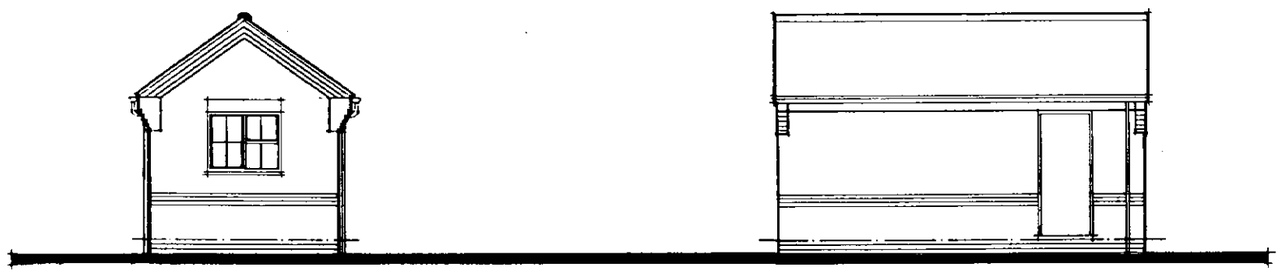


front elevation

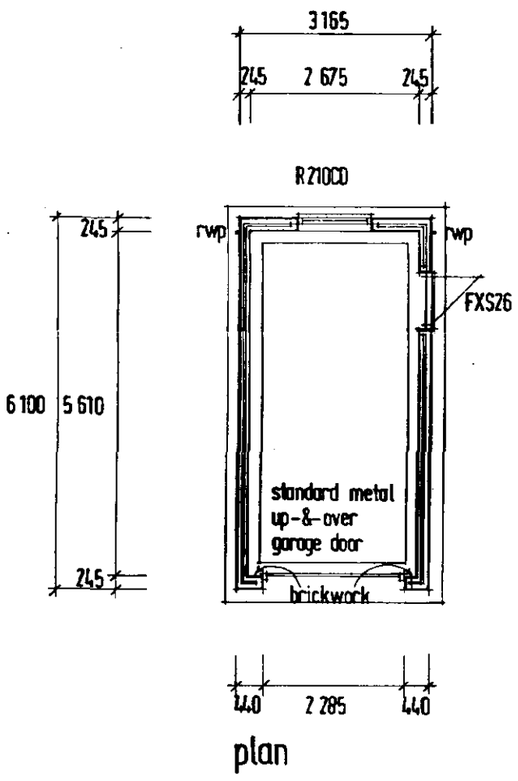
side elevation

section



rear elevation

side elevation



plan

NOTATION :

FOUNDATIONS To be FND2 mix 750x225mm to satisfaction of local Authority.

WALLS 103mm Facing Brick , 52mm Cavity , 90mm Thermalite Shield block , Wall ties to BS1243 : 1978.

FLOOR 100mm fairface concrete on 100mm hard core or similar .

LINTOLS Galvanised steel lintols to BS 449 , IG or similar approved .
Lintol over garage door to be 225x100mm box lintol.

ROOF Covered with concrete interlocking roof tiles on 25x38mm pressore impregnated battens on roofing felt. All structural timbers to be stress graded. Gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS5268 (part2) 1984 & BS5268 (part3) 1985. Diagonal bracing and longitudinal members , 100mm wall plates , 125x50mm sprockets pressure impregnated.

ROOF DRAINAGE 100mm PVC gutters with 63mm downpipes discharging to 1cu.m soakaway per downpipe run not less than 4500mm from dwelling through 100mm sgw pipe seconds .

LATERAL SUPPORT To be in accordance with AD A1/2 c. 37 Diagram 19 .

DPC Felt d.p.c to BS 743 .

GARAGE DOOR 7' x 6'6" Up and over with timber frame .

SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUN 1998
Ref: 0585/98

BENNETT HOMES

PITCHED ROOF GARAGE
6100mm x 3165mm
20'x 10'

SCALE 1/100

Mr. J. A. & Mrs. A. R. J. Dix, Plot B35, Wygate Park, Spalding.

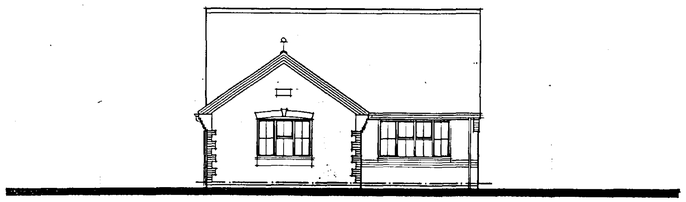
DETERMINED
PLAN

Bennett plc., Hallmark Building,
Lakenheath, Suffolk. IP27 9ER 01842 863 200

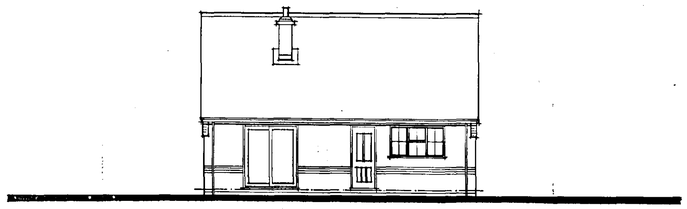
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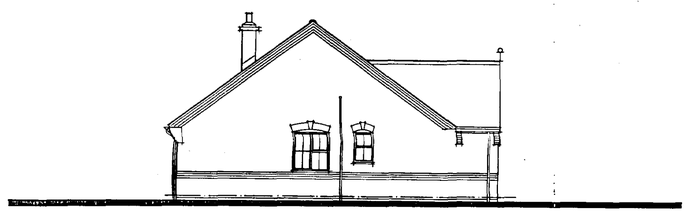
elevations



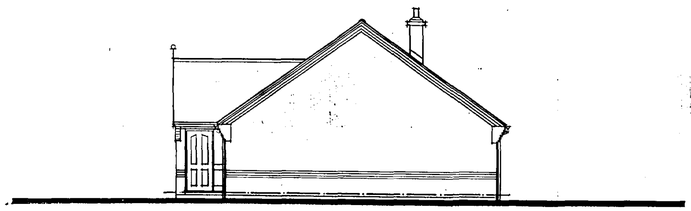
front elevation



rear elevation

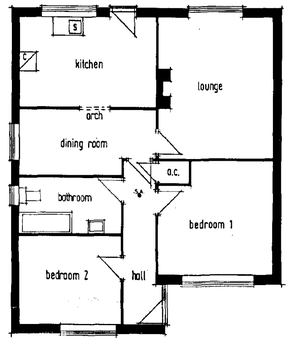


side elevation



side elevation

your home plan



lounge	15' x 12'5"
kitchen	14' 9" x 9' 6"
dining room	11' 1" x 7' 1"
bedroom 1	12' 5" x 12'
bedroom 2	11' 1" x 9' 6"

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

BENNETT HOMES

BUNGALOW TYPE LN/H Sp. II Mod.
RUSHFORD

SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUN 1998
Ref: 0535/98

SCALE 1:100

Mr. J.A. & Mrs. A.R. J. Dix, Plot 835, Wygate Park, Spalding.

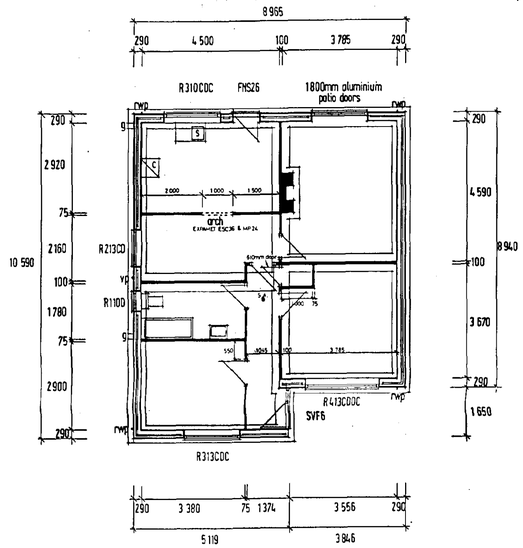
DETERMINED
PLAN

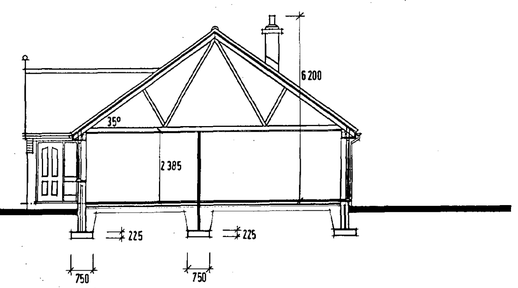
Bennett plc., Hallmark Building,
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working drawing





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 Turbablock, 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 Thermabate 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. BRC 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 DS 449 and BS 5950 (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 10.

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 [illegible] roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests 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 ½ 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.D. 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 185mm square rebated clay flue liners to BS1181: 1971 (1977). Combustion air supply by 150mm sgw pipe underfloor 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.

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the W.C.A. unless otherwise instructed.

2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerbs laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340, 1979 Fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 2 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of Dot Type 1 Granular Sub-base.

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 pipe chambers and in accordance 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 (private) to be constructed using precast concrete sections with 150mm concrete surround.

Depth to I.L.	N.M. chamber size (internal)
1.0m or less	450 x 450mm (normally a preformed chamber 0.9m depth or less)
1.5m or less	1200 x 750mm or 1050mm dia.
Over 1.5m	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.
Rainwater downpipes to be connected directly to surface water drain via 68/110mm adaptors, removable to allow for rodding.
Position of yard gullies shown in garage drives are nominal only and may be adjusted on site.

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND

Storm Foul

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 — FL2.750
Proposed soakaway
Proposed Vacuum Point see IC. — VP

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.720	71.958	1.444	2.660	1.011	1.000	C
S12	129.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.922	114.267	1.069	2.612	1.233	1.000	C
S10	154.655	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	76.523	0.967/L17E	2.800	1.383	1.000	C
EXS8	159.724	59.753	0.900	2.690	1.340	2.500	C
S7	242.287	108.558	-2.795	2.530	0.936	1.050	D
EX	252.937	85.115	1.200	2.840	1.415	2.500	C
S5	314.278	129.344	2.944	2.460	0.884	1.025	D
EXS4	325.631	85.701	1.200	2.730	1.305	2.500	C
S3	379.031	183.436	1.819	2.294	0.750	1.025	D
S2	387.861	136.765	1.250	2.528	1.628	1.025	C
EX	414.433	122.870	0.900	2.910	1.485	2.500	B

Standard stock trees approx. 2m to 2.4m high as follows.

Ac Acer Campestre (Field Maple)
Apa Acer Palmutum (Maple Varieties)
Ap Acer Plataniodes (Norway Maple)
Bp Betula Pendula (Silver Birch)
Cb Carpinus Betulus (Common Hornbeam)
Mf Malus Floribunda
Pp Prunus Padus 'Plena'
Rp Robina Pseudoacacia 'Frisia'
So Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

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

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius 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. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingesweg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.

—— 1.8m High brick screen walls

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

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no. proprietry ties.
Shrubs - bed 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 fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).

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 Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

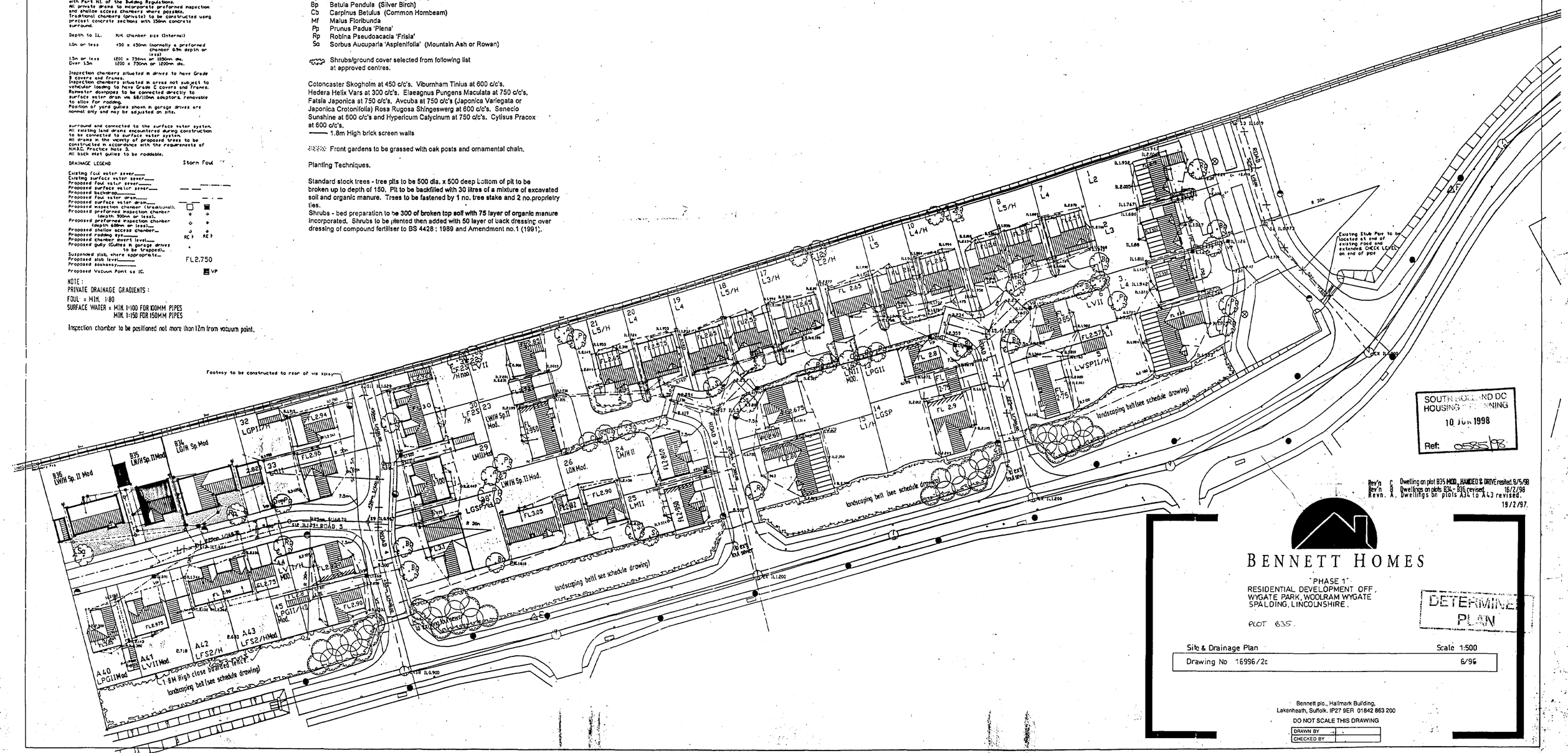
INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

Existing 6 metre steel columns

Street light to L.C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

NORTH



MTC
The Michael Thomas Consultancy
162 High Street, Newmarket
Suffolk CB8 9AQ
Tel(01638) 560514 Fax(01638) 660516

TITLE
BENNETT PLC
WYGATE PARK SPALDING
LAYOUT

ORIG	DATE 2/96	
CHKD	SCALE 1/500	
APPR	FILE	
JOB NO -	DRAWING NO 16996/2	REV D

Rev'n C Dwelling on plot 835 MOD. HANDED & DRIVE resited 9/5/98
Rev'n B Dwellings on plots 834 - 836 revised. 16/2/98
Revn. A. Dwellings on plots A34 to A43 revised. 19/2/97.

BENNETT HOMES

PHASE 1
RESIDENTIAL DEVELOPMENT OFF, WYGATE PARK, WOOLRAM WYGATE SPALDING, LINCOLNSHIRE.

PLOT 835.

DETERMINING PLAN

Site & Drainage Plan — Scale 1:500

Drawing No 16996/2c — 6/96

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