SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0244/92 Received:03-MAR-92 Type:FULL

Name: Mr & Mrs D Beckwith
1 St Benedict Close
Crowland
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : 1 St Benedict Close Crowland
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
16-APR-92 H02/0244/92

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)

Location plan

SCALE
SOUTHEND
PLAN
REF 244/92

Proposed extensions to house

St Benedicts Close CROWLAND

for Mr D BECKWITH

PLANNING APPLICATION

For office use only

Application No. H02/0244/92.

Date Registered 26 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs D. BECKWITH.
1st Benedict Close,
CROWLAND.

Tel. No.

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

BROADGATE BUILDERS LTD,
BROADGATE, WESTON HILLS,
SPALDING, LINCS.

Tel. No. Holbeach 380532
(Personal contact name) M. CHARLTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

1st Benedict Close, Crowland

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to house

Please complete

Signed. ..... Date. 24. February. 1992.

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £5.00 If you consider no fee is payable include a written explanation instead.
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 Certificate**

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

Please state Site Area (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 previous 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 building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use. [ ]

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height: ±6.800 metres

(b) max. length: 2.650 metres

(c) max. width: 8.850 metres

C. Please state type and colour of materials for facing external walls: external materials to Match existing

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No: Yes

sq. metres

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?

EXISTING GARAGE

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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Soakaways

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.

BRIAN SMITH Dip TP . .IPI
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: H02/0244/92 Type: FULL

Applicant: Mr & Mrs D Beckwith Agent: Broadgate Builders Ltd
Tel: 0406 380532

Description: Extension to house

Location: 1 St Benedict Close
Crowland
Spalding
Lincs

Valid date: 03-MAR-92 Terminal date: 28-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 08-MAR-92 Report deadline: 31-MAR-92
Inspected by 13-MAR-92
Extra contacts 18-MAR-92 Case Officer:
Report if not clear by 07-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 20.04 M2
Category: Extension
Listed building: ARCHAEOLOGICAL SITE
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Crowland PC	0733 210653	05-MAR-92	19-MAR-92
Cllr B Alcock	0733 210560	05-MAR-92	19-MAR-92
Cllr R C P Cowan	0733 210932	05-MAR-92	19-MAR-92

L.C.C — No objections Jr cs 12-3-92.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 24-2-92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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.

Signed ..... ~~Applicant/~~Agent) Date 24-2-92

Certificate 2 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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJM
date: 17-3

Case Officer Conclusions (issues)

New window to rear for bedroom 1.8m fence on boundary 2 20m back to back 2 20m 3 upstairs windows (bedrooms) face properties past East stream Blackwall upstairs Neighbour has landing 2m between properties window to Butcher

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes .... / No ....

- Any objection received? No
- If yes, is any obj. material? Yes / No
- Yes .... [Reason:

Other circumstances needing Committee decision — Yes .... / No ....

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
..PJM 14/4....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

API :ATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 3 St Benedict Cl
2 Leofric Close

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55..

Receipt Issued ..... No. P742 /92

Date First Received .....

REGISTRATION

REFERENCE ..H02/0244/92.....

Cross-Ref ..B02/0148/92 (BR)

Date..27/2/92

VALIDATION Date 27/2/92

Type ....Full..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 20.0sl..

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

Sec Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..27..3..

Index Sheets ..291 OS Nos ..... Grid Ref 573500 310330

Part ..A.... Parish ..ARDINGLY.. TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside IBD ..YES.. Inside LP Area..NO.. Level crossing ☐ T20 ☐
Footpath ☐ Other: ARDINGLY SIA

Linked to site.....Ref..... Linked to property.....Ref.....00158

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

BRIAN SMITH Dip TP , MPI
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

Application no: H02/0244/92 Type: FULL

Applicant: Mr & Mrs D Beckwith Agent: Broadgate Builders Ltd
Tel: 0406 380532

Description: Extension to house

Location: 1 St Benedict Close
Crowland
Spalding
Lincs

Valid date: 03-MAR-92 Terminal date: 28-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 08-MAR-92 Report deadline: 31-MAR-92
Inspected by 13-MAR-92
Extra contacts 18-MAR-92 Case Officer:
Report if not clear by 07-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 20.04 M2
Category: Extension
Listed building: ARCHAEOLOGICAL SITE
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Crowland PC 0733 210653	05-MAR-92	19-MAR-92	Support
Cllr B Alcock 0733 210560	05-MAR-92	19-MAR-92	
Cllr R C P Cowan 0733 210932	05-MAR-92	19-MAR-92	
Owner/Occupier, 3 St Benedict Close	18-MAR-92	01-APR-92	
Owner/Occupier, 2 Leofric Close	18-MAR-92	01-APR-92	

L.C.C — No objections jc 12/3/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H02/0244/92 Received:03-MAR-92 Type:FULL

Name: Mr & Mrs D Beckwith
1 St Benedict Close
Crowland
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : 1 St Benedict Close Crowland
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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.

Authorised to issue:

15-APR-92 H02/0244/92

AD..SAH..16/4..DC..PR..16/4

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: H02/0244/92

Applicant: Mr & Mrs D Beckwith
1 St Benedict Close
Crowland
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location: 1 St Benedict Close Crowland
Spalding Lincs

Type: FULL

Date received: 03-MAR-92

05-MAR-92

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 20-MAR-92. 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

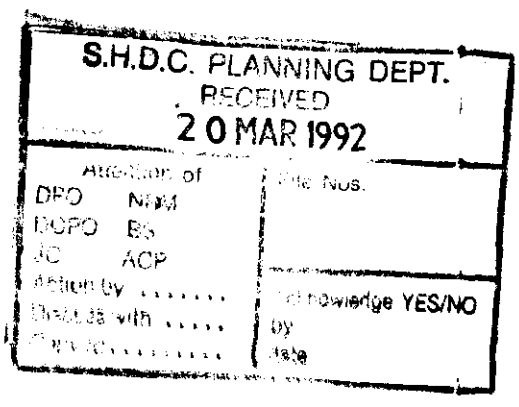
Clerk to Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

FOR PARISH COUNCIL USE ONLY

Comments:

We support the application

Signed:



BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0244/92

Applicant: Mr & Mrs D Beckwith
1 St Benedict Close
Crowland
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

SOUTH H... D.C.
PLA...
13 MAR 1992
REF ...

Description: Extension to house

Location: 1 St Benedict Close
Crowland
Spalding
Lincs

Type: FULL

Date received: 26-FEB-92

27-FEB-92

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:

Four 1:2500 scale site location plans are required. Those submitted are inadequate.

Please return the extra 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 Maxwell quoting the above reference.

Yours faithfully

A J Maxwell

Principal Administrative Officer

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E02292

SOUTH HOLLAND D.C.
PLAN DEPT.
26 FEB 1992
REF ....0244/92.

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

24th February 1992

Dear Sirs,

Re: Extension to house, 1 St Benedict Close, Crowland for Mr and Mrs D. Beckwith

We wish to make an application for full planning permission and building regulation in respect of the above.

We enclose for your approval the following drawings and documents.

Planning Application:

Four copies of planning application form
Four copies of drawing numbered E02292-1
One cheque for the value of £55.00

Building Regulation Application:

One copy of building regulation application form
Two copies of drawing numbered E02292-1
One cheque for the value of £35.25

Our cheque enclosed is for £90.25 to cover both of the above fees.

We trust that this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

MICHAEL CHARLTON
EXTENSIONS DIVISION

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

NHBC REGISTERED NUMBER 28899

Mrs S E Beckwith
1 St Benedict Close
Crowland
Peterborough
PE6 0NW

Mr P J Udy

PJU/LAC
H02/0244/92

4 July 1994

Dear Madam

Alteration of Fence.

I refer to your letter which was received on the 21 June 1994.

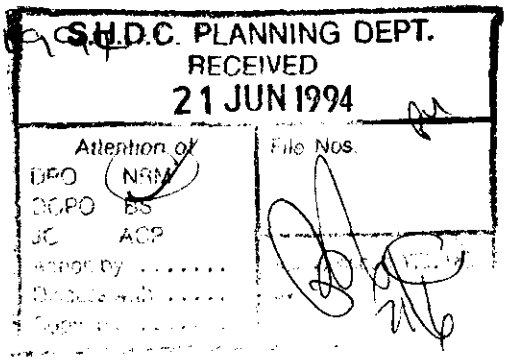
I advise that planning permission is required to change the fence to the position shown if the proposed fence is higher than 3 feet 3 inches. I assume that you will wish to erect a fence of 6 feet 6 inches and I therefore enclose the planning application forms for you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

18th June 94



MRS S.E. BECKWITH
1. ST BENEDICT CLOSE
CROWLAND
PETERBOROUGH
PE6 0NW

Dear mr Udy.

further to my telephone conversation of 16th June 94, as requested I am sending you details of the proposed alterations we wish to make to our garden fences.

I have included a diagram to show where the existing fences are and where we wish to move them to.

Our plot is not on a major road and the fences will be set so as not to obscure the vision of any traffic using our cul de sac.

I would be grateful if you could advise me of the process for undertaking these alterations

I look forward to receiving your reply

Yours Sincerely

S Beckwith.

MRS S. BECKWITH.

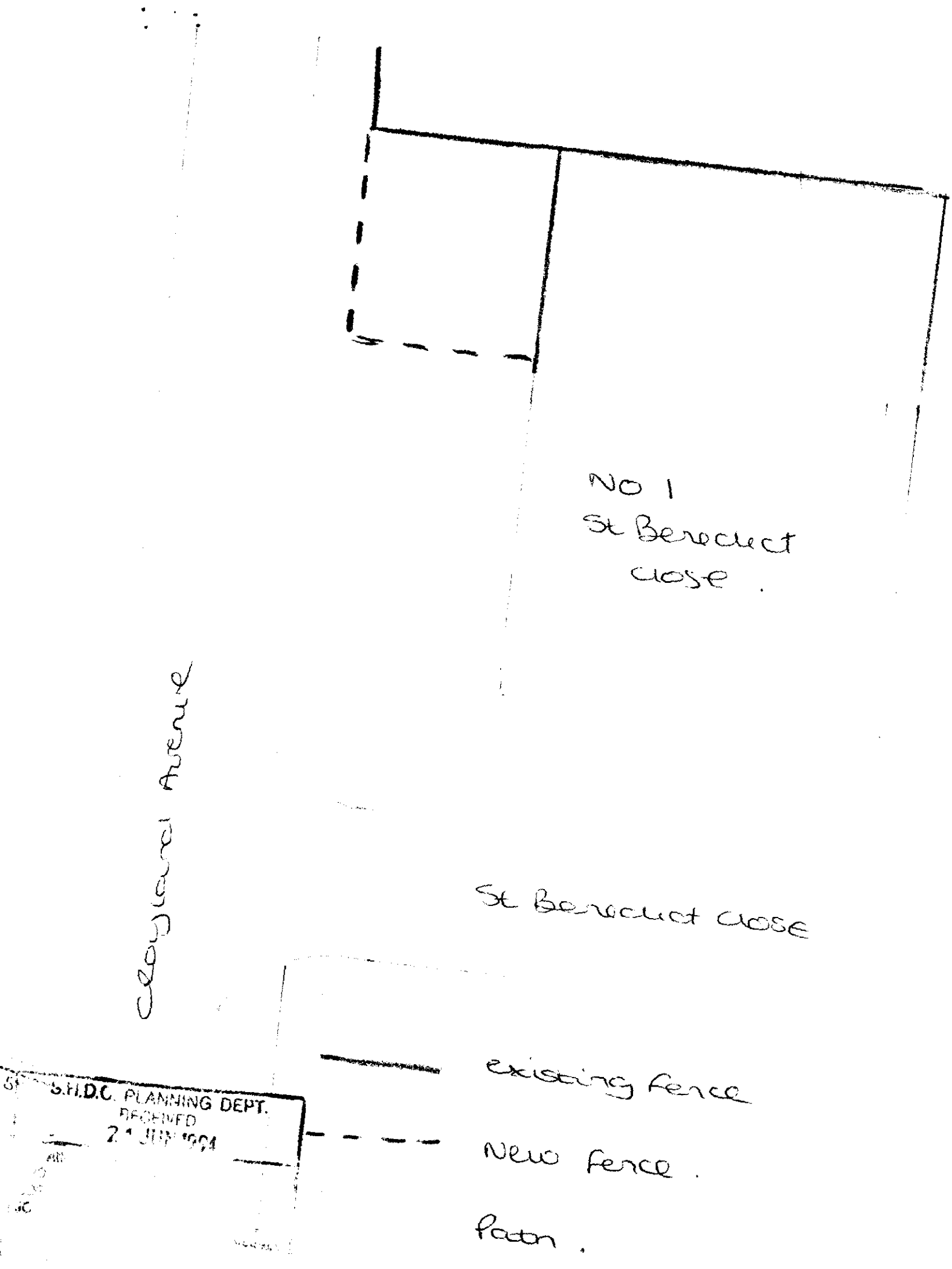
Currently grass between house + footpath

House boards Bypass

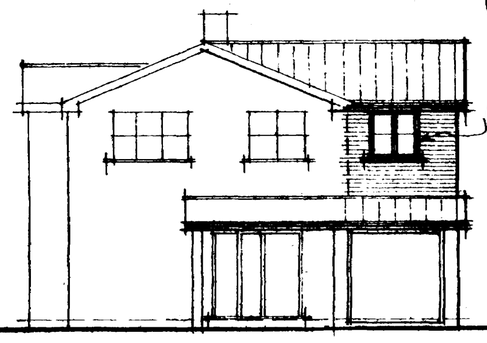
Wants 6' fence 6 behind footpath — P.P.?

No other fences on Estate, Boarded have similar fences.

Proposed alt already altered changes but P.P. not



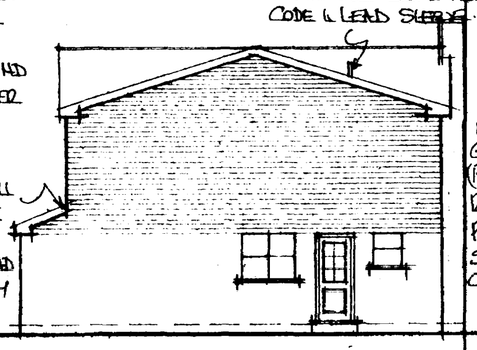
S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUN 2004



1200x1200 DOUBLE GLAZED WINDOW. (BOULTON & PAUL REF. H212C.) POSITION I.G. WHD STEEL LINTEL OVER (1500 LONG)

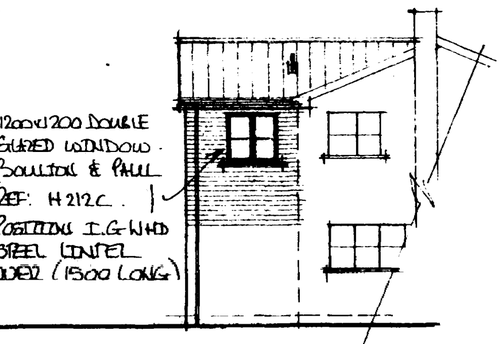
DRESS FELT TO WALL 150mm & PROVIDE CODE 4 LEAD FLASHING & HYLOAD D.P.C. CAVITY TRAY OVER.

FRONT



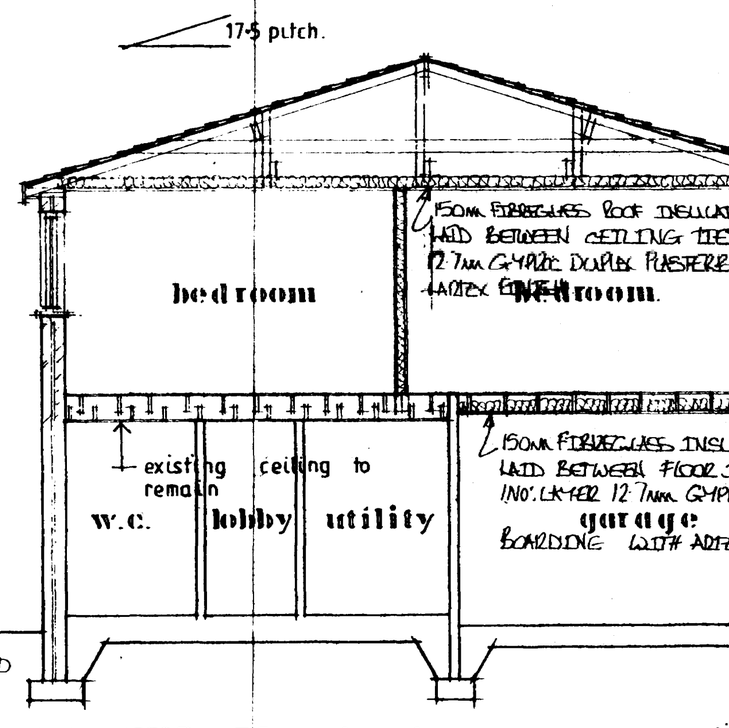
EXTEND EXISTING S&V.P. HIP ROOF & PROVIDE CODE 4 LEAD SLEEVE

SIDE



1200x1200 DOUBLE GLAZED WINDOW. (BOULTON & PAUL REF. H212C.) POSITION I.G. WHD STEEL LINTEL OVER (1500 LONG)

REAR.



SECTION A-A

pitched roof structure

CONCRETE INTERLOCKING TILES TO MATCH EXISTING AND TO COMPLY WITH B.S.473, 550 PART 2. 1971.
25x38 S.W. TIMBER BATTENS ON UNDERFELT TO B.S. 747 TYPE 1F.
IN ALL CASES LAP FELT 150mm.
RIDGE 38x150
RAFTERS 50x125 AT 600 CTRS.
CEILING JOISTS 50x125 AT 600 CTRS.
PURLIN 75x225.
BINDER 63x200
HANGER 50x100 AT 1200 CTRS.
COLLAR 38x200 AT 1200 CTRS.
WALL PLATE 50x100.
30x5mm LATERAL RESTRAINING STRAPS & ANCHOR STRAPS GALVANISED MILD STEEL AT VERGE & CEILING LEVEL AT 2.0m CTRS.
FASCIA, SOFFIT AND BARGE BOARDS TO MATCH EXISTING.
CLOSE CAVITY ABOVE EAVES LEVEL

note: ALL STRUCTURAL TIMBER TO BE CLASS SC3 GRADE.

note: EXISTING ROOF PITCH 22½° EXTENSION ROOF PITCH 17½° APPROX. ENSURE FASCIA & RIDGE LEVELS ARE LEVEL.

note: TILES TO BE LAID WITH 100mm MIN HEAD LAP AND BE FIXED IN ACCORDANCE WITH MANUFACTURE INSTRUCTIONS AND WITH REGARDS TO WIND SPEED, ROOF PITCH & EXPOSURE RATING AS DETAILED IN CP3 CHAPTER V PART 2 1972.

pitched roof ventilation

PITCHED ROOF TO BE VENTILATED IN ACCORDANCE WITH BUILDING REG. P2 BY PROVIDING A 10mm WIDE CONTINUOUS GAP IN SOFFIT WITH FLY PROOF MESH OVER.

walling

cavity wall.

250mm CAVITY WALL TO CONSIST OF:
100mm FACING BRICKWORK TO MATCH EXISTING (CLAY BRICKS TO COMPLY WITH B.S. 3921:1971)
50mm CAVITY.
CAVITY FILLED WITH PERLYTE DRY CAVITY WALL INSULATION INSTALLED BY PERLYTE LTD IN STRICT ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE NO'D 86-1606.
100mm SOLID INSULATION BLOCKWORK.

note: CAVITY WALLS TIED TOGETHER USING GALVANISED STEEL WALL TIES SPACED 450 VERTICALLY & 900 HORIZONTALLY CTRS TO B.S. 1243:1978.
WALL TIES TO BE STAGGERED AND PLACED AT 300mm VERTICAL CTRS AT UNFOLDED CLOSURE OF CAVITY.

note: AT EVERY CLOSURE OF CAVITY PROVIDE HYLOAD D.P.C.

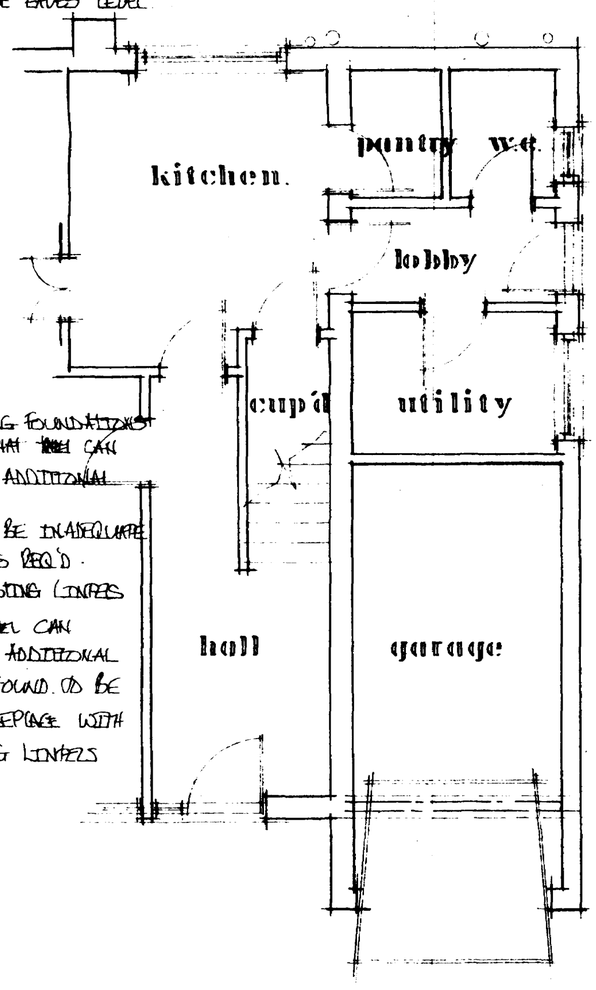
note: INTERNAL BLOCK WALLS TO RECEIVE 10mm SAND CEMENT RENDERING WITH SKIM PLASTER FINISH.

internal walls first floor

NEW FIRST FLOOR INTERNAL WALLS TO BE 100mm TIMBER STUDWORK CONSTRUCTED AS FOLLOWS.
50x75 HEAD & SOLE PLATE.
50x75 VERTICAL STUDS AT 600 CTRS.
75mm FIBREGLASS INSULATION BETWEEN STUDS.
9.7mm PLASTERB'D + SKIM FINISH TO BOTH SIDES
WHERE WALLS RUN PARALLEL TO JOIST DIRECTION BUILD OFF DOUBLED UP JOISTS. (DOUBLED UP JOISTS TO BE IN ADDITION TO NORMAL JOISTS & BOLTED TOGETHER) WHERE WALLS RUN AT RIGHT ANGLES TO JOIST DIRECTION BUILD OFF SOLE PLATE.

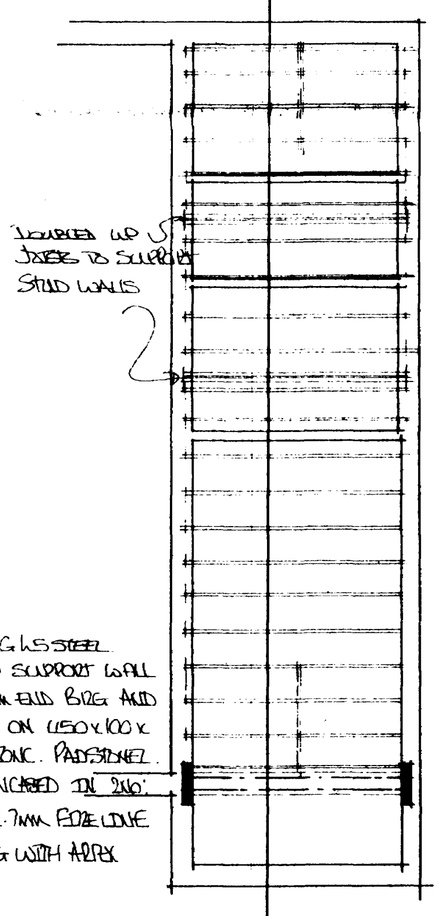
first floor floor construction

19mm FLOORING GRADE WBP/BOC DECKING ON 50x125 CLASS SC3 GRADE JOISTS AT 400 CTRS.
30x5mm ANCHOR STRAPS & LATERAL RESTRAINING STRAPS (GALVANISED MILD STEEL) TO FLOOR STRUCTURE AT 2.0m CTRS.



PROPOSE EXISTING FOUNDATIONS TO ENSURE THAT THEY CAN ACCOMMODATE ADDITIONAL LOADING.
IF FOUND TO BE INADEQUATE STRENGTHEN AS REQ'D.
EXPOSE ALL EXISTING LINTELS TO ENSURE THEY CAN ACCOMMODATE ADDITIONAL LOADING. IF FOUND TO BE INADEQUATE REPLACE WITH SUITABLE I.G. LINTELS

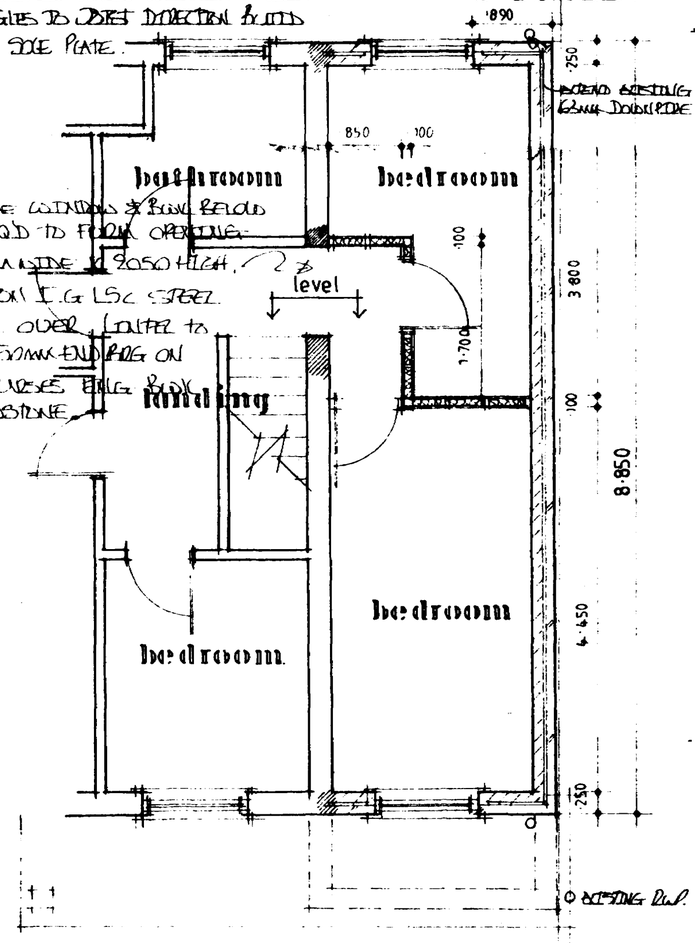
GROUND FLOOR PLAN PROPOSED.



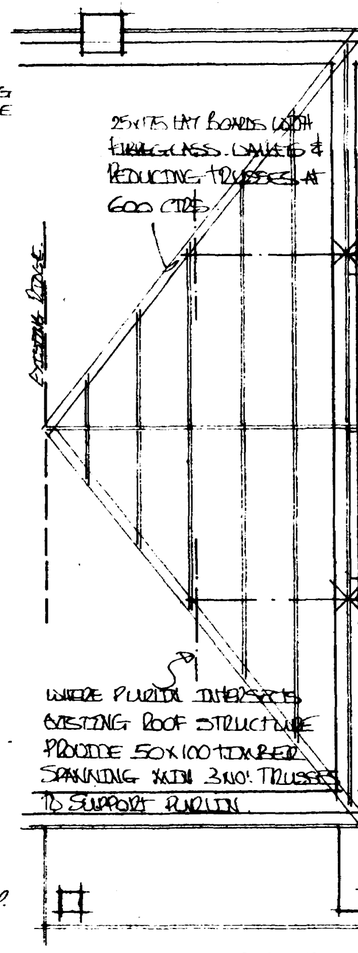
DOUBLED UP JOISTS TO SUPPORT STUD WALLS

PROVIDE I.G. LS STEEL LINTEL TO SUPPORT WALL WITH 100mm END BRG AND BE SITED ON 450x100x215 DEEP CONC. PADSTONE. LINTEL ENCASED IN 2:1:6 LAMBS 12.7mm FIRE LINE BOARDING WITH ARTEX FINISH.

FLOOR JOISTS PLAN



FIRST FLOOR PLAN PROPOSED.



ROOF PLAN

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDER

SUMMIT