SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1178/92 Received:09-NOV-92 Type:FULL

Name: Mr C G Harvey
41 Park Lane
Holbeach
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed extension and re-roofing works to rear of bungalow
Location : 41 Park Lane Holbeach
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

Director of Planning and Building Control Services
18-JAN-93 H09/1178/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1178/92

Date Registered

09 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. C. G. HARVEY
41, PARK LANE
HOLBEACH
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS
Tel. No. (0406) 26118
(Personal contact name) MR. T. CROWTHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

41 PARK LANE, HOLBEACH, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION AND RE-ROOFING WORKS TO REAR OF BUNGALOW

Please complete

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.

Signed.... Date 15.11.92 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)

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

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	2.850 metres
(b) max. length:	5.750 metres
(c) max. width:	6.975 metres
C. Please state type and colour of materials for facing external walls:	COMMON BLUE TO MATCH EXISTING
D. Please state type and colour of roofing materials.	FLAT ROOF
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. — CONSERVATORY / GARDEN AREA

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 EXISTS

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:

Mains sewer AS EXISTING ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~ / Agent) Date 15/10/92

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 15/10/92

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Existing conservatory site at time. Bungalow to east. Black wall of extension facing site. House to west. 1.5m galvanised screen on boundary. Long garden. Trees/shrubs along part of eastern boundary

Inspected by DMG
Date 19/11

Notice posted by DMG
Date 19/11

Resident Notices required

Sent | Delivered

39 Park Lane
43 — " —

Case Officer Conclusions DMG

Although flat roof extension not ~~[illegible]~~ readily visible from road. Brickwork to match existing. Application purely for extension and not an annexe or independent dwelling. ~~[illegible]~~ ~~[illegible]~~ Has to be assessed as such structure. Neighbouring amenity not materially affected in my opinion.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer ....DMG....

Senior Officer ....[illegible] 19/11

Case Officer Recommendation

Approve | Refuse

Signed ....D M Gdn....

Conditions/~~Reasons~~
(continue overleaf)

1 TL1

None

~~Notes to applicant~~

Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer David Gosney **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £55

Receipt Issued P1900

Date first Rec'd 09 NOV 1992

Registration

Reference H09/1178/92

Cross-Ref B09/0762/92

Date 10-NOV-92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 36.905

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 55

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 151

OS No's

Grid ref 5 36360 3 25150

Ward J

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0089409

Ref

Planning Records:
Earlier apps 035/92

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1178/92 Received:09-NOV-92 Type:FULL

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41 Park Lane
Holbeach
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed extension and re-roofing works to rear of bungalow
Location : 41 Park Lane Holbeach
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.

12-JAN-93 AD check.....

Authorised to issue (inc Delegation).....13/1.....

B .N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1178/92 Type: FULL

Applicant: Mr C G Harvey
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed extension and re-roofing works to rear of bungalow

Location: 41 Park Lane
Holbeach
Spalding

Valid date: 09-NOV-92 Terminal date: 04-JAN-93
Target dates: Target Committee: 08-DEC-92
To case officer 16-NOV-92 Report deadline: 24-NOV-92
Inspected by 19-NOV-92
Extra contacts 23-NOV-92 Case Officer:
Report if not clear by 14-DEC-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 36.9 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier			
Owner/Occupier			
Clerk to Holbeach PC	0406 26739	17-NOV-92	01-DEC-92
Cllr N I Capes	0406 23830	17-NOV-92	01-DEC-92
Cllr T G M Tyler	0406 22285	17-NOV-92	01-DEC-92
Cllr D S Venni		17-NOV-92	01-DEC-92
Site/Press Advert MIN		~~24~~ 19-NOV-92	~~15~~ 10-DEC-92

L.C.C - No objections JKCB

B[illegible]N 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
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0406 26118

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Case Officer:
D M GEDNEY

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Cllr D S Venni		17-NOV-92	01-DEC-92
Site/Press Advert MIN		~~24~~ 19-NOV-92	~~15~~ 10-DEC-92

LCC - No objections fc cb 19/11/92

Miss M Johnson
43 Park Lane
Holbeach
Spalding
Lincs PE12 7AW

Mr P M Gedney

PMG/JP/H09/1178/92

11 January, 1993

Dear Madam

Planning Application H09/1178/92 - Proposed Extension and Re-roofing Works to Rear of Bungalow, 41 Park Lane, Holbeach. (Mr C G Harvey)

I refer to your letter dated 8 December, 1992, in respect of the above.

It is noted that you have requested the removal of the mobile home immediately upon completion of the work. I have consulted the applicant in respect of this matter, who has indicated that the home would be vacated upon completion of the proposed extension and that once a purchase, for it had been found it would be removed from site.

However, notwithstanding the above information I must remind you that planning permission is not required to use a mobile home purely as an annexe to the existing dwelling.

I hope the above information is of assistance to you.

Yours faithfully

R R MIDLEN
Principal Planning Officer (Development Control)

SOUTH HOLLAND
DISTRICT COUNCIL
PRIORY ROAD
SPALDING
LINCS

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS

DATE 5 JANUARY 1993

DEAR SIRS.

YOUR REF DMC/JP/H09/1178/92

RE: PROPOSED EXTENSION TO REAR OF BUNGALOW
41 PARK LANE HOLBEACH FOR MR C G HARLEY

In respect of the above and with reference to your letter dated 22nd December 1992 I confirm that there is in fact a mobile home located on site providing temporary accommodation. I also confirm that this will be vacated once the proposals are completed.
I am led to believe that once a purchaser for the mobile home has been found it will be removed from site

Should there be any further queries or should you require any further information please do not hesitate to contact me.

Yours faithfully

MR J CRONKHORN

S.H.D.C. PLANNING DEPT.
RECEIVED DG
- 5 JAN 1993
Attention of
DPO NRM
DOPO BS
JC ACB
Action by .....
Discuss with .....
Reply to .....
File Nos.
Extension of time YES/NO
By
Date

Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Mr D M Godfrey

DMG/JP/P09/1178/91

22 December, 1991

Dear Sir

Proposed Extension and Re-roofing Works to Rear of Bungalow, 41 Park Lane, Holbeach

I refer to the above planning application submitted by yourselves on behalf of Mr C G Harvey.

I am led to believe that there is currently a mobile home located on the site used for temporary accommodation. Could you please confirm (or otherwise) that this would be removed on completion of the proposed development.

I look forward to your response in respect of the above within the next 10 days, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1178/92

Applicant: Mr C G Harvey
41 Park Lane
Holbeach
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed extension and re-roofing works to rear of bungalow

Location: 41 Park Lane Holbeach
Spalding

Type: FULL

Date received: 09-NOV-92

17-NOV-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 02-DEC-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

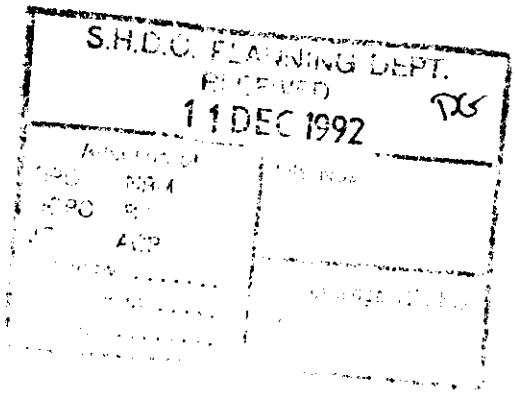
Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:



43 PARK LANE
HOLBEACH
SPALDING
LINCS PE12 7AW

8th December 1992

D.M. Gedney
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sir

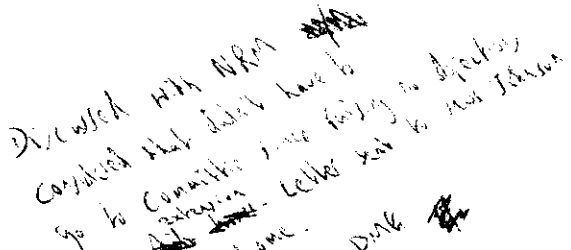
PLANNING APPPLICATION NO. HO9/1178/92

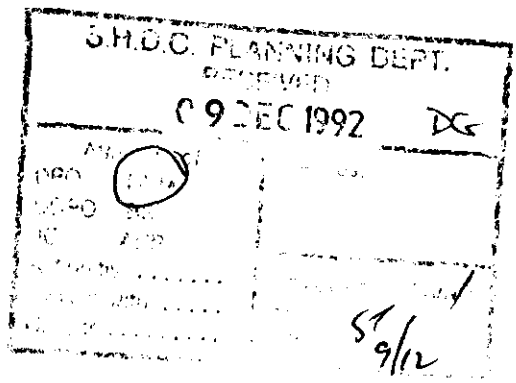
No objections to the above proposed Planning Application are offered.

However, the removal of the mobile home, which you told me was there temporarily (12 to 18 months), whilst the extension was completed to 45, Park Lane, Holbeach and for which Planning Permission for the "siting" of was refused earlier this year, would be appreciated immediately upon completion of the work.

Yours faithfully

Miss M Johnson





South Holland
District Council
Priory Road
Spalding
Lincolnshire

Fleetland Design
Architectural
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS
0406 26118
ARCHITECTURAL
& DESIGN
CONSULTANTS

SOUTH HOLLAND D.C.
PLANNING DEPT.
09 NOV 1992
REF 1178 92

15 October 1992

Dear Sirs,

RE: PROPOSED EXTENSION AND RE-ROOFING WORKS TO REAR OF BUNGALOW FOR MR C.G. HARVEY

In respect of the above please find enclosed formal Full Planning Application and 1985 Building Regulations Application:-

planning:

(a) 4 no° copies duly completed submission forms
(b) 4 no° copies of detailed drawings of proposals
(c) A cheque to the value £55-00 in respect of submission fee.

Building Regulations

(a) 1 no° copy submission form
(b) 2 no° copies of detailed working drawings
(c) A cheque to the value £65.79p in respect of submission fees

Total cheque enclosed £120.79p

Should you have any queries or require any further information please do not hesitate to contact me

yours faithfully

MR T. I. CRUNKHORN

INSPECTION CHAMBER CONSTRUCTION:
Polypropylene inspection chambers bedded in 150mm concrete form protective 225mm thick concrete collar around i.c. bed with 300mm projection from cover. Covers to be grade 'c' light duty circular covers unless i.c.'s are in driveways where grade 'B'covers should be used.

DIRECTION TO FOUL & SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete 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 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

FIRE WARNING
To be mains operated, wired continuous to conform to BS 5446 pt. 1. (with battery power backup). Alarm sirens should be interconnected so that they are triggered simultaneously in the event of a fire being detected.
Alarms should be permanently wired to a separately fused circuit at the distribution board.
Wiring to conform to IEE wiring regulations.
Radio detectors to be sited min. 300mm from any Light fitting - central positions preferred, accessible for maintenance purposes. Keep clear from extreme temperatures and dry contaminated areas - for cooking area.

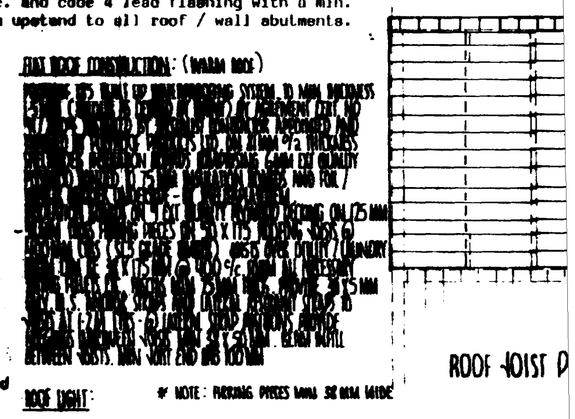
⊙ DENOTES SMOKE DETECTOR POSITIONS

WALLING:
265mm cavity walls to consist:
100mm external skin facing brickwork
65mm cavity
100mm inner skin Hemlite 3.5N/mm sq. blockwork
Provide 65mm Dritherm to cavity
Cavity skins to be tied together with galvanised butterfly wall ties spaced 900mm horizontally & 450mm vertically to BS1243:1978
Ties spaced 300mm ● reveals.
Inner 100mm walls to be Hemlite blockwork.
INT. WALL FINISH:
12mm sand/cement render scratchcoat with 4mm neat plaster finish.to all int. masonry surfaces

GROUND FLOOR CONSTRUCTION:
Remove turf & vegetable soil a minimum of 150mm deep & further reduce levels as necessary in agreement with local authority building control officer on site. Lay 150mm minimum of clean stone hardcore, 75mm to dust & well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 guage) polythene damp proof membrane over blinded hardcore, joints welted where necessary & turned up the face of all foundation walls & turned in ● d.p.c. level.Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume.Lay 50mm Jablite expanded polystyrene floor insulation boards SD (standard duty) grade with perimeter insulation to screed to prevent 'cold bridging'. Jablite flooring boards are to be laid with joints closely butted & joints taped to prevent grout ingress. If electrical conduits, gas and water pipes are to be accomodated within the thickness of the insulation they are to be securely fixed to the slab. Insulation boards are to be kept at least 12.5mm clear of hot water pipes which should be haunched with a sand/cement mix or lagged with a propriety material. PVC sheathed cable should either be run in a conduit, whenever possible, or be securely fixed to the floor surface & not in contact with the EPS 65mm sand/cement screed finish on EPS (1:3).Jointless areas should not exceed 15m.sq. and the ratio of length to width not exceed 1.5:1 to minimise cracking or curling. If these limits are exceeded 'chicken wire reinforcing should be placed centrally within the screed.
PROVIDE D.P.M ALSO BELOW SCREED
FOUNDATIONS:
Excavate for foundations 700mm wide &750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site.Lay C20P concrete 1:2;4 by volume a min. of 225mm thick. Foundations to 100mm walls to be 450mm wide Thicken out o'site to 400mmx225mm with 45° batters under 100mm int. non loadbearing walls. Provide bit. felt dpc under walls on thickened out o'site.
FOUNDATIONS TO BE TAKEN DOWN BELOW INVERT LEVEL OF ADJACENT FOUL WATER DRAINS

SUB-STRUCTURE WALLING:
265mm cavity walls comprising of two skins of class B engineering brickwork or two skins of class A concrete blockwork (7N/m.sq.) in cement mortar (1:3). Bricks below d.p.c. level to be F.L. designation and to B.S.3921. 1:12 lean mix concrete cavity fill terminating 225mm below lowest d.p.c. level.Internal 100mm walls below d.p.c. in class A concrete blocks. Drains passing thro' walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe: to be filled with compressible material and provide vermin guard to ext. face of wall.

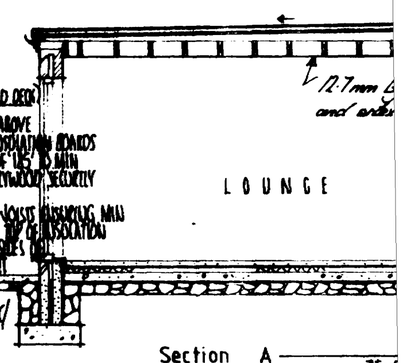
DAMP PROOF COURSES:
100mm hyload pitch polymer d.p.c. a minimum 150mm above ground/footpath level to both skins of cavity walls and all internal walls. Provide d.p.c. cavity trays above all 'exposed' lintels in ext. cavity walls.Stepped cavity tray d.p.c. and code 4 lead flashing with a min. 100mm upstand to all roof / wall abutments.

FLAT ROOF CONSTRUCTION: (WARM ROOF)


* NOTE: PIPEWORK PIPES SHALL BE 65MM WIDE

ROOF LIGHT:
600MM FLAT ROOF WINDOW 'CELESTE' OPENABLE TYPE WITH DOUBLE SEAL DOME AND INSULATED UPSTAND INSTALLED AND FLASHED AROUND AS PER MANUFACTURERS RECOMMENDATIONS. TRIM WORK AROUND AS SHOWN ON PLAN. CODE:4603
ROOF APERTURE 650 X 650 MM , DOME SIZE 560 X 560 MM

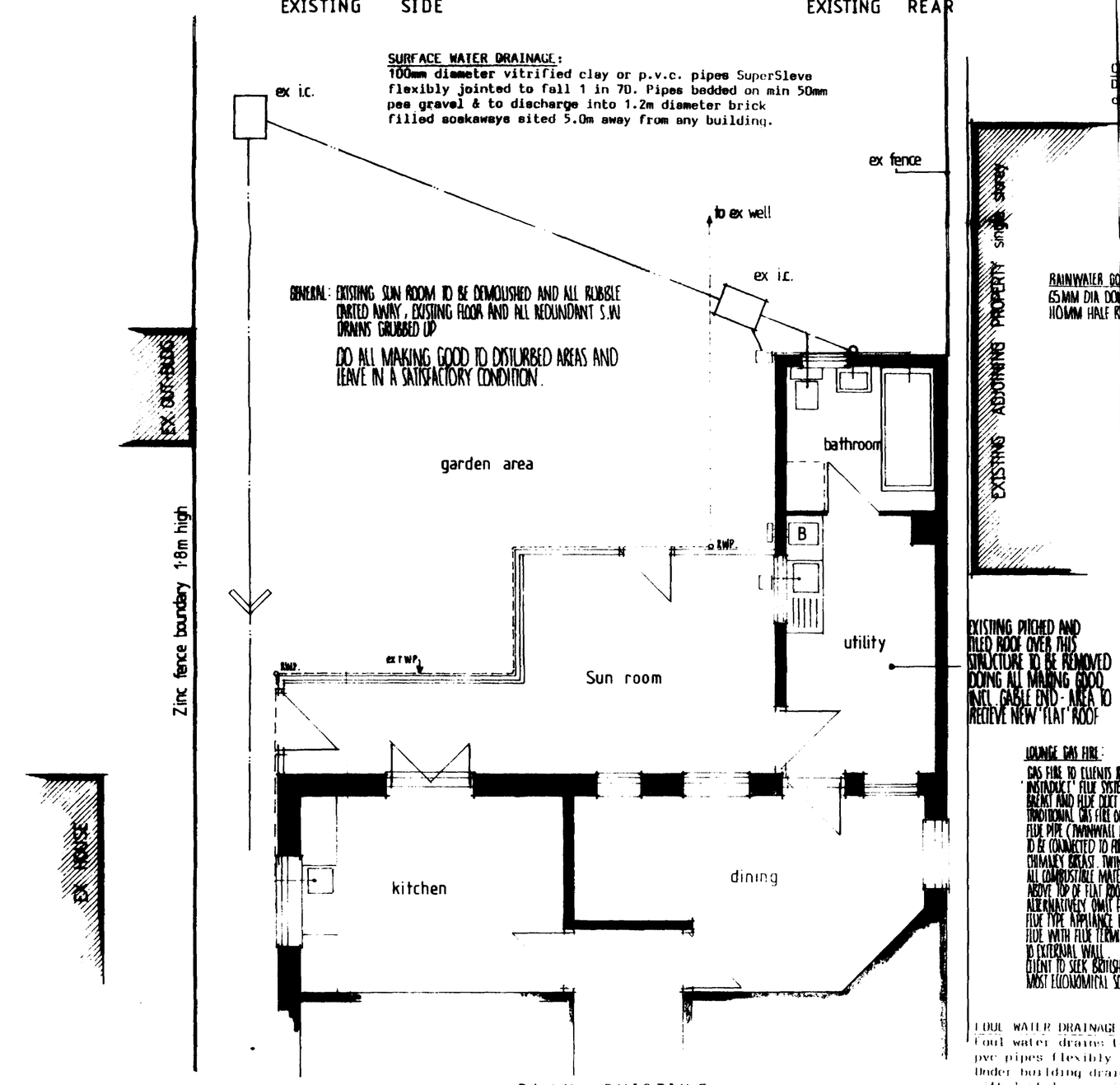
ALTERNATIVE FLAT ROOF CONSTRUCTION (COLD DECK)
TO BE AS FOR FLAT ROOF CONSTRUCTION ABOVE EXCEPT OMIT 25 MM THICK SHELTERDECK INSULATION BOARDS AND 9 PLY DECKING AND APPLY POLYPHOR TO 3 MM THICK EXTERNAL QUALITY MARINE PLYWOOD SECURELY FIXED TO TIMBER FIRRINGS ON JOISTS.
ALL VOIDS BETWEEN JOISTS TO BE FILLED WITH 100MM THICK QUILT AT CEILING LEVEL AND 50MM THICK QUILT OVER JOISTS TO PROVIDE 150MM OF INSULATION. VENTILATE VOIDS BETWEEN JOISTS AT EAVES AND RIDGE.
ALL TIMBER TREATED WITH WOOD PRESERVATIVE.
PROVIDE 150MM UPSTAND TO ROOF LIGHT AND FLASH WITH LEAD FLASHING.
ROOF TO HAVE A MINIMUM FALL OF 1:40
PROVIDE CONDENSATION STOP BEHIND PLASTERBOARD TO WALLS.
ALL JOINTS TO BE SEALED TO PREVENT AIR LEAKAGE.
PROVIDE PROOF GAUGE BRICK.



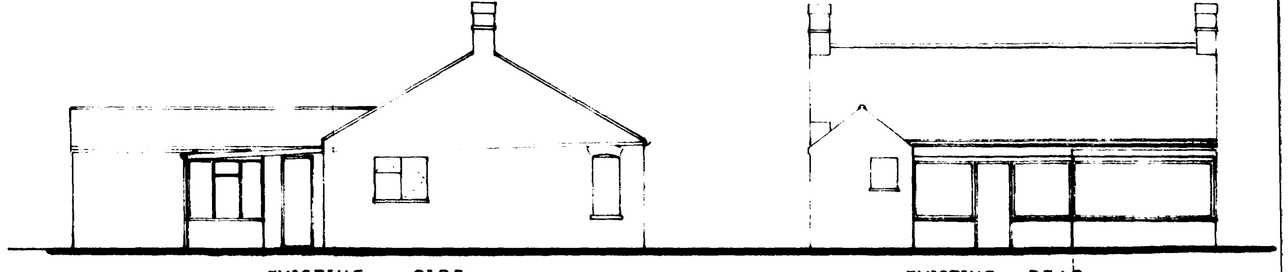
Section A

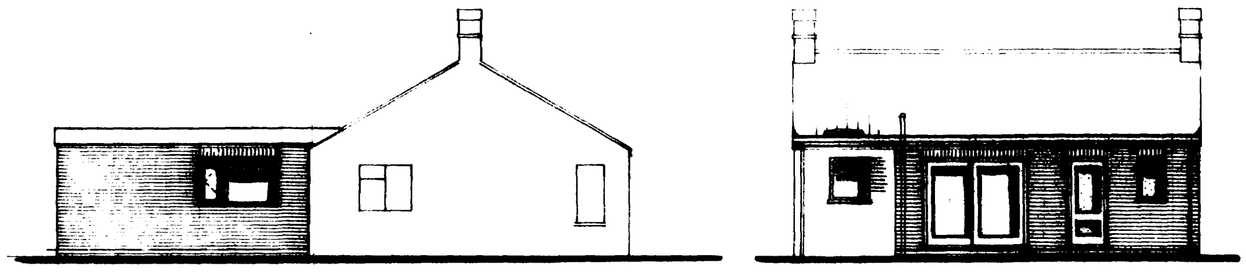
CEILINGS
Domestic: 12.7mm Gyproc plasterboard ceiling and artex or skim finish.

LINTELS:
Lintels to be by I.G. Lintels Ltd. Insulated as standard LI lintels to openings in ext. walls and I.G. Internal and box lintels to internal openings as schedule.



PLAN EXISTING




PROPOSED SIDE

PROPOSED REAR

SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSleve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways sited 5.0m away from any building.

RAINWATER GOODS (P.V.C.)
65MM DIA DOWNPIPES
110MM HALF ROUND GUTTERING

EXISTING ADJOINING PROPERTY single storey

EXISTING PITCHED AND TILED ROOF OVER THIS STRUCTURE TO BE REMOVED DOING ALL MAKING GOOD INCL. GABLE END - AREA TO RECEIVE NEW FLAT ROOF

LOUNGE GAS FIRE:
GAS FIRE TO CLIENTS REQUIREMENTS WITH 'INSTADUCT' FLUE SYSTEM (PRE-FABRICATED CHIMNEY BREAST AND FLUE DUCT BY BRITISH GAS). FLOOR MOUNTED TRADITIONAL GAS FIRE ON FIRE STANDING HEARTH . DOUBLE-WALL FLUE PIPE (TWINWALL INSULATED CHIMNEY BY SELKIRK OR SIM.) TO BE CONNECTED TO FIREBOX OF APPLIANCE AND RUN THROUGH CHIMNEY BREAST. TWINWALL FLUE SPACED MIN 50MM FROM ALL COMBUSTABLE MATERIAL AND TO TERMINATE MIN 250MM ABOVE TOP OF FLAT ROOF IN SUITABLE TERMINAL ALTERNATIVELY OMIT FLUE THRO' ROOF AND PROVIDE CLOSED FLUE TYPE APPLIANCE WITH 28MM Ø ELECTRIC FAN SKIRTING FLUE WITH FLUE TERMINAL AND WASTE OUTLET DUCTED / PIPED TO EXTERNAL WALL
CLIENT TO SEEK BRITISH GAS ADVISE FOR MOST ECONOMICAL SOLUTION

650 MM WIDE X 1050 MM DEEP S.W. WINDOW (OBSCURE GLAZED)
JOINERY REF: 410 W
LINTEL: I.G. L1/S 1050 MM °/₂ LONG

MECHANICAL VENTILATOR AT HIGH LEVEL (SEE NOTES)

EX. OUT. BLDG.

RODD SHOWER BATH 150 MM DIA TRAP.

BACK INLET TYPE ROD-ABLE GULLY FOR WASTES CONNECTIONS

NEW 'PLASTIC' INSPECTION CHAMBER

1·770 M WIDE X 1·050 M DEEP S.W. WINDOW
JOINERY REF: 310T
LINTEL: I.G. L1/S 2100 MM °/₂ LONG.

ROOF MOUNTED BALANCED FLUE GAS FIRED BOILER OF APPROVED RATING SITED ON 125 MM DIA PVC FLUE TO TRIO BRANCH BOILER SITED MIN 50 MM FROM ALL WALLS. BALANCED FLUE TERMINATION TO BE MIN 300 MM FROM ANY WINDOW OPENING REMAINDER TO HAVE DURABLE PROTECTIVE COATING EXTERNALLY

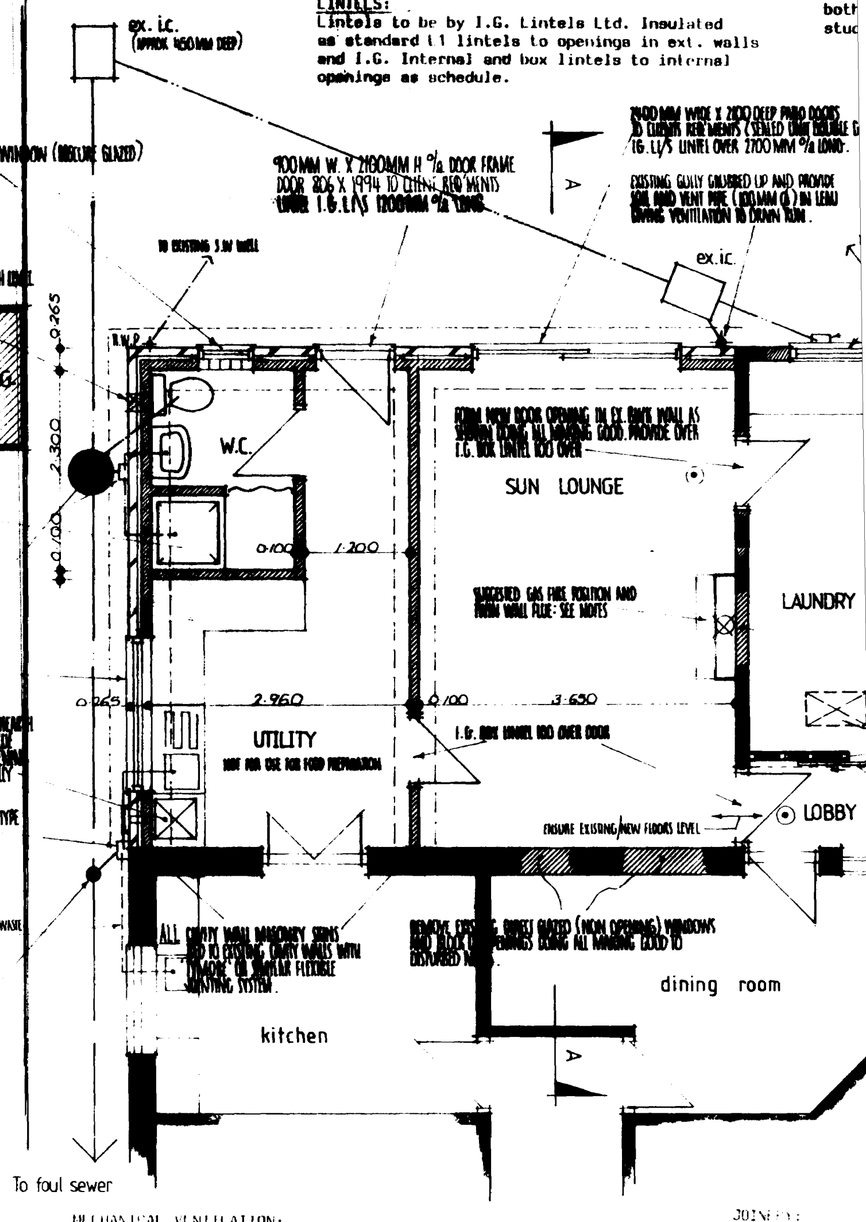
BACK INLET TYPE GULLY - ROD-ABLE TYPE FOR STONE WASTE CONNECTION

EX. HOUSE

(CONNECT TO SOIL WASTE TO MERGE)

225 MM Ø SMALL RODDING I.C.

FOUL WATER DRAINAGE:
Foul water drains to be 100mm dia. vitrified clay or pvc pipes flexibly jointed bedded on 50mm pea gravel. Under building drains to be encased in 150mm mass gravel with lintel over pipes @ wall abutments. 100mm diameter soil & vent pipe to extend 900mm above window & cowl heads & to terminate in balloon finial. 40mm dia pvc waste pipes from all appliances unless otherwise shown on plan complete with 75mm deep sealed traps. Provide rod-able eye access points @ every direction change.
ALL ABOVE GROUND DRAINAGE TO BE
ALL BELOW GROUND DRAINAGE TO BE



To foul sewer
PLAN PROPOSED

MECHANICAL VENTILATION:
Kitchens: provide mechanical ventilation capable of extracting at a rate not less than 60 litres/second or incorporated within a cooker hood and extracting at a rate not less than 90 litres/second.
Bathrooms: provide mechanical ventilation capable of

SAFETY GLAZING
PROVIDE SAFETY GLASS TO B.S. 6206 TO ALL WINDOWS W.I.P. MAIN HEIGHT OF ABOVE FINISHED FLOOR LEVEL IN DOORS AND SCREENS ABOVE FINISHED FLOOR LEVEL

JOINERY:
All timber treated
Windows to have
Windows to have
Glazing: maximu
Vents: window
NOTE: Provide
Jambs and sills

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