

REAR



FRONT

Provide a light switch next to door entry.

All smoke alarms to be interlinked.

Ensure study window has an escape window of minimum 450mm high x 500mm wide.

Ceiling to garage to give minimum ½ hour fire resistance.

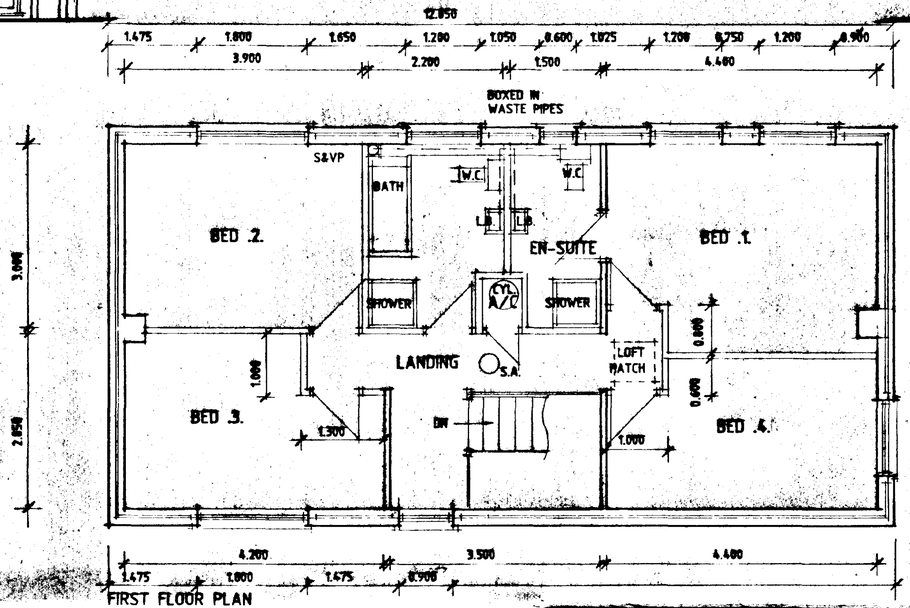
Driveway to be minimum 3.0m wide and constructed to have a loading capacity of 12.5 tonnes.

Shower room ventilation as per bathroom.

Waste pipes to be minimum 38mm internal diameter.

NOTE

IF THERMOSTATIC RAD VALVES USED, THE RAD. ADJ. TO ROOM STAT TO BE NON-THERMOSTATIC VALVE TYPE TO AVOID BOILER CYCLING



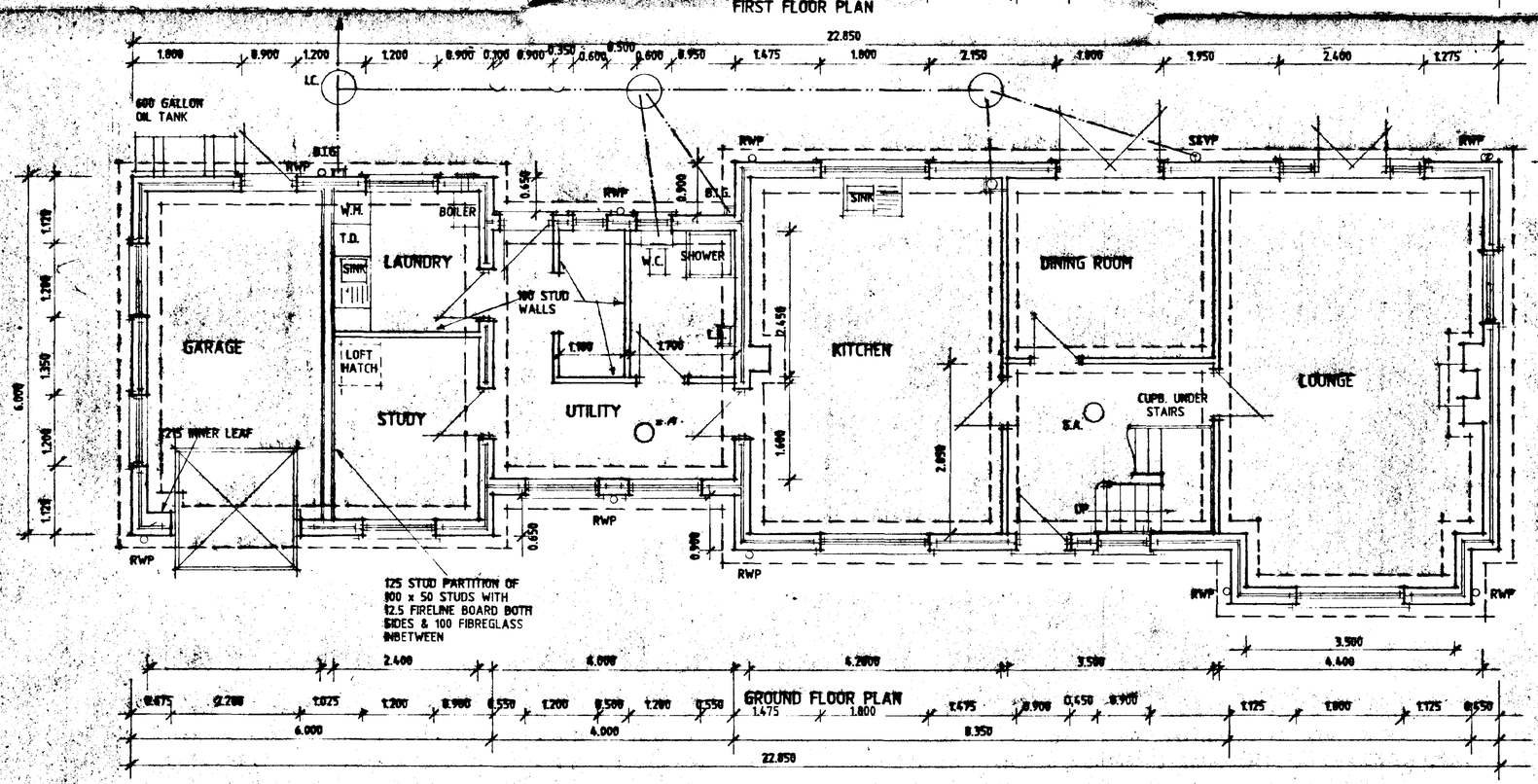
FIRST FLOOR PLAN





SIDE

SIDE



GROUND FLOOR PLAN

AMENDED PLAN
Ref.
SOUTH HOLLAND DC
HOUSING & PLANNING
15 OCT 1998
Ref: 0658/98

B - GEN ALTS - 1.10.98
A - B.C. - BUTT - 9.9.98

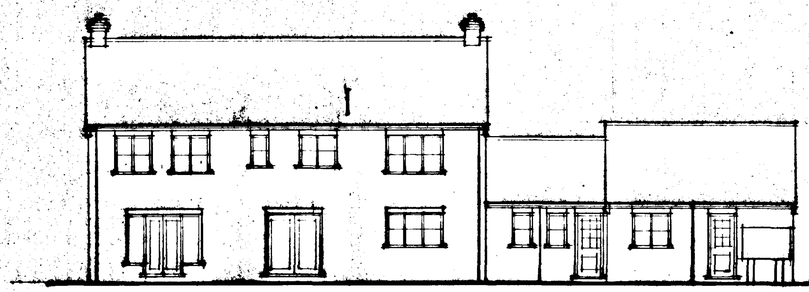
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & GARAGE AT BARLING DEER FARM, BARDLING DROVE, SUTTON ST. JAMES FOR

MR. & MRS. P. CRUTCHLEY

1:50	1:100	771998/1
MAY-98		B.GILHAM.

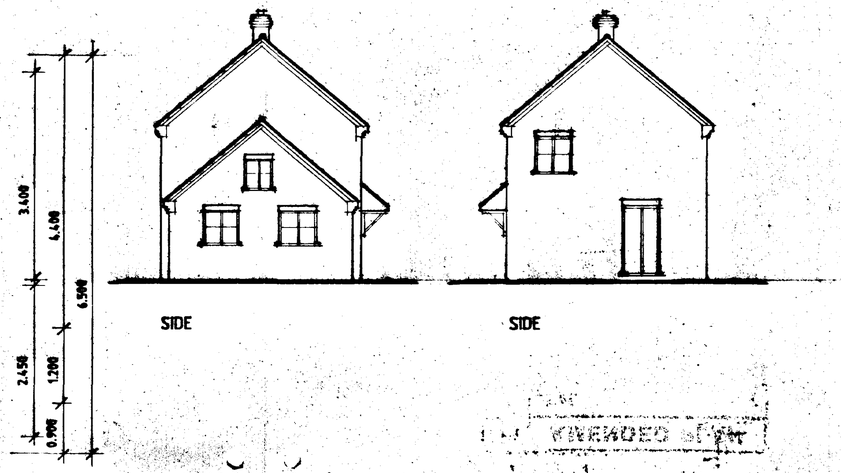
2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



REAR



FRONT



SIDE

SIDE

Provide a night switch/switch to floor above.

All smoke alarms to be interlinked.

Ensure study window has an escape window of minimum 450mm high x 500mm wide.

Cladding to garage to give minimum ½ hour fire resistance.

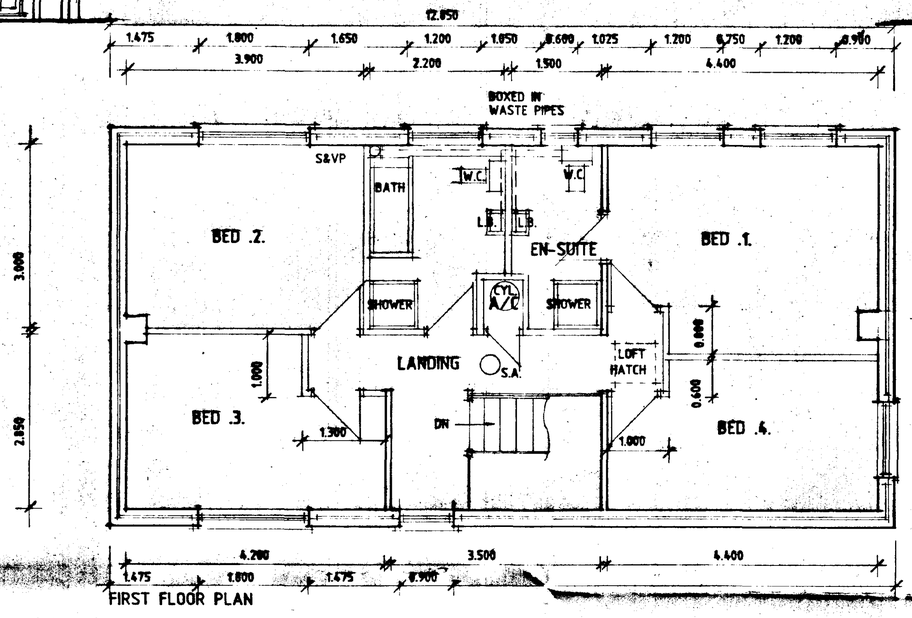
Driveway to be minimum 5.0m wide and constructed to have a loading capacity of 12.5 tonnes.

Shower room ventilation as per bathroom.

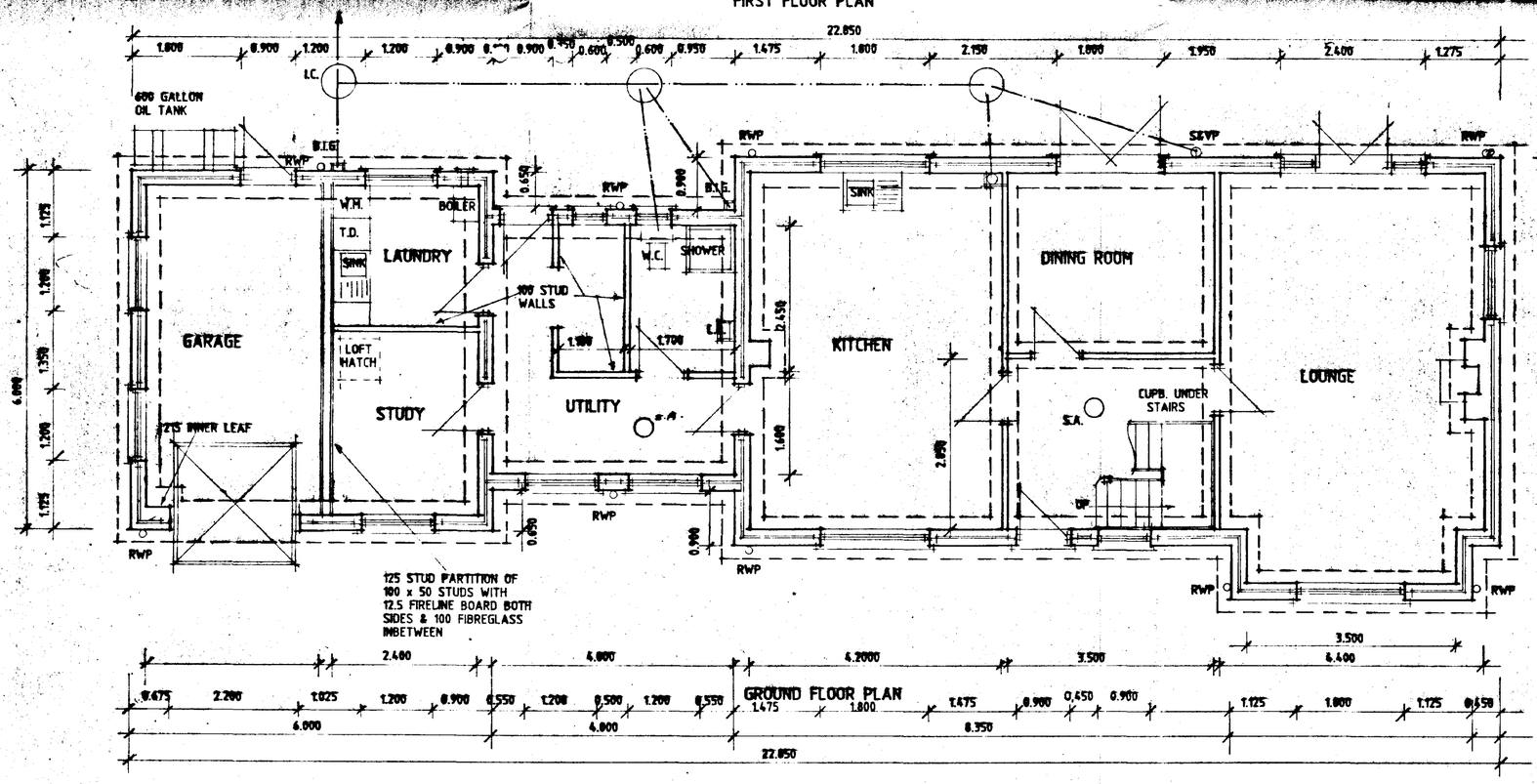
Waste pipes to be minimum 50mm internal diameter.

NOTE

IF THERMOSTATIC RAD VALVES USED, THE RAD. ADJ. TO ROOM STAT TO BE NON-THERMOSTATIC VALVE TYPE TO AVOID BOILER CYCLING



FIRST FLOOR PLAN



GROUND FLOOR PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
- 5 OCT 1998
Ref: 658/98

B - GEN ALTS - 1.10.98
A - RE-ALTS - 9.7.98

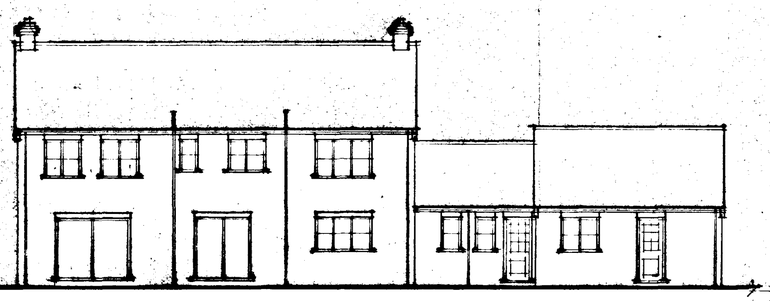
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & GARAGE AT BARLING DEER FARM, BARDLING DROVE, SUTTON ST. JAMES FOR

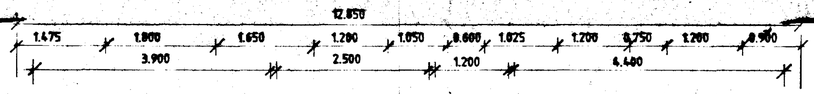
MR. & MRS. P. CRUTCHLEY

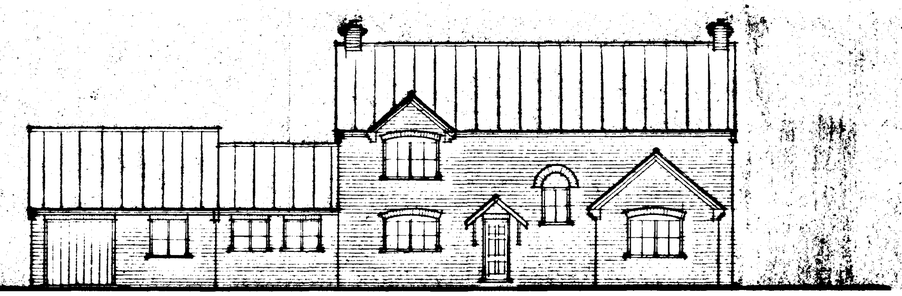
1:50	1:100	7719981
MAY-98		S.GILHAM.

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

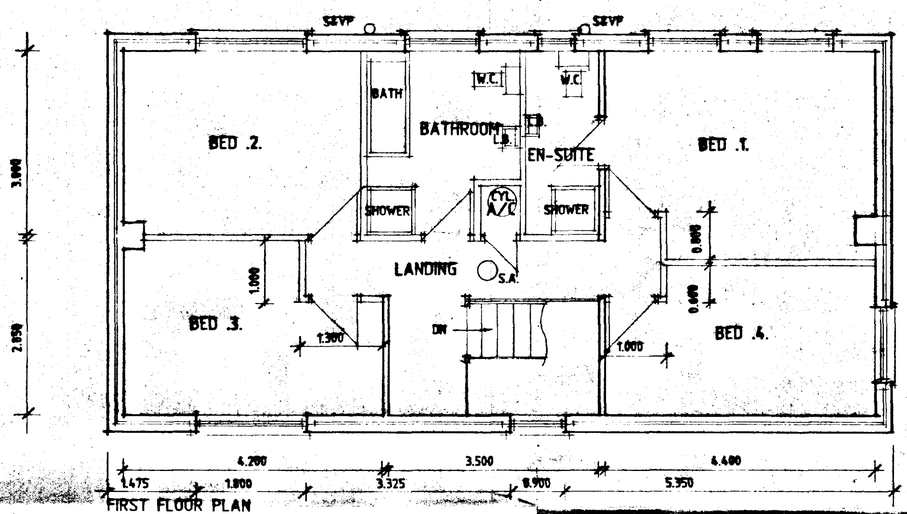


REAR

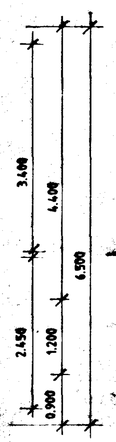


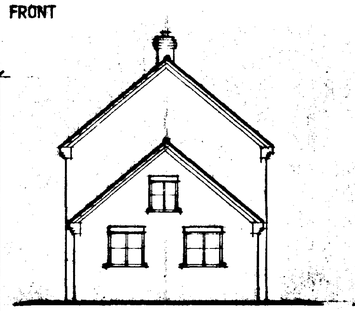


FRONT

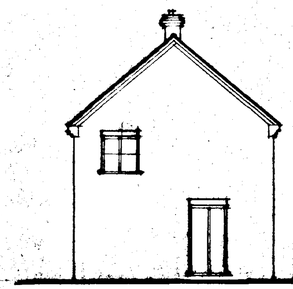


FIRST FLOOR PLAN

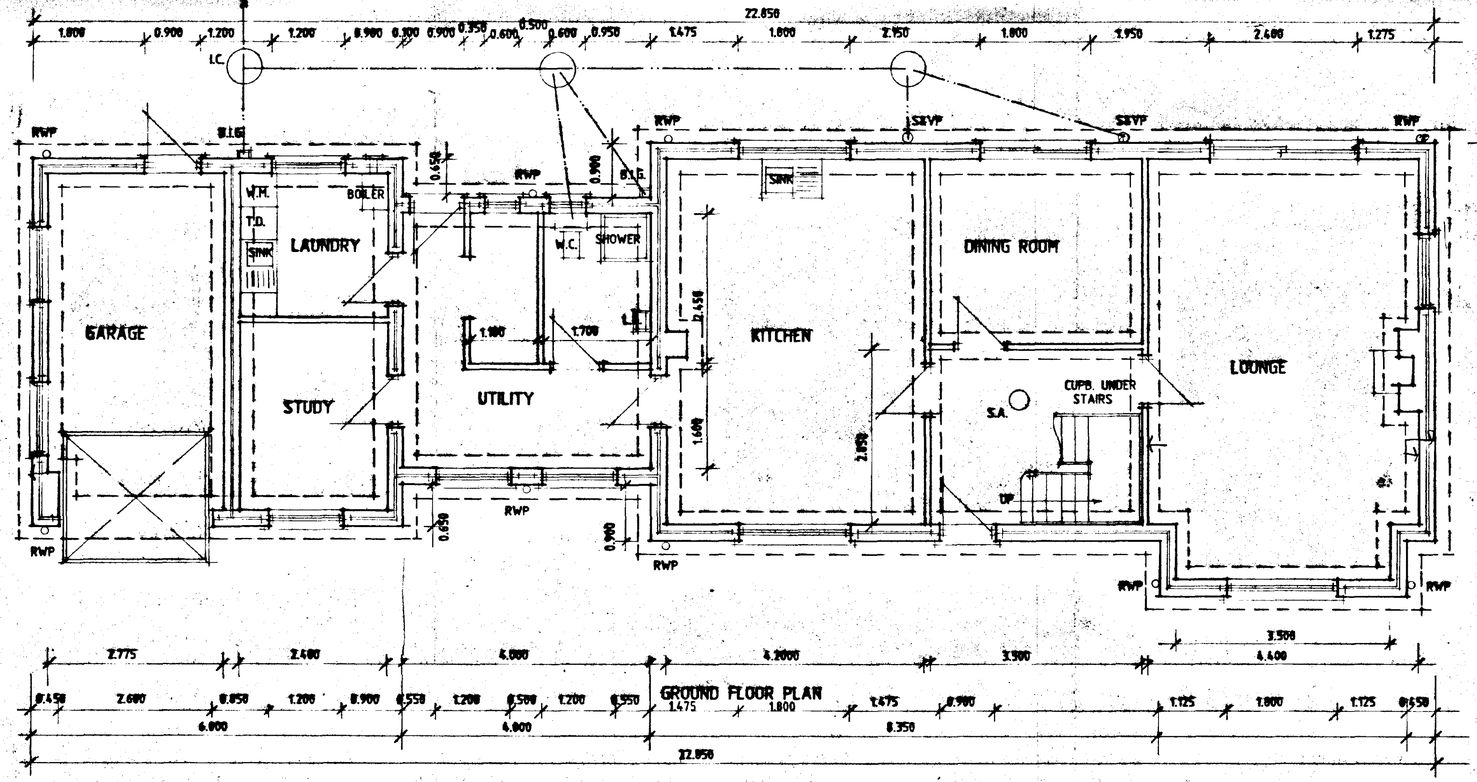




SIDE



SIDE



GROUND FLOOR PLAN

SUPERSEDED

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 1998
Ref: 0658/98

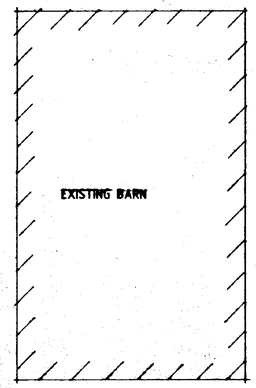
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

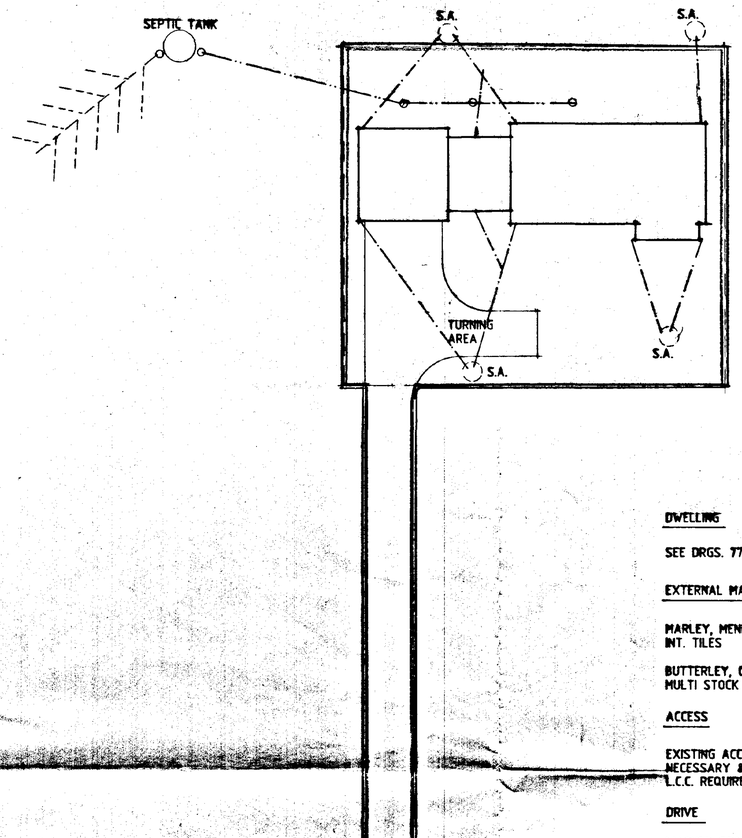
PROPOSED HOUSE & GARAGE
AT BARLING DEER FARM,
BARDLING DROVE, SUTTON ST.
JAMES FOR

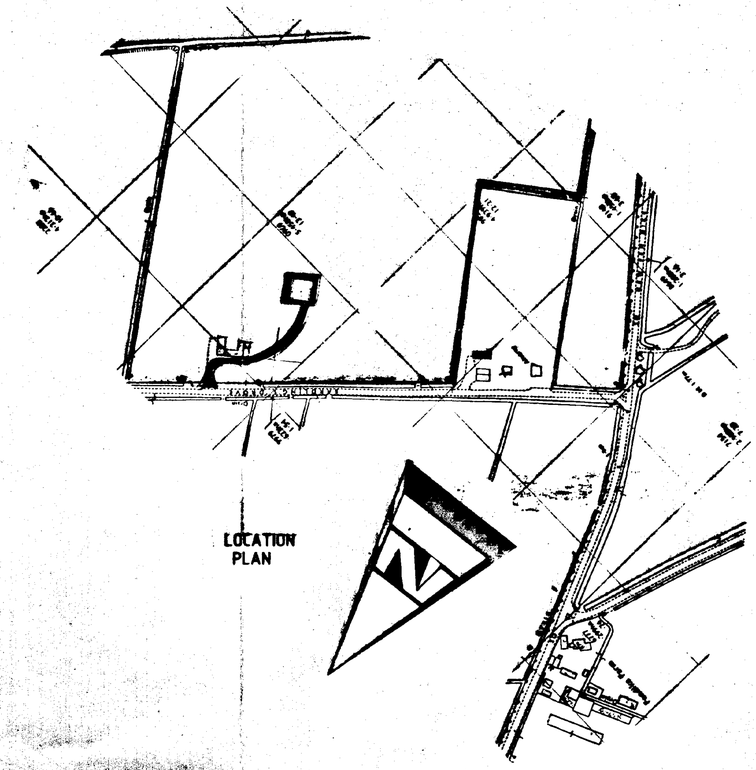
MR. & MRS. P. CRUTCHLEY

1:50	1:100	771998/1
MAY-98		B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490782







DWELLING

SEE DRGS. 771998/1 & 771998/2

EXTERNAL MATERIALS

MARLEY, MENDIP,SMOOTH RED, CONC. INT. TILES

BUTTERLEY, CLOCKHOUSE, KENSINGTON MULTI STOCK FACING BRICKS

ACCESS

EXISTING ACCESS TO BE ALTERED AS NECESSARY & CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

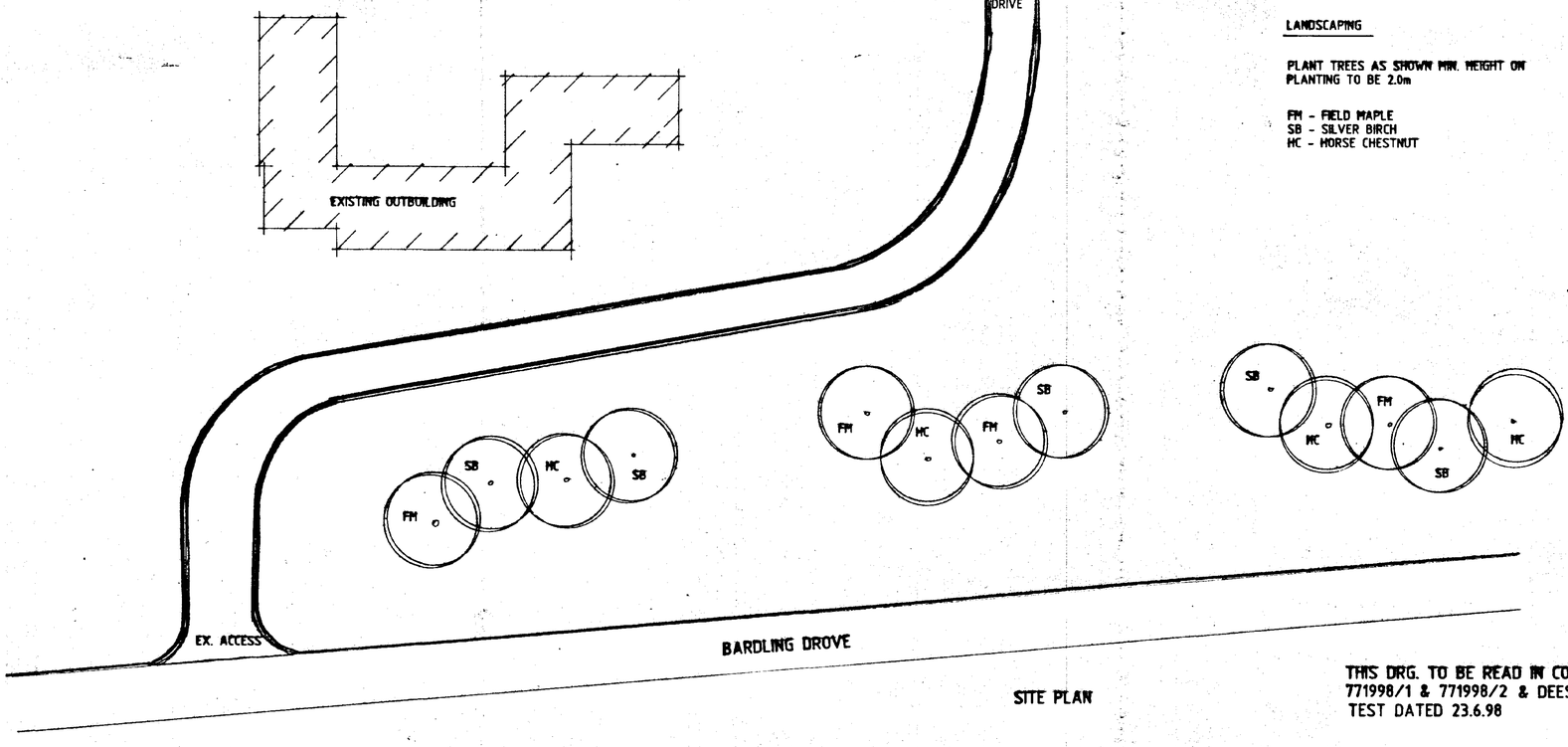
DRIVE

WASHED GRAVEL ON 100 HARDCORE WITH CONC. EDGING KERBS

LANDSCAPING

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

FM - FIELD MAPLE
SB - SILVER BIRCH
HC - HORSE CHESTNUT



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH 771998/1 & 771998/2 & DEESIGNS PERCOLATION TEST DATED 23.6.98

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
29 JUN 1998
Ref: 0658/98

SEPTIC TANK

Connect foul water drains to "Klargester" type septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of Clause 19.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application.

The council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applicants are further advised that during times of inclement weather the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank, particularly the bottle type is rectified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

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 LITRES (4,000 gallons) CAPACITY MUST BE USED.

Status and Disclaimer

Do not scale from this drawing.

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

All details shown on this drawing are based upon apparent site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyancing 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).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED MOUSE & GARAGE AT BARLING DEER FARM, BARDLING DROVE, SUTTON ST. JAMES FOR

MR. & MRS. P. CRUTCHLEY

1:200 1:2500	771998/3
JUNE-98	B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
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