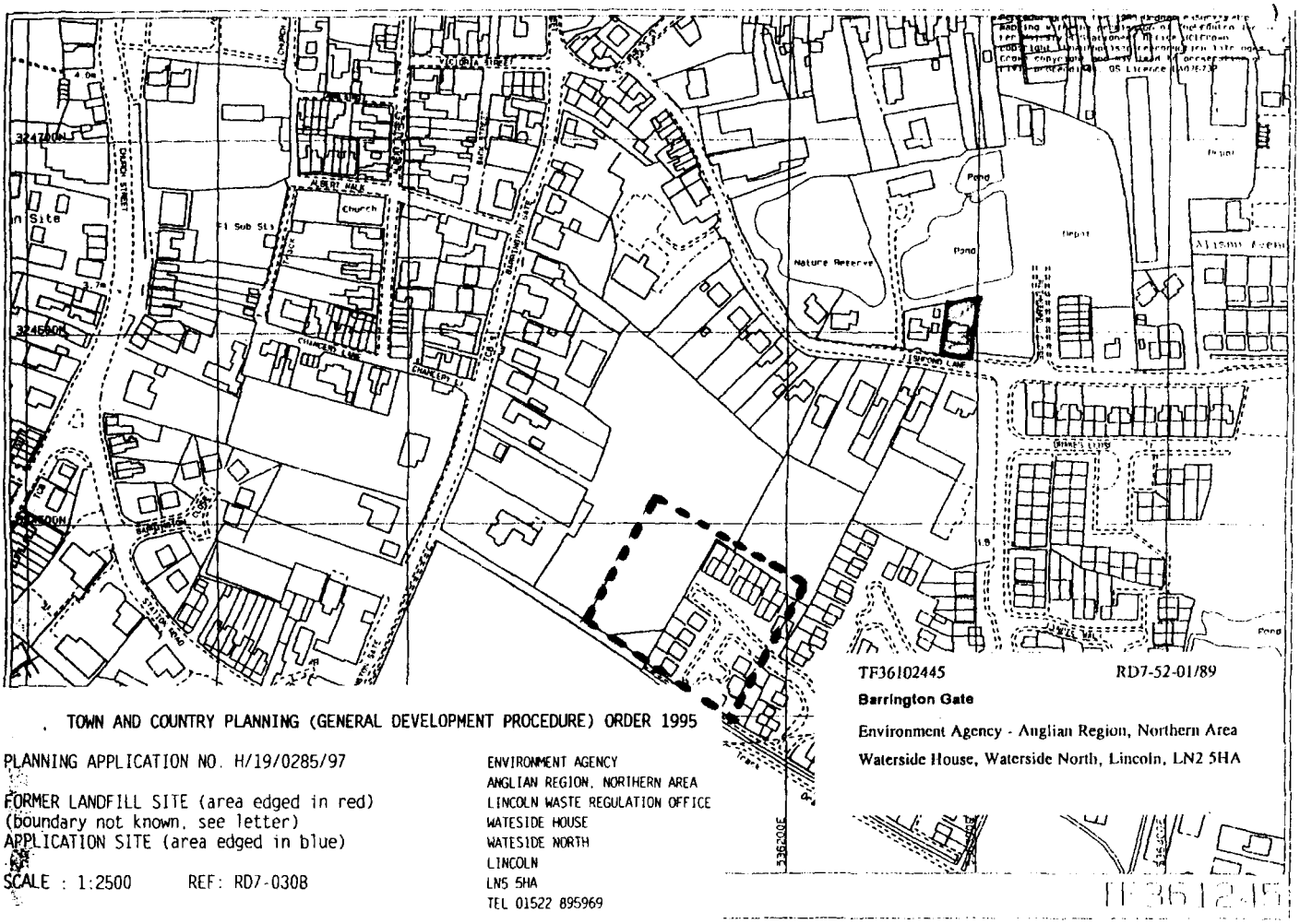


TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

PLANNING APPLICATION NO. H/19/0285/97

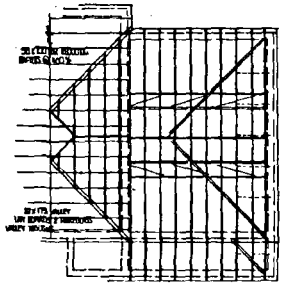
FORMER LANDFILL SITE (area edged in red)
(boundary not known, see letter)
APPLICATION SITE (area edged in blue)

SCALE : 1:2500 REF: RD7-0308

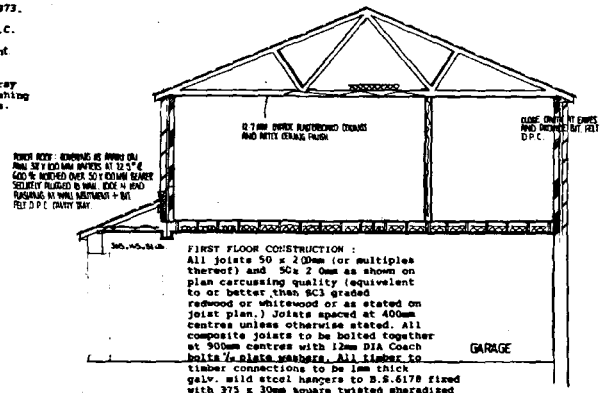
ENVIRONMENT AGENCY
ANGLIAN REGION, NORTHERN AREA
LINCOLN WASTE REGULATION OFFICE
WATESIDE HOUSE
WATESIDE NORTH
LINCOLN
LN5 5HA
TEL 01522 895969

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist: (outer leaf)
100mm facing external brickwork to B.S.3921:1974
for clay bricks and B.S.187:1978 for calcium
silicate bricks.
65mm cavity: Build into cavity Rockwool cavity wall
insulation Boarding in accord.
Makers instructions and agreement certificate
#83/1087
100mm internal cavity skin of tarmac hemelite
insulation blockwork.
Cavity walls to be tied together using galvanised
iron or plastic twist ties spaced 900mm
horizontally and 450mm vertically 300mm ctrs at
unbonded cavity closures internal masonary walls
of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973.
And as recommended by bwk manufacturer. Close
cavities at eaves and provide Bituminous felt D.P.C.
Provide bit felt D.P.C also to sills and jambs
At closure. Provide thermal plasterboard to the inf
jambs of all windows and doors, at the head under
lintels and also under sills. Provide bituminous
felt D.P.C. above all exposed lintels as cavity tray
and stepped D.P.C cavity tray and code 4 lead flashing
with a min 150mm upstand @ all roof/wall abutments.



ROOF PLAN



SECTION THRU

FIRST FLOOR CONSTRUCTION :
All joists 50 x 200mm (or multiples
thereof) and 50x 2 0mm as shown on
plan carcussing quality (equivelent
to or better than SC3 graded
redwood or whitewood or as stated on
joist plan.) Joists spaced at 400mm
centres unless otherwise stated. All
composite joists to be bolted together
at 900mm centres with 12mm DIA Coach
bolts ½ plate washers. All timber to
timber connections to be 1mm thick
galv. mild steel hangers to B.S.6178 fixed
with 375 x 30mm square twisted sheradized
nails to every hole. All timber to
masonery connections to be 2.5mm thick
galvanized M.S. Hangers to B.S.6178 top
flange fully embedded and all holes nailed.
Stud wall built on sole plate. Provide
solid strutting at mid joist span. Provide
30 x 5mm once bent (900/100) galv.M.S.
Lateral restraint straps to external walls
where shown (at 2m max c/) fixed with 4#
50mm 6 gauge CST. Screws or 5#3.5 x 50mm
galv. round wire nails 10 3#joists min
c/solid blocking supports in between
joists.
Finish: 10mm T&G. moisture resistant chipboard
C4 to B.S.5669

ROOF COVERING:
Concrete interlocking roof tiles on 38 x 25mm
treated softwood battens, guage to suit tiling
on B.S.747 type #F untearable roofing felt
or silimlar on cut/trussed rafters as applicable.
Contractor is to determine tile fixing specification
from manufacturers published literature with due
consideration for site location, anticipated wind
velocities and roof pitch.

ROOF CONSTRUCTION:

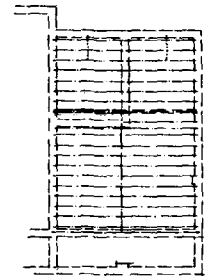
Wall plates generally 100 x 50 mm treated softwood (or as shown)
with half lapped joints and fully bedded strapped down
to support wall with 90 x 5mm GMS straps at Max 1.2M c/c
Cut rafters fully birdsmouthed over and twice nailed to all
supports. Trussed rafter roof to be designed and
manufactured by an approved manufacturer and fixed,
together with min. 100 x 25mm sawn SW binders and
bracing in accordance with B.S.5268 Part 111 1985
(and any subsequent amendment)
Trusses spaced at maximum 600mm centres and pitched at
21.5°, (2 sketch drawings to be agreed on site by truss manufacturer)
Provide 30 x 5mm once bent (900/100) galv.M.S. lateral
restraint straps to external walls at ceiling and
rafter level where shown at max 2.0m fixed with 4#
50mm 8 gauge CSK screws or 5#3.5 x 50mm galv.
round wire nails to 2#trusses/ceiling joints
minimum c/solid blocking blocking support and edge packing.

ROOFSPACE VENTILATION AND INSULATION:

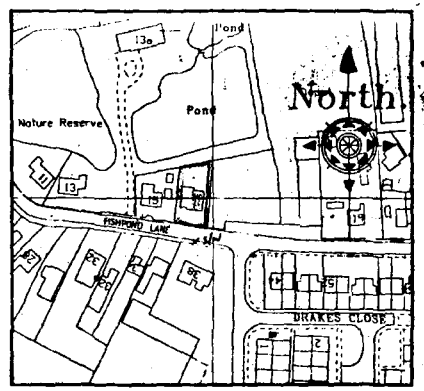
Provide eave to eave ventilation equivelent to
10,000mm²/m run. Use either ventilating soffit
boards, continuous soffit ventilation strips
or continuous over fascia ventilation system:
Marley or sim.approved. Provide 100mm fibreglass
insulation quilt inbetween ceiling ties and 100mm
fibreglass insulation quilt over ceiling ties
(total 200mm thickness). Ensure to maintain a
minimum 25mm air space between roof insulation
and roofing felt. Roof hatch insulated and to
include compressible seal.

FASCIA, SOFFIT, BARGE BOARDS, R/W GOODS TO MATCH EXISTING

JOINERY : GARAGE : 8#" LAYER 15MM GYPROC 'FIRECHEK' PLASTERBOARD & ARTEX
TO 100 MM RUBBERGLASS INSULATION BETWEEN JOISTS.
SURROUND BEAMS WITH 2 LAYERS 12MM GYPROC FIRECHEK
UTILITY : 8#" LAYER GYPROC 12.7 MM P'BOARD AND ARTEX



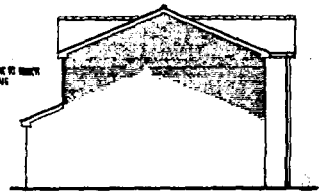
FLOOR JOIST PLAN



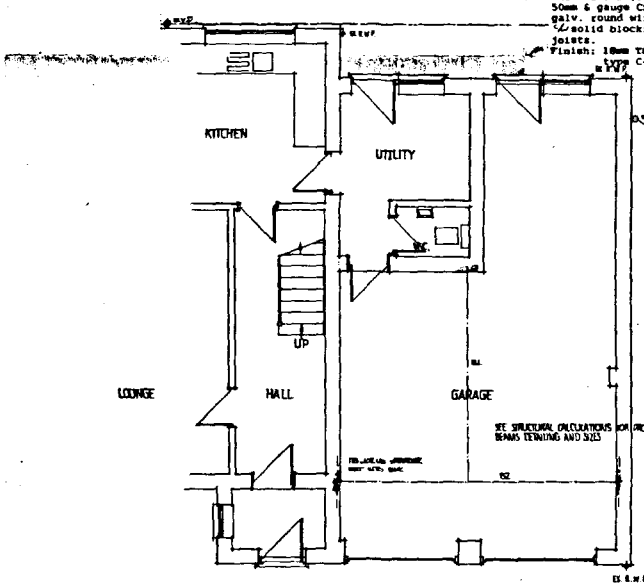
LOCATION PLAN 1:1250



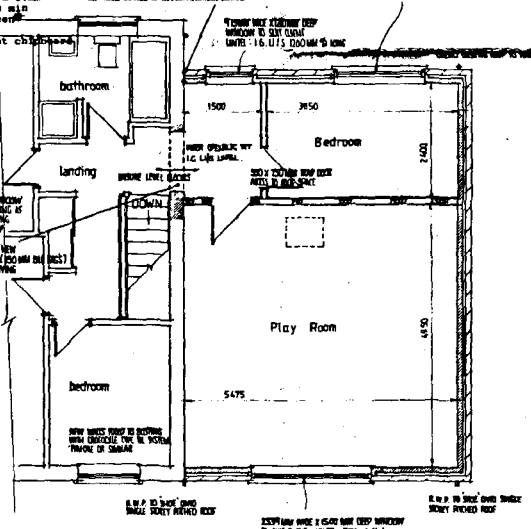
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



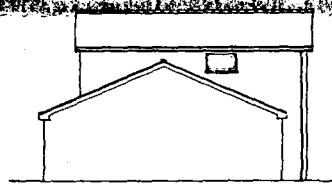
EXISTING GROUND FLOOR



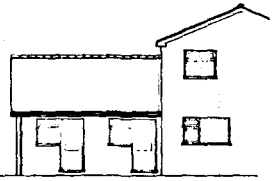
PROPOSED FIRST FLOOR EXTENSION



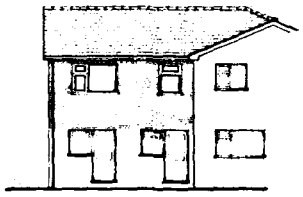
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
17 MAR 1997
Ref: H285/97

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
[illegible]
PHONE: SPALDING (01775) 767119
FAX No: (01406) 422922

Client: MR .C. FEENEY

Project: PROPOSED EXTENSION TO HOUSE
15a FISHPOND LANE, HOLBEACH,
SPALDING: LINCOLNSHIRE.

Drawing: PLAN AS EXISTING / PROPOSED

Scale: 1:50 1:100 1:1250
Drawing No. 9616-1
Date: DEC 1996
Drawn: J.C.

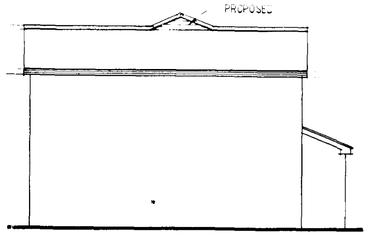
LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as
standard and installed with a min. 150mm end bearing.
Lintels installed in strict accordance manufacturers
recommendations incl. all necessary stop ends and 10mm
weep holes at 675mm c/above trays.

VENTILATION:
All window opening lights to have
area to exceed 1/20th from floor area.
All habitable rooms to have Trickle
Ventilators in window/door heads
giving ventilation equivelent to
8000mm²

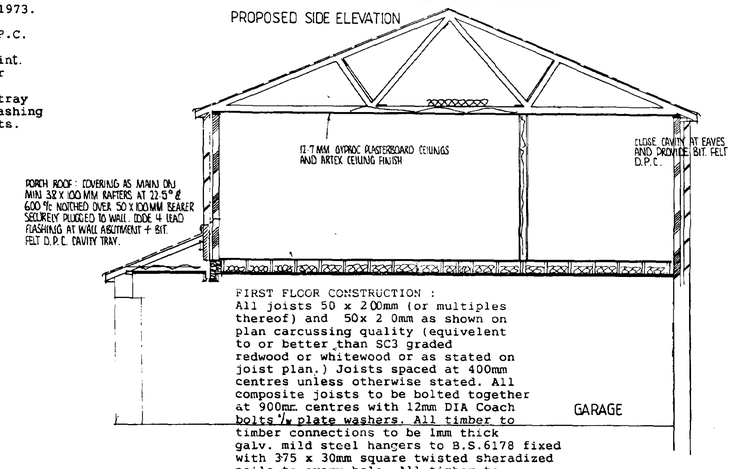
Stud walls to consist
of 38 x 89mm studs at 400mm c/c, both
sides to be clad with 12.7mm
plasterboard and skim 100mm glassfibre
infill between studs.

CAVITY WALL CONSTRUCTION:

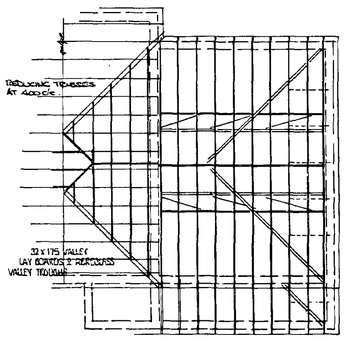
285mm cavity walling to consist: (CAVITY TO MATCH EXISTING)
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks.
85mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate N83/1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 750mm horizontally and 450mm vertically 300mm ctrs at embonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973.
And as recommended by bwk. manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C.
Provide bit. felt D.P.C also to sills and jambs at closure. Provide thermal plasterboard to the int. jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.



PROPOSED SIDE ELEVATION



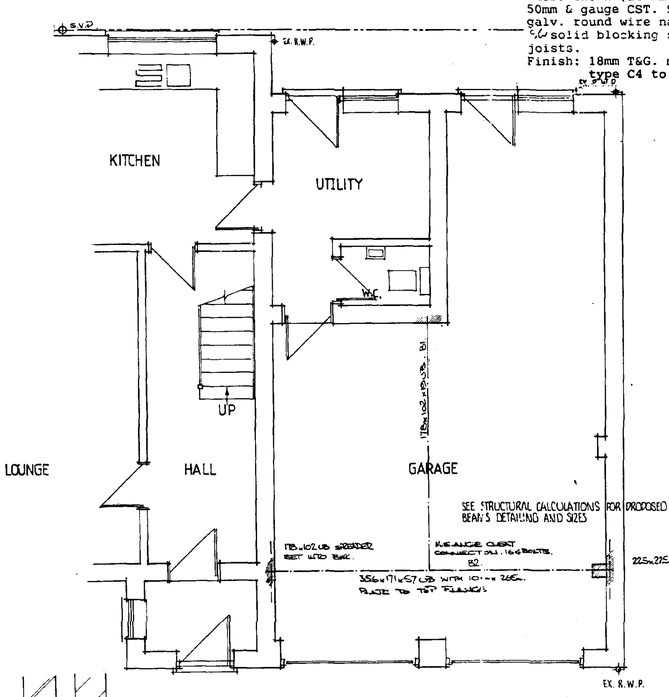
SECTION THRO'



ROOF PLAN

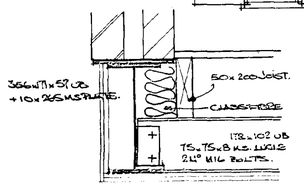
FIRST FLOOR CONSTRUCTION :
All joists 50 x 200mm (or multiples thereof) and 50x 200mm as shown on plan carcussing quality (equivelent to or better than SC3 graded redwood or whitewood or as stated on joist plan.) Joists spaced at 400mm centres unless otherwise stated. All composite joists to be bolted together at 900mm centres with 12mm DIA Coach bolts ⅛w plate washers. All timber to timber connections to be 1mm thick galv. mild steel hangers to B.S.6178 fixed with 375 x 30mm square twisted sheradized nails to every hole. All timber to masonary connections to be 2.5mm thick galvanised M.S. Hangers to B.S.6178 top flange fully embedded and all holes nailed. Stud wall built on sole plate. Provide solid strutting at mid joist span. Provide 30 x 5mm once bent (900/100) galv.M.S. Lateral restraint straps to external walls where shown (at 2m max ⅛) fixed with 4N° 50mm & gauge CST. Screws or 5N°3.5 x 50mm galv. round wire nails 10 3N° joists min ⅛ solid blocking supports in between joists.
Finish: 18mm T&G. moisture resistant chipboard type C4 to B.S.5669

GARAGE



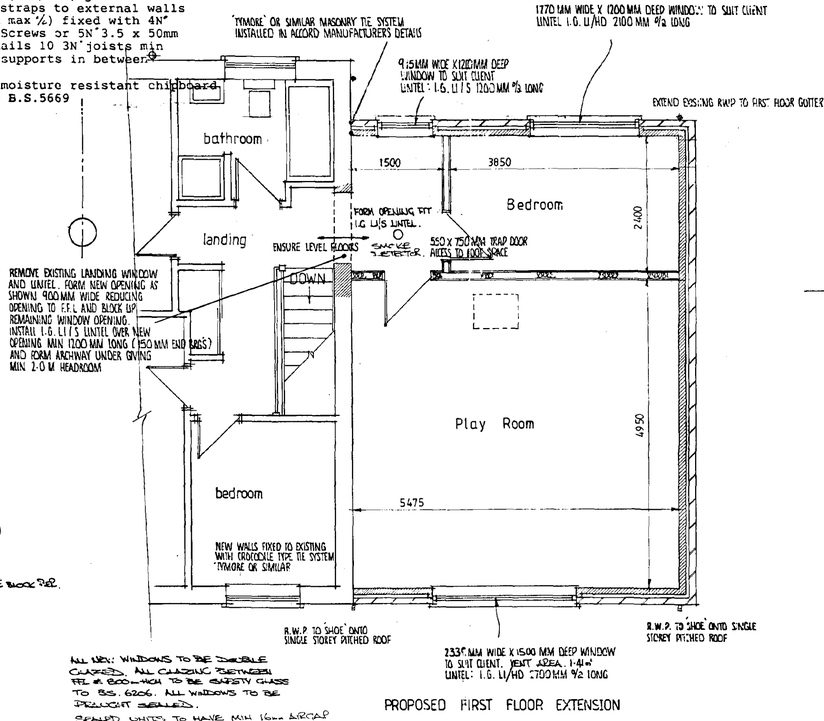
EXISTING FOUNDATIONS TO BE CHECKED BY LOCAL AUTORITY BUILDING CONTROL OFFICER PRIOR TO COMMENCEMENT ON SITE

EXISTING GROUND FLOOR



BEAM DETAIL.

Stud walls to consist of 38 x 89mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.



ALL NEW WINDOWS TO BE DOUBLE GLAZED. ALL GLAZING BETWEEN FFL & 800 c/ctr TO BE SAFETY GLASS TO BS. 6206. ALL WINDOWS TO BE PEGUIOT SEALED.
SEALED UNITS TO HAVE MIN 16mm AIRGAP GLASS TO BE LOW E 0.1 U VALUE 1.8 W/M²K

PROPOSED FIRST FLOOR EXTENSION

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm ⅛ above trays.

VENTILATION:
All window opening lights to have area to exceed 1/10TH from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivelent to 8000mm²

ROOF COVERING:
Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, guage to suit tiling on B.S.747 type 1F untearable roofing felt or silimlar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

ROOF CONSTRUCTION:

Wall plates generally 100 x 50 mm treated softwood (OR TO MATCH EXISTING) with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at Max 1.2M ⅛ Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min. 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment)
Trusses spaced at maximum 600mm centres and pitched at 22.5°; TO MATCH EXISTING-TO BE CHECKED ON SITE BY TRUSS MANUFACTURER
Provide 30 x 5mm once bent (900/100) galv.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 2.0M fixed with 4N° 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 2N° trusses/ceiling joints minimum ⅛ solid blocking blocking support and edge packing.

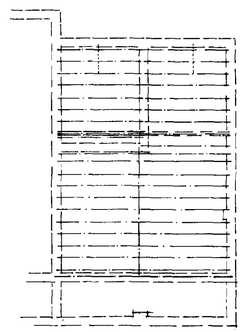
ROOFSPACE VENTILATION AND INSULATION:

Provide eave to eave ventilation equivelent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Marley or sim. approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 150mm fibreglass insulation quilt over ceiling ties (total 250mm thickness). Ensure to maintain a minimum 50mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

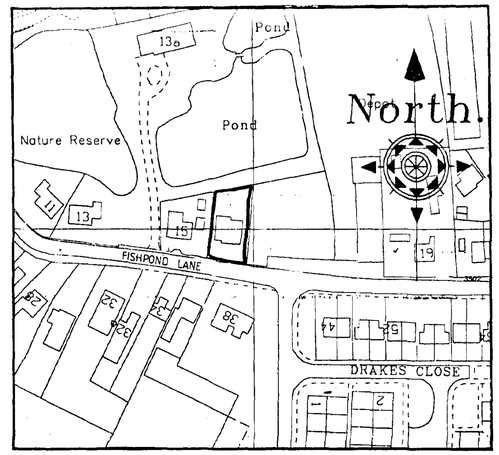
FASCIA, SOFFIT, BARGE BOARDS, R.W. GOODS TO MATCH EXISTING

CEILINGS : 1N° LAYER 15 MM GYPROC 'FIRELINE' PLASTERBOARD & ARTEX
100 MM FIBREGLASS INBETWEEN JOISTS.
SURROUND BEAMS WITH 2 N° LAYERS STAGGERED GYPROC FIRELINE

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitabls zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch; and to be vented



FLOOR JOIST PLAN



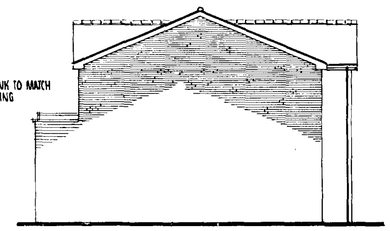
LOCATION PLAN 1:1250

ROOF TILES TO MATCH EXISTING



PROPOSED FRONT ELEVATION

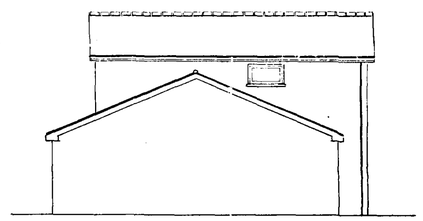
FACING BRICK TO MATCH EXISTING



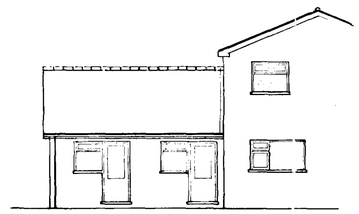
PROPOSED SIDE ELEVATION



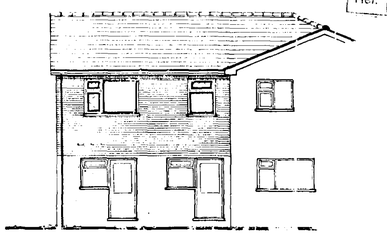
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

SHDC
Planning & Development
19 SEP 2005
Ref: 0285/97

AMENDED PLAN
Ref. A1

revision	date	init.	revision details.
A.	MAY 97	J.C	B.RECS.
B.	AUG 05	J.C	BALCONY.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESBATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782

Client.
MR. C. FEENEY

Project.
PROPOSED EXTENSION TO HOUSE
15a FISHPOND LANE, HOLBEACH,
SPALDING: LINCOLNSHIRE.

Drawing.
PLAN AS EXISTING / PROPOSED

Scale	Drawing No.
1:50 1:100 1:1250	9616-1 B
Date. DEC 1996	Drawn. J.C.