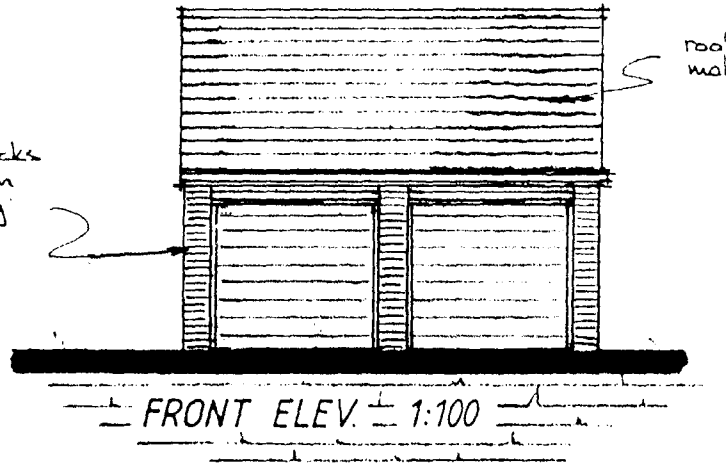
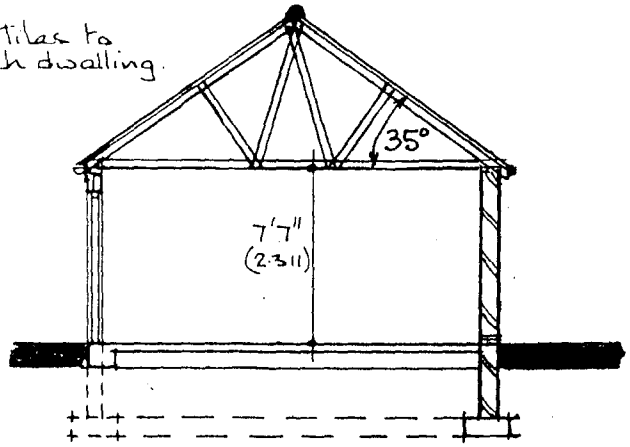
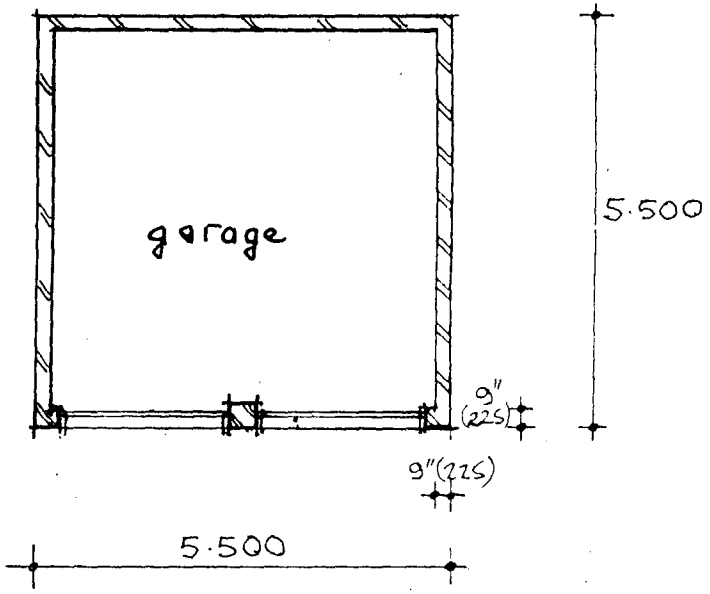




SECTION.

SOUTH HOLLAND DC
HOUSING & PLANNING
10 AUG 2000
Ref: 0988/00



FLOOR PLAN. 1:100

Res. Dev., Parkside Crescent, Spalding for T Balfe & Son.
Mar 00. 819/3.
Garages. Plots 1 & 2.

TONY SHARPE
BUILDING DESIGN CONSULTANT
THE OLDE BARN, CHURCH WALK, BRANT BROUGHTON.
LINCOLN. Tel: LOVEDEN 272007

GARAGE SPECIFICATION

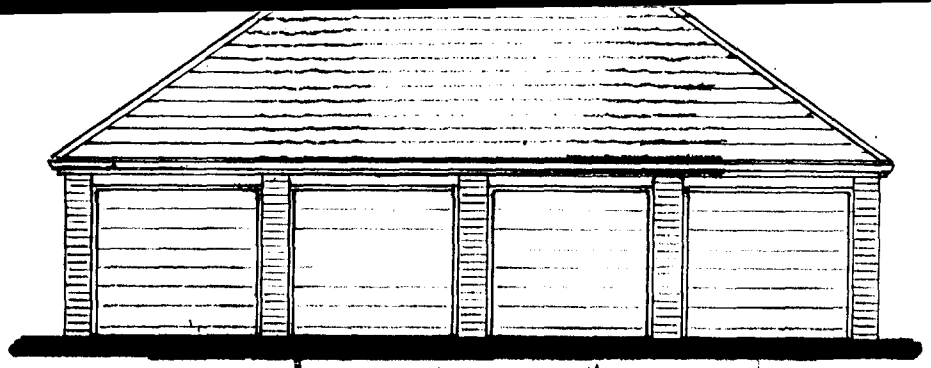
Foundations:-
Mass strip conc. founds, 2'0" (600) x 9" (225) to 9" (225) walls [redacted] Min. foundation depth 3'3" (1 mtr) and to suit site & L.A. requirements. (Alternative poured conc. edge beam founds 3'0" (915) x 1'6" (450) to 9" (225) walls [redacted] 3'6" (1.1) deep founds 6" (150) min. below fin. grnd. level)).

Walls:-
Below grnd. level in commons or sim., r.c. lintols where drains pass thro' 2 ctrs. blue brick and/or Astos. felt d.p.c. to all walls set 6" (150) min. above fin. grnd. level. 9" (225) [redacted] facing brick work as elevations CN 71 & 81 lintols to 9" (225) walls [redacted]. Standard timber windows & doors with up & over garage door to clients requirements. Walls tied to BS 1243:1978, 3'0" (915) ctrs. horiz. 1'6" (450) ctrs. staggared vert.

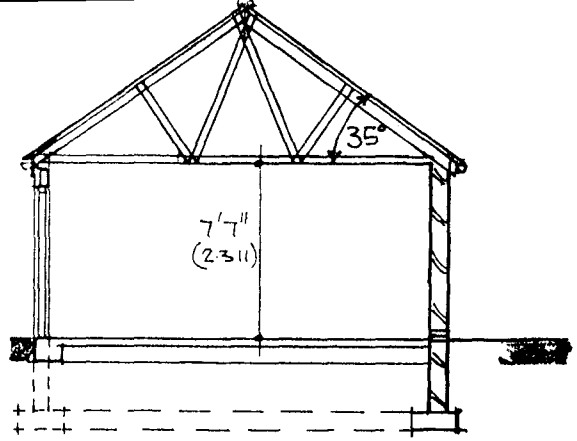
Floors:-
4" (100) trowel finished site conc., on 1000 g polythene d.p.m. (linked to d.p.c. in walls) on 6" (150) min. sand blinded clean consolidated hardcore. Thicken out floor to 1'6" (450) x 12" (300) in door opening.

Roof:-
Roof tiles as elevations, on s.w. battens, on roof felt on timber trussed rafters @ 2'0" (600) ctrs. designed, fixed & braced to BS 5268: part 3:1985 & to manufactures instructions with 1/2" (12.5) p/brd. & skim ceilings. 4" (100) x 2" (50) s.w. wall plates spiked down walls & ex. 1" (25) s.w. fascias & soffits etc. 1 1/4" (30) x 3/16" (5) galv. m.s. anchor straps screwed down wall, set 3" (75) into mortar joints & fixed to 3 No. timber members at ceiling & verge levels @ 6'0" (1.8) ctrs. 4" (100) h/r pvc. gutters to 2 1/2" (63) dia. p.v.c. rwp's.

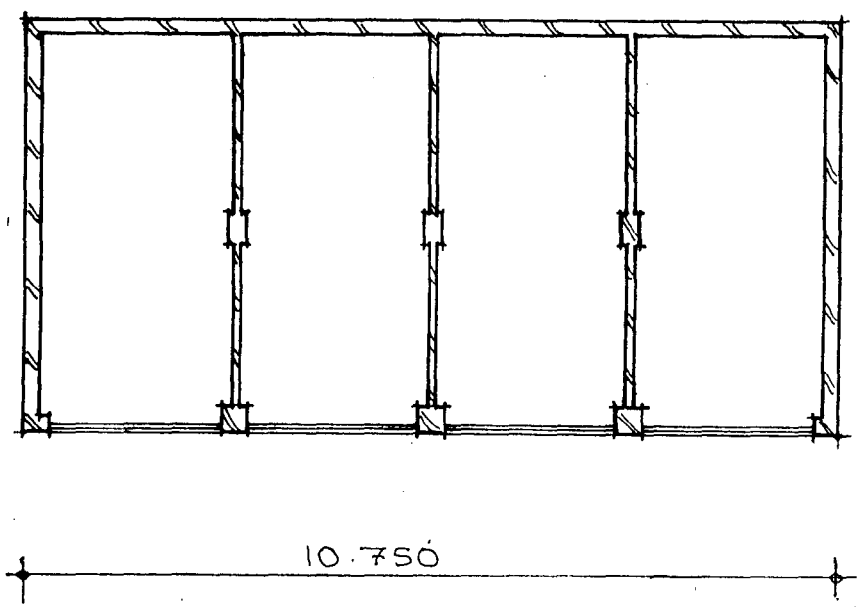
Drainage:-
4" (100) dia. sgw or sim. drains to BS 65, laid in pea gravel with flexible joints to 1 in 60 self cleaning gradient & to suit site & L.A. requirements. S.W. drains to 5'0" (1.5) dia. x 5'0" (1.5) deep soakaways set 15'0" (4.6) min. from any buildings. Any drains under bldgs. encased in 6" (150) conc. surround.



FRONT ELEV. 1:100



SECTION.



FLOOR PLAN. 1:100

SOUTH HOLLAND DC
HOUSE[illegible] PLANNING
10 AUG 2000
Ref: 0988/00

Res. Dev., Parkside Crescent, Spalding for T. Balfe & Son

Mar 00. 819/4

Garages Plots 3, 4, 5 & 6

TONY SHARPE

BUILDING DESIGN CONSULTANT

THE OLDE BARN, CHURCH WALK, BRANT BROUGHTON, LINCOLN. Tel: LOVEDEN 272007

GARAGE SPECIFICATION

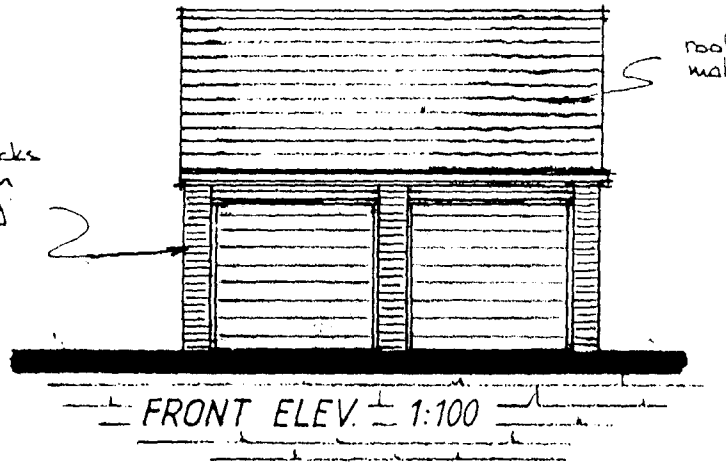
Foundations:-
Mass strip conc. founds, 2'0" (600) x 9" (225) to 9" (225) walls [redacted] Min. foundation depth 3'3" (1 mtr) and to suit site & L.A. requirements. (Alternative poured conc. edge beam founds 3'0" (915) x 1'6" (450) to 9" (225) walls [redacted] 3'6" (1.1) deep founds 6" (150) min. below fin. grnd. level)).

Walls:-
Below grnd. level in commons or sim., r.c. lintols where drains pass thro' 2 ctrs. blue brick and/or Astos. felt d.p.c. to all walls set 6" (150) min. above fin. grnd. level. 9" (225) [redacted] facing brick work as elevations CN 71 & 81 lintols to 9" (225) walls [redacted]. Standard timber windows & doors with up & over garage door to clients requirements. Walls tied to BS 1243:1978, 3'0"(915) ctrs. horiz. 1'6"(450) ctrs. staggered vert.

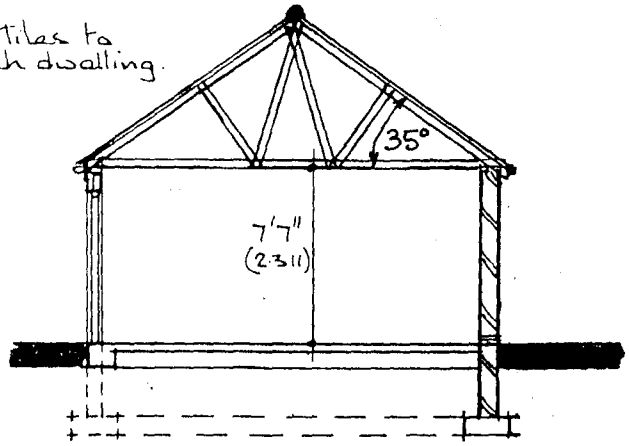
Floors:-
4" (100) trowel finished site conc., on 1000 g polythene d.p.m. (linked to d.p.c. in walls) on 6" (150) min. sand blinded clean consolidated hardcore. Thicken out floor to 1'6" (450) x 12" (300) in door opening.

Roof:-
Roof tiles as elevations, on s.w. battens, on roof felt on timber trussed rafters @ 2'0" (600) ctrs. designed, fixed & braced to BS 5268: part 3:1985 & to manufactures instructions with 1/2" (12.5) p/brd. & skim ceilings. 4" (100) x 2" (50) s.w. wall plates spiked down walls & ex. 1" (25) s.w. fascias & soffits etc. 1 1/4" (30) x 3/16" (5) galv. m.s. anchor straps screwed down wall, set 3" (75) into mortar joints & fixed to 3No. No. timber members at ceiling & verge levels @ 6'0" (1.8) ctrs. 4" (100) h/r pvc. gutters to 2 1/2" (63) dia. p.v.c. rwp's.

Drainage:-
4" (100) dia. sgw or sim. drains to BS 65, laid in pea gravel with flexible joints to 1 in 60 self cleaning gradient & to suit site & L.A. requirements. S.W. drains to 5'0" (1.5) dia. x 5'0" (1.5) deep soakaways set 15'0" (4.6) min. from any buildings. Any drains under bldgs. encased in 6" (150) conc. surround.

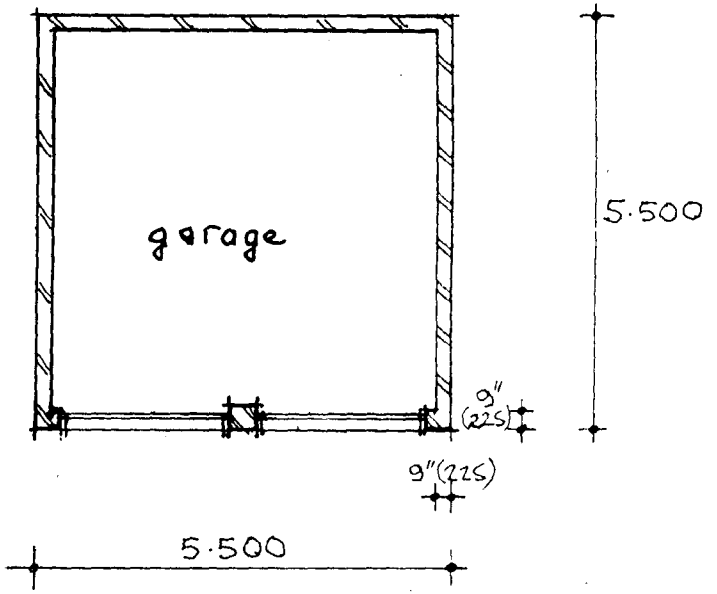


FRONT ELEV. 1:100



SECTION.

SOUTH HOLLAND DC
HOUSING & PLANNING
10 AUG 2000
Ref: H988/00



FLOOR PLAN. 1:100

Res. Dev., Parkside Crescent, Spalding for T Balfe & Son.
Mar 00. 819/3.
Garages. Plots 1 & 2.

TONY SHARPE
BUILDING DESIGN CONSULTANT
THE OLDE BARN, CHURCH WALK, BRANT BROUGHTON,
LINCOLN. Tel: LOVEDEN 272007

GARAGE SPECIFICATION

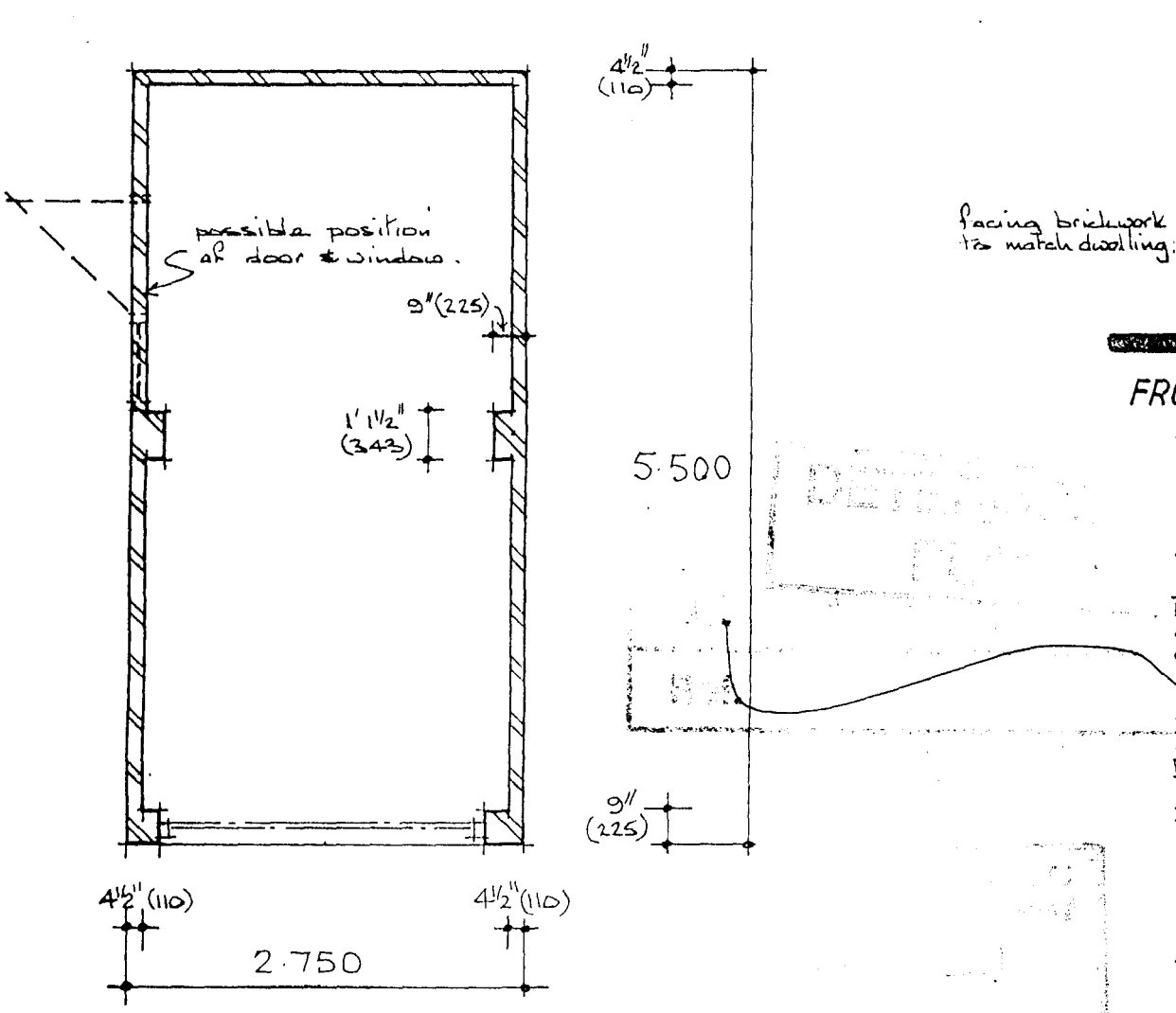
Foundations:-
Mass strip conc. founds, 2'0" (600) x 9" (225) to 9" (225) walls [redacted] Min. foundation depth 3'3" (1 mtr) and to suit site & L.A. requirements. (Alternative poured conc. edge beam founds 3'0" (915) x 1'6" (450) to 9" (225) walls [redacted] 3'6" (1.1) deep founds 6" (150) min. below fin. grnd. level)).

Walls:-
Below grnd. level in commons or sim., r.c. lintols where drains pass thro' 2 ctrs. blue brick and/or Astos. felt d.p.c. to all walls set 6" (150) min. above fin. grnd. level. 9" (225) [redacted] facing brick work as elevations CN 71 & 81 lintols to 9" (225) walls [redacted]. Standard timber windows & doors with up & over garage door to clients requirements. Walls tied to BS 1243:1978, 3'0" (915) ctrs. horiz. 1'6" (450) ctrs. staggered vert.

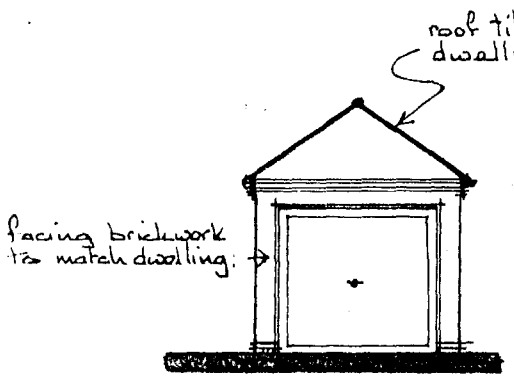
Floors:-
4" (100) trowel finished site conc., on 1000 g polythene d.p.m. (linked to d.p.c. in walls) on 6" (150) min. sand blinded clean consolidated hardcore. Thicken out floor to 1'6" (450) x 12" (300) in door opening.

Roof:-
Roof tiles as elevations, on s.w. battens, on roof felt on timber trussed rafters @ 2'0" (600) ctrs. designed, fixed & braced to BS 5268: part 3:1985 & to manufactures instructions with 1/2" (12.5) p/brd. & skim ceilings. 4" (100) x 2" (50) s.w. wall plates spiked down walls & ex. 1" (25) s.w. fascias & soffits etc. 1 1/4" (30) x 3/16" (5) galv. m.s. anchor straps screwed down wall, set 3" (75) into mortar joints & fixed to 3 No. timber members at ceiling & verge levels @ 6'0" (1.8) ctrs. 4" (100) h/r pvc. gutters to 2 1/2" (63) dia. p.v.c. rwp's.

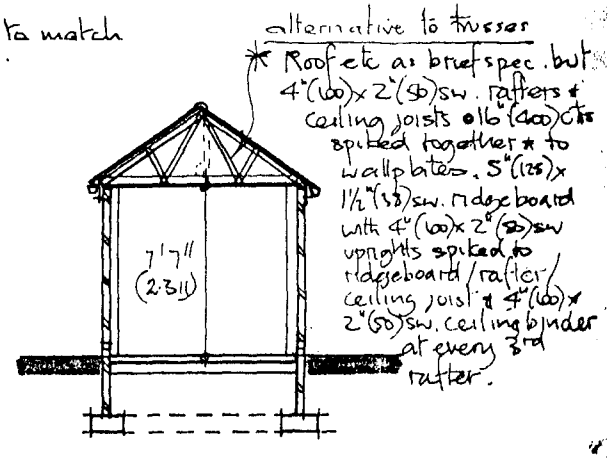
Drainage:-
4" (100) dia. sgw or sim. drains to BS 65, laid in pea gravel with flexible joints to 1 in 60 self cleaning gradient & to suit site & L.A. requirements. S.W. drains to 5'0" (1.5) dia. x 5'0" (1.5) deep soakaways set 15'0" (4.6) min. from any buildings. Any drains under bldgs. encased in 6" (150) conc. surround.



GARAGE FLOOR PLAN. 1:50



FRONT ELEV. 1:100



SECTION. 1:100

GARAGE SPECIFICATION

Foundations:-
Mass strip conc. founds, 2'0" (600) x 9" (225) to 9" (225) walls & 1'6" (450) x 9" (225) to 4 1/2" (110) walls. Min. foundation depth 3'3" (1 mtr) and to suit site & L.A. requirements. (Alternative poured conc. edge beam founds 3'0" (915) x 1'6" (450) to 9" (225) walls & 3'0" (915) x 12" (300) to 4 1/2" (110) walls 3'6" (1.1) deep founds 6" (150) min. below fin. grnd. level) Backfill to excavations to be well compacted.

Walls:-
Below grnd. level in commons or sim., r.c. lintols where drains pass thro' 2 ctrs. blue brick and/or Astos. felt d.p.c. to all walls set 6" (150) min. above fin. grnd. level. 9" (225) & 4 1/2" (110) facing brick work as elevations CN 71 & 81 lintols to 9" (225) walls & CN52 & 5X to 4 1/2" (110) walls. Standard timber windows & doors with up & over garage door to clients requirements.

Floors:-
4" (100) trowel finished site conc., on 1000 g polythene d.p.m. (linked to d.p.c. in walls) on 6" (150) min. sand blinded clean stone well consolidated hardcore. Thicken out floor to 1'6" (450) x 12" (300) in door opening.

Roof:-
Roof tiles as elevations, on s.w. battens, on roof felt on timber trussed rafters @ 2'0" (600) ctrs. designed, fixed & braced to BS 5268: part 3:1985 & to manufacturers instructions with 1/2" (12.5) p/brd. & skim ceilings. 4" (100) x 2" (50) s.w. wall plates spiked down walls & ex. 1" (25) s.w. fascias & soffits etc. 1 1/4" (30) x 3/16" (5) galv. m.s. anchor straps screwed down wall, set 3" (75) into mortar joints & fixed to 3 No. timber members at ceiling & verge levels @ 6'0" (1.8) ctrs. 4" (100) h/r pvc. gutters to 2 1/2" (63) dia. p.v.c. rwp's (5m max. dis)

Drainage:-
4" (100) dia. sgw or sim. drains to BS 65, laid in pea gravel with flexible joints to 1 in 60 self cleaning gradient & to suit site & L.A. requirements. S.W. drains to 5'0" (1.5) dia. x 5'0" (1.5) deep soakaways set 16'0" (5m.) min. from any buildings. Any drains under bldgs. encased in 6" (150) conc surround with flexible joints at every socket.

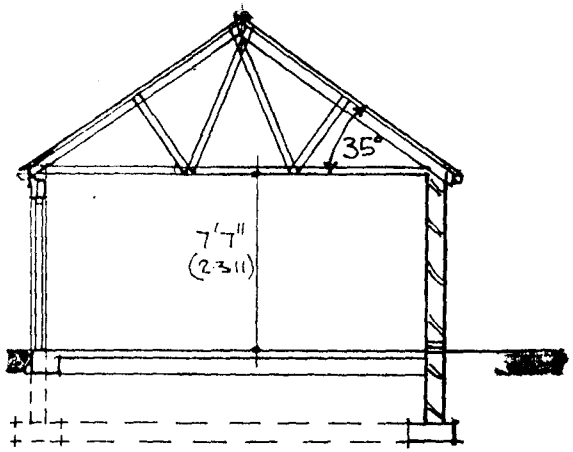
Single Garage, Plot 1, Res. Dev., Parkside Crescent, Spalding for T. Balfe & Son
Dec. 00 8197

TONY SHARPE
BUILDING DESIGN CONSULTANT
THE OLDE BARN, CHURCH WALK, BRANT BROUGHTON,
LINCOLN. Tel: LOVEDEN 272007

0988100

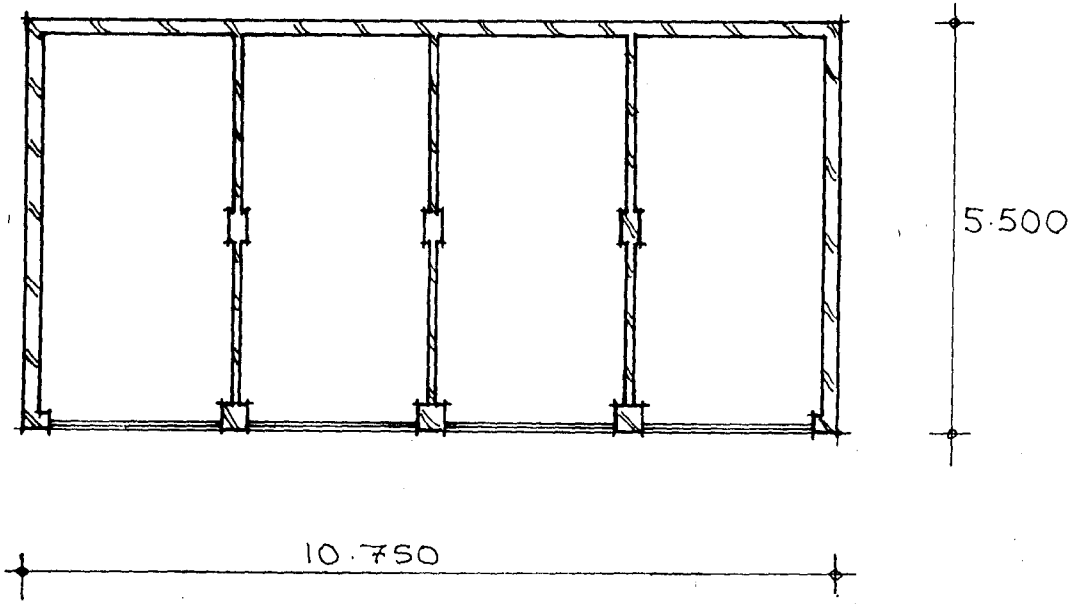


FRONT ELEV. 1:100



SECTION.

SOUTH HOLLAND DC
HOUSING & PLANNING
10 AUG 2000
Ref: 0988/00



FLOOR PLAN. 1:100

Res. Dev., Parkside Crescent, Spalding for T. Balfe & Son

Mar 00. 819/4

Garages Plots 3, 4, 5 & 6

TONY SHARPE

BUILDING DESIGN CONSULTANT

THE OLDE BARN, CHURCH WALK, BRANT BROUGHTON,

LINCOLN Tel: LOVEDEN 272007

GARAGE SPECIFICATION

Foundations:-
Mass strip conc. founds, 2'0" (600) x 9" (225) to 9" (225) walls [redacted] Min. foundation depth 3'3" (1 mtr) and to suit site & L.A. requirements. (Alternative poured conc. edge beam founds 3'0" (915) x 1'6" (450) to 9" (225) walls [redacted] 3'6" (1.1) deep founds 6" (150) min. below fin. grnd. level)).

Walls:-
Below grnd. level in commons or sim., r.c. lintols where drains pass thro' 2 ctrs. blue brick and/or Astos. felt d.p.c. to all walls set 6" (150) min. above fin. grnd. level. 9" (225) [redacted] facing brick work as elevations CN 71 & 81 lintols to 9" (225) walls [redacted]. Standard timber windows & doors with up & over garage door to clients requirements. Walls tied to BS 1243:1978. 3'0" (915) ctrs. horiz. 1'6" (450) ctrs. staggered vert.

Floors:-
4" (100) trowel finished site conc., on 1000 g polythene d.p.m. (linked to d.p.c. in walls) on 6" (150) min. sand blinded clean consolidated hardcore. Thicken out floor to 1'6" (450) x 12" (300) in door opening.

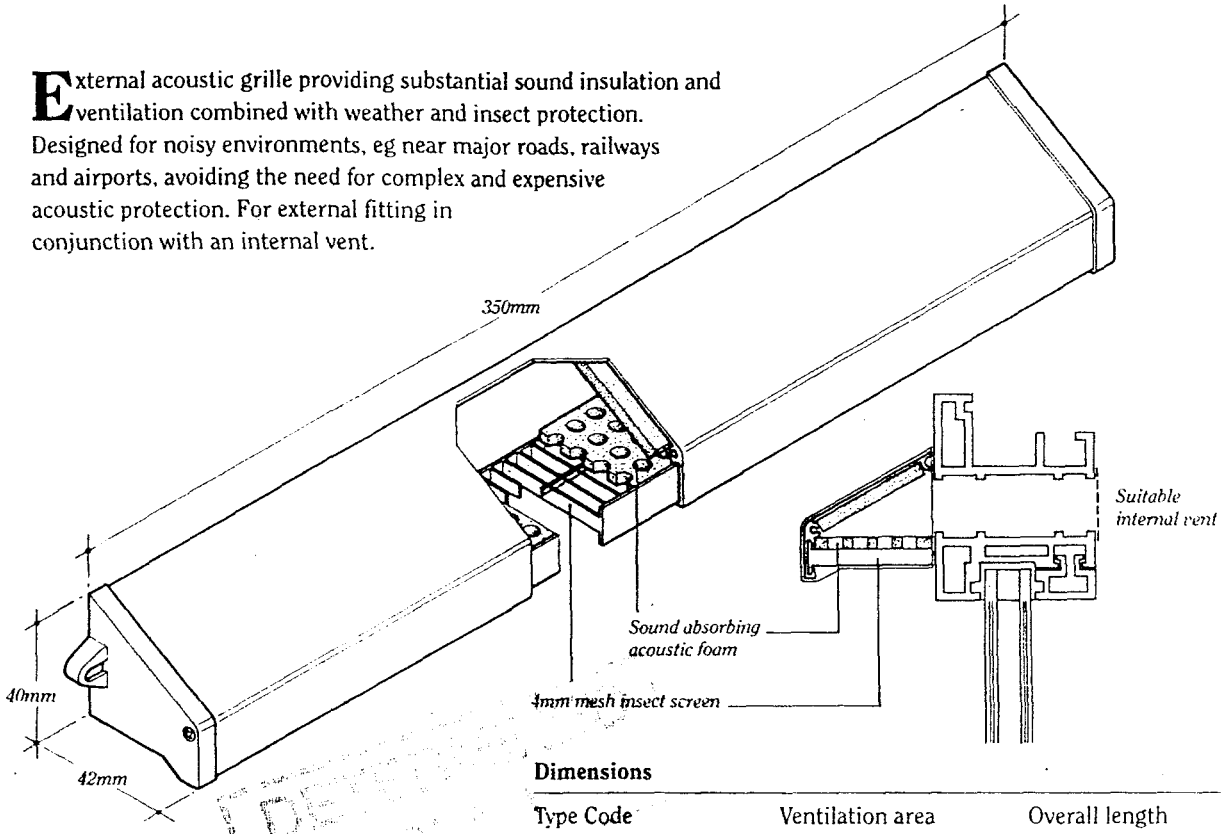
Roof:-
Roof tiles as elevations, on s.w. battens, on roof felt on timber trussed rafters @ 2'0" (600) ctrs. designed, fixed & braced to BS 5268: part 3:1985 & to manufactures instructions with 1/2" (12.5) p/brd. & skim ceilings. 4" (100) x 2" (50) s.w. wall plates spiked down walls & ex. 1" (25) s.w. fascias & soffits etc. 1 1/4" (30) x 3/16" (5) galv. m.s. anchor straps screwed down wall, set 3" (75) into mortar joints & fixed to 3No. No. timber members at ceiling & verge levels @ 6'0" (1.8) ctrs. 4" (100) h/r pvc. gutters to 2 1/2" (63) dia. p.v.c. rwp's.

Drainage:-
4" (100) dia. sgw or sim. drains to BS 65, laid in pea gravel with flexible joints to 1 in 60 self cleaning gradient & to suit site & L.A. requirements. S.W. drains to 5'0" (1.5) dia. x 5'0" (1.5) deep soakaways set 15'0" (4.6) min. from any buildings. Any drains under bldgs. encased in 6" (150) conc. surround.

ACOUSTIC GRILLE

Specification clause
Provide acoustic grilles externally giving 4000mm² ventilation area (Glidevale TVAG4) to achieve up to 42dB sound reduction in conjunction with ..... internal vents. Acoustic grilles to be aluminium with polyester paint finish to BS 6496: 1984 (1991) having colour co-ordinated end caps, 4mm mesh insect screen of injection-moulded plastic with closed-cell expanded polyethylene acoustic foam, and water-resistant sealant grooves. Grille to meet or exceed the worst case requirements of BS 6375: Part 1: 1989 for resistance to water penetration in conjunction with specified internal ventilator. Grille and information available from Willan Building Services Ltd, 2 Brooklands Road, Sale, Cheshire M33 3SS, Telephone: 0161 962 7113 Fax: 0161 905 2085.

External acoustic grille providing substantial sound insulation and ventilation combined with weather and insect protection. Designed for noisy environments, eg near major roads, railways and airports, avoiding the need for complex and expensive acoustic protection. For external fitting in conjunction with an internal vent.



Dimensions

Type Code	Ventilation area	Overall length
TVAG4	4000mm²	370mm*

*including end lugs.

FEATURES AND BENEFITS

- Provides substantial sound reduction. Ideal for noisy environments.
- Very robust construction. Ideal for high abuse areas.
- 4mm rigid mesh injection-moulded plastic insect screen. Protects against insect ingress; prolonged life, will not rot or corrode.
- Integral mastic sealant groove. Provides additional protection against water penetration.

Material: aluminium with polyester paint finish to BS 6496. Injection-moulded plastic end caps and insect screen. Closed-cell expanded polyethylene acoustic foam lining.

Colours: white or brown. Colour co-ordinated end caps. Other colours to special order subject to minimum quantity.

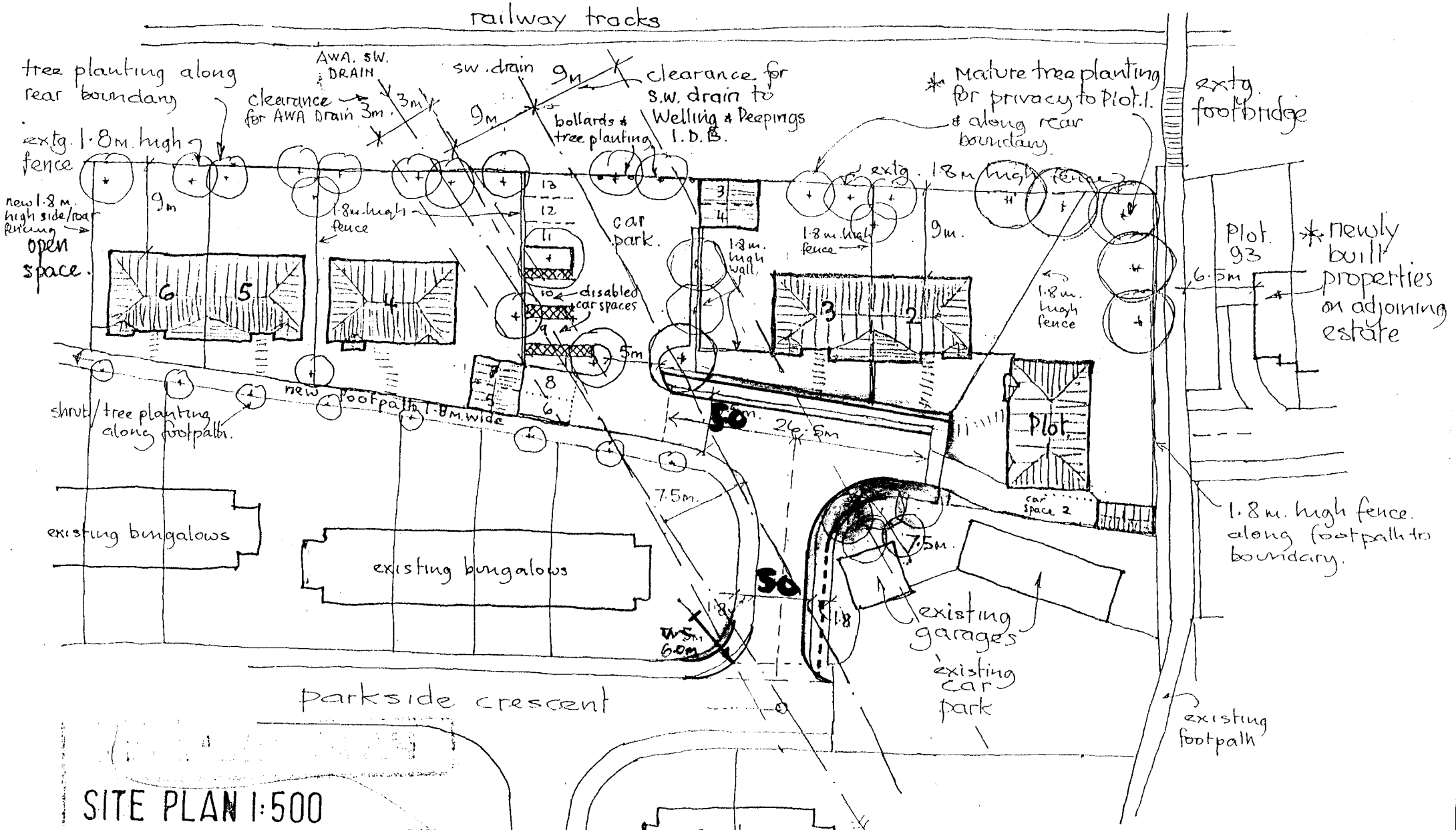
Fixing: by screws through end lugs.

Sound reduction and slot size (when used with internal vents)

Internal vent code		Slot size	Sound reduction
Delta Vent	TVDV4	308 x 15mm	42dB
Frame Vent	TVFV4	308 x 15mm	42dB
Ultra Vent	TVUV4	315 x 15mm	42dB

Note: two Acoustic Grilles are required to meet Building Regulations Approved Document F1 1995 requirement of 8000mm² for a habitable room. In this case due to the greater ventilation area the sound reduction will be reduced by 3-5dB.

0988/00



SITE PLAN 1:500

Res. Dev., Parkside Cres., Spalding for T. Balfe & Son

Mar. 00 819/5A

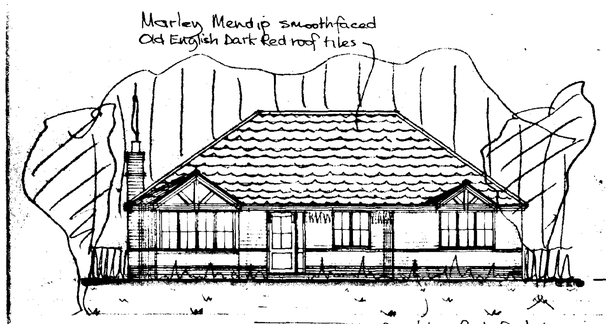
TONY SHARPE

BUILDING DESIGN CONSULTANT

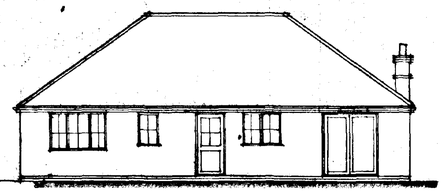
THE OLDE BARN, CHURCH WALK, MUMBY, LINCOLNSHIRE

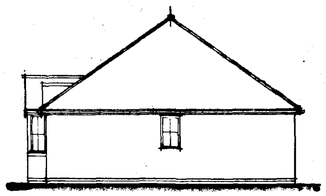
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(A) Drains across site re-sited. Repositioned layout for Plot 1 etc.

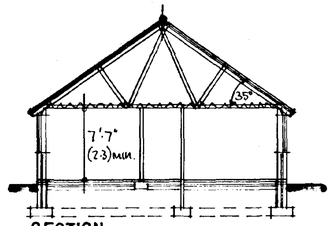


FRONT ELEV. 1:100

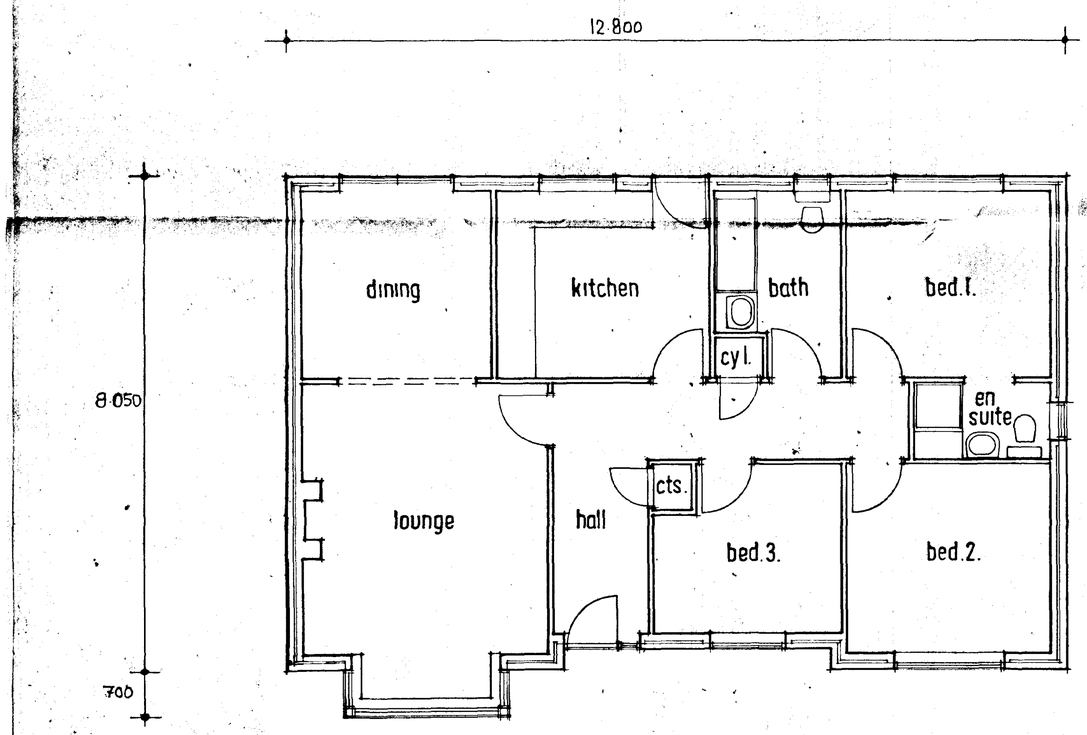




SIDE ELEV.



SECTION



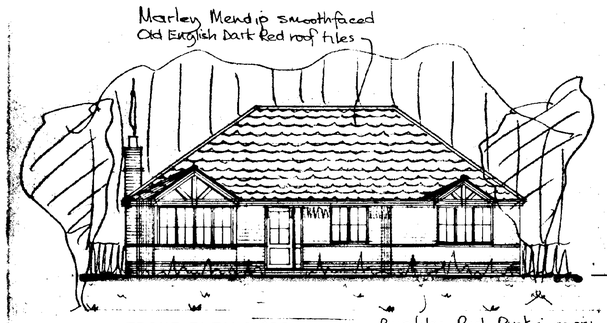
FLOOR PLAN PLOTS 1 & 4
1·50

AMENDED PLAN
Ref.

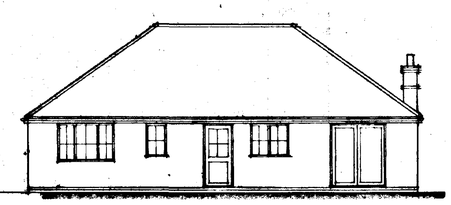
DETERMINED PLAN
HOLLAND DC PLANNING
18 DEC 2000
Ref. 0988/00

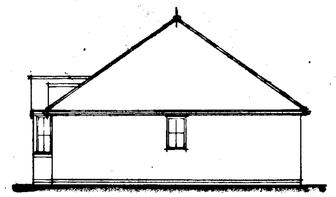
DWELLINGS, OFF PARKSIDE CRESCENT, SPALDING
for T. BALFE & SON. NOV.00. 819/6

TONY SHARPE
BUILDING DESIGN CONSULTANT
THE OLDE BARN, CHURCH WALK
BRANT BROUGHTON,
LINCOLN. Tel: LOVEDEN 272007

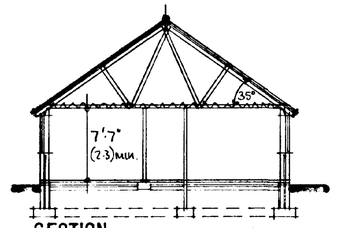


FRONT ELEV. 1:100

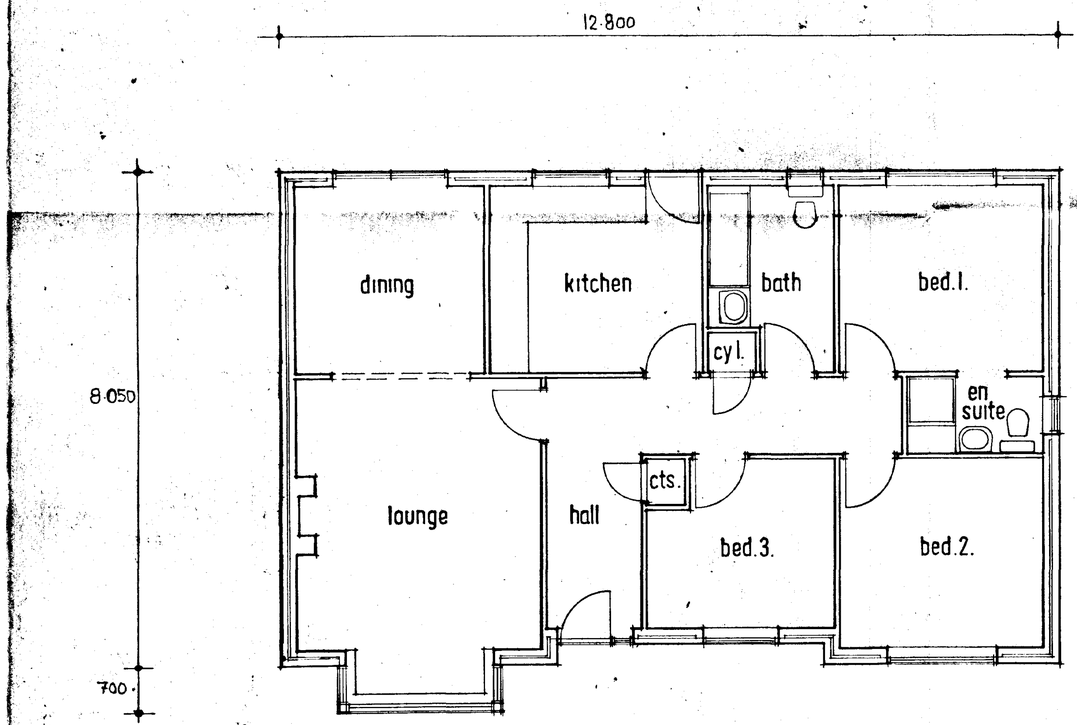




SIDE ELEV.



SECTION

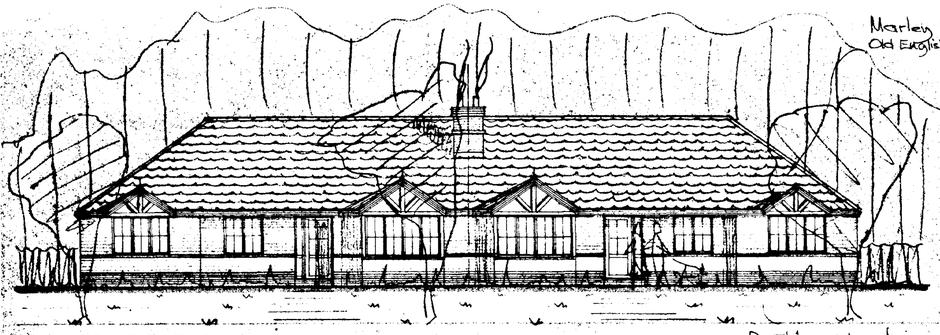


FLOOR PLAN PLOTS 1 & 4
1·50

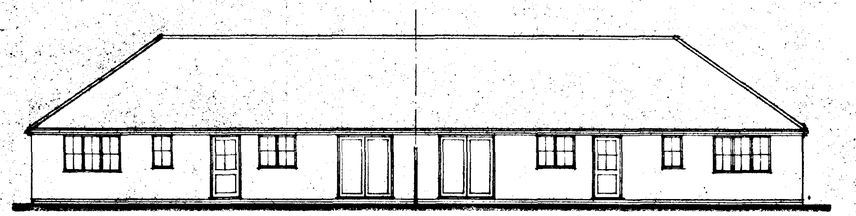
APPROVED PLAN
Ref.
SOUTH HOLLAND DISTRICT COUNCIL
DETERMINED PLAN

DWELLINGS, OFF PARKSIDE CRESCENT, SPALDING
for T. BALFE & SON. NOV.00. 819/6

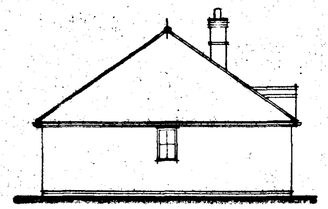
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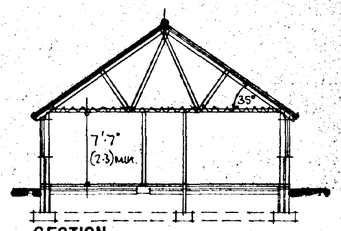
FRONT ELEV. 1:100



REAR ELEV.



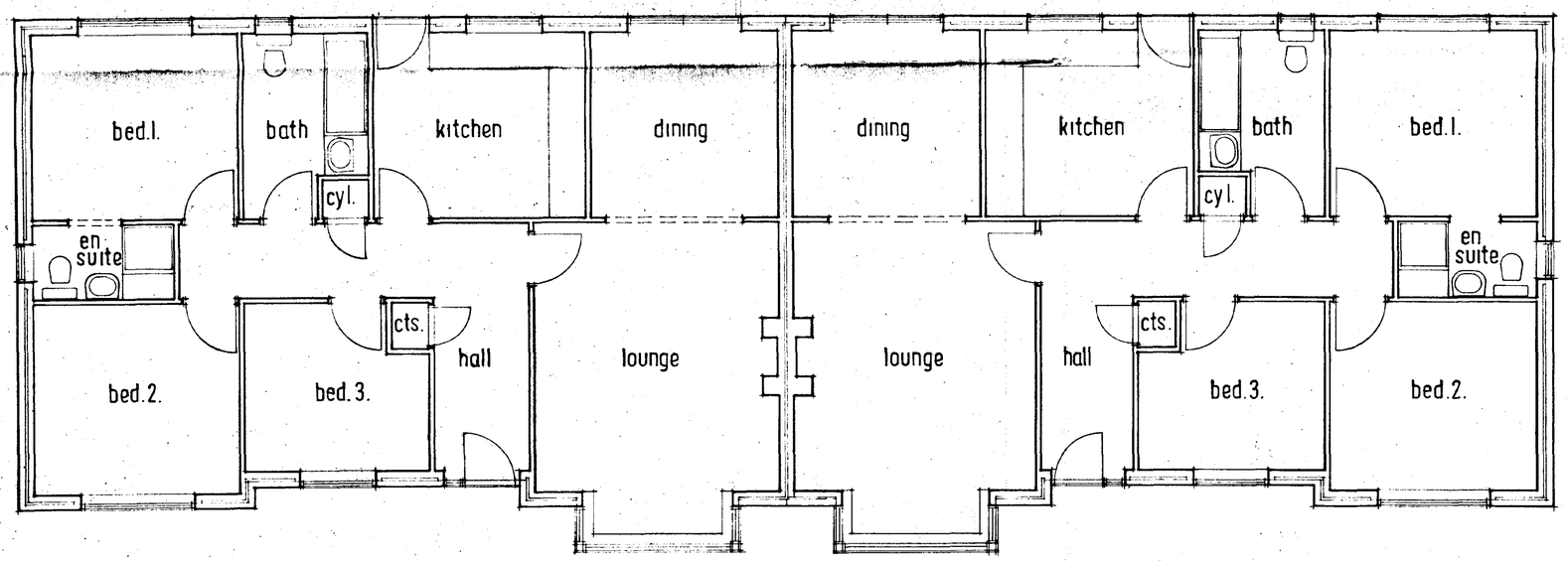
SIDE ELEV.



SECTION

25·100

8·050



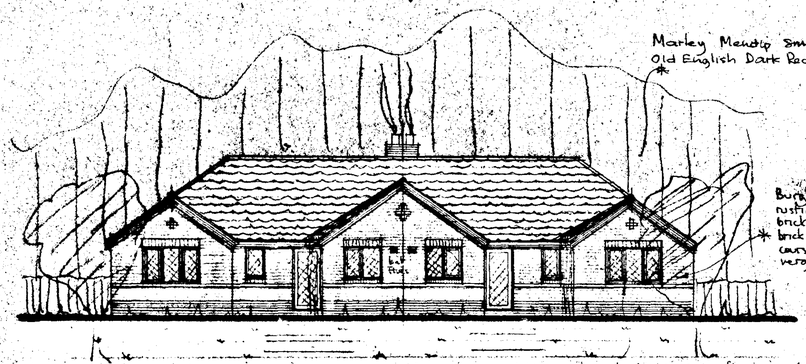
FLOOR PLAN 1:50
PLOTS 1 & 2

Approved

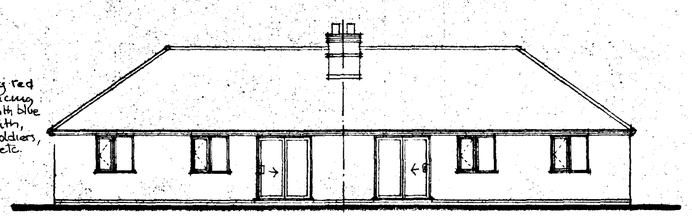
SOUTH HOLLAND DC
HOUSING & PLANNING
10 AUG 2000
Ref: 0988/00

DWELLINGS, OFF PARKSIDE CRESCENT, SPALDING
for T. BALFE & SON. MAR 00. 819/1

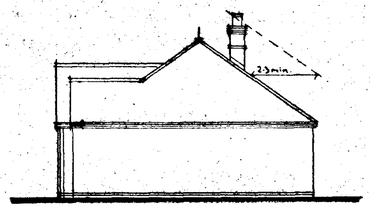
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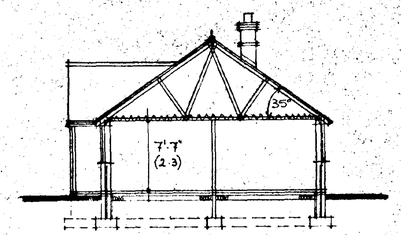
FRONT ELEV. 1:100



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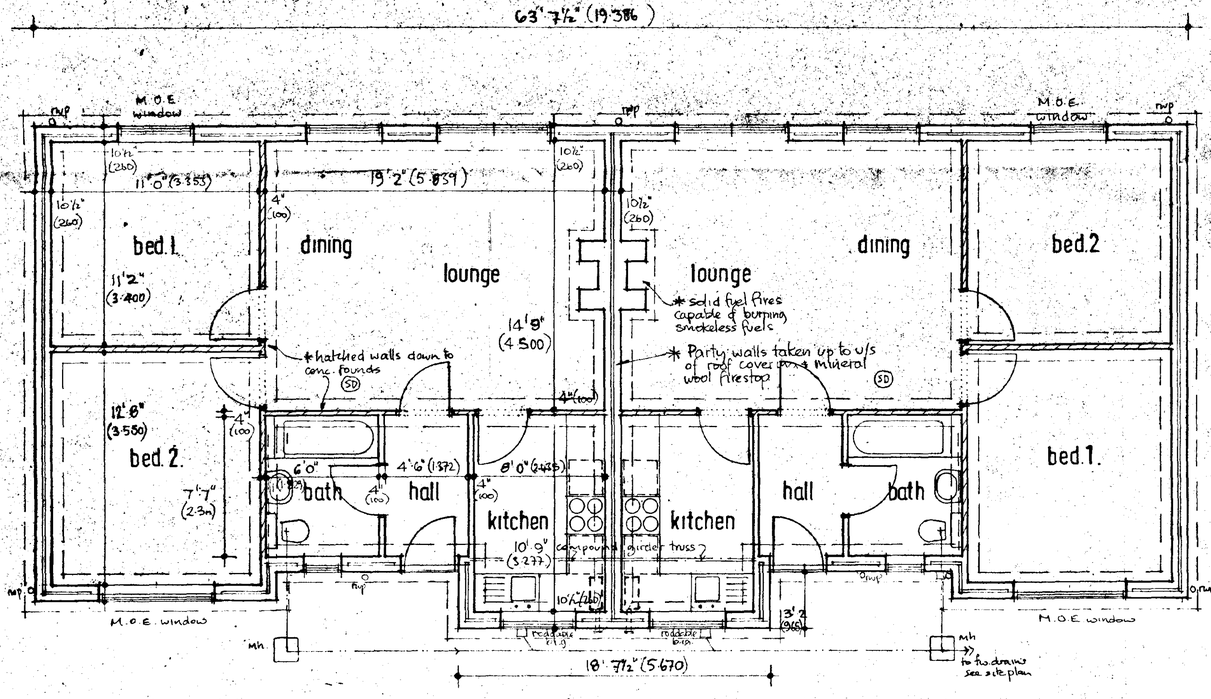


SIDE ELEV.



SECTION

* All means of Escape (M.O.E) windows 850mm min. height x 500mm min. width and cill height 800–1100mm above floor



FLOOR PLAN 1:50
PLOTS 3,4,5 & 6

2-2-00

Foundations:-
Base strip conc. founds, 2'8" (800) x 9" (225) to 10 1/2" (260) and 9" (225) and 6" (150) walls and 2'6" (450) x 9" (225) to 4 1/2" (110) walls. Thicken out site conc. to 1'6" (456) x 9" (225) under non-loadbearing inner walls 4" (100). with 1 No. layer A193 fabric mesh with 1 1/2" (38) min. cover at bottom. Min. foundation depth 2'3" (1 mtr.) and to suit site and L.A. requirements. (Alternative poured conc. edge beam founds 3'0" (915) x1'6" (450) to 10 1/2" (260) & 9" (225) walls and 3'0" (915) x 12" (300) to 4 1/2" (110) walls 3'6" (1.1) deep and to suit site and L.A. requirements (top of founds 6" (150) min. below fin. grnd. level) Backfill to Excavations to be well consolidated.
Walls:-
Below grnd. level in concrete or sim., r.w. flat coat where drains pass thro' and weak conc. cavity filling up to fin. grnd. level. 4 crs blue brick and/or Ancon. felt d.p.c. to all walls set 6" (150) min above fin. grnd level. 10 1/2" (260) walls to be 4 1/2" (110) facing brick outer leaf, 3" (50) cavity with 2" (50) "Spitherm" and 4" (100) Marley Thermalite thermal loadbearing blocks inner leaf with render and sec finish. Wall ties to BS 1243:1978 3'0". (915) ccrs horiz. 1'6" (450) ccrs. staggered vert and bonded jambs. Cavity sealed at eaves, felt d.p.c. to head, jambs and cills of all ext. openings, insulated cavity lintols to 10 1/2" (260) walls, CM71 & 81 to any 9" (225) walls, CM52 & 54 to 4 1/2" (110) & 4" (100) loadbearing walls. Code 4 lead or alm. flashing, 6" (150) min. upstand and set in mortar joints to all wall/wall/roof junctions with cavity trays stepped as reqd. ditto (base of tray to coincide with top of flashing where used together) standard timber windows and doors. Code 4 lead or alm. flashing to chimney with 6" (150) min. upstand & set into mortar joints.
1'10" (550) min. depth x 5" (125) min. thick incombustable hearth to fireplace, 9" (225) dia clay socketed flue liners to chimney to BS 1181, pointed in high alumina cement & fireguardfixings either side of recess.
Floors:-
7" (50) screed, on 4" (100) site conc., on 1200g polythene d.p.m. (slinked to d.p.c. in walls) on 6" (150) min. sand blinded clean stone well consolidated hardcore. (Alt:- 3/4" (19) asphalte linked to d.p.c. in walls on 6" (150) min. site conc., on 6" (150) min. clean stone well consolidated hardcore).
Roof:-
Roof tiles as elevations to all roofs etc., on SW battens, on roof felt, on timber trussed rafters @ 2'0" (600) ctrs. designed, fixed and braced to BS 5268 pt 3:1985 amendment 1 and 1988 & to manfs instructions: 8" (200) fibreglass quilt insulation & 1/2" (12.5) foil-backed p/brd. & skim, ceilings. (1/2" (12.5) asbestolux ceilings to garage). 7" (175) x 1 1/2" (38) S.W. layboard & reducing trusses to roof intersections with fibreglass or sim. proprietary valley gutter. 6" (150) x 2" (50) S.W. wallplates spiked down walls & ex. 1" (25) S.W. facias soffits etc. with 1" (25) gap from soffit/wall face for 0.3% roof area cross vent with proprietary grilles to gap to all roofs. (Alt:- 9" (225) x 3" (75) air bricks in eaves/brick dogtooth detail at every other truss spacings), 1 1/4" (30) x 3/16" (5) galv. M.S. anchor straps turned 6" (150) down cavity & built in, set 1" (75) into mortar joints and fixed to 3 No. timber members (Anchor straps to be at ceiling & verge levels to garage etc) @ 6'0" (1.8) ctrs. 4" (100) h/r. prc. gutters to 2 1/2" (63) dia. pc. rwp's (5m max gutter length/rwp)
Plumbing:-
4" (100) dia pvc SVPs to terminate 3'0" (915) above any opening lights with birdcage top cover (proprietary roof flashing at V.P. thro' roof). 3" (75) deep seal traps to all fittings. (re-sealing traps where runs exceed 10'0" (3.0) & 5'7" (1.7) to hand basins) & 1 1/2" (38) and 1 1/4" (32) dia. prc. wastes with rodding eyes to bends as reqd. All above ground drainage to BS 5572:1978. Anti-syphonage pipes used. (if reqd.)
Heating:-
Boiler as floor plan (if wall-mounted then flue min. height 6'6 3/4" (2 mtr.) above grnd. level & 2'0" (600) from any opening lights) for c/h & h/w system. 9" (225) x 6" (150) air brick with proprietary grille in ext. wall (ditto to lounge fire place 5300 s.q. cm duct to grate).
Electrics:-
All to N.E.B.C. specifications & I.E.E. regs. Immersion heater to cyl. with neon light to switch. Mech. vents 60l/s to kitchen & 15 l/s from bathroom & bathroom suite etc. All to be agreed.
Drainage:-
4" (100) dia sqw. or sim. drains to BS 65, laid in pea gravel with flexible joints to 1 in 60 self-cleansing gradient & to suit site & L.A. requirements. F.W. drains to S.V. system all as shown on site plan. S.W. drains to 5'0" (1.5) dia x 5'0" (1.5) deep soakaways set 15'0" (4.6) min. from any bldgs. New m.h.'s to be 6" (150) conc. base, 9" (225) class 'B' eng. brick walls & 4" (100) r.c. top slab c/w. c.i. top cover & frame. Any drains under bldgs, encased 6" (150) min. conc surround with flexible joints at every socket. Any m.h's more than 1m deep to have step irons 300 centres to be built to BRE Digest 151

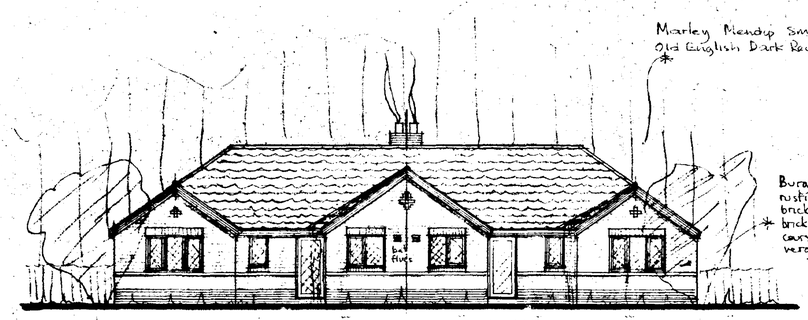
(solid vermin proof covers to openings)
Party walls in conc blocks (density 1900kg/m³) with 13mm plaster both sides for 4½ hour fire resistance. Take up to underside of roofing felt/sarking felt
Fire stops at eaves & sim. positions to cavities
(Effective draught stripping to all windows/doors etc. double glazed throughout. Trickle vents to windows)
Glazing in critical locations to Part N Schedule 1, Part N to have 4 mm trickle vents to windows
(allow for 2(50) x 2(50) ventilation gaps between pan & roof sound-insulating & top up perimeter insul.)
(These design factors etc. submitted and approved by L.A. bldg. insp. prior to start of work. Roof trusses to have effective strength & stiffening)
(allow for exp. plastic pipe work in cavity walls, taps/ last trap/wall where straps fixed)
(if SVP is external then line to be covered with insulation & encased in screed fixed plumb & clean eye for access)
(Thermostatic valves to all rads & switched indirect cct. to BS 1646 pt 1 & 2 - 1984. Time & temp. controls to Boiler)
(Mains operated interconnected Smoke alarms to BS 5446 pt 1)

DWELLINGS, OFF PARKSIDE CRESCENT, SPALDING
for T. BALFE & SON. MAR 00. 819/2

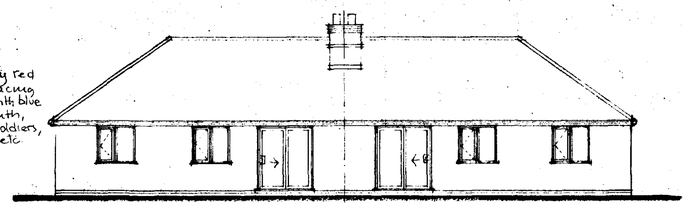
SOUTH HOLLAND DC
HOUSING & PLANNING
10 AUG 2000
Ref: H988/00

DETERMINED
PLAN

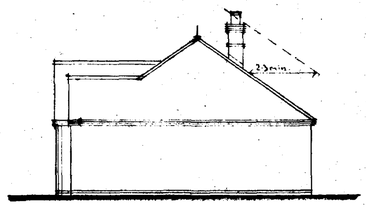
TONY SHARPE
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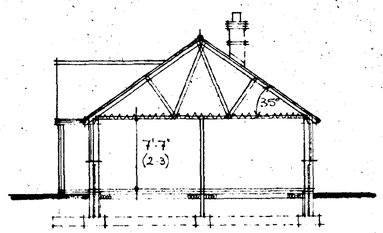
FRONT ELEV. 1:100



REAR ELEV.

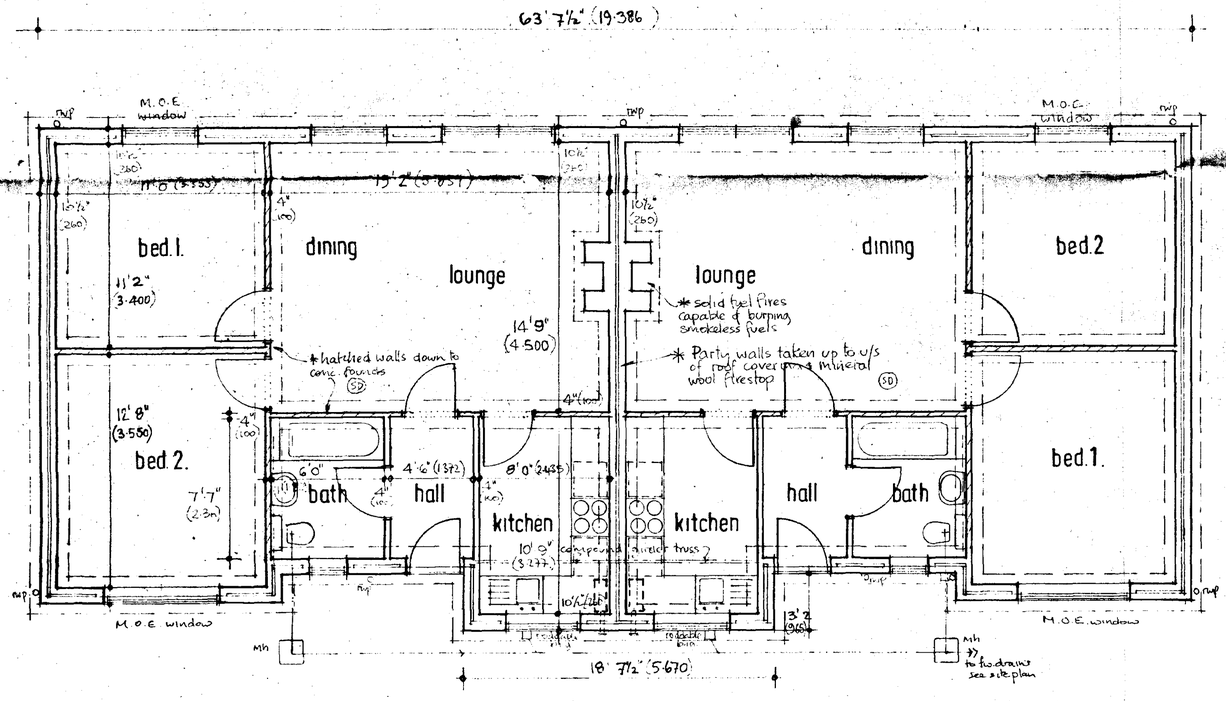


SIDE ELEV.



SECTION

* All Means of Escape (M.O.E.) windows 850mm min. height x 500mm min. width and cill height 800 - 1100mm above floor



FLOOR PLAN 1:50
PLOTS ~~3, 4, 5 & 6~~ 2+3+5+6.

Foundations:-
Mass strip conc. founds, 2'0" (600) x 9" (225) to 10 1/2" (260) and 9" (225) and 6" (150) walls and 3'6" (450) x 9" (225) to 4 1/2" (110) walls. Thicken out site conc. to 1'6" (450) x 9" (225) under non-loadbearing inner walls 4" (100). with 1 No. layer A193 fabric mesh with 1 1/2" (38) min. cover at bottom. Min. foundation depth 3'3" (1 mtr) and to suit site and L.A. requirements. (Alternative poured conc. edge beam founds 3'0" (915) x1'6" (450) to 10 1/2" (260) & 9" (225) walls and 3'0" (915) x 12" (300) to 4 1/2" (110) walls 3'6" (1.1) deep and to suit site and L.A. requirements (top of founds 6" (150) min. below fin. grnd. level) Backfill to Excavations to be well consolidated

Walls:-
Below grnd. level in commons or sim., r.e. lintols where drains pass thro' and weak conc. cavity fill up to fin. grnd. level. 2 crs blue brick and/or Ketos. felt d.p.c. to all walls set 6" (150) min above fin. grnd level. 10 1/2" (260) walls to be 4 1/2" (110) facing brick outer leaf, 2" (50) cavity With 2" (50) "Dritherm" and 4" (100) Marley Thermawille thermal loadbearing blocs inner leaf with render and set finish. Wall ties to BS 1243:1978 3'0"-(915) ctrs horiz. 1'6" (450) ctrs. staggered vert and bonded jambs. Cavity sealed at eaves, felt d.p.c. to head, jambs and cills of all ext. openings, insulated Catnic Cat56 lintols to 10 1/2" (260) walls. CM71 & 81 to any 9" (225) walls, CM52 & 54 to 4 1/2" (110) & 4" (100) loadbearing walls. Code 4 lead or sim. flashing, 6" (150) min. upstand and set in mortar joints to all wall/wall/roof junctions with cavity trays stepped as reqd. ditto (base of tray to coincide with top of flashing where used together) standard timber windows and doors. Code 4 lead or sim. flashing to chimney with 6" (150) min. upstand & set into mortar joints.

1'10" (550) min. depth x 5" (125) min. thick incombustable hearth to fireplace, 9" (225) dia clay socketed flue liners to chimney to BS 1181, pointed in high alumina cement & fireguardfixings either side of recess.

Floors:-
2" (50) screed, on 4" (100) site conc., on 1200g polythene d.p.m. (linked to d.p.c. in walls) on 6" (150) min. sand blinded clean stone well consolidated hardcore. (Alt:- 3/4" (19) asphalte linked to d.p.c. in walls on 6" (150) min. site conc., on 6" (150) min. clean stone well consolidated hardcore).

Roof:-
Roof tiles as elevations to all roofs etc., on SW battens, on roof felt, on timber trussed rafters @ 2'0" (600) ctrs, designed, fixed and braced to BS 5268 pt 3:1985 (as amended) & in accordance with the manufacturers instructions. 8" (200) fibreglass quilt insulation & 1/2" (12.5) foil-backed p/board, & skim, ceilings. (1/2" (12.5) asbestolux ceilings to garage). 7" (175) x 1 1/2" (38) S.W. layboard & reducing trusses to roof intersections with fibreglass or sim. proprietary valley gutter. 4" (100) x 2" (50) S.W. wallplates spiked down walls & ex. 1" (25) S.W. facias soffits etc. with 1" (25) gap from soffit/wall face for 0.3% roof area cross vent with proprietary grilles to gap to all roofs. (Alt:- 9" (225) x 3" (75) air bricks in eaves/brick dogtooth detail at every other truss spacings). 1 1/4" (30) x 3/16" (5) galv. M.S. anchor straps turned 1'6" (450) down cavity set 3" (75) into mortar joints and fixed to 3 No. timber members (anchor straps to be at ceiling & verge levels to garage etc) @ 6'0" (1.8) ctrs. 4" (100) h/g pvc. gutters to 2 1/2" (63) dia. pc. sup'rs (5m max gutter length/sup'r)

Plumbing:-
4" (100) dia pvc SVPs to terminate 3'0" (915) above any opening lights with birdcage top cover (proprietary roof flashing if V.F. thro' roof). 3" (75) deep seal traps to all fittings. (re-sealing traps where runs exceed 10'0" (3.0) & 3'7" (1.7) to hand basins) & 1 1/2" (38) and 1 1/4" (32) pvc. wastes with rodding eyes to bends as reqd. All above ground drainage to BS 5572:1978. Anti-syphonage pipes used. (if reqd.)

Heating:-
Boiler as floor plan (if wall-mounted then flue min. height 6'6 3/4" (2 mtr.) above grnd. level & 2'0" (600) from any opening lights) for c/h & h/w system. 9" (225) & 6" (150) air brick with proprietary grille in ext. wall (ditto to lounge fire place 5500 s.q. mm duct to grate).

Electrics:-
All to N.H.B.C. specifications & I.E.E. regs. Immersion heater to cyl. with neon lights to switch. Mech. vents 60 l/s to kitchen & 15 l/s to bathroom (alternative to Bath/Ent Suite etc. all to ext. advice).

Drainage:-
4" (100) dia sqv. or sim. drains to BS 65, laid in pe. g-wel with flexible joints to 1 in 60 self-cleansing gradient & to suit site & L.A. requirements. F.W. drains to S.V. system all as shown on site plan. S.W. drains to 5'0" (1.5) dia x 5'0" (1.5) deep soakaways set 15'0" (4.6) min. from any bldgs. Rev m.h.'s to be 6" (150) conc. base, 9" (225) class "B" engy. brick walls & 4" (100) r.c. top slab c/w. c.i. top cover & frame. Any drains under bldgs, encased 6" (150) min. conc surround with flexible joints at entry/exit. Any m.h's more than 1m. deep to have step irons. Soakaways to be built to BRE Digest 151

allow for 2"(50) thermally insulation board between poly dpm/sand blinding & lap up perimeter walls

Truss design/calcs etc submitted and approved by L.A bldg. inspector & ensure adequate of loft/roof spaces to have effective draught stopping

allow for no struts/partitions between under boss/last truss/wall where straps fixed

if SVPs internal then line tile penning with plasterboard & screw fixed plaster skim for access

Thermostatic valves to all rads & insulated indirect cyl to BS 1566 pt 1 & 2: 1984 - Time & with to Boiler

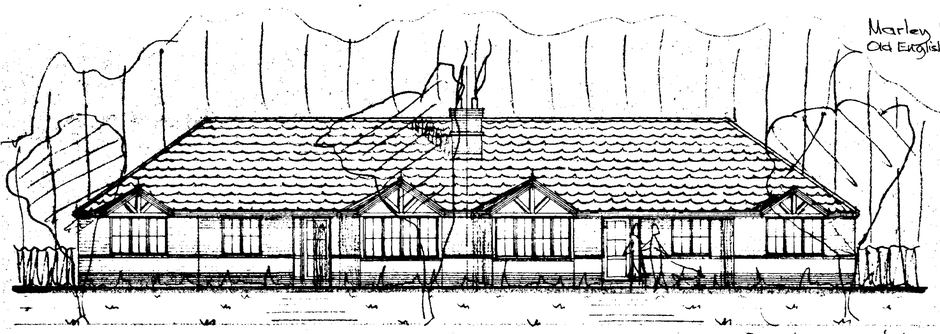
(S) Mains op inter connected smoke alarms & thermostat

DETERMINED

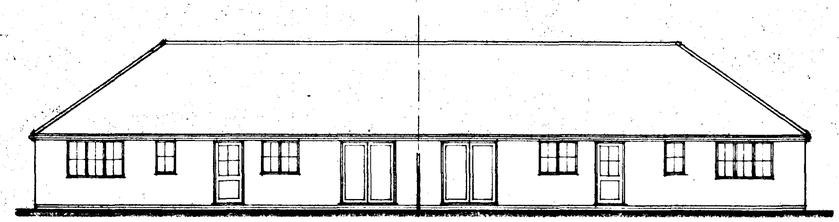
DWELLINGS, OFF PARKSIDE CRESCENT, SPALDING
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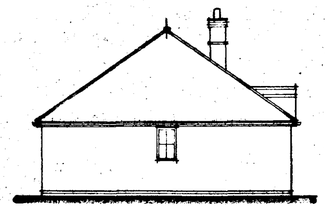
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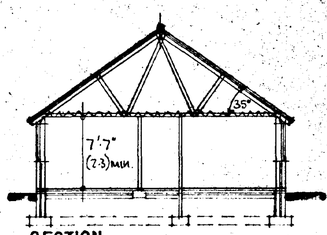
FRONT ELEV. 1:100



REAR ELEV.



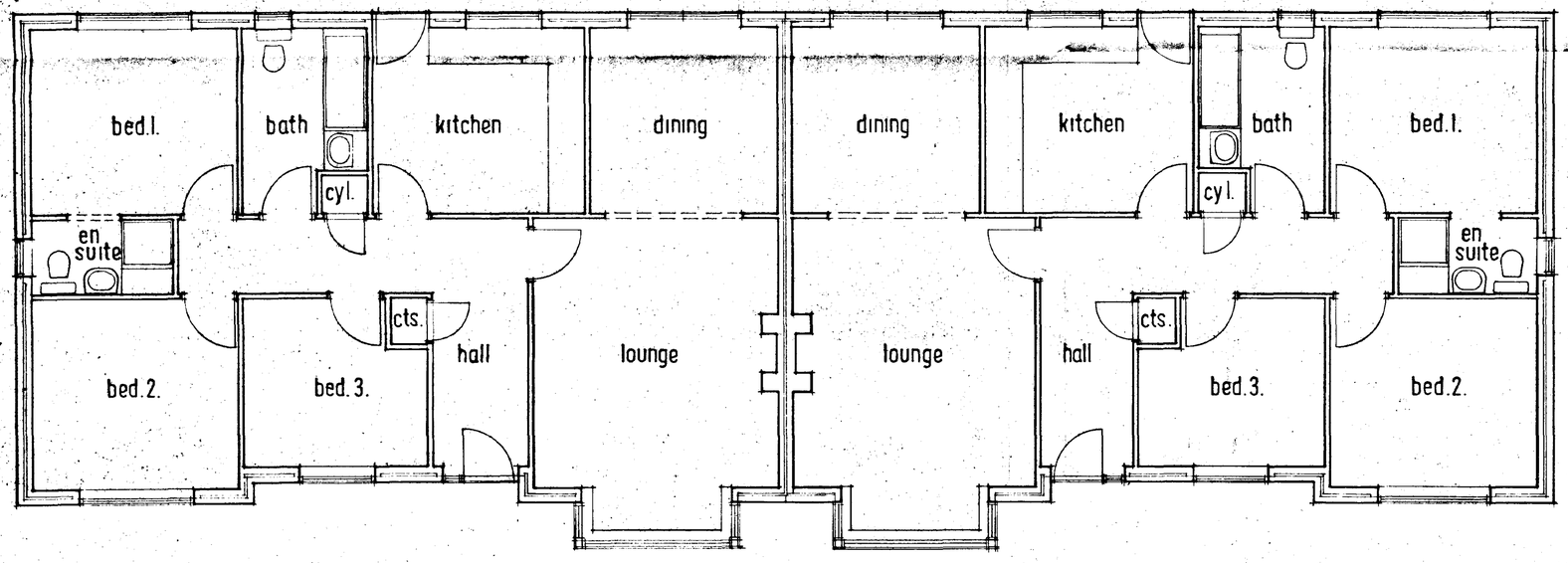
SIDE ELEV.



SECTION

25·100

8·050



FLOOR PLAN 1:50
PLOTS 1 & 2

Upgrade

SOUTH HOLLAND DC
HOUSING & PLANNING
10 AUG 2000
Ref: 0988/00

DWELLINGS, OFF PARKSIDE CRESCENT, SPALDING
for T. BALFE & SON. MAR 00. 819/1

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