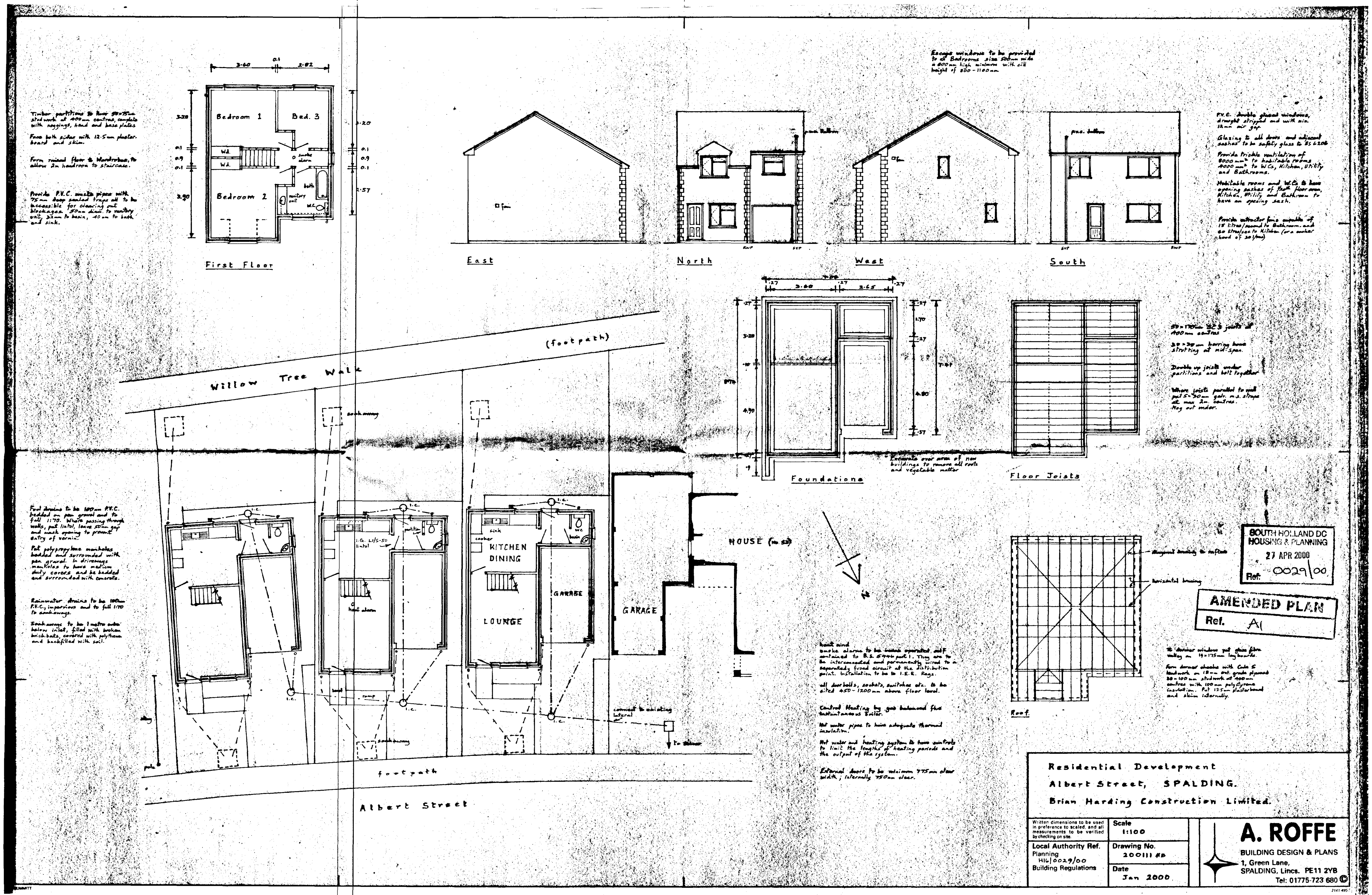
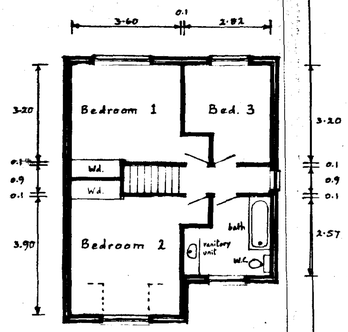
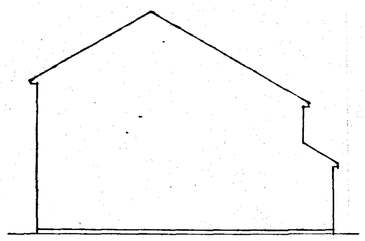
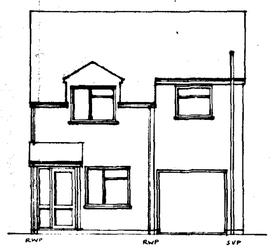

Timber partitions to have 50x75mm studwork at 400mm centres, complete with noggings, head and base plates
Face both sides with 12.5mm plasterboard and skim.
Form raised floor to Wardrobes, to allow 2m headroom to staircase.
Provide P.V.C. waste pipes with 75mm deep sealed traps all to be accessible for clearing out blockages. 50mm diam. to vanitory unit, 32mm to basin, 40mm to bath and sink.
3.60
0.1
2.82
Bedroom 1
Bed. 3
Wd.
Wd.
smoke alarm
Bedroom 2
bath
vanitory unit
W.C.
3.20
0.1
0.9
0.1
3.90
2.57
First Floor
East
North
West
South
RWP
SVP
Escape windows to be provided to all Bedrooms size 500mm wide x 800mm high minimum with cill height of 800-1100mm.
P.V.C. double glazed windows, draught stripped and with min. 12mm air gap.
Glazing to all doors and adjacent sashes to be safety glass to BS 6206
Provide trickle ventilation of 8000mm² to habitable rooms 4000mm² to WCs, Kitchen, Utility and Bathrooms.
Habitable rooms and W.Cs to have opening sashes of 1/20th floor area, Kitchen, Utility and Bathroom to have an opening sash.
Provide extractor fans capable of 15 litres/second to Bathroom, and 60 litres/sec to Kitchen (or a cooker hood of 30 l/sec)
.27
3.60
.27
2.65
.27
1.70
4.80
7.47
3.20
4.90
.57
Excavate over area of new buildings to remove all roots and vegetable matter
Foundations
50x170mm SC3 joists at 400mm centres
38x38mm herring bone strutting at mid-span.
Double up joists under partitions and bolt together
Where joists parallel to wall put 5x30mm galv. m.s. straps at max 2m. centres. Nog out under.
Floor Joists
(footpath)
Willow Tree Walk
soakaway
Foul drains to be 100mm P.V.C. bedded on pea gravel and to fall 1:70. Where passing through walls, put lintol, leave 50mm gap and mask opening to prevent entry of vermin.
Put polypropylene manholes bedded and surrounded with pea gravel. In driveways manholes to have medium duty covers and be bedded and surrounded with concrete.
Rainwater drains to be 100mm P.V.C., impervious and to fall 1:70 to soakaways.
Soakaways to be 1 metre cube below inlet, filled with broken brickbats, covered with polythene and backfilled with soil.
I.C.
I.G. L1/S-50 lintol
partition
heat alarm
sink
cooker
KITCHEN DINING
wc
basin
LOUNGE
GARAGE
GARAGE
HOUSE (no. 53)
N
level
ramp
connect to existing lateral
to sewer
alley
pole
footpath
Albert Street
Heat and smoke alarms to be mains operated, and contained to B.S. 5446 part 1. They are to be interconnected and permanently wired to a separately fused circuit at the distribution point. Installation to be to I.E.E. Regs.
All doorbells, sockets, switches etc. to be sited 450-1200mm above floor level.
Central Heating by gas balanced flue instantaneous Boiler.
Hot water pipes to have adequate thermal insulation.
Hot water and heating system to have controls to limit the lengths of heating periods and the output of the system.
External doors to be minimum 775mm clear width; internally 750mm clear.
Diagonal bracing to rafters
horizontal bracing
Roof
To dormer window put glass fibre valley on 19x175mm lay boards.
Form dormer cheeks with Code 5 leadwork on 18mm ext. grade plywood 38x100mm studwork at 400mm centres with 100mm polystyrene insulation. Put 12.5mm plasterboard and skim internally.
SOUTH HOLLAND DC HOUSING & PLANNING
27 APR 2000
Ref. 0029/00
AMENDED PLAN
Ref. A1
Residential Development
Albert Street, SPALDING.
Brian Harding Construction Limited.
Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.
Scale 1:100
Local Authority Ref.
Planning H16/0029/00
Building Regulations
Drawing No. 200111 #B
Date Jan 2000
A. ROFFE
BUILDING DESIGN & PLANS
1, Green Lane, SPALDING, Lincs. PE11 2YB
Tel: 01775-723 680 ©



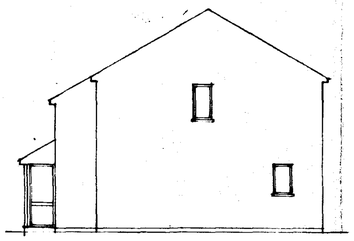
First Floor



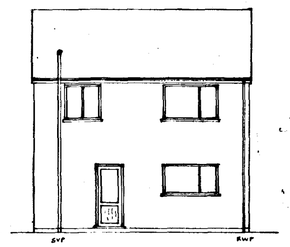
East



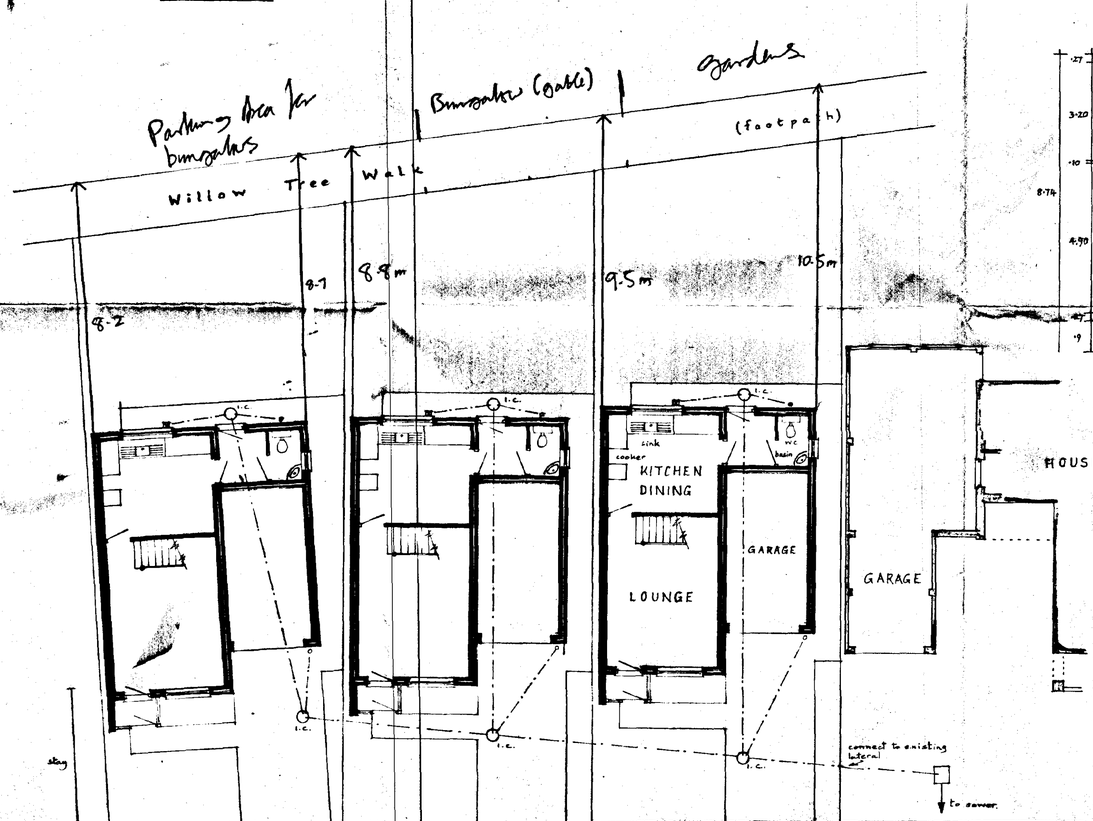
North

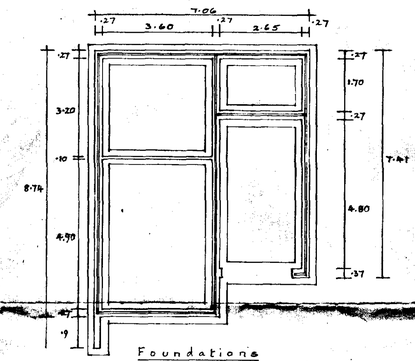


West



South





Foundations

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
12 JAN 2000
Ref: 0029/00

Residential Development
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Scale 1:100

Local Authority Ref. Planning

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Building Regulations

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