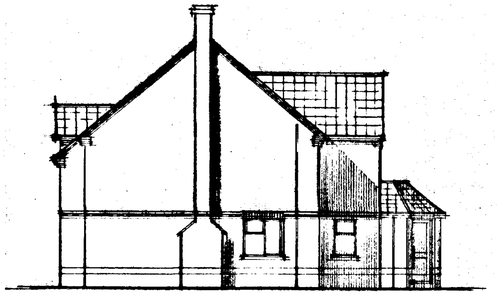


SOUTH



EAST



NORTH



WEST

FOUNDATIONS

Foundations to be ST1 grade concrete

For 265mm walls foundations to be 700 x 250mm
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.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene separating membrane
80mm Jablite SD floor insulation (k = 0.037Wm^{-1}C)
Proprietary beam and block floor system installed in strict accord with manuf. instructions. Full details and calculations of the floor system are to be forwarded to the Local Authority Building Control Dept for approval prior to installation.
Beams and blocks to be bedded on dpc on supporting walls
The void beneath the floor, min 150mm from u/s of floor beams to ground, is to be ventilated by the use of proprietary 'periscope' vents positioned at centres along the perimeter wall to provide ventilation of at least the equivalent to 1500mm² per linear metre of wall.

First
19mm 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.

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/foundations as indicated on plan

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.

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.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC double glazed with min. 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 glazelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	width		height	lintel ref.	⌀	length
1		2400	x	1350	L1/S 50		2700
2		1200	x	1350	L1/HD 50		1500
3		2400	x	2100	L1/S 50		2700
4		1200	x	1200	L1/S 50		1500
5		650	x	1350	L1/HD 50		900
6		982	x	2100	L1/S 50		1200
	external opening door						
7		982	x	2100	L1/S 50		1200
8		982	x	2100	L1/S 50		1200
9		1800	x	1050	L1/HD 50		2100
10		650	x	1050	L1/S 50		900
11		950	x	2100	L1/S 50		1200
12		1800	x	1350	L1/S 50		2100
13		650	x	1350)			
14		650	x	2100)	L1/S 50		2400
15		650	x	1350)			
16		2400	x	1200	L1/HD 50		2700
17		825	x	1050	L1/S 50		1200
18		825	x	1050	L1/S 50		1200
19		1200	x	1200	L1/S 50		1500
20		1800	x	1200	L1/S 50		2100
21		1200	x	1050	L1/S 50		1500
22		1800	x	1200			
23		1800	x	1200	L1/HD 50		2100

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.

SMOKE DETECTION

Self contained smoke alarms complying with Section 1 Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The alarms are to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

HOT WATER SYSTEM

A room sealed oil fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

STAIRCASE

The staircase is to be 900mm clear width between stringe
- to have 13 No. risers of approx. 190.1mm
- to have 11 No. treads of 225mm
- to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectfully and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

Minimum head height to be 2.0m measured vertically above the pitch line.

CHIMNEY CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1969. Liners to be a min. 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

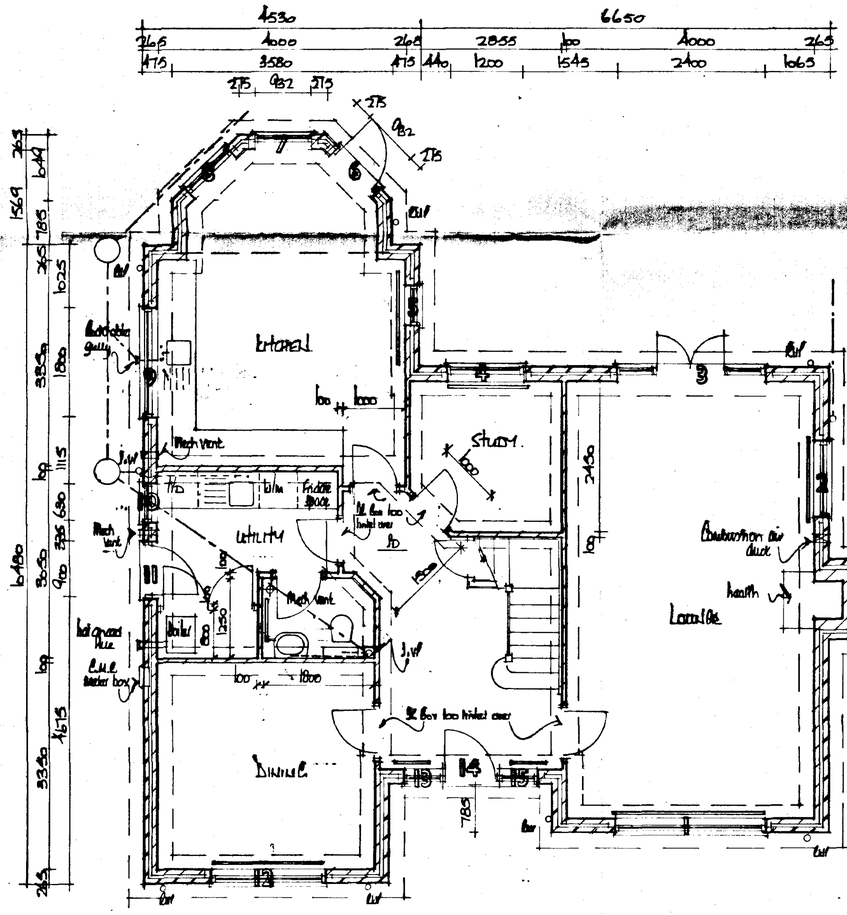
Where a bend is necessary in a flue it should not make an angle of more that 30° with the vertical.

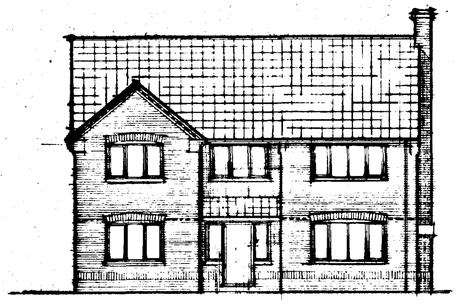
Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm.

Hearth to open fire to be min. 125mm ave thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

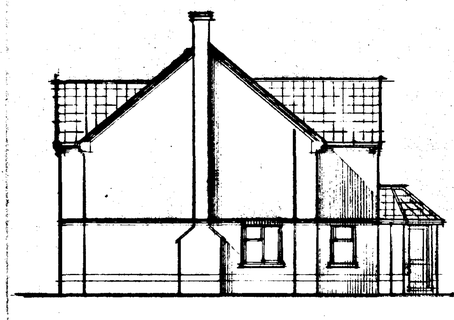
Fireguard fixing points to be provided.

A permanent air entry opening, to BS6375 : 1985, of at least 50% of the throat area is to be provided where indicated.


Entrance
Study
Utility
Kitchen
Dining
Lounge
Mech Vent.
Electricity Cupboard
Combustion air duct
Hearth
Fridge Space
Boiler
Tel. Point
Wash basin
Bath
Shower
W.C.
Radiator
Fire Resistant Door
Fire Resistant Door Linked Over
Fire Resistant Door Linked Over
Fire Resistant Door Linked Over



SOUTH



EAST



NORTH



WEST

FOUNDATIONS

Foundations to be ST4 grade concrete

For 285mm walls foundations to be 760 x 230mm
For 100mm " " " 460 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.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene separating membrane
90mm Jablite SD floor insulation (k = 0.037W/m°C)
Proprietary beam and block floor system installed in strict accord with manuf. instructions. Full details and calculations of the floor system are to be forwarded to the Local Authority Building Control Dept for approval prior to installation.
Beams and blocks to be bedded on dpc on supporting walls
The void beneath the floor, min 150mm from u/s of floor beams to ground, is to be ventilated by the use of proprietary 'periscope' vents positioned at centres along the perimeter wall to provide ventilation of at least the equivalent to 1500mm² per linear metre of wall.

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.

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 :-

- 102mm facing brick (to be FL quality below dpc level)
- 65 mineral wool insulation i.e. Dritherm (k = 0.038)
- 100mm loadbearing insulation blocks i.e. Hemelite

all to be tied together using stainless steel (SMI-tie4) 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/foundations as indicated on plan

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 soleplate, 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.

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.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC double glazed with min. 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/s above floor level is to be laminated or toughened glass in accord with BS8206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	width		height	lintel ref.	lintel length
1		2400	x	1350	L1/IS 50	2700
2		1200	x	1350	L1/HD 50	1500
3		2400	x	2100	L1/IS 50	2700
4		1200	x	1200	L1/IS 50	1500
5		600	x	1350	L1/HD 50	900
6		982	x	2100	L1/IS 50	1200
	external opening door					
7		932	x	2100	L1/IS 50	1200
8		932	x	2100	L1/IS 50	1200
9		1900	x	1050	L1/HD 50	2100
10		600	x	1350	L1/IS 50	900
11		900	x	2100	L1/IS 50	1200
12		1800	x	1350	L1/IS 50	2100
13		600	x	1350)		
14		900	x	2100)	L1/IS 50	2400
15		600	x	1350)		
16		2400	x	1200	L1/HD 50	2700
17		925	x	1050	L1/IS 50	1200
18		925	x	1050	L1/IS 50	1200
19		1200	x		L1/IS 50	1300
20		1900	x	1200	L1/IS 50	2100
21		1200	x	1050	L1/IS 50	1500
22		1800	x	1200	L1/IS 50	2100
23		1600	x	1200	L1/HD 50	2100

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.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the structural installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

HOT WATER SYSTEM

A room sealed oil fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

STAIRCASE

The staircase is to be 900mm wide with tapered tapings
- to have 13 No. risers of approx. 199.1mm
- to have 11 No. treads of 223mm
- to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectfully and are to be capable of withstanding a horizontal force of 0.36Kn/m

The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere

Minimum head height to be 2.0m measured vertically above the pitch line.

CHIMNEY CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min. 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimmney and the flue liner.

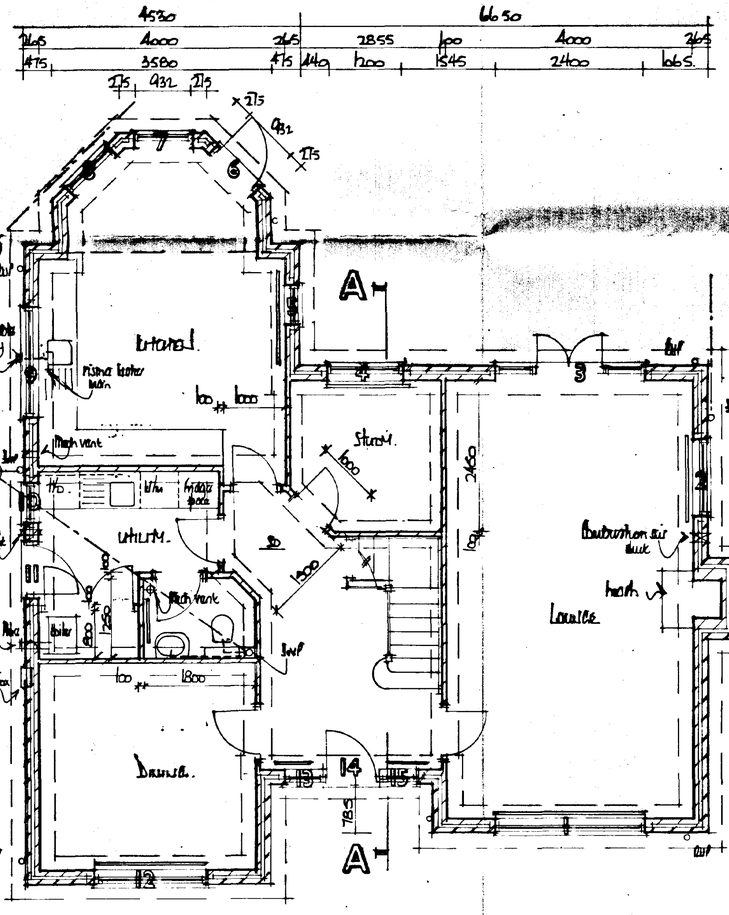
Where a bend is necessary in a flue it should not make an angle of more than 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm.

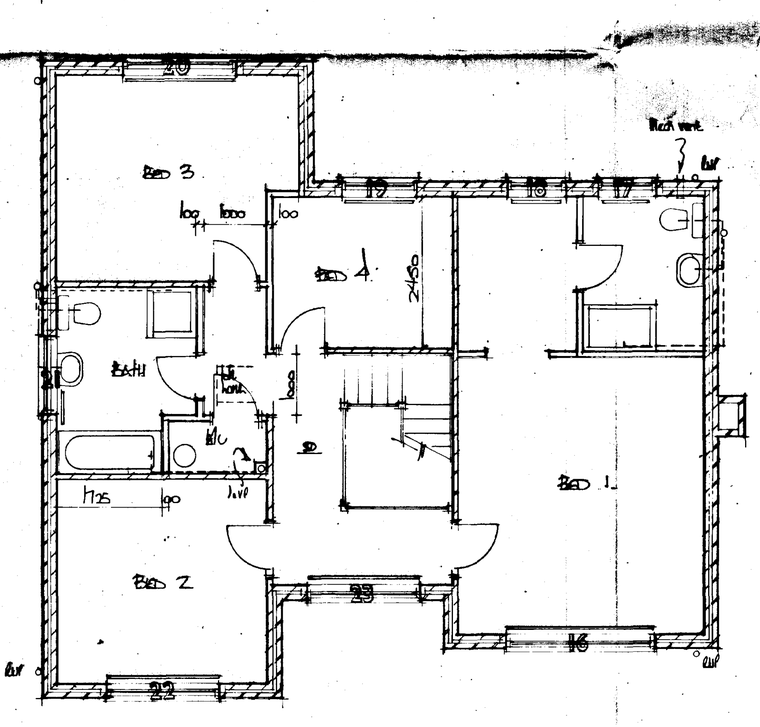
Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

A permanent air entry opening, to BS8303 : 1988, of at least 50% of the throat area is to be provided where indicated.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 OCT 1997
Ref: 1130/97
DETERMINED PLAN

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

Project

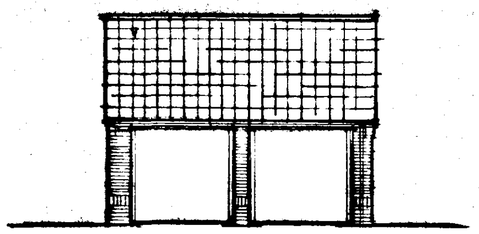
Drawing Title

Scale

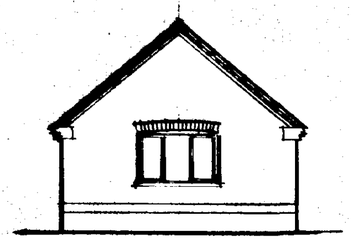
Date Drawn

Drawing No.

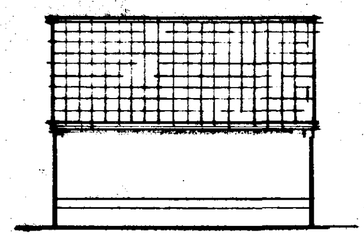
97/16/04



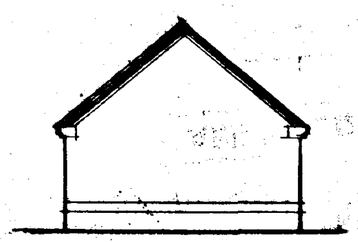
FRONT



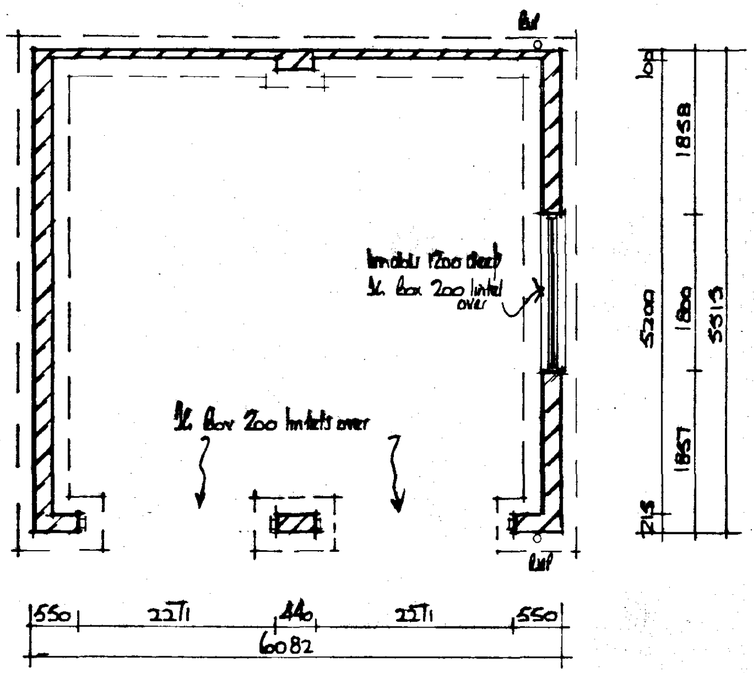
SIDE



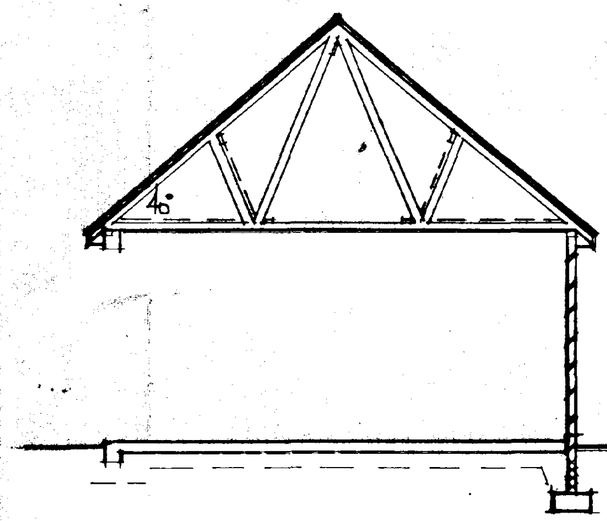
REAR



SIDE



FLOOR PLAN



DETERMINED PLAN

AMENDED PLAN

Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 1 DEC 1997
Ref: 1130/97

Clay Developments Ltd

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

Tel : 01775 724737 / 767968

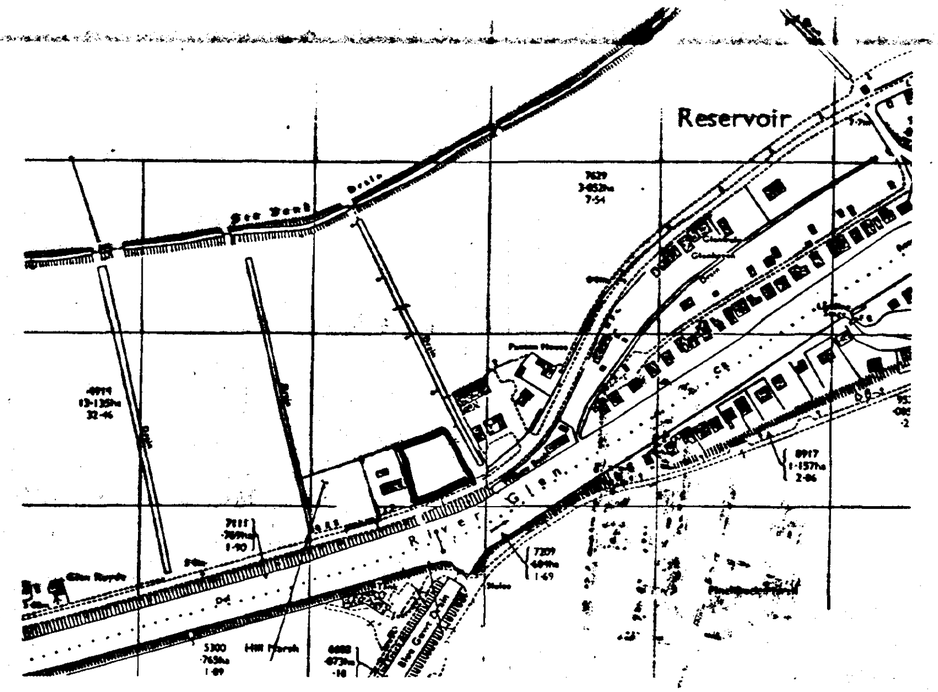
Project: Residential Development

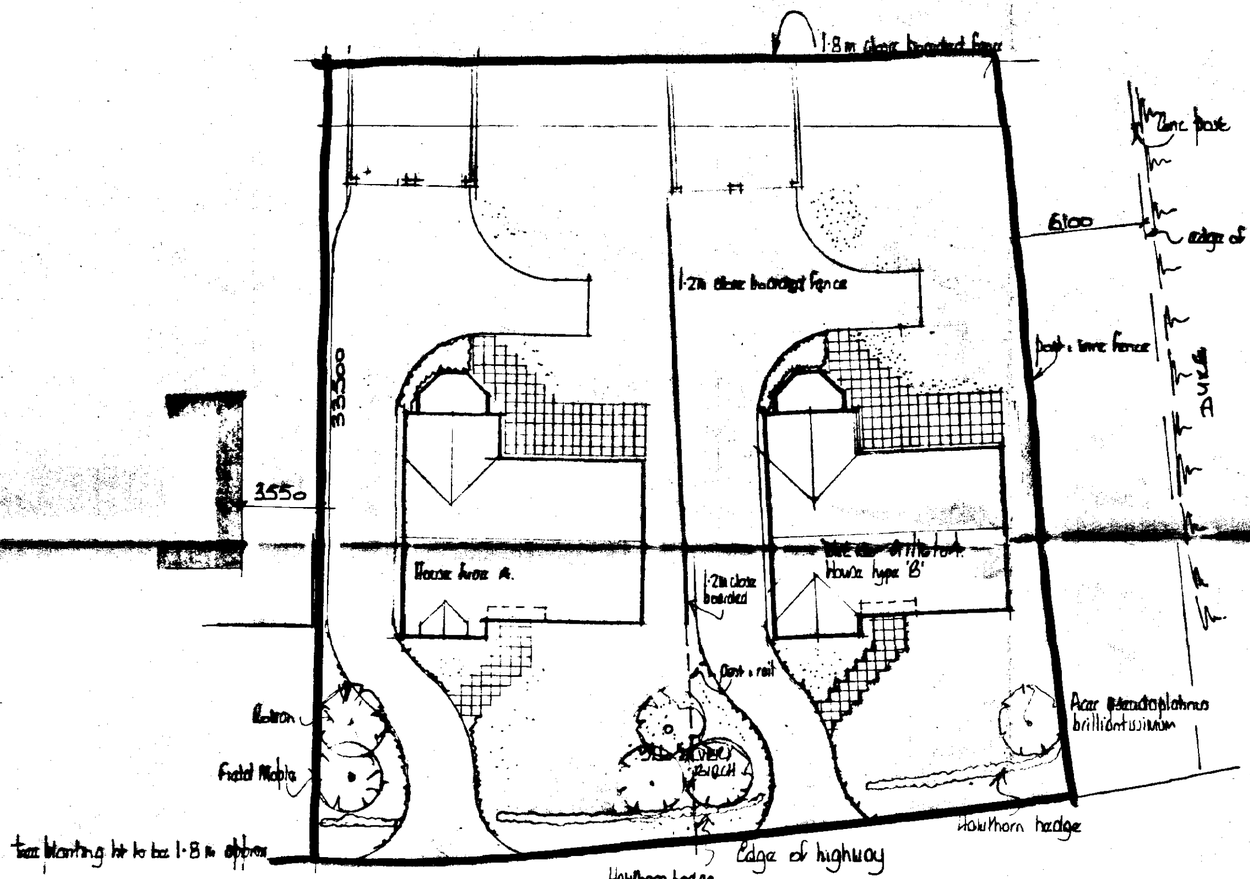
Drawing Title: Elevations

Scale: 1:50 & 1:100

Date: Nov 97 Drawn: AL

Drawing No:





Plot Widths = 17.6m

House widths = 11.18

= 63½ %.

Cley Developments Ltd

23 Cley Hall Drive, Spalding, Lincs PE11 2EB

Tel : 01775 724737 / 767968

Project
RESIDENTIAL DEVELOPMENT
At
RESERVOIR ROAD
SURFLEET SEAS END

Drawing Title
Block Plan

Scale 1:200

Date March 97 Drawn AC

Drawing No.
97/16/01 A

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 1 DEC 1997
Ref: H130/97

DETERMINED PLANS

B - 29-11-97 House type & handed garages altered
A - 7-11-97 Hawthorn hedges added