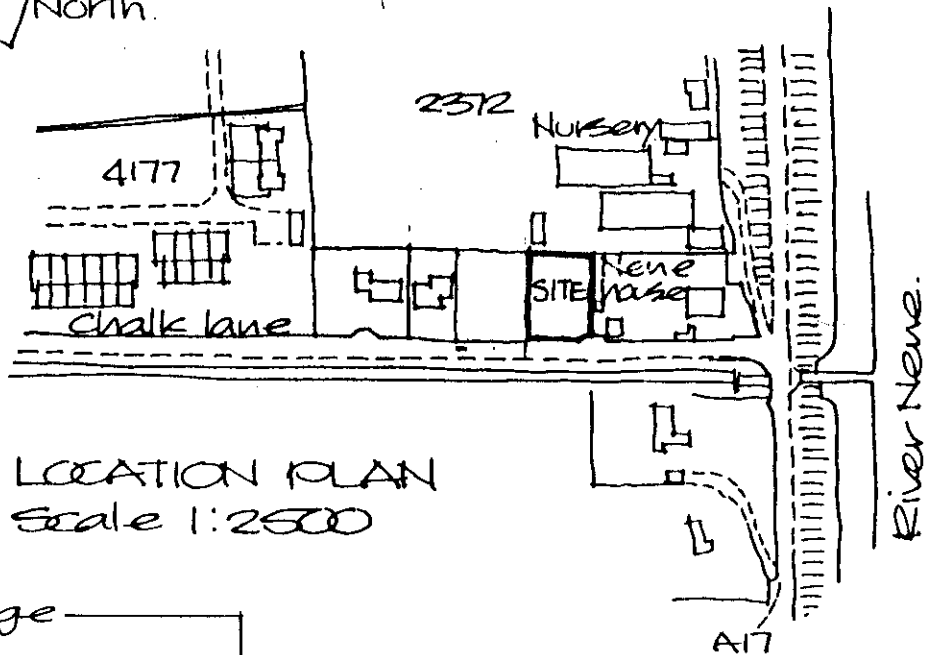
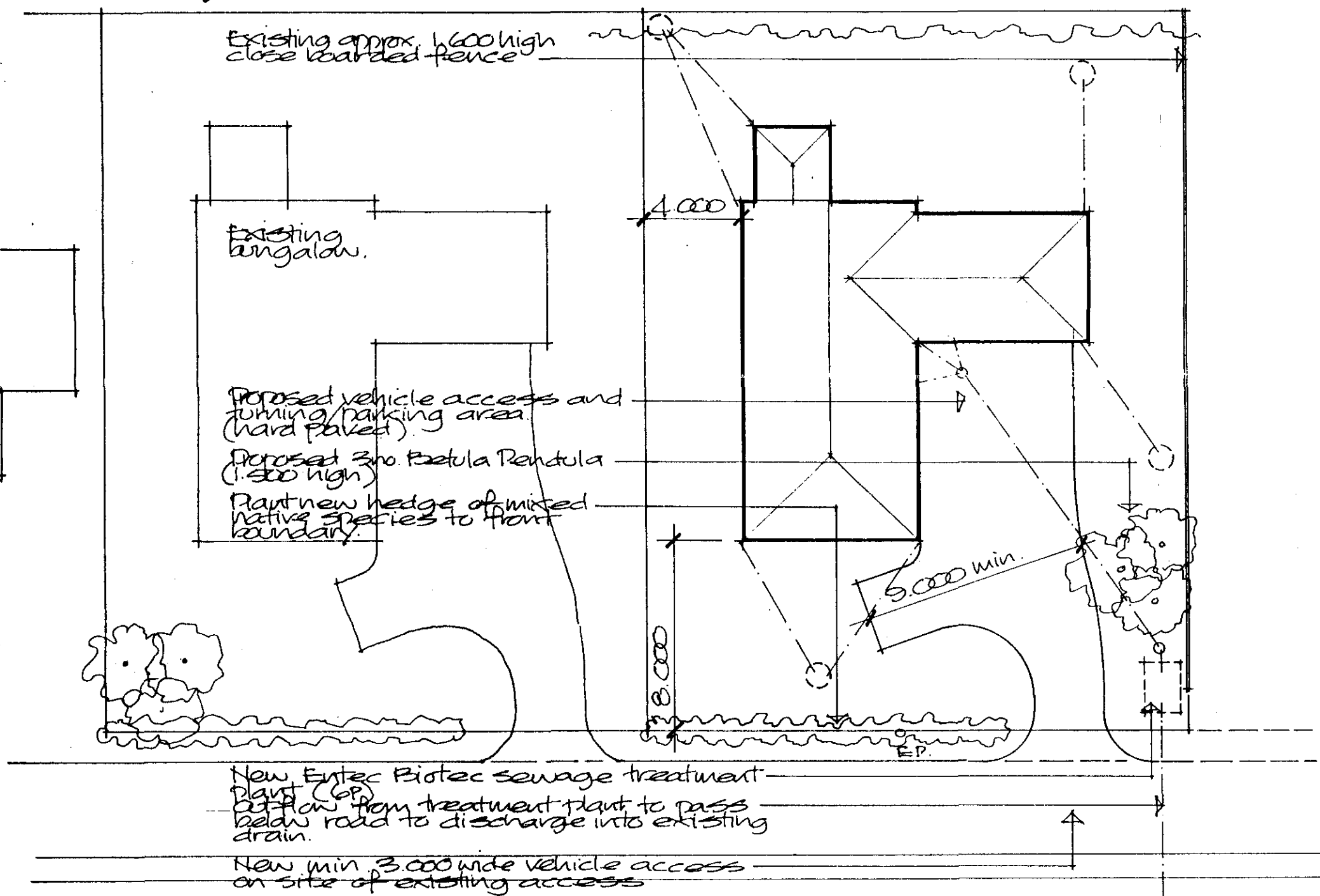




**DETERMINED
PLAN**

Existing mature native hedge
and trees to be retained.



BLOCK PLAN.
Scale 1:200

PROPOSED BUNGALOW & GARAGE
CHALK LANE, SUTTON BRIDGE.
H.K. GOTT & SON

**DETERMINED
PLAN**

Alan Hornsby
Architectural Services

Little Acre, Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel: Holbeach (01406) 380591

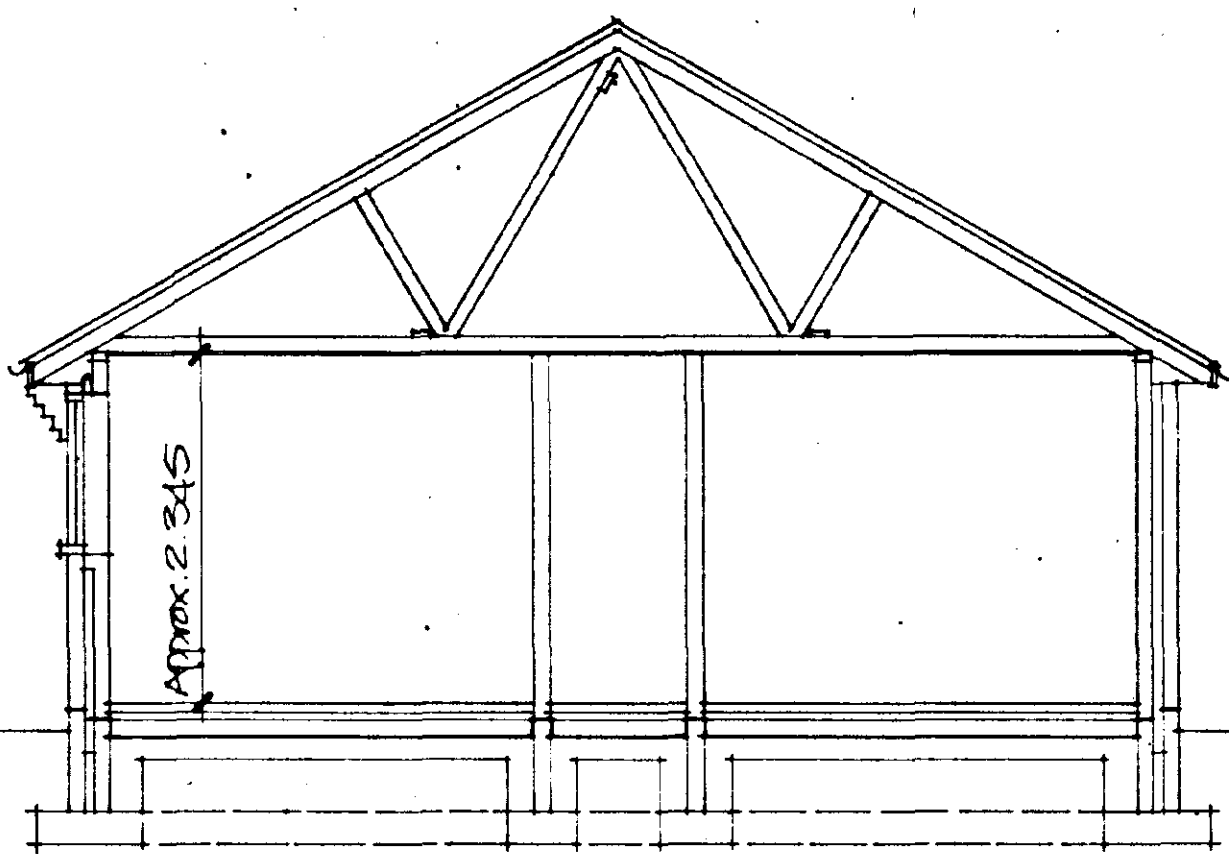
SOUTH HOLLAND DC
HOUSING & PLANNING

03 JUL 2001

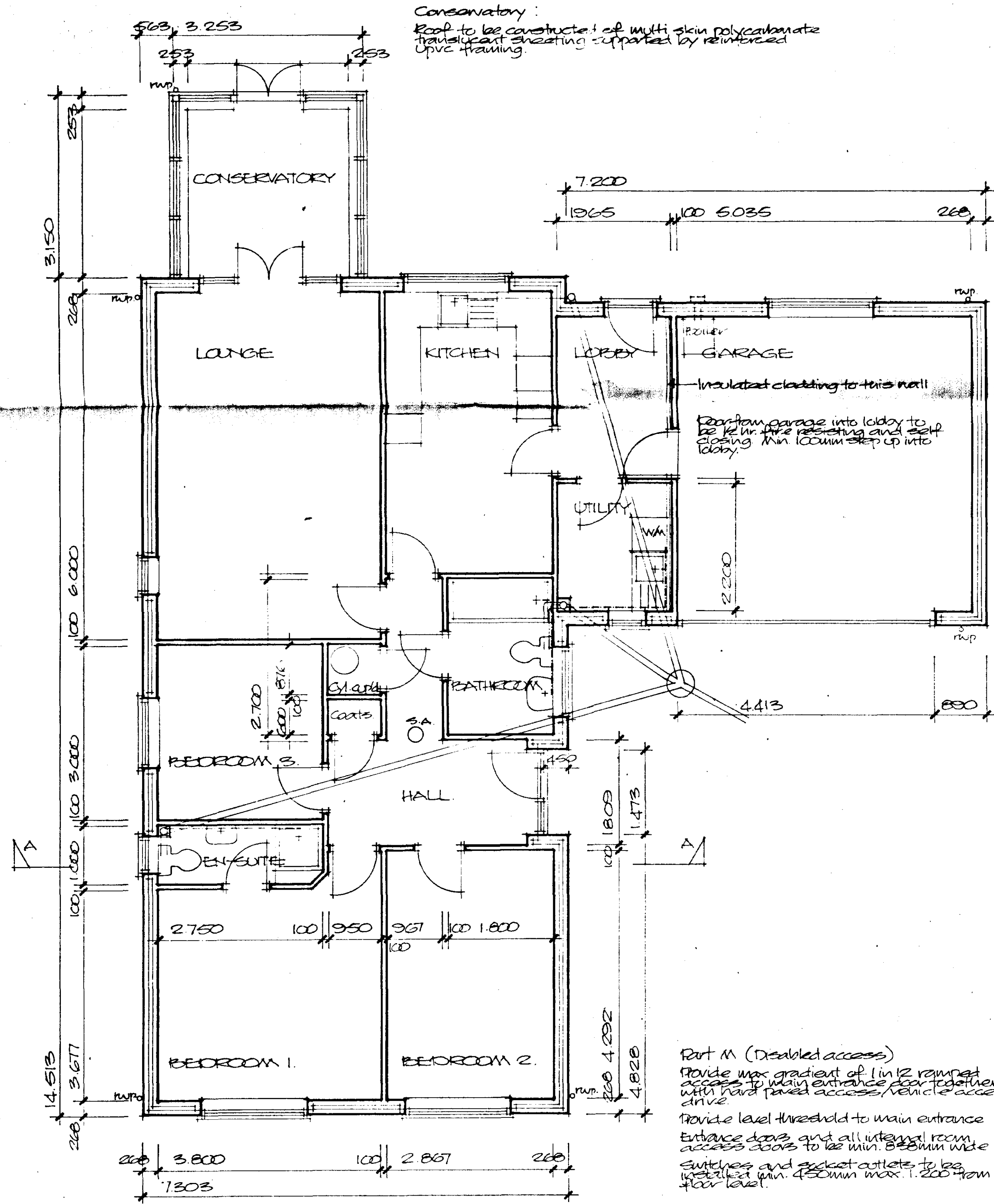
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Drawing no. 01/52/02
June 2001

Roof construction:
Interlocking concrete tiles installed to manufacturers requirements on a steel roof truss structure installed at 450mm centres.
Roof trusses to comply with BS 5268 parts 2 and 3.
Roof trusses to be supplied with a supply design certificate before work starts on roof structure.
Roof pitch to be 50°.
25x100 longitudinal ties to be installed at ridge and ceiling eaves where internal wind braces to be installed to full length of roof.
50x100 wall plates.
Install 25x100 joists to valleys below ends of gables and reducing trusses.
Install preformed fibreglass valley gutters to manufacturers recommendations.
Approx. 25x150 related fascia boards.
100mm thick masterboard soffits.
Eaves projection approx. 250mm.
All structural timber to be stress grade SCS and marked dry or kiln dry.
20x50mm mild steel straps to be installed at average 1.000 cts. between roof structure and perimeter walls with straps installed at eaves and at roof steps to extend over end trusses at gables with solid noggings under.
Roof void ventilation:
Install roof void ventilation strips complete with flyscreens to eaves to give min. 10,000mm² ventilation per metre.
Roof insulation:
Install 2 layers of 100mm thick Fibreglass quilt insulation to all areas except garage. Insulation to be installed with 1 layer between and 1 layer over ceiling joists.
Maintain minimum 50mm ventilation gap above insulation.



SECTION A-A



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

Ceilings:
All ceilings great garage to be formed of 9.5mm thick Gyproc board with 25x100 batten and all perimeter edges supported.
Ceiling to garage formed of 12.5mm thick Gyproc Fireline board with 25x100 batten and perimeter edges supported.
Cavity walls:
Constructed of 100mm facing brickwork, 65mm cavity and 100mm thermalite standard blockwork with dense plaster finish.
Cavity insulation to be installed as mineral wool batts installed to manufacturers requirements.
Average U value = 0.42 W/m²K.
Cavity to be insulated a p.c. to reveals with frames lapping by 100mm.
Cavity wall ties to be sealed with 50mm Masterseal or similar.
Cavity wall ties to be installed at 900mm cts. horizontally, 450mm cts. vertically and 225mm cts. within 225mm of reveals.
All concrete blockwork used below d.p.c. level to be class 'A' thermalite p.c. installed to walls and to be min 150mm above ground level.
Concrete fill to base of cavity to within 225mm of lowest d.p.c. level.
External walls to be formed of 100mm thermalite standard blockwork.
Blockwork wall between garage and bungalow to be lined on bungalow side with 50mm thick Gyproc Thermal Board fixed to 25x50 battens at max. 600mm cts. fixed to blockwork.
Average U value = 0.60 W/m²K.
Lintels:
Install 15 type U/S steel lintels to all openings in external walls up to 1.000 clear span.
Install 15 type U/S lintel to opening between lounge and conservatory.
Install 15 type U/S lintel to opening between lounge and garage.
Install 15 type U/S lintel 100 below wall plate above front entrance and to door opening between kitchen and lobby.
All openings inside bungalow other than above to have 15. 15mm cts.
Lintels to external openings in gables to have cavity tray d.p.c.s installed.
Windows and external doors:
All window and external door frames together with conservatory to be formed in white UPVC and to have draught stripping to all openings.
All windows and external doors to be double glazed with safety glass, 5mm glazing, and any other glass within 600mm of floor level together with windows attached to doors.
Glass to be to BS 6200 and marked.
Install trickle vents to provide min. 8000mm² background ventilation to habitable rooms (lounge and bedrooms) and min. 4000mm² to kitchen, bathroom, en-suite and utility.
Mechanical ventilation:
Install extract fan to kitchen incorporated within cooker hood or adjacent to hob to provide min. 30 litres per second.
Install extract fans to bathroom and en-suite to provide min. 15 litres per second extract each.
Electric meter box:
Location of meter box to be determined.
Smoke alarm:
Install mains operated battery back up self contained smoke alarm which indicates in hall installed at min. 1.500mm and bedroom door and not more than 7.000 from any kitchen or lounge door.
Heating and hot water:
Install within garage a floor standing oil fired balanced flue boiler of output to be determined.
Boiler to be fitted with timing controls and boiler control.
Boiler flue outlet to be fitted with suitable guard.
Hot water storage cylinder to be min. 120 litre capacity factory installed, 15mm thick and fitted with a pressure relief valve to control hot water temperature.
All hot water pipes protected and 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.

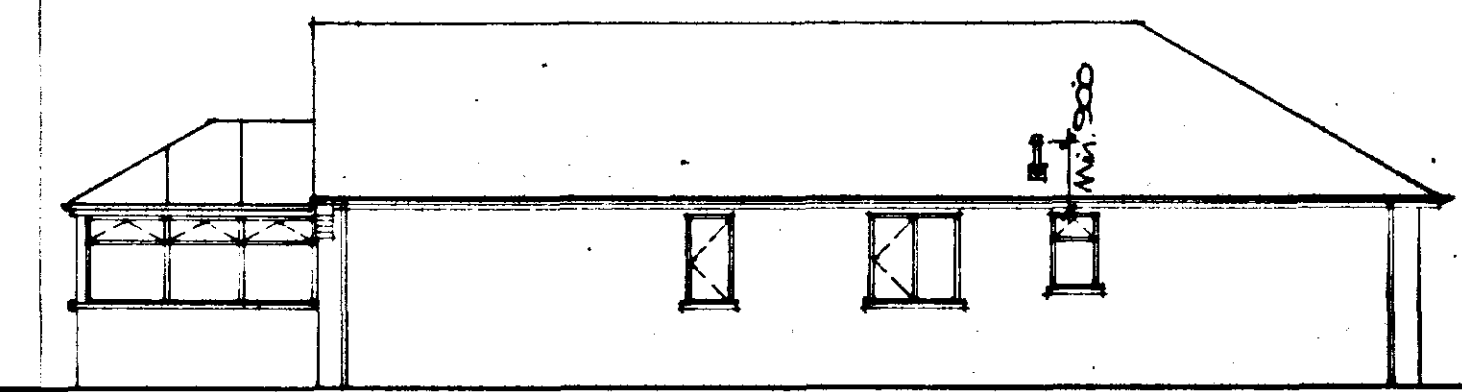
Floor construction:
To be either 100mm thick moisture resistant T and G flooring grade surfaced on 50 gauge polythene separating membrane on 50 gauge 50mm thick expanded polystyrene insulation or 50mm thick concrete slab on 50mm thick expanded polystyrene insulation as above.
Either to be installed on 100mm thick ST4 grade concrete slab on 100 gauge separating membrane on min. 150mm hardcore well consolidated and blinded.
Foundations:
All foundations to be grade ST4 concrete 225x100 strip foundations to carry walls and 225x100 to internal walls.
Depth to be 750mm min. (or in shrinkable soil) Depth to be agreed on site with L.A. building inspector.
Above ground drainage:
To comply with BS 5572 with 100mm dia. polypropylene wastes from kitchen sink, washing machine, utility sink, bath and shower and 50mm dia. wastes from lavatory (max. 1.000 cts).
All fittings to have 75mm deep seal traps except shower which is to have 50mm deep seal trap.
Combined wastes to be connected to 110mm dia. stub stack fitted with air admittance valve above flood level within ventilated with a rising point at base.
Kitchen fittings to connect to 100mm dia. soil and vent stack within duct and with rising point at base.
Kitchen fittings to connect to 110mm dia. UPVC soil and vent stack fitted externally and with rising point at base.
Below ground drainage:
To be 100mm dia. UPVC bedded and surrounded in 100mm gravel to fall approx. 1 in 60.
15mm dia. with preformed polypropylene bases to be installed to manufacturers instructions.
All drains passing through walls to be protected by precast concrete slabs with min. 50mm clearance around pipes and protection.
Any drain within 500mm of ground level to be protected by paving slabs laid above drainage.
Refer to site layout for further details.
Stormwater drainage:
110mm dia. h.r. UPVC gully with 60mm dia. downpipes connected to 110mm dia. h.r. gully bedded on 100mm gravel to fall to soakpit 1 metre cube at least 3.000 from building.
Garage floor construction:
To be as bungalow floor but without insulation and finish and with floor finish to concrete slab. Slab to be thickened to 200mm below garage door.

Window sizes:
Lounge: 2.400 x 2.100 high
600 x 1.200 high
Kitchen: 1.800 x 1.050 high
Garage: 1.800 x 1.050 high
Utility: 600 x 1.050 high
Bathroom: 1.200 x 1.050 high
Bedroom 2: 1.800 x 1.200 high
Bedroom 1: 1.800 x 1.200 high
En-suite: 600 x 1.050
Bedroom 3: 1.200 x 1.200
All sizes are approx. and are to be confirmed/site measured.

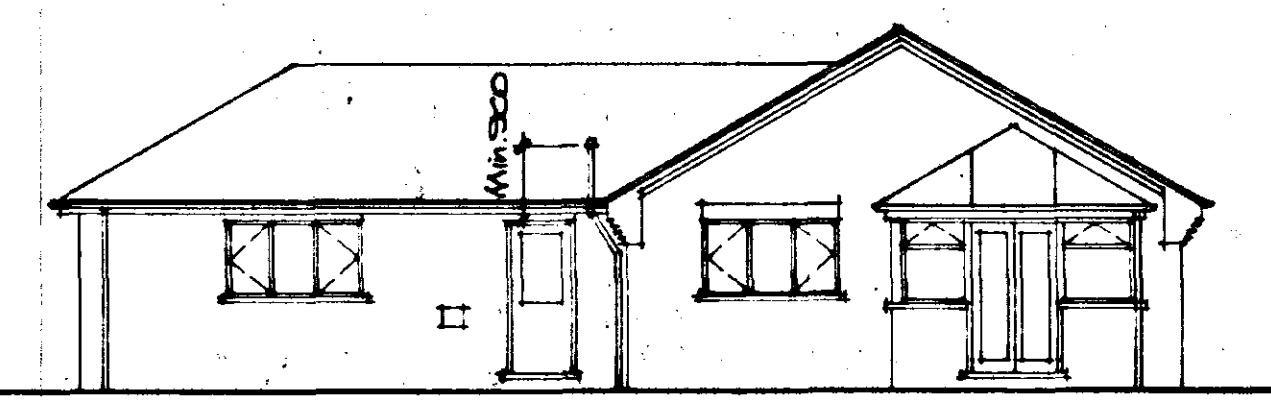
Part M (Disabled access)
Provide max gradient of 1 in 12 ramped access to main entrance door together with hard paved access/vehicle access drive.
Provide level threshold to main entrance.
Entrance doors and all internal room access doors to be min. 800mm wide.
Switches and socket outlets to be installed min. 450mm max. 1.200 from floor level.

Tiles: Redland stonefield interlocking concrete tiles
Colour: Slate grey.
Facing bricks: Light grey facing bricks (sample to be supplied).

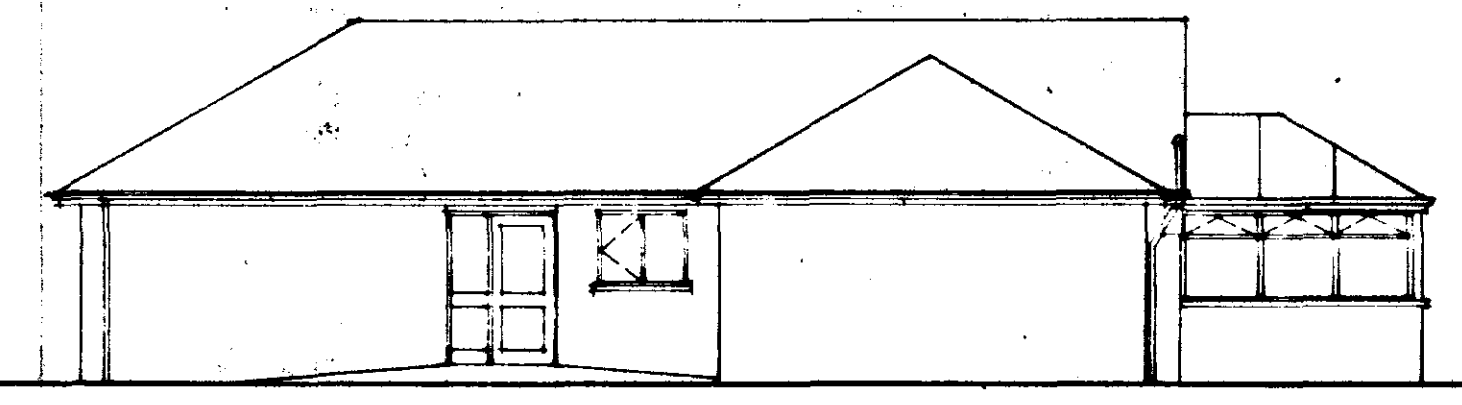
Do not scale off this drawing.
All site dimensions to be checked before work commences.



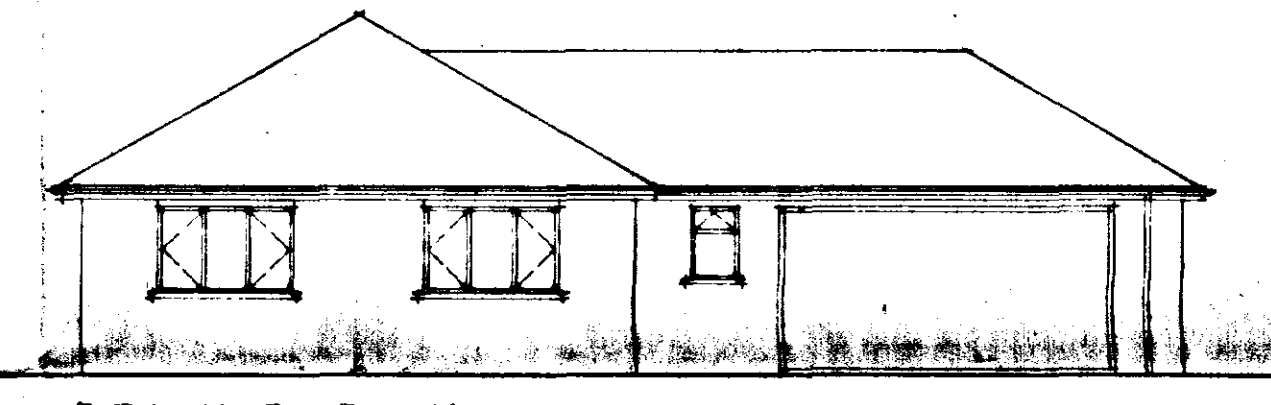
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
03 JUL 2001
Ref: 089191

Project:
PROPOSED BUNGALOW AND GARAGE TYPE 2.

ALAN HORNSBY
ARCHITECTURAL SERVICES

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Tel. Holbeach (01406) 380591

Client:
H.K. GOTT & SON (BUILDERS)

Scale: 1:50/1:100
Date: June 2001
Drg. no.: 01/52/01