Title Number : LL170950

fecting the land

land in this title dated 3 November
ractors) Limited and (2) Stephen
d contains restrictive covenants.

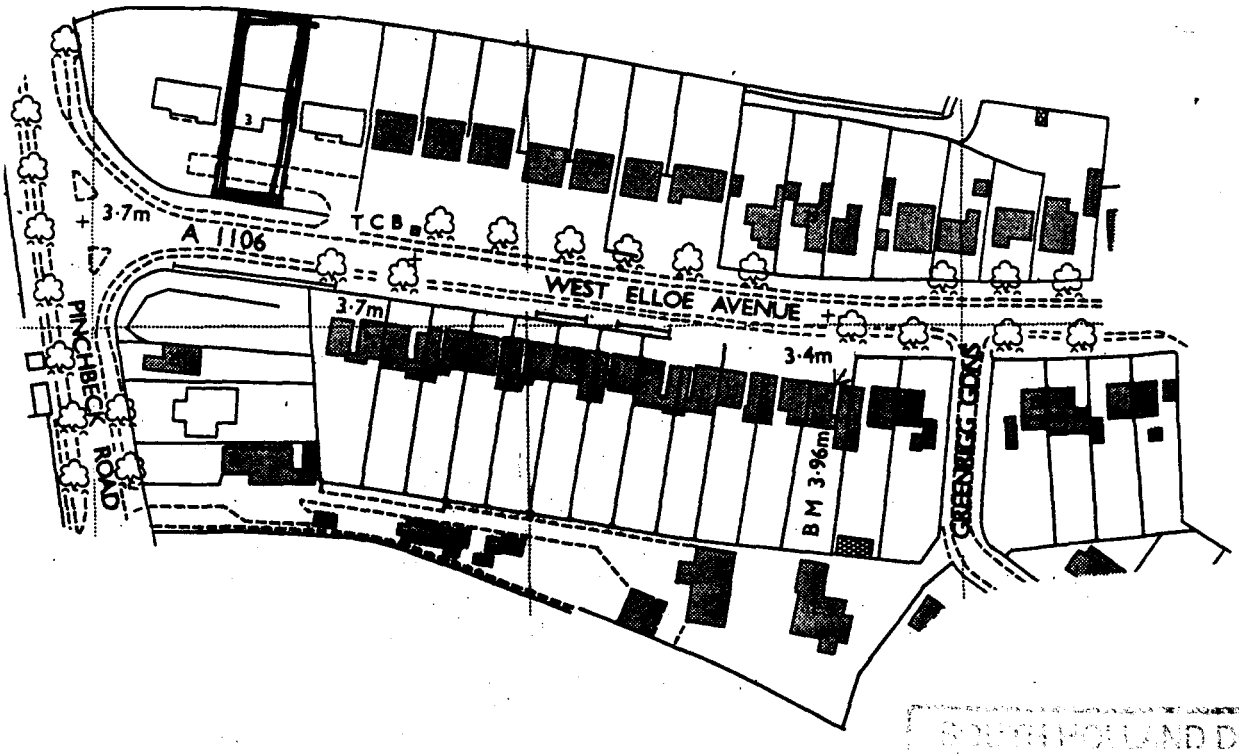
dated 16 August 2000 to secure the
es therein mentioned.

LX PLC (Co. Regn. No. 2367076) of
IX1 2BG.

EGISTER

date on which the entry was made in the Register.
ember 2000.

H.M. LAND REGISTRY		LL170950	
ORDNANCE SURVEY PLAN REFERENCE	TF2423	SECTION N	Scale 1/1250 Enlarged from 1/2500
COUNTY LINCOLNSHIRE		DISTRICT SOUTH HOLLAND	© Crown copyright 1988



DETERMINED PLAN

SOUTH HOLLAND DC
PLANNING
13 MAR 2001
Ref: 0608/01

H.M. LAND REGISTRY OFFICE COPY

H.M. LAND REGISTRY CT 7.99

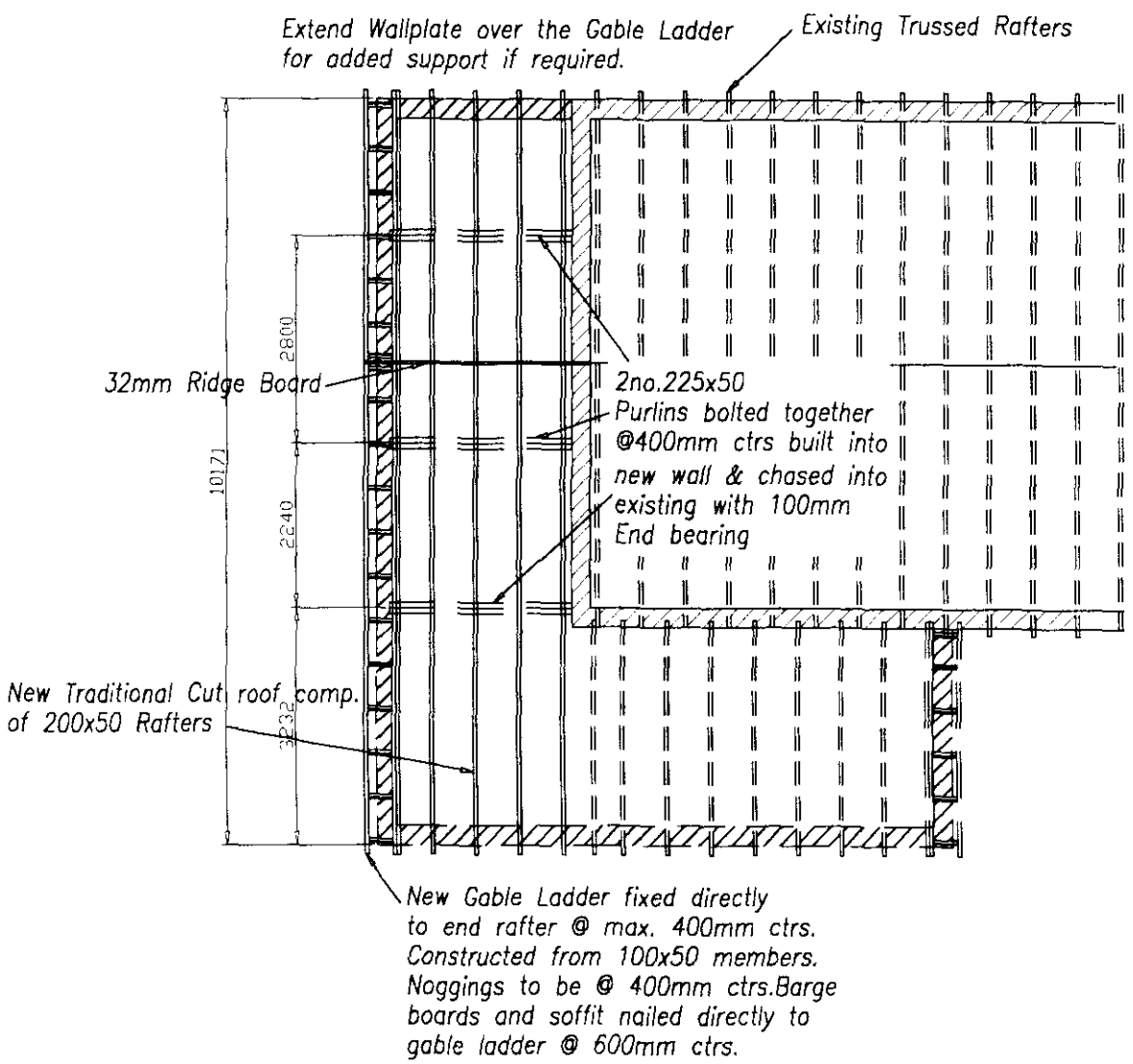
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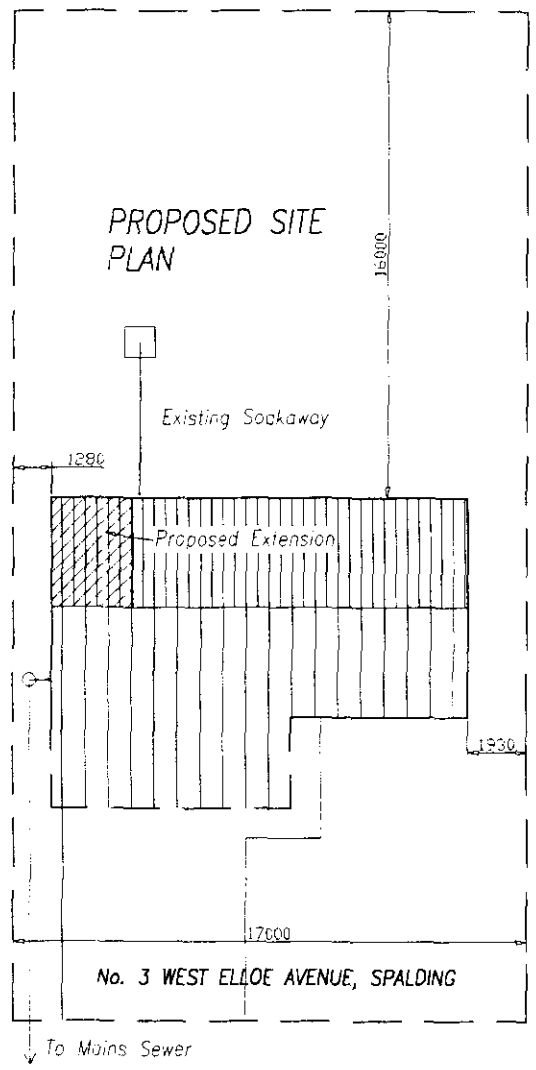
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PROPOSED ROOF PLAN





ELECTRICAL INSTALLATION
TO CONFORM TO LATEST EDITION OF THE IEE WIRING REGULATIONS.
SOCKET / LIGHTING SOCKETS TO BE AGREED ON SITE WITH CLIENTS.

CROSS VENTILATION
TO ROOF SPACE TO BE MIN 0.4% OF ROOF PLAN AREA.PROVIDE UBBLINK OVER FASCIA VENTILATING SYSTEM FITTED TO TOP OF FASCIA BOARD,WITH INSULATION SPACER TRAY FIXED TO RAFTERS.FITTED STRICTLY IN ACC. WITH MANUFACTURERS RECOMMENDATIONS WITH CONTINUOUS 10mm CONTINUOUS SLOT IN SOFFIT COMPLETE WITH INSECT MESH.

UPPER FLOOR OVER GARAGE
12.7mm GYPROC FIRELINE BOARD TO GARAGE CEILING WITH 150mm INSULATING MINERAL FIBRE QUILT LAID BETWEEN JOISTS TO PROVIDE 1 HOUR FIRE PROTECTION AND GIVE A MIN. 'U' VALUE OF 0.25W/m2K. NEW FLOOR JOISTS TO MATCH EXISTING CEILING JOISTS ABOVE UTILITY COMPLETE WITH ALL NOGGINGS, HERRINGBONE STRUTTING AT MID SPAN, 18mm T & G FLOORING GRADE WOOD PARTICLE BOARD.
NEW FLOOR JOISTS TO BE BUILT INTO NEW WALL TO FULL BEARING WIDTH OF WALL BUT MUST NOT ENCROACH INTO CAVITY.DOUBLE FLOOR JOISTS UNDER STUD PARTITIONS and NEW LIGHTWEIGHT BLOCKWORK WALL.

JOINERY,SKIRTINGS & ARCHITRAVES
ALL TO BE AGREED ON SITE WITH CLIENTS PRIOR TO ORDERING ANY MATERIALS.
DECORATION & WALL TILING.
ALL TO BE AGREED ON SITE WITH CLIENTS PRIOR TO ORDERING ANY MATERIALS.

WASTE SIZES FOR BATHROOM
W.C –100MM DIA.MULTIKWIK OR SIMILAR
W.H.B – 32MM DIA. uPVC WITH 75mm DEEP SEALED TRAP
SINK – 40MM DIA. uPVC WITH 75mm DEEP SEALED TRAP
SHOWER – 40MM DIA. uPVC WITH 75mm DEEP SEALED TRAP
PROVIDE ACCESS POINTS TO ALL CHANGES IN DIRECTION
PROVIDE ANTI SIPHON TRAPS WHERE RUNS EXCEED 3M & W.H.B EXCEED 1.8M RUNS.

FOUNDATIONS
EXISTING FOUNDATONS TO BE EXPOSED TO CONFIRM THAT THEY ARE OF MIN. SIZE 700mm WIDE X 225mm DEEP,

DAMP PROOF COURSE
DPC'S TO ALL HEADS,JAMBS & CILLS
OF ALL OPENINGS IN CAVITY WALLS AND TO PROJECT 25MM INTO BACKS OF WINDOWS AND DOOR FRAMES.
PREFORMED CAVITY TRAYS TO ALL WINDOWS
WITH WEEP VENTS AT MAX.2M CENTRES,MIN 2NO.
PER LINTEL.CAVITY TRAYS AND LINTELS.

EXTERNAL WALLS
275MM OVERALL CAVITY WALL TO MATCH EXISTING COMP OF;
102MM FACING BRICKWORK(TO MATCH EXISTING) TO BS3921,75MM CAVITY AND 100MM 3.5N/MM BLOCKWORK
TO BS6073 PART 1&2,PLASTERED INTERNALLY.
CAVITY WALL TIES TO BS1243:1978 AT 900MM
CTRS HORIZONTALLY,450MM CTRS VERTICALLY
AND EVERY COARSE AROUND OPENINGS.CAVITY TO HAVE 75MM CROWN DRITHERM FIBREGLASS INSULATION BATTS OR NOMINATE A COMPANY TO INJECT INSULATION INTO CAVITY.A GUARANTEE MUSTED BE OBTAINED FROM THE COMPANY, CONFIRM TO LA BEFORE WORK COMMENCES.
USE FURFIX OR SIMILAR APPROVED WALL CONNECTORS TO TIE NEW BRICKWORK & EXISTING TOGETHER, WITH TIES AS MANUFACTURERS RECOMMENDATIONS.WALLS TO ACHIEVE A 'U' VALUE OF 0.45 m2 DEGREES C.

MORTAR
GENERALLY TO BE 1:1:6 CEMENT/LIME/SAND
OR EQUALLY APPROVED

CAVITIES
TO BE CLOSED AT ALL JAMBS AND CILLS
WITH 50MM REVEAL BLOCKS AND 15MM DAMCOR
OR SIMILAR APPROVED.CLOSE TOP OF CAVITIES
WITH 75MM DRITHERM INSULATION BATT SUPPORTED
ON WALL TIES.
INTERNAL WALLS
100MM 3.5N/MM BLOCKWORK WITH 12.7MM P'BOARD
& SKIM FINISH.

WINDOWS
DOUBLE GLAZED PVC WINDOWS WITH 8000SQ.MM TRICKLE VENTS
BY APPROVED MANUFACTURER / INSTALLER.
OPENING VENTS TO GIVE 1/20TH OF FLOOR AREA VENTILATION TO ROOM.
ALL GLAZING TO MEET REQUIREMENTS
OF SECTION N OF THE BUILDING REGULATIONS & BS 6206 CLASS B.

LINTELS
TO BE I.G L1/S OR EQUAL APPROVED IN CAVITY WALL OPENINGS
GENERALLY,UNLESS STATED OTHERWISE.INTERNAL
DOOR OPENINGS IN BLOCK WALLS TO BE I.G BOX
100 LINTELS OR EQUAL APPROVED.ALL LINTELS TO HAVE MINIMUM 150MM ENDBEARING AND INSTALLED STRICTLY IN ACCORDANCE
WITH MANUFACTURERS INSTRUCTIONS.ALL LINTELS TO BE FACTORY INSULATED.

CEILINGS
12.7MM PLASTERBOARD THROUGHOUT TO BS 1230.
ARTEX AND COVED CEILINGS TO CLIENTS REQUIREMENTS.
ENSURE BOARDS ARE LAYED PERPENDICULAR TO JOIST RUNS AND JOINTS STAGGERED AND FIXED AT MIN 150mm CTRES

NOGGINGS
FIX 38X25MM NOGGINGS TO ALL LOOSE EDGES OF PLASTERBOARD CEILINGS

RETURNED
PLAN
0608/01

Scale 1:100

DRAWING DETAILS: PROPOSED FLOOR PLAN & FRONT ELEVATION

REV DESCRIPTION:

FIRST FLOOR EXTENSION FOR MR&MRS PEARSON @ 3,WEST ELLOE AVENUE SPALDING

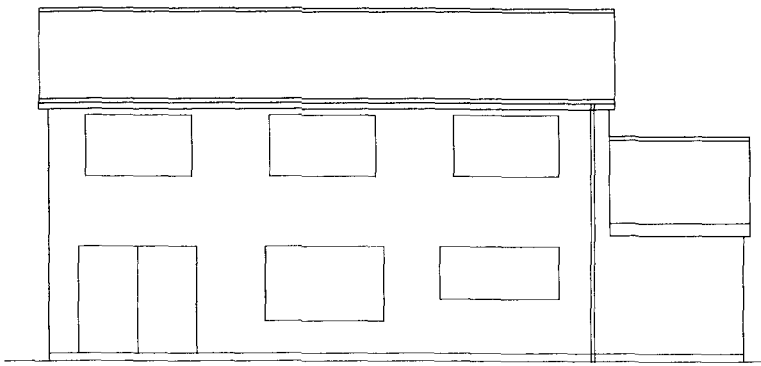
DRG No.PP/FF/03	JULY'2000	REV:

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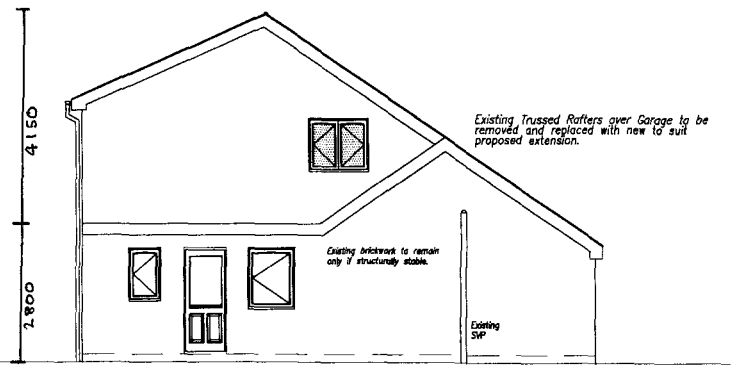
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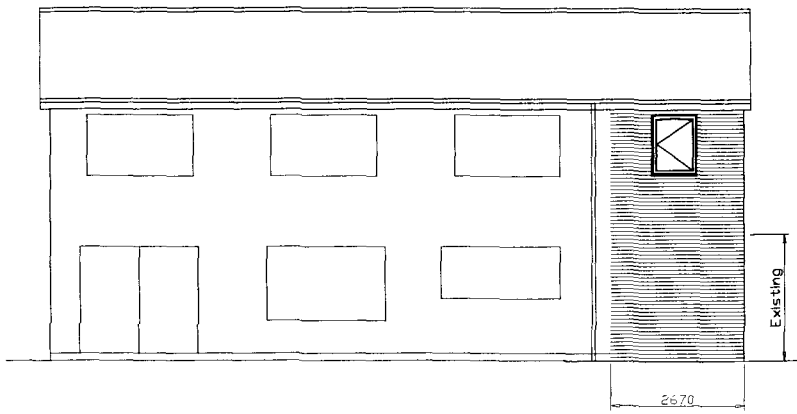


EXISTING REAR ELEVATION

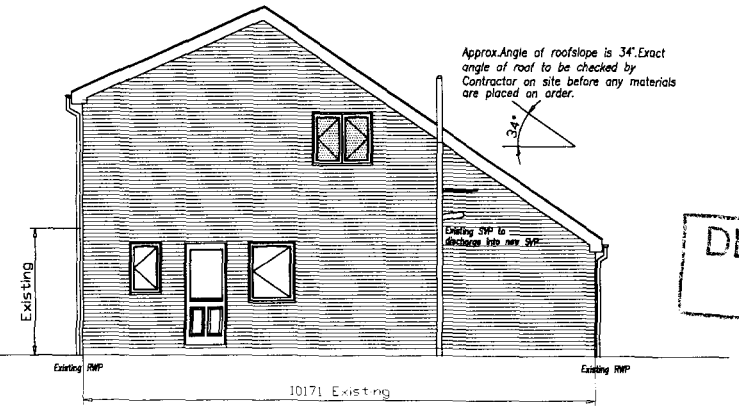


Existing foundations to be exposed and checked by LA Building Inspector. To be min 700mm wide x 225mm deep.

EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

DETERMINED PLAN

ROOF
ROOF TO BE CONSTRUCTED IN ACCORDANCE
WITH SIZES SHOWN ON DRAWINGS.ALL TIMBERS TO BE
G.S GRADE SOFTWOOD SEASONED AND TO AN ACCEPTABLE MOISTURE CONTENT
FOR CARCASSING TIMBER.CONCRETE INTERLOCKING TILES
TO MATCH EXISTING PROPERTY, FIXED IN ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS AND BS 5534 PART 1 1978.BATTENS TO BE
25 X 38 AT GAUGE CENTRES ON UNTEARABLE SARKING FELT TYPE 'IF' WITH MIN 150 mm LAPS.
PROVIDE AND FIX 30 X 5mm GALV'D MILD STEEL STRAPS AT 1.8mm CENTRES
TO ANCHOR WALLPLATE TO BLOCKWORK,CEILING JOISTS AND RAFTER LEVELS
WHERE PARALLEL TO WALLS.

STUDWORK WALLS
TO BE FORMED FROM 75X50 SOFTWOOD TIMBERS AT 400mm CTRS WITH
HEAD & SOLE PLATES AND NOGGINGS AT 1200mm CTRS.
PACK SOLID WITH 75mm INSULATION AND CLAD WITH 12.7mm P'BOARD.
SKIM FINISH TO MATCH EXISTING.

HEATING SYSTEM
TO BE AS EXISTING PROPERTY

SOAKAWAYS
TO BE MIN. 5M FROM ANY BUILDING & MIN 1m3.FILL WITH RUBBLE
TO WITHIN 450mM OF GRD LEVEL OVERLAYED WITH POLYTHENE SHEET
AND BACKFILLED WITH TOPSOIL.INLET PIPE TO DISCHARGE TO CENTRE OF SOAKAWAY.

FASCIAS
TO BE WROT EX 25mm NOM'L THICKNESS PAINTED SOFTWOOD
WITH REBATE FOR SOFFIT.FRAME OUT IN 38 X 25 SOFTWOOD BATTEN
TO SUPPOORT SOFFIT.

ROOF INSULATION
LAY 200mm FIBREGLASS INSULATION TO ROOF TO ACHIEVE 0.25w/sq.m U VALUE

STORM DRAINAGE
FIT 112mm H.R RAINWATER GUTTERS AT 1:600 FALLS AND 68mm
DIA. UPVC DOWNPIPES TO BS 4576:PART 1:1989 AND STRICTLY IN ACCORDANCE
WITH MANUFACTURERS RECOMMENDATIONS.GUTTER BRK'TS AT MAX 2M
CTRS AND ALL NECESSARY OUTLETS,STOP ENDS AND CLIPS.
DOWNPIPES TO BE SECURED USING PROPRIETARY CLIPS WITH ALL
OFFSETS AND SWAN NECKS.DOWNPIPES TO BE CONNECTED
TO UNDERGROUND DRAINS VIA 110-68 DIA.REDUCDER.UNDERGROUND DRAINS
TO BE 110mm OSMA uPVC OR SIMILAR APPROVED WITH FLEXIBLE JOINTS
ON 100mm PEAGRAVEL WITH 150mm SURRRONDS LAID TO 1:100 FALLS
TO 1m3 RUBBLE FILLED SOAKAWAY, AS DESCRIBED ELSEWHERE

0608/01

Scale 1:100

DRAWING DETAILS: PROPOSED FLOOR PLAN & FRONT ELEVATION

REV DESCRIPTION:

FIRST FLOOR EXTENSION FOR MR&MRS PEARSON @ 3,WEST ELLOE AVENUE SPALDING

DRG No.PP/FF/02	JULY'2000	REV:

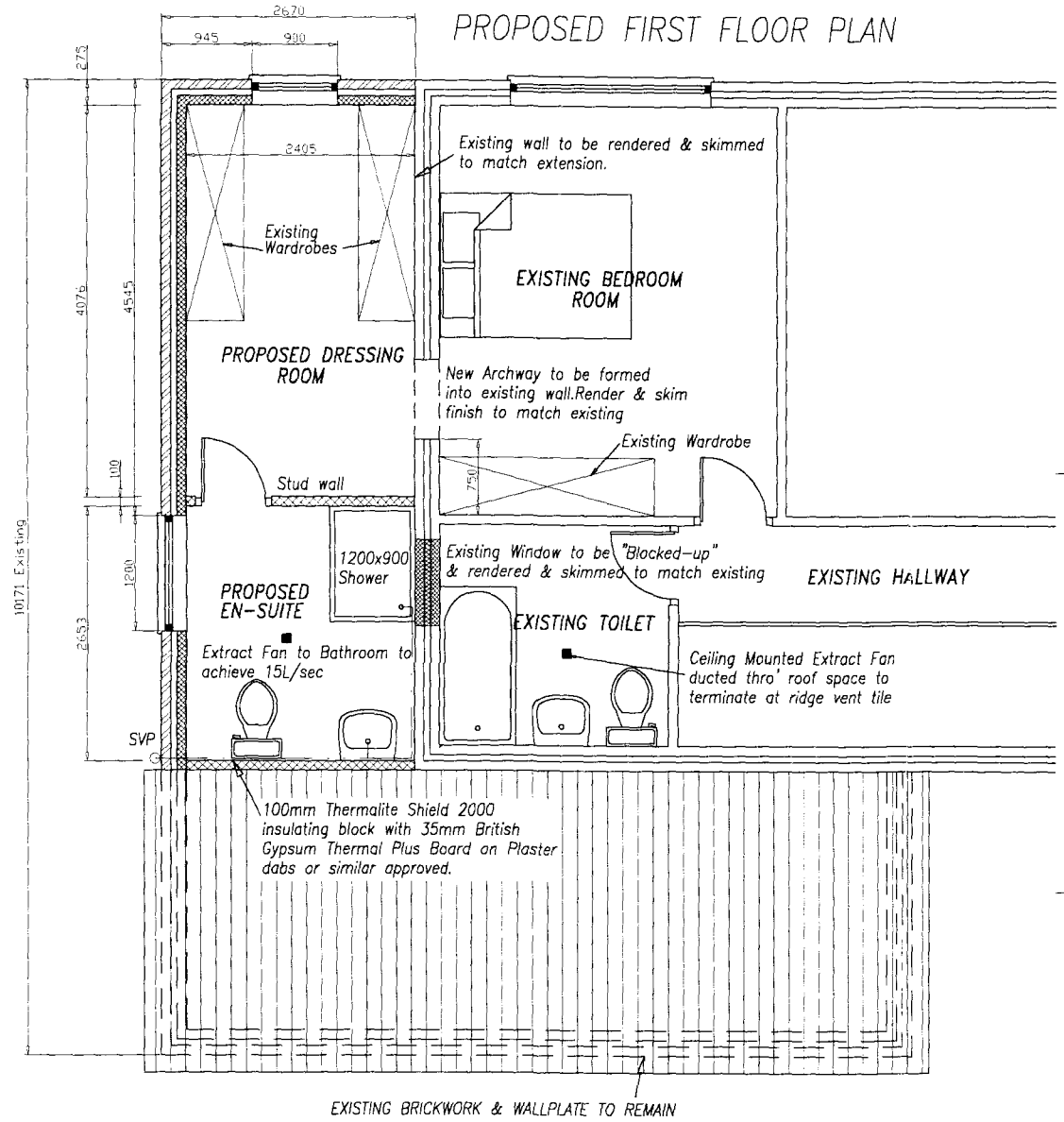
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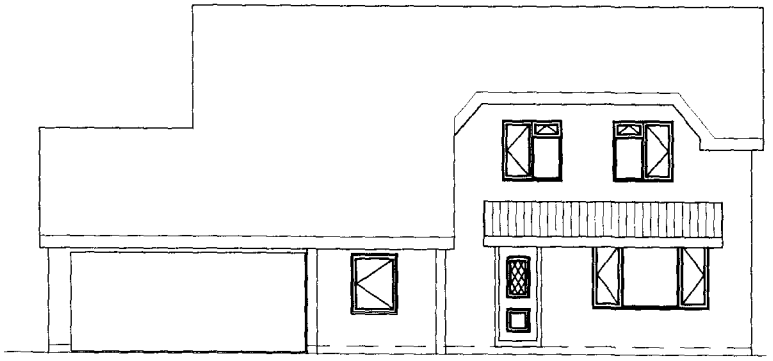
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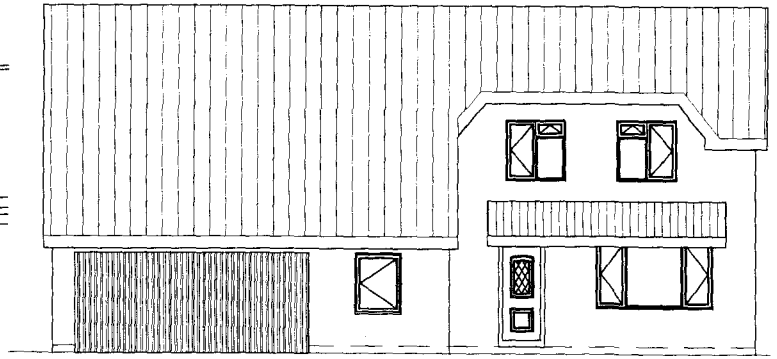
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PROPOSED FIRST FLOOR PLAN





EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

DETERMINED PLAN

0608/01

Scale 1:50

DRAWING DETAILS: PROPOSED FLOOR PLAN & FRONT ELEVATION

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FIRST FLOOR EXTENSION FOR MR&MRS PEARSON @ 3,WEST ELLOE AVENUE SPALDING

DRG No.PP/FF/01 | OCT 2000 | REV: