SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0255/94 Received:14-MAR-94 Type:FULL

Name: Mr & Mrs R Bell
Grange Cottage
Anchor Road
Terrington St Clement
Kings Lynn Norfolk

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn Norfolk PE34 4HE

Description: Proposed single storey extension to house

Location : Grange Cottage Anchor Road
Terrington St Clement Kings Lynn Norfolk

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
10-MAY-94 H18/0255/94

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

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

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H18/0255/94 Received:14-MAR-94 Type:FULL

Name: Mr & Mrs R Bell
Grange Cottage
Anchor Road
Terrington St Clement
Kings Lynn Norfolk

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn Norfolk PE34 4HE

Description: Proposed single storey extension to house

Location : Grange Cottage Anchor Road
Terrington St Clement Kings Lynn Norfolk

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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

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

04-MAY-94 AD check.....A.S/S...

Authorised to issue (inc Delegation).....M.J.J.S

BRIAN ...ITH 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

H18/0255/94

FULL

Applicant: Mr & Mrs R Bell
Tel:

Agent: Fenland Design
0553 828852

Description: Proposed single storey extension to house

Location: Grange Cottage
Anchor Road
Terrington St Clement
Kings Lynn Norfolk

Valid date:	14-MAR-94	Terminal date:	09-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	21-MAR-94	Report deadline:	05-APR-94
Inspected by	28-MAR-94	Agreed TD Ext:	
Extra contacts	04-APR-94	Case Officer:	
Report if not clear by	18-APR-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~29~~ 30-MAR-94	~~19~~ 20-APR-94 ✓
Clerk to Sutton Brid	0406 350802	18-MAR-94	01-APR-94
Cllr C J T H Brewis	0406 350818	18-MAR-94	25-MAR-94
Cllr D Dewsberry	0406 350947 (Of	18-MAR-94	25-MAR-94

L.C.C. - No Objections /2 cS 24/3/94

BRIAN ...TH 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

21 MAR 1994

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0255/94

Applicant: Mr & Mrs R Bell
Grange Cottage
Anchor Road
Terrington St Clement
Kings Lynn Norfolk

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn Norfolk PE34 4H

Description: Proposed single storey extension to house

Location: Grange Cottage Anchor Road
Terrington St Clement Kings Lynn Norfolk

Type: FULL

Date received: 14-MAR-94

18-MAR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 01-APR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
The Village Hall
51 Bridge Road
Sutton Bridge
Spalding Lincs PE12 9SF

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed: J. Hammerton. Clerk.

28. 3. 94

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAR 1994

Attention of	File Nos.
DPO NRM DDPO BS JC ACP Action by ..... Discuss with ..... Copy to.....	Acknowledge YES/NO by date

KINGS LYNN CONSORTIUM OF INTERNAL DRAINAGE BOARDS

Facsimile Transmission Cover Sheet

To	Planning Liaison
Company	South Holland District Council
Facsimile No.	~~0775 710722~~ 0775 710772
From	Mr B W Hornigold (Engineer)
Company	Kings Lynn Consortium of Internal Drainage Boards Kettlewell House Austin Fields King's Lynn, Norfolk. PE30 1PW
Facsimile No.	0553 691014
Date	22nd April 1994
Number of pages including this one.	1
For any enquiries concerning this fax please ring	0553 691500 and ask for Melanie
Subject	IPC Replies / Requests

Message

H18/0263/94 - No Comment

H18/0255/94 - No Comment

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1994

Attention of
DPO NPM
DCPC PC
JC ACP
Action by
Discuss with
Copy to

DC INSTRUCTION SHEET

APPLICATION REF: H18/0255/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

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

RECONSULTS (revalidated) ☐ All

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

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: JOHN BLACKWOOD

Senior Officer Confirmed ..... Date..... 18/8/94 Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date 9/4/94

Notes:

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

CONDITIONS/REASONS:

(3) STANDARD TIME CONDITION

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 £ 70 .

Receipt No P4014

Date first Rec'd 14 MAR 1994

Registration

Reference H18|0255|94

Cross-Ref B18|0159|94

Date 15-MAR-94 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid — Site plans ☐ Certificate ☐ — Fee ☐ Fee (not free) ☐ — Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees — Correct fee £ 70 . — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 314 OS Plots
Grid ref 551750 339130

Ward ✓ Parish ST BRIDGE

Inside IBD NO Inside LP area NO

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 ☐
Dist Bound ☐

Linked to property Ref 0366682 ☐
Other: ☐

Planning Records:
Earlier apps

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

BRIAN ...TH 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 : P4014
Date received : 14-MAR-94

Received from

E W Bell & Co.

Address

Grange Cottage
Anchor Road
Terrington St Clement

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only
Application No. H18/0255/94
Date Registered 14 MAR 1994
Grid Reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. R. BELL
GRANGE COTTAGE, ANCHOR ROAD
TERRINGTON ST. CLEMENT.

Tel. No.

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

FENLAND DESIGN
ST. HELENS, SUTTON ROAD
WALPOLE CROSS KEYS
KINGS LYNN PE34 4HE

Tel. No. 0553 828852
(Personal contact name) BARRY JUDD.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GRANGE COTTAGE, ANCHOR ROAD
TERRINGTON ST. CLEMENT.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED SINGLE STOREY EXTENSION TO HOUSE.

Please complete

Signed.....

I attach * Four copies of all plans
* an ownership certificate
*a fee of £70.00 ...

Date....9th. MARCH '94....

(If you consider no fee is payable include a written explanation instead)

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

2. **TYPE OF APPLICATION**

A. This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5**

B. This is an **outline** application [ ]

A. Please tick **any** box where you wish the matters to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

B. Please state Site Area [ ] (Hectares)

Now complete Parts 3 and 5

C. 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

D. 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 C. Please state variation required	

Now complete Part 3 only

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

BUFF BRICK HOUSE
TILED CONCRETE

Inspected by
Date 12/x

Site Notice posted by
Date
Expiry 30/3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

OK.

4. TYPE OF DEVELOPMENT

Please complete

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

- (i) New building(s) ☐
- (ii) Alterations or extension ☑
- (iii) Change of use ☐

B. If new dwellings are proposed, please state how many:

C. If building works are proposed, other than residential, please state extra floorspace to be created:

D. Please state size of any new structure:-

- (a) max. height: 3·30 m. sq. metres
- (b) max. length: 11·75 m. metres
- (c) max. width: 3·305m. metres

E. Please state type and colour of materials for facing external walls: FACING BRICKS - TO MATCH EXISTING.

F. Please state type and colour of roofing materials: MARLEY MODERN CONC ROOF TILES COLOUR: TO MATCH EXISTING.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☑

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:

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 of more trees ☐ ➡ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: TO SOAKAWAY

B. For estate developments, please state how highway surface water will be disposed of: N/A.

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☑ or Septic tank ☐

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is for industrial, warehousing or shopping purposes	NO	➡ If so, **please complete Part 7**

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on back page if necessary.

ART 3

OWNERSHIP CERTIFICATES

One copy of this form must be sent with every application for planning permission.
Please complete all three sections.
Use the notice at the bottom of the page only when advised to below.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	TENANT.

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.** You should use the notice at the bottom of the form to send to the owner. (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.

Certificate A

No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed ..... Date .....

Certificate B

The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Name and address of owner: CROWN ESTATES C/O CARTER JONAS HILLS ROAD CAMBRIDGE.

Date notice served: 12th. JANUARY 1994.

Signed ..... Date 9th. MARCH 1994.

3. AGRICULTURAL HOLDINGS

This certificate is to make sure that any agricultural tenant is aware of the application.
If no agricultural holding is involved, complete Certificate 1. If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You should use the notice at the bottom of the form to send to the tenant).

Certificate 1

None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed ..... Date 9th. MARCH 1994.

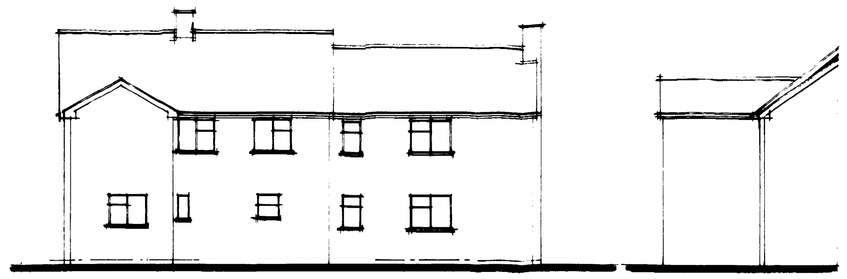
Certificate 2

The applicant has given the requisite notice to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates.

Name and address of tenant:

Date notice served:

Signed ..... Date .....

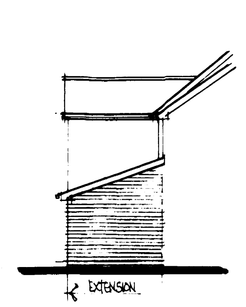


REAR - NORTH EAST
EXISTING ELEVATIONS.

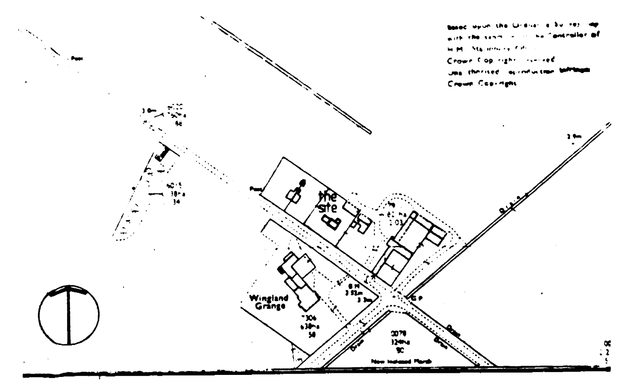
SIDE - NORTH WEST



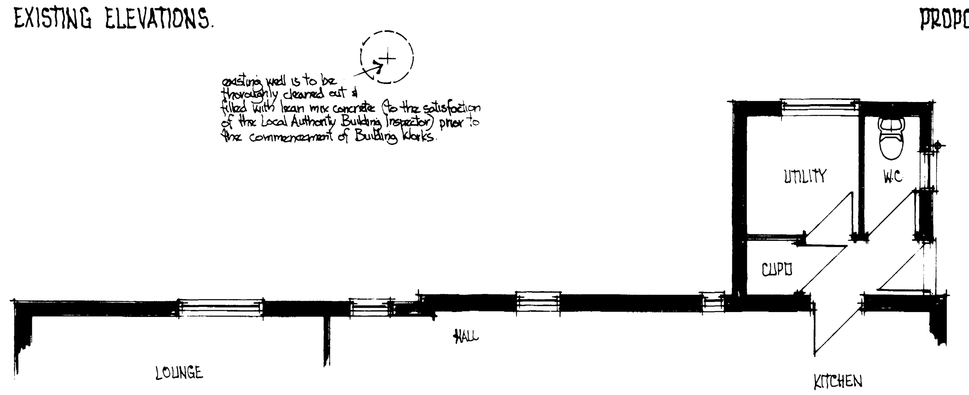
REAR - NORTH EAST
PROPOSED ELEVATIONS.



SIDE - NORTH WEST

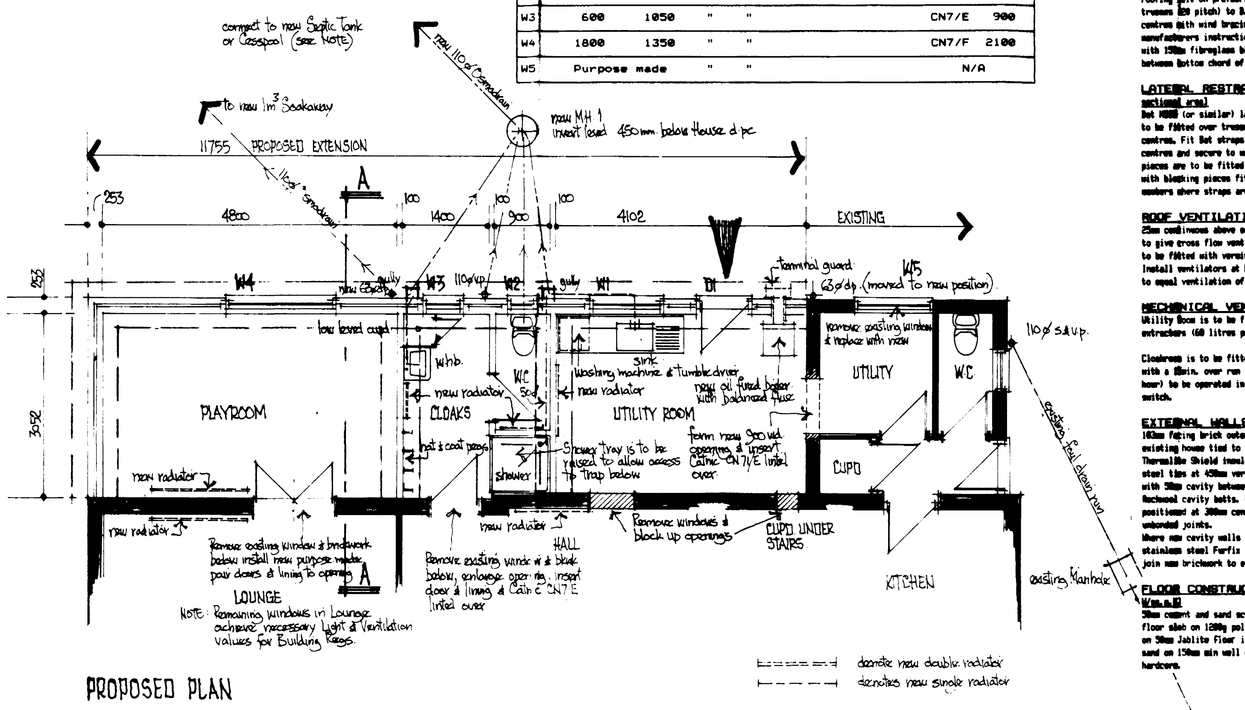


LOCATION PLAN 1:2500
Extract from OS sheet ref no TF 5022 - 5122

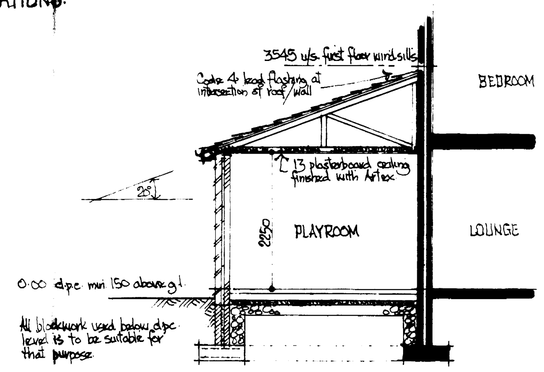


EXISTING PLAN

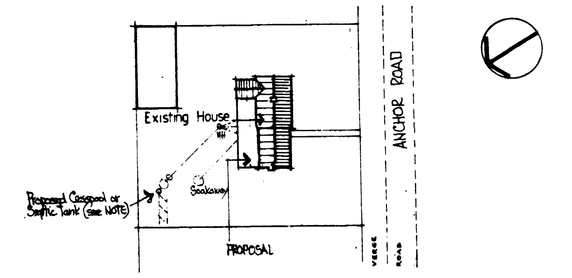
WINDOW, DOOR & LINTEL SCHEDULE					
					LINTELS OVER
Ref:	Width x Height		Description	Ref:	Length
D1	900	2100	UPVC door & frame	CN7/E	1200
W1	1200	1050	UPVC window	CN7/E	1500
W2	600	1050	" "	CN7/E	900
W3	600	1050	" "	CN7/E	900
W4	1800	1350	" "	CN7/F	2100
W5	Purpose made		" "	N/A	



PROPOSED PLAN



SECTION A-A



SITE PLAN 1:500

ROOF CONSTRUCTION (min 8.2Kn/m.sq.M)
Marley Modern interlocking tiles laid to a lap of 100mm on 38x25 treated tile battens on 25mm roofing felt on prefabricated 40mm pitch roof trusses (22½ pitch) to B.S.5268 pt 3 1985 at 600mm centres with wind bracing to comply to roof truss manufacturers instructions. Roof is to be insulated with 150mm fibreglass blanket insulation laid between Bottom chord of roof trusses.

LATERAL RESTRAINTS (2Kn/sq.m vertical load)
Bat 40000 (or similar) lateral wall restraints are to be fitted over trusses at 2.0metres max. centres. Fit Bat straps over wall plates at max 2.0 centres and secure to walls. Noggins and packing pieces are to be fitted at all strap positions, with blocking pieces fitted between structural members where straps are at right angles to them.

ROOF VENTILATION
25mm continuous eave vents are to be fitted to give cross flow ventilation to roof voids. Vent to be fitted with vermin proof mesh.
Install ventilators at high level in lean-to roof to equal ventilation of continuous strip 5mm wide.

MECHANICAL VENTILATION
Utility Room is to be fitted with mechanical extractors (60 litres per second).

Cloakroom is to be fitted with mechanical extractor with a 15min. over run facility (3 air changes per hour) to be operated in conjunction with the light switch.

EXTERNAL WALLS (min 0.45 W/m.sq.K)
102mm Facing brick outer skin of facings to match existing house tied to inner skin of 100mm Thermalite Shield insulating blocks with stainless steel ties at 450mm vertically & 900mm horizontally with 50mm cavity between insulated with 30mm Rockwool cavity batts. Wall ties are to be positioned at 300mm centres vertically at all unbonded joints.
Where new cavity walls abutt existing walls fit stainless steel Forfix profiles to mechanically join new brickwork to existing.

FLOOR CONSTRUCTION (min 0.45 W/m.sq.K)
100mm cement and sand screed on 100mm conc. struct. floor slab on 125Kg polythene damp proof membrane on 50mm Jablite floor insulating blocks on blinding sand on 175mm min well consolidated layer of hardcore.

WINDOWS.
All new windows are to be manufactured by specialist window supplier. The windows are to be in white u.p.v.c.All new windows are to be glazed with sealed double glazing units. All windows are to be manufactured with 4000 sq.m trickle ventilators.

FOUNDATIONS. (C 20 concrete)
An exploratory soil investigation is to be undertaken prior to excavation of foundations. Foundations are to consist of 750mmx250thick concrete strip foundation at min 750mm below ground level (1.00m deep in clay soils) or as directed by the Building Inspector.
Foundations are to be reinforced with 2 No. layers of A252 mesh reinforcement in top and bottom of foundations.
The above foundation specification is only to be used if the soil investigation report is considered to be satisfactory for this type of foundation.

FOUL DRAINS.
110mm dia Osmadrain (or similar) all flexibly formed in one pruned surrowed fall min. 1 in 70. Provide linkals over drains where passing through walls and each opening both sides with rigid sheet material to prevent entry of fill or vermin.
New manholes are to be formed of u.p.v.c. preformed manholes. 100 dia u.p.v.c. vent pipe is to extend min 900mm above window heads and to terminate in a bellmouth finial. All below ground drains are to comply to BS 8301.

SURFACE WATER DRAINS
To be all as per specification of Foul drains and to discharge to soakaways situated min 5.00m from building (see Block Plan).

RAINWATER GOODS
110mm half round u.p.v.c. gutters and 63mm dia. downpipes.

D.P.C.'s.
Below d.p.c. min. 150 above ground level. All openings in external walls are to be fitted with 150mm vertical damp proof membrane.

PLUMBING.
All sanitary appliances to be fitted with deep seal traps.
Basin and sink is to connect into gulley via 40mm u.p.v.c. wastes.

CENTRAL HEATING
Install oil fired boiler with balance flue in utility room. All central heating radiators are to be operated by a room thermostat and to be fitted with thermostatic control valves. Heating system is to be fully insulated where pipes are outside the insulated confines of the building.

NOTES:
1) This drawing has been prepared to cover matters which are the requirements of the Building Regulations/Planning and is not intended to constitute a full specification of the work.
2) Do not scale this drawing.
3) All dimensions, details, components and assemblies shall be verified by the contractor PRIOR to construction manufacture or supply.
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AMENDMENTS

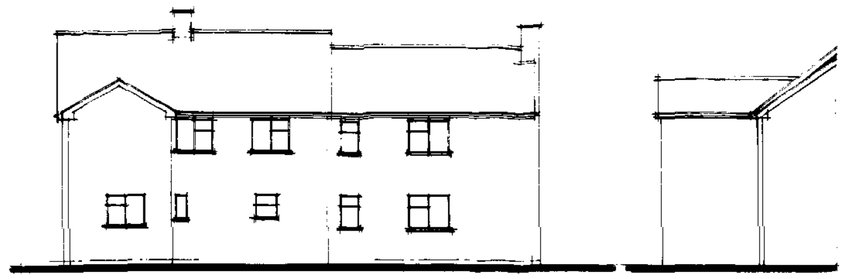
SOUTH HOLLAND D.C.
PLAN DEPT.
14 MAR 1994
REF S/0534

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architectural services
SUTTON ROAD = WALPOLE CROSS KEYS
KINGS LYNN = NORFOLK PE34 4HE
tel: 0553 828852

title
PROPOSED EXTENSION to HOUSE at GRANGE COTTAGE, ANCHOR RD., TERRINGTON ST CLEMENT for MR. & MRS. BELL.

DETERMINED PLAN

scale 1:50 1:100	dwg.no.
date MARCH '94	TSC/3/94 - 01
drawn	

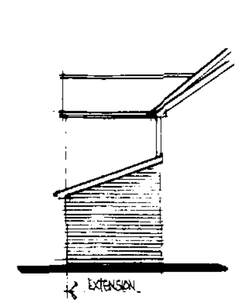


REAR - NORTH EAST
EXISTING ELEVATIONS.

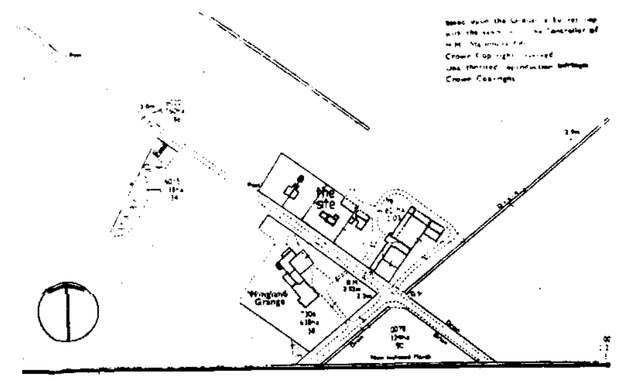
SIDE - NORTH WEST



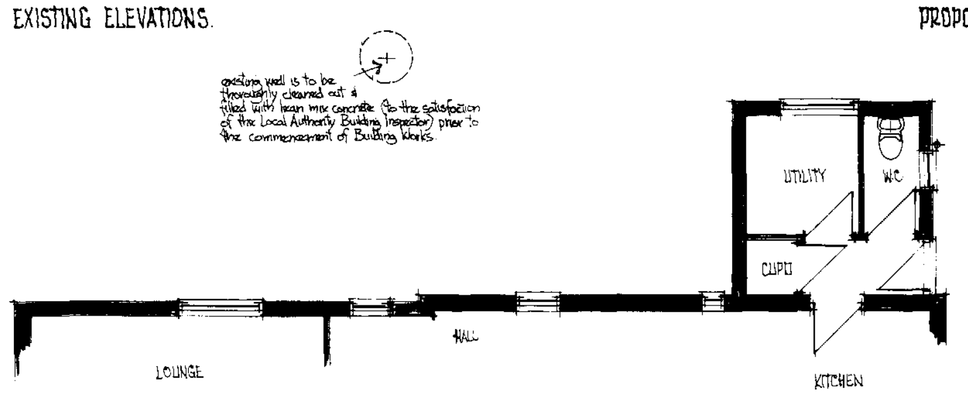
REAR - NORTH EAST
PROPOSED ELEVATIONS.



SIDE - NORTH WEST

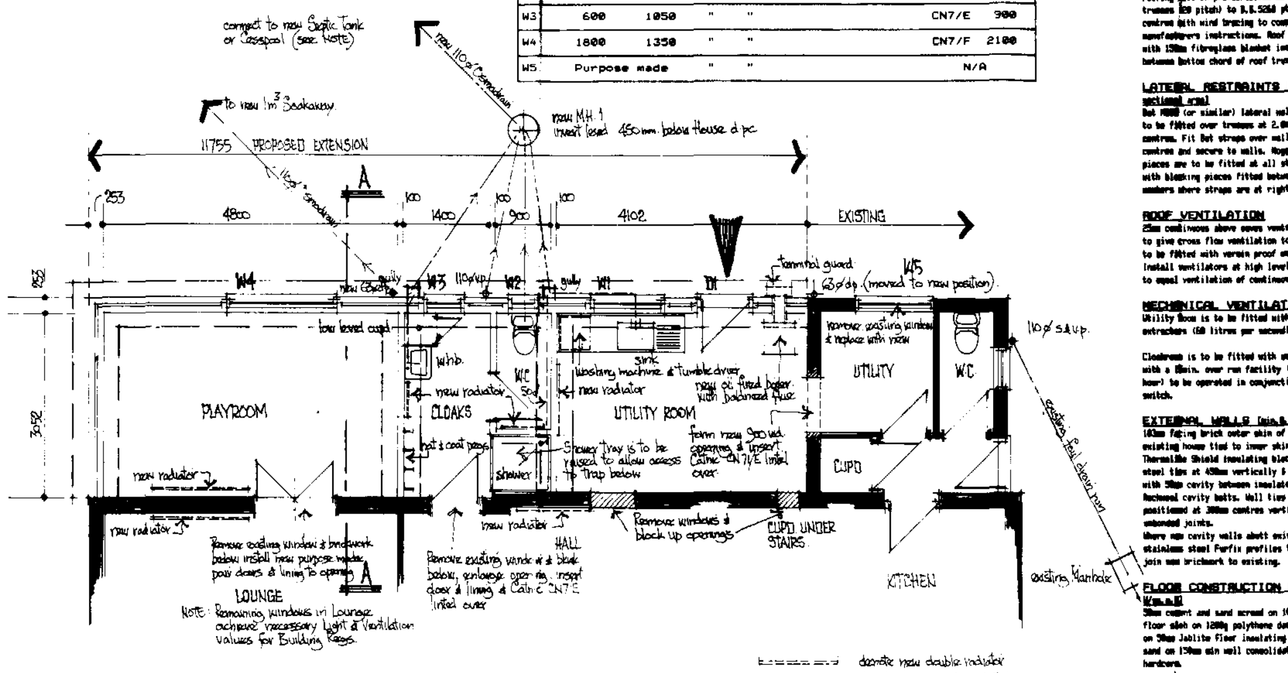


LOCATION PLAN 1:2500
Extract from OS sheet ref no TF 5022 - 5122

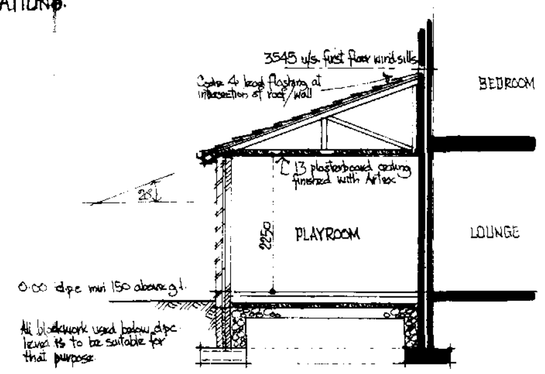


EXISTING PLAN

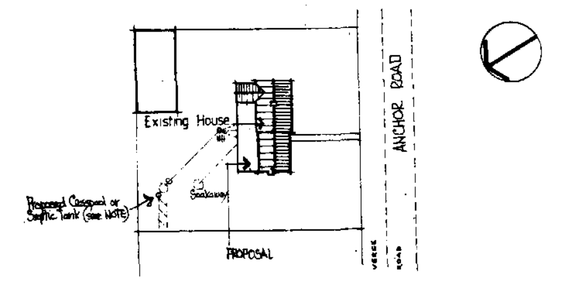
WINDOW, DOOR & LINTEL SCHEDULE					
				LINTELS OVER	
Ref:	Width	x Height	Description	Ref:	Length
D1	900	2100	UPVC door & frame	CN7/E	1200
W1	1200	1050	UPVC window	CN7/E	1500
W2	600	1050	" "	CN7/E	900
W3	600	1050	" "	CN7/E	900
W4	1800	1350	" "	CN7/F	2100
W5	Purpose made		" "	N/A	



PROPOSED PLAN



SECTION A-A



SITE PLAN 1:500

ROOF CONSTRUCTION (see A.D's No.s 4, M.2)
Marley Modern interlocking tiles laid to a lap of 100mm on 38x25 treated tile battens on 2ylon roofing felt on preFabricated 40DEG pitch roof trusses (30 pitch) to B.S.5268 pt 3 1985 at 600mm centres with wind bracing to comply to roof truss manufacturers instructions. Roof is to be insulated with 150mm fibreglass blanket insulation laid between below chord of roof trusses.

LATERAL RESTRAINTS (see A.D's note)
Not NEEDED (or similar) lateral wall restraints are to be fitted over trusses at 2.000mm max. centres. Fit Bat straps over wall plates at max 2.0 centres and secure to walls. Noggins and packing pieces are to be fitted at all strap positions, with blocking pieces fitted between structural members where straps are at right angles to them.

ROOF VENTILATION
25mm continuous above eaves vents are to be fitted to give cross flow ventilation to roof voids. Vent to be fitted with vermin proof mesh.
Install ventilators at high level in lean-to roof to equal ventilation of continuous strip 3mm wide.

MECHANICAL VENTILATION
Utility Room is to be fitted with mechanical extractors (60 litres per second).

Cloakroom is to be fitted with mechanical extractor with a 15min. over run facility (3 air changes per hour) to be operated in conjunction with the light switch.

EXTERNAL WALLS (see A.D's No.s 1)
102mm facing brick outer skin of facings to match existing house tied to inner skin of 100mm Thermalite Shield insulating blocks with stainless steel ties at 450mm vertically & 900mm horizontally with 50mm cavity between insulated with 50mm Rockwool cavity batts. Wall ties are to be positioned at 300mm centres vertically at all unbonded joints.
Where new cavity walls abut existing walls fit stainless steel Fortic profiles to mechanically join new brickwork to existing.

FLOOR CONSTRUCTION (see A.D's No.s 6)
100mm cement and sand screed on 100mm conc. struct. floor slab on 1200g polythene damp proof membrane on 25mm Jablite floor insulating blocks on blinding sand on 150mm min well consolidated layer of hardcore.

WINDOWS.
All new windows are to be manufactured by specialist window supplier. The windows are to be in white u.p.v.c.All new windows are to be glazed with sealed double glazing units. All windows are to be manufactured with 4000 sq mm trickle ventilators.

FOUNDATIONS. (C 14 concrete)
An exploratory soil investigation is to be undertaken prior to excavation of foundations.
Foundations are to consist of 700mmx250mm thick concrete strip foundation at min 750mm below ground level (1.00m deep in clay soils) or as directed by the Building Inspector.
Foundations are to be reinforced with 2 No. layers of A252 mesh reinforcement in top and bottom of foundations.
The above foundation specification is only to be used if the soil investigation report is considered to be satisfactory for this type of foundation.

FOUL DRAINS.
110mm dia Stanadrain (or similar) all flexibly formed in pea gravel surround fall min. 1 in 70.
Provide lintels over drains where passing through walls and mesh opening both sides with rigid sheet material to prevent entry of fill or mortar.
New manholes are to be formed of u.p.v.c. preformed manholes. 450 dia u.p.v.c. vent pipe is to extend min 900mm above wooden heads and to terminate in a balloon finial. All below ground drains are to comply to BS 8301.

SURFACE WATER DRAINS
To be all as per specification of foul drains and to discharge to soakaways situated min 5.00m from building (see Block Plan).

RAINWATER GOODS
115mm half round u.p.v.c. gutters and 63mm dia. downpipes.

D.P.C.'s.
Bates d.p.c. min. 150 above ground level. All openings in external walls are to be fitted with 150mm vertical damp proof membrane.

PLUMBING.
All sanitary appliances to be fitted with deep seal traps.
Basin and sink is to connect into gulley via 40mm u.p.v.c. wastes.

CENTRAL HEATING
Install oil fired boiler with balance flue in utility room. All central heating radiators are to be operated by a room thermostat and to be fitted with thermostatic control valves. Heating system is to be fully insulated where pipes are outside the insulated confines of the building.

NOTES:
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14 MAR 1994
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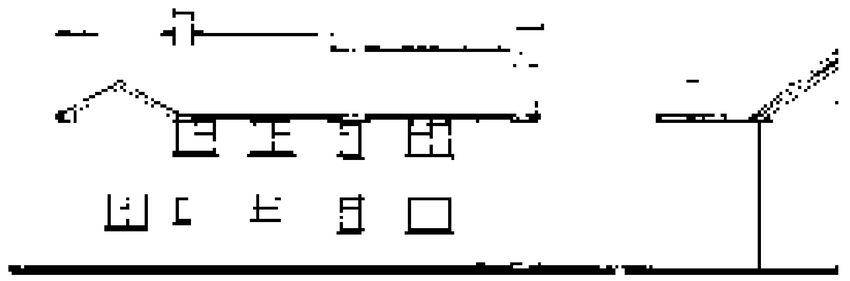
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drawn	

SUTTON ROAD — WALPOLE CROSS KEYS
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tel: 0553 828852



EAST - NORTH EAST
EXISTING ELEVATIONS

SOUTH - WEST

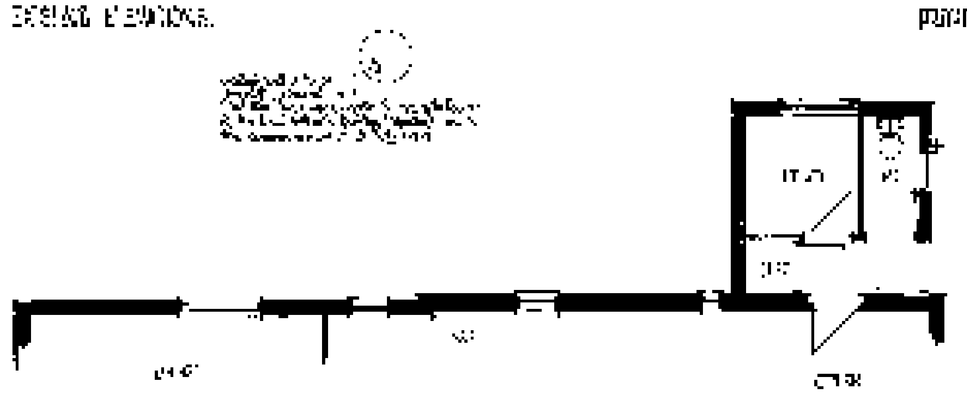


EAST - NORTH EAST
PROPOSED ELEVATIONS

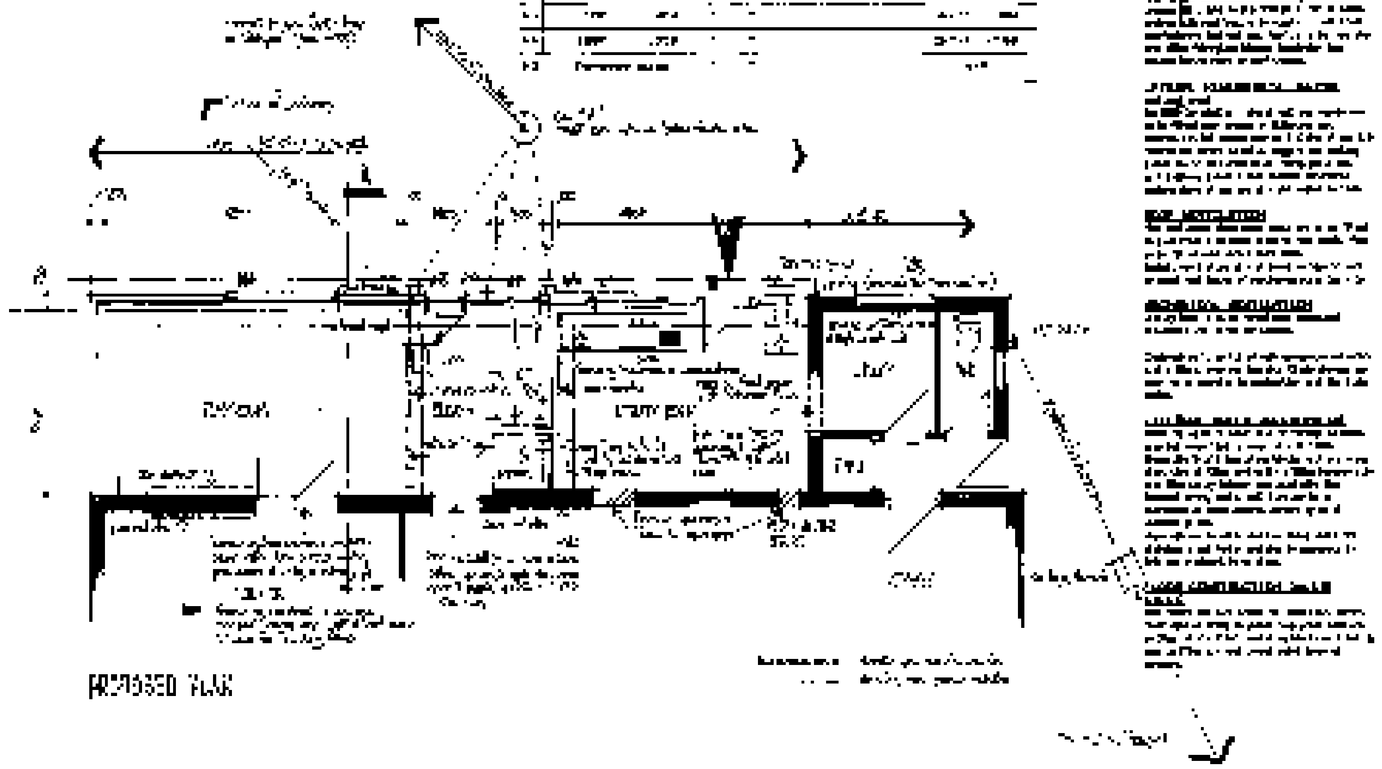
SOUTH - WEST



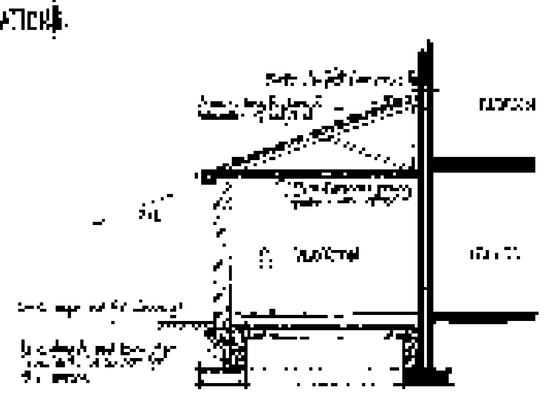
LOCATION PLAN



EXISTING PLAN



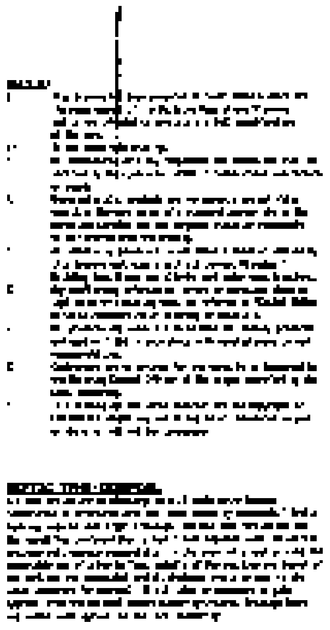
PROPOSED PLAN



SECTION A-A



SITE PLAN





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DETERMINED PLAN