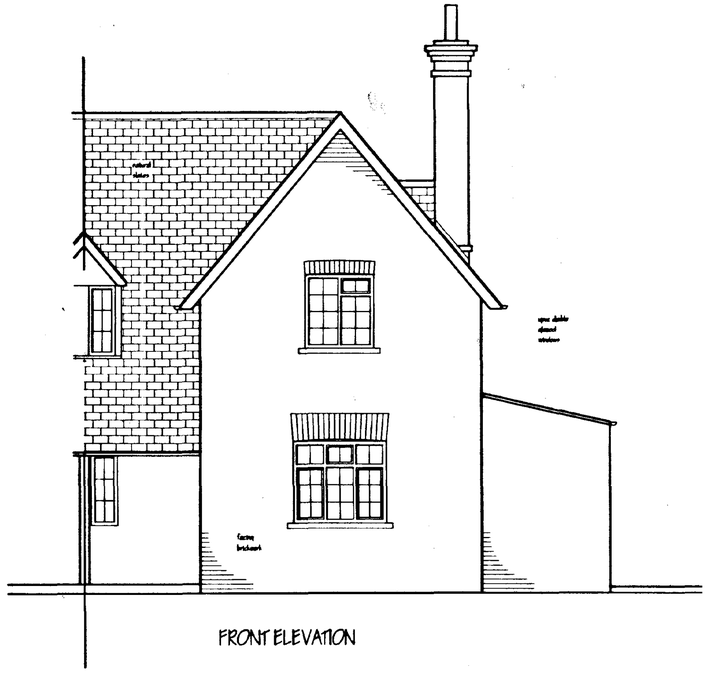
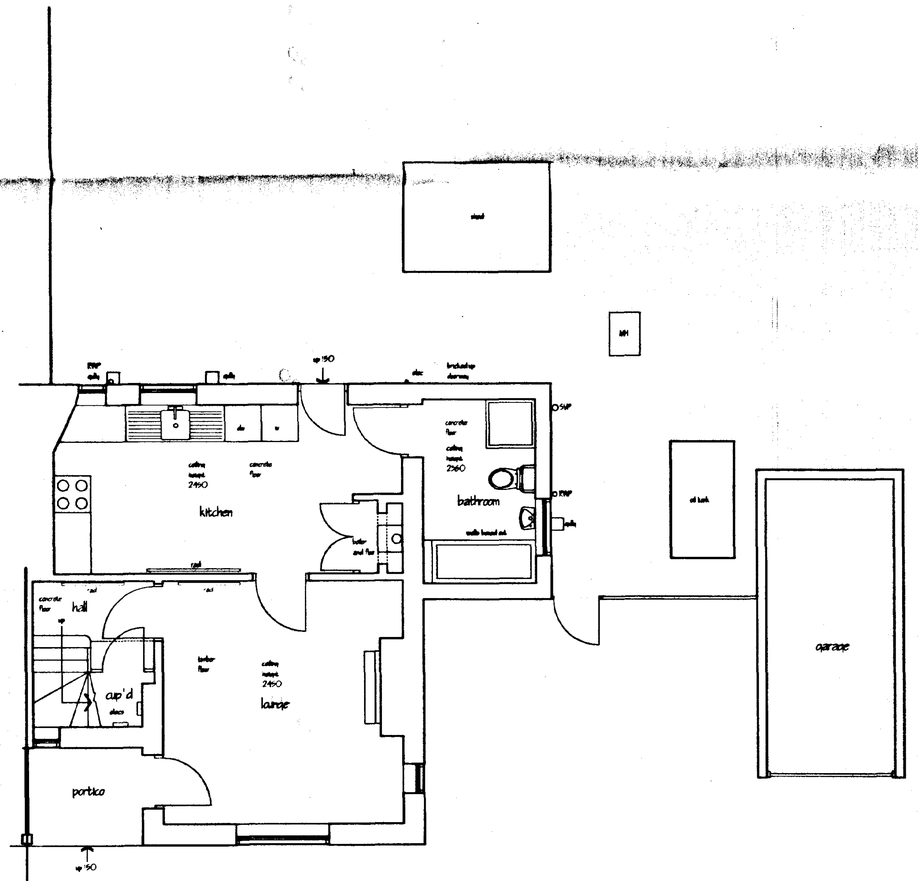


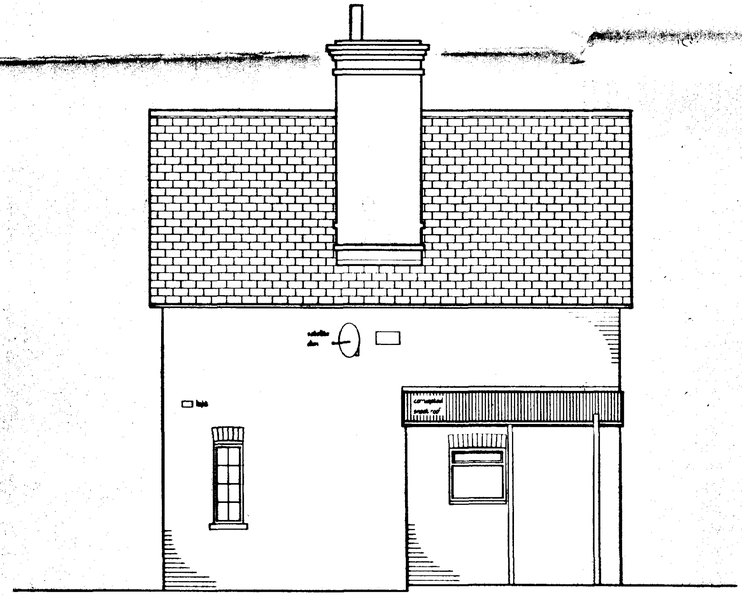
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

DETERMINED PLAN

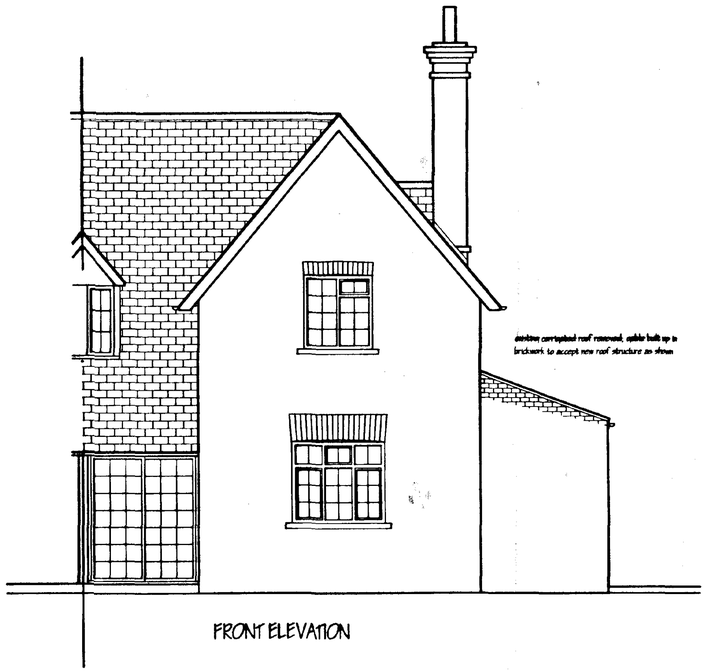
SOUTH HOLLAND DC
HOUSING & PLANNING
14 JAN 2002
Ref: H03402

PROJECT
PROPOSED EXTENSION
5 GARNERS LANE
WINGLAND

CLIENT
MR M PRATT

TITLE
PLANS & ELEVATIONS AS EXISTING

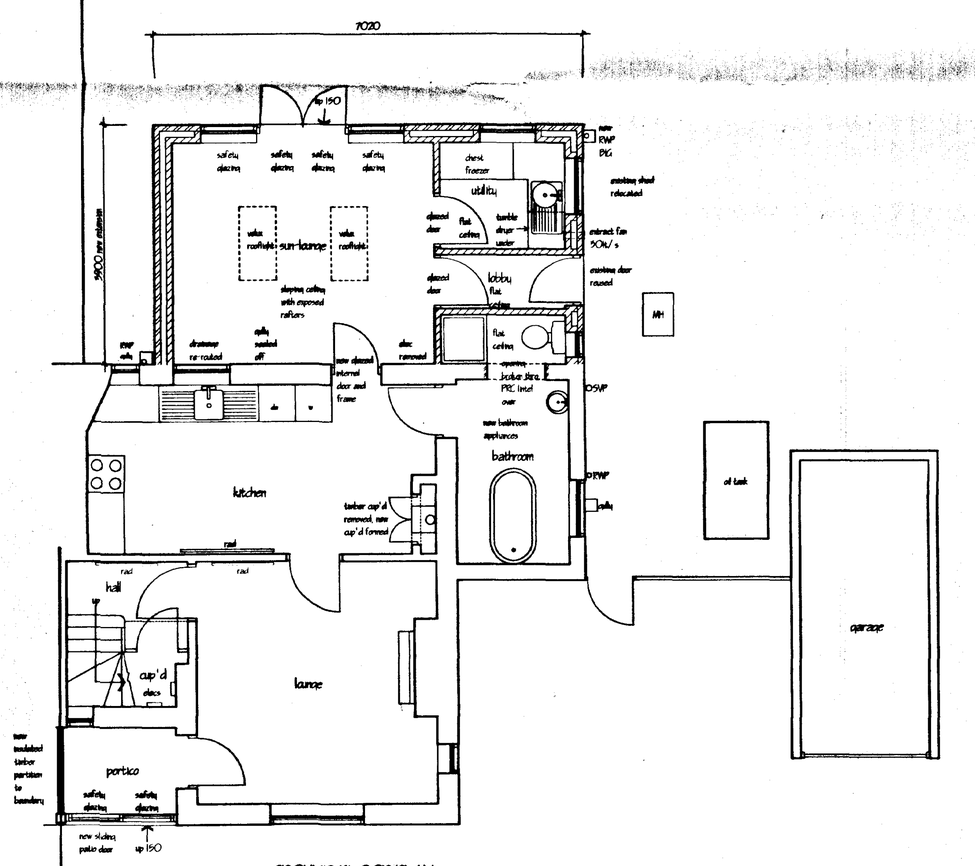
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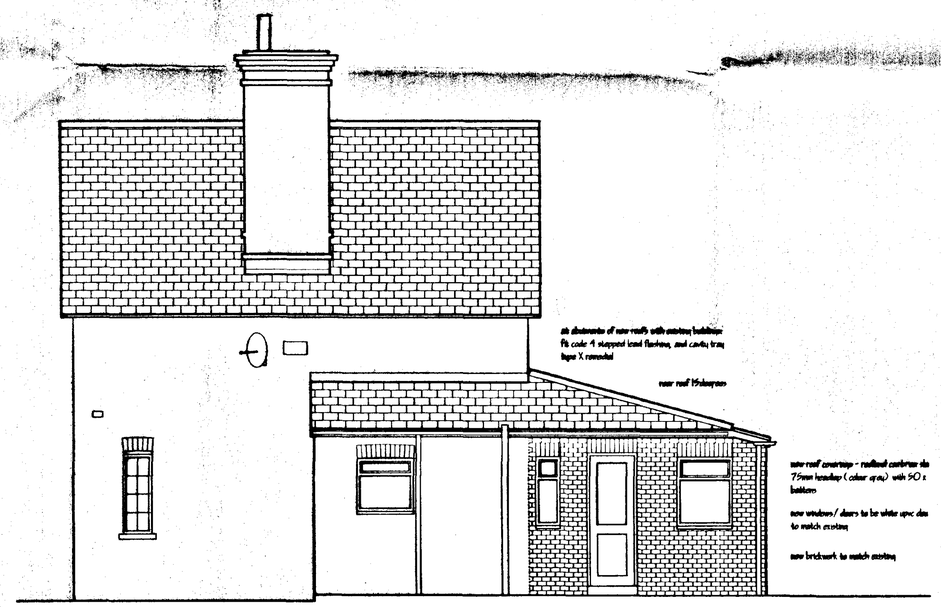
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

DETERMINED PLAN

PRELIMINARY DRAWING

PROJECT
PROPOSED EXTENSION
5 GARNERS LANE, WINGLAND

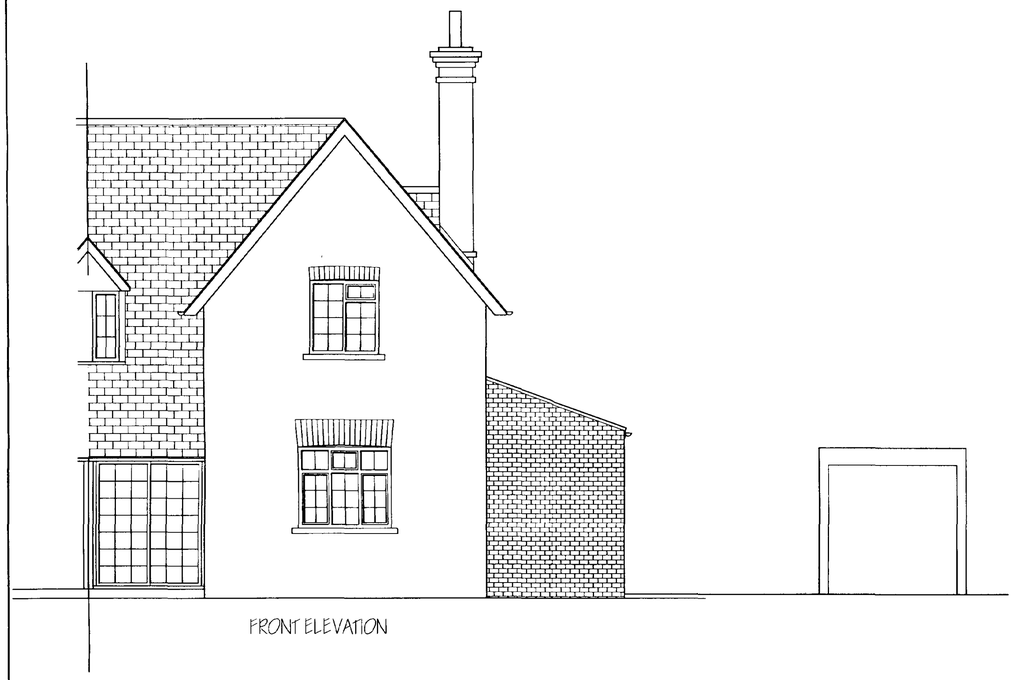
CLIENT
MR M PRATT

TITLE
PLANS & ELEVATIONS AS PROPOSED

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DRAWING NO 02 | REV

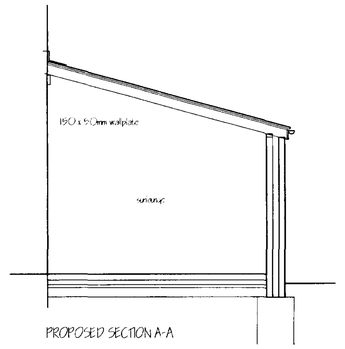
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HOUSING & PLANNING
14 JAN 2002
Ref: 003402



FRONT ELEVATION

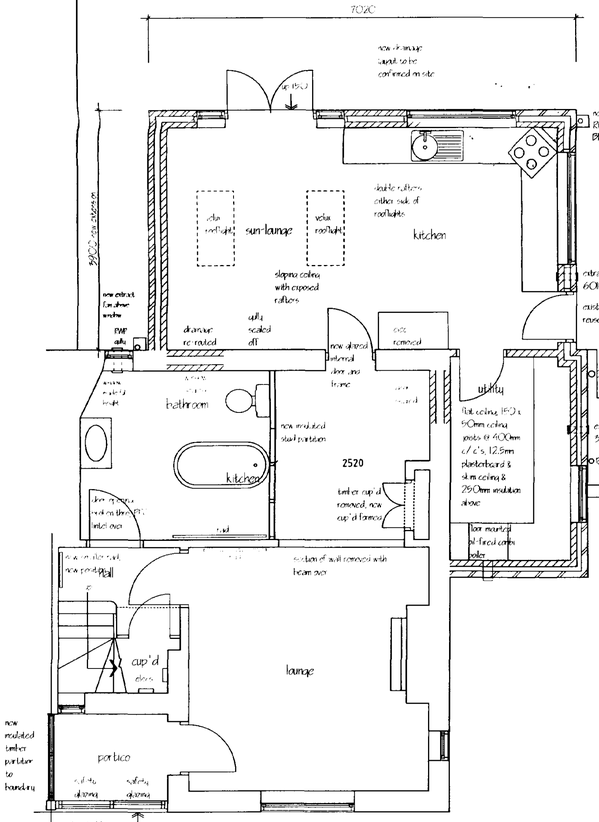


REAR ELEVATION



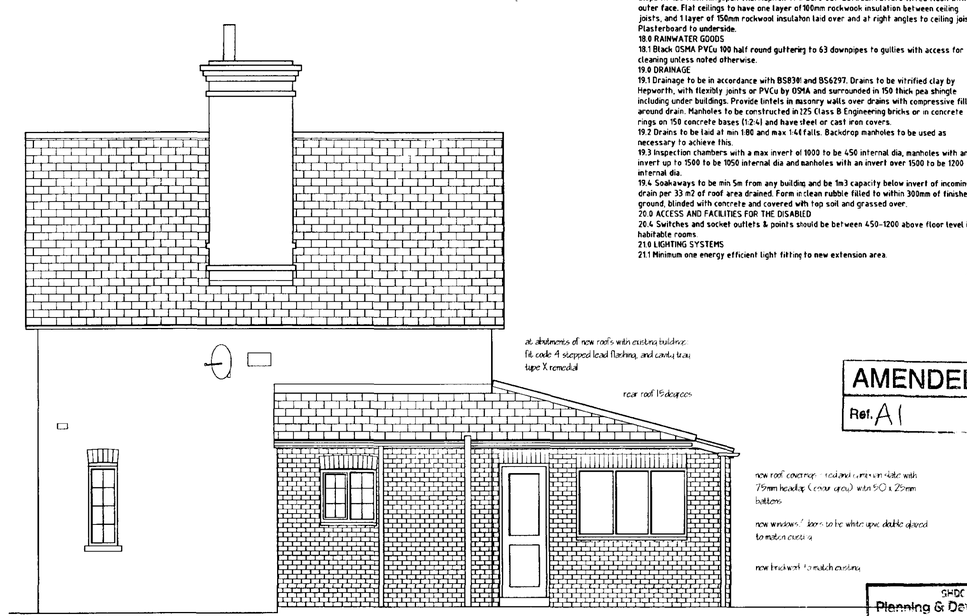
PROPOSED SECTION A-A

1.0 GENERAL
1.1 This drawing is copyright of the designer and can only be reproduced with their written permission.
1.2 It is the responsibility of the client to ensure that ALL conditions attached to the planning approval have been agreed, confirmed in writing with the appropriate bodies and are discharged from the consent prior to works commencing on site
1.3 Contractor/Employer must check all dimensions, levels, building positions, site boundaries and report any discrepancies to the designer. DRAWINGS MUST NOT BE SCALED. All insurances legally required regarding the building and public liability must also be agreed before work commences.
1.4 Works are to be carried out to the satisfaction of either the Local Authority or NHBC Building Control and in accordance with the current Building Regulations, relevant British Standards, Codes of Practice, IEE Wiring Regulations (refer to this or Electricians' Handbook for guidance on special precautions where electric cables are covered by thermally insulating materials), CDM Regulations, along with current Acts, Bylaws and manufacturers' instructions and recommendations. In the event of any query refer to Designers.
2.0 FOUNDATIONS
2.1 Loadbearing walls onto 600/450 wide concrete trench fill foundations ST3 min 1000 below finished ground level or to Structural Engineer's design, in accordance with NHBC Standards Ch.4.2, or as determined in consultation with Building Inspector on opening up the site. Where adverse conditions encountered, specialist advice is to be sought. All foundations to be inspected by the Building Control Officer prior to pouring concrete.
3.0 GROUND FLOOR
3.1 Remove vegetable topsoil. Provide 50 screed over 100 ST3 concrete over site on 300nu polythene DPM lapped into wall DPC, on 120 Jablite flooring grade insulation (two 60 thick layers, all joints staggered) with 25 thick upstands to perimeter on min 150 well consolidated hardcore fill, blinded with sand/lean-mix. Hardcore to be thoroughly compacted in layers not exceeding 150. Seek specialist advice if depth of fill exceeds 600.
4.0 EXTERNAL WALLS
4.1 Below DPC to be facing brick outer skin starting at least one course below finished ground level; 75 cavity backfilled to 300 below DPC with lean mix and brick/frostproof concrete block inner skin (or as noted on the plans).
4.2 Above DPC to be facing brick outer skin, 100 Durox Supabloc inner skin with two coat Gypsum plaster/12.5 plasterboard on dabs and 75 cavity filled with Rockwool insulation batts from 150 below top of perimeter floor insulation supported on row of ties up to top of gable or 250 above bottom of ceiling tie with cavity tray over (or as noted on the plans)
4.3 Stainless steel cavity wall ties at 900 horizontal centres staggered, 450 vertical centres and 225 centres at openings.
4.4 Walls DPCs to be Ruberoid Hyload, DPC min 150 above finished external ground level, linked to floor DPM and around all openings. Any steps in DPC to be in 75mm brick course increments.
4.5 Movement joints to be constructed where shown to external leaf of cavity wall in debonded brickwork with 10 wide joints filled with suitable compressible material. Ensure continuity across joint via 300X25X3 slip ties laid parallel to line of wall at 450 vertical centres. Sleeve one end to ensure free movement within bed joint. Increase cavity ties each side of joint to 225 centres. Seal joint with mastic sealant of similar colour to mortar.
4.6 Cavity to be closed at reveals with Thermabate cavity closer or similar.
4.7 Cavity tray fixed above all openings in external walls and to roof abutments in conjunction with code 4 lead flashing. All weepholes to have insect restrictors to external skin of the cavity wall.
4.8 Fit min 50 thick layer compressible mineral wool at eaves to ensure loft and wall and 450mm??? tensulation meet, with crossflow vent over to maintain air gap.
5.0 INTERNAL PARTITIONS
5.1 Ground floor partitions generally to be either 100 3.5N/mm2 blocks with two coat Gypsum plaster finish/12.5 plasterboard on dabs on loadbearing foundation or 300X300 thickened slab. At first floor either blockwork as above or 100X50 studwork at 400c/c with plates top and bottom, and noggings at half height, with plasterboard and skim.
5.2 Partitions between a bedroom or a room with a WC, and other rooms (except where the wall contains a door i.e. off a hall or landing, or if the WC is en-suite) they should be constructed from either 100 Durox Supablocs 4 with either two coat Gypsum plaster finish or 12.5 plasterboard on dabs, or studwork as noted above with 30mm Rockwool RW2 between and 15 plasterboard and skim each side.
6.0 WINDOWS AND DOORS
6.1 All external timber doors and windows to be double vacuum pressure treated with preservative. Frames to have projecting cills and sealed fully around perimeter inside and out.
6.2 All new windows and doors to be double glazed. Insulated glass units to windows & doors should comply with the requirements of BS EN 1279 and be marked showing manufacturers name or trademark, number of the British Standard and Kitemark on the glass or spacer bar of every unit in a position that can be seen after installation. IGU's should have 16 air gap and soft low-E coating, dual edge seal and desiccant in all sections of the spacer bar.
6.3 Ensure full weather-stripping to openable elements. Habitable and accupiable rooms to have rapid ventilation of at least 1/20th floor area. Background ventilation of 8000m2 to habitable rooms and 4000mm2 to kitchens, bathrooms and sanitary accommodation, all via trickle vents in external windows and/or doors.
6.4 Windows required for means of escape from an inner room to have an unobstructed opening area of at least 0.33m2 and at least 450mm high and 450mm wide, being between 800 and 1100mm above floor level.
6.5 Where there is a high risk of accidental breakage glazing to doors and adjacent panels less than 1500 above floor level and to windows less than 800 above floor level to be either toughened or laminated glass to BS6262 and kitemarked accordingly.
6.6 Frames to overlap proprietary cavity closer by at least 30mm.
6.7 Wood windows to comply with the relevant requirements of BS644 and have a minimum rebate depth of 15mm for double glazed units to be installed. Non timber windows shall be in accordance with BS7412-Plastic windows made from PVC-u extruded hollow profiles.
BS7413-White PVC-u extruded hollow profiles with heat welded corner joints for plastics windows: materials type A, BS7413 -White PVC-u extruded hollow profiles with heat welded corner joints for plastics windows: materials type B. Frames to be marked showing manufacturers name or trademark, number of the British Standard and Kitemark, ideally between the casement and frame.
7.0 ROOM VENTILATION
7.1 Extract fans with minimum extract rate of 60 litres/sec to kitchens, 30 litres/sec to utility, 15 litres/sec to bath and shower rooms and where no window opening at least 1/20th floor area to sanitary accommodation, 6 litres/sec. Where rooms have no window fans to have minimum 15 minute overrun and 10mm gap beneath door for air entry.
8.0 LINTELS/BEAMS
8.1 IG lintels of appropriate type to be provided to all internal & external openings, with min 150 end bearings. Insulated lintels only to be used in external walls & provided with flexible DPC over to BS5628. Where lintels have continuous steel base-plate, line out head with 18mm Gyproc Reveal Board
8.2 Steelwork supporting floors to be coated in proprietary intumescent paint or encased in 12.5 Gyproc Fireline board to achieve half hour fire resistance.
11.0 CEILINGS
11.1 Unless stated otherwise, all exposed and semi-exposed timber shall be vacuum pressure impregnated with preservative to BS5268, Pt 5.
11.2 Ceilings to be 15mm plasand 450mm???esterboard with 12.5mm foil-backed type below roofs with either skim coat and emulsion finish or Artex XL with light broken leather pattern.
11.3 Recess speakers or lights fitted with intumescent downlighter or speaker cover to be encased in 12.5mm Gyproc Fireline board box with 75 cross vent around and 50 above fitting to maintain fire resistance to ceiling.
11.4 Unintentional air paths to be reduced by filling gaps in ceiling at electrical fittings and where pipes rise from humid areas, e.g bathroom. Ensure boxing for concealed services, and sealed pipe services where they penetrate or project into hollow constructions or voids, are sealed at floor and ceiling levels.
12.0 HOT & COLD WATER SERVICES AND SUPPLY
12.1 All pipes along external walls, in roof spaces or floor slabs, and unheated spaces generally, including overflows, vent pipes and water supply, to be insulated with Armaflex or similar approved in accordance with BRE Report 262.
12.2 Indirect type cylinder to BS1566 with min 50 thick factory applied foam having zero ozone depletion potential and min density of 30kg/m3 fitted with thermostat to shut off supply of heat when selected temperature is reached.
12.3 Hot pipes connected to cylinder to be insulated at least 1m from point of connection or where concealed. Thickness of insulation to be equal to outside dia of pipes up to 40 max and have max thermal conductivity of 0.045W/m2k.
12.4 Timing devices should be provided to control periods when the heating system operates (not to a solid flue boiler which operate only by natural draught).
12.5 Gas and oil fired central heating control system controls should switch the boiler off when no heat is required.
12.6 Oil storage tanks to be bunded either as part of a prefabricated tank system or constructed on site and have a capacity of at least 110%. Tanks to be located at least 760 from a boundary and where within 1800 of a building wall the construction is to achieve a minimum of 30 min fire resistance. Eaves within 1800 of tank to be 6mm Eternit TAC board and extend beyond each side of tank by 300mm.
13.0 HEATING SYSTEMS, CONTROLS AND FLUES
13.1 New boilers to have min SEDBUK of 85% (oil fired). Hot water central heating systems to be provided with temperature controls (TRV's, room thermostats, etc) to control the heating independently in areas that require different temperatures.
13.7 Prior to the dwelling being first occupied the heating and hot water system is to be commissioned and a certificate confirming this is to be issued to the client and building control. Instructions to be issued to the client on operation and maintenance.
15.0 PLUMBING
15.1 Sanitary installation to BS5572 and design of soil/waste pipe systems in accordance with relevant CDP and BRE Digest No.80. Generally basins with branch length up to 1.7m and bidets to have 32 dia trap, 75 deep seal and 32 dia branch. Basins with branch length between 1.7 and 3.0m to have 40 dia branch and 125 deep seal trap. Baths and sinks with branch length up to 3.0m and showers to have 40 dia trap, 75 deep seal and 40 dia branch. Baths and sinks with branch length between 3.0 and 4.0m to have 50 dia branch and sinks with 125 deep seal trap. Basin waste to connect above WC. Bath waste not to connect in area 400 below c/c of WC connection. Waste pipes and traps to be unobtrusive and concealed where possible. Waste pipes to entire soil pipe direct with access above floor for cleaning.
15.2 Large radius bend to be provided at base of soil pipe with access above floor for cleaning. SVP to be reduced to 75 dia above highest branch and taken up to ridge vent tile or 900mm terminate 900 above opening into building if within 3m, finish with cage or perforated cover.
16.0 ROOF
16.1 All timbers to be industrially vacuum or pressure impregnated with preservative to BS5268 (1978), Pt 4.
16.2 Roof tiles to be on 25X38 treated type A SW battens (BS Code of Practice for Slating & Tiling Battens) on 38x50 counter battens on one of rafters on Klober Permo vapour permeable roofing membrane laid with a consistent faughtness and tape sealed laps onto rafters.
Roofing membrane laid over and sped to Klober eaves carrier.
16.3 Where prefabricated softwood gangnail trusses are used they should be at max 600c/c and by recognised manufacture. They should be stored on site and erected in accordance with BS5268, Pt 3 1985 and ITPA recommendations including all necessary windbracing and stiffening members to withstand associated weight of dead, superimposed and windloads (BS6399-2), accommodating water tanks as necessary. Fix with truss clips to wall plate.
16.4 Wall plates to be 50X100 SC3 SW bedded on mortar and strapped to walls at 1800c/c with 30X5X900 long galvanised ms straps and either side of joint in wall plate.
16.5 No structural timberwork within 200 of aside face of flue or 40 from face of chimney.
16.6 Flat ceilings to be insulated with two layers Rockwool Rollbatt Mineral Wool, 100 between joists and 150 cross-laid. Loft access hatches to be downward hinged (trap doors not less than 550X750 clear fitted with draught seals and a turning locking device to ensure they compress. Door to be insulated to highest practicable level. Where ceilings follow line of roof slope fit 150 thick Kingspan Thermapitch TP11 zero ODP between rafters fitted flush with outer face. Flat ceilings to have one layer of 100mm rockwool insulation between ceiling joists, and 1 layer of 150mm rockwool insulation laid over and at right angles to ceiling joists. Plasterboard to underside.
18.0 RAINWATER GOODS
18.1 Black OSMA PVCu 100 half round guttering to 63 downpipes to gullies with access for cleaning unless noted otherwise.
19.0 DRAINAGE
19.1 Drainage to be in accordance with BS8301 and BS6297. Drains to be vitrified clay by Hepworth, with flexible joints or PVCu by OSMA and surrounded in 150 thick pea shingle including under buildings. Provide lintels in masonry walls over drains with compressive fill around drain. Manholes to be constructed in 125 Class B Engineering bricks or in concrete rings on 150 concrete bases (1:2:4) and have steel or cast iron covers.
19.2 Drains to be laid at min 1:80 and max 1:40 falls. Backdrop manholes to be used as necessary to achieve this.
19.3 Inspection chambers with a max invert of 1000 to be 450 internal dia, manholes with an invert up to 1500 to be 1050 internal dia and manholes with an invert over 1500 to be 1200 internal dia.
19.4 Soakaways to be min 5m from any building and be 1m3 capacity below invert of incoming drain per 33 m2 of roof area drained. Form in clean rubble filled to within 300mm of finished ground, blinded with concrete and covered with top soil and grassed over.
20.0 ACCESS AND FACILITIES FOR THE DISABLED
20.4 Switches and socket outlets & points should be between 450-1200 above floor level in all habitable rooms.
21.0 LIGHTING SYSTEMS
21.1 Minimum one energy efficient light fitting to new extension area.



GROUND FLOOR PLAN

We agree with the amendments above.
Jean Jones & Neve Crain farm cott
Garners Lane
Wingland.



SIDE ELEVATION

AMENDED PLAN
Ref. A1

PRELIMINARY DRAWING

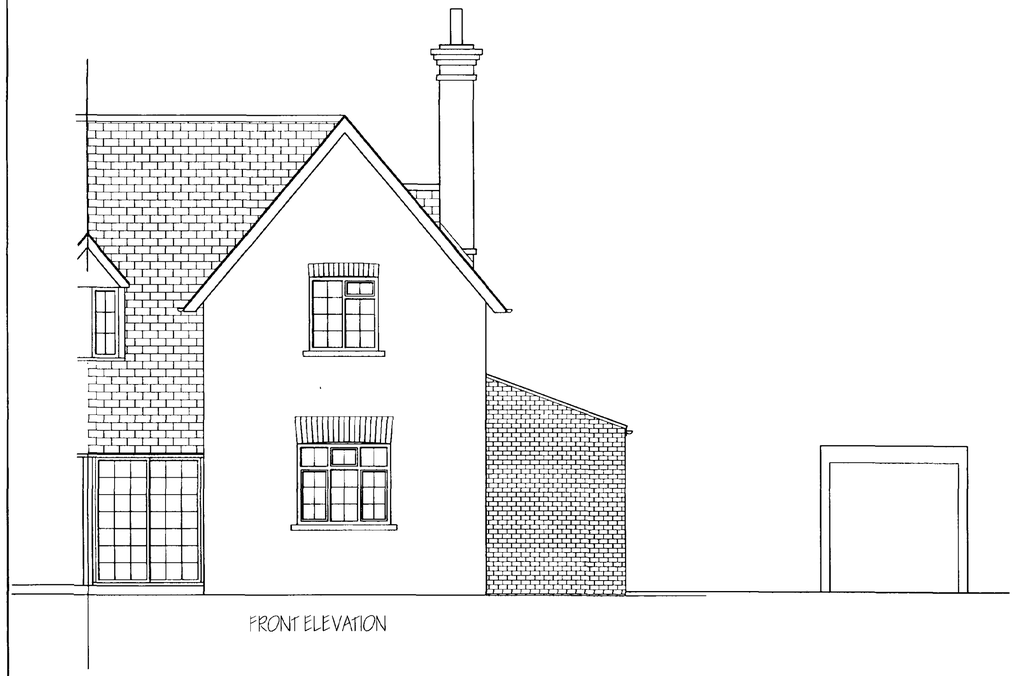
SHDC
Planning & Development
19 JAN 2005
Ref: 00361/02

PROPOSED EXTENSION
5 GARNERS LANE, WINGLAND

MR M PRATT

PLANS & ELEVATIONS AS PROPOSED

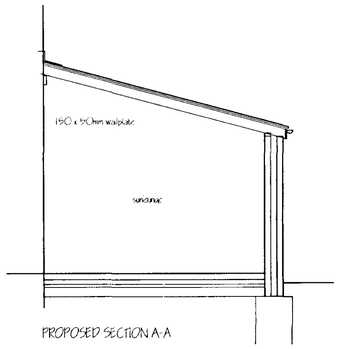
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FRONT ELEVATION

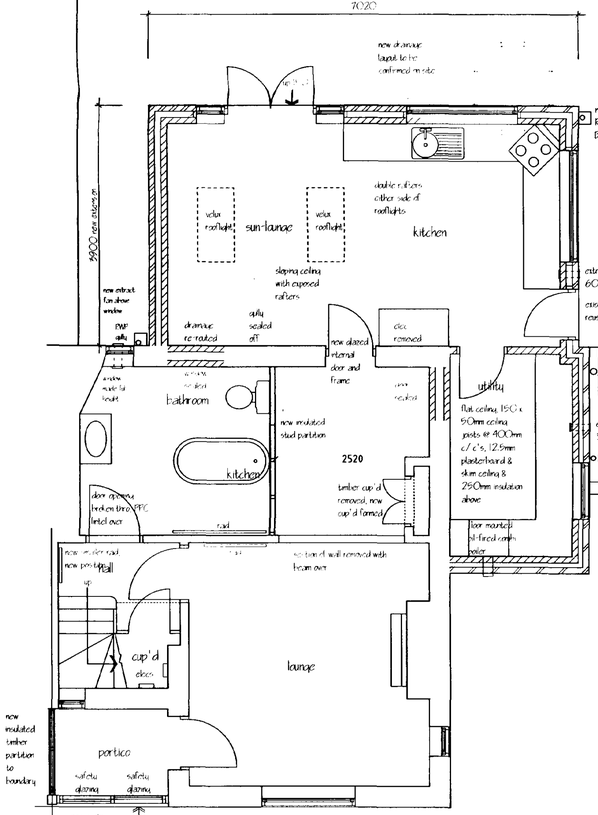


REAR ELEVATION



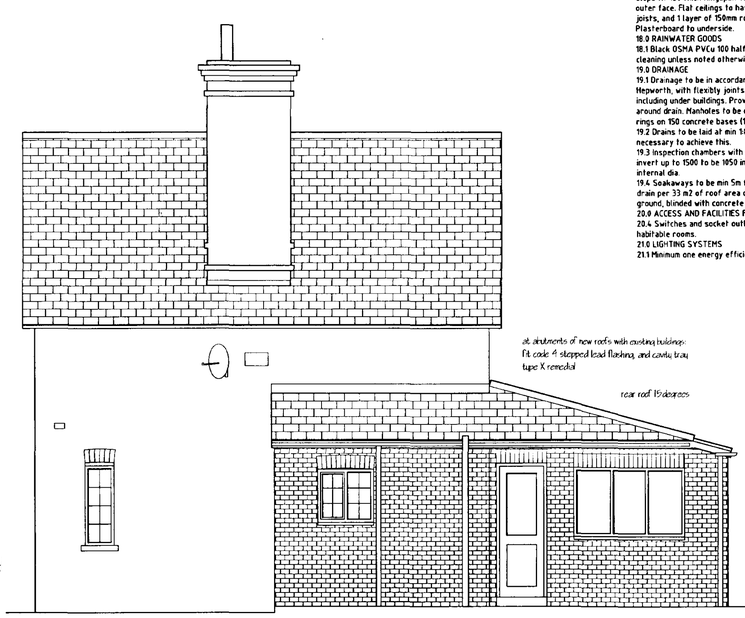
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4.2 Above DPC to be facing brick outer skin, 100 Durox Supabloc inner skin with two coat Gypsum plaster/12.5 plasterboard on dabs and 75 cavity filled with Rockwool insulation batts from 150 below top of perimeter floor insulation supported on row of ties up to top of gable or 250 above bottom of ceiling tie with cavity tray over (or as noted on the plans).
4.3 Stainless steel cavity wall ties at 900 horizontal centres staggered, 450 vertical centres and 225 centres at openings.
4.4 Walls DPCs to be Ruberoid Hyload. DPC min 150 above finished external ground level, linked to floor DPM and around all openings. Any steps in DPC to be in 75mm brick course increments.
4.5 Movement joints to be constructed where shown to external leaf of cavity wall in debonded brickwork with 10 wide joints filled with suitable compressible material. Ensure continuity across joint via 300X25X3 slip ties laid parallel to line of wall at 450 vertical centres. Sleeve one end to ensure free movement within bed joint. Increase cavity ties each side of joint to 225 centres. Seal joint with mastic sealant of similar colour to mortar.
4.6 Cavity to be closed at reveals with Thermabate cavity closer or similar.
4.7 Cavity tray fixed above all openings in external walls and to roof abutments in conjunction with code 4 lead flashing. All weepholes to have insect restrictors to external skin of the cavity wall.
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5.0 INTERNAL PARTITIONS
5.1 Ground floor partitions generally to be either 100 3.5N/mm2 blocks with two coat Gypsum plaster finish/12.5 plasterboard on dabs on loadbearing foundation or 300X300 thickened slab. At first floor either blockwork as above or100X50 studwork at 400c/c with plates top and bottom, and noggings at half height, with plasterboard and skim.
5.2 Partitions between a bedroom or a room with a WC, and other rooms (except where the wall contains a door i.e. off a hall or landing, or if the WC is en-suite) they should be constructed from either 100 Durox Supabloc 4 with either two coat Gypsum plaster finish or 12.5 plasterboard on dabs, or studwork as noted above with 30mm Rockwool RW2 between and 15 plasterboard and skim each side.
6.0 WINDOWS AND DOORS
6.1 All external timber doors and windows to be double vacuum pressure treated with preservative. Frames to have projecting cills and sealed fully around perimeter inside and out.
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6.3 Ensure full weather-stripping to openable elements. Habitable and occupiable rooms to have rapid ventilation of at least 1/20th floor area. Background ventilation of 8000m2 to habitable rooms and 4000mm2 to kitchens, bathrooms and sanitary accommodation, all via trickle vents in external windows and/or doors.
6.4 Windows required for means of escape from an inner room to have an unobstructed opening area of at least 0.33m2 and at least 450mm high and 450mm wide, being between 800 and 1100mm above floor level.
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6.6 Frames to overlap proprietary cavity closer by at least 30mm.
6.7 Wood windows to comply with the relevant requirements of BS644 and have a minimum rebate depth of 15mm for double glazed units to be installed. Non timber windows shall be in accordance with BS7412-Plastic windows made from PVC-u extruded hollow profiles; BS7413-White PVC-u extruded hollow profiles with heat welded corner joints for plastics windows: materials type A, BS7414-White PVC-u extruded hollow profiles with heat welded corner joints for plastics windows: materials type B. Frames to be marked showing manufacturers name or trademark, number of the British Standard and Kitemark, ideally between the casement and frame.
7.0 ROOM VENTILATION
7.1 Extract fans with minimum extract rate of 60 litres/sec. to kitchens, 30 litres/sec to utility, 15 litres/sec to bath and shower rooms and where no window opening at least 1/20th floor area to sanitary accommodation, 6 litres/sec. Where rooms have no window fans to have minimum 15 minute overrun and 10mm gap beneath door for air entry.
8.0 LINTELS/BEAMS
8.1 IG lintels of appropriate type to be provided to all internal & external openings, with min 150 end bearings. Insulated lintels only to be used in external walls & provided with flexible DPC over to BS5628, where lintels have continuous steel base-plate, line out head with 18mm Gyproc Reread Board
8.2 Steelwork supporting floors to be coated in proprietary intumescent paint or encased in 12.5 Gyproc Fireline board to achieve half hour fire resistance.
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11.3 Recess speakers or lights fitted with intumescent downlighter or speaker cover to be encased in 12.5mm Gyproc Fireline board box with 75 cross vent around and 50 above fitting to maintain fire resistance to ceiling.
11.4 Unintentional air paths to be reduced by filling gaps in ceiling at electrical fittings and where pipes rise from humid areas, e g bathroom. Ensure boxing for concealed services, and sealed pipe services where they penetrate or project into hollow constructions or voids, are sealed at floor and ceiling levels.
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12.1 All pipes along external walls, in roof spaces or floor slabs, and unheated spaces generally, including overflows, vent pipes and water supply, to be insulated with Armaflex or similar approved in accordance with BRE Report 262.
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12.4 Timing devices should be provided to control periods when the heating system operates (not to a solid fue boiler which operate only by natural draught).
12.5 Gas and oil fired central heating control system controls should switch the boiler off when no heat is required.
12.6 Oil storage tanks to be bunded either as part of a prefabricated tank system or constructed on site and have a capacity of at least 110% Tanks to be located at least 760 from a boundary and where within 1800 of a building wall the construction is to achieve a minimum of 30 min fire resistance. Eaves within 1800 of tank to be 6mm Eternit TAC board and extend beyond each side of tank by 300mm.
12.0 HEATING SYSTEMS, CONTROLS AND FLUES
13.1 New boilers to have min SEDBUK of 85% (oil fired). Hot water central heating systems to be provided with temperature controls (TRV's, room thermostats, etc) to control the heating independently in areas that require different temperatures.
13.7 Prior to the dwelling being first occupied the heating and hot water system is to be ... commissioned and a certificate confirming this is to be issued to the client and building control. Instructions to be issued to the client on operation and maintenance.
15.0 PLUMBING
15.1 Sanitary installation to BS5572 and design of soil/waste pipe systems in accordance with relevant COP and BRE Digest No 80. Generally basins with branch length up to 1.7m and bidets to have 32 dia trap, 75 deep seal and 32 dia branch. Basins with branch length between 1.7 and 3.0m to have 40 dia branch and 125 deep seal trap. Baths and sinks with branch length up to 3.0m and showers to have 40 dia trap, 75 deep seal and 40 dia branch. Baths and sinks with branch length between 3.0 and 4.8m to have 50 dia branch and sinks with 125 deep seal trap. Basin waste to connect above WC. Bath waste not to connect in area 400 below c/c of WC connection. Waste pipes and traps to be unobtrusive and concealed where possible. Waste pipes to entire soil pipe direct with access above floor for cleaning.
15.2 Large radius bend to be provided at base of soil pipe with access above floor for cleaning. SVP to be reduced to 75 dia above highest branch and taken up to ridge vent tile or 900mm terminate 900 above opening into building if within 3m, finish with cage or perforated cover.
16.0 ROOF
16.1 All timbers to be industrially vacuum or pressure impregnated with preservative to BS5268 (1978), Pt 4.
16.2 Roof tiles to be on 25X38 treated type A **SW battens BS Code of Practice for Slating & Tiling Battens) on 38x50 counter battens** on line of rafters on Klober Permo vapour permeable roofing membrane laid with a consistent taughtness and tape sealed laps onto rafters. Roofing membrane laid over and taped to Klober eaves carrier.
16.3 Where prefabricated softwood gang nail trusses are used they should be at max 600c/c and by recognised manufacture. They should be stored on site and erected in accordance with BS5268, Pt 3 1985 and ITPA recommendations including all necessary windbracing and stiffening members to withstand associated weight of dead, superimposed and windloads (BS6399-2), accommodating water tanks as necessary. Fix with truss clips to wall plate.
16.4 Wall plates to be 50X100 SC3 SW bedded on mortar and strapped to walls at 1800c/c with 30X5X900 long galvanised ms straps and either side of joint in wall plate.
16.5 No structural timberwork within 200 of inside face of flue or 40 from face of chimney.
16.6 Flat ceilings to be insulated with two layers Rockwool Rollbatt Mineral Wool, 100 between joists and 150 cross-laid. Loft access hatches to be downward hinged trap doors not less than 550X750 clear fitted with draught seals and a turning locking device to ensure they compress. Door to be insulated to highest practicable level. Where ceilings follow line of roof slope fit 150 thick Kingspan Thermapitch TP10 zero ODP between rafters fitted flush with outer face. Flat ceilings to have one layer of 100mm rockwook insulation between ceiling joists, and 1 layer of 150mm rockwool insulation laid over and at right angles to ceiling joists. Plasterboard to underside.
18.0 RAINWATER GOODS
18.1 Black OSMA PVCu 100 half round guttering to 63 downpipes to gullies with access for cleaning unless noted otherwise.
19.0 DRAINAGE
19.1 Drainage to be in accordance with BS8301 and BS6297. Drains to be vitrified clay by Hepworth, with flexibly joints or PVCu by OSMA and surrounded in 150 thick pea shingle including under buildings. Provide lintels in masonry walls over drains with compressive fill around drain. Manholes to be constructed in 225 Class B Engineering bricks or in concrete rings on 150 concrete bases (1:2:4) and have steel or cast iron covers.
19.2 Drains to be laid at min 1:80 and max 1:40 falls. Backdrop manholes to be used as necessary to achieve this.
19.3 Inspection chambers with a max invert of 1000 to be 450 internal dia, manholes with an invert up to 1500 to be 1050 internal dia and manholes with an invert over 1500 to be 1200 internal dia.
19.4 Soakaways to be min 5m from any building and be 1m3 capacity below invert of incoming drain per 33 m2 of roof area drained. Form in clean rubble filled to within 300mm of finished ground, blinded with concrete and covered with top soil and grassed over.
20.0 ACCESS AND FACILITIES FOR THE DISABLED
20.4 Switches and socket outlets & points should be between 450-1200 above floor level in all habitable rooms.
21.0 LIGHTING SYSTEMS
21.1 Minimum one energy efficient light fitting to new extension area.



GROUND FLOOR PLAN

We agree with the amendments above.
6 New Crown farm cott
Garners Lane
Wingland.
P Pratt
of Owners



SIDE ELEVATION

AMENDED PLAN
Ref. A1
(REVISIONS HIGHLIGHTED)

PRELIMINARY DRAWING

SHDC
Planning & Development
19 JAN 2005
Ref: 003402

PROPOSED EXTENSION
5 GARNERS LANE, WINGLAND

MR M PRATT

PLANS & ELEVATIONS AS PROPOSED

SCALE	DATE
1:50	NOV 01
DRG No. 02	REV. A