SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0944/93 Received:04-OCT-93 Type:FULL

Name: Mr P Clitheroe
Brisday
Fishergate
Sutton St James
Spalding Lincs

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed extension and alterations to existing bungalow
Location : Brisday Fishergate
Sutton St James 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.

2 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing bungalow.

Reason: In the interests of visual amenity.

3 Before the proposed extension is commenced, the turning area shall be amended as shown on Drawing no: SSJ/140 received by the Local Planning Authority on 4 October, 1993.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

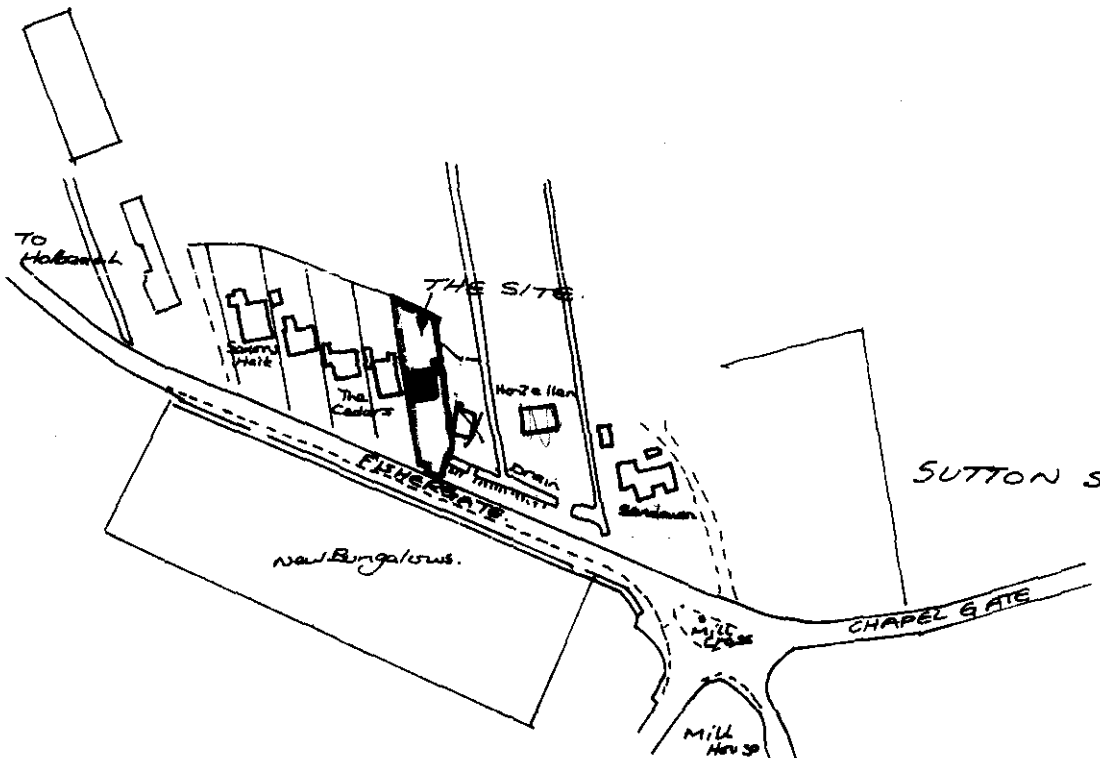
Director of Planning and Building Control Services
09-NOV-93 H20/0944/93

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)

0944/93



LOCATION PLAN.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/0944/93

Date Registered 04 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. P. CLITHEROE,
BRISDAN,
FISHERGATE
SUTTON ST. JAMES,
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

ARCHITECTURAL DESIGN SERVICES
STHROWER,
3 NEWGATE RD, THDO ST. GILES,
WISBECH PE13 SLH.

Tel. No. 0945 870022

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION & ALTERATIONS TO EXISTING BUNGALOW.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00. If you consider no fee is payable include a written explanation instead.

Signed.. Stephen J. Thrower.. Date 27/09/93..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ➡

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ➡

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	NO	If so, how many:
(ii) Other new building(s)	NO	
(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:	21·380. sq. metres
C. Please state size of any new structure:- (a) max. height:	4·460 metres
(b) max. length:	3·375 metres
(c) max. width:	7·400 metres
D. Please state type and colour of materials for facing external walls:	BUFF FACINGS AS EX.
E. Please state type and colour of roofing materials.	CONC/~~BROWN~~ RED TILES AS EX
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

RESIDENTIAL

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 SITE 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	R·W·S.
B. For estate developments, please state how highway surface water will be disposed of	—
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ EX 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.	✓	➡ 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 Stephen Turner ..(~~Applicant~~ / Agent) Date 27/09/93.

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 Stephen Turner ... ~~(Applicant~~ / Agent) Date 27/09/93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Extension at front of property. Buff brick.
Neighbours :
Boundaries : Currently driveway.
Site Features : Bungalows to each side.
Applicant: Dwelling on E boundary. Some shrubbery on western.

Inspected by DMG
Date 13/10

Site Notice posted by DMG
Date
Expiry 13/10.

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**
"Applegarth", Fishergate.	✓ owner/occupier, Fishergate (Delivered by hs 15/10)

Case Officer Conclusions DMG 5/11.
Acceptable in terms of design + materials. Also siting.
Bungalow to east further forward.
Neighbours not materially affected in my opinion.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) — Refuse (or equiv)

Signed DMG. Date 5/11

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

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

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

(1) The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing bungalow,

in the interests of visual amenity.

(2) Before the proposed extension is commenced ~~the car parking~~ the turning area shall be amended as shown ~~on~~ on dwg no SSJ/140 rec'd by the LPA on 4th Oct 93.
Reason: BZ1

DC INSTRUCTION SHEET

APPLICATION REF: H20|0944|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

		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:

Press
PC
WM
Residents

Case Officer: D.M Gedney

Senior Officer Confirmed ..PMA. Date..8/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P3339

Date first Rec'd 04 OCT 1993

Registration

Reference H20/0944/93

Cross-Ref B20/0609/93

Date 05-OCT-93 2AC

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 283 OS Plots
Grid ref 538103 182950

Ward W Parish SSJ

Inside IBD YES 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 027639
Other: ☐

Planning Records:
Earlier apps 499/74
0023/75

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

H20/0944/93

FULL

Applicant: Mr P Clitheroe
Tel:

Agent: S Thrower
0945 870022

Description: Proposed extension and alterations to existing bungalow

Location: Brisday
Fishergate
Sutton St James
Spalding Lincs

Valid date:	04-OCT-93	Terminal date:	29-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	11-OCT-93	Report deadline:	03-NOV-93
Inspected by	18-OCT-93	Agreed TD Ext:	
Extra contacts	25-OCT-93	Case Officer:	
Report if not clear by	08-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 21.38 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, "Applegarth", Fishergate	14-OCT-93	04-NOV-93
The Owner/Occupier, Fishergate (By Hand)	15 14-OCT-93	05 04-NOV-93
Site/Press Advert MIN	13 14-OCT-93	03 04-NOV-93
Clerk to Sutton St J	11-OCT-93	25-OCT-93
Cllr Mrs E O Hall-Pa 0945 700 829	11-OCT-93	18-OCT-93

L.C.C - No objections as Attached

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

Telephone: (0775) 761161
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H20/0944/93
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Report if not clear by 08-NOV-93		D M GEDNEY	

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Conservation Area:

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Cllr Mrs E O Hall-Pa 0945 700 829	11-OCT-93	18-OCT-93

L C C - Obs Attached JCB 14/10/93

BRIAN ..ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0944/93

Applicant: Mr P Clitheroe
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Agent: S Thrower
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3 Newgate Road
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Wisbech Cambs PE13 5LH

Description: Proposed extension and alterations to existing bungalow

Location: Brisday Fishergate
Sutton St James Spalding Lincs

Type: FULL

Date received: 04-OCT-93

11-OCT-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

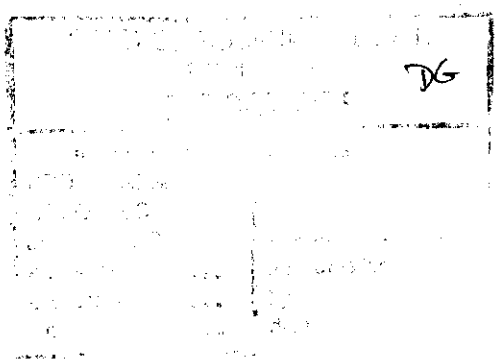
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 25-OCT-93. If no observations have been received by that date, it will be assumed that the Parish Council 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 James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments: No objections



Signed: J E Farrow
Chairman of the Parish Council.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland **District Council** **Application Reference** H20/0944/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a **central point on site**

horizontal				vertical		

2. Address or location

Brisbay, Fishergate, Sutton St James

3. Name, classification and number of road

11

4. Date application referred 14-10-93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Extensions to Bungalow & Alterations

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown~~ overleaf.

Date: 14-10-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS: –

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

1.) Before the proposed extension is commenced to be built the parking area shall be amended as shown on the submitted plans

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

1) B21

Note: – use continuation sheet(s) as necessary.

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

SPALT COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3339
Date received : 04-OCT-93

Received from

Mr & Mrs P Clitheroe

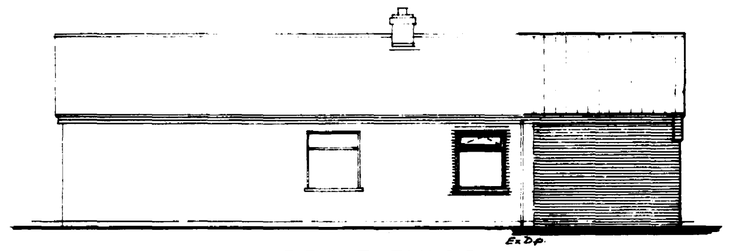
Address

Brisday
Fishergate
Sutton St James
Spalding

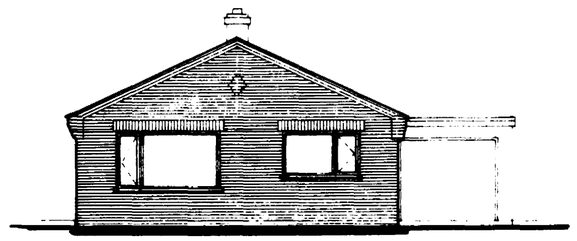
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

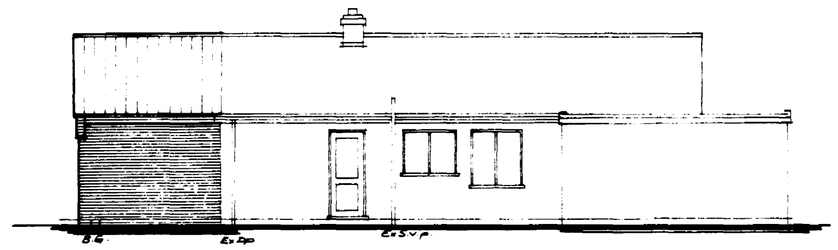
Signed.....K. Lowe..
(Authorised Collector)



SIDE ELEVATION.

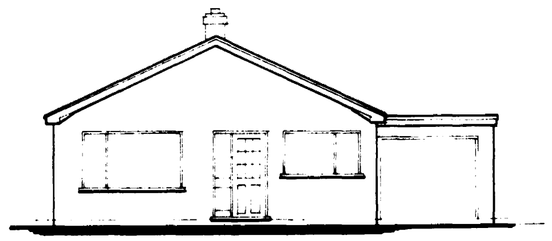


FRONT ELEVATION.



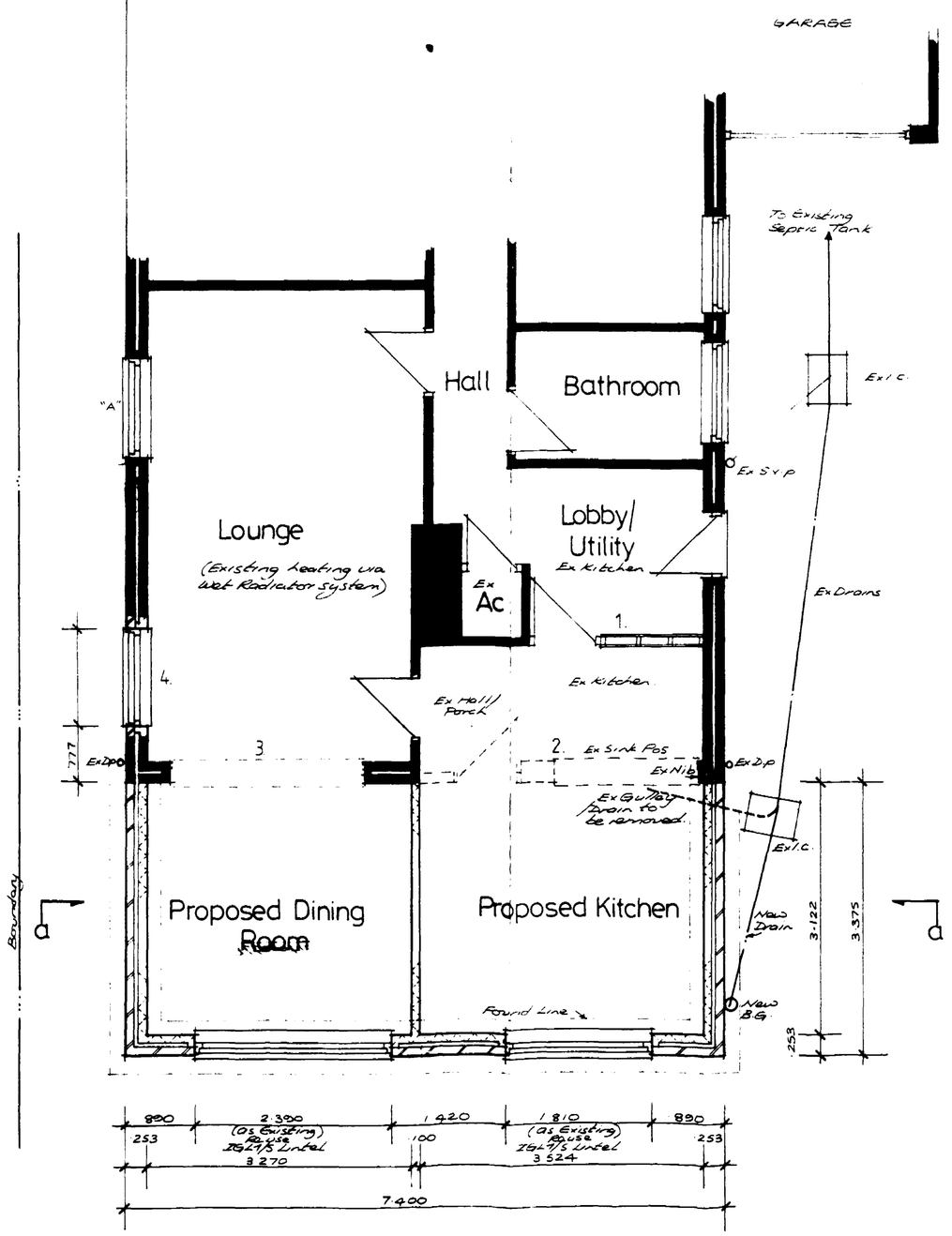
SIDE ELEVATION.

EXISTING FRONT ELEVATION



Alterations to Existing (General Notes).

1. Build up new partition wall '100x38mm studs @ 400mm c-cs off 100x50mm head & sole plates. Fit 2 rows of noggins between studs. Clad both sides with 9.5mm plasterboard & skim. Fit door and frame as indicated. Fit mouldings, skirtings & make good. (Neg out in roof void for support etc)
2. Remove existing Sink Units, Plumbing etc to allow new clear opening to be formed. Provide temporary support. Install new 2.G lintel Type 2GL 1/HD when existing lintels are removed. Set-a-side windows for re-use. Remove front cloaks & frame and make fair blockwall. Cut out as brick and make good all affected areas as necessary. (See Floor note) re ceilings etc.
3. Remove existing window frame and set-a-side for re-use. Take out existing brickwork (See floor note) Form new arch opening beneath existing lintel. Make good all areas.
4. Form new window opening to match size of existing 'A' side window. Fit 1GL/5 lintel and. Make good all areas affected.
5. Re-route and extend existing Heating Electrics and Plumbing pipework in accordance with clients requirements and complying with Edition 16 of the IEE wiring regulations and a Heating Engineers specification.



PROPOSED FLOOR PLAN.

Storm Drainage.
Fit 112mm dia. h.r. rainwater gutters @ 1:600 falls or level depending on length etc (shown on elevations)
Connect into existing downpipes
Discharge via existing R.W.S. However existing position of existing drains & soakaway to be investigated when work commences. Suspect soakaway may be in area of proposal (Lay new 110mm ϕ u.p.v.c drains to 1:40 falls in 150mm ϕ 20 gravel surrounds with flexible joints run to new 1m³ rubble filled soakaway min 5mts from building) Ensure active drains are in area of proposal. All remedial works to be carried out to B.C.O. requirements when work commences.

Foundations.
Concrete strip foundations min. depth 750mm, to be agreed on site with Building Control Officer. (Depth may be increased in area affected by adj. layland's not in clients ownership)
Any irregularity in subsoil conditions to be reported to agent for necessary remedial advice.

D.P.C.
Install Astec d.p.c. or similar d.p.c min 150mm above ↓ and to sides of openings in cavity walls.
Install tray d.p.c to external 2.G lintels. (See notes on plans.

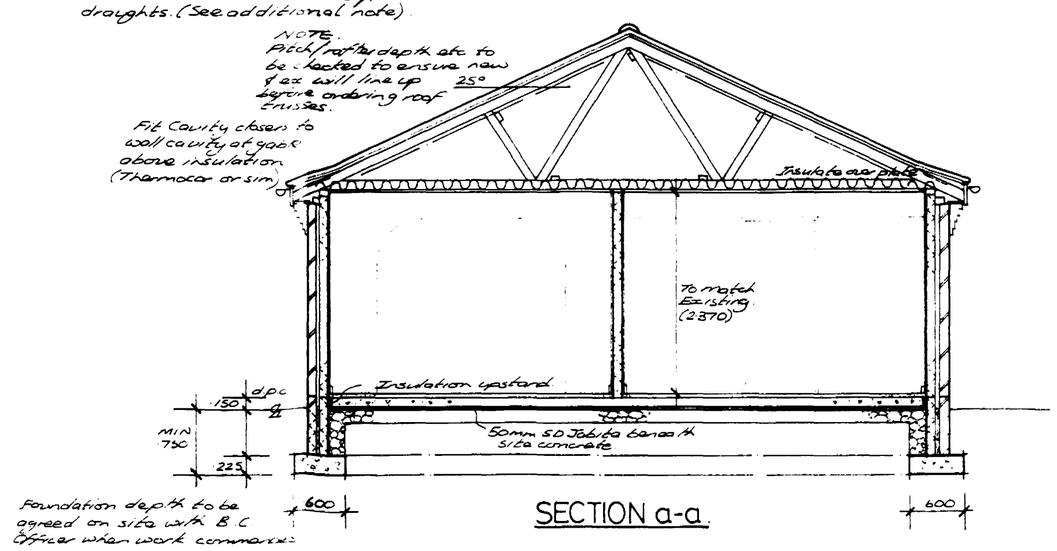
Walls.
103mm facings to match existing to all elevations
50mm cavity with 6no wire ties and fish tail cramps at 1mt s.g (900mm c-cs horizontally, 450mm c-cs vertically) Install 3no ties at every block course up reveals 2no 'leaf' in 100mm Thermalite Shield or similar approved block.
Use Catnic or Ruffix 'n' piles to the new structure to existing, to manufacturers details. Ensure continuous cavity.

Install 50mm Dri-Therm cavity insulation close the cavity at roof and reveals with blockwork.
Use dense concrete blocks below G.L. with 2 course facings to outer 'leaf' below d.p.c. Fill cavity void with lean mix concrete to height of 225mm below d.p.c. Render & skim internally with 12.5mm thick plaster & skim.

Joinery.
Standard skirtings, architraves and mouldings to clients choice/match existing. Standard internal door & frame re-use existing U.P.V.C windows & fit extra new U.P.V.C window.

Lintels.
Install 2.G. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a cavity d.p.c installed in accordance with B.S 5268 which should extend to the edge of the top and at least 100mm beyond each end of lintel to shed moisture clear of reveals. See ref. notes on plan.

Mechanical Ventilation.
Install mechanical extractor fan to kitchen to achieve a rate of not less than 60 litres per sec. ducted to outside air. (or 30 litres per sec in a cooker hood) in addition to 4000mm sq background ventilation.
All habitable rooms to have background ventilation of not less than 4000mm sq, located so as to avoid draughts. (See additional note).



SECTION a-a.

Floor.
150mm blinded and consolidated hardcore backfilled and rammed to internal foundations, compacted in 225mm layers.
1200g polythene d.p.m. linked to d.p.c 1by 50mm SD Jablite insulation over polythene with joints taped and perimeter upstand (Polythene d.p.m may be laid on top of Jablite if agreed with Building Control)
100mm site concrete. 50mm sand/screed finish.
All new and existing floors to be level. Take out existing brick in area of new/ex door down to invert of hardcore level to avoid hardspots.

Utility room not to be used for preparation of food.
All habitable rooms to have openings in windows equal to 1/20TH floor area (See additional notes)

Ceilings.
Ceilings to be 12.5mm plasterboard throughout. Boards installed to manufacturer spec.
Install noggins at joints and perimeters.
Artex and cove finish throughout.

Glazing.
All windows to be/are double glazed. Safety glazing is required in panes between 0 and 800mm above f.f.l. (Safety glazing to comply with B.S 6206) 6mm annealed glass can only be used in panes whose width is less than 250mm and areas not exceeding 0.5m sq.

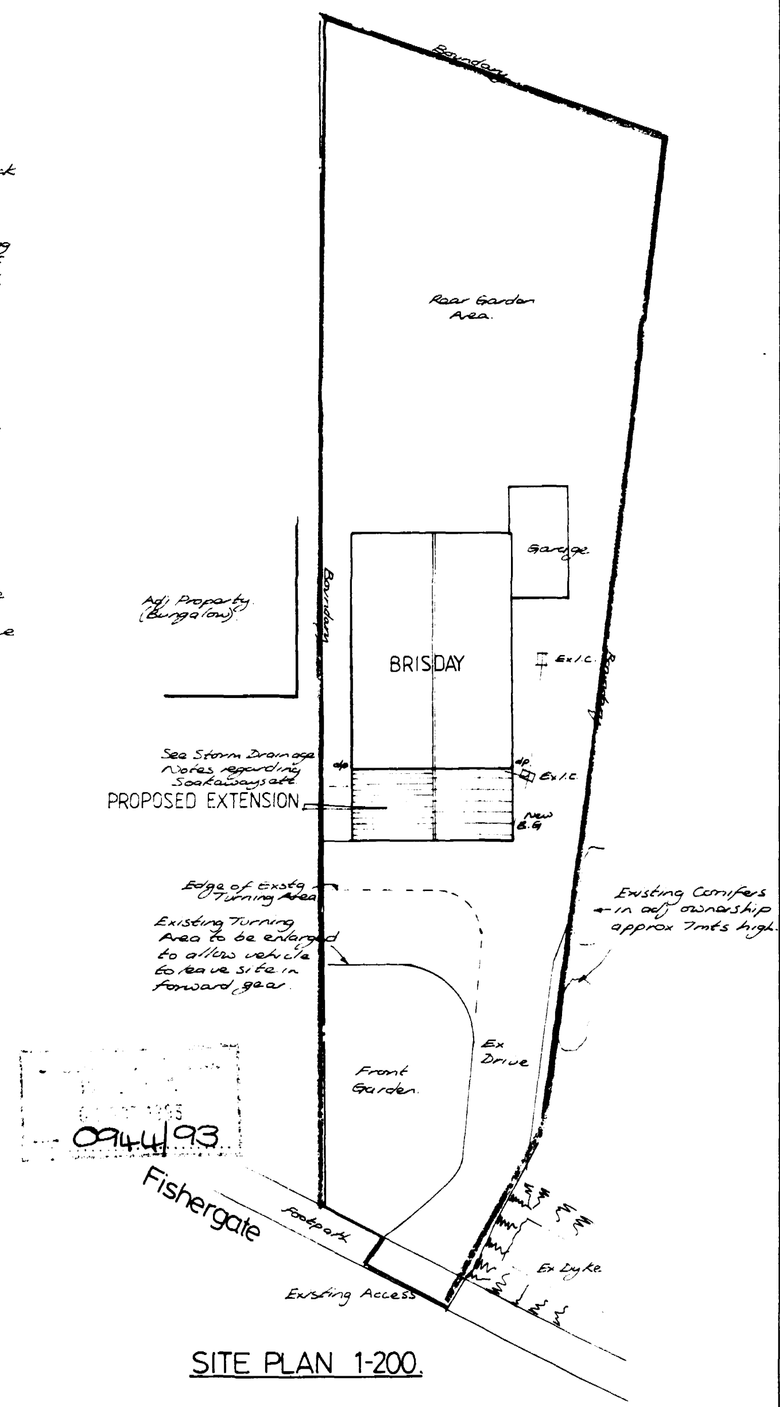
Roof.
Lay concrete interlocking roof tiles to manufacturers instructions/specification on 25x38mm tile battens and underside sarking felt, on ready made Fink type roof trusses to be braced together to B.S 5268 Pt3 1985 and a certificate to be issued by the specialist fabricator/designers. Truss centres to be 600mm c-cs 100x25mm diagonal bracings running from eaves to ridge at u/s of rafters.
100x25mm binders at joist and ridge nodes. Trusses to be fixed to wall plate (check ex) 50x100mm assumed. Wall plates to be bedded in 1:4 cement sand mortar. See also lateral straps notes.
Offset fascia board 175mm from brickwork to match existing. Install soffit.
Fit Glidevale FV100 over the fascia vent strips along with Glidevale RV601 roof ventilators between trusses.
Build up 2 course overslot in brickwork to gables. Box corbel at eaves. Corbel at 150mm per 4 courses with brick for reinforcement mesh incorporated every 2no course tied into main wall (or wire tie).

Insulation.
Install 150mm fibreglass quilt insulation between ceiling joists/bottom chord of trusses and rafters in all roof spaces. All exposed pipework and ducts lagged with water storage vessels to be adequately lagged in accordance with Part L of B. Regs.

Lateral Straps.
Tie roof and wall structure with Catnic straps at 2mt c-cs. Prefix V.L along plates. Prefix H.L along and spanning min 3no ceiling joists/rafters where parallel to walls. Straps to be min. 30x5mm arms are turned down wall. Pack beneath wall with structural mortar at strap locations (solid bridging). Truss clips to be installed at truss ends/plates.

Timber.
All timber to be SC3 Grade

Soil Drainage.
Remove and block off redundant drains from ex. kitchen gulley. Lay new section of 110mm dia. ins @ 1:40 falls in 150mm ϕ 20 gravel surrounds with flexible joints connected into existing I.C. & Bottle gulley for new kitchen wastes. Utility appliances to be connected into ex. S.V.P. (min 45° min above drain invert) New sink waste in 40mm ϕ p.c. Wastes exceeding 1.7mts to have anti-vac type traps fitted. Wastes not exceeding 1.7mts to have 75mm P. Traps fitted.



SITE PLAN 1-200.

Proposed Extension to Brisday, Fishergate, Sutton St. James.
For. Mr.-Mrs. P. Clitheroe.

ARCHITECTURAL DESIGN SERVICES. S.J. THROWER Tel. 0945 870022

Scale 1-50 1-100 Date Sept 93 Drwng no. S.S.J/140 Drwn S

DO NOT SCALE. IF IN DOUBT ASK. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDING CONTRACTOR BEFORE ORDERING MATERIALS ETC.