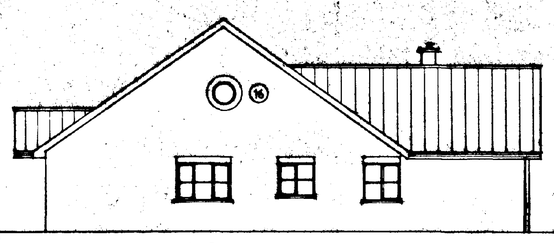
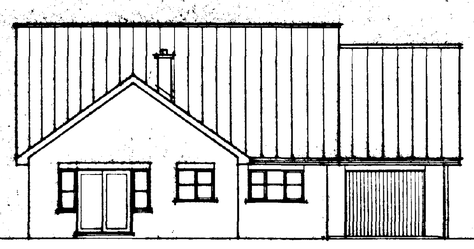


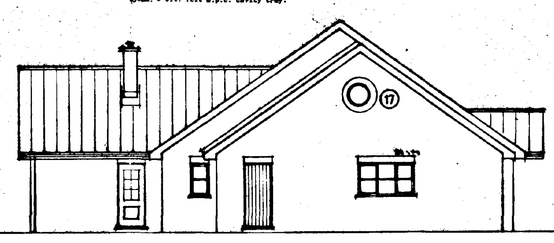
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

**Walls**

250 cavity walls to comprise of:
100 Fenn bak (see note 1 below for details)
50 cavity, filled with Bcomex dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No.: 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

**RAINWATER GOODS ETC.**
P.V.C. rainwater goods, 100 half round gutters and 65 ø downpipes.
65 x 175 p.s.e. fascia and bargeboards.

**WATER SUPPLY**
Position tap and electricity meter boxes in position in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

**CEILINGS:**
To all roof ceilings provide 12.7 Gyproc Supalux plasterboard and either 3mm white or Artex finish.

**SAFETY GLAZING**
Provide safety glazing to BS 6206 to all windows to a min. height of 800mm above floor level plan doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors 1C within 300mm of door.

**SMOKE DETECTORS**
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

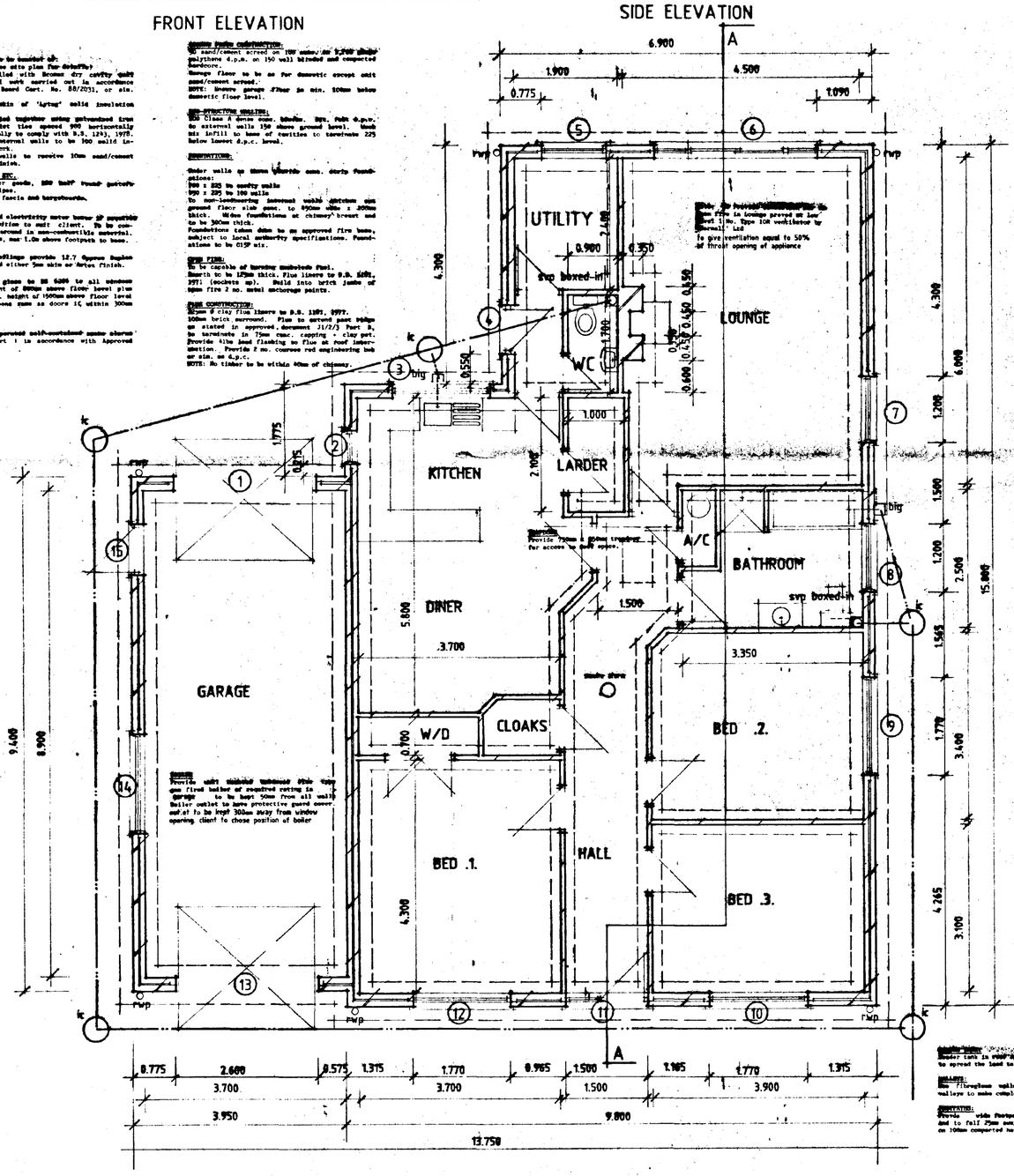
**Ground floor construction:**
100 sand/cement screed on 100 conc./sr. 1:2:4 slump polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Inside garage floor to be min. 100mm below domestic floor level.

**Sub-structure walling:**
100 Class A dense conc. blocks. Bpr. Felt d.p.c. to external walls 150 above ground level. Wash mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

**Foundations:**
Under walls to 450mm minimum conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls upstrom and ground floor slab conc. to 450mm wide x 200mm thick. 90 deep foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved fire base, subject to local authority specifications. Foundations to be 015P mix.

**Fire:**
To be capable of having combined flue.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of 65mm fire 2 no. metal anchorage points.

**Flue construction:**
102mm ø clay flue liners to B.S. 1181, 1977. 100mm brick surround. Flue to carried past ridge as stated in approved document J1/2/3 Part 3, be terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bob or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.




**Ventilation**
Provide Radix 220 by Nuaire Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable counter boards by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation

**Bathrooms**
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

**Hot water heating**
Provide system approved by British Gas or Approved and install by G.S.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

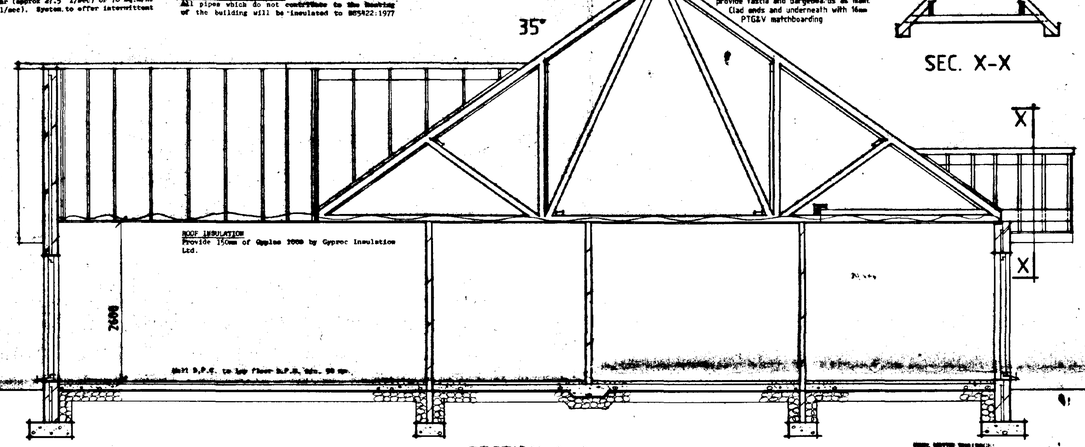
**Heating system**
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

**Insulated pipes and ducts**
All pipes which do not conform to the heating of the building will be insulated to BS5422:1977

**Canopy Construction**
Tiles, felt, battens all as main roof on 38x100 rafters and ceiling ties at 400% at 45° pitch + 25x200 ridge Rafters supported on 2no. 75x200 cantilevered beams total length of beam 1.900mm overhang approx. 1900mm to be fixed along its length to trusses at 600% and fixed down at end to roof wall with timber packs.
ALTERNATIVELY SUPPORT CANOPY ROOF WITH 2No SUITABLE TIMBER GALLOWS BRACKETS.
provide fascia and bargeboards as main.
Clad ends and underneath with 16mm PTG&V matchboarding




SEC. X-X

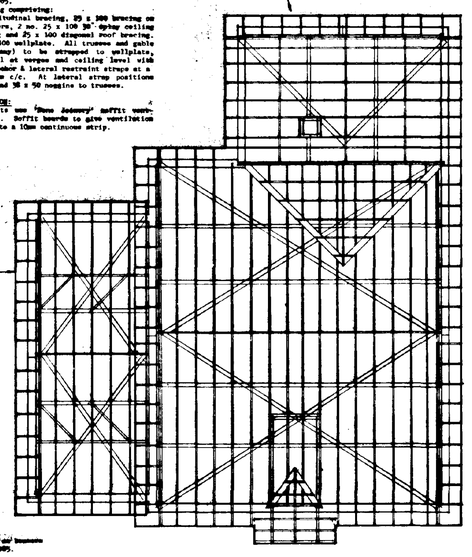



SECTION A-A

**Roof construction:**
50mm. interlocking roof tiles 38mm 50mm 400% pitch on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Trimplex F24 type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on diagonal members, 2 no. 25 x 100 @ 45° apex ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate, all trusses and gable ladders (if any) to be strapped to wallplate, gable gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.800m c/c. At lateral strap positions provide pack and 38 x 50 nogging to trusses.

**Eave ventilation:**
To roof soffits use 'Terra Ventilation' soffit ventilation boards. Soffit beards to give ventilation of equivalent to a 10mm continuous strip.

Brackets to be as main except use Fink type



Brackets to be as main except use Fink type

ROOF TRUSS PLAN

**Roof water drainage**
Roof water drains to be 100 ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Rainwater pipes or wall abutments with 50 compressible material.
100 ø soil and vent pipe to extend through roof and by flex-duct to suitable ridge vent
S & V P to be fitted with access plate at base 4m. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 38mm ø

**Drainage below buildings:**
150mm ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Provide access jars 1.200m ø manhoops sited 9.00m from buildings.

**Protection to pool and surface water pipework**
NOTE:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

**Cavity insulation**
Insulate cavity walls with Rockwool Ltd. Rockwall slab or similar approved to comply with B.S. 5618 1985 to give a U value of 0.45 W/m²K.

**Joinery and lintel schedule**

| No | reference | lintel | lgth |
|---|---|---|---|
| 1 | up and over garage door 2438 x 2134 high Henderson or similar style as shown | L1/HD | 3000 |
| 2 | H110C | L1/S | 1050 |
| 3 | H310CC | L1/XHD | 2100 |
| 4 | FNS-DDR1TD | L1/S | 1050 |
| 5 | H210C (OPP) | —"— | 1500 |
| 6 | H113C/1800x2100high Patio door/ H113 (OPP) | —"— | 3450 |
| 7 | H212C | L1/XHD | 1500 |
| 8 | H210C | L1/S | —"— |
| 9 | H312CC | —"— | 2100 |
| 10 | —"— | L1/XHD | —"— |
| 11 | FE150B-DDR1TD | L1/HD | 1800 |
| 12 | H312CC | L1/XHD | 2100 |
| 13 | same as 1 | L1/HD | 3000 |
| 14 | H310CC single glazed only | L1/S | 2100 |
| 15 | FXS-MFLD | —"— | 1200 |
| 16 | E6 | self support | |
| 17 | —"— | —"— | |

All specified joinery is by Messrs. Boulton & Paul Joinery Ltd. metric P.I. softwood range. (Opp) denotes 18mm bended. Lintels are by I.C. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

**Lintels**
To be by I.C. Lintels Ltd and installed in accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

**Internal lintels**
To be I.C. type 100 internal lintels.

**Ventilation**
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 8000 sq. mm.

**Eaves ventilation**
Provide 'Terra Ventilation' soffit ventilation boards to give ventilation equivalent to a 10mm continuous strip.

**Manhole covers**
Manhole tank in road shall be of suitable construction to spread the load to B.S. 5268 Part 3, 1985.

**Gullies:**
To be 'Fibreglass' gullies or provide 40% load bar gullies to make completely watertight.

**Edging:**
Provide 150mm wide Marshalite edging to paths and to fall 75mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

**Garage**
Provide wall mounted thermostat 450mm above floor level in garage to be kept 50mm from all walls
Boiler outlet to have protective guard cover and at to be kept 300mm away from window opening, client to chose position of boiler

SOUTH HOLLAND D.C.
PLAN DEPT.
14 JUL 1994
REF. 0681/54

DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW WITH GARAGE AT FEN END LANE, SPALDING, for

Mr. K. Blundell

Scales- 1:100 1:50
Date- Jan 94
Drawn- jpw
Drg. no.- 771764/2


Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7EB
Tel: 0406 424043 Fax: 0406 [illegible]

Notes and Restrictions

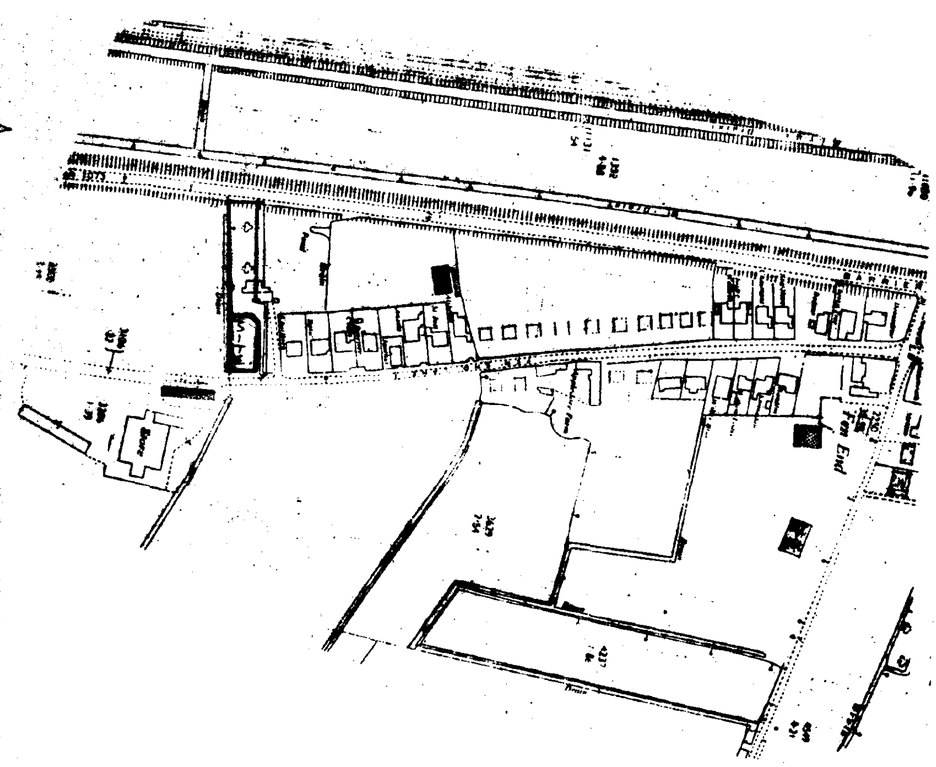
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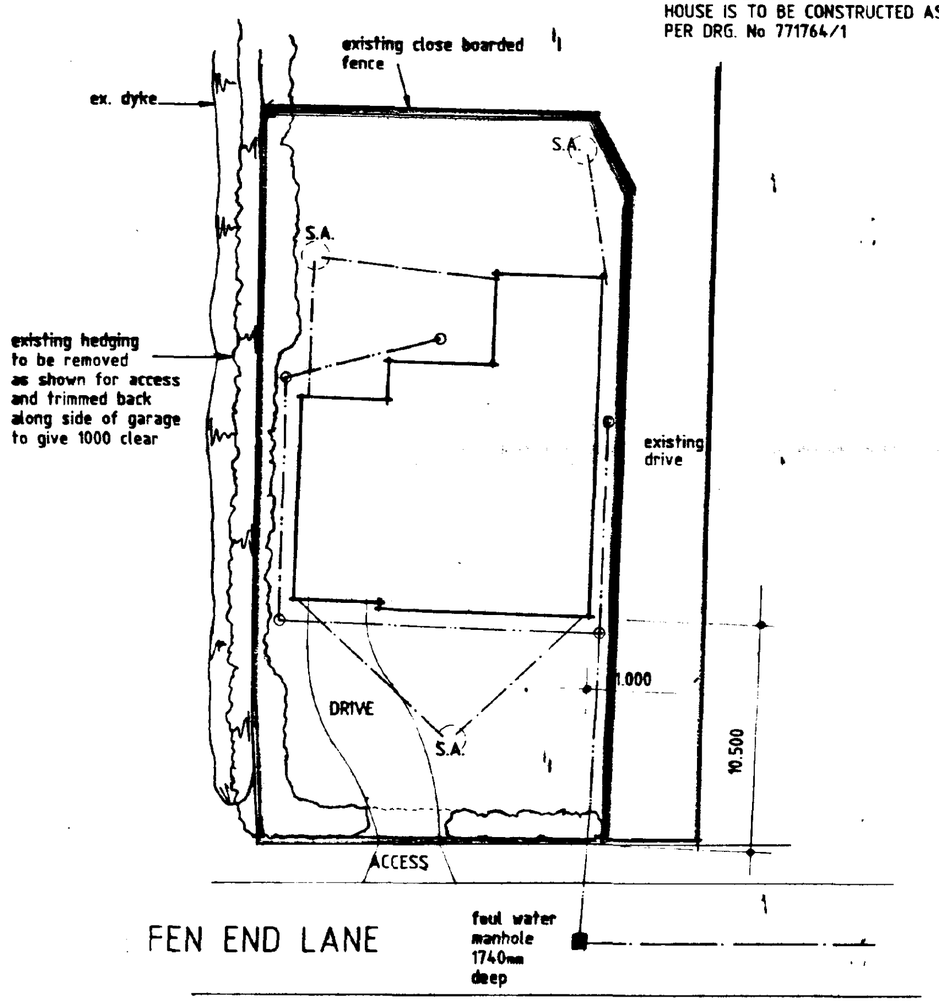
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# LOCATION PLAN

**NOTE**

BEFORE BUNGALOW IS COMMENCED A TURNING AREA TO THE EXISTING HOUSE IS TO BE CONSTRUCTED AS PER DRG. No 771764/1




# SITE PLAN

ACCESSES

Vehicular accesses to be min. 2.5 m wide and constructed all to L.A. requirements.

DRIVES

75 (19 down) washed gravel on 100 blinded and consolidated hardcore base. 50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.

FOUL DRAINS

CONNECT TO FOUL SEWER IN ROAD

EXTERNAL MATERIALS

SANDTOFT, TERRACOTTA, DOUBLE PANTILE, CONC. INT. ROOF TILES

BUTTERLEY, DESFORD, BRINDLE RED FACING BRICKS

*This drawing to be read in conjunction with drawing no. 771764/2*

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
14 JUL 1994
REF ..0661/94...

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW + GARAGE
AT FEN END LANE, SPALDING,
LINCS. for

**Mr. K. Blundell**

Scale- 1:200 1:1250
Date- jul 94
Drawn- jpw
Drg. no.- 771764/3

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490702

Notes and Revisions

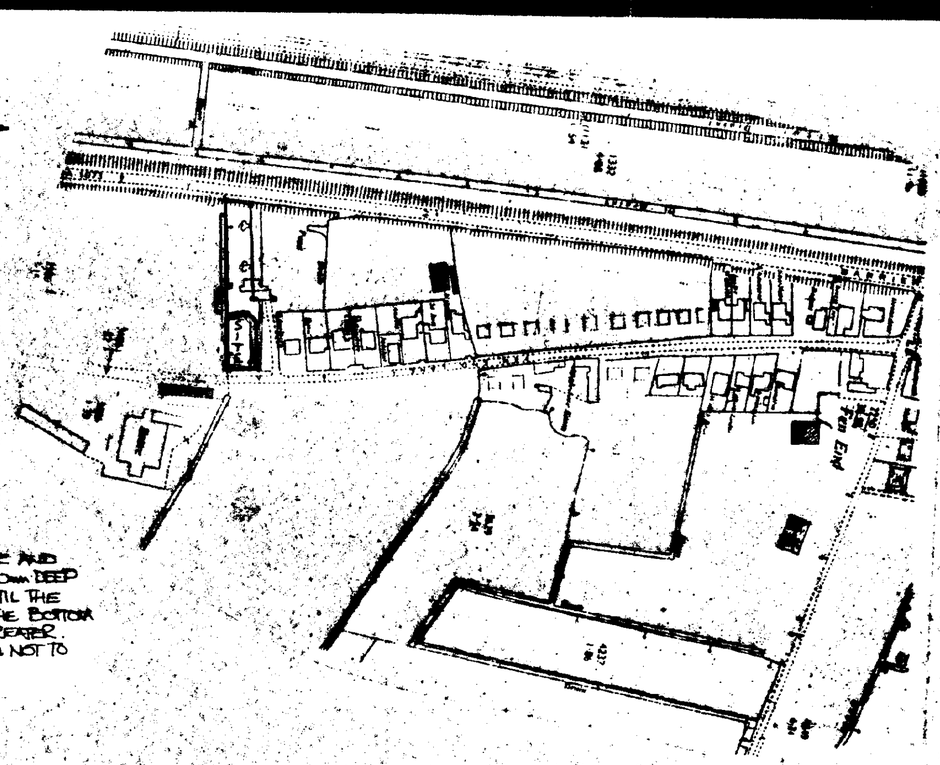
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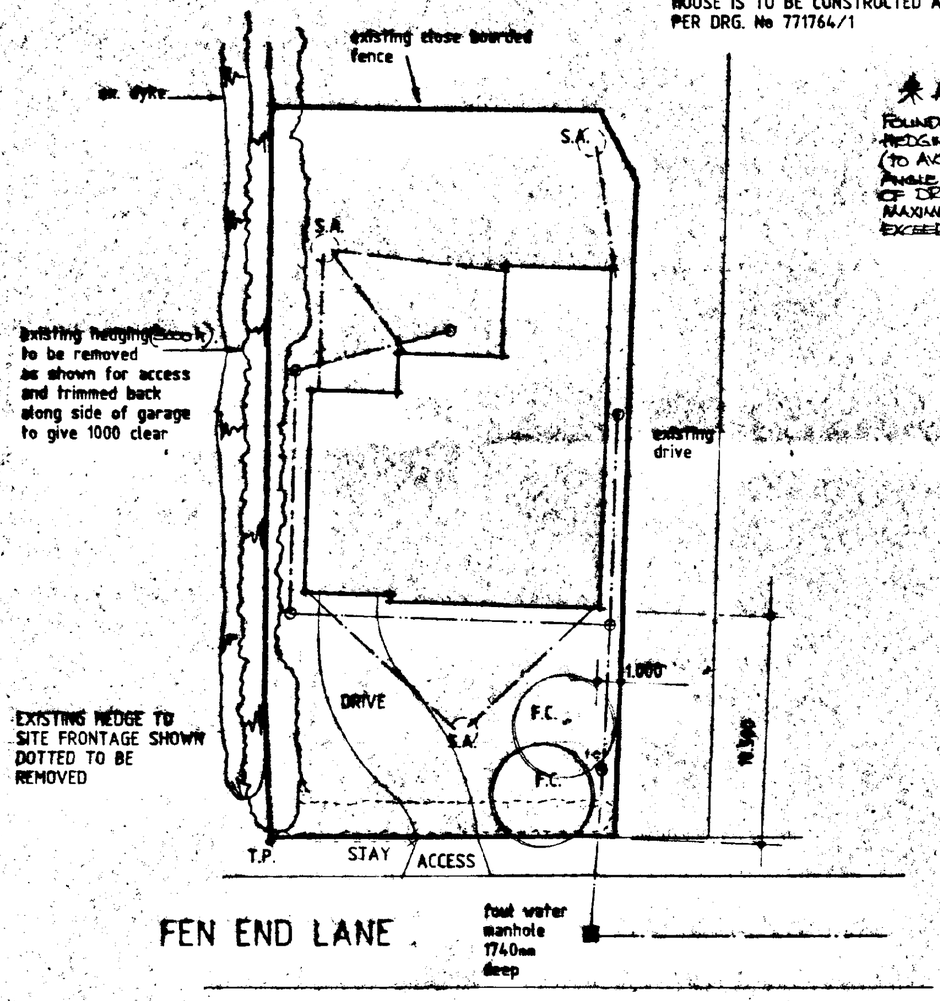
Please note: This drawing is not a conveyance drawing.



NOTE

BEFORE BUNGALOW IS COMMENCED A TURNING AREA TO THE EXISTING HOUSE IS TO BE CONSTRUCTED AS PER DRG. No 771764/1

FOUNDATIONS ADJACENT DYKE AND HEDGING TO BE EITHER 1500mm DEEP (TO AVOID HEDGE ROOTS) OR TIL THE ANGLE OF REPOSE CLEARS THE BOTTOM OF DRAIN WHICHEVER IS GREATER. MAXIMUM DEPTH OF FOUNDATION NOT TO EXCEED 2500mm.




# SITE PLAN

# LOCATION PLAN

ACCESSES

Vehicular accesses to be min. 2.5 m wide and constructed all to L.A. requirements.

DRIVES

75 (19 down) crushed gravel on 100 blinded and consolidated hardcore base. 50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.

FOUL DRAINS

CONNECT TO FOUL SEWER IN ROAD

EXTERNAL MATERIALS

SANDTOFT, TERRACOTTA, DOUBLE PANTILE, CONC. INT. ROOF TILES

TARMAC, GROSVNER RED PURPLE MULTI FACING BRICKS

LANDSCAPING

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

F.C. - FLOWERING CHERRY

*This drawing to be read in conjunction with drawing no. 771764/2*

B - GEN. ALTS

SOUTH HOLLAND D.C.
PLAN DEPT.
06 DEC 1994
REF 0681/94

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW + GARAGE
AT FEN END LANE, SPALDING,
LINCS. for
Mr. K. Blundell

AMENDED PLAN
Ref. A/

DETERMINED
PLAN

Date- jul 94
Drawn- jm
Drg. no.- 771764/3

A - Re Accs - Sep 94
B - LANDSCAPING
C - Alts Fen End's.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490782