



PLOT 12, ROMAN WAY, LOUTH, LN11
ASKING PRICE £695,000



TES Property bring to the market this exclusive detached property built by the well known Jim Fairburn Ltd, as part of the Highfields development in Louth, Lincolnshire. The property is ideally nestled in the popular west side of town close to all local amenities.

The property comprises an entrance hallway, W.C, living room, dining kitchen, garden room, study and utility to the ground floor. The first floor consists of four spacious double bedrooms with a en-suite and dressing room to bedrooms 1 and 3, an en-suite to bedroom 2, along with an additional family bathroom. Standing on a generous plot with front and rear gardens, driveway and garage.

With an allowance in place enabling you to choose your dream kitchen, bathrooms and tiling throughout! Book your viewing in now to reserve this impressive family home.



Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Specification

Jim Fairburn Ltd have advised that the property will include the following specifications:

Internally:

- Composite front doors, uPVC double glazed windows throughout
- Oak staircases
- Intruder Alarm systems
- £50,000 allowance for Kitchen, bathrooms and tiling (subject to discussions with the developer)
- Ground floor underfloor heating system

Externally:

- Block paved driveway
- Paths and patio areas in Indian Sandstone
- Saxon multi bricks and red clay pantiles

Development

Located within the west side of the popular market town of Louth, this exclusive development is accessed off Meridian View, a popular residential area and is located within close proximity to the town centre and all of its amenities. This sought after development offers a range of exclusive properties, all built to a high specification throughout and include a 10 year warranty.

About the Developer

Jim Fairburn Ltd is a well known building and developer specialist in Louth, established for over 40 years providing quality properties throughout Louth.

A variety of popular developments in Louth such as Highfields, Cullingford Way and many more, all built to a high standard throughout and designed to accommodate all your wants and needs.

Hallway

Spacious hall providing access to the living room, study, kitchen diner and W.C. A staircase leads to the first floor landing.

Study

11'9" x 11'11"

With uPVC double glazed window to the front.

Living Room

15'9" 15'11"

With feature fireplace and uPVC double glazed window to the front and rear.

Kitchen Diner

21'5" (max) x 17'6" (max)

With an allowance in place for you to choose a range of kitchen units. There is ample dining space and bi-folding doors to the side. A door leads into the utility.

Utility

7'11" x 11'9"

With a range of fitted units and a door to the side.

Garden Room

17'6" x 10'5"

With vaulted ceiling, uPVC double glazed windows to the side and rear and a patio door to the side.

W.C

Fitted with a W.C and wash hand basin.

Landing

L- shape landing with access to all bedrooms and the bathroom.

Bedroom 1

12'3" x 17'2"

With dressing area and door into en-suite, uPVC double glazed window to either side and a balcony.

En-suite

8'10" x 7'9"

Fitted with a three piece suite consisting of a shower cubicle, W.C and wash hand basin.

Dressing Area

8'10" x 4'9"

Bedroom 2

15'11" x 11'9"

With door into en-suite and uPVC double glazed window to the front.

En-suite

6'2" x 7'11"

Fitted with a three piece suite consisting of a bath, W.C and wash hand basin.

Bedroom 3

15'11" x 11'2"

With door into dressing room and uPVC double glazed window to the rear.

Dressing Area

10'8" x 13'8"

With uPVC double glazed window to the rear and door into en-suite.

En-suite

7'6" x 13'8"

Fitted with a three piece suite consisting of a bath, W.C and wash hand basin and uPVC double glazed window to the front.

Bedroom 4

15'11" x 9'5"

With uPVC double glazed window to the front.

Bathroom

5'5" x 8'4"

Fitted with a three piece suite consisting of a bath, W.C and wash hand basin and uPVC double glazed window to the front.

Garage

With electric door and pedestrian access door to the rear.

Services

Mains electricity, drainage, water and BT are understood to be connected. Central heating is via an Air Source Heat Pump. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

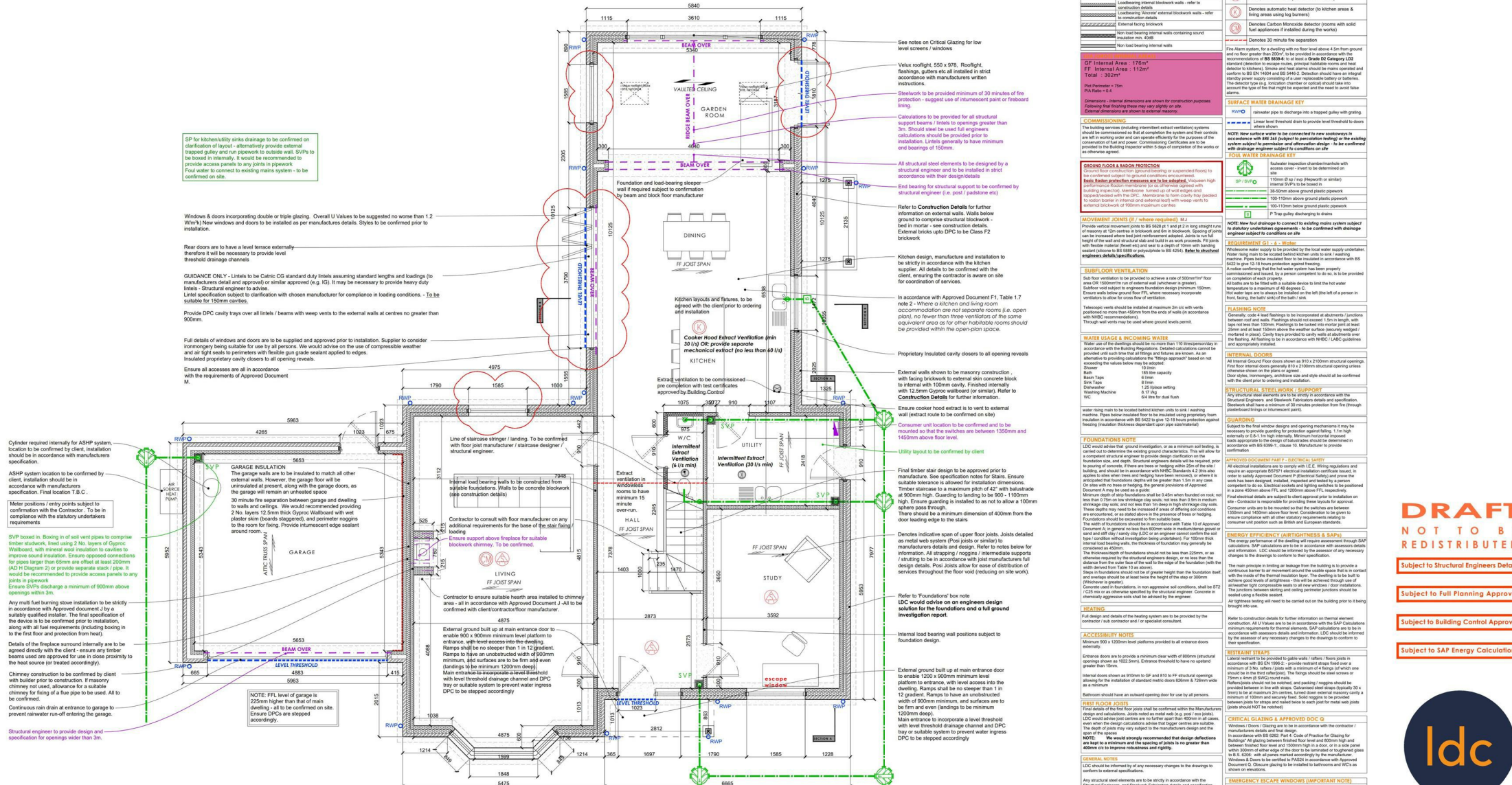
Viewings

By prior appointment through TES Property office in Louth 01507 601633
admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm





SP for kitchen/utility sinks drainage to be confirmed on clarification of layout - alternative provide external trapped gully and run pipework to outside wall. SV/Es to be boxed in internally. It would be recommended to provide access panels to joints in pipework. Four water to connect to existing mains system - to be confirmed on site.

Windows & doors incorporating double or triple glazing. Overall U Values to be suggested no worse than 1.2 W/m²K. New windows and doors to be installed as per manufacturers details. Styles to be confirmed prior to installation.

Rear doors are to have a level terrace externally therefore will be necessary to provide level threshold drainage channels.

GUIDANCE ONLY - Limes to be Calcei CG standard duty limes assuming standard lengths and loadings to normography being suitable for use by all persons. We would advise on the use of compressive weather and air tight seals to perimeter with flexible gun grade sealant applied to edges. Lintel specification subject to clarification with chosen manufacturer for compliance in loading conditions. - To be suitable for 150mm cavities.

Provide DPC cavity trays over all lintels / beams with weep vents to the external walls at centres no greater than 900mm.

Full details of windows and doors are to be supplied and approved prior to installation. Supplier to consider normography being suitable for use by all persons. We would advise on the use of compressive weather and air tight seals to perimeter with flexible gun grade sealant applied to edges. Lintel specification subject to clarification with chosen manufacturer for compliance in loading conditions. - To be suitable for 150mm cavities.

Ensure all access are all in accordance with the requirements of Approved Document M.

Cylinder required internally for ASHP system, location to be confirmed by client, installation should be in accordance with manufacturers specification.

ASHP system location to be confirmed by client, installation should be in accordance with manufacturers specification. Final location T.B.C.

Water position / entry points subject to confirmation with the Contractor. To be confirmed with the statutory undertakers requirements.

SV/Es boxed in. Boxing in of wall vent pipes of composite timber structure, treat using 2 No. layers of Gyproc Wallboard, with mineral wool insulation to cavities to improve sound insulation. Ensure opposed connections for pipes larger than 65mm are offset at least 200mm (ADI Diagram 2) or provide separate stack. Pipes to be recommended to provide access panels to any joints in pipework. Ensure SV/Es discharge a minimum of 900mm above openings within 3m.

Any multi fuel burning stove installation to be sturdy in accordance with Approved document J by a suitably qualified installer. The final specification of the stove is to be confirmed prior to installation, along with all fuel requirements (including boxing in to the first floor and protection from heat).

Details of the fireplace surround internally are to be agreed directly with the client - ensure any timber beams used are approved for use in close proximity to the heat source (or treated accordingly).

Chimney construction to be confirmed by client with builder prior to construction. If masonry chimney not used, allowance for a suitable chimney for fixing of a flue pipe to be confirmed. All to be confirmed.

Continuous rain chain to enter garage to prevent rainwater run-off entering the garage.

Structural engineer to provide design and specification for ganging wider than 3m.

See notes on Critical Glazing for low level protection / windows / 5800

Valve rooftop, 550 x 975. Rooftop flashings, gutters etc all installed in strict accordance with manufacturers written instructions.

Steelwork to be provided minimum of 30 minutes of fire protection - suggest use of intumescent paint or fireboard lining.

Calculations to be provided for all structural support beams / lintels to openings greater than 3m. Should specify to use full engineers calculations should be provided prior to installation. Limes generally to have minimum end bearings of 150mm.

All structural steel elements to be designed by a structural engineer and to be installed in strict accordance with their design details.

End bearing for structural support to be confirmed by structural engineer (i.e. spot / padstone etc).

Refer to Construction Details for further information on external walls. Walls below door to comprise structural blockwork - see construction details. External bricks to Class F2 brickwork.

Kitchen design, manufacture and installation to be strictly in accordance with the kitchen specification. All details to be confirmed with the client, ensuring the contractor is aware on site for coordination of services.

In accordance with Approved Document F1, Table 1.7 note 2 - Ventilation in a kitchen and living room accommodation are not separate rooms (i.e. open plan), no fewer than three ventilations of the same equivalent area as for each habitable room shall be provided within the open-plan space.

Proprietary insulated cavity doors to all opening reveals.

External walls shown to be masonry construction, with facing brickwork to external skin concrete block to internal with 100mm cavity. Finished internally with 12.5mm Gyproc wallboard (or similar). Refer to Construction Details for further information.

Ensure cooker hood extract is vent to external wall extract route to be confirmed on site)

Consumer unit location to be confirmed and to be mounted so that the switches are between 1350mm and 1450mm above floor level.

Liberty lighting to be confirmed by client.

Final timber stair design to be approved prior to construction. See specification notes for Stairs. Ensure suitable tolerance to allow for installation dimensions. Timber staircase to a maximum pitch of 42° with balustrade at 900mm high. Guarding to landing to be 800 - 1100mm high. Ensure guarding is installed so as not to allow a 100mm sphere pass through.

There should be a maximum dimension of 400mm from the door leading edge to the stairs.

Denotes indicative span of upper floor joists. Joists detailed as metal web system (Poi Joist) or similar to manufacturers details and design. Refer to notes below for information. All strapping / nogging / intermediate supports / strutting to be in accordance with joist manufacturers full design details. Poir Joists allow for ease of distribution of services throughout the floor void (reducing on site work).

Internal load bearing wall positions subject to ground investigation.

External ground built up at main entrance door to enable 900 x 900mm minimum level platform to entrance, with level access into the dwelling. Ramps shall be no steeper than 1 in 12 gradient. Main entrance to incorporate a level threshold with level threshold drainage channel and DPC tray or suitable system to prevent water ingress. DPC to be stepped accordingly.

Contractor to ensure suitable heath area installed to chimney area - all in accordance with Approved Document J - All to be confirmed with client/contractor/floor manufacturer.

NOTE: FF level of garage is 225mm higher than that of main entrance level. Ensure DPCs are stepped accordingly.

Foot water to discharge to mains underground sewer within the road - refer to full drainage design drawings/details.

Any structural steel elements are to be sturdy in accordance with the Structural Engineers, and Beams Fabrication details and specification. Beams should be 300 x 300mm minimum. Refer to structural engineers.

Background ventilation notes

Minimum equivalent area of background ventilators for a 1st + 2nd story dwelling shall be as specified below, in accordance with Table 1 of Approved Document F1:

Habitable Rooms	6.000m ²
Utility Room	No Minimum
Bathroom	4.000m ²

If natural ventilation and background ventilators are to be installed in the same room, ensure they are designed to work together. It is the responsibility of the window/ventilator manufacturer to ensure the minimum of background ventilation is met. Failure to meet the requirements through background vents may require the installation of further mechanical ventilators.

Watering of the building should be no more than 110 litres per person per day. Watering should be no more than 110 litres per person per day. Watering should be no more than 110 litres per person per day. Watering should be no more than 110 litres per person per day.

Water use and incoming water

Basin Taps	1.5 litres capacity
Toilet	10 litres
Deliverer	1.25 litre setting
Washing Machine	64 litres per dual flush

Foundations notes

Heating

Accessibility notes

First floor joists

Walls & Materials

GF Internal Area 176m²
FF Internal Area 112m²
Total 322m²

Fire/Smoke Detection Key

Surface Water Drainage

TOILET WATER DRAINAGE

REQUIREMENT F1 - 1 - WORK

INTERNAL DOORS

GUARDINGS

APPROVED DOCUMENT F1 - ELECTRICAL

ENERGY EFFICIENCY (AIRTIGHTNESS & SAP)

RESTRAINT STRIPS

CHEMICAL JOINTS & APPROVED DPC

EMERGENCY ESCAPE WINDOWS (IMPORTANT NOTE)

BACKGROUND VENTILATION NOTES

REINFORCEMENT AND UTILITIES

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REINFORCEMENT AND UTILITIES

EMERGENCY ESCAPE WINDOWS (IMPORTANT NOTE)

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12, Lovell Lane
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PROJECT: Residential Development, Lot to the North of Julian Bower, Louth Lincs.
DATE: June 2024
RLE: Plot 12
SCALE: Ground Floor Plan
ORIGINATOR: A1
DRAWING NUMBER: LDC3641-BR-30

Subject to Structural Engineers Details
Subject to Full Planning Approval
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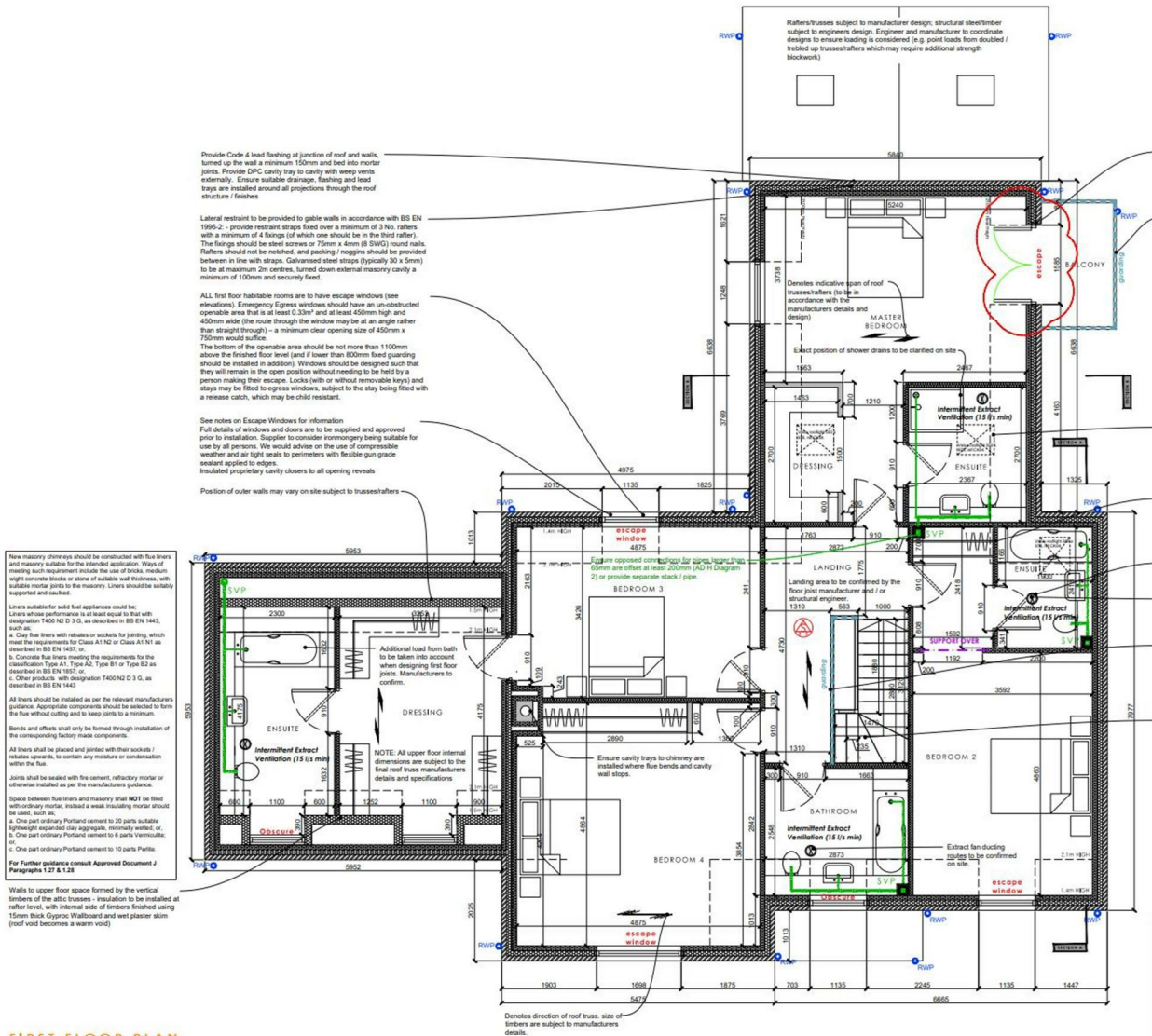
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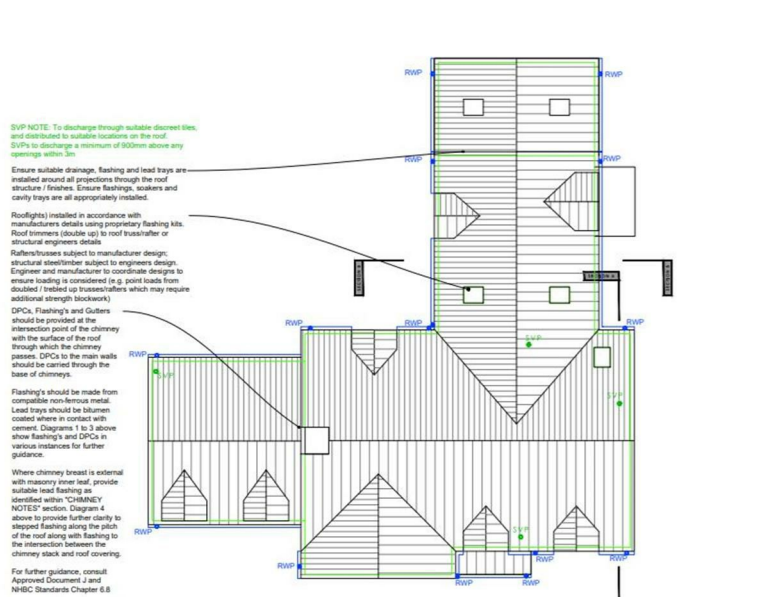
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DRAWING ISSUES AND REVISIONS



FIRST FLOOR PLAN
scale 1:50



ROOF PLAN
scale 1:100

Provide Code 4 lead flashing at junction of roof and walls, turned up the wall a minimum 150mm and bed into mortar joints. Provide DPC cavity tray to cavity with weep vents externally. Ensure suitable drainage, flashing and lead trays are installed around all projections through the roof structure / finishes.

Lateral restraint to be provided to gable walls in accordance with BS EN 1996-2 - provide restraint straps fixed over a minimum of 3 No. rafters with a minimum of 4 fixings (of which one should be in the third rafter). The fixings should be steel screws or 70mm x 4mm (Ø 50W) round nails. Rafters should not be notched, and packing / noggin should be provided between in line with straps. Galvanized steel straps (typical 20 x 5mm) to be at maximum 2m centres, turned down external masonry cavity a minimum of 100mm and securely fixed.

ALL first floor habitable rooms are to have escape windows (see elevations). Emergency Egress windows should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 400mm wide (the route through the window may be at an angle rather than straight through) - a minimum clear opening size of 450mm x 750mm would suffice.

The bottom of the operable area should be not more than 1100mm above the finished floor level (and if lower than 800mm fixed guarding should be installed in addition). Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape. Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

See notes on Escape Windows for information. Full details of windows and doors are to be supplied and approved prior to installation. Supplier to consider non-masonry being suitable for use by all persons. We would advise on the use of compressible weather and an air tight seals to perimeters with flexible gun grade sealant applied to edges.

Installed proprietary cavity closers to all opening reveals.

Position of outer walls may vary on site subject to truss/rafter details.

New masonry chimneys should be constructed with flue liners and masonry suitable for the intended application. Ways of meeting loads and detailing should be in accordance with BS EN 12801, BS EN 12802, BS EN 12803, BS EN 12804, BS EN 12805, BS EN 12806, BS EN 12807, BS EN 12808, BS EN 12809, BS EN 12810, BS EN 12811, BS EN 12812, BS EN 12813, BS EN 12814, BS EN 12815, BS EN 12816, BS EN 12817, BS EN 12818, BS EN 12819, BS EN 12820, BS EN 12821, BS EN 12822, BS EN 12823, BS EN 12824, BS EN 12825, BS EN 12826, BS EN 12827, BS EN 12828, BS EN 12829, BS EN 12830, BS EN 12831, BS EN 12832, BS EN 12833, BS EN 12834, BS EN 12835, BS EN 12836, BS EN 12837, BS EN 12838, BS EN 12839, BS EN 12840, BS EN 12841, BS EN 12842, BS EN 12843, BS EN 12844, BS EN 12845, BS EN 12846, BS EN 12847, BS EN 12848, BS EN 12849, BS EN 12850, BS EN 12851, BS EN 12852, BS EN 12853, BS EN 12854, BS EN 12855, BS EN 12856, BS EN 12857, BS EN 12858, BS EN 12859, BS EN 12860, BS EN 12861, BS EN 12862, BS EN 12863, BS EN 12864, BS EN 12865, BS EN 12866, BS EN 12867, BS EN 12868, BS EN 12869, BS EN 12870, BS EN 12871, BS EN 12872, BS EN 12873, BS EN 12874, BS EN 12875, BS EN 12876, BS EN 12877, BS EN 12878, BS EN 12879, BS EN 12880, BS EN 12881, BS EN 12882, BS EN 12883, BS EN 12884, BS EN 12885, BS EN 12886, BS EN 12887, BS EN 12888, BS EN 12889, BS EN 12890, BS EN 12891, BS EN 12892, BS EN 12893, BS EN 12894, BS EN 12895, BS EN 12896, BS EN 12897, BS EN 12898, BS EN 12899, BS EN 12900, BS EN 12901, BS EN 12902, BS EN 12903, BS EN 12904, BS EN 12905, BS EN 12906, BS EN 12907, BS EN 12908, BS EN 12909, BS EN 12910, BS EN 12911, BS EN 12912, BS EN 12913, BS EN 12914, BS EN 12915, BS EN 12916, BS EN 12917, BS EN 12918, BS EN 12919, BS EN 12920, BS EN 12921, BS EN 12922, BS EN 12923, BS EN 12924, BS EN 12925, BS EN 12926, BS EN 12927, BS EN 12928, BS EN 12929, BS EN 12930, BS EN 12931, BS EN 12932, BS EN 12933, BS EN 12934, BS EN 12935, BS EN 12936, BS EN 12937, BS EN 12938, BS EN 12939, BS EN 12940, BS EN 12941, BS EN 12942, BS EN 12943, BS EN 12944, BS EN 12945, BS EN 12946, BS EN 12947, BS EN 12948, BS EN 12949, BS EN 12950, BS EN 12951, BS EN 12952, BS EN 12953, BS EN 12954, BS EN 12955, BS EN 12956, BS EN 12957, BS EN 12958, BS EN 12959, BS EN 12960, BS EN 12961, BS EN 12962, BS EN 12963, BS EN 12964, BS EN 12965, BS EN 12966, BS EN 12967, BS EN 12968, BS EN 12969, BS EN 12970, BS EN 12971, BS EN 12972, BS EN 12973, BS EN 12974, BS EN 12975, BS EN 12976, BS EN 12977, BS EN 12978, BS EN 12979, BS EN 12980, BS EN 12981, BS EN 12982, BS EN 12983, BS EN 12984, BS EN 12985, BS EN 12986, BS EN 12987, BS EN 12988, BS EN 12989, BS EN 12990, BS EN 12991, BS EN 12992, BS EN 12993, BS EN 12994, BS EN 12995, BS EN 12996, BS EN 12997, BS EN 12998, BS EN 12999, BS EN 13000.

Rafter/trusses subject to manufacturer design; structural steel/limb subject to engineers design. Engineer and manufacturer to coordinate design to ensure loading is considered (i.e. point loads from double / triple up truss/rafters which may require additional strength blockwork).

Proprietary insulated cavity closers to all opening reveals. We would advise on the use of compressible air tight seals and flexible sealants around all opening openings to improve thermal efficiency and reduce heat loss.

1.1m high balcony rail (type Bc). Minimum horizontal imposed loads appropriate to the design of balustrades should be determined in accordance with BS 5399-1, clause 10. Manufacturer to provide confirmation.

Rooflights installed in accordance with manufacturers details using proprietary flashing kits. Roof trimmers (double up) to roof truss/rafter or structural engineers details. Rafter/trusses subject to manufacturer design; structural steel/limb subject to engineers design. Engineer and manufacturer to coordinate design to ensure loading is considered (i.e. point loads from double / triple up truss/rafters which may require additional strength blockwork).

DPCs, Flashings and Gutters should be provided at the intersection point of the chimney with the surface of the roof through which the chimney passes. DPCs in the main walls should be carried through the base of chimney.

Flashing should be made from compressed non ferrous metal. Lead trays should be bitumen coated where in contact with cement. Diagrams 1 to 3 above show flashing's and DPCs in various instances for further guidance.

Where chimney breast is external with masonry rear lead, provide suitable lead flashing as identified within "CHIMNEY NOTES" section, Diagram 4 above to provide further clarity to stepped flashing along the pitch of the roof along with flashing to the intersection between the chimney stack and roof covering.

For further guidance, consult Approved Document J and NHBC Standards Chapter 6.8

Rooflights installed in accordance with manufacturers details using proprietary flashing kits. Roof trimmers (double up) to roof truss/rafter or structural engineers details.

We would advise on the installation of structural grade plywood to bathroom / kitchen where fixtures and fittings are likely to be installed for positioning flexibility and strength.

Extract ventilation to be commissioned pre completion with test certificates approved by Building Control.

Extract ventilation in windowless rooms to have minimum 15minute over-run.

1.1m high balcony rail (type Bc). Minimum horizontal imposed loads appropriate to the design of balustrades should be determined in accordance with BS 5399-1, clause 10. Manufacturer to provide confirmation.

Final timber stairs design to be approved prior to manufacture. See specification notes for Stairs. Ensure suitable tolerance is allowed for installation dimensions. Timber staircases to a maximum pitch of 42° with balustrade at 900mm high. Guarding to landing to be 1000 - 1100mm high. Ensure guarding is installed to suit to allow a 100mm sphere pass through.

There should be a minimum dimension of 400mm from the door leading edge to the stairs.

SVP NOTE: To discharge through suitable discreet bins, and distributed to suitable locations on the roof.

SVPs to discharge a minimum of 900mm above any openings within 3m.

Ensure suitable drainage, flashing and lead trays are installed around all projections through the roof structure / finishes. Ensure flashings, soakers and cavity trays are all appropriately installed.

Rooflights installed in accordance with manufacturers details using proprietary flashing kits. Roof trimmers (double up) to roof truss/rafter or structural engineers details. Rafter/trusses subject to manufacturer design; structural steel/limb subject to engineers design. Engineer and manufacturer to coordinate design to ensure loading is considered (i.e. point loads from double / triple up truss/rafters which may require additional strength blockwork).

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DWG: June 2024
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FIRST Floor & Roof Plan
SCALE: 1:50 / 1:100
ORIGINAL SIZE: A1

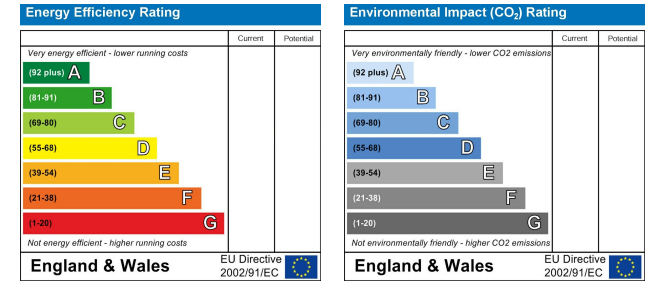
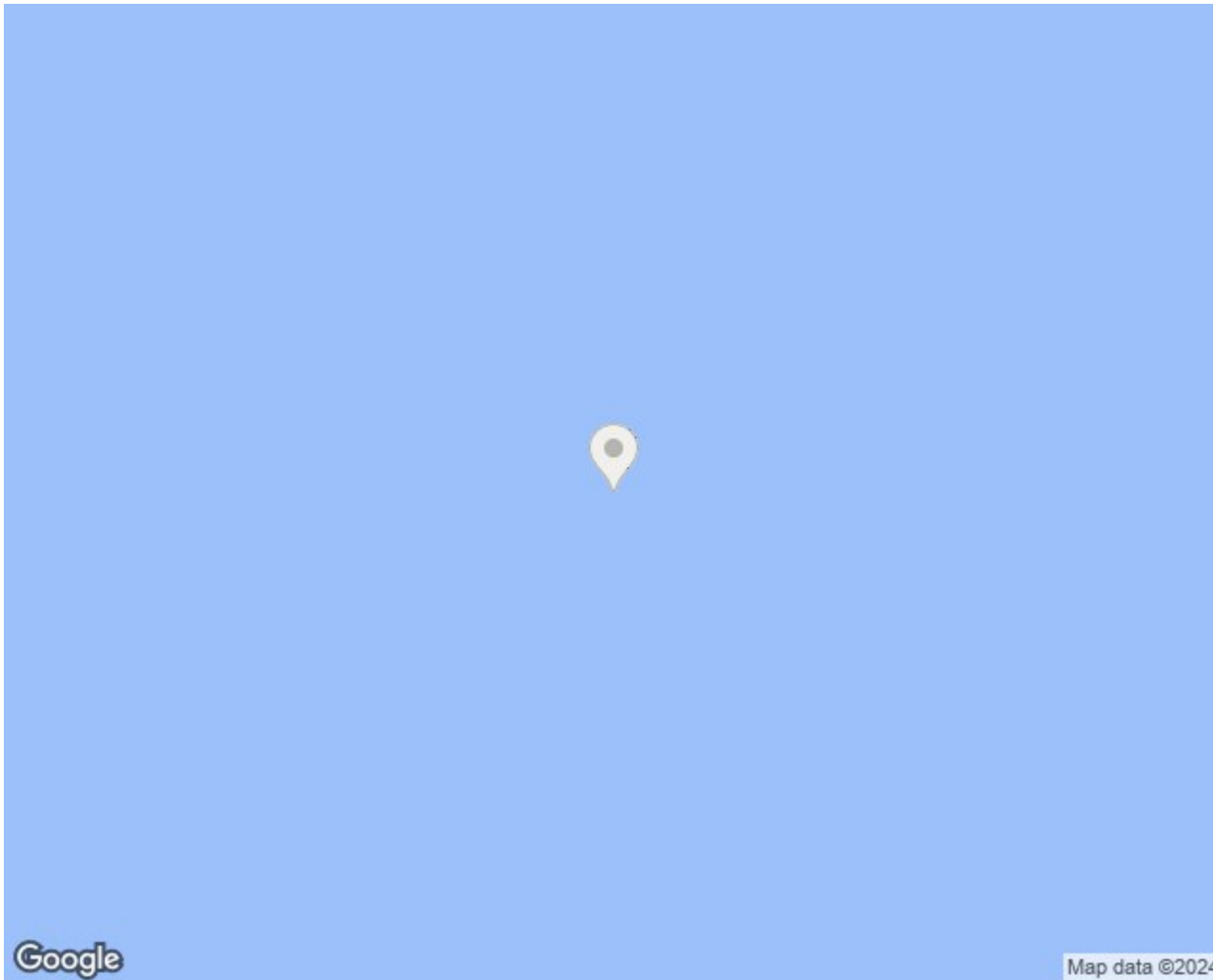
DWG DATE: BUILDING REGULATIONS
DWG NUMBER: LDC3861-BR-31

CHIMNEY STACKS - SVPs TO BE APPROVED WITH A BASIS COVER UP TO 10m

New masonry chimneys should be constructed with flue liners and masonry suitable for the intended application. Ways of meeting loads and detailing should be in accordance with BS EN 12801, BS EN 12802, BS EN 12803, BS EN 12804, BS EN 12805, BS EN 12806, BS EN 12807, BS EN 12808, BS EN 12809, BS EN 12810, BS EN 12811, BS EN 12812, BS EN 12813, BS EN 12814, BS EN 12815, BS EN 12816, BS EN 12817, BS EN 12818, BS EN 12819, BS EN 12820, BS EN 12821, BS EN 12822, BS EN 12823, BS EN 12824, BS EN 12825, BS EN 12826, BS EN 12827, BS EN 12828, BS EN 12829, BS EN 12830, BS EN 12831, BS EN 12832, BS EN 12833, BS EN 12834, BS EN 12835, BS EN 12836, BS EN 12837, BS EN 12838, BS EN 12839, BS EN 12840, BS EN 12841, BS EN 12842, BS EN 12843, BS EN 12844, BS EN 12845, BS EN 12846, BS EN 12847, BS EN 12848, BS EN 12849, BS EN 12850, BS EN 12851, BS EN 12852, BS EN 12853, BS EN 12854, BS EN 12855, BS EN 12856, BS EN 12857, BS EN 12858, BS EN 12859, BS EN 12860, BS EN 12861, BS EN 12862, BS EN 12863, BS EN 12864, BS EN 12865, BS EN 12866, BS EN 12867, BS EN 12868, BS EN 12869, BS EN 12870, BS EN 12871, BS EN 12872, BS EN 12873, BS EN 12874, BS EN 12875, BS EN 12876, BS EN 12877, BS EN 12878, BS EN 12879, BS EN 12880, BS EN 12881, BS EN 12882, BS EN 12883, BS EN 12884, BS EN 12885, BS EN 12886, BS EN 12887, BS EN 12888, BS EN 12889, BS EN 12890, BS EN 12891, BS EN 12892, BS EN 12893, BS EN 12894, BS EN 12895, BS EN 12896, BS EN 12897, BS EN 12898, BS EN 12899, BS EN 12900, BS EN 12901, BS EN 12902, BS EN 12903, BS EN 12904, BS EN 12905, BS EN 12906, BS EN 12907, BS EN 12908, BS EN 12909, BS EN 12910, BS EN 12911, BS EN 12912, BS EN 12913, BS EN 12914, BS EN 12915, BS EN 12916, BS EN 12917, BS EN 12918, BS EN 12919, BS EN 12920, BS EN 12921, BS EN 12922, BS EN 12923, BS EN 12924, BS EN 12925, BS EN 12926, BS EN 12927, BS EN 12928, BS EN 12929, BS EN 12930, BS EN 12931, BS EN 12932, BS EN 12933, BS EN 12934, BS EN 12935, BS EN 12936, BS EN 12937, BS EN 12938, BS EN 12939, BS EN 12940, BS EN 12941, BS EN 12942, BS EN 12943, BS EN 12944, BS EN 12945, BS EN 12946, BS EN 12947, BS EN 12948, BS EN 12949, BS EN 12950, BS EN 12951, BS EN 12952, BS EN 12953, BS EN 12954, BS EN 12955, BS EN 12956, BS EN 12957, BS EN 12958, BS EN 12959, BS EN 12960, BS EN 12961, BS EN 12962, BS EN 12963, BS EN 12964, BS EN 12965, BS EN 12966, BS EN 12967, BS EN 12968, BS EN 12969, BS EN 12970, BS EN 12971, BS EN 12972, BS EN 12973, BS EN 12974, BS EN 12975, BS EN 12976, BS EN 12977, BS EN 12978, BS EN 12979, BS EN 12980, BS EN 12981, BS EN 12982, BS EN 12983, BS EN 12984, BS EN 12985, BS EN 12986, BS EN 12987, BS EN 12988, BS EN 12989, BS EN 12990, BS EN 12991, BS EN 12992, BS EN 12993, BS EN 12994, BS EN 12995, BS EN 12996, BS EN 12997, BS EN 12998, BS EN 12999, BS EN 13000.

For further guidance consult Approved Document J Diagram 15

Notes: Please refer to the relevant sections of the Building Regulations and Approved Documents J and K for further information.



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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