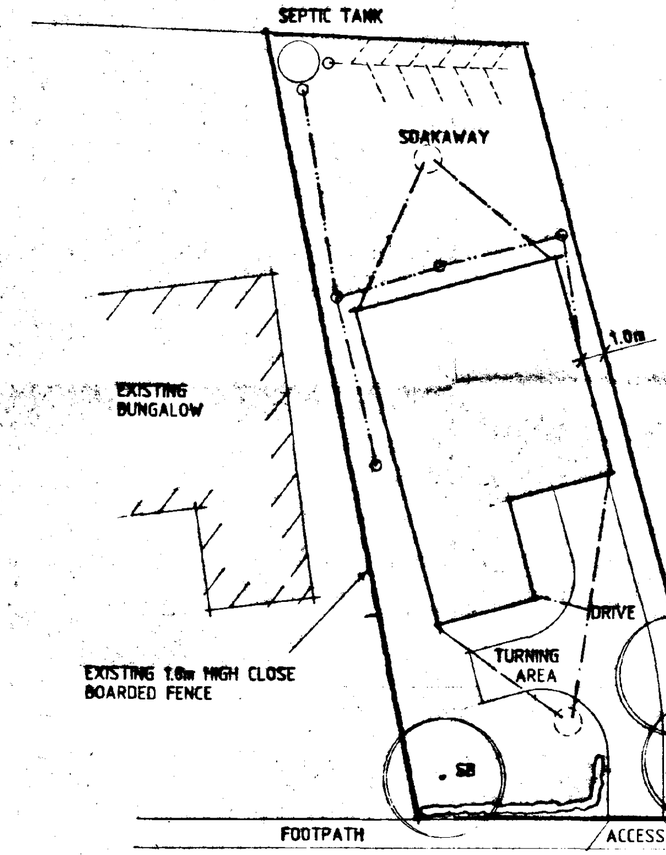
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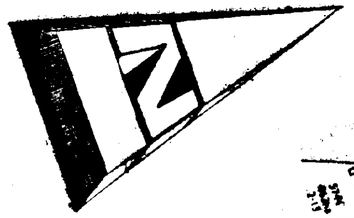
Please note: This drawing is not a conveyance drawing.

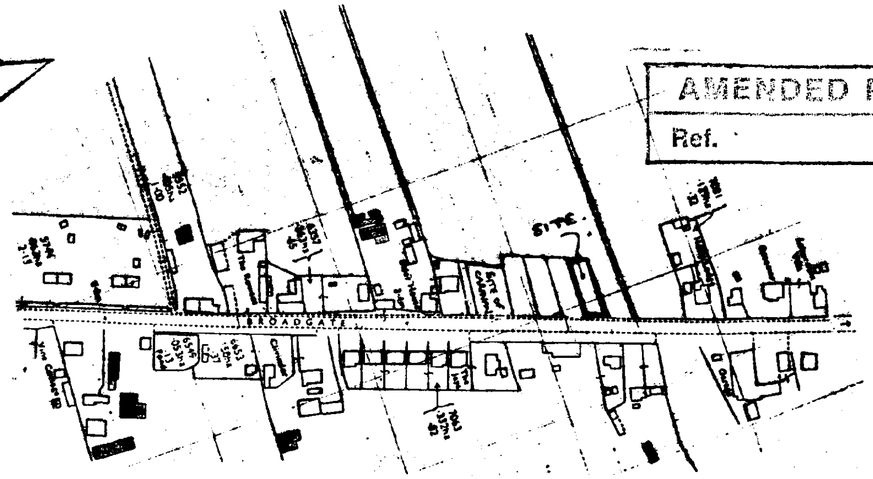


BROADGATE

SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH LINCOLN -2-





LOCATION PLAN

AMENDED PLAN
Ref.

DWELLING

LINCOLN - 2 -

EXTERNAL MATERIALS

SANDTOFT, BROWN, DOUBLE PANTILE
CONC. INT. ROOF TILES
BUTTERLEY, ~~CLAY~~ Clay Mixes CAPLE MULTI Stock
FACING BRICKS

ACCESS

TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. REQUIREMENTS

TURNING AREA

FORM TURNING AREA FROM GARAGE AS SHOWN ALL TO L.A. REQUIREMENTS

DRIVE

WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE WITH CONC. EDGING KERBS

LANDSCAPING

PLANT BEECH HEDGE TO SITE FRONTAGE AS SHOWN

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

FM - FIELD MAPLE
SB - SILVER BIRCH

SEPTIC TANK

Connect foul water drains to "Klargester" type septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of Clause 14.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application. Applicants are further advised that during times of inclement weather the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank, particularly the bottle type is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 gallons) CAPACITY MUST BE USED.

SOUTH HOLLAND D.C.
PLAN DEPT
21 DEC 1994
F H38/1123/94

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7DB
Tel: 01406 424043 Fax: 01406 490702

PROPOSED BUNGALOW AT BROADGATE, WHAPLODE DROVE FOR

ASHWOOD HOMES

1:200 1:2500 | KQH138/2

NOV-94 | B.GILHAM.

A - LOCATION PLAN ALTS
B - SEW ACTS

PLANNING PERMINE PLAN

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (new dete plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 90° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

ROOF VENTILATION:
To roof soffits use 'Manx Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

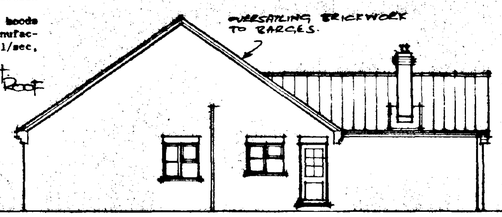
ROOF INSULATION
Provide 150mm of Gyplex 1000 by Gyproc Insulation Ltd.

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 190 half round gutters and 65 ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

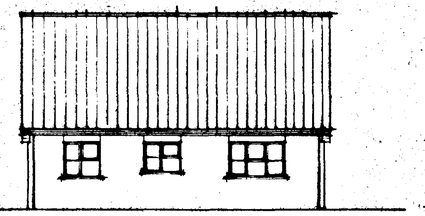
CEILINGS:
To all insulated roof ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Fireline board, 2no LAYERS LAYED WITH STAGGERED JOINTS.

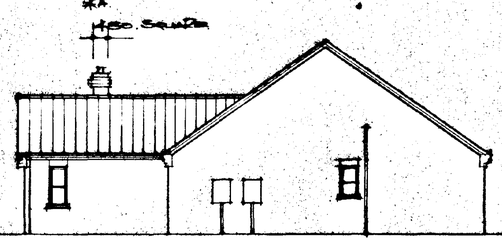
WALLING:
250 cavity walls to consist of:
100 face brk (see site plan for details),
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec, both systems to offer intermittent operation
DUCTING THRU ROOF TO RIDGE VENT. DUCTING IN UN-HEATED AREA IE ROOF VOID TO BE INSULATED IN ACCORDANCE WITH BS 5422.
*B.
*C PROVIDE 1 NO. SMOKE ALARM TO HALL; FITTED IN ACCORD. WITH BS 5839 PART 1- L3 STANDARD.
*C NOTE: DOOR GLAZING WITHIN 1500 AND WINDOW GLAZING WITHIN 800 OF FFL TO BE TOUGHENED OR LAMINATED IN ACCORD. WITH APPROVED DOCUMENT PART N1

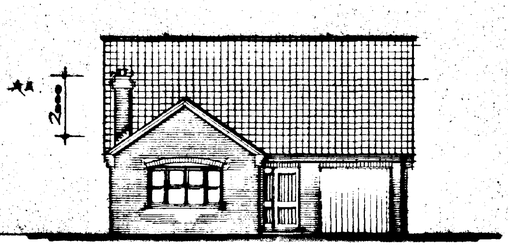


SIDE


REAR



SIDE



FRONT

JOINERY & LINTEL SCH.		
No.	Ref.	lintel
1	C312CDC	L/HD
2	C210CD	L/HD
3	C212CD	L/HD
4	C110C OR C110D	L/S
5	UP & OVER STEEL GARAGE DOOR 2134 x 2134	L/HD
6	FGR 120 - SUFFOLK	L/HD *A
7	C113C	L/S
8	C413CMC - UNIVERSAL ARCH OVER.	L/S.
9	FLUE - BKTP	L/S
10	C210CD	L/S
11	C212CD	L/S
A	BED/HALL OPENING	ROOFBOX
B	BATH/HALL OPENING.	ROOFBOX
C	ARCH	NIL

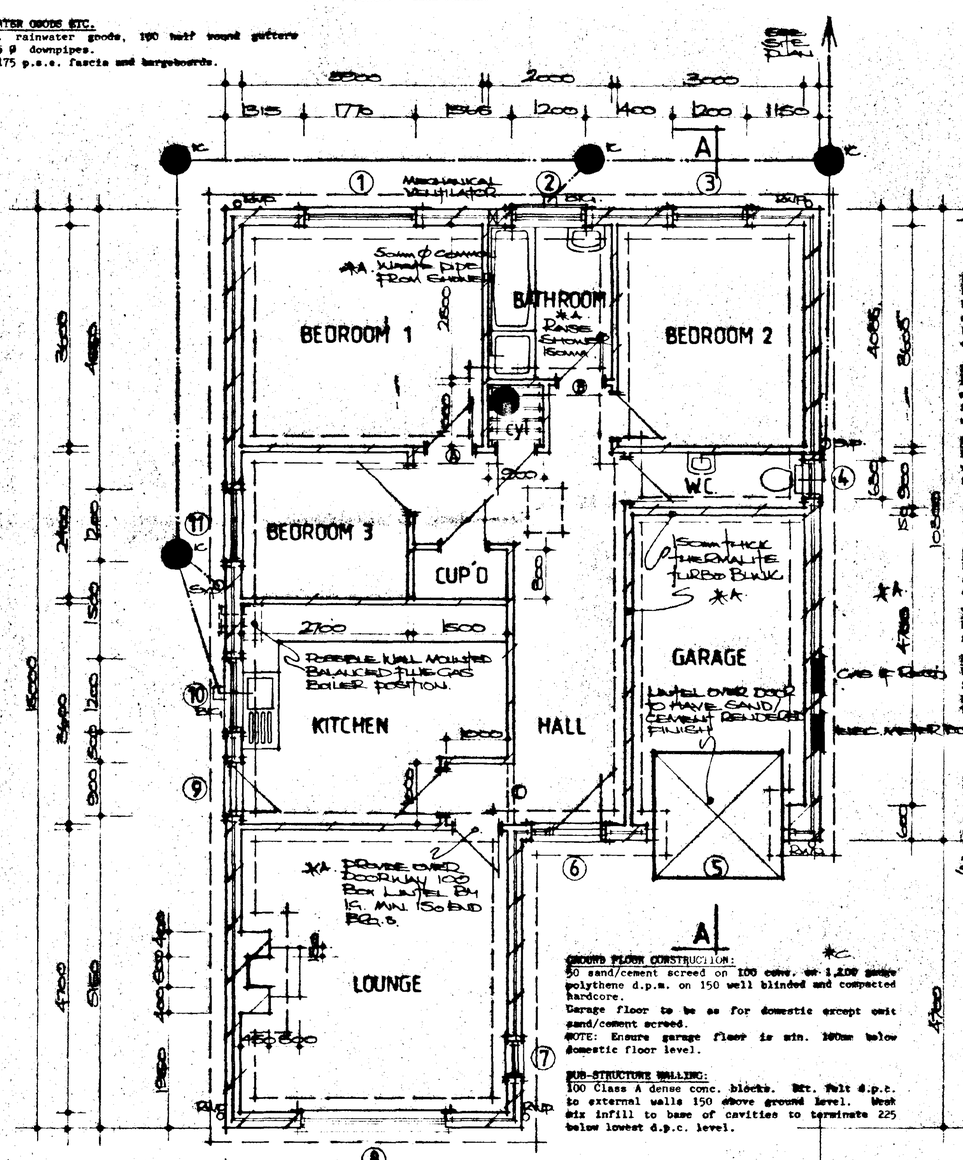
All specified joinery is by Messrs. JOHNCARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 9000 sq. mm.

EXTERNAL LINTELS:
I.G. Lintels to be installed to manufacturer's recommendations. To all openings in cavity wall provide bit. felt d.p.c. cavity tray.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.

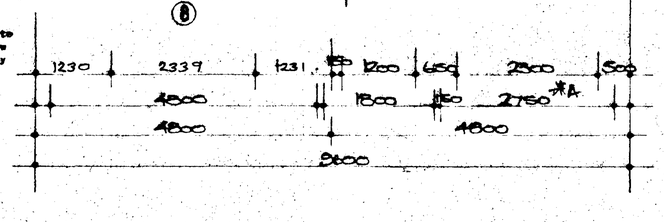
INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.



GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

Note: To provide combustion air to open fire in Lounge provide at low level 1 No. Type 10R ventilator by 'Permeli' Ltd.



BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. See plan for ducting to outside air.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

HEATING SYSTEM
Provide a 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

FOOTPATHS:
Provde 900mm wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

TRAPDOOR
Provide 750mm x 550mm trapdoor for access to roof space.

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 min. 550mm, max 1.0m above footpath to base.

Boiler
Provide balanced flue type gas fired boiler of required rating in Utility to be sited on 125 thick concrete tiled hearth above oversite. Boiler sited 50 from all walls. Boiler outlet to have protective guard cover.
ALTERNATIVE PROVIDE ELECTRIC SPACE/RADIATORS

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bwk or sim. on d.p.c.
NOTE: No timber to be within 40mm of chimney.

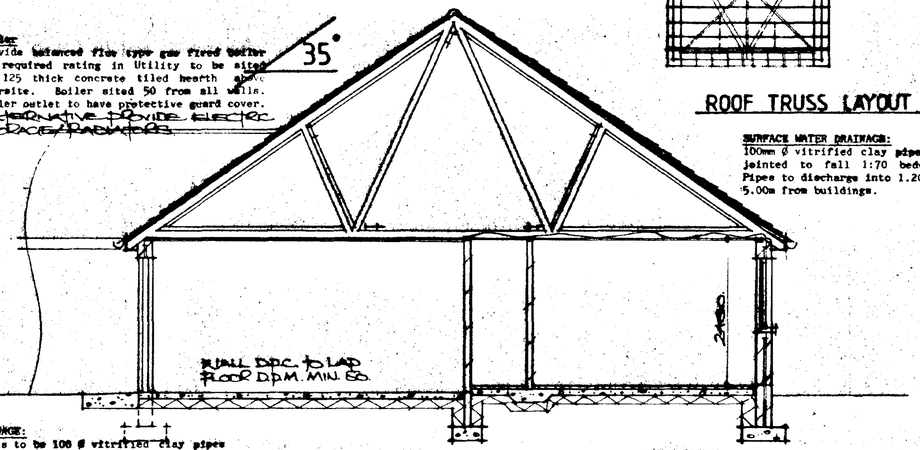
NON ROOF CONSTRUCTION:
4 lbs lead flashing on 50 mm Purlock insulation boards by Messrs. Coolag Ltd. on 50 to 0 firring pieces securely spiked to 200 x 75 SC3 grade timber roof joists @ 400 ctrs. 12.7 mm Gyproc plasterboard ceilings with Artex finish.
NOTE: Roof to go under main eaves, dress lead flashing into brickwork 100 mm up.

NOTE:
Roof construction over lean-to to be as main except use king post type trusses @ 600 ctrs @ 40°. Also at this area provide suitable webbing trusses and valley lay boards.

HEADER TANK:
Header tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 4lb lead to valleys to make completely watertight.

ROOF TRUSS LAYOUT



SECTION A—A

SURFACE WATER DRAINAGE:
100mm ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings.

FOUL WATER DRAINAGE:
Foul water drains to be 100 ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. S & V P to be fitted with access plate at base 40mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm ø

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls kitchen cut ground fluor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breasts to be 900mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

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status design
ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24365
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

AMENDED PLAN
Ref. LINCOLN -2-

KINGS QUALITY HOMES

1:50 1:100	MAY 91'
JPW	A B C

A - BLDG REGS - JUL 91
B - PLNG ACTS - NOV 91
C - PLNG ACTS - JAN 92

SOUTH HOLLAND D.C. PLAN DEPT Found 21 DEC 1994
DET H93/1103/96

DETERMINED PLAN