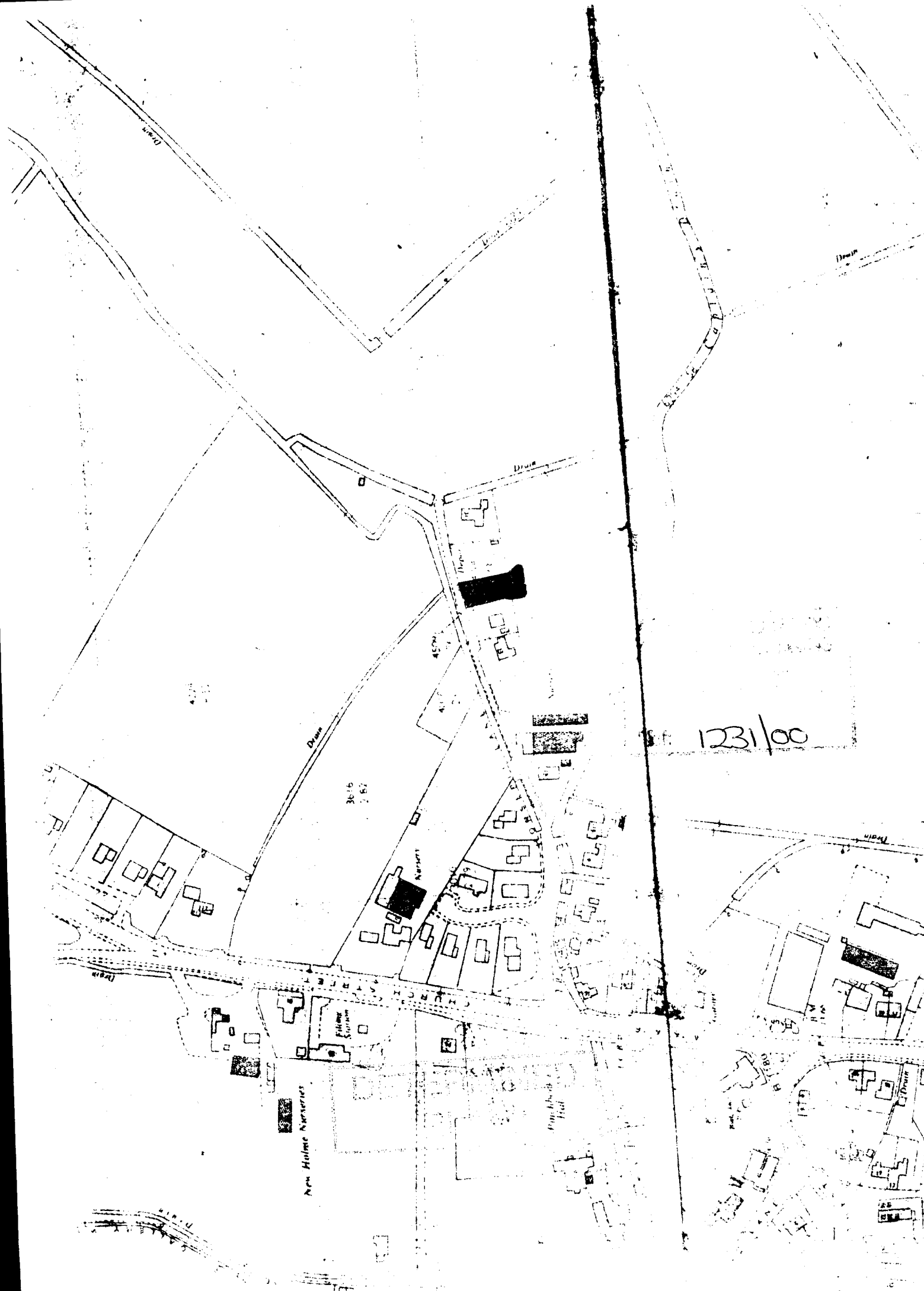




1231/00

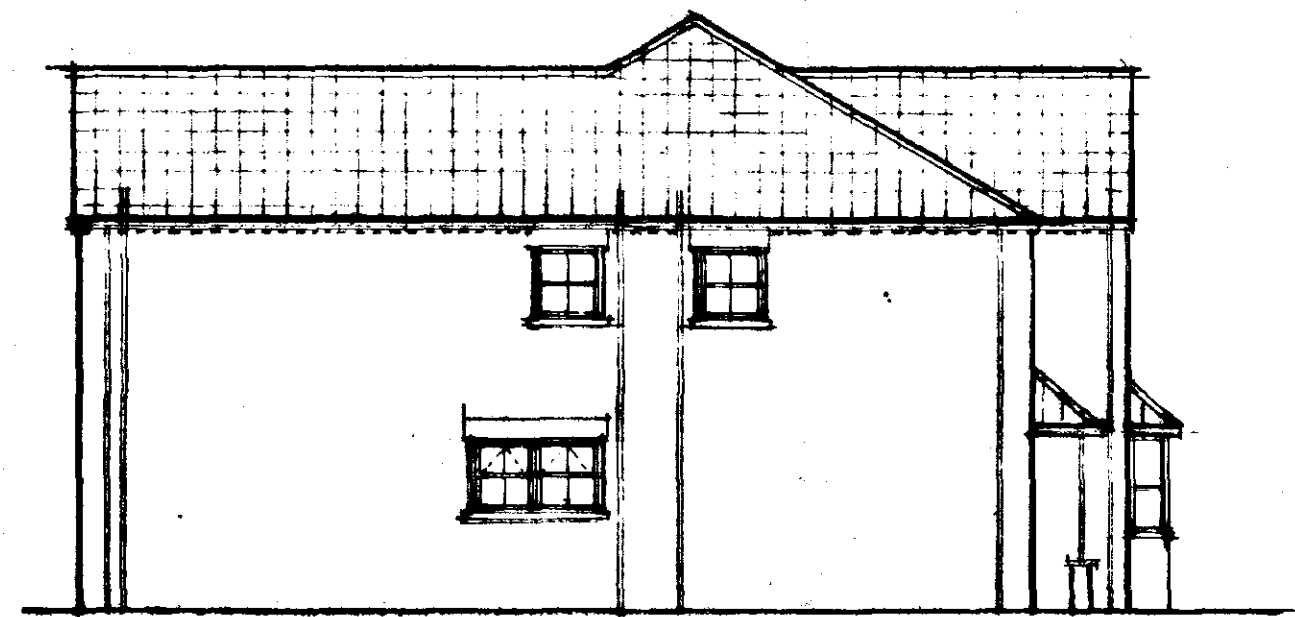
New Hulme Nurseries

Hulme School

Hulme Hall



NORTH

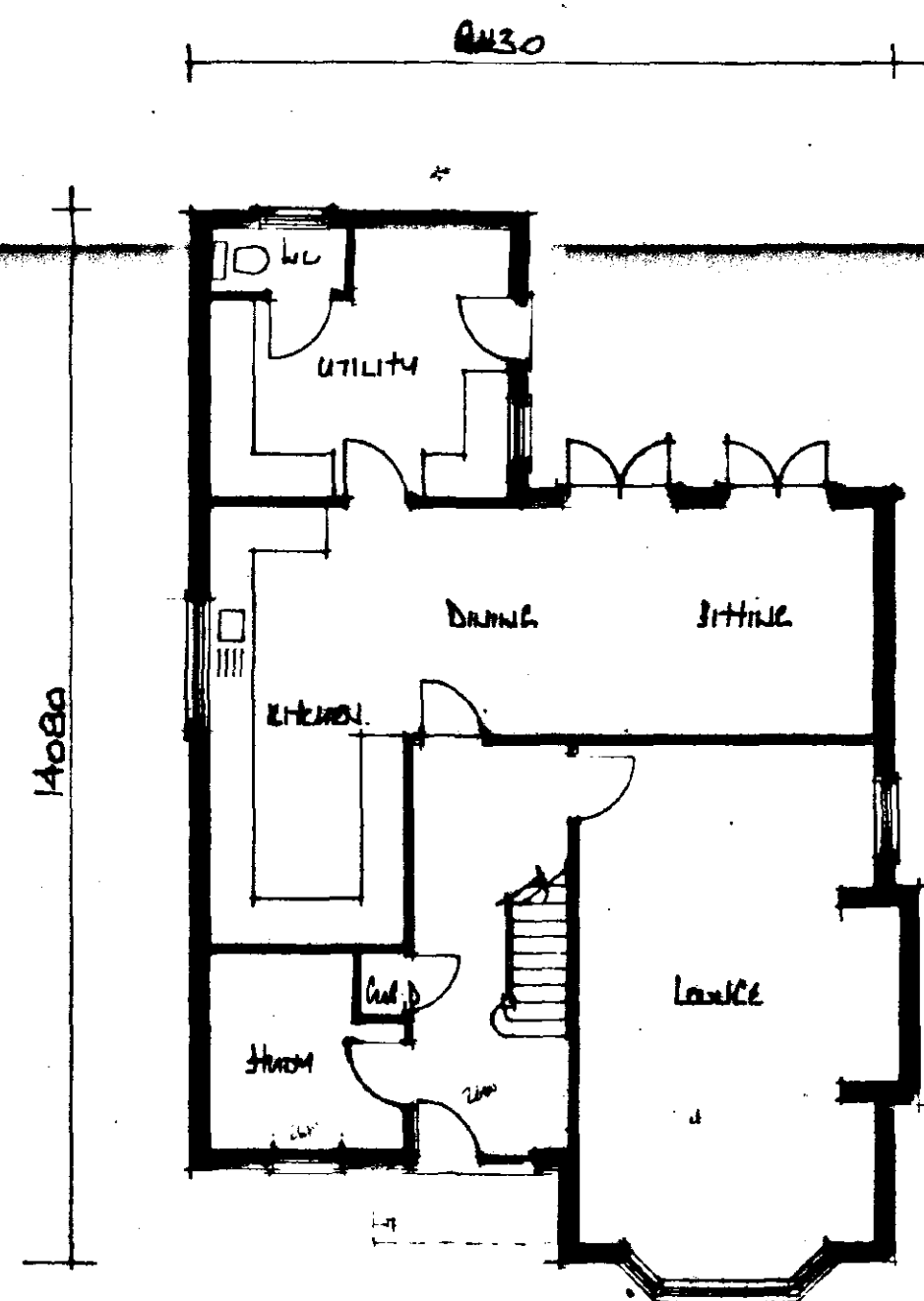


WEST

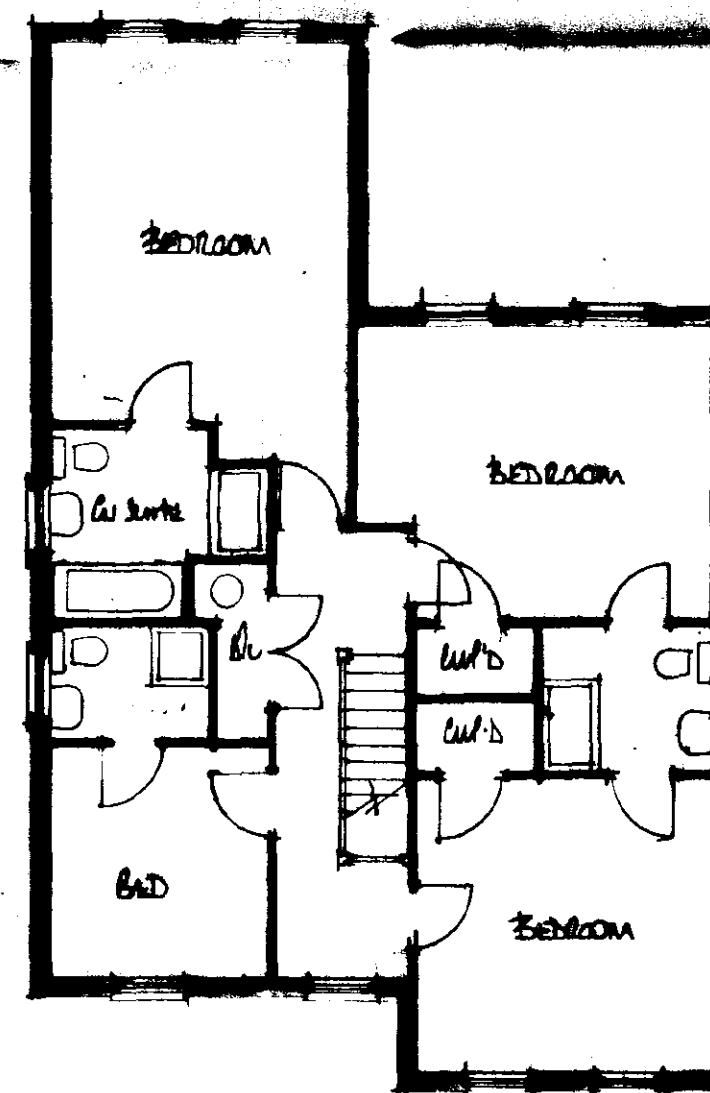


SOUTH

Note: Movable rooms on first floor level to have windows with opening width 450mm wide and high with a min. area of 0.33m² and eill level not above 1100mm off the floor.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST

SOUTH HOLLAND DC
HOUSING & PLANNING
10 OCT 2000
Ref: 1231/00

EXTERNAL FOOTPATHS

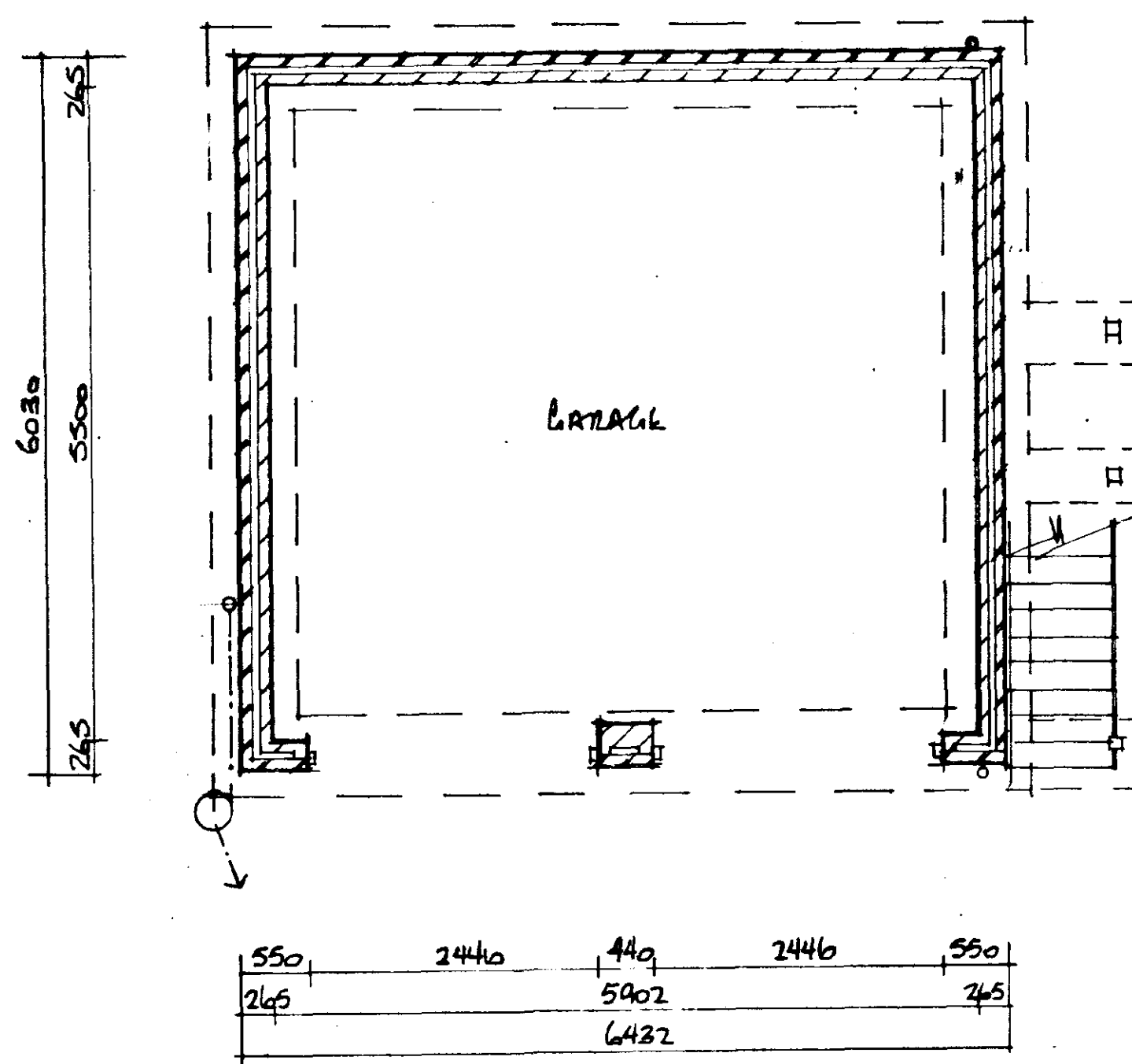
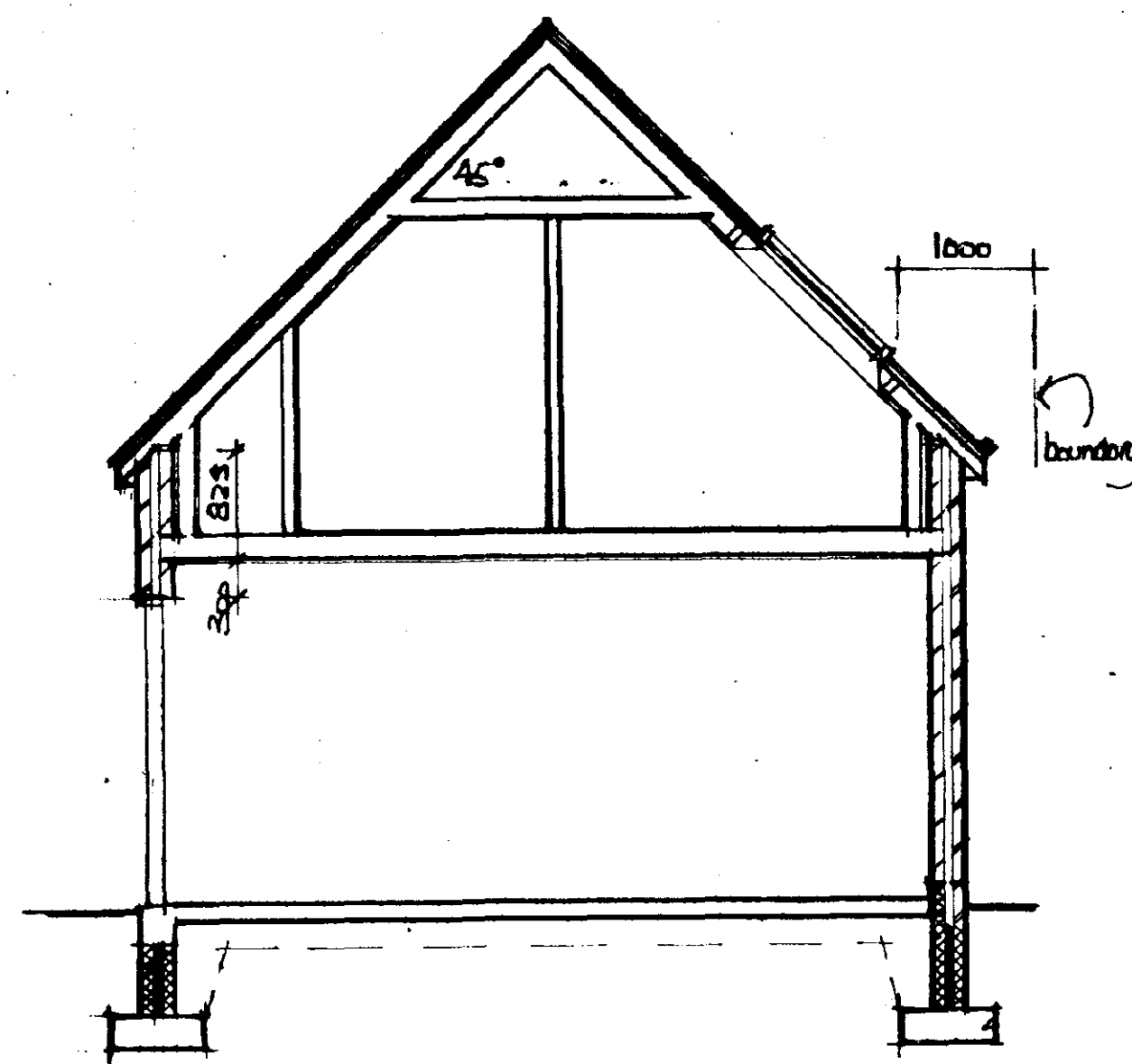
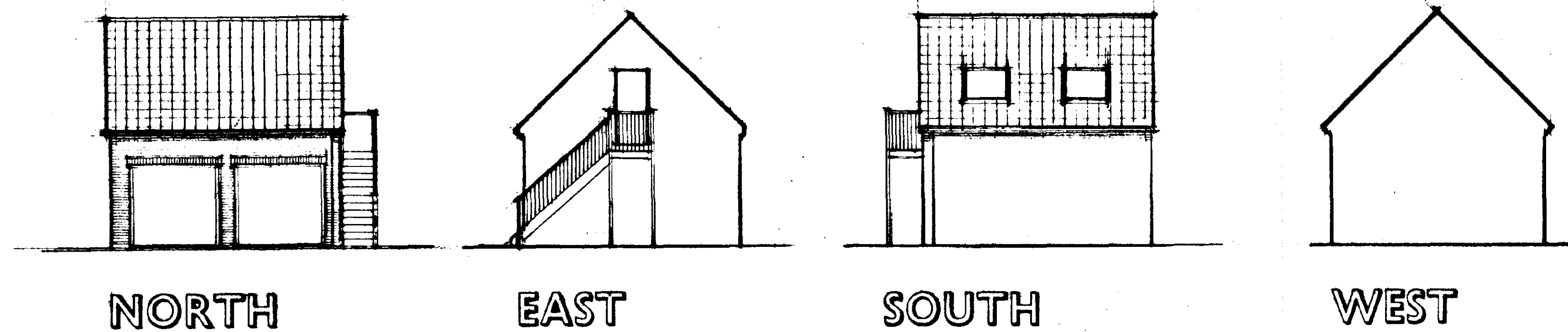
Provide access to the dwelling, the surface of which must be firm and easy to negotiate, i.e. not gravel or loose materials, and of a width (min 900mm) to enable the user of wheelchairs, crutches etc. adequate space

The access is to have a ramped approach to the principle entrance door with a gradient of 1:12 to a level platform immediately outside the door of 1.2m x 0.9m.

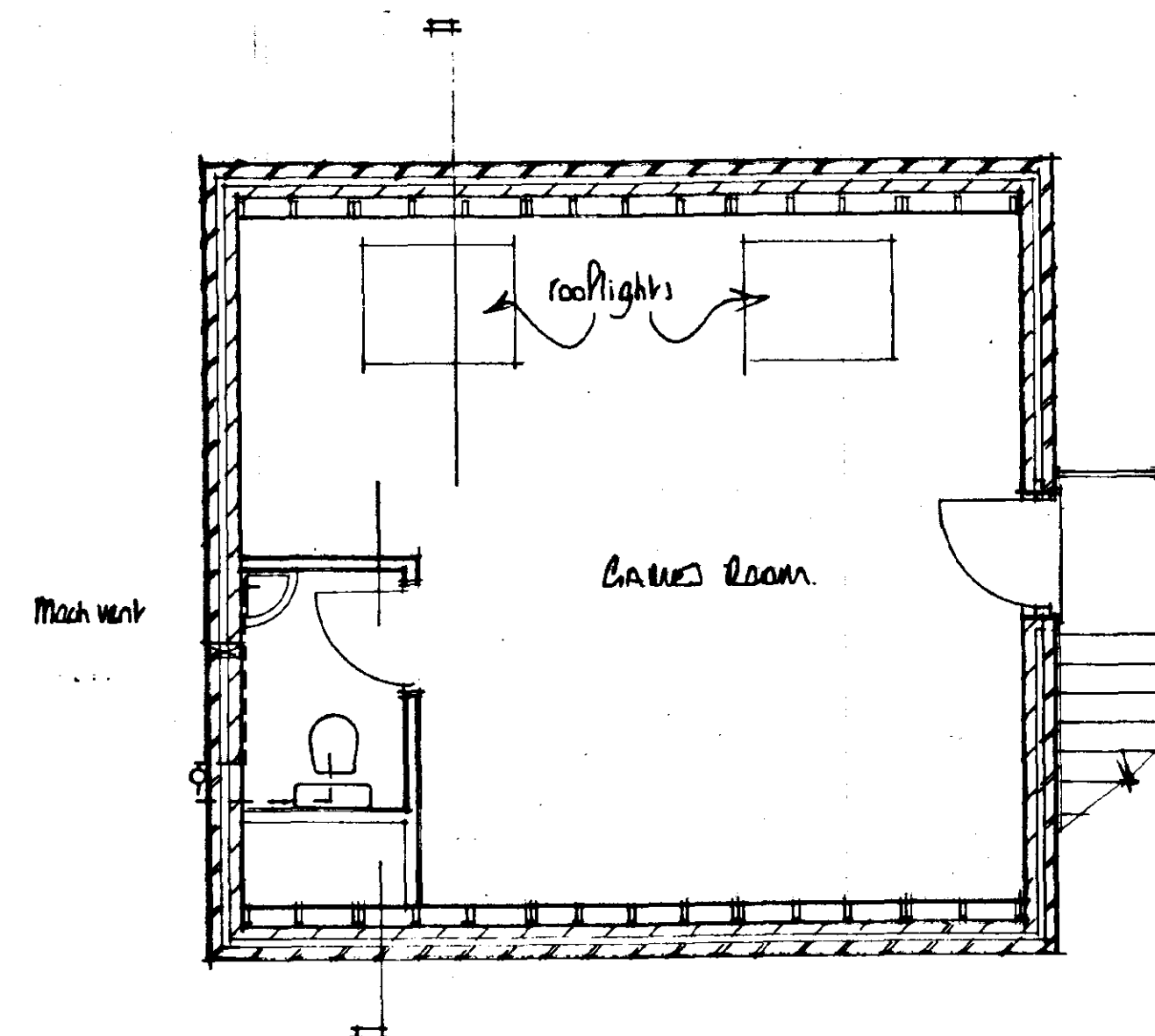
**DETERMINED
PLAN**

REV. A 10/01
North elevation - herringbone brickwork restored
entrance frame to front door altered
South elevation - ground floor window reduced in width

A	Date	Revisions
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East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767988		
Client		
MR. MRS J MASON		
Drawing Title		
PROPOSED DWELLING, EMMAE		
A1 LINK		
MUSCHEL		
MASON		
Scale		
1:100		
Date	Drawn by	
May 00	KL	
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 285mm walls foundations to be 700 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

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. 800mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Strip off all vegetable soil beneath proposal.

Fire

18mm Weyroc floor panels
Bottom boom of attic style trusses
12.7mm Gypsum Fireline plasterboard, fixed in accord with manufacturers instructions, with 50mm cover strips to joints to give a half hour fire resistance and with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.
150mm glassfibre insulation laid between joists

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 285mm o/a constructed as follows:-

100mm facing brick (to be FL quality below dpc level)
85 mineral wall insulation i.e. Dritherm (k = 0.038)
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 80mm studs at 400mm cts with 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.

WINDOWS & DOORS

Windows to be Velux rooflights installed in accordance with manufacturers instructions. Doors to be Boulton and Paul. All to be double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm

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. & length
1	std garage door and frame	CG50/100 2700
2	std garage door and frame	CG50/100 2700
3	FNS	CG50/100 1200
4	door to clients choice	
5	Velux ref GGL605	

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.

The Wc is to be mechanically ventilated direct to the external air. The extractor is to be capable of a min. 3No. air changes per hour and is to incorporate a 15 minute over-run period

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.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

HEATING

Space heating and hot water is to be provided by electric space heaters/water heater respectively

STAIRCASE

The staircase is to be 800mm clear width between strings

to have a min. 13 No risers of approx. 200mm to have 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 respectively and are to be capable of withstanding a horizontal force of 0.36kN/m

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

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

DRAINAGE

Surface

Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm 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.

Feet

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
0.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm 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 the slab.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

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 32mm diam. PVC wastes to hand basins all with 75mm deep traps. All waste pipes to have rodding access at each change of direction and are 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 manufacturer instructions

ROOF CONSTRUCTION

Tiles

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

Battens

Approved quality kiln-dried SW 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, types 1F to BS 747, is to be laid over the rafters lapped 150mm at the joints 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 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 8mm gap.

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 attic style trusses, 45° pitch, 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 line follows that of the rafters 50mm Celotex Double R insulation is to be laid between and flush with the underside of the rafters with an additional layer of 20mm Celotex Double R insulation fixed to the underside of the rafters.

Settings

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 20mm continuous gap) to the soffit to provide cross ventilation to the roof space.

Rainwater Goods

Supply and fix 115mm 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, swan-necks, 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 noggins 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 38 x 6mm galv. m.s.

A		Date	Revisions
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East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767966			
Client			
MR & MRS J MASON			
Job Title			
Dwellings - Garage / Games Room At Horseshoe Lake PILCHER SPALDING			
Drawing Title			
Plans, sections & elevations of Garage & Games Room			
Scale			
1:50 = 1:100			
Date			
10 OCT 2000			
Ref: 1231/00			
Drawn by			
AL			
Drg No			
00/16/05			
Rev			

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