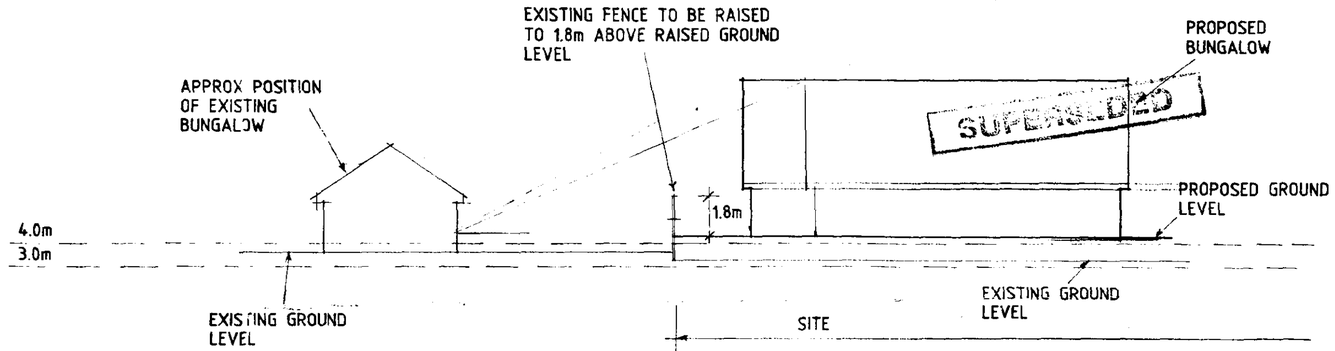


CROSS SECTIONOF SITE & ADJACENT
LAND TO THE NORTH

SUPERSEDED

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW &
GARAGE AT PLOTS 1 & 2
NEW ROAD, SUTTON BRIDGE
FOR

MR. K.R. BURTON.

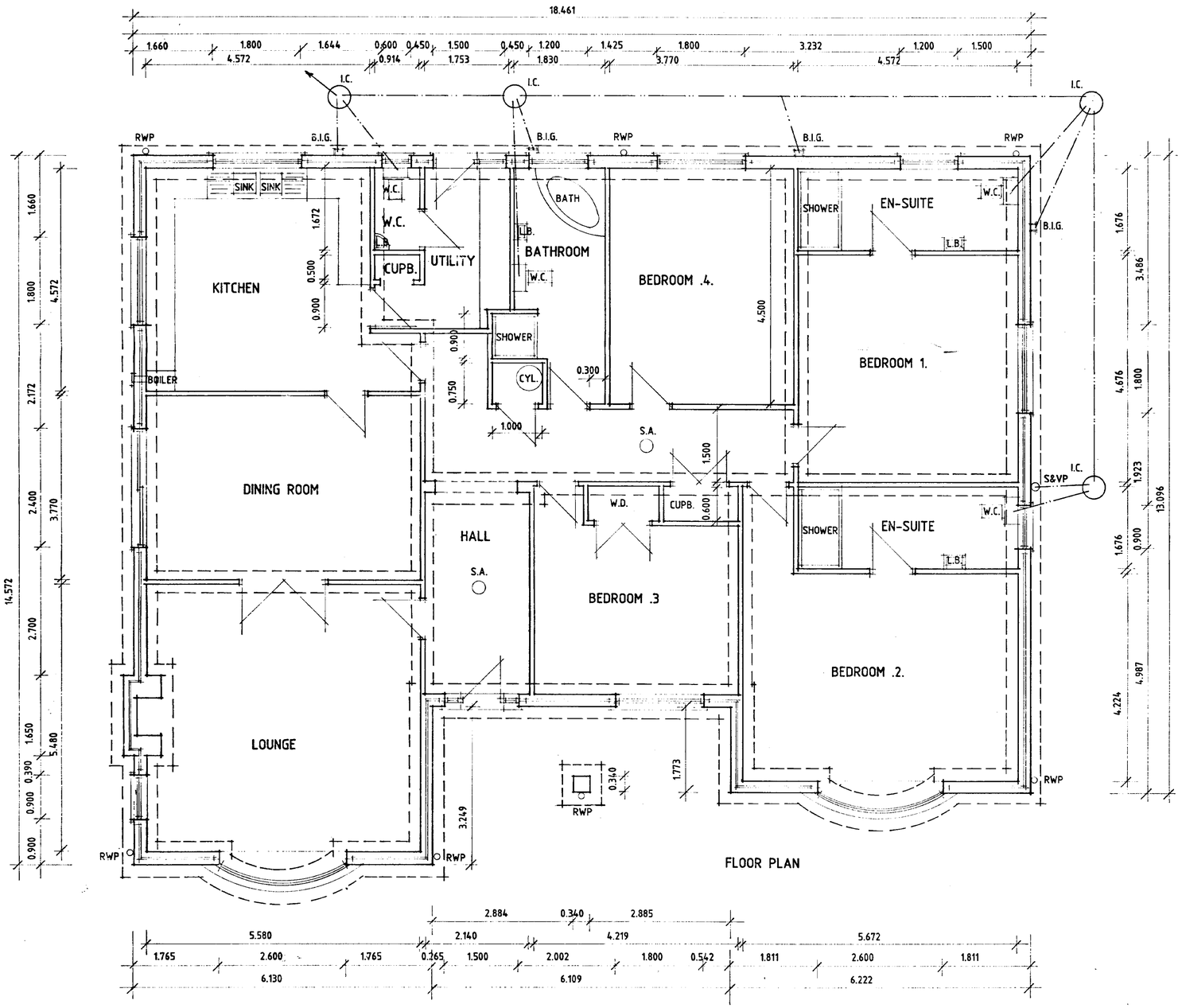
SOUTH HOLLAND DC
HOUSING & PLANNING
-8 OCT 1999
Ref: 0862/99

SITE SECTION

1:200 HORIZ 1:200 VERT.	772059/4
OCT-99	B.GILHAM.

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

DETERMINED
PLAN



FLOOR PLAN

Garage Floor Construction
65mm sand/cement screed on 1200 gauge DPM, on 50mm thick floor insulation with perimeter insulation on proprietary block and beam suspended floor system – RMC Concrete Products or similar approved. Complete system to be installed in accordance with manufacturer's specification. Wall DPC to lap floor DPM by a minimum of 50mm.

Ground Floor Construction
65mm sand cement screed on 1200 gauge DPM on 50mm thick floor insulation with perimeter insulation on proprietary block and beam suspended floor system – RMC Concrete Products or similar approved. Complete system to be installed in accordance with manufacturer's specification. Wall DPC to lap floor DPM by a minimum of 50mm.

Garage Cavity Walls
275mm cavity walls of 100mm facing bricks, 75mm cavity and 100mm internal block skin.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by IG. 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 450mm c/c.

Sub-structure Walling
100mm Class A dense concrete blocks. Bitumen 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-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimneybreast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

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

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

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

External Materials
Kepston Thornby multi stock facing bricks.
Russell Rustic double pantile.

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 750mm clear opening width.

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

All soakaways to be minimum 1m 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.

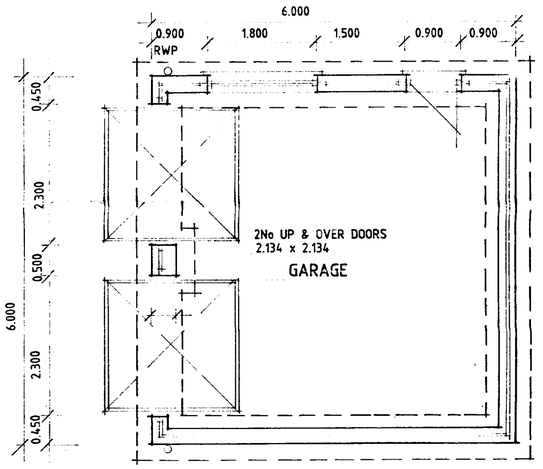
To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Hot water cylinder to be minimum 115lt capacity.

Seal all openings and joints to perimeter walls.

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

External joinery to be ~~steel~~ UPVC double glazed. Ensure 1/20th of floor area as ventilation.



PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

SOUTH HOLLAND DC
HOUSING & PLANNING
- 1 SEP 1999
Ref: 0862/99

PROPOSED BUNGALOW & GARAGE AT PLOTS 1 & 2 NEW ROAD, SUTTON BRIDGE
FOR
MR. K. R. BURTON.

1:50	772059/1
JULY-99	B.GILHAM.

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

DETERMINED
PLAN

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 lt/sec. Alternatively provide proprietary cooker hood 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 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm 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 110mm half round gutters and 68mm diameter downpipes.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Drithern full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm 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 8000mm^2

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm^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 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in bulloon 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 75mm 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 110mm diameter p.v.c. pipes flexible joined 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 75mm 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.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm 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.

Flue Construction
Provide 225mm diameter clay flue liners to BS1181, 1971, with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part B and to terminate in 75mm 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 40mm 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 500mm, maximum 1000mm* above footpath to base.

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.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

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

Bay Window Roof Construction
Concrete interlocking tiles on battens – all as main – on made-on-site roof comprising of 38 x 75mm rafters, 38 x 100mm hip rafters, 38 x 75mm jack rafters and 38 x 75mm ceiling ties. Build ceiling ties and rafters into wall min. 100mm or fix into m.s. joist. Provide roof insulation and plasterboard plus skim finish as main.

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

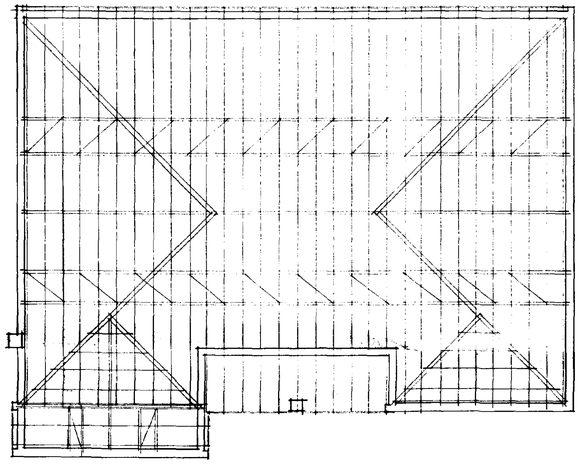
Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

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

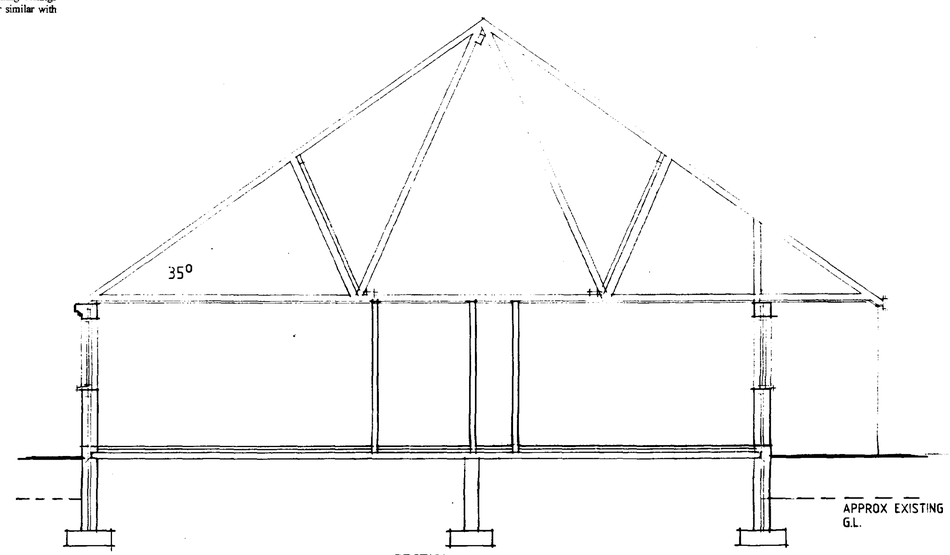
Open Fire
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

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 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

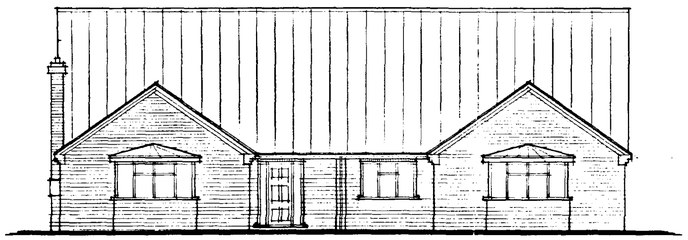
Roof Intersections
If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.



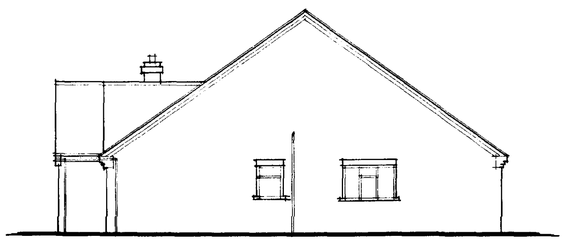
ROOF PLAN



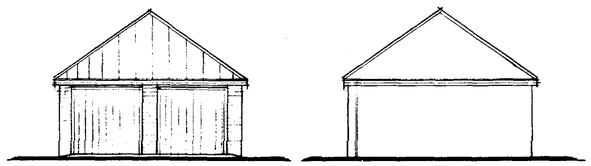
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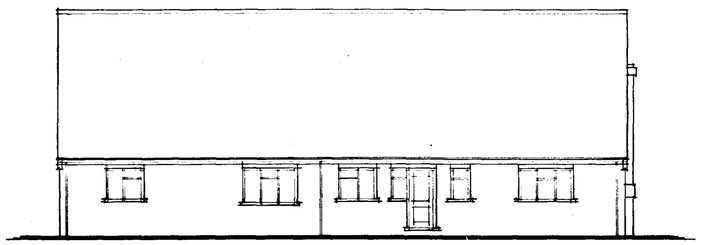
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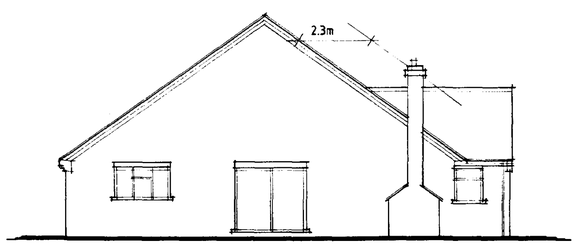
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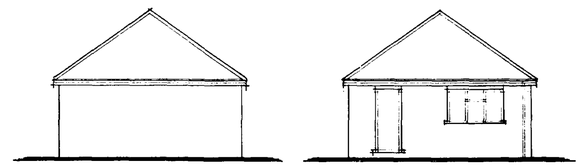
FRONT SIDE



REAR



SIDE



REAR SIDE

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 5 NOV 1999
Ref: 0862/99

A - GARAGE ALTS - 2.11.99

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW & GARAGE AT PLOTS 1 & 2 NEW ROAD, SUTTON BRIDGE
FOR

MR. K. R. BURTON.

1:50 1:100	772059/2
AUG-99	B.GILHAM.

DETERMINED PLAN

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