SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0057/94 Received:17-JAN-94 Type:FULL

Name: Mr H & Mrs S Walkers
62 Saxon Close
Spalding
Lincs

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

Description: Kitchen/breakfast extension and conservatory

Location : 62 Saxon Close 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 The bricks and roofing tiles to be used for the construction of the proposed extension, shall match as closely as possible those used for construction of the existing building.

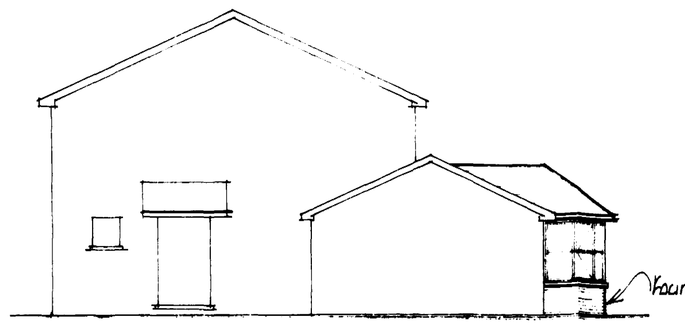
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
23-FEB-94 H16/0057/94

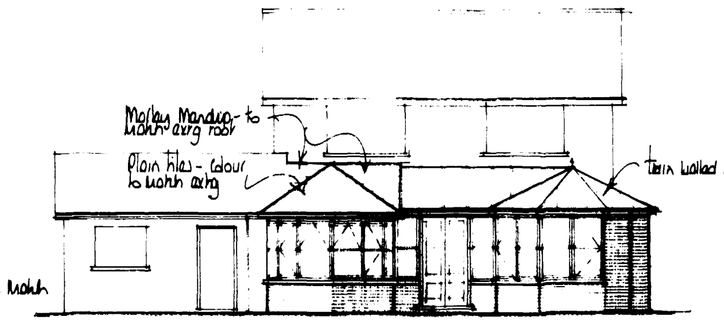
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

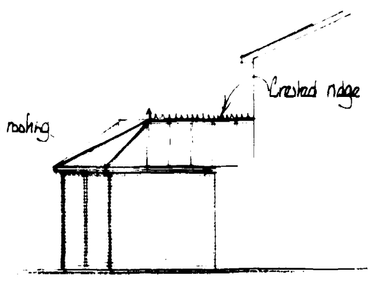
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



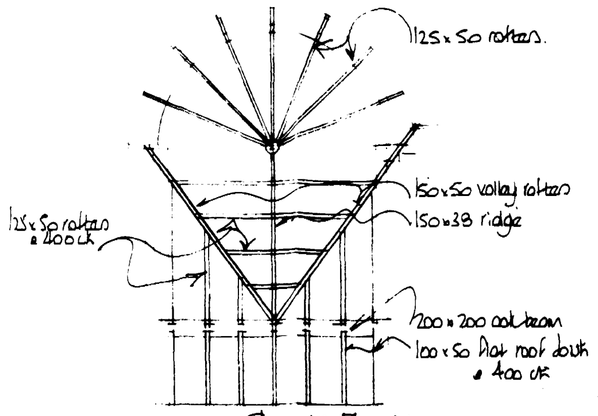
south



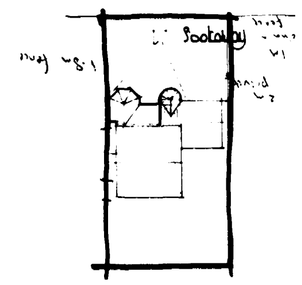
east



north



roof plan



block plan

Foundations

Foundations to be C20P arade concrete.

For 265 mm walls Foundations to be 700 x 230mm

Foundations to be taken down to a firm load bearing strata min. 1.0 m if in invirable and to be agreed with the requirements of the L.A. Building Control Dept.

Floor Construction

65 mm t/c screed reinf. with chicken wire mesh.
100 mm C15P oversite concrete.
1200 g polythene dpm lapped with dpc in walls
75 mm Styrofoam Aperlite 500 insulation.
25 mm sand blinding
100 mm min. compacted hardcore - if in excess of 600 mm to a max. 600 mm the hardcore is to be laid and compacted in layers not exceeding 150mm
1 hump on all vegetable soil beneath proposal.

Wall Construction

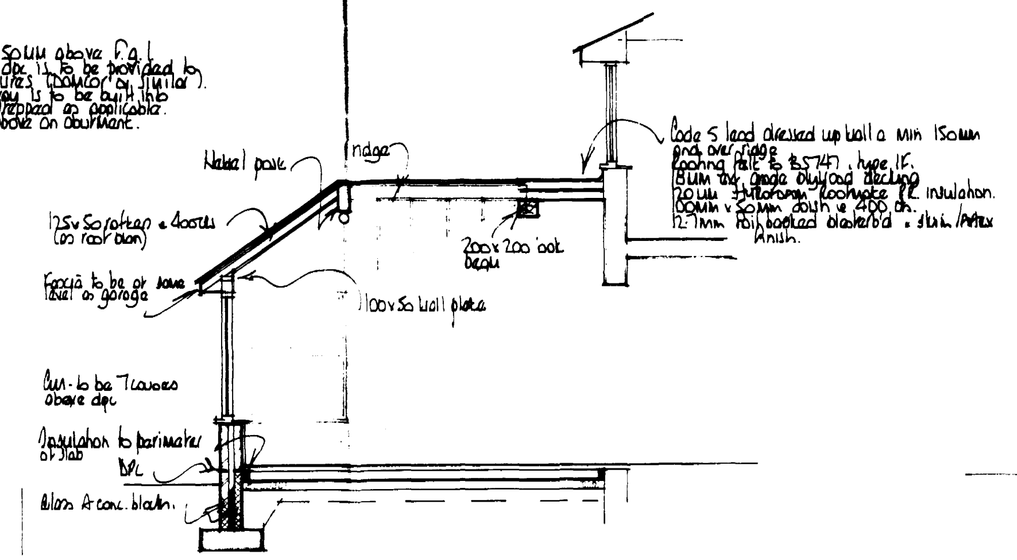
Below Ground.
To be Class A concrete blocks laying to be filled to 225 mm below dpc with lean mix concrete

Cavity Walls
To be 265 mm overall constructed as follows:-
100 mm facing bricks to match exist.
65 mm cavity or similar insulation
100 mm load bearing insulation block ie. Hemelite

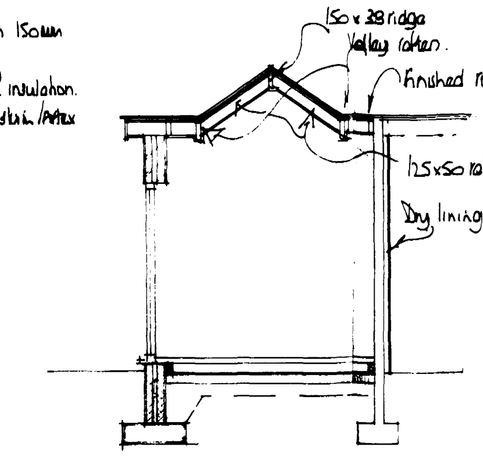
All to be tied together using 3.5 wall ties positioned at distances not exceeding 900 mm horizontally & 450 mm vertically and staggered. To be 225 apart at block jointe vertically at all reveals and returns.

Internal finish to be 12 mm render with gypsum plaster 3 mm finish to give a U value of 0.45 W/m²C.

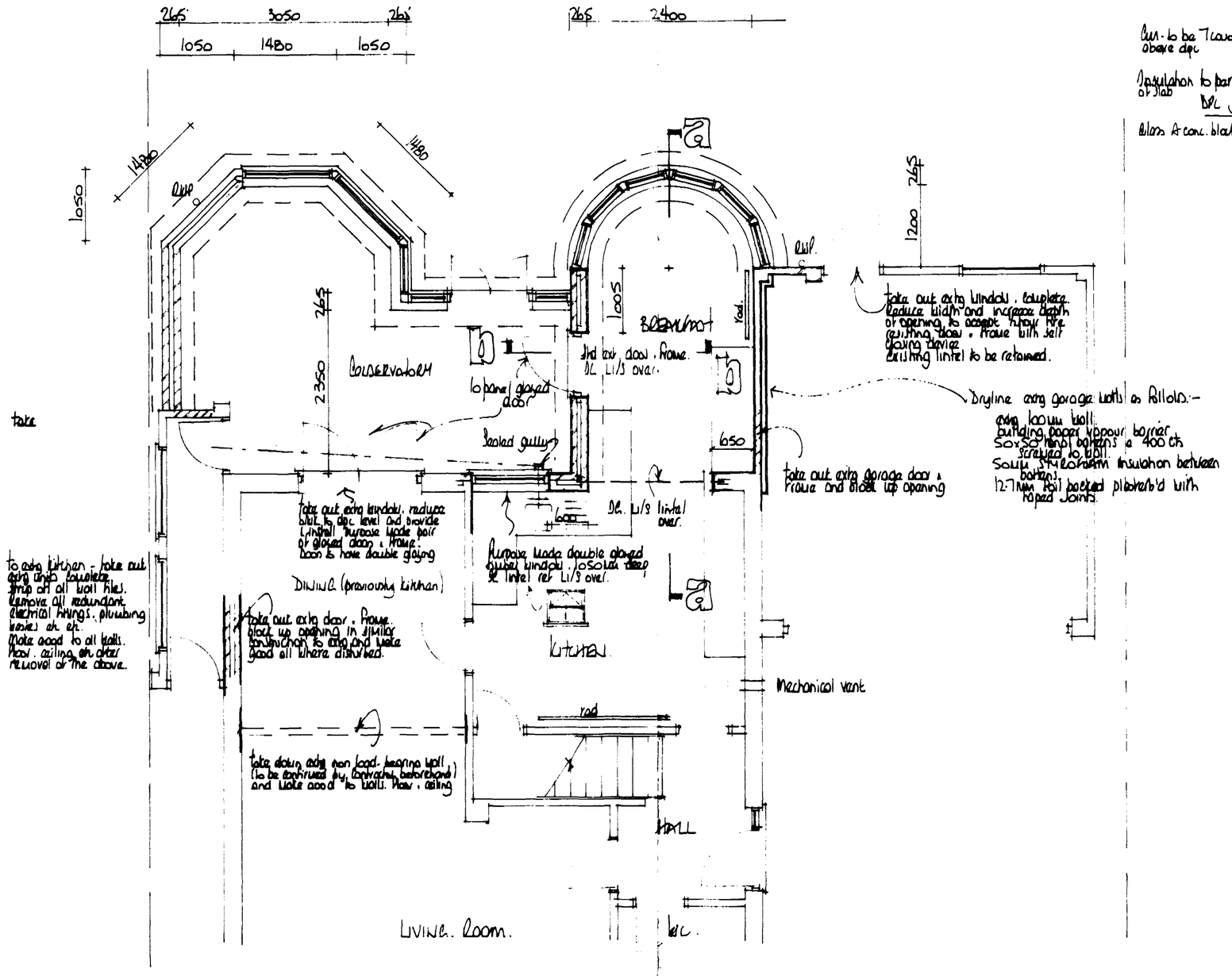
DPC in Walls
To be a min. 150 mm above F.G.L.
To insulation dpc. is to be provided by all cavity closures. (Details by others)
A dpc. cavity tray is to be built into cavity walls prepared as applicable. Immediately above an doorframe.



a – a



b – b



ground floor plan

Lintels

Lintels to cavity walls to be RC., 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 pce 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.

Windows/Doors

To be 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.

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).

Hot Water Systems

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

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

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.

Electrical Installation

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. regulations. Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated to achieve full compliance.

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 sanal 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.

Counter battens

50 mm sanal s/w counter battens, 44 x 12mm nailed to rafters @ 360 ctrs with 65 x 3.35 g nails to secure insulation.

Insulation

100 mm Hemelite Rockwool PE insulation fixed in strict accord with manufacturers instructions.

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 nearly 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.

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.

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.

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.

foul

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100 mm pea gravel bed at a gradient of 1:40

Supply and install where indicate raddaks sealed outlet access pipes to discharge below grating level & above water level.

Supply and install 450mm dia. vac Waste to sink with 15 mm deep trap.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF. H/6/0057/94

DETERMINED
PLAN

A		
	Date	Revisions

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

Client
MR. H & MRS S. WALKER

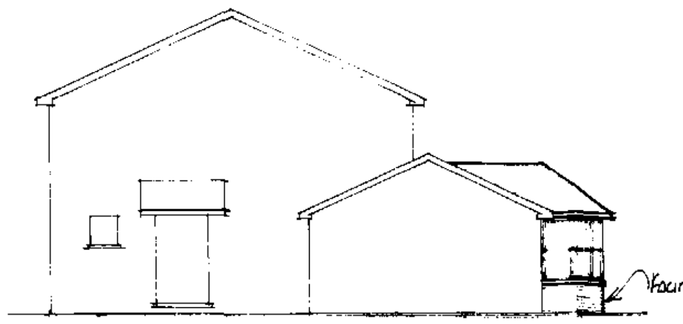
Job Title
KITCHEN/BREAKFAST EXTENSION & CONSERVATORY AT 62 SAXON CLOSE SPALDING.

Drawing Title
PLAN.
SECTION &
ELEVATIONS.

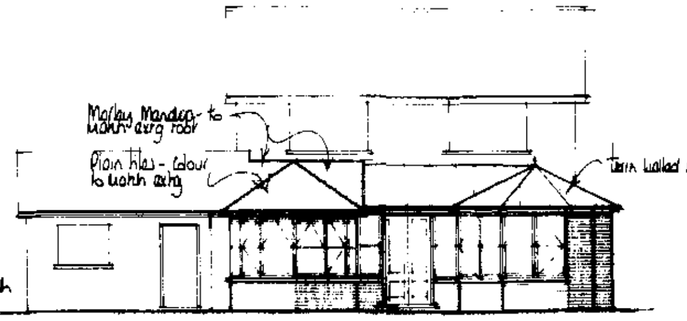
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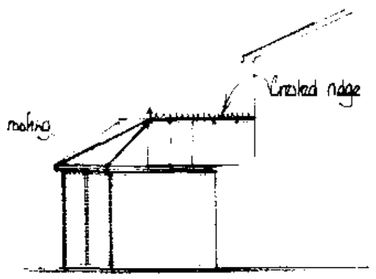
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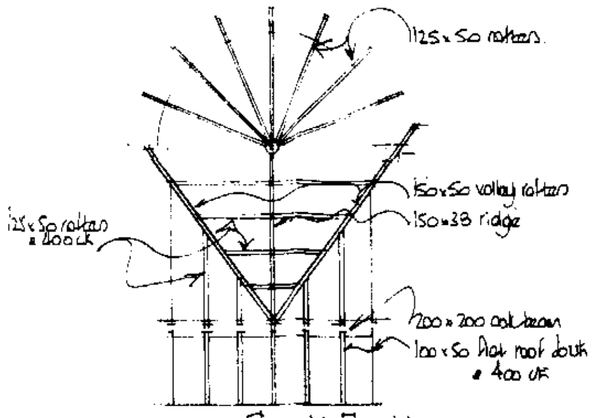
south



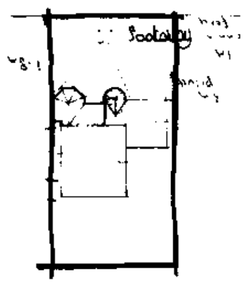
east



north



roof plan



block plan

FOUNDATIONS

Foundations to be C20P mass concrete.

For 265 mm walls Foundations to be 700 x 230mm

Foundations to be taken down to a firm load bearing strata, min. 0.4 m. If in shrinkable clay soils, in accord with the requirements of the L.A. Building Control Dept.

Floor Construction

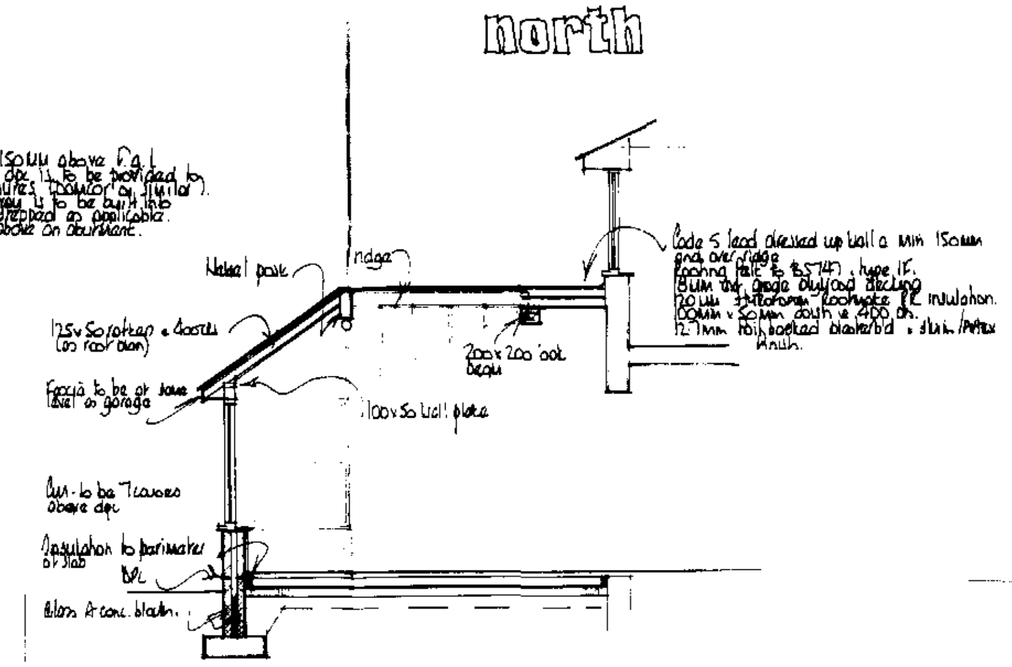
65 mm t/c screed reinf. with chicken wire mesh.
100 mm C15P average concrete.
1200 g polythene d.p.m. lapped with dpc in walls
75 mm Styrofoam Floorboard 500 insulation
75 mm sand blinding
100 mm thick suspended hardcore - if in excess of top NIL of s.v. 300 mm the hardcore is to be laid and compacted in layers not exceeding 150mm thick on all vegetable soil beneath proposal.

Wall Construction

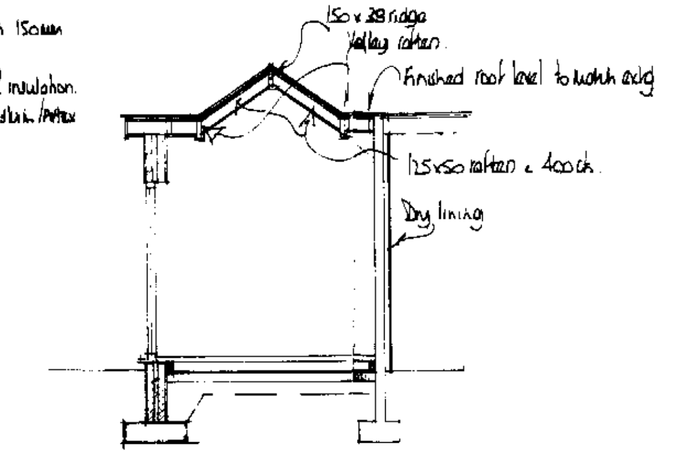
Cavity External.
To be 100 mm A concrete blocks
Cavity to be filled to 225mm below dpc with lean mix concrete

Cavity Walls
To be 265 mm overall constructed as follows:-
100 mm facing bricks to match exist.
65 mm cavity with a suitable insulation
100 mm load bearing insulation block ie. Hemelite
All to be tied together using 3.5 thick hexagonal at 450 mm vertically and 225 mm apart. To be 50 every block course vertically over all openings and returns.
Internal finish to be 13 mm render with Gypsum plaster 3 mm finish to give a max U value of 0.45 W/m²°C.

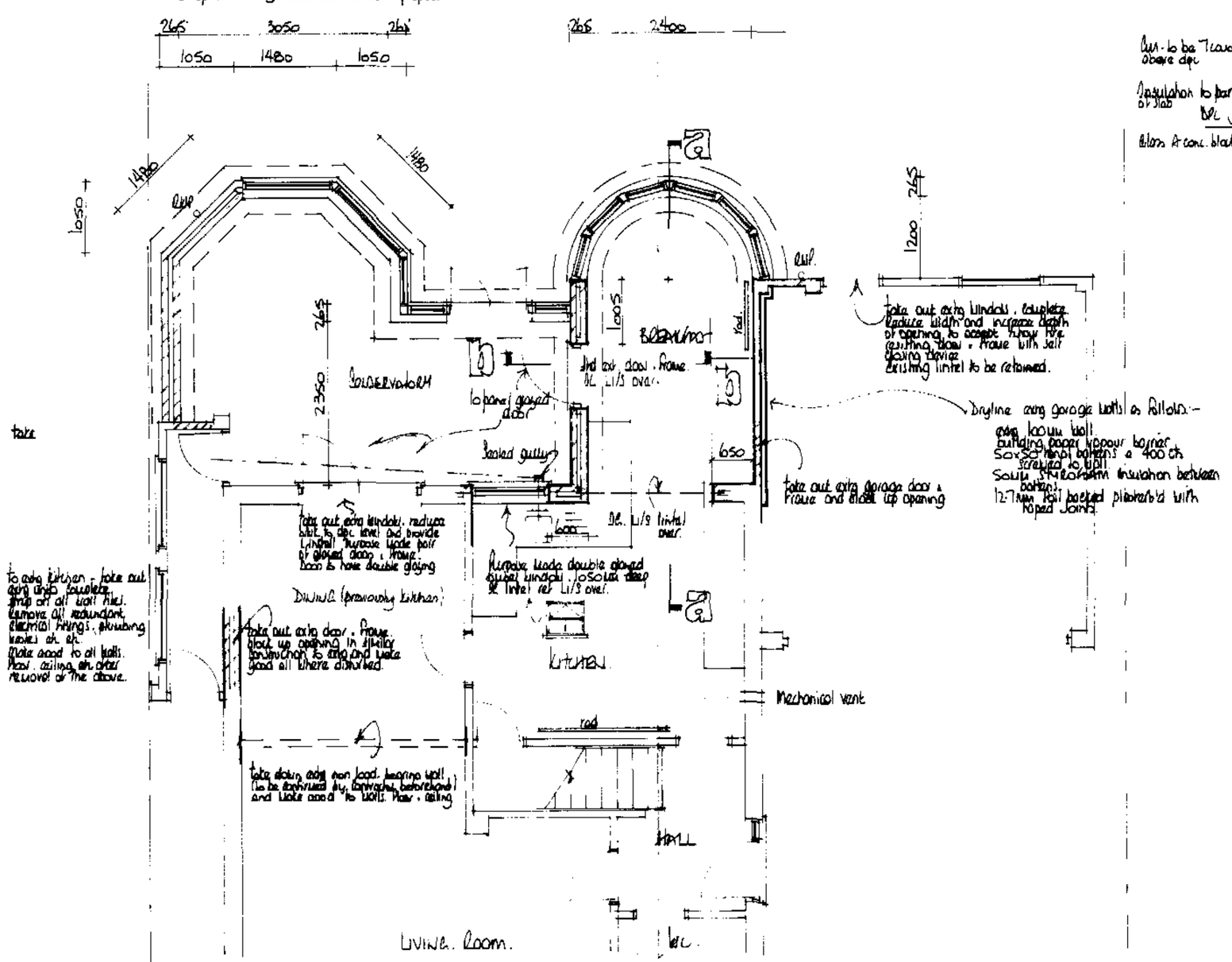
DPC in Walls
To be a min. 150 mm above G.L.
An insulation dpc. is to be provided to all cavity openings (jambs & lintel).
A dpc cavity tray is to be built into cavity walls & stepped as applicable. Installed above on drawings.



a - a



b - b



ground floor plan

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.

WINDOWS/DOORS

To be to be double glazed with sealed units and weatherstripped. Each window to incorporate a controllable trickle vent of 4000mm². 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.

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).

HOT WATER SYSTEMS

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

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

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.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. regulations. Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated to achieve full compliance.

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 trape behind the fascia should be avoided. If necessary a continuous fillet to support the underlay should be provided.

Counter battens
Tanal. 38 x 25 counter battens @ 444 ctrs nailed to rafters @ 300 ctrs with 65 x 3.35 nails to secure insulation.

Insulation
100 mm Styrofoam Floorguard 150 insulation fixed in strict accord with manufacturers instructions.

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 nearly 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.

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.

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.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF. H16/0057/94/...

DETERMINED PLAN

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.

foul
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100 mm pea gravel bed at a gradient of 1:40

Supply and install where indicate reddiatic sealed gully, waste pipes to discharge below grating level & above water level.

Supply and install sloping & one waste to sink with 75mm deep trap.

A		
	Date	Revisions

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

Client
Mr. H & Mrs S. Walker

Job Title
Kitchen/Bedroom Extension & Conservatory At
62 Saxon Close
Spalding.

Drawing Title
Plan.
Section &
Elevations

Scale 1:50 & 1:100

Date Jan 94 | Drawn by AL

Drg. No. 93/150/01 | Rev

