SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1215/93 Received:23-DEC-93 Type:FULL

Name: Mr & Mrs Follett
18 Abbots Way
Spalding
Lincs

Agent: East Midlands Design Assoc.
'Willow Lodge'
Horseshoe Road
Spalding
Lincs

Description: Extension to garage and porch

Location : 18 Abbots Way 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.

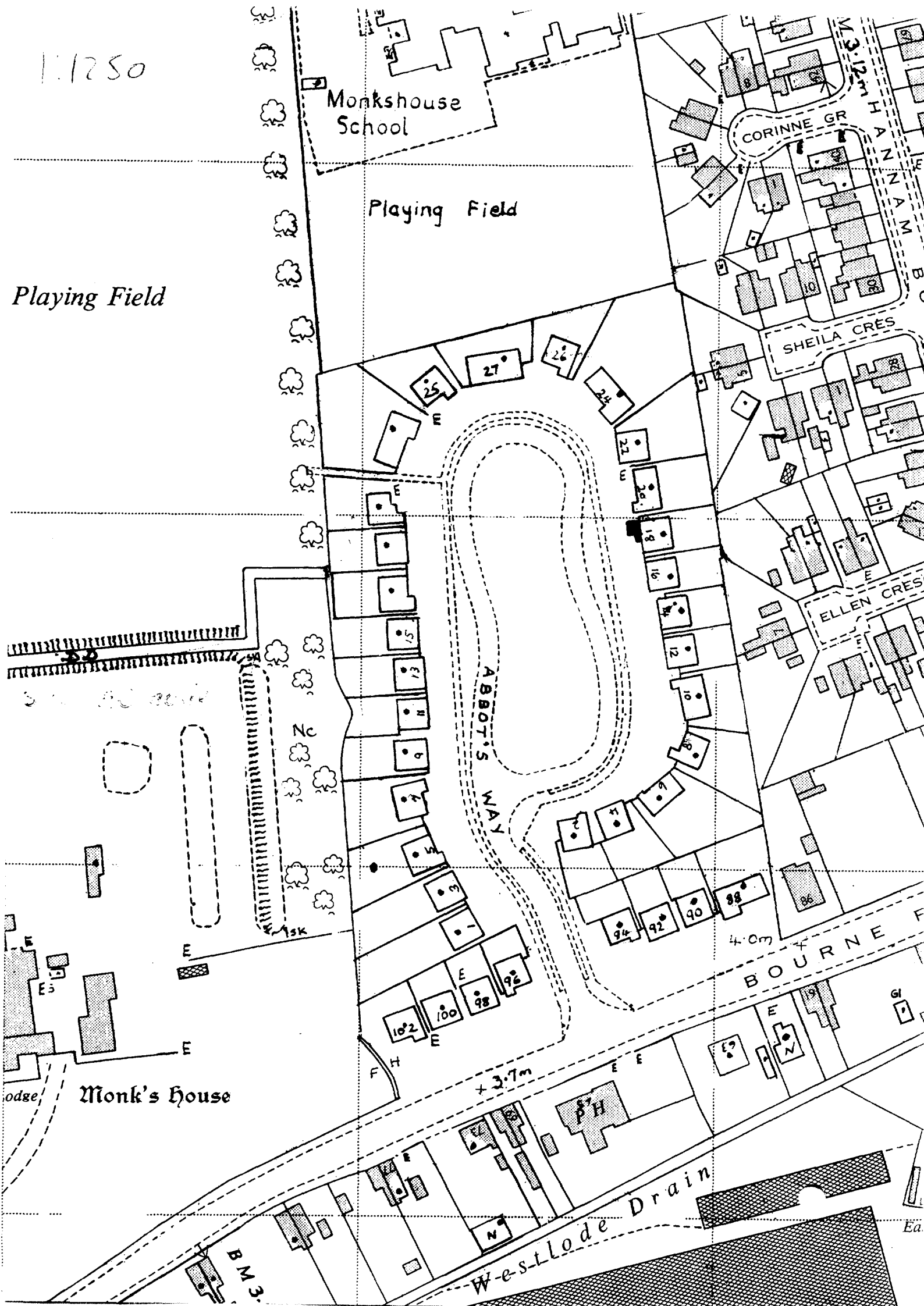
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
01-FEB-94 H16/1215/93

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)


1:1250
Monkshouse School
Playing Field
Playing Field
CORINNE GR
SHEILA CRES
ELLEN CRES
ABBOT'S WAY
BOURNE
Monk's House
West Lode Drain
BM 3.
+3.7m
+4.0m

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1215/93

Date Registered 23 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS FOLLETT
18 ABBOTS WAY
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

EAST MIDLANDS DESIGN SERVICE
"HILLOCK LODGE"
HORSESHOE ROAD
SPALDING

Tel. No. 767968

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

18 ABBOTS WAY, SPALDING. LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO GARAGE + PORCH.

Please complete

Signed ..... Date 31-10-93

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.

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:	3.2 metres
(b) max. length:	3.9 metres
(c) max. width:	4.9. metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK to MATCH EXTG
E. Please state type and colour of roofing materials.	CONC. TILES 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?

SEE BLOCK PLAN

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 N/A.

D. Foul sewerage will be disposed of to:
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 31-10-93

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 31-10-93

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/1215/93

Directions

Art ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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 PDM 31-12-93

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: PDM

Senior Officer Confirmed PP...PDM Date...31-12-93 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 5-1-14

Site Notice posted by PDM
Date
Expiry 5-1-014

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

3 bed house which has previously been extended
No 20 has drive + garage adjacent application site
o/s forward ests should be respected.
Fits in ok but will be forward of ~~building line~~ no 20 but
about in line with 22, well forward of 16

RECOMMENDATION/DECISION

.ON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed PM. Date 26-1

Notes:

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

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P3672

Date first Rec'd 21 DEC 1993

Registration

Reference H16/1215/93

Cross-Ref B16/0788/93

Date 29/12

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 11·75

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 25C OS Plots
Grid ref 523225 322210

Ward 1 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 ☐

Linked to site Ref

Linked to property Ref
016/911

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

H16/1215/93

FULL

Applicant: Mr & Mrs Follett
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Extension to garage and porch

Location: 18 Abbots Way
Spalding
Lincs

Valid date:	23-DEC-93	Terminal date:	17-FEB-94
Target dates:		Target Committee:	16-FEB-94
To case officer	30-DEC-93	Report deadline:	02-FEB-94
Inspected by	06-JAN-94	Agreed TD Ext:	
Extra contacts	13-JAN-94	Case Officer:	
Report if not clear by	27-JAN-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 11.75 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		05-JAN-94	26-JAN-94
Cllr C F Fisher	0775 725983	04-JAN-94	11-JAN-94
Cllr Mrs A M Newton	0775 762210	04-JAN-94	11-JAN-94
Cllr R C West	0775 760231 (Of	04-JAN-94	11-JAN-94

L.C.C – No Objections /c 5/1/94

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 : P3672
Date received : 23-DEC-93

Received from

I S & S E Follett

Address

18 Abbots Way
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1215/93

Applicant: Mr & Mrs Follett
18 Abbots Way
Spalding
Lincs

Agent: East Midlands Design Assoc.
'Willow Lodge'
Horseshoe Road
Spalding
Lincs

Description: Extension to garage and porch

Location: 18 Abbots Way
Spalding
Lincs

Amendment: Garage roof amended to gable end and porch construction amended (drawing number 93/118/01/A)

21-APR-94

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

B Smith

Director of Planning and Building Control Services

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)

PLANNING AMENDMENT

For office use only

Application No. H16/1215/93/A

Date registered 15 APR 1994

Case Officer PJJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS FOLLETT
18 ABBOTS WAY
SPALDING

Tel. No.

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

E. M. D. A.
"WILLOW LODGE"
HORSEHOE RD,
SPALDING.

Tel. No. 767968 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

18 ABBOTS WAY, SPALDING. LINCS

Please complete

EARLIER APPLICATION No.

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

H16/1215/93

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.

Signed ..... Date 14-04-94

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

EXTENSION TO GARAGE & PORCH

As **NOW PROPOSED**, if different

"

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

GARAGE ROOF AMENDED TO GABLE END
PORCH CONSTRUCTION AMENDED

State drawing no's of the current submission

93/118/01/A.

State Officer dealing with the application, if known.

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

3. Please tick **one** box only

Amendment is proposed where permission already granted — A ☑

If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered — B. ☐

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered .....

DC Procedural Assessment

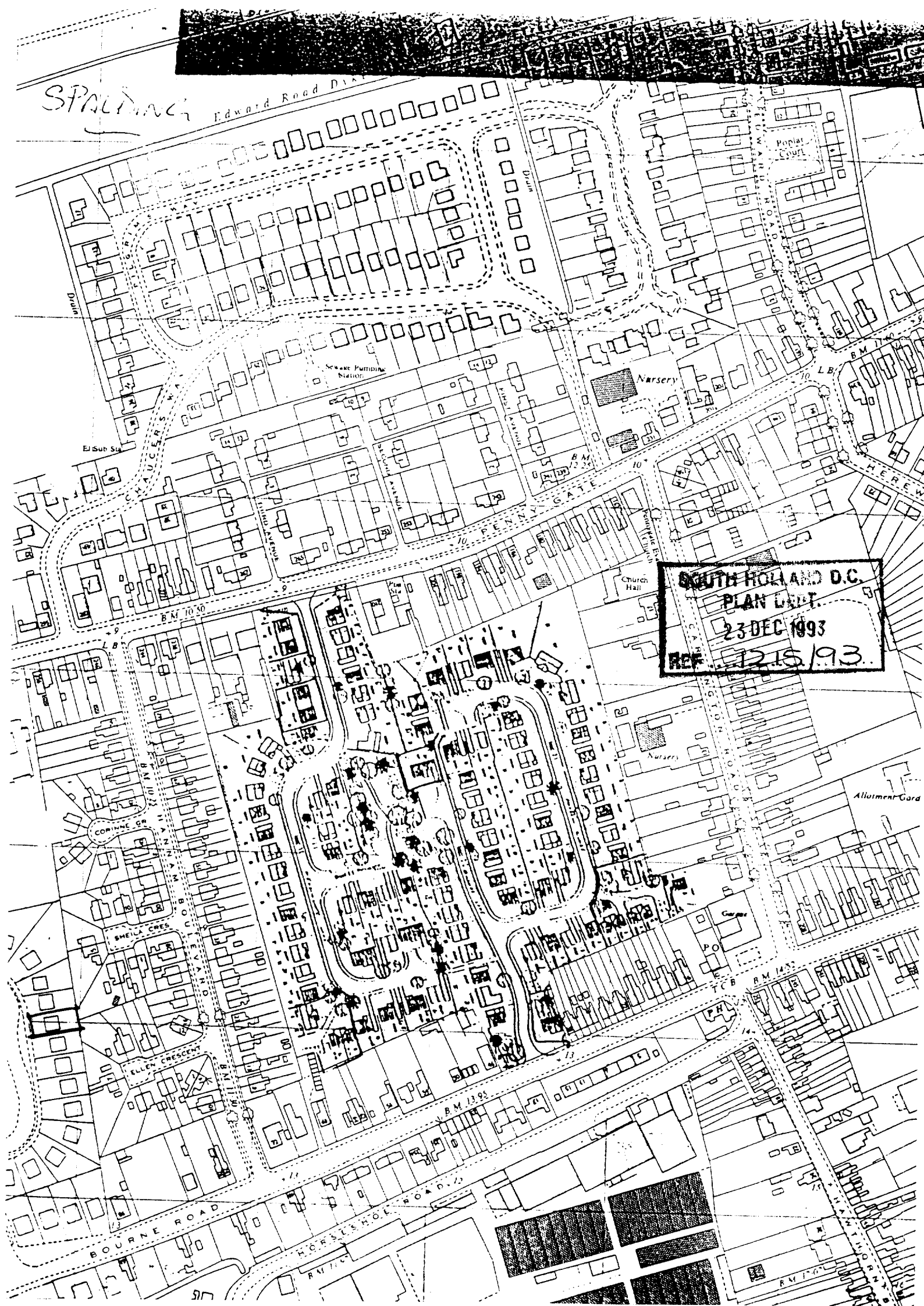
Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

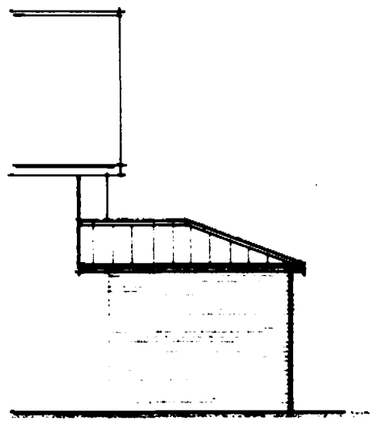
Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: 20-4

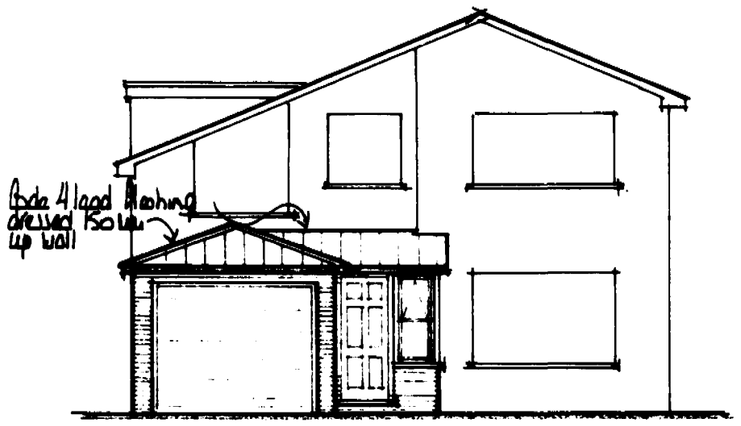
Give a revised description if the details accepted are different to the submission:

Acceptance issued:

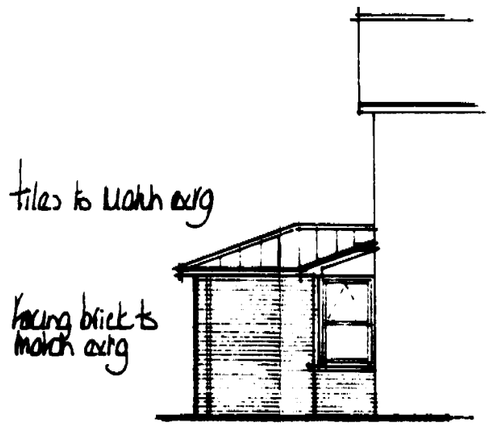

SPALDING
Edward Road
Drain
Poplar Court
Sewage Pumping Station
Nursery
El Sub Sta
PENNY GATE
Church Hall
Nursery
Allotment Gard
CORINNE GR
SHEILA CRES
ELLEN CRESCENT
BOURNE ROAD
HORSESHOE ROAD
SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF. 1215/93



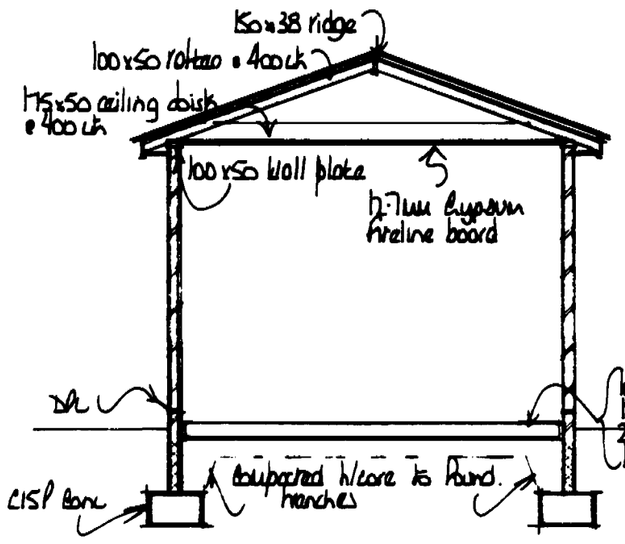
north



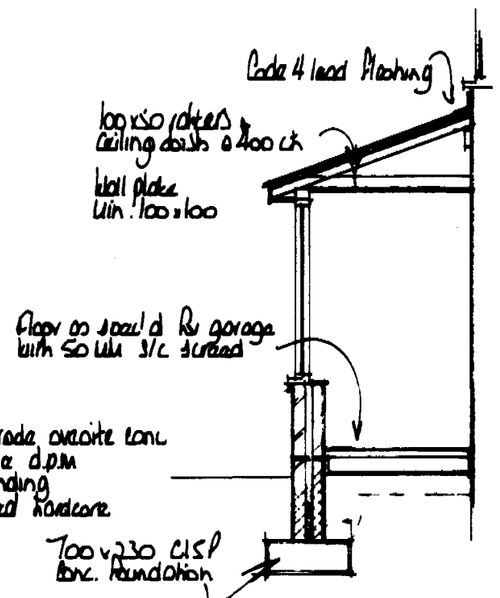
west



south

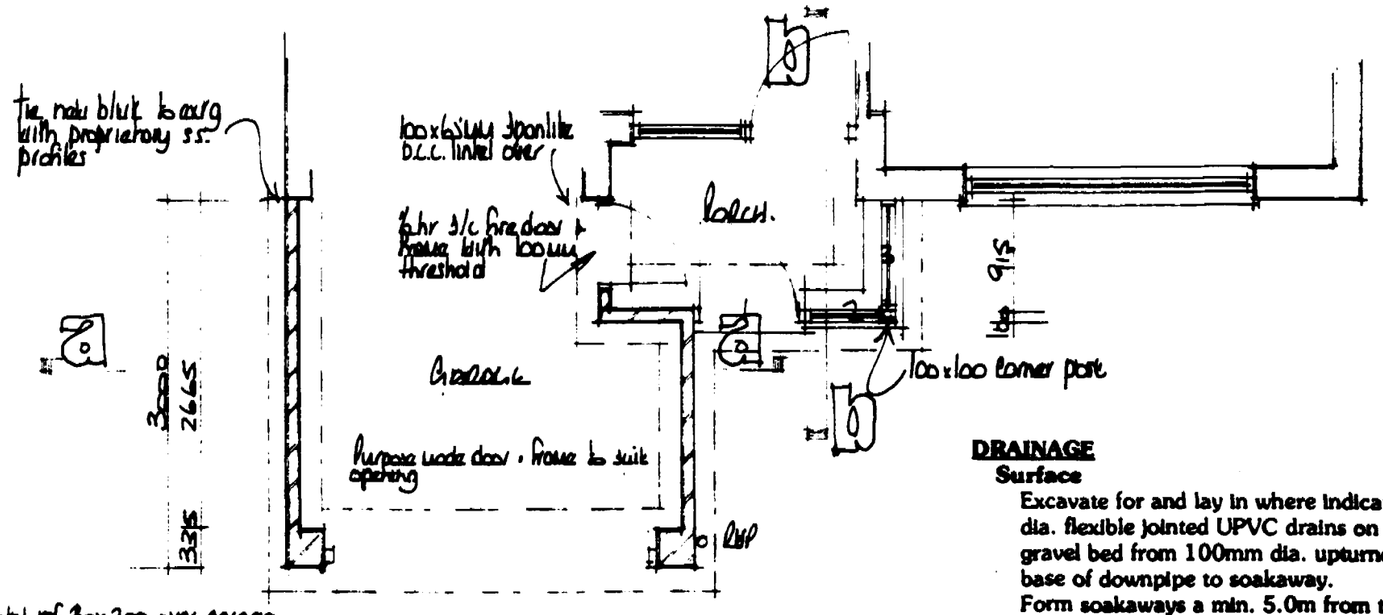


a - a



b - b

Foundations to be taken down to a firm loadbearing strata. min. depth 1m in shrinkable clay soil in accord with the requirements of the Local Building Control Dept.



floor plan

Lintel ref Ibox 200 over garage door opening with a min 150 mm end bearings

Lintel to be protected with 12.5mm Tac board or similar to provide 1/2 hour fire resistance

WALL CONSTRUCTION

Below Ground

To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls

To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
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/m²°c.

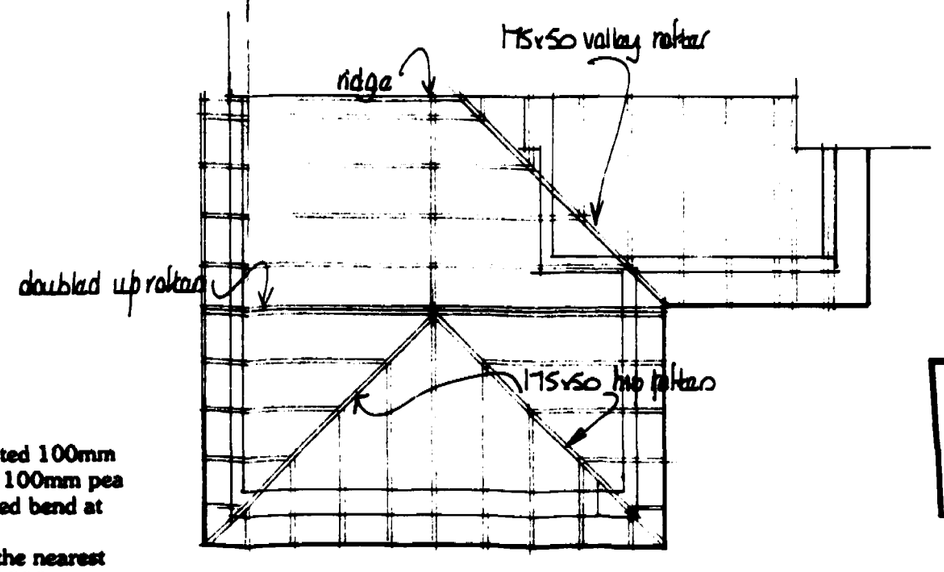
DPC in Walls

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.

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 plan

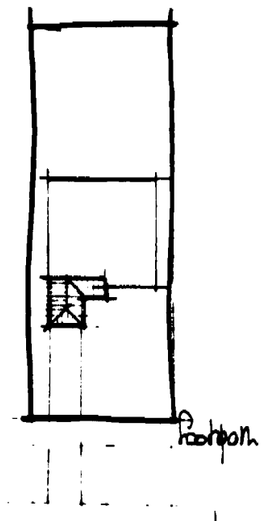
WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.

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.

Window/Door Ref.

Location.	Window/Door Ref.
1	FWS. Door to clients choice
2	SR11S
3	SR2W1S.



SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 1215.93.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client

Mr. & Mrs Follett

Job Title

Garage & Porch Extension At 18 Abbots Way Spalding.

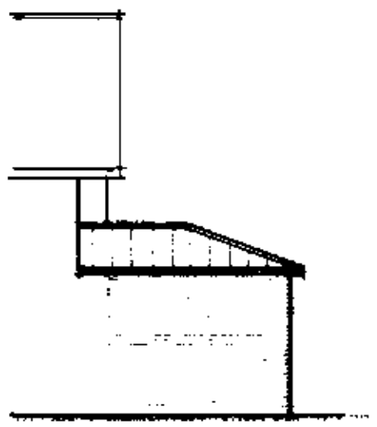
Drawing Title

Plan.
Sections
&
Elevations.

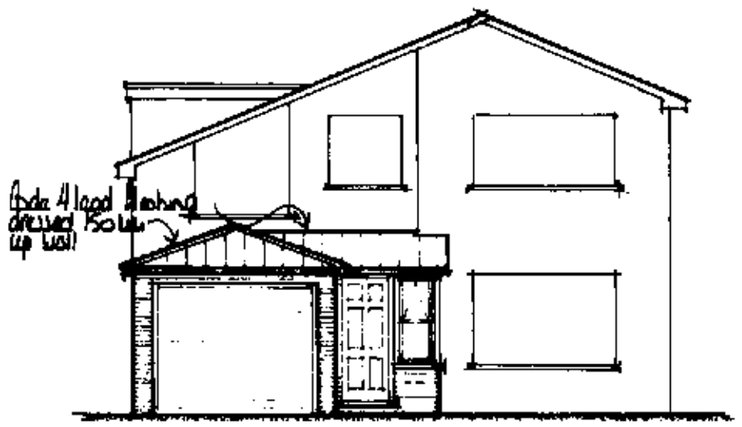
Scale 1:50 . 1:100 . 1:500

Date Oct 93 | Drawn by AL

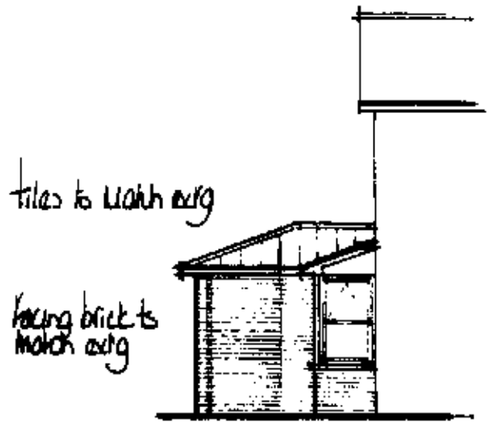
Drg No. 93/118/01



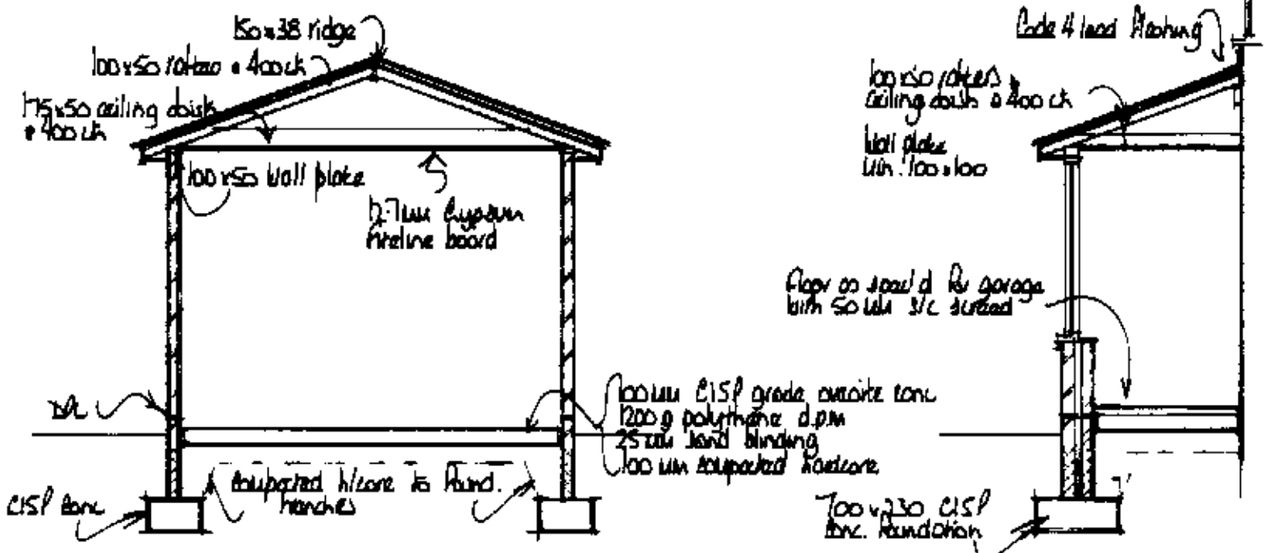
north



west



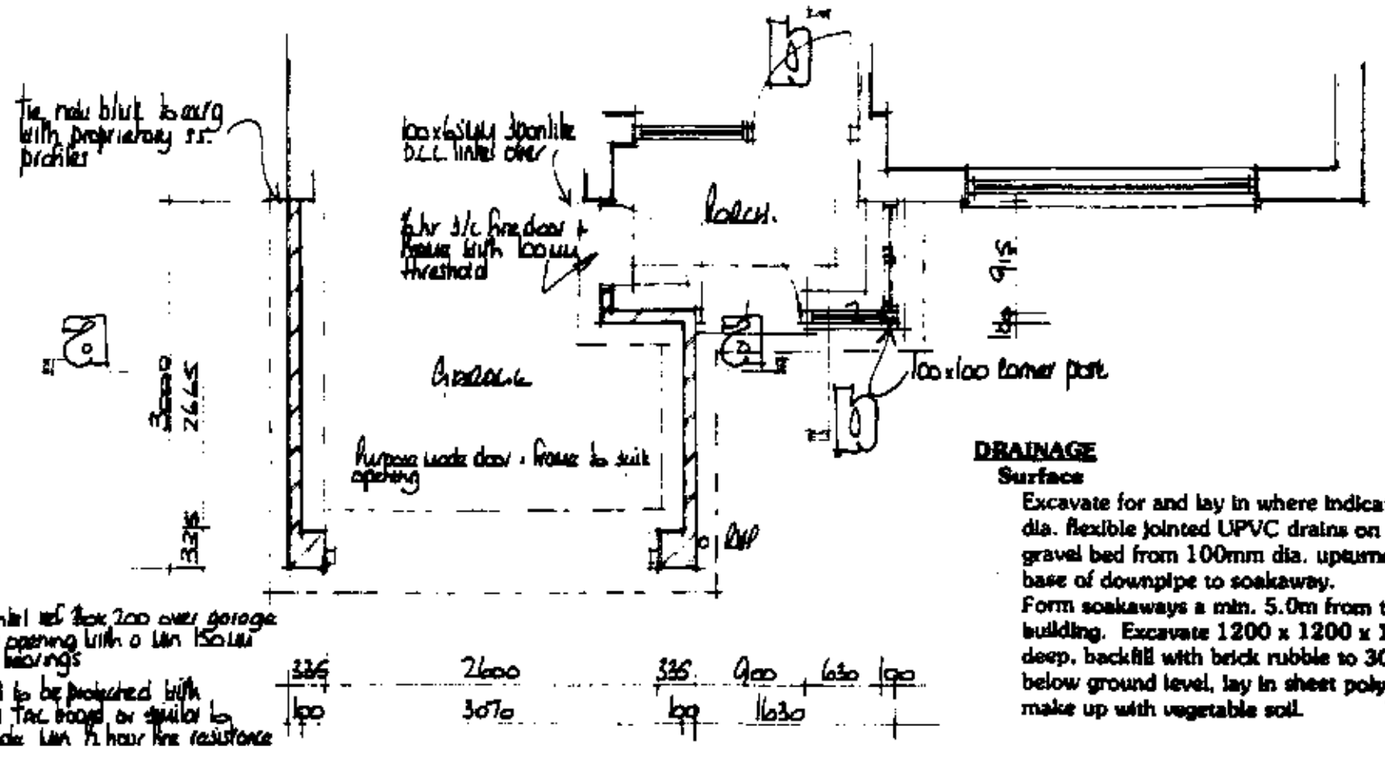
south



a-a

foundations to be taken down to a firm load bearing strata. min. 1m in thickness and as directed by the Local Building Control Dept.

b-b



Lintel and floor 200 over garage door opening with a 150mm seat and bearings

Lintel to be protected with 12.5mm Tac board or similar to provide 1/2 hour fire resistance

floor plan

WALL CONSTRUCTION

Below Ground

To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls

To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
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/m²°c.

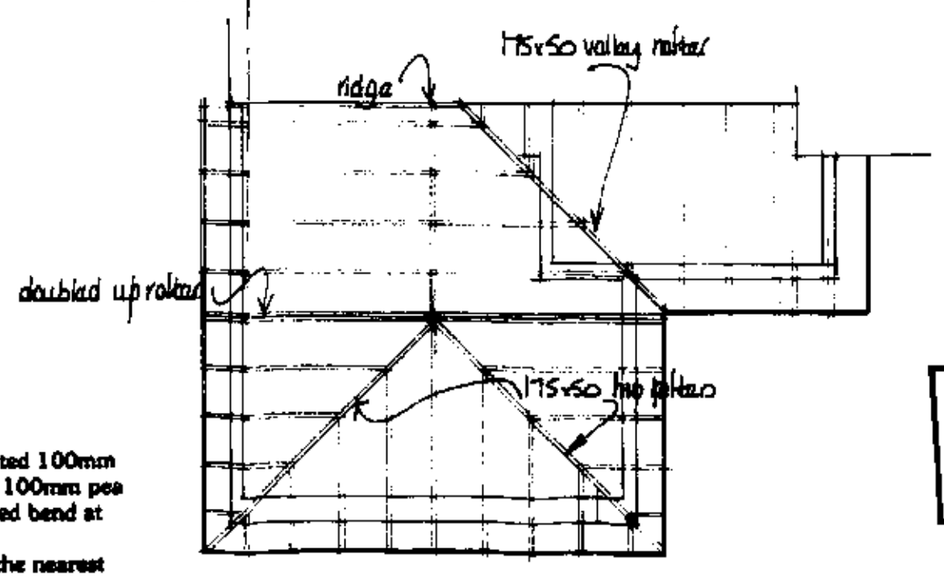
DPC in Walls

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.

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 plan

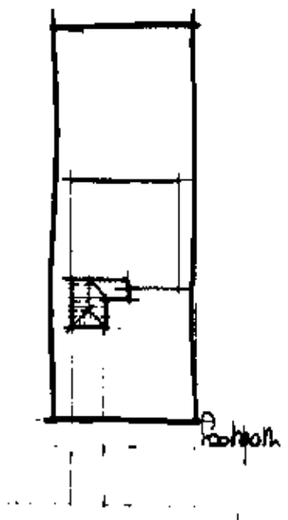
WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.

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.

Window/Door ref.

Location.	Window/door ref.
1	FWS. Door to clients choice
2	SR115
3	SR2W15.



NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA

Tel: Spalding (0775) 767968

Client

Mr. & Mrs Follett

Job Title

Garage & Porch Extension At 18 Abbots Way Spalding.

Drawing Title

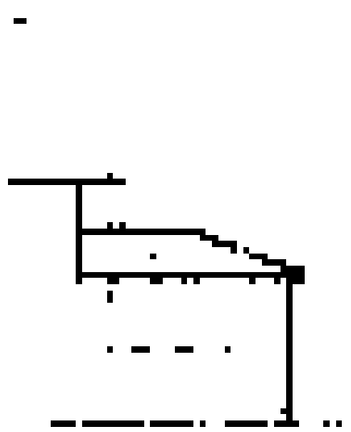
Plan.
Sections
& Elevations.

Scale 1:50 . 1:100 . 1:500

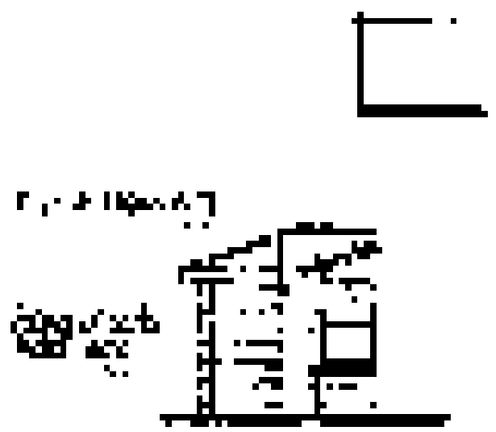
Date Oct 93 | Drawn by AC

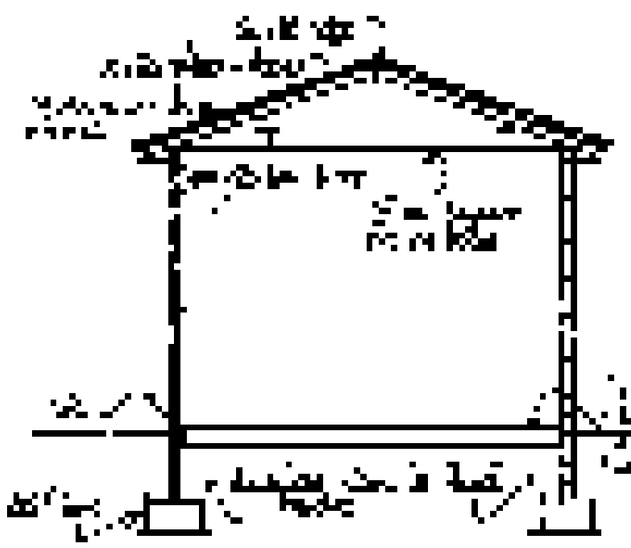
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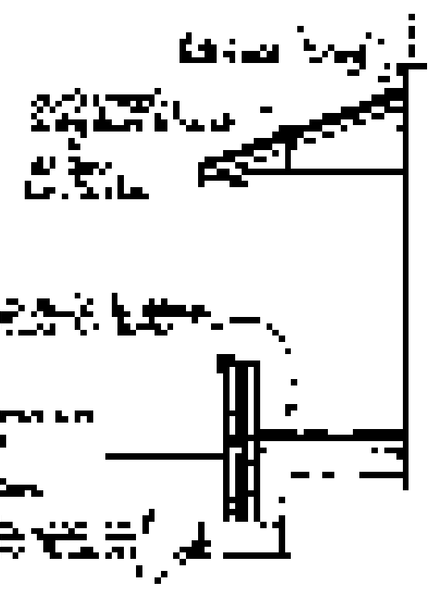
SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 1215/93

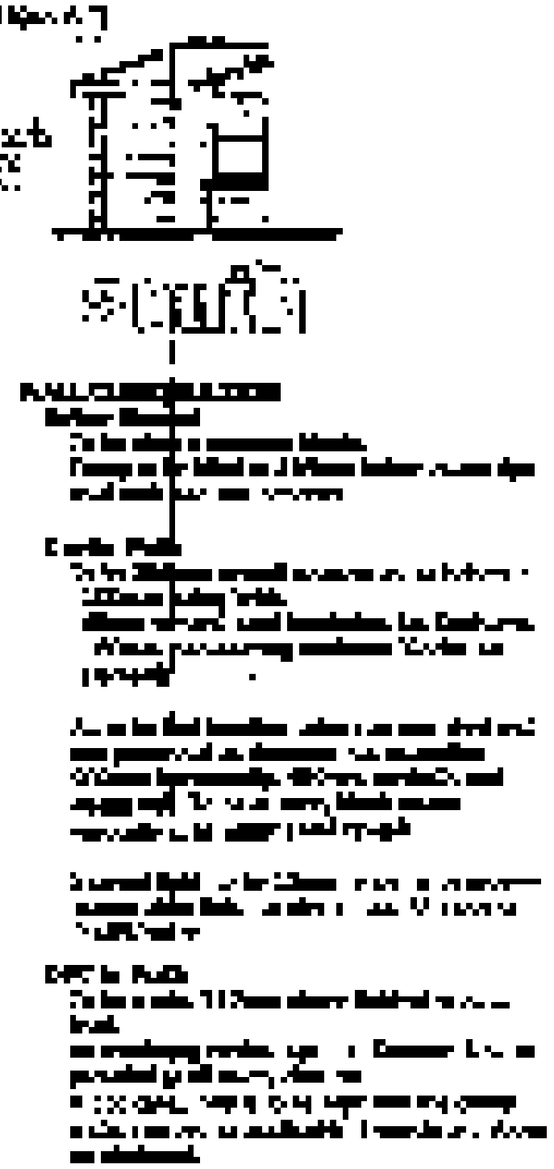


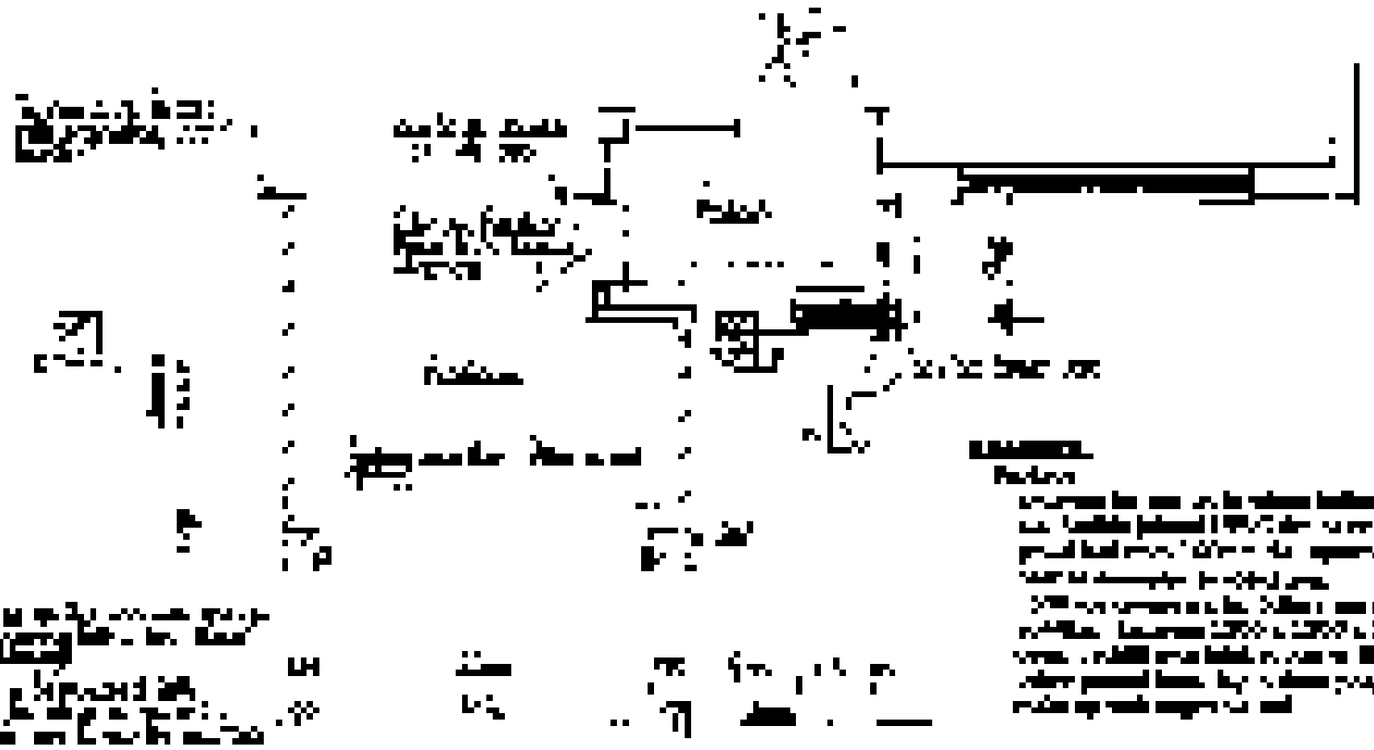




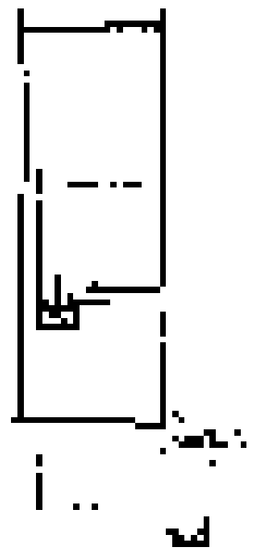


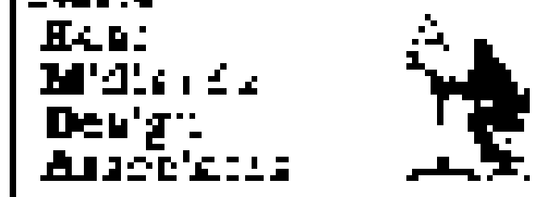


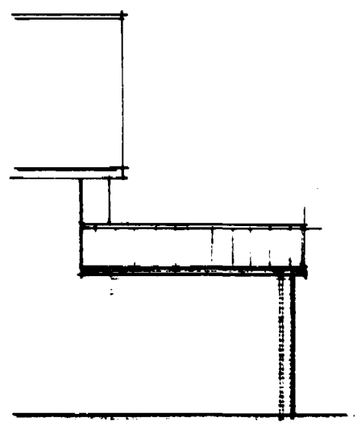




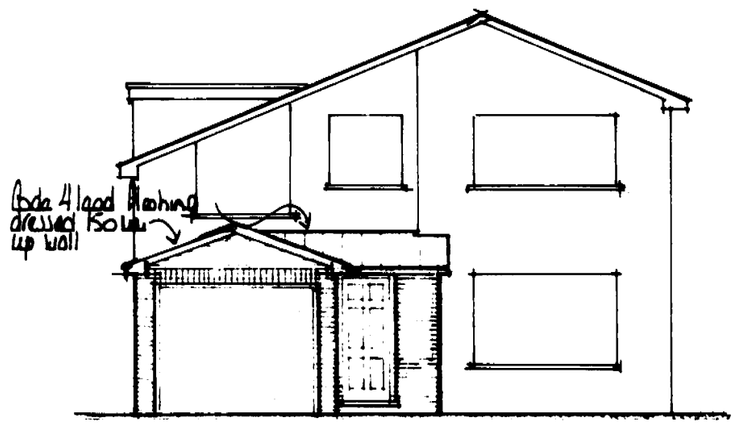




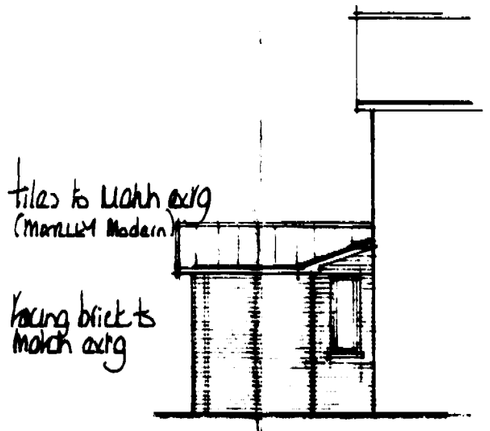




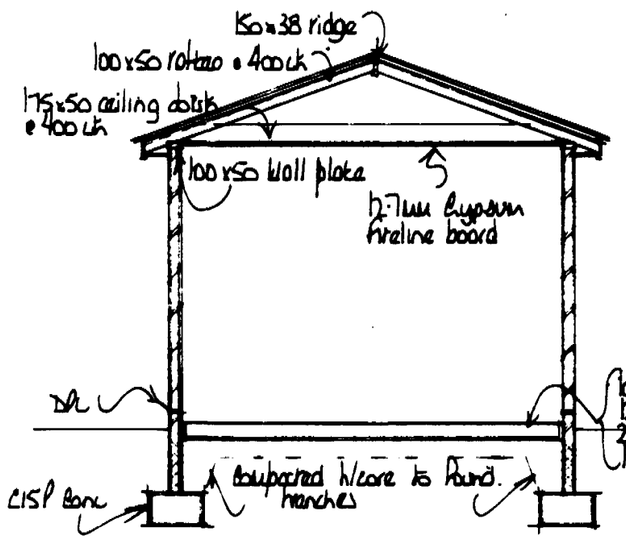
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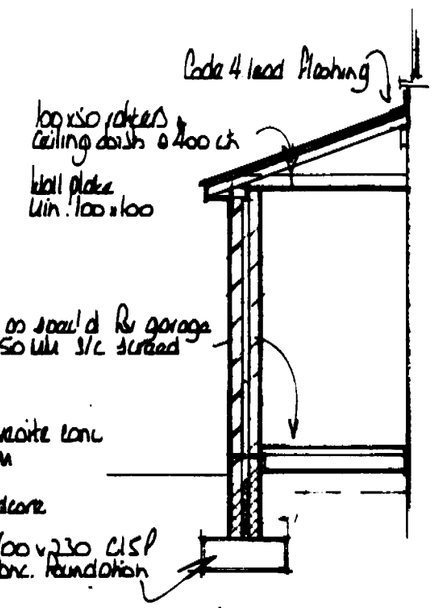
west



south

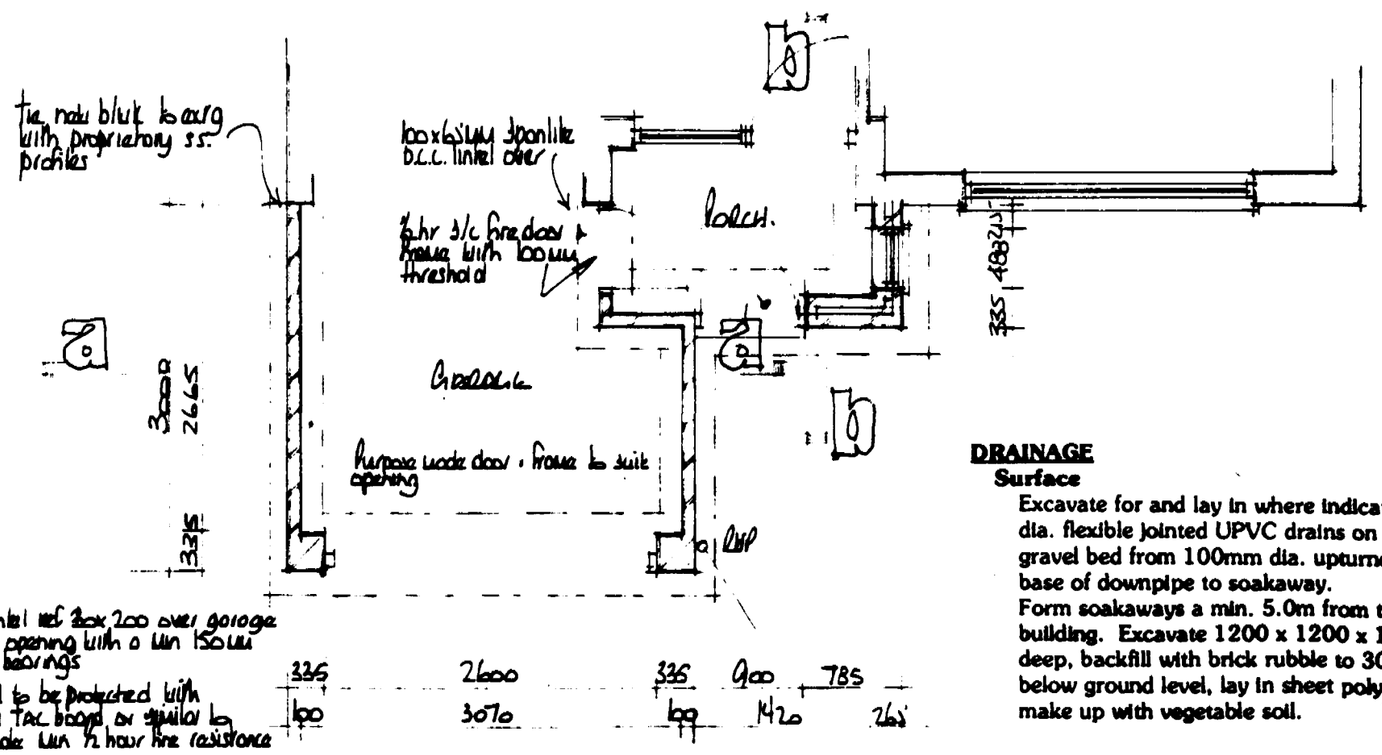


A-A



B-B

foundations to be taken down to a firm loadbearing strata. with care if in shrinkable clay soil in accord. with the requirements of the local building control dept.



floor plan

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.

WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.

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.

WINDOW/DOOR REF.

Location.	WINDOW/DOOR REF.
1	FWS. Door to clients choice
2	W13C. With 2# lintel ref L1/5 over with min 150mm end bearings and with dpc coving weathered.

WALL CONSTRUCTION

Below Ground

To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls

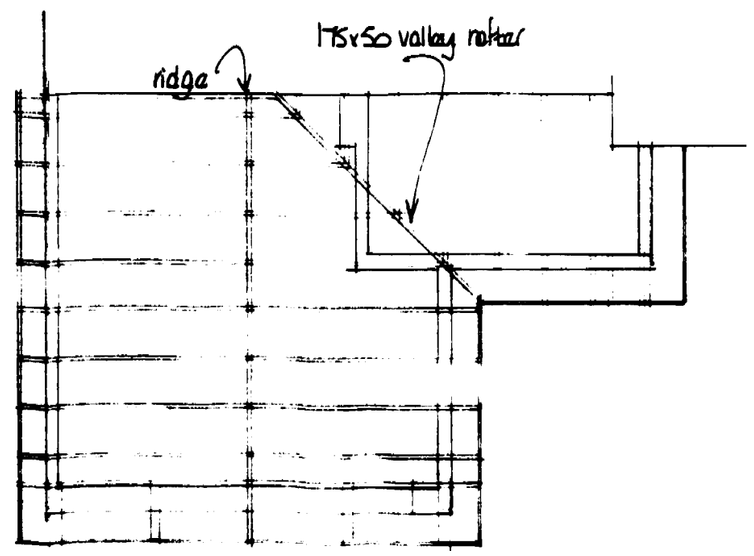
To be 295mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

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.

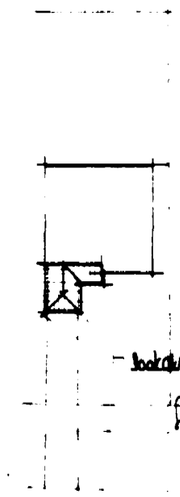
Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²°c.

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.



roof plan



SOUTH HOLLAND D.C.
PLAN DEPT.
15 APR 1994
REF 1215/93

Plan A/1

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A	6mm A4 Date	roof amended to gable - North elevat Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client: Mr. & Mrs Follett

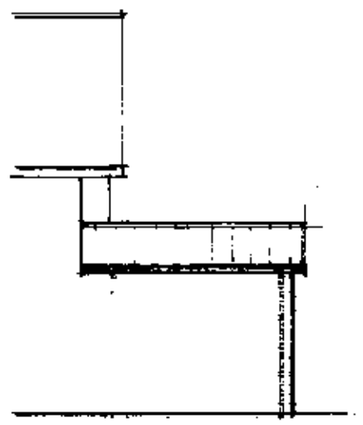
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Drawing Title: Plan. Sections & Elevations.

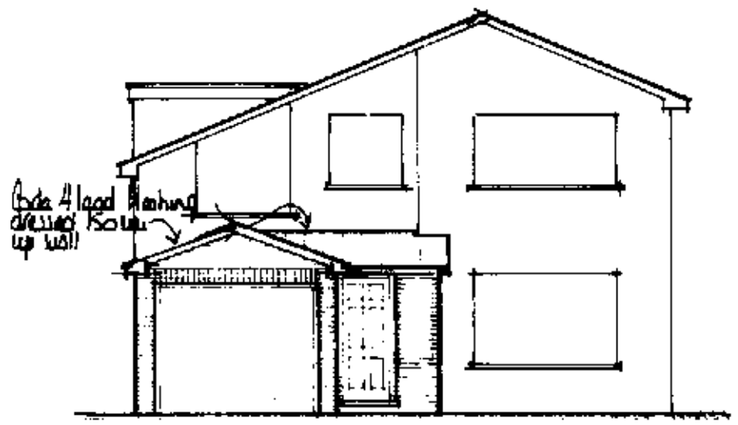
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Date: Oct 93 | Drawn by: AL

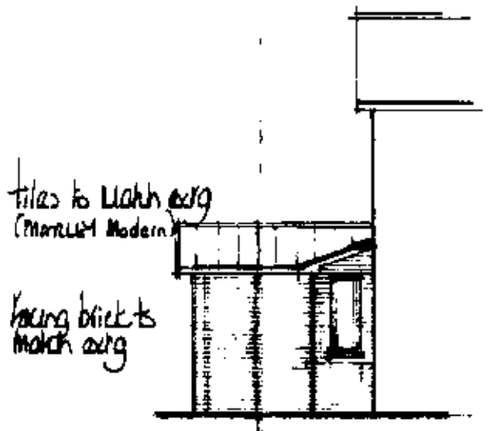
Drg No. 93/118/01 | Rev. A



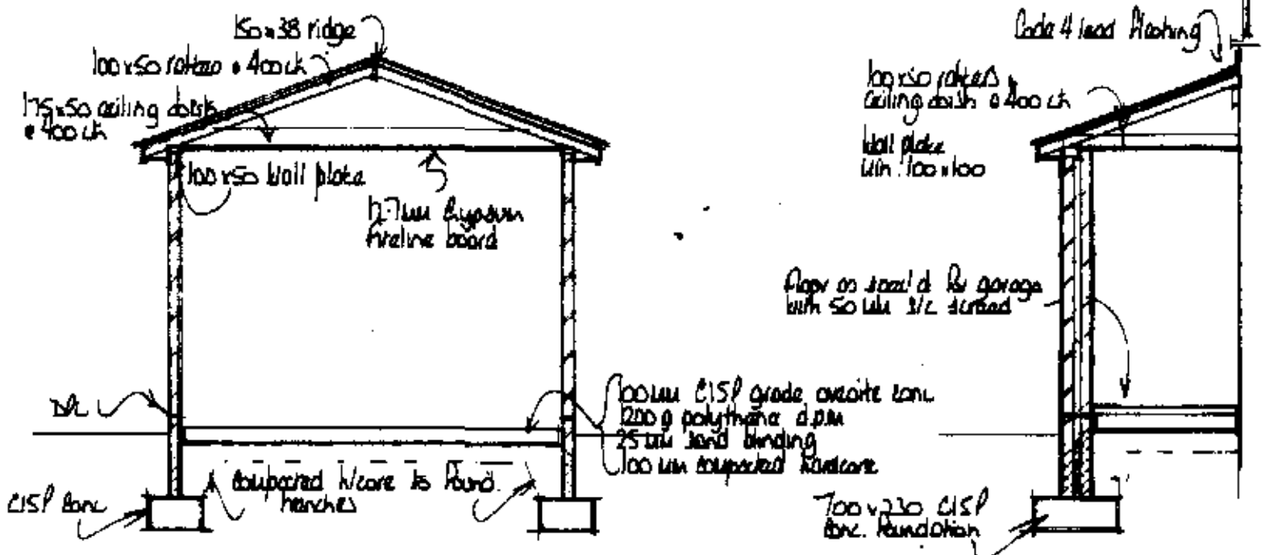
north



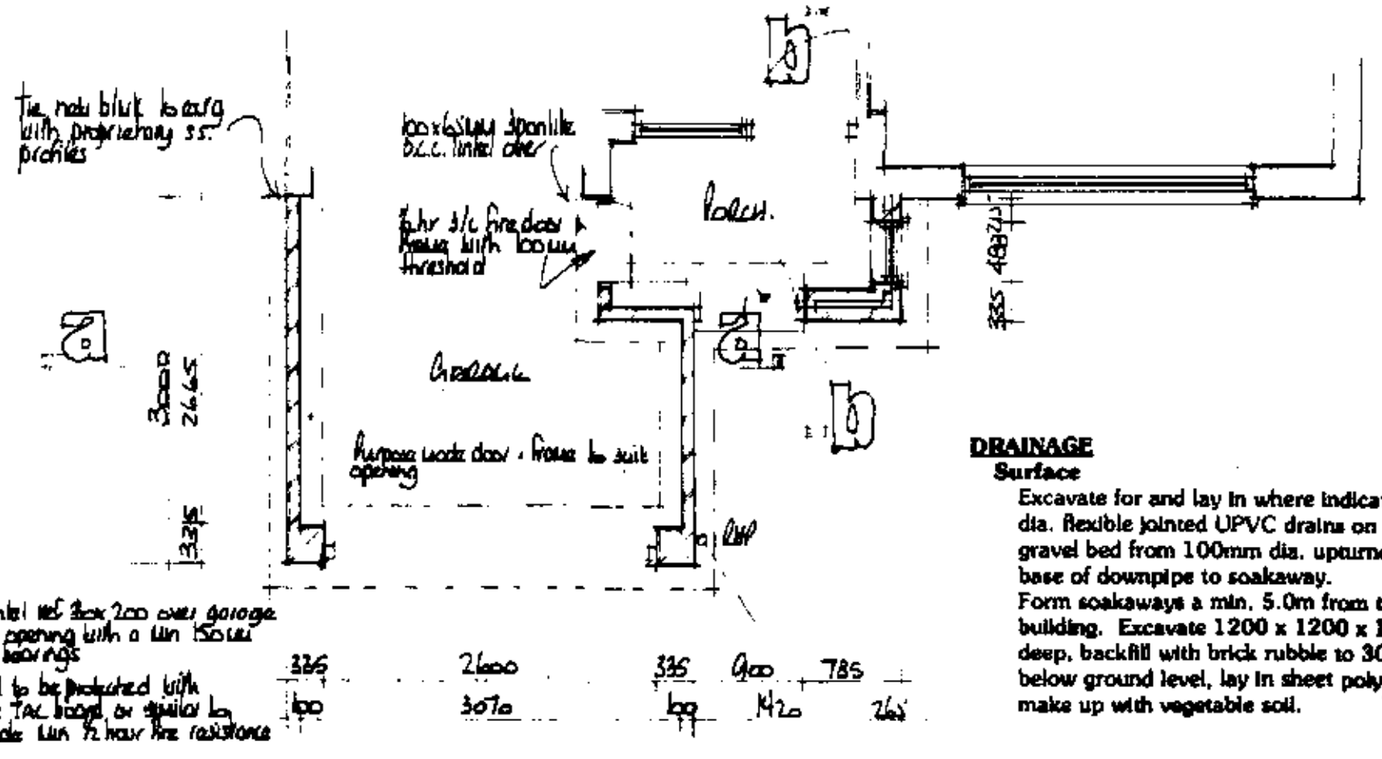
west



south



foundations to be taken down to a firm load bearing strata, such depth to be determined on site in accordance with the requirements of the local building control dept.



floor plan

WALL CONSTRUCTION

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

Cavity Walls
To be 295mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

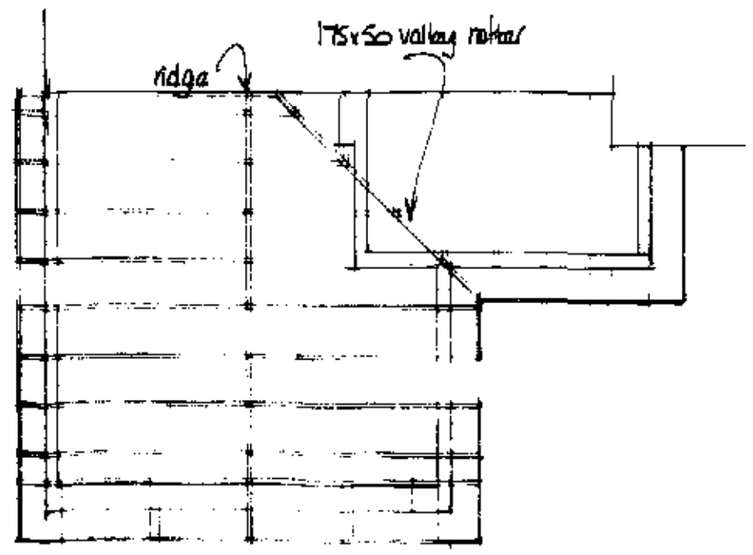
All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²°c.

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.

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.



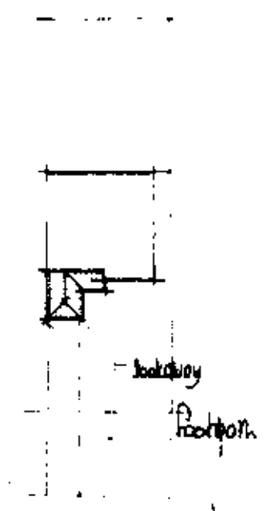
roof plan

WINDOWS/DOORS
To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.

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.

Window/Door Ref.

Location.	Window/Door Ref.
1.	FWS. Door to clients choice.
2	W13C. With 2# lintel rpf L.S over with min 150 uu and bearings and with dpc cavity wrapover.



NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A	6mm A4	roof amended to gable - North aspect
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
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Lincs. PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr. Mrs Follett

Job Title
Garage & Porch Extension At
18 Abbots Way
Spalding.

Drawing Title
Plan.
Sections
&
Elevations.

Scale 1:50 . 1:100 . 1:500

Date Oct 93 | Drawn by AL

Drg No. 93/118/01 | Rev L

SOUTH HOLLAND D.C.
PLAN DEPT.
15 APR 1994
REF 12.15.93

Final A1

