WALLING & SUB STRUCTURE WALLING

200 FACING BRICK WALLS.
200 CLASS A DENSE CONC. BLOCKS
BIT. FELT D.P.C. 150 ABOVE G.L.

FLOOR

100 CONC. ON 1200 GUAGE D.P.M. ON
150 WELL COMPACTED HARDCORE

FOUNDATIONS

700 x 225 CONC. STRIP POUNDS C15P MIX
POUNDS TAKEN DOWN TO AN APPROVED
FIRM BASE, SUBJECT TO L.A. SPECIFICATION

RAINWATER GOODS

P.V.C. RAINWATER GOODS. 100 H.R. GUTTER
& 65 DIA. DOWNPIPE.
25 x 175 P.S.E. FASCIA.

LINTELS

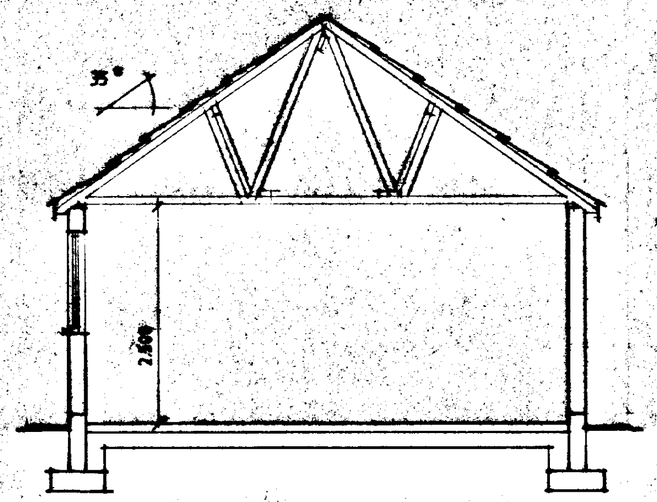
I.G. TYPE BOX LINTEL 200 OVER ALL OPENINGS
WITH UNIVERSAL ARCH OVER FRONT & SIDE
OPENINGS

JOINERY

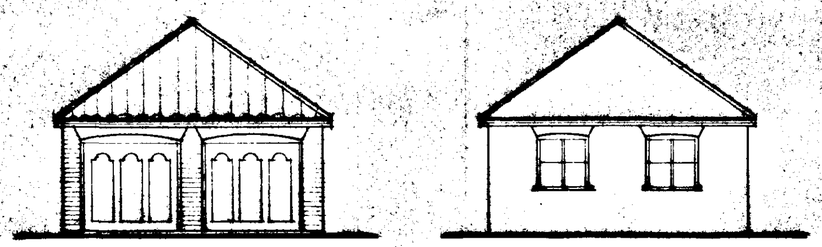
TO BE JOHN CARR OR SIMILAR APPROVED

ROOF CONSTRUCTION

CONC. INT. TILES ON 38 x 25 S.W. TREATED
TIMBER BATTENS ON UNDERFELT TO BS 747
TYPE 1F LAPPED 150 HORIZONTALLY & 100
VERTICALLY.
TWINAPLTE FINK TYPE TRUSSES AT 600 CTRS
& 35°. TWINAPLATE PRE-FABRICATED HIP END
TRUSS ARRANGEMENTS.
25 x 100 LONGITUDINAL BRACING, BRACING ON
INTERNAL MEMBERS & DIAGONAL ROOF BRACING
100 x 50 WALLPLATE. ALL TRUSSES STRAPPED TO
WALL PLATE WITH 30 x 5 M.S. ANCHOR STRAPS
AR MAX. 1.2m CTRS.

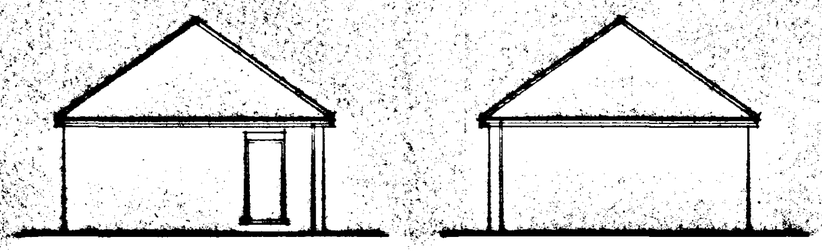


SECTION



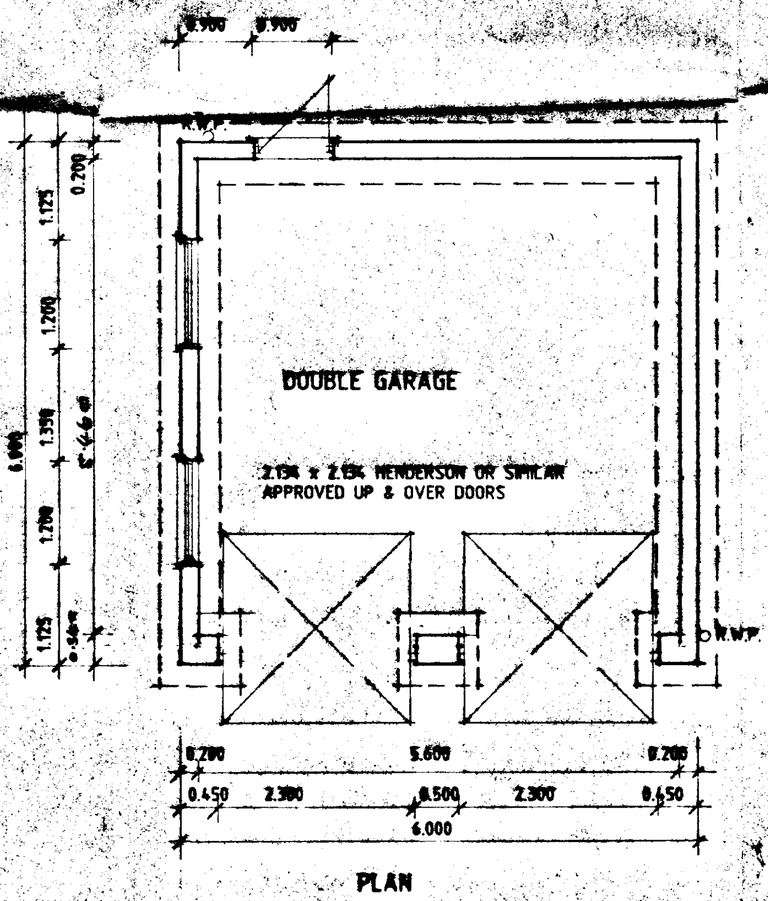
FRONT

SIDE



REAR

SIDE



PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
06 JAN 1997
Ref: 0006/97

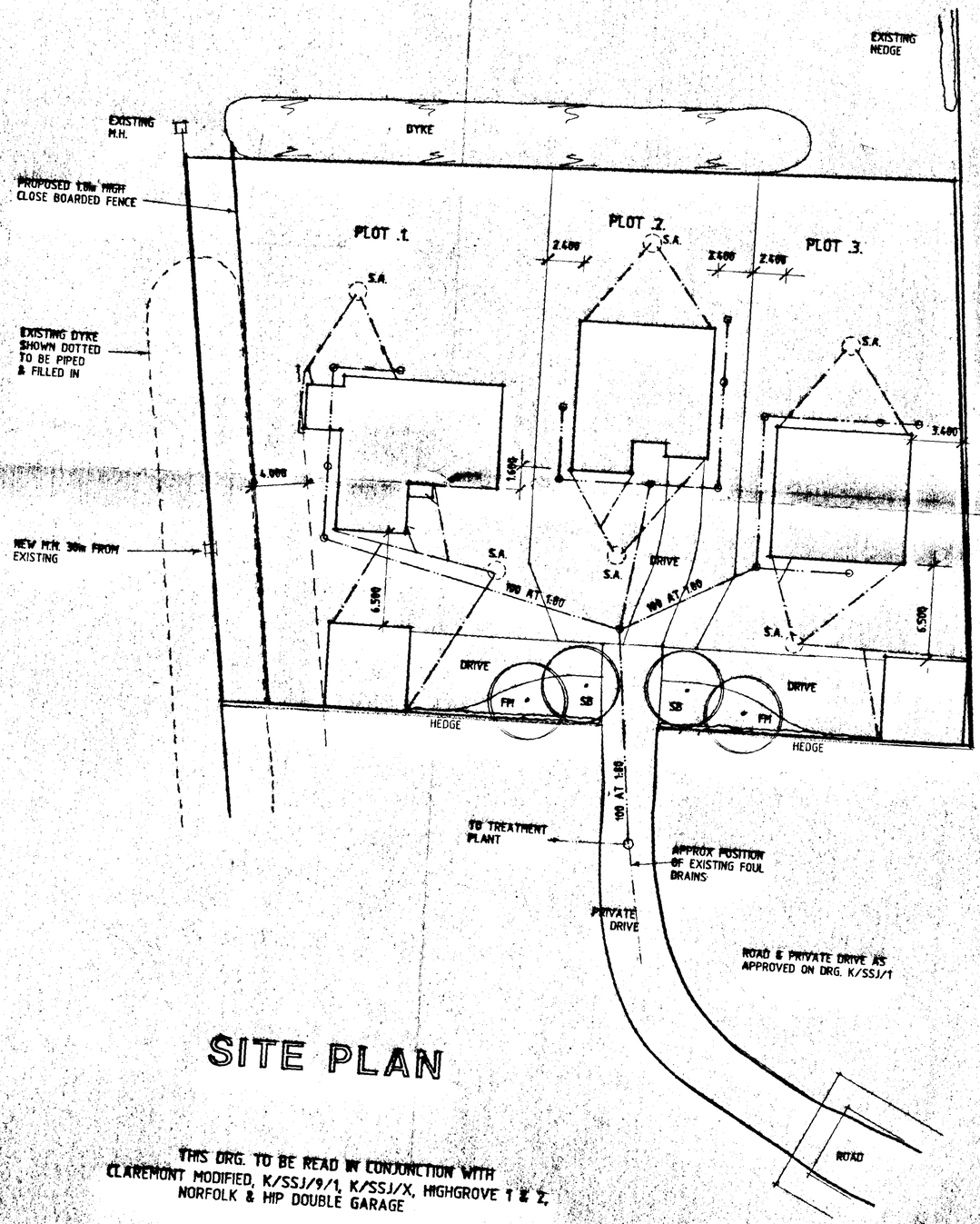
DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

HP DOUBLE GARAGE

KINGS QUALITY HOMES

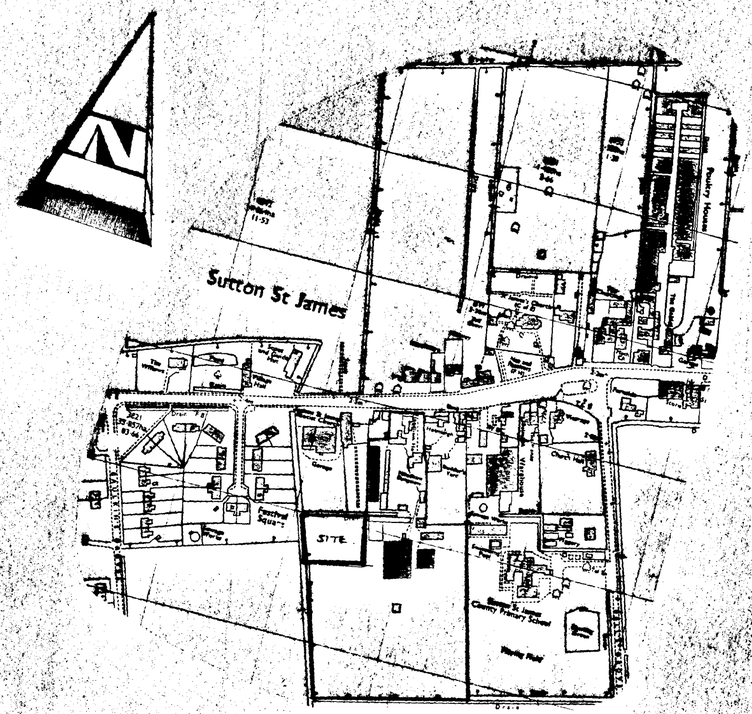
1:100 1:50	KQH-HDG
JAN-94	B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH CLAREMONT MODIFIED, K/SSJ/9/1, K/SSJ/X, HIGHGROVE 1 & 2, NORFOLK & HIP DOUBLE GARAGE



LOCATION PLAN

DWELLINGS

PLOT .1. - CLAREMONT MODIFIED 2 HIP DOUBLE GARAGE

PLOT .2. - HIGHGROVE (HANDED)

PLOT .3. - NORFOLK 2 HIP DOUBLE GARAGE

EXTERNAL MATERIALS

PLOT .1.

L.B.C. FOTHERINGHAY BLUE MIXTURE FACING BRICKS & SANDTOFT RUSTIC DOUBLE PANTILE

PLOT .2.

L.B.C. COLDCOTE MIXTURE FACING BRICKS & SANDTOFT RED DOUBLE PANTILE

PLOT .3.

L.B.C. BYTHORNE BLEND FACING BRICKS & SANDTOFT BROWN DOUBLE PANTILE

DRIVES

WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE WITHCONC. EDGING KERBS

DYKE

DYKE SHOWN DOTTED TO BE PIPED WITH 600 DIA. 1.5 GUAGE BITUMEN COATED, CORRUGATED STEEL PIPES LAID TO APPROPRIATE FALLS & CONNECTED TO EXISTING SYSTEM. PROVIDE ADDITIONAL M.H. IN POSITION SHOWN. ALL WORKS IN ACCORDANCE WITH N.L.I.D.B. REQUIREMENTS.

BUILDINGS TO BE KEPT 4.0m FROM ORIGINAL DYKE BRINK

LANDSCAPING

PLANT BEECH HEDGE TO SITE FRONTAGE WHERE SHOWN

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

SB - SILVER BIRCH
FM - FIELD MAPLE

SOUTH HOLLAND DC
HOUSING & PLANNING
06 JAN 1997
Ref: S096/97

DETERMINED PLAN

Notes & Disclaimer.

Do not scale from this drawing.

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The Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon (where) site conditions related to the area. Responsibility can be accepted for abnormal conditions unless reported to the Architect the time design recommendations may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

STATUS DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED PHASE 3.
RESIDENTIAL DEVELOPMENT
OFF CHAPEL GATE, SUTTON ST. JAMES FOR

KINGS QUALITY HOMES

1:200 1:2500	KQH174/P
DEC-96	B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 426343 Fax: 01406

THIS DRAWING MUST NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION FROM
KINGS QUALITY HOMES

NOTES

EXTERNAL WALLS TO BE 275mm CAVITY WITH FACING BRICKWORK IN CEMENT MORTAR (1:1:6) AND INNER LEAF OF 7N/mm² DENSITY BLOCKWORK IN CEMENT MORTAR (1:3) OR LIGHTWEIGHT BLOCKWORK IN MORTAR (1:1:6) WITH THERMALITE SHIELD CAVITY WALL INSULATION (EGGEVENT CERTIFICATE 99/2387) & 100mm THERMAL ROUTE CTI BOARDS PLASTERED TWO COAT INTERNALLY. INTERNAL WALLS TO GROUND FLOOR, BATH/BED 2 OR DALLAS DING. BED 2, BED 3 & BED/EN SUITE ON FIRST FLOOR TO BE THERMAL ROUTE BLOCKS WITH 12mm PLASTERED SKIM FINISH. OTHER FIRST FLOOR PARTITIONS TO BE 100mm PLASTERBOARD SET WITH 38mm FINISH BLOCKS UP TO 2 P.C. TO BE CLASS A DENSE CONCRETE FACING BRICKS TO D.P.C. TO BE F.L. QUALITY WALL TIES TO COMPLY WITH BS 1243 : 1978 WITH MAX SPACING OF 900mm HORIZONTALLY & 450mm VERTICALLY & EVERY 225mm AT JAMBS. I.C. INSULATED LINTELS AS SCHEDULE TO ALL DOOR & WINDOW OPENINGS FIXED TO MAKERS INSTRUCTIONS. ALL LINTELS TO HAVE CAVITY TRAY D.P.C.s AS REQUIRED. I.C. BOX LINTELS TO BE USED OVER OPENINGS IN 100mm WALLS.

MARLEY MINICOP FLEMINGTON RED ROOF TILES LAID HORIZ & MIN 75mm LEVELS. PORTWAY 17 REINFORCED BASE FELT WITH 25 x 38mm TILE BATTENS. ROOFING FELT TO HAVE MIN 150mm LAPS IN EACH DIRECTION.

SOFTWOOD TIMBER FLAT ROOF TRUSSES MECHANICALLY FIXED @ 600 mm CENTRES WITH 50mm x 38mm BRACING & RAFTERS, 50 x 100mm FLATS. TRUSSES & CONCRETE CHIMNEY TO BE TERMINATED TO MAINTAIN 450mm CLEARANCE FROM CHIMNEY IN ACCORDANCE WITH THE LATEST TECHNICAL HANDBOOK & NOGGINGS INCORPORATED TO MAINTAIN REQUIRED CENTRES FOR FIXING PLASTERBOARD.

E.W. GOODS TO BE BY MARLEY 50mm x 38 mm EQUITOP. 150mm DIAM. DOWNPIPES OR EQUAL. ALL STRUCTURAL TIMBERS TO BE SC3 GRADE.

GROUND FLOOR CEILINGS LINED WITH 9.5mm THICK PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5mm THICK PLASTERBOARD. ALL TO HAVE ARTEX FINISH. 100mm THICK THERMALITE BLOCK KOOL LOFT INSULATION. ROOF SPACE VENTILATED TO ARE REGULATIONS WITH VENTILATING SOFFIT BOARDS @ 1 METRE CENTRES. SOFFIT VENTILATION TO BE 25mm WIDTH TO A 10mm CONTINUOUS GAP MIN. 50mm VENTILATION GAP ABOVE INSULATION AT EAVES.

WINDOWS TO BE D.P. METSEC OR EQUAL. DOUBLE GLAZED & WITH 'ACCOSTRIP' TRICKLE VENTS NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. MECH VENTILATION EXTRACTOR FANS TO BE PROVIDED TO KITCHEN (SOUTH FACING) & TO BATHROOM (NORTH FACING). VENTILATION DUCTS IN ROOF SPACE TO BE INSULATED WHERE APPLICABLE.

GAS & WATER HEATING TO ELECTRICITY BOARDS REGULATION SPECIFICATION OR EQUAL. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & HOT WATER PIPES TO BE INSULATED TO BRS 11 SEC 3 REGULATIONS. HOT WATER STORAGE VESSEL TO HAVE THERMOSTAT CONTROL.

SOLID FUEL FIRE STRICTLY TO RECOMMENDATIONS OF BRS. 31, SECTION OF THE BOARDS REGULATIONS 675 mm x 225mm DIAM FLUE LINERS TO BS. 1181/1971 (1977). 300 STS PLACED UPPER MOST HEIGHT OF 450mm ABOVE CHIMNEY NOT TO EXCEED 2.025M IN ACCORDANCE WITH A1/2 - 0.1 MIN OF 500CMM² PERMANENT VENTILATION TO BE PROVIDED BY USE OF 225 x 75mm PROFILED AIR BRICKS OR EQUAL. ALL TIMBER TO BE MIN 450mm FROM CHIMNEY.

DRAINS TO BE CONSTRUCTED IN 100mm DIAM SPIGOT AND SOCKET VITRIFIED CLAY PIPES LAID STRAIGHT TO FALL CONFORMING TO BRITISH STANDARD 65 WITH FLEXIBLE WATERTIGHT JOINTS LAID IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. DRAINS TO BE LAID IN TRENCHES WITH CONCRETE SURROUND TO EXTERNAL WALLS WITH P.C. LINTEL OVER & 100mm SPACE ALL ROUND THE PIPE. ALL PIPES TO HAVE MINIMUM FALL FOR GROUND WATER USE LESS THAN 600mm OF COVER OR LESS THAN 900mm IN DRIVE. PIPES TO HAVE 150mm THICK CONCRETE COVER EXTENDING 150 MIN BEYOND ON EITHER SIDE OF TRENCH ABOVE NOT LESS THAN 75mm OF PEA GRAVEL. INSPECTION CHAMBERS NOT EXCEEDING 900mm DEEP TO BE 450mm DIAM. APPROVED PVC SET ON 150mm THICK CONCRETE BASE. ALL OUTLETS TO BE RADIAL INLET TYPE. 90mm & INLETS TO 100mm DIAM. TO BATH & 38mm & 100mm DIAM TO BASINS. ALL TO HAVE 75mm DEEP SEAL TRAPS & BOSSED EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTH EXCEEDS ONE 100mm DIAM S & V PIPE TO HAVE CUBICLE CAGE AT TERMINAL MIN 900mm ABOVE FIRST FLOOR WINDOW HEADS. ROLL DRAWING TO BE CONNECTED TO PUBLIC SEWAGE VIA EXISTING M.H. IN ACCORDANCE PLOT TO APPROVAL OF TECHNICAL SERVICES DEPT. S.H.D.C. ROOF WATER TO DISCHARGE INTO LOW PRESSURE BUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING. DRAINS TO HAVE BOSSED EYES AT EACH CHANGE OF DIRECTION.

LIGHT LOSS CALCULATIONS

	NOTIONAL DWELLING			PROPOSED HOUSE		
ELEMENT	AREA	U VALUE	LIGHT LOSS	AREA	U VALUE	LIGHT LOSS
EX WALL	187.17	0.45	75.23	166.96	0.45	69.06
GLAZING	24.85	5.70	141.65	25.42	2.85	71.39
GRD FLOOR	83.77	0.49	97.29	83.77	0.75	62.08
ROOF	82.77	0.35	20.69	83.77	0.30	16.95
			274.70			219.86

SOUTH HOLLAND DC
HOUSING & PLANNING
06 JAN 1997
Ref: 0005/97

Kings Quality Homes
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBEACH (0406) 23388
REGISTERED HOUSE BUILDER

PROJECT

NORFOLK.

DRAWING DESCRIPTION: HOUSE DETAILS

DATE: DEC 1996	DRAWN: JWH
DRWG No. TD/108/A	SCALE: 1:50 & 1:100

REVISIONS	DES	DATE	SIGN
A	ALTS FOR B.C's.		

PLANNING | BUILDING REGS.

CHECKED BY | ISSUED

GROUND FLOOR PLAN

FIRST FLOOR PLAN

ROOF PLAN

FIRST FLOOR JOIST PLAN

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

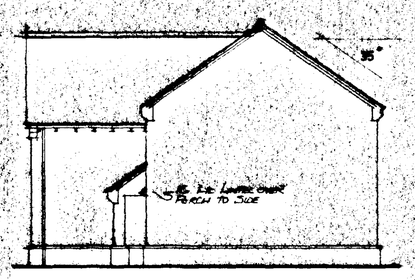
SECTION

ZONE BY ZONE SCHEDULE

NO	ZONE/FN	LINTEL	SILL HEIGHT
1	BATH/SHOWER/WC	1418	2250
2	FF BED/DP	"	1500
3	BATH/SHOWER/WC	"	1250
4	BED/DAY	1418 LB	1500
5	FIRE	"	1500
6	BED/DAY	1418	1250
7	SLOCC	"	2100
8	LOUNGE BF	"	2400
9	KITCH	1418 LB	2400
10	SHOWER	"	2250
11	BED/DAY	"	1500
12	BED/DAY	1418	1500
13	BED/DAY	1418 LB	1500
14	BED/DAY	"	1500
15	BED/DAY	"	1500
16	SPECIAL	419	1500

...struction work to be carried out with due ...ard to the Construction (Design & Management) ...ulations 1994 (CDM) and the Health & Safety ...Work etc Act 1974 (HSW Act).

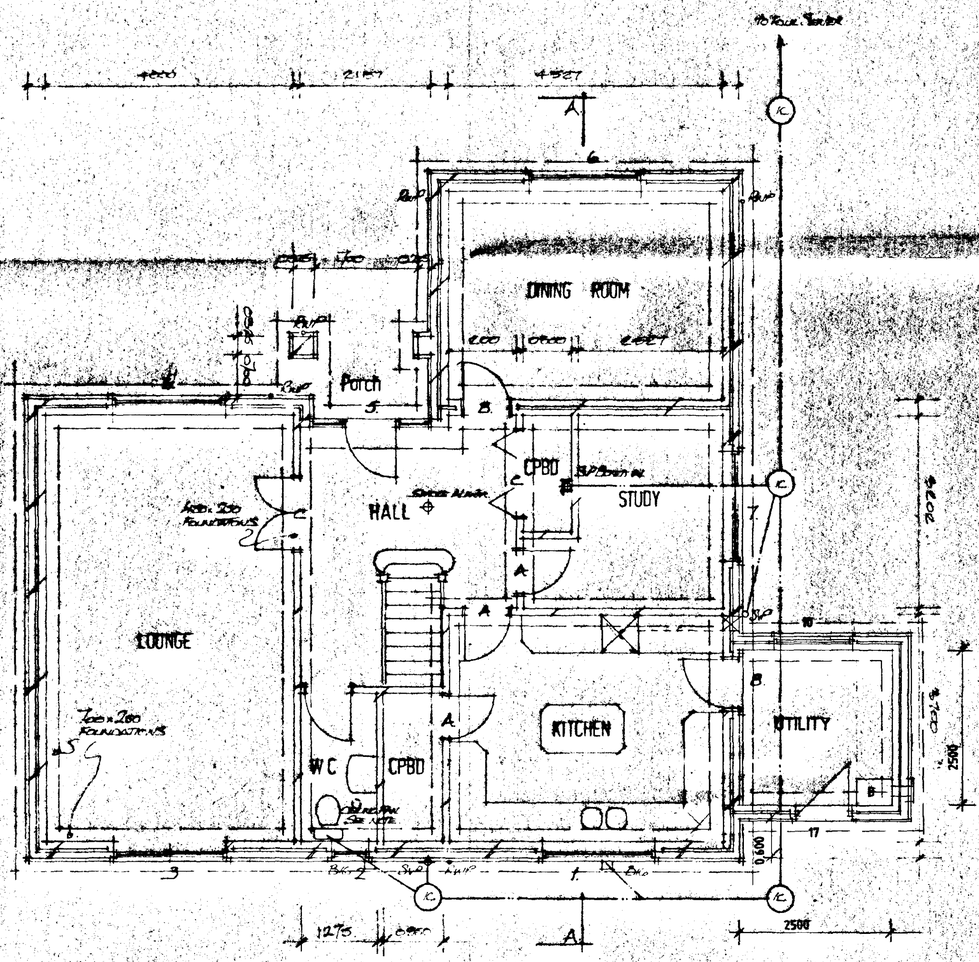
FRONT



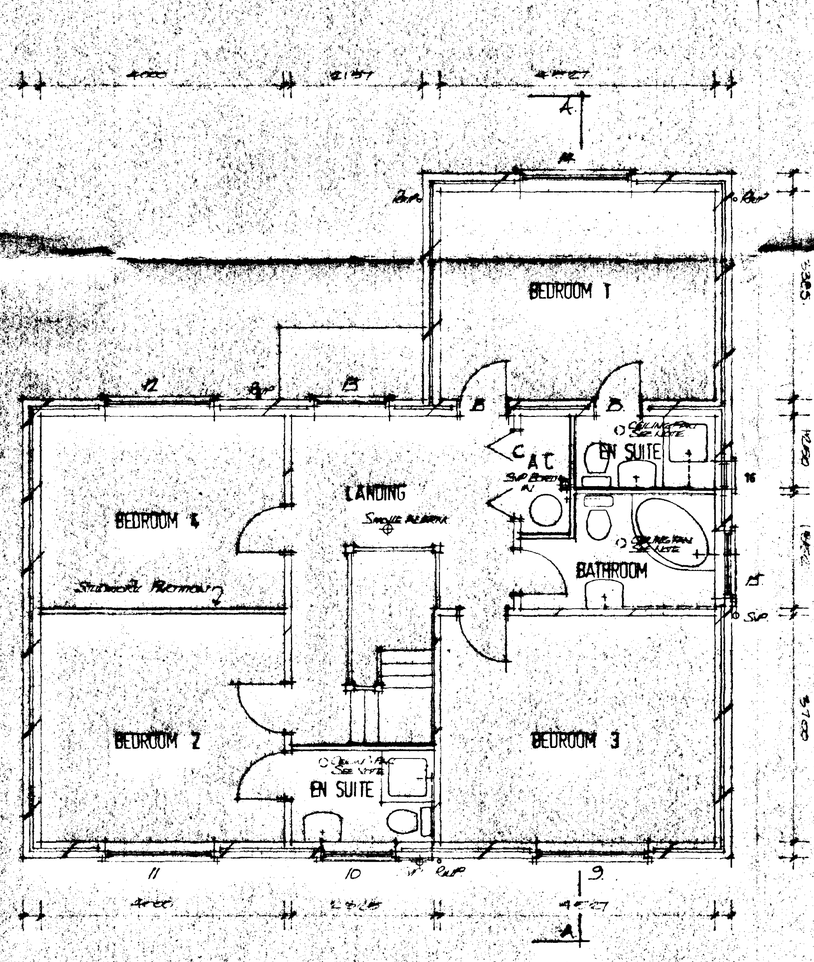
SIDE

REAR

SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH K/SSJ/9/1 & K/SSJ/X

CLAREMONT
MODIFIED

DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	W310CC	LG L1/S	2100
2	W110C	LG L1/S	900
3	PAUV10R	LG L1/S	2100
4	W313CC	LG L1/S	2100
5	PED 195	LG L1/S	2250
6	W313CC	LG L1/S	2100
7	W312CC	LG L1/S	2100
8	WNS	LG L1/S	1200
9	W312CC	LG L1/HD	2100
10	W210C	LG L1/HD	1500
11	W312CC	LG L1/HD	2100
12	W312CC	LG L1/HD	2100
13	W210C	LG L1/HD	1500
14	W312CC	LG L1/S	2100
15	W210C	LG L1/HD	1500
16	WW10C	LG L1/S	900
A	-	LG 100 BOX	1050
B	-	LG L1/S	1050
C	-	LG 100 BOX	1800
17	FWS/RXTP	LG L1/S	1200

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
06 JAN 1997
Ref. 0006/97

E1

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
CLAREMONT
MODIFIED

CLIENT:
KILLIS QUALITY HOMES

SCALES: 1:50 1:100

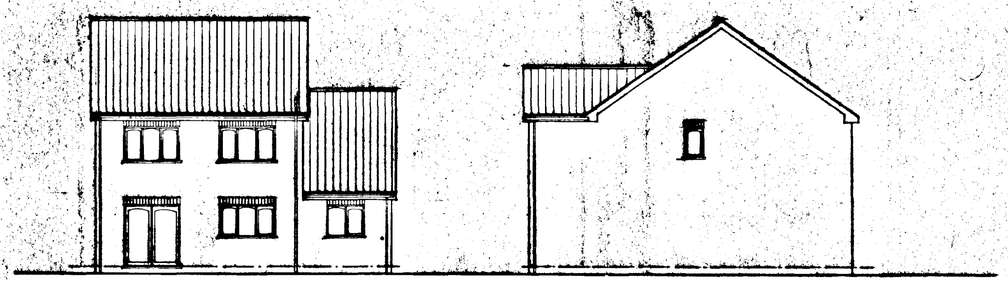
DATE: SEP 96

DRAWING No. K/SSJ/9

REVISIONS:

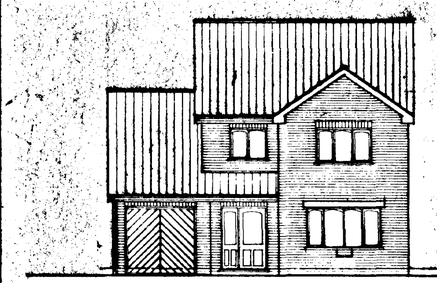
...ALE FROM THIS ...g is copyright and ... electr... ...ed or ... ...r than that for which it ... Contractors to ch... ...ons on site and report ... to the Architect ...ssions on this drawing ... conditions are based ... site conditions related ... responsibility ... ...ion for discrepancies ... which may ... during construction ... to the Architect ... amendments may be ... site and levels are ... be respect... ... specialist ... ...ion before fabrication

1080 2937

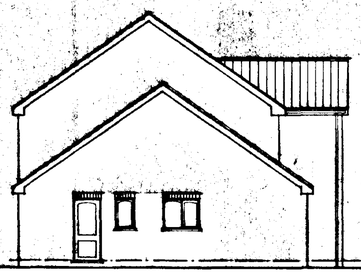


REAR

SIDE



FRONT



SIDE

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

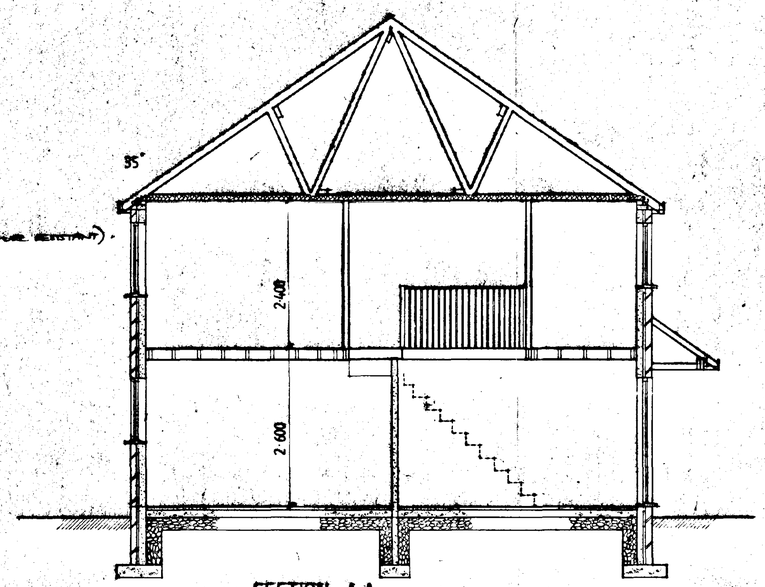
STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

INSULATION N/A
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

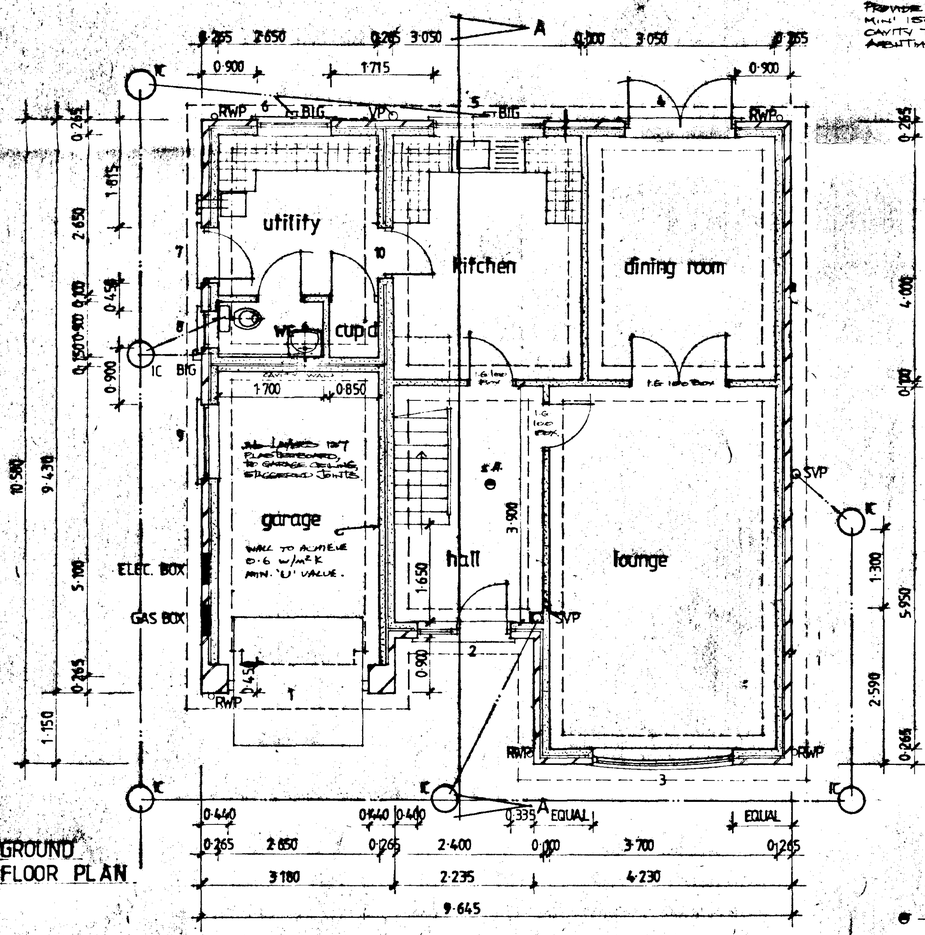
ROOF VENTILATION
6mm plywood with 12mm continuous gap to soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot to 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

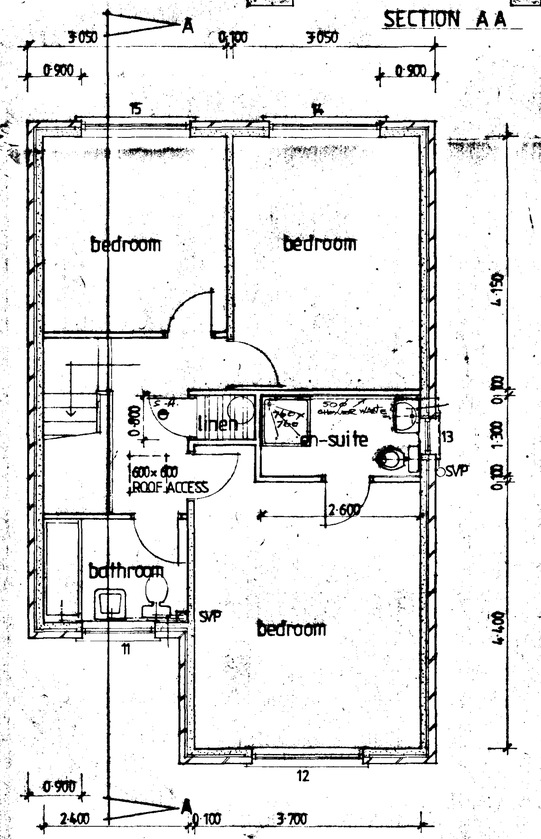


SECTION A A

PROVIDE CLOSE & LEAD FLASHING MIN' 150 UPSTAND WITH DPC CAVITY TRAYS AT ALL WALL/ROOF ABUTMENTS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CEILINGS
Provide and fix 12.5mm GYPROC WALLBOARD to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

STAIRS TO SPAN MIN. 3 JOISTS OR TRUSSES

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR N/A
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

SUSPENDED FLOOR
100 mm thick C20P concrete floor slab on 1200 gauge DPM. 150 mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil and vegetation.

REVEALS, HEADS & CILLS OF OPENINGS TO BE INSULATED TO A 'U' VALUE OF 1.2 w/m²k

N/A
HEATING BY ECONOMY '7' NIGHT STORAGE.

D - GEN ALTS 4.6.95
C - E.P. ALTS.

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
06 JAN 1997
Ref. S96/97

A. 21.12.95. - BUILDING REGULATION AMENDMENTS.

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

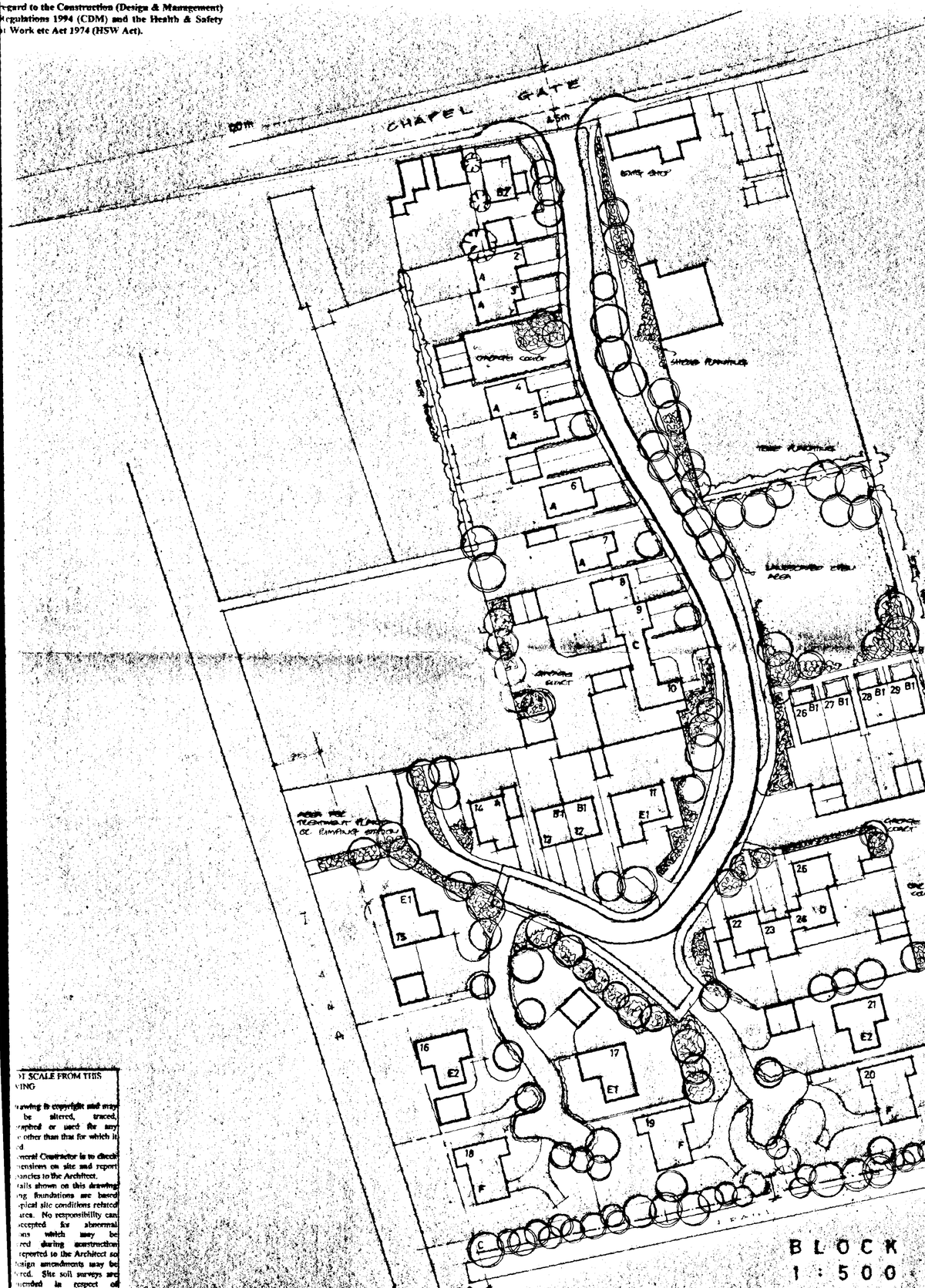
PROJECT:
HIGHGROVE . I.

CLIENT:
KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.
LINCS.
0406 23388.

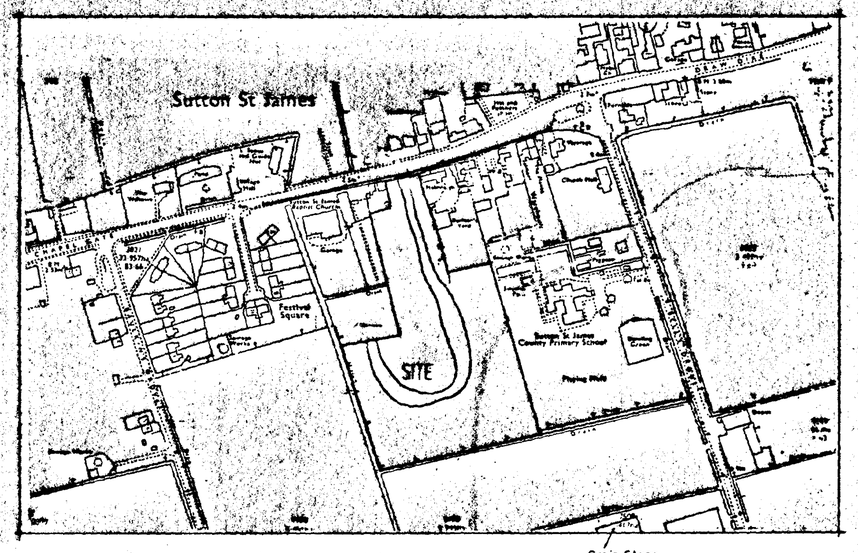
SCALES:	DATE:
1:50. 1:100.	JULY 1992.
GRM.	DRAWING No.: KQH-H/012.

REVISIONS:
A. B. C.

onstruction work to be carried out with due
-gard to the Construction (Design & Management)
egulations 1994 (CDM) and the Health & Safety
Work etc Act 1974 (HSW Act).



BLOCK PLAN
1 : 500

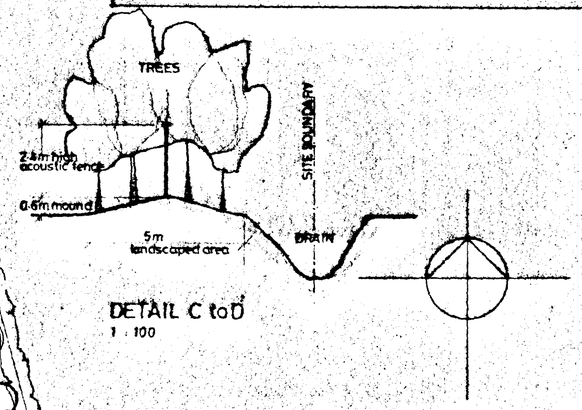


LOCATION PLAN
1 : 2500

NOISE ATTENUATION MEASURES

A TO B & C TO D — 0.6 METRE HIGH SOIL MOUND WITH 2.4 METRE HIGH ACOUSTIC FENCE ERECTED BETWEEN TREE PLANTING.

THE ABOVE RECOMMENDATIONS ARE AS RECOMMENDED BY ACOUSTIC ASSOCIATES (PETERBOROUGH).



DETAIL C to D
1 : 100

BRICK & TILE SCHEDULE

BRICKS LBC - KEMPSTON RANGE

SUTHERINGHAY BLUE MIXTURE
Plots: 1.7.8.9.10.15.18.19.22.23.24.25.

CALDERCOTE MIXTURE
Plots: 2.3.12.13.16.21.

BITHORNE BLEND
Plots: 4.5.6.11.14.17.20.26.27.28.29.

TILES SANDTOFT RANGE

DOUBLE PANTILE - RUSTIC
Plots: 7.8.9.10.14.22.23.24.25.

DOUBLE PANTILE - RED
Plots: 1.2.3.4.5.6.11.15.16.17.19.20.26.27.28.29.

DOUBLE PANTILE - BROWN
Plots: 12.13.18.21.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
06 JAN 1997
Ref: 0006/97

SITE PLAN

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT OFF CHAPEL GATE SUTTON ST JAMES SPALDING

CLIENT:
KINGS QUALITY HOMES

SCALES: 1:500 1:100 1:2500.

DATE: AUG 96

DRAWING No.: K/SEPT/1.

REVISIONS:

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