SHDC
18 AUG 2002
REF 0769/00

MCS PENFOLD
01#945
440673

ANY UPDATE ON PLOT 26.

FOOTPATH 1,800 WIDE SEE DRG No. SUTROAD 01 FOR DETAIL SECTION.

RAISING & LOWERING LIGHTING COLUMNS.

5A 6A 7A 8A

31 28 27 26 29 30 25 24

D C H G

SHDC
20 DEC 2000
REF 0769/00

D E

Entrance with steps & indicators with

public footpath through site

PUBLIC OPEN SPACE

1200 high hr

staggered s
- pedestriar

pir pir pir

39 50 38 37 36 35 34

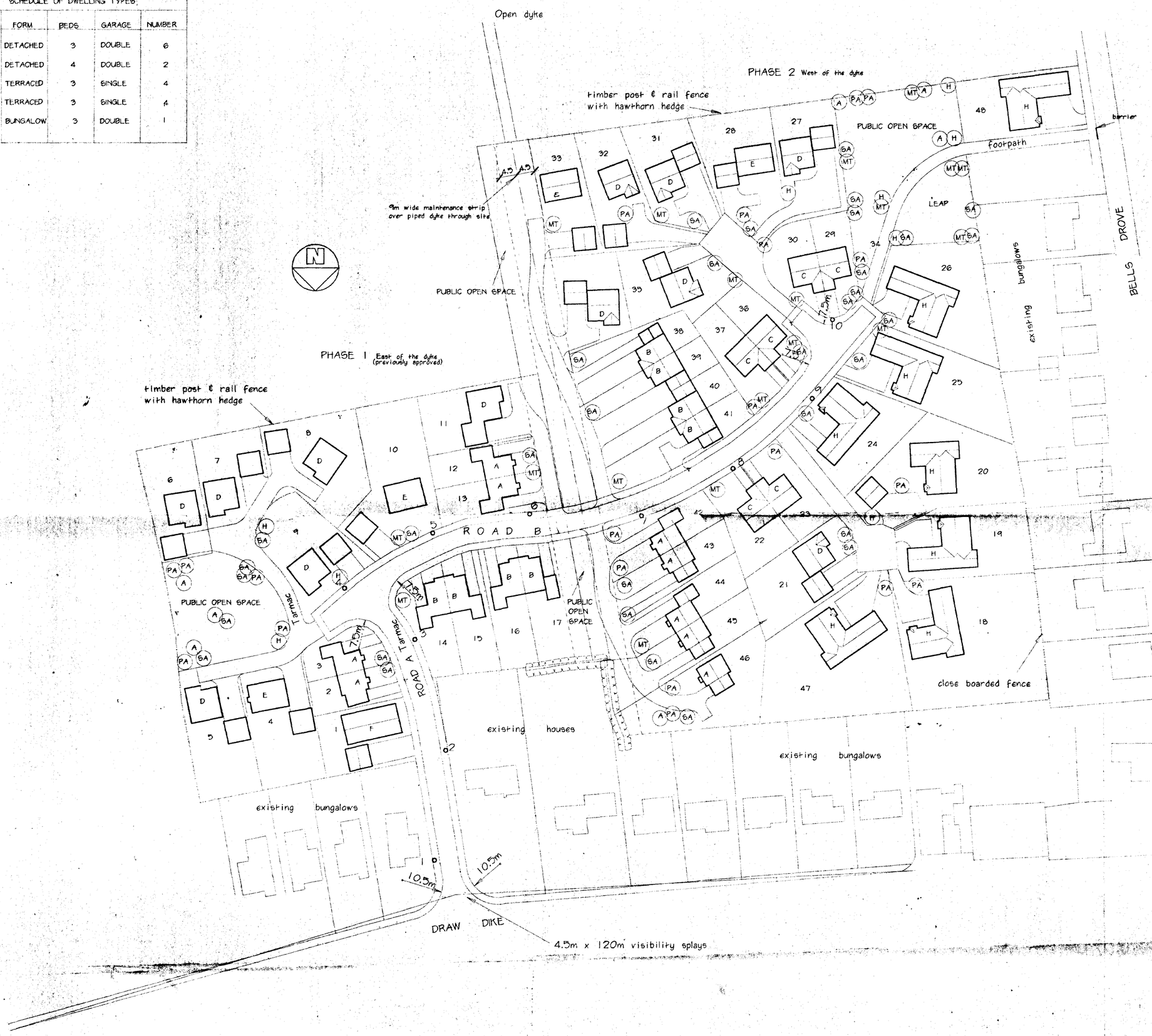
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19000

O V E

PHASE 1 - PREVIOUSLY APPROVED

SCHEDULE OF DWELLING TYPES.				
TYPE	FORM	BEDS	GARAGE	NUMBER
DOGWOOD	DETACHED	3	DOUBLE	6
ELM	DETACHED	4	DOUBLE	2
ASPEN	TERRACED	3	SINGLE	4
BEECH	TERRACED	3	SINGLE	4
FIR	BUNGALOW	3	DOUBLE	1



PHASE 2 SCHEDULE OF DWELLING TYPES				
TYPE	FORM	BEDS	GARAGE	NUMBER
DOGWOOD	DETACHED	3	DOUBLE	6
ELM	DETACHED	4	DOUBLE	2
ASPEN	TERRACED	3	SINGLE	5
BEECH	TERRACED	3	SINGLE	4
CHERRY	SEMI	3	SINGLE	6
HAWTHORN	BUNGALOW	3	DOUBLE	7

LEAP to be equipped with a swing, rocking/see saw, litter bin and to be fenced; all to SHDC leisure dept requirements.
Equipment to be supplied by Wicksteed Leisure Ltd., SMP, or Record.

KEY TO PLANTING

A	Common ash	Fraxinus excelsior
H	Holly	Ilex aquifolium J C van Tol
MT	Crab apple	Malus tschonoskii
PA	Wild cherry	Prunus avium Plena
SA	Rowan	Sorbus aucuparia

A mixture of the following shrubs to be planted at approx 4 per sq m

Crataegus monogyna
Berberis verruculosa
Pontilla vare
Cornus alba,Spaethii
Hydrangea grandiflora
Spirea arcuata
Prunus laurocerasus, Otto Luyken

Trees are to be adequately staked and tied with half a bag of peat-free & shrub planting compost incorporated into the back fill for each hole. A top dressing of 'Enmag' fertiliser to be given to shrub areas & trees after planting in accordance with the manufacturer's recommendations.

REVISIONS:-

Phase 2 scheme revised.

SHDC
Q & Development
07 JAN 2003
Ref

M. PARKER & SONS LIMITED

BUILDERS & CONTRACTORS

ST. JOHNS RD SPALDING LINCS PE11 1JX
FAX. 01775 762171 TEL. 01775 724777

HOUSING DEVELOPMENT
OFF DRAW DYKE, SUTTON ST. JAMES

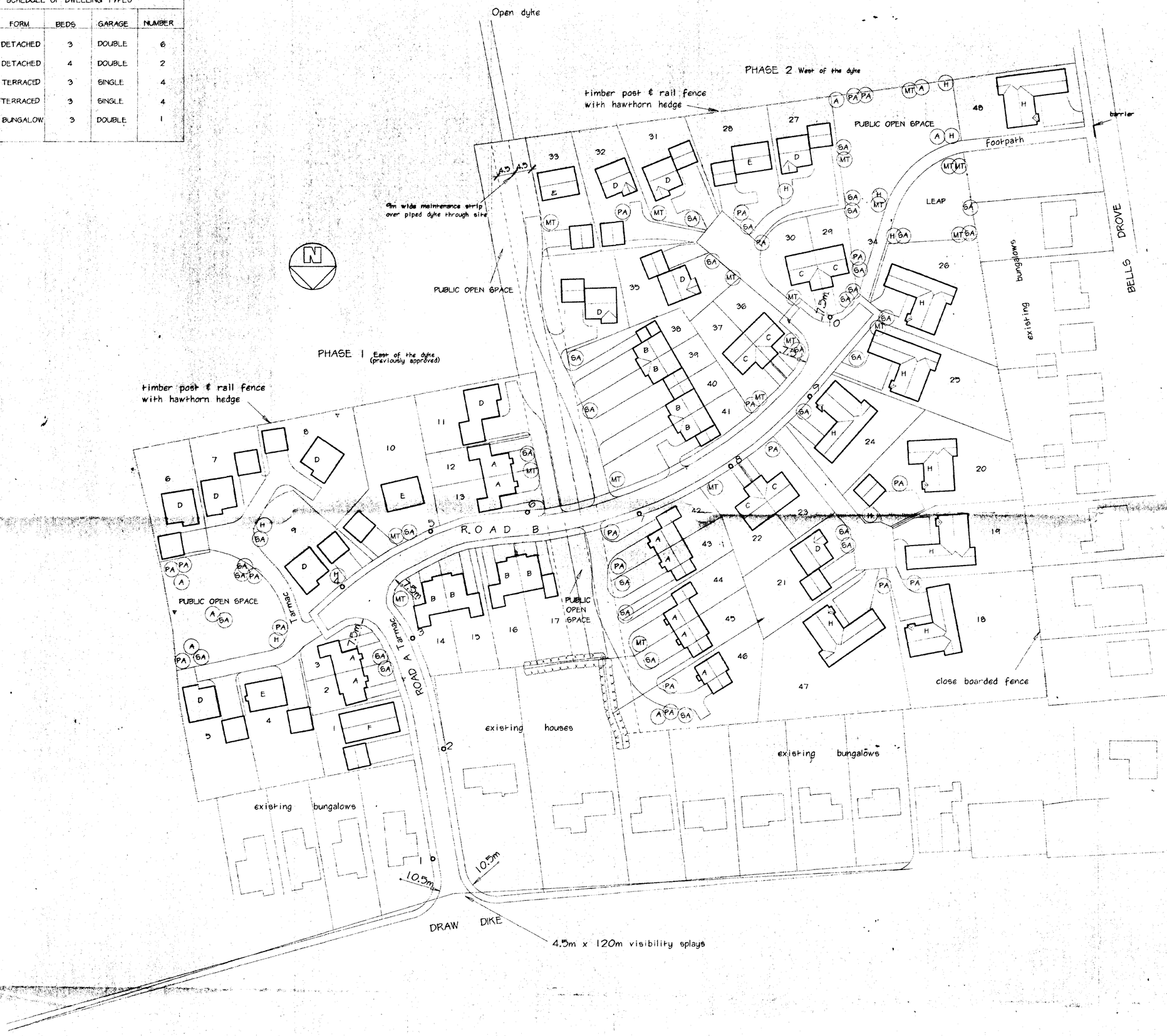
SITE PLAN

SCALES 1:500
DRG. NO. SUTPLANPH1 DATE OCTOBER 02

PHASE 1 -- PREVIOUSLY APPROVED

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Potrilla vars
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Hydrangea grandiflora
Spirea arcuata
Prunus laurocerasus, Otto Luyken

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REVISIONS:-

Phase 2 scheme revised

SHDC
Planning & Development
07 JAN 2003
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& SONS LIMITED
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FAX 01775 762171 TEL 01775 724777

HOUSING DEVELOPMENT
OFF DRAW DYKE, SUTTON ST. JAMES

SITE PLAN

SCALES 1:500
DRG. NO. SUTPLANPH1 DATE OCTOBER 02

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Phase 2 scheme revised

SHDC
Development
07 JAN 2003
Ref

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HOUSING DEVELOPMENT
OFF DRAW DYKE, SUTTON ST. JAMES

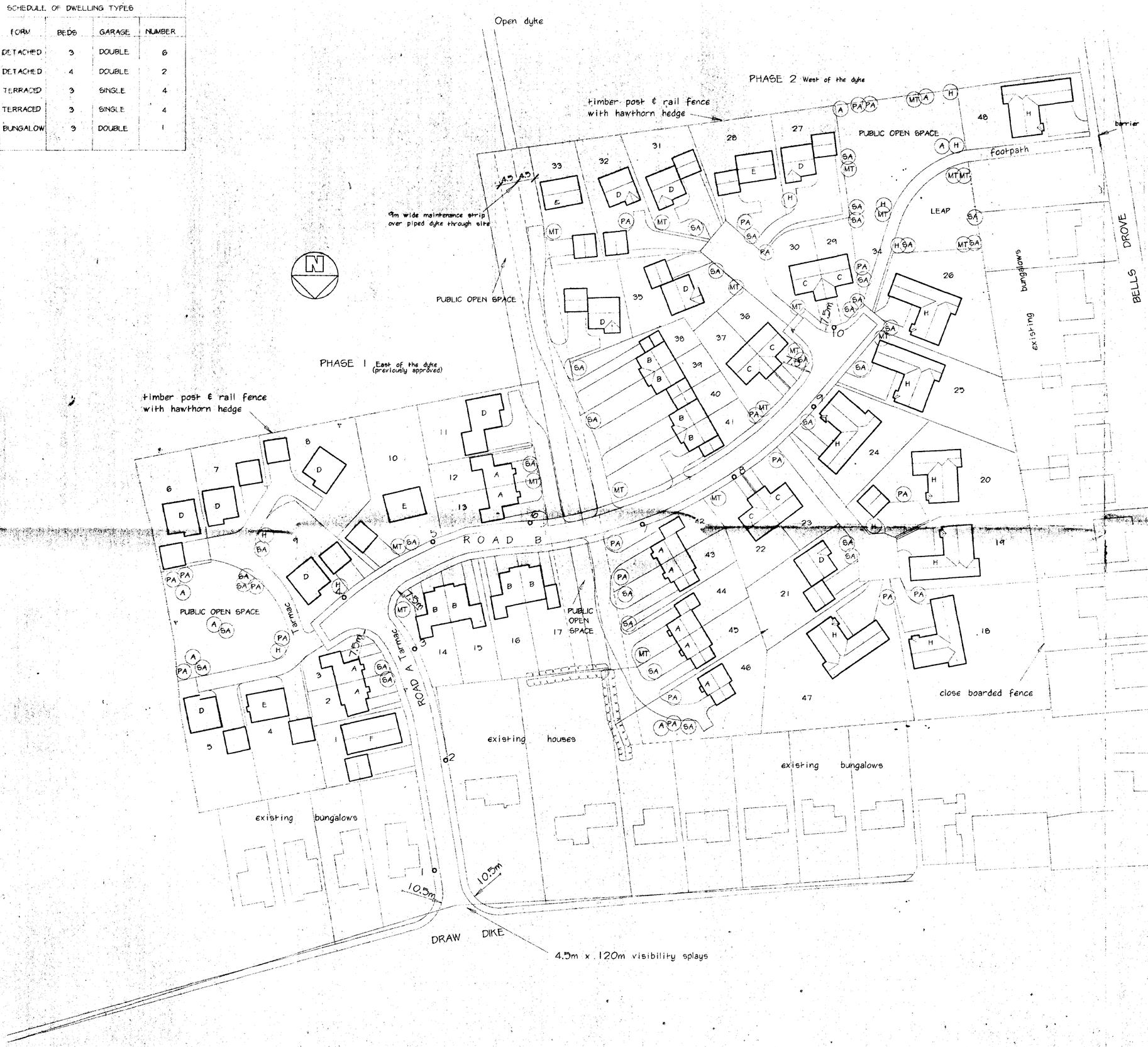
SITE PLAN

SCALES 1:500
DRG. NO. SUTPLANPH1 DATE OCTOBER 02

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REVISIONS:-

Phase 2 scheme revised

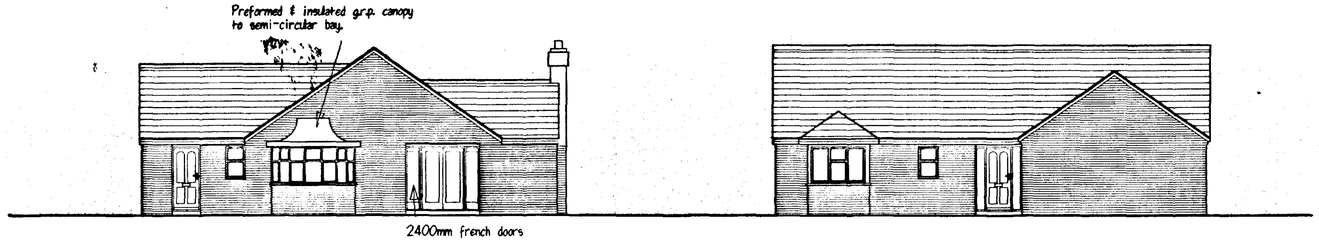
SHDC
Development
07 JAN 2003
Ref

M. PARKER & SONS LIMITED
BUILDERS & CONTRACTORS
ST. JOHNS RD SPALDING LINCS PE11 1JX
FAX. 01775 762171 TEL. 01775 724777

HOUSING DEVELOPMENT
OFF DRAW DYKE, SUTTON ST. JAMES

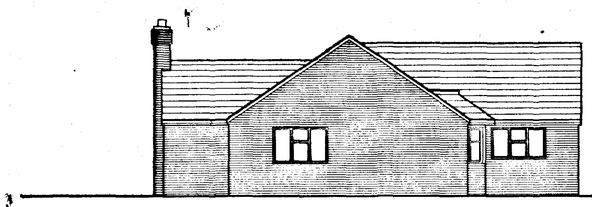
SITE PLAN

SCALES 1:500
DRG. NO. SUTPLANPH1 DATE OCTOBER 02

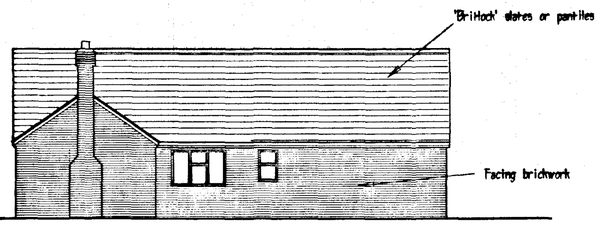


ELEVATION A

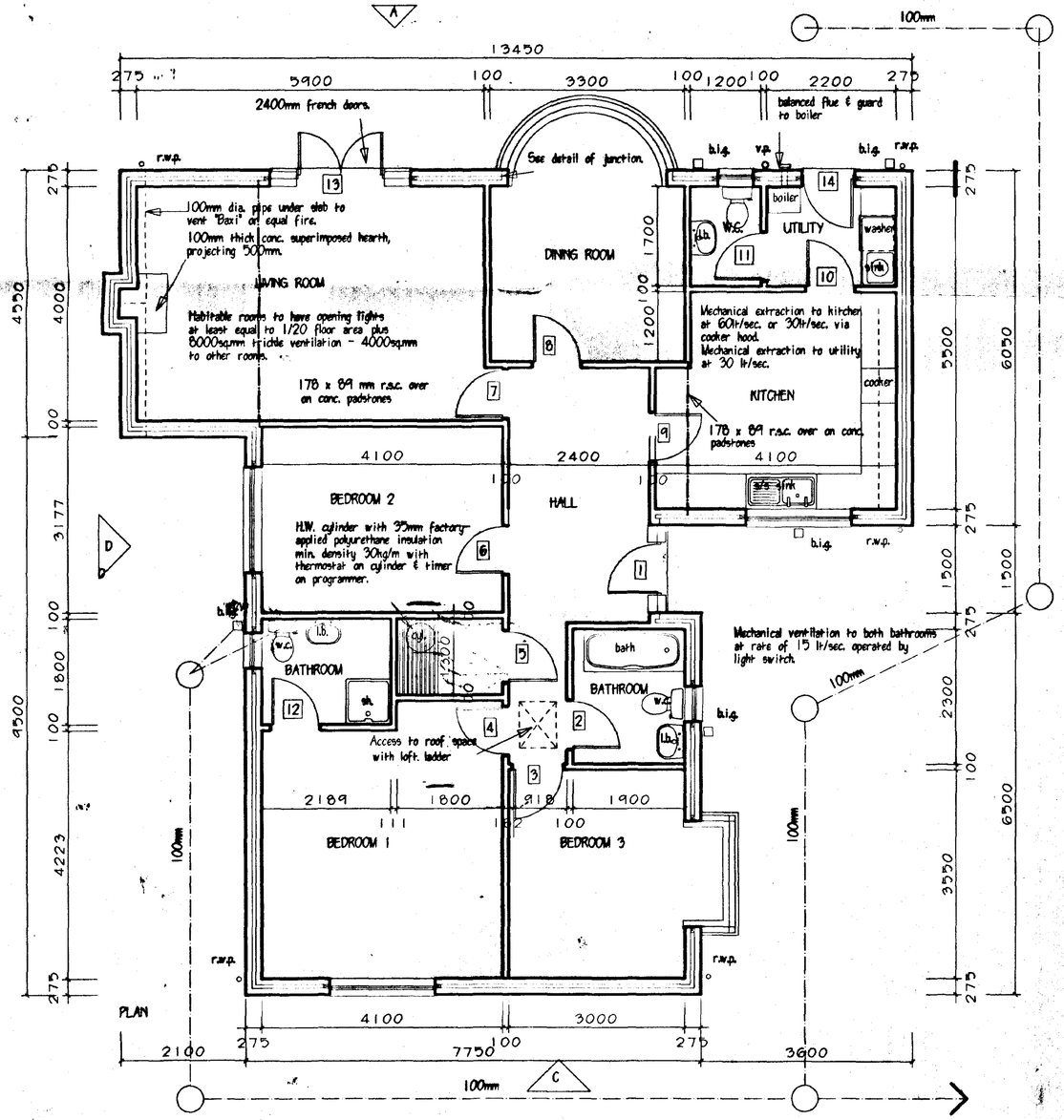
ELEVATION B



ELEVATION C



ELEVATION D



REVISIONS:-

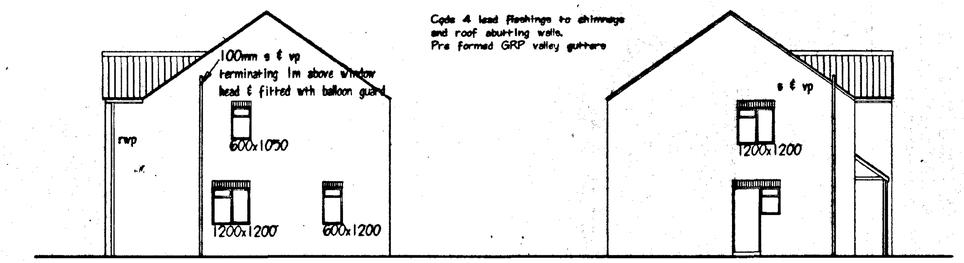
SHDC
Planning & Development
27 SEP 2002
Ref 1064/02

M. PARKER
& SONS LIMITED
BUILDERS & CONTRACTORS
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FAX. 01775 762171 TEL. 01775 724777
E. SAUNDERS. R.I.B.A. COMPANY ARCHITECT

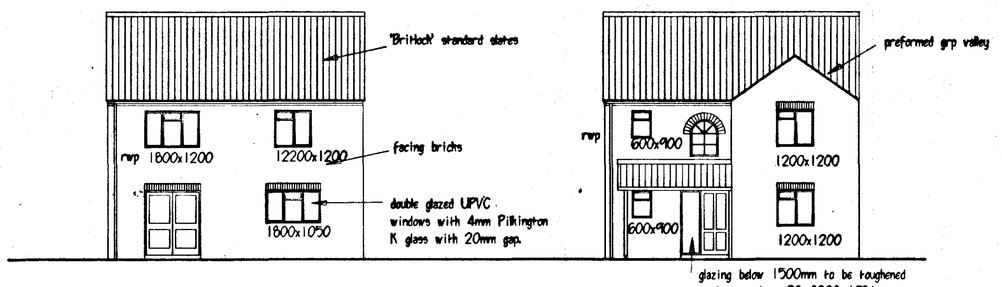
HOUSING DEVELOPMENT
AT DRAW DIKE, SUTTON ST JAMES

BUNGALOW
HAWTHORN TYPE with DETACHED GARAGE

SCALES 1:50, 1:100
DRG. NO. STO-06 DATE - SEPT. '02



All windows to have .33m² escape area with min 450x450 opening



glazing below 1500mm to be toughened or laminated to BS 6206 1981.

Magefia CL 125/150 unvented indirect cylinder Min discharge pipe size one pipe size larger than the temp/pressure relief valve discharge port. termination 75mm above FGL with wire cage safety cover.

2100ltr plastic oil storage tank. A KBB fire valve to be fitted outside externally, with KBB phial inside the case.

SEDBUK boiler efficiency rating for oil fired boiler 85.1

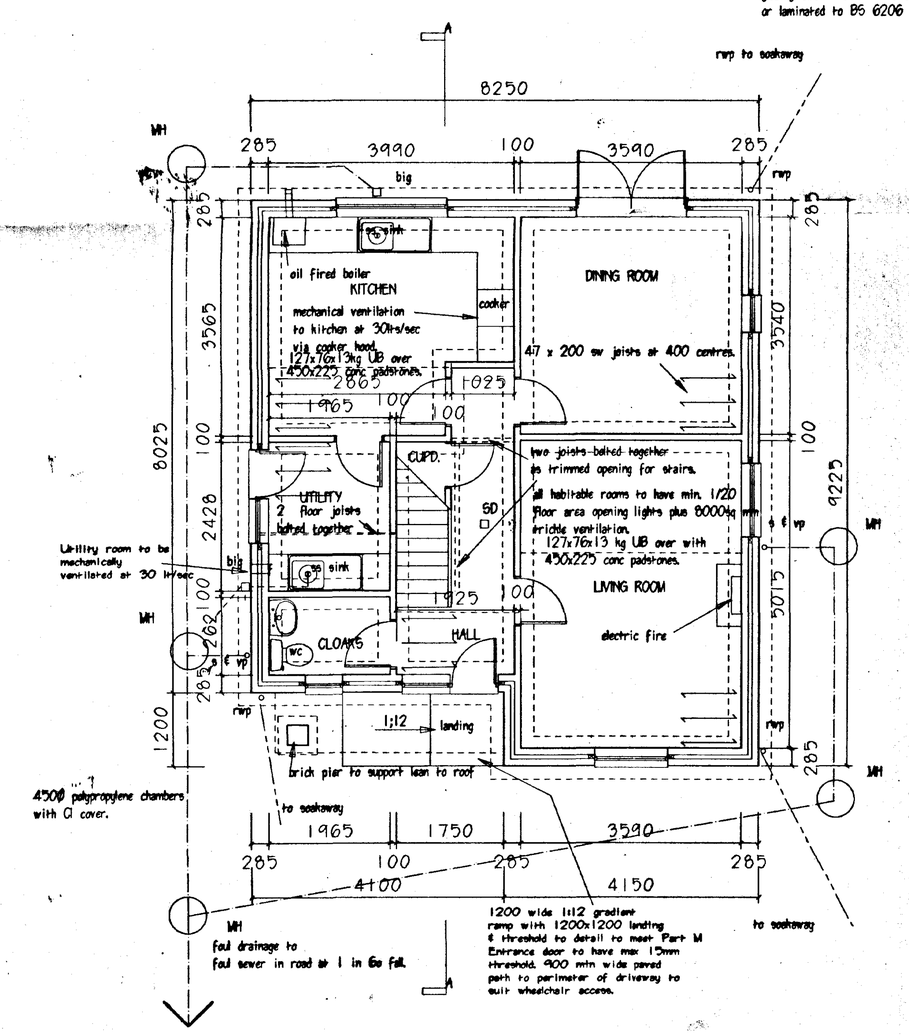
Boiler to be Baxter Conroy 5 oil fired . System to be 2 pipe with 2 zone valves, programmer, room stats, cylinder stat. and thermostatic radiator valves to all radiators.

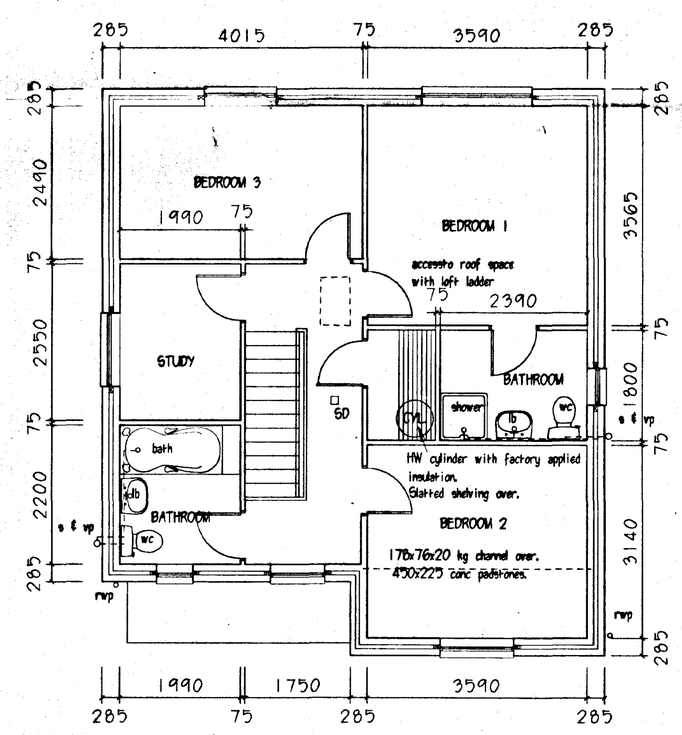
Flow and return pipework from boiler to airing cupboard to be insulated. No pipe work in roof space

Light fitting outlets to take flourescent or compact flourescent lamps as Part L1.54

All ground floor doors min 775mm and 1st floor 750mm clear opening respectively. WC compartment to have 750 clear access space to WC to meet Part M of the Building Regulations.

Oil fired central heating system with rads controlled by room stats or thermostatically controlled rad valves.





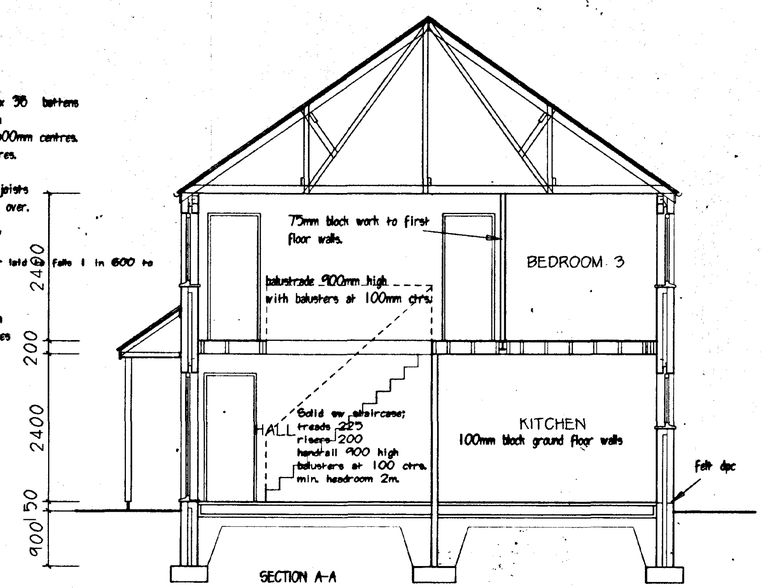
Wall mounted switches, sockets, TV points, door bell & telephone jack points to be fixed between 450mm & 1200mm above floor level.

Sandtoft 'Britlock' standard slates on 25 x 38 battens on 38 x 100 rafters at 450 centres on TRADA trusses Type B sheet 510 at 1800mm centres. 38 x 125 ceiling joists at 450mm centres. 12.5mm plasterboard & skim ceiling. 100mm glassfibre insulation laid between joists and 150mm insulation laid at right angles over.

10mm continuous gap over insulation to ventilate roof space.

112mm dia. Marley 'Clipmaster' p.v.c. gutter laid to falls 1 in 600 to 75mm dia. r.w.p's.

18mm moisture proof chipboard flooring on 47 x 200mm sw joists at 400mm centres 12.5 plasterboard & skim ceiling.



Walls
facing brickwork, 85mm cavity filled with blown glassfibre insulation. Wall ties at max. 900mm horizontally, 450mm vertically. 100mm 'Celcon' blocks to inner leaf, plastered.

Precast conc. lintels over openings in walls for drains, etc., with 'Damcor' vertical d.p.c. and insulation to all window & door openings. vermin-proof packing.

Walls below GFL 100mm brickwork with 85mm weak concrete filled cavity and 100 dense concrete block inner skin. 450mm wide dpm bonded to 1200 polythene dpm.

All lintels to be Catnic CU 50/100 over external door and window openings, concrete lintels over all load bearing internal door openings. 150 bearing each side

Cavity wall ties to be at 750cc horizontally, 450 vertically, 225 long vertical twist type

Smoke detectors to BS 5446

mechanical ventilation to bathrooms at 15lts/sec operated by light switch

Felt d.p.c min. 150mm above paving level, lapped to d.p.m. under slab. Weak concrete cavity fill
Floor finish on 50mm sand-cement screed on 150mm conc. floor slab with B385 mesh reinforcement on 1200 g. polythene d.p.m. on sand-blinded hardcore, min. 150mm thick. 100mm extruded polystyrene insulation
225 x 700mm concrete strip foundations min. 1000mm deep or on suitable load-bearing stratum.
Foundations to be reinforced as deemed necessary by the structural engineer. See separate details.
Foundation trenches backfilled with hardcore.

SHDC
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HOUSING DEVELOPMENT
DRAW DIKE, SUTTON ST JAMES

TYPE D THE DOGWOOD
PLOTS 5, 6, 8, 11, 21.

SCALES 1/100 .. 1/50.
DRG. NO. SUTPLAN 06 DATE

See Structural Engineers drawings and calculations for all details below slab level and beams supporting first floor and roof.

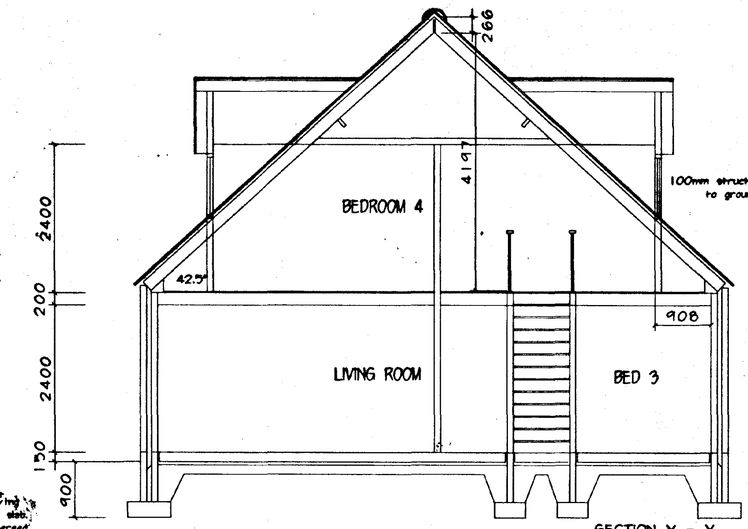
First floor construction, 15mm starting board to BS 5669 on 200mm x 50mm joists at 400 centres. M5 ties at maximum 2m centres to secure joists to cavity wall. See 1st floor and roof plans for layout and details. 12.5mm plasterboard and skim to ground and 1st floor ceilings.

Dorman Lang lintels over all door and window openings, see elevation for coding. DL Internal steel lintels over all ground floor internal door openings.

Outer skin,stonework, 85mm cavity filled with bonded polystrene beads.Inner skin, 100mm Celcon blocks plastered. Fair DPM.
All cavities closed at top.
Fair DPM to all windows and door openings
Damcar vertical cavity closer as insulation and DPM

Fair DPM min 150mm above paving level lapped to DPM under slab. Floor finish on 50mm sand cement screed on 1200g polythene DPM on sand blinded hardcore min 150mm thick. 50 extruded polystyrene insulation 225x700mm concrete strip foundationsmin 1000mm deep or on suitable load bearing stratum. Foundations backfilled with hardcore.

'Britlock' slates on 38x25 battens on Jablite 6-PLS 172 6/6 sandwich roof panels in accordance with British Agrement Certificate No 00/3696/c



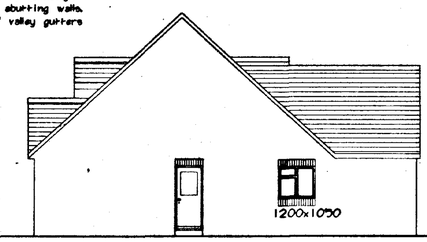
SECTION X - X

100mm structural block for internal walls to ground floor. 75mm Celcon block partitions to first floor.



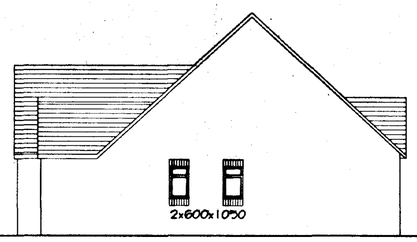
ELEVATION C

Code 4 lead flashings to chimneys and roof abutting walls.
Pre formed GRP valley gutters



ELEVATION B

Standard double glazed windows and patio doors. See elevations for coding and finish.Glass in doors and side panels to be toughened or laminated to BS 6206 1981to comply with Part N of the Building Regs.

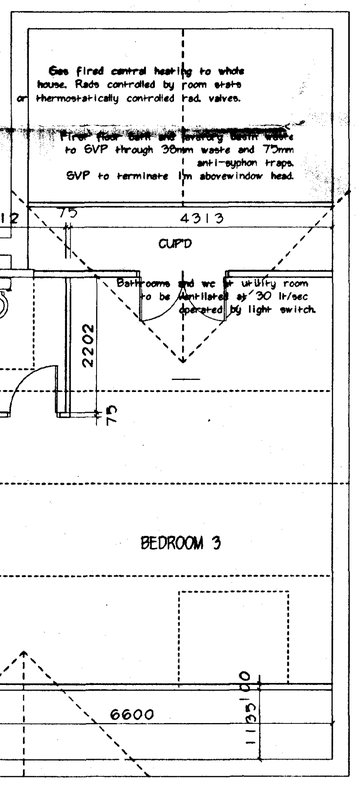


ELEVATION D

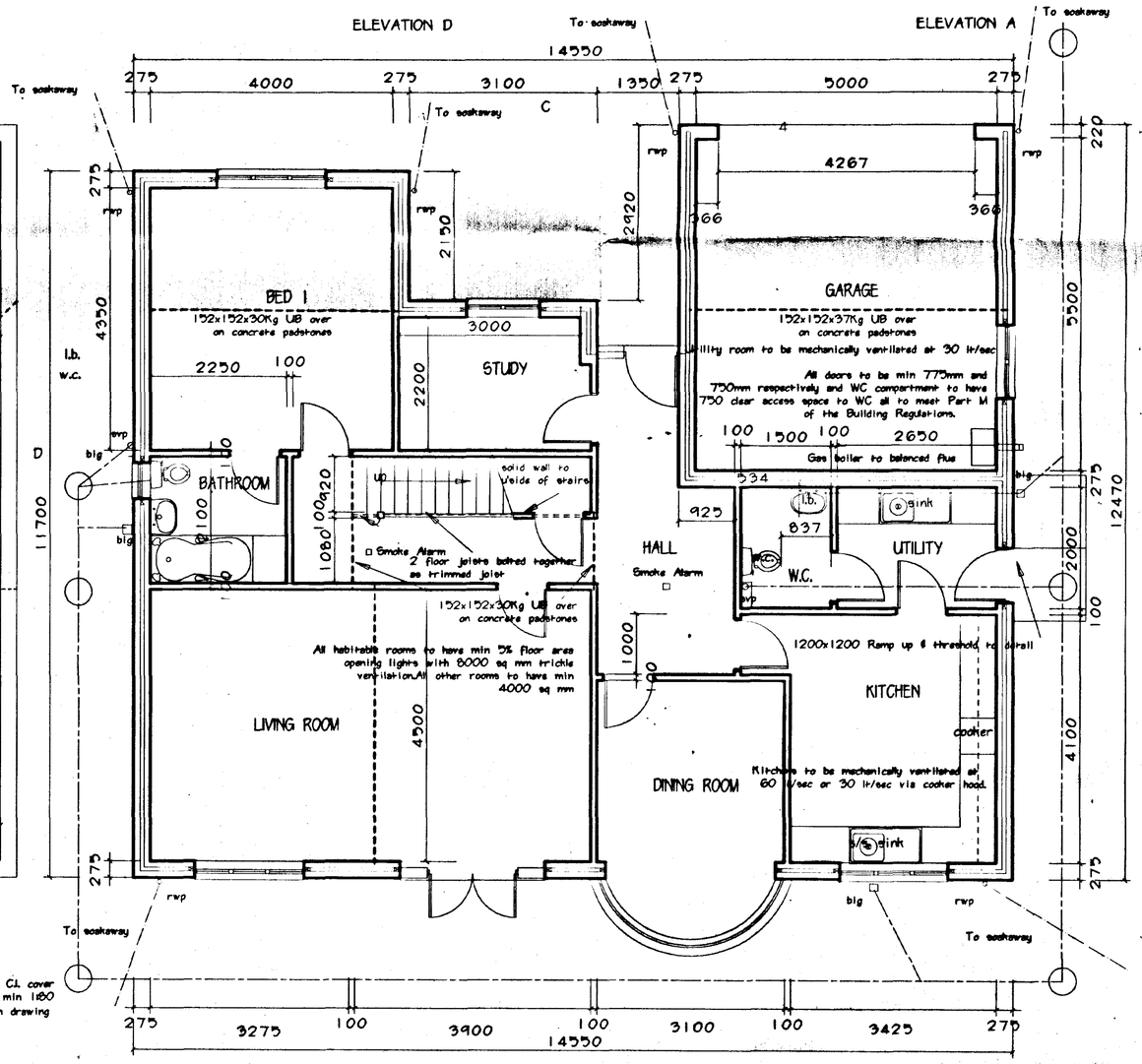


ELEVATION A

FIRST FLOOR PLAN



Manholes 450Ø polypropylene with C.I. cover
100mm foul drain to sewer at min 1:80
For connection to main drain see site plan drawing



GROUND FLOOR PLAN

REVISIONS:-

H.W. cylinder with 35mm factory applied insulation P.U. foam min. density 30kg/m Thermostat on cylinder and timer on programmer.

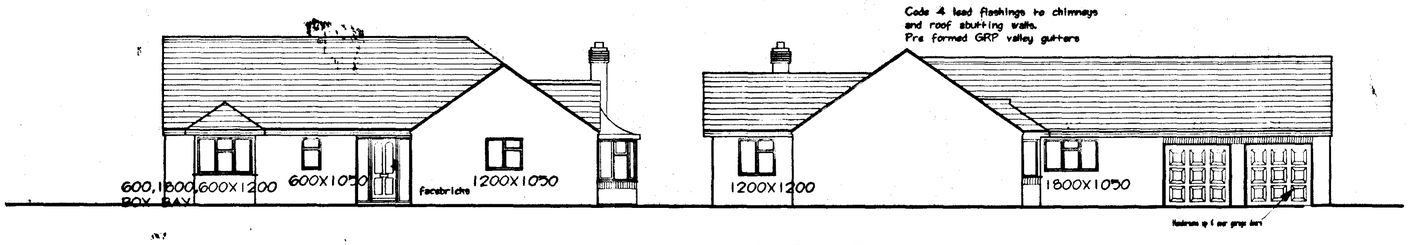
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PROPOSED RESIDENTIAL DEVELOPMENT
DRAW DIKE, SUTTON ST JAMES

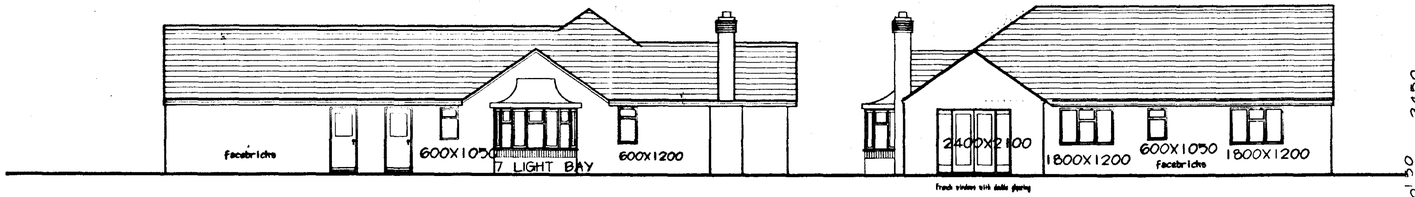
GORSE TYPE PLOT 24

SCALES 1 : 50, 1 : 100
DRG. NO. VOLSut10 DATE SEPT. '02



ELEVATION A

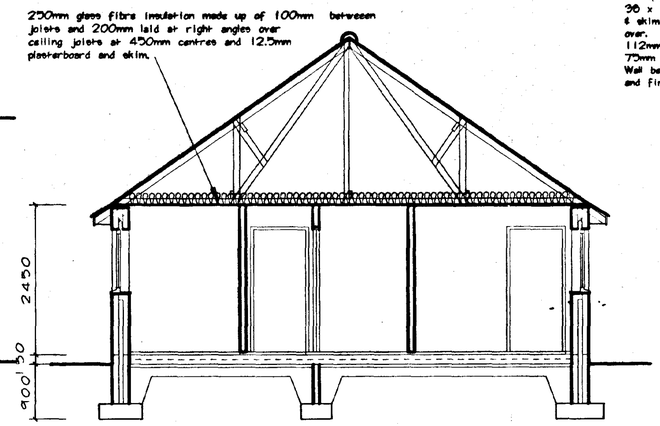
ELEVATION B



ELEVATION C

Standard double glazed windows and patio doors. See elevations for coding and finish.Glass in doors and side panels to be toughened or laminated to BS 6206 1981to comply with Part N of the Building Regs.

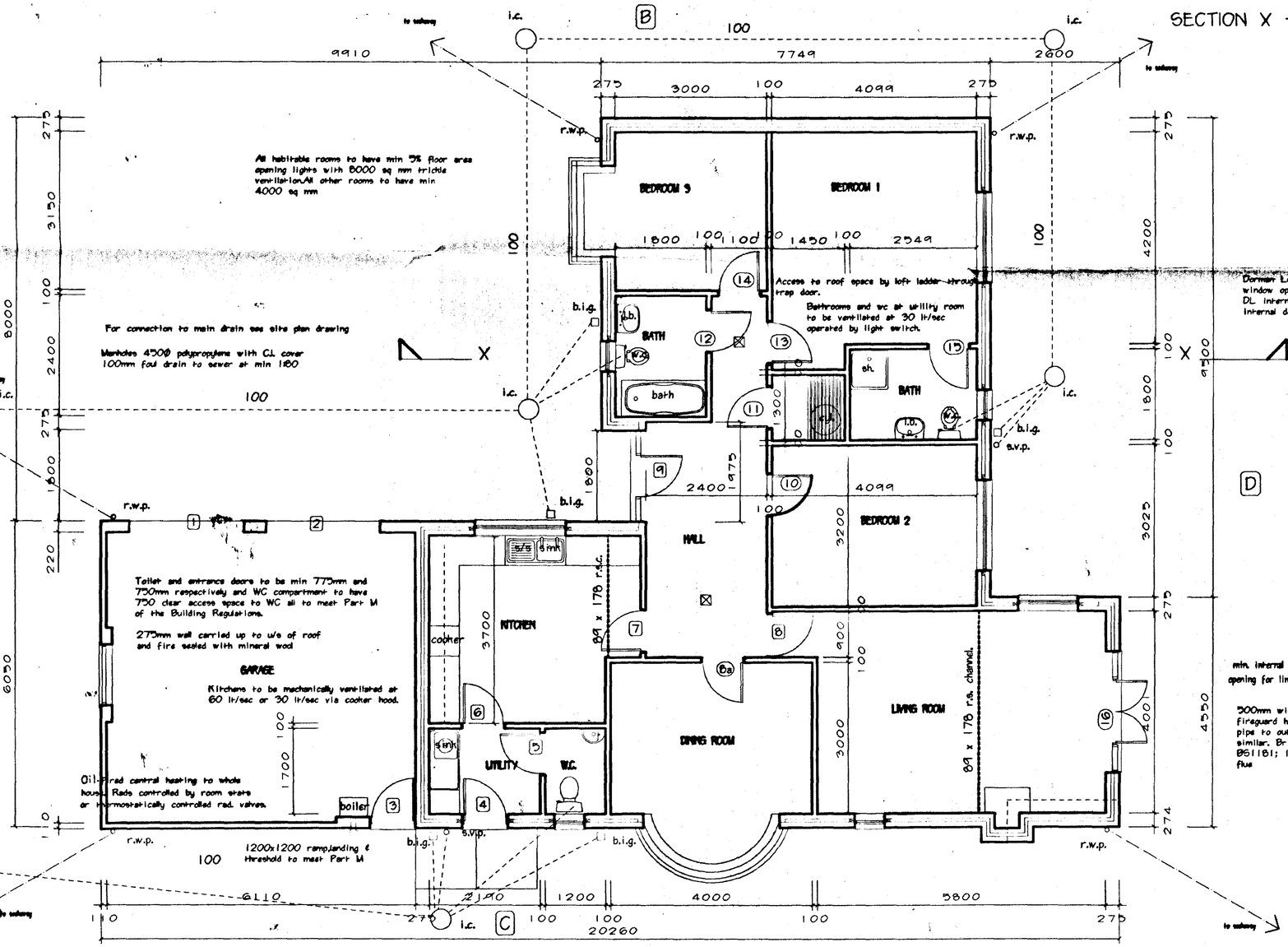
ELEVATION D



ROOF CONSTRUCTION

'Britlock' slates on 38 x 25mm battens on 38 x 100mm rafters at 450mm centres on 47 x 150mm purlins supported by TRADA trusses, type B sheet 310 at max. 1800mm centres with 1/2 trusses at hips; see roof plan for details.
38 x 125mm ceiling joists at 450mm centres & 12.5mm plasterboard & skim supported by 47 x 125 binders. 200mm glassfibre insulation over.
112mm dia. Marley 'Clipmaster' p.v.c. gutter laid to falls 1 in 600 to 75mm dia. r.w.p's.
Wall between garage and bungalow carried up to undersids of roof finish and firestopped with mineral wool.

SECTION X - X



FOUNDATIONS:
700 x 225mm concrete strip foundations to cavity walls;
500 x 225mm ditto to 100mm internal load-bearing walls.

FLOOR SLAB;
Floor finish on 50mm sand cement screed on 150mm concrete reinforced with B 385 mesh on 1200g polythylene d.p.m. on min.150mm consolidated hardcore. 50mm extruded polystyrene insulation. Foundation trenches to be backfilled with hardcore.

EXTERNAL WALLS:
Facing brickwork outer leaf, 65mm cavity filled with blown glassfibre, 100mm 'Celcon' or equal block inner leaf, plastered. Fdt d.p.c. 150mm above G.L. Wall ties every 900mm horizontally and 650mm vertically.
Dorman Long insulated 'Lintlinrite' to all door & window openings. See elevations for coding.
'Damcar' vertical d.p.c. & insulation to all door & window reveals.
Precast conc. lintels to openings in walls for drains, etc., with vermin-proof packing.

Dorman Long lintels over all door and window openings, see elevation for coding.
DL internal steel lintels over all ground floor internal door openings.

min. internal size of flue 200mm dia. and min. opening for liner 300mm.

300mm wide superimposed hearth with fireguard hooks to chimney breast. 100mm pipe to outside to vent fireplace, Baxi or similar. Brick chimney with flue liners to BS1181; 1981. No timber within 40mm of flue

REVISIONS:-

SMDC
Planning & Development
27 SEP 2002
Ref 1064/02

M. PARKER
& SONS LIMITED
BUILDERS & CONTRACTORS
ST. JOHNS RD SPALDING LINCS PE11 1JX
FAX. 01775 762171 TEL. 01775 724777

HOUSING DEVELOPMENT
AT
DRAW DIKE, SUTTON ST. JAMES

STOUR 03

HAWTHORN TYPE BUNGALOW

SCALES 1:50, 1:100
DRG. NO. SUTPLAN08 DATE SEPT 02

TYPE A - ASPEN PLOTS 2, 3, 12, 41, 42, 43, 44, 45.
B - BEECH. PLOTS 14, 15, 16, 17, 37, 38, 39, 40.
C - CHERRY. PLOTS 29, 30, 35, 36.
D - DOGWOOD. PLOTS 5, 6, 8, 11, 9, 7, 26, 27, 28, 31, 34. × 21 WITH ATTACHED GARAGE.
E - ELM. PLOTS. 4, 10, 32, 33.
F - FIR PLOTS 1
G - GORSE PLOT 24
H - HAWTHORN PLOTS 18, 19, 20 (DET. GARAGE) 22, 23, 25 × 46

TO TREATMENT PLANT.

FOOTPATH 1'800 WIDE SEE DRG No. SUTROAD 01 FOR DETAIL SECTION.

RAISING & LOWERING LIGHTING COLUMNS.

1220 HIGH HOOP TOPPED RAILINGS WITH ADDITIONAL LIGHTING COLUMN AT ACCESS POINT. LCC STANDARD STAGGERED SAFETY RAILING FOR PEDESTRIANS & CYCLISTS ONLY.

NEW FOOTPATH AS SPEC. SEE DRG. SUTROAD 01.

EXISTING PRIMARY SCHOOL.

BELLIS DROVE.

4.5M ROW EACH SIDE OF PIPED PYKE.

1800

PUBLIC OPEN SPACE.

ROAD B.

ROAD A.

PUMP STATION HOUSING

Close boarded fence 1.8M high to boundary

DRAW DIKE

SOAKAWAY AND
ROUTE OF SURFACE WATER DRAIN
ROUTE OF FOUL SEWER. & M.H./RE.

OIL TANK 2100L 2000 FROM HOUSE & 750 FROM SHED/GARAGE & SITE BOUNDARY.

REVISIONS.
PEDESTRIAN PATH ADDED 14.06.02.
LIGHT POSITIONS REVISED 8.07.02
PHASE II LAYOUT ADDED 15.08.02
PHASE I. OIL TANK POSITIONS & S.W DRAINS, 2.09.02.
PLOTS 18-25 & 46 REVISED - REMAINDER OF PHASE II OMITTED 25.09.02

SHDC
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DRAW DIKE, SUTTON ST JAMES

SITE PLAN

SCALES 1/500
DRG. NO. SUTPLAN 02 DATE