SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0691/93 Received:27-JUL-93 Type:FULL

Name: Mr & Mrs Loveridge
11 Lilburn Drive
Spalding
Lincs

Agent: Mr & Mrs Loveridge
11 Lilburn Drive
Spalding
Lincs

Description: Two storey extension to rear

Location : 70 Barrier Bank Cowbit
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

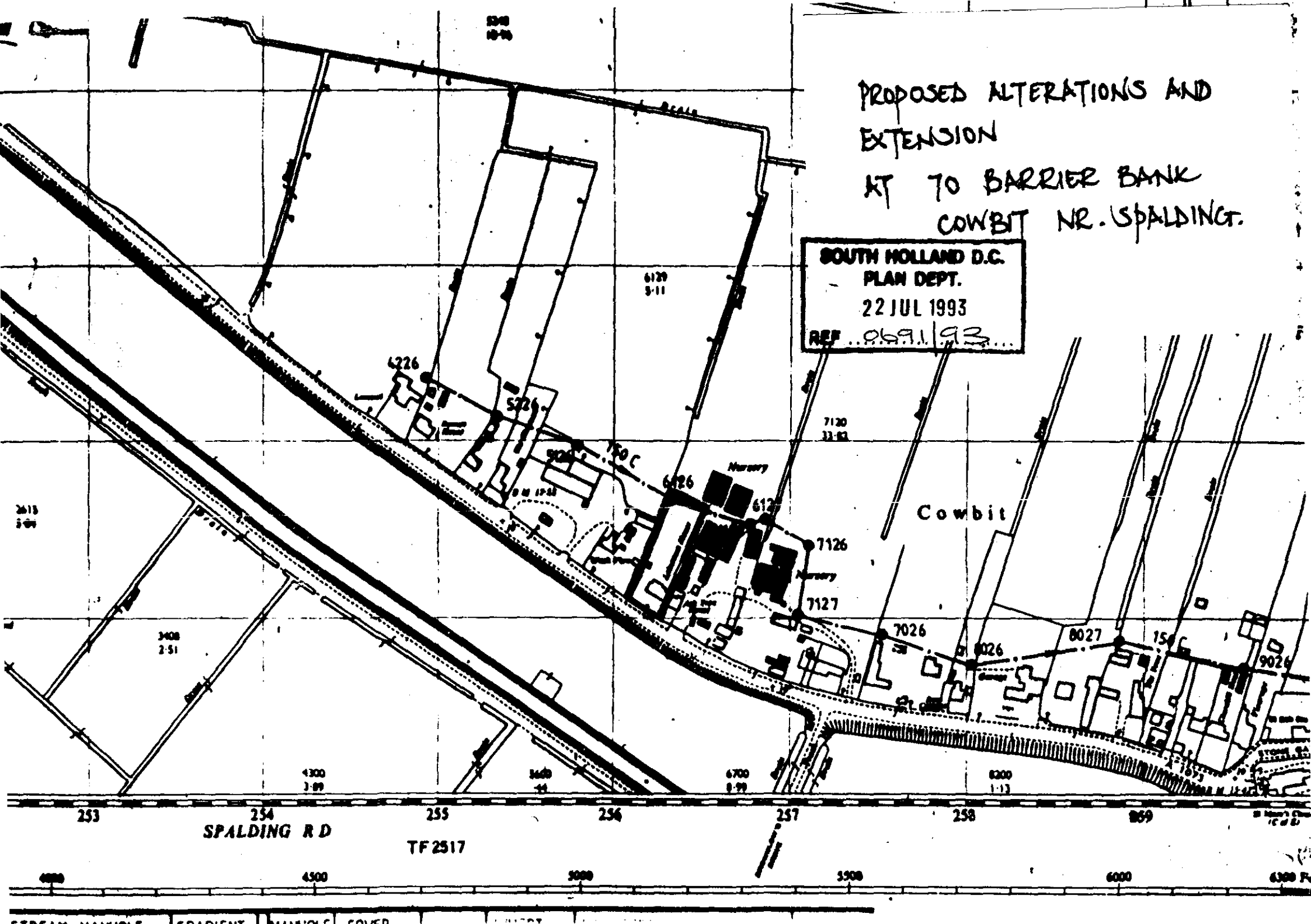
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
02-SEP-93 H01/0691/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)


PROPOSED ALTERATIONS AND EXTENSION
AT 70 BARRIER BANK
COWBIT NR. SPALDING.
SOUTH HOLLAND D.C.
PLAN DEPT.
22 JUL 1993
REF 0691/93
Cowbit
Nursery
Nursery
6226
5226
6126
7126
7127
7026
8026
8027
9026
6129
5·11
7120
3408
2·51
4300
3·89
6700
8·99
8200
1·13
253
254
255
256
257
258
259
SPALDING R D
TF 2517
4500
5000
5500
6000

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/0691/93

Date Registered 22 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS LOVERIDGE
11 LILBURN DRIVE
SPALDING LINCS

Tel. No. 0775 713961

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

70 BARRIER BANK COWBIT SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 STOREY EXTENTION TO REAR

Please complete

Signed.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of ..... If you consider no fee is payable include a written explanation instead.

Date ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ]

Please state Site Area [.2] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	☐	If so, how many:
(ii) Other new building(s)	☐	
(iii) Alterations or extension	☑	
(iv) Change of use	☐	

4. A. Please state site area (in all cases)	.2 hectares
B. If building works are proposed, please state extra floor space to be created:	42.24 APPROX sq. metres
C. Please state size of any new structure:- (a) max. height:	6.3 TO MATCH EXISTING RIDGE metres
(b) max. length:	5.65 metres
(c) max. width:	6.3 metres
D. Please state type and colour of materials for facing external walls:	TO MATCH EXISTING
E. Please state type and colour of roofing materials.	REDLAND NORFOLK PANTILE
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

DOMESTIC

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☑

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:
Will there be—
Individual access(es) ☐
New estate road ☐

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☑

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	EXISTING
B. For estate developments, please state how highway surface water will be disposed of	N/K
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☑ EXISTING

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / ~~Agent~~) Date 23.7.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

X

Signed ..... (Applicant / ~~Agent~~) Date 23.7.93

OR

Certificate 2

X

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Hasn't got B. Regs yets 18-8. Letter sent asking for clarification on 20 parts by M. Davis.

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Spoke to M. Davis 26-8 Hasn't got B. Regs yet, will do, details ok but awaiting foundation details. Could approve now with that as a Cond". PM.

Inspected by PM
Date 6-8

Site Notice posted by PM
Date 6-8
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Strubs in boundary but thick as a wall behind which is boundary. Horse next door I think has a black gable but can't get near for overgrown. Whirlbs is door shaded back. Cottage is lower to ridge than horse next door

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed PM Date 27-8

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1 TL1

DC INSTRUCTION SHEET

APPLICATION REF: H01/0691/93

Directions

A (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

POM 30-7
DC 2/8

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

Senior Officer Confirmed .....RM..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt No P30099

Date first Rec'd 22 JUL 1993

Registration

Reference H01/0691/93

Cross-Ref B01/0433/93

Date 23/7/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 60.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 276 OS Plots
Grid ref 525620 318130

Ward X

Parish COWBIT.

Inside IBD Y (PARTLY)

Inside LP area N

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0000668

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Mr & Mrs Loveridge
70 Barrier Bank
Cowbit
Spalding
Lincs

Mr P J Udy

PJU/LAC
301/0691/94

9 June 1994

Dear Sir and Madam

Two Storey Rear Extension At 70 Barrier Bank, Cowbit.

I have been advised by the Building Inspector that following a recent completion inspection several items were found to differ from the approved plans. These are as follows:-

1 Dormer window to bedroom one omitted.

2 Vertical glazing bars to all windows have been omitted.

3 Ridge lines on roof do not match up.

4 Existing window has not been replaced by a door in the utility.

5 Dormer windows on the front elevation appear to be larger than those shown on the plan.

6 French doors (side elevation kitchen) and the 1,200 wide window (rear elevation kitchen) have been swapped over.

These are quite significant alterations from the originally approved plans and I request that you submit an amended drawing, showing these changes, to the Local Planning Authority within the next 28 days with the enclosed amendment forms.

However, at this stage I do not guarantee that the changes will be accepted as an amendment and following the assessment of your submitted drawings it may be that the Local Planning

Authority shall have to request a fresh planning application in order to regularise the alterations.

I thank you for your help in this matter.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

c.c. E01/2580/94

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H01/0691/93
FULL

Applicant: Mr & Mrs Loveridge
Tel: 0775 713961

Agent: Mr & Mrs Loveridge
0775 713961

Description: Two storey extension to rear

Location: 70 Barrier Bank
Cowbit
Spalding
Lincs

Valid date: 27-JUL-93
Target dates:
To case officer 03-AUG-93
Inspected by 10-AUG-93
Extra contacts 17-AUG-93
Report if not clear by 31-AUG-93

Terminal date: 21-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 42.24 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

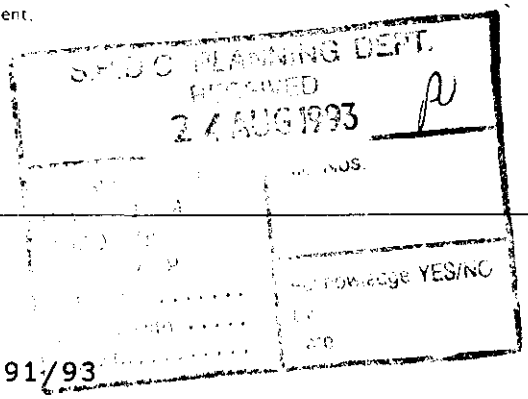
CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		06-AUG-93	27-AUG-93
Clerk to Cowbit PC	0775 724536	03-AUG-93	17-AUG-93
Cllr T Barker	0406 380787	03-AUG-93	10-AUG-93

No comment
Plenty of room
No objections
Sub to Satisfy
B Regs.
4-8-93

LCC - No objections JBCB 5/8/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
...ory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0691/93

Applicant: Mr & Mrs Loveridge
11 Lilburn Drive
Spalding
Lincs

Agent: Mr & Mrs Loveridge
11 Lilburn Drive
Spalding
Lincs

Description: Two storey extension to rear

Location: 70 Barrier Bank Cowbit
Spalding Lincs

Type: FULL

Date received: 27-JUL-93

03-AUG-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 17-AUG-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Cowbit PC
7 West Parade
Spalding
Lincs
PE11 1HD

FOR PARISH COUNCIL USE ONLY

Comments:

No Comment

Signed:

23/8/93

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PAB/691/93/FES **Your Ref.** **Date** 4 August 1993

Dear Mrs. Loveridge,

FULL PLANNING APPLICATION - EXTENSION TO DWELLING
70 BARRIER BANK, COWBIT

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interest would not seem to be directly affected I set out below general advice for your consideration and attention.

I understand that surface and foul water disposal will be via existing on site facilities and I would suggest that appropriate checks be undertaken to ensure that they will be adequate.

Should new soakaways be intended, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

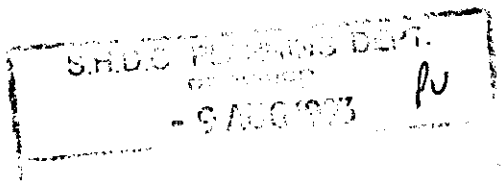
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

JJ Elsey

ENGINEER TO THE BOARD

Mr. and Mrs. Loveridge
11 Lilburn Drive
Spalding
Lincs



BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0691/93

Applicant: Mr & Mrs Loveridge
11 Lilburn Drive
Spalding
Lincs

Agent: Mr & Mrs Loveridge
11 Lilburn Drive
Spalding
Lincs

Description: Two storey extension to rear

SOUTH HOLLAND D.C.
PLAN DEPT
27 JUL 1993
REF Valid

Location: 70 Barrier Bank
Cowbit
Spalding
Lincs

Type: FULL

Date received: 22-JUL-93

23-JUL-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please complete Part 3 of ownership certificate.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3005
Date received : 22-JUL-93

Received from

Mr & Mrs Loveridge

Address

11 Lilburn Drive
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cash

Signed.....H. Lowe...
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

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Spalding
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Description: Two storey extension to rear

Location: 70 Barrier Bank
Cowbit
Spalding
Lincs

Amendment: Dormer window to Bed 1 (rear) omitted. Vertical glazing bars to all windows, etc.

23-JUN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. ~~H01/0433/93~~ H01/691/93/A1

Date Registered 17 JUN 1994

Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LOVERIDGE
70 BARRIER BANK
COWBIT SPALDING

Tel. No. 0406 380760

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

70 BARRIER BANK COWBIT SPALDING LINCS

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H01/0691/93

Building Regulation reference relating to same development (if any)

B01/0433/93

2. Please tick **one** box only

Amendment is proposed where permission already granted — A ✓ (If yes, submit two forms and two plans.)

or

Amendment is to a proposal currently being considered — B ☐ (If yes, submit four forms and four plans.)

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

TWO STOREY EXTENTION TO REAR

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

OK 1, DORMER WINDOW TO BED 1 (REAR) OMITTED
2, VERTICAL GLAZING BARS TO ALL WINDOWS OMITTED
3, RIDGE LINE ON ROOF DO NOT FOLLOW DUE TO MANUFACTURERS LIMITATIONS + FLOOR TO CEILING HEIGHT REQUIREMENTS.
4, EXISTING WINDOW IN UTILITY NOT CHANGED TO DOOR
5, POSITION OF FRENCH DOOR + SIDE WINDOW
5 [illegible] IN KITCHEN
6 Alterations to Dormers on [illegible] elevation

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO — PETER UDY

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: PM 22-6

Give a revised description if the details accepted are different to the submission:

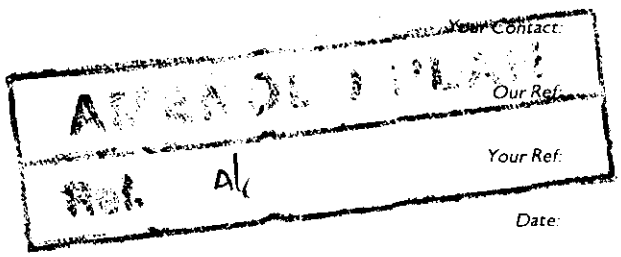
Acceptance issued:

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

Mr & Mrs Loveridge
70 Barrier Bank
Cowbit
Spalding
Lincs



Mr P J Udy

PJU/LAC
H01/0691/93

9 June 1994

Dear Sir and Madam

Two Storey Rear Extension At 70 Barrier Bank, Cowbit.

I have been advised by the Building Inspector that following a recent completion inspection several items were found to differ from the approved plans. These are as follows:-

1 Dormer window to bedroom one omitted.

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3 Ridge lines on roof do not match up.

4 Existing window has not been replaced by a door in the utility.

5 Dormer windows on the front elevation appear to be larger than those shown on the plan.

6 French doors (side elevation kitchen) and the 1,200 wide window (rear elevation kitchen) have been swapped over.

These are quite significant alterations from the originally approved plans and I request that you submit an amended drawing, showing these changes, to the Local Planning Authority within the next 28 days with the enclosed amendment forms.

However, at this stage I do not guarantee that the changes will be accepted as an amendment and following the assessment of your submitted drawings it may be that the Local Planning

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

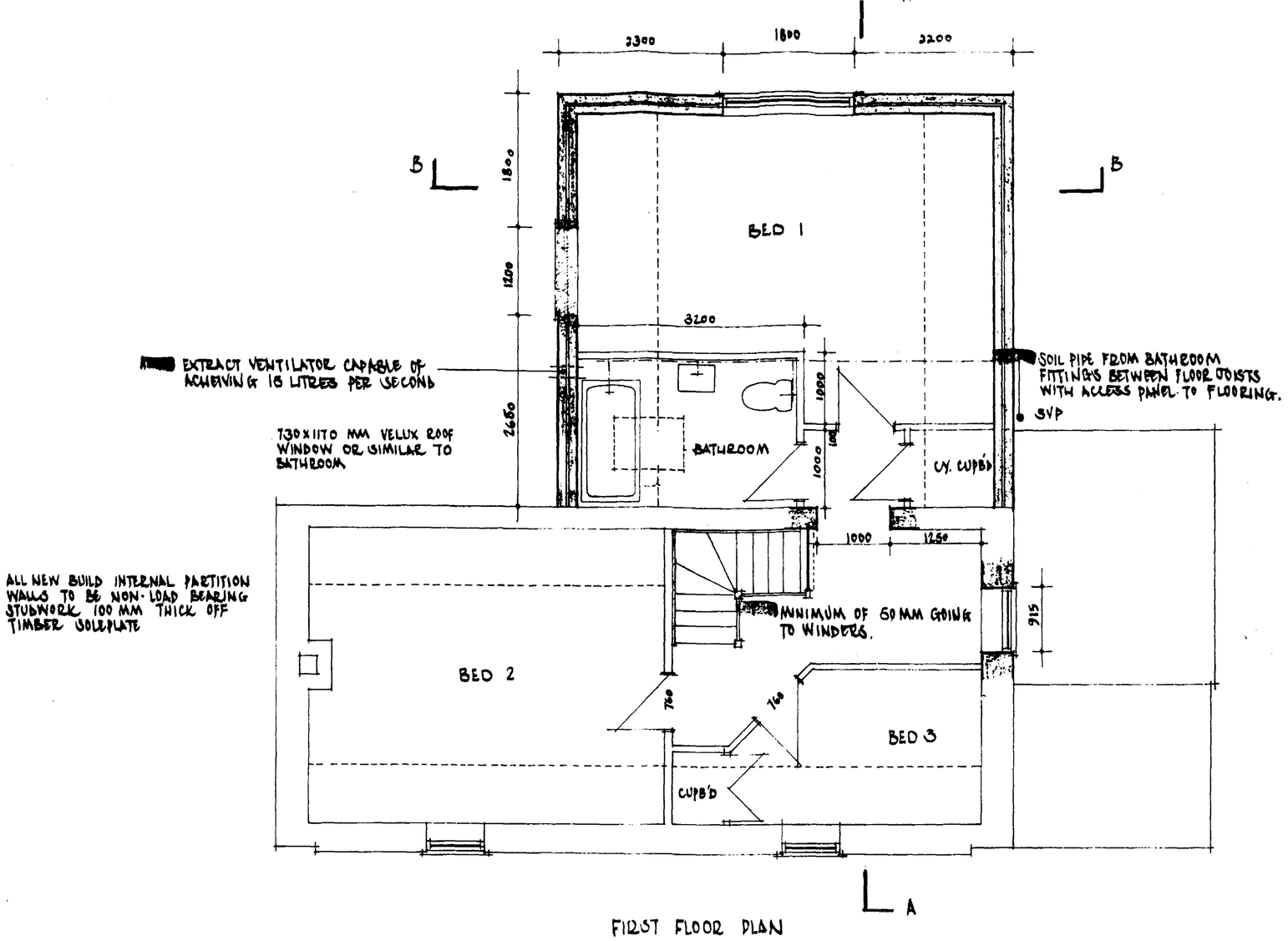
Authority shall have to request a fresh planning application in order to regularise the alterations.

I thank you for your help in this matter.

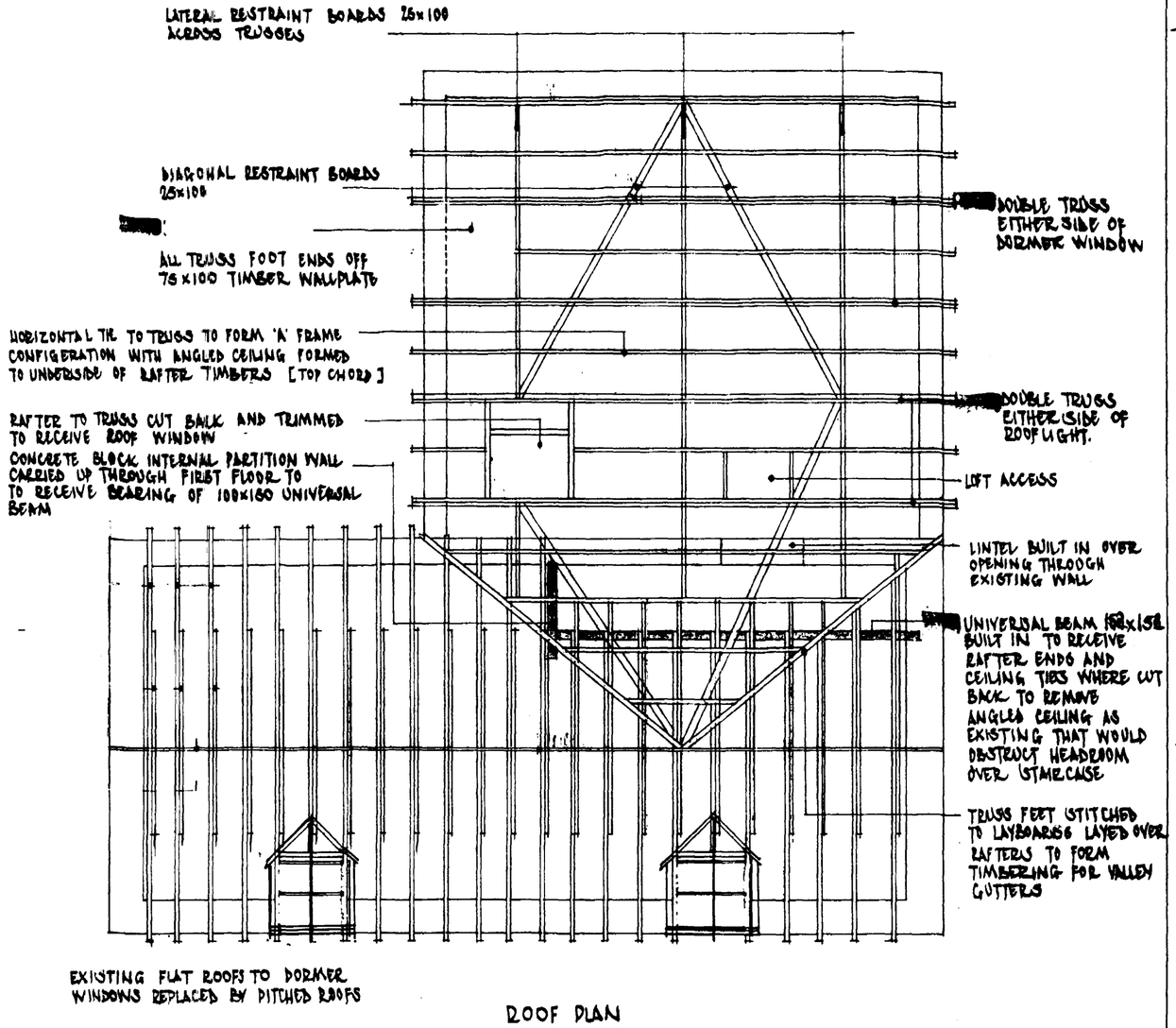
Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

c.c. E01/2680/94



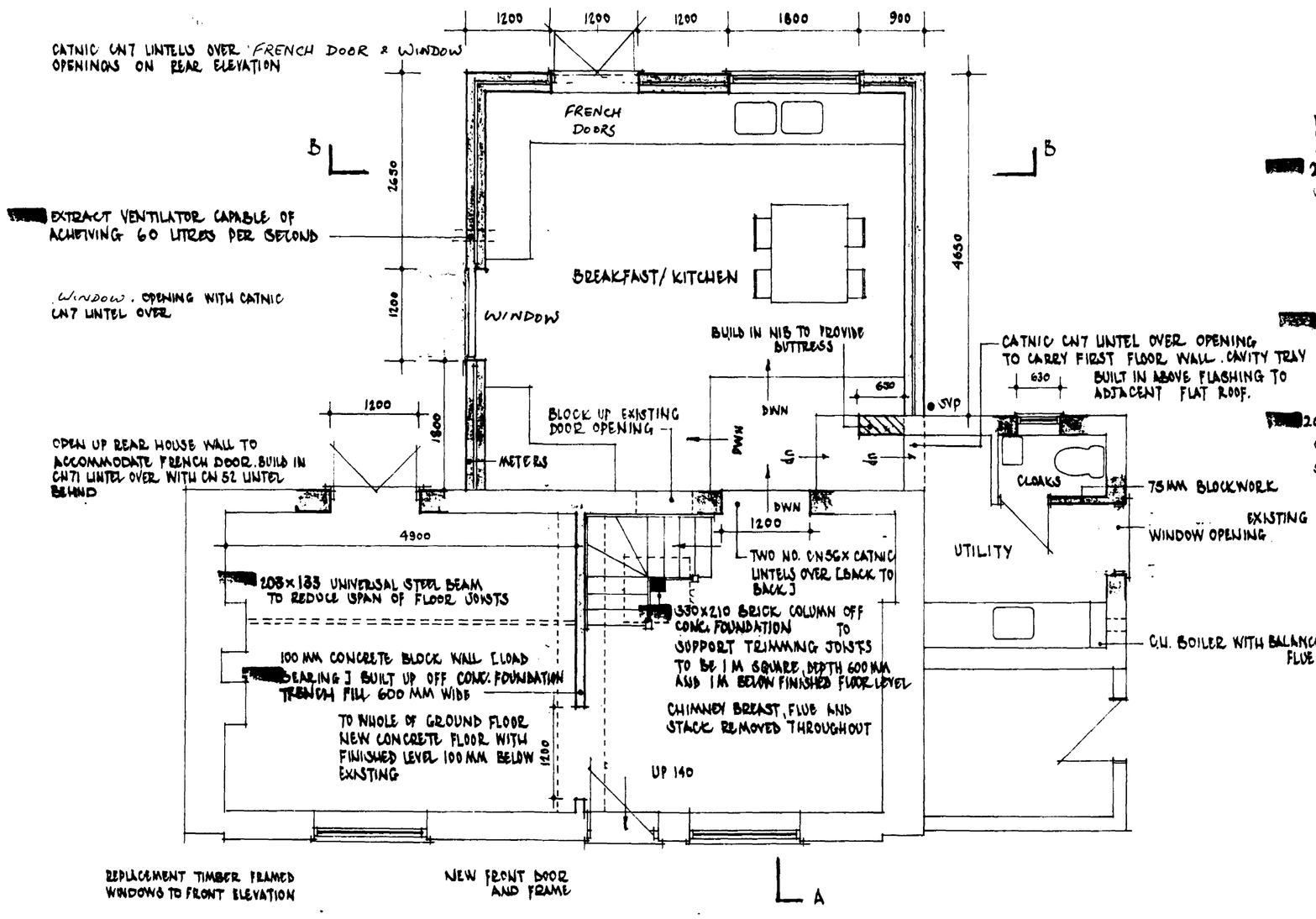
FIRST FLOOR PLAN



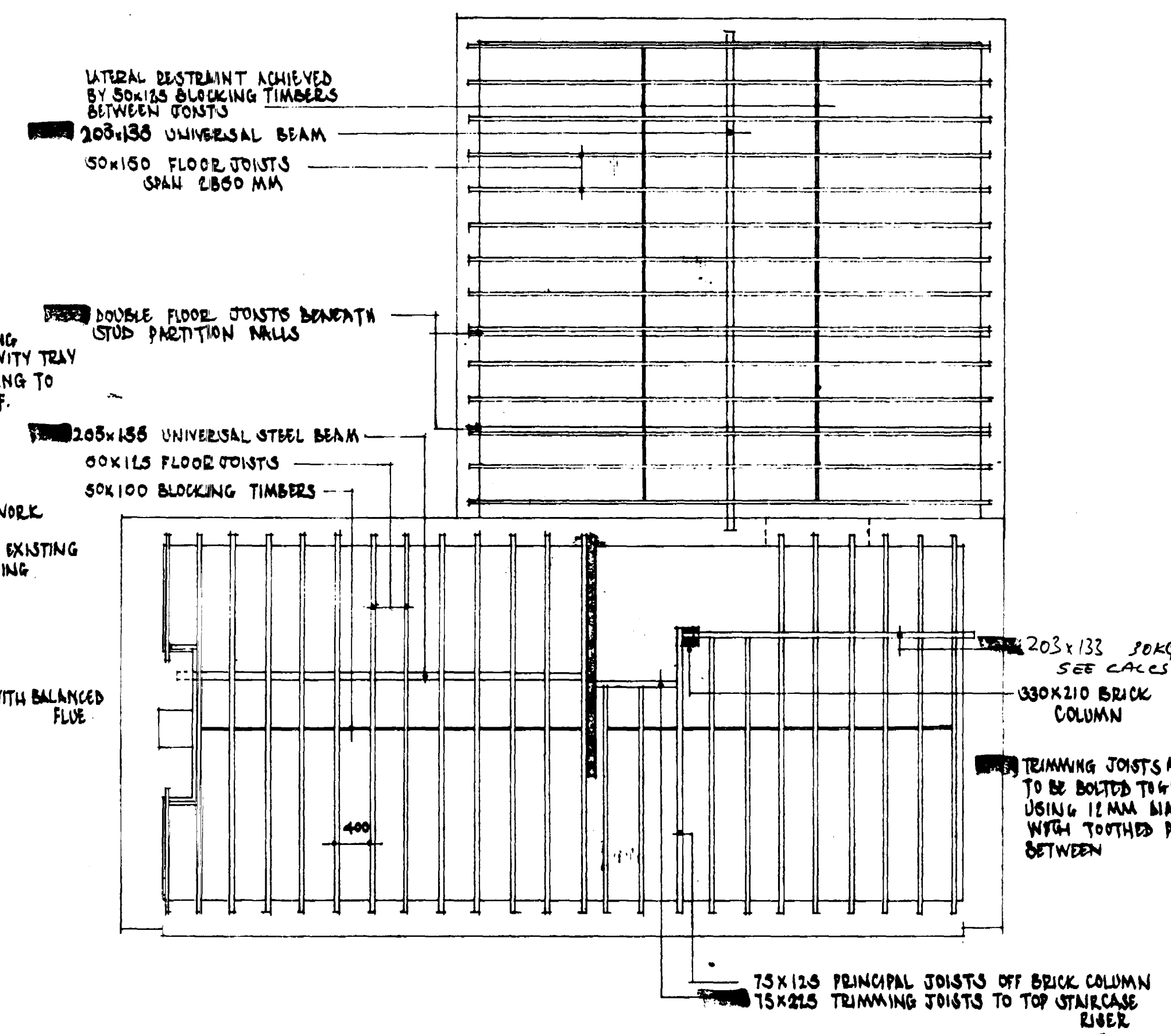
EXISTING FLAT ROOFS TO DORMER WINDOWS REPLACED BY PITCHED ROOFS

ROOF PLAN

NOTE: TRADITIONAL TIMBERED ROOF TO BE SUBSTITUTED FOR TRUSSED ROOF. DESIGN AND STRUCTURAL CALCULATIONS TO BE SUBMITTED TO BUILDING CONTROL OFFICER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. CONSTRUCTIONAL DETAIL AND SPECIFICATION AS FOR PROPOSED EXTENSION.



PROPOSED GROUND FLOOR PLAN



FIRST FLOOR JOIST LAYOUT

FOUNDATIONS - DEPTH OF FOUNDATIONS TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER

7 600 MM WIDE TRENCH FILL FOUNDATIONS AT A MINIMUM DEPTH OF 1M BELOW GROUND LEVEL WITH CLASS 'A' BLOCKWORK TO FOOTINGS BELOW DPC. CAVITY TO BE FILLED WITH COMPACTED ROBITE TO 150 MM BELOW DPC.

FLOOR SLAB - MAX 'U' VALUE 0.45 W/M²K
63 MM SAND AND CEMENT SCREED ON 500 GAUGE VAPOUR BARRIER ON 50 MM THERMAL FLOORING INSULATION BOARD LAYED WITH OVERLAPPING JOINTS ON 100 MM CONCRETE SLAB ON 1200 GAUGE VIC QUEEN DAMP PROOF MEMBRANE ON 25 MM SAND BLINDING ON 200 MM COMPACTED HARDCORE. DAMP PROOF MEMBRANE TO BE CONTINUOUS WITH DAMP PROOF COURSE.

DAMP PROOF COURSE - TO BS 743 POLYTHENE DAMP PROOF COURSE AT 150 MM ABOVE GROUND LEVEL.

EXTERNAL WALLS - MAX 'U' VALUE 0.45 W/M²K.
BRICKWORK TO MATCH EXISTING WHERE POSSIBLE. WALLS COMPRISE CAVITY CONSTRUCTION WITH 105 MM BRICKWORK WITH 50 MM CAVITY HAVING BOARDWOOL CAVITY INSULATION BUILT IN AS PER MANUFACTURER'S INSTRUCTIONS. 125MM LIGHTWEIGHT THERMAL BLOCKWORK TO INNER LEAF OF CAVITY WALL. BUILD IN WALL TIES AT 900 MM CENTRES HORIZONTALLY AND 450 MM CENTRES VERTICALLY STAGGERED. 300 MM SPACING AT DOOR AND WINDOW REVEALS. VERTICAL DPC AND 25 MM STYROFOAM STRIPS BUILT IN AT CAVITY CLOSURES TO PREVENT MOISTURE TRANSMISSION AND COLD BRIDGING. TWO COAT LIGHTWEIGHT PLASTERWORK TO INTERNAL SURFACES.

LINTELS - CATNIC CNT LINTELS OVER DOOR AND WINDOW OPENINGS BUILT IN AS PER MANUFACTURERS INSTRUCTIONS. TO HAVE MINIMUM END BEARING OF 150 MM.

ROOF - MAX 'U' VALUE 0.25 W/M²K
INTERLOCKING CLAY NORFOLK PANTILE BY REDLAND ROOF TILES LTD OR SIMILAR ON 38x25 MM TANALISED BATTENS ON UNTREATED ROOFING FELT TO BS 747 LAYED OVER 38x100 MM GANG NAIL 'A' FRAME TRUSSES MANUFACTURED BY WALKERS, NENE KEY WISBECH. TRUSSES LAYED AT 600 MM CENTRES AND SKEW NAILED TO 75x100 MM WALLPLATE MOUNTED ON INTERNAL LEAF OF CAVITY WALL. WALLPLATE RESTRAINED TO FACE OF WALL USING 5x38 MM M.S. GALV. CRANKED ANCHOR STRAPS AT 2M CENTRES. TRUSSES TO BE LATERALLY BRACED BY USE OF 25 x 100 MM PLANED TIMBERS AS DIAGONAL AND LONGITUDINAL BRACES TO TOP AND BOTTOM CHORDS. WHERE ROOF TRUSSES INTERSECT AT HIP TO EXISTING DWELLINGHOUSE. TO HAVE COMPOUND TRUSS AND REDUCING TRUSSES TO FORM HIP. VALLEY GUTTERS TO BE FORMED USING EXTERIOR PLY VALLEY BOARDS WITH CODE 4 LEAD LAYED OVER AND DRESSED UNDER TILES IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
VENTILATION TO ROOF VOID ACHIEVED BY PLASTIC EAVES VENTILATORS LAYED OVER WALLPLATE AND BETWEEN TRUSSES TO HAVE CLEAR AIR SPACE ABOVE AND VENTILATION GAP TO SOFFITE BOARD EQUIVALENT TO 25 MM GAP. BLOCK OUT UNDERSIDE OF RAFTER FOOT [TOP CHORD] WHERE IT FORMS CEILING TIMBER TO MAINTAIN 50 MM AIR GAP TO ROOF VOID AFTER INSTALLATION OF 150 MM FIBREGLASS INSULATING QUILT.
LOFT ACCESS OPENING AND WATER STORAGE TANK PLATFORM TO BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
EXISTING DWELLINGHOUSE TO BE REROOFED IN ACCORDANCE WITH NEW BUILD SPECIFICATION.
FIRST TRUSS PARALLEL TO GABLE END TO ABUT THERETO. WHERE STRAPPED TO INNER LEAF OF GABLE USING 5x38 MM M.G. GALV. RESTRAINT STRAPS TO HAVE TIMBER BLOCKING BETWEEN TRUSSES.
CEILINGS TO BE 12 MM PLASTERBOARD WITH METEX FINISH.
ALL STRUCTURAL TIMBERING TO BE GS/S STRESS GRADED.

FIRST FLOOR - 18 MM T&G WEYROC BOARDS ON 50x150 MM GS/S GRADED EQUALISED FLOOR JOISTS AT 400 MM CENTERS. CLEAR SPAN 2.850 M TO BEAM BUILT IN AT MID POINT. JOIST ENDS BUILT INTO LOAD BEARING WALLS AS WORK PROCEEDS, JOIST ENDS PRESERVATIVE TREATED. WHERE JOISTS RUN PARALLEL TO WALL TO ABUT THERETO. JOISTS LATERALLY BRACED USING TIMBER BLOCKING PIECES BETWEEN CRANCED ANGLE STRAPS AND ACROSS JOISTS WITH BLOCKING PIECES BETWEEN.

STUD PARTITION WALLS - TIMBER FRAMED USING 80x75 MM VERTICAL TIMBERS OFF 75x100 MM SOLE PLATE AT 400 MM CENTRES. 50x75 MM HORIZONTAL BRACES VERTICALLY STAGGERED ABOUT MID-POINT. TIMBER PARTITION BRACED WITH NOGGINGS BETWEEN CEILING JOISTS AND FACED BOTH SIDES WITH 12 MM PLASTERBOARD AND SKIM.

WINDOWS - CASEMENT WINDOWS BY BOULTON AND PAUL. TO GIVE OPENABLE AREA OF 1/20 FLOOR AREA. WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS.

STAIRCASE IN EXISTING DWELLING. - OPEN GALLERIED STAIRCASE WITH WINDERS TO 1/4 TURN LANDING, 864 WIDTH FLIGHT, 225 MM GOING WITH 200 MM RISE AT 42° PITCH. BALUSTRADE TO BE RAIL AND BALUSTERS TO FLIGHT AND LANDING AT A HEIGHT OF 900 MM ABOVE PITCH LINE.

GROUND, FIRST FLOOR AND ROOF PLANS AS PROPOSED
JUNE 94

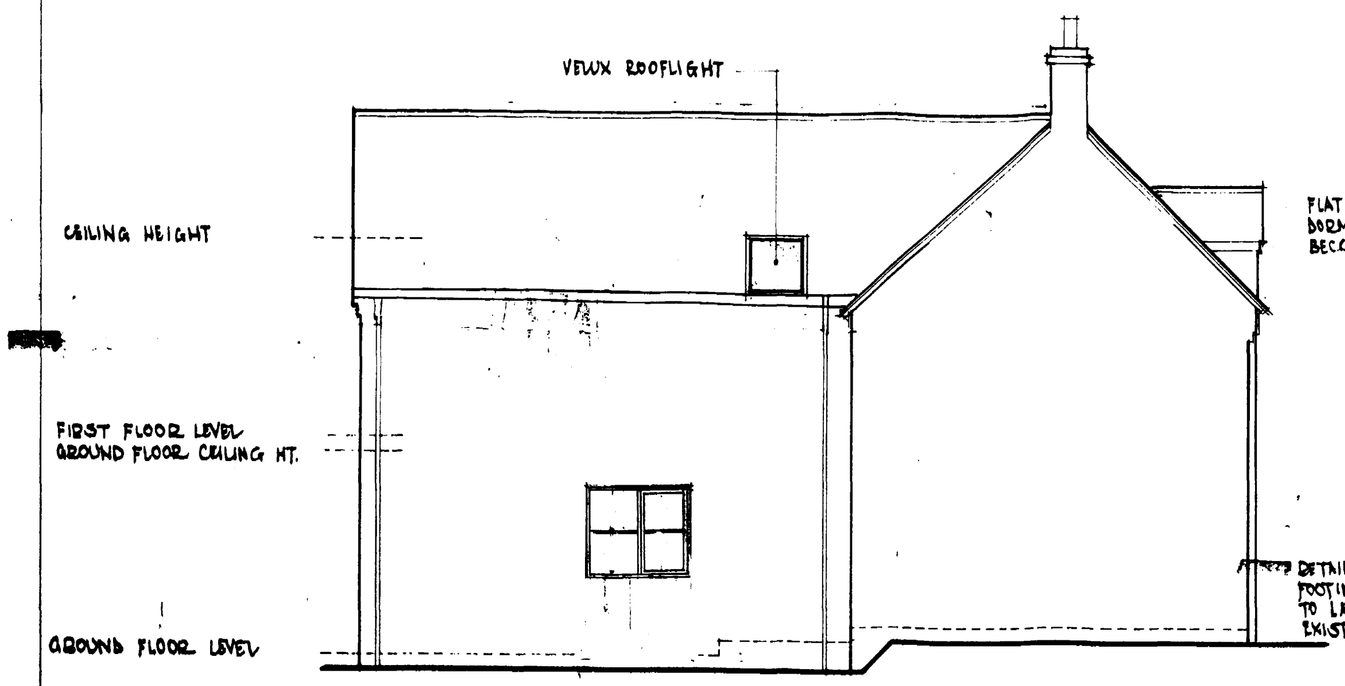
PROPOSED ALTERATIONS AND RENOVATIONS WITH TWO STOREY REAR EXTENSION

AT 70 BARRIER BANK, COWBIT, NR. SPALDING

FOR MR & MRS S LOVERIDGE

SCALE 1:50

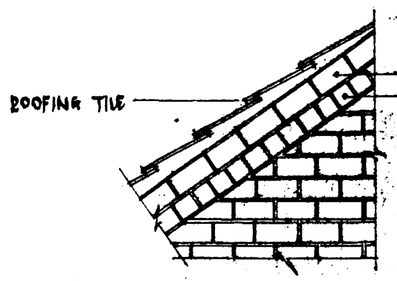
SOUTH HOLLAND D.C.
PLAN DEPT
17 JUN 1994
REF. H01/0433/93



SIDE ELEVATION



SIDE ELEVATION



VERGE DETAIL

CONSTRUCTIONAL DETAILS CONTINUED

ABOVE GROUND DRAINAGE - WC TO HAVE TRAPPED DISCHARGE TO SOIL AND VENT PIPE. 40 MM DIA. WASTE WITH DEEP SEAL TRAP TO SHOWER, OR BATH AND SINK. 32 MM DIA WASTE WITH DEEP SEAL TRAP TO WASH HAND BASIN. ACCESS AND CLEANING EYES TO BE PROVIDED AT END OF RUN AND CHANGE OF DIRECTION.

BELOW GROUND DRAINAGE - 100 MM DIA. OSMA FLEXIBLE JOINTED PIPEWORK LAID TO 1:40 FALL AND SURROUNDED BY 150 MM DEP GRAVEL. INSPECTION CHAMBERS BY OSMA FITTED WITH LIGHTWEIGHT FRAME AND COVER. CONNECTION TO MAIN SEWER AT EXPENSE OF PROPERTY AS PER LOCAL AUTHORITY INSTRUCTION AND APPROVAL. ALL DRAINS TO BE SUBJECT TO LA TEST BEFORE AND AFTER BACKFILLING.

RAINWATER GOODS - OSMA UPVC ROOFLINE ENTERMITTER AND RAINWATER DOWNPIPES COLOUR BLACK. TO DISCHARGE TO SOAKAWAYS AT A MINIMUM DISTANCE OF 5M FROM PROPERTY. SOAKAWAY TO BE 1M DEEP AT A DEPTH OF 1M AND FILLED WITH INERT MATERIAL.

AMENDMENTS
WINDOW TO LANDING TO BE 650 MM WIDE.
[redacted] AUGUST 1993
1 STRUCTURAL CALCULATIONS TO BE SUBMITTED AND APPROVED PRIOR TO COMMENCEMENT OF WORK.
2 MANUFACTURERS DESIGN CALCULATIONS FOR TRUSSED RAFTERS TO BE SUBMITTED AND APPROVED PRIOR TO COMMENCEMENT OF WORK.
3 RETAINED ROOF TO BECOME TRUSSED ROOF CONSTRUCTED IN ACCORDANCE WITH DEMINING SPECIFICATION FOR PROPOSED EXTENSION AND MANUFACTURERS DESIGN CALCULATIONS.
4 SEE DETAIL.
6 DOUBLE UP ROOF MEMBERS EITHER SIDE OF DORMER WINDOW AND ROOF LIGHT
6 FLOOR JOISTS DOUBLED UP UNDER STUD PARTITIONS.
7 BRICK PIER AND INTERNAL PARTITION WALL OFF DEEPER FOUNDATION
8 FOUNDATION WIDTH INCREASED TO 700 MM.
9 FOR RAFT RESTRAINT SEE DETAIL.
10 SMOKE DETECTORS (2 NO) PROVIDED AT FOOT OF STAIRCASE AND ON LANDING. TO BE LINKED AND WIRED OFF MAINS SUPPLY.
11 SCREED TO BE REINFORCED WITH CHICKEN WIRE MESH.
12 PREVIOUSLY SPECIFIED - SEE PROPOSED GROUND FLOOR PLAN.
13 SEE DRAWING, GROUND AND FIRST FLOOR PLANS AS PROPOSED
14 SEE SITE PLAN FOR DRAINAGE LAYOUT AND DRAWING (PROPOSED FIRST FLOOR PLAN) FOR BATHROOM LAYOUT
15 MINIMUM GOING TO STAIRCASE WINDERS TO BE 50 MM
16 CLEAR HEADROOM TO STAIRCASE TO BE MINIMUM OF 2M
17 ALL WINDOW OPENINGS TO BE DOUBLE GLAZED
18 ALL GLAZING IN CRITICAL AREAS (DOORS) TO BE 6 MM TOUGHENED GLASS AND TO BS 6262.
19 ALL RADIATORS, BOILER AND HOT WATER STORAGE TANK TO BE FITTED WITH THERMOSTATIC CONTROLS
20 ALL PIPEWORK TO DOMESTIC COLD WATER SERVICES TO BE ADEQUATELY INSULATED.

WINDOW SIZE SCHEDULE
KITCHEN 1770 X 1050 MM
1200 X 1050 MM
BEDROOM 1770 X 1200 MM
1200 X 1050 MM
LANDING 650 X 1050 MM.
ALL WINDOWS TO BE DOUBLE GLAZED. ALL GLAZING IN CRITICAL AREAS TO BE 6MM AND TO BS 6262

AMENDED PLAN
[redacted] A1

PROPOSED ELEVATIONS AND SECTIONS JUNE 94

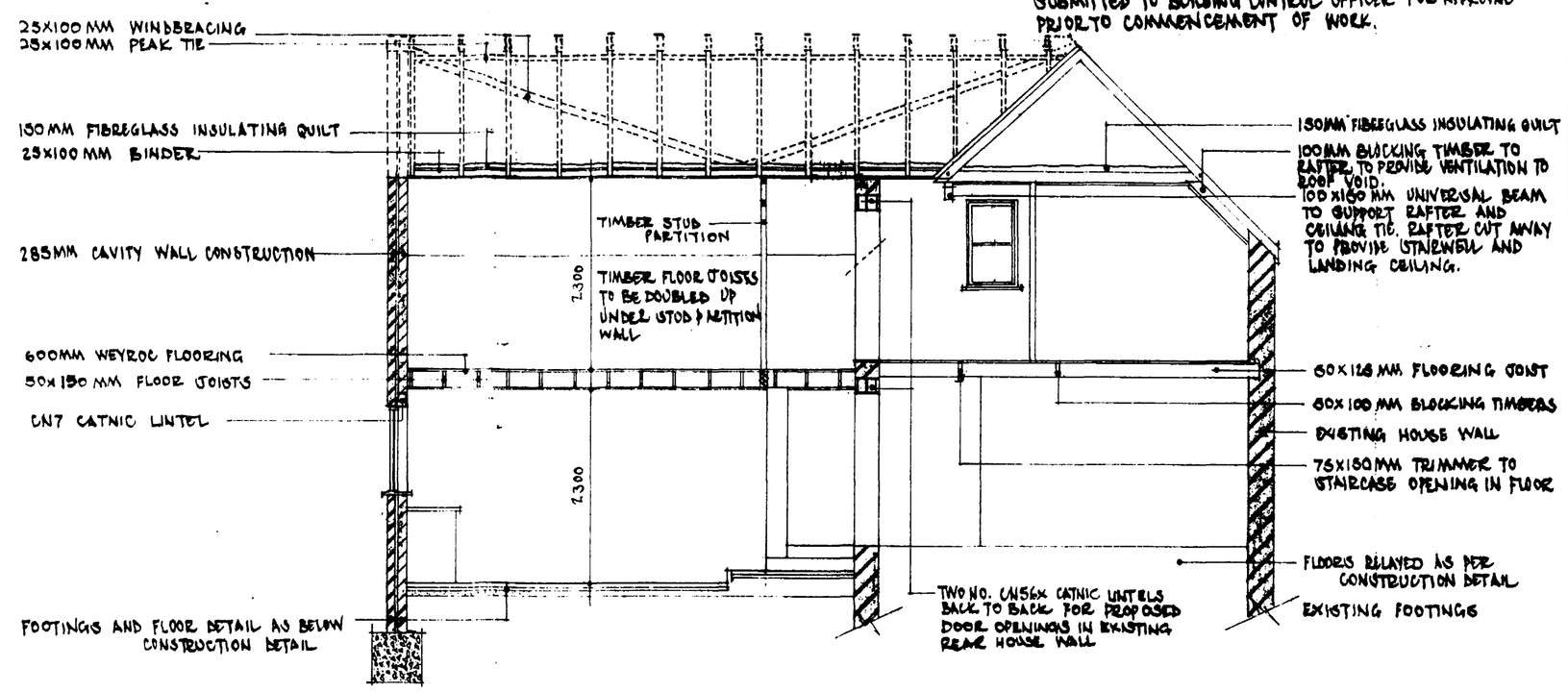
PROPOSED ALTERATIONS AND RENOVATIONS WITH TWO STOREY REAR EXTENSION

AT 70 BARDIER BANK, COWBIT, NR SPALDING

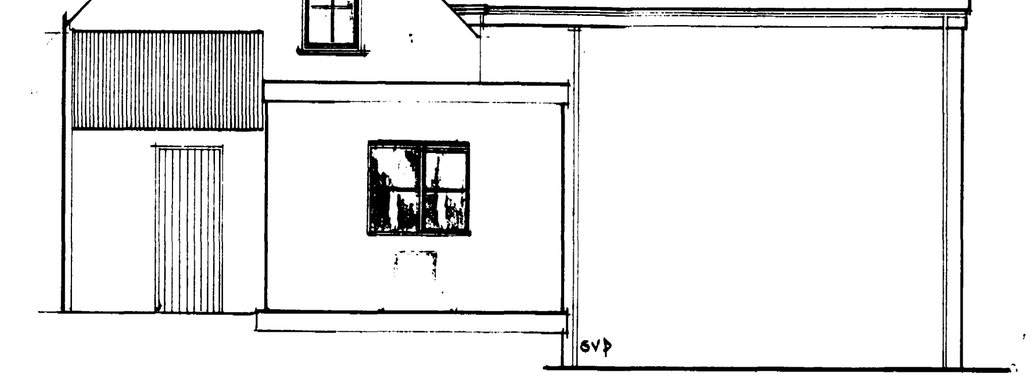
FOR MR & MRS S. LOVERIDGE

SOUTH HOLLAND D.C.
PLAN DEPT
17 JUN 1994
REF. H01/0433/93

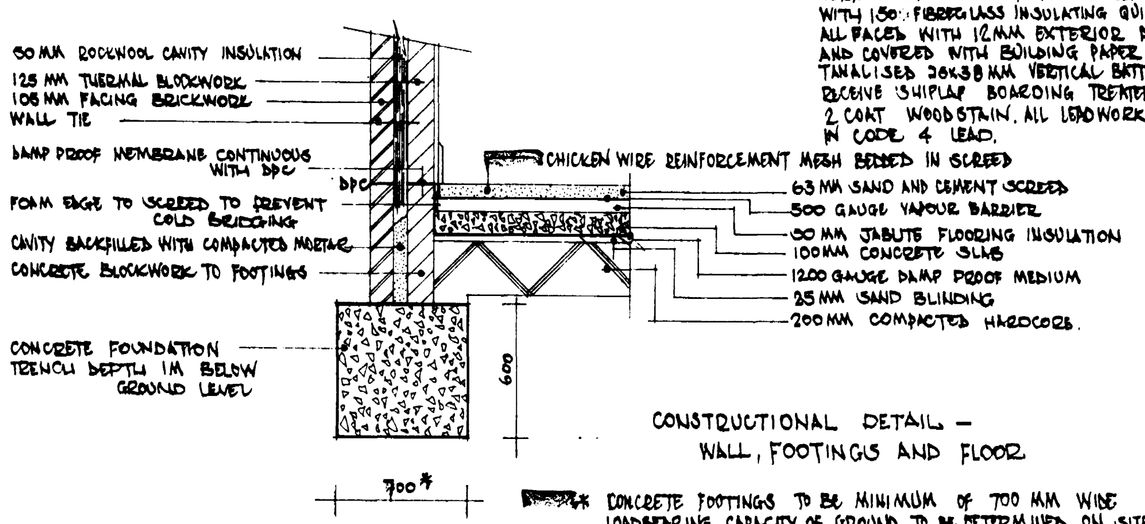
SCALES 1:50 1:20



SECTION AA

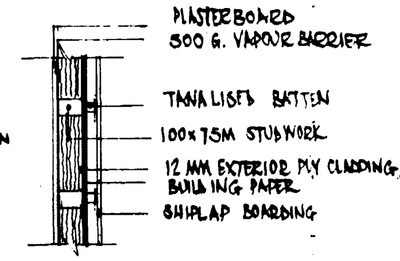


SIDE ELEVATION



CONSTRUCTIONAL DETAIL - WALL, FOOTINGS AND FLOOR

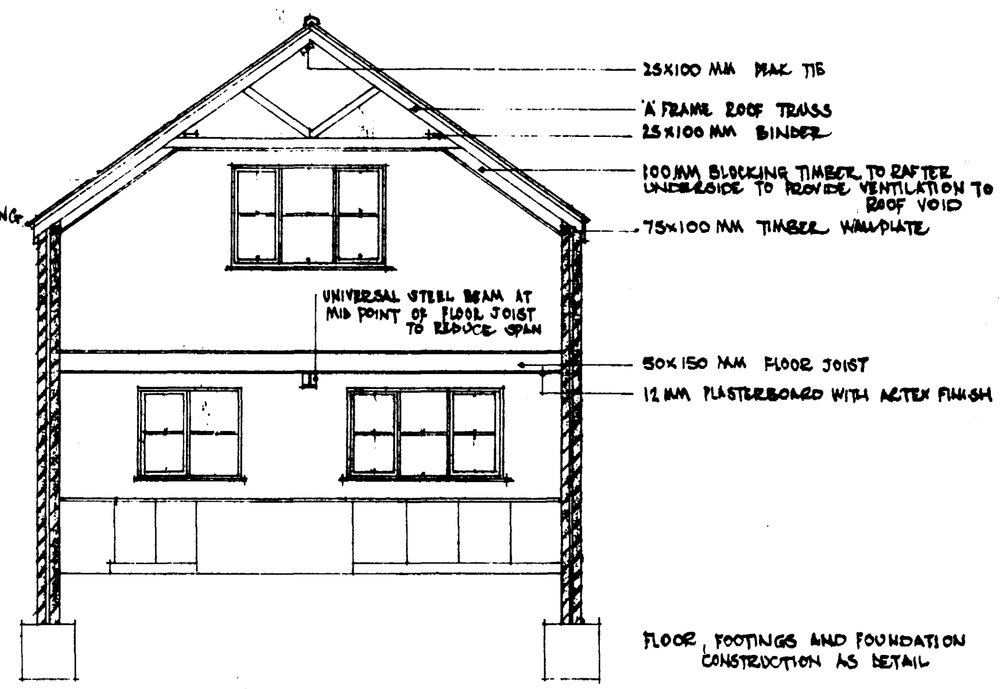
* CONCRETE FOOTINGS TO BE MINIMUM OF 700 MM WIDE LOADBEARING CAPACITY OF GROUND TO BE DETERMINED ON SITE BY EXCAVATION OF TRIAL HOLES TO B.C.O.'s INSTRUCTIONS



DORMER CONSTRUCTION
12 MM FOIL BACKED PLASTERBOARD ON 500 GAUGE POLYTHENE DAMP PROOF MEDIUM TO 100X75 MM VERTICAL STUDWORK AT 400 MM CENTRES WITH 150 FIBREGLASS INSULATING QUILT BETWEEN ALL FACED WITH 12 MM EXTERIOR PLYBOARD AND COVERED WITH BUILDING PAPER. TANALISED 20X38 MM VERTICAL BATTENS TO RECEIVE SHIPLAP BOARDING TREATED WITH 2 COAT WOODSTAIN. ALL LEADWORK TO BE IN CODE 4 LEAD.

DORMER DETAIL

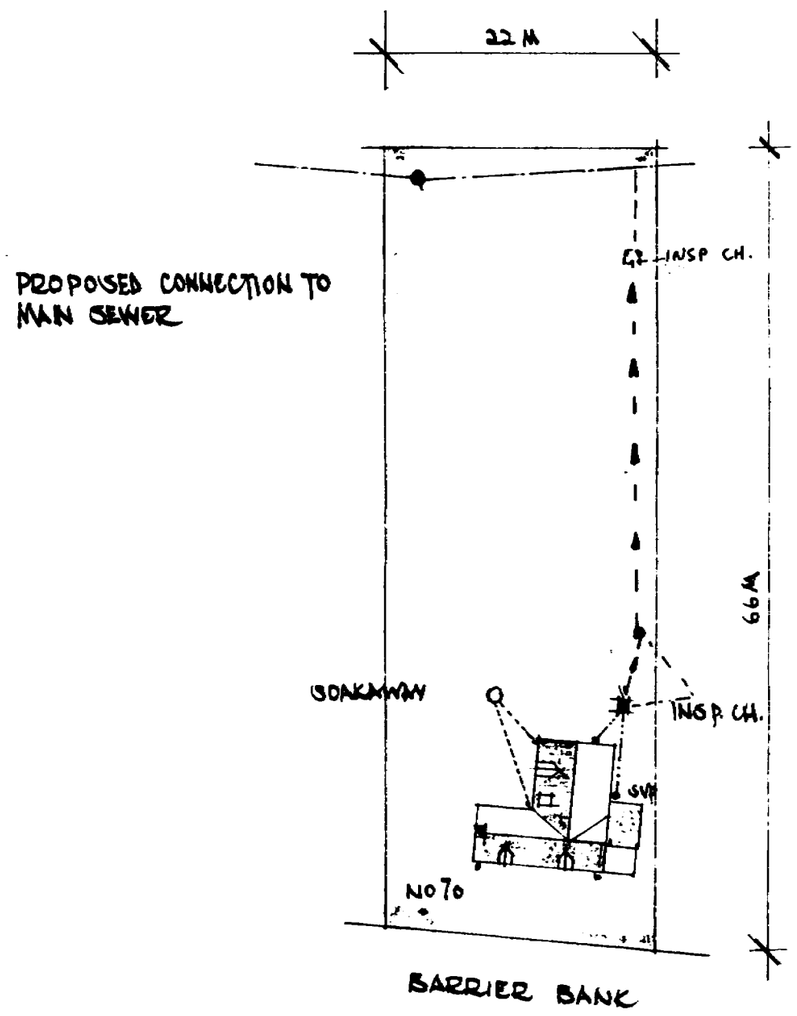
TRUSSED ROOF DESIGN AND CALCULATIONS TO BE SUBMITTED TO BUILDING CONTROL OFFICER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. INSTALLATION AS PER MANUFAUTURERS INSTRUCTIONS.



SECTION BB



PROPOSED FRONT ELEVATION
SHOWING PITCHED ROOF TO DORMER WINDOWS



PROPOSED CONNECTION TO
MAIN SEWER

SITE PLAN
SCALE 1:500

PROPOSE FRONT ELEVATION 'JUNE 94

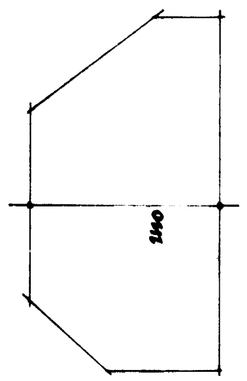
PROPOSED ALTERATIONS AND RENOVATIONS WITH
TWO STOREY REAR EXTENSION

AT 70 BARRIER BANK. COWBIT. NR SPALDING

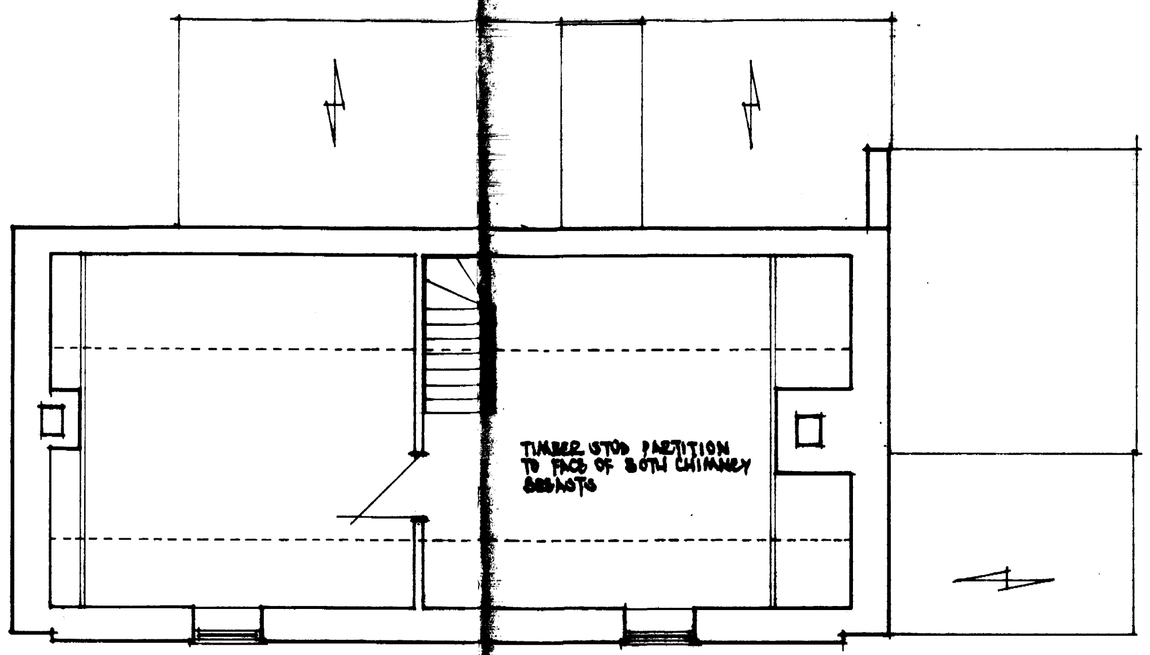
FOR MR. & MRS. S. LOVERIDGE

SCALE 1:50

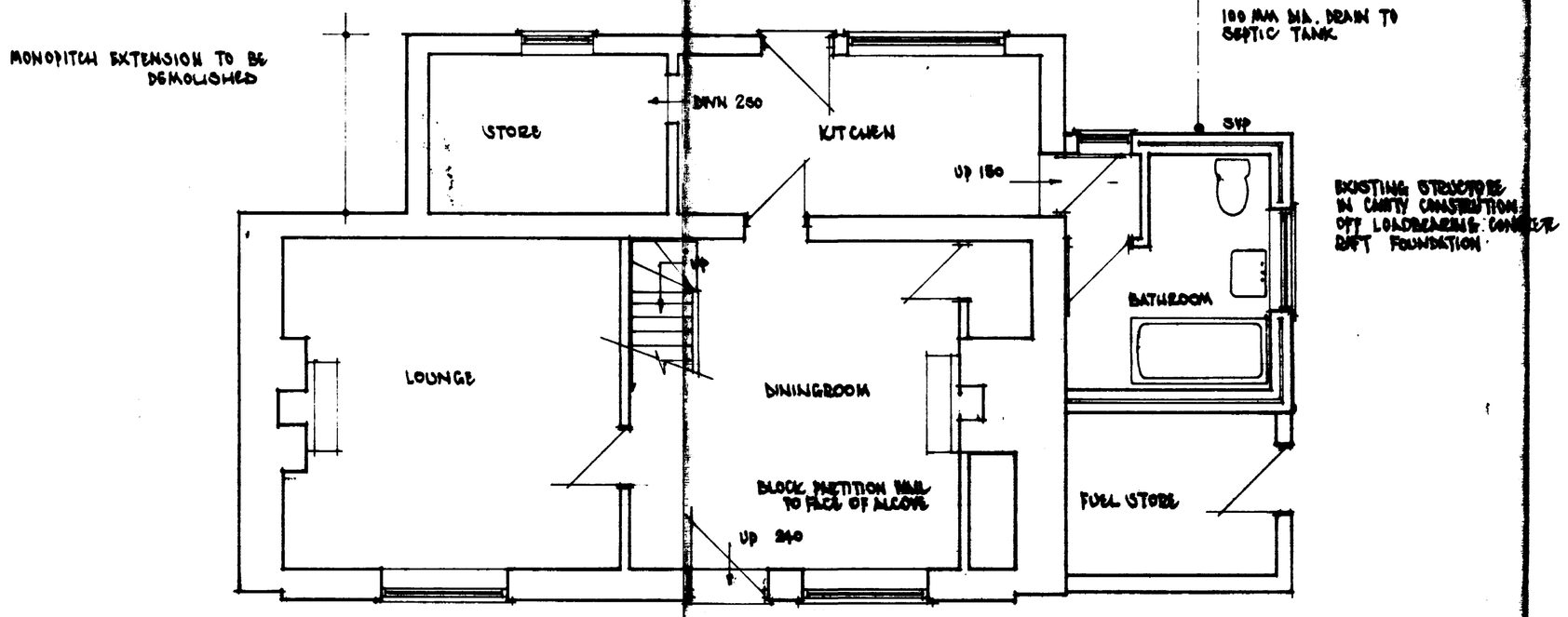
B01/0433/93



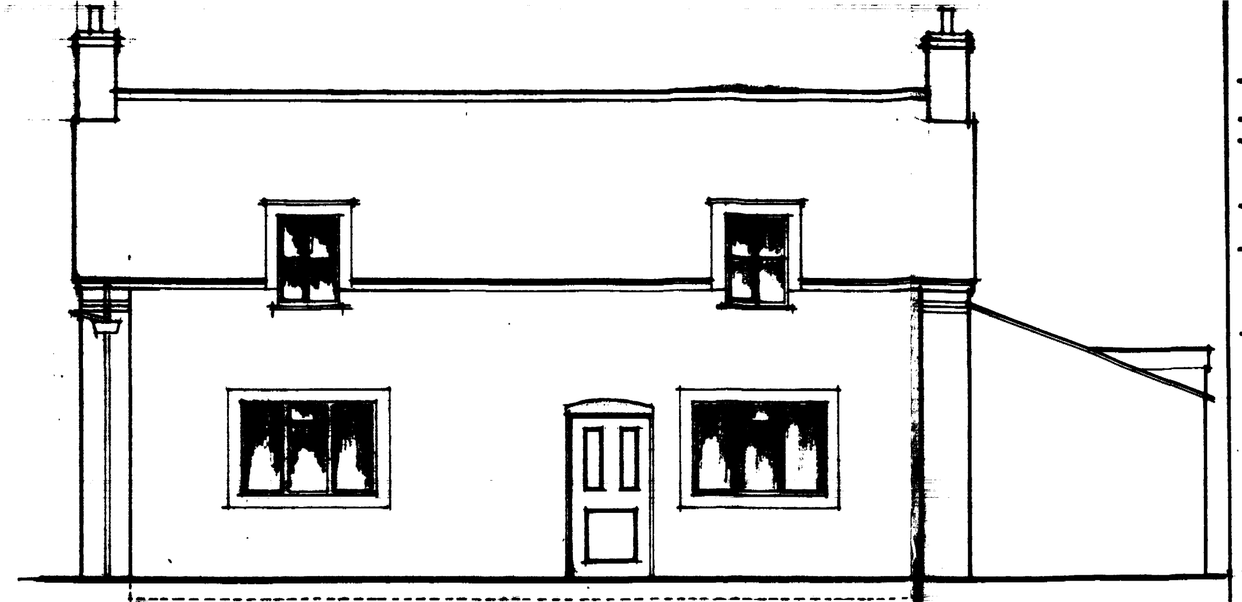
CEILING PROFILE



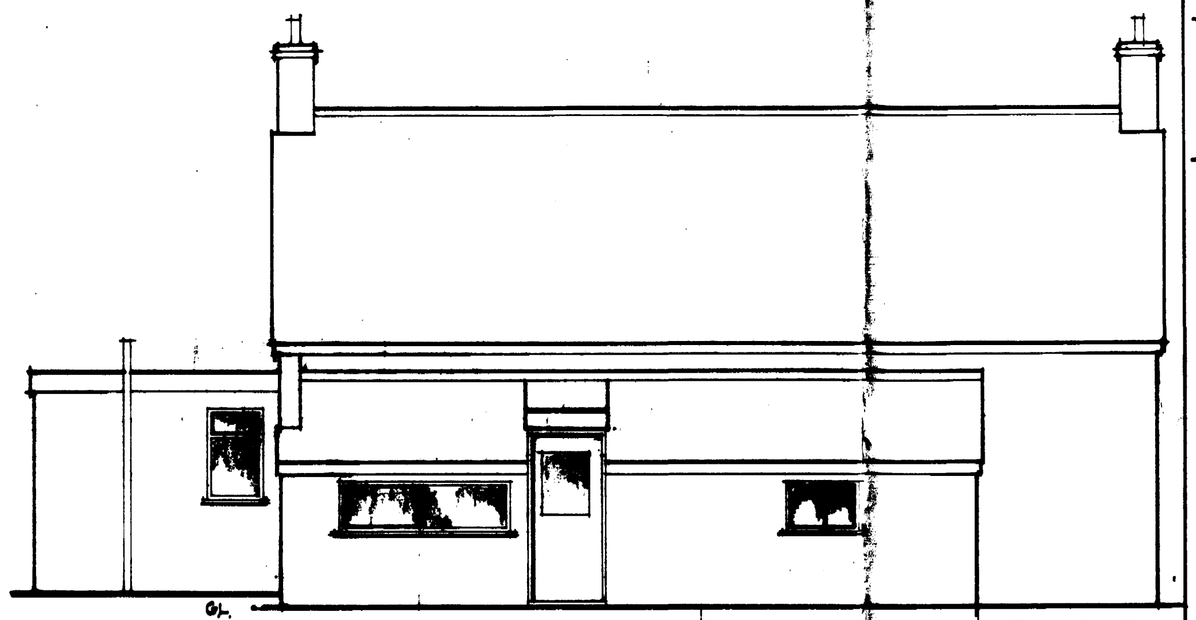
FIRST FLOOR PLAN



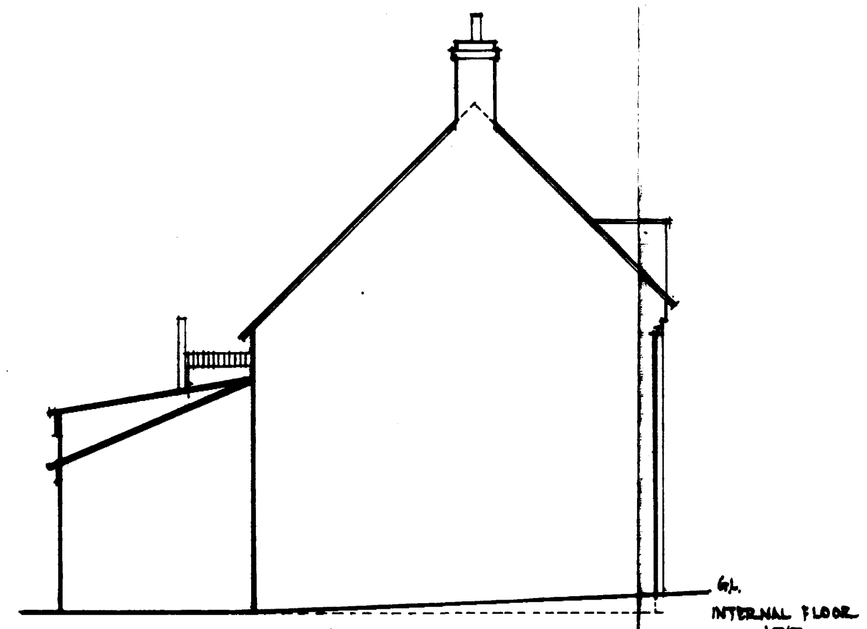
GROUND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

-1 DEMOLISH EXISTING PORCH AND CHIMNEY TO MAIN BOARD OF EXISTING ROOF FINISHES TO BE MADE GOOD SUBJECT TO INSPECTION BY LOCAL AUTHORITY BUILDING CONTROL OFFICER.
-1 EXCAVATE EXISTING FLOORS AND CHIMNEY TO MAIN BOARD OF EXISTING ROOF FINISHES TO BE MADE GOOD SUBJECT TO INSPECTION BY LOCAL AUTHORITY BUILDING CONTROL OFFICER.
-2 TAKE OUT TIMBERWORK TO FRONT DORE.
-3 TAKE DOWN BLOCK PARTITION WALL TO CHIMNEY BREAST IN MAIN BEDROOM REMOVE CHIMNEY BREAST THROUGH BOTH FLOORS AND CHIMNEY STACK.
-4 INJECT CHEMICAL DPC TO ALL WALLS AT APPROPRIATE LEVEL AND CONTINUOUS WITH DAMP PROOF MEMBRANE.
-5 REMOVE ALL DAMP, PERISHED AND SLOUGH PLASTER TO ALL WALL SURFACES AND REBOG ON TWO COATS OF SYNTHAPRUFE BEFORE REPLASTERING WITH LIGHTWEIGHT BONDING PLASTER.
-6 TO LOUNGE/BED 1 TAKE OUT FLOOR TIMBERS THAT HAVE PARTED FROM MAIN HOUSE WALLS, ARE STRUCTURALLY UNSOUND AND OTHERWISE NECESSARY. REPLACE WITH 50 x 150 MM SOUND CRAFTED TIMBER FLOOR JOISTS AT 400 MM CENTRES WITH 100 MM STEEL UNIVERSAL BEAM TO REDUCE SPAN BUILT IN AT 2.6 M FROM INTERNAL FACE OF FRONT WALL. BEAM ENDS ON CONCRETE PADSTONES ON THREE COURSES OF ENGINEERING BRICKWORK. EXPOSE FOOTINGS TO INTERNAL PARTITION WALL TO PROVE STRUCTURAL LOADBEARING ABILITY. IF SOUND BUILD OF BRICK NIB BONDED TO EXISTING WALL TO SUPPORT BEAM END. IF NON-LOADBEARING THICKEN OUT FLOOR SLAB TO FORM 225 MM CONCRETE PAD 600 x 600 MM TO FORM FOOTING.
-7 REMOVE STAIRCASE.
-8 TO FRONT ELEVATION TAKE OUT CORRODED METAL FRAMED WINDOWS. HACK OFF RENDER. FRAMING TO WINDOW OPENING ON EXTERNAL FACE OF WALL.
-9 EXCAVATE EARTH FROM FRONT AND SIDE ELEVATIONS OF HOUSE [illegible] TO A DISTANCE OF 2 M TO A LEVEL SO THAT [illegible] PAVING LAID TO FALL IS AT LEAST 150 MM BELOW DPC.
-10 TO FRONT AND SIDE WALL L.H.S.F. EXCAVATE TRENCH 450 MM DEEP BELOW FINISHED GROUND LEVEL AND LAY FRENCH DRAIN IN 150 MM OF PEA GRAVEL. BACK FILL TRENCH USING INERT MATERIAL WITH GOOD PERMEABILITY. FRENCH DRAIN TO DISCHARGE TO SOAKAWAY LOCATED 9 M FROM NEAREST HABITABLE STRUCTURE.
-11 TAKE OFF ALL ROOF COVERINGS AND INSPECT TIMBERS FOR ROT AND WORM INFESTATION. TO FRONT ELEVATION CHECK STRUCTURAL CAPACITY OF RAFTERS, TILES AND BOARDING IF PROVIDED FOR CORRECT SPAN, CROSS SECTION DIMENSIONS AND CENTRES. REINFORCE AS NECESSARY WITH ADDITIONAL TIMBERING TO ACCEPT LOADING OF MODERN CLAY TILE. CHECK WALLPLATE FOR ROT AND WORM INFESTATION AND RENEW AS NECESSARY. STRAP WALLPLATE TO INTERNAL FACE OF EXTERNAL WALL USING CRANKED 5 x 30 MM G.S. GALVANISED ANCHOR STRAPS AT 1.2 M CENTRES.
IT IS KNOWN THAT EXISTING RAFTERS ARE APPROXIMATELY 50 x 100 MM ROUGH SAWN TIMBER. INCREASE DEPTH OF ALL RETAINED RAFTERS TO 200 MM BY PLANTING INTO EXISTING A FURTHER 50 x 100 MM TIMBER. SO AS TO INCREASE VOID AND ALLOW INSTALLATION OF 150 MM FIBREGLASS INSULATING QUILT LAID BETWEEN RAFTERS. WHERE RAFTERS FORM CEILING JOISTS MAINTAIN 50 MM VOID ABOVE QUILT TO ALLOW FOR VENTILATION PURPOSES. ENSURE THAT EAVES VENTILATORS ARE BUILT IN BETWEEN RAFTERS AND THAT SUFFICIENT VENTILATION IS ALLOW FOR BEHIND FASCIA BOARD.
-12 REMOVE ALL ROOF COVERINGS FROM REAR ELEVATION. TAKE OFF ALL ROOF TIMBERING WHICH IS KNOWN TO BE STRUCTURALLY UNSOUND, IF ROTTEN INFESTATION NOTED ADJACENTLY INSPECT OF TO REMOVE RISK OF SPREADING INFESTATION. EXAMINE ALL WALL SURFACES, TIMBERS ETC FOR EVIDENCE OF ROT, WHERE NOTED SUITABLY TREAT SO AS TO ERADICATE. WORK TO BE UNDERTAKEN BY SPECIALIST CONTRACTOR AND GUARANTEED FOR 30 YEARS.
BUILD UP REAR HOUSE WALL IN FIVE COURSES OF BRICKWORK SO AS TO PROVIDE EQUAL PITCH TO FRONT AND REAR ELEVATIONS.
ALL WORK TO BE TIMBER AND RETILE MAIN HOUSE ROOF TO CONFORM TO CURRENT BUILDING REGULATIONS AND TO BE TIED-IN WITH ROOF TO NEW BUILD. RETILING IN ACCORDANCE WITH NEW BUILD SPECIFICATION.
-13 PROVIDE A LOFT ACCESS TO ROOF VOID.

[illegible] DC.
[illegible] CONT.
22 JUL 1986
[illegible]

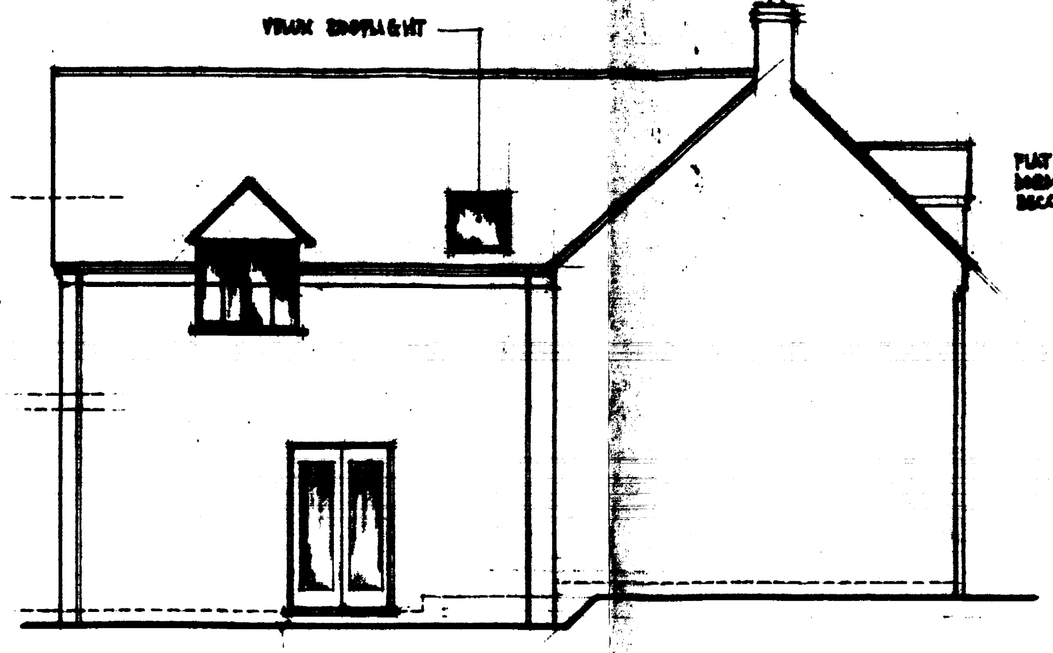
ALL RENOVATION WORK THE SUBJECT OF LOCAL AUTHORITY GRANT AID TO BE SUBJECT TO INSPECTION BY GRANT OFFICER AS DEEMED NECESSARY. WHERE DEFECTS EXPOSED AS WORK PROCEEDS AND REQUIRE ADDITIONAL WORKS TO RECTIFY, TO BE SUBJECT TO SUBMISSION OF SUPPLEMENTARY ESTIMATE TO LOCAL AUTHORITY FOR REVISION OF GRANT AID. WORK TO PROCEED ONLY AFTER AUTHORIZATION.

PROPOSED ALTERATIONS AND RENOVATIONS

AT 70 BARRIER BANK, COWBIT
NEAR SPALDING

FOR MR & MRS S. LOVERIDGE

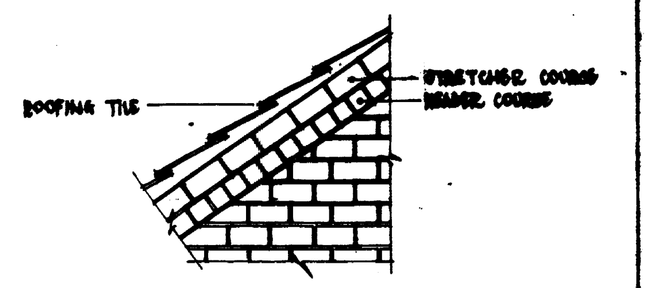
SCALE 1:50



SIDE ELEVATION



SIDE ELEVATION



VERGE DETAIL

CONSTRUCTIONAL DETAILS CONTINUED

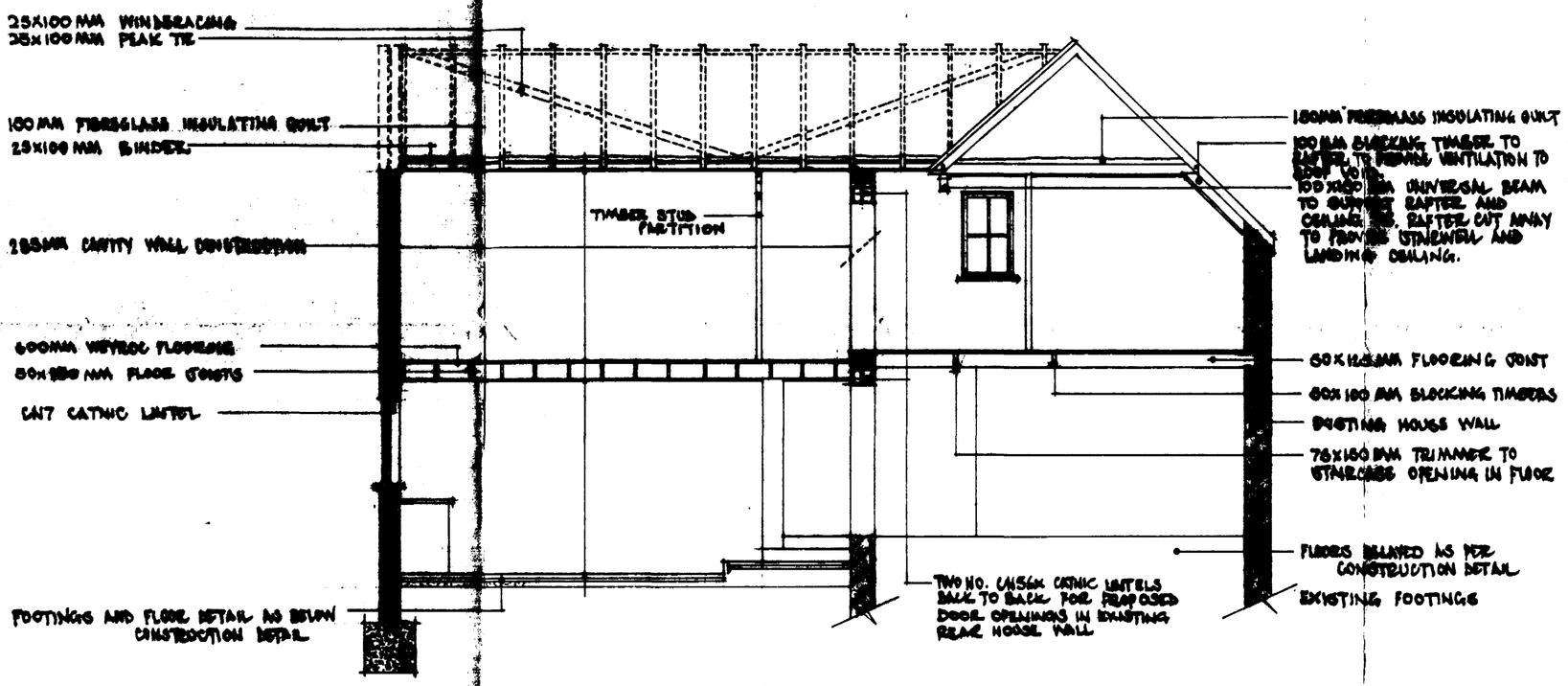
ABOVE GROUND DRAINAGE - WC'S TO HAVE TRAPPED DISCHARGES TO SOIL AND VENT PIPE. 40 MM DIA. WASTE WITH DEEP SEAL TRAP TO SHOWER, OR BATH AND SINK. 32 MM DIA WASTE WITH DEEP SEAL TRAP TO WASH HAND BASIN. ACCESS AND CLEANING EYES TO BE PROVIDED AT END OF RUN AND CHANGE OF DIRECTION.

BELOW GROUND DRAINAGE. - 100 MM DIA. OSMA FLEXIBLE JOINTED PIPEWORK LAID TO 1:40 FALL AND SURROUNDED BY 150 MM PEA GRAVEL. INSPECTION CHAMBERS BY OSMA FITTED WITH LIGHTWEIGHT FRAME AND COVER. CONNECTION TO MAIN SEWER AT EDGE OF PROPERTY AS PER LOCAL AUTHORITY INSTRUCTION AND APPROVAL. ALL DRAINS TO BE SUBJECT TO L.A. TEST BEFORE AND AFTER BACKFILLING.

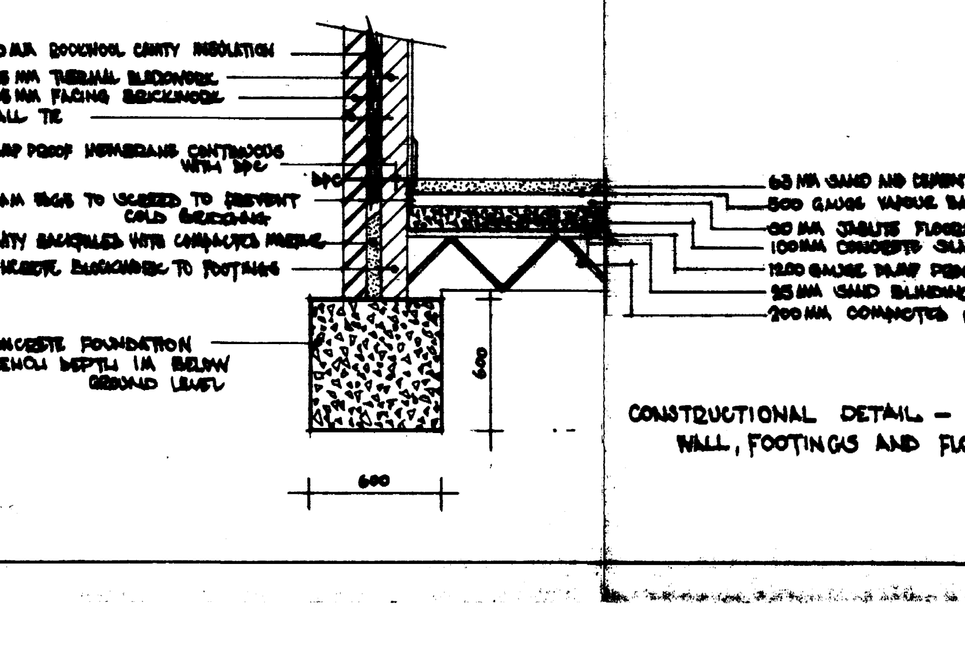
RAINWATER GOODS - OSMA UPVC ROUNDLINE EAVES GUTTER AND RAINWATER DOWNPIPES COLOUR BLACK. TO DISCHARGE TO SOAKAWAYS AT A MINIMUM DISTANCE OF 5M FROM PROPERTY. SOAKAWAY TO BE 1M DEEP AT A DEPTH OF 1M AND FILLED WITH INERT MATERIAL.

MATERIALS

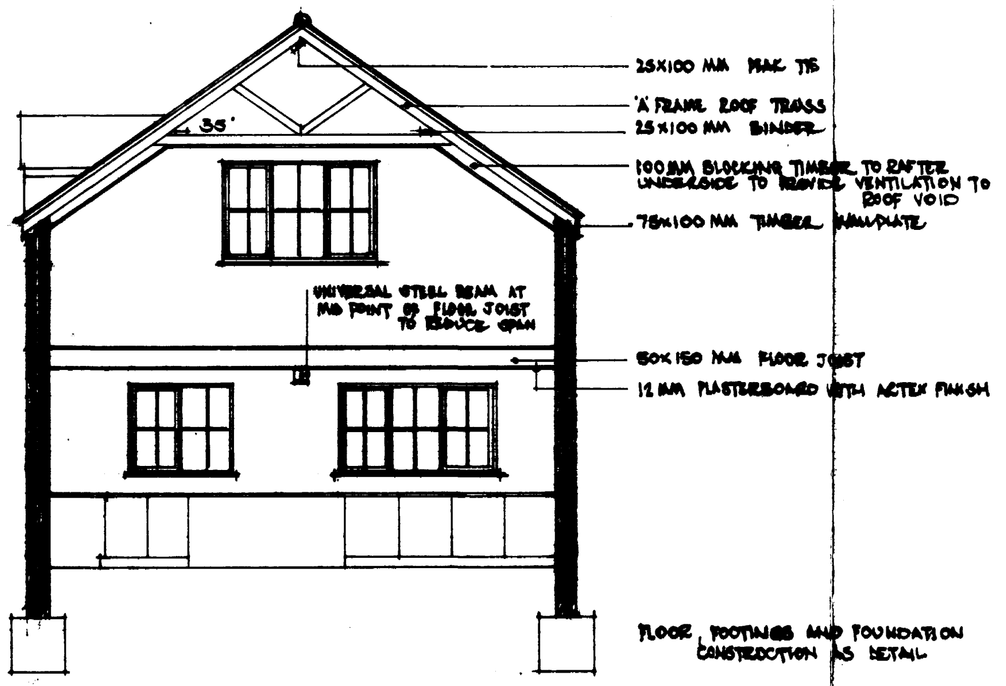
WINDOW TO LANDING TO BE 630 MM WIDE.



SECTION AA



CONSTRUCTIONAL DETAIL - WALL, FOOTINGS AND FLOOR



SECTION BB

WINDOW SIZE SCHEDULE

KITCHEN	1770 X 1050 MM
	1200 X 1050 MM
BEDROOM	1770 X 1200 MM
	1200 X 1050 MM
LANDING	630 X 1050 MM.

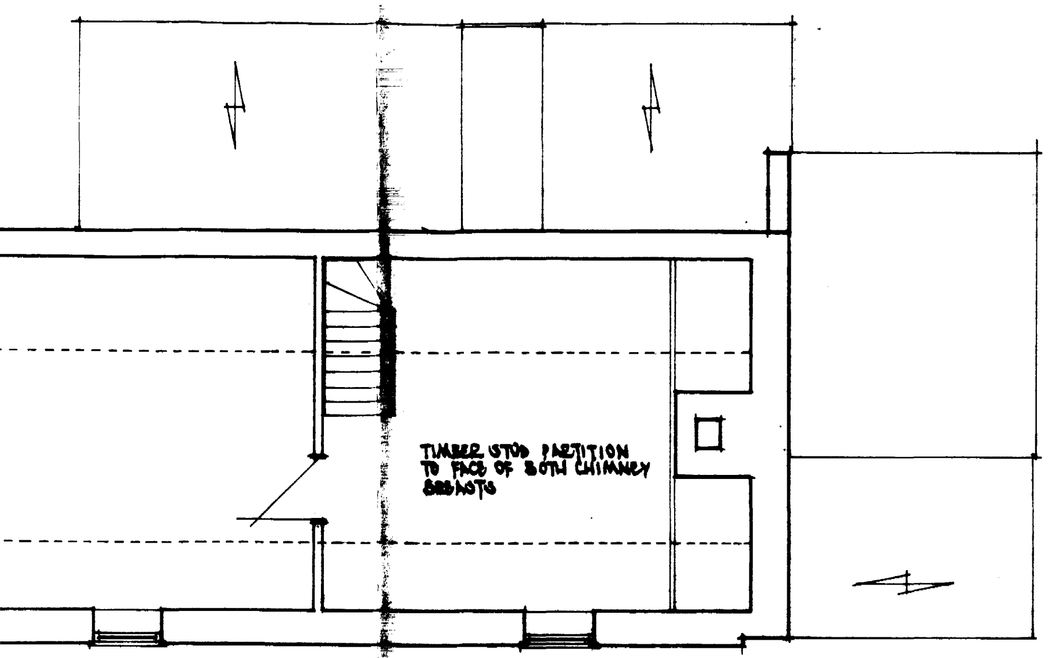
PROPOSED ELEVATIONS AND SECTIONS

PROPOSED ALTERATIONS AND RENOVATIONS WITH TWO STOREY REAR EXTENSION

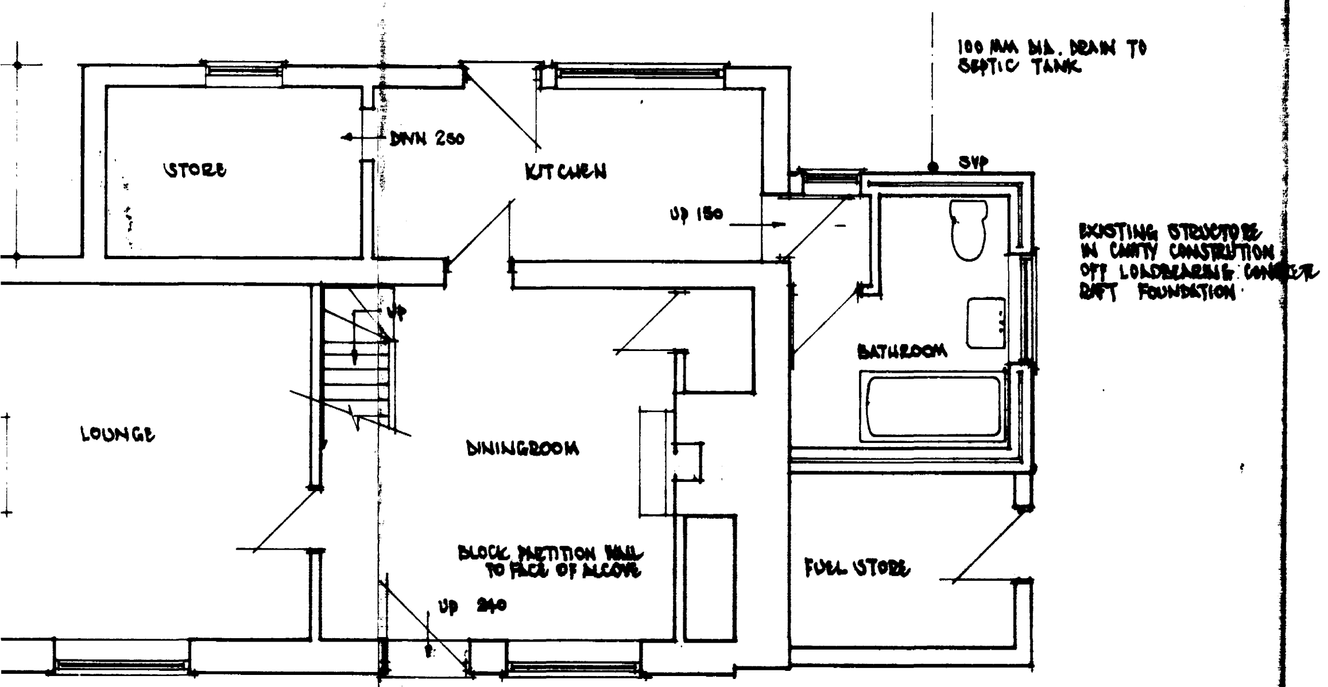
AT 70 BARRIER BANK, COWBIT, NR SPALDING

FOR MR & MRS G. LOVERIDGE

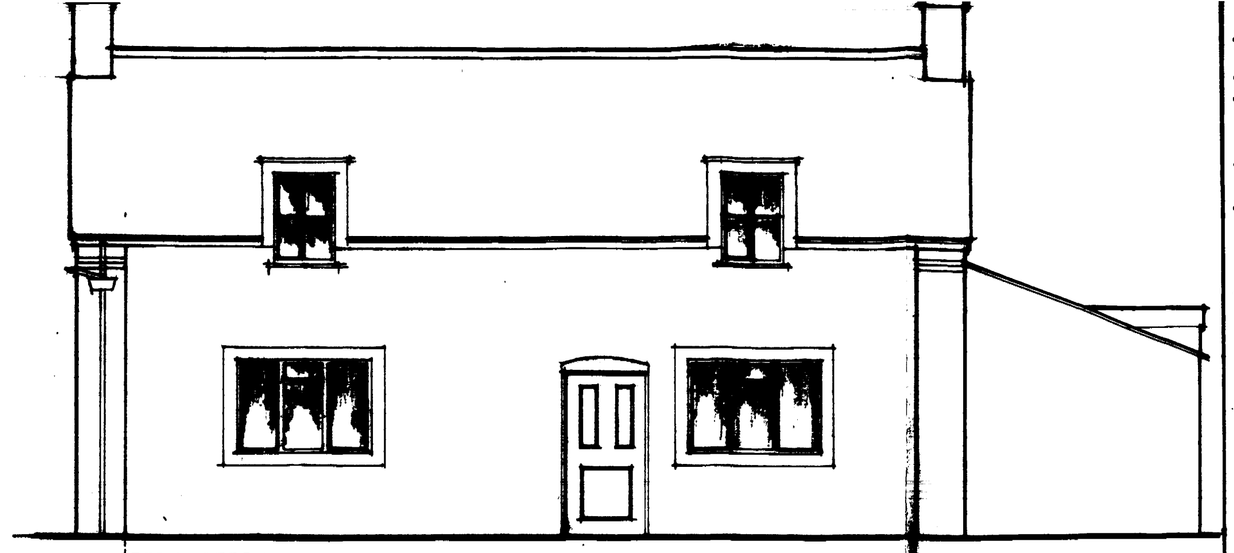
SCALES 1:50 1:20



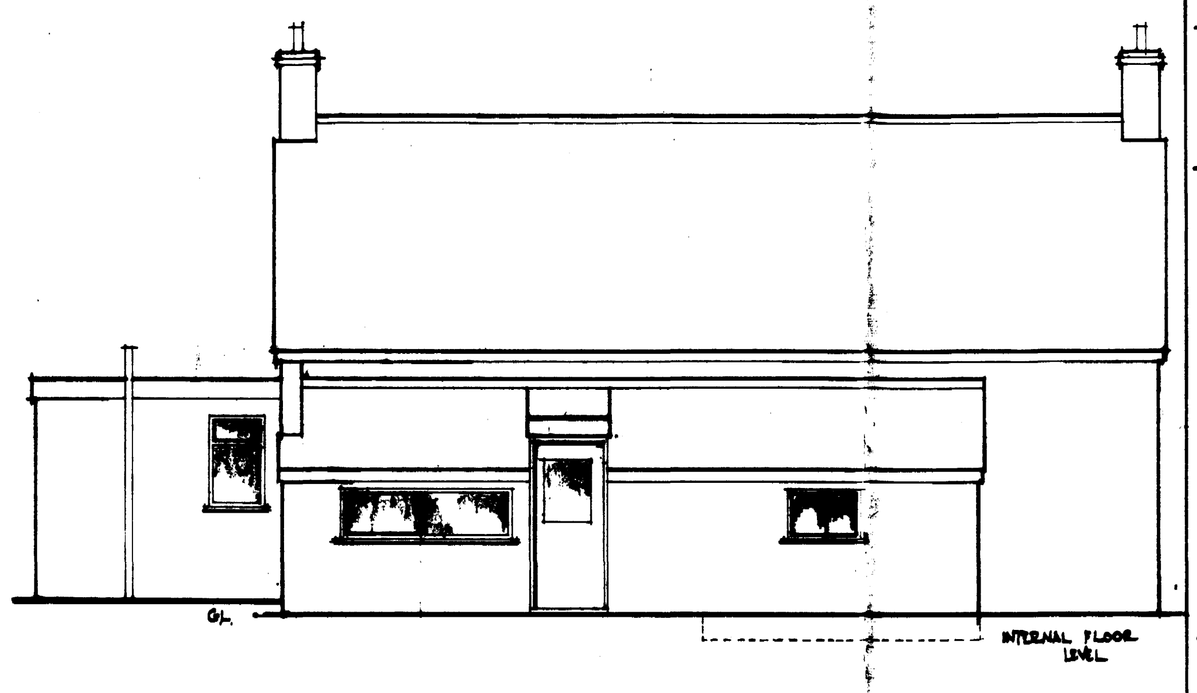
FIRST FLOOR PLAN



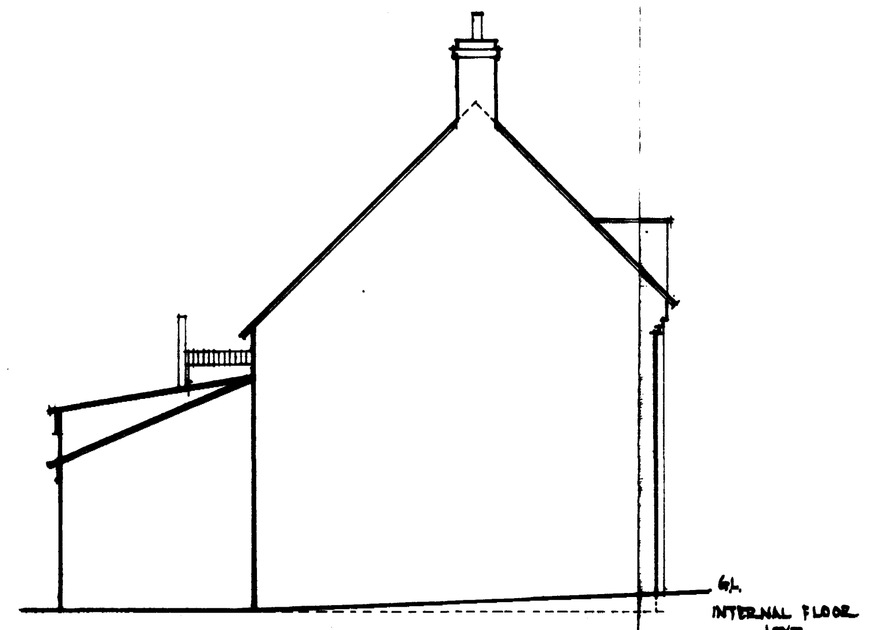
GROUND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

-1 EXCAVATE EXISTING FLOORS AND REMAIN TO NEW-BUILD SPECIFICATION. REDUCE FINISHED FLOOR LEVEL BY 150 MM.
-2 TAKE OUT TIMBERWORK TO FRONT BAY.
-3 TAKE DOWN BLOCK PARTITION WALL TO CHIMNEY BREAST IN DINING ROOM. REMOVE CHIMNEY BREAST THROUGH BOTH FLOORS AND CHIMNEY STACK.
-4 INJECT CHEMICAL DPC TO ALL WALLS AT APPROPRIATE LEVEL AND CONTINUOUS WITH DAMP PROOF MEMBRANE.
-5 REMOVE ALL DAMP, PERISHED AND BLOWN PLASTER TO ALL WALL SURFACES AND BRUSH ON TWO COATS OF SYNTHAPRUFE BEFORE REPLASTERING WITH LIGHTWEIGHT BONDING PLASTER.
-6 TO LOUNGE/BED 1 TAKE OUT FLOOR TIMBERS THAT HAVE PARTED FROM MAIN HOUSE WALLS, ARE STRUCTURALLY UNSOUND AND OVERSPANNED. REPLACE WITH 50 X 125 MM GUS CRADLE TIMBER FLOOR JOISTS AT 400 MM CENTRES WITH 100 MM STEEL UNIVERSAL BEAM TO REDUCE SPAN BUILT IN AT 2.6 M FROM INTERNAL FACE OF FRONT WALL. BEAM ENDS ON CONCRETE PADSTONES ON THREE COURSES OF ENGINEERING BRICKWORK. EXPOSE FOOTINGS TO INTERNAL PARTITION WALL TO PROVE STRUCTURAL LOADBEARING ABILITY. IF SOUND BUILD UP BRICK PIER BONDED TO EXISTING WALL TO SUPPORT BEAM END. IF NON-LOADBEARING THICKEN OUT FLOOR SLAB TO FORM 225 MM CONCRETE PAD 600 x 600 MM TO FORM FOOTING.
-7 REMOVE STAIRCASE.
-8 TO FRONT ELEVATION TAKE OUT CORRODED METAL FRAMED WINDOWS. HACK OFF RENDER FRAMING TO WINDOW OPENING ON EXTERNAL FACE OF WALL.
-9 EXCAVATE EARTH FROM FRONT AND SIDE ELEVATIONS OF HOUSE [illegible] TO A DISTANCE OF 2 M TO A LEVEL SO THAT ANY SUBSEQUENT PAVING LAID TO FALL IS AT LEAST 150 MM BELOW DPC.
-10 TO FRONT AND SIDE WALL EXCAVATE TRENCH 450 MM DEEP BELOW FINISHED GROUND LEVEL AND LAY FRENCH DRAIN IN 150 MM OF PEA GRAVEL. BACK FILL TRENCH USING INERT MATERIAL WITH GOOD PERMEABILITY. FRENCH DRAIN TO DISCHARGE TO SOAKAWAY LOCATED 5 M FROM NEAREST HABITABLE STRUCTURE.
-11 TAKE OFF ALL ROOF COVERINGS AND INSPECT TIMBERS FOR ROT AND WORM INFESTATION. TO FRONT ELEVATION CHECK STRUCTURAL CAPACITY OF RAFTERS TILES AND PURLINS IF PROVIDED FOR CORRECT SPAN, CROSS SECTION DIMENSIONS AND CENTRES. REINFORCE AS NECESSARY WITH ADDITIONAL TIMBERING TO ACCEPT LOADING OF MODERN CLAY TILE. CHECK WALLPLATE FOR ROT AND WORM INFESTATION AND RENEW AS NECESSARY. STRAP WALLPLATE TO INTERNAL FACE OF EXTERNAL WALL USING CRANKED 5 x 30 MM G.S. GALVANISED ANCHOR STRAPS AT 1.2 M CENTRES.
IT IS KNOWN THAT EXISTING RAFTERS ARE APPROXIMATELY 50 x 100 MM ROUGH HEWN TIMBER. INCREASE DEPTH OF ALL RETAINED RAFTERS TO 200 MM BY PLANTING ONTO EXISTING A FURTHER 50 x 100 MM TIMBER SO AS TO INCREASE VOID AND ALLOW INSTALLATION OF 150 MM FIBREGLASS INSULATING QUILT LAID BETWEEN RAFTERS. WHERE RAFTERS FORM CEILING JOISTS MAINTAIN 50 MM VOID ABOVE QUILT TO ALLOW FOR VENTILATION PURPOSES. ENSURE THAT EAVES VENTILATORS ARE BUILT IN BETWEEN RAFTERS AND THAT SUFFICIENT VENTILATION IS ALLOW FOR BEHIND FASCIA BOARD.
-12 REMOVE ALL ROOF COVERINGS FROM REAR ELEVATION. TAKE OFF ALL ROOF TIMBERING WHICH IS KNOWN TO BE STRUCTURALLY UNSOUND. IF WORM INFESTATION NOTED SUBSEQUENTLY DISPOSE OF TO REDUCE RISK OF SPREADING INFESTATION. EXAMINE ALL WALL SURFACES, TIMBERS ETC FOR EVIDENCE OF ROT. WHERE NOTED SUITABLY TREAT SO AS TO ERADICATE. WORK TO BE UNDERTAKEN BY SPECIALIST CONTRACTOR AND GUARANTEED FOR 30 YEARS.
BUILD UP REAR HOUSE WALL BY FIVE COURSES OF BRICKWORK SO AS TO PROVIDE EQUAL PITCH TO FRONT AND REAR ELEVATIONS.
ALL WORK TO BE TIMBER AND RETILE MAIN HOUSE ROOF TO CONFORM TO CURRENT BUILDING REGULATIONS AND TO BE TIED-IN WITH ROOF TO NEW BUILD. RETILING IN ACCORDANCE WITH NEW BUILD SPECIFICATION.
-13 PROVIDE A LOFT ACCESS TO ROOF VOID.

[redacted]

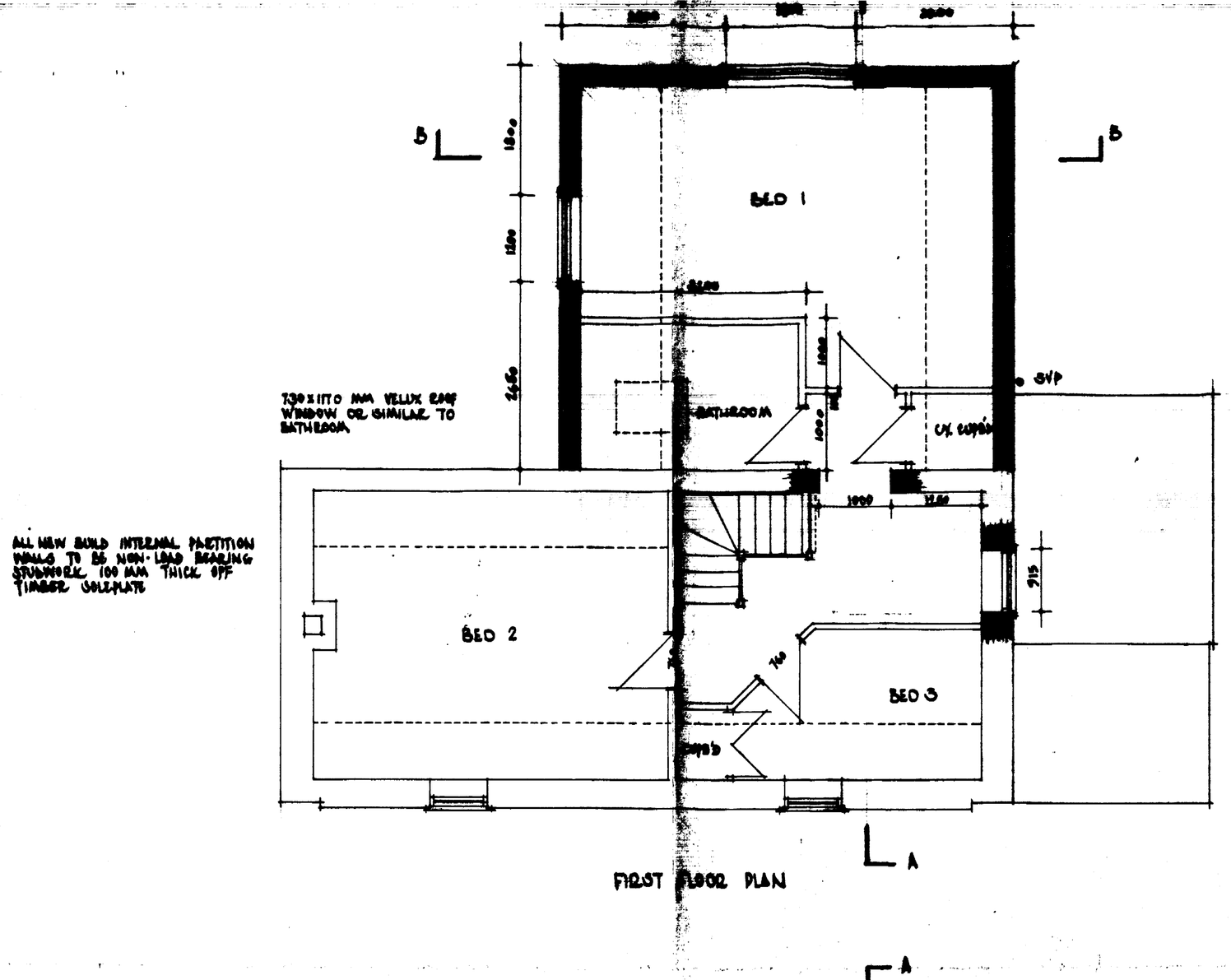
ALL RENOVATION WORK THE SUBJECT OF LOCAL AUTHORITY GRANT AID TO BE SUBJECT TO INSPECTION BY GRANT OFFICER AS DEEMED NECESSARY. WHERE DEFECTS EXPOSED AS WORK PROCEEDS AND REQUIRE ADDITIONAL WORKS TO RECTIFY, TO BE SUBJECT TO SUBMISSION OF SUPPLEMENTARY ESTIMATE TO LOCAL AUTHORITY FOR REVISION OF GRANT AID. WORK TO PROCEED ONLY AFTER AUTHORIZATION.

PROPOSED ALTERATIONS AND RENOVATIONS

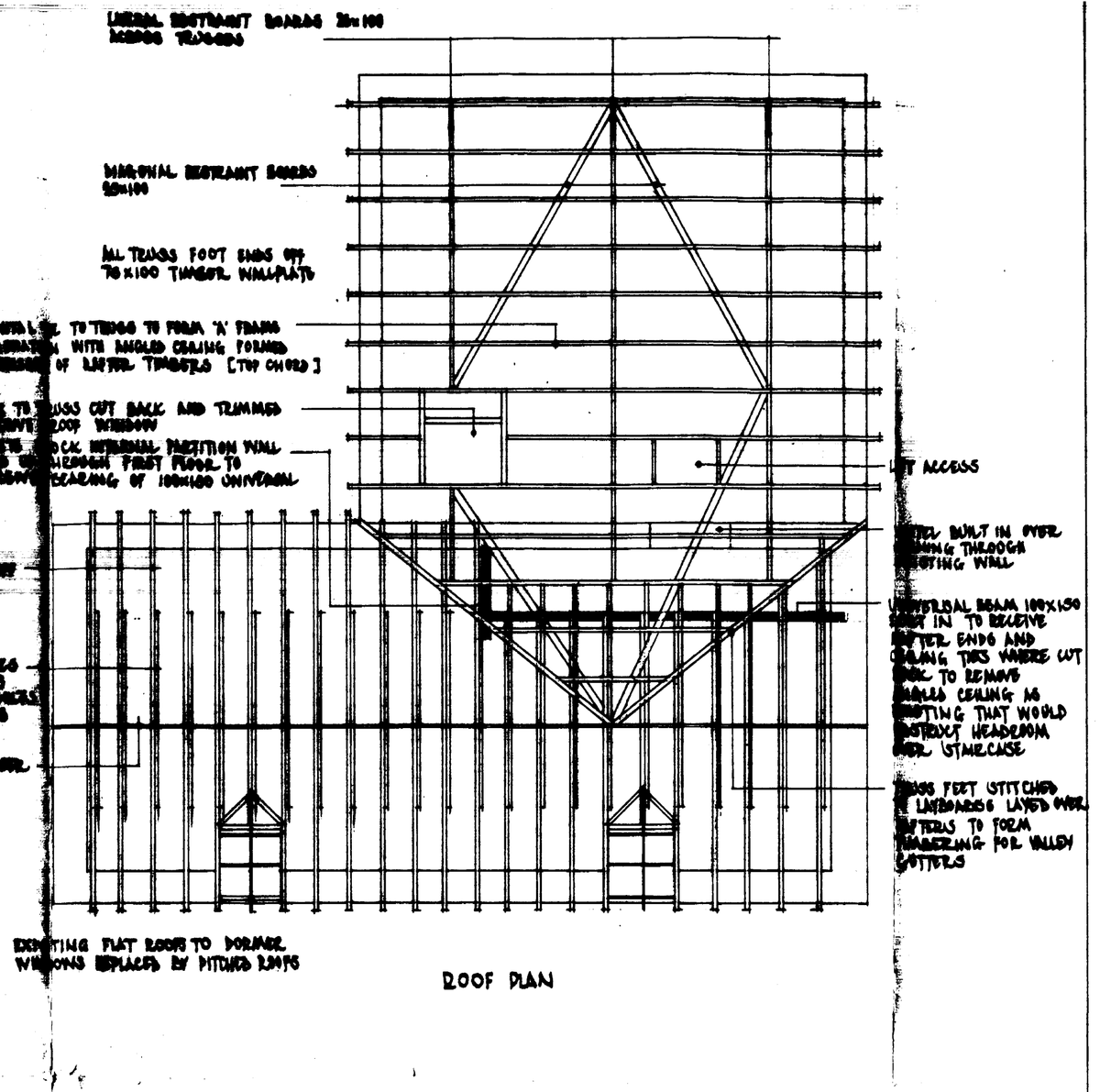
AT 70 BARRIER BANK, COWBIT
NEAR SPALDING

FOR MR & MRS S. LOVERIDGE

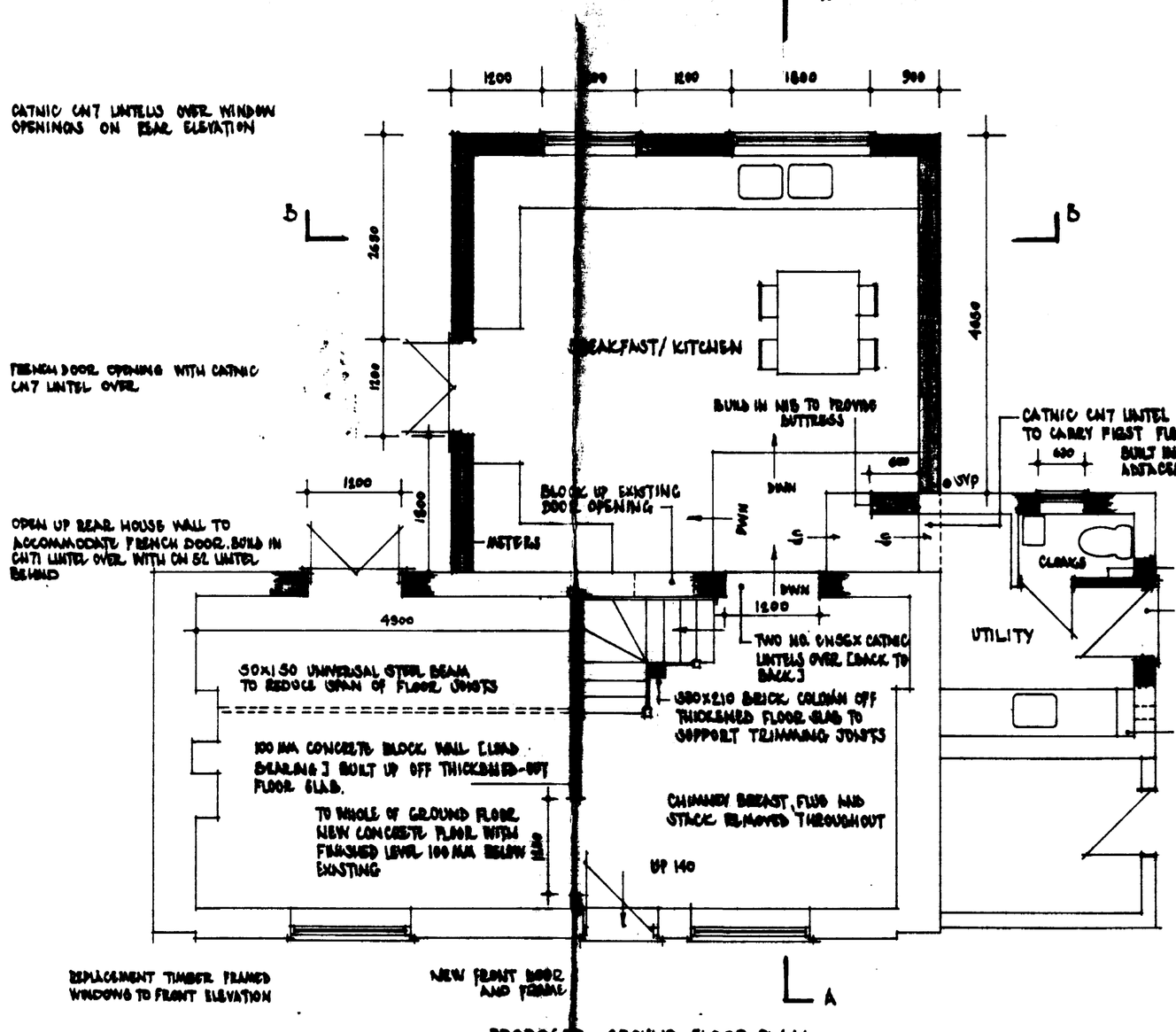
SCALE 1:50



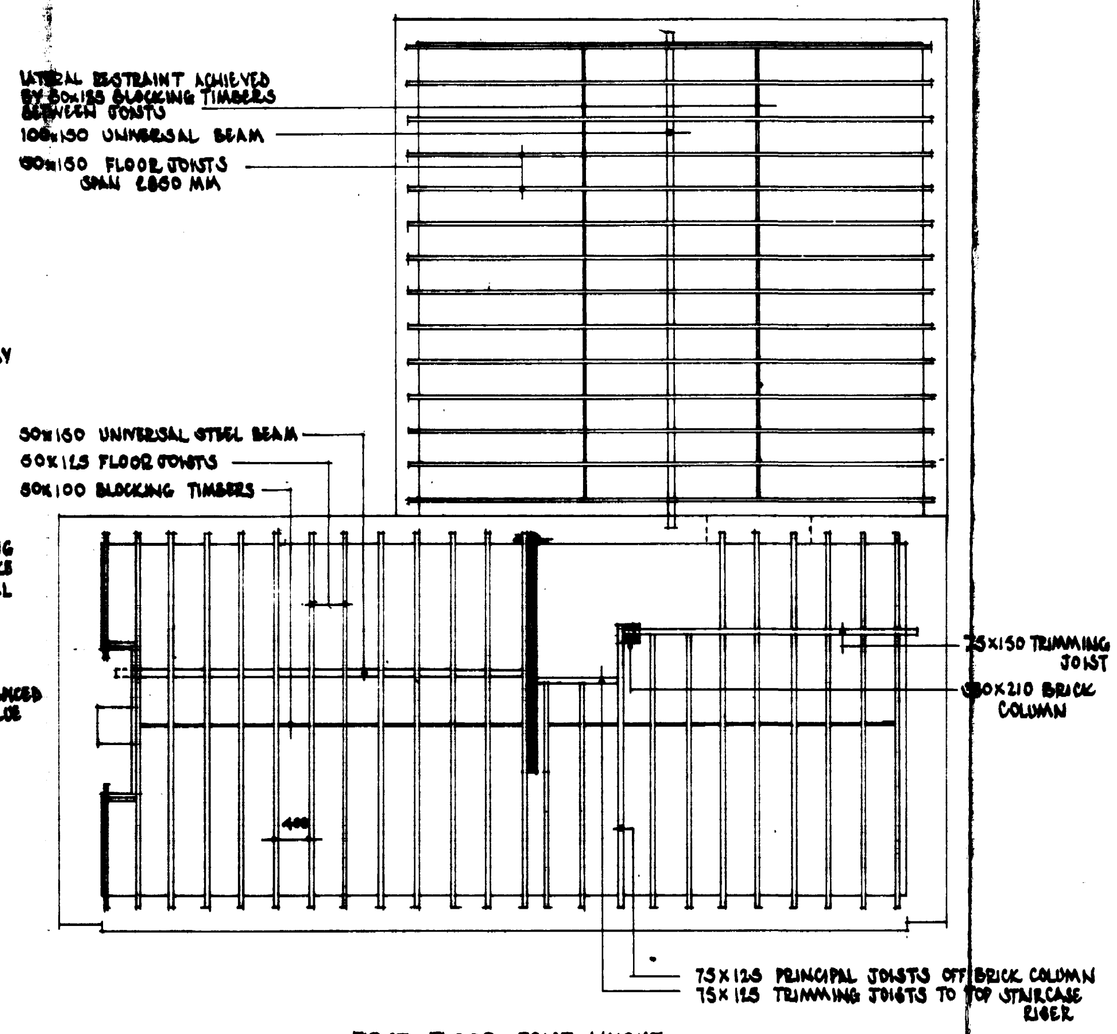
FIRST FLOOR PLAN



ROOF PLAN



PROPOSED GROUND FLOOR PLAN



FIRST FLOOR JOIST LAYOUT

WITH BARRIERS CONTROL OFFICE.
600 MM WIDE TRENCH FILL FOUNDATIONS AT A MINIMUM DEPTH OF 1M BELOW GROUND LEVEL WITH CLASS 'A' BLOCKWORK TO FOOTINGS BELOW DPC., CAVITY TO BE FILLED WITH COMPACTED HARDCORE TO 150 MM BELOW DPC.

FLOOR SLAB - MAX 'U' VALUE 0.45 W/M²K
63 MM SAND AND CEMENT SCREED ON 600 GAUGE VAPOUR BARRIER ON 50 MM TARMAC FLOORING INSULATION BOARD LAYED WITH OVERLAPPING JOINTS ON 100 MM CONCRETE SLAB ON 1200 GAUGE VIS QUEEN DAMP PROOF MEMBRANE ON 25 MM SAND BLINDING ON 200 MM COMPACTED HARDCORE. DAMP PROOF MEMBRANE TO BE CONTINUOUS WITH DAMP PROOF COURSE.

DAMP PROOF COURSE - TO BS 743 POLYTHENE DAMP PROOF COURSE AT 150 MM ABOVE GROUND LEVEL.

EXTERNAL WALLS - MAX 'U' VALUE 0.45 W/M²K.
BRICKWORK TO MATCH EXISTING WHERE POSSIBLE, WALLS COMPRISE CAVITY CONSTRUCTION WITH 100 MM BRICKWORK WITH 50 MM CAVITY HAVING RIGIDBOL CAVITY INSULATION BUILT IN AS PER MANUFACTURER'S INSTRUCTIONS, 125MM LIGHTWEIGHT THERMAL BLOCKWORK TO INNER LEAF OF CAVITY WALL. BUILD IN WALL TIES AT 900 MM CENTRES HORIZONTALLY AND 450 MM CENTRES VERTICALLY STAGGERED, 300 MM SPACING AT DOOR AND WINDOW REVEALS. VERTICAL DPC AND 25 MM STYROFOAM STRIPS BUILT IN AT CAVITY CLOSURES TO PREVENT MOISTURE TRANSMISSION AND COLD BRIDGING.
TWO COAT LIGHTWEIGHT PLASTERWORK TO INTERNAL SURFACES.

LINTELS - CATNIC CNT LINTELS OVER DOOR AND WINDOW OPENINGS BUILT IN AS PER MANUFACTURERS INSTRUCTIONS. TO HAVE MINIMUM END BEARING OF 150 MM.

ROOF - MAX 'U' VALUE 0.25 W/M²K
INTERLOCKING CLAY NORFOLK PANTILE ON REDLAND ROOF TILES LTD OR SIMILAR ON 38x25 MM TANALISED BATTENS ON UNTREATED ROOFING FELT TO BS 747 LAYED OVER 38x100 MM GANG NAIL 'A' FRAME TRUSSES MANUFACTURED BY WALKERS. NENE KEY WISBECH. TRUSSES LAYED AT 600 MM CENTRES AND SKEW NAILED TO 75x100 MM WALLPLATE MOUNTED ON INTERNAL LEAF OF CAVITY WALL. WALLPLATE RESTRAINED TO FACE OF WALL USING 5x38 MM M.S. GALV. CRANKED ANCHOR STRAPS AT 2M CENTRES. TRUSSES TO BE LATERALLY BRACED BY USE OF 25 x 100 MM PLANED TIMBERS AS MARGINAL AND LONGITUDINAL BRACES TO TOP AND BOTTOM CHORDS. WHERE ROOF TRUSSES INTERSECT AT HIP TO EXISTING DWELLINGHOUSE TO HAVE COMPOUND TRUSS AND DEDUCTOR TRUSSES TO FORM HIP. VALLEY GUTTERS TO BE FORMED USING EXTERIOR PLY VALLEY BOARDS WITH CODE 4 LEAD LINED OVER AND DRESSED UNDER TILES IN ACCORDANCE WITH TILE MANUFACTURERS INSTRUCTIONS.
VENTILATION TO ROOF VOID ACHIEVED BY PLASTIC EAVES VENTILATORS LAYED OVER WALLPLATE AND BETWEEN TRUSSES. TO HAVE CLEAR AIR SPACE ABOVE AND VENTILATION GAP TO SOFFITE BOARD EQUIVALENT TO 25 MM GAP. BLOCK OUT UNDERSIDE OF RAFTER FOOT [TOP CHORD] WHERE IT FORMS CEILING TIMBER TO MAINTAIN 50 MM AIR GAP TO ROOF VOID AFTER INSTALLATION OF 150 MM FIBREGLASS INSULATING QUILT.
LOFT ACCESS OPENING AND WATER STORAGE TANK PLATFORM TO BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS EXISTING DWELLINGHOUSE TO BE RECOOPED IN ACCORDANCE WITH NEW BUILD SPECIFICATION.
FIRST TRUSS PARALLEL TO GABLE END TO ABUT THERETO, WHERE STRAPPED TO INNER LEAF OF GABLE USING 5x38 MM M.S. GALV. RESTRAINT STRAPS TO HAVE TIMBER BLOCKING BETWEEN TRUSSES.
CEILINGS TO BE 12 MM PLASTERBOARD WITH METEX FINISH.
ALL STRUCTURAL TIMBERING TO BE GOS STRESS GRADED.

FIRST FLOOR - 18 MM T&G WEYERH BOARDS ON 50 x 150 MM GOS GRADED EQUALISED FLOOR JOISTS AT 400 MM CENTRES. CLEAR SPAN 2.850 M TO BEAM BUILT IN AT MID PRINT. JOIST ENDS BUILT INTO LOAD BEARING WALLS AS WORK PROCEEDS, JOIST ENDS PRESERVATIVE TREATED. WHERE JOISTS RUN PARALLEL TO WALL TO ABUT THERETO. JOISTS LATERALLY BRACED USING TIMBER BLOCKING PIECES BETWEEN, CRANKED ANCHOR STRAPS AND ACROSS JOISTS WITH BLOCKING PIECES BETWEEN.

STUD PARTITION WALLS - TIMBER FRAMED USING 50 x 75 MM VERTICAL TIMBERS OFF 75 x 100 MM SOLE PLATE AT 400 MM CENTRES, 50 x 75 MM HORIZONTAL BRACES VERTICALLY STAGGERED ABOUT MID-POINT. TIMBER PARTITION BRACED WITH NOGGINS BETWEEN CEILING JOISTS AND, FACED BOTH SIDES WITH 12 MM PLASTERBOARD AND SKIM.

WINDOWS - CASEMENT WINDOWS BY BOULTON AND PAUL. TO GIVE OPENABLE AREA OF 1/20 FLOOR AREA. WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS.

STAIRCASE IN EXISTING DWELLING. - OPEN GALLERIED STAIRCASE WITH WINDERS TO 1/4 TURN LANDING, 864 WIDTH FLIGHT, 225 MM GOING WITH 200 MM RISE AT 42° PITCH. BALUSTRADE TO BE 12MM MS BALUSTERS TO FLIGHT AND LANDING AT A HEIGHT OF 900 MM ABOVE PITCH LINE.

GROUND, FIRST FLOOR AND ROOF PLANS AS PROPOSED

PROPOSED ALTERATIONS AND RENOVATIONS WITH TWO STOREY REAR EXTENSION

AT 70 BARRIER BANK, COWBIT, NR. SPALDING

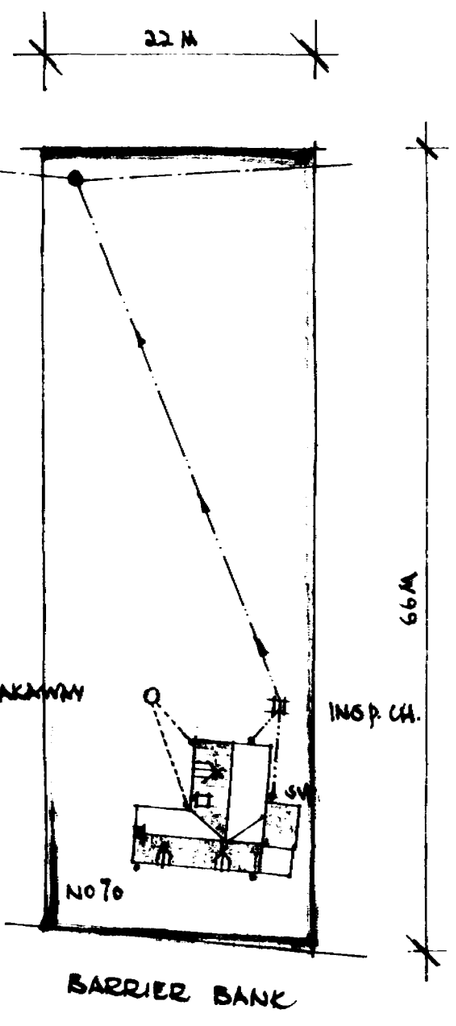
FOR MR & MRS S LOVERIDGE

SCALE 1:50

PLAN CHECKED B.R. PLAN DEPT. 22 JUL 1993 Ref. 0391/93



PROPOSED FRONT ELEVATION
SHOWING PITCHED ROOF TO DORMER WINDOWS



PROPOSED CONNECTION TO MAIN SEWER

BARRIER BANK

SITE PLAN
SCALE 1:500

S.H.D.C. PLANNING DEPT.
RECEIVED
19 AUG 1993

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to.....	691/93 Acknowledge YES/NO by date

PROPOSE FRONT ELEVATION

PROPOSED ALTERATIONS AND RENOVATIONS WITH TWO STOREY REAR EXTENSION

AT 70 BARRIER BANK. COWBIT. NR SPALDING

FOR MR. & MRS. S. LOVERIDGE

SCALE 1:50