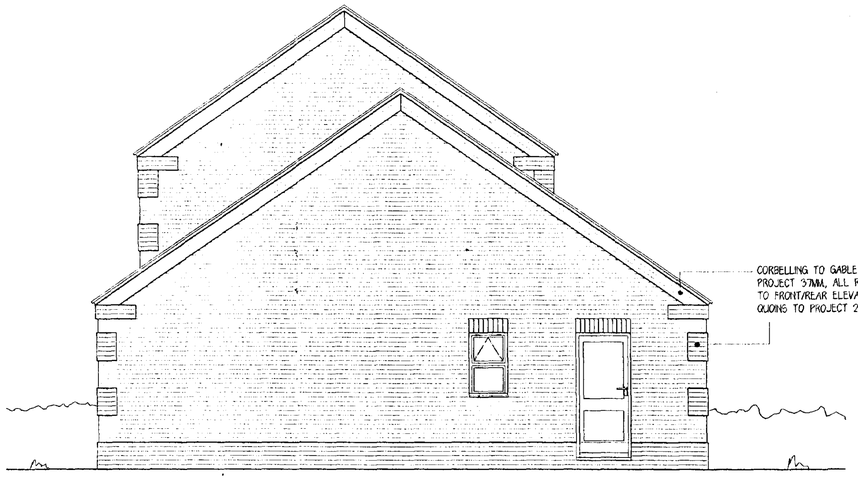
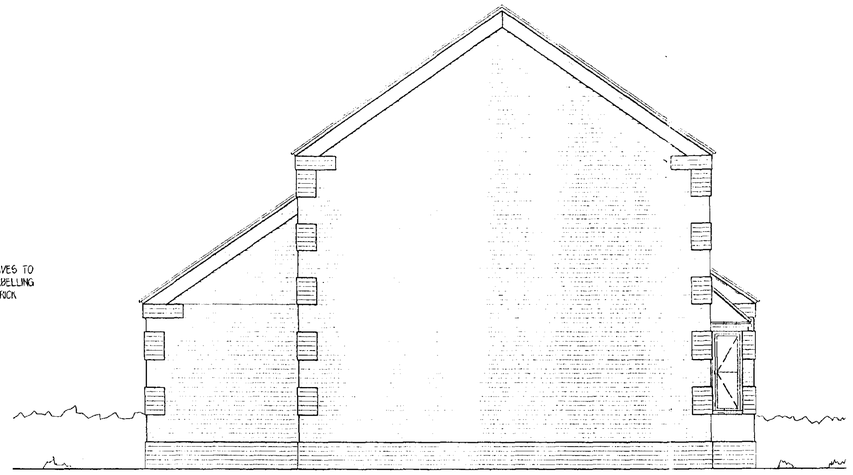


SIDE ELEVATION



SIDE ELEVATION

WALLING

278 MM. CAVITY WALLING TO CONSIST OF FACE BRICKWORK TO BS 1974 FOR CLAY BRICKS 75 MM. CAVITY 100 MM. LIGHTWEIGHT 3.5 METRE BLOCK. EXTERNAL WALLS TO HAVE MINIMUM U VALVE OF 0.45 W/M2 DEG. C.

BUILD ONTO CAVITY OF EXTERNAL WALLS AS WORK PROCEEDS. ROCKWOOL CAVITY WALL BATTS OR SIMILAR INSTALLED AS PER MANUFACTURERS INSTRUCTION.

CAVITY WALLS TIED TOGETHER USING STAINLESS STEEL TIE IRONS SET 900 MM. HORIZONTALLY, 450 MM. VERTICALLY AND 225 MM. CENTRES AT ALL UN-BONDED CLOSURES OF CAVITY.

CLOSE CAVITYS WITH THERMABRIDGE OR SIMILAR CAVITY CLOSER.

100 MM. HYLOAD OR SIMILAR PITCH POLYMER DPC TO BOTH SKINS OF CAVITY WALL AND INTERNAL LOAD BEARING WALLS. DPC TO BE A MINIMUM OF 150 MM. ABOVE FINISHED GROUND LEVEL.

100 MM. DENSE CONCRETE BLOCKS TO BS 6073 PART 1 : 1981, WITH WEAK MIX CONCRETE INFILL TO BASE OF CAVITY NO CLOSER THAN 225 MM. TO DPC. ALL BRICKWORK BELOW DPC TO BE FL QUALITY.

FORM 100 MM. LIGHTWEIGHT BLOCK 3.5 N. INTERNAL WALLS BUILT OF FOOTINGS OR CONCRETE OVER-SITE.

STUD-WORK TO CONSIST OF 47 X 97 MM. SOFTWOOD TIMBER STUDS AT 600 MM. CENTRES. 47 X 97 MM. HEAD AND SIDE PLATE. FORM 47 X 97 MM. NOGGINS THROUGH CENTRE OF STUD-WORK. CLAD BOTH SIDES WITH 12.7 MM. PLASTERBOARD. INFILL WITH 100 MM. FIBREGLASS INSULATION WHERE INDICATED.

ALL INTERVAL WALL (EXCEPT GARAGE) TO RECEIVE 12 MM. S/C OR HARD-WALL RENDER WITH 3 MM. SKIMMING. ALLOW FOR 3 MM. SKIMMING TO ALL PLASTERBOARD SURFACES.

ALL LINTELS TO BE STEEL LINTELS OF APPROVED MANUFACTURE AND TO BE INSTALLED IN ACCORDANCE WITH MAKERS INSTRUCTIONS. ALL LINTELS TO HAVE MINIMUM END BEARINGS OF 150 MM. AND AT ALL EXTERNAL POSITIONS TO HAVE CAVITY TRAY DPC. INTERNAL LINTELS TO BE STEEL OF SUITABLE SIZE TO CARRY LOADS OVER ALL DOOR OPENINGS. ALL EXTERNAL LINTELS TO HAVE STOP ENDS WITH WEEP HOLES.

LINTELS IN GARAGE TO BE UNDERLINED WITH 12.7 MM. FIRELINE BOARD OR RECEIVE 12 MM. RENDER AND SKIM.

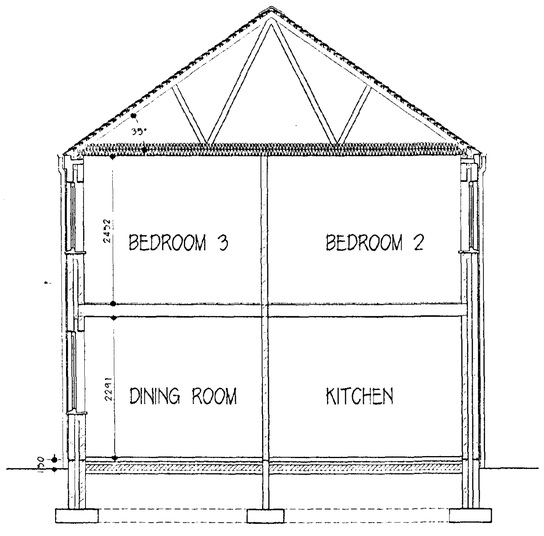
GROUND FLOOR CONSTRUCTION

65 MM. SAND / CEMENT SCREED WITH CHICKEN WIRE REINFORCEMENT ON 40 MM. JABLITE SD/N FLOOR INSULATION ON 1200g DPM LAPPED ONTO WALL DPC MINIMUM 100 MM. LAPPED ONTO EXTERNAL WALL BY 100 MM.

ON BLOCK AND BEAM FLOOR OF APPROVED MANUFACTURER AND INSTALLED ALL TO THE MANUFACTURERS INSTRUCTIONS.BEAMS TO BE LAID ONTO A DPC.

BUILD INTO OPPOSING WALLS AIR BRICKS TO GIVE A MINIMUM OF 1500 MM SQ. OF VENTILATION FOR EACH METRE RUN OF WALL. MINIMUM OF 150 MM OF AIR SPACE BETWEEN GROUND AND UNDERSIDE OF FLOOR SHOULD BE MAINTAINED.

FORM FLOOR TO GARAGE OF SAME CONSTRUCTION AS DWELLING. RAMP TO GARAGE TO BE FORMED IN 100 MM. CONCRETE 5T4 MIX ON 150 MAULBLINDED AND CONSOLIDATED HARDCORE WITH A MAXIMUM RISE OF 1:12.



SECTION THRO' DWELLING

ROOF CONSTRUCTION

REDLAND MINI STONEWOLD OR REDLAND GROVEBURY CONCRETE INTER-LOCKING TILES TO BS 473 PART 2 : 1971, ON 25 X 38 MM. SOFTWOOD TREATED BATTENS, ON UNDER-FELT TO BS 747 (TYPE 1F), IN ALL CASES TO BE LAPPED VERTICALLY AND HORIZONTALLY. TILES TO BE LAID WITH MINIMUM HEAD-LAP OF 75 MM. AND TO BE FIXED IN ACCORDANCE WITH REGARD TO WIND SPEED, ROOF PITCH, AND EXPOSURE CATEGORY AS DETAILED IN CP3 CHAPTER V : PART 2 : 1972.

REDLAND UNIVERSAL ANGLE RIDGES OR HALF ROUND RIDGE, BEDDED ONTO MAIN ROOF TILES IN SHARP SAND MORTAR (1:3), BUTT JOINT BEDDING SUPPORTED AND THINNED USING TILE SLIPS. RIDGE TO HAVE MINIMUM 75 MM. HEAD-LAP.

SPECIALIST MADE PRE-FABRICATED ROOF TRUSSES TO COMPLY WITH BS 5268 PART 3 : 1985. TRUSS CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY, MINIMUM TWENTY-EIGHT DAYS PRIOR TO ERECTION. TRUSSES TO BE FINK TYPE AT 600 MM CENTRES, TO A PITCH AS SHOWN ON DRAWING.

CONNECT ALL TRUSSES TOGETHER WITH 38 X 100 MM NODE BINDER TOGETHER WITH 2 NO. 38 X 100 MM CEILING BINDERS. WHERE SPAN OF TRUSSED RAFTER EXCEEDS 5.000 METRES, PROVIDE ADDITIONAL BRACING WITHIN PLANE OF THE WEB IN ACCORDANCE WITH THE TRUSS PLATE ASSOCIATION TECHNICAL BULLETIN SHEET 4. ALL STRUCTURAL TIMBER TO BE MINIMUM SC3 GRADE.

ALL TRUSSES TO BE STRAPPED TO GABLE WALL AT TOP AND BOTTOM BY 30 X 5 MM GALVANISED METAL STRAPS AT MAXIMUM 2.000 METRES CENTRES. PROVIDE SOLID STRUTTING BENEATH STRAPS. STRAPS TO BE FIXED TO MINIMUM OF 3 NO. TRUSSES.

65 X 100 MM TREATED SOFTWOOD TIMBER WALL PLATE BEDDED TO INNER SKIN OF BLOCKWORK WITH SAND AND CEMENT (3:1) MORTAR.

WALL PLATE TO BE STRAPPED TO WALL WITH 30 X 5 MM. GALVANISED METAL STRAPS AT MAXIMUM 1.500 METRES CENTRES. STRAPS TO BE PLUGGED AND SCREWED TO BLOCKWORK, MINIMUM LENGTH OF STRAP TO BE 1.200 METRES TO FACE OF BLOCKWORK.

PLUG AND SCREW 18 MM. EXTERIOR GRADE PLY BOARDING TO TOP OF BRICKWORK. NAIL UPVC FASCIA GRILLE UNIT TO PLY COMPLETE WITH UPVC EAVES VENTILATION TRAY.

TIMBER SUPPORTS ARE TO BE PROVIDED BENEATH WATER STORAGE TANKS OVER 4 NO. CEILING JOISTS TO TRUSS.

LEAD CODE 4 OR 5 LAID AND DRESSED ONTO SHEATHING PLY AND OVER TILTING FILLET IN LENGTHS NOT EXCEEDING 1.500 METRES.

FORM LEAD UP-STAND MINIMUM OF 150 MM DRESSED INTO WALL WITH LEAD WELTS TO A MINIMUM DEPTH OF 25 MM AND POINTED IN MORTAR. ALLOW FOR LEAD TO BE DRESSED MIN 150 MM OVER TILES.

100 MM. FIBREGLASS INSULATION LAID BETWEEN JOIST AND 100 MM. FIBREGLASS INSULATION OVER JOISTS 90 DEG. TO FIRST LAYER.

12.7 MM. GYPROC OR SIMILAR PLASTERBOARD WITH 3 MM. SKIMMING, INCLUDING GARAGE. PROVIDE MINIMUM 38 X 38 MM. NOGGING TO ALL PLASTERBOARD EDGES. ALL JOINTS TO BE TAPED AND FILLED.

PROVIDE ACCESS TRAP TO ROOF SPACE SITED BETWEEN ROOF TRUSS AND MINIMUM 600 MM. LONG. OPENING TO BE LINED WITH 25 X 25 MM. PLANTED STOPS. ACCESS DOOR TO BE 18 MM. MDF BOARD WITH 50 MM. POLYSTYRENE FIXED TO REAR. DRAUGHT SEAL TO PERIMETER OF OPENING.

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Amendments

DETERMINED PLANS

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
03 SEP 1997
Ref: 0962/97

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Client
MR. L. HUDSON AND
MISS A BOSWELL.

Job
PROPOSED DWELLING AT
LUCKS BRIDGE, SPALDING.

Drawing
ELEVATIONS AND SECTION.

Scale 1:50 Date AUG'97

No. LDA/022/3 Ref.



FRONT ELEVATION



REAR ELEVATION

TYPE AND COLOUR OF ROOFING TILE TO BE APPROVED BY THE L.A. PRIOR TO COMMENCEMENT OF THE ROOF STRUCTURE

CORBELLING TO GABLE ENDS AND ELEVATIONS TOGETHER WITH BRICK QUOINS, TO BE IN CONTRASTING BRICKS TO REMAINING FACING BRICKWORK.

FACING BRICKS TO BE APPROVED BY THE L.A. PRIOR TO COMMENCEMENT OF FACING BRICKWORK.

CANOPY TO BAY ROOF

FORM CANOPY TO BAY WINDOW OF G.R.P. OF AN APPROVED MANUFACTURER. FIX 50X75 MM CEILING JOISTS @ 400MM C/C. WITH 12.5MM PLASTERBOARD & SKIM. INFILL BETWEEN JOISTS WITH 100MM FIBREGLASS INSULATION. FORM 150MM FASCIA WITH 10MM CONTINUOUS AIR GAP TO SOFFIT. SOFFIT TO PROJECT 100MM FROM WINDOW.

CANOPY TO ENTRANCE DOOR

FORM CANOPY TO ENTRANCE DOOR IN SOFTWOOD TO PROJECT 500MM FROM WALL. ROOF TO BE COVERED WITH CODE 5 LEAD, DRESSED UP WALL MIN. 150MM ON 19MM EXTERIOR GRADE PLY.

PLUMBING

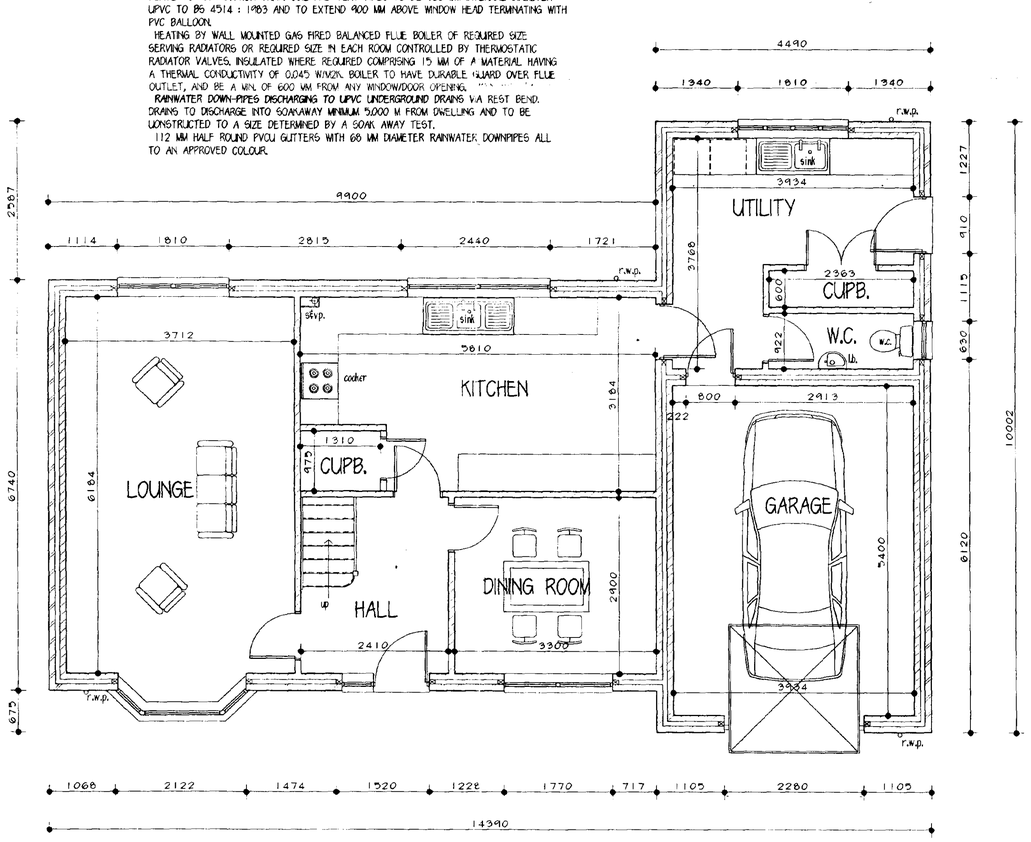
COLD WATER SUPPLY TO SINKS, HAND BASINS, BATH, WC, SHOWERS, BIDETS, AND STORAGE CISTERN. HOT WATER CYLINDER WITH FACTORY APPLIED INSULATION, IMMERSION HEATER AND TIME SWITCH. HOT WATER TO SINKS, HAND BASINS, BATH, SHOWER AND BIDET.

WASTE PIPES TO BE 30 MM DIAMETER PVCU TO BS 3943 : 1979 COMPLETE WITH RODDING EYES AT EVERY CHANGE OF DIRECTION. BATH, BASINS, SINKS AND BIDET TO HAVE 75 MM DEEP SEAL TRAPS. SHOWER TO BE RAISED ON 150 MM PLINTH WITH ACCESS PLATE TO ANTI-SYPHON TRAP. SOIL AND VENT PIPES TO BE 100 MM INTERNAL DIAMETER UPVC TO BS 4514 : 1983 AND TO EXTEND 900 MM ABOVE WINDOW HEAD TERMINATING WITH PVC BALLOON.

HEATING BY WALL MOUNTED GAS FIRED BALANCED FLUE BOILER OF REQUIRED SIZE SERVING RADIATORS OR REQUIRED SIZE IN EACH ROOM CONTROLLED BY THERMOSTATIC RADIATOR VALVES, INSULATED WHERE REQUIRED COMPRISING 15 MM OF A MATERIAL HAVING A THERMAL CONDUCTIVITY OF 0.045 W/M2K. BOILER TO HAVE DURABLE GUARD OVER FLUE OUTLET, AND BE A MIN. OF 600 MM FROM ANY WINDOW/DOOR OPENING.

RAINWATER DOWN-PIPES DISCHARGING TO UPVC UNDERGROUND DRAINS VIA REST BEND. DRAINS TO DISCHARGE INTO SOAKAWAY MINIMUM 5.000 M FROM DWELLING AND TO BE UNCONSTRUCTED TO A SIZE DETERMINED BY A SOAK AWAY TEST.

112 MM HALF ROUND PVCU GUTTERS WITH 68 MM DIAMETER RAINWATER DOWNPIPES ALL TO AN APPROVED COLOUR.



GROUND FLOOR PLAN

SMOKE DETECTORS

MAINS OPERATED SELF CONTAINED UNITS TO BSA 5446 : PART 1. UNITS WIRED SUCH THAT TRIGGERING OFF ONE WILL SOUND ALL UNITS. SYSTEM TO HAVE DEDICATED WIRING WITH INDEPENDENT FUSE AT DISTRIBUTION BOARD. POSITION SENSOR SOUNDERS AT POSITIONS AS SHOWN ON DRAWING.

GLAZING

ALL WINDOWS AND DOORS TO HAVE MINIMUM 14 MM SEALED DOUBLE GLAZED UNITS. ALL UNITS MARKED *, TO BE EITHER TOUGHENED OR LAMINATED IN ACCORDANCE WITH BS 6206 : 1981. PROVIDE FROSTED GLASS IN APPROVED PATTERN TO BATHROOM, EN-SUITE, WC,ENTRANCE DOOR AND SIDELIGHT.

VENTILATION

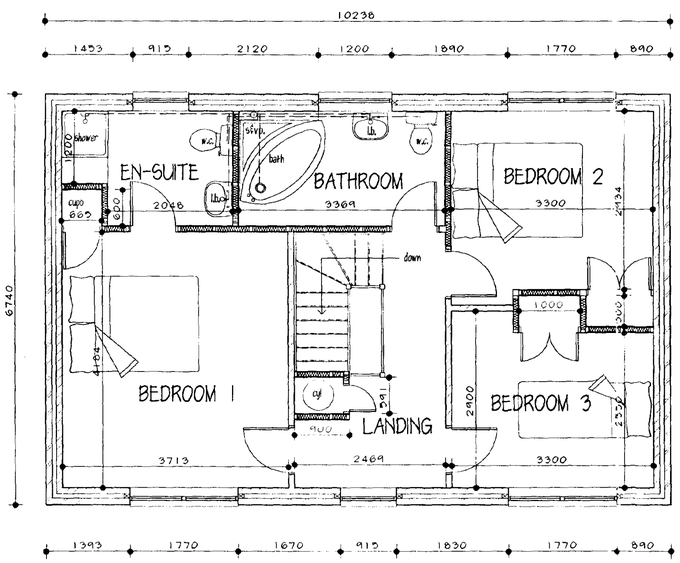
MECHANICAL VENTILATION TO KITCHEN TO BE VIA COOKER HOOD AT 30 LITRES / SECOND OR EXTRACTOR FAN OF 60 LITRES / SECOND.

MECHANICAL VENTILATION TO BATHROOM, EN-SUITE AND WCS TO BE VIA EXTRACTOR FANS AT MINIMUM OF 15 LITRES / SECOND.

STAIRCASE

CONSTRUCT STAIRCASE AS FOLLOWS 838 MM OVERALL STRINGS, 13 NO. RISERS AT 200 MM EX 25 X 225 MM. 213 MM GOING EX 32 X 250 MM. PITCH 42 DEG. MINIMUM HEADROOM 2.000 METRES MEASURED VERTICALLY ABOVE THE PITCH LINE. ALL IN ACCORDANCE WITH BS 5395 : PT 1 1977.

STAIRCASE TO HAVE EXT. 38 X 50 MM. SQUARE HARDWOOD HANDRAIL MINIMUM 900 MM. ABOVE PITCH LINE, 100 X 100 MM. SOFTWOOD NEWEL POSTS. GAP BETWEEN VERTICAL BALUSTERS NOT TO EXCEED 99 MM. BALUSTRADE TO BE MINIMUM 900 MM HIGH. HANDRAIL AND BALLUSTRADE TO B E CAPABLE OF RESISTING THE APPROPRIATE LOAD SPECIFIED IN BS 6399 : PART 1.



FIRST FLOOR PLAN

ELECTRICAL

ALL ELECTRICAL FITTINGS TO BE INSTALLED TO I.E.E. REGULATIONS AND TO NHBC STANDARDS. DISTRIBUTION BOARDS / CONSUMER UNITS TO BE INSTALLED IN KITCHEN OR UTILITY ROOMS, MAXIMUM DISTANCE OF 2.000 METRES FROM EXTERNAL METER POSITION.

WINDOWS

UPVC WINDOWS BY APPROVED MANUFACTURER TO GIVE MINIMUM 1/10TH FLOOR AREA OF LIGHT AND 1/20TH FLOOR AREA OF VETILATION. TRICKLE VENTS TO ALL ROOMS TO GIVE 6000 MM/SQ BACKGROUND VENTILATION. ALL WINDOWS AND DOORS TO BE DRAUGHT STRIPPED.

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Amendments

DETERMINATION
SOUTH HOLLAND DC HOUSING & PLANNING 03 SEP 1997 Ref: 0962/97

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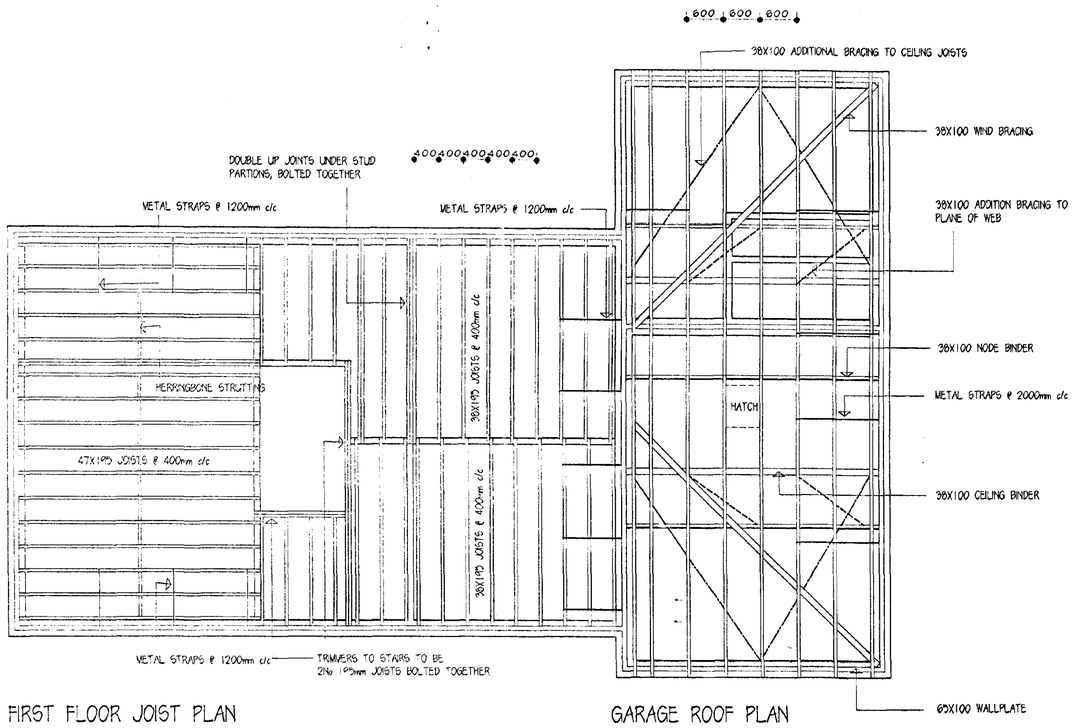
Client
MR. L. HUDSON AND MISS. A. BOSWELL.

Job
PROPOSED DWELLING AT LUCKS BRIDGE, SPALDING.

Drawing
ELEVATIONS AND FLOOR PLANS.

Scale 1:50 Date JULY'97

No. LDA/022/2 Ref.



FIRST FLOOR JOIST PLAN

GARAGE ROOF PLAN

FIRST FLOOR

19 MM TONGUED AND GROOVED FLOORING GRADE CHIPBOARD ON JOISTS AS SHOWN ON DRAWING AT 400 MM CENTRES. FORM HERRINGBONE STRUTTING MINIMUM 38 X 38 MM AT MID SPAN OF JOIST WHERE SPAN EXCEEDS 3,000 METRES. JOISTS TO BE TREATED AND BUILT INTO BLOCK-WORK AS WORK PROCEEDS.

PROVIDE AND FIX AT 90 DEG. TO FLOOR JOISTS 30 X 5 MM. GALVANISED STEEL ANCHOR AND LATERAL RESTRAINT STRAPS TO RUN OVER MINIMUM 3 NO. JOISTS WITH SOLID BRIDGING BENEATH.

PROVIDE 2 NO. JOISTS BOLTED TOGETHER UNDER ALL FIRST FLOOR WALLS WHERE NOT SUPPORTED ON BLOCK-WORK BELOW.

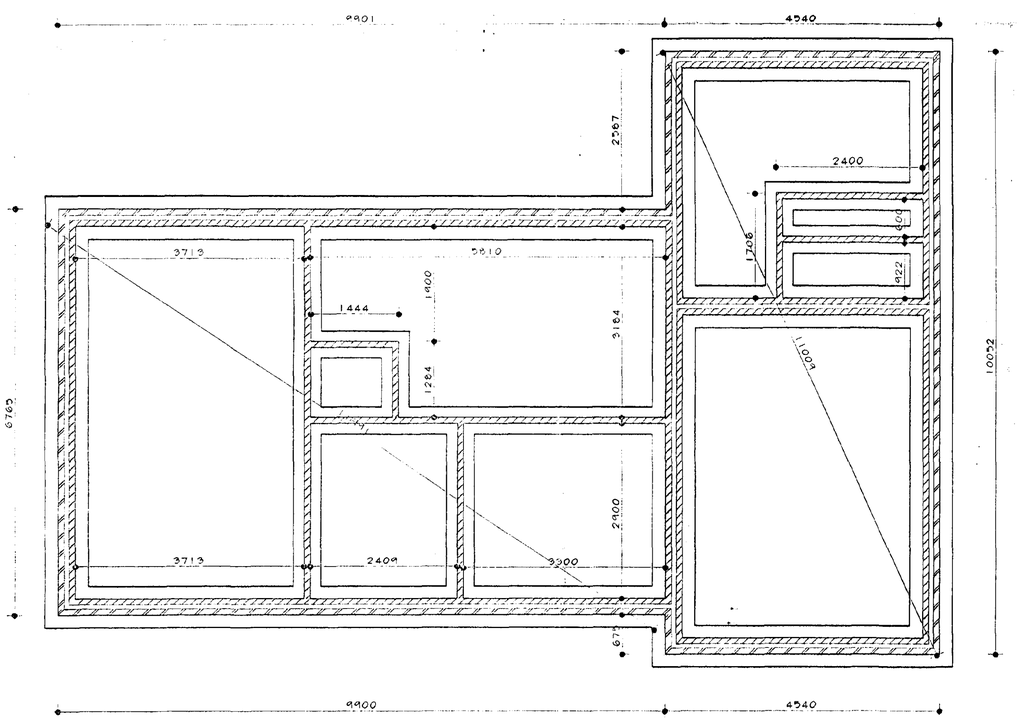
TRIM OUT STAIRWELL IN 2 NO. JOISTS BOLTED TOGETHER. TRIMMERS TO BE BUILT INTO WALLS AND CARRIED BY JOISTS HANGERS OF REQUIRED DIMENSIONS.

FOUNDATION

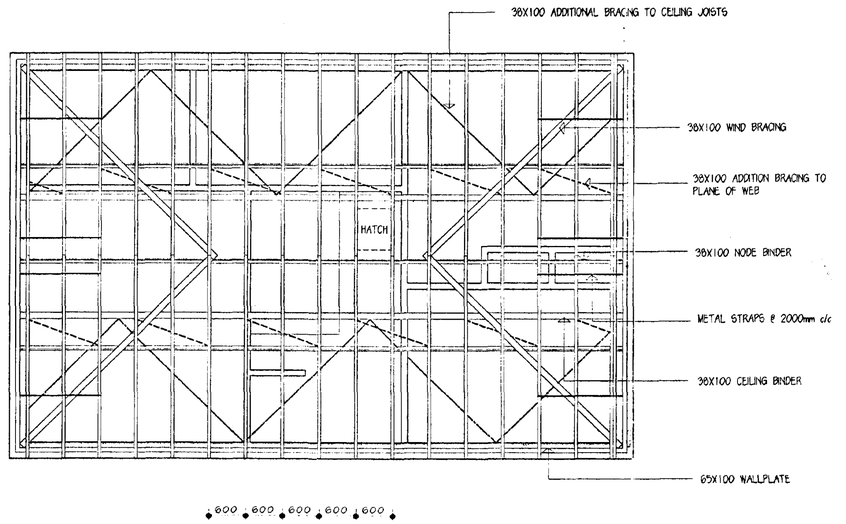
UNDER 270 MM. CAVITY WALLS PROVIDE 225 X 700 MM. CONCRETE STRIP FOUNDATIONS, 5T4 MIX TO BS 5328 : 1990. ALL FOUNDATIONS TAKEN DOWN TO LOAD BEARING STRATA. SHOULD SHRINKABLE SOIL CONDITIONS BE FOUND ON SITE, THEN FOUNDATIONS SHALL BE TAKEN DOWN TO A DEPTH OF 1.000 METRE BELOW GROUND LEVEL.

UNDER 100 MM. INTERNAL WALLS, PROVIDE 225 X 450 MM. CONCRETE STRIP FOUNDATIONS, 5T4 MIX TO BS 5328 OR THICKENED OUT SLAB TO 225 X 450 MM. IF ACCEPTABLE.

ALL FOUNDATIONS TO BE TO STRUCTURAL ENGINEERS RECOMMENDATIONS.



FOUNDATION PLAN



MAIN HOUSE ROOF PLAN

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Amendments

SOUTH HOLLAND DC
HOUSING & PLANNING
03 SEP 1997
Ref: 0962/97

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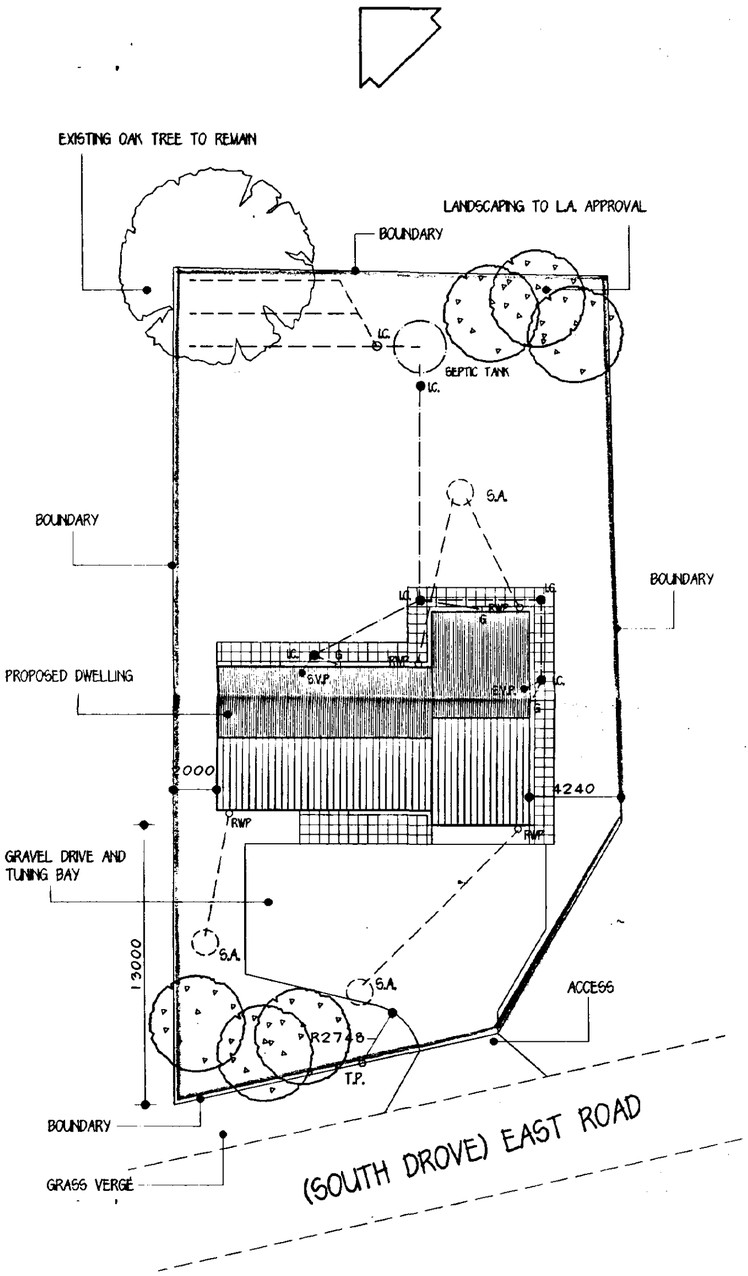
Client
MR. L. HUDSON AND
MISS. A. BOSWELL.

Job
PROPOSED DWELLING AT
LUCKS BRIDGE, SPALDING.

Drawing
FOUNDATION PLAN
FIRST FLOOR JOIST PLAN

Scale 1:50 Date JULY'97

No. LDA/022/1 Ref.



BLOCK PLAN 1:200

DRAINAGE

INSPECTION CHAMBER CONSTRUCTION TO BE OSMA OR SIMILAR INSTALLED IN ACCORDANCE WITH MAKERS INSTRUCTION WITH THE MAXIMUM DEPTH BEING 1.000 METRES FOR I.C. AND 600 MM. FOR ACCESS POINTS.

ALL UNDERGROUND PIPES TO BE 100 MM. DIAMETER PVCU UNDERGROUND QUALITY BEDDED AND SURROUNDED WITH 100 MM. PEA GRAVEL AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. DRAINS LAID UNDER PAVED AREAS WHERE POSSIBLE. WHERE LESS THAN 9 00 MM. COVER IN VEHICULAR AREAS AND 450 MM. COVER IN GARDEN AREAS, PROVIDE 150 MM. THICK CONCRETE RAFT OVER GRAVEL 150 MM. UNDER THEN TRENCH EACH SIDE WHERE DRAINS PASS THROUGH WALL, PROVIDE 65 X 100 MM. PRE-STRESSED CONCRETE LINTEL.

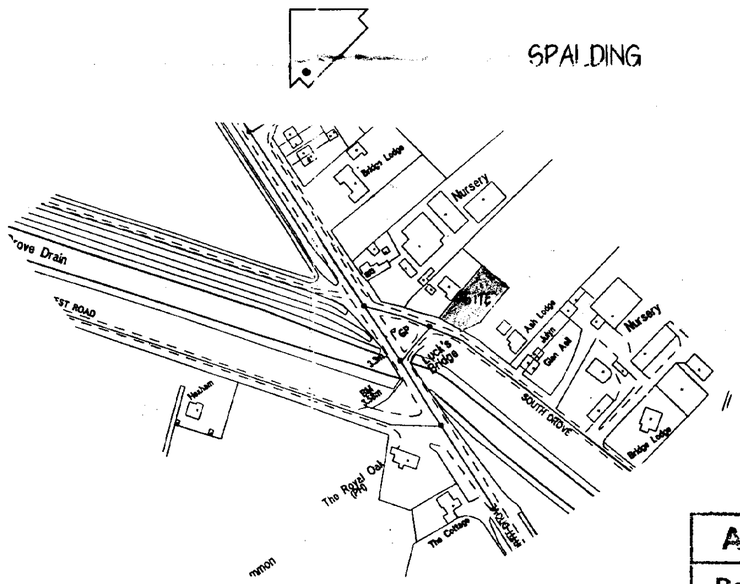
FORM 3800 LITRE SEPTIC TANK OF APPROVED MANUFACTURE IN POSITION SHOWN AND TO BE A MINIMUM OF 15.000 M. FROM THE DWELLING. LAY MINIMUM OF 25.000 M. OF SOAKAWAY LAND DRAINS FROM THE SEPTIC TANK BEDDED AND SURROUNDED WITH A MINIMUM OF 150MM. OF PEA GRAVEL.

LANDSCAPING

LANDSCAPING SHALL BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY AND SHALL COMPRISE OF THE FOLLOWING AS MARKED ON THE PLAN :-

A - HAWTHORN
B - FIELD MAPLE
C - MOUNTAIN ASH

ALL TREES ARE TO BE PLANTED AS STANDARDS AND TO BE STAKED.
ALL TREES WHICH DIE WITHIN THE FIRST TEN YEARS TO BE REPLACED WITH THE SAME SPECIES.



LOCATION PLAN 1:2500

VEHICULAR ACCESS

PROVIDE 3.600M MINIMUM WIDTH OF VEHICULAR ACCESS TO L.A. APPROVAL.
PROVIDE DROPPED KERBS TO ACCESS. FIRST 1.800M. OF DRIVEWAY TO BE 100MM. CONCRETE ON 150MM. CONSOLIDATED HARDCORE WITH CONCRETE EDGING KERB SURROUND.

DRIVEWAY

75MM.OF 19MM. DOWN WASHED GRAVEL ON 150MM. BLINDED AND CONSOLIDATED HARDCORE BASE. 50X125MM. CONCRETE EDGING KERBS BEDDED ON AND BACKED WITH WEAK MIX CONCRETE.

FOOTPATHS

TO AREA SHOWN AROUND BUILDING LAY 450X450MM. PAVING SLABS SPACED 225MM. FROM DWELLING WALL, BEDDED ON 50MM. SAND/CEMENT BLINDING ON 100MM. CONSOLIDATED HARDCORE BASE. GAP BETWEEN DWELLING AND PAVING SLABS TO BE FILLED WITH 19MM. DOWN WASHED GRAVEL.

AMENDED PLAN
Ref.

DETERMINED PLAN

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Amendments

A 30/09/95 TURNING SPACE AMENDED.

SOUTH HOLLAND DC
HOUSING & PLANNING
-2 OCT 1997
Ref: 0962/97

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Client
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MISS. A. BOSWELL.

Job
PROPOSED DWELLING AT
LUCKS BRIDGE, SPALDING.

Drawing
BLOCK AND LOCATION PLAN

Scale 1:200 1:2500
Date AUG'97
No. LDA/022/4
Ref. A