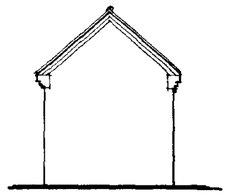
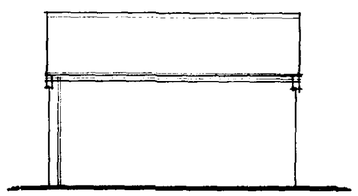


212C 212C [O.C.]

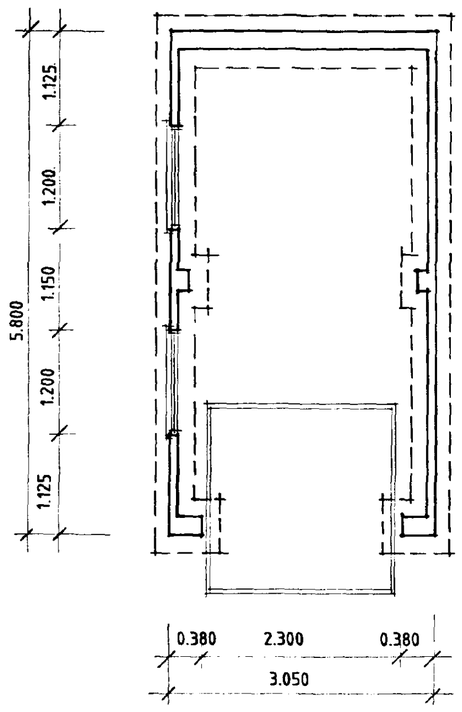






NOTE

ELEVATION WITH WINDOWS TO FACE ROAD



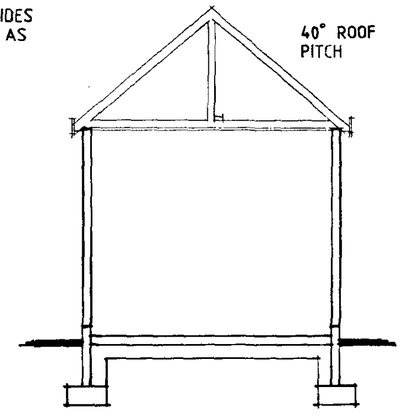
PLAN

225 THICK BRICK WALLS TO GABLE ENDS

100 THICK WALLS TO SIDES WITH 225 x 225 PIERS AS SHOWN

I.G. L10 LINTELS OVER WINDOW OPEENINGS

I.G. L9 LINTEL OVER FRONT DOOR



SECTION

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

GROUND FLOOR CONSTRUCTION
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Butumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To 225 WALLS PROVIDE 600 wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

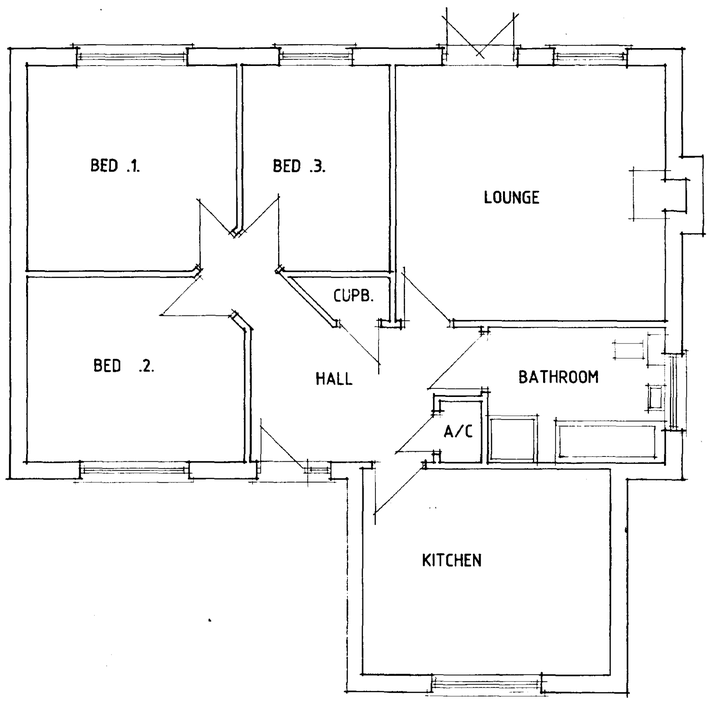
SINGLE GARAGE
TSM.

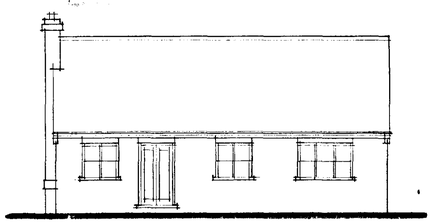
DETERMINED PLAN
1:50 1:100 NOV-95

B.GILHAM.

SCULCOATES HOUSE
31 MAR 2000
Ref: 666/01

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702





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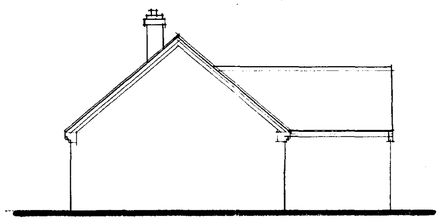
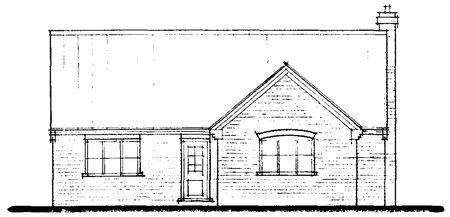


SIDE



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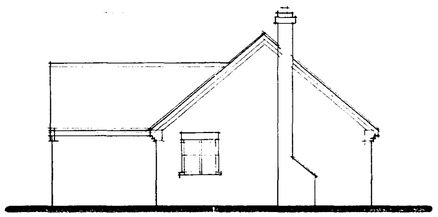


SIDE

SOUTH HOLLAND DC
HOUSING PLANNING
31 MAY 2001
666/01

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

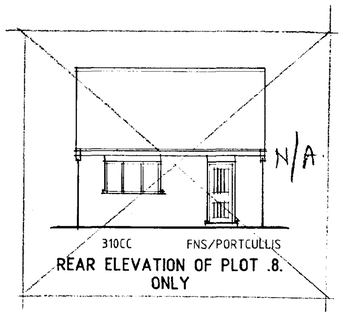
WYE

DETERMINED PLAN

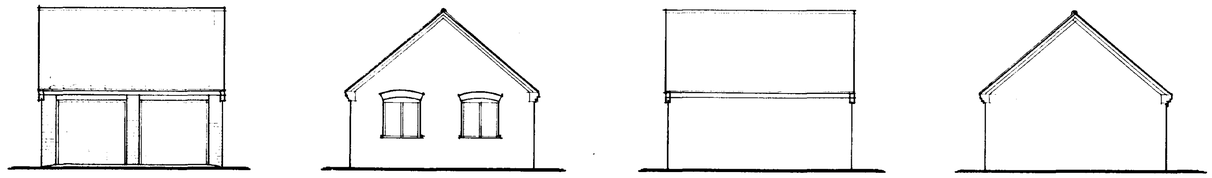
1:50 1:100 | MAY-00

B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



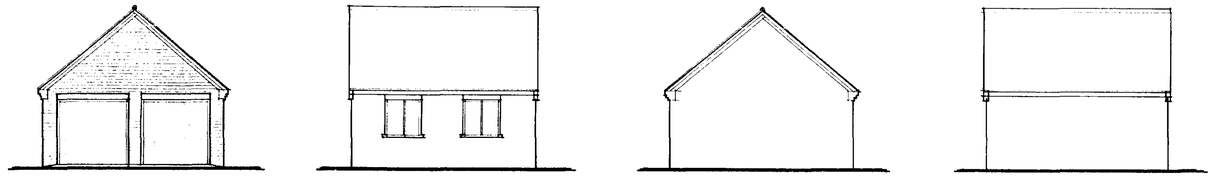
REAR ELEVATION OF PLOT .8. ONLY



ELEVATIONS OF GARAGE .A.

I.G. LI/S LINTELS OVER EXTERNAL OPENINGS

PROVIDE UNIVERSAL ARCH OVER WINDOWS



ELEVATIONS OF GARAGE .B. & .C.

WALL CONSTRUCTION
270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity
110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

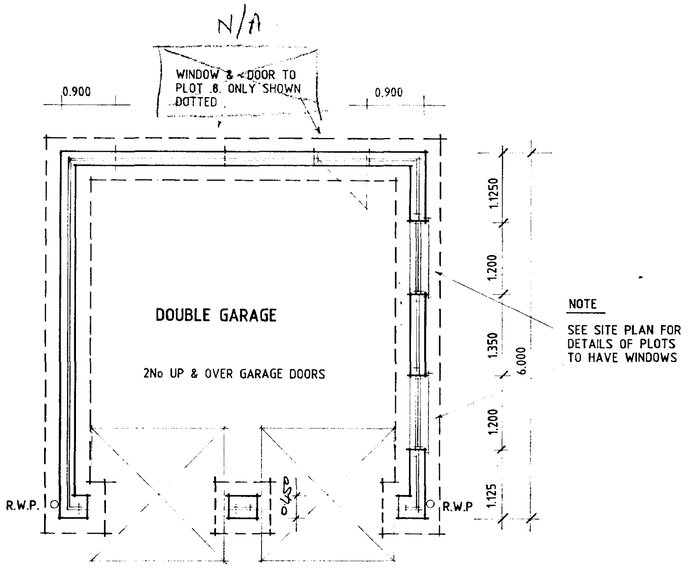
GROUND FLOOR CONSTRUCTION
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Butumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

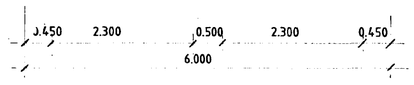
FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

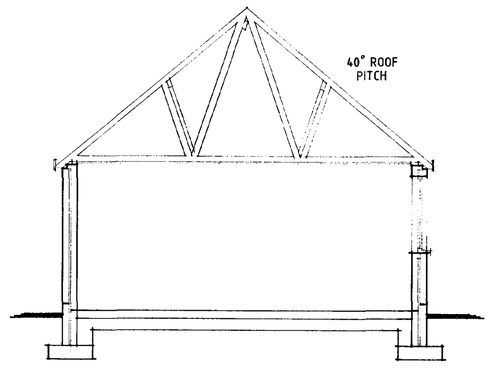
JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

N/A



FLOOR PLAN A & B





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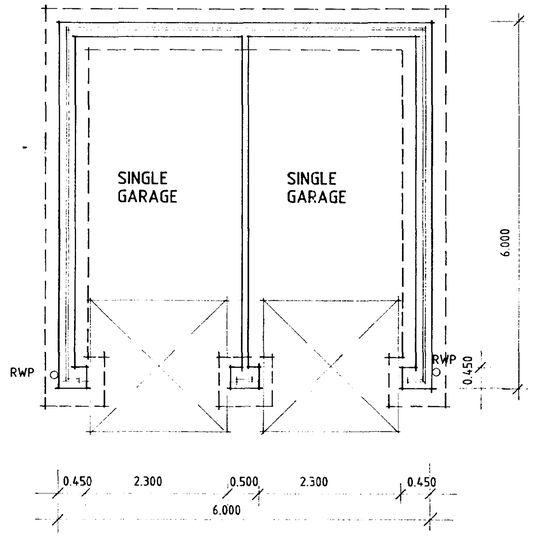


FLOOR PLAN .C.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING
31 MAY 2001
666/01

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DOUBLE GARAGE .TSM.

1:50 1:100 | APRIL-95

B.GILHAM.

A - PLOT .8. ALTS - 14.5.96
~~B - PILE ALTS - 30.7.98~~
C - FLOOR PLAN .C. - 19.10.99

Status House 4 Princes Street, Holbeach, Lincs PE12 7BB
Tel 01406 424343 Fax 01406 490700

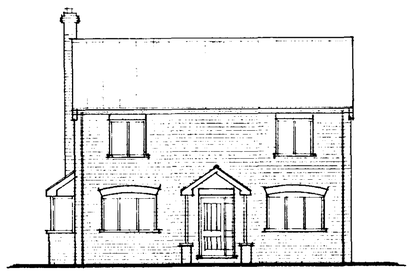
internal w.c.s to have extractor fans capable of extracting 15 litres/second with a 15 minute overrun.

The heating system to have a boiler interlock and to be controlled by a programmer and zone controls.

The hot water cylinder needs to be insulated with 35mm of spray foam insulation or to comply with BS1566.

Sanitary pipework with runs over 3m are to be ventilated.

Lintels to be insulated type. At reveals of openings to doors and windows 'U' value to be min. 1.2 W/m^2K. Also at every closure of cavity provide d.p.c.



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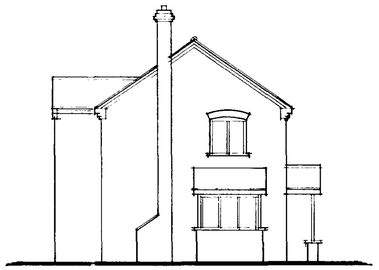

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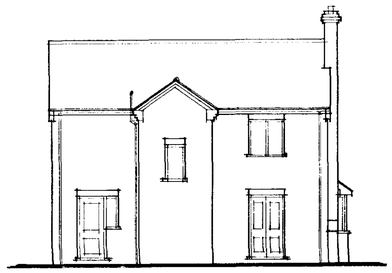

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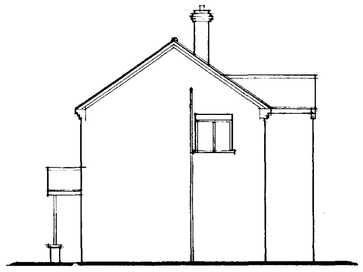


SIDE

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specification. Concrete to be ST3 grade unless noted otherwise.

Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm^2

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm^2

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150 rafters, 50 x 150 ceiling ties and 50 x 100 wall struts. Rafters and ceiling ties to be built into outside wall 100 mm or supported on mild steel hangers. Rafters to be supported on 100 x 200 beam in turn built into wall 100 mm and on 200 x 200 vertical post all as shown on roof layout plan. All timber SC3 grade.

Flue Construction
Provide 225 mm diameter clay flue liners to BS1181. 1971, with minimum 100 mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75 mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40 mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

Box Window Roof Construction
Concrete interlocking tiles on battens – all as main – on mach-on-site roof comprising of 38 x 75 rafters and ceiling ties. Provide roof insulation and plasterboard plus skim finish as main. At gable end provide 16 mm close-boarded timber on 25 x 25 battens on plywood fixed to end rafter.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cook hook capable of extracting 30 lt/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Ground Floor Construction
65 mm sand/cement screed on proprietary 50 mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm above window heat and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75 mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110 mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600 mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Open Fire
To be capable of burning smokeless fuel. Hearth to be 125 mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

43. Boiler
Provide balanced flue type oil fired boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125 mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600 mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I. G.
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450 mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500 mm, maximum 1000 mm above footpath to base.

Private Stairs
Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900 mm above pitch line and 10.0 mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 KN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99 mm. Provide timber handrail to top of balustrading or independently 900 mm above pitch line. Ensure minimum headroom above pitch line is 2000 mm. Total rise: See plan. Maximum rise: 220 mm. Minimum going: 220 mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150 mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

First Floor Walling
Provide 50 x 75 mm timber vertical studs at 400 mm c/c to be constructed of 50 x 75 mm timber head and sole plates. Provide 12.5 mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

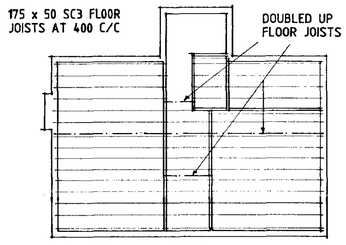
First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100 mm. Provide 30 x 5 mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200 mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Roof Ventilation
Provide to soffit around dwelling 125 x 400 mm slots for roof ventilation, to be at maximum 2400 mm c/c. Position internally flyproof gauze.

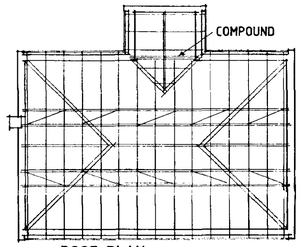
Rainwater Goods
PVC rainwater goods 110 mm half round gutters and 68 mm diameter downpipes.

Joinery
All joinery as stated in Schedule or marked on plan by Boulton & Paul.
(OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

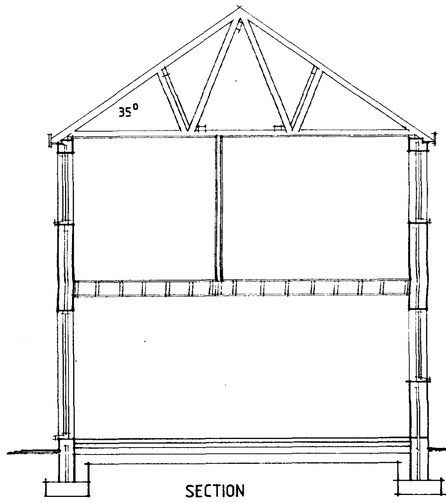
I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.



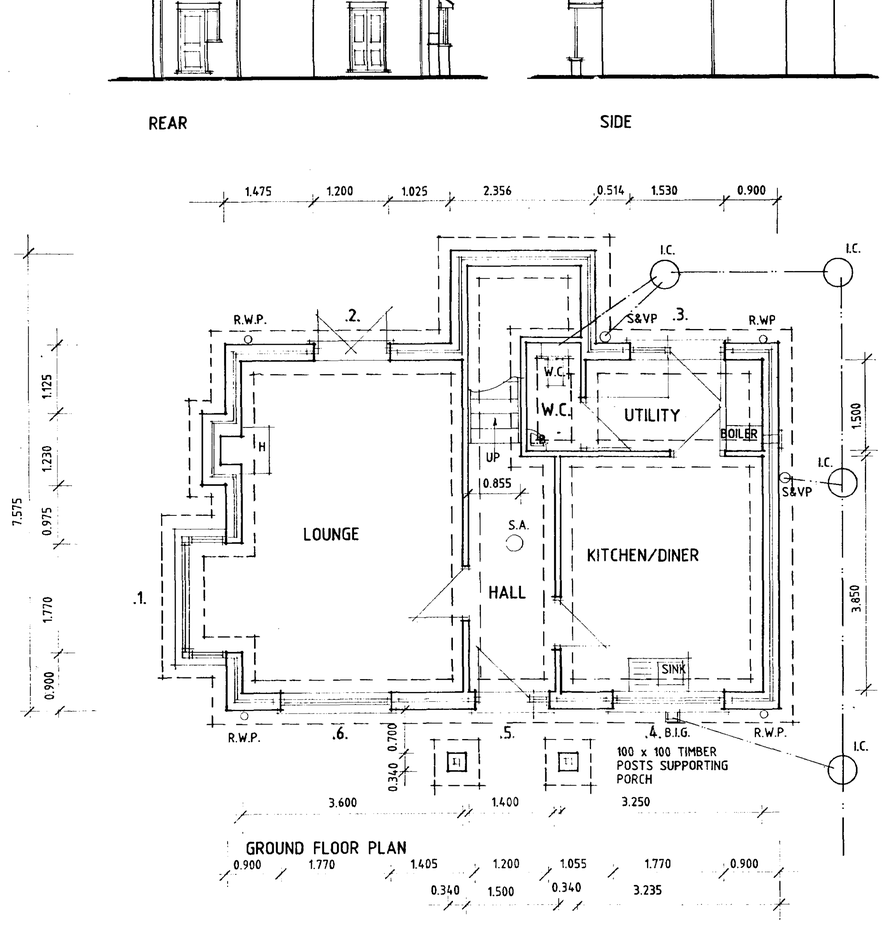
FLOOR JOIST PLAN

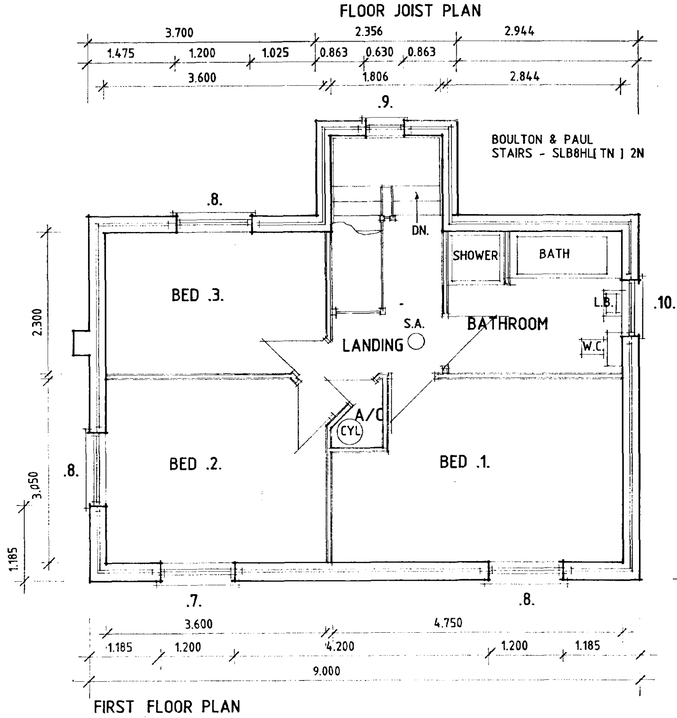


ROOF PLAN



SECTION





FIRST FLOOR PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH WRV/1

JOINERY SCEDULE	
No	REFERENCE
1	SQ3 - 112C/312CC/112C (O.C.)
2	FCP120 / 22
3	FNS / 2XG / 110C
4	310CC
5	FER120 (O.C.) - PORTCULLIS
6	312CC
7	212C
8	212C (O.C.)
9	112C
10	210C

Notes

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300 mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1 m deep.

Provide cavity trays above in situ meter boxes.

Provide area for provision of solid waste storage (rubbish bins).

All external lintels to be insulated type.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

A - B.R. ALTS - 8.1.98

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

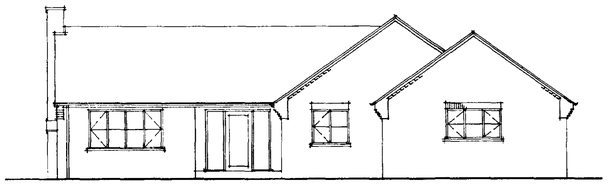
APPROVED PLANS

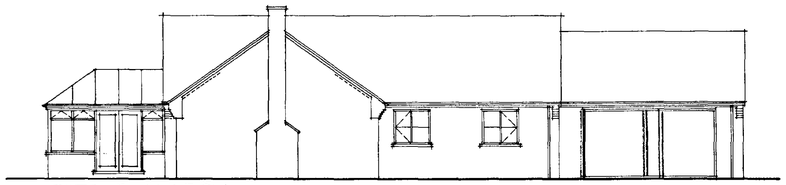
DOVE
SOUTH HOLLAND DC
HOUSING & PLANNING
31 MAY 2001
Ref: 666/01

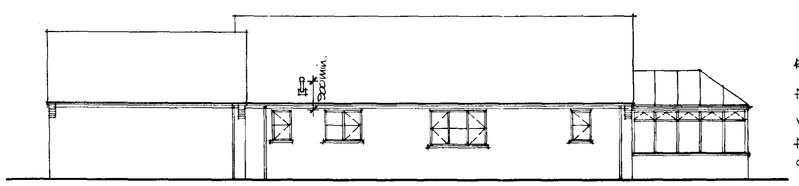
1:50 1:100 | OCT-97

B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

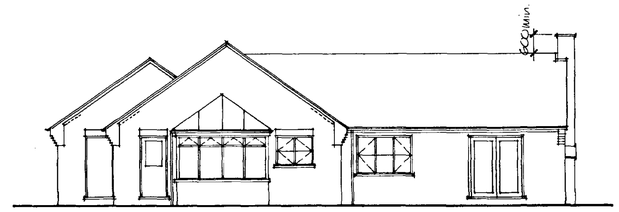


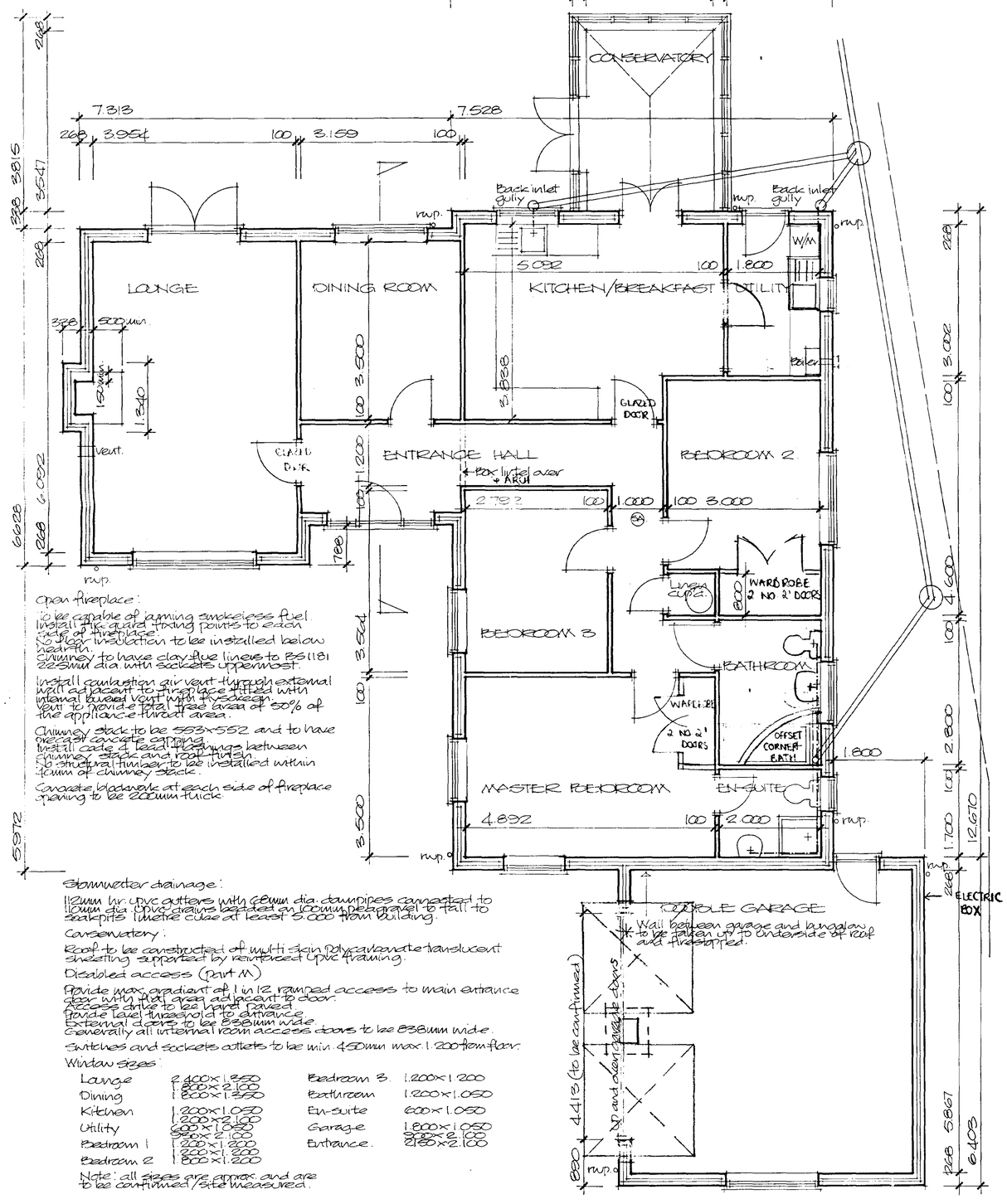




Do not scale off this drawing.
All site dimensions to be checked before work commences.

Roof finish : Marley Modip colour smooth red.
Facing bricks : Ibstock Bradgate Regal.
Windows/doors : White Upvc.
Fascia/soffit : White Upvc.
Corbelled brickwork to roof-corners





Open fireplace :
To be capable of burning smokeless fuel.
Install fire guard fixing points to each side of fireplace.
Ash door installation to be installed below hearth.
Chimney to have clay flue liners to BS 1181 225mm dia. with sockets uppermost.
Install combustion air vent through external wall adjacent to fireplace fitted with internal louvred vent with flyscreen. Vent to provide total free area of 50% of the appliance throat area.
Chimney stack to be 553x552 and to have precast concrete capping.
Install cavity tray flashings between chimney stack and roof finish.
No structural timber to be installed within 40mm of chimney stack.
Concrete blockwork at each side of fireplace opening to be 220mm thick.

Stormwater drainage :
112mm hr. Upvc gutters with 68mm dia. downpipes connected to 110mm dia. Upvc drains bedded on 100mm pea gravel to fall to soakpits 1 metre cube at least 5.000 from building.

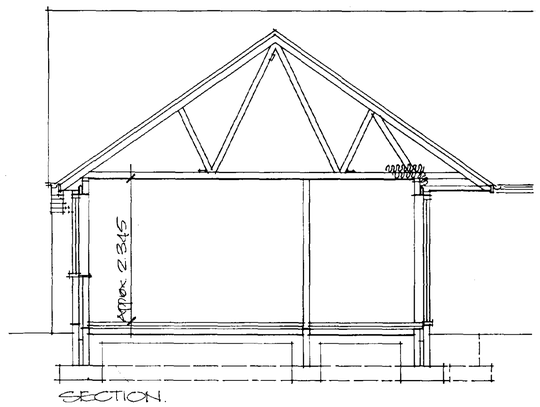
Conservatory :
Roof to be constructed of multi-skin polycarbonate translucent sheeting supported by reinforced Upvc framing.

Disabled access (part M)
Provide max. gradient of 1 in 12 ramped access to main entrance door with flat area adjacent to door.
Access path to be hard paved.
Provide level threshold to entrance.
External doors to be 838mm wide.
Generally all internal room access doors to be 838mm wide.
Switches and sockets outlets to be min. 450mm max. 1.200 from floor.

Window sizes :

Lounge	2.400 x 1.650	Bedroom 3.	1.200 x 1.200
Dining	1.800 x 2.100	Bathroom	1.200 x 1.050
Kitchen	1.200 x 1.050	En-suite	600 x 1.050
Utility	1.200 x 2.100	Garage.	1.800 x 1.050
Bedroom 1	600 x 1.050	Entrance.	900 x 2.100
Bedroom 2	1.200 x 1.200		2.850 x 2.100
	1.800 x 1.200		

Note : all sizes are approx. and are to be confirmed / site measured.



Cavity walls :
Constructed of 102mm facing brickwork, 65mm cavity and 100mm lightweight aerated concrete blockwork with dense plastered finish.
Cavity insulation to be 65mm thick, foam mineral wool slabs Cavityrock (Rockwool 388 or similar) installed to manufacturers instructions. Battens 50 x 35mm wide to support insulation.
Damcare insulated d.p.c to reveals with frames lapping by min. 15mm.
Tops of cavities to be sealed with 65mm Superlux or similar.
Cavity wall ties to be installed at 900mm cts. horizontally 450mm cts vertically and at 225mm cts within 225mm of openings.
Concrete blockwork used below d.p.c. to be Thermalite trenchblock.
Flyard d.p.c installed to walls to be min. 150mm above ground level (external skin).
Concrete fill to inside of cavity walls to within 225mm of d.p.c.
Internal walls to be formed of 100mm thermalite standard blockwork or similar.
External walls to garage to be as above but without cavity insulation or internal plaster finish.

Lintels :
Install IG type LI/150 steel lintels to all openings in external walls up to 1.800 clear span.
Openings above 1.800 span to have type LI/HD 150 steel lintels.
Lintels to openings in gables to have cavity tray d.p.c. over.
Lintel to main garage door to be IG type LI/150.
Install IG type LI/HD steel lintel to bedroom 2 window, entrance hall lintels to internal door openings to be IG internal 100.
All lintels installed to manufacturers recommendations.

Windows and external doors :
All window and external door frames together with conservatory to be formed of white Upvc and to have draught stripping to all openings.
All windows and glazed external doors to be double glazed except garage windows which are single glazed.
Toughened glass to be installed to all doors and side lights and attached windows and any glass within 800mm of floor level.
Safety glass to be to BS 6262 and marked.
Install trickle vents to provide 5.000 mm² background ventilation to all habitable rooms and 4.000mm² to kitchen, utility, bathroom and en-suite.
All habitable rooms to have opening lights to give ventilation equivalent to 1/20th of room floor area.

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

Electric meter box/switchgear :
Location to be determined.

Heating and hot water :
Install within utility a wall mounted oil fired balanced flue boiler of output to be determined.
Boiler to be fitted with timing controls and boiler control interface.
Boiler flue outlet to be fitted with a suitable guard.
Unvented storage cylinder to be min. 160 litre capacity and to be factory insulated with min. 50mm thick foam insulation.
Cylinder to be fitted with cylinder stat. to control hot water temperatures.
All hot water pipes and unprotected cold water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.
All radiators to be fitted with thermostatic valves.

Roof construction :
Interlocking concrete tiles installed to manufacturers requirements on 25x38 PTR treated battens on sarking felt on gangnail roof trusses installed at max. 600mm cts.
Trusses to comply with BS 5268 parts 2 and 3.
Roof truss manufacturer to supply design certificate before work starts on roof structure.
Trusses above main entrance recess to have cantilever ends.

Roof pitch 35°

25x100 longitudinal ties to be installed at ridge and ceiling level.
25x100 diagonal wind braces to be installed to full length of each roof.
50x100 wall plates.
Install white Upvc fascia and soffit with approx. 225mm projection.

All structural timber to be stress grade SC3 and marked dry or kiln dry.

30x5mm mild steel straps to be installed at average 1.800cts between roof structure and perimeter walls with straps installed at ceiling level and at gable end roof spans to extend over 2no trusses at gables with solid noggings under.

Roof void ventilation :
Install roof void ventilation strips at eaves to provide min. 1.000mm² ventilation per metre. Maintain min. 50mm vent gap above insulation at eaves.

Roof insulation :
Install 2 layers of 100mm thick Gyproc general purpose roll (1000) with 1 layer between and 1 layer over ceiling joists.
No insulation installed above garage ceiling.

Ceilings :
All ceilings to be formed of 12.5mm thick plasterboard with smooth finish including garage. All joints and perimeter to be supported. Where ceilings are set at 400 cts thickness of plasterboard can be reduced to 9.5mm and only perimeter supported.

Smoke alarm :
Install mains operated battery back up self contained smoke alarm where indicated. Alarm to be installed at least 300mm from any light fitting or wall and not more than 3.600 from any bedroom and not more than 7.000 from kitchen or lounge door.

Floor construction :
To be either 18mm thick moisture resistant T and G flooring grade chipboard on 50mm thick solid vapour barrier on insulation on 65mm thick Celotex GA4000 or similar polyisocyanurate insulation on 65mm thick lightly reinforced sand/cement screed on 600 gauge separating membrane and insulation upstands above finished floor level on all sides on ground floor slab. Slab to be ST4 concrete slab on 1200 gauge polythene dpm and min. 150mm hardcore well blinded and consolidated.
Garage floor to be as above but without finish and insulation.

Above ground drainage :
To comply with BS 5572 with 40mm dia. polypropylene wastes from kitchen sink, washing machine, bath and shower and also 50mm dia. waste from basin, bidet, bath and shower.
Traps to be 75mm dia. Maximum run of waste from wash basin to be 3.000.
All fittings to have 75mm deep seal traps except shower which is to have a 50mm deep seal trap.
Bath panel and en-suite fittings to connect to 110mm dia. soil and vent stack with rodding point at base.
Kitchen and utility fittings to connect to back inlet gullies.

Below ground drainage :
To be 110mm dia. Upvc bedded and surrounded in 100mm pea gravel to fall, approx. 1 in 60.
Inspection chambers to be approx. 415mm dia. with preformed polypropylene benches installed to manufacturers requirements.
Drains passing through walls to be protected by mesh reinforced concrete slab lintels with 50mm clearance around pipes and protection from vermin entry.
Drains to be laid on 100mm thick granular bedding with 150mm dia. surround of 20mm aggregate to be protected by paving slabs laid on pea gravel surround.
Drains connected to approx. 3750 litre capacity klargester or similar bio-cycle septic tank.
Percolation tests to be carried out and agreed before installation to confirm suitability and length of land drainage.

Foundations :
225x700 (225x450 to internal walls) grade ST4 concrete strip foundations. Depth to be min. 750mm (1.000 on sloping site). Depth to be agreed on site with L.A building inspector. Foundations are to be provided to all walls except to 2 sides of linen cupb.

* Wall between garage and bungalow to be taken up to underside of roof and firestopped.

Project	ALAN HORNSBY ARCHITECTURAL SERVICES	
PROPOSED BUNGALOW AND GARAGE 45 LIME WALK LUTTON, LONG SUTTON.	SOUTH HOLLAND DC HOUSING & PLANNING 31 MAY 2001 666/01	'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380591
Client D & H BUILDINGS	Scale 1:50/1:100	Drg. no. 01/20/01A
Amendment		

...not scale from this drawing.

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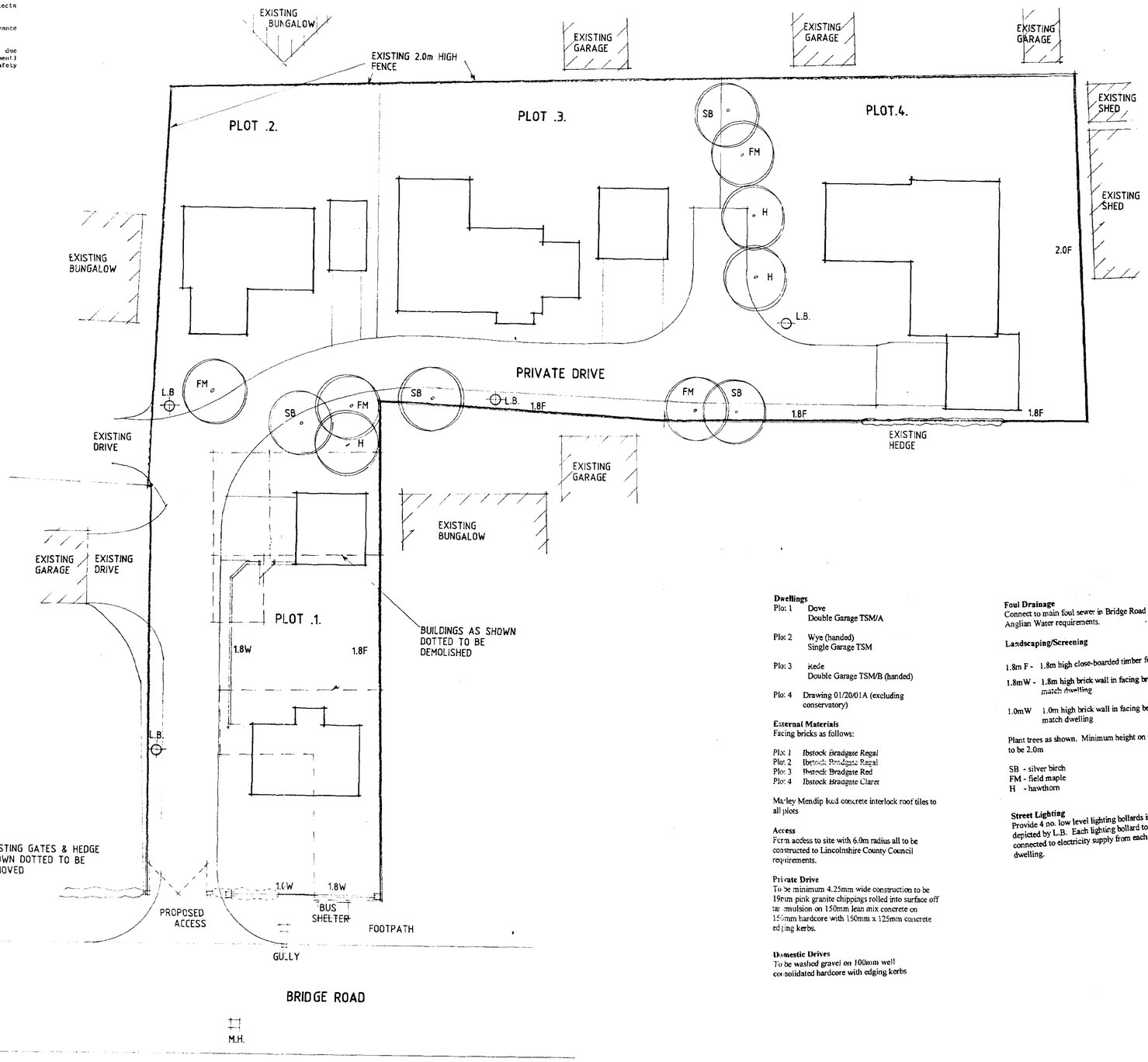
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

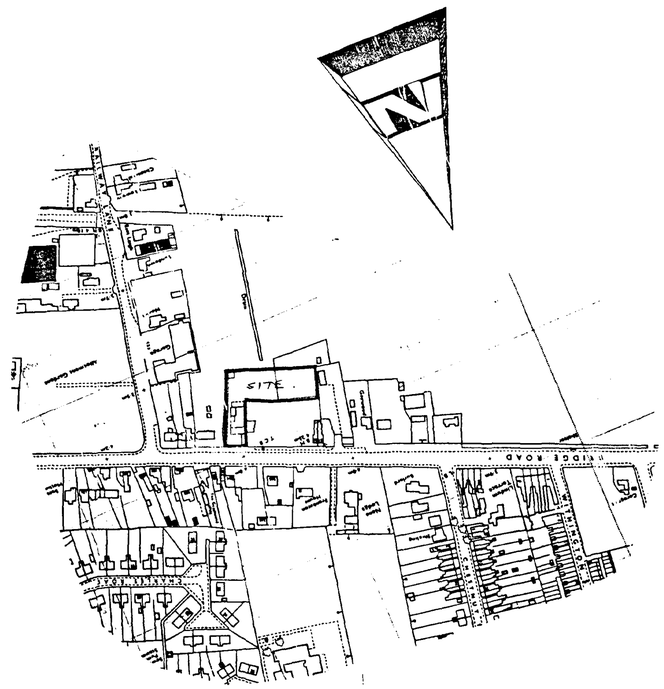
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).



SITE PLAN



LOCATION PLAN

Dwellings
Plot 1 Dove
Double Garage TSM/A

Plot 2 Wye (handed)
Single Garage TSM

Plot 3 Rede
Double Garage TSM/B (handed)

Plot 4 Drawing 01/20/01A (excluding conservatory)

External Materials
Facing bricks as follows:

Plot 1 Ibstock Bradgate Regal
Plot 2 Ibstock Bradgate Regal
Plot 3 Ibstock Bradgate Red
Plot 4 Ibstock Bradgate Claret

Marley Mendip Red concrete interlock roof tiles to all plots

Access
Form access to site with 6.0m radius all to be constructed to Lincolnshire County Council requirements.

Private Drive
To be minimum 4.25mm wide construction to be 19mm pink granite chippings rolled into surface off tar emulsion on 150mm lean mix concrete on 150mm hardcore with 150mm x 125mm concrete edging kerbs.

Domestic Drives
To be washed gravel on 100mm well consolidated hardcore with edging kerbs

Foul Drainage
Connect to main foul sewer in Bridge Road all to Anglian Water requirements.

Landscaping/Screening

1.8m F - 1.8m high close-boarded timber fence

1.8mW - 1.8m high brick wall in facing bricks to match dwelling

1.0mW 1.0m high brick wall in facing brick to match dwelling

2.0m F – 2.0m high close-boarded fence

Plant trees as shown. Minimum height on planting to be 2.0m

SB - silver birch
FM - field maple
H - hawthorn

Street Lighting
Provide 4 no. low level lighting bollards in position depicted by L.B. Each lighting bollard to be connected to electricity supply from each adjacent dwelling.

THIS DRG. TO BE READ IN CONJUNCTION WITH DOVE, WYE, REDE, 01/20/01A, SINGLE GARAGE-TSM, DOUBLE GARAGE-TSM/A, DOUBLE GARAGE-TSM/B

DETERMINED - PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
31 MAY 2001
Ref: 666/01

DETERMINED - PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL OFF BRIDGE ROAD, SUTTON BRIDGE, FOR

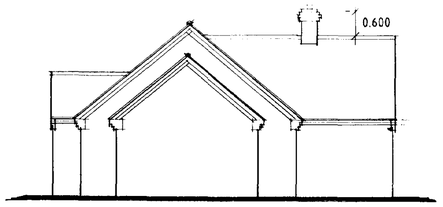
D & H BUILDINGS

1:200 1:2500	DH01/001/1
APRIL-01	B.GILHAM.

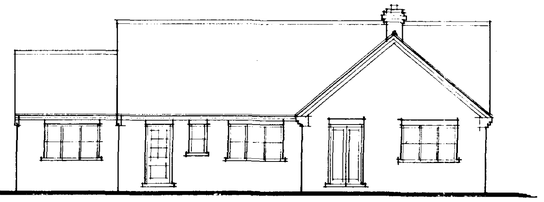
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



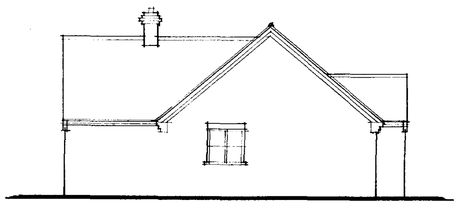
FRONT



SIDE



REAR



SIDE

Flue Construction
Provide 225 mm diameter clay flue liners to BS1181, 1971, with minimum 100 mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75 mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timbers to be within 40 mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

Combustion Air
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% of the cross sectional area of the throat opening on the appliance. Alternatively, provide proprietary underground ducting from appliance to outside air to give above.

Meter Boxes
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500 mm, maximum 1000 mm above footpath to base.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150 mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Box Window Roof Construction
Concrete interlocking tiles on battens – all as main – on made-on-site roof comprising of 38 x 75 rafters and ceiling ties. Provide roof insulation and plasterboard plus skim finish as main. At gable end provide 16 mm close-boarded timber on 25 x 25 battens on plywood fixed to end rafter.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cook hook capable of extracting 30 l/sec.

Open Fire
To be capable of burning smokeless fuel. Hearth to be 125 mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

Roof Ventilation
Provide to soffit around dwelling 125 x 400 mm slots for roof ventilation, to be at maximum 2400 mm o/c. Position internally flyproof gauze.

Boiler
Provide balanced flue type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125 mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300 mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

Roof Intersections
If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide pack under purlins or trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75 mm PSE with 6 mm groove to accept 6 mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction
65 mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blended and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G., to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450 mm o/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

Joinery
All joinery as stated in Schedule or marked on plan by John Carr (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm².

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt./sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75 mm deep *sealed traps and rodding eye access points at every* direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600 mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

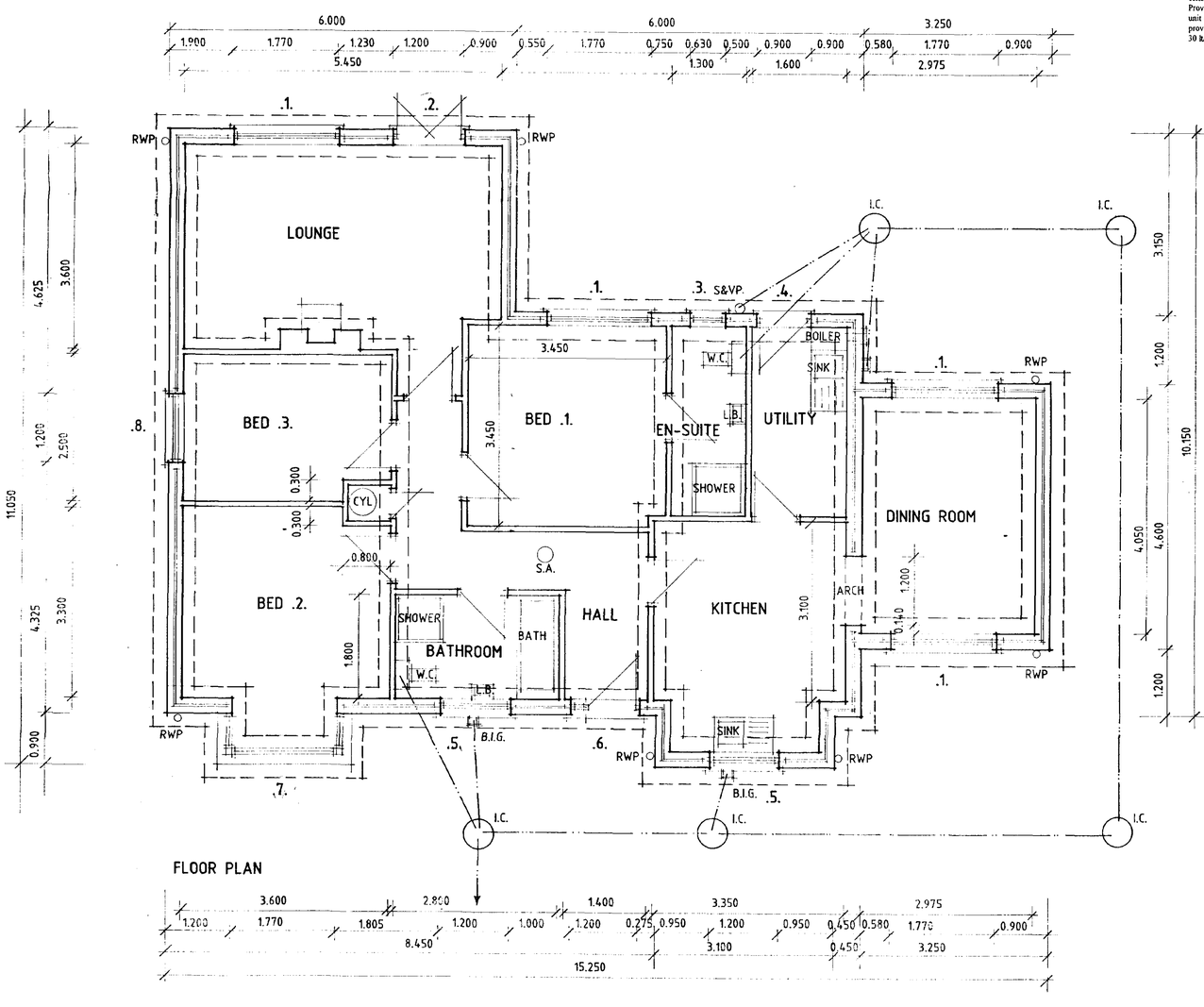
Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

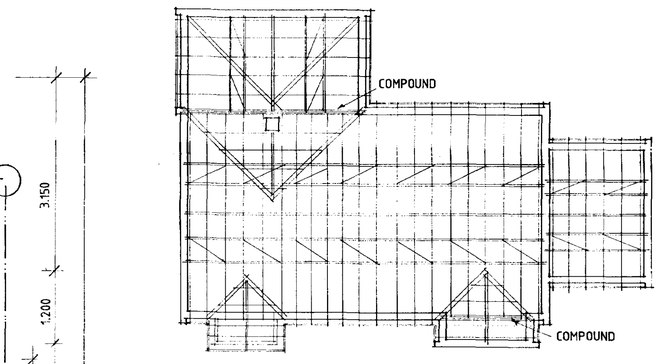
Smoke Detection
Provide mains operated self-contained smoke alarms *to BS5446 Part 1 in accordance with Approved* Document B1.

Rainwater Goods
PVC rainwater goods 110 mm half round gutters and 68 mm diameter downpipes.

Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity wall tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm².





ROOF PLAN

Notes

Brickwork below d.p.c. to be F.L. quality

Outlets from balanced flue boilers to be at least 300 mm from any openings.

Any bends in flues should not be more than 45°.

All soakaways to be minimum 1 m deep.

Provide cavity trays above in situ meter boxes.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

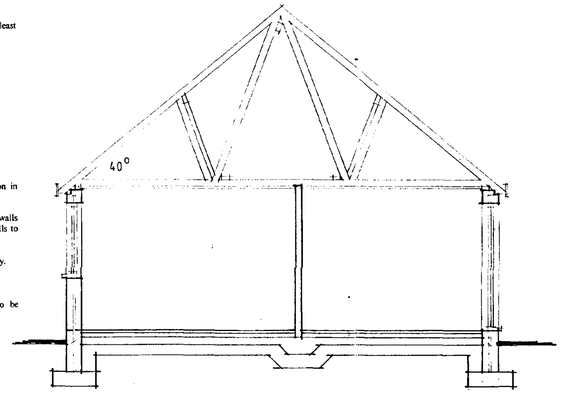
Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25 mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115 lt capacity.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.



Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 150mm high.

Front entrance door and door into WC/Bathroom compartment to give minimum 800mm clear opening width.

Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) adjacent WC access door.

LINTEL / JOINERY SCHEDULE		
No	REFERENCE	LINTEL
1	C312CC	I.G.- LI/S75
2	FCP120 / PAIRED 10	"
3	C110C	"
4	FNS / EKXT	"
5	210C	"
6	FER120 / EKXT	"
7	SQRFR C112C / C312CC / C112C	"
8	C212C	"

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

SOUTH KESTEVEN HOUSE
31 MAY 2001

REDE Ref: 666/01

DETERMINED PLAN

1:50 1:100 | JUNE-98

B.GILHAM

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

SHDC
Planning & Development
15 JUL 2002
Ref 666/01

AMENDED PLAN
Ref. A1

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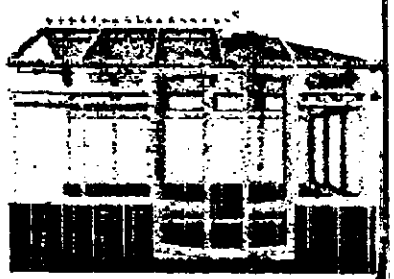
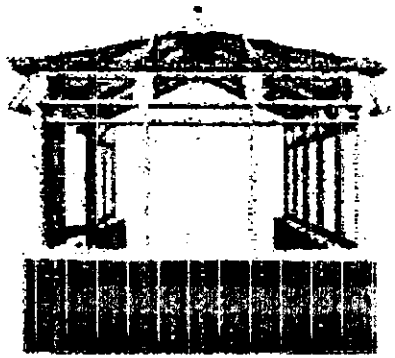
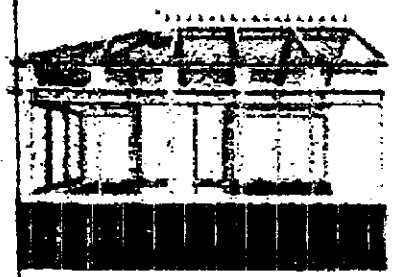


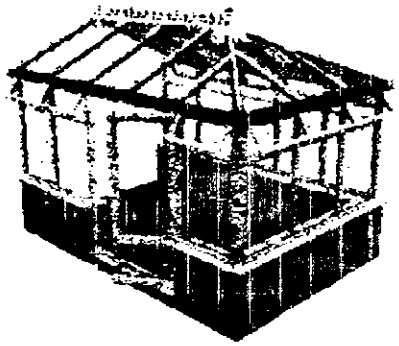
LEFT ELEVATION



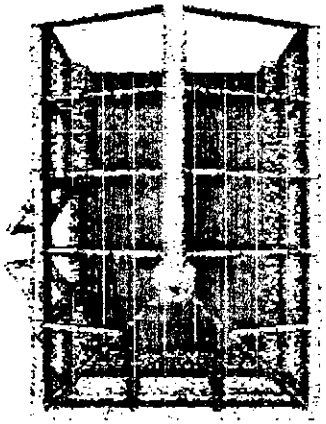
FRONT ELEVATION



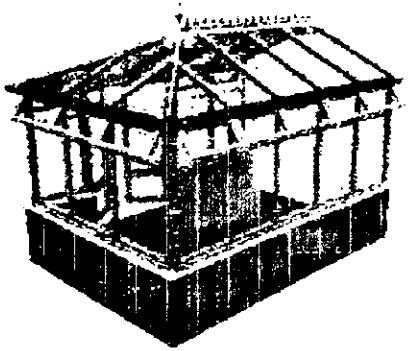
RIGHT ELEVATION



LEFT 3D VIEW



PLAN VIEW



RIGHT 3D VIEW

Prepared for:	D & H
Reference:	J.E.
Date:	11 / 7 / 2002
No of Views:	Six
Designers Signature:	

O/A Width:	2800 mm	O/A Depth:	4000 mm
Roof Pitch:	25.0°		
Frame Height:	2100 mm		
Internal Volume:	24.72 cu.m		
Dwarf Wall Ht:	600 mm		
Floor Area:	10.14 sq.m		

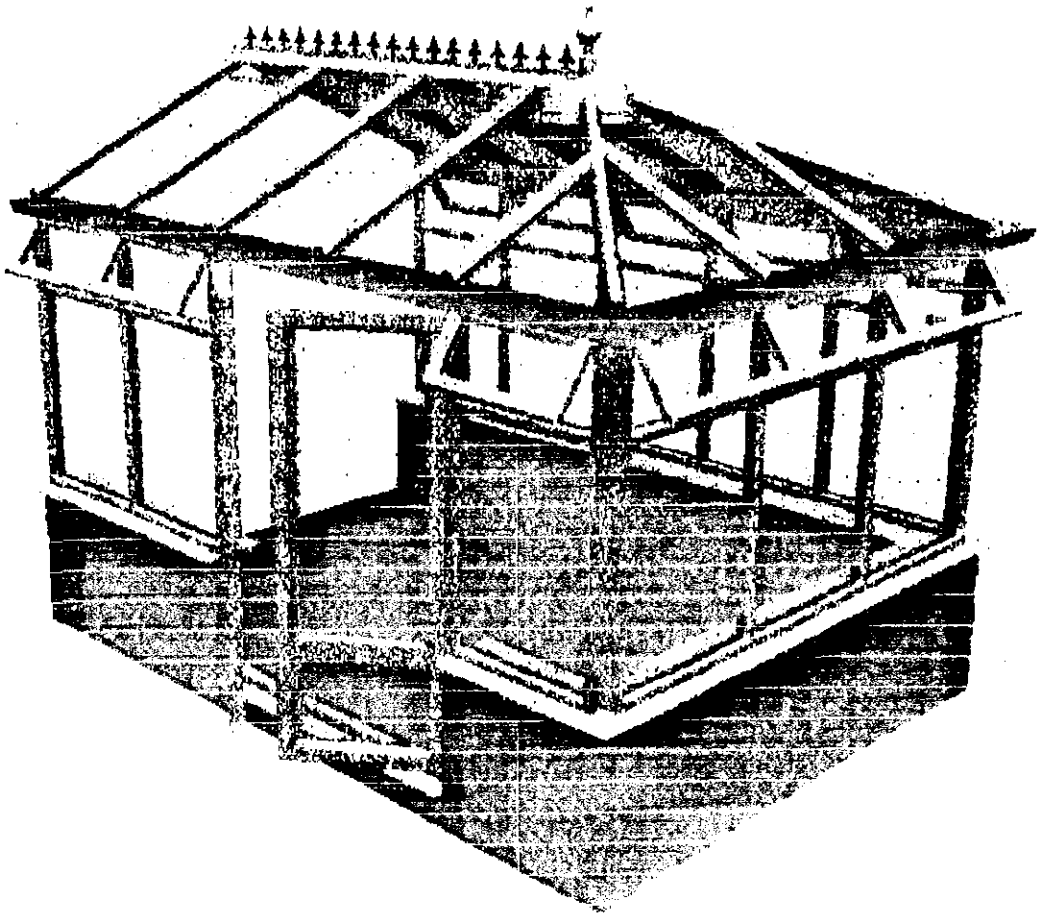
J&K /GLASS & GLAZING LTD
UNITS 4 & 5, STATION ROAD, TERRINGTON ST. CLEMENTS, KINGS LYNN, NORFOLK PE34 4PL
TEL: [illegible] • FAX: [illegible]

Tel : 01553 828555 Fax: 01553 827035

PLOT 3 CONSERVATORY

/GLASS & GLAZING LTD
UNITS 4 & 5, STATION ROAD, TERRINGTON ST. CLEMENTS,
KING'S LYNN, NORFOLK PE34 4PL
TEL: [illegible] • FAX [illegible]

CONSERVATORY DESIGN



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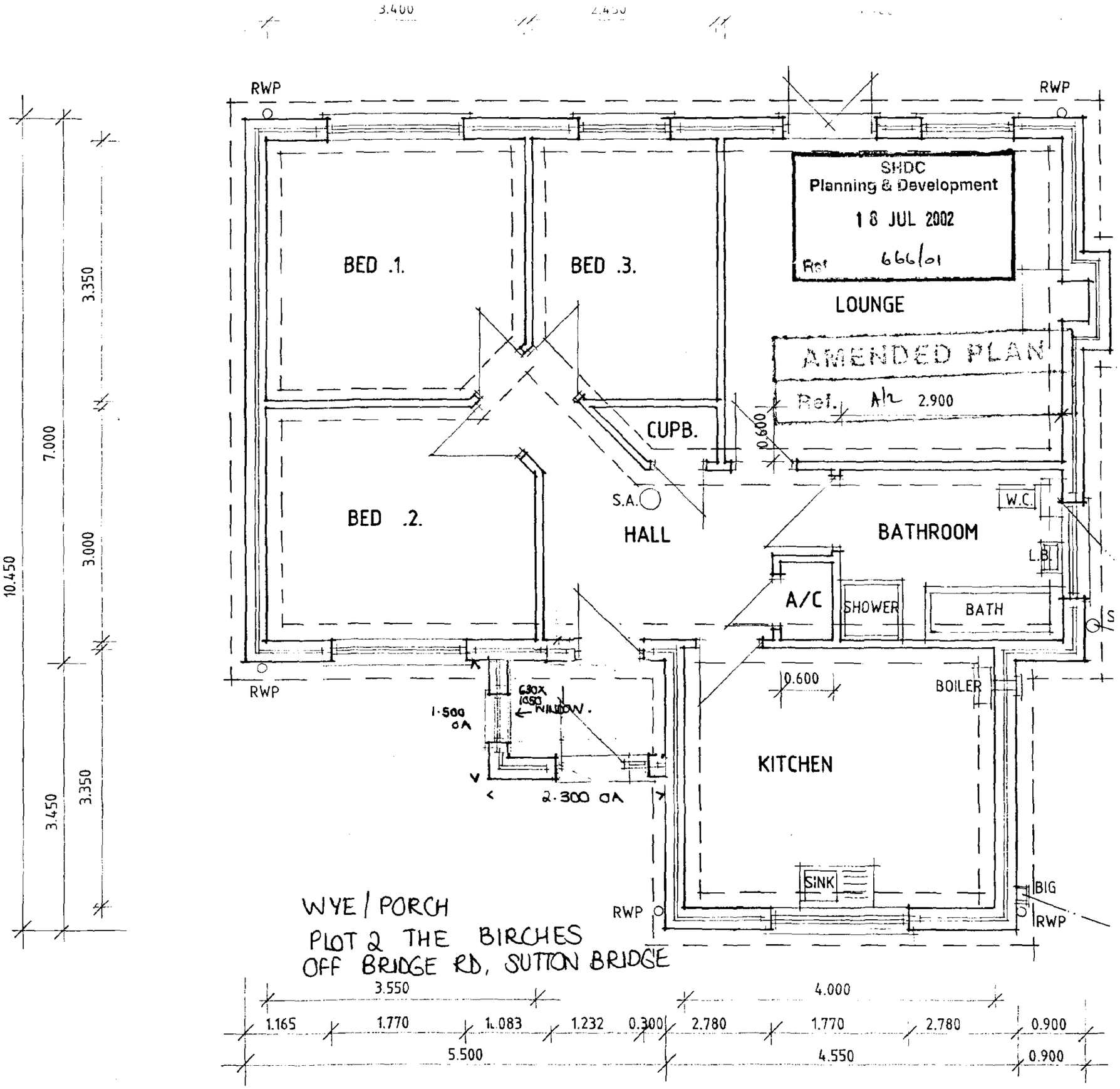
Name: D & H

Address:

Reference: J.E. Date: 11/7/2002



WYE / PORCH
PLOT 2 THE BIRCHES
OFF BRIDGE RD, SUTTON BRIDGE