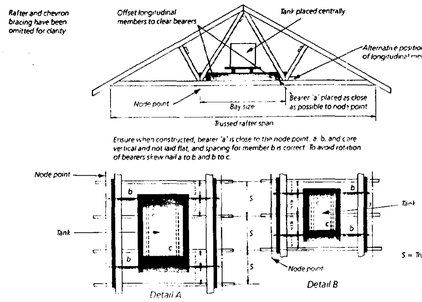
SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N.H') in 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSE:
To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

GLAZING:
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

CAVITY WALL CONSTRUCTION:
265mm cavity wall consisting: 100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1987 for calcium silicate bricks.
65mm cavity: build in to cavity Rockwool cavity wall insulation boarding in accordance with manufacturers instructions and agreement certificate N83/1087. 100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonry walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest NO178 and CP121 part 1 1973. And as recommended by brickwork manufacturer. Close cavities at eaves and provide bit felt D.P.C. also to sills and jambs of all windows and doors, at the head under lintels and also under sills.
Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C. cavity tray and code 4 lead flashing with a minimum 150mm upstand at all roof/wall abutments.

Hot water storage vessel to incorporate a thermostat and time switch. Unless the heat loss from a hot water pipe or duct contributes to space heating they shall be insulated with material having a thermal conductivity of not greater than 0.045w/m²k. All water pipes within the roof space or other unheated areas to be similarly insulated.
Hot waer cylinder to be insulated so as to limit heat loss to 90x/m² of the surface area of the vessel and storage vessel to be ventilated to the atmosphere. The plumbing installation shall be in strict accordance with water companies bylaws with careful attention to be paid to the accessability of pipe runs/fittings when laid in ground floor screeds.
Pipe runs thro' walls and ceilings to be fully sealed with expanding foam sealant to reduce heat losses to unheated spaces.

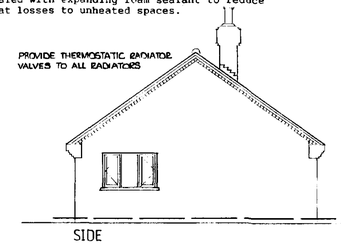


DOOR, WINDOW AND LINTEL SCHEDULE					
NO	SIZE WxH	JOINERY REF:	LINTEL	END BRG	O/A LENGTH
1	1770 X 1200	312 CC	I.G L1/5	150 MM	2100 MM
2	"	"	"	"	"
3	1200 X 1200	210 C	"	"	1500 MM
4	"	210 C (OPP. CAT)	"	"	"
5	2400 X 2100	FCP240/SL55R X 2	I.G LI/HD	"	2700 MM
6	1770 X 1350	313 CC	I.G L1/5	"	2100 MM
7	1200 X 1050	210 C (OBSCURE GLASS)	"	"	1500 MM
8	900 X 2100	FN5/806 X 1994 DOOR	"	"	1200 MM

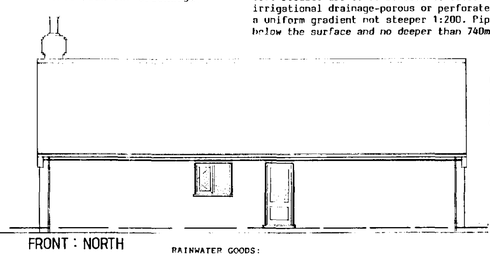
SPECIFIED WINDOWS ARE FROM BOULTON AND PAUL JOINERY SOVEREIGN SOFTWOOD PLAIN CASEMENT.

SEPTIC TANK:
Connect foul drains to 825 gallon capacity Klargester septic tank installed in strict accordance with Local Authority approval. The sub-irrigational drainage system from the septic tank is to be determined by percolation tests in accordance with the provisions of Clause 15:3:2 of BS.6297:1983 The applicant is responsible for carrying out the tests and the minimum requirement is 40metres of sub-irrigational drainage or such length as may be determined by the test: whichever is the greater. The council recommend that tanks be sited 12metres from dwellings. It is essential that drainage falls be kept to a minimum, say 1:70, & the tank modified by reducing it's neck length by cutting to ensure both inlet & outlet are maintained above ground water level. N.R.A. consent must be sought under the provisions of schedule 12 of the Water Act 1989 for consent to discharge effluent into the land. N.R.A. do not allow septic tank soakaway systems to be situated within 10 metres of any watercourse or discharge effluent into, directly or indirectly into an aquifer. Before septic tank installation percolation test results are to be refered to determining the length &depth of sub-irrigational drainage-porous or perforated pipes laid in trenches with a uniform gradient not steeper 1:200. Pipes laid a min. depth of 500mm below the surface and no deeper than 740mm in a closed circuit arrangement.

SURFACE WATER DRAINAGE:
82.4mm DIA underground pipes flexibly jointed to fall 1 In 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

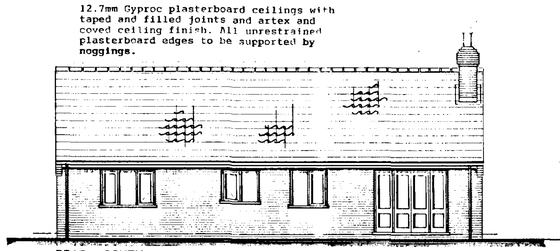


SIDE

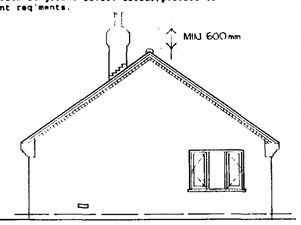


FRONT : NORTH

CEILINGS:
12.7mm Gyproc plasterboard ceilings with taped and filled joints and artex and coved ceiling finish. All unrestrained plasterboard edges to be supported by noggings.



REAR SOUTH



SIDE

RAINWATER GOODS:
115mm DIA H R.100mm squareline UPVC guttering. *fixed level using standard fascia brackets at* 1 metre and 68mm DIA 65mm square, R.W.P's sealed to drain at ground level. Colour/profile to client req'ments.

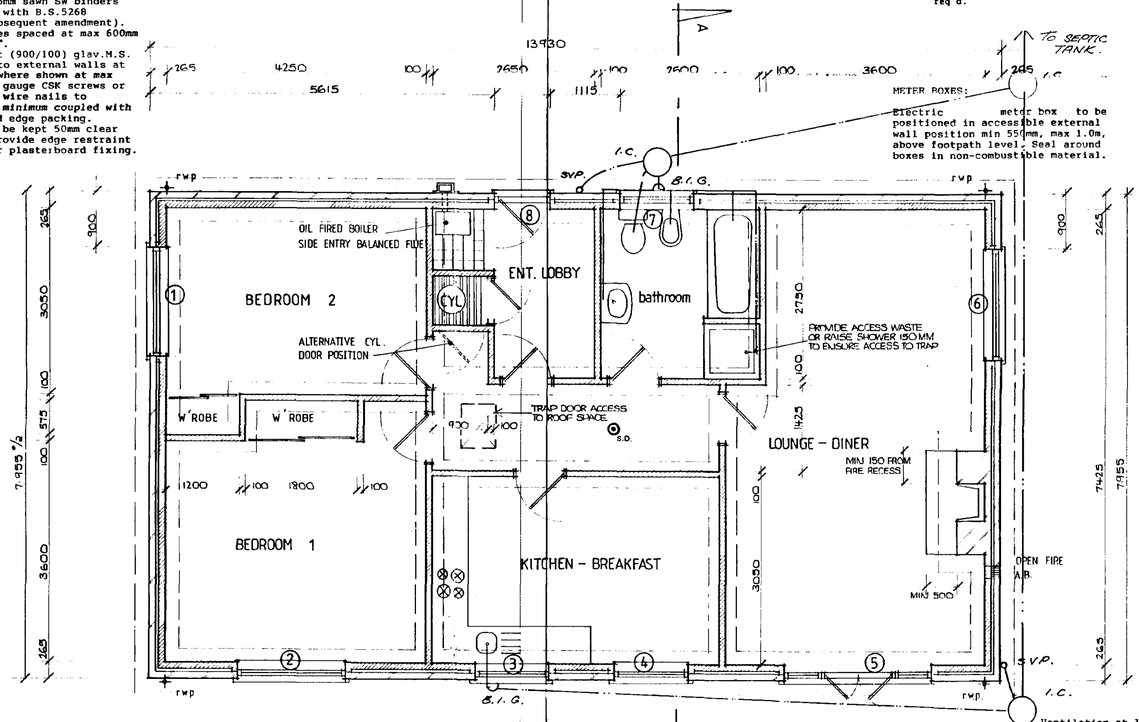
STANDARDS
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice.
Materials shall confore to appropriate British Standard specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY
The employer/client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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 Independant 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.

ELECTRIC:
Socket outlet and light points to I.F.E. regulations and N.H.B.C. standard. Combined cooker and socket outlet.

LIMITATIONS
This 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 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 Poddingtons or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.



SMOKE DETECTORS:
To be mains operated and self contained to conform to B.S 5446 Part 1 (with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected. Alarms should be permanently wired to a seperately fused circuit at the Distribution Board. Wiring to conform to IEE regulations. Smoke detectors to be sited min.300mm away from any light fitting. Central positions preferred, rechargeable for maintainance purposes. Away also from extreeme temperatures and any condensated areas or cooking area. Sited within 7m of doors which open out into rooms which have potential for fire to start (kitchen, living room etc.), and within 3m of bedroom doors - measured horiz. Corridors should have more than one alarm if length exceeds 15m.

OPEN FIRE:
To be capable of burning smokeless fuel. Hearth to be constructed of non-combustible material and be min 125mm thick and project from wall face by 500mm and passed sides by min 150mm. In accordance with approved document part J (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in external wall to give min 50% of the appliance throat opening area positioned 150mm above floor level. Provide pre-stressed concrete lintel

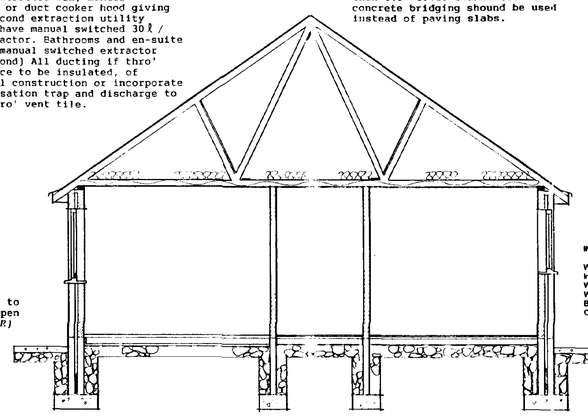
FLUE CONSTRUCTION:
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min 600mm above ridge line and terminate in corbelled out brickwork: weak mix. Conc. infill around flue as work proceeds: trim roof around flue no timber within 50mm of flue. At flue/roof intersection provide code 4 lead flashing and 2 courses

FLOOR CONSTRUCTION: FINISHES TO BE CONFIRMED BY CLIENT
KITCHEN: minimum 50mm sand/cement.
Screed to finish level with timber floors on 100mm oversite concrete slab ST4 to B.S. 5328:1990 on separating layer 500g. polythlene over Celotex double-R insulation boards (GA2000-thermal resistance 1.53m²K/W) laid in strict accord with manufacturers instructions on 1200 gauge (300 micron) pvc dpm with welded joints and lapped into wall dpc's min 50mm. Fit strips of insulation board around the perimeter of all walls vertically to dpc to prevent cold bridging. DPM on well levelled and compacted blinding of sand on min.150mm, max. 600mm, well consolidated clean limestone or crushed - stone hardcore base.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging shound be used instead of paving slabs.

FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA realated to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to P.S.4660:1983 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40. Drains bedded on 50mm pea gravel. Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around the pipe. Opening masked both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change. Increase pipe diameter to 50mm or fit anti-vac traps to all runs ove 1.7m. Raise shower 150mm to ensure access to traps.

VENTILATION:
All window opening lights to have area to exceed 1/20TH from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivelent to 8000mm² and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have trickle vent giving min. 4000mm² free air. All kitchens to have either 60ℓ/second extractor fan, manual switched or ducr cooker hood giving 30ℓ/second extraction utility room to have manual switched 30ℓ/sec.extractor. Bathrooms and en-suite to have manual switched extractor (15ℓ/second) All ducting if thro' roof space to be insulated, of twin-wall construction or incorporate a condensation trap and discharge to ridge thro' vent tile.



INTERNAL DRAINAGE
Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75 mm deepseal anthrac traps. Wastes to be:-
Wash hand basins 32 mm diameter
W.C s 100 mm diameter
Bath, Showers and sinks 40mm diameter
Collection pipes 50mm diameter

NOTE: Provide 1m wide strip of A252 mesh reinforcement centrally in oversite concrete under all walls not taken down on foundations.

ALL OTHER AREAS:
As for kitchen except omit s/c screed and finish to be tongued timber floor boards to client's requirements on 50-75mm s.w. treated timber battens secured, fixed to oversite concrete.

revision	date	init	revision details

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