SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1025/93 Received:05-NOV-93 Type:FULL

Name: Mr Patterson
Southview
Eaugate Road
Whaplode Drove
Spalding Lincs

Agent: Johnson Design
121 Elliott Road
March
PE15 8BT

Description: Proposed conservatory

Location : Southview, Eaugate Road 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 brick to be used for the construction of the proposed conservatory shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
14-DEC-93 H23/1025/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/1025/93

Date Registered 29 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr Patterson,
Southview,
Eaugate Road,
Whaplode Drove.
Lincs.

Tel. No.

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

Johnson Design,
121 Elliott Road,
March. PE15 8BT.

Tel. No. 0354 54903
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Southview, Eaugate Road, Whaplode Drove, Lincs.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed conservatory.

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 ..... Date 28.10.93 ..... Previous application No.

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership 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)	0.17	hectares
B. If building works are proposed, please state extra floor space to be created:	7.8	sq. metres
C. Please state size of any new structure:- (a) max. height:	3.08	metres
(b) max. length:	2.74	metres
(c) max. width:	4.26	metres
D. Please state type and colour of materials for facing external walls:	GLASS / MATCHING BRICKWORK	
E. Please state type and colour of roofing materials.	GLASS	
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.

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 — NO CHANGE.

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 ✓

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 ..... (~~Applicant~~ / Agent) Date 28.10.93.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
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 28.10.93.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
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 :
Neighbours : 2 Storey dwelling in open countryside. Red brick. Slate roof.
Boundaries :
Site Features : Trees around boundaries.
No near neighbours.

Inspected by DMG
Date 17/11

Site Notice posted by
Date
Expiry DMG 17/11

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 8/12.
Permission previously granted for extension (Ref H23/0061/89).
Now propose to replace porch with conservatory.
Not as satisfactory as previous scheme. However, not considered to be sufficient reason to justify refusal.
No near neighbours.

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 8/12.

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)

None.

1) The brick to be used for the construction of the proposed conservatory shall match, as closely as possible, the brick used for the construction of the existing house.

in the interests of visual amenity.

DC INSTRUCTION SHEET

APPLICATION REF: H23/1025/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Press
PC
WM
Residents

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

Extra Consultations:

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

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

Case Officer : DAVID GODNEY

Senior Officer Confirmed ..... Date...../5/11 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P3439

Date first Rec'd 29 OCT 1993

Registration

Reference H23|1025|93

Cross-Ref —

Date 01-NOV-93 LAC

Validation

TYPE FULL

Site area

No of dwellings

Floorspace 7.89sqmts

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 £ — Receipt No — Date

Refund £ — Voucher No — Date

Information

Index sheet 351 — OS Plots

Grid ref 53700 31750

Ward H — Parish WHARFEDE

Inside IBD N — Inside LP area N

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 0298384

Other: ☐

Planning Records:

Earlier apps 0061|89.

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

Application no: H23/1025/93

Applicant: Mr Patterson
Southview
Eaugate Road
Whaplode Drove
Spalding Lincs

Agent: Johnson Design
121 Elliott Road
March
PE15 8BT

Description: Proposed conservatory

Location: Southview, Eaugate Road Whaplode Drove
Spalding Lincs

Type: FULL

Date received: 05-NOV-93

10-NOV-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 24-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

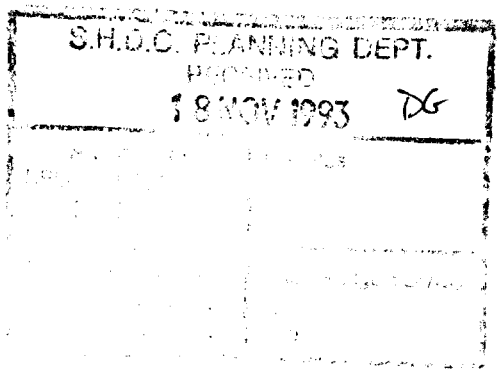
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:
No objections to these plans.

Signed:
S M Maclaman



Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/1025/93 Received:05-NOV-93 Type:FULL

Name: Mr Patterson
Southview
Eaugate Road
Whaplode Drove
Spalding Lincs

Agent: Johnson Design
121 Elliott Road
March
PE15 8BT

Description: Proposed conservatory

Location : Southview, Eaugate Road Whaplode Drove
Spalding Lincs

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

1 The brick to be used for the construction of the proposed conservatory shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

08-DEC-93 AD check....AC 10/12...

Authorised to issue (inc Delegation).....MJ.7.12

AN 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

H23/1025/93

FULL

Applicant: Mr Patterson
Tel:

Agent: Johnson Design
0354 54903

Description: Proposed conservatory

Location: Southview, Eaugate Road
Whaplode Drove
Spalding
Lincs

Valid date:	05-NOV-93	Terminal date:	31-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	12-NOV-93	Report deadline:	23-NOV-93
Inspected by	19-NOV-93	Agreed TD Ext:	
Extra contacts	26-NOV-93	Case Officer:	
Report if not clear by	10-DEC-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 7.8 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	17-NOV-93	08-DEC-93
Clerk to Whaplode PC 0406 26739	10-NOV-93	24-NOV-93
Cllr N P Judge MBE 0406 330300	10-NOV-93	17-NOV-93

L.C.C — No objections JC 08 15/11/93

AN 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3439
Date received : 29-OCT-93

Received from

R J & M A Paterson

Address

Southview
Eaugate Road
Whaplode Drove
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

BRI 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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1025/93

Applicant: Mr Patterson
Southview
Eaugate Road
Whaplode Drove
Spalding Lincs

Agent: Johnson Design
121 Elliott Road
March
PE15 8BT

SOUTH HOLLAND D.C.
PLAN DEPT
05 NOV 1993
REF Valid

Description: Proposed conservatory

Location: Southview
Eaugate Road
Whaplode Drove
Spalding Lincs

Type: FULL

Date received: 29-OCT-93

01-NOV-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Please outline the site location and block plans in red. Three copies returned for your use.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

SERVICES

pp Principal Administrative Officer

Johnson Design

Architectural Plans - Engineering Designs

121 ELLIOTT ROAD, MARCH, CAMBS. PE15 8BT
Phone: MARCH (0354) 54903
FAX: 0354 50501

Director of Planning and Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.
PE11 2XE

Date: 28 October 1993

Our Ref: 1534

Your Ref:

SOUTH HOLLAND D.C.
PLAN. DEPT.
29 OCT 1993
REF 1025/93

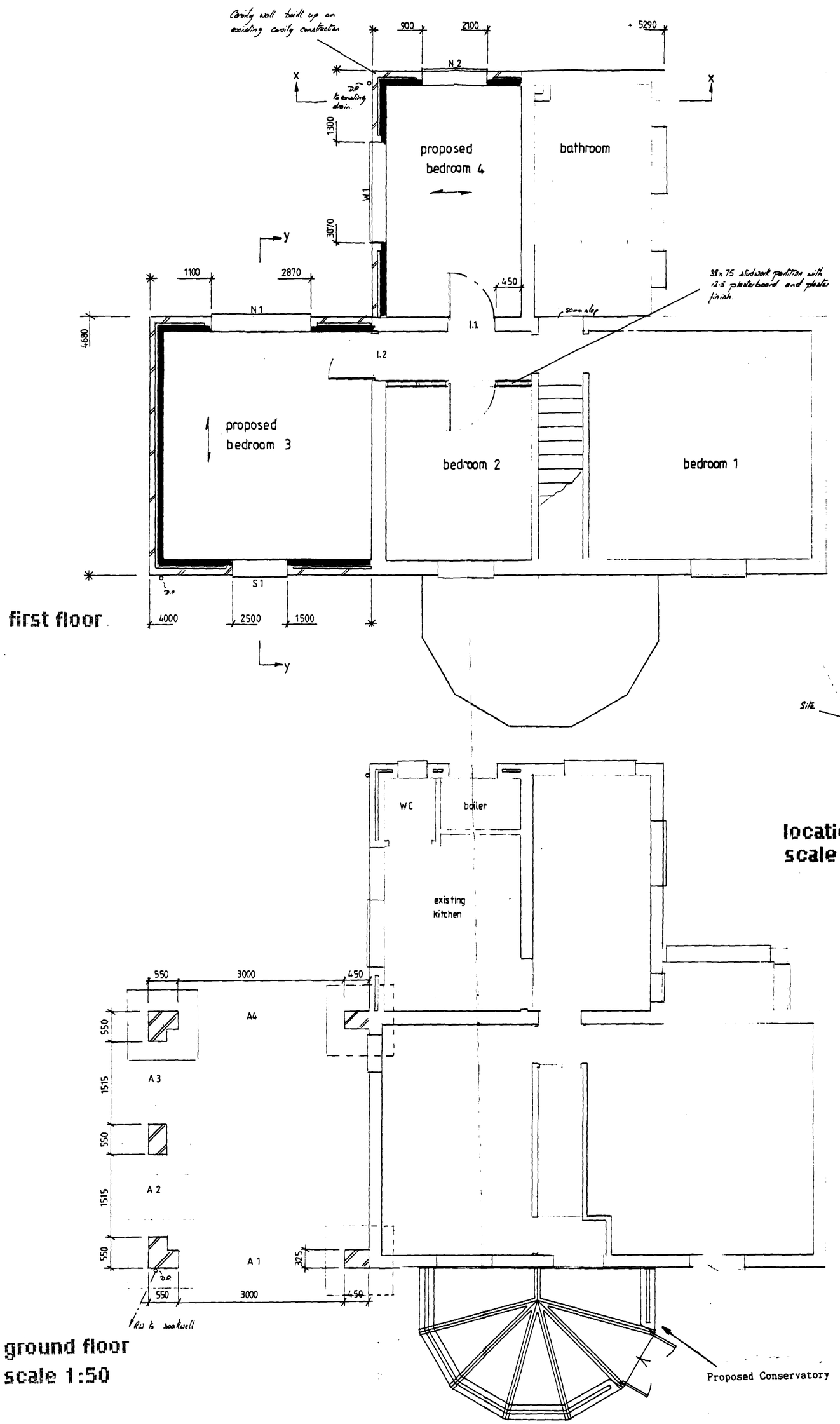
Dear Sir,

Proposed works at South View, Eaugate Road, Whaplode Drove, Lincs.

Please find enclosed applications for planning permission to construct a conservatory to the front elevation and a building regs application for extensions previously approved but now out of time. It is understood that the Conservatory is exempt from current building regs.

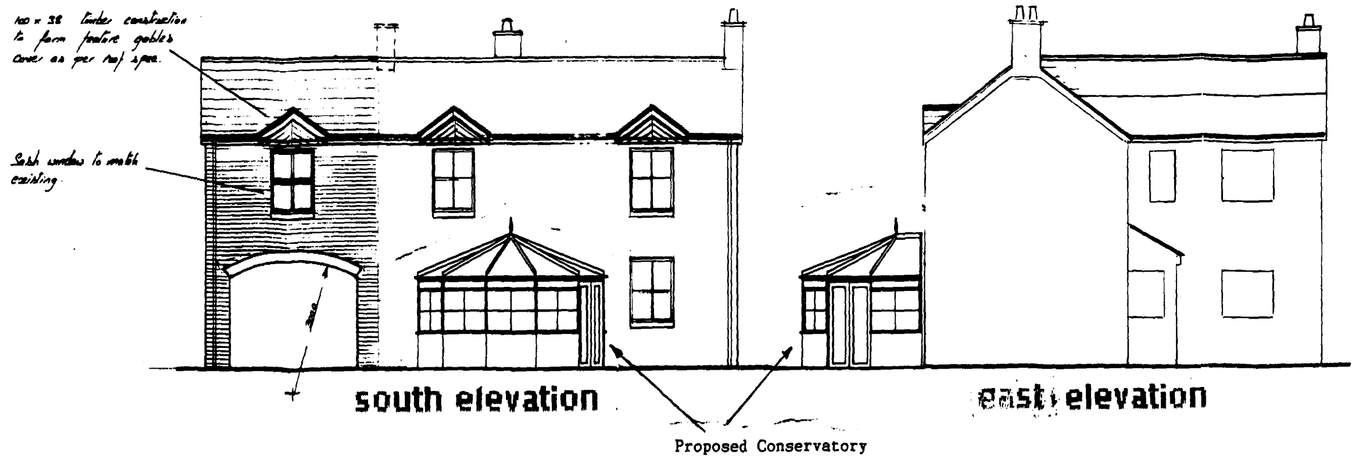
Your faithfully,

C. E. JOHNSON, T.Eng.



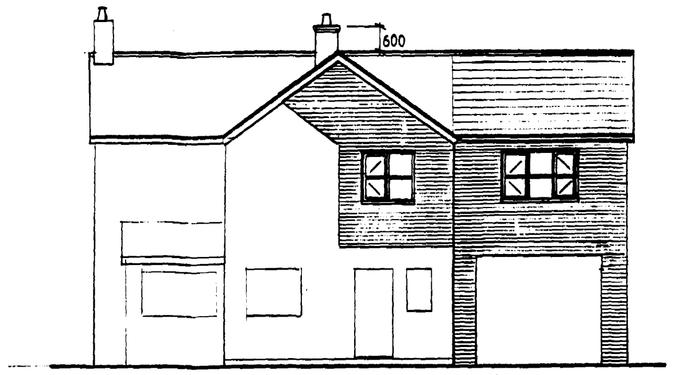
first floor

ground floor
scale 1:50



south elevation

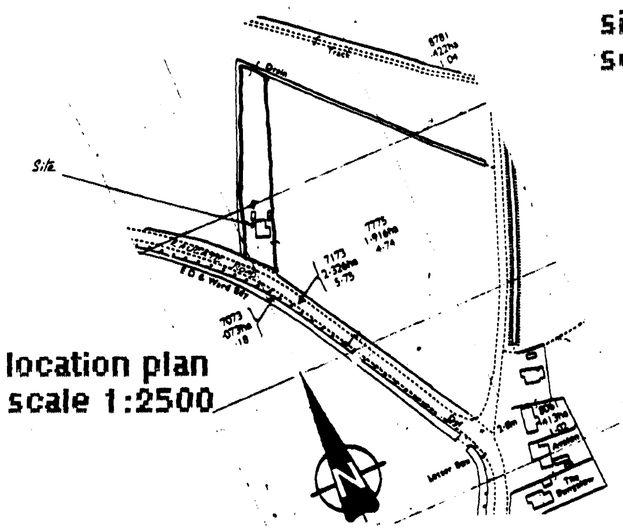
east elevation



north elevation

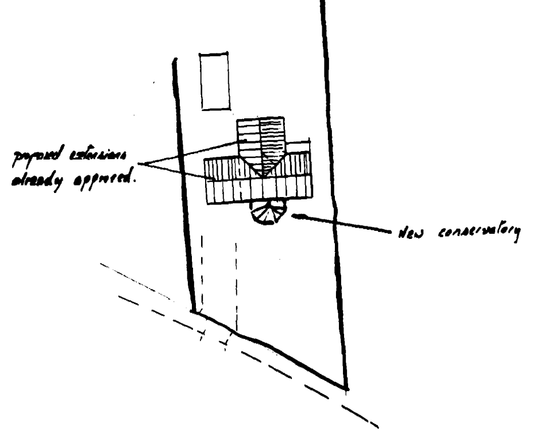


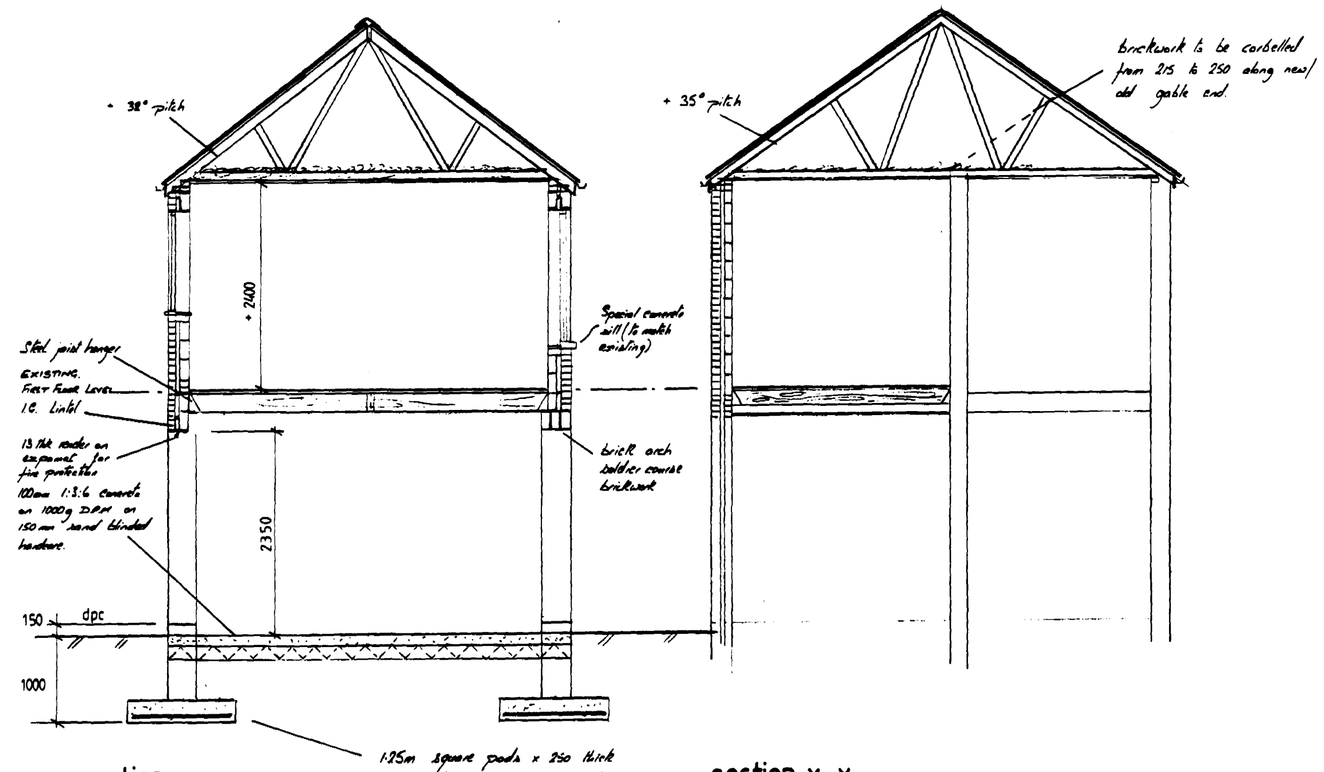
west elevation



location plan
scale 1:2500

site plan
scale 1:500





section y-y

section x-x

ALL DIMENSIONS TO BE IN MILLIMETRES UNLESS STATED OTHERWISE

Dimensions marked with '+' are reference dimensions only and should not be t in construction, site dimensions to be taken. All dimensions on new work do allow for any render or other wall finishes. Plan views - walls with cr hatching indicate brickwork, solid shading indicates blockwork. Obtain s measurements for roof trusses prior to ordering.

Existing structure Remove existing roof over area to be altered together w all rafters and ceiling way be able to be retained. Remove chimney, flat r covering over kitchen and as work proceeds, areas of pitched roof covering south elevation to accommodate gable detail.

Site Layout to dimensions shown on plan, excavate and remove material allow for oversite and foundations.

Foundation Concrete pad foundation 250 thick under external walls, indicated on plan, 25 n/sqmm mix at minimum depth of 1000, deeper depending land levels and subsoil conditions and to the satisfaction of the Buildi Control officer. Build up piers in 325 brickwork

Walls New perimeter walls to be 250 o/a cavity construction with facing bric outer and 100 Thermalite blocks inner. 50mm thick 'Drithern' glassfit insulation in cavity. Wall ties to be galvanised wire positioned 900 horizont and 450 vertical. DPC at not less than 150 above ground level to be propriet type conforming to BS 743:1973. Vertical DPC at sides of all openings in cavi wall and under all sills. New work to be secured to existing with stainle steel 'Furfix' profiles. All lintels in cavity wall to be supplied by I lintels Ltd, codes shown adjacent to openings, all to have 150 minimum e bearing and cavity tray DPC over. 50 x 100 wall plate around perimeter. Bui up chimney to new height, include 200mm rebate and socketed flue liners, DPC 150mm above roof wall abutment and code 5 lead flashing to form secret vall gutter.

Timber Work floor joists to be 50 x 125 @ 400 cts (grade SC3) over kitchen be laid at side of existing roof joists to first floor level and 50 x 200 @ 4 cts (grade SC3) over arched section, herring bone strutting shall b constructed of 50 x 38 pieces and positioned at all mid spans, 22mm T & weyroc floor 'quality chipboard to finish level with existing. Note directi of joists. Ceilings to be 12.5mm plasterboard with 'artex' finish, open art ceiling to be two layers of 6mm Masterboard with lapped joints and sealed edgi

All timber to be grade GS. strength class SC3 unless stated otherwise, Al structural timbers to be secured to wall at 2000 cts around perimeter with 30 5 MS. anchors. Straps to span two members where running parallel to wall wit 50 x 75 noggin between.

Roof. Pitches to be 38 & 35 deg (confirm from site measurement). Gangnai Trussed rafters, or similar, designed and constructed in accordance with B 5268 pt.3. All trusses to be braced with :- diagonal bracing formed from th gable end wall, nodal bracing at ridge and ceiling tie nodal points an herringbone fashion in accordance with manufacturers design requirements Calculations from truss manufacturer to be approved by L.A. when available Diminishing jack rafters frames 150 x 38 from new roof to existing.

a) Slates The roof is to be covered with standard size Slates which comply with BS680:pt2:1971, colour and size to match existing. Courses to have 75mm minimu lap.

b) Underlay Approved reinforced roofing felt is to be laid over rafters lapped 100 horizontally and not less than 100 vertically. The felt should b carried well into gutters and secured with clout nails.
c) Battens Softwood tiling battens 38 x 25 secured to rafters with at leas one nail at each rafter.
d) Ridge Cover with fittings to match existing.
e) Mortar and bedding All bedding mortar is to consist of 3 parts sharp sand to 1 part portland cement.
f) Verge An approved undercloak strip 6mm thick and 150mm wide nailed at not more than 300mm cts and laid rough side up, verge should over hang 38mm. The undercloak course should tilt inwards to prevent water run off.
g) Valley shall be cut accurately to the line of the valley and wide slates only shall be used for cutting. All nails to be kept clear of plumbers work. The valleys are to be formed with Code 5 lead supported on valley boarding exposed 100mm and with adjacent tiling neatly cut and bedded on a natural slate undercloak. Length of lead sheet should not exceed 1.5m with laps of 150mm.

Ventilation. Soffit to be secured to fascia with continuous pre-formed ventilation strip, 'Glidevale Roofspace Ventilations', or similar, to give minimum of 10mm gap along opposite soffits.

Heating - existing oil fired central heating system to be extended, existing boiler to discharge into extended chimney.

Insulation. 150mm rockwool insulation to be laid between all ceiling joists, and between open area floor joists, do not obstruct any ventilation at soffit. Heating pipes to be within the insulated space or insulate with pre-formed pipe insulation with O/D three times diameter of pipe. All water tanks in loft to be insulated with glass fibre cover.

Drains Rainwater to existing drain or soakwells 1cu.m 4.5m from any building, via 100 dia clayware drain. Guttering to be Osma with 63 dia downpipes.

Joinery. Windows to be standard Boulten & Paul, double glazed sealed units. window to south elevation to be purpose made sash window to match existing. Sizes as shown, openings to be not less than 1/20th of floor area.

code	opening	lintel.
A1	arch	L1/S-3300
A2	arch	L1/S-1800
A3	arch	L1/S-1800
A4	arch	L1/S-3300
N1	C312CC	L1/S-2100
N2	C212C	L1/S-1500
W1	C312CC	L1/S-2100
S1	special window	L1/S-1350
I1	internal door	Box lintel 200-1200
I2	" "	" " 200-1200

DETAILED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF 1085/93

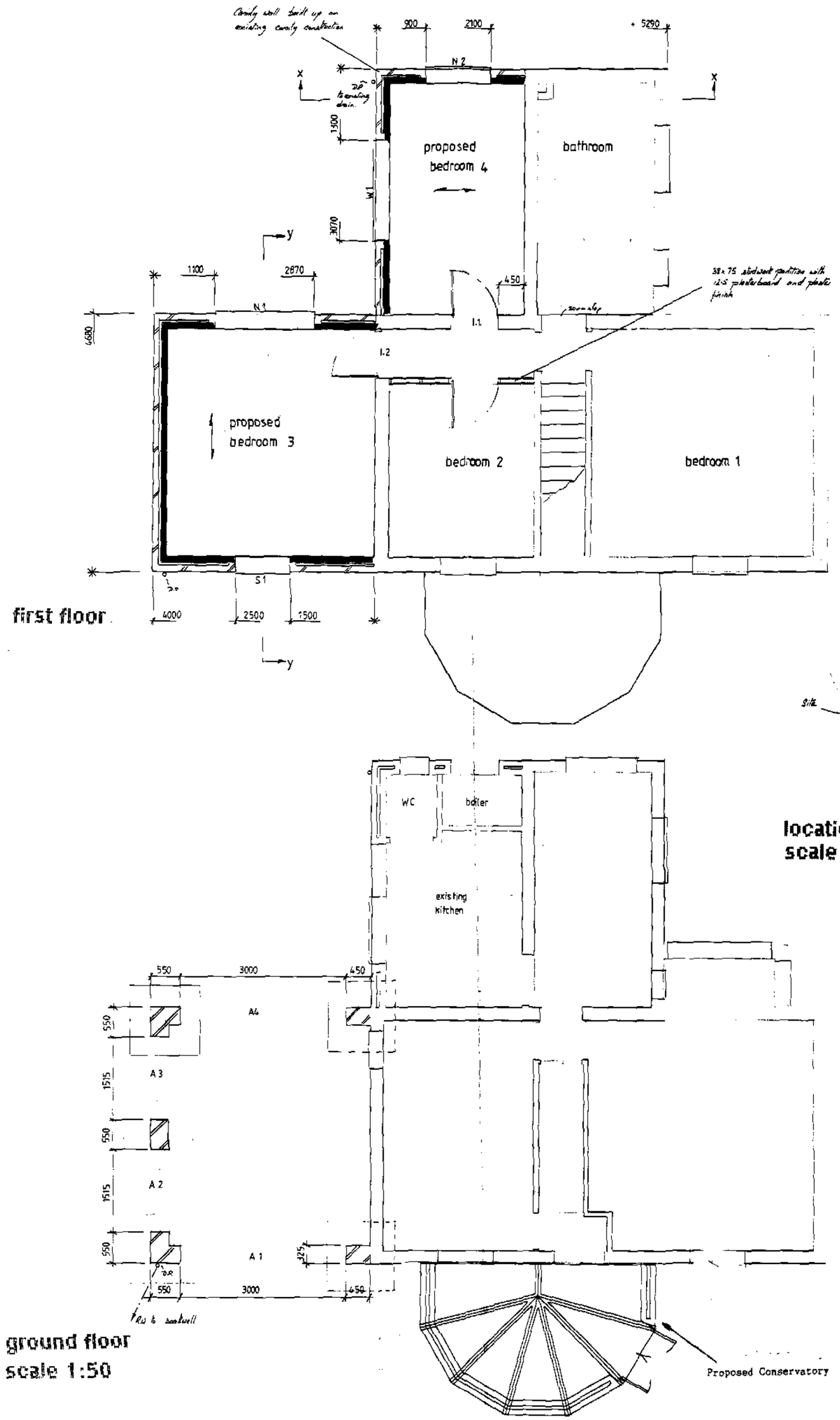
Project
Proposed Conservatory on South Elevation
South View. Eaugate Road. Whaplode Drove.
Lincs.

Client
Mr Patterson.

Drawing
Plans & Elevations.

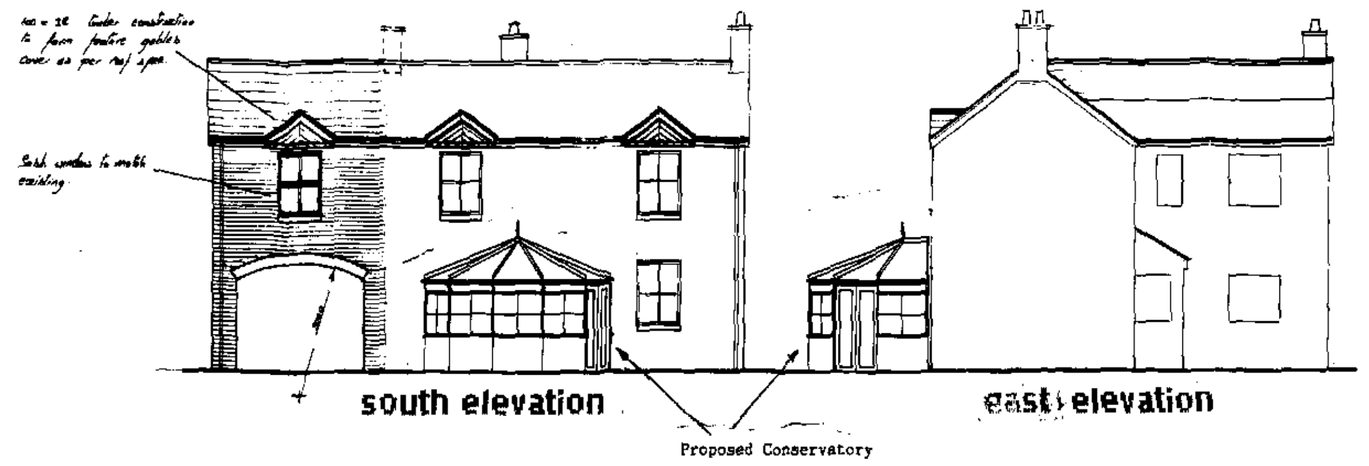
Date	Scale	Drawn	Plan number	Sheet	Issue
19.10.93	1:50,1:100		1534	1	1

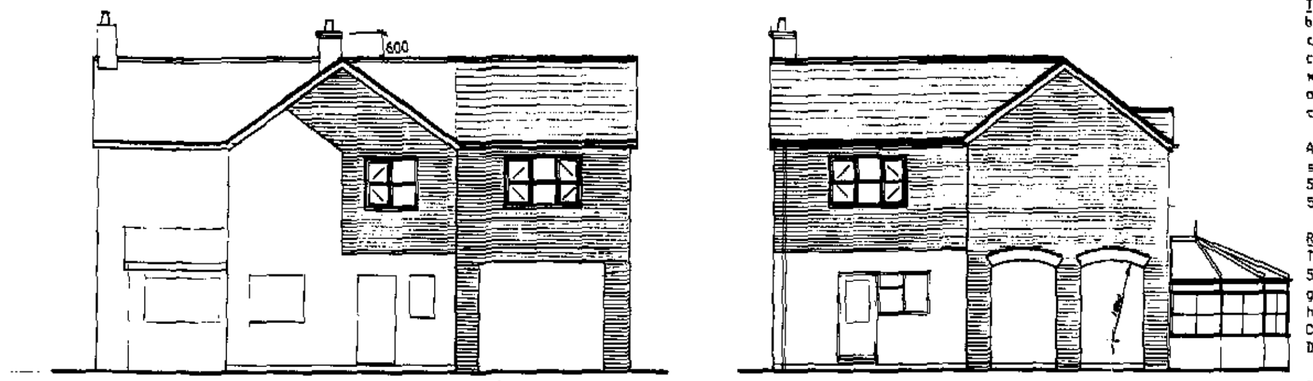
Johnson Design
Architectural & Engineering design
121 Elliott Road, March, Cambs PE15 8BT
Phone 0354 54903

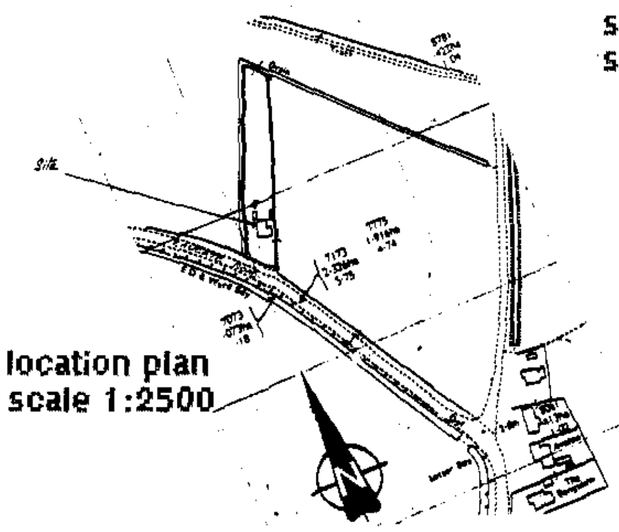


first floor

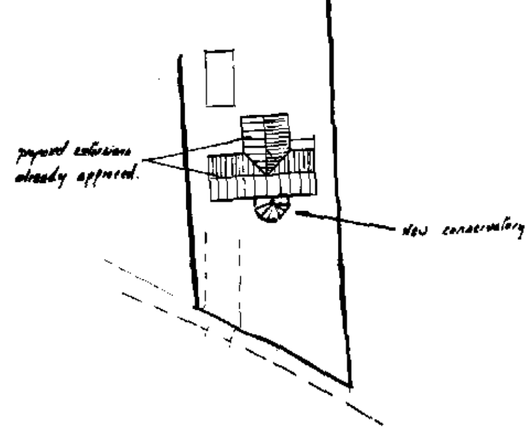
ground floor
scale 1:50

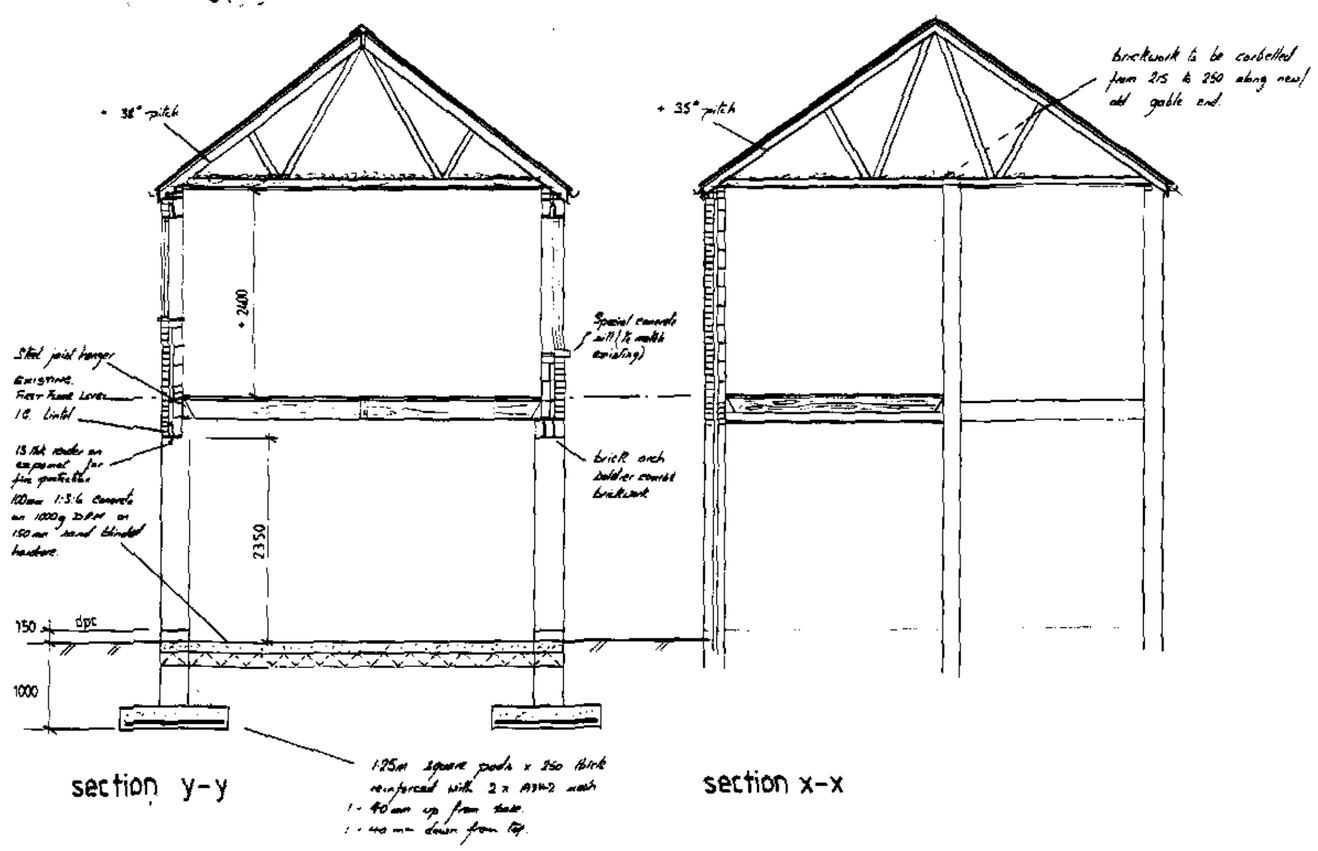






site plan
scale 1:500





ALL DIMENSIONS TO BE IN MILLIMETRES UNLESS STATED OTHERWISE

Dimensions marked with '*' are reference dimensions only and should not be t in construction, site dimensions to be taken. All dimensions on new work do allow for any render or other wall finishes. Plan views - walls with cr hatching indicate brickwork, solid shading indicates blockwork. Obtain s measurements for roof trusses prior to ordering.

Existing structure Remove existing roof over area to be altered together w all rafters and ceiling may be able to be retained. Remove chimney, flat r covering over kitchen and as work proceeds, areas of pitched roof covering south elevation to accomodate gable detail.

Site Layout to dimensions shown on plan, excavate and remove material allow for oversite and foundations.

Foundation Concrete pad foundation 250 thick under external walls, indicated on plan, 25 n/sqmm mix at minimum depth of 1000, deeper depending and levels and subsoil conditions and to the satisfaction of the Build Control officer. Build up piers in 125 brickwork

Walls New perimeter walls to be 250 o/a cavity construction with facing bric outer and 100 Thermalite blocks inner. 50mm thick 'Drithera' glassfit insulation in cavity. Wall ties to be galvanised wire positioned 900 horizont and 450 vertical. DPC at not less than 150 above ground level to be propriet type conforming to BS 743:1973. Vertical DPC at sides of all openings in cavi wall and under all sills. New work to be secured to existing with stainle steel 'Furfix' profiles. All lintels in cavity wall to be supplied by I lintels Ltd. codes shown adjacent to openings, all to have 150 minimum s bearing and cavity tray DPC over. 50 x 100 wall plate around perimeter. Bui up chimney to new height, include 200mm rebate and socketed flue liners, DPC 150mm above roof wall abutment and code 5 lead flashing to form secret vall gutter.

Timber Work floor joists to be 50 x 125 @ 400 cts (grade SC3) over kitchen be laid at side of existing roof joists to first floor level and 50 x 200 @ 4 cts (grade SC3) over arched section, herring bone strutting shall constructed of 50 x 38 pieces and positioned at all mid spans, 22mm T & weyroc floor quality chipboard to finish level with existing. Note directi of joists. Ceilings to be 12.5mm plasterboard with 'artex' finish, open ar ceiling to be two layers of 6mm Masterboard with lapped joints and sealed edg

All timber to be grade GS, strength class SC3 unless stated otherwise. Al structural timbers to be secured to wall at 2000 cts around perimeter with 30 5 M6. anchors. Straps to span two members where running parallel to wall wit 50 x 75 noggin between.

Roof. Pitches to be 38 & 35 deg (confirm from site measurement). Gangnai Trussed rafters, or similar, designed and constructed in accordance with B 5268 pt.3. All trusses to be braced with 'I' diagonal bracing formed from th gable end wall, nodal bracing at ridge and ceiling tie nodal points an herringbone fashion in accordance with manufacturers design requirements Calculations from truss manufacturer to be approved by L.A. when available Diminishing jack rafters frames 150 x 38 from new roof to existing.

a) Slates The roof is to be covered with standard size Slates which comply with BS680:pt2:1971, colour and size to match existing. Courses to have 75mm minimu lap.

b) Underlay Approved reinforced roofing felt is to be laid over rafters lapped 100 horizontally and not less than 100 vertically. The felt should b carried well into gutters and secured with clout nails.
c) Battens Softwood tiling battens 38 x 25 secured to rafters with at leas one nail at each rafter.
d) Ridge Cover with fittings to match existing.
e) Mortar and bedding All bedding mortar is to consist of 3 parts sharp sand to 1 part portland cement.
f) Verge An approved undercloak strip 6mm thick and 150mm wide nailed at not more than 300mm cts and laid rough side up, verge should over hang 38mm. The undercloak course should tilt inwards to prevent water run off.
g) Valley shall be cut accurately to the line of the valley and wide slates only shall be used for cutting. All nails to be kept clear of plumbers work. The valleys are to be formed with Code 5 lead supported on valley boarding exposed 100mm and with adjacent tiling neatly cut and bedded on a natural slate undercloak. Length of lead sheet should not exceed 1.5m with laps of 150mm.

Ventilation. Soffit to be secured to fascia with continuous pre-formed ventilation strip, 'Glidevale Roofspace Ventilations', or similar, to give minimum of 10mm gap along opposite soffits.

Heating - existing oil fired central heating system to be extended, existing boiler to discharge into extended chimney.

Insulation. 150mm rockwool insulation to be laid between all ceiling joists, and between open area floor joists, do not obstruct any ventilation at soffit. Heating pipes to be within the insulated space or insulate with pre-formed pipe insulation with O/D three times diameter of pipe. All water tanks in loft to be insulated with glass fibre cover.

Drains Rainwater to existing drain or soakwells 1cu.m 4.5m from any building, via 100 dia clayware drain. Guttering to be 0sma with 63 dia downpipes.

Joinery. Windows to be standard Boulton & Paul, double glazed sealed units, window to south elevation to be purpose made sash window to match existing. Sizes as shown, openings to be not less than 1/20th of floor area.

code	opening	lintel
A1	arch	L1/S-3300
A2	arch	L1/S-1800
A3	arch	L1/S-1800
A4	arch	L1/S-3300
N1	C312CC	L1/S-2100
N2	C212C	L1/S-1500
W1	C312CC	L1/S-2100
S1	special window	L1/S-1350
I1	internal door	Box lintel 200-1200
I2	" "	" " 700-1200

GROUND FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF 1085/93

Project
Proposed Conservatory on South Elevation
South View, Eaugate Road, Whaplode Drove, Lincs.

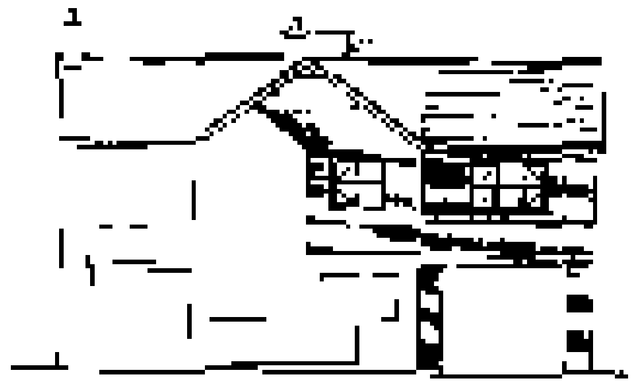
Client
Mr Patterson.

Drawing
Plans & Elevations.

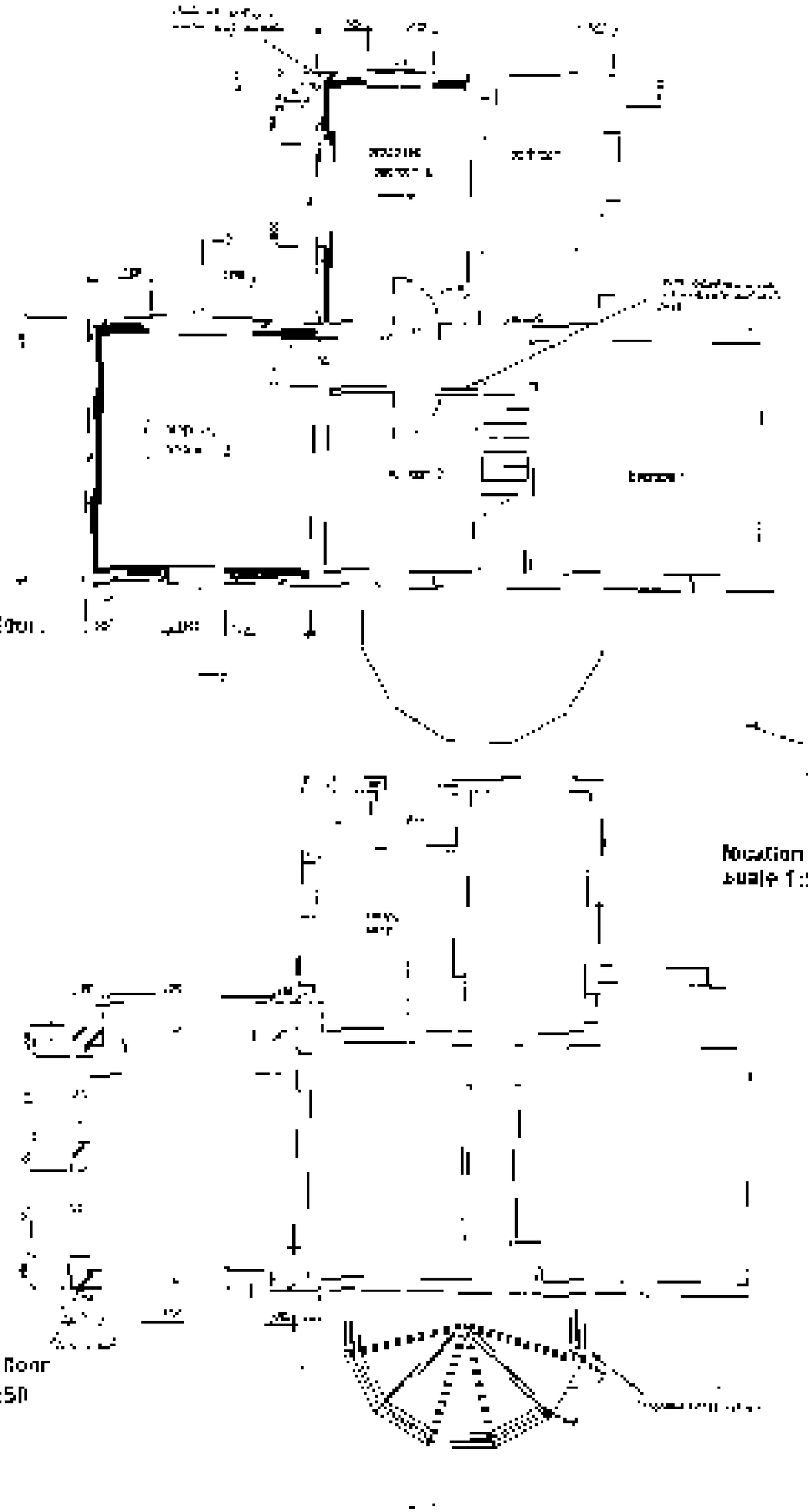
Date	Scale	Drawn	Plan number	Sheet	Issue
19.10.93	1:50,1:100		1534	1	1

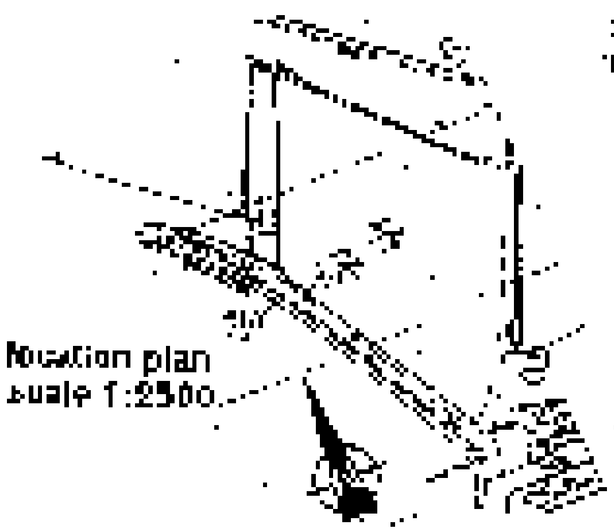
Johnson Design
Architectural & Engineering design
121 Elliott Road, March, Cambs PE15 8BT
Phone 0354 54903


south elevation


north elevation




ground floor
scale 1:50


location plan
scale 1:2500

