SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/1076/93 Received:12-NOV-93 Type:FULL

Name: A R Waters
The Bungalow
Winslow Gate
Fleet
Spalding Lincs

Agent: S J Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed alterations, extension and new roof to existing bungalow
Location : The Bungalow Winslow Gate
Fleet 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.

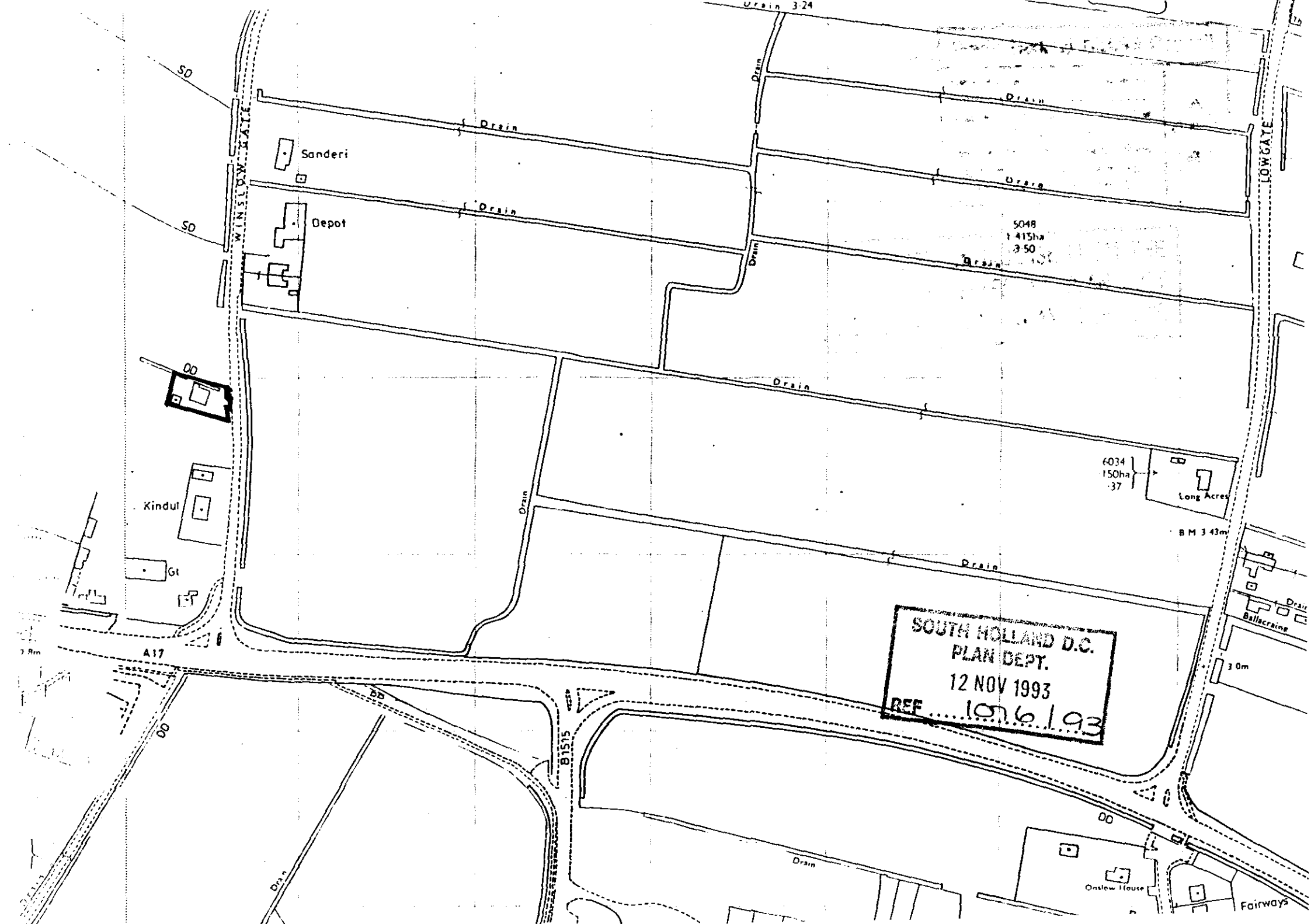
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
17-DEC-93 H05/1076/93

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)


Drain
Sanderi
Depot
MINSTOW HALT
LOWGATE
5048
1·415ha
3·50
Kindul
Gt
6034
1·50ha
·37
Long Acres
B M 3·43m
Ballscraine
A17
B1515
Onslew House
Fairways
SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF 10.6.193

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/1076/93

Date Registered 12 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A.R. WATERS
THE BUNGALOW
WINSLOW GATE
FLEET.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
ARCHITECTURAL DESIGN SERVICE
S.J. THROWER
3 NEWGATE RD, TYDD ST. GILES
WISBECH, PE13 5LH
Tel. No. 0945 870022
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED ALTERATIONS, EXTENSION & NEW ROOF TO EXISTING BUNGALOW

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00. If you consider no fee is payable include a written explanation instead.

Signed. Stephen Thrower Date 12/11/93

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. If building works are proposed, please state extra floor space to be created:	12.000 sq. metres
B. Please state size of any new structure:- (a) max. height:	5.200 metres
(b) max. length:	10.160 metres
(c) max. width:	11.000 metres
C. Please state type and colour of materials for facing external walls:	WHITE RENDER
D. Please state type and colour of roofing materials.	MARLEY GREY STONEWOLD TILES
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?

SEE SITE PLAN/AS EXIST

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 — R.W.S.

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 EX Septic tank ✓

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 Stephen J Thorne ~~(Applicant~~ / Agent) Date 12/11/93

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 Stephen J Thorne ~~(Applicant~~ / Agent) Date 12/11/93

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P3507

Date first Rec'd 12 NOV 1993

Registration

Reference HOS/1076/93

Cross-Ref BOS/0709/93

Date 15/11

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 60

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 152 OS Plots
Grid ref 539020 325400

Ward TD Parish FLEET

Inside IBD NO 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 004076 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: Area of pits + ponds ☐

Planning Records:
Earlier apps

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

DC INSTRUCTION SHEET

APPLICATION REF: H05/1076/93

Direc ns

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer : Dawn Gosley

Senior Officer Confirmed ..... Date 17/11/93

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Flat roof bungalow. Brick skin.
Boundaries : Properties further to south. Fence
Site Features : to northern boundary. Felt roof.

Inspected by DMG
Date 25/11

Site Notice posted by DMG
Date 25/11
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 17/12

Existing bungalow by flat roof
Proposal will improve its appearance
Neighbours not materially affected

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

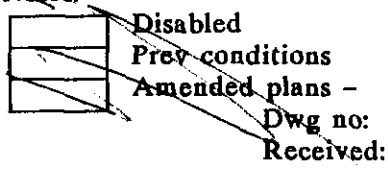
DELEGATED DECISION

Case Officer

Approve (or equiv) — Refuse (or adverse)

Signed W.M.G. Date 11/12

Notes:



CONDITIONS/~~REASONS~~:

None.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/1076/93 Received:12-NOV-93 Type:FULL

Name: A R Waters
The Bungalow
Winslow Gate
Fleet
Spalding Lincs

Agent: S J Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed alterations, extension and new roof to existing bungalow
Location : The Bungalow Winslow Gate
Fleet 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.

17-DEC-93 AD check....17/12....

Authorised to issue (inc Delegation).....17/12

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

H05/1076/93
FULL

Applicant: A R Waters
Tel:

Agent: S J Thrower
0945 870022

Description: Proposed alterations, extension and new roof to existing bungalow

Location: The Bungalow
Winslow Gate
Fleet
Spalding Lincs

Valid date: 12-NOV-93
Target dates:
To case officer 19-NOV-93
Inspected by 26-NOV-93
Extra contacts 03-DEC-93
Report if not clear by 17-DEC-93

Terminal date: 07-JAN-94
Target Committee: 05-JAN-94
Report deadline: 22-DEC-93
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 12 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		25 ~~23~~-NOV-93	16 ~~14~~-DEC-93 ✓
Clerk to Fleet PC	Holbeach 26739	18-NOV-93	02-DEC-93
Cllr B A Paul	0406 23100	18-NOV-93	25-NOV-93

L.C.C – No Objections [illegible] 25/11/93

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: H05/1076/93

Applicant: A R Waters
The Bungalow
Winslow Gate
Fleet
Spalding Lincs

Agent: S J Thrower
Architectural Design Servic
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed alterations, extension and new roof to existing bungalow

Location: The Bungalow Winslow Gate
Fleet Spalding Lincs

Type: FULL

Date received: 12-NOV-93

18-NOV-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-DEC-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

approved.

Signed: J. Harrison
Clerk

S.H.D.C. PLANNING DEPT.
RECEIVED
22 NOV 1993

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3507
Date received : 12-NOV-93

Received from

A R Waters

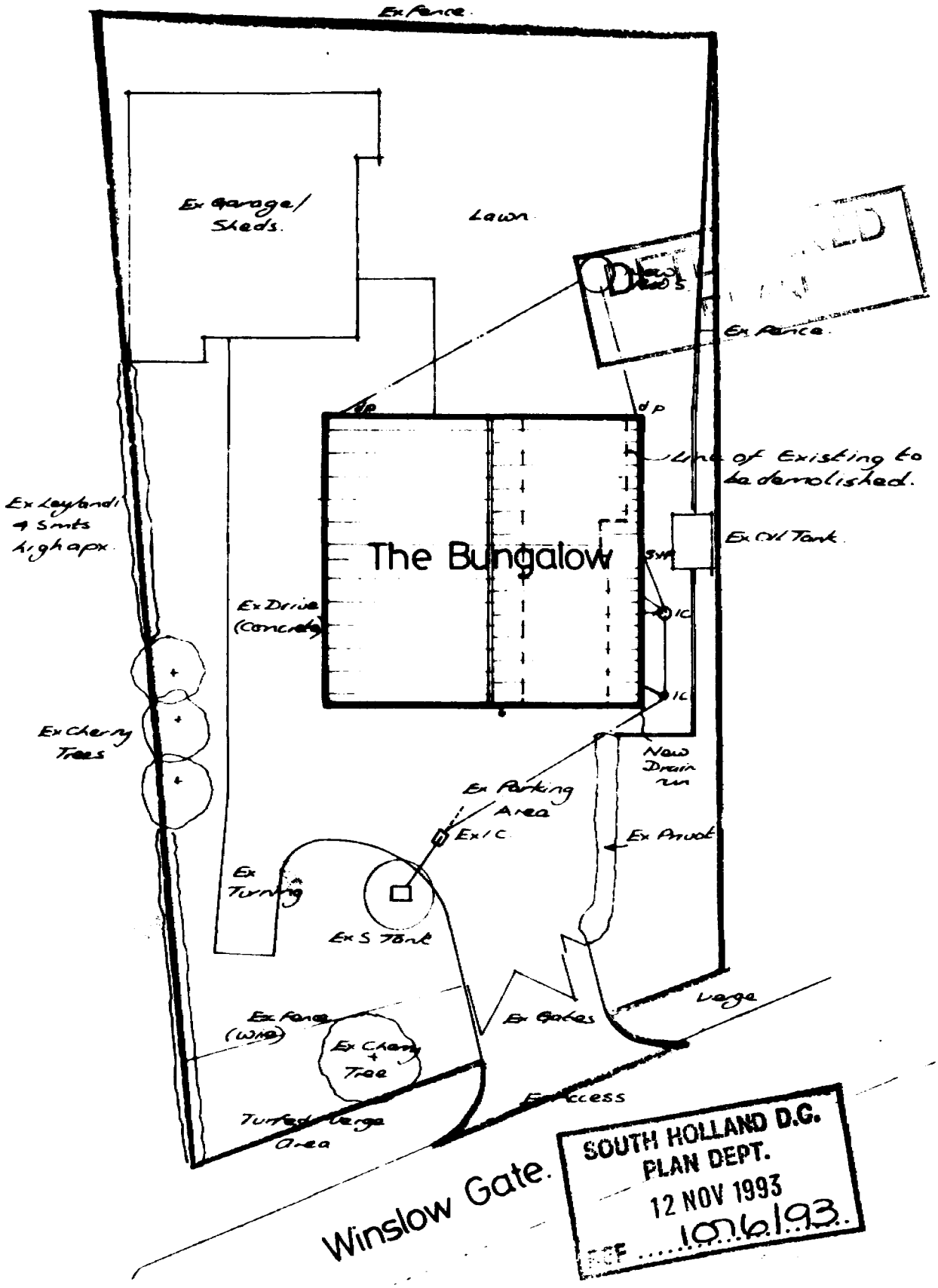
Address

The Bungalow
Winslow Gate
Fleet
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

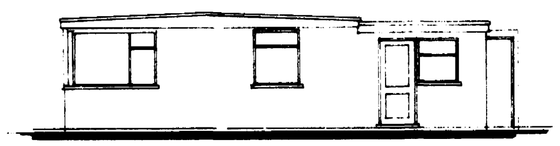
Signed.....K. Lowe..
(Authorised Collector)



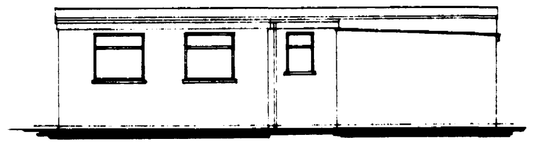
SITE PLAN 1-200.

Proposed Alterations, Extension and New Roof to The Bungalow
Winslow Gate, Fleet. For. A.R.Waters.

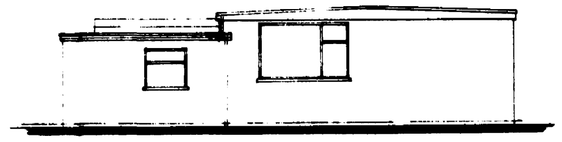
EXISTING ELEVATIONS.



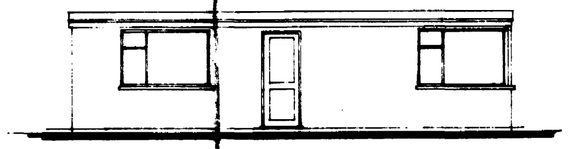
Front Elevation



Side Elevation



Rear Elevation.



Side Elevation.

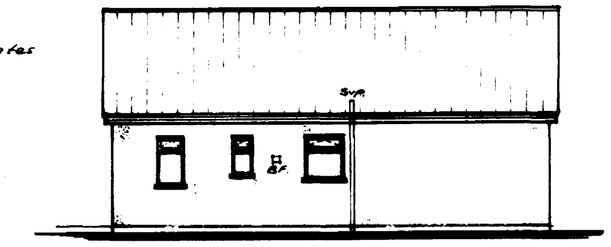
PROPOSED ELEVATIONS.



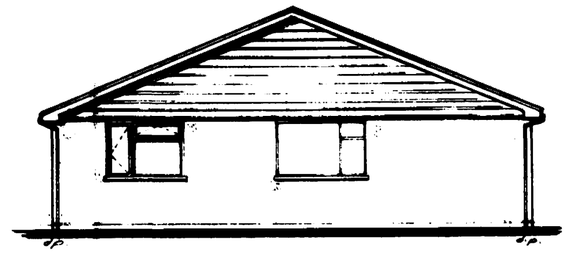
Front Elevation.

Marley Stonewold Slates Grey

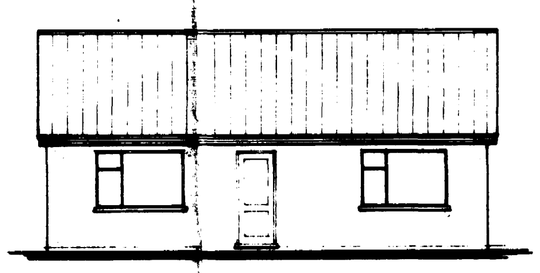
Rendered walls



Side Elevation.



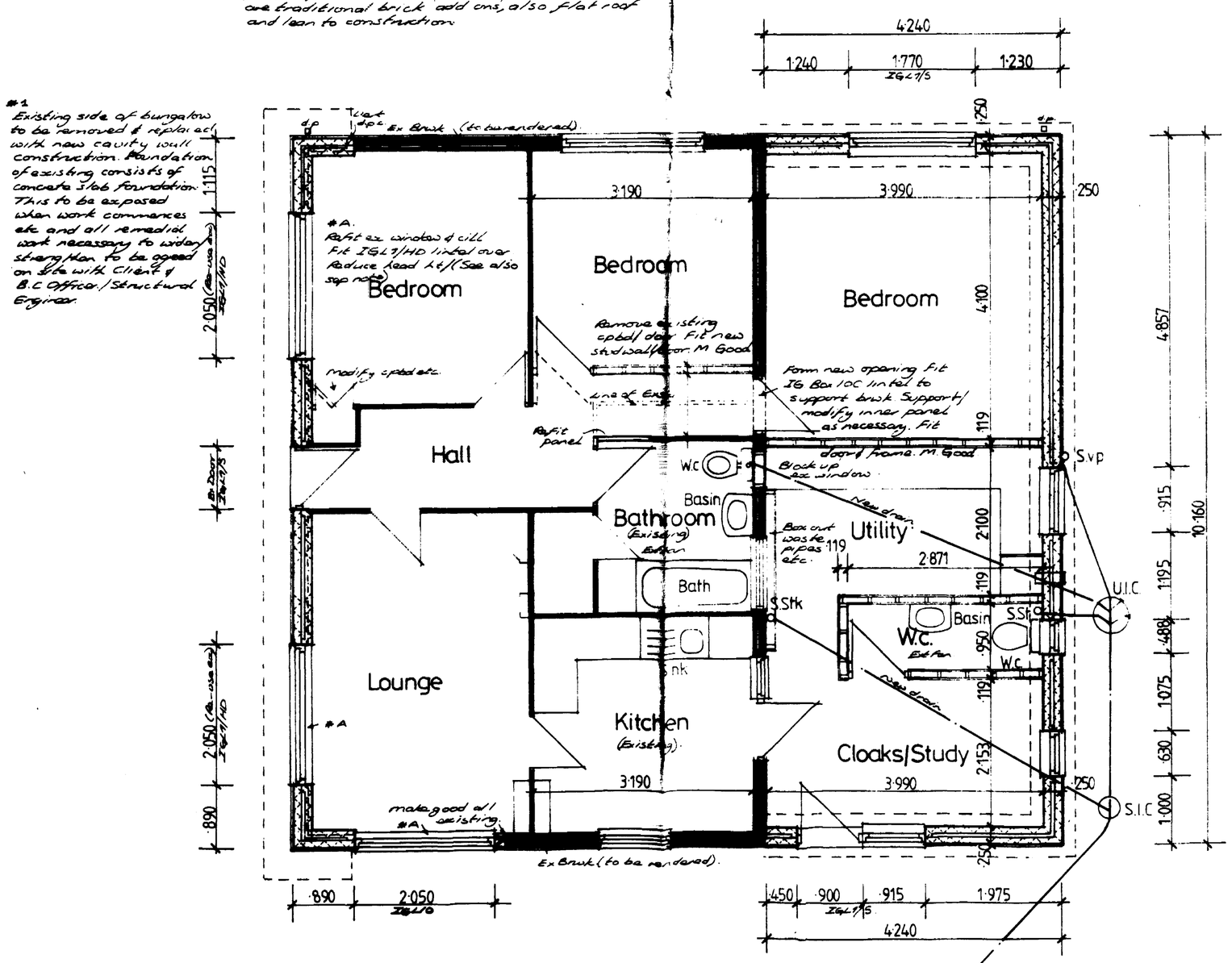
Rear Elevation.



Side Elevation.

General Notes
Totally re-roof existing flank extensions. Grub up all footings, drains, pipework etc. Set aside all fixtures and fittings for re-use. Remove all electric power circuits and plumbing services accordingly. Clear all debris from site.

Note.
The bungalow is a prefabricated steel framed type with brick skin external cladding and flat roof over. Extensions to be removed are traditional brick add ons, also flat roof and lean to construction.



PROPOSED FLOOR LAYOUT.

#1
Existing side of bungalow to be removed & replaced with new cavity wall construction. Foundation of existing consists of concrete slab foundation. This to be exposed when work commences and all remedial work necessary to underpinning plan to be agreed on site with Client & B.C. Officer / Structural Engineer.

#A.
Refit ex windows & cill. Fit IG&T/HD lintol over. Reduce head ht if/see also step mark.

Modify spandrel etc.

Form new opening. Fit IG Ba 100 lintol to support brick. Support / modify inner panel as necessary. Fit

Refit panel

Block up ex window

New door

Remove existing spandrel panel. Fit new stud wall from M. Good

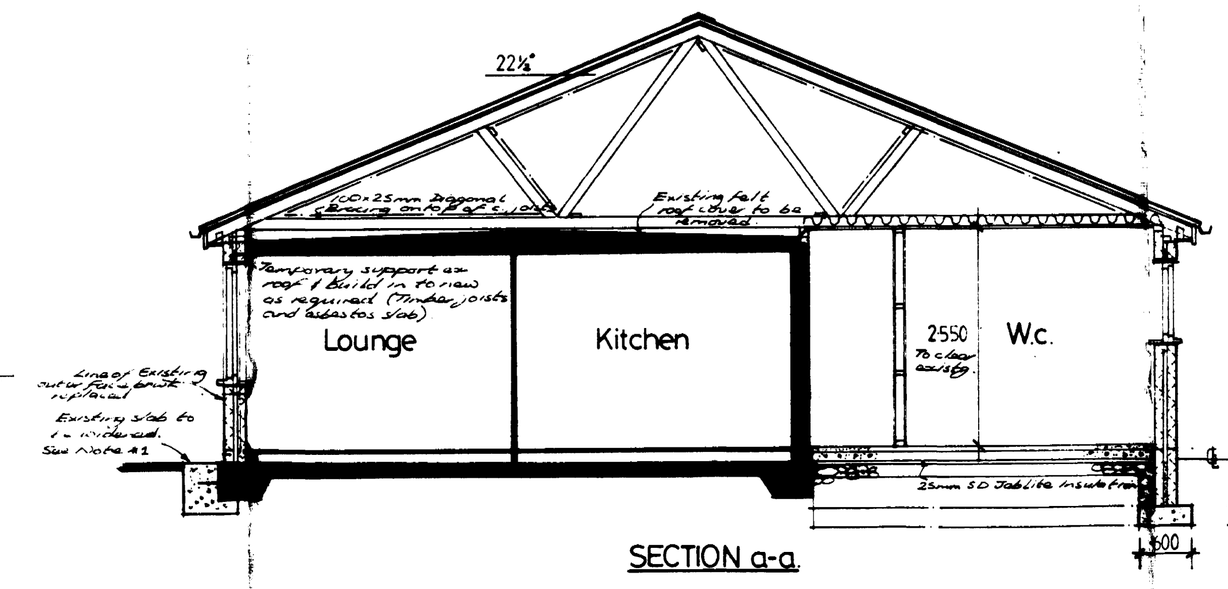
End of Extn

Ex Brick (to be removed)

#A

make good all #A existing

Render Finish.
External render to be BS 5262. Mix and joints min 10mm finish to consist of 2 coats of rendering giving total thickness of 20mm in accordance with B.S. and any guidelines set out by Block manufacturers. Render mix to be 1 part cement: 1 part lime: 6 parts well graded sharp sand (Normal mix 1:1:6). Install steel render stops Ref 587 above openings and p.c. (Ball stop).



SECTION a-a.

Storm Drainage.
Fit square line rainwater gutters at 1:600 falls or level depending on length etc (shown on plan). Square pipe downpipes, connected via adaptors to 110mm ø Osma type drains laid at a min. of 1:40 falls in 150mm pea gravel surrounds and flexible joints laid to new 1m³ rubble filled soakaways min 5mts from buildings and boundary. All existing discharges & soakaways to be investigated and repositioned when work commences. Ensure no live drains are in area of proposal. (If existing found / affecting B.C.O. to be consulted).

Foundations.
Concrete strip foundations min. depth 750mm, to be agreed on site with Building Control Officer. Any additional works to be agreed on site.

D.p.c.
Install Ostas d.p.c. or similar d.p.c. min 150mm above ⊈ and to sides of openings in cavity walls. Install trays d.p.c. to external I.G. lintels. (See lintel note).

Walls.
100mm External brickwork reinforced to all elevations 50mm cavity with brick wire ties & fishtail cramps at 1m² (900mm c-cs horizontally & 450mm c-cs vertically). Install wire ties at every block course up walls. Inner leaf in 100mm Thermalite Shield or similar density approved block. Tie new to existing with Furfix Profiles with galv steel ties at 225mm c-cs through a 12mm compriband membrane sealed one externally with a 12x12mm polysulphide sealant.
Install 50mm Dri-Therm cavity insulation. Close cavity at roof and sleeve with Brick / Blockwork. Use dense concrete blocks below G.L. with 2 course footings to outer leaf below d.p.c. Fill cavity void with lean mix concrete to height of 225mm below d.p.c. Render & skim internally with 12.5mm thick plaster and skim.
Render up & skim existing as applicable.

Joinery / Windows.
Re-use ex double glazed frames & new Standard B&P frames, doors, glazings, architraves & mouldings to clients requirements.

Lintels.
Install IG type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a bay d.p.c. installed in accordance with B.S. 5628 which should extend to the edge of the face of leaf 100mm beyond each end of lintel to shed moisture clear of reveals. See Ref n/s on plan.

Mechanical Ventilation.
Install mechanical extractor fan to W.C. & Bathroom to achieve a rate of not less than 15 litres per second, ducted to outside air.
All habitable rooms to have background ventilation of not less than 4,000mm² located to avoid draughts.
All habitable rooms to have openings in windows equal to 1/20th floor area.

Ceilings.
Ceilings to be 12.5mm plasterboard. Irregular boards installed to manufacturers instructions & spec.
Artex and cove finish throughout.

Space Heating & Plumbing.
Existing Oil fired boiler to be repositioned in new utility room. Balanced flue type. Ensure min 600mm from any opening to flue.
Extend existing radiators / pipework to Heating Engineers Requirements.
Provide Hot & Cold water supplies to new fixtures and fittings as required.

Electrics.
Electrical installation to comply with 16th Edition of the IEE wiring regulations.

Roof.
Lay concrete interlocking roof tiles to manufacturers instructions / spec on 25x38mm tile battens & untreated sarking felt, on ready made pitch type roof trusses to be braced together to BS 5268, Pt 3, 1985 and a certificate to be issued by the specialist fabricator / designers. Truss centres to be 600mm c-cs. 100x25mm dragonal bracings running from eaves to ridge at ⅓ of rafters. 100x25mm binders at joint & ridge nodes. 100x25mm chevron bracing to inner truss webs. Trusses to be fixed to 75x100mm wall plates with truss clips, plates bedded in 1:4 cement sand mortar.
Offset fascia board from wall face. Fit Glidevale FV100 over fascia roof vent straps, along with Glidevale RV601 roof ventilators between rafters above plates. Fit x 20mm S.W. stopper.
Install any tank supports and loft hatch access in accordance with truss manufacturers spec.

Gable Cladding.
Fix 100x47mm studs @ 600mm c-cs to truss face (vertically). Fit 18mm (min) Fibralised Shiplap boards onto a breather membrane (Manglass Tatafol or sim). Fit gable ladders and fascia boards to suit. Fit horizontal noggins between vert studs also at 600mm c-cs. (Truss manufacturers spec to also be followed as requested). Studs to be loaded onto outer wall skin.

Soil Drainage.
Remove all existing drains, grub up & backfill. Lay new 110mm ø U.P.V.C. drains with flexible joints (same) and to 1:40 falls in 150mm pea gravel surrounds, run & connected in to ex. I.C. Man discharging to existing Septic Tank. Only drains within 1mt. and below foundations to be encased in 1:3:6 concrete. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass ins to maintain flexibility. Cap drains also where below drains with concrete (in this case concrete one way).
Install 03mm type I.C. to manufrs spec & BS. 8301. Fit necessary cover & frames. Fit new 110mm S.V.P. to head of drain (15). terminating min. 900mm above opening windows in cottage. Cover W.C. wastes in 110mm ø. Bath waste as ex. (50mm ø). Sink waste in 40mm ø. Basin wastes in 32mm ø P.V.C. Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts to have 76mm P Traps fitted. Install substacks as shown with screw down sealed access caps. Any socket to bolt SVP & S. Stks to be min 450mm above drain inverts.

Floor.
150mm blinded & consolidated hardcore back-filled & rammed to internal foundations, compacted in 225mm layers.
1200g polythene d.p.m. lapped to d.p.c. lay 50mm SD Jablite insulation over polythene with joints taped and perimeter upstand. (Polythene d.p.m. may be laid on top of Jablite if agreed with B.C. Officer). 100mm S/fix concrete. 50mm sand / cement finish screed. All new & ex floors to be level.

Insulation.
150mm Fibreglass to roof space, between ceiling joists / bottom chord of trusses. All exposed pipework and tanks to be adequately lagged in accordance with Part L of the B.Regs.

Studwork Partitions.
100x38mm studs at 400mm c-cs off 100x50mm head & sole plates. Install 2 rows of horizontal noggins between studs. Incorporate doors & frames as indicated. Clad both sides with 9.5mm plasterboard & skim. (Neg out studs to ceiling / joist areas as necessary).

Glazing.
All windows to be double glazed. Safety glazing is required in panes between 0 & 800mm above G.L. (Safety glazing to comply with BS. 6206) 6mm annealed glass can only be used in panes whose width is less than 250mm and areas not exceeding 0.5m².

Lateral Straps.
The roof to wall structure and gable studs with Catnic straps at 2mt c-cs. Refer V.L.S along plates. Refix H.L along and spanning min 3 no ceiling joists & rafters where parallel to walls. Straps to be min 30x5mm gauge and turned down wall. Pack between wall & structural member at strap locations (solid bridging).

Timber.
All timber to be SC 3 grade.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 NOV 1993
REF ....1061/93.

Proposed Alterations, Extension and New Roof to The Bungalow, Winslow Gate, Fleet. For. A.R.Waters.

ARCHITECTURAL DESIGN SERVICES. S.J.THROWER. Tel 0945 870022

Scale. 1-50. 1-100. Date. Oct 93. Drwng no 146/Flt Drwn SJT

DO NOT SCALE. IF IN DOUBT ASK. ALL DIMENSIONS TO BE VERIFIED ON SITE BY B.CONTRACTOR BEFORE ORDERING MATERIALS ETC.