FILE

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0353/94 Received:11-APR-94 Type:FULL

Name: Mr & Mrs McDowall
Dane Lodge
Fen Road
Holbeach
Spalding Lincs

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

Description: Extension to house

Location : Dane Lodge Fen Road
Holbeach 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
20-MAY-94 H09/0353/94

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. H09/0353/94

Date Registered 11 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs McDowall
Dane Lodge
Fen Road
Holbeach
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 424343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Dane Lodge, Fen Road, Holbeach, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to house

Please complete

Signed. B. S

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00 If you consider no fee is payable include a written explanation instead.

Date 7th April 1994 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:	58 sq. metres
C. Please state size of any new structure:- (a) max. height:	4.7 metres
(b) max. length:	11.4 metres
(c) max. width:	6.6 metres
D. Please state type and colour of materials for facing external walls:	Butterley Desford Golden Multiruf
E. Please state type and colour of roofing materials.	Marley Mendip Sooth Grey
F. Has a survey of the site been undertaken? State Yes or No	Yes conc. int. tiles

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: Fen Road
Will there be—
Individual access(es) ☑
New estate road ☐

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

On site parking/garaging

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

D. Foul sewerage will be disposed of to: Existing

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.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

Owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / Agent) Date 07.04.94

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 07.04.94

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 STRUCTION SHEET

APPLICATIO H09/0353/94

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

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer : DAVID GEDNEY.

Senior Officer Confirmed ..... Date 15/2/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Open countryside.
Boundaries :
Site Features : Existing house white painted.
Existing access
Site of extension currently garden
No adj. neighbours.

Inspected by MG
Date 20/4

Site Notice posted by
Date
Expiry MG 20/4

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions MG 16/5 -

No objection to design.

~~Materials~~ Buff brick proposed. However, the existing property is white painted, so not considered to be sufficient reason in this instance to ask for extension to be constructed in red brick.

No immediate neighbours.

AD N RECORD SHEET

Initial

Submitted Fee £70.

Receipt No P4149

Date first Rec'd 11 APR 1994

Registration

Reference H09/0353/94

Cross-Ref B09/0219/94

Date 12-APR-94 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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 £70.
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 306 OS Plots
Grid ref 538000 327500

Ward H Parish HOLBEACH

Inside IBD NO 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 0073007

Dist Bound

Other:

Planning Records:
Earlier apps

667/93
1125/89
298/83
906/85
99/81

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 .....

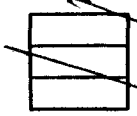
DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed DMG Date 11/5

~~Notes:~~



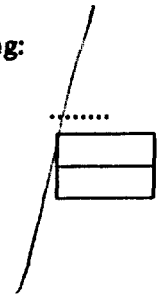
Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

None.

Condition monitoring:

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



Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

SOUTH HOLLAND DISTRICT COUNCIL

H09/0353/94
FULL

Applicant: Mr & Mrs McDowall
Tel:

Agent: Status Design
0406 424343

Description: Extension to house

Location: Dane Lodge
Fen Road
Holbeach
Spalding Lincs

Valid date: 11-APR-94
Target dates:
To case officer 18-APR-94
Inspected by 25-APR-94
Extra contacts 02-MAY-94
Report if not clear by 16-MAY-94

Terminal date: 06-JUN-94
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 58 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	20 17-APR-94	11 08-MAY-94
Clerk to Holbeach PC 0406 26739	15-APR-94	29-APR-94
Cllr N P Judge MBE 0406 330300	15-APR-94	22-APR-94

L.C.C - Obs Attached Jc CB 25/4/94

DPO

SOUTH HOLLAND
Internal Drainage Board

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

DG

Please contact: Mr. Staines

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

Our Ref. RS/PAF/353/94/FES **Your Ref.** **Date** 26 April 1994

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS MCDOWALL
EXTENSION TO "DANE LODGE", FEN ROAD, HOLBEACH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

The watercourse along the sites North Western boundary is my Board's Holbeach Old River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the extension, with particular reference to the note, conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

With regard to the access driveway/turning area, within 9 metres of the Boards watercourse, my Board will raise no objection subject to my receipt of your clients agreement to the following conditions:-

(a) The access driveway/turning area shall not be surfaced with tarmacadam or concrete within the 9 metre Byelaw clearance area.

(b) Any consent given relates to the provision of the access driveway/turning area only and does not infer any other relaxation of the Board's Byelaws.

(c) Any consent granted will pass to your clients successors in title to the property and I would accordingly suggest that copies of relevant correspondence be attached to the property deeds in order future owners will be aware of my Board's interests.

(d) Any consent granted will be subject to a £1.00 per annum acknowledgement payable 5 years in advance.

(e) This office to be informed when site works commence in order inspections can be made.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The applicant should be advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

A copy of this letter is being forwarded to the Director of Planning.

Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Yours faithfully,

pp ENGINEER TO THE BOARD

Our Ref: GT/94/1/SH/0019
Contact: GILL THORNALLEY

27 April 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
28 APR 1994 DG
Acknowledge YES/NO

Dear Sir

PLANNING APPLICATION NO. H09/0353/94
PROPOSAL: EXTENSION TO DWELLING
LOCATION: DANE LODGE, FEN ROAD, HOLBEACH
APPLICANT: MR & MRS McDOWALL

I refer to your consultation received on 25 April 1994.

This Authority has no objection to the proposed development, as submitted.

Yours faithfully

pp **MERVYN PETTIFOR**
Planning Manager

DES

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0353/94

Applicant: Mr & Mrs McDowall
Dane Lodge
Fen Road
Holbeach
Spalding Lincs

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

Description: Extension to house

Location: Dane Lodge Fen Road
Holbeach Spalding Lincs

Type: FULL

Date received: 11-APR-94

15-APR-94

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 29-APR-94. 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:

M P Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
26 APR 1994 DG

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)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0353/94

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Dane Lodge, Fen Road Horbeach

3. Name, classification and number of road

11

4. Date application referred 20-4-94

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Extension & New Access

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning~~ authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 20-4-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22

(2) B20 - - - accesses to - - - Fen Road

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

(2) B7 - - - - Class II - -

Note:— use continuation sheet(s) as necessary.

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 7th April 1994

Our Ref: 771776/BG/AEW

Your Ref:

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

SOUTH HOLLAND D.C.
PLAN DEPT
11 APR 1994
REF. 0353/94

Dear Sirs,

RE: PROPOSED EXTENSION TO DANE LODGE, FEN ROAD, HOLBEACH FOR MR & MRS MCDOWALL

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

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no'd 771776/1.
3. Cheque to the value of £70.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies drawing no 771776/1.
3. Cheque to the value of £43.47 in respect of submission fee.

Total cheque: £113.47

Yours faithfully

B. Gilham F.F.B.

Enc.

BR 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4149
Date received : 11-APR-94

Received from

Niceaction Consultancy Ltd.

Address

Dane Lodge
Fen Road
Holbeach
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

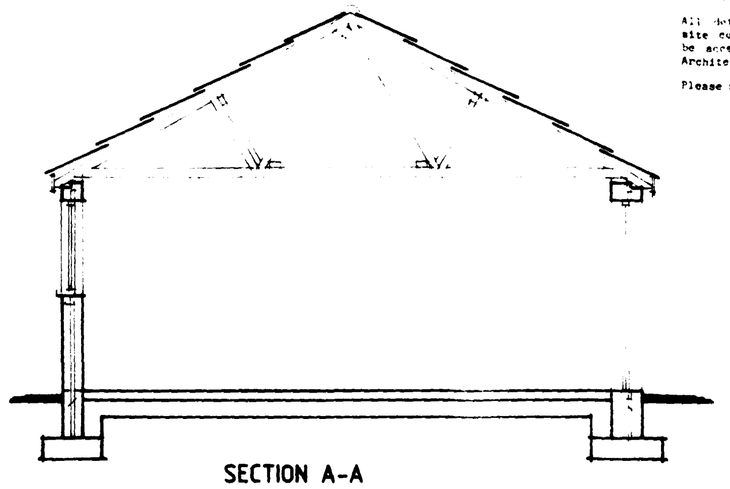
Signed.....K. Lowe.....
(Authorised Collector)

...which it is issued without written permission from Mears. Status Design.

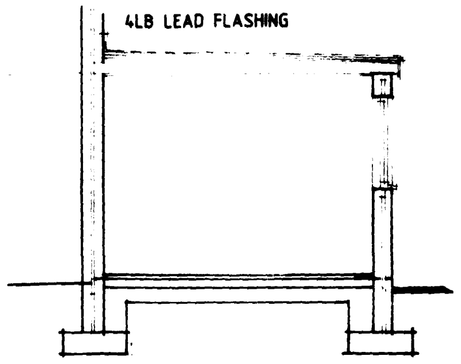
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are 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.

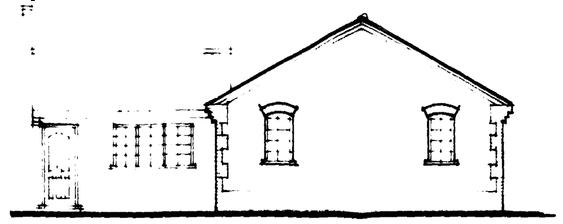
Please note: This drawing is not a conveyance drawing.



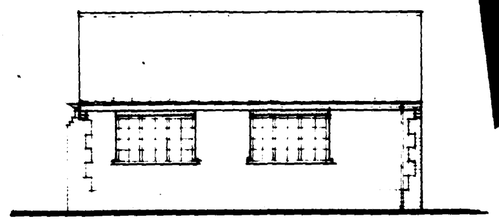
SECTION A-A



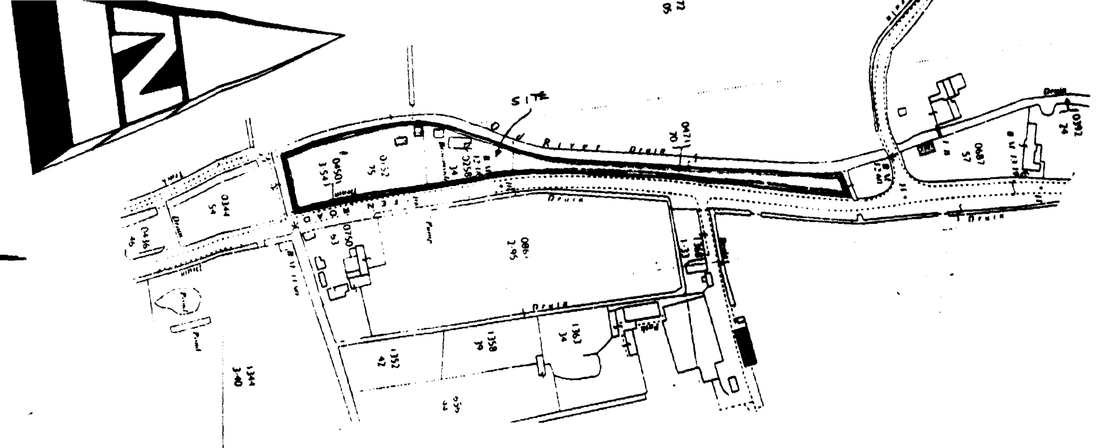
SECTION B-B



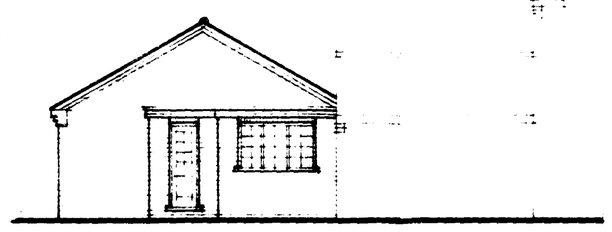
FRONT



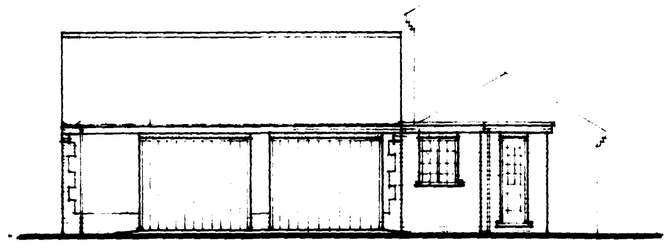
SIDE



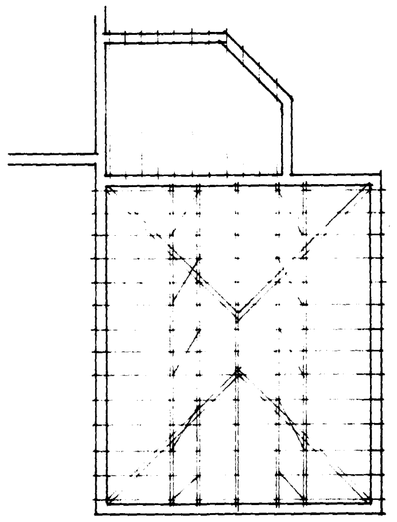
LOCATION PLAN



REAR



SIDE

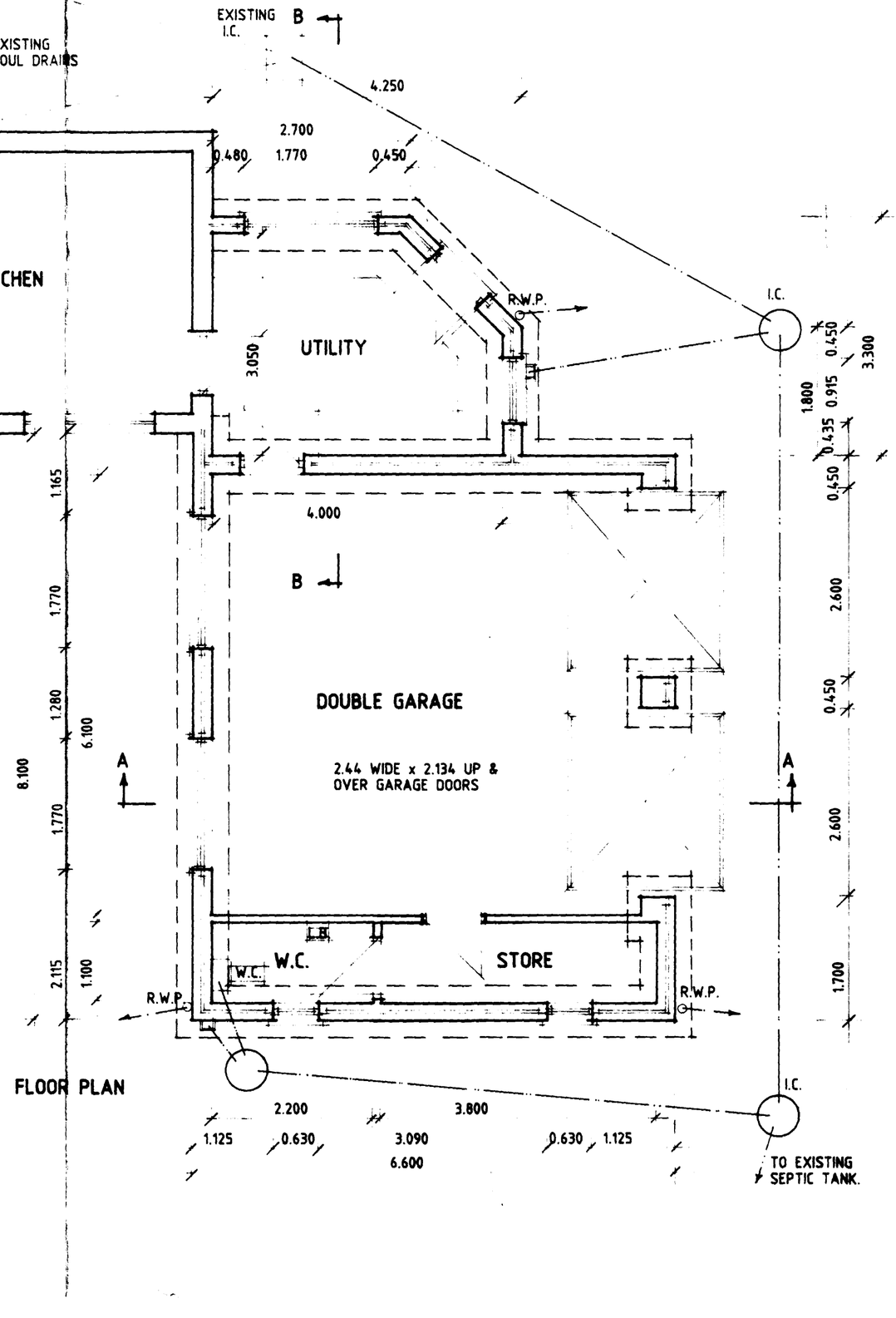


ROOF PLAN

BOULTON & PAUL
JOINERY

NOTE

CHECK POSITION OF EXISTING FOUL DRAINS TO FRONT OF EX. BUILDING & IF FOUND NECESSARY DIVERT ROUND NEW EXTENSION



FLOOR PLAN

GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

Wall D.P.C. to lap floor D.P.M. min. 50 mm

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick.

Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

NOTE: Where new walling meets old provide 'Tymore' vertical flexible joint.

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. S & V P to be fitted with access plate at base 40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m Ø soakaways sited 5.00m from buildings.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

TRAPDOOR
Provide 750mm x 550mm trapdoor to landing as shown for access to roof space.

All specified joinery is by Messrs. Boulton & Paul Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 Ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

ROOF INSULATION
Provide 150mm of Gyplas 1000 by Gyproc Insulation Ltd.

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

SAFETY GLAZING
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door.

FLAT ROOF

PROVIDE FLEXI-RESIN SEAMLESS ROOFING BY POLYROOF PRODUCTS LTD OFFERING 20 YEAR GUARANTEE ALL IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS
on 50mm Purldeck insulation boards by Messrs. Coolag Purlboard Ltd., 100 to 0mm firrings securely spiked to 50 x 150 G.S. grade timber joists at 400 c/c. Provide beam infill at external walls where necessary to take fascia (400 c/c). Provide 30 x 5 m.s. anchor & lateral restraint straps to joists fixed to walls at max. 1200mm c/c.
Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985. (CHECK TO MATCH EXISTING)
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

ROOF VENTILATION:
To roof soffits use 'Nene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

WALLING:

250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, 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 B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

SITE PLAN

NOTE
ENSURE EXTENSION IS 9.0m FROM BRINK OF DRAIN.

EXISTING ACCESSES SHOWN DOTTED TO BE REMOVED

SOUTH HOLLAND D.C.
PLANNING DEPT
11 APR 1994
REF. 0353/94

DETERMINED PLAN

EXTERNAL MATERIALS

FACING BRICKS TO BE BUTTERLEY, DESFORD GOLDEN MULTIRUF FACING BRICKS OR SIMILAR APPROVED.

PANELS BETWEEN BRICK QUOINS, PLINTH & VERGE TO BE RENDERED TO MATCH EXISTING HOUSE.
NOTE - RENDERED AREAS TO BE ON 75 BLOCKWORK

ROOF TILES TO BE MARLEY, MENDIP, SMOOTH GREY CONC. INT. TILES.

ACCESS

PROPOSED NEW ACCESS TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. APPROVAL.

TURNING AREA

FORM TURNING AREA FROM GARAGE AS SHOWN ALL TO L.A. APPROVAL

DRIVE

GRAVEL ON 100 WELL COMPACTED HARDCORE WITH CONC. EDGING KERBS.

LINTELS

I.G. LI/S LINTELS TO CAVITY WALLS
I.G. INTENAL LINTELS TO 100 WALLS

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED EXTENSION TO DAME LODGE, FEN ROAD HOLBEACH FOR

MR. & MRS. McDOWAL.

1:50 1:2500 1:100 1:500	771776/1
APRIL-94	B.GILHAM.

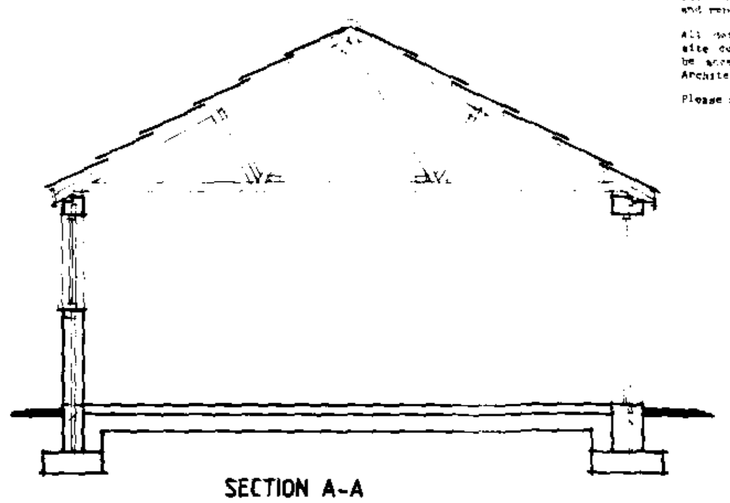
Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490702

...which it is issued without written permission from Messrs. Status Design.

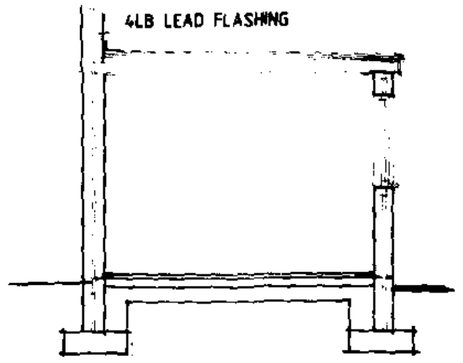
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are 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.

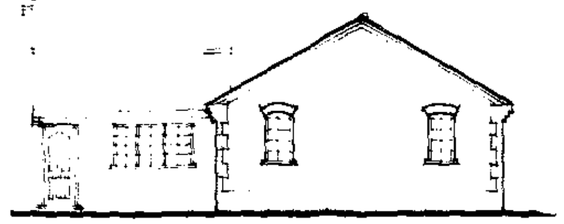
Please note: This drawing is not a conveyance drawing.



SECTION A-A

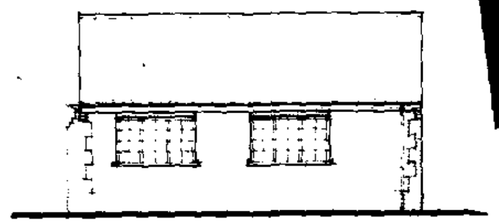


SECTION B-B



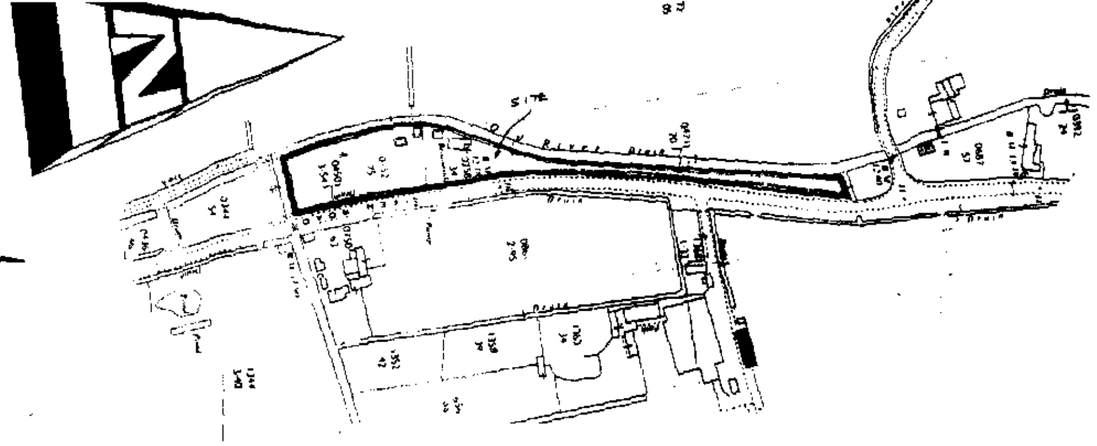
FRONT

B110C B110C

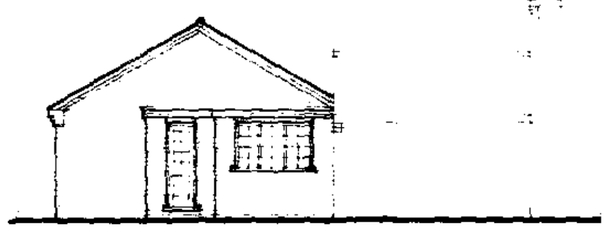


SIDE

B310CC B310CC

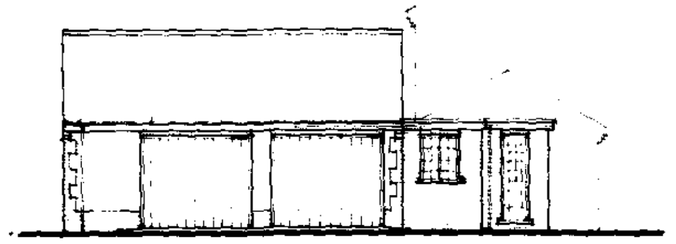


LOCATION PLAN



REAR

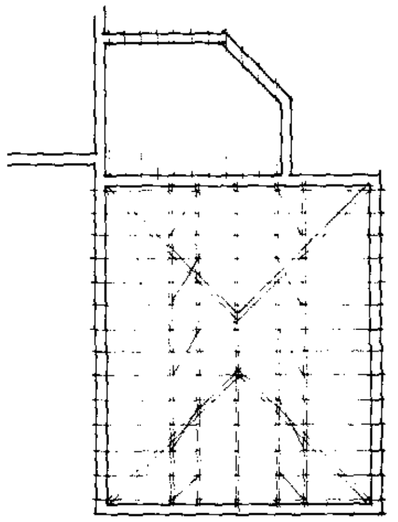
B310CC



SIDE

B2N10W FNS/ DOR11D

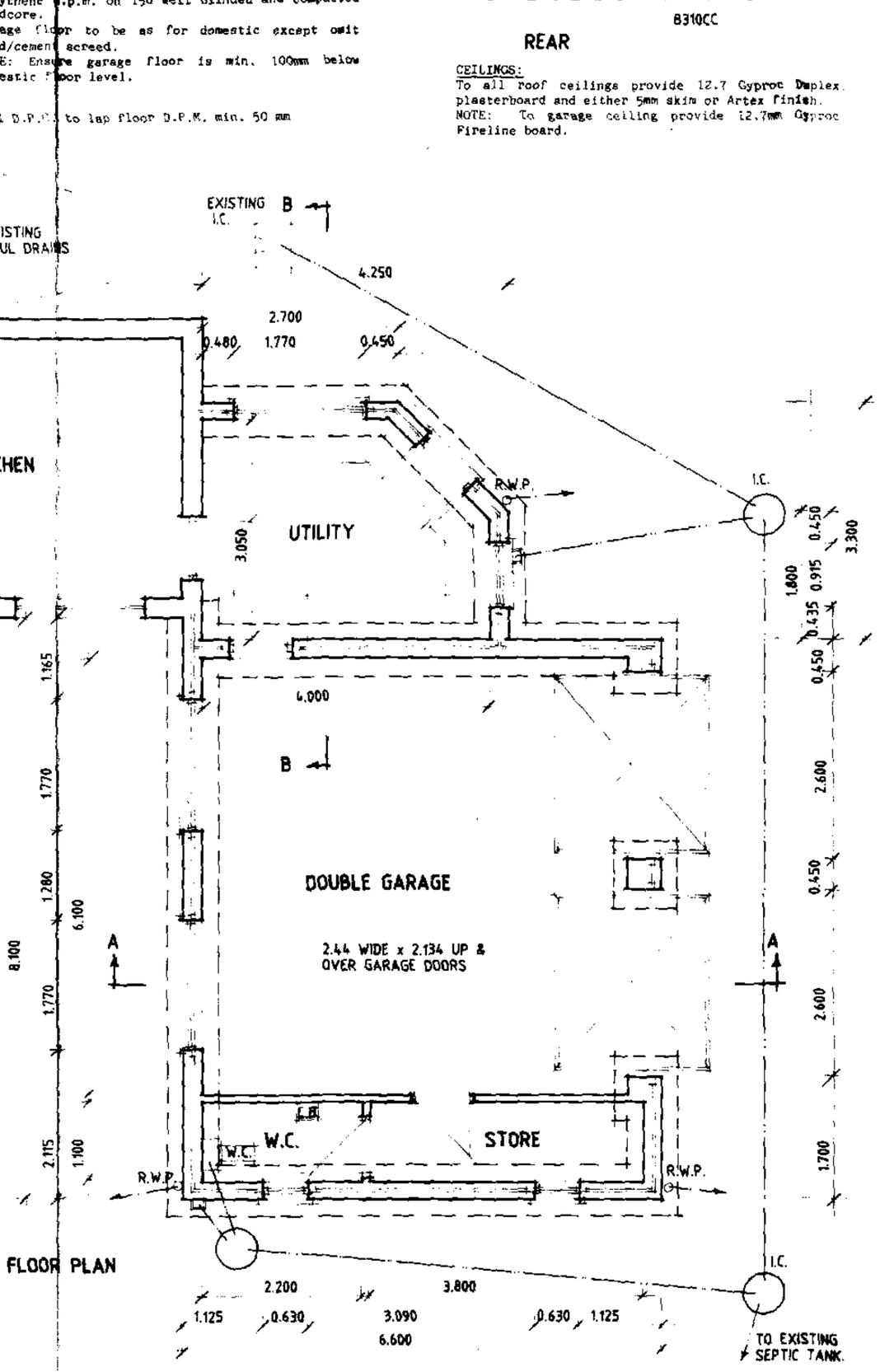
BOULTON & PAUL JOINERY



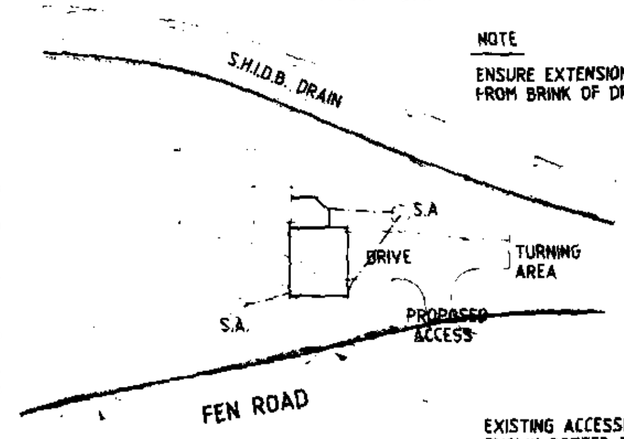
ROOF PLAN

NOTE

CHECK POSITION OF EXISTING FOUL DRAINS TO FRONT OF EX. BUILDING & IF FOUND NECESSARY DIVERT ROUND NEW EXTENSION



FLOOR PLAN



NOTE

ENSURE EXTENSION IS 9.0m FROM BRINK OF DRAIN.

SITE PLAN

EXISTING ACCESSES SHOWN DOTTED TO BE REMOVED

EXTERNAL MATERIALS

FACING BRICKS TO BE BUTTERLEY, DESFORD GOLDEN MULTIRUF FACING BRICKS OR SIMILAR APPROVED.

PANELS BETWEEN BRICK QUOINS, PLINTH & VERGE TO BE RENDERED TO MATCH EXISTING HOUSE.
NOTE - RENDERED AREAS TO BE ON 75 BLOCKWORK

ROOF TILES TO BE MARLEY, MENDIP, SMOOTH GREY CONC. INT. TILES.

ACCESS

PROPOSED NEW ACCESS TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. APPROVAL.

TURNING AREA

FORM TURNING AREA FROM GARAGE AS SHOWN ALL TO L.A. APPROVAL

DRIVE

GRAVEL ON 100 WELL COMPACTED HARDCORE WITH CONC. EDGING KERBS.

LINTELS

I.G. LI/S LINTELS TO CAVITY WALLS
I.G. INTENAL LINTELS TO 100 WALLS

GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

Wall D.P.C. to lap floor D.P.M. min. 50 mm

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick.

Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

NOTE: Where new walling meets old provide 'Tymore' vertical flexible joint.

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial.
S & V P to be fitted with access plate at base
40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m Ø soakaways sited 5.00m from buildings.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

TRAPDOOR
Provide 750mm x 550mm trapdoor to landing as shown for access to roof space.

All specified joinery is by Messrs. Boulton & Paul Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 Ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

ROOF INSULATION
Provide 150mm of Gyplas 1000 by Gyproc Insulation Ltd.

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

SAFETY GLAZING
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door.

FLAT ROOF

PROVIDE FLEXI-RESIN SEAMLESS ROOFING BY POLYROOF PRODUCTS LTD OFFERING 20 YEAR GUARANTEE ALL IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS
on 50mm Purldeck insulation boards by Messrs. Cooling Purlboard Ltd., 100 to 0mm firrings securely spiked to 50 x 150 C.S. grade timber joists at 400 c/c. Provide foam infill at external walls where necessary to take fascia (400 c/c). Provide 30 x 5 m.s. anchor & lateral restraint straps to joists fixed to walls at max. 1200mm c/c.
Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985. (CHECK TO MATCH EXISTING)
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

ROOF VENTILATION:
To roof soffits use 'Nene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

WALLING:

250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, 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 B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

SOUTH HOLLAND D.C.
PLANNING DEPT
11 APR 1994
REF. 0253/94

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED EXTENSION TO DAME LODGE, FEN ROAD HOLBEACH FOR

MR. & MRS. McDOWAL.

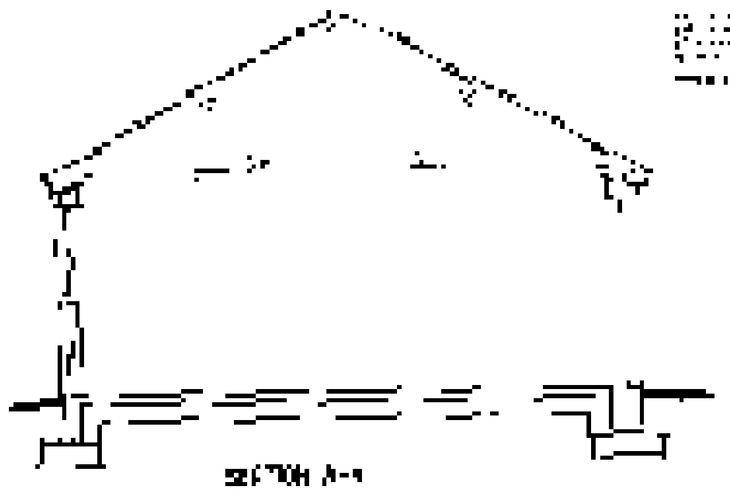
1:50 1:2500
1:100 1:500

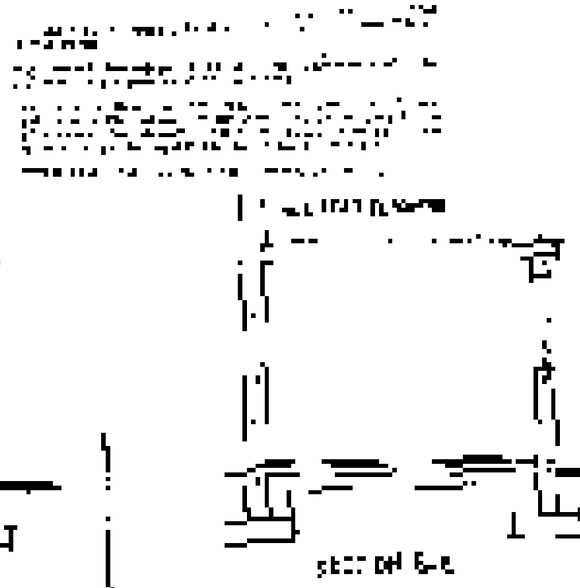
771776/1

APRIL-94 B.GILHAM.

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490702

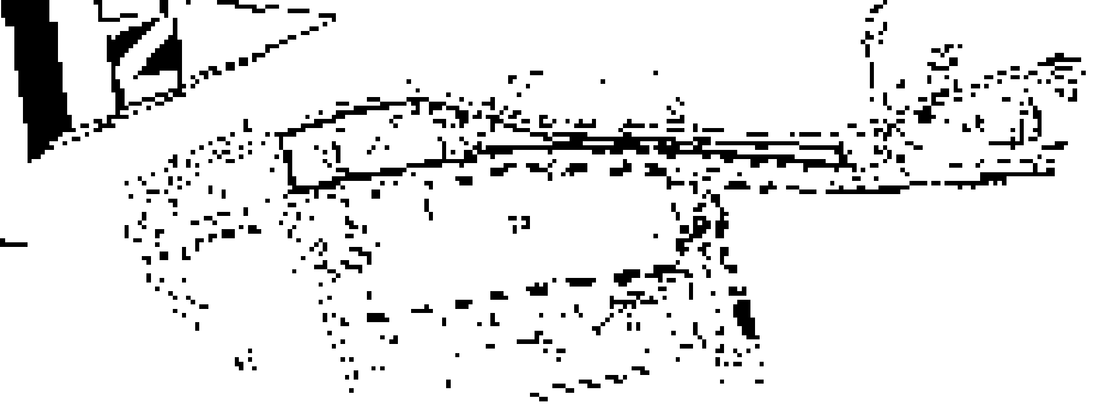
DETERMINED PLAN



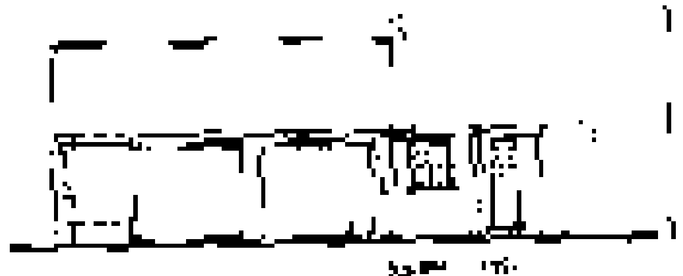




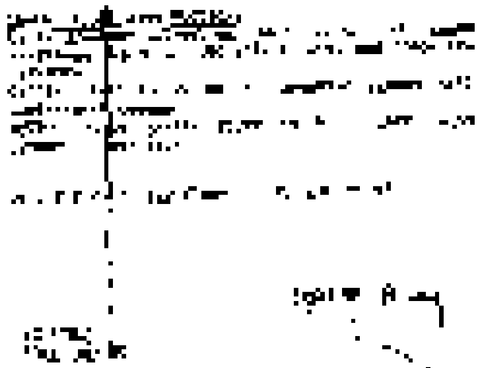


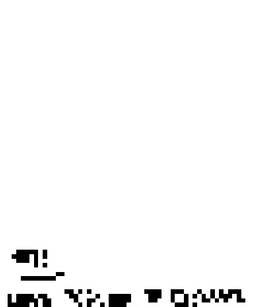


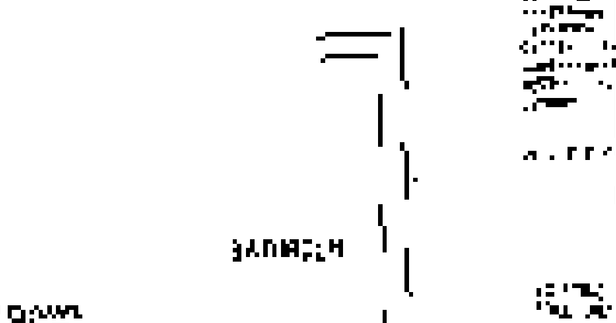






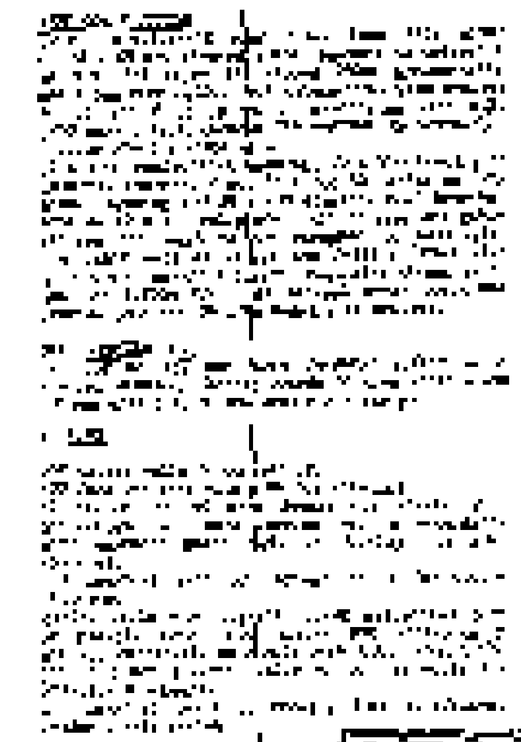


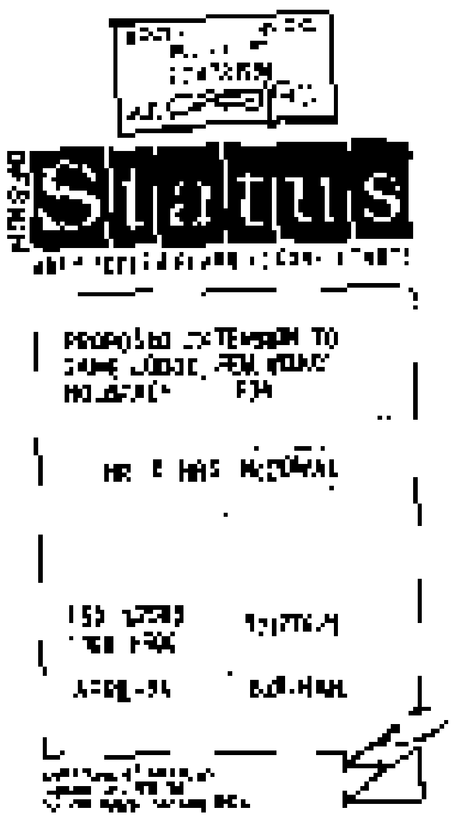




STORE






Status
PROPOSED EXTENSION TO
DETERMINED
PLAN