SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0551/94 Received:08-JUN-94 Type:FULL

Name: Mr & Mrs M G Fowler
16 Cley Hall Drive
Spalding
Lincs

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

Description: Extend existing kitchen and form utility and toilet

Location : 16 Cley Hall Drive 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
19-JUL-94 H16/0551/94

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

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

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


SOUTH HOLLAND D.C
PLAN DEPT
08 JUN 1994
REF. 0551/94/1
SPALDING
DETERMINED
OSIER ROAD
CLEY HALL DRIVE
CLEY HALL GARDENS
BEECH GARDENS
HOLLAND ROAD
HIGH STREET
ALBION STREET
CHURCH STREET
CHURCH LANE
Albert Bridge
Cley Hall
Yew Lodge
Fire Station
Bowling Green
Car Park
Surgery
Clinic
Parish Church Day School
Vicarage
Parsonage
The Bungalow
Friends Meeting House
Garage
Works
Stores
Sluice
Pass
Path
Footbridge
Wrangdyke
River Welland
High Bridge
B1165
A151
PH
PC
GPO
El Sub Sta
BM 3.91m
BM 4.10m
BM 6.01m
BM 5.55m
BM 4.99m
BM 9.15
BM 20.05
9151
92.843ha

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0551/94

Date Registered 08 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M.G. FOWLER,
16 CLEY HALL DRIVE,
SPALDING, LINCS.

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) PETER LITHGOW.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTEND EXISTING KITCHEN & FORM UTILITY & TOILET.

Please complete

Signed. P Lithgow Date 8 JUNE 94

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.

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. If building works are proposed, please state extra floor space to be created:	23.00 sq. metres
B. Please state size of any new structure:- (a) max. height:	3.10 metres
(b) max. length:	6.40 metres
(c) max. width:	5.20 metres
C. Please state type and colour of materials for facing external walls:	BRICKWORK TO MATCH EXTG
D. Please state type and colour of roofing materials.	FLAT ROOF GREY CAPPING
E. Has a survey of the site been undertaken? State Yes or No	YES TO FINISH

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? — EXTG.

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).

owners

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 Rutagan (~~Applicant~~ / Agent) Date 8/6/97

~~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 Rutagan (~~Applicant~~ / Agent) Date 8/6/97

~~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: H16/0551/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

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

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/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	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: Dawn Gedney

Senior Officer Confirmed ..... Date 15/6/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : At rear of property.
Neighbours :
Boundaries : Currently hedge/fencing - Garage adjacent.
Site Features : Houses to both sides.
House to west has window overlooking.

Inspected by MF
Date 16/6

Site Notice posted by
Date
Expiry MF 16/6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

—

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions MF. 13/7.

Located at rear.
No objection in terms of design/appearance.
Not easily visible from public highway.
Neighbours not materially affected in my opinion.

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

H16/0551/94

FULL

Applicant: Mr & Mrs M G Fowler
Tel:

Agent: L A Building Design
0775 711437

Description: Extend existing kitchen and form utility and toilet

Location: 16 Cley Hall Drive
Spalding
Lincs

Valid date:	08-JUN-94	Terminal date:	03-AUG-94
Target dates:		Target Committee:	03-AUG-94
To case officer	15-JUN-94	Report deadline:	20-JUL-94
Inspected by	22-JUN-94	Agreed TD Ext:	
Extra contacts	29-JUN-94	Case Officer:	
Report if not clear by	13-JUL-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 23 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	16-JUN-94	07-JUL-94 ✓
Cllr E N Davies	15-JUN-94	22-JUN-94
Cllr J Goodley	15-JUN-94	22-JUN-94
Cllr Mrs D F Davies 0406 380546	15-JUN-94	22-JUN-94

L.C.C - No objections to CS 16/6/94

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 : P4387
Date received : 08-JUN-94

Received from

M G & U E B Fowler

Address

16 Cley Hall Drive
Spalding

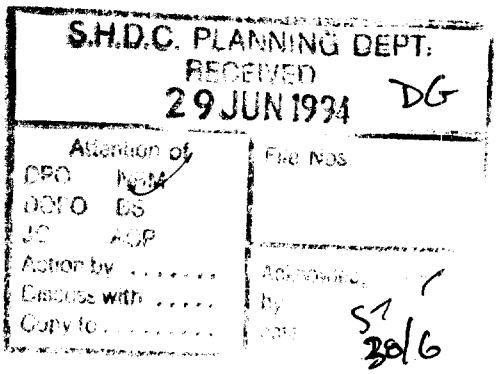
Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

18 Cley Hall Drive,
SPALDING.
29th June 1994

Mr. Brian Smith,
Director of Planning.
SHDC.



Dear Brian

re H16/0551/94 : 16 Cley Hall Drive.

As next-door neighbours, my wife and I have inspected this application and have no objection.

Please keep on record the fact that I have had no involvement in the processing and assessment of this application.

Yours sincerely,

Roger J. Smith

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0551/94 Received:08-JUN-94 Type:FULL

Name: Mr & Mrs M G Fowler
16 Cley Hall Drive
Spalding
Lincs

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

Description: Extend existing kitchen and form utility and toilet

Location : 16 Cley Hall Drive 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.

19-JUL-94 AD check.....

Authorised to issue (inc Delegation).....

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0551/94

Applicant: Mr & Mrs M G Fowler
16 Cley Hall Drive
Spalding
Lincs

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

Description: Extend existing kitchen and form utility and toilet

Location: 16 Cley Hall Drive
Spalding
Lincs

Amendment: Amended apparent height of extension (Drawing no: 01A)

27-JAN-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0551/94./A1

Date Registered 24 JAN 1995

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M.G. FOWLER,
16 CLERK HALL DRIVE,
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. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0551/94

Building Regulation reference relating to same development (if any)

B16/0345/94

2. Please tick **one** box only

A — Amendment is proposed where permission already granted
If yes, submit two forms and two plans.
[✓]

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[ ]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed R. VERGONE MCIOB MRIAT Date 23/1/95

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

EXTEND EXTG KITCHEN & FORM UTILITY & TOILET.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

AMENDED APPARENT HEIGHT OF EXTENSION

State drawing no's of the current submission

94/24/01 A.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ MR D. GEDNEY

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

N/A.

Has a similar amendment been submitted under Building Regulations? [ ] / No

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

Mr D M Gedney

DMG/JK/H16/0551/94

19 January, 1995

Dear Sir

Planning Permission H16/0551/94 - Extend Existing Kitchen and Form Utility and Toilet, 16 Cley Hall Drive, Spalding (Mr & Mrs M G Fowler)

I refer to the above planning permission.

It is noted from a recent site inspection that the development has not been constructed totally in accordance with the approved plans. I therefore look forward to the receipt of amended plans regularising this within the next 14 days.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: ..... 26/.

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

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 DMc. Date.....13/7

Notes:

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

CONDITIONS/~~REASONS:~~

None.

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 P4387.

Date first Rec'd 08 JUN 1994

Registration

Reference H16/0551/94

Cross-Ref B16/0345/94

Date 9/6.

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 201 OS Plots
Grid ref 529320 322810

Ward Q Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound
Other:

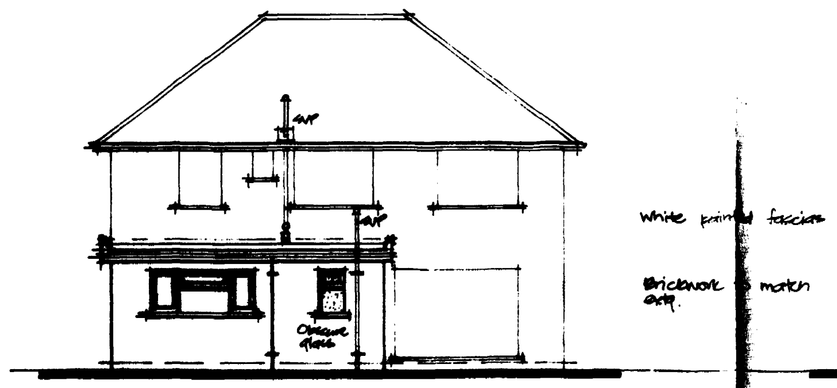
TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

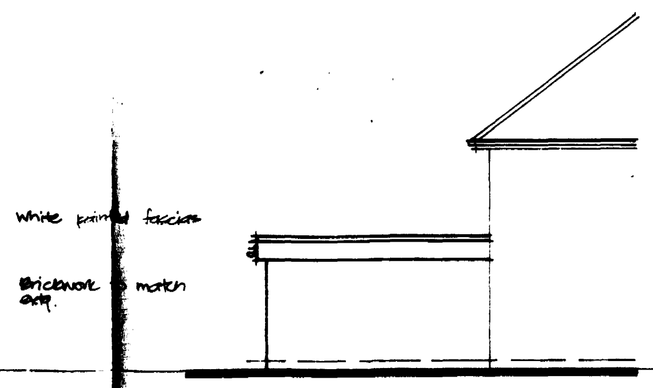
Linked to property Ref 017786

Planning Records:
Earlier apps

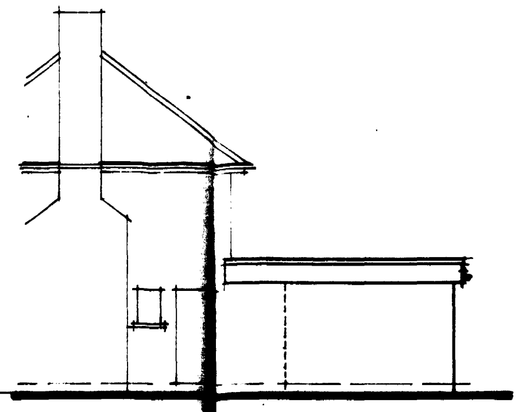
B Reg Records:
Already submitted – Ref:
Request needed
Requested



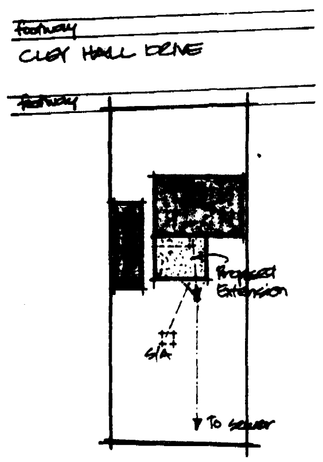
NORTH



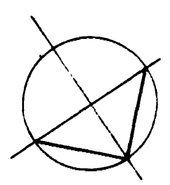
WEST

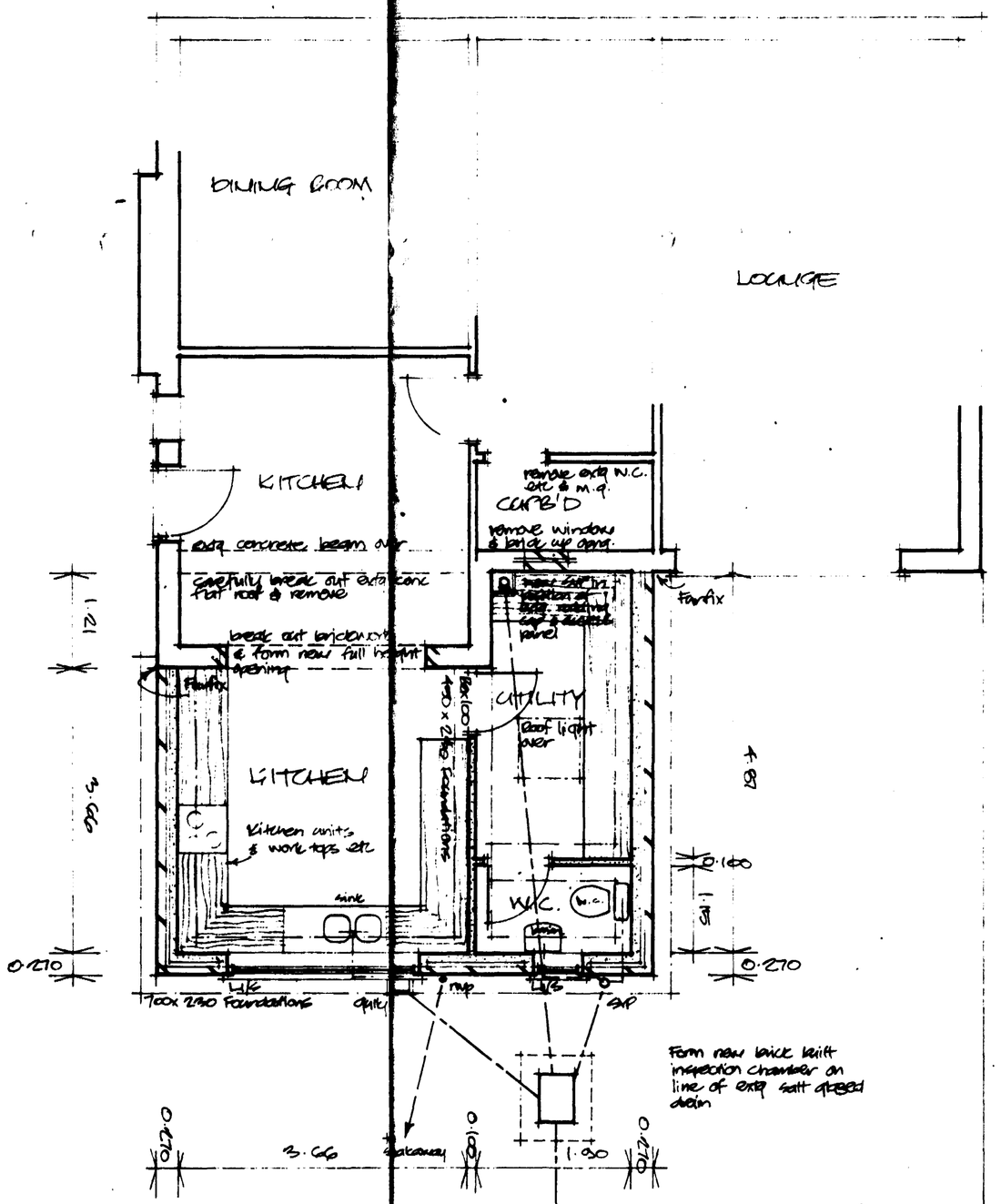


EAST



BLOCK PLAN 1 500





GROUND FLOOR

FOUNDATIONS.
Foundations to be 1:2:4 mix plain concrete strip, size 700mm x 250mm thick under cavity walling and 600mm x 250mm under 100mm partition walls. Depth of foundation formation to be to the approval of Local Authority Building Control. Should any weak or inconsistent ground be encountered work shall cease until it has been inspected by Building Control and a design solution agreed with the Local Authority B. C. O.

SUB- STRUCTURE WALLING.
9no TYPE A dense aggregate blocks in two leafs with 65mm cavity, or as appropriate. Fill cavity with weak mix concrete 1:12 up to 150mm below the lowest DPC. 8no FL quality bricks below dpc.
DPC material to be heavy duty embossed polythene to B.S.6515 and laid horizontally in leafs of walls at 150mm above finished ground level. Inner leaf DPC to be lapped with damp proof membrane.

WALLING.
270mm cavity walling to consist of face brickwork to match existing, 65mm cavity filled with 65mm DRITHERM cavity wall insulation batts in accordance with the manufacturers instructions; 100mm Tarmac TOPBLOCK, or equal, solid insulation blocks. Cavities to be tied together using galvanised steel strip 'twist' type wall ties to B.S. 1243: 1978 set at 900mm horizontally and 450mm vertically and staggered 450mm every alternate tie course. At cavity closures ties to be set 225mm vertically and be within 100mm of the closure. Build in DPC material at all cavity closures. Cavity closures to incorporate RAMSER insulated vertical dpc material. Neatly cut tooth and bond new face brickwork to existing, block bond or profile fix new blockwork to existing where work will be unseen. Maintain cavity where new work joins existing, where appropriate. Internal walls to be 100mm blockwork as described. Close cavity at eaves level.
All internal unplastered walls to receive 10mm cement/lime/sand render and 3mm finish plaster.

LINTELS.
All lintels to be I.G., or equal, pressed steel to B.S. 1977, and to be generally Li/S in cavity wall situations, or as noted. Install cavity tray over lintels in external walls.
Lintels must be installed strictly in accordance with the manufacturers instructions and have a minimum end bearing of 150mm.

GROUND FLOOR CONSTRUCTION.
Strip vegetable soil and any hard surfacing and lay floor as follows:
70mm thick mass screed 1:3 with light gauge steel mesh reinforcement.
1000 gauge polythene vapour control layer laid over 125mm CHOSUN FLOORSLAB insulation. 100mm 1:2:4 mix concrete floor slab, 1200 gauge (300 micron) polythene DPM 150mm minimum well compacted clean stone or broken brick hardcore wall graded 75mm down blinded with sand.

FLAT ROOF.
13mm mineral chippings finish on 3 layer built up EVERLASTIC polyester bonded high performance roofing felt to B.S. 747:1977 AND 3. AEROBOARD/SHELTERBOX plywood and insulation board composite, overall thickness 75mm (70mm rigid urethane 6mm WBP plywood) on firrings to fall 1:60, all board joints to be nogged. 175mm x 50mm SC3 grade softwood joints at 400mm centres. All to be in accordance with B.S.6229.
13mm GYPROC plasterboard to ceiling with ARTEX finish. All board joints and perimeters to be nogged.
Provide 30mm x 2.5mm galvanised steel vertical twist type straps at joist ends to fix roof to walls, straps to be at 1.0m centres. Additionally provide 30mm x 5mm galvanised steel lateral restraint straps at 1.8m centres where joists run parallel to walls. Where roof abuts wall provide Code 5 lead cover flashing.
Extend joists ends over outer leaf by 225mm and fix minimal thickness 25mm s/w fascia and 6mm fibrefaced WBP ply soffit.

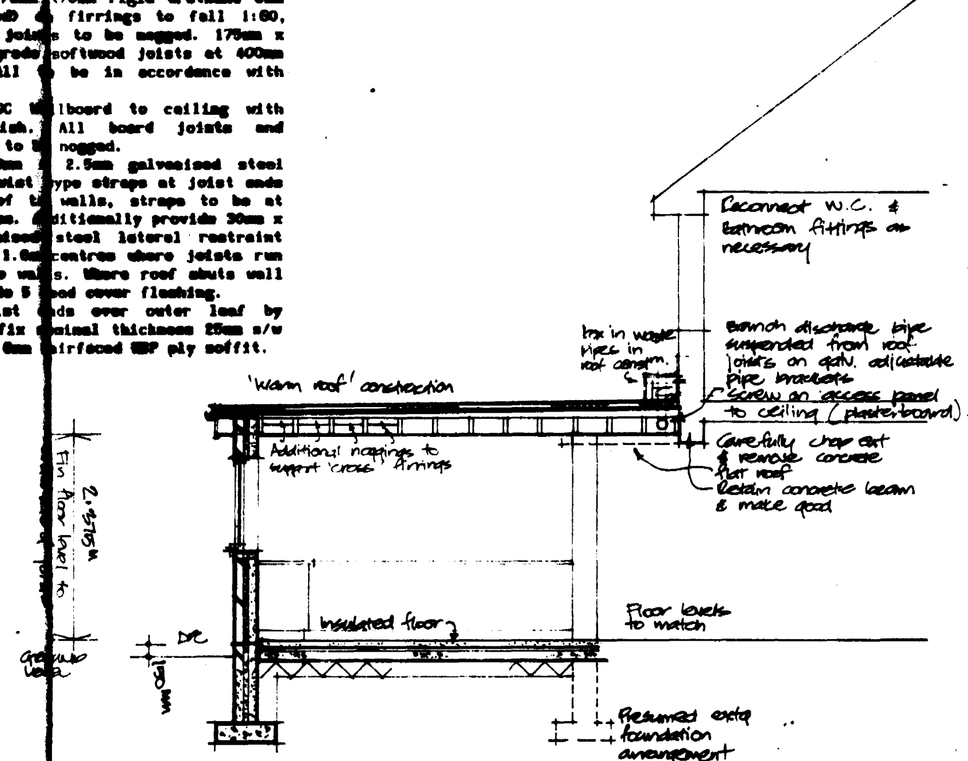
ROOF LIGHT
Trim out for and provide and fix DUPLUS DOME rooflight type H (ventilating) to fit opening size 870mm x 870mm. Kerb upstand by builder minimum 150mm high above roof finished level. Dome light to be in twin skin polycarbonate material. Unit to be fitted in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE
Take up existing disused drains and inspection chamber and replace with new 100mm diameter UPVC pipes with flexible couplings laid to fall 1:70 on 50mm pea-gravel bed and 100mm surround. Form new inspection chamber in 225mm brickwork on manhole base in cement mortar 1:3 and finish paint internally. Shown to be 340mm thick reinforced concrete 1:2:4 with channel benched on. Form concrete benching to be trowelled smooth to channel and finished smooth and level. Bed on Class C cast iron cover and frame. Make all connections.
Modify exg inlet to be REPLASEWR bank inlet trapped type with grid and kerb etc.
Shown drain passes through wall provide reinforced concrete lintels over and maintain 50mm clearance to pipe. Bank bottom widths of opening around pipe with engg mortar.

ABOVE GROUND DRAINAGE
Discharge stack ventilating pipes to be 100mm dia UPVC-U carried 900mm above window head level and fitted with patent ventilating terminal. Provide rodding eye at base of stacks and above junction of ventilating part to discharge pipe at flat roof and to be in compatible POLYPIPE White pipes and be push fit type. All traps to be 75mm deep seal. Waste pipe sizes as:

Sink	40mm
Basin	32mm
W.C.	100mm
Bath	40mm
Washing machine	40mm

SURFACE WATER DRAINAGE.
100mm half round PVC guttering with 68mm dia. downpipes. 100mm dia UPVC underground drains laid to fall 1:70 approx, 100mm pea-gravel surround to new soakaway 5.0m from building.



SECTION

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WINDOWS AND DOORS.
Windows to be purpose made white PVC-U and fitted with adjustable ventilators in each or frame head to give min 4000 sq cm ventilation. All windows to be sealed unit double glazed. Ventilation openings to be a minimum of 1/20th the floor area of the room served.

EXTERNAL ARRANGEMENTS ETC.
Provide and fix, as necessary, all moulded timber skirtings, architraves, linings, window boards, curtain fastens etc. to match existing.

ELECTRICAL INSTALLATION.
Work to comply with the IEE Regulations latest edition. Extend lighting and power circuits to new extension as directed by client.

MECHANICAL SUPPLY INSTALLATION.
Provide, extend and commission heating circuits to radiator in new extension as directed.

MECHANICAL VENTILATION
Provide in kitchen, over centre & hood type extractor fan XPELAIR XF300 and ducted to discharge to external air grill complete with all accessories, controls, ducting, grilles and louvres etc.

MATERIALS AND WORKMANSHIP.
All materials shall be of the best quality of their respective kinds and where there is a British Standard Specification or BBA Certificate in force the material, product or component shall comply in all respects.
Workmanship shall be to a high standard and carried out by qualified and experienced workmen in the respective and appropriate trade.
All materials and products etc shall be used, fixed or installed strictly in accordance with the manufacturer's instructions and specifications, British Standard Specification Codes of Practice and Association Design Guides etc.

LIMITATION OF DRAWING(S)
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SOUTH HOLLAND D.C. PLAN DEPT 08 JUN 1994 REF.... S/S1.1/94

DETERMINED PLAN

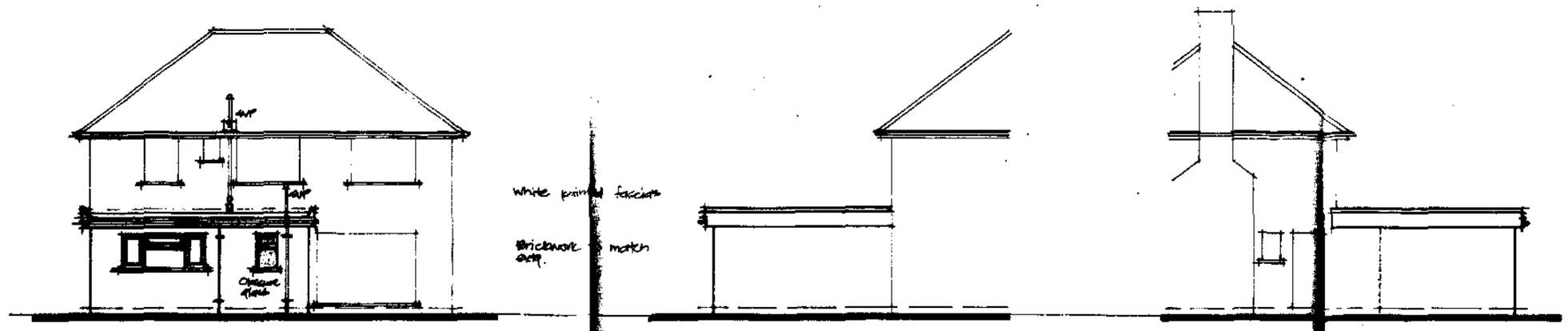
L A BUILDING DESIGN
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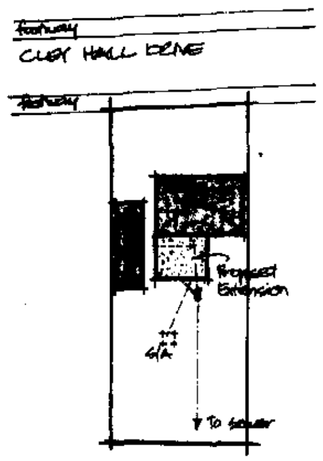
project
PROPOSED KITCHEN, W.C. AND UTILITY EXTENSION AT 16 CLEY HALL DRIVE, SPALDING, LINCOLNSHIRE.

client
MR & MRS M. FOWLER

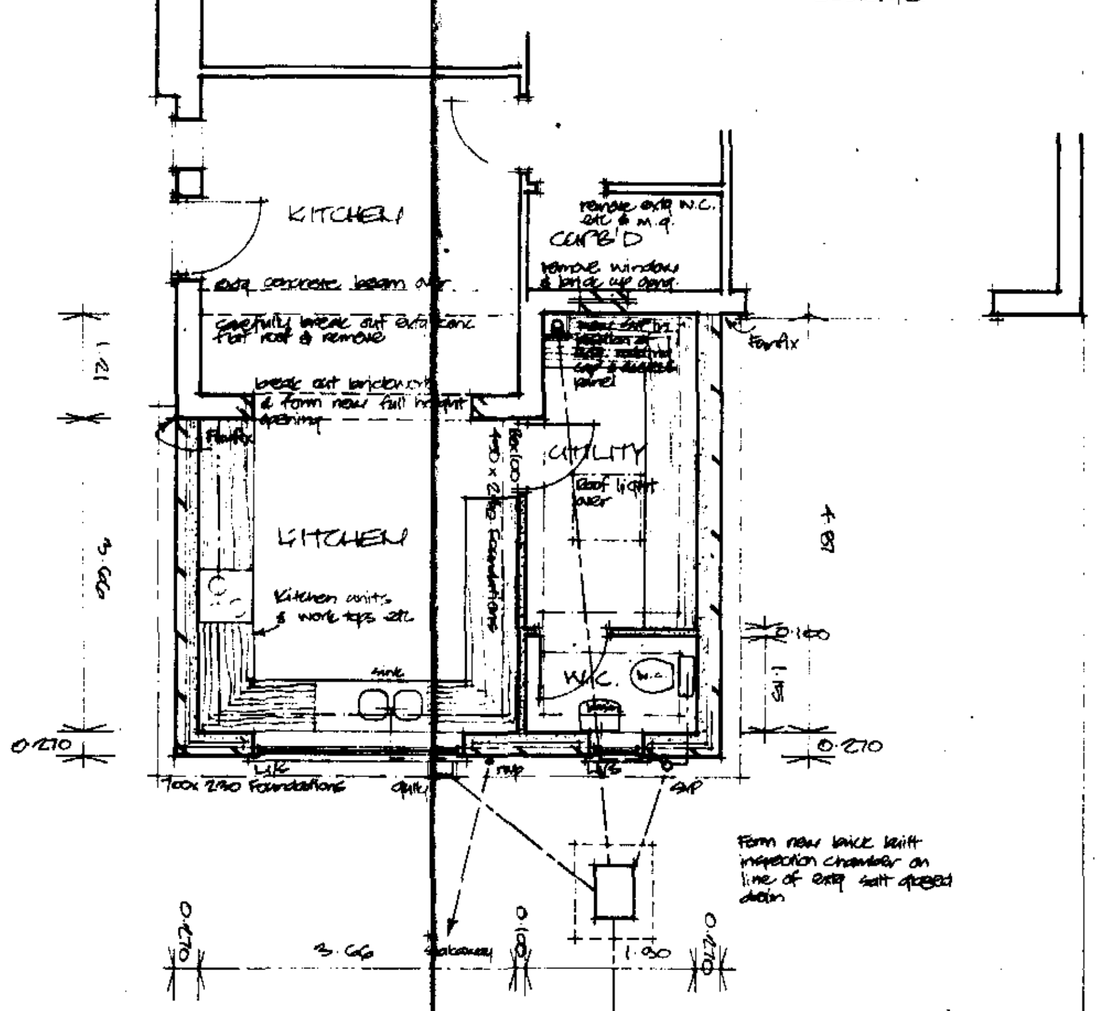
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job no 941 RA	drg no 01

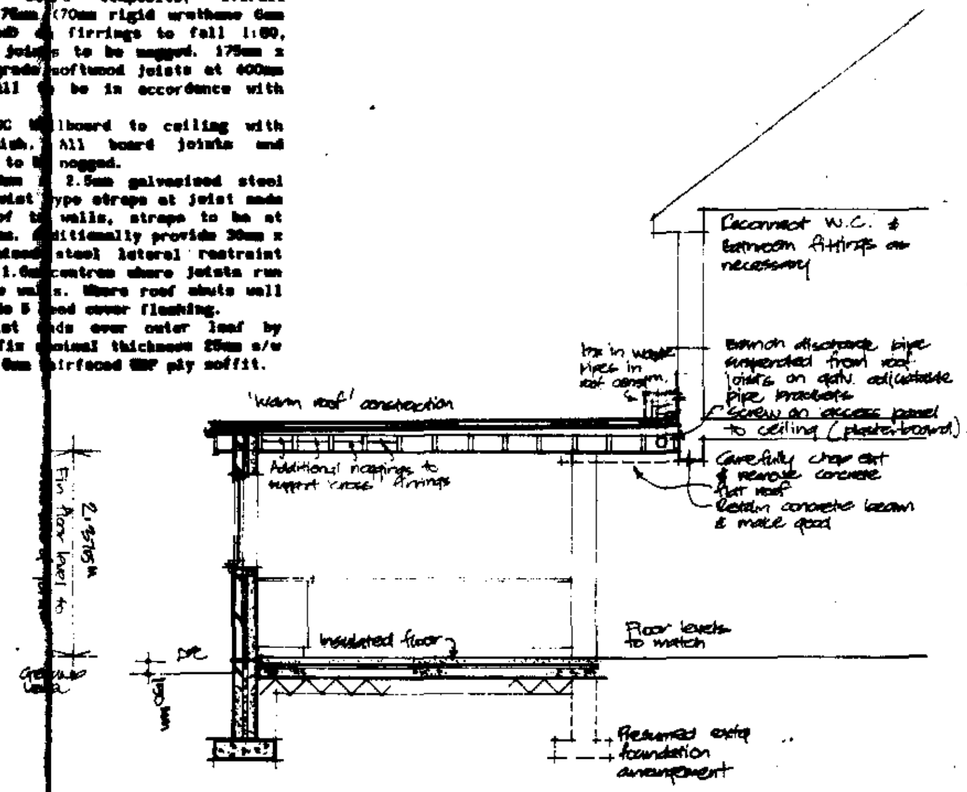




BLOCK PLAN 1 500



GROUND FLOOR



SECTION

FOUNDATIONS.
Foundations to be 1:2:4 mix plain concrete strip, size 700mm x 250mm thick under cavity walling and 400mm x 250mm under 100mm partition walls. Depth of foundation formation to be to the approval of Local Authority Building Control. Should any weak or inconsistent ground be encountered work shall cease until it has been inspected by Building Control and a design solution agreed with the Local Authority B. C. O.

SUB- STRUCTURE WALLING.
Use TYPE A dense aggregate blocks in two leafs with 50mm cavity, or as appropriate. Fill cavity with weak mix concrete 1:12 up to 150mm below the lowest DPC. Use FL quality bricks below dpc.
DPC material to be heavy duty embossed polythene to B.S.6515 and laid horizontally in leafs of walls at 150mm above finished ground level. Insert leaf DPC to be lapped with damp proof membrane.

WALLING.
270mm cavity walling to consist of Face brickwork to match existing, 65mm cavity filled with 65mm BRITWARM cavity wall insulation batts in accordance with the manufacturers instructions; 100mm Tarmac TOPBLOCK, or equal, solid insulation blocks. Cavities to be tied together using galvanised steel strip 'twist' type wall ties to B.S. 1243: 1978 set at 900mm horizontally and 450mm vertically and staggered 450mm every alternate tie course. At cavity closures ties to be set 225mm vertically and be within 100mm of the closure. Build in DPC material at all cavity closures. Cavity closures to incorporate DANDEE insulated vertical dpc material. Neatly cut tooth and bond new face brickwork to existing, block bond or profile fix new blockwork to existing where work will be unseen. Maintain cavity where new work joins existing, where appropriate. Internal walls to be 100mm blockwork as described. Close cavity at ceiling level.
All internal unplastered walls to receive 10mm cement/lime/sand render and 3mm finish plaster.

LINTELS.
All lintels to be I.G., or equal, pressed steel to B.S. 1977, and to be generally Li/S in cavity wall situations, or as noted. Install cavity tray over lintels in external walls.
Lintels must be installed strictly in accordance with the manufacturers instructions and have a minimum end bearing of 150mm.

GROUND FLOOR CONSTRUCTION.
Strip vegetable soil and any hard surfacing and floor as follows:
70mm thick mortar screed 1:3 with light gauge steel mesh reinforcement.
1000 gauge polythene vapour control layer laid over 25mm CHOSUN FLOORSLAB insulation. 65mm 1:2:4 mix concrete floor slab, 1200 gauge (300 micron) polythene DPM, 150mm minimum well compacted clean stone or broken brick hardcore unit ground 75mm down blinded with sand.

FLAT ROOF.
12mm mineral chippings finish on 3 layer built up ROOFSEAL polyester bonded high performance roofing felt to B.S. 747:1977 AND 3. AERODEK/SHELTERDEK plywood and insulation board composite, overall thickness 75mm (70mm rigid urethane 6mm WBP plywood) on firrings to fall 1:80, all board joints to be nogged. 175mm x 50mm SC3 grade softwood joists at 400mm centres. All to be in accordance with B.S.6229.
13mm GYPROC plasterboard to ceiling with ARTEX finish. All board joints and perimeters to be nogged.
Provide 30mm x 2.5mm galvanised steel vertical twist type straps at joist ends to fix roof to walls, straps to be at 1.0m centres. Additionally provide 30mm x 5mm galvanised steel lateral restraint straps at 1.0m centres where joists run parallel to walls. Where roof abuts wall provide Code 5 lead cover flashing.
Extend joist ends over outer leaf by 225mm and fix external thickness 25mm s/w fascia and 6mm fairfaced WBP ply soffit.

ROOF LIGHT
Obtain and fit and provide and fix DOPLAS DOME rooflight type E (ventilating) to fit opening size 870mm x 870mm. Kerb upstand by builder minimum 150mm high above roof finished level. Dome light to be in form of white polycarbonate material. Unit to be fitted to strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE
Take up existing disused drains and inspection chamber and replace with new 100mm diameter PVC pipes with flexible couplings laid to fall 1:70 on 300mm pea gravel bed and 100mm surround. Form new inspection chamber in 225mm brickwork in cement mortar 1:3 and flush pointed internally. Base to be 150mm thick concrete 1:2:4 with channel benched on. Provide concrete benching to be smoothed to channel and finished smooth and true. Bed on Clean C cast iron cover and frame. Make all connections.
Utility gully to be REPLAVENE trade inlet trapped type with grid and herb etc.
Waste drain discharges through wall provide reinforced concrete lintels over and maintain 50mm clearance to pipe. Rest bank sides of opening around pipe with shaped mortar.

ABOVE GROUND DRAINAGE
Discharge all ventilating pipes to be 100mm dia PVC-U carried 900mm above ridge and fitted with patent roof terminal. Provide rodding eye at base of ventilating stacks and above junction of WC part to discharge pipe at first roof level.
White pipes to be to compatible POLYPIPE and be push fit type. All traps to be 75mm deep seal. White pipe sizes as:

Sink	40mm
Basin	32mm
W.C.	100mm
Bath	40mm
Washing machine	40mm

SURFACE WATER DRAINAGE.
150mm half round PVC guttering with 68mm dia. downpipes. 100mm dia PVC underground drains laid to fall 1:70 approx, 100mm pea gravel surround to new soakaway 5.0m from building.

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WINDOWS AND DOORS.
Windows to be purpose made white PVC-U and fitted with adjustable ventilators in sash or frame head to give min 4000 sq cm ventilation. All windows to be sealed unit double glazed. Ventilators openings to be a minimum of 1/20th the floor area of the room served.

PLASTERING, ARCHITRAVES ETC.
Provide and fix, as necessary, all matching timber skirtings, architraves, handrings, window boards, curtain battens etc. to match existing.

ELECTRICAL INSTALLATION
Work to comply with the IEE Regulations latest edition. Extend lighting and power circuits to new extension as directed by client.

MECHANICAL SERVICES INSTALLATION.
Provide, extend and commission heating circuits to radiators in new extension as directed.

MECHANICAL VENTILATION
Provide in kitchen over cooker a heat type extractor fan ZEPHAIR ZF300 and ducted to discharge to external air grill complete with all accessories, controls, ducting, grilles and louvres etc.

MATERIALS AND WORKMANSHIP
All materials shall be of the best quality of their respective kinds and where there is a British Standard Specification or BBA Certificate in force the material, product or component shall comply in all respects.
Workmanship shall be to a high standard and executed only by qualified and experienced workmen in the associated and appropriate trade.
All materials and products etc shall be used, fixed or installed strictly in accordance with the manufacturer's instructions and specifications. British Standard Specification Codes of Practice and Association Design Guides etc.

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SOUTH HOLLAND D.C.
PLAN DEPT
08 JUN 1994
REF.... 0551/94

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55 Hannam Boulevard
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Tel: Spalding (0775) 711437

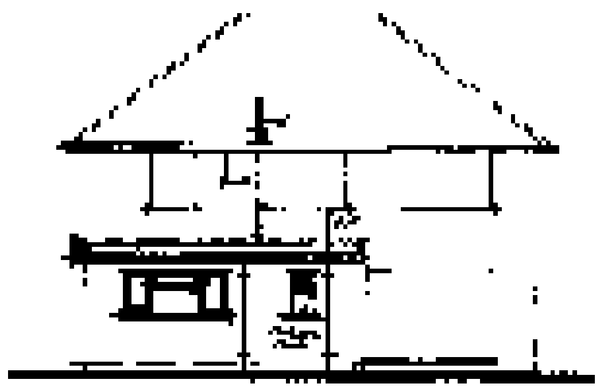
project
PROPOSED KITCHEN, W.C. AND UTILITY EXTENSION AT 16 CLEY HALL DRIVE, SPALDING, LINCOLNSHIRE.

client
MR & MRS M. FOWLER

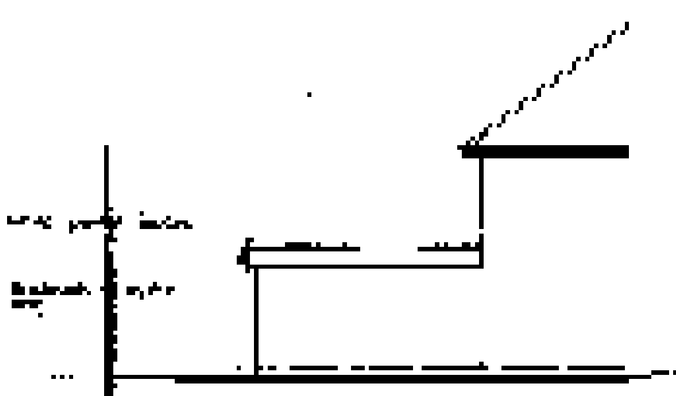
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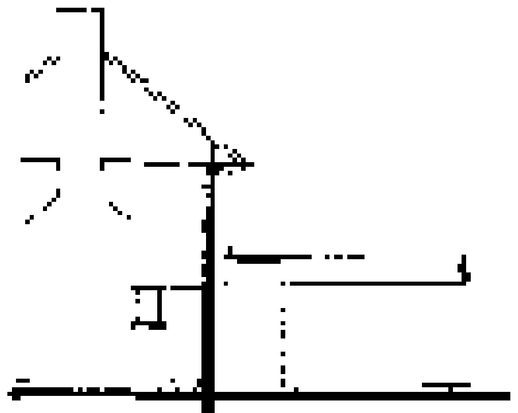
DETERMINED PLAN



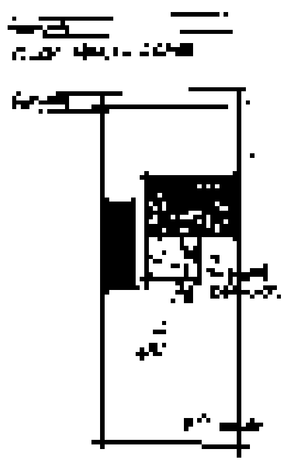
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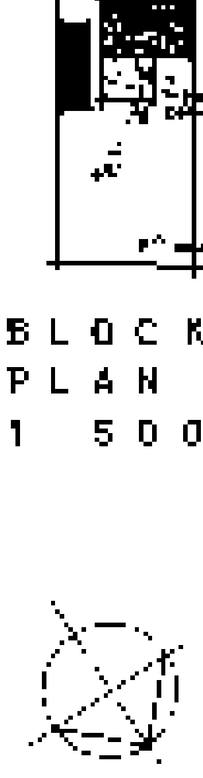
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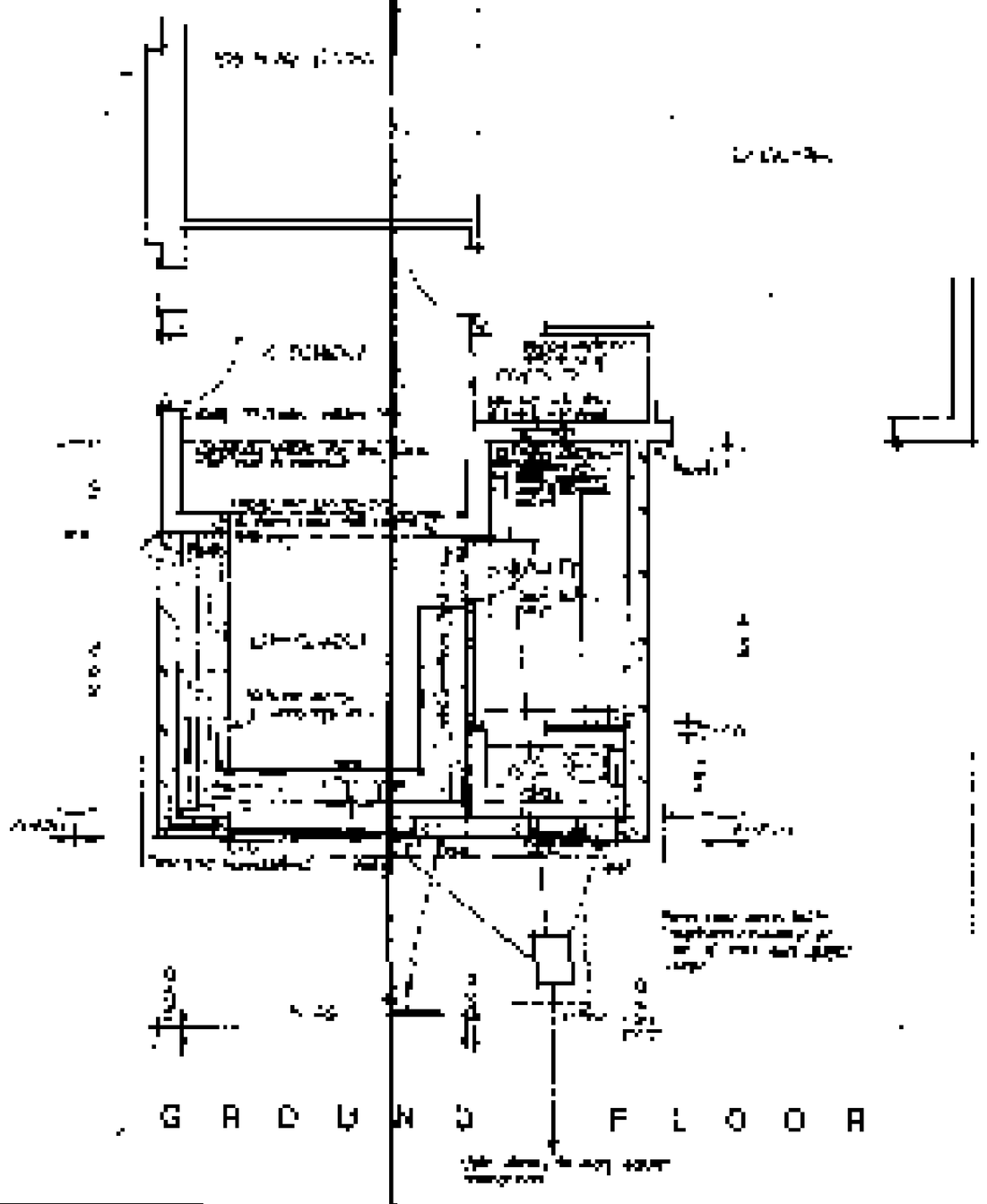


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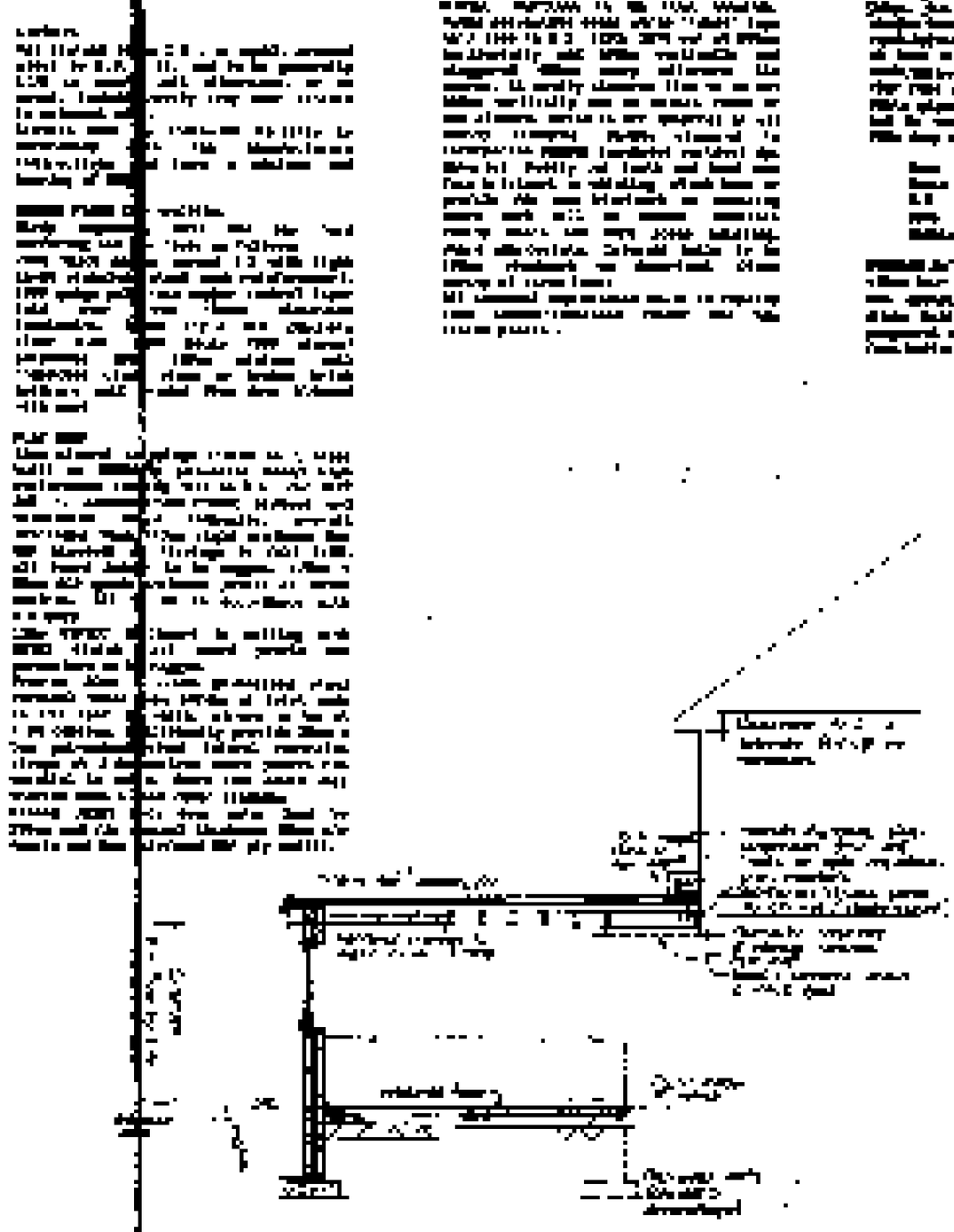


BLOCK
PLAN
1 500



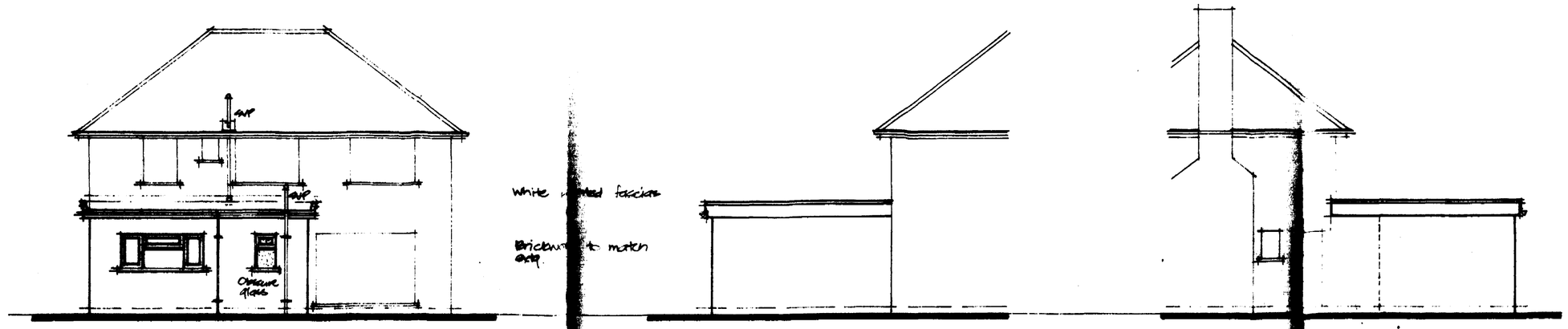


GROUND FLOOR



SECTION

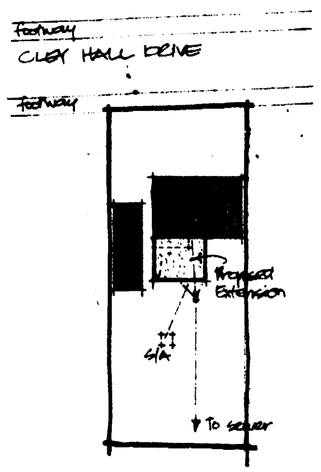
DETAILED
PLAN



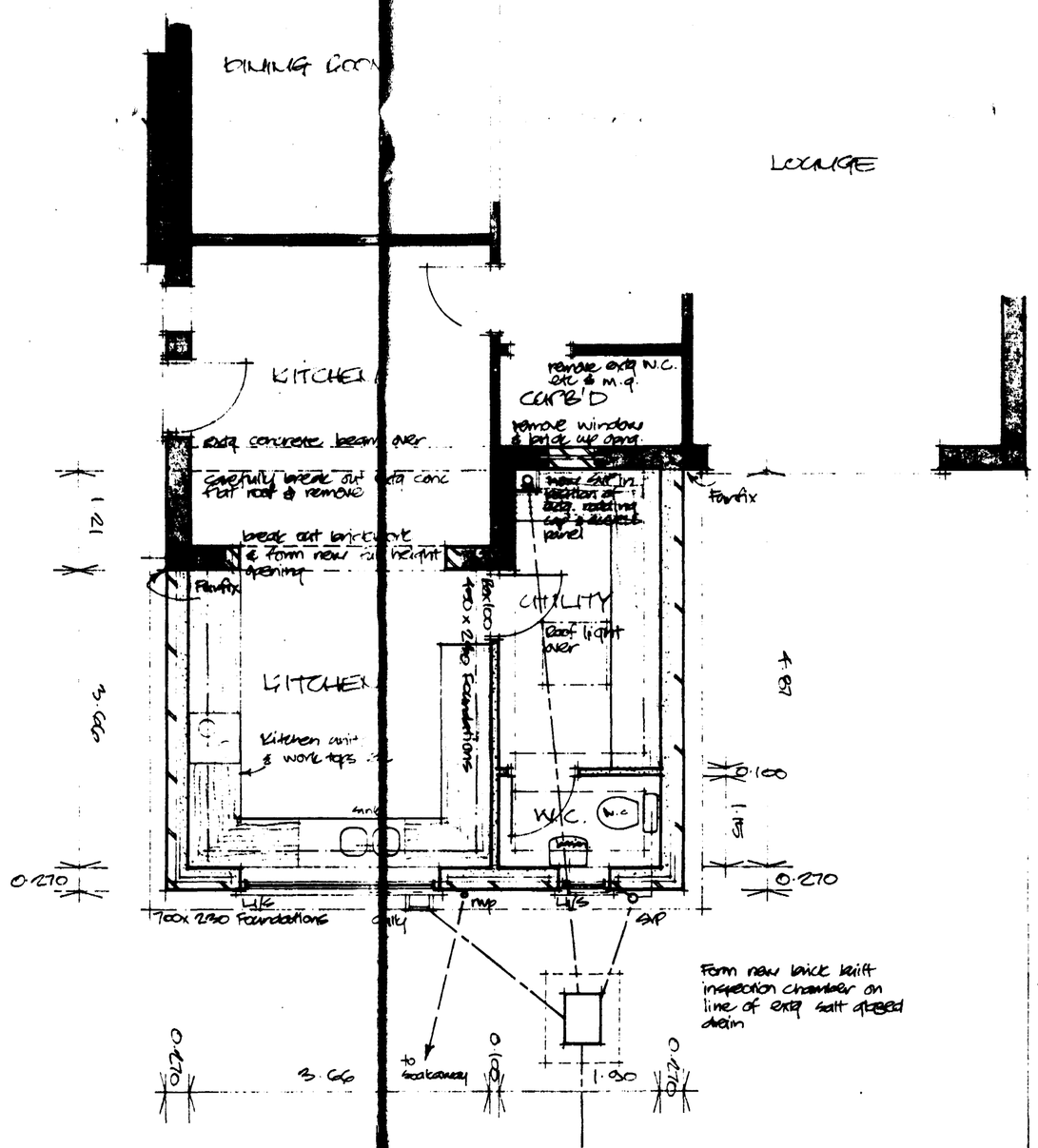
NORTH

WEST

EAST



BLOCK PLAN 1 500



GROUND FLOOR

Exist drain to exist sewer connection.

LINTELS.
All lintels to be I.G., or equal, pressed steel to BS 5977, and to be generally Li/S in cavity wall situations, or as noted. Install cavity tray over lintels in external walls.
Lintels must be installed strictly in accordance with the manufacturers instructions and have a minimum end bearing of 150mm.

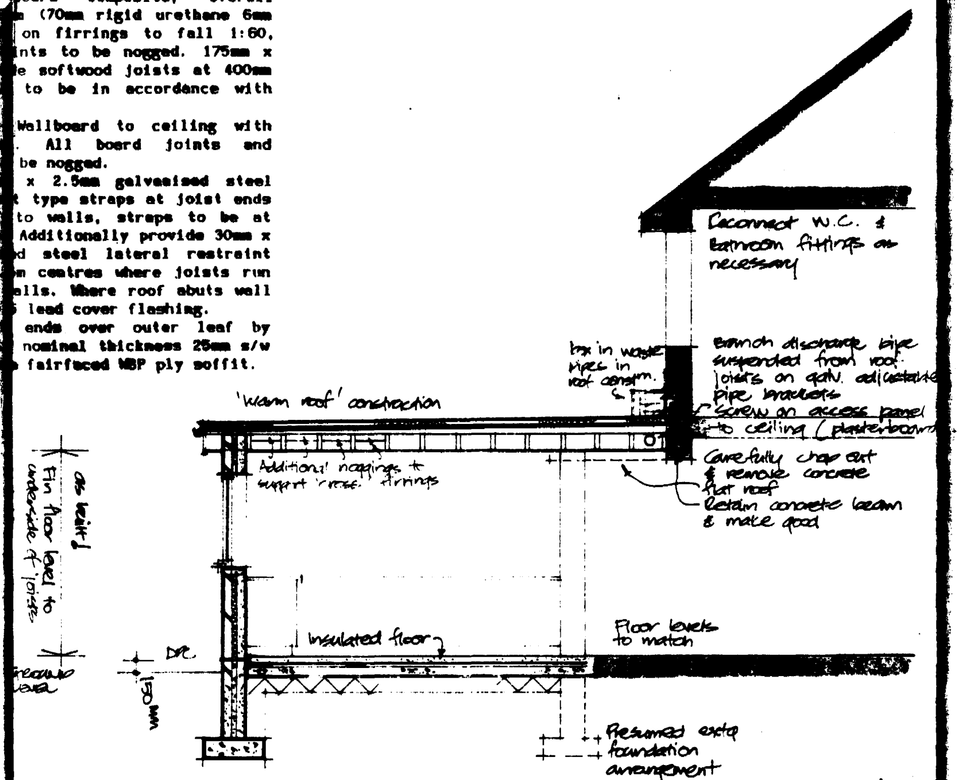
GROUND FLOOR CONSTRUCTION.
Strip vegetable soil and any hard surfacing etc lay floor as follows:
70mm thick mortar screed 1:3 with light gauge galvanised steel mesh reinforcement. 1000 gauge polythene vapour control layer laid over 25mm CROWN FLOORSLAB insulation. 100mm 1:2:4 mix concrete floor slab. 1200 gauge (300 micron) polythene DPM, 150mm minimum well compacted clean stone or broken brick hardcore well graded 75mm down blinded with sand.

FLAT ROOF.
13mm mineral chippings finish on 3 layer built up BITUMINOUS polyester based high performance roofing felt to B.S. 747:1977 AMD 3. AEROTHERM/SHELTERDEK plywood and insulation board composite, overall thickness 70mm (70mm rigid urethene 6mm WBP plywood on firrings to fall 1:60, all board joints to be nogged. 175mm x 50mm SC3 grade softwood joists at 400mm centres. All to be in accordance with B.S.6229.
13mm GYPROC Wallboard to ceiling with ARTEX finish. All board joints and perimeters to be nogged.
Provide 30mm x 2.5mm galvanised steel vertical twist type straps at joist ends to fix roof to walls, straps to be at 1.6m centres. Additionally provide 30mm x 5mm galvanised steel lateral restraint straps at 1.8m centres where joists run parallel to walls. Where roof abuts wall provide Code 5 lead cover flashing.
Extend joist ends over outer leaf by 225mm and fix nominal thickness 25mm s/w fascia and 9mm fairfaced WBP ply soffit.

FOUNDATIONS.
Foundations to be 1:2:4 mix plain concrete strip, size 700mm x 230mm thick under cavity walling and 450mm x 230mm under 100mm partition walls. Depth of foundation formation to be to the approval of Local Authority Building Control. Should any weak or inconsistent ground be encountered work shall cease until it has been inspected by Building Control and a design solution agreed with the Local Authority B. C. O.

SUB- STRUCTURE WALLING.
Use TYPE A dense aggregate blocks in two leafs with 65mm cavity, or as appropriate. Fill cavity with weak mix concrete 1:12 up to 230mm below the lowest DPC. Use FL quality bricks below dpc.
DPC material to be heavy duty embossed polythene to B.S.6515 and laid horizontally in leafs of walls at 150mm above finished ground level. Inner leaf DPC to be lapped with damp proof membrane.

WALLING.
270mm cavity walling to consist of face brickwork to match existing, 65mm cavity filled with 65mm DRITHERM cavity wall insulation batts in accordance with the manufacturers instructions; 100mm Tarmac TOPBLOCK, or equal, solid insulation blocks. Cavities to be tied together using galvanised steel strip 'twist' type wall ties to B.S. 1243: 1978 set at 900mm horizontally and 450mm vertically and staggered 450mm every alternate tie course. At cavity closures ties to be set 225mm vertically and be within 100mm of the closure. Build in DPC material at all cavity closures. Cavity closures to incorporate DANCOR insulated vertical dpc material. Neatly cut tooth and bond new face brickwork to existing, block bond or profile fix new blockwork to existing where work will be unseen. Maintain cavity where new work joins existing, where appropriate. Internal walls to be 100mm blockwork as described. Close cavity at eaves level.
All internal unplastered walls to receive 10mm cement/lime/sand render and 3mm finish plaster.



SECTION

ROOF LIGHT
Trim out hole and provide and fix DUPLEX ROOF LIGHT type H (ventilating) to fit opening size 570mm x 570mm. Kerb upstand by builder minimum 150mm high above roof finished level. Dome light to be in twin skin polycarbonate material. Unit to be fitted in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE
Take up existing disused drains and inspection chamber and replace with new 100mm UPVC pipes with flexible couplings laid to fall 1:70 on 50mm pea-gravel bed and 100mm surround. Form new inspection chamber in 225mm brickwork in cement mortar 1:3 and flush pointed internally. Base to be 150mm thick concrete 1:2:4 with channel benched on fine concrete benching to be formed to channel and finished smooth and level. Bed on Class C cast iron bends and 45°s. Make all connections.
Existing soil pipe to be REPLACED back inlet gulley trapped with grid and herb etc. Where drain passes through wall provide 225mm min. reinforced concrete lintels over and maintain 50mm clearance to pipe. Rest both sides of opening around pipe with sheet material.

ABOVE GROUND DRAINAGE
Discharge and ventilating pipes to be 110mm dia. PVC-U carried 900mm above window head level and fitted with patent ventilating terminal. Provide rodding cap at base of stacks and above junction of ventilating part to discharge pipe at flat roof 150mm.
Waste pipes to be in compatible POLYPIPE and be push fit type. All traps to be 75mm deep seal. Waste pipe sizes as:

Sink	40mm
Basin	32mm
W.C.	110mm
Bath	40mm
Washing machine	40mm

SURFACE WATER DRAINAGE.
115mm half round PVC guttering with 68mm dia. downpipes. 100mm dia. UPVC underground drains laid to fall 1:70 approx, 100mm pea-gravel surround, to new soakaway 5.0m from building.

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WINDOWS AND DOORS.
Windows to be purpose made white PVC-U and fitted with adjustable ventilators in sash or frame head to give min 4000 sq mm ventilation. All windows to be sealed unit double glazed. Ventilation openings to be a minimum of 1/20th the floor area of the room served.

SKIRTINGS, ARCHITRAVES ETC.
Provide and fix, as necessary, all moulded timber additions, architraves, beadings, window boards, curtain battens etc. to match existing.

ELECTRICAL INSTALLATION.
New work to comply with the IEE Regulations latest edition. Extend lighting and power circuits to new extension as directed by client.

MECHANICAL SERVICES INSTALLATION.
Provide, extend and connect heating circuits to radiator in new extension as directed.

MECHANICAL VENTILATION
Provide in Kitchen over cooker a hood type extractor fan XPELAIR EX200 and ducted to discharge to external air and complete with all accessories, controls, ducting, grilles and louvres etc.

MATERIALS AND WORKMANSHIP.
All materials shall be of the best quality of there respective kinds and where there is a British Standard Specification or BBA Certificate in force the material, product or component shall comply in all respects.
Workmanship shall be to a high standard and carried out by qualified and experienced workmen in the recognised and appropriate trade.
All materials and products etc shall be used, fixed or installed strictly in accordance with the manufacturer's instructions and specifications, British Standard Specification Codes of Practice and Association Design Guides etc.

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AMENDED PLAN
Ref. All

A Amendment to height of extension on north elevation requested by letter dated 16/1/95 ref DMG/JK/HH6/0551/94 RBL 21/1/95

SOUTH HOLLAND D.C.
PLAN DEPT
24 JAN 1995
REF. H16/0551/94

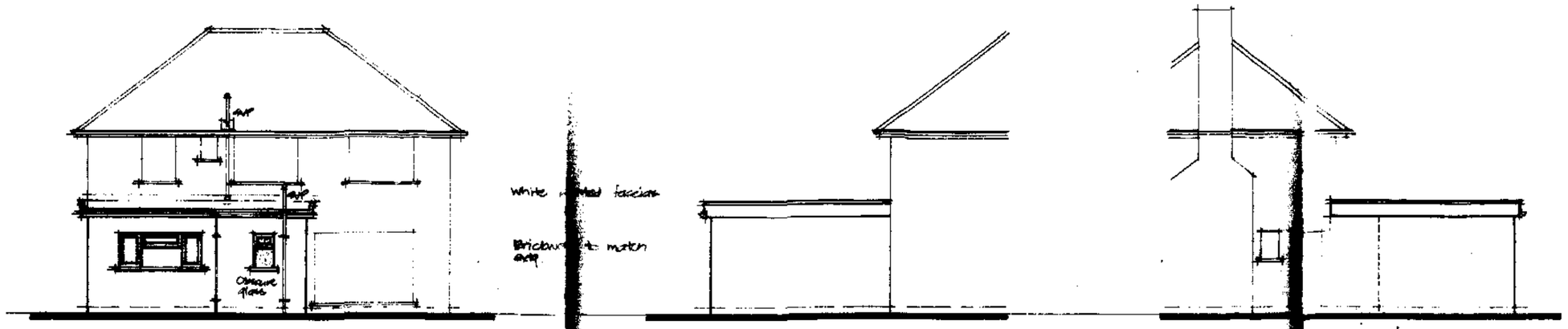
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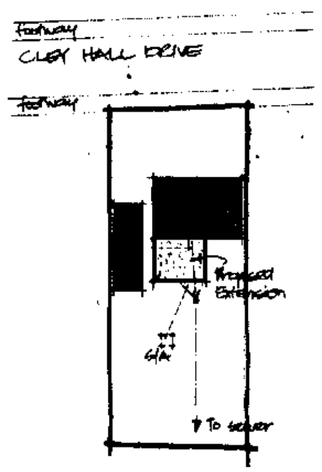
project
PROPOSED KITCHEN, W.C. AND UTILITY EXTENSION AT 16 CLEY HALL DRIVE, SPALDING, LINCOLNSHIRE.

client
MR & MRS M. FOWLER

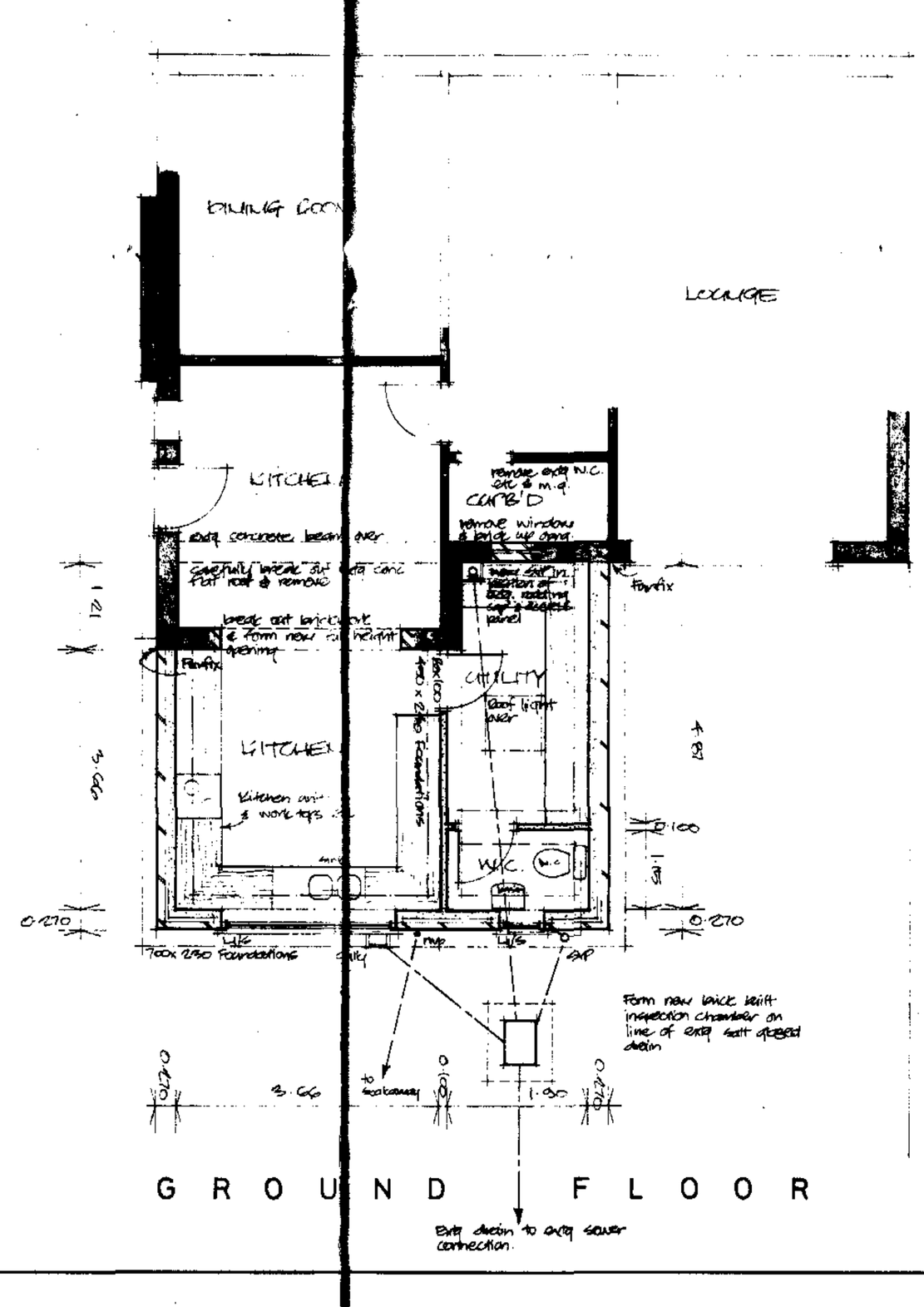
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GENERAL ARRANGEMENT

date	scale(s)
JUNE 94	1:50 1:100 1:500
job no	drg no
94/24	01A





BLOCK PLAN 1 500



GROUND FLOOR

FOUNDATIONS.
Foundations to be 1:2:4 mix plain concrete strip, size 700mm x 250mm thick under cavity walling and 450mm x 250mm under 100mm partition walls. Depth of foundation formation to be to the approval of Local Authority Building Control. Should any weak or inconsistent ground be encountered work shall cease until it has been inspected by Building Control and a design solution agreed with the Local Authority B. C. O.

SUB- STRUCTURE WALLING.
9no TYPE A dense aggregate blocks in two leafs with 90mm cavity, or as appropriate. Fill cavity with weak mix concrete 1:12 up to 230mm below the lowest DPC. 9no FL quality bricks below dpc.
DPC material to be heavy duty embossed polythene to B.S.6515 and laid horizontally in leafs of walls at 150mm above finished ground level. Inner leaf DPC to be lapped with damp proof membrane.

WALLING.
270mm cavity walling to consist of face brickwork to match existing, 65mm cavity filled with 85mm DRITHERM cavity wall insulation batts in accordance with the manufacturers instructions; 100mm Tarmac TOPBLOCK, or equal, solid insulation blocks. Cavities to be tied together using galvanised steel strip 'twist' type wall ties to B.S. 1243: 1978 set at 900mm horizontally and 450mm vertically and staggered 450mm every alternate tie course. At cavity closures ties to be set 225mm vertically and be within 100mm of the closure. Build in DPC material at all cavity closures. Cavity closures to incorporate DANCOR insulated vertical dpc material. Neatly cut tooth and bond new face brickwork to existing, block bond or profile fix new blockwork to existing where work will be unseen. Maintain cavity where new work joins existing, where appropriate. Internal walls to be 100mm blockwork as described. Close cavity at eaves level.
All internal unplastered walls to receive 10mm cement/lime/sand render and 3mm finish plaster.

LINTELS.
All lintels to be I.G., or equal, pressed steel to B.S. 5977, and to be generally Lt/S in cavity wall situations, or as noted. Install cavity tray over lintels in external walls.
Lintels must be installed strictly in accordance with the manufacturers instructions and have a minimum end bearing of 150mm.

GROUND FLOOR CONSTRUCTION.
Strip vegetable soil and any hard surfacing off ley floor as follows:
70mm thick mortar screed 1:3 with light gauge single steel mesh reinforcement. 1000 gauge polythene vapour control layer laid over 25mm CROWN FLOORSLAB insulation. 100mm 1:2:4 mix concrete floor slab. 1200 gauge (300 micron) polythene DPM, 150mm minimum well compacted clean stone or broken brick hardcore well graded 75mm down blinded with sand.

FLAT ROOF.
13mm mineral chippings finish on 3 layer built up BRITISH STANDARD polyester based high performance roofing felt to B.S. 747:1977 AMD 3. AERODECK/SHELTERDEK plywood and insulation board composite, overall thickness 7[illegible]mm (70mm rigid urethane 6mm WBP plywood on firrings to fall 1:60, all board joints to be nogged. 175mm x 50mm SC3 grade softwood joists at 400mm centres. All to be in accordance with B.S.6229.
13mm GYPROC Wallboard to ceiling with ARTEX finish. All board joints and perimeters to be nogged.
Provide 30mm x 2.5mm galvanised steel vertical twist type straps at joist ends to fix roof to walls, straps to be at 1.6m centres. Additionally provide 30mm x 5mm galvanised steel lateral restraint straps at 1.2m centres where joists run parallel to walls. Where roof abuts wall provide Code 5 lead cover flashing.
Extend joists ends over outer leaf by 225mm and fix nominal thickness 25mm s/w fascia and 6[illegible] fairfaced WBP ply soffit.

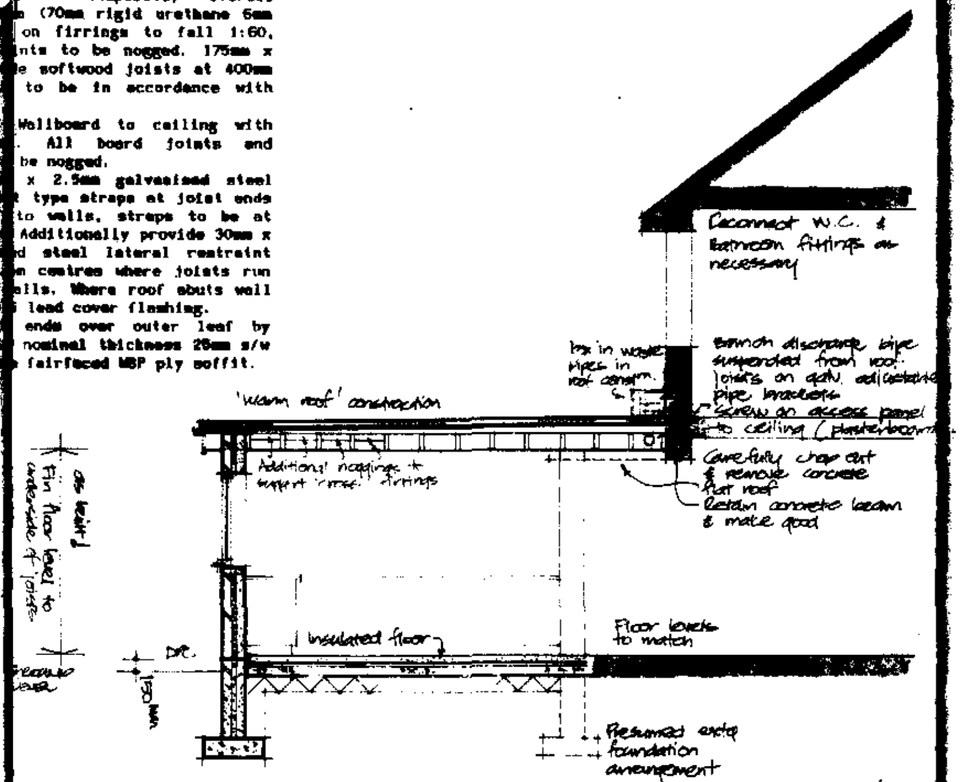
ROOF LIGHT.
Trim out hole and provide and fix ROPLAK 80RE roof light type R (ventilating) to fit opening size 870mm x 870mm. Kerb upstand by builder minimum 190mm high above roof finished level. Dome light to be in twin skin polycarbonate material. Unit to be fitted in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE
Take up existing disused drains and inspection chamber and replace with new 100mm diameter UPVC pipes with flexible couplings laid to fall 1:70 on 90mm pea-gravel bed and 100mm surround. Form new inspection chamber in 225mm brickwork in cement mortar 1:3 and finish pointed internally. Base to be 450mm thick concrete 1:2:4 with channel benching. Fine concrete benching to be formed to channel and finished smooth and level. Bed on Class C cast iron cover and frame. Make all connections.
Building sewer to be MUPVC-SEWER back inlet gulley trapped with grid and kerb etc.
Where drains pass through wall provide penetrations in concrete lintels over and maintain 50mm clearance to pipe. Neck both sides of opening around pipe with cement mortar.

ABOVE GROUND DRAINAGE
Discharge and ventilating pipes to be 110mm diameter PVC-U carried 900mm above window head level and fitted with patent ventilating terminal. Provide rodding cap at base of stacks and above junction of ventilating part to discharge pipe at flat roof.
Waste pipes to be in compatible POLYPIPE and be push fit type. All traps to be 75mm deep seal. Waste pipe sizes as:

Sink	40mm
Basin	32mm
W.C.	110mm
Bath	40mm
Washing machine	40mm

SURFACE WATER DRAINAGE.
115mm half round PVC guttering with 68mm dia. downpipes. 100mm dia. UPVC underground drains laid to fall 1:70 approx, 300mm pea-gravel surround, to new soakaway 5.0m from building.



SECTION

1. Builder to check all dimensions on site before work commences.
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WINDOWS AND DOORS.
Windows to be purpose made white PVC-U and fitted with adjustable ventilators in sash or frame head to give min 4000 sq mm ventilation. All windows to be sealed unit double glazed. Ventilation openings to be a minimum of 1/20th the floor area of the room served.

SKIRTINGS, ARCHITRAVES ETC.
Provide and fit, as necessary, all moulded timber skirtings, architraves, beadings, window boards, curtain battens etc. to match existing.

ELECTRICAL INSTALLATION.
New work to comply with the IEE Regulations latest edition. Extend lighting and power circuits to new extensions as directed by client.

MECHANICAL SERVICES INSTALLATION.
Provide, extend and connect heating circuits to radiator in new extension as directed.

MECHANICAL VENTILATION
Provide in Kitchen over cooker a hood type extractor fan XPELAIR [illegible] and ducted to discharge to external air and complete with all accessories, controls, ducting, grilles and louvres etc.

MATERIALS AND WORKMANSHIP.
All materials shall be of the best quality of there respective kinds and where there is a British Standard Specification or BBA Certificate in force the material, product or component shall comply in all respects.
Workmanship shall be to a high standard and carried out by qualified and experienced workmen in the recognised and appropriate trade.
All materials and products etc shall be used, fixed or installed strictly in accordance with the manufacturer's instructions and specifications, British Standard Specification Codes of Practice and Association Design Guides etc.

LIMITATION OF DRAWING(S)
This drawing is limited to the amount of information that is contained hereon and the Works are not 'fully specified'. The drawing is solely for the purposes of securing Planning Permission and Building Regulations approval, as appropriate. It should not be used as a Contract Document alone.

AMENDED PLAN
Ref. A/1

A Amendment to height of extension on west as requested by Senior Admin Off. 15/6/95 Ref. DMG/JC/HH2/OSE/954 RL 21/6/95

SOUTH HOLLAND D.C.
PLAN DEPT
2 JAN 1995
REF. H/A/0.551/94

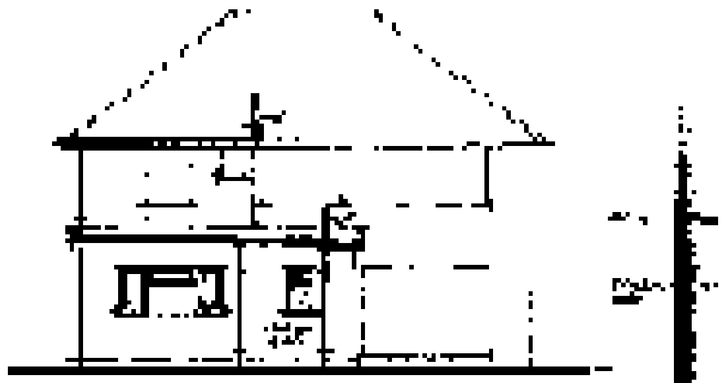
L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED KITCHEN, W.C. AND UTILITY EXTENSION AT 10 CLEY HALL DRIVE, SPALDING, LINCOLNSHIRE.

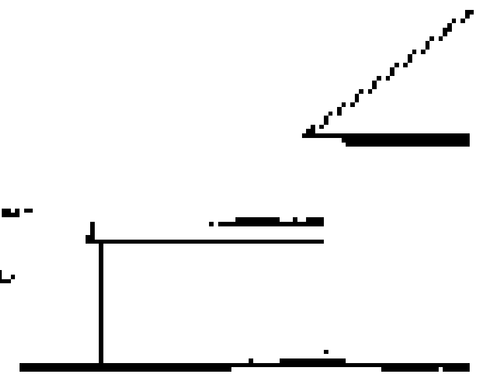
client
MR & MRS M. FOWLER

drawing
GENERAL ARRANGEMENT

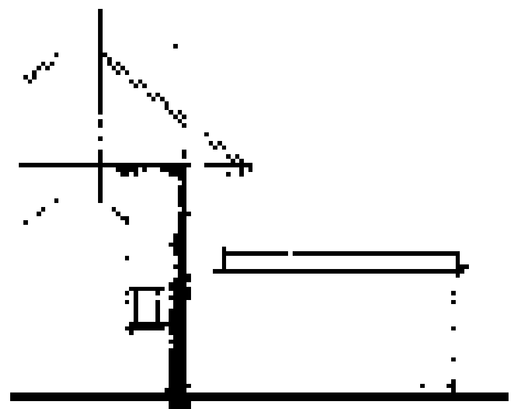
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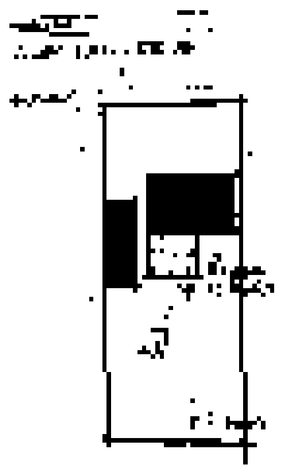
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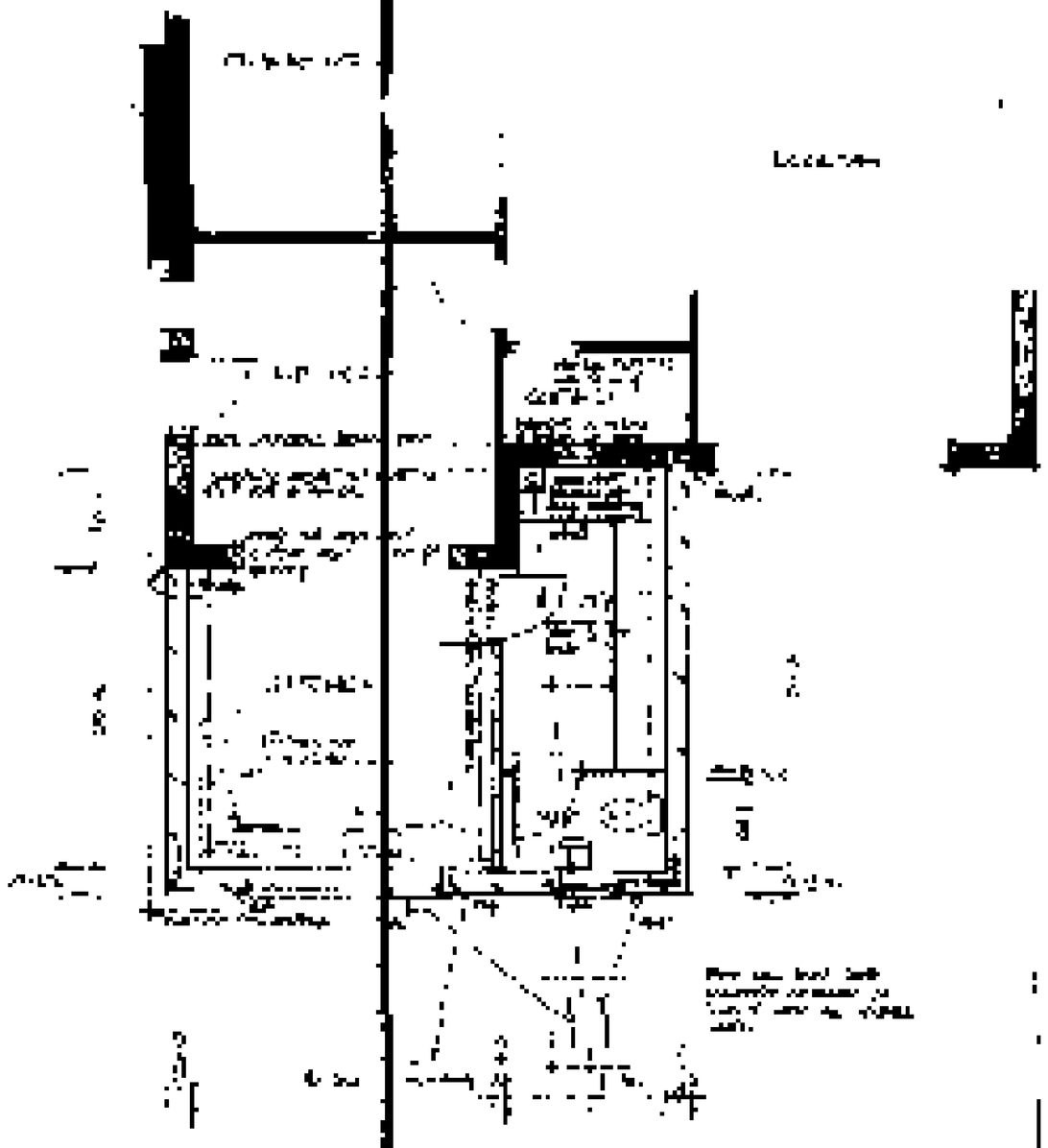
WEST



EAST



SLOCK
PLAN
1 500



GROUND FLOOR

SECTION





