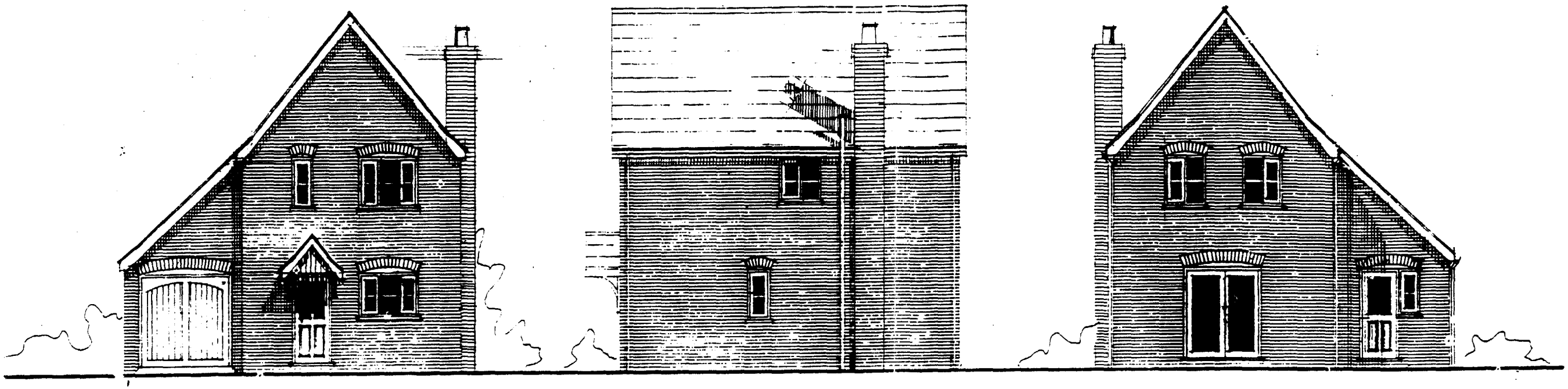
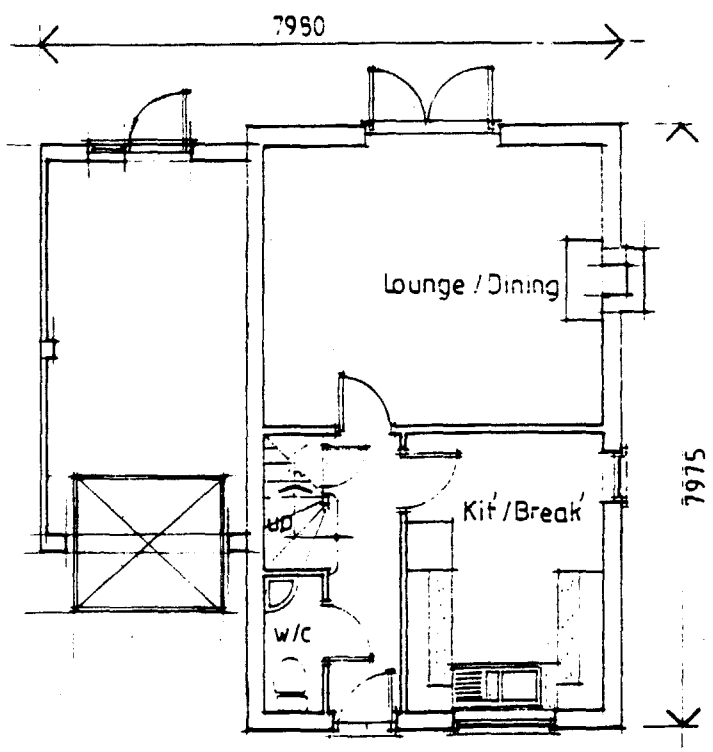
NOTE:
House types may be handed.



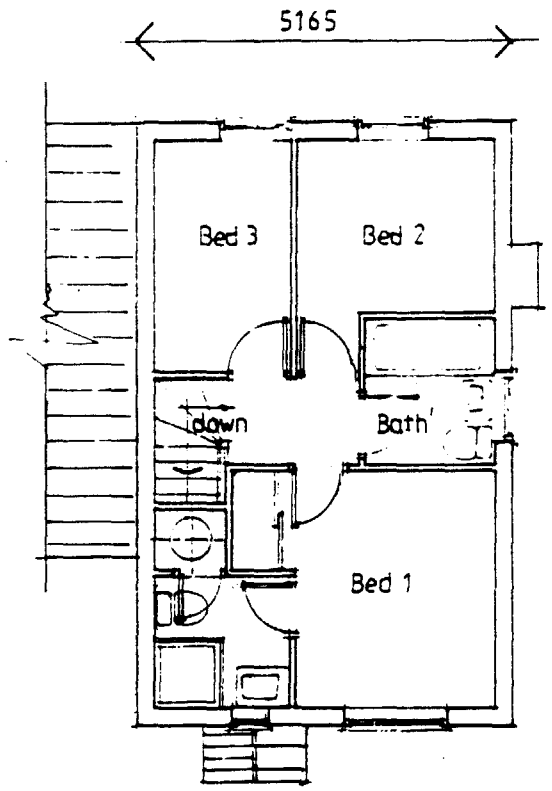
Front Elevation

Side Elevation

Rear Elevation

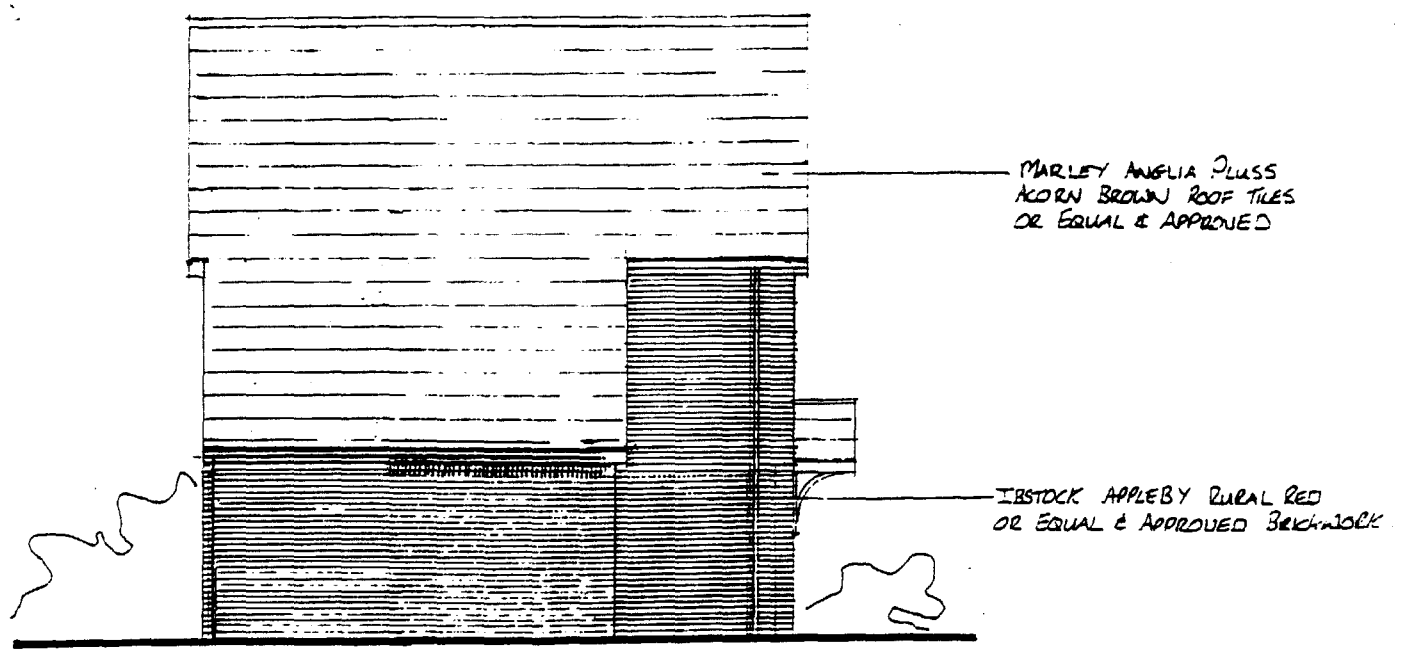


Ground Floor Plan

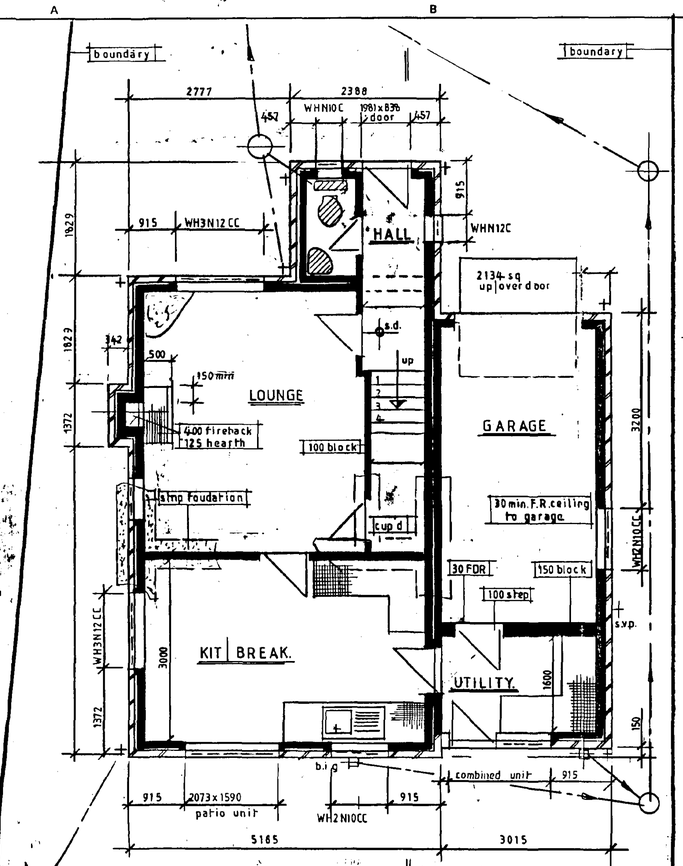


First Floor Plan

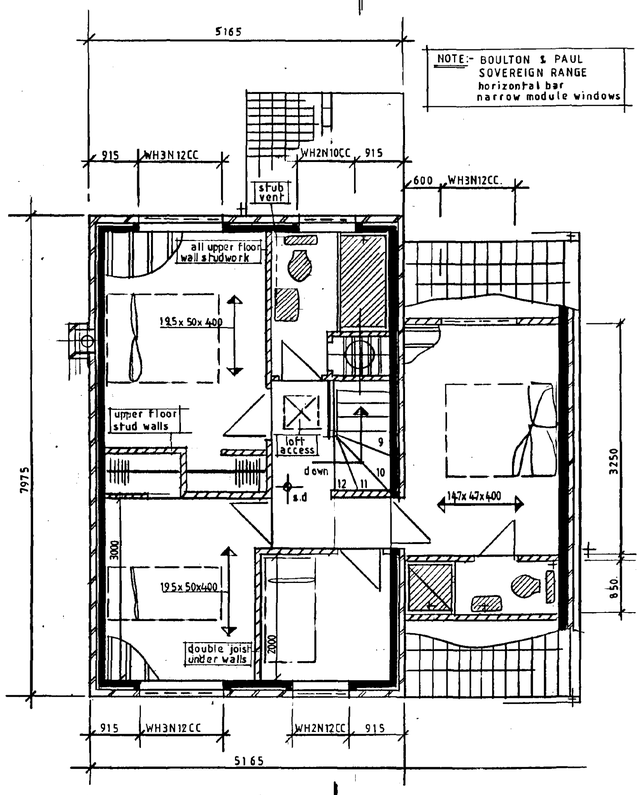
HOUSE DESIGN TYPE '1'A



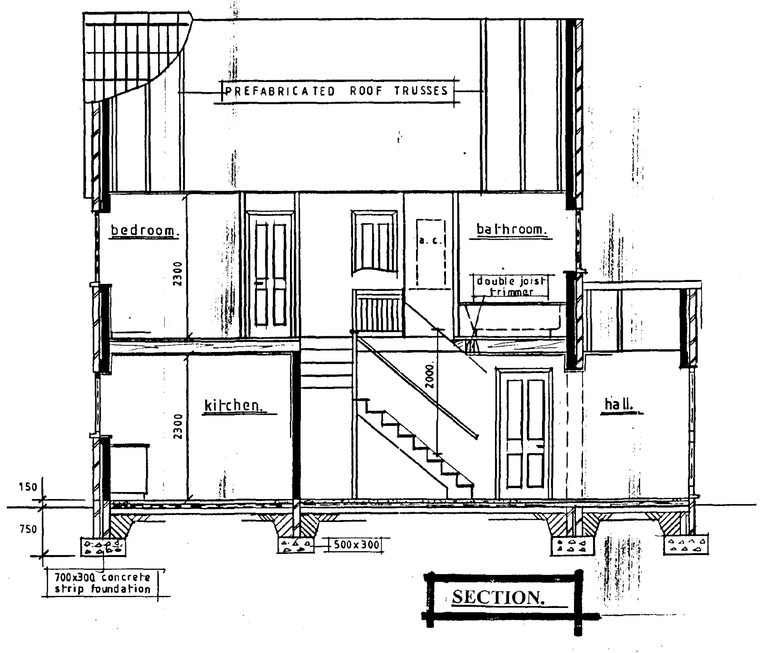
Side Elevation



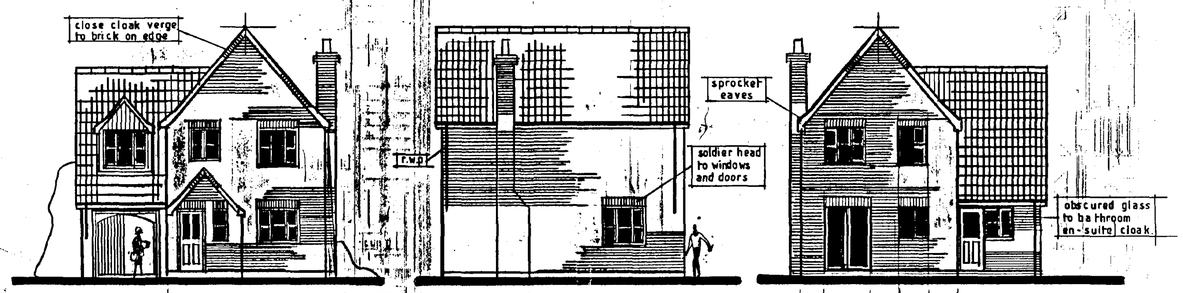
GROUND FLOOR LAYOUT.



UPPER FLOOR LAYOUT.



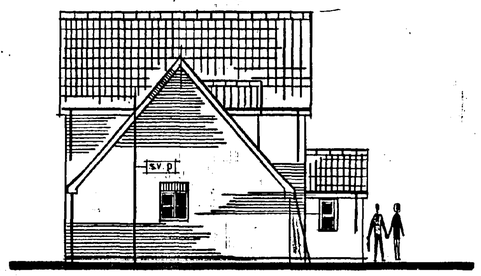
SECTION.



NORTH ELEVATION.

WEST ELEVATION.

SOUTH ELEVATION.



EAST ELEVATION.

PLOT 2. SHOWN.

PLOT 3. HANDED.

Specification.

- "U" values are 0.25 w/msq./ degrees C for roof and 0.45 w/msq./ degrees C for walls and ground slab for a >60 sap rated dwelling.
- All timber to be SC4 grade complying to B.S 4978.
- Roof pitches are 50 degrees and consist of interlocking concrete tiles, on 38 x 25 treated s.w. battens on sarking felt, with counterbattens (44x12) secured at 300mm crs. with 3.35 diameter x 65 long galvanized nails, securing EPS pitched roof 120 mm insulation laid between prefabricated roof trusses at 600 crs. installed strictly in accordance with manufacturers instructions and complying with BS 5268pt. 3.
- 100 Sq. line rainwater system discharging into soakaways located 4.5. M from any building , eaves soffit to have continuous insect screened ventilators, having min. 10mm slot an eaves spacers between each truss.
- External walls to be constructed of facing brick, 65mm cavity filled with DRITHERM glass wool insulation, 100 Toplite Aircrete solar blocks (3.5n/mmsq.) secured together with galvanized butterfly wall ties at 900 crs. horizontal x 450 crs. staggered, and 300 crs. vertically at all openings.
- Incorporate into external walls, softwood double glazed window unit (22mm air gap), with adjustable ventilator to heads giving min. 8000 sq.mm area of trickle ventilation all opening surrounds to windows or doors to have suitable draught strips incorporated.
- Ceiling to be 12.5 plasterboard, finished and gyproc coving to all areas,100 skirting to all room perimeters.
- Upper floor partition walls to be stud construction, consisting of 60m metal studs at 400 crs faced each side 12mm plaster board and skim finish 65mm insulation batts installed between vertical studs.
- Upper floor to consist of 18mm flooring grade chipboard on timber joist size noted on plan.
- Block walls to be finished with two coats of (13mm) plaster ex. 100 s.w. skirting, ex. 25mm window boards.
- Windows/ doors to have CATNIC COUGAR lintels ref: CG50 /100 with 150 bearing each end and 13mm render finish to internal.
- Lateral support to gable wall at verge and ceiling joist levels/flanking walls at floor level All with 30 x 6 m.s at 1500 crs. galvanized straps extending to third member with 75 deep x 50mm supporting battens to straps.
- All cavities to be closed against Thermabate closer.
- Ground slab to be 75mm sand/cement screed, on 50 mm polystyrene insulation board, All cavities to be closed against Thermabate closer.
  on 100 oversite, on 1000g polythene membrane tucked under horizontal pitch polymer d.p.c to wall, on 100 mm minimum consolidated hoggin sub- base, after removal of all vegetation.
- Strip (25:20 mix) concrete foundation at 750mm below ground or depth to local authority approval whichever is greater and comply with AD A1/2 of building regulations.
- Plumbing waste to be nominal 40 diam. For runs up to 3000 and 50mm for runs up to 4000. Traps to be 75mm and all drain into 100 diam. Stack .
- Mechanical extraction systems capable of .

  bathroom and en suite - 15 litres per second.
  Utility - 30 litres per second.
  Kitchen - 60 litres per second.
  Operative from light switches with 15 minute over run.
- FIRE WARNING.
  Self contained smoke alarm permanently wired to a separate fused circuit complying to BS 5839:1. Ceiling mounted in position shown on plan and not within 300 mm of any light fitting or wall, interconnected so that detection from either unit shall activate the alarm signal in any other.
- All glazing to doors or side lights when below a level of 1500 above floor and all windows below a level of 800 above floor must be laminated or toughened and comply with B.S. 6206.
- Staircase to be 855 overall width, 32mm strings / 25mm treads / 22mm winder treads / 250mm going / 200mm risers / 100 sq newel post / ex 75 x 50 handrail 840 vertically above nosing line. / Landing hand railing 1000mm with 15mm balustrades at 100 crs.
- Chimney stack to serve class 1 appliance with 200mm dia or sq socket and spigot clay flue lining system with 45 degree max off- set.Chimney terminating with taper pot flaunched to stack / No 4 lead apron flashing / stepped flashing and tray d.p.c.
- Foul water drainage to consist of 100 PVC Marley (or equivalent) laid to 1:40 gradients via uPVC chambers and discharging into sewer located in the private drive, Manholes in drive to be constructed with 215 2nd class Eng brick walls min size 450 x 450 for depth upto 1000,and increased to 1200 x 750 for depths over 1000mm for 150mm concrete slab / medium duty pressed steel galvanized cover and frame.All connected into main sewer located in Church Gate.
- Drains passing under building encased with 150mm concrete to sides and top, when passing through walls provide 50mm flexible sleeve with lintel over. Drains passing under drive to be surrounded with 150mm of lean mix concrete with 13mm compressible board movement joint at any sleeve base.
- Loft hatch to have insulation, draught seals to perimeter and securing mechanism to compress seals.
- Oil fired balanced flue boiler with programmable zoned control, radiators with TRV's, boiler interlock Heatrae unvented direct water heating system with cylinder thermostat. Secondary/ primary pipes between boiler and cylinder to be sleeved with performed pipe insulation of thickness equal to the external diameter of the pipe.

APPROVED PLAN
Ref: A1

SOUTH HOLLAND DC
HOUSING & PLANNING
21 SEP 1999
Ref: - 0253/99

MARK	CO-ORD	REVISION	BY	DATE	APP.

MARK	CO-ORD	REVISION	BY	DATE	APP.
"A"		South elevation,amended hall window added to plan		09/99	

DRAWN 06/99
DESIGNED DATE
CHECKED DATE
APPROVED DATE
NOTED DATE
NOTED DATE

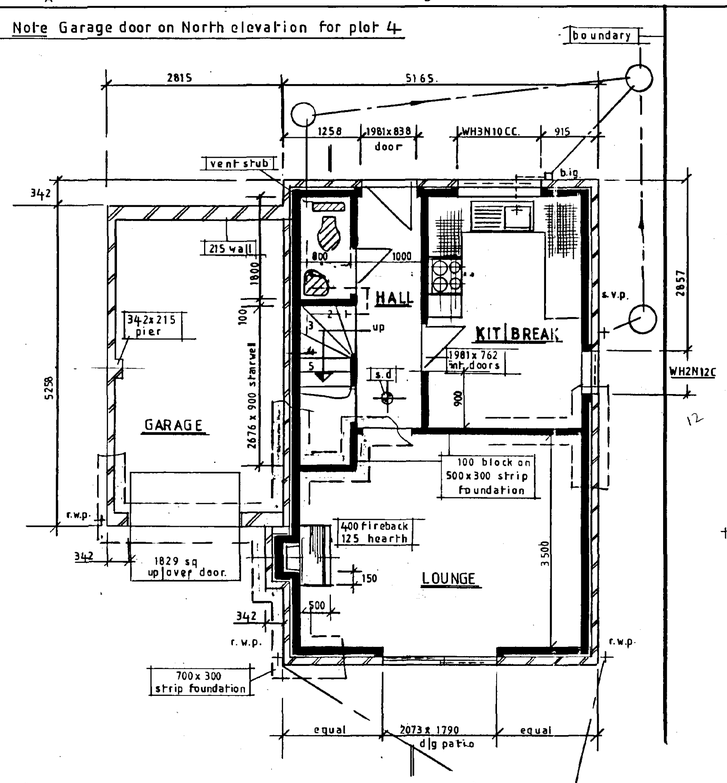
TYPE 2. DETACHED DWELLING.
CHURCH GATE.SUTTON BRIDGE.
LINCS. For MANIGO DEVELOPMENTS.

SOUTH WOOTTON DESIGN SERVICE.
"HONEYPOT COTTAGE" BARRACK YARD.
WINCH ROAD.GAYTON.NORFOLK

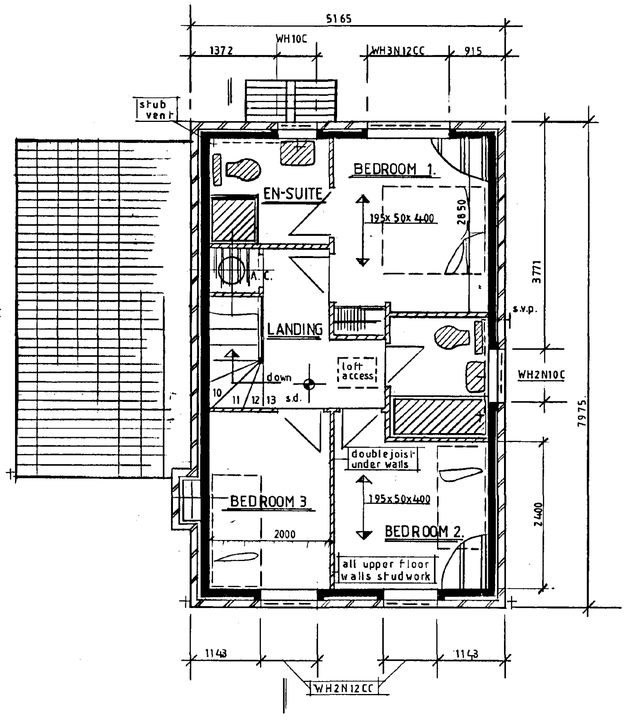
SCALE	DRAWING NUMBER	
1:50 & 1:100	685 / 002.	'A'

685-002

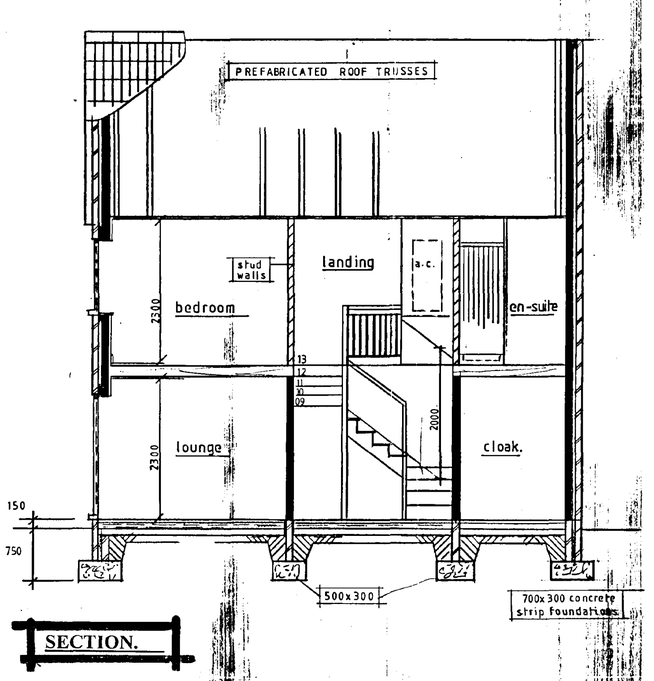
Note Garage door on North elevation for plot 4



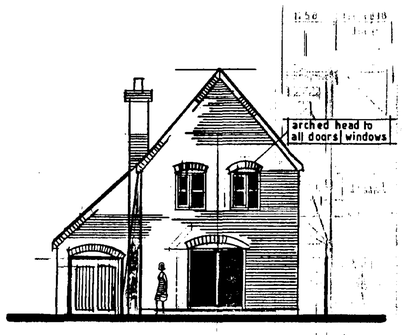
GROUND FLOOR LAYOUT.



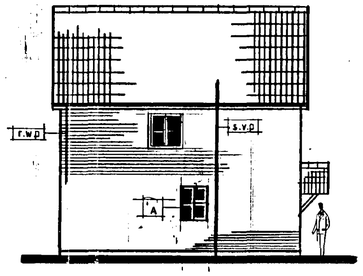
UPPER FLOOR LAYOUT.



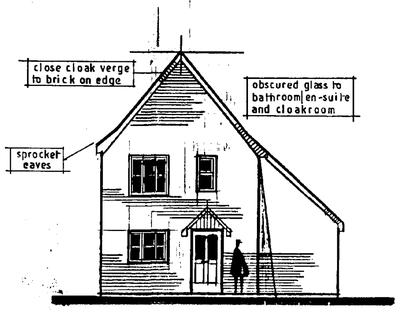
SECTION.



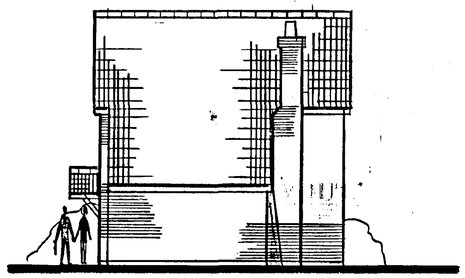
SOUTH ELEVATION.



EAST ELEVATION.



NORTH ELEVATION.



WEST ELEVATION.

LAYOUTS & ELEVATIONS FOR PLOT 1.

Specification.

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- Roof pitches are 50 degrees and consist of interlocking concrete tiles, on 38 x 25 treated s.w. battens on sarking felt, with counterbattens (44x12) secured at 300mm crs. with 3.35 diameter x 65 long galvanized nails, securing EPS pitched roof 120 mm insulation laid between prefabricated roof trusses at 600 crs. installed strictly in accordance with manufacturers instructions and complying with BS 5268pt. 3.
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- Incorporate into external walls, softwood double glazed window unit (22mm air gap), with adjustable ventilator to heads giving min. 8000 sq mm area of trickle ventilation all opening surrounds to windows or doors to have suitable draught strips incorporated.
- Ceiling to be 12.5 plasterboard, finished and gyproc coving to all areas,100 skirting to all room perimeters.
- Upper floor partition walls to be stud construction, consisting of 60m metal studs at 400 crs faced each side 12mm plaster board and skim finish 65mm insulation batts installed between vertical studs.
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- Block walls to be finished with two coats of (13mm) plaster ex. 100 s.w. skirting, ex. 25mm window boards.
- Windows/ doors to have CATNIC COUGAR lintels ref. CG50 /100 with 150 bearing each end and 13mm render finish to internal.
- Lateral support to gable wall at verge and ceiling joist levels/flanking walls at floor level All with 30 x 6 m.s at 1500 crs. galvanized straps extending to third member with 75 deep x 50mm supporting battens to straps.
- All cavities to be closed against Thermabate closer.
- Ground slab to be 75mm sand/cement screed, on 50 mm polystyrene insulation board, All cavities to be closed against Thermabate closer.
  on 100 oversite, on 1000g polythene membrane tucked under horizontal pitch polymer d.p.c to wall, on 100 mm minimum consolidated hoggin sub- base, after removal of all vegetation.
- Strip (25:20 mix) concrete foundation at 750mm below ground or depth to local authority approval whichever is greater and comply with AD A1/2 of building regulations.
- Plumbing waste to be nominal 40 diam. For runs up to 3000 and 50mm for runs up to 4000. Traps to be 75mm and all drain into 100 diam. Stack .
- Mechanical extraction systems capable of ;

  bathroom and en suite - 15 litres per second.
  Utility - 30 litres per second.
  Kitchen - 60 litres per second.
  Operative from light switches with 15 minute over run.
- FIRE WARNING.
  Self contained smoke alarm permanently wired to a separate fused circuit complying to BS 5839:1. Ceiling mounted in position shown on plan and not within 300 mm of any light fitting or wall, interconnected so that detection from either unit shall activate the alarm signal in any other.
- All glazing to doors or side lights when below a level of 1500 above floor and all windows below a level of 800 above floor must be laminated or toughened and comply with B.S. 6206.
- Staircase to be 855 overall width, 32mm strings / 25mm treads / 22mm winder treads / 250mm going / 200mm risers / 100 sq newel post / ex 75 x 50 handrail 840 vertically above nosing line. / Landing hand railing 1000mm with 15mm balustrades at 100 crs.
- Chimney stack to serve class 1 appliance with 200mm dia or sq socket and spigot clay flue lining system with 45 degree max off- set.Chimney terminating with taper pot flaunched to stack / No 4 lead apron flashing / stepped flashing and tray d.p.c.
- Foul water drainage to consist of 100 PVC Marley (or equivalent) laid to 1:40 gradients via uPVC chambers and discharging into sewer located in the private drive, Manholes in drive to be constructed with 215 2nd class Eng brick walls min size 450 x 450 for depth upto 1000,and increased to 1200 x 750 for depths over 1000mm /on 150mm concrete slab / medium duty pressed steel galvanized cover and frame.All connected into main sewer located in Church Gate.
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- Loft hatch to have insulation, draught seals to perimeter and securing mechanism to compress seals.
- Oil fired balanced flue boiler with programmable zoned control, radiators with TRV's, boiler interlock Heatrae unvented direct water heating system with cylinder thermostat. Secondary/ primary pipes between boiler and cylinder to be sleeved with performed pipe insulation of thickness equal to the external diameter of the pipe.

APPROVED AS PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
21 SEP 1999
Ref: 0253/98

MARK	CO-ORD	REVISION	BY	DATE	APP.
A.		Window on East Elevation ground floor amended		09 99	

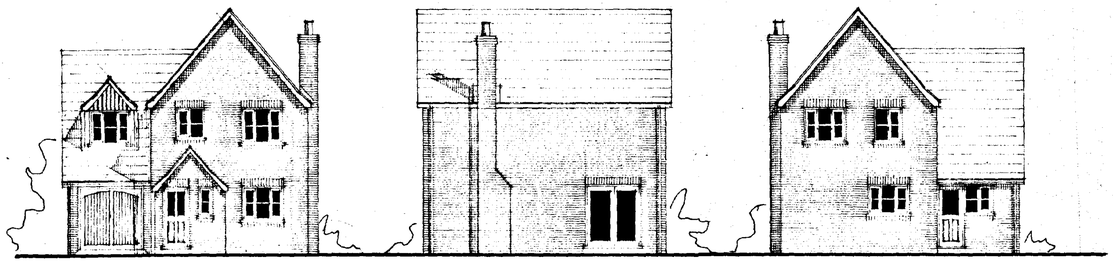
DRAWN ____ DATE 06/99
DESIGNED ____ DATE ____
CHECKED ____ DATE ____
APPROVED ____ DATE ____
NOTED ____ DATE ____
NOTED ____ DATE ____

TYPE 1. DETACHED DWELLING.
CHURCH GATE.SUTTON BRIDGE.
LINCS. For MANIGO DEVELOPMENTS.

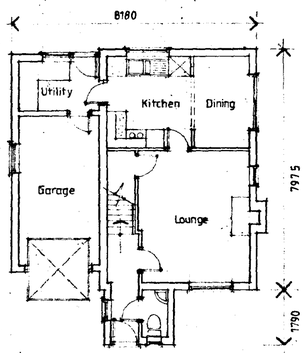
SOUTH WOOTTON DESIGN SERVICE.
"HONEYPOT COTTAGE" BARRACK YARD.
WINCH ROAD.GAYTON.NORFOLK

SCALE 1:100 | DRAWING NUMBER 685/001 'A1'

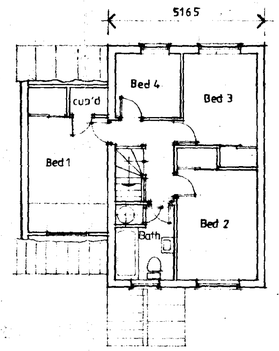
685-001



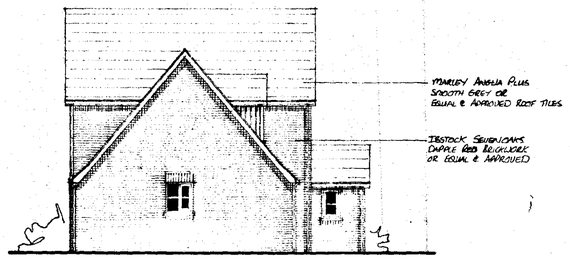
Front Elevation | Side Elevation | Rear Elevation



Ground Floor Plan



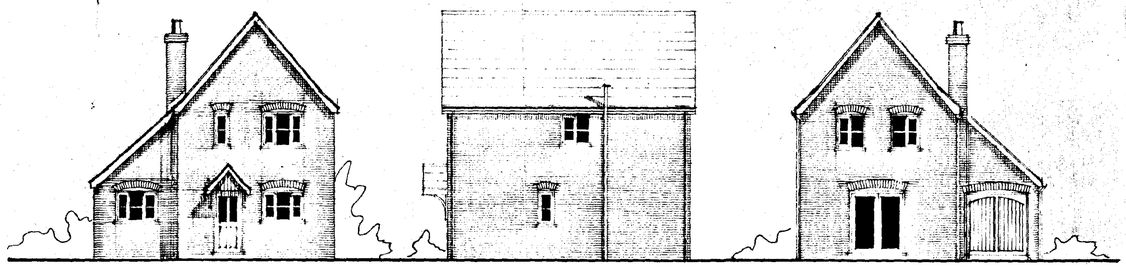
First Floor Plan



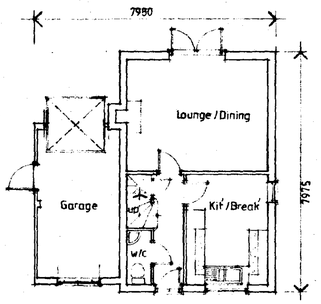
Side Elevation

HOUSE DESIGN TYPE '2'

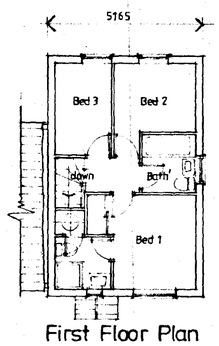
NOTE:
House types may be handed.



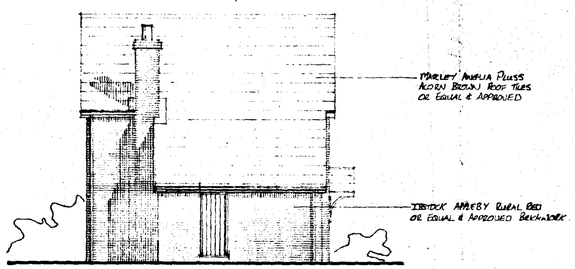
Front Elevation | Side Elevation | Rear Elevation



Ground Floor Plan

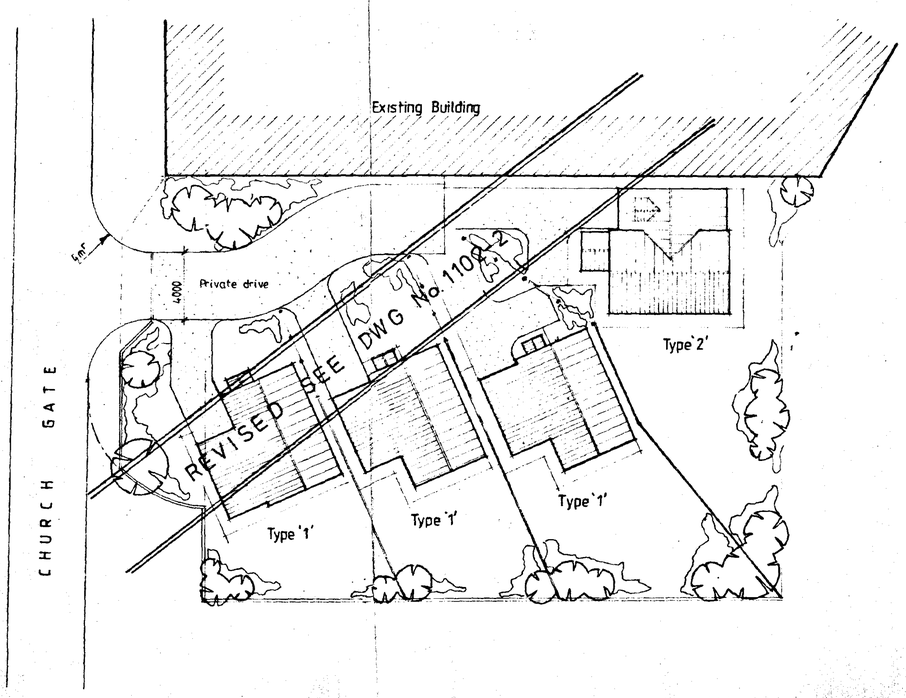


First Floor Plan

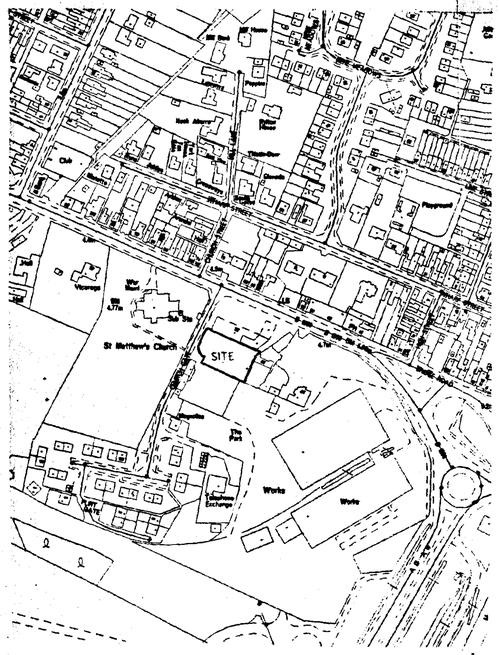


Side Elevation

HOUSE DESIGN TYPE '1'



Site Layout scale 1: 200



Location Plan 1: 2500

rev	date	drawn by	description
A	17March 98	CJH	REVISED SITE LAYOUT (SEE DWG No 1102-2)
			HOUSE TYPE 1 AMENDED TO PURCHASERS REQUIREMENTS.

revisions

project
Proposed Development of
4 No. Detached Dwellings
Church Gate
Sutton Bridge

AMENDED PLAN
Ref.

drawing title
House Design Types 1 & 2
Location Plan

SOUTH HOLLAND DC
HOUSING & PLANNING
0253/98

scale: 1 : 100
drawn by: CJH date: FEB 98
checked by: date:

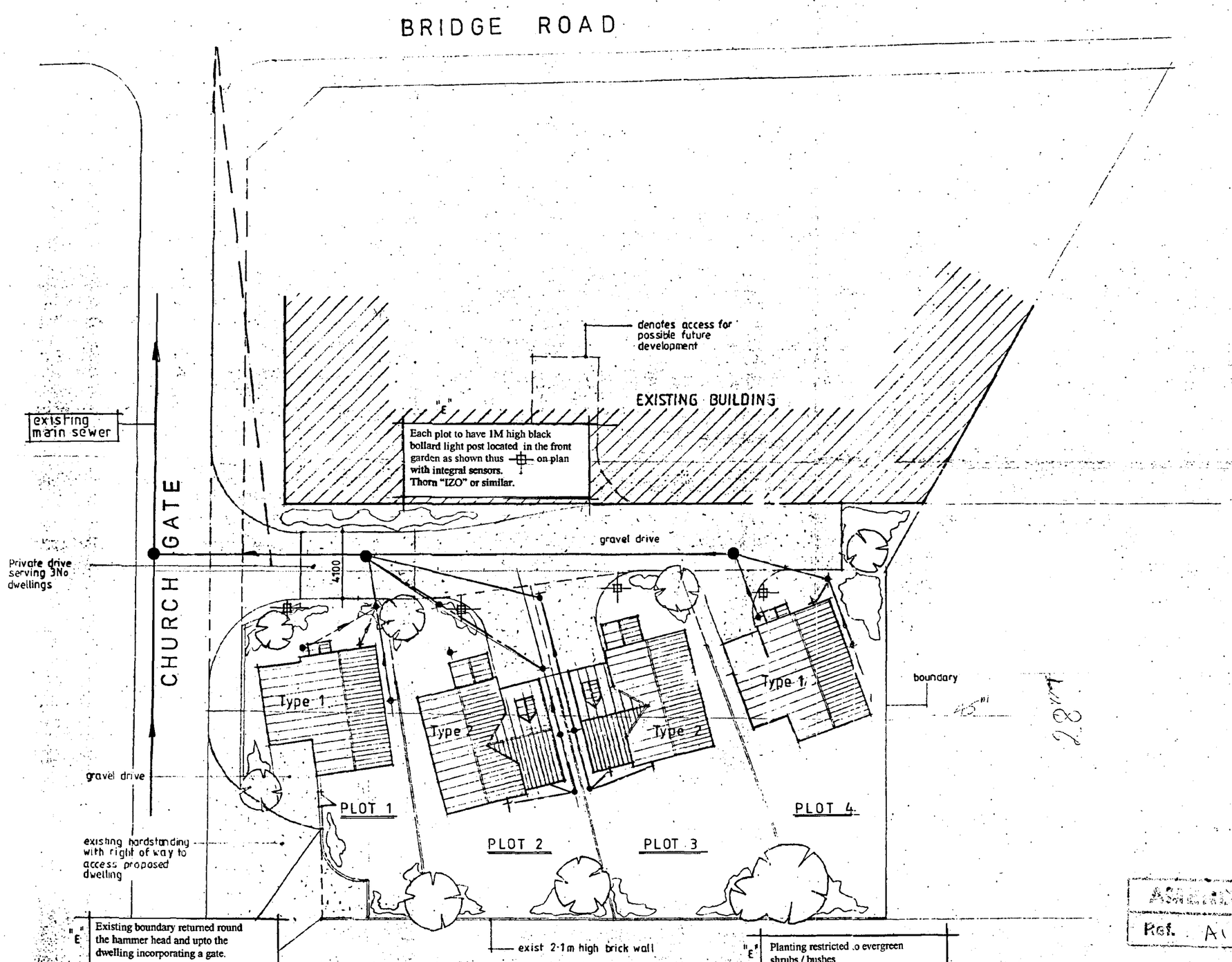
Templeman Associates
First Floor, The Old Chapel, John Kennedy Road, King's Lynn, Norfolk. PE30 2AA.
Building Surveying Architecture Project Management
Telephone (01553) 776148 Fax (01553) 691916 E-mail templeassoc@aol.com

drawing no:
1102-1

rev A
preliminary | O | for construction

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Drawing.dwg Fri Dec 19 15:05:13 1997 Templeman Associates



SITE LAYOUT PLAN 1:200

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
21 SEP 1999

E	09/99		Notes added
D	FEB 99	CJH.	REAR BOUNDARY TO PLOT 1 AMENDED TO SUIT LAND REGISTRY PLAN.
C	SEPT 98 OCT 98	CJH	HOUSE TYPE 1A ADDED
B		CJH.	EASTERN PLOT ACCESS AMENDED
A	AUG 98	CTH	AMENDED LAYOUT TO SUIT FUTURE GRAVEL DRIVE & ADDITIONAL LANDSCAPING

approved | revision no | date | source | drawn by | checked | description

revisions

project
DEVELOPMENT OF 4No. DETACHED DWELLINGS
CHURCH GATE
SUTTON BRIDGE

drawing title
SITE LAYOUT

scale: 1/200
drawn by: CJH date: MARCH 98
checked by: date:

TA Templeman Associates
First Floor, The Old Chapel, Jane Kennedy Road, King's Lynn, Norfolk. PE30 2AA.
Building Surveying Architecture Project Management
Telephone (01553) 771148 Fax (01553) 661918 E-mail templeman-offices.com

drawing no.
685-003. E

rev A B C D
preliminary | for construction

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