SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H12/0306/94 Received:25-MAR-94 Type:FULL

Name: Mrs C Hanks
51 Lowgate
Lutton
Spalding
Lincs

Agent: J P Purkiss
Cherry Trees
Frampton Lane
Hubberts Bridge
Boston Lincs

Description: Proposed extension

Location : 51 Lowgate Lutton
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 materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

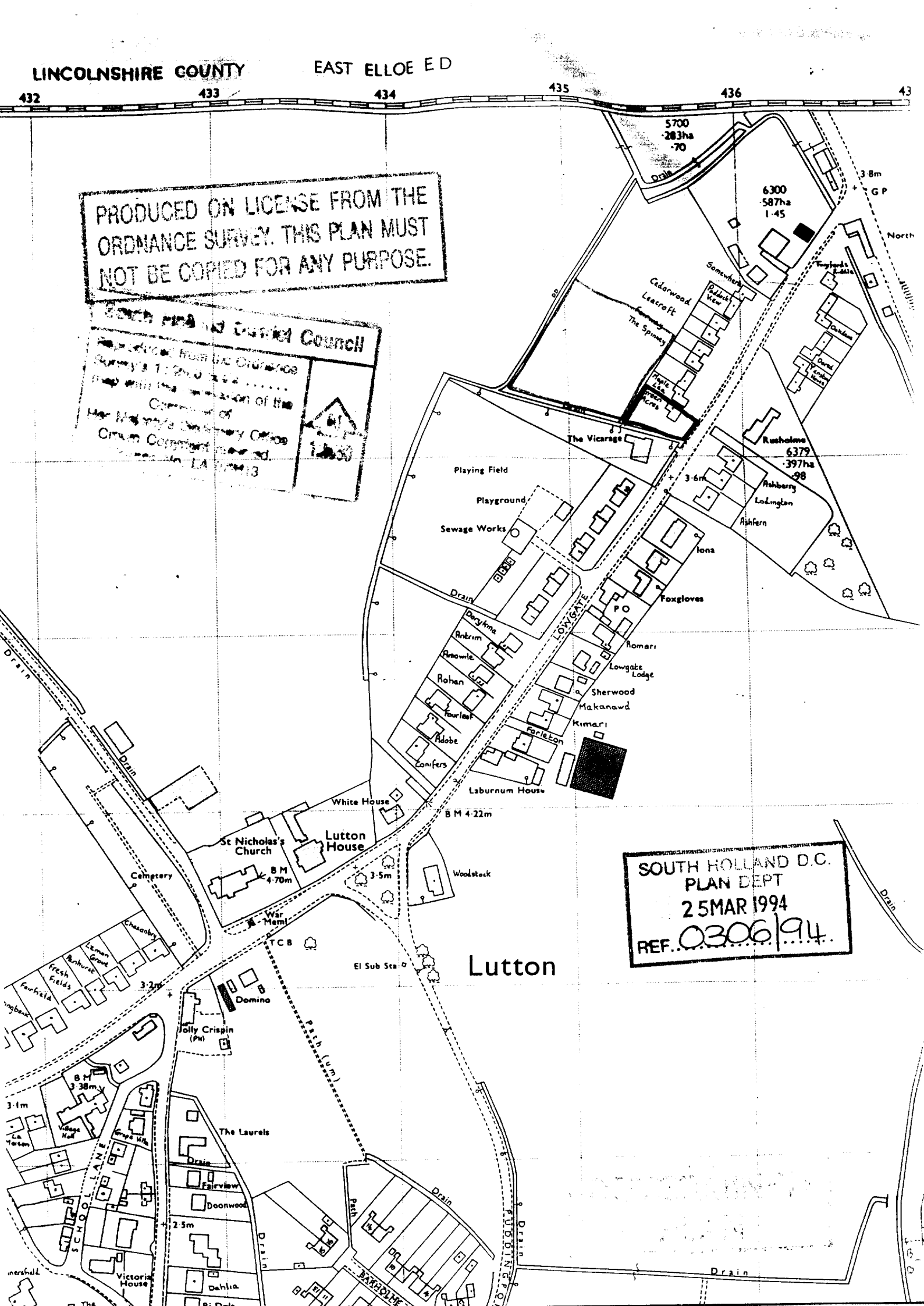
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
10-MAY-94 H12/0306/94

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

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

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


LINCOLNSHIRE COUNTY
EAST ELLOE E D
432
433
434
435
436
PRODUCED ON LICENSE FROM THE ORDNANCE SURVEY. THIS PLAN MUST NOT BE COPIED FOR ANY PURPOSE.
Council
SOUTH HOLLAND D.C.
PLAN DEPT
25MAR 1994
REF. 0306/94
Lutton
The Vicarage
Playing Field
Playground
Sewage Works
Drain
Cedarwood
Leacroft
Formerly The Spinney
Somewhere
Rushelme
Ashberry
Ladington
Ashfern
Iona
Foxgloves
P O
Lowgate
Romari
Lowgate Lodge
Sherwood
Makanawd
Kimari
Farleton
Laburnum House
Rohan
Pinewale
Antrim
Derrykma
Fourleaf
Adobe
Conifers
White House
St Nicholas's Church
Lutton House
B M 4·22m
B M 4·70m
Woodstock
Cemetery
War Mem
TCB
El Sub Sta
Domino
Jolly Crispin (PH)
Path (um)
The Laurels
Fairview
Doonwood
Victoria House
Dahlia
SCHOOL LANE
BAKHOLME
Drain
Path
Chesanbry
Lemon Grove
Fresh Fields
Fourfields
Village Hall
Grape Hill
3·8m
GP
North
6300
·587ha
1·45
5700
·283ha
·70
3·6m
3·5m
3·2m
3·1m
2·5m
B M 3·38m

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H12|0306|94

Date Registered 25 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS C. HANKS,
51, LOWGATE,
LUTTON,
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

J. P. PURKISS
CHERRY TREES
FRAMPTON LANE,
Tel: HUBBERTS BRIDGE 307
(Personal contact name) JPS

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

51, LOWGATE, LUTTON, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION.

Please complete

Signed..... J.P. Purkiss .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.. If you consider no fee is payable include a written explanation instead.

Date MARCH 18th/94..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created:	29.9 sq. metres
B. Please state size of any new structure:- (a) max. height:	8150 metres
(b) max. length:	8730. metres
(c) max. width:	2895. metres
C. Please state type and colour of materials for facing external walls:	BRICK TO MATCH EX.
D. Please state type and colour of roofing materials.	CONC INTER. TILES TO MATCH EX.
E. Has a survey of the site been undertaken? State Yes or No	NO

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?

EXISTING.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

EXISTING SURFACE WATER DRAINAGE.

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 ✓

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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 J. L. Lowther (Applicant / Agent) Date 22/3/94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed J. L. Lowther ~~(Applicant~~ / Agent) Date 22/3/94

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H12/0306/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer: D.M. Gedney
Senior Officer Confirmed ..DMG Date...6.1.4 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Extension to be above existing garage.
Boundaries : Rustic roof tile. 'Honeyglow' brick?
Site Features : Old Vicarage located adjacent. Separated by drain. Existing drive.

Inspected by DMG
Date 14/4

Site Notice posted by DMG
Date 14/4.
Expiry

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**
The Vicarage, Lowgate. ✓	

Telephone/Visitor Record

Date	**Conversation with**	**Conclusion**

Case Officer Conclusions DMG 9/5.

Proposal considered acceptable in terms of design.
Materials to match existing.
Although a side elevation window is proposed, sufficient distance from neighbouring property.
Neighbouring residence not considered to be materially affected therefore.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

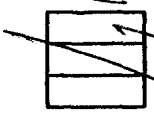
DELEGATED DECISION

Case Officer

Approve (or equiv) — Refuse (or adverse)

Signed ..... Date....7/5-

~~Notes:~~



Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

(1) SC 80 (materials)
Reason standard.

Condition monitoring:

non-std expiry
prior submiss
prior sitewo

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £70.

Receipt No P4080

Date first Rec'd 25 MAR 1994

Registration

Reference H12/0306/94

Cross-Ref R

Date 28-MAR-94 dAC

Validation

TYPE FULL

Site area

No of dwellings

Floorspace 39.95m

Earlier permission – Ref:

New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid

Site plans ☐ Certificate ☐

Fee ☐ Fee (not free) ☐

Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees

Correct fee £70.

Nil fee ☐ Discounted ☐

Previous app – ref:

Type of app

Reason:

Additional £

Refund £

Receipt No

Voucher No

Date

Date

Information

Index sheet 154 OS Plots

Grid ref 543500 325800

Ward K Parish LUTTON

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area ☐

LB Listed – Grade: ☐

ARC Archaeology ☐

AM Ancient Mon ☐

SSI Special Int ☐

TR Rural ☐

BP TR proposed 67m ☐

LC Level Cross ☐

FP Footpath ☐

TPO Tree Pres ☐

Hazards –

HAZ Site ☐

AIR Safeguard ☐

LIN Elect ☐

PIP Pipe ☐

CON Waste/contamin ☐

Linked to site Ref

Linked to property Ref 032484

Dist Bound ☐

Other: ☐

Planning Records:

Earlier apps 470/88

1696/88

B Reg Records:

Already submitted – Ref:

Request needed

Requested

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H12/0306/94 Received:25-MAR-94 Type:FULL

Name: Mrs C Hanks
51 Lowgate
Lutton
Spalding
Lincs

Agent: J P Purkiss
Cherry Trees
Frampton Lane
Hubberts Bridge
Boston Lincs

Description: Proposed extension

Location : 51 Lowgate Lutton
Spalding

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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 materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

09-MAY-94 AD check.....

Authorised to issue (inc Delegation).....

SOUTH HOLLAND DISTRICT COUNCIL

H12/0306/94
FULL

Applicant: Mrs C Hanks
Tel:

Agent: J P Purkiss
Hubberts Bridge 307

Description: Proposed extension

Location: 51 Lowgate
Lutton
Spalding

Valid date:	25-MAR-94	Terminal date:	20-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	01-APR-94	Report deadline:	27-APR-94
Inspected by	08-APR-94	Agreed TD Ext:	
Extra contacts	15-APR-94	Case Officer:	
Report if not clear by	29-APR-94	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner/Occupier, The Vicarage, Lowgate		18-APR-94	09-MAY-94
Site/Press Advert MIN		14 08-APR-94	~~29-APR-94~~ 5 MAY 94
Clerk to Lutton PC	0775 724941	07-APR-94	21-APR-94
Cllr D A Tennant		07-APR-94	14-APR-94
Cllr E J Clarey	0406 363141	07-APR-94	14-APR-94
Cllr M D Booth	0406 350034	07-APR-94	14-APR-94

L C.C - No objections to cs

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)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H12/0306/94

FULL

Applicant: Mrs C Hanks
Tel:

Agent: J P Purkiss
Hubberts Bridge 307

Description: Proposed extension

Location: 51 Lowgate
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Spalding

Valid date:	25-MAR-94	Terminal date:	20-MAY-94
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Extra contacts	15-APR-94	Case Officer:	
Report if not clear by 29-APR-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~08~~ 14-APR-94	~~29-APR~~ 05 MAY-94
Clerk to Lutton PC	0775 724941	07-APR-94	21-APR-94
Cllr D A Tennant		07-APR-94	14-APR-94
Cllr E J Clarey	0406 363141	07-APR-94	14-APR-94
Cllr M D Booth	0406 350034	07-APR-94	14-APR-94

L C C - No Objections JC cb 13/4/94

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla[illegible] & Building Control Department,
Co[illegible]. Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4080
Date received : 25-MAR-94

Received from

Mr D R Newton

Address

41 Lowgate
Lutton
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PLANNING SERVICES DEPARTMENT

SALLY WALTHAM
BA(Hons) F.C.I.H.
Director of Housing and Planning Services

O'Reilly and Richardson
Property Lawyers
71 Gwyn Street
BEDFORD MK40 1HH

Your Contact: David Gedney

Our Ref: H12/0306/94

Your Ref: OR.BG.HILL

Date: 23 November1999

Dear Sirs

TOWN AND COUNTRY PLANNING ACTS
GREEN ACRES, 51 LOWGATE, LUTTON.

I write further to your letter dated 9 November 1999 and hereby enclose a copy of the determined plan relating to planning permission reference H12/0306/94.

On the second matter, it would appear that planning permission would have been required for the construction of the stables/hay stores/ tack room in the paddock area.

I trust the above is of assistance and remind you that the views offered are made without prejudice to any formal decision by this Authority.

Yours faithfully

David Gedney
Planning Officer

Housing and Planning
Services Department
Council Offices
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

O'REILLY and RICHARDSON
property lawyers

Commissioners for Oaths

71 Gwyn Street Bedford MK40 1HH

Tel: (01234) 340404
Fax: (01234) 364136
DX: 5656 Bedford

Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Our Ref: OR.BG.Hill

9th November 1999

Dear Sir

Re: Town & Country Planning Acts
Green Acres 51 Lowgate Lutton PE12 9HP

We act for clients in their purchase of this property. Planning Permission was granted for an extension to the premises under reference H12/0306/94 on the 10th May 1994. Can you please check your records and confirm that this extension took in the alterations/additions to the garage and the alterations to the roof of the garage at the time. Unfortunately, the copy of the Planning Permission that we have seen issued by the Council at that date does not give any further information as to what was involved.

At the rear of the property there are two post and railed fenced paddocks, two bay timber stables with a concrete base and a timber haystore/tack room. Can you please let us know whether Planning Permission would have been required for the construction of the stables/haystore/tack room in the paddock area?

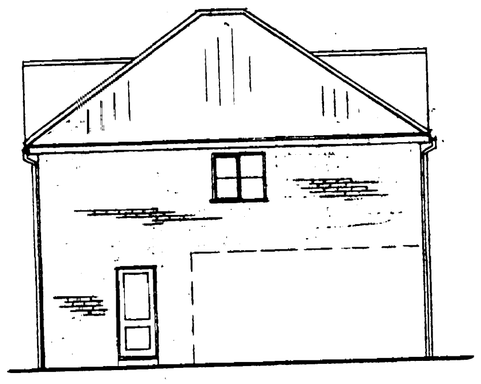
Yours faithfully

O'REILLY & RICHARDSON

E Mail: brian_oreilly@talk21.com

I.M. Richardson Soc.L.C. B.D. O'Reilly Soc. L.C. Licensed Conveyancers

This firm is regulated by the Council for Licensed Conveyancers in the provision of conveyancing services



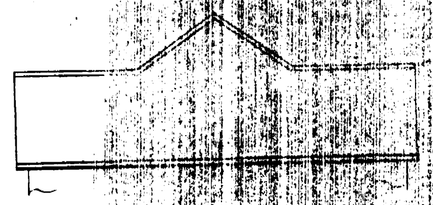
S. W. ELEV.



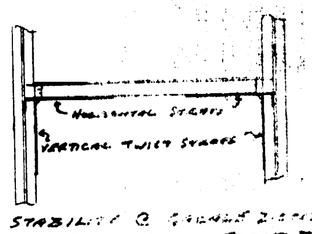
S. E. ELEV.



N. W. ELEV.

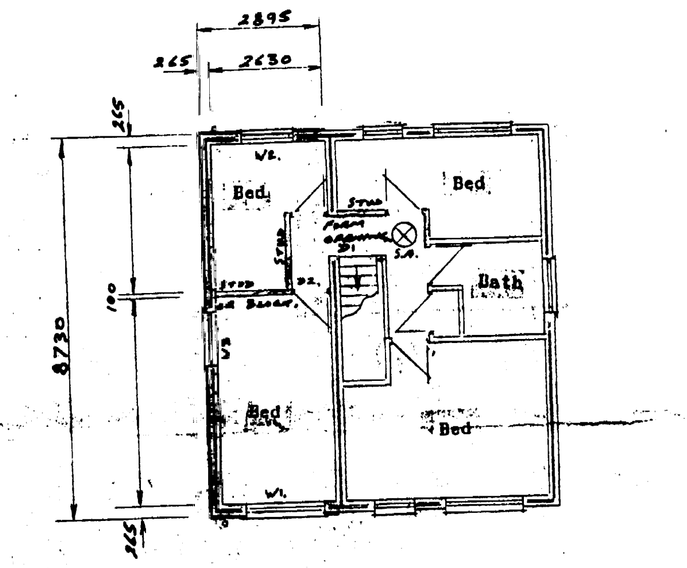


PART ... ELEV

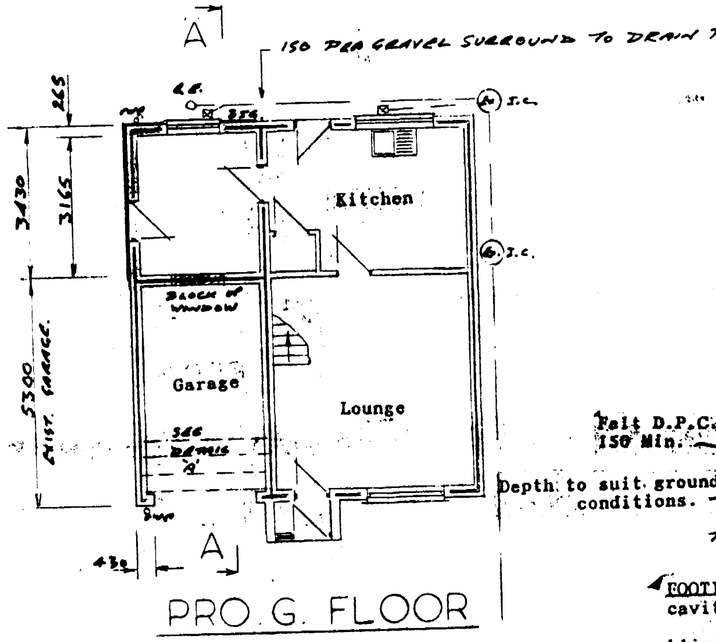


To IMPROVE STABILITY OF EXISTING FLOOR JOISTS AS SHOWN TO FIRST FLOOR JOISTS IN ... FLOOR

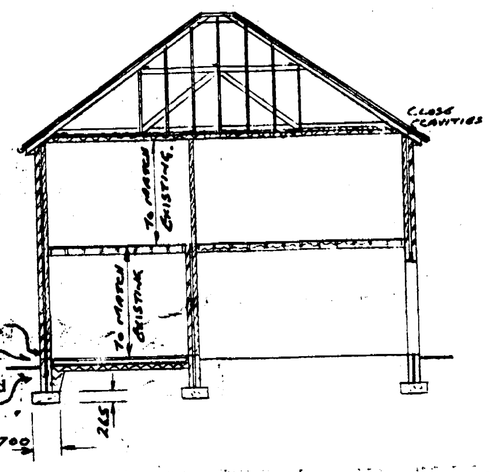
DETAIL A



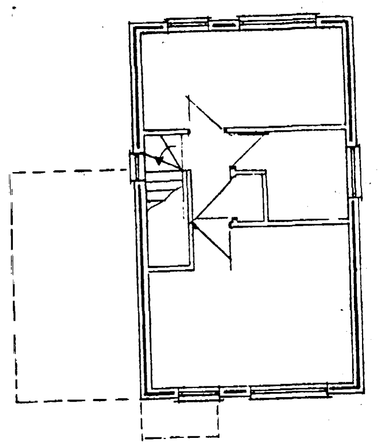
PRO. F. FLOOR.



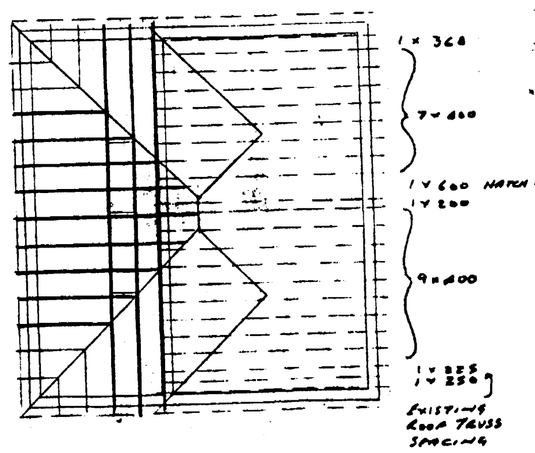
PRO. G. FLOOR



STAIRS:- Remove existing 2 winders at head of stairs and replace with 3 normal straight flight steps. rise and going to match existing. Extend existing handrail and balustrade to suit.



EX. F FLOOR



ROOF PLAN

ROOF:-Pitch 30 deg.
[Note this pitch is more shallow than the existing pitch so care must be taken when ... ensure parallel appearance.]
. Gang nail trusses at 600mm max. designed manufactured & braced to B.S.5268 Part 3 1985
. See calcs.provided by roof manufacturer.
. Vent roof by 10 continuous gap ... in at eaves
. Fit vermin guards.

Ceilings:-12.5 Plasterboard & skim to ... rooms.
2/ 12.5 Plasterboard & skim ... garage.
Plasterboard ... Artex finish.

FIRST FLOOR JOISTS:- ... 400 ctrs ...
Garage ... ceiling joists.
Ceiling joists ... ceiling joists.

STUD WALLS:- 50 x 100 ... with 100 fibre ... wool ...
50 x 100 ... with ... board ...
... with ... board ...
... with ... board ...

LATERAL SUPPORT:- ... floor joists run ... tie ... external walls. Fix ... 3 No. ... with noggins between ... and ... 150 down cavity. Fix vertically to wall & plate @ 1200 ... rs.

Lintels:- W1 :-I.G. LI/HD x 2100
W2 :-I.G. LI/HD x 1500
W3 :-I.G. LI/S x 4500
D1 :-I.G. LI/S x 1200
D2 :-I.G. 100 x 1200 with ... 152 blockwork jointed in cement mortar over if block wall is used.
Expose and check lintel over existing garage door, this should be I.G. ... or equiv.

FOOTINGS:-100 Class A concrete blocks. Lean mix fill cavity to 150 below D.P.C.
Floor:- Lay 35 Jablite on 25 sand blinded 150 compact hardcore. Jablite to be turned up at edges to prevent cold bridge. Cover over with 1200g. Poly. Membrane, also turned up at edges and lapped with wall D.P.C.

SECTION AA

WALL TIES:- to every block course alongside openings, otherwise as per specification.
INSULATED D.P.C.:- To all external openings to 1.2W/m² K

Ventilation:-All habitable rooms to have a 4000mm secure and controllable trickle ventilator fitted.

GLAZING:-To comply with approved document N.
i.e. Safety glass to all window areas below 800 from floor level, and to all door & side panel areas below 1500 from floor level.

S.A.A.:-Self contained smoke alarm on own circuit at distribution board, 3m. max. from bedroom doors.

NOTE:-If profiles are used to join new brickwork to existing, run cutter in between to form gap to prevent cold bridge.

DEVELOPERS:- are advised to establish that there is no made up ground or wide variation in the type of subsoil within the loadded area and no weaker type of soil exists below the soil on which the foundations rest, within such depths as may impair the stability of the structure.

SPECIFICATION

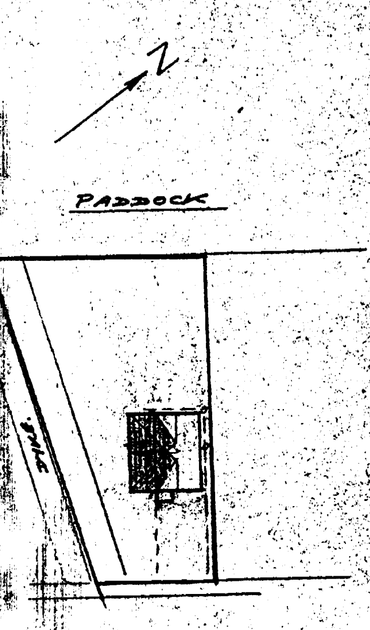
BUILDING STRUCTURE

... spread over site.
700 x 225 STRIP.

... 150mm thick under all ground floors.
BASE ... thick under all ground floors.
BITUMEN OR POLYTHENE D.P.C. to all ground floor rooms. 1200g
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK: 100 BRICK To MATCH EXISTING
65 Cavity 65 INSULANT TWIST TIE BLOCKS
GALVANIZED WALL TIES ... per square metre to cavity walls.
BITUMEN OR P.V.C. DAMP COURSE to all walls and lintels openings and reveals.
MORTAR ...
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS: 100mm dia. ... DRAIN, 1:40 INCLINE.
SURFACE WATER DRAINS: 100 P.V.C.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
SEPTIC TANK:
FIRST FLOOR JOISTS: ...
FIRST FLOOR 18mm flooring grade chipboard } SEE NOTES ON
ROOF TIMBERS: } DRAWING
ROOF COVERING: ...
ROOF INSULATION 100mm fibre glass laid between ceiling joists.
CEILINGS: ... board and skim
... To GARAGE.
RAIN WATER ... JUNCTION, SVP, SURFACE WATER DRAINAGE
GUTTERS 100mm ...
RAIN ... PIPES 63, 75 and 100mm plastic.
... pipes plastic. Internal pipework, copper, Cylinder ...
... sinks plastic.
... DOUBLE GLAZED
... remainder 762mm wide.
... as on drawing.
... to bathroom, kitchen and toilet
... to all other rooms.
... G
... erior doors.
... interior doors.
... oors.
... or.
... OPENING LIGHT To GIVE 1/20 FLOOR AREA.
... DULE.
... RAPS:

INTERNAL FINISHES

BATH:
LAVATORY BASIN:
W.C's:
SINK:



BLOCK PLAN 1:500

25 MAR 94
REF. 0306/94/FH

METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54
METRIC CONVERSION SCALE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

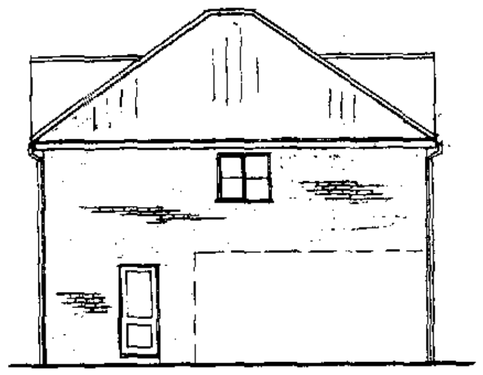
DETERMINED PLAN

DETERMINED ... PLAN

J.P. PURKISS
CHERRYTREES, FRAMPTON LANE, HUBBERTS BRIDGE
PHONE 0205 29 307

SCALE 1-100 & 1-50
DATE FEB/94.
REVISED
DRAWING No.

PROPOSED EXTENSION FOR :— MRS. C. HANKS.
AT:— 51, LOWGATE, LUTTON. LINCS.



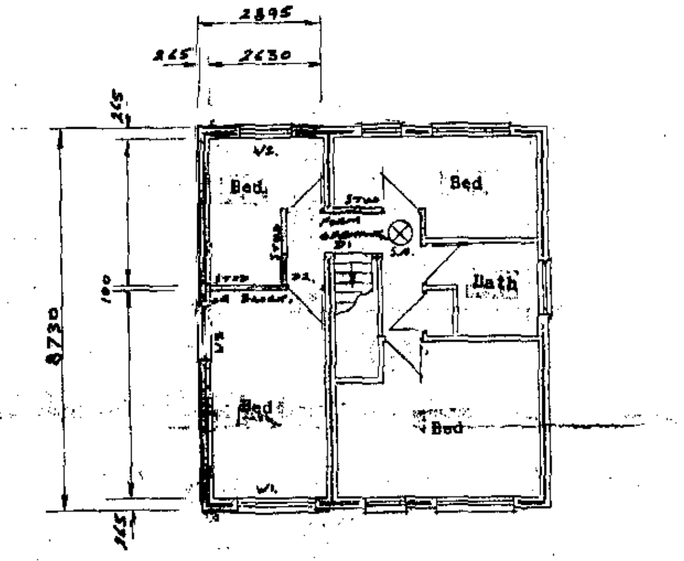
S. W. ELEV.



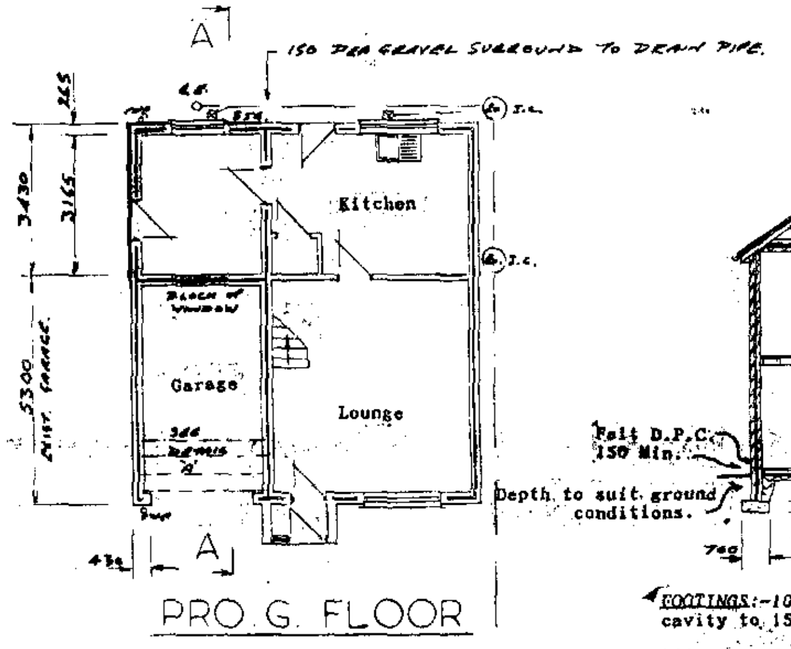
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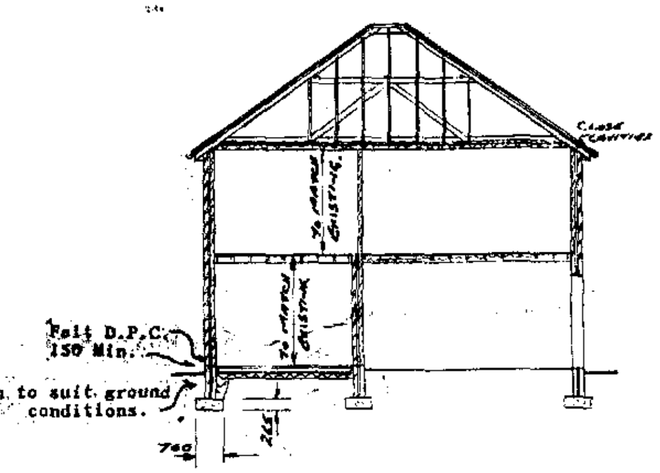
N. W. ELEV.



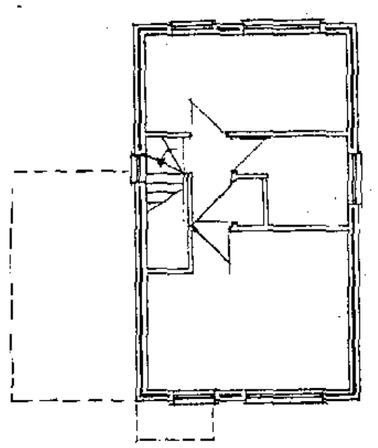
PRO. F. FLOOR.



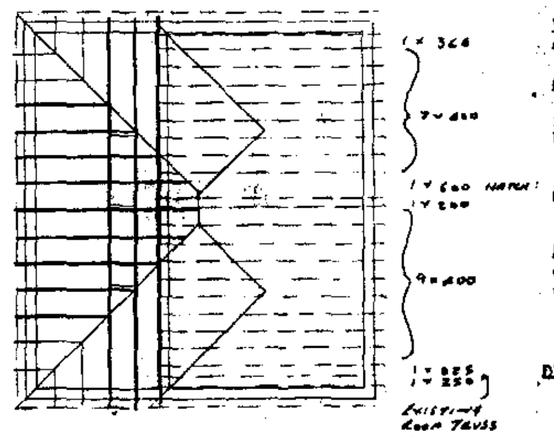
PRO. G. FLOOR



STAIRS:- Remove existing 3 winders at head of stairs and replace with 3 normal straight flight steps, rise and going to match existing. Extend existing handrail and balustrade to suit.



EX. F FLOOR



ROOF PLAN

FOOTINGS:- 100 Class A concrete blocks. Lean mix fill cavity to 150 below D.P.C.

Floor:- Lay 35 Jablite on 25 sand blinded 150 compact hardcore. Jablite to be turned up at edges to prevent cold bridge. Cover over with 1200g. Poly. Membrane, also turned up at edges and lapped with wall D.P.C.

SECTION AA

WALL TIES:- to every block course alongside openings, otherwise as per specification.

INSULATED D.P.C.:- To all external openings to 1.2W/m² K

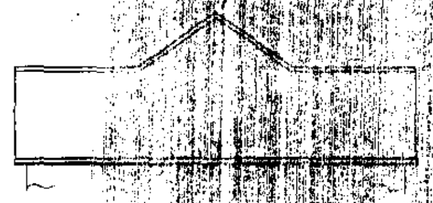
Ventilation:- All habitable rooms to have a 4000mm secure and controllable trickle ventilator fitted.

GLAZING:- To comply with approved document N. i.e. Safety glass to all window areas below 800 from floor level, and to all door & side panel areas below 1500 from floor level.

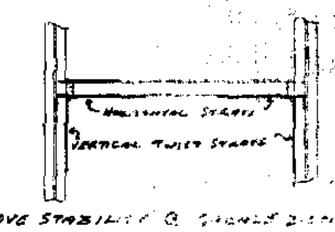
S.A.A.:- Self contained smoke alarm on own circuit at distribution board, 3m. max. from bedroom doors.

NOTE:- If profiles are used to join new brickwork to existing, run cutter in between to form gap to prevent cold bridge.

DEVELOPERS:- are advised to establish that there is no made up ground or wide variation in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest, within such depths as may impair the stability of the structure.



PART. ... ELEV.



To IMPROVE STABILITY OF GABLE WALL CONNECT ALL STRAPS AS SHOWN TO FIRST FLOOR JOISTS AND FIRST FLOOR

DETAIL A

Roof Cladding:- CONCRETE INTERLOCKING TILES TO MATCH EXISTING.

ROOF:- Pitch 30 deg.
[Note this pitch is more shallow than the existing pitch so care must be taken when ... ensure parallel appearance.]
Gang nail trusses, designed, manufactured & built to B.S.5268 Part 3:19... See calcs. provided by roof manufacturer.
Vent roof by 10 continuous gap ... Fit vermin guard.

Ceilings:- 12.5 Plasterboard & skim to ... 2/ 12.5 Plasterboard & skim to ... Artex finish.

FIRST FLOOR JOISTS:- ... C16 ... @ 400 ctrs. ... (see ... for ...)

STUD WALLS:- 64 x 100 ... @ 400 ctrs. ... Plasterboard & skim ... Artex finish.

LATERAL SUPPORT:- ... Timber joists run ... floor joists to external walls. Fix to 3 No. ... with noggins between, ... 150 down cavity. Fix vertically to wall & plate @ 1200 ctrs.

Lintels:-
W1 :- I.G. L1/HD x 2100
W2 :- I.G. L1/HD x 1500
W3 :- I.G. L1/S x 1500
D1 :- I.G. L1/S x 1200
D2 :- I.G. 100 x 1200 with min. 152 blockwork jointed in cement mortar over if block wall is used.
Expose and check lintel over existing garage door, this should be I.G. L1/S or equiv.

SPECIFICATION

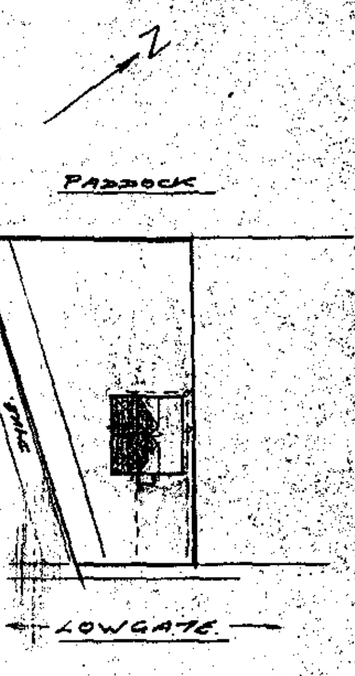
SUBSTRUCTURE

... spread over site. 700 x 225 STRIP.

... 150mm thick under all ground floors.
... thick under all ground floors.
BITUMEN DPC (TYP) TO D.P.C. to all ground floor rooms. 1200g
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK: 100 BRICK to match existing. 150 CAVITY 75 INSULATION. 100 CONCRETE TYPE 11 BLOCKS.
GALVANIZED WALL TIES ... square metre to cavity walls.
BITUMEN DPC (TYP) to ... COURSE to all walls and lintels openings and reveals.
MORTAR ...
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS: 100mm dia. Range. DRAIN, 1:40 INCLINE.
SURFACE WATER DRAINS: 100 P.V.C.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
SEPTIC TANK:
FIRST FLOOR JOISTS:
FIRST FLOOR 18mm flooring grade chipboard } SEE NOTES ON
ROOF TIMBERS: } DRAWING
ROOF COVERING:
ROOF INSULATION: 270mm fibre glass laid between ceiling joists.
CEILINGS: ... plasterboard and skim
... To GARAGE.
RAINWATER: ... 150 DIA. SITE SURFACE WATER DRAINAGE
GUTTERS:
RAINWATER PIPES 63, 75 and 100mm plastic.
PLUMBING: ... pipes plastic. Internal pipework, copper, Cylinder ... plastic.
... DOUBLE GLAZED
... remainder 782mm wide.
... on drawing.
... to bathroom, kitchen and toilet
... to all other rooms.
... G
... terior doors.
... interior doors.
... ors.
... or.
... OPENING LIGHTS TO GIVE 5% FLOOR AREA.
... DOUBLE.
... RAPS:

FINISHES

BATH
LAVATORY BASIN
W.C's
SINK



BLOCK PLAN 1:500

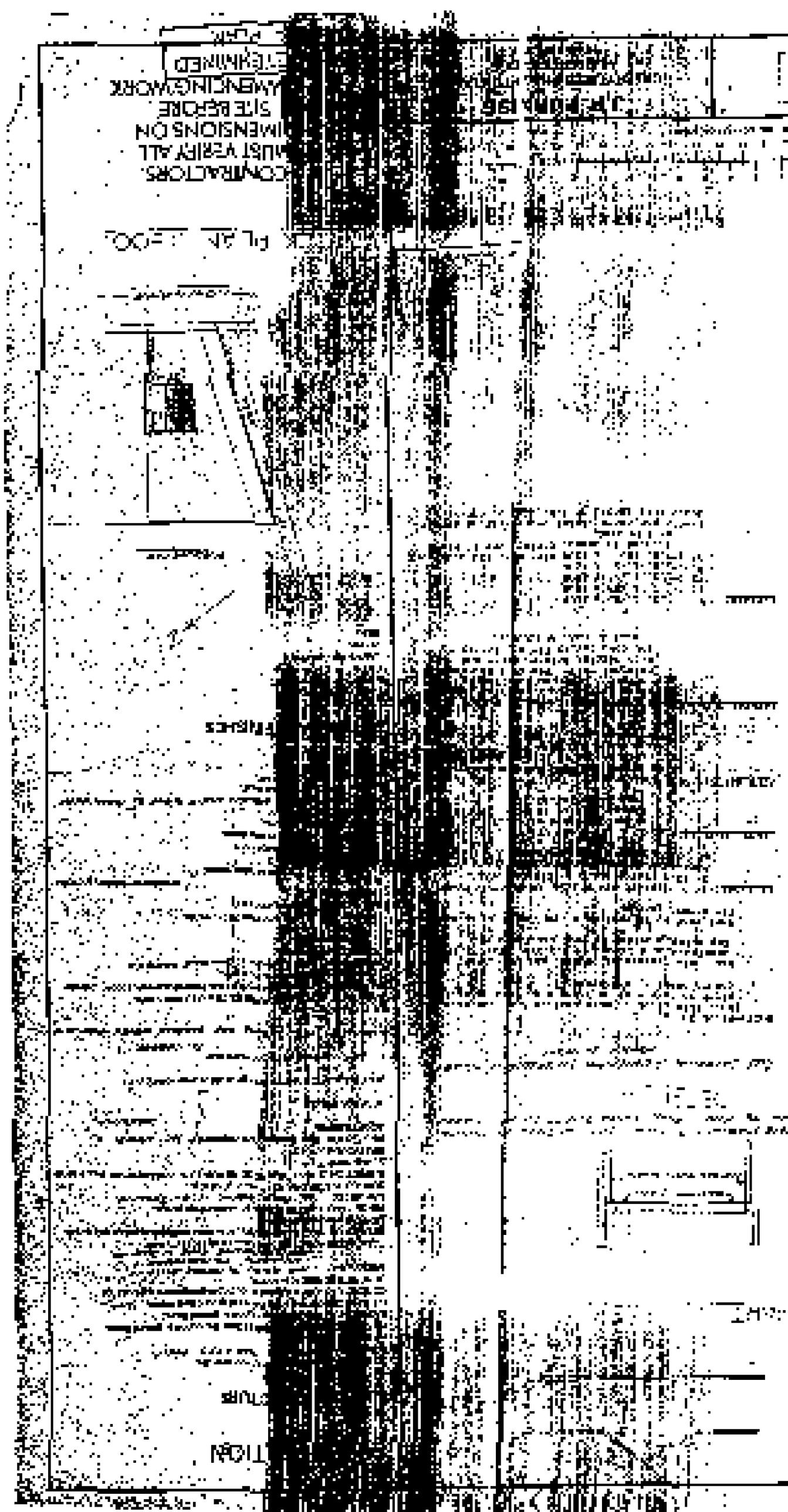
25 MAR
REF. 0800 PL

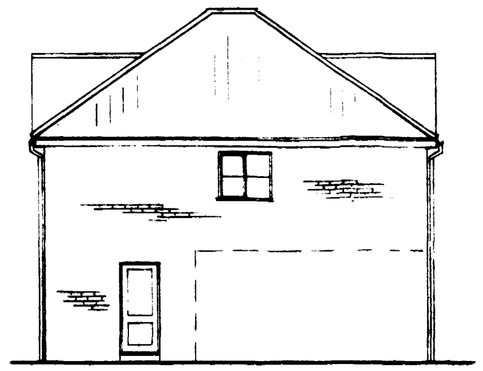
METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54
METRIC CONVERSION SCALE

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

DETERMINED
PLAN

SCALE 1-100 & 1-50 DATE Feb/94. REVISED DRAWING No.	PROPOSED EXTENSION FOR :— MRS. C. HANKS. AT:— 51, LOWGATE, LUTTON. LINCS.	J.P. PURLISS CHERRYTREES, FRAMPTON LANE HUBBERTS BRIDGE PHONE: 0205 [illegible]





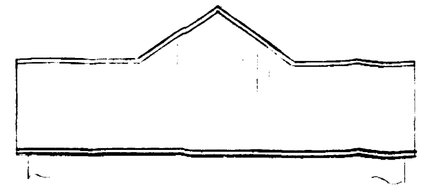
S. W. ELEV.



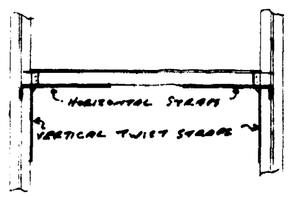
S. E. ELEV.



N. W. ELEV.

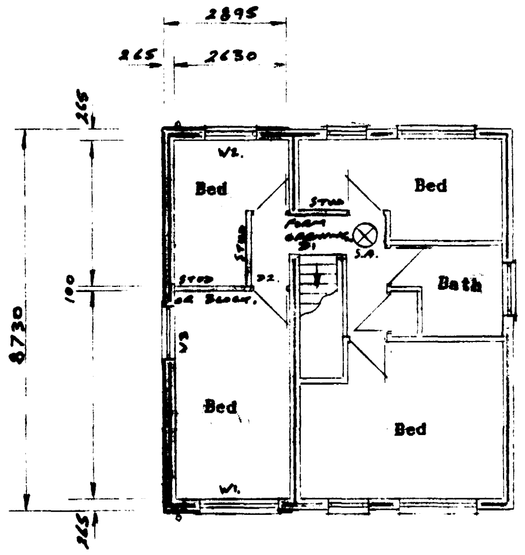


PART N. E. ELEV.

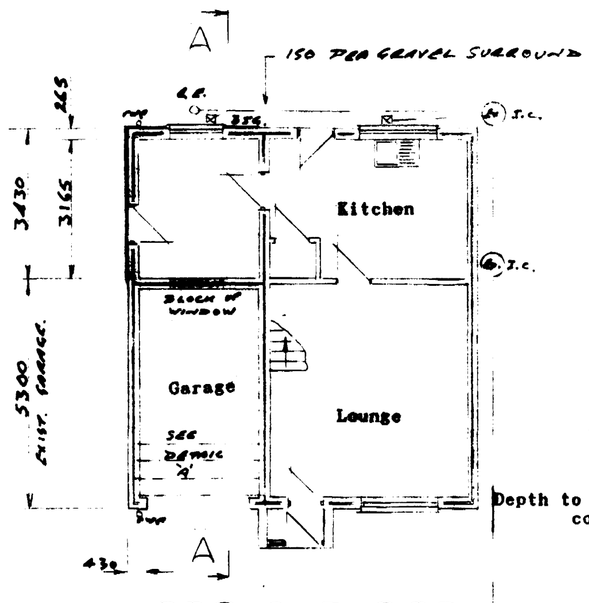


To IMPROVE STABILITY @ GARAGE DOOR CORNER FIX STRAPS AS SHOWN TO FIRST FLOOR FLOOR JOISTS IN FRONT DOOR.

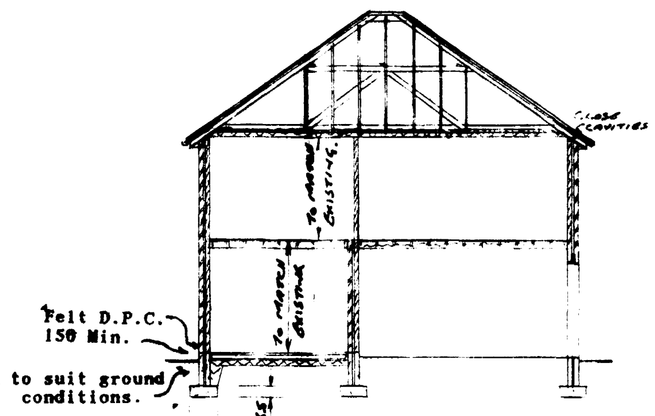
DETAIL A



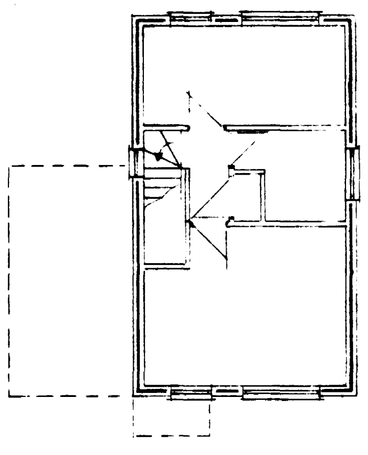
PRO. F. FLOOR



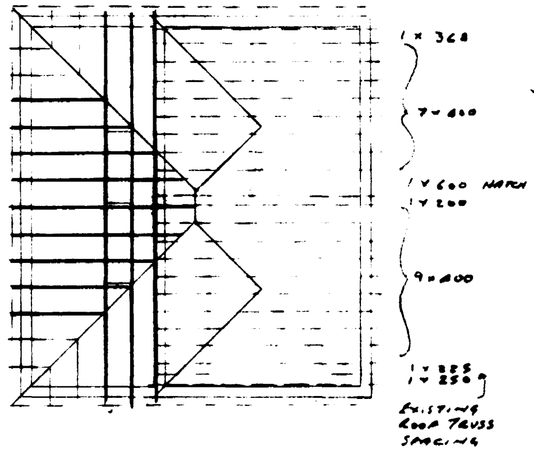
PRO. G. FLOOR



STAIRS:- Remove existing 3 winders at head of stairs and replace with 3 normal straight flight steps, rise and going to match existing. Extend existing handrail and balustrade to suit.



EX. F. FLOOR



ROOF PLAN

FOOTINGS:- 100 Class A concrete blocks. Lean mix fill cavity to 150 below D.P.C.

Floor:- Lay 35 Jablite on 25 sand blinded 150 compact hardcore. Jablite to be turned up at edges to prevent cold bridge. Cover over with 1200g. Poly. Membrane, also turned up at edges and lapped with wall D.P.C.

SECTION AA

WALL TIES:- to every block course alongside openings, otherwise as per specification.

INSULATED D.P.C.:- To all external openings to 1.2W/m² K

Ventilation:- All habitable rooms to have a 4000mm secure and controllable trickle ventilator fitted.

GLAZING:- To comply with approved document N. i.e. Safety glass to all window areas below 800 from floor level, and to all door & side panel areas below 1500 from floor level.

S.a.a.:- Self contained smoke alarm on own circuit at distribution board. 3m. max. from bedroom doors.

NOTE:- If profiles are used to join new brickwork to existing, run cutter in between to form gap to prevent cold bridge.

DEVELOPERS:- are advised to establish that there is no made up ground or wide variation in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest, within such depths as may impair the stability of the structure.

Roof Cladding :- Concrete interlocking tiles to match existing.

ROOF:- Pitch 30 deg.
[Note this pitch is more shallow than the existing pitch so care must be taken when forming valley to ensure parallel appearance.]

Gang nail trusses at 600crs. max. designed, manufactured & braced to B.S. 5268. Part 3.1985 See calcs. provided by roof manufacturer.

Vent roof by 10 continuous gap built in at eaves. Fit vermin guards.

Ceilings:- 12.5 Plasterboard & skim to domestic rooms, 2/ 12.5 Plasterboard & skim to garage. Plasterboard ceilings to ground floor to have all edges supported on noggins.

FIRST FLOOR JOISTS:- 38 X 147 @ 400 crs. with 18 Flooring grade chipboard [treated]. Garage ceiling to have 150 fibreglass insulation infill.

STUD WALLS:- 50 X 100 Studwork. Infill with 100 fibre-glass insulation. 10 Plasterboard & skim both sides. Double 38 x 147 joists bolted together under any stud walls running parallel with floor joists.

LATERAL SUPPORTS:- 5 x 30 x 100 long galv. @ 1800 crs. where roof rafters, ceiling joists & floor joists run parallel to external walls. Fix to 3 No. members with noggins between, other end turn 150 down cavity. Fix vertically to wall & plate @ 1200crs.

Lintels:-
W1 :-I.G. L1/HD x 2100
W2 :-I.G. L1/HD x 1500
W3 :-I.G. L1/S x 1500
D1 :-I.G. LI/S X 1200
D2 :-I.G. 100 x 1200 with min. 152 blockwork jointed in cement mortar over if block wall is used.
Expose and check lintel over existing garage door, this should be I.G. L1/S or equiv.

25 MAR 1994
REF. 0306/94.

SPECIFICATION

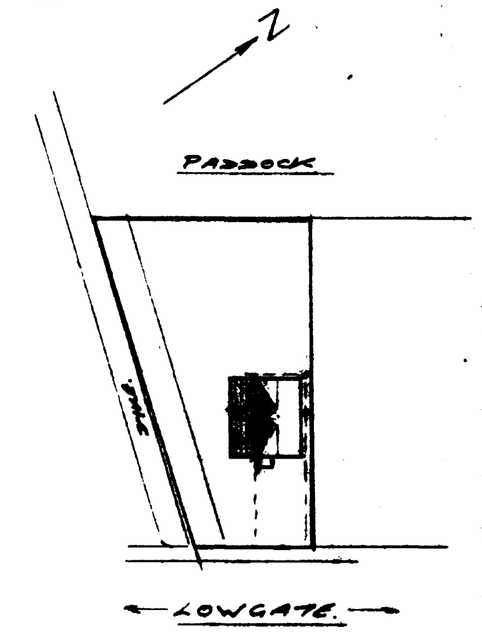
BUILDING STRUCTURE

SURFACE SOIL excavated and spread over site.
CONCRETE FOUNDATIONS: 700 x 225 STRIP. 1:2:4 MIX
HARDCORE [redacted] 150mm thick under all ground floors.
BASE CONCRETE 100mm thick under all ground floors.
BITUMEN OR POLYTHENE D.P.C. to all ground floor rooms. 1200g
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK: 100 BRICK TO MATCH EXISTING. 65 CAVITY 65 DAYTHERM. 100 THERMALITE TYPE III BLOCKS.
GALVANIZED WALL TIES 5 per square metre to cavity walls.
BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals.
MORTAR wallcrete and sand.
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS 100mm dia. POLY DRAIN. 1:40 TO CLOSE.
SURFACE WATER DRAINS: 100 ø PVC.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
~~SEPTIC TANK~~
FIRST FLOOR JOISTS:
FIRST FLOOR 18mm flooring grade chipboard
ROOF TIMBERS:
ROOF COVERING:
} SEE NOTES ON DRAWING
ROOF INSULATION 150mm fibre glass laid between ceiling joists.
CEILINGS 12.5 mm plasterboard and skim
2/12.5 " " " " TO GARAGE.
RAINWATER: TO EXISTING SYS SURFACE WATER DRAINAGE
GUTTER 100mm Dia H.R.
RAINWATER, SOIL & VENT PIPES 63, 75 and 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder copper. Feed or storage tanks plastic.
WINDOWS AS SHOWN. DOUBLE GLAZED
DOORS. Exterior pattern
Interior pattern.

Front door 838mm wide remainder 762mm wide.
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS:
INTERIOR SILLS: to bathroom, kitchen and toilet
Wood window boards to all other rooms.
ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION: WINDOW OPENING LIGHTS TO GIVE 1/20th FLOOR AREA.
LINTELS: SEE SCHEDULE.
MILD STEEL ANCHOR STRAPS:

FITTINGS AND FINISHES

SANITARY FITTINGS:
SHOWER:
BATH:
LAVATORY BASIN:
W.C's:
SINK:



BLOCK PLAN 1:500

METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57
METRIC CONVERSION SCALE

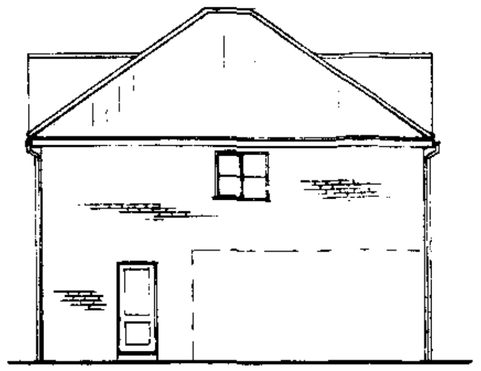
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

DETERMINED PLAN

SCALE 1-100 & 1-50
DATE FEB/94.
REVISED
DRAWING No.

PROPOSED EXTENSION FOR :- MRS. C. HANKS.
AT:- 51, LOWGATE. LUTTON. LINCS.

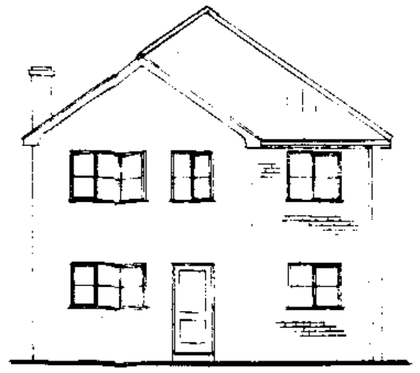
J.P. PURKISS
CHERRYTREES, FRAMPTON LANE
HUBBERTS BRIDGE
PHONE: 0205 79 307



S. W. ELEV.



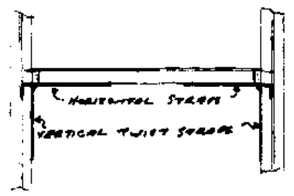
S. E. ELEV.



N. W. ELEV.

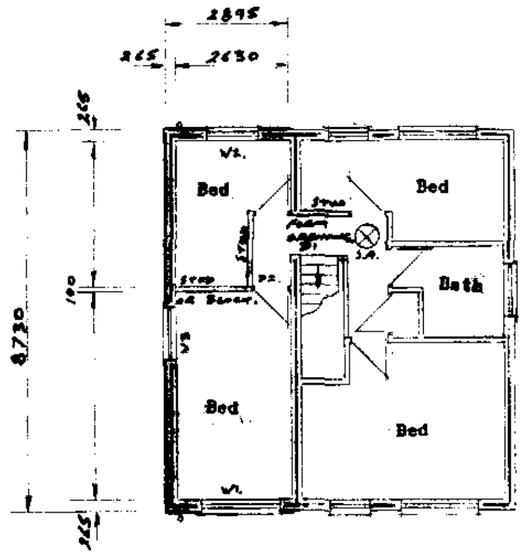


PART N. E. ELEV.

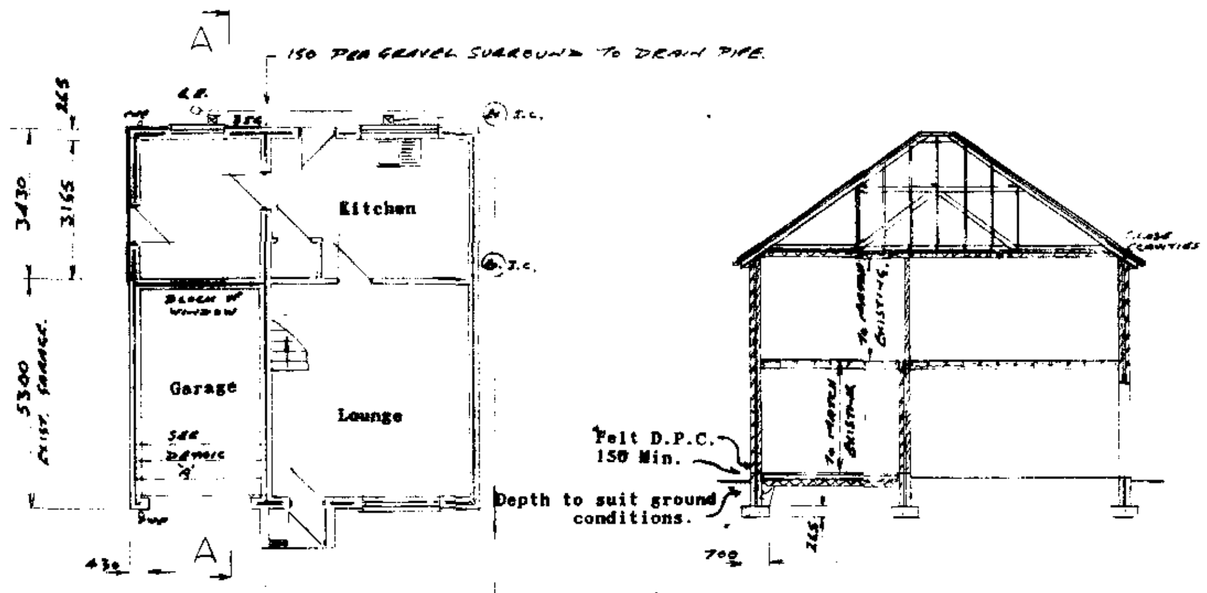


To improve stability of garage door corner fix struts as shown to first floor floor joists in front door.

DETAIL A



PRO. F. FLOOR



PRO. G. FLOOR

Roof Cladding :- Concrete interlocking tiles to match existing.

ROOF:-Pitch 30 deg.
[Note this pitch is more shallow than the existing pitch so care must be taken when forming valley to ensure parallel appearance.]

Gang nail trusses at 600crs. max. designed, manufactured & braced to B.S.5268. Part 3.1988 See calcs.provided by roof manufacturer.

Vent roof by 10 continuous gap built in at eaves. Fit vermin guards.

Ceilings:-12.5 Plasterboard & skim to domestic rooms, 2/ 12.5 Plasterboard & skim to garage. Plasterboard ceilings to ground floor to have all edges supported on noggins.

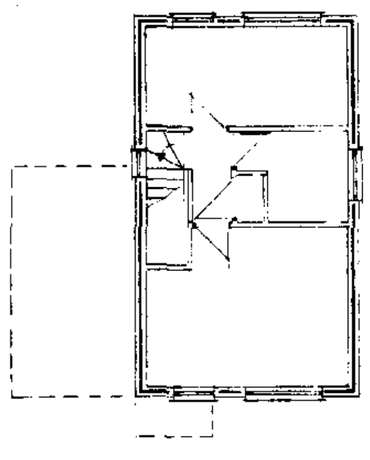
FIRST FLOOR JOISTS:-38 X 147 @ 400 Crs.with 18 Flooring grade chipboard [treated]. Garage ceiling to have 150 fibreglass insulation infill.

STUD WALLS:- 50 X 100 Studwork. Infill with 100 fibre-glass insulation.10 Plasterboard & skim both sides.Double 38 x 147 joists bolted together under any stud walls running parallel with floor joists.

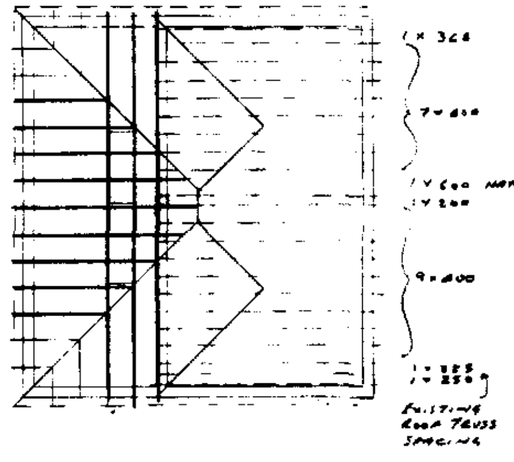
LATERAL SUPPORTS:- 5 x 30 x 100 long galv. @ 1800 crs. where roof rafters, ceiling joists & floor joists run parallel to external walls. Fix to 3 No. members with noggins between,other end turn 150 down cavity.Fix vertically to wall & plate @ 1200crs.

Lintels:- W1 :-I.G. L1/HD x 2100
W2 :-I.G. L1/HD x 1500
W3 :-I.G. L1/S x 1500
D1 :-I.G. L1/S X 1200
D2 :-I.G. 100 x 1200 with min. 152 blockwork jointed in cement mortar over if block wall is used.
Expose and check limtel over existing garage door, this should be I.G. L1/S or equiv.

STAIRS:- Remove existing 2 winders at head of stairs and replace with 3 normal straight flight steps, rise and going to match existing. Extend existing handrail and balustrade to suit.



EX. F. FLOOR



ROOF PLAN

FOOTINGS:-100 Class A concrete blocks. Lean mix fill cavity to 150 below D.P.C.
Floor:- Lay 35 Jablite on 25 sand blinded 150 compact hardcore.Jablite to be turned up at edges to prevent cold bridge. Cover over with 1200g.Poly.Membrane, also turned up at edges and lapped with wall D.P.C.

SECTION AA

WALL TIES:- to every block course alongside openings,otherwise as per specification.
INSULATED D.P.C.:- To all external openings to 1.2W/m²K

Ventilation:-All habitable rooms to have a 4000mm secure and controllable trickle ventilator fitted.

GLAZING:-To comply with approved document N. i.e.Safety glass to all window areas below 800 from floor level, and to all door & side panel areas below 1500 from floor level.

S.A.:-Self contained smoke alarm on own circuit at distribution board.3m. max. from bedroom doors.

NOTE:-If profiles are used to join new brickwork to existing, run cutter in between to form gap to prevent cold bridge.

DEVELOPERS:- are advised to establish that there is no made up ground or wide variation in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest, within such depths as may impair the stability of the structure.

SPECIFICATION

BUILDING STRUCTURE

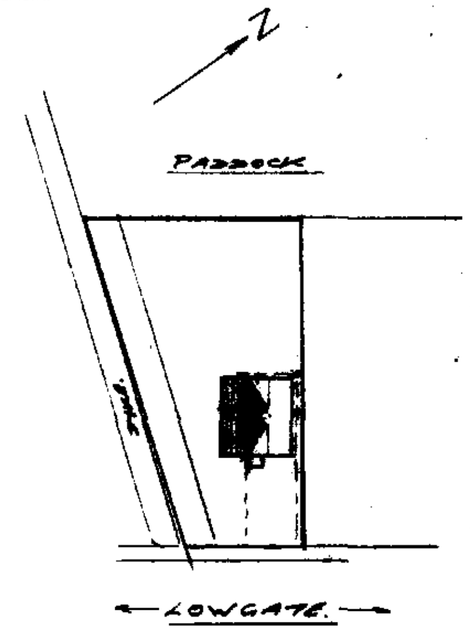
SURFACE SOIL excavated and spread over site.
CONCRETE FOUNDATIONS: 700 x 225 Strip.
1 : 2 : 4 Mix
HARDCORE 150mm thick under all ground floors.
BASE CONCRETE 100mm thick under all ground floors.
BITUMEN OR POLYTHENE D.P.C. to all ground floor rooms. 1200g
CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
CONCRETE SCREED to all rooms.
BRICKWORK: 100 Bricks to Match Existing.
65 Cavity 65 Insulation
100 Facing Bricks to Match.
GALVANIZED WALL TIES 5 per square metre to cavity walls.
BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals.
MORTAR wallcrete and sand.
RENDER AND PLASTER SKIM to all rooms except garage.
DRAINS 100mm dia. PVCu Drain. 1:40 Inclined.
SURFACE WATER DRAINS: 100 ø PVC.
INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
~~SOIL PIPING~~
FIRST FLOOR JOISTS:
FIRST FLOOR 18mm flooring grade chipboard } See notes on
ROOF TIMBERS: } Drawing.
ROOF COVERING:
ROOF INSULATION 150mm fibre glass laid between ceiling joists.

CEILINGS 12.5 mm plasterboard and skim
2/12.5 " " " " To Garage.
RAINWATER: To Existing and Soakaway where Necessary
GUTTER 100mm Dia H.R.
RAINWATER, SOIL & VENT PIPES 63, 75 and 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder copper. Feed or storage tanks plastic.
WINDOWS AS Schedule. Double Glazed
DOORS. Exterior pattern
Interior pattern.

Front door 838mm wide remainder 762mm wide.
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS:
INTERIOR SILLS: to bathrooms, kitchen and toilet
Wood window boards to all other rooms.
ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION: Window Opening Lights to Give 5% Floor Area.
LINTELS: See Schedule.
MILD STEEL ANCHOR STRAPS:

FITTINGS AND FINISHES

SANITARY FITTINGS:
SHOWER:
BATH:
LAVATORY BASIN:
W.C's:
SINK:



BLOCK PLAN 1: 500

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

DETERMINED
PLAN

25 MAR 1994
REF 0306/94.

METRES 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
FEET 0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57
METRIC CONVERSION SCALE

SCALE 1-100 & 1-50
DATE Feb/94.
REVISED
DRAWING No.

PROPOSED EXTENSION FOR :- MRS. C. HANKS.
AT:- 51, LOWGATE. LUTTON. LINCS.

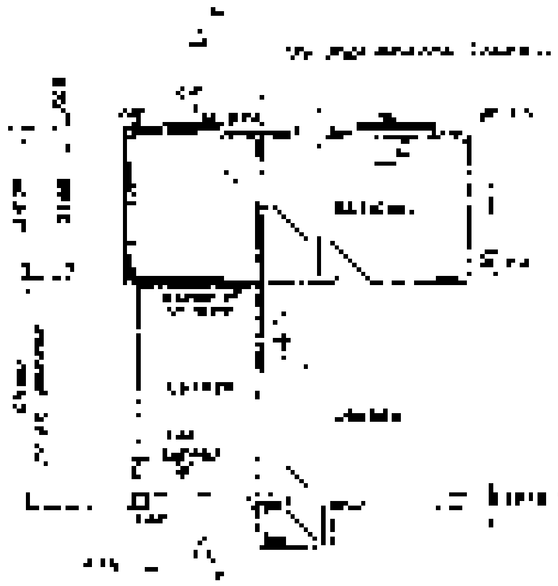
J.P. PURKISS
CHERRYTREES, FRAMPTON LANE
HUBBERTS BRIDGE
PHONE: 0205 79 307

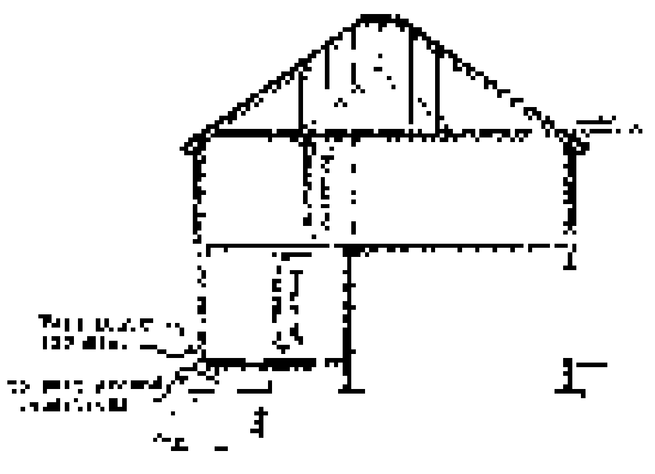




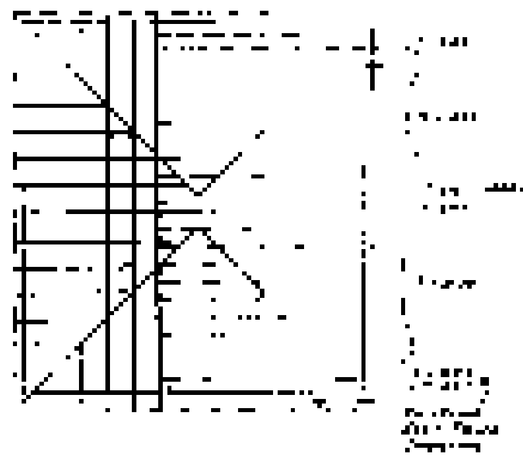






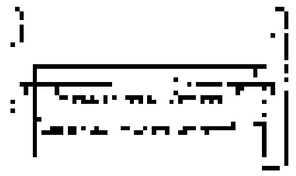






SECTION AA

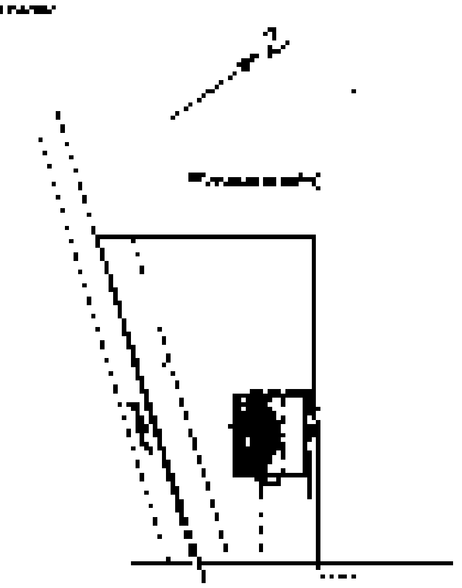




SPECIFICATION

BUILDING STRUCTURE

FITTINGS AND FINISHES



BLOCK PLAN 1:500

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

DETERMINED

PLAN

SCALE 1:100 @ A3
DATE
REVISED
DRAWING No.

J.P. PURKISS

GREENSTREET FRAMPTON LANE
HUBBERTS BRIDGE