SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1139/93 Received:30-NOV-93 Type:FULL

Name: Mr & Mrs S P Newell
26 Cambridge Gardens
Welby Park
Gosberton
Spalding Lincs

Agent: Mr & Mrs S P Newell
26 Cambridge Gardens
Welby Park
Gosberton
Spalding Lincs

Description: Proposed two storey extension

Location : 26 Cambridge Gardens Welby Park
Gosberton 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.

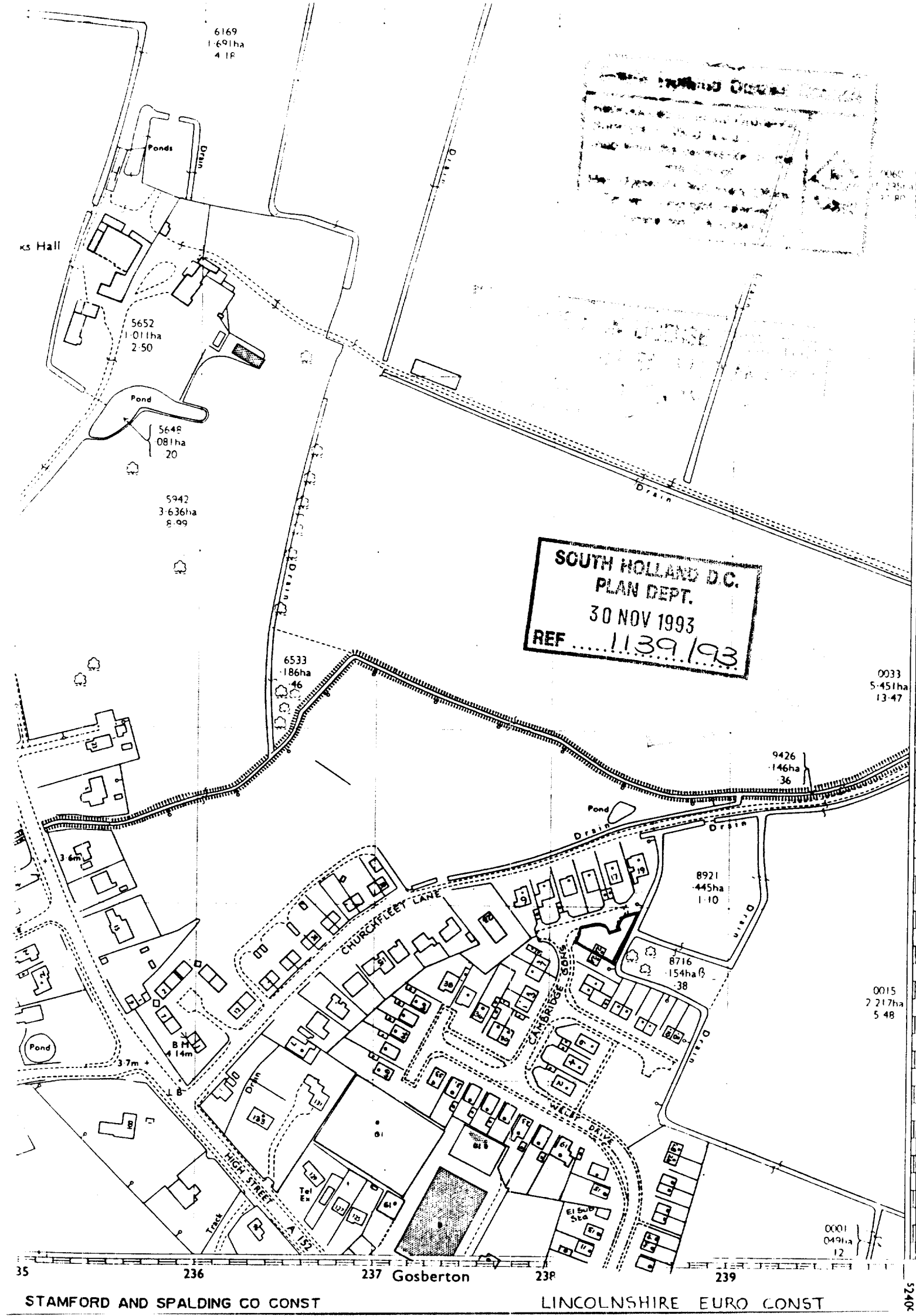
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
13-JAN-94 H08/1139/93

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

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

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


6169
1·691ha
4 1P
Ponds
Drain
ks Hall
5652
1·011ha
2·50
Pond
5648
081ha
·20
5942
3·636ha
8·99
Drain
Drain
SOUTH HOLLAND D.C.
PLAN DEPT.
30 NOV 1993
REF 1139/93
6533
·186ha
·46
0033
5·451ha
13·47
9426
·146ha
·36
Pond
Drain
Drain
3·6m
8921
·445ha
1·10
CHURCHFLEET LANE
CAMBRIDGE GDNS
8716
·154ha
·38
0015
2·217ha
5·48
Pond
B M
4·14m
3·7m +
Drain
WELBY DRIVE
HIGH STREET
Tel Ex
El Sub Sta
Track
0001
049ha
12
35
236
237
Gosberton
238
239
STAMFORD AND SPALDING CO CONST
LINCOLNSHIRE EURO CONST

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1139/93

Date Registered 30 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs S.P. NEWELL
26 CAMBRIDGE GARDENS,
WELBY PARK,
GOSBERTON, SPALDING, LINCS.

Tel. No. (0775) 840043

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED TWO STOREY EXTENSION.

Please complete

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

Signed S.P. Newell Date 29-11-93 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting Design External Appearance

Means of Access Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	42·6 sq. metres
C. Please state size of any new structure:- (a) max. height:	7·0 metres
(b) max. length:	8·630 metres
(c) max. width:	3·310 metres
D. Please state type and colour of materials for facing external walls:	TO MATCH EXISTING HOUSE
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	YES

5. **GENERAL INFORMATION** Please complete each section

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

RESIDENTIAL

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

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

proposed garage + drive

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: Existing 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

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 S.P. Newell (Applicant / ~~Agent~~) Date 29.11.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed S.P. Newell (Applicant / ~~Agent~~) Date 29.11.93

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H08/1139/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially

PM 3-2

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

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

Extra Consultations:

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

Case Officer : PM

Senior Officer Confirmed T.2..... Date...7/12 Recorded DC....

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PAJ
Date 10-12

Site Notice posted by PAJ
Date 10-12
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Will unbalance front elevation
Side elevation OK, removes upstairs window
Rear looks into a cottage

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/1139/93 Received:30-NOV-93 Type:FULL

Name: Mr & Mrs S P Newell
26 Cambridge Gardens
Welby Park
Gosberton
Spalding Lincs

Agent: Mr & Mrs S P Newell
26 Cambridge Gardens
Welby Park
Gosberton
Spalding Lincs

Description: Proposed two storey extension

Location : 26 Cambridge Gardens Welby Park
Gosberton 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.

07-JAN-94 AD check.....

Authorised to issue (inc Delegation)..

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PAM
Date 10-12

Site Notice posted by PAM
Date 10-12
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Will unbalance front elevation
Side elevation OK, removes upstairs window
Rear looks onto a copse

AD IN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P3977

Date first Rec'd 30 NOV 1993

Registration

Reference H08/1139/93

Cross-Ref B08/0750/93

Date 1/12

Validation

TYPE FULL

Site area

No of dwellings

Floorspace 42.6sqmts

Earlier permission – Ref:

New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £60.

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 34 OS Plots

Grid ref 523523 183140

Ward F Parish CROYDON

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 ☐

Linked to property Ref 0053781 ☐

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

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 P.M. Date 6-1-94

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

BRI SMITH Dip TP MRTPI
Dire of Planning & Building Control Services
Plann & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3577
Date received : 30-NOV-93

Received from

S P & R M Newell

Address

26 Cambridge Gardens
Gosberton
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

BR[illegible] **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

H08/1139/93
FULL

Applicant: Mr & Mrs S P Newell
Tel: 0775 840043

Agent: Mr & Mrs S P Newell
0775 840043

Description: Proposed two storey extension

Location: 26 Cambridge Gardens
Welby Park
Gosberton
Spalding Lincs

Valid date:	30-NOV-93	Terminal date:	25-JAN-94
Target dates:		Target Committee:	25-JAN-94
To case officer	07-DEC-93	Report deadline:	11-JAN-94
Inspected by	14-DEC-93	Agreed TD Ext:	
Extra contacts	21-DEC-93	Case Officer:	
Report if not clear by	04-JAN-94		P J UDY

DEVELOPMENT/CONSTRAINTS

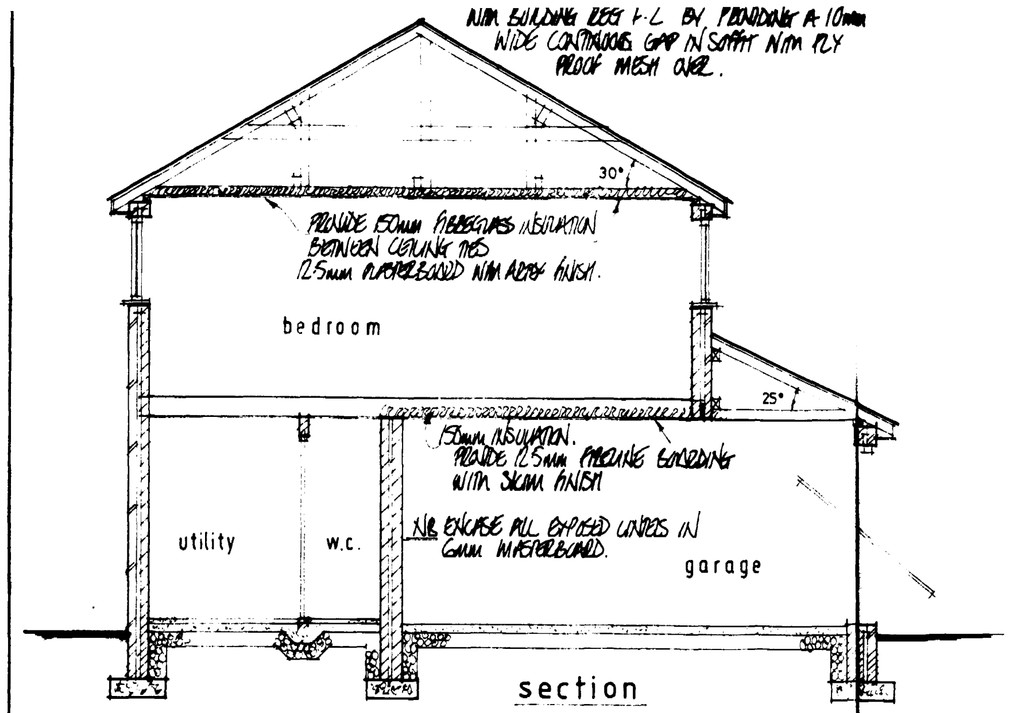
Size: 42.65 M2
Category: Extension
Listed building:
Conservation Area:

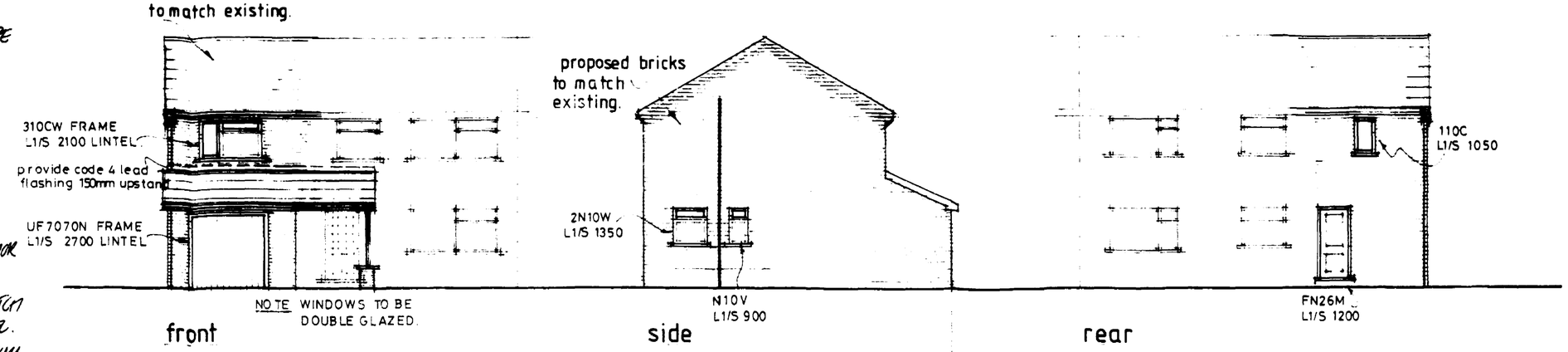
Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
			31 DEC 93
Site/Press Advert MIN		10-DEC-93	~~04-JAN-94~~
Clerk to Gosberton P	0775 840415	08-DEC-93	22-DEC-93
Cllr W D Skells	0775 840415	08-DEC-93	15-DEC-93

L.C.C. – No objections JCS 9/12/93





FOUNDATIONS

PROVIDE 700×225mm CONCRETE STRIP FOUNDATIONS TO 260mm WALLS FOR 100mm WALLS PROVIDE A THICKENED UP FLOOR SLABS.
ALL CONCRETE TO BE 1:2:4 MIX
FOUNDATIONS TAKEN DOWN TO A DEPTH OF EXISTING OR TO AN APPROVED LOAD BEARING SUB-STRATA (MIN DEPTH 750mm).
IF SUITABLE SUB SOIL IS FOUND ON SITE, FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH WHICH IS SUITABLE FOR THE CONDITIONS (1000mm MIN).

SUB-STRUCTURE WALLING

TO BE CURED 'A' DENSE CONCRETE BLOCKS, AND BRICKWORK BELOW D.P.C LEVEL, TO BE OF FROST RESISTANT BRICKS.
DAMP PROOF COURSE TO EXTERNAL WALL 150mm ABOVE FINISHED GROUND LEVEL.
WEAK CONCRETE INFILL TO CAVITIES TO TERMINATE 225mm BELOW LOWEST D.P.C LEVEL.

GROUND FLOOR CONSTRUCTION

50mm SAND CEMENT SCREED.
100mm CONCRETE (1:2:4 MIX)
50mm U.R. SALUBITE S.D. GRADE FLOOR INSULATION WITH 25mm SALUBITE INSULATION TO EXTERNAL WALL SLABS PERIMETER.
1200 GAUGE P.V.C. D.P.M. LAP FLOOR D.P.M TO WALL D.P.C 100mm MIN.
150mm BLINDED AND CONSOLIDATED HARDCORE BASE.

To BS 413.550 PT 2 1971.
25×38 S.W. TIMBER BATTENS ON UNDERFELT TO BS 747 TYPE
I.F. IN ALL CASES LAP NOT 150mm.
RIDGE 38×150
RAFTERS 50×125 SC3 GRADE AT 600mm CTRS.
CEILING TIES 50×125 AT 600mm CTRS.
PURLIN 75×225 • BINDER 63×200.
WALL PLATE 50×100.
HANGER 50×100 AT 1200 CTRS.
COLLAR 38×200 AT 1200 CTRS.
30×5mm MILD STEEL LATERAL RESTRAINING AND ANGLE STRAPS AT VERGE AND CEILING LEVEL AT 2.0m CTRS.
FASCIA, SOFFIT, BARGE BOARDS AND R.W GOODS TO MATCH EXISTING DWELLING. CLOSE CAVITY ABOVE EAVES LEVEL.
ALL STRUCTURAL TIMBER TO BE SC3 GRADE MINIMUM.
TILES TO BE LAID WITH 75mm MINIMUM HEAD LAP (DEPENDANT ON TILE) AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND WITH REGARDS TO WIND SPEED, ROOF PITCH AND EXPOSE RATING AS DETAILED IN CP3 CHAPTER V PART 2 1972.

CAVITY WALL CONSTRUCTION

260mm CAVITY WALL CONSTRUCTION
100mm FACING BRICKWORK TO MATCH EXISTING (CLAY BRICKS TO COMPLY WITH B.S 3921 : 1971).
60mm CAVITY FILLED WITH DRY CAVITY WALL INSULATION IN ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE NO 86-1606.
100mm SOLID INSULATING BLOCKWORK TO INNER LEAF.
CAVITY WALL 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 225mm VERTICAL CTRS.
AT UNBONDED CLOSURE OF CAVITY.
CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C'S
DAMPCOR INSULATING VERTICAL D.P.C.
13mm SAND/CEMENT RENDER & SKIM FINISH TO INTERNAL FACE.

INTERNAL WALLS TO BE 100mm INSULATING BLOCK WITH 13mm S/C RENDER AND SKIM TO BOTH FACES.

LINTELS

ALL NEW LINTELS TO BE I.G TYPE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND TO TAKE 150mm END BEARING.
ABOVE LINTELS IN CAVITY WALL PROVIDE D.P.C CAVITY TRAYS OVER.

HEATING

THERMOSTAT VALVES TO BE FITTED TO ALL NEW RADIATORS. ALL PIPES TO BE INSULATED IN ACCORDANCE WITH REG L1 BUILDING REGULATIONS.

VENTILATION PROVISION

ALL ROOMS TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20 th. FLOOR AREA.
ALL HABITABLE ROOMS TO HAVE PROPRIETORY TRICKLE VENTS INSTALLED TO WINDOW FRAME AT HIGH LEVEL. VENT AREA NET.A 4000mm².

SMOKE DETECTORS

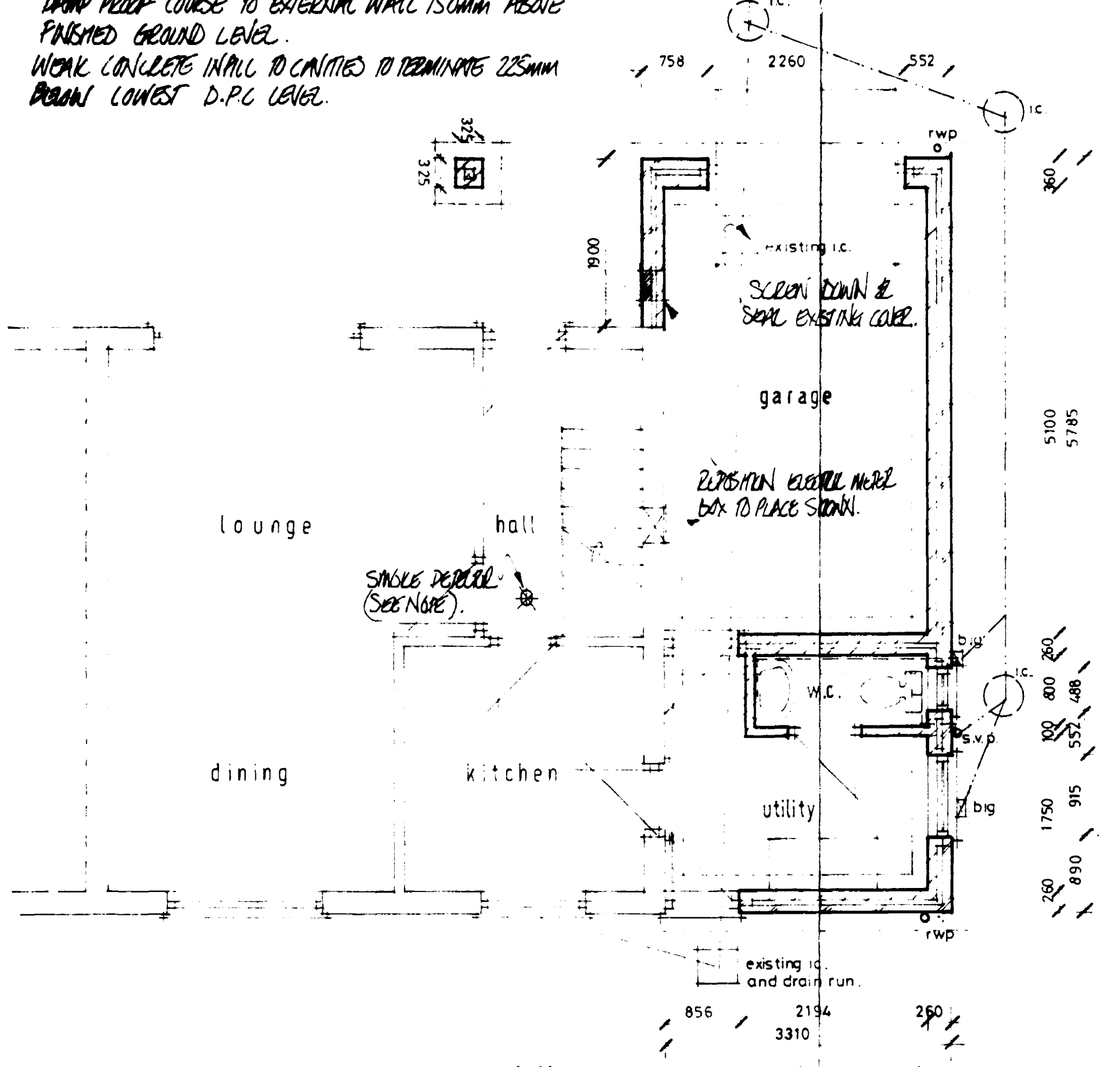
TO BE SELF CONTAINED SMOKE ALARMS PERMANENTLY WIRED TO SEPARATE FUSED CIRCUIT AT DISTRIBUTION BOARD + INTER CONNECTED WITH THE UNIT ON THE FIRST FLOOR. UNITS SHOULD HAVE BATTERY BACK UP.

DRAINAGE - FOUL WATER

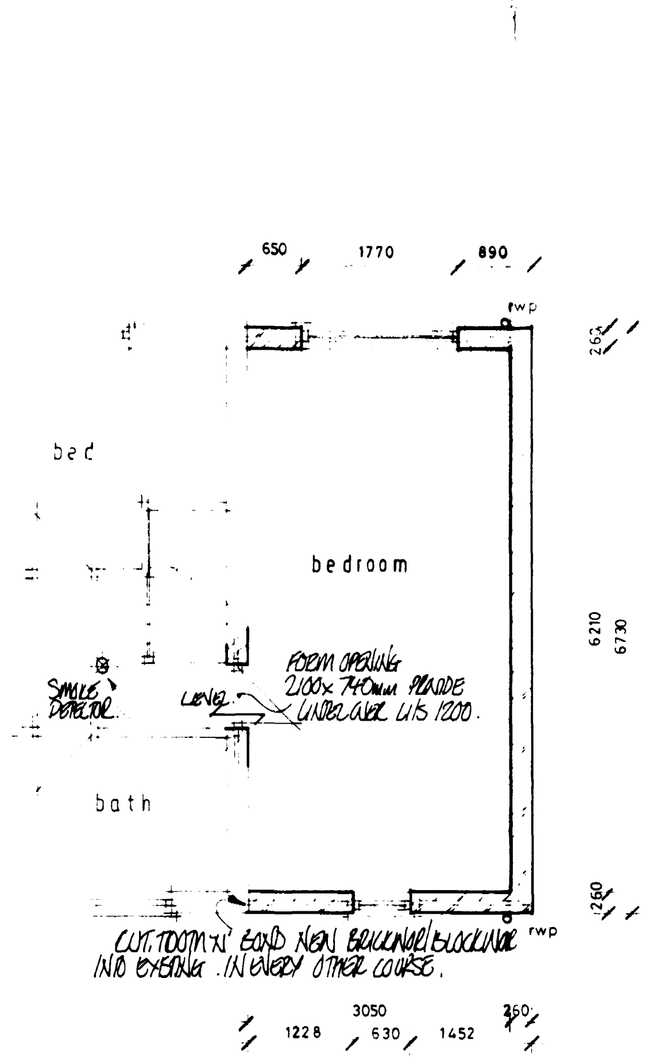
INSPECTION CHAMBERS TO BE UPVC BARTOL INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
BELOW GROUND PIPEWORK TO BE 6100mm UPVC BARTOL TO B.S. 4660 : 1989 / FLEXIBLE SOLVENT PIPEWORK AND TO MANUFACTURERS SPECIFICATION TO 1:70 FALL WITH 100mm PEA GRAVEL BED & SURROUND.
WASTE PIPES FROM APPLIANCES TO DISCHARGE INTO SOILPIPES OR GULLIES.
Ø110 mm UPVC SOIL + VENT PIPES TO BE INSTALLED IN POSITIONS ON PLAN.
PROVIDE BALLOON GRATING TO TERMINATE AT 900mm MIN ABOVE ADJACENT OPENINGS WITHIN 3.0m. PROVIDE ACCESS PLATE AT BASE OF STACK.
PROVIDE ACCESS RODDING AT ALL CHANGES OF DIRECTION.
Ø38mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS TO ALL APPLIANCES.
DRAINS TO BE PROTECTED UNDER DRIVEWAYS AND WHERE COVER IS LESS THAN 600mm. BY PROVISION OF CONCRETE SLABS OVER 75mm PEA GRAVEL.
BELOW GROUND DRAINAGE IS TO COMPLY WITH B.S. 8301 : 1985.
WHERE DRAINS RUN THROUGH WALLS, PROVIDE CONCRETE LINTELS OVER 900mm MIN. DEPENDANT ON RANGE. A 50mm GAP SHOULD BE LEFT ALL AROUND THE PIPE WITH THE OPENING CARRIED BY A BENT STEEL MARGINAL ON.

SURFACE WATER

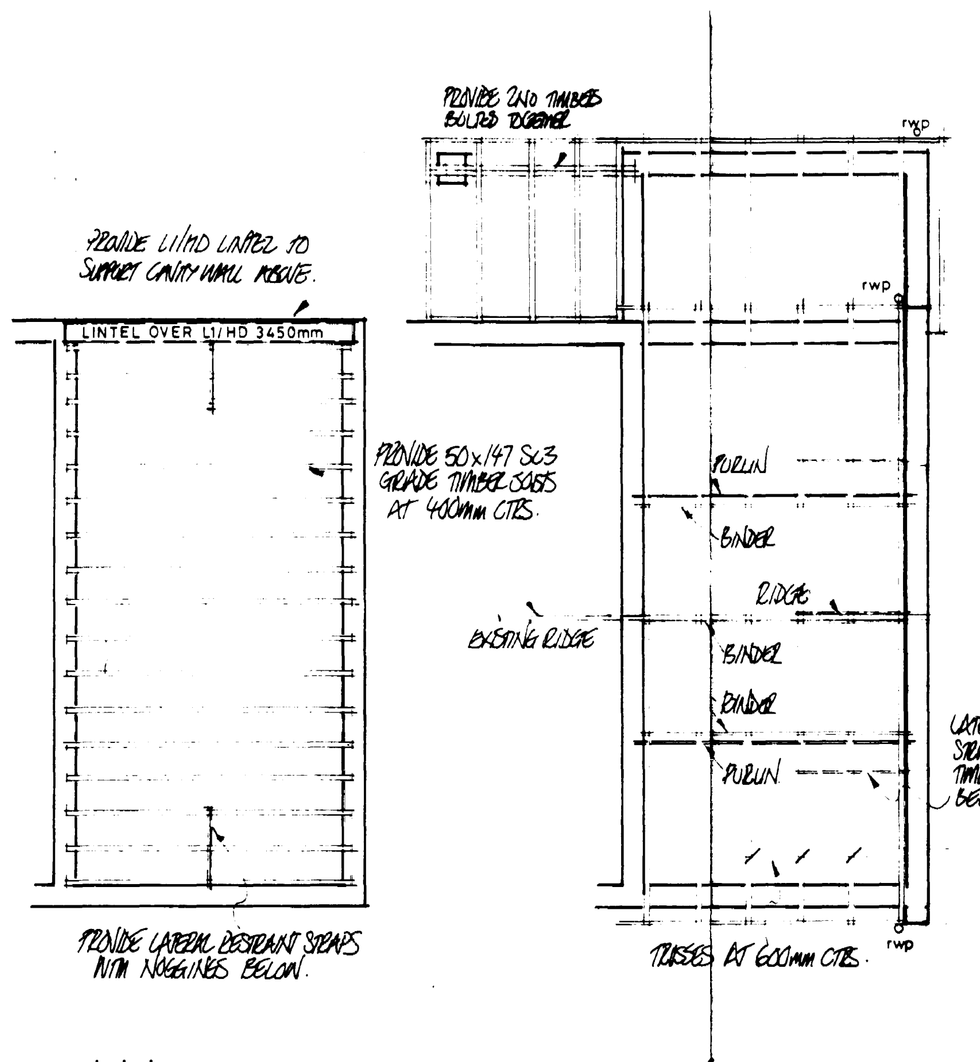
112.5mm HALF ROUND UPVC GUTTERS TO DISCHARGE INTO 065mm DOWNPIPES. PIPES TO DISCHARGE INTO EXISTING SOAKAWAYS.



existing × proposed ground



first



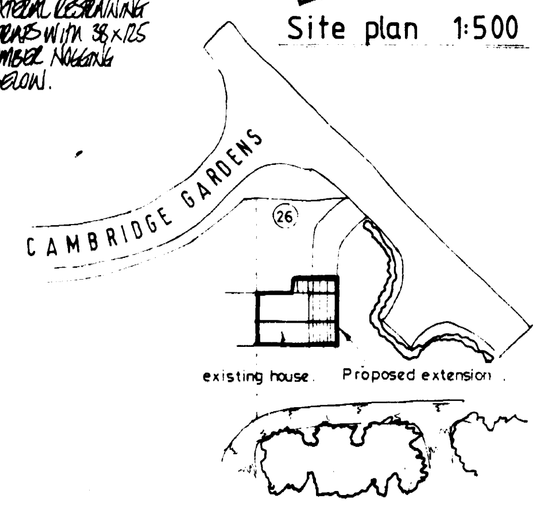
joist

roof

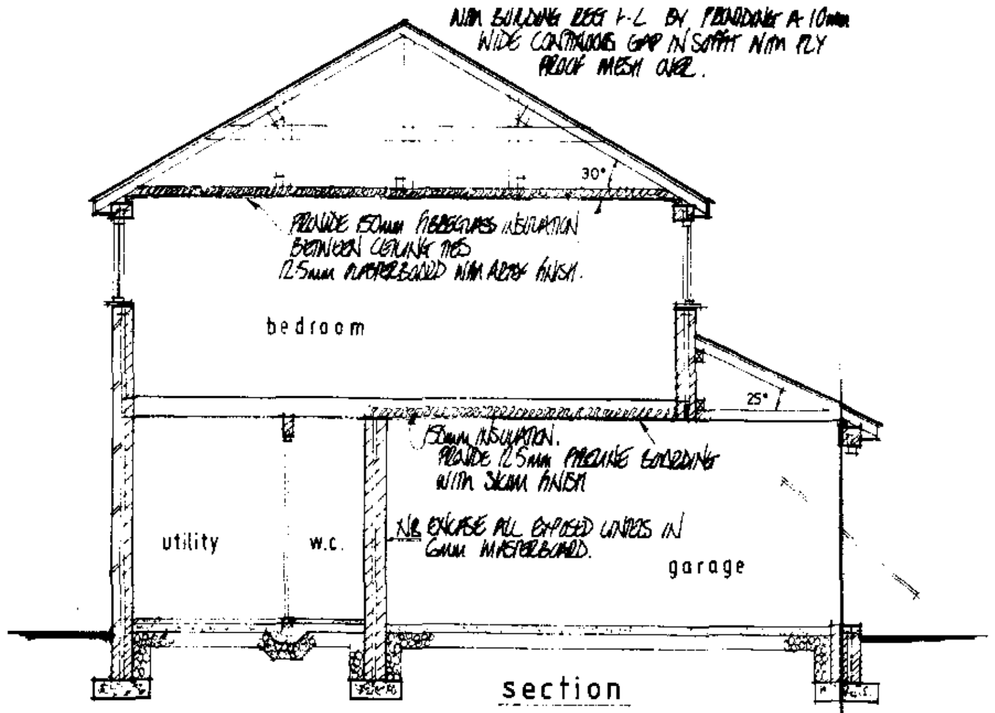
SOUTH HOLLAND D.C.
PLAN DEPT.
30 NOV 1993
REF ... H.39.193.

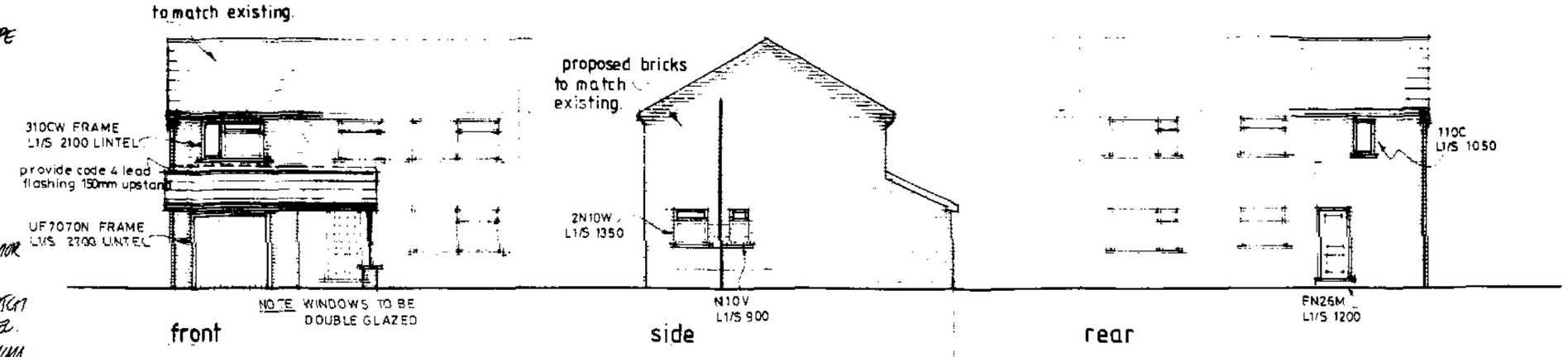
DETERMINED PLAN

Site plan 1:500



Proposed Extension for : Mr+Mrs S.P. NEWELL - 26 Cambridge Gardens, Welby Park, Gosberton, Spalding.	Nov 93	1:50, 1:100	Working Drawing.	





TO BS 413.550 PT2 1971.
25x38 S.W. TIMBER BATTENS ON UNDERFELT TO BS 747 TYPE 1F. IN ALL CASES LAP NOT 150mm.
RIDGE 38x150
RAFTERS 50x125 SC3 GRADE AT 600mm CTRS.
CEILING TIES 50x125 AT 600mm CTRS.
PURLIN 75x225 • BINDER 63x200.
WALL PLATE 50x100.
HANGER 50x100 AT 1200 CTRS.
COLLAR 38x200 AT 1200 CTRS.
30x5mm MILD STEEL LATERAL RESTRAINING AND ANCHOR STRAPS AT VERGE AND CEILING LEVEL AT 2.0m CTRS.
FASCIA, SOFFIT, BARGE BOARDS AND R.W.GOODS TO MATCH EXISTING DWELLING. CLOSE CAVITY ABOVE EAVES LEVEL.
ALL STRUCTURAL TIMBER TO BE SC3 GRADE MINIMUM.
TILES TO BE LAID WITH 75mm MINIMUM HEAD LAP (DEPENDANT ON TILE) AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND WITH REGARDS TO WIND SPEED, ROOF PITCH AND EXPOSE RATING AS DETAILED IN CP3 CHAPTER V PART 2 :1972.

CAVITY WALL CONSTRUCTION

260mm CAVITY WALL CONSTRUCTION
100mm FACING BRICKWORK TO MATCH EXISTING (CLAY BRICKS TO COMPLY WITH BS 3921 : 1971).
60mm CAVITY FILLED WITH DRY CAVITY WALL INSULATION IN ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE NO 86-1606.
100mm SOLID INSULATING BLOCKWORK TO INNER LEAF.
CAVITY WALL TIED TOGETHER USING GALVANISED STEEL WALL TIES SPACED VERTICALLY 900 HORIZONTALLY TO BS 1243 1978) WALL TIES TO BE STAGGERED AND PLACED AT 225mm VERTICAL CTRS. AT UNBONDED CLOSURE OF CAVITY.
CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C'S
DAMCOR INSULATING VERTICAL D.P.C.
13mm SAND/CEMENT RENDER & SKIM FINISH TO INTERNAL FACE.

INTERNAL WALLS TO BE 100mm INSULATING BLOCK WITH 13mm S/C RENDER AND SKIM TO BOTH FACES.

LINTELS

ALL NEW LINTELS TO BE 1G TYPE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND TO HAVE 150mm END BEARING. ABOVE LINTELS IN CAVITY WALL PROVIDE D.P.C CAVITY TRAYS OVER.

HEATING.

THERMOSTAT VALVES TO BE FITTED TO ALL NEW RADIATORS. ALL PIPES TO BE INSULATED IN ACCORDANCE WITH REG L1 BUILDING REGULATIONS.

VENTILATION PROVISION

ALL ROOMS TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20 th. FLOOR AREA.
ALL HABITABLE ROOMS TO HAVE PROPRIETORY TRICKLE VENTS INSTALLED TO WINDOW FRAME AT HIGH LEVEL. VENT AREA N.L.T 4000mm².

SMOKE DETECTORS

TO BE SELF CONTAINED SMOKE ALARMS PERMANENTLY WIRED TO SEPARATE FUSED CIRCUIT AT DISTRIBUTION BOARD + INTER CONNECTED WITH THE UNIT ON THE FIRST FLOOR. UNITS SHOULD HAVE BATTERY BACK UP

DRAINAGE - FOUL WATER

INSPECTION CHAMBERS TO BE UPVC BRITOL INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
BELOW GROUND PIPEWORK TO BE 0100mm UPVC BARTOL TO BS. 4660 : 1989 ; FLEXIBLE JOINTED PIPEWORK AND TO MANUFACTURERS SPECIFICATION TO 1:70 FALL WITH 100mm PEA GRAVEL BED & SURROUND.
WHERE PIPES FROM APPLIANCES TO DISCHARGE INTO SOILPIPES OR GULLIES.
0110 mm UPVC SOIL + VENT PIPES TO BE INSTALLED IN POSITIONS ON PLAN.
PROVIDE BALLOON GRATING TO TERMINATE AT 900mm MIN ABOVE ADJACENT
OPENINGS WITHIN 3.0m. PROVIDE ACCESS PLATE AT BASE OF STACK.
PROVIDE ACCESS RODDING AT ALL CHANGES OF DIRECTION.
Ø 38mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS TO ALL APPLIANCES.
DRAINS TO BE PROTECTED UNDER DRIVEWAYS AND WHERE COVER IS LESS THAN 600mm BY PROVISION OF CONCRETE SLABS OVER 75mm PEA GRAVEL
BELOW GROUND DRAINAGE IS TO COMPLY WITH BS 8301 : 1985.
WHERE DRAINS RUN THROUGH WALLS, PROVIDE CONCRETE LINTELS OVER 900mm MIN. DEPENDENT ON RANGE. A 50mm GAP SHOULD BE LEFT ALL AROUND THE PIPE WITH THE OPENING CARRIED BY A RIGID SHEET MATERIAL ON.

SURFACE WATER

112.5mm HALF ROUND UPVC GUTTERS TO DISCHARGE INTO 068mm DOWNPIPES. PIPES TO DISCHARGE INTO EXISTING SOAKAWAYS.

FOUNDATIONS

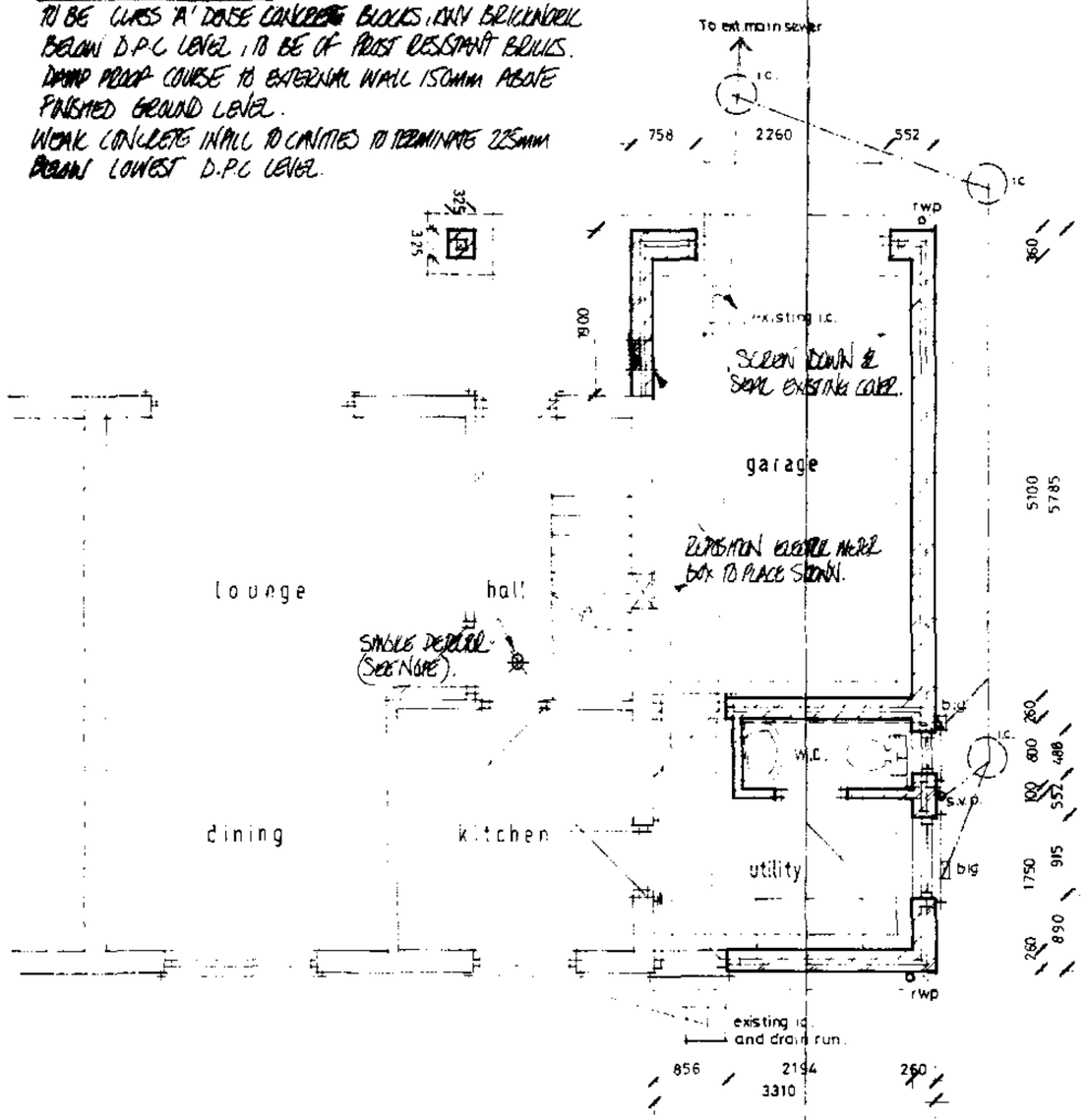
PROVIDE 700x225mm CONCRETE STRIP FOUNDATIONS TO 260mm WALLS FOR 100mm WALLS PROVIDE A THICKENED UP FLOOR SLAB.
ALL CONCRETE TO BE 1:2:4 MIX
FOUNDATIONS TAKEN DOWN TO A DEPTH OF EXISTING OR TO AN APPROVED LOAD BEARING SUB-STRATA (MIN DEPTH 750mm).
IF SUITABLE SUB SOIL IS FOUND ON SITE, FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH WHICH IS SUITABLE FOR THE CONDITIONS (1000mm MIN).

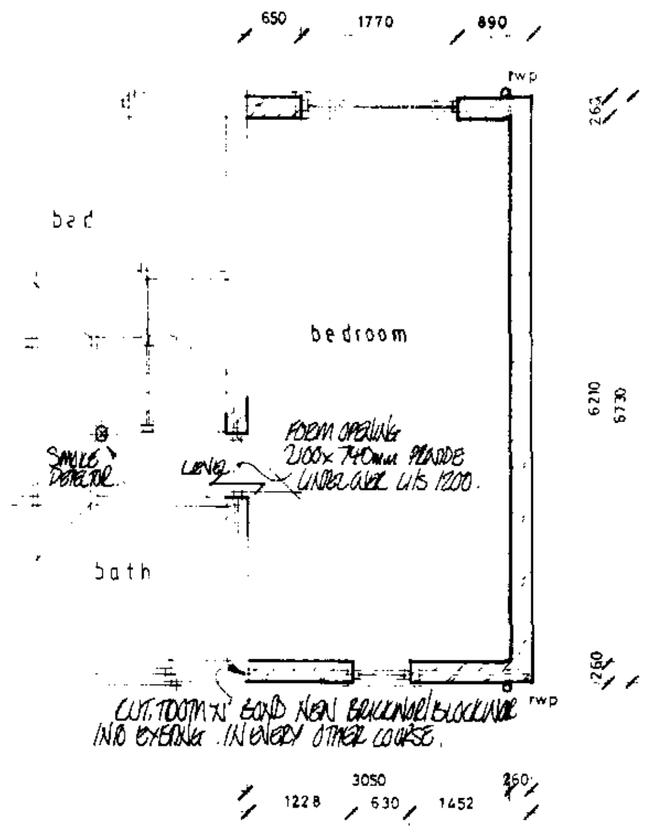
SUB-STRUCTURE WALLING

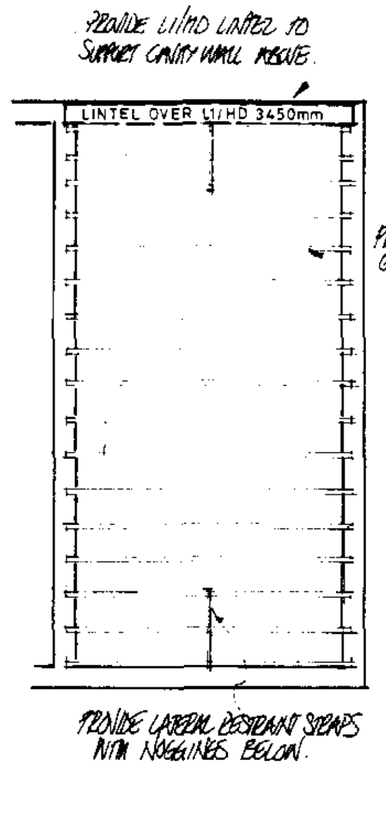
TO BE CURSS A' DOSE CONCRETE BLOCKS, LAID BRICKBOND BELOW D.P.C LEVEL, TO BE OF FROST RESISTANT BRICKS.
DAMP PROOF COURSE TO EXTERNAL WALL 150mm ABOVE FINISHED GROUND LEVEL.
WEAK CONCRETE INFILL TO CAVITIES TO TERMINATE 225mm BELOW LOWEST D.P.C LEVEL.

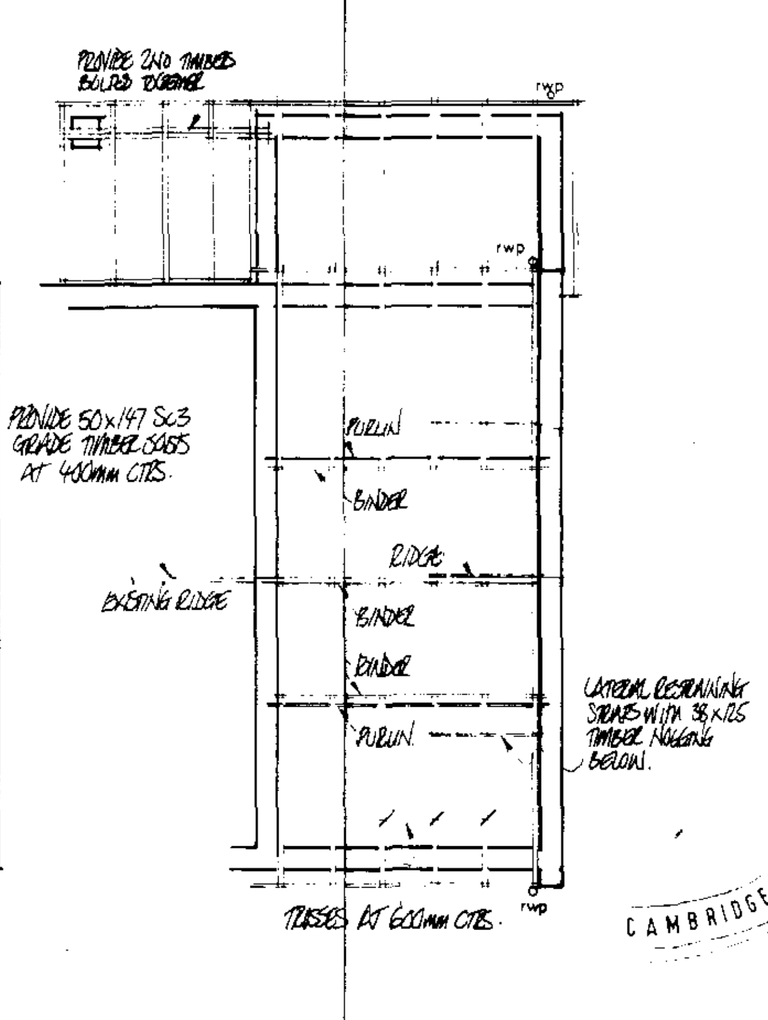
GROUND FLOOR CONSTRUCTION

50mm SAND CEMENT SCREED.
100mm CONCRETE (1:2:4 MIX)
50mm U.R.SABLITE S.D. GRADE FLOOR INSULATION WITH 25mm SABLITE INSULATION TO EXTERNAL WALL SLABS PERIMETER.
1200 GAUGE P.V.C. D.P.M. LAP FLOOR D.P.M TO WALL D.P.C 100mm MIN.
150mm BLINDED AND CONSOLIDATED HARDCORE BASE.





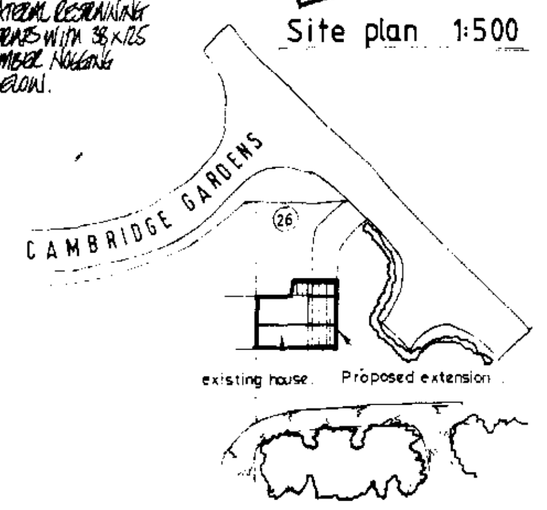




SOUTH HOLLAND D.C.
PLAN DEPT.
30 NOV 1993
REF ....1139/93.

DETERM... PLAN

Site plan 1:500



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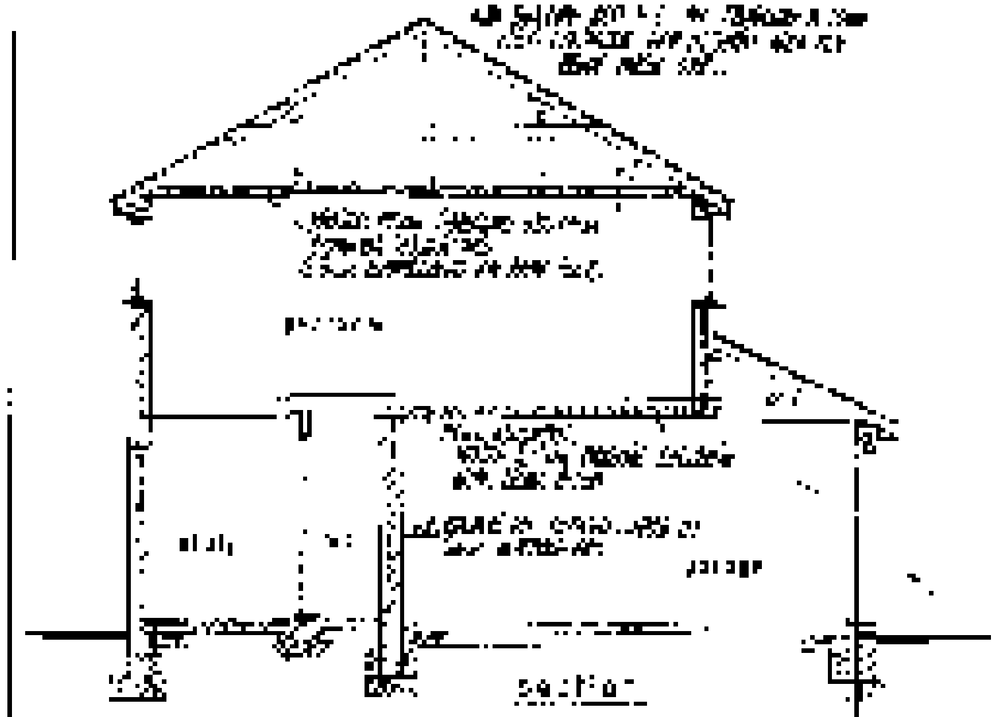

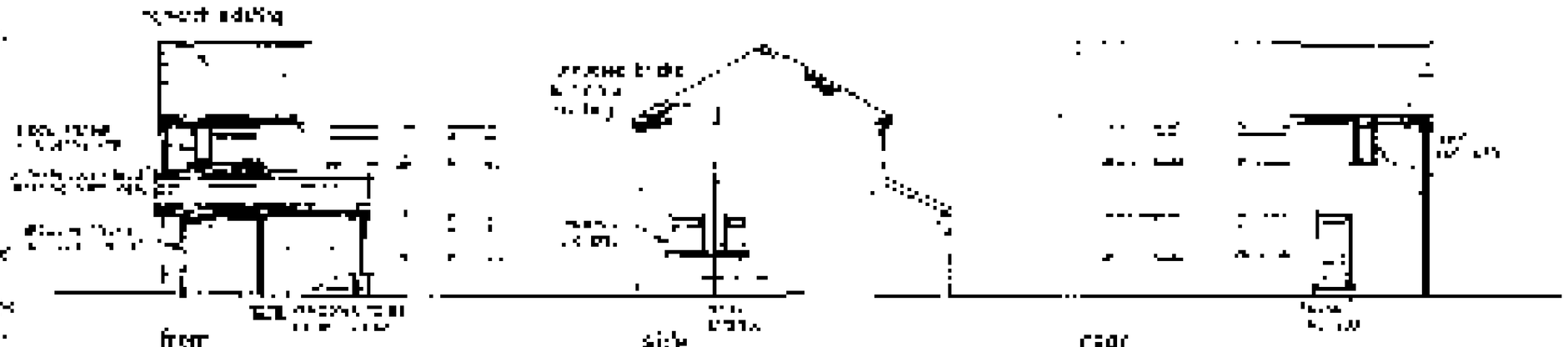

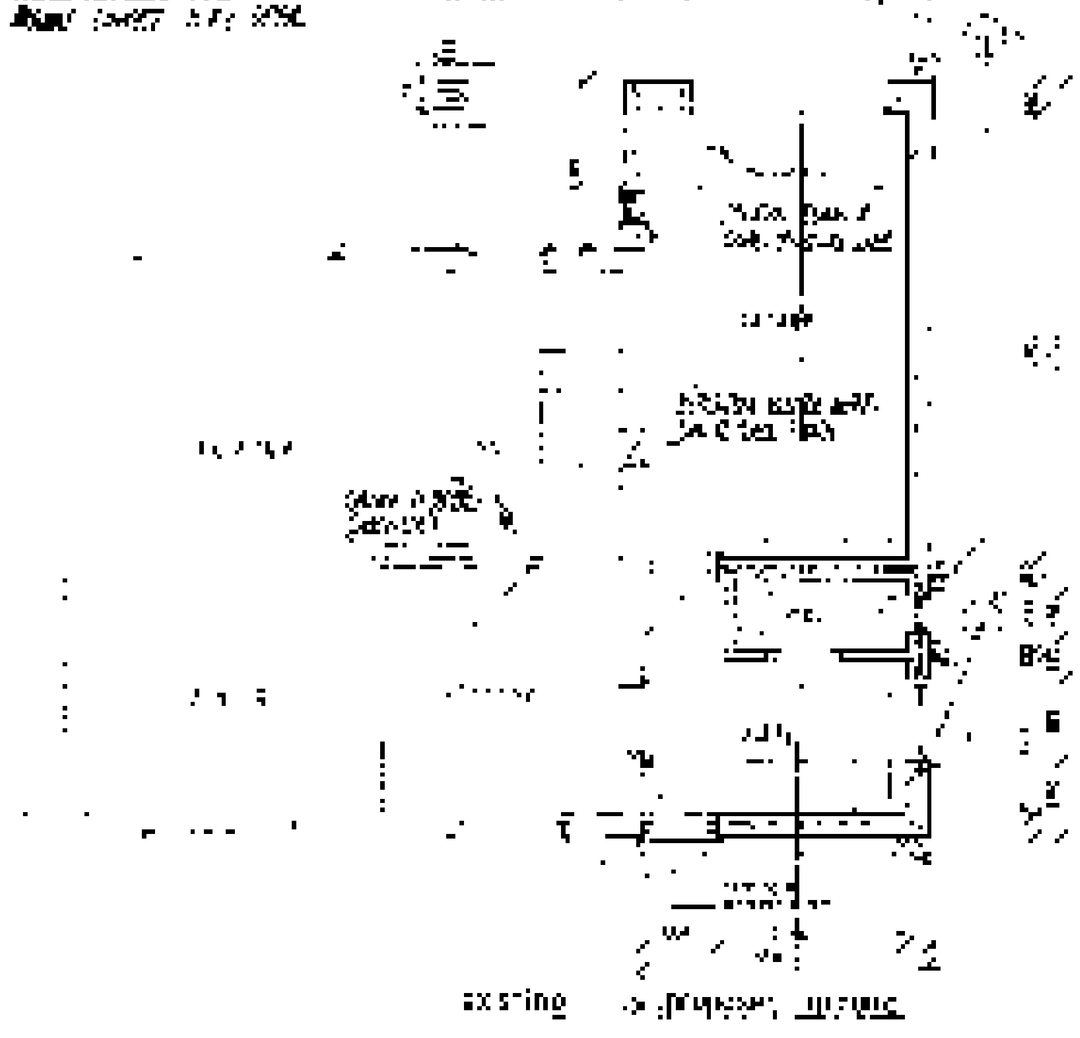

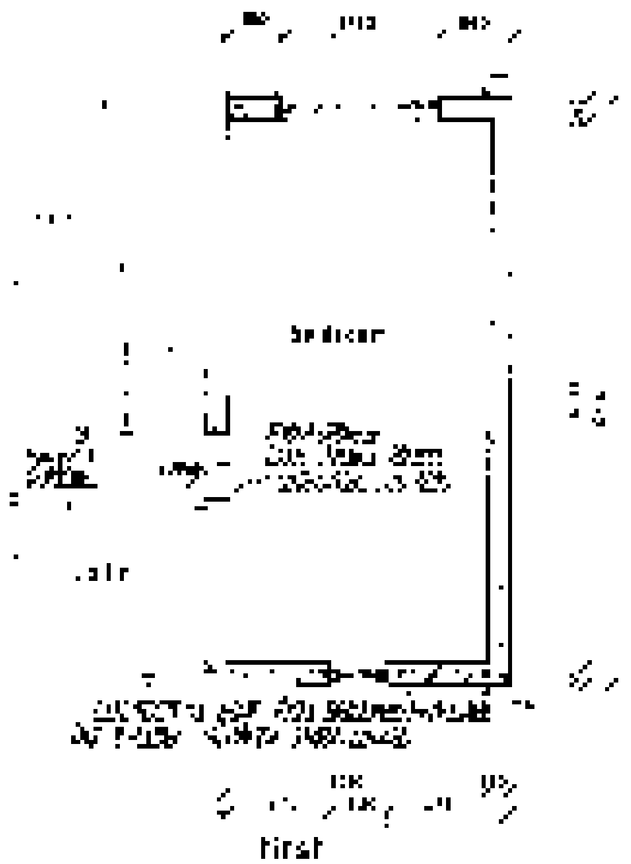



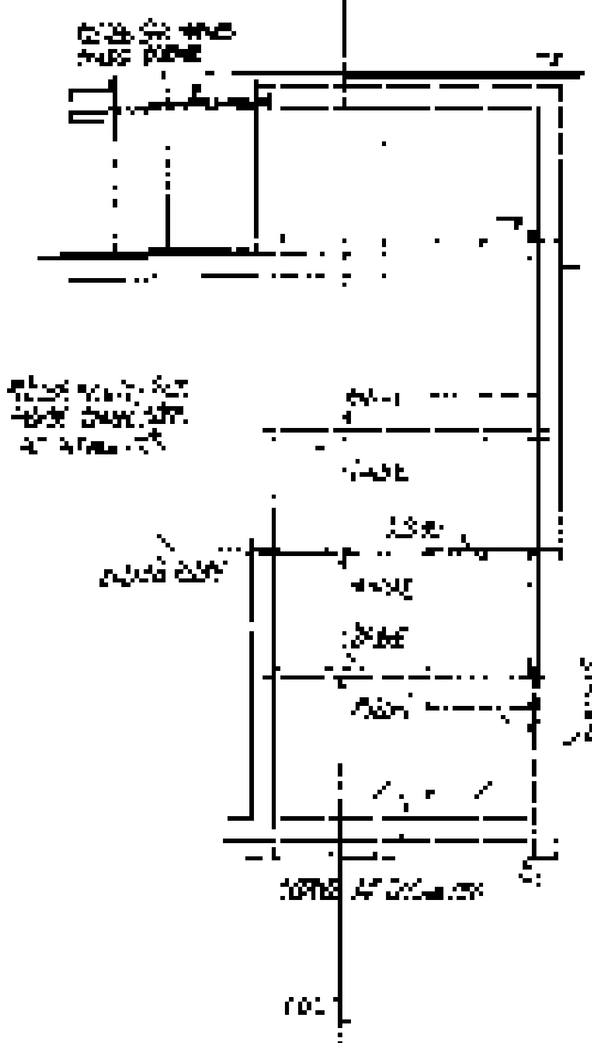



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