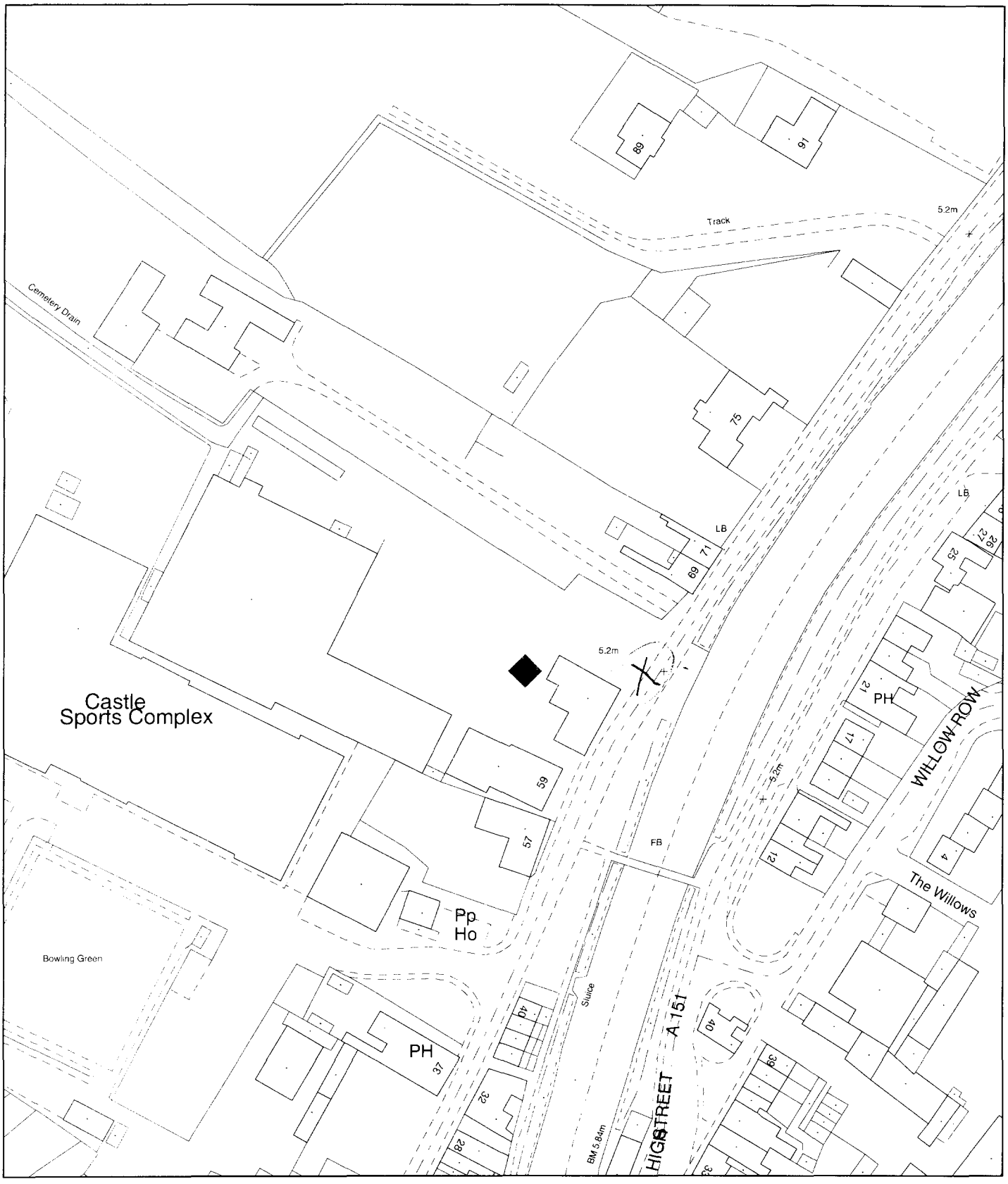


Planning Application Location Plan
Ward Member Notification

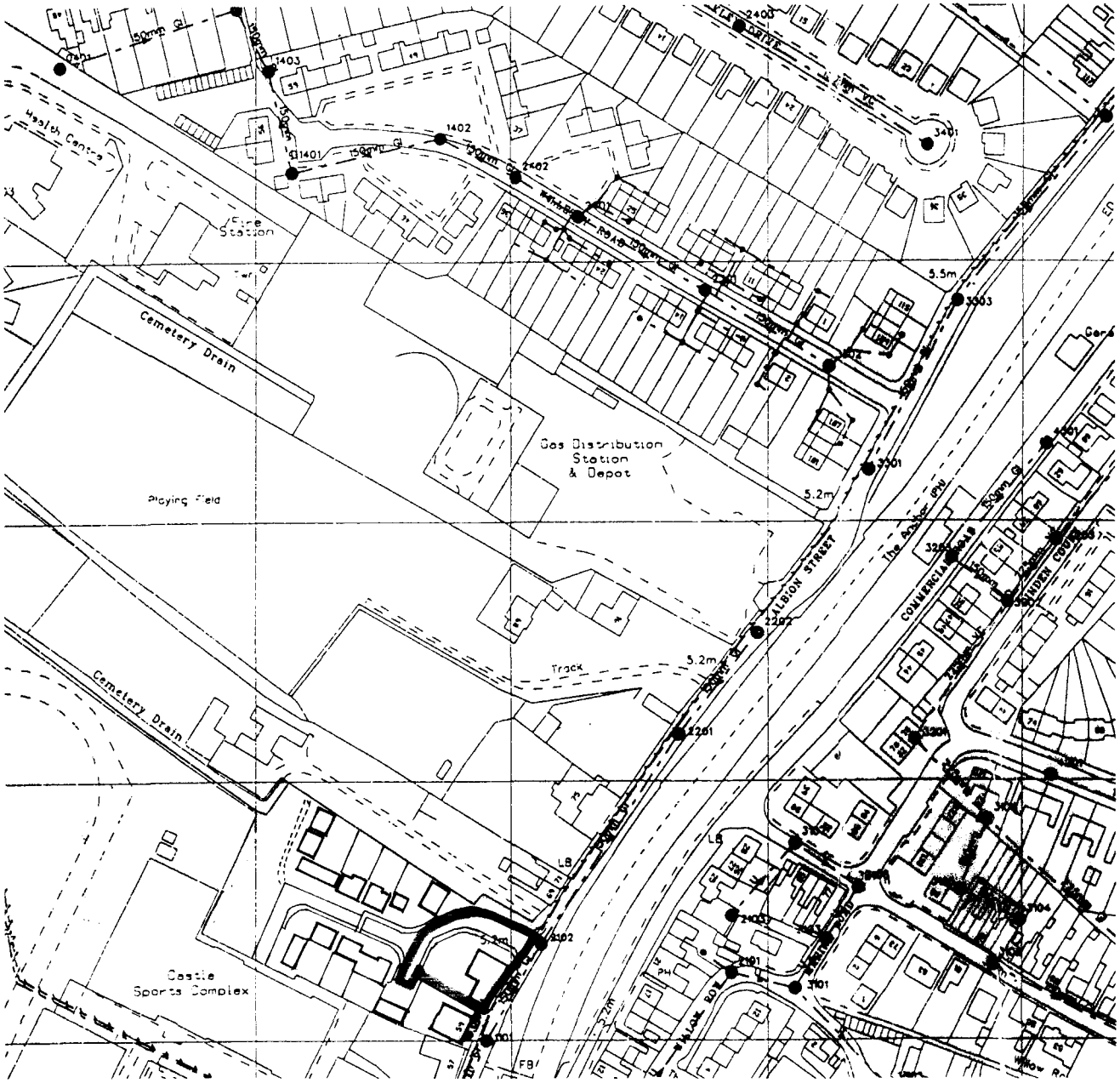
H16/0513/01

Scale: 1:1250

Housing and Planning Services Department

Council Offices, Priory Road, Spalding, Lincolnshire

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NORTH

GS/3/01

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
PIRONAVON, HOCKLESGATE, FLEET, SPALDING, LINCS PE12 6HJ
Tel/Fax: 01406 422762
Mobile: 07808 135 778

Client
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT
ALBION STREET
SPALDING.
LINCOLNSHIRE.

Drawing.
LOCATION PLAN

Scale 1:2500	Drawing No.
Date APRIL '01	Drawn J.C.

GLAZING.
Double glazed throughout (minimum 6mm air gap to all units). All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq. permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

STAIRCASE
Construct staircase as follows: Precast Concrete 'Richard Lees Ltd' or similar 1000mm clear between handrails 16No. risers of 170mm :2250 going. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have an 50 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 1100mm high.

PARTY WALL.
275mm cavity wall to consist of 2No. Ideal Terrain Hamelite solid insulation blocks with min. load weight per leaf of 15.8Kg/ M2: Wall ties positioned at 450mm vertically, and set 900mm horizontally: Both faces to receive 10mm s/ c render and 5mm skim. Party walls to receive no insulat

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boilers with fan assisted balanced flue. Fit durable wire guard to externally, to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R.I.I. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1:1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L

EXISTING CEILINGS.
Check all existing ceilings for Fire Resistance, to be surveyed on site with L/ A. Building Control Officer. If inadequate Underdraw existing with 2 Layers 10mm Gyproc (Gyproc Multi-Board. (Joints Staggered)

EXISTING FLOORS
All existing suspended floors to receive Sparrflor Plasters Floor System over existing finish. Prepare floor surface and lay down two layers of Sparrflor SFF overlaid with Sparrflor Boards and bond T & G joints with Floorbond adhesive in accordance with manufacturers detailed Fixing instructions.

EXISTING EXTERNAL WALLS
All existing external walls to receive 40mm Gyproc Thermal Board Super suitable, advanced to existing finishes.

STUD WALLING
New studwork to consist of 12.5mm Gyproc Plasterboard each side of 70mm Gyproc metal studs at 400mm c/ c with 50mm rock mineral wool (35kg/ cu.m.) insulation to cavity. All to receive 3mm plaster skim.

LEVEL ENTRY THRESHOLD
Provide 'Poulton & Paul' Mobility door frame & threshold (PN29M-WDB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation to be 838mm wide.

FOOTPATHS/ DRIVES.
Provide min. 900mm wide footpath positioned as D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . At footpaths to have shute fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwellins to road frontage. suitable for wheelchair access.

LINTELS.
All lintels to be manufactured by Marsers. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Dpc tape. Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osmpi" and installed in accordance with makers' instructions with the internal diameter relative to the depth in accordance with B.S. B30:1986. Foul drainage pipers to be 110mm dia. UPVC, to B.S. 4660:1989 flexible jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under driners surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridsing where pipes pass through walls, allow 50mm app around pipe. apertes marked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC bellcan. Waste pipes to be generally, 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with radding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
Existing System

LIMITATIONS
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

EMERGENCY LIGHTING TO B.S. 9266 Pt. 1.

SMOKE DETECTOR

(H) HEAT OF FIRE HEAT DETECTOR

FIRE DOORS.
ALL ENTRY DOORS TO APARTMENTS TO BE 838mm WIDE TO 2.0 HRE RESISTANT AND FITTED WITH SELF CLOSERS. ALL FRAMES TO HAVE INTUMESCENT STRIP & SMOKE SEALS FITTED

FIRE DOORS.
ALL INTERNAL DOORS TO APARTMENTS TO BE 838mm WIDE TO 1/2 HRE RESISTANT AND FITTED WITH SELF CLOSERS. ALL FRAMES TO HAVE INTUMESCENT STRIP FITTED (EXCEPT BATHROOM & TOILETS)

DRY POWDER FILLED EXTINGUISHER CAPACITY 4.5Kg.

WATER FILLED EXTINGUISHER CAPACITY 9 litres

BREAK GLASS ALARM CALL POINT.

Patterson Homes Limited.

revision	date	init.	revision details.

DETERMINED PLAN

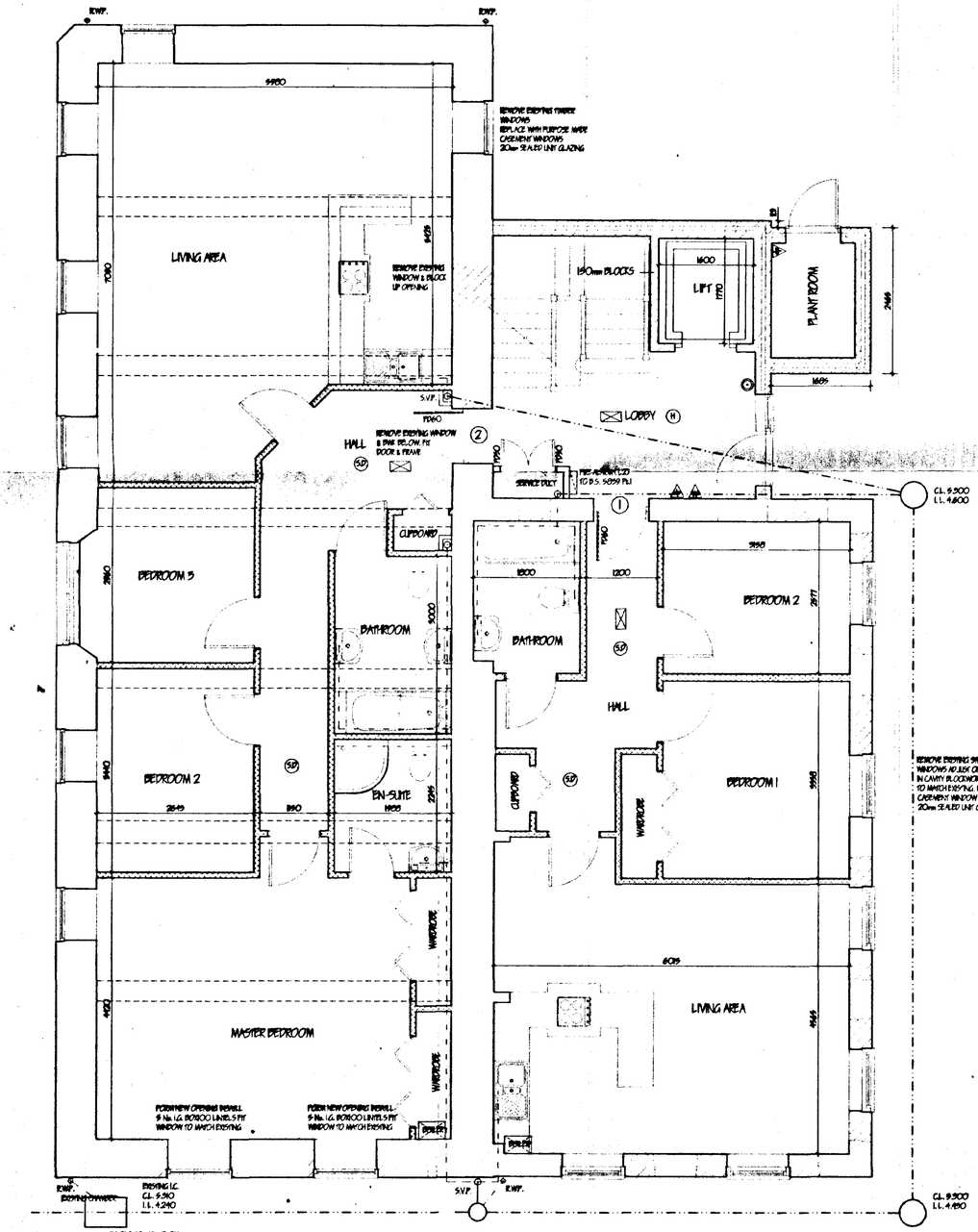
COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

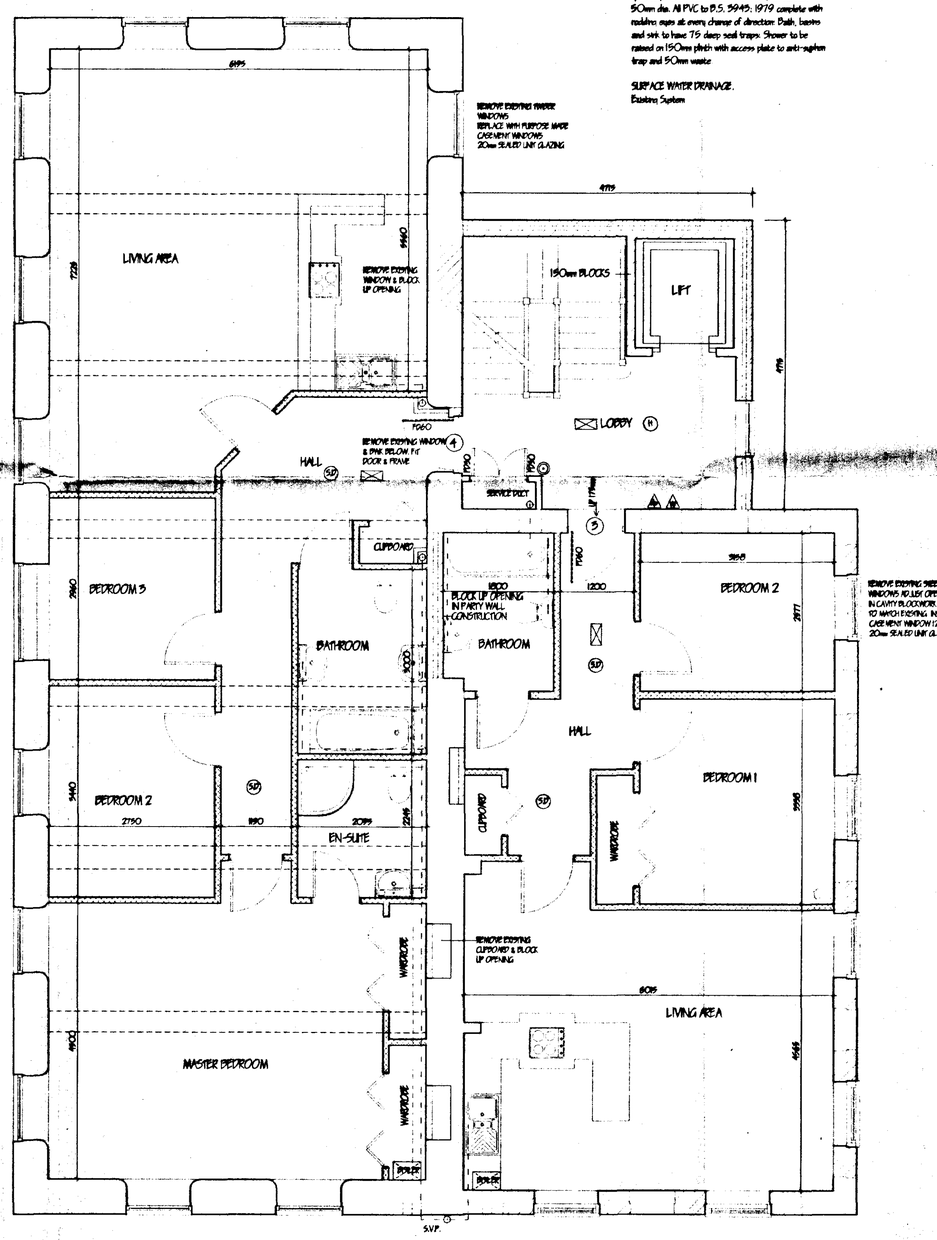
Client.
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT.
WHITE HOUSE CHAMBERS,
ALBION STREET,
SPALDING,
LINC'S.

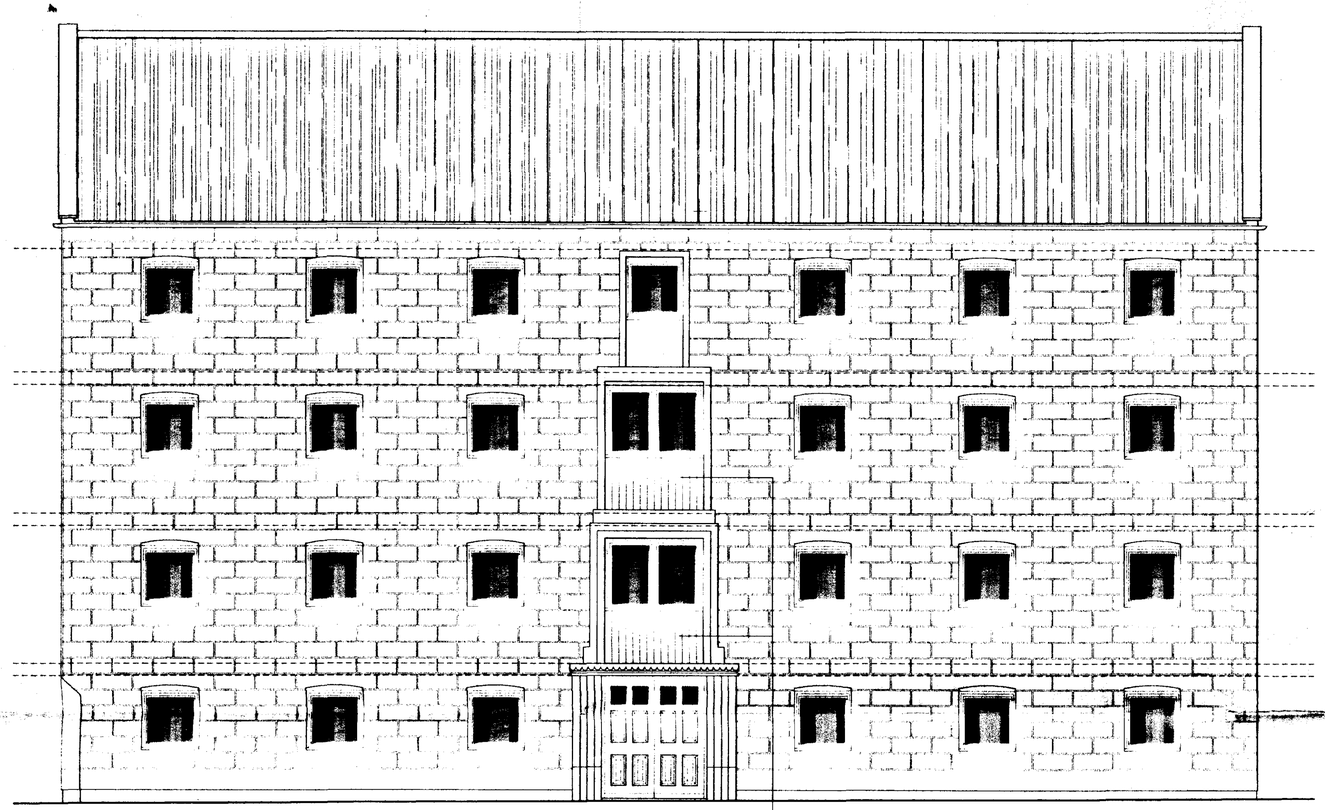
Drawing.
APARTMENTS 1 - 4
GROUND & FIRST FLOOR PROPOSED

Scale	1:50	Drawing No.	9805:25
Date	APRIL '01	Drawn.	J.C.





SOUTH HOLLAND DC HOUSING SERVICES
27 APR 2001
Ref: ossl

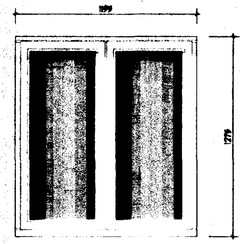


REMOVE EXISTING IRONWORK
REPLACE WITH 19 X 120 VERTICAL
T. G. & V. JOINTED BOARDING TREATED
WITH BROWN 'SADOLIN' PRESERVATIVE

EAST ELEVATION



NORTH ELEVATION



WINDOW DETAIL 1:20

NOTE!

ALL MAKING GOOD TO EXTERNAL WALLS DUE TO DEMOLITION & INSTALLATION OF NEW WINDOWS TO BE CARRIED OUT IN CAVITY BLOCKWORK WITH SAND / CEMENT RENDER TO MATCH EXISTING. DECORATED TO MATCH EXISTING.

ALL NEW WINDOWS AND DOORS TO BE PAINTED TIMBER.

NO TRICKLE VENTS TO BE FITTED.

SOUTH HOLLAND DISTRICT COUNCIL
27 APR 2001
Ref: 0513/H

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD,
HOLBEACH, SPALDING, LINC'S. PE12 7EE.
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT,
WHITE HOUSE CHAMBERS,
ALBION STREET,
SPALDING,
LINC'S.

Drawing.
DETERMINED
NORTH & EAST ELEVATIONS PROPOSED
PLAN

Scale 1:50	Drawing No. 9805:11B
Date. NOV. '98	Drawn. J.C.

70 X 70 S.H.S. POSTS AT 3.0m C/C M.S. RAILINGS CLEATED & BOLTED ALL PAINTED BLACK

'DEMARC DP122 FINIALS

'DEMARC PC2 POST CAPPING

RAILING TYPE 'B'

RECONSTITUTED STONE BALL & CAPPING ON 527 x 527 BRICK PIERS AT 3.0m C/C.

215mm BRICKWORK

BRICK HEADER SOLDIER OVER 2 COURSE CLAY TILE CREASE

RAILING TYPE 'A'

TREE PLANTING

S.Al 9 No. SORBUS ARIA 'LUTESCENS'

S.A. 4 No. SORBUS ALCUPARIA

R.P. 9 No. ROBINIA PSEUDOACACIA 'FRISIA'

P.S. 9 No. PAGUS SILVATICA 'DAWYCK PURPLE'

ALL TREES PLANTED AS 1.5m - 1.8m STANDARDS

'POWERLITE' RALIGO REGENCY DIE-CAST ALUMINIUM OUTDOOR LANTERN WH 'DAWN TO DUSK' PHOTO CELL SWITCH

'POWERLITE' RALIGO REGENCY DIE-CAST ALUMINIUM OUTDOOR LANTERN WH 'DAWN TO DUSK' PHOTO CELL SWITCH

STREET LIGHTING COLUMN.

SHRUB PLANTING

Ca I 25 No. COTONEASTER INTERGERRIMUS PLANT HT. 25 - 35 cm

Ca I 40 No. COTONEASTER HORIZONTALIS PLANT HT. 25 - 35 cm

Ca C 20 No. COTONEASTER CONSPICUUS 'DECORUS' PLANT HT. 25 - 35 cm

VISIBILITY SPLAY 2.0m x 27.75 TO CORNER OF HOUSE 54.0m TO C/L. OF ROAD.

VISIBILITY SPLAY 2.0m x 60.0m

G 2.00 S 8.00 H 15.00 SYC

G 0.70 S 4.00 H 8.00 SYC

G 0.30 S 4.00 H 8.00 SYC

TYPE E 3 BED OPP. HAND.

TYPE E 3 BED OPP. HAND.

TYPE B 4 BED AS DRAWN

TYPE B 4 BED OPP. HAND

TYPE A 4 BED

TYPE C 3 BED OPP. HAND.

TYPE C 3 BED AS DRAWN

TYPE D 4 BED

1.8m HIGH CLOSE BOARDED TIMBER FENCE TO ALL REAR BOUNDARIES

1.8m BRK INFILL

SHRUB PLANTING EUONYMUS 'EMERALD 'N' GOLD' 25No. AT 75cm C/C PLANT HT. 25 - 30 cm.

ROAD PERMANT GREY FOOTPATH & KERBS RED / CHARCOAL MIX 11 TEGULA BLOCK PAVORS

RED / CHARCOAL MIX 11 TEGULA BLOCK PAVING.

PUBLIC OPEN SPACE TO BE GRASSED

RAILING TYPE 'B'

SURFACE WATER SEWER

PRIVATE ROAD

FOOTPATH

1.8m HIGH 215mm BRICK WALL COPING TO BE BRICK HEADER SOLDIER OVER 2 COURSE CLAY TILE CREASE

EXISTING BRICK WALLING TO BE RETAINED. TIMBER FENCING TO BE REMOVED AND REPLACED WITH BRICK WALL TO MATCH EXISTING.

50mm WASHED GRAVEL ON TERRAM.

1.8m HIGH BRC WALL

BRICK WALLING DETAIL

RED SEMI-ENGINEERING BRICK HEADER COURSE

2 COURSE PLAIN TILE CREASE

215mm BRICK WORK (ENGLISH GARDEN WALL BOND)

Patterson Homes Limited.

revision	date	init.	revision details.

DETERMINATION PLAN

COOPER ARCHITECTURAL DESIGN

WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE

Tel/Fax : 01406 423782

Mobile : 07808 125 778

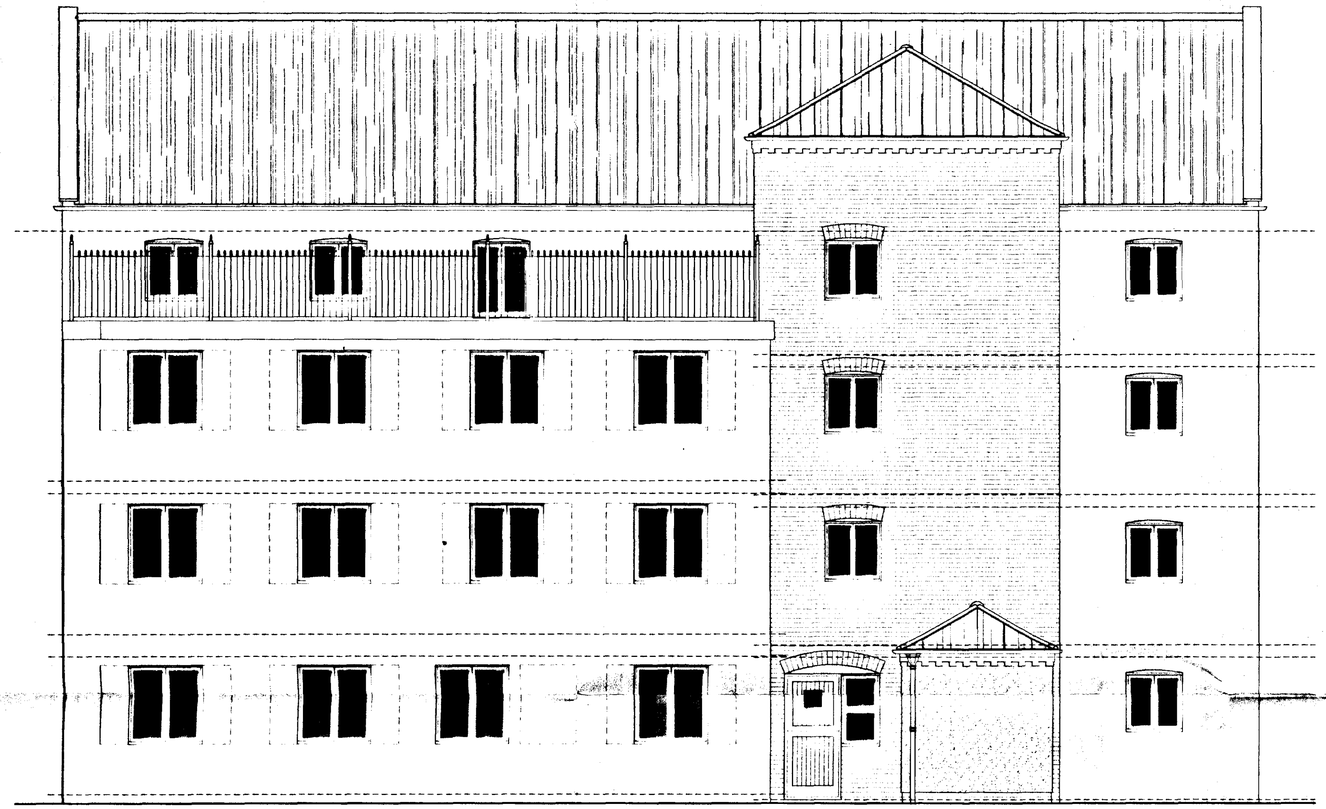
Client: PATTERSON HOMES LTD.

Project: RESIDENTIAL DEVELOPMENT ALBION STREET, SPALDING, LINC'S.

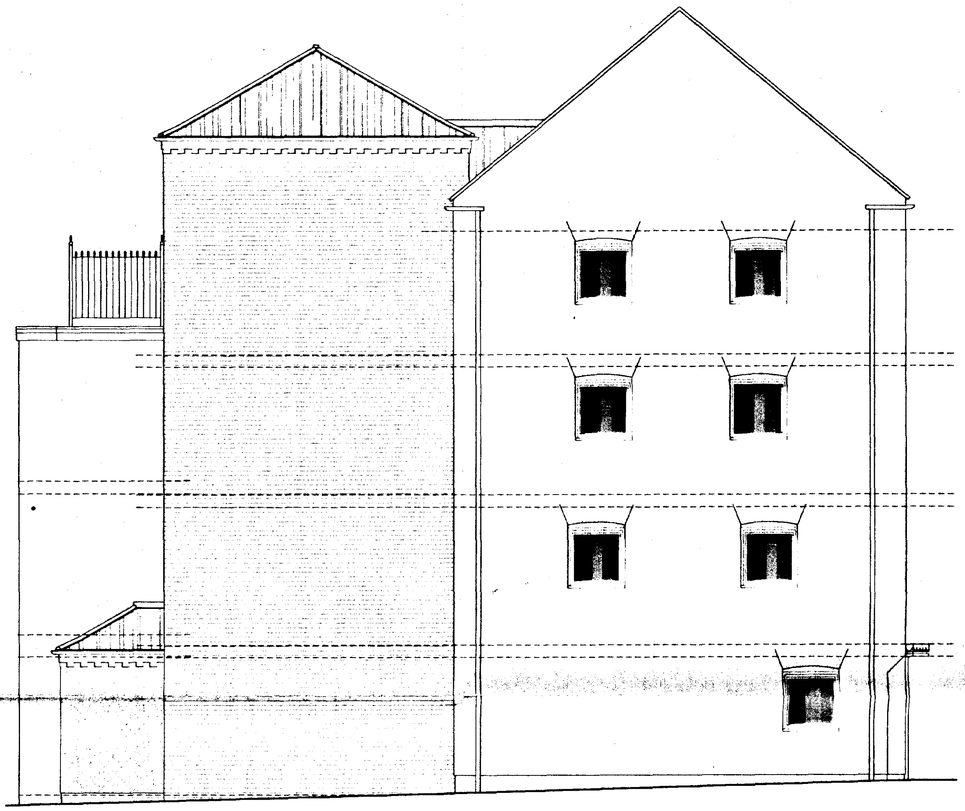
Drawing: BLOCK PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 27 APR 2001 Ref: 0513/01

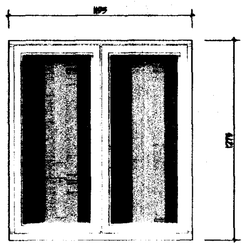
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Date.	APRIL '01	Drawn.	J.C.

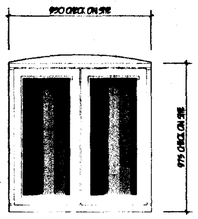


WEST ELEVATION

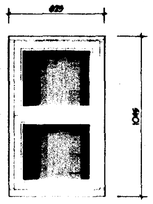


SOUTH ELEVATION





WINDOW DETAILS 1:20



NOTE!

ALL MAKING GOOD TO EXTERNAL WALLS DUE TO DEMOLITION & INSTALLATION OF NEW WINDOWS TO BE CARRIED OUT IN CAVITY BLOCKWORK WITH SAND / CEMENT RENDER TO MATCH EXISTING. DECORATED TO MATCH EXISTING.

ALL NEW WINDOWS AND DOORS TO BE PAINTED TIMBER.

NO TRICKLE VENTS TO BE FITTED.

SOUTH HOLLAND DC
HOUSING
27 APR 2001
Ref: 0513/01

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD,
HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client.
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT
WHITE HOUSE CHAMBERS,
ALBION STREET,
SPALDING,
LINC'S.

DETERMINED
PLAN

Drawing.
SOUTH & WEST ELEVATIONS PROPOSED

Scale	1:50	Drawing No.	9805:27
Date.	APRIL '01	Drawn.	J.C.

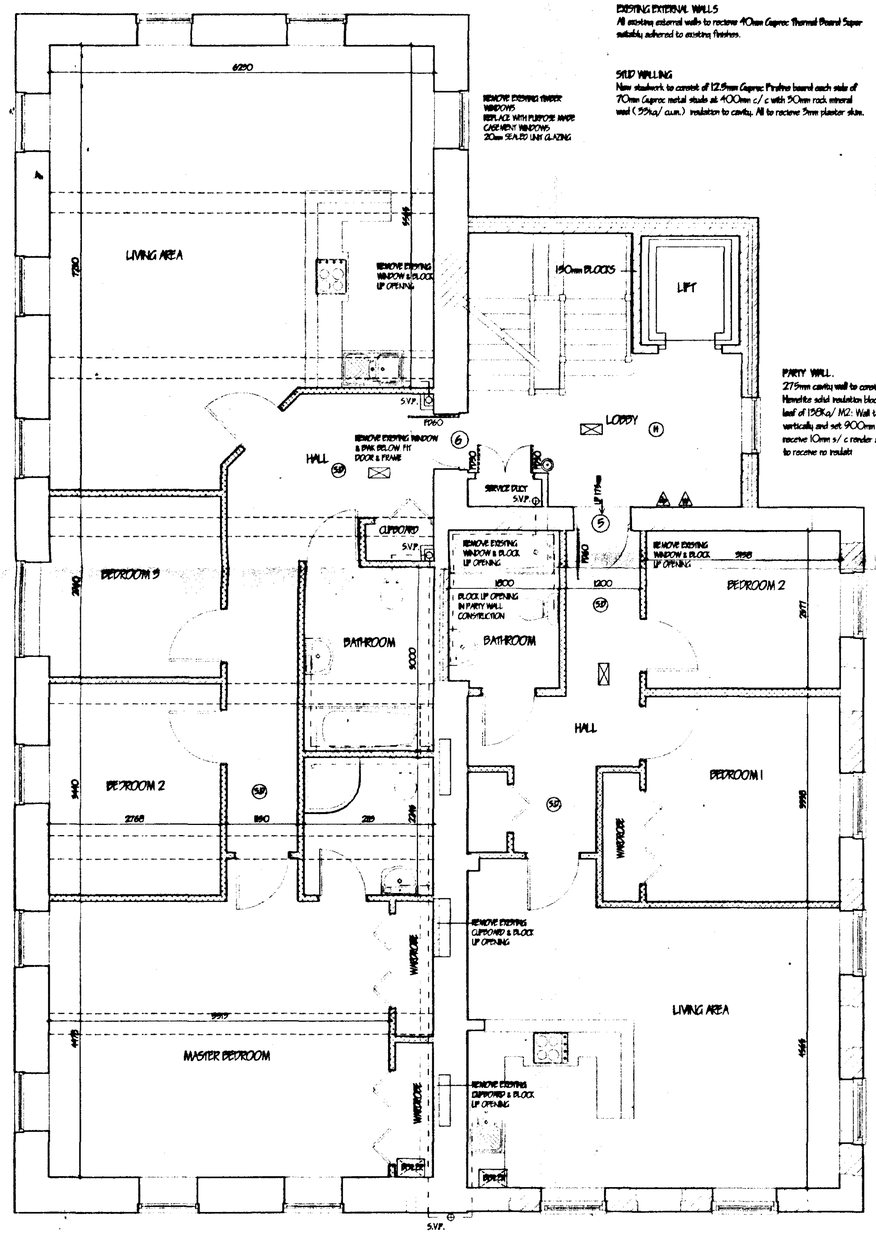
EXISTING CEILINGS.
Check all existing ceilings for Fire Resistance, to be approved on site with L/A. Building Control Officer. If inadequate Underdraw existing with 2 Layers 10mm Gyproc Gloroc Multi-Board. (Joints Staggered)

EXISTING FLOORS
All existing suspended floors to receive Spanfloor Floating Floor System over existing finish. Prepare floor surface and lay down two layers of Spanfoam 3PR overlaid with Spanfloor Boards and bond T & G joints with Floorbond adhesive in accordance with manufacturers detailed fixing instructions.

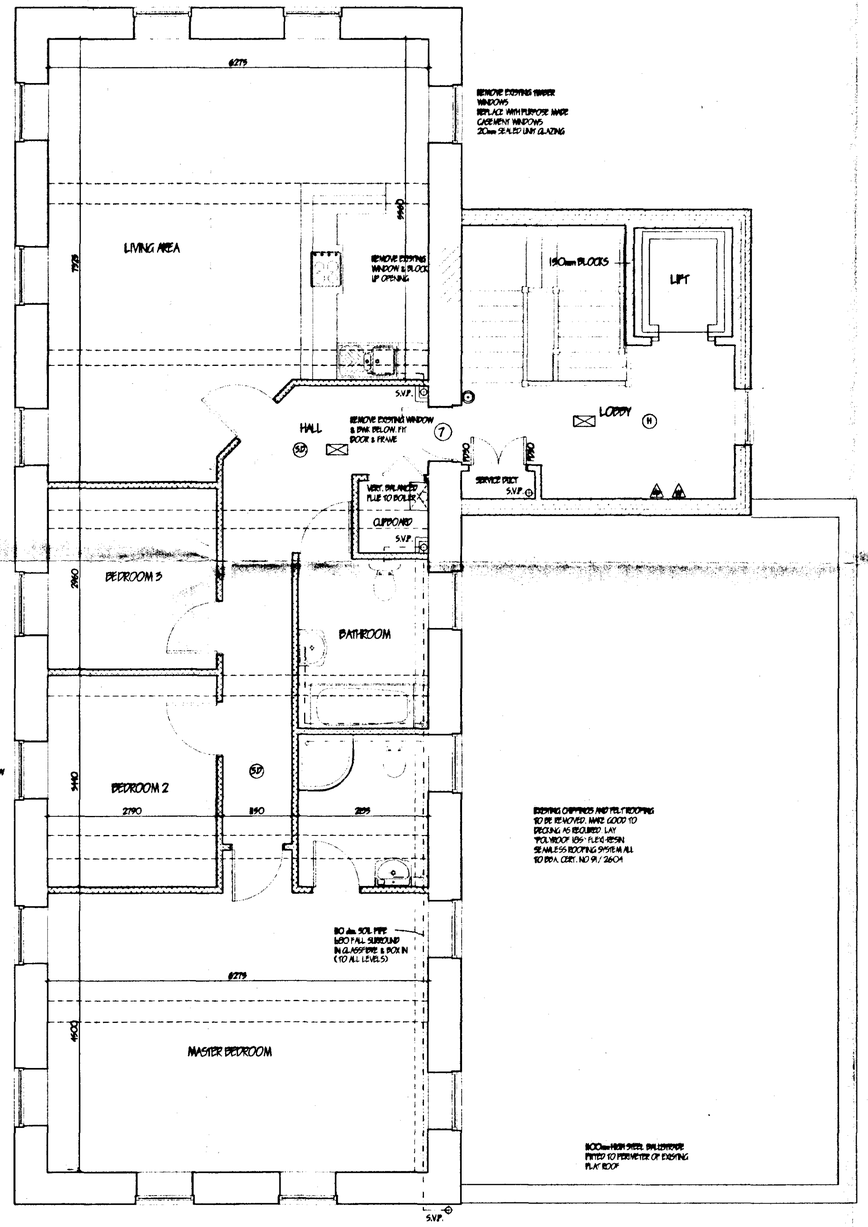
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All existing external walls to receive 40mm Gyproc Thermal Board Super suitably adhered to existing finishes.

STUD WALLING
New studwork to consist of 12.5mm Gyproc Pinafore board each side of 70mm Gyproc metal studs at 400mm c/c with 50mm rock mineral wool (55kg/cu.m.) insulation to cavity. All to receive 3mm plaster skim.

PARTY WALL.
275mm cavity wall to consist of 2No. Leaves Tarmac Hemelite solid insulation blocks with min. total weight per leaf of 130Kg/M2. Wall ties positioned at 450mm vertically and set 900mm horizontally. Both faces to receive 10mm s/c render and 5mm skim. Party walls to receive no insulation



SECOND FLOOR



THIRD FLOOR.

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SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

EMERGENCY LIGHTING TO B.S. 5266 Pt. 1.

SD SMOKE DETECTOR

H HEAT OF RISE HEAT DETECTOR

FIRE DOORS
ALL ENTRY DOORS TO APARTMENTS TO BE 838mm WIDE TO 60 FIRE RESISTANT AND FITTED WITH SELF CLOSERS. ALL FRAMES TO HAVE INTUMESCENT STRIP & SMOKE SEALS FITTED

FIRE DOORS
ALL INTERNAL DOORS TO APARTMENTS TO BE 838mm WIDE TO 30 FIRE RESISTANT AND FITTED WITH SELF CLOSERS. ALL FRAMES TO HAVE INTUMESCENT STRIP FITTED (EXCEPT BATHROOM & TOILETS)

DRY POWDER FILLED EXTINGUISHER CAPACITY 4.5Kg

WATER FILLED EXTINGUISHER CAPACITY 9 litres

BREAK GLASS ALARM CALL POINT

Patterson Homes Limited.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 124 PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Client.
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT, WHITE HOUSE CHAMBERS, ALBION STREET, SPALDING, LINC'S.

DETERMINED PLAN

Drawing.
APARTMENTS 5, 6 & 7.
SECOND & THIRD FLOOR PROPOSED

Scale	1:50	Drawing No.	9805:26
Date.	JAN. 01	Drawn.	J.C.

SOUTH HOLLAND DC HOUSTON CENTRE PLANNING 27 APR 2001 Ref: S13/01