SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0343/94 Received:07-APR-94 Type:FULL

Name: Mr & Mrs A Porter
8 Water Lane
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: First floor extension

Location : 8 Water Lane 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.

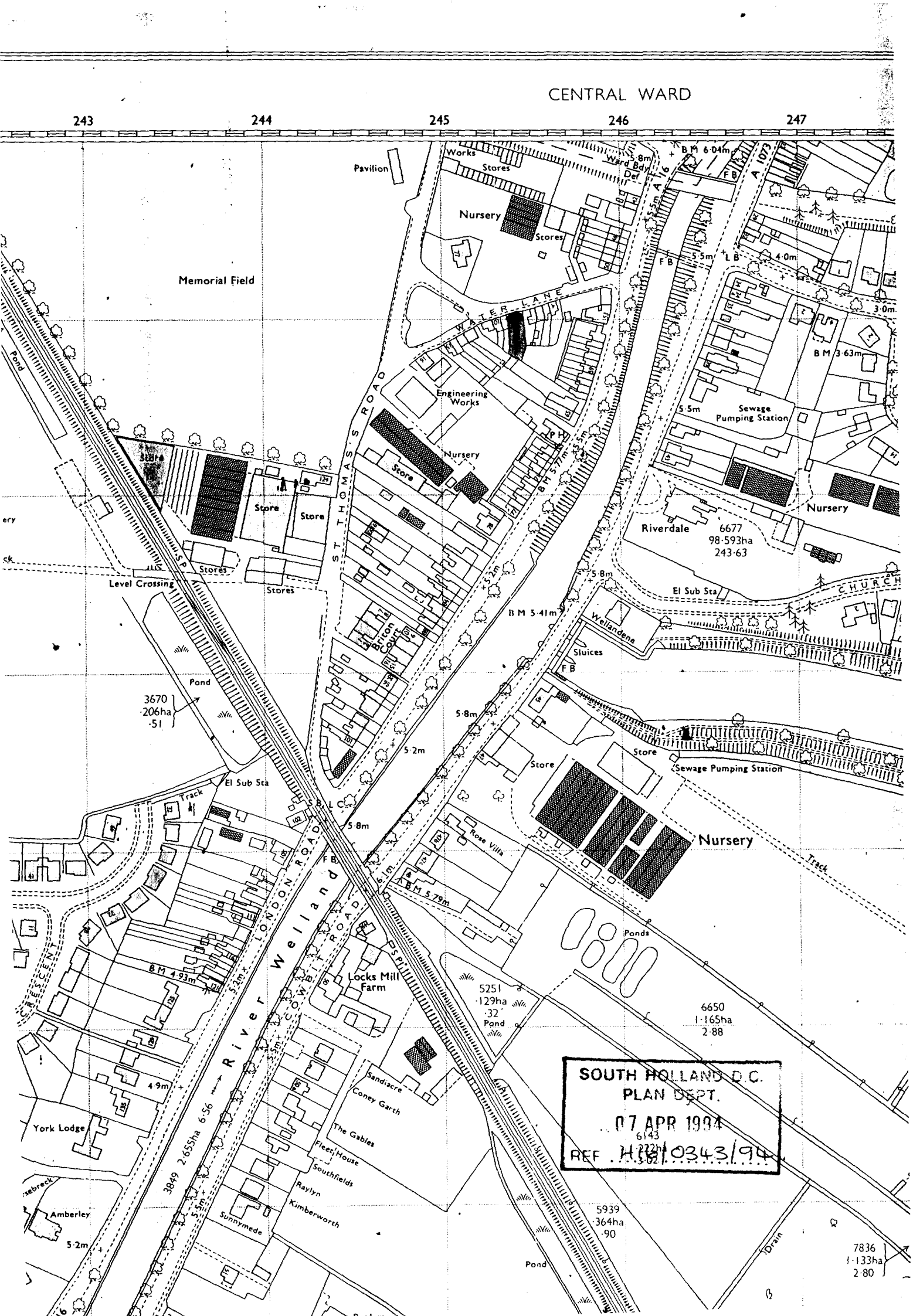
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
16-MAY-94 H16/0343/94

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)


CENTRAL WARD
243
244
245
246
247
Pavilion
Works
Stores
Nursery
Stores
Ward Bdy Def
5·8m
A 16
B M 6·04m
F B
A 1073
Memorial Field
F B
5·5m
L B
4·0m
3·0m
WATER LANE
B M 3·63m
Pond
Engineering Works
Nursery
Store
Store
Store
Stores
Stores
Level Crossing
S P
ST THOMAS'S ROAD
P H
B M 5·77m
5·5m
Sewage Pumping Station
Nursery
Riverdale
6677
98·593ha
243·63
5·2m
5·8m
El Sub Sta
CHURCH
B M 5·41m
Wellandene
Sluices
F B
Briton Court
Pond
3670
·206ha
·51
5·8m
5·2m
Store
Sewage Pumping Station
El Sub Sta
Track
S B L C
5·8m
Rose Villa
Nursery
F B
6·1m
B M 5·79m
Track
LONDON ROAD
River Welland
SPALDING ROAD
Ponds
CRESCENT
B M 4·93m
5·2m
Locks Mill Farm
5251
·129ha
·32
Pond
6650
1·165ha
2·88
4·9m
Sandiacre
Coney Garth
The Gables
Fleet House
Southfields
Raylyn
Kimberworth
Sunnymede
York Lodge
3849 2·655ha 6·56
5·5m
Amberley
5·2m
5939
·364ha
·90
Pond
Drain
7836
1·133ha
2·80
SOUTH HOLLAND D.C.
PLAN DEPT.
07 APR 1994
REF. H/S/0343/94

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0343/94.

Date Registered 07 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS A. PORTER,
8 WATER LANE,
SPALDING.

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

FIRST FLOOR EXTENSION

Please complete

Signed. P S Pitchford

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00 If you consider no fee is payable include a written explanation instead.

Date 6 APRIL 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 concition. [ ]

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created: 16.62 sq. metres

B. Please state size of any new structure:- (a) max. height: 6.30 metres
(b) max. length: 7.10 metres
(c) max. width: 5.930 metres

C. Please state type and colour of materials for facing external walls: RECLAIMED BRICKS TO MATCH EXTG. SEE DRG.

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. DWELLING

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 SOAKAWAY

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 ✓ EXTG. Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed P S Rodgers (~~Applicant~~ / Agent) Date 6/4/94

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 P S Rodgers (~~Applicant~~ / Agent) Date 6/4/94

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 .....

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0343/94 Received:07-APR-94 Type:FULL

Name: Mr & Mrs A Porter
8 Water Lane
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Lincs

Agent: L A Building Design
55 Hannam Boulevard
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PE11 1LB

Description: First floor extension

Location : 8 Water Lane Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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.

13-MAY-94 AD check.....16/5.....

Authorised to issue (inc Delegation).....16/5.....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0343/94
FULL

Applicant: Mr & Mrs A Porter
Tel:

Agent: L A Building Design
0775 711437

Description: First floor extension

Location: 8 Water Lane
Spalding
Lincs

Valid date: 07-APR-94
Target dates:
To case officer 14-APR-94
Inspected by 21-APR-94
Extra contacts 28-APR-94
Report if not clear by 12-MAY-94

Terminal date: 02-JUN-94
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 16.62 M2 *
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	22 ~~13~~ APR-94	13 ~~04~~ MAY-94
Cllr G J Hawkins	12-APR-94	19-APR-94

L C C - No Objections JT 15/4/94

DC INSTRUCTION SHEET

APPLICATION REF:

...ons

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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 PM 12-4

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

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:

Case Officer : PM

Senior Officer Confirmed ..... PC Date.. 12/4 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 22-4

Site Notice posted by PDM
Date
Expiry 22-4

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Neighbour has first floor east" - flat roof.
Proposal not affect it.
2m fence to bdys on both sides
Slight diff in roof with neighbour between ridge + east of
flat roof of neighbours each

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 PM Date 13-5

Notes:

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

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initi

Submitted Fee £ 70.

Receipt No P4139

Date first Rec'd 07 APR 1994

Registration

Reference H16/0343/94.

Cross-Ref B16/0212/94.

Date

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 £ 70.

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 270 OS Plots
Grid ref 524803218910

Ward P 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 ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref

Linked to property Ref 0226777

Dist Bound ☐
Other:

Planning Records:
Earlier apps

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

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4139
Date received : 07-APR-94

Received from

A C & D L Porter

Address

8 Water Lane
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

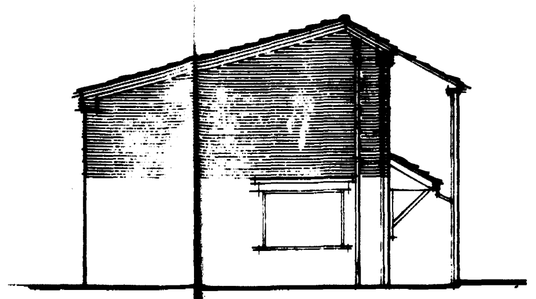
Cash/Cheque : Cheque

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

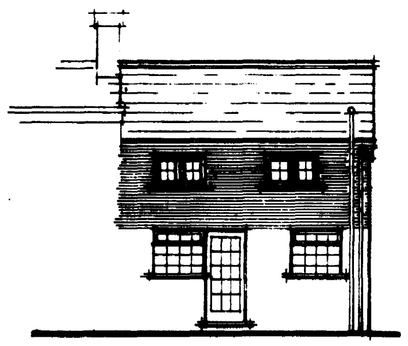
ELEVATIONS



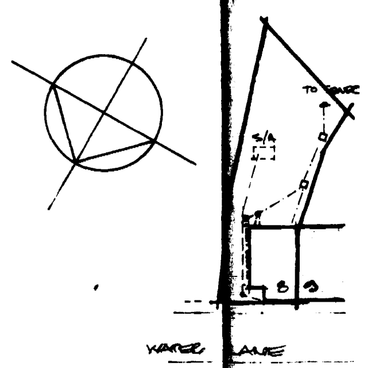
FRONT



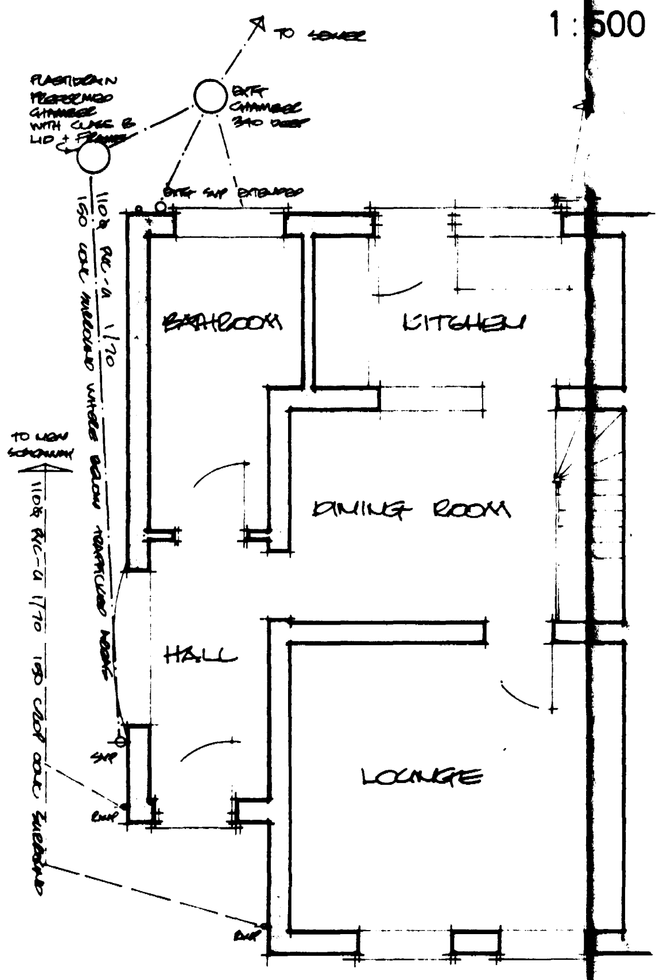
SIDE



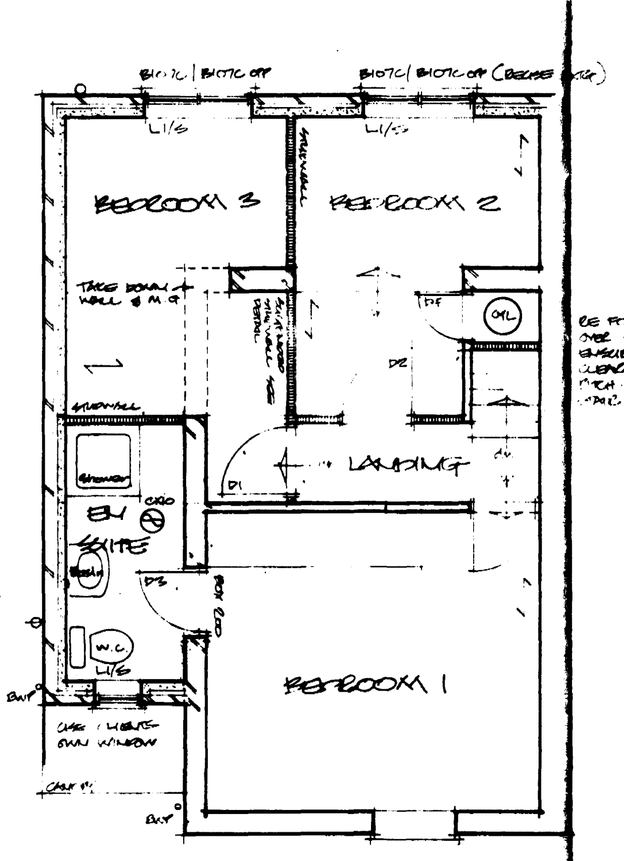
REAR



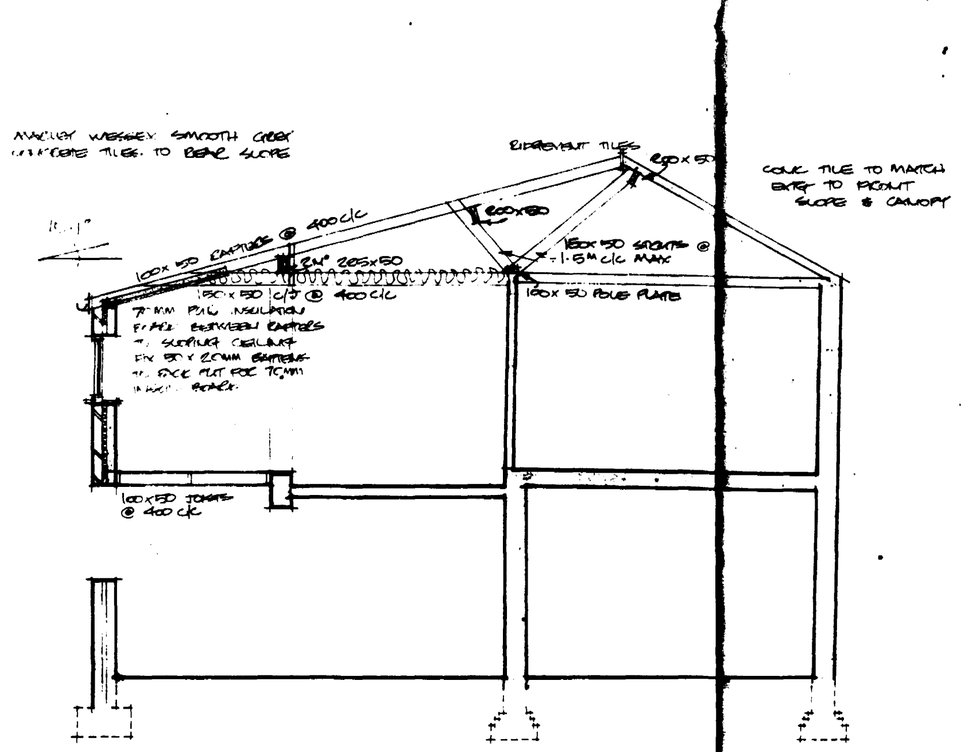
BLOCK PLAN
1:500



GROUND FLOOR



FIRST FLOOR



SECTION

BUILDING
Cavity walling to be 268mm thick and comprise of facing brickwork in clay bricks 103mm thick to match existing, 65mm cavity filled with 65mm DRITHERM insulation, 100mm HEMELITE solid insulation blocks. Cavities to be tied together with galvanised strip metal ties twist type to B.S.1243:1978 Set at 900mm horizontally and 450mm vertically with every alternate tie course staggered 450mm. At cavity closures ties to be at 225mm centres vertically and within 100mm of the closure.
Build in DAMCOR insulated DPC material at all cavity closures.
Provide and build in plain and stepped cavity trays as required.
Provide and form vertical movement joints in walls using COBRA stainless steel debond wall ties. Joints to be 10mm wide and complete with compressible filler and pointed with mastic externally. Joints to be at 6m maximum centres in blockwork walling and 12m maximum centres in clay brickwork walling.
All masonry construction to comply with B.S.5628: 1978 & 1985 etc.
All internal unplastered walls to receive 10mm cement/lime/sand render and 3mm GYPSUM wall finish plaster including reveals and lintel soffits etc. Plastering to comply with B.S.5492:1977.

LINTELS
All lintels to be I.G. or equal, pressed steel to B.S.5977. Lintels must be installed strictly in accordance with the manufacturer's instructions and have a minimum end bearing of not less than 150mm. Provide cavity trays over lintels.

PITCHED ROOF CONSTRUCTION
Roof covering to be in interlocking concrete tiles to B.S.473,550:1971 on treated softwood battens 40mm x 25mm at gauge centres on slaters underlay COROVIN 150 or similar, lapped minimum 150mm in every direction. All work to comply with B.S.5534:Part 1:1990.
All structural timber is to be preservative treated using the double vacuum process and all cut ends to be thoroughly saturated in same preservative solution prior to assembly and fixing.
Whole roof to be braced in accordance with B.S.5268:Pt 3:1985.

STRAPPING AND RESTRAINT
Provide and fix patent galvanised mild steel anchor straps, CATNIC or similar, with cross sectional area of 30mm x 2.5mm to locate tie down wall plate, CODE VU 1050/100/50. Straps to be at 1.6m centres. Provide straps as lateral restraint straps in galvanised mild steel 30mm x 5mm cross section, CATNIC CODE HL1400/100, at 1.6m centres at rafter and ceiling joist and floor joist levels on gable ends and where joist run parallel to walls to restrain wall to frame diaphragm. Solid strut under straps and tight pack against walls.

FIRST FLOOR CONSTRUCTION
First floor joists to be in SC3 grade European grown softwood, preservative treated as described. Provide and fix solid strutting at mid span of joists or at maximum 2.4m centres as appropriate. Joist sizes to be as indicated. Flooring in 19mm Moisture Resisting T & G dense flooring grade chipboard.

CEILINGS
Provide and fix 13mm GYPROC WALLBOARD to all ceilings. Mog out all perimeters and board joints to fully support sheeting. Tape all joints and skim or ARTEX FINISH.

VENTILATION TO PITCHED ROOF
Ventilation of roof space provision to accord with the requirements of Building Regulation Part F2 Schedule 1. Provide proprietary eaves level ventilators complete with fly proof screens to supply the equivalent air of a continuous 10mm gap along the eaves and on opposite sides of the roof.
Provide and install proprietary ventilation trays to prevent insulation blocking airways.

FASCIA
Provide and fix treated wrot 25mm nominal thickness softwood fascias to be stained or painted as directed.

INSULATION
Provide and lay between ceiling joists 150mm thick CROWN WOOL fibreglass insulation. Ensure insulation does not impede roof ventilation airways.

STUD PARTITIONS
Where indicated form stud walls in SC3 timber section size 75mm x 50mm with head and sole plates firmly fixed to adjacent structure, studs at 400mm centres with noggins at 1200mm vertical centres. All timber to be selected for straightness.
Clad framing with 12mm GYPROC WALLBOARD, tape joints and skim with board finish gypsum plaster. Pack 60mm CROWN WOOL between studs.
Provide double floor joists where below partitions.

LEADWORK, VALLEYS, FLASHINGS ETC
All leadwork to be in English milled sheet lead to B.S.1178:1982 and all work shall be in CODE 5 lead 2.24mm thick. All work shall be carefully and accurately cut, trimmed laid, dressed and properly fixed. Leadwork shall be carried out in strict accordance with the recommendations of the Lead Development Associations specifications and details.

INTERNAL DOORS, FRAMES AND LININGS
Internal doors and linings to be as BOULTON AND PAUL catalogue. Doors to be 762mm x 1981mm x 35mm thick, lipped and veneer faced, CODE FDSF26, or as approved. Linings to be in 32mm joinery quality softwood complete with planted stops and to suit wall/partition construction thickness.

WINDOWS
All windows to be as Boulton and Paul standard joinery and be in treated softwood for a paint finish to match existing, weatherstripped with sealed unit double glazing, all to B.S.6262:1982 and safety glazing to B.S.6206:1981. All windows to be fitted with trickle vents to provide 4,000mm² air flow.
Windows to have openable parts to provide an area of ventilation not less than 5% of the floor area of the room that they serve.

UNDERGROUND DRAINAGE
Work to comply with B.S.8301:1985.
Pipework to be in 110mm diameter PVC-U to a hydraulic gradient of 1:70 (0.0143). Bed pipework on pea-gravel/sand mixture 50mm thick and surround with 100mm pea-gravel/sand mixture. Backfill trench with selected granular fill.
Where pipework passes through walling provide precast concrete lintels over and allow 50mm clearance around pipe, mask pipe on both sides of opening with rigid sheet material.
Where pipework is closer to ground surface than 600mm provide concrete paving slab protection over pipe at 100mm above crown of pipe, as detail Diagram A4 in Approved Document H1. Existing system is already connected to the foul sewer.

ABOVE GROUND DRAINAGE
All pipework to be in Polypipe push-fit type and all runs to be accessible for cleansing, maintenance and replacement.
All traps to be 75mm deep seal and where runs are excessive traps to be anti-siphonic type. Drainage to comply with B.S.5572:1978 and be on the single stack principle, unless fitting discharges to gully.
Waste pipe sizes to be:

Shower	40mm diameter
Hand basin	32mm diameter
Combined wastes	50mm diameter

Where combined wastes to fitting outlets/wastes to be tailed up to 50mm dia.
Ventilating discharge stack(s) and branch pipes to be in 110mm dia PVC-U. Stack(s) to be taken 900mm above highest window head level and fitted with vent cage terminal.

RAINWATER GOODS
All rainwater goods to be in BLACK PVC-U and from the HUNTER HIGHFIELD range, or similar to match existing. Gutters to be 112mm diameter half round with 68mm diameter downpipes all complete with brackets, connectors, clips, outlets, bends, offset bends, stopends and drain connectors etc and connect to underground rainwater drain to soakaways.

SOAKAWAYS
Soakaways to be minimum 1.5m³ brick rubble filled sited a minimum of 5m away from all buildings with inlet pipe discharging to centre of soakaway. Drain to be in 110mm diameter PVC-U and all as described for underground drainage.

CONNECTION TO HEATING
Extend cold and hot water supply pipework to new appliances and connect.
Extend existing heating pipework circuits to provide space heating for extension.
Heating to have radiators in each room to give a room temperature of 21°C when external air temperature is -2°C. All exposed pipework to be insulated with preformed foamed plastic insulation wrap.
All radiators to be fitted with thermostatic valves.
Pipe runs to be within floor void at first floor level.

ELECTRICAL INSTALLATION
All electrical installation work to be in accordance with the latest edition of the IEE Regulations (16th edition).
Electrical circuits to be extended from the existing circuits or the consumer switchfuse control unit as appropriate to provide power and lighting ring mains. Fittings and accessories to be from the Crabtree range or as directed.

MECHANICAL FANS
Provide, install and connect Xpelair CX10 ceiling fan complete with ducting and louvre grille etc to discharge to outside air within En Suite Bathroom. Install all necessary switch controls, pull cords and ancillary equipment etc.

EXISTING STRUCTURE
Existing foundations to be exposed for inspection by Building Inspector and from preliminary investigations are believed to be 600mm x 300mm founded on firm sandy silt.
All existing lintels to be exposed and checked for adequacy and replaced where necessary.

MATERIALS AND WORKMANSHIP
All materials, goods and products etc are to be new and of the best quality of their respective kinds. Where a British Standard Specification or BBA Certificate is applicable the material or product etc shall comply.
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All materials, components and products etc shall be used, installed and fixed strictly in accordance with the manufacturer's instructions and specifications and relevant British Standard Specification Codes of Practice and applicable Association Design Guides.

LIMITATION OF DRAWINGS
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project
PROPOSED EXTENSION AND ALTERATIONS TO PAVELINK 8 WATER LANE, SPALDING, LINCOLNSHIRE.

client
MR. & MRS A. PORTER

drawing
GENERAL ARRANGEMENT AND NOTES

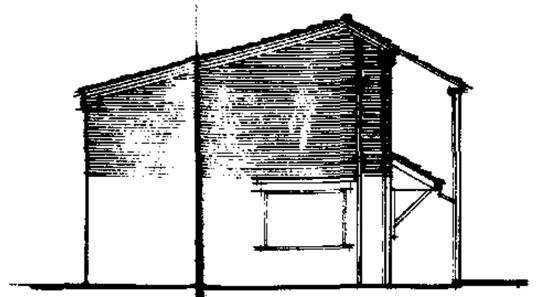
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SOUTH HOLLAND D.C.
PLAN DEPT.
07 APR 1994
REF. H16/0343/94

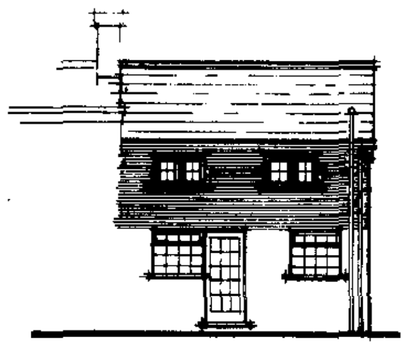
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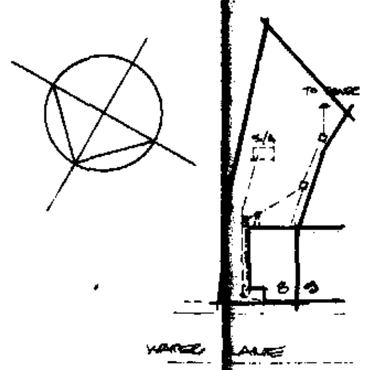
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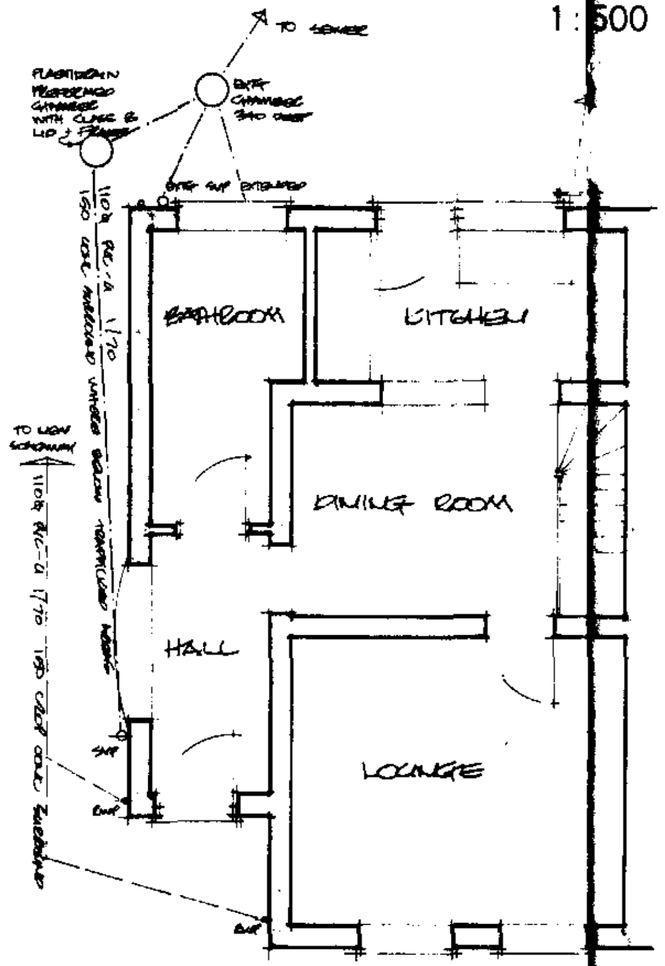
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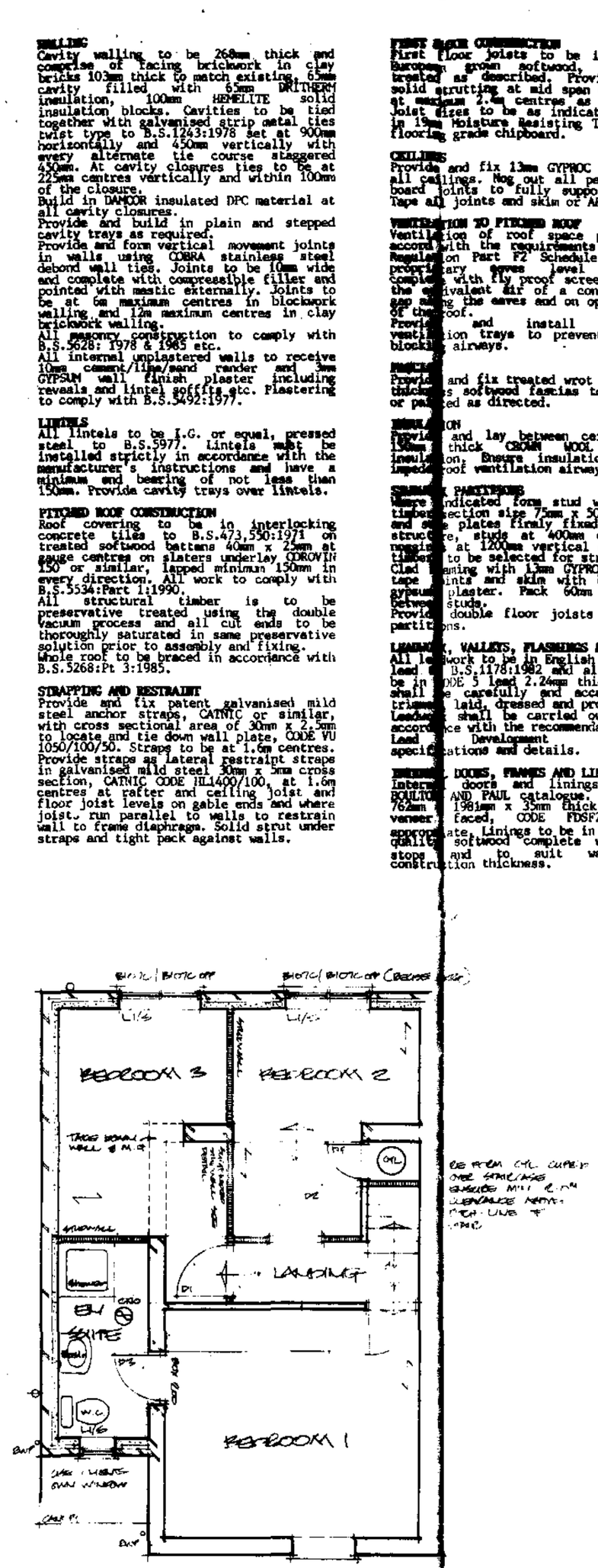
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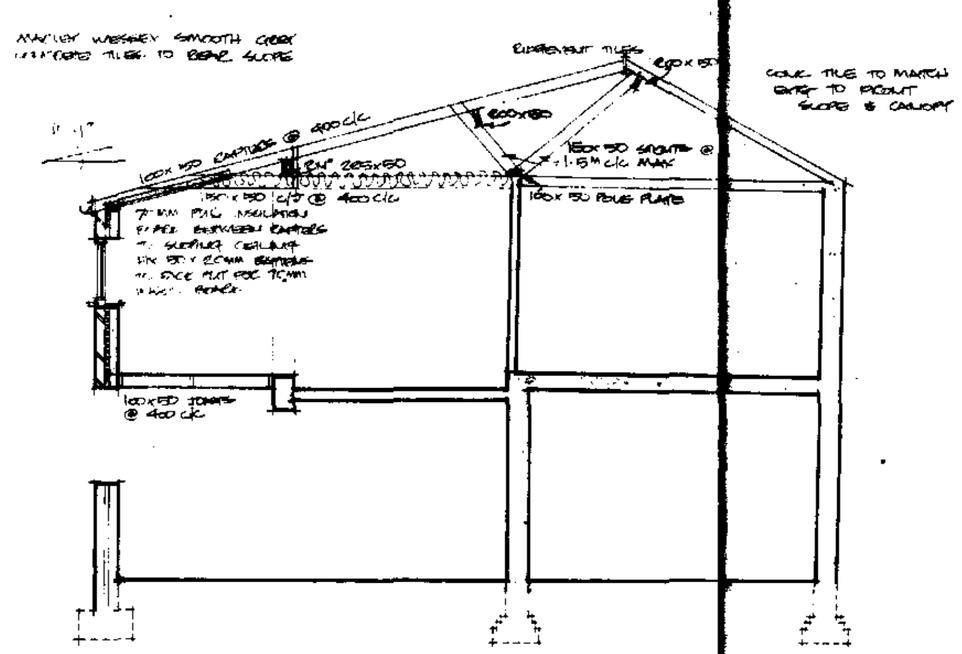
BLOCK PLAN
1:500



GROUND FLOOR



FIRST FLOOR



SECTION

BUILDING
Cavity walling to be 268mm thick and comprise of facing brickwork in clay bricks 103mm thick to match existing, 65mm cavity filled with 65mm DRITHERM insulation, 100mm HEMELITE solid insulation blocks. Cavities to be tied together with galvanised strip metal ties twist type to B.S.1243:1978 set at 900mm horizontally and 450mm vertically with every alternate tie course staggered 450mm. At cavity closures ties to be at 225mm centres vertically and within 100mm of the closure.
Build in DAMDOR insulated DPC material at all cavity closures.
Provide and build in plain and stepped cavity trays as required.
Provide and form vertical movement joints in walls using COBRA stainless steel debond wall ties. Joints to be 10mm wide and complete with compressible filler and pointed with mastic externally. Joints to be at 6m maximum centres in blockwork walling and 12m maximum centres in clay brickwork walling.
All masonry construction to comply with B.S.5628: 1978 & 1985 etc.
All internal unplastered walls to receive 10mm cement/lime/sand render and 3mm GYPSUM wall finish plaster including reveals and lintel soffits etc. Plastering to comply with B.S.5492:1977.

LINTELS
All lintels to be J.G. or equal, pressed steel to B.S.5977. Lintels must be installed strictly in accordance with the manufacturer's instructions and have a minimum end bearing of not less than 150mm. Provide cavity trays over lintels.

PITCHED ROOF CONSTRUCTION
Roof covering to be in interlocking concrete tiles to B.S.473,550:1971 on treated softwood battens 40mm x 25mm at gauge centres on slaters underlay QROVIN 150 or similar, lapped minimum 150mm in every direction. All work to comply with B.S.5534:Part 1:1990.
All structural timber is to be preservative treated using the double vacuum process and all cut ends to be thoroughly saturated in same preservative solution prior to assembly and fixing.
Whole roof to be braced in accordance with B.S.5268:Pt 3:1985.

STRAPPING AND RESTRAINT
Provide and fix patent galvanised mild steel anchor straps, CATNIC or similar, with cross sectional area of 30mm x 2.5mm to locate and tie down wall plate, CODE YU 1050/100/50. Straps to be at 1.6m centres. Provide straps as lateral restraint straps in galvanised mild steel 30mm x 5mm cross section, CATNIC CODE HL1400/100, at 1.6m centres at rafter and ceiling joist and floor joist levels on gable ends and where joist run parallel to walls to restrain wall to frame diaphragm. Solid strut under straps and tight pack against walls.

FIRST FLOOR CONSTRUCTION
First floor joists to be in SC3 grade Baltic grown softwood, preservative treated as described. Provide and fix solid strutting at mid span of joists or at maximum 2.4m centres as appropriate. Joist sizes to be as indicated. Flooring in 19mm Moisture Resisting T & G dense flooring grade chipboard.

CEILINGS
Provide and fix 13mm GYPROC WALLBOARD to all ceilings. Nog out all perimeters and board joints to fully support sheeting. Tape all joints and skim of ARTEX FINISH.

VENTILATION TO PITCHED ROOF
Ventilation of roof space provision to accord with the requirements of Building Regulation Part F2 Schedule 1. Provide propriatary eaves level ventilators complete with fly proof screens to supply the equivalent air of a continuous 10mm gap along the eaves and on opposite sides of the roof.
Provide and install proprietary ventilation trays to prevent insulation blocking airways.

FASCIAS
Provide and fix treated wrot 25mm nominal thick x 175mm softwood fascias to be stained or painted as directed.

INSULATION
Provide and lay between ceiling joists 150mm thick CROWN WOOL fibreglass insulation. Ensure insulation does not impede roof ventilation airways.

STUD PARTITIONS
Where indicated form stud walls in SC3 timber section size 75mm x 50mm with head and sole plates firmly fixed to adjacent structure, studs at 400mm centres with noggins at 1200mm vertical centres. All timber to be selected for straightness.
Clad framing with 13mm GYPROC WALLBOARD, joints and skim with board finish gypsum plaster. Pack 60mm CROWN WOOL between studs.
Provide double floor joists where below partitions.

FLASHINGS, VALLEYS, FLASHINGS ETC
All lead work to be in English milled sheet lead to B.S.1178:1982 and all work shall be in CODE 5 lead 2.24mm thick. All work shall be carefully and accurately cut, trimmed, laid, dressed and properly fixed. Leadwork shall be carried out in strict accordance with the recommendations of the Lead Development Associations specifications and details.

INTERNAL DOORS, FRAMES AND LININGS
Internal doors and linings to be as BOULTON AND PAUL catalogue. Doors to be 762mm x 1981mm x 35mm thick, lipped and veneer faced, CODE FDSF26, or as approved. Linings to be in 32mm joinery quality softwood complete with planted stops and to suit wall/partition construction thickness.

WINDOWS
All windows to be as Boulton and Paul standard joinery and to be in treated softwood for a paint finish to match existing, weatherstripped with sealed unit double glazing, all to B.S.6262:1982 and safety glazing to B.S.6206:1981. All windows to be fitted with trickle vents to provide 4,000mm² air flow.
Windows to have openable parts to provide an area of ventilation not less than 5% of the floor area of the room that they serve.

DRAINAGE BELOW GROUND
Work to comply with B.S.8301:1985.
Pipework to be in 110mm diameter PVC-U to a hydraulic gradient of 1:70 (0.0143). Bed pipework on pea gravel/sand mixture 50mm thick and surround with 100mm pea gravel/sand mixture. Backfill trench with selected granular fill.
Where pipework passes through walling provide precast concrete lintels over and allow 50mm clearance around pipe, mask pipe on both sides of opening with rigid sheet material.
Where pipework is closer to ground surface than 600mm provide concrete paving slab protection over pipe trench at 100mm above crown of pipe as detail Diagram A4 in Approved Document H1. Existing system is already connected to the foul sewer.

ABOVE GROUND DRAINAGE
All pipework to be in Polypipe push-fit type and all runs to be accessible for cleansing, maintenance and replacement.
All traps to be 75mm deep seal and where runs are excessive traps to be anti-siphonic type. Drainage to comply with B.S.5572:1978 and be on the single stack principle, unless fitting discharges to gully.
Waste pipe sizes to be:
Shower ..... 40mm diameter
Hand basin ..... 32mm diameter
Combined wastes ..... 50mm diameter
Where combined wastes used fitting outlets/wastes to be tailed up to 50mm dia.
Ventilating discharge stack(s) and branch pipes to be in 110mm dia PVC-U. Stack(s) to be taken 900mm above highest window head level and fitted with vent cage terminal.

RAINWATER GOODS
All rainwater goods to be in BLACK PVC-U and from the HUNTER HIGHFLO range, or similar to match existing. Gutters to be 112mm diameter half round with 68mm diameter downpipes all complete with brackets, connectors, clips, outlets, bends, offset bends, stopends and drain connectors etc and connect to underground rainwater drain to soakaways.

SOAKAWAYS
Soakaways to be minimum 1.5m³ brick rubble filled sited a minimum of 5m away from all buildings with inlet pipe discharging to centre of soakaway. Drain to be in 110mm diameter PVC-U and all as described for underground drainage.

PLUMBER AND HEATING
Extend cold and hot water supply pipework to new appliances and connect.
Extend existing heating pipework circuits to provide space heating for extension.
Heating to have radiators in each room to give a room temperature of 21°C when external air temperature is -2°C. All exposed pipework to be insulated with preformed foamed plastic insulation wrap.
All radiators to be fitted with thermostatic valves.
Pipe runs to be within floor void at first floor level.

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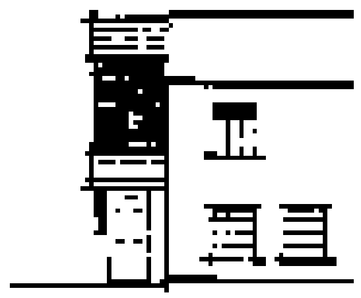
project
PROPOSED EXTENSION AND ALTERATIONS TO DWELLING @ WATER LANE, SPALDING, LINCOLNSHIRE.

client
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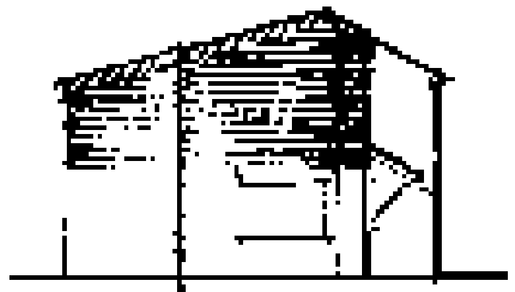
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GENERAL ARRANGEMENT AND NOTES

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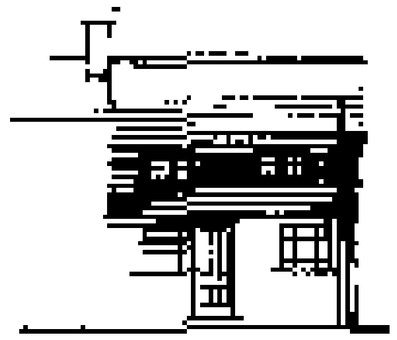
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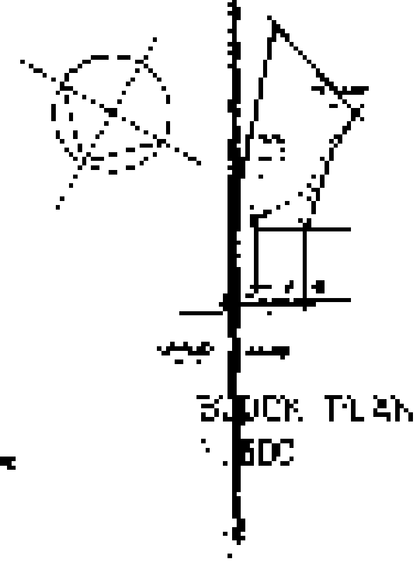
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SIDE

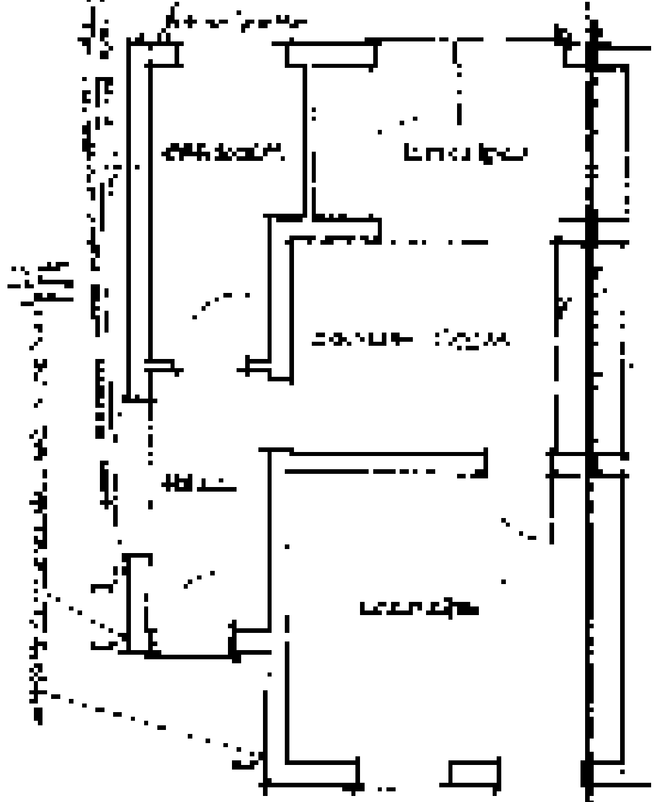


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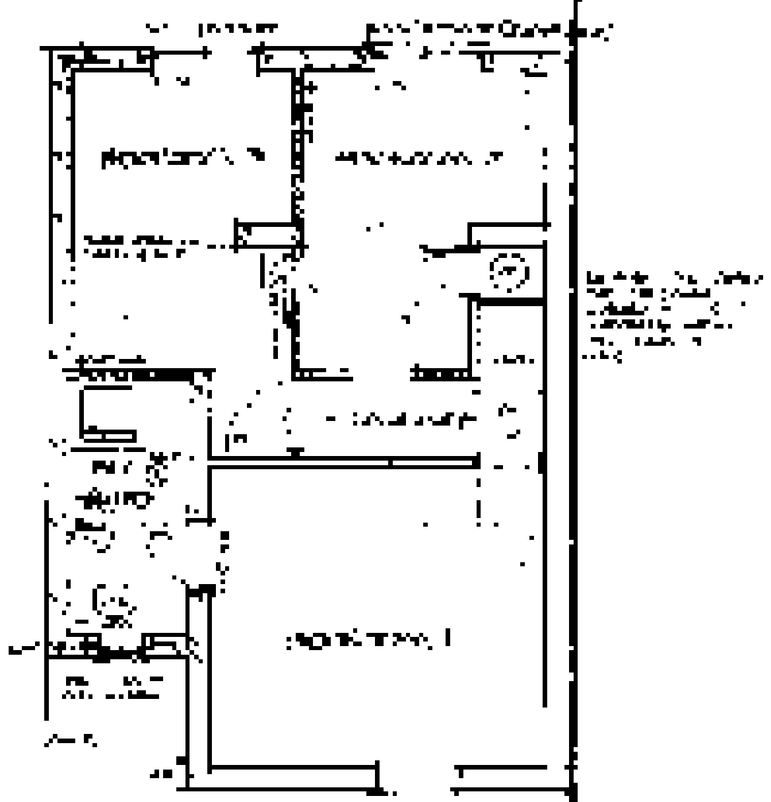


BLOCK PLAN
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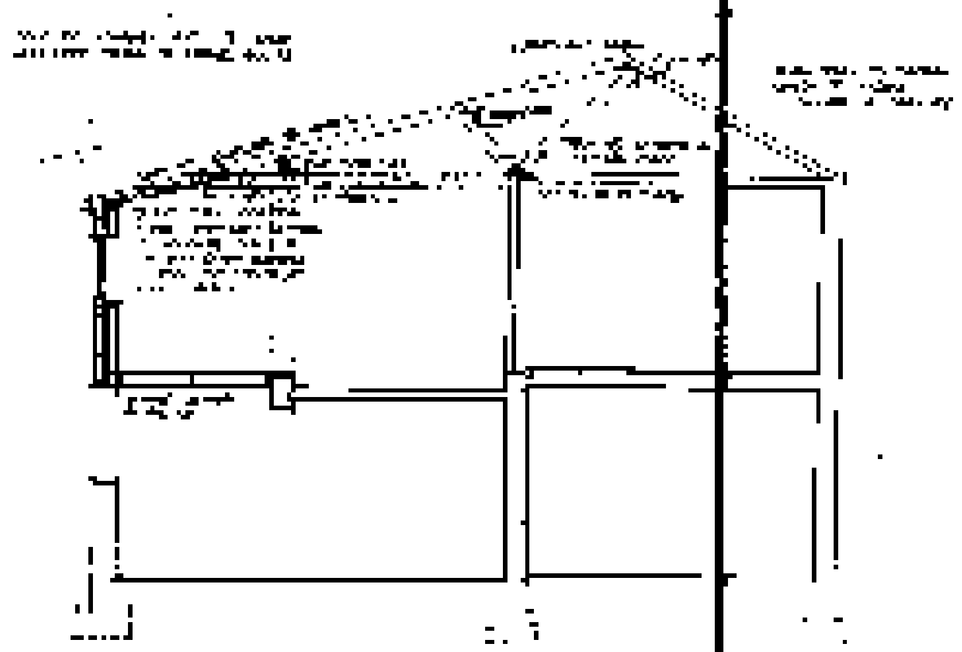




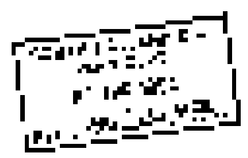
GROUND FLOOR



FIRST FLOOR



SECTION



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