SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0138/94 Received:07-FEB-94 Type:FULL

Name: Mr & Mrs R Austin
108 Roman Bank
Spalding
Lincs

Agent: Helter Design Services
Maytrees
Sutton Crosses
Long Sutton, Spalding
Lincs, PE12 9AT

Description: Two storey extension providing utility, WC and bedroom

Location : 108 Roman Bank 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 a sample of the material to be used for the external walls 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.

You are advised that the Local Planning Authority would not consider LBC common bricks acceptable.

Director of Planning and Building Control Services
15-MAR-94 H16/0138/94

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16 | 0138 | 94

Date Registered 07 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS R. AUSTIN
108 ROMAN BANK
SPALDING
LINCS

Tel. No. SP 712110.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON PE12 9AT.

Tel. No. 0406 364897
(Personal contact name) T. FOWLER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

108 ROMAN BANK SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TWO STOREY EXTENSION providing UTILITY. W.C. & BEDROOM

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.... If you consider no fee is payable include a written explanation instead.

Signed... T. Fowler ..... Date 7th February 94.

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 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 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)	0.1 hectares
B. If building works are proposed, please state extra floor space to be created:	35 sq. metres
C. Please state size of any new structure:- (a) max. height:	5 metres
(b) max. length:	5.1 metres
(c) max. width:	3.5 metres
D. Please state type and colour of materials for facing external walls:	RED BROWN BRICK TO MATCH
E. Please state type and colour of roofing materials.	LIGHT GREY POLY ROOF (FLAT)
F. 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.

OLD STORE & W.C.

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?

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: TO 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.		➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. B16/0800/92

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).

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 T. ..... (~~Applicant~~ / Agent) Date 7/2/94

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 T. ..... (~~Applicant~~ / Agent) Date 7/2/94

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16\0138\94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

		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 (See separate sheet)	
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:	

Press
PC
WM
Residents

Case Officer: David Geddes

Senior Officer Confirmed .....

Date 9/2/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Outbuilding adj currently at rear.
Boundaries :
Site Features : Boundaries well screened. Shared path runs through site. Detached garage.

Inspected by DMC
Date 16/2

Site Notice posted by
Date
Expiry DMC 16/2

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMC 16/3

Although proposed has flat roof, not too prominent from highway. Existing building has no real architectural importance. Not considered to be sufficient reason to refuse application for this reason therefore. Neighbours not materially affected in my opinion.

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

Approve (or equiv) Refuse (or adverse)

Signed ..... Date..10/3

~~Notes:~~

~~Disabled~~
~~Prev conditions~~
~~Amended plans -~~
Dwg no:
~~Received:~~

CONDITIONS/~~REASONS:~~

(1) (2) TL 1

Before the development hereby permitted is commenced a sample of the material 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.

Note

(3) SNA You are advised that the Local Planning Authority would not consider L.B.C. common bricks acceptable.

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70.

Receipt No P3892

Date first Rec'd 07 FEB 1994

Registration

Reference H16/0138/94

Cross-Ref —

Date 8/2/94

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 359m

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 £ 70.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 193 OS Plots
Grid ref 529520 333120

Ward SP Parish SPALDING

Inside IBD YES 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 1
AIR Safeguard —
LIN Elect —
PIP Pipe —
CON Waste/contamin —

Linked to site Ref —
Linked to property Ref 024642

Dist Bound —
Other: —

Planning Records:
Earlier apps 1346/93 ✓

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0138/94

FULL

Applicant: Mr & Mrs R Austin
Tel: 0775 712110

Agent: Helter Design Services
0406 364897 T Fowler

Description: Two storey extension providing utility, WC and bedroom

Location: 108 Roman Bank
Spalding
Lincs

Valid date:	07-FEB-94	Terminal date:	04-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	14-FEB-94	Report deadline:	16-MAR-94
Inspected by	21-FEB-94	Agreed TD Ext:	
Extra contacts	28-FEB-94	Case Officer:	
Report if not clear by 14-MAR-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 35 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: HAZ

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~14~~ 16-FEB-94	~~04~~ 09-MAR-94
Cllr E N Davies	10-FEB-94	17-FEB-94
Cllr J Goodley	10-FEB-94	17-FEB-94
Cllr Mrs D F Davies 0406 380546	10-FEB-94	17-FEB-94

L.C.C. - No Objections 17/2/94

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 : P3852
Date received : 07-FEB-94

Received from

P & R Austin

Address

108 Roman Bank
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0138/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0357/94 Received:11-APR-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs R Austin
108 Roman Bank
Spalding
Lincs

Agent: Helter Design Services
Maytrees
Sutton Crosses
Long Sutton
Spalding Lincs

Description: Details of brick type - 73mm blended common
(Condition 2 of application H16/0138/94)
Location : 108 Roman Bank Spalding
Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

21-APR-94 H16/0357/94

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0138/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0292/94 Received:23-MAR-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs R Austin
108 Roman Bank
Spalding
Lincs

Agent: Helter Design Services
Maytrees
Sutton Crosses
Long Sutton, Spalding
Lincs, PE12 9AT

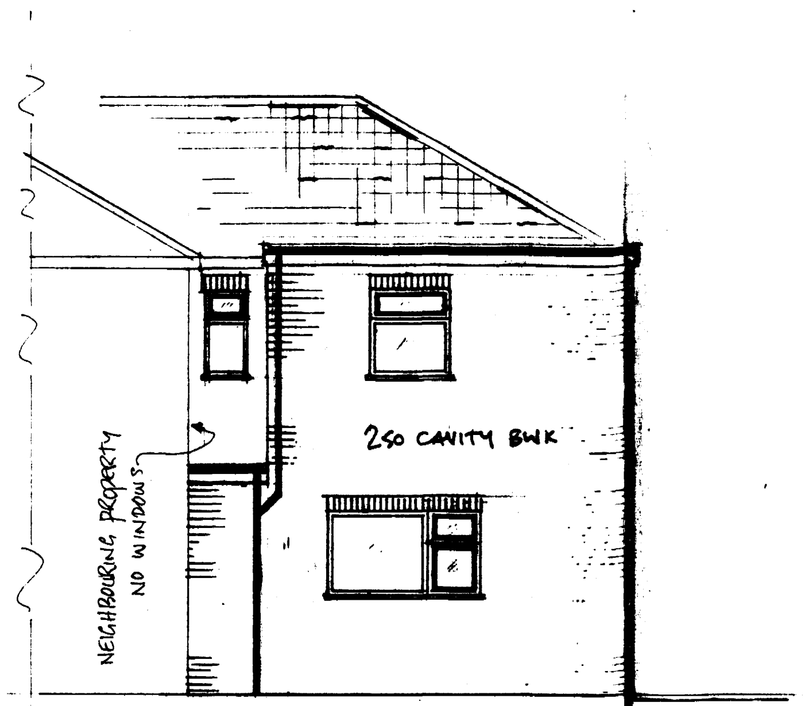
Description: Type of brick - Balwin (Condition 2 of H16/0138/94)

Location : 108 Roman Bank Spalding
Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

07-APR-94 H16/0292/94



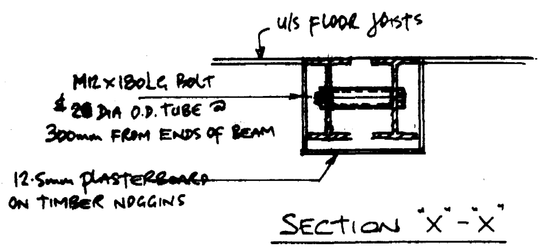
PROPOSED NORTH WEST ELEVATION

Scale 1:50

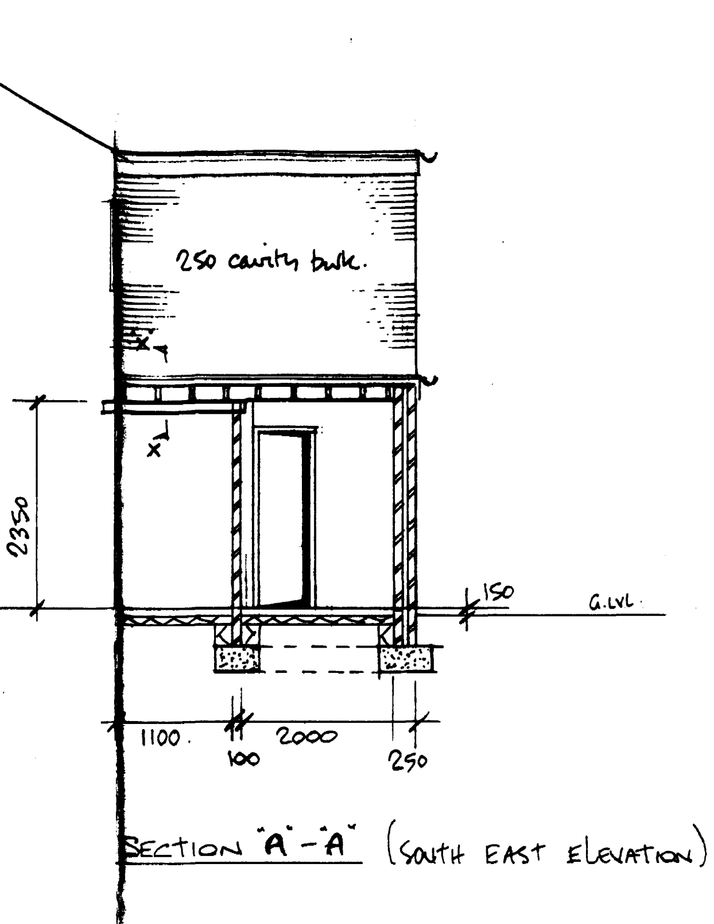


PROPOSED SOUTH WEST ELEVATION

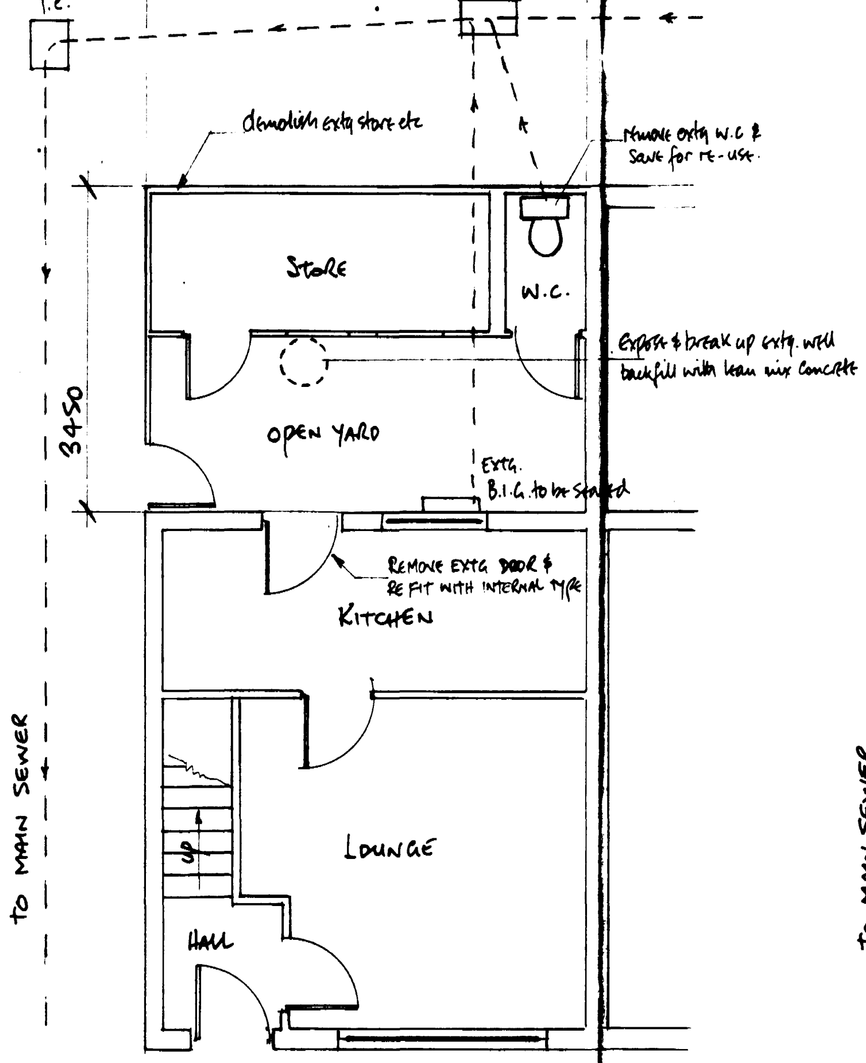
Scale 1:50



SECTION "X"-"X"

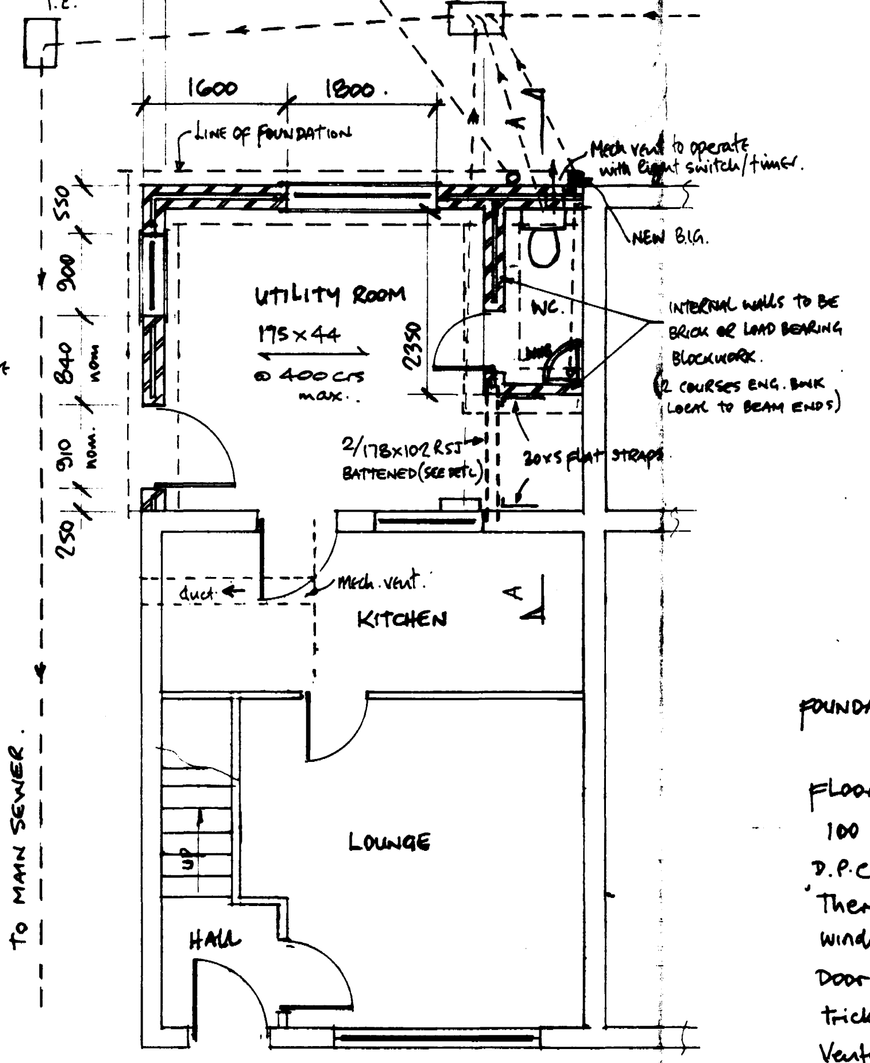


SECTION "A"-"A" (SOUTH EAST ELEVATION)



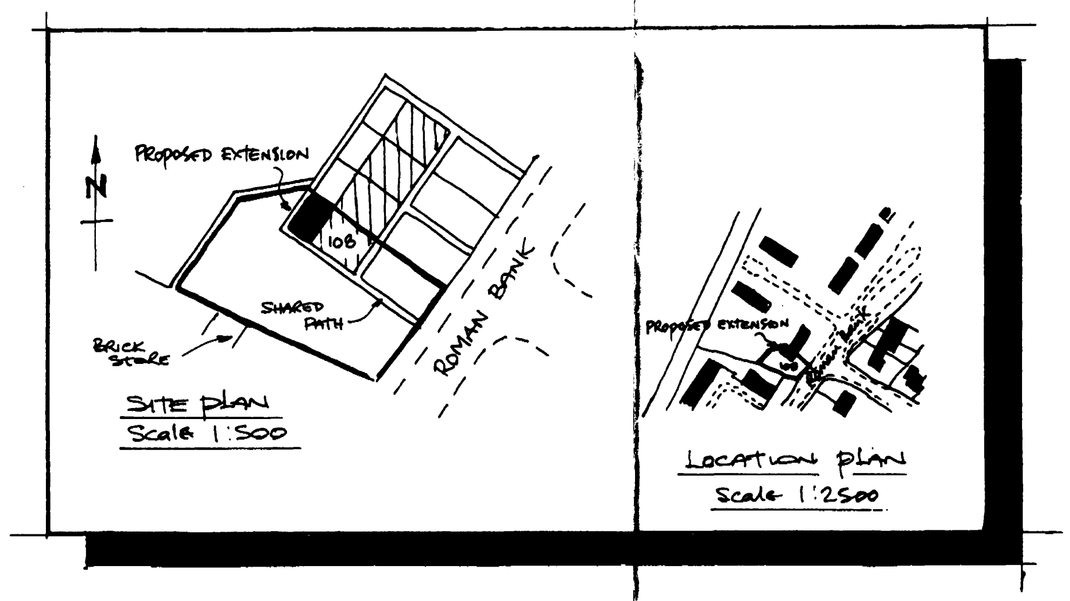
EXISTING GROUND FLOOR PLAN

Scale 1:50.



PROPOSED GROUND FLOOR PLAN

Scale 1:50.



SITE PLAN

Scale 1:500

LOCATION PLAN

Scale 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
07 FEB 1994
REF. S1.38/94

FOUNDATIONS: - Concrete strip 600 widt x 300 THK to cavity walls
— " — 500 widt x 300 THK to single leaf
} depth 450mm to top of strip subject to L.A. inspection

FLOOR CONSTRUCTION : 50 THK sand/cement screed on 100 THK conc slab on 1200gge polythene dpm on 100 THK consolidated & blinded hardcore. dpm to overlap wall d.p.c.

D.P.C - 100 widt black upvc for walls, vertical to all reveals to window & doors

"Thermabatt" cavity closer to achieve min of 1.2 $W/m^2°C$ 'U' value.

Windows to be timber (double glazed) from John Carr range or similar

Door to be timber from John Carr range with glazing to critical areas to be toughened glass to BSG202 & 6206

trickle ventilation of no less than 4000 mm^2 to habitable rooms

Ventilation to kitchen & W.C. by Mech. Electric fan at the rate of 15 litres/sec for W.C. & 60 litres/sec. for kitchen (worked off light switch for W.C with 20 min overrun)

Floor level of extension to be as existing

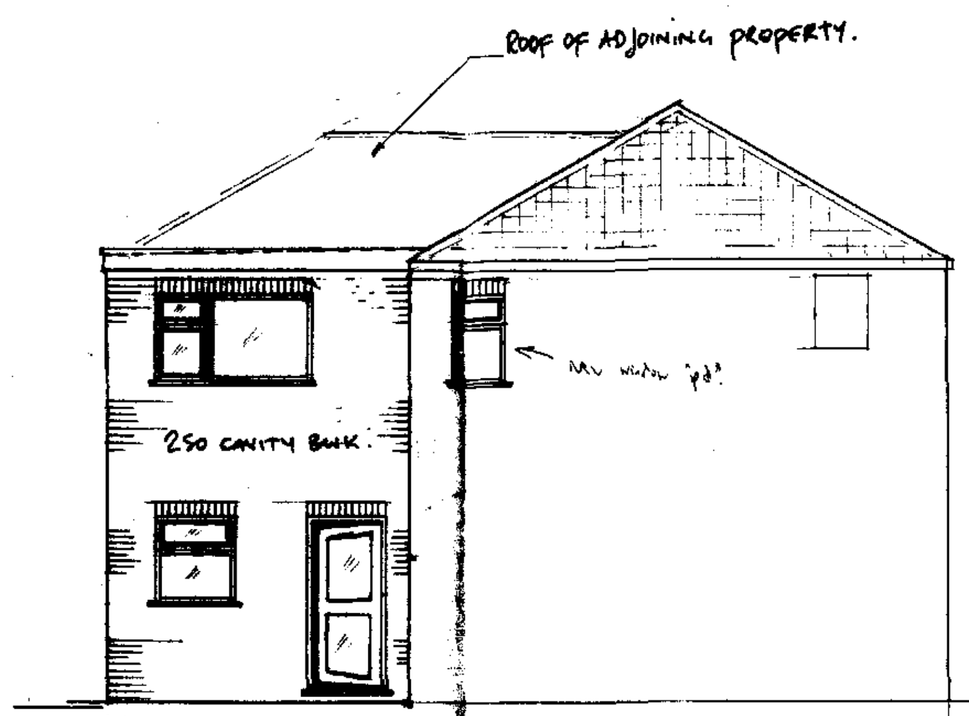
DETERMINED PLAN

HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON
SPALDING
LINCS PE12 9AT TEL: 0406 364897

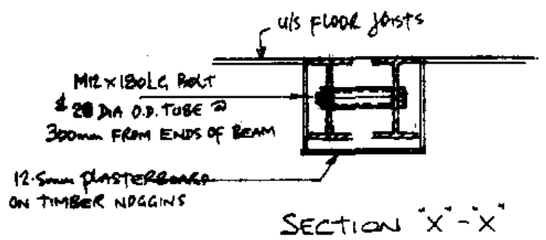
PROPOSED UTILITY, TOILET & BEDROOM at 108 ROMAN BANK SPALDING for Mr & Mrs AUSTIN



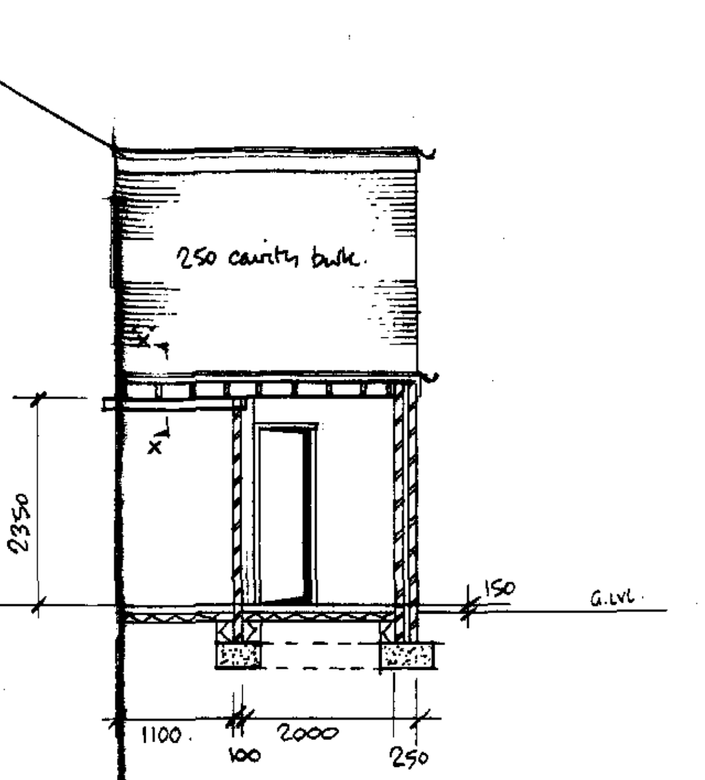
PROPOSED NORTH WEST ELEVATION
Scale 1:50



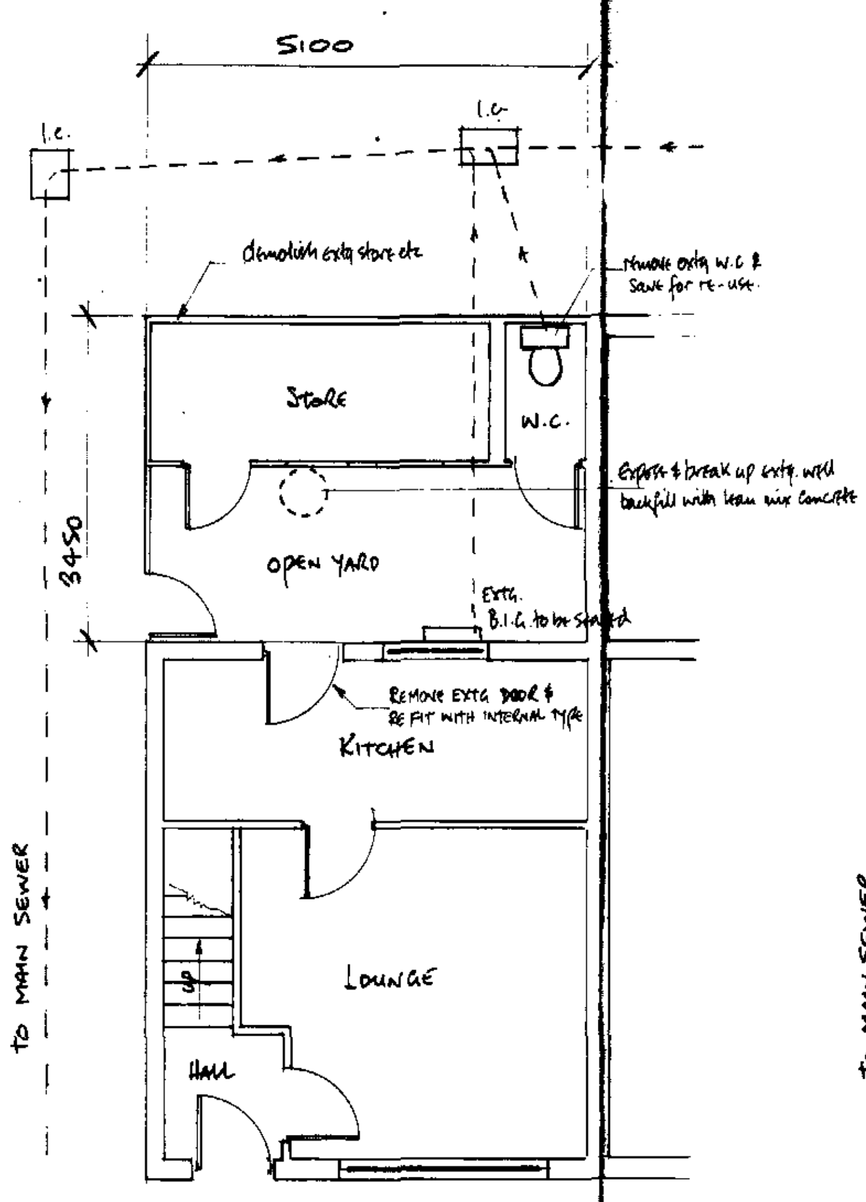
PROPOSED SOUTH WEST ELEVATION
Scale 1:50



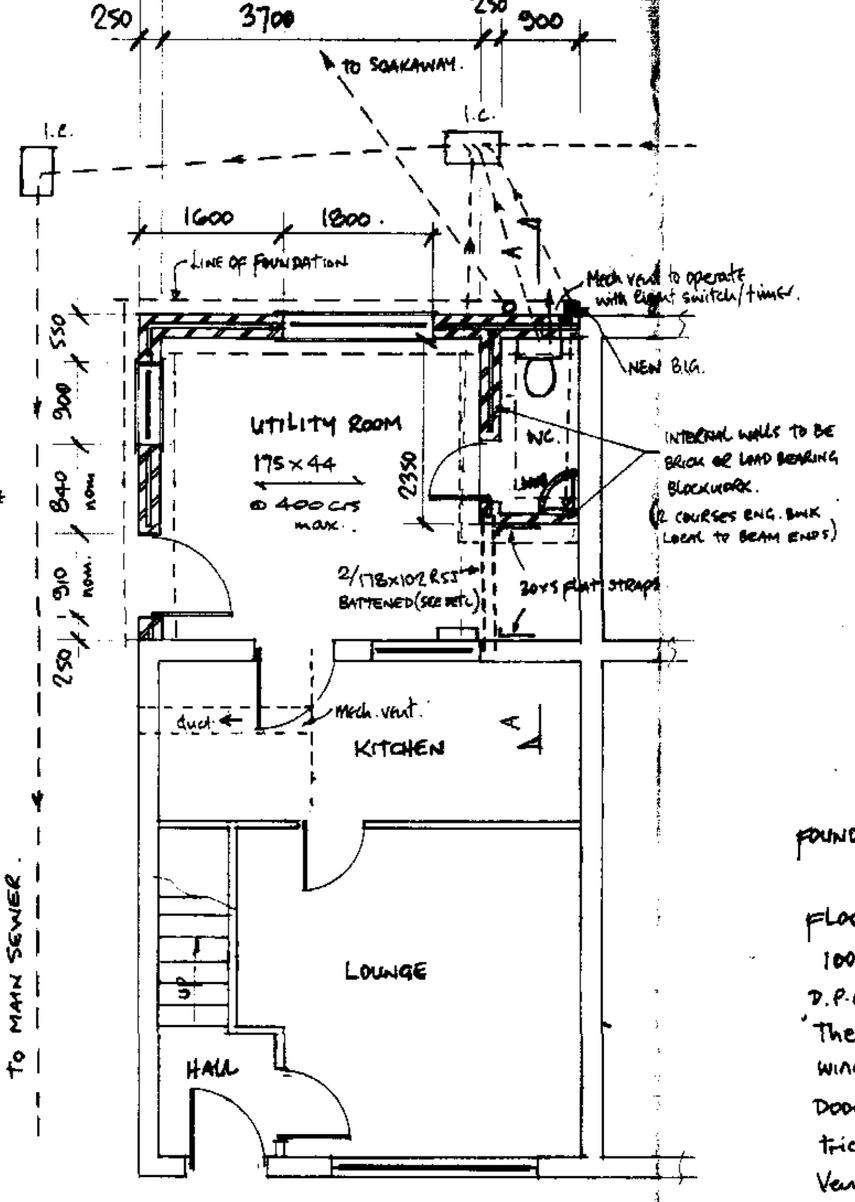
SECTION "X"-"X"



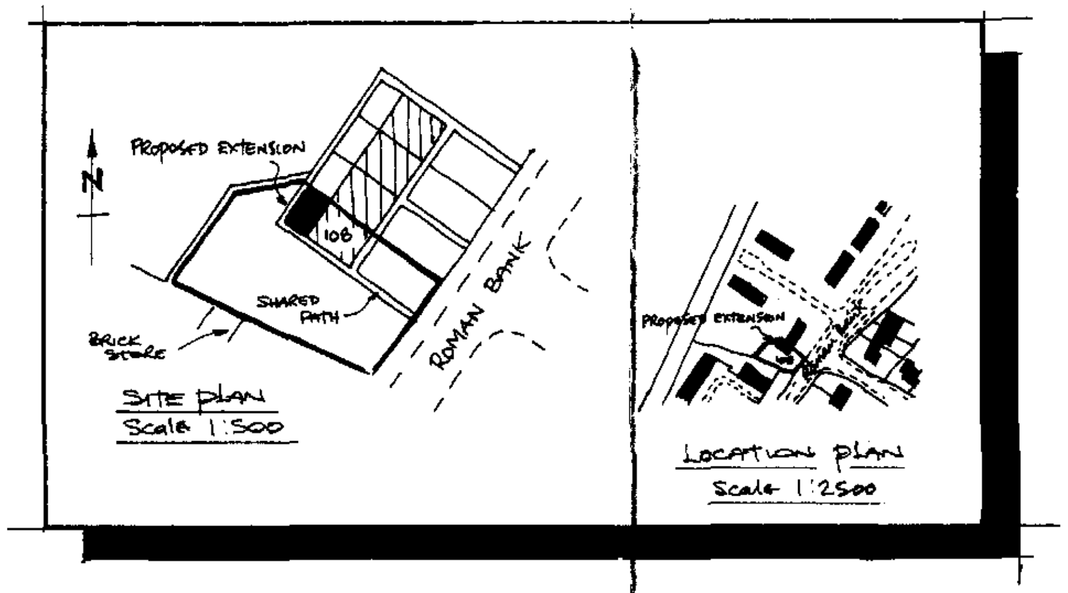
SECTION "A"-"A" (SOUTH EAST ELEVATION)



EXISTING GROUND FLOOR PLAN
Scale 1:50.



PROPOSED GROUND FLOOR PLAN
Scale 1:50.



SOUTH HOLLAND D.C.
PLAN DEPT.
07 FEB 1994
REF. H1335/94

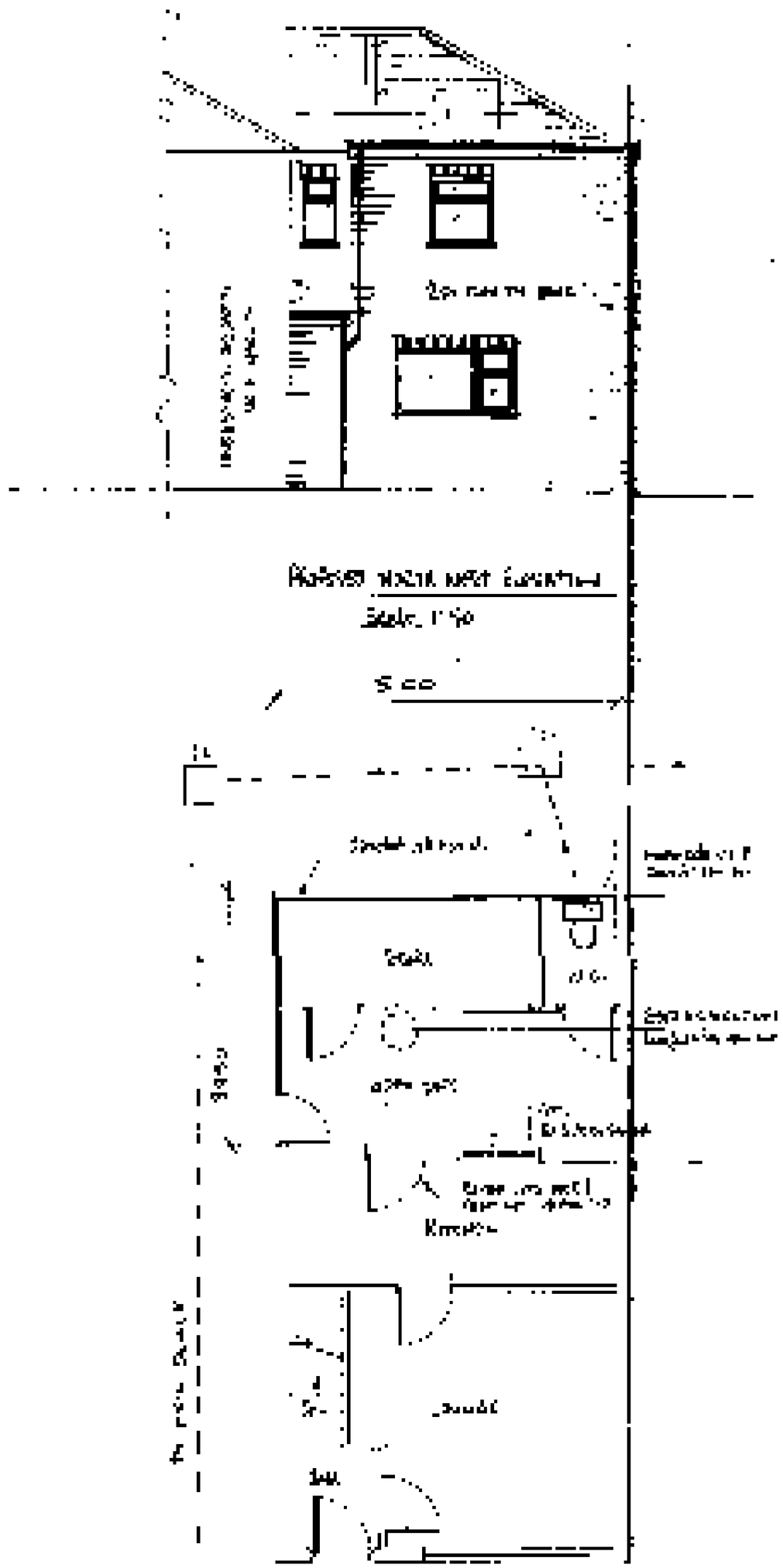
FOUNDATIONS: - Concrete strip 600 widt x 300 THK to cavity walls
— " — 500 widt x 300 THK to single leaf
} depth 450mm to top of strip subject to L.A. inspection

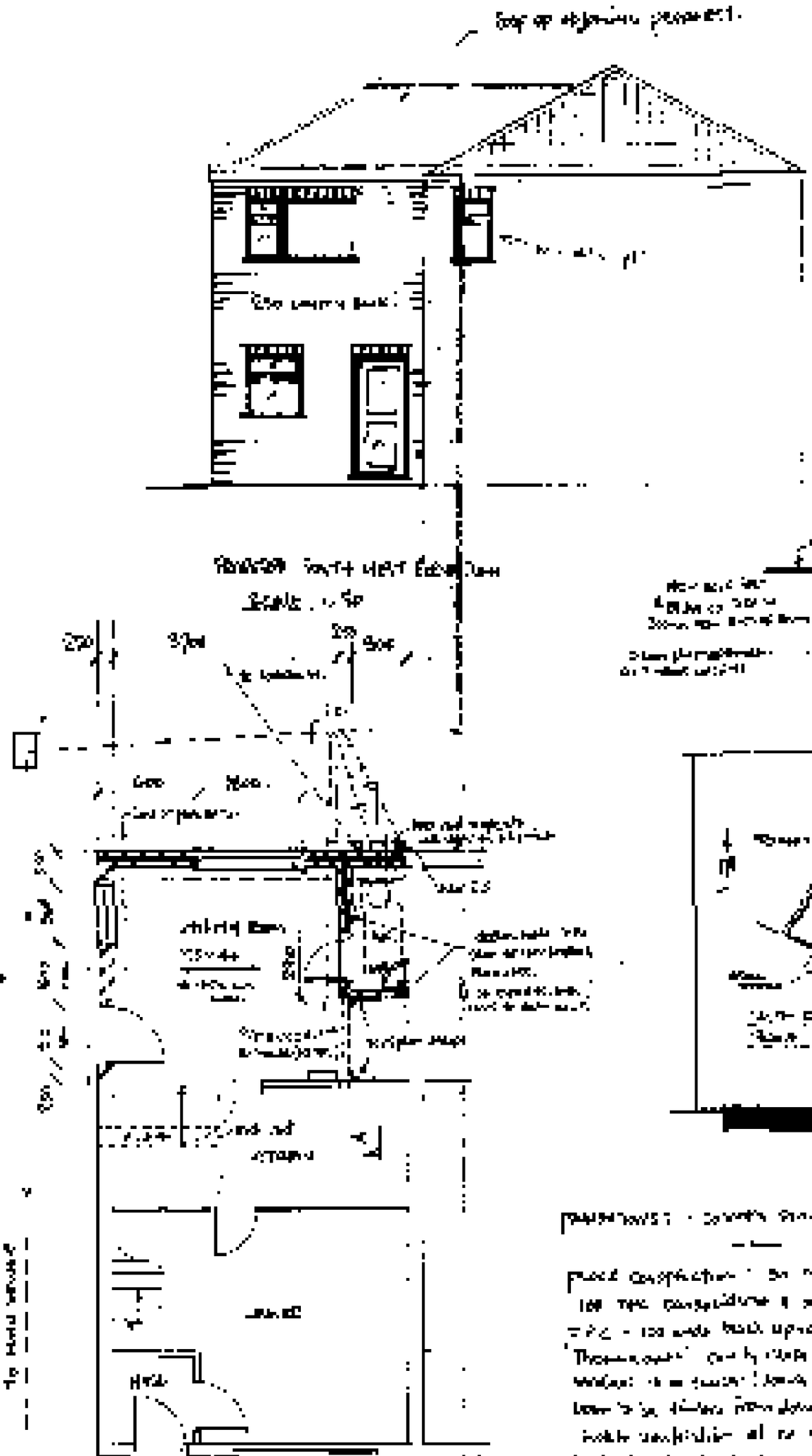
FLOOR CONSTRUCTION: 50 THK sand/cement screed on 100 thk conc slab on 1200gge polythene d.pm on 100 THK consolidated & blinded hardcore. dpm to overlap wall d.p.c.
D.P.C - 100 widt black upvc for walls. vertical to all reveals to window & doors
"Thermabatt" cavity closer to achieve min of 1.2 w/m²°c 'U' value.
windows to be timber (double glazed) from John Carr range or similar
Door to be timber from John Carr range with glazing to critical areas to be toughened glass to BSG202 & 6206
trickle ventilation of no less than 4000 mm² to habitable rooms
Ventilation to kitchen & W.C. by Mech. Electric fan at the rate of 15 litres/sec for W.C.
& 60 litres/sec. for kitchen (worked off light switch for W.C with 20 min overrun)
Floor level of extension to be as existing

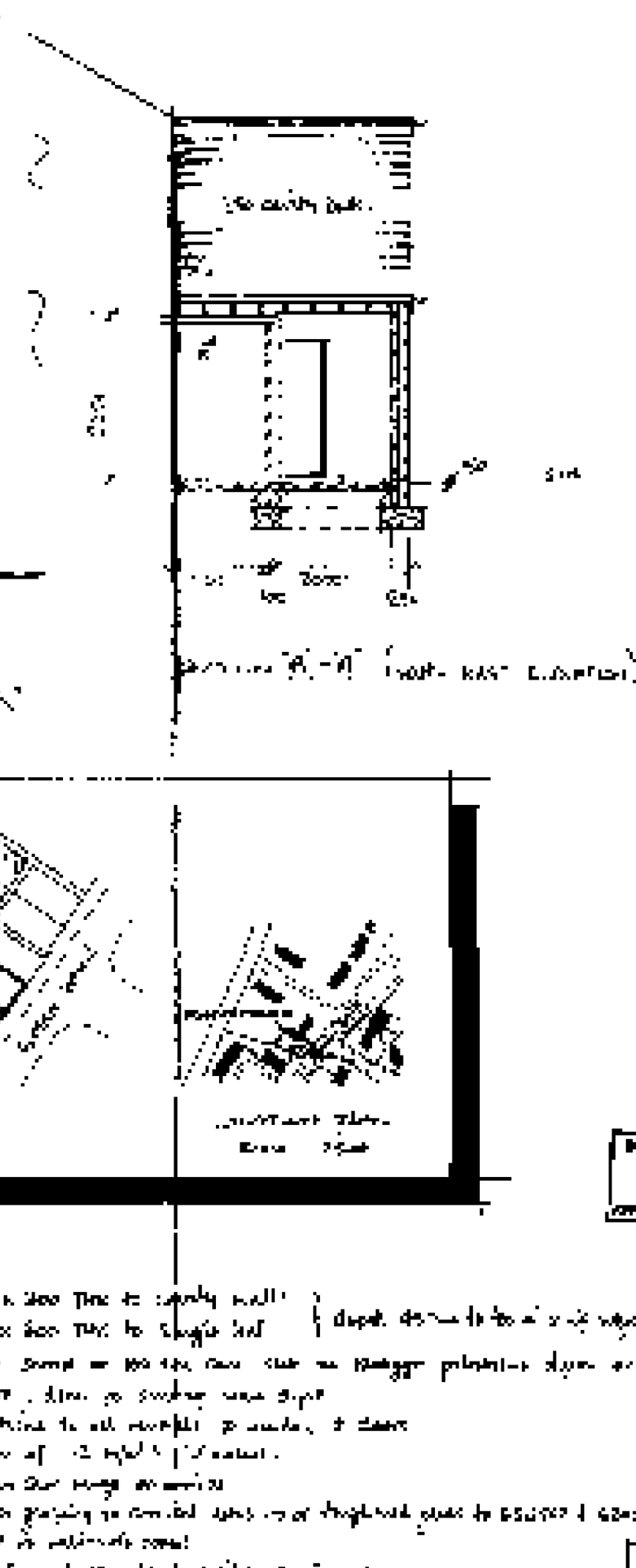
DETERMINED PLAN

HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON
SPALDING.
LINCS PE12 9AT TEL: 0406 364897

PROPOSED UTILITY, TOILET & BEDROOM at 108 ROMAN BANK_ SPALDING for Mr & Mrs AUSTIN

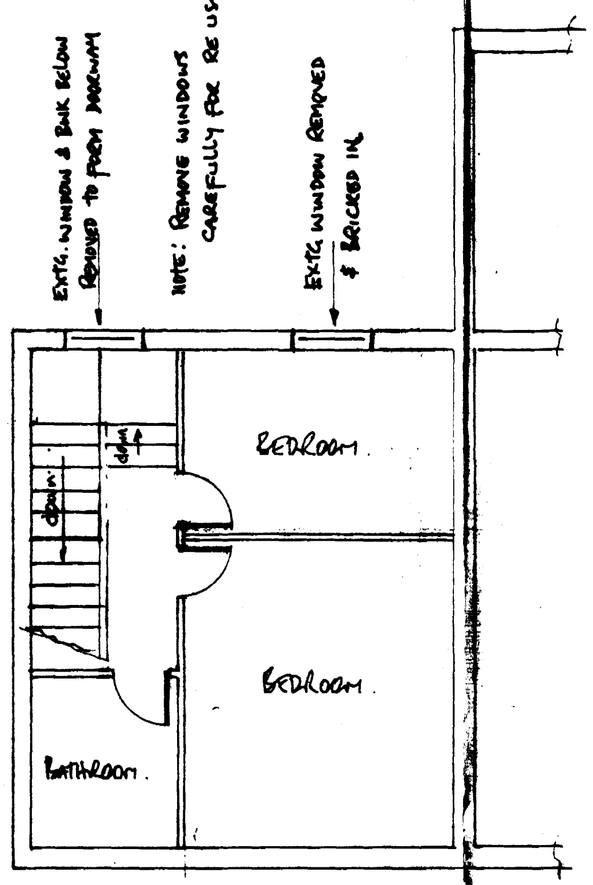




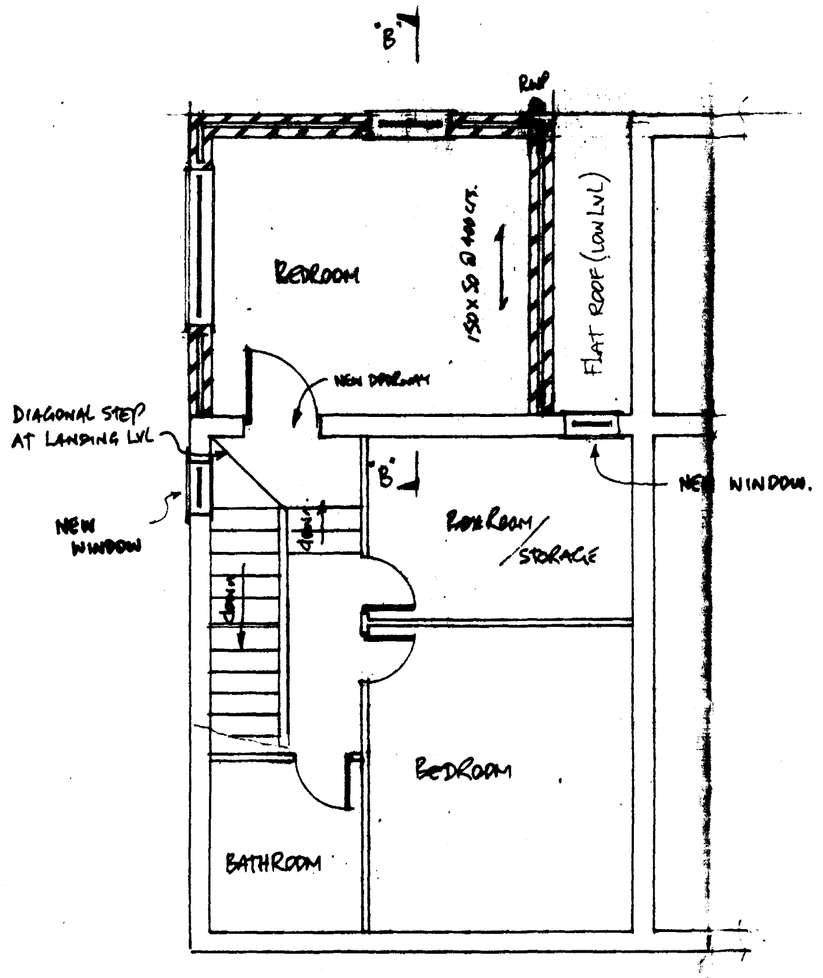




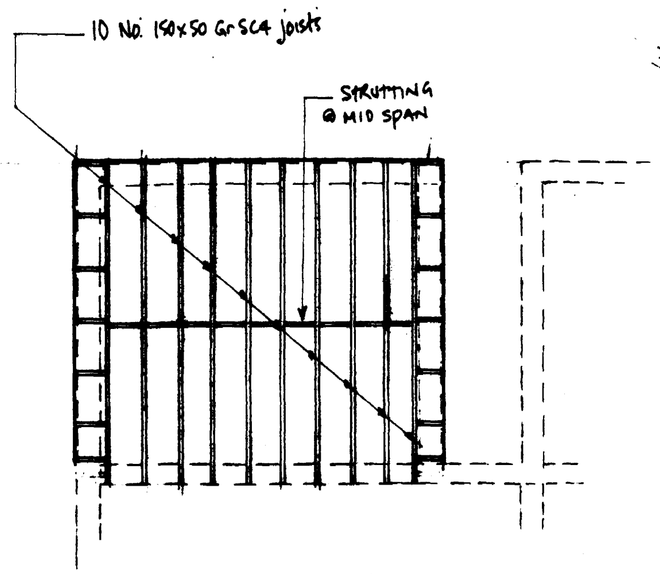
DETERMINED
PLAN



EXISTING FIRST FLOOR PLAN
Scale 1:50.

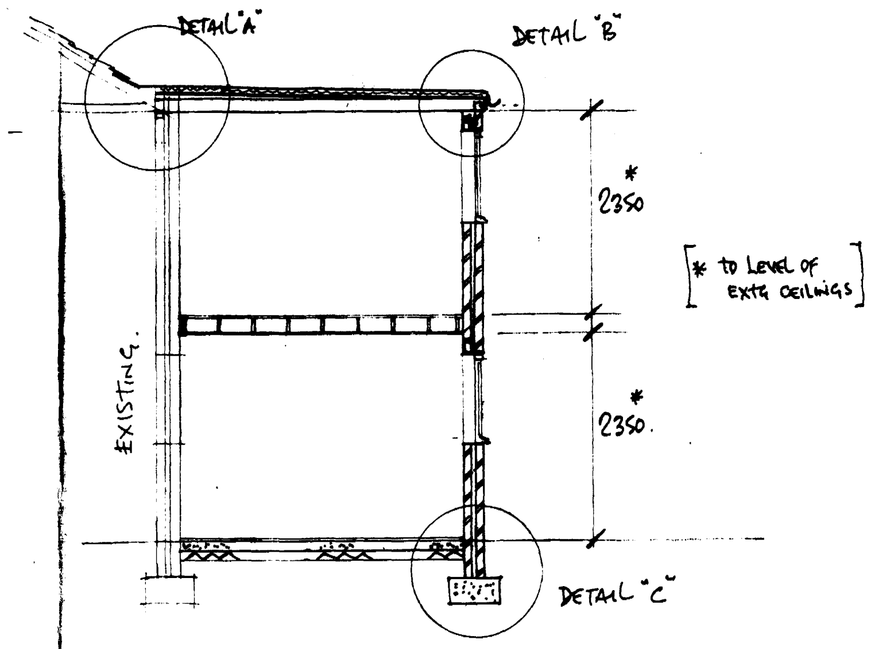


PROPOSED FIRST FLOOR PLAN
Scale 1:50.

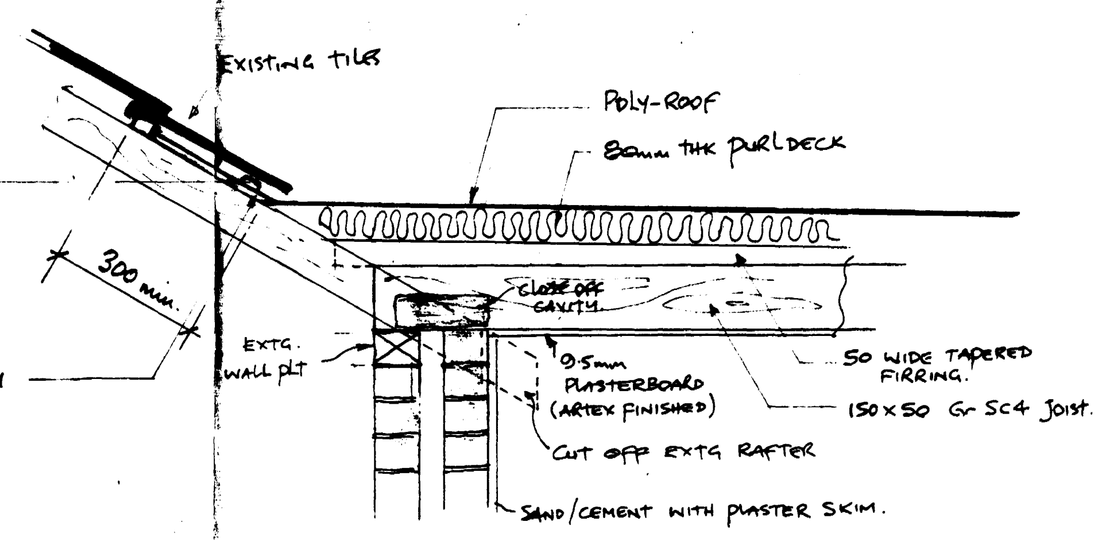


ROOF JOIST PLAN

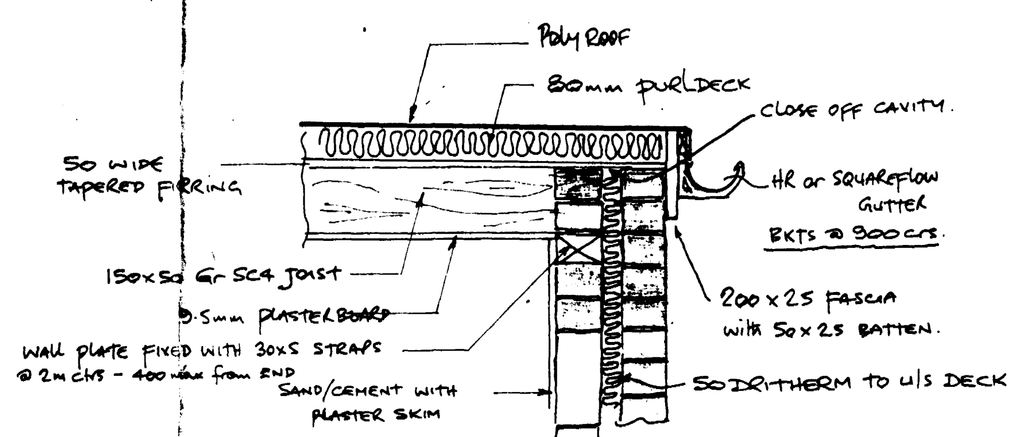
150x50 Gr SC4 JOISTS
WITH BLOCK STRUTTING @ MID SPAN



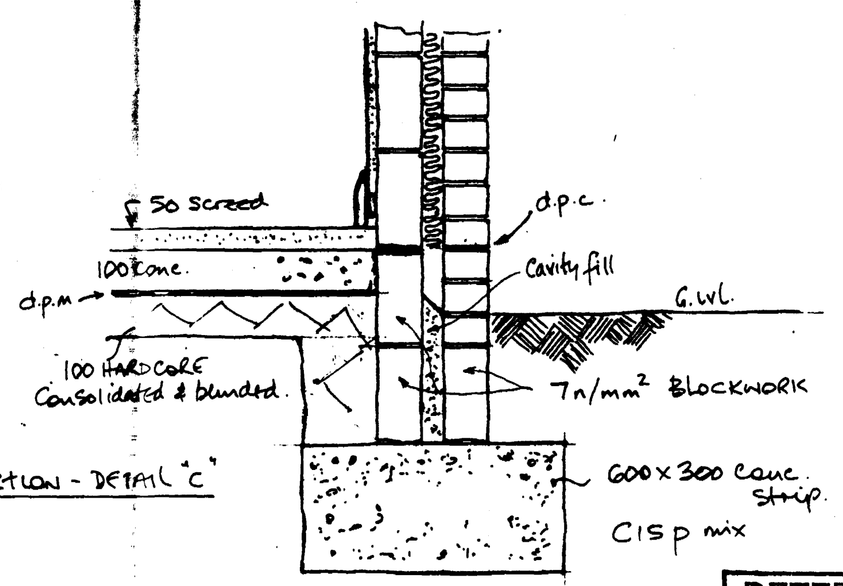
SECTION 'B-B' - Scale 1:50.



SECTION - DETAIL 'A' SCALE 1:10



SECTION - DETAIL 'B' SCALE 1:10.



SECTION - DETAIL 'C'

SPECIFICATION.

ROOF: POLY ROOF BBA Cert No: 90/2488 on 80mm purLDeck (warm roof constr) min 'U' Value 0.25 w/m²°C on 150x50 Gr SC4 joists. (see plan) fixed as DETAIL 'A' & 'B' with 50 wide tapered firrings to create fall. Wall plate strapped at 2 m. CTS with 30x5 straps
WALLS: 250 cavity, brickwork outer skin with 50mm DRITHERM cav. insulation & inner skin of 100 FENLIGHT blockwork.
BLOCKWORK TO BE LOAD BEARING & construction to give 'U' value 0.45 w/m²°C
CEILING: 9.5mm PLASTERBOARD with ARTEX finish.
WALLS: Sand/cement render with plaster skim
ALL TIMBER TO BE GRADE SC4.
GUTTERS & PIPES: 110 dia H.R. GUTTER to 65 DIA RWP in UPV.C to Soakaway in 100 dia HEPSLEVE with FLEXIBLE joints bedded in & surrounded by 100mm pea gravel: SOAKAWAY SIZE MIN 1000x1000x1000 @ min 5m from BUILDING
DRAINAGE: 100mm HEPSLEVE with FLEXIBLE JOINTS bedded in & surrounded by 150mm pea gravel. Fall 1:40 to existing I.C. walls to be LINTELLED over where drain passes under wall with 50mm clearance of soft material
BRICKWORK secured to existing with FURFIX profiles
Walls to be taken to u/s PURLDECK
Flashings to have min 150 upstand to abutments.

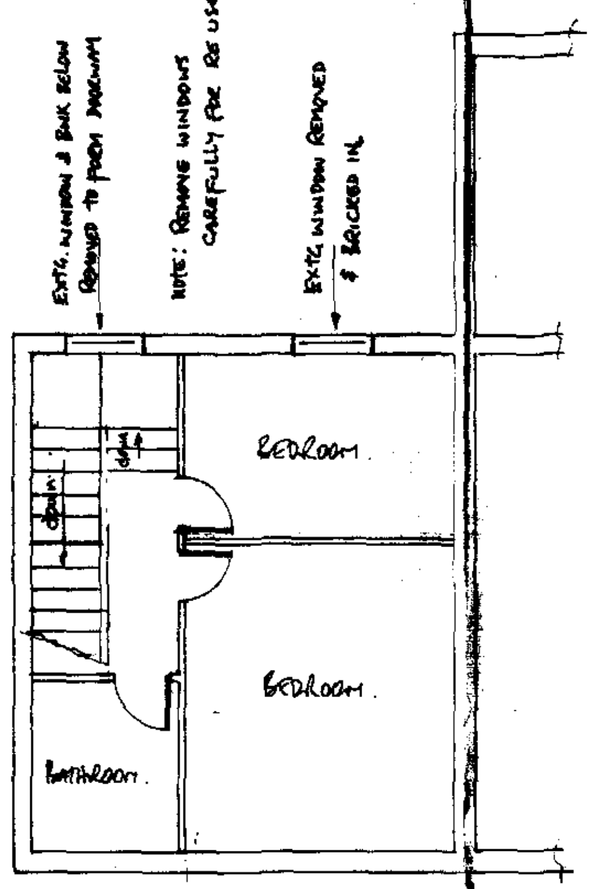
DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 07 FEB 1994 REF 0138/94

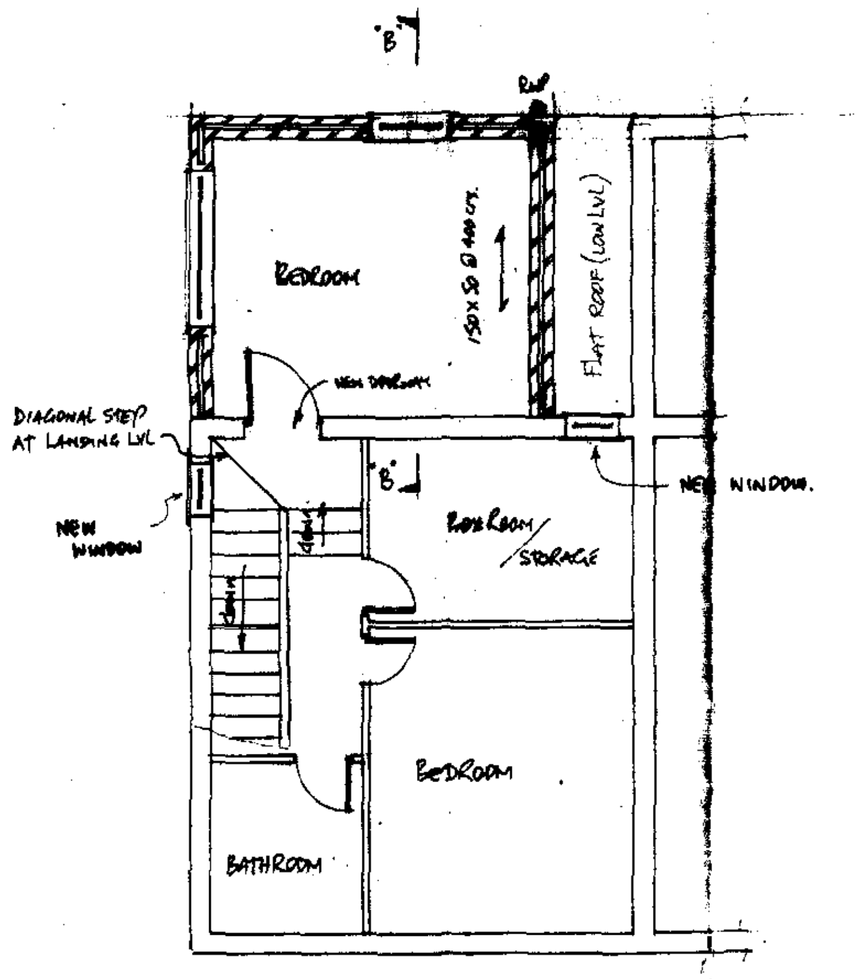
DETERMINED PLAN

HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON
SPALDING
LINCS PE12 9AT tel 0406 364897.

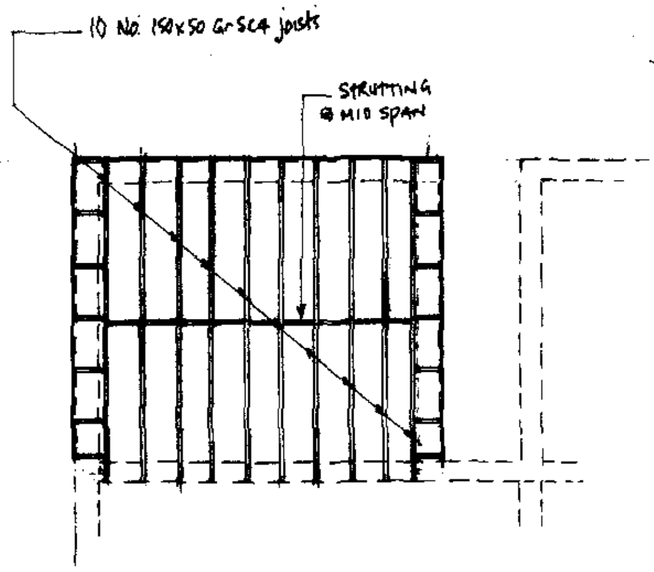
PROPOSED UTILITY, TOILET & BEDROOM at 108, ROMAN BANK, SPALDING for Mr & Mrs R. AUSTIN.



EXISTING FIRST FLOOR PLAN
Scale 1:50.

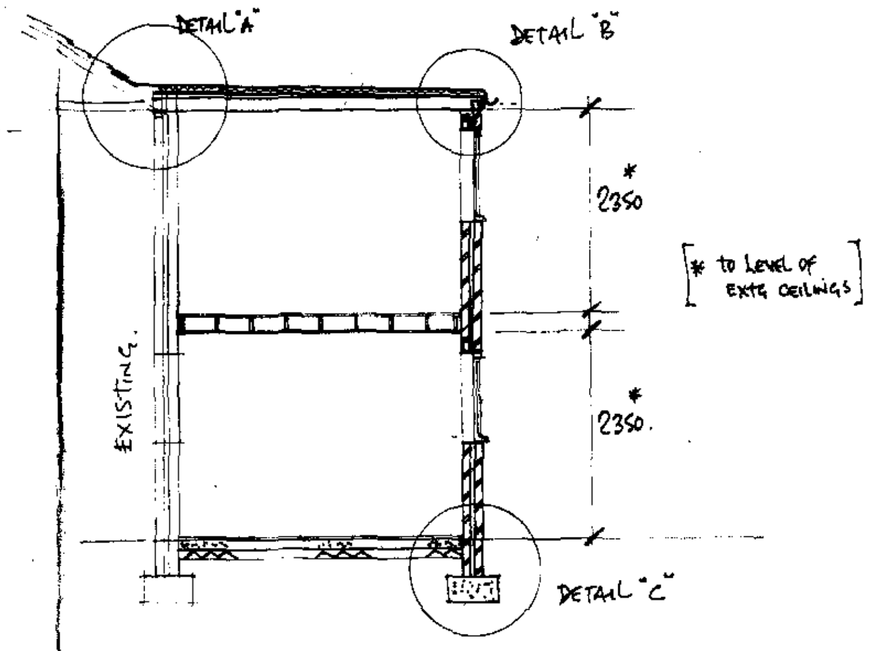


PROPOSED FIRST FLOOR PLAN
Scale 1:50.

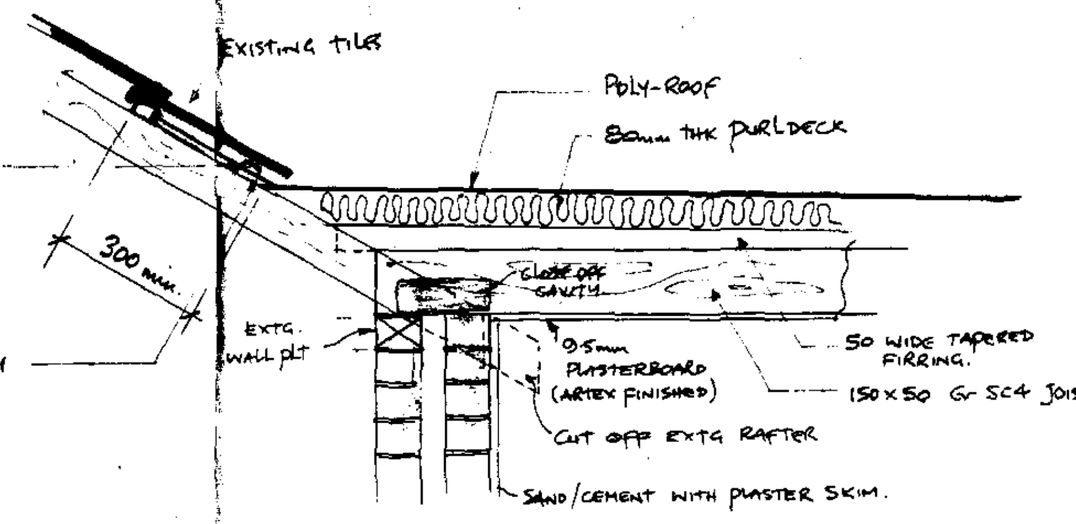


ROOF JOIST PLAN

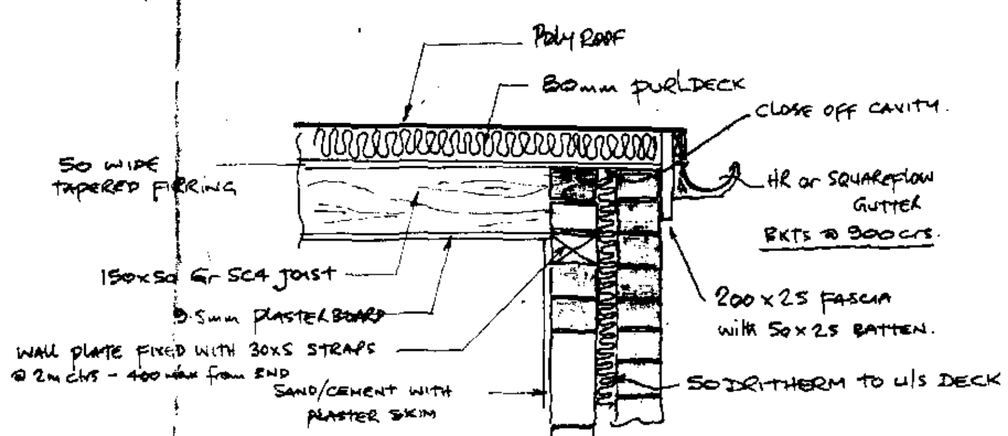
150x50 Gr SC4 joists
with Block STRUTTING @ MID SPAN



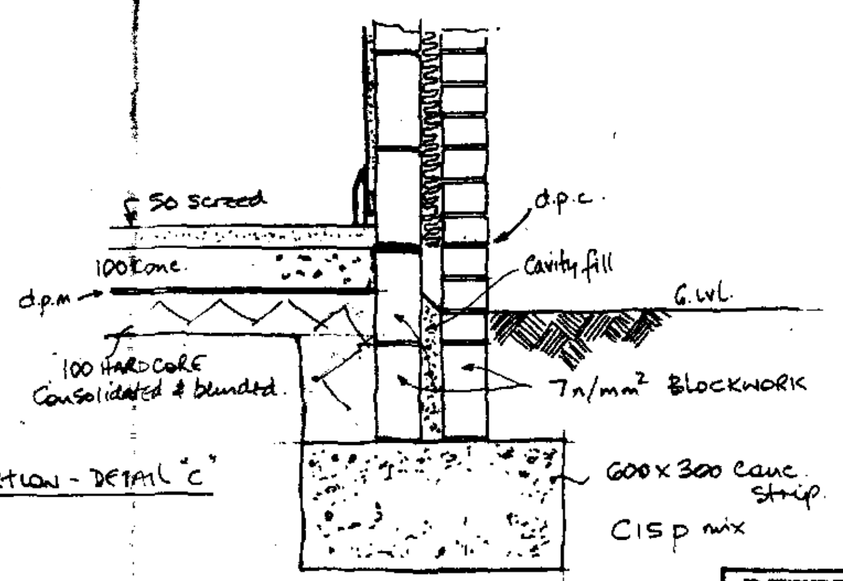
SECTION 'B-B' - Scale 1:50.



SECTION - DETAIL "A" SCALE 1:10



SECTION - DETAIL "B" SCALE 1:10.



SECTION - DETAIL "C"

SPECIFICATION.

ROOF: POLY ROOF BBA Cert No: 90/2488 on 80mm purldeck (warm roof constr) min 'U' Value 0.25 w/m²°c on 150x50 Gr SC4 joists. (SEE PLAN) fixed as DETAIL 'A' & 'B' with 50 wide tapered firrings to create fall. Wall plate strapped at 2 m. c/cs with 30x5 straps

WALLS: 250 cavity, brickwork outer skin with 50mm IDRITHERM cav. insulation & inner skin of 100 FENLIGHT blockwork.

BLOCKWORK TO BE LOAD BEARING & construction to give 'U' value 0.45 w/m²°c

CEILING: 9.5mm PLASTERBOARD with ARTEX finish.

WALLS: Sand/Cement render with plaster skim

ALL TIMBER TO BE GRADE SC4.

GUTTERS & PIPES: 110 dia H.R. GUTTER to 65 dia RWP in u.P.v.c to Soakaway in 100 dia HEPSLEVE with FLEXIBLE joints bedded in & surrounded by 100mm pea gravel: SOAKAWAY SIZE MIN 1000x1000x1000 @ min 5m from BUILDING

DRAINAGE: 100 mm HEPSLEVE with FLEXIBLE JOINTS bedded in & surrounded by 150mm pea gravel. Fall 1:40 to existing I.C. walls to be Lintelled over where drain passes under wall with 50mm clearance of soft material

BRICKWORK secured to existing with FURFIX profiles

Walls to be taken to u/s PURLDECK

Flashings to have min 150 upstand to abutments.

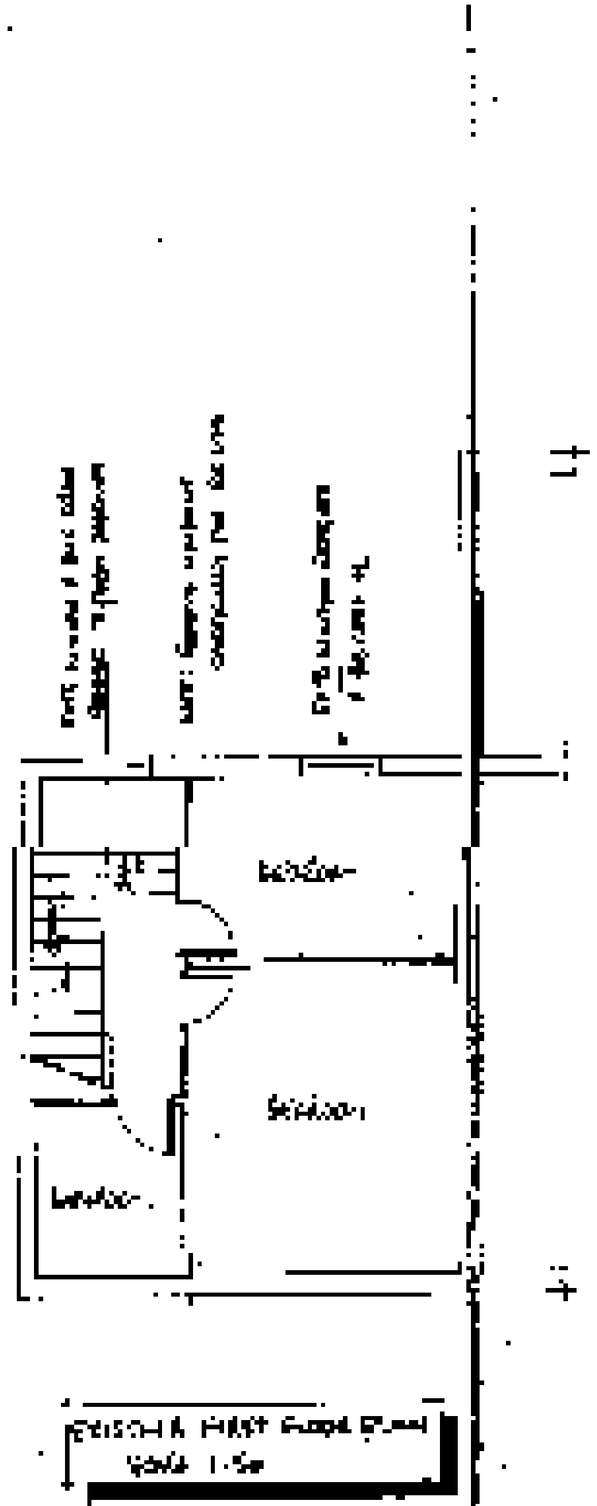
DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 07 FEB 1994 REF 0135/94

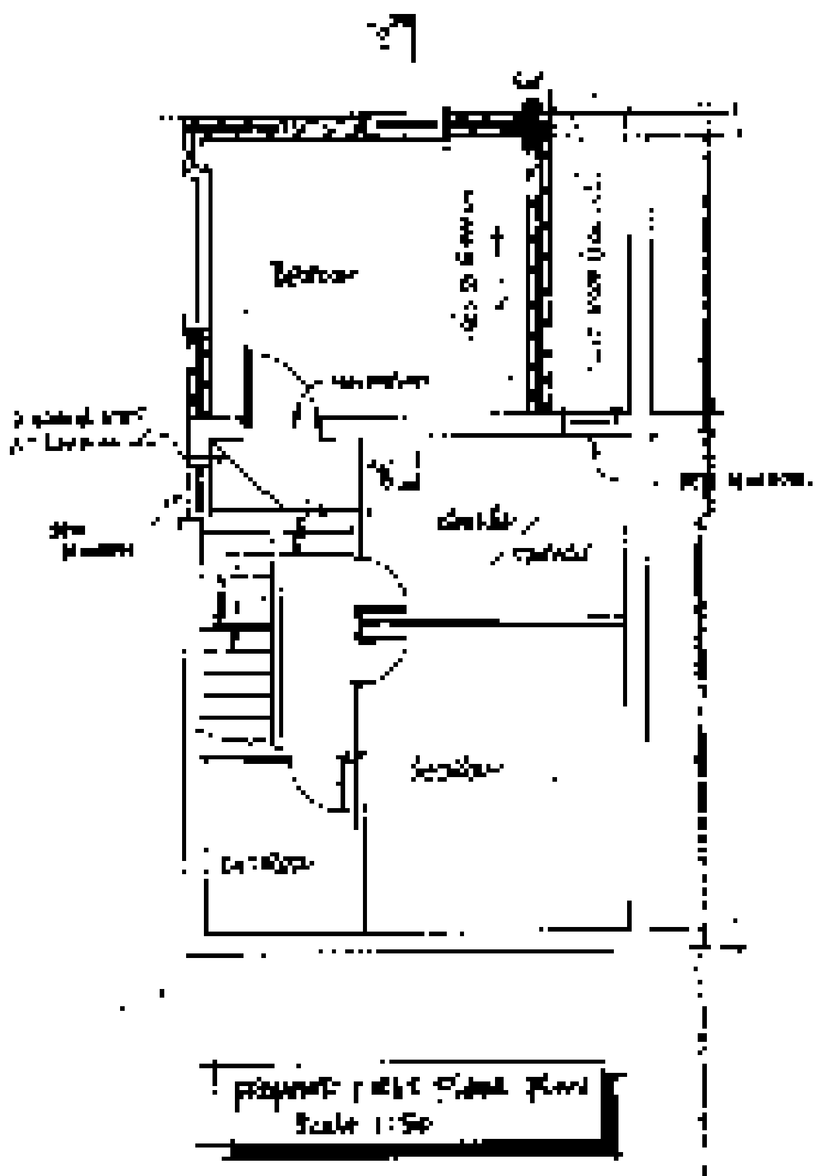
DETERMINED PLAN

HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON
SPALDING
LINCS PE12 9AT tel 0406 364897.

PROPOSED UTILITY, TOILET & BEDROOM at 108, ROMAN BANK, SPALDING for: Mr & Mrs R. AUSTIN.



EXISTING FIRST FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

Specifications.

Roof: Pony Roof with Cast No 26/1/65 on 50mm purlins (new and used) and 50mm x 25mm battens fixed as before. Roof to be over lapped through the corner joint. Wall plate stepped at 45° cut with Steel straps where new purlins protrude outer face with 50mm diameter cut projections & over sheet of the previous brickwork

Brickwork to be cut away & construction to gable to match existing

Ceiling: 9.5mm plasterboard with cross joints

Walls: Sand/cement render with plastic finish

All Timber to be Carpet Size.

Softwood & joists: 1" x 2" Architraves to be as Style to match existing in section with Parallel joints

Internal doors: 2 panelled by 30mm gap panel: Sandpaper Smooth and Stained & Varnished by 30mm gap Softwood

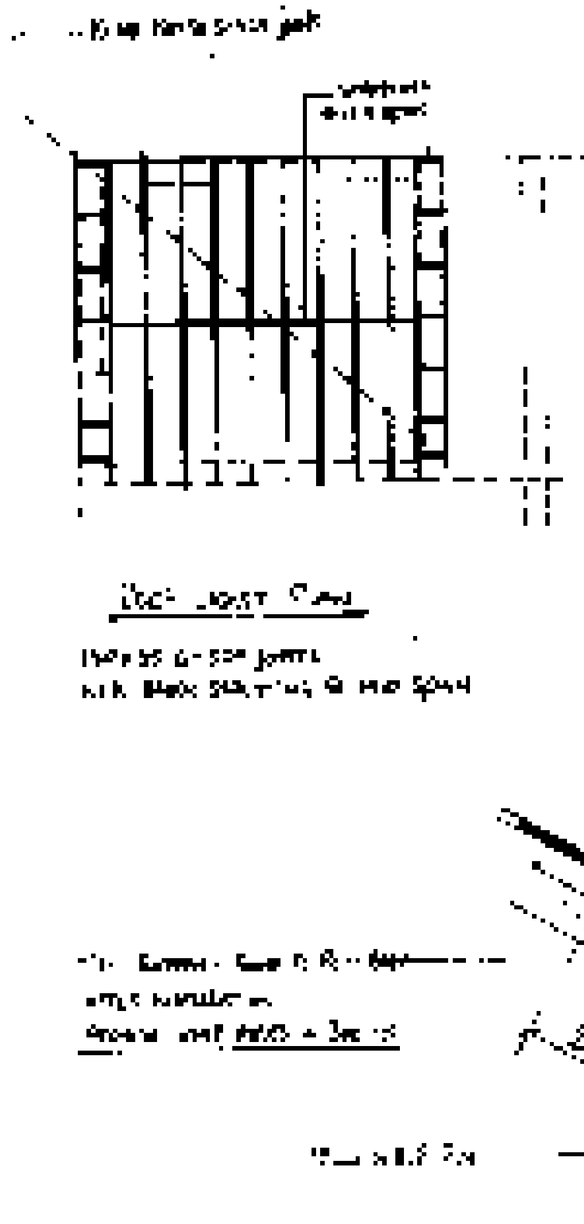
Windows: 30mm Softwood with purpose joints Internal as is recommended by 30mm gap panel.

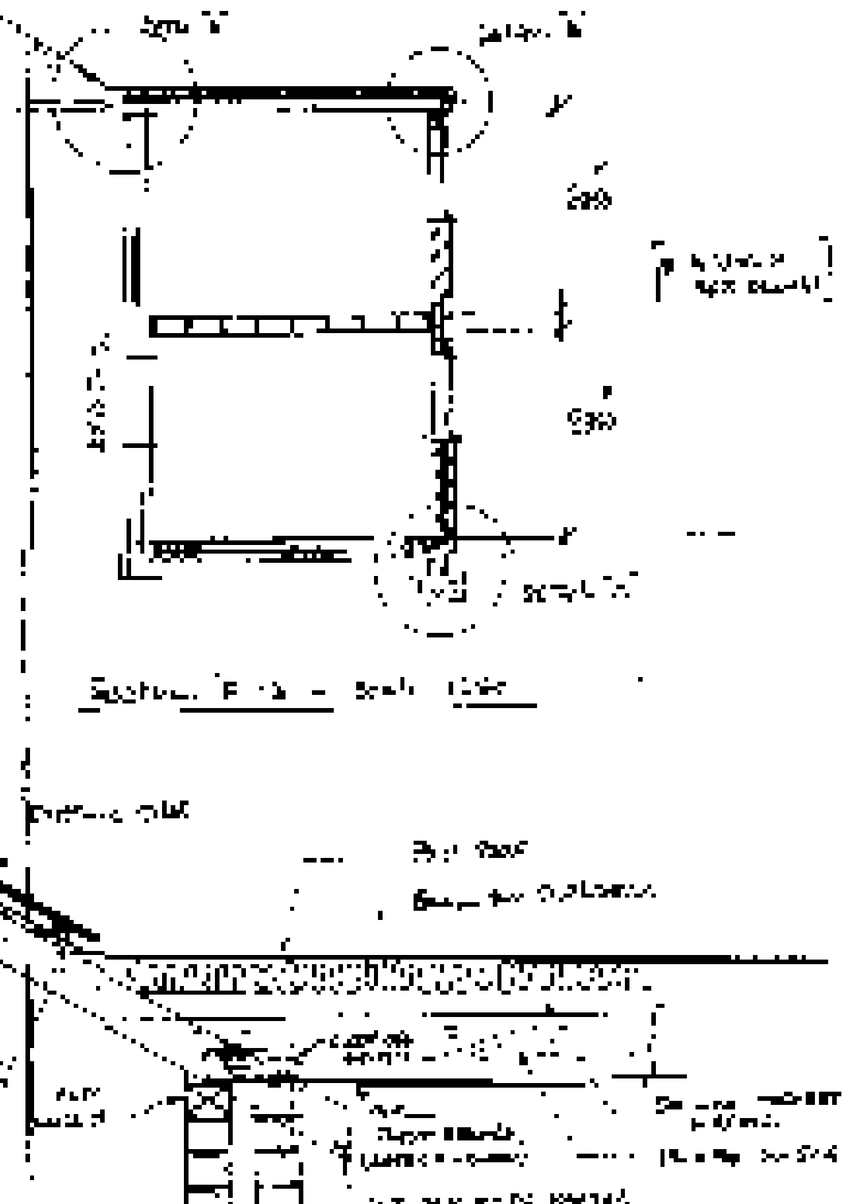
Fall pipe to existing to be Connected over where 45mm pipes runs small with 50mm diameter of soft underneath

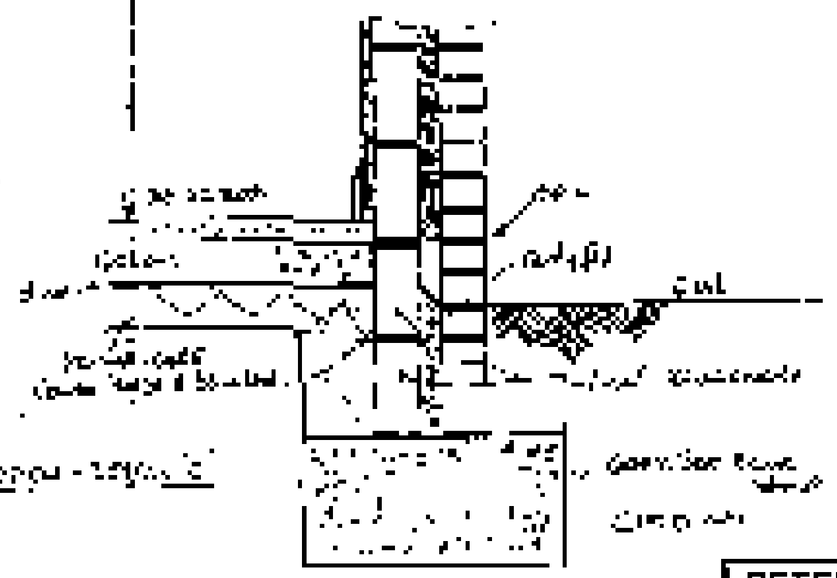
Brickwork: pointed to existing with matching grade

Paint to be Colour to the Customers

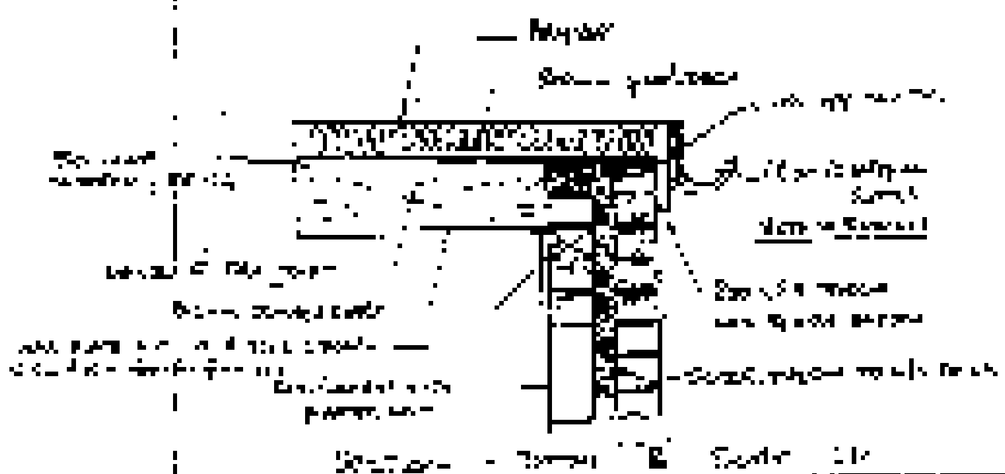
Fittings to have new 150 upstand to underneath







DETERMINED PLAN



DETERMINED PLAN

PROPOSED UTILITY, TOILET & BEDROOM AT 108 ROMAN BANK, SKEGNESS for Mr & Mrs R AUSTIN