Garages

REBUILD EXG. GARAGE

Garage

ACCESS ROADWAY

BOUNDARY

EXG. HEDGEROW

EXG. CONCRETE KERBING

REMOVE EXIST. FENCE (1.2M High)

EXG. BRICK WALL (1.8M High)

Bedroom 2

Bedroom 1

Hall

Lounge

Kitchen

Bathroom

H&C

A.C.

3750

7000

5700

3050

3600

3250

3450

5650

4400

3550

2500

1750

Rear of no. 45 Love Lane

Moose Hall

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1995
Ref: 421/95

DETERMINED PLAN

HEPWORTH 'YORK RED MULTI' FACING BRICKS
CROMLEY 'BLUEGRASS' ROOFING SLATES (600 x 300)

ALL DIMENSIONS IN MILLIMETRES

REAR OF 45 LOVE LANE, SPALDING — PLAN (on site plan)

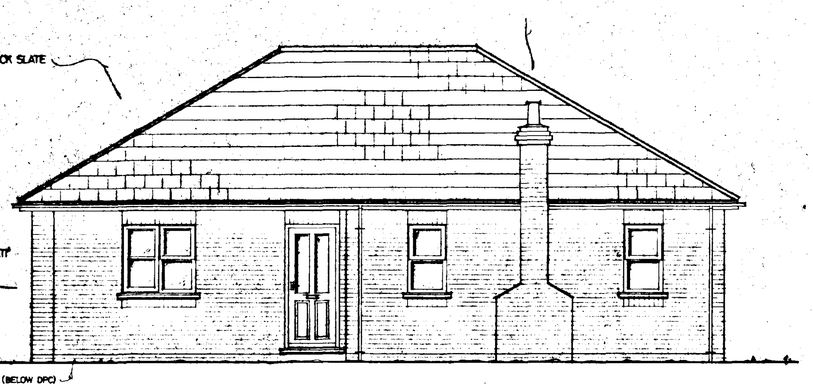
PROPOSED BUNGALOW & GARAGE FOR BROWNS (EAST ANGLIA) LTD.

JA 1 — ROGER WRIGHT

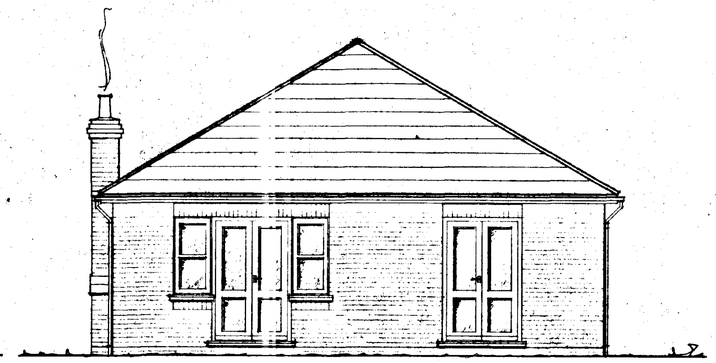
CROWLEIGH 'Q' BLUE-BLACK SLATE

HEPWORTH 'YORK RED MULTI' FACING BRICK

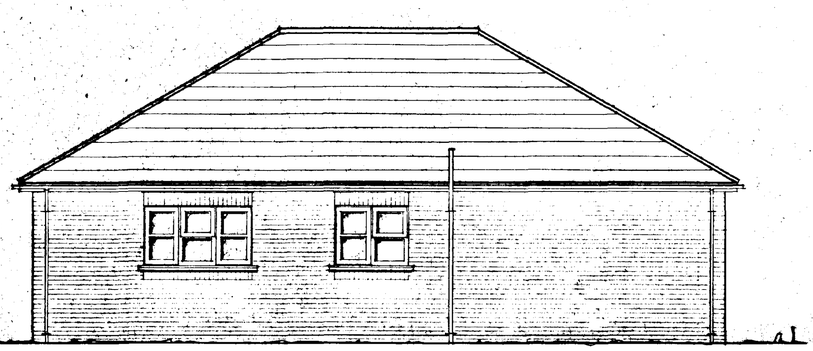
BLUE ENGINEERING BRICK (BELOW DPC)



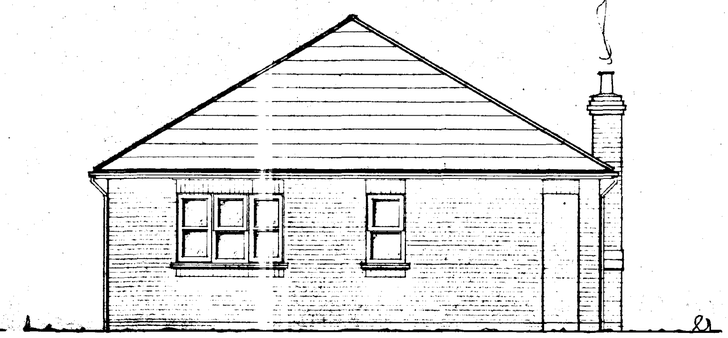
FRONT ELEVATION



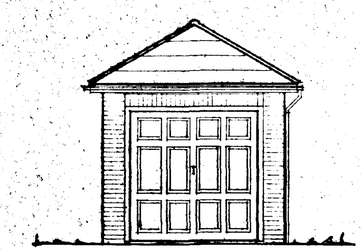
SIDE ELEVATION



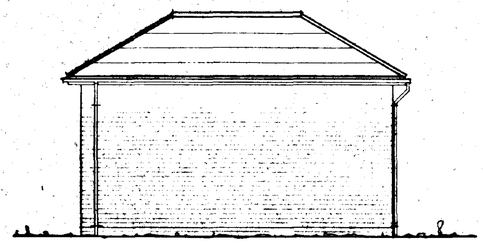
REAR ELEVATION



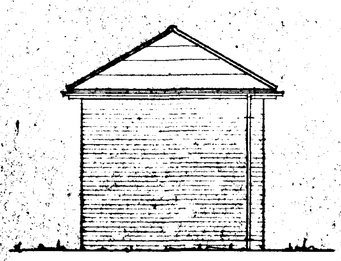
SIDE ELEVATION



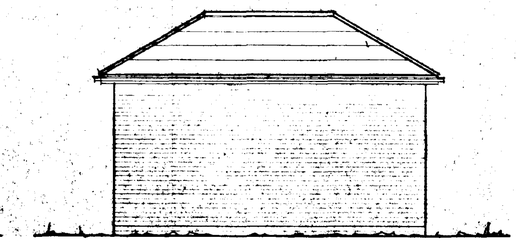
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ALL MATERIALS AS SHOWN ABOVE

SOUTH HOLLAND DC
HOUSING & PLANNING
25 APR 1995
Ref: 0421/95

DETERMINED PLAN

REAR OF 45 LOVE LANE, SPALDING — ELEVATIONS

PROPOSED BUNGALOW & GARAGE FOR BROWNS (EAST ANGLIA) LTD.

JA 2 — APRIL '95 — 1:50 — ROGER WRIGHT architect

Garages

REBUILD EXG GARAGE

Garage

ACCESS ROADWAY

BOUNDARY

Bedroom 2

Bedroom 1

Hall

Lounge

F.F.L.-0.345

Kitchen

Bathroom

AC

GL-0.525 (footpath)
I.L.-0.825

DPC-0.375 (outer leaf)
GROUND BEAM -1.050 (top)

GL-0.525
I.L.-0.925

C.I. Foul Sewer
Crown -1.100
Base -1.275

New Outfall -1.200

0.000

-0.100

ALL LEVELS ARE SITE SPECIFIC (not related to Newlyn)

Rear of no. 45 Love Lane

GENERAL SPECIFICATION

WALLS — [illegible]

ROOF — [illegible]

FOUNDS — [illegible]

FLOOR — [illegible]

CEILINGS — [illegible]

JOINERY — [illegible]

GLAZING — [illegible]

HEATING — [illegible]

CHIMNEY — [illegible]

WASTES — [illegible]

DRAINS — [illegible]

I.C.S — [illegible]

SOAKAWAYS — [illegible]

PAVING — [illegible]

MECH. VENT. — [illegible]

SM. ALARM — [illegible]

DECORATION — [illegible]

ELECTRICAL — [illegible]

GAS — [illegible]

WATER — [illegible]

SAFETY — [illegible]

AMENDED PLAN
Ref. A2

FOR DETAILED FOUNDATION · FLOOR DESIGN
SEE REPORT, DWGS etc. BY S.R.C. Ltd., Ref. 27095 · Sept '95.

HEPWORTH 'YORK RED MULTI' FACING BRICKS
MARLEY MODERN 'SMOOTH GREY' ROOF TILES

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
23 JAN 1996
Ref: 0421/95.

DO NOT SCALE FROM DRAWINGS
ALL DIMENSIONS IN MILLIMETRES

NO.	JOINERY	LINTEL	LENGTH
1	———	———	———
2	PATIO	GL-225	1 200
3	H 2412 OG OPT	GH675	1 800
4	H 1112 D	GL-275	1 200
5	H 3672 CDC	1	2 400
6	H 2412 OG OPT	1	1 200
7	H 2436 CDC	GH675	2 400
8	PATIO	GL-225	1 200
9	H 1112 D	1	1 200

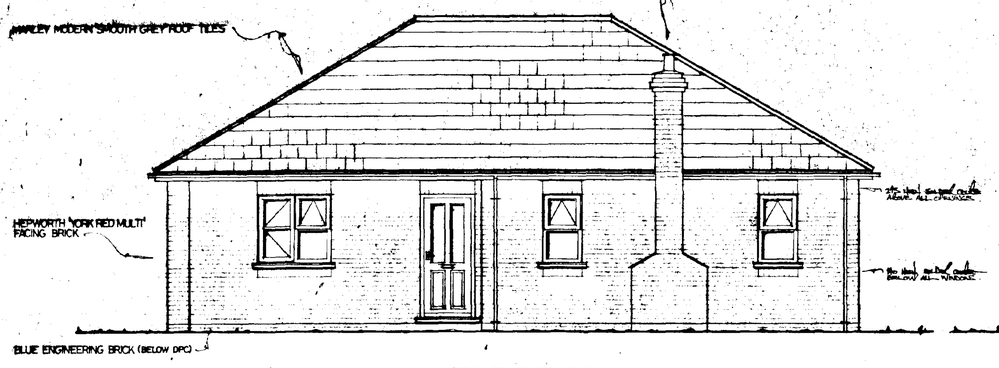
NO.	JOINERY	LINTEL	LENGTH
10	H 1112 D	GL-275	2 800
11	H 1112 D	GL-275	1 050
12	H 1112 D	1	1 050
13	———	1	900
14	———	GH675	1 800
15	———	1	950
16	———	1	950
17	GP 1930 HS	2	2 700

ALL INTERNAL DOORS AND FRAMES TO BE ORDERED AS ENTRY SYSTEMS.
ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & INSTRUCTIONS.
ALL EXTERNAL DOORWAYS TO HAVE MINIMUM CLEAR EXTERNAL LANDING.

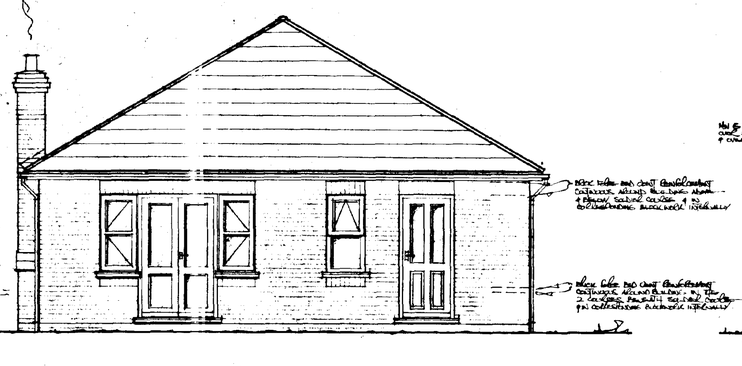
REAR OF 45 LOVE LANE, SPALDING — PLAN (on site plan)

PROPOSED BUNGALOW & GARAGE FOR BROWNS (EAST ANGLIA) LTD.

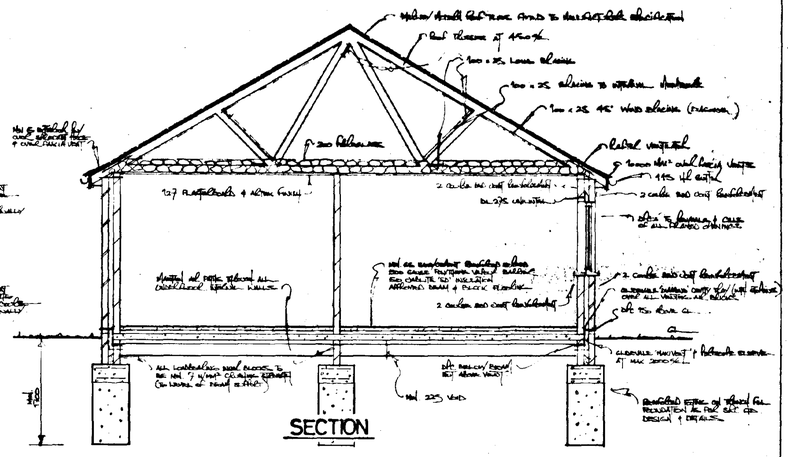
JA 1 — ROGER WRIGHT



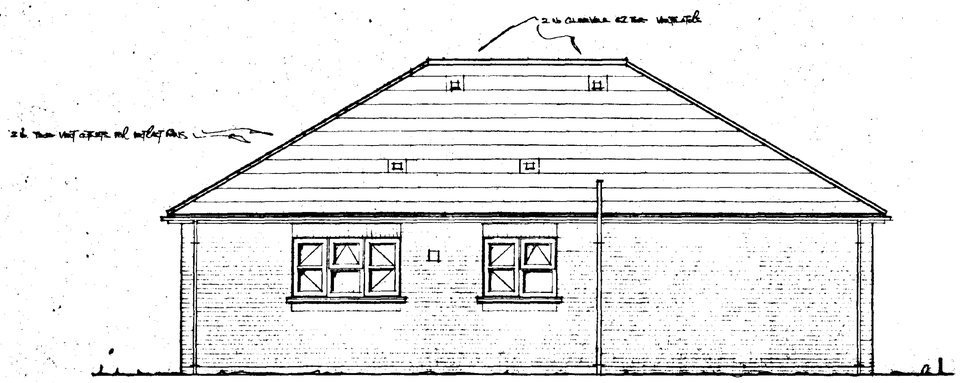
FRONT ELEVATION



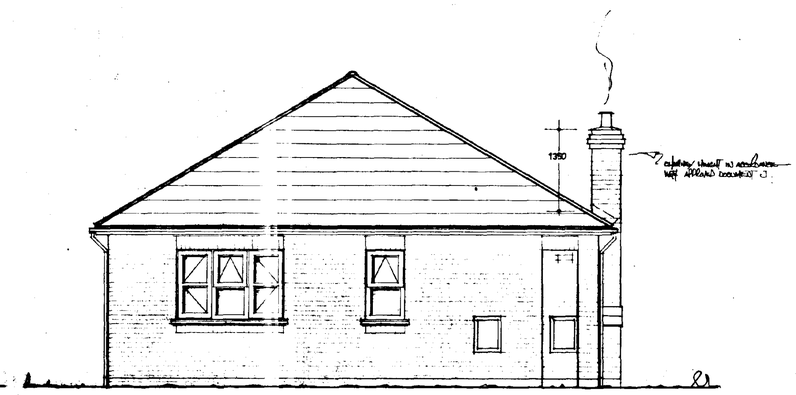
SIDE ELEVATION



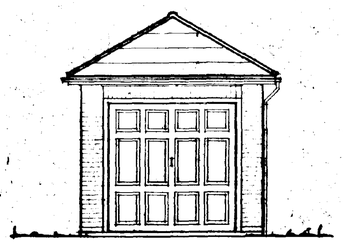
SECTION



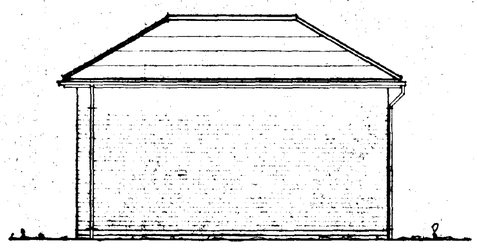
REAR ELEVATION



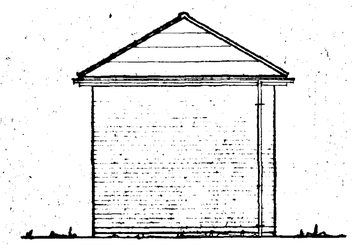
SIDE ELEVATION



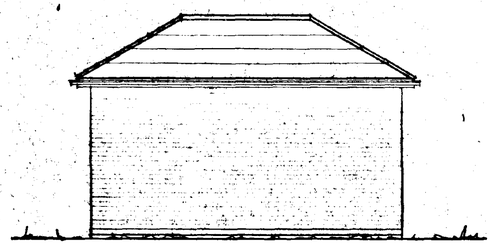
FRONT ELEVATION



SIDE ELEVATION

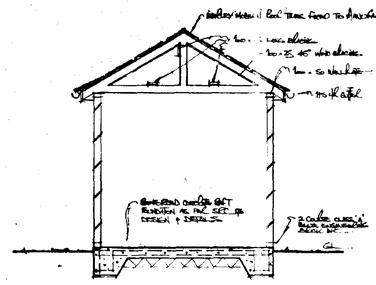


REAR ELEVATION

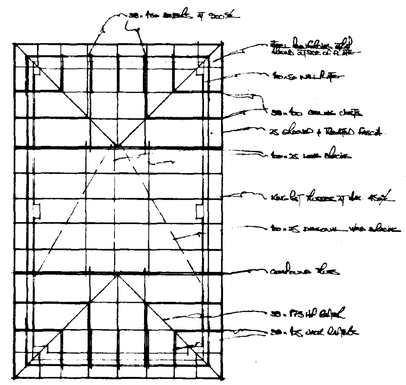


SIDE ELEVATION

ALL MATERIALS AS SHOWN ABOVE

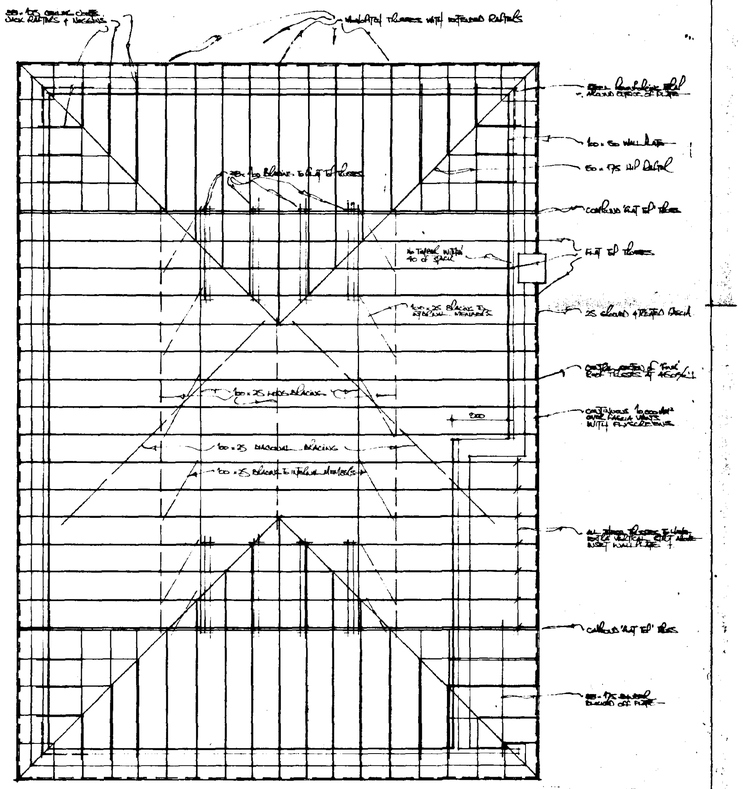


SECTION



ROOF PLAN

Roof constructed to BS 5268 : PART 3 : 1985
Roof trusses designed, manufactured & erected to be certified by manufacturer's engineer in accordance with BS 5268 : PART 3 : 1985



AMENDED PLAN
Ref. A2

SOUTH HOLLAND DC
HOUSING & PLANNING
23 JAN 1996
Ref: 0421/95

ROOF PLAN

Roof constructed to BS 5268 : PART 3 : 1985
Roof trusses designed, manufactured & erected to be certified by manufacturer's engineer in accordance with BS 5268 : PART 3 : 1985

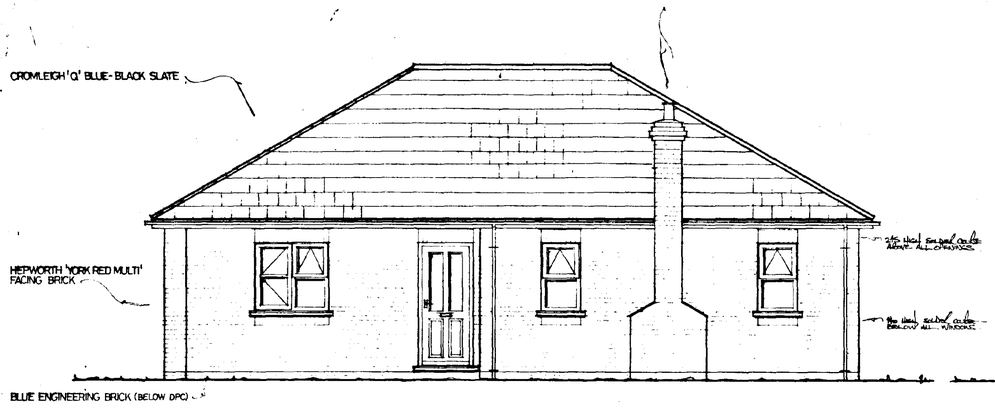
FOR DETAILED FOUNDATION · FLOOR DESIGN
SEE REPORT, DWGS etc. BY S.R.C. Ltd., Ref. 27095 · Sept. '95

DO NOT SCALE FROM DRAWINGS
ALL DIMENSIONS IN MILLIMETRES

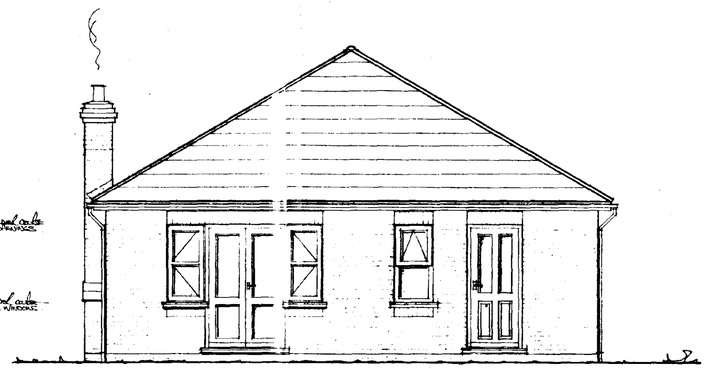
REAR OF 45 LOVE LANE, SPALDING — ELEVATIONS

PROPOSED BUNGALOW & GARAGE FOR BROWNS (EAST ANGLIA) LTD.

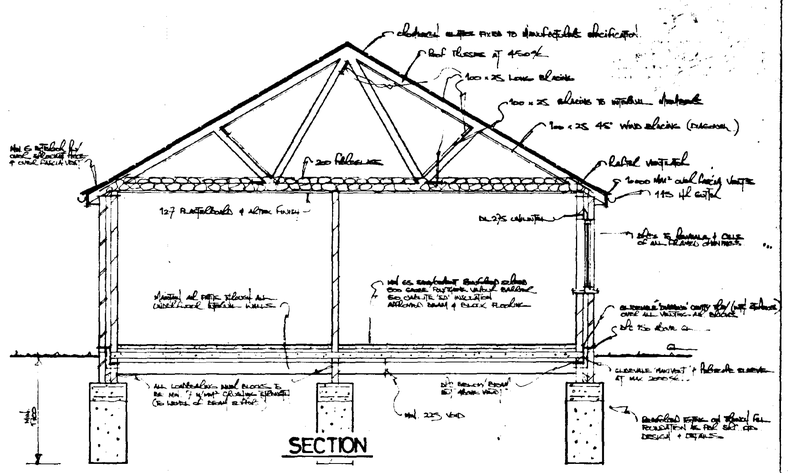
JA 2 —



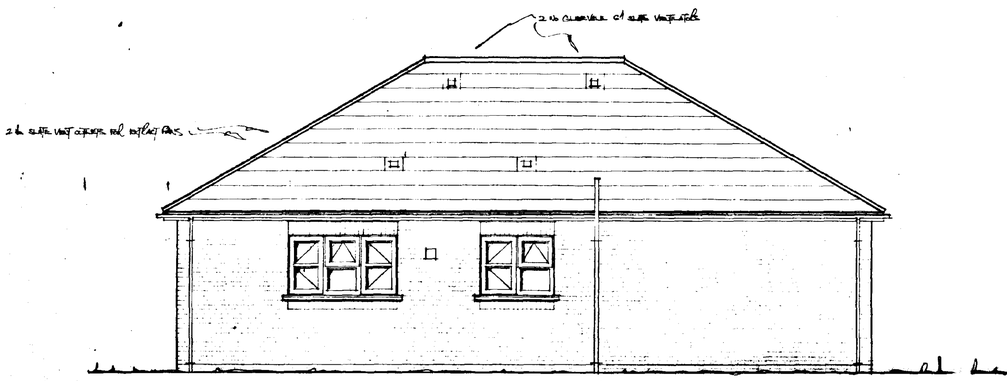
FRONT ELEVATION



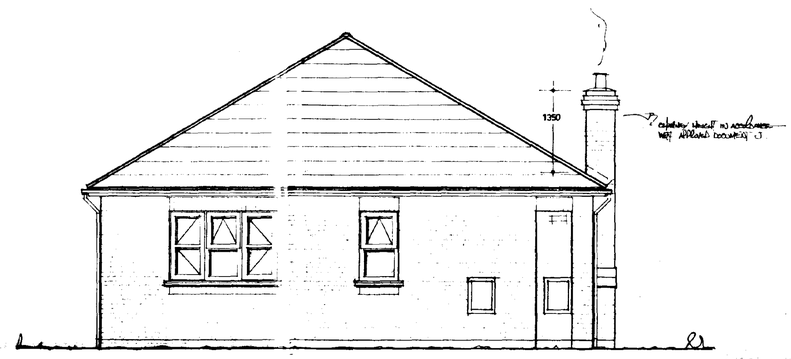
SIDE ELEVATION



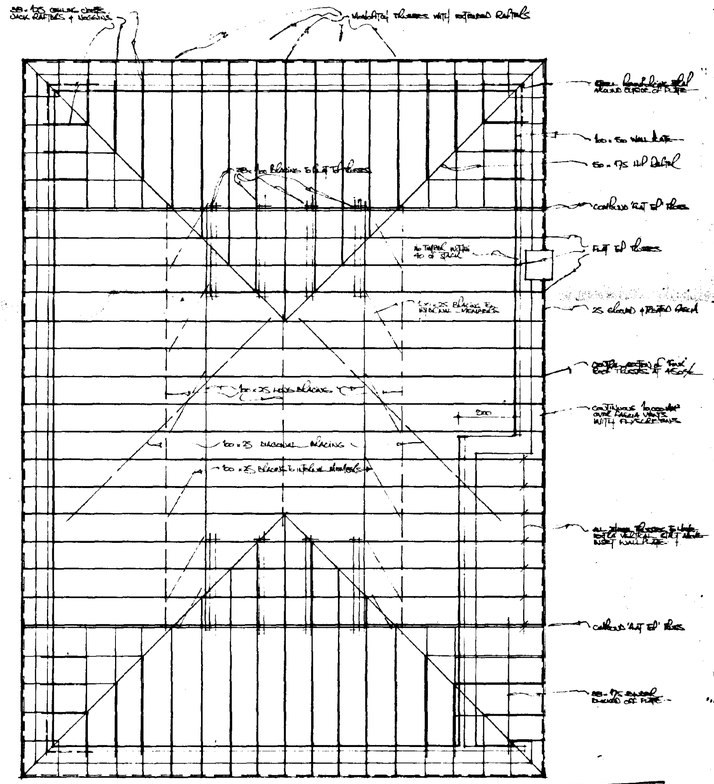
SECTION



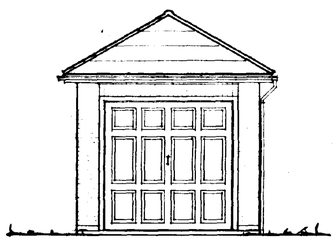
REAR ELEVATION



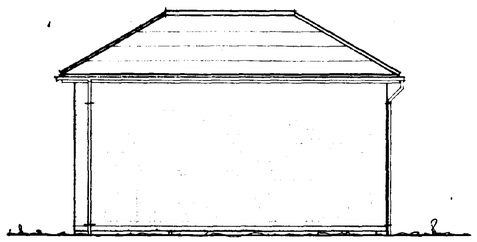
SIDE ELEVATION



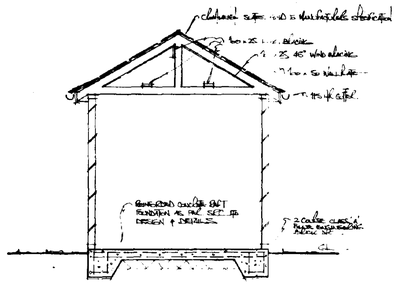
ROOF PLAN



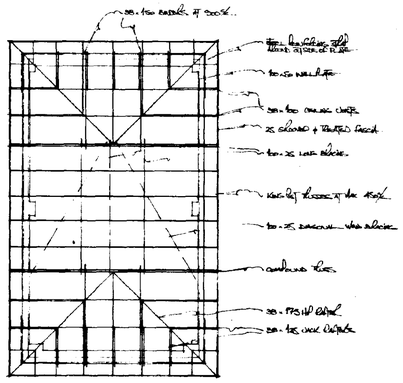
FRONT ELEVATION



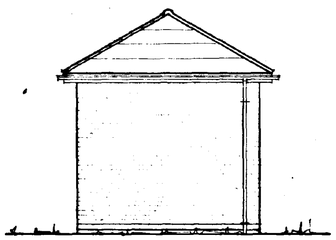
SIDE ELEVATION



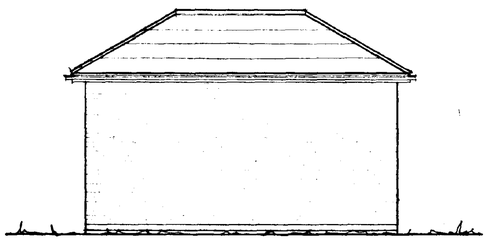
SECTION



ROOF PLAN



REAR ELEVATION



SIDE ELEVATION

ALL MATERIALS AS SHOWN ABOVE

SOUTH HOLLAND DISTRICT COUNCIL
24 OCT 1995
Ref: 0421/95

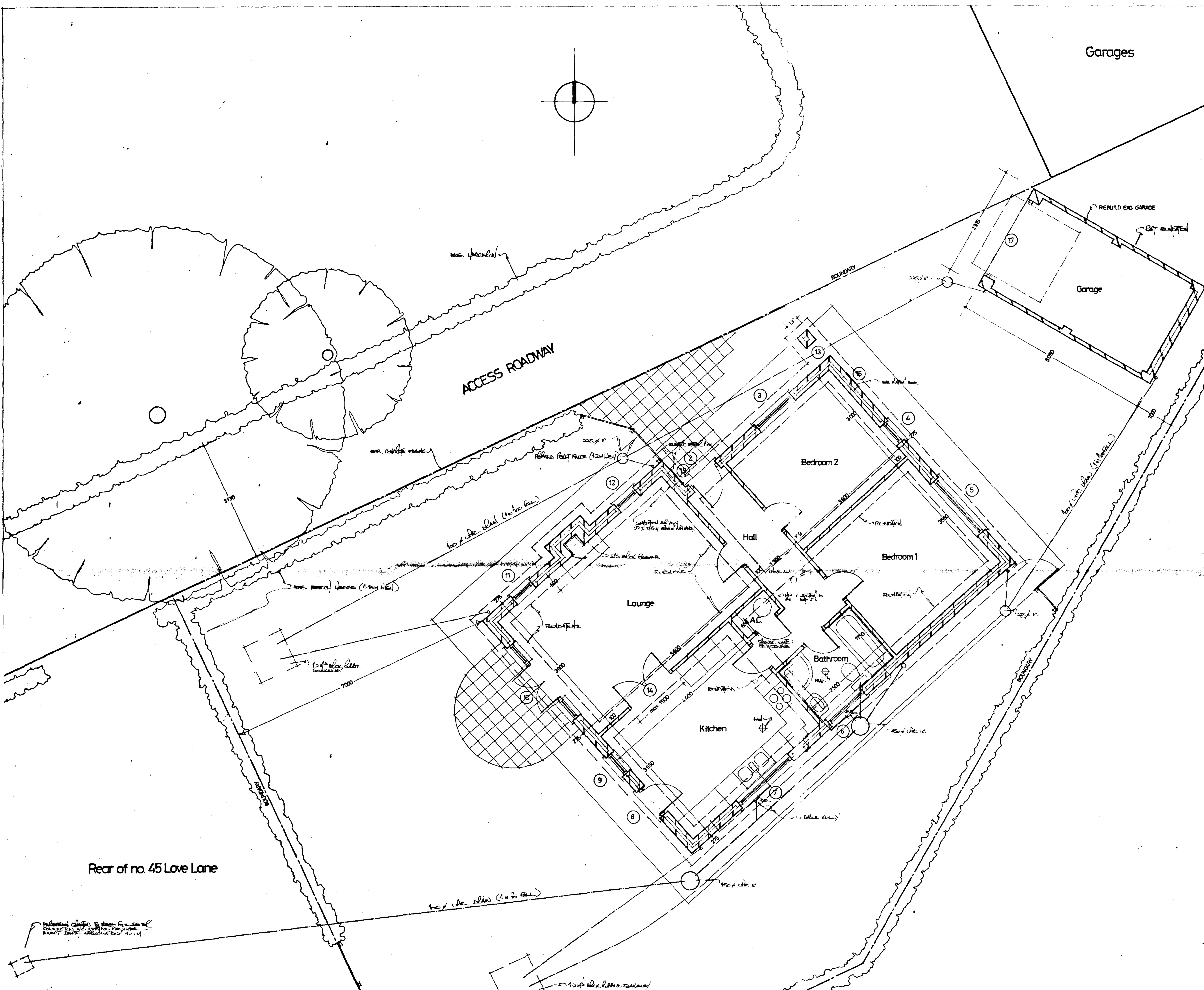
AMENDED PLAN
Ref. A1

FOR DETAILED FOUNDATION · FLOOR DESIGN
SEE REPORT, DWGS etc. BY S.R.C. Ltd., Ref. 27095 · Sept '95

DO NOT SCALE FROM DRAWINGS
ALL DIMENSIONS IN MILLIMETRES

REAR OF 45 LOVE LANE, SPALDING — ELEVATIONS

PROPOSED BUNGALOW & GARAGE FOR BROWNS (EAST ANGLIA) LTD.



GENERAL SPECIFICATION

WALLS — EXTERNAL WALLS OF 102 HEPWORTH 'YORK RED MULTI' FACING BRICKS (WITH HEPWORTH 'YORK RED' DETAILING + MIN. 2 COURSE BLUE ENGINEERING BRICK TO BASE), INNER LEAF TO BE 100 TARMAC 'HEMELITE' BLOCKS, CAVITY TO BE INSULATED WITH 75 ROCKWOOL CAVITY WALL BATTS. ALL BRICKS + BLOCKS BELOW DPC TO BE MIN. 'FL' QUALITY (DO NOT USE COMMONS/REJECTS). WALL TIES TO BE CATNIC BBW 36 225 STAINLESS STEEL SPACED 750 HORIZONTALLY, 450 VERTICALLY + EVERY 225 AT JAMBS. FILL CAVITY TO 225 BELOW LOWEST DPC WITH LEAN MIX CONCRETE. ALL MORTAR TO BE CEMENT LIME SAND CLASS 4 BELOW DPC, CLASS 3 ABOVE DPC. PROVIDE WEEPHOLES AT 450 C/C ABOVE ALL LINTELS. PROVIDE DPC TO ALL DOOR + WINDOW OPENINGS + TO ALL WALLS MIN. 150 ABOVE G.L. INSULATE ALL REVEALS WITH 15 DAMCOR INSULATING DPC. ALL LINTELS TO BE FACTORY INSULATED. CLOSE CAVITY AT PLATE LEVEL USING MASTERBOARD STRIPS. ALL INTERNAL WALLS TO BE 100 TARMAC 'HEMELITE' BLOCKS, WITH ALL INTERNAL WALLS PLASTERED (2 COAT).

ROOF — CROMLEIGH 'Q' BLUE-BLACK SLATES FIXED TO MANU. SPEC. ON 38 x 25 TREATED S/W BATTENS ON TYPE 1F ROOFING FELT, HAVING MIN. 150 LAP IN EACH DIRECTION + 300 LAP AT RIDGE. 30° ROOF PITCH. PRE-FABRICATED ROOF MEMBERS + OTHER CUT TIMBERS ALL TO SIZES AS SHOWN + AT MAX 450 C/C. ALL CUT TIMBERS TO BE MIN. SC3 GRADE. ALL MEMBERS TO BE STRAPPED AT VERGE + CEILING LEVEL AT MAX 1800 C/C, INCLUDING WALLPLATE. R W GOODS TO BE 115 HR GUTTER + 68 ø DOWNPIPES.

FOUNDS — ALL FOUNDATIONS TO BE AS DESIGNED + CALCULATED BY SRC LTD, REF 27095/SEPT '95. ANY VARIATIONS IN GROUND CONDITIONS TO BE REPORTED TO ENGINEER, BUILDING INSPECTOR + CERTIFYING AGENT.

FLOOR — MIN 65 SAND/CEMENT SCREED (3:1 MIX) REINFORCED WITH 2215 WELDMESH ON 500 GAUGE SEPARATING BARRIER ON 50 JABLITE 'SB' INSULATION. ALL ON APPROVED SUSPENDED BEAM + BLOCK FLOOR, INSTALLED + PREPARED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS ETC. UNDERFLOOR VOID TO BE VENTILATED BY MEANS OF GLIDEVALE 'MAXIVENTS' WITH SLEEVES INSTALLED AT MAX 2000 C/C. MAINTAIN SUBFLOOR AIRWAYS THROUGH ALL INTERNAL WALLS. STRIP OFF VEGETATION FROM UNDERFLOOR AREA + REDUCE LEVELS TO GIVE MIN 225 UNDERFLOOR VOID. TREAT WHOLE AREA WITH APPROVED WEEDKILLER.

CEILINGS — ALL CEILINGS TO BE 12.7 PLASTERBOARD WITH ARTEX FINISH. ALL JOINTS TO BE TAPED + SUPPORTED BY NOGGINS. AS REQUIRED MIN. 200 FIBREGLASS TO CEILING - IN ROOFSPACE. USE RAFTER VENTILATORS TO MAINTAIN AIR GAP AT EAVES + USE APPROVED OVER FASCIA VENTS (WITH FLYSCREENS) TO PROVIDE 10,000 MM² MIN. CONTINUOUS VENTILATION. ALSO PROVIDE 2 No. SLATE VENTS AT HIGH LEVEL TO INCREASE VENTILATION EFFICIENCY. LOFT HATCH TO BE INSULATED. ROOFSPACE INSULATION TO BE PLACED 100 MM BETWEEN CEILING JOISTS + 100 MM ACROSS JOISTS FOR BEST THERMAL EFFICIENCY.

JOINERY — ALL JOINERY TO BE FROM THE BOULTON + PAUL STANDARD RANGE. ALL WINDOWS TO HAVE SEALED DOUBLE GLAZING UNITS + AT LEAST ONE 4000 MM² TRICKLE VENT PER ROOM. NATURAL VENTILATION AREA OF WINDOWS TO BE MIN. 1/20 OF ROOM FLOOR AREA. IN LOUNGE, BED 1 + BED 2, TRICKLE VENTS TO PROVIDE TOTAL VENTILATION AREA NOT LESS THAN 8000 MM². ALL SEALED DOUBLE GLAZING UNITS TO INCORPORATE 12MM AIR GAP.

GLAZING — TOUGHENED GLASS TO BS 6206, 1981, TO BE USED IN ALL WINDOWS + SCREENS WHERE ANY PART OF PANE IS WITHIN 800 OF FLOOR LEVEL + TO ALL GLAZING IN DOORS WHERE ANY PART OF PANE IS WITHIN 1500 OF FLOOR LEVEL (ALSO ANY GLAZED PANELS WHERE WITHIN 300 OF DOORS). ALL TO REQUIREMENTS OF APPROVED DOCUMENT 'N'.

HEATING — SPACE + WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE + RADIATORS, ALL OF WHICH SHALL BE FITTED WITH THERMOSTATIC RADIATOR VALVES. HOT WATER SYSTEM TO BE VENTED, HOT WATER CYLINDER TO HAVE 50 INSULATION COVER. ALL DISTRIBUTION PIPES TO BE INSULATED TO REG L1 SECTION 3. BALANCED FLUES TO HAVE EXTERNAL GUARDS. BOILER + HOT WATER CYLINDER TO HAVE THERMOSTATIC + TIME CONTROLS TO REG. L1, SECTION 2.

CHIMNEY — TO BE LINED WITH FLUE OF MIN. CROSS SECTIONAL AREA OF 31,420 MM² (200 INTERNAL DIAMETER) TO BS 1181, 1971/1977, PLACED WITH SOCKETS UPPERMOST. SPACE BETWEEN FLUE + INNER FACE OF CHIMNEY STACK TO BE FILLED WITH WEAK MORTAR. ALL HEARTHS TO BE CONSTRUCTED TO REGS J1, J2 + J3.

WASTES — PROVIDE 40 ø WASTES TO BATH, SHOWER, BASIN + SINK. ALL TO HAVE 75 DEEP SEAL TRAPS + RODDING EYES AT EACH CHANGE OF DIRECTION. 110 ø SVP TO WC + AS VENTING STACK WITH DURABLE CAGE TO TERMINAL, MIN. 900 ABOVE WINDOW HEADS. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) OR 1700 (32 WASTES).

DRAINS — ALL DRAINS TO BE CONSTRUCTED IN 100 ø APPROVED UPVC PIPES, LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 IN 70, S/W 1 IN 100). ALL PIPES TO HAVE 150 PEA GRAVEL BED + SURROUND. PROTECT PIPES WITH R.C. LINTELS OVER (MIN. 50 GAP ABOVE) WHERE PASSING THROUGH WALLS, + SEAL OFF SURROUND WITH DURABLE SHEET MATERIAL. WHERE NOT UNDER A DRIVE + HAVING LESS THAN 600 COVER, PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE + HAVING LESS THAN 900 COVER, PIPES TO BE PROTECTED BY REINFORCED CONCRETE SLABS ABOVE NOT LESS THAN 75 PEA GRAVEL COVER. ALL WORK GENERALLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

I.C.S — INSPECTION CHAMBERS UP TO 600 DEEP TO BE 450 ø PRE-FORMED POLYPROPYLENE INSTALLED TO MANUFACTURERS SPECIFICATION, COMPLETE WITH COVER + FRAME. SURFACE WATER INSPECTION CHAMBERS TO BE 225/300 ø AS INDICATED.

SOAKAWAYS — ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN. 1.2 M³ BRICK RUBBLE SOAKAWAY/S, LOCATED MIN. 5 M FROM ANY BUILDING. PIPES TO DISCHARGE INTO TOP CENTRE OF SOAKAWAY, COVER SOAKAWAY WITH DPM SHEET BEFORE BACKFILLING.

PAVING — PROVIDE 50 CONCRETE PAVING SLAB SURROUND TO DWELLING, WITH FALLS AWAY FROM WALL, ON MIN. 75 HARDCORE BASE.

MECH. VENT. — PROVIDE RAPID VENTILATION EXTRACTOR FANS TO KITCHEN (60 LITRES/SEC), + BATHROOM (15 LITRES/SEC), AS INDICATED. ALL DUCTWORK IN LOFTSPACE TO BE INSULATED. CONNECT TO SLATE VENT OUTLETS IN ROOF.

SM. ALARM — PROVIDE SMOKE ALARM AS INDICATED, TO BE MAINS POWERED WITH SEPARATE FUSE + RESERVE BATTERY, ALL TO BS 5446, PART 1 + APPROVED DOCUMENT B1.

DECORATION — CARRY OUT COMPLETE DECORATIONS USING SUITABLE PAINTS + STAINS APPLIED IN ACCORDANCE WITH THEIR MANUFACTURERS SPECIFICATION + IN COLOURS AS AGREED WITH CLIENT. ALLOW FOR CERAMIC TILING TO AGREED AREAS OF KITCHEN + BATHROOM.

ELECTRICAL — PROVIDE ELECTRICAL LIGHTING + POWER SYSTEM, AS REQUIRED + IN POSITIONS AS AGREED WITH CLIENT. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT REGULATIONS OF INSTITUTE OF ELECTRICAL ENGINEERS. PROVIDE PERMANENT ELECTRIC SUPPLY BY EAST MIDLANDS ELECTRICITY.

GAS — PROVIDE PERMANENT GAS SUPPLY + DISTRIBUTION PIPES, AS REQUIRED, TO APPROVAL OF BRITISH GAS PLC, USING CORGI REGISTERED INSTALLER.

WATER — PROVIDE PERMANENT WATER SUPPLY COMPLYING WITH ANGLIAN WATER REGULATIONS + LOCAL BYE-LAWS. DISTRIBUTE WATER SUPPLY AS REQUIRED.

SAFETY — ALL CONSTRUCTION + ASSOCIATED WORKS TO BE CARRIED OUT WITH DUE REGARD TO THE CONSTRUCTION (DESIGN + MANAGEMENT) REGULATIONS 1994 (CDM), AND THE HEALTH + SAFETY AT WORK ETC ACT 1974 (HSW ACT).

NO.	JOINERY	LINTEL	LENGTH
1	————	————	————
2	FNS	UL 275	1 200
3	H 212CD OPT	UH675	1 500
4	H112D	UL 275	1 050
5	H 312 CDC	"	2 100
6	H 210CD OPT	"	1 500
7	H 310CDC	UH675	2 100
8	FNS	UL 275	1 200
9	H113D	"	1 050

NO.	JOINERY	LINTEL	LENGTH
10	H113D · FCP120 · H113D	UL375	2 850
11	H112D	UL275	1 050
12	H112D	"	1 050
13	————	"	900
14	————	BB2	1 800
15	————	WL	750
16	————	WL	750
17	UF 7676 NS	Z2	2 700

ALL DORMAN LONG UNILINTELS TO BE ORDERED AS FACTORY INSULATED.
ALL LINTELS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION + INSTRUCTIONS.
ALL INTERNAL OPENINGS TO HAVE DORMAN LONG INTERNAL LINTELS OVER.

FOR DETAILED FOUNDATION · FLOOR DESIGN
SEE REPORT, DWGS etc. BY S.R.C. Ltd., Ref. 27095 · Sept. '95.

SO[illegible] HOUSING [illegible]
24 OCT 1995
Ref. 0421/95

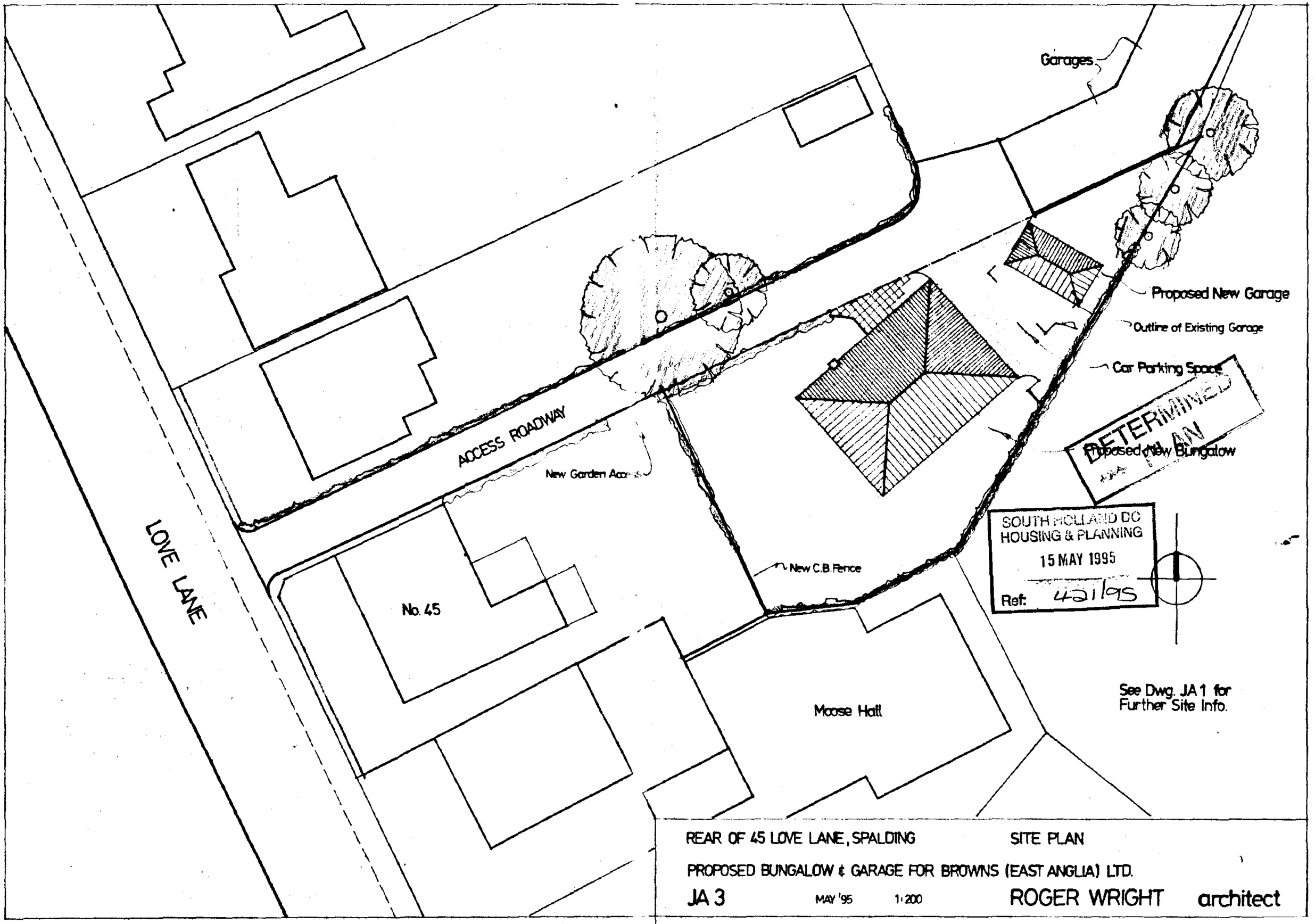
HEPWORTH 'YORK RED MULTI' FACING BRICKS
CROMLEIGH 'Q' BLUE-BLACK ROOFING SLATES

AMENDED PLAN
Ref. A1

DO NOT SCALE FROM DRAWINGS
ALL DIMENSIONS IN MILLIMETRES

REAR OF 45 LOVE LANE, SPALDING — PLAN (on site plan)

PROPOSED BUNGALOW & GARAGE FOR BROWNS (EAST ANGLIA) LTD.



REAR OF 45 LOVE LANE, SPALDING SITE PLAN

PROPOSED BUNGALOW & GARAGE FOR BROWNS (EAST ANGLIA) LTD.

JA 3 MAY '95 1:200 ROGER WRIGHT architect