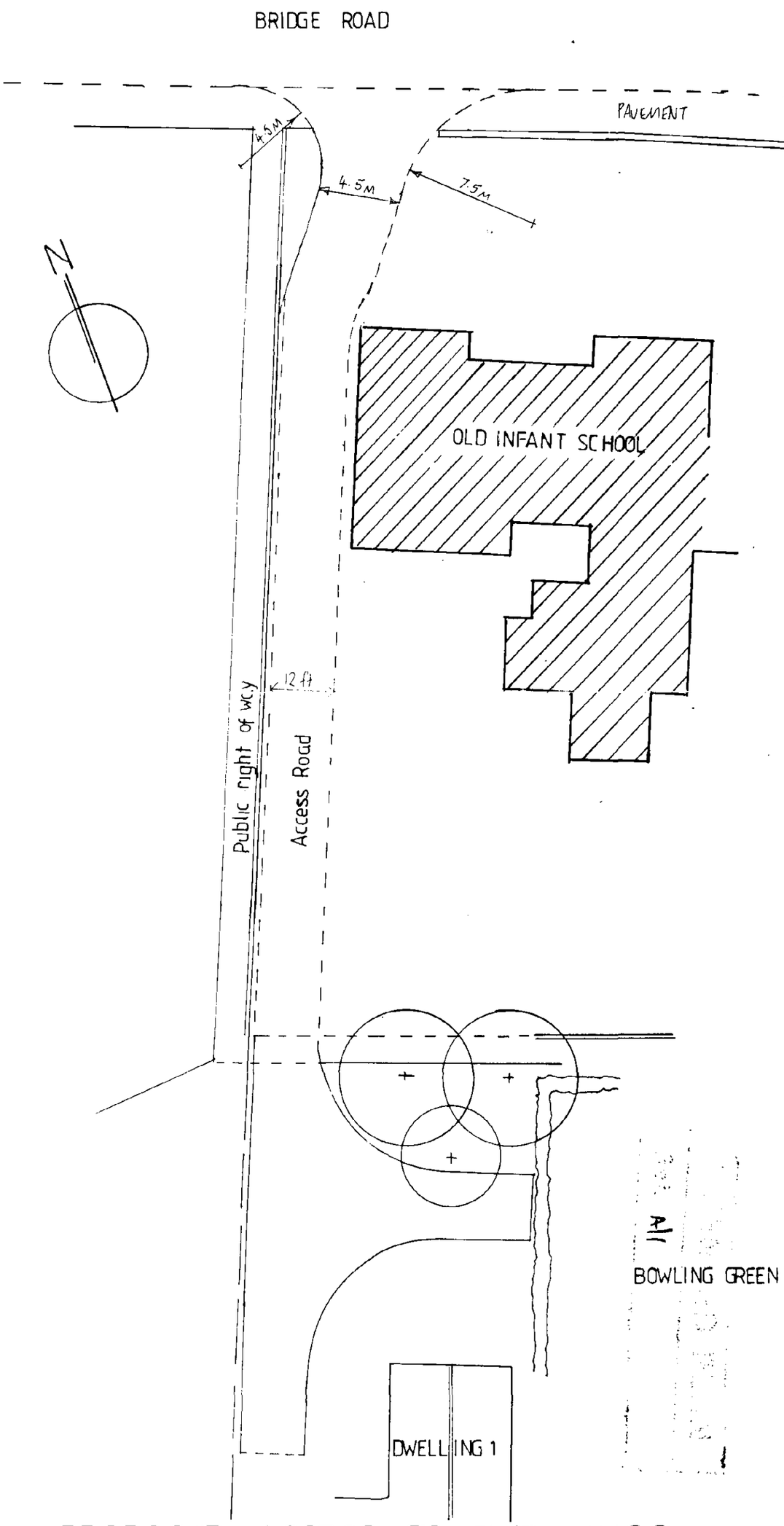
notes

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PROPOSED ACCESS TO DWELLINGS

revision		*date*
1	Access amended	31/1/95
2	Access width amended to 4.5 m in accordance with LCC. Highways Requirements.	6/2/95

07 FEB 1995
REF 1009/94

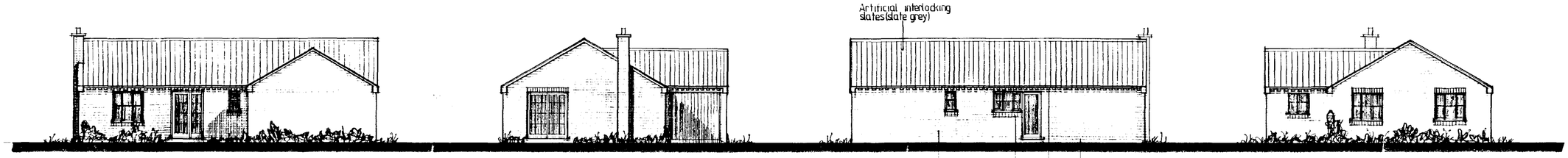
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGE RD., SUTTON BRIDGE - MR K HARLOCK.

scale	*date*	*drawn*
1:250	9/94	AMW

project no	*drawing no.*
1301	AB/3

revisions
1 2



WEST ELEVATION 1:100
(dwelling 1)

NORTH

EAST

SOUTH

notes

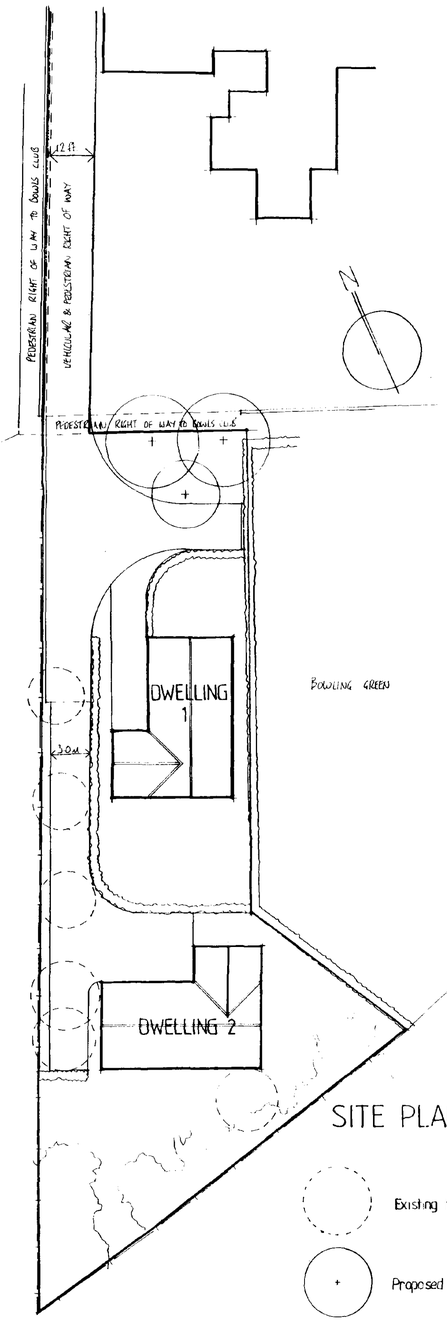
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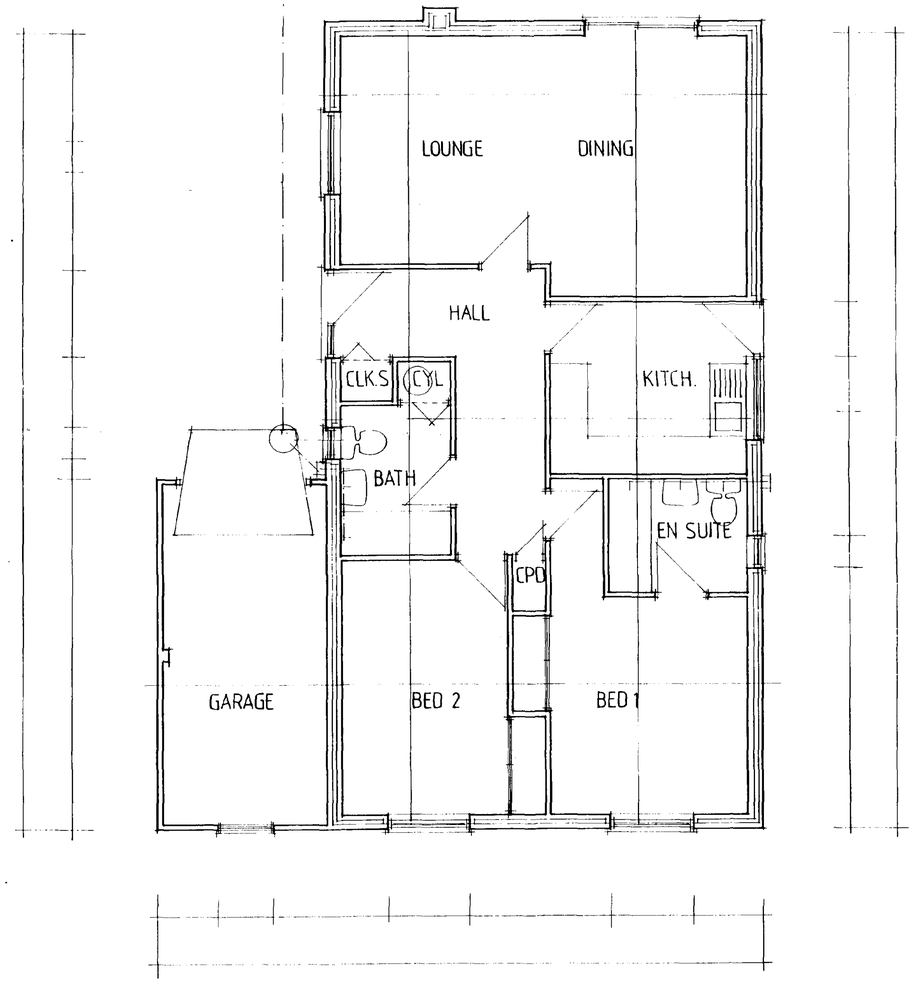
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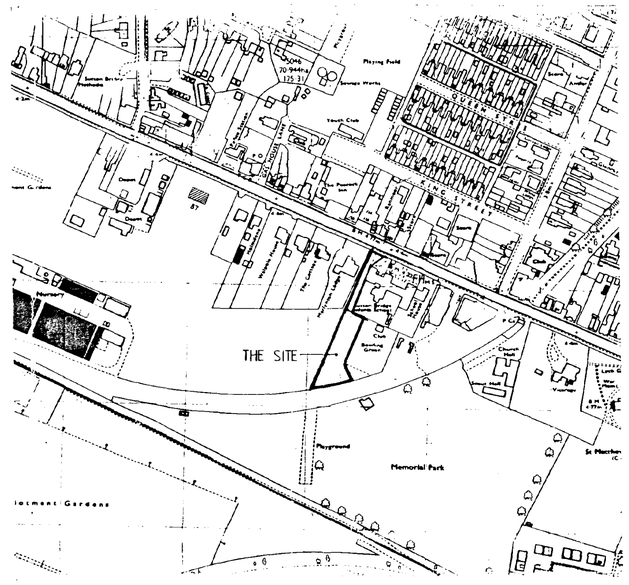
revision *date*



SITE PLAN 1:250



FLOOR PLAN 1:50 (dwelling 1)



LOCATION PLAN 1:2500

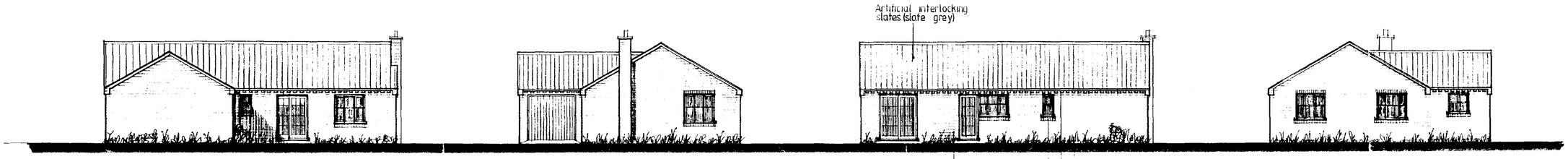
SOUTH HOLLAND D.C.
PLAN DEPT
19 OCT 1994
REF. 1009/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGE RD. SUTTON BRIDGE - MR K HARLOCK.

scale	*date*	*drawn*
	9/94	AMW
project no.		*drawing no.*
1301		AB/1

revisions



NORTH ELEVATION 1:100
(dwelling 2)

WEST

SOUTH

EAST

notes

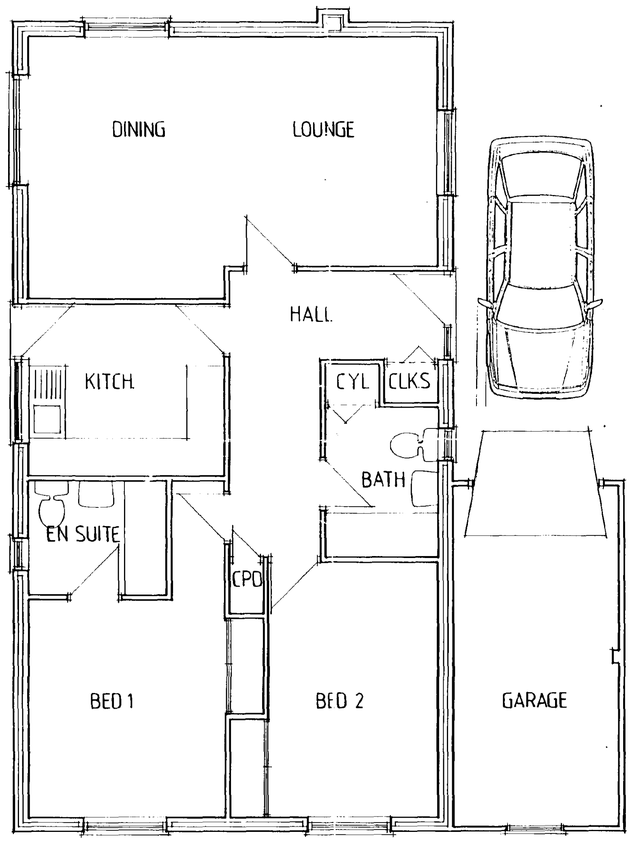
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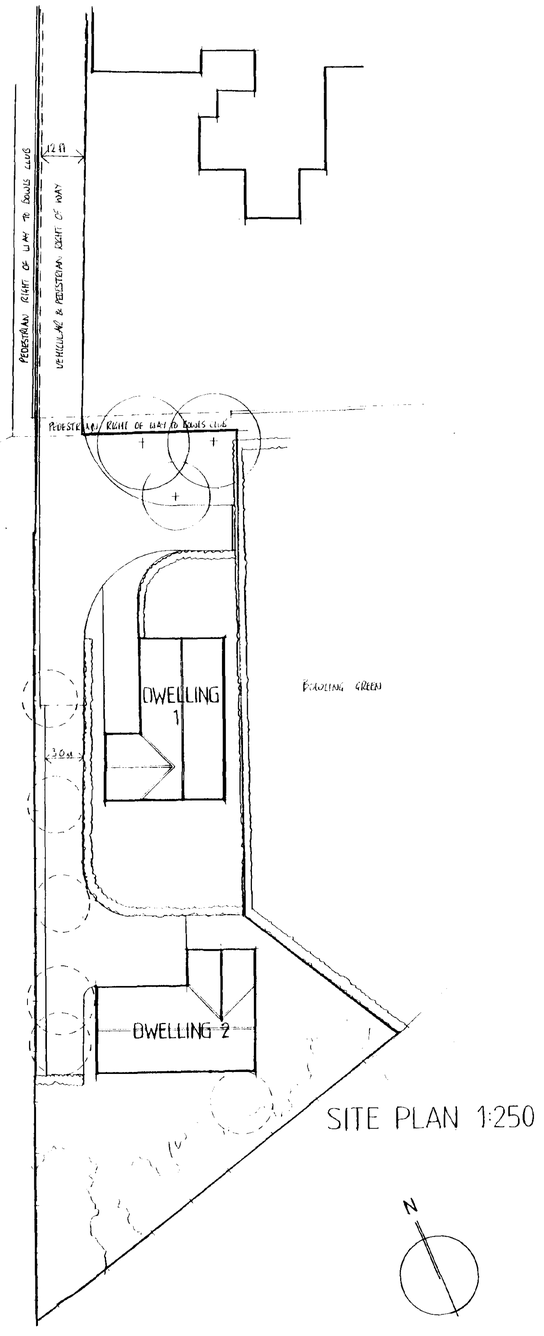
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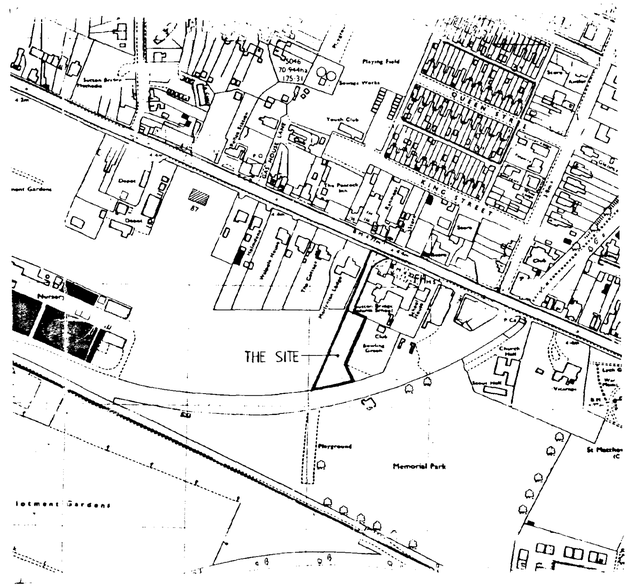
revision date



FLOOR PLAN 1:50 (dwelling 2)



SITE PLAN 1:250



LOCATION PLAN 1:2500

Existing tree to be removed

Proposed tree planting

SOUTH [illegible] D.C.
PLAN[illegible]
19 OCT 1994
REF. 1009/94

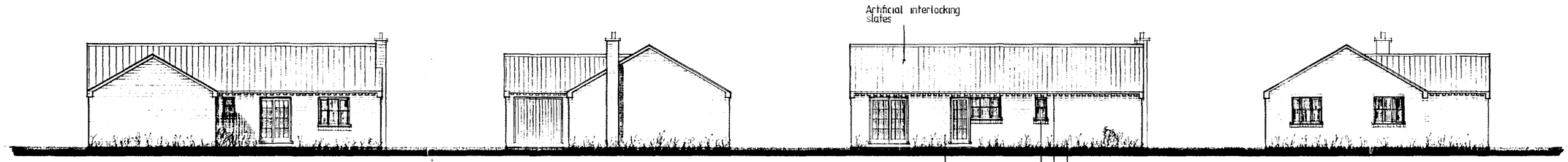
DETERMINED

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGE RD. SUTTON BRIDGE - MR K HARLOCK.

scale	date	drawn
	9/94	AMW
project no		drawing no
1301		AB/2

revisions



NORTH ELEVATION 1:100
(dwelling 2)

WEST

SOUTH

EAST

notes

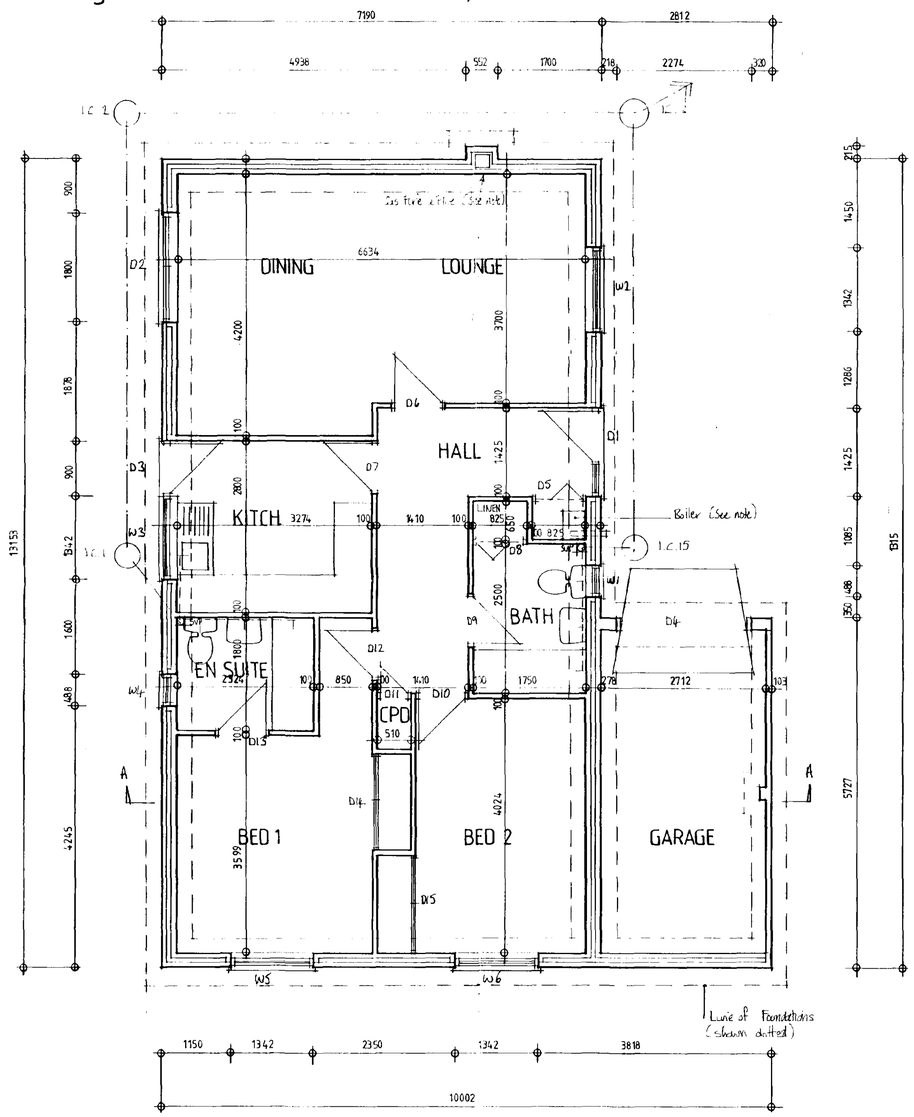
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revision	date
1. B/Reg notes / info. added	6/3/95



FLOOR PLAN 1:50 (dwelling 2)

VENTILATION

To kitchen provide mechanical extract ventilation capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting 30 litres/second which may be operated intermittently during cooking).
To bathroom provide mechanical extract ventilation capable of extracting at a rate not less than 15 litres/second which may be operated intermittently.

SMOKE DETECTORS

To be provided to ceiling at hall to be separately served, but linked and fused at distribution board.

WINDOWS/DOORS

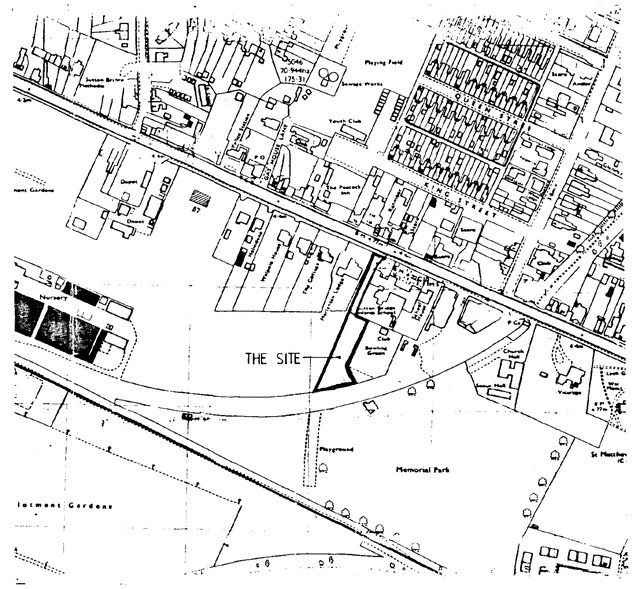
To windows provide trickle ventilators to give 4000mm squared background ventilation.
Glazing within 1500mm of floor level to doors/screens must be laminated or toughened safety glass (within 800mm of floor level for windows).

HEATING

Boiler to be gas fired, wall mounted, Potterton Myson combination 'Lynx 2' (30-80,000 Btu Central Heating output - exact size to be determined by heating engineer).
Boiler to have 'horizontal' balanced flue.
All radiators to have Themostatic control valves. Hot water pipes that do not contribute to space heating requirements to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422:1977. Pipes situated within depth of screed to be enclosed with Pendock Profiles screed depth ducts with plywood cover flush with screed. Provide fully louvred door to cupboard which boiler is contained in. Boiler flue to be protected by a suitable guard externally. Ensure flue is min. 300mm away from adjacent opening lights and min 600mm below eaves. Boiler to be installed in strict accordance with manufacturers recommendations.

To lounge provide gas fire (size to be determined). Flue size to be a cross-section area of at least 12,000 mm² if the flue is round, or 16,500 mm² if the flue is rectangular, and have a minimum dimension of 90mm².

Brick chimney to be lined with clay flue liners with rebated or socketed joints to BS 1181:1989. Linings to be filled with sockets or rebates uppermost. Any space between liners and brickwork to be filled with weak mix mortar or insulating concrete. Permanent ventilation to open flued appliance rating exceeding 7kw notwithstanding these standards gas fire to be installed in strict accordance with manufacturers recommendations.



LOCATION PLAN 1:2500

APPROVED PLAN
Ref. A/h
SOUTH HOLLAND DISTRICT COUNCIL
Ref. H18/1008/94.

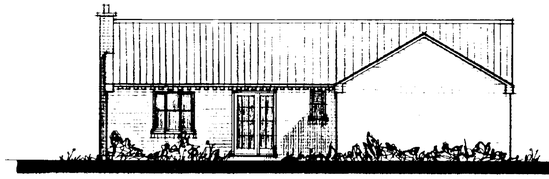
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CHARTERED ARCHITECTS

project/drawing
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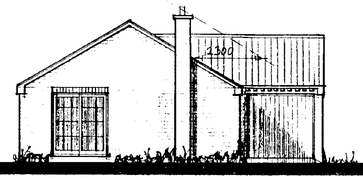
scale	*date*	*drawn*
	9/94	AMW

project no	*drawing no*
1301	AB/2

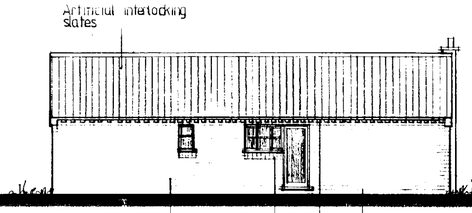
revisions



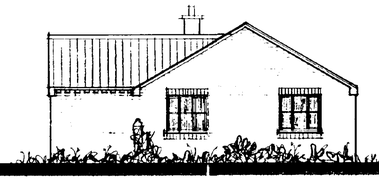
WEST ELEVATION 1:100
(dwelling 1)



NORTH



EAST



SOUTH

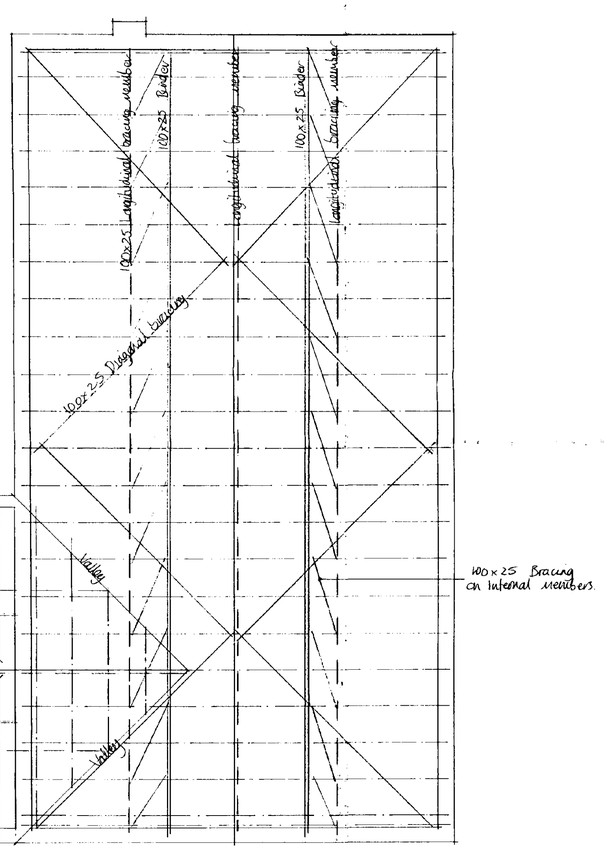
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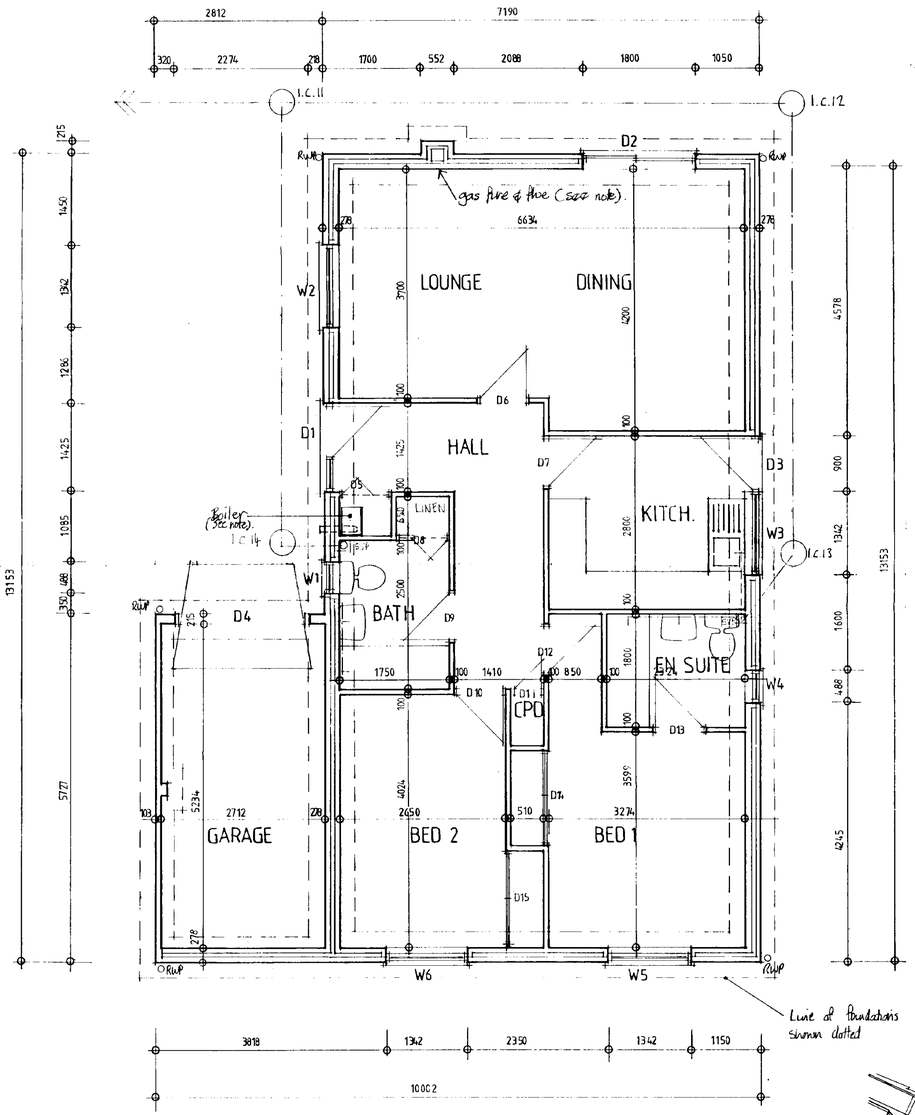
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revision	date
1. B/Reg notes / info added.	6/3/95



ROOF PLAN 1:50 (dwelling 1) dwelling 2 handed



FLOOR PLAN 1:50 (dwelling 1)

FOUNDATIONS

Foundations to loadbearing walls to be ST4 concrete to BS 5328:1981, are to be 240mm thick. Bed of foundation to be generally as shown but may be amended if excavation shows that the exposed foundation bed is unsatisfactory. The foundation trench must be inspected by the Architects prior to concrete placing and fully approved by the Architects.

Foundation widths are as follows:-

278 mm wide walls - 750 mm wide foundations
100 mm wide walls - 550 mm wide foundations
215 mm wide walls - 700 mm wide foundations

FLOORS

Floor to comprise 50mm sand/cement screed, on 100mm C15p mix oversite concrete, on 40mm Vencil Resil Jablite flooring insulation grade 30, on 1200 dpm on 25mm sand blinding on 150mm well consolidated hardcore. DPM to be brought up at perimeter to lap into horizontal dpc. All to meet 'U' value of 0.45 W/m²K. To non load bearing walls allow for thickening of slab to 225 x 450mm wide.

WALLS

Walls to be to dimensions shown and to be in strict accordance with BS 5628:Part 3:1985. External walls below dpc to be 275mm overall width comprising 125mm ARC 'Standard Dense Blocks 7N/mm²', 50mm cavity, and 100mm ARC 'Standard Dense Blocks 7N/mm² blocks externally finishing two courses below ground level. Cavity to be filled with weak mix concrete to within 150mm above dpc.
Walls above dpc to comprise 103mm facings externally, 50mm cavity 125mm ARC 'Leca Energysaver 45 blocks' internally finished with 13mm lightweight plaster, all to meet 'U' value of 0.45 W/m²K.

Jambs to be formed to all openings by 'Thermabate' Cavity Closers installed in accordance with manufacturers recommendations. Build in stainless steel wall ties to BS 1449:Part 2:1983 at 900cts horizontally, 450mm cts vertically, staggered and with extra ties at openings at every brick course where cavity closed.
Mortar for brickwork and blockwork above ground level dpc to be 1:1:6 cement:lime:sand, and for blockwork below ground level dpc to be 1:4 cement:sand.
Hyload dpc to be built in 150mm above ground level.
Top of wall to be dentil course projecting 15mm with two courses above projecting 25mm (see detail)
All facing brickwork to be durability designation F.L.
Internal non load bearing partition walls to be 100mm Celcon Standard blocks.

LINTELS

To be as indicated on lintel schedule. Provide cavity trays over all external lintels. Lintels to be installed in strict accordance with manufacturers recommendations.

LINTEL SCHEDULE

Door/Window No	Clear Span	End Bearing	I.G. Lintel Type
D1	1425	150	L1/S WIL
D2	1800	150	L1/S WIL
D3 / W3	2242	150	L1/S WIL
D4	2274	150	Box 200
D5, D8	825	150	Internal 100
D6, D7, D9, D10, D12, D13	800	150	Internal 100
D11	505	150	Internal 100
D14, D15	1570	150	Box 100
W1, W4	488	150	L1/S WIL
W2, W5, W6	1342	150	L1/S WIL

Ref. Ah
DEMAR 1995
REF HIS/1009/94

ROOF

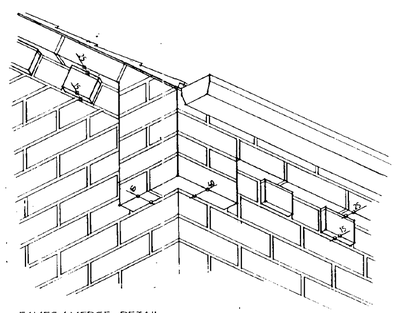
Main roof area to be prefabricated trussed rafters at 600mm cts, pitch 30 degrees.
Lateral restraint straps to be provided at gables at 2000mm cts. max. 'Bat' straps or similar 5 x 30mm to span over 3no. at roof and ceiling level and to be turned down 100mm into cavity. Provide noggings between structural members.
Wall plate to be 125 x 75mm and to be fixed by 'Bat' straps 30 x 5mm x 1000mm long at 2000mm cts.
All bracing for prefabricated trussed rafters to be in accordance with BS 5268:Part 3:1985 to be 100 x 25mm diagonals and longitudinals to be nailed to each truss member. During roof construction trussed rafters should be subject to temporary wind bracing.
Approved reinforced roofing felt underlay to be laid over trusses, lapped 150mm vertically and horizontally in accordance with BS 5534:Part 1:1978 carried well into gutters and secured with clout nails. Continuous tilting fillet at eaves to be provided to prevent water trap.
Approved quality softwood treated battens of 38 x 25mm section to be laid to a max gauge as specified and secured with non-ferrous nails. Battens with sawn ends to be treated with preservative.

ROOF COVERING

Roof covering to be Eternit TAC Duracem slates, 500 x 250mm in size, in even courses, not more than 210mm gauge, and a lap of 80mm. Colour to be blue/black. Slates to be laid with broken bond. Each slate is centre nailed with 2no 2.83mm copper nails, 30mm long, and the tail of the slate to be restrained with copper disc rivet. Double or slate and a half width slates to be fixed with 3no nail and 2 rivets. Half slates to be fixed using 2 no nails and 1 tail rivet. All to be in strict accordance with manufacturers recommendations.

Only Eternit TAC Duracem fixings to be used for all slating.

Provide flashing to roof/wall abutments taken up wall min 150mm. Provide Glidevale slate valley troughs to all valleys overlapped 150mm at joints, fixed in accordance with manufacturers recommendations. Provide 150mm fibreglass quilt laid between trusses. provide 12.5mm plasterboard and skim below trusses with timber noggings at edges and all joints. Roof ventilation to be provided by Glidevale FV100 ventilator to provide continuous 10mm opening. Provide FV100 gutter bracket spacers. Provide loft access trap in position shown. Allow for all necessary trimming out of trusses.



EAVES / VERGE DETAIL

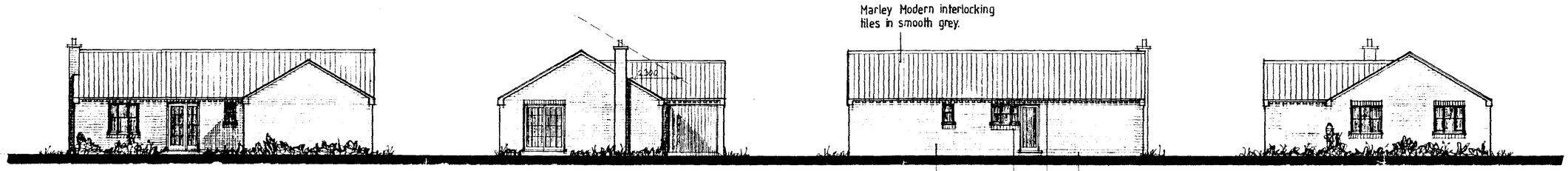
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project/drawing
PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGE RD. SUTTON BRIDGE - MR K HARLOCK.

scale	*date*	*drawn*
	9/94	AMW

project no	*drawing no*
1301	AB/1

revisions
1.



WEST ELEVATION 1:100 (dwelling 1)

NORTH

EAST

SOUTH

notes

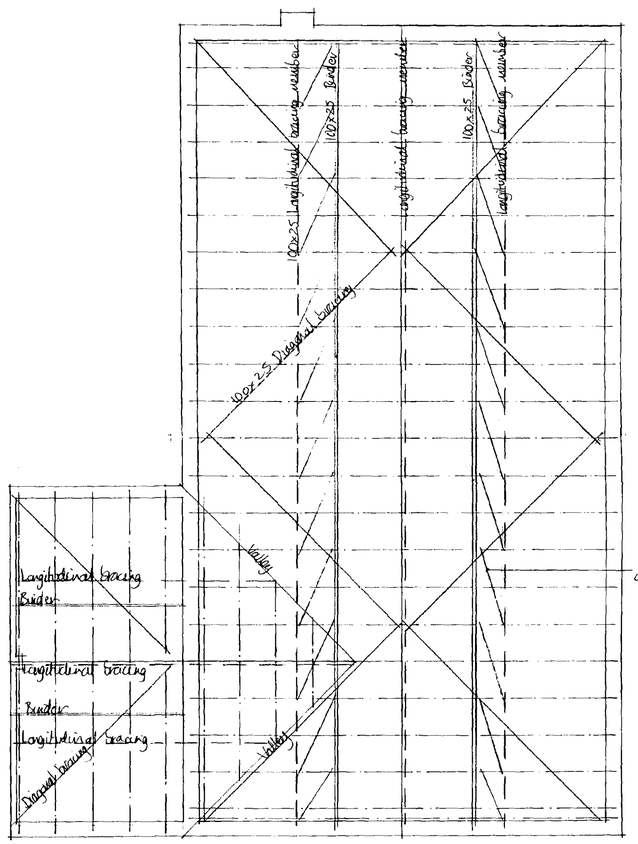
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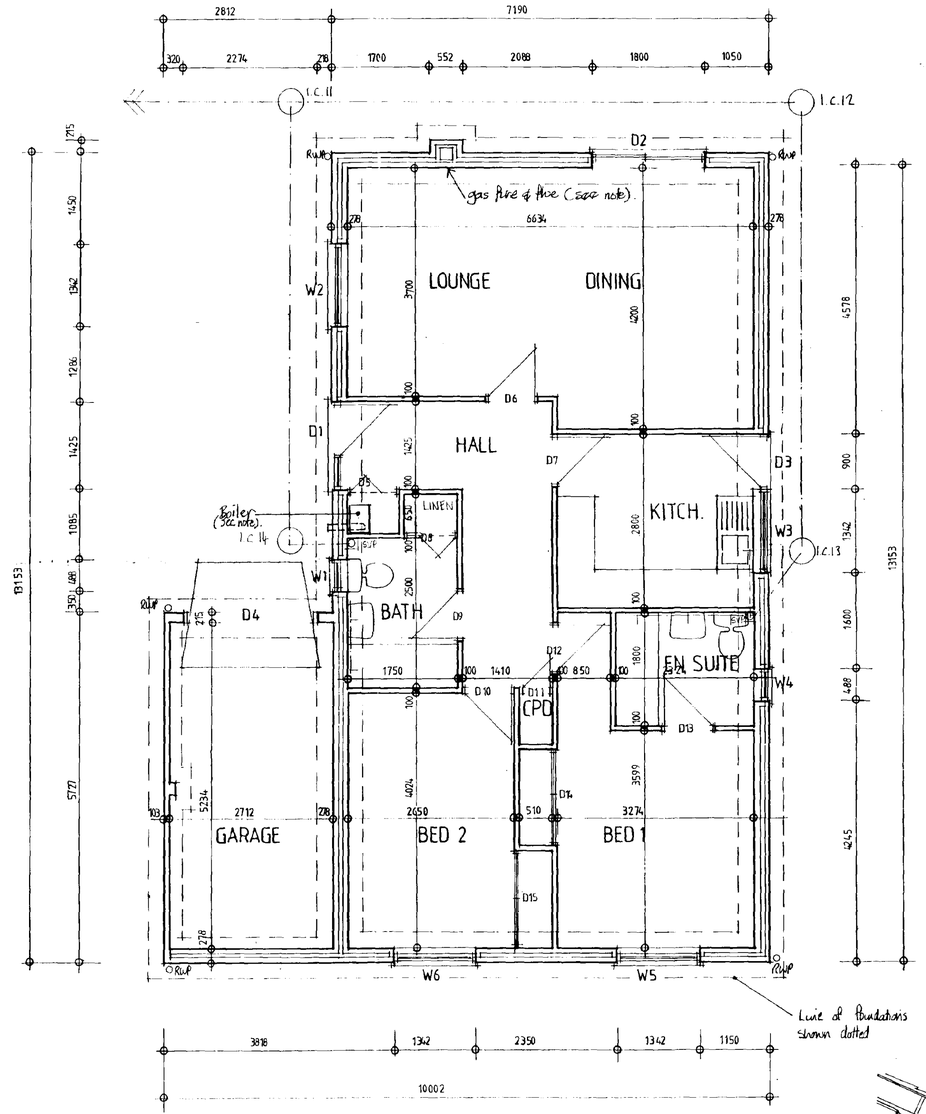
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revision	date
1. B/Reg notes / info added	6/3/95
2. Roof Covering revised	19/4/95



ROOF PLAN 1:50 (dwelling 1) dwelling 2 handed



FLOOR PLAN 1:50 (dwelling 1)

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D4	2274	150	Box 200
D5, D8	825	150	Internal 100
D6, D7, D9, D10, D12, D13	800	150	Internal 100
D11	505	150	Internal 100
D14, D15	1570	150	Box 100
W1, W4	488	150	L1/S WIL
W2, W5, W6	1342	150	L1/S WIL

A/3

SOUTH HOLLAND DC
HOUSING & PLANNING
20 APR 1995
Ref: 1009/94

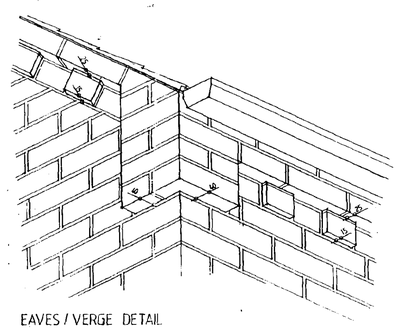
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Approved quality softwood treated battens of 38 x 25mm section to be laid to a max gauge as specified and secured with non-ferrous nails. Battens with sawn ends to be treated with preservative.

ROOF COVERING

Roof covering to be Marley Modern interlocking tiles 330 x 420mm in size, in even courses, not more than 345mm gauge, and a minimum head lap of 75mm. Colour/finish to be smooth grey. Tiles to be laid with broken bond. Local areas to be fixed. Tiles to main roof to be fixed using non ferrous clips (code: 30302) and non ferrous 50 x 3.35mm nails. Non ferrous Verge Clips to be code: 30304 and non ferrous 25 x 3.35mm nails. Non ferrous Eaves Clips to be code: 30303 and non ferrous 25 x 3.35mm nails. All to be in strict accordance with manufacturers recommendations. Only Marley fixings as referred to above to be used for all tiling.

Provide flashing to roof/wall abutments taken up wall min 150mm. Provide Glidevale slate valley troughs to all valleys overlapped 150mm at joints, fixed in accordance with manufacturers recommendations. Provide 150mm fibreglass quilt laid between trusses, provide 12.5mm plasterboard and skim below trusses with timber noggings at edges and all joints. Roof ventilation to be provided by Glidevale FV100 ventilator to provide continuous 10mm opening. Provide FV100 gutter bracket spacers. Provide loft access trap in position shown. Allow for all necessary trimming out of trusses.



EAVES / VERGE DETAIL

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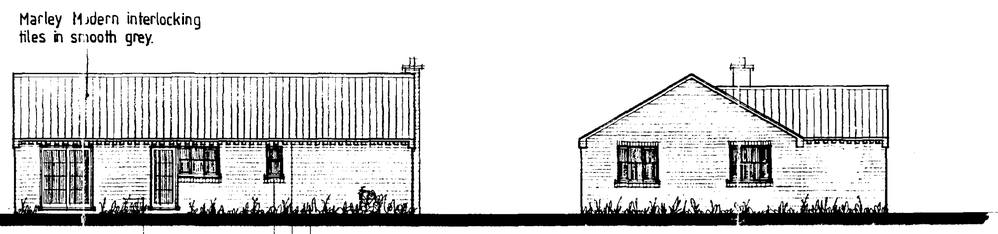
project/drawing
PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGE RD., SUTTON BRIDGE - MR K HARLOCK.

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	9/94	AMW
project no.		*drawing no.*
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revisions		
2.		



NORTH ELEVATION 1:100
(dwelling 2)

WEST



SOUTH

EAST

notes

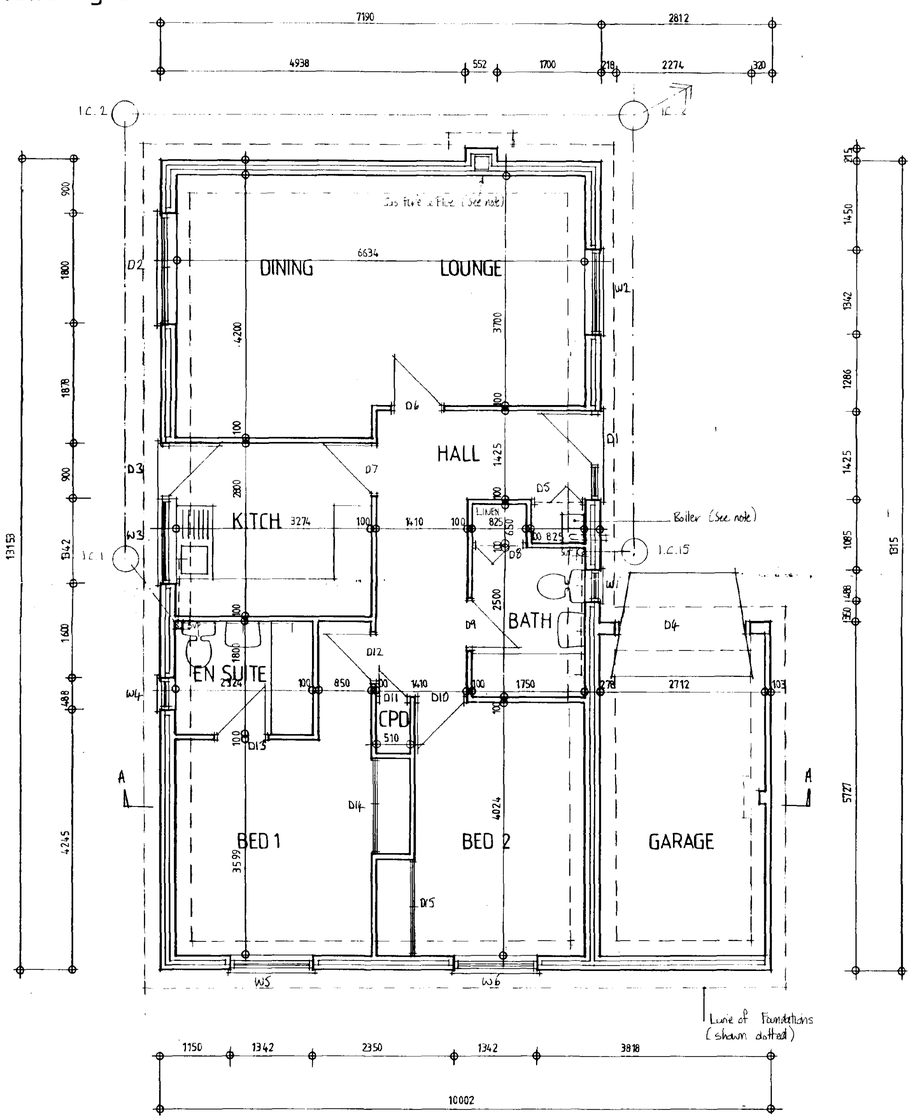
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The General Contractor is to check all dimensions on site and report discrepancies to the architect

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revision		date
1.	B/Reg notes / info added	6/3/95
2.	Roof covering amended	19/4/95



FLOOR PLAN 1:50 (dwelling 2)

VENTILATION

To kitchen provide mechanical extract ventilation capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting 30 litres/second which may be operated intermittently during cooking).
To bathroom provide mechanical extract ventilation capable of extracting at a rate not less than 15 litres/second which may be operated intermittently.

SMOKE DETECTORS

To be provided to ceiling at hall to be separately served, but linked and fused at distribution board.

WINDOWS/DOORS

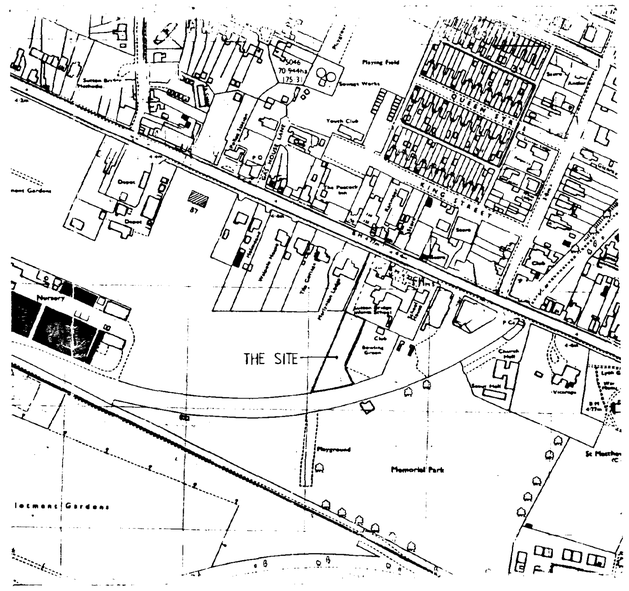
To windows provide trickle ventilators to give 4000mm squared background ventilation.
Glazing within 1500mm of floor level to doors/screens must be laminated or toughened safety glass (within 800mm of floor level for windows).

HEATING

Boiler to be gas fired, wall mounted, Potterton Myson combination 'Lynx 2' (30-80,000 Btu Central Heating output - exact size to be determined by heating engineer).
Boiler to have 'horizontal' balanced flue.
All radiators to have Themostatic control valves. Hot water pipes that do not contribute to space heating requirements to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422:1977. Pipes situated within depth of screed to be enclosed with Pendock Profiles screed depth ducts with plywood cover flush with screed. Provide fully louvred door to cupboard which boiler is contained in. Boiler flue to be protected by a suitable guard externally. Ensure flue is min. 300mm away from adjacent opening lights and min 600mm below eaves. Boiler to be installed in strict accordance with manufacturers recommendations.

To lounge provide gas fire (size to be determined). Flue size to be a cross-section area of at least 12,000 mm² if the flue is round, or 16,500 mm² if the flue is rectangular, and have a minimum dimension of 90mm².

Brick chimney to be lined with clay flue liners with rebated or socketed joints to BS 1181:1989. Linings to be fitted with sockets or rebates uppermost. Any space between liners and brickwork to be filled with weak mix mortar or insulating concrete. Permanent ventilation to open flued appliance rating exceeding 7kw notwithstanding these standards gas fire to be installed in strict accordance with manufacturers recommendations.



LOCATION PLAN 1:2500

A/3

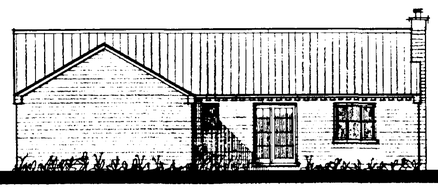
SOUTH HOLLAND DC
HOUSING & PLANNING
20 APR 1995
Ref: 1009/94

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project/drawing
PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGE RD., SUTTON BRIDGE - MR K HARLOCK.

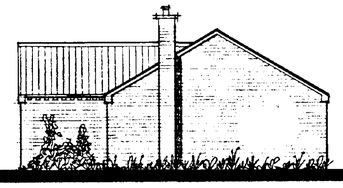
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project no.		*drawing no.*
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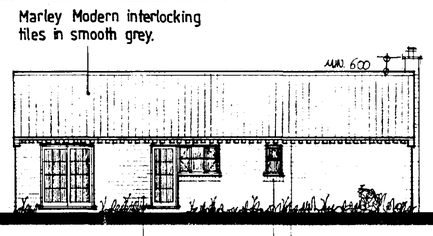


NORTH ELEVATION 1:100

~~(dwelling 2)~~
(73 BRIDGE ROAD)



WEST



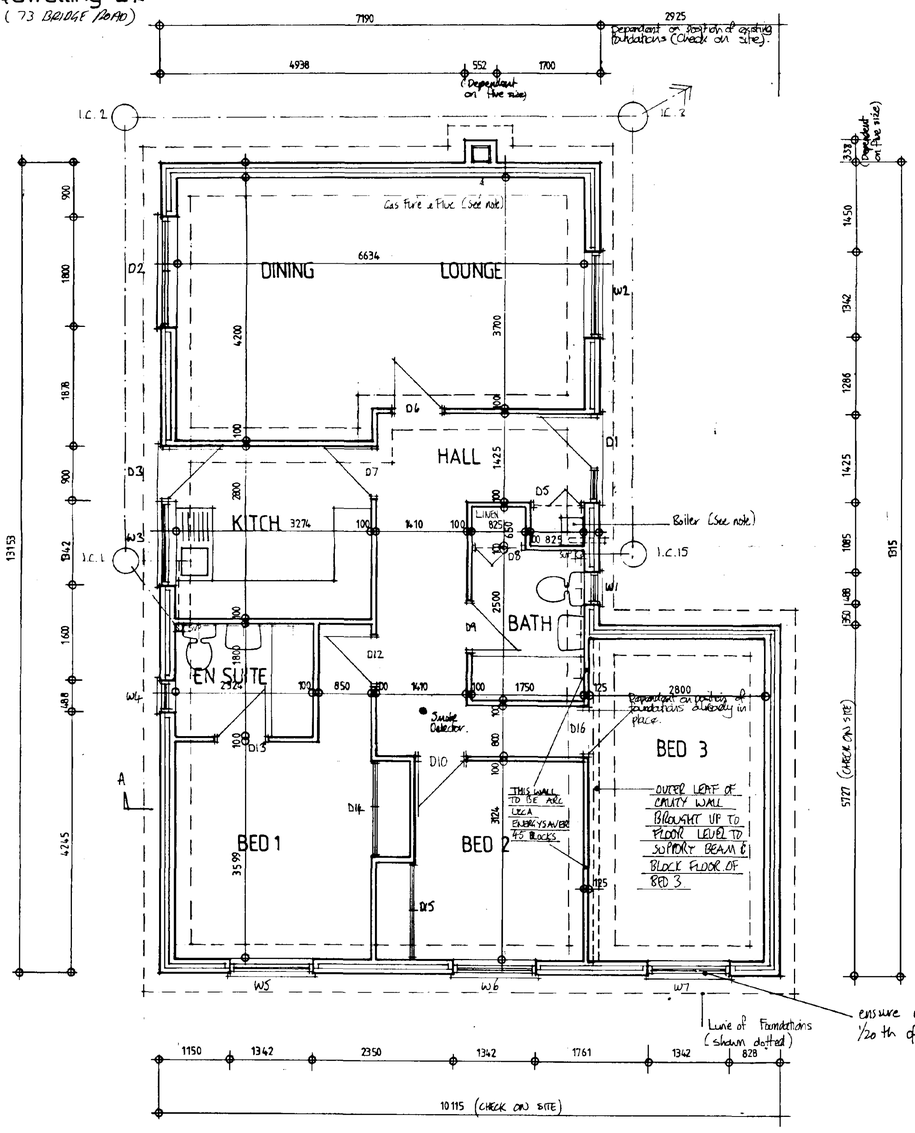
SOUTH

Dark red facing to general areas

Soldier dentil & plinth courses to be in buff facings



EAST



ensure window gives opening casement area equal to 1/20th of area of room.

FLOOR PLAN 1:50 ~~(dwelling 2)~~
(73 BRIDGE ROAD)

VENTILATION

To kitchen provide mechanical extract ventilation capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting 30 litres/second which may be operated intermittently during cooking).
To bathroom provide mechanical extract ventilation capable of extracting at a rate not less than 15 litres/second which may be operated intermittently. (This should also be provided to En-Suite bathroom).

SMOKE DETECTORS

WINDOWS MUST HAVE OPENING CASEMENTS EQUAL TO 1/20th OF ROOM FLOOR AREA.
To be provided to ceiling at hall to be separately served, but linked and fused at distribution board. Installation to conform to BS 5839: Pt 1 and to recommendations of Section 1 of Approved Document B1.

WINDOWS/DOORS

To windows provide trickle ventilators to give 4000mm squared background ventilation.
Glazing within 1500mm of floor level to doors/screens must be laminated or toughened safety glass (within 800mm of floor level for windows).
To BS 6206: 1981. All windows & glazing to doors to be factory sealed double glazed units.

HEATING

Boiler to be gas fired, wall mounted, Potterton Myson combination 'Lynx 2' (30-80,000 Btu Central Heating output - exact size to be determined by heating engineer).
Boiler to have 'horizontal' balanced flue.
All radiators to have Themostatic control valves. Hot water pipes that do not contribute to space heating requirements to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422:1977. Pipes situated within depth of screed to be enclosed with Pendock Profiles screed depth ducts with plywood cover flush with screed. Provide fully louvred door to cupboard which boiler is contained in. Boiler flue to be protected by a suitable guard externally. Ensure flue is min. 300mm away from adjacent opening lights ans min 600mm below eaves. Boiler to be installed in strict accordance with manufacturers recommendations.

To lounge provide gas fire (size to be determined). Flue size to be a cross-section area of at least 12,000 mm² if the flue is round, or 16,500 mm² if the flue is rectangular, and have a minimum dimension of 90mm².

Brick chimney to be lined with clay flue liners with rebated or socketed joints to BS 1181:1989. Linings to be fitted with sockets or rebates uppermost. Any space between liners and brickwork to be filled with weak mix mortar or insulating concrete. Permanent ventilation to open flued appliance rating exceeding 7kw notwithstanding these standards gas fire to be installed in strict accordance with manufacturers recommendations.

notes

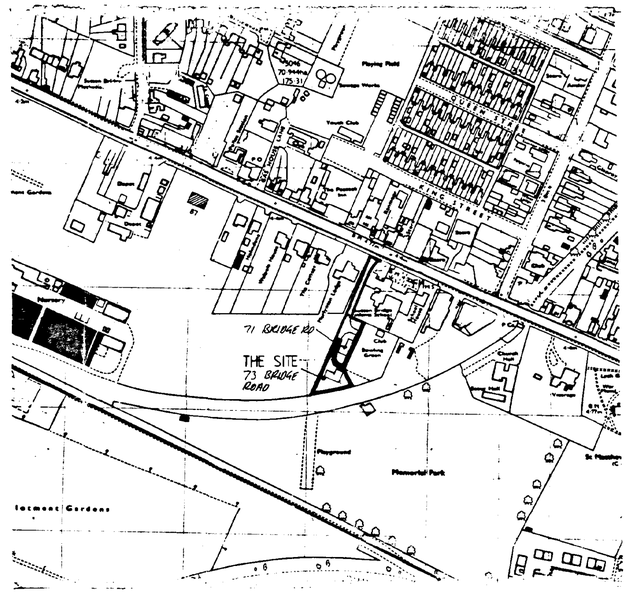
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revision	date
1. B/Reg notes / info. added	6/3/95
2. Roof covering amended	19/4/95
3. Smoke detector added. Chimney stack amended.	28/4/95
4. 'Smoke detector' 'ventilation' & 'windows/doors' notes amended. Garage amended to Bedroom 3.	11/5/95
5. Bedroom 3 window position amended.	22/6/95
6. window 'Both' ventilation note added.	5/7/95



LOCATION PLAN 1:2500

AMENDED PLAN
Ref. A/4

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUL 1995
Ref: 1009/94

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project/drawing
PROPOSED RESIDENTIAL DEVELOPMENT AT BRIDGE RD. SUTTON BRIDGE - MR K HARLOCK.

scale	*date*	*drawn*
	9/94	AMW
project no.		*drawing no.*
1301		AB/2

revisions