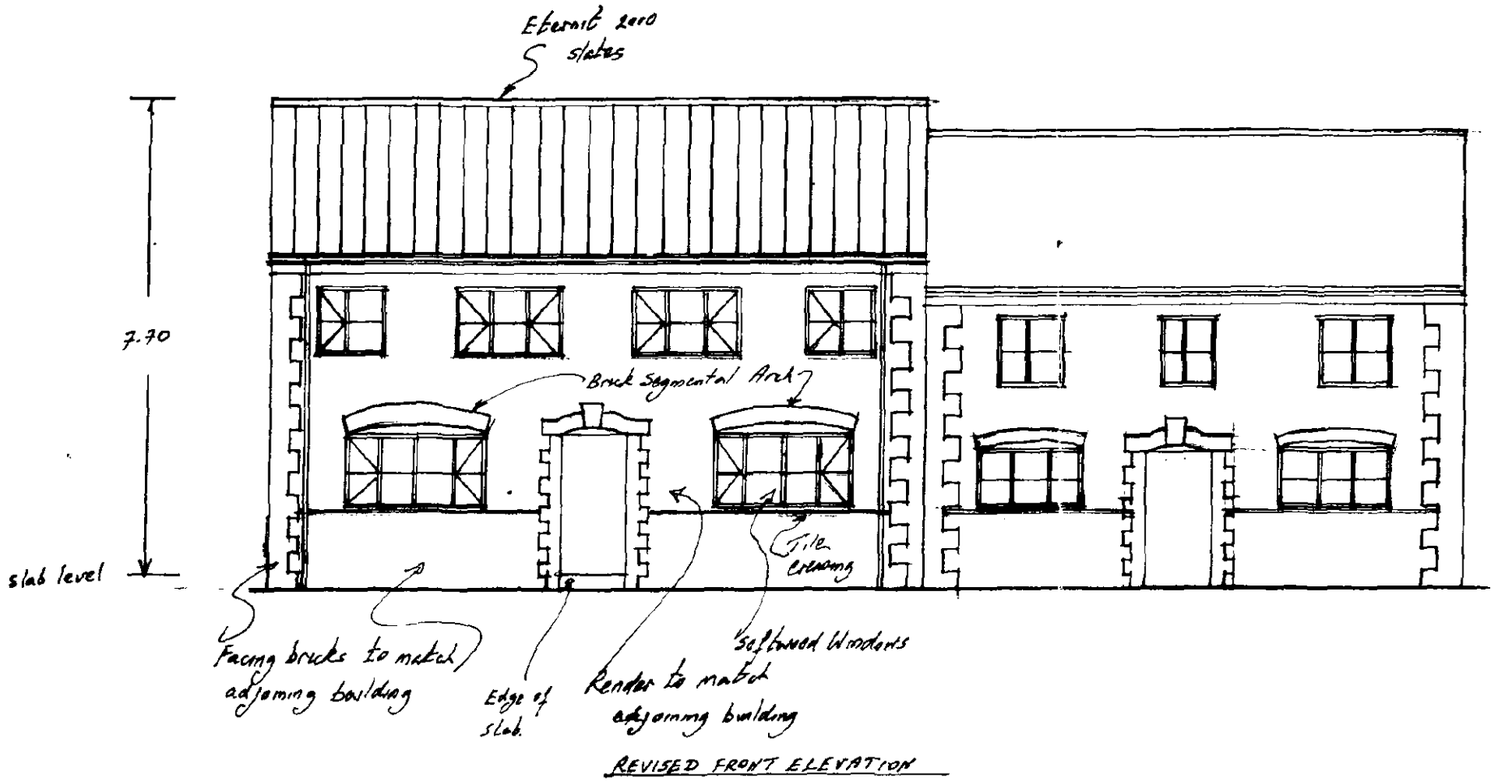
AMENDED PLAN
Ref. 416/0679/94/A1

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 FEB 1995
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DPO NKM
DDPO BS
ADP



REVISED FRONT ELEVATION

DETERMINED PLAN

DATE : 22/12/94

SCALE : 1:100

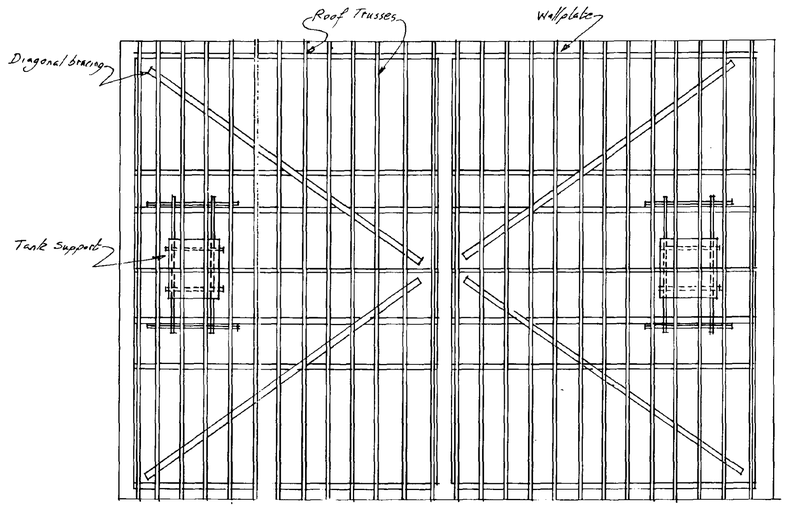
PROJECT : PROPOSED TWO DWELLINGS AT 34 HOLBEACH RD SPALDING

CLIENT : MR R STANTON

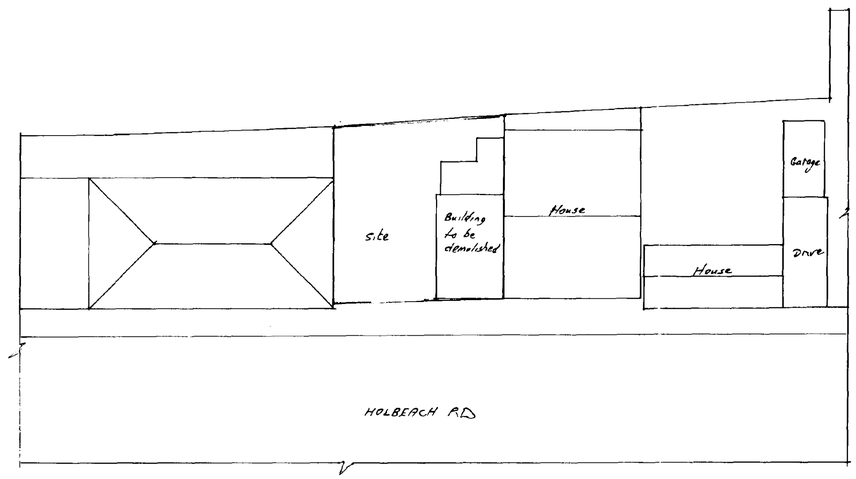
TITLE : REVISED FRONT ELEVATION

DRAWING NUMBER [illegible]

JOHN W MOSES
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
PE11 3PL

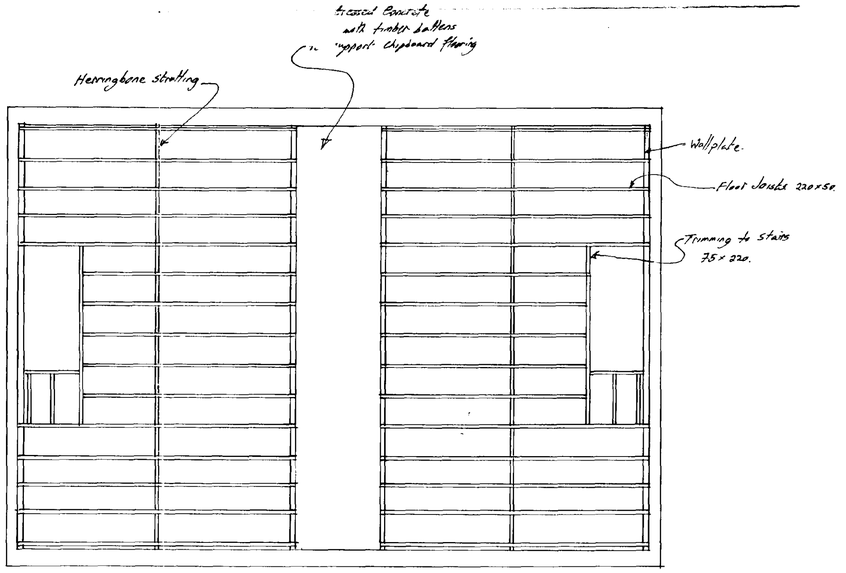


ROOF PLAN

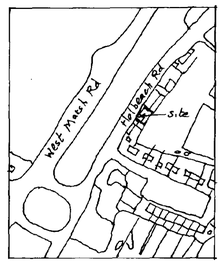


SITE PLAN

11
3/
33
/36



FLOOR PLAN



BLOCK PLAN

SOUTH ... D.C.
PLAN DEPT.
12 JUL 1994
REF. 0679/94

DATE : 7/7/94

SCALE: 1:50 1:200 & 1:2500

PROJECT: PROPOSED TWO DWELLINGS AT 34 HOLBEACH RD SPALDING

CLIENT: MR R STANTON

TITLE: PLANS

DRAWING JWM/HOLRDNEW2/2

JOHN W MOSES
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING PE11 3PL
TEL & FAX (0775) 762824

DETERMINED
PLAN

FOUNDATIONS
Depth and type of foundations shall be determined on site by borehole when the construction work starts as the composition of the substrata is unknown

Foundations to be taken down to a firm load bearing strata minimum 1.0m deep if in shrinkable subsoil in accordance with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
Strip off all vegetable soil .
65mm thick cement and sand screed
500g polythene membrane
25mm thick polystyrene insulation,
100mm minimum thickness C20P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc at walls
100mm minimum thickness Hardcore.If in excess of 100mm fill to maximum 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm thick.
25mm sand blinding

WALL CONSTRUCTION
Below Ground
Cavity wall 265mm thick as follows:-
External Leaf : Class A concrete blocks
Cavity : 65mm wide
Inner Leaf : Class A concrete blocks

Above Ground
Part
Cavity wall 265mm thick as follows:-
External Leaf : 100mm thick load bearing insulation blocks
Cavity : 65mm
Inner Leaf : 100mm thick load bearing insulation blocks

Part
Above Ground
Cavity wall 265mm thick as follows:-
External Leaf : Facing bricks to match existing
Cavity : 65mm
Inner Leaf : 100mm thick load bearing
insulation blocks

Brickwork below damp proof course level to be F.L.quality

Wall Ties
Stainless steel position not exceeding 900mm horizontally and 450mm vertically and staggered.To be inserted at every block course vertically to all returns and reveals.

Damp proof Course
To be inserted a minimum of 150mm above finished ground level.
An insulating vertical damp proof course to be inserted at all cavity closures
Cavity trays to be built into cavity walls,stepped as applicable,immediately above an abutment.

Verges
Verges shall be formed with slates bedded over the gable in coloured gauged mortar onto 150mm wide asbestos cement strip.The Asbestos strip shall be bedded onto brickwork with coloured cement Mortar The bedding surface shall be primed with PVA bonding agent. The slates shall project 50mm over gable walls or bargeboards.

Ridge
Type :Half round
The ridge tiles shall be half round tapering units in 330mm lengths;securing each unit with metal clips and two copper nails.

Mrtar
All bedding mortar shall consist of 1 part cement to 3 parts sharp sand.

Ventilation
Over fascia Ventilator from Cavity Trays of Yeovil fix to the top of the fascia.

Type T ventilator from Cavity Trays fixed to each truss.

PITCHED ROOF CONSTRUCTION
Trusses
Gangnail trusses to the pitch shown on the drawing shall be fixed at 400mm centres.They shall be designed,fixed and braced in accordance with BS5268 pt 3:1985 and secured with proprietory stainless steel clips to wall plates.

Wall plates
Install 50 x 100mm tanalised wall plates where shown on the drawings.

Bracing
Longitudinal bracing shall be 25mm x 100mm and fixed at right angles to the trusses and extend the whole length of the roof and installed at every unsupported node point.Adjacent to the rafters the brace should be fixed to the web allowing the diagonal rafter brace to pass through.The bracing shall be nailed to every truss using 2 No 3 35mm x 65mm galvanised wire nails.

Diagonal bracing shall be 25mm x 100mm and nailed to the underside of the rafters is fixed at the wall plate and shall run up to the ridge at an angle of approximately 45 degrees to the ra ters.The bracing shall extend to the whole extent of the roof with a minimum of four braces being provided.The bracing may be omitted to no more than two trussed rafters between bracing sets and single trussed rafters adjacent to the face of gable and party walls.Diagonal bracing shall be nailed to every truss using 2 No 3.35mm x 65mm galvanised nails.

Strapping
Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 1800mm centres.The straps shall be fixed to a minimum 3 No rafters,joists etc.and fixed 150mm into the wall cavity. 50 x 50mm noggings shall be fixed between rafter joists etc before the straps are fixed.

Install straps to wall plates at 1800mm centres 1700mm long fixed to blockwork.

All straps shall be 30 x 6mm galvanised mild steel.

EXTERNAL DOORS AND WINDOWS
Windows

Manufacturer : Boulton and Paul
Type : Horizontal Bar

Glazing Double Glazed
Windows less than 800mm and doors less than 1500mm above floor level to have laminated or toughened glass in accordance with BS6206:19

Room	Window Size		Room Area	Vent Area Needed	Glass Area Achieved	Vent Area Achieved
Living Room	W1	2.40 x 1.20	21.5	1.08	1.94	1.10
Kitchen	W2	1.20 x 1.20	7.74	.39	0.88	0.96
Bedroom 1	W3	1.80 x 1.20	11.07	.55	1.41	0.96
Bedroom 3	W4	1.20 x 1.20	6.38	.32	0.88	0.96
Bathroom	W5	1.20 x 1.20	3.78	.19	0.88	0.96
Bedroom 2	W6	1.20 x 1.20	7.56	.38	0.88	0.96

Window Boards shall be 200mm x 25mm with rounded edge.

External Doors:
Manufacturer:- Boulton and Paul

Door	Size	Type	Extras
D1	762 x 1981	Lancaster	Weatherboard.Letter Plate,Water Bar
D2	762 x 1981	Chedworth	Weatherboard,Water Bar

Door Furniture

D1	Victorian Letter Plate	1No
D1	Brass door chain	1No
D1	Brass Barrel Bolt	2No
D1	Brass Hinge Pack 4"	1No
D1	5 Lever Security Lock BS3621	1No
D1	Lever lock pack DFLLOCV	1No
D2	Brass Barrel Bolt	2No
D2	Brass Hinge Pack	1No
D2	5 Lever Security Lock BS3621	1No
D2	Lever Lock Pack DFLLOCV	1No

External Door frames shall be the FN26M

Internal Doors
Internal Doors shall be Moulded and Embossed Colonist doors size 762 x 1981mm.

Door Furniture shall be Internal Door packs except for Bathroom which shall be th Bathroom door Pack.

Internal Linings shall be 4DL26 complete with loose stops.

Architraves shall be 19mm x 50mm chamfered and rounded

Ceilings
The finish to the soffit of the prestressed concrete floor over the passage way shall be as for the walls above.

PLUMBING
Rainwater
Install 115mm PVC gutters to fascia with all necessary brackets,stop ends,outlets etc.

Install 64mm PVC downpipes securly fixed to walls at 1800mm centres with all necessary offsets,swannecks,adaptors etc and jointed to drainage.

Sanitary Installation

Soil Pipes
Install 110mm diameter UPVC soil and vent stack complete with W.C.connector,bends,access door,boss connectors,connection to drain and balloon grating

Wastes
Install 40mm diameter pvc wastes to sinks,showers ,baths and washing machine upstand.
Install 32mm diameter pvc wastes to wash hand basins.
Install traps with 75mm deep seal
Install bath with combined trapped waste and overflow.
All waste pipes shall be rodable at each change in direction and readily accessible throughout their length.
Above ground drainage to comply with BS5272:1978

Sanitary Fittings

Supply and fit stainless steel sink,38mm chromium plated waste,plug,chain and stay;fized on base unit size 1200 x 600mm complete with a pair of Pillar taps to BS 5412 chromium plated 13mm nominal size.

Supply and fit low level coloured W.C suite vitreous china close coupled washdown 'P'trap pan ,9 litre cistern,flushing bend and connector,platic ring seat,fiting pan with screws to concrete floor,fixing cistern brackets with screws to brickwork.

Supply and fit coloured bath,3 mm glass fibre reinforced acrylic;38mm chromium plated waste,plug,chain and overflow fitting;pair 19mm chromium plated pillar taps:1690mm long complete with enamelled hardboard Bath panels to side .

Supply and fit coloured lavatory basins in vitreous china:32mm chromium plated waste,plug,chain and stay;complete wtih pedestal stand.

ELECTRICAL INSTALLATION

All work shall be carried out in accordance with the latest I.E.E.Regulations.Install new system from consumer unit in ring mains and install lighting and power points in positions as directed.
Provide the following :-

	Lighting Points	Double Sockets	Equipment Points
Living Room	2	4	TV point,Phone,Thermostat
Kitchen	1	4	Boiler,Fan,Cooker
Landing	1(2 Way)	1	
Bedroom 1	1	2	
Bedroom 2	1	2	
Bedroom 3	1	2	
Bathroom	1		Fan,Shaver Point,

Smoke Alarms
Provide and fit mains operated self contained smoke alarm that conform to BS 5446 Part 1.

Provide and fix fan to Kitchen to provide 3 Air Changes per hour complete with ducting to outside air,hole through cavity wall and face plate fixed to external face.

Provide and fix fan to Bathroom to give 1 Air change per hour complete with ducting to outside air,hole through cavity wall and face plate fixed to external face.

Provide and fix shaver point.

DRAINAGE
Surface
Excavate and lay where shown on the drawings 100mm diameter flexible jointed UPVC drains on 100mm thick gravel bed with the gravel haunched up to half the height of the pipe.

Soakaways
Form soakaways a minimum of 5m from the building.Soakaways to be excavated size 1200 x 1200 x 1200mm deep backfilled with brick rubble to 300mm below ground level.A polythene sheet to be laid over the top and the ground made good with vegetable soil.

Foul
Excavate for and lay where shown on drawings 100mm diameter UPVC pipes on 100mm pea gravel bed and surround to a gradient of 1 in 7\.
Where pipes pass below the Building and are within 300mm of the underside of the floor slab they shall be encased in concrete integral with the floor slab.
Where pipes pass through walls they are to be protected as follows:-
Form opening with lintel over and with rigid sheet material to the sides of the opening with a 50mm clearance of the pipe.
Joint foul drain to pubic sewer.

GULLIES
Install where shown on the drawing trapped rodable gullies connected to drain with the necessary bends.
Below Ground drainage to comply with BS8301:1985

Insulation
The cavity shall be filled with Crown Dritherm Fibreglass insulation batts.

LINTELS
Lintels in cavity walls to be I.G. Type L1/S and have a minimum end bearing of 150mm and to be installed in strict accordance with the Manufacturers instructions.

Location	Type	Length
W1	L1/S 70	2700
W2	L1/S 70	1500
W3	L1/S 70	2100
W4	L1/S 70	1500
W5	L1/S 70	1500
W6	L1/S 70	1500
D1	L1/S 70	1200
D2	L1/S 70	1200
D3	L1/S 70	1300
D4	L1/S 70	1300
D5	INTERNAL	1200
D6	INTERNAL	1200

ROOF
Slates
Manufacturer :Eternit
Type :Slates
Fixing :Two copper nails and one copper disc rivet
The roof shall be covered in tiles fixed strictly in accordance with the manufacturers instructions.

Battens
Type :38 X 25mm tanalised softwood
Fixing :90 x 3.35 Wire Nails

Battens shall be at least 1.2 m in length and shall be of sufficient length to be supported at each end and intermediately by at least 3 rafters.trusses or walls.Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Type: Approved reinforced roofing felt type 1F to BS 747
The underlay shall be laid over rafters lapped 150mm at joints and secured with galvanised clout nails.The underlay shall extend over fascia boards and into gutter.Water traps behind the fascia shall be avoided.If necessary a continuous fillet to support the underlay shall be provided.

Eaves
Eaves shall have double course.Eaves shall be formed with standard size slates .Eaves slate shall be laid at the same pitch as the main body of tiling and shall overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Insulation
The insulation shall be 150mm glassfibre laid between trusses.

Fascias
Shall be WBP plywood 200mm x 12mm.

Soffit
Shall be WBP plywood 150mm x 12mm

Framing
Frame out for fascia and soffit with 38 x 50mm tanalised timber.

Water tank support consisting of 18mm thick WBP plywood fixed to two 50 x 100mm bearers running under the tank with two 50 x 150mm bearers under running parellel with the trusses and two 50 x 100mm bearers running across four trusses.

FIRST FLOOR CONSTRUCTION

First Floor
18mm thick tounged and grooved chipboard floor panels.
50 x 220mm SC3 grade tanalised floor joists at 400mm centres.
50 x 50mm herringbone strutting at midspan of floor or as shown on the drawing.

Wall plates
Install 50 x 100mm tanalised wall plates where shown on the drawings.

Strapping
Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 1800mm centres.The straps shall be fixed to a minimum 3 No rafters,joists etc.and fixed 150mm into the wall cavity. 50 x 50mm noggings shall be fixed between rafter joists etc before the straps are fixed.

Install straps to wall plates at 1800mm centres 1700mm long fixed to blockwork.

All straps shall be 30 x 6mm galvanised mild steel.

First Floor over Passage
Prestressed Concrete beam floor bedded on block walling.The floor shall incorporate timber battens to receive chipboard flooring.The thickness and details of the flooring will be in accordance with the Structural Engineers Calculations.

STUDWORK PARTITIONS
To the first floor form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200 centres.Cover with 12.7mm plasterboard,scrim tape joints and plasterskim.Provide double floor joists under partitions.

ROOM VENTILATION
All habitable rooms to have opening vents equal to at least 1/20th floor area.
All bath/shower rooms to be mechanically ventilated direct to the external air having an extraction capacity of 15l/sec giving one change of Air per hour
Kitchens to be mechanically ventilated direct to the external Air having an extraction capacity of 60 l/sec giving three changes of Air per hour.
All habitable rooms shall have background ventilation through an opening of at least 4000mm2.

JOINERY
STAIRCASE

Staircase to be manufactured by Boulton and Paul type SL9W3 900mm maximum overall width with minimum clear width of 800mm.Maximum pitch to be 42 degrees with a rise of 200mm and going of 223mm with 13 risers.Handrail to be 900mm above the pitch line of the staircase and 900mm on landing.Balusters at 100mm centres.Ensure minimum of 2m headroom over staircase.

KITCHEN FITTINGS
Supply and fit the following Kitchen fittings supplied by Boulton and Paul.These shall be Langley Type Fittings:

Sink unit	600 x 1200 x 900	Type KS612D	1 No
Base Unit	600 x 600 x 900	Type KB66D	2 No
Base Unit	600 x 1200 x 900	Type KB612D	1 No
Store Unit	600 x 600 x 1950	Type K766	1 No
Worktop	600mm long		1 No
Worktop	1.20 m long		2 No

WALL FINISHES
Internal finish to be 13mm thick render and set plaster to give a maximum 'U'value of .45W/m2 per degree centigrade.

Metal lintels to be clad with 12mm gypsum plaster to give a minimum half hour fire protection.

WALL TILING
Provide and fix in Kitchen and Bathroom to walls and cills ceramic wall tiles 150 x 150mm fixed with waterproof adhesive and grout.Tiles to be selected and areas to be tiled to be 3 m2.

CEILING FINISHES
The ceilings shall be covered with 12.7mm thick plasterboard fixed in accordance with the manufacturers instructions.The boards shall be fixed to all sides and all necessary noggings shall be installed.

The ceiling shall be finished with Artex applied in accordance with the manufacturers instructions.

EXTERNAL FINISHES
Walls
The finish to the external Blockwork shall be cement lime and sand (1:1:6) rendering 18mm thick.The rendering shall be applied in two coats and finished with a wooden float.

Cold Water Supply
Supply and fix new 15mm diameter copper rising main from ground floor entry in the Kitchen to new cold water storage tank in Roof space. Include for all stopvalves,ball vaves and draw off valves.

Supply and fix new PC70 plastic cold water cistern with a capacity of 182 litres.The cistern shall comply with BS 7181:1989 together with BS 417 and 4213.The cistern shall be insulated and have a ridgid close fitting and securly fixed cover.The cover shall be made of material which does not shatter or fragment when broken and which will not contaminate any water which condenses on the underside.It shall fit closely around any vent or expansion pipe which passes through it.The cistern shall have an air inlet or vent pipe which is screened to exclude light and insects and the overflow pipe must be similarly screened.

Supply and fit 22mm diameter plastic overflow pipe from cistern to the external air.

Supply and install 15mm copper cold water pipework to provide cold water supply to all appliances in the building including washing machine point.

Supply and install 15mm cold water feed to boiler incorporating a Combi filling loop..

HEATING AND HOT WATER

Supply and fit Wickes Combi 2000 combination boiler with a minimum of 60,000 BTU/hr for central heating and hot water.This boiler shall be wall hung in the Kitchen with a balanced flue. The boiler to have a timer control and be connected to a seperate room thermostat.

Radiators shall be positioned as shown on the drawing.

Radiator Schedule

Living Room	1850 x 620mm	Double
Kitchen	1200 x 620mm	
Bedroom 1	1550 x 620mm	
Bedroom 2	1200 x 620mm	
Landing	350 x 620mm	Double
Bedroom 3	950 x 620mm	
Bathroom	650 x 620mm	

Supply and install 15mm and 22mm copper pipework to supply the system.

Supply and install 15mm copper pipework to all appliances incuding the washing machine point.Allow for all stopvalves,and draw off valves

GAS INSTALLATION

Supply gas from mains to meter.Supply and install meter box into cavity wall at position shown on drawing

Supply Gas supply to Combination Boiler from meter.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 JUL 1994
REF 0679/94

DATE : 7/7/94

SCALE:

PROJECT:PROPOSED TWO
DWELLINGS AT 34
HOLBEACH RD
SPALDING

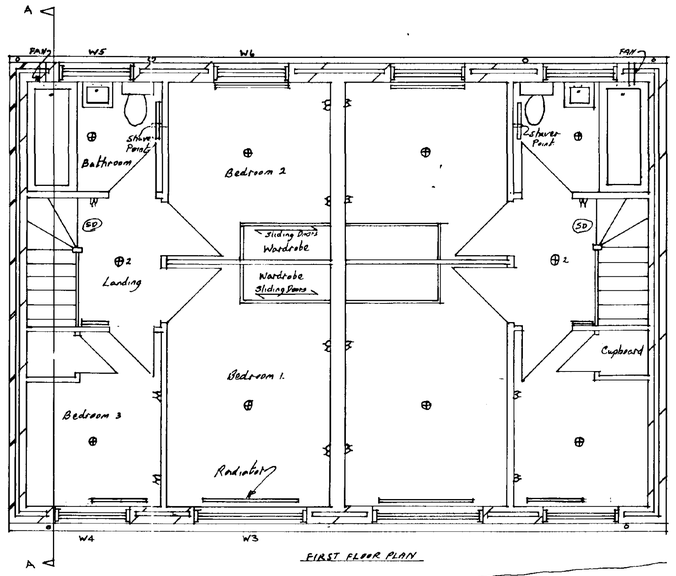
CLIENT: MR R STANTON

TITLE: SPECIFICATION

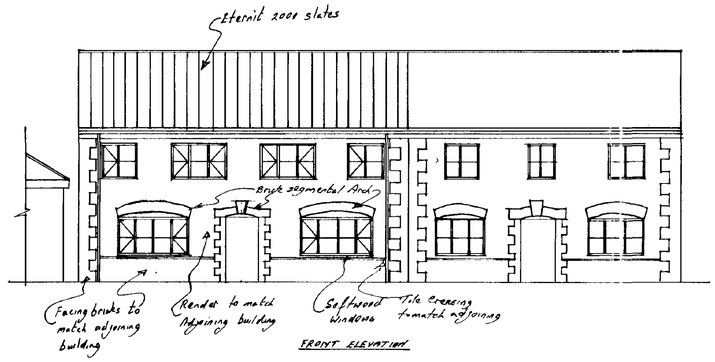
DRAWING JWM/HOLRDNEW2/3

JOHN W MOSES
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING PE11 3PL
TEL & FAX (0775) 762824

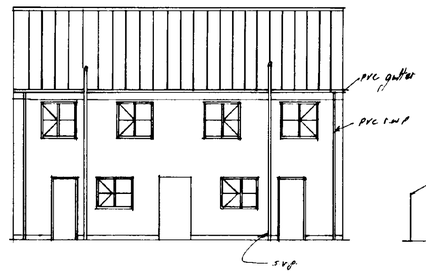
DEPARTMENT PLAN



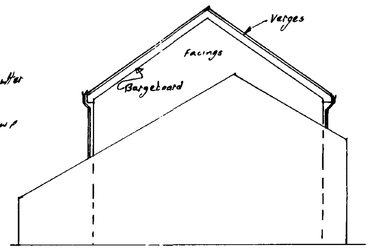
FIRST FLOOR PLAN



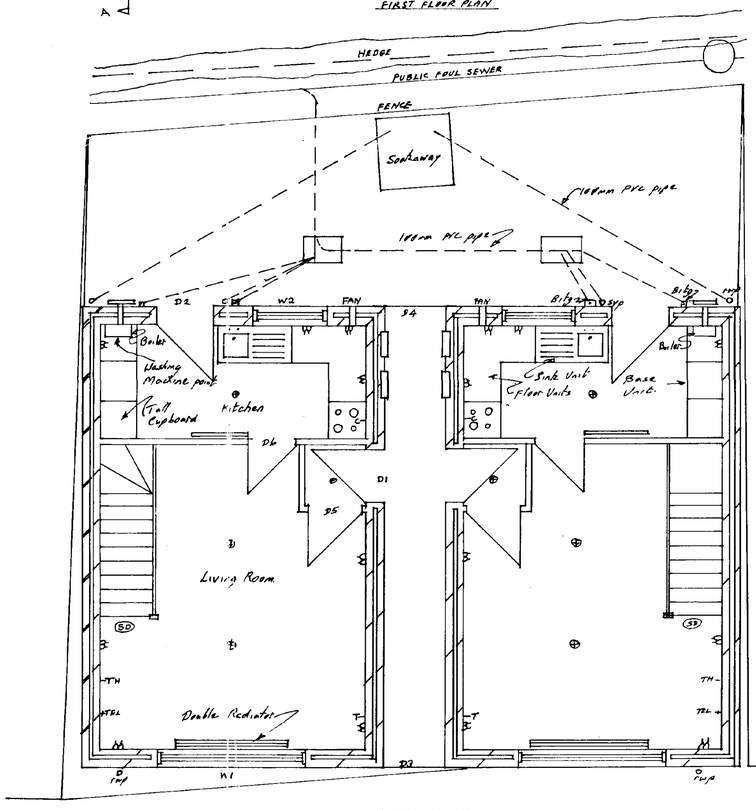
FRONT ELEVATION



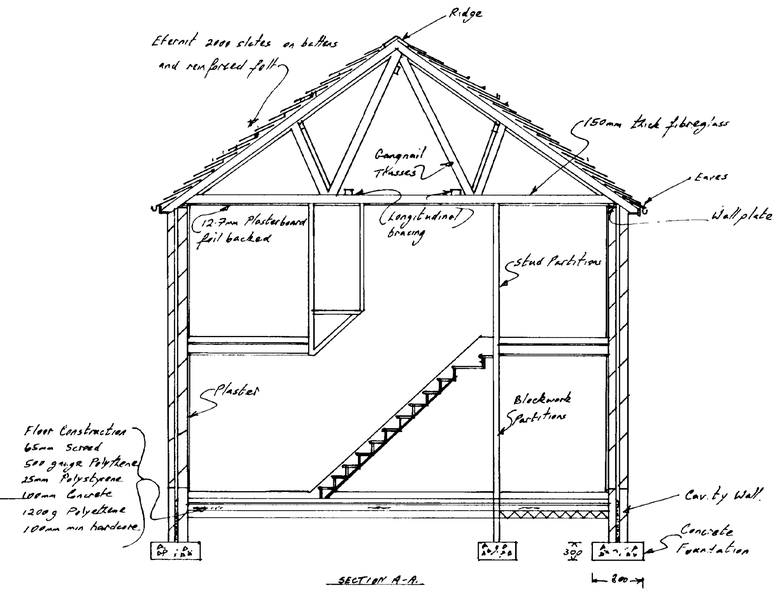
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



SECTION A-A

Electrical

- Light Point
- ⊛2. Two Way Lighting
- 3 Double Socket
- T- T.V. point
- TH- Thermostat
- (SD) Smoke Alarm
- TEL Telephone Point
- C- Cooker Point
- FAN - Extractor Fan
- Boiler - Boiler Connection

Note

All Architectural details to match the adjoining dwellings.

Amendments

29/7/94. Arches, brick plinth Creasing

SOUTH HOLLAND D.C.
PLAN DEPT.
29 JUL 1994
REF. S079/94

AMENDED PLAN.

Ref.

DATE : 7/7/94

SCALE: 1:100 & 1:50

PROJECT: PROPOSED TWO DWELLINGS AT 34 HOLBEACH RD SPALDING

CLIENT: MR R STANTON

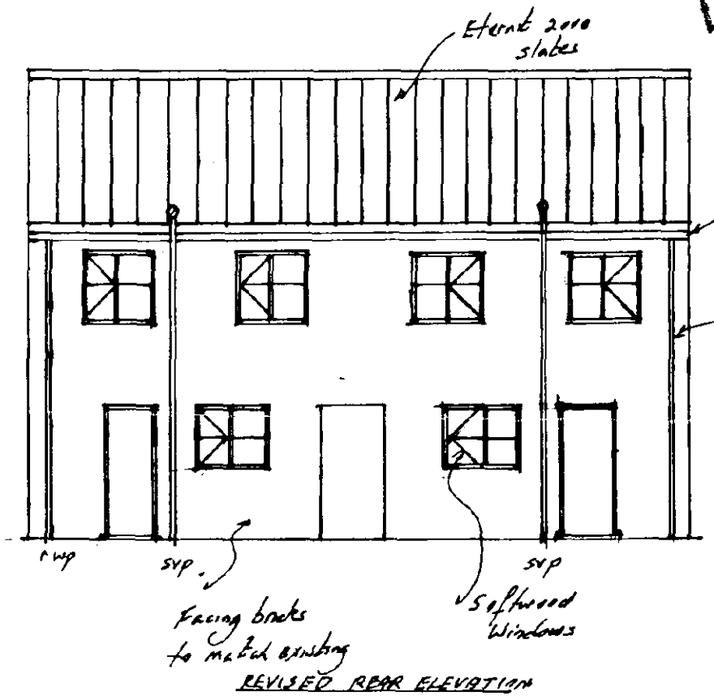
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DRAWING JWM/HOLRDNEW2/1A

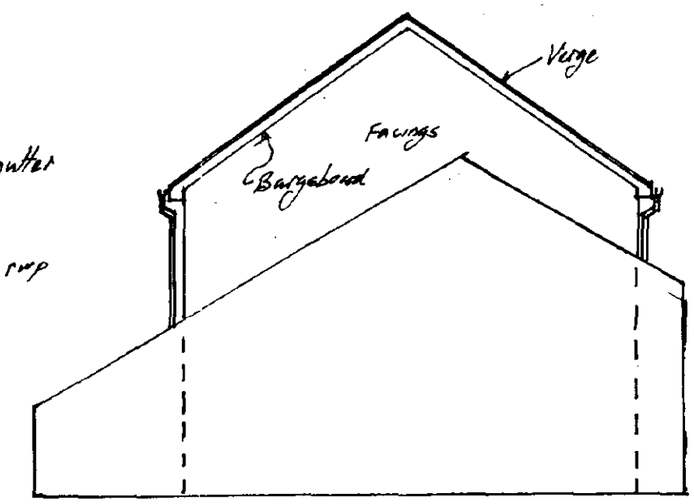
JOHN W MOSES
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING PE11 3PL
TEL & FAX (0775) 762824

DETERMINED PLAN

SUPERSEDED



REVISED REAR ELEVATION



REVISED SIDE ELEVATION

AMENDED PLAN
Ref A/1

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1995
File Nos.

DATE	: 23/1/954
SCALE	: 1:100
PROJECT	: PROPOSED TWO DWELLINGS AT 34 HOLBEACH RD SPALDING
CLIENT	: MR R STANTON
TITLE	: REVISED REAR AND SIDE ELEVATION
DRAWING	: JWM/HOLRDNEW2/2B

JOHN W MOSES
CHARTERED SURVEYOR
33 FAIRVIEW WAY
SPALDING
PE11 3PL