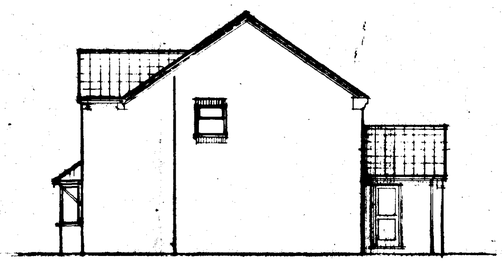
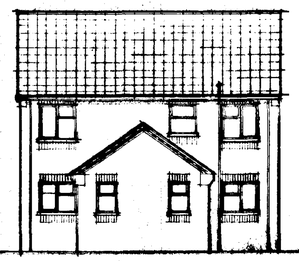


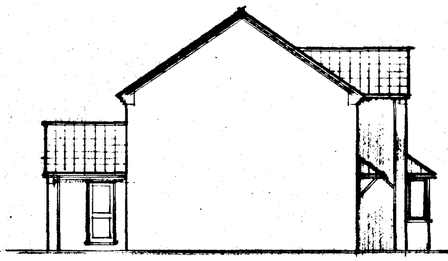
NORTH



WEST



SOUTH



EAST

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 250mm

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
300g polythene seperating 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.
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.

First
18mm Weyrec floor panels
100 x 50/63mm 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/mK

Party Walls
To be 275mm o/a constructed as follows :-
100mm load bearing insulation blocks i.e. Hemelite
75mm cavity
100mm load bearing insulation blocks i.e. Hemelite
Render and skim finish to both sides
(Max. density of blocks to be 1800kg/cu m)

Internal Walls - to WC only
To be 100mm blockwork constructed off a dpc off the floor slab

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

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 Catnic, 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 Catnic CN100 lintels unless specified otherwise.

Lintels to be protected with min. 13mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Bodilon 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	ext door frame with level threshold & door	CG50/100	1200
2	313CVC	"	2100
3	210CV opp cat	"	1500
4	int door	"	1200
5	PNS door to clients choice	"	1200
6	110V	"	900
7	110V	"	900
8	PNS door to clients choice	"	1200
9	int door	"	1200
10	210CV	"	1500
11	ext door frame with level access threshold and door BQ3/113C/313CVC/113C	CGH50/100	3150
		CG50/100	2100
12	312CVC	"	1500
13	212CV	"	1200
14	2N10W	"	1200
15	212CV opp cat	"	1500
16	2N10W	"	1200
17	312CVC	"	2100

The clear opening width of the principle entrance door is to be 775mm and the entrance to the dwelling is to include a level access threshold.

All internal doors to rooms other than cup'ds etc. are to be 838mm wide

VENTILATION

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

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

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

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

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

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

HOT WATER SYSTEM

A room sealed gas fired combi boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or hot water is called for.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

EXTERNAL FOOTPATHS

Provide access to the dwelling, the surface of which must be firm and easy to negotiate, i.e. not gravel or loose materials, and of a width (min 900mm) to enable the user of wheelchairs, crutches etc. adequate space.

The access is to have a ramped approach to the principle entrance door with a gradient of 1:12 to a level platform immediately outside the door of 1.2m x 0.9m .

STAIRCASE

The staircases are to be 900mm clear width between strings
to have 13 No. risers of approx. 190.mm
to have 12 No. treads of 223mm (where tapered treads are indicated they are to be min. 50mm wide at the narrowest part of taper
to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectfully and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

Minimum head height to be 2.0m measured vertically above the pitch line.

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. 5.0m 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.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes :-

Depth	Internal diam	Cover diam
0m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of he slab.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated a 160mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage

Install where indicated 100mm diam. stub soil stack jointed to 100mm diam. upturned bend at base. Provide removable screw on lid/air admittance valve at head.

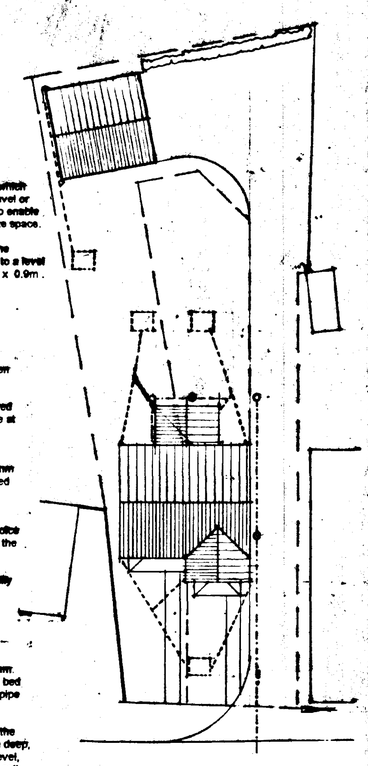
Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

Install 40mm diam. pvc waste to sink, 32mm diam. pvc waste to hand besins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. *Unless specified other wise on plan.*

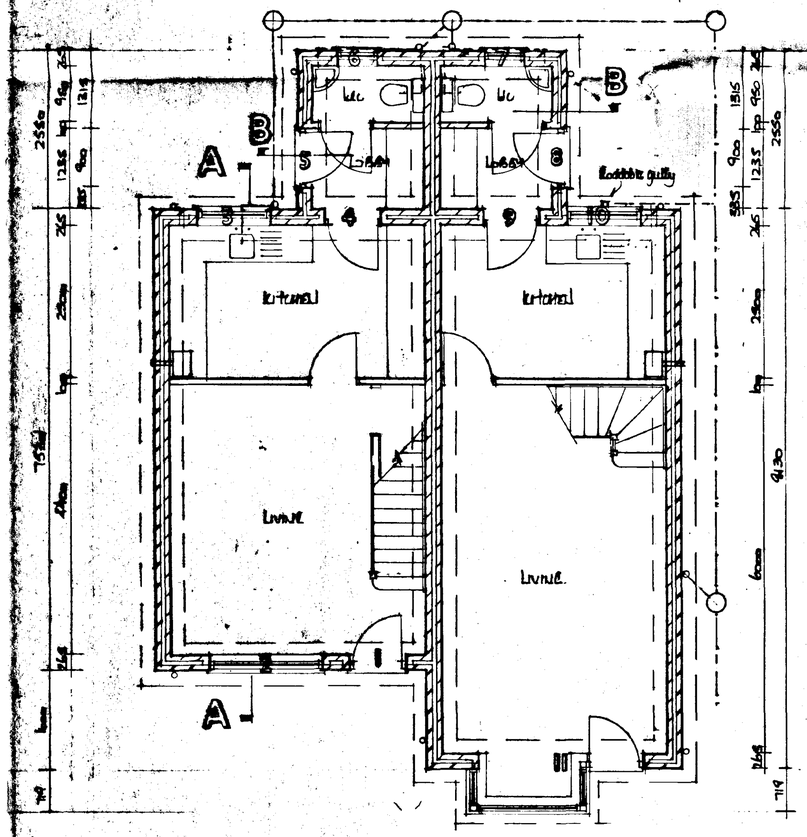
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

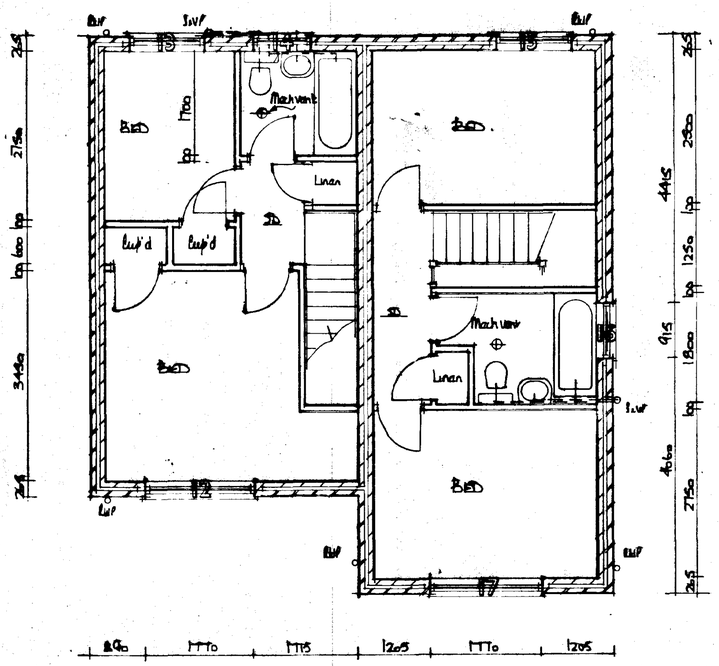
All drainage items are to be installed in strict accordance with the manufacturers instructions.



BLOCK PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JUL 2000
Ref. 0573/98

AMENDED PLAN
Ref. A1

A		
	Date	Revisions

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East Midlands Design Associates
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Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767908

Client
Meadowside Properties Ltd

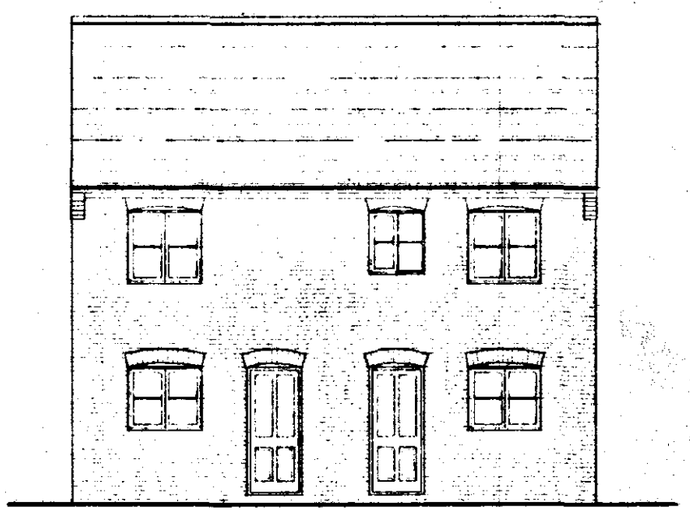
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Spalding
Lincs

Drawing Title
Plans . Elevations

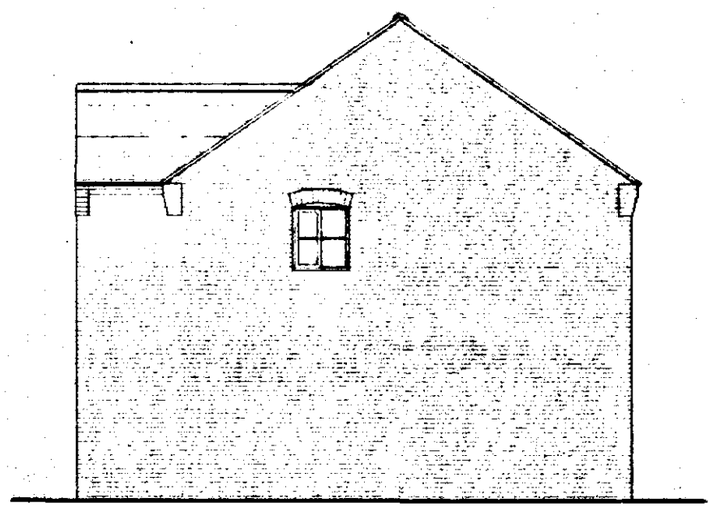
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Date July 00 | Drawn by DL

Drg No. 00/32/01 | Rev



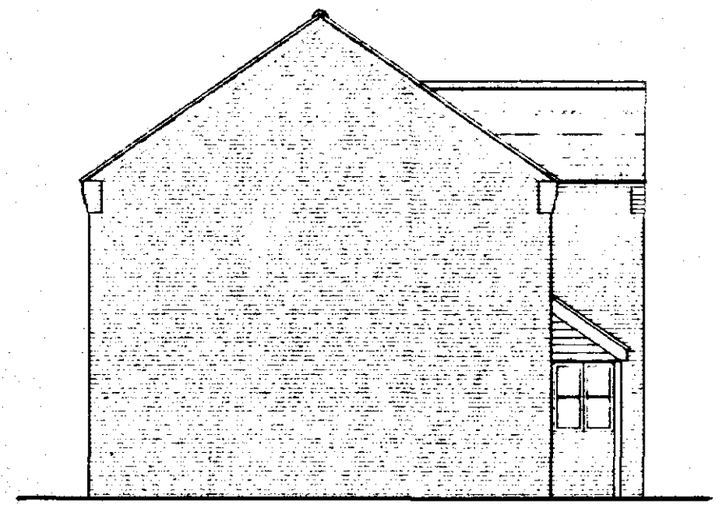
SOUTH ELEVATION



WEST ELEVATION



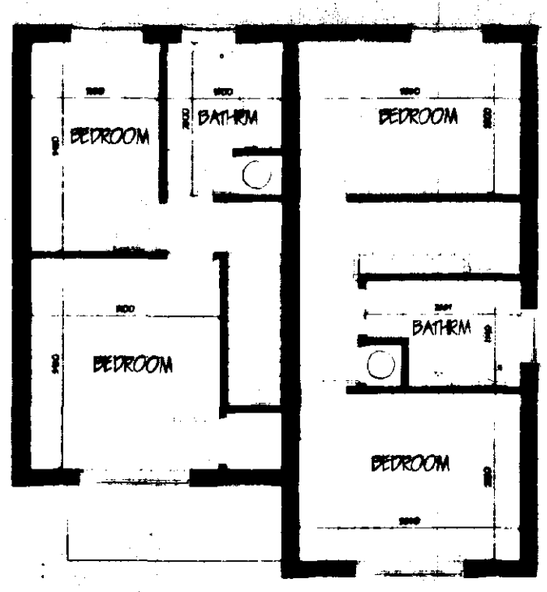
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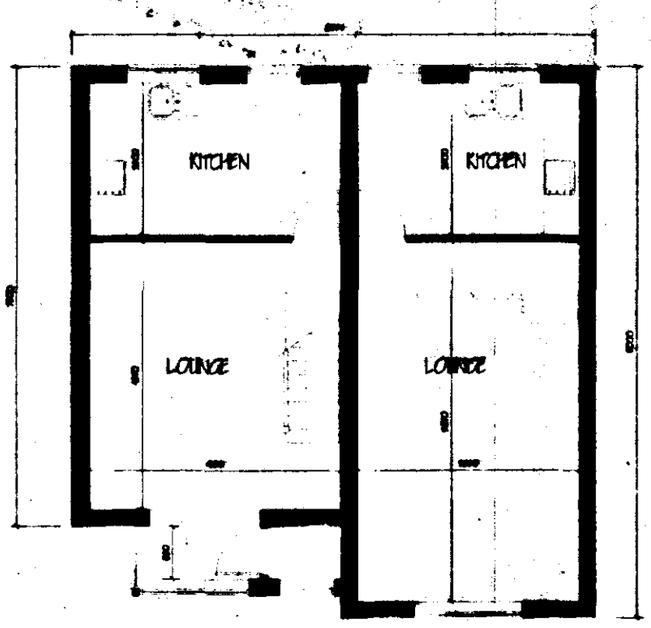
EAST ELEVATION

FACING BRICK : MARSHALLS DALES BLEND.

ROOFING : MARLEY MODERN CONCRETE TILE SMOOTH GREY



FIRST FLOOR



GROUND FLOOR.

AMENDED PLAN
Rel.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 1 JUL 1998
Ref: S/98/

revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
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Tel/Fax : 01406 423762 Mobile 0410 290852

Client
J. TYRRELL ESQ.

Project
PROPOSED RESIDENTIAL DEVELOPMENT,
LONDON ROAD,
SPALDING,
LINC'S.

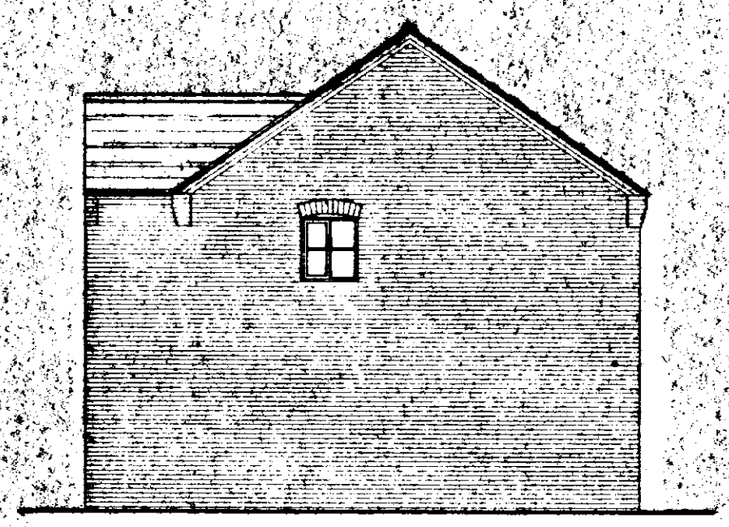
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DETERMINED PLAN

Scale 1:100	Drawing No.
Date MAY '98	Drawn. J.C.



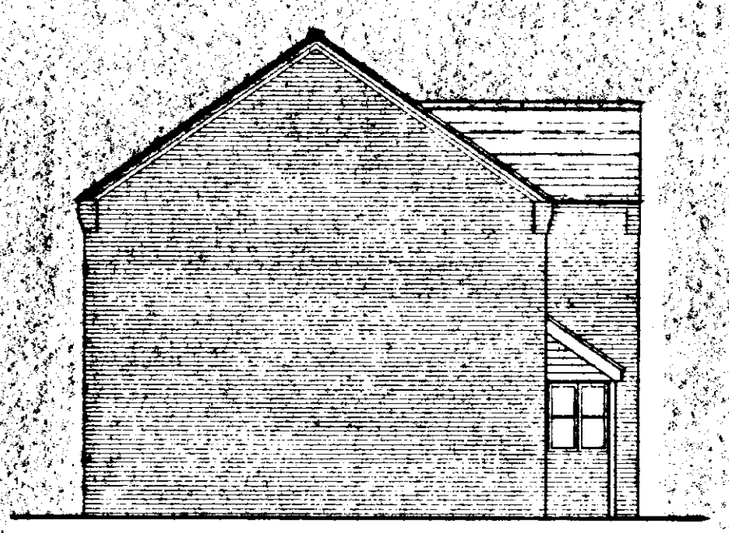
SOUTH ELEVATION



WEST ELEVATION



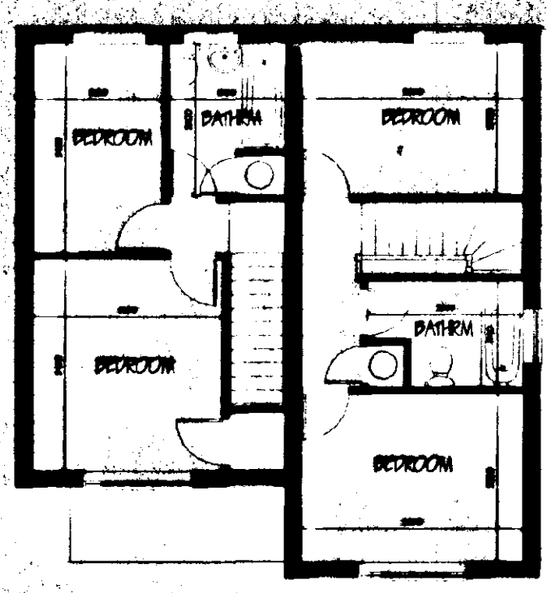
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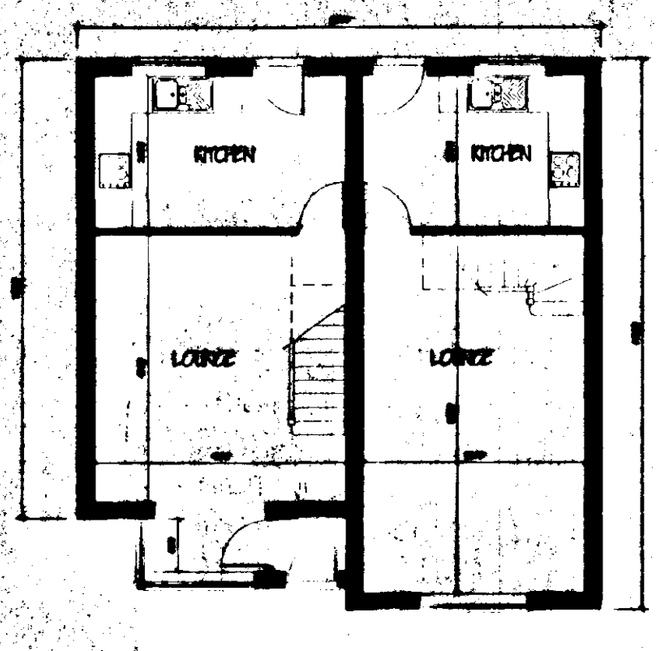
EAST ELEVATION

FACING BRICK : MARSHALLS " MELES BLEND"

ROOFING : MARLEY MODERN CONCRETE TILE SMOOTH GREY



FIRST FLOOR



GROUND FLOOR.

SOUTH HOLLAND DC
HOUSING & PLANNING
08 JUN 1998
Ref:

revision	date	init.	revision details.

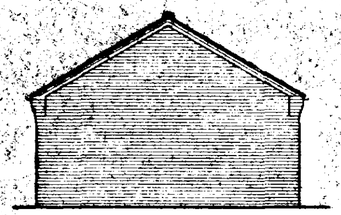
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 6LF
Tel/Fax : 01406 423762 Mobile 0410 290852

Client
J. TYRRELL ESQ.

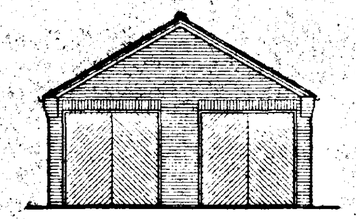
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LONDON ROAD,
SPALDING,
LINC'S.

Drawing.
Plans.
SUPERSEDED

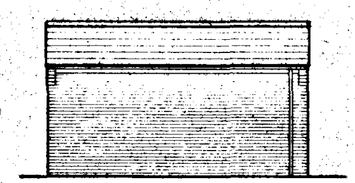
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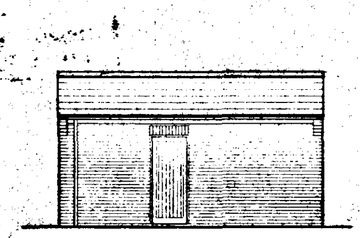
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Fernyhalgh specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. CHECK ON SITE. 38 x 100 ridge wall plate bedded on mast and cements 25 x 175 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air vent and fly proof screen. All structural timber to be min.SC3 grade.

WALLING.
Fair brickwork to B.S. 5628:1978 for Brickwork and B.S. 187:1978 for calcium silicate bricks. Cavity walls 280mm : Plank walls 105mm with 215 x 215 piers at mid point.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

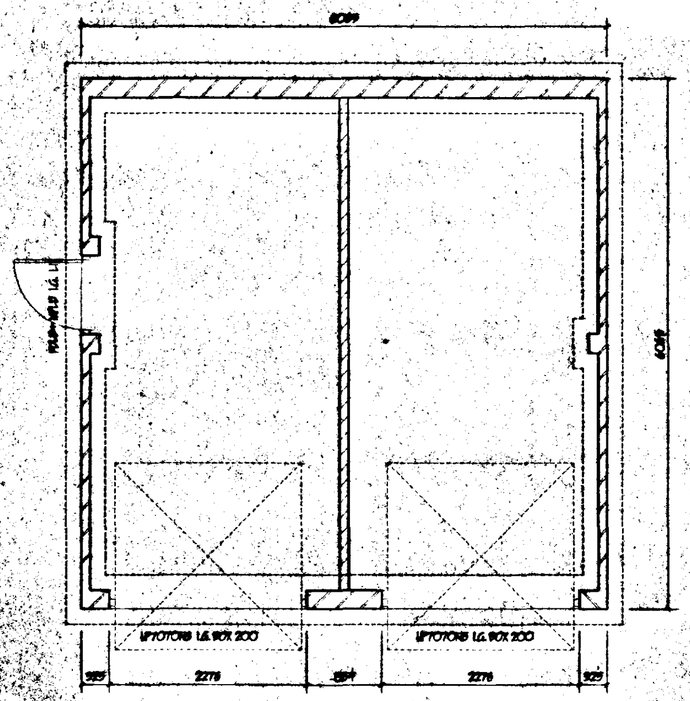
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm SRM min. concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. to ply min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all 5N/A min to B.S. 5928: 1990. All foundations taken down to firm bearing stratta min. depth of 600 to top of foundations or should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

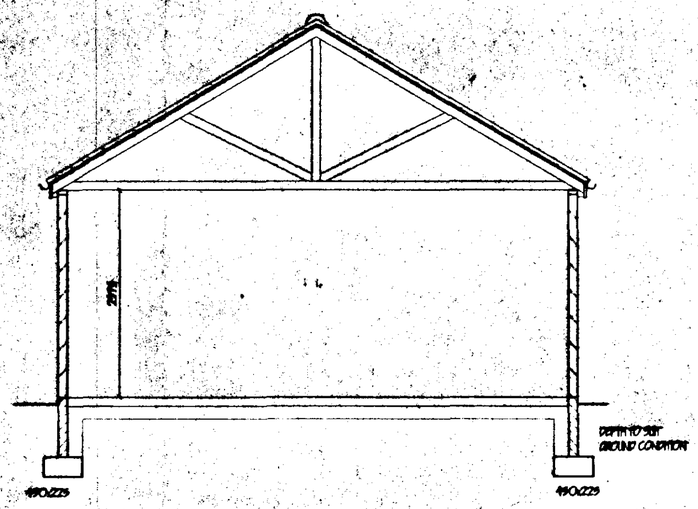
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 89 dia. rainwater pipes 82.4 dia. watermark pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 9.0m from dwelling.

LINTELS.
All lintels to be manufactured by Ibstock Ltd. and fixed installed in accordance with industry' instructions, and to have min. end bearing of 150mm and all external positions to have cavity tray D.P.C. to CP 121. Lintels to appear to be underlined with 12.7 fireline board or receive 12mm render and stop.

SERVICES.
All materials to be installed unless otherwise stated and all components and materials etc. to be used fixed 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.



FLOOR PLAN



SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
08 JUN 1998
Ref: 0513/98/

DETERMINED
PLAN

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BROMAVON, MOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax: 01406 423782

Client
J. TYRRELL ESQ.

Project.
PROPOSED PAIR OF GARAGES
LONDON ROAD,
SPALDING,
LINC'S.

Drawing.

Scale 1:50 1:100	Drawing No.
Date. JULY '97	Drawn. J.C.