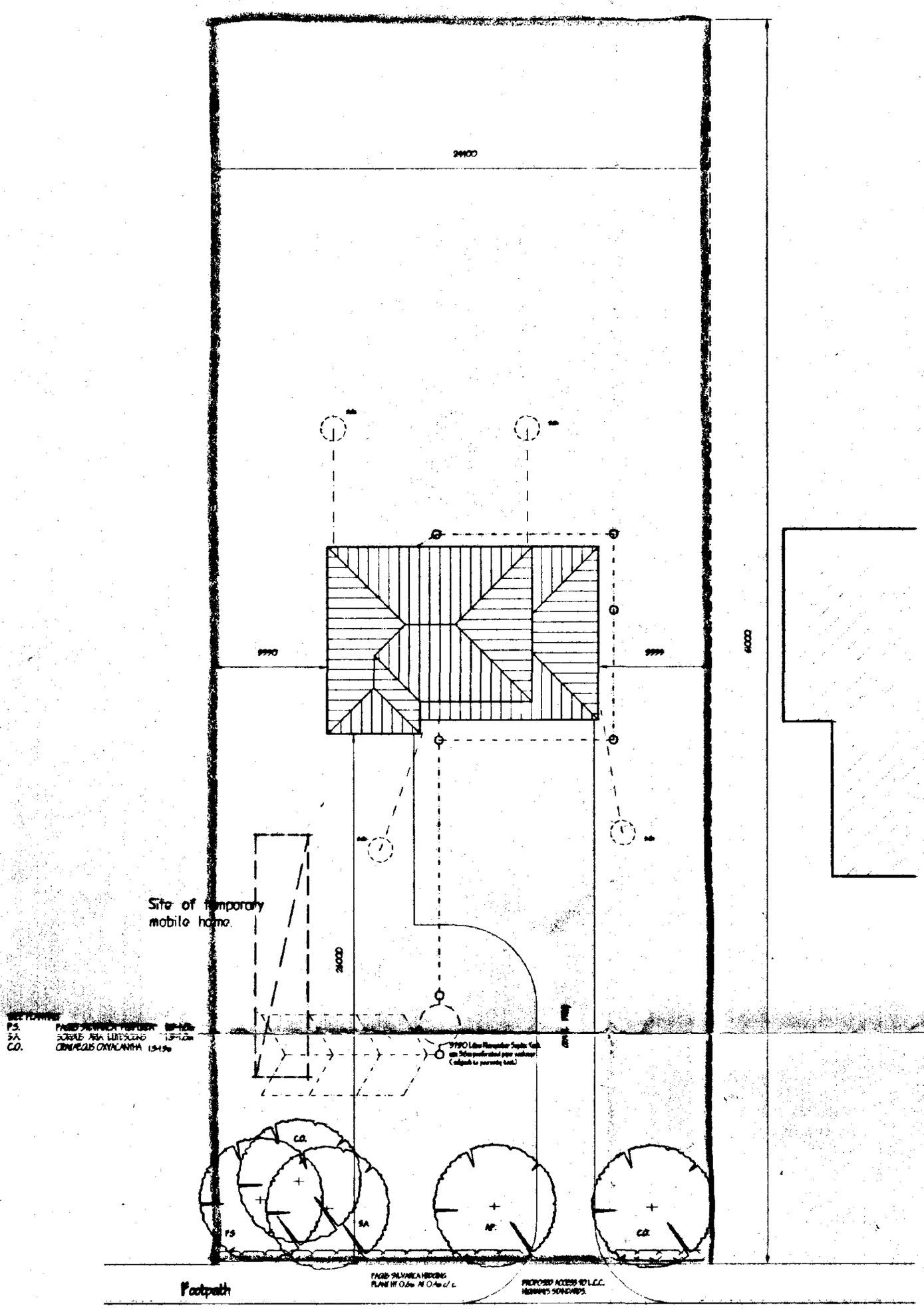
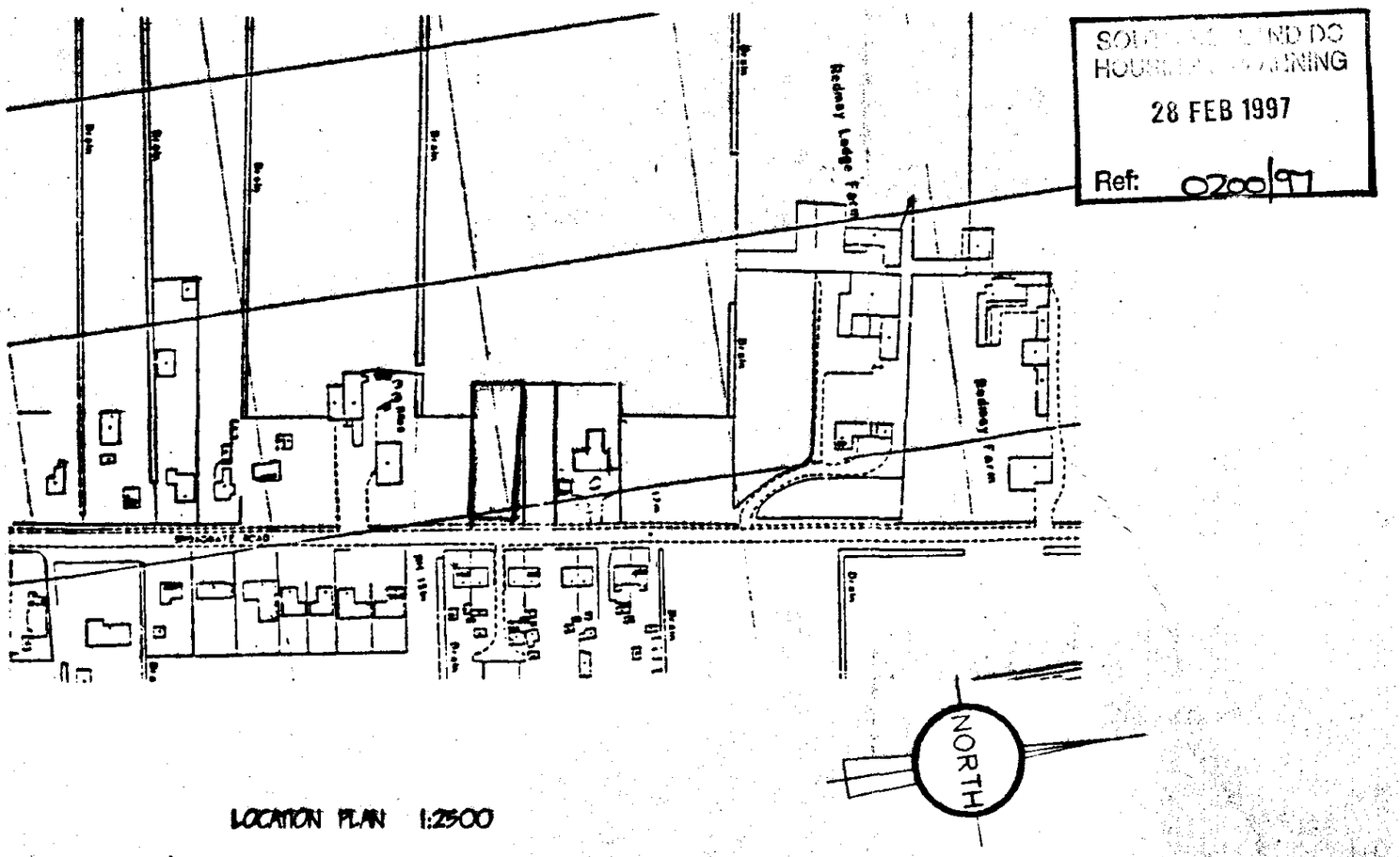


BLOCK PLAN 1:200



LOCATION PLAN 1:2500

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSEHOLDER PLANNING
28 FEB 1997
Ref: 0200/97

revision	date	init.	revision details.

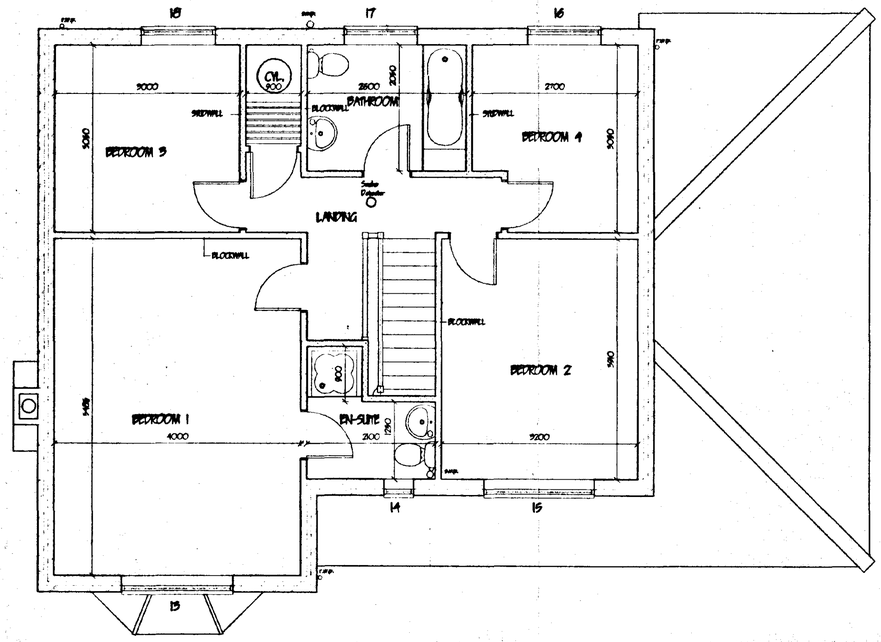
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762

Client
REDMAY DEVELOPMENTS

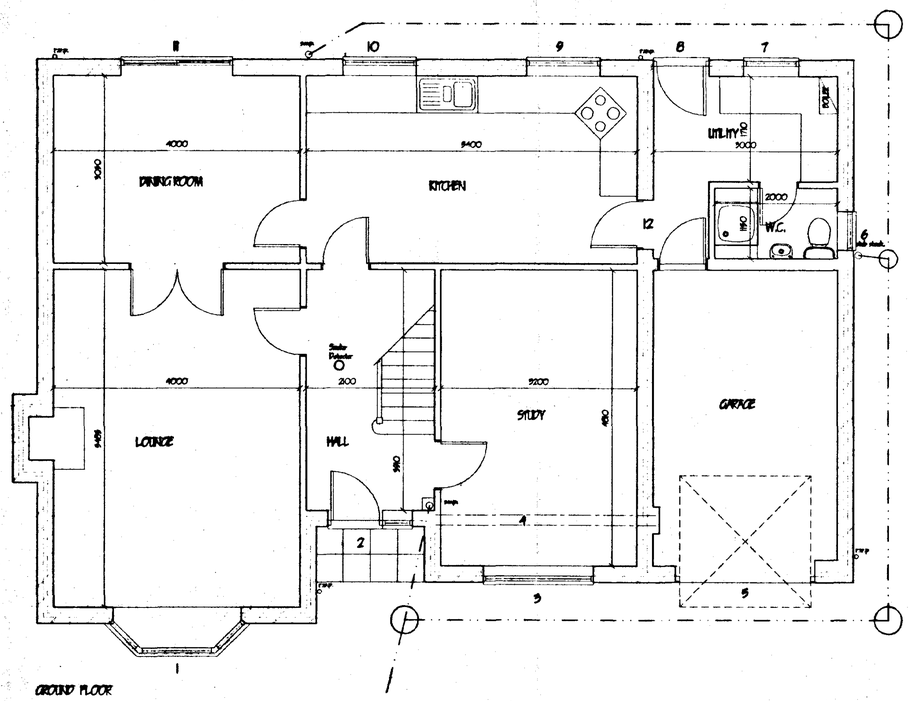
Project.
PROPOSED HOUSE & GARAGE
BROADGATE ROAD,
SUTTON ST EDMUND
SPALDING,
LINC'S.

Drawing.
BLOCK & LOCATION PLAN

Scale	Drawing No. 9642:3
Date. FEB. '97	Drawn. J.C.



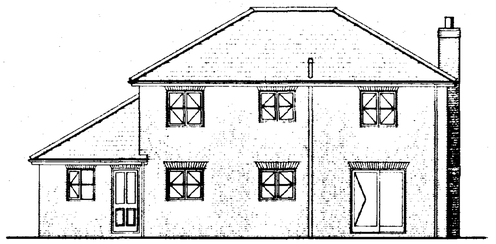
FIRST FLOOR



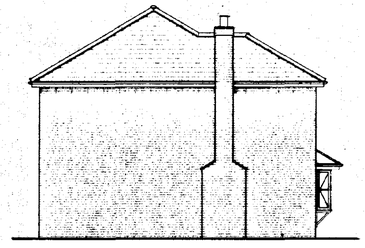
GROUND FLOOR



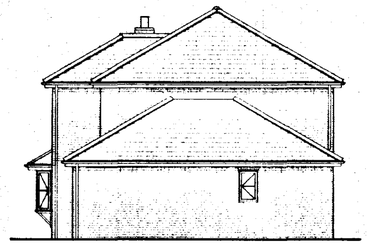
EAST ELEVATION



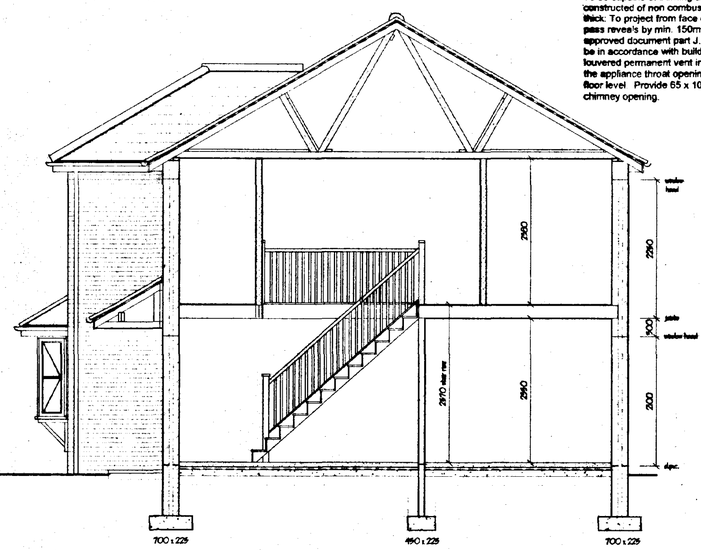
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SECTION

GLAZING.
Double glaze properly throughout (minimum 6mm air gap to all units) excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l and 1500mm high in doors and side lights to be to safety glass to B.S. 6206. All windows/doors to be draught sealed

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Oil fired Condensing boiler to be on a min. 840mm square constructional hearth min 125mm thick. Flue to be fan assisted Balanced type complete with durable wire guard externally. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1. part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

FOUL DRAINAGE
Inspection chamber construction to be "Clemar" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1983 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 3943: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 838 o/a stringe 13No. risers of 198mm ex 25 x 225. 225 going ex 32 x 250. pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting th appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue: At roof/flue intersection provide code4 lead flashing and 2 course engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to B.S. 473 part 2 1977, on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min headlac of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be fink type at 600c/c to a pitch of 30 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement. 27 x 75 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min SC3 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c : Install code 4 lead valley liner. Close cavity at plate level.

BAY ROOF CONSTRUCTION.
Code 4 lead on 12mm ext. grade ply on 47 x 100 rafters on 50 x 100 head plates over windows. 47 x 100 ceiling joists. 200 glassfibre insulation quilt. 10mm air gap to soffit all round.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "duiplex" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord with makers instructions and agrement cert No. 83/1067. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min "U" value of 0.45 W/m^2 deg. C.. Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except garage). Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

DETERMINED PLAN

revision	date	init	revision details

SOUTH HOLLAND DC HOUSING & PLANNING
28 FEB 1997
Ref: S/209/97

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782

Client: REDWAY DEVELOPMENTS

Project: PROPOSED HOUSE & GARAGE, BROADGATE ROAD, SUTTON ST EDMUNDS, SPALDING, LINC'S.

Drawing: FLOOR PLANS / ELEVATIONS / SECTION

Scale	Drawing No.
1:50 1:100	9642/1
Date: FEB. '97.	Drawn: J.C.