

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0389/94

Received: 22-APR-94 Type: FULL

Name: Mr & Mrs J Grove
521 Broadgate
Weston Hills
Spalding
Lincs

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

Description: First floor extension

Location : 521 Broadgate Weston Hills
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.

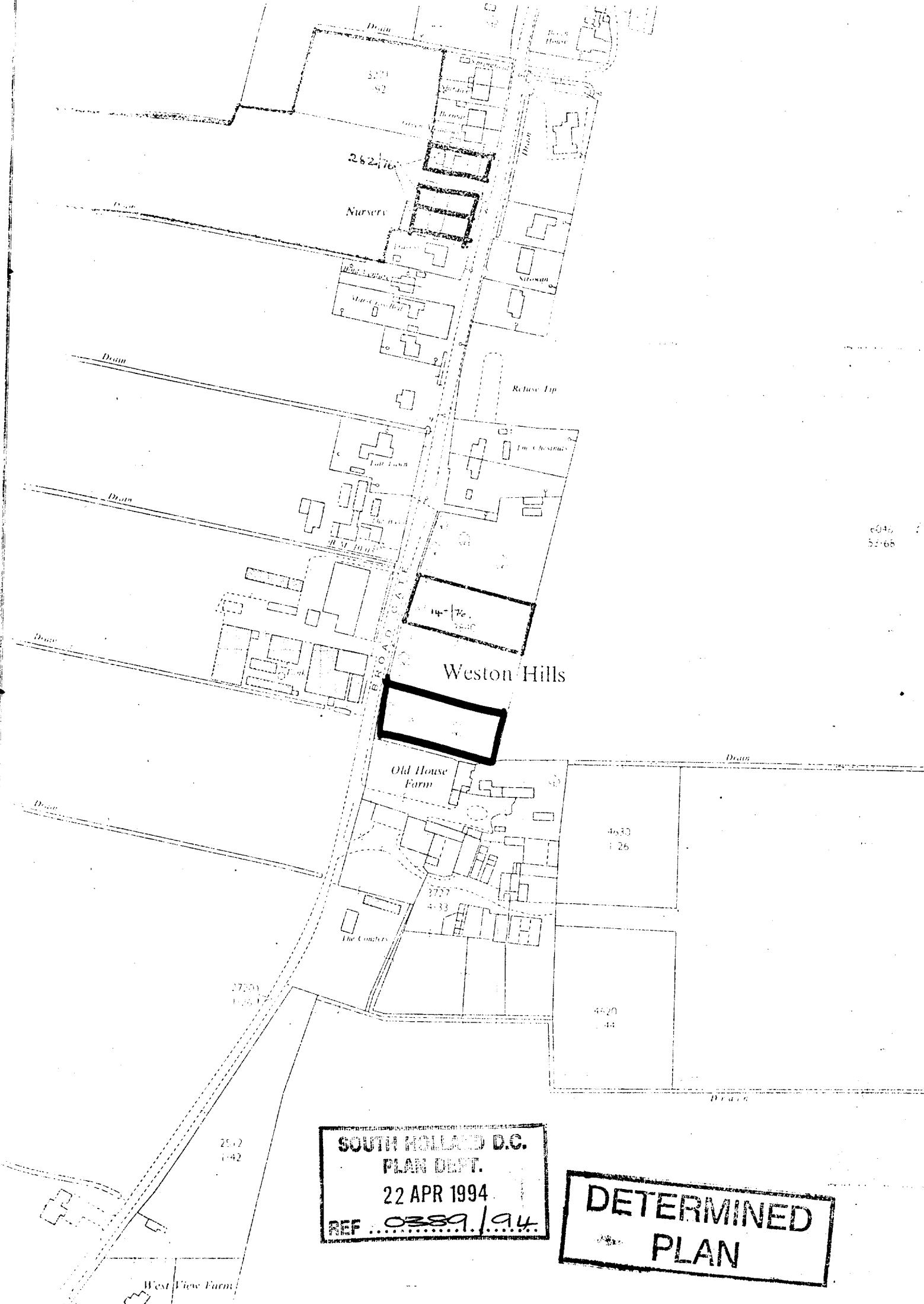
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 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 dwelling.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
06-JUN-94 H22/0389/94

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.



e046
52-68

SOUTH HOLLAND D.C.
PLAN DEPT.
22 APR 1994
REF ...0389.../94...

DETERMINED
PLAN

West View Farm

PLANNING APPLICATION

For office use only

Application No. 422 | 0389 | 94

Date Registered

22 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS J. GROVE
521 BROADGATE
KESTON HILLS
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

East MIDLANDS DESIGN ASSOC
"WILLOW LODGE"
HORSFORD ROAD,
SPALDING
Tel. No. 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

521 BROADGATE, KESTON HILLS, SPALDING. Lincs

OFFICE

COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

FIRST FLOOR EXTENSION

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of 79.00...

If you consider no fee is payable
include a written explanation instead.
Previous application No.

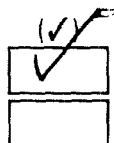
Signed

Date

21-04-94

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 worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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 ☐

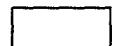
Now complete Parts 3 and 5 and an Ownership Certificate.

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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☐
☐
☒
☐

If so, how many:

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

metres

metres

metres

D. Please state type and colour of materials for facing external walls:

E. Please state type and colour of roofing materials.

F. Has a survey of the site been undertaken? State Yes or No

6.8
7.1
5.7
FACING BRICK TO MATCH EXTG
CONC TILES TO MATCH EXTG

☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

DOMESTIC

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick **one** box

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

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

EXTG UNALTERED

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

SOAKAWAY
—
No

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☒

➡ If so, please give details in Part 6

The proposal affects a listed building

☒

The proposal affects a public right of way

☒

The proposal is known to affect contaminated or filled land

☒

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☒

➡ 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?

☒

Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

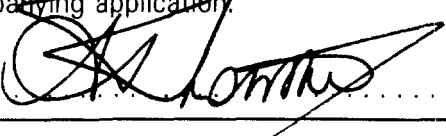
2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed  (Applicant / Agent) Date 21-04-94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

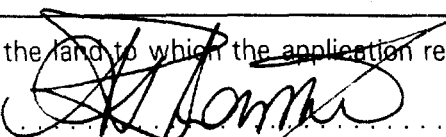
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant / Agent) Date 21-04-94

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

DC INSTRUCTION SHEET

APPLICATION REF: H22/0389/9

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

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

☐

Departure
Setting of LB
Public Right of Way
Discretionary

Publicity: >>

.....
.....
.....
.....

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess

☐ G ENV (See separate sheet)

Conservation LB Demolish G* DEM
LB Archaeology G ARC Specify:
Eng Heritage
Consultant
Other

Order No:
Specify:

Hazards HSC Group G* HAZ
Specific

Other PLA

Specify:
Specify:

Press
PC
WM
Residents

Case Officer: *DAN GEDNEY*

Senior Officer Confirmed

27/4/94
Date.....

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :

Neighbours : currently flat roof garage.

Boundaries : Landscaping / hedging along boundary.

Site Features : Broadgate Builder located to south of site.
Site well screened.

Inspected by

Date

DMG
4/5

Site Notice posted by

Date

Expiry

DMG
4/5 -

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date

Conversation with

Conclusion

Case Officer Conclusions DMG 25/5 -

Considered acceptable in terms of design/appearance.

Materials to match existing

"Broadgate" located to south. ^{neighbours} Not materially affected in
my opinion.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70 .

Receipt No P4200

Date first Rec'd 22 APR 1994

Registration

Reference H22/0389/94

Cross-Ref B22/0253/94

Date 25/4/94

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

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 222 OS Plots
Grid ref 528350321370

Ward X Parish WESTON

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 -

Linked to site

Ref

Linked to property

Ref

Dist Bound

Other:

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

Planning Records:
Earlier apps

494/75

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

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 *DNC* Date *25/5*

Notes:

☒
☒
☒

Disabled

Prev conditions

Amended plans -

Dwg no:

Received:

CONDITIONS/REASONS:

1. TL1
2. SC80 (material to match existing)
Reason stated.

Condition monitoring:

non-std expiry
prior submission
prior siteworks

.....

☒
☒

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒

☐

☐

H22/0389/94

FULL

Applicant: Mr & Mrs J Grove
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: First floor extension

Location: 521 Broadgate
Weston Hills
Spalding
Lincs

Valid date:	22-APR-94	Terminal date:	17-JUN-94
Target dates:		Target Committee:	07-JUN-94
To case officer	29-APR-94	Report deadline:	24-MAY-94
Inspected by	06-MAY-94	Agreed TD Ext:	
Extra contacts	13-MAY-94	Case Officer:	
Report if not clear by	27-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	28-APR-94	19-MAY-94
Clerk to Weston PC 0406 370669	28-APR-94	12-MAY-94
Cllr T Barker 0406 380787	28-APR-94	05-MAY-94

L.C.C. - No Objections for 12/5/94

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

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



Application no: H22/0389/94

Applicant: Mr & Mrs J Grove
521 Broadgate
Weston Hills
Spalding
Lincs

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

Description: First floor extension

Location: 521 Broadgate
Weston Hills
Spalding
Lincs

Amendment: Balcony omitted, french doors omitte, ensuite
arrangements amended, walk in wardrobe added

Dear Sir/Madam

06-SEP-94

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

A handwritten signature in black ink, appearing to read "B. Smith".

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate

☐

Clarification/Details required:

Appears valid

☒

Registered

30/8/18

DC Procedural Assessment

Is the information given correct?

Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle?

Immaterial/~~Needs new app~~

Confirmed:

.....JME 2/9.

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

Same.

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H22/0389/94/14
Date registered 30 AUG 1994
Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS GROVE
521 BROADGATE
WESTON HILLS
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

E.M.D.A.
WILLOW LODGE
HARROGATE RD, SPALDING Lincs

Tel. No. 767968 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

521 BROADGATE, WESTON HILLS, SPALDING, Lincs.

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

H22/0389/94

Building Regulation reference relating to same development.

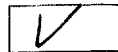
B22/0253/94.

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

A.



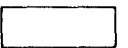
or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.



Has a similar amendment been submitted under Building Regulations? Yes ☒ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

[Signature]

Date 26/08/94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

FIRST FLOOR EXTENSION.

State details of amendments proposed

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

BALCONY OMITTED
FRENCH DOORS OMITTED
EN SUITE ARRANGEMENTS ADDED
WALK IN CLOSET ADDED

State drawing no's of the current submission

94/19/01/B.

State Officer dealing with the application, if known.

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

OFFICE USE ONLY

To D.C.

Validation

Adequate detail
Acknowledged

☐

Confirmed

Liaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

.....

Officer

Amended plans received

☒

No further action

Amended plans needed

☐

Reference ..253/94.

New application needed

☐

New submission requested

.....

Indexed

..... HTL

Principal
D.C.
Check

Case
Officer

Case Officer: Check List

BC liaison — see above

Technical consults
needed?

☐

viz

sent

Site inspection
needed?

☐

Site notes:

A.
Post
Decision

Immaterial/acceptable
as amendment

☐
☐

New application needed

☐
☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
Application

Same char/desc.
(refer to Admin.)

YES

NO

YES

NO

Publicity/residents required

NO

YES

NO

YES

Too significant

NO

YES

NO

YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

Signed:

Date:

FILE COPY

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4200
Date received : 22-APR-94

Received from

Mr J R Grove

Address

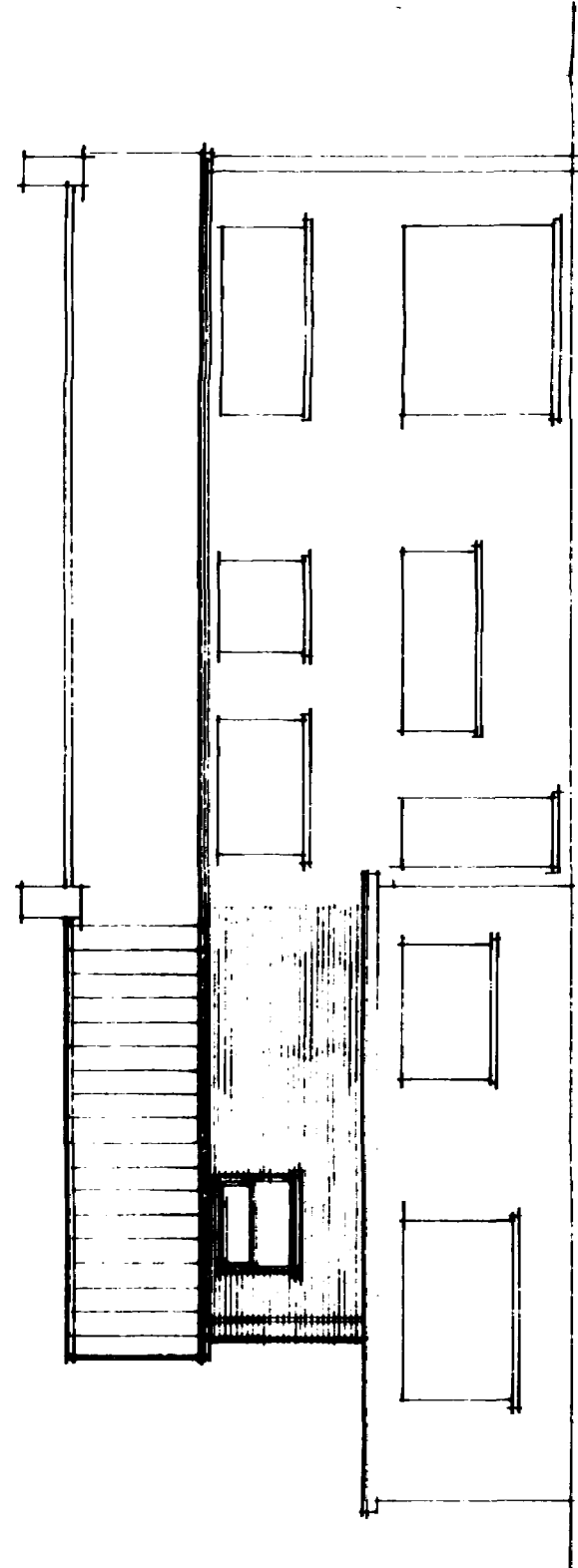
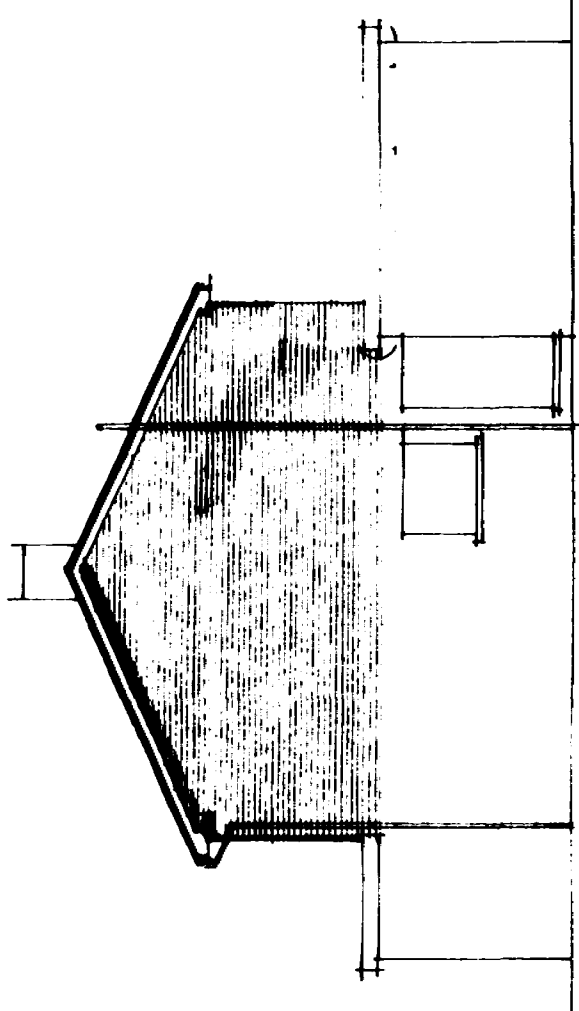
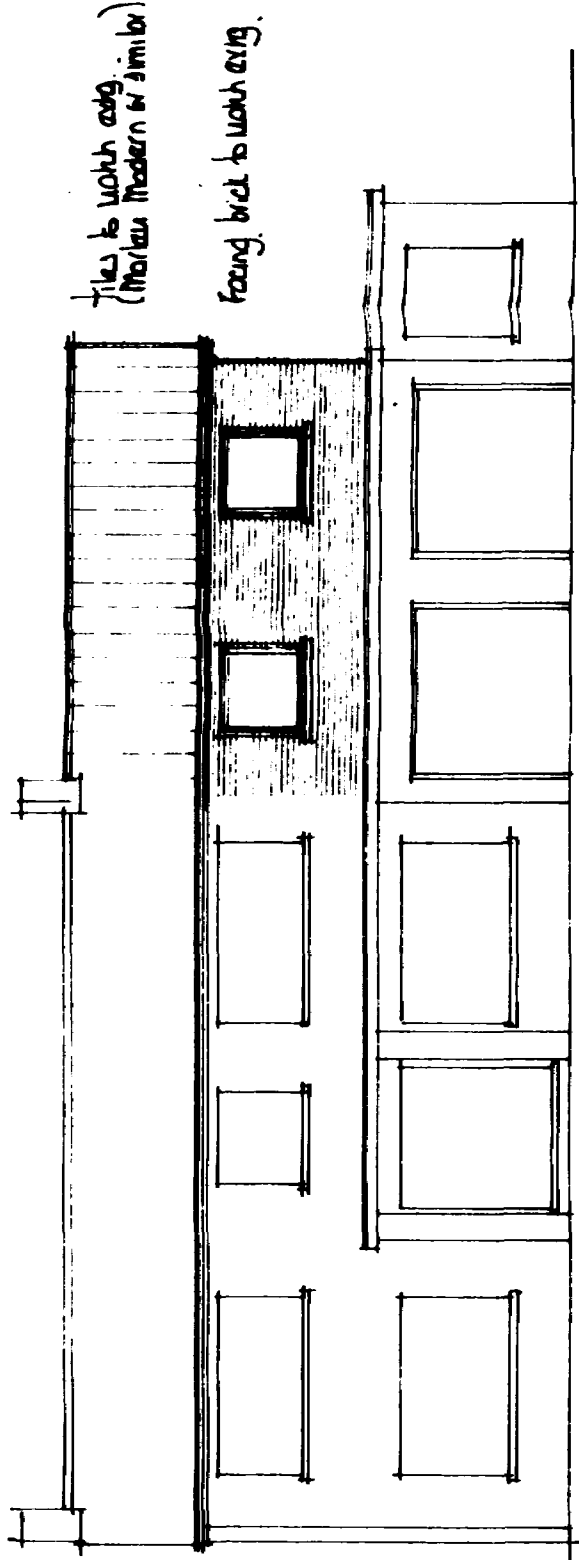
521 Broadgate
Weston Hills
Spalding

Fee paid	£	70.00
VAT	£	0.00

Total received £ 70.00

Cash/Cheque : Cheque

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



West

Foundations

To be constructed as follows:

East Wall Construction
1. 150mm concrete base
2. 150mm concrete base
3. 150mm concrete base
4. 150mm concrete base
5. 150mm concrete base
6. 150mm concrete base
7. 150mm concrete base
8. 150mm concrete base
9. 150mm concrete base
10. 150mm concrete base

Wall Construction

To be constructed as follows:
1. 150mm concrete base
2. 150mm concrete base
3. 150mm concrete base
4. 150mm concrete base
5. 150mm concrete base
6. 150mm concrete base
7. 150mm concrete base
8. 150mm concrete base
9. 150mm concrete base
10. 150mm concrete base

To be constructed as follows:
1. 150mm concrete base
2. 150mm concrete base
3. 150mm concrete base
4. 150mm concrete base
5. 150mm concrete base
6. 150mm concrete base
7. 150mm concrete base
8. 150mm concrete base
9. 150mm concrete base
10. 150mm concrete base

To be constructed as follows:
1. 150mm concrete base
2. 150mm concrete base
3. 150mm concrete base
4. 150mm concrete base
5. 150mm concrete base
6. 150mm concrete base
7. 150mm concrete base
8. 150mm concrete base
9. 150mm concrete base
10. 150mm concrete base

South

Lintels

Lintels to cavity walls to be 100mm x 100mm x 100mm bearing of 150mm and be installed in strict accordance with manu. instructions with a dip cavity tray over-see lintel schedule.

Lintels over openings in 100mm block walls to be 100mm x 100mm x 100mm unless specified otherwise with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm acboard to achieve a min. 1/2 hr fire resistance.

Windows/Doors

To be 100mm x 100mm or similar, to be double glazed with sealed units and weatherstripped. Each window to incorporate a controllable trickle vent of 400mm². Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

Smoke Detection

Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated on drawing.
Self contained smoke alarms are to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

Ventilation

All habitable rooms to contain opening vents equal to 1/20th floor area.
All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

Hot Water Systems

A room thermostat or thermostatic radiator valves are to be installed.
All pipes not contributing to useful heat requirements to be insulated.

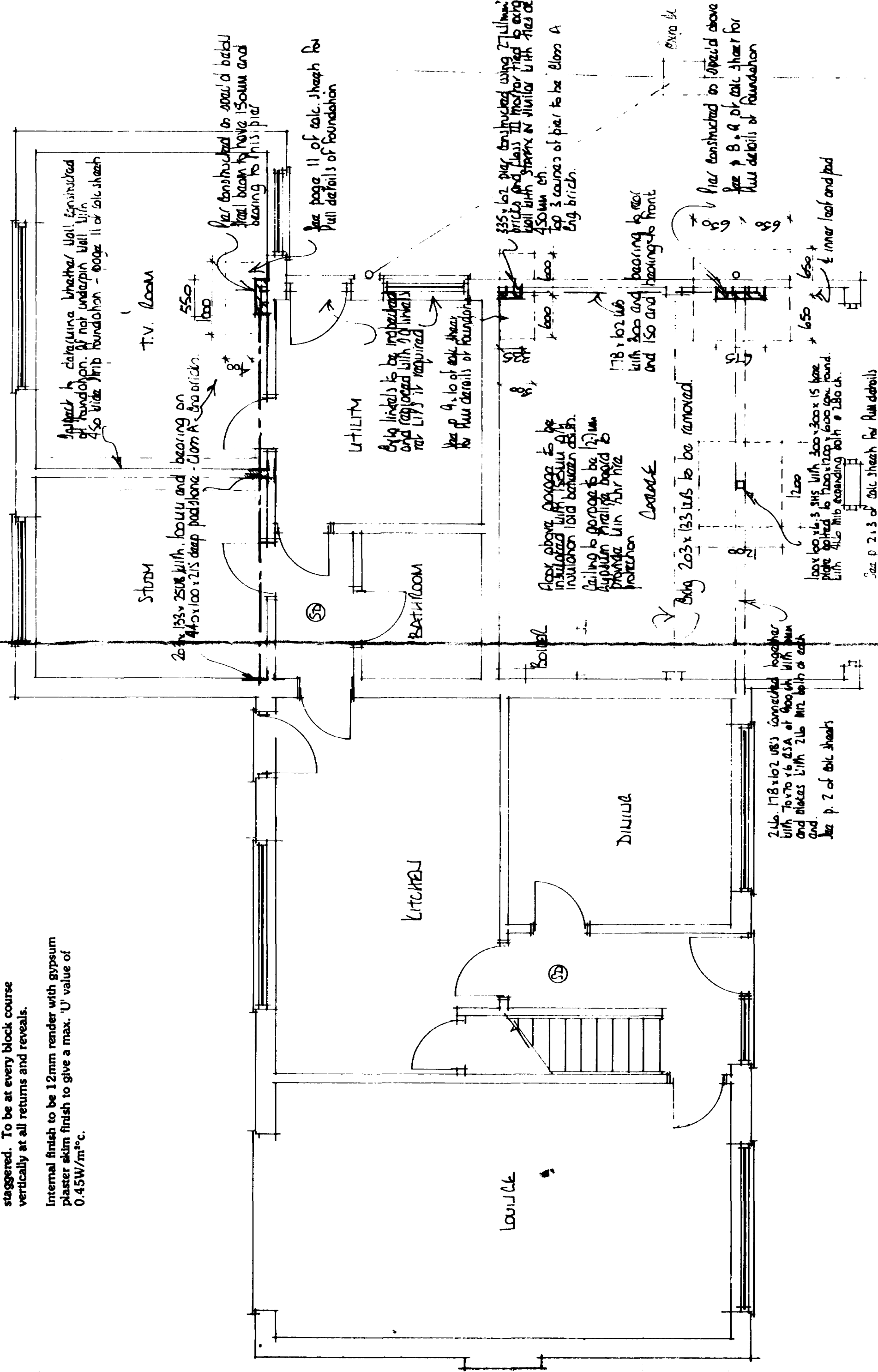
Drainage

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to external drainage point. From external drainage point, 5.0m from the nearest building, excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manu. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.

Supply and install where indicated 100mm dia. soil and vent pipe joined to 100mm dia. upturned bend at base. Finish at top 900mm above window head ht. with pvc cage.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manu. instructions.

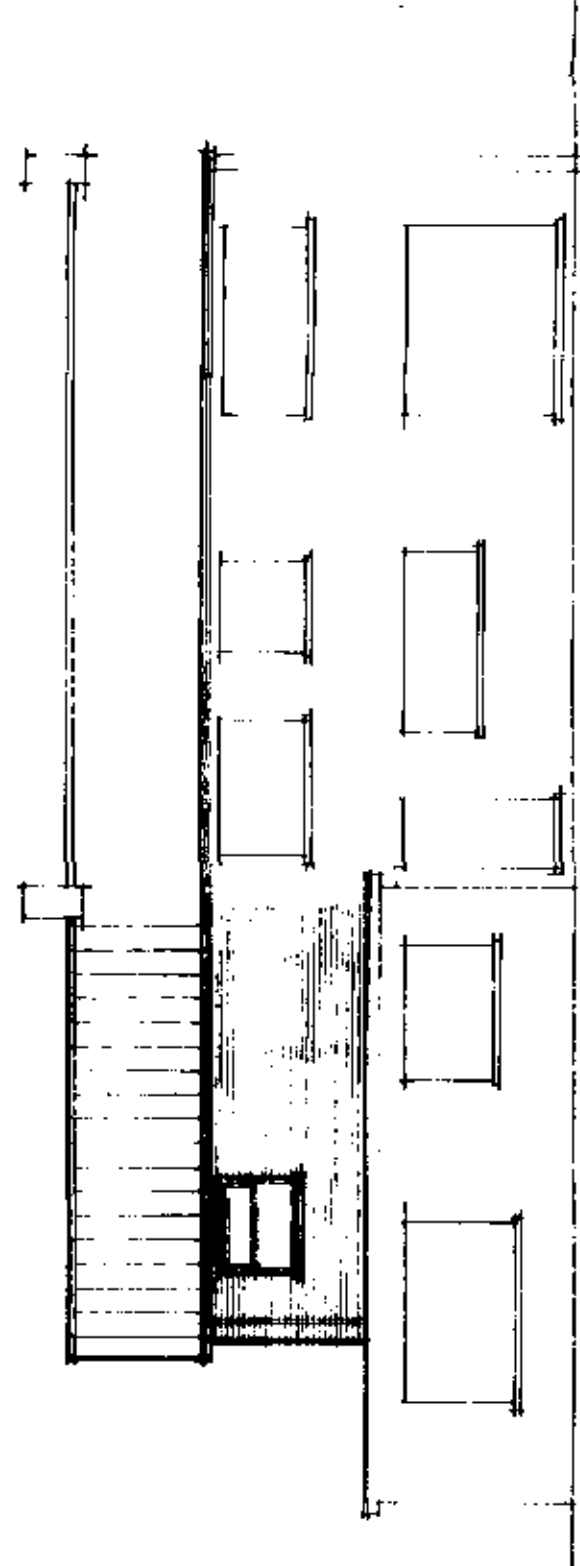
East



Ground Floor

First Floor

Drawn By	W. J. J. O. Blane
Date	19/01/01
Client	W. J. J. O. Blane
Job Title	W. J. J. O. Blane
Company	W. J. J. O. Blane
Address	W. J. J. O. Blane
City	W. J. J. O. Blane
Postcode	W. J. J. O. Blane
Phone	W. J. J. O. Blane
Fax	W. J. J. O. Blane
Email	W. J. J. O. Blane
Website	W. J. J. O. Blane
Revisions	
Date	
By	
Check	
Approved	
Signature	
Stamp	
Notes	
Scale	1:50, 1:100
Date	19/01/01
Drawn by	W. J. J. O. Blane
Check	
Approved	
Signature	
Stamp	
Notes	
Scale	1:50, 1:100
Date	19/01/01
Drawn by	W. J. J. O. Blane
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15

RAINAGE
Surface
Elevate for and fall in where indicated 100mm

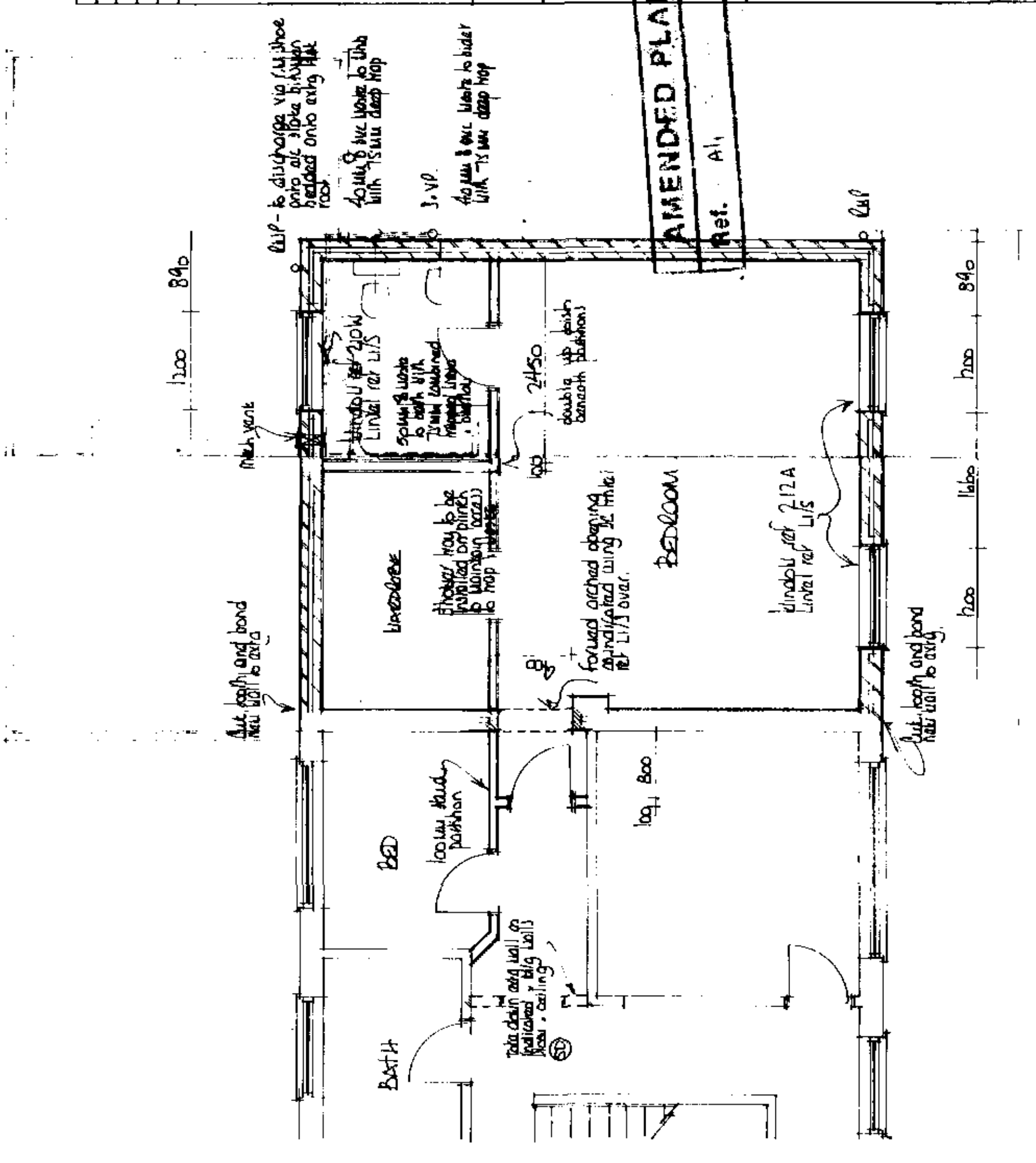
Soil
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.

Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ltc. with pvc cage. All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.

Above ground drainage to comply with BS5722:1978.

Below ground drainage to comply with

All drainage items to be installed in strict accord with manufacturer instructions.

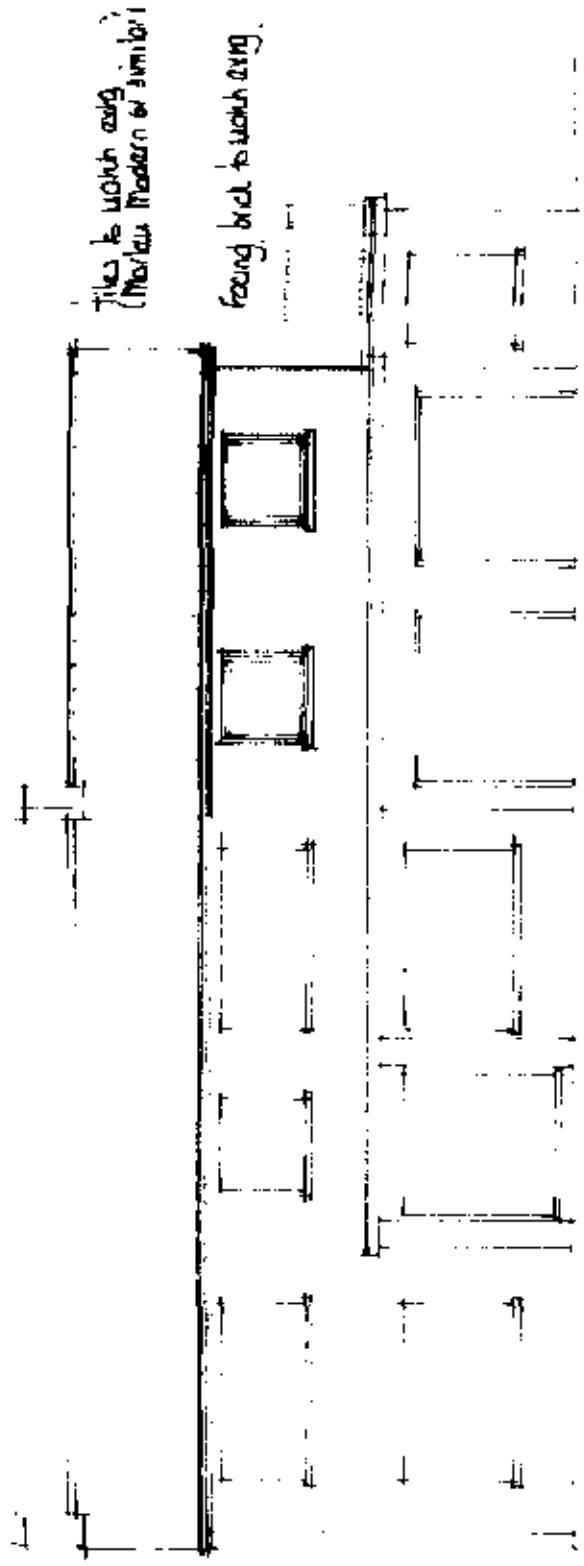


first floor

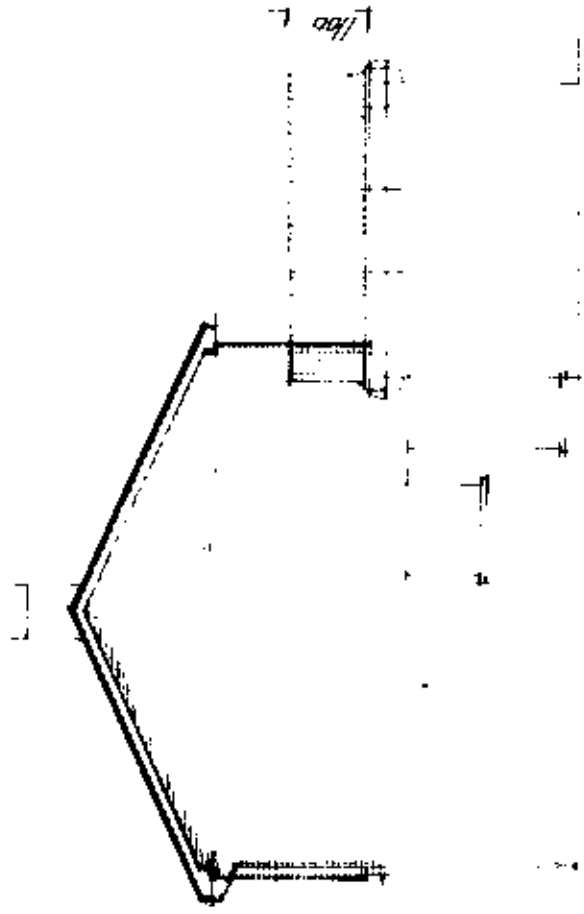
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© copyright			
East Midlands Design Associates "Willow Lodge" Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767968		Client MR. WES. J. C. BLOWE Job Title FIRST FLOOR BEDROOM EXTENSION AT 521 BROADGATE JERTON HILLS, SPALDING.	
Scale 1:50 = 1:100		Date 20/04/94	
Drawing Title PLANS, ELEVATIONS		Drawn by AL	
SOUTH HOLLIS D.C. PLAN D.T. 30 AUG 1994 REF. 03359/174		Date 24/10/01	
Rev B3		Date 24/10/01	

Purks, Elevations

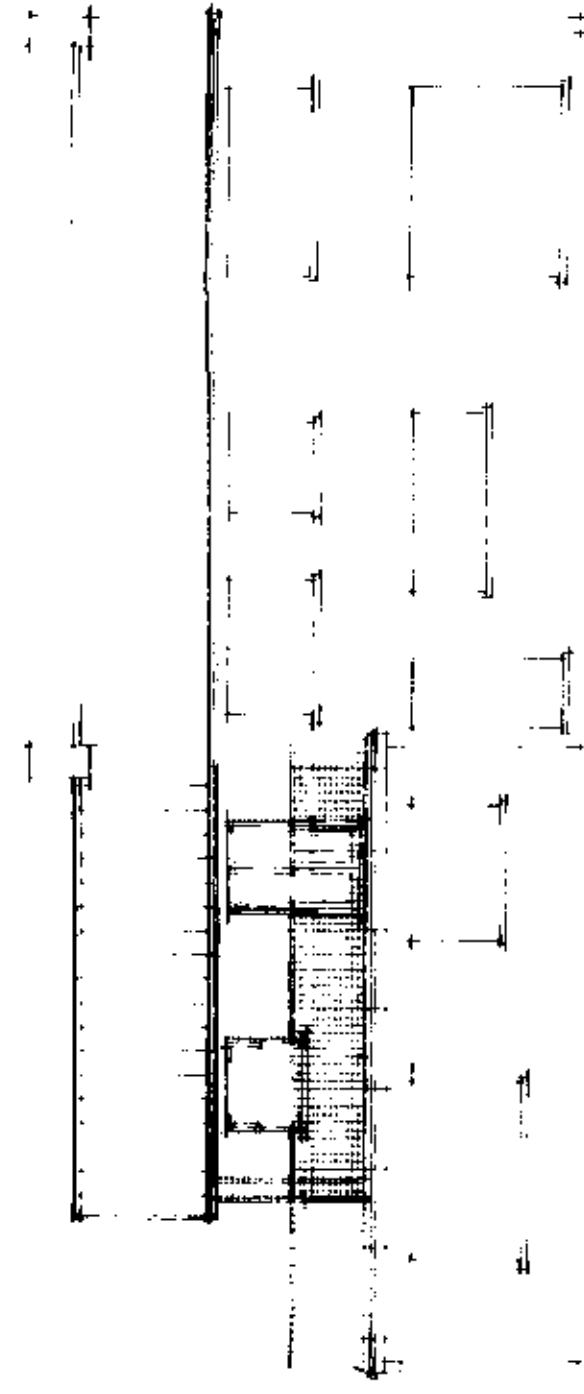
SOUTH HOLLAND D.C.
PLAN D T.
30 AUG 1994
REF. G-8567 1047



West



South



East

FOUNDATIONS

To be 500mm wide and 400mm deep.

First Floor Construction

By the time the first floor is completed, the second floor should be completed. The first floor should be completed before the second floor is started.

Below Ground

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

Cavity Walls

To be 265mm overall constructed as follows: 100mm facing brick, 65mm mineral wool insulation, i.e. Ditherm, 100mm load-bearing insulation blocks, i.e. Hemelle.

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

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. U value of 0.45W/m²K.

LINTELS

Lintels to cavity walls to be IG, to have a min. end bearing of 150mm and be installed in strict accordance with manu. instructions with a dpc cavity tray over-see listed schedule.

Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm spray-on plaster or 12mm lathboard to achieve a min. 1/2 hr fire resistance.

WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped. Each window to incorporate a controllable trickle vent of 4000m³.

Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

VENTILATION

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

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

HOT WATER SYSTEMS

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

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

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446:Part 1:1990 where indicated on drawing.

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

DRAINAGE

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.

Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Fault

Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manu. instructions.

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1/70.

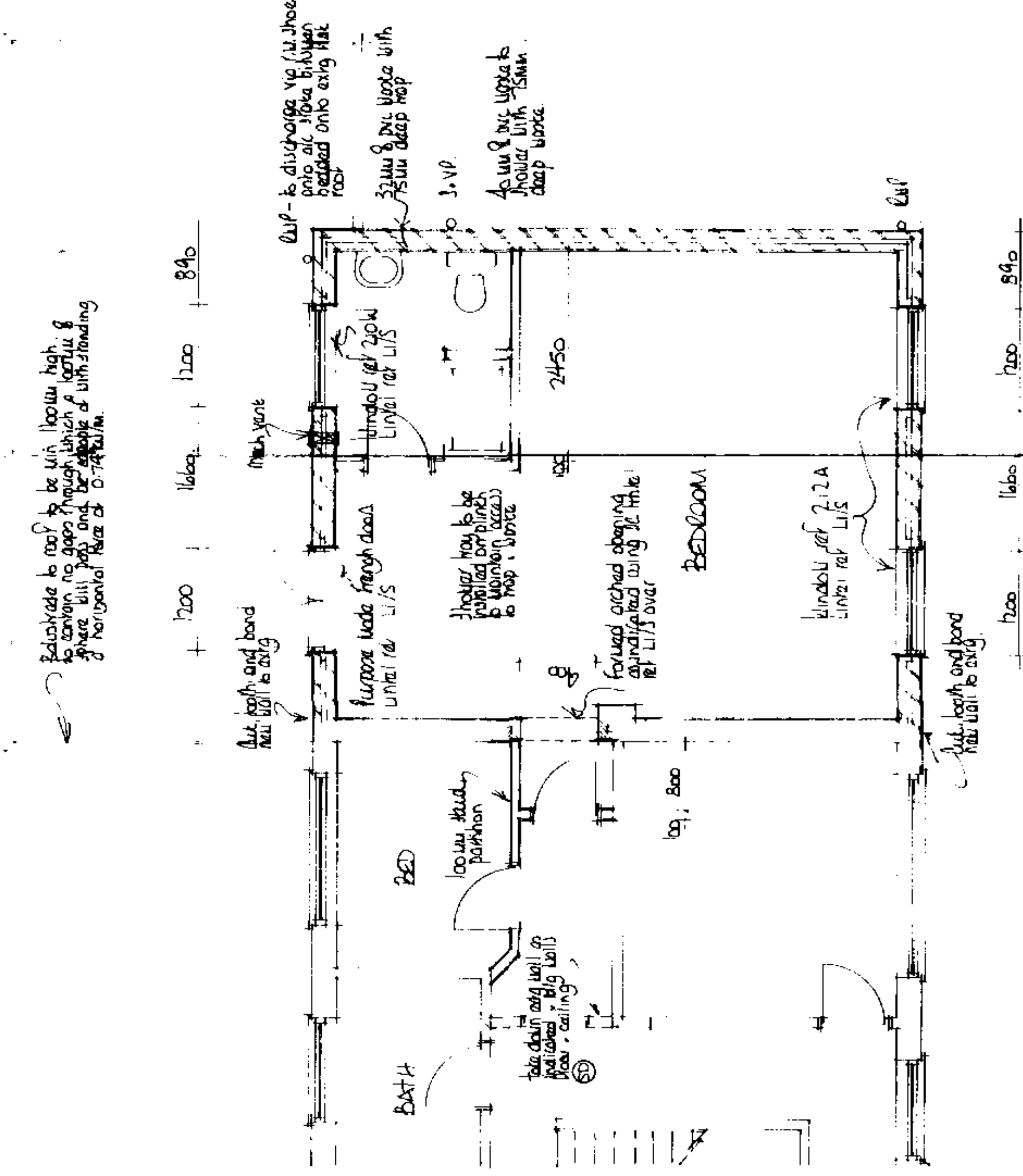
Supply and install where indicated 100mm dia. soil and vent pipe joined to 100mm dia. upturned bend at base. Finish at top, 900mm above window head ht., with pvc cage.

All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.

Above ground drainage to comply with BS5272:1978.

Below ground drainage to comply with BS5301:1995.

All drainage items to be installed in strict accord. with manu. instructions.



ground floor

first floor

Unpainted gyp boards on site - ground to be capable of supporting a self-actuating pressure of 55 kN/m². Footings to be 100mm dia. and 100mm deep. 100mm dia. and 100mm deep. 100mm dia. and 100mm deep.

SOUTH HOLLAND DC. PLAN DEPT. 22 APR 1994

Project information block containing details such as the client (Mr. & Mrs. J. C. Brown), the architect (M. J. C. Brown), the project name (New House), and the date (9/19/01).

