

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0266/93

Received: 22-MAR-93 Type: FULL

Name: Fenbank Builders
Fenbank House
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 3 bedroom bungalow and garage

Location : Main Road Gedney Drove 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.

- 2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan (drawing number FB-GDE(V).1A), received by the Local Planning Authority on the 28 April 1993.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing numbers FB.GDE(V).1A and FB.GDE(V).2A), received by the Local Planning Authority on the 28 April 1993.

Director of Planning and Building Control Services
12-MAY-93 H06/0266/93

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.

PLANNING APPLICATION

For office use only

Application No. 406/0266/93

Date Registered

MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

FENBANK BUILDERS.
FENBANK HOUSE.
ROMAN BANK.
HOLBEACH BANK.
SPALDING.
LINES.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.

Tel. No. 0406 370853. LINES.

(Personal contact name)

FE12 6UG.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MAIN ROAD. GEDNEY - DROVE - END.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM BUNGALOW & GARAGE.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Signed

G.R. Merchant

Date 16.3.93

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 worksor This is an **outline** application
☒ (✓)
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☒
☐
☐
☐

If so, how many: 1.

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:-
- (a) max. height:
 - (b) max. length:
 - (c) max. width:

5.2
14.395
12.93

sq. metres
metres
metres
metres

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

D. Please state type and colour of roofing materials.

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

BUTTERLEY OLD ENGLISH ROSE FACINGS
SANDWICH DOUBLE PANTILES
- TERRACOTTA.
YES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

AGRICULTURAL.

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: MAIN ROAD
Will there be—
Individual access(es) ☒
New estate road ☐

C. What provision will be made for garages or parking within the site?

GARAGE.

TREES Please tick one box

A. The proposal does not involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

➡ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

SOAKAWAYS.

N/A.

NO.

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?

☐

Application No.

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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ↓

Proposed total gross floorspace sq. m.

Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m. →

If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No ☐		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐ If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

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).

PROSPECTIVE PURCHASER.

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

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:

*D. VINE. TUDOR STONE. MAIN ROAD.
GEDNEY - DROVE - END.*

16.3.93.

Signed *J. R. Merchant* (Applicant / Agent) Date *16.3.93*

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 *J. R. Merchant* (Applicant / Agent) Date *16.3.93*

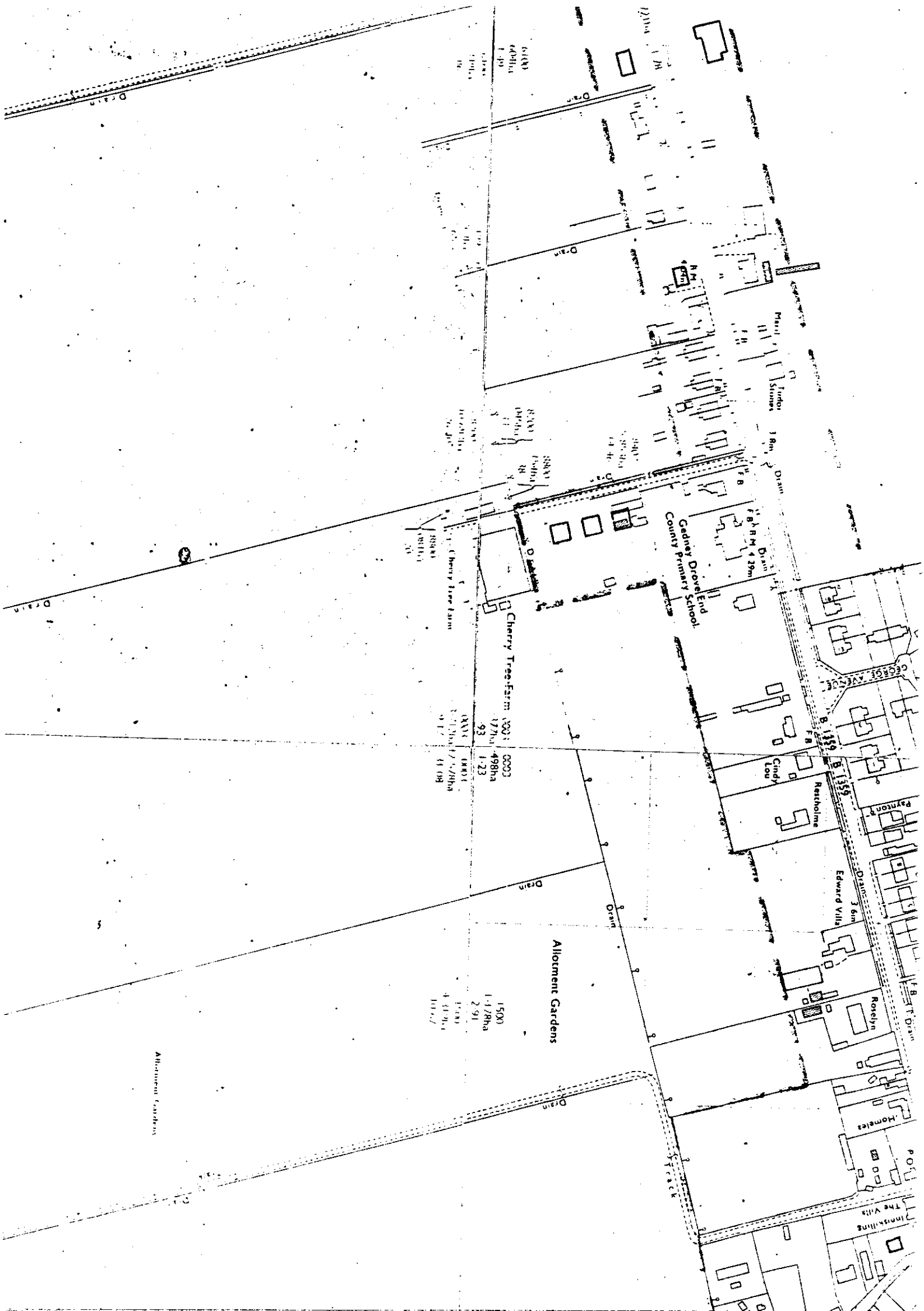
Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date



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6000ha
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APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

Initially agricultural land. Council estate to east, school opposite. Drain + verge. Open to road.

Inspected by
Date

DMG
5/4

Notice posted by
Date

DMG
5/4

Resident Notices required

Sent

Delivered

Case Officer Conclusions

DMG 6/5

16 George Avenue Sent 7/14/93

(B1) makes provision for frontage development.
Mixed development in vicinity of site, hence not sufficient reason to insist upon house.
No overriding reason to justify refusal.
Acceptable on highway ground.

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against material objection

Other circumstance viz:

Change to Committee recorded

DELEGATED

Case Officer

DMG

Senior Officer

DMG 11/5

Case Officer Recommendation

Approve

Refuse

Signed

D.M. Gahney

Conditions/Reasons (continue overleaf)

- ① TL1
- ② SC27. Reason Standard
- ③ B22 - dly n° FB-GDE(V).1A rec'd by the LPA on 28/4/93. Reason B21.

Notes to applicant



~~Disabled~~

~~Outstanding RM~~
Amended plans

④ SN1

dly n° FB-GDE(V).1A and FB-GDE(V).2A rec'd by the LPA on 28/4/93.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

.....

Sent:

.....

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

.....

.....

Setting of LB

.....

.....

Public Right of Way

.....

.....

Discretionary

.....

.....

Extra Consultations:

Dept of Transport

.....

.....

Environmental Serv.

.....

.....

LB/Cons. Area - Local

.....

.....

- Local & National

.....

.....

- English Heritage

.....

.....

Consultant: Name.....

.....

Order No

Other:

.....

.....

Case Officer

Jane Gentry

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt Issued

P2436

Date first Rec'd

22 MAR 1993

Registration

Reference

H06/0266/93

Cross-Ref

R

Date 23-MAR-93

AB

Validation

TYPE

FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee

120

Previous app
Type

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets

89

OS No's

Grid ref 545870 339700

Ward

E

Parish

GEDNEY

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

YES

Inside LP area

NO

Linked to site

Ref

1213

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
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



H06/0266/93

FULL

Applicant: Fenbank Builders
Tel:

Agent: G R Merchant
0406 370853

Description: 3 bedroom bungalow and
garage

Location: Main Road
Gedney Drove End
Spalding

Valid date:	22-MAR-93	Terminal date:	17-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	29-MAR-93	Report deadline:	28-APR-93
Inspected by	05-APR-93		
Extra contacts	12-APR-93	Case Officer:	
Report if not clear by	26-APR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	29-MAR-93	12-APR-93
Cllr B Fines	0406 8 374	29-MAR-93	12-APR-93

The Owner/Occupier, 16 George Avenue	07-APR-93	21-APR-93
Site/Press Advert MIN	02-APR-93	23-APR-93

L.C.C. - Obs Attached JCB 5/5/93 26

SITE DETAILS

Grid ref: 545870 329200
OS Sheets: 89

Parcel:

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



H06/0266/93

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L.C.C.

See H/N/37 dated 1/4/93

SITE DETAILS

Grid ref: 545870 329200
OS Sheets: 89

Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HERLAND District Council

Application Reference H 06/0266/93

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal			vertical		
	4	5	8	2	2

2. Address or location

MAIN ROAD, GEDNEY DRIVE END.

3. Name, classification and number of road

II

4. Date application referred

1-4-93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use
including access details

3 BED BUNKERHOUSE & GARAGE

7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

☒ b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date:

5/5/93

Signed:

James R. [Signature]
Director of Highways and Planning

CONDITIONS: —

Delete as
appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) 622 — — — — amended plan.

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) 821

Mr G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire
PE12 6UG

D M Gedney

DMG/SJS H06/0266/93

26 April 1993

Dear Sir

Planning Application H06/0266/93 - Three-bedroomed bungalow and garage - Main Road, Gedney Drove End.

I refer to the above planning application recently submitted by yourself on behalf of Fenbank Builders.

The County Highways Authority have now seen the proposal and consider that the turning space shown would not work in its present format. A plan is, therefore, enclosed showing what they consider to be an acceptable facility and could you please submit two copies of an amended plan showing this if you are agreeable.

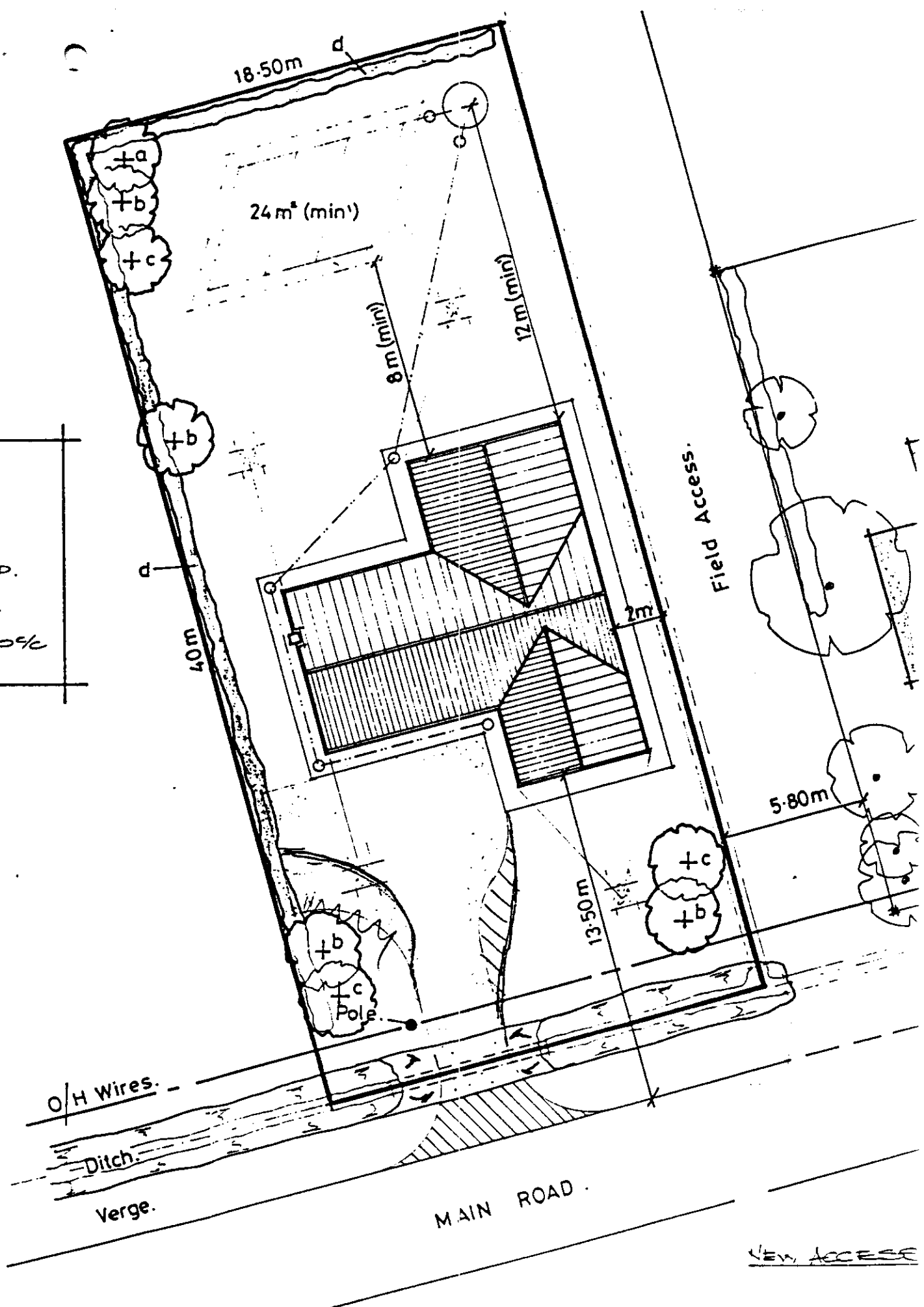
Further, it is considered that the present bungalow is not sufficiently rural in flavour. Perhaps this could be resolved to a certain degree by substitution of the barge boards/fascia by over sailing brickwork and I will, therefore, be pleased if you could offer comments in respect of this.

Finally, it is considered that the landscaping scheme should make provision for a frontage hedge of native species (eg, hawthorn).

I look forward to your response in respect of the above within the next 10 days, therefore, so that I am in a position to proceed with the application.

Yours faithfully


N R Midlen
Principal Planning Officer
(Development Control)



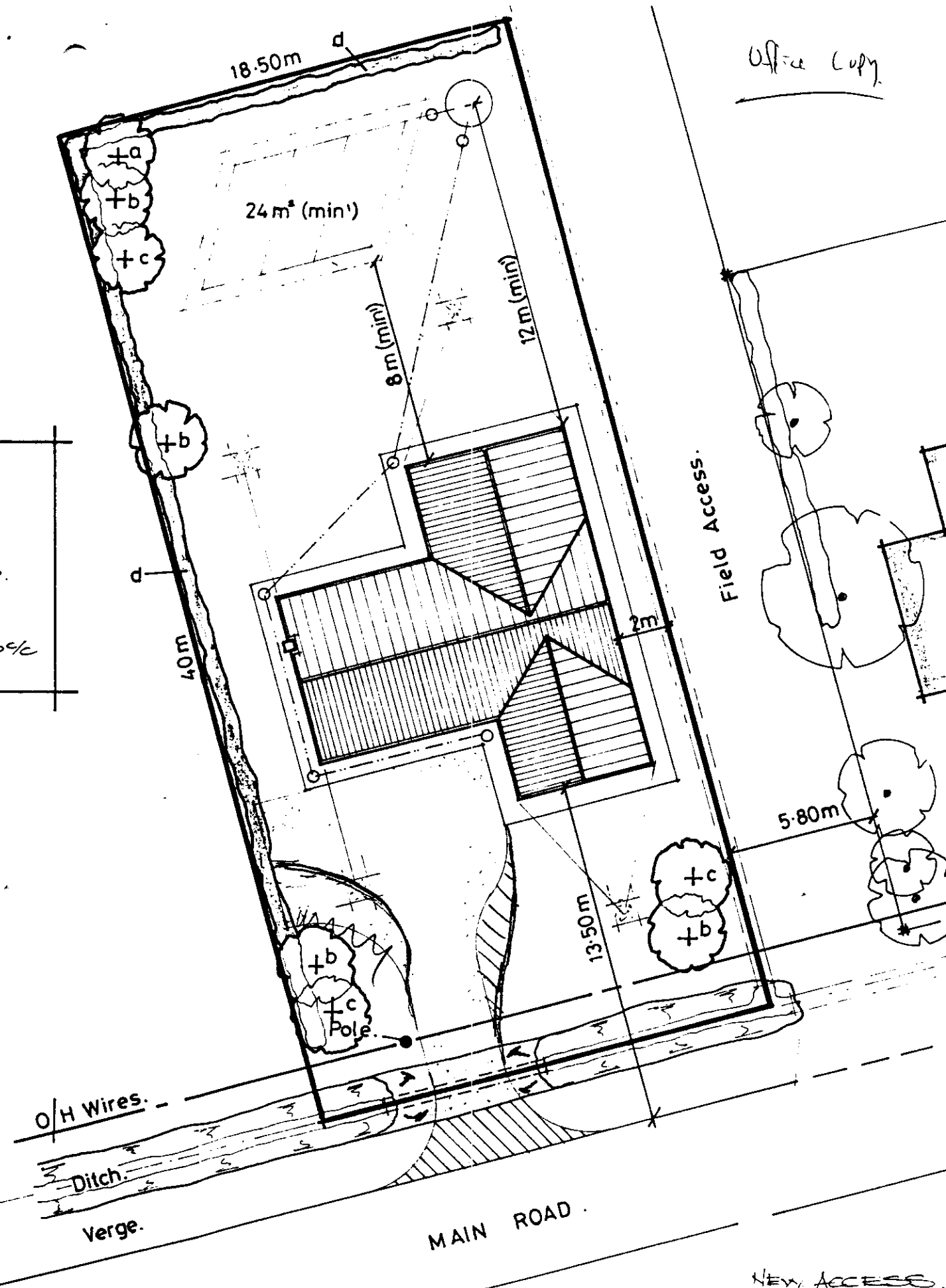
RD.
STANDARD.
NDARD.
) c 300/c

SITE LAYOUT.

SCALE: $1/200$.

Office Copy

RD.
STANDARD.
NDARD.
) @ 3000%



SITE LAYOUT

SCALE: 1/200.

SOUTH HOLLAND Internal Drainage Board

DPO

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-L/266/93/JAM

Your Ref.

Date 7 April 1993

Dear Sir,

FULL PLANNING APPLICATION - FENBANK BUILDERS
DWELLING AT MAIN ROAD, GEDNEY DROVE END

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained roadside dyke thence the privately owned and maintained 450 mm diameter culvert shown on your plan and a further private watercourse alongside the Dawsmere Road to my Board's Dawsmere Drain situated some 900 metres to the North West.

The above mentioned private pipeline forms a very vital link in local drainage and I trust that foundation design for the proposed dwelling will take into account the existence of this structure. Additionally, the presence of this private pipeline should be borne in mind when determining the extent of tree planting in the close vicinity, the root growth from which could lead to future damage and consequent local drainage difficulties.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

With regard to the above, I have no doubt that the National Rivers Authority, to whom a copy of this letter is being sent, will advise regarding the clearance required between the septic tank system and the private watercourse referred to.

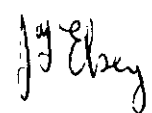
In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

I am pleased to confirm the details shown for the proposed access culvert would seem to be satisfactory but as you will be aware, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained for the filling of a dyke alongside a highway.

A copy of this letter is being forwarded to the Director of Planning and the National Rivers Authority.

Yours faithfully,

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs. PE12 6UG


ENGINEER TO THE BOARD

c.c. N.R.A.

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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Lincs PE12 6UG

Description: 3 bedroom bungalow and garage

Location: Main Road Gedney Drove End
Spalding

Type: FULL

Date received: 22-MAR-93

29-MAR-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 13-APR-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 Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Signed:

PE12 HOLLAND DISTRICT COUNCIL PLANNING DEPT.	
RECEIVED	
- 1 APR 1993 DG	
Approved by DPO: NM DPO: RS IC: ACP	File Nos.
Noted by	Knowledge YES/NO
Disseminated by	by
.....	Rec

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

FILE COPY



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2436
Date received : 22-MAR-93

Received from

Fenbank Builders

Address

Fenbank House
Roman Bank
Holbeach Bank
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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

ROOF CONSTRUCTION
Roofs to be constructed in accordance with the drawings and to the sizes shown on the drawings.
All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles to be fixed in accordance with the manufacturer's instructions and BS 5334 Pt. 1, 1978. Battens 88 x 25 at gauge centres on untearable Type 15 sarking felt with minimum 150mm laps.

STAIRWAYS
Provide and fix 30mm x 5mm patent galvanised mild steel strapping at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 100mm PIR insulation between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
100mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FRONTING
To be fixed at 25mm radial thickness painted softwood with 100mm centres. Frame out in 30 x 25 S4 for soffit support.

CEILING
Provide and fix 12mm GYPROC wallboard to all new ceilings. Noq all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel battens or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN BRITHERM fibreglass insulation batts, 100mm lead bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres vertically horizontally and 400mm centres vertically every alternate tie course to be staggered 400mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB-STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leads of cavity walling, piers and columns. Dpcs to be linked with dpc. Also provide vertical and horizontal dpc cavity centring for windows and doors in cavity walls. Sealant material as cavity trays over lintels.

GROUND FLOOR
65mm mortar screed on 25mm labite (or similar) polystyrene insulation on 100mm thick C20 concrete sub-floor on 100mm gauge 25mm lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

G. R. MERCHANT
LENG AMICE, FLOW.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0408) 370853.

PROJECT:
S. BERNARD BUNGALOW & GARAGE
MAIN REAR
GREENHAY - DROVE - END

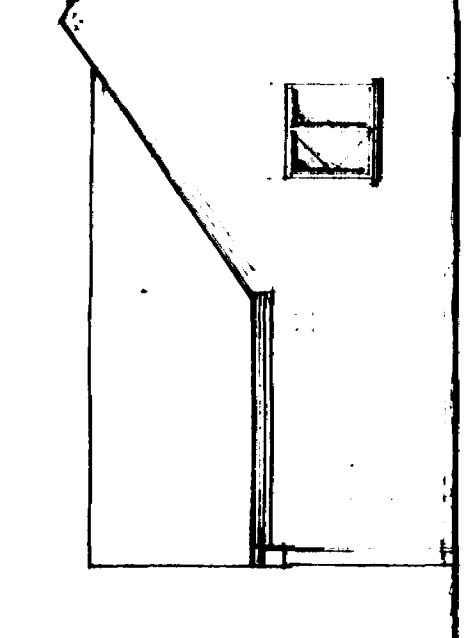
CLIENT:
HARBANK BUILDERS
HARBANK HOUSE
ROMAN BANK
HOLBEACH BANK
SPALDING LINES

SCALES:
1/50 & 1/100
DATE:
MARCH 1995

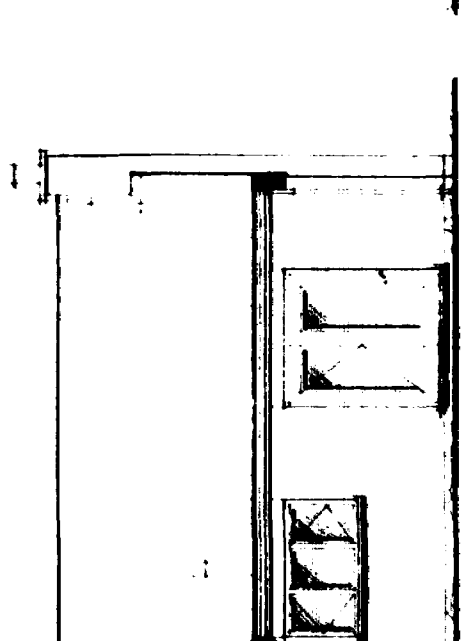
DRAWING No:
FB-GPE(V) 2-1
REVISIONS:

ROOF
New boiler to be gas fired wall mounted. Balanced flue type of approximately 180mm output rating. Flue terminal to be fitted with suitable cage guard.

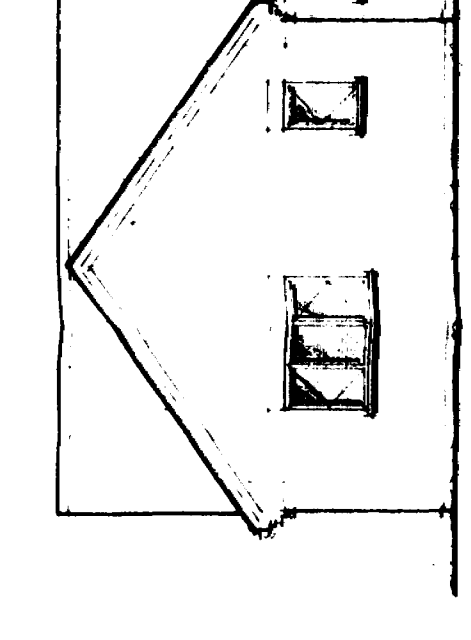
FLASHINGS
All flashings, soaker etc to be in CODE 4 approved manufacturer and designed in accordance with B.S. 5268, Part 3, 1985. Sheet lead properly cut, dressed and fixed.



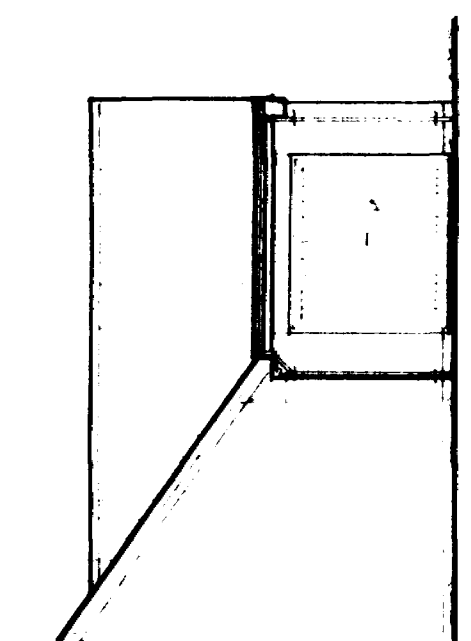
REAR ELEVATION



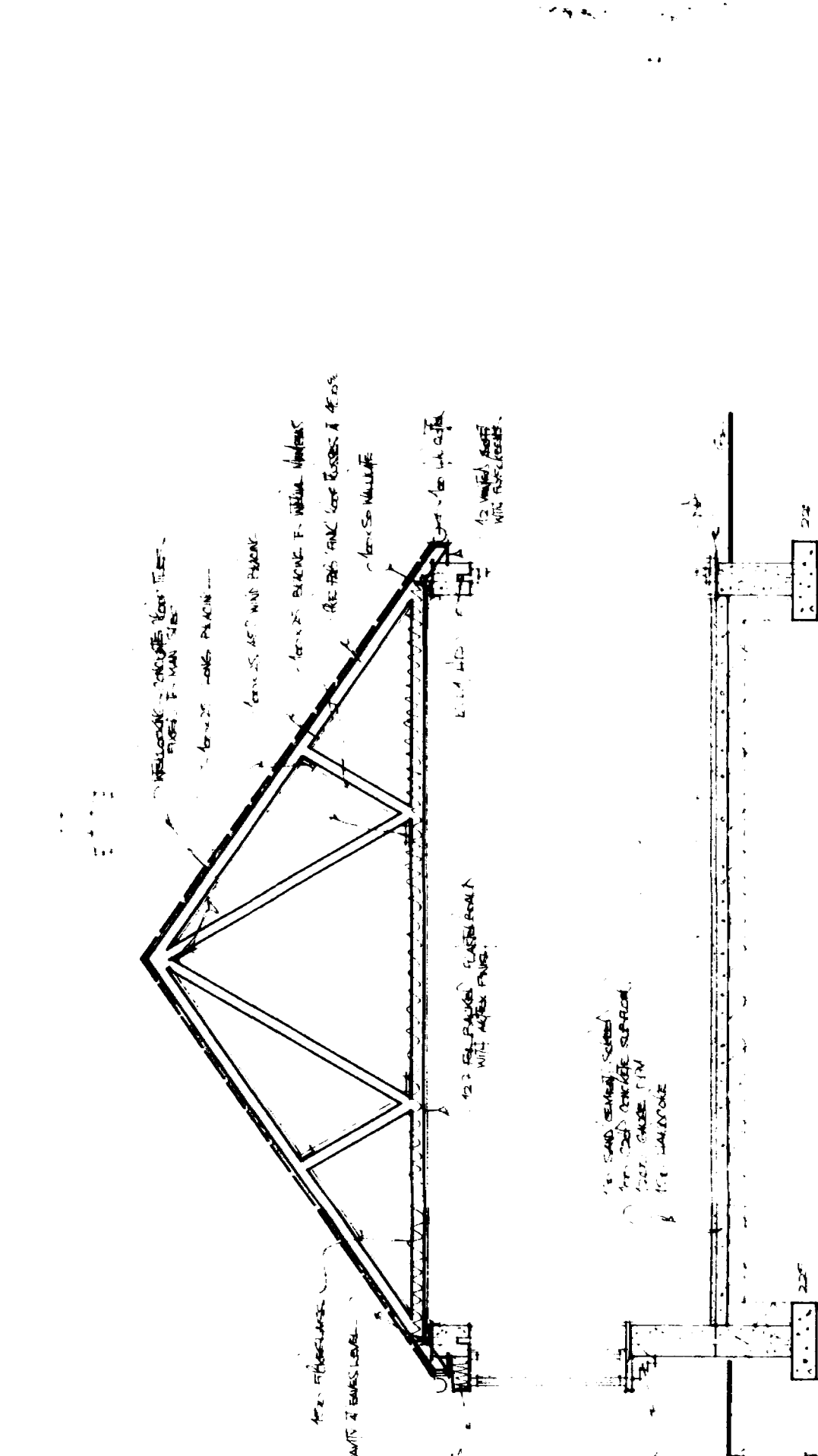
SIDE ELEVATION



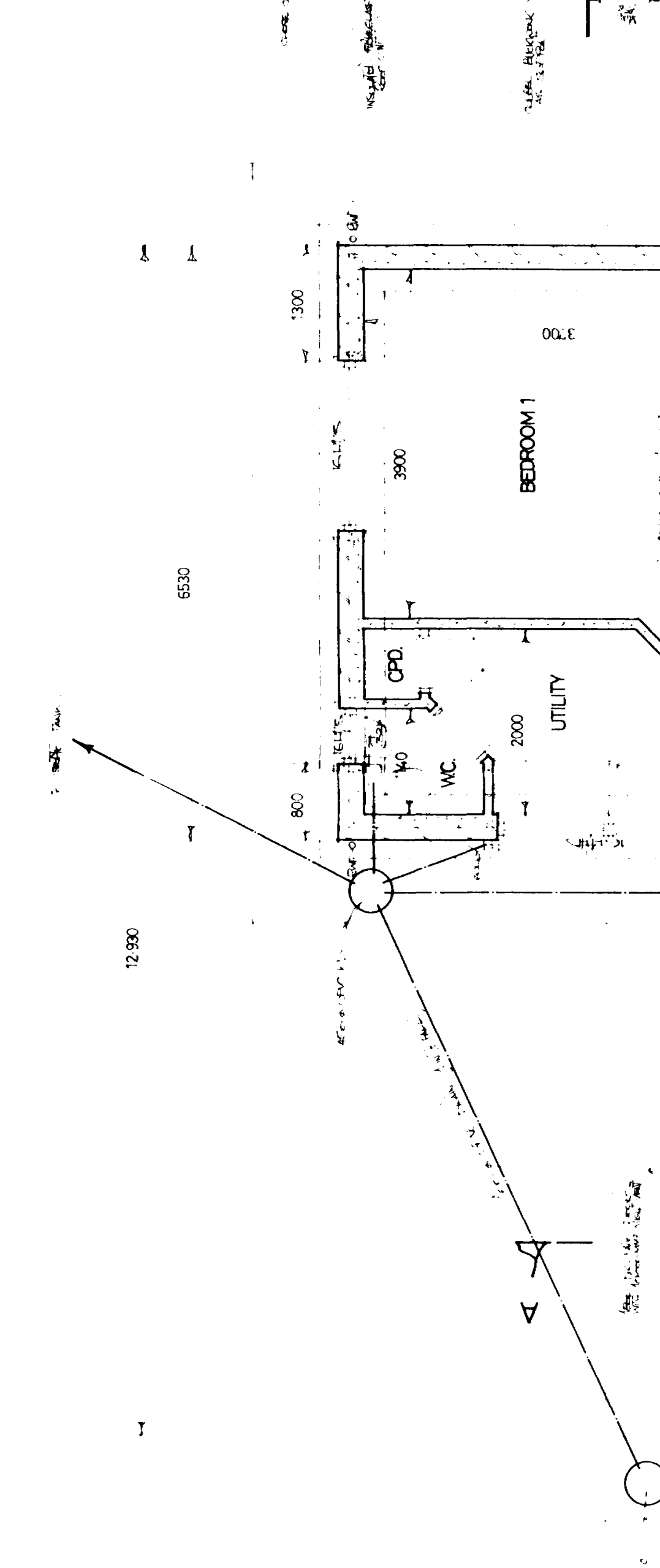
SIDE ELEVATION



FRONT ELEVATION



SECTION AA



PLAN

REAR ELEVATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be in accordance with the I.E.E. Regulations. Extend the electrical circuiting to cover all lighting and power points in positions as directed.

WALL TILING
Provide and fix in new bathroom to walls and window cill. Kitchen window cill and over work tops. Ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

WINDERS AND DOORS
Windows and doors to be as BOUTON & PAUL in created softwood standard metric joinery. Unless otherwise indicated. All windows to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

NOT WATER AND HEATING ETC
Install hot water and heating pipework to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

FOUNDATIONS
Generally to be in mass concrete C20 strip walling, 400mm x 225mm thick under cavity walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. Lintels in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

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