SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0217/94 Received:15-MAR-94 Type:FULL

Name: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 OSH

Agent: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 OSH

Description: Extension to bungalow and garage

Location : The Bungalow Green Bank
Whaplode Drove 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
15-APR-94 H23/0217/94

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

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

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H23/0217/94 Received:15-MAR-94 Type:FULL

Name: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 OSH

Agent: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 OSH

Description: Extension to bungalow and garage

Location : The Bungalow Green Bank
Whaplode Drove Spalding Lincs

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

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

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

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.

12-APR-94 AD check.....AP 14/4

Authorised to issue (inc Delegation).....14/4

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23 | 0217 | 94

Date Registered - 1 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P.J. CRAWLEY
'THE BUNGALOW'
GREEN BANK
WHAPLODE DROVE
SPALDING
LINCS

Tel. No. 0406 330864

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE BUNGALOW, GREEN BANK, WHAPLODE DROVE, SPALDING, LINCS, PE12 0SH

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BUNGALOW & GARAGE EXTENSION

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70-00 If you consider no fee is payable include a written explanation instead.

Signed P Crawley Date 27-2-94

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	[ ]	If so, how many:
(ii) Other new building(s)	[ ]	
(iii) Alterations or extension	[✓]	
(iv) Change of use	[ ]	

4. A. Please state site area (in all cases)	0·11 hectares
B. If building works are proposed, please state extra floor space to be created:	27·9 ON DWELLING 11·06 ON GARAGE sq. metres
C. Please state size of any new structure:- (a) max. height:	6·4 BUNGALOW / 4·8 GARAGE metres
(b) max. length:	5·5 EXTENSION / 10·8 GARAGE EXTENSION metres
(c) max. width:	9·0 / 7·0 metres
D. Please state type and colour of materials for facing external walls:	BRICK / BUFF
E. Please state type and colour of roofing materials.	PLAIN TILES / BROWN } SEE PLAN.
F. Has a survey of the site been undertaken? State Yes or No	No

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC DWELLING

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

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

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?

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 — A. SOAKAWAYS

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

C. Please state whether a land drain will be affected — C. No

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [✓] Septic tank [ ]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed P Lawley (Applicant / Agent) Date 27-2-94

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 P. Lawley (Applicant / Agent) Date 27-2-94

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 .....

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 .....

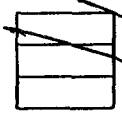
DELEGATED DECISION

Case Officer

Approve (or equiv) — Refuse (or adverse)

Signed DMF Date 13/4

Notes:



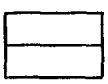
Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1) Sc 80 (materials)
Reason Standard

Condition monitoring:

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



Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

DC INSTRUCTION SHEET

APPLICATION REF: H23/0217/94

Direc ns

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only) 4 copies of 1:100 plan required showing the northern elevation of the garage.

Other.....

Direction authorised by Senior Officer..... Date...9/3

Revalidation after Direction

Information satisfactory Signed..... Date...15/3.

Valid date: 15/3

Amended description: Same

Superseded plans indicated ☑

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ None ☐ All

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer : Darren Toomey

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Bungalow constructed in red brick with plain tile roof.
Boundaries :
Site Features : Garages etc at rear.
Bungalow to north. Some planting on boundary.
Field to south.

Inspected by DMG
Date 9/3

Site Notice posted by
Date
Expiry DMG 9/3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG - 12/4

Acceptable in terms of appearance/ design.

Neighbouring properties not materially affected in my opinion.

Materials to match according to plan.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H23/0217/94

FULL

Applicant: Mr P J Crawley
Tel: 0406 330864

Agent: Mr P J Crawley
0406 330864

Description: Extension to bungalow and garage

Location: The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs

Valid date: ~~01-MAR-94~~ 15-mar-94
Terminal date: ~~26-APR-94~~ 10-may-94
Target dates:
To case officer 08-MAR-94
Inspected by 15-MAR-94
Extra contacts 22-MAR-94
Report if not clear by 05-APR-94
Target Committee: ~~19-APR-94~~ 19-APR-94
Report deadline: 05-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 38.96 M2
Category: Extension
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~07~~ 09-MAR-94	~~28~~ 30-MAR-94
Clerk to Whaplode PC 0406 26739	04-MAR-94	18-MAR-94
Cllr N P Judge MBE 0406 330300	04-MAR-94	11-MAR-94

L C C - No objections to 8 17/3/94

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

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0217/94

Applicant: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 0SH

Agent: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 0SH

Description: Extension to bungalow and garage

Location: The Bungalow Green Bank
Whaplode Drove Spalding Lincs

Type: FULL

Date received: 01-MAR-94

04-MAR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 18-MAR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAR 1994 DG

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

Signed:

S M Maclean

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0217/94

Applicant: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 0SH

Agent: Mr P J Crawley
The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs PE12 0SH

Description: Extension to bungalow and garage

S.H.D.C.
PLANNING
15 MAR 1994
REF Valid

Location: The Bungalow
Green Bank
Whaplode Drove
Spalding Lincs

Type: FULL

Date received: 01-MAR-94

10-MAR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four copies of 1:100 plan required showing the northern elevation of the garage.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

DMG

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan & Building Control Department,
Cou 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 : P3956
Date received : 01-MAR-94

Received from

P J & R Crawley

Address

The Bungalow
Green Bank
Whaplode Drove

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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



ADMIN RECORD SHEET

Initial

Submitted Fee £ 70

Receipt No P3956

Date first Rec'd 01 [illegible] 1994

Registration

Reference H23|0217|94

Cross-Ref B23|0131|94

Date 2|3[illegible]

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ 70 .

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 351 OS Plots
Grid ref 531800 313570

Ward H Parish WHAPLODE

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 029800

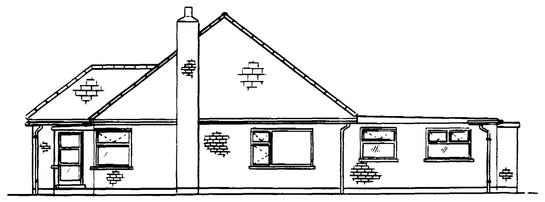
Linked to property Ref V

Dist Bound

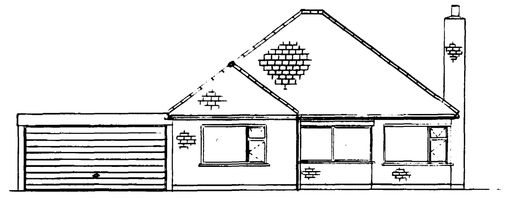
Other:

Planning Records:
Earlier apps

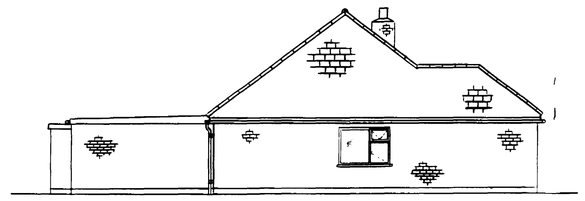
B Reg Records:
Already submitted – Ref:
Request needed
Requested



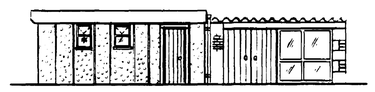
Existing South Elevation
(Garage Omitted)



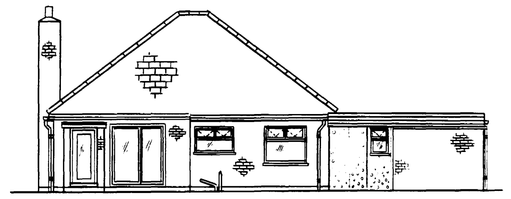
Existing West Elevation



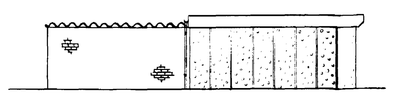
Existing North Elevation
(Garage Omitted)



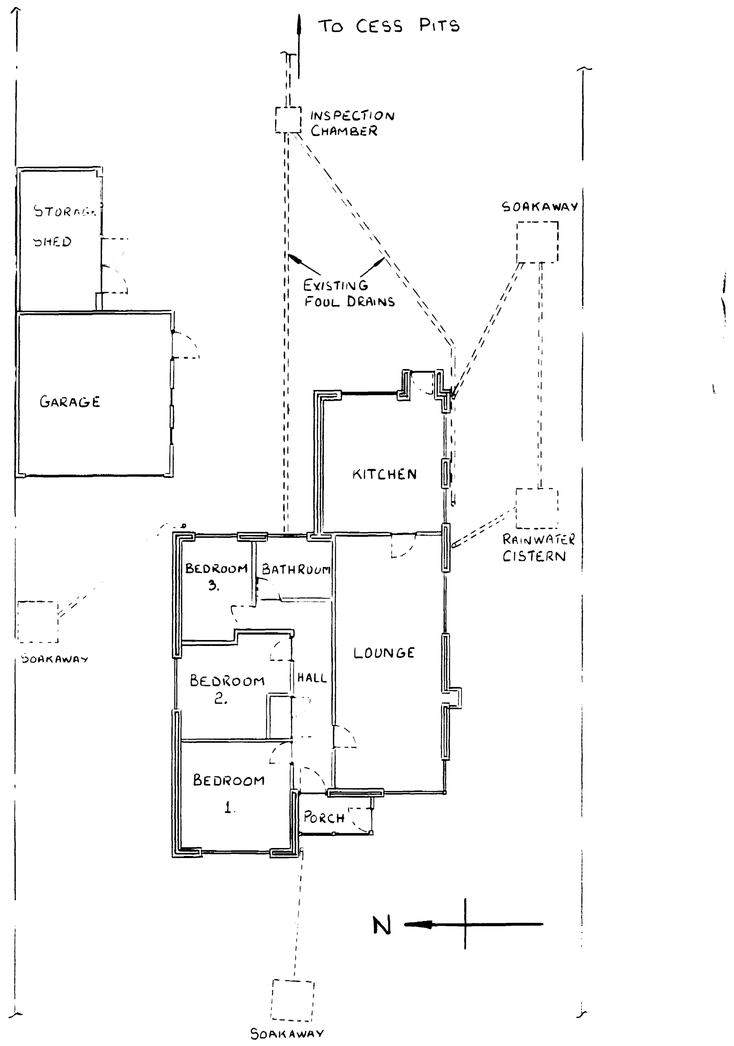
Existing South Elevation Of
Garage And Storage Shed



Existing East Elevation

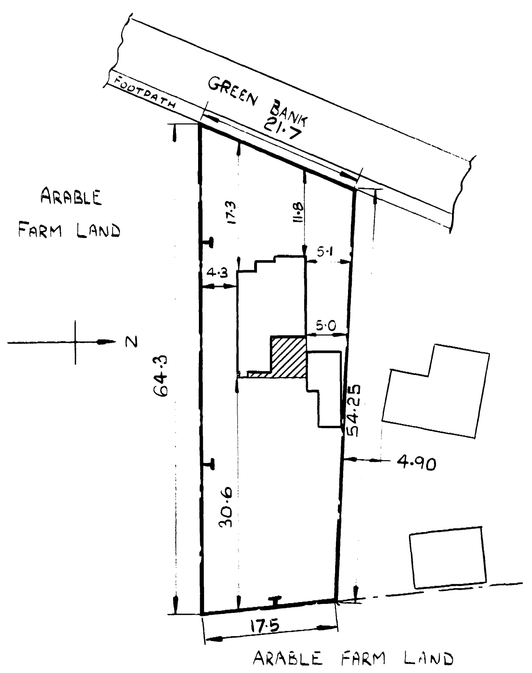


Existing North Elevation Of
Garage And Storage Shed

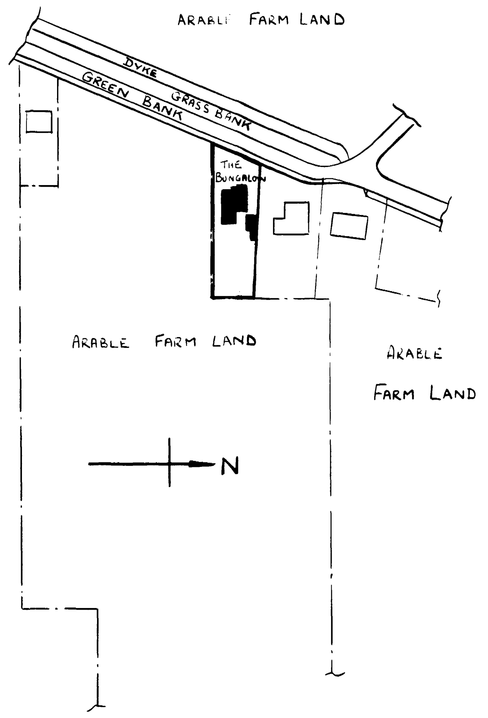


Existing Plan

Block Plan - Scale $\frac{1}{400}$



Site Plan - Scale $\frac{1}{1250}$

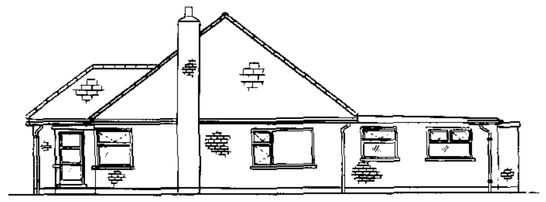


Scale $\frac{1}{100}$

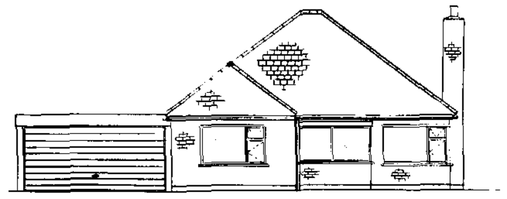
Proposed Bungalow and Garage Extension
For Mr P.J. Crawley Of 'The Bungalow',
Green Bank, Whaplode Drove,
Spalding, Lincs.
Date 29-1-94
Drawn :- P.J. Crawley

Sheet 1 of 2

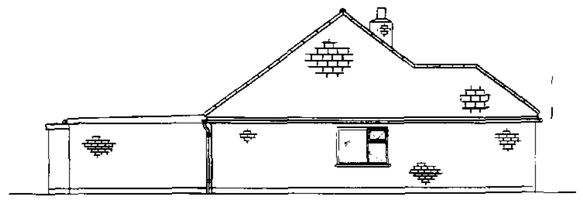
DETERMINED PLAN



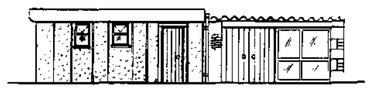
EXISTING SOUTH ELEVATION
(GARAGE OMITTED)



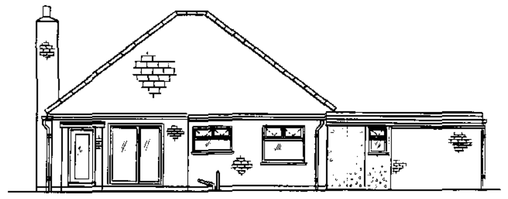
EXISTING WEST ELEVATION



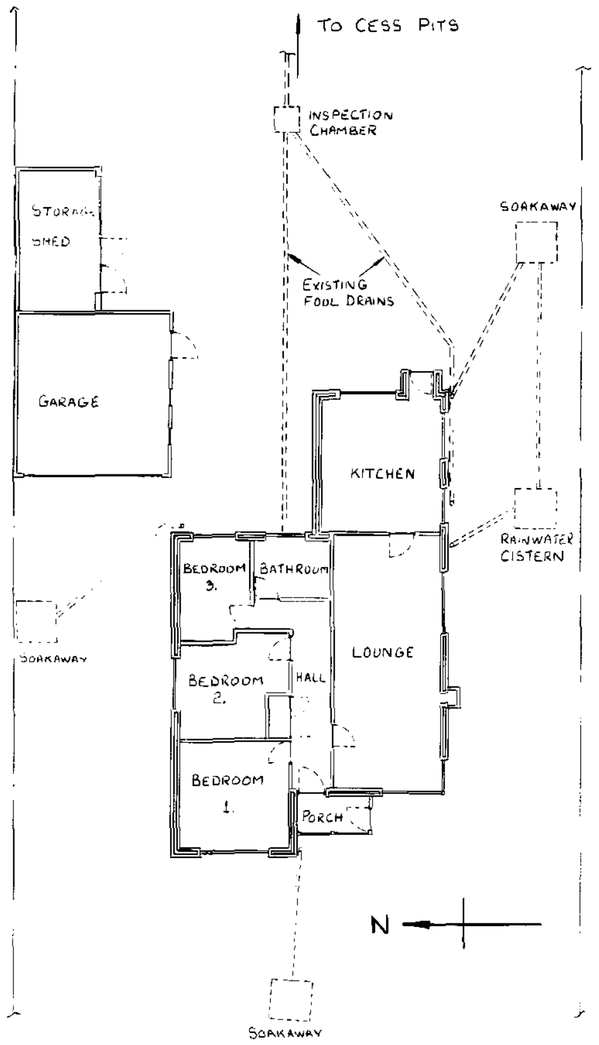
EXISTING NORTH ELEVATION
(GARAGE OMITTED)



EXISTING SOUTH ELEVATION OF
GARAGE AND STORAGE SHED

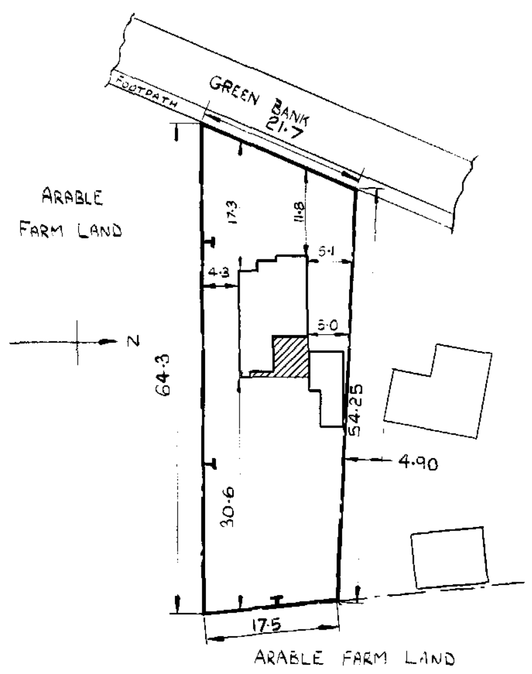


EXISTING EAST ELEVATION

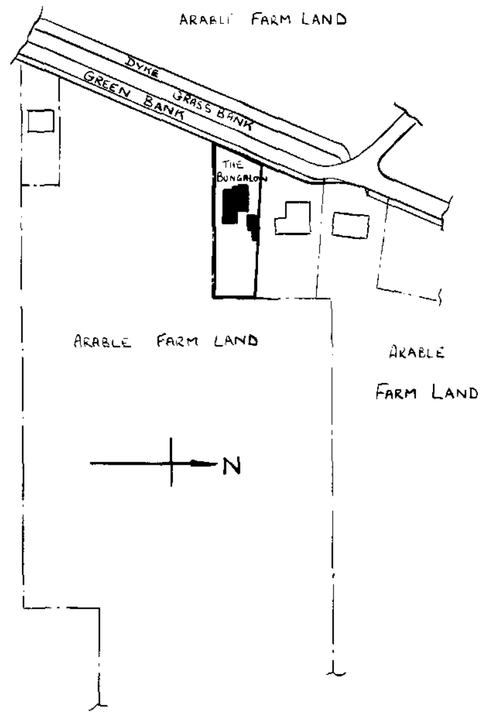


EXISTING PLAN

BLOCK PLAN - SCALE 1/400



SITE PLAN - SCALE 1/1250





EXISTING NORTH ELEVATION OF
GARAGE AND STORAGE SHED

SCALE 1/100

PROPOSED BUNGALOW AND GARAGE EXTENSION
FOR MR P.J. CRAWLEY OF 'THE BUNGALOW',
GREEN BANK, WHAPLODE DROVE,
SPALDING, LINCS.
DATE 29-1-94
DRAWN :- P.J. CRAWLEY

SHEET 1 OF 2

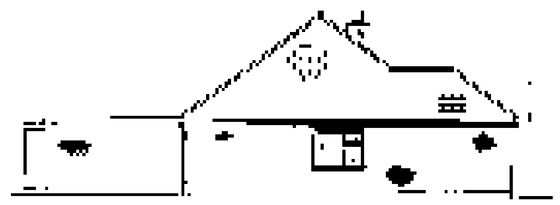
DETERMINED
PLAN



Existing South Elevation
(Garage Omitted)



Existing West Elevation



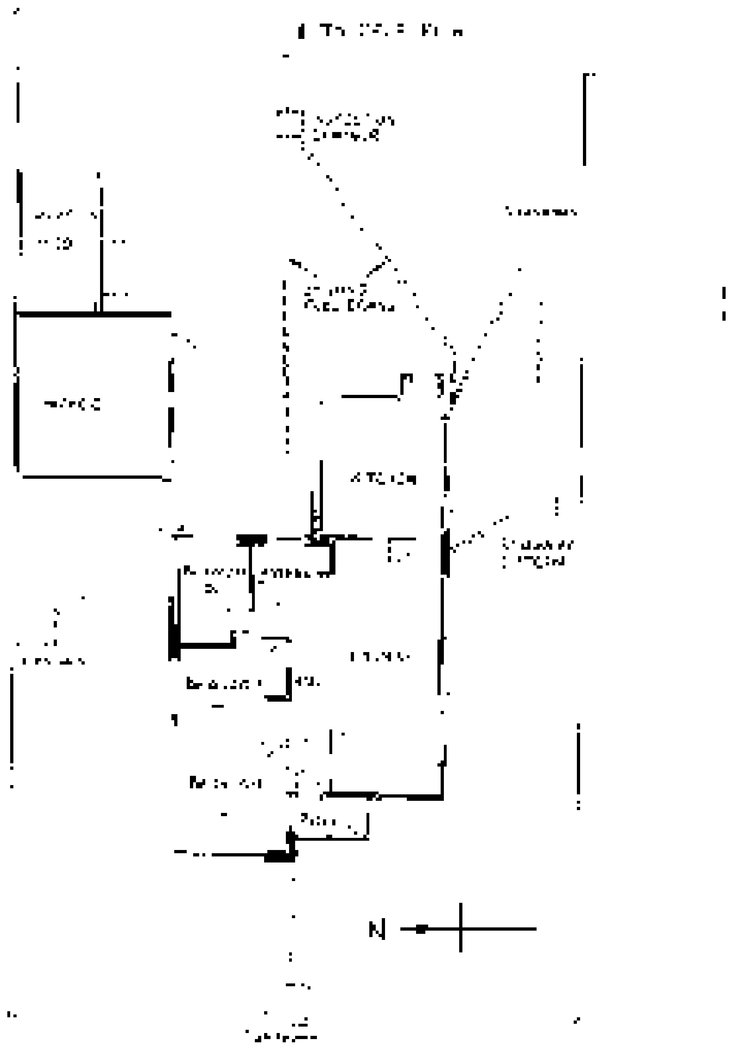
Existing North Elevation
(Garage Omitted)



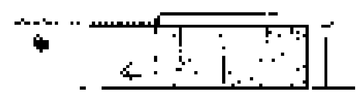
Existing South Elevation of
Garage and Storage Shed



Existing East Elevation

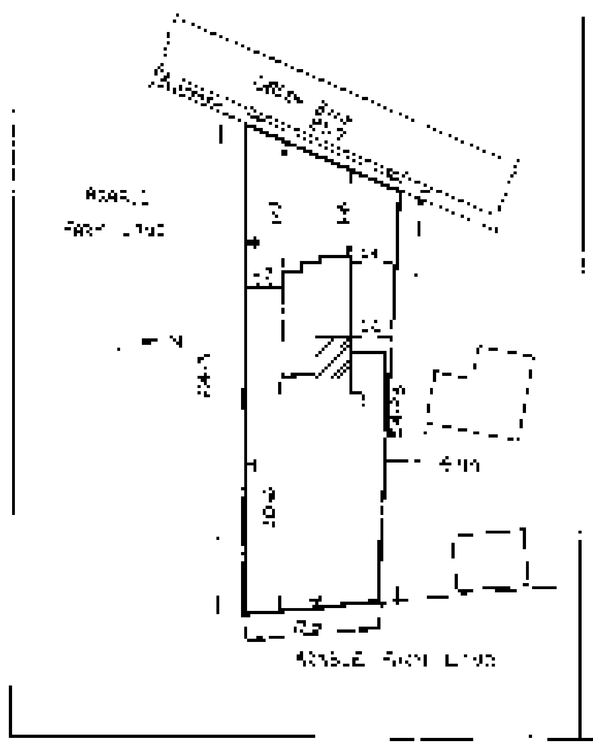


Existing Plan

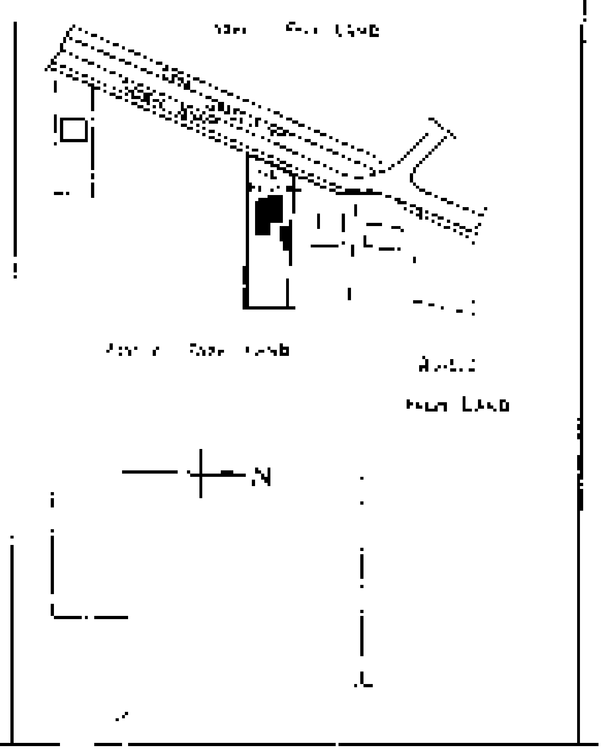


Existing North Elevation of
Garage and Storage Shed

Block Plan - Scale 1/400



Site Plan - Scale 1/1250



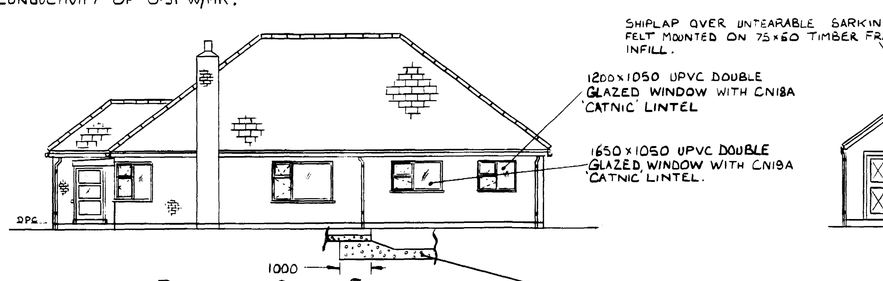
Scale 1/100

Proposed Bungalow and Garage Extension
For Mr F.D. Crawley at [illegible] Bungalow,
Green Bank, Wharfedd, Drove,
Bradford, Wilts.
Date 29-11-94
Drawn by R.C. Crawley

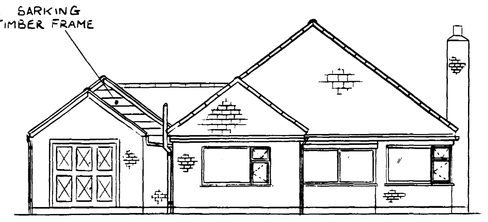
Sheet 1 of 2

General Notes

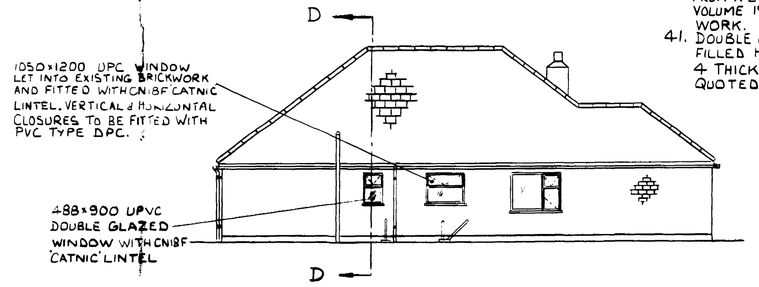
1. All Dimensions in mm Except Block Plan & Where Stated.
2. All Work To Comply With Current "Building Regulations 1991."
3. All Work To Be To The Satisfaction Of The Local Authority.
4. Foundations:
   - Strip Off Vegetation, Soil Etc.
   - Foundation To Be To Depth Of 1·0m Minimum Or To Suit Local Ground Conditions To The Satisfaction Of The Local Authority Building Control Officer.
   - Foundation To Be 600mm Wide x 300mm Deep Of 4:2:1 Mix Concrete. To Be Cast To Building Control Officer's Satisfaction.
5. 1.BL Common Bricks To Be Used Below DPC Level On Inner Leaf 1 Up To 75mm Below DPC On Outer Leaf.
6. Cavity To Be Infilled With Concrete Up To Ground Level.
7. All Walls Except The Garage To Be Of Cavity Construction Having A 50mm Cavity Filled With 50mm Mineral Wool Slab Having A Thermal Conductivity Of 0·035 W/mK. Internal Surfaces To Be Plastered With 13mm Of Lightweight Plaster Giving All Exposed Walls A 'U' Value Of 0·50 W/m²K
8. External Leaf Of Walls From 75mm Below DPC Level To Be Constructed Of Facing Bricks As Existing. Inner Leaf Constructed Of 130mm Medium Weight Concrete Blocks Having A Thermal Conductivity Of 0·51 W/mK.
9. Dwelling Floor Construction: 65 Cement Sand Screed (1:3 Mix) Reinforced With Lightweight Steel Mesh Trowel Finished To Existing Floor Level - On 50 'Jablite' Floor Grade Insn Board (With 25 'Jablite' Insn' Vertical Upstand To Top Of Screed Around Perimeter Of Exposed Walls) All Joints Taped. - On 100 Concrete Slab (1:2:4 Mix) - On 1200g Dp Membrane Continueing Vertically Up Walls And Under Inner Leaf Dpc And Bonded To Existing Floor Membrane - On 150 Consolidated Hardcore Blinded With Sand & Overlaid With 150mm Of 1:2:4 Mix Concrete On A Damp Proof Membrane Of 1000 Gauge Pvc Sheet. This Is To Be Continuous With Damp Proof Course In Adjoining Walls.
11. Where Possible All Returns To Be 600mm Before Any Openings.
12. All Brickwork & Blockwork To Be Toothed & Bonded Into Existing Brickwork
13. Horizontal Dpc To Be 100mm Wide & 150mm Above Ground Level.
14. Wall Ties To Be Generally At 900mm Ctrs Horizontally & 450mm Centres Vertically & Staggered. At Cavity Closures Wall Ties To Be Within 150mm Of Opening & Spaced 300mm Apart.
15. All Wall Closures To Be Fitted With Pvc Type Vertical Dpc. Horizontal Dpc Also To Be Of Pvc Type.
16. New Ceiling Heights To Be 2·3m Minimum.
17. Roof Insulation To Be 150mm Thick Fibreglass
18. Opening Windows To Provide Ventilation In Excess Of 1/20 Of Floor Area
19. Rsj To Be Protected From Fire By 2 Layers Of 12mm Plasterboard Nailed To Wooden Cradles & Bound With 2mm Ø Wire Binding At 100mm Pitch. The Whole Rendered With Plaster Skim
21. All 'Catnic' Lintels To Have 150mm Min Footing At Each End And A Minimum Of 300mm Of Brickwork Above.
22. External Cavity Walls To Be Firestopped With A Brick Header Course.
23. All Structural Timber To Be Gs Grade. Class Sc3. To Be Treated With Preservative In Accordance With Schedule 5 Table 5
24. Rainwater To Be Conveyed From Roof By 125mm Osma Pvc Guttering With 75mm Ø Downpipes. See Attached Sheets For Drainage Area Calculations.
25. All Below Ground Foul & Rainwater Drains To Be 100 'Hepseal' Salt Glazed Pipes With Flexible Couplings. Laid On & Packed With Pea Gravel At A Gradient Of 1 In 40.
26. Sinks & Bath To Be Fitted With 'Osma' P Series Traps. Above Ground Drainage To Be By 38mm Waste Pipes Feeding To Back Entry Gulleys. Waste Pipes To Discharge Below Grating Level But Above Water Level.
27. Percentage Of Ventilation Openings To Floor Area Kitchen - 5·8%, Utility Room - 8·7%, Dining Room - 5·1% Bedroom 3 - 5·3%, Ensuite - 14%, Bathroom - 6·3%, Lounge - 6·2% Workshop - 8·2%, Bedroom 1 - 5·8%, Bedroom 2 - 6·04%.
28. All Windows Except Garage To Be Upvc Double Glazed Units As Existing. See Note 41.
29. Inspection Chamber To Be Of 230mm Brick Construction On 150mm Concrete Base, Drains To Run In Salt Glazed Open Channels Supported In Concrete Benching. Cover To Be Of Steel Non Ventilating Type.
30. Existing Foul Drain To Be Adequately Stopped In Accordance With Building Regulations
31. Any Drains Close To & Below Foundation Level To Be Filled With Concrete In Accordance With Building Reg: H1 Section 2.7.
32. Extension Volume:
    - Dwelling - 112·7 m³ Of Which 47·6 m³ Is Existing Kitchen.
    - Garage & Workshop 27·3 m³ Of Which 26·7 m³ Is Existing Garage & Storage Shed.
33. Existing Kitchen, Garage & Storage Shed To Be Demolished & Removed From Site Including Floors & Any Supporting Foundations.
34. No Work To Commence Until All Calculations Are Approved By The Local Authority
35. All New And Existing Ground Floors To Be At The Same Level.
36. Mechanical Ventilation To Be Provided To Kitchen By Cooker Hood Extraction Unit Having An Extraction Rate Of Not Less Than 30 Litres/Sec.
37. Mechanical Ventilation To Be Provided To Bathroom With An Extraction Rate Of Not Less Than 15 Litres/Sec.
38. All New Upvc Windows To Be Fitted With Trickle Vents Having A Total Area Of Not Less Than 4000mm² Each.
39. Space Heating Provided By Existing Oil Fired 'Boulter Camray' Central Heating Boiler Rated At 19kW (Potential Uprate To 21kW) Proposed Rooms To Be Fitted With Suitable Radiators And Connected In Parallel With Existing Fully Pumped System.
40. Hot Water Storage Is Existing Loft Mounted Indirect Hot Water Cylinder Of 150 Litres Capacity Connected To A Two Vent Fully Pumped Domestic Hot Water System. Indirect Cold Water Supply Is From A 250 Litres Storage Tank And Direct Side Expansion Tank Volume 19·50 Litres. This System Will Be Unaffected By Extension Work.
41. Double Glazed Units Manufactured To Bs 5713:- To Be Argon Filled Hermetically Sealed And Comprising Two Panes Of 4 Thick Toughened Glass At 16 Seperation. Manufacturers Quoted 'U' Value 2·5 w/m²k.



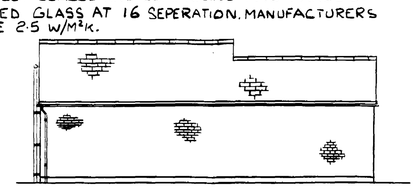
Proposed South Elevation.
(Garage Omitted)



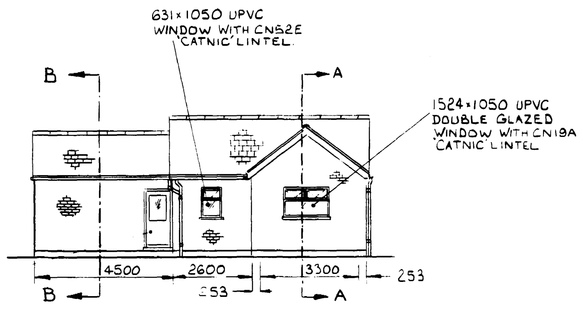
Proposed West Elevation.



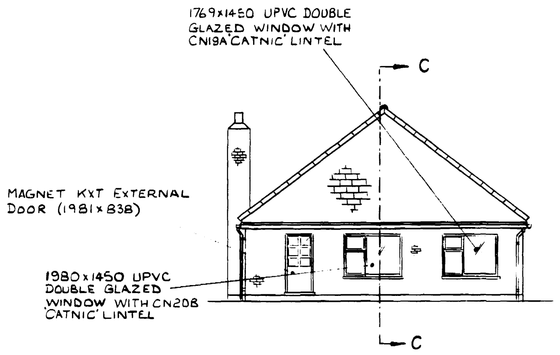
Proposed North Elevation
(Garage Omitted)



Proposed Garage North Elevation



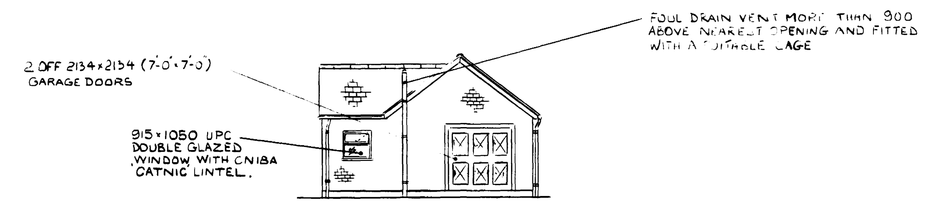
Proposed Garage South Elevation.



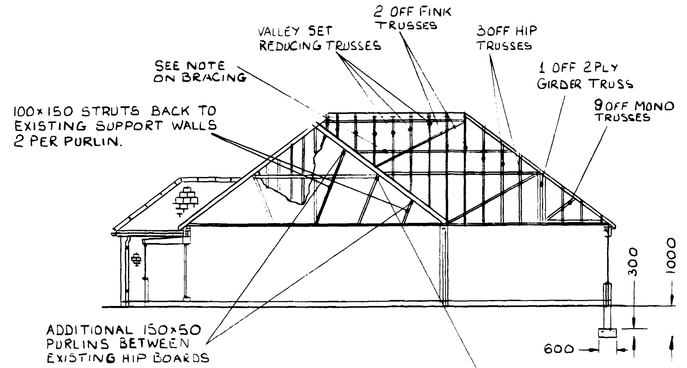
Proposed East Elevation.
(Garage Omitted)

Dwelling And Garage Roof Construction.

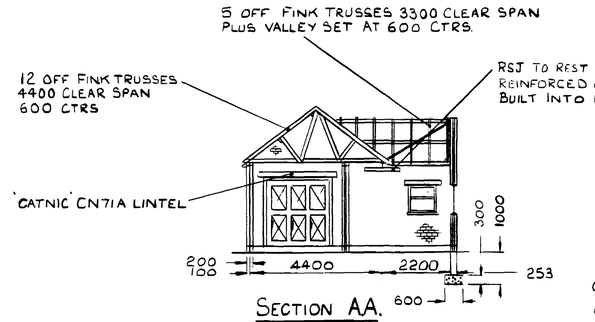
- Pitch Angle 37°
- Manufactured Trussed Rafters At 600 Ctrs. Certificate To Be Presented Prior To Commencement Of Work With Roof Trusses.
- Trusses To Abut Walls With Which They Run Parallel.
- Trusses To Be Fitted Onto 100 x 50 Wallplates With Manufacturers Supply 'Truss Clips'. Wall Plates To Be Raw Bolted To Wall.
- Wind Bracing To Roof Trusses To Be In Accordance With Manufacturers Instructions.
- Trusses, Wind Bracing And Binders To Comply With B.S. 5268 Part 3.
- Lateral Support To Gable End Walls To Be Provided At Both Ceiling And Rafter Level Using Either 'Catnic' Or 'Bat' Holding Down Straps At 1200 Centres. Timber Blocking Pieces Provided To Structural Members Where Lateral Restraint Straps Are At Right Angles To Them.
- Roof Tiles To Be Matching Plain Type, 265 x 165 x 12. Producing A Dead Load Of 0·9 kN/m² Of Plan Area
- Tiles To Be Fitted To 38 x 25 Battens On Top Of Unterrable 'Barking Felt.
- Roof To Be Finished With Suitable Facias & Soffits.
- Apex To Be Fitted With Matching Half Round Ridge Tiles.
- Due To Exposed Location Garage And Workshop To Have Bat Standard Wall Plate Straps (2 off 30 x 1000) At 2000 Ctrs.
- Suitable Noggins Applied At Ceiling Joist Level To Accept 12·5 Plasterboard



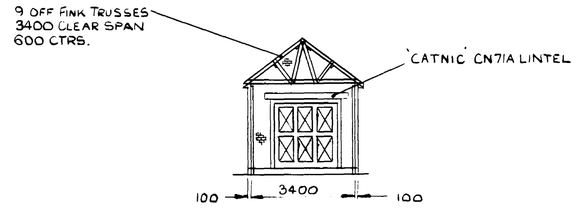
Proposed Garage East Elevation.



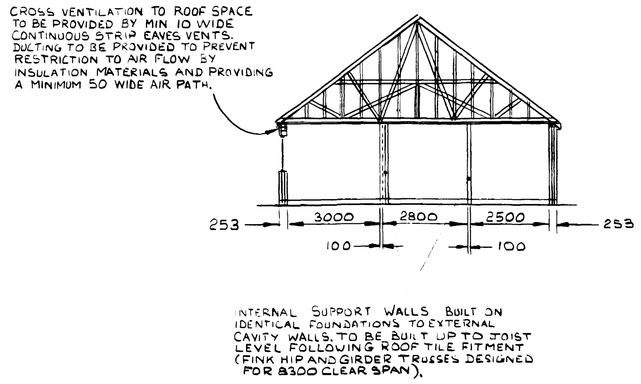
Section C.C.



Section AA.



Section B.B.



Section D.D.

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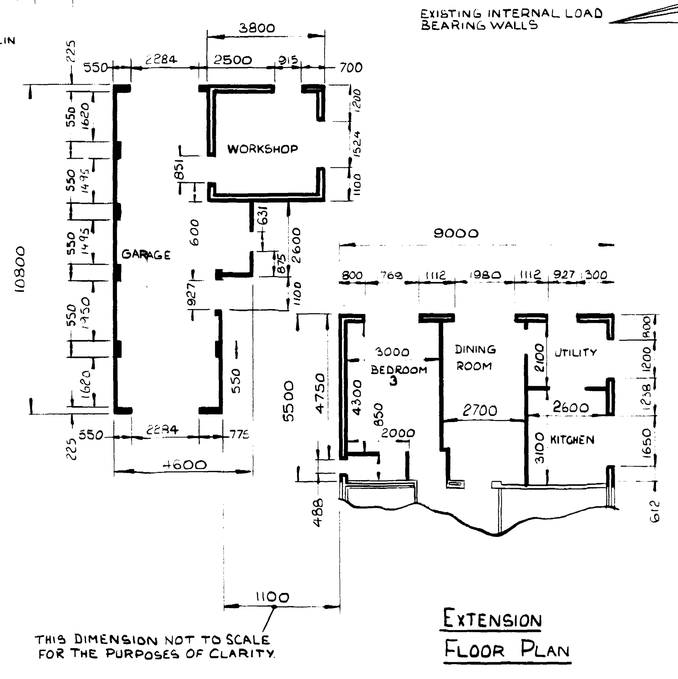
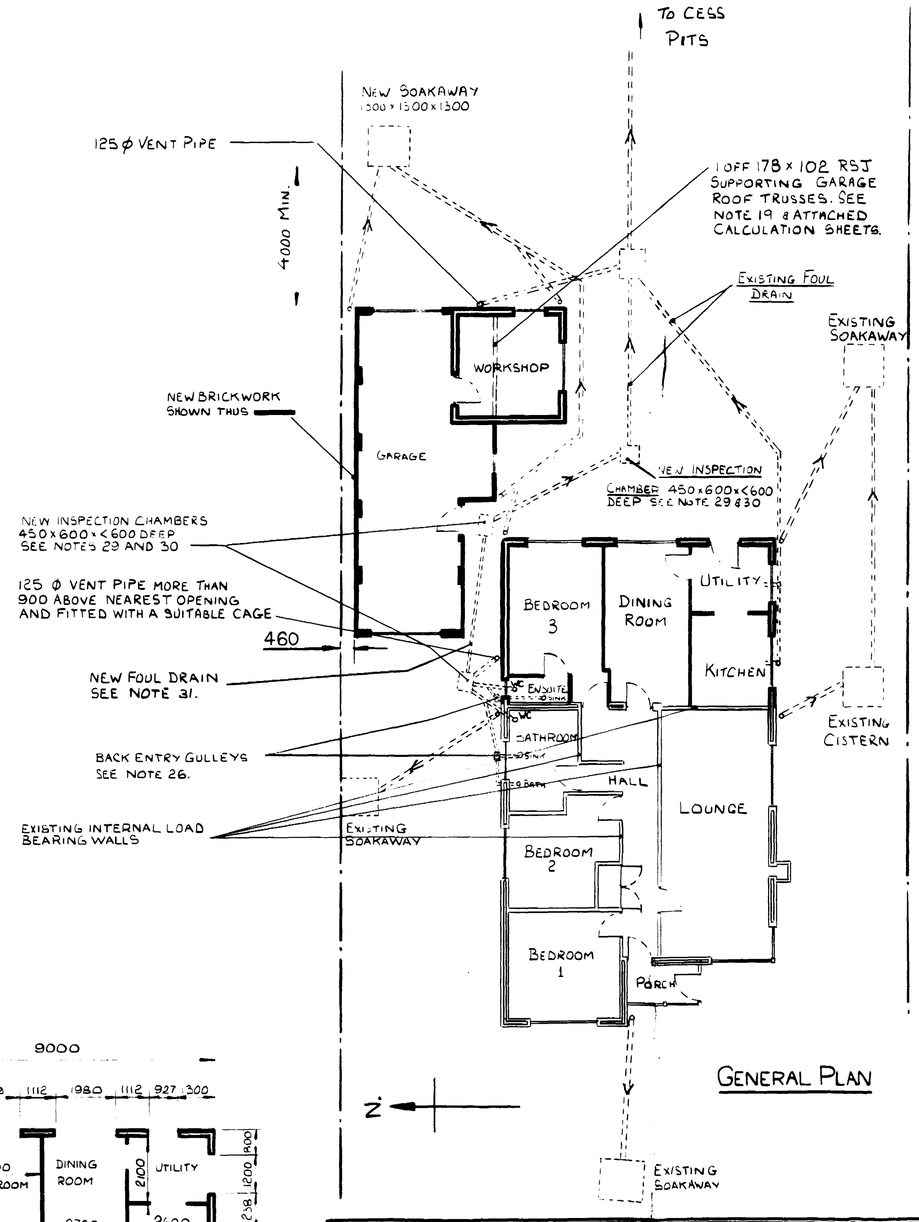


Extension Floor Plan



General Plan

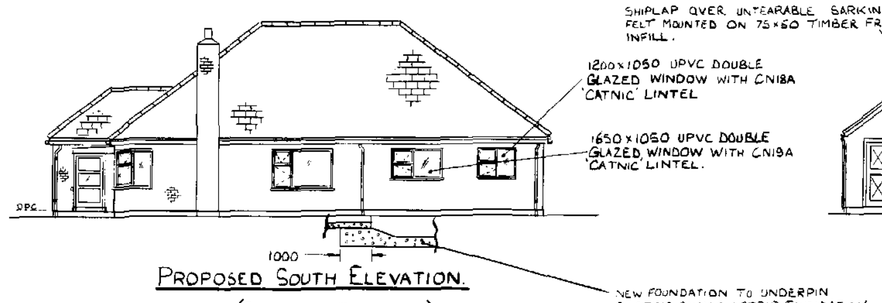
Proposed Bungalow And Garage Extension
For Mr P. J. Crawley Of 'The Bungalow',
Green Bank, Whaplode Drove,
Spalding, Lincs.
Date: 29-1-94
Drawn: P. J. Crawley.

Sheet 2 Of 2

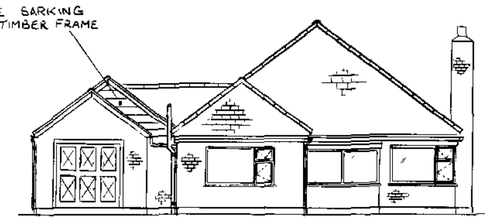
Determined
Plan

General Notes

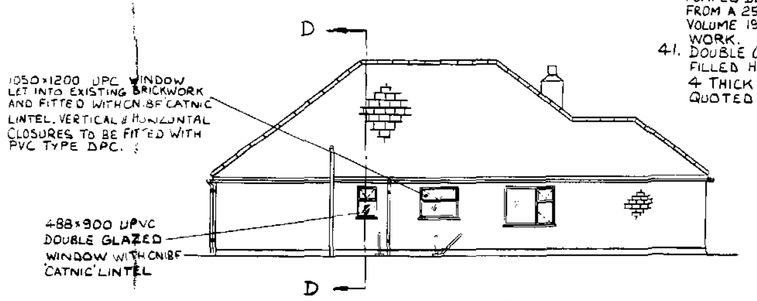
1. All Dimensions In mm Except Block Plan Or Where Stated.
2. All Work To Comply With Current 'Building Regulations 1991'
3. All Work To Be To The Satisfaction Of The Local Authority.
4. Foundations:
   - Strip Off Vegetation, Soil Etc.
   - Foundation To Be To Depth Of 1.0m Minimum Or To Suit Local Ground Conditions To The Satisfaction Of The Local Authority Building Control Officer.
   - Foundation To Be 600mm Wide x 300mm Deep Of 4-2-1 Mix Concrete. To Be Cast To Building Control Officers Satisfaction.
5. L.B.L. Common Bricks To Be Used Below D.P.C. Level On Inner Leaf 1 Up To 75mm Below D.P.C. On Outer Leaf.
6. Cavity To Be Infilled With Concrete Up To Ground Level.
7. All Walls Except The Garage To Be Of Cavity Construction Having A 50mm Cavity Filled With 50mm Mineral Wool Slab Having A Thermal Conductivity Of 0.035 W/mK. Internal Surfaces To Be Plastered With 13mm Of Lightweight Plaster Giving All Exposed Walls A 'U' Value Of 0.50 W/m^2K
8. External Leaf Of Walls From 75mm Below D.P.C. Level To Be Constructed Of Facing Bricks As Existing. Inner Leaf Constructed Of 100mm Medium Weight Concrete Blocks Having A Thermal Conductivity Of 0.51 W/mK.
9. Dwelling Floor Construction: 65 Cement Sand Screed (1:3 Mix) Reinforced With Lightweight Steel Mesh Trowel Finished To Existing Floor Level - On 50 'Jablite' Floor Grade Insn' Board (With 25 'Jablite' Insn' Vertical Upstand To Top Of Screed Around Perimeter Of Exposed Walls) All Joints Taped - On 100 Concrete Slab (1:12:4 Mix) - On 1200 G.P. Membrane Continuing Vertically Up Walls And Under Inner Leaf D.P.C. And Bonded To Existing Floor Membrane - On 150 Consolidated Hardcore Blinded With Sand To Protect Above.
10. Garage Floor Construction To Consist Of 150mm Of Well Consolidated Hardcore Blinded With Sand & Overlaid With 150mm Of 1:12:4 Mix Concrete On A Damp Proof Membrane Of 1000 Gauge PVC Sheet This Is To Be Continuous With Damp Proof Course In Adjoining Walls.
11. Where Possible All Returns To Be 600mm Before Any Openings.
12. All Brickwork & Blockwork To Be Toothed & Bonded Into Existing Brickwork
13. Horizontal D.P.C. To Be 100mm Wide & 150mm Above Ground Level
14. Wall Ties To Be Generally At 900mm C'cs. Horizontally & 450mm Centres Vertically & Staggered. At Cavity Closures Wall Ties To Be Within 150mm Of Opening & Spaced 300mm Apart.
15. All Wall Closures To Be Fitted With PVC Type Vertical D.P.C. Horizontal D.P.C. Also To Be Of PVC Type.
16. New Ceiling Heights To Be 2.3m Minimum.
17. Roof Insulation To Be 150mm Thick Fibreglass
18. Opening Windows To Provide Ventilation In Excess Of 1/20 Of Floor Area.
19. Rsj To Be Protected From Fire By 2 Layers Of 12mm Plasterboard Nailed To Wooden Cradles & Bound With 2mm Ø Wire Binding At 100mm Pitch. The Whole Rendered With Plaster Skim.
20. All 'Catnic' Lintels To Have 50mm Min. Footing At Each End And A Minimum Of 300mm Of Brickwork Above.
21. External Cavity Walls To Be Firestopped With A Brick Header Course.
22. All Structural Timber To Be GS Grade, Class SC3, To Be Treated With Preservative In Accordance With Schedule 5 Table 5.
23. Rainwater To Be Conveyed From Roof By 125mm Osma PVC Guttering With 75mm Ø Downpipes. See Attached Sheets For Drainage Area Calculations.
24. Rainwater To Be Conveyed From Roof By 125mm Osma PVC Guttering With 75mm Ø Downpipes. See Attached Sheets For Drainage Area Calculations.
25. All Below Ground Foul & Rainwater Drains To Be 100 'Hepseal' Salt Glazed Pipes With Flexible Couplings Laid On & Packed With Pea Gravel At A Gradient Of 1 In 40.
26. Sinks & Bath To Be Fitted With 'Osma' 'P' Series Traps. Above Ground Drainage To Be 8Y 88mm Waste Pipes Feeding To Back Entry Gulleys. Waste Pipes To Discharge Below Grating Level But Above Water Level.
27. Percentage Of Ventilation Openings To Floor Area
    Kitchen - 5.8%, Utility Room - 8.7%, Dining Room - 5.1%, Bedroom 3 - 5.3%, Ensuite - 14%, Bathroom - 6.3%, Lounge - 6.2%, Workshop - 8.2%, Bedroom 1 - 5.8%, Bedroom 2 - 6.0%.
28. All Windows, Except Garage To Be UPVC Double Glazed Units As Existing. See Note 41.
29. Inspection Chamber To Be Of 230mm Brick Construction On 150mm Concrete Base. Drains To Run In Salt Glazed Open Channels Supported In Concrete Benching. Cover To Be Of Steel. Non Ventilating Type.
30. Existing Foul Drain To Be Adequately Stopped In Accordance With Building Regulations.
31. Any Drains Close To & Below Foundation Level To Be Filled With Concrete In Accordance With Building Reg. H1 Section 2.7.
32. Extension Volume:
    - Dwelling - 112.7 m^3 Of Which 47.6 m^3 Is Existing Kitchen.
    - Garage & Workshop 37.5 m^3 Of Which 36.7 m^3 Is Existing Garage & Storage Shed.
33. Existing Kitchen, Garage & Storage Shed To Be Demolished & Removed From Site Including Floors & Any Supporting Foundations.
34. No Work To Commence Until All Calculations Are Approved By The Local Authority
35. All New And Existing Ground Floors To Be At The Same Level.
36. Mechanical Ventilation To Be Provided To Kitchen By Cooker Hood Extraction Unit Having An Extraction Rate Of Not Less Than 30 Litres/Sec.
37. Mechanical Ventilation To Be Provided To Bathroom With An Extraction Rate Of Not Less Than 15 Litres/Sec.
38. All New UPVC Windows To Be Fitted With Trickle Vents Having A Total Area Of Not Less Than 4000 mm^2 Each.
39. Space Heating Provided By Existing Oil Fired 'Boulter Camray 2' Central Heating Boiler Rated At 18kW (Potential Uprate To 21kW) Proposed Rooms To Be Fitted With Suitable Radiators And Connected In Parallel With Existing Fully Pumped System.
40. Hot Water Storage Is Existing Loft Mounted, Indirect Hot Water Cylinder Of 150 Litres Capacity Connected To A Two Vent Fully Pumped Domestic Hot Water System. Indirect Cold Water Supply Is From A 250 Litres Storage Tank And Direct Side Expansion Tank. Volume Is 50 Litres. This System Will Be Unaffected By Extension Work.
41. Double Glazed Units Manufactured To BS5713 - To Be Argon Filled Hermetically Sealed And Comprising Two Panes Of 4 Thick Toughened Glass At 16 Seperation. Manufacturers Quoted 'U' Value 2.5 W/m^2K.



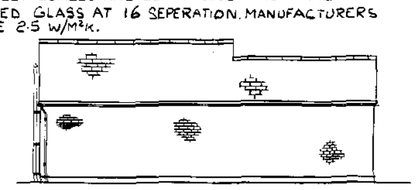
Proposed South Elevation.
(Garage Omitted)



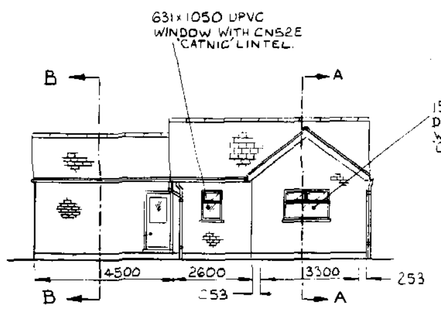
Proposed West Elevation.



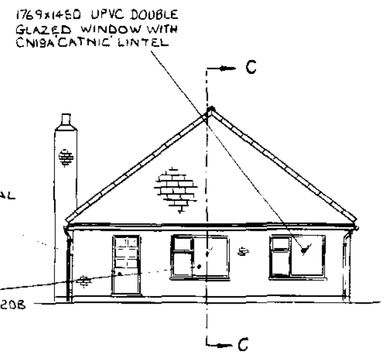
Proposed North Elevation
(Garage Omitted)



Proposed Garage North Elevation



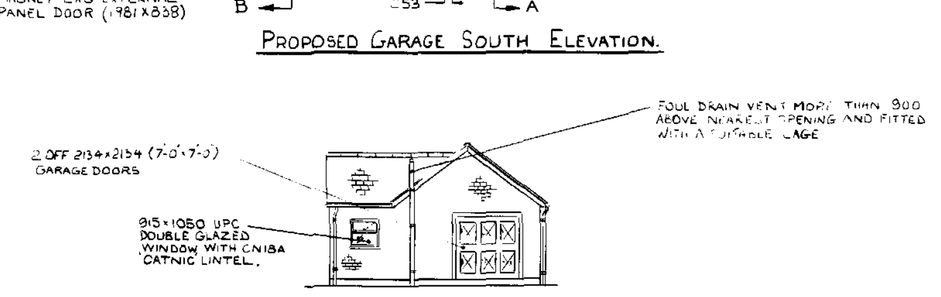
Proposed Garage South Elevation.



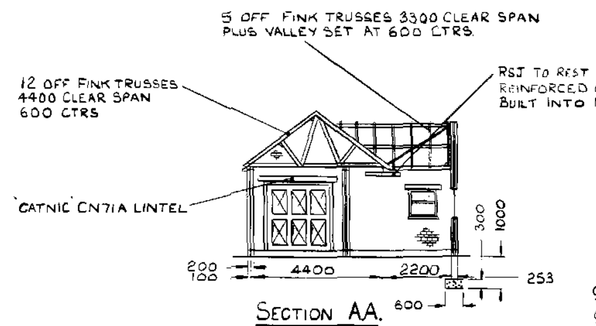
Proposed East Elevation.
(Garage Omitted)

Dwelling And Garage Roof Construction.

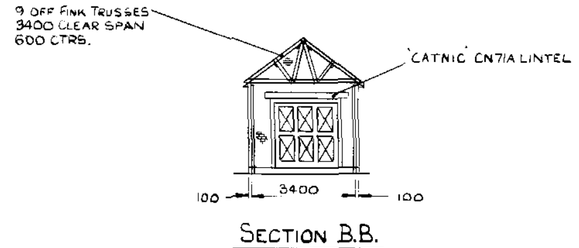
- Pitch Angle 37°
- Manufactured Trussed Rafters At 600 C'trs. Certificate To Be Presented Prior To Commencement Of Work With Roof Trusses.
- Trusses To Abut Walls With Which They Run Parallel.
- Trusses To Be Fitted On To 100 x 50 Wallplates With Manufacturers Supply 'Truss Clips. Wall Plates To Be Raw Bolted To Wall.
- Wind Bracing To Roof Trusses To Be In Accordance With Manufacturers Instructions.
- Trusses, Wind Bracing And Binders To Comply With B.S. 5268 Part 3.
- Lateral Support To Gable End Walls To Be Provided At Both Ceiling And Rafter Level Using Either 'Catnic' Or 'Jat' Holding Down Straps At 1200 Centres. Timber Blocking Pieces Provide To 2Th Internal Masonry Where Lateral Restraint Straps Are At Right Angles To Them.
- Roof Tiles To Be Matching Plain Type. 265 x 165 x 12. Producing A Dead Load Of 0.9 kN/m^2 Of Plan Area
- Tiles To Be Fitted To 38 x 25 Battens On Top Of Untearable 'Barking Felt.
- Roof To Be Finished With Suitable Facias & Soffits. Apex To Be Fitted With Matching Half Round Ridge Tiles.
- Due To Exposed Location Garage And Workshop To Have Bat 'Standard' Wall Plate Straps (2 off 1.0 - 1.000) At 2000 Ctrs.
- Suitable Noggins Applied At Ceiling Joist Level To Accept 12.5 Plasterboard



Proposed Garage East Elevation.



Section AA.



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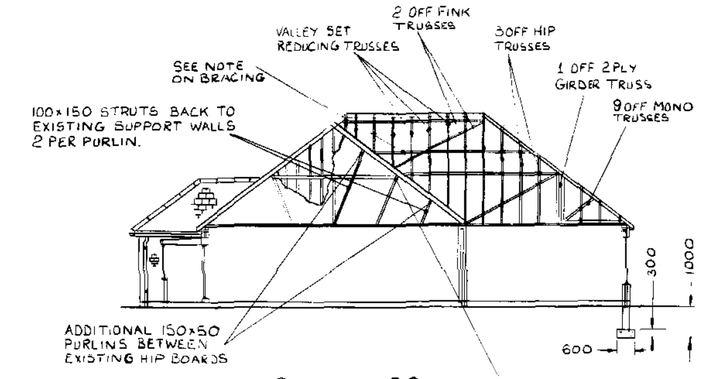

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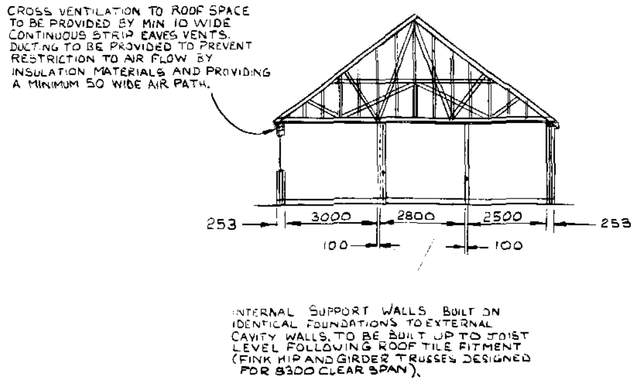
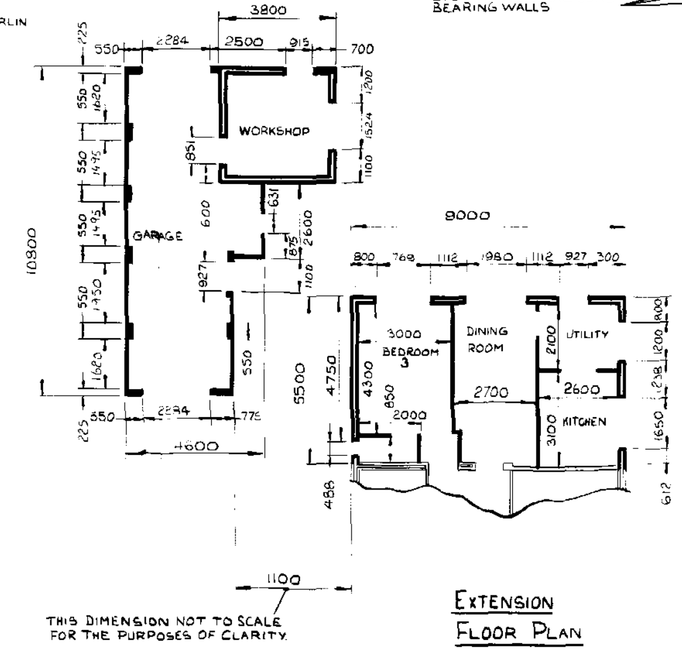


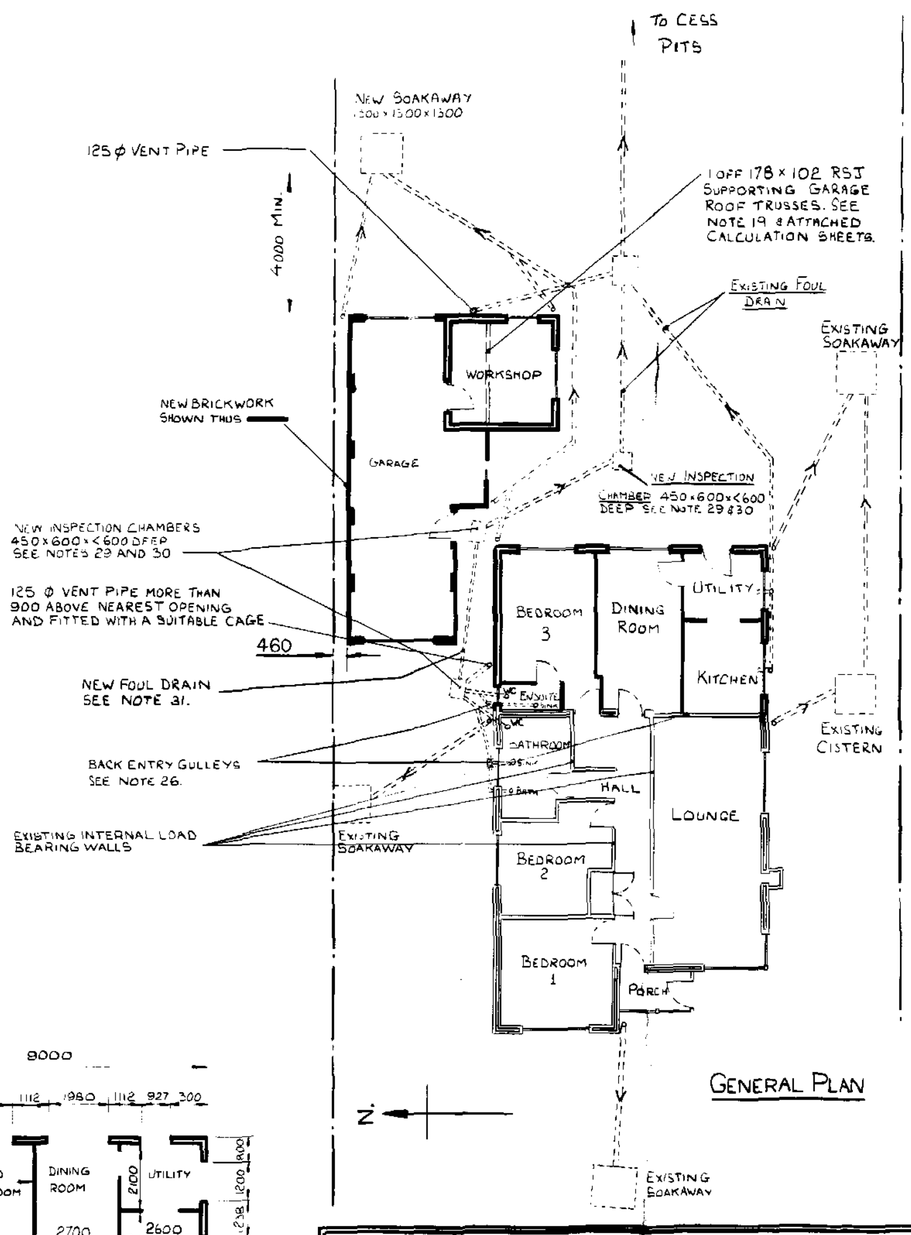
Internal Support Walls Built On Identical Foundations To External Cavity Walls To Be Built Up To Joist Level Following Roof Tile Fitment (Fink Hip And Girder Trusses Designed For 8300 Clear Span).

Section D.D.

Scale: 1/100



Extension Floor Plan



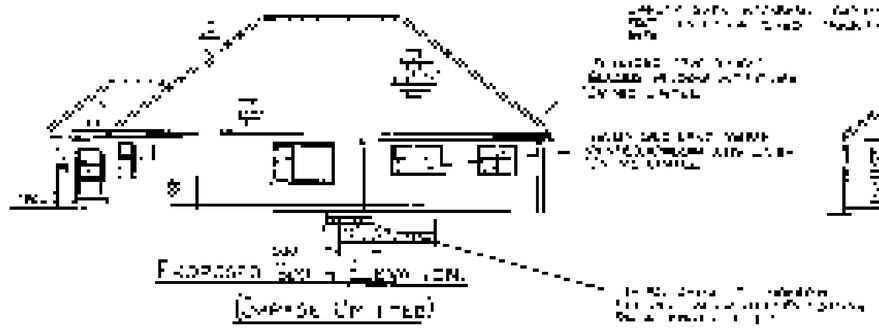
General Plan

Proposed Bungalow And Garage Extension
For Mr P. J. Crawley Of 'The Bungalow',
Green Bank, Whaplode Drove,
Spalding, Lincs.
Date: 28-1-94
Drawn: P. J. Crawley.

Sheet 2 of 2

DETERMINED
PLAN

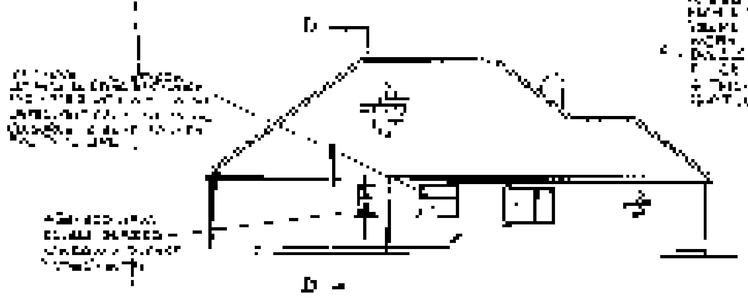
General Notes



Proposed South Elevation
(Garage Omitted)

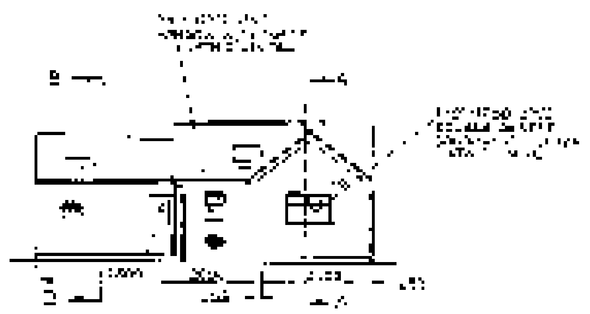


Proposed West Elevation

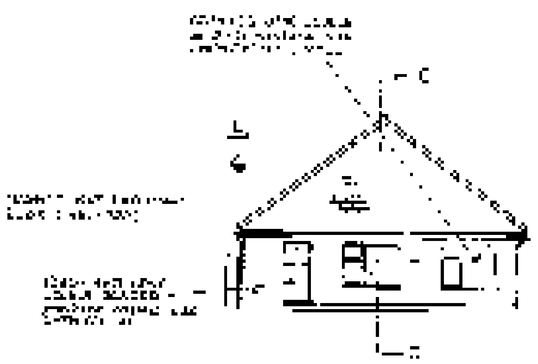


Proposed North Elevation
(Garage Omitted)



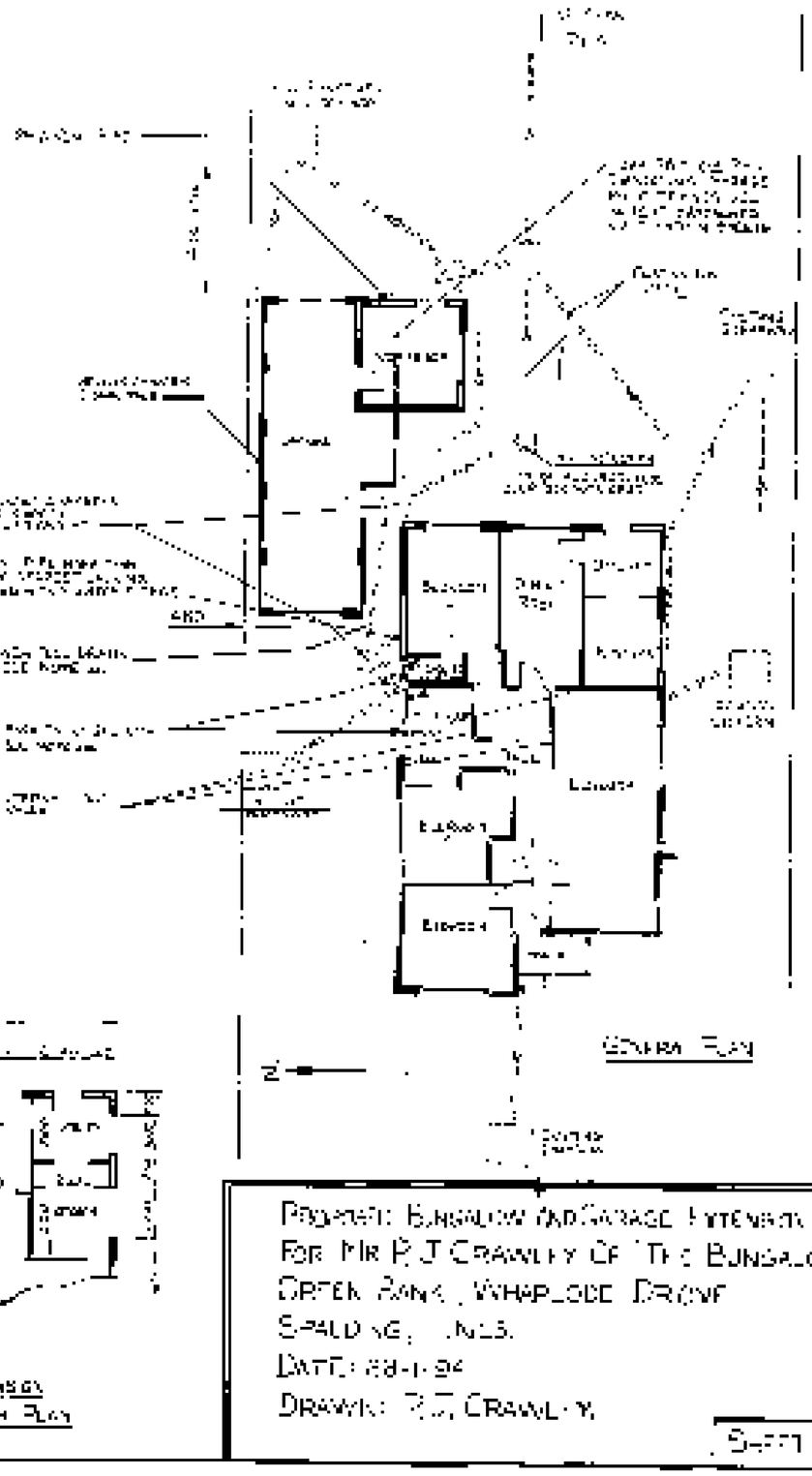


Proposed Garage South Elevation

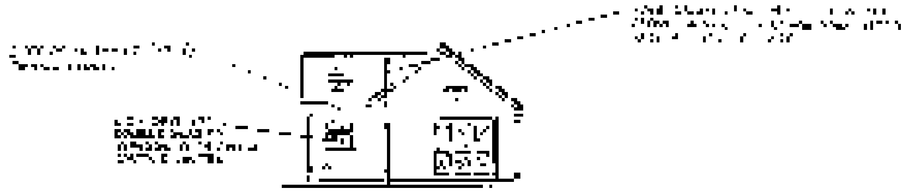


Proposed East Elevation
(Garage Omitted)

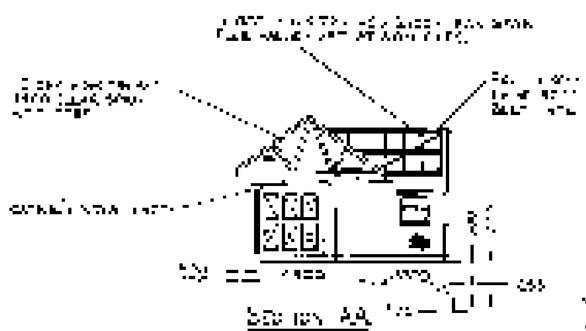
Ref to Part 2 of Building Regulations



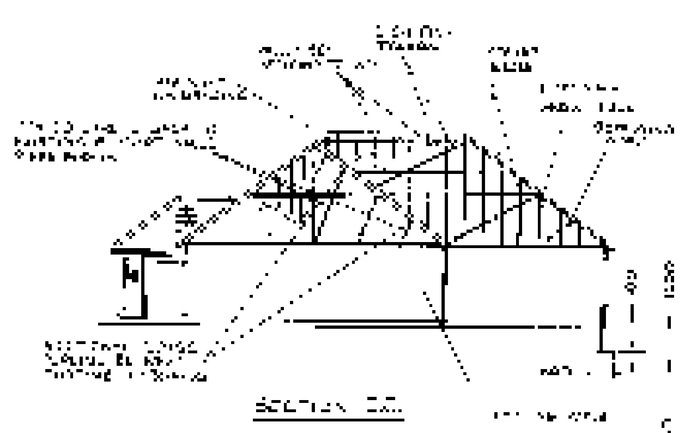
Ground Floor



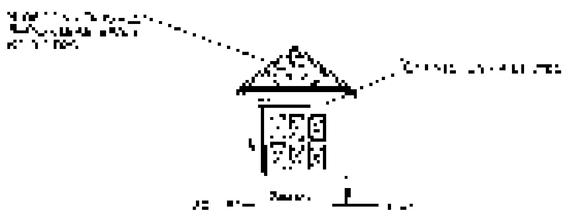
Proposed Garage East Elevation



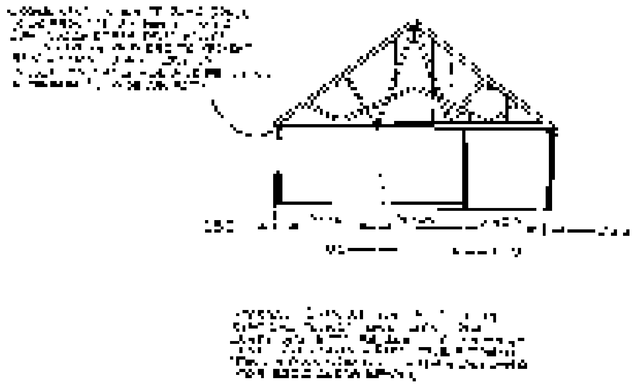
Section AA



Section BB

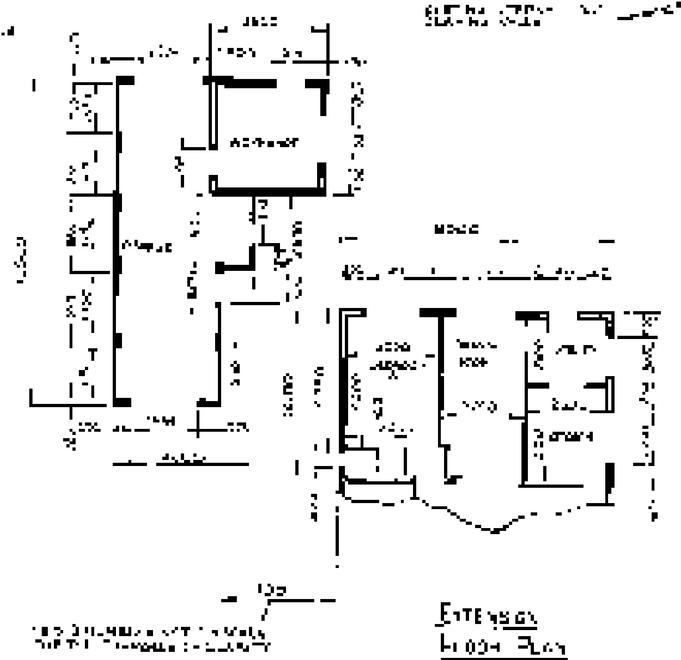


Section BA



Section DD

Scale 1:100



Extension
Floor Plans

Proposed Bungalow and Garage Extension
For Mr P J Crawley Of 'The Bungalow'
Green Bank, Whaplode Drove
Spalding, Lincs.
Date: 28-1-94
Drawn: P.J. Crawley

Sheet No 2

