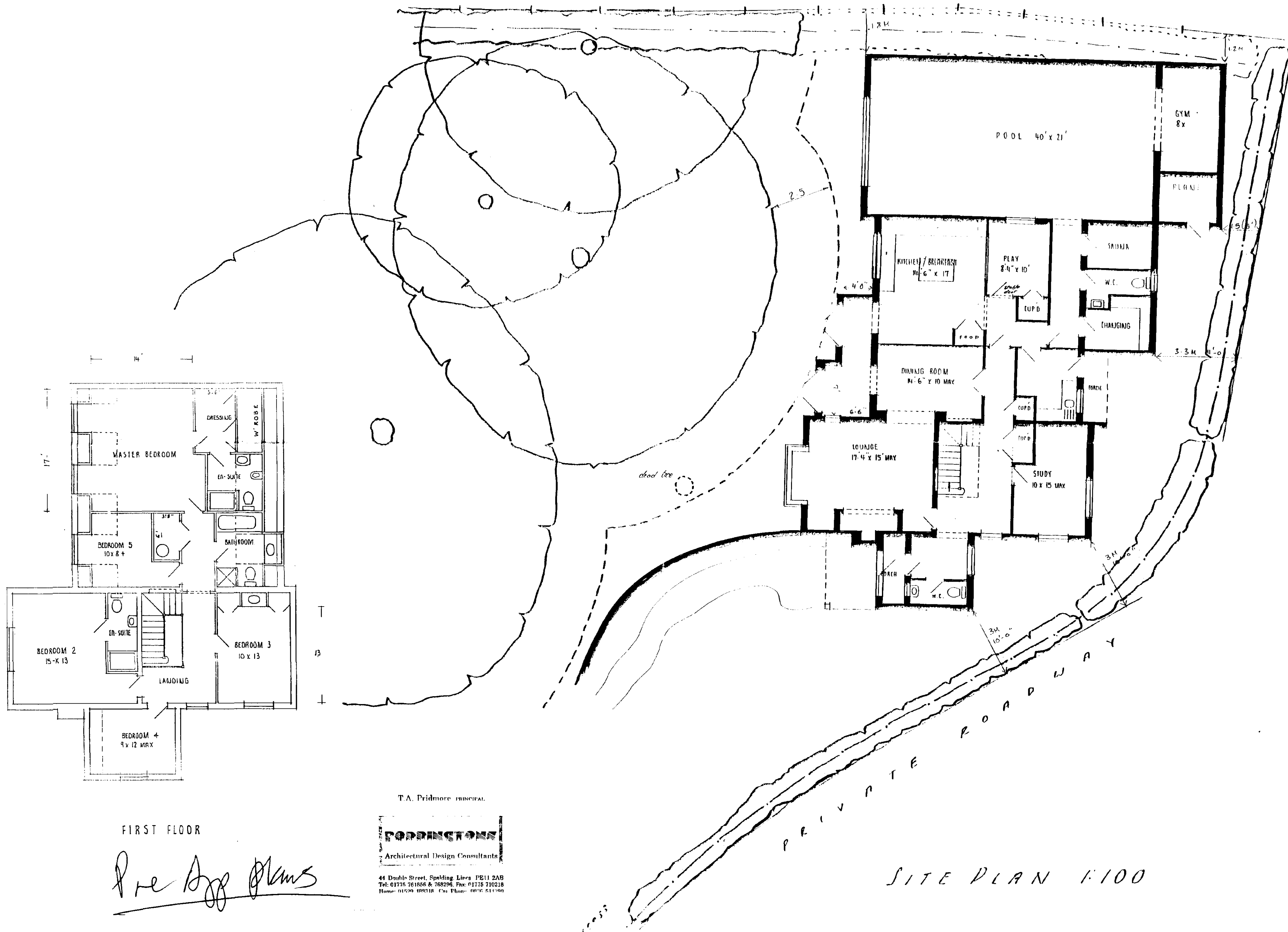




FIRST FLOOR

*Pre App Plans*

T.A. Pridmore PRINCIPAL

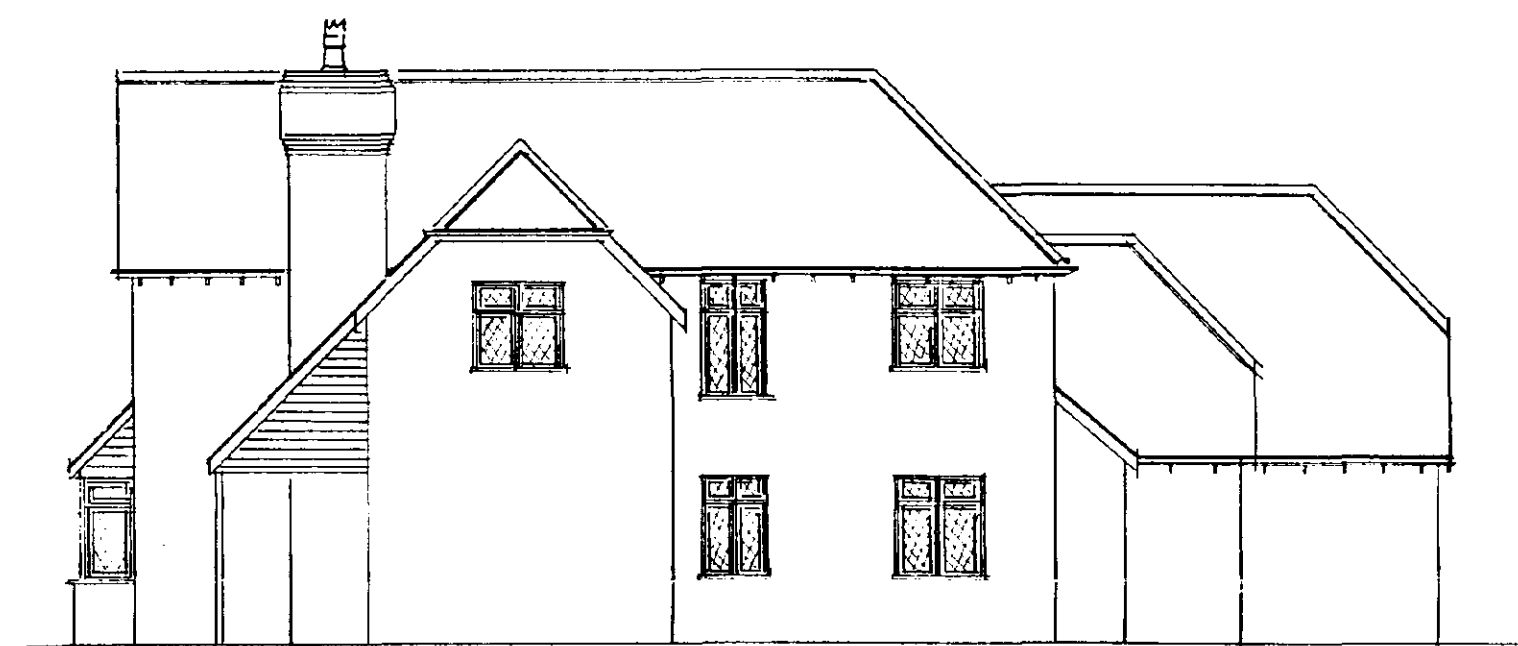
**PODDINGTON**  
Architectural Design Consultants

44 Double Street, Spalding, Lincs PE11 2AB  
Tel: 01775 761866 & 768296, Fax: 01775 710218  
Home: 01529 489318, Cell Phone: 0836 611290

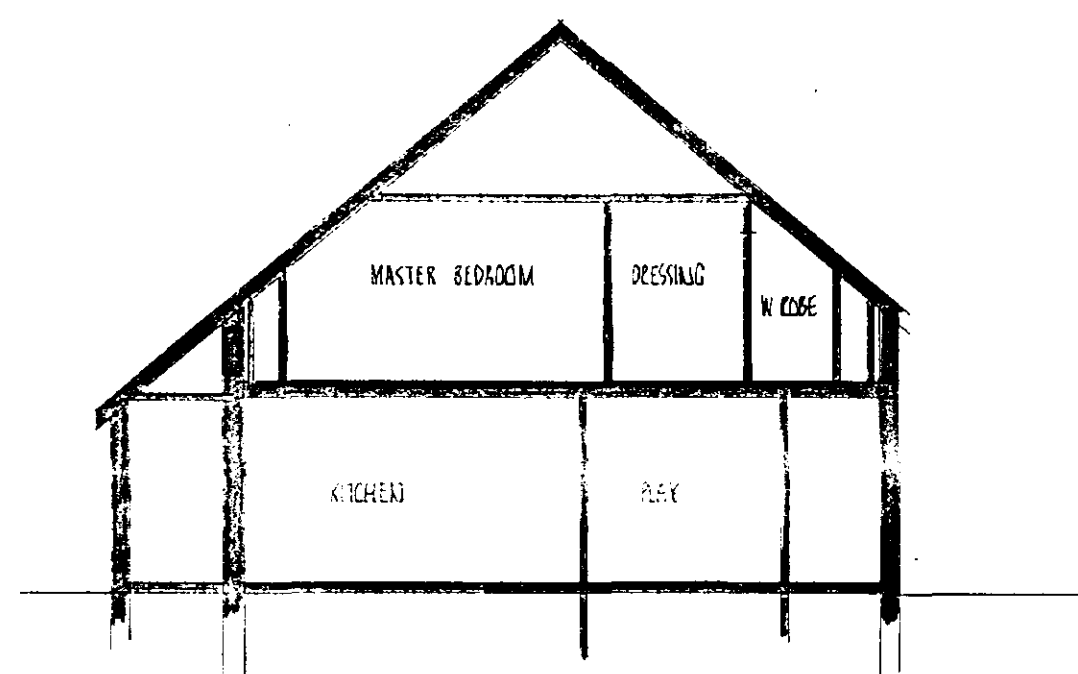
SITE PLAN 1:100



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

*Pre App plans*

T.A. Pridmore PRINCIPAL

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Home: 01529 488318 Car Phone: 0836 514290

NORTH

BEECHFIELD  
GARDENS

PRIVATE DONE

○ least  
Tree

○ *symp*

**CONTRACTOR TO CHECK  
ALL DIMENSIONS ON SITE  
BEFORE WORK COMMENCES.**

[illegible]

**PODDINGTONS**

43 Double Street,  
Spalding,  
Lines, PE11 2AA  
Telephone:  
Spalding (0775) 61856  
68296

architectural design consultants

BEECHFIELDS GARDENS, SPALDING.

drawing

SITE PLAN AS EXIST

scale  
1-200

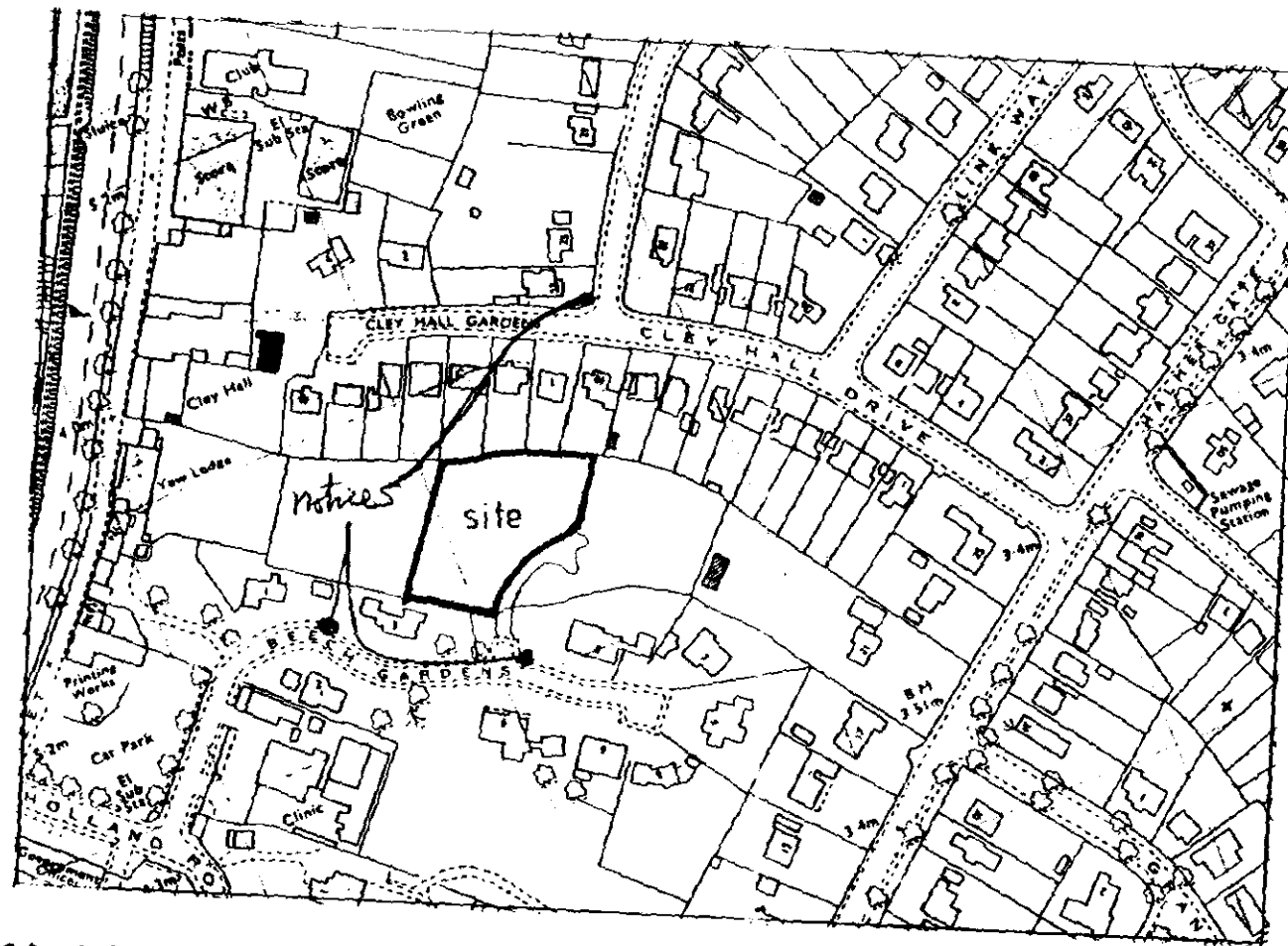
drawing no  
**2906-S**

|   |   |   |  |  |  |  |
|---|---|---|--|--|--|--|
| A | B | C |  |  |  |  |
|---|---|---|--|--|--|--|

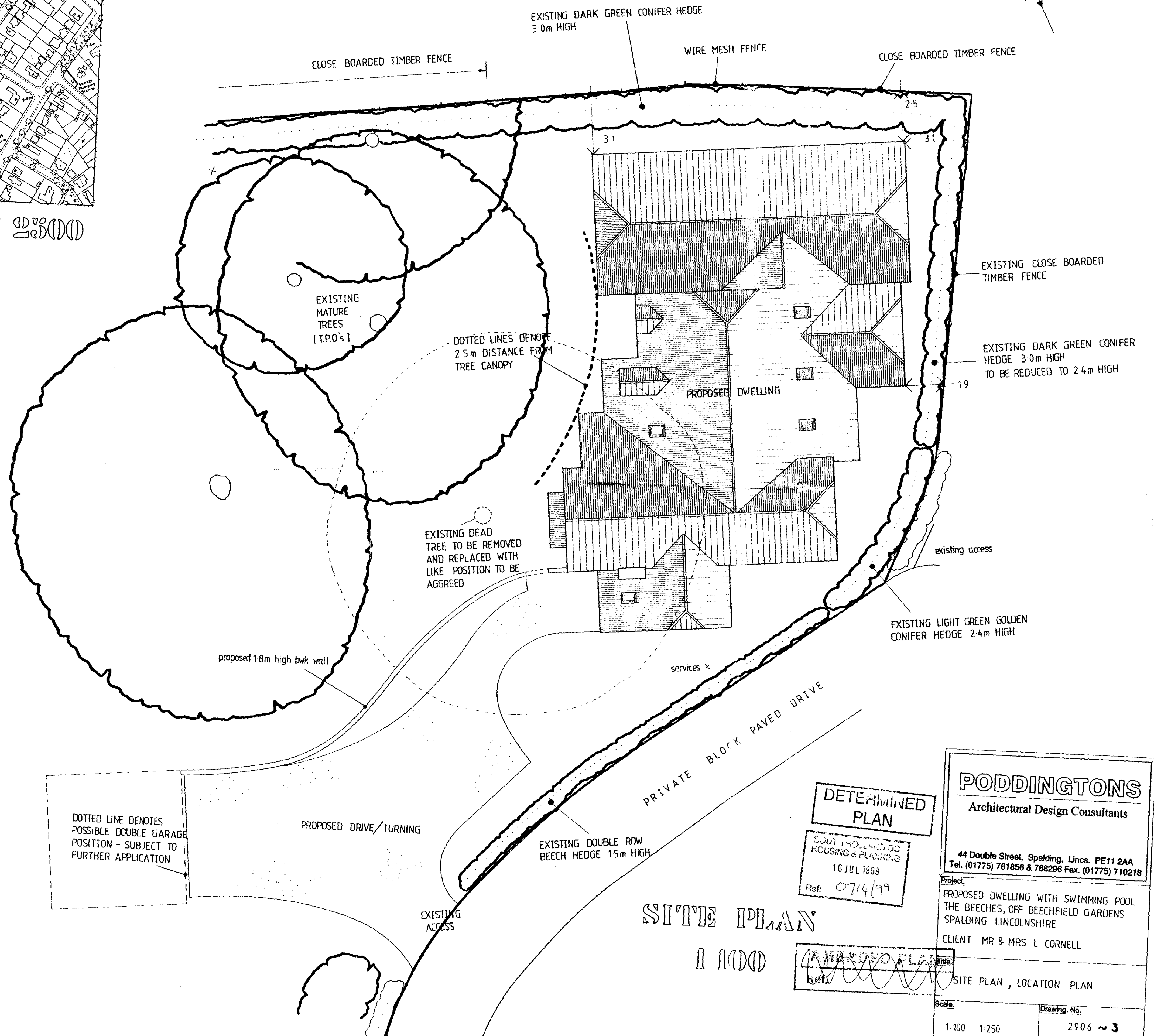
date  
JAN 94

drawn *12*

SOUTH HOLLAND DC  
HOUSING & PLANNING  
16 JUL 1999  
Ret: 07/4/99



LOCATION PLAN 1:2500



SITE PLAN

1:1000

DETERMINED PLAN

SOUTH LANCASHIRE DC  
HOUSING & PLANNING  
16 JUL 1999  
Ref: 0714/99

**PODDINGTONS**  
Architectural Design Consultants

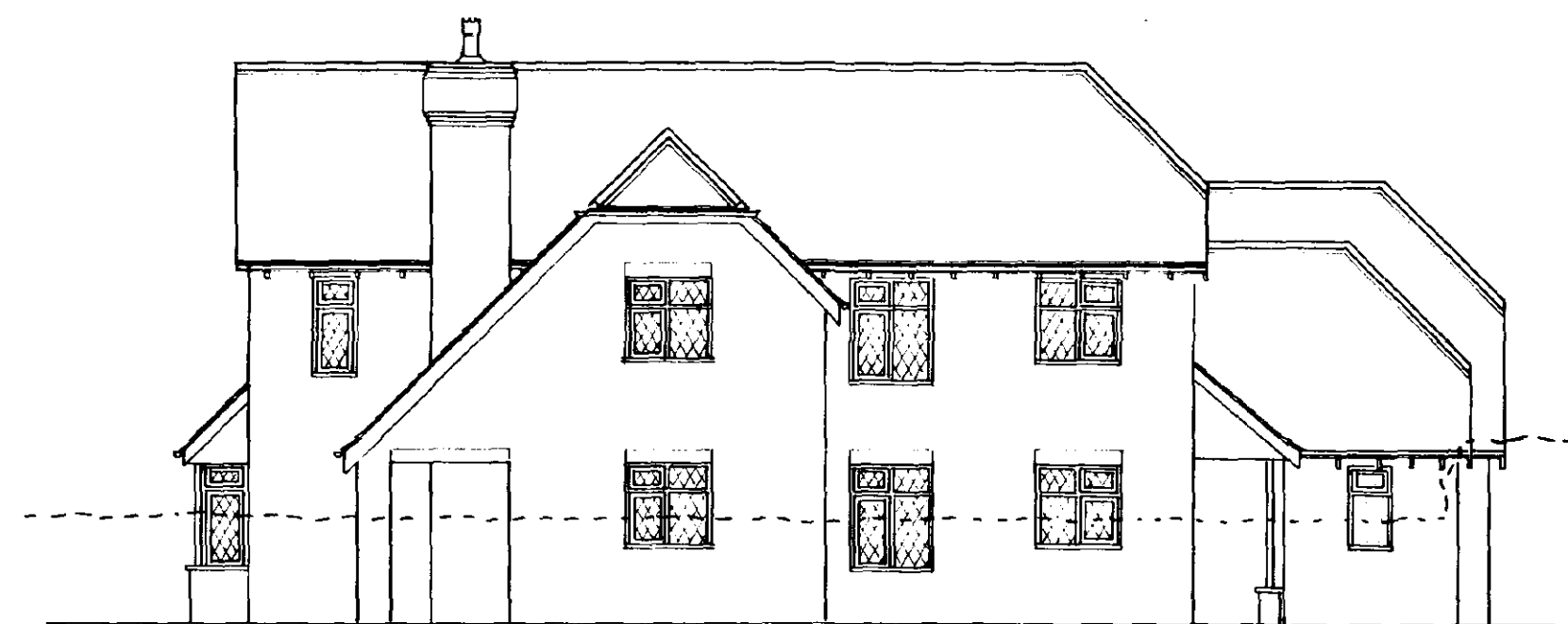
44 Double Street, Spalding, Lincs. PE11 2AA  
Tel. (01775) 761856 & 768296 Fax. (01775) 710218

Project:  
PROPOSED DWELLING WITH SWIMMING POOL  
THE BEECHES, OFF BEECHFIELD GARDENS  
SPALDING LINCOLNSHIRE  
CLIENT MR & MRS L CORNELL

Drawing No. SITE PLAN, LOCATION PLAN

Scale: 1:100 1:250  
Drawing No. 2906 ~ 3

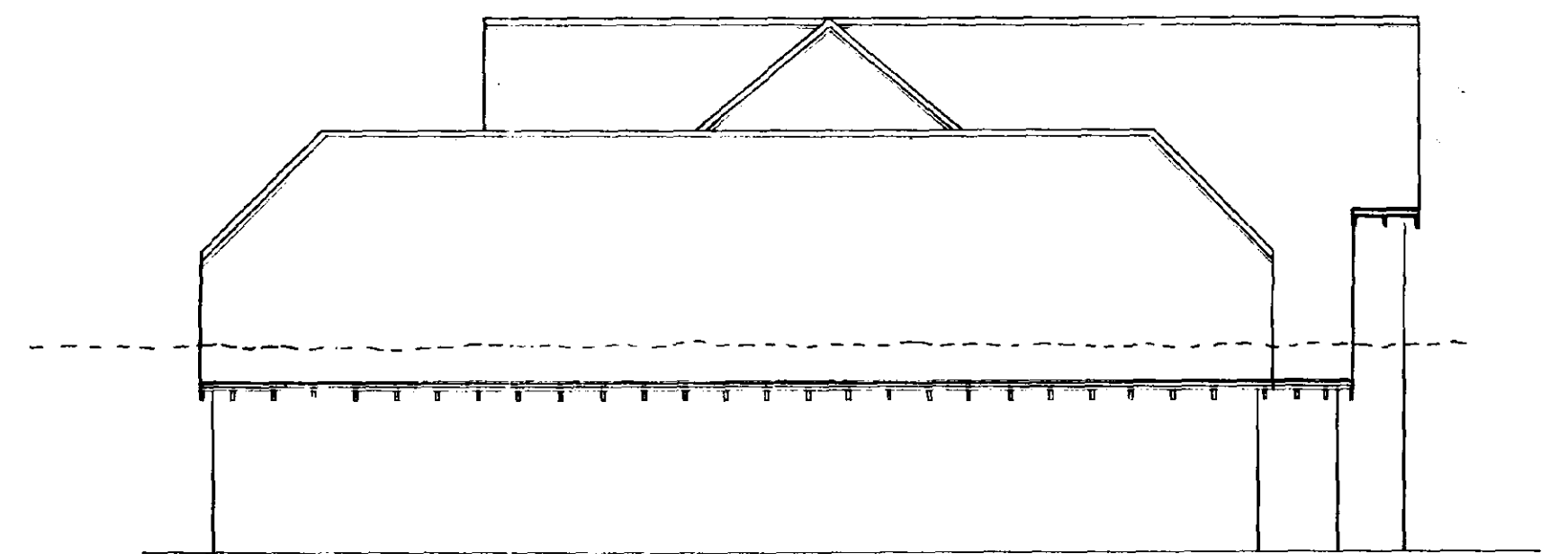
SEE DRG N°D 2906-5 FOR FULL SITE



SOUTH

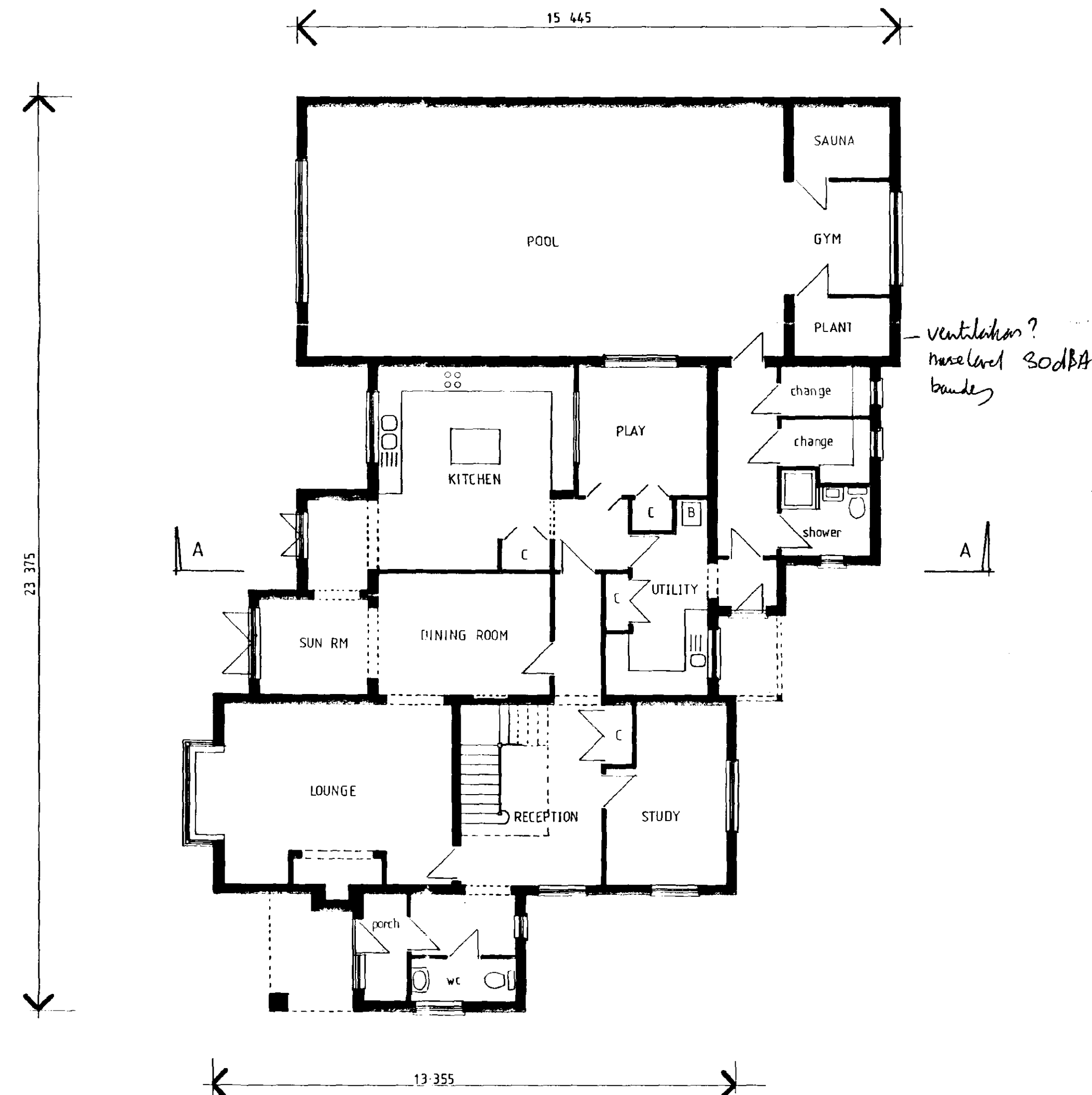


EAST



NORTH

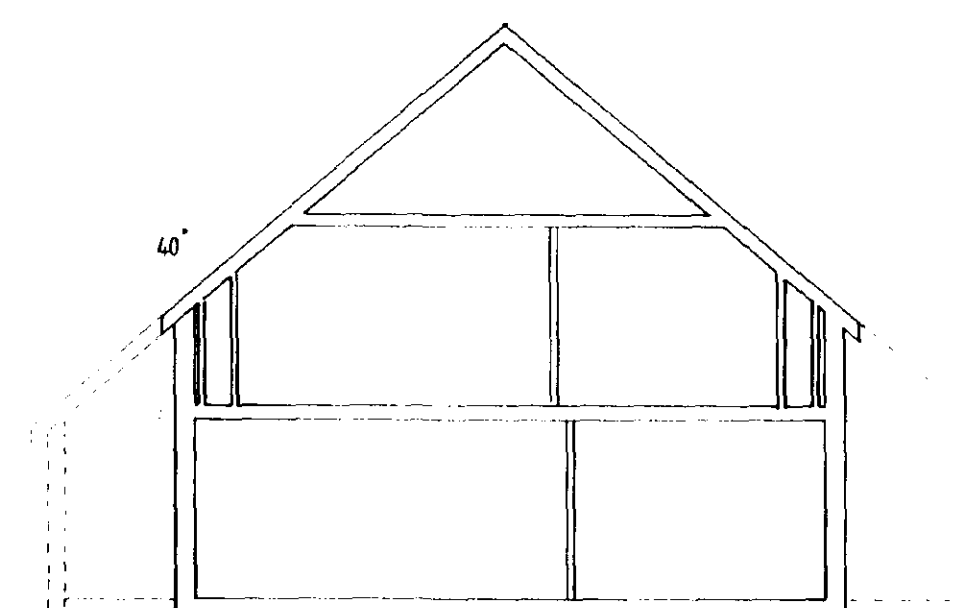
DOTTED LINE DENOTES  
EXISTING CONIFER HEDGE  
REDUCED TO 2.4m HIGH



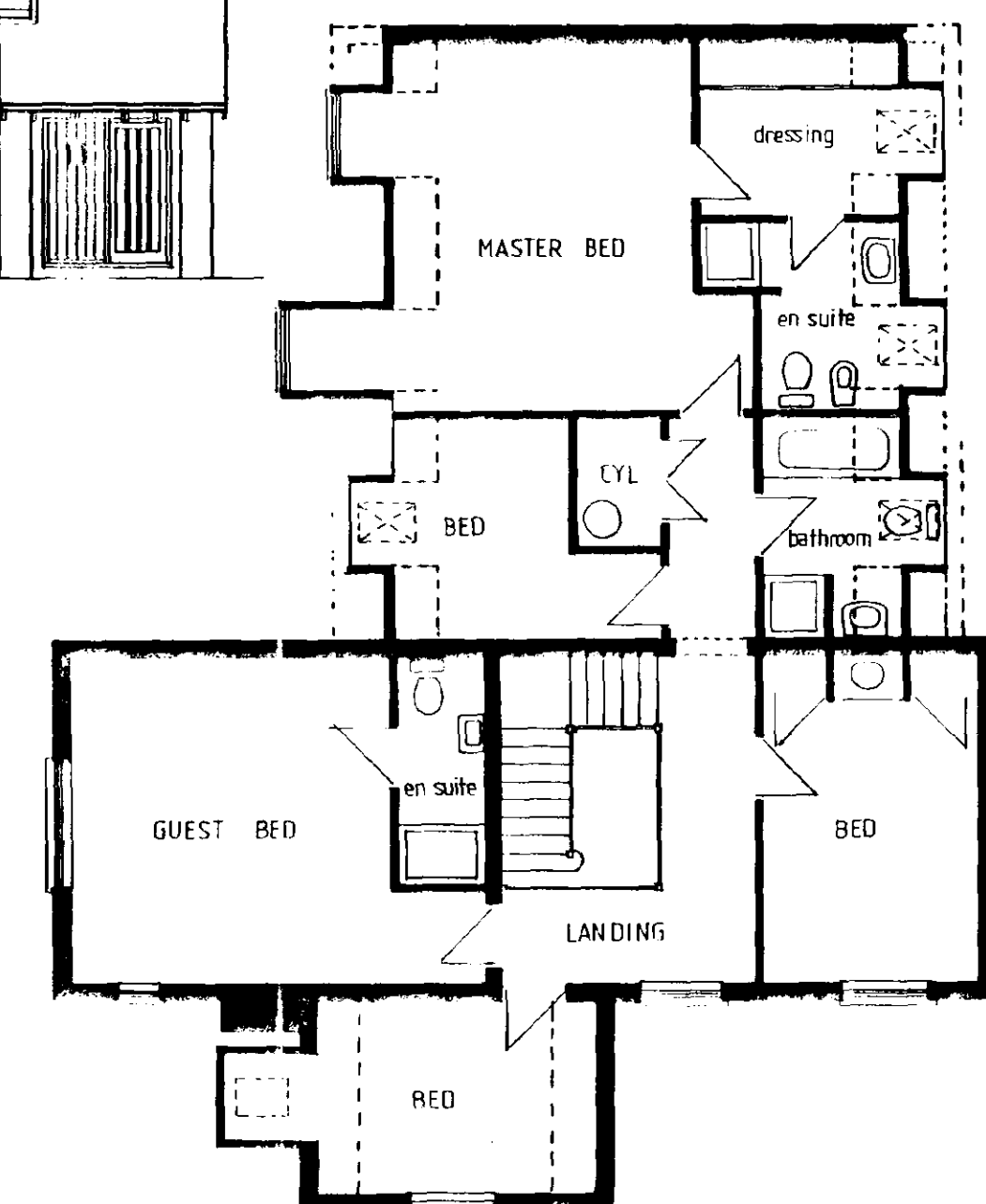
GROUND FLOOR



WEST



SECTION A - A



FIRST FLOOR

*MAKES PLAN*  
Ref.

**PODDINGTONS**

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44 Double Street, Spalding, Lincs. PE11 2AA  
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Project:  
PROPOSED DWELLING WITH SWIMMING POOL  
THE BEECHES, OFF BEECHFIELD GARDENS  
SPALDING LINCOLNSHIRE  
Client MR & MRS L CORNELL

Title:  
SITE PLAN, LOCATION PLAN

Scale:  
1:100 1:250  
Drawing No.  
2906 ~ 4

Date:  
11/11/99  
Drawn:  
JIC

30/11/99  
HOUSING & PLANNING  
16 JUL 1999  
Ref: 07/4/99

DETERMINED  
PLAN



# PODDINGTONS

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Tel. (01775) 781856 & 788296 Fax. (01775) 710218

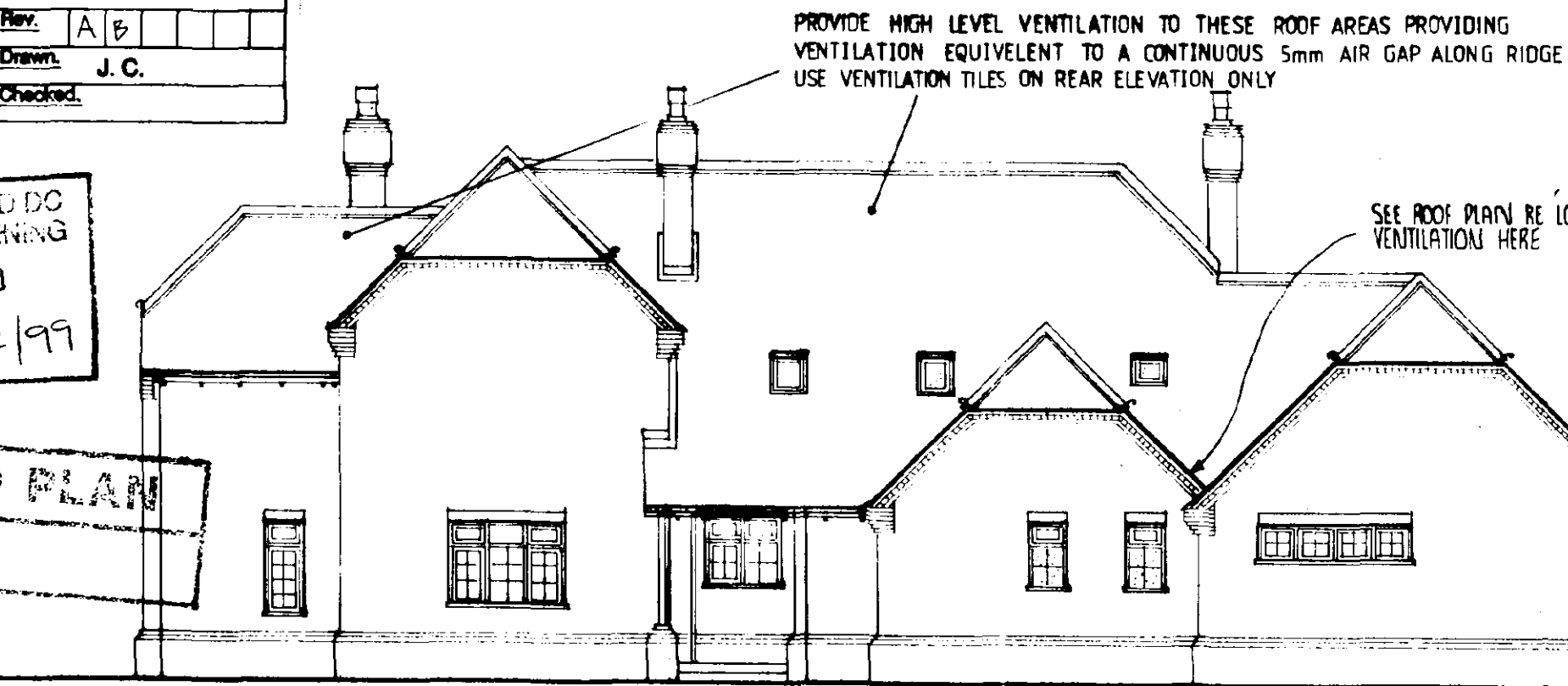
## PROPOSED DWELLING WITH SWIMMING POOL

THE BEECHES, OFF BEECHFIELD GARDENS, SPALDING, LINCOLNSHIRE.

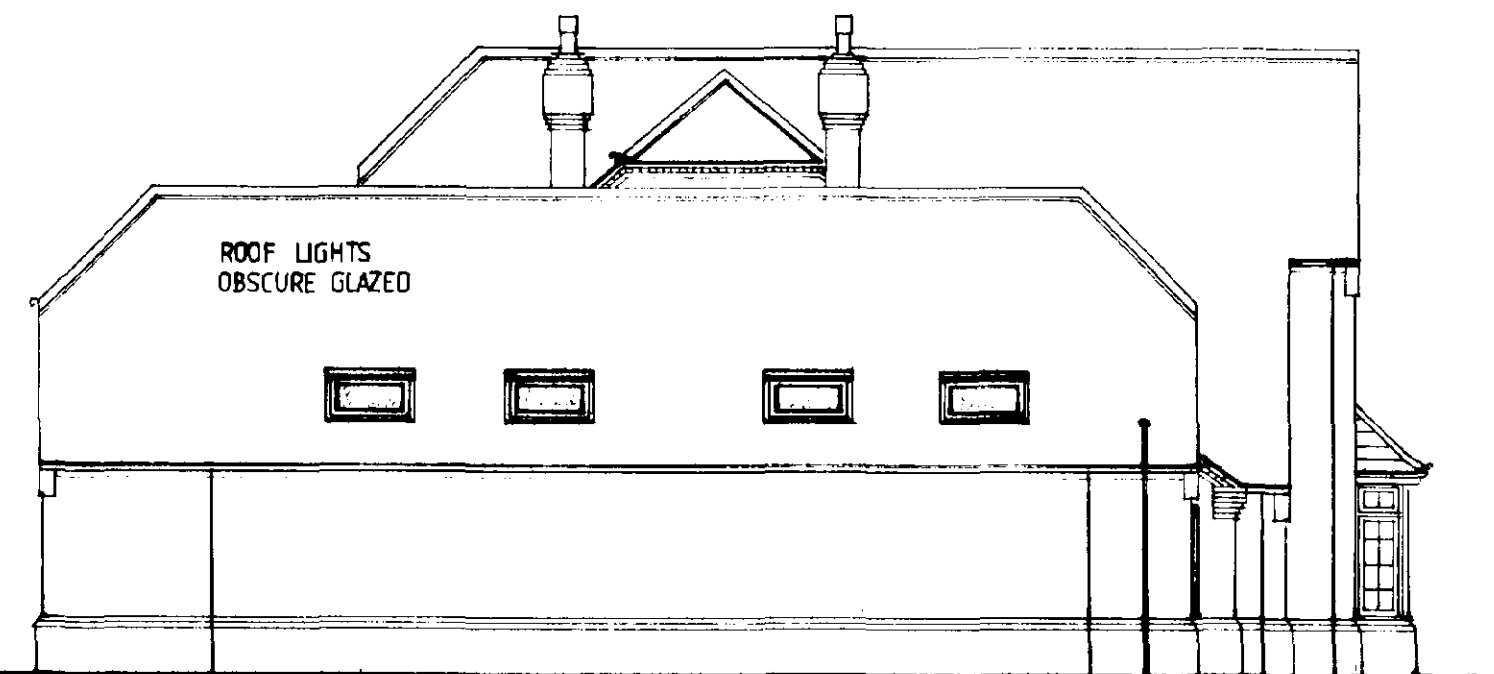
### ELEVATIONS - JOINERY & LINTEL SCHEDULE

MR. & MRS. L. CORNELL

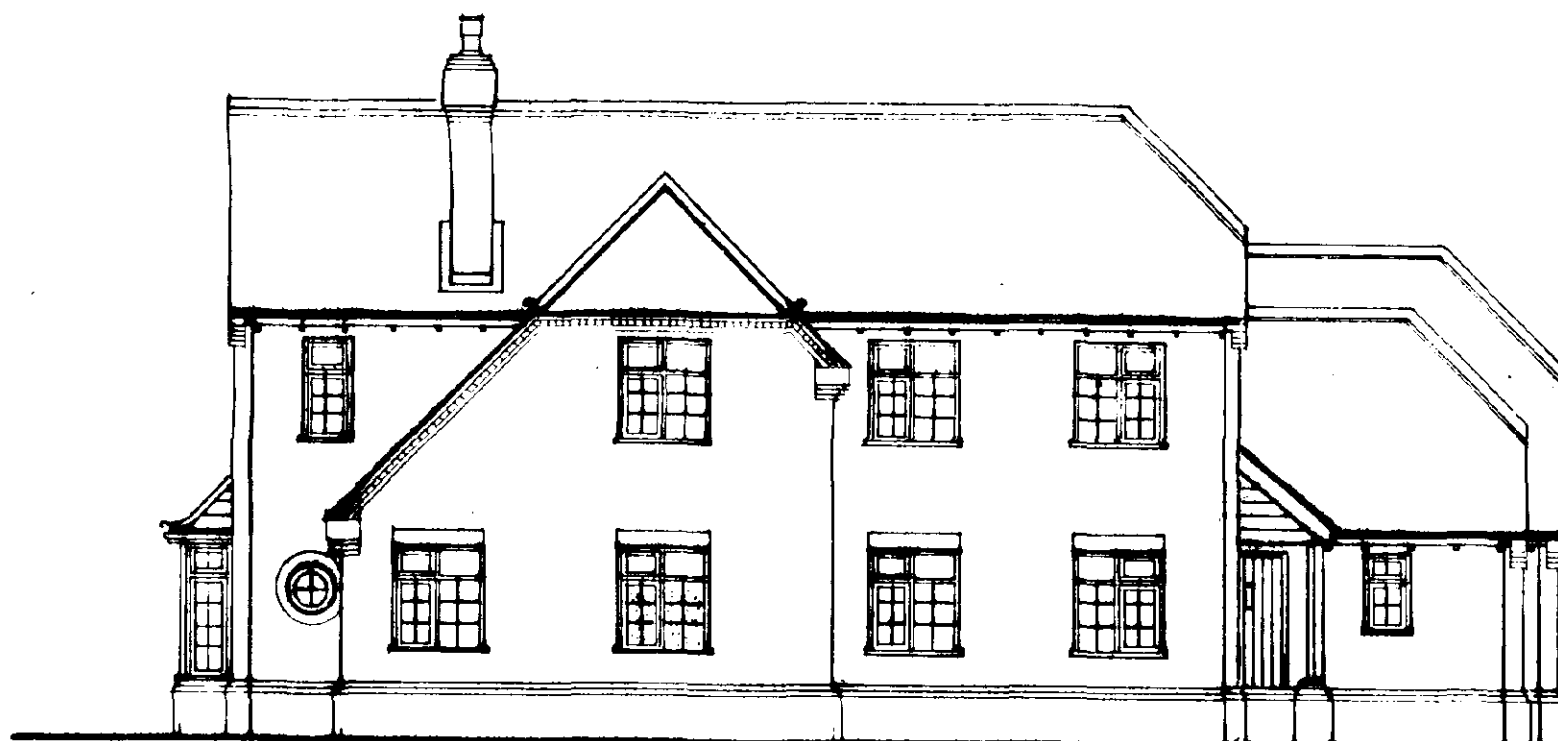
Scale: 1:100  
1:250  
Date: NOV. 1999



east elevation



north elevation



south elevation



west elevation

#### ROOF COVERING:

Clay, pantiles roof tiles on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, anticipated wind velocities and roof pitch.

#### ROOF CONSTRUCTION:

Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinplate trusses spaced at max 600mm centres and pitched at 1/4 run/1 run. Provide 30 x 5mm once bent (900/100) galvan.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing. All structural timbers to be kept 40mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

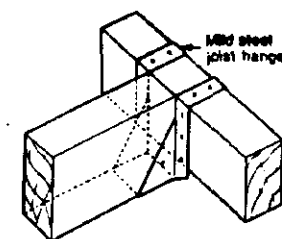
#### VENTILATION:

All window opening lights to have area to exceed 1/20 from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivalent to 8000mm<sup>2</sup> and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have Trickle Vent giving minimum 4000mm<sup>2</sup> free air. All kitchen to have either 601/ second extractor fan, manual switched or duct cooker hood giving 301/ second extraction utility room to have manual switched 301/ second extractor. Bathrooms and en-suite to have manual switched extractor (151/ second) All ducting if through roof space to be insulated. Alternatively provide A.B.'s instead of Trickle vents by Glidevale: MV250 giving 6000mm<sup>2</sup> air opening (use 2 no. where 8000mm<sup>2</sup> ventilation required.

#### ROOF INSULATION:

Provide 100mm fibreglass insulation quilt in between ceiling ties of trusses and 100mm fibreglass insulation quilt over ceiling ties (total thickness 200mm). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

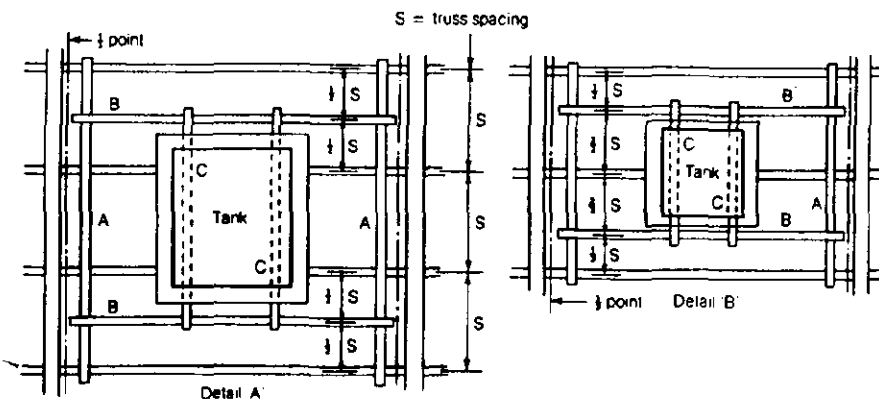
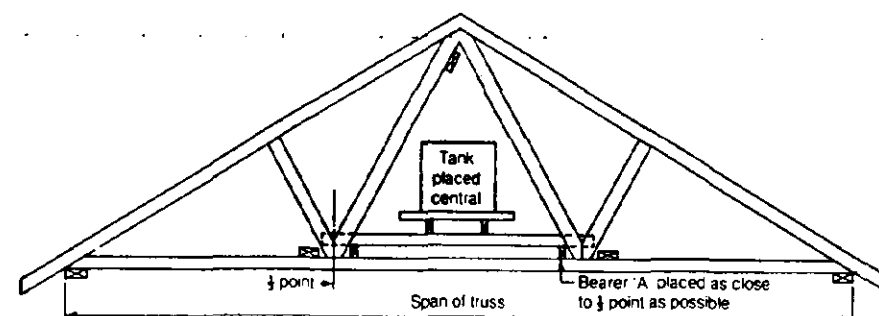
SEE NOTES RE POOL ROOM INSULATION



Alternative support between members  
Where space is limited this detail may be used between members A & B and B & C in order to gain head room. However a minimum clearance of 25 mm above the ceiling lining should be allowed for possible deflection.

| Truss Capacity                   | A & C (mm) | B (mm)                 | Truss Span (m) |
|----------------------------------|------------|------------------------|----------------|
| Detail 'A'                       | 50 x 75    | 50 x 125               | 8.0            |
| 450 litres room                  | 50 x 75    | 238 x 125 or 50 x 150  | 8.0            |
| 315 litres actual over 4 trusses | 50 x 75    | 238 x 150 or 75 x 150  | 11.0           |
| Detail 'B'                       | 50 x 75    | 50 x 125               | 8.0            |
| 215 litres room                  | 50 x 75    | 238 x 100 or 50 x 125  | 8.0            |
| 225 litres actual over 3 trusses | 50 x 75    | 238 x 125 or 150 x 150 | 11.0           |

If tanks occur in the roof space trusses must be specifically designed to carry the extra weight and the design would generally be based on transferring the load over three or more trusses with the loads being applied close to the ridge points



#### FIRST FLOOR CONSTRUCTION:

22mm T&G flooring grade chipboard on x 220 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3 no. joists with solid bridging beneath: provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: provide 2 no. joists bolted together under all first floor walls where not supported on blockwork below.

#### FIRST FLOOR STUDWORK WALLS:

50 x 75mm studding at 400c/c 50 x 75 head and sole plate including 2 rows 50 x 75mm horizontal bracing to studs. 12.7 P'board and skim both sides and insulate inbetween studs.

#### DOOR/WINDOW/LINTEL SCHEDULE

| NO | SIZE                                                                                                                | LINTEL                                                | % length             | comments                                                                    |
|----|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------|-----------------------------------------------------------------------------|
| 1  | 45° SPLAY 844 ALL UNITS 1800MM DEEP 630 MM W SIDE WINDOWS 1170MM FRONT WINDOW                                       | I.G. L1/HD                                            | 3000                 | 8000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 2  | BULLSEYE WINDOW 600MM DIA. HEADER BARK SURROUND EXTERNALLY. BOX LINTEL 100 900MM LONG INT. BLOCK-OPENABLE (PIVOTED) |                                                       |                      |                                                                             |
| 3  | EXTERNAL OPENING - LINTEL CLAD WITH TIMBER TO CLIENTS REQ'MENTS                                                     | I.G. L1/S                                             | 2850                 |                                                                             |
| 4  | 1200 MM WIDE X 1350 MM DEEP                                                                                         | I.G. L1/S                                             | 1500                 |                                                                             |
| 5  | 1800MM W X 2100MM D CASEMENT AS ELEVATION                                                                           | I.G. L1/S                                             | 2100                 | 838MM W DOOR TO CLIENTS REQ'MENTS                                           |
| 6  | 1200MM W X 1350 MM D. (OBSCURE GLAZED)                                                                              | I.G. L1/S                                             | 1500                 | 4000 MM <sup>2</sup> TRICKLE VENT.                                          |
| 7  | 630MM W X 1500 MM D                                                                                                 | I.G. L1/S                                             | 900                  |                                                                             |
| 8  | INTERNAL OPENING - INSTALLED TO ENSURE FLUSH CEILING                                                                | I.G. L1/S                                             | 1800                 |                                                                             |
| 9  | 1200 MM W X 1350 MM D                                                                                               | I.G. L1/S                                             | 1500                 |                                                                             |
| 10 | 1200 MM W X 1350 MM D                                                                                               | I.G. L1/S                                             | 1500                 |                                                                             |
| 11 | 1770 MM W X 1350 MM D                                                                                               | I.G. L1/S                                             | 2100                 | 8000 MM <sup>2</sup> TRICKLE VENT                                           |
| 12 | INTERNAL OPENING                                                                                                    | I.G. BOX 100                                          | 1650                 |                                                                             |
| 13 | INTERNAL OPENING                                                                                                    | I.G. BOX 100                                          | 1200                 |                                                                             |
| 14 | INTERNAL OPENING 1825 MM WIDE                                                                                       | I.G. L1/S                                             | 2100MM               | TIMBER BEAM UNDER LINTEL TO CLIENTS REQ'MENTS                               |
| 15 | NICHE 900 MM WIDE X DEPTH TO SUIT CLIENTS                                                                           | I.G. BOX 100                                          | 1200MM               | LONG OR SELF SUPPORTING BARK ARCH - CHECK CLIENT                            |
| 16 | INTERNAL OPENING 2100MM WIDE                                                                                        | I.G. L 5                                              | 2400                 | SEE PLAN FOR DOORS                                                          |
| 17 | PURPOSE MADE - SPECIAL 1800MM W 9/2 (SEE ELEVATION)                                                                 | I.G. SPECIAL                                          | 45° 150 MM END BRO'S |                                                                             |
| 18 | INTERNAL OPENING                                                                                                    |                                                       |                      |                                                                             |
| 19 | 1200MM WIDE X 1500 MM DEEP                                                                                          | I.G. L1/S                                             | 1500MM               |                                                                             |
| 20 | 1200MM W X 1500 MM D                                                                                                | I.G. L1/S                                             | 1500MM               | 8000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 21 | INTERNAL OPENING 1200MM WIDE                                                                                        | I.G. L1/HD                                            | 1300MM               | ARCH UNDER TO CLIENTS REQ'MENTS                                             |
| 22 | INTERNAL OPENING                                                                                                    | I.G. BOX 100                                          | 1450MM               |                                                                             |
| 23 | INTERNAL OPENING 1200 MM WIDE                                                                                       | I.G. BOX 100 HD                                       | 1500MM               | ARCH UNDER TO CLIENTS REQ'MENTS                                             |
| 24 | 1770MM W X 1050 MM D                                                                                                | I.G. L 5                                              | 2100MM               | 4000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 25 | INTERNAL OPENING 1800 MM W X 1050 MM D                                                                              | I.G. BOX 100 HD                                       | 2100MM               | WINDOW TO CLIENTS REQ'MENTS                                                 |
| 26 | INTERNAL OPENING 1800MM W X 750MM D                                                                                 | I.G. L1/S                                             | 2100MM               | TO CLIENTS REQ'MENTS - DEPTH TO BE CONFIRMED                                |
| 27 | INTERNAL OPENING                                                                                                    | I.G. BOX 100                                          | 1500MM               |                                                                             |
| 28 | 1200MM W X 1050 MM D                                                                                                | I.G. L1/HD                                            | 1500MM               | 4000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 29 | 900 MM WIDE INTERNAL OPENING                                                                                        | I.G. L1 HD                                            | 1200 MM              | ARCH UNDER TO CLIENTS REQUIREMENTS                                          |
| 30 | 838 MM (2'9") WIDE DOOR + FRAME                                                                                     | I.G. L1/S                                             | 1200 MM              | DOOR 1/2 GLAZED TO CLIENTS REQ'MENTS                                        |
| 31 | INTERNAL DOOR TO CLIENTS REQ'MENTS                                                                                  | I.G. BOX 100                                          | 1200 MM              | SELF CLOSING DEVICE FITTED                                                  |
| 32 | 630 MM W X 1050 MM D OBSCURE GLAZED                                                                                 | I.G. L1/S                                             | 900MM                | 4000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 33 | 630 MM W X 1050 MM D OBSCURE GLAZED                                                                                 | I.G. L1/S                                             | 900MM                | 4000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 34 | 630 MM W X 1050 MM D OBSCURE GLAZED                                                                                 | I.G. L1/S                                             | 900MM                | 8000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 35 | INTERNAL OPENING DOOR TO CLIENTS REQUIREMENTS                                                                       | I.G. L1 S                                             | 1200MM               | SELF CLOSING DEVICE FITTED                                                  |
| 36 | 1770 MM W X 1200 D (DEPTH TO BE CONFIRMED)                                                                          | I.G. L1/HD                                            | 2100MM               | TO CLIENTS REQ'MENTS                                                        |
| 37 | DOOR & 1/2 GLAZED SIDE SCREEN TO CLIENTS REQ'MENTS                                                                  | I.G. BOX 100                                          | 2100MM               | DEPTH SIDE SCREEN TO BE CONFIRMED                                           |
| 38 | 2339 MM W X 750 MM D (DEPTH TO BE CONFIRMED)                                                                        | I.G. L1 S                                             | 2700MM               | 8000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 39 | 3600 MM WIDE X 3000 MM H AS ELEVATION                                                                               | I.G. SPECIAL                                          | 150 MM END BRGS      |                                                                             |
| 40 | 1770 MM W X 1350 MM D                                                                                               | I.G. L1 S                                             | 2100MM               |                                                                             |
| 41 | 630 MM W X 1350 MM D                                                                                                | I.G. L1 S                                             | 900MM                | 8000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 42 | VELUX GGL CENTRE PIVOT ROOF WINDOW 1140 MM W X 1180 MM                                                              | TRIMMED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS |                      | INCLUDE APPROPRIATE FURNISHING KIT FOR TYPE OF ROOF TILE USED + LIFTING KIT |
| 43 | 1200 MM W X 1350 MM D                                                                                               | I.G. L1/S                                             | 1500 MM              |                                                                             |
| 44 | INTERNAL OPENING                                                                                                    | I.G. L1/S                                             | 1200 MM              |                                                                             |
| 45 | 1200 MM W X 1350 MM D                                                                                               | I.G. L1/S                                             | 1500MM               |                                                                             |
| 46 | 1200 MM W X 1350 MM D                                                                                               | I.G. L1 HD                                            | 1500MM               | 8000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 47 | INTERNAL OPENING                                                                                                    | I.G. L1 S                                             | 1200MM               |                                                                             |
| 48 | INTERNAL OPENING 1200 MM WIDE                                                                                       | I.G. L1/S                                             | 1500 MM              | ARCH UNDER TO CLIENTS REQ'MENTS                                             |
| 49 | VELUX GGL CENTRE PIVOT ROOF WINDOW 550 X 980 MM                                                                     | AS FOR N° 42                                          | 42                   | AS N° 42 - INCLUDE FOR OBSCURE GLAZING                                      |
| 50 | VELUX GGL " " " " " " " "                                                                                           | "                                                     | "                    | "                                                                           |
| 51 | VELUX " " " " " " " "                                                                                               | "                                                     | "                    | "                                                                           |
| 52 | 1200 MM W X 1350 MM D                                                                                               |                                                       |                      |                                                                             |
| 53 | 1200 MM W X 1350 MM D                                                                                               |                                                       |                      | 8000 MM <sup>2</sup> TRICKLE VENTILATOR                                     |
| 54 | AS FOR N° 42                                                                                                        |                                                       |                      |                                                                             |

NOTE: SEE ROOF PLAN FOR ADDITIONAL ROOF LIGHTS OVER SWIMMING POOL ROOM

#### GLAZING:

All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

#### DOORS AND WINDOWS:

All internal and external doors 838mm wide unless otherwise shown on plan. Style and furniture to clients requirements. Joinery in hardwood, to clients requirements. Windows leaded and stained glass to fanlights to clients requirements.

#### LINTELS:

Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm above trays.