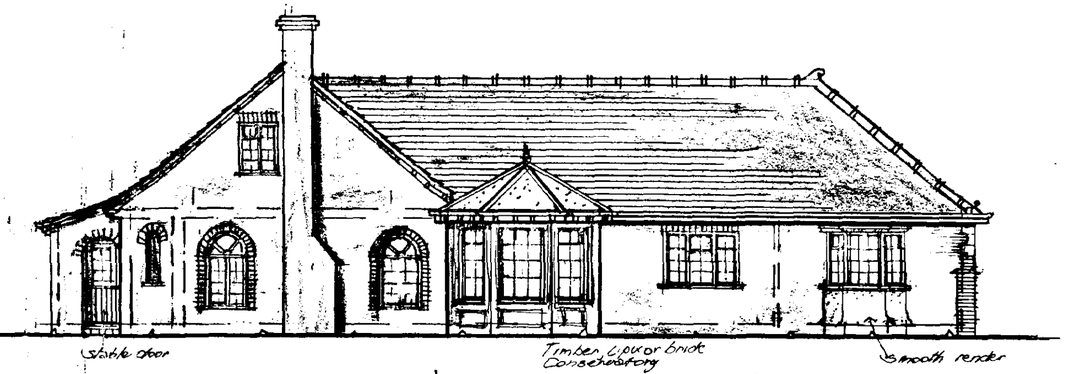
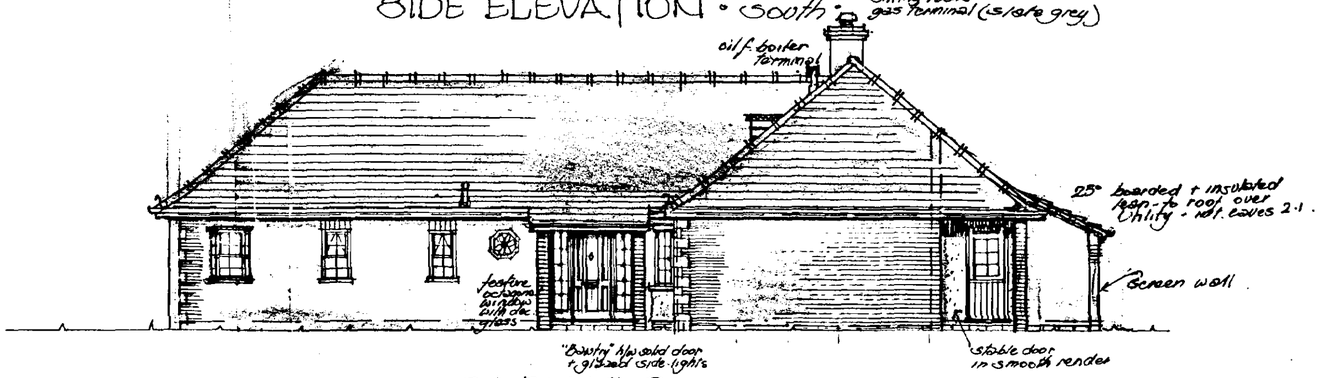


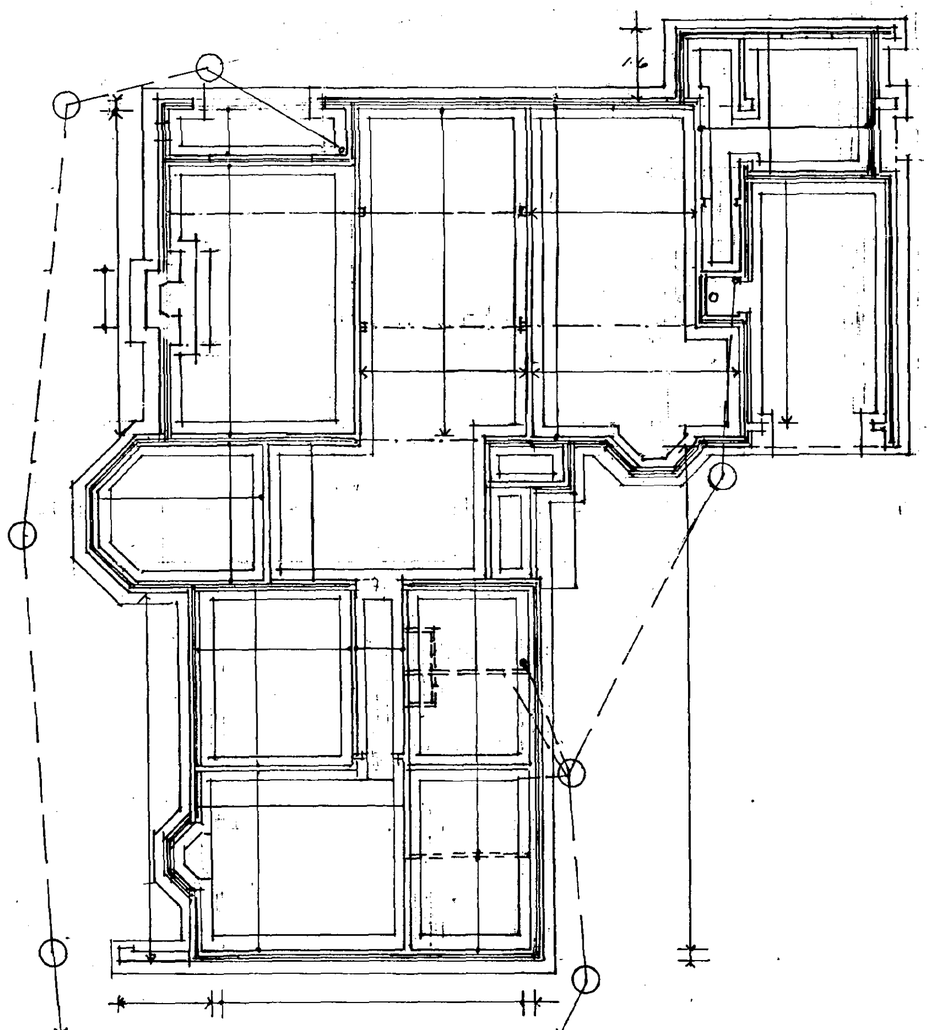
REAR ELEVATION • West •



SIDE ELEVATION • South •



SIDE ELEVATION • north •



FOUNDATION LAYOUT.

PROPOSED DWELLING • ELEVATIONS ROOF & FOUNDS PLANS •

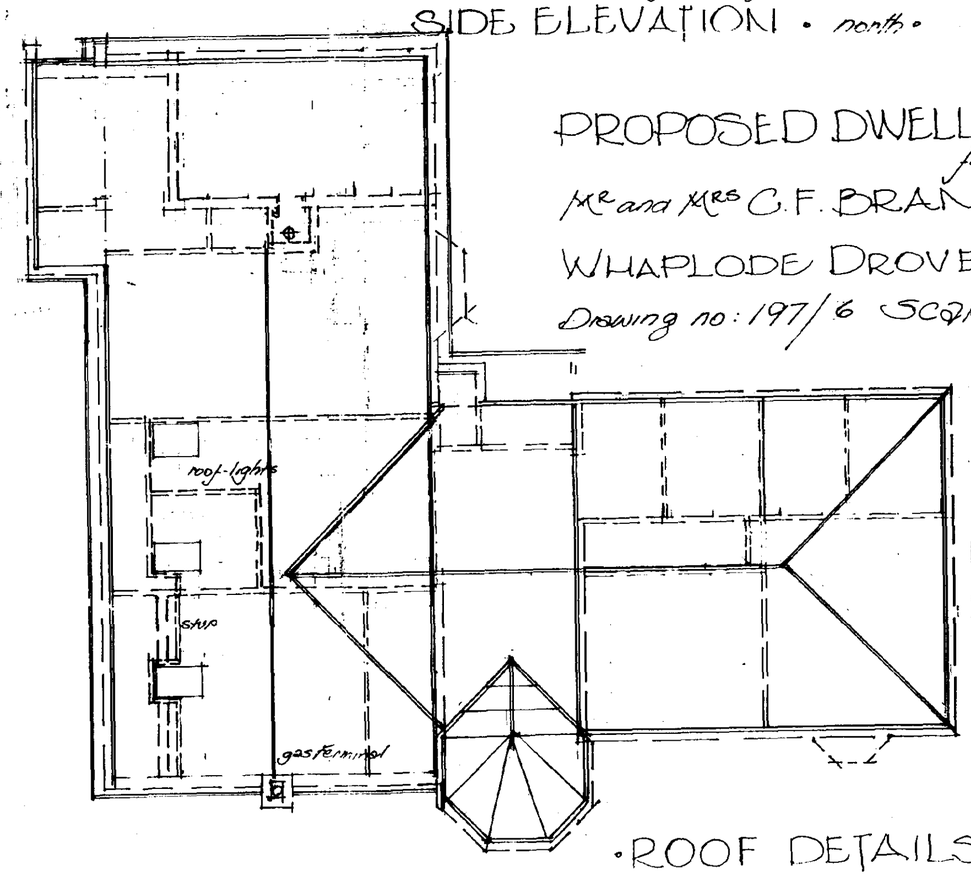
for

Mr and Mrs C.F. BRAND • at 84 BROADGATE •

WHAPLODE DROVE • SPALDING • LINCS

Drawing no: 197/6 Scale: 1·100mm • Date. May 1999.

Mary E. Cresswell BA(Hons) RIBA
4 Victoria Mews
Spalding, Lincolnshire
Tel: Business: 01775 762943
Home: 01775 723656



• ROOF DETAILS •

SOUTH HOLLAND DC
HOUSING & PLANNING
20 MAY 1999
DETERMINED PLAN
Ref: 0494/99

Lintols: To be 1.G. or similar insulated galv. with min. end bearings of 150mm + at external positions to have cavity tray dpc to CP 121.

Windows + doors: To be selected white Upvc casement windows as indicated to receive 22mm double sealed ready leaded in obscure glass complete with trickle ventilators, locking gear + selected iron mongery + draught sealing to doors and windows. Opening lights to provide 1:20 ventilation of room area.
* Note: Clients etched glass taken from name to be incorporated in either glazed entrance doors or Conservatory if possible.

Glazing cont:- All glazing between ground level + 800mm high to windows + between 1500mm + 1.5m high in doors + side lights to be safety glass to BS 6206.

Smoke detectors: Provide mains operated self-contained smoke alarms (3No.) to BS 5446 pt. 1. in positions shown on plan.

Ventilation: Provide mechanical extr. fans to be 60 litres per sec. extraction to kitchens, Utility to be 30 per sec. + Bathroom/shower Room 15 litres per sec. Fans may be switched separately. Trickle continuous 5mm vents to eaves + ridge.

Roofs: Lower storage only roof to be "Standard Fink type trusses". Main roof to be double lip timber rafter/purlins. Rafters to be 3C3 150 x 50 at 400 centres, Purlins to be 1.6 x 219-189 x 50 to span 1000mm bearing on min. 100 x 225 x 225 deep concrete padstones with connecting 2no. M12 bolts cast into padstones. Connecting U-bolts 150 from padstones to have 2no 10mm plates with 4 no. M20 grade 4.6 bolts. (see detail below)
* See slate roofing details below

Lead flashings (code 4) to all abutments lead wedged + pointed into bed and dressed up min 150mm to upstands + stepped flashing.

Main roof to be trussed rafter construction at 600 centres. Purlins to be 1.6 x 219-189 x 50 to span 1000mm bearing on min. 100 x 225 x 225 deep concrete padstones with connecting 2no. M12 bolts cast into padstones. Connecting U-bolts 150 from padstones to have 2no 10mm plates with 4 no. M20 grade 4.6 bolts. (see detail below)

Tie rafters at foot to floor joists with bracing 38 x 97 and wall plates spiked + toe-nailed. Eaves overhang 300mm. Verge overhang 150mm. Fascia boards 225mm deep. Soffit boards 150mm wide. Gutters and downpipes to be PVC-U to BS 4576 Pt 1 and 2 colour to be selected by Architect.

Foul Drainage: Manholes to be potent polypropylene Hepworth or similar in accordance with BS 8301 1985. Foul drains to be to Upvc to BS 4660 : 89 flexibly jointed + laid to 1:40 to fall. Bed + surround with 10mm pea gravel. Where pipes pass under floors, encase in 150mm pea gravel or concrete. Under drives reinforce with 150mm concrete with fibre joints to correspond to pipe joints. Provide 65x100 prestressed conc. lintol bridging where pipes pass thro' walls + allow 50mm gap, masked with rigid cavity material. Seal cavity where pipes pass thro' inner leaf. Soil + vent pipes to be taken to 900 to BS 4514 or BS 416 to have 38mm seal. Waste pipes to be Upvc to BS 5255 complete with rodding eye at base + invert. Bath + shower to have 75mm deep seal. Traps to have access.

Foundations: Under 260 wall provide strip concrete foundations 700 x 225 + under 600 load bearing walls provide 450 x 225 - all STH. mix to BS 5328 1990. All foundations taken down to bear on load bearing strata, min. depth 600 to top of foundations, assuming normal conditions. Should shrinkable soil conditions be found - then foundations must be taken down to a depth of 1m. or more all to approval of Local A. Building Inspector.

Brickwork: 300 cavity walling to consist of face brick and Blockwork but to BS 3921 1974 for clay bricks + Stretcher bricks to BS 187 : 1978 for Calcium Silicate bricks. 60mm cavity + build into cavity Rockwool/Dritherm 30 on wall ties, insulation as work proceeds. 100mm Tarmac Herelite solid insulation blocks or similar. Cavity walls to be tied together using galv. iron twist ties 5ft-900 h/s + 450 vertically to BS 1243 : 78. Wall ties positioned at 300 vert. 4" at all unbonded closures of cavity. Close cavities with Thermobate preformed closer + provide bitumen felt dpc to C.P. 121. External walls to have min. U value of 45 kJ/m² deg C. Internal load bearing walls of 100mm to receive 100 S/C. Roof to be tiled + 38mm slope. Steel rafters to consist of 50 x 75 at c/c. studs at 400mm c/c both sides to be clad with 12.7mm b/b + skim. Provide 100mm glass fibre infill between studs. Note: roof slopes 60 cavity + 50mm Dritherm 100mm carbon, inner leaf + 13mm plasterboard + skim. Roof pitch 40° min. Eaves overhang 300 Fascias overhang 50 sprockets. Lightweight plaster achieves 0.42 kJ/m²k minimum U value.

Sub-structure walling: 100mm dense concrete blocks to BS 6073 pt 61. D.p.c. to be built in accordance with CP 102 - min. 150mm above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to dpc. All brickwork below dpc to be F.L. quality.

Ground floor: 19mm T+G flooring grade chipboard (moisture proof) or floor boards on softer timber finish as selected by client. Floors on polythene similar 025mm rigid floor insulation between. 150mm min. 100mm C20 P concrete base with 1200g polythene dpm + 150mm well consolidated 6 in/out hardcore. After excavating levels + grubbing up all unsuitable matter + afterwards, to board + battens. Joists, say 600mm covered screed to receive hard finishes etc.

Staircase: Floor to floor 2643. 13 no risers 203mm @ rise. 9 no going min. 225. 38 x 250 h/s stepped handrails each side, 900mm above pitch line, 100 x 100 newel posts. Cut outer string + rounded curved steps to lower handrail + balusters to be capable of resisting the appropriate load specified in B.S. 6399 pt 1. Gap between balusters not to exceed 90mm.

Insulation: 200mm glass fibre to ceiling apex. Kenspan roofing system in 2 layers with laps staggered. Tiles fixed with nails (manufacturers own or package) + under roof felt (vapour barrier) taped + sealed at joints. Tiles (counter battened) on 38mm battens to achieve 0.42 kJ/m² U value to roof (see spec).

69'6" (21.18m) given dimension

Soakaway

11m (36'1")

Track access to agricultural land

36.5% given dimension

drive-way

3m screen wall

5.4m (17'9")

21.6m (71'6")

turning

19.8m/2 given dimension

new access

Note: Dimensions shown are all approximate - based on clients supplied site dimensions and should be verified at setting out.

Soil & vent pipe (300 wide door)

Balcony over

Brick-line lintol with Bay No liner (Cooper Hyperspace) not more than 1m from jamb. 2-13 plus frame behind brick

Option for 'Attic' storage + trussed rafters. Designer engineer Full details to be submitted to B/C prior to commencement

Note: garage walls to be taken up to underside of roof finish + fire stopped.

Room in roof (storage) over SITTING (to become Bedroom 3 in future)

Open Plan "Attic" trussed rafters in lieu of above window

Ceiling trap for pull-down stairs

Insulated (Dritherm cavity) double top joists + roof under, diagonal stud 50x3 with double head plate

120 Tonis ceiling (to form ceiling) 60mm screed + 2 layers insulation + floor boards or 19 chipboard

Trimline or similar eaves vents in accordance with BS 5250 Code of Practice. Ensure cont. 50mm air passage plus ventilating ledge (cont. 5mm)

98 x 97 Wall plates

Shaped roof window 2.6 x 0.80 m²

"Herotiles" insulated roof to Tobruk steel breather membrane, manufacturers code + lead

Double up joists under structural floor. Provide double head plate, over door openings in structural stud walls use standard cripple stud timber

Light domestic Storage

Opening (19 unit) - to be box timber

Loft hatch

Storage

Ceiling at 1:3 (pitch) possible U.B.

Room in roof (Storage) fitted out for habitable use in future. Pitch 40° U.B.

Fire rated door

Brick-line lintol with Bay No liner (Cooper Hyperspace) not more than 1m from jamb. 2-13 plus frame behind brick

Shaped screen wall

Light domestic Storage to roof space

Pre-fabricated fink trusses

Material:

Bricks: Milton 'Country' brick i.e. Terca Optiroc Kassandra (Ref B2) Belgium bricks or similar with stone quoins + off white smooth render.

Roofs: Grey-blue thin Spanish slates or Duncan etc.

Windows: White Upvc with large rectangular (selected units) leaded lights + trickle vents (8,000mm²)

Garage door: Wessex or similar timber look fibreglass "Oak" or "Mahogany"

1.G. L1/1 3.5

Surface water drainage: Run 100mm Hdg drains to Soakaways - 5.5 from dwelling 1.2m filled with cons. hardcore, covered with Hdg duty poly sheet with over-run pipes to d of soakaway.

Roof tiles/slates: Use Tyrek or similar quality roofing felt. Staple + lay Weather Blue Duncan or Spanish slates or similar "to 120" + 36" pitched roofs or similar Spanish slates if available at lower costing. Provide clay hip tiles to matching shade if possible. Weight per sq m. 25 Kg (check with type) fixed with copper or silicon bronze to BS 1202. Minimum headlap 65mm (check with type). Coverage 17.6m², battens gauge 222mm, eaves vent system. Concealed slate ventilators available for where air passage may be impeded, continuous dry verge system etc. available. All lead + fixed to comply with BS 5534 Pt 1.

Note for heating + hot water details see Spec.

Fire Protection: Garage ceiling lined with 9mm Supalux and walls fire-stopped + to 9/side of roof. Flue pipe (insulated) to be cased as it passes thro' floor and roof & all to BS 4876 Pt 4.

4no. M20 Gr 6 bolts + 2no 10mm plates both sides die roofs + trusses + timber plate bolted on top. (Longest clear span 3.8m).

2no M12 bolts cast into padstone. Size min 100 x 225 + 225 deep concrete block wall.

Note: Spreader beams to be built into gable end both.

Protect steel purlins with Class 0 to BS 476 pt 6/7 to using Vermiculux (20mm) low density board for 1hr. protection + 19mm skreen screwed to form boxing for decorating to/or 13mm plaster finish depending on situation. Garage ceiling to be 9mm Supalux - walls fire stopped all to Class 0 (BS 476 Pt 4).

U/S in ceiling on 3 no Class A bulk size 203 x 203 x 46 kg/m 4.2 clear span.

Final floor: 900 x 30 x 5 galv. straps at 2m d.c to eaves + rafters with noggins between structural timbers double up + bolt together ceiling joists under partitions with solid bridging to cross spans + centred to spans + where parallel to walls provide restraint straps + noggins at 2m d.c across min. 2no joists. Solid bridging under pins cross-spanning joists. Double up ceiling/floor joists + bolt together under structural stud partitions and provide double header joists.

Track access to agricultural land

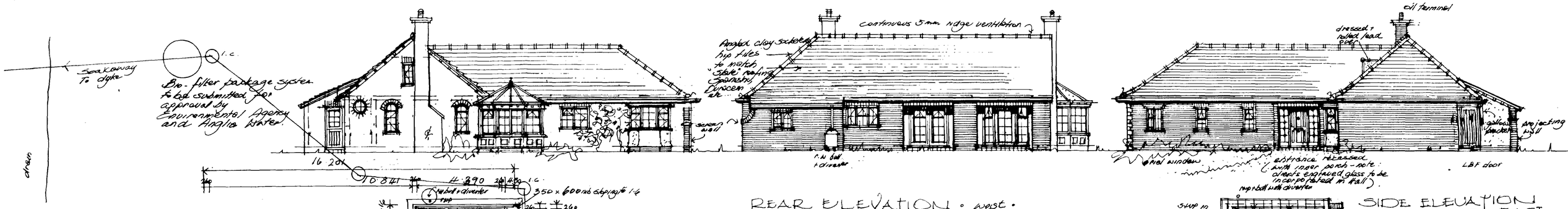
Drawing no: 137/7

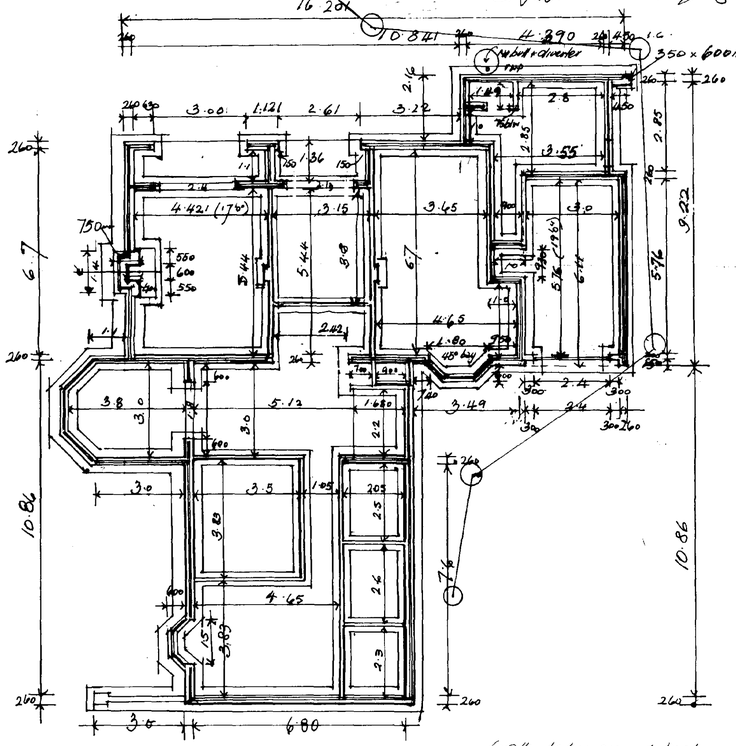
ASSEMBLY PLAN Ref. A1

SOUTH [illegible] HOUSING [illegible] 21 FEB 2000 Dept. 04/4/99

Mary E. Cromwell MRICS FCIOB
4 Victoria Mews
Spalding, Lincolnshire
Tel: Business 01775 712343
Home: 01775 722676

SOUTH ELEVATION · side ·





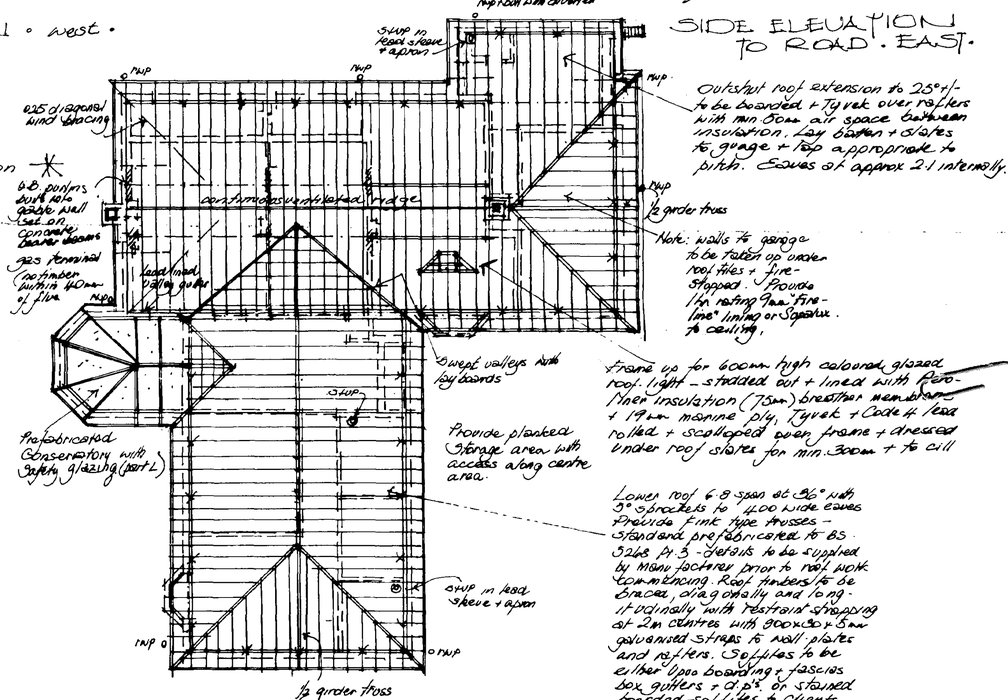
FOUNDATIONS

Walls below ground level to be Class A trench block with weak fill in cavity & within 150 mm of dpc - using cement mortar.

REAR ELEVATION · west ·

Alternative Option for roof construction to storage areas - dependent on cost. Possible "Attic" type Open Plan trussed rafters for light roof storage. Full details to be submitted to Building Control prior to roof work commencing.

SIDE ELEVATION TO ROAD · EAST ·



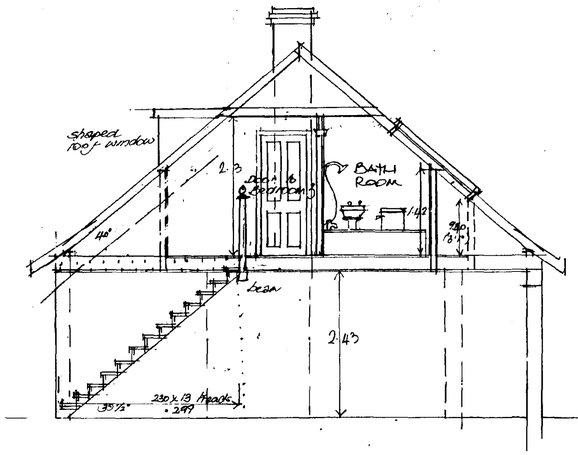
· ROOF LAYOUT ·

SOUTH HOLLAND DC
HOUSING & PLANNING
21 FEB 2000
Ref: 0691/99

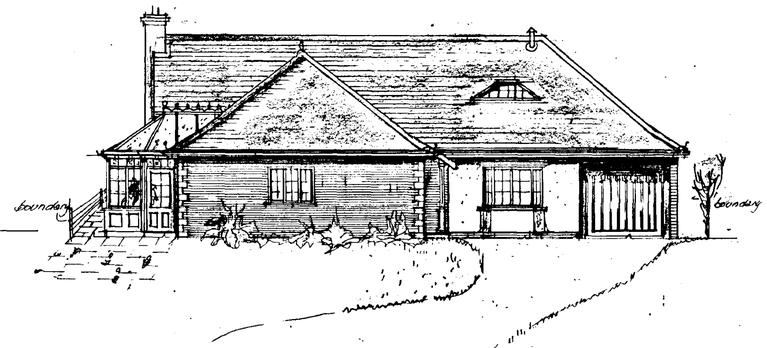
APPROVED PLAN
Ref. A1

DWELLING at WHAPLODE DROVE for Mr and Mrs C·F·BRAND · Scale: 1:100 mm. Date: February 2000

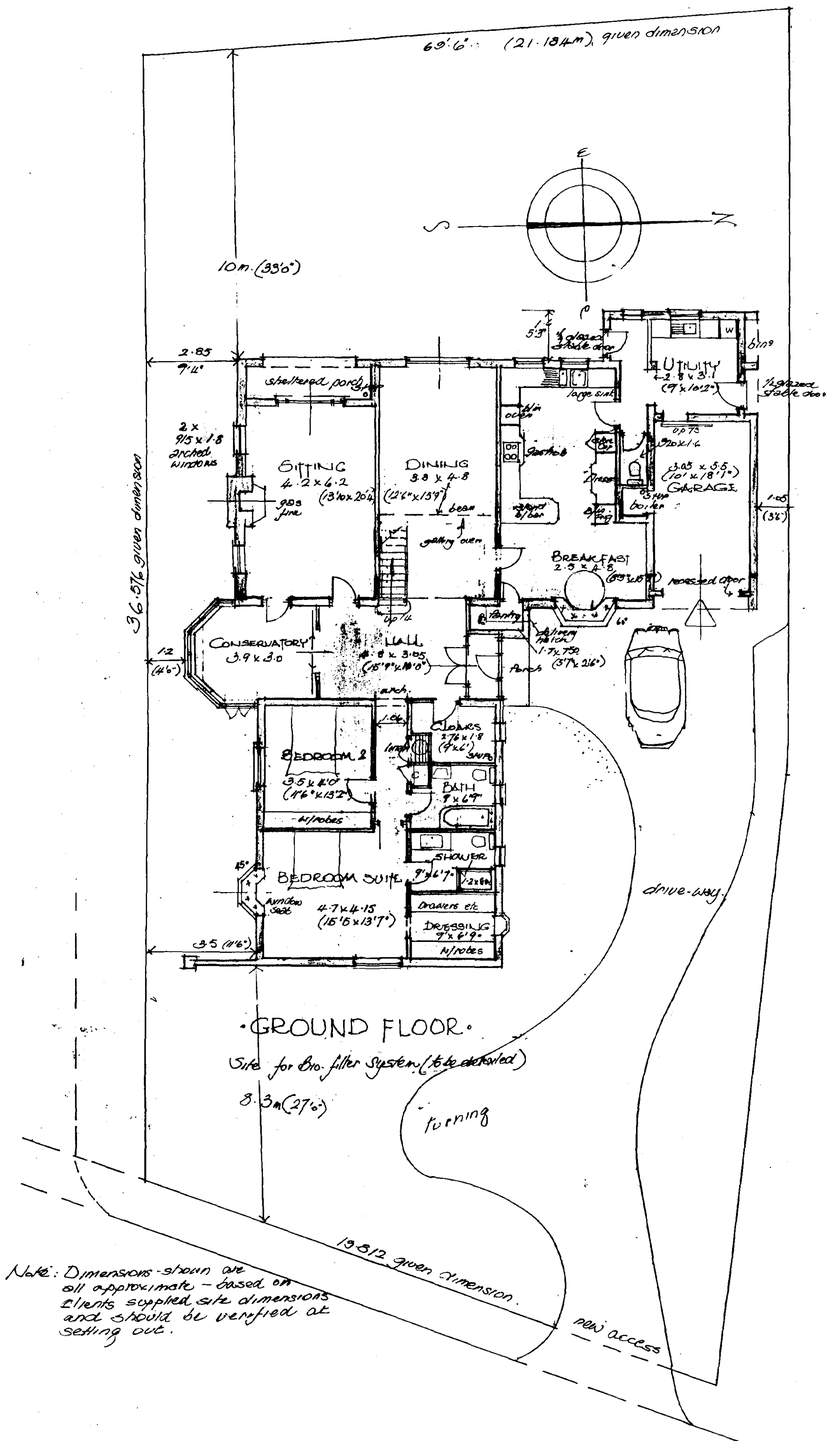
FOUNDATION and ROOF LAYOUTS with ELEVATIONS. Drawing number: 197/8. Amendment reducing size for re-submission to Building Control + Planning.



SECTION



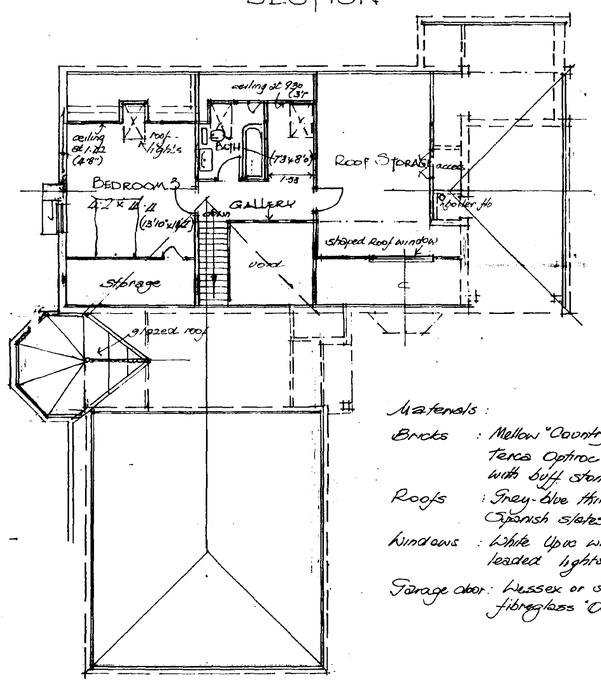
• FRONT ELEVATION (east) •



• GROUND FLOOR •

Site for Bio-filter System (to be determined)

Note: Dimensions shown are all approximate – based on clients supplied site dimensions and should be verified at setting out.



• FIRST FLOOR / ROOF PLAN •

Materials:

Bricks : Mellow "Country" brick i.e. Terca Optiroc Kassandra (KT 082) with buff stone quoins.

Roofs : Grey-blue thin ~~reconstructed~~ Spanish slates.

Windows : White Upvc with large rectangular leaded lights.

Garage door : Wessex or similar timber look fibreglass "Oak" or "Mahogany".

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 20 MAY 1999 Ref: 0494/99

Mary E. Cromwell MRIBAT CIOB
1 Victoria Mews
Spalding Lincolnshire
Tel: Business 01775 762943
Home: 01775 723656

DWELLING at WHAPLODE DROVE for MR and MRS C.F. BRAND.

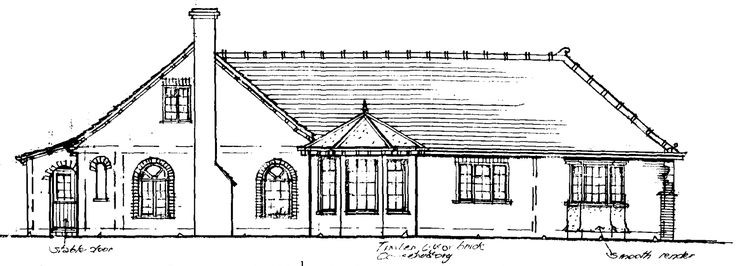
Drawing no: 197/5

Date: 29 April 1999.

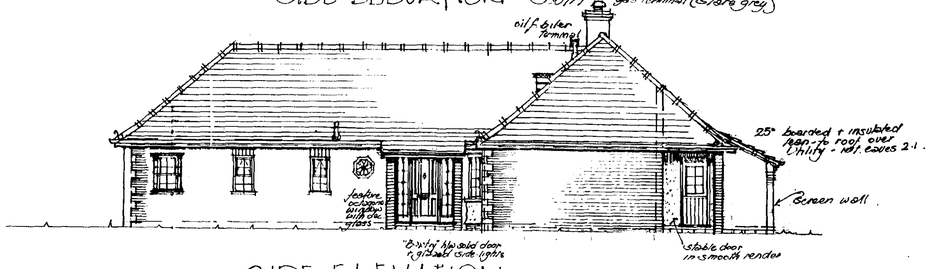
Scales: 1:100 and 150 metric



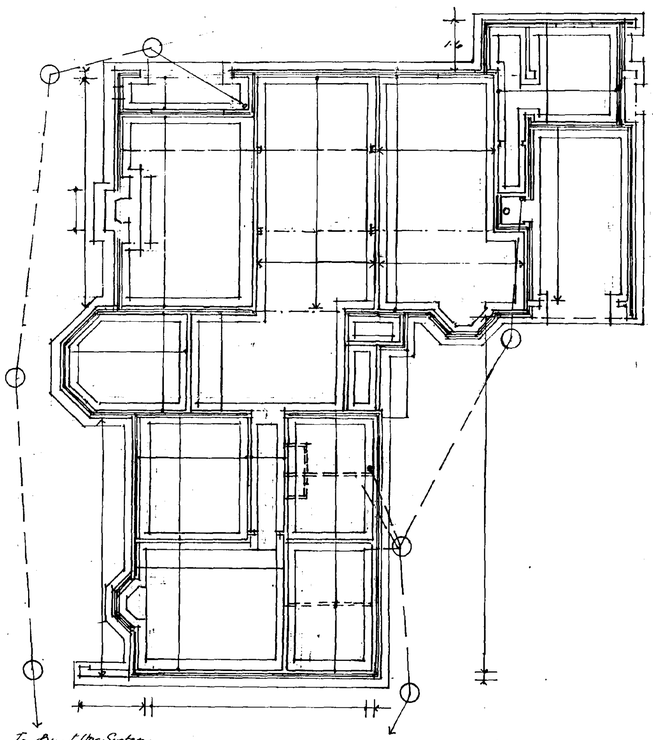
REAR ELEVATION · west ·



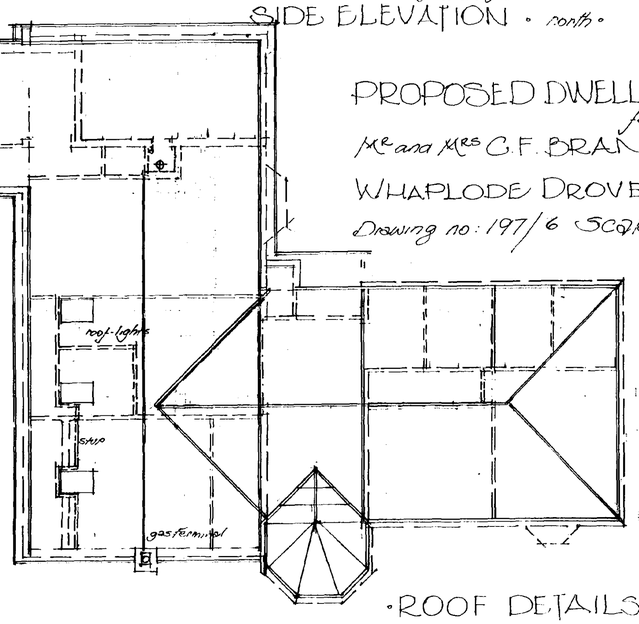
SIDE ELEVATION · south ·



SIDE ELEVATION · north ·



· FOUNDATION LAYOUT ·



· ROOF DETAILS ·

PROPOSED DWELLING · ELEVATIONS ROOF & FOUNDS PLANS ·
for
Mr & Mrs C.F. BRAND · at 84 BROADGATE ·
WHAPLODE DROVE · SPALDING · LINCS
Drawing no: 197/6 Scale: 1:100mm · Date May 1999.

Mary E. Cresswell BSc(Hons) DipTP MRTPI
4 Victoria Mews
Spalding, Lincolnshire
Tel: Business 01775 762543
Home: 01775 723656

Materials:
Bricks: Melton 'Country' brick i.e. Terca Optima Kassandra (KT082) with buff stone quoins.
Roofs: Grey-blue thin ~~concrete tiles~~ Spanish slates.
Windows: White Upvc with large rectangular leaded lights
Garage door: Wessex or similar timber-look fibreglass "Oak" or "Mahogany".

SOUTH HOLLAND DC
HOUSING & PLANNING
20 MAY 1999
Ref: 0494/99

SOUTH HOLLAND DC
HOUSING & PLANNING
20 MAY 1999
Ref: 0494/99

DETERMINED
PLAN