ACCESS TO HIGHWAY. to Requirements of L.C.C. Highways Dept.
Visibility splays 2.4 x 70. Entrance Kerb Radii. 7.5m.
Shaded part of splay to be designated to Highway as Verge.

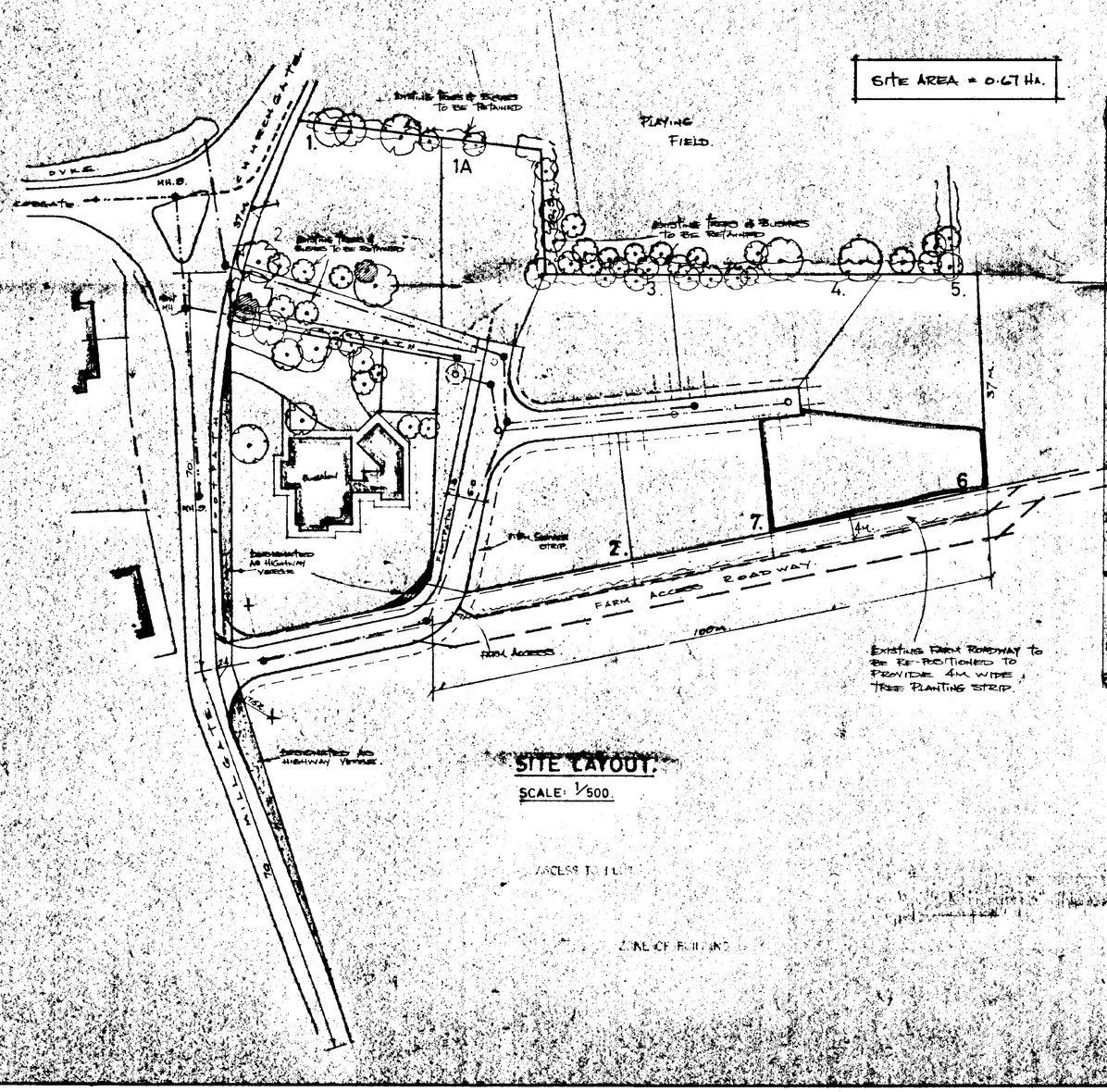
ACCESS ROAD. to Requirements of L.C.C. Highways Dept.
5.0m carriageway. 1.8m footpath.

FOUL DRAINAGE. to Public Foul Sewer in Churchgate
subject to approval of S.H.D.C. Tech' Services Dept & consent from N.R.A.

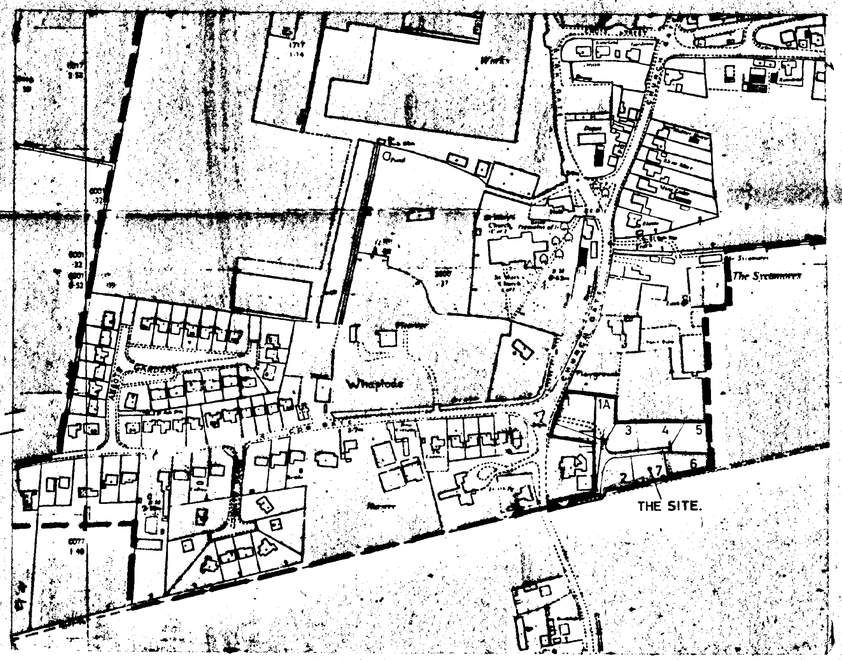
ROOF DRAINAGE. to 'on-site' brick rubble soakaways
subject to porosity tests.

SURFACE WATER (ROAD) to Surface Water Sewer to outfall
into open dyke in Corbgate subject to approval of S.H.I.D.A.B.

SITE AREA = 0.67 Ha.



SITE LAYOUT.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.

GENERAL LAYOUT.

SOUTH HOLLAND DC
HOUSING & PLANNING
19 FEB 1997
Ref: S1661/97

DETERMINED PLAN

1. 10.2.97 Planning : Points 1, 1A & 6.

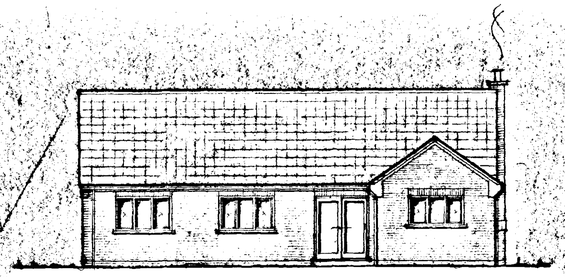
G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT.
LAND OFF CHURCH GATE.
WHAPLODE.

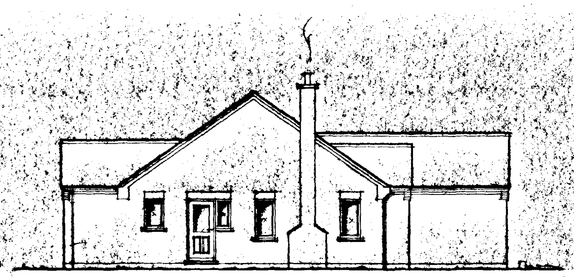
CLIENT:
ASHWOOD HOMES

SCALES:	DATE:
As Indicated.	July 1994.
G.R.MERCHANT.	DRAWING No.: AH-BP (1)1

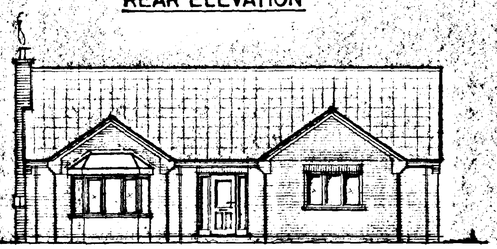
REVISIONS:
1.



REAR ELEVATION



SIDE ELEVATION

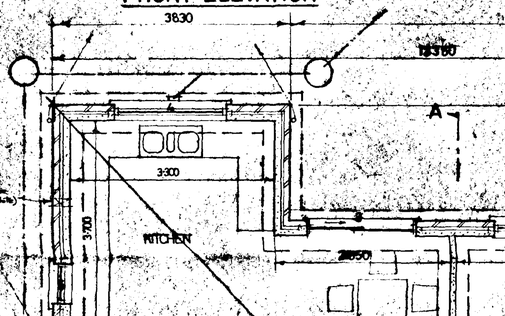




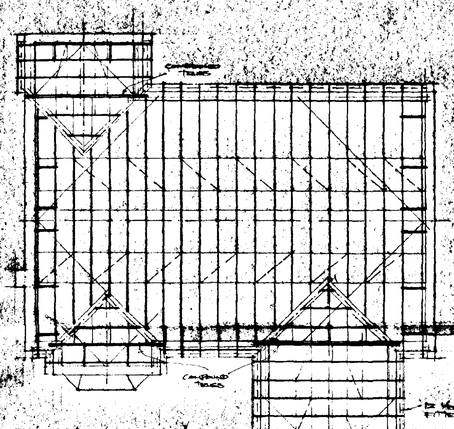
JOINERY & LINTEL SCHEDULES.

No.	Reference	Lintel	Length
1	3120C	I.G.L1/HD	2100
2	3120C	I.G.L1/HD	2100
3	PAUV 18R	I.G.L1/HD	2100
4	3100C	I.G.L1/S	2100
5	110C	I.G.L1/S	900
6	PRS & W10C	I.G.L1/S	1800
7	113C	I.G.L1/S	900
8	113C	I.G.L1/S	900
9	SP2/113C/313CC/113C FED 165	I.G.L1/S	3000
10		I.G.L1/HD	2100
11	212CC	I.G.L1/S	2100
12	110C	I.G.L1/S	900
13	210C	I.G.L1/S	1500

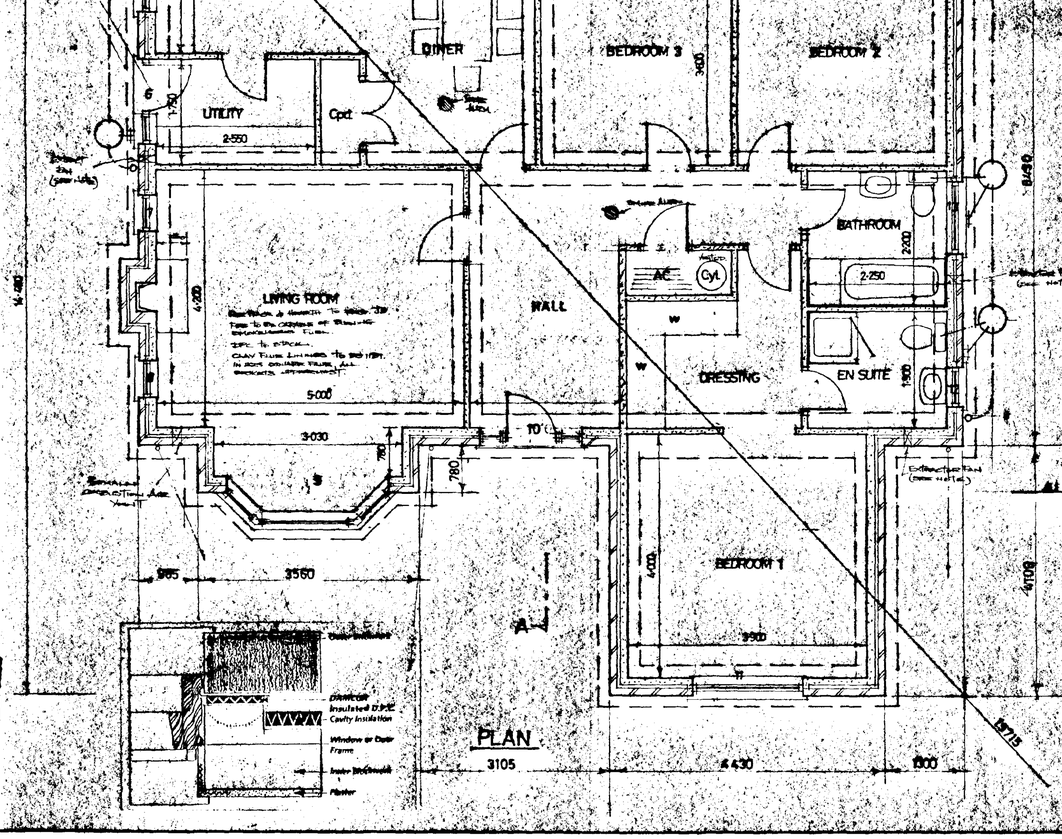
FRONT ELEVATION

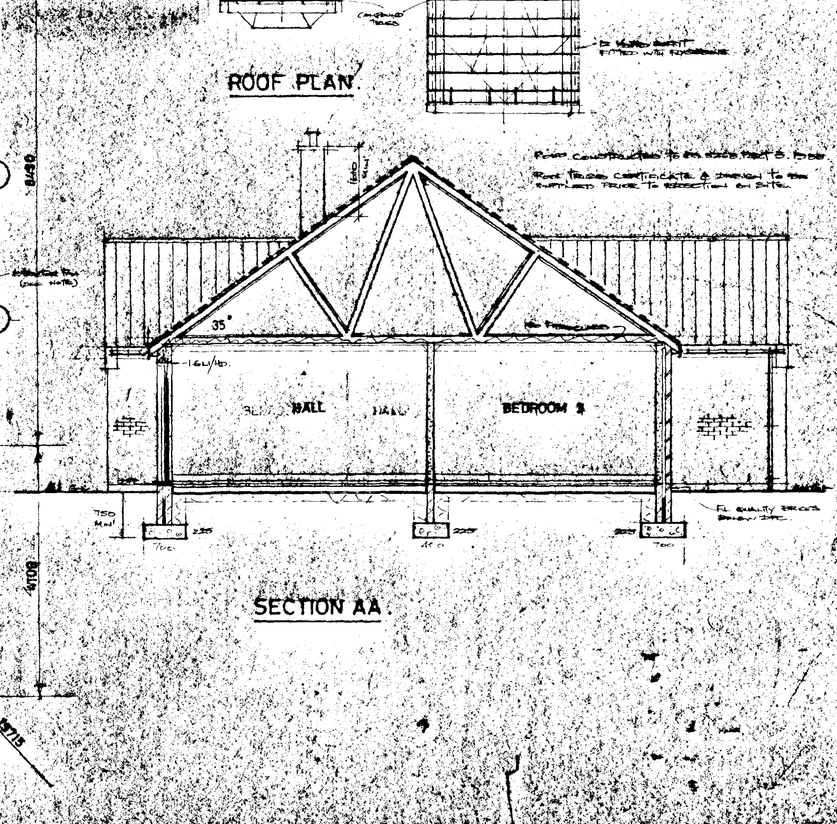


SIDE ELEVATION



ROOF PLAN.





SECTION AA.

HOT WATER AND HEATING ETC

Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat.

Heating controls: Honeywell room stat, Honeywell cylinder stat and Honeywell programmer - S Plan system.

Heating and hot water system to be fitted with flow controls e.g: motorised valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling.

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

WALL TILING

Provide and fix in new bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION

Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS

Provide toughened glass to BS:6206, 1987 to following areas. To all windows within 800 mm of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Projected glazing to be permantly marked with BS: kite mark.

ROOF CONSTRUCTION

Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS

Concrete interlocking tiles, as to those in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on untreatable Type 1F sarking felt with minimum 150mm lap.

LATERAL RESTRAINT STRAPPING

Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor roof/plate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION

Lay 200mm FIBREGLASS, 180mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION

6mm plywood with 12mm continuous gap at soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS

To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS

Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling

DAMP PROOF COURSES

Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS

Generally to be in grade concrete ST 4 strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS

To be I.G L1/HD in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS

Windows and doors to be by BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (12mm sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8,000/4,800 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

JOINERY

Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

SMOKE ALARMS

Provide mains operated self-contained smoke alarm that conforms to BS:5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.

NOTE: Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.

Also read in conjunction with approved manufacturers instructions. (see position on drawing).

HOT WATER STORAGE

Provide system and installation as approved by British Board of Agrement. System to be vented and insulated in accordance with BS:5615, 1985. Hot water cylinder to be fitted with 80mm polystyrene insulation.

Provide thermostatic radiator valves to control output from heating system.

Pipes in roof void which do not form part of the heating to be insulated to BS:5422, 1977.

GROUND FLOOR

65mm mortar screed reinforced with chicken wire on 300 gauge polythene separating layer on 90mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WALLS

Cavity walls to be 295mm overall width comprising 100mm clay facing bricks, 45mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS

To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION

Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 8000mm squared night vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec)

BOILER

New boiler to be gas fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS

All flashings, weather tile to be in CODE 4 sheet lead properly cut, dressed and fixed.

ABOVE GROUND DRAINAGE

Hand basin waste to be 32mm dia, we 100mm dia PVC. Bath and sink wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and wc wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE

110mm UPVC pipe to fall 1:80 with 100mm pea gravel bed and surround. Inspection chambers to be 450mm dia preformed plastic installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the roddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea gravel, omit where concrete path used over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mask opening both sides with rigid sheet material to prevent entry of fill or vermin.(Reg H1-A14. Diagram A1.)

RAINWATER GOODS

PVC gutters 115mm by half round dia fascia pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS

To be a minimum 5.0 cubic metre capacity building rubble to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK

Walls to be plastered smooth finished render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES

Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

D 11.6.97 Amendments as requested by Planning Dept
A 22.5.97 Extra Smoke Alarms in Hall. © Brian Attwood Cert.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:

KNAREBOROUGH
(REVISED)

CLIENT:

ASHWOOD HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.

SCALES: 1/100 + 1/50

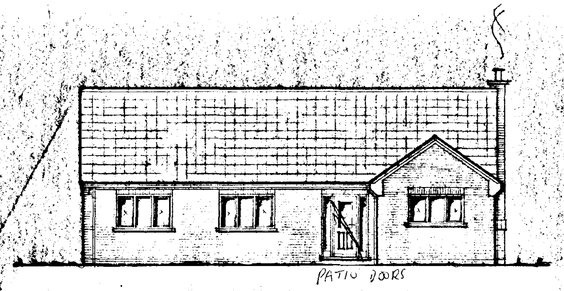
DATE: NOV '96

DRAWING No.: AH-BP.6/1B.

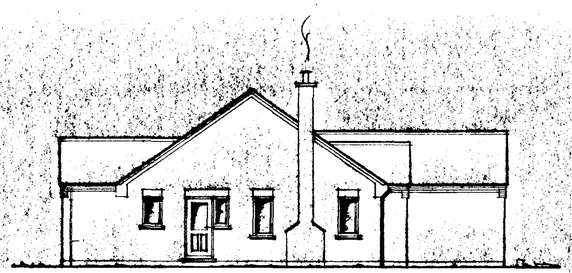
REVISIONS: A B

SOUTH HOLLAND DC
HOUSING & PLANNING
13 JUN 1997
Ref. 0166/97

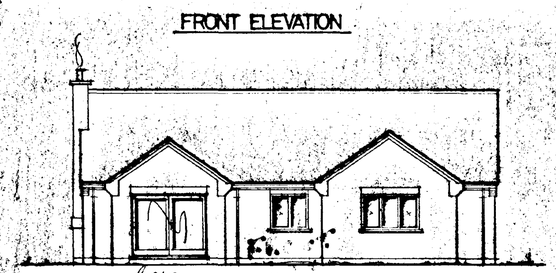
PLOT 6
AMENDED PLAN
Ref. A1

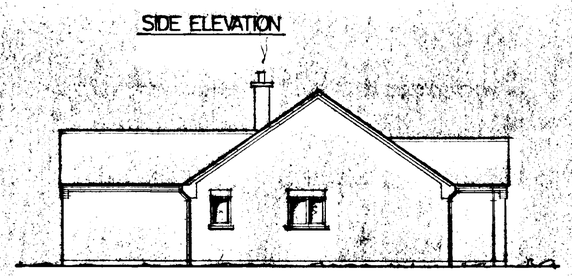


FRONT ELEVATION



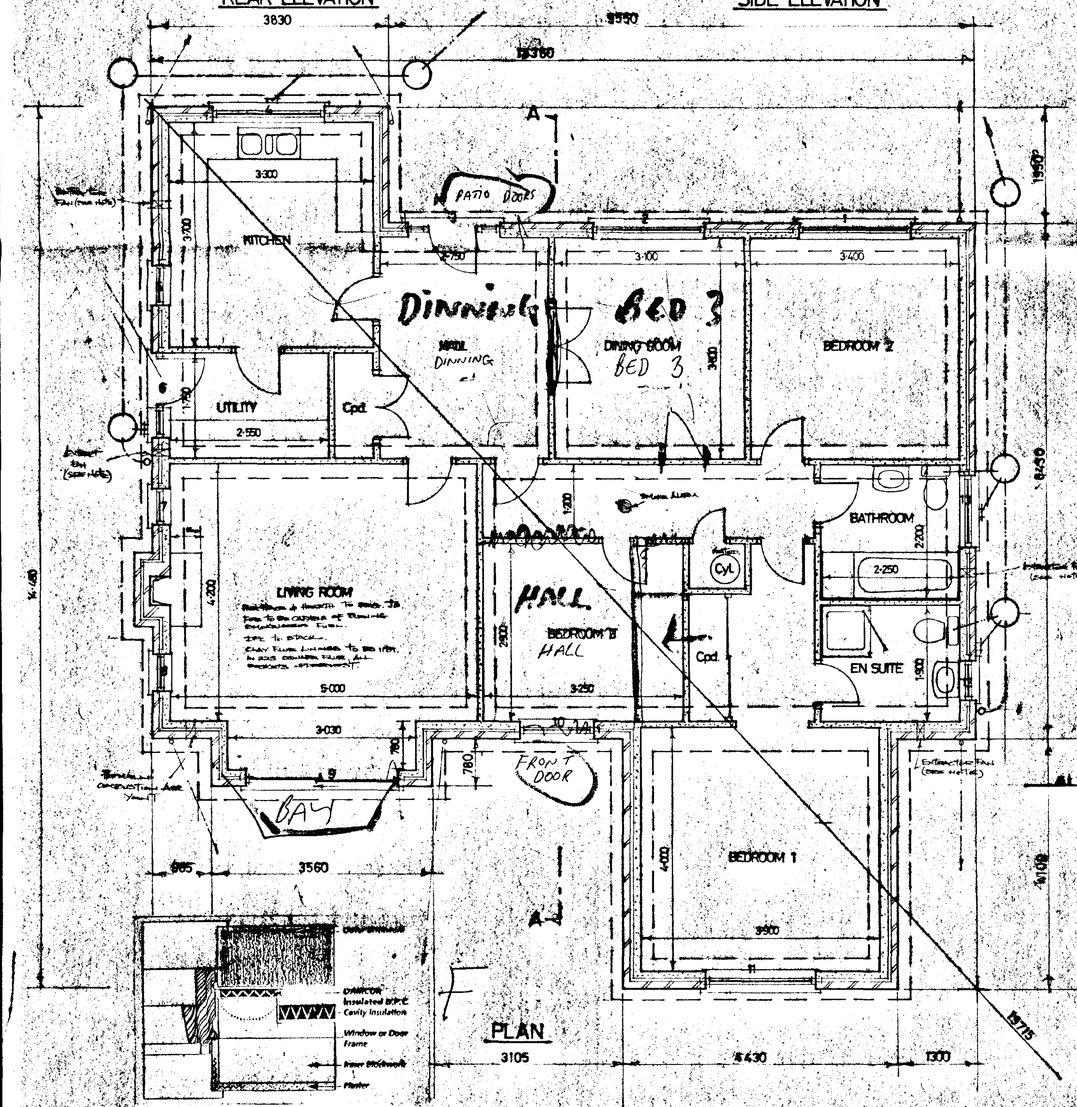
SIDE ELEVATION

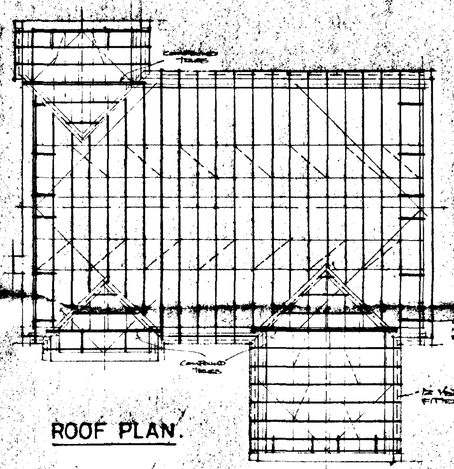


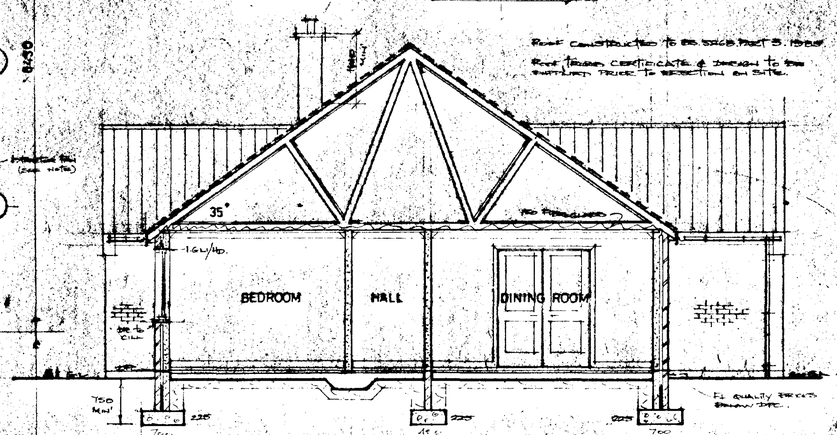


REAR ELEVATION

SIDE ELEVATION







JOINERY & LINTEL SCHEDULES.

No.	Reference	Lintel + Length
1	3120C	I.G.L1/HD 2100
2	3120C	I.G.L1/HD 2100
3	FD 165	I.G.L1/HD 1800
4	3100C	I.G.L1/S 2100
5	110C	I.G.L1/S 900
6	ENS & 810C	I.G.L1/S 1800
7	113C	I.G.L1/S 900
8	113C	I.G.L1/S 900
9	PAUV 24 W	I.G.L1/S 2700
10	212C	I.G.L1/HD 1500
11	2120C	I.G.L1/S 2100
12	110C	I.G.L1/S 900
13	210C	I.G.L1/S 1500

HOT WATER AND HEATING ETC

Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves. It is not recommended to have thermostatic radiator valves fitted on the radiators in the room served by the room thermostat.
Heating controls: Honeywell room stat, Honeywell cylinder stat and Honeywell programmer - S Plan system.
Heating and hot water system to be fitted with flow controls e.g: motorised valves, electrically interlocked with boiler and pump to prevent unnecessary boiler cycling.

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

WALL TILING

Provide and fix in new bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION

Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS

Provide toughened glass to BS:6206, 1981 to following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permently marked with BS: kite mark.

ROOF CONSTRUCTION

Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S.grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS

Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm lapt.

LATERAL RESTRAINT STRAPPING

Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION

Lay 206mm FIBREGLASS, 200mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION

6mm plywood with 12mm continuous gap at soffit board. Provide fine mesh fiproof screen to ventilation gap.

FASCIAS

To be wrot on 25mm sawhaft thickwise jointed softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS

Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling

DAMP PROOF COURSES

Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS

Generally to be in mass concrete ST 4 strip 780mm wide x 225mm thick under cavity walling, 480mm x 225mm under partition walls. Thicken floor slab to 250's 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS

To be I.G L1/HD in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS

Windows and doors to be in BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (12mm sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

JOINERY

Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

SMOKE ALARMS

Provide mains operated self-contained smoke alarm that conforms to BS:5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.
NOTE: Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions. (see position on drawing).

HOT WATER STORAGE

Provide system and installation as approved by British Board of Agrement. System to be vented and insulated in accordance with BS:5615, 1985. Hot water cylinder to be fitted with 50mm polystyrene insulation.

Provide thermostatic radiator valves to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

GROUND FLOOR

65mm mortar screed reinforced with chicken wire on 300 gauge polythene separating layer on 50mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WALLS

Cavity work up to 225mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM Energyloss insulation batts, 100mm load bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS

To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION

Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 9000mm squared night vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec)

BOILER

New boiler to be gas fired, wall mounted, balanced flue type of approximately 18kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS

All flashings, soaker ate to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES

Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS

Generally to be in mass concrete ST 4 strip 780mm wide x 225mm thick under cavity walling, 480mm x 225mm under partition walls. Thicken floor slab to 250's 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS

To be I.G L1/HD in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS

Windows and doors to be in BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (12mm sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

JOINERY

Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

SMOKE ALARMS

Provide mains operated self-contained smoke alarm that conforms to BS:5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.
NOTE: Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions. (see position on drawing).

HOT WATER STORAGE

Provide system and installation as approved by British Board of Agrement. System to be vented and insulated in accordance with BS:5615, 1985. Hot water cylinder to be fitted with 50mm polystyrene insulation.

Provide thermostatic radiator valves to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

ABOVE GROUND DRAINAGE

Hand basin waste to be 32mm dia, wc 110mm dia PVC. Bath and sink wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleaning repair and replacement. Connect bath, basin and wc wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE

110mm UPVC pipe to fall 1:80 with 100mm pearagravel bed and surround. Inspection chambers to be 450mm dia preformed plastic installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the riddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pearagravel, omit where concrete path cast over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mask opening both sides with rigid sheet material to prevent entry of fill or vermin.(Reg H1-A14. Diagram A1.)

RAINWATER GOODS

PVC gutters 115mm ø and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS

To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK

Walls to be plastered cement-lime-sand render with skim finish a total of 13mm thick including screeds and lintel soffits.

SKIRTING AND ARCHITRAVES

Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:

KNAREBOROUGH

CLIENT:

ASHWOOD HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.

SCALES: 1/100 + 1/50

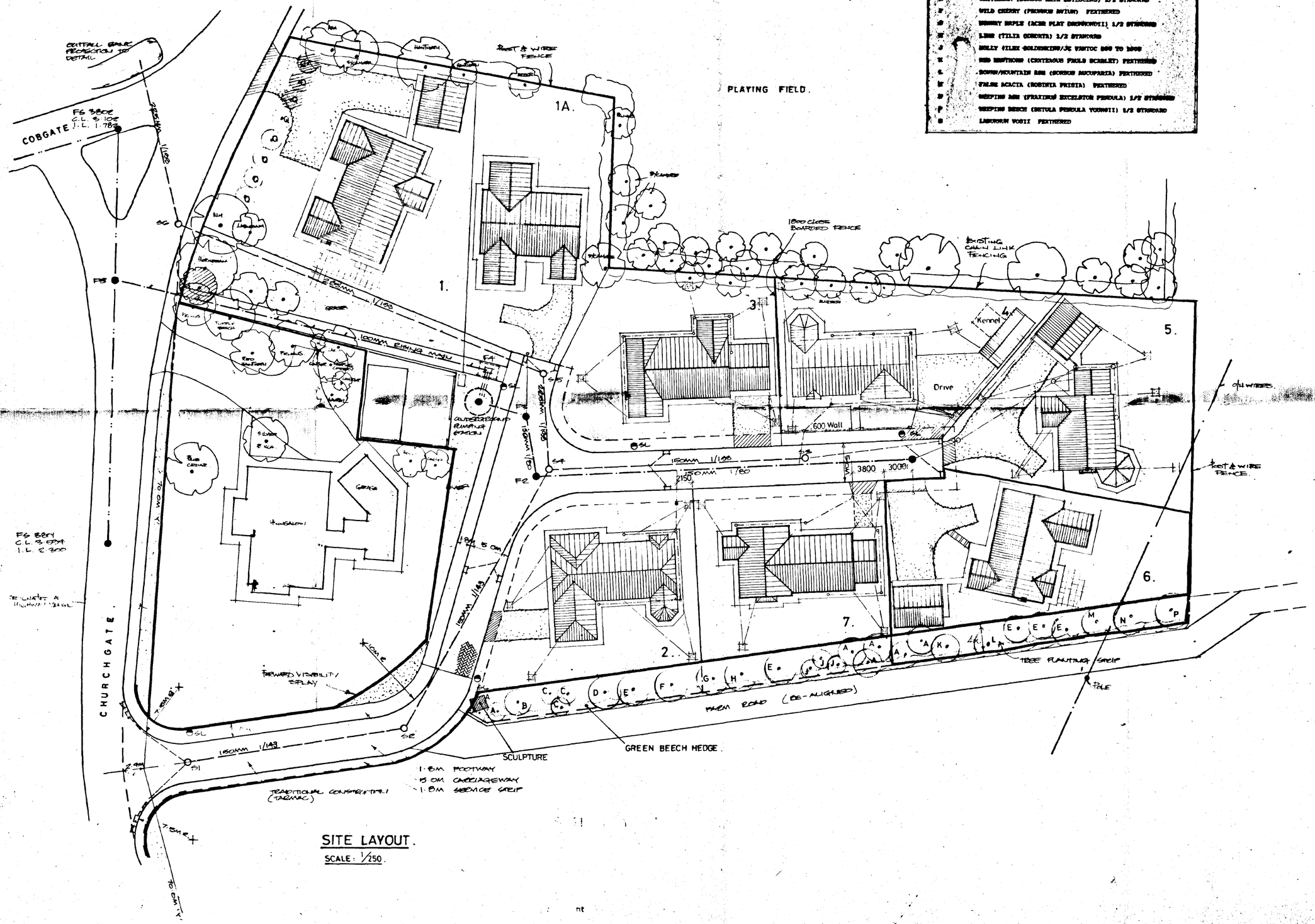
DATE: Nov '95

DRAWING No. AH-BP.6/1

REVISIONS:

SOUTH HOLLAND DC
HOUSING & PLANNING
13 JUN 1997
Ref: 0166/96

PLOT 6
AMENDED PLAN



TREE PLANTING SCHEDULE

	GREEN BEECH (FAGUS SYLVATICA) 1+1 BR AT 450MM CENTRES
A	SILVER BIRCH (BETULA PENDULA 1/2 STANDARD
B	PURPLE BEECH (FAGUS SYLVATICA PURPUREA) 1/2 STANDARD
C	FLOWERING CHERRY (PRUNUS KANZAN) FEATHERED
D	CRIMSON KING MAPLE (ACER PLATANOIDES) 1/2 STANDARD
E	WHITEBEAM (SORBUS ARIA LUTESCENS) 1/2 STANDARD
F	WILD CHERRY (PRUNUS AVIUM) FEATHERED
G	SUNSET MAPLE (ACER PLAT DRUMMONDII) 1/2 STANDARD
H	LIME (TILIA CORDATA) 1/2 STANDARD
J	HOLLY (ILEX GOLDENKING/JC VENTOC 800 TO 1000
K	RED HAWTHORN (CRATAEGUS PAUL'S SCARLET) FEATHERED
L	ROWAN/MOUNTAIN ASH (SORBUS AUCUPARIA) FEATHERED
M	FALSE ACACIA (ROBINIA PRISIA) FEATHERED
N	WEEPING ASH (FRAXINUS EXCELSIOR PENDULA) 1/2 STANDARD
P	WEEPING BIRCH (BETULA PENDULA YOUNGII) 1/2 STANDARD
Q	LABURNUM VOSII FEATHERED

NOTE:

ROADS TO BE CONSTRUCTED IN ACCORDANCE WITH THE L.C.C. DEVELOPMENT ROAD LAYOUT GUIDE AND SPECIFICATION AND TO BE APPROVED

SEWERS TO BE LAID TO COMPLY WITH THE 'SEWERS FOR ADOPTION' THIRD EDITION

—O— SURFACE WATER SEWER

●—·— FOUL SEWER

#—/— SURFACE WATER GULLY

SL PUBLIC GARDEN LIGHT

TREES TO BE REMOVED.

TREE PLANTING - SEE SCHEDULE.

POST & WIRE FENCING BETWEEN POSTS

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 19 FEB 1997 Ref: 0166/97

SITE LAYOUT.

SCALE: 1/250.

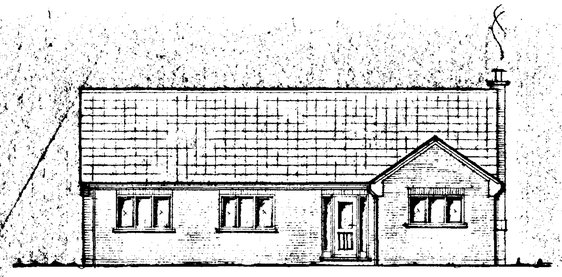
G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) [illegible] 490800

PROJECT:
RESIDENTIAL DEVELOPMENT, OFF CHURCHGATE. WHAPLODE.

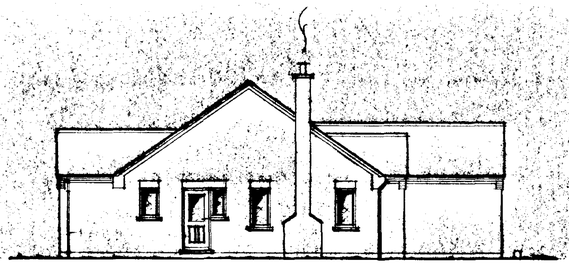
CLIENT:
ASHWOOD HOMES

SCALES:	DATE:
1/250.	JAN 1997
G.R.MERCHANT.	DRAWING No.: AH-BP.1

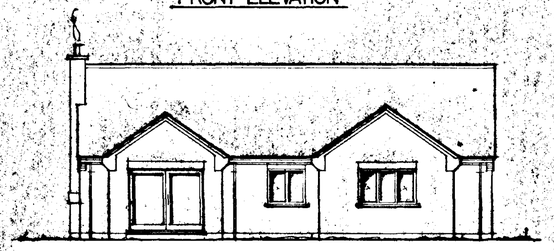
REVISIONS:



FRONT ELEVATION



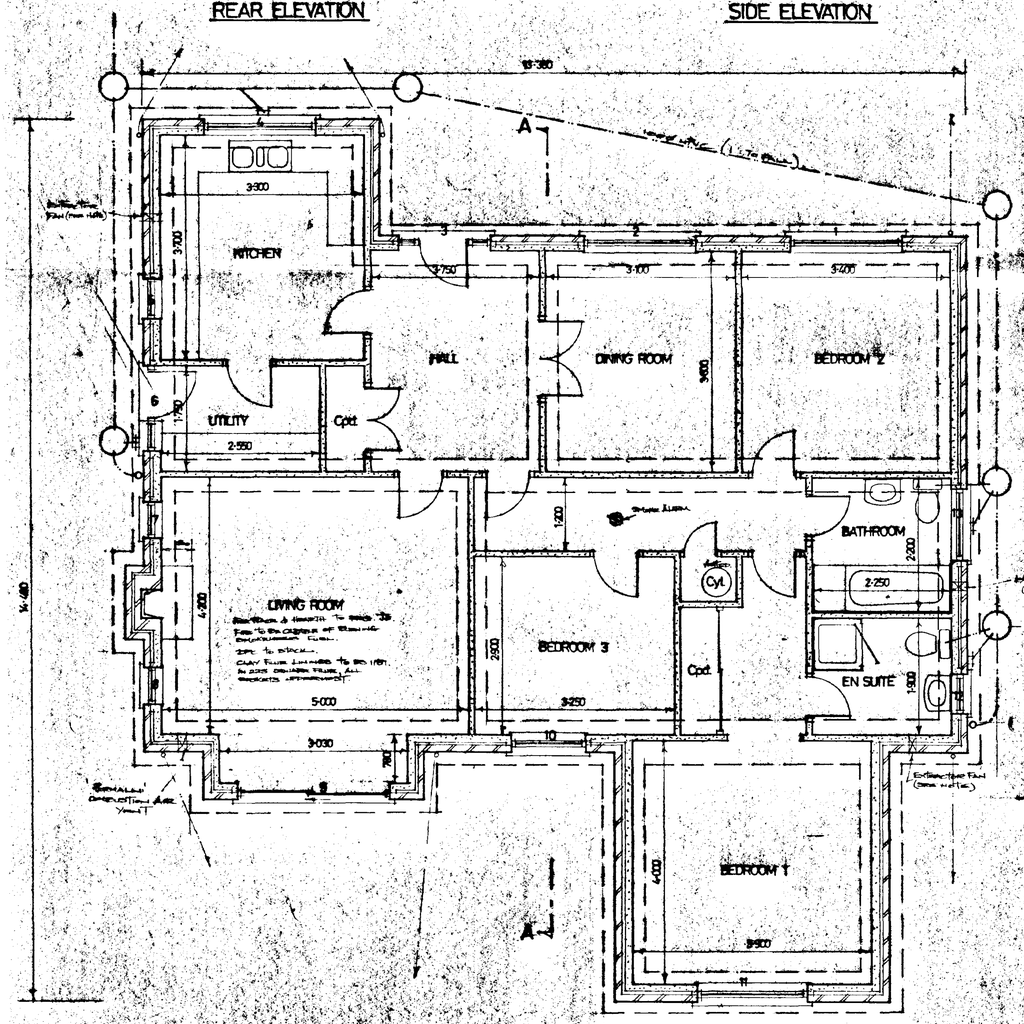
SIDE ELEVATION



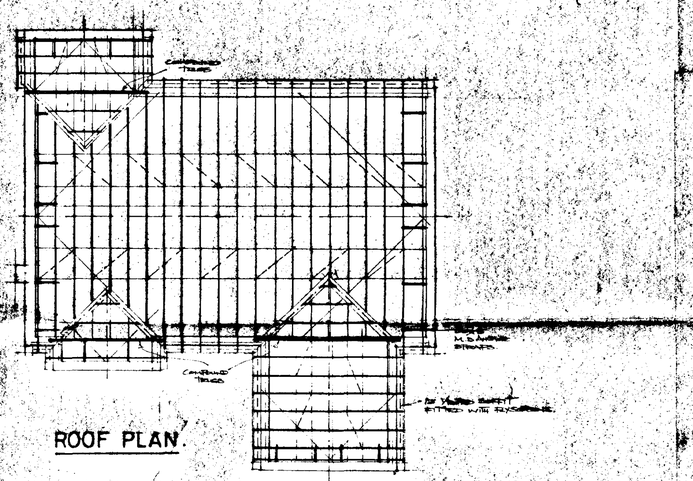
REAR ELEVATION



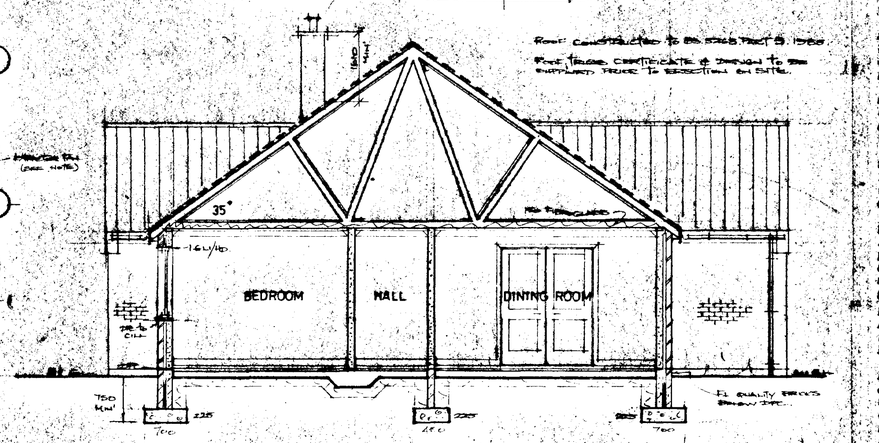
SIDE ELEVATION



PLAN



ROOF PLAN.



SECTION AA.

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

JOINERY & LINTEL SCHEDULES.

No.	Reference	Lintel	Length
1	3120C	I.G.L1/HD	2100
2	3120C	I.G.L1/HD	2100
3	FED 165	I.G.L1/HD	1800
4	3100C	I.G.L1/S	2100
5	1100	I.G.L1/S	900
6	FMS & M100	I.G.L1/S	1800
7	1130	I.G.L1/S	900
8	1130	I.G.L1/S	900
9	PAUV 24 R	I.G.L1/S	2700
10	2120	I.G.L1/HD	1500
11	2120C	I.G.L1/S	2100
12	1100	I.G.L1/S	900
13	2100	I.G.L1/S	1500

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. L1/S in cavity wall openings generally, unless stated othewise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be by BOULTON & PAUL in treated softwood standard metric joinery unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made UPVC and fitted with a night vent giving 10.000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm pea gravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea gravel surround on haunched back trench. Omit where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 100mm by and 65mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops. Ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268. Part 3. 1985.

ROOF COVERINGS
Concrete interlocking tiles. to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap in soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit supports.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm lightweight bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 25mm Jablite (or similar) polystyrene insulation on 100mm thick C20P concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate overwite to 100mm deep to remove topsoil of vegetation.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm square night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

SOUTH HOLLAND DC
HOUSING & PLANNING
19 FEB 1997
Ref. 0667/97

G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800

PROJECT:
KNAREBOROUGH

CLIENT:
ASHWOOD HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.

SCALES: 1/100 + 1/50
DATE: Nov '96
DRAWING No: AH-BP.6/1
REVISIONS:

PLOT 6