SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0988/93 Received:18-OCT-93 Type:CONDITION COMPLIANCE

Earlier Permission: H16/0518/93

Name: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

Description: Details of single transom to windows, soil vent pipe, salvaged shutters, windows (Cond.2,4,5,6 of H16/0518/93)
Location : Willesby Coach House Albion Street
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Planning and Building Control Services
29-DEC-93 H16/0988/93

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)

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H16/0988/93

Date registered 18 OCT 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
KEDTON HILLS
SPALDING

Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

KILLEBY BACH HOUSE, ALBION STREET, SPALDING, LINCS

Please complete

EARLIER APPLICATION No.

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

H16/0518/93.

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date 18/10/93

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ✓

State which details are submitted

Cond. 2. - Single transom added to p/floor windows to S. West elevation
" 4. S. VP to remain internal + to discharge via ridge vent
" 5 Note ref shutters added to dwg.
" 6 Window details

State drawing no's relating to the current submission 93041 /01B, /02B. 03

State condition no. under which this application is required 2, 4, 5, 6

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

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 23-12

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)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0988/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

PM 22-10 Cond 5 not complied with. Cond 4 noise verb details not satisfactory - RECONSULTS

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

Extra Consultations:

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:

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

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed .M.... Date...22/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 18 OCT 1993

Registration

Reference H16/0988/93

Cross-Ref

Date 19/10

Validation

TYPE C · COMP

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

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 183
Grid ref 5 33320 3 33320

OS Plots

Ward

Parish

Inside IBD

Inside LP area

Constraints:

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

TR Rural ☐
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres ☐

Hazards – ☐
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref C/164034

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0988/93

CONDITION COMPLIANCE

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Details of single transom to windows, soil vent pipe, salvaged shutters, windows (Cond. 2, 4, 5, 6 of H16/0518/93)

Location: Willesby Coach House
Albion Street
Spalding
Lincs

Valid date:	18-OCT-93	Terminal date:	13-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	25-OCT-93	Report deadline:	23-NOV-93
Inspected by	01-NOV-93	Agreed TD Ext:	
Extra contacts	08-NOV-93	Case Officer:	
Report if not clear by 22-NOV-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C — No dms Jack	4/11/93	

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0988/93 Received:18-OCT-93 Type:CONDITION COMPLIANCE

Name: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate
Weston Hills
Spalding Lincs

Description: Details of single transom to windows, soil vent pipe, salvaged shutters, windows (Cond.2,4,5,6 of H16/0518/93)
Location : Willesby Coach House Albion Street
Spalding Lincs

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

23-DEC-93 AD check.....

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

Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Mr P J Udy

PJU/JK/H16/0988/93

23 December, 1993

Dear Sir

Condition Compliance with Respect to Willesby Coach House, Albion Street, Spalding

I enclose the decision notice for the above Condition Compliance application which is in respect of Conditions 2, 4, 5 and 6.

Once a fresh sample panel of brickwork and pointing has been prepared and inspected, it will be possible for Condition No. 7 to be discharged.

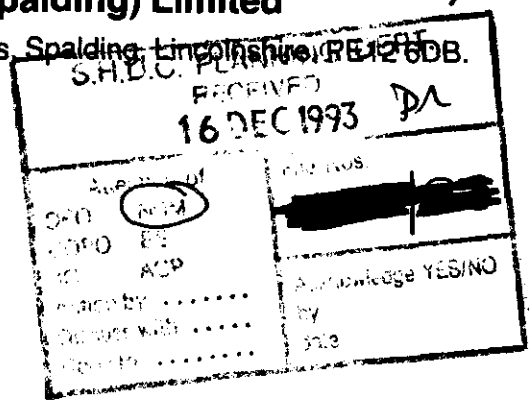
Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Cool Caps



Our Ref: DGB/vdbc

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

15th December 1993

For the attention of Mr P. J. Udy

Dear Sir,

RE: WILLESBY COACH HOUSE, ALBION STREET, SPALDING
APPLICATION REFERENCE H16/0518/93

With reference to your letter dated 10th November 1993 I confirm the following points.

Condition 5 Shutters.
To be painted dark green.

Condition 6 Windows.
To be painted cream.

Condition 4 Ridge Vent.
To be Redbank 880 ½ round ridge.

Phoned agents 22-12-93 RM ridge tiles will be half round.

Condition 7 Pointing.
Natural colour with brush finish recessed with brick face.

I hope the above meets with your approval. However should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

D G Bark

D. G. BARK

Broadgate Builders (Spalding) Ltd
Broadgate
Weston Hills
Spalding
Lincs

Mr P J Udy

PJU/LAC
H16/0988/93

14 December 1993

Dear Sir

Condition Compliance With Respect To Willesby Coach House, Albion Street, Spalding.

I refer to my letter dated the 10 November 1993 and would be grateful to receive your response to it within the next 7 days.

Yours faithfully

pp.

N R Midlen
Principal Planning Officer
Development Control

Broadgate Builders (Spalding) Ltd
Broadgate
Weston Hills
Spalding
Lincs

Mr P J Udy

PJU/LAC
H16/0988/93

10 November 1993

Dear Sir

Condition Compliance With Respect To Willesby Coach House, Albion Street, Spalding.

I refer to the condition compliance for the conversion of Willesby Coach House into a dwelling which was dealt with by the earlier application reference H16/0518/93.

With respect to Condition 4 I would be grateful if you would provide me with a detail of the ridge vent tile so that it is clear what the tile will look like.

Condition 5 requires shutters salvaged from Longs Warehouse to be mounted on the south western elevation. The submitted plan shows this but does not state how they will be painted or otherwise treated. Before the Local Planning Authority can issue a consent with respect to this condition it is necessary that you do advise us on how the shutters will be treated, I suggest they are painted brown/dark green. In relation to this, the submitted details for Condition 6 show that the windows will be painted white. Ordinarily this would be acceptable but I am concerned that white painted windows may appear incongruous against the shutters. I suggest the windows are painted cream/of white.

The repointing has been viewed with respect to Condition 7 and it is considered that the pointing should be in a natural colour rather than the black alternative and the mortar should be recessed off the face of the brick and have a brushed finish. I suggest a further panel is prepared for inspection.

/Cont...

I will be grateful if you can attend to these points so that I may issue a consent for condition compliance as soon as possible.

Yours faithfully

Peter Midlen

pp. N R Midlen
Principal Planning Officer
Development Control

13

12

BR...N SMITH Dip TP MRTPI
Director of Planning & Building Control Ser...
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH ... D.C.
PLAN ...
18 OCT 1993
REF 0988/93

SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H16/0518/93 Received:03-JUN-93 Type:LISTED BUILDING

Name: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs

Description: Alterations and change of use to form dwelling

Location : Willesby Coach House Albion Street
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Before any development is commenced, a revised drawing of the ground floor windows, incorporating a single transom at the door head height shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure at satisfactory external appearance.

3 There shall be no external meter boxes.

Reason: To ensure a satisfactory external appearance.

4 The soil vent pipe shall be internal and shall issue to the air via a ridge vent, details of which shall be agreed with the Local Planning Authority before its installation.

Reason: To ensure a satisfactory external appearance.

5 The shutters mounted on the south western elevation shall only be those salvaged from Long's Warehouse, Double Street, and shall be painted or otherwise treated in accordance with a scheme to be agreed with the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

6 A detail of the windows to a minimum 1:20 scale, indicating the materials to be used, the method of opening, the thickness of the timber members, and

B[illegible]N SMITH Dip TP MRTPI
C[illegible]or 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

the paint colour shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reason: To ensure a satisfactory external appearance.

7 A sample panel of the new brickwork and repointing shall be prepared and no further brickwork or repointing shall take place until this panel has been approved by representatives of the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

8 All work shall be carried out in strict accordance with the plans submitted and the details and samples approved in compliance with the above conditions.

Reason: To ensure a satisfactory external appearance.

sgd B SMITH
Director of Planning and Building Control Services

08-OCT-93 H16/0518/93

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6D8.
Telephone: (0406) 380532
Fax: (0406) 380014

FAX COVER SHEET

TO: MR P UDY
OF: SHDC PLANNING & BUILDING CONTROL DEPT.
FAX NO: 0775 710772
FROM: DAVID BARK
DATE: 20-12-93.

RE: .....WILLESBY....COACH..HOUSE.....
.....
.....

THis fax consists of .4. pages (including this one).

Our Ref: DGB/vdbc

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

15th December 1993

For the attention of Mr P. J. Udy

Dear Sir,

RE: WILLESBY COACH HOUSE, ALBION STREET, SPALDING
APPLICATION REFERENCE H16/0512/93

With reference to your letter dated 10th November 1993 I confirm the following points.

Condition 5 Shutters.
To be painted dark green.

Condition 6 Windows.
To be painted cream.

Condition 4 Ridge Vent.
To be Redbank 880 ½ round ridge.

Condition 7 Pointing.
Natural colour with brush finish recessed with brick face.

I hope the above meets with your approval. However should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

D. G. BARK

TECHNICAL SPECIFICATION

1 The net free vent area for all ventilating ridge tiles is 30,000mm².

2 Material Specification - clay ridge tile over a UPVC base bonded by a proven industrial adhesive which remains flexible to accommodate differential movement.
All metal components are manufactured of corrosion resistant material.

3 The ventilating ridge tiles comply with the following Building Regulations and British Standards:-

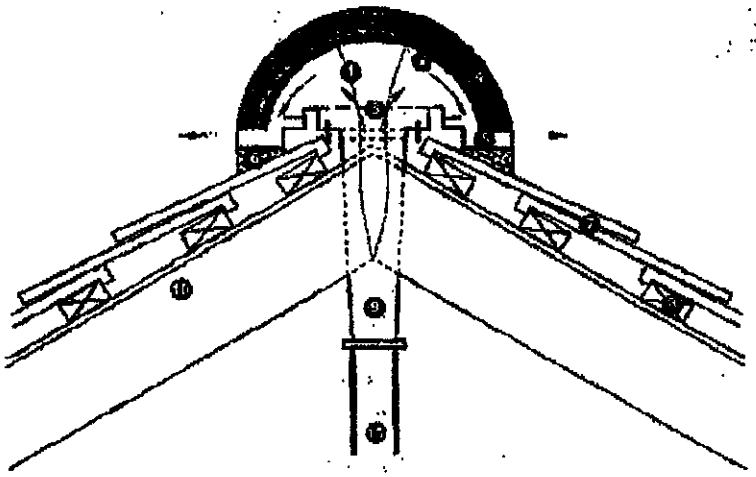
i) BS5534:Part 1:1990; Code of Practice for Slating & Tiling with regard to wind uplift requirements.
ii) BS5250:1989; Control of Condensation with regard to design criteria and high level ventilation requirements.
iii) Building Regulations 1990; F2 with regard to ventilation requirements.
iv) Building Regulations 1985; H1 and BS5572:1978 (Amd. 1981:1983) Code of practice for sanitary pipework with regard to soil pipe ventilation.
v) Building Regulations 1990; F1 and BS5720:1979; Code of practice for mechanical ventilation with regard to mechanical extraction of domestic fans.
vi) BS 8000 Part 6 Workmanship on Site: Code of Practice for Slating & Tiling of Roofs.

SPACING OF VENTILATION RIDGE UNITS

To comply with the Building Regulations and BS5250 where ridge ventilation is specified, one ventilating ridge unit should be positioned every two metres of ridge to achieve 5,000 sq.mm per linear metre.

SOIL PIPE OR MECHANICAL EXTRACTION

To convert the ventilating ridge units to soil pipe or mechanical extraction, a Ridge Pipe Adaptor and pipe is available.



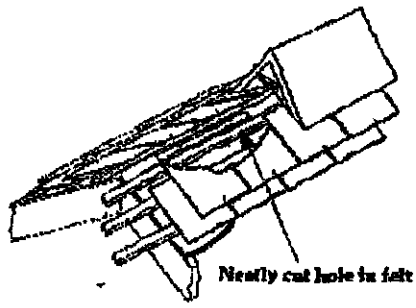


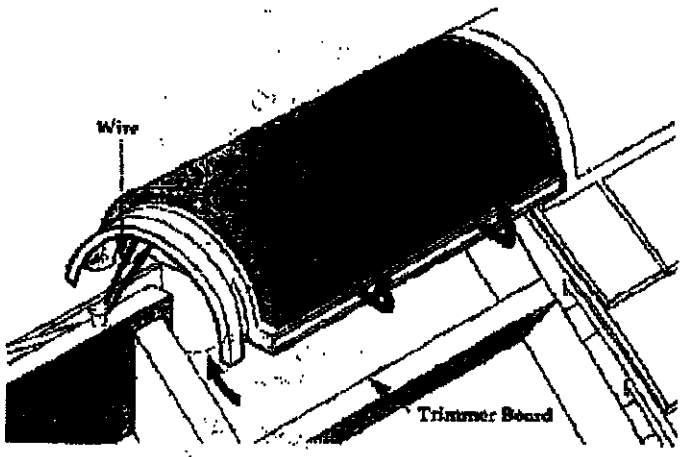
1. Wire facilitating mechanical fixing
2. Ridge Tile adhered to UPVC base using industrial adhesive (complies with wind uplift requirements of BS5534)
3. Insect Screen
4. Half Round Ridge Tile
5. UPVC Vented Base
6. Mortar
7. Roof Tile
8. Batten
9. Dedicated Ridge Pipe adapter
10. Underlay
11. Flexible Pipe

Ventilating Ridge Tile with adaptor and flexible pipe

INSTALLATION PROCEDURE

1 Ensure that there is sufficient space between the top tile battens for the throat of the vent to pass through.
2 If a ridge tile has been used, a 400mm section must be removed. Trimmer boards must be inserted on each side of the cutaway section and secured to adjacent rafters.
3 Position Vent Ridge and neatly cut out hole in felt to take ventilator.
4 Fit standard sleeve or ridge pipe adaptor as required using integral wing nuts. It is advisable to connect the flexible pipe to the ridge pipe adaptor before attachment to the ridge.
5 Lower the ventilating ridge unit onto the mortar bed and nail tie wire to the ridge tree or rafters. Ensure the ridge is safely bedded onto the mortar and strike off excess. Nails to meet BS 5534: 1990 requirements.
6 Lay adjoining ridges over ridge ventilator ends and mortar point all joints.





List No	Effective length	Description	Corresponding Ridge tile
880	450mm	Half Round Vent Ridge	Half Round Ridge
881	450mm	Plain Vent Ridge	Plain Angle Ridge
882	450mm	Roll Top Vent Ridge	Roll Top Ridge
883	450mm	Capped Vent Ridge	Capped Angle Ridge
884	450mm	Club Crested Vent Ridge	Club Crested Ridge
885	450mm	Slotted Roll Top Vent Ridge	Slotted Roll Top Ridge
886	450mm	2 Hole Crested Vent Ridge	2-Hole Crested Ridge
887	450mm	Cocks Comb Crested Vent Ridge	Cocks-Comb Vent Ridge
888	450mm	Plain Crested Vent Ridge	Plain Crested Ridge
889		Ridge Pipe Adaptor	
890		Flexible Pipe 4 metre length	

Angular Ridges available in 90°, 105°, 115°, 125°
Half Round Ridges available in 200mm, 225mm, 250mm

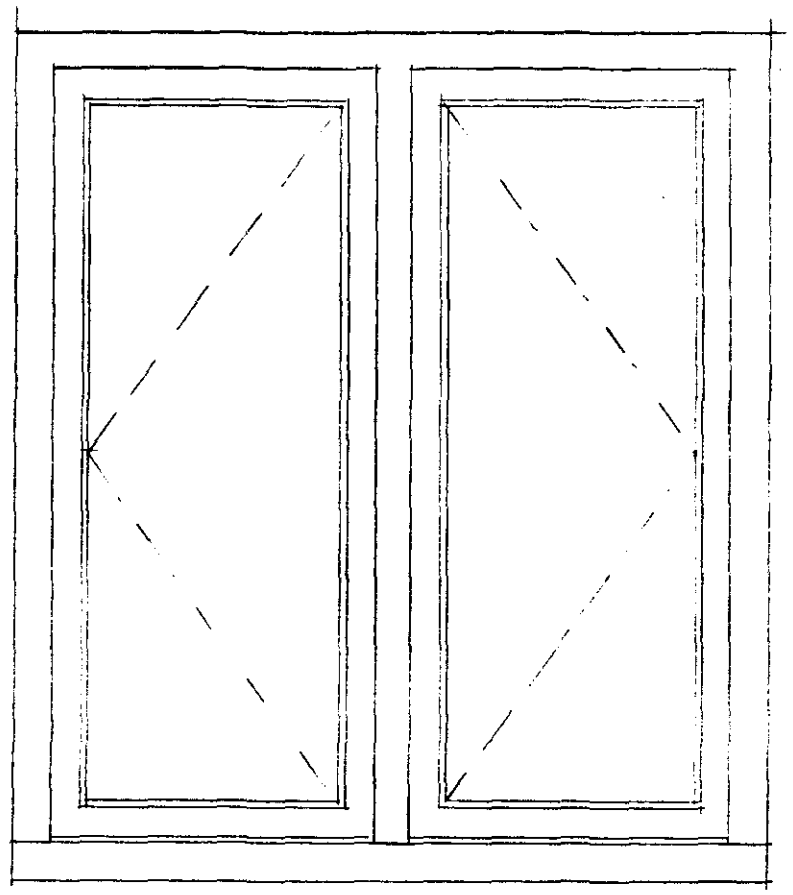
None of the Red Bank Ventilation Products in this brochure are to be used with hot combustion gases.

QUALITY
ASSURANCE

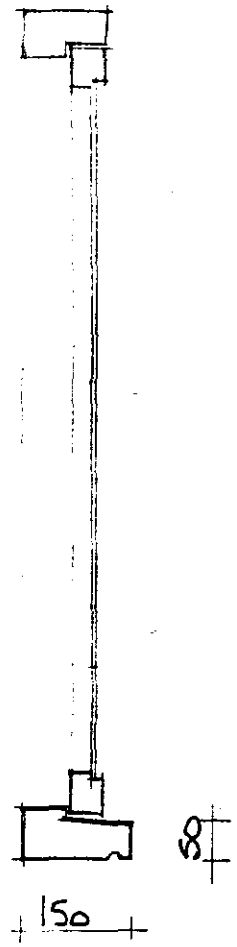
Q5001

RED BANK

RED BANK MANUFACTURING CO LTD
ATHERSTONE ROAD, MEASHAM, SWADLINCOTE, DERBYSHIRE DE12 7EL
TELEPHONE: (0530) 270333, 273737 FACSIMILE: (0530) 270542, 273667, 273616

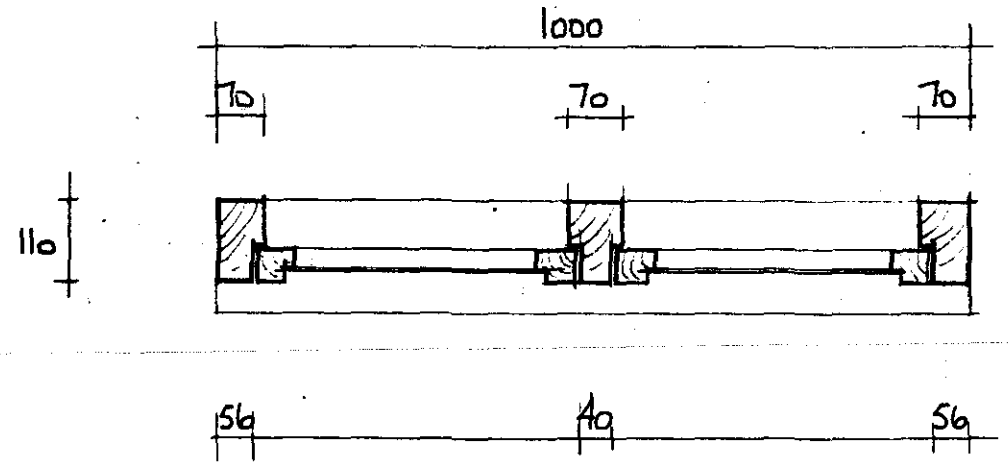


elevation



section

Windows to be painted white



plan

SOUTH HOLLAND D.C.
PLAN DEPT.
18 OCT 1993
REF 0988/93

A		
	Date	Revisions

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

Client

Job Title

Alterations . Conversion to form Dwelling at Willesby Coach House Albion Street Spalding.

Drawing Title

Plan . Section . Elevation of Replacement Windows.

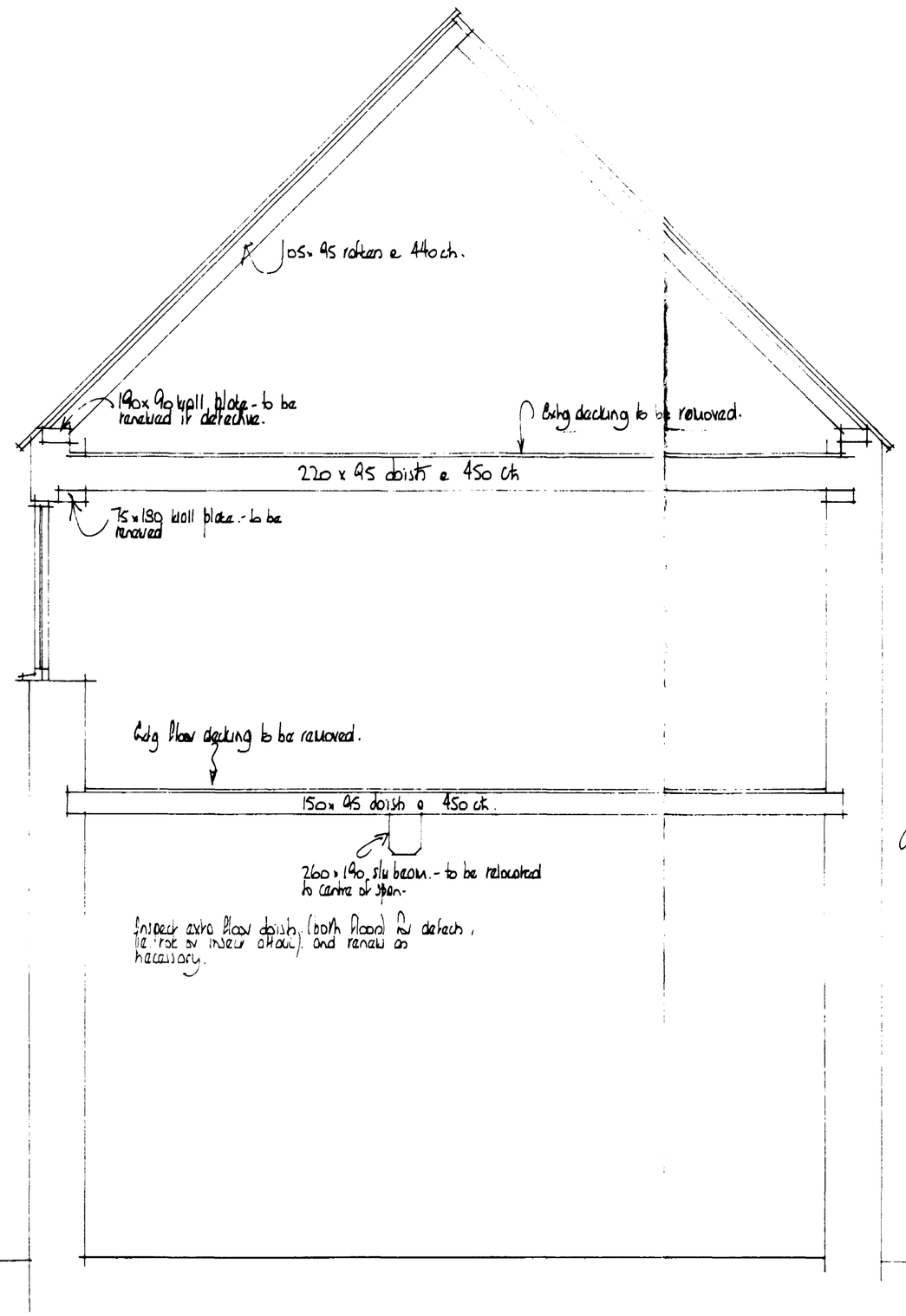
Scale 1:10

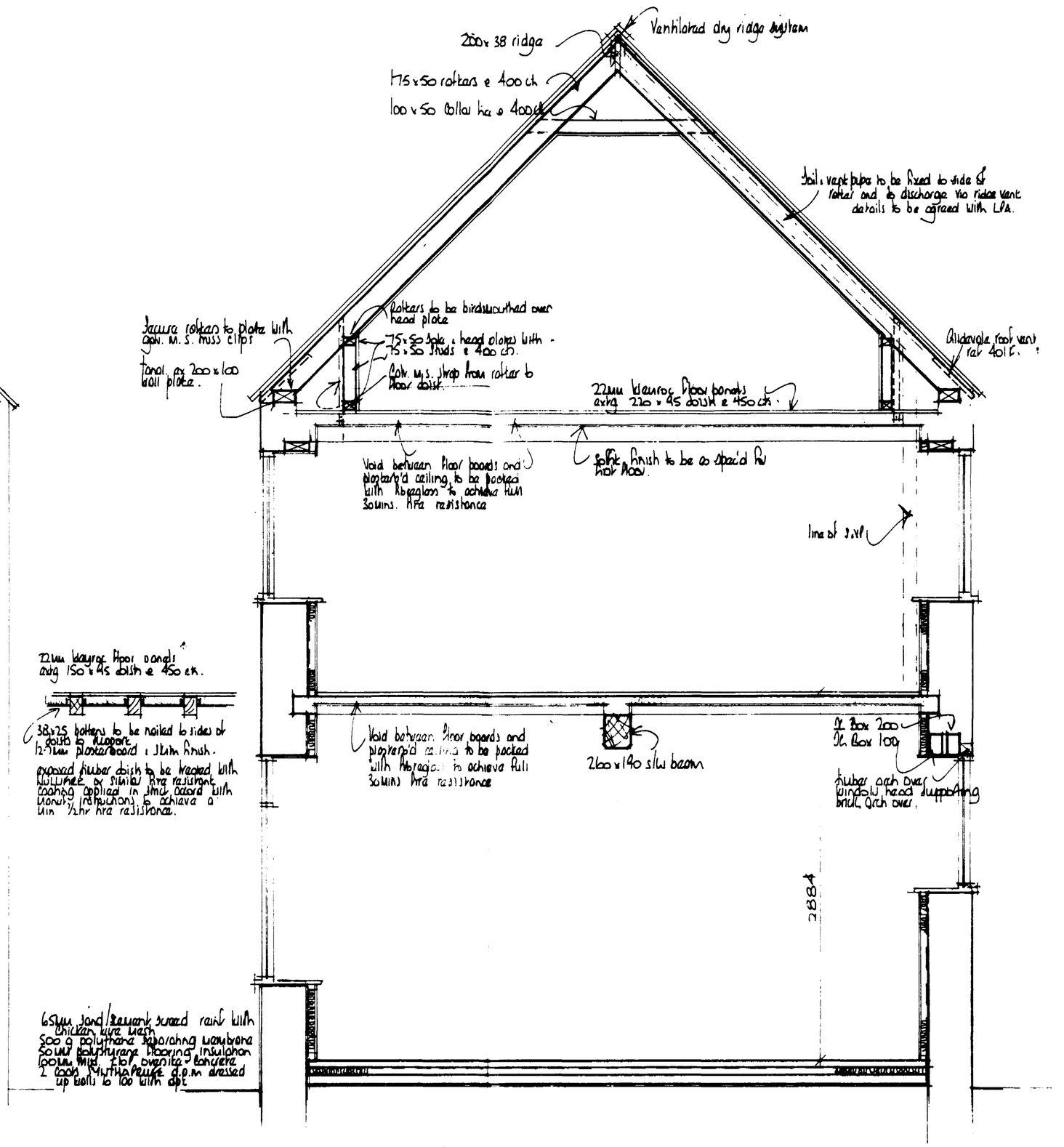
Date Oct 93

Drawn by DL

Drg. No. 1001/03

Rev





existing

LINTELS

Lintels to be SE. to have a min 150mm end bearing and be installed in strict accord with manuf. instructions.
Lintels to 215 mm walls to be SE Book 2003
Lintels to 100 mm walls to be SE Book 1003.
Lintels over openings in external walls to be SE Book 200 externally with SE Book 100 internally - both with min 150mm end bearing.
Lintels to be protected with 13mm gypsum plaster to provide a min ½ hour fire protection.

WINDOWS / DOORS

All windows / doors are to be purpose made to fit exg openings.
Any windows are to be made of a similar size to the exg.
Windows are to incorporate a controllable trickle vent of 2000 mm²
Glazing to windows less than 800mm and doors less than 1500 mm above floor level is to be laminated or toughened glass in accordance with BS6206 : 1981

Internal doors to kitchen, dining room, lounge and both bedrooms to be self closing ½hour fire resistant doors & frames.

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

proposed

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.

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.

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 traps 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.

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.

Insulation
To be min 100 mm Styrofoam SP insulation. (0.19W/m²C)

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 Slidevale roof ventilators with integral insect screen, ref 401F, between rafters at eaves level to both sides of roof

Rainwater Goods
Supply and fix 103mm PVC gutters to fascia 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.

NOTES

SOUTH HOLLAND D.C.
PLAN DEPT.
18 OCT 1993
REF 0988/93

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
Alterations . Conversion to form Dwelling
At
Killerby Coach House
Albion Street
Spalding.

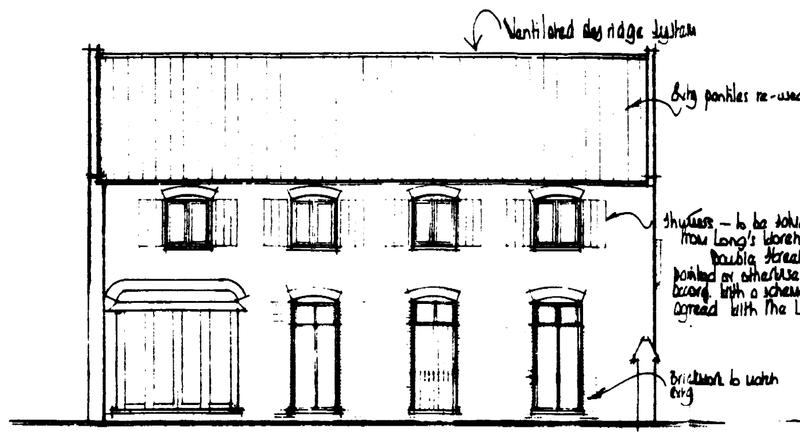
DATE	MAR 93	DRAWN	AR
DRWG. No.	9304/02.	SCALE	1:25

REVISIONS	DES.	DATE	SIGN
A	Roof ventilation added / Flue to woodstove added	June 93	AR
B	SVP to discharge at ridge level	Oct 93	AR

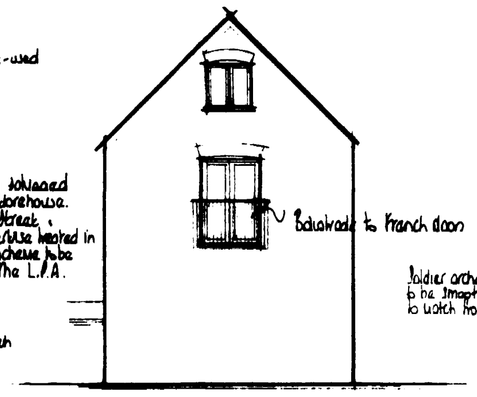
PLANNING | BUILDING REGS
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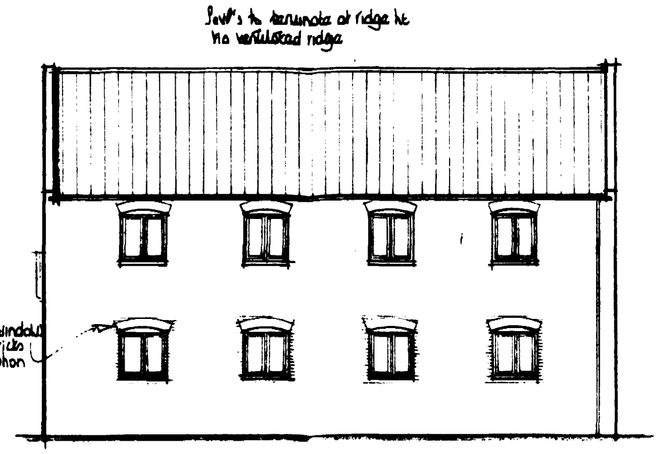
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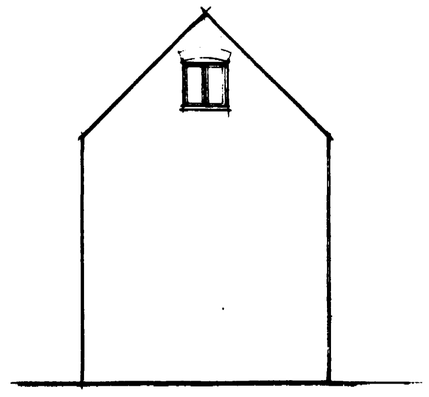
s.west



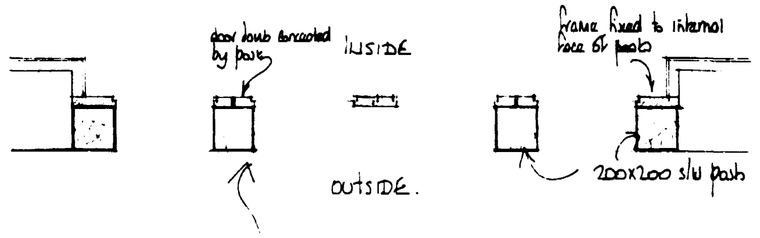
s. east

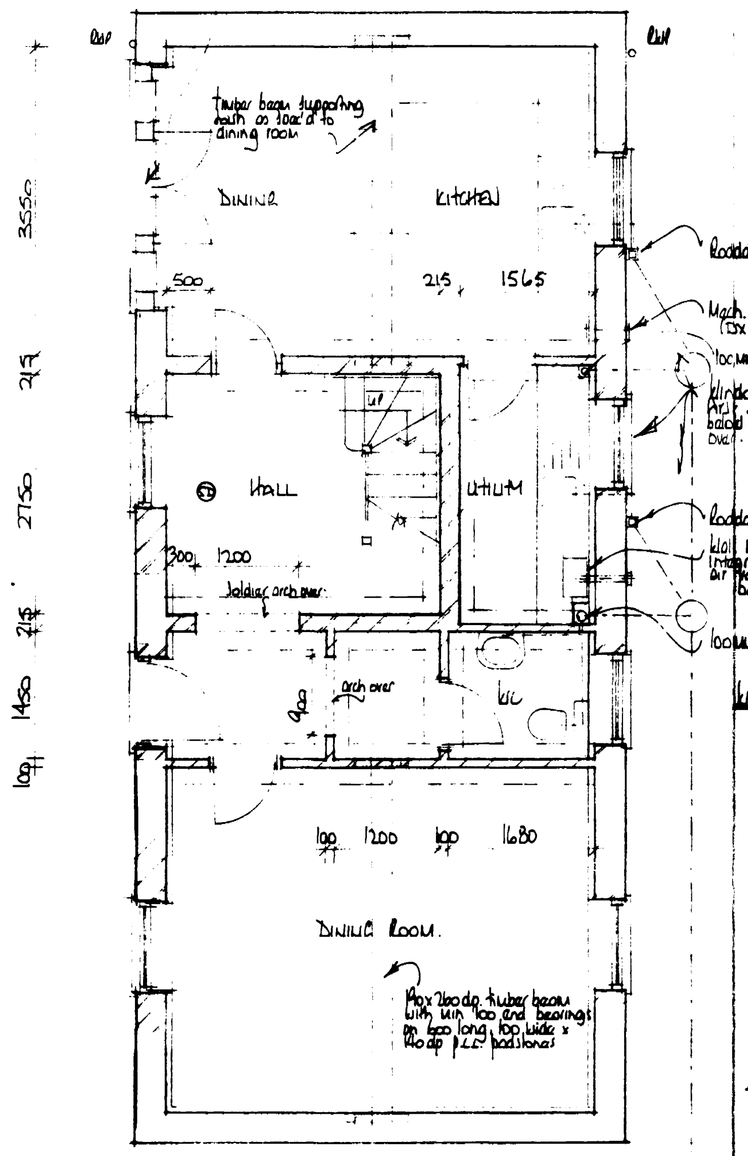


n. east



n. west





ground floor

FOUNDATIONS
Foundations to be C20P grade concrete.

For 215mm : : : : 600 x 230mm.
For 100mm : : : : 450 x 230mm.

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

Wall construction

EXTERNAL

Provide insulated silicone damp proof course into all ground floor walls :- by specialist sub contractor.

Remove all defective bricks and replace. Where cause is evident remove brickwork to a min. 450mm either side of crack and re-build.

Where bulging of brickwork occurs remove entire defective areas and rebuild.

Rake out all defective pointing and re-point.

Remove all defective areas of brickwork ie. gables, top courses of copes etc and rebuild.

Supply and brush spray on all external walls - having cleaned down and pointed up as necessary - proprietary approved colourless silicone water repellent applied to strict accordance with manufacturers instructions.

INTERNAL

Walls below ground level to be Class A conc. blocks.

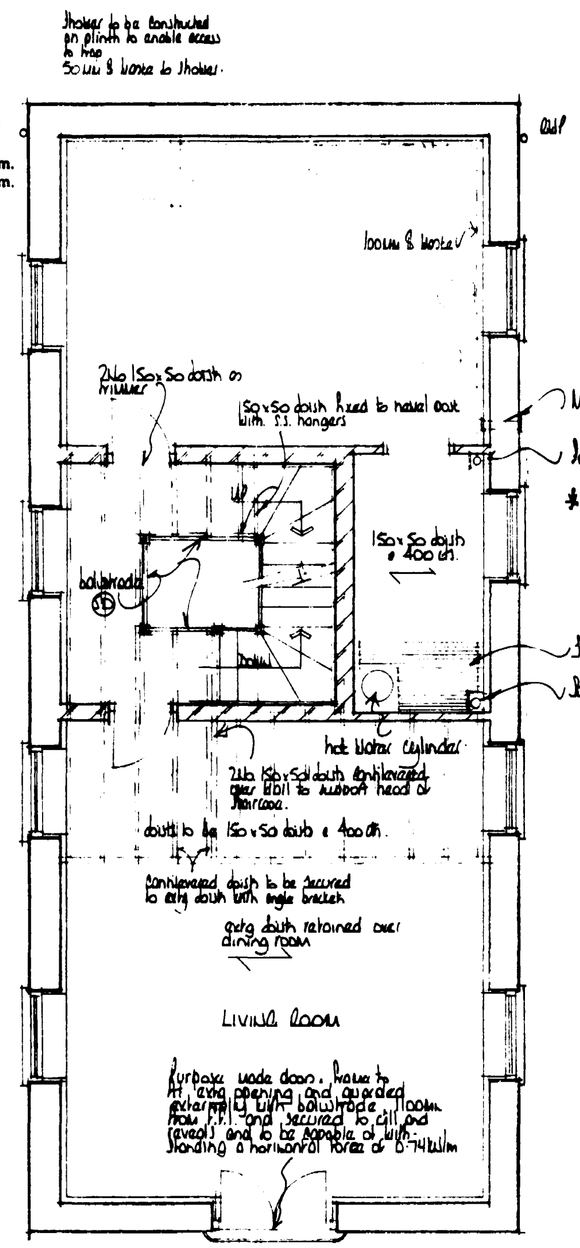
215mm walls to be 100mm facing brick tied to 100mm thermalite or similar blockwork with 3.5 wall ties or stirrups at centres not exceeding 450mm horizontally & 450mm vertically and staggered.

100mm walls to be Thermalite or similar.

Walls to be tied to external walls with heavy duty 3.1 joints fixed in accord with manufacturers instructions.

DPC IN WALLS
to be lapped with dpc in floor.

STUD PARTITION
100x50mm t/& b/& end plates, 100x50 studs at 400 ctrs and lined both sides with 12.5mm plasterboard and skim finish.



DPC LINING OF EXTERNAL WALLS
Building paper/vapour barrier held against external walls by 50x50 sand. 1/2 vertical battens @ 400 ctrs with 2 No horizontal battens equally spaced all staggered and screwed to walls with spacers as necessary to ensure plumb and true both 50mm DRITHERM or similar insulation material within framework and finished with 12.5mm duplex plasterboard, skim and tape joints and skim finish.

first floor

SMOKE DETECTION
Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

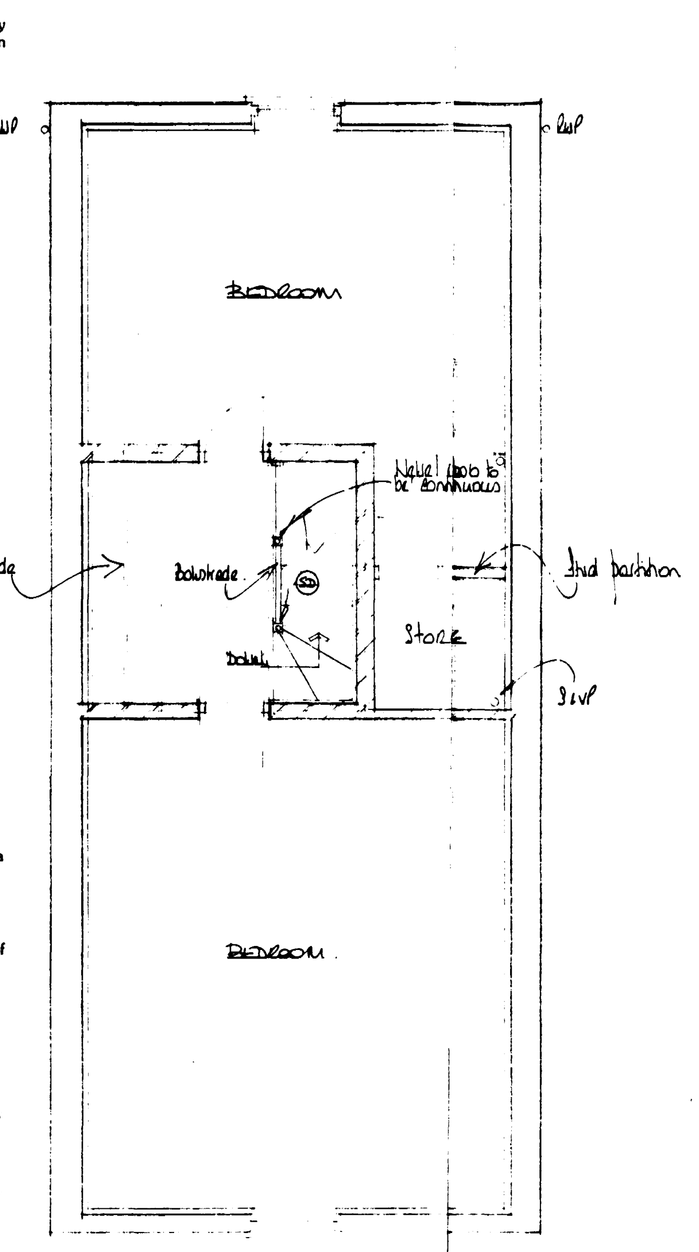
HOT WATER SYSTEMS
The hot water system is to be vented.

A 3k/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

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

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

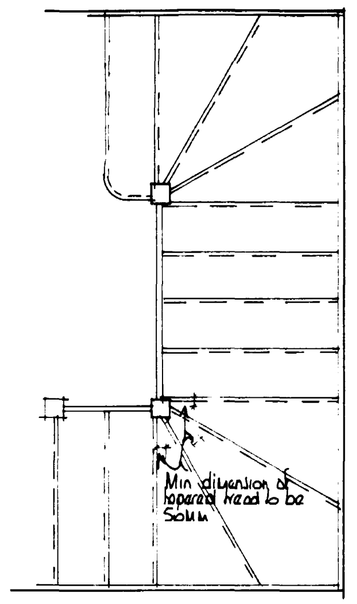
DRAINAGE
Foul
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.



second floor

NOTES

STAIRCASE
to be 1m 800mm clear width between strings
Handrail ht to be 900mm measured vertically above pitch line
Balustrade ht " " 900mm " " " floor level



Balusters to handrail and balustrade to be vertical and at centres to prevent the passage of 100mm ø sphere

Ground Floor to First Floor
14 No risers of 206mm
7 No treads of 230 mm
6 No tapered treads - 41m 50mm or narrowest end of taper

First Floor to second Floor
11 No risers of 203mm (approx)
4 No treads of 230 mm
6 No tapered treads - 41m 50mm or narrowest end of taper.

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TITLE
Alterations & Conversion to form Dwelling
At
Willesby Coach House
Albion Street
Spalding

DATE	MAY 93	DRAWN	AL
DRWG No	93/--/01	SCALE	1:50 - 1:00

REVISIONS	DES	DATE	DRN
A	Extension Amended	11.6.93	AL
B	Single Window & door head ht added SVP ht terminate at ridge vent		

PLANNING
BUILDING REGS
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