SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1052/93

Applicant: Mr & Mrs Ford
16 East Cobgate
Moulton
Spalding
Lincs

Agent: Warmerhomes (UK) Ltd
Benner Road Industrial Es
Pinchbeck
Spalding
Lincs PE11 3TZ

Description: Half glazed white U. P. V. C. conservatory

Location: 16 East Cobgate
Moulton
Spalding
Lincs

Type: FULL

Date received: 10-NOV-93

28-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/1052/93

Date Registered 04 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs Ford, 16 East Cob Gate, Moulton, Spalding, Lincs.

Tel. No. 0406 371193

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

Wallmen Homes (UK) Ltd, Benner Road Industrial Estate, Pinchbeck, Spalding Lincs. PE11 3TZ.

Tel. No. (0775) 761610

(Personal contact name) ~~Mr D. Savage~~

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

1/2 Glazed White U.P.V.C. Conservatory.

Please complete

Signed.x ..... Date.x 3.11.93

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £60.00. 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: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: 3.2 metres

(b) max. length: 3.5 metres

(c) max. width: 3.5 metres

C. Please state type and colour of materials for facing external walls: FACING BRICKS TO MATCH EXTG & WHITE UPVC FRAMEWORK.

D. Please state type and colour of roofing materials. WHITE UPVC FRAMEWORK.

5. GENERAL INFORMATION Please complete each section

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

EXISTING DOMESTIC DWELLING

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 GARAGE

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 TO EXISTING S.A.

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 N/A

D. Foul sewerage will be disposed of to: N/A

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):

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 (e.g. owner, prospective purchaser) — 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 x ..... (~~Applicant~~/Agent) Date x 9.11.93

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 x ..... ~~Applicant~~/Agent) Date x 9.11.93

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 Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : GARDEN LAND ADJACENT TO HOUSE —

Inspected by
Date 18/11/93

Site Notice posted by 18/11/93
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

OK.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn 25/11/94

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H13/1052/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std: Details needed

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT SSH·DB	IDB	.....	
	Env Assess	..... G ENV	Specify:
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:

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

Press
PC
WM
Residents

Case Officer: John Kinnersley

Senior Officer Confirmed ..... Date 12/11/93

Recorded DC....

ADMIN RECORD SHEET

Init.

Registration

Submitted Fee £60

Receipt No P3477

Date first Rec'd 04 NOV 1993

Reference H13/1052/93

Cross-Ref B13/0686/93

Date 05-NOV-93 2AC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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 £60.
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 136 OS Plots
Grid ref 530523 183500

Ward L Parish NEWTON

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 0125724

- Dist Bound
- Other:

Planning Records:
Earlier apps 1-7-10-1993

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

H13/1052/93

FULL

Applicant: Mr & Mrs Ford
Tel: 0406 371193

Agent: Warmerhomes (UK) Ltd
0775 761610

Description: Half glazed white U. P. V. C. conservatory

Location: 16 East Cobgate
Moulton
Spalding
Lincs

Valid date:	10-NOV-93	Terminal date:	05-JAN-94
Target dates:		Target Committee:	05-JAN-94
To case officer	17-NOV-93	Report deadline:	22-DEC-93
Inspected by	24-NOV-93	Agreed TD Ext:	
Extra contacts	01-DEC-93	Case Officer:	
Report if not clear by 15-DEC-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		19-NOV-93	10-DEC-93
Clerk to Moulton PC	0733 210404	12-NOV-93	26-NOV-93
South Holland IDB	0406 24933	12-NOV-93	26-NOV-93
Cllr J Clark	0406 370785	12-NOV-93	19-NOV-93
Cllr A E Naylor	0406 370323	12-NOV-93	19-NOV-93

L.C.C - No Objections JE CB 18/11/93

THE SIGN OF QUALITY

Warmerhome UK

MANUFACTURERS of WINDOWS. DOORS. CONSERVATORIES. SUNLOUNGES & PORCHES

Warmerhome (UK) Limited. Head Office: Benner Road Industrial Estate, Pinchbeck, Spalding, Lincs. PE11 3TZ. Telephone: Spalding (0775) 761610. Fax: (0775) 710782

Director of Planning & Building Control Services
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

22nd February, 1994

Dear Sirs,

Re: proposed erection of Conservatory at 16 East Cobgate, Moulton, Spalding
Mr & Mrs Ford, ref: H13/1052/93

Would you please note that we no longer wish to proceed with the application for the above.

Yours faithfully
for and on behalf of Warmerhome (UK)
Limited

J. Cheesewright

J. Cheesewright
Production Administrator

S.H.D.C. PLANNING DEPT.
RECEIVED
23 FEB 1994

THE SIGN OF QUALITY

Warmerhome UK

MANUFACTURERS of WINDOWS, DOORS, CONSERVATORIES, SUNLOUNGES & PORCHES

Warmerhome (UK) Limited. Head Office: Benner Road Industrial Estate, Pinchbeck, Spalding, Lincs. PE11 3TZ. Telephone: Spalding (0775) 761610. Fax: (0775) 710782

SOUTH HOLLAND D.C.
PLAN DEPT.
04 NOV 1993
REF 1052/93

3.11.93

Please find enclosed cheque for £68.23 in respect of Planning Application for uPVC Conservatory for Mr & Mrs Ford.

With Our Compliments

BBA B.B.A. No. 89/2449

Regency a part of the Regency Network

GGF

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Elsey

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

Our Ref. JTE/PA-B/1052/93/FES **Your Ref.** **Date** 13 January 1994

Dear Sirs,

FULL PLANNING APPLICATION FOR CONSERVATORY FOR MR. & MRS. FORD, 16 EAST COBGATE, MOULTON.

I wish to confirm that your request for a relaxation of the Board's byelaw to enable the erection of a conservatory for your above client was considered at a Board meeting on Tuesday 11th January, 1994. I have to advise however that following careful consideration it was resolved not to accede to a relaxation in this instance.

A copy of this letter is being forwarded to the South Holland District Council's Director of Planning in order that he is aware of the situation.

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

For the attention of P. Hutchinson
Warmerhome (UK) Ltd
Benner Road Industrial Estate
Pinchbeck
Spalding
Lincs PE11 3TE

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1994 JA

Attention of	Our Nos.
DPO NRM	
DOPO BS ✓	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

22/2. Spoke to 'JEAN' (WARMERHOMES) WHO SAID APPLICATION TO BE WITHDRAWN - LETTER TO FOLLOW

Messrs Warmerhomes (UK) Ltd.,
Benner Road Industrial Estate
Pinchbeck
Spalding
Lincs

Mr J Blacklock

JB/JK/H13/1052/93

7 January, 1994

Dear Sir

Erection of a Conservatory - 16 East Cobgate, Moulton, Spalding: Mr & Mrs Ford

I refer to my letter dated 30 November, 1993 in respect of the above and would be grateful for a reply as soon as possible.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Messrs Warmerhomes (UK) Ltd,
Benner Road Industrial Estate,
Pinchbeck,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H13/1052/93

30 Nov 1993

Dear Sir,

ERECTION OF CONSERVATORY - 16 EAST COBGATE, MOULTON, SPALDING: MR AND MRS FORD.

I refer to your application in respect of the above and enclose for your attention a copy of a letter from the South Holland Internal Drainage Board which I trust you will find self explanatory.

Perhaps you could advise me how you wish to proceed in the light of the Drainage Boards comments.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

22/2. Spoke to John (unmechanic) who said application to be withdrawn - letter to follow

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

MOULTON PARISH COUNCIL
12 NOV 1993
RECEIVED

1011

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1052/93

Applicant: Mr & Mrs Ford
16 East Cobgate
Moulton
Spalding
Lincs

Agent: Warmerhomes (UK) Ltd
Benner Road Industrial Esta
Pinchbeck
Spalding
Lincs PE11 3TZ

Description: Half glazed white U.P.V.C. conservatory

Location: 16 East Cobgate Moulton
Spalding Lincs

Type: FULL

Date received: 10-NOV-93

12-NOV-93

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 26-NOV-93. 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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports this application providing it meets with the approval of the Drainage Authority.

Signed: R. K. Lowther

Date 25.11.93

S.H.D.C. PLANNING DEPT.
RECEIVED
29 NOV 1993

Attention of	File Nos.
DPO NRM DDPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

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: H13/1052/93

Applicant: Mr & Mrs Ford
16 East Cobgate
Moulton
Spalding
Lincs

Agent: Warmerhomes (UK) Ltd
Benner Road Industrial Esta
Pinchbeck
Spalding
Lincs PE11 3TZ

Description: Half glazed white U.P.V.C. conservatory

SHELD PLANNING DEPT.
RECEIVED
12 NOV 1993

Location: 16 East Cobgate Moulton
Spalding Lincs

Type: FULL

Date received: 10-NOV-93

12-NOV-93

Dear Cllr A E Naylor

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 19-NOV-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because,

More information required from South Holland. I.D.B.

Signed:

A. E. Naylor.

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/1052/93/JAM **Your Ref.** H13/1052/93 **Date** 17 November 1993

Dear Mr. Smith,

FULL PLANNING APPLICATION - MR. & MRS. FORD
CONSERVATORY AT 16 EAST COBGATE, MOULTON

Thank you for your formal consultation regarding the above planning application regarding which I have the following observations.

A copy of this letter is being forwarded to the applicants agent together with a copy of my Board's standard conditions that summarise the Board's Byelaws.

The watercourse along the sites Eastern boundary is my Board's Moulton River and the Board's Byelaws apply.

The location of the proposed conservatory contravenes my Board's Byelaws as it is sited too close to the brink of the Moulton River.

My Board accordingly object to the planning application.

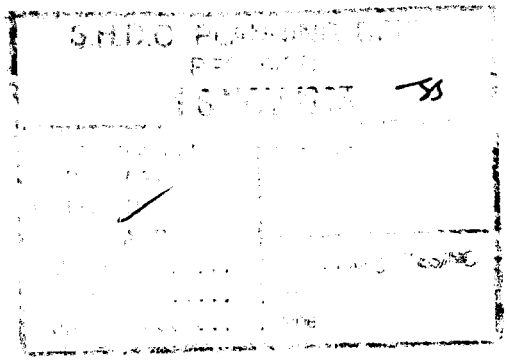
Yours sincerely,

JJ Ebsey

ENGINEER TO THE BOARD

B. Smith, Esq., M.R.T.P.I.,
Director of Planning & Building Control Services,
Planning & Building Control Dept.,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

c.c. Councillor A.E. Naylor
Warmerhomes (UK) Ltd



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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1052/93

Applicant: Mr & Mrs Ford
16 East Cobgate
Moulton
Spalding
Lincs

Agent: Warmerhomes (UK) Ltd
Benner Road Industrial Esta
Pinchbeck
Spalding
Lincs PE11 3TZ

SOUTH HOLLAND D.C.
PLAN DEPT
10 NOV 1993
REF ..... Valid

Description: Half glazed white U. P. V. C. conservatory

Location: 16 East Cobgate
Moulton
Spalding
Lincs

Type: FULL

Date received: 04-NOV-93

05-NOV-93

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:

Please sign ownership certificate.
Outline the site location and block plans in red. Three copies returned for your use.
Two further copies of drawing number E02088 1/B.

To follow
Don't hold up.

Please return the additional copy of this letter with your reply.
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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

Invalid

* Please sign ownership certificate.

* Outline the site location and block plans as red. Three copies returned for your use

* Two further copies of drawing no E02088 1/B

SOUTH [illegible] AND D.C.
PLAN DEPT.
04 NOV 1993
REF 1052/93

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3477
Date received : 04-NOV-93

Received from

Warmerhome (UK) Ltd.

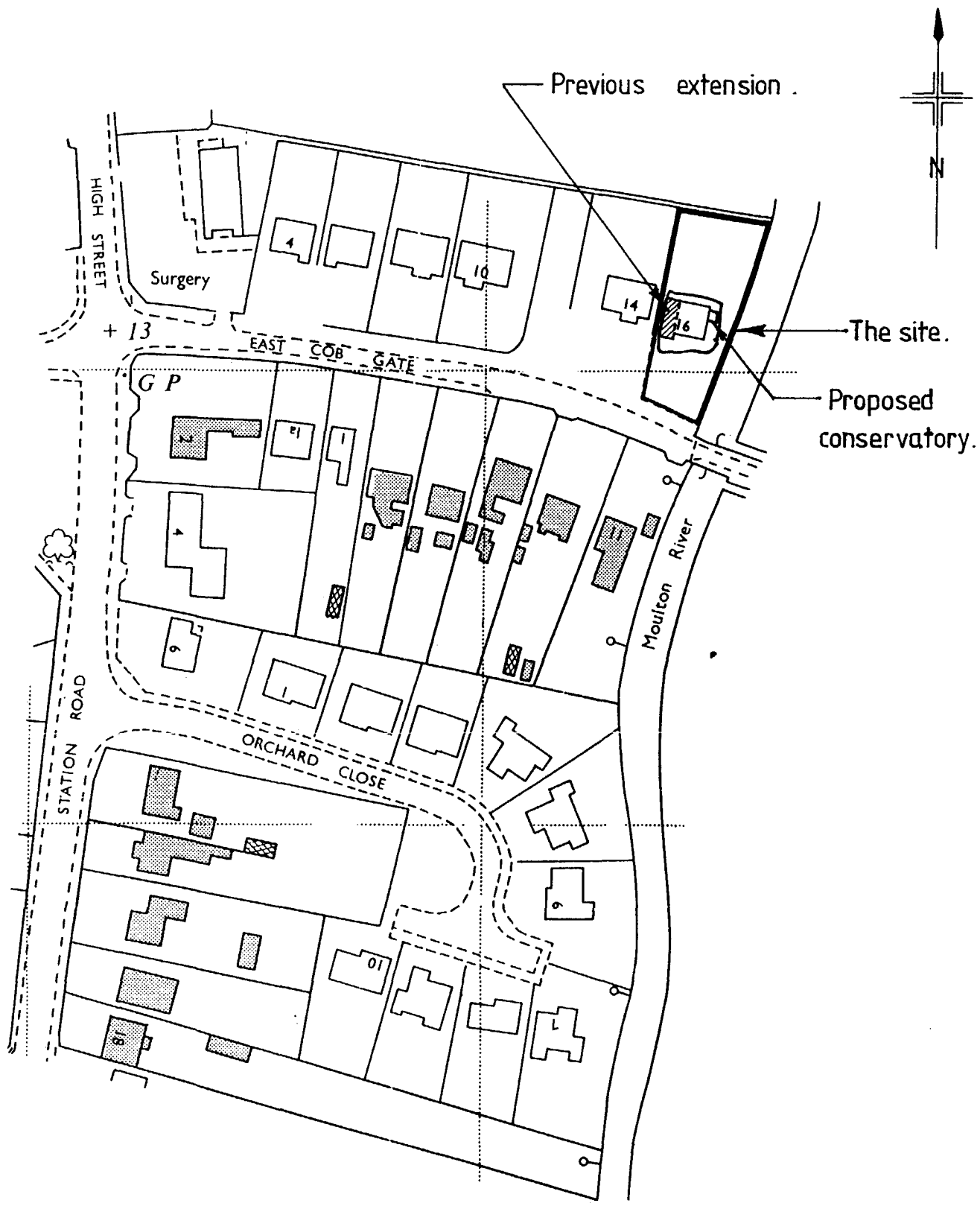
Address

16 East Cobgate
Moulton
Spalding

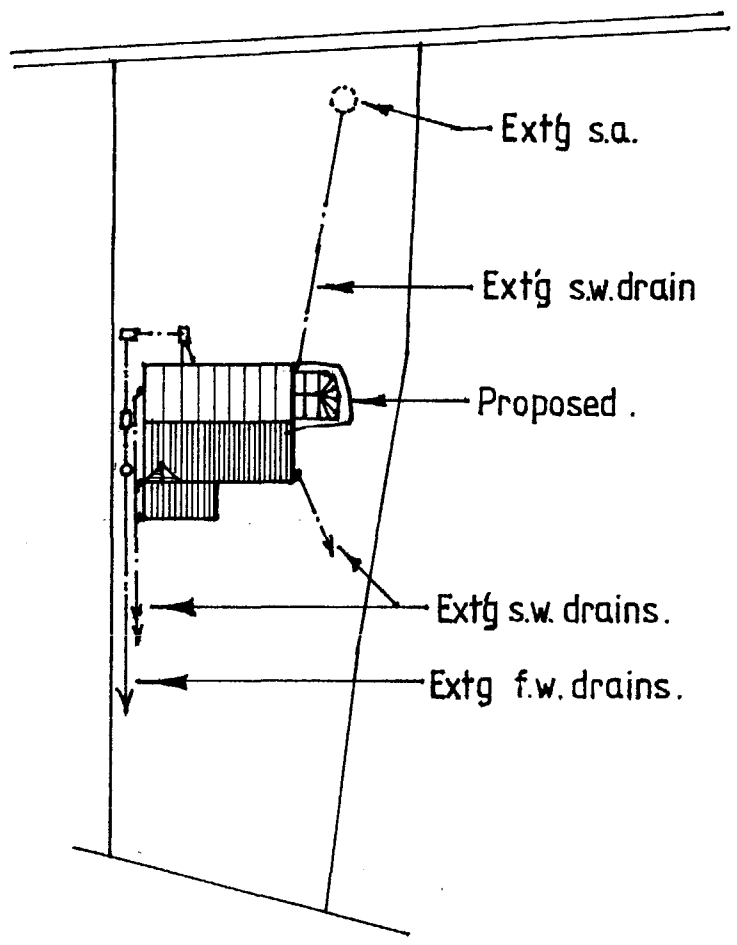
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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



Location plan, scale:- 1:1250.



Block plan, scale:- 1:500.

SOUTH HOLLAND D.C.
PLAN DEPT.
04 NOV 1993
REF 1052/93

WARMERHOME (U.K.) LTD.
Benner Road Industrial Estate, Pinchbeck, Spalding, PE11 3TZ.
Tel:- Spalding (0775) 761610.

CONSERVATORY DIVISION.

WARMERHOME U.K. LTD., RESERVE THE RIGHT TO ALTER ANY DIMENSION DUE TO ANY CHANGE IN SITE CONDITIONS.
THIS DRAWING IS TO TAKE PRECEDENCE IF THERE ARE ANY DISCREPANCIES BETWEEN THE PURCHASE AGREEMENT & THE DRAWING.

Client:- Mr & Mrs Ford.

Address:- 16 East Cob Gate
Moulton.

Ref No.:- 4481/2.

Clients approval:-

Date:-

Drawn:- [signature]. Date:- Oct 93

Conservatory style:- Victorian.

Type:- White u.p.v.c.

Revisions. Scale:- As noted.

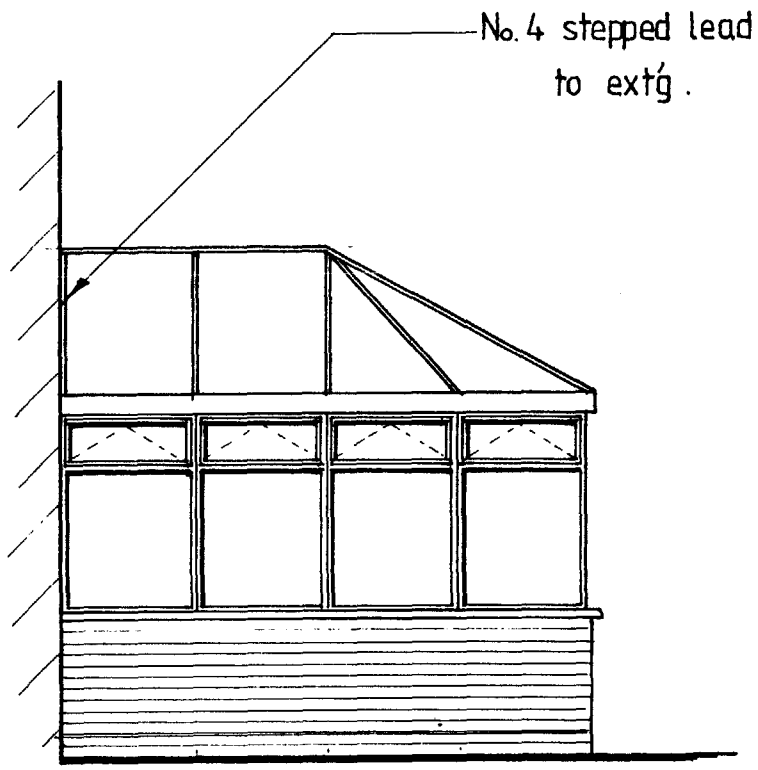
Ancillary items covered by the 'Purchase Agreement':-

WARMERHOME (U.K.) LTD.
Benner Road Industrial
Estate, Pinchbeck,
Spalding, PE11 3TZ.
Tel:- Spalding (0775) 761610.

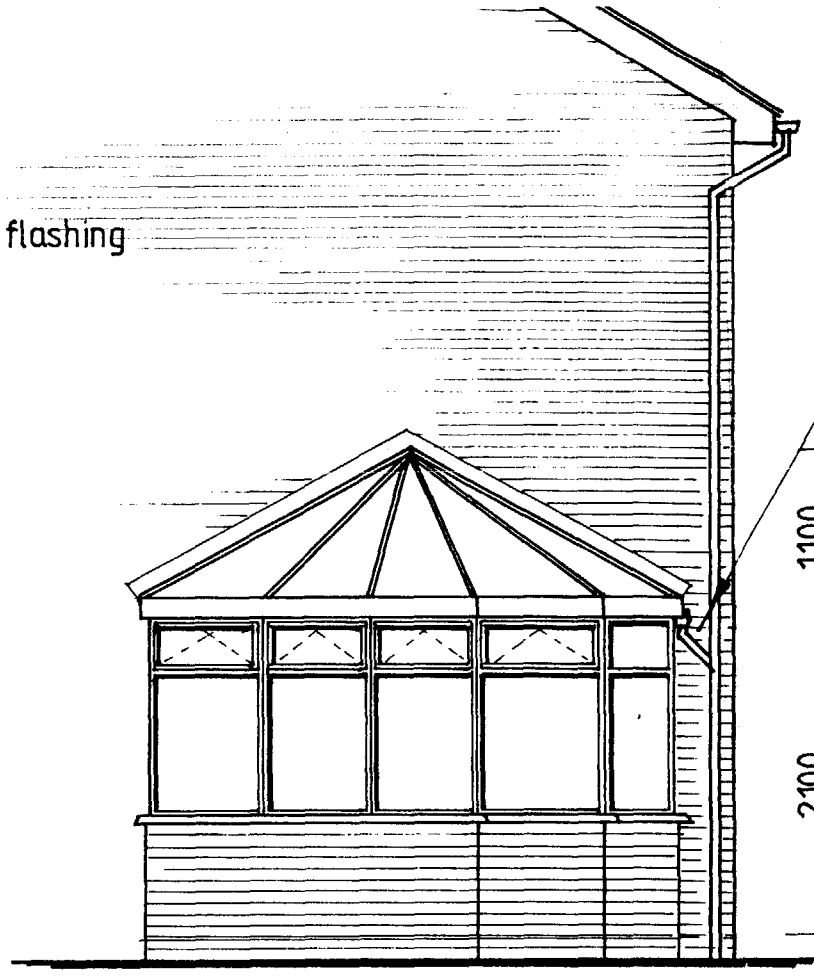
SOUTH HOLLAND D.C.
PLAN DEPT.
04 NOV 1993
REF 1052/93

CONSERVATORY DIVISION.

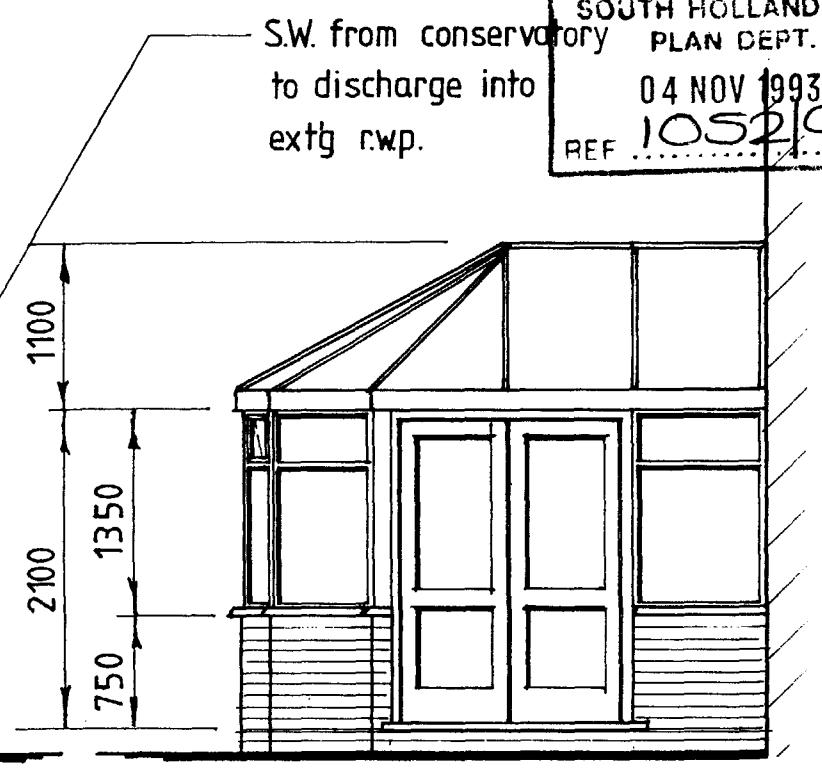
WARMERHOME U.K. LTD., RESERVE THE RIGHT TO ALTER ANY DIMENSION DUE TO ANY CHANGE IN SITE CONDITIONS.
THIS DRAWING IS TO TAKE PRECEDENCE IF THERE ARE ANY DISCREPANCIES BETWEEN THE PURCHASE AGREEMENT & THE DRAWING.



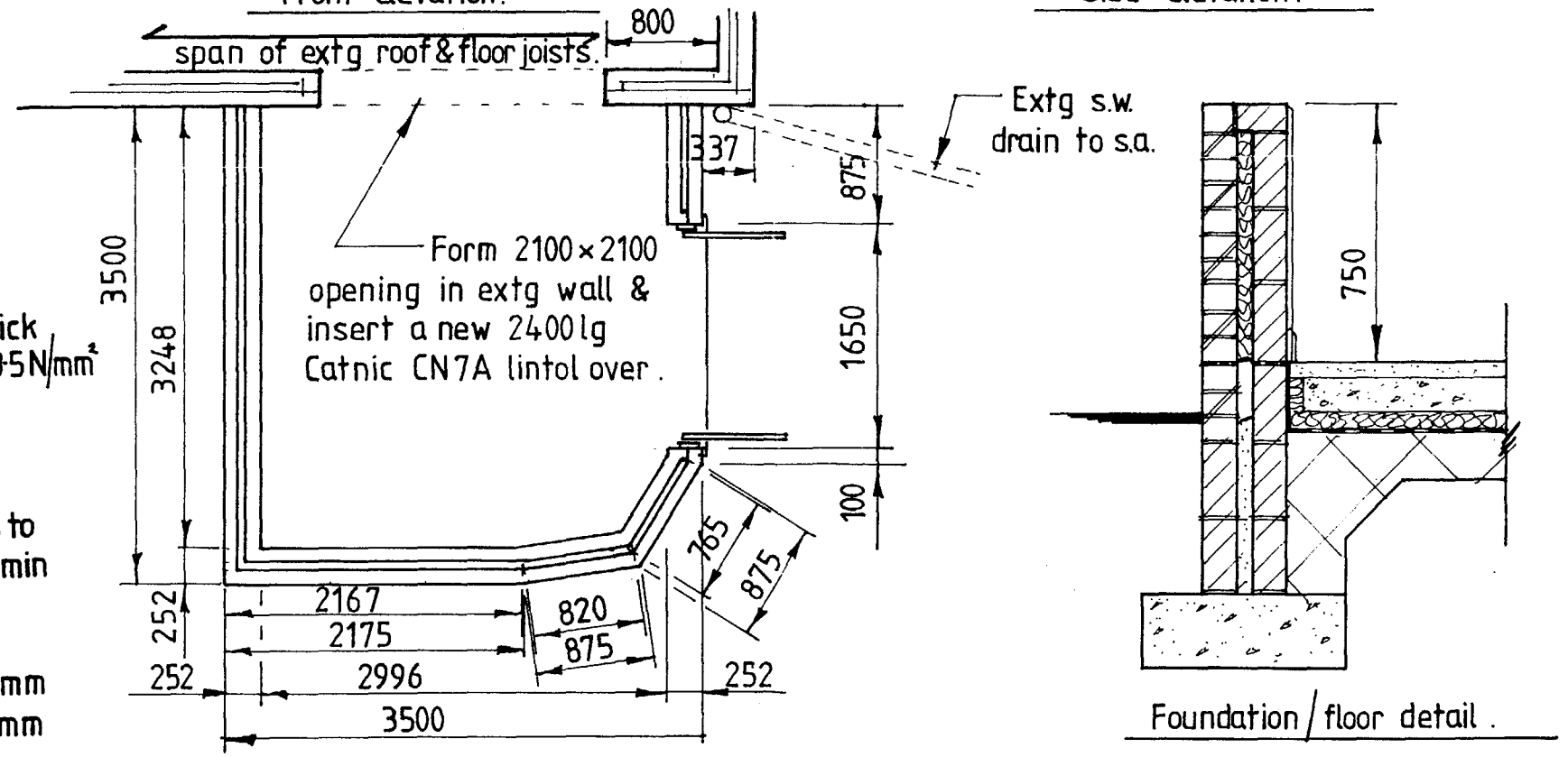
Side elevation.



Front elevation.



Side elevation.



Plan.

Foundation / floor detail.

NOTES.

700 × 225 C15P conc' strip foundation, min 760mm below ground level.
252 cavity wall comprising 102 facing brick 50 cavity with Rockwool insulation, 100 3·5N/mm² block inner skin.
All walls plastered internally & cavity filled with weak mix conc' min 150 below d.p.c. Galv' wall ties to B.S.1243 to cavity walls & Permanite d.p.c. to walls min 150 above GL. Use Firfix wall ties at junction with extg house.
Floor to comprise 50mm 1:3 screed, 100mm C20P concrete, 1200g d.p.m. & min 150mm blinded & consolidated hardcore. Floor insulated with 50mm Jablite E.P.S.

Client:- Mr & Mrs Ford.

Address:- 16 East Cob Gate, Moulton.

Ref No.:- 4481/1.

Clients approval:-

Date:-

Drawn:- [signature]. Date:- OCT 93

Conservatory style:- Victorian.

Type:- White u.p.v.c.

Revisions.

Scale:- 1:50

Ancillary items covered by the 'Purchase Agreement':-

WINDOWS

ALL NEW WINDOWS TO BE DOUBLE GLAZED IN U.P.V.C TO MATCH EXISTING REPLACEMENT WINDOWS

1200 x 1050 WINDOW.
1500 LONG 16. L/H/S UNTOL OVER.

900 x 1050 WINDOW.
1200 LONG. 1.6. L/H/S UNTOL OVER.

PLUMBING + DRAINAGE

PROVIDE + INSTALL 2 NO 100 MM DIAM. BARTOL P.V.C SOIL + VENT PIPES IN POSITIONS SHOWN + CONNECT TO UPTURNED BENDS ON DRAINS

CONNECT W.C WITH 100/100 -JUNCTION

PROVIDE BARTOL PVC WASTES, WASTE PIPES + FITTINGS WITH ALL NECESSARY CLIPS. ETC. TO MANUFACTURERS SPECIFICATION AS FOLLOWS

SINK UNIT. BATH, BIDET. RADIATOR SHOWER TRAY. 75 MM. BARTOL P.V.C. RESEALING TRAPS.

SINK UNIT BATH BIDET + SHOWER TRAY 40 MM. WASTE PIPES + FITTINGS

BASINS. 32 MM. WASTE PIPES + FITTINGS

ALL WASTE PIPES TO HAVE CLEANING EYES TO PERMIT CLEANING TO FULL LENGTH FOR MAINTENANCE PURPOSES.

CHECK EXISTING WALL CONSTRUCTION BEFORE ADDING FIRST FLOOR STRUCTURE

NEW SOIL DRAINS

ALL NEW SOIL DRAINS TO BE IN BARTOL U.P.V.C LAID TO TRUE + EVEN GRADIENT OF 1 in 40 AND BED + SURROUND WITH 100 MM OF PEA GRAVEL.

DRAINS, BARTOL INSPECTION CHAMBER AND ALL CONNECTIONS TO PASS LOCAL AUTHORITY TESTS.

NEW BRANCH AND CONNECTION FROM PVC SVP TO EXISTING INSPECTION CHAMBER.

PROVIDE LINTOLS IN SUBSTRUCTURE WHERE DRAINS PASS THROUGH WALLS.

RODDING INLET GULLY FOR WASHING MACHINE.

NEW BRANCHES FROM W.C AND BACK INLET GULLY TO NEW BARTOL UPVC INSPECTION CHAMBER ON EXISTING DRAIN. DRAINS TO COMPRISE SINGLE LENGTH OF PIPE FROM INSPECTION CHAMBER TO BENDS AT FITTINGS.

DOOR + GRAVEL FROM EXISTING REAR ENTRANCE RE-USED

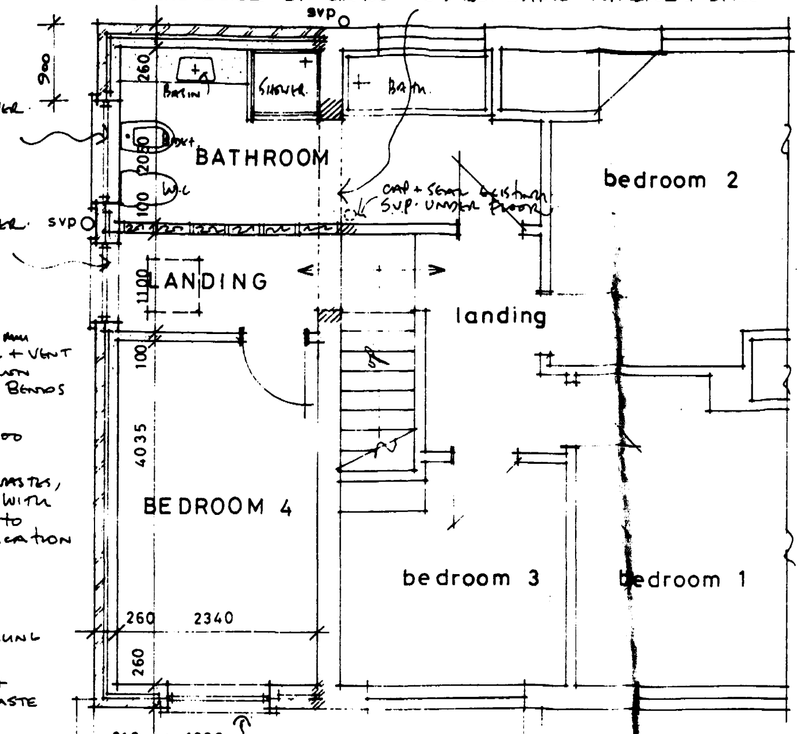
DOOR + FRAME TO REMAIN TO OPEN OUT

16 TYPE L/H/S UNTOL OVER 1200 MM. LONG.

OPENING TO EXTEND BATHROOM + LANDING (EXISTING GABLE).

REMOVE EXISTING HANGING WINDOW AND ADJUST BRICKWORK / PART BRICK UP TO SUIT NEW ARRANGEMENT FORM NEW OPENING AS SHOWN AND BUILD IN 1.6 LINTOL TYPE L5C IN ONE LENGTH 2550 MM. (2200 MM OPENING) PROVIDING 175 MM END BEARINGS ON 250 x 200 x 150 MM. CONCRETE PADSTONES.

CLAD UNDERSIDE OF LINTOL 12.7 MM. 'GYPROC' FIRELINE + SKIM.

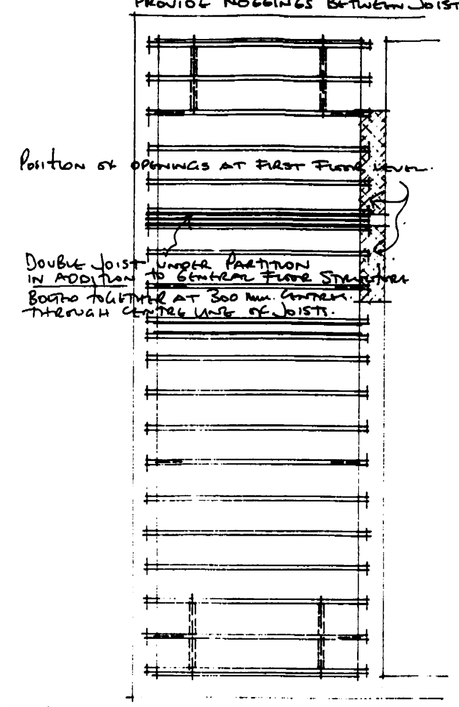


FIRST FLOOR PLAN

1200 x 1200 WINDOW
1500 LONG 16. L/H/D UNTOL OVER.

FIRST FLOOR FLOOR CONSTRUCTION

FIRST FLOOR CONSTRUCTION TO COMPRISE:-
19 MM. FLOORING QUALITY WEYROC DECKING ON 50 x 150 MM SW. JOISTS AT 400 MM. CENTRES JOISTS TO HAVE MIN. 100 MM END BEARINGS AND TO BE SECURED TO STRUCTURAL WALLS WITH 30 x 5 GALV. M.S. LATERAL RESTRAINT STRAPS AT MAX 2000 MM CENTRES. PROVIDE NOGGINGS BETWEEN JOISTS WHERE STRAPS CROSS JOISTS.

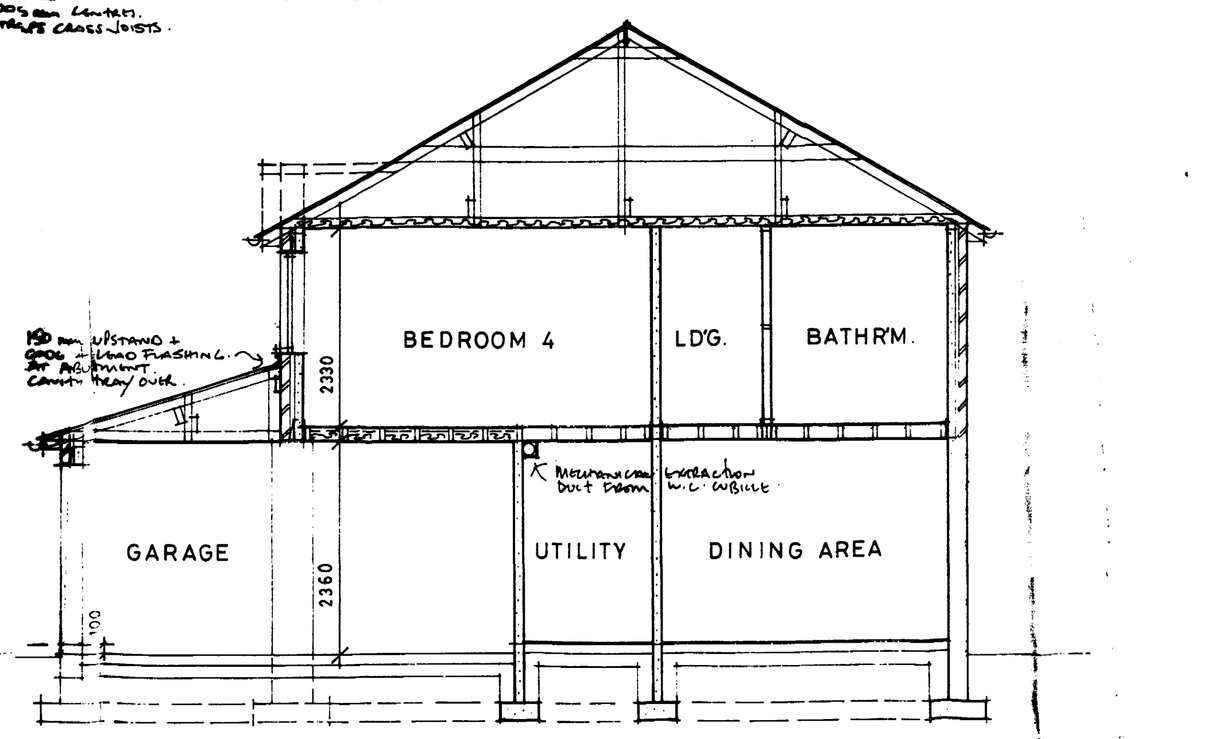


CEILINGS.

TO ALL FIRST FLOOR CEILINGS PROVIDE 9.5 MM 'GYPROC' DUPLEX FOIL BACKED PLASTERBOARD FINISHED 'ARTEX' AND, WITH 100 MM FIBREGLASS QUILT INSULATION OVER.

TO GARAGE PROVIDE 12.5 MM 'GYPROC' FIRELINE BOARDING FINISHED 'ARTEX' AND WITH 100 MM. FIBREGLASS QUILT INSULATION OVER AREA TO BEDROOM 4 FLOOR ONLY

TO REMAINING GROUND FLOOR CEILINGS PROVIDE 12.5 MM. PLASTERBOARD + SKIM.



SECTION A-A

NEW WALLS: CONSTRUCTION

CUT TOOTH + BOND ALL NEW WALLS TO EXISTING AT ABUTMENTS IN ALTERNATE COURSES.

260 MM CAVITY WALLS TO COMPRISE:-
100 MM FACING BRICKS TO MATCH EXISTING.
60 MM CAVITY FILL 'TEBWAY' DRY BOND CAVITY WALL INSULATION
100 MM INNER LEAF OF 'HEMELITE' BLOCKS.
LEAVES OF CAVITY TIED TOGETHER STOUT GALV. IRON TWISTIES AT 900 MM HORIZONTAL CENTRES. 450 MM. VERTICAL CENTRES REDUCED TO 300 MM. VERTICAL CENTRES AT OPENINGS.

CLOSE CAVITY AT BASES.
PROVIDE BITUMINOUS FELT VERTICAL DAMP-CHECK AT ALL REVEALS TO OPENINGS.
PROVIDE 1.6 LINTOLS AS SPECIFIED WITH CAVITY TRAYS OVER.
PROVIDE BITUMINOUS FELT DAMP PROOF COURSE TO LINE WITH EXISTING.
SUBSTRUCTURE WALLS TO COMPRISE 2 NO LEAVES 100 MM. CLASS 'A' CONCRETE BLOCKS EXCEPT FACING BRICKS TO EXPOSED FACES AND WITH 60 MM. CAVITY FILLED WEAK CONCRETE TO 225 MM. BELOW DPC.

INTERNAL PARTITIONS

GROUND FLOOR PARTITIONS + DIVIDING WALL BETWEEN BEDROOM 4 / LANDING TO COMPRISE 100 MM 'HEMELITE' BLOCKS.
DIVIDING WALL - BATHROOM EXTENSION / LANDING TO COMPRISE 2ND PARTITION BUILT OFF 2 NO JOISTS IN ADDN. TO FLOOR JOISTS AND OF 50 x 75 MM. VERTICAL STUDS AT 400 MM CENTRES. 50 x 75 MM HEAD + SOLE PLATE 50 x 75 MM NOGGINGS AT HALF HEIGHT AND AT EQUAL SPACING PLATES ETC. BOTH SIDES.

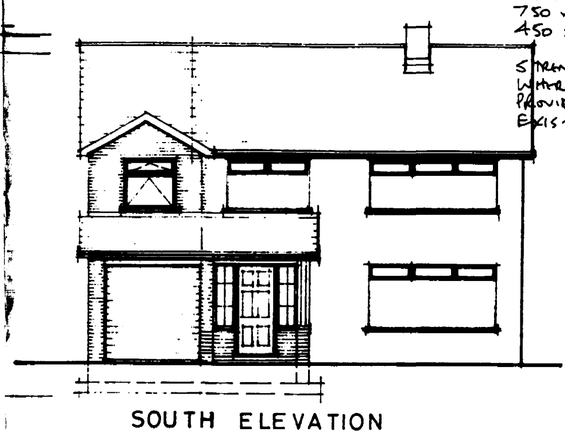
GROUND FLOOR — FLOOR CONSTRUCTION

50 MM 1:3 SCREED TO FINISH LEVEL WITH EXISTING FLOOR.
100 MM. CONCRETE TO C15P.
1000 GAUGE POLYTHENE MEMBRANE LAPPED 450 MM AT ALL JOINTS, TURNED UP TO DAMP PROOF COURSE LEVEL AT WALL ABUTMENTS AND 50 MM. INTO DPC. BED JOINT.
150 MM. HARDCORE BLINDED WITH SAND.
FLOOR TO GARAGE ALL AS ABOVE BUT EXCLUDING SCREED TOPPING AND TO FINISH 200 MM. BELOW

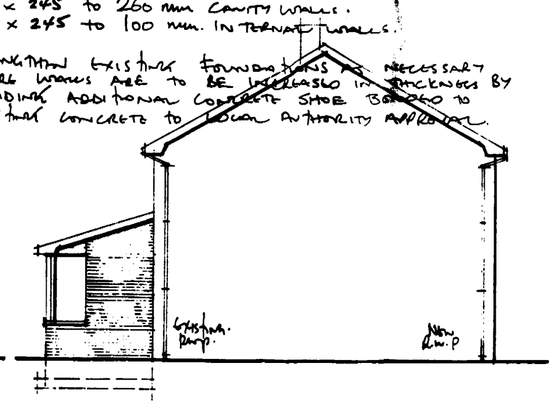
STRIP FOUNDATIONS FOR NEW WORKS:

CONCRETE STRIP FOUNDATIONS IN C20P TO EXCAVATIONS MIN 750 MM. BELOW GROUND LEVEL AND TO LOCAL AUTHORITY APPROVAL.
750 x 245 to 260 MM CAVITY WALLS.
450 x 245 to 100 MM. INTERNAL WALLS.

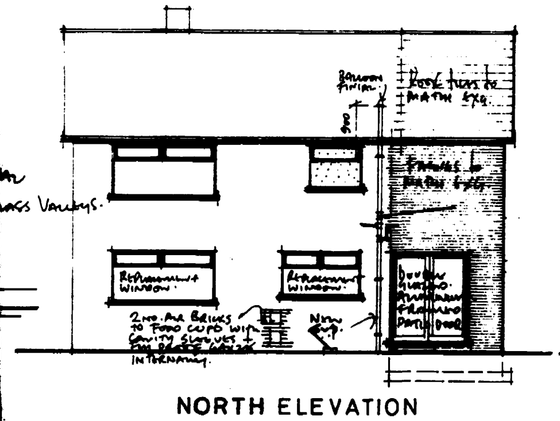
STRENGTHEN EXISTING FOUNDATIONS AS NECESSARY WHERE WORKS ARE TO BE INCREASED IN THICKNESS BY PROVIDING ADDITIONAL CONCRETE STUB BONDED TO EXISTING CONCRETE TO LOCAL AUTHORITY APPROVAL.



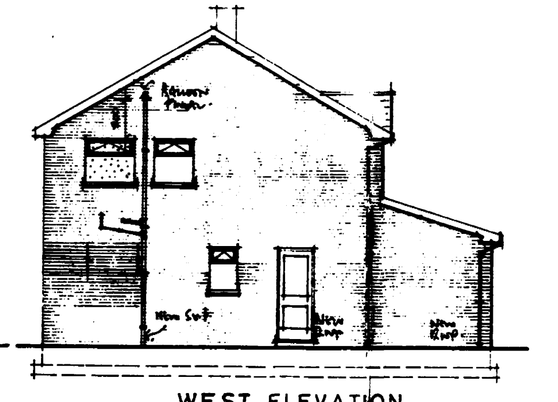
SOUTH ELEVATION



EAST ELEVATION



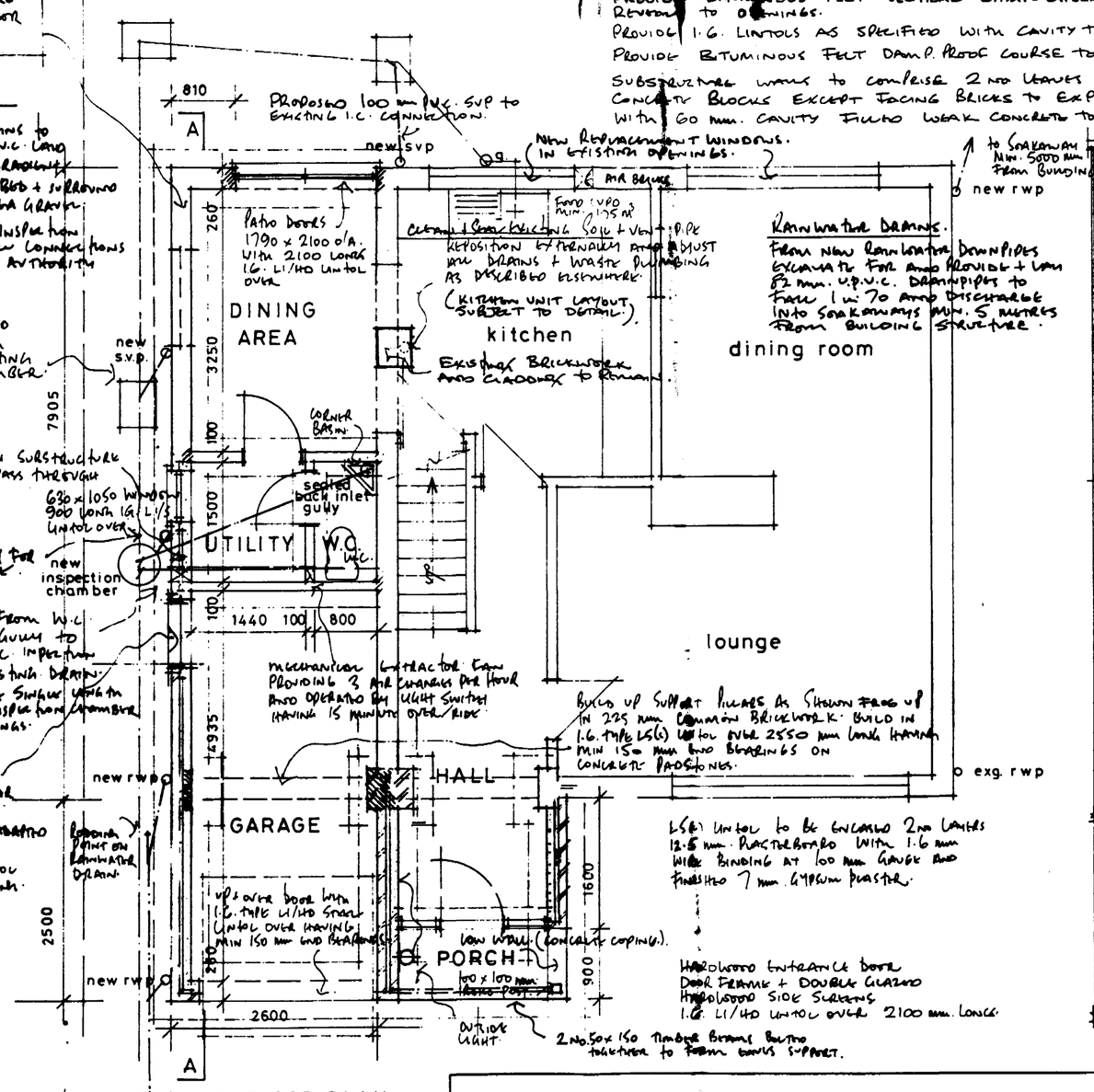
NORTH ELEVATION



WEST ELEVATION

DEMOLITIONS + REMOVALS

EXISTING GARAGE + UTILITY ROOM TO BE DEMOLISHED AND ALL FLOORS, FOUNDATIONS ETC. TO BE REMOVED AND/OR MODIFIED TO LOCAL AUTHORITY APPROVAL PRIOR TO COMMENCEMENT OF NEW BUILDING WORKS.

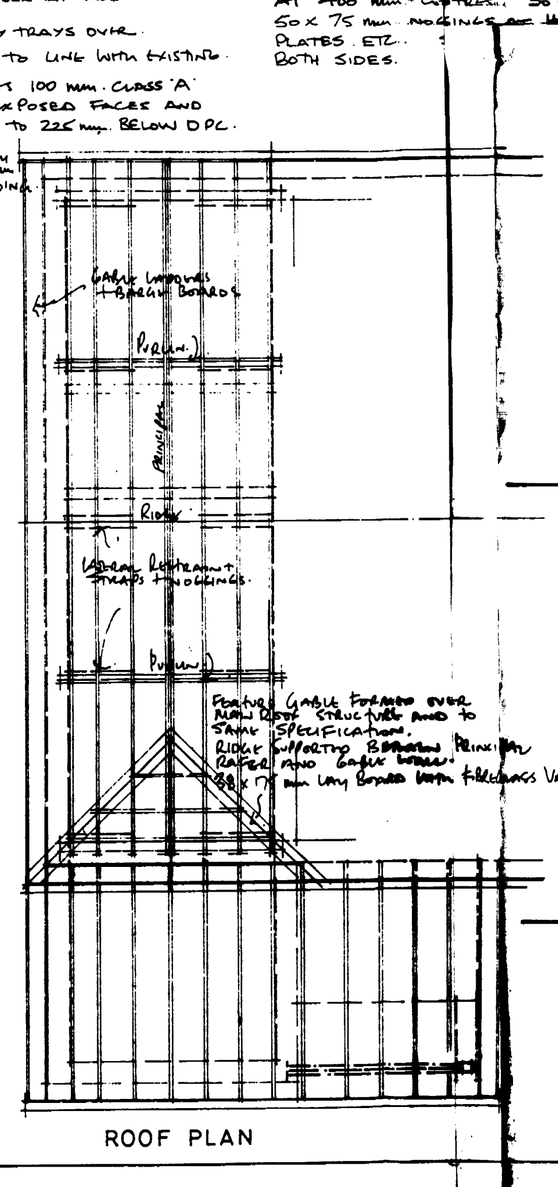


GROUND FLOOR PLAN

RAINWATER DRAINS TO SOAKAWAY MIN. 5000 MM. FROM BUILDING STRUCTURE.

RAINWATER DRAINS.

FROM NEW RAINWATER DOWNPIPES EXCAVATE FOR AND PROVIDE + LAY 82 MM. U.P.V.C. DRAINPIPES TO FALL 1 in 70 AND DISCHARGE INTO SOAKAWAYS MIN. 5 METRES FROM BUILDING STRUCTURE.



ROOF PLAN

NOTES

ALL TIMBER TO BE GRADE G.S. TO SC3.

EXTENDED ROOF CONSTRUCTION

ROOF COVERINGS. VERGE + EAVES DETAILS TO MATCH EXISTING IN EVERY RESPECT. SUBJECT TO COMPLIANCE WITH THE BUILDING REGULATIONS, 1985 AND ALL CURRENT CODES OF PRACTICE AND BRITISH STANDARDS.

ROOF TILES. (GRAVELBURY PATTERN) TO MATCH EXISTING, FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND HAVING REGARD TO ROOF PITCH, WIND SPEED AND EXPOSURE RATING AS DEFINED IN CP3 CHAPTER V PART 2 1972.

TILES TO BE LAID ON AND SECURED AS REQUIRED TO 25 x 38 SW ROOFING BATH ON UNDERFELT TO BSS. 747 TYPE 1(F). ALL JOINTS IN UNDERFELT TO OVERLAP MIN. 150 MM

UPPER SURFACE OF RAFTERS TO LINE WITH EXISTING.

RIDGE + RIDGE TILES. 25 x 150 MM.
RAFTERS + CEILING TIES. 50 x 125 AT 400 MM CCS.
PURLINS 75 x 200
BINDERS 75 x 175
PRINCIPALS AT 1200 MM CENTRES TO COMPRISE -
2 NO. 50 x 125 MM RAFTERS
1 NO 50 x 125 CEILING TIE
50 x 175 MM COLLAR
50 x 100 MM HANGERS

WALL PLATE. 50 x 100 OR 75 x 100 TO SUIT EXISTING GAUGING / ROOF LEVEL AND SECURED TO STRUCTURAL WALL WITH 30 x 5 GALV. M.S. ANCHORS AT MAX 2000 CCS.

LOWTH ROOF IN SIMILAR CONSTRUCTION BUT TO 17½° PITCH AND COVERED WITH SMOOTH FACED MARLEY MODERN TILES TO 100 MM. HEAD LAP. TILE COLOUR TO MATCH MAIN ROOF

EAVES. SOFFITS. GUTTERS + DOWNPIPES AND VERGES. BARGE BOARDS ETC. ALL TO MATCH EXISTING ROOF

PROVIDE TRAP DOOR OVER LANDING AREA OF NEW EXTENSION TO GIVE ACCESS INTO ROOF VOID

PROVIDE 50 x 5 MM GALV. M.S. LATERAL RESTRAINT STRAPS TO RAFTERS + CEILING TIES AT GABLE WALL AT MAX. 2000 MM CCS.

ROOF VOID VENTILATION

PROVIDE CONTINUOUS 10 MM. GAP AT BACK EDGE OF SOFFIT ABUTMENT TO WALL WITH FINE PROOF GAUZE OVER. ENSURE FREE AIRWAY TO ROOF VOID OVER INSULATION.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB
Telephone: Holbeach (0406) 380381 & 380532.

TITLE

proposed extension to house.
16 east cobgate moulton.
spalding lincs.
mr. and mrs. j.w fulton

DATE nov. 1988		DRAWN	R.W. Cook
DRWG. No. E02088/1/K.8.		SCALE	1:50 1:100

REVISIONS	DES.	DATE	SIGN
A.	Revised to Building Regs. Approval.	28.1.89	RWC
B.	General Revisions to Windows + Radius's (Kitchen/Dining Area).	4.4.89	RWC

PLANNING H13. 1920.88	6.2.89	BUILDING REGS. BR. 2719	18.1.89
CHECK BY			

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

WINDOWS

ALL NEW WINDOWS TO BE DOUBLE GLAZED IN U.P.V.C. TO MATCH EXISTING REPLACEMENT WINDOWS.

1200 x 1060 WINDOW.
1500 LONG I/C L/S LINTOL OVER.

900 x 1050 WINDOW.
1200 LONG. I.C. L/S LINTOL OVER.

PLUMBING + DRAINAGE

PROVIDE + INSTALL 2 NO 100 mm DIAM. BARTOL P.V.C. SOIL + VENT PIPES IN POSITIONS SHOWN + CONNECT TO UPTURNED BENDS ON DRAINS

CONNECT WC WITH 100/100 I/SECTION

PROVIDE BARTOL P.V.C. WASTES, WASTE PIPES + FITTINGS WITH ALL NECESSARY CLIPS. ETC. TO MANUFACTURERS SPECIFICATION AS FOLLOWS

SINK UNIT. BATH, BIDET RAISING + SHOWER TRAY.
75 mm. BARTOL P.V.C. RESEALING TRAPS.

SINK UNIT. BATH BIDET + SHOWER TRAY 40 mm. WASTE PIPES + FITTINGS

BASINS. 32 mm. WASTE PIPES + FITTINGS

ALL WASTE PIPES TO HAVE CLEANING EYES TO PERMIT CLEANING TO FULL LENGTH FOR MAINTENANCE PURPOSES.

CHECK EXISTING WORK

SUITABILITY BEFORE ADDING FIRST FLOOR STRUCTURE

NEW SOIL DRAINS

ALL NEW SOIL DRAINS TO BE IN BEDDING UP TO I/C LINE TO TRUE + EVEN GRADIENT OF 1 in 40 AND BED + SURROUND WITH 100 mm OF FINE GRAVEL.

DRAINS, BARTOL INSPECTION CHAMBER AND ALL CONNECTIONS TO PASS LOCAL AUTHORITY TESTS.

NEW BRANCH AND CONNECTION FROM EXIST. SVP TO EXISTING INSPECTION CHAMBER.

PROVIDE LINTOLS IN SUBSTRUCTURE WHERE DRAINS PASS THROUGH WALLS.

BASE TO ANTI VIBRATION MOUNTING FOR WASHING MACHINE.

NEW BRANCHES FROM W.C. AND BACK INLET GULLY TO NEW BARTOL UPVC INSPECTION CHAMBER ON EXISTING DRAIN. DRAINS TO COMPRISE SMOOTH UNIFORM BORE PIPES FROM INSPECTION CHAMBERS TO BENDS AT FITTINGS.

DOOR + FRAME FROM EXISTING HOUSE TO BE REUSED

DOOR + FRAME TO OPEN OUT

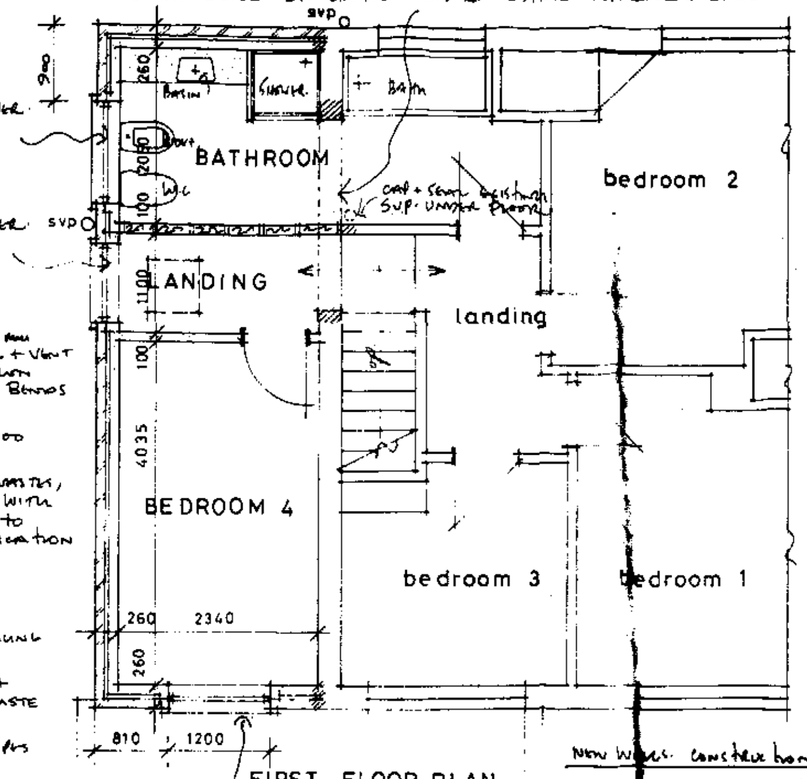
16 mm LAID LINTOL OVER 1200 mm. LONG.

RAINWATER DRAINS TO SOAKAWAY MIN 5000 mm. FROM BUILDING STRUCTURE.

OPENING TO EXTEND BATHROOM + LANDING (EXISTING GABLE).

REMOVE EXISTING LANDING WINDOW AND ADJUST BRICKWORK / PART BRICK UP TO SUIT NEW REPLACEMENT FORM NEW OPENING AS SHOWN AND BUILD IN 1.6 LINTOL TYPE L5C IN ONE LENGTH 2550 mm. (2200 mm OPENING) PROVIDING 175 mm END BEARINGS ON 250 x 200 x 150 mm. CONCRETE PADSTONES.

CLAD UNDERSIDE OF LINTOL 12.7 mm. 'GYPROC' FIRELINE + SKIM.

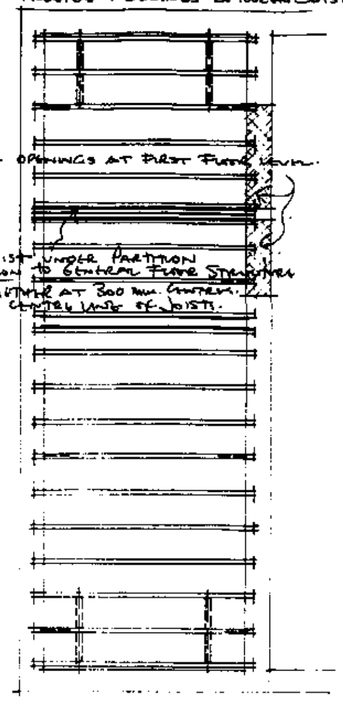


FIRST FLOOR PLAN

1200 x 1200 WINDOW
1500 LONG I/C L/L/HD LINTOL OVER.

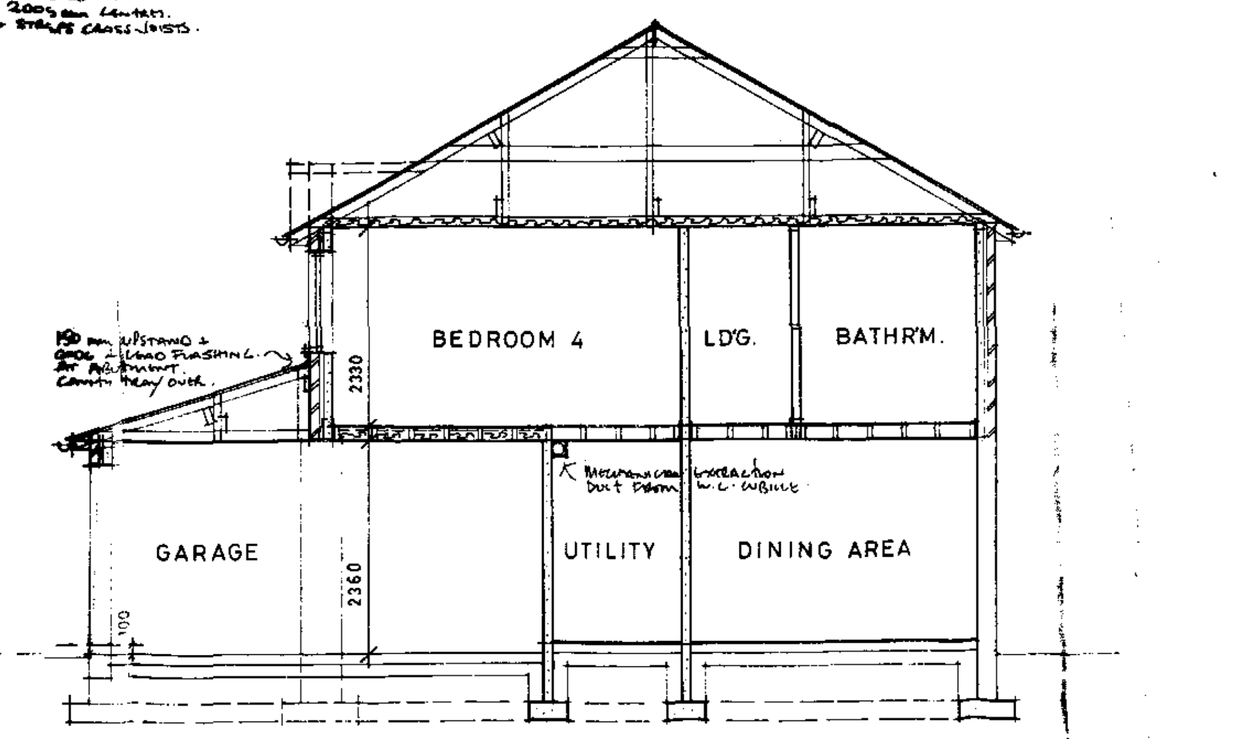
FIRST FLOOR FLOOR CONSTRUCTION

FIRST FLOOR CONSTRUCTION TO COMPRISE:-
19 mm. FLOORING QUALITY WBP/BCC DECKING ON 50 x 150 mm SAW JOISTS AT 400 mm CENTRES JOISTS TO HAVE MAIN 100 mm END BEARINGS AND TO BE SECURED TO STRUCTURAL WALLS WITH 30 x 5 GALV. M.S. LATERAL RESTRAINT STRAPS AT MAX 2000 mm CENTRES. PROVIDE NOGGINGS BETWEEN JOISTS WHERE STRAPS CROSS JOISTS.



CEILINGS.

TO ALL FIRST FLOOR CEILINGS PROVIDE 9.5 mm 'GYPROC' DUPLEX FOIL BACKED PLASTERBOARD FINISHED 'ARTEX' AND, WITH 100 mm FIBREGLASS QUILT INSULATION OVER.
TO GARAGE PROVIDE 12.5 mm 'GYPROC' FIRELINE BOARDING FINISHED 'ARTEX' AND WITH 100 mm. FIBREGLASS QUILT INSULATION OVER AREA TO BEDROOM 4 FLOOR ONLY
TO REMAINING GROUND FLOOR CEILINGS PROVIDE 12.5 mm. PLASTERBOARD + SKIM.



SECTION A-A

NEW WALL CONSTRUCTION

EXT. to fit + bond ALL NEW WALLS TO EXISTING AT ADJUSTMENTS IN ALTERNATE COURSES.

260 mm CAVITY WALLS TO COMPRISE:-
100 mm FACING BRICKS TO MATCH EXISTING.
60 mm CAVITY FILLED 'TERSLAG' DRY BOARD CAVITY WALL INSULATION
100 mm INNER LEAF OF 'HEMELITE' BLOCKS.
HEADS OF CAVITY TIED TOGETHER STOUT GALV. IRON TWIST TIES AT 900 mm HORIZONTAL CENTRES. 450 mm. VERTICAL CENTRES REDUCED TO 300 mm. VERTICAL CENTRES AT OPENINGS.

CLOSE CAVITY AT EAVES.

PROVIDE BITUMINOUS FELT VERTICAL DAMP CHECK AT ALL REVEALS TO OPENINGS.

PROVIDE 1.6 LINTOLS AS SPECIFIED WITH CAVITY TRAYS OVER.

PROVIDE BITUMINOUS FELT DAMP PROOF COURSE TO LINE WITH EXISTING.

SUBSTRUCTURE WALLS TO COMPRISE 2 NO LEAVES 100 mm. CLASS 'A' CONCRETE BLOCKS EXCEPT FACING BRICKS TO EXPOSED FACES AND WITH 150 mm. CAVITY FILLED WEAK CONCRETE TO 225 mm BELOW DPC.

INTERNAL PARTITIONS

GROUND FLOOR PARTITIONS + DWELLING WALL BETWEEN BEDROOM 4 / LANDING TO COMPRISE 100 mm 'HEMELITE' BLOCKS.
DWELLING WALL - BATHROOM EXTENSION / LANDING TO COMPRISE 2ND PARTITION BUILT OFF 2 NO JOISTS IN ADDN. TO FLOOR JOISTS AND OF 50 x 75 mm. VERTICAL STUDS AT 400 mm CENTRES. 50 x 75 mm HEAD + SOLE PLATE 50 x 75 mm. NOGGINGS ARE USED BETWEEN STUDS / SKIM PLATES ETC. BOTH SIDES.

GROUND FLOOR — FLOOR CONSTRUCTION

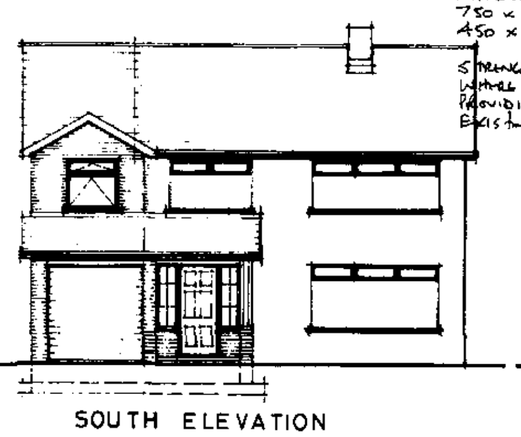
50 mm 1:2 SCREED TO FINISH LEVEL WITH EXISTING FLOOR.
100 mm. CONCRETE TO C15P.
1000 GAUGE POLYTHENE MEMBRANE LAPPED 450 mm AT ALL JOINTS, TURNED UP TO DAMP PROOF COURSE LEVEL AT WALL ABUTMENTS AND 50 mm. INTO D/C BED JOINT.
150 mm. HARDCORE BLINDED WITH SAND.

FLOOR TO GARAGE ALL AS ABOVE BUT EXCLUDING SCREED TO PANEL AND TO FINISH 100 mm. BELOW

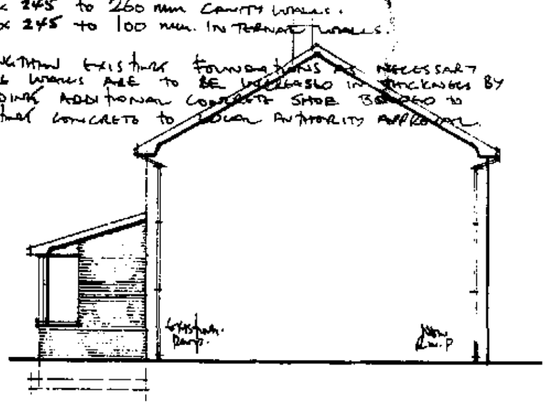
STRIP FOUNDATIONS FOR NEW WORK:

CONCRETE STRIP FOUNDATIONS IN C20P TO EXCAVATIONS MIN 750 mm. BELOW GROUND LEVEL AND TO LOCAL AUTHORITY APPROVAL.
750 x 245 to 260 mm CAVITY WALLS.
450 x 245 to 100 mm. INTERNAL WALLS.

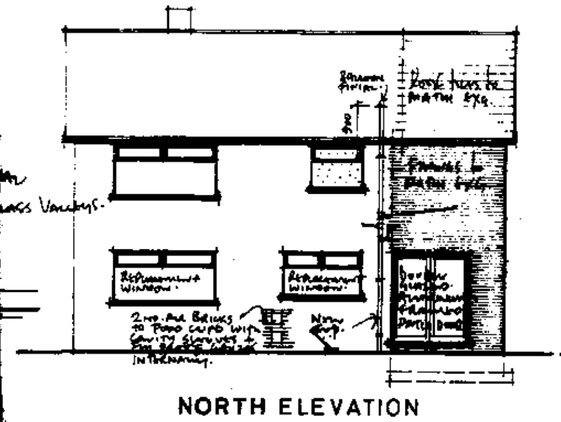
STRENGTHEN EXISTING FOUNDATIONS AS NECESSARY WHERE WALLS ARE TO BE INCREASED IN THICKNESS BY PROVIDING ADDITIONAL CONCRETE STUB SECURED TO EXISTING CONCRETE TO LOCAL AUTHORITY APPROVAL



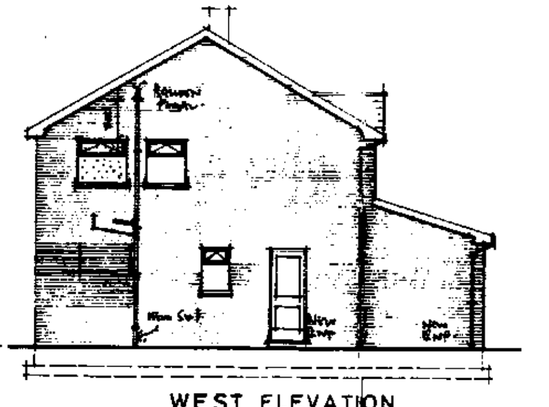
SOUTH ELEVATION



EAST ELEVATION



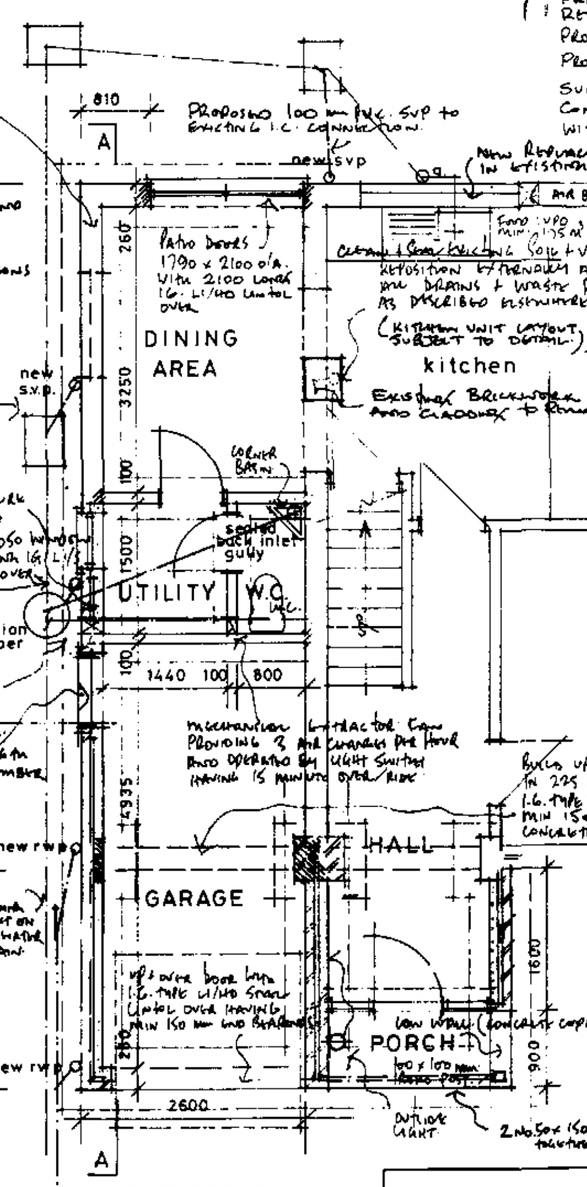
NORTH ELEVATION



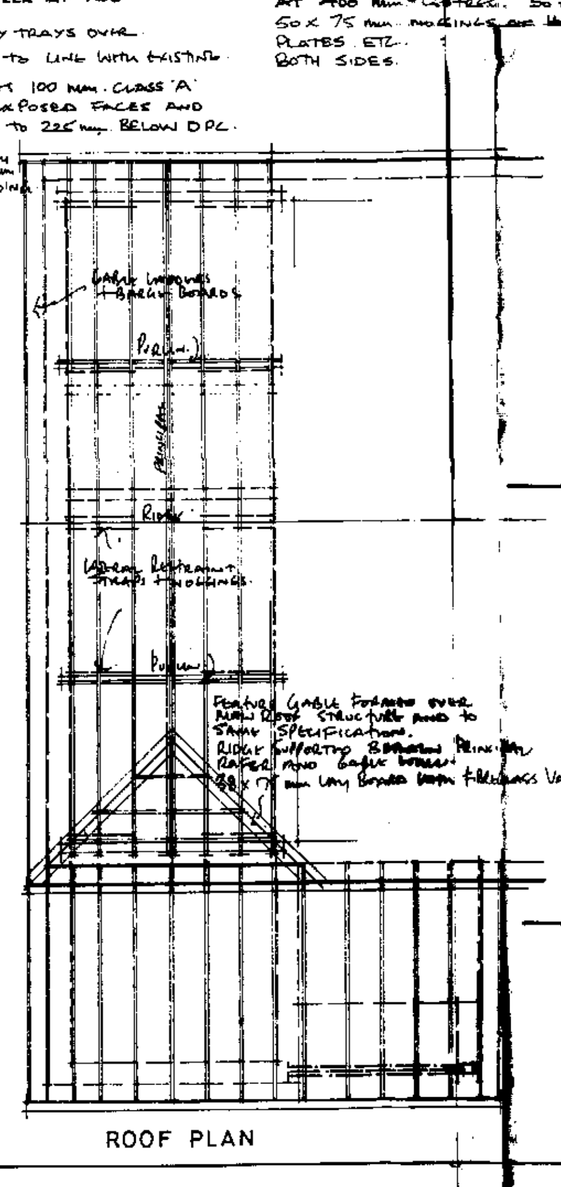
WEST ELEVATION

DEMOLITIONS + REMOVALS

EXISTING GARAGE + UTILITY ROOM TO BE DEMOLISHED AND ALL FLOORS, FOUNDATIONS ETC. TO BE REMOVED AND/OR MODIFIED TO LOCAL AUTHORITY APPROVAL PRIOR TO COMMENCEMENT OF NEW BUILDING WORKS.



GROUND FLOOR PLAN


Roof Lights
Ridge
Valley Gutter
Hip
Valley Gutter
Ridge
Roof Lights
Purlin
Purlin
Roof Lights
Purlin
Purlin
Roof Lights
Purlin
Purlin

BATHROOM

BEDROOM 2

BEDROOM 3

LANDING

GARAGE

PORCH

FIRST FLOOR PLAN

GROUND FLOOR PLAN

ROOF PLAN

BEDROOM 2

LOO

SCALE

DINING AREA

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

Broadgate Builders

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