SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0682/93 Received:20-JUL-93 Type:FULL

Name: R Chappell & Sons
Elm Gable
Cowbit Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: Alterations and extension to dwelling

Location : Rose Farm Glenside South
West 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.

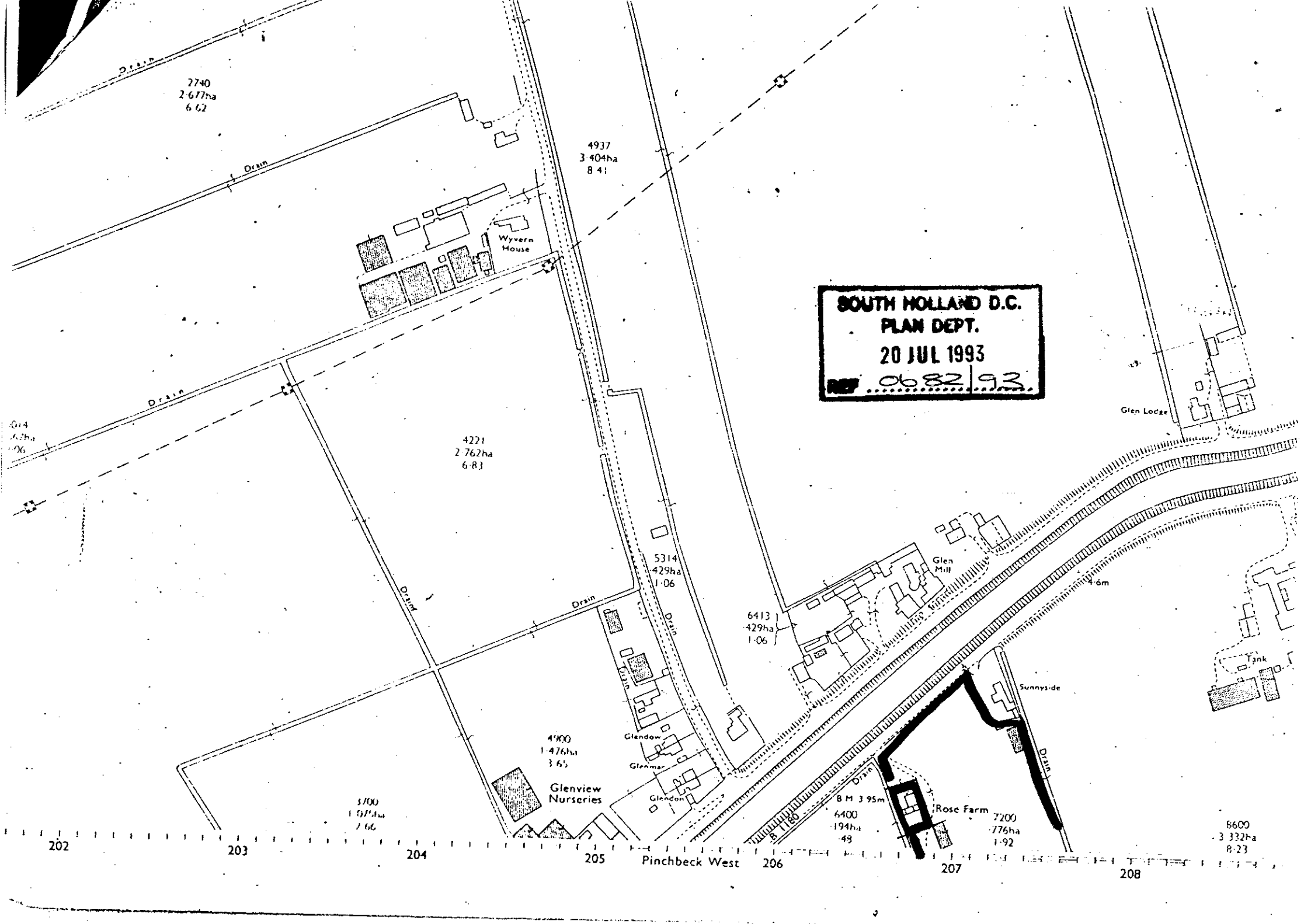
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
25-AUG-93 H14/0682/93

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)



SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF 0682/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14 | 0682 | 93

Date Registered 20 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. CHAPPELL & SONS
ELM GABLE
COWBIT ROAD
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

EAST MIDLANDS DESIGN ASSOC
"KILLOLA LODGE"
HOLBEACH ROAD, SPALDING

Tel. No. 0775 767968.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ROSE FARM, GLEDSIDE SOUTH, WEST PINCHBECK.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ALTERATIONS & EXTENSION

Please complete

Signed. ..... Date 19 July 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 Certificates**

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	7400	metres
(b) max. length:	5950	metres
(c) max. width:	9800	metres
D. Please state type and colour of materials for facing external walls:	RECLAIMED FACING BRICKS	
E. Please state type and colour of roofing materials.	MARLEY MENDIP SMOOTH GREY	
F. Has a survey of the site been undertaken? State Yes or No		

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC.

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

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

or

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

C. What provision will be made for garages or parking within the site?

SEE PLAN.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — 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 ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO.	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO.	
The proposal is known to affect contaminated or filled land	NO.	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~(Applicant)~~ / Agent) Date 19-07-93

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.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... ~~(Applicant~~ / Agent) Date 19-07-93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Cllr Chappell ? No

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJM
Date 29-7

Site Notice posted by PJM
Date
Expiry 29-7

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Cottage on large site. Godpers next door
ext'n to rear, retain roof etc

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed PJM Date 29-7

248

Notes:

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

Conditions/Reasons: (cont overleaf)

C INSTRUCTION SHEET

APPLICATION REF: H14/0652/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PON 23-7
TR 26/7

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

Extra Consultations:

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

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

Case Officer

Senior Officer Confirmed ....PM Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60 .

Receipt No P2996

Date first Rec'd 20 JUL 1993

Registration

Reference H14/0682/93

Cross-Ref B14/0430/93

Date 21/7/93

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 143 OS Plots
Grid ref 520650 375040

Ward NO Parish P'BECK

Inside IBD NO Inside LP area YES

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

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

FILE NOTE

RJS/JJ H14/0682/93
16 Sep 1993

Councillor Chappell phoned me re: possibility of replacement dwelling instead of alterations and extension. Applicants want this because of cost considerations.

From his description the existing dwelling has not been abandoned and on that basis the principle appears o.k. I have advised Councillor Chappell of Planning Committees current concerns e.g.

- location, size and massing in keeping with original.

- New dwelling within existing curtilage.

- Designed for site, not "off the peg".

I have suggested that when applicants have considered this advice and had sketch proposals prepared they should discuss with you.



R J Smith
Deputy Director of Planning
and Building Control Services

IAN 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

H14/0682/93
FULL

Applicant: R Chappell & Sons
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Alterations and extension to dwelling

Location: Rose Farm
Glenside South
West Pinchbeck
Spalding, Lincs

Valid date:	20-JUL-93	Terminal date:	14-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	27-JUL-93	Report deadline:	31-AUG-93
Inspected by	03-AUG-93		
Extra contacts	10-AUG-93	Case Officer:	
Report if not clear by	24-AUG-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	29-JUL-93	19-AUG-93
Clerk to Pinchbeck P 0775 723838	27-JUL-93	10-AUG-93
Cllr B Chappell 0775 87 381	27-JUL-93	03-AUG-93

h.c.c. - No objections f.o.b. 28/7/93

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

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0682/93

Applicant: R Chappell & Sons
Elm Gable
Cowbit Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: Alterations and extension to dwelling

Location: Rose Farm Glenside South
West Pinchbeck Spalding, Lincs

Type: *FULL* *Date received: 20-JUL-93*

27-JUL-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 10-AUG-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

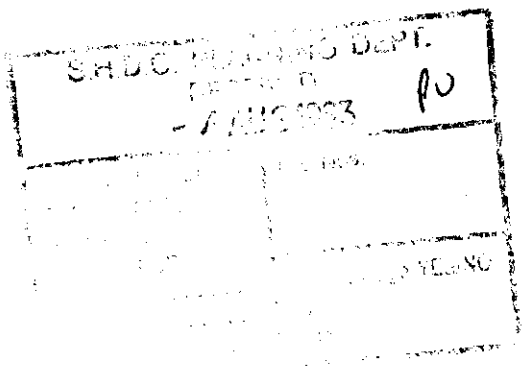
Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:



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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2996
Date received : 20-JUL-93

Received from

R Chappell & Sons

Address

Elm Gable
Cowbit Road
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

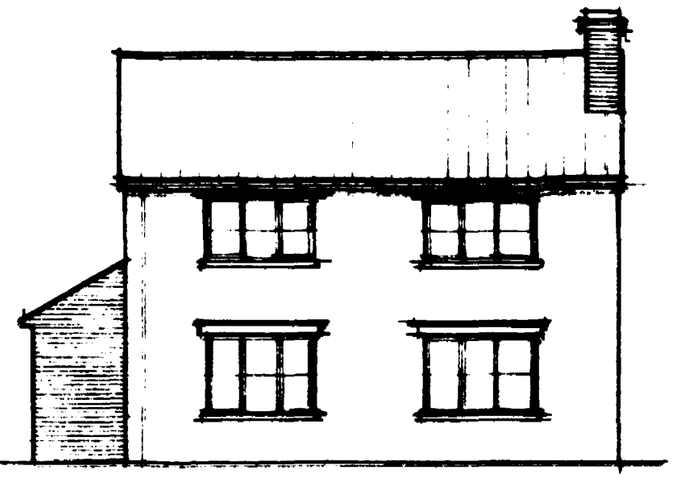
Cash/Cheque : Cheque

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

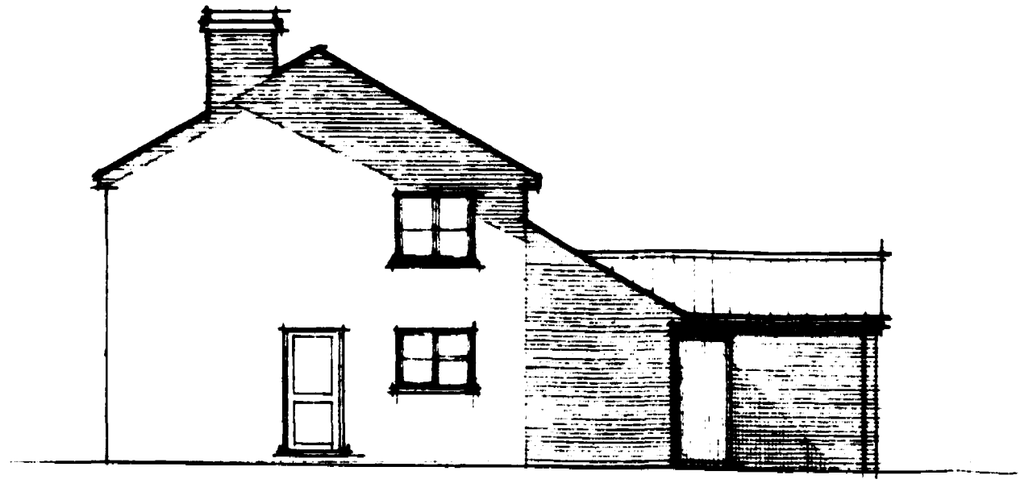
All dimensions must be checked on site and not scaled from this drawing.

TILES: Marley Mendip - smooth grey

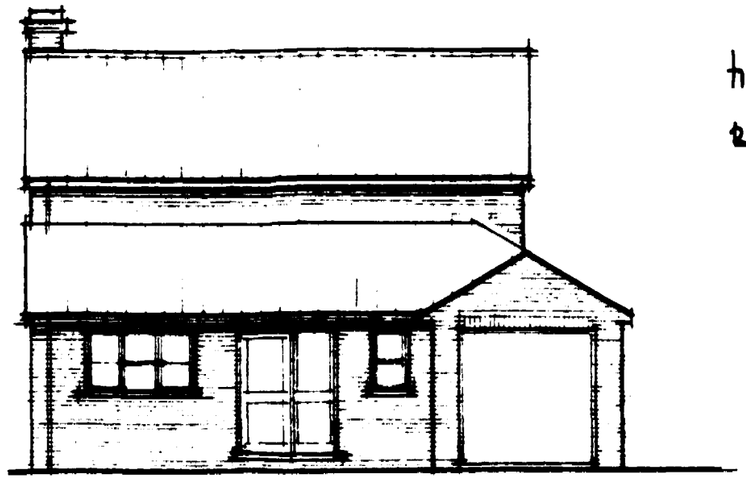
BRICKS: Flashwood facing bricks to match existing



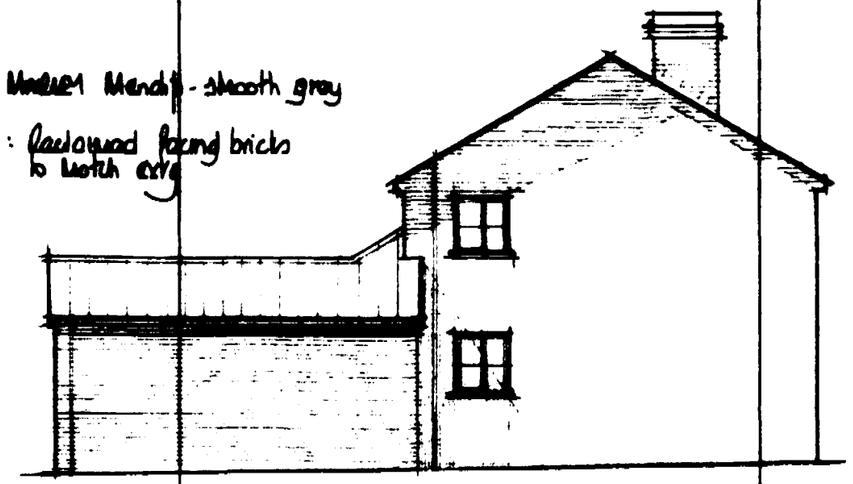
north proposed



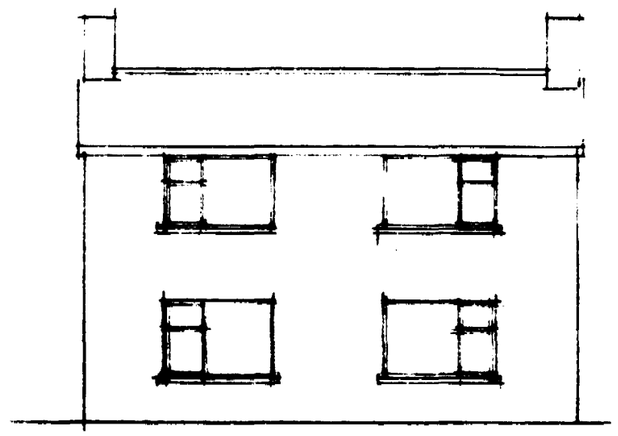
west

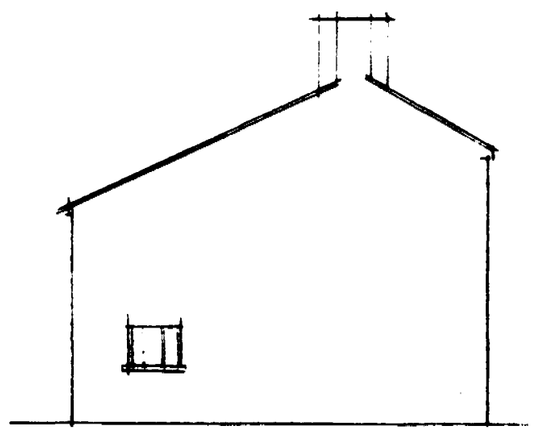


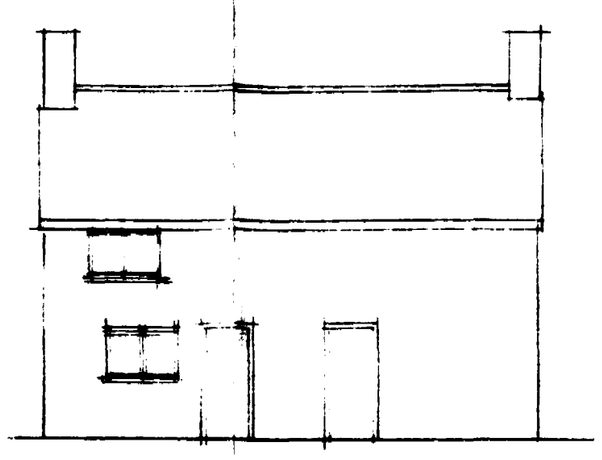
south

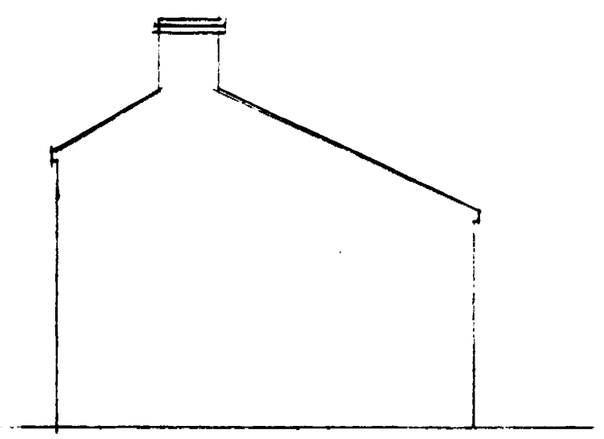


east









existing

ground floor

first floor

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF ..S/88/93/FP..

A		
	Date	Revisions

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client

Mr. D. CHAPPELL.

Job Title

ALTERATIONS & EXTENSION
AT ROSE FARM
GLENSIDE SOUTH
WEST PINCHBECK

Drawing Title

PLANS & ELEVATIONS AS EXISTING.
ELEVATIONS AS PROPOSED

Scale 1:50 & 1:100

Date June 93 | Drawn by AL

Drg No. 93/88/02. | Rev

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7312.

420×594mm A2

Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230mm.
For 215mm " " " " 600 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

WALL CONSTRUCTION

Below Ground

To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls

To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²ºc.

Internal Walls

To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

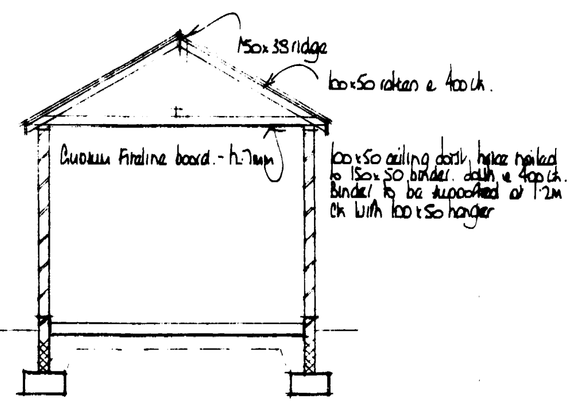
Stud Partitions

To be constructed as follows:-
100 x 50mm head and sole plates.
100 x 50mm studs @ 400mm cts with min. 2 rows of
100 x 50mm noggins equally spaced.
100mm g/l insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

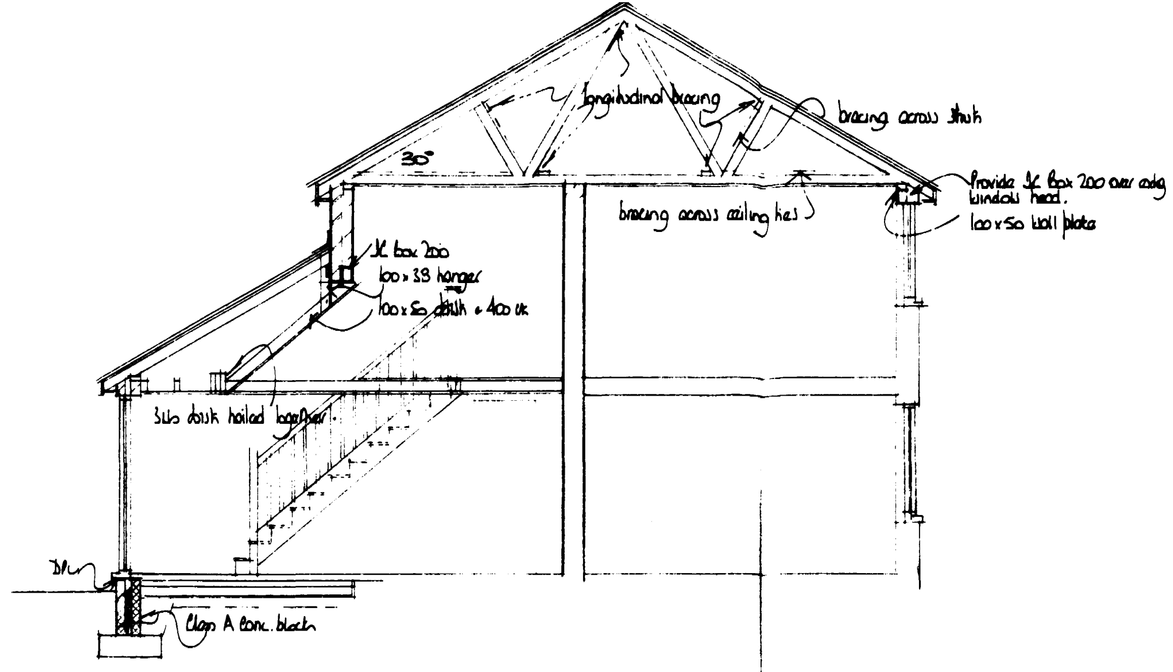
Stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists and off 100 x 50 sole plate, with solid blocking between joists when running perpendicular to joists.

DPC in Walls

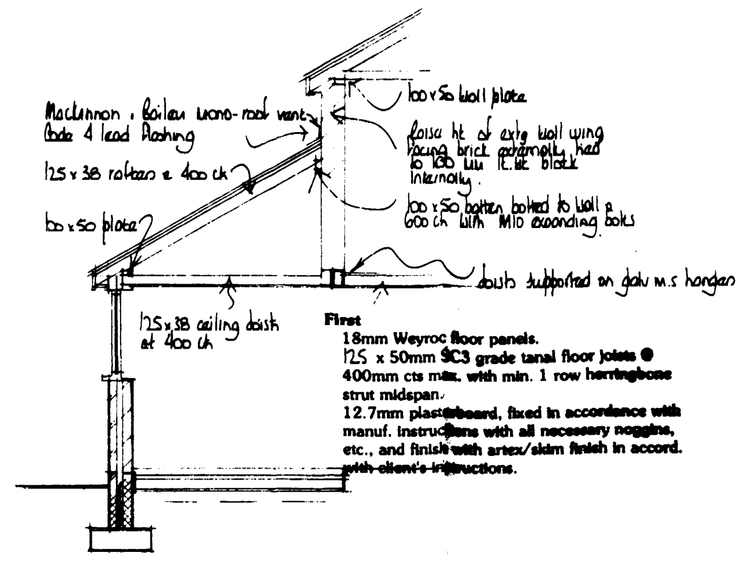
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.



a-a



b-b



c-c

First

18mm Weyroc floor panels.
175 x 50mm SC3 grade tanal floor joists @ 400mm cts max. with min. 1 row herringbone strut midspan.
12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, etc., and finish with artex/skim finish in accord. with client's instructions.

WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped. Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels over openings in 100mm blocks walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area.

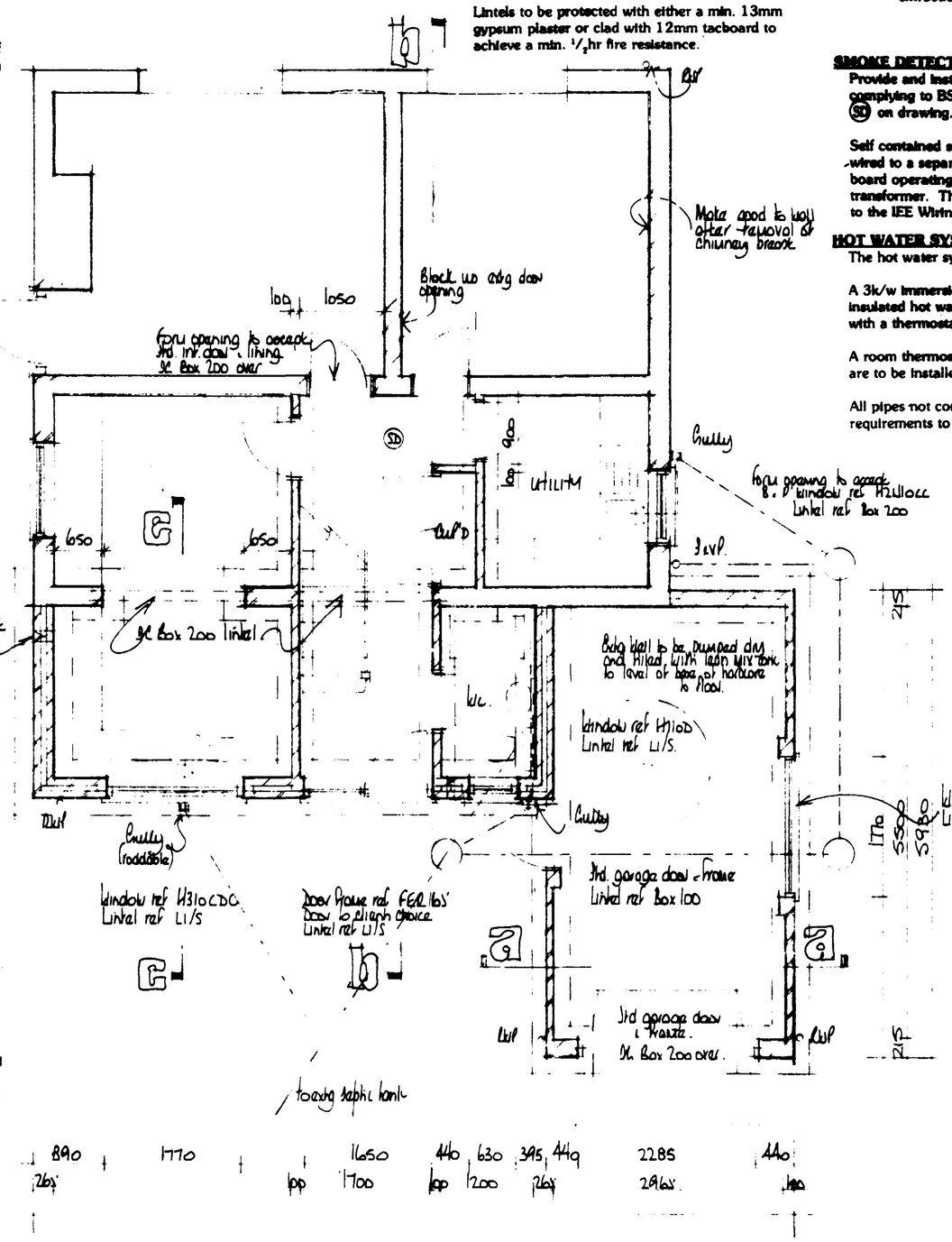
Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

DRAINAGE

Surface

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.



SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

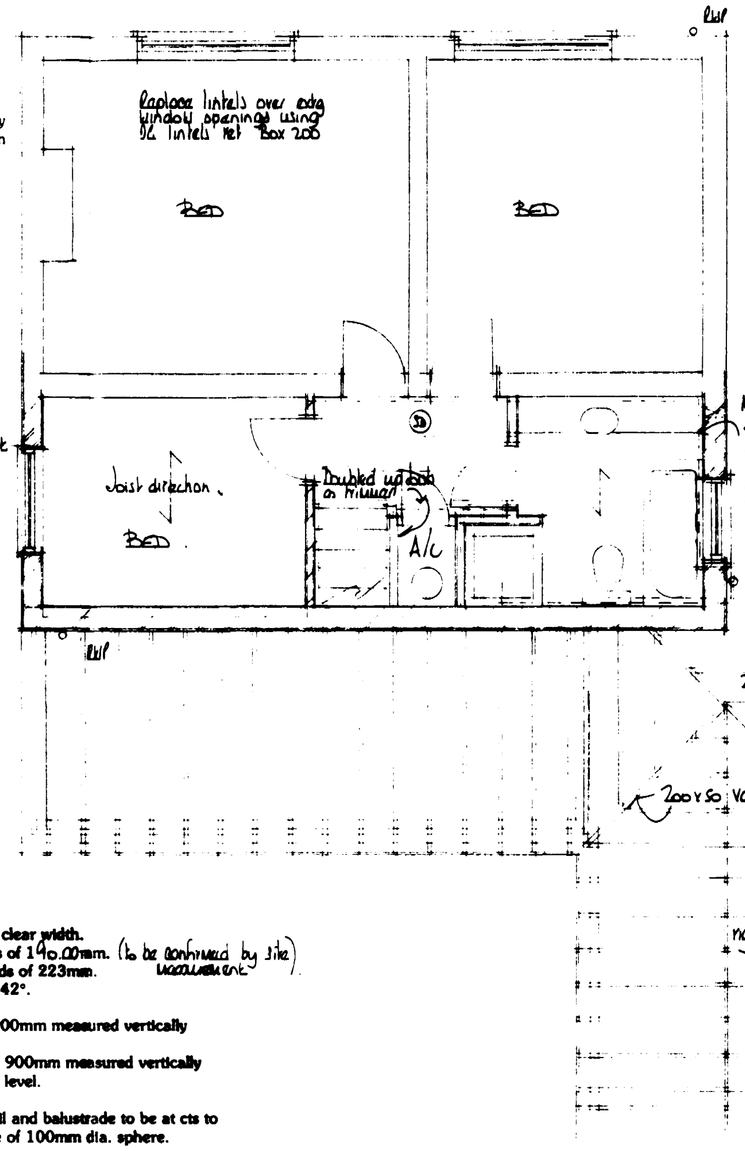
HOT WATER SYSTEMS

The hot water system is to be vented.

A 3k/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.



STAIRCASE

To be min. 800mm clear width.
To have 12 No. rises of 190.00mm. (to be confirmed by site measurement)
To have 11 No. treads of 223mm.
Pitch not to exceed 42°.

Handrail ht. to be 900mm measured vertically above pitch line.
Balustrade ht. to be 900mm measured vertically above finished floor level.

Balusters to handrail and balustrade to be at cts to prevent the passage of 100mm dia. sphere.

Min. head ht. to stairs to be 2.0m measured vertically above pitch line.

FLOOR CONSTRUCTION

Ground

65mm sand/cement screed reinf. with chicken wire mesh.
500g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - if in excess of 100mm fill, to max. 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegetable soil from beneath proposal.

ground floor

first floor

DRAINAGE

Foul

Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.

ROOF SPECIFICATION

Tiles

The roof is to be covered with interlocking conc. tiles - as specified on elevations - fixed in strict accord. with manufacturer's instructions.

Battens

Approved quality tanal s/w battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay

Approved reinforced roofing felt, type IF to BS747, is to be laid over rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board, and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves

Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges

Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over gables/bargeboards.

Ridge

The ridge is to be covered with ridge tiles edge bedded onto the tiles with solid bedding at butt joints. Provision must be made to secure the two end tiles at each gable by fixing a 2.0m length of batten at the apex of the wall and adjacent trusses. A nail is then driven into this batten and the ridge wired to it.

Valleys

Valleys are to be formed with a Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments

The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm.

Mortar

All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses

Gangnail trusses, pitch as specified on section, at 400mm cts to be designed, fixed and braced in accord. with BS5268 pt 3:1985 and secured with proprietory s.s. clips to wall plates.

Insulation

To be min. 150mm glasswire.

Ceilings

12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with client's instructions.

Ventilation

Provide a 10mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

Rainwater Goods

Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

STRAPPING

Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.

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	Date	Revisions

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Client
R. CHAPPELL & SONS

Job Title
ALTERATIONS & EXTENSION TO DWELLING AT ROSE FARM GILLSIDE SOUTH WEST PINCHBECK

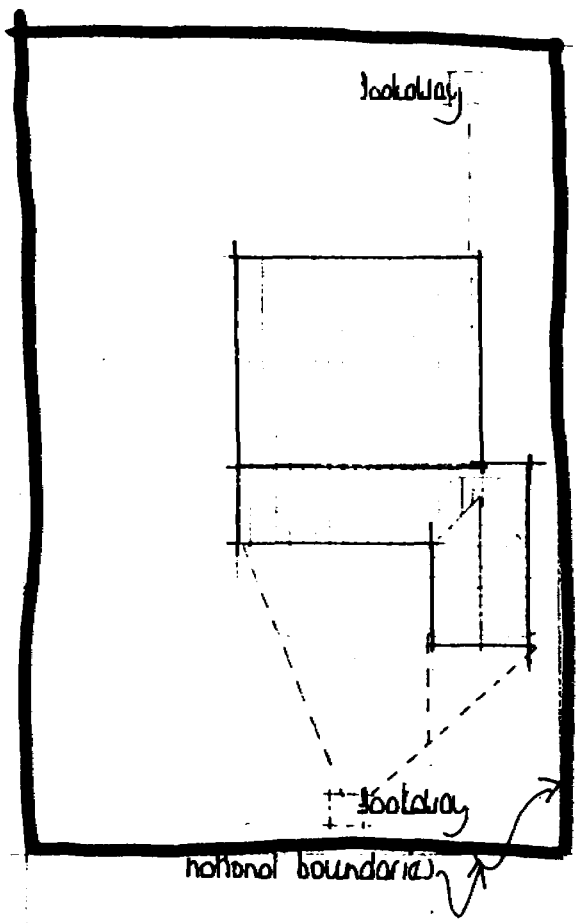
Drawing Title
PLANS & SECTIONS

SOUTH HOLLAND D.C. PLAN DEPT. 20 JUL 1993 REF ..S/0582/93/..

Scale 1:50

Date July 93 | Drawn by AL

Drg. No. 93/88/01 | Rev



SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
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