SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0091/92 Received:23-JAN-92 Type:FULL

Name: Mr & Mrs Wilson
38 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : 38 Mountbatten Avenue Pinchbeck
Spalding Lincs

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
31-MAR-92 H14/0091/92

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: H14/0091/92 Received:23-JAN-92 Type:FULL

Name: Mr & Mrs Wilson
38 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : 38 Mountbatten Avenue Pinchbeck
Spalding Lincs

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:

27-MAR-92 H14/0091/92 AD...A.....DC...N.....
23

PLANNING APPLICATION

For office use only

Application No. H14 | 0091 | 92

Date Registered 23 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs WILSON.

38 MOUNTBATTEN AVE,

PINCHBECK.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS LTD,

BROADGATE, WESTON HILLS,

SPALDING, LINCS.

Tel. No. HOLBEACH 380532

(Personal contact name) M. CHARLTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

38 MOUNTBATTEN AVE, PINCHBECK

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to House.

Please complete

Signed.. ..... Date. 22 JANUARY 1992

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

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

B. Please state size of any new structure:- (a) max. height: ± 7.000 sq. metres

(b) max. length: 8.850 metres

(c) max. width: 2.650 metres

C. Please state type and colour of materials for facing external walls: external materials to Match existing.

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

Domestic.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road → If so, name of road: Will there be — Individual access(es) / New estate road

C. What provision will be made for garages or parking within the site? 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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Soakaway

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

owner.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~(Applicant/~~Agent) Date 22-1-92

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 22-1-92

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 OK Neighbours Yes Other

Boundaries Hedge/fence Site Features garage

Inspected by: RM
date: 11-2-97

Residents notified on site visit: 15 - Independence Road
60 Manchester Ave

Case Officer Conclusions (issues)

Move to rear, front wall: 1.8 m hedge — new window showroom
1.8 m hedge + 1.5 m fence on boundary with neighbour. (40) limiting
will be obtained possible — but front bedroom OK

Case Officer Recommendations (summary)
Objection overcome

Delegation
Recommended approvals —

Confirmed by Case Officer:

Departure from policy — Yes ____ — No ✓

Ward member request — Yes ____ — No ____

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? No; Yes ____ — No ✓

Reason:

Other circumstances needing Committee decision — Yes ✓ — Signed by Senior Officer: Signed _____ — No ____

Reason:

ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on these applic. — No ____ — Yes ____

ANY ONE OF ABOVE — Other insts. Signed _____

Committee report: Sub-Committee: SV recommended _____ Zone/Inst. recommended _____

Delegation confirmed by Senior Officer: _____

Recommendation/decision reports produced RTH ____ Amended/confirmed _____

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. 5339

Date First Received 23 JAN 1992

REGISTRATION

REFERENCE ...H14/0091/92.....

Cross-Ref Bill/0012/92

Date 24/1/92

VALIDATION Date 24/1/92

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

Site area ..... No. of dwellings ..... Floorspace ..19.9...

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

Earlier permission ref .....

BM:-	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 £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 28.1.

Index Sheets ..165. OS Nos ..... Grid Ref 5 [illegible] 3 [illegible]

Ward ...ADD Parish ...PIBBLE...

Inside IBD ..YES Inside LP Area..YES

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

Linked to site.....Ref..... Linked to property.....Ref. C.1445/F~~C~~ 442

Planning Records:
Earlier apps

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

Inputs completed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

PM 3-2-92

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 Cà

Consultant : Name
Order No:

Other :

P24V Pete Applicant is Derek Wilson of Finance Dept. This may have to go to committee for this reason But check with Nev & want no furthe dealing - too close to home

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REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0091/92 Type: FULL

Applicant: Mr & Mrs Wilson
Tel:

Agent: Broadgate Builders Ltd
Holbeach 380532

Description: Extension to house

Location: 38 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Valid date: 23-JAN-92 Terminal date: 19-MAR-92
Target dates: Target Committee: 03-MAR-92
To case officer 28-JAN-92 Report deadline: 18-FEB-92
Inspected by 02-FEB-92
Extra contacts 07-FEB-92 Case Officer:
Report if not clear by 27-FEB-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 19.9 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Pinchbeck P	0775 723838	31-JAN-92	14-FEB-92	Approve
Cllr T Bray	0775 323794 (Of	31-JAN-92	14-FEB-92	
Cllr Mrs P J Buffham		31-JAN-92	14-FEB-92	
Owner/Occupier		13-FEB-92	27-FEB-92	
Owner/Occupier		13-FEB-92	27-FEB-92	

C.C.C - No objections 5/3/92

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

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Extra contacts	07-FEB-92	Case Officer:	
Report if not clear by	27-FEB-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

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	Sent	Expiry
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Cllr T Bray 0775 323794 (Of	31-JAN-92	14-FEB-92
Cllr Mrs P J Buffham	31-JAN-92	14-FEB-92

L C C – No objections JC 6/2/92.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E13891

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

22nd January 1992

Dear Sirs,

Re: Extension to house, 38 Mountbatten Avenue, Pinchbeck for Mr and Mrs Wilson

We wish to make an application for full planning permission and building regulation in respect of the above.

We enclose for your approval the following drawings and documents.

Planning Application:

Four copies of planning application form
Four copies of drawing numbered E13891-AB1
One cheque for the value of £55.00



Building Regulation Application:

One copy of building regulation application form
Two copies of drawing numbered E13891-AB1
One cheque for the value of £17.63

Our cheque enclosed is for £72.63 to cover both of the above fees.

We trust that this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

MICHAEL CHARLTON
EXTENSIONS DIVISION

RIAN 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: H14/0091/92

Applicant: Mr & Mrs Wilson
38 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location: 38 Mountbatten Avenue Pinchbeck
Spalding Lincs

Type: FULL

Date received: 23-JAN-92

31-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 15-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

S.H.D.C. PLANNING DEPT.
RECEIVED
14FEB 1992
Attention of
DPO NRM
DDPO BS
CO ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval.

Signed:

M. H. Cunningham

APPLICATION REFERENCE: H14/0091/92 DATE RECEIVED: 23.1.92

APPLICANT: Mr & Mrs Wilson
38 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

AGENT: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

TYPE: Full

DESCRIPTION: Extension to house

LOCATION: 38 Mountbatten Avenue, Pinchbeck

Parish Council: Recommend approval.

County Highways: No objections.

Public Objections: No response.

PLANNING ISSUES

1 This is an extension over a single garage. The new window to the rear is for a shower-room and the side window will be a new landing window.

2 The details are acceptable and the only reason the application is being brought to the Planning Committee is because the applicant is an employee of the Council.

RECOMMENDATION - Grant permission

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222. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all Members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services as amended, where indicated:-

Plan No. and Applicant		Proposal
H08/0960/91 Gosberton Farm Produce Co Ltd		Undercover unloading area, chill store, improved parking facilities, landscaping, lake/reservoir, etc on site off Quadring Road, Gosberton.

(In accordance with recommendations A and B only subject to (i) the earth bund on the western boundary being extended to the north as indicated on Plan A to be attached to the permission; (ii) an additional condition requiring details of the profiles and construction of the earth bunds to be submitted to and approved by the local planning authority; (iii) the Council's Consultant Landscape Architect being permitted to inspect the earth bunds during their construction to ensure that the approved details are being complied with; (iv) the applicants submitting a letter of intent to operate the different aspects of their business from the site strictly within the areas designated on the submitted plans.)

(Councillor R.C.P. Cowan left the meeting during consideration of the above application.)

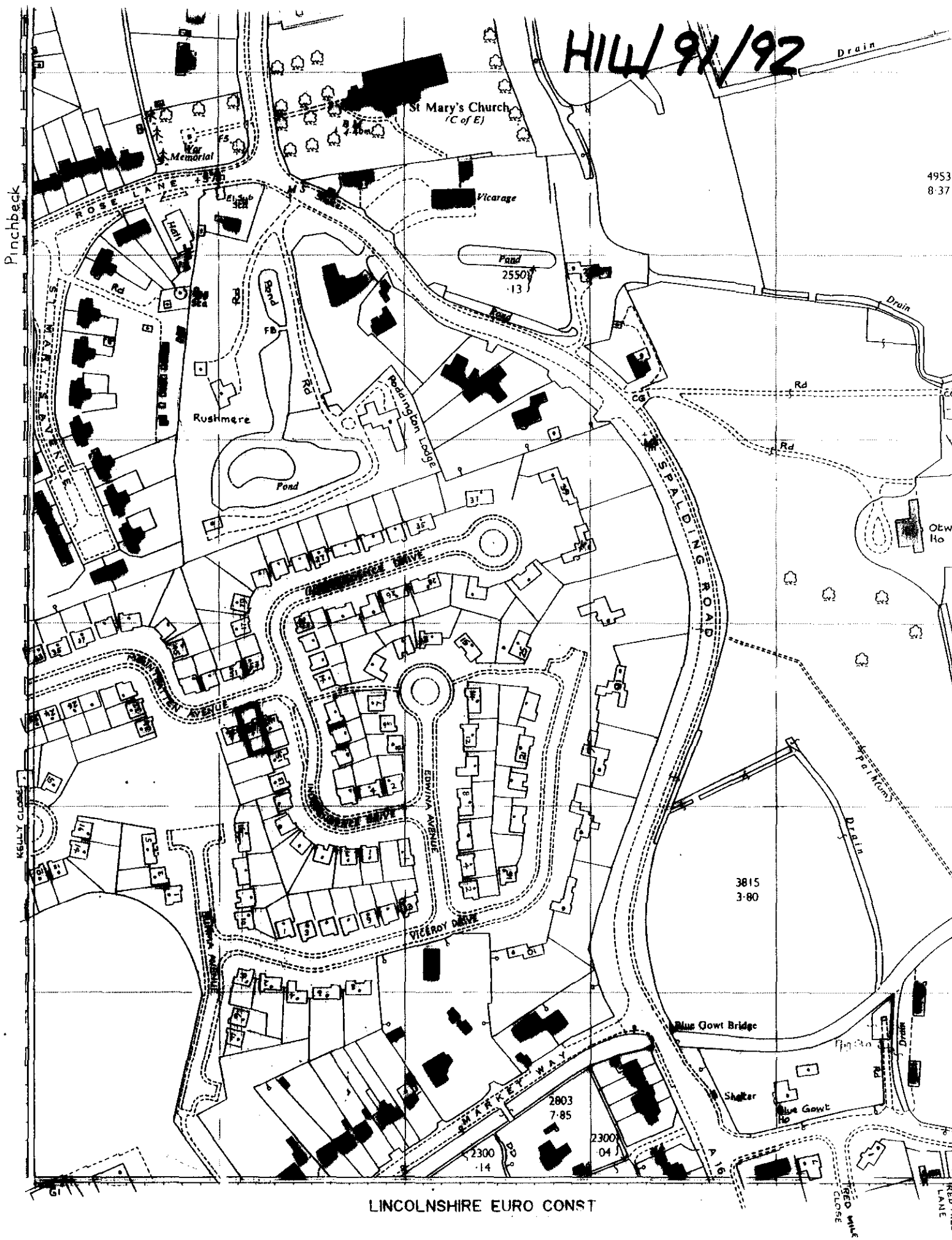
H08/0936/91 Gosberton Farm Produce Co Ltd		Lake/reservoir on site off Quadring Road, Gosberton.

(Subject to an additional condition requiring that only water from roof drainage will be used within the lake/reservoir.)

H11/1338/91 Executors of Late R I Wing	O.A.	Residential development adjoining Grasmere, Limewalk, Long Sutton.

(Councillor B.A. Paul left the meeting during consideration of the above application.)

H18/0038/92 Mr & Mrs J R Knight	O.A.	Dwelling and vehicular access on site adjoining Burford, off Bridge Road, Sutton Bridge.
H16/0124/92 Messrs Andrew & Co		Extension to DIY store for the re-location of tool sales and hire department at London Road, Spalding.
H09/0051/92 Tinsley Foods Ltd	O.A.	Extension to existing effluent treatment plant (Phase 2) and provide new outfall (inc. siting and access) at Sluice Road, Holbeach St Marks.
H14/0091/92 Mr & Mrs Wilson		Extension to house at 38 Mountbatten Avenue, Pinchbeck.



...ished by ... Director General of the Ordnance Survey

For further information regarding this plan

NEW 1200 x 1200 DOUBLE GLAZED WINDOW (BOULTON & PAUL REF 212 cm) POSITION I.G.W.H.S. STEEL LINTEL OVER (1500 LONG)

NEW 600 x 1200 DEEP DOUBLE GLAZED WINDOW. (BOULTON & PAUL REF (110C) POSITION I.G.W.S. STEEL LINTEL OVER (1350 LONG)

NEW 915 WIDE x 1050 DEEP DOUBLE GLAZED WINDOW. (BOULTON & PAUL REF: 9110C) POSITION I.G.W.H.S. STEEL LINTEL OVER (1350)

DOTTED LINE DENOTES EXISTING PROFILE.

DRESS FELT TO WALL FLUSH & PROVIDE CODE 6 LEAD FLASHING INC. D.P.C. GUTTER TRAY

R.W.P. TO DISCHARGE ON TO GARAGE ROOF VIA 45° SHOE

EXTEND EXISTING SLOPE APPROXIMATELY.

front elevation — side elevation — rear elevation.

pitched roof construction

CONCRETE INTERLOCKING TILES TO MATCH EXISTING AND TO COMPLY WITH B.S. 473. 550 PART 2. 1971

25x38 SWD TIMBER BATTENS ON UNDERFELT TO B.S. No 747 TYPE 1F

NOTE: IN ALL CASES LAP FELT 150mm

RIDGE 38x150

BATTENS 50x125 @ 600 CTRS.

CEILING TIES 50x125 @ 600 CTRS

PURLIN 75x225.

PRINCIPAL 63x200.

HANGER 50x100 AT 1200 CTRS.

COLLAR 50x100 AT 1200 CTRS.

WALL PLATE 50x100

30x5mm LATERAL RESTRAINT STRAPS & ANCHOR STRAPS (GALVANISED MILD STEEL) AT VERGE & CEILING LEVEL AT 2.0m CTRS.

FASCIA, SOFFIT AND BARGE BOARDS TO MATCH EXISTING CLOSE CAVITY ABOVE EAVES LEVEL.

note: ALL STRUCTURAL TIMBER TO BE G.S. GRADE CLASS SC3

note: EXISTING ROOF PITCH & EXTENSION ROOF PITCH TO BE THE SAME (22½° APPROX.) EAVES FASCIA & RIDGE LINES ARE LEVEL

note: TILES TO BE LAID WITH 75mm HEAD LAP AND BE FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS HAVING REGARDS TO WIND SPEED. ROOF PITCH & EXPOSURE. WIND IS DETAILED IN CP 3 CHAPTER V PART 2. 1972

pitched roof ventilation

PITCHED ROOF TO BE VENTILATED IN ACCORDANCE WITH BUILDING REGULATION J2 BY PROVIDING A 10mm WIDE CONTINUOUS GAP IN SOFFIT WITH FLY PROOF MESH OVER.

walling

cavity walls

250mm CAVITY WALL TO CONSIST 100mm FACING BRICKWORK TO MATCH EXISTING (CLAY BRICKS TO COMPLY WITH B.S 3921: 1971) 50mm CAVITY

CAVITY FILLED WITH TERBRAY DRY CAVITY WALL INSULATION INSTALLED BY TERBRAY LTD IN STRICT ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE No'D 86-1606

100mm SOLID INSULATION BLOCKWORK (HENNEBIQUE)

note: CAVITY WALLS TIED TOGETHER USING GALVANISED STEEL TWIST WALL TIES SPACED 450mm VERTICALLY AND 900 HORIZONTALLY TO B.S. 1243:1978 (WALL TIES TO BE STAGGERED AND PLACED AT 300mm VERTICAL CTRS AT UNBONDED CLOSURE OF CAVITY.

note: AT EVERY CLOSURE OF CAVITY PROVIDE DAMP PROOF COURSE.

note: INTERNAL BLOCK WALLS TO RECEIVE 10mm SAND CEMENT RENDERING WITH SKIM PLASTER FINISH.

shower room — bedroom.

150mm FIBREGLASS ROOF INSULATION LAID BETWEEN CEILING TIES. 12.7mm GYPROC DUPLEX PLASTERBOARD WITH MATT FINISH.

existing ceiling to remain — pantry — hobby — utility — garage

150mm FIBREGLASS INSULATION LAID BETWEEN FLOOR JOISTS. 1 NO LAYER 12.7mm GYPROC FIRELINE BOARDING WITH MATT FINISH.

section a - a

GARAGE ROOF TO BE CONSTRUCTED AS FOLLOWS. COVERING, FELT & BATTENS AS MAIN ROOF. 50x100 RAFTERS & CEILING TIES AT 600 CTRS. FASCIA, SOFFIT AND BARGE BOARDS TO MATCH EXISTING

internal walls (first floor)

NEW FIRST FLOOR INTERNAL WALLS TO BE 100mm TIMBER STUD WORK CONSTRUCTED AS FOLLOWS. 50x75 HEAD & SOLE PLATE. 50x75 VERTICAL STUDS AT 600 CTRS. 75mm FIBREGLASS INSULATION BETWEEN STUDS. 9.7mm PLASTERBOARD + SKIM FINISH TO BOTH SIDES.

WHERE WALLS RUN PARALLEL TO JOIST DIRECTION BUILD OFF DOUBLED UP JOISTS (BOLTED TOGETHER WITH M12 BOLTS AT 900 CTRS.) DOUBLED UP JOISTS TO BE IN ADDITION TO NORMAL JOIST SPACING.

WHERE WALLS RUN AT RIGHT ANGLES TO JOIST DIRECTION BUILD OFF SOLE PLATE.

first floor floor construction

19mm FLOORING GRADE CHIPBOARD DECKING ON 50 x 150 CLASS SC3 GRADE JOISTS AT 400 CTRS.

30x5mm ANCHOR STRAPS & LATERAL RESTRAINING STRAPS (GALVANISED MILD STEEL) TO FLOOR STRUCTURE @ 2.0m CTRS

ventilation provision

ALL ROOMS TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20th FLOOR AREA.

all habitable rooms TO HAVE PROPRIETARY TRICKLE VENTS INSTALLED TO WINDOW FRAME AT HIGH LEVEL. VENT AREA TO BE NOT LESS THAN 6000mm².

shower room TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY & DUCTED TO EXTERNAL WALL

EXTEND EXISTING 65mm DIA R.W.P. TO NEW 100mm HALF ROUNDED GUTTERING.

2 NO: DOUBLED UP JOISTS AS TRIMMER TO S & U.P.

DOUBLE UP JOISTS AS SUPPORT TO STUDWALLS

1:200

DENOTES LOWER EDGE OF CAVITY WALL AS SHOWN

west shower room — cupd — bathroom — landing — bedroom — bedroom

FORM MOUNTAIN 1000m WIDE x 2050 HIGH. POSITION I.G. 100mm BOX REBATE OVER (1350 LONG) LINTEL TO RECEIVE SAND CEMENT RENDERING & PLASTER FINISH AS SIDE PROTECTION.

foul water drainage

waste pipes

40mm INTERNAL DIA. P.V.C. WASTE PIPES (TO B.S. 5255: 1979) FROM NEW APPLIANCES COMPLETE WITH 75mm DEEP SEALED TRAPS AND RODDING EYE ACCESS POINTS AT EVERY CHANGE OF DIRECTION. WASTE PIPES CONNECTED TO 100mm BRANCH OF S & U.P. WITHIN FLOOR STRUCTURE WITH ACCESS FLOOR PANELS.

DOUBLE UP RAFTERS AT COLLAR POSITION

PURLIN — PURLIN — PURLIN — PURLIN

AT LATERAL RESTRAINING STRAP POSITIONS PROVIDE SOLID NOGGINGS BETWEEN STRAPS (2.0 x 125 WIDE TIMBER SLABS)

BUILD PURLIN AT RAFTERS INTO WALL 100mm MIN.

100mm DIA HALF ROUNDED GUTTERING CONNECTED TO EXISTING.

R.W.P. DISCHARGING ONTO LOWER ROOF

EXISTING R.W.P.

roof plan.

ground floor plan

proposed

floor joist plan

PROVIDE 1 NO L.G. LS STEEL LINTEL TO SUPPORT WALL WITH 100mm END B.G. AND BE SITED ON 450 x 100 x 215 DEEP CONC. FLAGSTONES (CENTRE ENCASED IN 2 NO LAYERS 12.7mm FIRELINE BOARDING WITH MATT FINISH.

first floor plan proposed

NOTES

PERGOLA

site layout

scale 1:500

Pinchbeck

north

site

location plan.

scale 1:2500

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 23 JAN 1992 REF ...0091/92...

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

proposed extension to house at 1 Mountbatten Ave., Pinchbeck for Mr & Mrs. Wilson

DATE JANUARY 1992	DRAWN M. CHARLTON
DRWG. No. E/13891-AB1.	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING — BUILDING REGS.

CHECK BY

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