SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0305/92 Received:11-MAR-92 Type:FULL

Name: Mr G Moore
Fivewinds
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Extension and alterations to house

Location : Fivewinds Roman Bank
Holbeach Bank 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.

Director of Planning and Building Control Services
14-APR-92 H09/0305/92

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)

PLANNING APPLICATION

For office use only

Application No. H09|0305|92

Date Registered 11 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr G Moore
Fivewinds
Roman Bank
Holbeach Bank
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spaldling Lincs PE12 7BB

Tel. No. 0406 24343
(Personal contact name) M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Fivewinds, Roman Bank, Holbeach Bank, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension and Alterations to house

Please comple[illegible]

Signed. [illegible] Date. 10th March 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 Certificate

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 previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: 7.1 metres
(b) max. length: 6.3 metres
(c) max. width: 3.47 metres

C. Please state type and colour of materials for facing external walls: Facing brickwork to match existing

D. Please state type and colour of roofing materials. Conc. int. tiles to match existing

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. Garden

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? As 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 of 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 N/A

C. Please state whether a land drain will be affected No

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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.	N/A	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** *You can use the notice at the bottom of the form to send to the owner.* (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 10th March 1992

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 10th March 1992

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. 1313

Date First Received 11 1992

REGISTRATION

REFERENCE H09/0305/92

Cross-Ref B09/0206/92

Date 12/3/92 JAB

VALIDATION Date 12/3/92

Type Full Earliest permission date (Cert 3) .....

Site area ..... No. of dwellings ..... Floorspace 40.26

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate
- Site plans
- Description
- Accuracy
- Incomplete form
- S65 Advert required
- Expiry date .....

Fees:
- Nil fee – previous app
- – type
- Discounted fee
- Ref .....
- Reason .....
- Correct fee £ 55 Additional £ ..... Receipt no. .....
- Refund £ ..... Issued .....

CONSTRAINTS Date 12/3

Index Sheets 11A OS Nos ..... Grid Ref E 367390 N 179390

Part C Parish HOUGHTON

Inside IDD YES Inside LP area NO

TR Burial	/	CA	/
TR Bypass	/	LB	/
Level crossing	/	TPO	/
Footpath	YES	Other	

Grade

Linked to site ..... Ref ..... Linked to property ..... Ref .....

Planning Records:
Earlier apps 0373/93 current
0543/54 1743/56
1367A 0543/73 1038/54
0137/51 726/54

B Leg Records:
Already submitted Ref .....
Required .....

Inputs completed 12/3/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries 2.5m conifers to Benville Site Features 1m ledge on front. Open to rear. 2 upper 2 lower windows to Benville (right of property) No side windows proposed First approval was for this site also - a

Inspected by: GS
date: 24/3/92

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Other info. viz: Signed ..... / Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
...DR. 8/4...

Recommendation/draft report produced.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 19/3 22.2.13

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 1) Rose Cottage
2) Benville

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

BRIAN . ,TH 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: H09/0305/92 Type: FULL

Applicant: Mr G Moore Agent: Status Design
Tel: 0406 24343

Description: Extension and alterations to house

Location: Fivewinds
Roman Bank
Holbeach Bank
Spalding

Valid date: 11-MAR-92 Terminal date: 06-MAY-92
Target dates: Target Committee: 14-APR-92
To case officer 16-MAR-92 Report deadline: 31-MAR-92
Inspected by 21-MAR-92
Extra contacts 26-MAR-92 Case Officer:
Report if not clear by 15-APR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 40.26 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	17-MAR-92	31-MAR-92
Cllr J R Pearl 0406 32 207	17-MAR-92	31-MAR-92

L.C.C - No objections JC CB 19/3/92.

"Rose Cottage", Roman Bank	25-MAR-92	08-APR-92
"Benville", Roman Bank.	25-MAR-92	08-APR-92.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0305/92 Received:11-MAR-92 Type:FULL

Name: Mr G Moore
Fivewinds
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Extension and alterations to house

Location : Fivewinds Roman Bank
Holbeach Bank Spalding

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:

08-APR-92 H09/0305/92 AD...N...DC...PL...
9/4 12/4

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAR 1992

Please contact: Mr. Staines

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

Our Ref. RS/PA-P/305/92/JAM **Your Ref.** **Date** 19 March 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. G. MOORE
EXT. DWELL. - ROMAN BANK, HOLBEACH BANK

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs. PE12 7BB

BRIAN . .ITH 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

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1992
DC

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0305/92

Applicant: Mr G Moore
Fivewinds
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Extension and alterations to house

Location: Fivewinds Roman Bank
Holbeach Bank Spalding

Type: FULL

Date received: 11-MAR-92

17-MAR-92

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 01-APR-92. 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

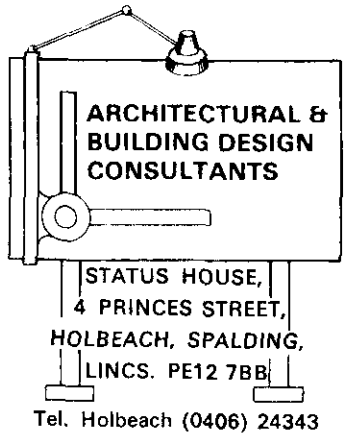
FOR PARISH COUNCIL USE ONLY

Comments: Supported

21/3/92

Signed:

status design



South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 10th March 1992

The person dealing with this matter is: M. Glauser

Our Ref: 771612/MRG/AEW

Your Ref:

Dear Sir,

Re: Proposed Extension and Alterations to House at Roman Bank, Holbeach Bank For Mr G Moore

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed application form.
2. 4 No. copies each drawing No'd 771612/1 and 771612/2.
3. Cheque to the value of £55.00 in respect of submission fee.

Building Regulations Submission

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing No'd 771612/1 and 771612/2.
3. Cheque to the value of £42.30 in respect of submission fee.

Total cheque: £97.30

Yours faithfully

M. R. Glauser F.F.B.

Enc.

Notes and Reservations

Do not scale from this drawing.

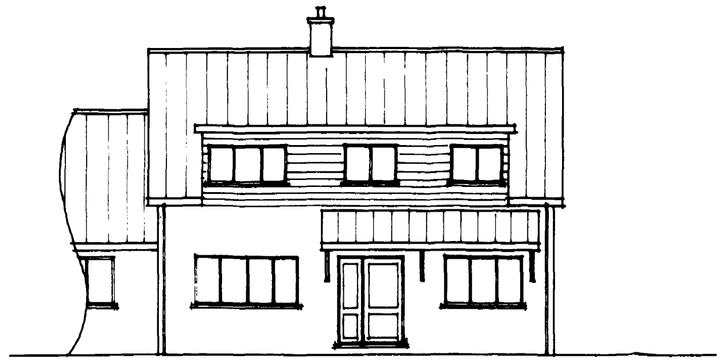
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

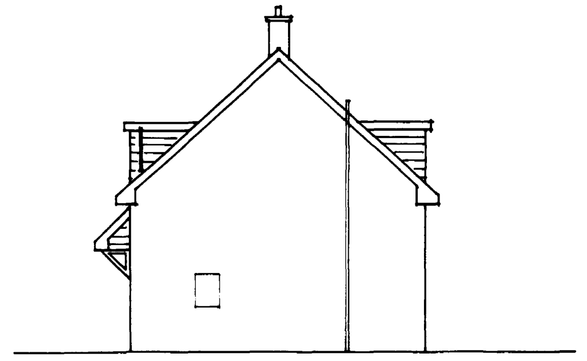
All details shown on this drawing are meant as typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which are unreported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

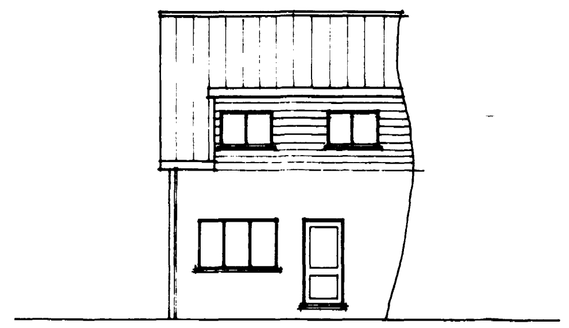
THIS DRG. TO BE READ IN CONJ. WITH DRG. NO. 771612/2.



EXISTING FRONT



EX. SIDE

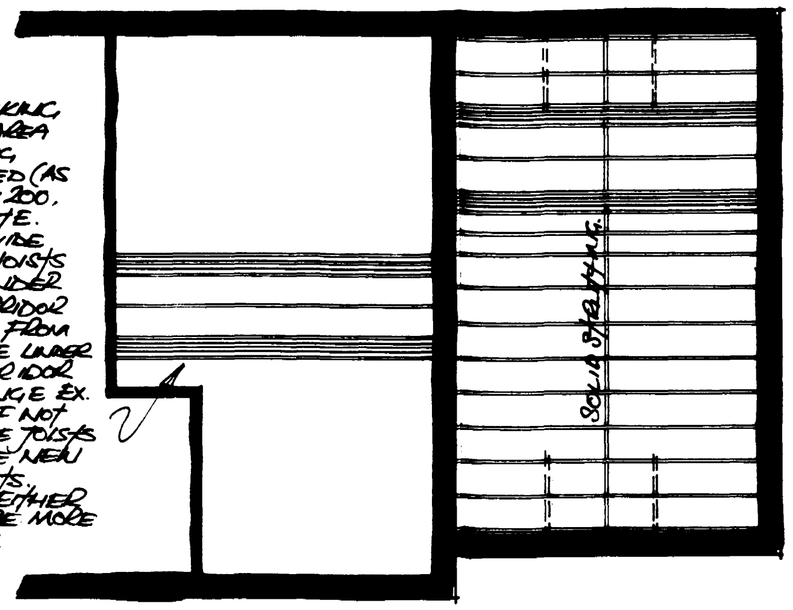


EX. REAR

DORMER ROOF CONSTRUCTION:- TILES, FELT AND BATTENS AS FOR MAIN HOUSE ROOF. 25x125 RIDGE TIE, 38x75 RAFTERS @ 38x100 CEILING TIES, 1 No. 25x100 BINDER + 1 No. 25x100 RAFTER BINDER (BINDERS FOR EXTRA STABILITY). AT ROOF INTERSECTION PROVIDE 32x175 VALLEY LAY BOARDS + SUITABLE REDUCING RAFTERS. SUPPORT RAFTERS ON 50x125 HEADER / WALL PLATE. PROVIDE 38x50 NOGGINS FROM LAST RAFTER OVER GABLE DORMER WALLING TO TAKE BARGEBOARDS. PROVIDE 150 CYPLAS 1000 INSULATION AND VENTILATION TO BE NEVE JOINERY HDI SOFFIT VENT. BOARDS TO GIVE VENT. EQUIVAC TO 10mm CONTINUOUS STRIP ALONG EAVES. ALL TIMBER SC3 GRADE.

EXISTING FLOORING:-

REMOVE EXISTING DECKING, AS REQUIRED AFFECTED AREA AS SHOWN. EXISTING JOIST SIZES ASSUMED (AS NOT SURVEYED) 50x200, WHICH ARE ADEQUATE. IF NOT ALREADY PROVIDE 2 No. 50x200 SC3 H. JOISTS BOLTED TOGETHER UNDER NEW BATHROOM / CORRIDOR WALLING, CONTINUING FROM CYL, ALSO THE SAME UNDER NEW BEDROOM / CORRIDOR WALLING. RE-ARRANGE EX. JOISTS AS SHOWN. IF NOT ENOUGH OR DEFECTIVE JOISTS FOUND THEN PROVIDE NEW 50x200 SC3 H. JOISTS. THE NEXT JOIST TO EITHER END ONE NOT TO BE MORE THAN 400mm AWAY. REPLACE DECKING.

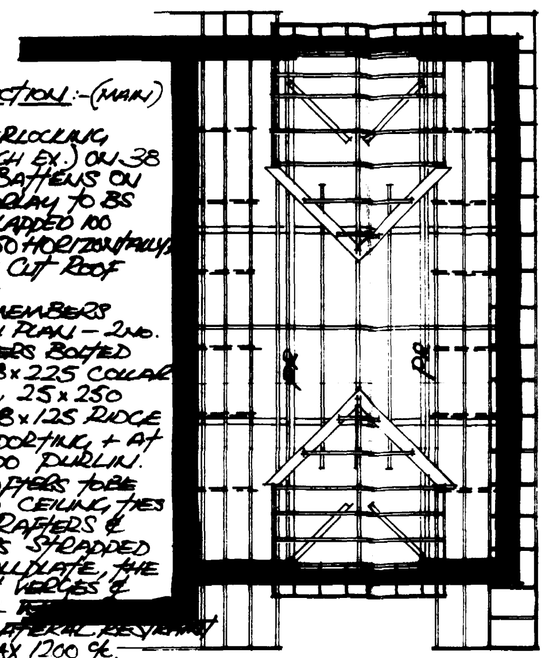


FLOOR JOIST LAYOUT PLAN

ROOF CONSTRUCTION:-(MAIN)

CONCRETE INTERLOCKING TILES (TO MATCH EX.) ON 38x25 TIMBER BATTENS ON APPROVED UNDERLAY TO BS 747 (TYPE 1F) LADDED 100 VERTICALLY & 150 HORIZONTALLY, ON TRADITIONAL CUT ROOF COMPRISING:-

PRINCIPLE MEMBERS DENOTED PR ON PLAN - 2 No. 50x125 RAFTERS BOLTED TOGETHER, 38x225 COLLAR / CEILING TIE, 25x250 RIDGE TIE, 38x125 RIDGE COLLAR, SUPPORTING AT WALLS 63x200 PURLIN. ALL OTHER RAFTERS TO BE 50x125 AND CEILING TIES 50x150. ALL RAFTERS & GABLE LADDERS SHODDED TO 50x100 WALLPLATE, THE GABLE WALL AT VERGES & CEILING, LEVEL TO BE MS ANCHOR & LATERAL RESTRAINT STRAPS AT A MAX 1200 c/c. AT STRAP POSITIONS PROVIDE PACK & 38x50 NOGGINS TO RAFTERS. ALL TIMBER SC3 & TREATED.

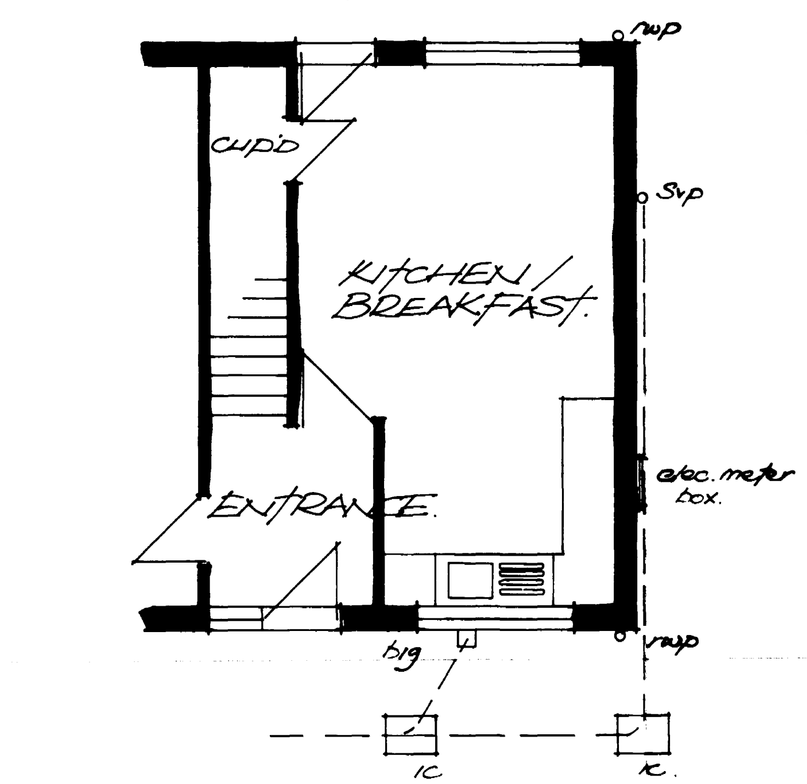


TIMBER ROOF LAYOUT PLAN

ROOF INSULATION:- 150mm CYPLAS 1000 BY CYPROC INSULATION LTD. TO THE FLAT ABOVE CEILING TIES, TO SLOPES ABOVE, PLASTERBOARD PROVIDE 2 No. LAYERS TS1 35 DOUBLE R SHEATHING BY CELOTEX LTD. MAINTAINING AIR SPACE ABOVE.

ROOF VENTILATION:- PROVIDE NEVE JOINERY HDI SOFFIT VENTILATION BOARDS TO GIVE VENT. EQUIVAC TO A 25mm CONTINUOUS STRIP ALONG EAVES. PLUS PROVIDE RIDGE VENTILATION BY TILE MANUFACTURERS TO GIVE VENT EQUIVAC TO 5mm CONTINUOUS STRIP ALONG RIDGE.

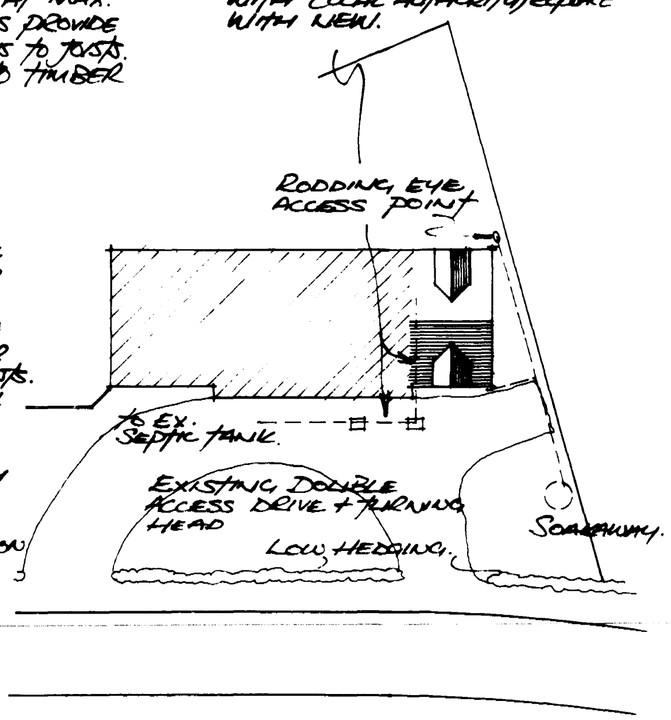
FIRST FLOOR CONSTRUCTION:- 19 FLOORING, GRADE KEYPOC DECKING ON 50x175 SC3 H. FLOOR JOISTS @ 400 c/c. JOISTS BUILT INTO EXTERNAL WALLS 100. PROVIDE 30x5 MS LATERAL RESTRAINT STRAPS TO JOISTS RUNNING PARALLEL WITH WALLS, SECURELY FIXED TO WALLS AND TO SPAN MIN. 3 No. JOISTS AT MAX. 2000 c/c. AT STRAP POSITIONS PROVIDE PACK AND 38x100 NOGGINS TO JOISTS. PROVIDE SOLID STRUTTING TO TIMBER SIZE OF JOISTS.



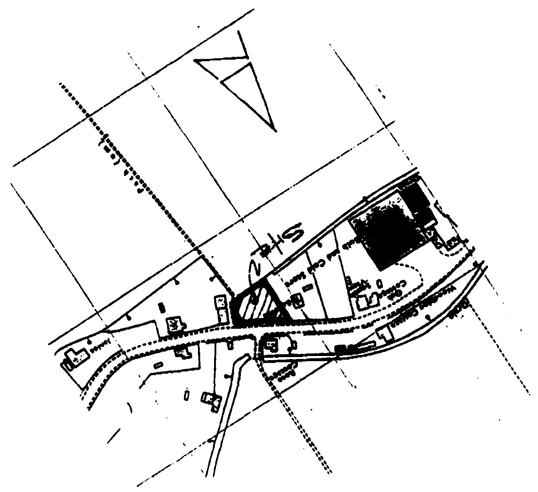
EXISTING GROUND FLOOR PLAN.

SUSPECT LENGTH OF EXISTING DRAIN. IF FOUND DEFECTIVE OR INADEQUATE (IN ACCORD. WITH LOCAL AUTHORITY) REPLACE WITH NEW.

F.W. DRAINAGE:- EXISTING DRAINS FROM SVP UNDER PROPOSED EXTENSION TO BE ENCASED IN 150 PEA GRAVEL WITH LINTEL OVER PIPES AT WALL ABUTMENTS. SURROUND PIPES AT WALL ABUTMENTS WITH 50 COMPRESSIBLE MATERIAL. EX. SVP TO PASS THROUGH ROOF CONSTRUCTION TO TERMINATE 900 ABOVE WINDOW HEADS IN BALCONY FINIAL. AT SVP / ROOF INTERSECTION PROVIDE LEAD SLEEVE FOR SVP. SVP TO BE BOXED-IN WITH FIRECHECK BOARD. KEEP ACCESS PLATE FREE AT BASE.



BLOCK PLAN.



LOCATION PLAN

SW. DRAINAGE:- 100mm ø VITRIFIED CLAY PIPES 'SUPERSLEEVE' FLEXIBLE JOINTED TO FALL MIN. 1:70. PIPES TO BE BEDDED IN 50 PEA GRAVEL. PIPES TO DISCHARGE INTO 200 mm ø SOAKAWAYS SITED 5000 mm FROM BUILDINGS. WHERE FLEXIBLE PIPES ARE NOT UNDER A ROAD AND HAVE LESS THAN 600mm COVER, CONC. PAVING SLABS SHOULD BE LAID AS BRIDGING ABOVE THE PIPES ON MIN. 75 PEA GRAVEL. IF UNDER A ROAD AND HAVE LESS THAN 900 mm COVER REINFORCED CONC. BRIDGING SHOULD BE USED INSTEAD OF PAVING SLABS.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 423433

PROPOSED EXTENSION AND ALTERATIONS TO HOUSE AT FIVEWINDS, ROMAN BANK, HOLBEACH BANK, SPALD, LINCS.

G. MOORE Esq.

Scales - 1:50 1:100 1:200 1:2500.
Date - MAR 92
Drawn - JULIAN KARPOK
Drg. no.- 771612/1

SOUTH HOLLAND D.C. PLAN DEPT. 11 MAR 1992 REF. 0805/92

Architectural, Planning & Building Design Consultants

Notes and Revisions

Do not scale from this drawing.

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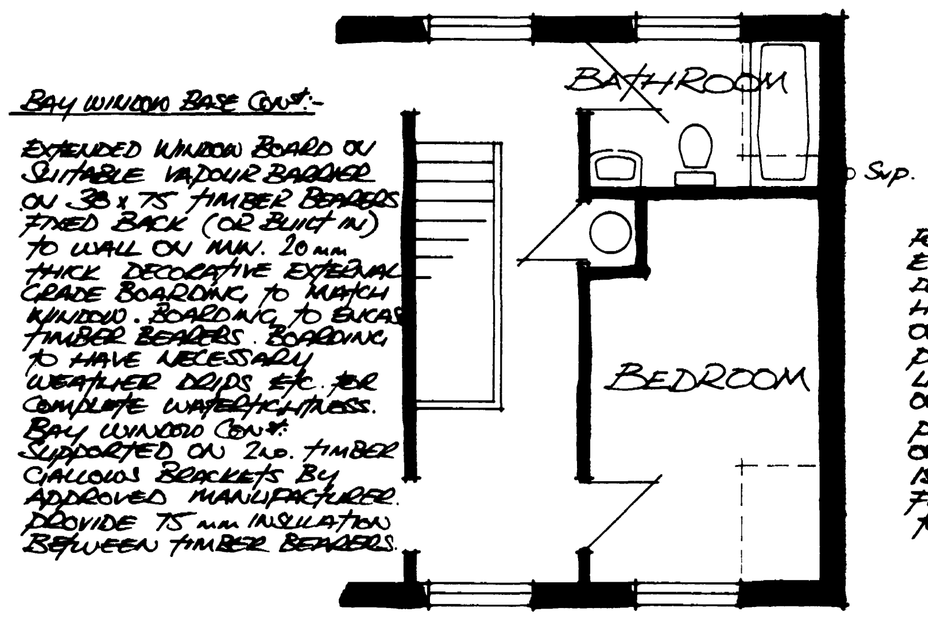
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

THIS DRG. TO BE READ IN CONJT. WITH DRG. No. 771612/1.

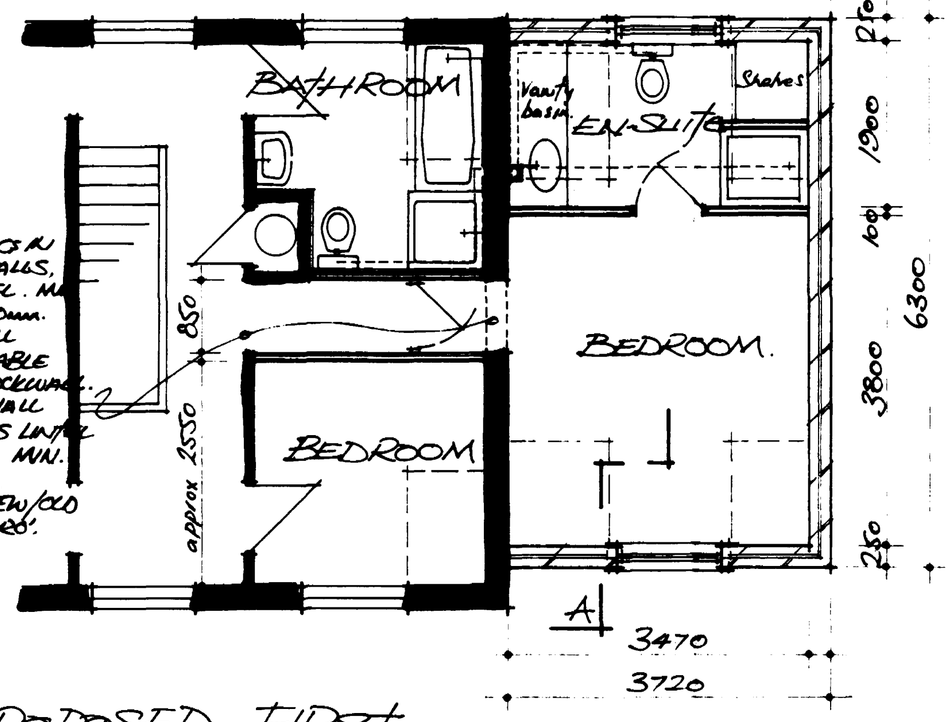
REMOVE EXISTING WALLING FROM BATHROOM AND PROVIDE NEW ALL AS SHOWN. RE-ARRANGE BATHROOM AS SHOWN IN CORD-OROFINO, NEW SHOWER. ALL DRAINS STILL GO TO EX. SVP (BOXED-IN). ALL NEW DRAINAGE TO EX. SVP.
40mm Ø M.F. DVC WASTE PIPES FROM ALL APPLIANCES COMPLETE WITH 75mm DEEP SEALED TRAPS AND RODDING EYE ACCESS POINTS AT EVERY DIRECTION CHANGE. PROVIDE ANTI-SYPHON TRAP TO WHB IN BATHROOM. ABOVE GROUND DRAINAGE TO BS 5572. UNDER GROUND DRAINAGE TO BS 8301.



BAY WINDOW BASE CONST:-

EXTENDED WINDOW BOARD OR SUITABLE VAPOUR BARRIER ON 38 x 75 TIMBER BEARERS FIXED BACK (OR BUILT IN) TO WALL ON MIN. 20mm THICK DECORATIVE EXTERNAL GRADE BOARDING TO MATCH WINDOW. BOARDING TO BE ON TIMBER BEARERS. BOARDING TO HAVE NECESSARY WEATHER BOARDS ETC. FOR COMPLETE WATERTIGHTNESS.
BAY WINDOW CONST: SUPPORTED ON 2no. TIMBER CANTILEVER BRACKETS BY APPROVED MANUFACTURER. PROVIDE 75mm INSULATION BETWEEN TIMBER BEARERS.

EXISTING FIRST FLOOR PLAN.

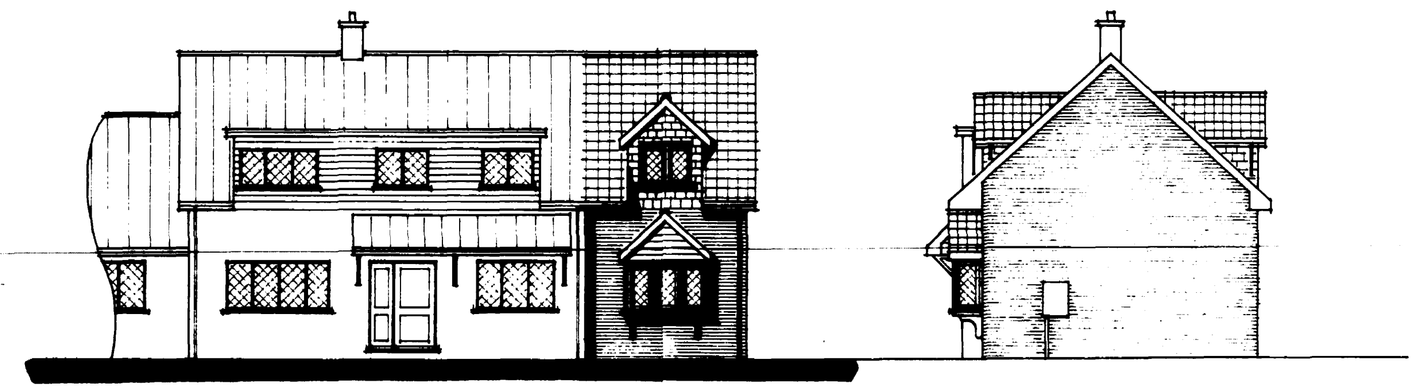


FORM OPENINGS IN EXISTING WALLS, DOWN TO FFL. MIN HEIGHT 2100mm. OVER 100 WALL PROVIDE SUITABLE LINTEL IF BLOCKWORK OVER 250 WALL PROVIDE L/S LINTEL OVER TO GIVE MIN. 150 END BRG. FLOORS AT NEW/OLD TO LEVEL THRS.

PROPOSED FIRST FLOOR PLAN.

KITCHEN VENTILATION:- PROVIDE MECHANICAL VENTILATOR BY APPROVED MANF. TO EXTRACT APPROX 60 L/SEC. OR COOKER HOOD TO EXHAUST APPROX 30 L/SEC. DUCT TO AIR BRICK SEE MANUFACTURERS INSTRUCTIONS.

BATHROOM & EN-SUITE VENT:- PROVIDE MECH. VENT. TO EXTRACT APPROX. 15 L/SEC. DUCT TO AIR BRICK OR RIDGE VENT SEE MANF. INST.



FRONT ELEVATION.

SIDE.



REAR.

NOTE:- USE FIBRECLASS VALLEYS OR PROVIDE 4/18'S LEAD TO VALLEYS TO MAKE COMPLETELY WATERTIGHT.

AT ROOF/WALL ABUTMENTS PROVIDE 4/18'S LEAD FLASHING AND DRESS UP WALL 150. + BIT. FELT DPC CAVITY TRAY.

PROVIDE SUITABLE TRAPDOOR TO ROOF VOID IN BEDROOM (PROPOSED).

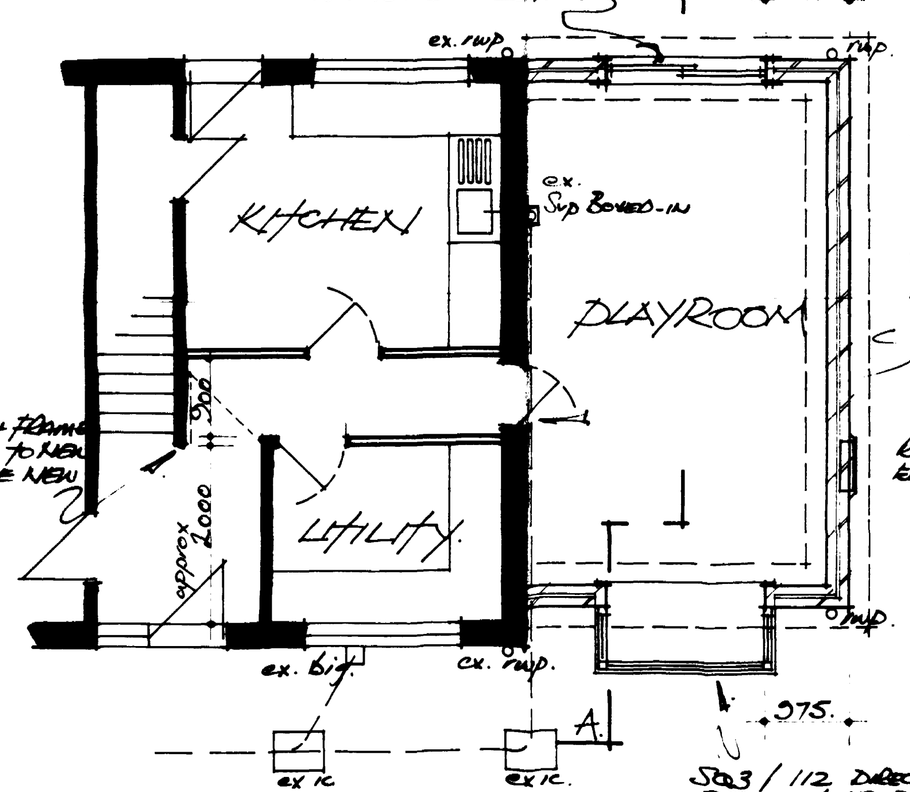
CEILINGS:- ALL CEILINGS APART FROM EN-SUITE TO BE 12.7mm CYPROC PLASTERBOARD + 5mm SKIM. TO EN-SUITE PROVIDE SUITABLE 12mm TANK T&G BOARDING WITH SPAIN FINISH.

HABITABLE ROOMS & KITCHENS:- PROVIDE WINDOW MANUFACTURERS SUITABLE HEAD (TRICKLE) VENTILATORS GIVING A TOTAL OPENING AREA OF NOT LESS THAN 4000 mm².

R/W GOODS:- PVC. R/W GOODS 100 HALF ROUND CUTTERS AND 65 Ø DOWNPIPES 25 x 175 PSE FASCIA & BARGEBOARDS.

SUB-STRUCTURE WALLING:- 100 CLASS 'A' DENSE CONC. BLOCKS, BIT. FELT DPC TO EXTERNAL WALLS 150 ABOVE GROUND LEVEL. WEAK MIX INFILL TO BASE OF CAVITIES TO TERMINATE 225 BELOW LOWEST DPC LEVEL.

1800 x 2100 PATIO DOOR BY BOULTON & PAUL JOINERY LTD. PROVIDE OVER L/S LINTEL BY IG LINTELS LTD. TO GIVE MIN. 150 END BRG.



REMOVE EX. DOOR + FRAME AND RE-POSITION TO NEW KITCHEN. PROVIDE NEW STUD WALLING.

AT NEW/OLD WALLING PROVIDE SUITABLE WALL SHAPERS BY JUNIOR OR SIMILAR APPROVED.

FORM NEW DOORWAY INTO PLAYROOM. FLOORS TO LEVEL THRSD. PROVIDE OVER L/S LINTEL BY IG LINTELS LTD. TO GIVE MIN. 150 END BRG.

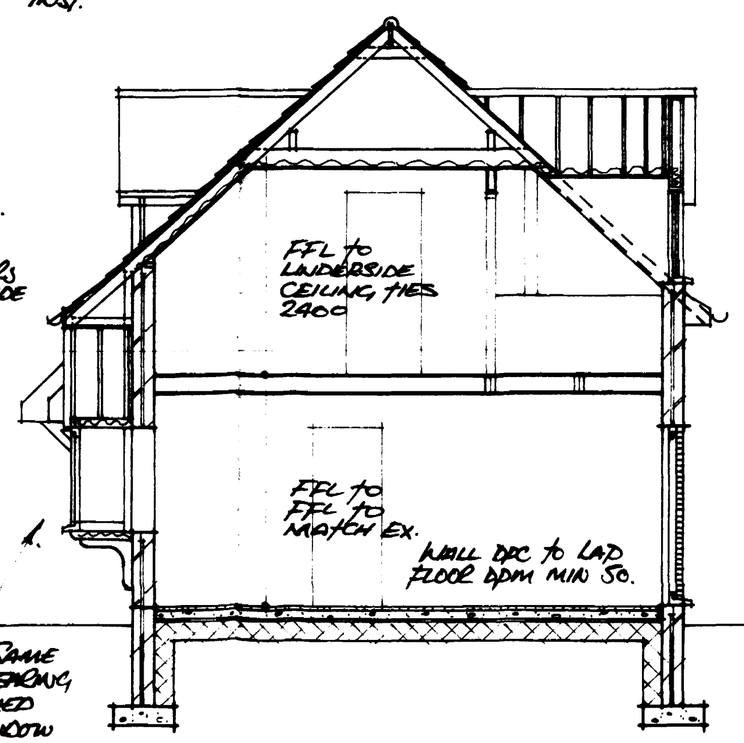
RE-POSITIONED ELECT. METER BOX.

PROPOSED GROUND FLOOR PLAN.

SD3 / 112 DIRECT GLAZED / 3/2 CC / 112 DIRECT GLAZED FITTED WITH DIAMOND LEADED WINDOWS TO MATCH EX. WINDOW AND PATIO DOOR DOUBLE GLAZED. PROVIDE OVER L/S LINTEL AS ABOVE. WINDOW BY BOULTON & PAUL LTD. SOFTWOOD RANGE.

FOUNDATIONS:- UNDER 250 WALLS PROVIDE 700 x 225 DEEP FOUNDS. FOUNDS TAKEN DOWN TO AN APPROVED FIRM BASE SUBJECT TO LOCAL AUTHORITY SPECS. FOUNDS TO BE C15P MIX.

ROOF CONST: OVER SAME AS DORMER ROOF BEARING ON 2no. 38 x 75 FIXED TOGETHER ON WINDOW HEAD. PROVIDE INS. AS MAIN. NO VENTILATION.



SECTION A-A.

GROUND FLOOR CONST:- 50 SAND/CEMENT SCREED ON 100 CONC. ON 1000 GUAGE POLYTHENE DPM ON 150 WELL BLINDED AND COMPACTED HARDCORE. MIN HARDCORE DEPTH 150 MAX. 600

WALLING:- 250 CAVITY WALLING TO CONSIST OF:
100 FACING BRICKWORK TO MATCH EXISTING.
50 CAVITY, FILLED WITH ECOMAX DRY CAVITY WALL INSULATION, ALL WORK CARRIED OUT IN ACCORD. WITH ACCREDITED BOARD CERT. No. 88/2091 OR SIM. APPROVED.
100 INTERNAL SKIN OF LYTAG SOLID INSULATION BLOCKWORK.
CAVITY WALLS TIED TOGETHER USING GALVANIZED IRON OR PLASTIC TWIST TIES SPACED 900 HORIZONTALLY AND 450 VERTICALLY TO COMPLY WITH BS 1243 1978.

GROUND & FIRST FLOOR INT. WALLING:- TO BE 100 STUD PARTITIONS CONSTRUCTED OF 75 x 50 HEAD AND SOLE PLATES, 75 x 50 VERTICAL STUDS @ 400 c/c, 12.7mm PLASTERBOARD + SKIM FINISH TO BOTH SIDES.
STUD PARTITIONS PARALLEL TO JOIST DIRECTION TO BE BUILT OFF DOUBLED UP FLOOR JOISTS.
OPTION:- FILL WITH SOUND INSULATION MATERIAL
NOTE:- DOUBLED UP FLOOR JOISTS TO BE IN ADDITION TO NORMAL JOIST SPACING. WHERE STUD PARTITIONS RUN AT RIGHT ANGLES TO JOIST DIRECTION, PROVIDE 50 x 100 SOLE PLATE.

DORMER WALLING:- 3mm SKIM FINISH ON CYPROC DUPLEX PLASTERBOARD ON 50 x 125 VERTICAL STUDS @ 400 c/c BUILT OFF DOUBLED UP RAFTERS AS STATED. BLACK BREATHER PAPER, 6mm PLYWOOD FACE, 1no. LAYER DPC UNDERLAY. 38 x 19 BATTENS, VERTICAL HUNG TILES (MANUFACTURED SAME AS ROOF TILES). PROVIDE 125mm CURLAS 2405 FIBREGLASS INSULATION IN BETWEEN STUDS. ALL TIMBER SCS. PROVIDE 4/18 LEAD FLASHING TO DORMER CHEEKS AND DRESS UP WALL MIN. 150.

TO ALL JAMBS AND CLOSED CAVITIES PROVIDE BIT. FELT DPC BOTH HORIZONTALLY AND VERTICALLY.

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01406 423543

PROPOSED EXTENSION AND ALTERATIONS TO HOUSE AT FIVEWINDS, ROMAN BANK, HOLBEACH BANK, SPALD, LINCS..

G. MOORE Esq.

Scales - 1:50 1:100
Date - Mar 92
Drawn - JPW
Drg no - 771612/2

SOUTH HOLLAND D.C. PLAN DEPT. 11 MAR 1992 REF 0905/92

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