SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0932/93 Received:29-SEP-93 Type:FULL

Name: Mr M J Hudson
61 Crossgate Lane
Pinchbeck
Spalding
Lincs

Agent: Mr M J Hudson
61 Crossgate Lane
Pinchbeck
Spalding
Lincs

Description: Extension to house and new garage

Location : 61 Crossgate Lane 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.

2 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

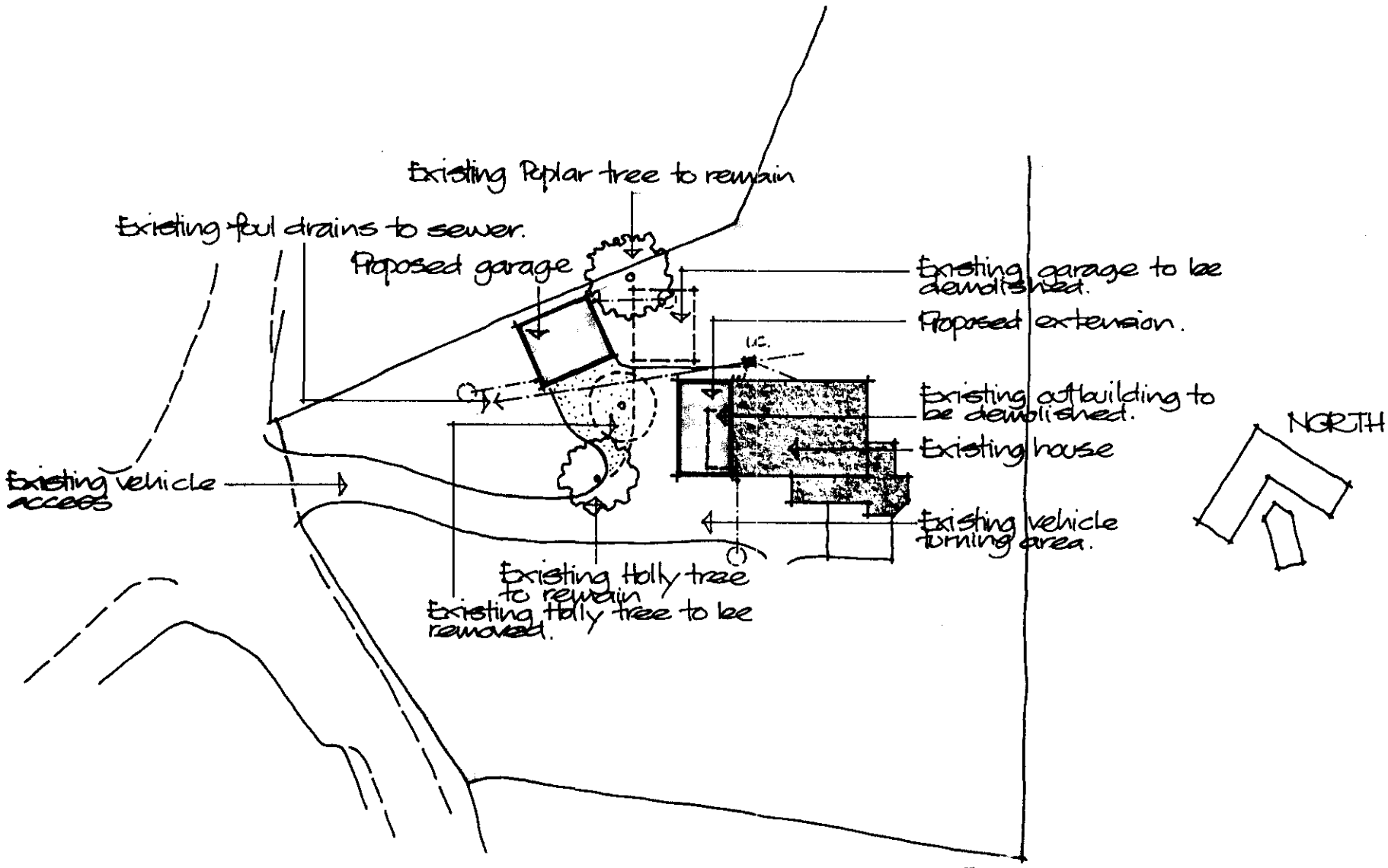
Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Director of Planning and Building Control Services
11-NOV-93 H14/0932/93

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.

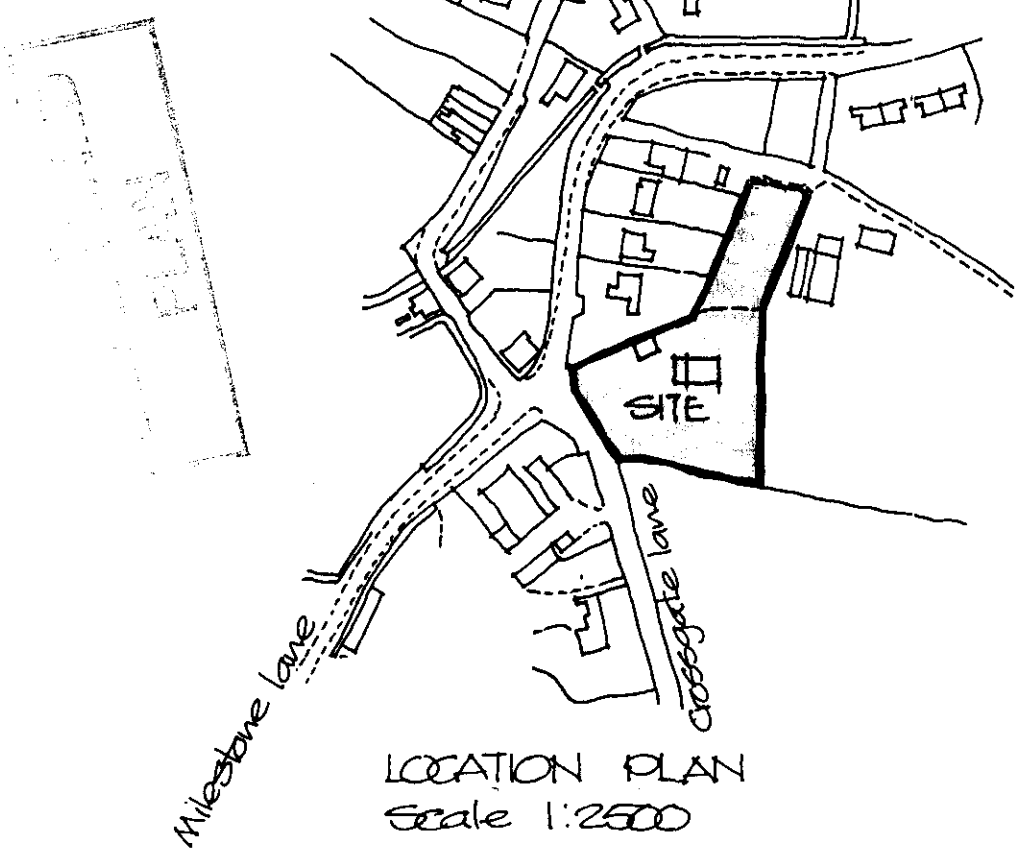
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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



BLOCK PLAN
Scale 1:500

100mm dia. rainwater downpipes connected to 110mm dia. U.P.V.C. drain Fall 1 in 40 surrounded in 100mm pea gravel to soakpits min. 1.000 metre cubes at least 5000 from building.



LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF 0932/93

SITE PLANS
PROPOSED EXTENSIONS TO HOUSE
AND NEW GARAGE
61 CROSSGATE LANE, PINCHBECK.
FOR MR & MRS M.J. HUDSON

Sept. 93.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0932/93

Date Registered 29 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. M.J. HUDSON
61 CROSSGATE LANE
PINCHBECK

Tel. No. SP. 680 298

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

—

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO HOUSE AND NEW GARAGE.

Please complete

Signed.....

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.

Date 27.9.93

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: SEE PLANS metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: FACING BRICKWORK TO MATCH EXISTING

D. Please state type and colour of roofing materials. NATURAL SLATES AND EITERNIT 2000 SLATES.

5. GENERAL INFORMATION Please complete each section

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

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? NEW 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 SOAKPITS
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. — → 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 ..... (Applicant/~~Agent~~) Date 27.09.93

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 ..... Applicant/~~Agent~~) Date 27.09.93

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 :

Inspected by PM
Date 15-10

Site Notice posted by PM
Date
Expiry 15-10

Individual Resident Notices required:

Addresses to be sent to – 46 Milestone Lane, Pinchbeck

Addresses delivered to – dope 15/10

Case Officer Conclusions

Side windows may have view of bungalow
Side Ext^n has grant from window to rear looking at a distance
On to 1.5m wall. Bungalow regarded buyed.
1.8m - 7.0m [illegible] to bungalow [illegible] where garage to be [illegible]. OK
Bungalow has garage next to boundary

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 PM Date 8-11

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –
  Dwg no:
  Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H14/0932/93

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

PM 1-10

Publicity: >>

Departure	.....
Setting of LB	.....
Public Right of Way	.....
Discretionary	.....

Consultations:

County	.....
E Heritage	.....
Societies	..... G ROW

RECONSULTS

Press
PC
WM
Residents

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

Extra Consultations:

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: PY

Senior Officer Confirmed .JJZ Date...7/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P3317

Date first Rec'd 29 SEP 1993

Registration

Reference H14/0932/93

Cross-Ref B14/0594/93

Date 30/9

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 128 OS Plots
Grid ref 5 243903 96760

Ward M Parish PI 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
Dist Bound ☐

Linked to property Ref 0138578
Other: ☐

Planning Records:
Earlier apps 1053/91
1466/90
1066/87

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

BRIAN SMI. 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

H14/0932/93

FULL

Applicant: Mr M J Hudson
Tel: 0775 680 298

Agent: Mr M J Hudson
0775 680 298

Description: Extension to house and new garage

Location: 61 Crossgate Lane
Pinchbeck
Spalding
Lincs

Valid date:	29-SEP-93	Terminal date:	24-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	06-OCT-93	Report deadline:	03-NOV-93
Inspected by	13-OCT-93	Agreed TD Ext:	
Extra contacts	20-OCT-93	Case Officer:	
Report if not clear by	03-NOV-93		P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier, 46 milestone Lane	15-OCT-93	05-NOV-93	
Site/Press Advert MIN	12-OCT-93	02-NOV-93	
Clerk to Pinchbeck P 0775 723838	06-OCT-93	20-OCT-93	Approve
Cllr T Bray 0775 723794 (Of	06-OCT-93	13-OCT-93	
Cllr Mrs P J Buffham	06-OCT-93	13-OCT-93	

L C C – No objections / comments

BRIAN SMI. . Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H14/0932/93

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Cllr Mrs P J Buffham	06-OCT-93	13-OCT-93

L C C - No objections JCB 7/10/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0932/93

Applicant: Mr M J Hudson
61 Crossgate Lane
Pinchbeck
Spalding
Lincs

Agent: Mr M J Hudson
61 Crossgate Lane
Pinchbeck
Spalding
Lincs

Description: Extension to house and new garage

Location: 61 Crossgate Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 29-SEP-93

06-OCT-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 20-OCT-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:

W. H. [illegible]

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1993
PU
Attention of
DPO

From: NAME MRS P.J. BOFFHAM

ADDRESS WARD MEMBER

Tel no 640464

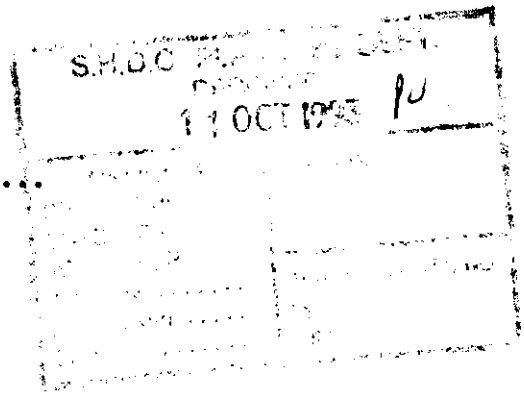
Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...



COMMENTS ON APPLICATION

APPLICATION NO : H14/0932/93

SUBJECT : Extension. 61 Crossgate Lane Pinchbeck.

My comments are as follows... In view of the size of extension should ~~no objections~~. it come to committee? Personally I would be ~~quite happy to be dealt with under delegated powers~~ ~~However~~ I have no objections to the plans & am happy to support. Glad to see the proposed fenestration is in keeping with existing design together with slates & ~~bricks~~ brickwork.

Pauline Boffham 11/10/93

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

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 : P3317
Date received : 29-SEP-93

Received from

M J & D L Hudson

Address

61 Crossgate Lane
Pinchbeck
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

Please find enclosed planning and building regulation applications for proposed extensions to existing house and new garage at 61 Crossgate Lane, Pinchbeck for Mr & Mrs M.J. Hudson.

Enclosed are the following application fees.

Planning	£60.00
Building regs.	£92.82
Total	£152.82

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF 0932/93

FAO: P. Udy

M J. Hudson
61 Crossgate Lane
Pinchbeck
Spalding
Lincs.

Application number B14/0594/93

Please find enclosed revised building regulation application for proposed extensions to house and new garage at above address.

Also find enclosed 2 copies of revised site plans relating to recent planning consent for same proposal. These show a tree that it is now proposed to removed (coloured green).

H14/932/93

Yours faithfully.

P. Udy

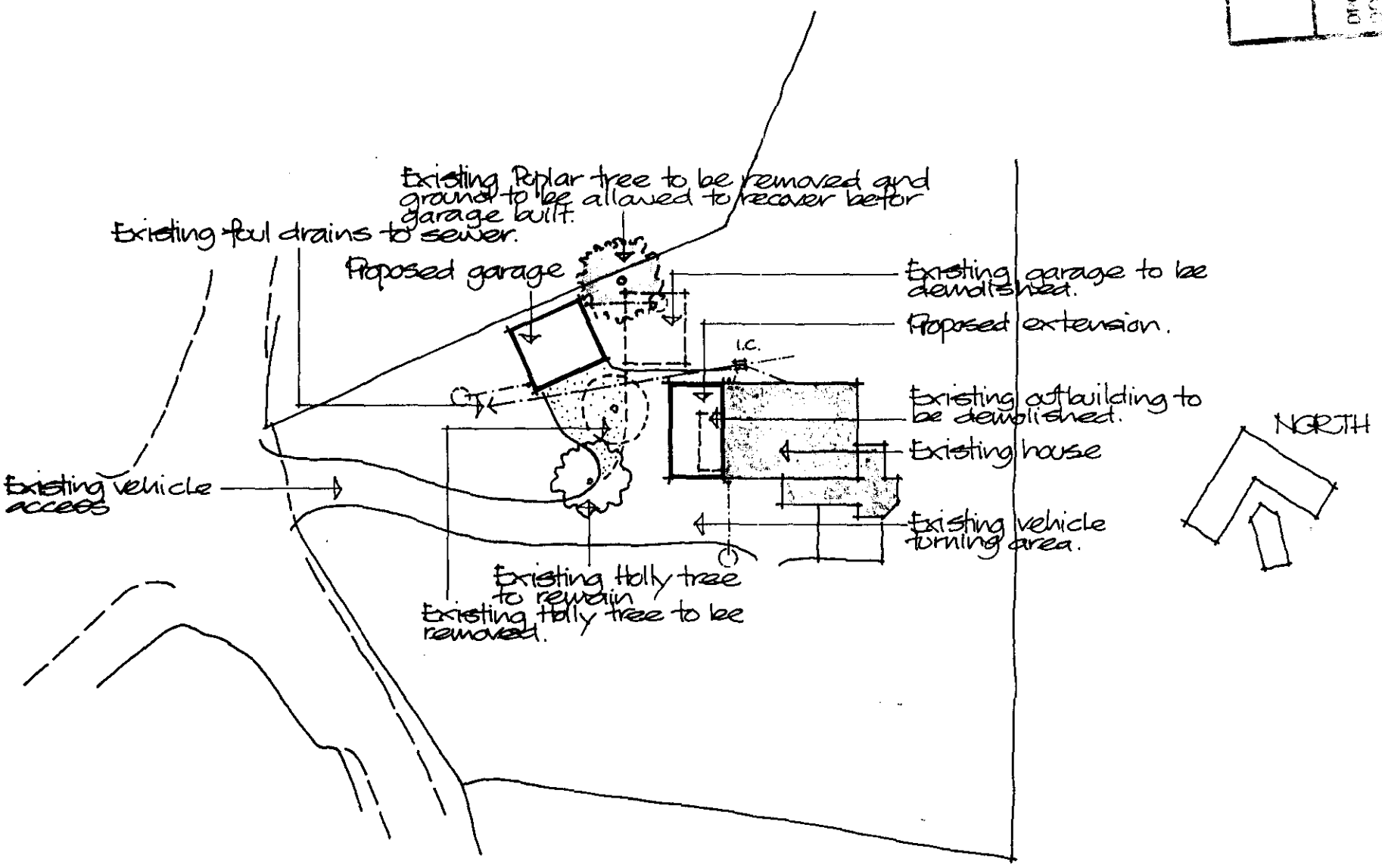
S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993
Attention
Nos.
PO
SC
Action by
Discuss with
Reply
Acknowledge YES/NO
Date

Tree not ordered according to Search Sheet. Not in C.A

∴ NFA

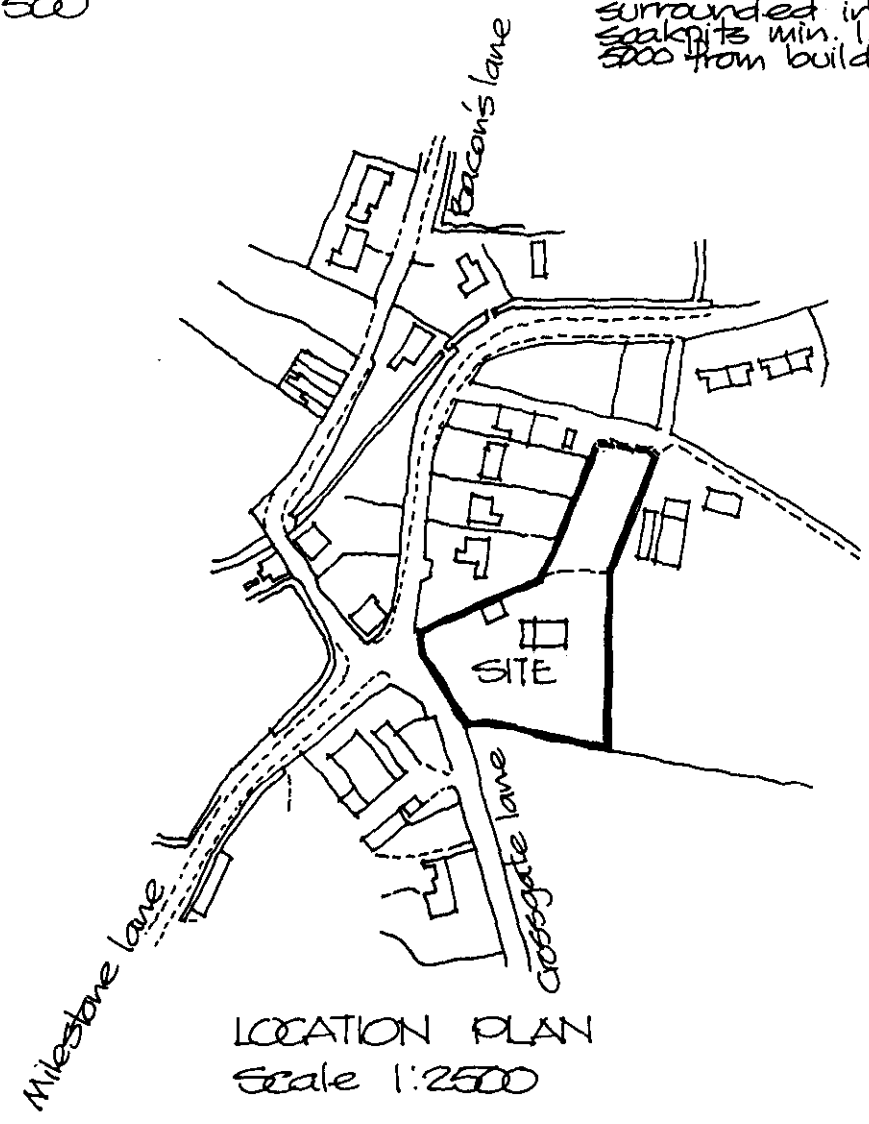
PM 9-12-93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993
File Nos.
Acknowledge



BLOCK PLAN
Scale 1:500

100mm dia. rainwater downpipes connected to 110mm dia. U.P.V.C. drain fall 1 in 40 surrounded in 100mm pea gravel to soakpits min. 1.000 metre cubic at least 5000 from building.

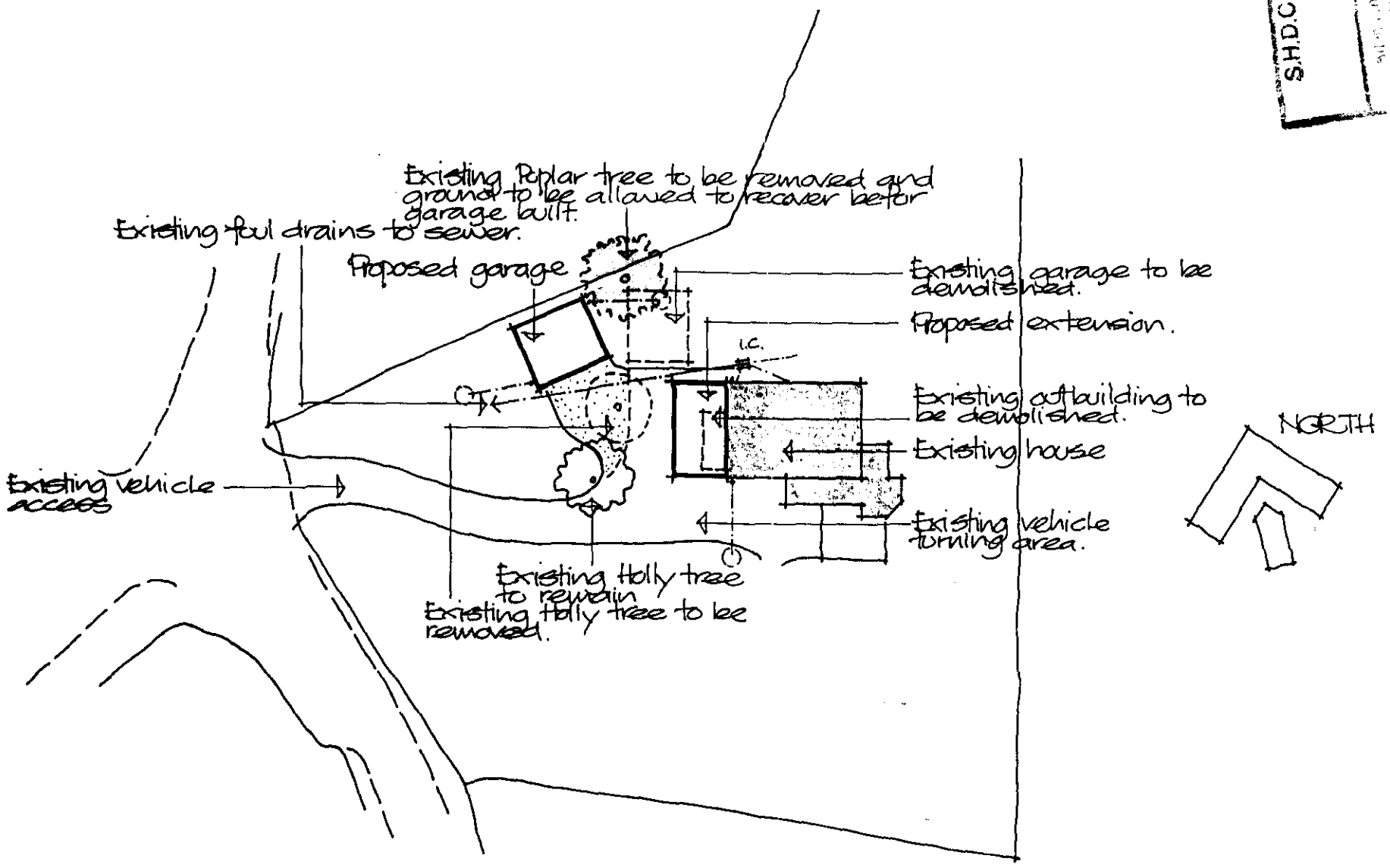


LOCATION PLAN
Scale 1:2500

SITE PLANS
PROPOSED EXTENSIONS TO HOUSE
AND NEW GARAGE
61 CROSSGATE LANE, PINCHBECK.
FOR MR & MRS M.J. HUDSON

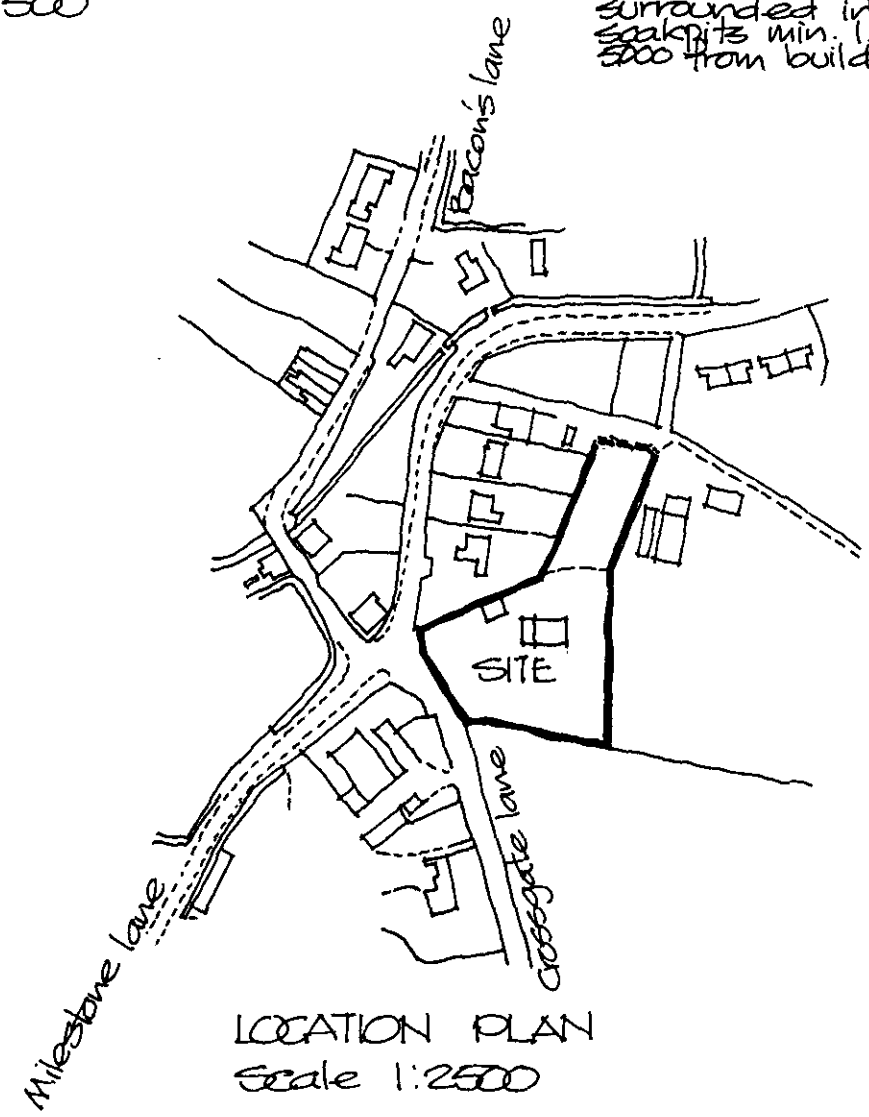
Sept. 93. Revised Nov. 93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993



BLOCK PLAN
Scale 1:500

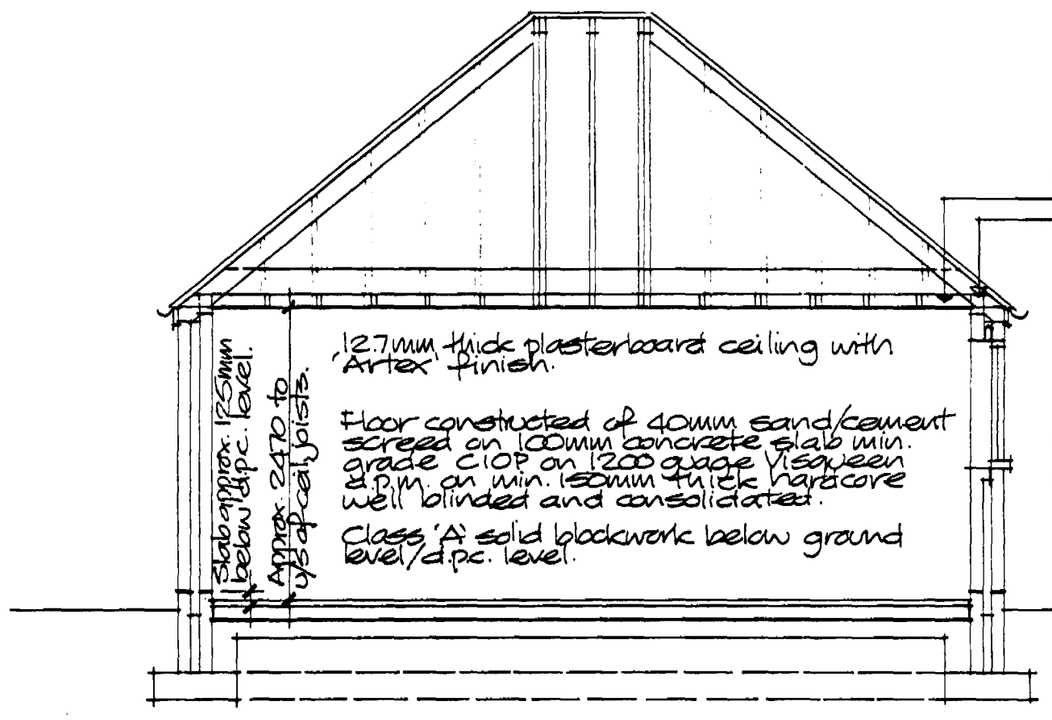
100mm dia. rainwater downpipes connected to 110mm dia. U.P.V.C. drain at all 1 in 40 surrounded in 100mm pea gravel to soakpits min. 1.000 metre cubic at least 5000 from building.



LOCATION PLAN
Scale 1:2500

SITE PLANS
PROPOSED EXTENSIONS TO HOUSE
AND NEW GARAGE
61 CROSSGATE LANE, PINCHBECK.
FOR MR & MRS M.J. HUDSON

Sept. 93. Revised Nov. 93



SECTION C-C

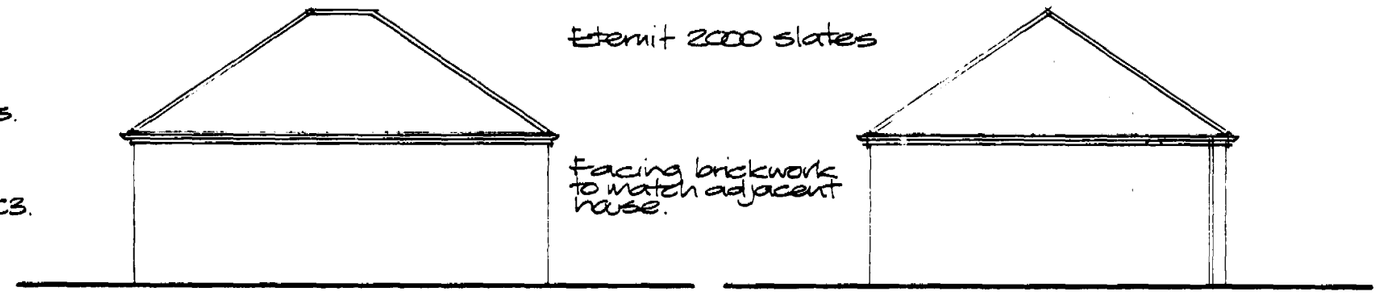
Roof constructed of Eternit 2000 rectangular slates installed to manufacturers recommendations on 25x38 Celcured battens on sarking felt.
Gangnail trusses to comply with BS 5268 part 3.
Built up section of roof constructed of:
38x125 common rafters except where specified which are 38x150 at 450 cts.
38x150 hip rafters
65x200 ceiling binders (2no.) at max. 1.800 cts.
38x100 ceiling joists at 450mm cts.
All structural timber to be stress grade SC3.
Roof pitch 35°
30x5mm mild steel straps to be provided at average 1.800 cts around roof perimeter.
38x100 sub ceiling joists at 450mm cts.
Timber packing between ceiling binder and wall plate.
Solid noggings under mild steel straps between joists.

Redland Redvent or similar roof void ventilator strip to give equivalent of 10mm wide clear ventilation strip.
Ex. 25x125 Celcured fascia board.
112mm h.r. Upvc. gutters with 68mm dia. rainwater downpipes.
Slate seal to tops of cavities.
Standard Boulton & Paul window frame.
I.G. type L1/HD70 steel lintels to all openings to be installed to manufacturers recommendations.
50x100 wall plates.

Cavity walls constructed of approx. 115mm brickwork, 75mm cavity and 100mm standard Celcon blockwork.

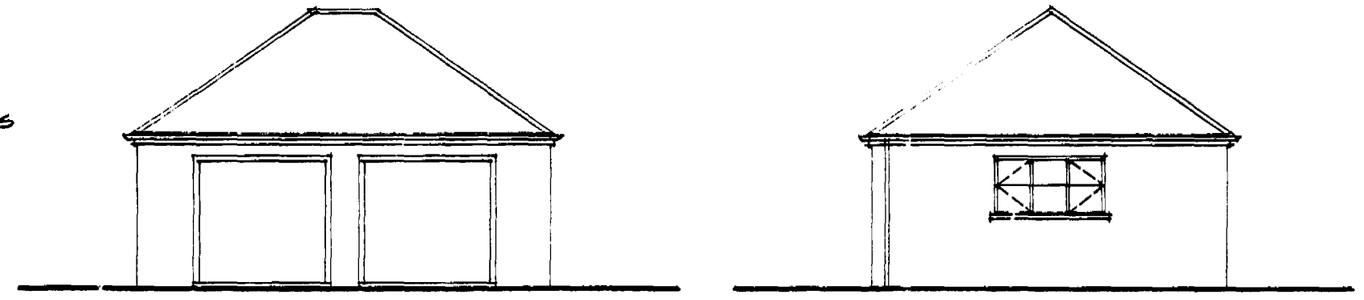
Stainless steel wall ties to be provided at 450mm cts vertically and max. 600mm cts horizontally.

Hyload d.p.c. to be minimum of 150mm above ground level.
Concrete fill to base of cavity to within 200mm of d.p.c. level.
225x700 concrete strip foundations min. 750mm deep (1.000 in shrinkable soil) foundation concrete to be min. grade C15P.



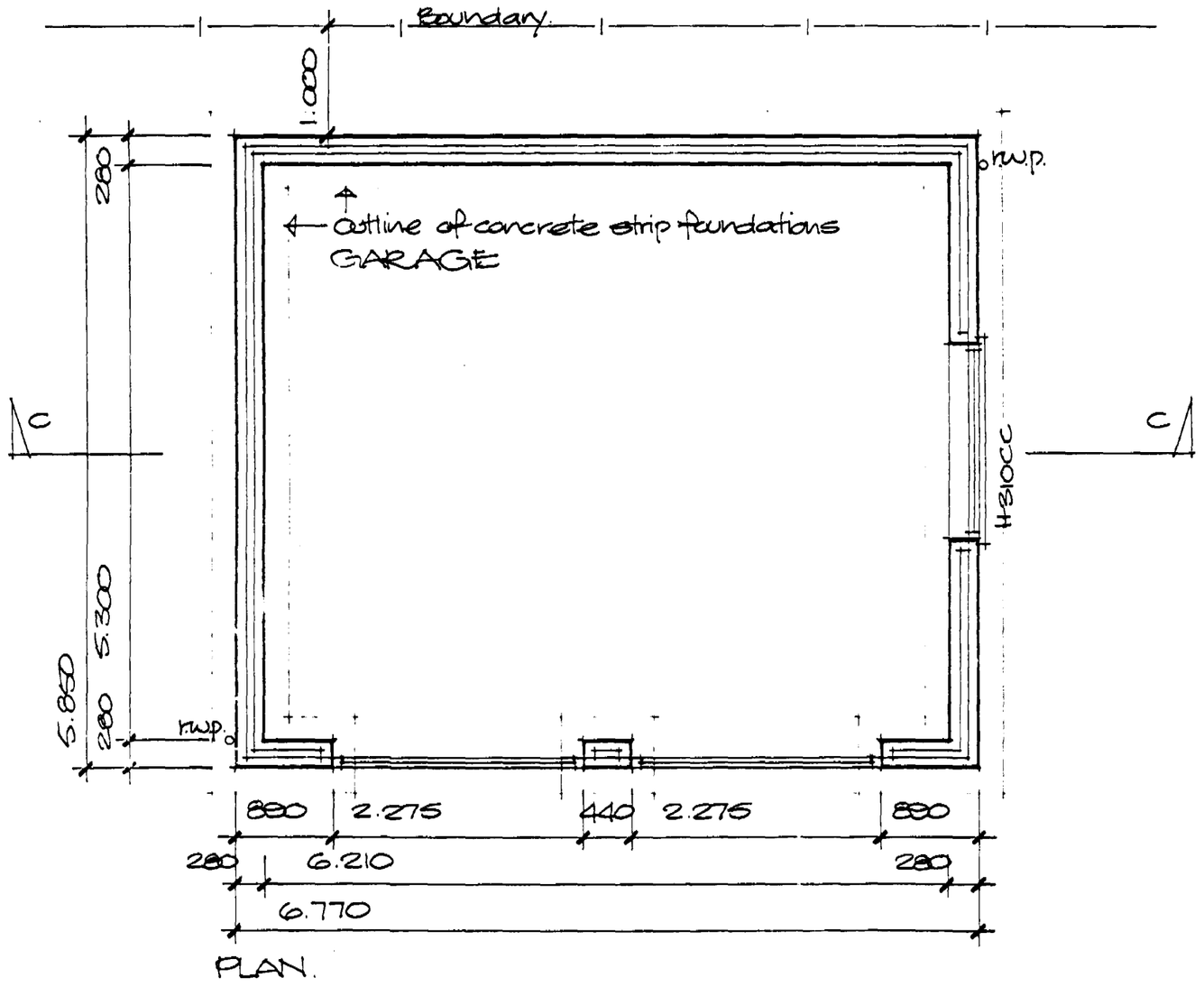
REAR ELEVATION

SIDE ELEVATION

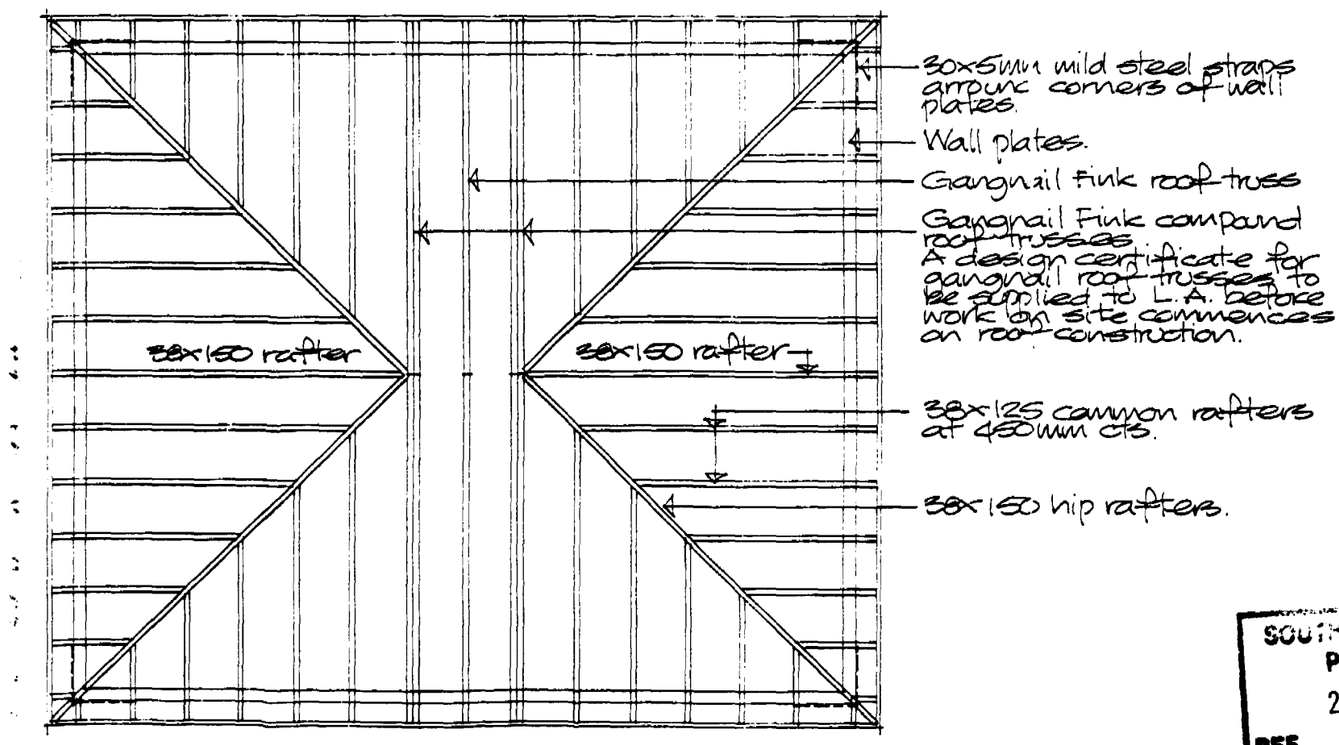


FRONT ELEVATION

SIDE ELEVATION



PLAN.



ROOF STRUCTURE PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF 0932/93

GARAGE

PROPOSED EXTENSIONS TO HOUSE AND NEW GARAGE
61 CROSSGATE LANE, PINCHBECK.
FOR MR & MRS M.J. HUDSON

Scales 1:50 & 1:100 September 93

Cavity walls constructed of approx. 105mm thick facing brickwork, 50mm cavity and 100mm thick standard dense blockwork. 75mm Crown Dritherm cavity insulation installed to manufacturers recommendations. 'U' value = 0.58 w/m²deg.c. 'U' value at reveals = 0.66 w/m²deg.c. Stainless steel wall ties to be provided at 450mm cts vertically and max. 600mm cts horizontally.

Code 5 lead finish to bay window with lead stepped flashing with cavity tray d.p.c. Lead roll joints at approx. 500mm cts.

Lead to be laid on 18mm thick exterior grade plywood on 38x100 rafters at 400mm cts with general framing to be 38x100 including ceiling joists at 400mm cts.

Eaves detail to be agreed

Refer to separate calculation sheets for details of steel beam supporting first floor partition.

Internal wall finish to internal walls except studwork to be 11mm thick sand/cement render with 2mm thick 'thistle' finish.

Floor constructed of 18mm thick flooring grade T&G chipboard on 50x100 tanalised timber sleepers on 50mm thick 50 grade Jablite insulation on 100mm concrete slab min. grade C10P on 1200 gauge polythene d.p.m. on min 150mm hardcore well blinded and consolidated

SECTION B-B

Roof constructed of natural slates to match existing on 25mm x 38mm tapered battens on 38mm x 19mm tilting fillet on felt on built up roof constructed of:

50x150 common rafters at 450mm c.c.
100x150 principal rafters
100x100 ceiling joists at 450mm cts
100x100 ceiling girder
50x100 hangers
75x225 purlins
100x225 hip rafters
100x100 hip end
50x150 collars.

All structural timber to be stress grade SC3. Roof pitch to match existing. Wall plate to be 50x150 100mm wide steel straps to be provided at average of 1800 cts to roof perimeter. 300mm min. straps from stub ceiling joists over top joists.

50x150 stub ceiling joists joined to adjacent cross joist with timber connectors, joists to be at 450mm cts and fixed to rafters with galv. noggings under mild steel straps central on joists.

150mm thick glass fibre quilt roof insulation laid between ceiling joists.
Sealand Redvent or similar roof void ventilator strip to give equivalent of 10mm wide clear ventilation gap.
Eaves fascia to tops of cavities.
114mm min. UPVC gutters with 68mm dia. rainwater downpipes.

New windows to be single glazed with laminated glass to lower sashes of new first floor windows.
Existing window to new bathroom to be reglazed with obscure glass.
All new timber window frames to be fitted with trickle ventilator grilles to give not less than 6000 square millimetres of ventilation per room.

I.G. type LI/HD70 steel lintels to all openings in external walls to be installed to manufacturers recommendations. Cavity tray d.p.c.s to be installed above each lintel except bay window.

Timber panelled reveals to window openings to match style of existing.
Moulded skirtings to match existing.

Artificial stone cill to match existing with d.p.c under.

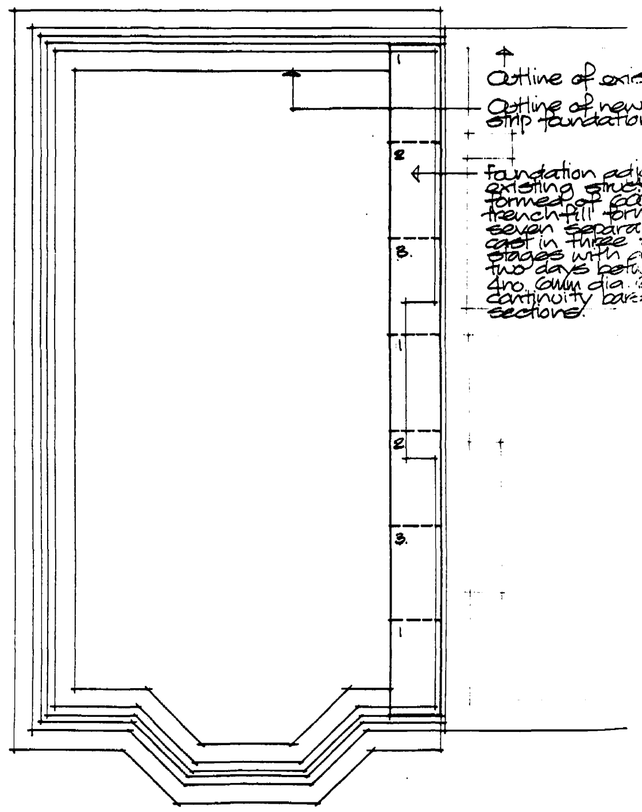
Cavity tray d.p.c.
Link d.p.c between external d.p.c. and internal d.p.c./d.p.m.

Hyload d.p.c. with d.p.m. lapped over inner skin to be min. of 150mm above ground on outer skin.
Concrete fill to base of cavity to within 200mm of lowest d.p.c.

225x100 concrete strip foundations min. 750mm deep (1000 in shrinkable soil)
Foundation concrete to be min. grade C15P.



FRONT ELEVATION



FOUNDATION PLAN



SIDE ELEVATION

600mm minimum.

Natural slates of size and type to match existing.

Min. 300mm

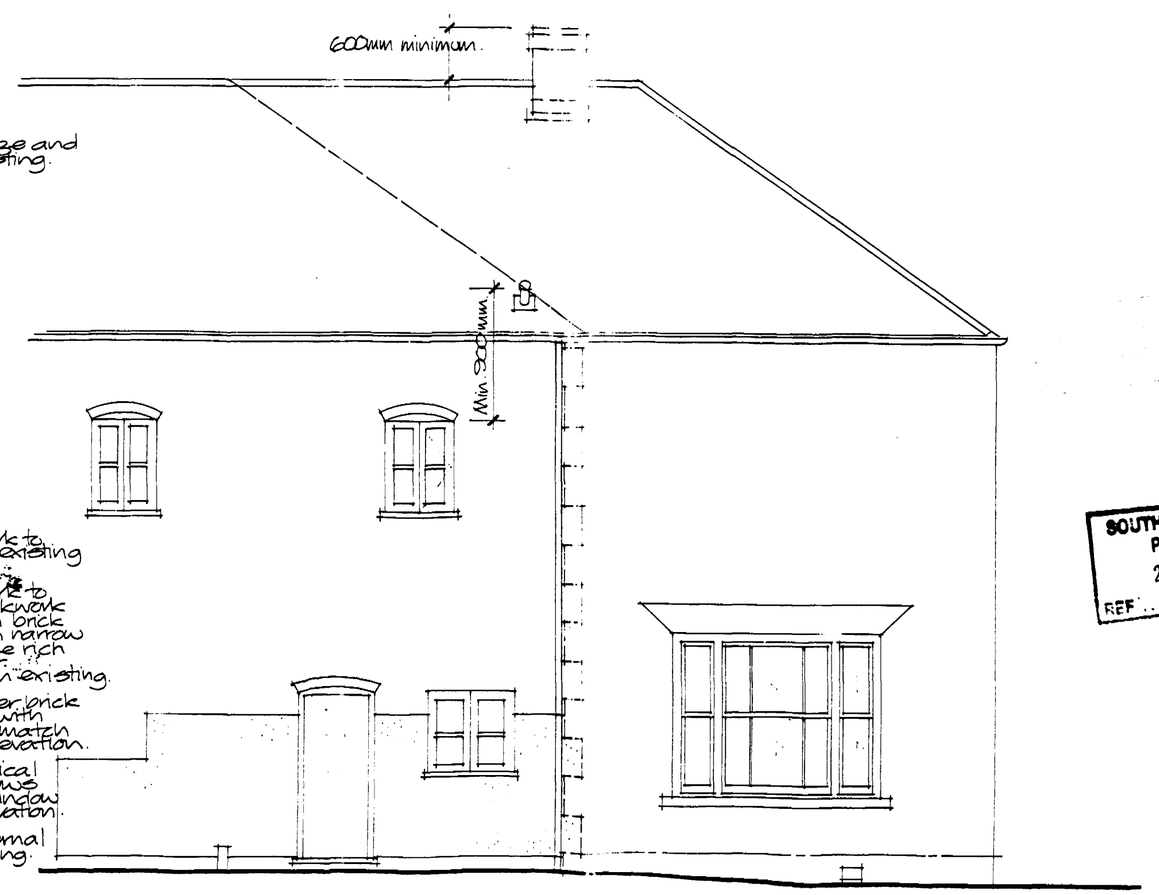
New facing brickwork to be block bonded to existing brickwork.

New facing brickwork to match existing brickwork to front elevation in brick colour and size with narrow joints pointed in lime rich sand/cement mortar. Brick bond to match existing.

4 course deep rubber brick dentil course with cross joints all to match existing to front elevation.

Timber framed vertical sliding sash windows to match existing window design to front elevation.

Artificial stone external cills to match existing.



REAR ELEVATION.

SOUTH HOLLAND D.C.
PLAN DEPT.
29 SEP 1993
REF. 0932/93

ELEVATIONS AND SECTION

PROPOSED EXTENSIONS TO HOUSE AND NEW GARAGE
61 CROSSGATE LANE, PINCHBECK.
FOR MR & MRS M.J. HUDSON.

Scale 1:50 September 93

Code 5 lead flashing to flue.
Ridge capping to match existing

First floor ceilings formed of 9.5mm foil backed plasterboard with Artex finish and Gyproc coving.

First floor stud partitions formed of 50x75 s.w. studs at 400mm ctrs. with 12.7mm plasterboard and skim to both sides.

Ground floor ceiling formed of 12.7mm plasterboard with Artex finish and Gyproc coving.

Suspended floor constructed of 18mm thick flooring grade chipboard on 50x200 joists at 400mm ctrs.

Herringbone or solid strutting to centre of span.

30x5mm mild steel lateral restraint straps between floor joists and walls at max. 2.000 (average 1.800) ctrs. Straps to extend over at least 3no. joists where walls and joists parallel and to have min. 38x100 noggings under straps.

2no. 100mm and 1no. 150mm wide L.G. box lintels to door opening in existing and new wall. Timber panelled linings to new opening to match style of existing.

Flexcel packing approx. 65mm thick between existing wall and new foundation.
20mm thick Flexcel between existing and new foundations.

Approx. 2950

Approx. 3180 to be checked on site

SECTION A-A

B

Remove existing gully and seal off redundant drain.

Existing inspection chamber.

New 100mm dia. Hepsleeve flexible jointed drain from new soil and vent pipe to existing connection in inspection chamber. Drain to be surrounded in 100mm pea gravel.

Existing r.w.p.

LOUNGE

UTILITY

W.C./SHOWER

KITCHEN

SITTING ROOM.

HALL

DINING ROOM.

Suitable fixing and fixing points to be provided to each side of open fireplace. Flue to be capable of burning smokeless fuel. Clay flue linings to BS 1181 with min. internal dia. of 225mm or 165mm square. Sockets to be uppermost.

100mm dia. asbestos cement ventilation ducts to fresh open fireplace. Brick up 2no. bricks with liners to ends of vent ducts.

Line of steel beam over.

500 min.

100mm thick Celcon standard blockwork from top of concrete floor slab to underside of floor joists.

Existing central heating to be extended to new extension.

Internal skin of cavity wall to be tied to existing with Furfix strips

New r.w.p. 50mm dia. galv. steel roof support posts at junctions of window frames.

8.200 to be checked on site

7.640 to be confirmed

280 280 4.380 110 4.780

GROUND FLOOR AS PROPOSED

30x5mm mild steel angle tie between wall plates.

75x225 hip rafter

75x200 ceiling binder

50x100 hanger

75x125 principal rafter

50x200 collars

Structural timber to be at least 200mm from flue.

Top section of chimney stack to be rebuilt and raised and to include existing and new flues. New section of existing flue to have flue liners as new flue. Existing fireplace in bedrooms to be sealed off.

Wall plate

75x225 purlin

ROOF STRUCTURE PLAN

Bathroom ventilation: Install mechanical extract fan capable of extracting at a rate of not less than 15 litres per second.
Existing window vent = 0.34m²
Required 1/20 vent = 0.38m²

110mm dia. UPVC single stack soil and vent pipe within duct with loading point at low level on ground floor.

All above ground drainage to comply with BS 5572 for polypropylene waste from bath, shower and existing. Gully 65mm dia. with 75mm dia. inlet. Waste to match boss on all fittings to have 76mm deep seal traps. Combined wastes to be 50mm dia.

Remove existing door and make good frame.

3.400 100 1.000 1.000

BEDROOM 4.

Shower

BATHROOM

LANDING.

BATHROOM.

BEDROOM.

Install mains operated self contained smoke detector/alarm with battery back up. To interlinked alarms to be installed. Units to be installed at least 300mm from any wall or light fitting and max. 3.000 from any bedroom door.

BEDROOM 1.

1no. 100mm and 1no. 150mm wide L.G. box lintels to 2no. new openings in existing walls installed to manufacturers recommendations

Structural timber joists and trimmers to be at least 50mm from outer surface of chimney.

100mm thick common brickwork around flue liners. Flue liners to be bonded into existing.

BEDROOM 2.

BEDROOM 3.

3.300 100 4.240

Approx. 250mm roof projection.

4.500

FIRST FLOOR AS PROPOSED

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PLANS AND SECTION

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