2

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6

7

8

9

5.0

2.0

10000

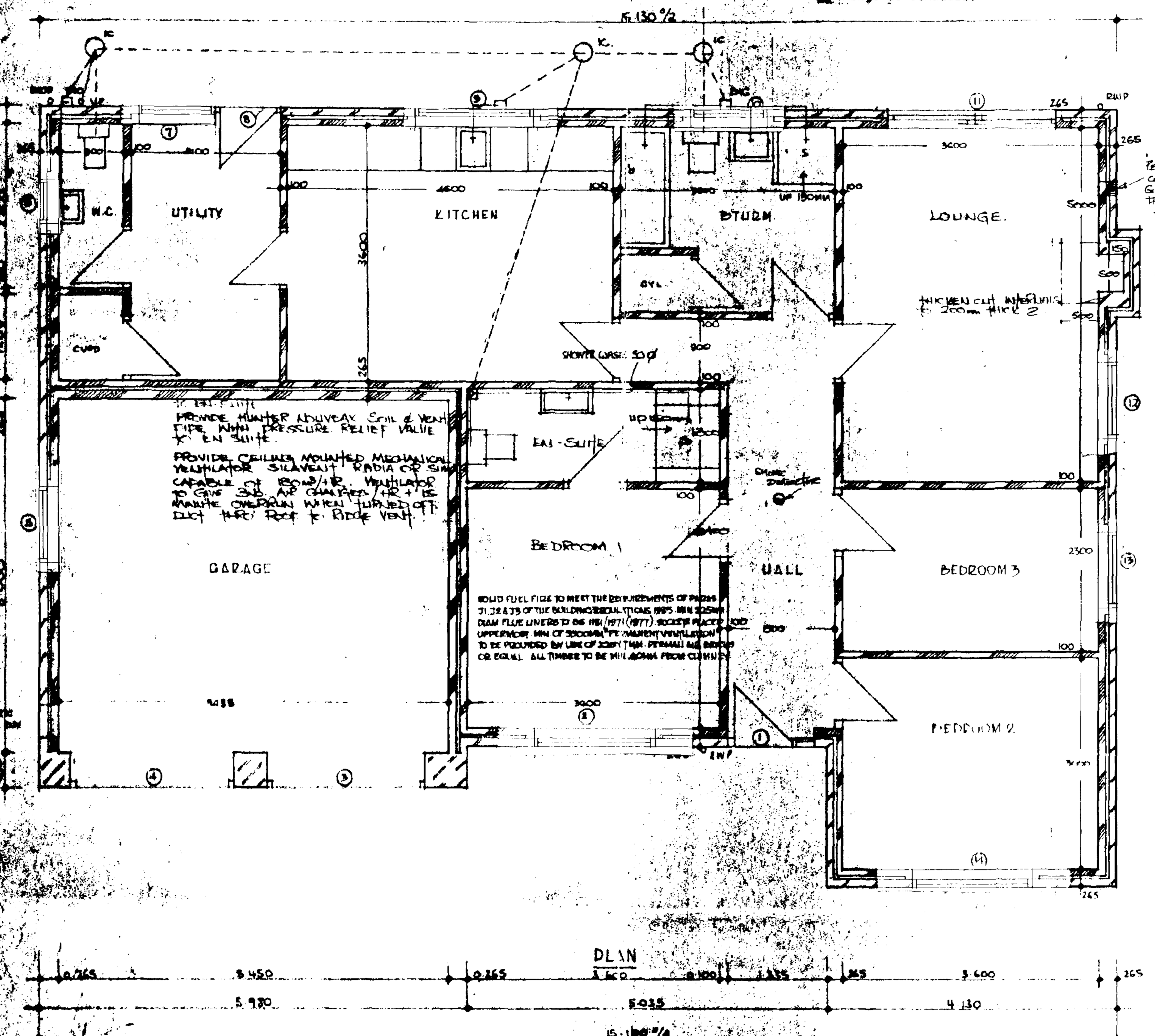
4500

1000 MIN

No 8 SUITABLE CLASS (1) CHAINAM)

UNDERGROUND ELECTRIC CABLE

LINTELS:
Lintels to be by I.G. Lintels Ltd. Insulated as standard L1 lintels to openings in ext. walls and I.G. Internal lintels to internal openings as schedule.



CEILINGS
Domestic: 12.7mm Gyproc plasterboard ceiling and artex or skim finish.
Garage: 1no' layer 15mm Gyproc 'Fireline' boards and artex finish.

ROOF INSULATION.
Provide 150mm fibreglass insulation quilt between ceiling ties ensuring min 50mm air space between roof insulation and roofing felt.

Cylinder to be insulated.
Hot water system to be vented
All pipes not contributing to space heating to be insulated.

SPACE & WATER HEATING TO ELECTRICITY BOARDS MEDALLION SPECIFICATION ELECTRICAL HOT WATER SYSTEM TO BE VENTED

ELECTRIC.
Socket outlets and light points to IEE regulations and N.H.B.C. standard. Combined cooker and socket outlet.

FOOTPATHS.
Provide 800mm wide concrete footpaths around perimeter of dwelling as shown. 75mm concrete on 100mm well consolidated hardcore base footpaths to have 25mm fall away from dwelling.

ACCESS TO ROOF SPACE.
Provide as shown on plan dotted 550mm x 750mm trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

DOOR WINDOW & LINTEL SCHEDULE

OPENING	TYPE	JOINERY REF	LINTEL REF	O/A LENGTH
1	DOOR	FER 120	L1/HD	1500
2	WINDOW	H412 CMC	"	2700
3	G DOOR	UF 7666 NS	L/S	2700
4	"	"	"	2700
5	WINDOW	H210C	L1/HD	1500
6	"	H110C	"	1050
7	"	H210C	"	1500
8	DOOR	FNS	"	1200
9	WINDOW	H310CC	"	2100
10	"	H210C	"	1500
11	PATIO	PAU V 24 L	"	2100
12	WINDOW	H212C	"	1500
13	"	"	"	1500
14	"	H412 CMC	L1/S	2700

JOINERY:
All specified joinery is by messrs JOHN CARR JOINERY
Windows to have double glazed sealed units unless stated.
Windows to have factory fitted 'trickle ventilators ' giving a minimum 4000mm.sq. background ventilation.
Vents to windows in bedrooms, kitchen & lounge only req'd.
NOTE: Provide Thermabate cavity closers to all door & window jambs and cills.

NOTE: Provide sand cement render to underside of all exposed lintels in garages for fire protection or 15mm Gyproc Fireline boards.

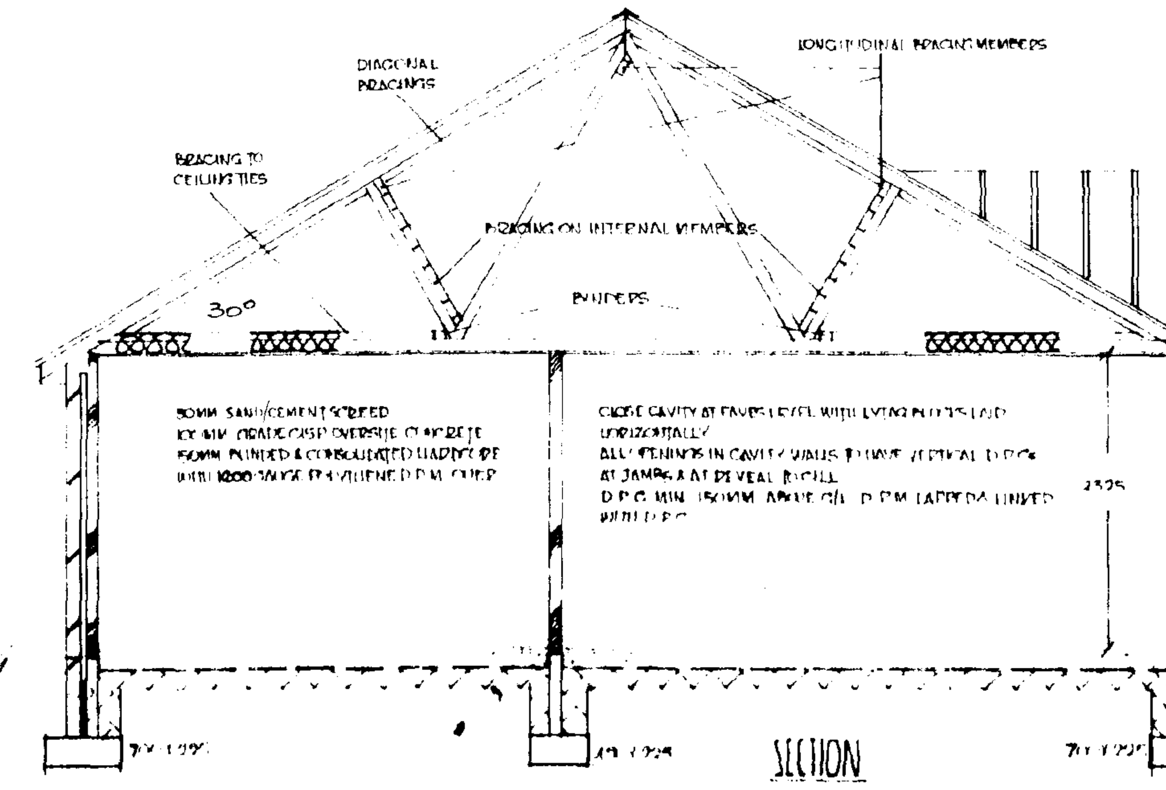
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ASHWOOD HOMES.

NOTES
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS . DO NOT SCALE.

FOUL WATER DRAINAGE:
Foul water drains to be 100mm dia.vitrified clay or pvc pipes flexibly jointed bedded on 50mm pea gravel Under building drains to be encased in 150mm pea gravel with lintel over pipes @ wall abutments. 100mm dia.pvc soil & vent pipe to extend 900mm above window & door heads & to terminate in balloon finial. 40mm dia. pvc waste pipes from all appliances unless otherwise shown on plan complete with 75mm deep sealed traps & rodding eye access points @ every direction change.
ALL ABOVE GROUND DRAINS TO BS 5572
ALL BELOW GROUND DRAINS TO BS 8301
All gullys to be back inlet type with roddable access
Foul drains to have min falls 1 in 70, max falls 1 in 40

OPEN FIRE:
To be capable of burning smokeless fuel. Hearth to be 125mm thick (above o'site) & project as shown min. on plan. Flue liners to BS1181:1971 (sockets up) Build into brick jambs of open fire 2n° metal anchorage points To provide combustion air to open fire instal Permali ventilator @ low level (type 10R) in external wall.complete with vermin guard & internal grille.

FLUE CONSTRUCTION:
225x225mm clay flue liners to BS 1181:1971 Min 100mm brick surround. Chimney to terminate as shown on plan in concrete capping or corbelled bwk plus clay pot.Provide code 4 lead flashing @ roof intersection incl. secret gutter including 2n° courses engineering brickwork as dpc.



PROPOSED BUNGALOW

ELEMENT	AREA	U VALUE	HEAT LOSS
EXTERNAL WALL	99.37	0.417	41.437
GLAZING	22.984	2.8	64.355
FLOOR	104.155	0.718	74.783
ROOF	104.155	0.237	24.685
		TOTAL HEAT LOSS	205.26W

NOTIONAL HEAT LOSS

ELEMENT	AREA	U VALUE	HEAT LOSS
EXTERNAL WALL	106.731	0.450	48.029
GLAZING (15%)	15.620	5.7	87.034
FLOOR	104.155	0.450	46.869
ROOF	104.155	0.250	26.039
		TOTAL HEAT LOSS	209.971W

FOUNDATIONS:
Excavate for foundations 700mm wide & 750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site. Lay C20P concrete 1:2:4 by volume a min. of 225mm thick. Foundations to 100mm walls to be 450mm wide. Deepen foundation concrete under chimney to 300mm min. Thicken out o'site to 450mmx225mm with 45° batters under 100mm int. non loadbearing walls. Provide bit. felt dpc under walls on thickened oversite.

DAMP PROOF COURSES.
100MM HYLOAD PITCH POLYMER D.P.C. A MINIMUM 150MM ABOVE GROUND (FOOTPATH) LEVEL TO BOTH SKINS OF CAVITY WALLS AND TO INTERNAL WALLS. PROVIDE BIT FELT D.P.C. CAVITY TRAYS ABOVE ALL EXPOSED OPENINGS IN CAVITY WALLS - NOS 5, 4 & 14.
PROVIDE STEPPED D.P.C. CAVITY TRAYS AND CODE 4 LEAD FLASHING @ ALL ROOF WALL ABUTMENTS.

SUB-STRUCTURE WALLING:
265mm cavity walls comprising of two skins of class B engineering brickwork or two skins of class A concrete blockwork (7N/m.sq.) in cement mortar (1:3). Bricks below d.p.c. level to be F.L. designation and to B.S.3921.
1:12 lean mix concrete cavity fill terminating 225mm below lowest d.p.c. level.Internal 100mm walls below d.p.c. in class A concrete blocks. Drains passing thro' walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe: to be filled with compressible material and provide vermin guard to ext. face of wall.

GROUND FLOOR CONSTRUCTION:
Remove turf & vegetable soil a min. 150mm deep & reduce levels further if found necessary in agreement with local on site Building Control officer. Lay 150mm clean limestone hardcore,75mm to dust and well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 Gauge) polythene damp proof membrane over blinded hardcore with joints welted where necessary and turned up to face of all foundation walls and turned in at d.p.c. level min 50mm.Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume with a 50mm sannd/cement screed (1:3) finish.
GARAGE FLOOR: To be as for domestic floor but omitt screed finish and float finish oversite concrete.note: Floor to be 100mm below finished domestic floor level

WALLING:
265mm cavity walls to consist:
100mm external skin facing brickwork
65mm cavity
100mm inner skin Hemlite 3.5N/mm sq. blockwork
Provide 65mm Dritherm to cavity
Cavity skins to be tied together with galvanised butterfly wall ties spaced 900mm horizontally & 450mm vertically to BS1243:1978
Ties spaced 300mm @ reveals.
Inner 100mm walls to be Hemlite blockwork.
INT. WALL FINISH:
12mm sand/cement render scratchcoat with 4mm neat plaster finish.to all int. masonry surfaces (except garage)

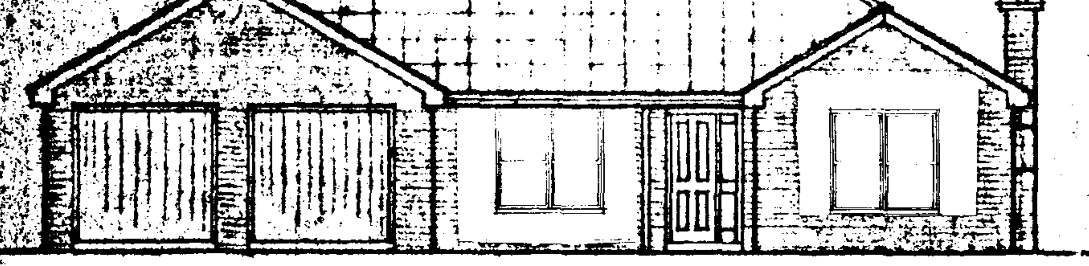
MECHANICAL VENTILATION:
Kitchen: provide mechanical ventilation capable of extracting at a rate not less than 60 litres/second or incorporated within a cooker hood and extracting at a rate not less than 30 litres/second.
Bathrooms: provide mechanical extract ventilation capable of extracting not less than 15 litres/second ducted to external air.

METER BOXES
Electric meter and gas meter box if required to be positioned in accessible external wall position min 550mm max 1.00m. above footpath level. Seal around boxes in non combustible material.

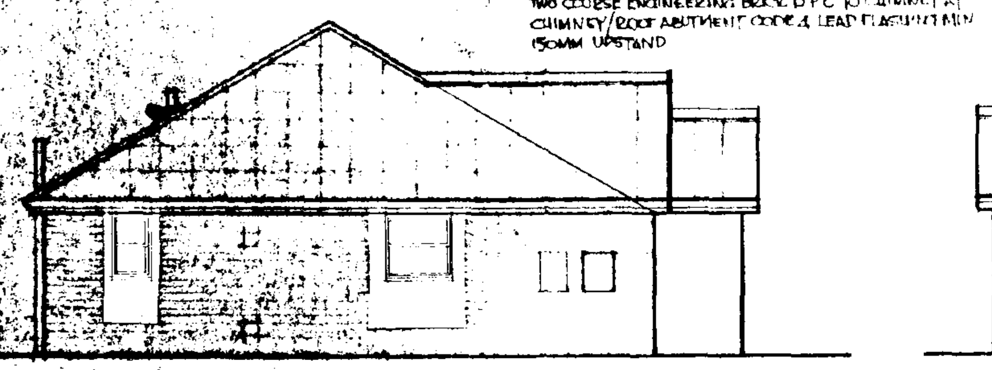
RESTRICTED GLAZING AREAS
PROVIDE TOUGHENED GLASS to BS 6206 1981 to FOLLOWING AREAS: to ALL WINDOWS WITHIN 800 OF FINISHED FLOOR LEVEL, to ALL DOORS GLAZING WITHIN 1500 OF FFL.. THIS APPLIES to SIDE SCREENS ALSO WITHIN 300 OF DOOR.

SMOKE ALARMS
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARM THAT CONFORMS TO BS 5446 PART 1. PROVIDE AT LEAST ONE ON EACH FLOOR DEPENDING ON LAYOUT AND SIZE IN ACCORDANCE APPROVED DOCUMENT PART 1. MORE THAN 1 SMOKE ALARM SHOULD BE INTER-CONNECTED. ALSO FIXED IN CONJUNCTION WITH APPROVED MANUFACTURERS INSTRUCTIONS. (SEE POSITION ON DRAWINGS)

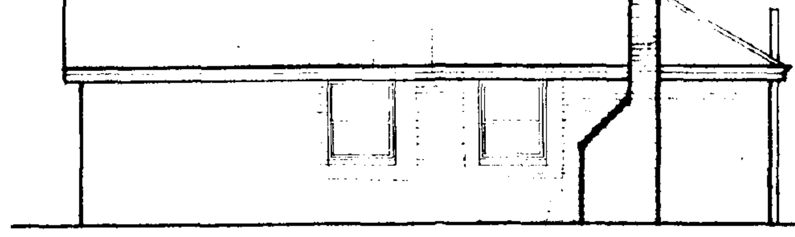
VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).



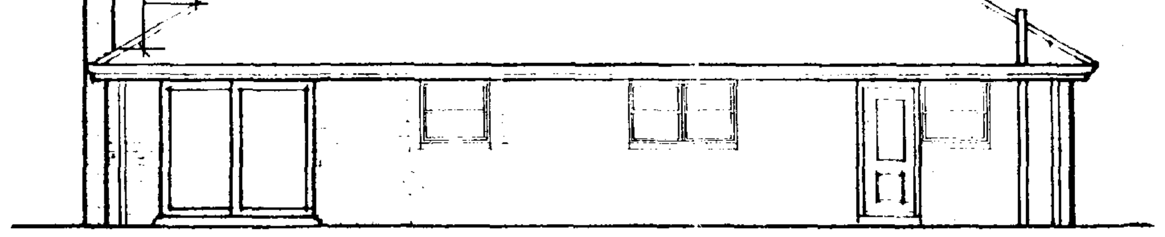
FRONT ELEVATION



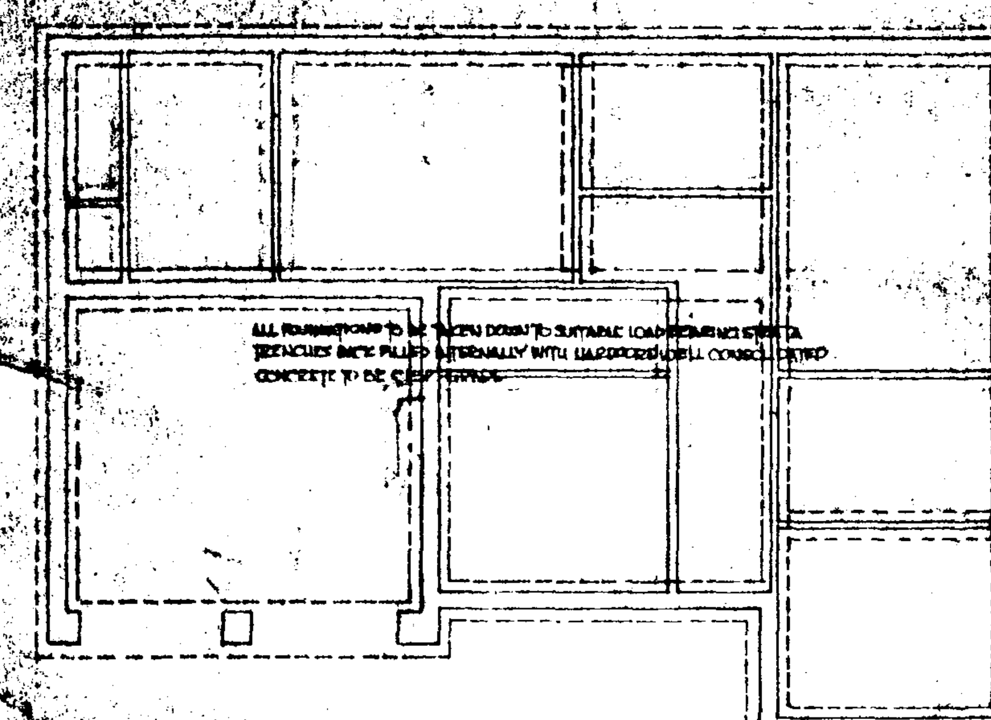
SIDE ELEVATION



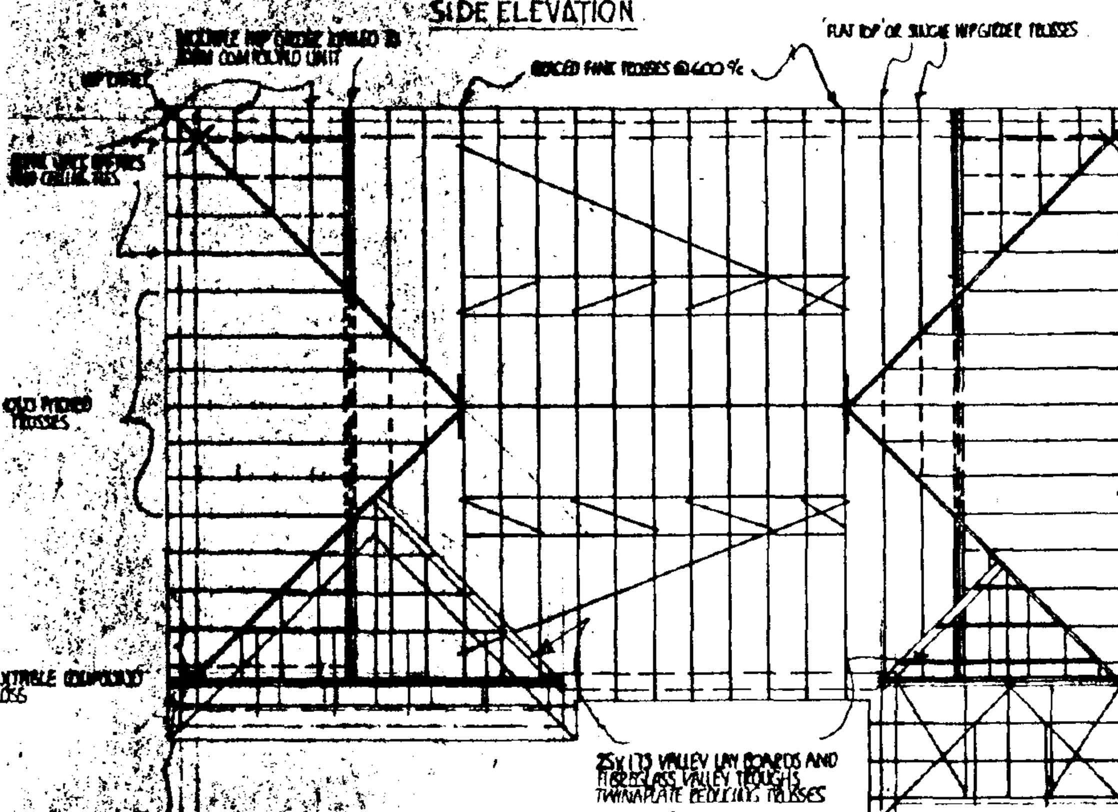
SIDE ELEVATION



REAR ELEVATION



FOUNDATION PLAN



ROOF PLAN

PITCHED ROOF CONSTRUCTION:
Concrete interlocking roof tiles on 38x25mm tanalised battens on reinforced sarking felt type 1F to BS.747 lapped min. 150mm in all cases.Felt on Twinaplate 'fink' type pre-fabricated roof trusses @ max. 600mm ctrs & @ 30° pitches. Trusses braced in accordance with BS 5268 part III:1985
25x100mm ceiling & longitudinal binders @ truss node points.
25x100mm 'chevron' bracing on int. binders.
25x100mm 45° diagonal bracing to truss rafters.
25x100mm 30° diagonal bracing on ceiling ties.
50x100mm wall plate bedded on sand/cement & held in position by trusses & 30x5mm galvanised mild steel anchor straps @ 1.2m ctrs.
Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs.
Note: @ lateral strap positions provide 38x50mm noggings inbetween trusses.
Close cavity above eaves & provide bit. felt d.p.c.
Water tank in roof space supported in accordance with BS 5268, on 12mm ext. quality plywood platform on 50x38mm bearers on 50x125mm bearers on 50x38mm bearers on at least 3no ceiling joist members.

INSPECTION CHAMBER CONSTRUCTION:
Polypropylene inspection chambers bedded in 150mm concrete form protective 225mm thick concrete collar around i.c. head with 300mm projection from cover. Covers to be grade 'c' light duty circular covers unless i.c.'s are in driveways where grade 'B'covers should be used.

PROTECTION TO FOUL & SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete 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 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSleve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways sited 5.0m away from any building.

ROOF VENTILATION PROVIDE NENE JOINERY SOFFIT VENTILATION BOARDS GIVING VENTILATION EQUIVALENT TO A 10 CONTINUOUS STRIP

HIPPED ENDS PROVIDE MULTIPLE HIP GIRDER TRUSSES SUPPORTING MONOS ON TWINAPLATE TW 962 TRUSS SHOES AND SINGLE HIP GIRDER TRUSSES TO INFILL UP TO THE FIRST FULL TRUSS @ THE END OF THE RIDGE. 50 X 125 JACK RAFTERS. PROVIDE 50 X 150 DRAGON TIES TO PROVIDE SEAT FOR 50 X 200 HIP RAFTERS. HIP RAFTERS NOTCHED OVER LEDGER ON 1ST FULL TRUSS

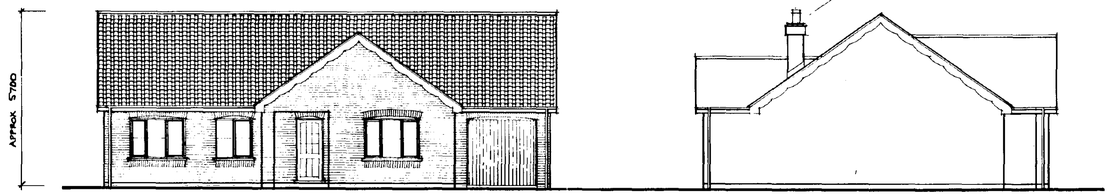
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING'S NO:

ASHWOOD HOMES
Build a Better Neighbourhood
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX TEL: HOLBEACH (0406) 23300

PROJECT	
KINGSWOOD PLOTS 5 and 7	0927/94
DRAWING DESCRIPTION: PLANS ELEVATIONS & SECTION	
DATE: DEC '93	DRAWN
DRWG No.: AH-W 3/9A	SCALE: 1/50 & 1/100

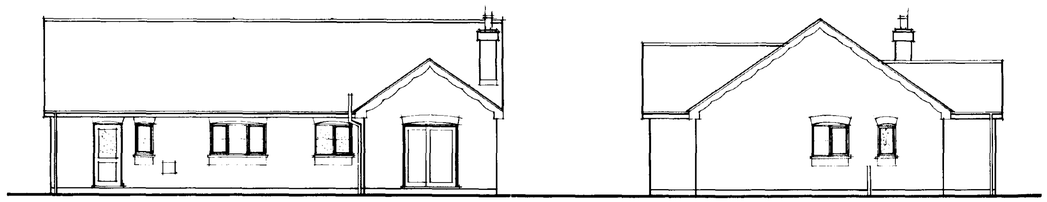
REVISIONS	DES	DATE	SIGN
A	B REGS. EXTRA NOTES	7.6.94	G.L.H.

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED



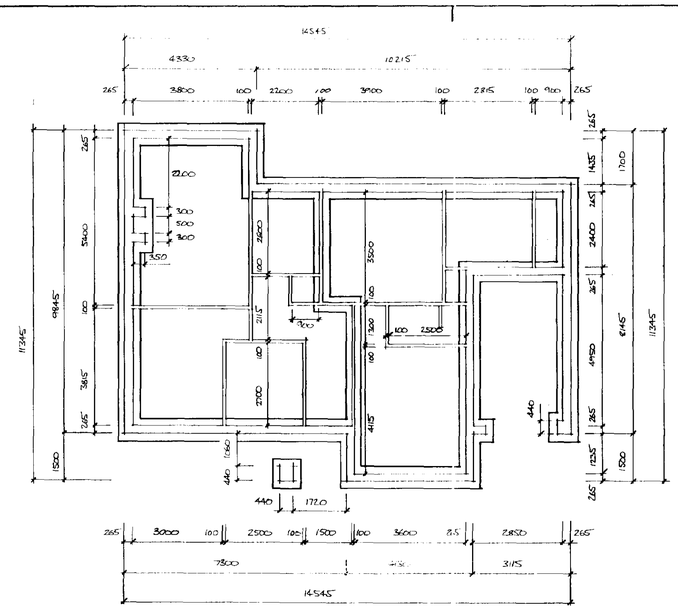
FRONT ELEVATION

SIDE ELEVATION

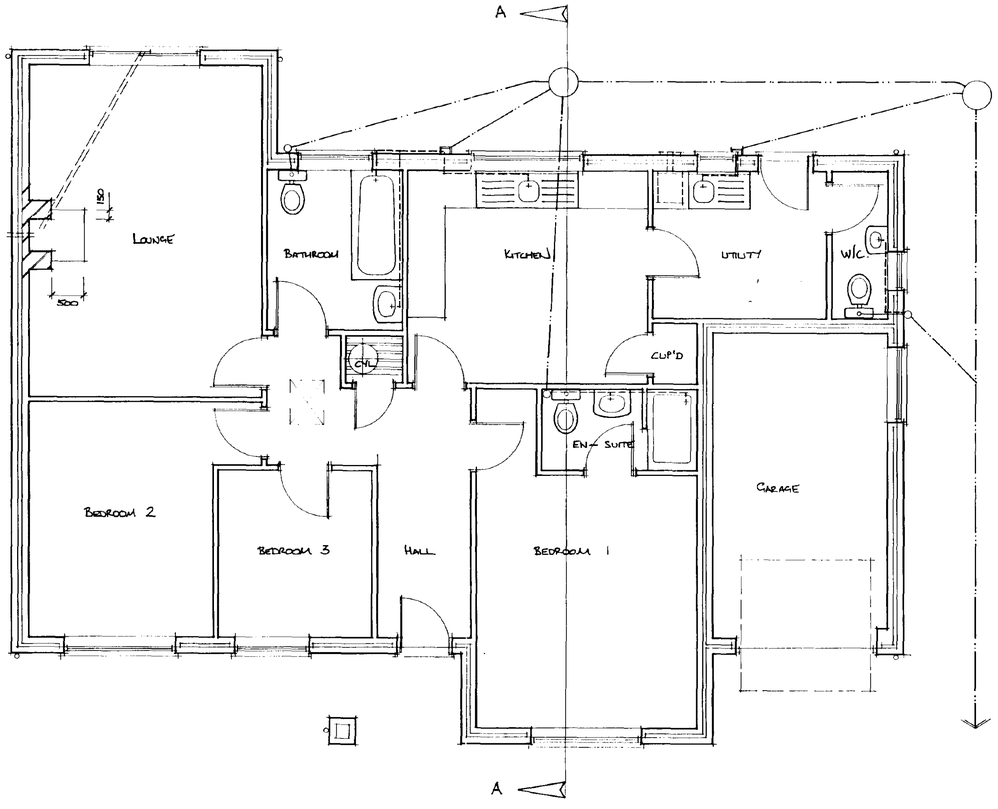


REAR ELEVATION

SIDE ELEVATION



FOUNDATION PLAN



GROUND FLOOR PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

APPROVED PLAN

PODDINGTONS

Architectural Design Consultants

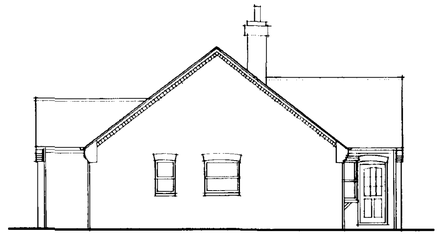
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
PROPOSED RESIDENTIAL DEVELOPMENT AT WOOLRAM WYGATE, SPALDING, FOR S & R FREIR

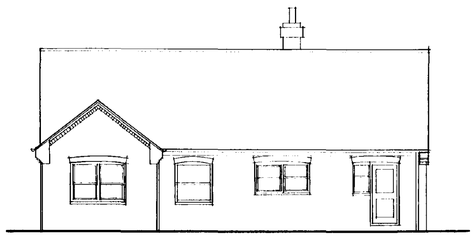
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drawing
PLOTS 4 and 6

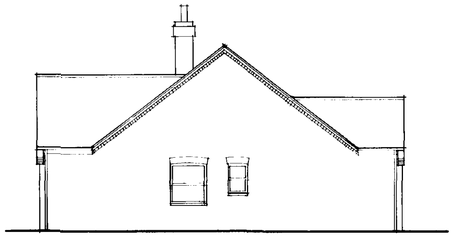
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SEPT 94	checked



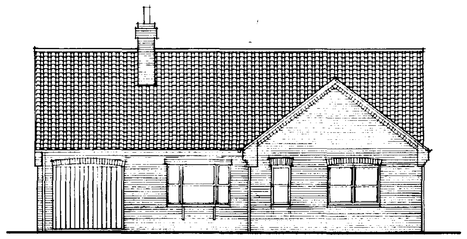
SIDE



REAR



SIDE



FRONT

FOUNDATIONS.

PROVIDE 890 x 225 mm THICK FOUNDATIONS IN C15P CONCRETE TO FRONT WALL OF GARAGE.
PROVIDE 700 x 225 mm THICK FOUNDATIONS IN C15P CONCRETE TO ALL 265mm WALLS.
FOUNDATIONS TO 100 mm THICK INTERNAL BLOCK WALLS TO BE 600 x 225mm THICK IN C15P CONCRETE UNLESS BUILT OFF THE SLAB.

ALL FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA AS DETERMINED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR.

WALLS BELOW GROUND LEVEL TO BE CONSTRUCTED IN CLASS 'A' BLOCKWORK WITH LEAN MIX CONCRETE CAVITY FILL TERMINATING MINIMUM 150mm BELOW DPC TAPERED TO EXTERNAL FACE.

CAVITY WALLS.

BUILD 265mm THICK CAVITY WALL COMPRISING OF 100mm FACE BRICK.

FORM 65mm THICK CAVITY FILLED WITH ROCKWOOL CAVITY BATTS - 65mm INTERNAL SKIN TO BE TARMAC HEMELITE 100mm THICK BLOCKS WITH 13mm THICK PLASTER FINISH (11mm THISTLE HARDWALL WITH 2mm THISTLE FINISH)

PROVIDE GALVANISED STEEL WALL TIES SPACED @ 300mm HORIZONTALLY AND 450mm VERTICAL CENTRES. REDUCE SPACING TO 225mm VERTICAL CENTRES AT JAMBS.
PROVIDE VERTICAL DPC.

INTERNAL WALLS.

TO BE 100mm THICK TARMAC HEMELITE BLOCKS.
WHERE WALLS ARE BUILT OFF THICKENED SLAB PROVIDE DPC TO BASE.
PROVIDE 1G TYPE 100 INTERNAL LINTOLS OVER ALL OPENINGS UNLESS OTHERWISE NOTED.
PROVIDE PLASTER FINISH AS PER CAVITY WALLS.

D.P.C.

HORIZONTAL PVC DPC TO BE MINIMUM 150mm ABOVE SURROUNDING GROUND LEVEL.
DPC TO INNER SKIN TO BE CONTINUOUS WITH DPM TO FLOOR.

EXTERNAL JOINERY.

WINDOWS AND DOORS TO BE STANDARD BOULTON AND PAUL (SEE SCHEDULE ON DRG 1568-5)
PROVIDE LINTOLS (1G) OVER FRAME TO SCHEDULE) COMPLETE WITH PVC DAMP TRAY OVER.
WHERE CAVITY IS CLOSED AT JAMB AND CILL USE IMMCOR INSULATING PVC BETWEEN EXTERNAL BRICKWORK AND BLOCKWORK RETURNS.

GROUND FLOOR.

150mm THICK MINIMUM SAND/CEMENT SCREED 1:3 MIX WITH JOINTLESS AREAS NOT EXCEEDING 15m² AT A RATIO LENGTH TO WIDTH NOT EXCEEDING 1:6 TO 1. IF THESE LIMITS ARE EXCEEDED REINFORCE TO CP 2CA: 1970 PART 2.
LAID ON 100mm THICK C10P CONCRETE SLAB WITH 65mm THICK FLOORMATE 200 BENEATH. INSULATION TO BE TURNED UP AT JUNCTION WITH EXTERNAL WALLS.
ALL JOINTS TO BE CAREFULLY BUTTED AND TAPED. A GAP OF 12.5mm TO BE LEFT AROUND HOT WATER PIPES AND THESE ARE TO BE LAGGED WITH PROPRIETARY MATERIAL.
PROVIDE CONDUITS FOR ELECTRIC, GAS AND WATER SERVICES.
NB. NO INSULATION TO BE PLACED BENEATH OPEN FIRE OR BOILER HEARTH.
LAID ON 1200 GAUGE POLYTHENE DPM LAPPED WITH DPC.
PROVIDE 150mm BLINDED AND WELL CONSOLIDATED HARDCORE.

MECHANICAL VENTILATION.

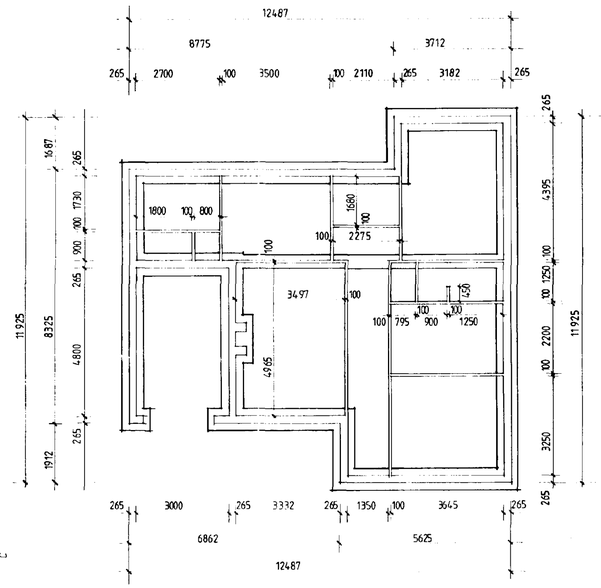
TO KITCHEN PROVIDE MANUALLY SWITCHED MECHANICAL VENT HAVING AN EXTRACTION RATE OF MINIMUM 60 LITRES/SECOND. THIS CAN BE REDUCED TO 30 LITRES/SECOND IF IN COOKER HOOD.
TO BATHROOM PROVIDE A MECHANICAL VENT TO BE MANUALLY SWITCHED AND HAVE AN EXTRACTION RATE OF 15 LITRES/SECOND.

SMOKE ALARMS.

PROVIDE SELF CONTAINED SMOKE ALARMS IN POSITION SHOWN TO BE TO BS 5446 PART 1 MAINS OPERATED WITH BATTERY BACK UP. WHERE MORE THAN 1 SMOKE ALARM IS INSTALLED IN THE SAME DWELLING THEN ALARMS ARE TO BE INTERLINKED SO SMOKE DETECTION BY ONE UNIT ACTIVATES THE ALARM IN ALL OTHER UNITS.

ABOVE GROUND DRAINAGE.

PROVIDE 100mm DIAMETER SOIL AND VENT PIPES IN POSITIONS SHOWN TO TERMINATE MINIMUM 900mm ABOVE WINDOW HEAD. NO CONNECTION TO SOIL AND VENT PIPE TO BE MADE WITH 450mm OF INVERT OF DRAIN.



FOUNDATION PLAN

ABOVE GROUND DRAINAGE (CONT.)

PROVIDE 40mm DIAMETER UPVC WASTE PIPES TO ALL APPLIANCES COMPLETE WITH 75mm DEEP TRAPS WITH 50mm DIA COMBINED UPVC WASTE PIPE TO BATH AND SHOWER.
ALL BENDS TO HAVE ACCESS PLATES AND RODDING EYE. PROVIDE RODDING EYE TO BASE OF SOIL.

BELOW GROUND DRAINAGE.

PROVIDE AND INSTALL MARLEY 250mm AND 450mm DIA PVC INSPECTION CHAMBERS WITH 150mm PEA GRAVEL BED AND SURROUND. COVER TO BE SET IN CONCRETE.
IN POSITIONS MARKED R.B.I.C. PROVIDE RODDABLE BACK INLET GULLY.
DRAINAGE TO BE 100mm DIAMETER SMOOTH BORE PVC WITH FLEXIBLE JOINTS BEDDED AND SURROUNDED WITH 150mm PEA GRAVEL. PIPES TO BE LAID AT A FALL BETWEEN 1:40 AND 1:80. WHERE PIPES HAVE LESS THAN 600mm COVER PROVIDE CONCRETE PAVING SLABS OVER ENSURING MINIMUM 100 mm BETWEEN UNDERSIDE OF SLAB AND TOP OF PIPE. WHERE PIPES HAVE LESS THAN 300mm COVER UNDER DRIVEWAYS THEY ARE TO BE REINFORCED CONCRETE. WHERE PIPES PASS THRU' WALLS PROVIDE 265 x 65mm PRE-STRESSED CONCRETE LINTEL OVER. WRAP PIPE IN 50mm FIBREGLASS AND MASK OFF OPENING EACH SIDE WITH SOLID SHEET MATERIAL. WHERE DRAINS ARE UNDER FLOOR SURROUND PIPE IN 150mm CONCRETE WHERE TOP OF PIPE IS WITHIN 300mm OF UNDER SIDE OF FLOOR. THEN THIS IS TO BE MONOLITHIC WITH THE FLOOR SLAB.
NEW DRAINS TO DISCHARGE INTO LITERAL FROM MAINS SEWER. NO ROAD.

STORM DRAINS.

DRAINAGE TO BE AS SPECIFIED ABOVE BUT WITH PIPES LAID TO 1:100 FALL. STORM WATER TO DISCHARGE TO 1M³ CAPACITY SOAKAWAYS SITED MINIMUM 5.0 METRES AWAY FROM DWELLING (SEE SITE PLANS).

FLOOR PLAN

BOILER.

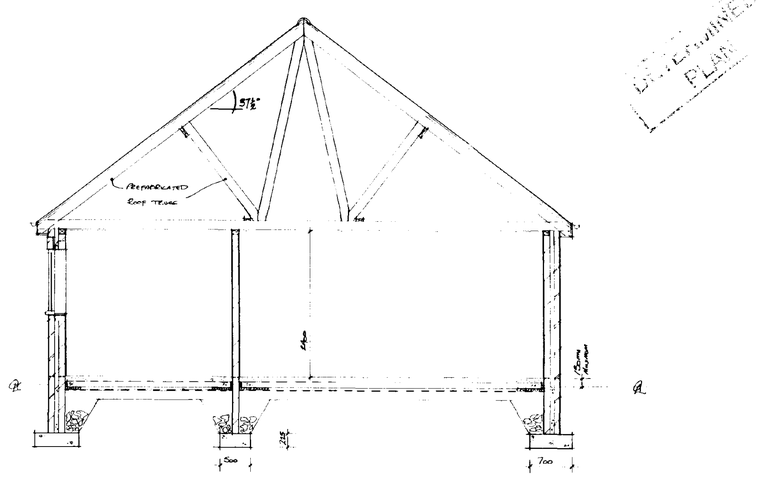
PROVIDE GAS FIRED BALANCE FLUED BOILER IN POSITION SHOWN BALANCED FLUE TO BE SITED MINIMUM 300 mm AWAY FROM ANY OPENING AND PROTECTED BY WIRE GUARD.
NOTE: APPLIANCE MUST BE ROOM SEALED.

HOT WATER STORAGE AND HEATING CONTROLS.

PROVIDE STANDARD HOT WATER SYSTEM WITH VENT PIPE TO ATMOSPHERE. PROVIDE FACTORY INSULATED CYLINDER WITH IMMERSION HEATER.
LAG ALL PRIMARY PIPEWORK AND PIPEWORK IN ROOF SPACE.
FIT CYLINDER WITH THERMOSTAT AND TIME SWITCH AND PROVIDE THERMOSTATIC RADIATOR VALVES TO ALL RADIATORS.
ALL PIPEWORK IN FLOOR TO BE SET IN DUCTS WITH REMOVABLE COVERS.

FIRE AND HEARTH.

HEARTH TO BE BUILT TO DIMENSIONS SHOWN NO INSULATION TO BE PLACED BENEATH.
OPEN FIRE TO BE CAPABLE OF BURNING SMOKELESS FUELS.
PROVIDE MINIMUM 225mm DIA CLAY FLUE LINERS TO BS 1181 LAID SOCKETS UPPERMOST AND TO EXTEND MINIMUM 1000mm ABOVE ROOF INTERSECTION AND TO TERMINATE IN 75mm CONCRETE CAPPING AND CLAY POT. PROVIDE CODE 4 LEAD FLASHING AND 2No. COURSES OF RED ENGINEERING BRICKS AS DPC. NO TIMBERS TO BE WITHIN 40mm OF CHIMNEY.
OPEN FIRE TO BE FITTED WITH SUITABLE HOOKS FOR EFFECTIVE FIXING OF GUARD.
COMBUSTION AIR TO BE PROVIDED BY BWM UNDER FLOOR DRAUGHT SYSTEM.



SECTION A-A

DETAILS PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
PROPOSED RESIDENTIAL DEVELOPMENT AT WOOLRAM WYGATE, SPALDING, FOR S & H FREIR.

SOUTH HOLLAND DISTRICT COUNCIL PLANNING 21 SEP 1994 REF S/0927/94

drawing
PLOTS 2 and 3

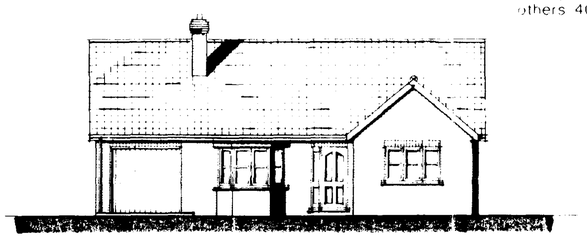
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drawing no
2568 - 11

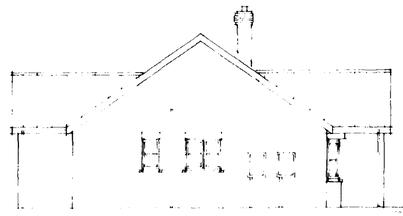
Sept 1994

checked

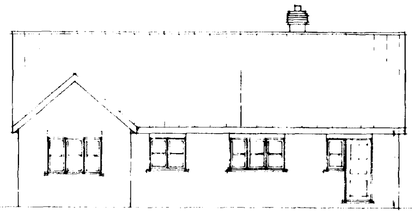
main pitch 35°
others 40°



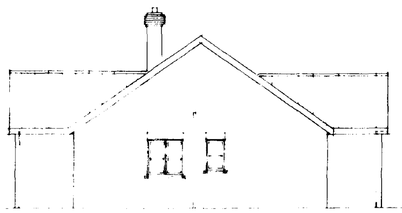
FRONT ELEVATION



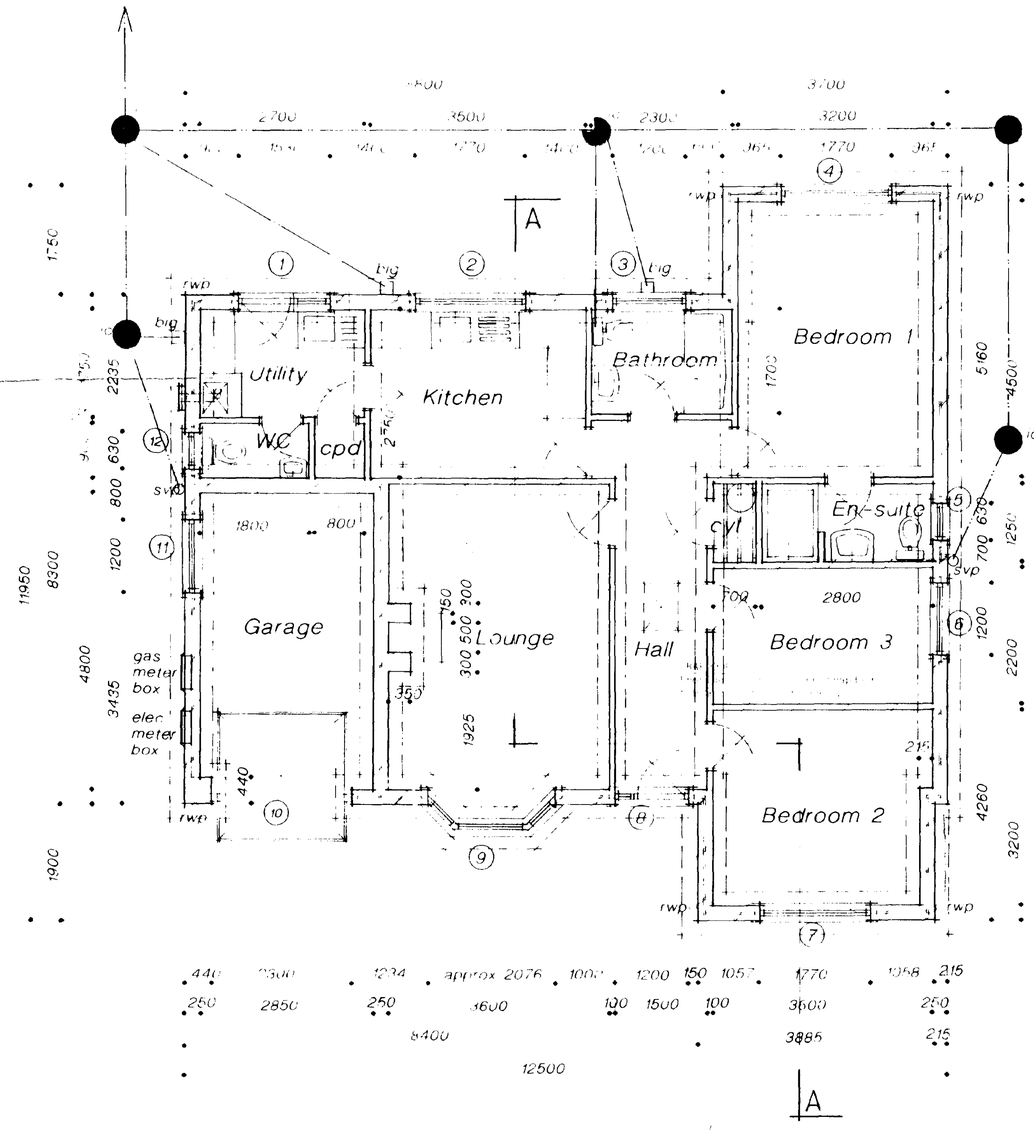
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



This Drawing is to be read in conjunction with Drawing no.s HOLKHAM ST - 2

STATUS DESIGN

4 PRINCES STREET, HOLBEACH LINCS PE12 7BB

04062434343

HOLKHAM ST.

PLOT 8

DETAILED PLAN

KINGS QUALITY HOMES

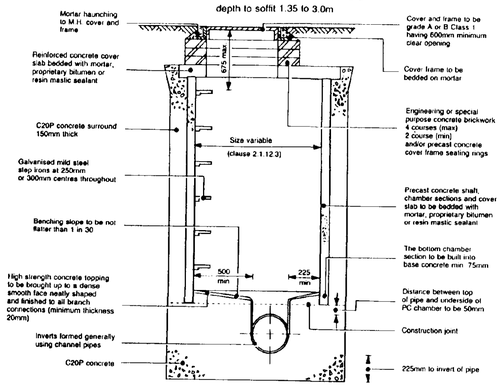
Scales 1:50 1:100
Date Mar 92
Drawn JPW

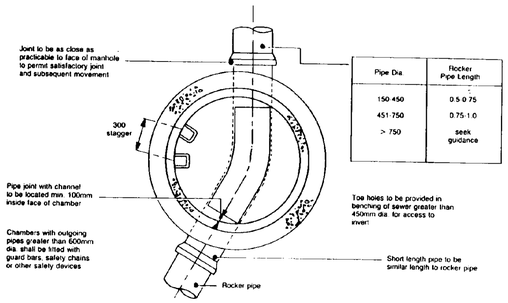
REF 0927/94

Architectural, Planning & Building Design Consultants

TYPICAL MANHOLE DETAIL – TYPE B

depth to soffit 1.35 to 3.0m



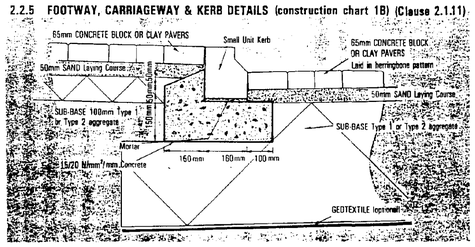


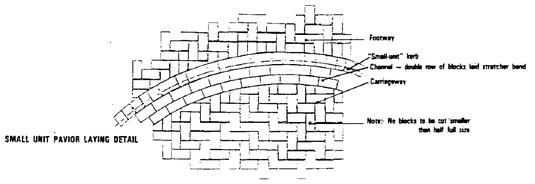
Pipe Dia	Rocker Pipe Length
150 450	0.5 0.75
451-750	0.75-1.0
> 750	seek guidance

Toe holes to be provided in benching of sewer greater than 450mm dia. for access to invert

The safety policy of individual sewerage undertakers may require a larger minimum clear opening into manholes and the fitting of guard bars, safety chains or other safety devices in manholes with outgoing pipes of less than 600mm dia.

2.2.5 FOOTWAY, CARRIAGEWAY & KERB DETAILS (construction chart 1B) (Clause 2.1.11)

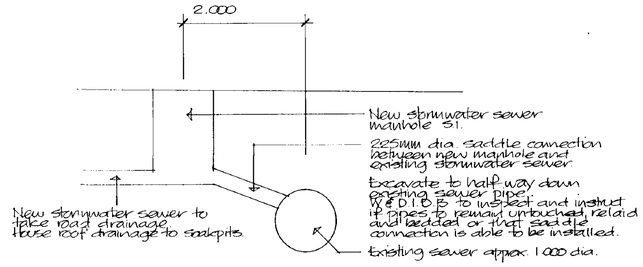




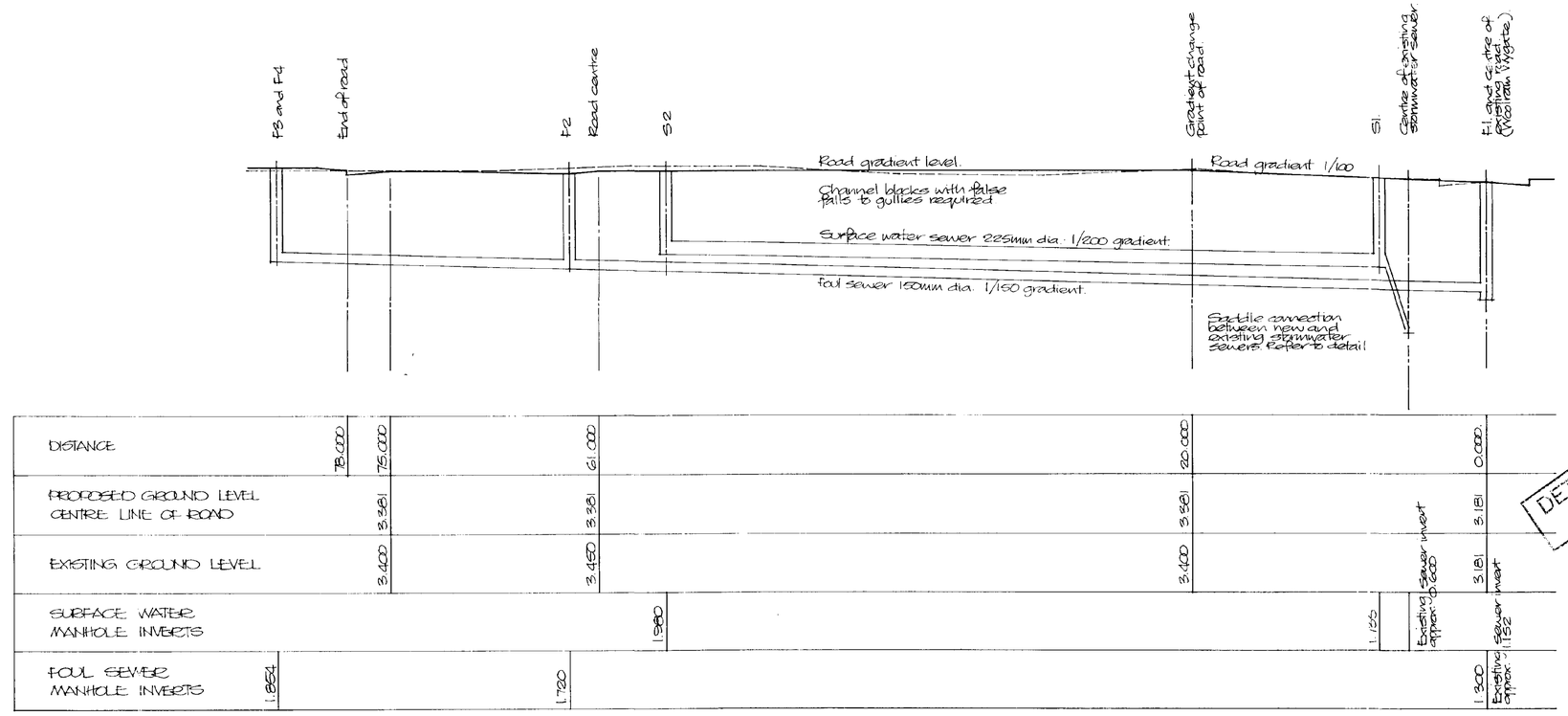
SMALL UNIT PAVIOR LAYING DETAIL



REF. CLAUSE 1.6(d) TYPICAL CROSS SECTION (USING SMALL UNIT PAVIORS AND SMALL UNIT KERBS)



DETAIL OF STORMWATER CONNECTION TO SEWER.



LONGITUDINAL SECTION

HORIZONTAL SCALE 1:200
VERTICAL SCALE 1:50

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

DETERMINE PLAN

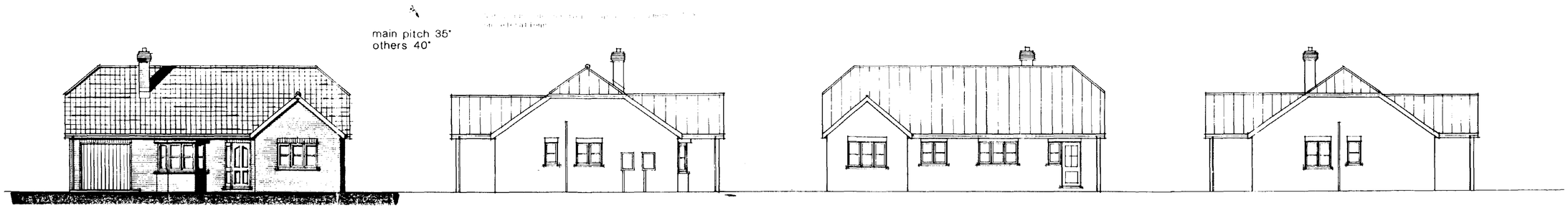
PODDINGTONS
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0087/94

project
PROPOSED RESIDENTIAL DEVELOPMENT AT WOOLRAM WYGATE, SPALDING, FOR S & H FREIR.

drawing

scale	drawing no
AS SHOWN	2568-5
SEPT 94	checked

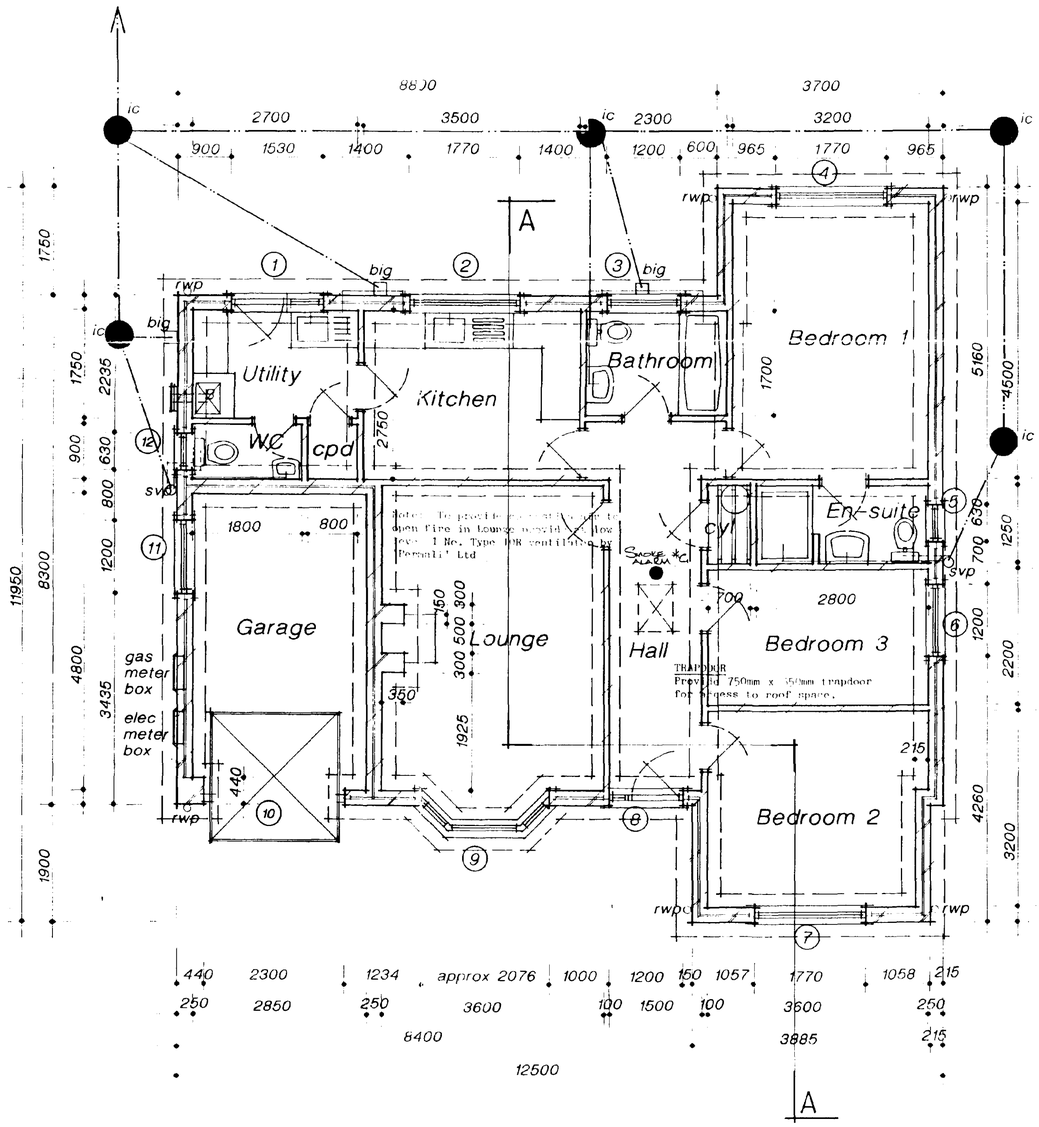


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



This Drawing is to be read in conjunction with Drawing no.s HOLKHAM 2

Notes and Revisions

All details shown on this drawing are typical and conditions related to the area. Any variation can be accepted for planning condition only by the Architect, so that design amendments may be considered.

Please note: This drawing is not a conveyance doc. nor

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB 0406 423543

STANDARD DWELLING
TYPE- HOLKHAM . 1.
PLOT 9

KINGS QUALITY HOMES

Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

0927/94

A Updated for Planning Appr 92
B Alts for B.R.'s March 94
C - Alts for B.R.s - Jan 95

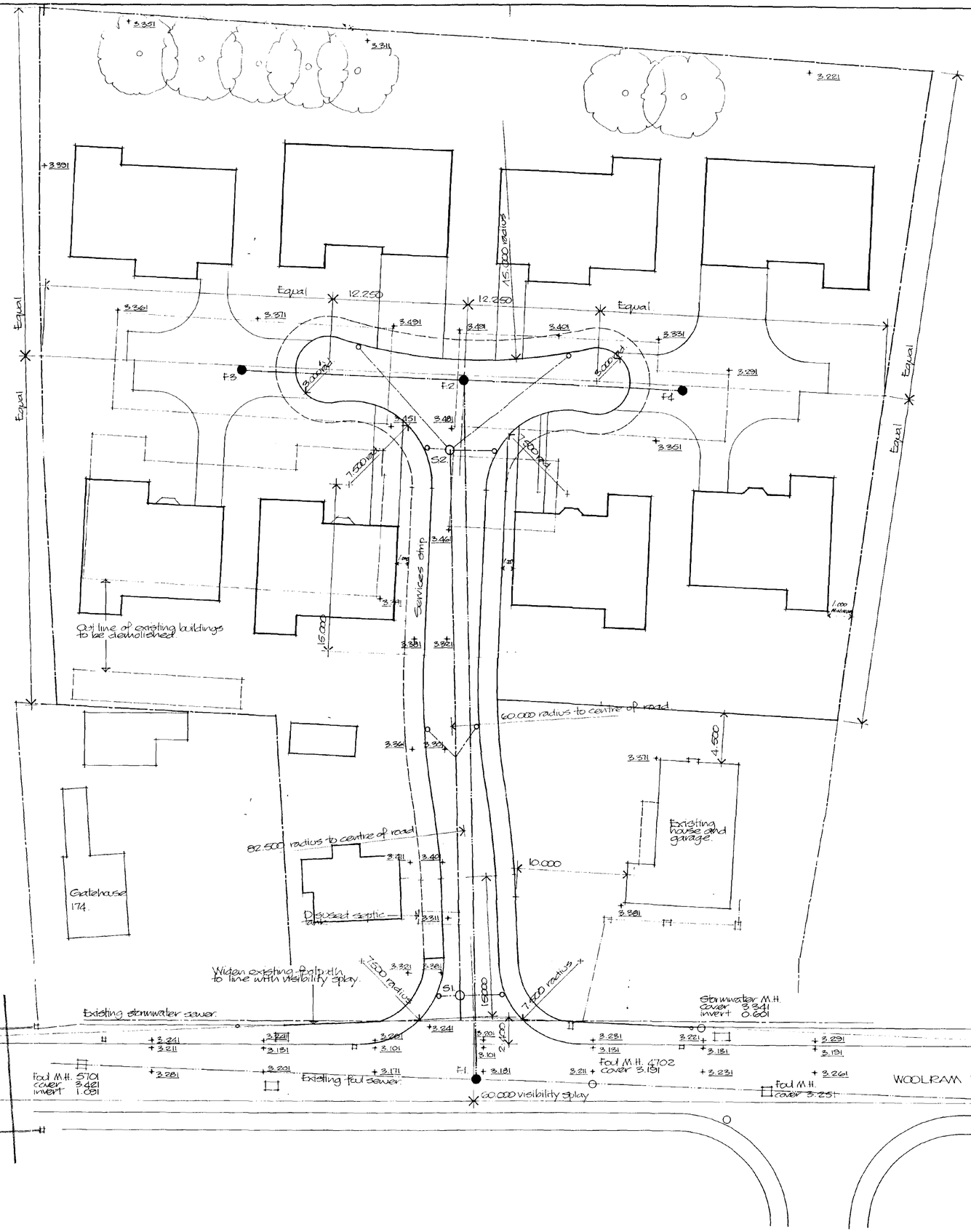
Architectural, Planning & Building Design Consultants

ACCESS WAY
Access Way to be constructed in small unit paviors laid to falls with channel blocks where natural falls are less than 1/150. Access Way to be 5.0 metres wide with footway and service margin widths of 1.8 metres.
All Highway construction work and related drainage to be in strict accordance with this drawing, related drawings and the specification in all respects shall be the current 'Layout Guide and Specification for Development Roads' in force in the County at the time of construction.

LIGHTING
Street lighting columns to be as Lincolnshire County Council Specification S/35/C/89

FOUL SEWER
The new foul sewer to comply in all respects with the publication 'Sewers for Adoption' , Third edition.

SURFACE WATER
Surface water from roads to be run to existing piped drain at the front of the site and all laying and connection work to be to the specification and detail of Welland and Deepings Internal Drainage Board and Lincolnshire County Council Highways Department.
Surface water from dwellings to be taken to individual soakaways within the curtilage of the relevant properties.



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

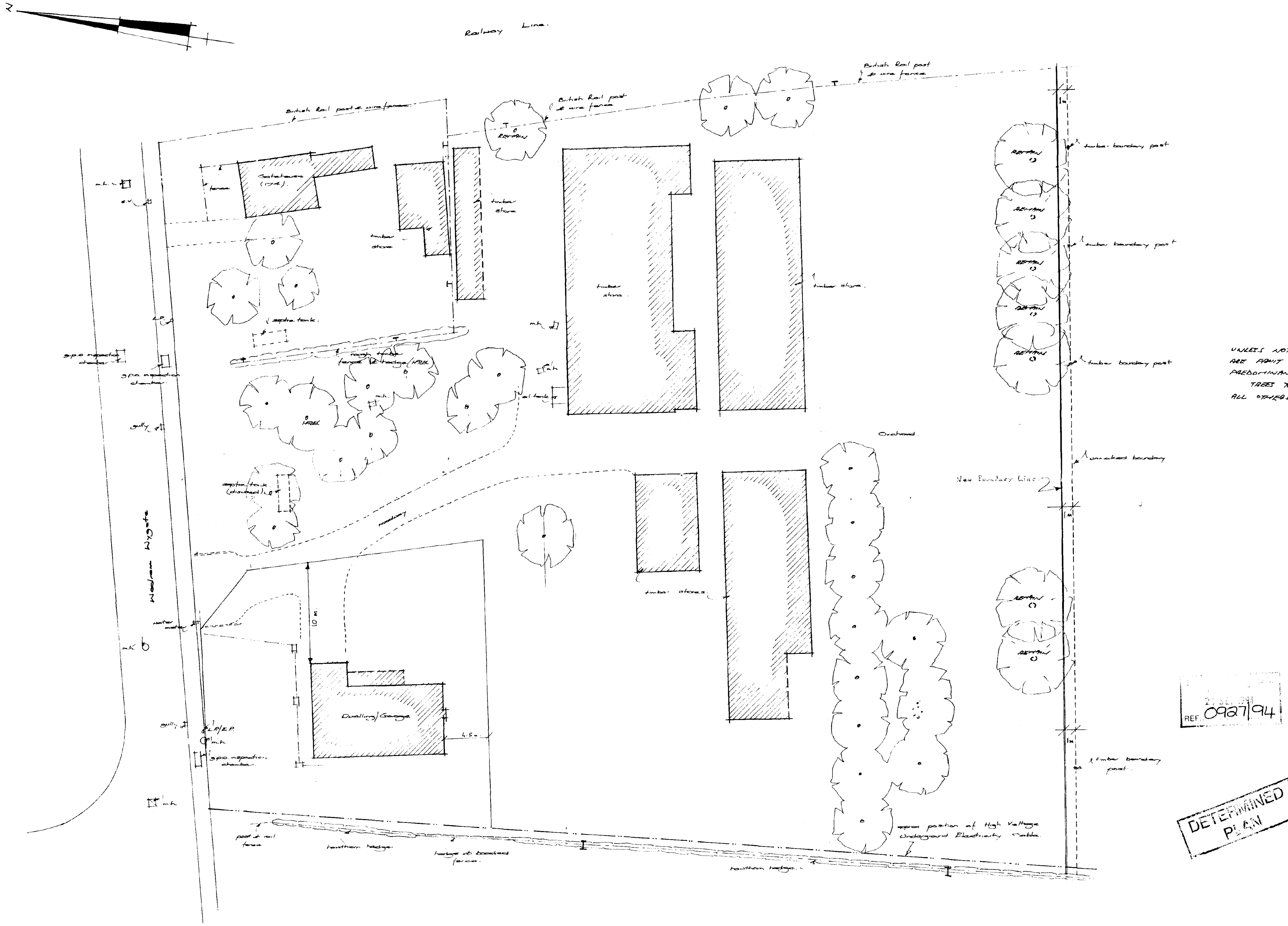
PODDINGTONS
Architectural Design Consultants
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Tel: 0775 761856 & 768296. Fax: 0775 710218

project
PROPOSED RESIDENTIAL DEVELOPMENT AT WOOLRAM WYGATE, SPALDING, FOR
S & H FREIR.

drawing

scale	drawing no
1-200	2568 · 6
SEPT 94	checked

DEVELOPMENT PLAN
27 SEP 1994
0927/94



UNLESS NOTED OTHERWISE TREES SHOWN ARE FRUIT TREES, APPLE & PEAR BUT PREDOMINANTLY APPLE

TREES TO REMAIN ARE NOTED AS SUCH ALL OTHERS TO BE REMOVED

REF. 0927/94

DETERMINED PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	14.4.94	[illegible]	Delete demolished buildings, etc.
B	19.5.94	[illegible]	AMEND ANGLE OF EAST BOUNDARY TO DWELLING TO THAT ON DRG 2.196/2A

PODDINGTONS
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 61856 68296
architectural design consultants

project

LAND AT
WOOLRAM WYGATE,
SPALDING.

drawing

scale	drawing no
1:200	2.196/1.
	A B
date	drawn
Aug 1988.	checked

DRIVES

DRIVES TO ALL PLOTS TO BE FINISHED WITH 7MM SHARP'S PEA GRAVEL

FOOTPATHS

FOOTPATHS TO INDIVIDUAL APARTMENT TO BE 450 x 450 TEXTURED PAVING SLABS EG MARSHALLS MODEL OR CHARNWOOD.

FENCING

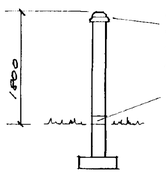
TO SOUTH OF SITE TO BE 2.1m HIGH ACOUSTIC TIMBER FENCE CONSTRUCTED USING TREATED TIMBER.

TO EAST OF SITE TO BE 2.1m HIGH ACOUSTIC TIMBER FENCE CONSTRUCTED USING TREATED TIMBER.

1.8m HIGH CLOSE BOARDED TIMBER FENCE IN BETWEEN ADJOINING PROPERTIES FROM REAR OF PLOT TO 1m BEHIND FRONT OF DWELLING & ALSO TO REAR OF PLOTS 2,7,8 & 9

BRICK WALLS

TO WEST OF PLOT 1 & 2 & EAST OF PLOT 9 CONSTRUCT 1.8m HIGH BRICK WALL



COPING CONSTRUCTED USING 2 COURSE OF BLUE ENGINEERING BRICK (PLINTH PROFILE)

BUTTERLEY ATHERLEY FIGHT STOCK

2 COURSE BLUE ENGINEERING BRICK DPC

LANDSCAPING

EXISTING BOUNDARY HEDGES TO BE TIDIED UP AT POINTS NEED

PROPOSED SHRUBBERY BEDS, EQUAL MIXTURE OF BERBERIS DARWINI, CHAENOMELES SPECIOSA NIVALIS & MAHONIA CHARITY ALL POT GROWN.

EXISTING TREES TO REMAIN.

PROPOSED TREE PLANTING
A HAWTHORN
B FIELD MAPLE
C ALDER

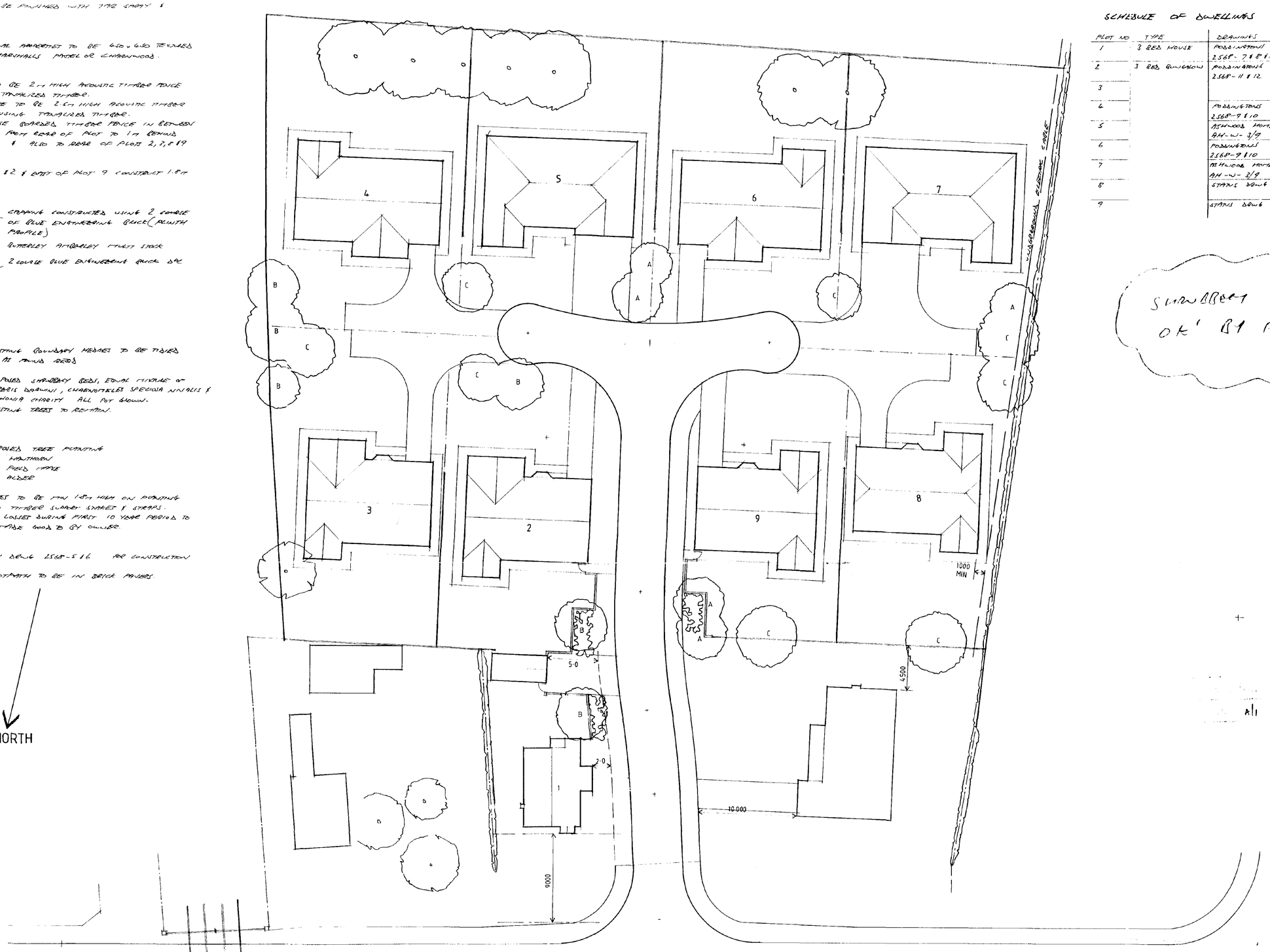
TREES TO BE MIN 1.8m HIGH ON PLANTING C/W TIMBER SUPPORT STAKES & STRAPS. ALL LOSSES DURING FIRST 10 YEAR PERIOD TO BE MADE GOOD BY OWNER.

ROADS & SEWERS

REFER TO PODDINGTON DRWG 2568-5 & 6 FOR CONSTRUCTION OF ROADS & SEWERS.

ESTATE ROAD & FOOTPATH TO BE IN BRICK PAVIORS.

NORTH



SCHEDULE OF DWELLINGS

PLOT NO	TYPE	DRAWING	BRICK TYPE	SANDTOFT DOUBLE PANTILE	FASCIA	BARGEBOARD
1	3 BED HOUSE	PODDINGTONS 2568-7 & 8 & 14	REDBANK ROYALE	TERRACOTTA RED	PAINTED	PAINTED
2	3 BED BUNGALOW	PODDINGTONS 2568-11 & 12	HANDMADE	RUSTIC		STAINED
3				TERRACOTTA RED		
4		PODDINGTONS 2568-9 & 10		RUSTIC		
5		ASHWOOD MASTER AH-W-3/9			STAIN	
6		PODDINGTONS 2568-9 & 10		TERRACOTTA RED	PAINTED	
7		ASHWOOD MASTER AH-W-3/9			STAIN	
8		STAINS DRWG		RUSTIC	PAINTED	
9		STAINS DRWG				

SHRUBBERY YET TO BE OK'D BY PLANNING

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
H	8-11-94	CB	AMEND TO SUIT PLANNING LAYOUT
G	21-10-94	CB	OLD PLOTTING
D	7-10-94	CB	NOT LOCKED & PART
C	31-3-93	CB	ADD SHRUBBERY BORDERS
B	1-3-93	CB	CHANGE BRICK & TILE

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
PROPOSED RESIDENTIAL DEVELOPMENT AT WOOLRAM WYGATE, SPALDING, FOR S & H FREIR.

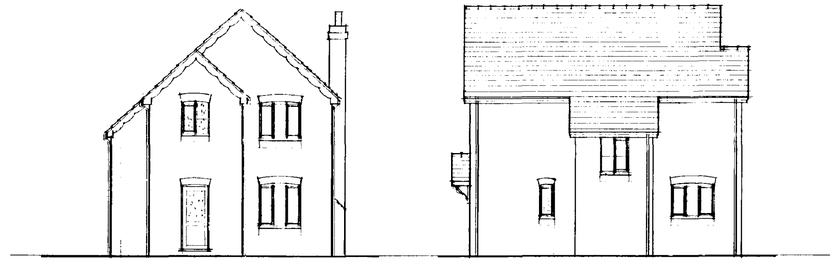
drawing

scale: 1·200

drawing no: 2568-4

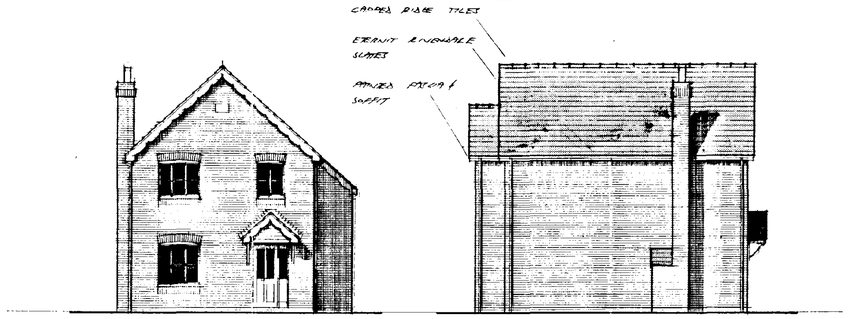
SEPT 94

SOUTH HOLLAND D.C.
PLANNING
01 MAR 1995
REF. 0927/94



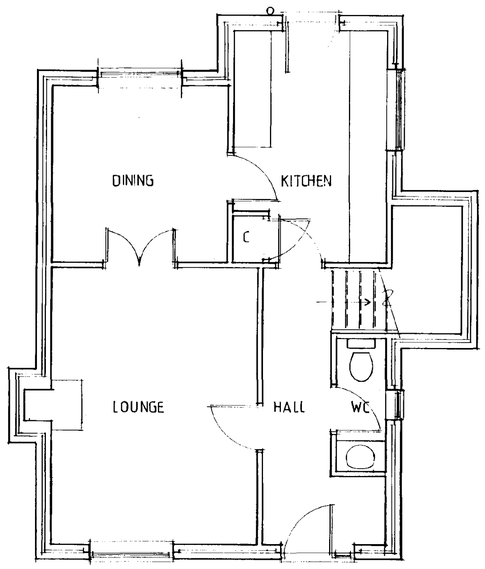
SOUTH

WEST

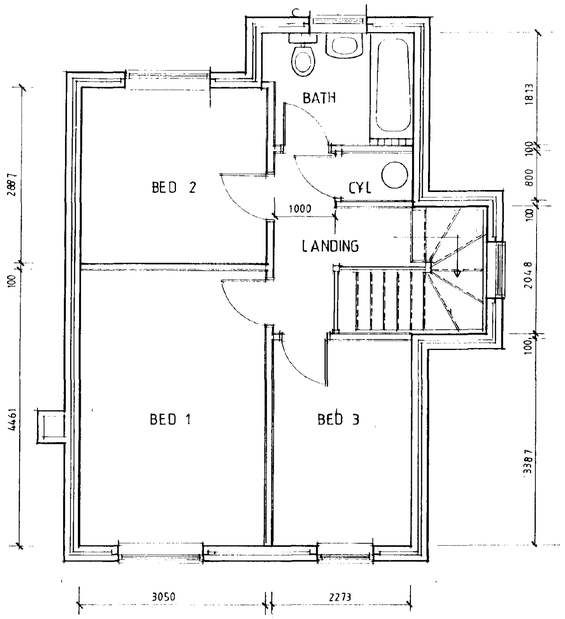


NORTH

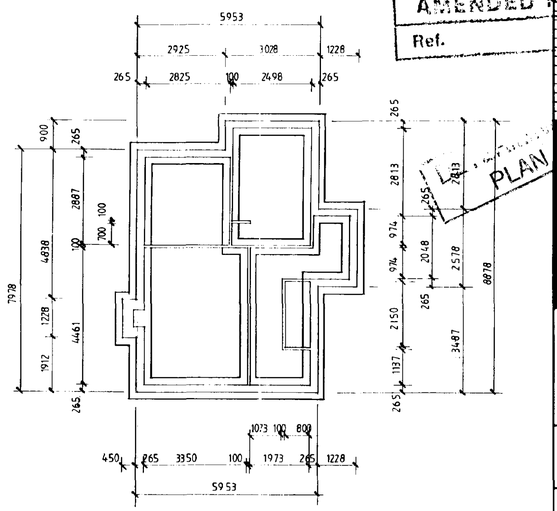
EAST



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FOUNDATION PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF. H937/94

AMENDED PLAN
Ref.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	6.11.96	CJ	Hedges to kerb changed to grass

PODDINGTONS
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project
PROPOSED RESIDENTIAL DEVELOPMENT
AT WOOLRAM WYGATE, SPALDING,
FOR
S & H FREIR.

drawing
PLOT 1

scale	drawing no.
1:100 1:50	2568·7
SEPT 94	

DRIVES
SURFACE TO ALL ROADS TO BE FINISHED WITH 7MM SHADY 'S' RED GRAVEL

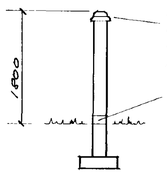
FOOTPATHS
FOOTPATHS TO INDIVIDUAL APARTMENTS TO BE 450 x 450 TEXTURED PAVING SLABS E.G. MARSHALLS PAMPEL OR CHARNWOOD.

FENCING
TO SOUTH OF SITE TO BE 2m HIGH ACOUSTIC TIMBER FENCE CONSTRUCTED USING TREATED TIMBER.

TO EAST OF SITE TO BE 2.5m HIGH ACOUSTIC TIMBER FENCE CONSTRUCTED USING TREATED TIMBER.

1.5m HIGH CLOSE BOARDED TIMBER FENCE IN BETWEEN ADJOINING PROPERTIES FROM REAR OF PLOT TO 1m BEHIND FRONT OF DWELLING. ALSO TO REAR OF PLOTS 2, 7, & 9

BRICK WALLS
TO WEST OF PLOT 1 & 2 & EAST OF PLOT 9 CONSTRUCT 1.8m HIGH BRICK WALL



CAPPING CONSTRUCTED USING 2 COURSE OF BLUE ENGINEERING BRICK (PLINTH PROFILE)

BUTTERLEY ATHERLEY MULTI STOCK

2 COURSE BLUE ENGINEERING BRICK D.P.C

LANDSCAPING

EXISTING BOUNDARY HEDGES TO BE TRIMED UP AT MAIN ROADS

PROPOSED SHRUB/BUSH BEDS SPECIES BY DEVELOPER

EXISTING TREES TO REMAIN.

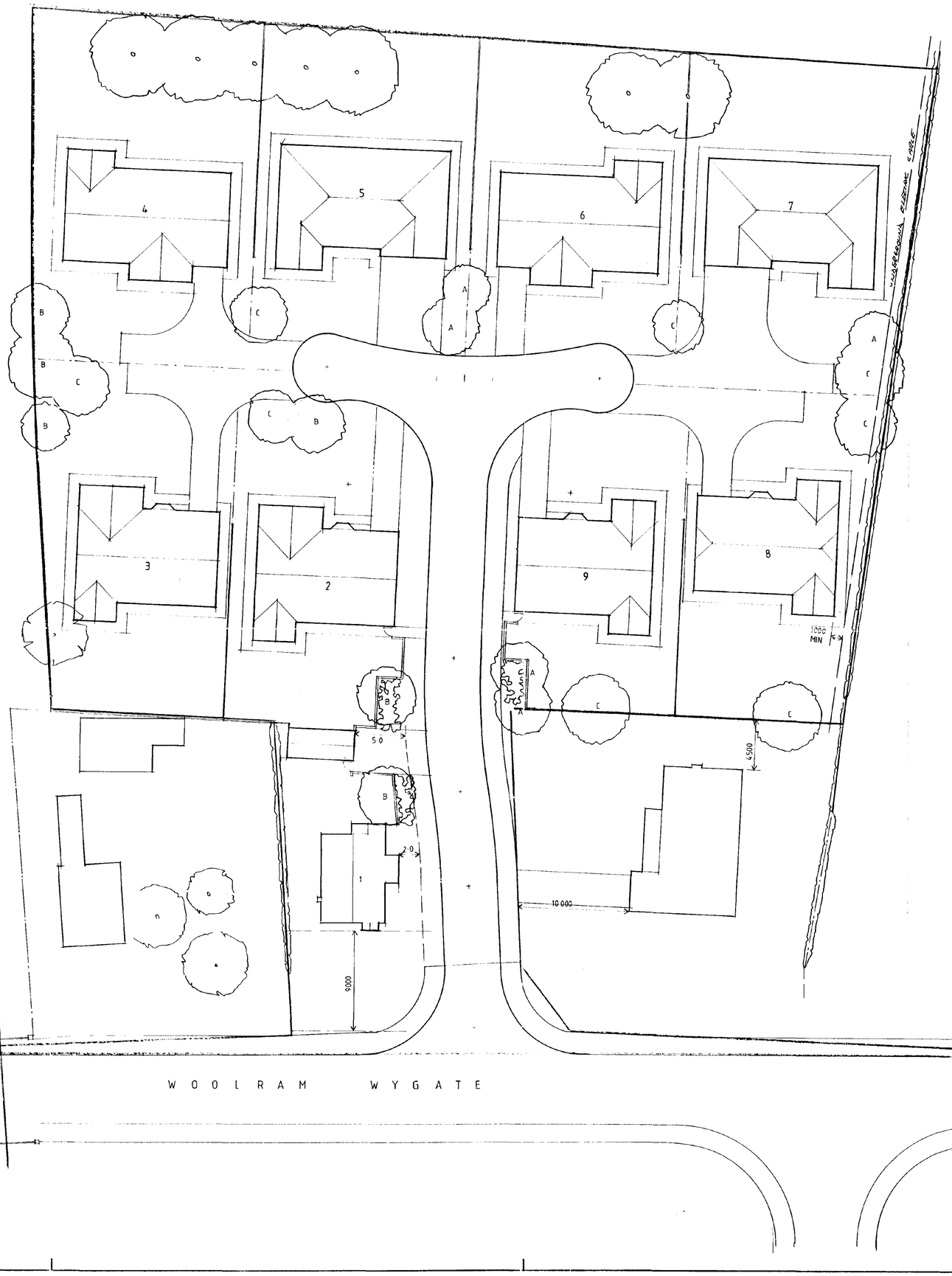
PROPOSED TREE PLANTING
A HAWTHORN
B FIELD MAPPLE
C ALDER

TREES TO BE MIN 1.5m HIGH ON PLANTING C/W TIMBER SUPPORT STAKES & STRAPS. ALL LOSSES DURING FIRST 10 YEAR PERIOD TO BE MADE GOOD BY OWNER.

ROADS & SEWERS
REFER TO PODDINGTON DRWG 2568-S16 FOR CONSTRUCTION OF ROADS & SEWERS.

ESTATE ROAD & FOOTPATH TO BE IN BEIGE PAVERS.

NORTH



SCHEDULE OF DWELLINGS

PLOT NO	TYPE	DRAWINGS	BUTTERLEY BRICK TYPE	SANDTOFT TILE TYPE UNO.	FASCIA	BARGE
1	3 BED HOUSE	PODDINGTONS 2568-7 & 8	ATHERLEY MULTI STOCK	ETERNIT RIVENDALE SLATES	PAINTED	PAINTED
2	3 BED DORMER	PODDINGTONS 2568-11		CALDERDALE GREY		STAINED
3			MALLATT RED	BOLD ROLL GREY		
4		PODDINGTONS 2568-9	MALLATT RED	BOLD ROLL GREY		
5		ASHWOOD HOMES AH-W-3/9	CARNARVON BRICK - SHIRE RED RUSTIC	DOUBLE PANTILE RUSTIC	STAIN	
6		PODDINGTONS 2568-9	MALLATT RED	BOLD ROLL GREY	PAINTED	
7		ASHWOOD HOMES AH-W-3/9	CARNARVON BRICK - SHIRE RED RUSTIC	DOUBLE PANTILE RUSTIC	STAIN	
8		STAINS DRWG	MALLATT RED	BOLD ROLL GREY	PAINTED	
9		STAINS DRWG	ATHERLEY MULTI STOCK	CALDERDALE GREY		

SOUTH HOLLAND D.C.
PLAN DEPT.
10 NOV 1994
REF H/92/94

AMENDED PLAN
Ref.

DETERMINED PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

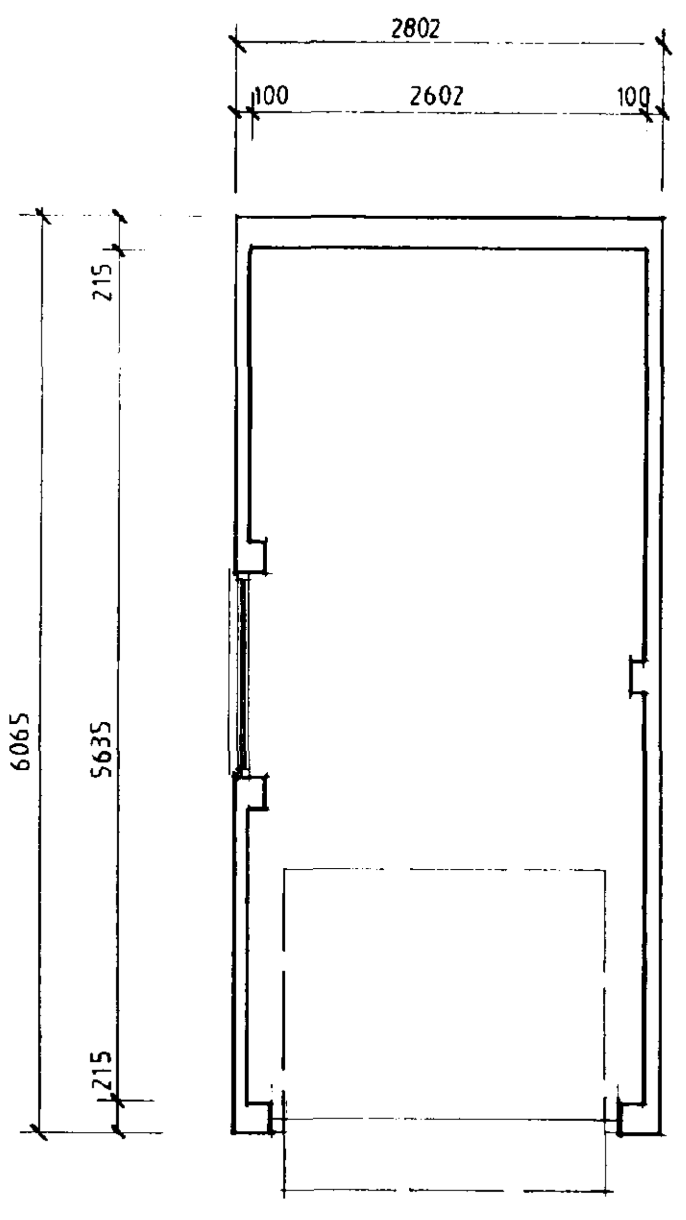
revision	date	init.	revision details
A	8.11.94	C	AMENDED TO SUIT THOSE APPROVED ON PLANNING

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
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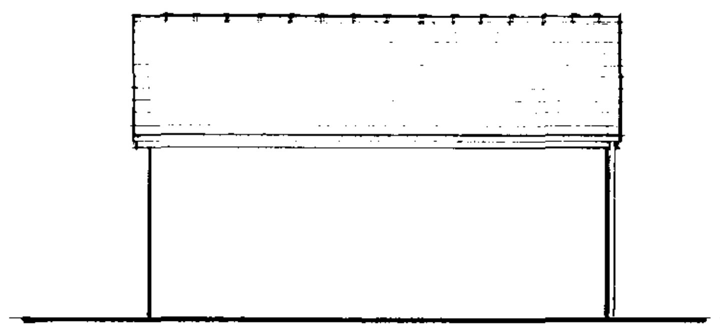
project
PROPOSED RESIDENTIAL DEVELOPMENT AT WOOLRAM WYGATE, SPALDING, FOR S & H FREIR.

drawing

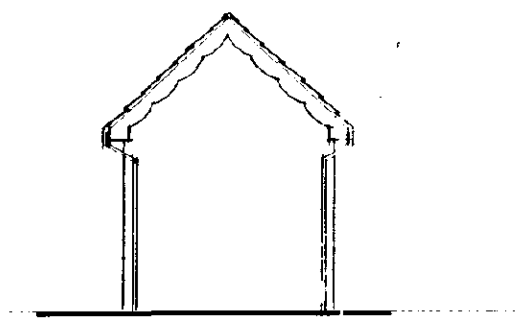
scale	drawing no
1:200	2568-4 A
SEPT 94	checked



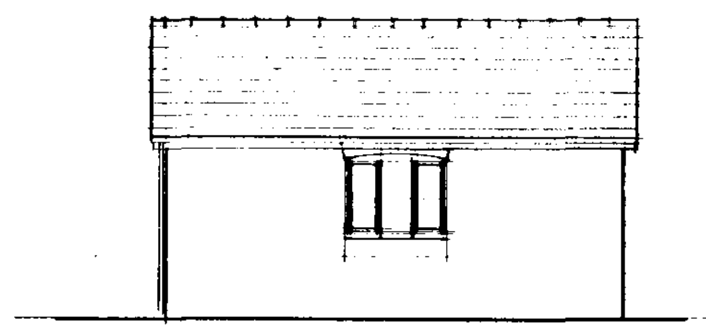
PLAN



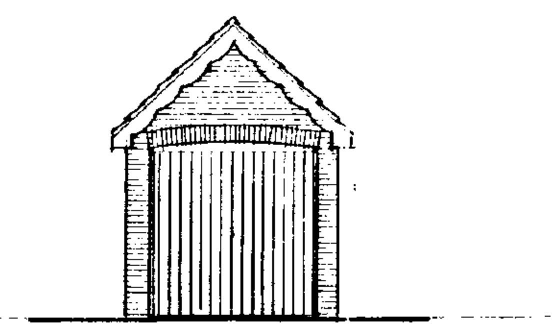
SOUTH



EAST



NORTH



WEST

REF 0927/94

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
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project

PROPOSED RESIDENTIAL DEVELOPMENT
AT WOOLRAM WYGATE, SPALDING,
FOR
S & H FREIR.

drawing

PLOT 1

scale	drawing no
1-50 1-100	2568-8

date	drawn	checked
SEPT 94		

SUMMIT 5279 993T