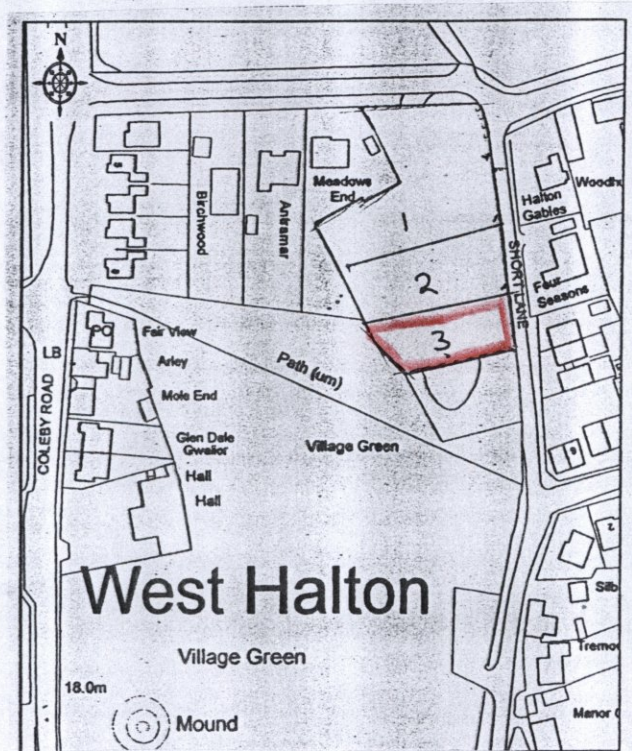


Lands to the West of  
Sports Ground West 1205W



S166 1205W

DEVELOPMENT CONTROL SECTION

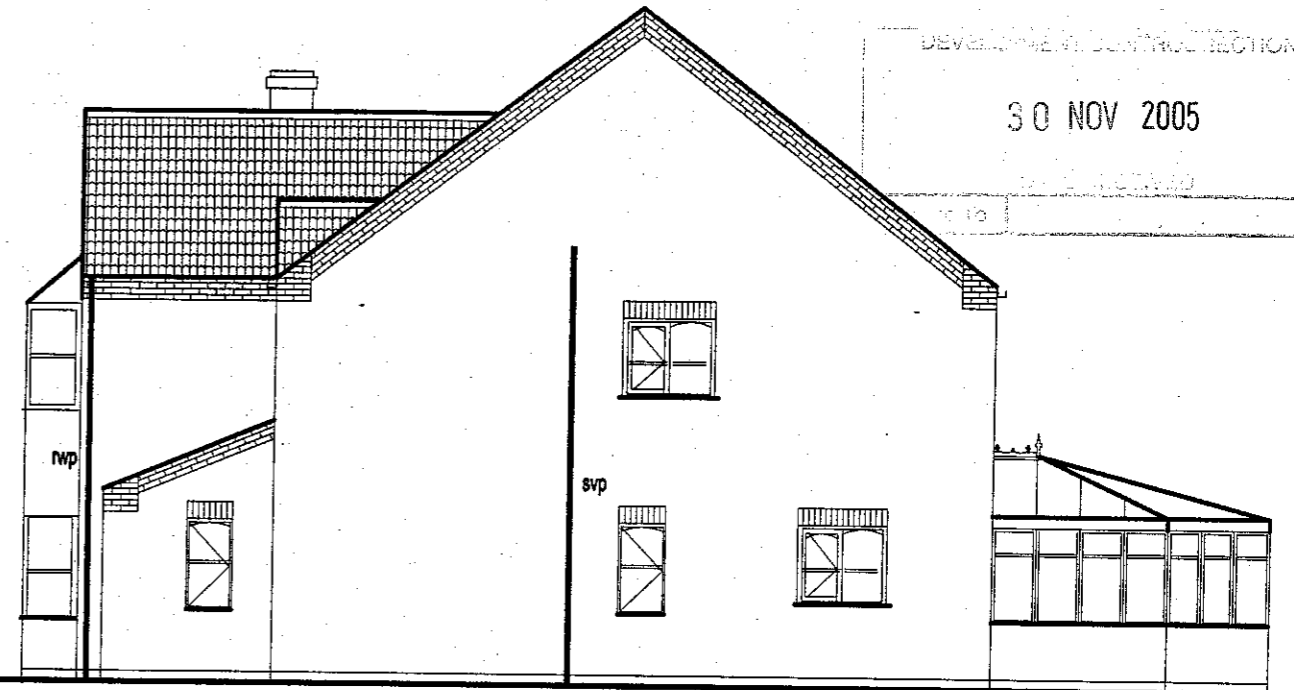
30 NOV 2005

DATE RECEIVED

Ref: To



PROPOSED FRONT ELEVATION

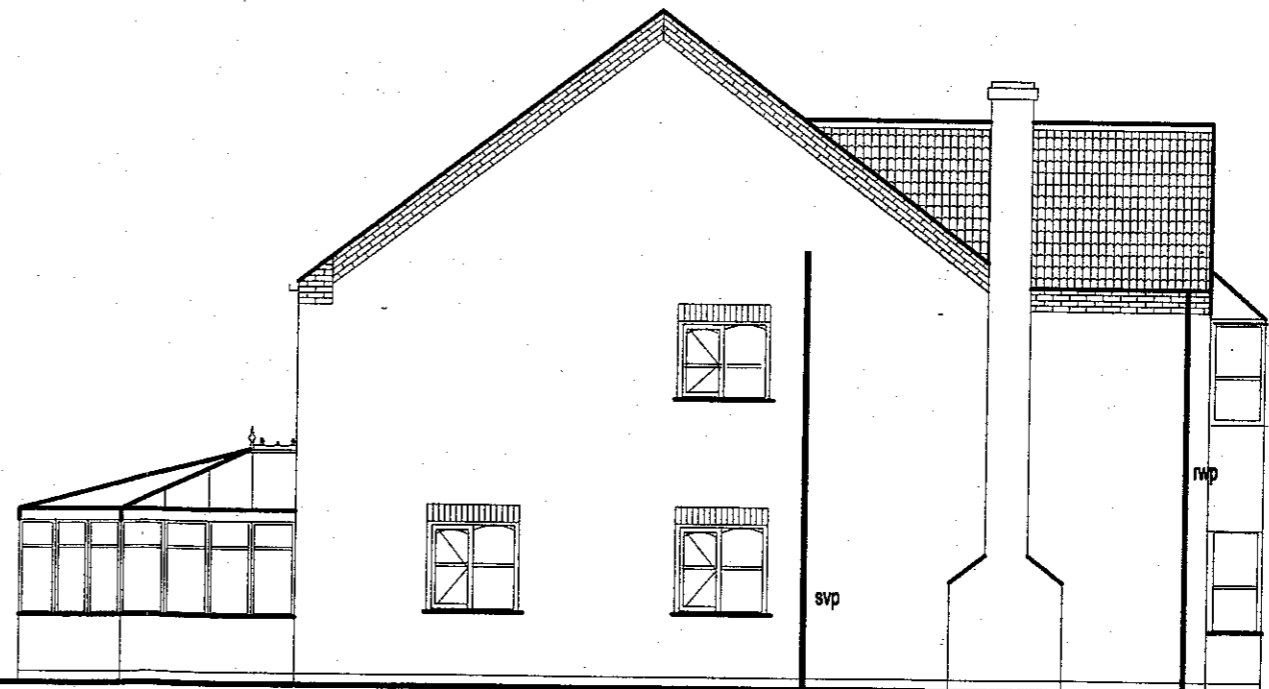


DEVELOPMENT CONTROL SECTION  
 30 NOV 2005  
 10

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED DETACHED DWELLING AND GARAGE  
 PLOT THREE - LAND TO THE WEST OF SHORT LANE,  
 WEST HALTON.  
 FOR MR. PETER REID.

PROPOSED ELEVATIONS

SCALE: 1:100  
 PLAN NO: 1 OF 4

escape windows to be provided to all windows min .33 sq mm opening with min dimension 450mm and opening min 1.1m above floor level

OIL fired boiler(worcester combination type) with SEDBUK rating greater than 78% balanced flue type with guard thermostatic radiator valves to be used time and boiler interlock to be used provide zone controls, timing controls, boiler interlock all to part L of b.regs -tank to be underground

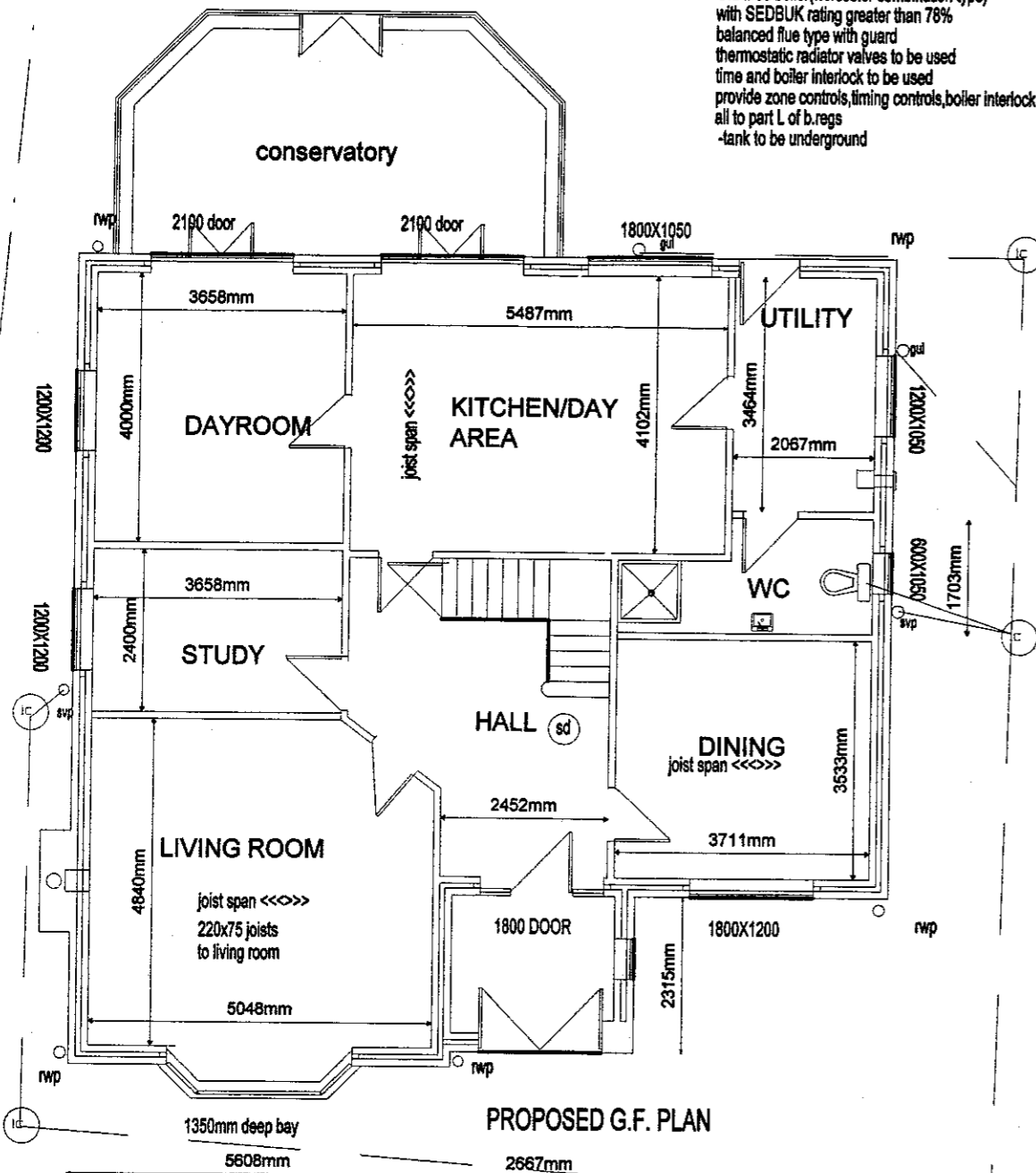
first floor walls to be in 100mm block where ground floor wall is under

provide double joists under first floor stud walls where parallel

all 100mm svp's min 900mm above highest window

30 NOV 2005

Referred To



class one s.f. fire to lr flue size 225mm diameter clay laid socket up, bedded and pointed in high alumina cement all to bs 1181; hearth 125mm thick all to part j of the b regs heart to project min 500mm in front of chimney breast 225mm air brick to room

Living room, utility, kitchen to have energy efficient lighting

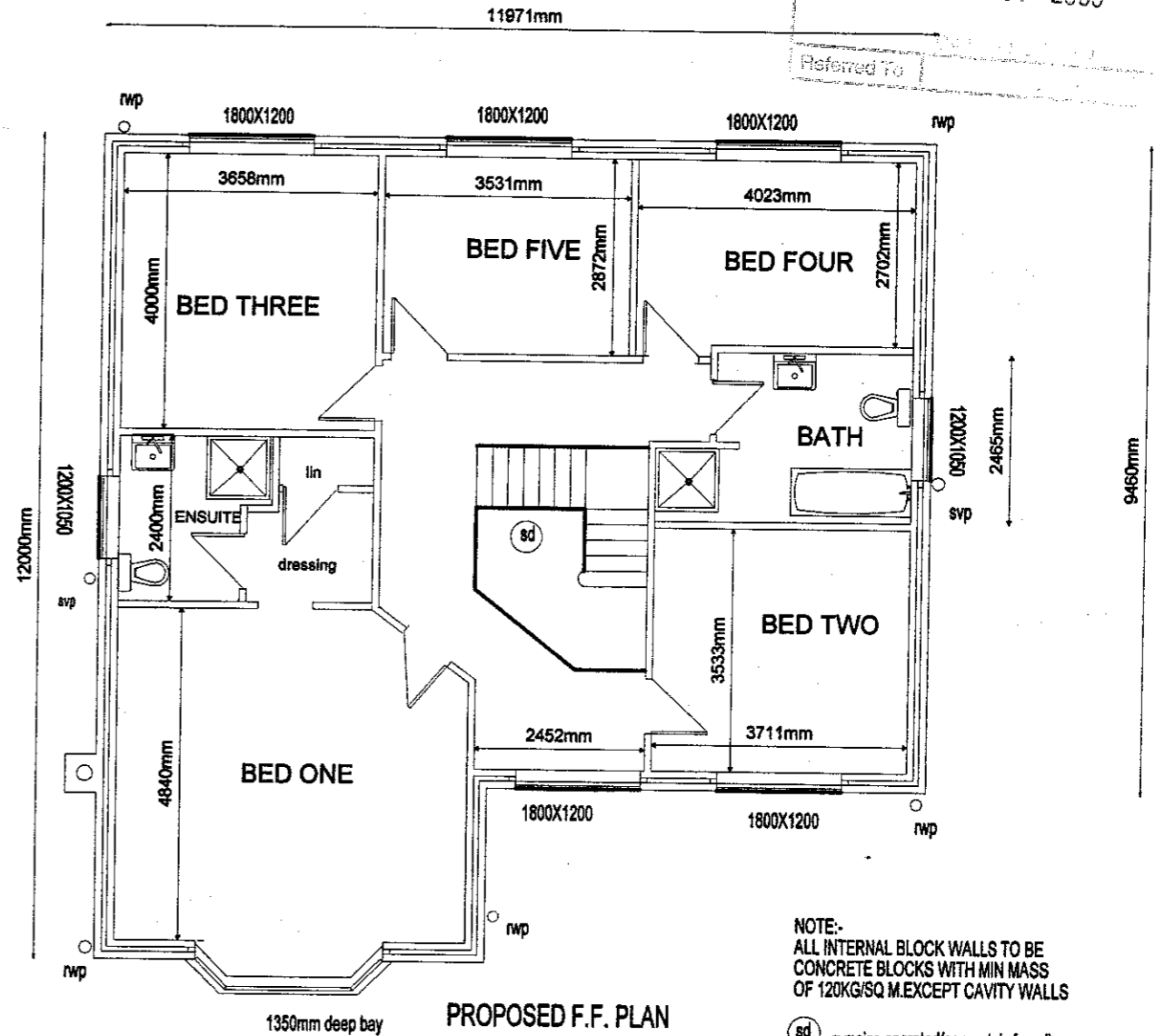
ALL CAVITIES TO BE CLOSED WITH INSULATED CAVITY CLOSERS ALL REVEALS, LINTOLS, AND CILLS TO BE TO B.REGS C4

provide trickle vent to each room min 8000 sq mm utility/wc to 4000 sq mm

provide min 80 lit/sec fan to kitchen

provide min 30 lit/sec fan to bath/ens

to sewer



NOTE:- All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical certificate to be issued for the work by a person competent to do so.

NOTE:- ALL INTERNAL BLOCK WALLS TO BE CONCRETE BLOCKS WITH MIN MASS OF 120KG/SQ M. EXCEPT CAVITY WALLS

(sd) = mains operated (separately fused) smoke detector

glazed areas less than 800mm above floor level (windows) and 1500mm (doors and sidelights) to be in safety glass to BS 6206

provide draft stripping to windows/doors hatches in accordance with part L of building regs

provide insulation to pipes and vessels in accordance with part L of building regs

**PROPOSED DETACHED DWELLING AND GARAGE  
PLOT THREE - LAND TO THE WEST OF SHORT LANE,  
WEST HALTON.  
FOR MR. PETER REID.**

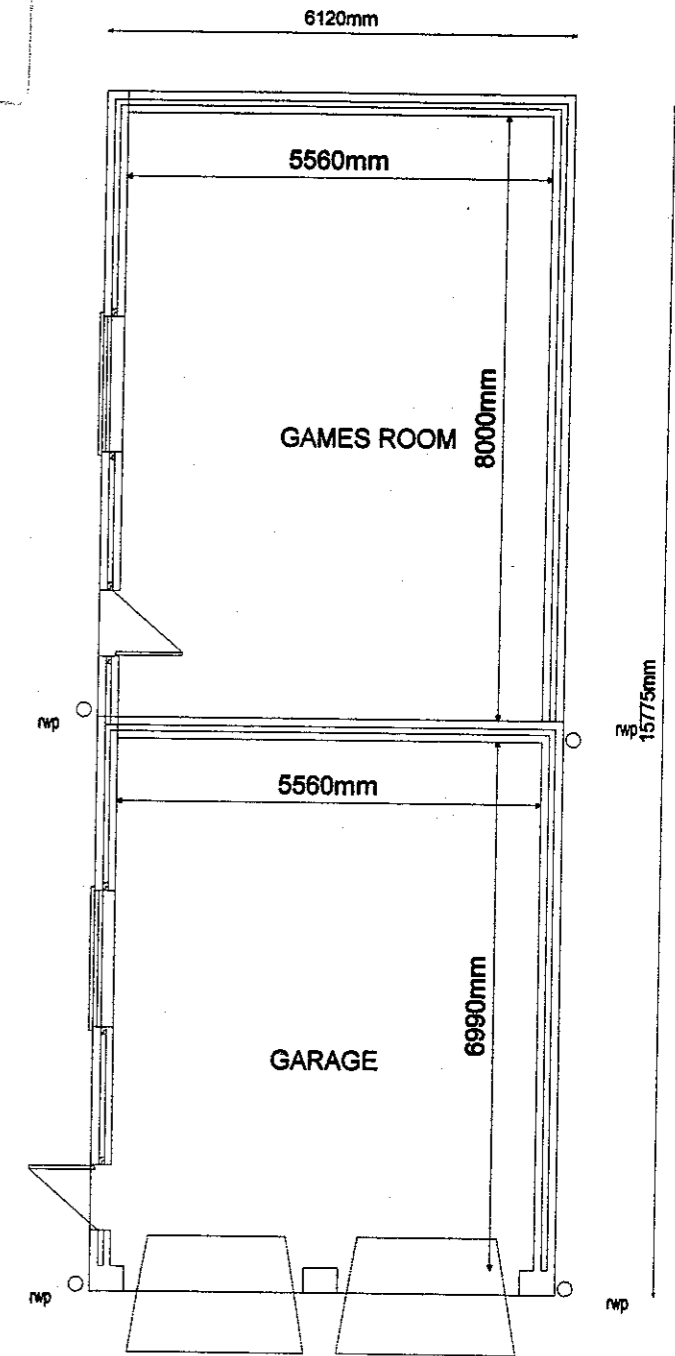
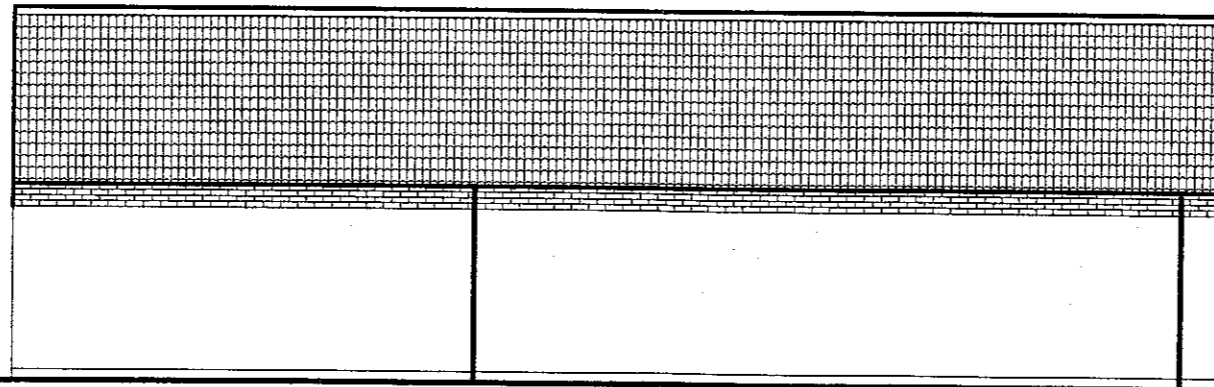
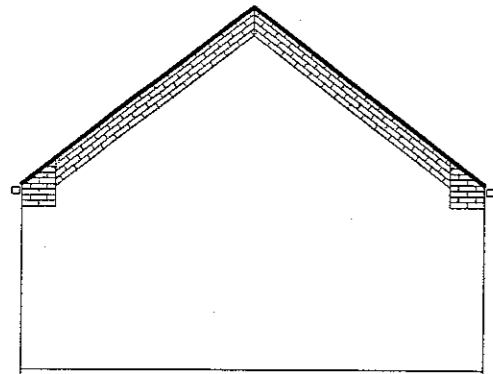
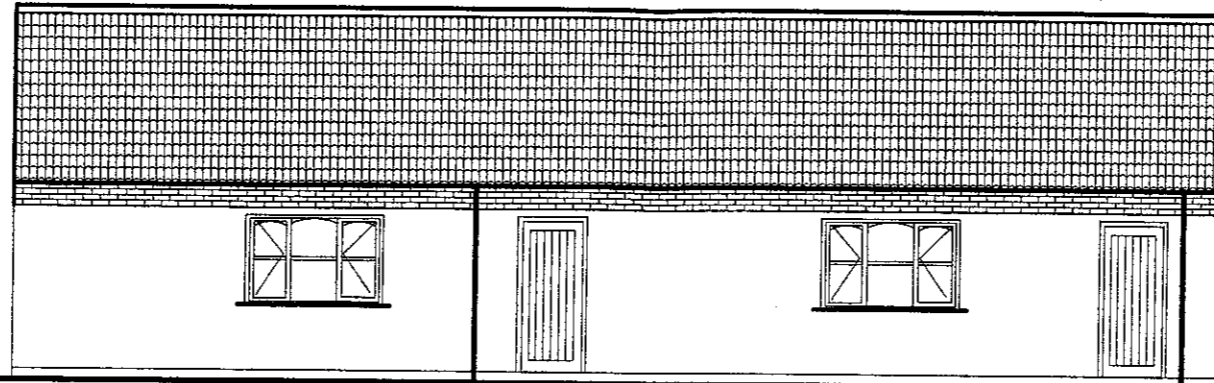
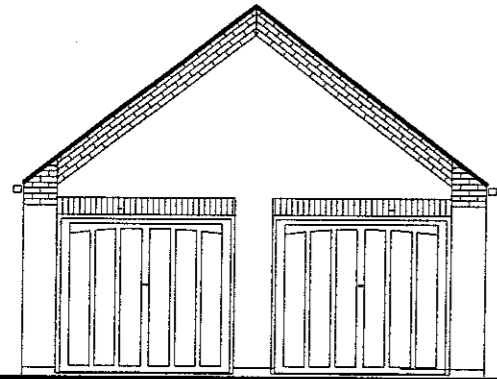
**PROPOSED PLAN**

SCALE: 1:100  
PLAN NO: 2 OF 4

DEVELOPMENT CONTROL SECTION

30 NOV 2005

red To



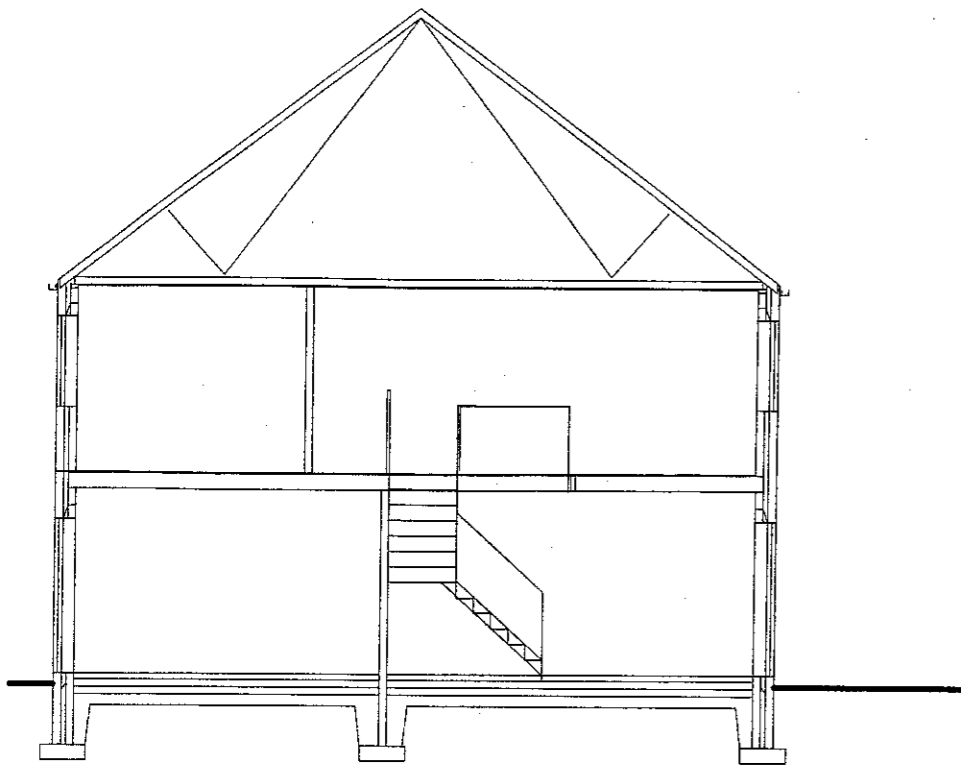
GARAGE PLAN

construction as dwelling except  
insulation is not necessary to garage  
raised tie trusses to be used  
wall between garage/games room to be taken  
up to underside of roof covering and firestopped  
garage floor to be min 100mm below gamesroom floor

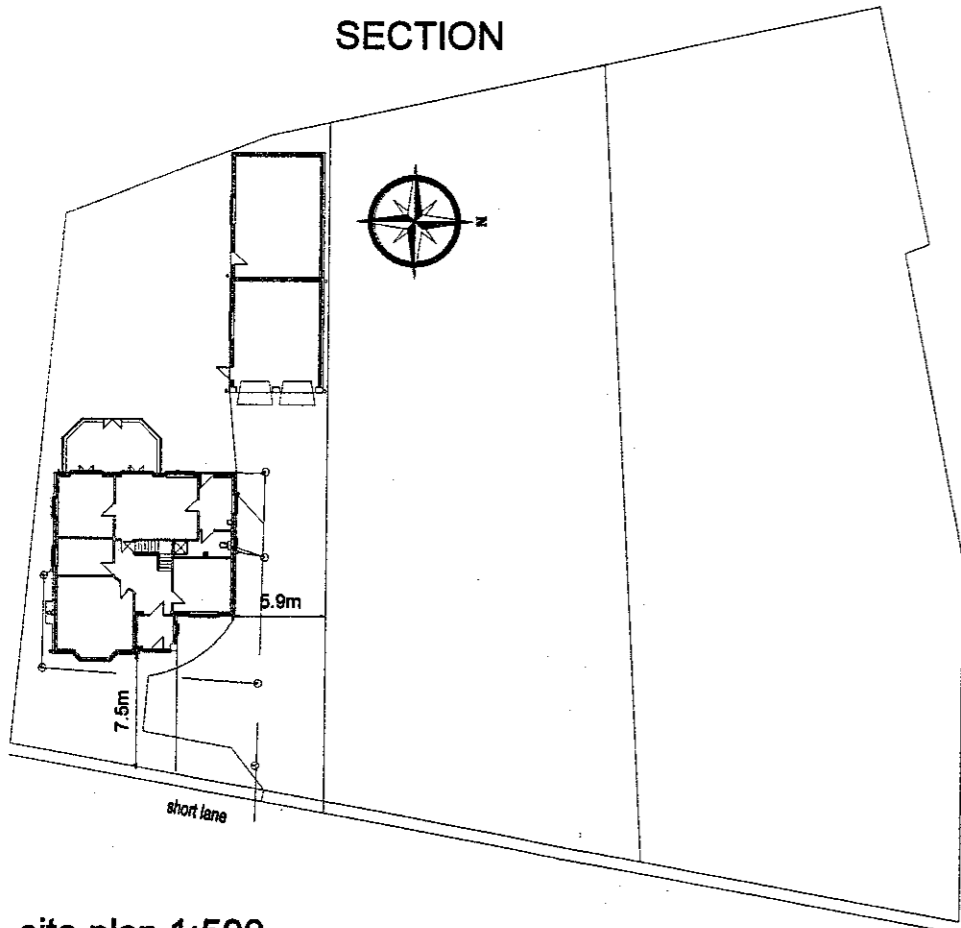
PROPOSED DETACHED DWELLING AND GARAGE  
PLOT THREE - LAND TO THE WEST OF SHORT LANE,  
WEST HALTON.  
FOR MR. PETER REID.

GARAGE DETAILS

SCALE: 1:100  
PLAN NO: 3 OF 4



SECTION



site plan 1:500

ROOF -pitch 37.5 degrees except 22,5 degrees to front porch

red sandtoft/goxhill double pantiles concrete interlocking roof tile (smooth faced) to be agreed on 25x38 battens on non tearable sarking felt

ROOF CONSTRUCTION -pitch as above

Gangnailed roof trusses at 450mm centres all by specialist with 100x38 windbracing and ceiling ties all to BS 5268 part 3 1985 inc gable straps at 2m centres inc noggings and wall plate straps;100x50 wallplate;9.5mm plasterboard and min 5mm skim;

270mm fibreglass insulation cross layered

ensure 50mm gap between truss and insulation at eaves

wall and ceiling ties to be continuous

CONDITIONAL B. REG approval requested regarding roof truss calculations provide 25mm eaves ventilation inc flyscreen

provide preformed pvc valleys

EAVES/FASCIAS

Ornamenta brockwork to eaves and gable with proprietary eaves ventilation system for cross ventilation including fly screen;

code 4 lead flashings;100mm square section pvc gutters and 63mm fallpipes to soakways min 5m from building subject to perc test

FLOORS

220 x 50 floor joists at 400mm centres except where stated

including all necessary straps,ties and strutting

provide straps at 2m centres where floor joists run parallel to walls 100mm mineral wool infil

22mm flooring grade chipboard;15mm plasterboard and skim

trim out round stairwell with double joists bolted together

and provide double joists under all baths

STAIRCASE

Standard softwood staircase 864mm wide;going 224mm per tread

rise overall 2600mm [check on site] ;balustrading min 900mm

high {1100mm on landings}will not permit the passage of a 100mm sphere

and shall be vertical;min headroom 2metres;maximum pitch 42 degrees

and max rise per tread 200mm

WALLS

Red or red/brown facing to be agreed with 75mm cavity filled

with 75mm dritherm wall insulation;100mm PLASMOR FIBOLITE block

int with 13mm render and set;close cavities at all

openings and eaves inc all cavity trays;dpc to be min

150mm above ground level.

SEE NOTE ON PLAN 2 REGARDING INTERNAL WALLS

FLOORS

150mm clean hardcore (min) blinded with sand;

1200 guage polythene dpm;Precast Concrete beam and block floors;100mm

flooring grade polystyrene on polythene;19mm flooring grade chipboard

provide vents at 1.8m centres to ground floor void

75mm cement/sand screed reinforced

CONDITIONAL B. REG approval requested regarding floor beam calculations

if conditions allow normal floor slab -100mm concrete slab

on 150mm min clean hardcore blinded with sand

1200 guage polythene dpm

FOUNDATIONS

Excavate foundation trench min 1000mm deep;concrete

600x200;All to suit local ground conditions;Depth to

be determined at start of work;First four courses(min)

brickwork below dpc to be in 2nd class engineering

brickwork;remainder in class 'A' concrete blocks;Weak

concrete cavity fill.

all manholes to be prop pvc chambers  
all wastes to be 50mm pvc with deep seal traps to suit  
all plumbing to part I of the b.regs and to current  
water board regs.  
all lintols to be r.concrete or insulated ig type to suit span

all drainage to be in 100mm polydrain [fall 1:40] with all  
outlets trapped and sealed  
kitchen to have min 1.75 cubic metres of storage  
food to be stored in refridgerator  
all gulleys to be roddable

all windows to be upvc shall be double glazed  
minimum ventilation area of windows to be at least 1/20th  
of room floor area

all external lintols to be insulated ig or insulated catnic type to suit  
cavities to be closed with insulated cavity closers

**PART M2 OF BUILDING REGS - DISABLED ACCESS**

1.All internal ground floor doors to be min 775mm clear opening

ie use 826mm wide doors except to linen cupbd

2. Hall wc to have min 500mm clearance either  
side of centre line

3.REAR door to be min 775mm clear opening with no threshold

Paving to be in brick/concrete with cross falls

Provide drains channel at front door to prevent water ingress

4. Electrical switches and sockets to be between 450mm  
and 1200mm from finished floor level

soakways subject to percolation test results

window to floor area is less than 25%

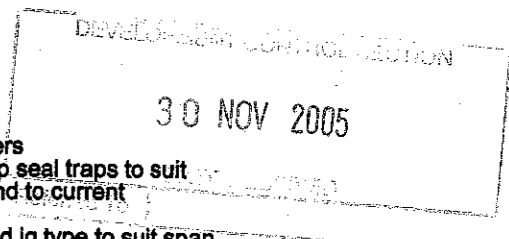
Inspect hot water system and a commissioning sert issued on completion  
to confirm compliance with regs regarding conservation of fuel and power  
CERTIFICATE together with manufacturers operating and maintenance  
instructions must be available for occupants use

provide notice plate for all heat producing appliances in a prominent location  
adjacent to water supply pipe or consumer unit

SAP rating to be undertaken on completion ans displayed in form  
of robust notice within dwelling-CONDITIONAL B. REG REQUESTED  
FOR SAP RATING

floor,wall and roof insulation to be linked together  
to form robust construction

ALL DOUBLE GLAZING TO BE IN LOW E GLASS WITH MIN 20MM  
AIR GAP



PROPOSED DETACHED DWELLING AND GARAGE  
PLOT THREE - LAND TO THE WEST OF SHORT LANE,  
WEST HALTON.  
FOR MR. PETER REID.

PROPOSED SECTION

SCALE: 1:100

PLAN NO: 4 OF 4