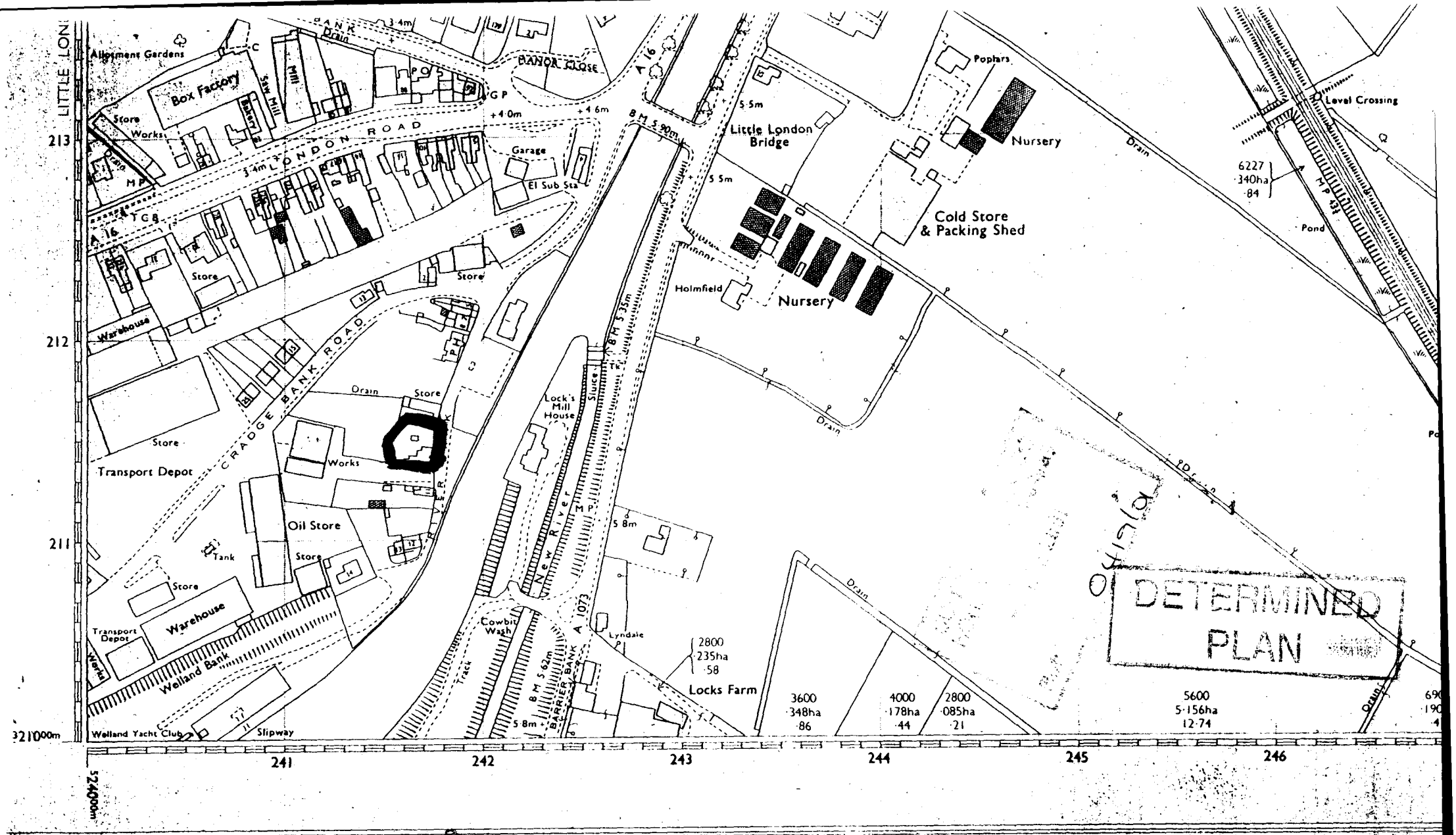


Made and published by the Director General of the Ordnance Survey, Southampton.

Hectares 0 1 2

Acres 0 1 2 3 4 5 6

Metres 30 20 10 0 20 40 60 80 100 120 140 160 180 200

Feet 100 50 0 100 200 300 400 500 600 700

COMPILATION DATA

(b) Feb 1967
(c) Sep 1972

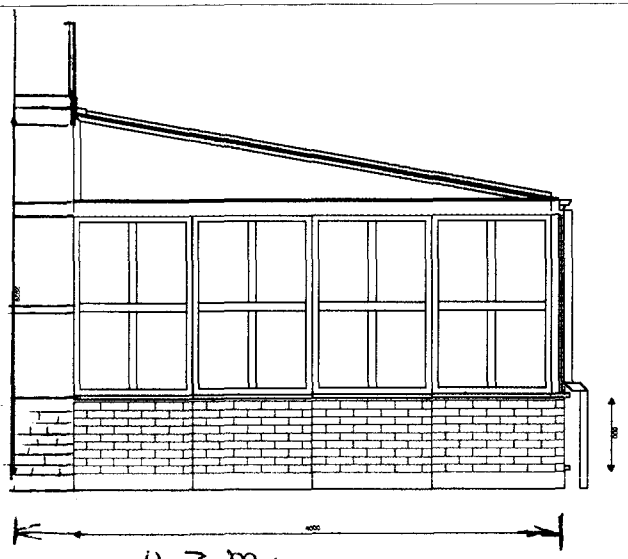
Levelled.....1965

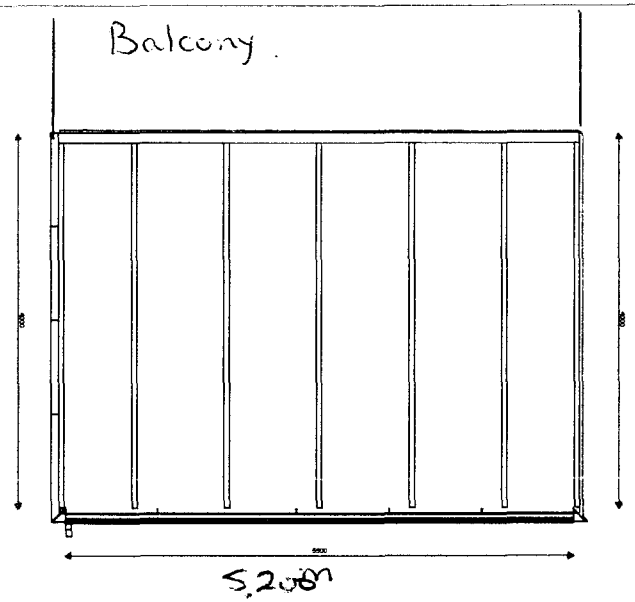
Boundaries.....Jan 1973

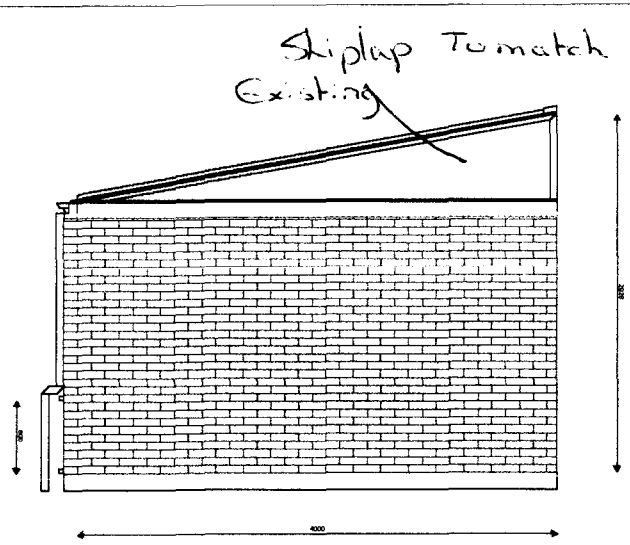
ABBREVIATIONS

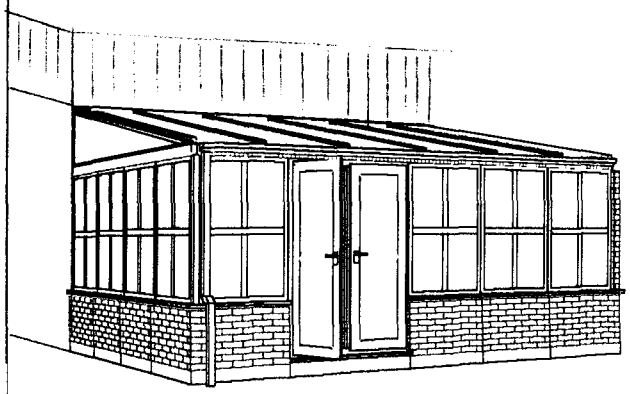
B H	Beer House
B M	Bench Mark
B P	Boundary Post
L B Sta	Lifeboat Station
L C	Level Crossing
L G	Loading Gauge
Resr	
R H	

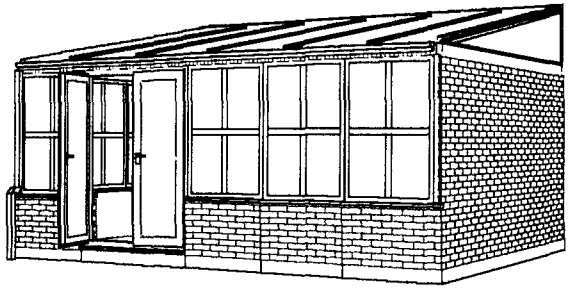
Mrs K THOMAS — 9. RIVERBANK SPALDING











APPROVED
PLAN

All dimensions are in millimetres

0419/01

M/S K.A.M THOMAS 9 RIVER BANK, SPALDING. LINCS PE11 2AA
TEL: 01775 711524

SOUTH HOLLAND DC
HOUSING SERVICES
- 5 APR 2001
Ref:

NORTH

WEST

SOUTH

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 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.
Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m²°C)
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. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

18mm Weyroc floor panels
200 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

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 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
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/m²K

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab

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 IG, 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 over internal openings to be IG Internal 100 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm². to non habitable rooms.

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	MNC112D DDR14D	L1/S	1800
2	C312CDC	L1/S	2100
3	FCP PP FCDDR1D	L1/S	2
5	C110C	L1/S	900
6	C212CD	L1/HD	1500
7 & 8	Purpose made inward opening French style door & frame		
9	C110D	L1/S	900

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct external air. The capacity of the extractor is to be litres/sec or 30 litres/sec if in a cooker hood.

The en-suite shower room is to be mechanically ventilated direct to the external air. The capacity o extractor is to be 15 litres/sec.

The internal wc is to be mechanically ventilated di the external air. Extractor to be capable of a min. air changes per hour and are to incorporate a 15 m over-run period.

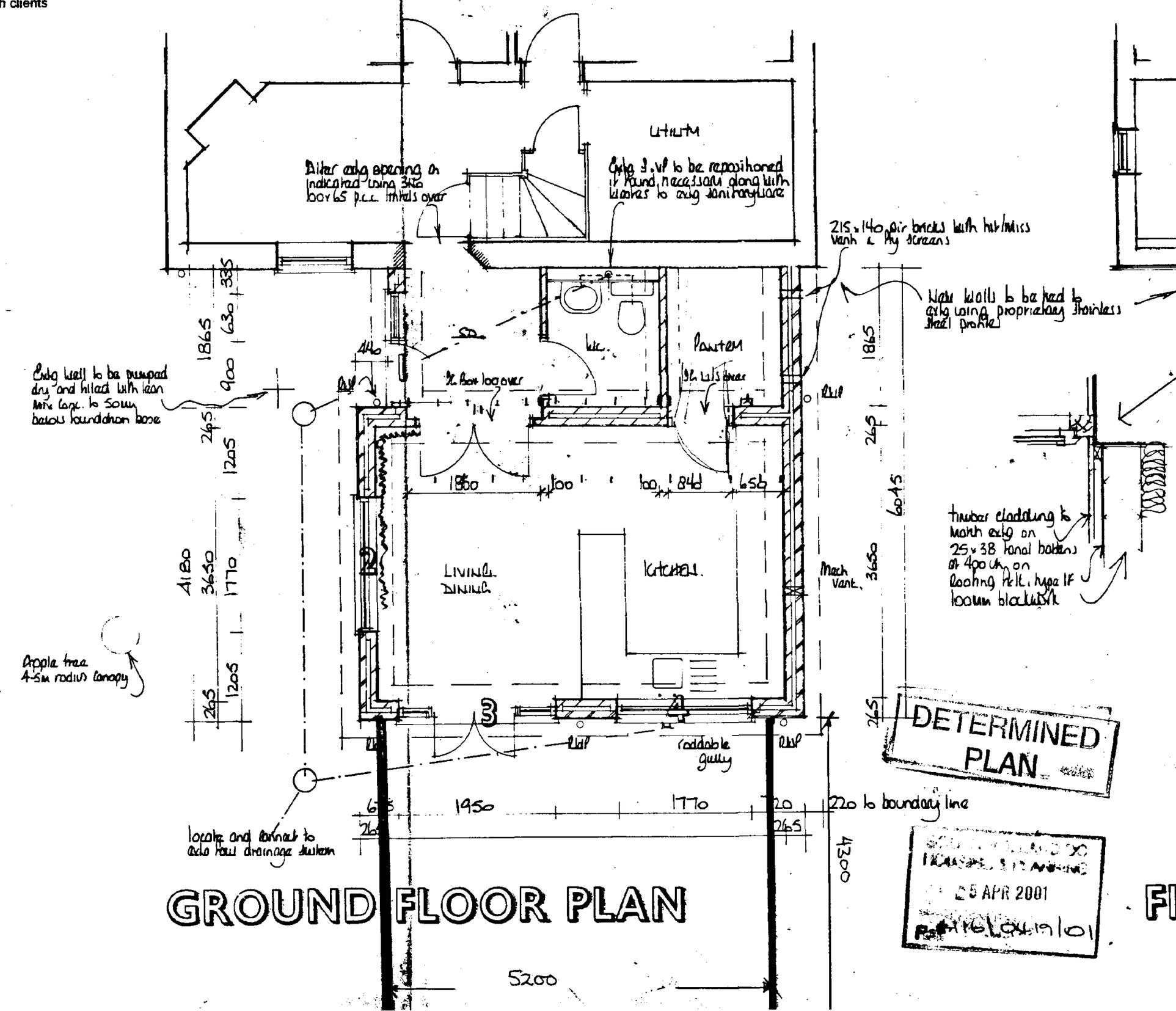
SMOKE DETECTION

Self contained smoke alarms complying with BS5 Pt 1 : 1990 are to be installed where indicated SD drawing. An alarm must be positioned within 3.0m bedroom doors.

The alarms are to be permanently wired to a sepa fixed circuit at the distribution board operating at a voltage via a mains transformer.

Where more than one smoke alarm is required the are to be interconnected so that the detection of s by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.



GROUND FLOOR PLAN

DETERMINED PLAN

SOUTH HOLLAND DC
PLANNING SERVICES
- 5 APR 2001
Ref: H16/0419/01