SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0421/93 Received:12-MAY-93 Type:FULL

Name: Mr & Mrs B J Morgan
Nil-Desperandum
Main Road
Tongue End
Spalding Lincs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Extension to form garage and study

Location : Nil-Desperandum Main Road
Tongue End Spalding

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.

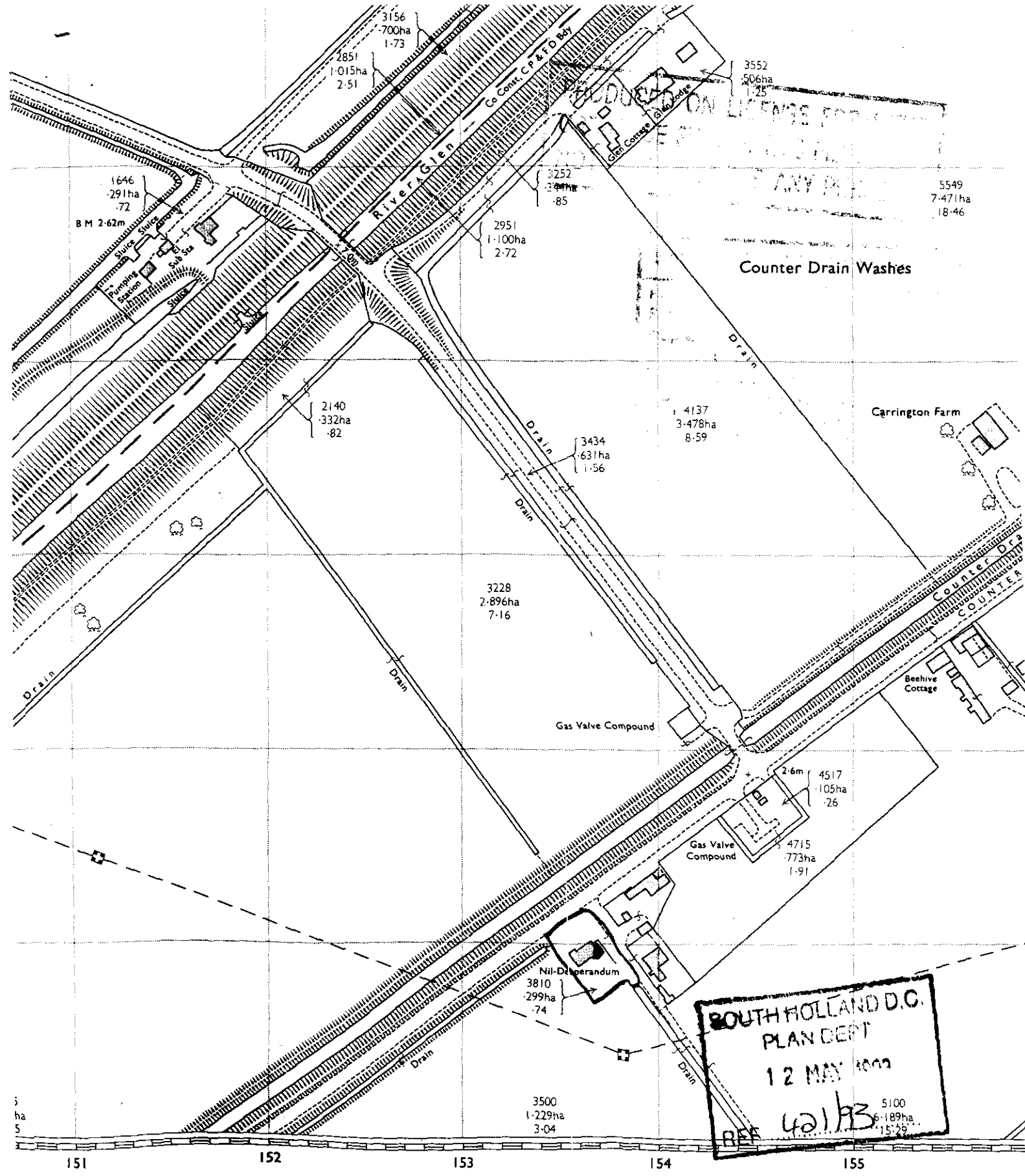
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
18-JUN-93 H03/0421/93

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)



SOUTH HOLLAND D.C.
PLAN DEPT
12 MAY
REF 421/93

SOUTH HOLLAND DISTRICT

DEEPING ST

TF 1517

7 8 9 10 11
17 18 19 20 21 22 23 24 25 26 27 28 29

620 640 660 680 700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000 1020 1040 1060 1080 1100 Me
2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600

348 metre

BOUNDARIES

ENGLAND & WALES
County
District
London Borough
Civil Parish (England)
Community (Wales)

Site of antiquity

Culvert

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H03/0421/93

Date Registered

06 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS B. J. MORGAN
NIL - DESPERANDUM.
MAIN ROAD
TONGUE END.

Tel. No.

NAME AND ADDRESS OF AGENT

(If form completed by agent)

ANGLES DESIGN
123 MAIN ST
BASTON PETERBOROUGH.

Tel. No. 0778 560422

(Personal contact name) G. D. AARON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE & STUDY EXTENSION - NEW PITCHED ROOF OVER NEW & EXISTING GARAGE / STUDY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60..... If you consider no fee is payable include a written explanation instead.

Signed G. D. Aaron..... Date 29.4.93..... 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 (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)	·25 hectares
B. If building works are proposed, please state extra floor space to be created:	21·06 sq. metres
C. Please state size of any new structure:- (a) max. height:	4·3 metres
(b) max. length:	8·775 metres
(c) max. width:	2·4 metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
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.

EXISING GARAGE/STUDY & GARAGE

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

D. Foul sewerage will be disposed of to:
Mains sewer N/A Cesspool N/A Septic tank N/A

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 C.D. Dawson (~~Applicant~~ / Agent) Date 29.4.93

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.

Signed C.D. Dawson (~~Applicant~~ / Agent) Date 29.4.93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

No effect on Nat. Cons + Heathcote Drain.

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Land - ownership of opp. - agent 26-5-93

Inspected by PDM
Date 25-5

Site Notice posted by PDM
Date 25-5
Expiry 15-6

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

Telegraph pole on side access

Case Officer Conclusions

Side Ext" to about boundary 1.8m fence approx verge beside fence to a drive which accesses rear. Grass verge seems to be in ownership of App according to 1:2500

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv) /

Refuse (or equiv)

Signed PDM... Date 1.7.93

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H03/0421/93

rections

Art 7 (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:

185

Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

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

AD[illegible]N RECORD SHEET

Initial

Submitted Fee £ 60-00

Receipt No P2634

Date first Rec'd 06 MAY 1993

Registration

Reference H03|0421|93

Cross-Ref

Date 06-MAY-93 dAB

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Extension to form garage and study.

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 271 OS Plots
Grid ref 5,5360315100

Ward B Parish DSN

Inside IBD Y Inside LP area NO

Constraints:

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

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

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

Linked to site Ref
Linked to property Ref 0021067.

Dist Bound
Other:

Nature cons. + Heathcote Dr

Planning Records:
Earlier apps

667/91 Bay w.
1249/88 Garage
1389/87 Wft Sc 39

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

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

H03/0421/93

FULL

Applicant: Mr & Mrs B J Morgan
Tel:

Agent: Avocet Design
0778 560422

Description: Extension to form garage and study

Location: Nil-Desperandum
Main Road
Tongue End
Spalding

Valid date: 12-MAY-93
Target dates:
To case officer 19-MAY-93
Inspected by 26-MAY-93
Extra contacts 02-JUN-93
Report if not clear by 16-JUN-93

Terminal date: 07-JUL-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .25 HA
Category: Extension
Listed building:
Conservation Area:

Other Constraints:
NATURE CONS. + HEATHCOTE DRAIN.

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	25-MAY-93	15-JUN-93	
Clerk Deeping St Nic 0775 724337	19-MAY-93	02-JUN-93	No comments
Cllr J T Davis 0775 89 243	19-MAY-93	26-MAY-93	

L.C.C. - No objections jcb 20/5/93

B. J 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: H03/0421/93

Applicant: Mr & Mrs B J Morgan
Nil-Desperandum
Main Road
Tongue End
Spalding Lincs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Extension to form garage and study

Location: Nil-Desperandum Main Road
Tongue End Spalding

Type: FULL

Date received: 12-MAY-93

19-MAY-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 02-JUN-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 Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments: Nil

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1993 PU

Signed: Anthony R Scott

BRIAN SMITH Dip TP MRTPI
Dir 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2634
Date received : 06-MAY-93

Received from

Mr B J Morgan

Address

Nil-Desperandum
Main Road
Tongue End
Spalding Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....SANICKS.....
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Dir. 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: H03/0421/93

Applicant: Mr & Mrs B J Morgan
Nil-Desperandum
Main Road
Tongue End
Spalding Lincs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Extension to form garage and study

Location: Nil-Desperandum
Main Road
Tongue End
Spalding

Type: FULL

Date received: 06-MAY-93

07-MAY-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:

Location plans based on a larger extract from the Ordnance Survey maps are needed. (Copies may be purchased from this office if required).

SOUTH HOLLAND D.C.
PLAN DEPT
12 MAY 1993
REF Valid

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

K Lowe
Principal Administrative Officer

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

Application no: H03/0421/93

Applicant: Mr & Mrs B J Morgan
Nil-Desperandum
Main Road
Tongue End
Spalding Lincs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Extension to form garage and study

Location: Nil-Desperandum
Main Road
Tongue End
Spalding

Amendment: Roof profile, equally pitched roof as opposed to assymetric (drawing no. AD/BJM/02 B)

20-OCT-93

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. H03/421/93/41

Date Registered 11 OCT 1993

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS B. J. MORGAN
NIL-DESPERANDUM
MAIN ROAD
TONGUE END.

Tel. No.

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

ARVOCET DESIGN.
C/O 123 MAIN ST
BASTON PETERBOROUGH.

Tel. No. 07785604 22 (Contact) E. D. AARON.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

OFFICE COPY

Please complete

EARLIER APPLICATION No.

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

H03/0421/93.

Building Regulation reference relating to same development

B03/0326/93.

2. Please tick **one** box only

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

or

B — Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. [ ]

Has a similar amendment been submitted under Building Regulations? Yes/No CALCS TO FOLLOW.

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.

Signed E. D. Aaron Date 7.10.93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

GARAGE STUDY EXTENSION, NEW PITCH ROOF OVER NEW & EXISTING GARAGE/STUDY

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

ROOF PROFILE

EQUALLY PITCHED ROOF AS OPPOSED TO ASSYMETRIC.

State drawing no's of the current submission

AD/BM1/02B

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

YES
MR UDY.

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

N/A.

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate Valid as Amendment	☐ ✓ HL	☐

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☑
	New Application needed	☐	☐
	Confirmed:	.....	RM 15-10
Current	Amendment in principle?	Yes/No	Yes/No
	Same desc/char? (fee test)	Yes/No	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	
	Authorised to proceed	.....	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

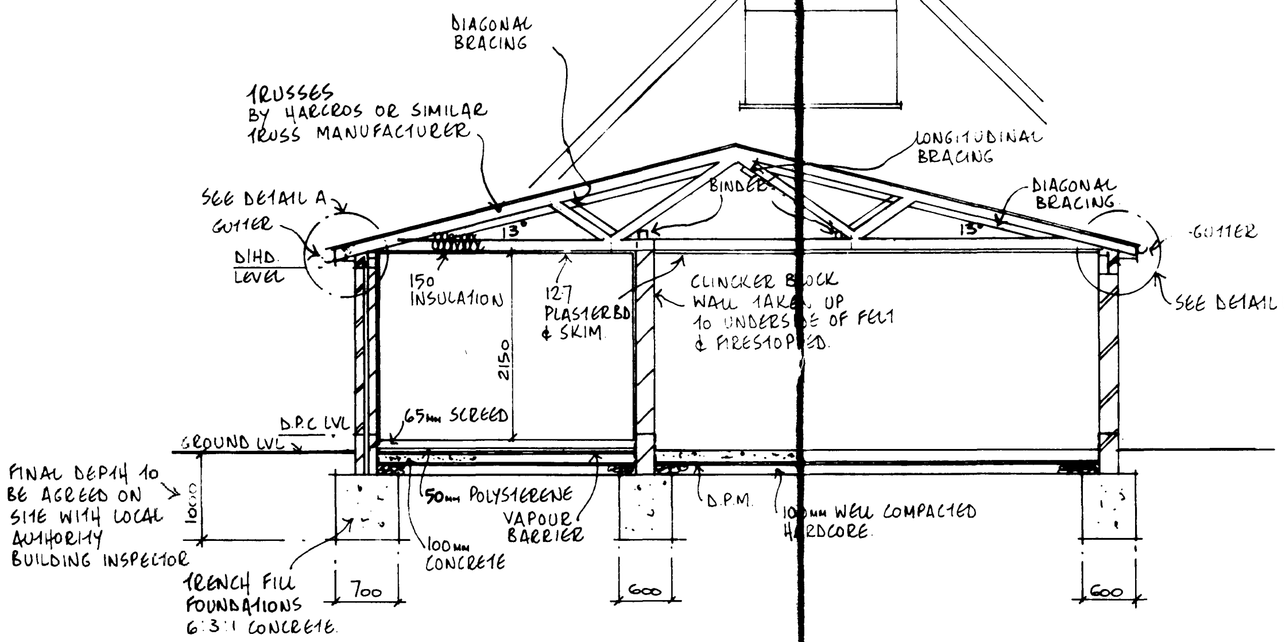
Rejected: .....

NOTES/Advice/Rejection Reason:

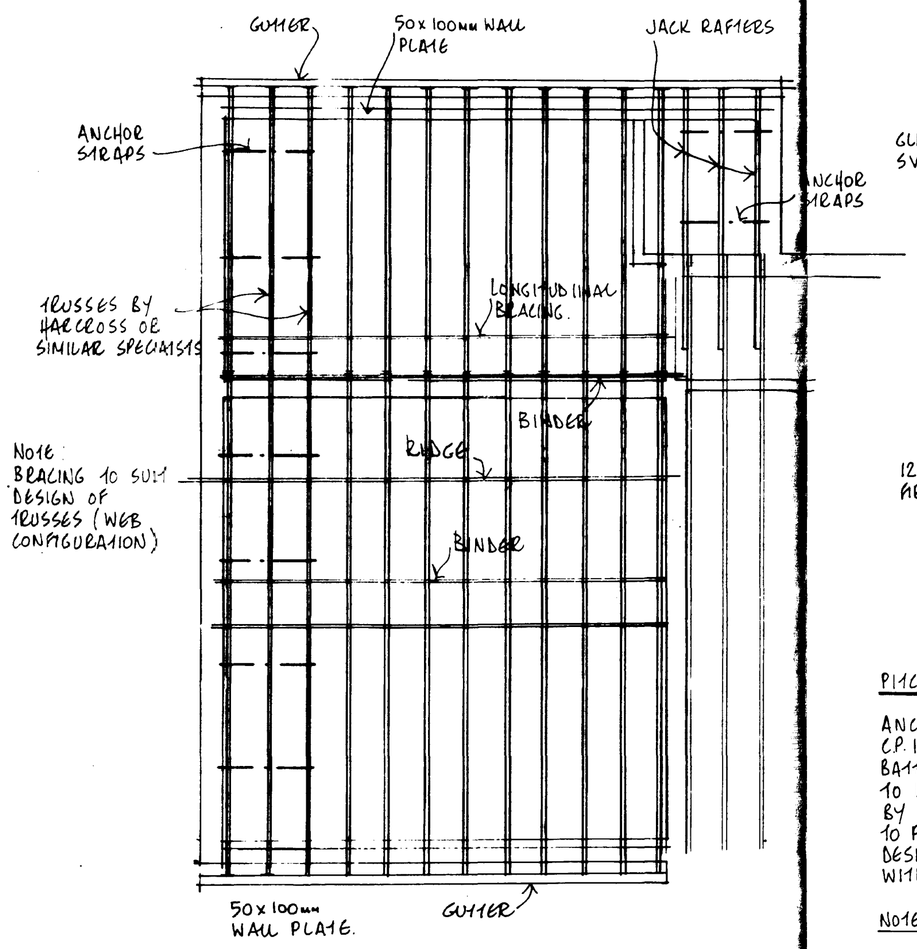
Include on Notice ☐

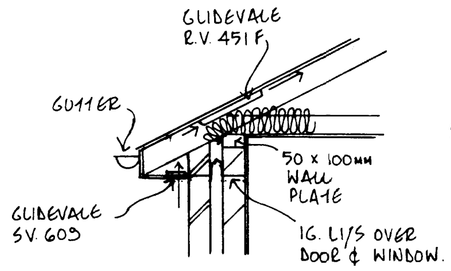
NOTE: BEFORE ORDERING TRUSSES A THOROUGH DIMENSIONAL CHECK MUST BE CARRIED OUT ON SITE TO ENSURE ACCURACY

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CHECKING OF ALL DIMENSIONS SETTING OUT & LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE

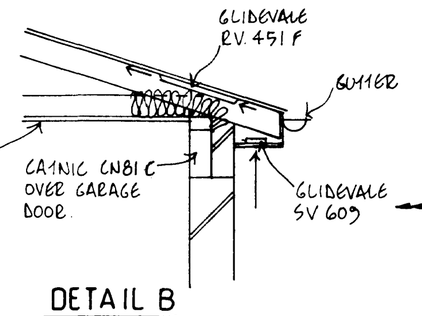


SECTION

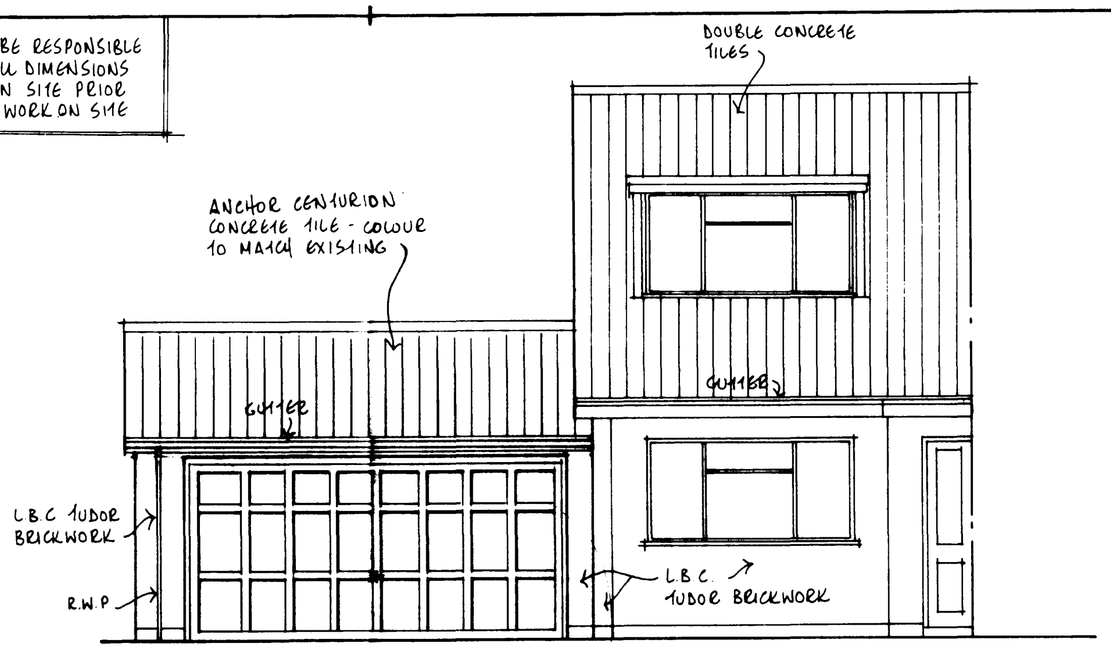




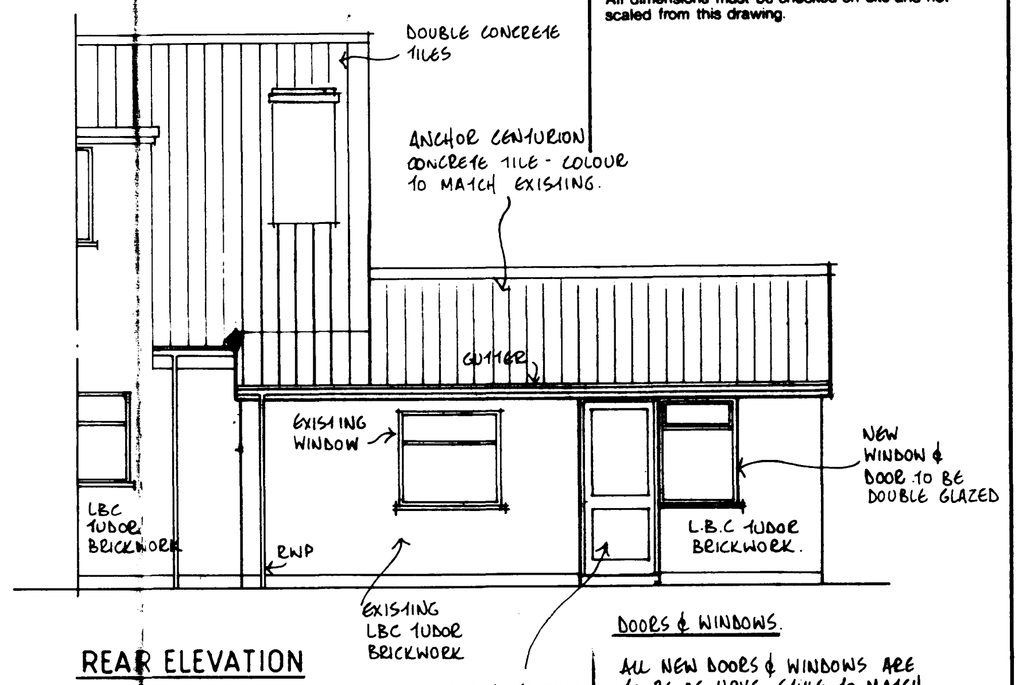
DETAIL A



DETAIL B



FRONT ELEVATION



REAR ELEVATION

NOTES:

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

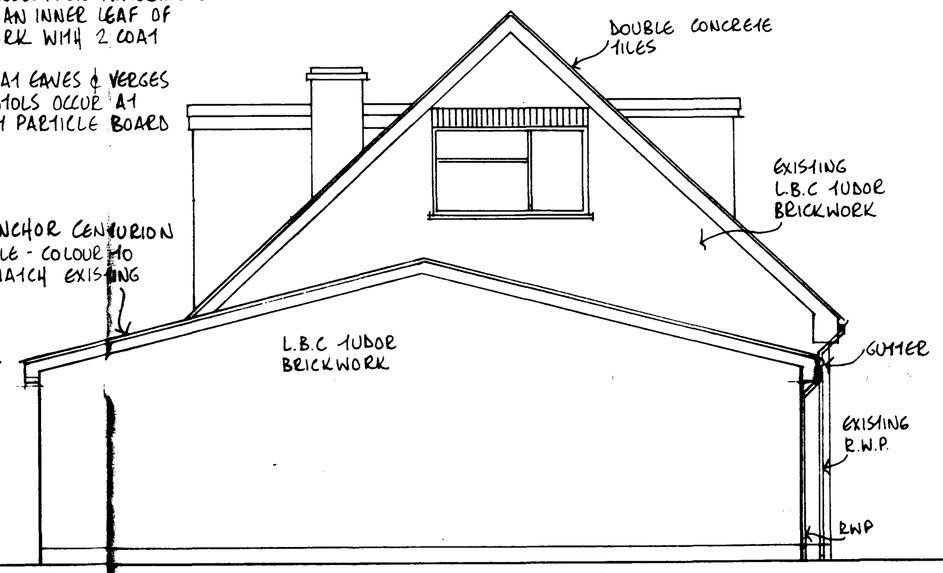
DOORS & WINDOWS.

ALL NEW DOORS & WINDOWS ARE TO BE OF UPVC. STYLE TO MATCH EXISTING. ALL FRAMES TO BE TIED BACK TO THE CAVITY WALLS WHERE APPLICABLE WITH GALVANISED MILD STEEL CRAMPS.

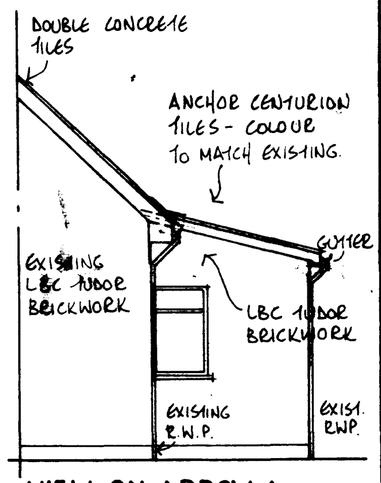
NOTE: THERMABATE OR SIMILAR PREFORMED CAVITY CLOSERS ARE TO BE PROVIDED AT ALL DOORS & WINDOWS IN EXTERNAL CAVITY WALLS.
TRICKLE VENTS TO ALL NEW WINDOWS TO PROVIDE A BACKGROUND VENTILATION OF 4000mm² MIN.

WALLS

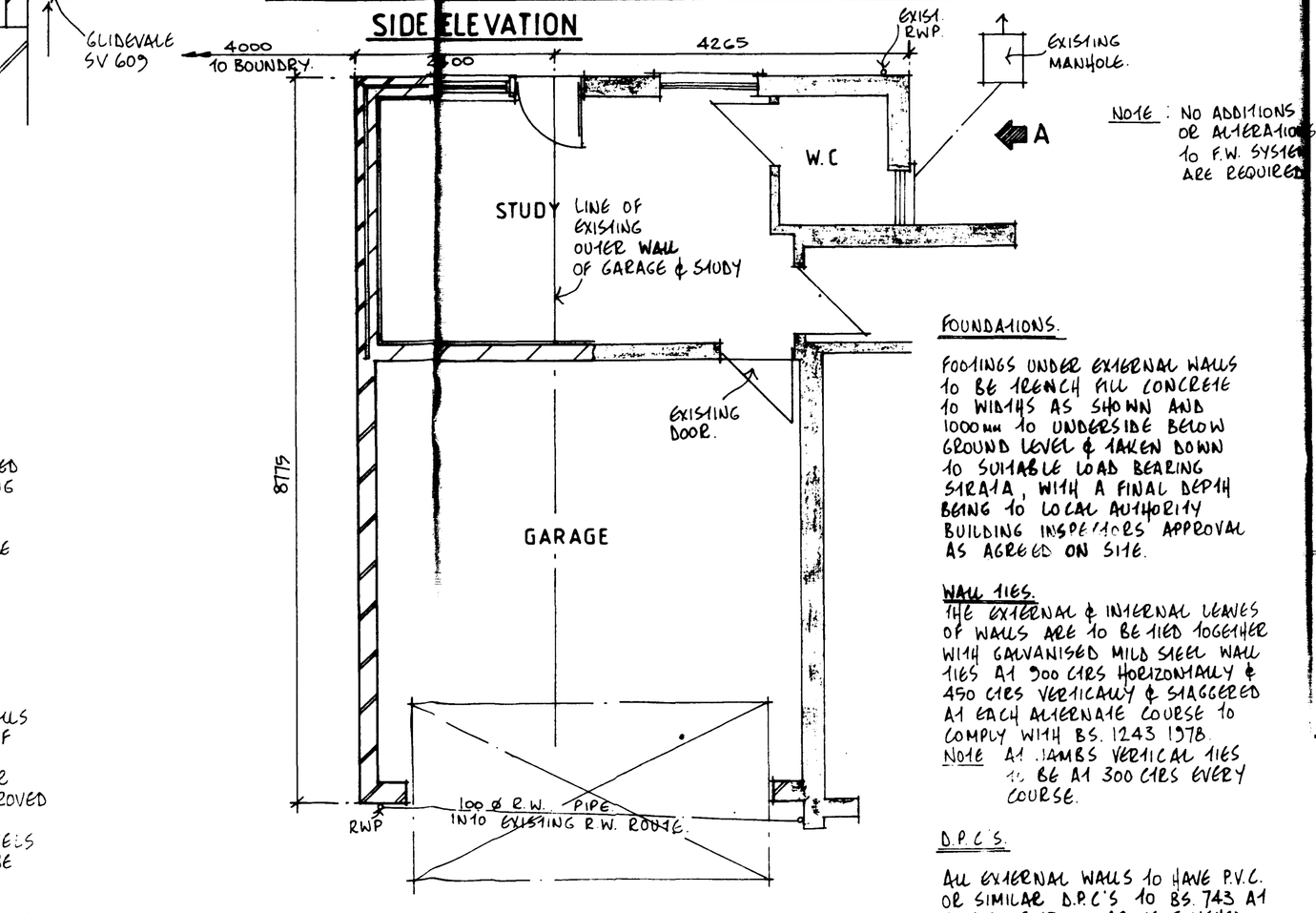
EXTERNAL 265mm CAVITY WALLS TO BE OF FACING BRICKWORK 65m CAVITY WITH INSULATION MATERIAL OF 65mm DRITHERM OR SIMILAR & AN INNER LEAF OF CELCON OR SIMILAR BLOCKWORK WITH 2 COAT PLASTERWORK FINISH
CAVITY WALLS TO BE CLOSED AT EAVES & VERGES WITH BLOCKWORK, WHERE LINTOLS OCCUR AT EAVES LEVEL SLATE OR CEMENT PARTICLE BOARD CLOSERS ARE TO BE USED.
SPANLITE 2 COURSE PRESTRESSED CONC. LINTOLS OR SIMILAR ARE TO SPAN ALL INTERNAL OPENING IN BLOCKWORK
NOTE: MIN. BEARING FOR ALL LINTOLS TO BE 150mm.
NOTE: CAVITY FILL TO BE 150mm BELOW DPC LEVEL MIN.



SIDE ELEVATION



VIEW ON ARROW A



LAYOUT

NOTE: NO ADDITIONS OR ALTERATIONS TO F.W. SYSTEM ARE REQUIRED

PITCHED ROOFING

ANCHOR CENTURION PANTILES TO CP.142 ON 25x38 TANALISED TIMBER BATTENS, ON REINFORCED ROOFING FELT TO BS 747. ON TRUSS RAFTERS. BY HARCROS OR SIMILAR MANUFACTURER TO PITCHES AS SHOWN TO SPECIALIST DESIGN AT 450 CTRS. IN ACCORDANCE WITH BS 5268 PT 3 1985.

NOTE: GENERAL MEMBER SIZES TO BE 38x75mm OR 38x100mm SUGGESTED UNDER RAFTER DIAGONAL BRACING TO BE 38x150mm.

NOTE: TILES TO BE FIXED IN ACCORDANCE WITH REGARD TO WIND SPEED & EXPOSURE RATING & WITH MIN HEAD LAP OF 75mm.

LATERAL ROOF SUPPORT

TRUSSES TO BE BUILT THROUGH CAVITY WALLS WITH ENDS OF JOISTS USED FOR FIXING OF FASCIA BOARDS.
30x5mm GALVANISED MILD STEEL ANCHOR STRAPS (TIES) IN ACCORDANCE WITH APPROVED DOCUMENT A AT 1.2m CTRS ARE TO BE PROVIDED AT VERGE AND CEILING LEVELS AND SPAN OVER 3 NO MEMBERS AND BE CRAMPED DOWN WALLS FOR 450mm

NOTE: 50x50 BLOCKING PIECES BETWEEN JOISTS WHERE STRAPS ARE AT RIGHT ANGLES TO JOISTS

CROSS VENTILATION

CROSS VENTILATION TO ROOF VOID TO BE IN ACCORDANCE WITH BS 5250 1975 AND TO BE PROVIDED BY GLIDEVALE R.V. 451 F & SV 603 SOFFIT & ROOF VENTILATORS FITTED IN ACCORDANCE WITH MAKERS INSTRUCTIONS.

GROUND FLOOR

A TROWELLED FINISH TO 65mm CEMENT/SAND SCREED ON 50mm POLYSTERENE ON 1000g VAPOUR BARRIER ON 100mm CONCRETE OVERSITE ON 300 MICRON VISQUEEN D.P.M. ON 50mm SAND/CEMENT BLINDING ON 100mm WELL COMPACTED HARDCORE.

FOUNDATIONS

FOOTINGS UNDER EXTERNAL WALLS TO BE TRENCH FILL CONCRETE TO WIDTHS AS SHOWN AND 1000mm TO UNDERSIDE BELOW GROUND LEVEL & TAKEN DOWN TO SUITABLE LOAD BEARING STRATA, WITH A FINAL DEPTH BEING TO LOCAL AUTHORITY BUILDING INSPECTORS' APPROVAL AS AGREED ON SITE.

WALL TIES

THE EXTERNAL & INTERNAL LEAVES OF WALLS ARE TO BE TIED TOGETHER WITH GALVANISED MILD STEEL WALL TIES AT 900 CTRS HORIZONTALLY & 450 CTRS VERTICALLY & STAGGERED AT EACH ALTERNATE COURSE TO COMPLY WITH BS. 1243 1978
NOTE AT JAMBS VERTICAL TIES TO BE AT 300 CTRS EVERY COURSE.

D.P.C.S.

ALL EXTERNAL WALLS TO HAVE P.V.C. OR SIMILAR D.P.C'S TO BS 743 AT A MIN. OF 150mm ABOVE FINISHED GROUND LEVEL. VISQUEEN DPM TO BE DRESSED UP WALLS AND LAPPED WITH RESPECTIVE D.P.C'S

TIMBER GENERALLY

ALL NEW TIMBER TO BE THE BEST OBTAINABLE OF ITS RESPECTIVE KIND, STRAIGHT SOUND, PROPERLY SEASONED FREE FROM INJURIOUS SHAKES, SPLITS, WARPS, WANE & OTHER DEFECTS.
19 x 50 ONCE ROUNDED ARCHITRAVES & 19x100mm SKIRTING TO BE FITTED TO THE SIDES OF ALL INTERNAL DOOR FRAMES
SOFTWOOD WINDOW BOARD TO BE OF SUITABLE DIMENSIONS WITH BULL NOSED EDGE TO NEW WINDOW.

PLASTER.

THE PLASTER TO BE OF STANDARD MANUFACTURE AND TO BE APPLIED IN ACCORDANCE WITH MAKERS INSTRUCTION INTERNAL WALLS WHERE SHOWN TO BE RENDERED WITH BASE COAT & FINISH COAT OF AVERAGE 13mm THICKNESS.

ELECTRICAL INSTALLATION.

THE INSTALLATION TO BE CARRIED OUT IN COMPLETE ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.

D.P.C'S CONT.

HORIZONTAL & VERTICAL PVC DPC'S TO ALL EXTERNAL DOORS & WINDOWS OF 150mm WIDTH.

HEATING GENERALLY

WHEREVER REQUIRED INSTALL PRESSED STEEL RADIATOR COMPLETE WITH ISOLATING VALVE AND CONNECT INTO EXISTING SYSTEM, ALL WORKS TO BE CARRIED OUT IN COPPER TO SATISFACTION OF HEATING ENGINEER.

	Date	Revisions
B	29.7.93	GARAGE ROOF AMENDMENT DM
A	25.6.93	CONDITIONS 1-5 PROVIDED BY BUILDING CONTROL DA

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Baston
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SOUTH HOLLAND D.C. PLAN DEPT. 11 OCT 1993 REF. 0421/93

ACKNOWLEDGED
FOR A/1

Tel. 0778 560422

Client: Mr and Mrs B.J. Morgan

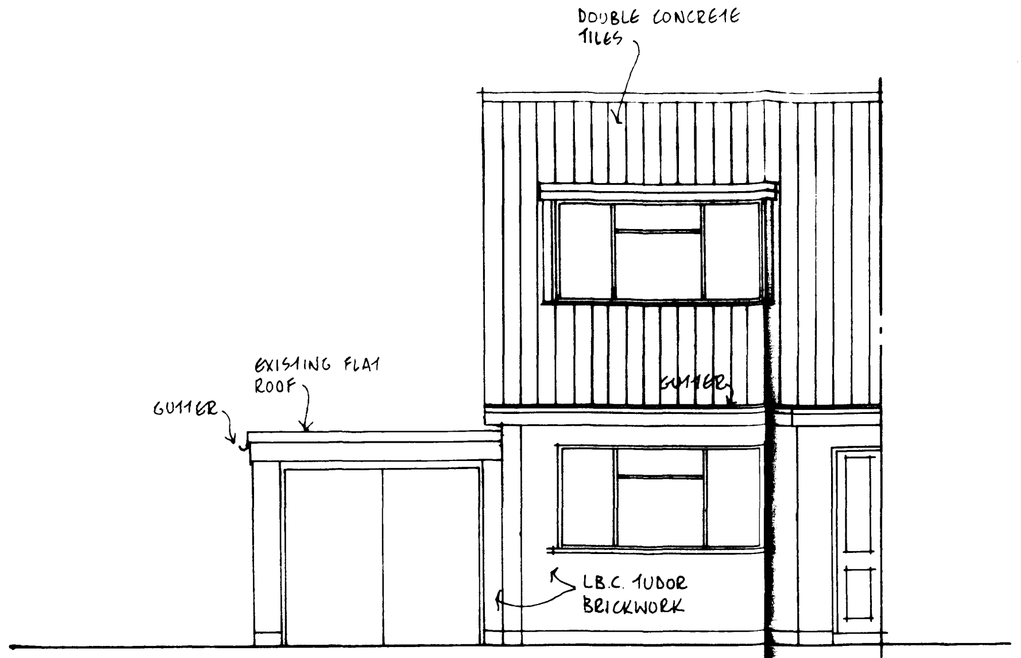
Job Title: Single Storey Garage and Study Extension at Nil-Desperandum Main Road, Tongue End.

Drawing Title: Proposed Elevations and Layout

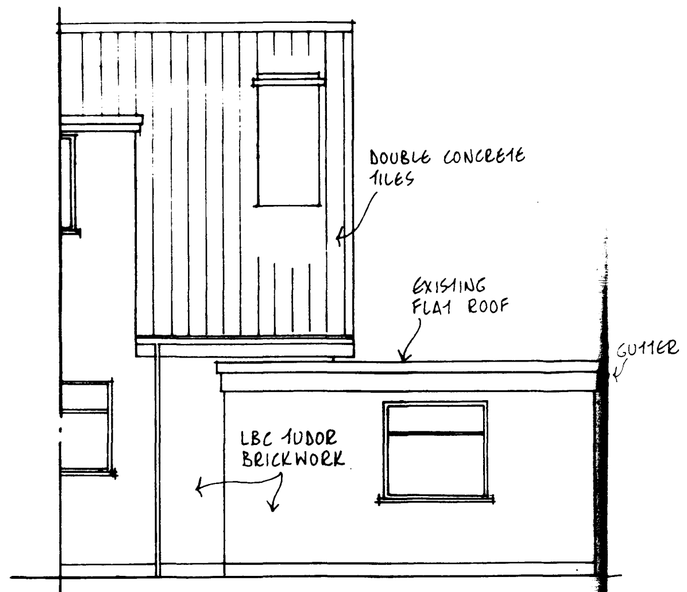
Scale 1:50

Date April 93 | Drawn by DM

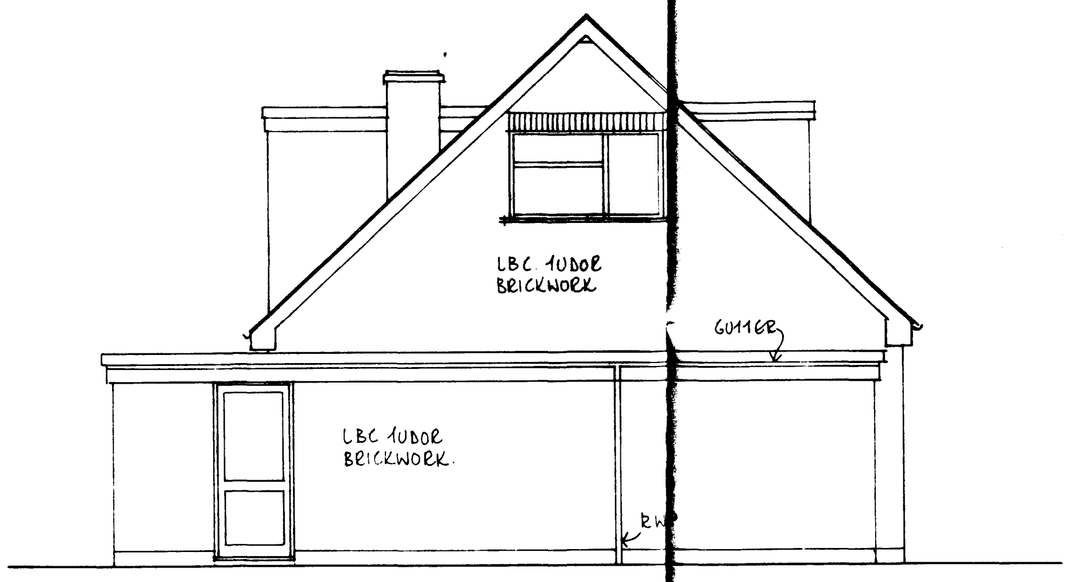
Drg. No. AD/BJM/02 | Rev. B



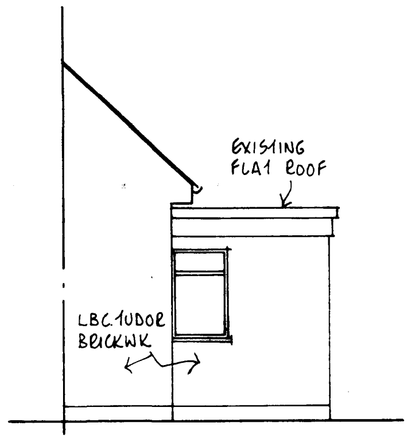
FRONT ELEVATION



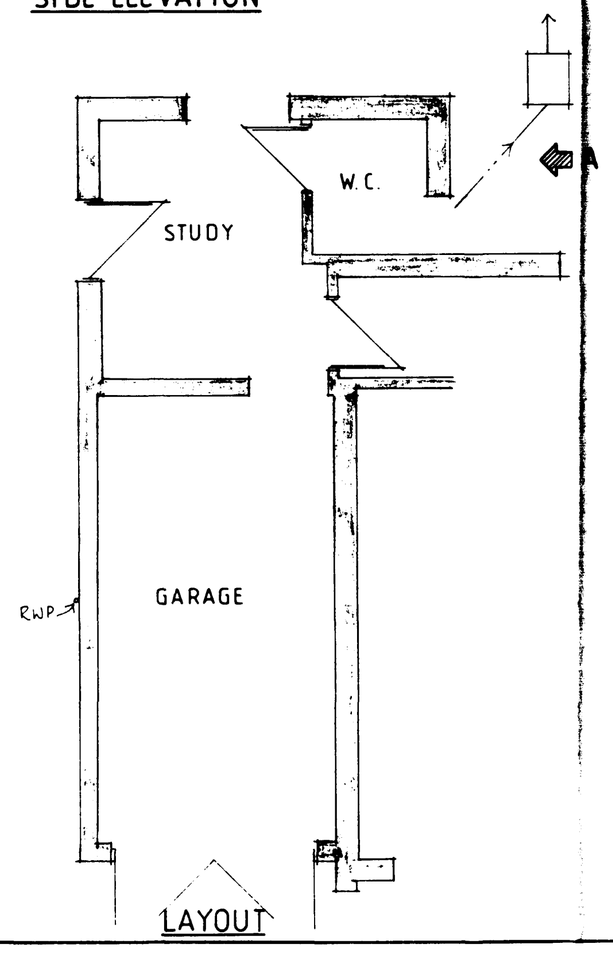
REAR ELEVATION



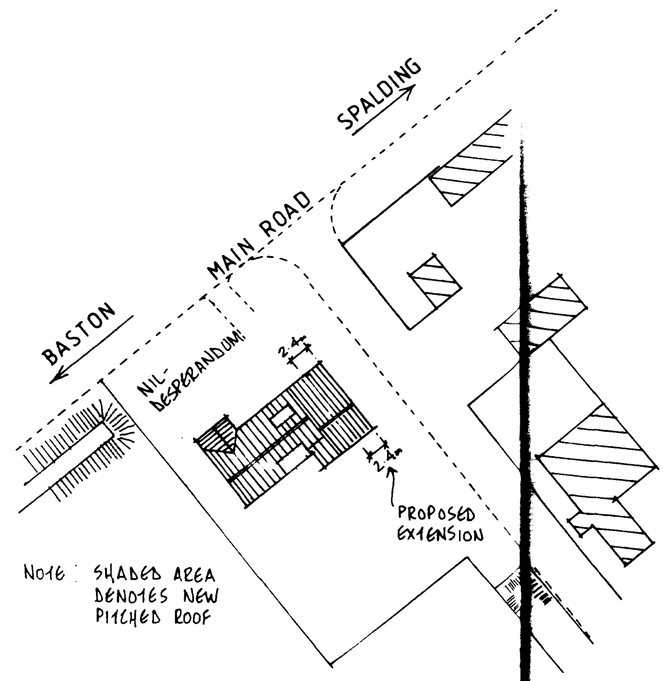
SIDE ELEVATION



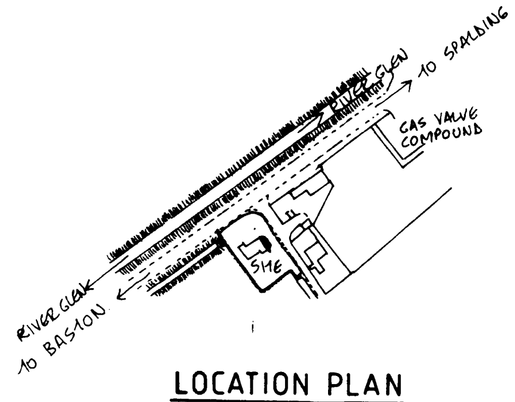
VIEW ON ARROW A



LAYOUT



BLOCK PLAN



LOCATION PLAN

NOTES:

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

A		
	Date	Revisions

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123 Main St.
Baston
Peterborough

Tel. 0778 560 422

0421/93

Client
Mr and Mrs. B. J. Morgan

Job Title
Single Storey Garage and Study Extension at Nil - Desperandum Main Road, Tongue End.

Drawing Title
Existing Elevations Layout Block and Location Plans.

Scale 1:50

Date April 93 | Drawn by

Drg. No. AD/BJM/01 | Rev.

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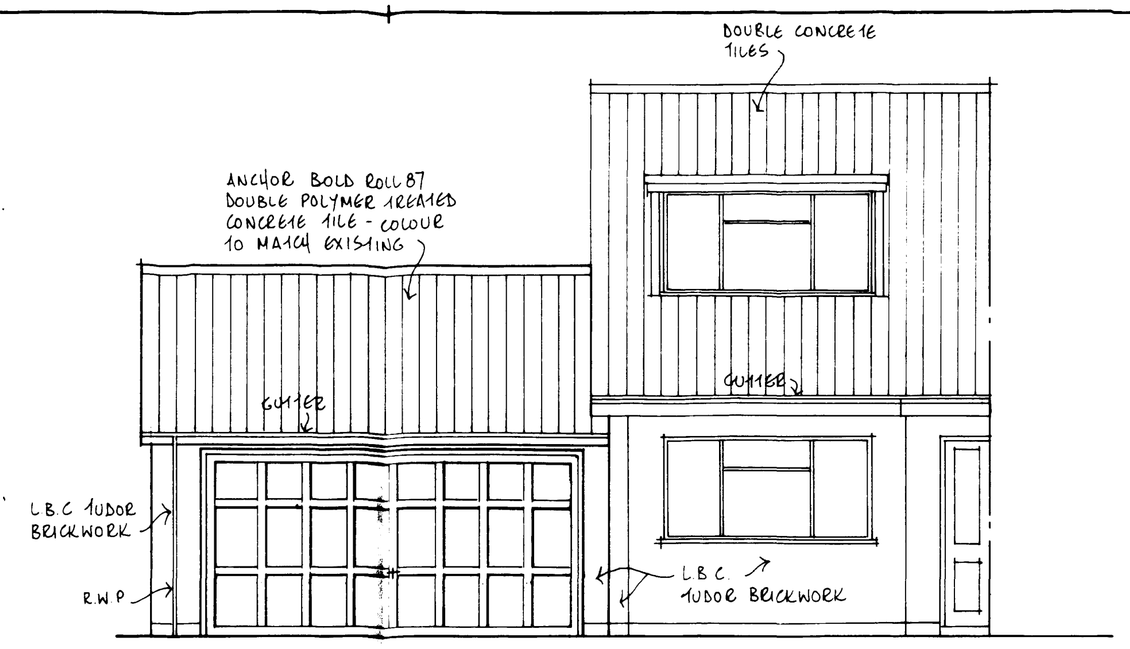

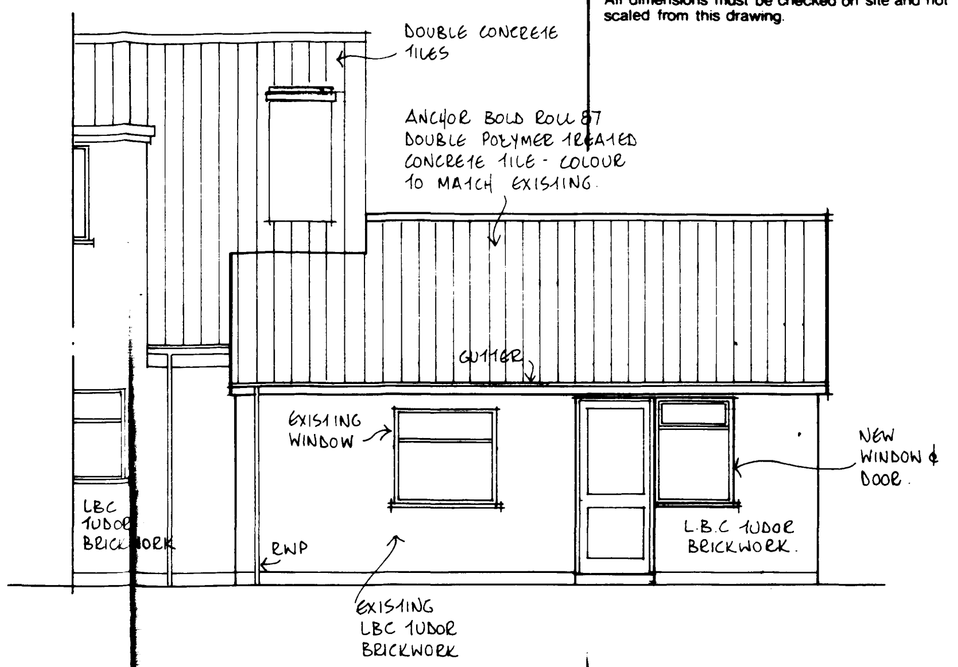

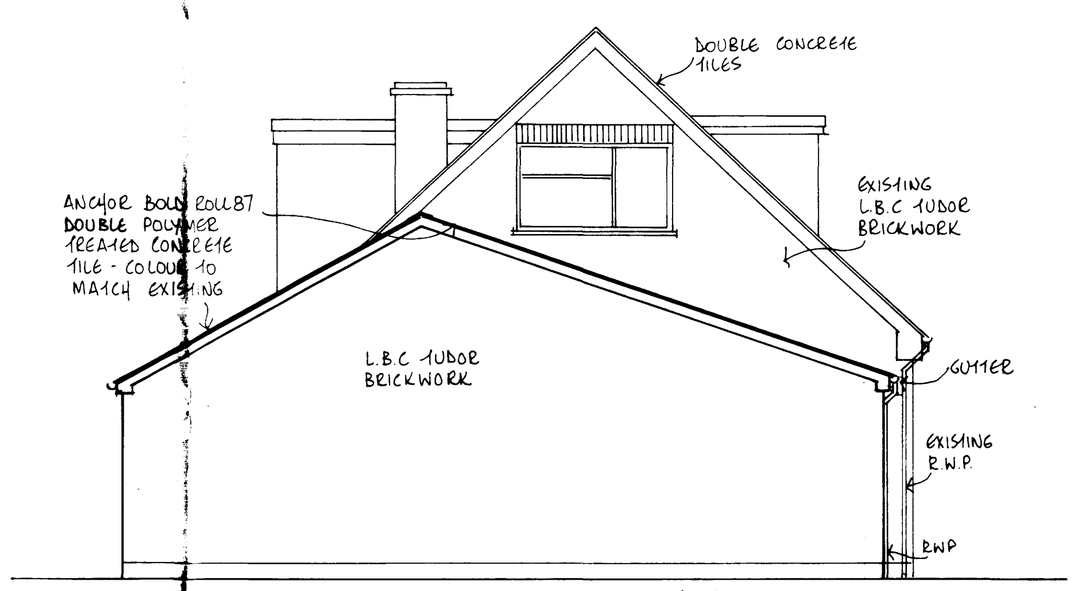

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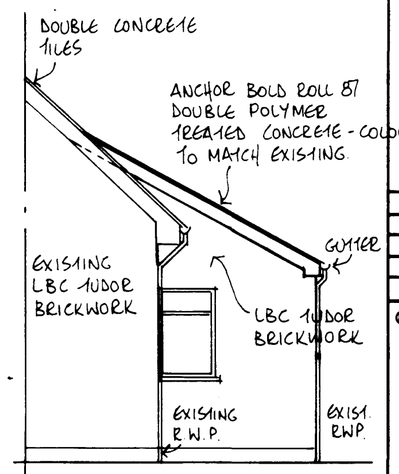
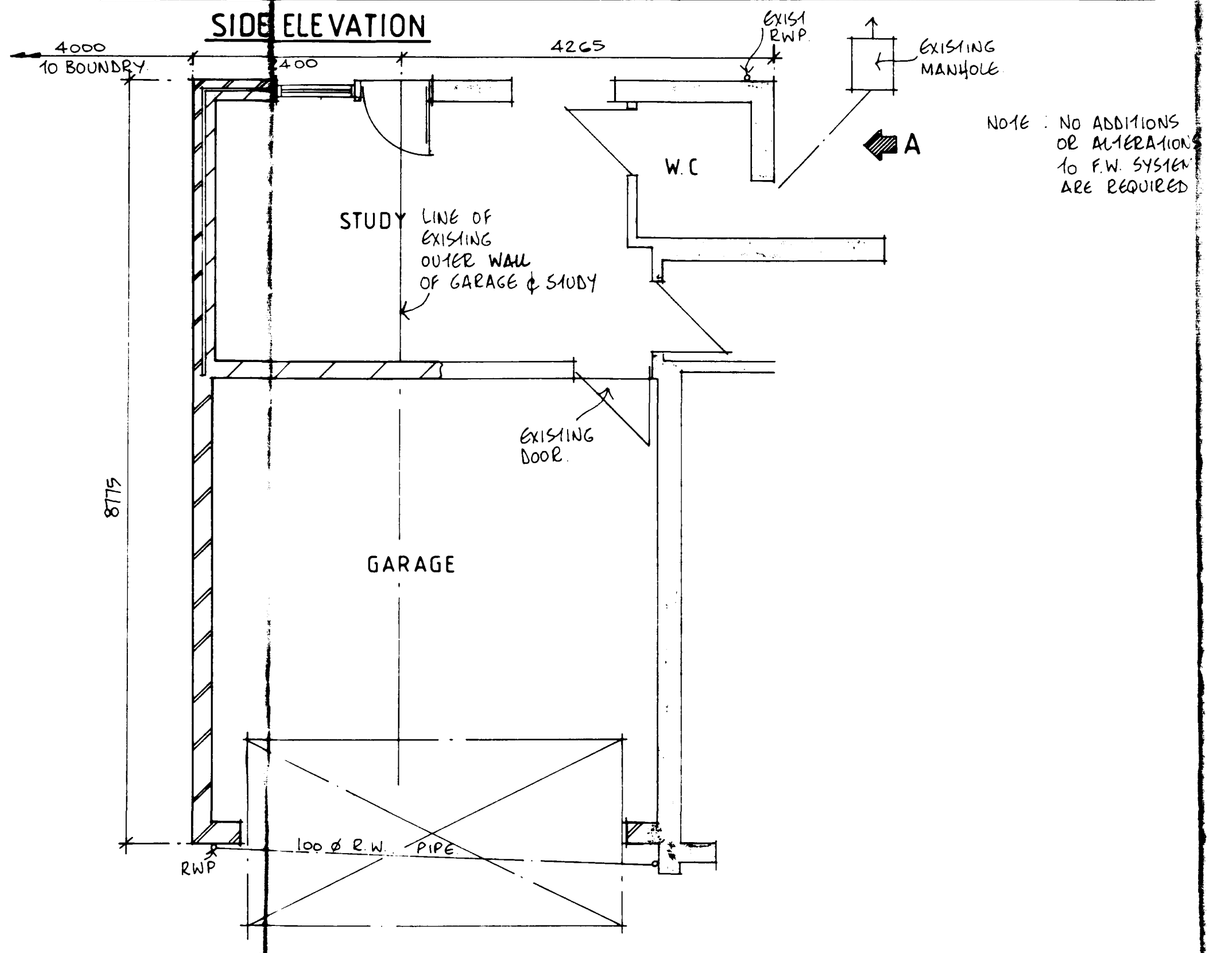


VIEW ON ARROW A



NOTE : NO ADDITIONS OR ALTERATIONS TO F.W. SYSTEM ARE REQUIRED

LAYOUT

NOTES:

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

	Date	Revisions
A		

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Tel. 0778 560 422

Client
Mr and Mrs B.J. Morgan

Job Title
Single Storey Garage and Study Extension at Nil-Desperandum Main Road, Tongue End.

Drawing Title
Proposed Elevations and Layout

Scale 1:50

Date April 93 | Drawn by DA

Drg. No. AD/BJM/02 | Rev.

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