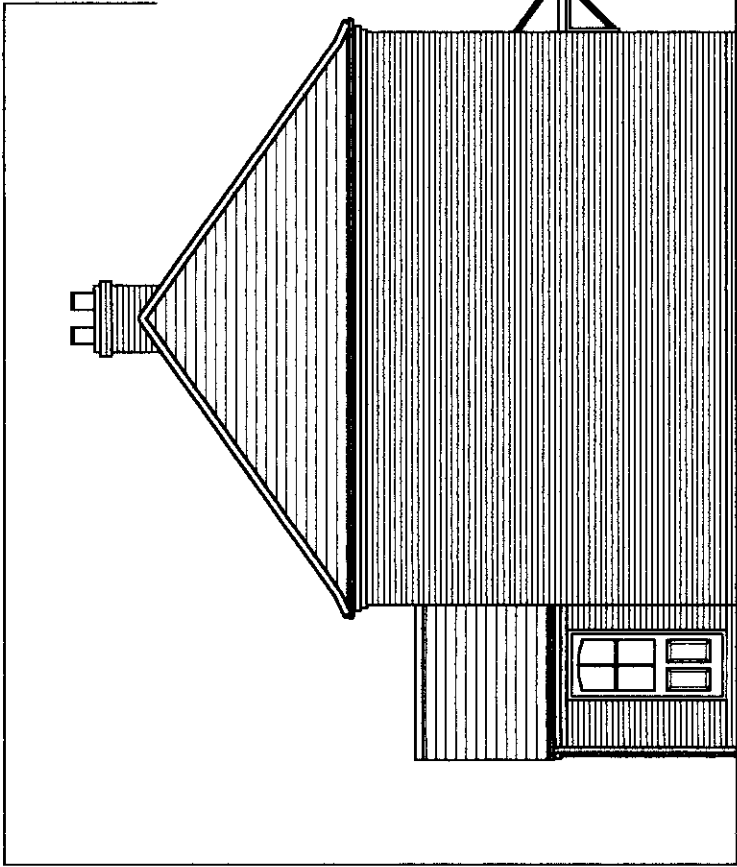
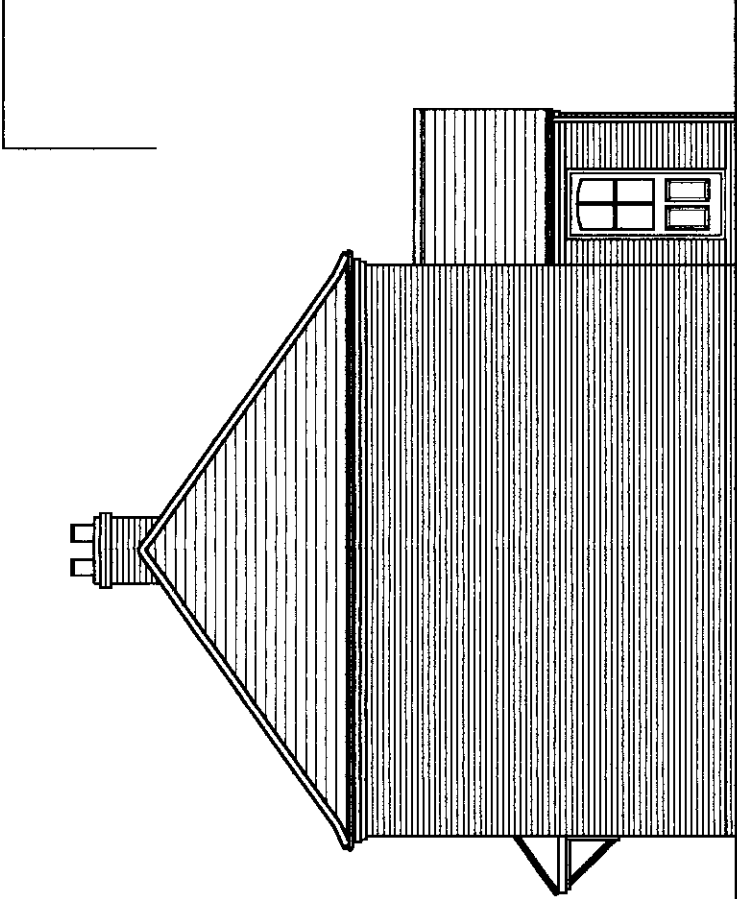
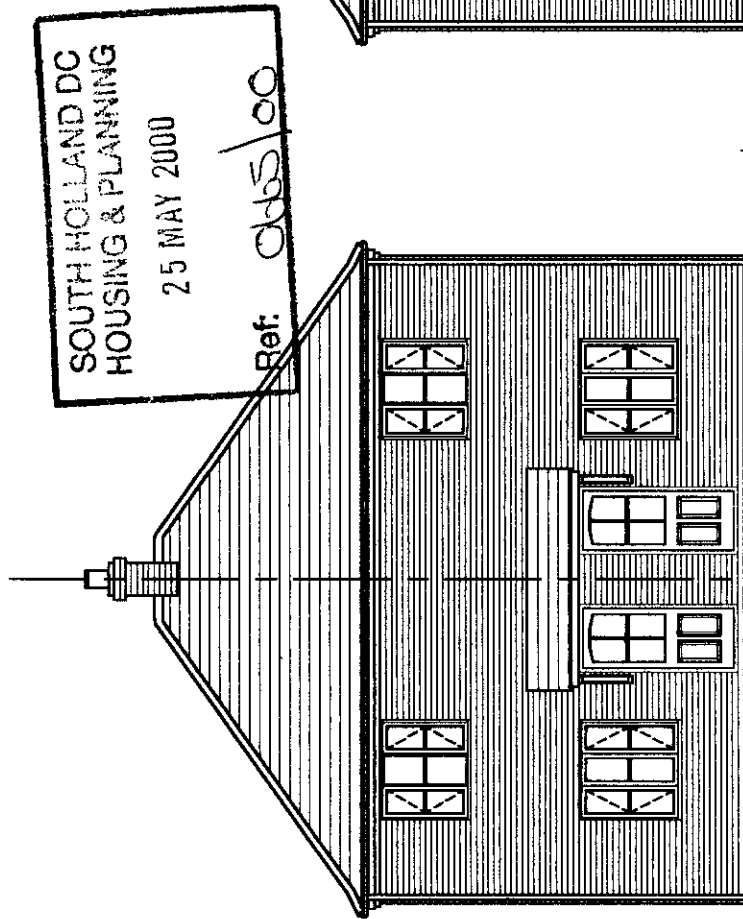




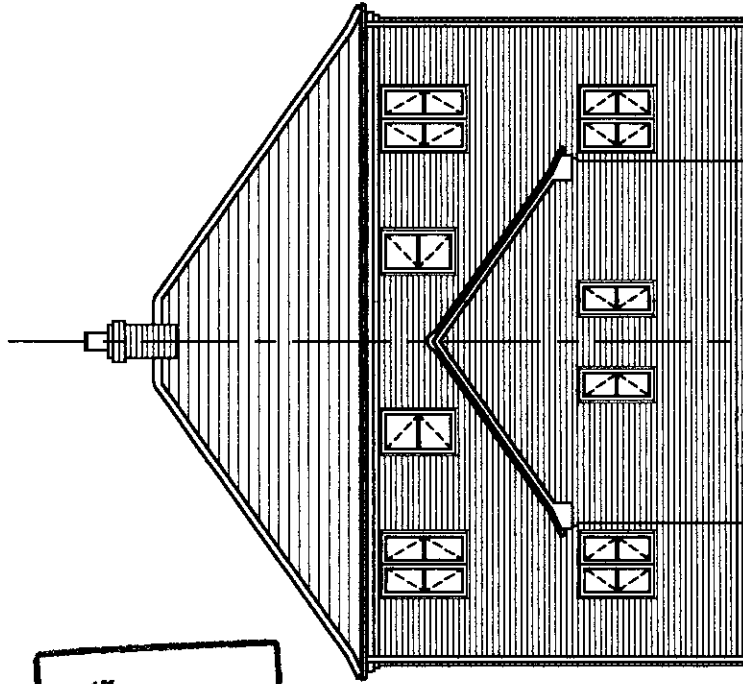
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION (to Youngs Row)



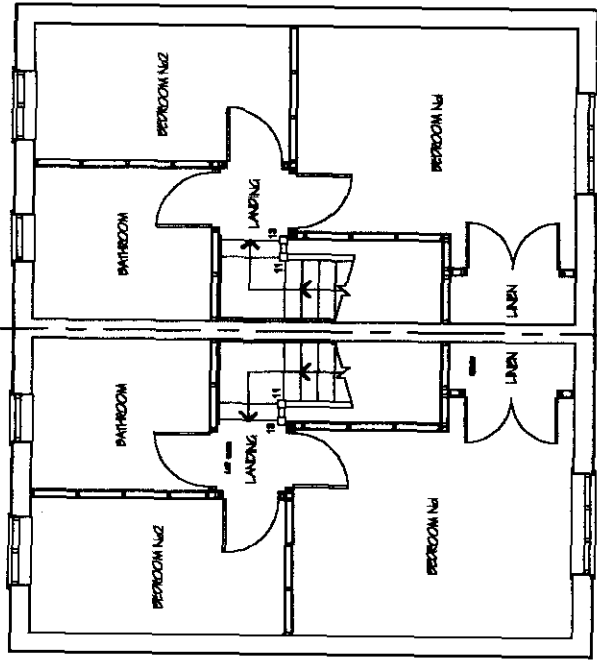
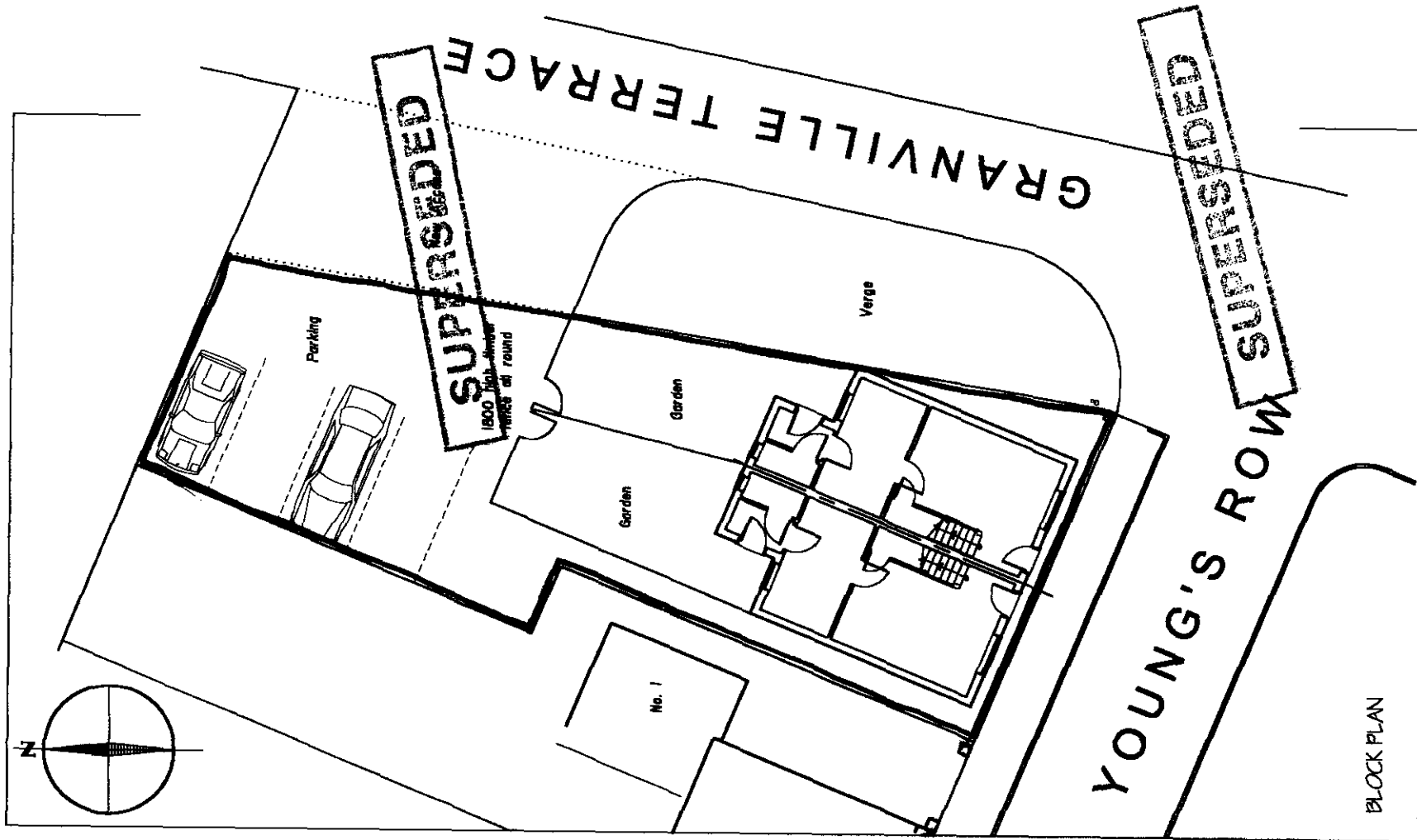
NORTH ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 2000
Ref: 065/00

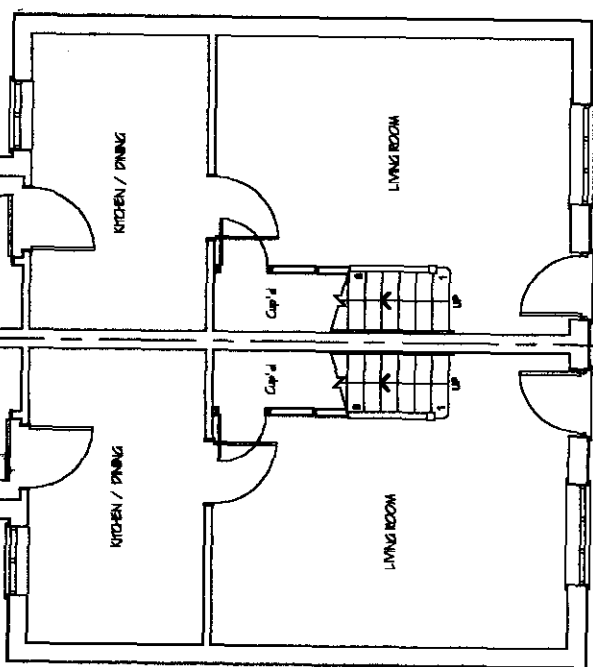
PROPOSED SITE DEVELOPMENT TO PROVIDE TWO STOREY BUILDING
CONSISTING OF TWO RESIDENTIAL UNITS WITH GARDEN & PARKING
ADJACENT 1 YOUNG'S ROW
SUTTON BRIDGE
Lincs
For PREMIER BUILDERS (South Lincs)

MAY 2000

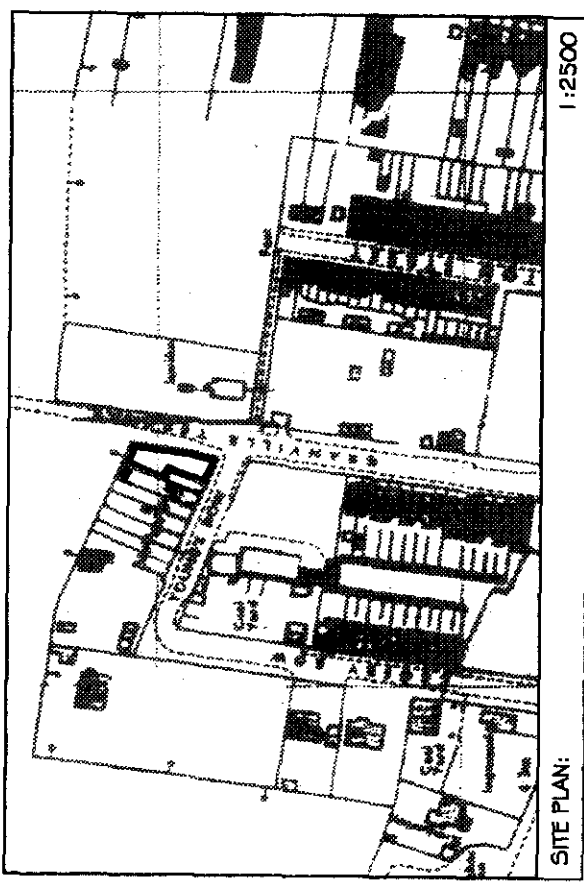
Scales:
ELEVATIONS - 1:100
SHEET 2 of 2



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN: 1:2500

EXTERNAL MATERIALS:

WALLS - Red brickwork to match existing adjacent property

ROOF - Slate finish to match existing

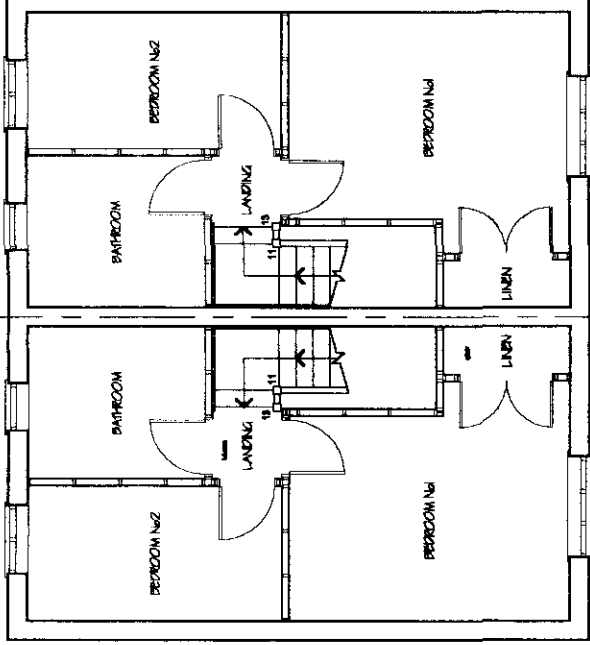
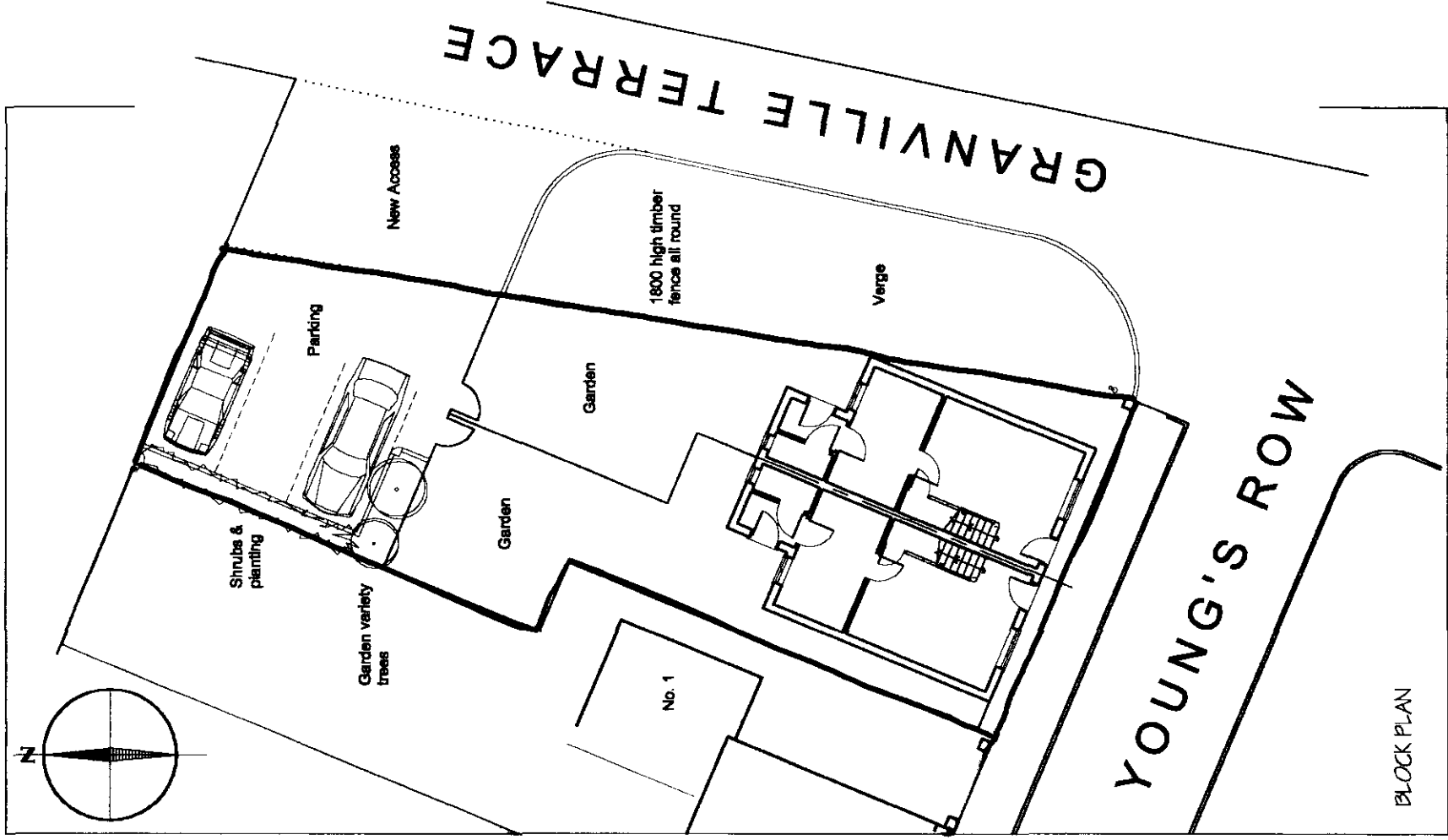
WINDOWS - uPVC

DOORS - SW timber

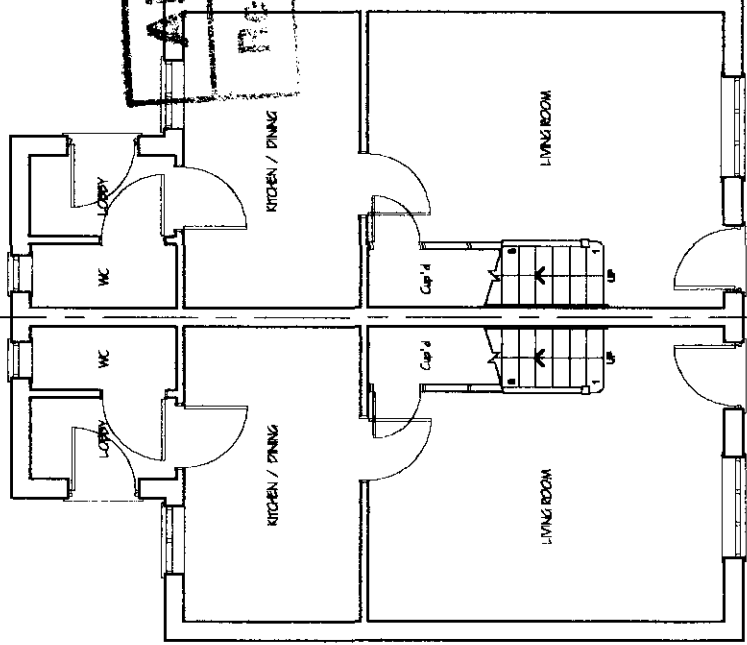
SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 2000
Ref: 0655/00

PROPOSED SITE DEVELOPMENT TO PROVIDE TWO STOREY BUILDING
CONSISTING OF TWO RESIDENTIAL UNITS WITH GARDEN & PARKING
ADJACENT 1 YOUNG'S ROW
SUTTON BRIDGE
Lincs
For PREMIER BUILDERS (South Lincs)
MAY 2000

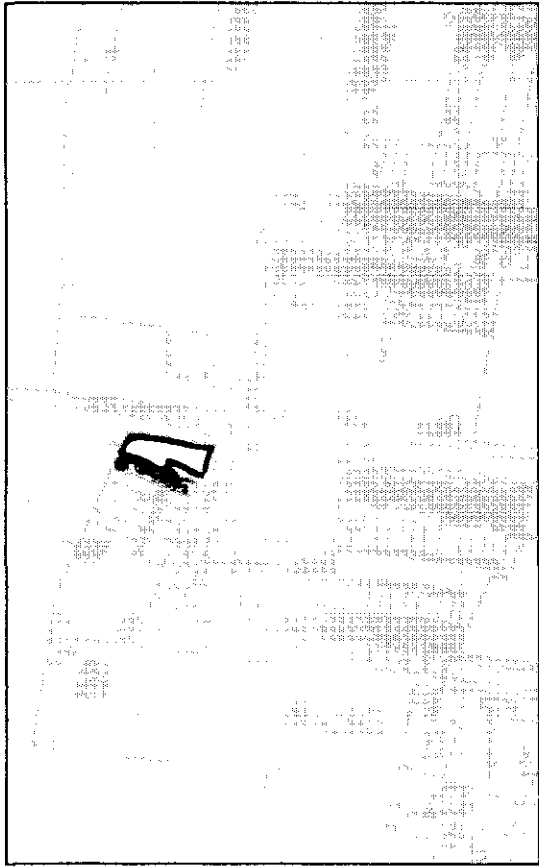
Scales:
FLOOR PLANS - 1:100
BLOCK PLAN - 1:200
SHEET 1 of 2



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN: 1:2500

EXTERNAL MATERIALS:

WALLS - Red brickwork to match existing adjacent property

ROOF - Slate finish to match existing

WINDOWS - UPVC

DOORS - SW timber

AMENDED PLAN

0665100

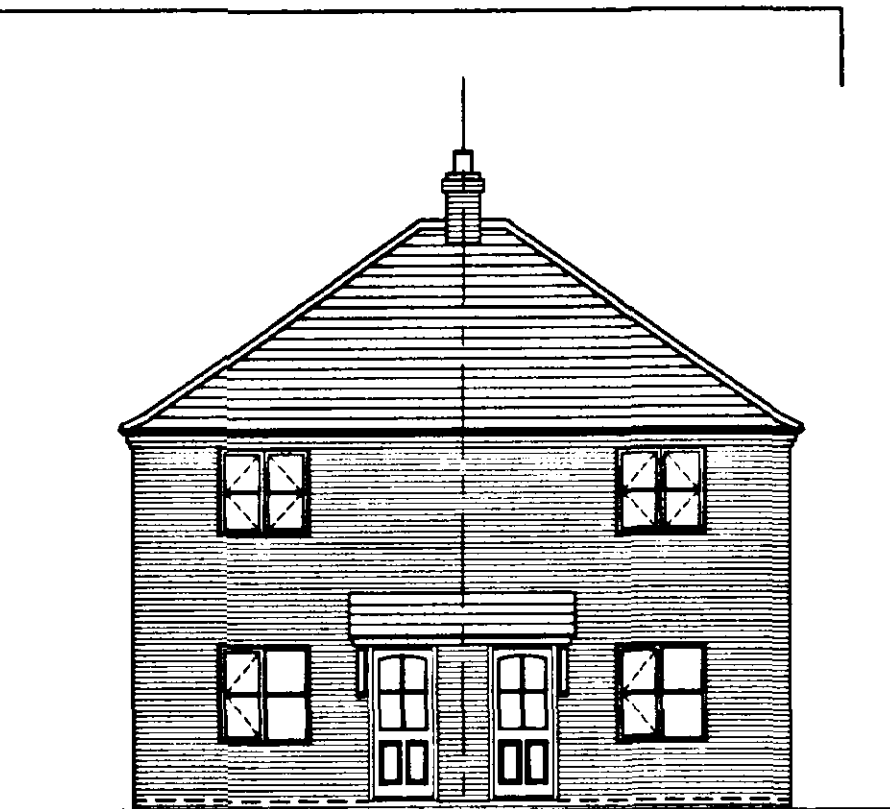
PROPOSED SITE DEVELOPMENT TO PROVIDE TWO STOREY BUILDING
CONSISTING OF TWO RESIDENTIAL UNITS WITH GARDEN & PARKING
ADJACENT 1 YOUNG'S ROW
SUTTON BRIDGE
Lincs
For PREMIER BUILDERS (South Lincs)

MAY 2000

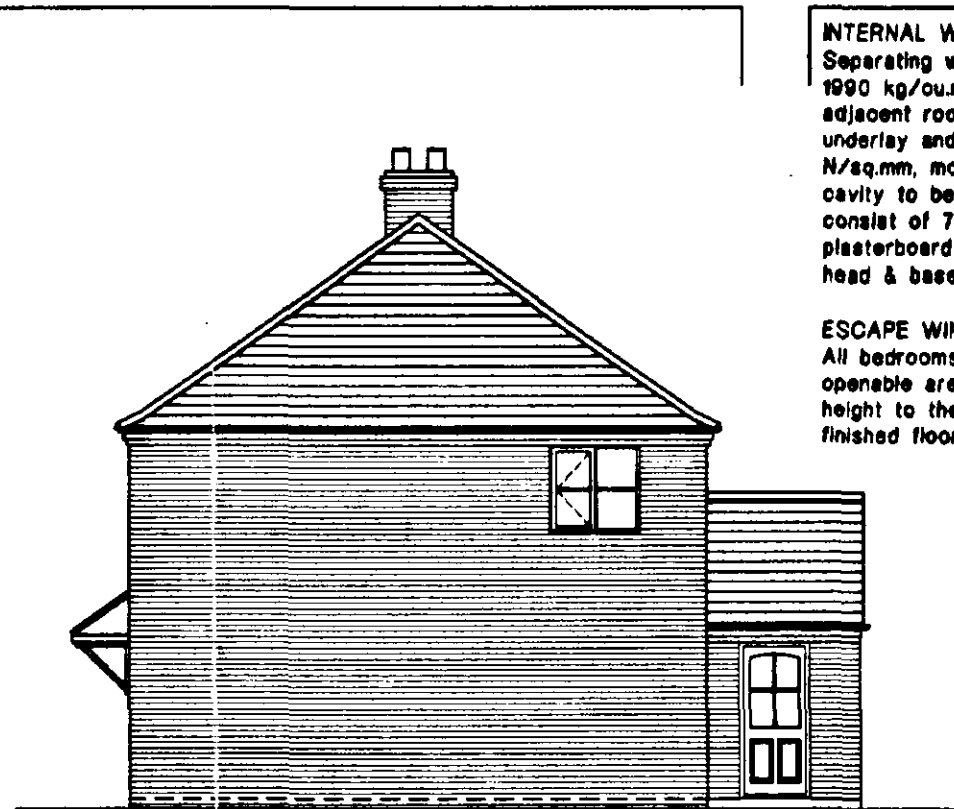
Scales:
FLOOR PLANS - 1:100
BLOCK PLAN - 1:200
SHEET 1 of 2

REVISED to Planning Officer Requirements Ref: H1 810665/00 02/07/2000

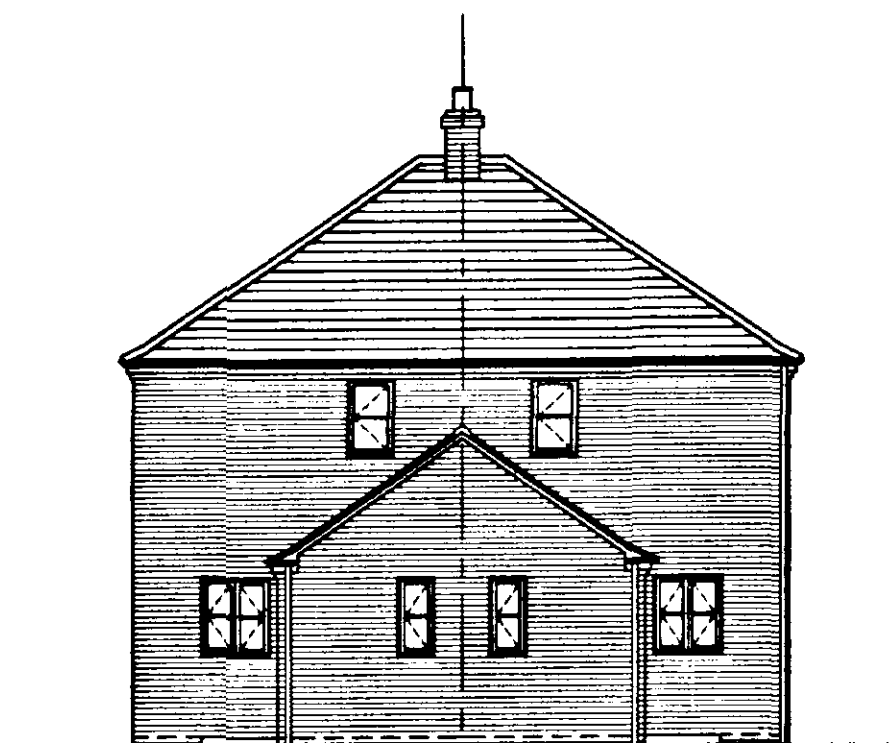
BLOCK PLAN



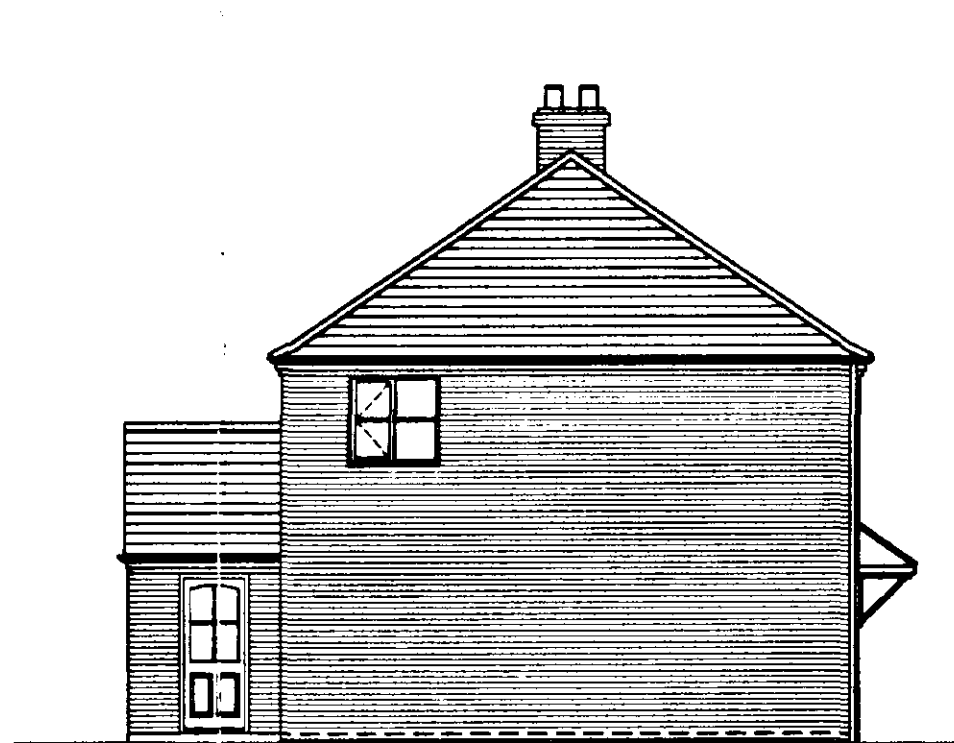
SOUTH ELEVATION (to Youngs Row)



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

INTERNAL WALLS:
Separating wall to consist of two leaves of concrete blockwork (density 1800 kg/cum) with 50mm cavity. Wall to stop 25mm below the top of adjacent roof trusses and fire stopped with mineral wool between u/s of underlay and masonry. Internal blockwork to be 100mm LECA min. 2.8 N/eqm, mortar mix 1:5:5 (cement:lime:sand, with plasticiser). Inner leaf of cavity to be fully bonded to internal block partitions. Timber studwork to consist of 75 x 38mm studs @ 600mm c/c faced each side with 12.5mm plasterboard to BS 1230 plus 25mm mineral wool quilt. These to be fixed @ head & base to noggings or joists.

ESCAPE WINDOWS:
All bedrooms to be provided with a window which has an unobstructed openable area of at least 0.33sqm and at least 450mm high & wide. The height to the bottom of this opening should be not more than 1100mm above finished floor level.

Opening	Leaf	Lintel	Vent	1/20th
ED1	806	CNT7E	-	-
ED2	838	-	-	-
W1	-	CNT7F	0.63	N/A
W2	-	CNT7E	0.68	0.48
W3	-	-	0.34	0.08
W4	-	-	0.96	0.85
W5	-	-	0.48	0.31
W6	-	-	0.41	0.24
ID1	828	CNT102	-	-
ID2	-	-	-	-
ID3	-	-	-	-
ID4	828	-	-	-
ID5	728	-	-	-
ID6	-	-	-	-
ID7	-	-	-	-
ID8	2 x 810	-	-	-

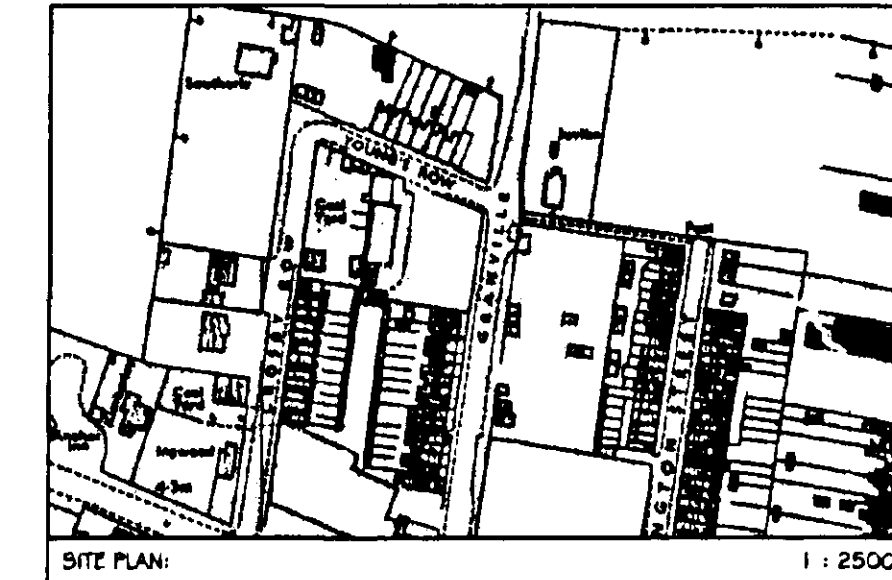
CONCRETE FOUNDATIONS:
Concrete to strip foundations to be grade C35 to BS 5328:Part 2: 1991. Minimum cement content 300kg/cum, aggregate size 20mm min. Sizes in accordance with BS 8110:Part 1 as follows:- to 252.5mm cavity walls, 700 x 225mm thick. All foundations to be centrally placed below walls. Depth to base to be 0.75m minimum to LA approval on inspection. All concrete to be left to cure at least 4 days.

WALLS BELOW DPC:
Clay brickwork to BS 3921, concrete blockwork to BS 6073 with a compressive strength not less than 7N/eqcm. A mortar to BS 5628: Part 3 or alternatively 1:1.5:5 (cement:lime:sand, with plasticiser). The cavity is to be filled with concrete, grade C10F, up to 225mm below DPC to walls. A DPC should be positioned @ least 150mm above finished ground/paving levels, be impermeable, lapped at least 100mm, well bedded @ linked continuous with DPM. Where services penetrate walls, provide 50mm space all around pipe with opening meshed both sides & a concrete lintel over opening 75mm thick. Wall ties to BS 1243:1978 @ 900mm centres horizontally, 450mm c/c vertically, & 300mm vertically at unbordered joints.

GROUND BEARING FLOORS:
Well graded, inert hardcore 1M containing no hazardous materials, which passes a 150 x 150mm screen in all directions minimum 100mm thick well compacted in layers n.e. 225mm thick well blinded. Provide 50mm expanded polystyrene boards (EPS) grade SD to BS 3837, cover with 1200 gauge Visqueen DPM with joints lapped and taped, and turned up at perimeter. linked continuous with DPC to walls. Slab to be 100mm thick ready mixed concrete GEN1. Provide 20mm thick insulation strips up to DPC level to external perimeter walls. Below internal non load bearing block partitions the floor concrete is to be thickened to 150mm for a width of 400mm.

DRAINAGE BELOW GROUND:
All drainage to comply with BS 6301:1985. New drains to be 110mm diameter uPVC to BS 4980:1975 laid in 10mm aggregate to BS 5822:Part 2 to a thickness of 100mm all round the pipe, with flexible joints minimum gradient 1:80. Where the bottom of a trench is below foundation level it should be filled with concrete to a suitable level. Backfill should be placed in layers not deeper than 300mm, well compacted, minimum cover 600mm. Inspection chambers to be 450mm diameter internal in Polypropylene with class C covers. Sockaway to be minimum 6.0m from any building 2000mm diameter x 2000mm to base, filled with broken brick (particle size 10-15mm), covered with PVC sheet & topsoil, all subject to a percolation test. Shallow access chamber in uPVC 110mm diameter with 230mm diameter cover.

EXTERNAL MASONRY WALLS:
Cavity walls to consist of 100mm lightweight blockwork to comply with BS 6073:Part 1, 50mm thick cavity filled with 87mm of ROCKWOOL cavity batt insulation, faced externally with red brick facings to LA approval. Mortar mix for face brickwork 1:1.5 or 6 (cement:lime:sand) to BS 5628:Part 3:1985. DPC's to be 100mm wide in bitumen to BS 6398. Butterfly wall ties are to be bedded minimum 50mm into each leaf. All jamb openings, ties are to be provided within 150mm horizontally & every block course vertically. Provide DPC's to jambs of openings at heads & sills. Vertical DPC's are to project a minimum of 25mm into the cavity. Cavity trays over lintels should extend 150mm beyond the inner face of the cavity closer & cover the ends of the lintel. Provide weepholes @ 100mm max. c/c. Steel lintels to have minimum end bearing of 150mm to openings, to BS 5977.



FIRST FLOORS:
47 x 195mm C16 grade joists @ 400mm maximum centre's. Trimmer joists to staircase at right angles to joists to be 125x200mm, and 150x200mm where parallel to joists. Joists to be supported at ends: built into inner skin of external cavity wall, & supported on joist hangers to BS 6178, minimum bearing of 150mm on masonry & hanger. Solid strutting is to be provided @ ends of joists & @ centre span, 38 x 147mm deep. Floor decking to be 19mm thick flooring grade moisture resistant chipboard, type P5 to BS EN 312. Trimmer joists to be supported against trimmer with, "timber-to-timber" hangers. Doubled up joists below parallel studwork to be nailed @ 450mm c/c. Where joists run parallel to walls 30 x 5mm galvanised steel restraint straps should be fixed to joists & turned down cavity @ 2.0m maximum c/c's, provide noggings between joists where these occur & pecking between 1st joist & wall. Straps should be notched into at least three joists & fixed twice to each joist. Joists should be placed between 25 & 75mm from the inner wall face, and a 10mm gap should be allowed between the wall and the edge of the flooring to allow for expansion.

STAIRCASES:
Minimum headroom measured vertically above pitch line of 2.0m. Minimum clear width of stairs 800mm. Maximum pitch 42°. Going to be 223mm (min. 220), 13 No. equal risers of 200mm (max. 220), both to be consistent. Handrail to be 900mm high measured vertically above pitch line & floor. Balusters to be vertical with no opening between allowing a 100mm sphere to pass through. Door ED 1, when open should be not nearer than 400mm from the first tread at GF level.

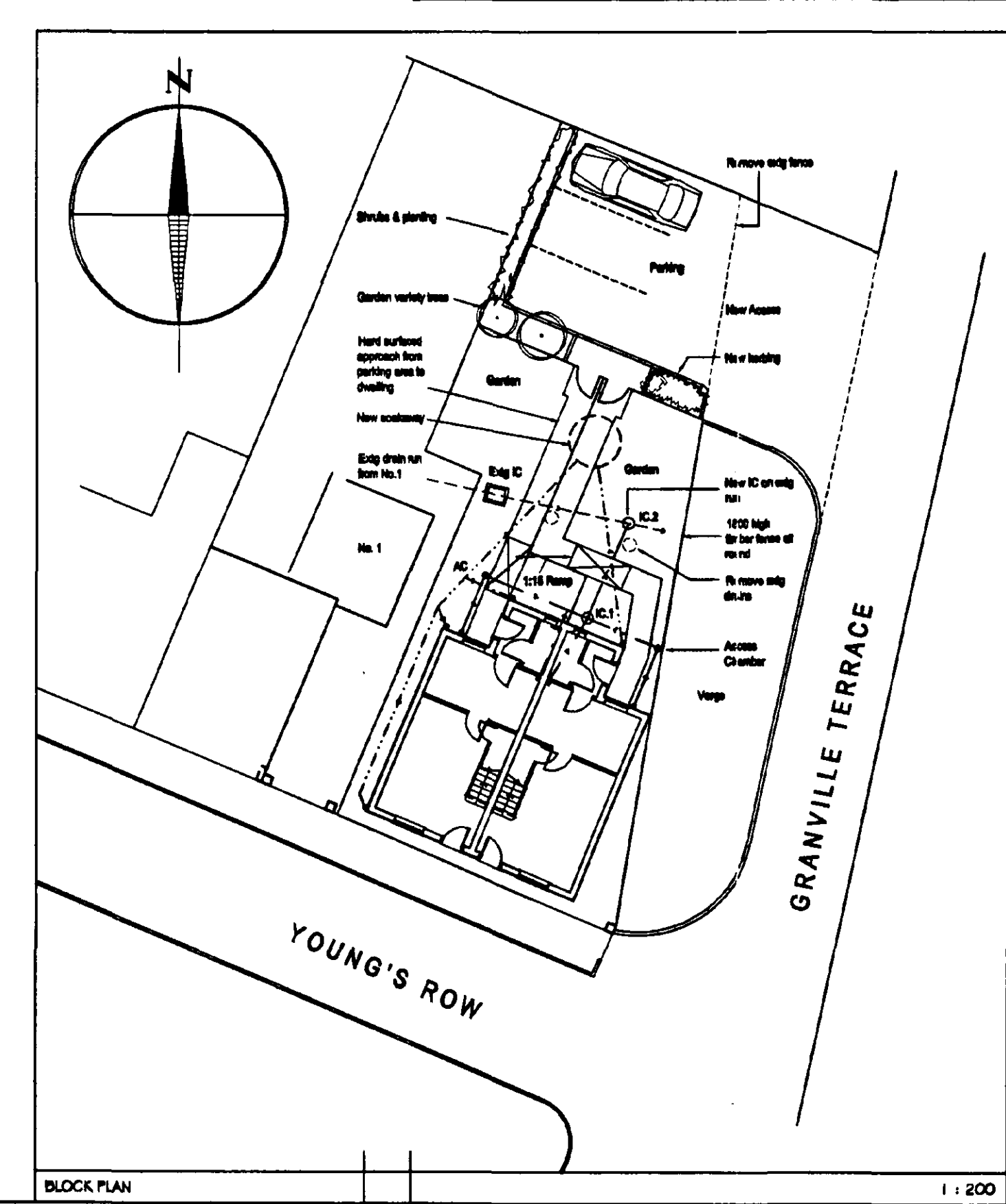
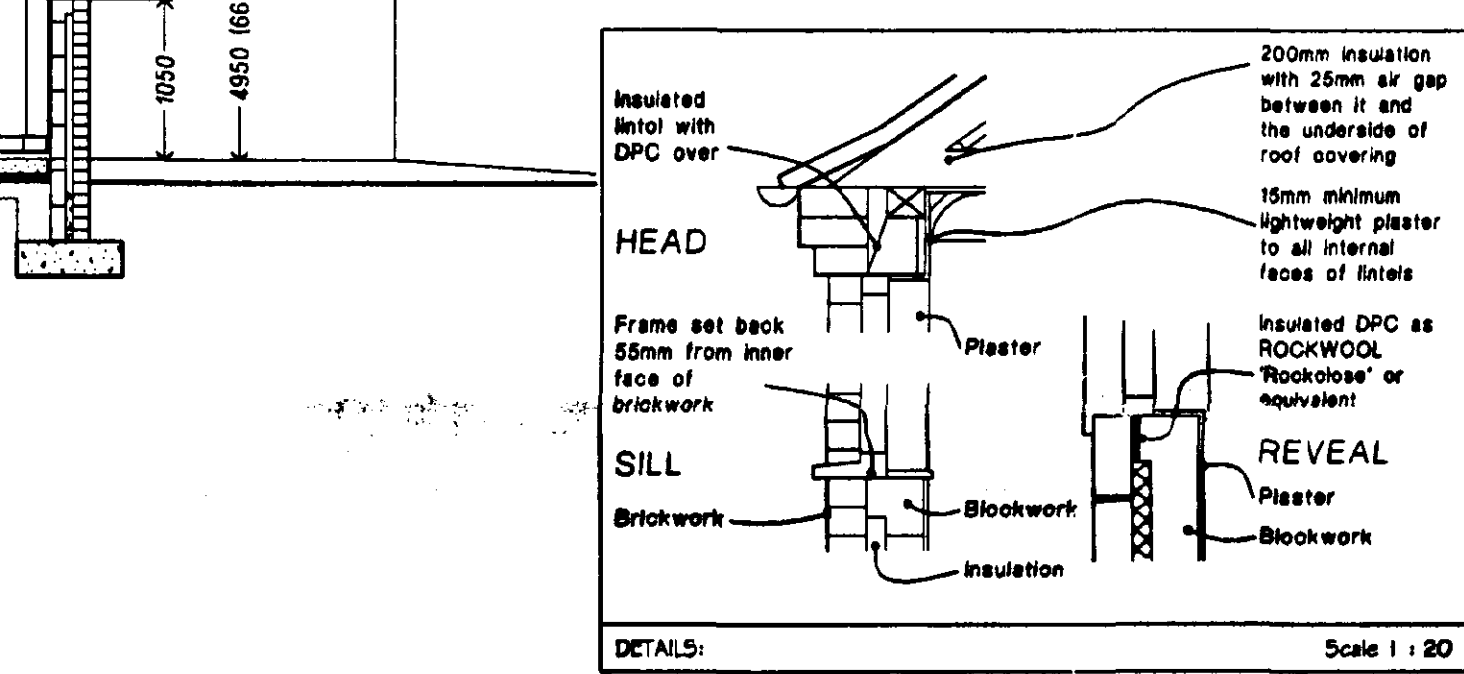
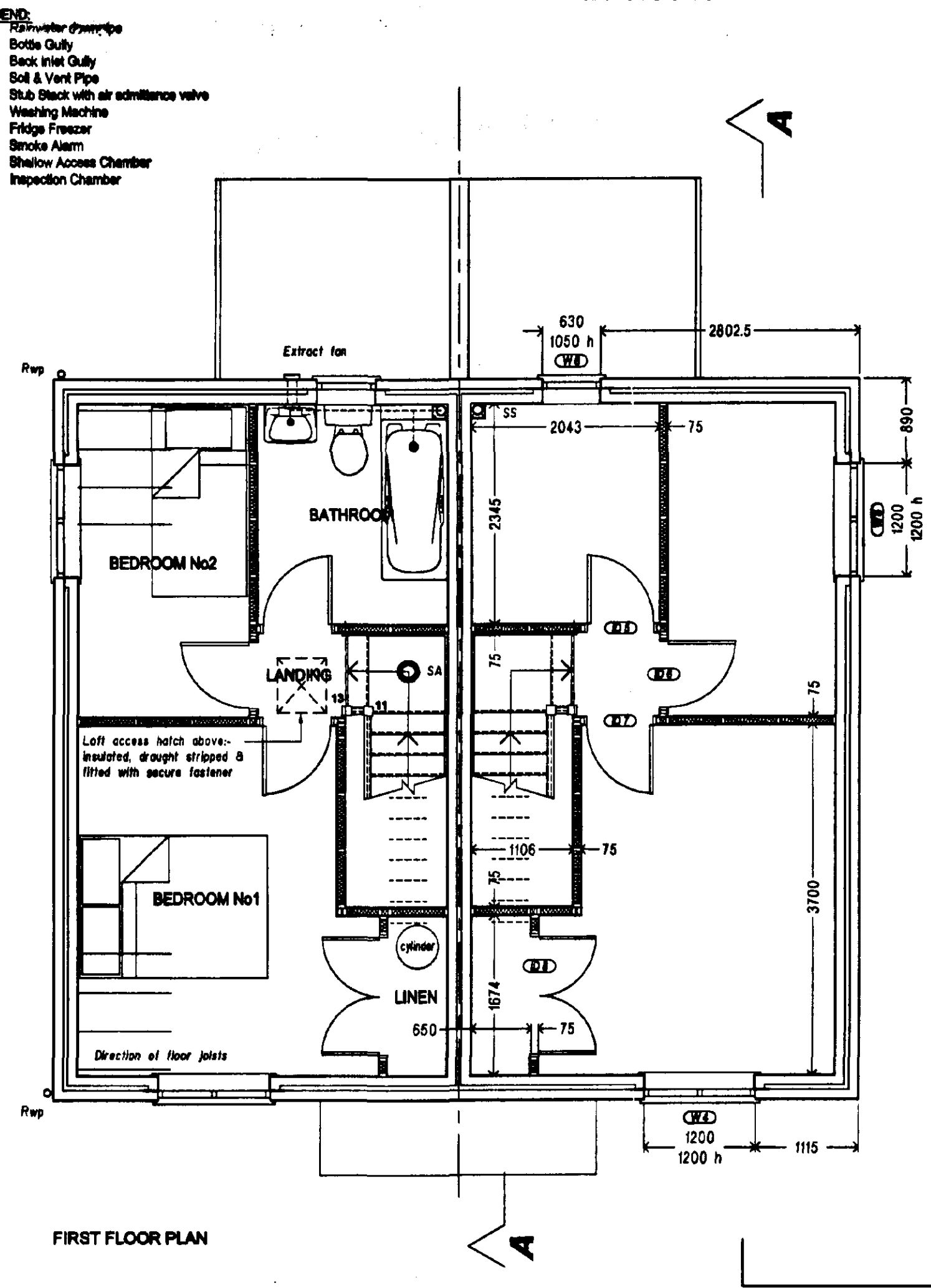
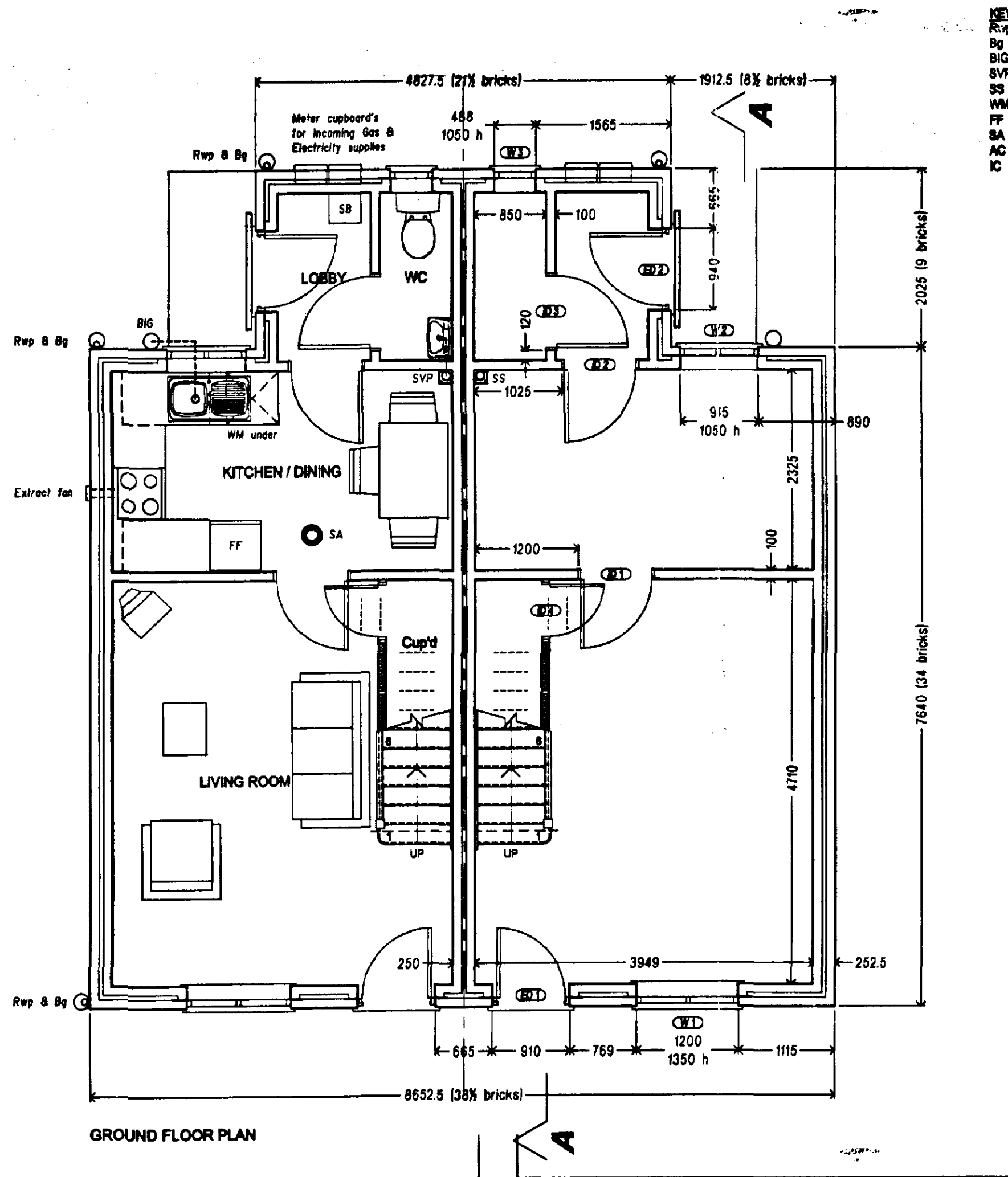
DOORS, WINDOWS & GLAZING:
All windows to be fitted with trickle ventilators to provide background ventilation of 8000sqmm to habitable rooms and 4000sqmm to bathroom & kitchen, these to be controllable & secure. All windows are to be uPVC, double glazed with sealed units, having a 6mm air gap between panes. All doors to be SW timber. All glass lower than 1500mm above floor level, to doors, adjacent sidelights and windows, all glass lower than 800mm above floor level elsewhere to be laminated or Toughened, manufactured to BS 6206:1981. All doors & windows to be draught-stripped.

PITCHED ROOFS:
Structural timber to be in accordance with BS 5268:Part 2. Wall plates to be 75 x 50mm thick minimum. Trusses to be @ 800mm c/c's maximum, to manufacturers design, pitch 35°. Provide lateral restraint straps @ ceiling level to walls minimum cross section 30 x 5mm in austenitic stainless steel with minimum anchorage turn down 100mm & 2.0m max. c/c's fixed to at least 3 No. trusses with noggings & pecking between. Water tank support to be in accordance with BS 5268:Part 3. Rafter to be covered with Monerol 250 by MONARFLEX min lap 100mm, 25 x 38mm riling battens & ETERNIT 74C 2000 plates, size 800 x 250mm rectangular with 60mm lap @ 210mm gauge fixed in accordance with BS 5534:Part 1. Cover flashings to be lapped 25mm into brick joints, min. upstand 75mm in Code 4 lead. Flashing to chimney to connect to DPC. Cross ventilation is to be provided to roof void equivalent to a 10mm slot running the full length of the eaves. Insulate 200mm ROCKWOOL Robatta to BS 5603. Roof to be braced with 100 x 25mm timbers diagonally & longitudinally, nailed to trusses with 2 no. 3.35mm diam. x 65mm long galvanised round nails. Valley frame set to be skew nailed to each rafter crossed with 2 no. 3.35 diam. x 75mm long galvanised nails. Provide lateral web braces where required in accordance with truss design. Where pitched roof abuts wall, provide a stepped cavity tray linked to a stepped Code 4 lead flashing. Gutters to be half round 125mm diameter, downpipes 63mm diameter to BS 4576, in positions shown.

INTERNAL SERVICES:
Cold water storage 100 litres minimum, hot water storage 115 litres min. to BS 6700. Cooker hood to be 30 l/s extract rate, ducted to the outside air via the shortest route. Extract fan to bathroom to be 15 l/s. Soil & vent pipe to be 100mm diam. to BS 4514 & is to terminate at least 900mm above any opening into the dwelling & be fitted with a terminal cage guard. Sound insulation to be provided to SVP's with at least 25mm insulation wrapped around pipe, and encased with 25mm of timber or plaster on timber framing. Waste connections to be separate, to basins, bath, & sink 40mm diam. WC connection to be 100mm diam. Rooding points to be provided to any length of pipe which cannot be reached from any other part of the system. 110mm diameter stub stack to be fitted with an air admittance valve to be fixed above the flood level of the highest sanitary fitting being served. As CARADON TERRAIN certificate No. 92/2811 made in PVC-U with diaphragm seal to BS 2492:1986. All sanitary pipework to comply with BS 5572:1978. Traps connecting to stack to have a 75mm seal. Central heating to be gas-fired, installed in accordance with Gas Safety (Installation and use) Regulations 1994. Boiler to be wall hung, fitted with an interlock. Balanced flue outlet to be situated @ least 800mm from any opening into the building & be protected with a terminal cage guard. Heating system to be thermostatically controlled & shall be fitted with a Programmer, Roomstat & TRVs. The Hot water storage cylinder shall be fitted with a thermostat & timer. Flue liners to be 200mm diameter minimum sockets uppermost & joined. All pipework to the HWSC shall be insulated with at least 15mm of material having a thermal conductivity of 0.045 W/mK, or other equivalent. Provide cavity tray over meter cupboard's, 2 courses high. Self contained smoke alarms to BS 5448:Part 1:1990, as shown on plan. Operation will be by mains with batteries for secondary power supply. Wire to a separately fused circuit @ the distribution board. Fix to ceiling @ least 300mm from any wall/light.

FLOOR, WALL & CEILING FINISHES:
50mm thick cement & sand screed, mix between 1:3 & 1:4 1/2. At least 25mm cover to be provided above service pipes. Gypsum plaster to walls of minimum 2 No. coats 13mm thick overall. 12.5mm plasterboard to ceiling with skim finish, 8mm thick.

MOBILITY:
Hard surfaced ramped approach at least 900mm wide @ 1:15, leading to level landing at principal entrance. Provide a proprietary drainage channel level with landing & accessible threshold to doorway. Threshold to be 15mm high max. Principal entrance door to have a minimum clear opening of 775mm. Switches & socket outlets are to be positioned between 450-1200mm above finished floor level.



ERECTOR OF TWO HOUSES WITH ASSOCIATED PARKING
ADJACENT No. 1 YOUNGS ROW
SUTTON BRIDGE
Lincs
For PREMIER BUILDERS (South Lincs) Ltd
10 OCTOBER 2000
11 DEC 2000
0665460
APPROVED PLAN
Full Planning Permission: 11/00065/000 dated 04/08/2000
Building Regulation amendments: B1/00063/000 dated 16/11/2000