SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0706/93 Received:29-JUL-93 Type:FULL

Name: Mr & Mrs Hobbs
18 Baxter Gardens
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: Extension to lounge

Location : 18 Baxter Gardens 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.

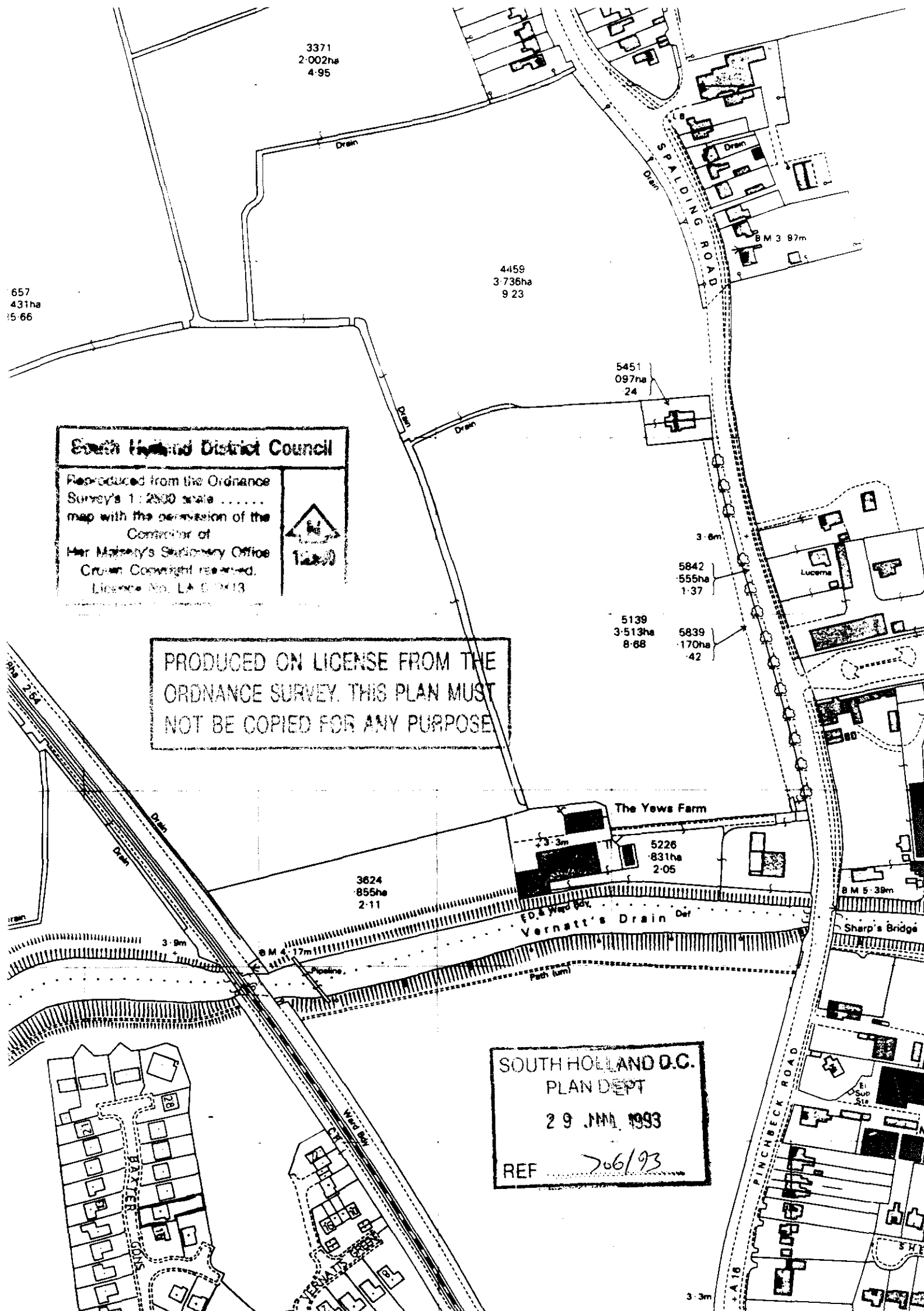
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
01-SEP-93 H16/0706/93

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)


3371
2·002ha
4·95
Drain
SPALDING ROAD
Drain
BM 3·87m
4459
3·736ha
9·23
657
431ha
5·66
5451
097ha
24
Drain
Drain
South Holland District Council
Reproduced from the Ordnance Survey's 1 : 2500 scale ..... map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright reserved. Licence No. LA
PRODUCED ON LICENSE FROM THE ORDNANCE SURVEY. THIS PLAN MUST NOT BE COPIED FOR ANY PURPOSE
3·6m
5842
·555ha
1·37
Lucerna
5139
3·513ha
8·68
5839
·170ha
·42
The Yews Farm
3·3m
5226
·831ha
2·05
3624
·855ha
2·11
BM 5·39m
Sharp's Bridge
Vernatt's Drain
3·9m
BM 4·17m
Pipeline
Path (um)
Drain
Drain
Ward Bdy
Ward Bdy
BAXTER GDNS
VERNATTS DRAIN
PINCHBECK ROAD
A16
3·3m
SOUTH HOLLAND D.C.
PLAN DEPT
29 JAN 1993
REF 206/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0706/93

Date Registered 26 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS HOBBS
18 BAXTER GARDENS
SPALDING.

Tel. No.

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

EAST MIDLANDS DESIGN ASSOC.
WILLOW LODGE, HOLBEACH RD
SPALDING. LINCS
Tel. No. 0775 767968
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

18 BAXTER GARDENS, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO LOUNGE

Please complete I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 60-00. If you consider no fee is payable include a written explanation instead.

Signed ..... Date 24-07-93 ..... Previous application No.

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application [ ] ⬇

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	4.0	metres
(b) max. length:	4.265	metres
(c) max. width:	7.800	metres
D. Please state type and colour of materials for facing external walls:	TO MATCH EXTG	
E. Please state type and colour of roofing materials.	TO MATCH EXTG	
F. Has a survey of the site been undertaken? State Yes or No		

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. — DOMESTIC.

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	— .
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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 ..... (Applicant / Agent) Date 24-07-93

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 ..... (Applicant / Agent) Date 24-07-93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 6-8

Site Notice posted by PM
Date 6-8
Expiry

Individual Resident Notices required:

Addresses to be sent to –

14 Brooke gardens Spalding

Addresses delivered to –

V done 6/8

Case Officer Conclusions

No 20 Brook garden 1.8m fence Two leylandii Screen rear
each
to No 16 1.8m fence, small shed at corner of dog leg. To north of
Hall

RECOMMENDATION/DECISION

NON–DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed PM Date 20-8

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

1 TL 1

DC INSTRUCTION SHEET

APPLICATION REF: H16/0706/02

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PM 2-8

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

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
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

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60 · 00

Receipt No P3023

Date first Rec'd 26 JUL 1993

Registration

Reference H16/0706/93

Cross-Ref B16/0440/93

Date 27-JUL-93

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 £ 60
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 164
Grid ref 524250 340050

Ward T
Parish SPALDING

Inside IBD Y
Inside LP area Y

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
PIT / POND

Linked to site Ref

Linked to property Ref
0300083

Planning Records:
Earlier apps

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0706/93

FULL

Applicant: Mr & Mrs Hobbs
Tel:

Agent: E. M. D. A.
0775 767968

Description: Extension to lounge

Location: 18 Baxter Gardens
Spalding
Lincs

Valid date:	29-JUL-93	Terminal date:	23-SEP-93
Target dates:		Target Committee:	14-SEP-93
To case officer	05-AUG-93	Report deadline:	31-AUG-93
Inspected by	12-AUG-93		
Extra contacts	19-AUG-93	Case Officer:	
Report if not clear by	02-SEP-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 14 Baxter Gardens		06-AUG-93	27-AUG-93
Site/Press Advert MIN		06-AUG-93	27-AUG-93
Cllr C F Fisher	0775 725983	03-AUG-93	10-AUG-93
Cllr Mrs A M Newton	0775 762210	03-AUG-93	10-AUG-93
Cllr R C West	0775 760231 (Of	03-AUG-93	10-AUG-93

L.C.C. — No objections

BR[illegible]N SMITH Dip TP MRTPI
Di[illegible]r of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
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Cllr R C West	0775 760231 (Of	03-AUG-93	10-AUG-93

L.C.C. - No Objections Jeds 5/8/93

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

Application no: H16/0706/93

Applicant: Mr & Mrs Hobbs
18 Baxter Gardens
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: Extension to lounge

Location: 18 Baxter Gardens
Spalding
Lincs

Type: FULL

Date received: 26-JUL-93

27-JUL-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Although estate plan is useful, four copies of 1:2500 location plan are necessary to locate site in wider context.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

VALID

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3023
Date received : 26-JUL-93

Received from

M A Hobbs Esq & Mrs L Hobbs

Address

T/A Display Array
18 Baxter Gardens
Spalding
Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

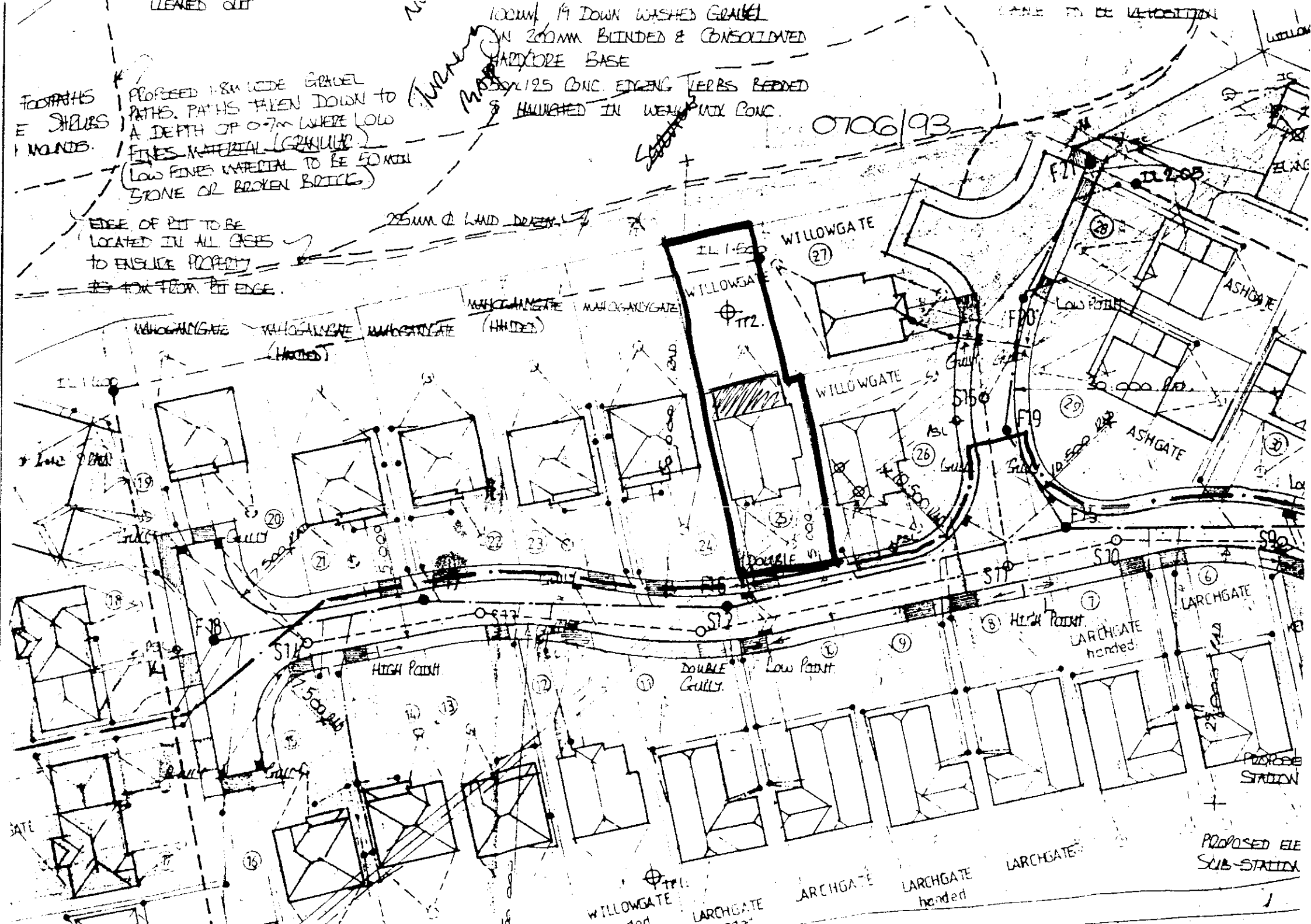
Cash/Cheque : Cheque

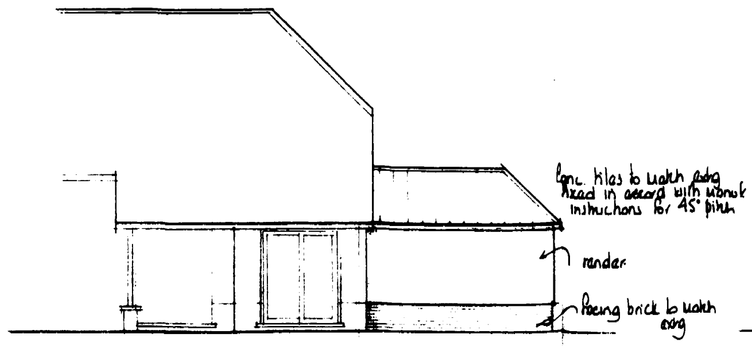
Signed.....SANICKS.....
(Authorised Collector)

INVALID

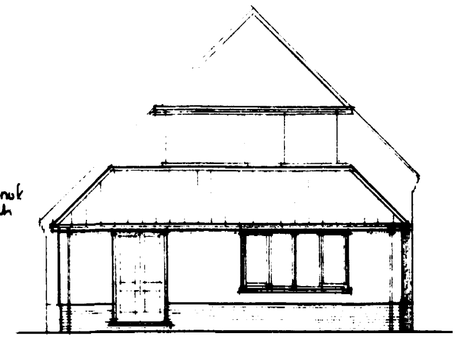
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0706/93

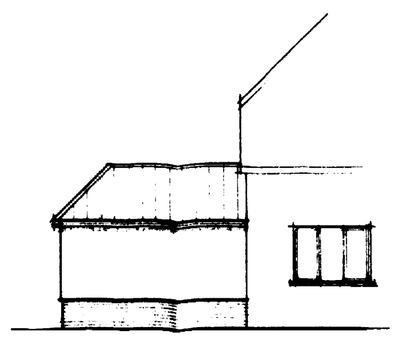

CLEARED OFF
100mm 19 DOWN WASHED GRADED
IN 200mm BLINDED & CONSOLIDATED
HARDCORE BASE
150x125 CONC EDGING KERBS BEDDED
& HAUNCHED IN WEAK MIX CONC.
0706/93
FOOTPATHS
E SHRUBS
MOUNDS.
PROPOSED 1.8m WIDE GRAVEL
PATHS. PATHS TAKEN DOWN TO
A DEPTH OF 0.7m WHERE LOW
FINES MATERIAL (GRANULAR)
(Low FINES MATERIAL TO BE 50 MM
STONE OR BROKEN BRICK)
EDGE OF PIT TO BE
LOCATED IN ALL CASES
TO ENSURE PROPERTY
IS 40m FROM PIT EDGE.
225mm Ø LAND DRAIN
WILLOWGATE
ASHGATE
LARCHGATE
LARCHGATE handed
MAHOGANYGATE
(HANDED)
HIGH POINT
LOW POINT
DOUBLE GULLY
PROPOSED ELE
SUB-STATION



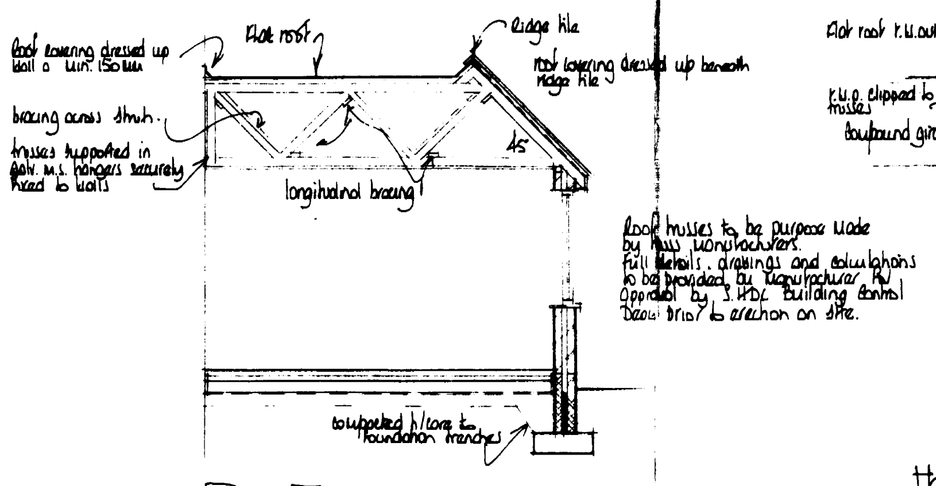
south



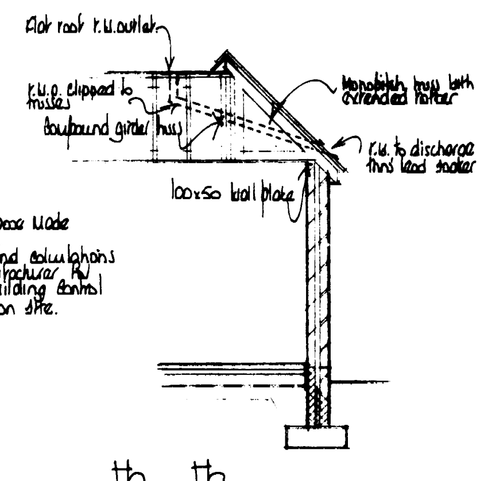
east



north



a–a



b–b

FOUNDATIONS
Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
65mm sand/cement screed reinf. with chicken wire mesh.
500g polythene seperating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - if in excess of 100mm fill, to max. 450mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegetable soil from beneath proposal.

LINTELS
Lintels to cavity walls to be IG; to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.

WALL CONSTRUCTION
Below Ground
To be class A concrete blocks.
Cavity to be fitted to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick. 100 mm blockwork
65mm mineral wool insulation, i.e. Drittherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²c.

External finish to be 12mm render with Water-proof additive, and all necessary expanded metal plaster stop) finished with Tyrolean render applied in three coats with manuf. instructions. Render to terminate where indicated in a bell mouth drip.
Render to be in accord with BS5262:1976

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

WINDOWS/DOORS
To be as spec'd on plan , to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

HOT WATER SYSTEMS
A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

DRAINAGE
Surface
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level. Lay in sheet polythene and make up with vegetable soil

ROOF SPECIFICATION
Tiles
The roof is to be covered with interlocking conc. tiles - as specified on elevations - fixed in strict accord. with manufacturer's instructions.

Battens
Approved quality tanal s/w battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt type IF to BS747, is to be laid over rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board, and into the eaves gutter. Water trays behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Ridge
The ridge is to be covered with ridge tiles edge bedded onto the tiles with solid bedding at butt joints. Provision must be made to secure the two end tiles at each gable by fixing a 2.0m length of batten at the apex of the wall and adjacent trusses. A nail is then driven into this batten and the ridge wired to it.

Hips
Hips are to be covered as specified for the ridge with galv m.s. hip iron securely fixed at the foot of each hip for support.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch as specified on section, at 400mm cts to be designed, fixed and braced in accord. with BS5268 pt 3: 1985 and secured with proprietory s.s. clips to wall plates.

Insulation
To be min. 150mm glassfibre

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with client's instructions.

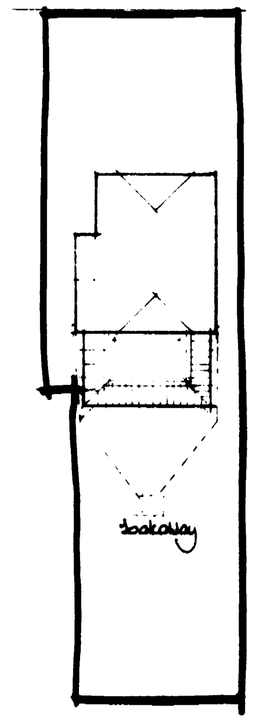
Ventilation
Provide a 10mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 103mm PVC gutters to facia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

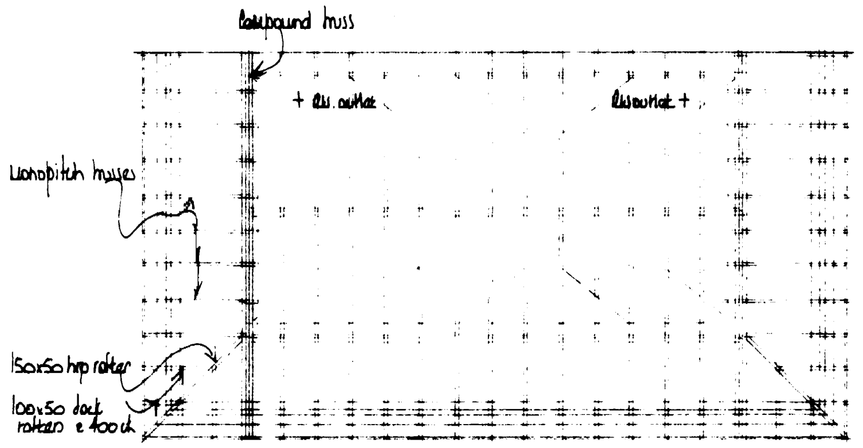
STRAPPING
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.

Flat Roof Construction
12.5mm white spar chippings bituminous bedded on 3 layer built up roofing felt: bottom layer to be glass reinforced to be dressed up adjoining walls a min 150mm above exterior grade plywood decking, firrings to give a fall of 50 mm towards outlets. Roof trusses as described elsewhere.



block plan
1:250

ground floor plan



All bracing to be 100 x 25mm
Truss design and positions shown is indicative only and is to be confirmed / superceded by truss manufacturer

roof plan

A		
	Date	Revisions

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Client
Mr. & Mrs Hobbs.

Job Title
Extension to Lounge at
18 Baxter Gardens
Spalding.

Drawing Title
Plan
Section
Elevations.

23 DEC 1993
REF 0706/93

Scale 1:50 - 1:100

Date June 93 | Drawn by RL

Drg. No. 93/6/1/01. | Rev