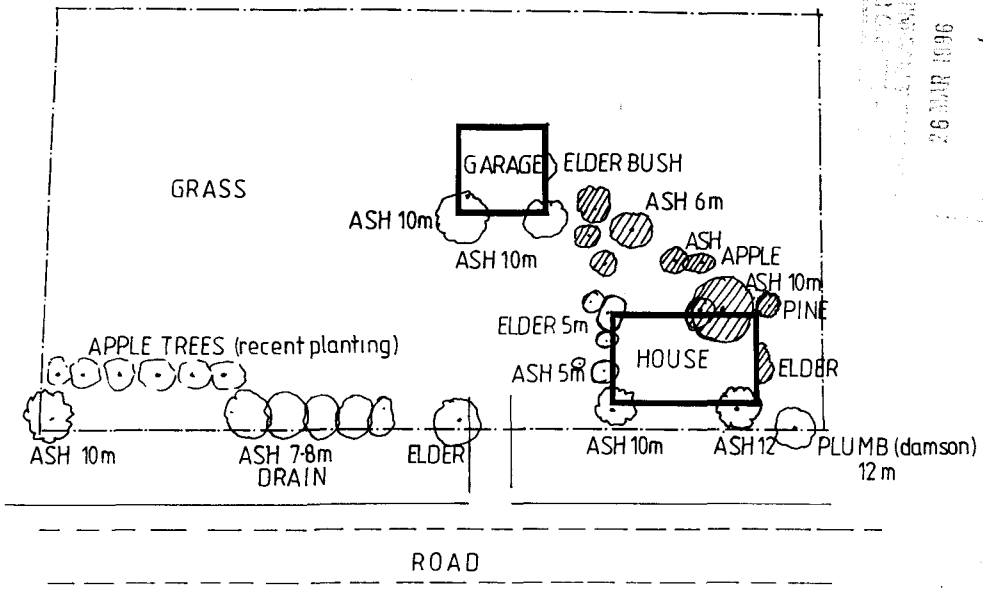
J WHITWELL



SITE PLAN 1-500

ALL EXISTING TREES

AND THOSE TO BE REMOVED

PROPOSED DWELLING
LUTTON GATE ROAD
SUTTON ST EDMUNDS
WISBECH.

For MR. J. WHITWELL

GENERAL
Copyright in all drawings prepared by David Broker Design is their property. Drawings and designs may not be reproduced in part or in whole without their written permission. These notes are mainly to cover matters which are requirements of the building regulations. they are not a full specification. Contractors to check all dimensions on site before work starts. Do not scale from drawings, if in doubt ask. All dimensions in mm unless otherwise stated.

Where materials, products and workmanship are not fully specified they are to be of a standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and in accordance with BS 8000 (workmanship on Building Sites) to the extent that the recommendations define the quality of the finished work. Materials, products and workmanship to comply with all appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used of fixed in accordance with the manufactures current recommendations. Arrange inspections of the works by building control officer of NHBC. Obtain completion certificate and forward to client or David Broker Design.

FOUNDATIONS
Concrete strip foundations as Engineers recommended dimensions, widen beneath piers as applicable. Concrete: To BS 5328, Parts 1 and 2:1991. Remove vegetable/top soil. Foundation to cavity walls: 750 x 250, GEN 3 concrete. Cavities or ,Any irregularity in soil composition, soft spots and roots growth when excavating to be reported to Engineer and building inspector, Certifying surveyor and Agent. For advise on remedial action. To be carried out to the satisfaction of BCO/NHBC Inside trenches filled with hardcore compacted in 150 layers.

DAMP PROOF COURSE.
Incorporate Hi load Astos or similar d.p.c. to BS 6398, min. 150mm above ground level and all side openings in cavity walls to have insulated vertical DPC (Damcor or similar). Form DPC cavity trays with stop ends and weep vents above IG lintels and abo s flashings at roof wall abutments as appropriate. Stepped Tray DPC to gable roofs abutting walls.

DAMP PROOF MEMBRANE
Incorporate dpm to all ground floor construction. 1200g polythene linked to d.p.c.

FLOORS
Suspended Beam and Pot floor in strict accordance with manufacturers detailed specification, which is to be presented for approval by building inspector prior to installation, as conditioned in approval. Precast concrete floor beams to BS 8110, infilled with 3.5N/mm, solid 1275 kg/m blocks, grouted with 6:1 coarse sandcement. Min 150 deep void to be vented with polythene telescopic vents(Ubbink type 2 vent area 2400) to give total ventilation of 300 mm per metre run of external wall: internal walls supporting PC beams to have honeycombed to maintain air flow. 50mm Polyfoam insulation laid over floor. 1200g Polythene dpm laid over turned up 100 at perimeter walls and fixed behind skirting, joints to be lapped and taped. 25mm t&g flooring grade chipboard to BS 5669 grade 2/3 (moisture resistant in kitchen bathrooms etc) with PVA glue to all joints and 10 gap around walls to be laid to give staggard cross joints. 50mm support battens at all door openings. Ensure min 12mm gap at all perimeters to allow for expansion. All pipework beneath floors to be fully lagged.

WALLS.
Facings to all elevations. Masonry bricks and blocks to be to BS 3921, BS 6073: Part 1 and BS 5628. Bricks to be min 5 N/mm strength and blocks min 2.8 N/mm. Walls below ground to be 7 N/mm blocks. 1:1/2:4 cement:lime:sand mortar. RC lintels over service pipes, with 50 space around filled with compressible material. Cavity walls to be 102 facing brickwork, 65 cavity with 65 SuperGlass insulation, 100 blockwork (thermalite or similar Max 1100 kg/m density). Mortar 1:1:5 cement:lime:sand with aircntraining agent. Stainless steel wall ties to BS 1243 at 900 c/s horizontally and 450 c/s vertically, and 225 c/s at all jamb openings. Cavity closed with blockwork except where insulated cavity closer used. 65mm cavity with 6no. wire ties per 1m sq. closed at roof and reveals with brickwork. Install wire ties up reveals at min 225mm c.c.s. 65mm SuperGlass cavity insulation. Inner leaf in 100mm thermalite block or similar and skimmed internally. Movement Joints positioned as drawing to be 10 wide with 'marley willseal' compressible foam with mastic pointing. Meter box(s) Built in as necessary to supply company's requirements.

LINTELS
Install I.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm. All external walls to have IG L1/S unless otherwise specified on drawings. Internal walls (load bearing) to have IG 100 x 100 box lintels; (non-load bearing) IG 100. All external lintels to have cavity tray installed to BS 5628 with stop ends and weep vents. Lintels to have 2 layers of 12.5 Gyproc wallboard, joints staggered to under side.

OPEN FIRE
Locate firegrate of 50mm raised concrete hearth projecting 500mm in front and min. 150mm to sides of jambs. Provide facilities for burning smokeless fuel and fastening of a fireguard. Line flue full height with 225mm dia. clay rebated liners, laid socket upward to min. 1m. above roof at inner face of stack. Offset flue not more than 45 deg. (AND PREFERABLY NOT MORE THAN 45 DEG.) to vertical. Provide 2no. 225mm air bricks to lounge to provide permanent air supply to fire. Fit flashing (code 5) at roof/wall abutment. No timber to be within 40mm of chimney. Incorporate 2 courses d.p.c. to stack above roof. Terminate 600mm above ridge line.

TIMBER.
All timber to be G.S. Grade/SC3 class. All exposed timber to be double vacuum impregnated tanalised material with preservative applied to cut ends. Softwood (sw) to exterior, roof etc. to BS 4978 and BS 5268, treated to British Wood Preserving Association Commodity Specification C. Site cut timber to be saturated with appropriate preservative where cut. All structural timber for internal or non exposed conditions to be DRY. GRADED in accordance with BS 4978 and BS 5268 Part 2.

JOINERY.
Standard Boulton and Paul narrow module double glazed units, skirtings and architraves.

STUDWORK.
100 x 50mm studs at 400mm c-c of sole head plates. Incorporate 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated clad both sides with 9.5mm plasterboard and skim. Fill voids with 100mm superglass fibre matt.

BOILER
Install Oil fired domestic boiler to engineers and manufacturers specification. Fit balanced flue cage guard cover over. flue to be min. 600mm from any opening.

FIRST FLOORS
Floor joists as drawing SC3 Grade Timber throughout unless otherwise specified. All joists at max 600mm c-c. Ends built in min 90 to walls with joist gloves to ends in external walls. Joists parallel to walls, strapped to walls at max 2 m c/s with 30 x 5 x 600 galvanised ms straps, sw noggins between joists at strap locations. Joists at right angles to party/separating wall supported of joist hangers. Spans over 2.5 m to have 38 x 38 sw herring bone strutting or Catric metal herringbone bracing at mid span. Spans over 4.5 m same but at third span positions. Double joists beneath all studwork partitions, fixed together with 6 Dia ms bolts with toothed washers at min 1500 c/s and min 150 from ends. Block bonding beneath all partitions where perpendicular to joist span. Treble joists to stairwell trimmers. Bolted as above. Infills and trimmers to be fixed with m/s joist hangers to BS 6178 Part 1, mechanically fixed. Lay 25mm t&g chipboard with PVA glued joints(moisture resistant to bathrooms/toilets etc. and secured with 50mm screws at 150mm c-c .Provide support noggins beneath joints and cut duct access to all pipework.

CHIMNEY
Chimney to be 225 Dia clay flue liner with maxim offset from vertical 45°. Terminating min 600 above ridge or 1000 above roof if 600 plus from ridge or within 2300 of an opening or adjacent structure. Chimney masonry: min 1500 kg/m. Fire place jambs min 200 thick. Wall chimney/Roof junction to have DPC with cavity tray/weep vents where appropriate, stepped if nastier Incorporating 2 courses of engineering bricks to chimney above lead flashing.

ROOF.
Lay concrete interlocking tiles to manufacturers instructions. 25x38mm tile battens and sarking felt on trussed rafter designed and fabricated to BS 5268. Trusses at 600mm c-cs at 35deg. pitch braced together to B.S. 5268 1985 pt.3. 100x25mm binders at joists and ridge nodes and at plane of truss webs. Install diminishing trusses/layboards and valley trays or tiles to roof intersections and girder trusses. 100 x25mm diagonal bracing running from eaves to inner binders on top of ceiling joists and inner truss plane. 75 x100 wall plates. Offset fascia board 200mm from brickwork. Soffit to be 6mm masterboard with continuous Glidevale soffit vent strip fitted, to achieve equivalent in area of 25mm free air gap running full length of eaves with anti insect mesh. Fit code 4 stepped lead flashing at roof wall abutments. Trusses fixed to 75 x 100 sw wallplate with galvanised ms truss clip and to wallplate strapped down with 30 x 5 x 600 galvanised ms straps at max 2.0 m c/s. Gable straps to be 30 x 5 x 600 galvanised ms at max c/s fixed close to node points where possible and built into wall, with sw blocking between rafters and wall. Also strapping at ceiling level. Party wall straps as above but at 1.5 m c/s. Tank supports 2No 47 x 200 SC3 trimmers, supported on min 4 No trussed rafters and placed close to node joints of trusses. Where roofs meet at party walls battens not to carry over.

FLASHINGS
Code 4 lead flashing at roofing wall abutments, stepped as appropriate.

CEILINGS
Install 12.5mm plasterboard to BS 1230: Part 1 fixed at 150 c/s, Skim/artex throughout with sealed joints and supported cross joints on timber noggins to edges of boards. Noggins 38 x 47mm.

INSULATION
Lay 150mm SuperGlass insulation between joists to loft area sloping sections of roof to have 100 POLYFOAM PITCHED ROOF BOARD fixed to under side with vapour barrier over and plaster board facing. ensure that mim 50 air gap from eaves is maintained over up to loft with plastic void former to top to ensure not obstructed by quilting. Lag all pipework and tanks (area under tank not insulated to prevent freezing.

STAIRS
Install Boulton and Paul standard staircase to BS 585. Going min. 220mm Rise max 220mm. Max pitch 42 deg. Tread depth 250mm. Clear width between handrail min. 850mm. Install handrails with intermediate newel posts. Handrail to be at a height of 900mm (min 840mm) above pitch line and landings, terminating in scroll or other fittings. Ensure min. 2m headroom over all treads. No opening between balustrades and treads to allow the passage of a 100mm dia. sphere. Balustrades to be constructed vertically to avoid children temptation to climb. Provide artificial lighting over stairs with 2 way switch from ground to floor and first floor. Balustrades to BS 6399 (vertical members 1100 high) and handrail along landing to be able to resist a horizontal force 0.36Kn for each metre length. Contractor to check stair dimensions on site prior to ordering.

MECHANICAL VENTILATION
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air(30 litres per second in cooker hood) in addition to 8,000mm sq. background ventilation. Bathroom en-suite and w.c. to have mechanical extractor fans at a rate of not less than 15 litres per second ducted to outside air. All habitable rooms to have background ventilation of not less than 8,000mm sq located as to avoid draughts. Utility not to be used for preparation of foods.

GLAZING
All double glazed units fixed with timber beading in non setting glazing compound. Windows fixed 150 from each end jamb, adjacent to each opening jamb and at max 600 c/s. Opening lights of min 1/20 th of the room floor area part min of 1.75 m above floor. Habitable rooms, (lounge, bedroom and kitchens etc); to have trickle ventilators in top to give controllable and secure ventillation opening min of 8000 mm. Obscured glass to be smooth large Flemish glazing to B.S. 6262 with safety glass as required to BS 6206 Class B in following locations 1 windows less than 800 from floor level, 2 windows within 300 of a door and less than 1500 above floor level. 3 all glass within 1.5m of floor to be toughened or laminated glass. Except small panes maximum 250 wide not exceeding 0.5 m may be 6 thick annealed glass. Window cill height to be min of 800 between openable window and floor unless otherwise dimensioned. Roof windows to be double glazed sealed units with 4 toughened glass inner pane and 4 float glass outer pane.

LATERAL STRAPS
Tie roof to brickwork with Catric straps at 2m c-cs. Prefix V.L. along plates. Prefix H.L. along and spanning min. 3no. ceiling joists rafters where trusses are parallel to wall. Fit noggins beneath straps to form solid bridging. Tie first floor to brickwork with Catric straps at 2m c-c. Prefix V at joist ends. Prefix H along and spanning min. 3no. joists incorporating solid bridging 38 x 50mm for fixing.

SOIL DRAINS
Drains as specified for storm drains to sewer system. 1st inspection chamber to be within 8m of sewer. NOTE: Water authority consent is required for any new sewer connection. Bridge drains beneath walls with P.C. concrete lintels and bind with 25mm fibre glass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install Osma type shallow universal u.p.v.c. inspection chambers to manufacturers instructions in 150mm concrete and to CP301. Fit covers and frames to suit.

The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2. of British Standard 6297:1983. The applicant is responsible for carrying out tests and the minimum requirement is 25 metres of sub- irrigational drainage or such length as may be determined by the test whichever is the greater. The council recommend that septic tanks, cesspools and settlement tanks are sited a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to a minimum say 1 in 70, and the tank particularly the bottle type is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of Anglian Water must be sought under the provisions of section 34 of the Control of Pollution Act 1974, for permission to discharge sewage effluent into the underground strata. Anglian Water do not permit

septic tank soakaway systems to be situated with 5 metres of any watercourse or to discharge effluent directly or indirectly into the aquifer. SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 (4,000 GALLON) CAPACITY MUST BE USED

SOIL WASTES
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. Any sockets to s.v.p. to be min. 450mm above drain invert. Bath waste in 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 76mm P traps fitted. Provide access to shower tray waste.

STORM DRAINS
112mm dia ht. p.v.c. rainwater gutters 68mm dia. p.v.c. downpipes, to BS 4514 and fixed at max 2 m c/s. Connected 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m cubed rubble filled soakaway min. 5m from building and boundary.

HEATING AND HOT WATER
Oil fired Central heating to be designed to achieve temperatures set out below with the temperature outside as 1 degree C. kitchen 18 degree C. Bedrooms and Hall 16 degree C all radiators to have thermostatic valves fitted. Locate cold water storage cistern in roof space of the Osma flow 50KW/227Btype with lid, reference 50KL 227. Expansion Cistern type 04KC 018/B with lid reference 04KL018. Both to be insulated. Provide gangway boarding running across from access hatch cistern. Cistern to have overflow pipes fitted. Provide 0.5msq. slatted shelving in airing cupboard.

AIRING CUPBOARD
Install 117 litre hot water cylinder of the pre-insulated and vented type fitted with a 3KW immersion heater and thermostat. Install 2/3 tiers of slatted shelving in studwork cupboard.

ELECTRICS
Electrical installation to comply with 15th. Edition IEE wiring regulations. Note: Provide light fittings in roof space close to cistern and operated from within roof, close to access hatch.

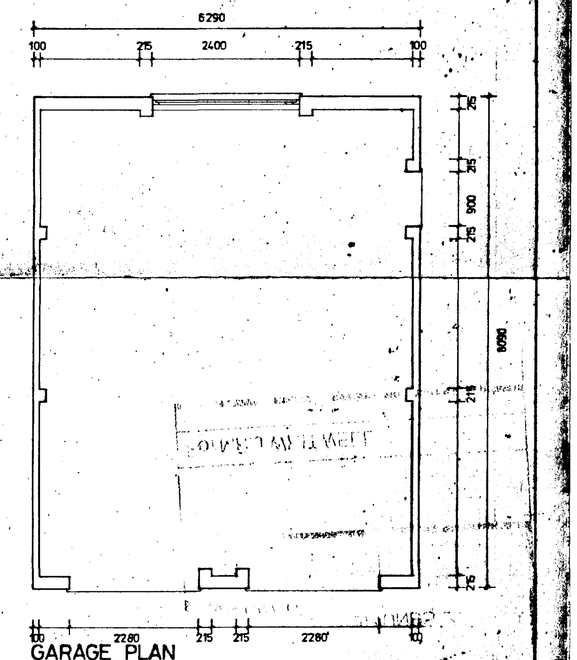
ROOF (TANKS)
Install tank supports to manufacturers details. Provide access to loft area also to manufacturers specification via landing hatch. The water tank supports (to BS5268 Parts 3 1985) should be to manufacturers specification

SMOKE DETECTION
Hardwired smoke detection sensor to be located in position labelled S.D. Units to be positioned within 3m of bedroom doors and 7m of habitable room doors. All to BS 5446 Pt.1 1990 with battery back up and inter connected to separate fuse board. All units ceiling mounted.

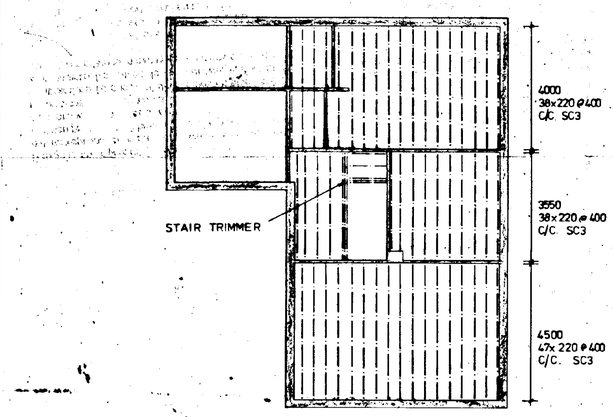
GARAGE
Garage to be of facings to match house with trussed rafter roof specification to match house. floor to be ground bearing slab on 150 hardcore sand blinding with 1200g polythene dpm to link to dpc and 150 conc slab with a layer of 252 mesh reinforcement to top with 40 cover.

PORCH
Pier to support porch on foundation as main house built up in facing brickwork to 1m above ground level 440x440 topped with plinth bricks. Timber post 100x100mm built in min 300mm into pier with wall ties fixed to post built into pier. Porch roof to be 35° pitch with 38x100 rafters at 400 c-cs supported at walls on 100x47 plate rawl bolted to wall with 75x75 purlin built in and strapped to wall and fixed to post with a steel anchor and rafters fixed using truss clips. Roof finish and flashings as main house.

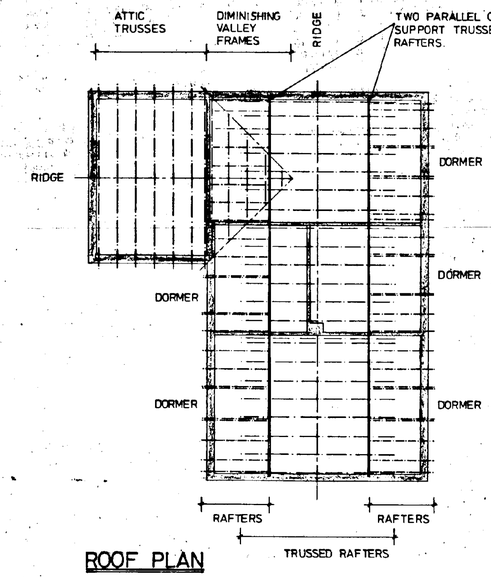
CONDITIONAL APPROVALS
NOTE:
Beam and Pot floors.
Non standard roof trusses etc.
Boiler spillage tests.
The main contractor should check the building regulations approval notice for conditions.
The appropriate manufacturers information must be obtained and submitted to the building control office.



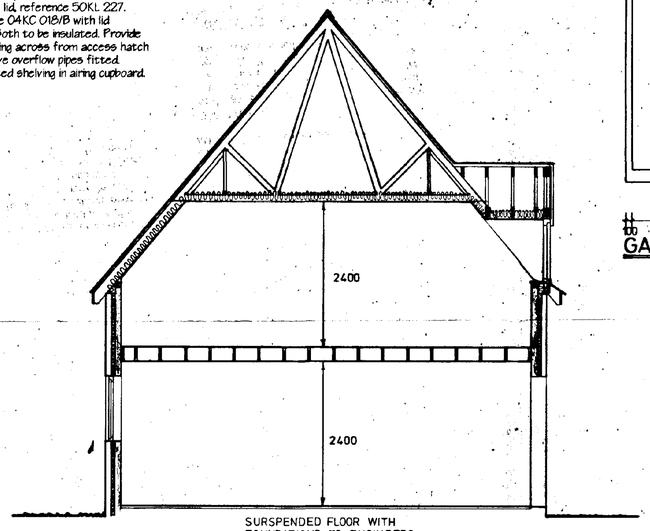
GARAGE PLAN



JOIST PLAN



ROOF PLAN



SUSPENDED FLOOR WITH FOUNDATIONS TO ENGINEERS RECOMENDATION.

DETERMINED PLAN

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date	7.95
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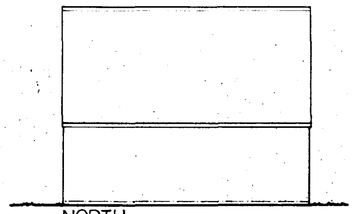
DAVID BROKER
ARCHITECTURAL AND BUILDING TECHNICIAN
TELEPHONE (0945) 410421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

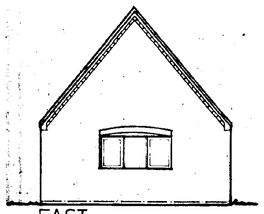
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PROPOSED DWELLING
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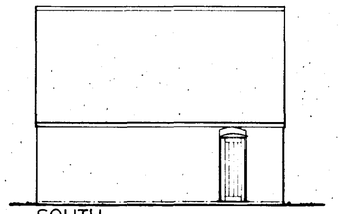
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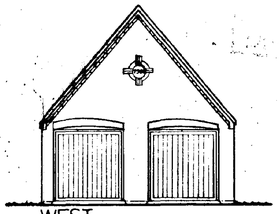
NORTH



EAST



SOUTH



WEST



SIDE ELEVATION



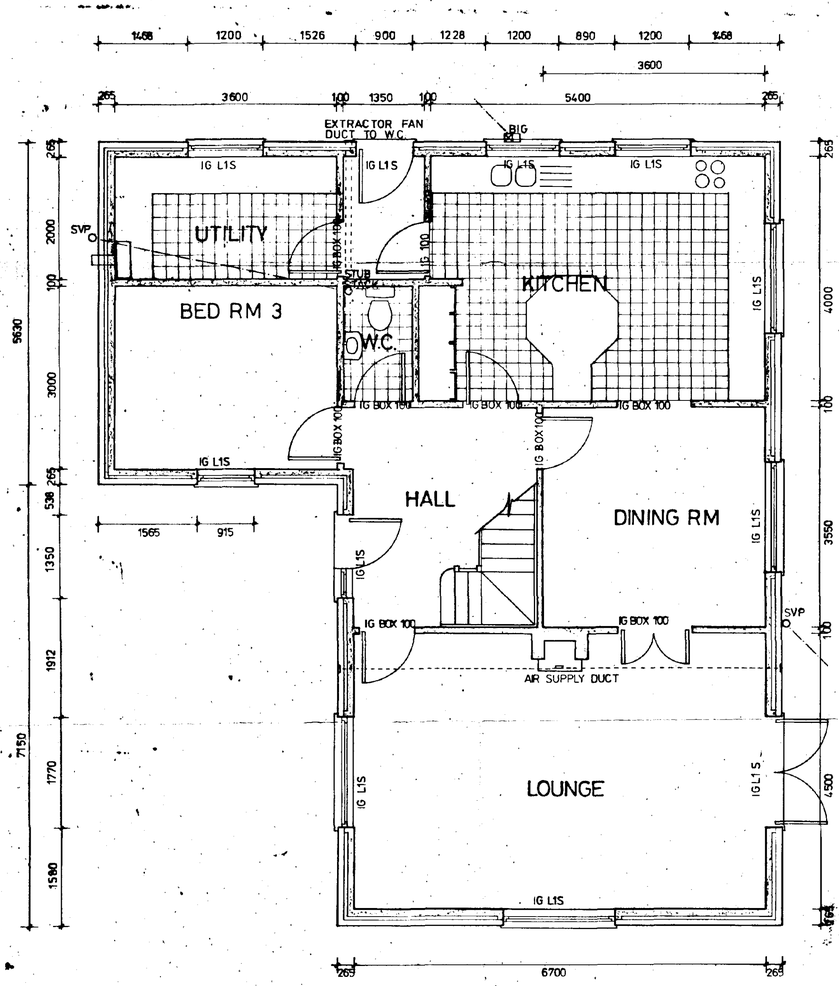
FRONT ELEVATION

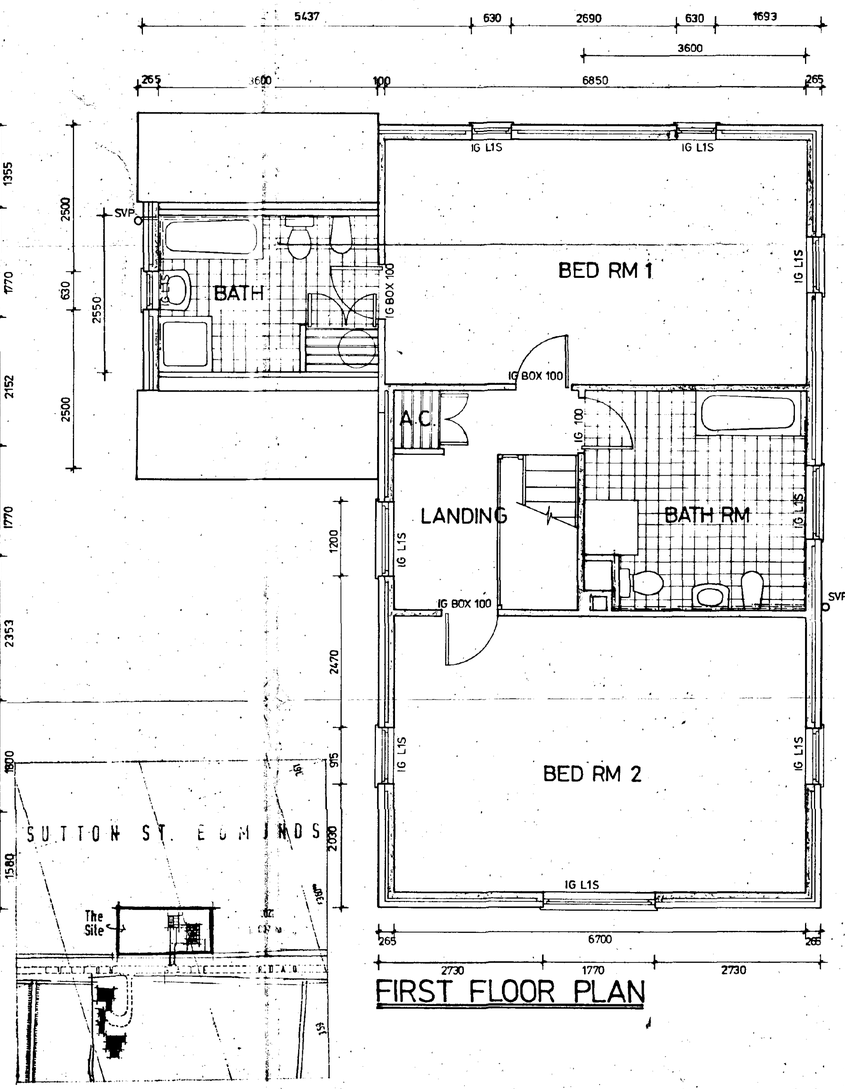


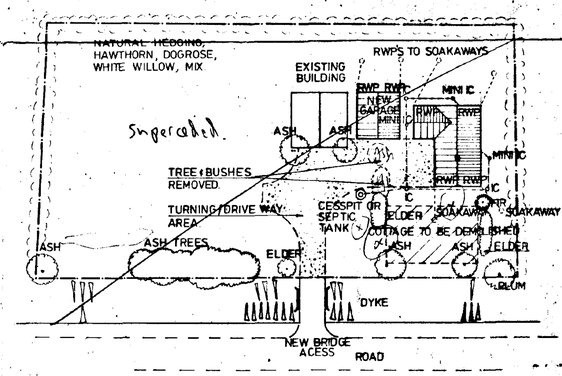
SIDE ELEVATION



REAR ELEVATION







SITE PLAN 1:500

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
10 OCT 1995
Ref: H4/0894/95

DETERMINED PLAN

Drg. no. 956-2-221-01
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