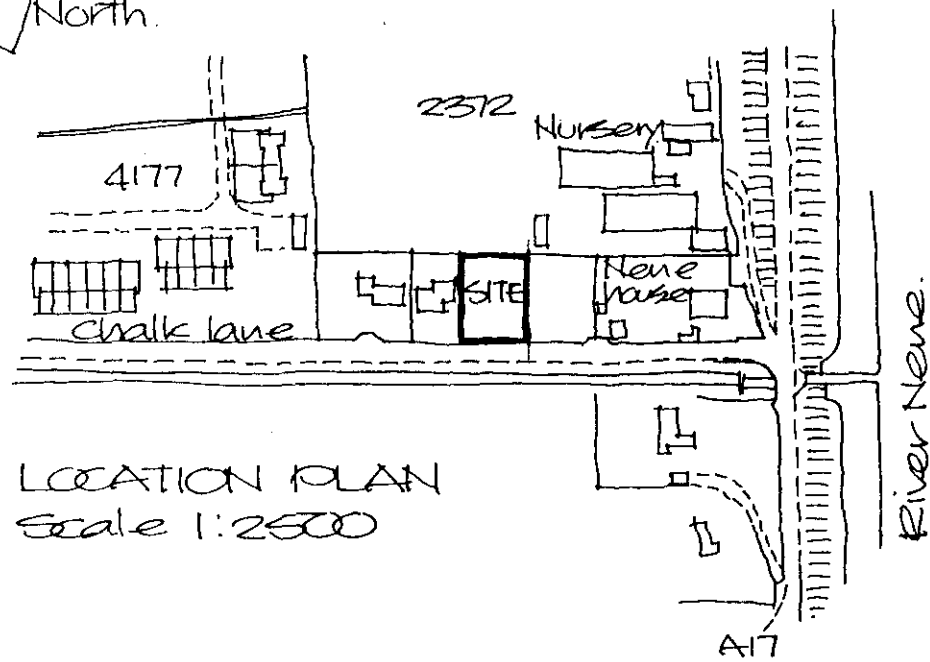
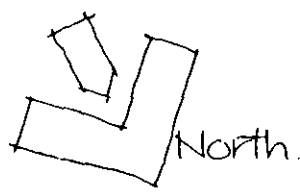
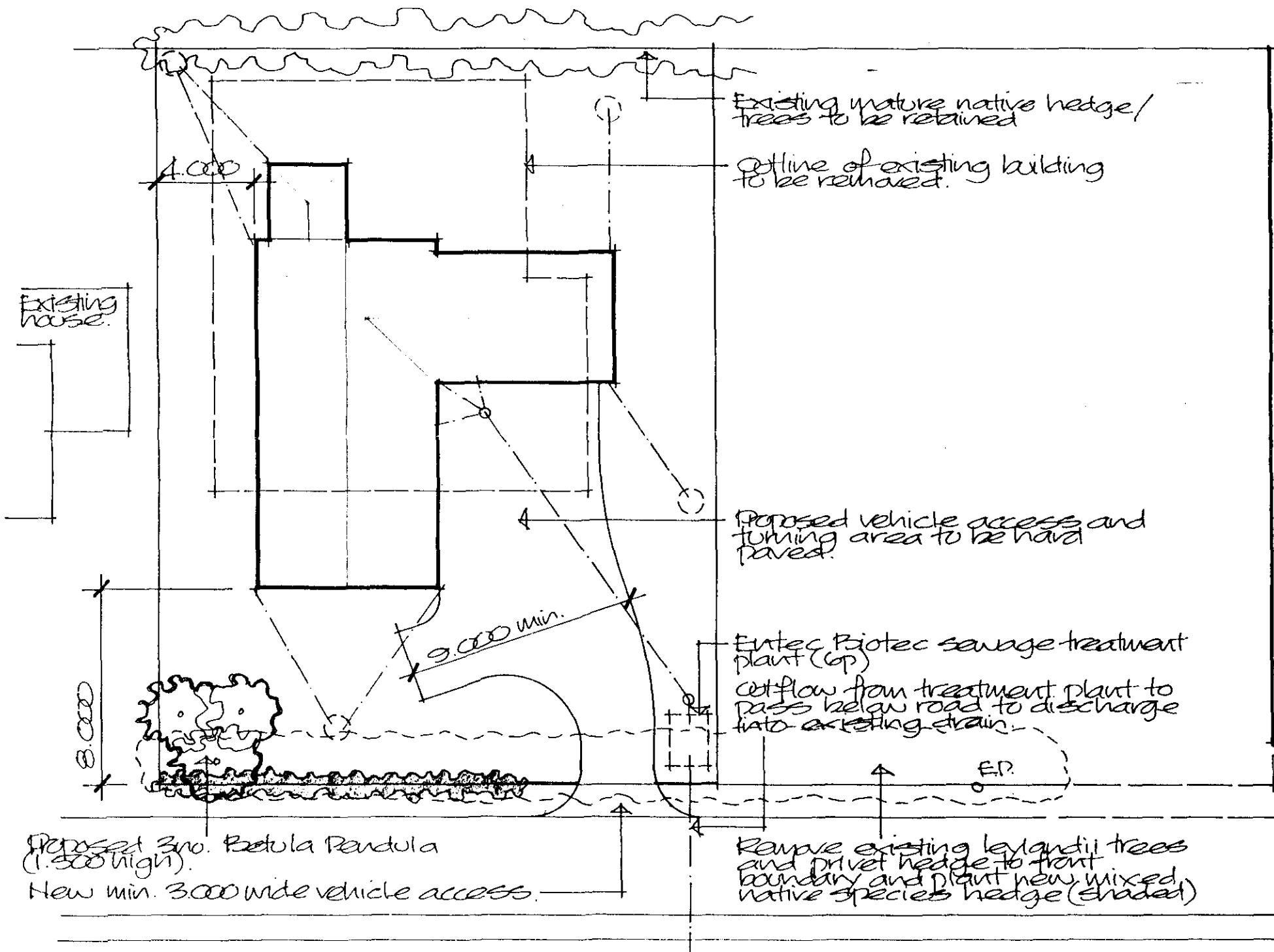




LOCATION PLAN
Scale 1:2500



BLOCK PLAN
Scale 1:200

PROPOSED BUNGALOW & GARAGE
CHALK LANE, SUTTON BRIDGE.
H.K. GOTT & SON

0015101

Alan Hornsby
Architectural Services

Little Acre, Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel: Holbeach (01406) 380591

Drawing no. 00/00/01.
January 2001

Roof insulation:
Install 2 layers of 100mm thick fibreglass quilt insulation to all areas over garage. Insulation to be installed with 1 layer between and 1 layer over ceiling joists. Maintain minimum 50mm ventilation gap above insulation.

Hand-drawn floor plan of a house with various rooms and dimensions. The plan includes a Conservatory, Lounge, Kitchen, Garage, Utility, Bathroom, Hall, and three Bedrooms. Dimensions are provided in millimeters and meters. A note at the bottom right specifies requirements for Part M (Disabled access) regarding ramps and thresholds.

Rooms and Dimensions:

- CONSERVATORY:** 3.150m x 2.500m
- LOUNGE:** 2.750m x 2.200m
- KITCHEN:** 2.200m x 2.200m
- GARAGE:** 5.035m x 2.200m
- UTILITY:** 2.200m x 2.200m
- BATHROOM:** 2.200m x 2.200m
- HALL:** 2.200m x 2.200m
- BEDROOM 1:** 2.750m x 2.200m
- BEDROOM 2:** 2.750m x 2.200m
- BEDROOM 3:** 2.750m x 2.200m

Dimensions:

- Overall width: 5.035m
- Overall depth: 14.513m
- Garage width: 5.035m
- Garage depth: 2.200m
- Bedroom 1 width: 2.750m
- Bedroom 1 depth: 2.200m
- Bedroom 2 width: 2.750m
- Bedroom 2 depth: 2.200m
- Bedroom 3 width: 2.750m
- Bedroom 3 depth: 2.200m

Part M (Disabled access)

- Provide max gradient of 1 in 12 ramped access to main entrance door together with hard paved access, vehicle access drive.
- Provide level threshold to main entrance entrance doors and all internal room access doors to be min. 800mm wide.
- Switches and socket outlets to be installed min. 450mm max. 1.200 from floor level.

Ceilings:

All ceilings except garage to be formed of 6.5mm thick plasterboard with artex finish and all perimeter edges of ceiling to garage formed of 12.5mm thick Gyproc fireline board with artex finish and perimeter edges coped.

Cavity walls:

Consist of 102.5mm facing brickwork, 65mm cavity and 100mm concrete blockwork with dense plaster finish.

Cavity insulation to be fibreglass mineral wool batts installed to manufacturers recommendations.

Downpipe insulated a p/c to reveals with frames lapping by min. 12.5mm.

Top of wall ties to be sealed with 6mm mastichol or similar.

Top of wall ties to be installed at 250mm c/c horizontally, 450mm c/c vertically and 225mm c/c within 225mm of vertical.

Concrete blockwork used below d.p.c. level to be class 'a' type and d.p.c. installed 150mm above and to be min. 150mm above ground level (external skin).

Concrete fill to base of cavities to within 225mm of lowest d.p.c. level.

Internal walls to be formed of 100mm Henselite standard blockwork.

Blockwork wall between garage and lounge to be lined on lounge side with 6.5mm thick Gyproc fireline board and plastered on both sides.

Average U value = 0.60 W/m²K

[illegible]

Windows and external doors:

All window and external door frames together with conservatory to be finished in white upvc. and to have draught stripping to all openings.

All windows and external doors to be double glazed with safety glass to all doors, firelights and any other glass within a beam of floor level together with windows attached to fire doors.

Part of the glass to be to BS 6206 and marked to indicate fire vent.

Provide with a room background to all fire vents, provide a door to all bedrooms and main entrance to kitchen, bathroom, suite and utility.

Mechanical ventilation:
Install extract fan to kitchen incorporated within cooker hood or adjacent to hob to provide min. 30 litres per second extract.
Install extract fans to bathroom and en-suite to provide min. 15 litres per second extract each.

Electric meter box:
Location of meter box to be determined.

Smoke alarm :
Install mains operated battery back up self contained smoke alarm where indicated. Alarm to be installed at least 100mm from any wall or light fitting and not more than 100mm from ceiling and not more than 1.0m from any kitchen or lounge door.

Heating and hot water:

- Install within utility a floor standing oil fired balanced flue boiler to be fitted with timing controls and boiler control
- Boiler to be fitted with suitable guard
- Hot water storage cylinder to be min 120 litre capacity, factory insulated, fitted with a pressure and temperature relief valve
- Part of hot water network to be protected and water pipes to be insulated with Armaflex or similar of thickness to keep pipes to be fitted with thermostatic valves

floor construction:

- to be either 100mm thick moisture resistant T and G flooring grade chipboard on 500 gauge polythene separating membrane and 100mm thick light weight sand cement screed on separating membrane and insulation as above.
- either to be installed on 100mm thick ST4 grade concrete slab or a 100mm thick concrete screed on 150mm hardcore well compacted and blinding.

Foundations:
All foundations to be grade STD concrete 225x100 strip foundations
to carry walls and 225x450 to internal walls.
Depth to be 100mm min (1.00m in shrinkage soil). Depth to be
agreed on site with L.A. building inspector.

Above ground drainage:
 To comply with BS 5572, with 100mm dia. polypropylene wastes,
 traps and vent pipes, all machines with sink, bath and shower
 and 50mm dia. wastes from wash basins (max. 1.7m long),
 all to discharge to 100mm dia. stack, except shower which
 is to discharge to 50mm deep seal cleanable trap.
 Combined wastes to 100mm dia.
 100mm dia. stack connected to 100mm dia. stub
 stack fitted with an automatic valve above level within
 ventilated roof and with rodding point at base.
 100mm dia. stack connected to 50mm dia. soil and vent stack
 within a trap and with rodding point at base.
 50mm fittings to connect to 100mm dia. soil and vent
 stack with rodding point at base.

Below ground drainage:

To be 100mm dia. PVC bedded and surrounded in 100mm
per gravel to fall approx. in 60
infection circumstances approx. 15mm dia with preformed
manholes to be installed to manufacturers instructions
All drains passing through walls to be protected by pre-stress
concrete slab lintels with min. 100mm clearance around pipes
Any drain within 600mm of ground level to be protected by
paving slabs laid above the drain
Four drains to connect to bigger sewage treatment
four drains to connect to site lavatory further details.

12mm dia. h.r. upvc. gotters with 60mm dia. downpipes connected to 110mm dia. upvc. drains bedded on 100mm pea-gravel to fall to scarp pits 1 metre cubes at least 5000 from building.

Garage floor construction:
To be as bungalow floor but without insulation and finish and with floor finish to concrete slab. Slab to be thickened to 300mm below garage door.

Window sizes

Lounge : 2.400 x 2.100 high
600 x 1.200 high
Kitchen: 1.800 x 1.050 high
Garage: 1.800 x 1.050 high
Utility 600 x 1.050 high
Bedroom 1.200 x 1.050 high
Bedroom 2 1.200 x 1.200 high
Bedroom 1 1.800 x 1.200 high
En-suite 600 x 1.050
Bedroom 3 1.200 x 1.200

All sizes are approx. and are to be confirmed / site measured.

Do not scale off this drawing.
All site dimensions to be checked
before work commences.

Architectural drawing of the exterior elevation of the building. It shows a long, low profile with a flat roof. On the left, there is a small, gabled structure. The main facade features a series of windows and doors, including a large window on the left and a smaller one on the right. The drawing is a black and white line drawing.

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION.

FRONT ELEVATION

**DETERMINED
PLAN**

SOUTH HOLLAND CO
HOUSING & PLANNING
-5 JAN 2001
Ref: 001501

Project
PROPOSED BUNGALOW
AND GARAGE

ALAN HORNSBY
ARCHITECTURAL SERVICES

'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
H.K. GOTT & SON (BUILDERS)

Scale 1:50/1:100	Drg. no. 00/00/02
Date Jan 2001	