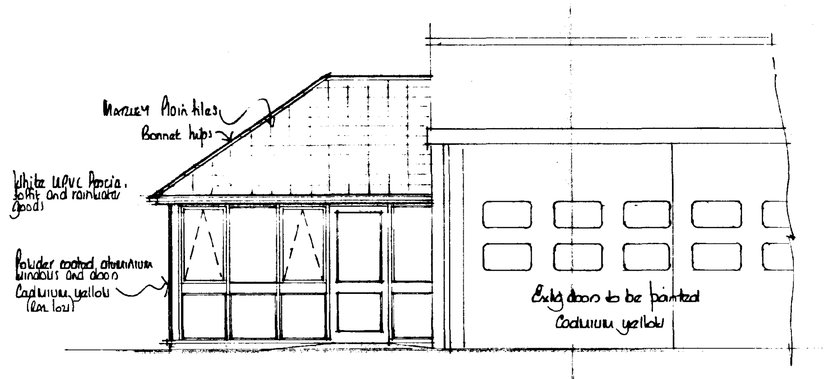
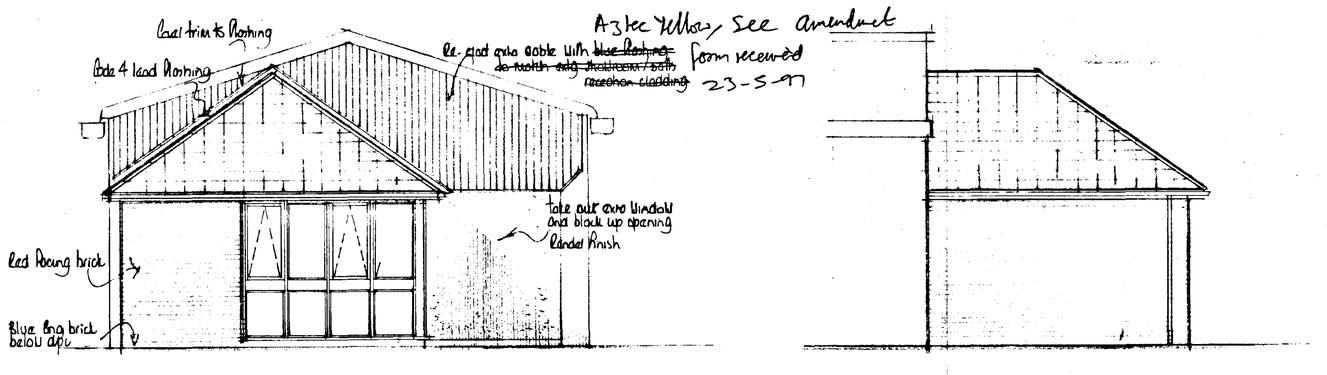



N. EAST




S. EAST



N. WEST

**FOUNDATIONS**

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 600 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.

**FLOOR CONSTRUCTION**

**Ground**
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m°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
Strip off all vegetable soil beneath proposal.

**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.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.
Render to conform to BS5262 : 1976

**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.

**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 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 purpose made powder coated aluminium double glazed with min. 12mm air gap to sealed units and weather stripped.

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.

Door to be 1.0m wide over frame with no external threshold and with ramped access for wheel chair users.

**VENTILATION .**

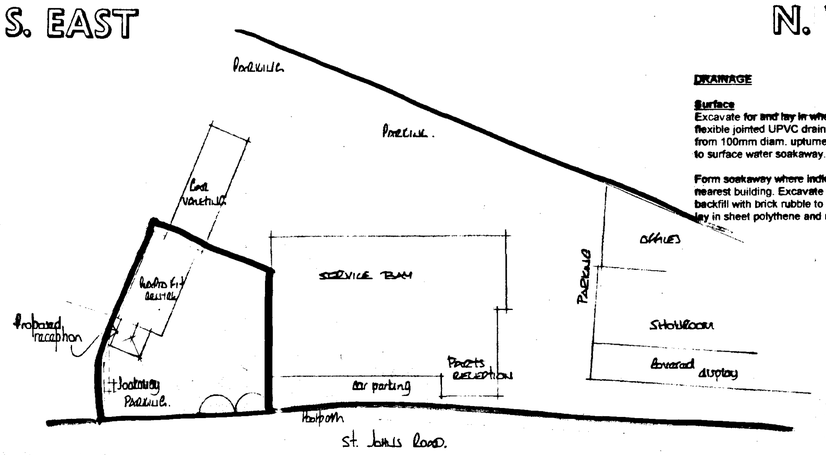
Rapid ventilation equal to not less than 1/20th of floor area is to be provided by opening windows as illustrated on elevations.

Background ventilation is to be provided, having a cross sectional area of 8000mm², by installing 2No. 215 x 65mm pvc air bricks with cavity sleeves and brass hit and miss vent internally in positions indicated on plan and at a height of 1.8m above finished floor level.

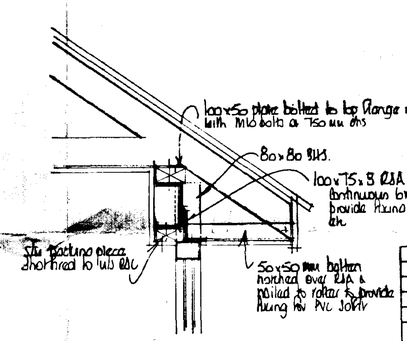
**DRAINAGE**

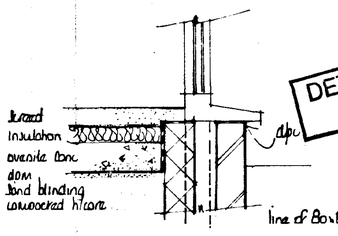
**Surface**
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

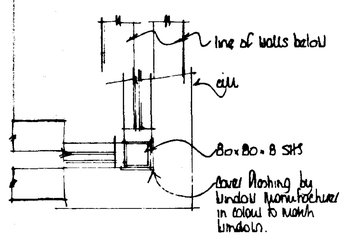
Form soakaway where indicated a min. 8.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

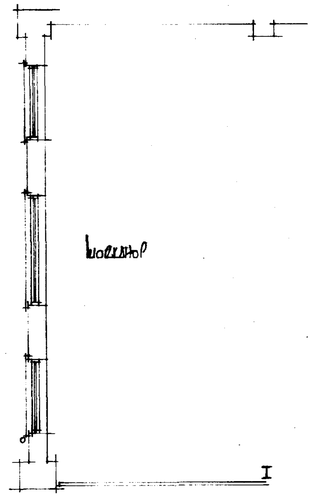



BLOCK PLAN

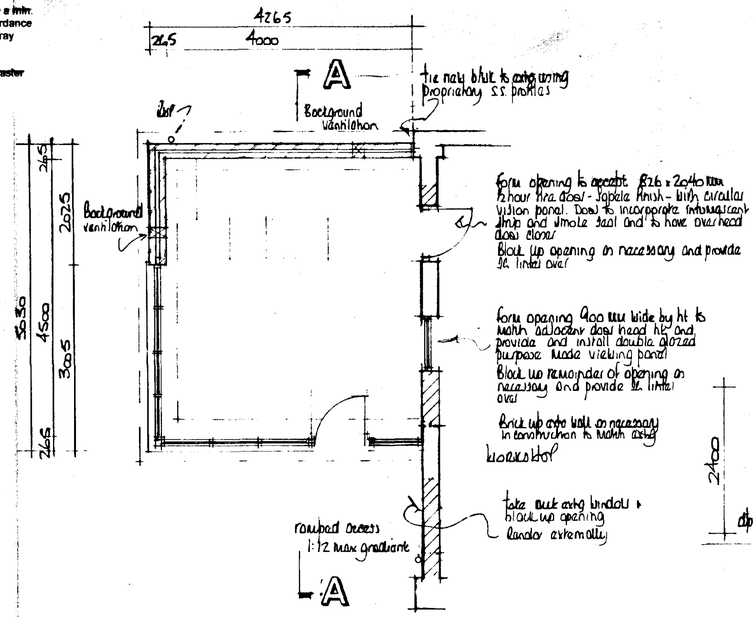


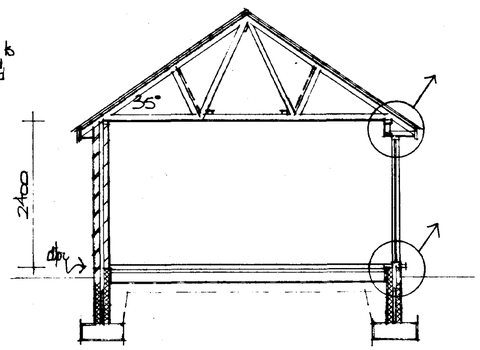




EXISTING
GROUND FLOOR PLAN




PROPOSED




SECTION A - A

SOUTH HOLLAND DC
HOUSING & PLANNING
14 MAY 1997
Ref: 0543/97

DETERMINED PLANS

| Rev | Date | Revisions |
|---|---|---|
| A | 15/5/97 | Alteration, Design amended |

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Client
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ST. JOHNS ROAD
SPALDING.
LINCS.

Drawing Title
PLAN.
SECTION
ELEVATIONS

Scale 1:50

Date MAY 97 Drawn by AL

Drg. No 97/23/01 Rev A