FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0271/93 Received:05-APR-93 Type:FULL

Name: Mr & Mrs P Kirby
72 Boston Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location : 72 Boston Road Holbeach
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 brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
27-MAY-93 H09/0271/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09|0271|93

Date Registered 22 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. & Mrs. P. KIRBY
72. BOSTON ROAD
HOLBEACH
SPALDING
LINCS.

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HECKLEGATE
FLEET
SPALDING LINCS.

Tel. No. 0406 23762.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As APPLICANT.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO HOUSE

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 ..... Date 25/1/93 .....

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created:	28·5 sq. metres
B. Please state size of any new structure:- (a) max. height:	3·9 metres
(b) max. length:	5·175 metres
(c) max. width:	6·065 metres
C. Please state type and colour of materials for facing external walls:	RED FACING BRICK TO MATCH EXIST
D. Please state type and colour of roofing materials.	MARLEY MODERN CONC TILES GREY
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?		

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

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

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

PLEASE COMPLETE IN ALL CASES

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

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

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. Indistrial ____ 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 processess 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?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
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).

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 25/1/23.....

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 25/1/23....

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other Concreting garden. Hoarding to each side. 1.2 m fence plus garage on N boundary. 2m hedge on southern boundary. House out of part of site.

Inspected by DMG
Date 14/4

Notice posted by DMG
Date 14/4

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 10/4 70 + 74 Boston Rd.

Considered acceptable in term of appearance and materials.

Neighbours not materially affected in my opinion.

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 .....14/4.....

Case Officer Recommendation

~~Approve~~ Refuse

Signed .....DM Gahey.....

Conditions/~~Reasons~~
(continue overleaf)

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

In the interests of visual amenity.

~~Notes to applicant~~

Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 JMG 2/13 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction: Site should be outlined in red on both the revised 1:500 plans. Four copies of amended plans required which show this

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: D.N. Godfrey

Further direction: Precise details:

Amended description:

New valid date: 5/4

Consultation/Publicity Required

		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 David Godfrey **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued P2441

Date first Rec'd 22 MAR 1993

Registration

Reference H09|0271|93

Cross-Ref B09|0165|93

Date 23-MAR-93

Validation

TYPE FUL

Earliest permission

Site area

No of dwellings

Floorspace 28·5

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 60

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 190

OS No's

Grid ref 5[illegible]700 3[illegible]300

Ward J

Parish HOUGHTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 006619 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRI. 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

H09/0271/93
FULL

Applicant: Mr & Mrs P Kirby
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Extension to house

Location: 72 Boston Road
Holbeach
Spalding

Valid date:	05-APR-93	Terminal date:	31-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	12-APR-93	Report deadline:	28-APR-93
Inspected by	19-APR-93		
Extra contacts	26-APR-93	Case Officer:	
Report if not clear by	10-MAY-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 28.5 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, 74 Boston Rd.	15-APR-93	29-APR-93
The Owner/Occupier, 70, Boston Rd.	15-APR-93	29-APR-93
Clerk to Holbeach PC 0406 26739	29-MAR-93	12-APR-93
Cllr N I Capes 0406 23830	29-MAR-93	12-APR-93
Cllr T G M Tyler 0406 22285	29-MAR-93	12-APR-93
Cllr D S Venni	29-MAR-93	12-APR-93
Site/Press Advert MIN	~~02~~-APR-93	2~~3-APR~~-93
	14	05 MAY

L C C - No Objections to do

P.T.O.

BRI. ;MITH 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

H09/0271/93

FULL

Applicant: Mr & Mrs P Kirby
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Extension to house

Location: 72 Boston Road
Holbeach
Spalding

Valid date: ~~22 MAR 93~~ 5-APR-93
Terminal date: ~~17-MAY-93~~ 31-MAY-93.
Target dates:
To case officer 29-MAR-93
Inspected by 05-APR-93
Extra contacts 12-APR-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93
Case Officer:
D M GEDNEY
Report if not clear by 26-APR-93

DEVELOPMENT/CONSTRAINTS

Size: 28.5 M2
Category: Extension
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	29-MAR-93	12-APR-93
Cllr N I Capes	0406 23830	29-MAR-93	12-APR-93
Cllr T G M Tyler	0406 22285	29-MAR-93	12-APR-93
Cllr D S Venni		29-MAR-93	12-APR-93
Site/Press Advert MIN		~~02~~-APR-93	~~23~~-APR-93

5 MAY

L.C.C - No objections 14 jcb 8/4/93

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

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

17th May 1993.

F.A.O. Mr D. M. Gedney.

Dear Sir,

Re: Extension to House, Mr & Mrs P. Kirby. H09/0271/93

Further to our recent telephone conversation we hereby confirm that the foundations for the extension will not extend onto the neighbouring property.

We trust that this meets with your approval and remain.

Yours Faithfully.

J. Cooper.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAY 1993 36
Action
DPO
DDPO
JO
Actioned by .....
Completed .....
Copy to .....
File Ref.
Acknowledge YES/NO

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincolnshire

D M Gedney

DMG/SJS H09/0271/93

20 May 1993

Dear Sirs

Planning Application H09/0271/93 - Extension to house - 72 Boston Road, Holbeach, Spalding, Lincolnshire

Further to a recent conversation between yourself and Mr D Gedney of my Department, I look forward to written confirmation that the foundations of the proposed extension will not be on neighbouring property.

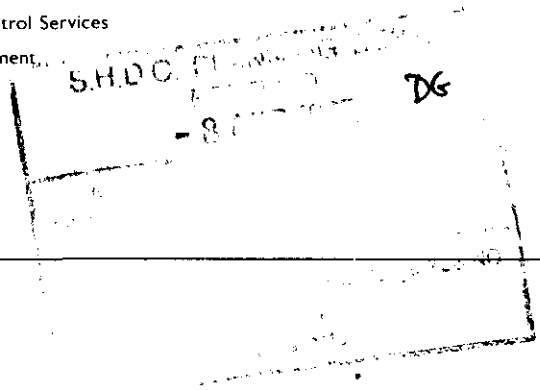
Could you please supply these details within the next five days, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

AN 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: H09/0271/93

Applicant: Mr & Mrs P Kirby
72 Boston Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location: 72 Boston Road Holbeach
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 Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

IAN 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: H09/0271/93

Applicant: Mr & Mrs P Kirby
72 Boston Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
05 APR 1993
REF Valid

Description: Extension to house

Location: 72 Boston Road
Holbeach
Spalding

Type: FULL

Date received: 22-MAR-93

29-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Site should be outlined in red on both the 1:2500 and 1:500 plans.

Four copies of amended plans required which show this.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

P K Lowe

Principal Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2441
Date received : 22-MAR-93

Received from

P A & S A Kirby

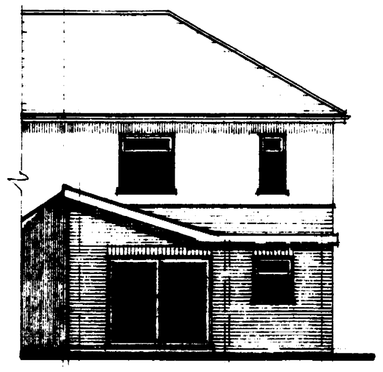
Address

72 Boston Road
Holbeach
Spalding

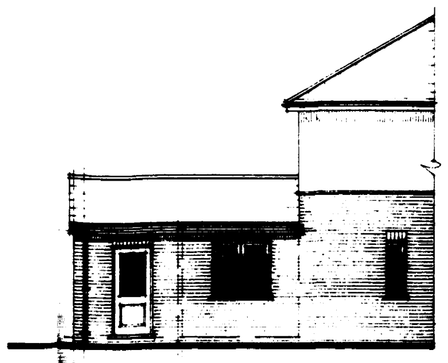
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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



East Elevation



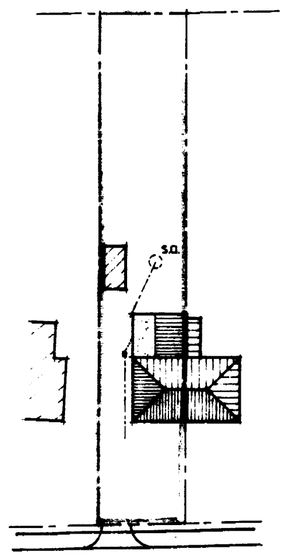
North Elevation.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RFI insulation board. Insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation:
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RFI insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and Utility.

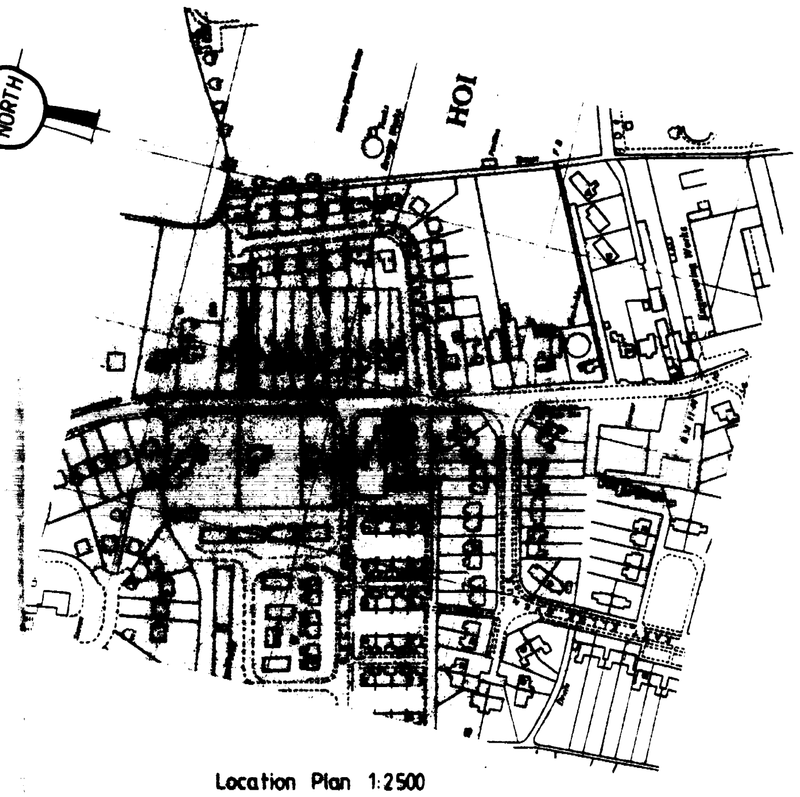
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all ST3 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be I.G.100 Box.

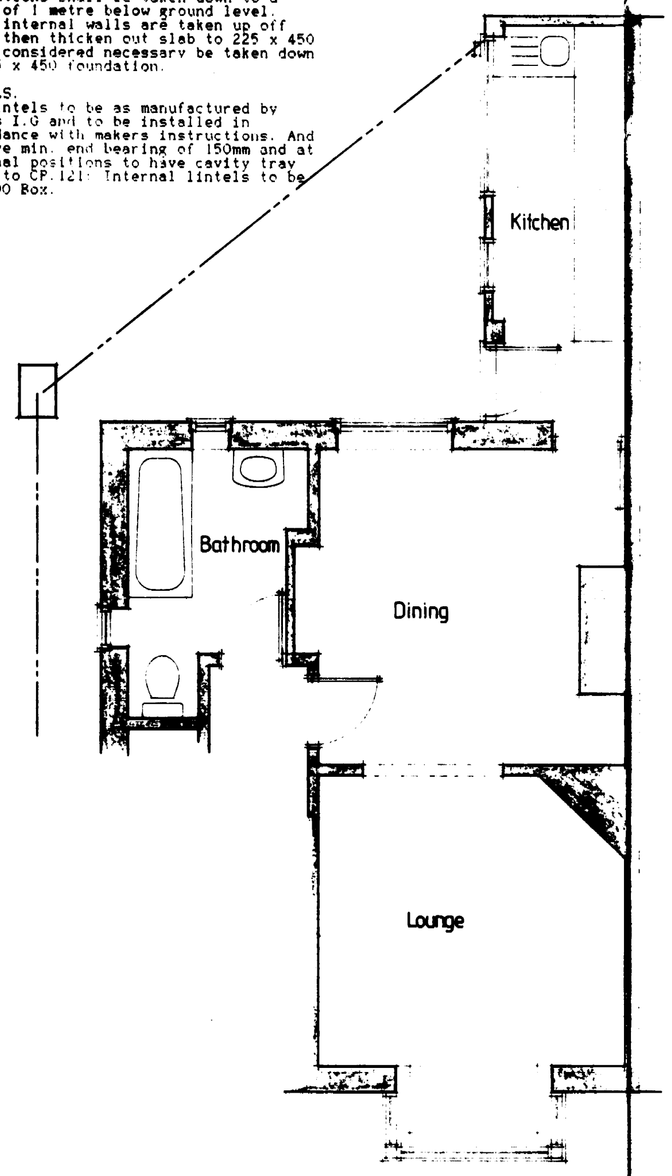
FOUL DRAINAGE.
Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 6" x 10" prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe. opening marked both sides of wall with ridged sheet material. Waste pipes to be 40mm dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction:Sink to have 75 deep seal trap.



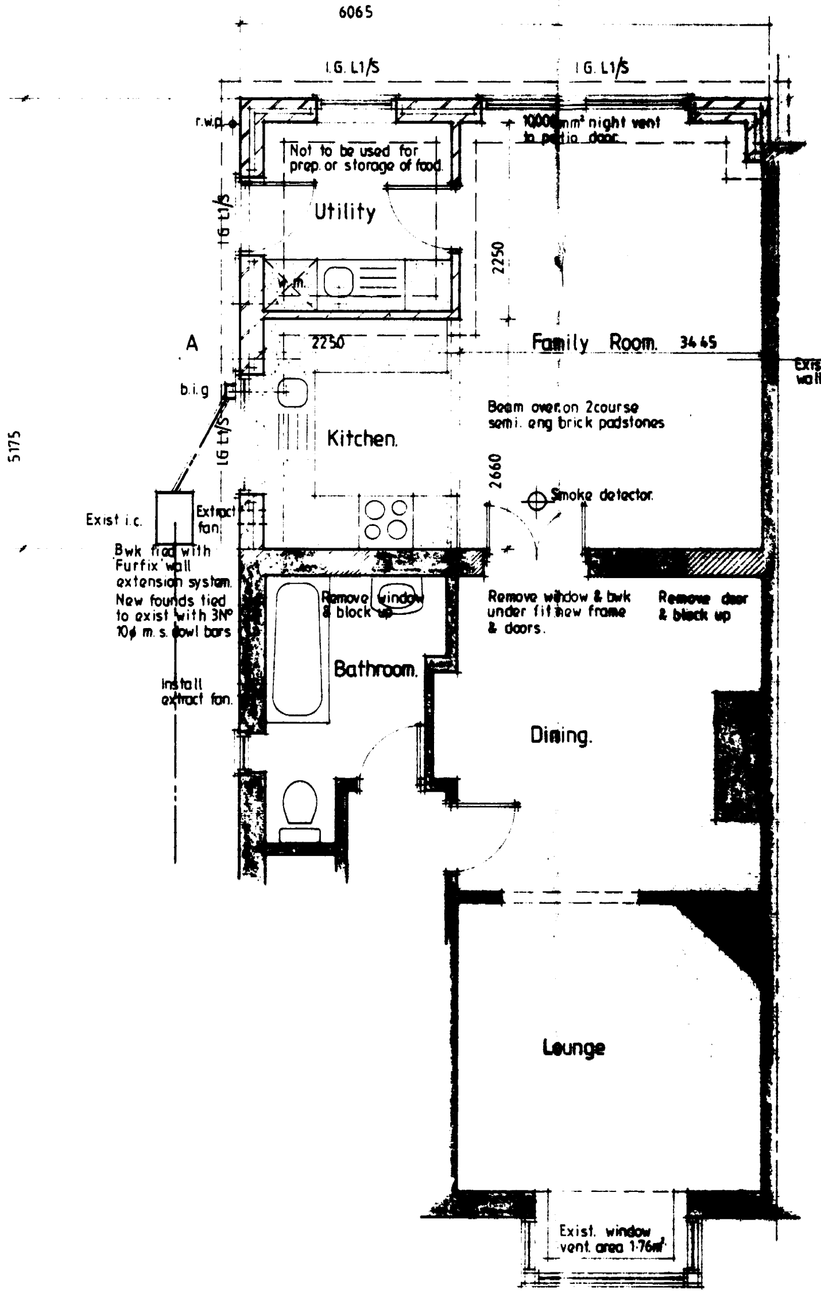
Block Plan 1:500



Location Plan 1:2500



Plan Existing.



Plan Proposed.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Marley Modern or similar) to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 100mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be Mono type at 600c/c to a pitch of 17½ deg. 38 x 100 rafter and ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on 152 x 89 u.b.: All structural timber to be min. SC3 grade: Install code 4 lead flashing to all abutments. Close cavity at plate level.

FLAT ROOF CONSTRUCTION. (COLD)
12mm white spar chippings bedded on 3 layer roofing felt, 1st layer to be asbestos based on 50mm plywood decking: soft wood firring pieces to fall min. 1:40. 50 x 122 SC3 grade joists at 400 centres with 30 x 5 m.s. lateral restraint and wall plate straps at max. 1.5m c/c. 100mm plywood soffit with 25mm wide continuous air gap with fly screen.

CEILINGS
150mm glassfibre insulation laid between truss joists and 70mm Celotex TS1 laid between flat roof joists on 9.5mm Gyproc "duplex" plasterboard Artex finish:

WALLING
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1487. 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermamate' preformed closer and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m² deg. C.: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim

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

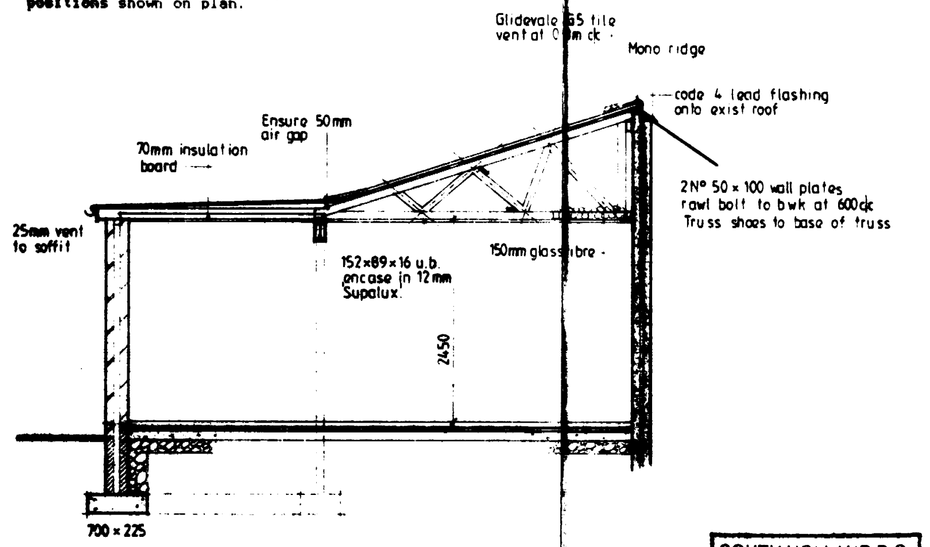
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze extension throughout including garage. All Glazing between 775 and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be saftey glass to B.S. 6206.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING
Extend existing hot water and space heating into extension.

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



Section A-A

SOUTH HOLLAND D.C.
PLAN DEPT
05 APR 1993
REF 27/93

Notes & Schedules

Simply Supported Beam Calculation

Span 2.7m

Loading. Roof - 1.075 x 2.7 x 1.5 = 4.35
Roof - 1.750 x 2.7 x 2.1 = 9.92
Total 14.27 KN

BM = $\frac{14.27 \times 2.7}{8}$ = 4.816 KN/m²

Try 152 x 89 x16 U.B.

fbc = $\frac{4.816 \times 10^3}{110 \times 10^3}$ = 43.78 KN/mm²

1/ryy = $\frac{2.7 \times 10^3}{21.0}$ = 128.5

D/T = 19.8

From Table 3a of B.S.449 pbc = 150 KN/mm²
Therefore beam is satisfactory

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
BROMAVON HOUSE, SQUARE
SPALDING LINCS PE11 2LF
TEL 01455 290290

client
MR & MRS. P. KIRBY

project
PROPOSED EXTENSION TO HOUSE
72 BOSTON ROAD,
HOLBEACH,
SPALDING,
LINC'S.

drawing

scale	drawing no
1:50 1:100	LS 9226
date	drawn
JAN. '92	

SUMMIT