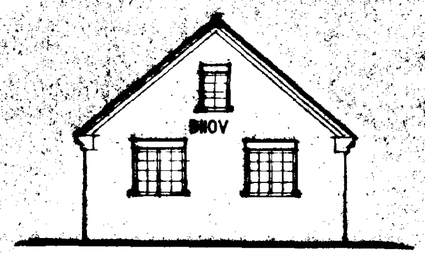
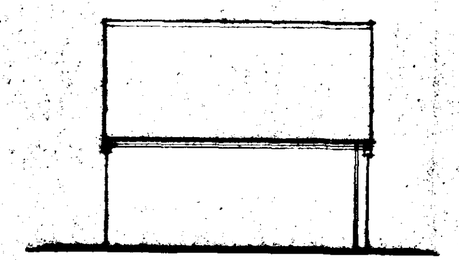


FRONT

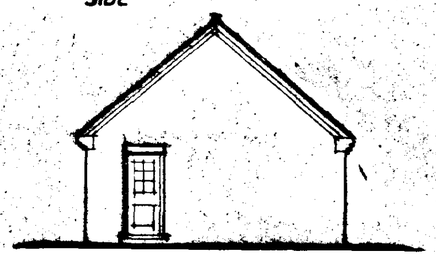


B210CV B210CV

SIDE

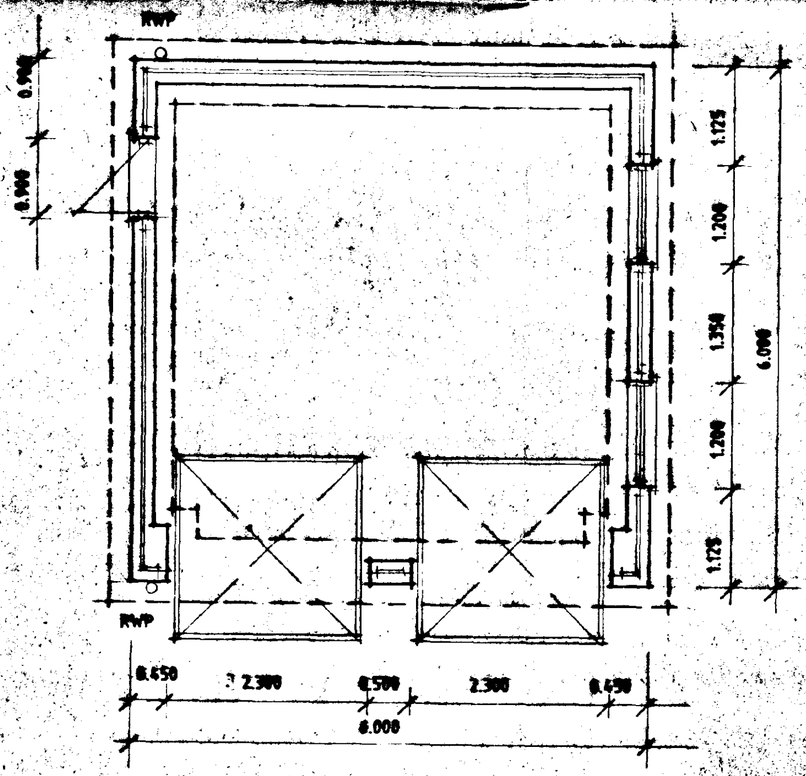


REAR



FNS/KXTP

SIDE



PLAN

Roof Construction
Concrete interlocking tiles (to the pitch for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel ancher and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At steep positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

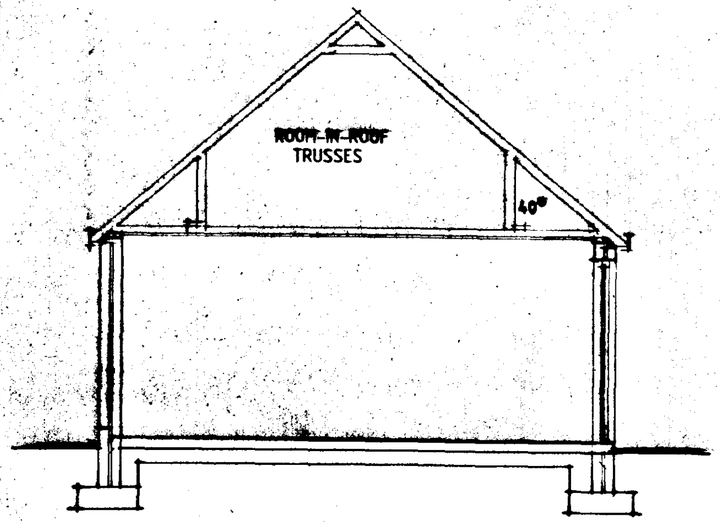
Floor Construction
100 mm concrete oversite on 1000 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Cavity Walls
275 mm cavity walls of 100 mm facing brick, 75 mm cavity and 100 mm internal block skin.

Lintels
All coded lintels as noted in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450 mm c/c.

I.G. Type L1/375 lintels to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.



SECTION

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

Joinery
All joinery as noted in Schedule or marked on plan by Boulton and Paul, (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

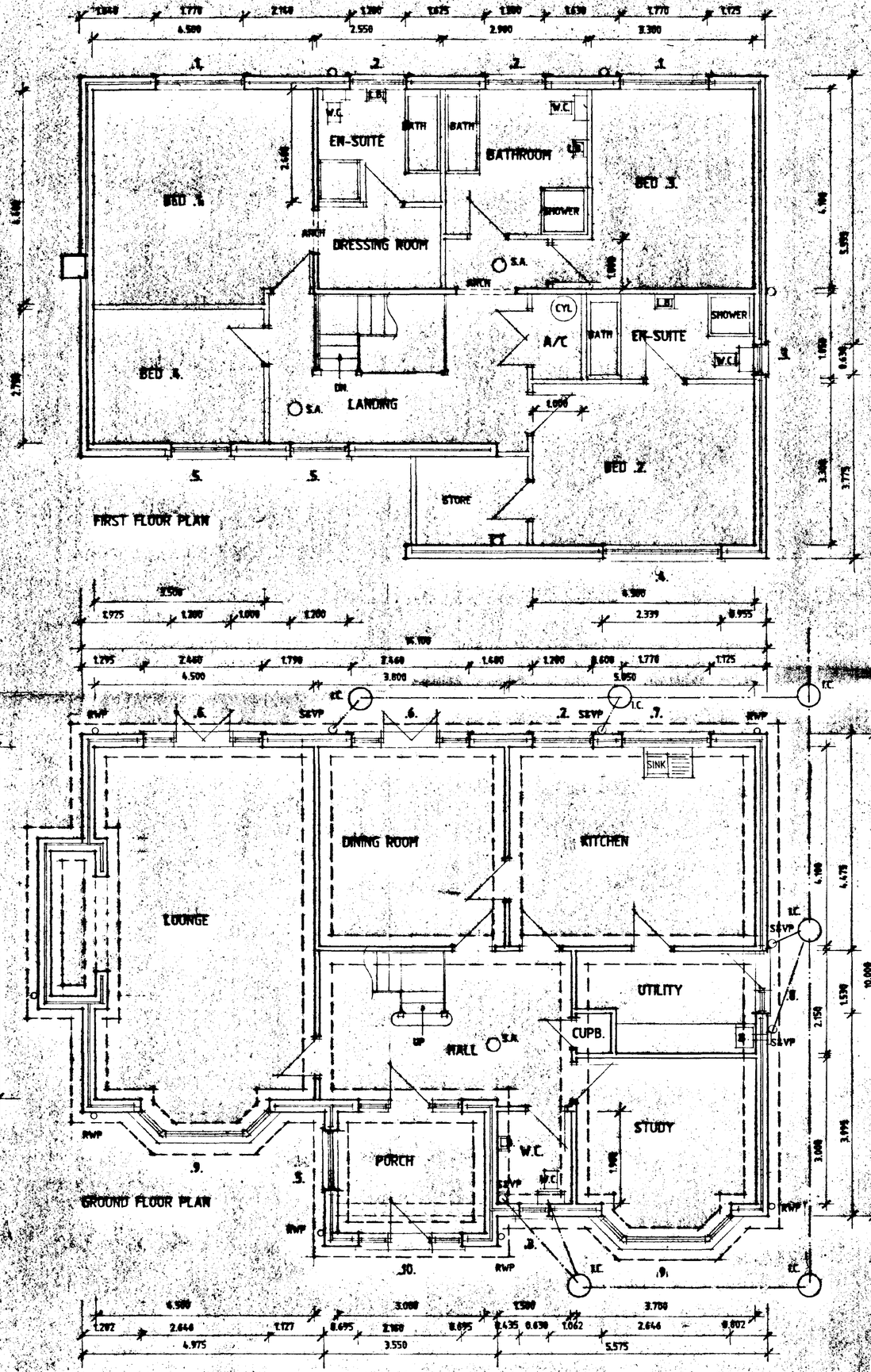
PROPOSED GARAGE AT
SPALDING COMMON, SPALDING
FOR
MR. N. BACK.

SOUTH HOLLAND DC
HOUSING & PLANNING
11 SEP 1998
Ref. H0900/98

DETERMINED

PLAN	1:100	772013/3
SEPT-98	B.GILHAM.	

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

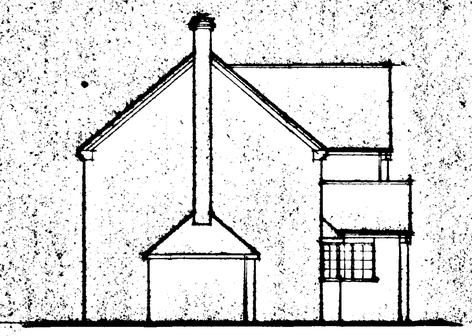


FIRST FLOOR PLAN

GROUND FLOOR PLAN

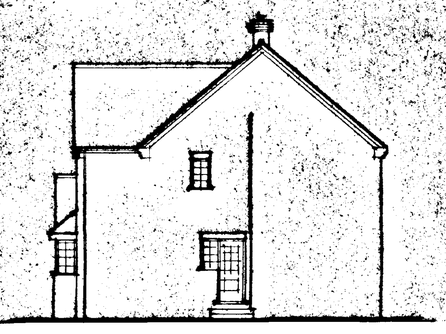


FRONT



SIDE

REAR



SIDE

SOUTH HOLLAND DC
HOUSING & PLANNING
11 SEP 1998
Ref: 0900/98

DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT HOUSE AT SPALDING COMMON, SPALDING FOR

MR. N. BACK.

1:50 1:100	772013/1
AUG-98	B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP. Tel: 01406 424343 Fax: 01406 490702

SEPTIC TANK
Connect foul water drains to capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the sept tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of 150mm diam. perous pipe surrounded by 20mm reject aggregate or such length as may be determined by the test, whichever is the greater.

Applicants are further advised that during times of inclement weather, the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 90, and the tank, particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 meters of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITIY MUST BE USED.

Dwelling and Garage
See drawings numbered 772013/1, /2 & /3.

External Materials
Marley Modern Old English tiled concrete interlocking tiles.
Ibstock Desimple Heritage facing bricks with contrasting brick plinths.

Access
Minimum width of access to be 3.0m constructed all in accordance with the Lincolnshire County Council's requirements.

Drive
Washed gravel on 100mm well compacted hardcore with concrete edging kerbs.

Turning Area
Farm turning area as shown all to Lincolnshire County Council requirements.

Lighting Styles
All access paddock pipe matching style all in accordance with local authority and Lincolnshire County Council requirements.

Landscaping
Existing hedge and trees, etc. to remain.

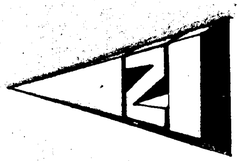
Plant new trees as shown, minimum height on planting to be 2.0m

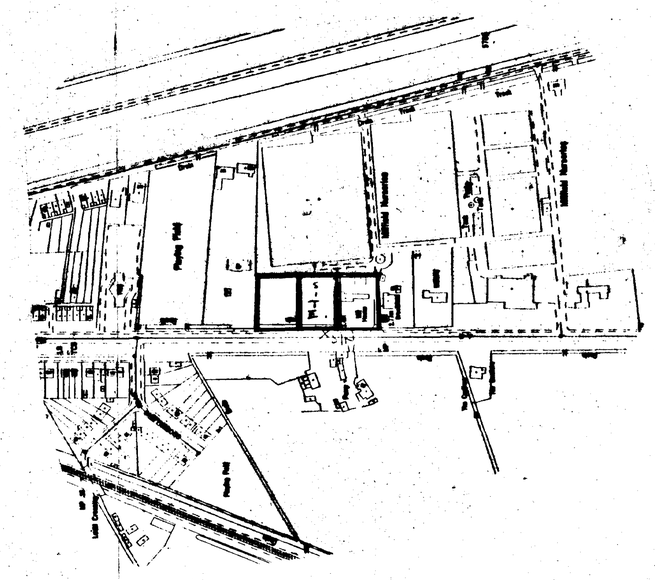
F.M. Field maple
S.B. Silver birch
H Hawthorn

Demolition
Existing house on site where shown dotted to be demolished and all services to be disconnected and capped off as necessary.

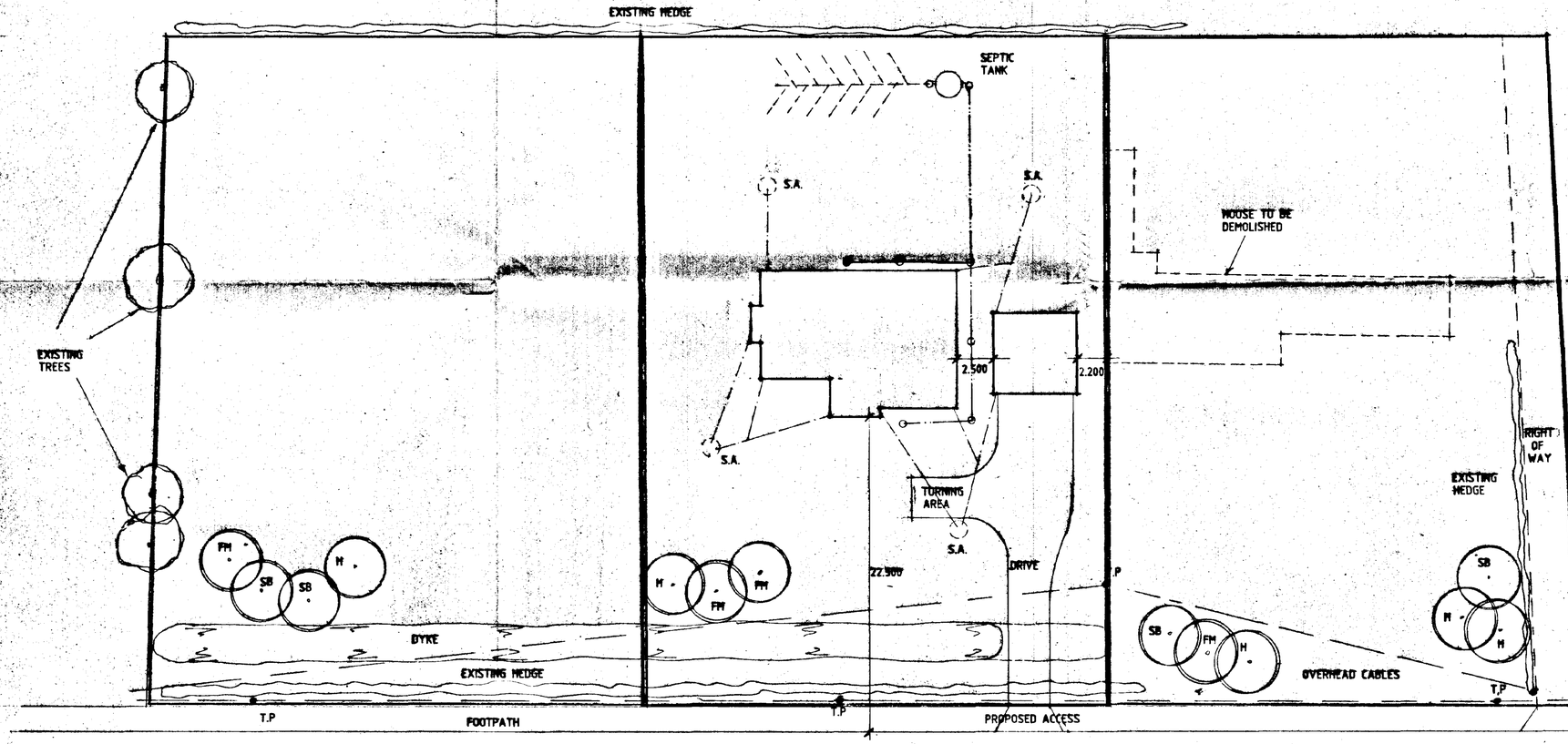
Septic Tank
See Deesigns Percolation Test dated 15 August 1998.

Soil Report
See Deesigns Soil Report dated 15 August 1998.





LOCATION PLAN



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
772013/1, 772013/3, 772013/4, DEESIGNS SOIL REPORT DATED 15.8.98
DEESIGNS PERCOLATION TEST DATED 15.8.98

A-BOUNDARY ACTS-27.9.98.

Notes & Warnings

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
27 SEP 1998
SUPERSEDED
Ref. 900198
KEEP.

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT HOUSE WITH DOUBLE GARAGE AT SPALDING COMMON, SPALDING FOR

MR. N. BACK.

1:200 1:2500	772013/2
AUG-98	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

Building and Drainage
See drawings numbered 772013/1, /2 & /4.

External Materials
Marley Modern Old English Red smooth interlocking tiles.
Hanson Desimple Heritage Ibstock bricks with contrasting brick plinths.

Access
Minimum width of access to be 2.3m constructed all in accordance with the Lincolnshire County Council's requirements.

Drive
Washed gravel on 100mm well compacted hardcore with concrete edging kerbs.

Turning Area
Form turning area as shown all to Lincolnshire County Council requirements.

Sighting Splay
At access position splay existing dyke all in accordance with local authority and Lincolnshire County Council requirements.

Landscaping
Existing hedge and trees on site retained.

Plant new trees as shown, minimum height at planting to be 2.0m

T.M. Field maple
S.B. Silver birch
H Hawthorn

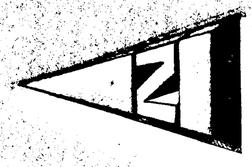
Demolition
Existing house on site where shown dotted to be demolished and all services to be disconnected and capped off as necessary.

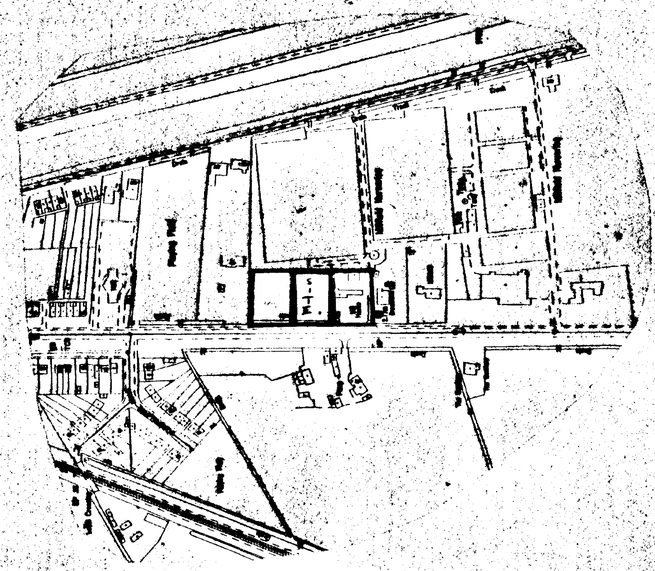
Septic Tank
See Designs Percolation Test dated 15 August 1998.

Soil Report
See Deesigns Soil Report dated 15 August 1998.

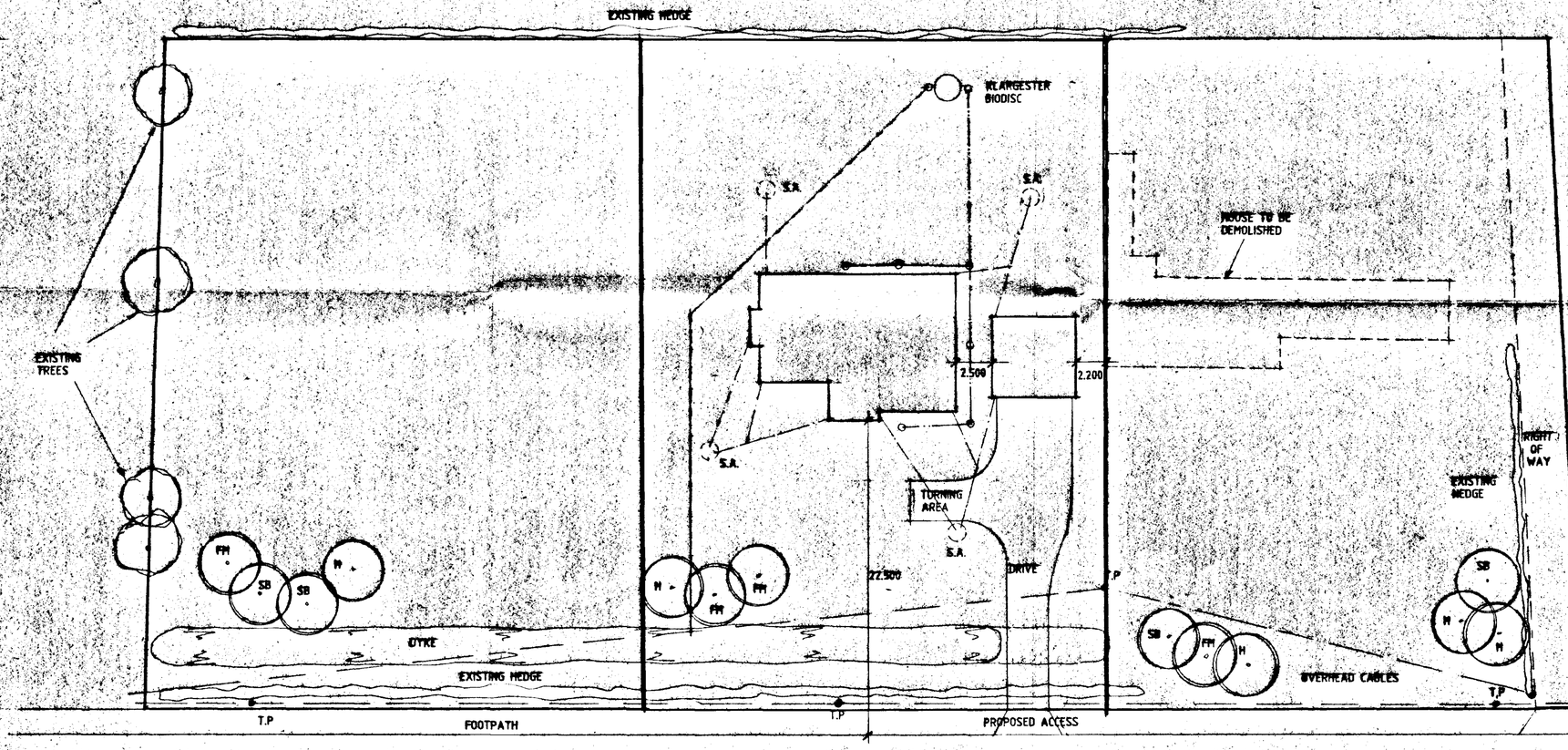
BIODISC

CONNECT FOUL DRAINS TO KLARGESTER OR SIMILAR APPROVED BIODISC INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION OUTLET TO BE CONNECTED TO DYKE AT FRONT OF SITE





LOCATION PLAN



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH 772013/1, 772013/3, 772013/4, DEESIGNS SOIL REPORT DATED 15.8.98 DEESIGNS PERCOLATION TEST DATED 15.8.98

B - DRAINAGE ALTS - 25.11.98
A - BOUNDARY ALTS - 21.9.98 -

DETERMINED PLAN

AMENDED PLAN

Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
26 NOV 1998
Ref: 0900/98

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The Contractor is to be fully responsible on site and report discrepancies to the Architect.

All dimensions on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

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Construction work to be undertaken and area thereof to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

PROPOSED REPLACEMENT HOUSE WITH DOUBLE GARAGE AT SPALDING COMMON, SPALDING FOR

MR. N. BACK.

1:200	1:2500	772013/2
AUG-98		B.GILHAM.