SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/1043/93 Received:02-NOV-93 Type:FULL

Name: T K Holmes
Hillbrook House
Hall Gate
Sutton St Edmund
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension to dwelling

Location : Hillbrook House Hall Gate
Sutton St Edmund 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
07-DEC-93 H19/1043/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H19/1043/93

Date Registered 02 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

T.K. HOLMES
HILLBROOK HOUSE,
HALLGATE,
SUTTON ST. EDMUNDS
NR. SPALDING LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
DAVID BROKER DESIGN.
DANBROOKE HOUSE,
STATION ROAD, WISBECH ST. MARY,
CAMBS.

Tel. No. 0945-410421
(Personal contact name) ~~DAVID BROKER~~

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HILLBROOK HOUSE, HALL GATE, SUTTON ST. EDMUNDS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO DWELLING.

Please complete

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

Signed David Broker Design. Date 29/10/93 Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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 previous 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 building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: 6.1 metres
(b) max. length: 5.1 metres
(c) max. width: 5.3 metres

C. Please state type and colour of materials for facing external walls: ROOFING WHITE

D. Please state type and colour of roofing materials. BROWN CONCRETE TILES TO MATCH EXISTING

5. GENERAL INFORMATION Please complete each section

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

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? EXISTING

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 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: EXISTING SEPTIC TANK

Mains sewer ☐ Cesspool ☐ 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 known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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):

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.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.**
You can 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 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 David Barker Design (~~Applicant~~/Agent) Date 29/10/93

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 David Barker Design ~~Applicant~~/Agent) Date 29/10/93

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.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

~~'~~es for Case Officer

Site Inspection

Accuracy :
Neighbours : To be located at rear. Existing property extended.
Boundaries :
Site Features : Garage to be dem. Ope to rear. Turning to N. (Side, &c).

Inspected by DMG
Date 11/11

Site Notice posted by DMG
Date
Expiry 11/12

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 3/12.

No objection to design or appearance.
No neighbours materially affected.

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 Recommendation

Approve (or equiv) — Refuse (or equiv)

Signed DMG Date 3/12

~~Notes:~~

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

Conditions/~~Reasons~~: (cont overleaf)

1. TL1

None.

DC INSTRUCTION SHEET

APPLICATION REF: H19/1043/93

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

RECONSULTS

Press
PC
WM
Residents

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

Extra Consultations:

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

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

Case Officer: DAVID GODLEY

Senior Officer Confirmed ..... Date 5/11/93.

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60-00

Receipt No P3462

Date first Rec'd 02 NOV 1993

Registration

Reference H19/1043/93

Cross-Ref B19/0679/93

Date 3/11

Validation

TYPE Full

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ 60

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 364 OS Plots
Grid ref 535960 / 194460

Ward N Parish SSE

Inside IBD NO Inside LP area NO

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 0273074

Linked to property Ref

Planning Records:
Earlier apps 1031/79
207/73

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H19/1043/93 Received:02-NOV-93 Type:FULL

Name: T K Holmes
Hillbrook House
Hall Gate
Sutton St Edmund
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension to dwelling

Location : Hillbrook House Hall Gate
Sutton St Edmund Spalding Lincs

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

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.

03-DEC-93 AD check.....6/12...

Authorised to issue (inc Delegation).....7/12

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H19/1043/93

FULL

Applicant: T K Holmes
Tel:

Agent: David Broker Design
0945 410421

Description: Proposed extension to dwelling

Location: Hillbrook House
Hall Gate
Sutton St Edmund
Spalding Lincs

Valid date:	02-NOV-93	Terminal date:	28-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	09-NOV-93	Report deadline:	23-NOV-93
Inspected by	16-NOV-93	Agreed TD Ext:	
Extra contacts	23-NOV-93	Case Officer:	
Report if not clear by 07-DEC-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	12-NOV-93	08-DEC-93
Clerk to Sutton St E 0406 26739	05-NOV-93	19-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	05-NOV-93	12-NOV-93

C.C.C - No objections / Eas 18/11/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/1043/93

Applicant: T K Holmes
Hillbrook House
Hall Gate
Sutton St Edmund
Spalding Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed extension to dwelling

Location: Hillbrook House Hall Gate
Sutton St Edmund Spalding Lincs

Type: FULL

Date received: 02-NOV-93

05-NOV-93

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 19-NOV-93. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1993 DG

Attention of: SPO NOM / SPO SS / C MCP
Date Nos
Action by .....
Signed .....

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

R Cooke

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan & Building Control Department,
Co 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 : P3462
Date received : 02-NOV-93

Received from

T K Holmes & Mrs V Holmes

Address

Hillbrook House
Hallgate
Sutton St Edmunds
Spalding Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....SADICKS.....
(Authorised Collector)

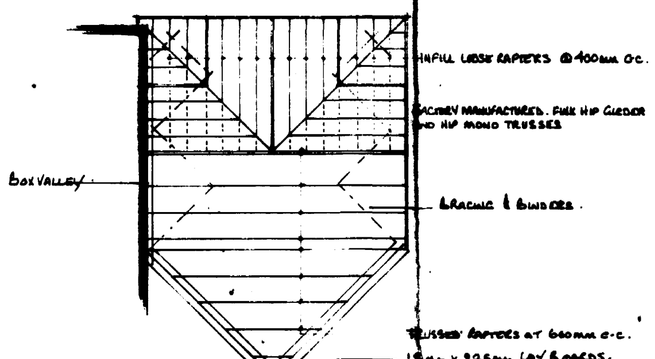
PROPOSED EXTENSION TO DWELLING HILL BROOK HOUSE HALL GATE SUTTON ST EDMUNDS

For T. K. HOLMES

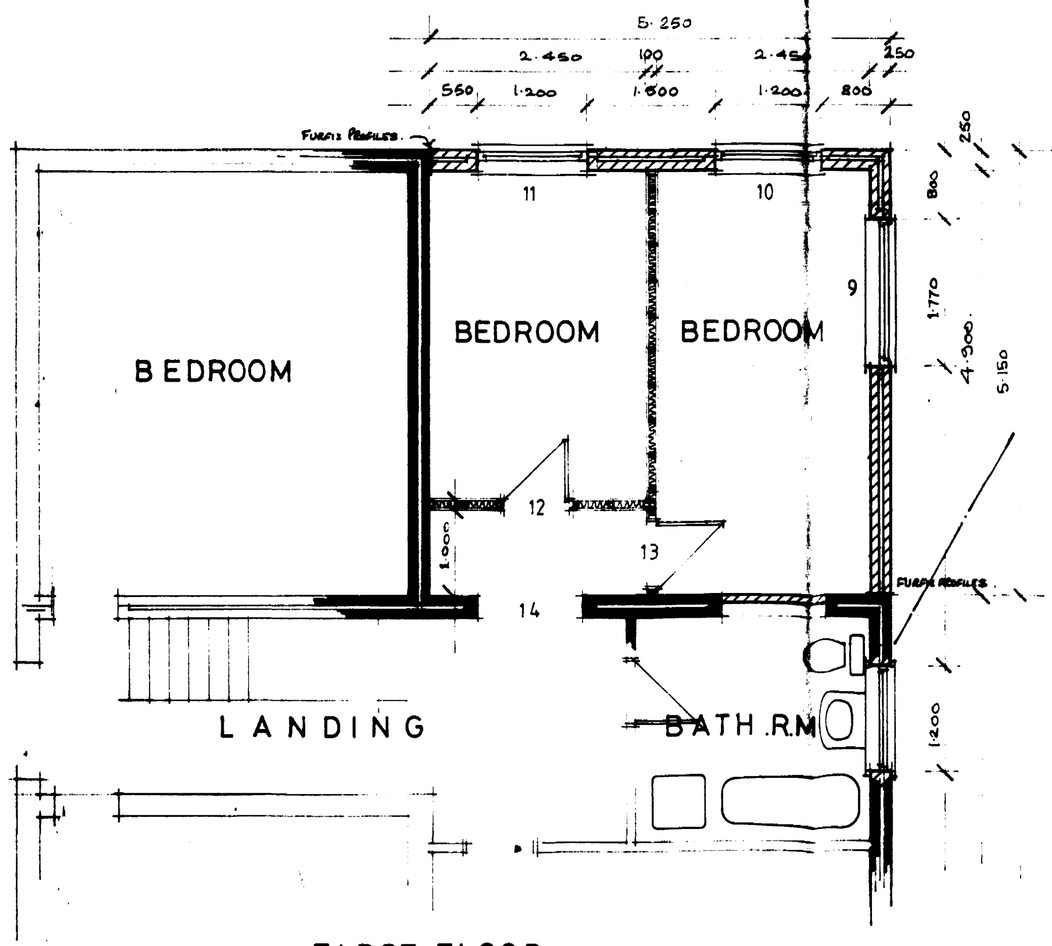


SIDE ELEVATION

REAR ELEVATION



ROOF PLAN



FIRST FLOOR

FOUNDATIONS
Concrete strip foundations as dimensioned on drawing. Min depth 750mm or 1m where subsoil is of a shrinkable nature, widen foundations around projections/piers as applicable.

FLOORS
Ground bearing floor slab. 150m consolidated and blinded hardcore back filled and rammed to internal foundation. 50mm Jablite insulation. 1200g polythene d.p.m. linked to d.p.c. 100mm site concrete thickened as necessary to 150mm beneath non load bearing partitions. 50mm cement sand screed. Ensure all pipework in floor is fully lagged.

FIRST FLOOR
3S3 grade timber throughout unless otherwise specified. All joists at max 400mm c-c. Double joists beneath all studwork partitions. Treble joists to stairwell trimmers. All double and treble joists to be bolted together at 3rd. span with 10mm. dia. black bolts and toothed timber connectors. Infills and trimmers to be fixed with m/s joist hangers mechanically fixed. Incorporate joist size block bondings beneath partitions where purpendicular to joists direction. Incorporate 50x38mm or Catnic metal herringbone bracings at 2m centres. Lay 25mm moisture resistant TEG chipboard with P.V.A. glued joints and secure with 50mm screws at 150mm c-c. Provide support noggins beneath and cut out duct access to all pipework.

DAMP PROOF COURSE.
Incorporate Hi load Astos or similar d.p.c. min. 150mm above ground level and to side of all openings in cavity walls. Form D.P.C. cavity trays above R.C. lintels and above flashings at roof wall abutments as appropriate. Stepped Tray D.P.C. to gable roofs abutting walls. Incorporate 2 courses of engineering bricks to chimney above lead flashings.

DAMP PROOF MEMBRANE.
Incorporate d.p.m. to all ground floor construction. 1200g polythene linked to d.p.c. to dormer cheeks between internal lining and studs.

FLASHINGS.
Code 5 lead flashing at roofing wall abutments, stepped as appropriate.

WALLS
Construct 2 leaves of 100mm blockwork with 50mm cavity. 6no. wire ties per 1m² and at 225mm o-c up reveals. 50mm Tly-therm insulation. Inner leaf rendered and skimmed internally outer leaf rendered with Tyrolene finish colour to clients choice. Use galvanized bell stop at reveals and base of rendering.

LINTEL SCHEDULE

1.	IG L1/S	Length	2.100	window depth	2.100
2.	IG L1/S	Length	1.500	window depth	1.350
3.	IG L1/S	Length	2.100	window depth	1.350
4.	IG L1/S	Length	1.900	window depth	1.050
5.	IG L1/S	Length	1.800	window depth	2.100
6.	Existing				
7.	IG Internal 100 "		1.000	window depth	2.100
8.	IG Box 100x150mm deep		1.700	window depth	2.100
9.	IG L1, S	Length	2.100	window depth	1.200
10.	IG L1, S	Length	1.500	window depth	1.200
11.	IG L1, S	Length	1.500	window depth	1.200
12.	Timber				
13.	Timber				
14.	Existing				

ALTERATIONS.
1. Cut out and form new door opening No.5. Build in IG lintel over. Make good.
2. Remove window and brickwork from beneath opening No. 14. Make good.
3. Brick up former bathroom window forming niche in Bathroom. Make good.
4. Cut out and form new window, opening No.15. with IG lintel over. Make good.

VALLEY
Form box valley against existing wall, code 5 lead flashing dressed 150mm up existing wall and 300mm beneath new tiles. Valley boards 18mm exterior grade ply on 38x100mm noggins outlet to U.P.V.C. hopper head and down pipe

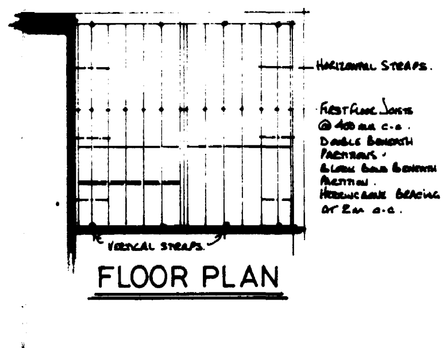
SOIL WASTES.
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. Any sockets to s.v.p. to be min. 450mm above drain invert. Bath waste in 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 76mm P traps fitted. Provide access to shower tray waste.

STORM DRAINS.
112mm dia. h.r. p.v.c. rainwater gutters. 68mm dia. p.v.c. downpipes. 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m³ rubble filled soakaway min. 5m from building and boundary.

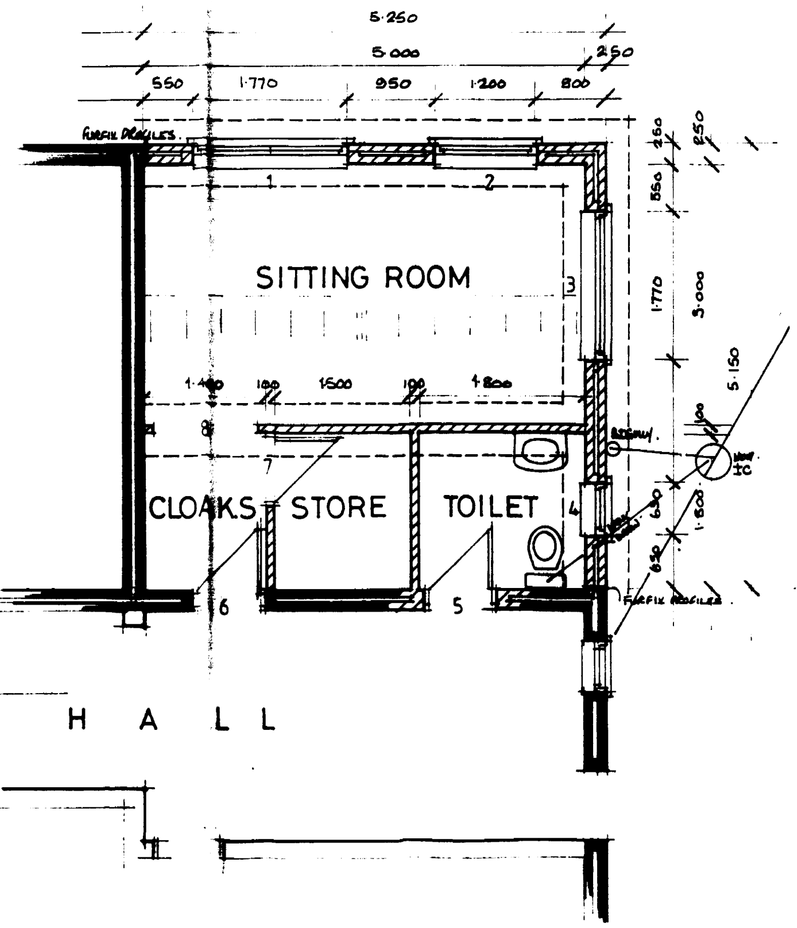
SOIL DRAINS
Drains as specified above for storm drains, run to new septic tank/cesspool. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install 0mm shallow or universal u.p.v.c. inspection chambers to manufacturers instructions and to C.P.301. Fit covers and frames with concrete surrounds.

GLAZING
All double glazed. Obscure to be smooth large flemish glazing to B.S. 6262, with safety glass as required to BS 6206. All glass within 1.5m of floor to be toughened or laminated glass.

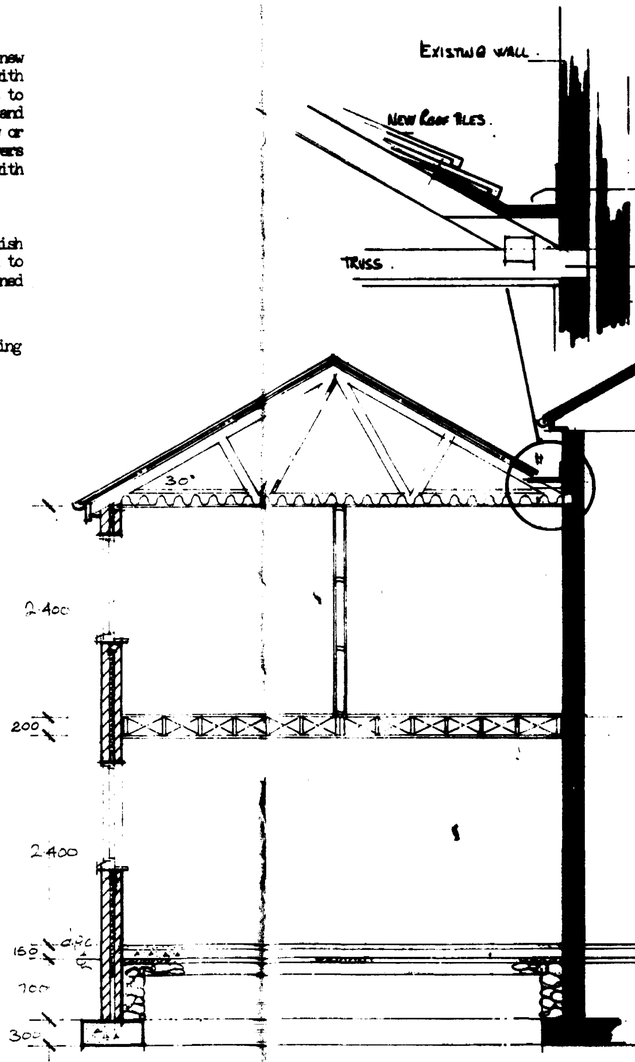
HEATING
Space and water heating to be extended from existing system.



FLOOR PLAN



GROUND FLOOR



SECTION

SUNDRY
100 x 50mm struts at 400mm o-c of each head plates. Incorporate 2 rows of horizontal noggins between struts. Incorporate doors and frames as indicated clad both sides with 9.5mm plasterboard and skim. Sill walls with 10mm glass fibre matt.

JOINERY
Standard Boulton and Paul frames, skirtings, architraves and mouldings.

CEILINGS
Install 12.5mm plasterboard and skim finish throughout with sealed and supported cross joints. Noggins 38x50mm.

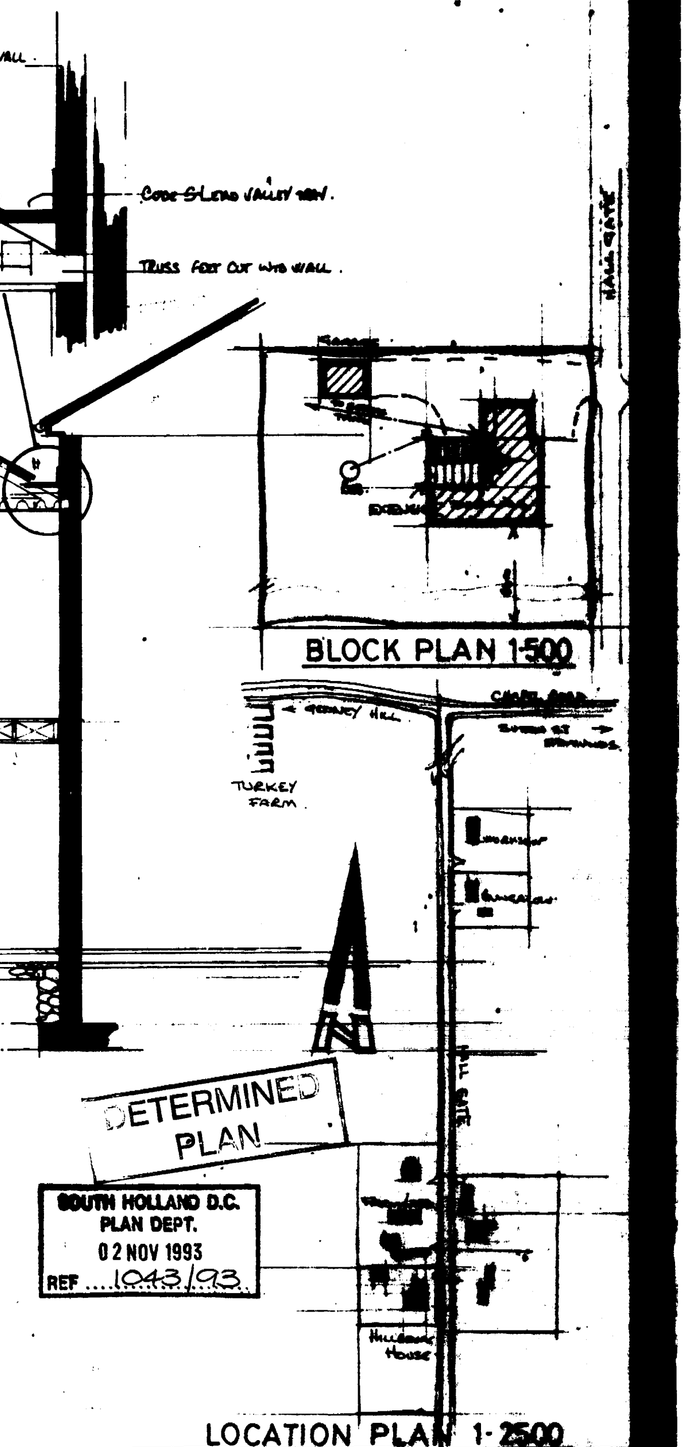
INSULATION
Lay 150mm fibreglass insulation between joists. Lag all pipework and tanks not in insulated area.

LATERAL STRAPS
Tie roof to brickwork with Catnic straps at 2m o-cs. Prefix V.L. along plates. Prefix [illegible] along and spanning min. 3no. ceiling joists [illegible] where trusses are parallel to wall. Fit noggins between straps to form 'solid Bridging'. Tie first floor to brickwork with Catnic straps at 2m o-c. Prefix T at joist ends. Prefix H along and spanning min. 3no. joist incorporating solid bridging 38 x 50mm for fixing.

TIMBER
All timber to be G.S. Grade SC3 class. All exposed timber to be tanalised material.

ROOF
Lay concrete interlocking tiles to manufacturers instructions. 25 x 38mm tile battens and sarking felt on ready made trusses at 600mm o-cs at 30° pitch braced together to B.S. 5268 1985 pt 3.
100 x 25mm binders at joints and ridge nodes and at plane of truss webs.
Install dewinishing trusses laybords and valley trays or tiles to roof intersections and girder trusses.
100 x 25mm diagonal bracings running from eaves to inner binders on top of ceiling joists and inner truss plans. 75 x 100 wall plates. Offset fascia board 200mm from brickwork. Soffit to be 6mm masterboard with continuous Glidvale soffit vent strip fitted, to adhesive equivalent in area of 25mm free air gap running full length of eaves. Fit code 4 stepped lead flashing at roof wall abutments.

LINTELS
Install I.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm. all external walls to have dpc proof installed to BS6398. See plan for ref's no.



DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
02 NOV 1993
REF 1043/93

Drg. no. 932526
scale 1:50 1:100
date 26-10-93
drwn. [illegible] chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

· ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE · THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION ·

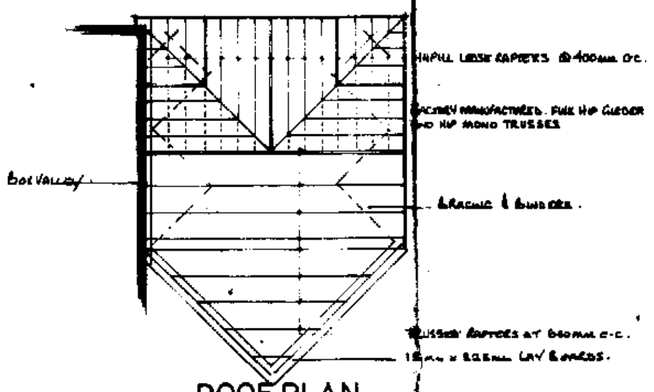
PROPOSED
EXTENSION TO DWELLING
HILL BROOK HOUSE
HALL GATE
SUTTON ST EDMUNDS

For T. K. HOLMES

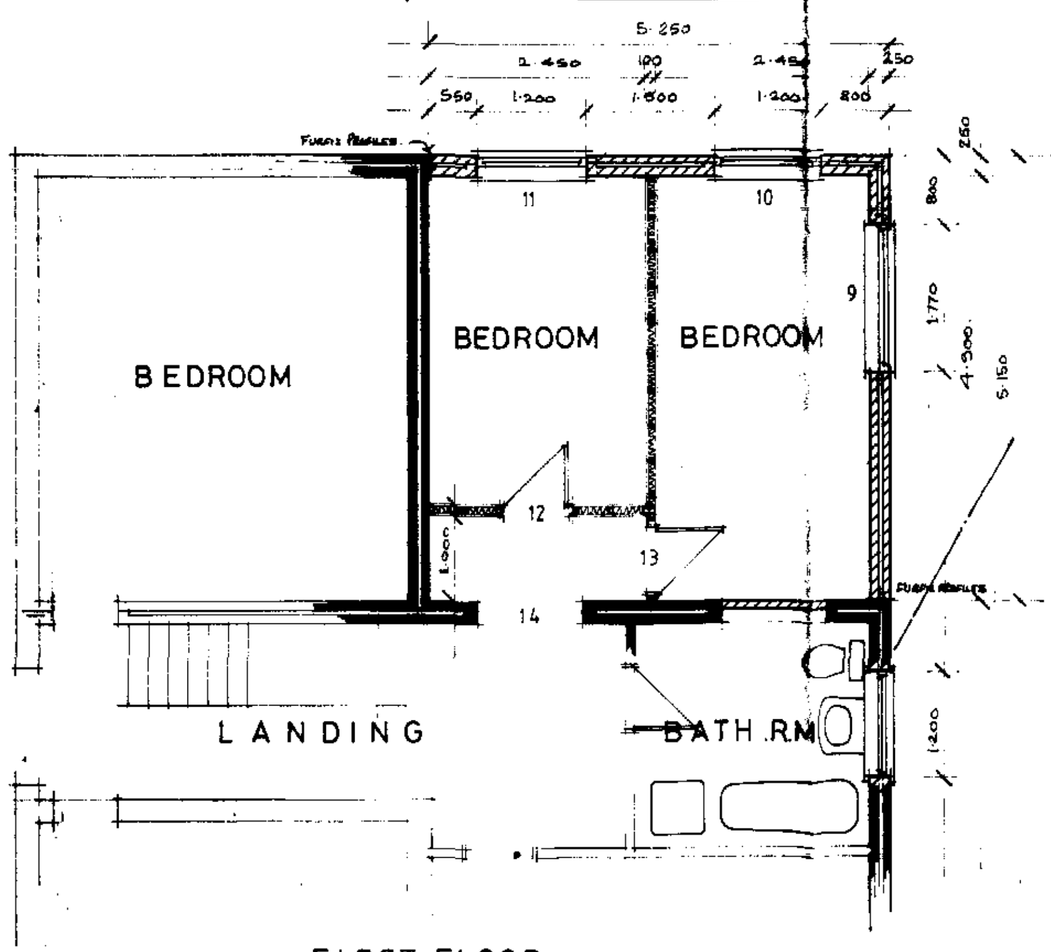


SIDE ELEVATION

REAR ELEVATION



ROOF PLAN



FIRST FLOOR

FOUNDATIONS
Concrete strip foundations as dimensioned on drawing. Min depth 750mm or 1m where subsoil is of a shrinkable nature, widen foundations around projections/piers as applicable.

FLOORS
Ground bearing floor slab. 150mm consolidated and blinded hardcore back filled and rammed to internal foundation. 50mm Jablite insulation. 1200g polythene d.p.m. linked to d.p.c. 100mm site concrete thickened as necessary to 150mm beneath non load bearing partitions. 50mm cement sand screed. Ensure all pipework in floor is fully lagged.

FIRST FLOOR
S.S grade timber throughout unless otherwise specified. All joists at max 400mm c-c. Double joists beneath all studwork partitions. Treble joists to stairwell trimmers. All double and treble joists to be bolted together at 3rd. span with 10mm. dia. black bolts and toothed timber connectors. Infills and trimmers to be fixed with m/s joist hangers mechanically fixed. Incorporate joist size block bondings beneath partitions where perpendicular to joists direction. Incorporate 50x38mm or Catnic metal herringbone bracings at 2m centres. Lay 25mm moisture resistant T&G chipboard with P.V.A. glued joints and secure with 50mm screws at 150mm c-c. Provide support noggins beneath and cut out duct access to all pipework.

DAMP PROOF COURSE.
Incorporate Hi load Astos or similar d.p.c. min. 150mm above ground level and to side of all openings in cavity walls. Form D.P.C. cavity trays above L.G. lintels and above flashings at roof wall abutments as appropriate. Stepped Tray D.P.C. to gable roofs abutting walls. Incorporate 2 courses of engineering bricks to chimney above lead flashings.

DAMP PROOF MEMBRANE.
Incorporate d.p.m. to all ground floor construction. 1200g polythene linked to d.p.c. to dormer cheeks between internal lining and studs.

FLASHINGS.
Code 5 lead flashing at roofing wall abutments,stepped as appropriate.

WALLS
Construct 2 leaves of 100m blockwork with 50mm cavity. 6no. wire ties per m² and at 225mm c-c up reveals. 50mm Tly-therm insulation. Inner leaf rendered and skimmed internally outer leaf rendered with Tyrolene finish colour to clients choice. Use galvanized ball stop at reveals and base of rendering.

LINTEL SCHEDULE

1.	IG L1/S	Length 2.100	window depth	2.100
2.	IG L1/S	Length 1.500	window depth	1.350
3.	IG L1/S	Length 2.100	window depth	1.350
4.	IG L1/S	Length 1.800	window depth	1.050
5.	IG L1/S	Length 1.800	window depth	1.350
6.	Existing			
7.	IG Internal 100 "	4.000	window depth	2.100
8.	IG Box 100x150mm deep	1.700	window depth	2.100
9.	IG L1/S	Length 2.100	window depth	1.200
10.	IG L1/S	Length 1.500	window depth	1.200
11.	IG L1/S	Length 1.500	window depth	1.200
12.	Timber			
13.	Timber			
14.	Existing			

ALTERATIONS.
1. Cut out and form new door opening No.5. Build in IG lintel over. Make good.
2. Remove window and brickwork from beneath opening No. 14. Make good.
3. Brick up former bathroom window forming niche in Bathroom. Make good.
4. Cut out and form new window, opening No.15. with IG lintel over. Make good.

VALLEY
Form box valley against existing wall,code 5 lead flashing dressed 150mm up existing wall and 300mm beneath new tiles. Valley boards 18mm exterior grade ply on 38x100mm noggins outlet to U.P.V.C. hopper head and down pipe

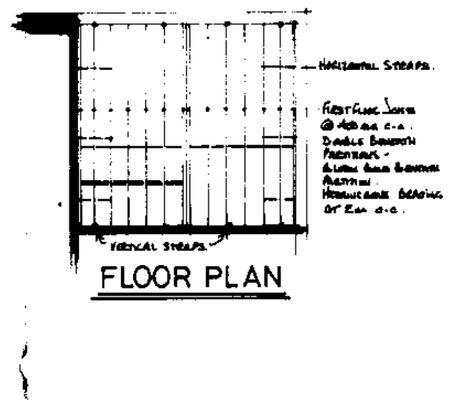
SOIL WASTES.
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. Any sockets to s.v.p. to be min. 450mm above drain invert. Bath waste in 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 76mm P traps fitted. Provide access to shower tray waste.

STORM DRAINS.
112mm dia. h.r. p.v.c. rainwater gutters. 68mm dia. p.v.c. downpipes. 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m³ rubble filled soakaway min. 5m from building and boundary.

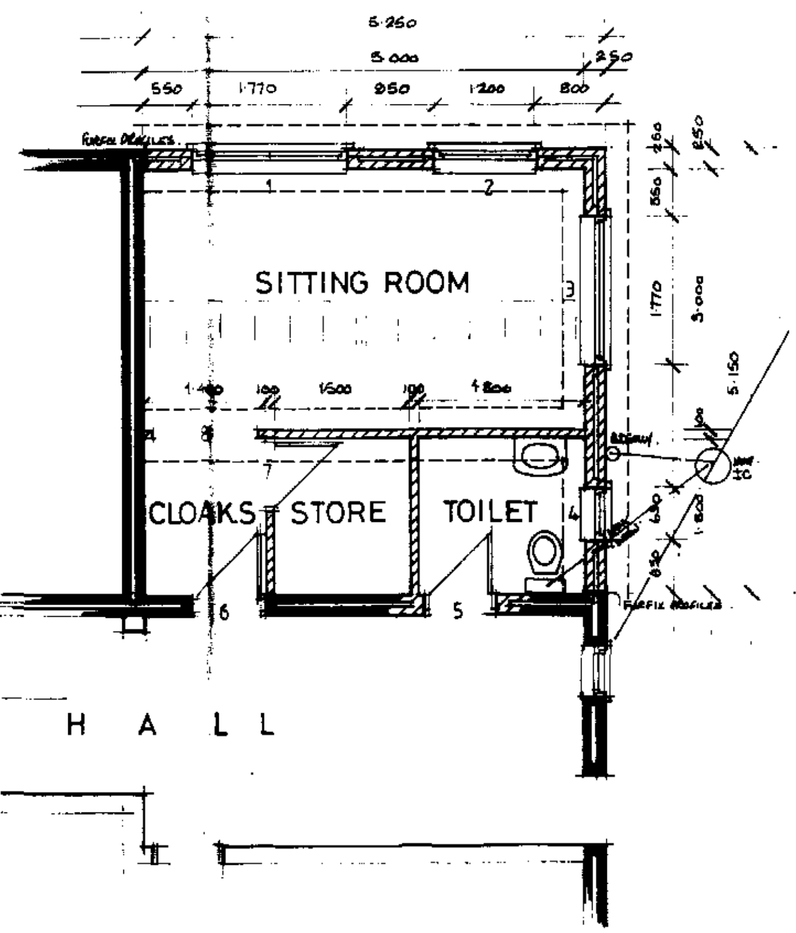
SOIL DRAINS
Drains as specified above for storm drains, run to new septic tank/cesspool. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install 0ems shallow or universal u.p.v.c. inspection chambers to manufacturers instructions and to C.P.301. Fit covers and frames with concrete surrounds.

GLAZING
All double glazed. Obscure to be smooth large flemish glazing to B.S. 6262, with safety glass as required to BS 6206. All glass within 1.5m of floor to be toughened or laminated glass.

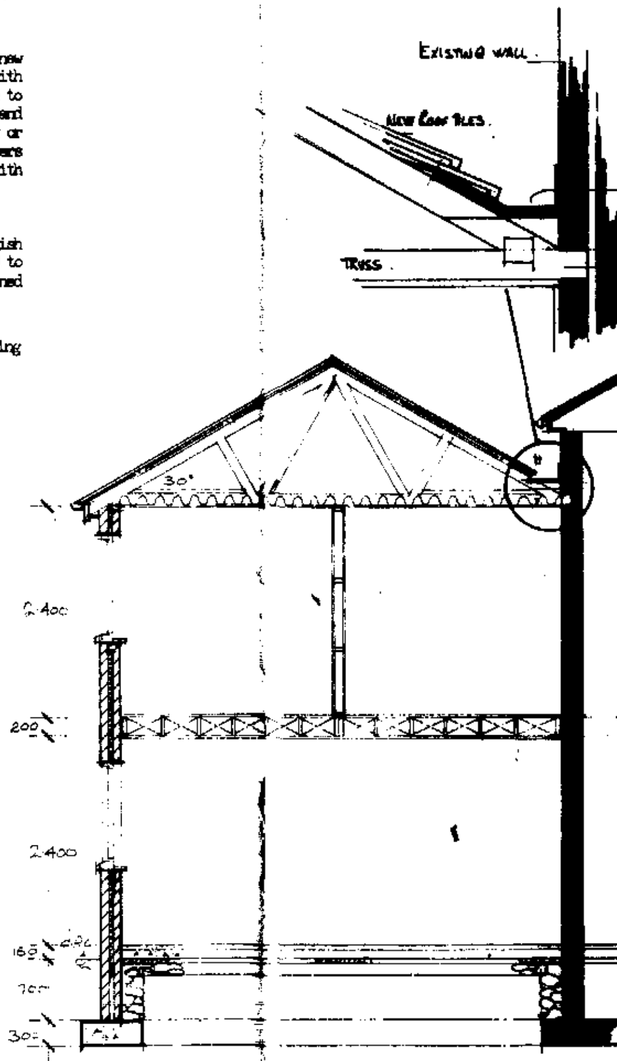
HEATING
Space and water heating to be extended from existing system.



FLOOR PLAN



GROUND FLOOR



SECTION

ROOF TIMBERWORK
100 x 50mm studs at 400mm c-c of wall head plates. Incorporate 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated clad both sides with 9.5mm plasterboard and skim all walls with 10mm glass fibre matt.

JOINERY
Standard Boulton and Paul frames, skirtings, architraves and mouldings.

CEILINGS
Install 12.5mm plasterboard and skim artex throughout with sealed and supported cross joints. Noggins 38x50mm.

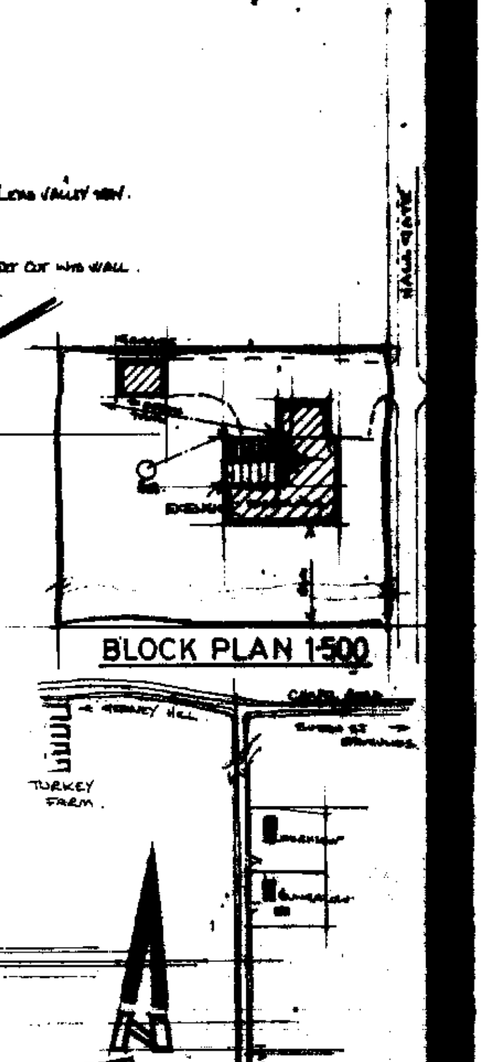
INSULATION
Lay 150mm fibreglass insulation between joists. Lag all pipework and tanks not in insulated area.

LATERAL STRAPS
Tie roof to brickwork with Catnic straps at 2m c-c. Prefix V.L. along plates. Prefix H. along and spanning min. 3no. ceiling joists and/or where trusses are parallel to wall. Fit noggins between straps to form 'solid Bridging'. Tie first floor to brickwork with Catnic straps at 2m c-c. Prefix H at joist ends. Prefix H along and spanning min. 3no. joist incorporating solid bridging 38 x 90mm for fixing.

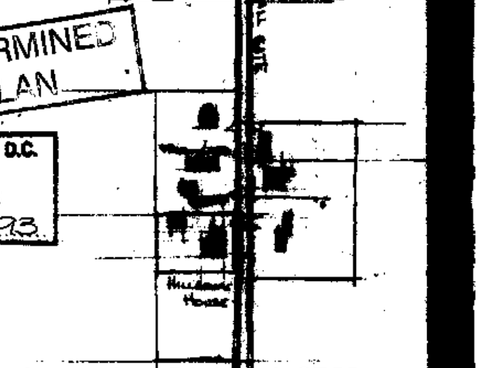
TIMBER
All timber to be G.S. Grade SC3 class. All exposed timber to be tenalised material.

ROOF
Lay concrete interlocking tiles to manufacturers instructions. 25 x 38mm tile battens and sarking felt on ready made trusses at 600mm c-cs at 35° pitch braced together to B.S. 5268 1985 pt 3.
100 x 25mm binders at joints and ridge nodes and at plane of truss webs.
Install dassinking trusses laybords and valley trays or tiles to roof intersections and gable trusses.
100 x 25mm diagonal bracings running from eaves to inner timbers on top of ceiling joists and inner truss plane. 75 x 100 wall plates. Offset fascia board 200mm from brickwork. Soffit to be 6mm masterboard with continuous Glidevale soffit vent strip fitted,to advise equivalent in area of 25mm free air gap running full length of eaves. Fit code 4 stepped lead flashing at roof wall abutments.

LINTELS
Install I.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm, all external walls to have damp proof installed to BS 6398. See plan for lintel's no.



DETERMINED PLAN
SOUTH HOLLAND D.C.
PLAN DEPT.
02 NOV 1993
REF ...1043/93



LOCATION PLAN 1:2500

Drg. no. 932526
scale 1:50 1:100
date 26.10.93
drwn. chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

· ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE · THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION ·

PROPOSED
EXTENSION TO DWELLING
HILL BROOK HOUSE
HALL GATE
SUTTON ST EDMUNDS

For T. K. HOLMES

SIDE ELEVATION

REAR ELEVATION

ROOF PLAN

FLOOR PLAN

BEDROOM

BEDROOM

LANDING

BATHROOM

FIRST FLOOR

SITTING ROOM

CLOAKS STORE

TOILET

HALL

GROUND FLOOR

SECTION

BLOCK PLAN 1:500

LOCATION PLAN 1:2500

Dwg. no. 932586

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE [illegible]

DAVID BROKER DESIGN
DUNBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.