SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0899/92 Received:20-AUG-92 Type:FULL

Name: Mr and Mrs Hughes
Short Drove
Gosberton Clough
Spalding Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs. (Mr Charlton)

Description: Extension to house

Location : Short Drove Gosberton Clough
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.

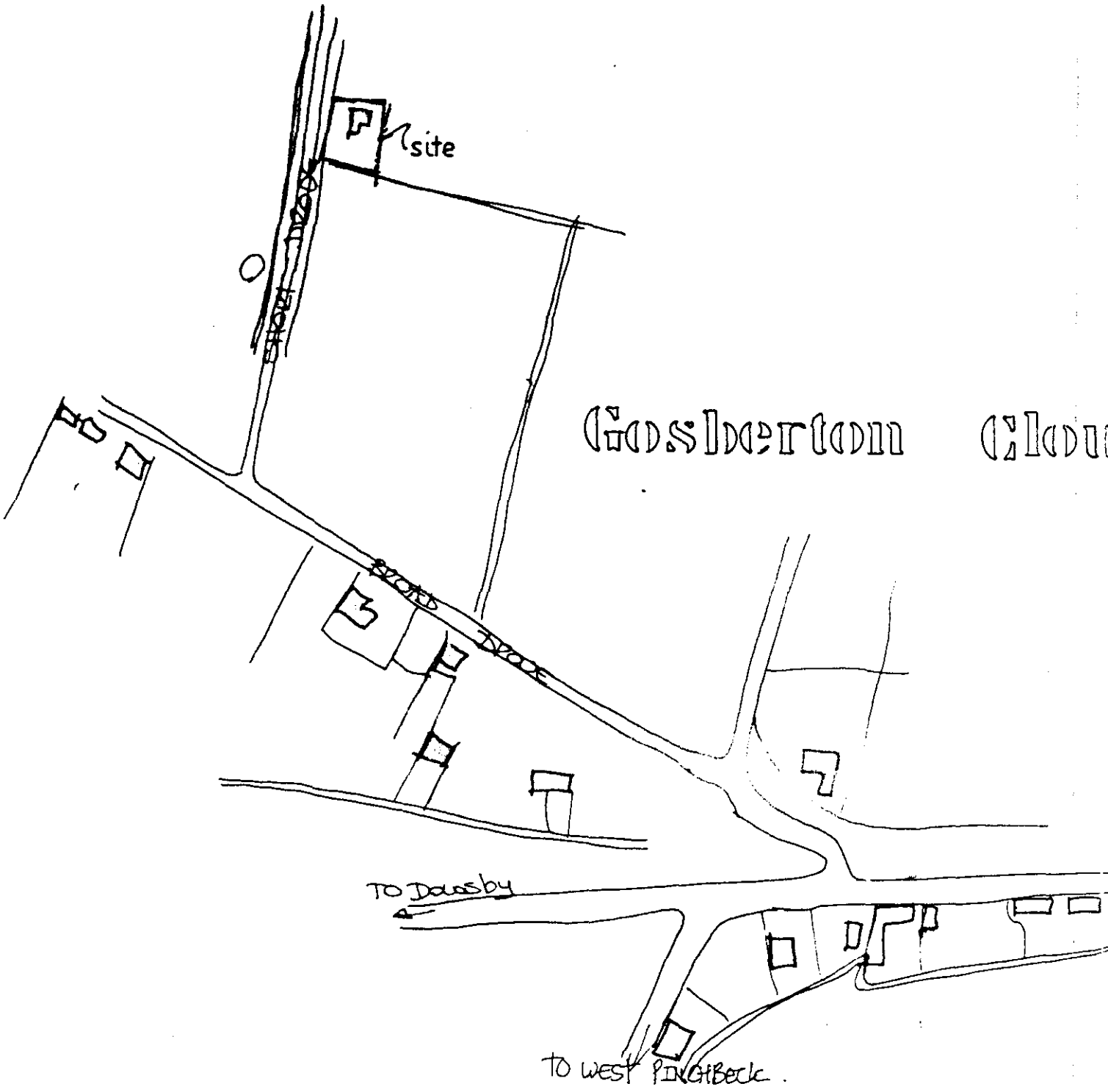
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
06-OCT-92 H08/0899/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



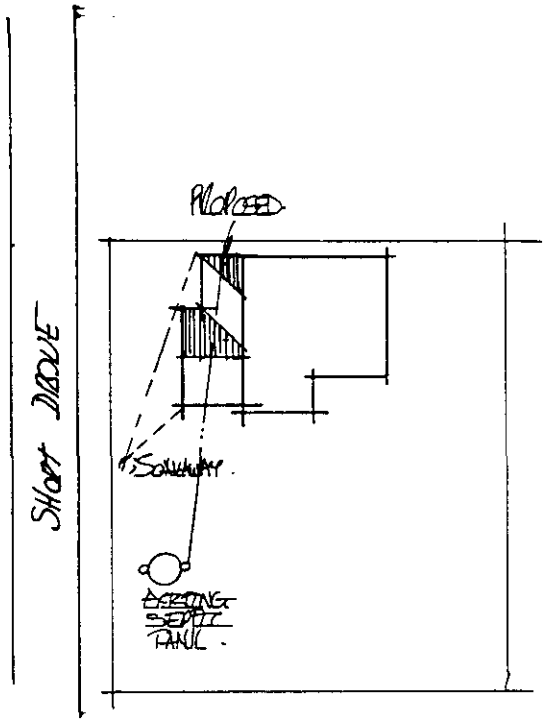
LOCATION PLAN

SCALE 1:2500

Proposed extension to House

Short Drove GOSBERTON CLOUGH

SOUTH HOLLAND D.C.
PLAN DEPT.
20 AUG 1992
H08/0899/92



SITE LAYOUT

SCALE 1:500

TO GOSBERTON
RISEGATE

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/0899/92

Date Registered 20 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs HUGHES,
SHORT DROVE,
GOSBERTON CLOUGH.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
BROADGATE BUILDERS
BROADGATE, WESTON HILLS,
SPALDING, LINCS.
Tel. No. 0406 - 380532
(Personal contact name) M EGGLETON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SHORT DROVE, GOSBERTON CLOUGH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to House.

OFFICE COPY

Please complete

Signed.. [signature] ..... Date 19 August 1992

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 55-00 If you consider no fee is payable include a written explanation instead.

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:	± 4.000 sq. metres
B. Please state size of any new structure:- (a) max. height:	9.573 metres
(b) max. length:	3.720 metres
(c) max. width:	
C. Please state type and colour of materials for facing external walls:	EXTERNAL MATERIALS TO MATCH EXISTING
D. Please state type and colour of roofing materials.	
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.

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?

EXISTING.

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.	NA	➡ 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 19-8-92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
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 19-8-92

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

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

PM 25-8 TM 2018

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
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 PV

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by 9 C.S
Date 9.9.92

Notice posted by GS
Date 9.9.92

Accuracy

Other Secluded site
Whitlo rendered
Conifers & trees on boundaries
Agri. fields surround.
No [illegible] neighbours

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance .....
viz:

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed DZ 2/10

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55 .

Receipt Issued P1970

Date first Rec'd 20 AUG 1992

Registration

Reference H08/0899/92

Cross-Ref B08/0616/92

Date 21/8/92

Validation

TYPE FULL .

Earliest permission

Site area

No of dwellings

Floorspace 35.61

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £55

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 60

OS No's

Grid ref 518540 330040

Ward U

Parish OSBERTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property

Ref 00597303

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

89/84

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0899/92 Received:20-AUG-92 Type:FULL

Name: Mr and Mrs Hughes
Short Drove
Gosberton Clough
Spalding Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs. (Mr Charlton)

Description: Extension to house

Location : Short Drove Gosberton Clough
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.

Authorised to issue:

05-OCT-92 H08/0899/92 AD..M.....DC...DR...
5/10 6/10

BRIAN SMITH Dip 1RTPI
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: H08/0899/92 Type: FULL

Applicant: Mr and Mrs Hughes Agent: Broadgate Builders
Tel: 0406 380532

Description: Extension to house

Location: Short Drove
Gosberton Clough
Spalding
Lincs

Valid date: 20-AUG-92 Terminal date: 15-OCT-92
Target dates: Target Committee: 07-OCT-92
To case officer 25-AUG-92 Report deadline: 23-SEP-92
Inspected by 30-AUG-92
Extra contacts 04-SEP-92 Case Officer:
Report if not clear by 24-SEP-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	27-AUG-92	10-SEP-92
Cllr J A Dobney	27-AUG-92	10-SEP-92
Site/Press Advert MIN	~~01~~ 9/9-SEP-92	~~22~~ 30-SEP-92

LCC — No objections JR CB 3/9/92

BRIAN SMITH Dip MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0899/92

Applicant: Mr and Mrs Hughes
Short Drove
Gosberton Clough
Spalding Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs. (Mr Charlton)

Description: Extension to house

Location: Short Drove Gosberton Clough
Spalding Lincs

Type: FULL

Date received: 20-AUG-92

27-AUG-92

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 06-SEP-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

S.H.D.C. PLANNING DEPT. PJ
RECEIVED
-9 SEP 1992

Signed:

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

SOUTH HOLLAND D.C.
PLAN DEPT.
20 AUG 1992
REF 0899/92

Our Ref: E06492

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

19th August 1992

Dear Sirs,

Re: Extension to House, Short Drove
Gosberton Clough for Mr and Mrs H Hughes

We wish to make an application for full planning permission and building regulation in respect of the above.

We enclose for your approval the following drawings and documents.

Planning Application:

Four copies of planning application form
Four copies of drawing numbered E06492-AB1
One cheque for the value of £55.00

Building Regulation Application:

One copy of building regulation application form
Two copies of drawing numbered E06492-AB1
One cheque for the value of £35.25

Our cheque enclosed is for £90.25 to cover both of the above fees.

We trust that this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

MICHAEL CHARLTON
EXTENSIONS DIVISION

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

REGISTERED NUMBER 28899

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: H08/0899/92/A1 Date Received: 12 October 1992

Applicant: Mr & Mrs Hughes
Short Drove
Gosberton Clough
Spalding
Lincolnshire

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincolnshire

Description of Original Development: Extension to house

Location: Short Drove, Gosberton Clough, Spalding

Amendment Submitted: Window to kitchen

Drawings Numbers: E06492 - AB1c

19 October 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd. 2

PLANNING AMENDMENT

For office use only

Application No. H08/0899/92/A

Date registered 12 OCT 1992

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs Hughes.
Short Drove
Gosberton Clough

Tel. No.

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

BROADGATE BUILDERS
BROADGATE, WESTON HILLS,
SPALDING, LINCS.
Tel No. 0406 - 380532 (Contact) M. CHARLTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SHORT DROVE, GOSBERTON CLOUGH, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.

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

H08 - 0899 - 92

Building Regulation reference relating to same development.

B08 - 0616 - 92

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? Yes ~~No~~

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 9th October 1992.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

extension to house.

As **NOW PROPOSED**, if different

State details of amendments proposed

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

window to kitchen

State drawing no's of the current submission

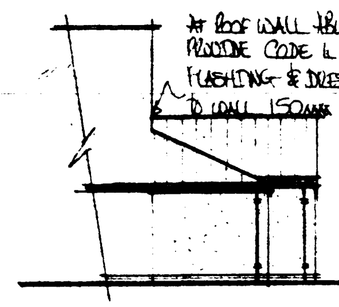
E06492 - AB1 c

State Officer dealing with the application, if known.

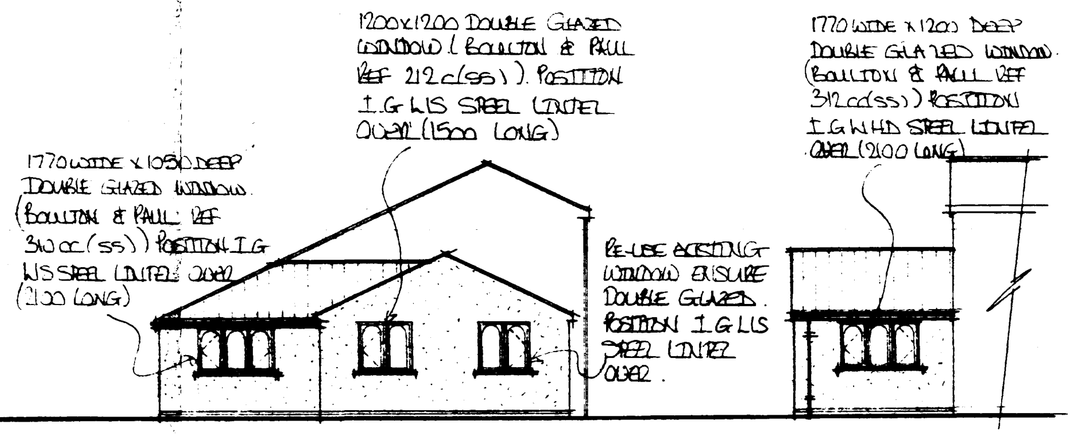
—

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

—



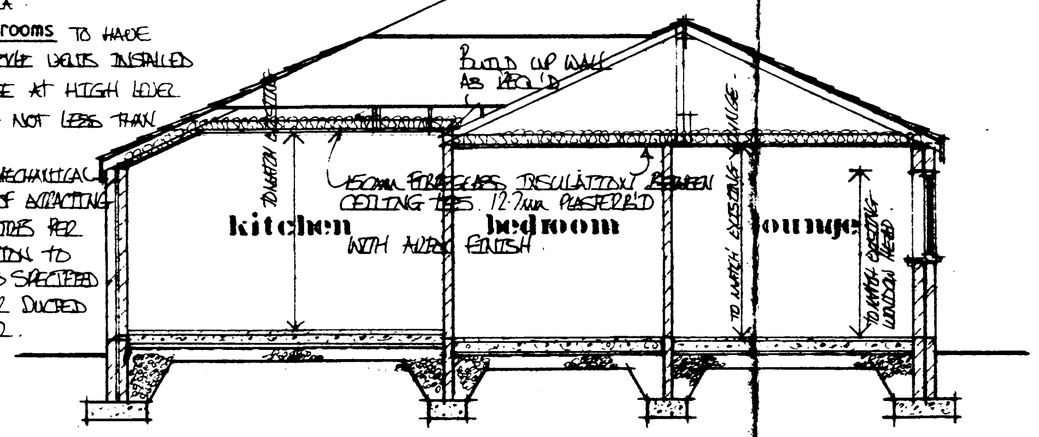
REAR



SIDE

FRONT

ventilation provision
all need windows to be double glazed. all rooms to be served by windows incorporating vent opening not less than 1/20th floor area.
all habitable rooms to have proprietary trickle vents installed to window frame at high level. vent area to be not less than 6000 mm².
kitchen to have mechanical extract capable of extracting not less than 60 litres per second in addition to trickle vents as specified above. extractor ducted to external air.



SECTION A-A

pitched roof structure
concrete interlocking tiles to match existing and to comply with BS 5534: Part 1 1978
25x38 s.w. tanalised battens at manufacturers gauge
felt all layers laid felt 150mm bridge. 25x175
rafters 50x150 at 600 ctrs
ceiling ties 50x195 at 600 ctrs
hanger 50x100 at 1200 ctrs
purlin 50x100
hip rafter 38x225
wall plate 50x100
2 no 5mm galvanised steel anchor & lateral restraint straps to roof structure.
at verge & ceiling levels
at 2.0m ctrs
fascia & soffit to match existing.
verge detail to be oversailing brickwork
close cavity above eaves level.

note: all structural timber to be class sc3 grade.

note: existing roof pitch & extension roof pitch to be the same.

note: holes to be cored with 75mm min need not have to be filled in accordance with manufacturers instructions and with regards to wind speed. roof pitch & eaves/verge detailing as detailed in C.P. 3, Chapter V Part 2 1972.

pitched roof ventilation
pitched roof to be ventilated in accordance with building regulation F2 by providing a 10mm wide continuous gap at soffit level with fly proof mesh over. where sloping ceilings occure void increased to 25mm & a ridge ventilator or other proprietary ventilation system provided at roof/wall abutment (as shown) cross sectional area equal to 25mm gap.

walling
25mm sand/cement rendering (with decorative finish to match existing) to comply with BS 5262: 1976 Form weather stops as req'd at D.P.C. level.
100mm solid insulation blockwork (Hemelite) 440mm cavity
cavity filled with perlmo dry cavity wall insulation
installed by (Perlmo) ltd nottingham in strict accordance with agreement board certificate no 86/1606
100mm solid insulation
plasterboard

note: at cavity closure of cavity provide hyload D.P.C.

sub structure walling
sub-structure walling to be class A dense concrete blocks.
and brickwork below D.P.C. to be of first resistant bricks.
hyload D.P.C. to external walls 150mm above ground level.
in accordance with CP 102.
ideal concrete infill to cavities to penetrate 225mm below lowest D.P.C. level.

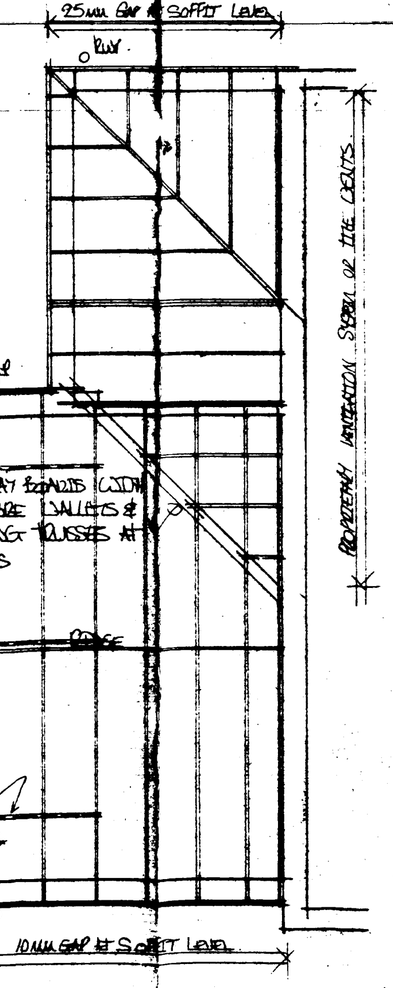
internal wall
100mm solid insulation blockwork.

note: internal blockwork to receive 10mm sand cement rendering with skim finish.

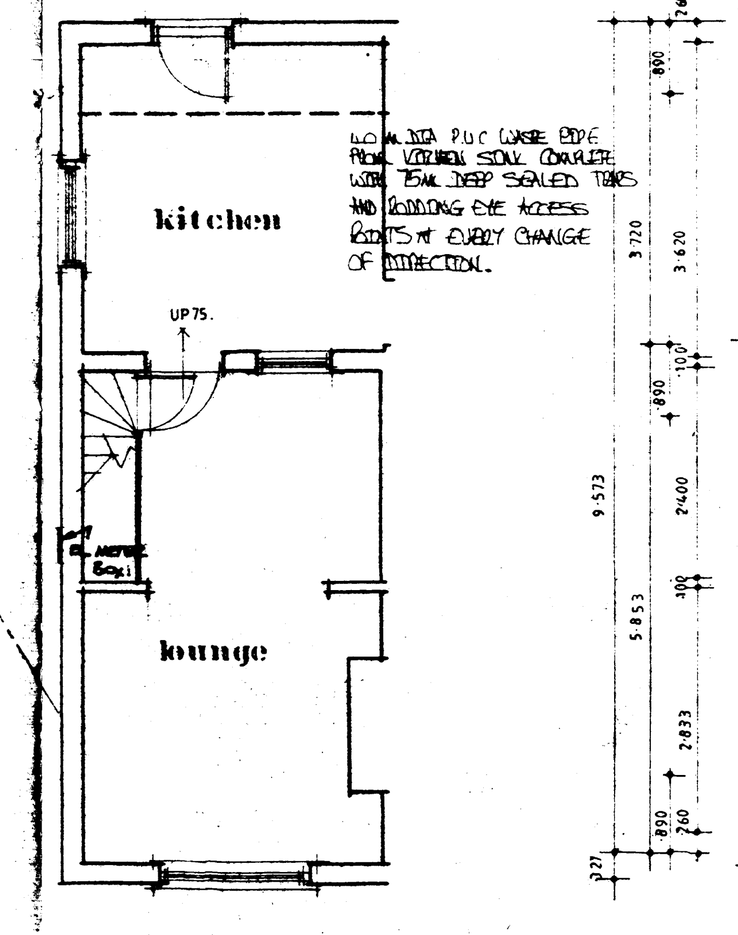
cavity walls tied together using galvanised steel wall ties spaced also vertically @ 900 horizontally to BS 1243: 1978 wall ties to be staggered and placed at 300mm vertical. 225 at unbonded closure of cavity

lintels
lintels to be I.G. type installed in accordance with manufacturers instructions. lintels to have 150mm end big. above lintels in cavity wall provide hyload D.P.C. cavity tray over.

floors
ground floor floor construction
50mm sand cement screed
100mm concrete (1:2:4 mix)
50mm U.R. insulation flooring
insulation sid guide.
1200 gauge 1.U.P.V.C. D.P.M.
lap floor D.P.M. to wall D.P.C. 50mm
150mm blinded & consolidated hardcore base or such thickness as to ensure the total removal of vegetable soil & matter.

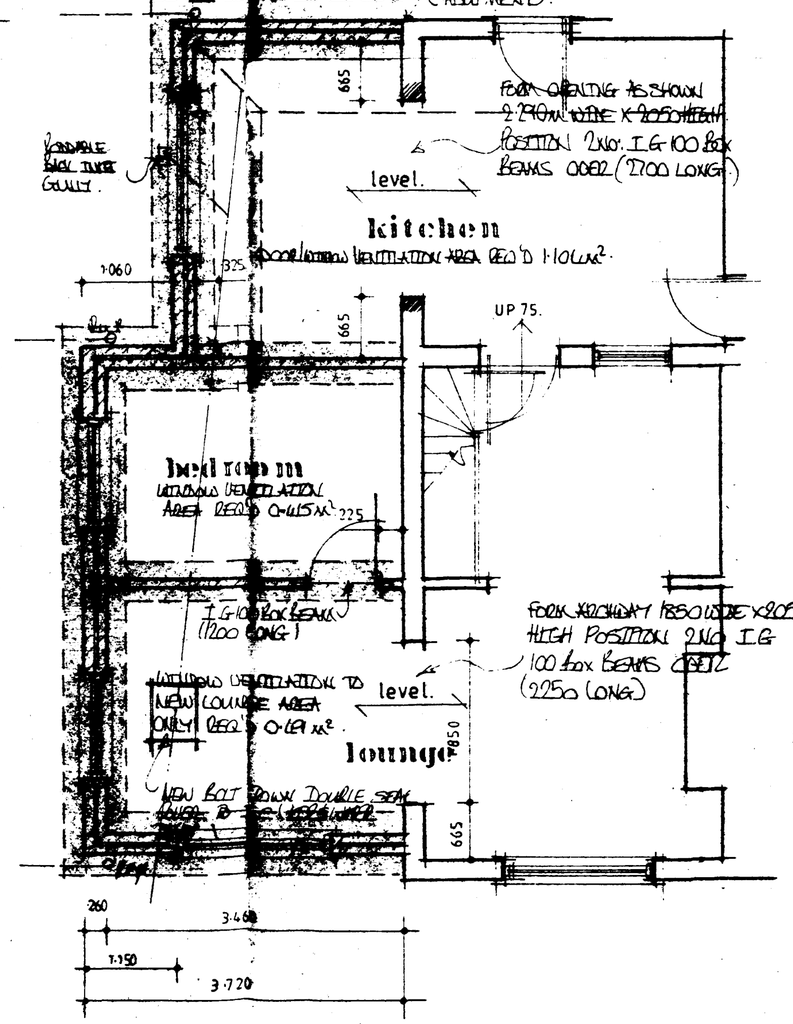


ROOF PLAN



GROUND FLOOR PLAN

EXISTING.



GROUND FLOOR PLAN

PROPOSED.

NOTES

foundations
under walls as shown provide concrete strip foundation to the following sizes.
700x225 to 260 walls.
450x225 to 100 walls
all concrete to be 1:2:4 mix.
foundations to be taken down to depth of existing or to an approved load bearing sub-strata.
(min depth 750mm)

note: if shrinkable sub-soil is found all side foundations to be taken down to a depth of 1.000m below finish ground level or such depth as req'd by soil condition and any surrounding trees.

surface water drainage
100mm nominal half rounded guttering with 63mm dia downpipes all in P.V.C. to match existing.
89.0mm dia pipes (B.S.4660) flexible jointed in accordance with manufactures instructions. pipes laid to a gradient of 1:70.
pipes bedded on & surrounded in 100mm pea gravel.
pipes to discharge into 1.2m dia soakaway sited 5.0m from building. and to have 450mm ground cover.

foul water drainage
100mm dia U.P.V.C. pipes (to B.S.4660:1973) flexible jointed in accordance with manufactures instructions & laid to a fall of 1:70.
pipes bedded on & surrounded in 100mm pea gravel.

expose all existing drain runs under floors & replace any defective joints & pipes. after approval of local authority building inspector, encase pipes in 150mm pea gravel. (new & existing pipes)
at wall abutment provide concrete lintel over pipes.
pipes to have 50mm air gap when passing thro' wall & opening marked both sides of wall with * rigid sheet material.

SOUTH HOLLAND D.C.
PLAN DEPT.
20 AUG 1992
REF ...H05/0899/92...

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
Proposed extension to house at Short Drove, GOSBERTON CLOUGH

DATE August 1992	DRAWN M. Chamberlain
DRWG. No. E.06.92 - ABL	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS
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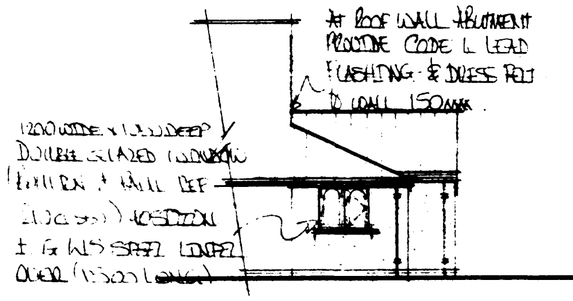
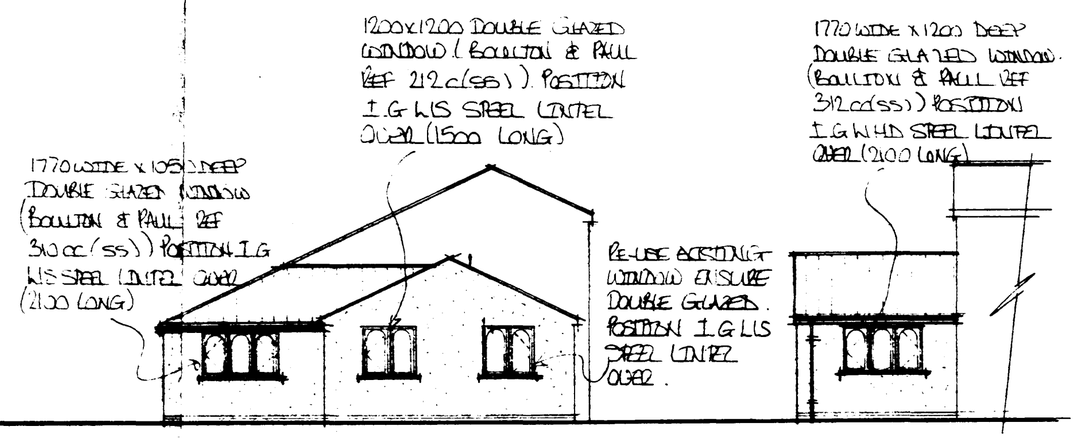


REAR



SIDE

FRONT

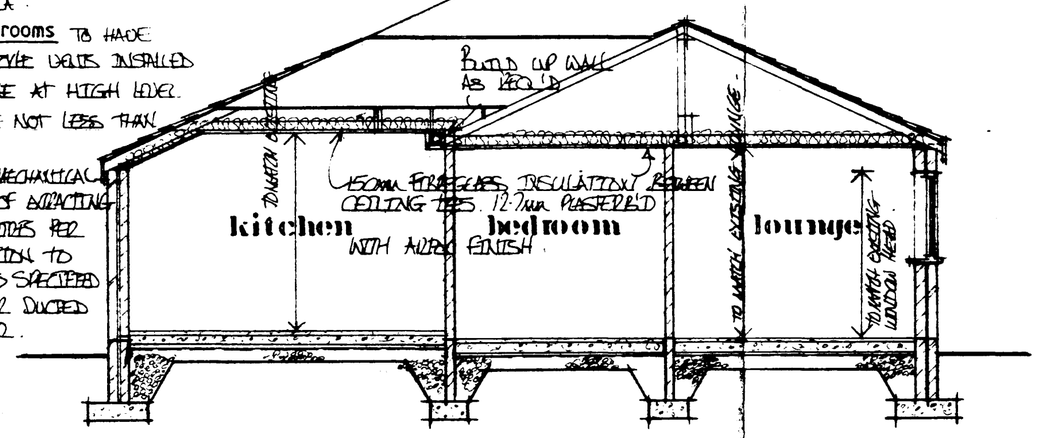
ventilation provision

ALL NEW WINDOWS TO BE OPENABLE GLAZED. ALL ROOMS TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20th FLOOR AREA.

all habitable rooms TO HAVE PROPRIETARY TRICKLE VENTS INSTALLED TO UNDERSIDE FRAME AT HIGH LEVEL. VENT AREA TO BE NOT LESS THAN 4000 mm².

kitchen TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 60 LITRES PER SECOND IN ADDITION TO TRICKLE VENTS AS SPECIFIED ABOVE. EXTRACTOR DUCTED TO EXTERNAL AIR.

WHERE SLOPING CEILINGS OCCLUDE PROVIDE 50 x 75 BATTENS TO UNDERSIDE OF RAFTERS. TO ENSURE 50mm AIR GAP BETWEEN INSULATION & FELT.



SECTION A-A

pitched roof structure

CONCRETE INTERLOCKING TILES TO MATCH EXISTING AND TO COMPLY WITH B.S. 473, 5534 PART 2 1971

INSULATION BETWEEN RAFTERS (U.C. 0.25 W/M²K)

1M AIR SPACE (AIR FLOW 150mm WIDE 25mm)

RAFTERS 50 x 150 AT 600 CTRS

CEILING JOISTS 63 x 147 AT 600 CTRS

HANGERS 50 x 200 AT 1200 CTRS

PURLIN 75 x 200

HIP RAFTER 38 x 225

WALL PLATE 50 x 100

SARKING FELT LAID HORIZONTALLY

ANCHOR & LATERAL RESTRAINING STRAPS TO ROOF STRUCTURE & VERGE & CEILING JOISTS AT 2.0M CTRS

FASCIA & SOFFIT TO MATCH EXISTING

VERGE DETAIL TO BE OVERSAILING BRICKWORK

ROOF VOID TO BE VENTILATED

note: ALL STRUCTURAL TIMBER TO BE CLASS SC3 GRADE.

note: EXISTING ROOF PITCH & EXTENSION ROOF PITCH TO BE THE SAME.

note: TILES TO BE LAID WITH 75mm MIN HEAD LAP AND BE FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND WITH REGARD TO WIND SPEED, ROOF PITCH & EXPOSURE DETAILING AS DETAILED IN C.P. 3 CHAPTER V PART 2 1972.

pitched roof ventilation

PITCHED ROOF TO BE VENTILATED IN ACCORDANCE WITH BUILDING REGULATION F2 BY PROVIDING A 10mm WIDE CONTINUOUS GAP AT SOFFIT LEVEL WITH FLY PROOF MESH OVER. WHERE SLOPING CEILINGS OCCLUDE VOID INCREASED TO 25mm & A LIKE VENTILATOR OR OTHER PROPRIETARY VENTILATION SYSTEM PROVIDED AT EAVE/WALL JUNCTION (AS SHOWN) CROSS SECTIONAL AREA EQUAL TO 25mm GAP

walling

25mm SAND CEMENT RENDERING (WITH DECORATIVE FINISH TO MATCH EXISTING) TO COMPLY WITH BS 5262 : 1976 FOR EXPOSURE CONDITIONS AS DETAILED & AT DPC LEVEL

100mm SOLID INSULATION BLOCKWORK (HEMELITE) 600mm CAVITY

CAVITY FILLED WITH PERLITE DRY CAVITY WALL INSULATION INSTALLED BY PERLITE LTD NOTTINGHAM IN STRICT ACCORDANCE WITH ATTACHMENT BOARD EXISTING CAVITY WIDTH 86-100

100mm SOLID INSULATION

ENGINEERING BRICKWORK

note: AT CAVITY CLOSURE OF CAVITY PROVIDE HYLOAD D.P.C.

sub structure walling

SUB-STRUCTURE WALLING TO BE CLASS A DENSE CONCRETE BLOCKS

ANY BRICKWORK BELOW D.P.C. TO BE OF FLINT RESISTANT BRICKS.

HYLOAD D.P.C. TO EXTERNAL WALLS 150mm ABOVE GROUND LEVEL.

IN ACCORDANCE WITH CP 102.

GENERAL CONCRETE INFILL TO CAVITIES TO TERMINATE 225mm BELOW LOWEST D.P.C. LEVEL

internal wall

100mm SOLID INSULATION BLOCKWORK.

note: INTERNAL BLOCKWORK TO RECEIVE 10mm SAND CEMENT RENDERING WITH SKIM FINISH.

CAVITY WALLS TIED TOGETHER USING GALVANISED STEEL WALL TIES SPACED 450 VERTICALLY & 900 HORIZONTALLY TO B.S. 1243 : 1978. WALL TIES TO BE STAGGERED AND PLACED AT 300mm VERTICAL CENTRES AT UNBONDED CLOSURE OF CAVITY

lintels

LINTELS TO BE LINTEL TYPE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LINTELS TO HAVE 150mm END BEARING. ABOVE LINTELS IN CAVITY WALL PROVIDE HYLOAD D.P.C. CAVITY TRAY OVER.

floors

ground floor floor construction

50mm SAND CEMENT SCREED

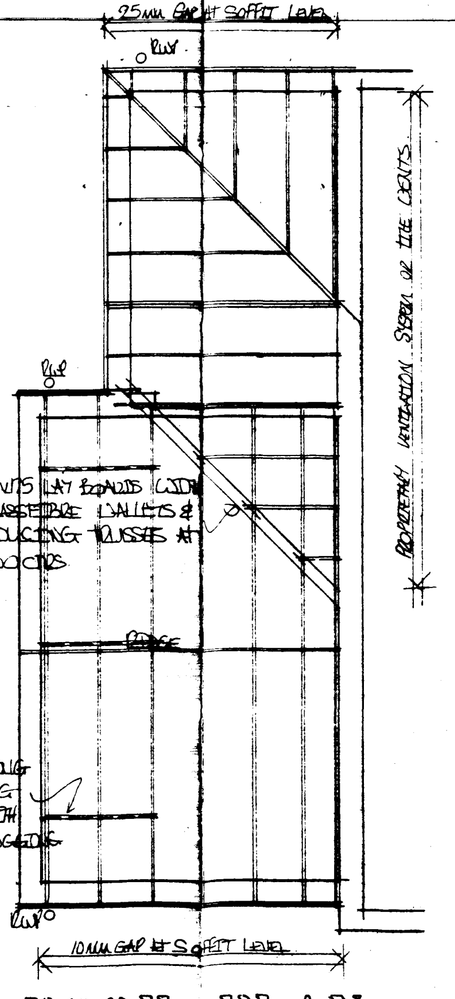
100mm CONCRETE (1:2:4 MIX)

50mm U.R. INSULATION FLOORING INSULATION SIDE SLADE

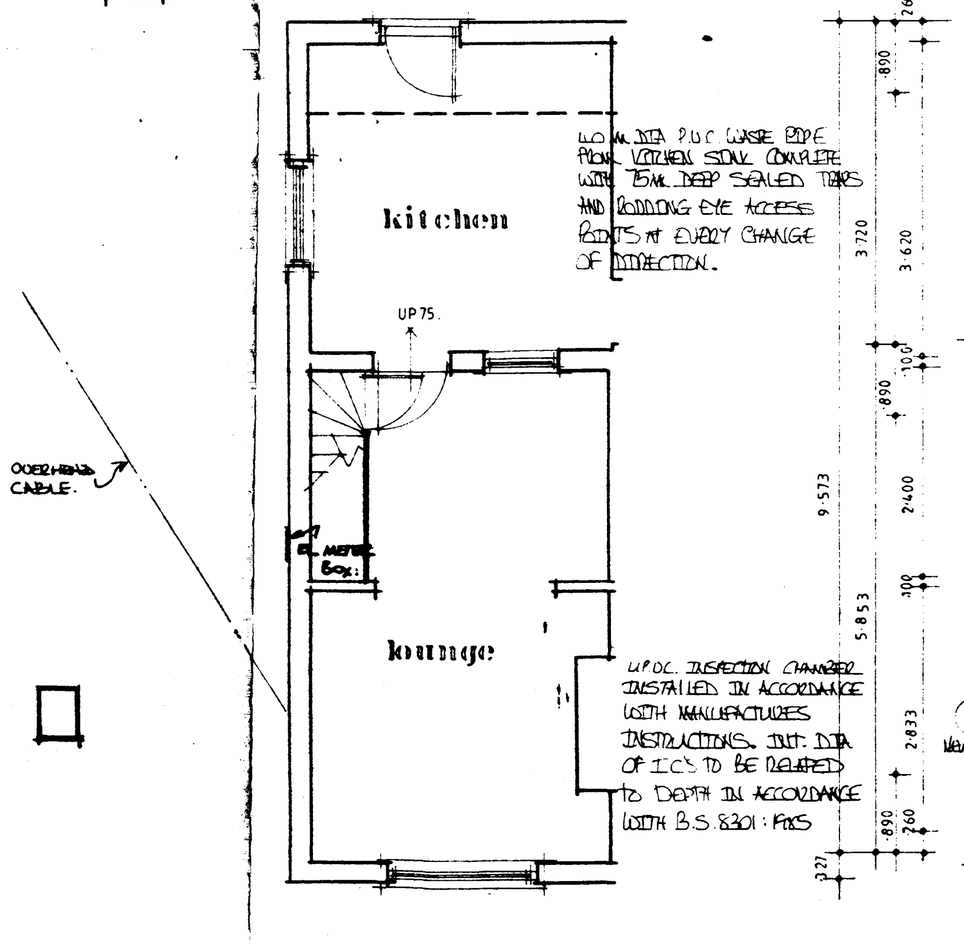
1200 GAUGE 1.U.E. D.P.M.

LAP 1000 D.P.M. TO WALL D.P.C. 50mm

150mm BLINDED & CONSOLIDATED HARDCORE BASE OR SUCH THICKNESS AS TO ENSURE THE TOTAL REMOVAL OF VEGETABLE SOIL & MATTER.

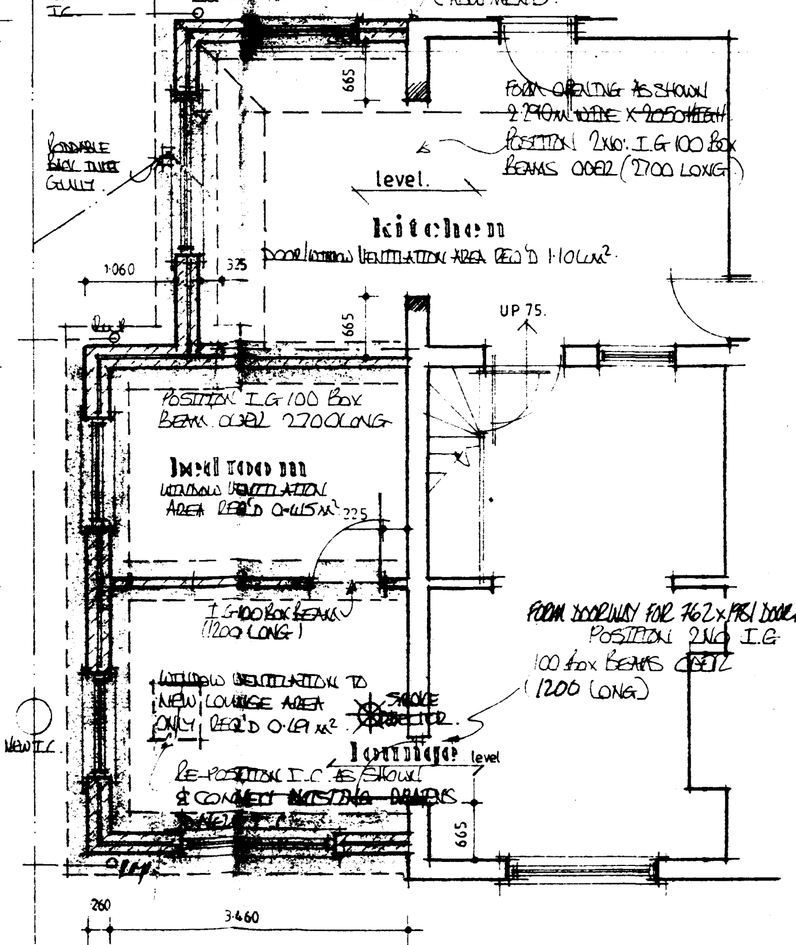


ROOF PLAN



GROUND FLOOR PLAN

EXISTING.



GROUND FLOOR PLAN

PROPOSED.

NOTES

foundations

UNDER LOADS AS SHOWN PROVIDE CONCRETE STRIP FOUNDATION TO THE FOLLOWING SIZES.

700 x 225 to 260 WALLS.

450 x 225 to 100 WALLS " "

ALL CONCRETE TO BE 1:2:4 MIX.

FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF EXISTING OR TO AN APPROVED LOAD BEARING SUB-STRATA. (MIN DEPTH 700mm)

note: IF SHRINKABLE SUB-SOIL IS FOUND ON SITE FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF 1.000M BELOW FINISH GROUND LEVEL OR SUCH DEPTH AS DEEMED BY SOIL CONDITION AND ANY SURROUNDING TREES.

surface water drainage

100mm NOMINAL HALF ROUNDED GUTTERING WITH 63mm DIA. DOWNPIPES ALL IN P.V.C TO MATCH EXISTING.

82.4mm DIA PIPES (BARTON) FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PIPES LAID TO A GRADIENT OF 1:70.

PIPES BEDDED ON & SURROUNDED IN 100mm PEA GRAVEL.

PIPES TO DISCHARGE INTO 1.2M DIA SOAKAWAY SITED 5.0M FROM BUILDING AND TO HAVE 450mm GROUND COVER.

foul water drainage

100mm DIA U.P.V.C. PIPES (AS B.S. 4660 : 1973) FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS & LAID TO A FALL OF 1:70. PIPES BEDDED ON & SURROUNDED IN 100mm PEA GRAVEL.

EXPOSE ALL EXISTING DRAIN RUNS UNDER FLOORS & REPLACE ANY DEFECTIVE JOINTS & PIPES. AFTER APPROVAL OF LOCAL AUTHORITY BUILDING INSPECTOR ENCASE PIPES IN 150mm PEA GRAVEL (NEW & EXISTING PIPES) AT WALL ABUTMENT PROVIDE CONCRETE LINTEL OVER PIPES.

PIPES TO HAVE 50mm AIR GAP WHEN PASSING THRU' WALL & OPENING MASKED BOTH SIDES OF WALL WITH A RIGID SHEET MATERIAL.

AMENDED PLAN

Ref. A1

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT 12 OCT 1992

Broadgate Builders (Spalding) Limited 899/pa

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed extension to house at Short Drove, GOSBERTON CLOUGH

DATE AUGUST 1992	DRAWN M. CHARLTON
DRWG. No. E.06L92 - ABI. A	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN
A	OTHER AMENDMENTS SHOWN MADE	21-8-92	
B	OUTSIDE FOUL DRAINS	4-9-92	
C	BUILDING CONTROL AMENDMENTS	9-10-92	

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