

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 GI Corrosion Protection with 0.5 metre 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, 140.5 Differential Switch on level of 70 lux to LCC spec. S/35/C/93.

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

All Columns to be provided with REC supplies

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 pipes, chambers and 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.	MH. chamber size (internal)
1.0m or less	450 x 450mm (normally a preformed chamber 0.9m depth or less)
1.5m or less Over 1.0m	1200 x 750mm or 1050mm dia. 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.

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	RE RE
Proposed chamber 2nd invt level	▪
Proposed gully (Gullie's in cul-de-sacs to be trapped).	
Suspended slab, where appropriate	FL2.750
Proposed slab level	
Proposed soakaway	
Proposed Vacuum Port as IC.	■ VP
Extra Facing Brick Courses Required	
Boundary Wall	

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 tar spots.
4) Road gully pots connections only to be adopted by Lincolnshire 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 kerb laid with a 25mm upstand above the carriageway and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6 m 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 3 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 380mm of DoT Type 1 Granular Sub-base.
36) Give way markings and any necessary signing to be agreed on site with the divisional surveyor.
37) Pedestrian Crossing points to be provided with Tactile Paving as per LCC Design Guide 316.3

LEGEND

Standard stock trees approx 2.00m to 2.400mm high as follows.

A	Acer Plantanoides
B	Fagus Grandiflifo
C	Malus John Dowie
E	Prunus Avium Plena
F	Prunus Kanzan
G	Sorbus Aucuparia Xanthocarpa
H	Sorbus Joseph Rock

Planting Techniques : Standard stock trees/Tree pits to be 750 dia. x 600 deep, bottom of pit to be broken up to 150 deep pit to be backfilled with 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 bark dressing over dressing of compound fertiliser to BS4428 1989 & Amendment No1 (1991)

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

Cotoneaster Skogholm at 450 c/cs
Viburnham Tinus at 600 c/c's
Hedera Helix Vera at 300 c/c's
Elaegnus Pungens Maculata at 750 c/c's
Fatela Japonica at 750 c/c's
Aucuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia)
Cytisus Praeox at 600 c/c's
Rosa Pugosa Shineseweg at 600 c/c's
Senecio Sunshire at 600 c/c's
Hypericum Calycinum at 750 c/c's

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

1.8m high brick screen walls

1.8m close boarded fencing

Hawthorn (Cratageous Monogyne) hedging

Hedging : Trench to be excavated to depth of 400 bottom to be broken up to depth of 150. Trench to be backfilled with mixture of excavated soil and organic manure.

DETERMINED PLAN

S... REC... Area 1037

Ref. 0904/97

REV. D	DWELLING ON PLOT 87 RE-SITED AND GARAGE DETACHED	8/8/97
REV. C	DWELLING ON PLOT 86 CHANGED TO 'E'	19/6/97
REV. B	DWELLINGS CHANGED TO 'G' ON PLOTS 79 & 84	12/6/97
REV. A	DWELLINGS CHANGED TO 'B' & 'G' ON PLOTS 35 & 38.	22/5/97

Bennett Homes

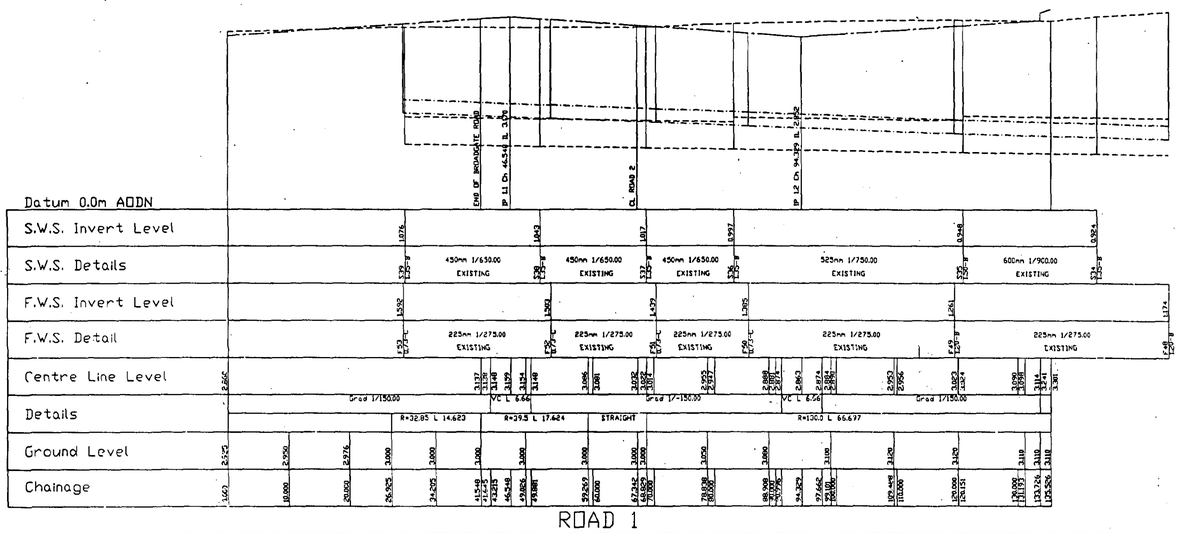
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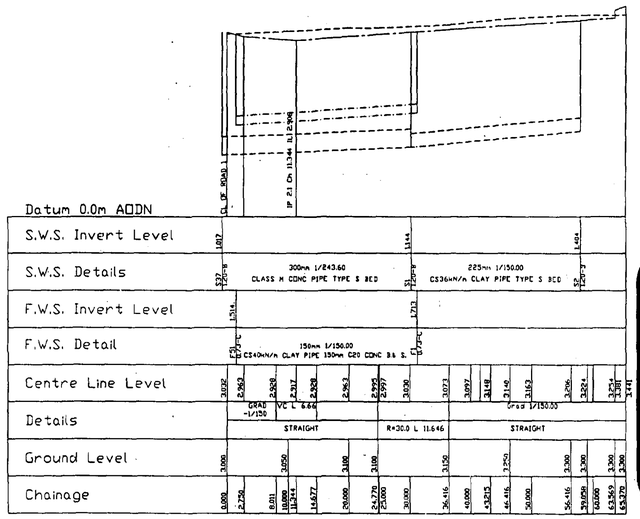
RESIDENTIAL DEVELOPMENT OFF WYGATE PARK, WOOLRAM WYGATE, SPALDING, LINCOLNSHIRE.

SITE & DRAINAGE. SCALE 1:500

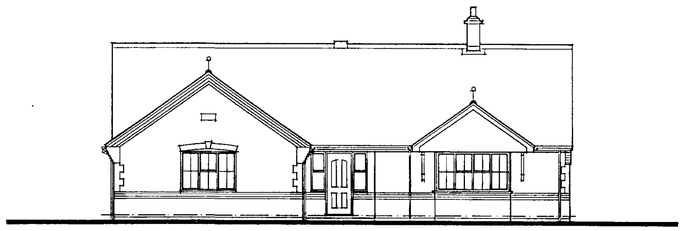
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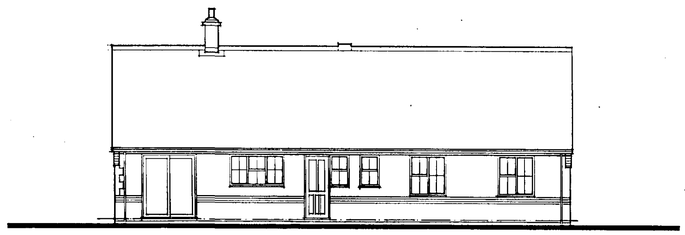




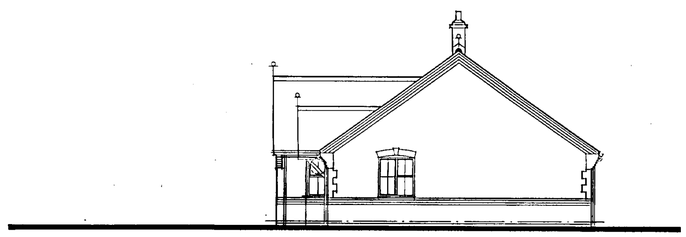
elevations



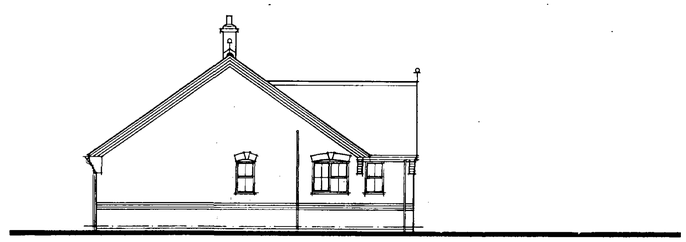
front elevation



rear elevation

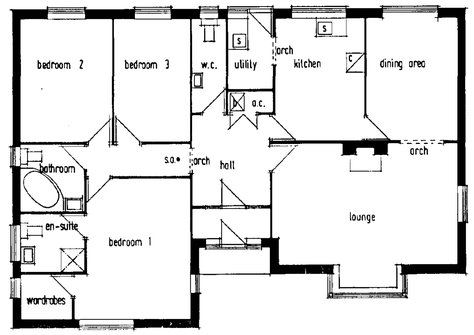


side elevation



side elevation

your home plan



lounge	19' 11" x	13' 1"
kitchen	13' 1" x	9' 8"
utility	7' 7" x	4' 11"
dining area	13' 1" x	9' 8"
bedroom 1	15' 1" x	11' 3"
bedroom 2	13' 1" x	9' 10"
bedroom 3	13' 1" x	8' 3"
bathroom	7' 1" x	6' 10"
en-suite	6' 10" x	6' 3"
wardrobes	5' 6" x	4' 9"

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

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BUNGALOW TYPE L1/H Mod.
BOSTON

DETERMINED PLAN

14 AUG 1997

Ref: 0904/97

SCALE 1:100

Mr. D.E.F. & Mrs. N.L. Cross, Plot 47, Wygate Park, Spalding.

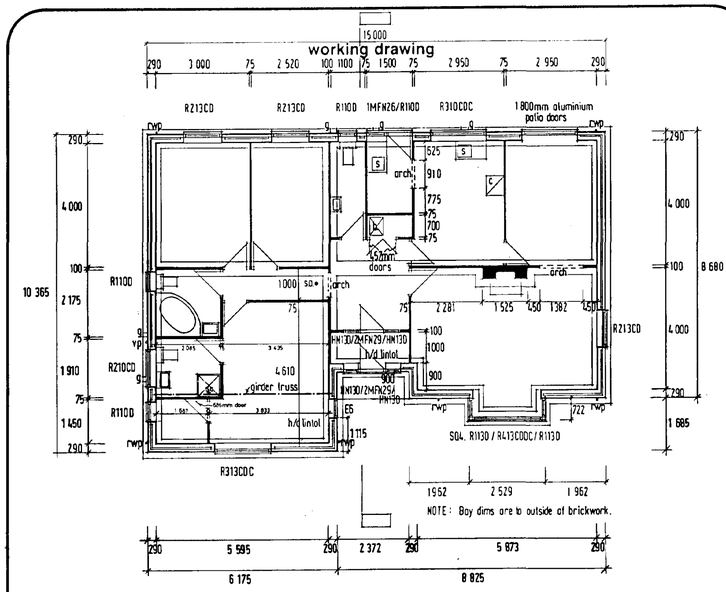
Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

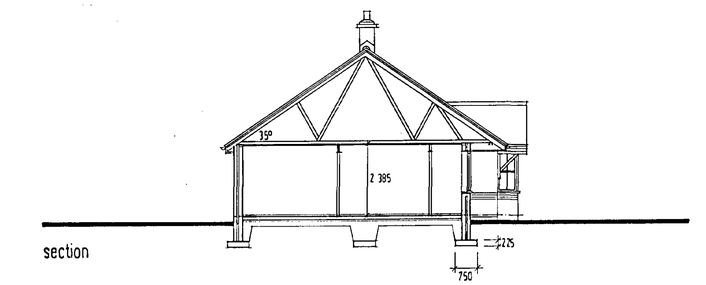
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DRAWN BY	
CHECKED BY	

John R Whisson Dipl. Arch. (Sheffield) RIBA

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, 50mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turbobloc, 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 BS 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 19.

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 underlay 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 ¾ 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.

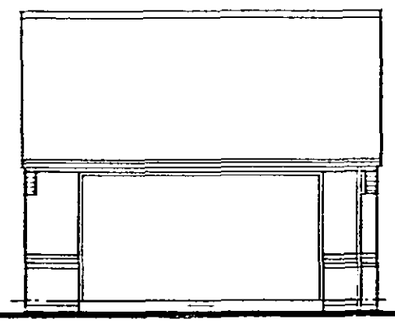
HEATING By free standing gas boiler in airing cupboard with Rite-vent insulated flue to gas ridge terminal outlet. Combustion air supply by 150mm sgw pipe under floor slab with 150mm concrete protection or by alternative means.

OPEN FIRE Fitted with grate designated to burn solid fuel with hearth complying with Approved Document J1/2/3 Section 2. Air supply by airbricks or alternative means giving 20000mm². Flue to be 225mm diam. or 165mm sq. Fireplace opening jambs to be 440mm wide.

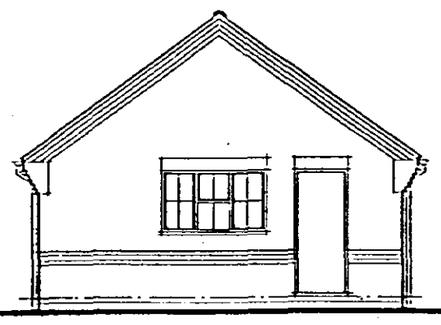
Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L. section 1 diag. 5 and para. 1.37 - 1.41.
Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L. section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

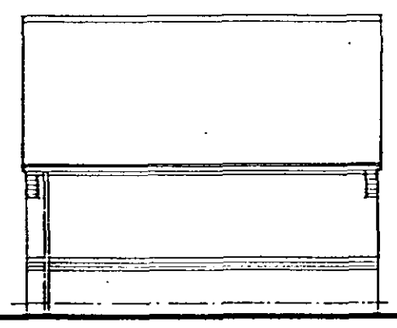
9093-188 DEALIO (UK) LTD.



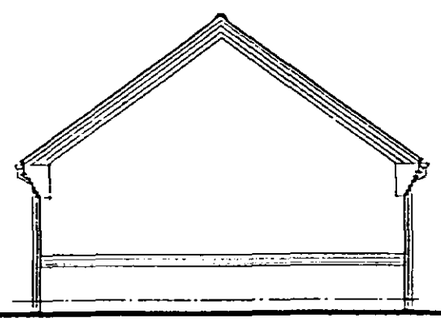
front elevation



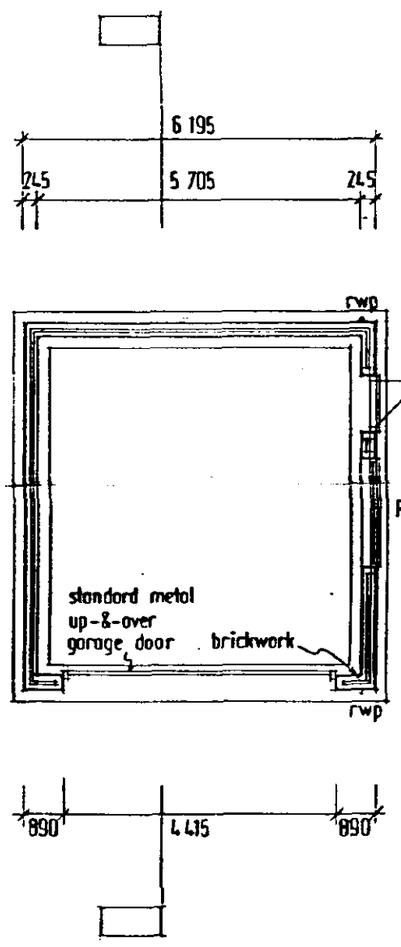
side elevation



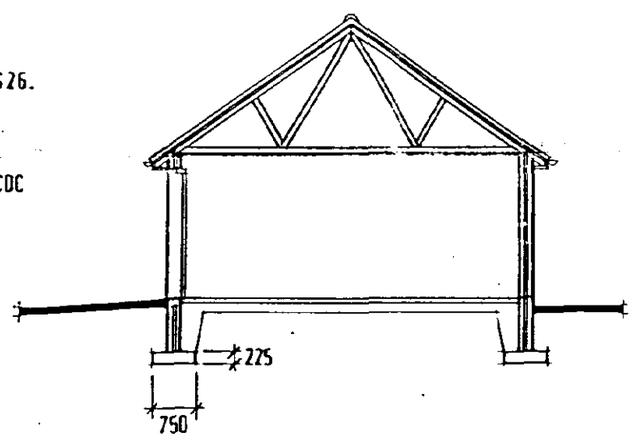
rear elevation



side elevation



plan



section

NOTATION

FOUNDATIONS To be concrete FND2 mix.
750 x 225mm to 245mm walls, to satisfaction of Local Authority.

WALLS External walls of 103mm facing brickwork, 52 mm cavity, 90mm Thermalite Shield blockwork. Wall ties to BS1243 1978. Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with vertical d.p.c. to BS743 150mm wide.

FLOOR 100mm fairface concrete on 100mm hardcore or similar.

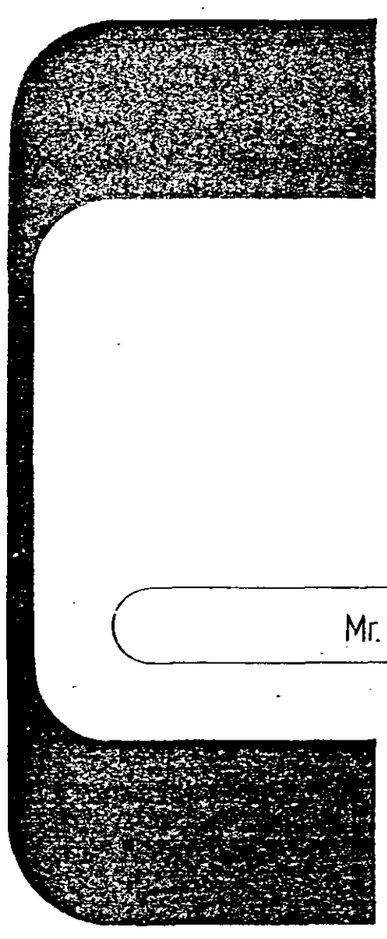
D.P.C. To walls to be provided min. 150mm above finished ground level to BS743.

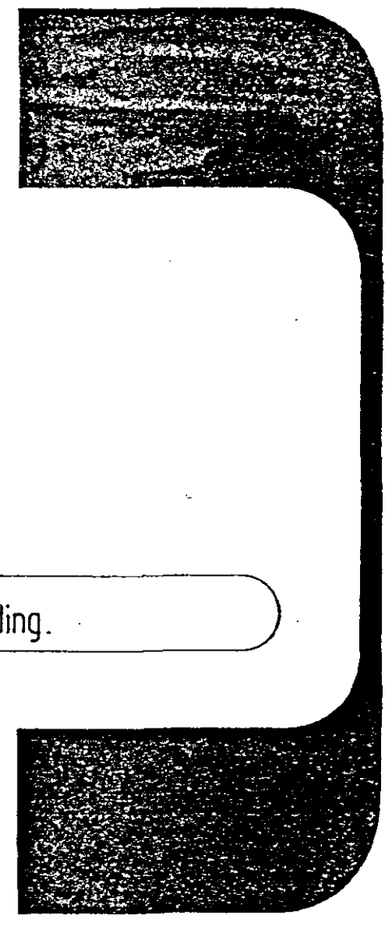
ROOF Covered with concrete interlocking roof tiles on 25mm x 38mm pressure impregnated battens on untearable roof felt.
35 dgree roof pitch. All structural timbers to be stress graded and in accordance with BS5268.
Gang-nailed trusses at 400mm cts. in accordance with current Truss Plate Association Digests to BS5268 (part 2) 1984 & BS5268 (part 3) 1985.
Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

LINTELS Galvanised steel lintels to BS449 I.G. or similar approved.

ROOF DRAINAGE 100mm PVC gutters with 63mm fallpipes discharging to 1 cu.m soakaway per fallpipe run not less than 4500mm from garage, through 100mm sgw seconds.

GARAGE DOOR To be 14'(4.267) x 6'6"(1981) Henderson 'CORINTHIAN' trackless. Aperture as shown.





Bennett Homes

PITCHED ROOF GARAGE
6100 x 6195mm. 20' x 20' (nominal)

SCALE 1:100

Mr. D.E.F. & Mrs. N.L. Cross, Plot 47, Wygate Park, Spalding.

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Lakenheath, Suffolk, IP27 9ER. 0842 860765

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SOUTH ... HOUSING & PL... ... 1997

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