SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1372/91 Received:30-DEC-91 Type:FULL

Name: Mr. P. Busby
Longacre
202 Boston Road
Holbeach
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Extensions to house & double garage

Location : Longacre 202 Boston Road
Holbeach Spalding

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

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

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

Director of Planning and Building Control Services
24-JAN-92 H09/1372/91

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)

Issue 27/1

PLANNING APPLICATION

For office use only

Application No. H09/1372/91

Date Registered 30 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. P. BUSBY.
"LONGACRE".
202 BOSTON ROAD.
HOLBEACH.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
PE12 6UG.

Tel. No. HOL 370853.

(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extensions to House & Double Garage.

Please complete

Signed. G. R. Merchant Date. 23.12.91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46
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: N/A.

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

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

C. Please state type and colour of materials for facing external walls: FACING BRICKS & TILES TO MATCH EXISTING.

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. HOUSE & 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?

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.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO.	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. → If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 G. K. Merchant (~~Applicant~~/Agent) Date 23.12.91

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 G. K. Merchant ~~Applicant~~/Agent) Date 23.12.91

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 £ ..46..

Receipt Issued ..... No. P429

Date First Received 30 DEC 1991

REGISTRATION

REFERENCE H09/1372/91

Cross-Ref B09/0754/91

Date 31/12/91

VALIDATION Date 31/12/91

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

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

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

Earlier permission ref .....

RM:-	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 £ 46 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 31-1-92

Index Sheets 133 OS Nos ..... Grid Ref 535040 326500

Ward ..9... Parish ..HOLBEACH

Inside IBD .NO Inside LP Area.NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site.....Ref..... Linked to property.....Ref. 0066682

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: GS
date: 8/1/92

Residents notified on site visit: 200 e 204

Case Officer Conclusions (issues) Bungalows either side both have widows facing with ~~no definite screening~~ Open to front e rear
10ft conifers on north boundary
1m high close boarded fence to south and west.

Case Officer Recommendations (summary).
(details overleaf)

Delegation
Recommended approvals —

		Confirmed by Case Officer:
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 ____
	[Reason:	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
M Nell
.....

Recommendation/draft report [illegible]

Conditions/Reasons

. Consent GS. 22/1/92

Notes to applicant

Disabled access

Outstanding EH

Amended plans

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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 :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN SMITH *Dip TP MRTPI District Planning Officer*

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1372/91 Type: FULL

Applicant: Mr. P. Busby
Tel:

Agent: G R Merchant
0406 370853

Description: Extensions to house & double garage

Location: Longacre
202 Boston Road
Holbeach
Spalding

Valid date: 30-DEC-91
Target dates:
To case officer 04-JAN-92
Inspected by 09-JAN-92
Extra contacts 14-JAN-92
Report if not clear by 03-FEB-92

Terminal date: 24-FEB-92
Target Committee: 12-FEB-92
Report deadline: 29-JAN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC		06-JAN-92	20-JAN-92
Cllr J R Pearl	0406 32 207	06-JAN-92	20-JAN-92
The Owner/Occupier 200 Boston Rd.		08-JAN-92	22-JAN-92
The Owner/Occupier 204 Boston Rd.		08 JAN 92	22 JAN 92

L C C - No objection Jf 08 7/1/92

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1372/91

Applicant: Mr. P. Busby
Longacre
202 Boston Road
Holbeach
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Extensions to house & double garage

Location: Longacre 202 Boston Road
Holbeach Spalding

Type: FULL

Date received: 30-DEC-91

06-JAN-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 21-JAN-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
The Band Hall, Back Lane
Holbeach
Spalding Lincs

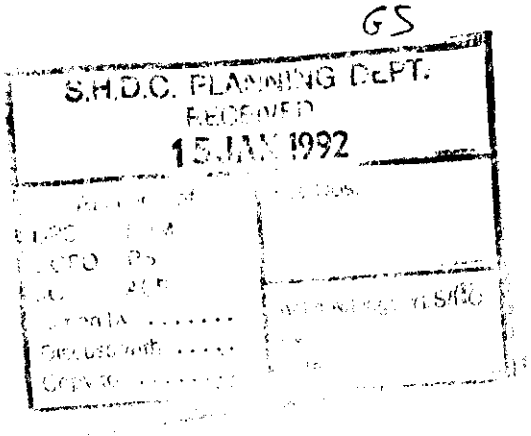
FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: M P Gedney

13-1-92

GS



SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JAN 1992 GS
File Nos.
Acknowledge YES/NO

Please contact: Mr. Staines

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

Our Ref. RS/PA-P/1372/91/JAM **Your Ref.**

Date 13 January 1992

Dear Sir,

FULL PLANNING APPLICATION - MR. P. BUSBY
EXTENSIONS TO 'LONGACRE', BOSTON ROAD, HOLBEACH

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.

As I am sure your client will be aware the watercourse at the rear of his garden is my Board's Holbeach River in respect of which the Board's Byelaws as summarised on the enclosed standard conditions apply.

I am however pleased to confirm the details shown do not infringe my Board's requirements.

I note soakaway drainage systems are intended and for the disposal of roof water run-off and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

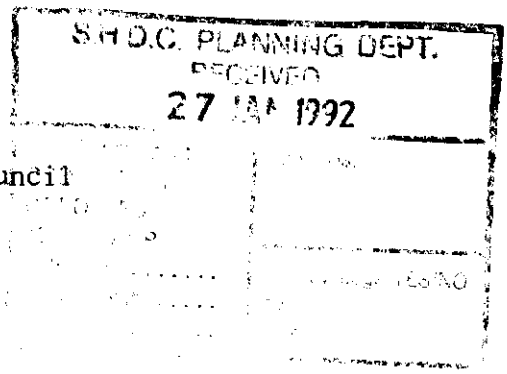
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

G.R. Merchant, Esq.,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.

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



NRA

National Rivers Authority
Anglian Region

22 January 1992

Our ref.GT/92/1/SH/0015

Dear Sir

PLANNING APPLICATION NO. H09/1372/91
PROPOSED EXTENSION TO HOUSE AND DOUBLE GARAGE AT LONGACRE, 202 BOSTON ROAD, HOLBEACH, BY P. BUSBY.

With regard to the above-mentioned application received on 14 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

This site is not within the Internal Drainage Board's area.

Yours faithfully

R F Morgan
Planning Engineer

cc G.R. Merchant Esq
4 Chapel Gardens
Whaplode
Spalding PE12 6UG

VJC

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION REF: H09/1372/91/A1

DATE AMENDMENT RECEIVED: 12 May 1992

APPLICANT: P Busby
"Longacre"
202 Boston Road
Holbeach
Spalding
Lincolnshire

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

DESCRIPTION OF ORIGINAL DEVELOPMENT: Extensions to house and double garage

LOCATION: "Longacre", 202 Boston Road, Holbeach, Spalding, Lincolnshire

AMENDMENT SUBMITTED: Amended ground floor layout

DRAWING NUMBER(S): PB 3 and 4

14 May 1992

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This notice does not convey any approval under the Building Regulations.

Yours faithfully

B Smith.

Director of Planning and Building Control Services

N25

PLANNING AMENDMENT

For office use only

Application No. H09/1372/91/AM

Date registered 12 [illegible] 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

F. BUSBY.
"LONGACRE".
202 BOSTON ROAD.
HOLBEACH.
SPALDING.
LINCS.

Tel. No.

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

G.R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 370853. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H09/1372/91

Building Regulation reference relating to same development.

B09/0754/91

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[✓]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[ ]

State whether amendment has been requested by the Council
[ ]

Has a similar amendment been submitted under Building Regulations? Yes / [illegible]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed G.R. Merchant Date 12.5.92.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

EXTENSION to House & DOUBLE GARAGE.

As **NOW PROPOSED**, if different

AS ABOVE.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

AMENDED GROUND FLOOR LAYOUT TO CLIENTS REQUIREMENTS.

State drawing no's of the current submission

PB.384.

State Officer dealing with the application, if known.

D.M. GEDNEY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

N/A.

OFFICE USE ONLY

To D.C. 12/5/92

Validation	Adequate detail Acknowledged	☐ ..... HL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☑	No further action .....
	Amended plans needed	☐	Reference ...754/91
	New application needed	☐	
	New submission requested	.....	
	Indexed	.... HL	

		Principal D.C. Check	Case Officer
		.....	DMG 12/5 .....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

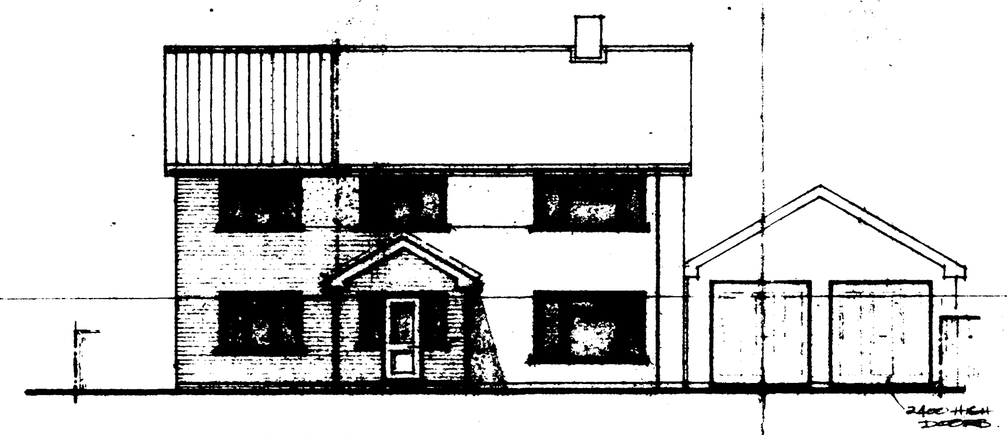
Details of fee required

Details accepted, if different:

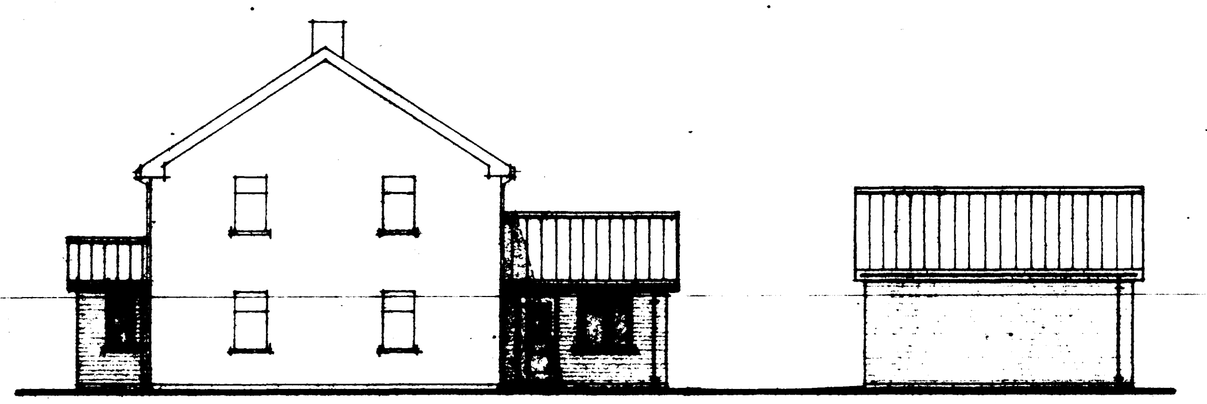
Notes:

Signed: .....

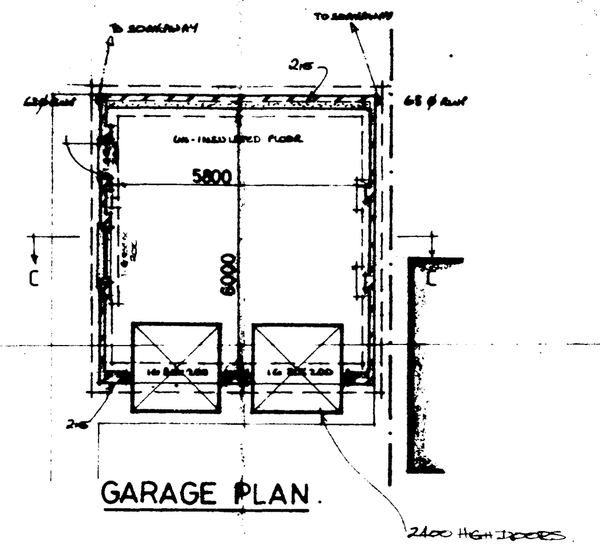
Date: .....



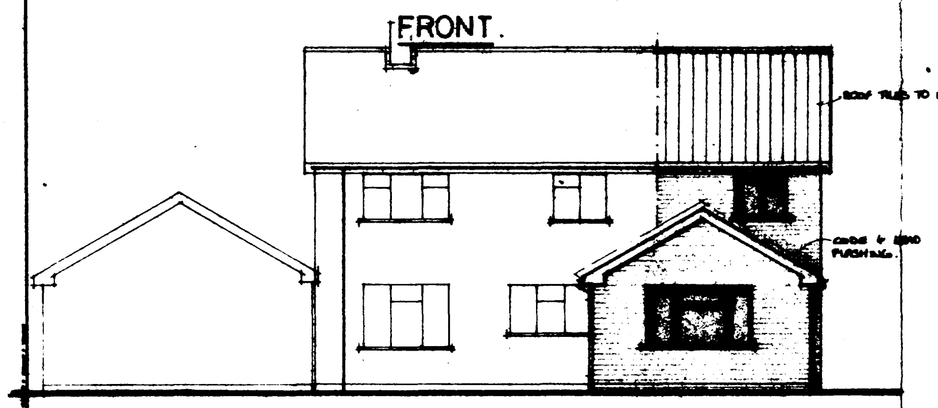
FRONT.



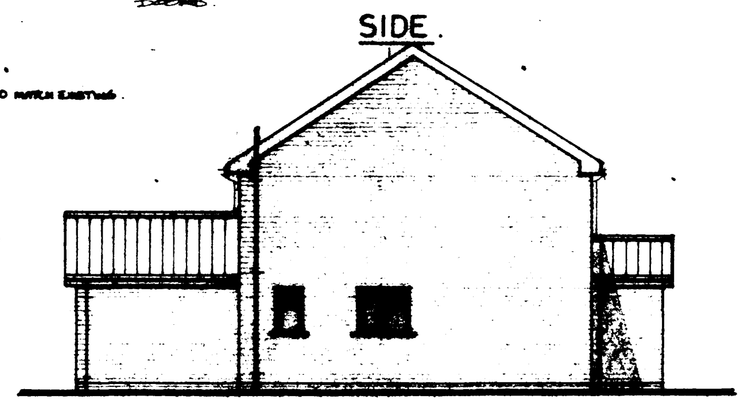
SIDE.



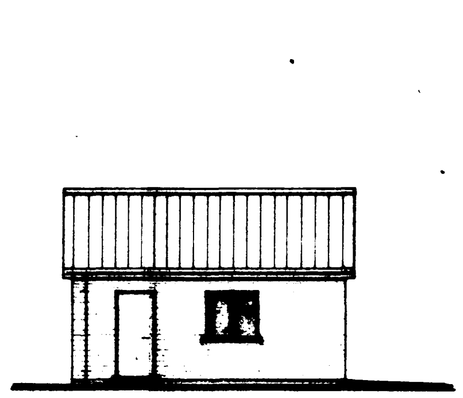
GARAGE PLAN.



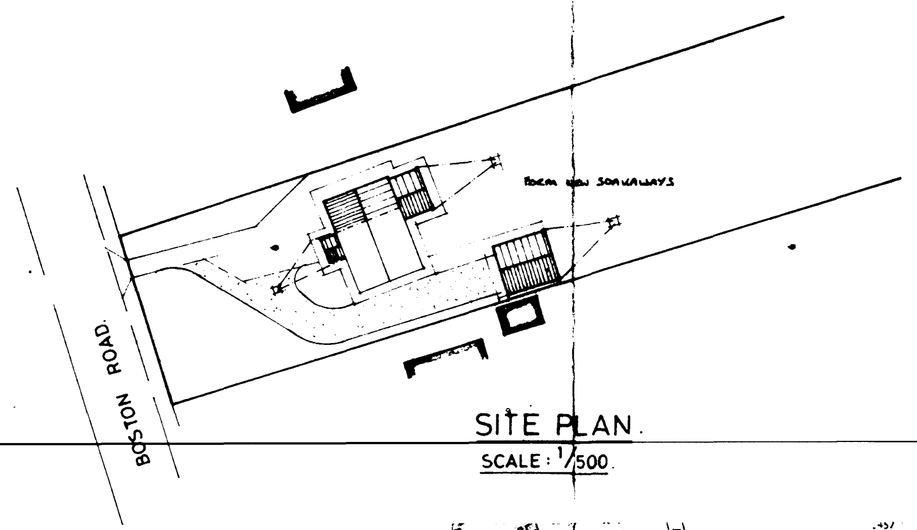
REAR.



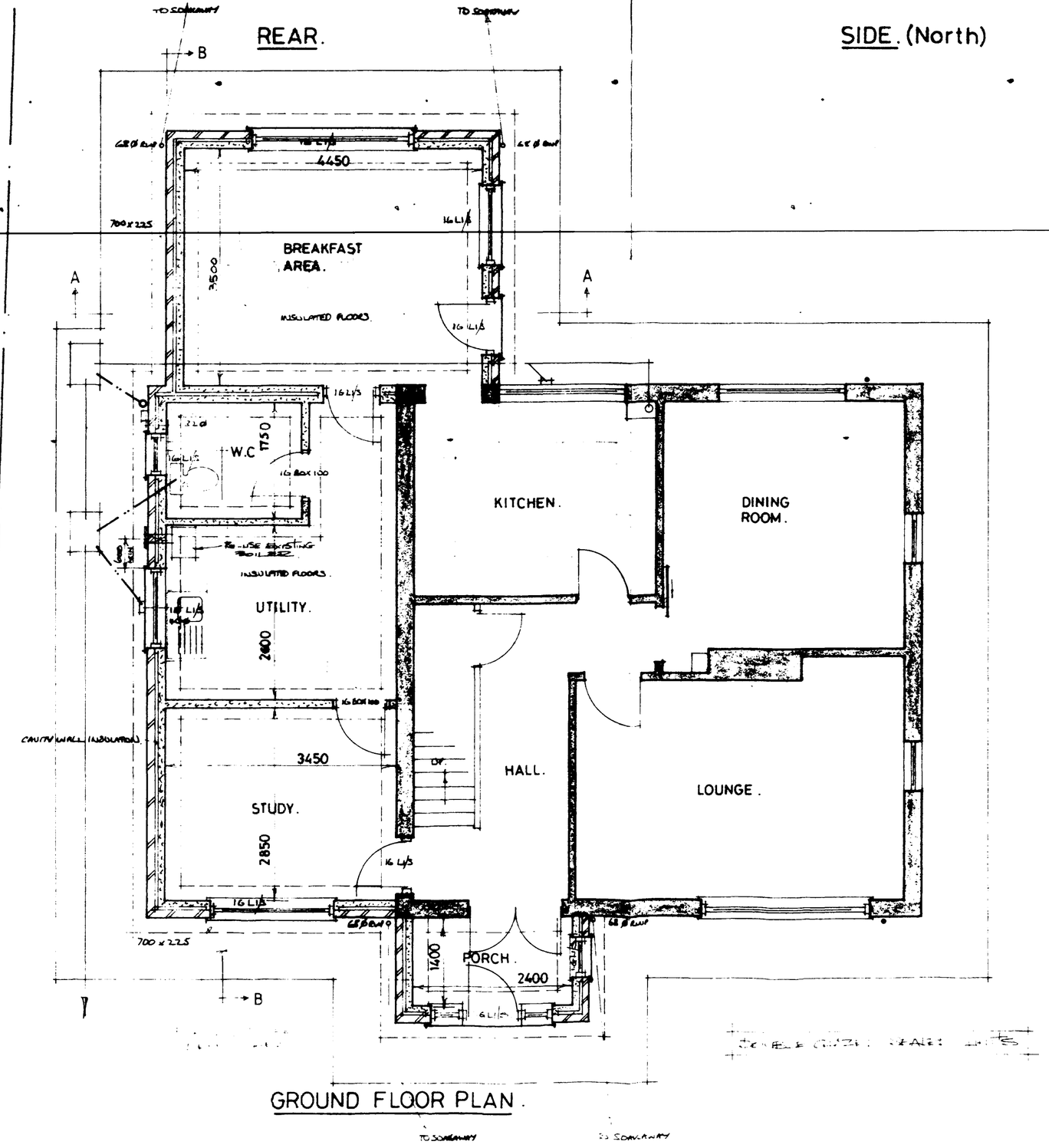
SIDE. (North)



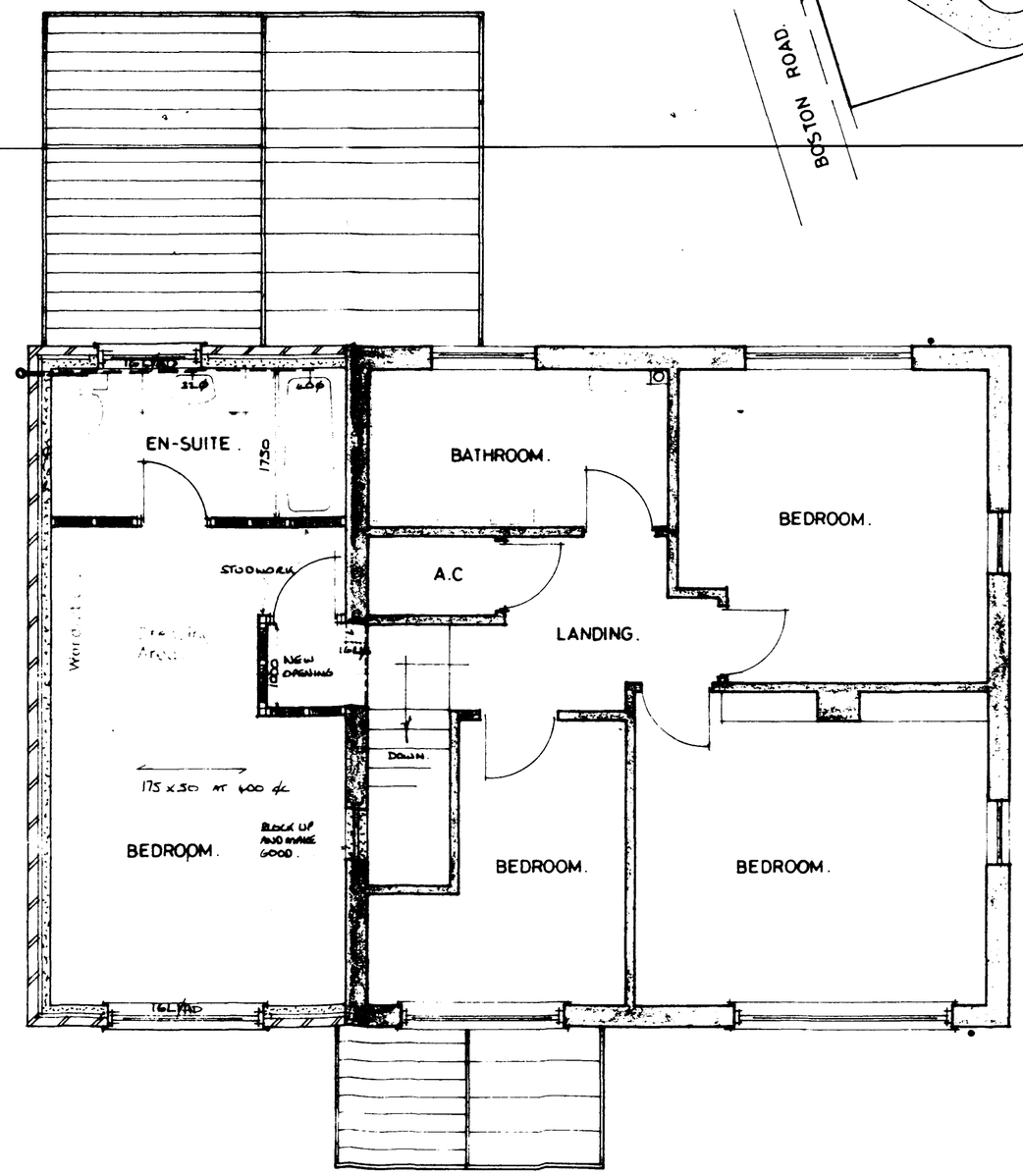
GARAGE. (North)



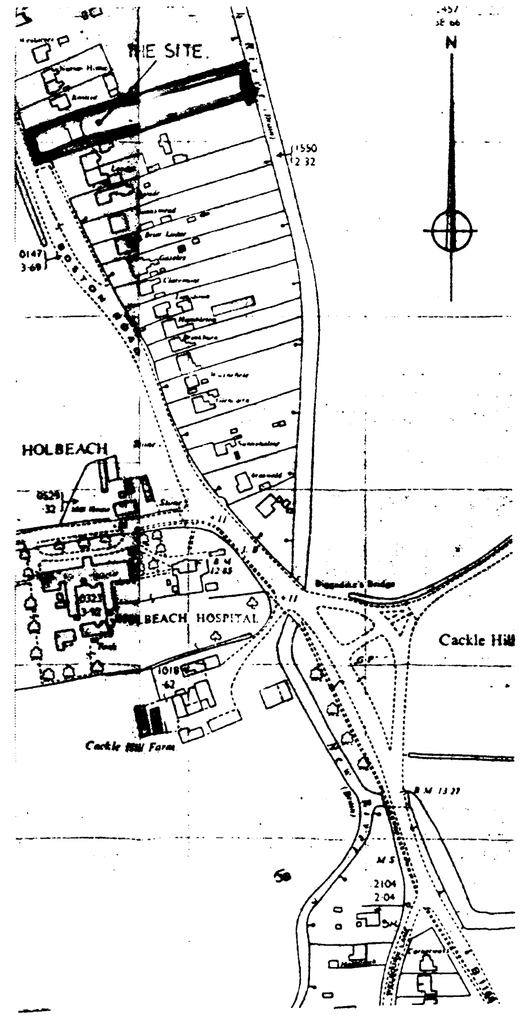
SITE PLAN.
SCALE: 1/500.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



LOCATION PLAN.
SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
30 DEC 1991
REF 1372/91

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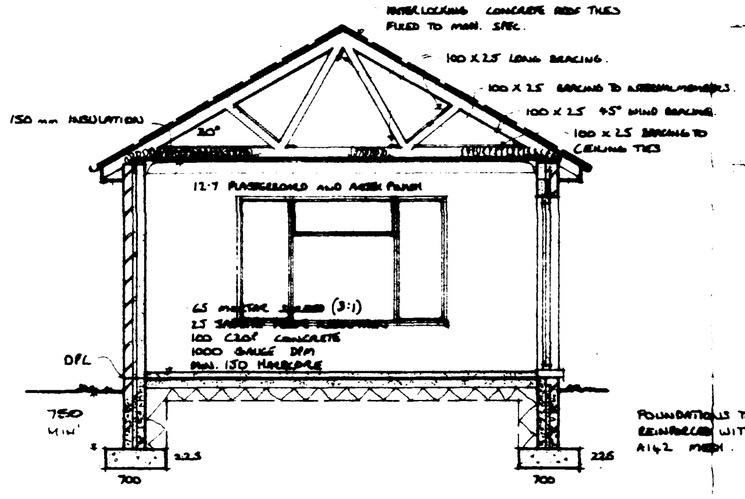
PROJECT:
EXTENSION & GARAGE.
202 BOSTON ROAD.
HOLBEACH.

CLIENT:
MR & MRS. P BUSBY.
"LOUGACRE".
202 BOSTON ROAD.
HOLBEACH.
SPALDING. LINCS.

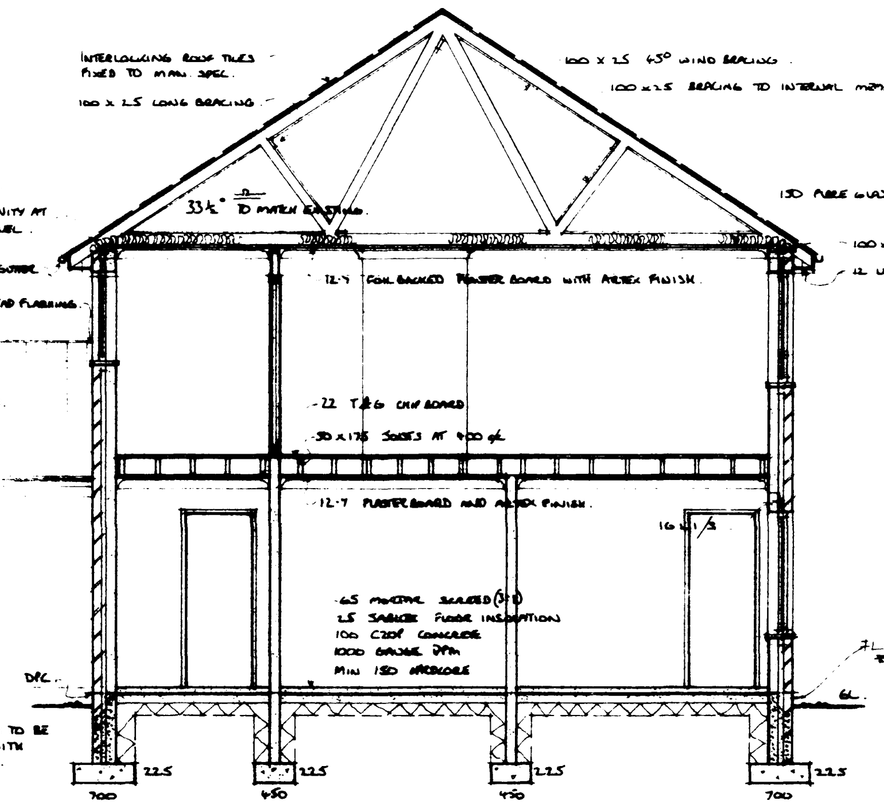
SCALES:	DATE:
1/50 & 1/100 (UNLESS OTHERWISE STATED)	Nov 1991.
G.R.MERCHANT.	DRAWING No.: PB 2

REVISIONS:

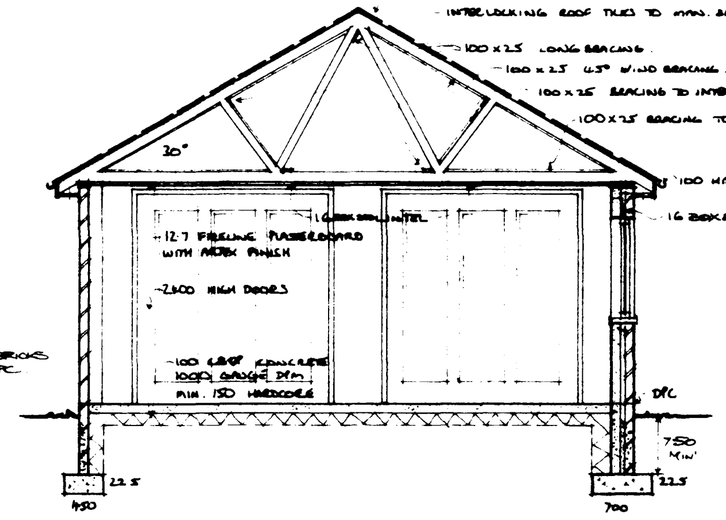
DOUBLE ROMAN ROOF TILES.



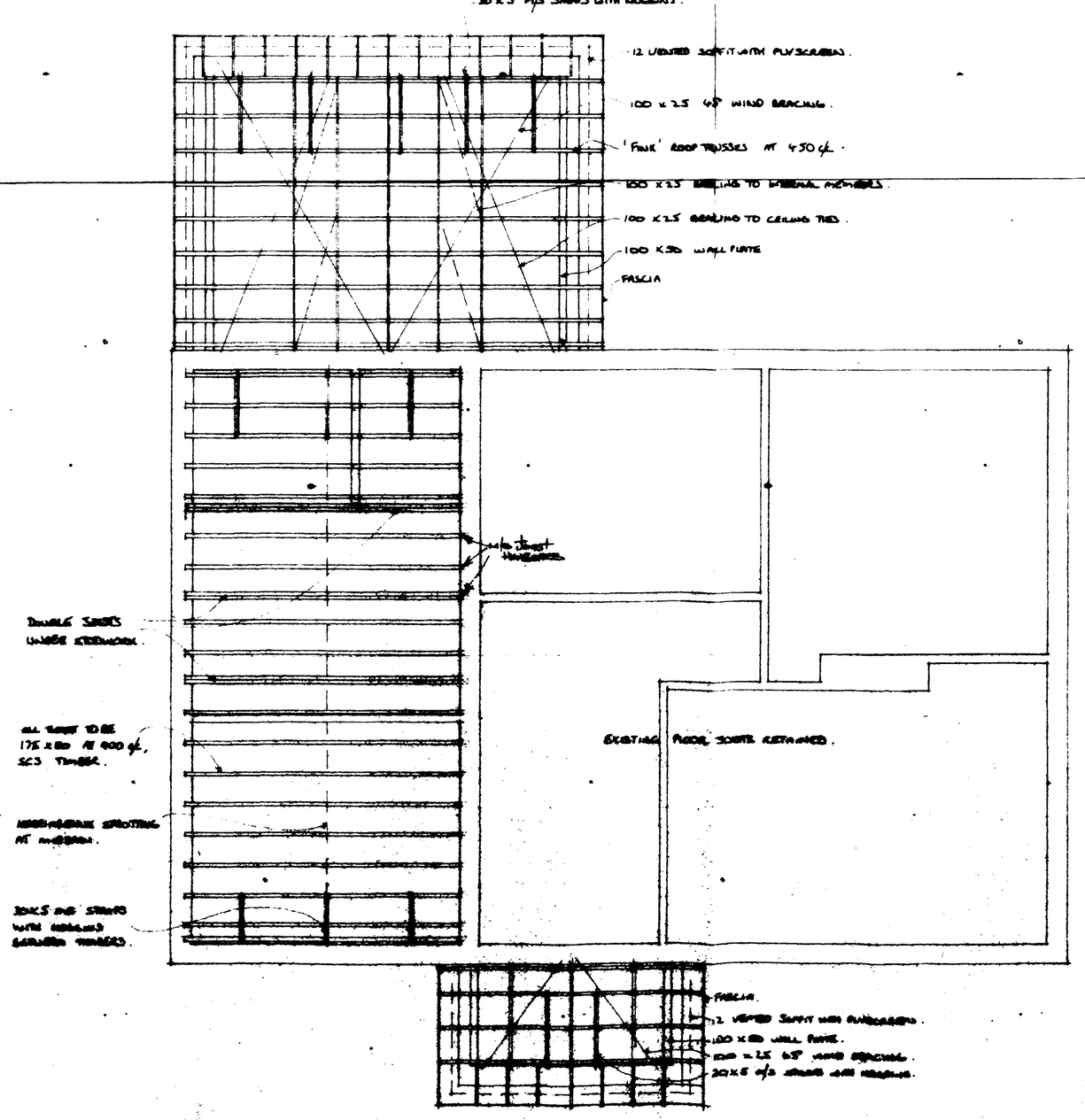
SECTION A-A



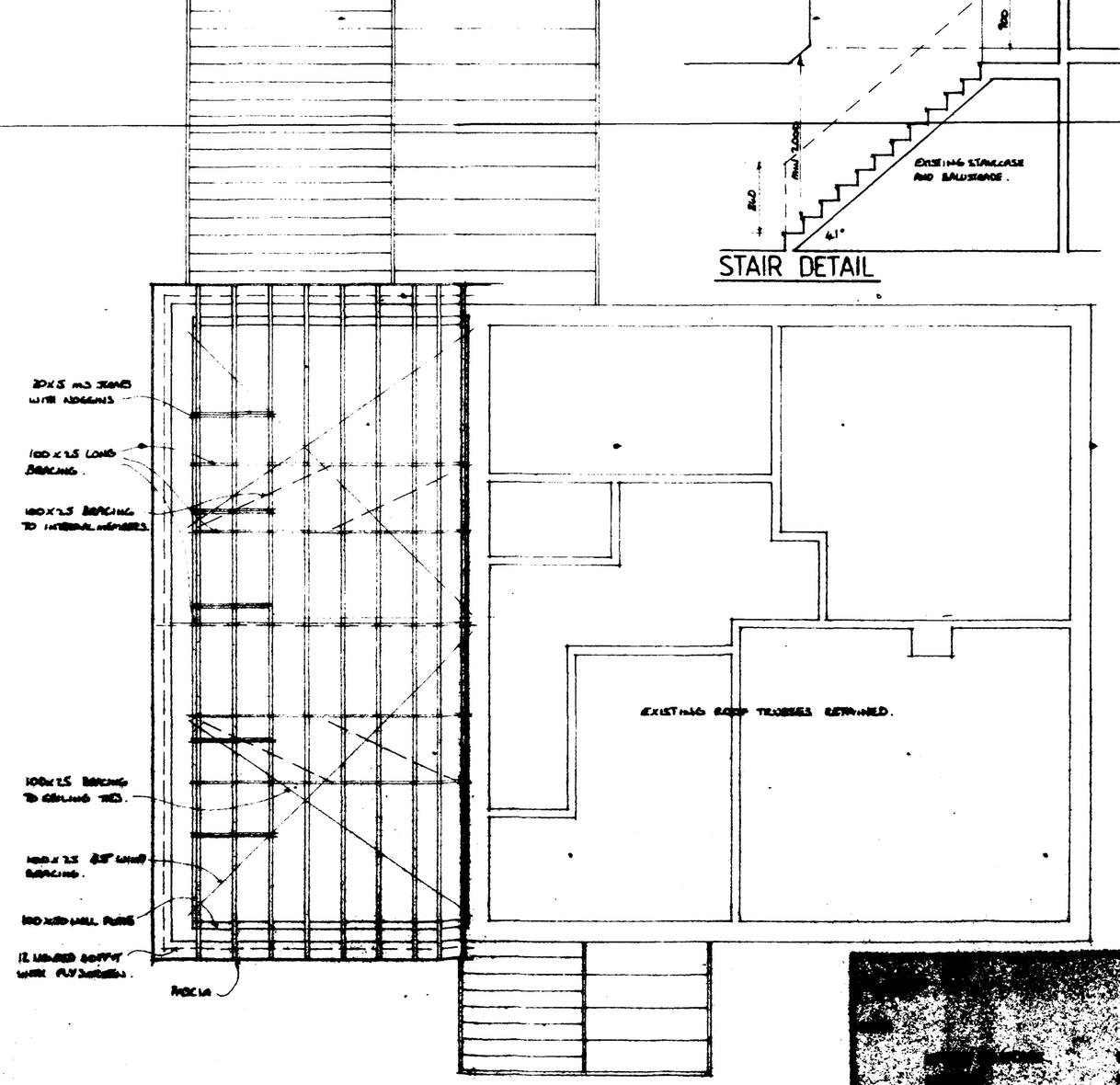
SECTION B-B



SECTION C-C

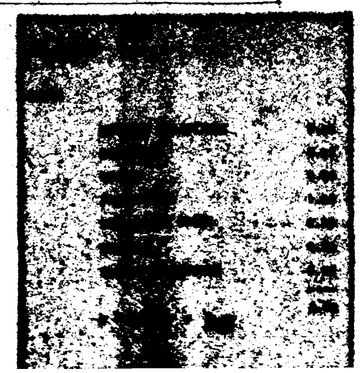


FIRST FLOOR JOIST PLAN



ROOF PLAN

STAIR DETAIL



DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the local Authority Building Control Officer.

LINTELS
To be I.G. A.A/B in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box lintels. All lintels to have minimum bearings and handling and installed strictly in accordance with the makers instructions.

FLOOR SLABS CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade sheathing felt jointed to the above finished to the doorway. Provide solid strutting at mid spans of joists. Solid bridging over wall to full bearing width of wall. Set upturn dpc to overcoat into the cavity.

ROOF TIMBER WORKING
Roof battens shall be 38mm dia. W.C. 10mm dia FNC. Nails and all timber shall be the particular grade for purpose. All timber to be kiln dried sort. All softwood shall be pressure impregnated with wood preservative complying with BS 4072 Part 1 1974. Timber shall be stored off the ground and protected from the weather. Timber shall be delivered to the site in sound condition.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt. 1 1978. Battens 38 x 25 at gauge centres to underside Type 1F sarking felt with minimum 150mm laps.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carpentry timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, delivered, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt. 1 1978, battens 38 x 25 at gauge centres on underside Type 1F sarking felt with minimum 150mm laps.

PLASTERING
Provide and fix 13mm x 5mm plaster galvanised split metal straps at 1.8 metre centres to anchor wallplate to blockwork walling.

FLOOR SCREEDS
Lay 50mm reinforced concrete screeds and underlay wherever there are between the ground floor and existing joist where insulation rests on the joist above.

ROOF INSULATION
Lay 100mm quilt between joists and underlay wherever there are between the ground floor and existing joist where insulation rests on the joist above.

ROOF VENTILATION
Provide and fix 25mm continuous dry ventilation gap at eaves level. Perforate joint with 25mm diameter holes at 600mm centres across the ventilation gap.

PLASTERING
To be work in 13mm thickness finishing plastered skimmed with retarded hot plaster. Please work in 3:1 x 13 B/W for backing coat.

PLASTERING
Provide and fix to the ceiling underneath to all new plastering. Key all perforations and remove loose mortar to ensure good adhesion to the plaster coverings. Fix ceiling cornice and ceiling roses as existing.

KITCHEN, BATHROOM
Provide painted 38mm x 5mm galvanised split metal straps at centres to 1.8m maximum at first floor level, ceiling joist and other bearer where they run parallel to the walls. Build straps into the plaster and right angle against the walls.

RELIEF
Ceiling joist to be 38mm width width

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PROJECT:
EXTENSIONS AND ALTERATIONS TO
202 BOSTON ROAD, HOLBEACH.

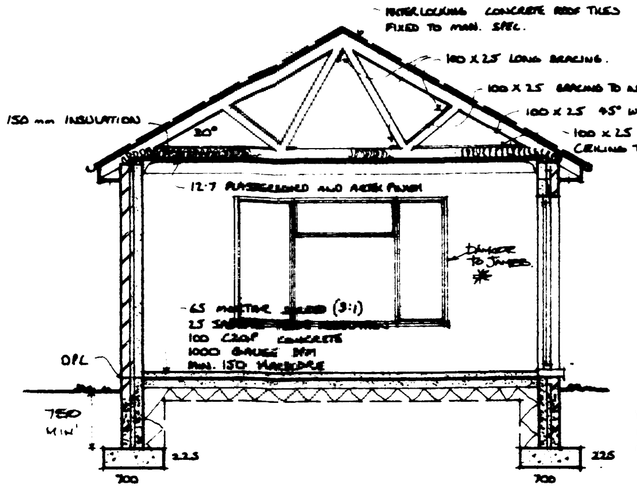
SOUTH HOLLAND D.C.
PLAN DEPT.
30 DEC 1991
REF. 1372/91

CLIENT:
MR. & MRS. P. BUSBY,
"LONGACRE",
202 BOSTON ROAD, HOLBEACH,
SPALDING, LINCS.

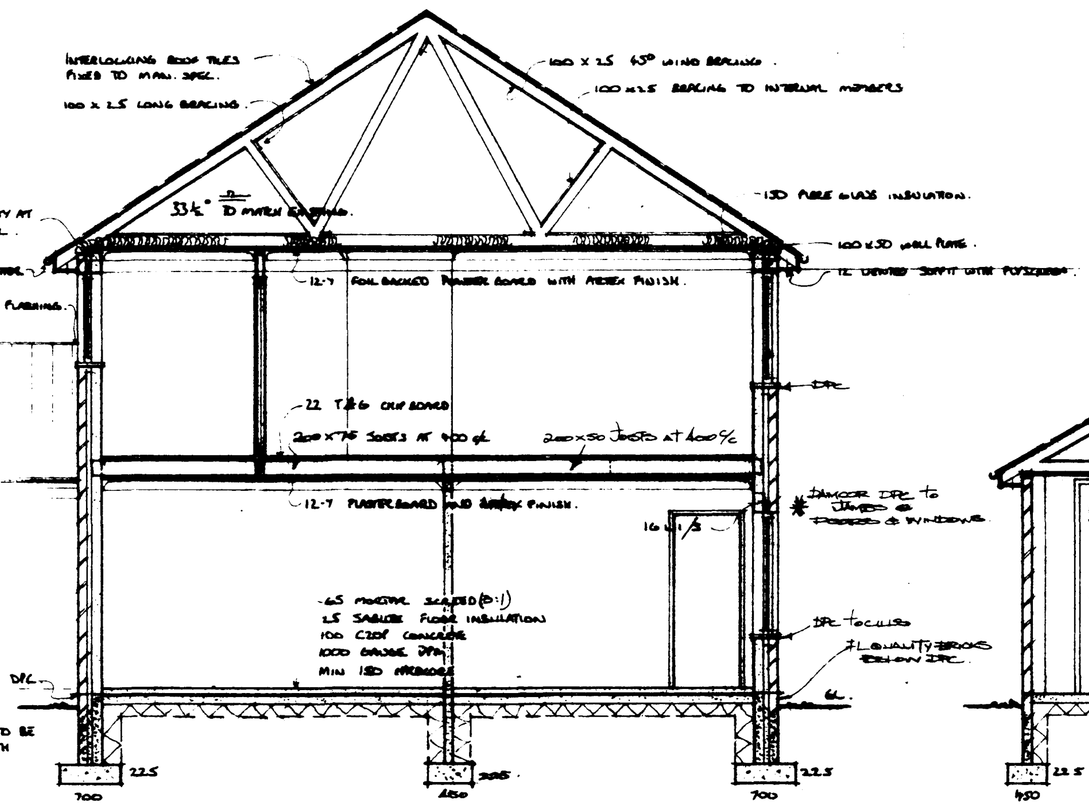
SCALES:	DATE:
1:50	DEC. 1991
L. COOPER	DRAWING No.: 4

REVISIONS:

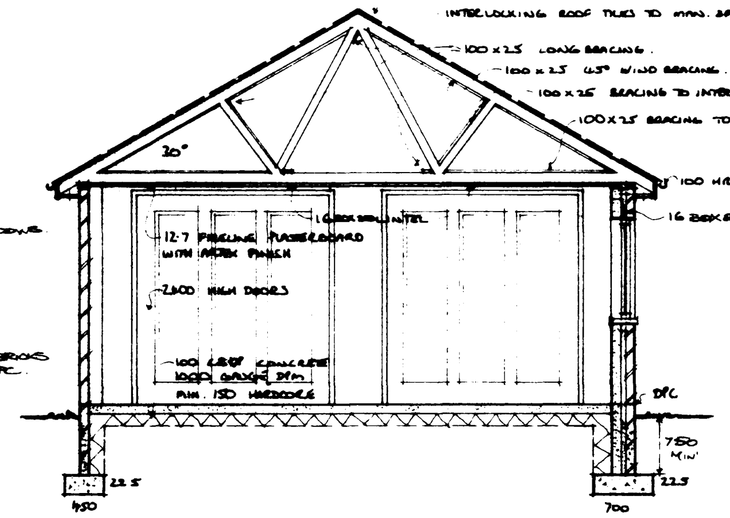
DOUBLE ROMAN ROOF TILES



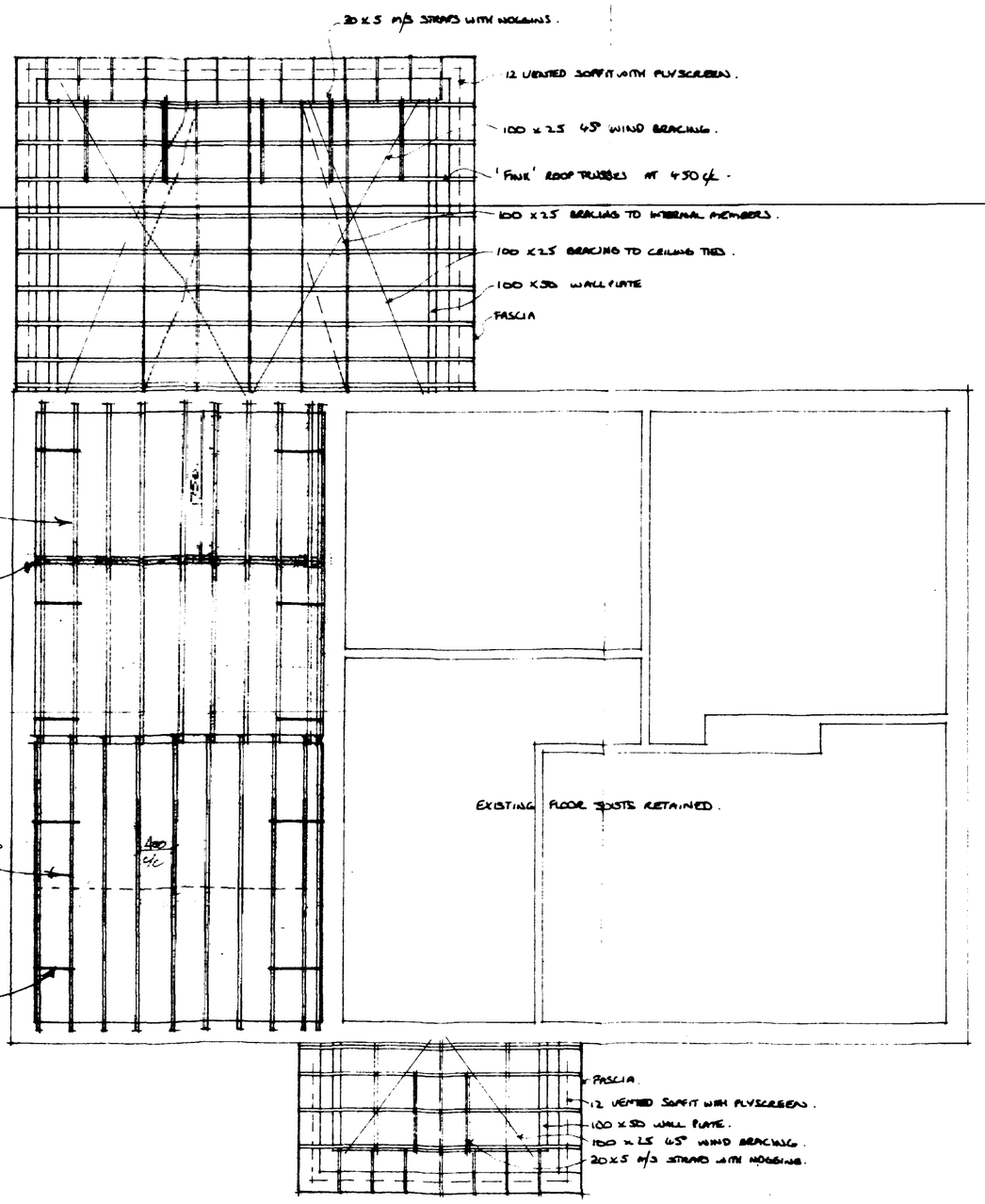
SECTION A-A



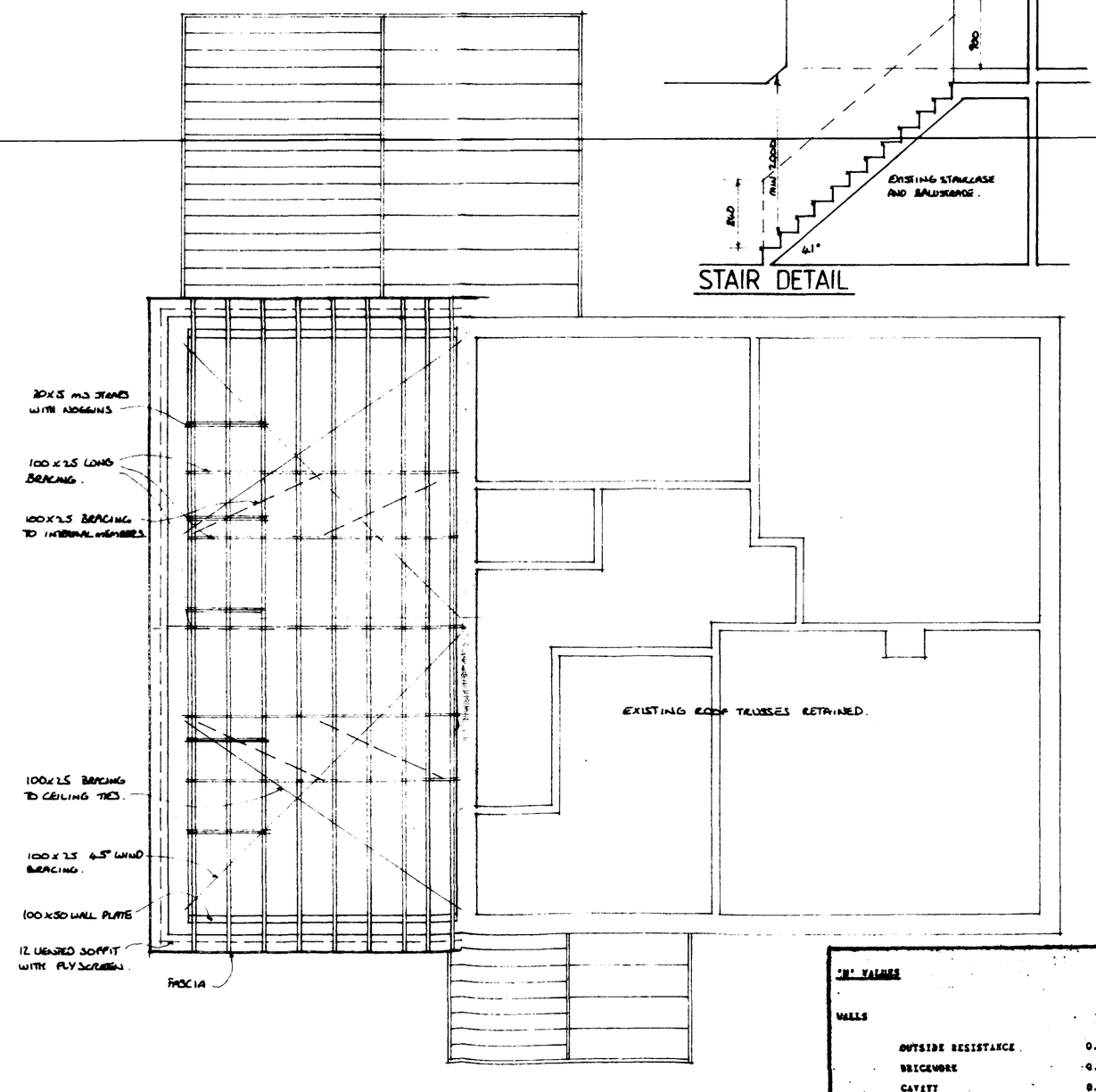
SECTION B-B



SECTION C-C



FIRST FLOOR JOIST PLAN



ROOF PLAN

STAIR DETAIL

'R' VALUES

WALLS

OUTSIDE RESISTANCE	0.06
BRICKWORK	0.12
CAVITY	0.18
INSULATION	1.65
THERMALITE BLOCK	0.39
PLASTER	0.08
INSIDE RESISTANCE	0.12
	2.70

U = 1/2.70 = 0.36

SUBSTRUCTURE
Excavate to reduced levels to accommodate work as shown on drawings. Remove all vegetable soil and dispose of off site. Excavate for strip foundations to depths as shown on drawings, taking care not to disturb bottom of excavations. Trim bottom by hand to receive concrete. Remove all loose material from excavations before concrete is placed. Excavations to be carried out in accordance with B.S. Code of Practice, Part 1: 1981.

DAMP COURSES
Engineering bricks laid in cement mortar (1:3) to be used as damp proof course in walls, where shown on drawings. Damp proof course to be laid to a true level, properly bedded on top of concrete foundations and additional layer of engineering bricks where shown. Vertical damp proof courses to be formed with 'Hyload' bitumen polythene sheeting, carefully lapped and sealed with bitumen adhesive. Damp proof courses to be installed and executed in accordance with B.S. Code of Practice, Part 2: 1970.

FOUNDATIONS
Underside of to be mass concrete (1:3:6) strip foundations, where shown on drawings, 150mm thick under cavity walls, 450mm x 225mm under partition walls. Maximum depth to be 1.5m x 600 wide unless otherwise specified on drawings. Foundations to be stepped as and where necessary to suit ground conditions. Foundations to be carried out in accordance with Building Control Officer.

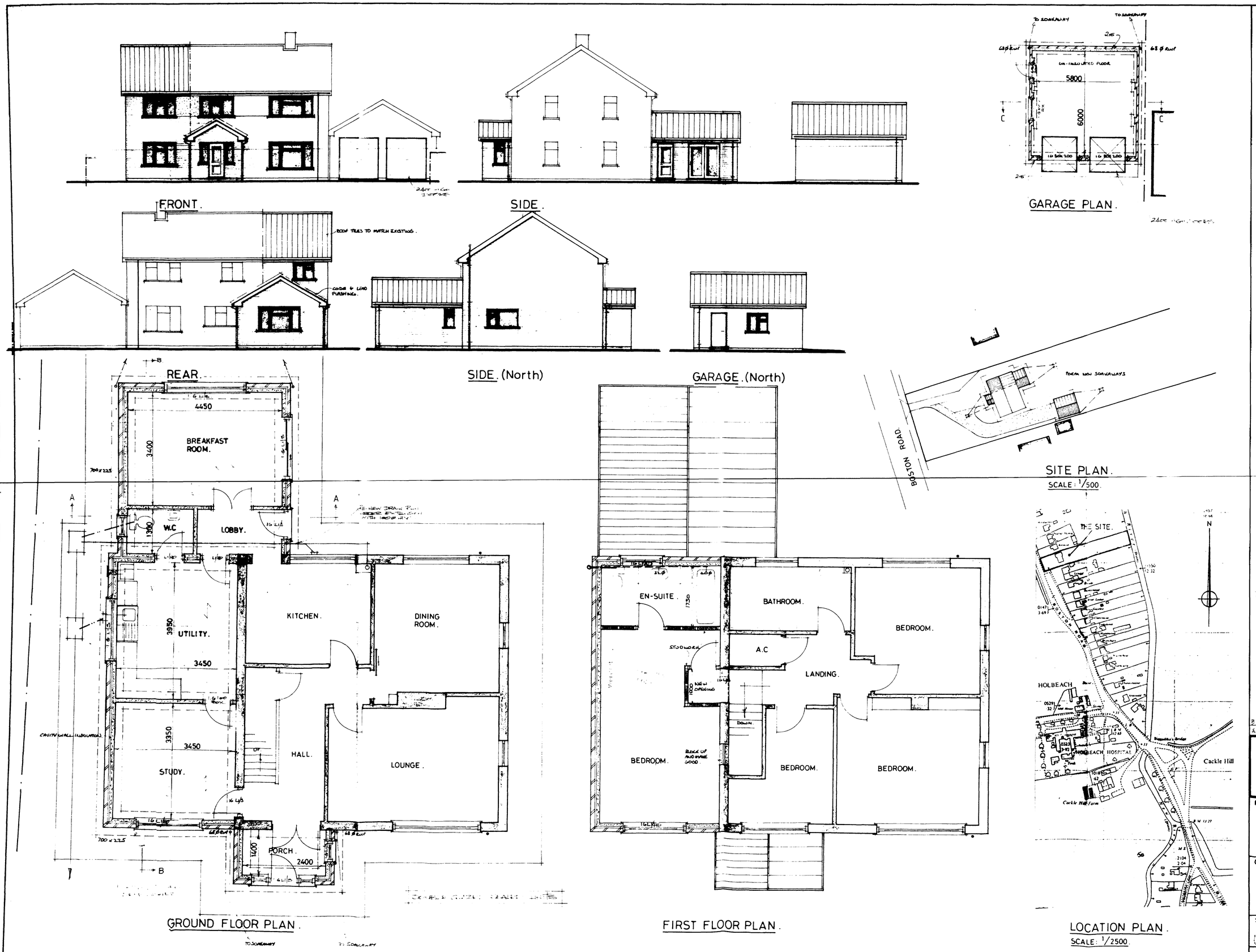
BRICKWORK
To be B.C. grade engineering bricks in cavity wall openings generally, facing bricks elsewhere. External face commence at ground level to the D.P.C. and to match existing brickwork in colour, texture and bond. Bricks to be laid in accordance with the latest recommendations of B.S. Code of Practice, Part 2: 1970. Bricks to be laid in English bond, unless otherwise specified, with 10mm joints, well filled with mortar and struck to form a weathered joint. Bricks to be thoroughly wetted before laying. Cavities to be kept clear of mortar droppings. Cavities to be closed at the end of each day's work with a temporary boarding. Cavities to be filled with insulation as detailed. Brickwork to be protected from inclement weather during construction. Brickwork to be carried up evenly and not more than 1.2m in height above any adjacent work. Brickwork to be built in accordance with the requirements of the Building Regulations.

FIRE PLACE CONSTRUCTION
Provide and fix 50mm tongued and grooved flooring grade chipboard on 6.0. grade softwood floor joists to the sizes indicated on drawings. Provide solid strutting at mid span and ends. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

ROOF COVERINGS
Roof tiles: Redland 49 or 50 18in size, 165 x 265, 10½ gauge, with nail holes suitable for PVC clips and nails supplied with tiles. Underlay to be polythene sheet to BS 4016 Type 1 1969, Bitters Ltd. Tiles to be laid to manufacturer's instructions and BS 5534 Pt 1 1978. Battens to be 38 x 25 sawn centres to underside Type 2 grading Part 2 1978. Battens to be fixed to rafters with nails of an approved specification and diameter. Underlay to be laid and secured in accordance with B.S. Code, Part 3: 1985.

ROOF GUTTERING
Galvanised steel/plastic coated to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Gutters to be 25 mm. gauge centres to underside Type 2 grading Part 2 1978. Gutters to be fixed to rafters with nails of an approved specification and diameter. Underlay to be laid and secured in accordance with B.S. Code, Part 3: 1985.

ROOF CONSTRUCTION
Purlins and ridge boards to be 150 x 50 mm. Rafters to be 150 x 50 mm. at 400 mm. centres. Provide 100 x 50 mm. wall plate. Provide 100 x 50 mm. ceiling joists at 400 mm. centres. Provide 100 x 50 mm. collar ties at every third pair of rafters. Provide 100 x 50 mm. ridge board. Provide 100 x 50 mm. hip rafters where shown on drawings. Provide 100 x 50 mm. valley rafters where shown on drawings. Provide 100 x 50 mm. jack rafters where shown on drawings. Provide 100 x 50 mm. purlins where shown on drawings. Provide 100 x 50 mm. struts where shown on drawings. Provide 100 x 50 mm. ridge board where shown on drawings



SOUTH HOLLAND D.C.
REF 1373/91

B 11.5.92 AMEND GROUND FLOOR LAYOUT
A 9.1.92 BRIEFS AMENDMENTS - 2 STATION

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SPALDING. LINCS.

SCALES:	DATE:
1/50 & 1/100. (UNLESS OTHERWISE STATED).	Nov 1991.
G.R.MERCHANT.	DRAWING No.: PB. 3B.

REVISIONS: