SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0325/92 Received:13-MAR-92 Type:FULL

Name: Mrs G Glover
134 Pennygate
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Extension and alterations to dwelling

Location : 134 Pennygate 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
16-APR-92 H16/0325/92

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

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

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

PLANNING APPLICATION

For office use only

Application No. H16/0325/92

Date Registered 13 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. G. GLOVER.
134 PENNYGATE.
SPALDING
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
INGHAMTHORPE.
SPALDING.
LINCS.
PE12 6UG.

Tel. No. 461 510553.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

134 PENNYGATE. SPALDING.

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSIONS & ALTERATIONS TO 134 PENNYGATE. SPALDING.

Please complete

Signed. G.R. Merchant Date. 9.3.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.
If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ↴

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ↴

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use [ ]

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

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

B. Please state size of any new structure:- (a) max. height: 3.50 metres

(b) max. length: 11.50 metres

(c) max. width: 4.53 metres

C. Please state type and colour of materials for facing external walls: FACING BRICKS & TILES TO MATCH EXISTING HOUSE.

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [YES.]

5. GENERAL INFORMATION Please complete each section

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

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? 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 SOAKAWAYS

B. For estate developments, please state how highway surface water will be disposed of N/A.

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

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~Applicant~~/Agent) Date 9.3.92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name ~~and address~~ of ~~owner~~: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... ~~Applicant~~/Agent) Date 9.3.92.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55.

Receipt Issued ..... No. 7337

Date First Received 15 March 1992

REGISTRATION

REFERENCE H16/0325/92

Cross-Ref R ..... HL.18=3

Date 16/3/92

VALIDATION Date 16/3/92

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

Sdi Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 18.3.

Index Sheets 200 OS Nos ..... Grid Ref E 533730 N 333660

Ward ..... Parish ..SPALDING.. TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside ESD ..YES.. Inside LP area..YES.. Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..02/1023

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours 132 Other

Boundaries Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

1.2 m fence on boundary Partly broken but some wire mesh demolish concrete cut back + remove old apple tree.
neighbour has a bonds ~~shed~~ garage on a short part / extra height of boundary - Lack of effect by proposal

Case Officer Recommendations (summary) GRANT ✓ REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....
- Any objection received? No
- If yes, is any obj. material? Yes / No
- No ....

[Reason:

Other circumstances needing Committee decision — Yes ....
- Flagged by Senior Officer
- Signed .....
- No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....
- Nil fees (not first Submission)

Yes ....

ANY ONE OF ABOVE
- Other info. viz:
- Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
...DR...4/4

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

PM 19-3 TM 19/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 132 Pennygate Spalding

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

FILE COPY

Messrs. Crusts Solicitors
64 Pinchbeck Road
Spalding
Lincolnshire
PE11 1SY

Mr P J Udy

SAW/NRM/LT
H16/325/92
PAL/RPPS
10 May 1996

Dear Sir,

134 Pennygate, Spalding.

I reply to your letter which was received on 8th May 1996.

Subject to the property not being occupied as two separate dwelling units there would appear to be no planning objections to the intended occupancy of the property.

I trust this provides sufficient help for you but if any complaints are received in the future the Council's Enforcement Officer will investigate and give the appropriate advice.

Yours faithfully,

N R Midlen
Development Control Manager

CRUSTS
SOLICITORS

64 Pinchbeck Road, Spalding, Lincs. PE11 1SY

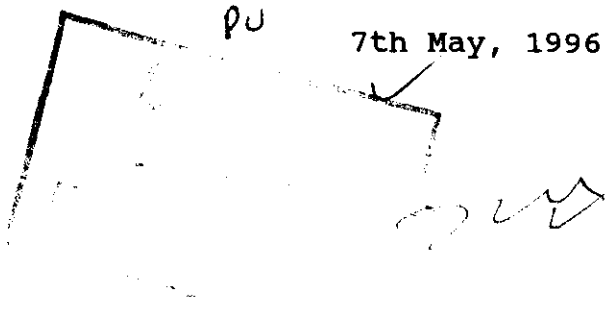
Partners:
P. START
C.L. TRIM
P.I. LILL

325/92

CONFIRMATION OF FAX

☎ 01775-725664
Fax: 01775-723625
DX 26705 SPALDING

Our Ref: PAL/RPPS Your Ref: 7th May, 1996



The Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire

Dear Sirs,

134 Pennygate, Spalding

We have been instructed by proposed buyers of this property.

Our clients are an elderly couple and their daughter and son-in-law. There has in the recent past been added to the property a lobby, kitchen/diner and garage.

The elderly couple require care, whilst wishing to retain their independence for as long as possible. If the purchase were to go ahead it is anticipated that they would occupy the separate kitchen/diner but would be looked after by their daughter and son-in-law, who would cook, clean and generally look after them. One of the elderly couple would sleep in the extension, the other in the main house which has the only recognised bedrooms. Additionally, there is no shower or bath in the extension, only a washbasin.

In our opinion, the property would not be used as two separate planning units for which a change of use would be required, but rather there would be one planning unit occupied by four people. Seems reasonable, doesn't appear to be duplication of Services

Before our clients commit themselves to proceed with the purchase, it would be appreciated if you could confirm that the Council hold a similar view.

../Contd.

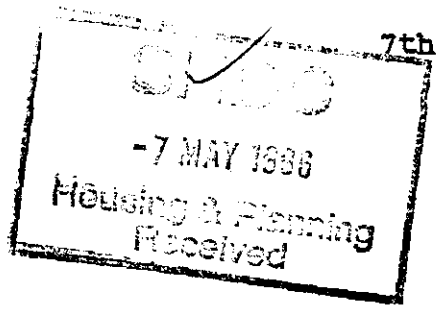
CRUSTS
SOLICITORS

64 Pinchbeck Road, Spalding, Lincs. PE11 1SY

Partners:
P. START
C.L. TRIM
P.L. LILL

☎ 01775-725664
Fax: 01775-723625
DX 26705 SPALDING

Our Ref: PAL/RPPS Your Ref: 7th May, 1996



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Council Offices,
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Lincolnshire

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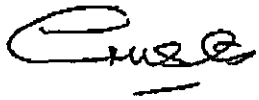
Before our clients commit themselves to proceed with the purchase, it would be appreciated if you could confirm that the Council hold a similar view.

../Contd.

Our clients are hoping to exchange Contracts in the very near future and if you are able to let us have an early reply this would be of considerable help.

Our thanks in anticipation of whatever assistance you may be able to provide.

Yours faithfully,



Mr & Mrs J L Carr,
The Laurels,
132 Pennygate,
Spalding,
Lincs.
PE11 1NW.

Mr D Roberts

DJR/JJ H16/0325/92

3rd July 1992

Dear Mr and Mrs Carr

EXTENSION TO 134 PENNYGATE, SPALDING.

In reply to your letter of 26th June and the subsequent visit of Mr Roberts on 3rd July. Unfortunately I have to advise that there is now little the Council can do to resolve the matter. The Case Officer did notify you of the proposal prior to the application being determined but I understand that it was not convenient for you to inspect the plans in my office, and you relied on the applicants verbal description of the development.

You may wish to take this matter up directly with your neighbours if you consider that you have been deliberately misled and explore with them the possibility of painting the wall of the extension facing your property in a light colour. This may reduce any degree of oppression given by the new wall

I hope this is of some assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

GS/JJ
H16/0 3/92

2nd July 1992

MRS G GLOVER, 134 PENNYGATE, SPALDING - EXTENSION AND ALTERATIONS TO DWELLING.

Neighbours at 132 Pennygate have complined re: "loss of light" to their property. Called on site with Mr Mark Davis - Building Inspector. Building height appears to conform to approved plan although it is difficult to scale accurately at 1:100 - but height is certainly within 100mm. Ground does slope away along the length of the building.

Advised neighbours that since plans appear to be in conformity there was little we could do. They did not appear to be happy with this and also pointed out that they should have made representations at the time of consultation as they were consulted and showed us the letter of consultation.

They pointed out that they never bothered to come in at the time to the office to inspect the plans, as Mrs Glover told them it was only going to be a small conservatory extension.

G Smith

G Smith
Technical Assistant

File note

DA not aw & Mrs Cave Am. 3/7/92

No letter of complaint.

Inspected site - listened to aw & Mrs Cave concern

But had to advise them that there was now nothing the council could do re. the extension. which appeared to be in accordance with plans.

They acknowledged that they were consulted but didn't inspect the plans.

They relied instead on neighbours verbal assurance that new work was a 'sun lounge' to replace existing outbuilding.

(0775) 761982

THE LAURELS,
132 PENNYGATE,
SPALDING,
LINCS.
PE11 1NW

Mr. B. Smith, 26th June, 1992.
Director of Planning & Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re:- Application H16/0325/92. (134 Pennygate, Spalding).

Further to my telephone conversation with Mr. PJ. Udy yesterday 25.6.92., I would like to inform you that my wife will be at home all next week - but not the following week. If you would be kind enough to pay a visit next week to discuss the problem we have with the extension work being carried out next door. This does appear to us to be highly controversial as it will oblitirate a lot of our light and reduce the value of our property.

Trusting you will deal with this matter with the urgency we feel it should have.

Yours faithfully,

J.L. Carr.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1992 P.J.

Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by
date

PS In reply to your letter PJU/LAB 25/6/92 we will be on holiday from 4-12 JULY and hope a visit can be arranged after these dates JM

Mr & Mrs Carr
132 Pennygate
Spalding
Lincs

Mr P J Udy

PJU/LAB
H16/0325/92

25 June 1992

Dear Mr & Mrs Carr

Extension and Alterations To Dwelling, 134 Pennygate, Spalding.

I refer to your visit to the Planning Department on 25 June 1992 and your subsequent telephone conversation with my Planning Assistant during the afternoon of the same day.

I have looked at the file and note that you were consulted on the 25 March 1992 and that no response was made until today. Planning permission was granted on 16 April 1992.

The extension includes the demolition of an existing outbuilding which will be replaced by a kitchen/diner, lobby and W.C. A garage is added onto this to replace an existing garage.

My Planning Assistant is unable to visit the site immediately owing to other commitments. However, Mr Udy will phone you on 6 July 1992 to arrange a mutually convenient time to visit the site.

Yours sincerely

N R Midlen
Principal Planning Officer
Development Control

Signed after DJR had seen letter.

BRIAN SMITH Dip . 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

Application no: H16/0325/92 Type: FULL

Applicant: Mrs G Glover Agent: G R Merchant
Tel: 0406 370853

Description: Extension and alterations to dwelling

Location: 134 Pennygate
Spalding
Lincs

Valid date: 13-MAR-92 Terminal date: 08-MAY-92
Target dates: Target Committee: 14-APR-92
To case officer 18-MAR-92 19-3 Report deadline: 31-MAR-92
Inspected by 23-MAR-92
Extra contacts 28-MAR-92 Case Officer:
Report if not clear by 17-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 52.09 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	19-MAR-92	02-APR-92
Cllr Mrs A M Newton	0775 762210	19-MAR-92	02-APR-92
Cllr R C West	0775 760231 (Of	19-MAR-92	02-APR-92

L.C.C – No Objections jrcs 19/3/92
132 Pennygate, Spalding 25-MAR-92. 08-APR-92.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0325/92 Received:13-MAR-92 Type:FULL

Name: Mrs G Glover
134 Pennygate
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs, PE12 6UG

Description: Extension and alterations to dwelling

Location : 134 Pennygate Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

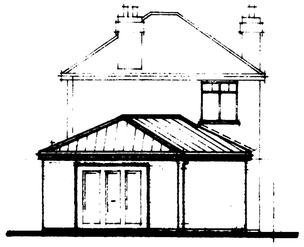
Authorised to issue:

15-APR-92 H16/0325/92

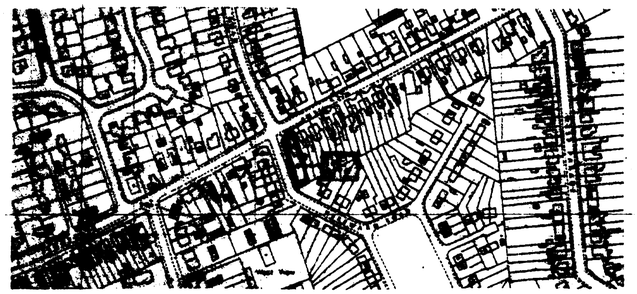
AD..SAH 16/4..DC..MA 16/4....



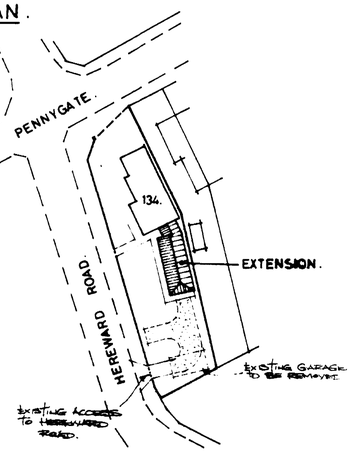
SIDE.



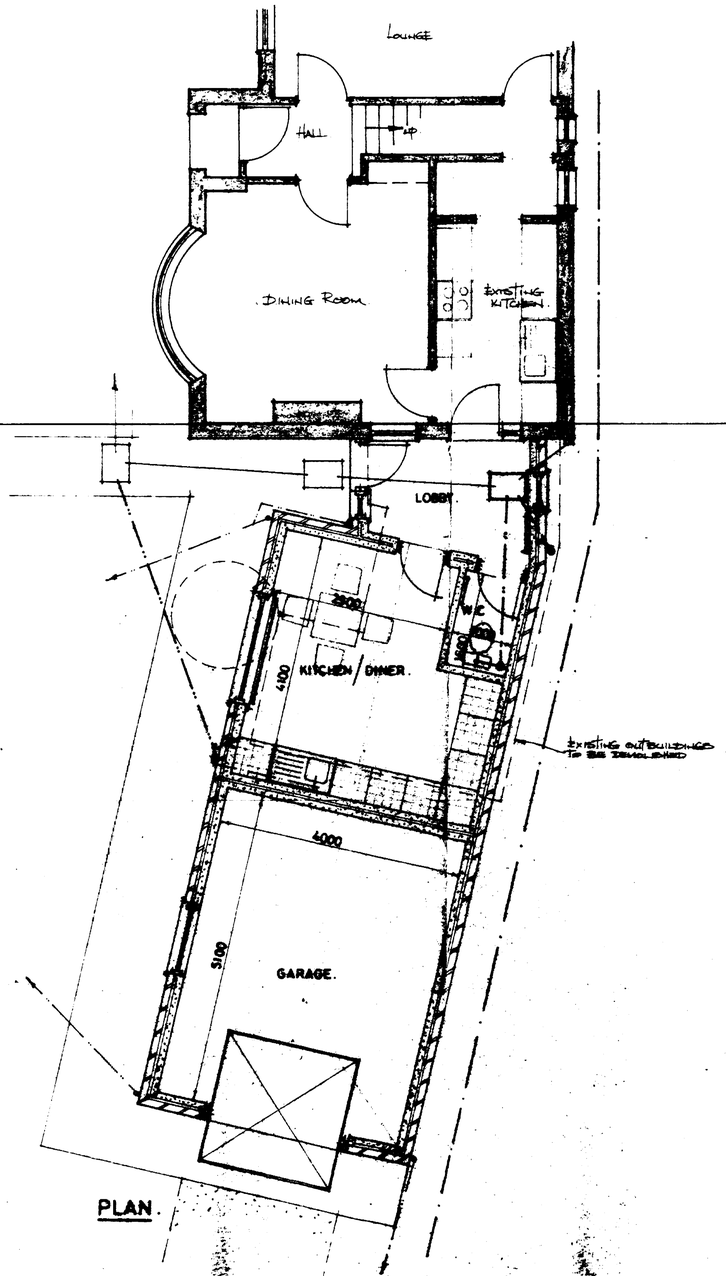
REAR.



LOCATION PLAN.
SCALE: 1/2500.



SITE PLAN.
SCALE: 1/500.



PLAN.

ABOVE GROUND DRAINAGE
Head basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework, all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peargravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peargravel surround on haunched back trench. Cast where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 12mm thick including reveals and lintel soffits.

SCREENING AND SCAFFOLDING
Timber scaffolding, shoring and arrishways to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

DPC
Provide galvanised heavy duty polythene dpc . minimum 150mm above ground level to all leafs of cavity walling, place dpc approx. 75mm to 150mm above ground level. Dpc to be 150mm wide to suit 215mm wall thickness.

DPC
Provide 150mm wide dpc to all cavity walls at ground floor level. Dpc to be 150mm above ground level. Dpc to be 150mm wide to suit 215mm wall thickness.

DPC
Provide 150mm wide dpc to all cavity walls at ground floor level. Dpc to be 150mm above ground level. Dpc to be 150mm wide to suit 215mm wall thickness.

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ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untreatable type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBERGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh Flygreed screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 RAW for soffit support.

CEILINGS
Provide and fix 12.5mm GYPROC Wallboard to all new ceilings. Dry all plastering and lintel infills prior to fixing plasterboard to fully support sheeting. Fix GYPROC cornice and WHITE finish to ceiling.

LINTEL REINFORCEMENT
Provide patent 50mm x 5mm galvanised mild steel REINFORCE or similar at 1.8m centres at first floor level, ceiling joists and rafter levels where they run parallel to the walls. Build strut below the straps and tight pack against the walls.

BRICKWORK PARTITIONS
To the first floor, or where shown, form supplied by in 75mm x 50mm sectioned timber as studs with 75mm x 50mm sectioned timber as sole plates and nogging at centres not exceeding 1.2m. The GYPROC WALLBOARD type joints and skim finish. Fix to manufacturer's instructions and BS 5492 : 1990.

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SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAR 1992
REF. M/H/0325/92

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370653.

PROJECT:
EXTENSION & ALTERATIONS TO
184 PENNYGATE.
SPALDING.
LINCS.

CLIENT:
MRS. G. GLOVER.
184 PENNYGATE.
SPALDING.
LINCS.

SCALES: 1/100 & 1/50 (ORIGINAL DRAWING STATED)
DATE: FEB 1992.
G.R.MERCHANT.
DRAWING No.: GG.1