Clay Developments Ltd

23 Clay Hall Drive, Spalding, Lincs. PE11 2EB

Tel: 01775 724737 / 767968

Proposed development at

Bicker Road

Algarkirk Boston Lincs

Planning

Block plan

1:200

Date

Drawn

Drawing No.

96/30/03

SOUTH HOLLAND DC
HOUSING & PLANNING
15 JAN 1997
Ref: 1054/96

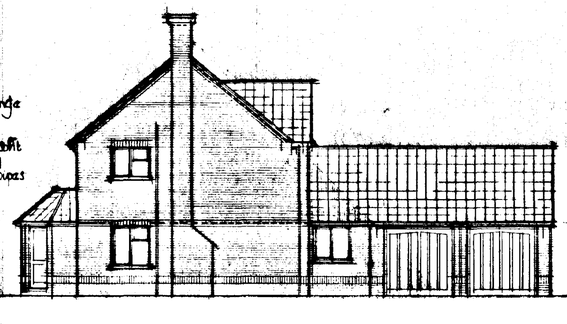
AMENDED PLAN

Rev A - additional landscaping added.

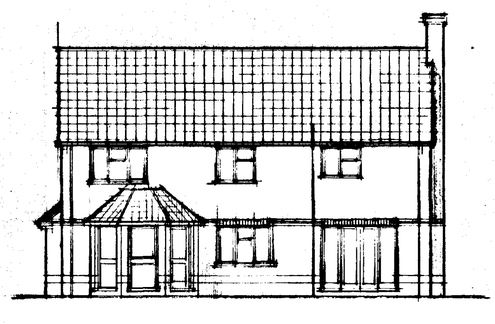
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SOUTH



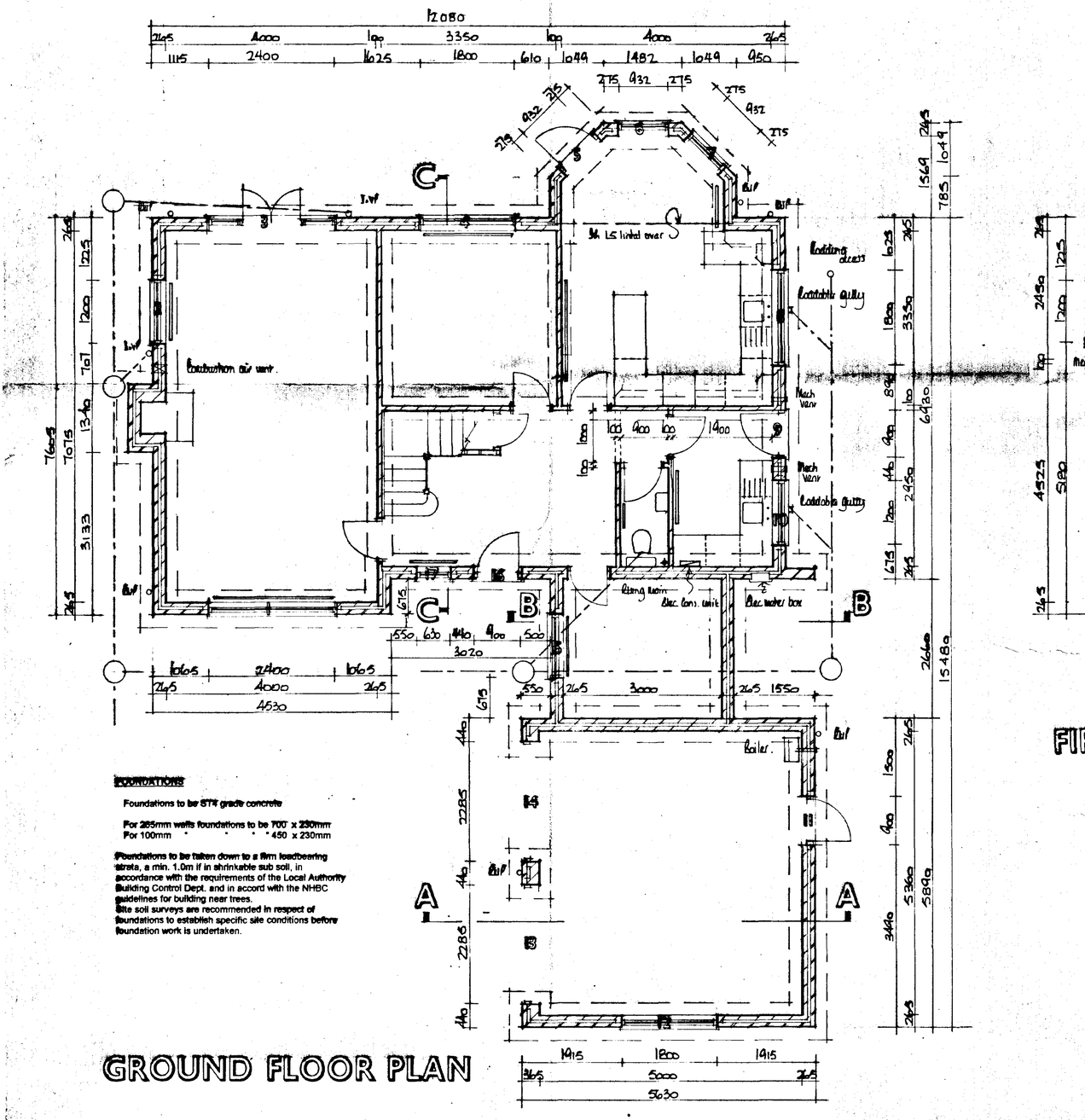
WEST



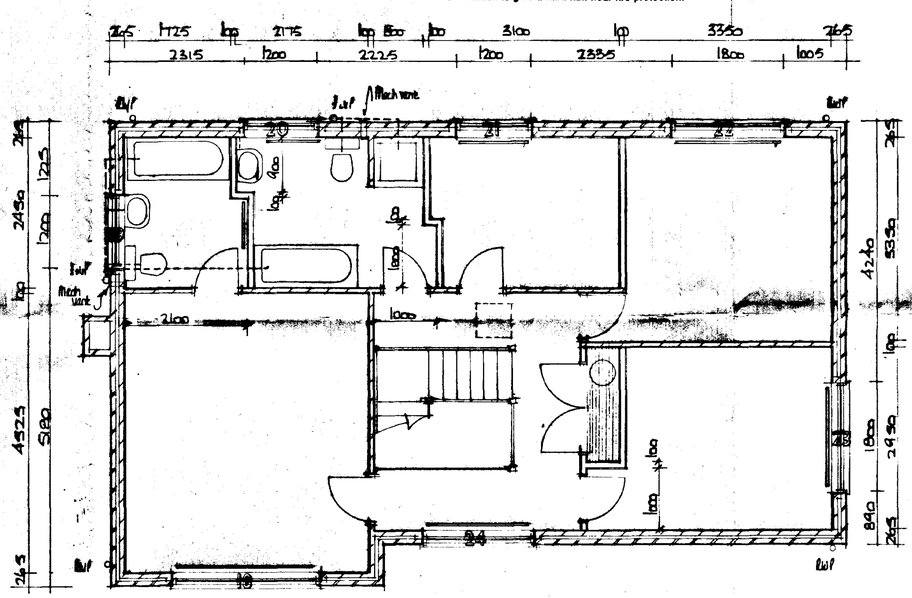
NORTH



EAST



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

LINTELS

Lintels to be IG, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG Internal 100 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 150mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
200 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm². to non habitable rooms.

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door size width	x	depth	lintel ref. &	length
1	2400	x	1350	L1/S	2700
2	1200	x	1350	L1/S	1500
3	2400	x	2100	L1/S	2700
	pr French doors & sidelights				
4	1800	x	1350	L1/HD	2100
5	932	x	2100	L1/S	1200
	rear entrance door				
6	932	x	2100	L1/S	1200
7	932	x	2100	L1/S	1200
8	1800	x	1050	L1/S	2100
9	980	x	2100	L1/S	1200
	rear entrance door				
10	1200	x	1050	L1/S	1500
11	980	x	2050	L1/S	1200
12	1800	x	1050	L1/S	2100
13	Std garage door			L1/S	2700
14	Std garage door			L1/S	2700
15	1200	x	1200	L1/S	1500
16	FNSH door to be decided			L1/S	1200
17	880	x	1350	L1/S	900
18	2400	x	1200	L1/S	2700
19	1200	x	1050	L1/S	1500
20	1200	x	1050	L1/S	1500
21	1200	x	1200	L1/S	1500
22	1800	x	1200	L1/S	2100
23	1800	x	1200	L1/S	2100
24	1800	x	1200	L1/S	2100

SC... HOU... BUILDING
21 NOV 1996
Ref: 1054/96
DETERMINED Cley PLAN Developments Ltd

23 Cley Hall Drive, Spalding, Lincs PE11 2EB
Tel : 01775 724737 / 767968

Project
1 Bed house and garage at Plot 3 Reservoir Road Surfleet Seas End Spalding

Drawing Title
Plans and elevations

Scale 1:50 . 1:100
Date Nov 96 Drawn CMK

Drawing No.
96/30/01