BUNGALOW

SEE DRG. 771948/1

EXTERNAL MATERIALS

MARLEY MODERN, SMOOTH GREY, CONC. INT. TILES

BUTTERLEY, KIRTON BROWN RUSTIC FACING BRICKS

DRIVE

WASHED GRAVEL ON 100 HARDCORE WITH EDGING KERBS

ACCESS

MIN. WIDTH OF ACCESS TO BE 2.5m & CONSTRUCTED ALL TO L.C.C. REQUIREMENTS

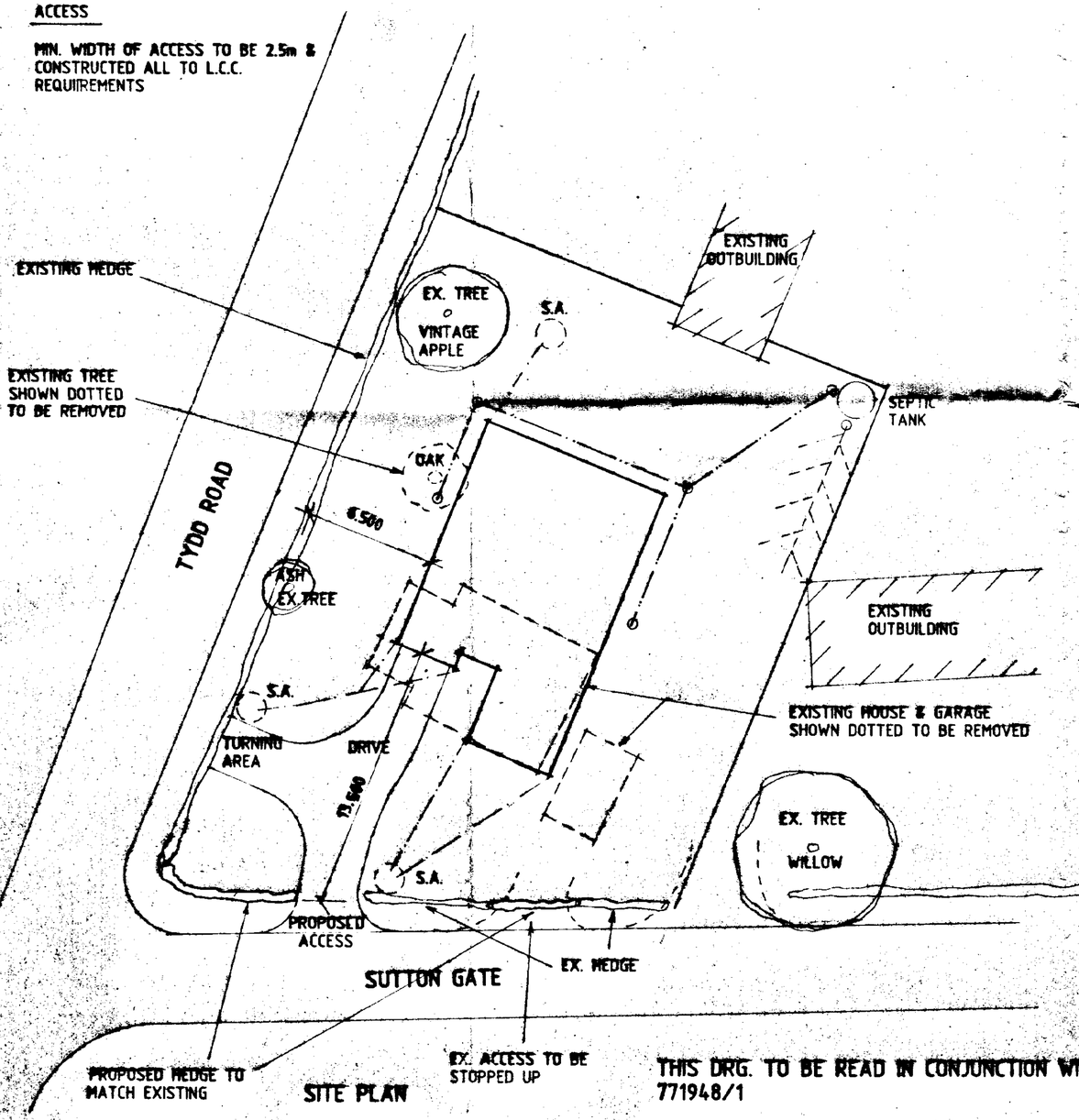
TURNING AREA

FORM TURNING AREA AS SHOWN ALL TO L.C.C. REQUIREMENTS

LANDSCAPING

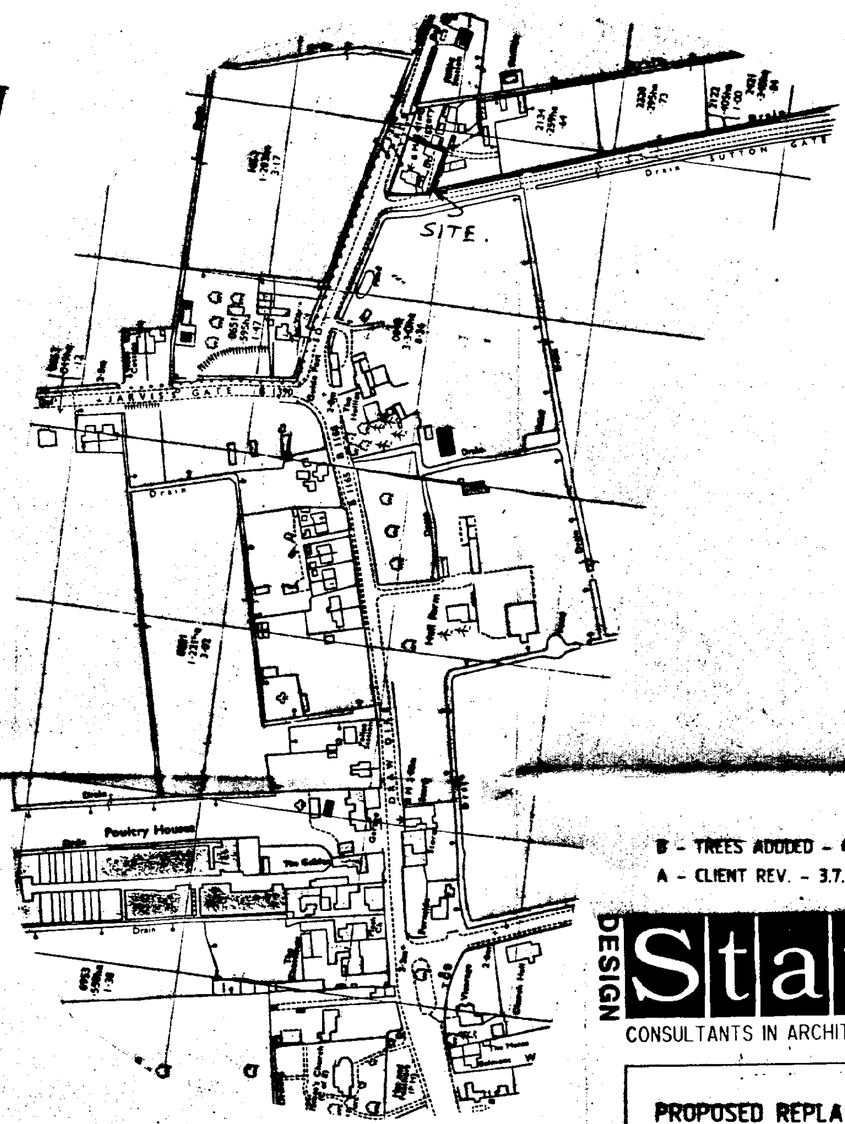
EXISTING TREES & HEDGES TO REMAIN WHERE SHOWN

PLANT ADDITIONAL HEDGING TO MATCH IN GAPS WHERE SHOWN



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH 771948/1



LOCATION PLAN

B - TREES ADDED - 6.8.97

A - CLIENT REV. - 3.7.97

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT BUNGALOW INC. DEMOLISION OF EXISTING HOUSE AT SUTTON GATE, SUTTON ST. JAMES FOR

MR. R.W. CLAMPIN

Ref 771948/1

1:2500 1:200

MAY-97

B.GILHAM.

Notes & Instructions

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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 typical 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 conveyance drawing.

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

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Tel: 01406 424343 Fax: 01406 490702

BUNGALOW

SEE DRG. 771948/1

EXTERNAL MATERIALS

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BUTTERLEY, HIRTON BROWN RUSTIC FACING BRICKS

DRIVE

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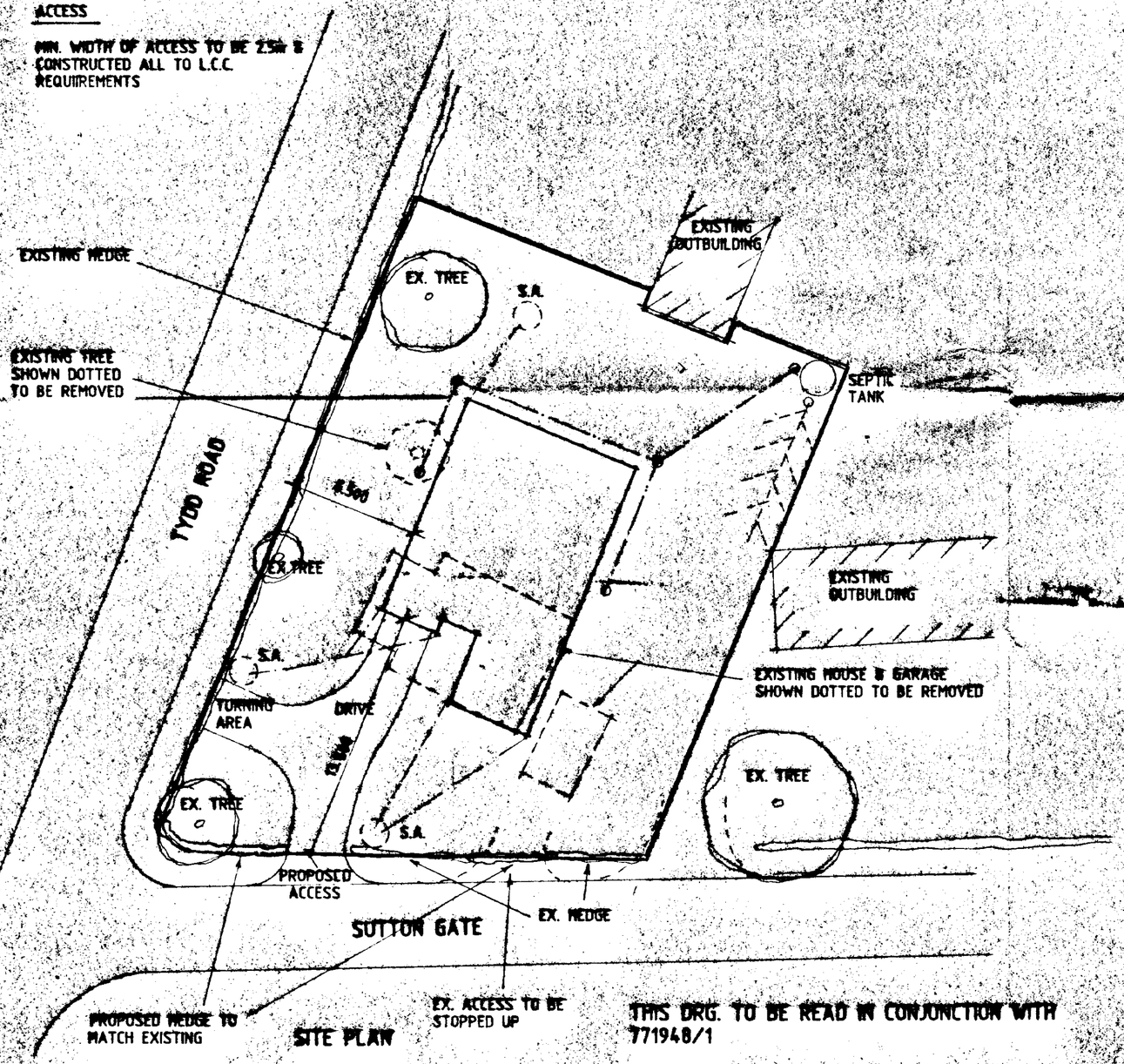
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FORM TURNING AREA AS SHOWN ALL TO L.C.C. REQUIREMENTS

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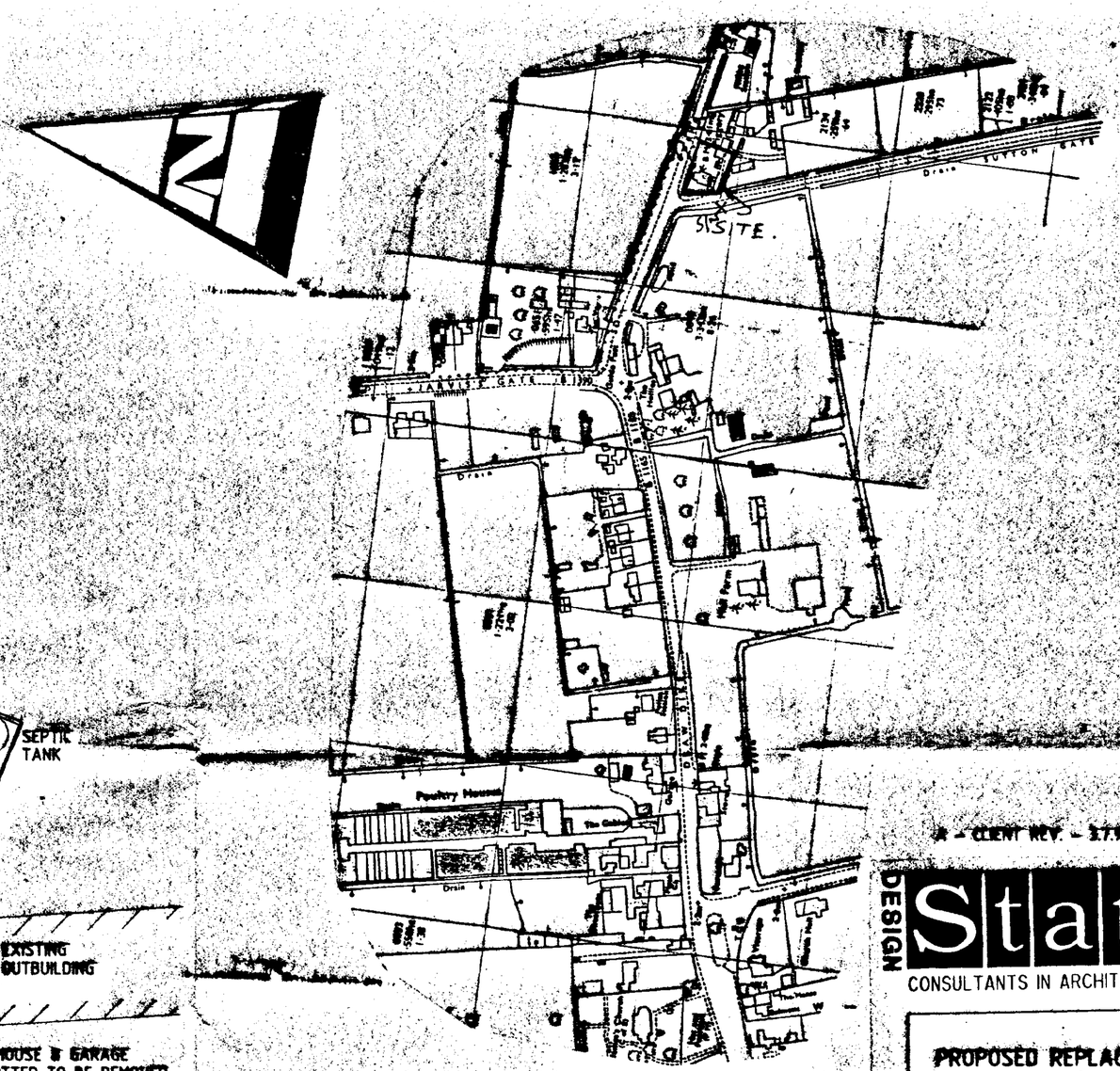
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SITE PLAN

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LOCATION PLAN

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A - CLIENT REV. - 3.7.97

DESIGN **Status**

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT BUNGALOW INC. DEMOLISION OF EXISTING HOUSE AT SUTTON GATE, SUTTON ST. JAMES

FOR

MR. R.W. CLAMPIN

SOUTH HOLLAND DC HOUSING & PLANNING 08 JUL 1997 Ref: S/0690

1:2500	1:200	771948/2	
MAY-97		B.GILHAM	

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BUNGALOW

SEE DRG. 771948/1

EXTERNAL MATERIALS

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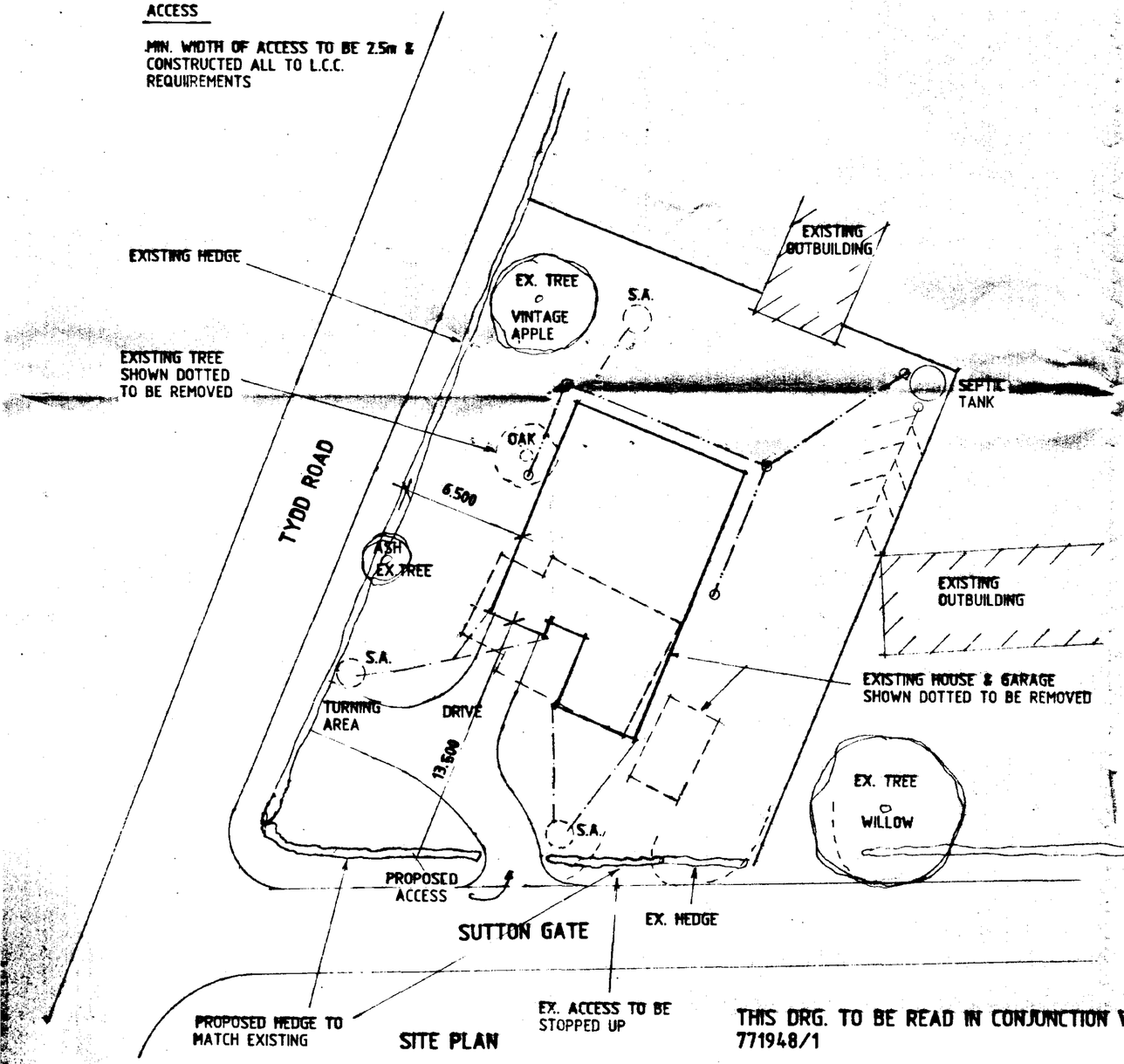
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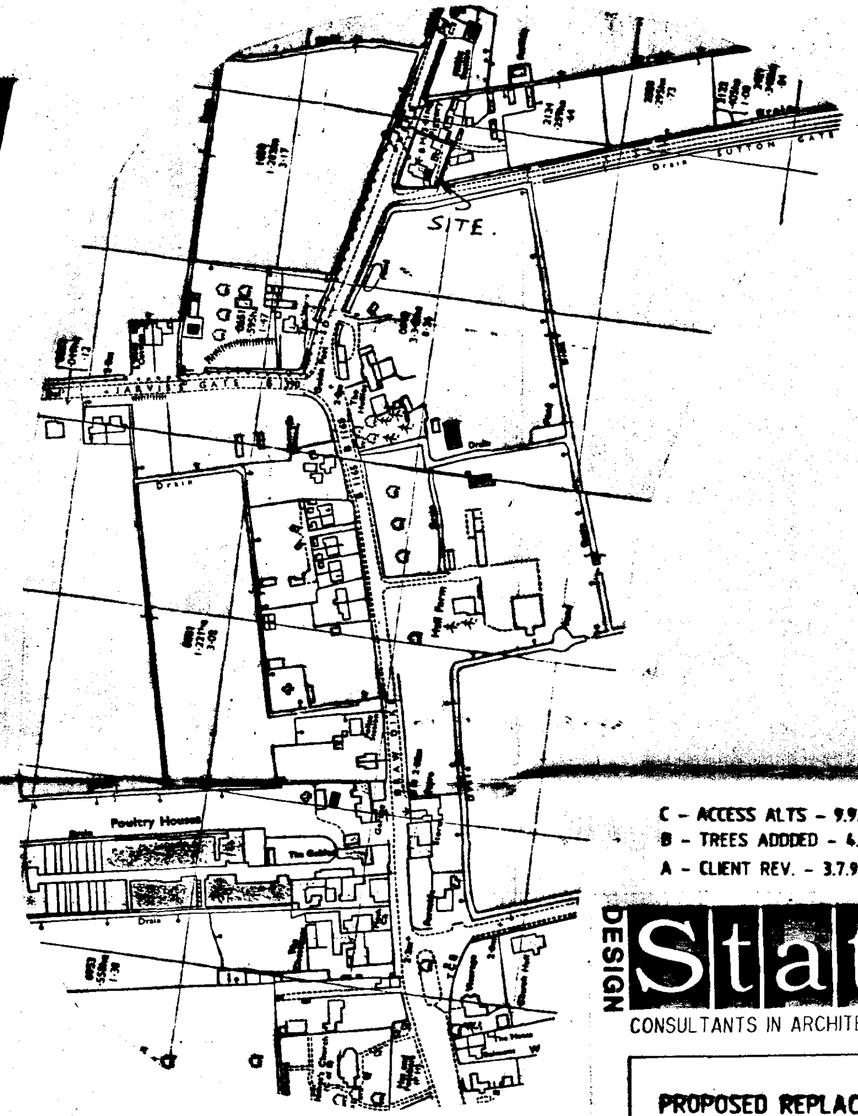
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SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH 771948/1



LOCATION PLAN

C - ACCESS ALTS - 9.9.97
B - TREES ADDED - 4.8.97
A - CLIENT REV. - 3.7.97

DESIGN **Status**

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT BUNGALOW INC. DEMOLISION OF EXISTING HOUSE AT SUTTON GATE, SUTTON ST. JAMES

FOR

MR. R.W. CLAMPIN

SOUTH HOLLAND DC HOUSING & PLANNING 10 SEP 1997 Ref: 0770/97

1:2500 1:200		771948/2
MAY 97		B.GILHAM.

AMENDED PLAN

Ref.

Notes & Declaration

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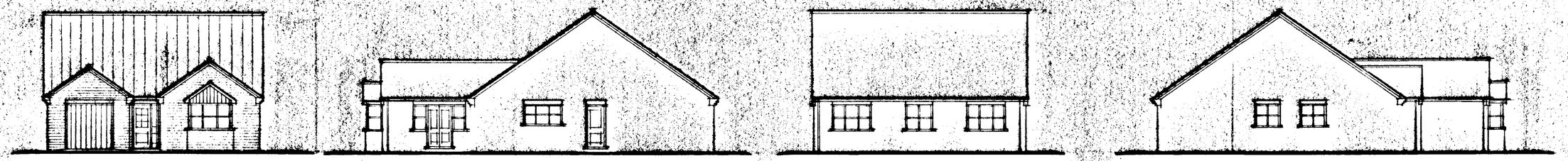
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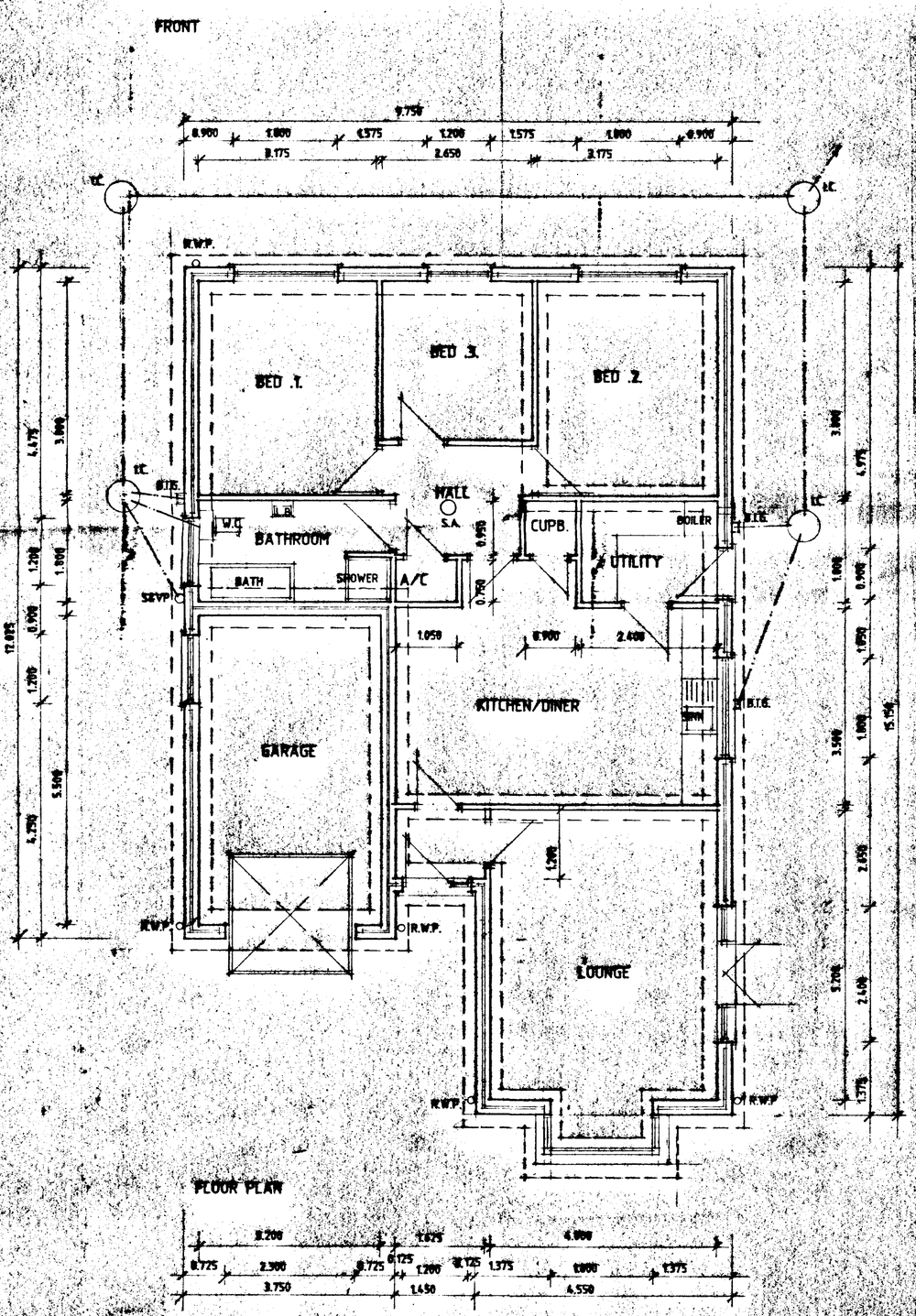
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FRONT



FLOOR PLAN

Roof Construction
Concrete interlocking roof tiles to manufacturers specification on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 180mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with trusses manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Cold Water Supply
Water tank in roof space to be supported to engineers to spread the load to BS5306 Part 3 1985.

Ceilings
To all habitable room ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and skimmed finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Valleys
Use proprietary throughout valleys or provide Code 4 lead to valleys to make completely watertight.

Gutters
Provide ~~aluminium~~ fibre type ~~all round~~ gutter of required rating as ~~to be either~~ to wall hung type or ~~fascia~~ hung as 125mm high concrete hearth above overcloth. Boiler to have protective guard cover ~~and~~ also to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

Roof Construction
If compound truss used, ~~where~~ these trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley log boards and fix reducing thickness over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Walls
275mm cavity walls to ~~consist of~~ 102mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Brithers full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved. 100mm internal skin of ~~thermo~~ Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

Lintels
Ensure ~~you~~ work through all ~~window and door~~ reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every ~~placeare~~ of cavity provide d.p.c.

Lintels
All coded lintels as stated or ~~indicated~~ or marked on plan to be by LG
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 600mm c/c.

Ground Floor Construction
100mm concrete oversite on ~~clean~~ gauge polythene d.p.m. on minimum 150mm, minimum 300mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Screed Floor Construction
65mm sand/cement screed on proprietary ~~50~~ 60 thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, minimum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Roof Window Roof Construction
~~Concrete~~ interlocking tiles on battens on ~~underfelt~~ as per 'main roof' - on made-on-site roof comprising of :- 38 x 75 rafters and ceiling ties.
Provide roof insulation and plasterboard plus skim finish as main.
At gable end provide 18mm glazed boarded timber on 25 x 25 battens on plywood fixed to end rafter.

Internal Doorsets
Provide soldier course brickwork to all ~~door~~ ~~where~~ shown on elevations.

Internal Doors and Ironmongery
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Kitchen Ventilation
Provide proprietary ~~mechanical extract~~ ventilation unit capable of extracting 300ltr/second. Alternatively provide proprietary cooker hood capable of extracting 300ltr/second.

Bathroom Ventilation
Provide proprietary ~~mechanical extract~~ ventilation unit capable of extracting 15ltr/second. System to offer intermittent operation.

Hot Water Storage
Provide system ~~supplied by~~ and installed by ~~an~~ approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or ~~thermostatic~~ radiator valve or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to ~~BS6262~~ to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated ~~anti-tamper~~ smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

Rainwater Goods
P.V.C. rainwater goods 112 half round guttering and 68mm diameter downpipes.

Construction Walling
100mm Class A dense concrete blocks, ~~bituthene~~ felt d.p.c. to external walls 150mm above ground level. Brick or infill to base of ~~cavities~~ to terminate 225mm below lowest d.p.c. level.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 600mm wide x 225mm thick, unless noted otherwise. To non-loadbearing external walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

Joinery
All ~~coded~~ joinery in window ~~or~~ openings or marked on plan by
(GC) denotes 11mm hardwood ~~all~~ windows up to be double glazed sealed units except to garage.

Soil and Vent Pipework
Underground drainage ~~to be~~ proprietary ~~clean~~ diameter: P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall ~~abutments~~. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with ~~sleeves~~ plate at base. Provide suitably sized access from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5572 and all underground drainage to BS8301.

Surface Water Systems
To be proprietary 110mm diameter P.V.C. ~~plastic~~ flexible jointed to fall 1:70 bedded in 300mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have ~~less~~ than 600mm cover concrete paving slabs should be laid as bridging above the pipes as minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

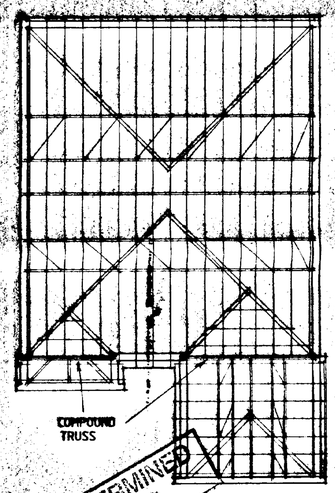
Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 300mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty ~~unless~~ inspection chambers are in driveways where Grade 3 medium duty covers are to be used.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators ~~to~~ head of windows giving a total opening area of not less than 8000mm²

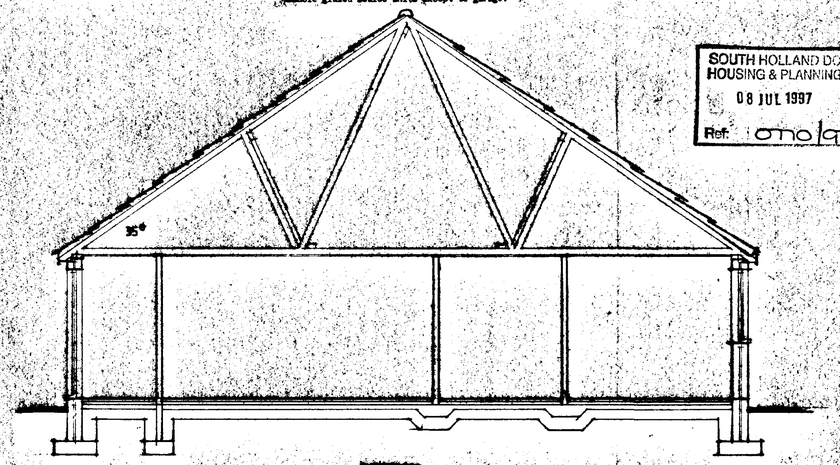
Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation
Provide proprietary ~~mechanical extract~~ ventilation unit capable of extracting 30ltr/second. System to offer intermittent operation.

Roof Insulation
To roof spaces ~~provide~~ proprietary 300mm thick insulation laid as 180mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.



ROOF PLAN



SECTION

NOTES

WINDOWS & DOORS TO BE WHITE UPVC DOUBLE GLAZED & TO GIVE MIN. 1/20 OF FLOOR AREA AS VENTILATION

G6. TYPE L1/S75 LINTELS OVER OPENINGS IN CAVITY WALLS

G8. TYPE INT. LINTELS OVER INT. OPENINGS

SOUTH HOLLAND DC
HOUSING & PLANNING
08 JUL 1997
Ref: 97/0149

DETERMINED PLAN

A - CLIENT REV -3.7.97

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED REPLACEMENT BUNGLAOW INC. DEMOLISION OF EXISTING HOUSE AT SUTTON GATE, SUTTON ST. JAMES
FOR
MR. R.W. CLAMPIN.

1:50	1:100	7719/8/1
MAY-97		B.GILHAM.

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