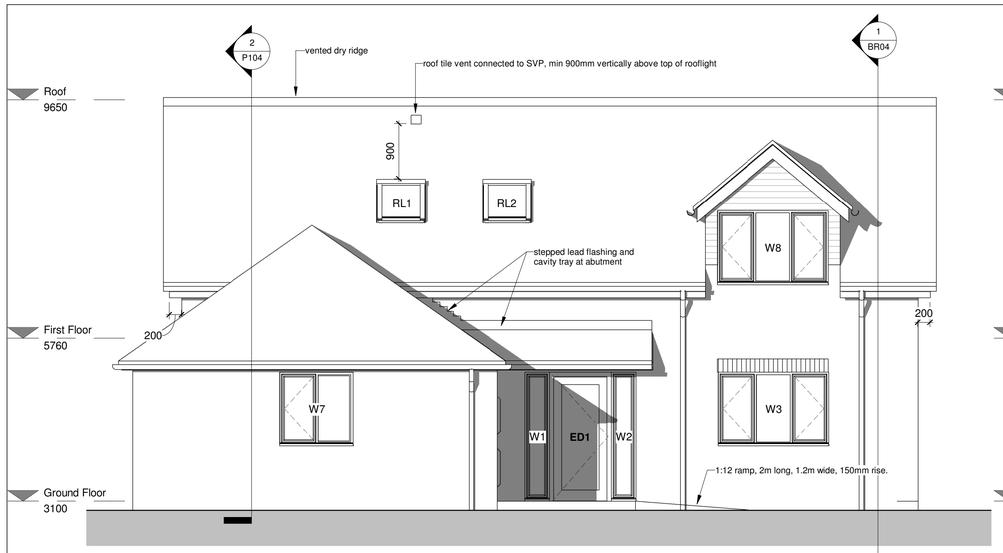
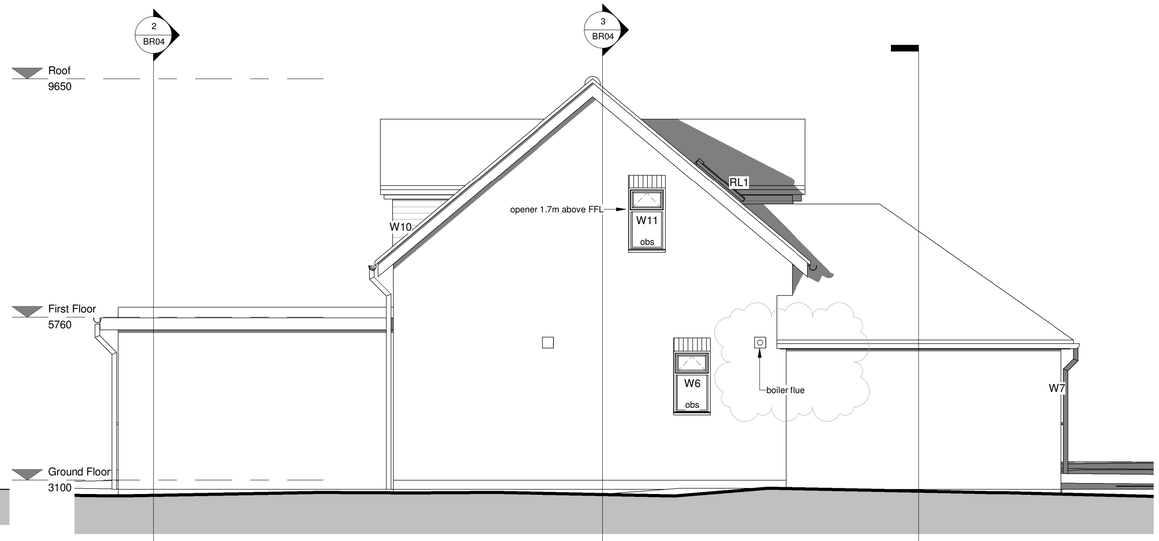
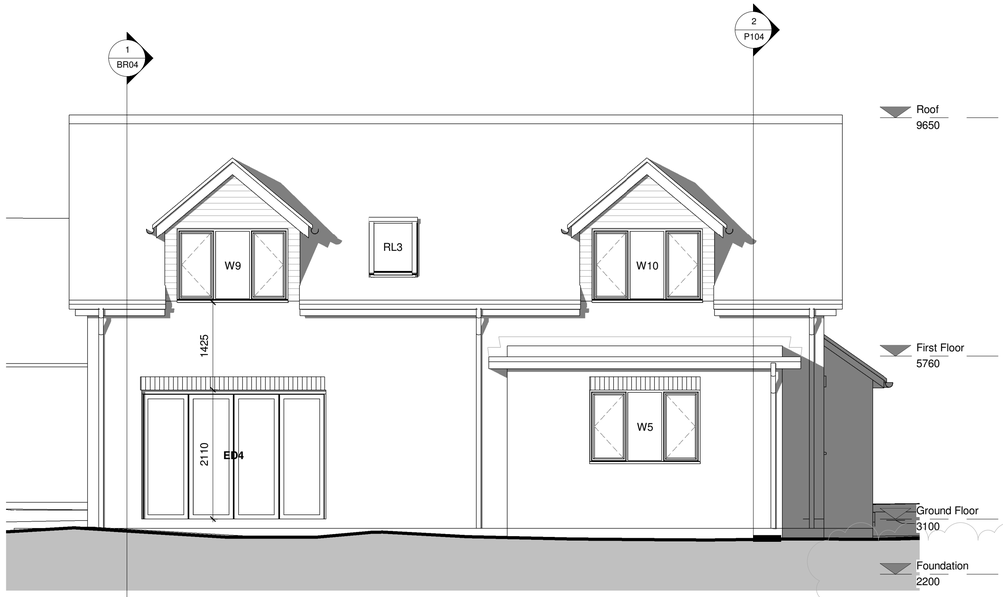


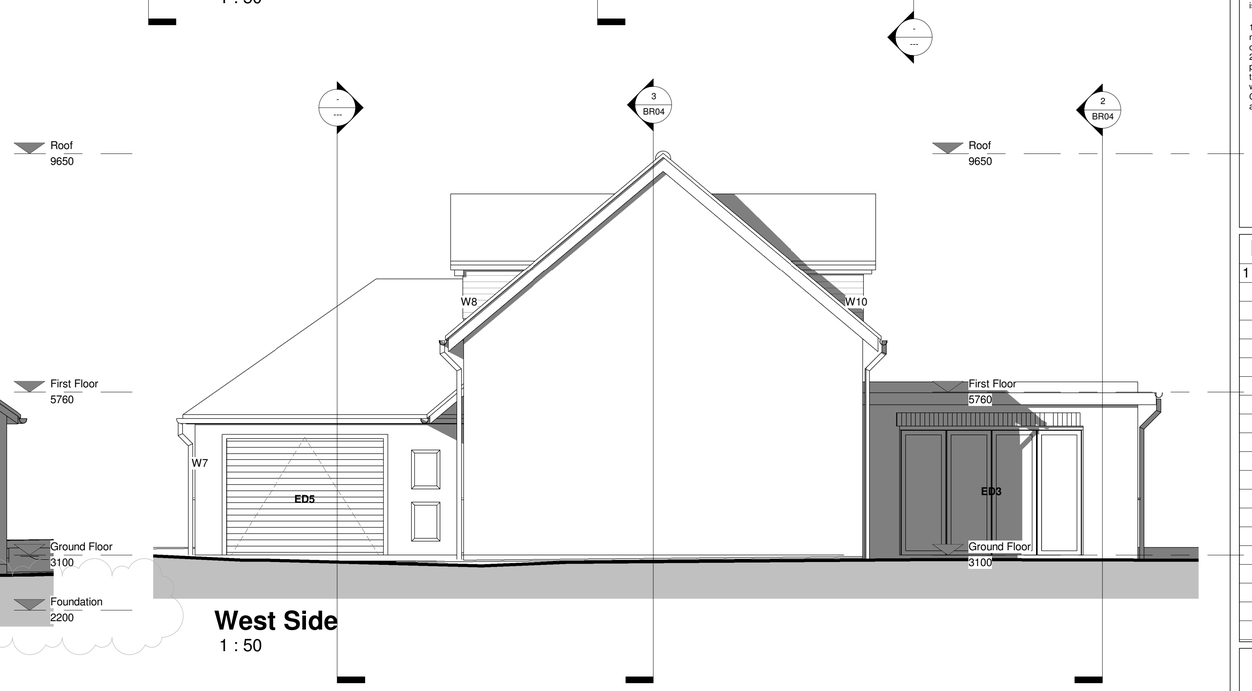
North Front
1 : 50



East Side
1 : 50



South Rear
1 : 50



West Side
1 : 50

Door Schedule			
Mark	Door Panel Width	Door Panel Height	Rough Height
ED1	907	2055	2110
ED2	807	2000	2110
ED3			2046
ED4			2046
ED5			2110
FD1	762	1981	2031
FD2	762	1981	2031
FD3	762	1981	2031
FD4	762	1981	2031
FD5	762	1981	2031
FD6	762	1981	2031
GD1	838	1981	2031
GD2	838	1981	2031
GD3	838	1981	2031
GD4	838	1981	2031
GD5	838	1981	2031
GD6	838	1981	2031

Window Schedule		
Mark	Width	Height
RL1	780	980
RL2	780	980
RL3	780	1400
W1	400	2110
W2	400	2110
W3	1810	1210
W5	1810	1210
W6	600	1050
W7	1200	1210
W8	1810	1210
W9	1810	1210
W10	1810	1210
W11	600	1050

INSULATION / U VALUES:

ALL VALUES BELOW TO BE CONFIRMED BY SAP CALCULATIONS - CHECK BEFORE PROCEEDING

ROOF: Main roof flat ceiling 400mm mineral wool (R=0.04)

SLOPING CEILING OPTION 1: Tiles & battens, counter battens, breather membrane. 150mm Min wool between rafters, 50mm Celotex drawn under. Counter battens required under tiling battens. U 0.18

SLOPING CEILING OPTION 2: Tiles & battens, breather membrane. 90mm Celotex between rafters, 50mm Celotex drawn under. No counter battens. U 0.18
CAVITY WALLS: 100mm Dritherm 32 (R=0.032)

EAVE WALL: 60mm Celotex between studs, sealed & taped, 37.5mm PL4000 over. U 0.25

GROUND FLOOR: 80mm Celotex XR4000 (R=0.022)

DOORS: U = 1.40

WINDOWS: U = 1.40

BOILER: Ideal Logic Combi ESP1 35 TBC. Boiler interlock. Delayed start stat. Alternative boiler spec to be checked with SAP calcs before ordering.

HEATING CONTROLS: Time and temperature zone controls

LIGHTING: 100% Low energy lighting

AIR PRESSURE TEST: 5.00 or better

ARC Survey & Design Consultants Ltd
Architectural Services
Chartered Building Surveyors
10 Thorlaston Close,
Peterborough, PE3 6LD
T: 01733 753727 / 07787 536417
e: info@arcsurvey.co.uk
e: arcpb.co.uk

PLANNING CONDITIONS TO BE COMPLIED WITH:

3. Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

5. Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

6. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (Flood Risk Assessment (Prepared by Ellingham Consulting Ltd Reference: ECL0088/ARC SURVEY AND DESIGN CONSULTANTS LTD Dated August 2019)) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

Finished floor levels shall be set no lower than 300mm above ground level. An additional 300mm of flood resilient and resistant construction shall be constructed above finished floor levels.

7. Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

8. Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

10. The water consumption of the dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement inPart G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of the individual dwelling.

No.	Description	Date
1	Building regs update	07.11.19

45 Watergate, Quadring, PE11 4PY

Proposed replacement dwelling

Elevations

Project number	1924
Date	05.11.19
Drawn by	Author
Paper size	A1
BR03	
Scale	1 : 50

07/11/2019 17:12:44