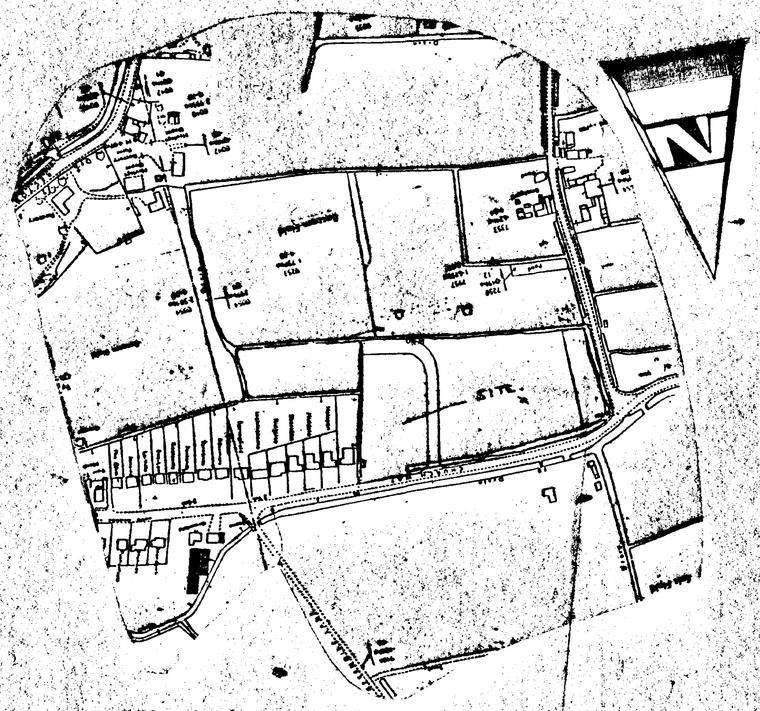



**HIGHWAY DRAINAGE**

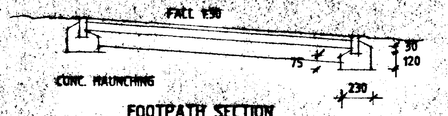
CONNECT TO EXISTING SURFACE WATER DRAIN AS SHOWN. DEPTH UNKNOWN, CHECK ON SITE FOR SUITABLE FALLS ETC.

NEW ROAD GULLIES

ALL WORKS TO BE UNDERTAAKEN TO L.C.C. HIGHWAYS REQUIREMENTS & SPECIFICATION

**ROAD EDGE**

TO FULL EXTENT OF SITE FRONTAGE PROVIDE 127 x 254 KERBS HALF BATTERED WITH MIN. 125 UPSTAND. BEDDED & SURROUNDED IN 15/20 Nmm² CONC.
PROVIDE NEW ROAD GULLIES WHERE SHOWN CONNECTED TO EXISTING 225 DIA. DRAIN




FOOTPATH SECTION

150 x 150 EDGING KERBS

25 DENSE BIT. MAC. WEARING COURSE 6mm NOM. SIZE

50 DENSE BIT. MAC. BASECOURSE 20mm NOM. SIZE

100 TYPE 1 AGG. SUB-BASE

**NEW ROAD GULLIES**

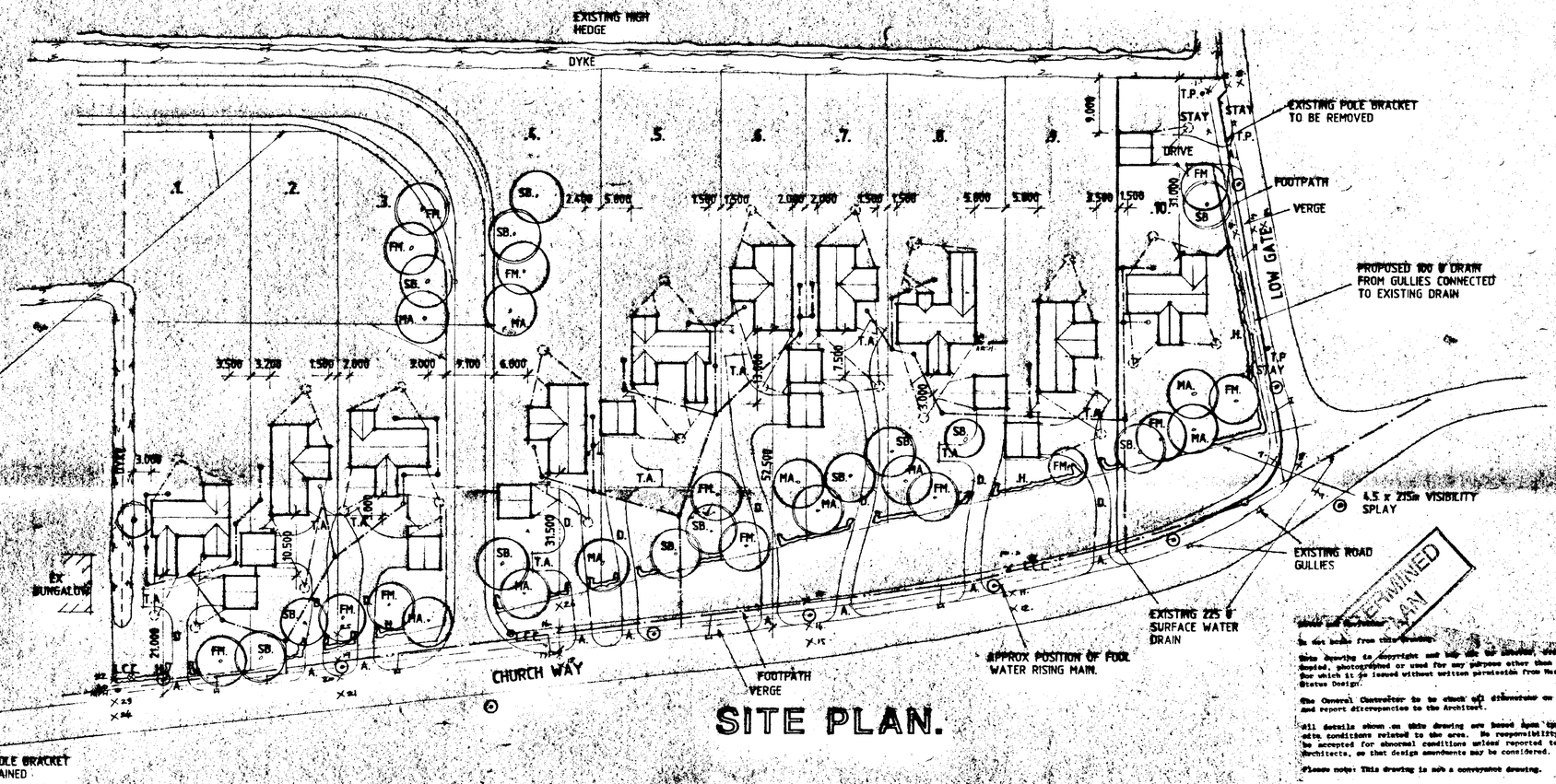
TO BE TO SPEC. EN124, GROUP 4, 1 CLASS D400 ! GULLY COVERS SHALL BE HINGED BUT NOT REMOVABLE & SHALL HAVE A NOMINAL WIDTH OF 450mm WITH A MIN. AREA OF WATERWAY OF 900cm²

**LEVELS**

| | | | |
|---|---|---|---|
| 1 | 2.378 | 19 | 2.909 |
| 2 | 2.368 | 20 | 3.188 |
| 3 | 2.378 | 21 | 3.270 |
| 4 | 2.377 | 22 | 2.770 |
| 5 | 2.355 | 23 | 2.960 |
| 6 | 2.418 | 24 | 3.015 |
| 7 | 2.785 | 25 | 2.700 |
| 8 | 2.616 | 26 | 2.318 |
| 9 | 2.763 | | |
| 10 | 2.668 | | |
| 11 | 2.913 | | |
| 12 | 2.983 | | |
| 13 | 2.683 | | |
| 14 | 2.953 | | |
| 15 | 3.006 | | |
| 16 | 2.933 | | |
| 17 | 3.056 | | |
| 18 | 3.130 | | |

**FENCING**

PROVIDE 1.8m HIGH FENCING CONSISTING OF 1.5m HIGH CLOSE BOARDED FENCE WITH 300 TRELLIS ON TOP
FENCING TO BE POSITIONED TO THE BOUNDARYS OF PLOTS 1 - 4 ADJACENT FUTURE ACCESS ROAD BOUNDARY.
NOT TO CONTINUE IN FRONT OF VISIBILITY SPLAY LINES.




# SITE PLAN.

**DWELLINGS**

| | |
|---|---|
| PLOT .1. | DON [ HANDED ] & DOUBLE GARAGE TSM/B |
| PLOT .2. | DEE [ HANDED ] & DOUBLE GARAGE TSM/B |
| PLOT .3. | SPEY [ HANDED ] & DOUBLE GARAGE TSM/A |
| PLOT .4. | DEE & DOUBLE GARAGE TSM/B |
| PLOT .5. | DON [ HANDED ] & DOUBLE GARAGE TSM/B |
| PLOT .6. | DEE & DOUBLE GARAGE TSM/A |
| PLOT .7. | DEE [ HANDED ] & DOUBLE GARAGE TSM/A |
| PLOT .8. | SPEY .8. & DOUBLE GARAGE TSM/A |
| PLOT .9. | DEE [ HANDED ] & DOUBLE GARAGE TSM |
| PLOT .10. | SPEY .10. & DOUBLE GARAGE TSM/B |

**NOTE**

GARAGES TO HAVE WINDOWS ON FRONT ELEVATION WALLS FACING ROAD ONLY ON PLOTS 1,3,4,6 & 9

**EXTERNAL MATERIALS**

SOXHILL, TERRACOTTA, DOUBLE PANTILES TO ALL PLOTS

TARMAC, FENLAND MULTI FACING BRICKS TO PLOTS 1,2,8 & 9

TARMAC, DANUM ANTIQUE FACING BRICKS TO PLOTS 3,6 & 7

TARMAC, OXTON RED MULTI FACING BRICKS TO PLOTS 4,5, & 10

STEET LIGHT TO L.C.C. SPEC. S/35/C/93 WITH R.E.C. SUPPLY

COLS. ON CHURCH WAY TO BE SITED AT BACK OF VERGE [ MIN. SET-BACK 1.0m ]

**PUBLIC FOOTPATH**

FOOTPATH TO SITE FRONTAGE TO BE CONSTRUCTED ALL IN ACCORDANCE WITH L.C.C. DEVELOPMENT ROAD LAYOUT GUIDE - BOOKLET

FOOTPATH & FRONTAGE VERGE & LAND FORWARD OF VISIBILITY SPLAY TO BE DEDICATED TO THE L.C.C. HIGHWAYS

**KEY**

- 1.8m HIGH LINK WALL WITH GATE
- A. – ACCESSES TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. APPROVAL
- B – DRIVE OF WASHED GRAVEL ON 100 HARDCORE. CONC. EDGING KERBS
- T.A. – FORM TURNING AREA FROM GARAGE ALL TO L.A. REQUIREMENTS
- SOAKAWAY

PROVIDE A 1.5m WIDE FOOTPATH TO SITE FRONTAGE ALONG CHURCH WAY & LOW GATE AS SHOWN ALL TO L.A. REQUIREMENTS.

PROVIDE A VISIBILITY SPLAY OF 4.5m x 215m ALONG CHURCH WAY FROM THE JUNCTION WITH LOW GATE & TO BE CLEARLY DEFINED BY CONC. MARKER POSTS.

ALL KERBINGTO BE TIED INTO EXISTING KERBING

**LANDSCAPING**

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

SB - SILVER BIRCH TREE

MA. - MOUNTAIN ASH TREE

FM. - FIELD MAPLE TREE

H. - PLANT HAWTHORN HEDGE TO SITE FRONTAGE

BETWEEN PLOTS 3 & 4 ALLOW SPACE AS SHOWN FOR AN ACCESS ROAD TO SERVE LAND TO REAR ALL TO L.C.C. REQUIREMENTS. THIS TO REMAIN IN L.C.C. OWNERSHIP.

**FOUL DRAINAGE**

CONNECT TO FOUL WATER RISING MAIN VIA 3No VACUUM POTS ALL IN ACCORDANCE WITH A.W. REQUIREMENTS

**ROOF WATER**

CONNECT TO SOAKAWAYS AS SHOWN

THIS DRG. TO BE READ IN CONJUNCTION WITH SPEY, DON, DEE & MODIFIED SPEY & DOUBLE GARAGE .TSM.

. SPEY .8.

M - PLOT 10 ALTS - 27.11.96

M - PLOT.9. ALTS - 3.10.96
L - L.C.C. ALTS - 11.7.96
J - FOOTPATH DRRAINAGE 8.2.96

E - L.C.C. REQUIREMENTS 3.10.95
D - FENCING ADDED - 13.9.95
C - FOOTPATH & STREET LIGHT ALTS 25.8.95

SOUTH HOLLAND DC HOUSING & PLANNING
12 DEC 1996
Ref: H/3/96

DETAILED PLAN APPROVED

No dim. to be taken from this drawing.

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

All details shown on this drawing are based upon current site conditions relevant 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.

DESIGN Status

CONSULTANTS IN ARCHITECTURE & PLANNING

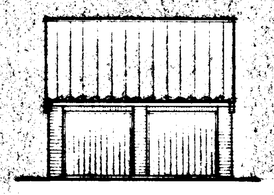
PROPOSED RESIDENTIAL DEVELOPMENT AT CHURCH WAY, TYDD ST. MARY FOR

D & H BUILDINGS.

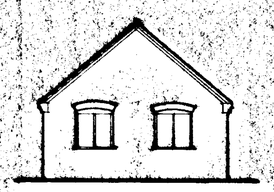
| | |
|---|---|
| 1:500 1:2500 | 95001/3 |
| MARCH-95 | B.GILHAM. |

A - DRAINAGE ETC - 15.5.95
B - STREET LIGHTING & FOOTPATH 25.7.95 & LANDSCAPING

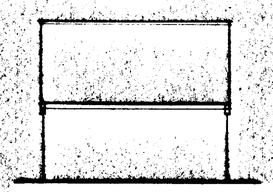
Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702



212C



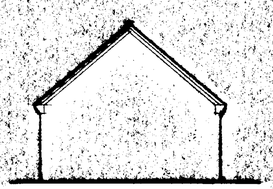
212C [ O/C. ]





310CC FNS/PORTCULLIS

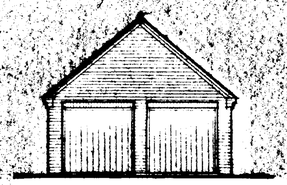
REAR ELEVATION OF PLOT .B. ONLY

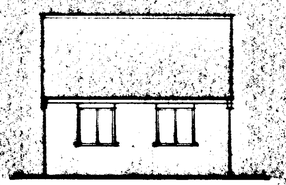


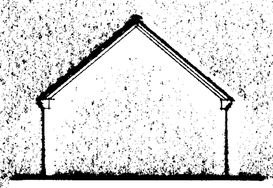
ELEVATIONS OF GARAGE .A.

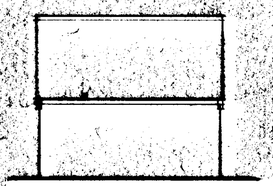
HE B/S LINTELS OVER EXTERNAL OPENINGS

PROVIDE UNIVERSAL ARCH OVER WINDOWS

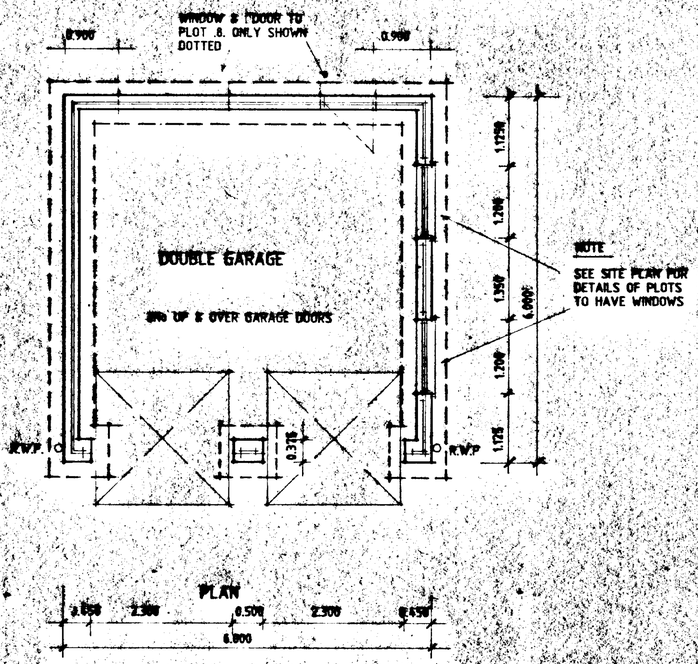






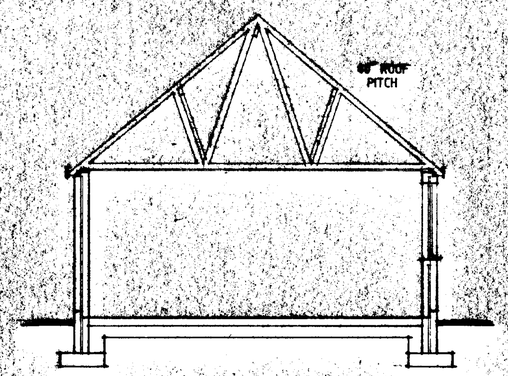


ELEVATIONS OF GARAGE .B.




NOTE

SEE SITE PLAN FOR DETAILS OF PLOTS TO HAVE WINDOWS




SECTION

**WALL CONSTRUCTION**

270mm cavity walls to consist of 110mm face brickwork (see site plan for details), 50mm cavity

110mm internal walls of Thermalite Shield 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 be same as above.

**SURFACE WATER DRAINAGE**

To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakways 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 on 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.

**LINTELS**

All coded lintels as stated in Schedule or marked on plan to be by 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. 450mm c/c.

**GROUND FLOOR CONSTRUCTION**

100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

**SUBSTRUCTURE WALLING**

200mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix 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 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal 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 taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

**JOINERY**

All coded joinery as stated in Schedule or marked on plan by

(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

DETERMINED PLAN

SOUTH HOLLAND DC PLANNING & BUILDING CONTROL 12 DEC 1996 Ref. 113/96

DESIGN Status

CONSULTANTS IN ARCHITECTURE & PLANNING

DOUBLE GARAGE .TSM.

1:50 1:100 | APRIL-95

B.GILHAM.

A - PLOT .B. ALTS - 14.5.96

Status House, 4 Pinches Street, Wisbech, Lincs. PE13 1EB
Tel: 01406 424343 Fax: 01406 466702

**FLOOR CONSTRUCTION**
Concrete interlocking ground floor tiles (laid to plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm 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 truss 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.

**WALL CONSTRUCTION**
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

**WALL CONSTRUCTION**
Provide 225mm diameter clay flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

**VENTILATION AIR**
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

**METER BOXES**
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be minimum 600mm, maximum 1000mm above footpath to base.

**COMBUSTION AIR**
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the cross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

**ROOF VENTILATION**
Provide to soffit at eaves continuous 25 x 40mm slots for roof ventilation, to be at maximum 3400mm c/c. Position internally flyproof mesh.

**WALL CONSTRUCTION**
270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

**HEATING**
Provide natural flue type gas fired boiler of required rating in to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

**ROOF INTERSECTIONS**
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley bay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

**KITCHEN VENTILATION**
Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

**BATHROOM VENTILATION**
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

**HOT WATER STORAGE**
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5918 1985. Provide thermostatic control.

**HEATING SYSTEM**
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

**INSULATING 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 BS6206 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 self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

**FOUL WATER DRAINAGE**
Underground drainage to be proprietary 110mm 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. Boil and vent pipe to be fitted with access plate at base. Provide suitably sized gantes 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 DRAINAGE**
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1800mm 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 on 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 255mm 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 B medium duty covers are to be used.

**OPEN FIRE**
To be capable of burning unprotected fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

**LINTELS**
All coded lintels as shown on schedule or marked on plan to be by
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. 450mm c/c.

**GROUND FLOOR CONSTRUCTION**
50mm sand/cement screed on 125mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

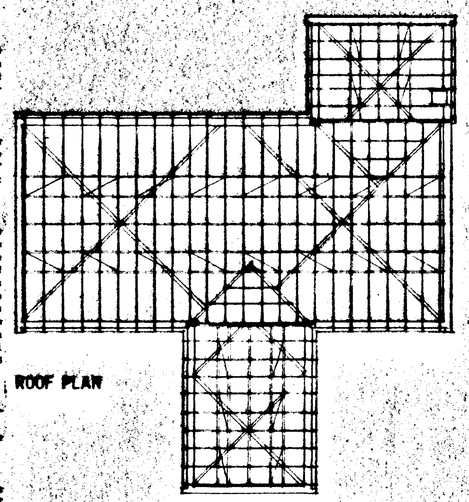
**SUBSTRUCTURE WALLING**
100mm Class A dense concrete blocks between felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

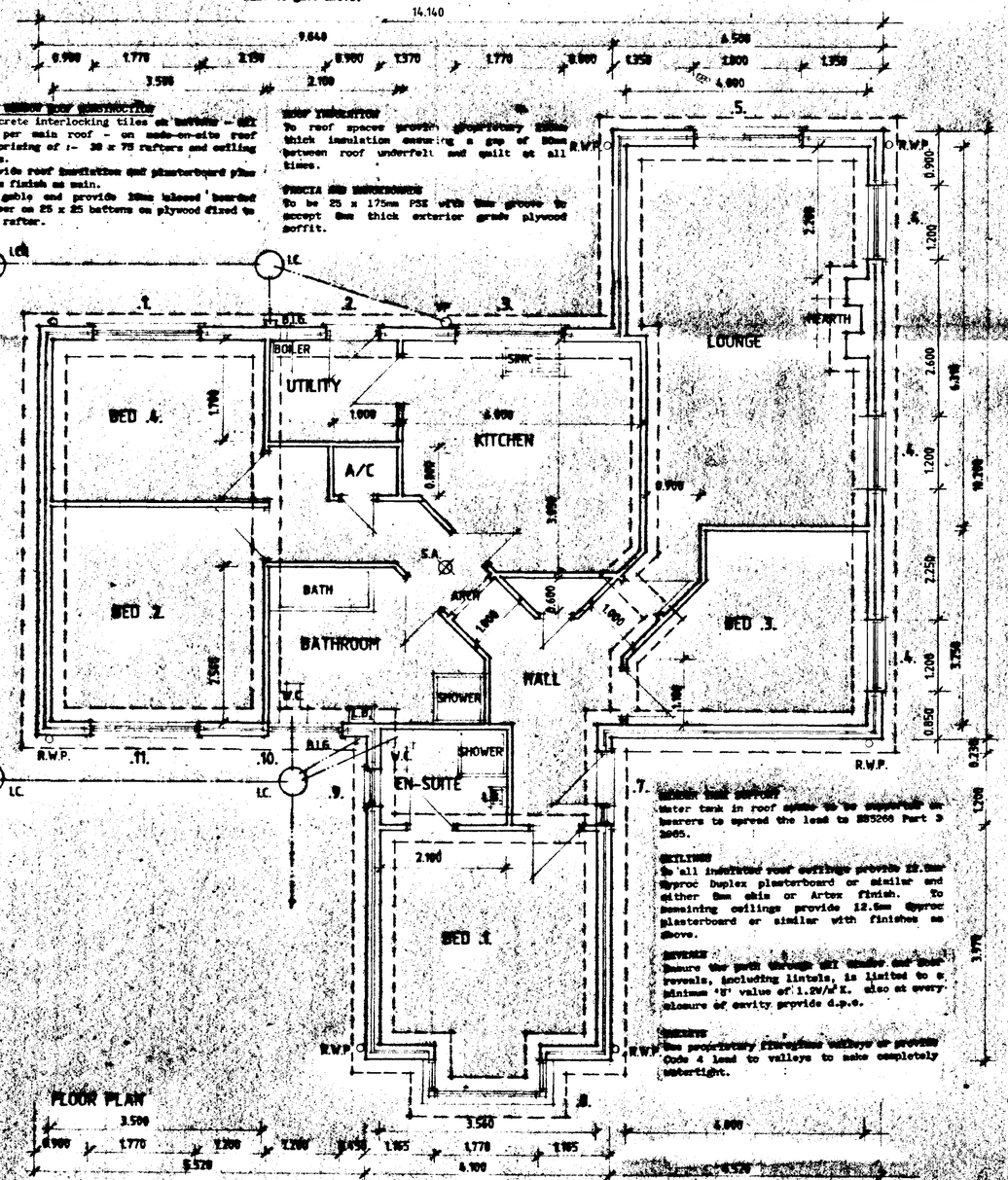
**FOUNDATIONS**
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 900mm thick. Foundations to taken down to an approved fire base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

**JOINERY**
All coded joinery as stated in schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

**HABITABLE ROOMS AND KITCHENS**
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

**RAINWATER GOODS**
P.V.C. rainwater goods 112mm half round gutters and 68mm diameter downpipes.




**ROOF WINDOW ROOF CONSTRUCTION**
Concrete interlocking tiles on battens - 6/7 no per main roof - on made-on-site roof comprising of :- 38 x 75 rafters and ceiling joists.
Provide roof insulation and plasterboard plus skim finish as main.
At gable end provide 38mm inboard timber on 25 x 25 battens on plywood fixed to end rafter.

**ROOF INSULATION**
To roof spaces provide proprietary 250mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

**FASCIA AND BARGEBOARDS**
To be 25 x 175mm PSE with 10mm groove to accept 6mm thick exterior grade plywood soffit.

**CEILINGS**
To all industrial roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 6mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

**JOINERY**
Ensure the path through all timber and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. Also at every closure of cavity provide d.p.c.

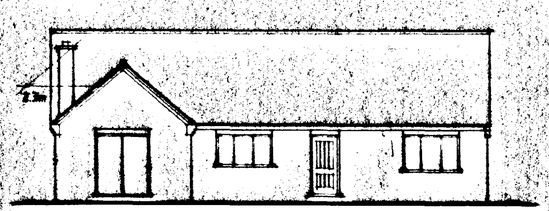
**FLASHINGS**
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

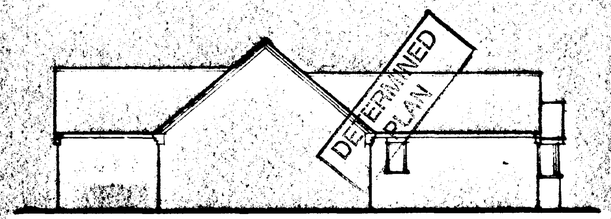
**WATER TANK SUPPORT**
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.







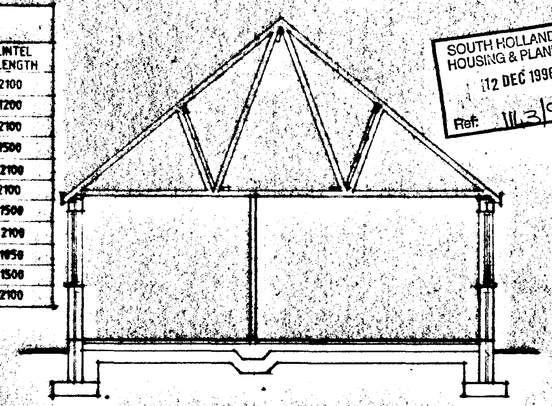



**JOINERY / LINTEL SCHEDULE**

| No | JOINERY REF. | LINTEL | LINTEL LENGTH |
|---|---|---|---|
| .1. | 312CC | 1.6-1.1/S | 2100 |
| .2. | FNS/PORTCULLIS | " | 1200 |
| .3. | 310CC | " | 2100 |
| .4. | 212C | " | 1500 |
| .5. | PATIO DOOR | " | 2100 |
| .6. | 312CC | " | 2100 |
| .7. | FER120/PORTCULLIS | " | 1500 |
| .8. | SGRFR-112C/312CC/112C [ B.C. ] | " | 2100 |
| .9. | 110C | " | 1050 |
| .10. | 210C [ B.C. ] | " | 1500 |
| .11. | 312CC | " | 2100 |

JOHN CARR JOINERY.
1.6. INT. LINTELS OVER INT. OPENINGS.



SOUTH HOLLAND DC
HOUSING & PLANNING
12 DEC 1996
Ref. 111/3/96

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

**SPEY 10**
1:50 1:100 | APRIL-95
B.GILMAN.
A - NEW DWGS - 7.12.95

Manor House, 4 Princes Street,
Wisbech, Lincs. PE13 2QE
Tel: 01945 424343 Fax: 01945 466782

**ROOF CONSTRUCTION**
Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm 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 truss 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 perp and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

**FLUE CONSTRUCTION**
Provide 225mm diameter alloy flue liners to BS1181 1971 with minimum 100mm brick surround. Flue to extend past ridge as stated in Approved Document J1/2/3 Part 3 and to terminate in 75mm concrete capping and clay pot. Provide Code 4 lead flashing to roof intersection. Provide 2 no. courses of engineering brick or similar as d.p.c. No timber to be within 40mm of chimney. Chimney also to be read in conjunction with Approved Document A1/2 Section 1D.

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**COMBUSTION AIR**
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the gross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

**METER BOXES**
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around is non-combustible material. To be minimum 300mm, maximum 1000mm above footpath to base.

**COMBUSTION AIR**
Provide proprietary ventilator to room of open fire at low level to outside air (ideally opposite open fire) to give combustion air equivalent to 50% the gross sectional area of the throat opening on the appliance. Alternatively provide proprietary underground ducting from appliance to outside air to give above.

**ROOF VENTILATION**
Provide to soffit around dwelling 225 x 50mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof grause.

**WALL CONSTRUCTION**
270mm cavity walls to consist of:- 110mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 110mm internal skin of Thermalite Shield blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243 1978. Internal blockwork walls to be same as above. All internal walls to receive 10mm sand/cement render and skim finish.

**BOILER**
Provide balanced flue type oil fired boiler of required rating in ' ' to be either a wall hung type or freestanding on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3.

**ROOF INTERSECTIONS**
If compound truss used, where main trusses fix to compound truss provide proprietary truss connectors. Provide 82 x 175mm valley ply boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

**KITCHEN VENTILATION**
Provide proprietary mechanical extract ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

**BATHROOM VENTILATION**
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

**HOT WATER STORAGE**
Provide system approved by SBA and install by SBA approved installer. System to be vented and insulated in accordance with BS5918 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 BS6206 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 self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

**FOUL WATER DRAINAGE**
Underground drainage to be proprietary 110mm 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 lintels 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 access plate at base. Provide suitably sized gullies 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 DRAINAGE**
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm 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 800mm cover concrete paving slabs should be laid as bridging above the pipes on 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 255mm 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 B medium duty covers are to be used.

**OPEN FIRE**
To be capable of burning smokeless fuel. Hearth to be 125mm high above finished floor level. Flue liners to BS1181 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

**LINTELS**
All coded lintels as scheme or Schedule or marked on plan to be by
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. 450mm c/c.

**GROUND FLOOR CONSTRUCTION**
50mm sand/cement screed on 100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

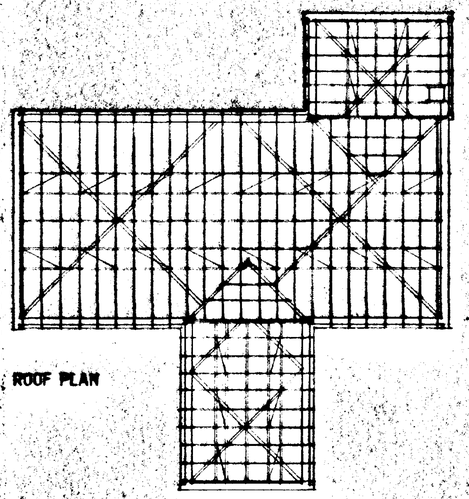
**SUBSTRUCTURE WALLING**
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

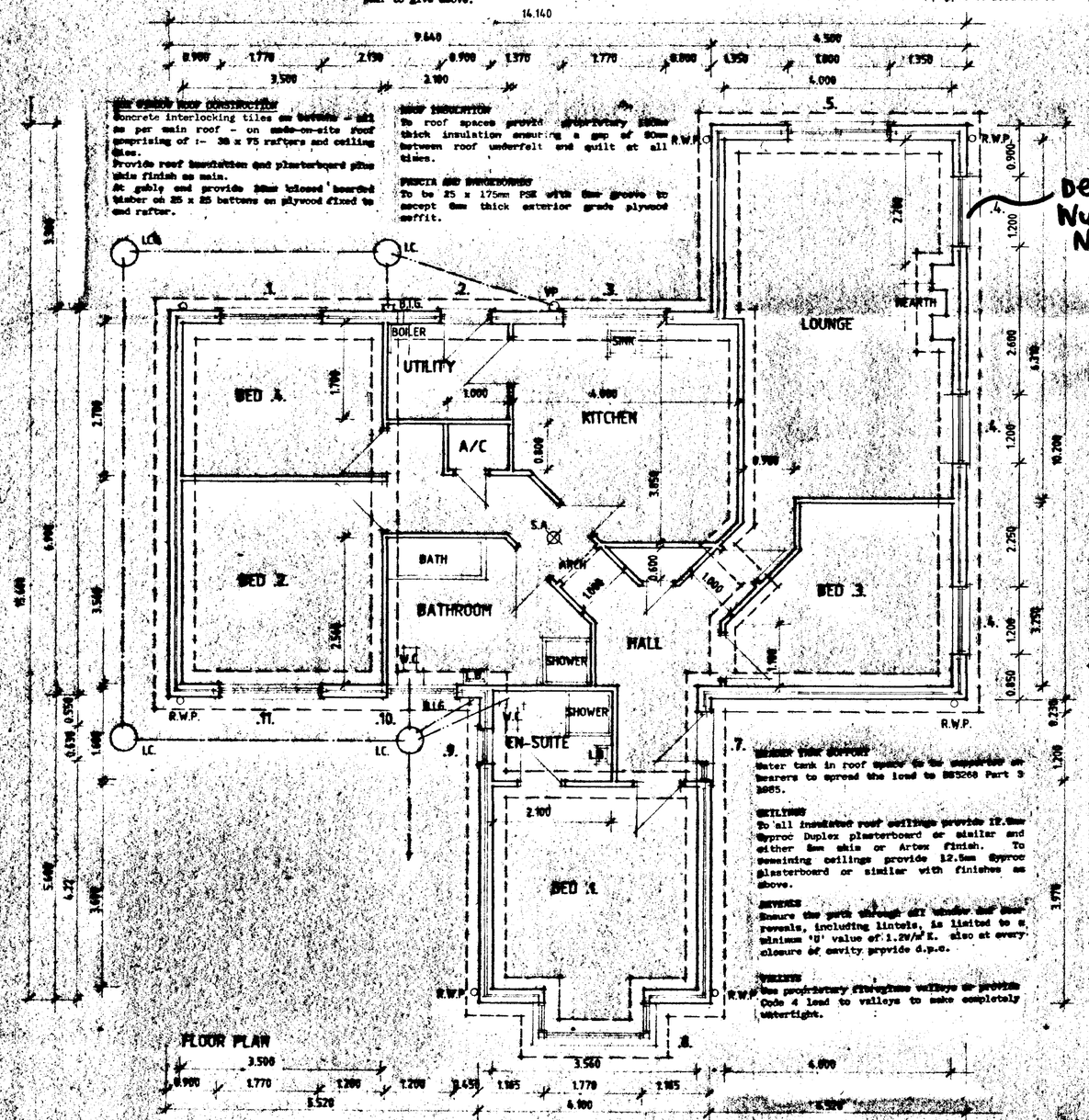
**FOUNDATIONS**
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick.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

**JOINERY**
All coded joinery as stated in Schedule or marked on plan by
(GC) denotes items hatched. All windows to be double glazed sealed units except to garage.

**HABITABLE ROOMS AND KITCHENS**
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm².

**RAINWATER GOODS**
P.V.C. rainwater goods 125 half round gutters and 68mm diameter downpipes.


ROOF PLAN




**ROOF FINISH AND CONSTRUCTION**
Concrete interlocking tiles on battens - all as per main roof - on sarking-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 38mm skinned boarded timber on 25 x 25 battens on plywood fixed to end rafter.

**ROOF INSULATION**
To roof spaces provide proprietary 250mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

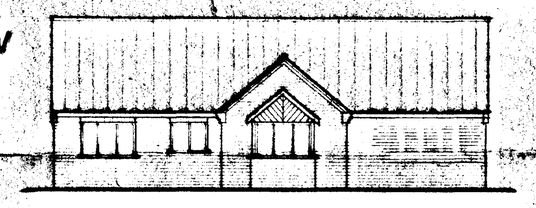
**FASCIA AND BARGEBOARDS**
To be 25 x 175mm PSE with 6mm groove to accept 6mm thick exterior grade plywood soffit.

**CEILINGS**
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

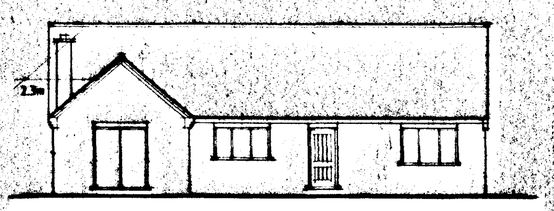
**JOINERY**
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. Also at every closure of cavity provide d.p.c.

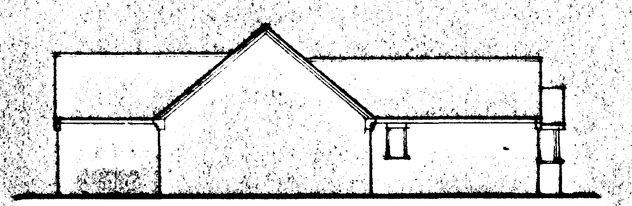
**TILLING**
The proprietary fibreglass valleys to provide Code 4 lead to valleys to make completely watertight.

**TIMBER ROOF SUPPORT**
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.


FRONT


SIDE

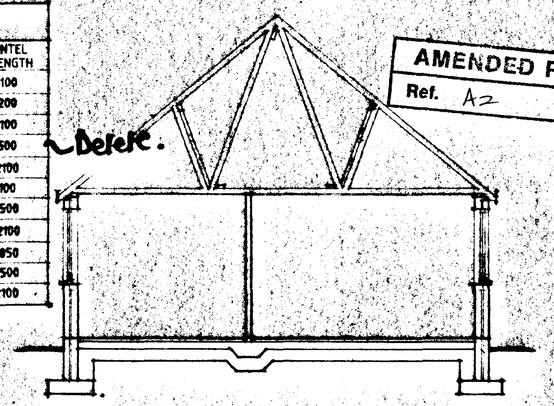

REAR


SIDE

**JOINERY / LINTEL SCHEDULE**

| No | JOINERY REF. | LINTEL | LINTEL LENGTH |
|---|---|---|---|
| .1. | 3T2CC | L6-L1/S | 2100 |
| .2. | FWS/PORTCULLIS | " | 1200 |
| .3. | 3T0CC | " | 2100 |
| .4. | 212C | " | 1500 |
| .5. | PATIO DOOR | " | 2100 |
| .6. | 3T2CC | " | 2100 |
| .7. | FER120/PORTCULLIS | " | 1500 |
| .8. | SGRFR-T12C/3T2CC/T12C ( B.C. ) | " | 2100 |
| .9. | T10C | " | 1050 |
| .10. | 210C ( B.C. ) | " | 1500 |
| .11. | 3T2CC | " | 2100 |

JOHN CARR JOINERY
L6. INT. LINTELS OVER INT. OPENINGS.


Delete.

AMENDED PLAN
Ref. A2

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

SPEY. 10
1:50 1:100 | APRIL-95
B.GILHAM.
A - DEV DETS - 7.12.95

SOUTH HOLLAND DC
HOUSING & PLANNING
24 JUN 1997
Ref. 1145/96

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