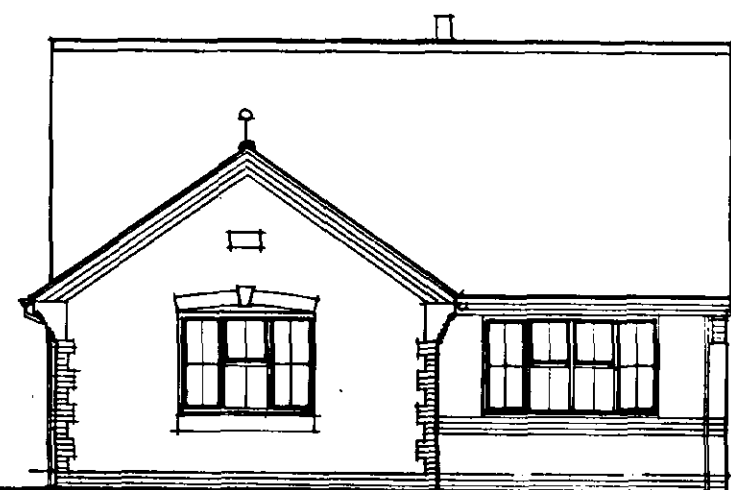


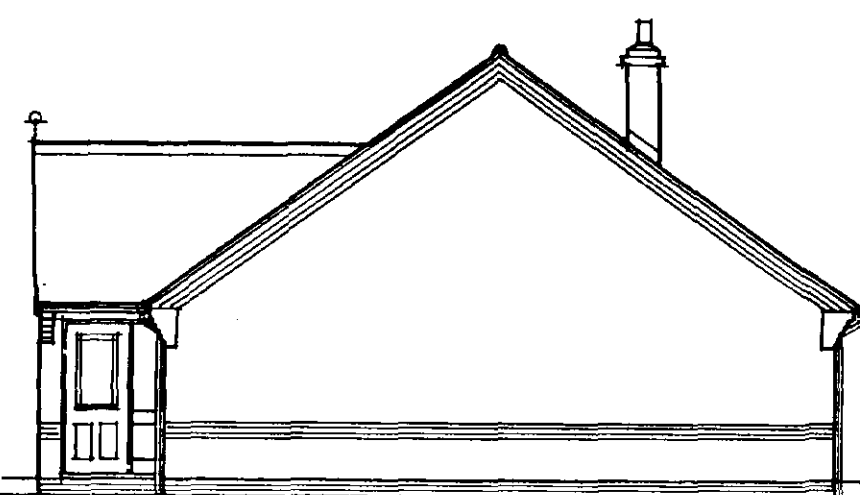
elevations



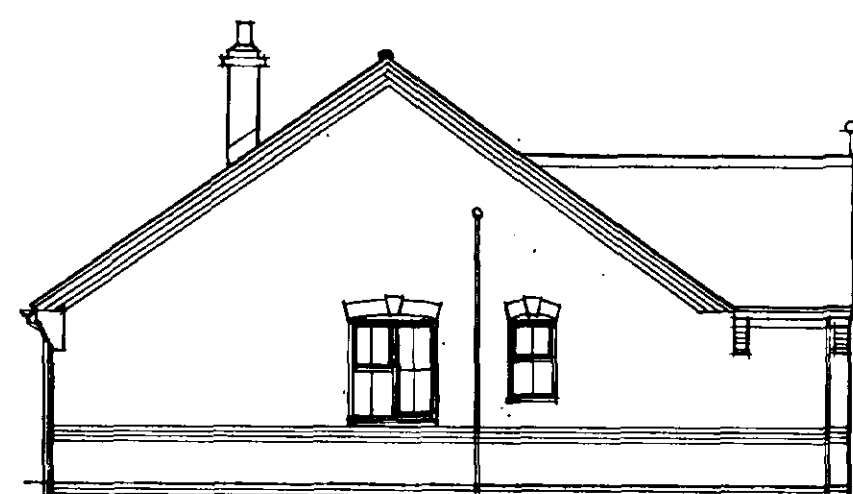
front elevation



rear elevation

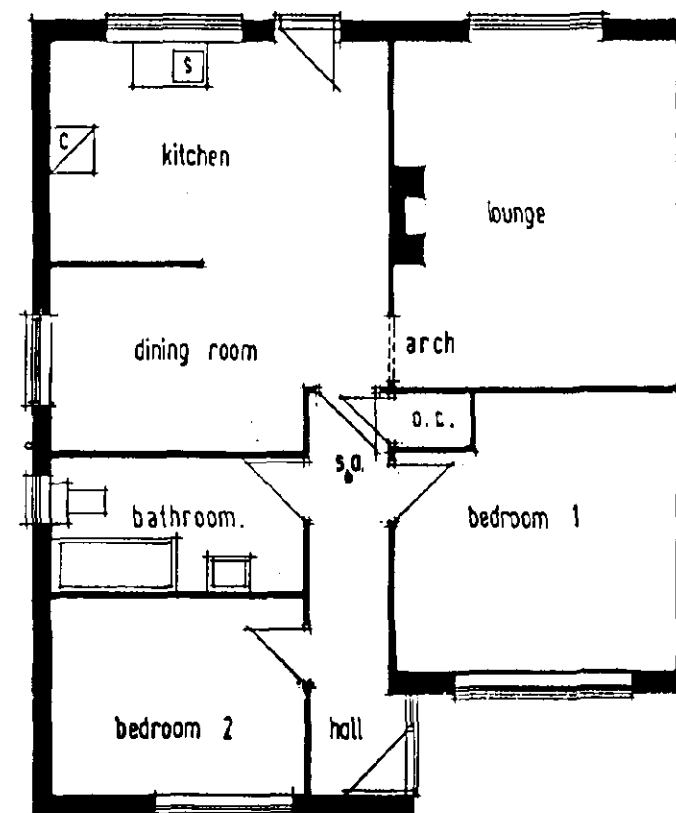


side elevation



side elevation

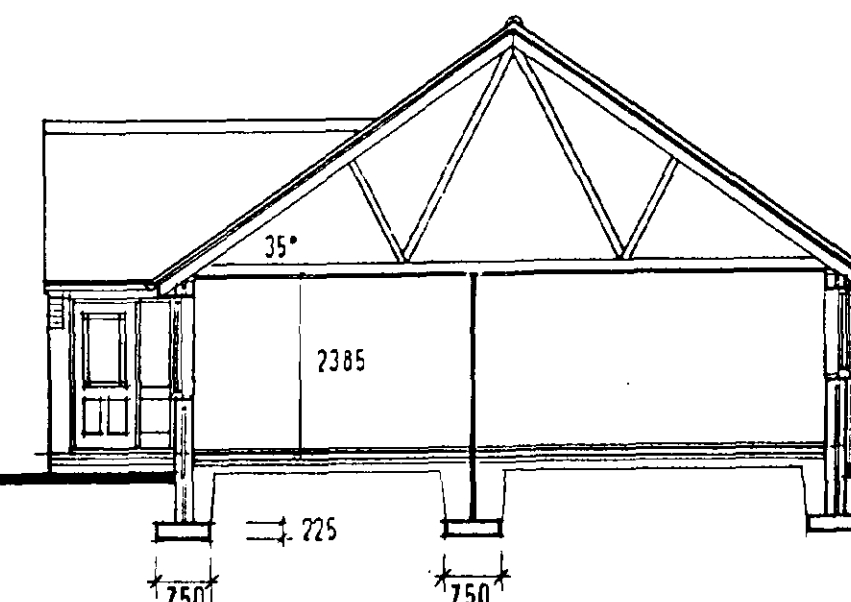
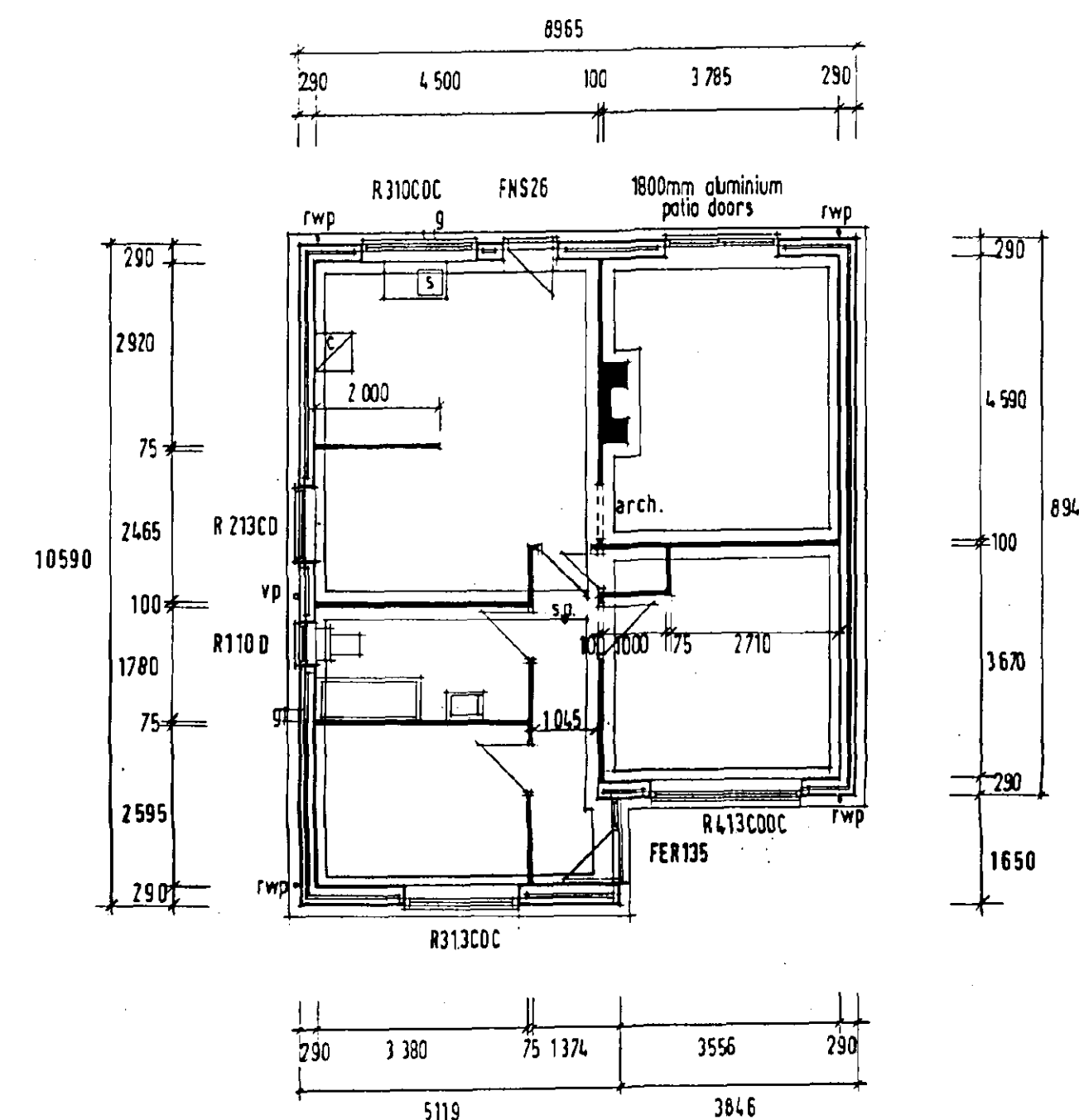
your home plan



lounge	15' x 12' 5"
kitchen	14' 9" x 8' 6"
dining room	11' 1" x 8' 1"
bedroom 1	12' 5" x 12'
bedroom 2	11' 1" x 8' 6"
bathroom	11' 1" x 5' 10"

all dimensions are approximate and are only shown as being imperial equivalent sizes.

working drawing



section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation (FND2) to the satisfaction of the local authority. Reinforced concrete mix to be RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turboblock, to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1978.

Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.

Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabato cavity closer to provide max. 1.2W/m² deg.C.

Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. DRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 446 and BS 6950 (Part 1), I.G. or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 19.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on unsteamed roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digest BS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into 1/2 cu.m. soakaway per fallpipe run not less than 4500mm from dwelling or into surface water system.

DRAINAGE - FOUL 40mm bath and sink wastes 32mm L.B. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION To habitable rooms by 8000m² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

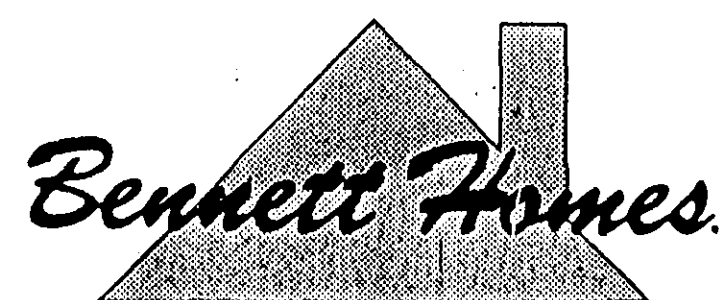
FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

HEATING By gas roomheater in lounge with Class 1 flue with 165mm square rebated clay flue liners to BS 1181: 1971 (1977). Combustion air supply by 150mm sgw pipe under floor slab with 150mm concrete protection or by alternative means.

Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L section 1 diag. 5 and para. 1.37 - 1.41. Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.



BUNGALOW TYPE LN/Hsp.II MOD.
RUSHFORD.

SOUTH HOLLAND HOUSING PLANNING
27 MAY 1997
Ref: 057891

SCALE 1:100

Mr. J.H. & Mrs. J. Whiteman Plot 66 Wygate Park, Spalding.

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

DRAWN BY JH
CHECKED BY

John R Whisson Dipl. Arch. (Sheffield) RIBA

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3

Maximum column spacing
Total width 9.1m single sided 33m spacing staggered 35m.

- 5 metre Stanton Metro Borough steel column with GI Corrosion Protection
- with 0.5 metre bracket arm and Philips M126 SDX plus side entry lantern fitted with NEMA photocell socket controlled by Selic Electronics Type 841 photocell electronic, 1 Part, 10.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

All Columns to be provided with REC supplies

DRAINAGE NOTES

All works to comply with Building Regulations, 1995
Road gully connections to be 150mm dia. clayware pipes
Private drain connections to adoptable sewers to be clayware pipes.
Remaining private drains to be 110mm dia. U.P.V.C. or clayware unless otherwise stated.
All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
Private drains and sewers which pass adjacent to building foundations to be constructed in accordance with Part H1 of the Building Regulations.
All private drains to incorporate preformed inspection and shallow access chambers where possible.
Traditional chambers (privates) to be constructed using precast concrete sections with 150mm concrete surround.

Depth to LL M.H. chamber size (Internal)

10m or less 450 x 450mm (normally s. preformed chamber 0.5m depth or less)
15m or less 1200 x 750mm or 1200mm dia.
Over 15m 1200 x 750mm or 1200mm dia.

Inspection chambers situated in drives to have Grade B covers and frames.
Inspection chambers situated in areas not subject to vehicular loading to have Grade C covers and frames.
Rubbisher developments to be connected directly to surface water drain via 68/110mm adaptor, removable to allow for rodding.
Position of yard gullies shown in garage drives are nominal only and may be adjusted on site.

All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.S. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND

Existing foul water sewer.....
Existing surface water sewer.....
Proposed foul water sewer.....
Proposed surface water sewer.....
Proposed backdrop.....
Proposed foul water drain.....
Proposed surface water drain.....
Proposed inspection chamber (traditional).....
Proposed preformed inspection chamber (depth 900mm or less).....
Proposed preformed inspection chamber (depth 600mm or less).....
Proposed shallow access chamber.....
Proposed rodding eye.....
Proposed chamber invert level.....
Proposed gully gullies in garage drives to be trapped.....
Suspended slab, where appropriate.....
Proposed slab level.....
Proposed soakaway.....
Proposed Vacuum Point as IC.....

Extra Facing Brick Courses Required
Boundary Wall

Storm Foul

FL 2.750

VP

Notes

- All adoptable sewers to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition.
- No trees to be planted within 4.5m of the centre line of carriageway.
- From crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid with a 25mm upstand above the carriageway and two purpose made dropper kerbs.
- Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 36m wide using 125mm x 150mm precast concrete kerbs to BS 2445:1979 (Fig 21a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
- Vehicle crossings - base shall consist of a compacted thickness of 300mm of DoT Type 1 Granular Sub-base.
- Live way markings and any necessary signing to be agreed on site with the divisional surveyor.
- Pedestrian Crossing points to be provided with Tactile Paving as per LCC Design Guide 3.16.3

Highways

- All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition.
- No trees to be planted within 4.5m of the centre line of carriageway.
- From crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid with a 25mm upstand above the carriageway and two purpose made dropper kerbs.
- Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 36m wide using 125mm x 150mm precast concrete kerbs to BS 2445:1979 (Fig 21a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
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- Pedestrian Crossing points to be provided with Tactile Paving as per LCC Design Guide 3.16.3

LEGEND

Standard stock trees approx 2.00m to 2.400mm high as follows:

- A Acer Platanoides
- B Fagus Grandifolia
- C Malus John Downie
- E Prunus Avium Plena
- F Prunus Kanzan
- G Sorbus Aucuparia Xanthocarpa
- H Sorbus Joseph Rock

Planting Techniques: Standard stock trees/Tree pits to be 750 dia. x 600 deep, bottom of pit to be broken up to 150 deep pit to be backfilled with a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no. proprietary ties. Shrubs/bulb preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertilizer to BS4428:1988 & Amendment Not (1991)

Shrubs/ground cover selected from following listed at approved centres.

Cotoneaster Skogholm at 450 c/c's
Viburnum Tinus at 600 c/c's
Hedera Helix Vars at 300 c/c's
Elaeagnus Pungens Maculata at 750 c/c's
Fatsia Japonica at 750 c/c's
Aucuba at 750 c/c's Japonica Variegata or Japonica Crotonifolia
Cylissus Praxos at 600 c/c's
Rosa Rugosa Shirozweig at 600 c/c's
Sanicula Sunshine at 600 c/c's
Hypericum Calycinum at 750 c/c's

Front gardens to be grassed with oak posts & ornamental chain.

1.8m high brick screen walls
1.8m close boarded fencing

Hawthorn (Crataegus Monogyna) hedging

Hedging: Trench to be excavated to depth of 400 bottom to be broken up to depth of 150.
Trench to be backfilled with mixture of excavated soil and organic manure.

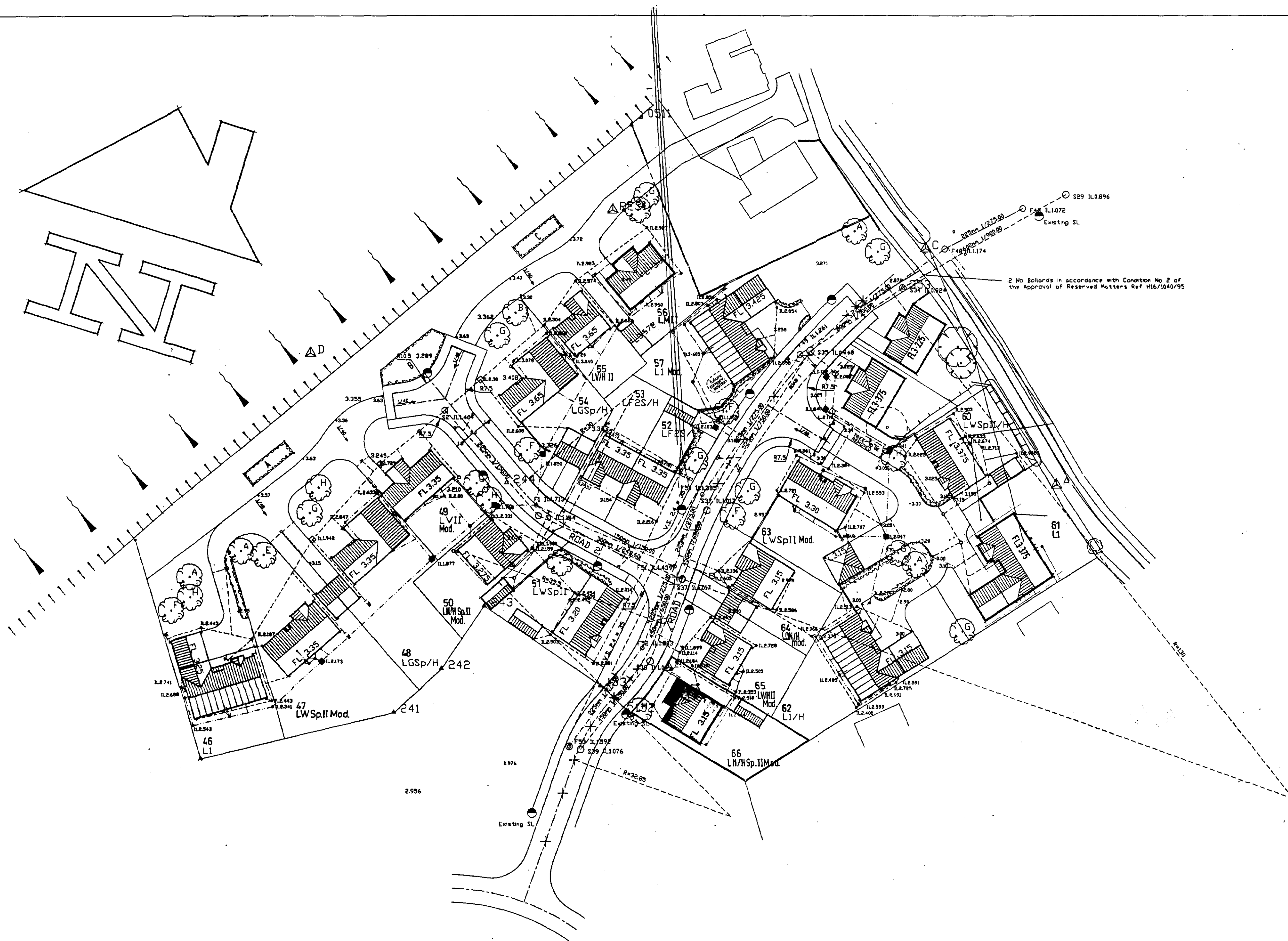
MR. J. H. & MRS. J. WHITEMAN,
PLOT 66, WYGATE PARK,
SPALDING.

Bennett Homes

'PHASE 2'
RESIDENTIAL DEVELOPMENT OFF,
WYGATE PARK, WOOLRAM WYGATE,
SPALDING, LINCOLNSHIRE.

SITE & DRAINAGE SCALE 1:600
DRAWING NO.1050 12/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860785



SOUTH HOLLAND DC
HOUSING PLANNING
27 MAY 1997
Ref: 05791

Datum 0.0m ADDN										
S.W.S. Invert Level	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077
S.W.S. Details	450mm 1/650.00 EXISTING	450mm 1/650.00 EXISTING	450mm 1/650.00 EXISTING	450mm 1/650.00 EXISTING	525mm 1/750.00 EXISTING	600mm 1/950.00 EXISTING	600mm 1/950.00 EXISTING	600mm 1/950.00 EXISTING	600mm 1/950.00 EXISTING	600mm 1/950.00 EXISTING
F.W.S. Invert Level	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077
F.W.S. Detail	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING	225mm 1/275.00 EXISTING
Centre Line Level	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866
Details	Grad 1/150.00	R=32.85 L 14.623	R=39.5 L 17.624	STRAIGHT	R=41.30 L 6.667	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00
Ground Level	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866
Chainage	0.000	10.000	20.000	26.302	30.000	34.000	41.300	47.600	53.600	60.000

ROAD 1

Datum 0.0m ADDN										
S.W.S. Invert Level	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077
S.W.S. Details	300mm 1/243.60 CLASS M CONC PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED	225mm 1/150.00 CS36mm x 4 CLAY PIPE TYPE S BED
F.W.S. Invert Level	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077	1.077
F.W.S. Detail	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED	150mm 1/150.00 CS40mm x 4 CLAY PIPE TYPE S BED
Centre Line Level	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866
Details	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00	Grad 1/150.00
Ground Level	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866	2.866
Chainage	0.000	2.796	6.001	10.000	13.444	14.677	20.000	24.720	29.000	34.000

ROAD 2