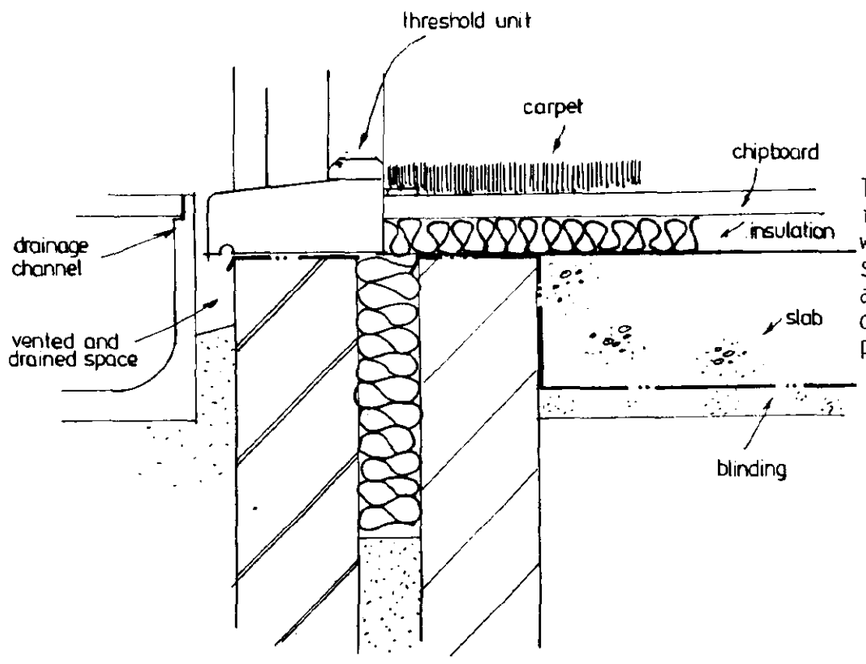
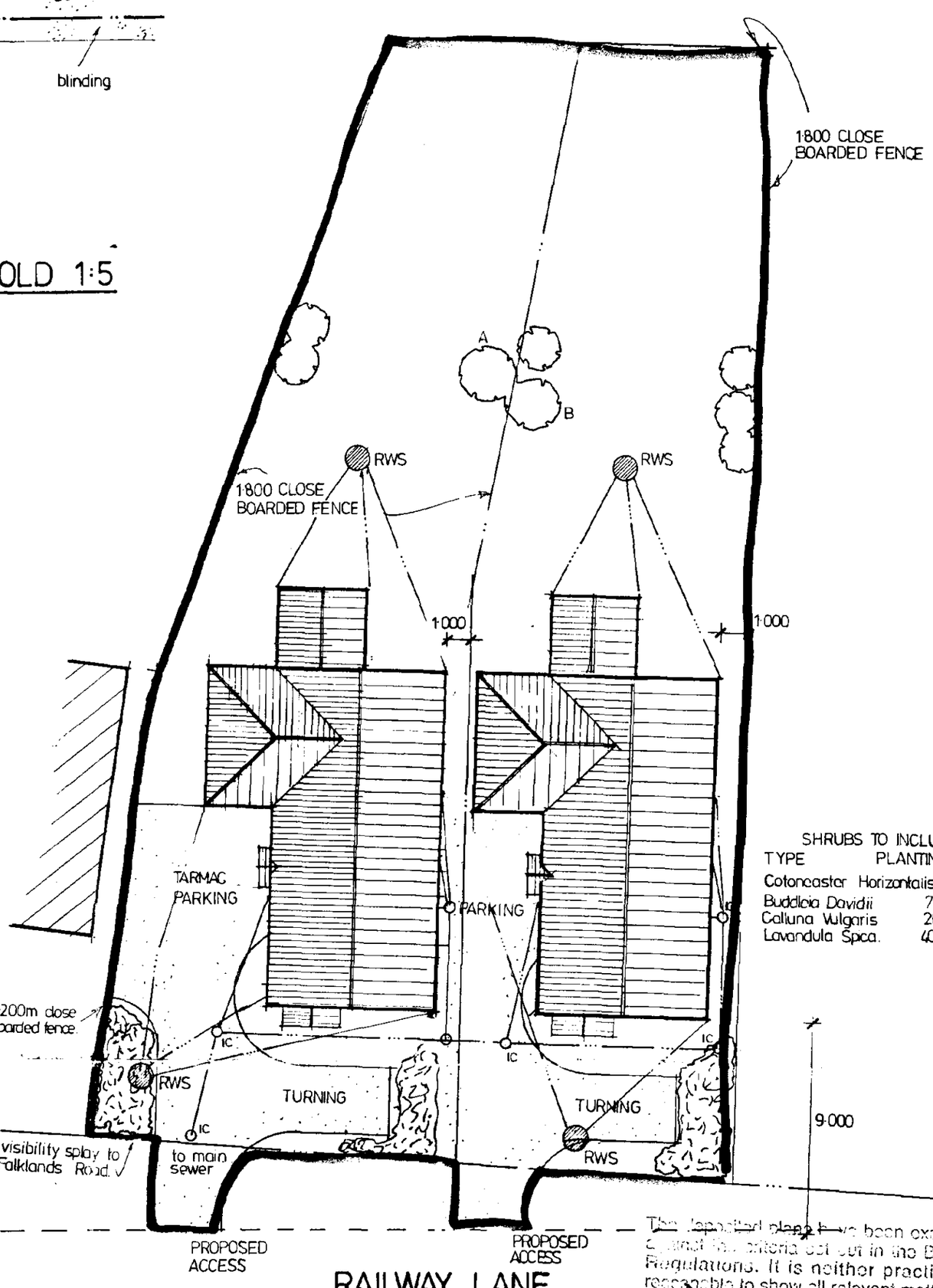


ACCESSIBLE THRESHOLD 1:5

	TYPE	PLANTING HEIGHT
A	BIRD CHERRY (PRUNUS AVIUM)	1.800M
B	HORNBEAM (CARPINUS BETULUS)	1.800M
C	FIELD MAPLE (ACER COMPESTRE)	1.800M
D	ROWAN (SORBUS AUCUPARIA)	1.800M

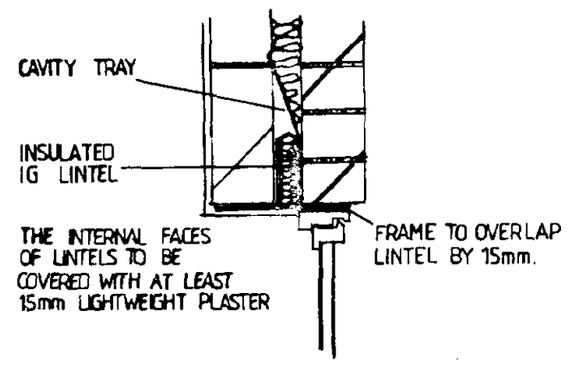
The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

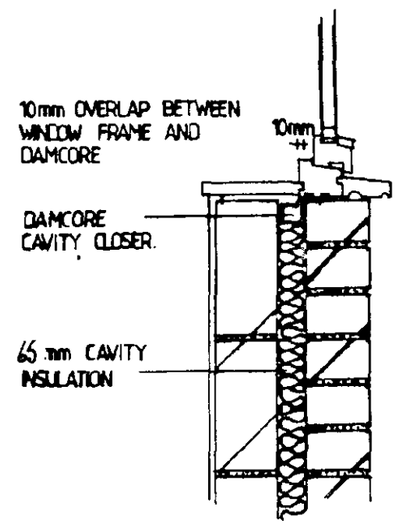


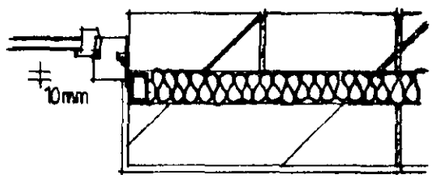
SHRUBS TO INCLUDE

TYPE	PLANTING HEIGHT
Cotoneaster Horizontalis	200mm
Buddleia Davidii	750mm
Calluna Vulgaris	200mm
Lavandula Spca.	400mm

RAILWAY LANE





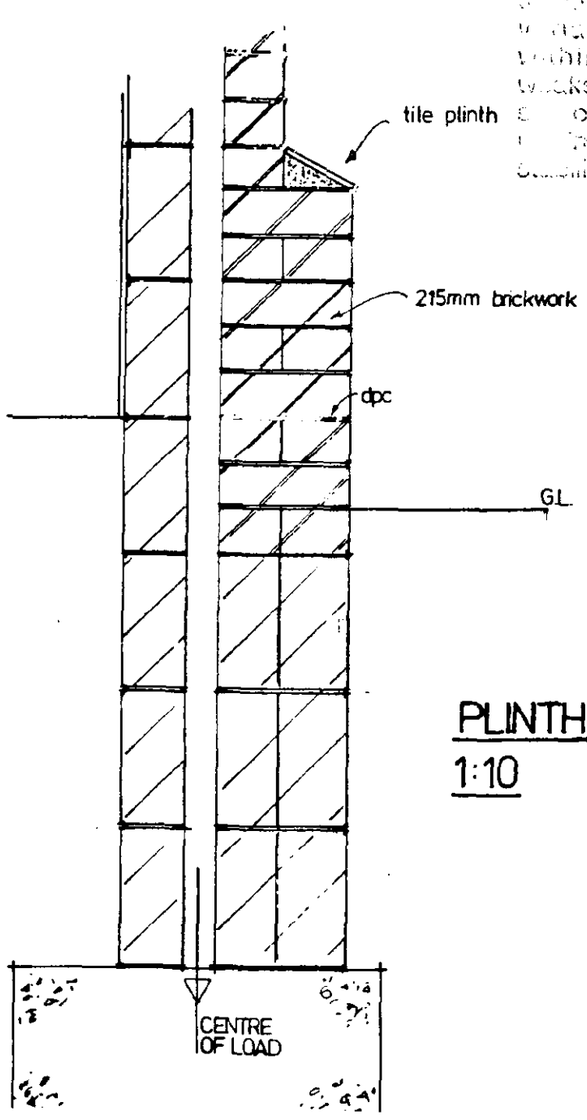


1:10 REVEALS

1:10 SILL AND LINTEL

MOVEMENT JOINT

Developers are advised to establish whether there is any made ground or variations in the type of subsoil within the loaded area and no weaker type of soil exists below the level on which the foundations rest which could cause such movement as may impair the stability of the structure.



PLINTH
1:10

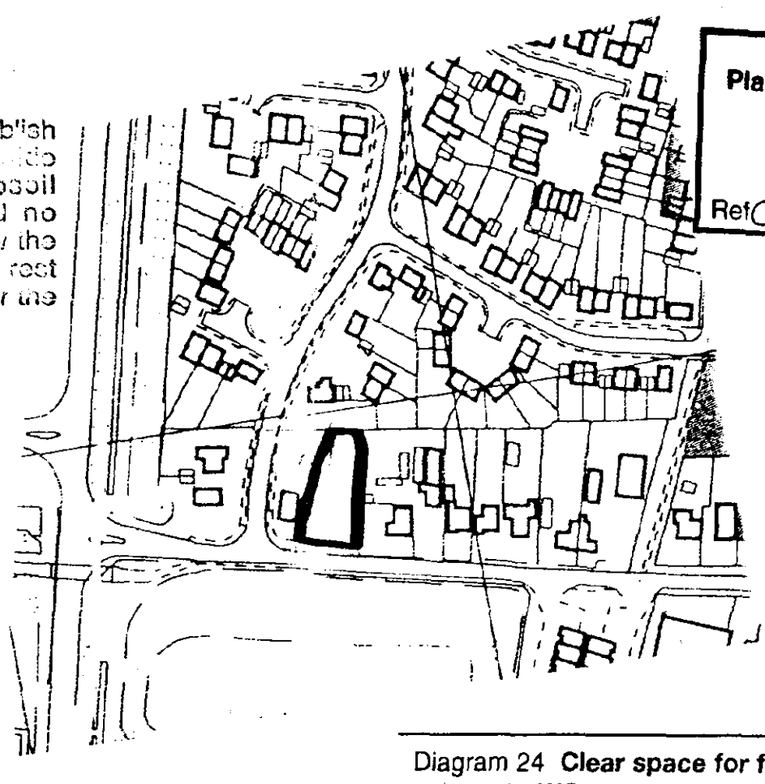


Diagram 22 **Heights of switches, sockets etc**

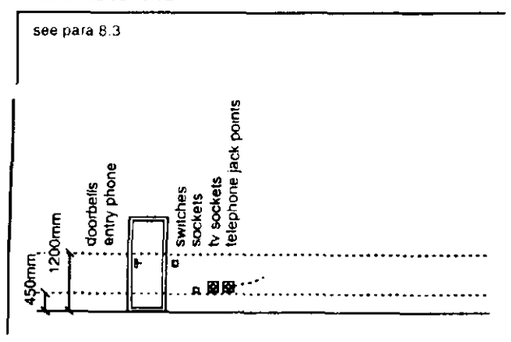
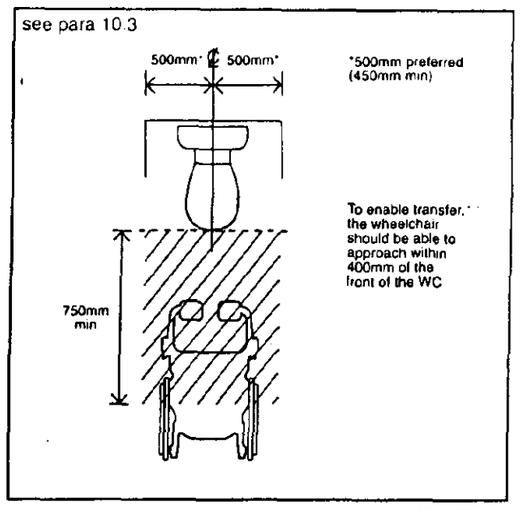


Diagram 24 **Clear space for frontal access to WC**



SHDC
Planning & Development
28 FEB 2002
Ref 0250/02

AMENDED PLAN
Ref: 36/02 28 FEB 2002

The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical or reasonable to show all relevant matters on working drawings, the fact that minor matters are not mentioned does not relieve the builder from the responsibility of non-compliance in the carrying out of site operations.

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED BUNGALOWS
42-44 RAILWAY LANE
SUTTON BRIDGE.

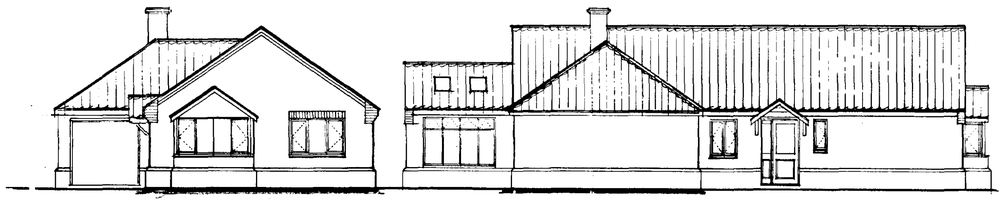
CLIENT D. BOURNE

DATE	SCALE	JOB No.
OCT 2000	1:200	2104-2ABC

DATE REVISED	DETAILS
21.12.01	Hip & landscaping
14.1.02	B/Regs
8.2.02 c	Bungalow width reduced

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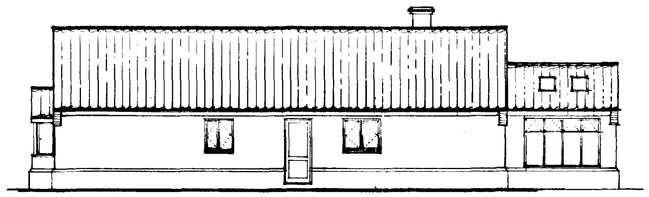


FRONT ELEVATION

SIDE ELEVATION

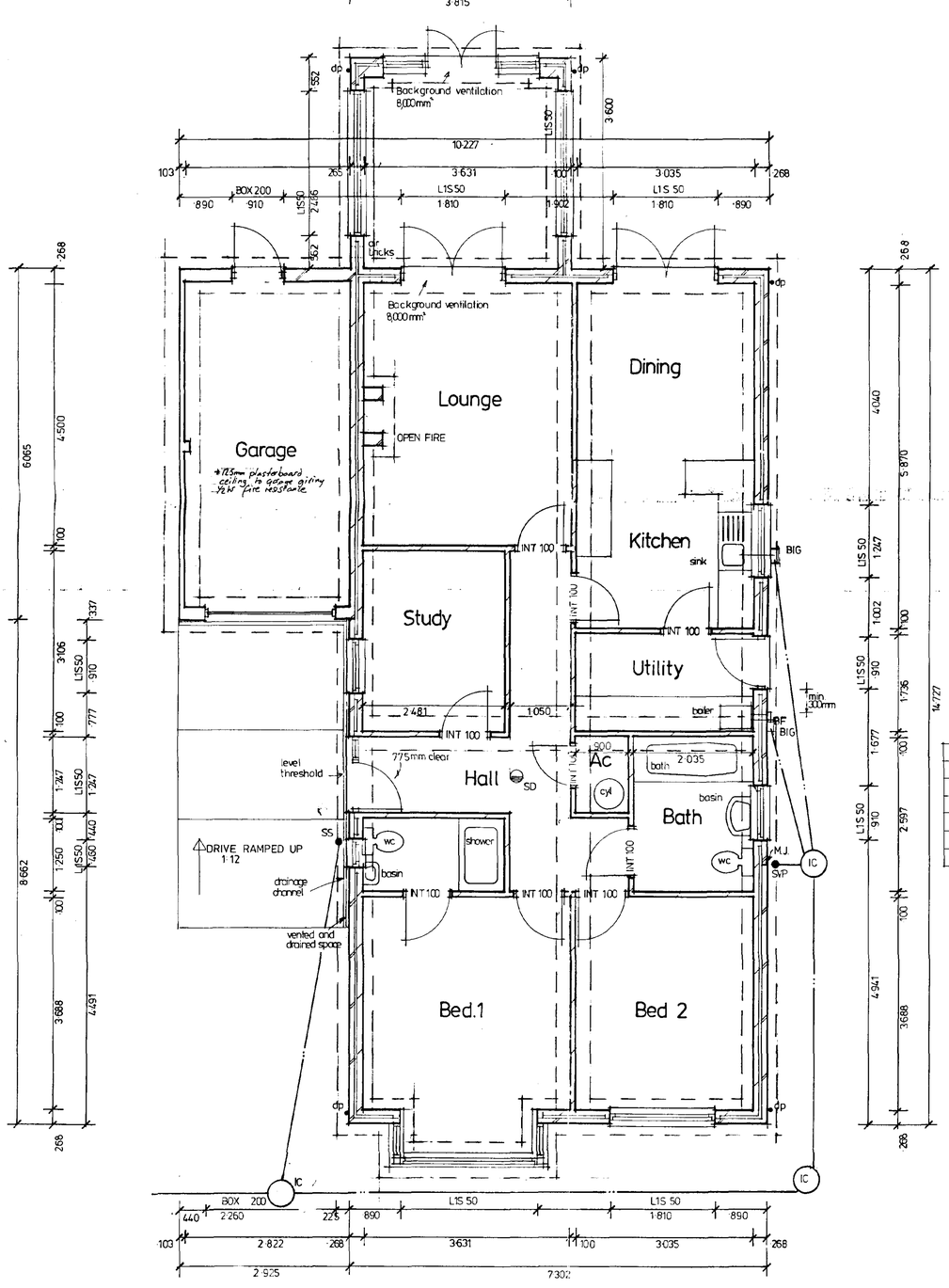


REAR ELEVATION



SIDE ELEVATION

* SUSPENDED FLOORS (*depending on floor levels*)
Proprietary beam & block to manufacturers specifications, 38mm Jablite insulation, on DPM laid on floor with 65mm screed to be reinforced with chicken wire. Ventilation to floor void maintained with 225 x 75mm air bricks and PVC stepped sleeves at 12 m ctrs & to internal walls 225 x 225mm PVC air bricks. (If terra-cotta air bricks are used ctrs to be 450mm).
Incorporate 2 layers brush applied damp proof membrane, this must be bitumen based product & thoroughly dried prior to the installation of polystyrene insulation.



FLOOR PLAN

DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. Inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient.

ALL DRAINS BE 100mm DIA. UPVC.
FALLS TO BE:- 1:40 BETWEEN SVP and I.C.
1:70 BETWEEN I.C. and I.C.
1:70 BETWEEN RWP and SOAKAWAY

RAINWATER DRAINAGE
Surface water taken to soakaway min 5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.
Where R.W.P. disperses on to roof, shoe to be fitted to bottom. Weather tile provided under shoe.

BELOW DPC WALLS.
Incorporate 7N/mm² block below Ground level. Lean mix concrete fill to cavity below Ground level.

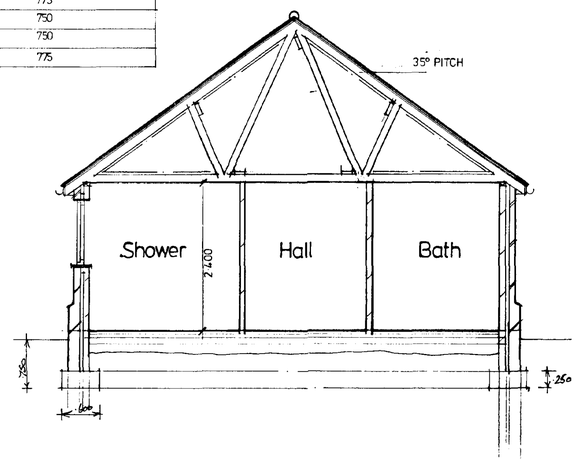
SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with Osma protection sleeve or similar to prevent entry of vermin.

FLOORS
GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

EXTERNAL WALLS
Cavity wall 268mm overall consisting of good quality facing bricks 65mm min. cavity with Dritherm cavity insulation 65mm thick, 100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point. .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.

FIREPLACE
Chimney & fireplace to be constructed of non-combustible material. The hearth should be min 125mm thick of non-combustible material, projecting min. 500mm from chimney breast and 150mm from fire recess. 2 no. Fireguard clips fixed one each side of chimney breast.
Flues should be min 225 dia. clay flue liners with rebated sockets uppermost to prevent condensation as described in B.S. 1181:1971 (1977) Clay flue linings & flue terminals. Chimney to have 2 no. courses of engineering brick DPC above intersection of roof.
Code 4 lead flashing to roof & chimney stack. Chimney to terminate 600mm above ridge or 1m above highest point of intersection with roof, if more than 600mm from ridge.
No combustible material to be within 40mm of face of chimney masonry.

ROOM	DOOR CLEAR OPENING WIDTH
LOUNGE	750
KITCHEN	800
STUDY	775
BATH	750
B1	750
B2	775



LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.

ROOF CONSTRUCTION
Roof truss manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or 4oshs nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at Pitch on 38x25mm
battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. installed in accordance with manufacturer's instructions.
Valleys constructed via GRP valley troughs.
Compound truss to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks.
Roof hatches to be insulated & draught stripped & lockable.

CEILINGS
12.5mm plasterboard ceiling to underside of joists.
Shiplap boarding to all external ceilings.
Artex or plaster skin finish.

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Baths 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 6206:1981.
Double glazing to have min 12mm air gap between glass.

EXTRACTOR FANS
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun

SMOKE DETECTORS
Smoke detectors to be interconnected and run off mains with separate circuit at distribution board, to a min standard of BS.5839:Part 1: Standard L3.

HEATING
Boiler to be gas fired with balanced flue.
Durable wire guard over at ground level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented to atmosphere & be well insulated.

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
Sealing around floor and ceiling hatches.
Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped. Services where they penetrate or project into hollow constructions or voids.

Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type.

All structural timber to be SC3 grade
All structural timber to be kept a min. of 40mm from chimney masonry.

BAY WINDOWS ROOF
Rafters 47x100@400mm ctrs
Ceiling joists 47x125mm@400mm ctrs
Roof to be warm roof construction using Celotex double R GA2038 insulating board on top of rafters. Felt to be Tyvek HD Plus. with counter battens.

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office

Developers are advised to establish whether there is any mining ground or other workings or variations in the type of subsoil within the loaded area and no weaker type of soil exists below the level on which the foundations rest or any such dip as may impair the stability of the structure.

The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical or reasonable to show all relevant matters on the drawings, the fact that minor matters are not mentioned does not relieve the builder from the responsibility of non-compliance in the carrying out of the operations.

APPROVED PLAN
Ref: 36/02 28 FEB 2002

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED BUNGALOWS
42 -44 RAILWAY LANE
SUTTON BRIDGE.

CLIENT D. BOURNE

DATE	SCALE	JOB No.
OCT 2000	1:100 1:50	2104 -1

DATE REVISED	DETAILS
A. 2.12.01	Hips to garages
B. 4.1.02	Bldrs
C. 8.2.02	Garage width reduced
D. 26.2.02	B/Reg Amendments.

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SHDC
Planning & Development
28 FEB 2002
Ref 0250/02

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