SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0528/92 Received:29-MAY-92 Type:FULL

Name: Mr & Mrs Collins
60 Peterborough Road
Crowland
Peterborough
Cambs

Agent: Ian Ashwell
19 Fellowes Road
Old Fletton
Peterborough

Description: Single storey extension to the rear

Location : 60 Peterborough Road Crowland
Peterborough Cambs

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.

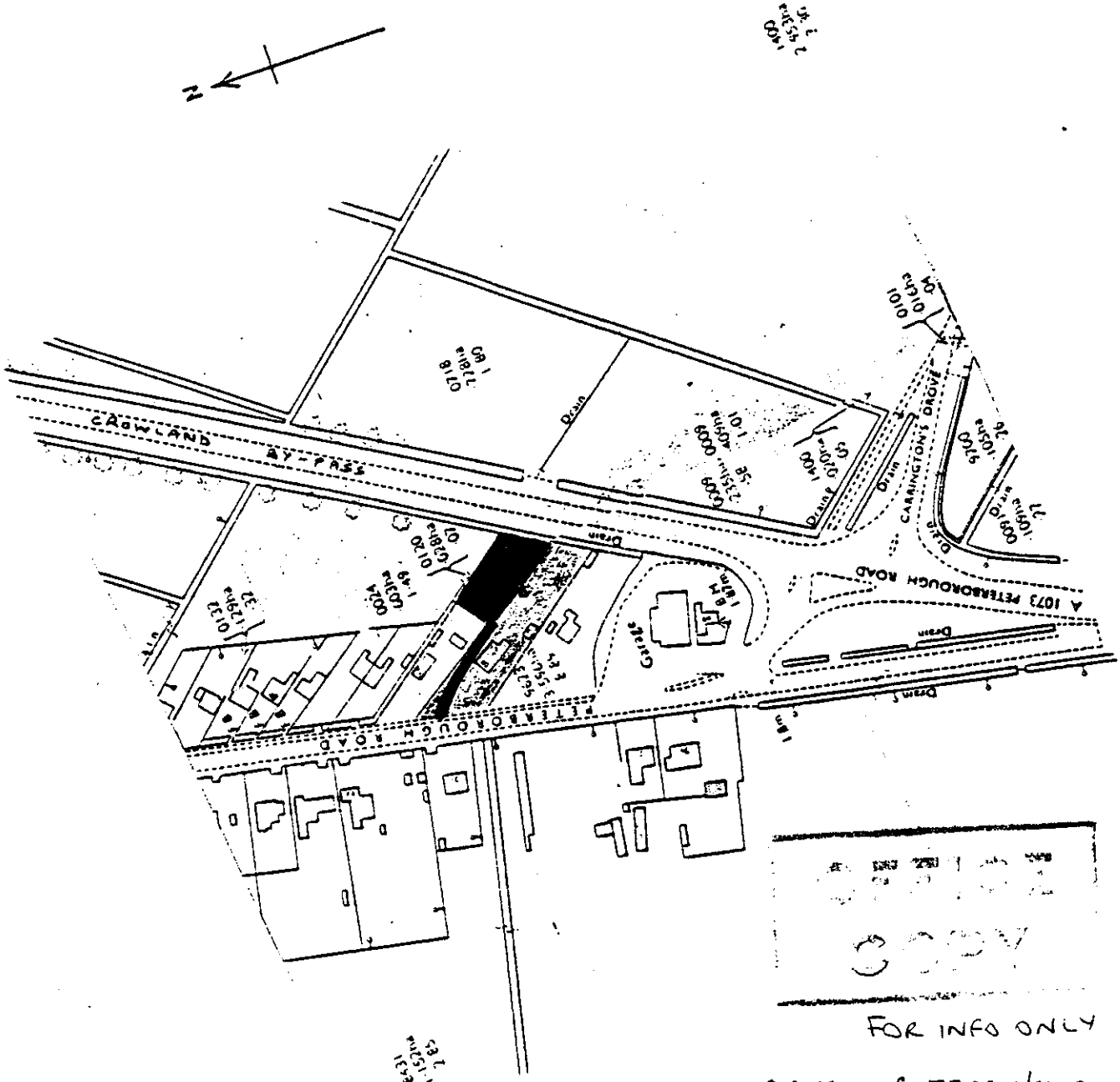
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
17-JUL-92 H02/0528/92

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)


N
CROWLAND BY-PASS
Drain
CARRINGTON'S DROVE
A 1073 PETERBOROUGH ROAD
PETERBOROUGH ROAD
Drain
Drain
Drain

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/0528/92

Date Registered 11 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS Collins
60 Peterborough Road
Crowland

Tel. No.

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

Ian Ashwell
19 Fellowes Road
Old Fletton Peterborough

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Applicant

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Single storey extension to the rear

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00. If you consider no fee is payable include a written explanation instead.

Signed ..... Date 14/5/92 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 0.018 (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: N/A

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials. to match existing

E. 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. Residential

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

DRAINAGE Please complete

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

D. Foul sewerage will be disposed of to: D Into existing

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.	[ ]	→ Date: Consultee(s):
Is this application related to a previous submission	[ ]	→ 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.

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 1/4/92

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 1/4/92

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 1/4/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours Yes | Other

Boundaries | Site Features

Inspected by: PJY
date: 16-6

Case Officer Conclusions (issues)

Rear exit's open boundary to No 62 but Leylandii planted garage to be removed will open view up further but will look at bat garden of No 62 other boundary has mature Leylandii

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy	Yes		No ....
Ward member request	Yes		No ....
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No [Reason:	No ....
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
..AP 17/2....

Recommendation/draft report produced.....

F U R . 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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

4-6 pm

CONSULTATION/PUBLICITY REQUIRED

Dr 4/6 Check address of other neighbour [illegible]

Publicity : General
Departure
Setting of LB Viz 56+62

Residents (Postal): Peterboro Rd. Crowland.

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. P1140

Date First Received 11 MAY 1992

REGISTRATION

REFERENCE H02/0528/92

Cross-Ref B02/0394/92

Date 12/5/92

VALIDATION Date 11/5/92

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

Site area ..... No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date 1-6

Index Sheets 391 OS Nos ..... Grid Ref 523950 309240

Ward A Parish CROWLAND

Inside IBD YES Inside LP Area NO

TR Rural ☑ TR Bypass ☑ Level crossing ☑ Footpath ☑ CA ☑ LB ☑ TPO ☑ Other: Grade

Linked to site.....Ref..... Linked to property.....Ref. 2010026

Planning Records: 144/72 101/72 511/72 6/72 156/74 1674/88 103/89

Earlier apps

B Reg Records:

Already submitted Ref.....

Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H02/0528/92 Received:29-MAY-92 Type:FULL

Name: Mr & Mrs Collins
60 Peterborough Road
Crowland
Peterborough
Cambs

Agent: Ian Ashwell
19 Fellowes Road
Old Fletton
Peterborough

Description: Single storey extension to the rear

Location : 60 Peterborough Road Crowland
Peterborough Cambs

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:

16-JUL-92 H02/0528/92 AD..N.....DC..DS...
16/7 17/7

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: H02/0528/92 Type: FULL

Applicant: Mr & Mrs Collins Agent: Ian Ashwell
Tel:

Description: Single storey extension to the rear

Location: 60 Peterborough Road
Crowland
Peterborough
Cambs

Valid date: 29-MAY-92 Terminal date: 24-JUL-92
Target dates: Target Committee: 14-JUL-92
To case officer 03-JUN-92 Report deadline: 30-JUN-92
Inspected by 08-JUN-92
Extra contacts 13-JUN-92 Case Officer:
Report if not clear by 03-JUL-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Crowland PC	0733 210653	03-JUN-92	17-JUN-92	No objections
Cllr B Alcock	0733 210560	03-JUN-92	17-JUN-92	
Cllr R C P Cowan	0733 210932	03-JUN-92	17-JUN-92	

L.C.C — No objections to CR 4/6/92.

Owner/Occ 56 & 62 Peterborough Rd 17-JUN-92 01-JUL-92

IAN 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: H02/0528/92

Applicant: Mr & Mrs Collins
60 Peterborough Road
Crowland
Peterborough
Cambs

Agent: Ian Ashwell
19 Fellowes Road
Old Fletton
Peterborough

Description: Single storey extension to the rear

Location: 60 Peterborough Road Crowland
Peterborough Cambs

Type: FULL

Date received: 29-MAY-92

03-JUN-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 18-JUN-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

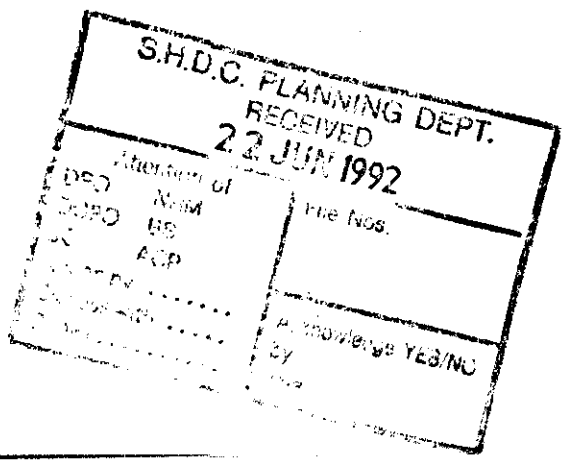
FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

18/6/92



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: H02/0528/92

Applicant: Mr & Mrs Collins
60 Peterborough Road
Crowland
Peterborough
Cambs

Agent: Ian Ashwell
19 Fellowes Road
Old Fletton
Peterborough

Description: Single storey extension to the rear

Location: 60 Peterborough Road
Crowland
Peterborough
Cambs

Type: FULL

Date received: 11-MAY-92

12-MAY-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 showing the site edged red and any adjoining land in applicant's ownership edged blue.

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

Principal Administrative Officer

19 Followers Road
Old Fletton
Peterborough
23/5/92

PU

South Holland District
Priory Road
Spalding
Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992

Attention	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date 29/5

INJ

Dear Sirs

Proposed extension to bungalow at 60 Peterborough Road, Crowland for Mr + Mrs Collins.

With respect to your recent letter to myself requesting 1:250 site plan please find attached with boundary indicated in red (reference planning application). I understand the original application made in December last year was never received at your offices therefore you can appreciate that this project has been in the wings for some time but my client is keen to get work commenced therefore should there be any further problems please don't hesitate to contact myself on 0733 576985 (daytime).

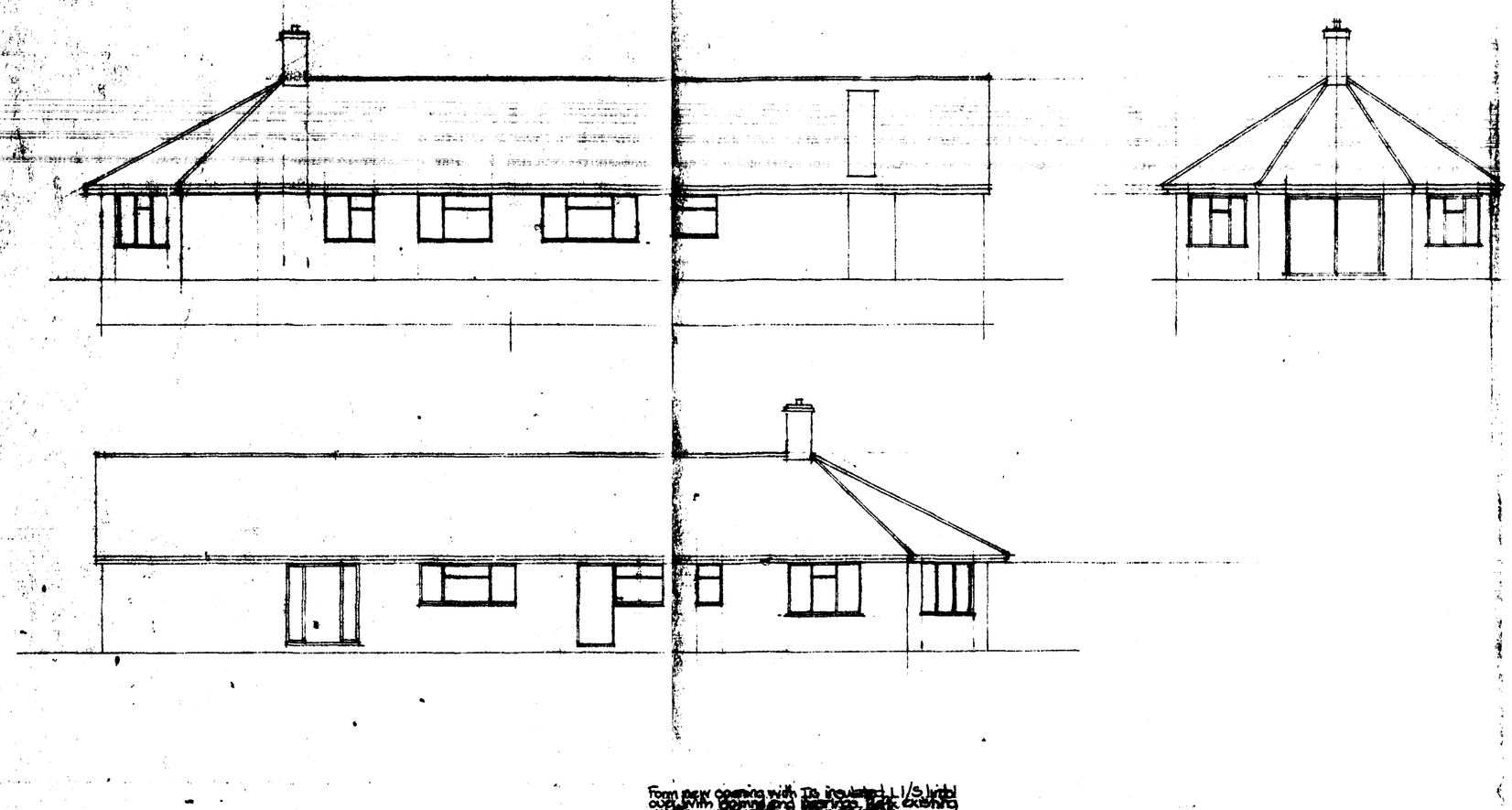
I look forward to hearing from you in the near future.

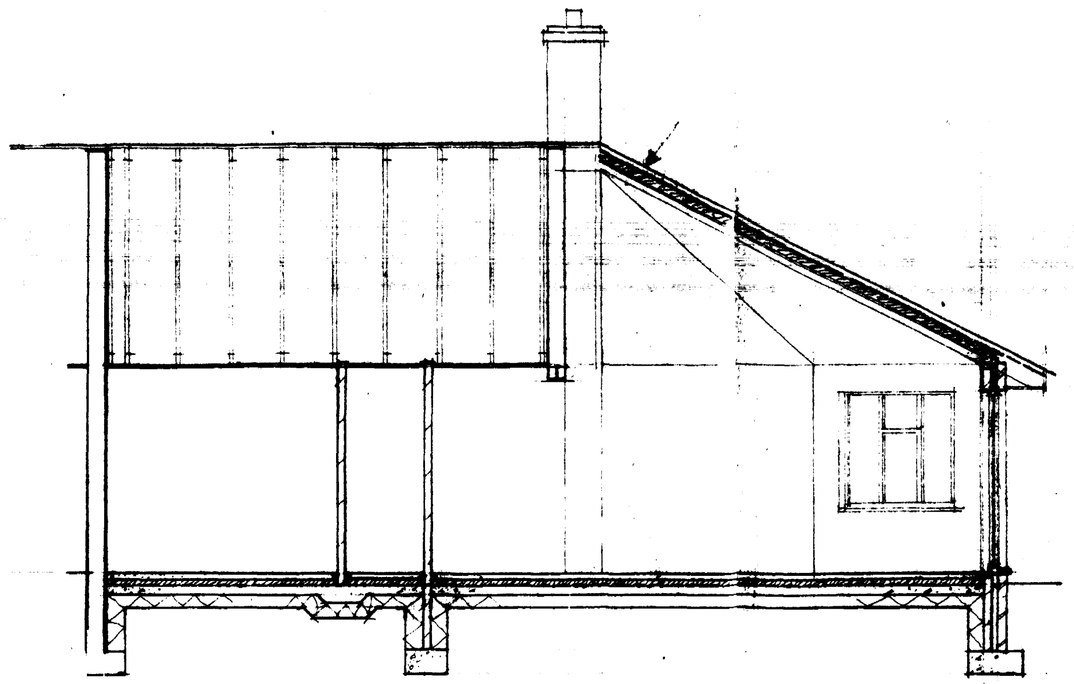
Yours faithfully

Ian Ashworth

PLANNING DEPT.
20 MAY 1992

Section from East





SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAY 1992
REF ...H02/0528/92

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

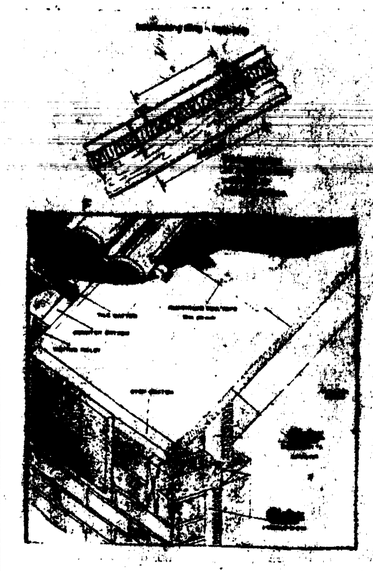
No work is to commence on site until building approvals obtained from Local Authority

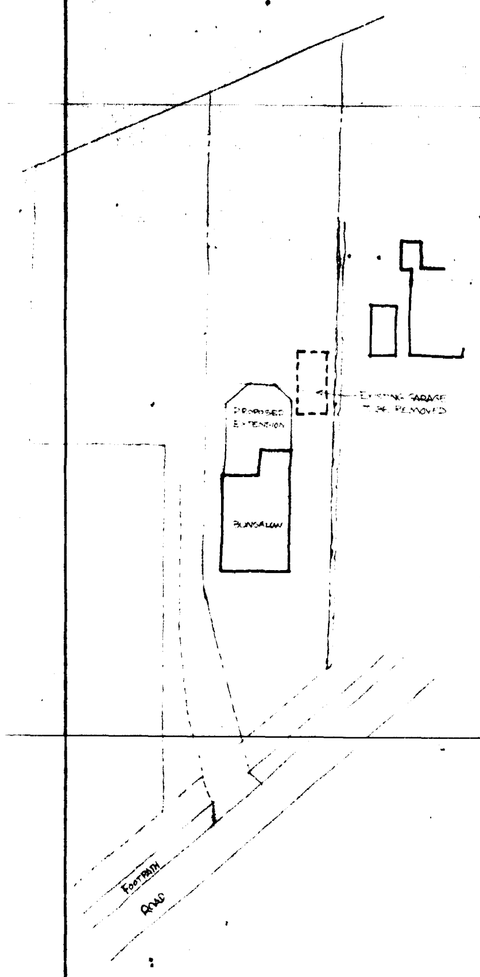
All work to be confirmed by S.E.

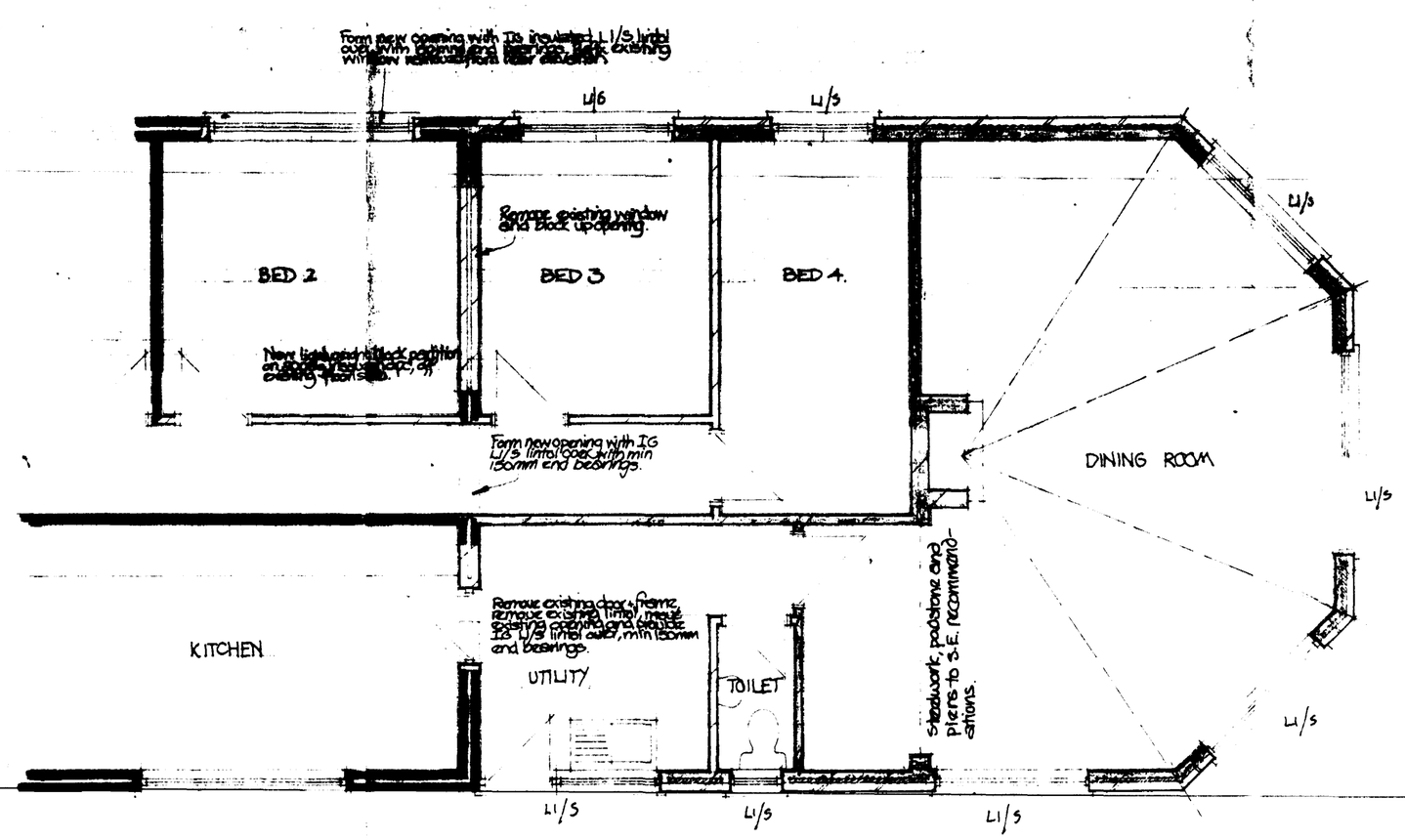
All finishes to be made good.

Where loadings increased to existing building, footing/slab to be exposed for inspection of V.S.O.

All exposed services/pipework to be protected to the approval of V.S.O.







Note - No preparation or storage of food will be carried out in the utility.

Internal plumbing.

Provide Cowger Sanitop waste pumping system to take waste from new WHB, WC, sink and washings machine, to be fixed in strict accordance with manufacturers instructions, waste to run through new and existing roof voids to discharge into existing SVP. Waste to sink to be 40ø with 75mm deep seal trap, waste from WHB to be 35ø with 75mm deep seal trap, waste to WC to be 100ø.

Existing heating and hot water system to be extended to cover new extension.

Demolition.
Existing conservatory + garage to be demolished and spoil removed from site.

Foundations
Existing foundations to be exposed for inspection by V.S.O. New foundations to be 600mm concrete strip foundations min 1000mm deep or as requested by V.S.O. foundations to be in accordance with Litho recommendations. Soils report, including analysis for sulphate etc to be submitted to L.A. prior to commencement on site.

External walls
To be 360mm nom, 102.5mm brickwork to match existing, 50mm cavity with 50mm Rockwool cavity fill rigid slabs fixed in strict accordance with manu. instructions above dpc. Provide lean mix cavity fill below F.G.L. falling to outside building. Internal leaf to be 100mm thermalite block, (min 3.5 N/mm² or to S.E. recommendations). Blockwork below dpc to be Class A (min 7N/mm²). Skins to be tied together using approved B.S. wall ties at 900 cts horizontally, 450 cts vertically and at 300 cts to unbonded reveals. Provide thermabate cavity closures to returns fixed in strict accordance with manu. instructions. Internal finish to be 12.5mm 3 coat plaster finish. Walls to achieve max 'U' value 0.45 w/m²c. Provide a dpc min 150mm above F.G.L. (600 gauge visqueen). Provide approved proprietary cavity trays over all openings with min 3No P.V.C. weep holes to perpends. Provide 1G insulated L/S lintols over all openings with min 150mm end bearings fixed in strict accord. with manu. instructions. New brickwork to be linked to existing using Furfix profiles, fixed in strict accordance with manu. instructions.

Floor Slab.
New floor slab to match level of existing and is to be 150mm well consolidated hardcore, 100mm concrete floor slab, 1000 gauge visqueen dpm to be linked fully with new and existing dpcs, 50mm Rockwool rigid floor insulation to be returned up to F.F.L. at edges, vapour barrier and 65mm sand cement screed with anti crack mesh. Provide hardcore infill to foundations internally of well consolidated hardcore. Provide 300mm deep x 450mm wide thickening to slab and provide dpc under all partitions. Floor 'U' value 0.45 w/m²c

Joinery
All doors and windows to be double glazed sealed units and provide with permanent slot ventilators to achieve 4000mm² free flow.
Joinery to match existing in both style and finish, to be Bolton + Paul or similar approved.

Electrical installation
To be in strict accordance with current IEE regulations, fittings to be provided to clients approval.

Internal walls (L.B. shaded on plan e.g. off foundations)
Where internal walls built off foundations, to be min 3.5 N/mm² (class A 7N/mm² below DPC) with 215 Bdx 100 lintols over, min 150mm end bearings fixed in accordance with manu. instructions. Where constructed off thickened ring to slab build 2000 gauge dpc in lightweight blockwork with 1G in hemal 100 lintols over fixed in strict accordance with manu. instructions.
Finish to be 12.5mm 3 coat plaster.

Heating + hot water
Existing heating and hot water to be extended to cover new addition. Existing boiler capacity to be confirmed as being adequate.

Roof finish
Remove existing roof tiles to North side of existing bungalow and re-lay to south side of new extension. Provide new tiles to match existing elsewhere fixed to 19 x 38mm T.S.W. battens on underfelt reaching felt to BS 747. Provide red lead or similar approved eaves ventilator system fixed in strict accordance to manu. instructions, to provide 10mm continuous gap with insect grill to eaves of trussed roof. To cut roof provide Celotex double-R insulating roof decking. Provide earthing as details and fixed in strict accordance with manu. instructions. Provide 75mm (50mm TSI + 25mm TSI) laid over roof joists with stop batten to the base and return down to meet wall insulation. Joint boards using aluminium tape. Provide 38 x 50mm TSW counter battens fixed with nails at 400 mm C/s. Provide roofing felt over to BS 747 (untreated), 19 x 32mm tile battens and tiles to match existing fixed in strict accordance with manu. instructions. Ceiling finish to be 19mm T&G boarding.

Provide rainwater goods to match existing to run into new soakaways min 5.000m flow building.

Ventilation.
Opening lights to windows to be min 1/20th of floor areas to the resident rooms. Provide ventilation to dining room to allow for air supply to appliances. Provide min 450mm² for each KW of appliance rating exceeding 7 KW.

Provide gas flue to clients approval, to be fixed in strict accordance with manufacturers instructions. Provide double skin flue liner to chimney fixed in strict accordance with manu. instructions (in accordance with B.S. 715 : 1986.

A		
	Date	Revisions

© copyright

Client
MR + MRS I COLLINS

Job Title
PROPOSED HOUSE EXTENSION
TO THE REAR OF
PETERBOROUGH ROAD
CROWLAND

Drawing Title
PLANS, ELEVATIONS AND SECTIONS
AS PROPOSED

Scale 1:100 1:50

Date Oct 1991 Drawn by

Drg. No. Rev.

A PRODUCT OF THE LINO RANGE - ARCHITECT CAT No. 7311

594 x 841mm A1

SOUTH HOLLAND D.C.
PLAN CHEC.
11 MAY 1992
Ref. H02/0525/92

NOTES.

All dimensions must be checked on site and not scaled from this drawing.

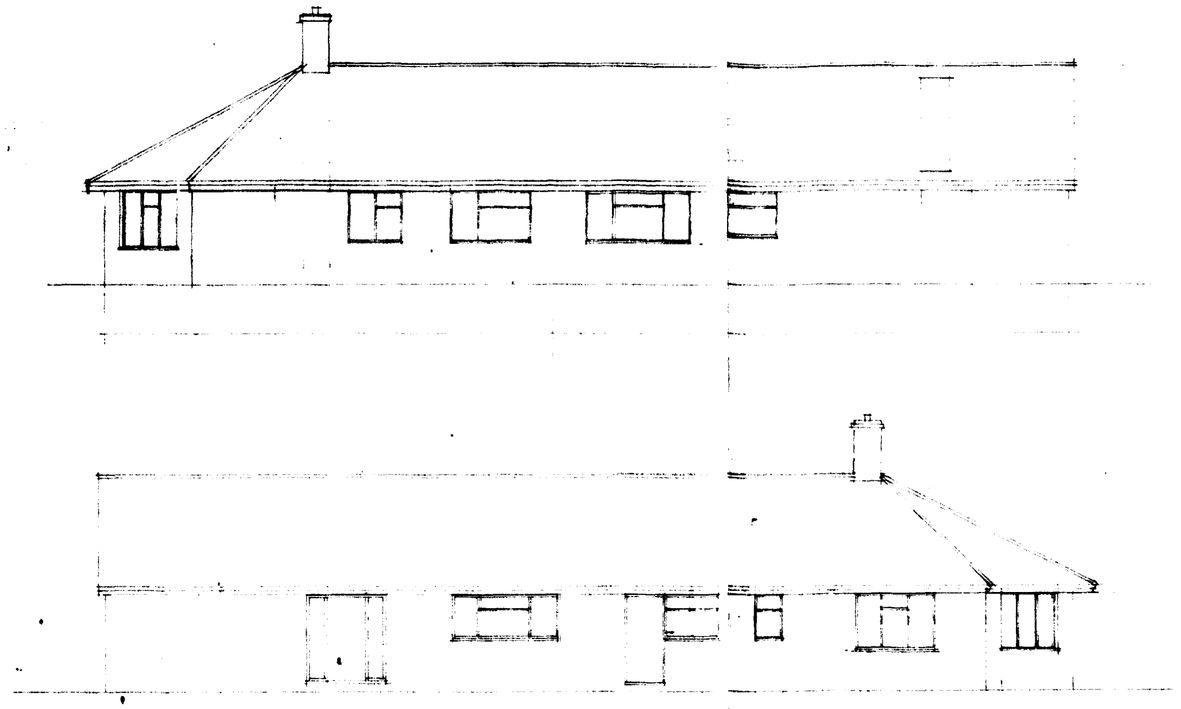
No work is to commence on Site until Satisfactory approvals obtained from Local Authority

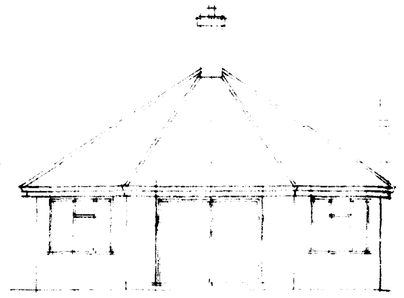
All work to be confirmed by S.E.

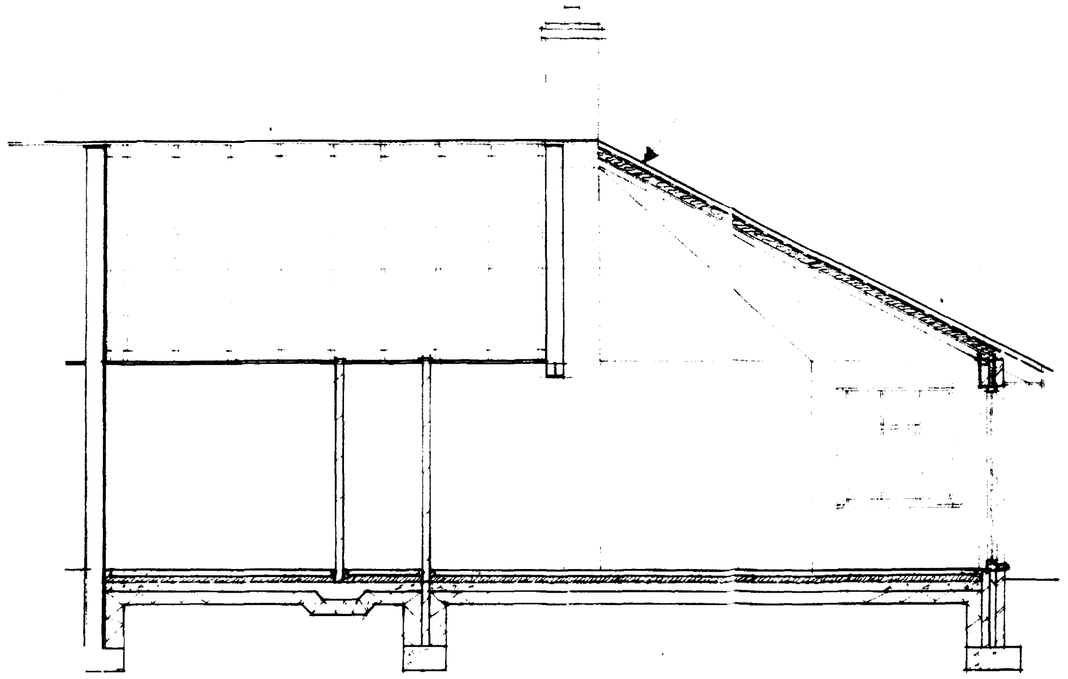
All finishes to be made good.

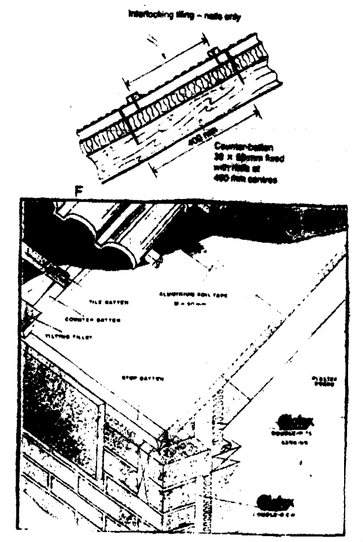
Where loadings increased to existing building, footings/slab to be exposed for inspection of V.S.O.

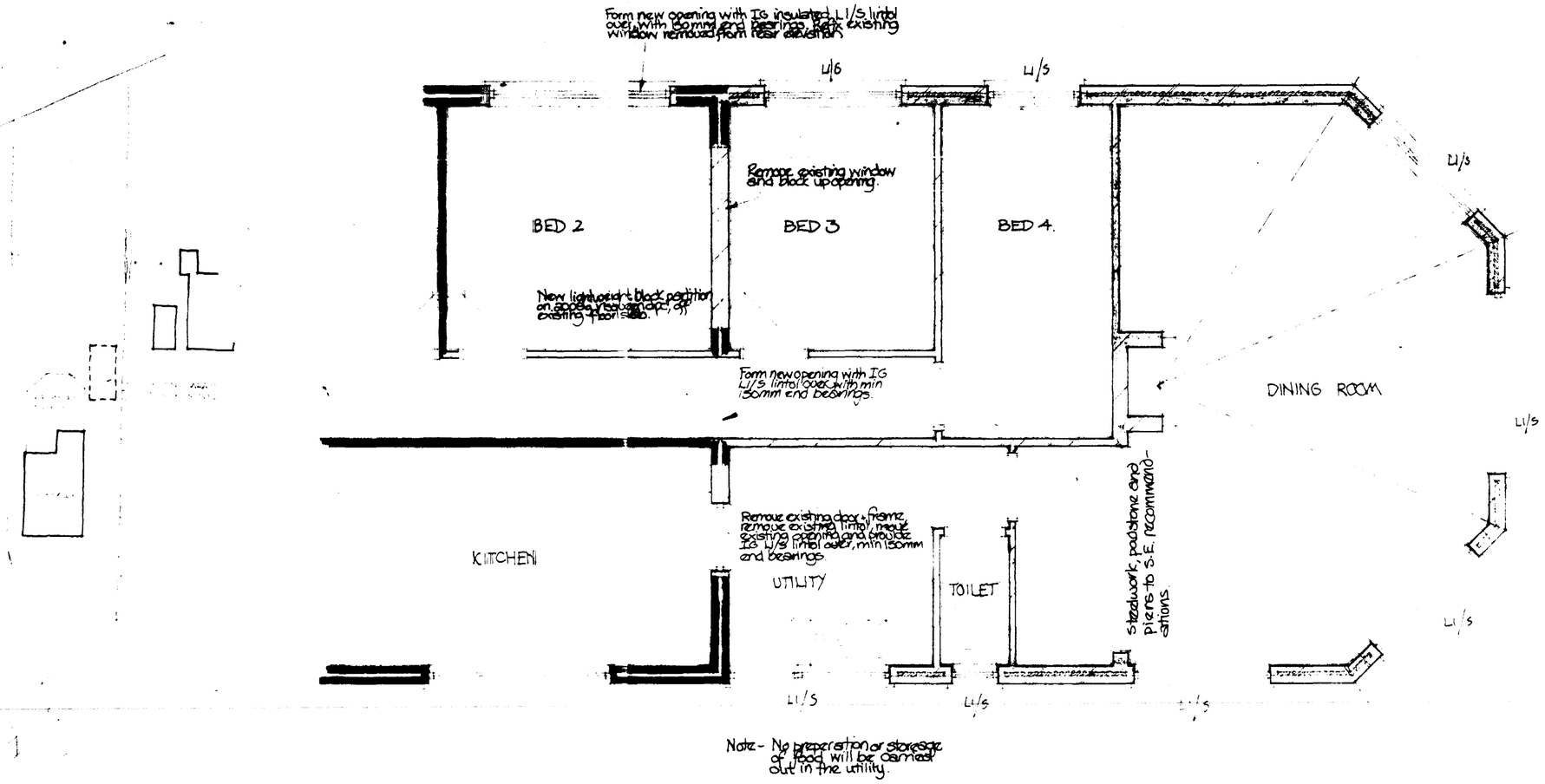
All exposed services/drainage to be protected to the approval of V.S.O.











Note - No preparation or storage of food will be carried out in the utility.

Internal plumbing.

Provide Cowger Sanitop waste pumping system to take waste from new WHB, WC, Sink and washings machine, to be fixed in strict accordance with manufacturers instructions waste to run through new and existing roof voids to discharge into existing SVP. Waste to sink to be 40Ø with 75mm deep seal trap, waste to WHB to be 35Ø with 75mm deep seal trap, waste to WC to be 100Ø.

Existing heating and hot water system to be extended to cover new extension.

Demolition.
Existing conservatory + garage to be demolished and spoil removed from site

Foundations
Existing foundations to be exposed for inspection by V.S.O. New foundations to be 600x300 concrete strip foundations min 1000mm deep or as requested by V.S.O. foundations to be in accordance with N.H.B.C. requirements. Soils report including analysis for sulphate etc to be submitted to L.A. prior to commencement on Site.

External walls
To be 255mm nom. 102.5mm brickwork to match existing, 50mm cavity with 50mm Rockwool cavity fill rigid taps fixed in strict accordance with manu. instructions above dpc. Provide lean mix cavity fill below F.G.L. falling to outside building. Internal leaf to be 100mm thermalite block, (min 3.5 N/mm² or to S.E. recommendations). Blockwork below dpc to be Class A (min 7N/mm²). Skins to be tied together using approved G.S. wall ties at 900 cts horizontally, 450 cts vertically and at 300 cts to unbonded reveals. Provide thermalbate cavity closures to returns fixed in strict accordance with manu. instructions. Internal finish to be 12.5mm & coat plaster finish. Walls to achieve max U value of 0.45 W/m²K. Provide dpc min 150mm above F.G.L. (200 equiv Visqueen). Provide approved proprietary cavity trays over all openings with min 3 No weep holes to perpends. Provide IG insulated L/S lintols over all openings with min 150mm end bearings fixed in strict accord. with manu. instructions. New brickwork to be linked to existing using fuirfix profiles, fixed in strict accordance with manu. instructions.

Floor Slab.
New floor slab to match level of existing and is to be 150mm well consolidated hardcore, 100mm concrete floor slab, 1000 gauge visqueen dpm to be linked fully with new and existing dpc's, 50mm Rockwool rigid floor insulation to be returned up to F.F.L. at edges, Kespour barrier and 65mm sand cement screed with anti crack mesh. Provide hardcore infill to foundations internally of well consolidated hardcore. Provide 300mm deep x 450mm wide thickening to bay and provide dpc under all partitions Max 'U' value 0.45 W/m²K

Joinery
All doors and windows to be double glazed sealed units and provide with permanent slot ventilators to achieve 4000mm² free flow.
Joinery to match existing in both style and finish, to be Bolton + Paul or similar approved.

Electrical installation
To be in strict accordance with current IEE regulations, fittings to be provided to clients approval.

Internal walls. (L.B. shaded on plan e.g. off foundations)
Where internal walls built off foundations, to be min 3.5 N/mm² (class A 7N/mm² below DPC) with IG Bar 100 lintols over, min 150mm end bearings fixed in accordance with manu. instructions. Where constructed off thickenings to slab build of 2000 gauge dpc in lightweight blockwork with IG internal 100 lintols over fixed in strict accordance with manu. instructions.
Finish to be 12.5mm & coat plaster.

Heating + hot water.
Existing heating and hotwater to be extended to cover new building. Existing boiler capacity to be confirmed as being adequate.

Roof finish
Remove existing roof tiles to North side of existing bungalow and refix to south side of new extension. Provide new tiles to match existing elsewhere fixed to 19 x 38mm T.S.W. battens on untearable roofing felt to BS 747. Provide redland or similar approved eaves ventilator system fixed in strict accordance to manu. instructions, to provide 10mm continuous gap with insect grill to eaves of trussed roof. To cut roof provide Celotex double-R insulating roof sarking. Provide sarking as details and fixed in strict accordance with manu. instructions. Provide 75mm (50mm TSI + 25mm TSI) laid over top of joists with stop batten to the base and return down to meet wall insulation. Joint boards using aluminimuum tape. Provide 38 x 50mm TSW counter battens fixed with nails at 400 mm C/s. Provide roofing felt over to BS 747 (untearable), 19 x 32mm tile battens and tiles to match existing fixed in strict accordance with manu. instructions. Ceiling finish to be 19mm T&G boarding.

Provide rainwater goods to match existing to run into new soakaways min 5.00cm from building.

Ventilation.
Opening lights to windows to be min 1/20th of floor areas to the relevant rooms. Provide ventilation to dining room to allow for air supply to appliances. Provide min 450mm² for each kW of appliance rating exceeding 7 kW.

Provide gas flue to clients approval, to be fixed in strict accordance with manufacturers instructions. Provide double skin flue liner to chimney fixed in strict accordance with manu. instructions (in accordance with BS. 715 : 1986.

A		
	Date	Revisions

© copyright

Client
MR + MRS I COLLINS

Job Title
PROPOSED HOUSE EXTENSION
TO THE REAR OF
PETERBOROUGH ROAD
CROWLAND

Drawing Title
PLANS, ELEVATIONS AND SECTIONS
AS PROPOSED

Scale 1:100 1:50

Date Oct 1991 Drawn by

Drg. No. | Rev.

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT No 7311

594 x 841mm A1