FILE

HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0184/94 Received:21-FEB-94 Type:FULL

Name: Dr & Mrs Fung
36 Main Road
Gedney Dyke
Spalding
Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension and alteration to house, plus wall along part of frontage
Location : 36 Main Road Gedney Dyke
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.

2 The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
20-MAY-94 H06/0184/94

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0184/94

Date Registered 21 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DR & MRS FUNCI
36 MAIN ROAD
GEDNEY DYKE
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET
SPALDING LINCS

Tel. No. 0406 423762.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION & ALTERATION TO HOUSE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00. If you consider no fee is payable include a written explanation instead.

Signed. ..... Date 16.2.94 .....

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)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	5.6	metres
(b) max. length:	11.63	metres
(c) max. width:	10.23	metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXIST	
E. Please state type and colour of roofing materials.	MARLEY MODERN OLD ENGLISH	
F. Has a survey of the site been undertaken? State Yes or No	YES	DK RED CONC TILES ✓

5. GENERAL INFORMATION Please complete each section

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

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

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road	✓	
or		
B. There will be a new or altered access to a public road		➡ If so, name of road: Will there be— Individual access(es) / New estate road
C. What provision will be made for garages or parking within the site?	PROPOSED.	

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	SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	✓
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [ ] Septic tank [✓]

PLEASE COMPLETE IN ALL CASES

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

owner

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~(Applicant~~ / Agent) Date 16:2:94

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 ..... ~~(Applicant~~ / Agent) Date 16:2:94

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

Init...

Submitted Fee £ 70-00

Receipt No P3915

Date first Rec'd 21 FEB 1994

Registration

Reference H06/0184/94

Cross-Ref B06/0113/94

Date 22/2

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 £ 70
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 136 OS Plots
Grid ref 541370 336080

Ward E Parish GEDNEY

Inside IBD YES 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 ☐
Dist Bound ☐

Linked to property Ref
C044257 ☐
Other: ☐

Planning Records:
Earlier apps
300/93
1657/88

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

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 DMC Date 11/5.

Notes:

Disabled
Prev conditions
Amended plans – Dwg no: Received:

CONDITIONS/~~REASONS~~:

(1) TL1

(2) The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.

In the interests of visual amenity.

Condition monitoring:

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

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Existing house. Red brick / brown plain tile.
Boundaries : Existing access.
Site Features : House to north. Privet hedging on boundary.

Inspected by MG
Date 7/3

Site Notice posted by
Date
Expiry DMG 7/3

Amended notice 22/4 MG

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
30/3	J. Cooper. (phone)	Advised him that ~~he~~ require details of frontage wall if proposed to include it within application, ~~he~~ he will therefore submit details in due course.

Case Officer Conclusions MG 17/5.

Permission previously granted for two storey extension (H06/200/93).
This proposal is acceptable as an alternative.
Single storey with matching brickwork.
Neighbours not materially affected in my opinion.
Not considered to be sufficient reason to refuse frontage wall. Not a conservation area.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/0184/94 Received:21-FEB-94 Type:FULL

Name: Dr & Mrs Fung
36 Main Road
Gedney Dyke
Spalding
Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension and alteration to house, plus wall along part of frontage
Location : 36 Main Road Gedney Dyke
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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.

2 The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

18-MAY-94 AD check....N.18/5...

Authorised to issue (inc Delegation).....N.18/5

SOUTH HOLLAND DISTRICT COUNCIL

H06/0184/94
FULL

Applicant: Dr & Mrs Fung
Tel:

Agent: Cooper Arch. Design
0406 423762

Description: Extension and alteration to house, plus wall along part of frontage

Location: 36 Main Road
Gedney Dyke
Spalding
Lincs

Valid date:	21-FEB-94	Terminal date:	18-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	28-FEB-94	Report deadline:	16-MAR-94
Inspected by	07-MAR-94	Agreed TD Ext:	
Extra contacts	14-MAR-94	Case Officer:	
Report if not clear by 28-MAR-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~30~~ 22-APR-94	~~11~~ 13-MAY-94 (amended description, etc)
Clerk to Gedney PC	0775 710451	18-APR-94	02-MAY-94 (" " ")
Cllr B Fines	0406 8 374	18-APR-94	25-APR-94 (" " ")

L.C.C. – No objections JS

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)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pl[illegible] & Building Control Department,
Co[illegible]il Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

H06/0184/94
FULL

Applicant: Dr & Mrs Fung
Tel:

Agent: Cooper Arch. Design
0406 423762

Description: Extension and alteration to house, plus [redacted] wall along part of frontage.

Location: 36 Main Road
Gedney Dyke
Spalding
Lincs

Valid date:	21-FEB-94	Terminal date:	18-APR-94
Target dates:		Target Committee:	30-MAR-94
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DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

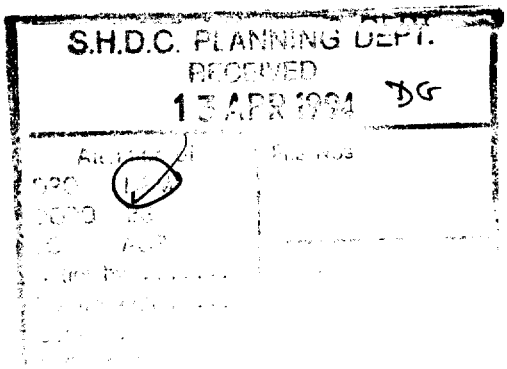
Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		07 ~~04~~-MAR-94	28 ~~21~~-MAR-94
Clerk to Gedney PC	0775 710451	28-FEB-94	14-MAR-94
Cllr B Fines	0406 8 374	28-FEB-94	07-MAR-94

c.c.c – No objections JC CB 2/3/94

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762



South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

12th April 1994..

F.A.O. Mr D. Gedney.

Dear Sir,

Re: App. No. H06/0184/94 Dr & Mrs Fung, Gedney Dyke..

Further to our recent telephone conversation please find enclosed copies of wall details for your approval. We would also confirm that we would wish the wall to be included as part of the above application.
We trust this meets with your approval and remain.

Yours Faithfully.

John Cooper.

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: H06/0184/94

Applicant: Dr & Mrs Fung
36 Main Road
Gedney Dyke
Spalding
Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension and alteration to house

Location: 36 Main Road Gedney Dyke
Spalding Lincs

Type: FULL

Date received: 21-FEB-94

28-FEB-94

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 14-MAR-94. 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 Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments: The Council has no objections to this proposal

Signed: J M Bennett

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAR 1994
DG

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plar & Building Control Department,
Cou. 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 : P3915
Date received : 21-FEB-94

Received from

Dr C C C Fung

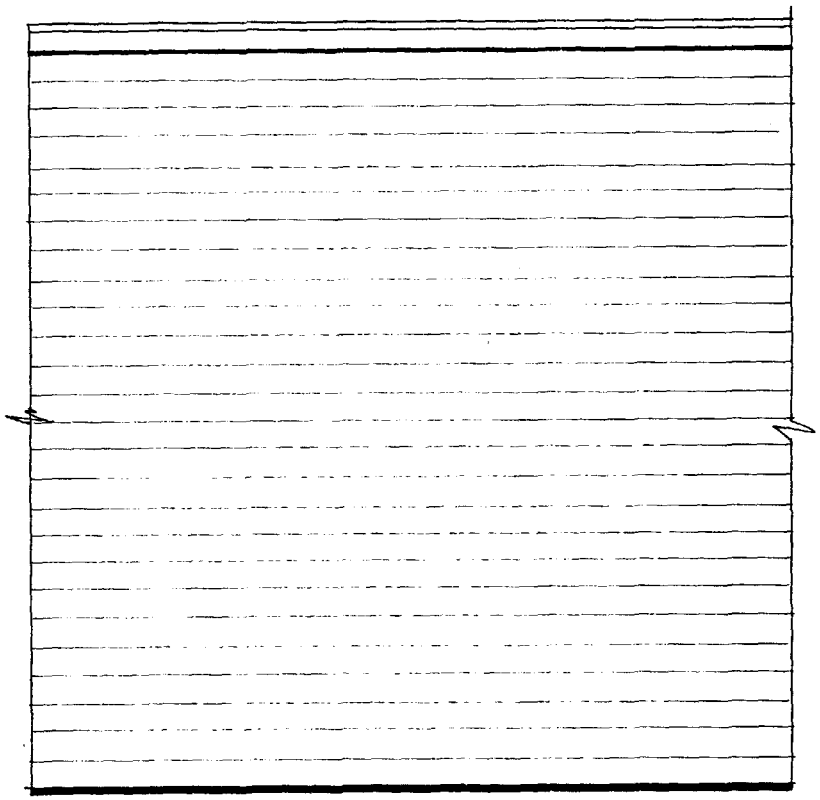
Address

36 Main Road
Gedney Dyke
Spalding
Lincs

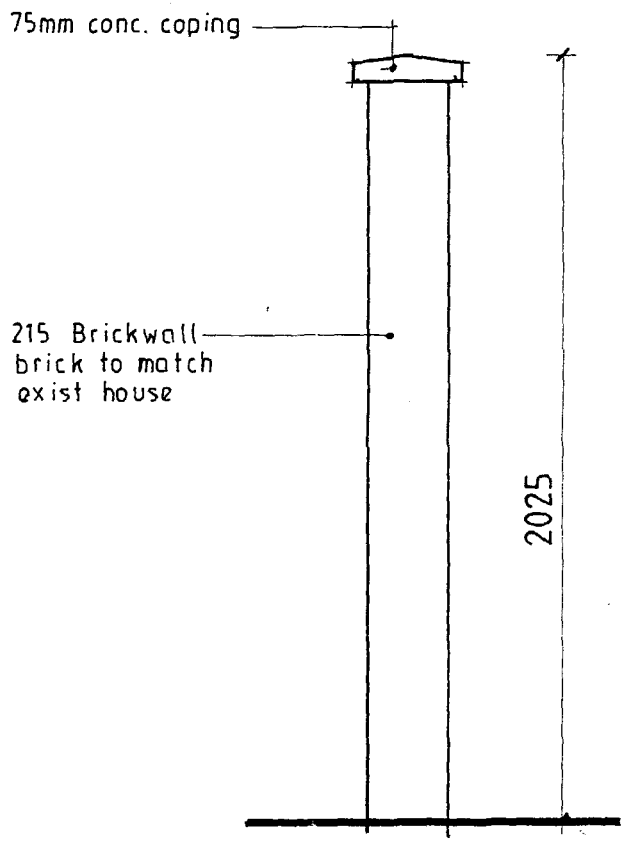
Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

Signed.....S.A.Hicks.....
(Authorised Collector)



Elevation

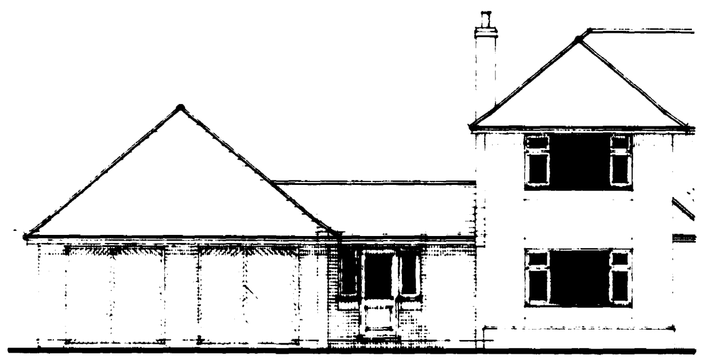


Section

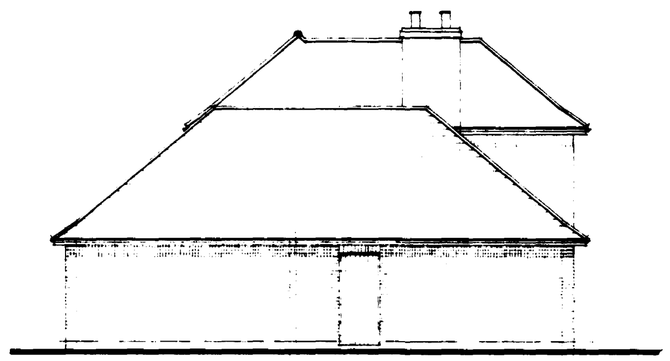
Wall Detail 1:20

Dr & Mrs Fung.
36 Main Road
Gedney Dyke.

DETERMINED
PLAN



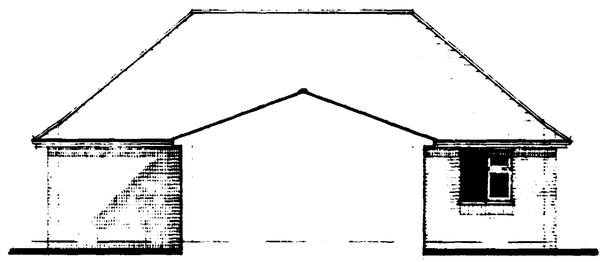
North Elevation



East Elevation

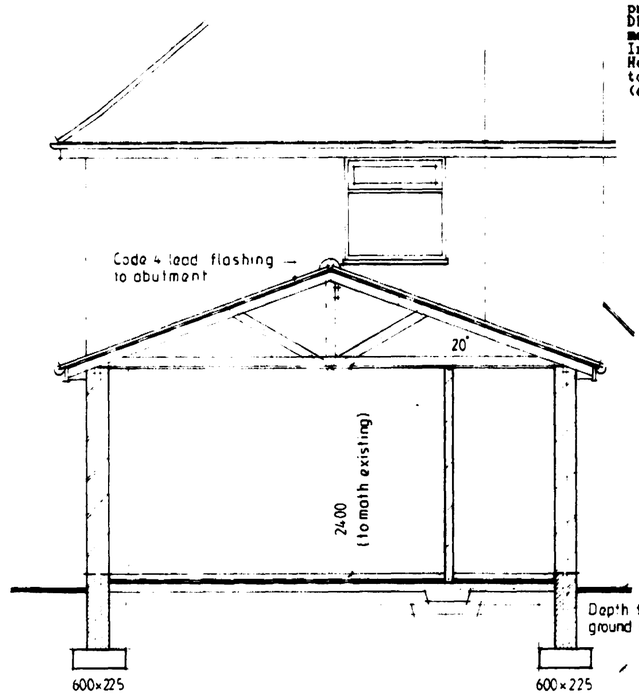


South Elevation

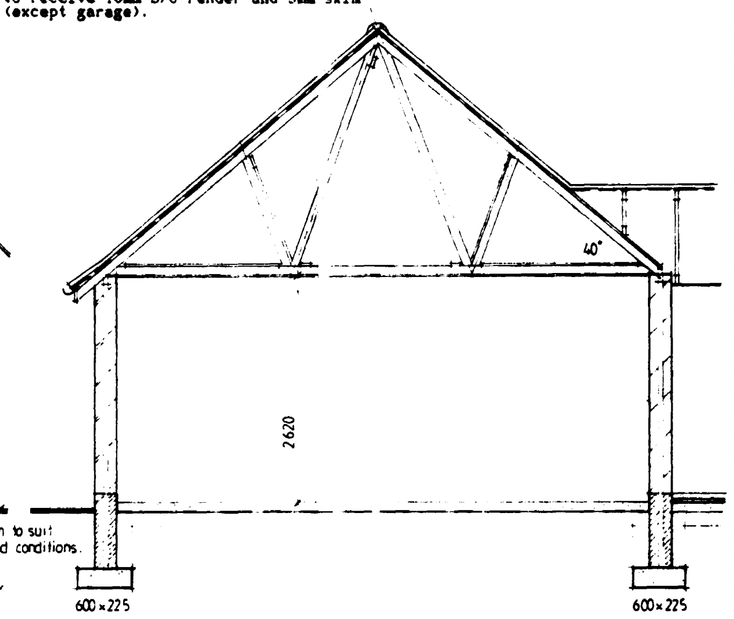


West Elevation.

WALLING.
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrament cert' No.83/1087 . 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thorsabate' preformed closerand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C. Internal walls of 100/150mm Tarmac Hemelite solid insulation blocks and all to receive 10mm S/C render and 3mm skim (except garage).



Section B- B



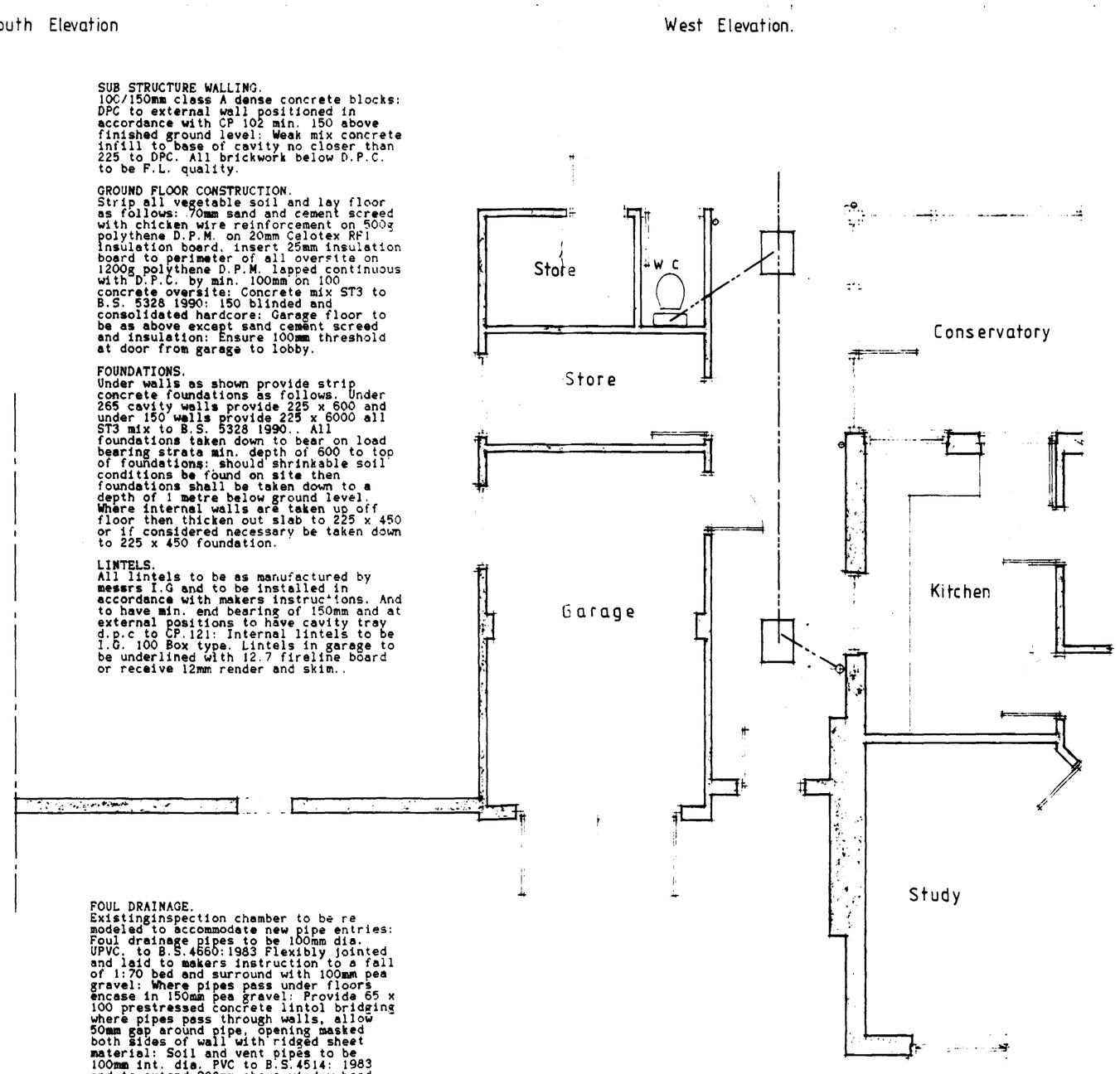
Section A -A

SUB STRUCTURE WALLING.
100/150mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board. insert 25mm insulation board to perimeter of all overrite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to lobby.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 600 and under 150 walls provide 225 x 6000 all ST3 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim..



FOUL DRAINAGE.
Existinginspection chamber to be re modeled to accommodate new pipe entries: Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Basin and sink to have 75 deep seal traps.

Extend 100 mm Aco drain main tain fall

Plan Proposed.

SOUTH HOLLAND D.C.
FILE
21 FEB 1994
0184/94

Notes & Schedules

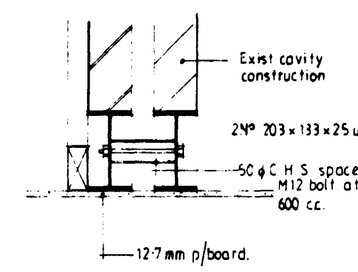
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes SN.4 dia. underground pipes flexibly jointed to a fall of 1:20 pipes bedded and surrounded Th 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze externlin throughout excluding garage. All glazing between F.F.L and 800m high and between F.L.L. and 1500m high to comply and Side lights to be safety glass to B.S. 6206.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give and adequate permanent free air vent equal to 4sq. cms per sq. m. of floor area per room. All kitchens to have fitted to wall above hob Filmflow grease impervious extractor fan to extract and have then 60 litres per second. Toilet to be an bathroom not to garage not have then 15 litres per second which may be operated intermittently via. vertical duct to ridge vent.

HOT WATER AND SPACE HEATING
Provide new oil fired boiler to be on a min 840mm square incombustible hearth min 12mm thick. Existing flue to be inspected.if found inadequate install flexible steal liner. 150mm diameter. Base of steel to have non-combustable insulation Plate and incombustible collection vessel. Provide adequate ventilation to boiler of 550cm square per kW. by air brick to external wall. Connect the boiler to existing system and provide new radiators to kitchen playroom toilet and bathroom. Provide reliable thermostat to control boiler & fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1 pt 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446, pt1 in positions shown on plan.



Beam Detail 1:10

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLEGATE
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client
DR & MRS FUNG

project
PROPOSED EXTENSION & ALTERATION
36 MAIN ROAD,
GEDNEY DYKE,
SPALDING,
LINC'S.

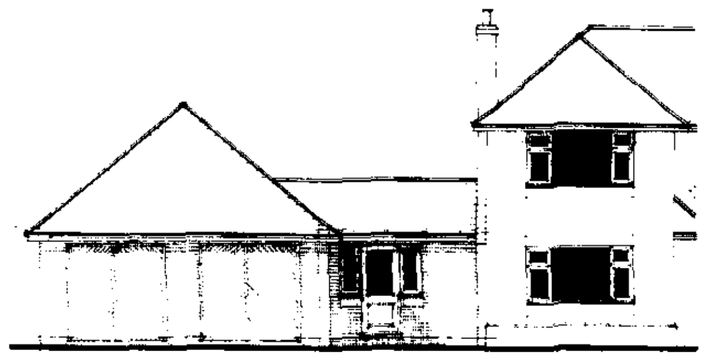
drawing

scale 1:50 1:100

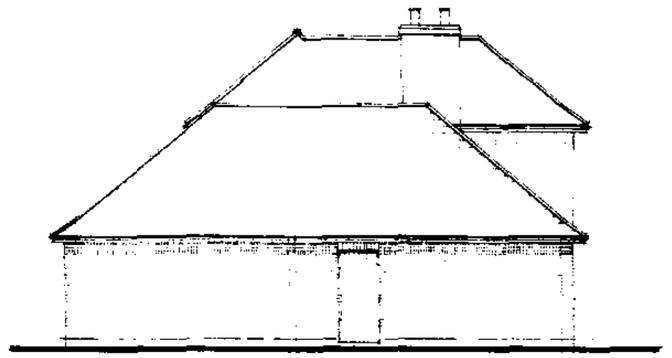
drawing no LS 9327 : 1

date FEB. '94.

drawn



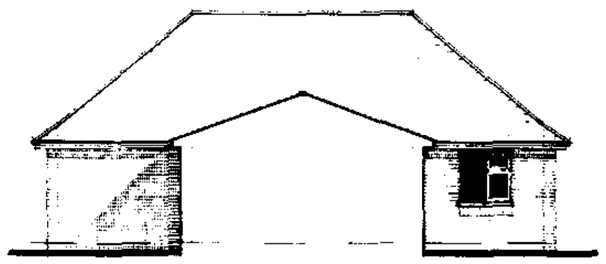
North Elevation



East Elevation

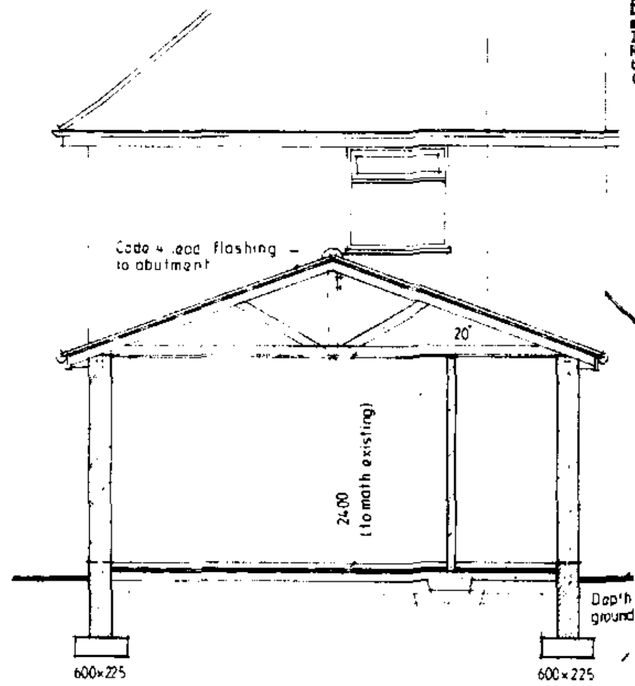


South Elevation

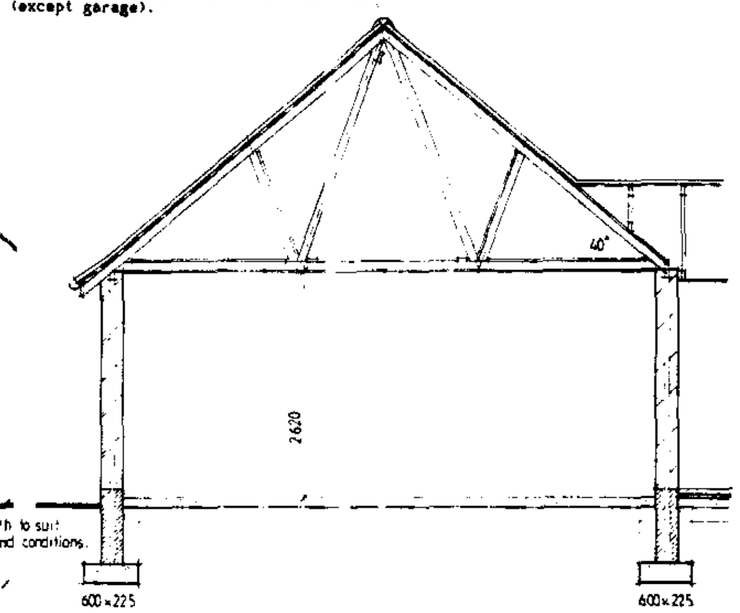


West Elevation.

WALLING.
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert! No.83/1087 100mm Tarmac Hemalite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties, positioned at 300 vertical centres at all unbonded closures of cavity Close cavities with 'Thermabate' preformed closerand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C. Internal walls of 100/150mm Tarmac Hemalite solid insulation blocks and all to receive 10mm S/C render and 3mm skim (except garage).



Section B - B



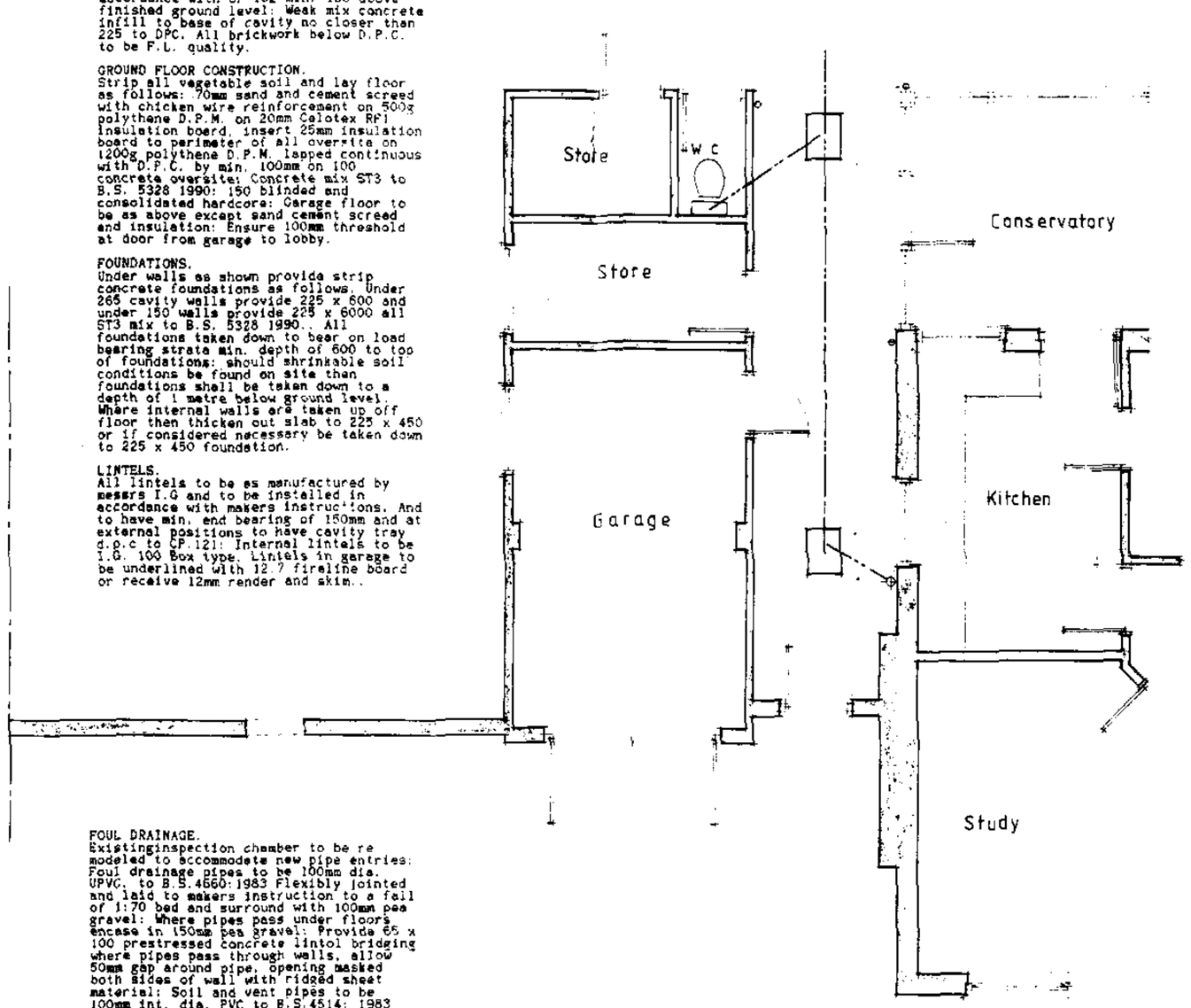
Section A - A

SUB STRUCTURE WALLING.
100/150mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC: All brickwork below D.P.C. to be F.L. quality.

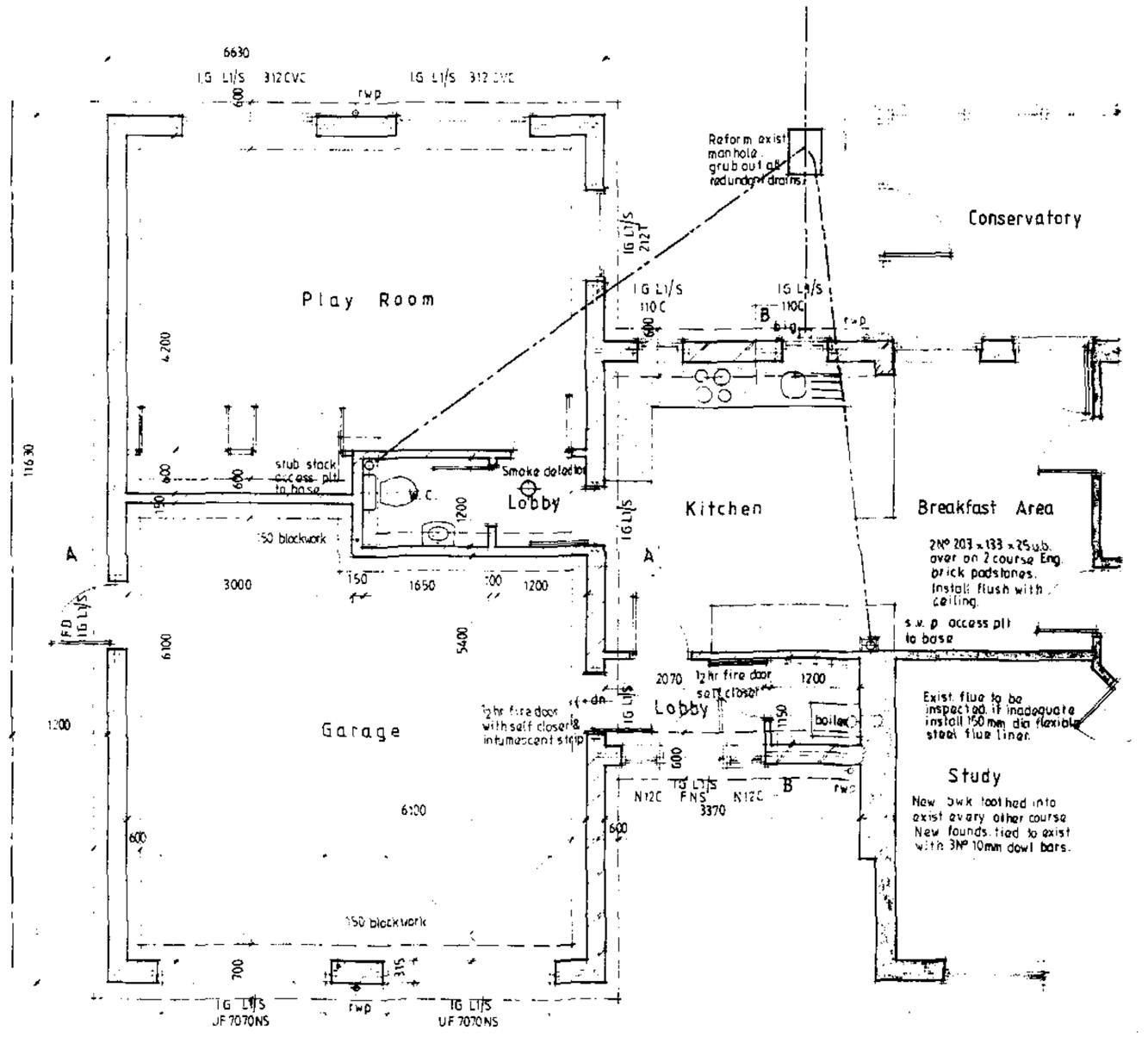
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RFi insulation board, insert 25mm insulation board to perimeter of all overall on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to lobby.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 and under 150 walls provide 225 x 6000 all ST3 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim..



FOUL DRAINAGE.
Existinginspection chamber to be re modeled to accommodate new pipe entries: Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm cpp around pipe. Opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Basin and sink to have 75 deep seal traps:



Plan Proposed.

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21 FEB 1994
0184/94

Notes & Schedules

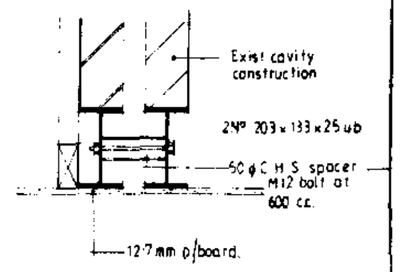
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes as 1 dp. underground pipes flexibly jointed to a fall of 1:70 pipe bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze throughout generally all glazing between 775 and 800mm high and between 450 and 1200mm high in doors and side lights to be safety glass to B.S. 6206.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window hands to be fitted with sill and mini ventilators to give min 5000mm² permanent free air ventilation per room. All kitchens to have 30 litre/sec extractor fan above hob/cooker mounted on external wall with 100mm dia. flue and back draught shutter to be fitted to the extractor fan to extract not less than 60 litres per second. Ducting to be as kitchen ext to extract not less than 15 litres per second which may be operated internally via. switch next to ridge vent.

HOT WATER AND SPACE HEATING
Provide new oil fired boiler to be on a min 600mm square concrete plinth 150mm thick. Existing flue to be inspected if found inadequate install flexible steel liner 150mm diameter. Base of stand to have non-combustible insulation plate and incorporate collection vessel. Provide permanent ventilation to boiler of 300mm square per 50 kw/hr plus 1 air change/hour. Replacement boiler to conform to Building Regulations and provide new radiators to kitchen, playroom, cellar and hallway. Provide new heating thermostat to control, set fit thermostatic valves to all radiators. Hot water storage cylinder to be insulated and all hot water storage cylinder pipework pipes to be insulated to B.S. 5.1 pt 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446, pt1 in positions shown on plan.



Beam Detail 1:10

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PROPOSED EXTENSION & ALTERATION
36 MAIN ROAD,
GEDNEY DYKE,
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LINC'S.

drawing

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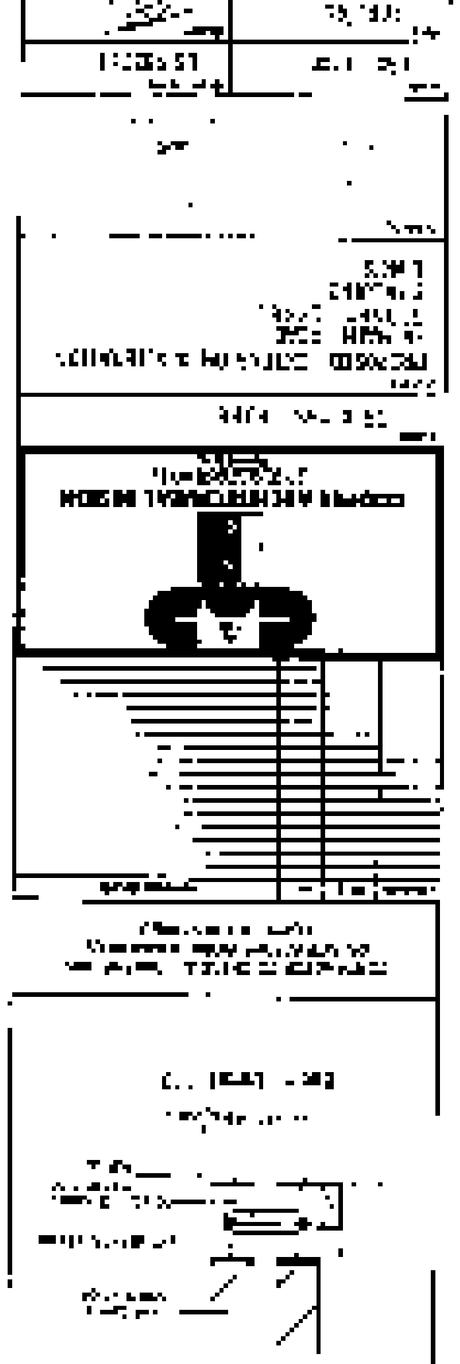
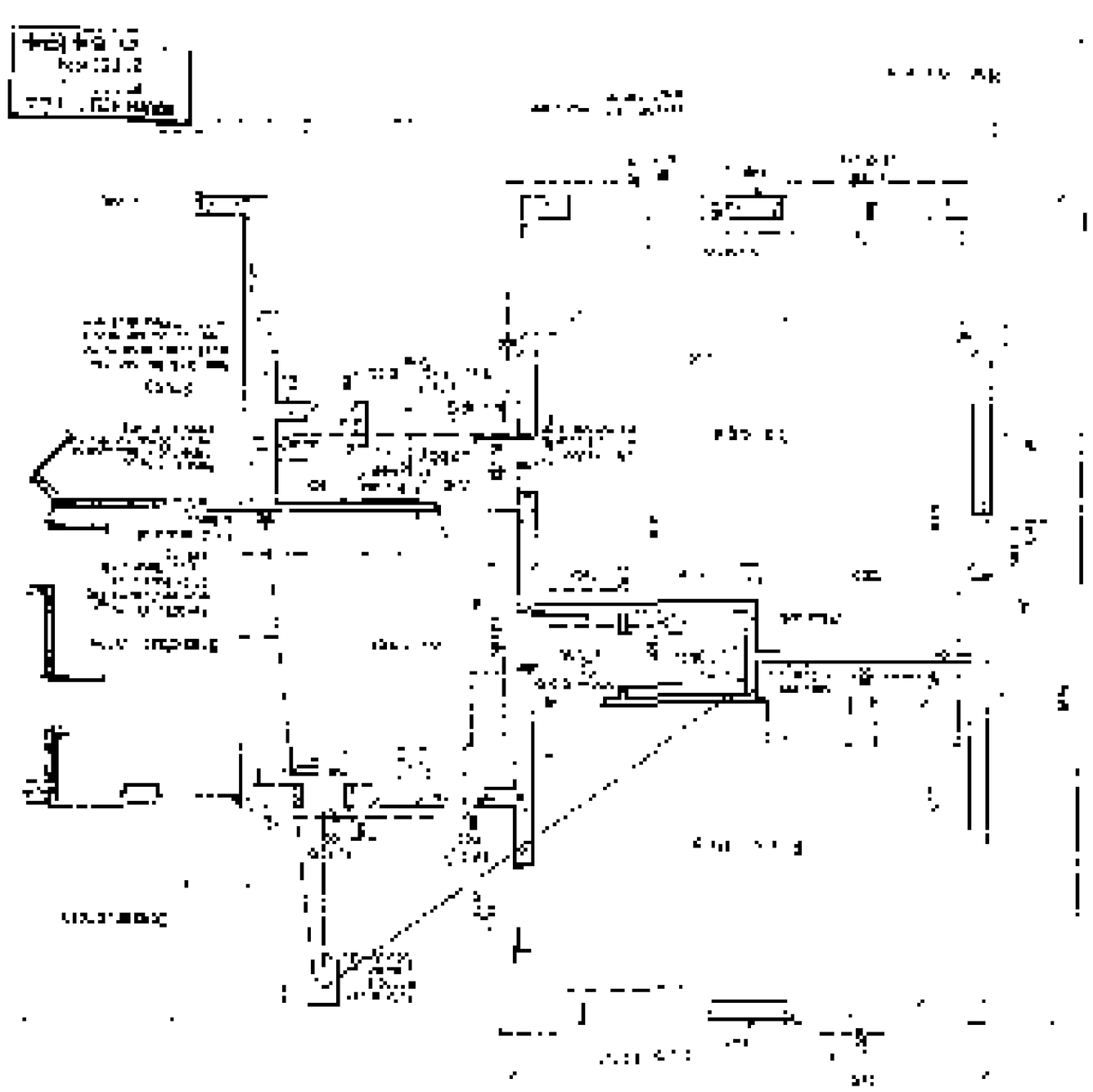
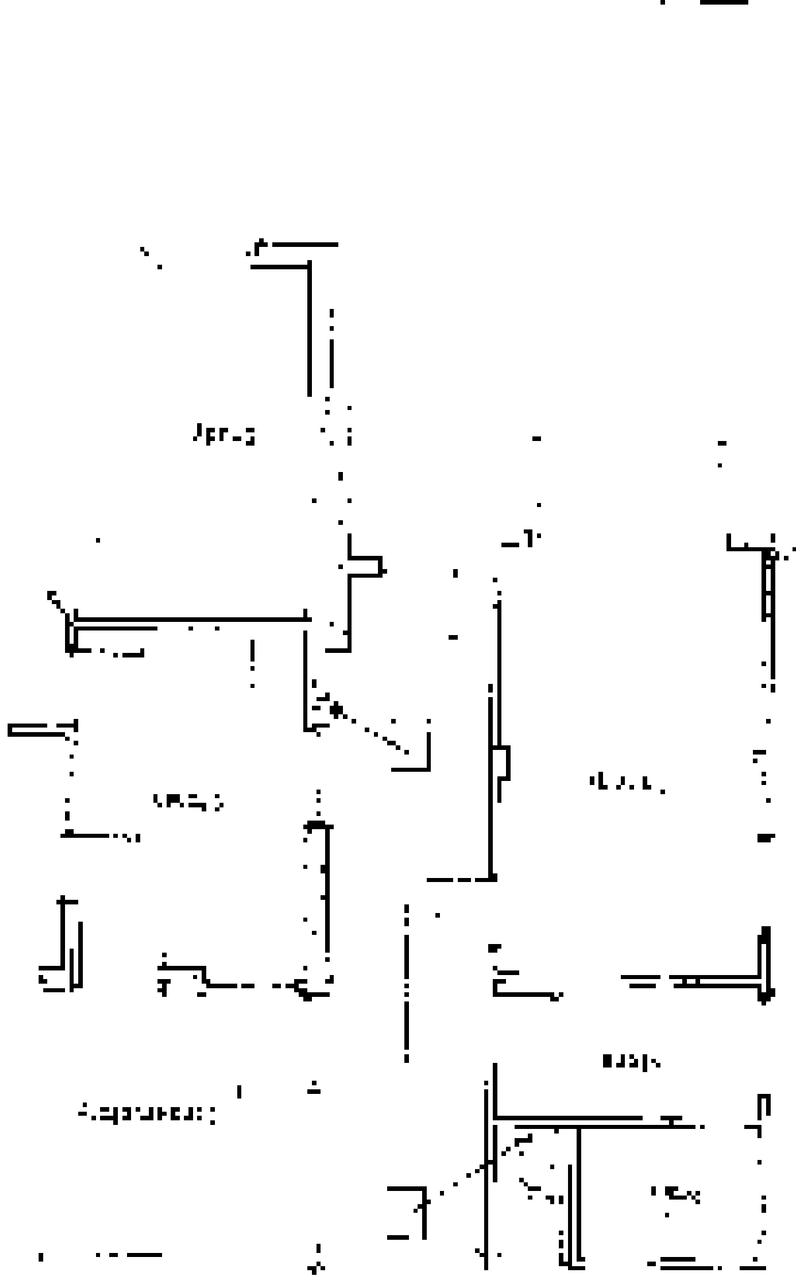
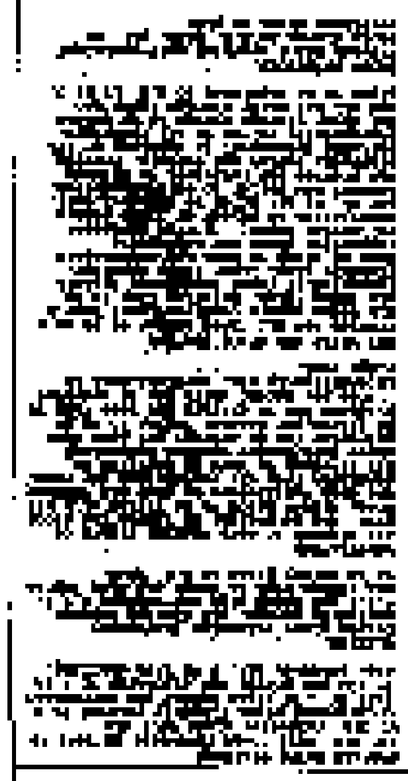
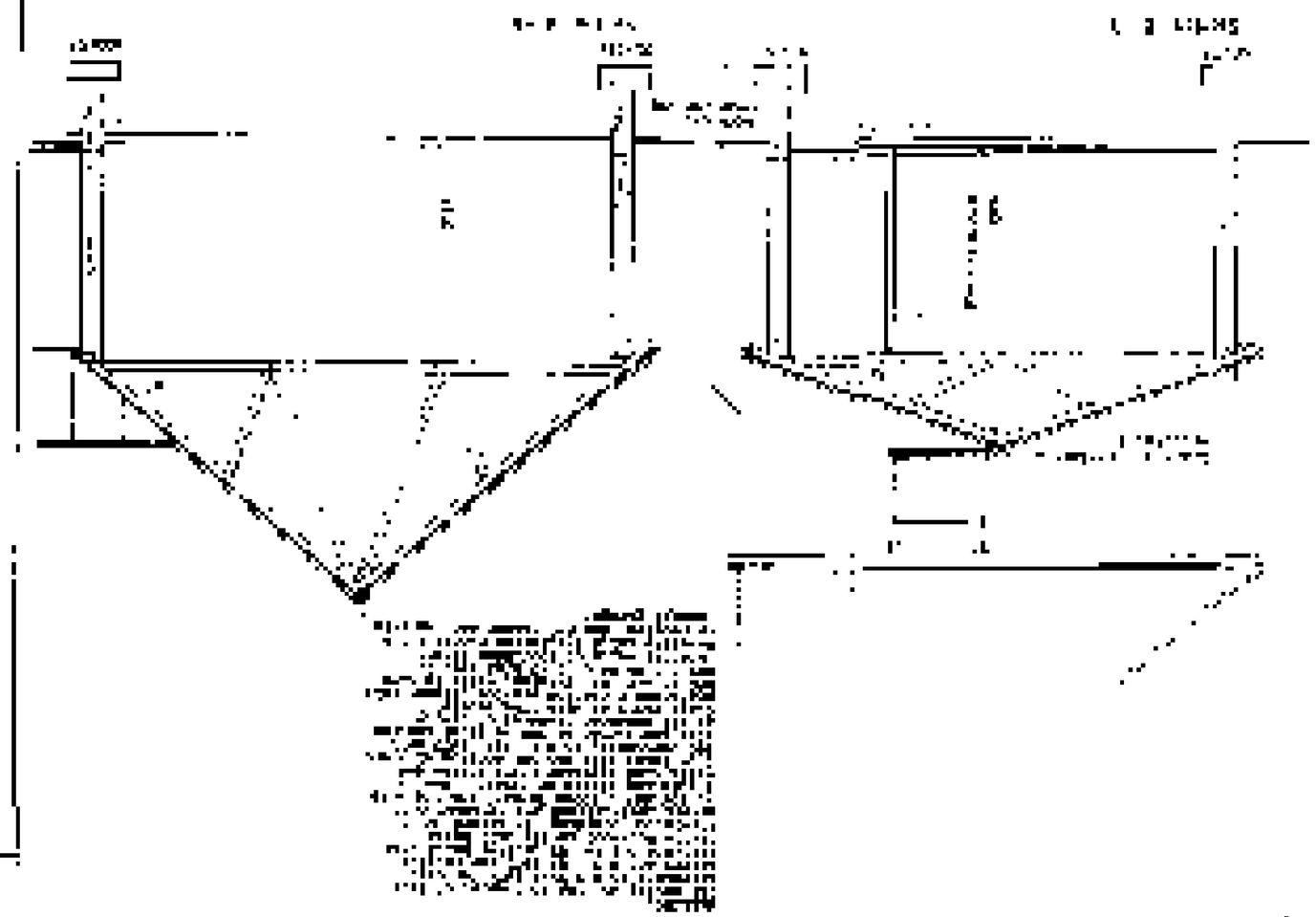


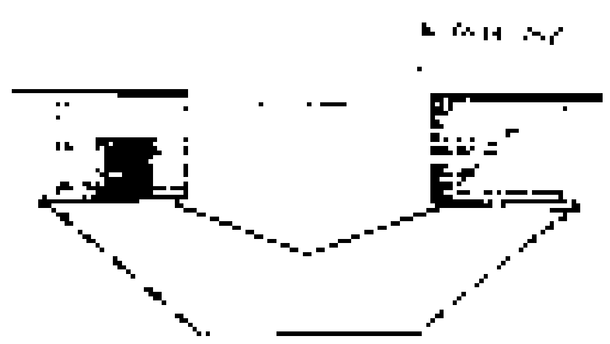




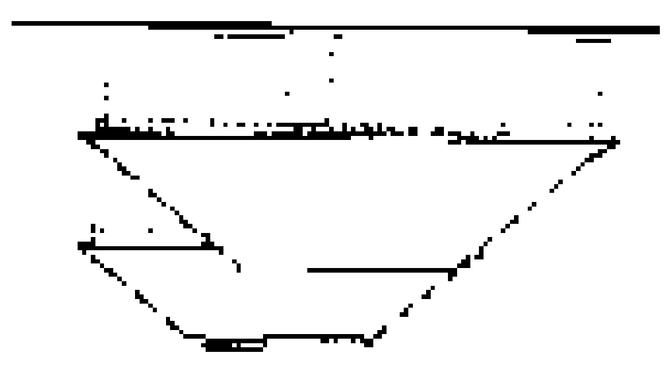






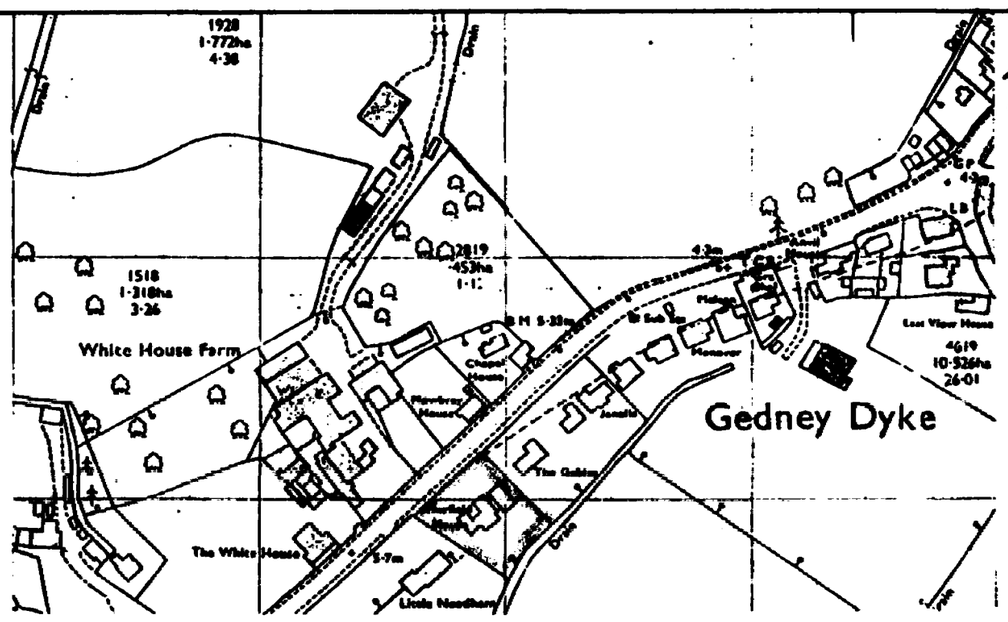




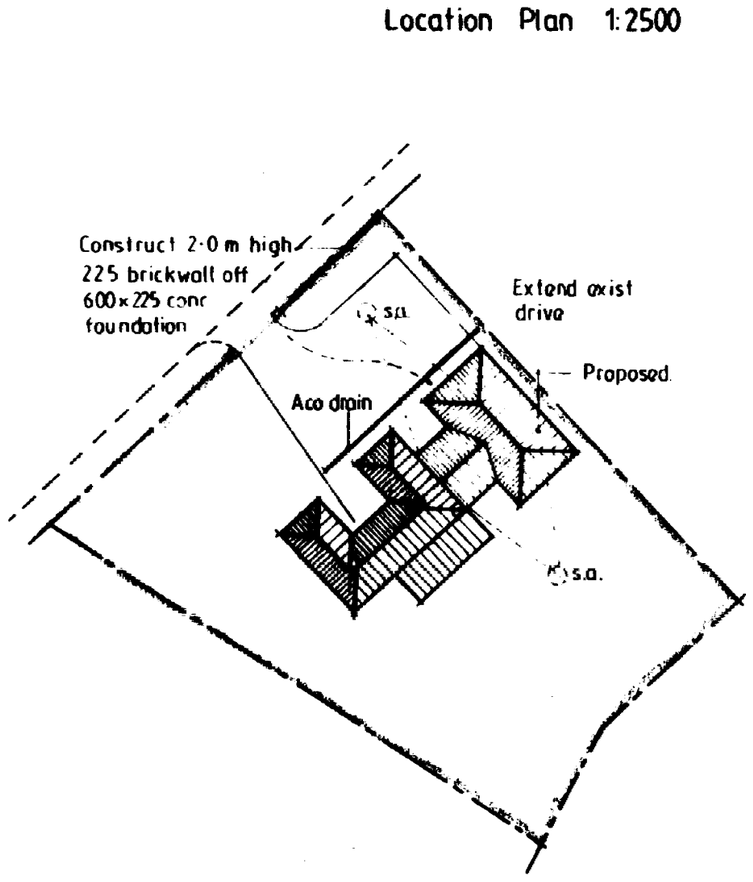




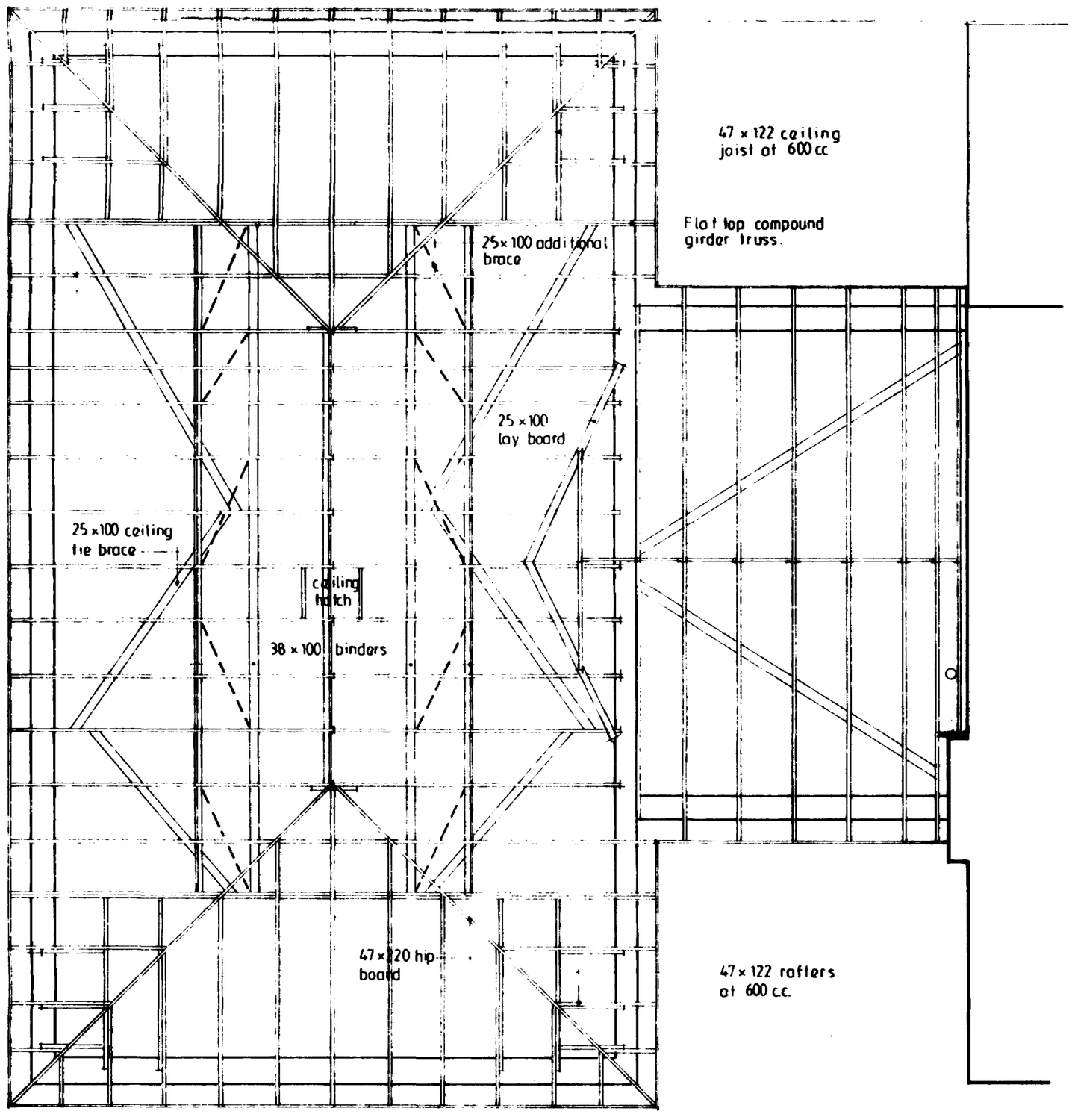
Notes & Schedules



Location Plan 1:2500



Block Plan 1:500



Roof Plan.

Notes & Schedules

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm to 40 deg roof and 100mm to 20 deg. roof. and to be fixed in accordance with regard to wind speed. roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be at 600c/c to a pitch of 20 & 40 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: At roof intersections provide 25 x100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gypro: "duplex" plasterboard Artex finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted slops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

SOUTH HOLLAND D.C.
PLANNING
21 FEB 1994
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DR & MRS FUNG

project
PROPOSED EXTENSION & ALTERATION
36 MAIN ROAD,
GEDNEY DYKE,
SPALDING,
LINCS.

drawing

scale	drawing no
1:50	LS 9327:1
date	drawn
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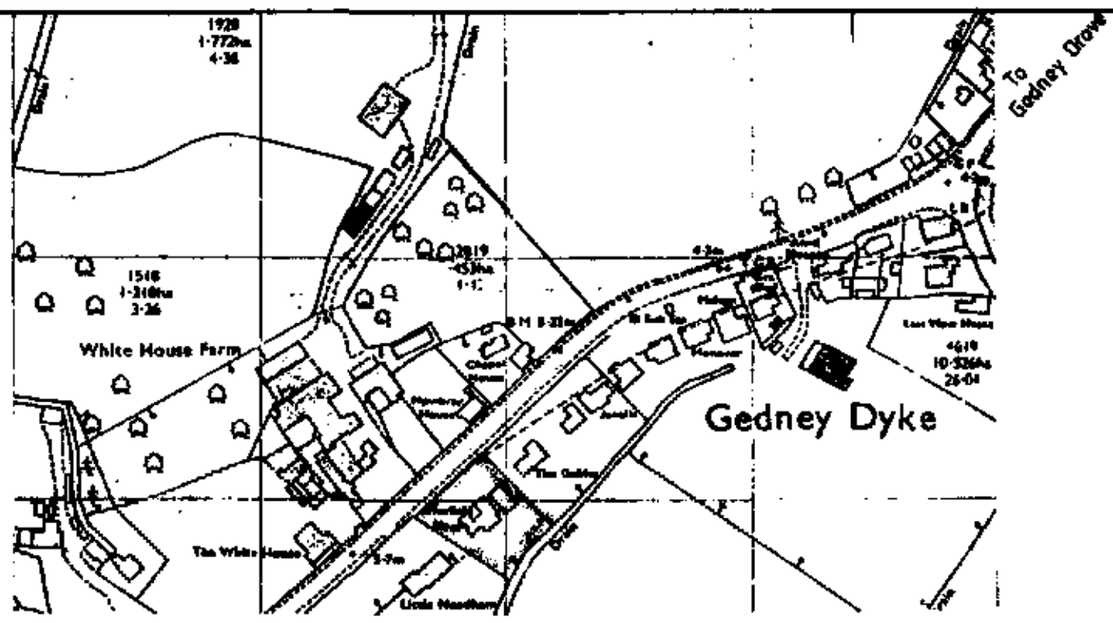
DETERMINED
PLAN



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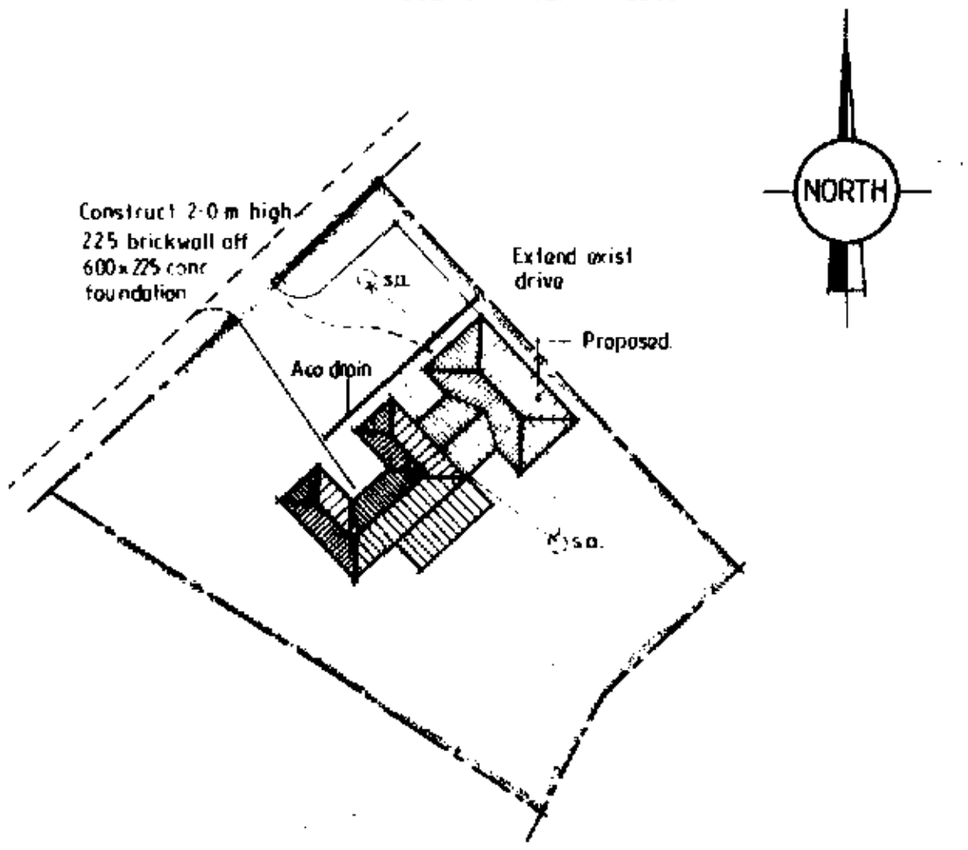

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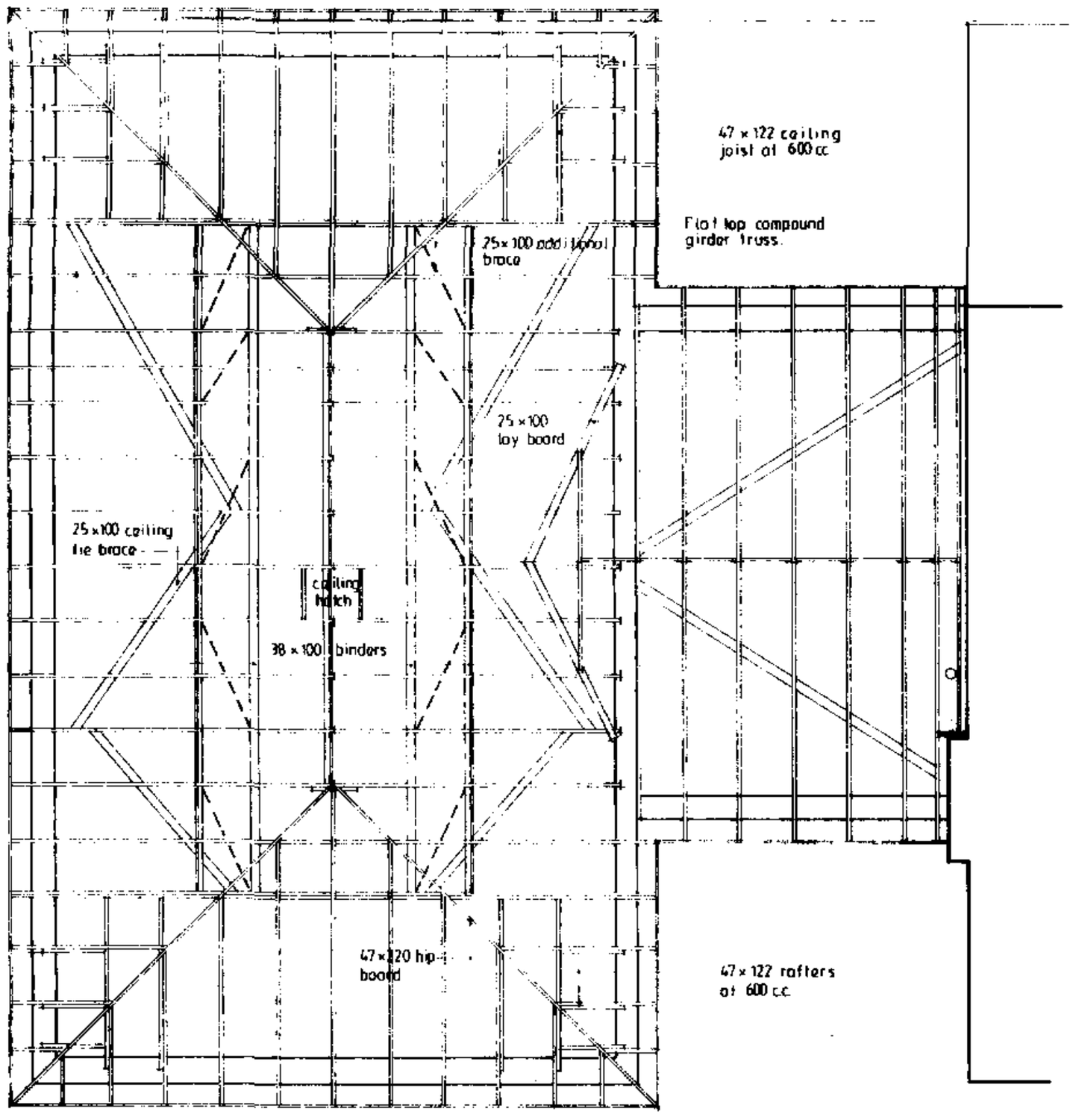

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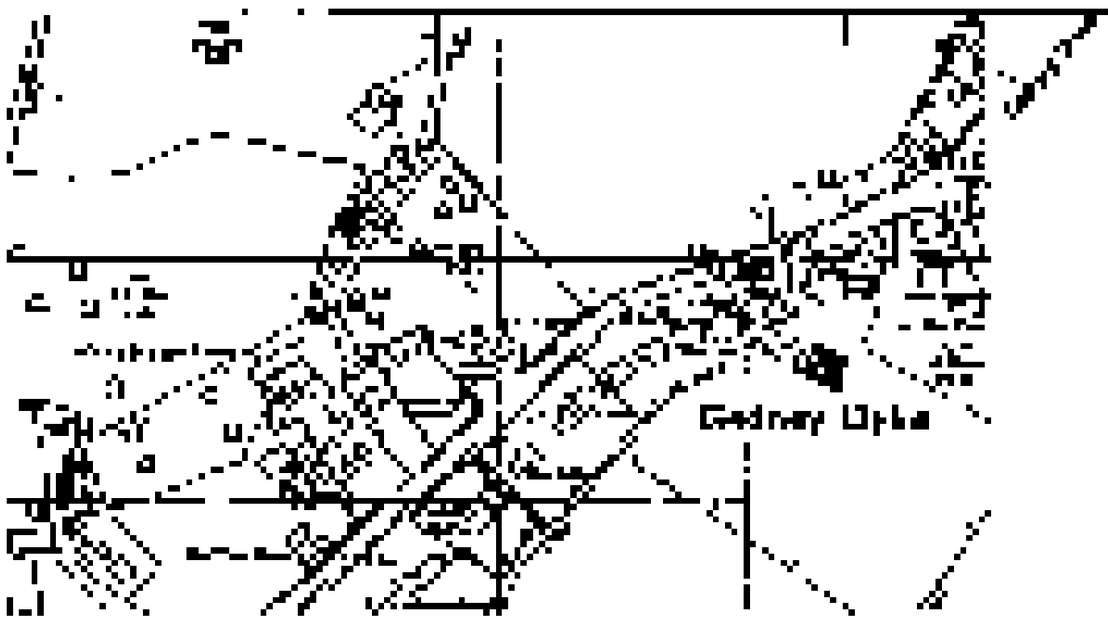

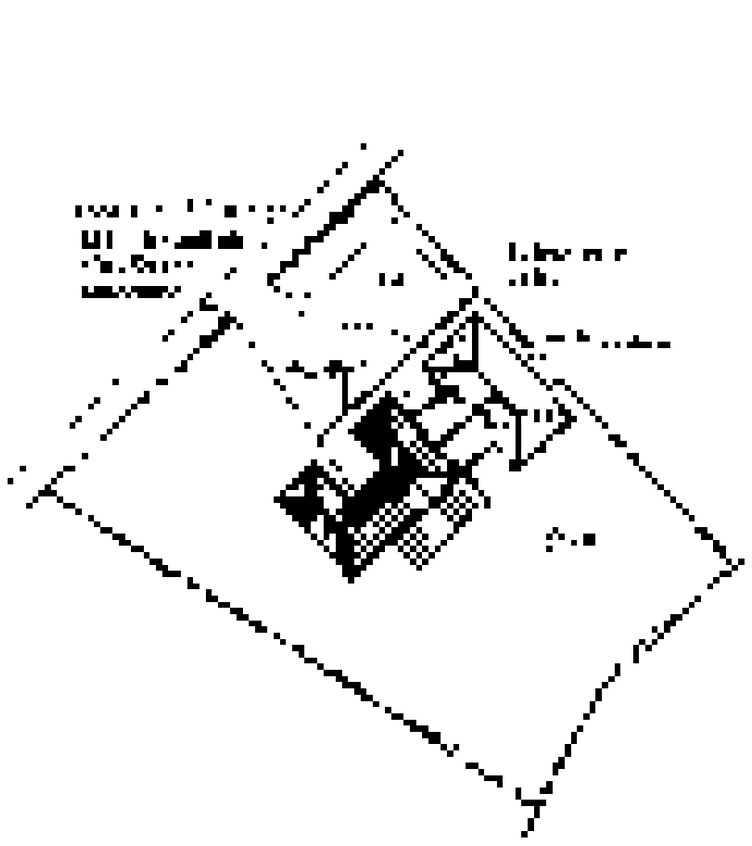

Notes & Schedules



