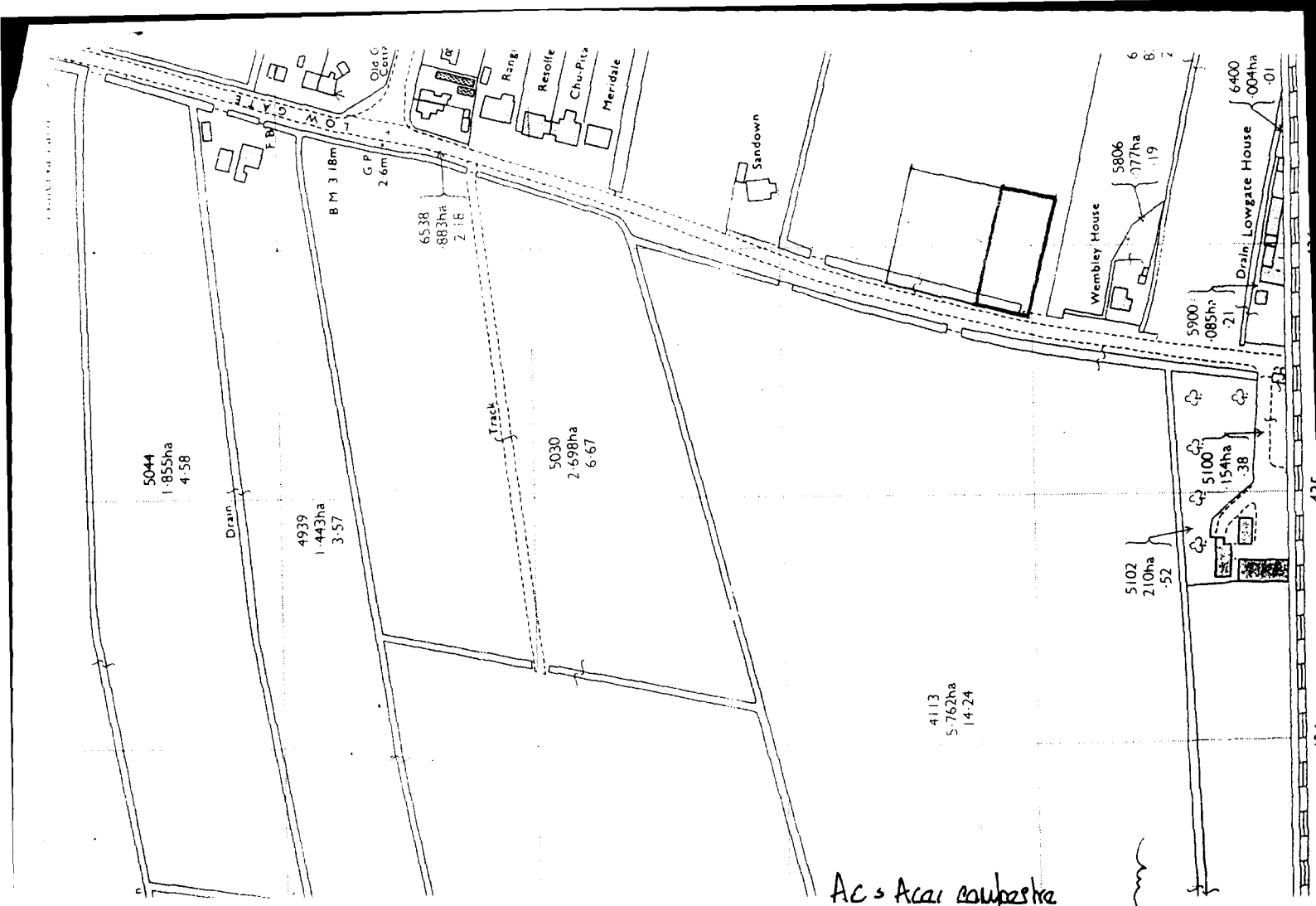
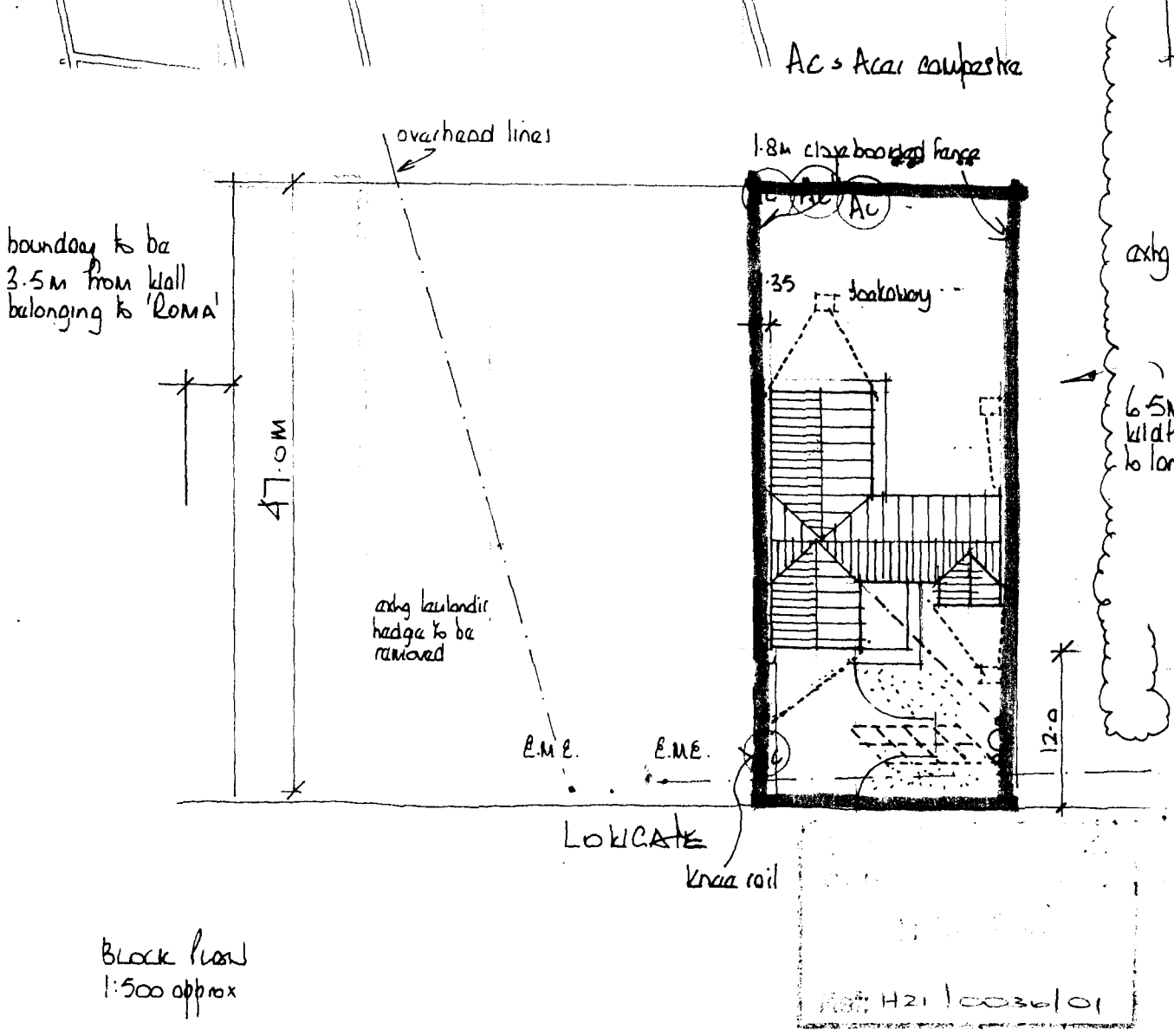
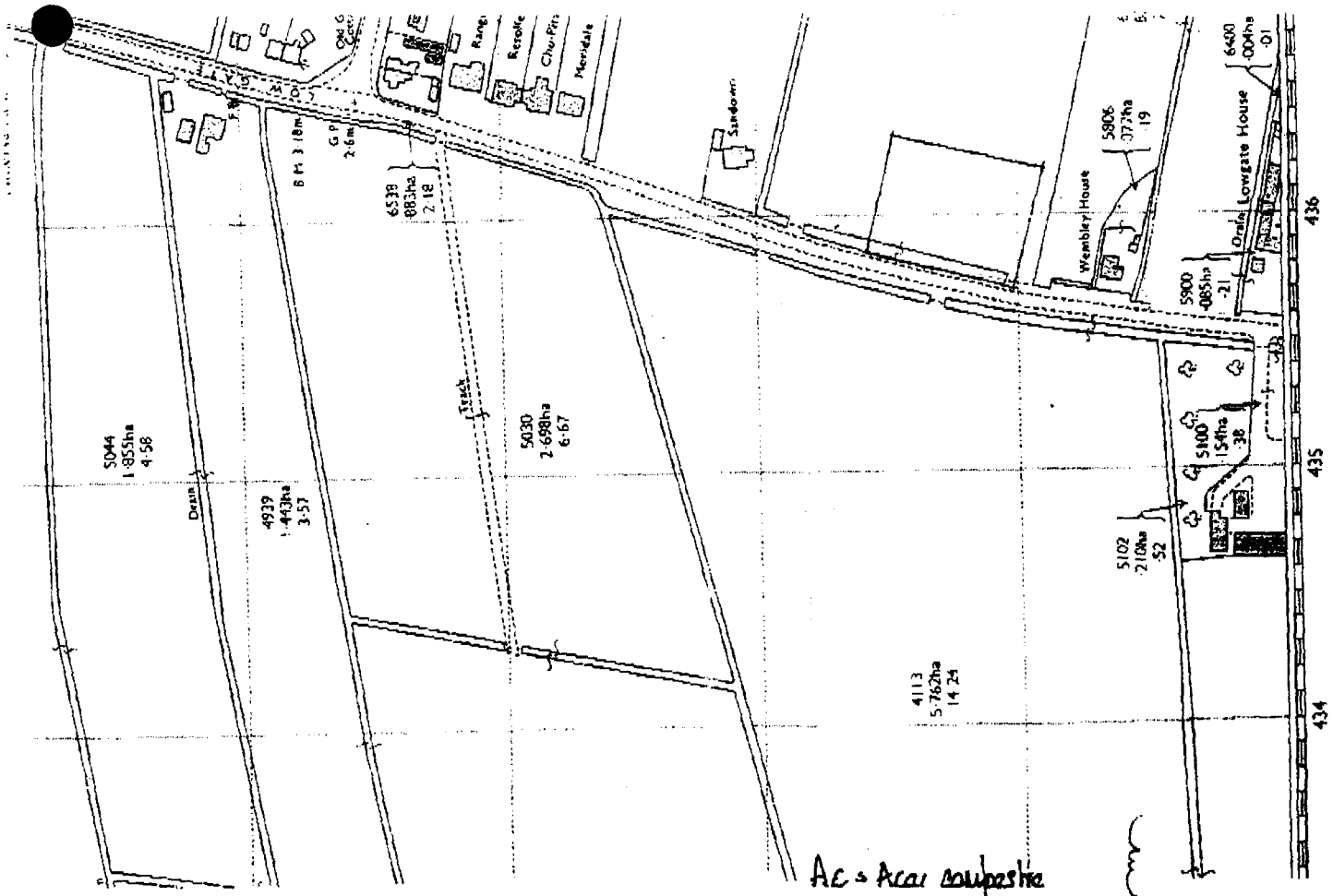


AC = Acer campestre



Block Plan
1:500 approx

Ref: H21/00361/01



Ac = Acer campestre

overhead lines

1·8m close boarded fence

boundary to be 3·5m from wall belonging to 'ROMA'

existing hedge

·25

footaway

47·0M

6·5m approx width of access to land at rear

existing lawlandis hedge to be removed

12·0

E.H.E.

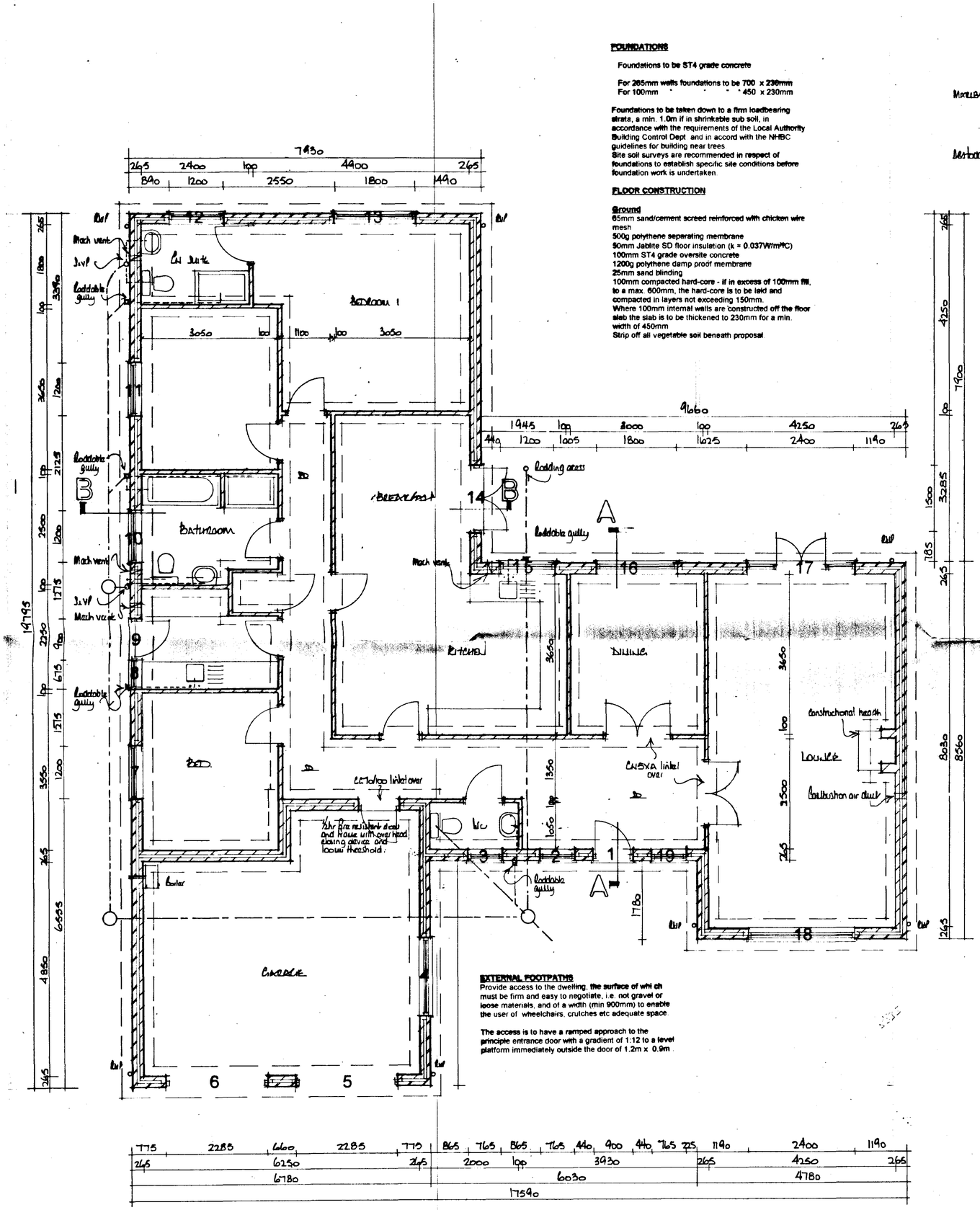
E.H.E.

LOCATE

Proposed Fence and hawthorn hedge.

Block Plan
1:500 approx H21/0036/01

Rev A.



floor plan

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

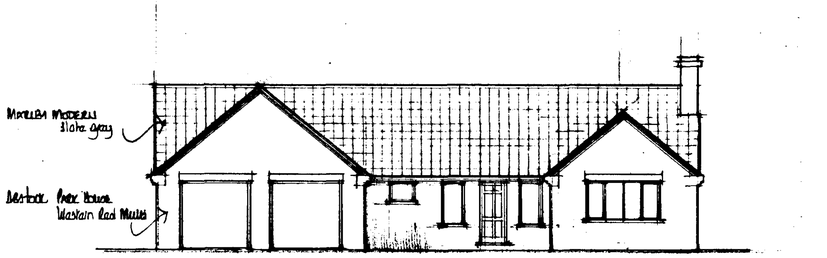
Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

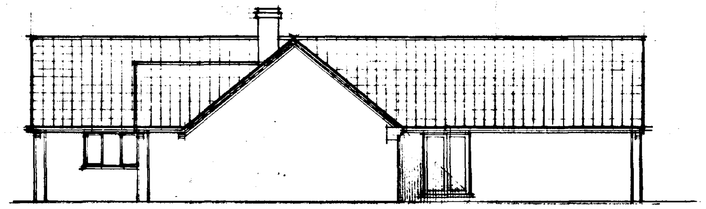
Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m²C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal

EXTERNAL FOOTPATHS
Provide access to the dwelling, the surface of which must be firm and easy to negotiate, i.e. not gravel or loose materials, and of a width (min 900mm) to enable the user of wheelchairs, crutches etc adequate space.

The access is to have a ramped approach to the principle entrance door with a gradient of 1:12 to a level platform immediately outside the door of 1.2m x 0.9m.



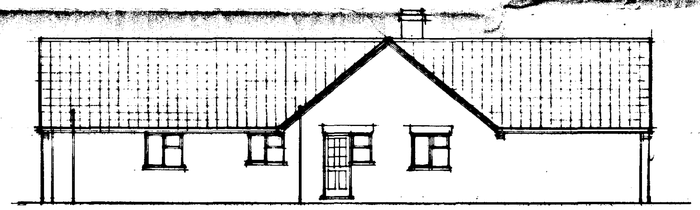
west



south



east



north

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab/ foundation as indicated on plan

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures. A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic Cn102 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC double glazed with 20mm air gap to sealed units and weather stripped

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.		lintel ref. &	length
1	900 x 2100		CG70/100	1200
	Front entrance door & frame			
2	765	x 1500	CG70/100	1050
3	765	x 675	-	1050
4	1800	x 1200	-	2100
5	Std garage door & frame		CG70/100	2700
6	Std garage door & frame		CG70/100	2700
7	1200	x 1200	CG70/100	1500
8	675	x 1050)	CG70/100	1950
9	900	x 2100)		
	Utility door & frame			
10	1200	x 1050	CGH70/100	1500
11	1200	x 1200	CG70/100	1500
12	1200	x 1050	-	1500
13	1800	x 1200	-	2100
14	1500	x 2100	-	1800
	French doors & frame			
15	1200	x 1050	-	1500
16	1800	x 1350	-	2100
17	2400	x 2100	CGH70/100	2700
	French doors & frame			
18	2400	x 1350	CG70/100	2700
19	765	x 1500	-	1050

The clear opening width of the principle entrance door is to be 775mm and the entrance to the dwelling is to include a level access threshold.

All internal doors to rooms other than cup'ds etc are to be 838mm wide.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

HOT WATER SYSTEM

A room sealed oil fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch. All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DETERMINED - PLAN

SOUTH HOLLAND DC HOUSE OF PLANNING 11 JAN 2001 Ref: H21/0026/01

A		
	Date	Revisions

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Lincs. PE11 3JA
Tel: Spalding (0775) 767966

Client
Mr. Mrs J. Watson

Job Title
RESIDENTIAL DEVELOPMENT
Plot 1 Location
Wood St March
Wisbech. Cambs.

Drawing Title
Plan. Elevations

Scale 1:50. 1:100

Date Jan 01 | Drawn by AL

Drg. No 00/67/01 | Rev