SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0256/92 Received:19-MAR-92 Type:FULL

Name: Mr & Mrs Garrett
92 Roman Bank
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of detached garage change of use from garage to granny annexe
Location : 92 Roman Bank Long Sutton 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.

2 The extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

Reason: In the opinion of the Local Planning Authority, the extension would constitute a sub-standard unit of living accommodation, because of shared amenities and parking facilities with the existing dwelling.

Director of Planning and Building Control Services
24-APR-92 H11/0256/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

PLANNING APPLICATION

For office use only

Application No. H11/0256/92

Date Registered 02 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS CARRET.
92 ROMAN BANK.
LONG SUTTON
SPALDING
LINCS

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET HARGATE.
SPALDING LINCS.

Tel. No. 0406 23762

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF DETACHED GARAGE & CHANGE OF USE FROM GARAGE TO GRANNY ANNEXE

Please complete

Signed. ..... Date. 24/2/92

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £165.00. If you consider no fee is payable include a written explanation instead.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

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

B. Please state size of any new structure:- (a) max. height: 5.0 metres
(b) max. length: 5.84 metres
(c) max. width: 5.6 metres

C. Please state type and colour of materials for facing external walls: RECLAIMED FACINGS TO MATCH EXIST

D. Please state type and colour of roofing materials. RECLAIMED PANTILE TO MATCH EXIST

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. DOMESTIC.

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 /

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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 24/2/92

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.

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 24/2/92

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.

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 £ 165.

Receipt Issued ..... No. 2796

Date First Received 02.M[illegible]

REGISTRATION

REFERENCE H11/0256/92

Cross-Ref B11/0154/92

Date 3/3/92

VALIDATION Date 3/3/92

Type 6116 Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

EM:-	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 ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....
- Correct fee £ ~~110~~ 55 Additional £ ..... Receipt no. .....
- Refund £ ~~110~~ 55 Issued March 92

CONSTRAINTS Date 4.3.92

Index Sheets 193 OS Nos ..... Grid Ref E 437730 133990

Ward [illegible] Parish [illegible]

Inside IDD [illegible] Inside LP Area [illegible]

TR Rural	☐	C1	☐
TR Bypass	☐	C3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade

Linked to site.....Ref.....366 Linked to property.....Ref.....

Planning Records:
Earlier apps

[illegible]

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Yes Other

Boundaries In Highwood Site Features N.o side windows to bungalow to South. Previously permitted double garage.
fence to front.

Inspected by: GS
date: 6/3/92

Case Officer Conclusions (issues)

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

Recommended approvals -

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

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

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? No .... (No)
Yes / No

[Reason:

Other circumstances needing Committee decision — Yes ....

Flagged by Senior Officer
Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)

Yes ....

ANY ONE OF ABOVE

Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer
.....21/4.....

Recommendation/draft report produced.....

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

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

Reg 4

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

[Indicate if other Regs]

Precise details, for non-standard direction: Scaled block plan showing ~~the~~ the precise siting of the detached garage.

DMG 5/3 M6/3

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 90 & 94 Roman Bank

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/~~unsatisfactory~~ Signed P.P.C. .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council ✓ Further detailed plan attached
Ward Members ✓ note: Further detailed plan Received
Residents
Advertise
Other

New valid date ....~~24~~ 19/3/92

Re-Registered ✓.....
Ack/Reception ..+..Copy.plan.....

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0256/92

Applicant: Mr & Mrs Garrett
92 Roman Bank
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of detached garage change of use from garage to granny annexe

Location: 92 Roman Bank Long Sutton
Spalding

Type: FULL

Date received: 19-MAR-92

25-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 09-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

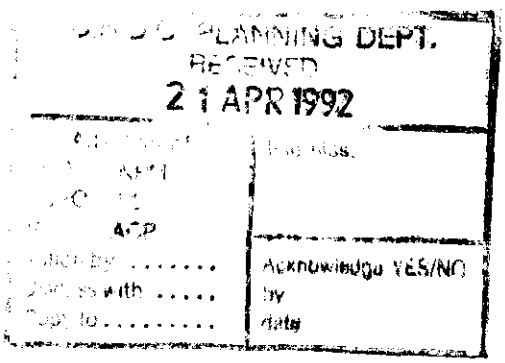
Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:



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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0256/92 Type: FULL

Applicant: Mr & Mrs Garrett
Tel:

Agent: Cooper Architectural Design
0406 23762

Description: Erection of detached garage
change of use from garage
to granny annexe

Location: 92 Roman Bank
Long Sutton
Spalding

Valid date: 19-MAR-92 Terminal date: 14-MAY-92
Target dates: Target Committee: 14-APR-92
To case officer 24-MAR-92 Report deadline: 31-MAR-92
Inspected by 29-MAR-92
Extra contacts 03-APR-92 Case Officer:
Report if not clear by 23-APR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	05-MAR-92	19-MAR-92
Cllr D A Tennant		05-MAR-92	19-MAR-92
Cllr E J Clarey	0406 363141	05-MAR-92	19-MAR-92
Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92
Clerk to Long Sutton	0406 362402	25-MAR-92	08-APR-92
Cllr D A Tennant		25-MAR-92	08-APR-92
Cllr E J Clarey	0406 363141	25-MAR-92	08-APR-92
Cllr M D Booth	0406 350034	25-MAR-92	08-APR-92
Owner/Occupier 90 Roman Bank		07-APR-92	21-APR-92
Owner/Occupier 94 Roman Bank		07-APR-92	21-APR-92

L C C - No Objection JRCB 26/3/92

BRIAN SMIT.. 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: H11/0256/92 Type: FULL

Applicant: Mr & Mrs Garrett
Tel:

Agent: Cooper Architectural Design
0406 23762

Description: Erection of detached garage
change of use from garage
to granny annexe

Location: 92 Roman Bank
Long Sutton
Spalding

Valid date:	19-MAR-92	Terminal date:	14-MAY-92
Target dates:		Target Committee:	14-APR-92
To case officer	24-MAR-92	Report deadline:	31-MAR-92
Inspected by	29-MAR-92		
Extra contacts	03-APR-92	Case Officer:	
Report if not clear by	23-APR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	05-MAR-92	19-MAR-92
Cllr D A Tennant		05-MAR-92	19-MAR-92
Cllr E J Clarey	0406 363141	05-MAR-92	19-MAR-92
Cllr M D Booth	0406 350034	05-MAR-92	19-MAR-92
Clerk to Long Sutton	0406 362402	25-MAR-92	08-APR-92
Cllr D A Tennant		25-MAR-92	08-APR-92
Cllr E J Clarey	0406 363141	25-MAR-92	08-APR-92
Cllr M D Booth	0406 350034	25-MAR-92	08-APR-92

L C.C - No objections JB 26/3/92

SITE DETAILS

Grid ref: 543730 323220
OS Sheets: 192 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H11/0256/92 Received:19-MAR-92 Type:FULL

Name: Mr & Mrs Garrett
92 Roman Bank
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of detached garage change of use from garage to granny annexe
Location : 92 Roman Bank Long Sutton 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.

2 The extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

Reason: In the opinion of the Local Planning Authority, the extension would constitute a sub-standard unit of living accommodation, because of shared amenities and parking facilities with the existing dwelling.

Authorised to issue:

22-APR-92 H11/0256/92 AD.....DC.....
27/4 24/4

& AN 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: H11/0256/92

Applicant: Mr & Mrs Garrett
92 Roman Bank
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of detached garage change of use from garage to granny annexe

Location: 92 Roman Bank Long Sutton
Spalding

Type: FULL

Date received: 02-MAR-92

05-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-MAR-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 Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

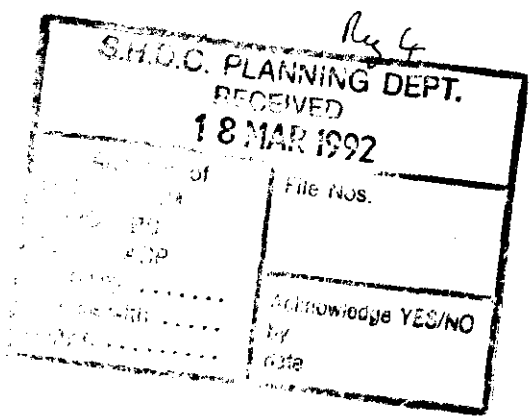
FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

R. Batchelor



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

FILE COPY

Application no: H11/0256/92

Applicant: Mr & Mrs Garrett
92 Roman Bank
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Des.
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of detached garage
change of use from garage
to granny annexe

Location: 92 Roman Bank
Long Sutton
Spalding

Type: FULL

Date received: 02-MAR-92

11-MAR-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

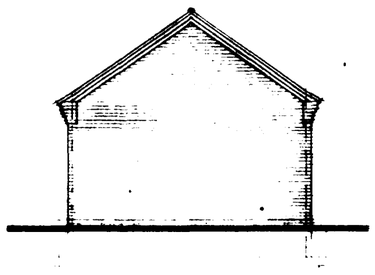
Scaled block plan showing the precise siting of the detached garage.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

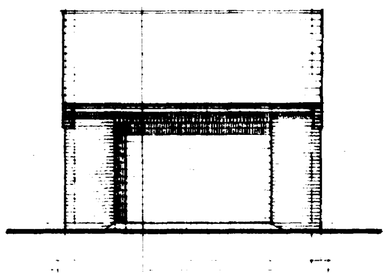
Yours faithfully

D.M Gedney

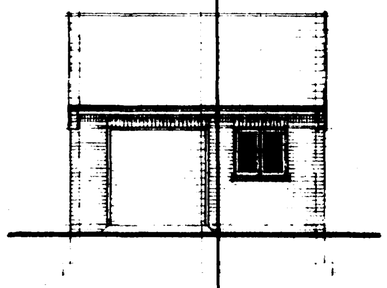
Principal Planning Officer



Side Elevation

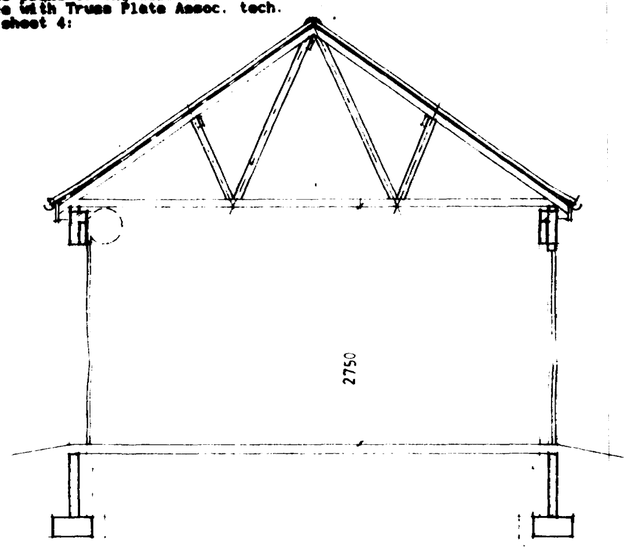


Front Elevation



Rear Elevation

PITCHED ROOF CONSTRUCTION. (Garage)
Interlocking concrete Pantiles to B.S.473:980 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 70mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. trusses to be fink type at 600c/c to a pitch of 30 deg. 38 x 100 ridge nogg. binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised bettel straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm sat. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4:



Section

CEILINGS.
Insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish:

WALLING.
250 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties spt 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closers and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: All to receive 10mm S/C render and 3mm skim . Stud walls to consist of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glasefibre infill between studs.

SUB STRUCTURE WALLING.
100mm clean A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

FIRST FLOOR CONSTRUCTION.
25mm T&G flooring grade chipboard on existing Attic Truss chords at 600 c/c.

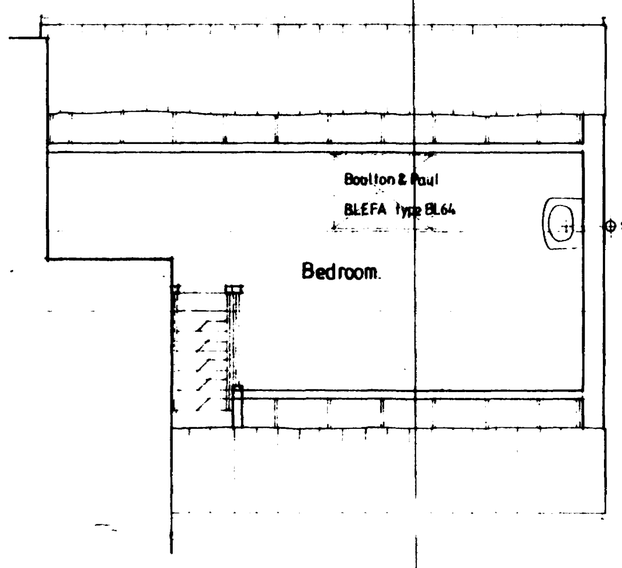
STAIRCASE AND BALUSTRADE
Construct staircase as follows: 650 o/a strings 11No. risers of 198mm ex 25 x 225: 225 going ex 32 x 200: Head open & fm opening: Vertical open well 610mm All in accordance with B.S.5395: 1977. Staircase to have ex 38 x 50 shaped hardwood handrail both sides min. 840 or max. 1000 above pitch line. 100 x 100 softwood newel post . Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high

FOUL DRAINAGE.
Inspection chamber construction to be "Inspex" and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.4301:1968 Foul drainage pipes to be 100mm dia. PVC to B.S.4660:1987 Flexibly jointed and laid to makers instructions to a fall of 1:40 and surround with 100mm pea gravel: Where pipes pass under footpath in 150mm pea gravel: Where pipes pass under driveway surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 90 x 100 reinforced concrete lintel bridging where pipes pass through walls, fillup over pvc ovaled pipe. Bedding beneath both sides of wall with ringfill depot material: Soil and vent pipework to be 100mm int. dia. PVC to B.S.5814: 1980 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.5048:1976 complete with rodding eyes at every change in direction: Bathtub and sink to have 75 deep seal traps:

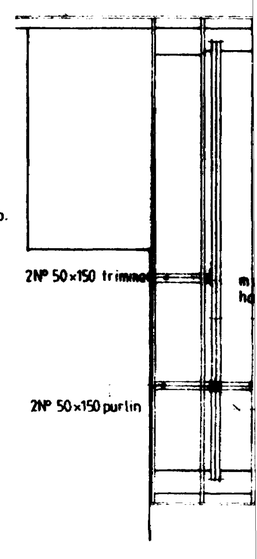
DOUBLE GLAZING.
Double glaze property throughout including garage.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th of floor area. Window heads to be fitted with and above ventilators to give a permanent free air ventilation of 5000 sq.mm. to have in addition to above 4No 150mm dia. Manrex Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Kitchen to have 1No fan to extract not less than 30 litres per second which may be operated intermittently.

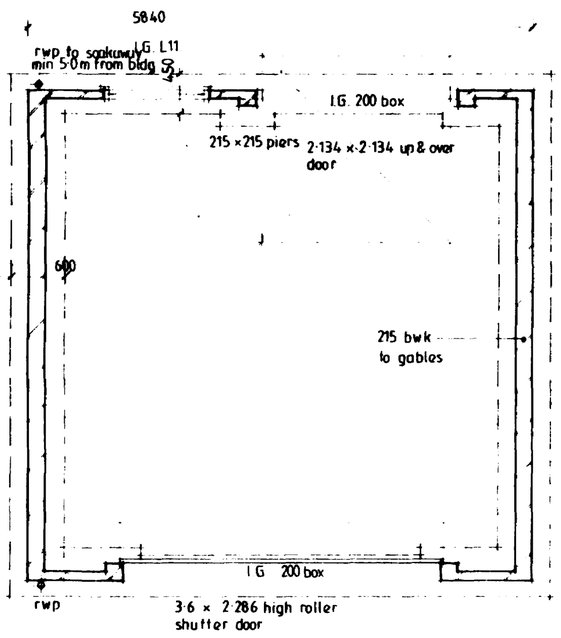
HOT WATER AND SPACE HEATING
Provide thermostatically controlled gas fired central heating and electric immersion heater and cylinder to supply hot water to sink. All hot water pipework to be insulated to B.S.5.1 part 3.



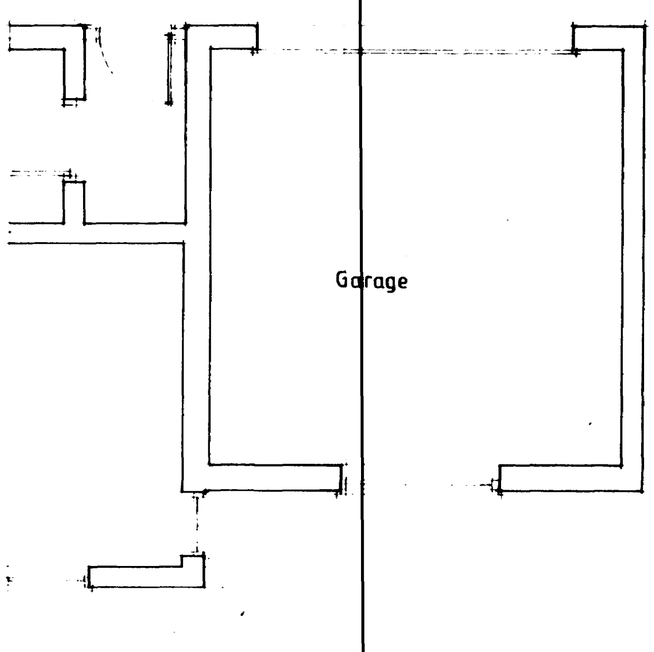
F.F. Plan Proposed



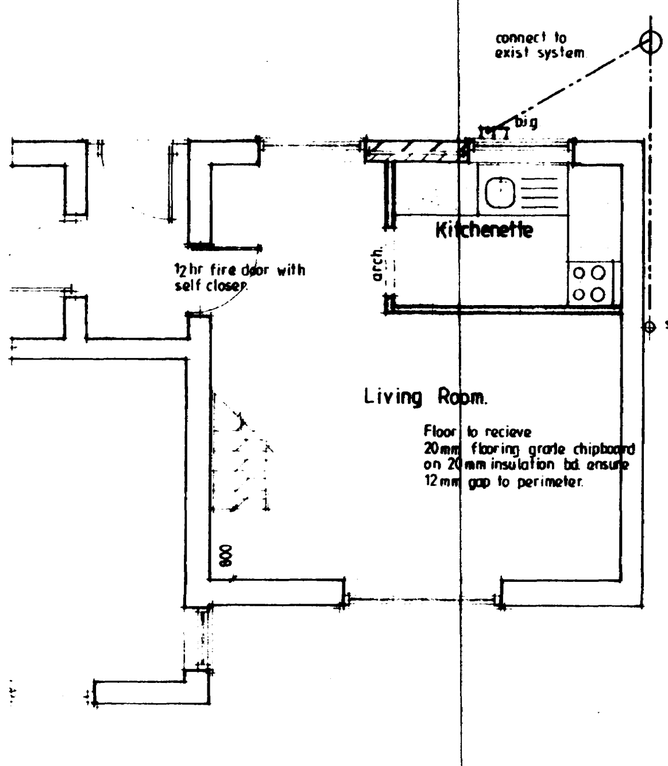
Roof Plan



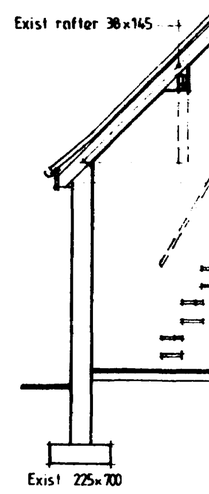
Plan (garage exempt from B. Regs)



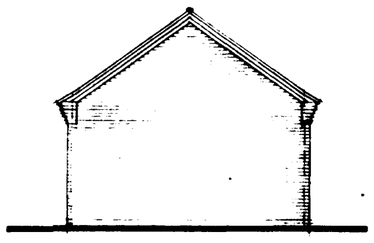
Plan Existing



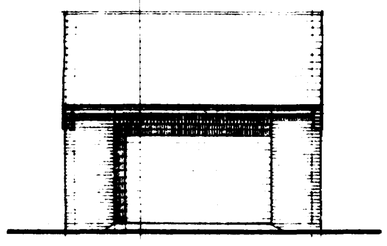
G.F. Plan Proposed



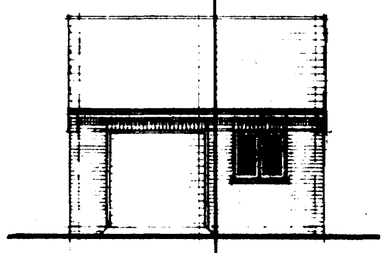
Section.



Side Elevation

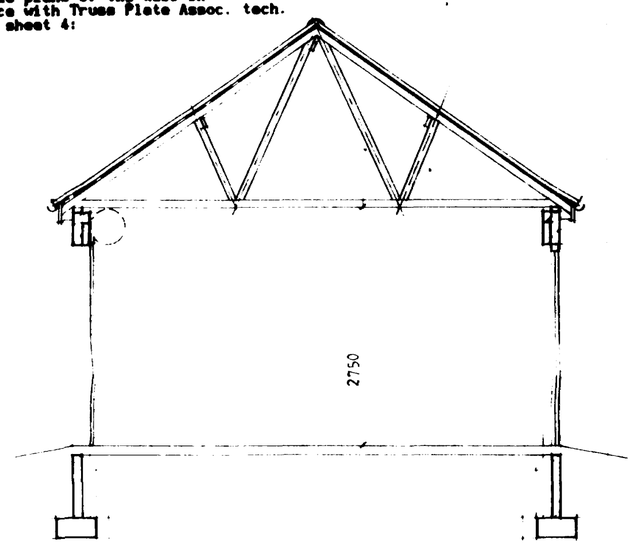


Front Elevation



Rear Elevation

PITCHED ROOF CONSTRUCTION. (Garage)
Interlocking concrete Pantiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 35 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on mastic cement: 25 x 175 fascia boards: 6mm sect. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4:



Section

CEILINGS.
Insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish:

WALLING.
250 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding. In accord. with makers instructions and agreement cert' No.83/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties spt 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closers and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: All to receive 10mm S/C render and 3mm skim . Stud walls to consist of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glasefibre infill between studs.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

FIRST FLOOR CONSTRUCTION.
25mm T&G flooring grade chipboard on existing Attic Truss chords at 600 c/c.

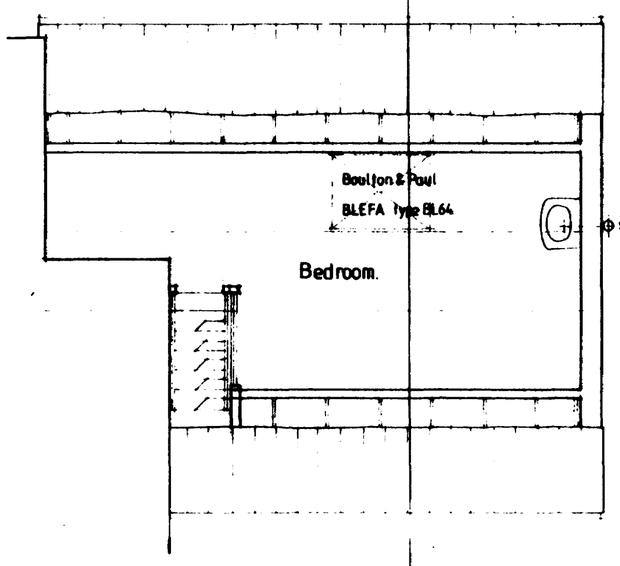
STAIRCASE AND BALUSTRADE
Construct staircase as follows: 850 o/a strings 11No. risers of 190mm ex 25 x 225: 225 going ex 32 x 250: Head room 2.0m measured vertical above the line of the pitch: Staircase to have ex 38 x 50 shaped hardwood handrail both sides min. 840 or max. 1000 above pitch line. 100 x 100 softwood newel post . Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high

SOIL DRAINAGE.
Inspection chamber construction to be 'Hepworth' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.4251:1974 Part 1: Foul drainage pipework to be 100mm dia. UPVC to B.S.4660:1989 Flexibly jointed and laid to makers instruction on a bed of 1:20 sand and surround with 10mm peak gravel: Where pipes pass under floors encase in 150mm peak gravel: Where pipes pass under driveways surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100 reinforced concrete lintol bridging where pipes pass through walls. Allow 50mm gap around pipe. Spanning support both sides of wall with rigid sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.5048:1978 complete with rodding eyes at every change in direction: Basins and sink to have 75 deep seal traps:

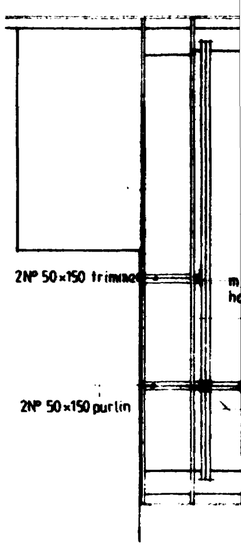
DOUBLE GLAZING.
Double glaze property through... overlooking garage.

VENTILATION
All windows to habs. serving... give 5% continuous, 2% ... Bath, shower rooms to be fitted with mech. ventilators to give ... changes per hour via ventilation ... B.S.5250, to have an output ... 15 litres per second. Kitchens ... 60 litres per second which may be intermittently.

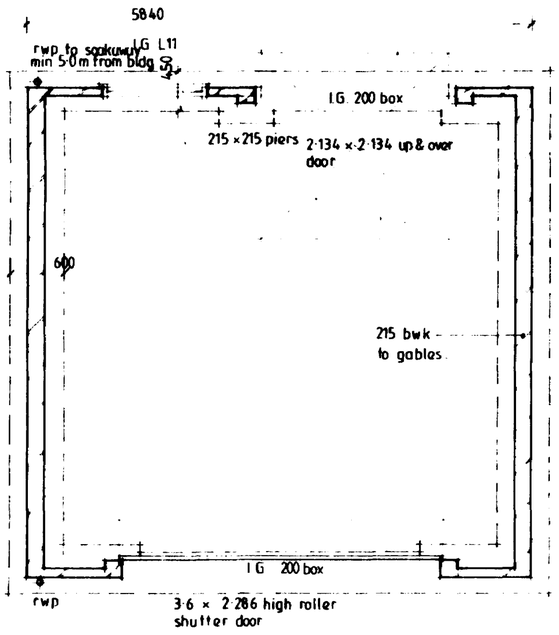
HOT WATER AND SPACE HEATING
Provide economy 7 electric ... storage heaters, and electric ... instantaneous water heater to ... sink. All hot water pipework insulated to B.S.5.1 part 3.



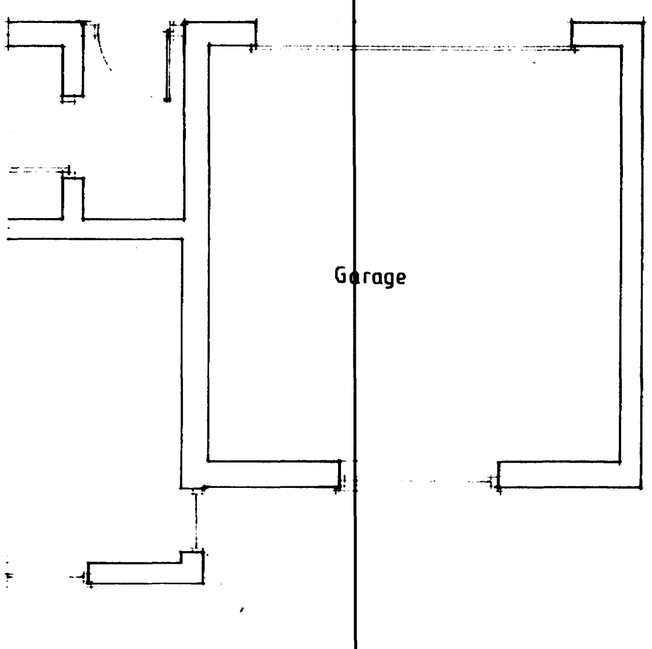
F.F. Plan Proposed



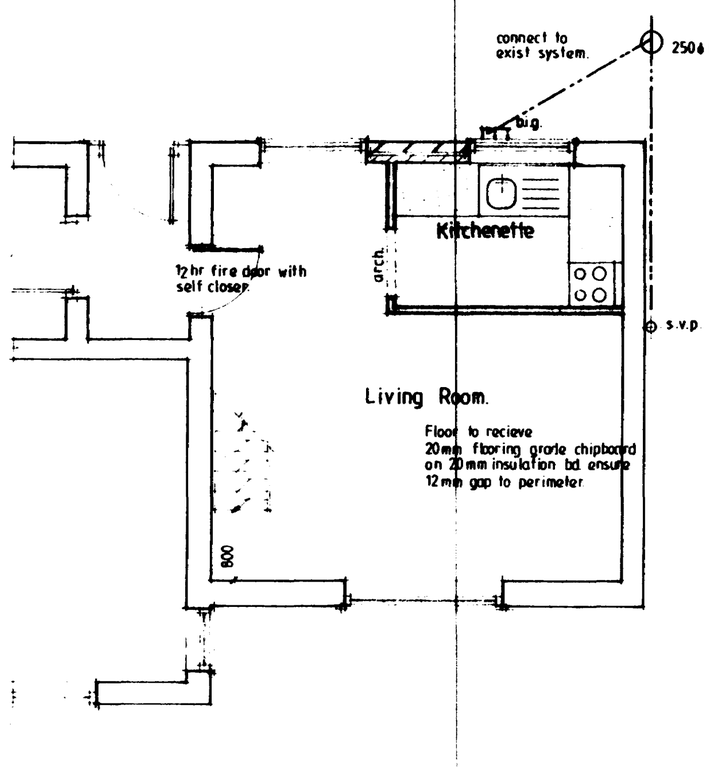
Roof Plan



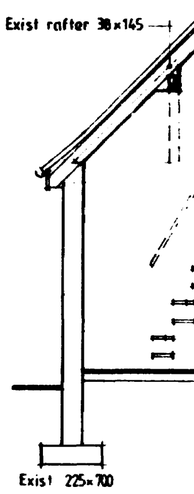
Plan (garage exempt from B. Regs)



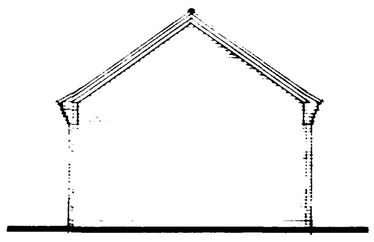
Plan Existing



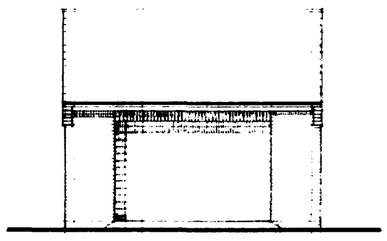
G.F. Plan Proposed



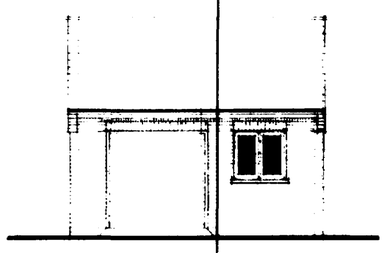
Section.



Side Elevation

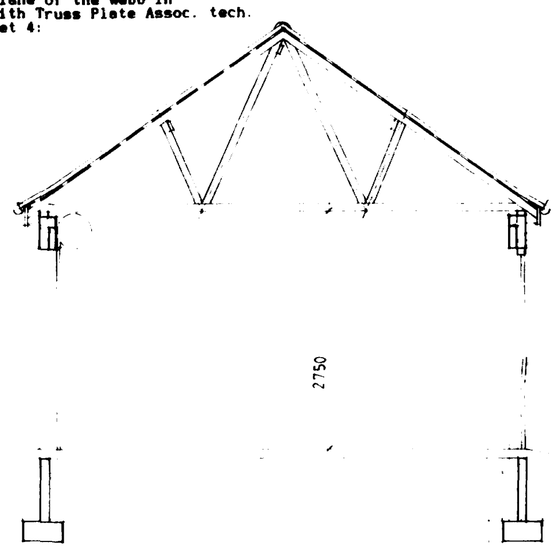


Front Elevation



Rear Elevation

PITCHED ROOF CONSTRUCTION. (Garage)
Interlocking concrete Pantiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twineplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 35 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4:



Section

CEILINGS.
Insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish:

WALLING.
250 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closerand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: All to receive 10mm S/C render and 3mm skim . Stud walls to consist of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

FIRST FLOOR CONSTRUCTION.
25mm T&G flooring grade chipboard on existing Attic Truss chords at 600 c/c.

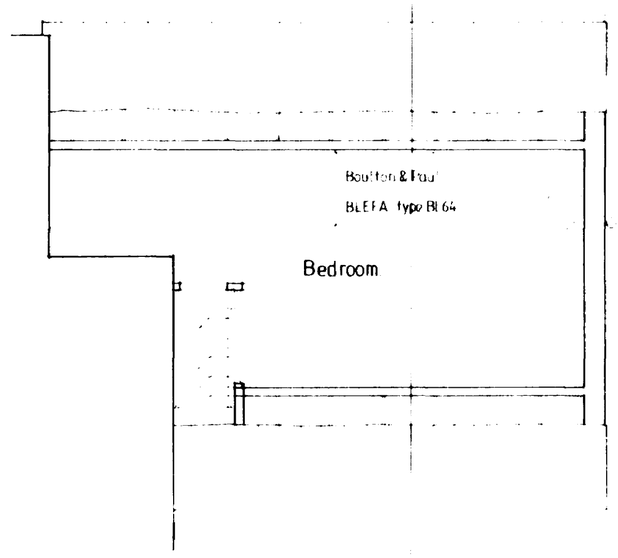
STAIRCASE AND BALUSTRADE
Construct staircase as follows: 650 o/a strings 11No. risers of 198mm ex 25 x 225: 225 going ex 32 x 250:Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail both sides min. 840 or max. 1000 above pitch line. 100 x 100 softwood newel post . Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high

FOUL DRAINAGE.
Inspection chamber construction to be 'Osma'' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Basins and sink to have 75 deep seal traps:

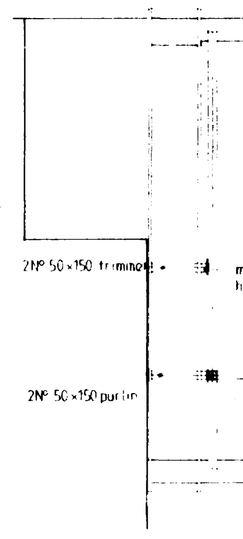
DOUBLE GLAZING.
Double glaze property through excluding garage.

VENTILATION
All windows to have opening l give the equivalent of 1/20t area. Window heads to be fitt and miss ventilators to give permanent free air ventilatio All kitchens to have in addit above Wall/Window mounted mec extractor fan to extract not 60 litres per second. Bathroo kitchens but to extract not l litres per second which may b intermittently.

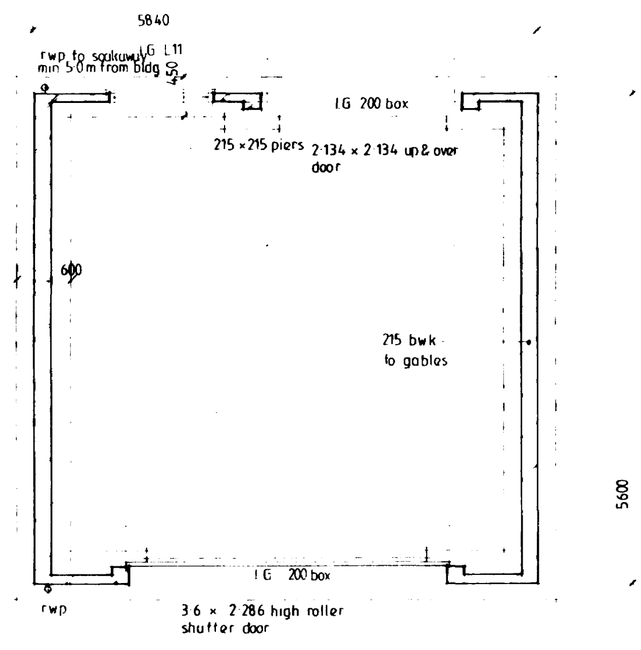
HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric storage heaters, and electric instantaneous water heater to sink. All hot water pipework insulated to B.S.L1 part 3.



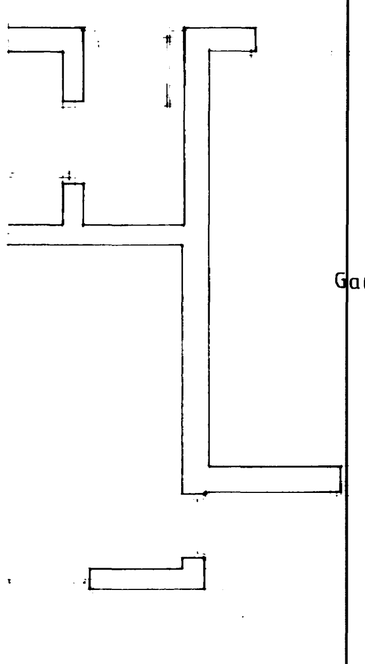
F.F. Plan Proposed



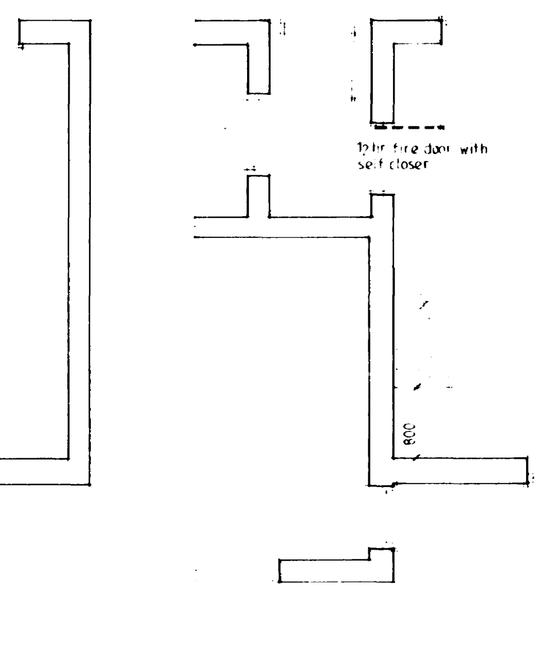
Roof Plan



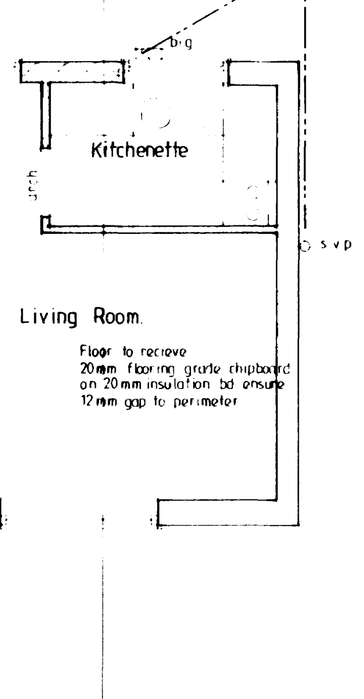
Plan (garage exempt from B Regs)

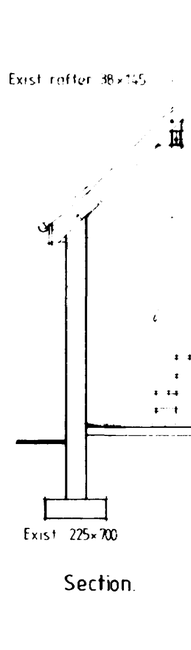


Plan Existing



G.F. Plan Proposed





Section.

SUMMIT