SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0127/92 Received:17-FEB-92 Type:FULL

Name: Mr G Wright
Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding, Lincs

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

Description: Bedroom extension to existing bungalow

Location : Hunters Lodge Moulton Chapel Road
Moulton Chapel Spalding

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

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

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

Director of Planning and Building Control Services
18-MAR-92 H13/0127/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0127/92 Received:17-FEB-92 Type:FULL

Name: Mr G Wright
Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding, Lincs

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

Description: Bedroom extension to existing bungalow

Location : Hunters Lodge Moulton Chapel Road
Moulton Chapel 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.

Authorised to issue:

16-MAR-92 H13/0127/92 AD...N...DC...??...
16/3 17/3

PLANNING APPLICATION

For office use only

Application No. H13/0127/92

Date Registered 29 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. G. WRIGHT.
HUNTERS LODGE
MOULTON CHAPEL ROAD
MOULTON CHAPEL
LINCS.

Tel. No. (0406) 380289

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

J.R. CLAYTON (ASSOCIATES)
SPINDRIFT LODGE
NORTH DRIVE
QUADRING. HOLS
LINCS PE11 4PS

Tel. No. (0775) 750377
(Personal contact name) MR. J. CLAYTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HUNTERS LODGE MOULTON CHAPEL RD. MOULTON CHAPEL LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BEDROOM EXTENSION TO EXISTING BUNGALOW.

Please complete

I attach ✓* Four copies of all plans
✓*an ownership certificate (see back page)
✓*a fee of 46.00 If you consider no fee is payable include a written explanation instead.

Signed J R Clayton Date 29 January 1992 Previous application No:

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application ☐

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N.A.	sq. metres
B. Please state size of any new structure:- (a) max. height:	4.4	metres
(b) max. ~~length~~ depth:	7.1	metres
(c) max. width:	3.9	metres
C. Please state type and colour of materials for facing external walls:	BUFF FACING BRICKS TO MATCH EXISTING.	
D. Please state type and colour of roofing materials.	CONC. TILES TO MATCH EXISTING.	
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. RESIDENTIAL

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? UNCHANGED

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: EXISTING SOAKAWAYS

B. For estate developments, please state how highway surface water will be disposed of: N.A.

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to: UNAFFECTED

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.	N.A.	→ Date: Consultee(s):
Is this application related to a previous submission	N.A.	→ 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 29 January 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 29 January 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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours YES Other

Boundaries low high hedge front 2m wall rear (part) east 2m conifers

Site Features 2 storey house adjacent Existing large bungalow Flat ext. on grass area - adequate res amenities remain East no neighbours

Inspected by: GS
date: 25/2

Residents notified on site visit: South View

Case Officer Conclusions (Issues)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals

Confirmed by Case Officer

Departure from policy — Yes ___ No ___

Ward member request — Yes ___ No ___

Recommended approval against material objections

Any objections received? No
If yes, is any obj. material? No
Yes
Yes ___ No ___

Reason:

Other circumstances meriting Committee decision

Yes ___ Signed by Senior Officer
Signed _____
No ___

Reason:

ALL OF ABOVE

Recommended refusals

Partial or adopted policy grounds or future appln.

No ___ All land (more thought Communication)
Yes ___
ANY ONE OF ABOVE Other matters Signed _____

Committee report
Sub-Committee other
SV recommended _____
Case Officer recommended _____

Delegation confirmed by Senior Officer
DE 16/3

FURTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Ac	Lands
Previous					
Current					
Required					

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

DMG 13/2

Precise details, for non-standard requirement:

(1) Details & rear elevation.

CONSULTATION/PUBLICITY REQUIRED

DR 13/2

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

REVALIDATION

Information satisfactory/~~unsatisfactory~~

Further direction - details:

Amended description:

Reconsultations required - With Note

Parish Council — Detail of rear elevation enclosed
Ward Members — " " " " now received
Residents
Advertise
Other

New valid date ....17/2..... Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46

Receipt Issued ..... No. P886

Date First Received 29 JAN 1992

REGISTRATION

REFERENCE HB/0127/92

Cross-Ref B13/0061/92

Date 31/1/92

VALIDATION Date 31/1/92

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ 9 Receipt no. P645

Refund £ ..... Issued .....

CONSTRAINTS Date 31/1/92

Index Sheets 37 OS Nos ..... Grid Ref 5[illegible] 31930

Ward [illegible] Parish [illegible]

Inside IBD No Inside LP Area No

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

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

Planning Records:
Earlier apps

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

[illegible]

Inputs completed.....

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0127/92 Type: FULL

Applicant: Mr G Wright
Tel: 0406 380289

Agent: J R Clayton (Associates)
0775 750377

Description: Bedroom extension to existing bungalow

Location: Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding

Valid date: 17-FEB-92
Target dates:
To case officer 22-FEB-92
Inspected by 27-FEB-92
Extra contacts 03-MAR-92
Report if not clear by 23-MAR-92

Terminal date: 13-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 25 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Moulton PC	0733 210404	12-FEB-92	26-FEB-92	Support
Cllr J Clark	0406 370785	12-FEB-92	26-FEB-92	
Cllr A E Naylor	0406 370323	12-FEB-92	26-FEB-92	
Clerk to Moulton PC	0733 210404	18-FEB-92	03-MAR-92	
Cllr J Clark	0406 370785	18-FEB-92	03-MAR-92	
Cllr A E Naylor	0406 370323	18-FEB-92	03-MAR-92	

L.C.C. - No objections [illegible] as 26/2/92.

Resident 'Southview', Moulton Chp. Rd. 2-MAR-92 16-MAR-92

P.T.O.

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0127/92 Type: FULL

Applicant: Mr G Wright
Tel: 0406 380289

Agent: J R Clayton (Associates)
0775 750377

Description: Bedroom extension to existing bungalow

Location: Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding

Valid date:	10-FEB-92	Terminal date:	06-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	15-FEB-92	Report deadline:	11-MAR-92
Inspected by	20-FEB-92		
Extra contacts	25-FEB-92	Case Officer:	
Report if not clear by	16-MAR-92		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 25 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	12-FEB-92	26-FEB-92
Cllr J Clark	0406 370785	12-FEB-92	26-FEB-92
Cllr A E Naylor	0406 370323	12-FEB-92	26-FEB-92

L C C – No objections Jc 13/2/92.

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

MOULTON PARISH COUNCIL
15 FEB 1992
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0127/92

Applicant: Mr G Wright
Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding, Lincs

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

Description: Bedroom extension to existing bungalow

Location: Hunters Lodge Moulton Chapel Road
Moulton Chapel Spalding

Type: FULL

Date received: 10-FEB-92

12-FEB-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 27-FEB-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

S.H.D.C. PLANNING DEPT.
RECEIVED
21 FEB 1992
Attention of
DRO NHM
DOPO BS
ACP
File Nos.
YES/NO

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports the application.

Signed:

(Clerk)

18th February, 1992.

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0127/92

Applicant: Mr G Wright
Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding, Lincs

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

Description: Bedroom extension to existing bungalow

PLAN DEPT
17 FEB 1992
REF.....

Location: Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding

Type: FULL

Date received: 29-JAN-92

13-FEB-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:

1 Four plans showing details of rear elevations.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0127/92

Applicant: Mr G Wright
Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding, Lincs

Agent: J R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding, Lincs, PE11 4QS

Description: Bedroom extension to existing bungalow

Location: Hunters Lodge
Moulton Chapel Road
Moulton Chapel
Spalding

Type: FULL

Date received: 29-JAN-92

SOUTH HQ 03-FEB-92
PLAN
REF .....

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

✓ A further fee of #9 is required.

✓ Four copies of a 1:2500 site location plan are required, showing the site outlined in red and any other land in the applicants ownership in blue. (Copies can be purchased from this office).

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH YOUR REPLY

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

07 February 1992

South Holland District Council
Planning & Building Control Services
Council Offices
Priory Road
SPALDING
Lincs. PE11 2XE

For the attention of: **Mrs.A.Maxwell**
(Principal Administrative Officer)

Dear Sirs,

Re: Applications No. H/13/0127/92 & B13/0061/92
"Hunter's Lodge" Moulton Chapel Rd.
Moulton Chapel.

Please find enclosed my cheque for a further £9.00, in respect of the above Planning submission, following your recent fee increases.

Further to our conversations regarding the difficulties in locating the site from your records, I have added an O.S. extract to the plan which should enable your officers to place the property - I understand this was formerly known as "White House Nurseries".

Additionally, I have added some dimensions to the drawing and, in confirmation of our telephone discussion, would ask you to replace those copies in your possession with the amendment "A" - (the applications to remain unchanged). I enclose six copies of the amended plan No. B/2/1/92A for your use.

Thank you for your attentions. I look forward to hearing from you in due course.

SOUTH HOLLAND D.C.
PLANNING DEPT
REF

Yours faithfully,

for:
John R.Clayton (Associates)

Tel: (0775) 750377 Fax: (0775) 750311

REAR ELEVATION.

* Note. THIS DRWG. TO BE READ IN CONJUNCTION WITH MAIN DRWG NO. B/2/1/92A.

SOUTH
REF

"HUNTER'S LODGE"
MOULTON CHAPEL

-Proposed bedroom extension to extg. Bungalow

Scale 1:50. 15/4/92.

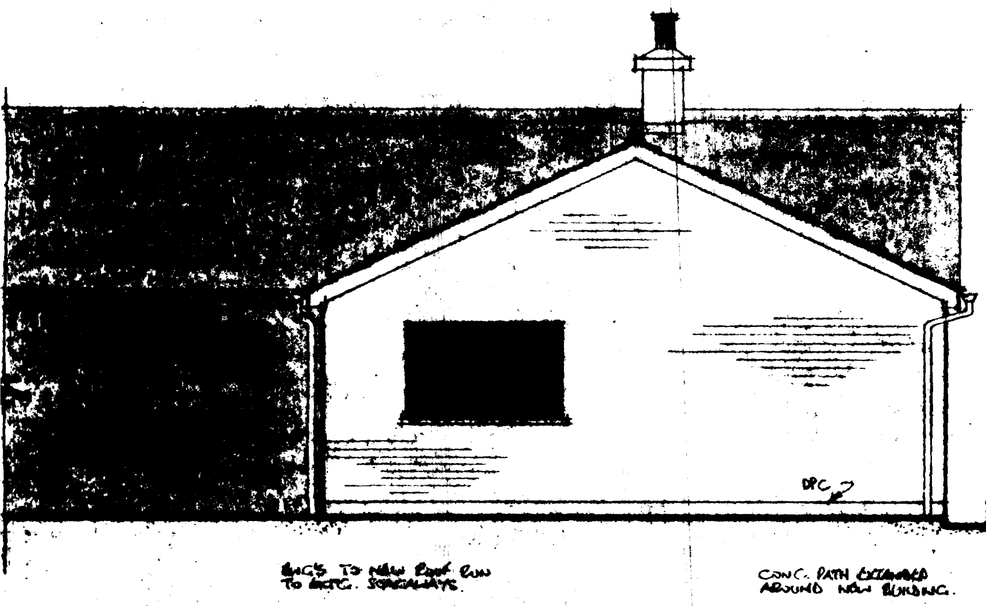
Project Design

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

Tel: (0775) 750377 Fax: (0775) 750311

Consultancy
Measurement
Surveys
Planning
Design
Draughting
Project Management



BOND APPROX 10m DISTANT.

NEW INTERLOCKING CONC. TILE ROOF COVERING TO MATCH EXISTING. TIMBER CONSTRUCTION FIXINGS INTO EXISTG. WITH SPACING PACERS 19mm BOARDS 19mm TO 300mm EACH SIDE OF VALLEY & BENT CODE 6 LEAD FLASHING TO GUTTER.

BARGES & FASCIA BOARDS TO MATCH EXIST.

BRICKWORK ALIGNED TO MATCH EXTG. & TO CLIENT'S APPROVAL.

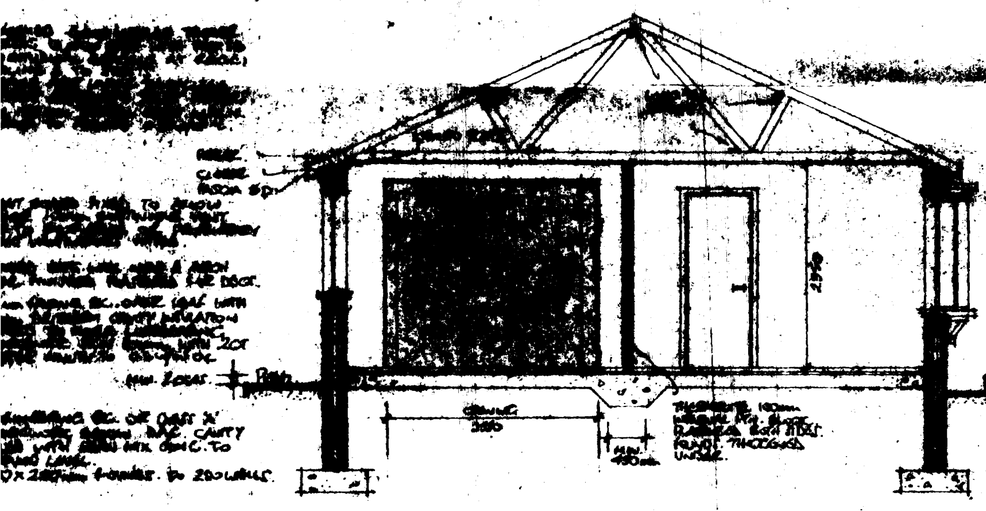
R/W OUTLET TAKEN OFF JOINT R/WAY. & R/W RUN TO EXTG. SOAKAWAY.

BRICKS TO MATCH EXIST RUN TO MATCH. SCAFFOLDING.

EXISTING WINDOW RE-USED IN SIMILAR OPENING TO NEW WALL.

CONC. PATH EXTENDED AROUND NEW BUILDING.

SIDE ELEVATION.



ROOF TRUSSES TO BE SECURED TO WALLS @ MAX 2m. CTRS WITH 30 x 5mm GALV. METAL ANCHORS AND AT GABLE WALLS.

CEILING PLASTERBOARD 9.5mm SKIMMED & SET. 300G. MINERAL WOOL INSULATION.

TIMBER FASCIA STRUT SECURED TO BRICKWORK.

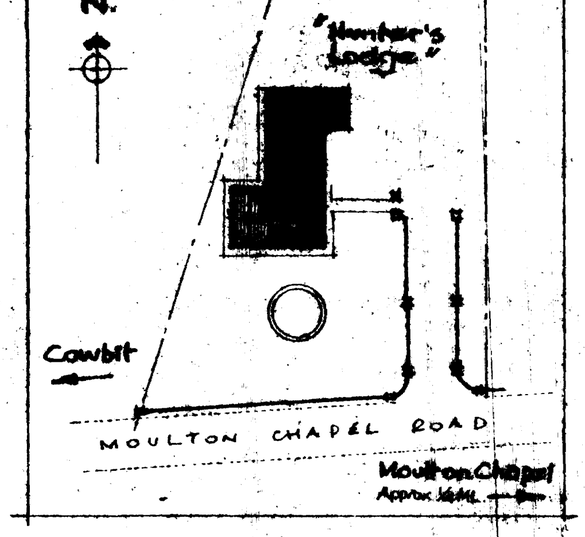
ROOF IN NO. 65mm CEDRAD LAD ON THERMAL BARRIER 38mm POLYSTYRENE CAVITY INSULATION 100G. POLYTHENE D.P.M. LAPPED UP TO WALL D.P.C.'S & WELL LAPPED.
150mm CONC. SLAB 1:2:4 ON 50mm BLINDING. BASE MIN. 100mm HOGGIN CONSOLIDATED.

SECTION A.A.

280 | 3500 | 100 | 3250 | 250

SITE PLAN.

Scale Approx 1:1250



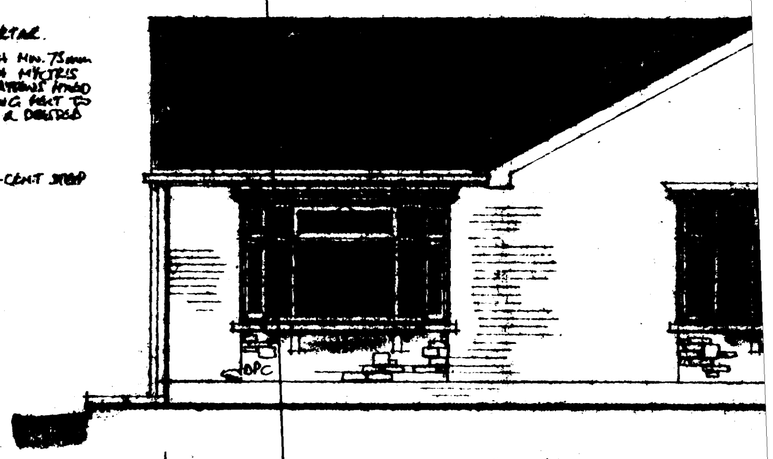
General Notes.

- FOUNDATIONS SHALL BE A MINIMUM OF 1M. DEEP AND IN ALL CASES ACHIEVE A FIRM BASE IN ACCORDANCE WITH THE LOCAL BUILDING CONTROL OFFICER'S REQUIREMENTS.
- EXISTING FOUNDATIONS SHOULD NOT BE DISTURBED AND NEW FOUNDS. SHOULD NOT BE UNDERCUT.
- VEGETATION SHALL BE THOROUGHLY GRUBBED OUT & ANY SOFT SPOTS CONSOLIDATED & LAID.
  IF IN ANY DOUBT - CURRANCE SHALL BE SOUGHT FROM THE LOCAL AUTHORITY INSPECTOR.
- ANY EXCAVATIONS FOR NEW S/WAYS TO BE 5M. MIN. DISTANT FROM THE BUILDING & FILLED WITH CLEAN GRADE GRAVEL ONLY.
- EXCAVATIONS SHALL NOT BE LEFT AT HAZARDOUS OR OPEN UNDUE DURATIONS.
- ANY EXCAVATION FOR HARDCORE DEPTH IN EXCESS OF 150mm TO BE COMPACTED IN LAYERS NOT EXCEEDING 150mm THK.
- TERMITE SHALL BE LAID IN ITS CORRECT AND PROTECTION TO CORRECT WALLS & ENCASED IN CONCRETE UNDER EXISTING LOADBEARING STRUCTURES. LINTELS IN CONCRETE TO BE PROVIDED UNDER NON-LOADBEARING TIMBER WALLS.
- NO WALL OPENINGS TO OCCUR WITHIN 500mm OF A RETURN (NOTE).
- LINTELS TO HAVE MIN. 150mm BEARING.
- ALL STRUCTURAL & SUPPORTING TIMBER TO BE PRESSURE TREATED WITH PRESERVATIVE.
- FLASHING SHALL BE MIN. 200G COPPER UNLESS.
- ALL PROPRIETARY PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- ALL HABITABLE ROOMS TO HAVE MIN 1/10TH FLR. AREA AS OPENING VENTILATION.
- DECORATIONS TO BE DETERMINED BY CLIENT.
- ALL SERVICES TO BE DESIGNED BY RELEVANT ENGINEERS.

RIDGE TILES BEDDED IN MORTAR.

CONC. ROOF TILES LAID WITH MIN. 75mm LAP & IN ACCORDANCE WITH MFCTRS INSTRUCTIONS TO TIMBER BATTENS FIXED TO TRUSSES OVER BIT. ROOFING FELT TO B.S.747 CORRECTLY LAYED & DIRECTED INTO GUTTERS.

WEDGE TILES BEDDED ON ASB-CEMT STRIP TO A 50mm O/HANG.



BOUNDARY FENCE LINE FROM BUILDING FRONTAGE. = 4.930 M. DISTANT.

NEW S-WAY D-GLAZED WINDOW TO MATCH OPENING GAU REM SURROUND & LOAD BEARING AS MAIN WINDOW. SOUTH ELEVATION.

NEW BRICKWORK BLOCK BACKED BRICKY WITH COPE TO EXISTING WORKS TO MATCH MATERIAL & SECURE APPEARANCE.

NEW S-WAY TO MATCH FRONT ELEVATION

FRONT (ROAD) ELEVN.

NEW ROOF TO BE TILED BY MATCHING WITH TILES STAGGERED AND 2 NOS HORIZONTALLY. VOID CLOSED AT LOWER PERIMETER.

BRICKWORK AT NEW WALL JUNCTION. WITH EXIST. TO BE SECURED WITH STAINLESS STEEL STRING PLATE & CEMENT & TIES IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. MASTIC SEALED JOINT.

NEW WINDOWS TO ACCOMMODATE TO PROVIDE MIN. OPENING AREA EQUATE TO HABITABLE ROOM FLR. AREA. BACKGROUND VENTILATION REQUIRED.

WINDOW & LINTOL RE-USED FROM EXISTING OPENING TO BE LOWERED.

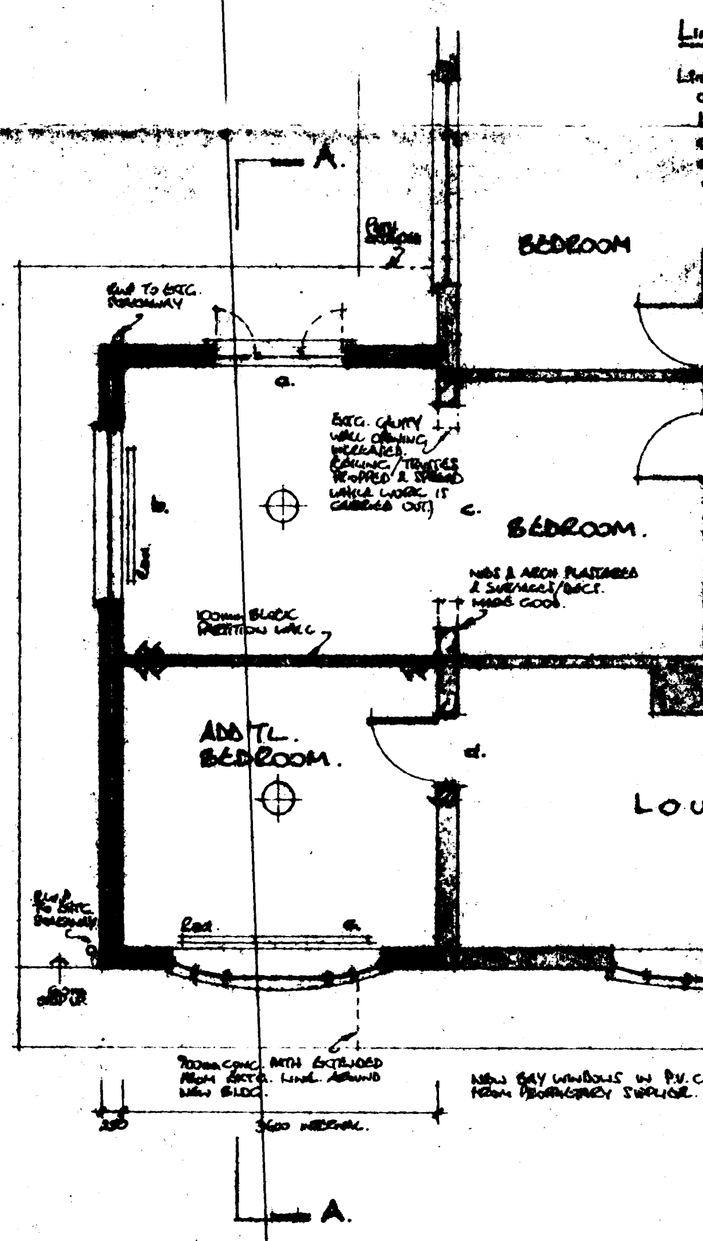
ALL OPENINGS TO HAVE THERMALRITE INSULATED LININGS TO CLOSE CAVITY 1.2W/m²°C.
ALL CAVITIES CLOSED AT JAMBS.

DPC TO ALL REVEALS.

NEW PATHWAY AROUND EXTENSION.

NEW RADIATORS TO BE FED OFF EXTG. SYSTEM. (ENGINEER TO CHECK ADEQUATE CAPACITY)

NEW INTERNAL QUALITY DOOR ON CAVITY SLIDER TO MATCH EXIST. DOOR(S) FOR ADDITIONAL BEDROOM.



New bay windows in P.V.C. from Montgomery Supplier.

PLAN.