METROPLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No:01/00560/FUL
Date of Receipt:21.08.2001
Date Valid:19.10.2001

Name and address of applicant
Ms J Thompson
4 Clipsley Brook View
Haydock
St Helens
Merseyside WA11 0BF

Name and address of agent
M Gilbert
60 Elm Road
Seaforth
Merseyside
L21 1BL

Address or location of development
Former Fire Station Knowsley Lane Knowsley Merseyside

Nature and particulars of application
CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been refused for the carrying out of the development referred to above for the following reasons: -

1 The proposed change of use of the building to a dwelling by virtue of the rebuilding of the walls and roof and the overall domestication of the site is considered to be inappropriate development in the Green Belt and harmful to the openness of the Green Belt. The development therefore fails to comply with Planning Policy Guidance Note 2 : Green Belts and Policy G6 of the Knowsley Unitary Development Plan.

2 The proposed development by reason of the works to the bank of Flukers Brook would have a detrimental impact on the water environment by reason of the loss of waterside trees and associated habitats which is considered to be contrary to the provisions of Policies EN21 and EN24 of the Knowsley Unitary Development Plan, adopted June 1998.

Director of Planning and Development

Date: :21.12.2001

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Department of the Environment, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

METROPOLITAN BOROUGH OF KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPLICATION N0: 01/00560/FUL

DEVELOPMENT:

CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS

LOCATION OF SITE AND APPLICANT:

Former Fire Station Knowsley Lane Knowsley Merseyside, Ms J Thompson

WARD AFFECTED: Knowsley Park

KNOWSLEY UNITARY DEVELOPMENT PLAN (Adopted June 1998) – Landscape Opportunity Area within the Green Belt. Flood Risk Area.

CONSULTATIONS:

TECHNICAL CONSULTATIONS:

Highway Authority - Lack of adequate turning facility within the curtilage of the proposed dwelling, no gates to be erected unless they are 5 metres within the site and open away from the highway, also a need for visibility splays.
Chief Environmental Health Officer - Concern over the exposure of the proposed dwelling to traffic noise.
Environment Agency - Object to the proposal as contrary to Policy EN21 of the Knowsley Development Plan. The development would have a detrimental impact on the water environment by reason of loss of waterside trees and associated habitats.
United Utilities - No objections.

NEIGHBOUR CONSULTATIONS

The application has been publicised by both press and site notices and by two letters to two adjacent properties. No representations have been received as a result of this publicity.

REPORT:

The application relates to a former fire station building on Knowsley Lane that is vacant and in a poor condition. The site is within the green belt and is located to the north of an existing riding school and to the south of two existing semi detached cottages. The proposed development is for the conversion of this building into a 4 bedroomed dwelling house.

The existing building is brick built with a flat roof and varies in height from 2.8 to 3.8 metres. The building is vacant and in a poor condition with the original door openings to the front elevation all boarded up. The scheme involves the rebuilding of part of the external walls, the erection of a first floor and a completely new roof. The maximum height of the new dwelling will be 7.5 metres, over 4 metres higher than the majority of the existing building. There will be no increase in the footprint of the building but the addition of a first floor will result in a 100% increase of total internal floorspace.

There will be main habitable windows to the front, rear and southern sides of the building, at present there are no openings on any side. There is an existing access point from Knowsley Lane however this is not in use at present and is contained by a metal fence boundary. Two parking spaces are proposed

to the front and side of the dwelling with a small garden area to the side. The layout shown on the plans is not to the satisfaction of the Highway Engineer.

PPG2 advises that with suitable safeguards the re-use of buildings should not prejudice the openness of the Green Belt as the buildings are already there. It goes on to stipulate that the re-use of buildings is not inappropriate development providing a number of criteria can be satisfied. This is broadly reiterated as Policy G6 of the Knowsley Unitary Development Plan.

There has not been a structural survey report submitted as part of the application it is therefore not possible to ascertain whether the building is sound and lends itself to be converted. As the original building had no openings a significant amount of the external walls are to be demolished to make way for new windows to be installed on each elevation. In addition a completely new roof is required which will significantly change the appearance and character of the building and raise the height of the building. The proposed extension to the building will not increase the ground floor footprint of the building. Although parking spaces can be provided within the curtilage of the building there is not adequate room on site for vehicles to successfully enter and exit the site in a forward gear which is not acceptable to the local highway authority An adequate area of garden area is to be provided on site. The proposed site boundaries are not all described.

The existing small scale building is in no way obtrusive in this countryside location. Although there are street lamps to the front of the property and two existing cottages to the north the site in itself has no domestic features. The site's lack of urbanising features contributes to its openness and its inclusion as green belt land and satisfies the overriding aim of PPG2 which is to maintain the openness of the green belt. The proposed domestication of the building will harm the openness of the site and the existing levels of visual amenity, accordingly the proposal is not considered to maintain the sites existing character.

The site is bounded by Flukers Brook to the south, beyond which is a large paddock where horses graze, all of the amenity area to the proposed property will face the paddock. As part of the development the applicant proposes to carry out repair works to the river bank and lay large rock setts into the bank. These works will require the consent of the Environment Agency and they have indicated that the scheme is unlikely to receive consent as such hard engineered bank work has little ecological value and is unlikely to provide long term stability. Policy EN21 and EN24 of the Development Plan seeks to protect the landscape including watercourses. The site does fall within an identified Landscape Opportunity Area and the work to the bank of the stream together with the loss of trees and associated habitats is considered contrary to the above policies.

The Chief Environmental Health Officer (CEHO) has carried out both a calculation based on existing traffic flow figures and a measurement on site in relation to likley noise levels. He has advised that both sets of results would expose the dwelling to noise levels at the lower end of Noise Exposure Category C of PPG24. The advice given in PPG24 is that any new residential dwellings falling within this exposure category should be refused unless there are no other alternatives or suitable conditions can be imposed.

As outlined above not all of the necessary criteria have been met with regard to the re-use of a redundant building in the green belt. The proposal is considered to cause harm to the openness of the green belt and existing levels of visual amenity, therefore it does not satisfy the requirements of Policy G6 in the Unitary Development Plan or the guidance outlined in PPG2: Green Belts. The works to Flukers Brook bank are considered contrary to Policy EN21 of the Development Plan and the levels of amenity to be enjoyed by the future residents of this property would be considerably harmed by exposure to traffic noise.

The applicant has been advised of the Council's thoughts on the proposed development and invited to submit further details that may address some of the concerns identified. No further correspondence has been received.

RECOMMENDATION:

That planning permission be refused for the following reasons

1. The proposed change of use of the building to a dwelling by virtue of the rebuilding of the walls and roof and the overall domestication of the site is considered to be inappropriate development in the Green Belt and harmful to the openness of the Green Belt. The development therefore fails to comply with Planning Policy Guidance Note 2 : Green Belts and Policy G6 of the Knowsley Unitary Development Plan.

2. The proposed development by reason of the works to the bank of Flukers Brook would have a detrimental impact on the water environment by reason of the loss of waterside trees and associated habitats which is considered to be contrary to the provisions of Policies EN21 and EN24 of the Knowsley Unitary Development Plan, adopted June 1998.

21/12/01

Agreed Date

Director Of Planning And Development

In consultation with:

R.J. Round

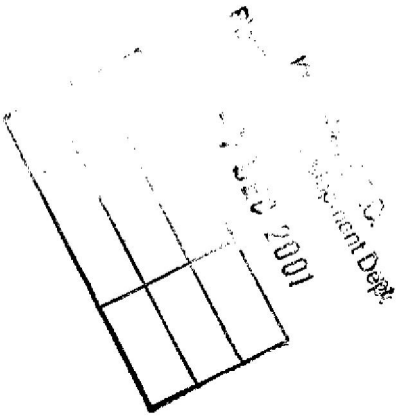
Chairman/Vice-Chairman, Planning Committee

46.

ENVIRONMENT AGENCY

Our Ref : SO/2001/013129-1/1
Your Ref : 01/00560/FUL

Date : 03 December 2001



Head Of Planning Services
Knowsley Metropolitan Borough Council
Municipal Buildings
Archway Road
Huyton
Merseyside
L36 9UX

Dear Sir/Madam

CONVERSION OF OLD FIRE STATION/GARAGE TO DETACHED HOUSE THE FIRE STATION, KNOWSLEY LANE, KNOWSLEY, MERSEYSIDE

Thank you for referring the above application which was received on 25th October 2001.

The Agency OBJECTS to the proposed development as submitted on the following grounds:-

The proposal as submitted is considered contrary to policy number EN21 Development and Landscape in the Council's adopted UDP.

The proposed development would have a detrimental impact on the water environment by reason of loss of waterside trees and associated habitats.

The proposed works to the main river Flukers Brook bank will require the prior consent of the Environment Agency under Section 109 of the Water Resources Act 1991 or the Agency Bylaws. The proposed stone work is unlikely to receive consent. Such hard engineered bank works has little ecological value and is unlikely to provide long term stability.

The applicant should be advised of the above. Please contact David Wilcox, Development Control Engineer for the area on 01772 339882.

If this matter can be satisfactorily resolved, then the Agency requests that the following informatives are included on the decision notice:-

AGENCY INFORMATIVES

The watercourse adjoining the site is designated a "main river" and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without prior consent of the Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Agency for consideration.

Environment Agency
Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, Cheshire, WA3 7WD, Tel no:01925 840000, Fax no:01925 852260

The developer should be advised that the granting of planning permission does not remove the need to obtain the relevant statutory Agency Consent. Permission should be gained prior to any work commencing.

Please send me a copy of the decision notice.

Please forward a copy of this letter to the applicant.

Yours faithfully

C Waring

CHRIS WARING
Planning Liaison Officer

Environment Agency
Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, Cheshire, WA3 7WD, Tel no:01925 840000, Fax no:01925 852260

The Environment Agency
Appleton House
430 Birchwood Boulevard
Birchwood
Warrington WA3 7WD
Tel: 01925 840000 Fax: 01925 852260

ENVIRONMENT AGENCY

fax

To: Amanda Gray

Knowsley Planning

Fax No. 0151 443 2370

From: Chris Waring - Planning Liaison

Date: 5.12.01

Page one of: 3

Subject: Former Fire Station, Knowsley Lane.

Copy of Agency response as discussed.

If this fax is incomplete or illegible, please telephone 01925 840000

05/12 '01 WED 10:59 FAX 01925852260 ENVIRONMENT AGENCY 001

ENVIRONMENT AGENCY

Our Ref : SO/2001/013129-1/1
Your Ref : 01/00560/FUL

Date : 03 December 2001

Head Of Planning Services
Knowsley Metropolitan Borough Council
Municipal Buildings
Archway Road
Huyton
Merseyside
L36 9UX

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Environment Agency
Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, Cheshire, WA3 7WD, Tel no:01925 840000, Fax no:01925 852260

05-12 '01 WED 10:59 FAX 01925852260 ENVIRONMENT AGENCY 002

The developer should be advised that the granting of planning permission does not remove the need to obtain the relevant statutory Agency Consent. Permission should be gained prior to any work commencing.

Please send me a copy of the decision notice.

Please forward a copy of this letter to the applicant.

Yours faithfully

C. Waring

CHRIS WARING
Planning Liaison Officer

Environment Agency
Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, Cheshire, WA3 7WD, Tel no:01925 840000, Fax no:01925 852260

05/12 '01 WED 10:59 FAX 01925852260 ENVIRONMENT AGENCY 003

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Mr Gilbert
60 Elm Road
Seaforth
Liverpool
L21 1BL

Our Ref: 01/00560/FUL

FILE COPY

3 December 2001

Dear Mr Gilbert

01/00560/FUL : CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, FORMER FIRE STATION BUILDING, KNOWSLEY LANE, KNOWSLEY.

I refer to the above planning application that has recently been submitted to the Local Planning Authority.

The proposed development is in on green belt land. Whilst the conversion of buildings is permitted in the Green Belt it is subject to a number of strict criteria. At present the proposal fails to satisfy these criteria and is likely to be recommended for refusal. The criteria that are not satisfied include the failure to have submitted evidence that the building is structurally sound and capable of conversion and that the height and appearance of the building are to be substantially changed.

In order to address these issues further it will therefore be necessary for a full structural survey of the building to be submitted to the Local Planning Authority. The details of this survey will be assessed by a Building Control Officer and a decision taken on whether the building is capable of conversion. Furthermore, if the Council is to consider relaxing its green belt policies and criteria it is necessary for the applicant to identify very special circumstances as to why the development should be allowed in this location.

The Highway Engineer is not satisfied with the turning area for the two vehicles shown on the plans. The layout will need amending to provide a greater area for manoeuvring vehicles in order that all vehicles can enter and exit the site in a forward gear. For your information, if gates are to be erected to the entrance they must be 5 metres back from the highway and open into the site.

The Chief Environmental Health Officer is concerned about the potential of noise pollution from passing traffic to the future residents of the proposed dwelling. A noise survey carried out at the site concluded that noise insulation measures will be necessary to ensure that levels of amenity are satisfactory.

g
(firestation)

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road Huyton Knowsley Merseyside L36 9FB
Tel 0151 443 2303 Minicom 0151 443 3401 Fax 0151 443 2370
E-mail: planning.DPD@Knowsley.gov.uk

Registered to BS EN ISO9001
Certificate Nr. FS33235

INVESTOR IN PEOPLE

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

As stated above the proposal does not comply with the Councils Unitary Development Plan and is likely to be recommended for refusal. However, in order for a full assessment of the proposal to be made I require additional information as indicated above. If you do wish to continue with this application please provide:-

1. A full structural survey of the building to be carried out by a suitably qualified person.
2. A written statement detailing the very special circumstances as to why the proposal should be allowed.
3. A plan showing a revised layout addressing the concerns of the Highway Engineer
4. Details of how the noise pollution issue is to be addressed.

If you wish to discuss the contents of this letter please feel free to contact me on 0151 443 2315, alternatively please can the above matters be addressed within 14 days of the date of this letter. If I do not hear from you further I will assume that you wish the application to proceed in its current form.

I thank you for your assistance in this matter

Yours sincerely

AMANDA GRAY
Senior Planner

Registered to
BS EN ISO9001
Certificate Nr. FS33235

make it merseyside

INVESTOR IN PEOPLE

AG

MEMORANDUM

[redacted] Our Ref: 01/00560/FUL

Amanda Gray - 0151 443 2315

Date 25 October 2001

Subject: INTERNAL CONSULTATION

[redacted]

PROPOSAL: CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS

LOCATION: Former Fire Station Knowsley Lane Knowsley Merseyside

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

Knowsley M.B.C.
Planning & Development Dept
15 NOV 2001

From: [redacted] CEHO

Originator: D. LOGAN ext 4709

Reply	

To: DIRECTOR of PLANNING AND DEVELOPMENT Date: 13.11.01

PROPOSAL: CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS

LOCATION: Former Fire Station Knowsley Lane Knowsley Merseyside

OBSERVATIONS Ref. No: 01/00560/FUL

See comments overleaf. →

Former Fire Station, Knowsley Lane, 01/00560

My main concern for this development would be with the traffic noise exposure of the proposed dwelling, given its proximity to Knowsley Lane. Information on traffic flow was obtained from the Transportation section of DPD and from this the traffic noise exposure was calculated. A short period of measurement was also made on site which was in reasonable agreement with the calculated figure.

Planning Policy Guidance Note PPG 24 gives advice to local authorities on use of planning powers to minimise the impact of noise and includes recommendations for noise exposure of new dwellings near to existing sources of transport related noise. Four noise exposure categories (NEC) are suggested, ranging from category "A", where noise would not normally be considered as a determining factor in granting planning permission, to category "D", where permission would normally be refused.

The calculation and measurement carried out both put the proposed dwelling at the lower end of NEC "C" for which the recommendation is that planning permission should not normally be granted, unless there are no alternative quieter sites available and where conditions can be imposed to give protection against noise.

If there are overriding reasons why the building should be converted to a residential dwelling then it would be possible to apply such conditions, otherwise the guidance would suggest that the application should be refused.

fla

Knowsley M.B.C.
Planning & Development Dept
26 NOV 2001

MEMORANDUM

From: PLANNING SERVICES DIVISION -
Amanda Gray - 0151 443 2315

Our Ref: 01/00560/FUL

Ack

Date 25 October 2001

Reply

Subject: INTERNAL CONSULTATION

To: **Highway Authority**

PROPOSAL: CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS

LOCATION: Former Fire Station Knowsley Lane Knowsley Merseyside

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

From: **Highway Authority**

Originator: MT

To: DIRECTOR of PLANNING AND DEVELOPMENT Date: 23/11/01

PROPOSAL: CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS

LOCATION: Former Fire Station Knowsley Lane Knowsley Merseyside

OBSERVATIONS Ref. No: 01/00560/FUL

An adequate turning facility will be required within the curtilage of the property to enable vehicles to enter and exit the highway in forward gear. The area shown at present is not adequate.

No gates are to be erected unless they are 5m back from the edge of carriageway and open away from the highway.

Visibility splays of 2m x 90m should be ensured by condition.

Parking levels and layout to the satisfaction of the Planning Authority.

MEMORANDUM

From: PLANNING SERVICES DIVISION - Amanda Gray - 0151 443 2315

Our Ref: 01/00560/FUL

Date 14 November 2001

Subject: INTERNAL CONSULTATION

To: **Site Development Management Team**

PROPOSAL: **CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS**

LOCATION: **Former Fire Station Knowsley Lane Knowsley Merseyside**

I enclose herewith documents relating to the above planning application and shall be glad to know whether you have any observations to offer on the proposal.

If no reply is received within 14 days, the application will be determined on the assumption that you do not desire to submit any observations.

For Director of Planning and Development

From: **Site Development Management Team**

Originator: A. Magura

To: DIRECTOR of PLANNING AND DEVELOPMENT

Date: 15-11-01

PROPOSAL: **CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS**

LOCATION: **Former Fire Station Knowsley Lane Knowsley Merseyside**

OBSERVATIONS

Ref. No: 01/00560/FUL

Please note foul flows to Discharge to Septic Tank
Surface water to Discharge to Soakaway of water Course
However E.A Approval will be req to discharge to water
Course
Soakaway to be constructed within 5m of an adopted
Wall.

Service Delivery
Dawson House
Great Sankey
Warrington WA5 3LW

Telephone 01925 234000
www.unitedutilities.com

Direct Line 01925 235835
Direct Fax 01925 235855
Lesley.Johnson@uuplc.co.uk

Mr G Smith BSc DipMS CEng MICE MIHT
Director of Planning & Development
Metropolitan Borough of Knowsley
PO Box 26
Yorkon Buildings
Archway Road
Huyton
Liverpool
L36 9UX

Your ref 01/00560/FUL
Our ref EP/01/2058/LJJ
Date 02 November 2001

PASSED
DATE RECEIVED - 5 NOV 2001
ACTION TAKEN

Dear Mr Smith

Proposal: Conversion of building to form residential dwelling, erection of first floor for form 4 bedrooms and 1 bathroom with external alterations
Location: Former Fire Station, Knowsley Lane, Knowsley

Thank you for your planning consultation of 25 October 2001.

I have no objection to the proposal.

I enclose a copy plan showing the approximate location of our water mains and sewers for your information and also a copy of our "General Conditions and Precautions to be taken when carrying out work adjacent to North West Water Distribution Apparatus".

Yours sincerely

Lesley Johnson
Planning Analyst
(Tel. 01925 235835)

Knowsley M.B.C.
Planning & Development Dept
- 6 NOV 2001

United Utilities Water Limited (expires 31 August 2001)
United Utilities Water PLC (from 1 September 2001)
Registered in England & Wales No. 2366678
Registered office: Dawson House, Great Sankey
Warrington WA5 3LW

BusinessCare

General conditions and precautions to be taken when carrying out work adjacent to United Utilities Water distribution apparatus.

These general conditions and precautions apply to the distribution system of United Utilities Water.

1. On request United Utilities Water will give approximate locations of mains according to our records. These records do not normally show the positions of service pipes from the mains to properties nor are they necessarily accurate or complete. No person or company shall be relieved from liability for damage caused by reason of the actual positions and/or depths being different from those shown on the plan. Any special requirements relative to our plant will be indicated. United Utilities Water staff will visit any site at reasonable notice to assist in the location of water plant and advise any precautions that may be required to obviate any damage.

2. In order to achieve safe working conditions adjacent to any apparatus the following should be observed:

   (a) All water apparatus should be located by hand digging prior to the use of mechanical excavation.

   (b) During construction work where heavy plant may have to cross the line of a water main, and the main is not under a carriageway of adequate standard of construction crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed R.C. raft as necessary. These crossing points should be clearly indicated and crossing the line of the water main at other places should be prevented. United Utilities Water staff will advise on the type of reinforcement necessary. This is particularly important on agricultural or open land where tilling or erosion may have reduced significantly the original cover.

   (c) No explosive to be used within 32 metres of any United Utilities Water pipe without prior consultation with United Utilities Water.

   (d) Where it is proposed to carry out piling within 15 metres of any pipe United Utilities Water should be consulted so that affected pipes may be surveyed.

3. (a) Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of United Utilities Water.

   (b) Where a trench is excavated crossing or parallel to the line of the pipe, the backfill should be adequately compacted to prevent any settlement, which could subsequently cause damage to the main. In special cases it may be necessary to provide permanent support to a pipe which has been exposed over the length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfilling in contact with the pipe.

4. No apparatus should be laid over and along the line of a water pipe irrespective of clearance. A minimum clearance of 450mm should be allowed between any plant being installed and an existing pipe, to facilitate repair, whether the adjacent plant be parallel to or crossing the water pipe. No manhole or chambers shall be built over or round a pipe.

5. Where a United Utilities Water pipe is coated with special wrapping and is damaged even to a minor extent, United Utilities Water must he notified, leaving the trench open for ready access so that repairs can be made. In case of any material damage to the pipe itself causing leakage, or weakening of the mechanical strength of the pipe, the necessary remedial work will be charged.

6. If a contractor or sub-contractor causes leakage, inform the relevant United Utilities Water office.

7. Where proposals involve changing existing levels over our mains you will need to inform us. We will need specific locations to be identified together with precise details as to the magnitude of the proposed changes to existing ground levels. Changes to existing levels may require the diversion of our apparatus for which you will be charged. However, in certain circumstances we may wish to leave our apparatus where it is. On these occasions you will usually be required to protect our apparatus by means of a concrete raft and ensure that any surface boxes affected are either raised or lowered by yourselves. Under no circumstances should our surface boxes be either buried or left in a situation where they are raised above finished ground levels.

   If any damage to our apparatus occurs as a result of your works, repairs will be fully rechargeable to yourselves.

8. Where proposals involve resurfacing United Utilities Water must be notified if your excavation will be greater than 750mm in the highway and 300mm in a footpath, verge or other location.

United Utilities

BusinessCare

Tree planting restrictions over water mains

Set out below are recommendations for tree planting in close proximity to water mains.

1. Both poplar and willow trees have extensive root systems and should not be planted within 10 metres of the water main.

2. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of the pipeline eg Ash, beech, birch, most conifers, elm, horse chestnut, lime, oak, sycamore, etc. Apple and pear trees also come into this category.

3. Bearing in mind that personnel must have a clear path to conduct surveys, we recommend that no shrubs or bushes should be planted within 1 metre of the centre line of the pipeline.

4. There are bound to be cases where both the company and landowners wish to plant shrubs/bushes in close proximity to the water main for screening purposes. We would suggest that the following, which are shallow rooting, are suitable for this purpose:

   Blackthorn, broom, cotoneaster, elder, hazel, laurel privet, quickthorn, snowberry and most ornamental flowering shrubs.

5. In areas where soft fruit is grown, we see no reason why blackcurrant, raspberries, gooseberries, should not be planted on the easement, providing that a path is left clear for the surveys.

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

NOTICE OF APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 8

Proposed development at Former Fire Station Knowsley Lane Knowsley Merseyside.

COPY

I give notice that Ms J Thompson

Is applying to the **KNOWSLEY METROPOLITAN BOROUGH COUNCIL** for permission for the following:-

CONVERSION OF BUILDING TO FORM RESIDENTIAL DWELLING, ERECTION OF FIRST FLOOR TO FORM 4 NO. BEDROOMS AND 1 NO. BATHROOM TOGETHER WITH EXTERNAL ALTERATIONS

The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at The Department of Planning and Development, Yorkon Building, Archway Road, Huyton, during all reasonable opening hours until 22 November 2001.

Anyone who wishes to make representations about this application should write to the Council at The Department of Planning and Development. Knowsley Metropolitan Borough Council, PO Box 26, Municpal Buildings, Archway Road, Huyton by 22 November 2001.

The contact person for this application is Amanda Gray on 0151 443 2315.

Signed: GRAHAM SMITH

On behalf of Knowsley MBC

Date: 1 November 2001

KNOWSLEY
METROPOLITAN BOROUGH

PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION No. 01/00560/FUL

RECEIVED 20 SEP 2001

LID 19 OCT 2001

1 APPLICANT (BLOCK CAPITALS PLEASE)

Name Miss J. Thompson.

Address 4 Clipsley brook view
Haydock
st Helens

Postcode WA11 0BF

Tel No 01744 739043 **Fax No** 01744 739043

2 AGENT (IF ANY)

Name M Gilbert.

Address 60 Elm road
Seaforth,
Merseyside.

Postcode L21 1BL

Tel No 928 2102 **Fax No**

3 FULL POSTAL ADDRESS OR LOCATION OF THE APPLICATION SITE

The Fire station,
Knowsley lane,
Knowsley, Merseyside

4 SIZE OF SITE

Edge in red on submitted location plan

5 ADJOINING LAND

State whether the applicant owns or controls any adjoining land. If yes, this area should be edged in blue on the location plan. ~~YES~~ / NO

6 BRIEF DESCRIPTION OF PROPOSED WORKS/CHANGE OF USE

Proposed conversion of fire station/garage to Detached house

7 PROPOSAL

Does the proposal involve:

(a) **New residential units** ~~YES~~ / ~~NO~~
If YES, state number of units.

(b) **Other new buildings** ~~YES~~ / NO
If YES, state number of units

(c) **Alteration or extension** YES / ~~NO~~

(d) **Change of use** YES / ~~NO~~

(e) **Construction of a new access to a highway** ~~YES~~ / NO
If YES ... *vehicular/pedestrian*

(f) **Alteration to an existing access to a highway** YES / ~~NO~~
If YES ... *vehicular/pedestrian*

(g) **Demolition** ~~YES~~ / NO
If YES, please indicate on submitted plans buildings to be demolished

(h) **Change in ground levels** ~~YES~~ / NO
If YES, sections of existing and proposed levels should be submitted.

8 EXISTING USES

Please state:

(a) **Present use of buildings/land:**
Fire station/Garage & Drive

(b) **If vacant, the last previous use:**
Fire station/Garage and store

(c) **Date when last used, if known:**
Dont know

9 *TYPE OF APPLICATION*

Please tick the box which describes the type of application you are submitting (a, b, c, d or e).

(a) Outline for new buildings ☐

If outline, tick which of the matters listed below are reserved for subsequent approval:

i. Siting.....
ii. Design.....
iii. External appearance.....
iv. Means of Access.....
v. Landscaping.....

(b) Full Application for Change of Use and/or New Building/Engineering Works ☑

(c) Reserved Matters ☐

If application for reserved matters, tick the matters for which approval is now sought:

i. Siting.....
ii. Design.....
iii. External appearance.....
iv. Means of Access.....
v. Landscaping.....

Reference Number of approved outline

(d) Removal or Variation of Condition ☐

Please give the date and number of previous permission and, where relevant, identify the particular condition:

i. Date
ii. Ref. No. of previous permission
iii. Condition(s)

(e) Renewal of a Temporary Permission ☐

Please give the date and number of previous permission:

i. Date
ii. Ref. No. of previous permission

10 *NON RESIDENTIAL DEVELOPMENT*

Is the application for:

(a)	**Industrial**	YES / ~~NO~~
(b)	**Office**	YES / ~~NO~~
(c)	**Warehousing**	YES / ~~NO~~
(d)	**Storage**	YES / ~~NO~~
(e)	**Shopping**	~~YES~~ / NO

If you have answered YES to any of these questions complete part 2 of these forms.

11 *DRAINAGE*

Please state how surface water (SW) and foul sewerage (FW) will be disposed of by ticking the appropriate box

	SW	FW
- Mains drains		
- Watercourses		
- Soakaway	☑	
- Other		☑

(if other, please give details below)

Septic tank. existing on site.

12 *TREES*

Do you propose to fell any trees? ~~YES~~ / NO

If YES, indicate the position of the trees to be felled on the plan(s).

13 *HEIGHT OF BUILDING*

Please state in metres the maximum height of the proposed building(s) above ground level (where known).

7.6m

14 *DECLARATION*

I/WE submit this application and attach the necessary plans

AND I/WE attach a completed ownership certificate

AND I/WE enclose a fee of £ 190

Signed M Gilbert

On behalf of Mrs J. Thompson **Date** 28/3/2001.

FOR OFFICIAL USE ONLY

Fee received £ cash/cheque/PO

Receipt No.

Date Received

Initials

Assessed Fee

CERTIFICATE UNDER ARTICLE 7

(Complete **either** Certificate A or Certificate B - if neither apply, contact the Planning Services Division)

CERTIFICATE A: This certificate should be completed if the applicant is the only owner of the application site.

CERTIFICATE B: This certificate should be completed if anyone other than the applicant is an owner of any part of the application site. It must only be completed after a Notice Under Article 6 has been served on those owners.

AGRICULTURAL HOLDINGS CERTIFICATE: This Certificate should be completed in all instances.

Town and Country Planning (General Development Procedure) Order 1995

1. Certificate A

I certify that:

On the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner(b) of any part of the land to which the application/appeal*, relates.

2. Certificate B

I certify that:

I Have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner (b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's (b) Name	Address at which notice was served	Date on which notice was served

3. Agricultural Holdings Certificate (a)

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

* None of the land to which the application/~~appeal~~* relates is, or is part of, an agricultural holding.

or

~~*I Have/The applicant has/The appellant has* given the requisite notice to every person other than my/him her*self. who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:-~~

Tenant's Name	Address at which notice was served	Date on which notice was served

APPLICATION NO. 01/0856/FUL

DATE RECEIVED 19 OCT 2001

Signed M Gilbert

*On Behalf of Ms J Thompson

Date 15/10/2001

*delete where appropriate

DATE RECEIVED 19 OCT 2001

(a) This certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of the Certificates A, B, C or D (or the appropriate certificate in the case of certain mineral applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'owner' means a person having a freehold or leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Planning Department.
Knowsley council.
P.O. Box 26
Yorkon Buildings, Archway rd
Huyton knowsley L36 9FB.

HOUSEHOLDER PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Department of Planning and Development,
Planning Services Division, Development Control Section,
PO Box 26, Municipal Buildings, Archway Road,
Huyton, Knowsley, Merseyside, L36 9FB.
Telephone: 0151 443 2381.

KNOWSLEY METROPOLITAN BOROUGH

For Office Use Only

No. 01/00560/FUL

21 AUG 2001

19 OCT 2001

THREE COPIES OF THIS FORM AND THE PLANS ARE REQUIRED

1 APPLICANT'S DETAILS

Name Mr. J. THOMPSON

Address 4 CHIPSNEY BROOK VIEW
HAYDOCK ST HELENS
MERSEYSIDE **Postcode** WA11 0BF

Tel No 01744 739043 **Fax No** 01744 739043

2 AGENT'S DETAILS (if Applicable)

Name M Gilbert

Address 60 ELM ROAD.
SOUTH MERSEYSIDE
Postcode L21 1BL

Tel No 928 2162 **Fax No** .....

Contact Name Malcolm Gilbert

3 LOCATION OF PROPOSED WORKS

Address THE FIRE STATION
KNOWSLEY LANE

4 PROPOSED WORK

Description

PROPOSED CONVERSION
FIRE STATION GARAGE
TO DETACHED HOUSE.

5 HIGHWAYS

State whether the proposal involves:
(Please Delete where appropriate)*

Construction of a new access to a highway:

Vehicular YES / NO*

Pedestrian YES / NO*

Alteration of existing access to a highway:

Vehicular YES / NO*

Pedestrian YES / NO*

6 TREES

Do you propose to fell any trees? YES / NO*
(Please Delete where appropriate)*

If YES, plans should be submitted indicating the correct position and approximate size of all existing trees on the site, identifying those it is intended to fell.

7 I/We hereby apply for planning permission for the proposal described in this application and the accompanying plans.

Signed M Gilbert

Date 14/8/2001

On Behalf of * J. Thompson

(Insert applicant's name if signed by an agent)

8 AN APPROPRIATE SIGNED CERTIFICATE, PLANS AND FEE MUST ACCOMPANY THIS APPLICATION.

FOR OFFICIAL USE ONLY

Fee Received	190-00 Cash/Cheque	Assessed Fee	£ .....
Receipt Number	282423	Additional Fees Required	£ .....
Date Received	21.08.09.	Refund Due	£ .....
Initials	JF	Receipt Number	.....
		Date	.....

THIS CERTIFICATE SHOULD BE COMPLETED IF THE APPLICANT IS THE ONLY OWNER OF THE APPLICATION SITE.

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Parts 1 & 2 must both be completed.

No. 01/00560/FUL

1. CERTIFICATE A

20 SEP 2001

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner (b) of any part of the land to which the application/appeal* relates.

19 OCT 2001

2. ~~Agricultural Holdings Certificate~~ (a)

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

* None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.

Not applicable

or

** I have/The applicant/The appellant has* given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed M Gilbert

*On behalf of Miss J. Thompson

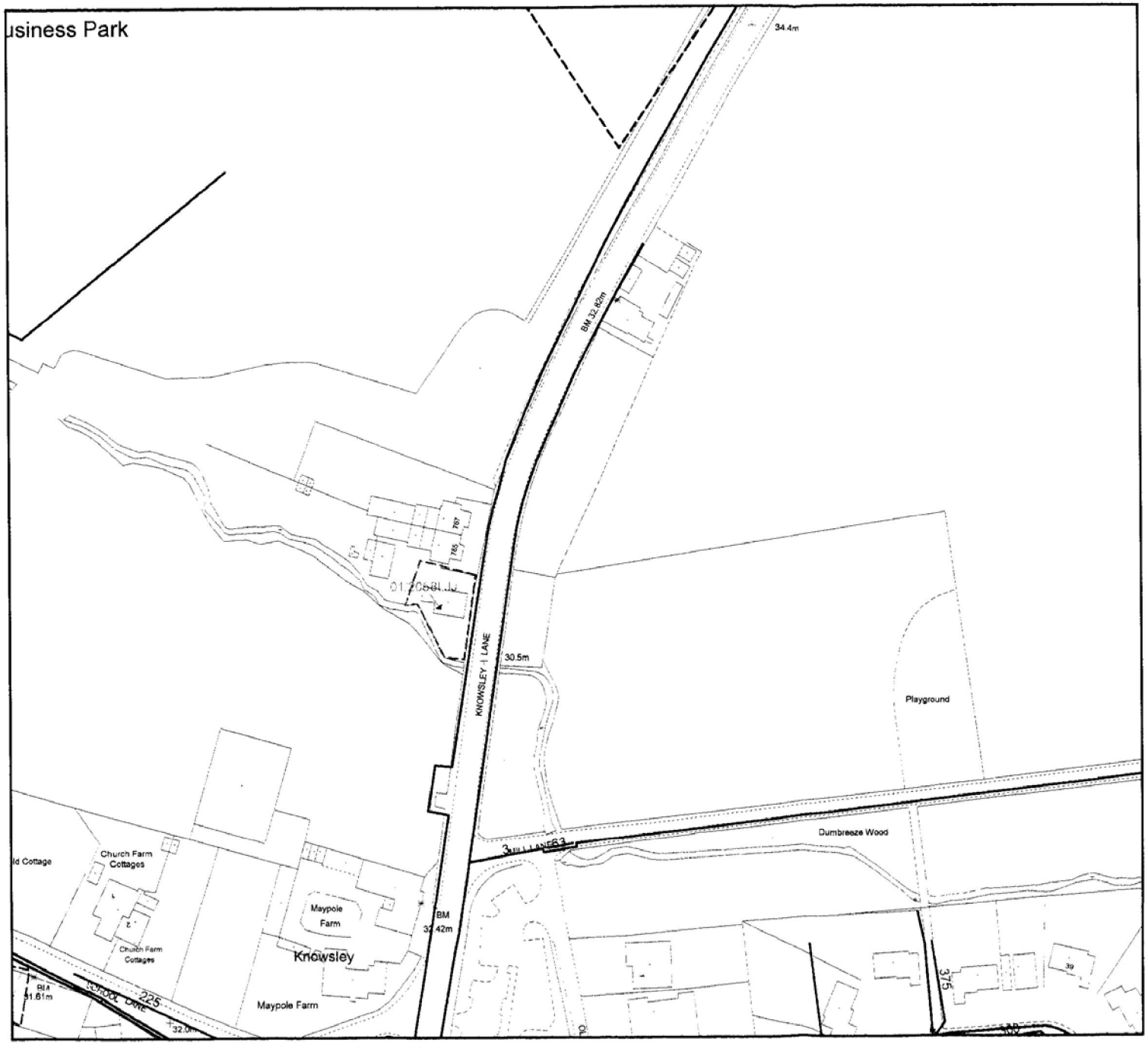
Date 28/8/2001

**delete where inappropriate*

(a) This certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

UNITED UTILITIES - WATER MAINS AND SEWER RECORD



REF: 01/2058LJJ
NGR: 343465 396103
SCALE: 1:1250

WATER MAIN

SEWER

THE SITE

THE POSITION OF THE MAINS SHOWN IS APPROXIMATE ONLY AND GIVEN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE TO THE COMPANY. IT IS REQUESTED THAT REASONABLE CARE SHOULD BE TAKEN TO AVOID DAMAGE, HAVING REGARD TO THE FACT THAT THE ACTUAL POSITIONS AND/OR DEPTHS OF SUCH APPARATUS, WORKS AND OTHER PROPERTY, MAY BE DIFFERENT FROM THOSE INDICATED ON THIS DRAWING. SERVICE PIPES ARE NOT NECESSARILY SHOWN BUT MUST BE PRESUMED TO EXIST TO ALL PREMISES.

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United Utilities

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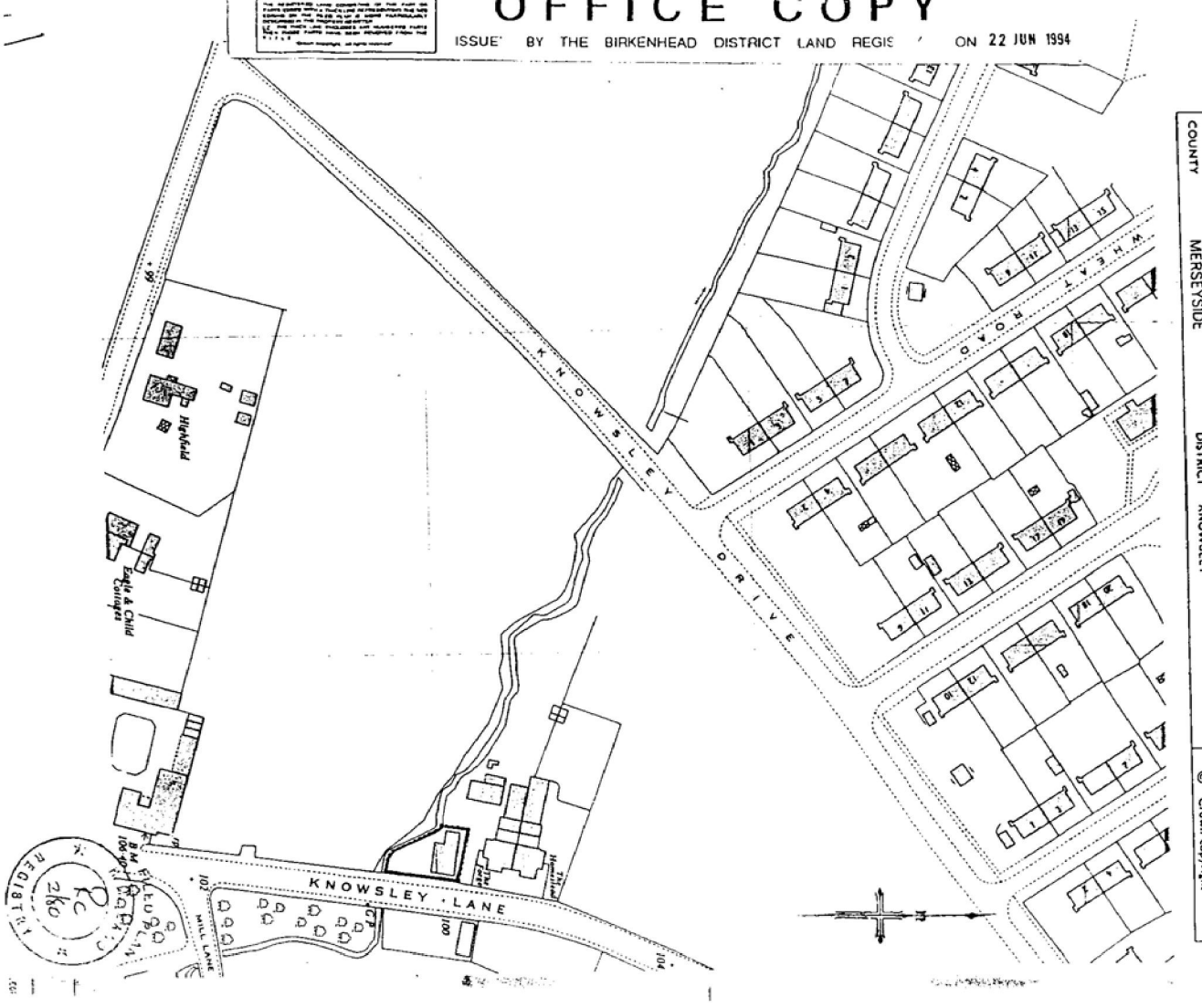
ISSUED BY THE BIRKENHEAD DISTRICT LAND REGIS ON 22 JUN 1994



H.M. LAND REGISTRY

ORDNANCE SURVEY PLAN REFERENCE		TITLE NUMBER
COUNTY MERSEYSIDE	SJ 4396	MS 107930
DISTRICT KNOWSLEY	SECTION	
© Crown copyright	Scale 1/1250	

(1)

PLAN REFERRED TO

(2)

H 137

H.M. LAND REGISTRY

TITLE No. 107930 (MS)

PHOTOGRAPHIC COPY (liable to distortion in scale)

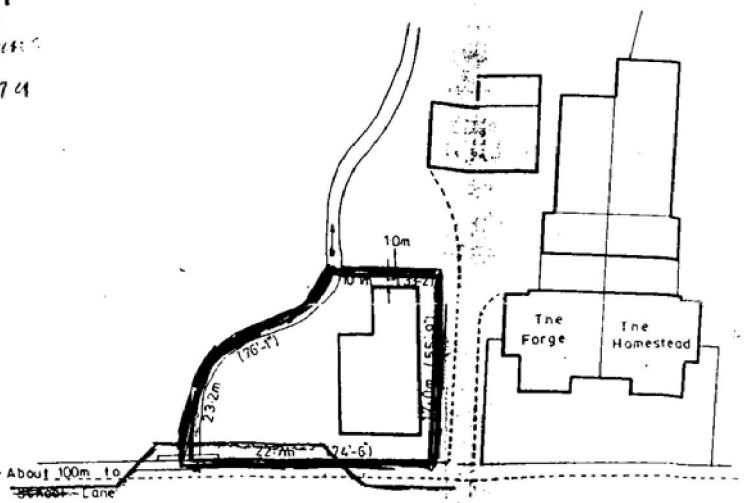
of PLAN to County [illegible]

dated 19[illegible]/79

APPLICATION No. 01/00560/FUL

DATE RECEIVED 21 AUG 2001

DATE ISSUED 13 SEP 2001



AREA VERGED RED ABOUT 307 SQ M (367 SQ YDS)

SCALE 1/500

10 0 10 20 30 40 50 METRES

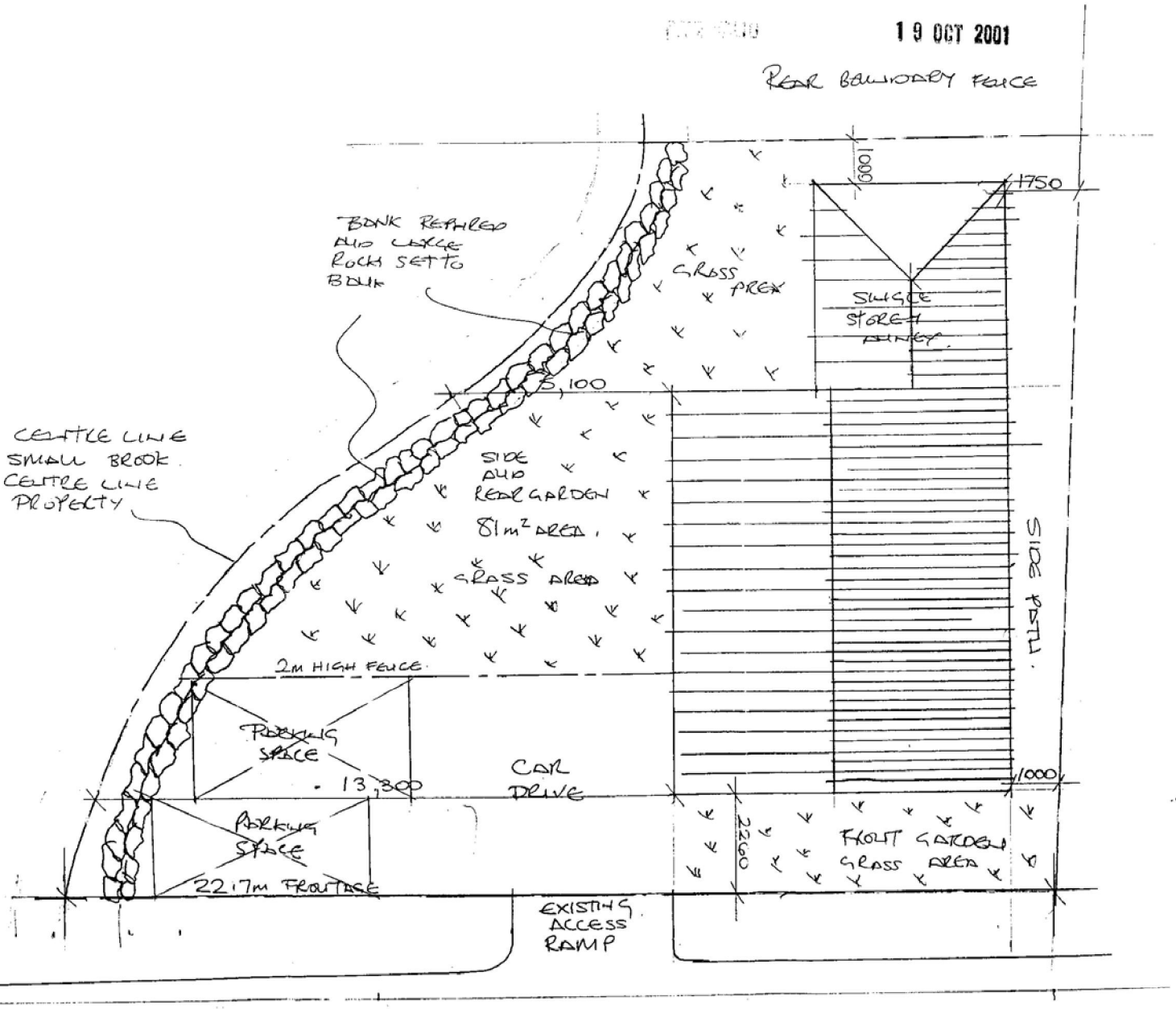
J. A. RYDEN F.R.I.C.S. F.R.V.A.
CITY ESTATES SURVEYOR.
LIVERPOOL.

8335/3/78

Application No. 01/00560/FUL
REFUSED UNDER PLANNING ACTS
21 AUG 2001

SITE PLAN SCALE (1 to 100)

19 OCT 2001



RECEIVED UNDER
PLANNING ACTS

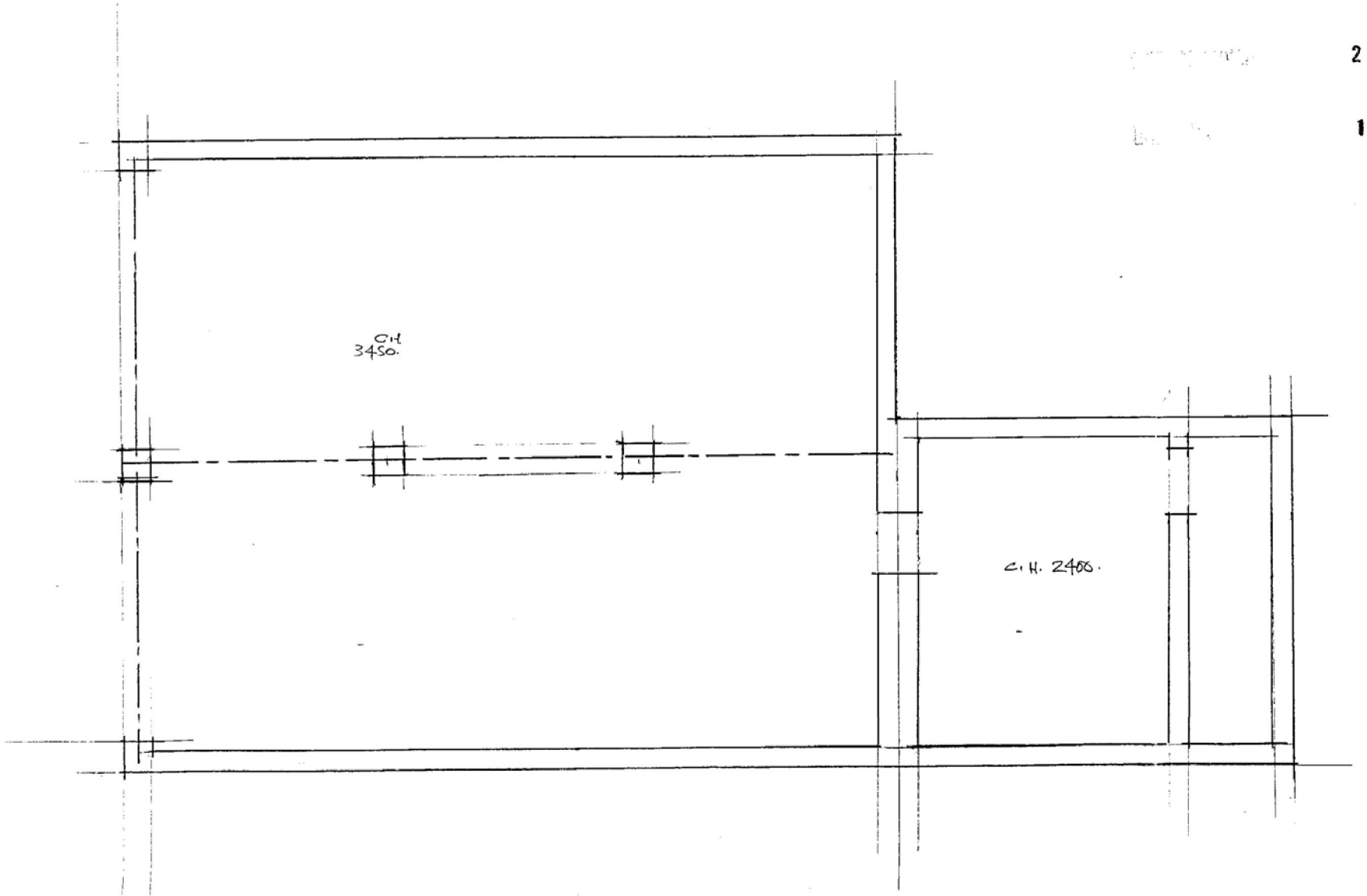
EXISTING GROUND FLOOR PLAN

SCALE

APPLICATION No. 01/00560/FUL

21 AUG 2001

19 OCT 2001

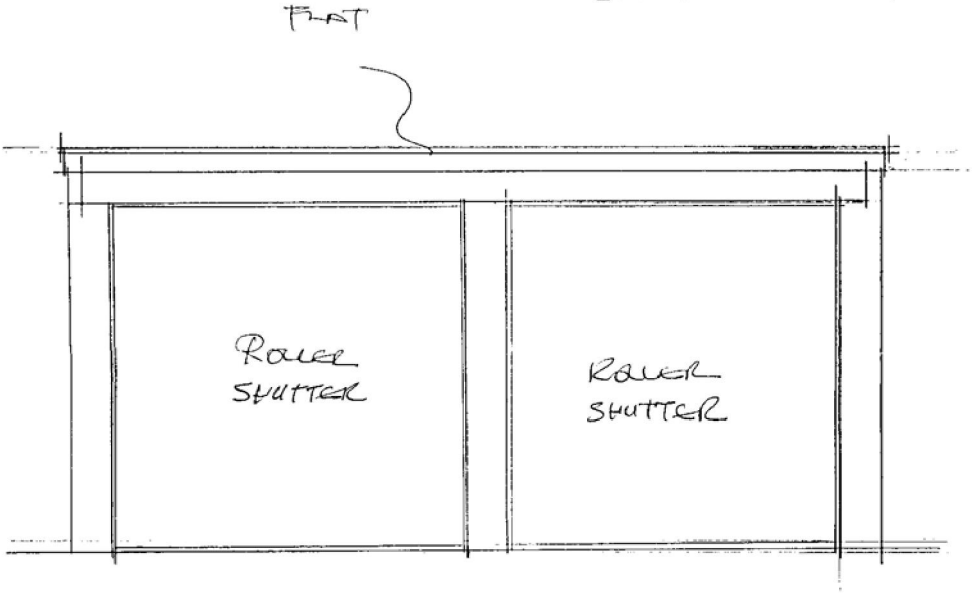


PLANNING AND BUILDER
PLANNING ACTS
21 AUG 2001
19 OCT 2001

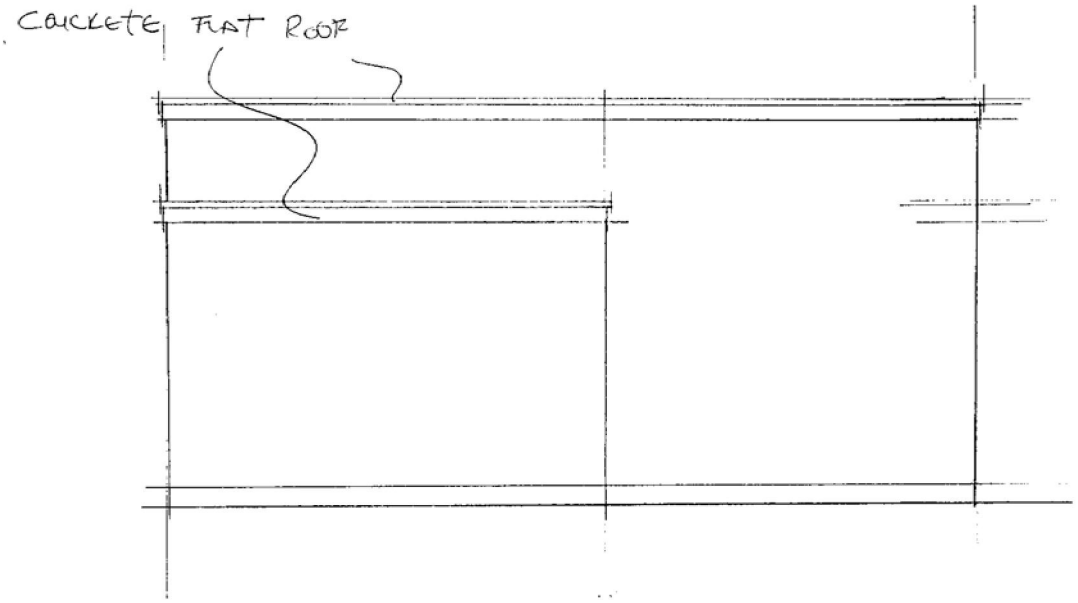
SCALE 1:50.

EXISTING ELEVATION.

EXISTING FRONT ELEVATION

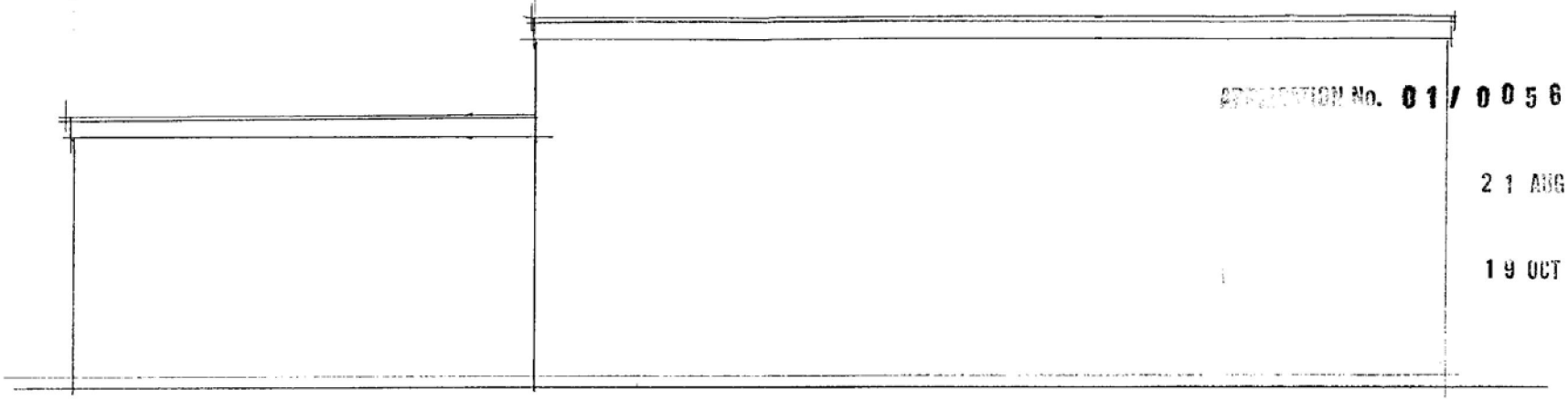


EXISTING REAR ELEVATION



REFUSED UNDER
PLANNING ACTS

EXISTING GABLE ELEVATION LEFT HAND SIDE
SCALE 1:50

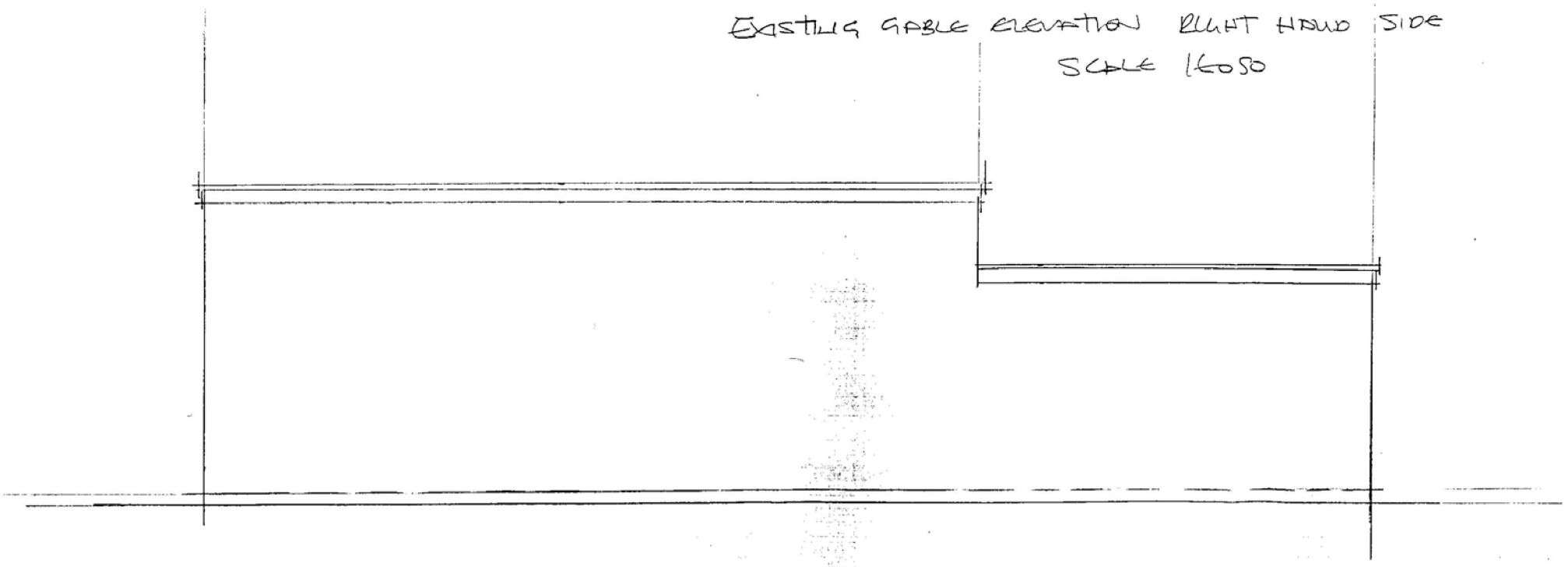


APPLICATION No. 01/00560/FUL

21 AUG 2001

19 OCT 2001

EXISTING GABLE ELEVATION RIGHT HAND SIDE
SCALE 1:50



SCALE 1:50.

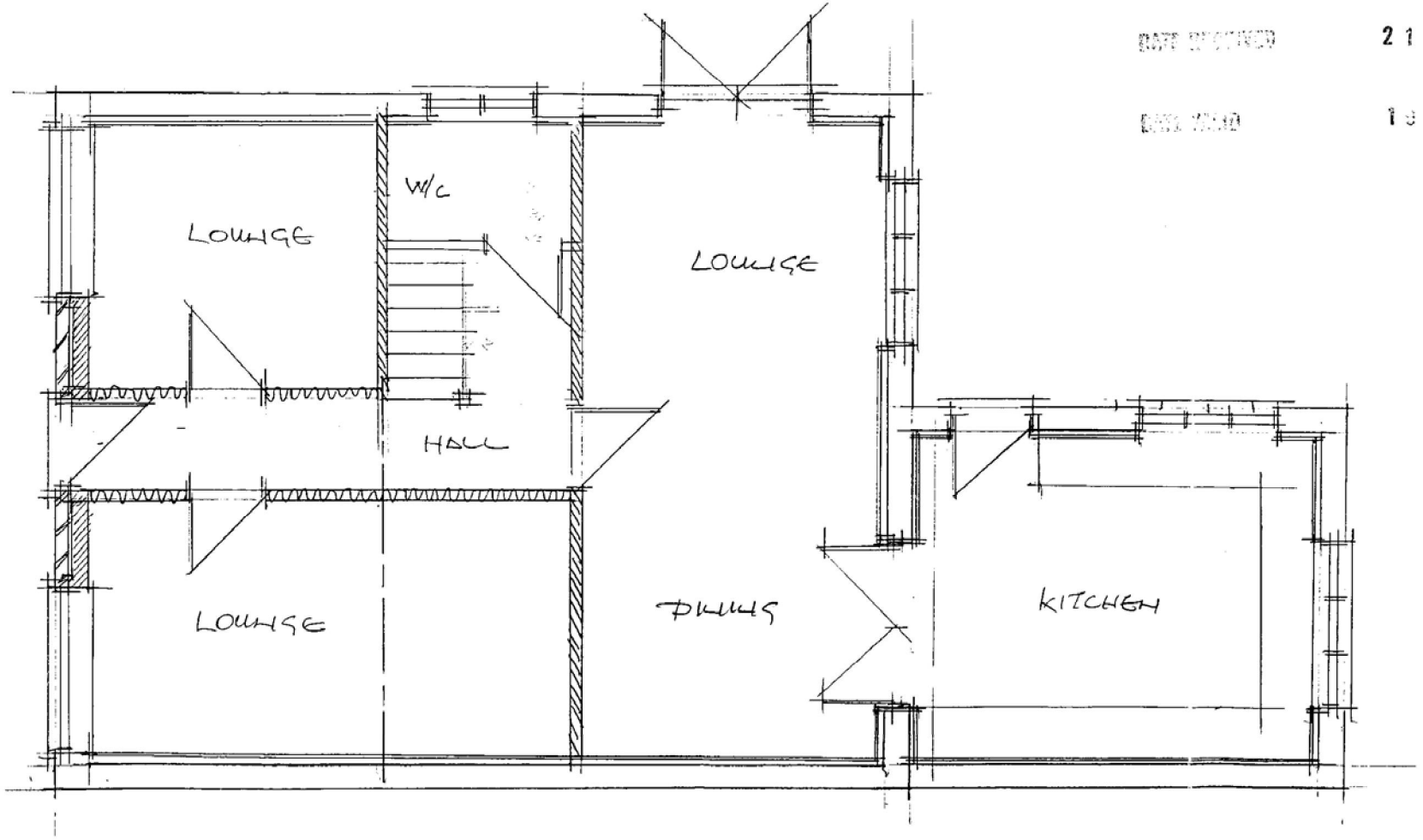
PROPOSED GROUND FLOOR PLAN

REFUSED UNDER PLANNING ACTS

APPLICATION No. 01/00560/FUL

DATE RECEIVED 21 AUG 2001

DATE ISSUED 19 OCT 2001



REFUSED UNDER PLANNING ACTS

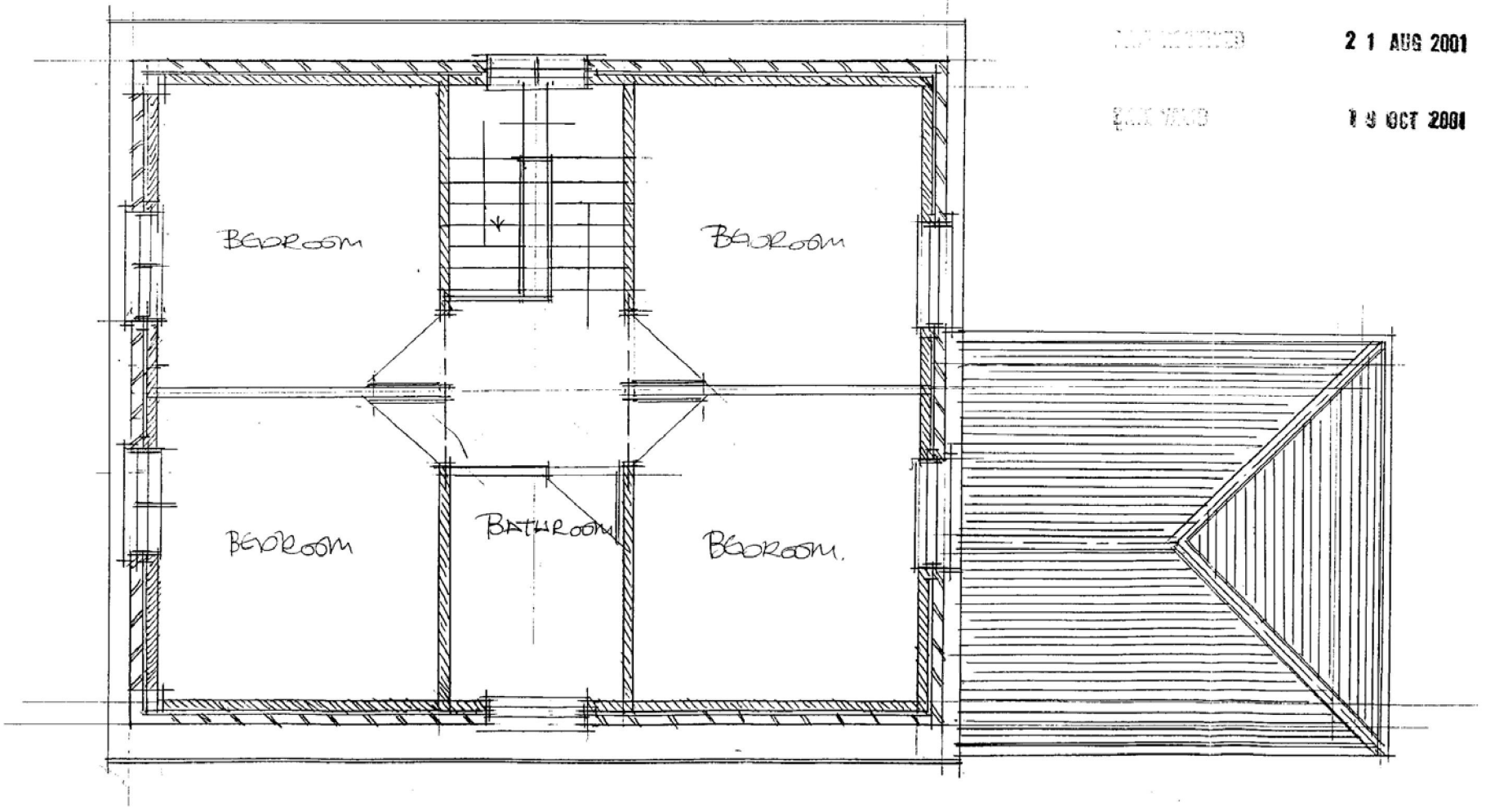
SCALE 1:50

PROPOSED FIRST FLOOR PLAN

APPLICATION No. 01/00560/FUL

RECEIVED 21 AUG 2001

REGISTERED 19 OCT 2001

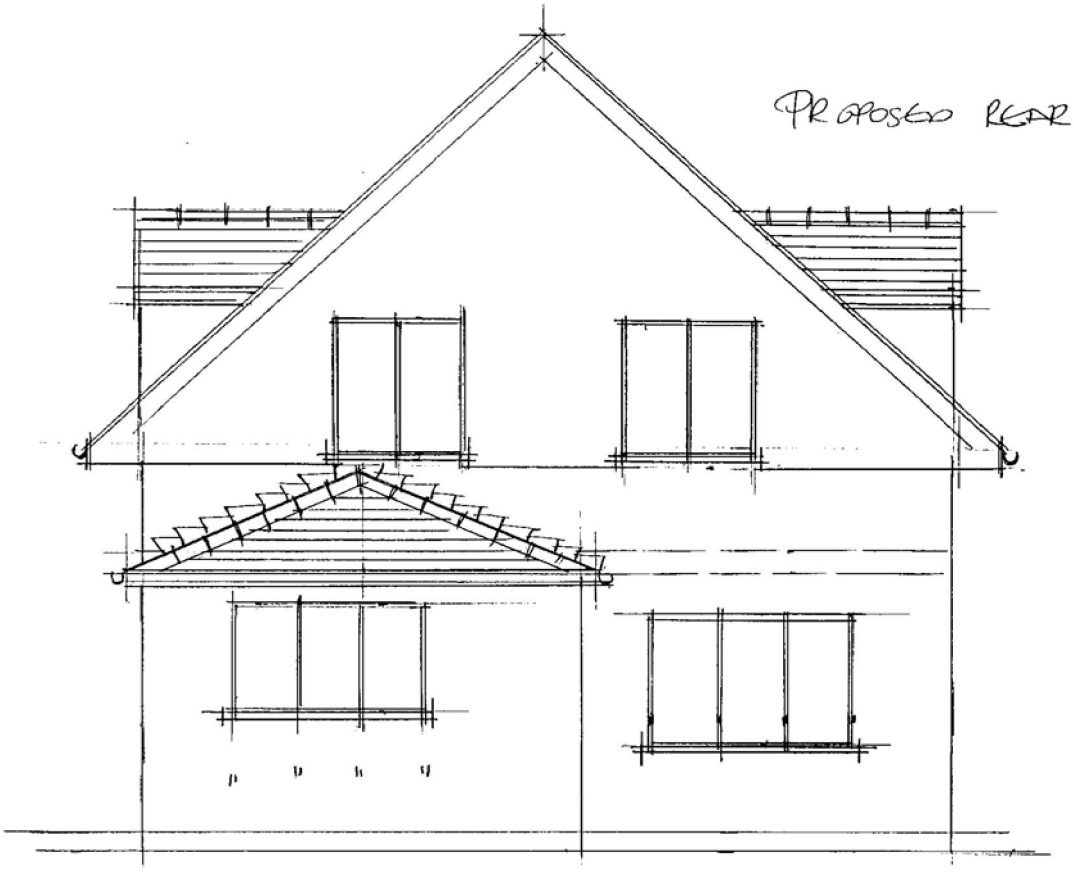


Application No. 01/00560/FUL
21 AUG 2001
19 OCT 2001
DATE RECEIVED
DATE VALID
REFUSED UNDER PLANNING ACTS



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



REFUSED UNDER PLANNING ACTS

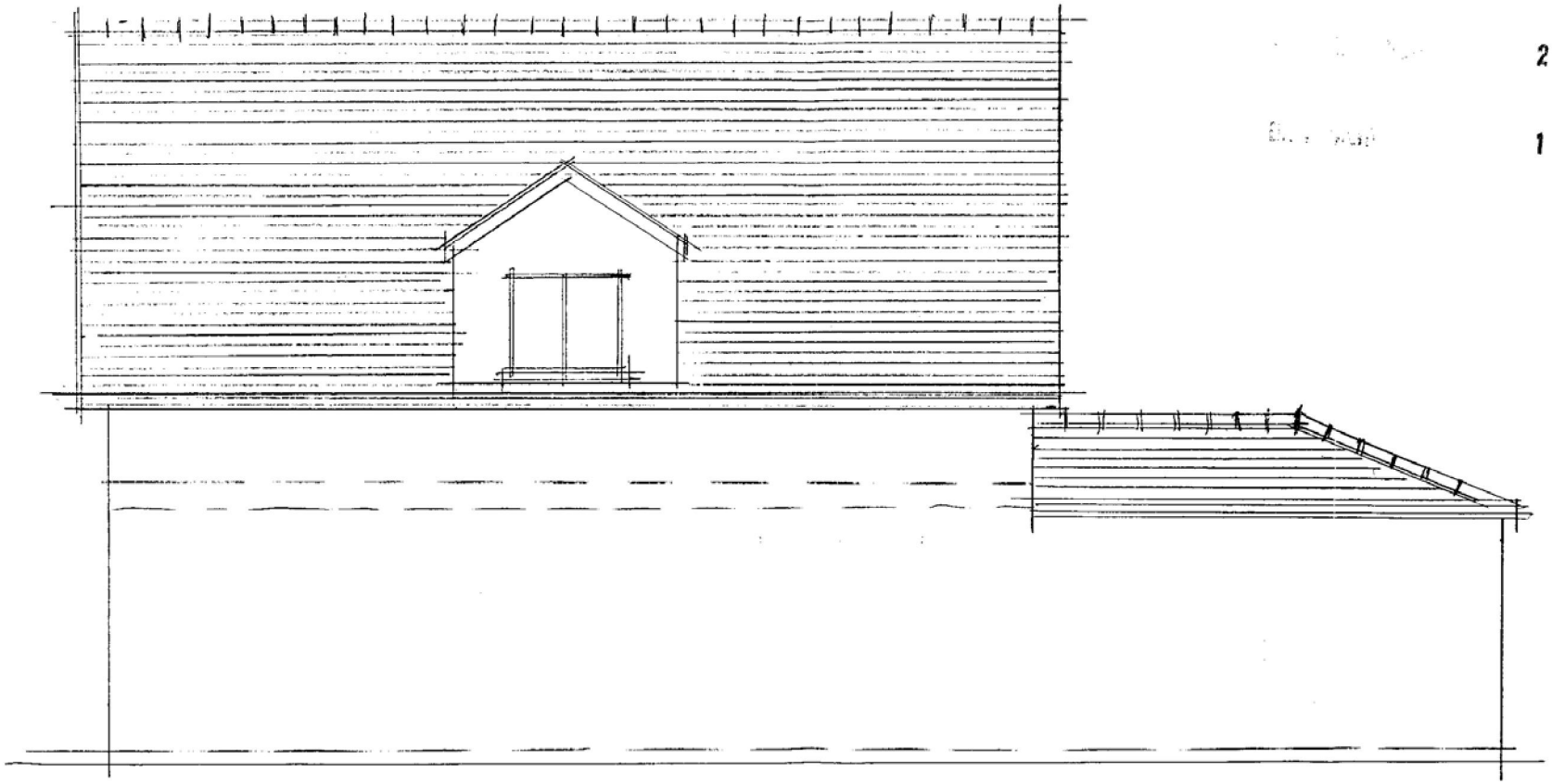
SCALE (1650)

PROPOSED GABLE ELEVATION (RIGHT HAND SIDE)

01/00560/FUL

21 AUG 2001

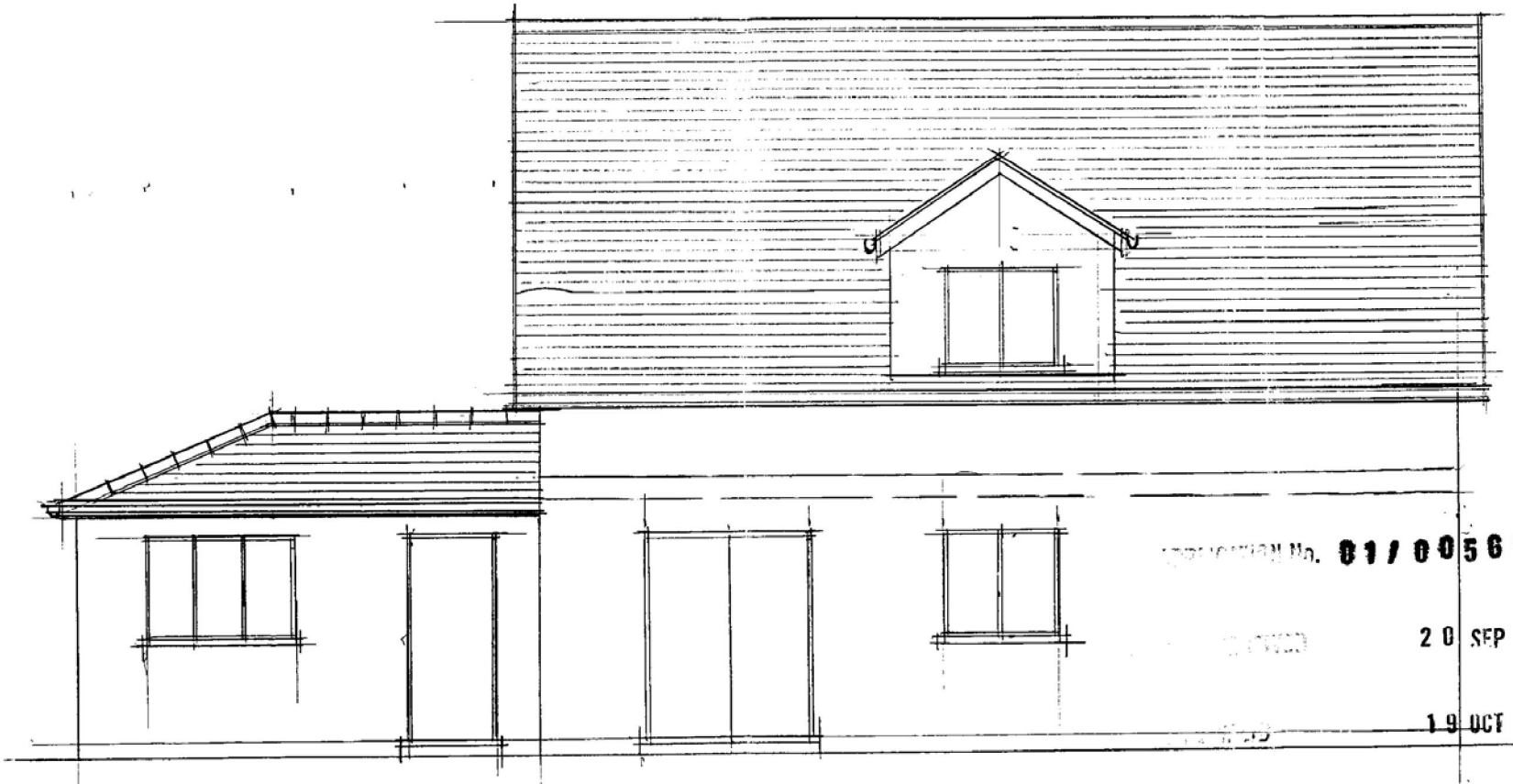
19 OCT 2001



REFUSED UNDER
PLANNING ACTS

SCALE 1:50

PROPOSED GABLE ELEVATION (LEFT HAND SIDE)



APPLICATION No. 01/00569/FUL

20 SEP 2001

19 OCT 2001

GENERAL SPECIFICATION FOR EXTENSIONS AND ALTERATIONS

01/00560/F

21 AUG 2001

19 OCT 2001

INTERNAL WALL CONSTRUCTION

All new solid internal walls to be built of new concrete foundations , with D.P.C.inserted at ground floor level.
Internal walls constructed from concrete block from D.P.C. upto roof level with reinforced concrete lintols over door openings .
New Stud walls of non-load bearing type, to be built directly of floor slab or double floor joists, where running parallel with the floor joists .
All stud walls to be constructed using treated softwood studwork at 450mm centres with timber noggins at 900mm centres horizontally, all stud work to be 75mm/50mm section stud upto 2400mm high and 100mm by 50mm section above 2400mm high walls, with 12.5mm Plasterboard and skim both sides.

ROOF CONSTRUCTION

New roof to be constructed using treated stress graded timbers with minimum 150mm/50mm section joists set at 450mm centres. All rafters to be securely fixed to wall plates and strapped down at alternative joists to wall using latteral restraint straps.
New Roof surface to be either 'Marley type' 'Modern' 'Major' or 'Wessex' tiles laid to manufacturers instructions with minimum 100mm lap, minimum pitch 18 Degrees. Tiles undercloaked at verges with slate and point with 1/3 mortar and pointed over lead valleys .
Tiles fixed to treated softwood battens with non-tearable roofing felt. Ridges to be sand/cement bedded and ventilation tiles to be inserted at 3000mm centres to apex of roof. Cross ventilation to be maintained using 50mm continuous air gap across roof space.
All roof profiles to adjoining surfaces to be lead flashed using 5LB lead. Lead valleys to be formed using 19mm treated Plywood decking, with roofing felt with 5LB lead edges of lead dressed 300mm up tile surfaces and sealed .
Roof to be insulated to achieve 'U' value of 0.25w/m2/0c using 220mm thick fibre glass insulation, laid to roof space with minimum 50mm continuous air gap maintained.

VENTILATION

All Bathrooms and kitchens to be fitted with extraction fans to achieve a minimum of 60 litres per second and extraction fans to be connected up to light switches or humidity -stat controls.
Kitchen and w/c,s and bathroom to be fitted with 225mm/225mm air bricks to produce natural back ground ventilation.

FOUNDATIONS

Strip foundations to be a minimum of 750mm below ground level down to suitable load bearings stratum, strip to minimum mix of 1:2:3 concrete or c20p mix, to have a layer of A393 mesh reinforcement protected by 20mm cover to strengthen concrete over soft ground spots.
Foundations to have a minimum width of 600mm, and a minimum projection past outer face of cavity wall of 150mm.
District building control officer to be notified minimum 24 hours before concreting. Concreting to be undertaken in ground temperatures not below 40c and temperature not to fall below this minimum for 24 hours.

DRAINAGE CONSTRUCTION

All new drains to be 100mm diameter, either supersleeve or hepsleeve types fixed with flexible collars laid with minimum fall 1 in 40 falls where drain passes through wall construction, drains are to be bridged over.
All drains properly protected when passing through floors to be wrapped in a minimum of 150mm concrete all round and fitted with flexible joints at end of concreting to drain.

All existing drains passing through under new building to be dug up, exposed and tested to prove water tightness concrete 15. All new drains to be roddable and accessible for maintenance all new gullies, back inlet type with roddable access plugs.

GENERAL NOTES

Internal soil vent pipe encased in protective studwork and plasterboard sealed to achieved 1/2hr fire resistance.

GENERAL

All work to be completed in accordance with the 1991 building regulations as amended to conform with all relevant codes of practice, British standards to any manufactures recommendations.
All work to the satisfaction of the local council building control officer. Drawings are not working drawings and should not be scaled for building purposes.
All dimensions should be checked on site prior commencement of works, any discrepancies which might arise reported to the designer.
It is the responsibility of the owner and builder to obtain any necessary neighbours consent, notify local authority of work commencement if required drawings & specifications are not the responsibility of the owner and can not be reproduced in any part without prior written consent. All elements of structure to 1/2hr fire resistance unless stated.

PLUMBING

All Soil/vent pipes to be constructed from 100mm diameter plastic soil pipe, soil/vent pipe is to extend 900mm above roof height and capped with cage. The base of the pipe is to be fitted with accessible rodding eye, all connections to soil pipe have to be 200mm space between the w/c and other connections and all fitted to anti-vac traps fitted minimum of 75mm deep seal traps.

Wash hand basin to be fitted with 32mm diameter waste pipe, bath and urinals to be fitted with 50mm diameter wastepipe, kitchen sinks and shower trays to be fitted with 50mm waste pipes .

RAINWATER GOODS

Gutters to be minimum 100mm half found gutters, supported at 900mm or 1200mm to conform with manufacturers instructions.
Down spouts to be 63mm diameter spout, fitted with swan necks and shoes to discharge directly into gulley and with clips fixed at 1500mm maximum centres.

GENERAL ITEMS

New windows to be doubled glazed if windows opening exceed the 12% floor area, windows to be fitted with a 8000mm permanent trickle ventilation and patio doors to be fitted with 10,000mm permanent trickle ventilation. Windows to half opening vents to achieve 1/20 the floor area opening space.
D.P.C.inserted to reveals where cavity closed to prevent bridging damp and all windows below minimum cill height of 800mm. to be fitted with safety glass or Laminated glass to conform wit Part N building regulations .

MANHOLES

To be constructed from standard approved concrete manhole rings or concrete brickwork constructed 255mm thick using waterbond to brickwork or walls can be constructed from class 'B' engineering brickwork.
Manholes to be constructed of 150mm thick base and top to be capped with standard 75mm thick top and mild steel twin sealed screw down lids.
Step irons to be inserted into manholes over 900mm deep, spaced 300mm vertically and 450mm horizontally, staggered left and right alternatively. Minimum plan area of the manhole to be 600mm diameter or 750mm/600mm rectangular.

CAVITY WALL CONSTRUCTION

All Cavity walls to be constructed using outer leaf of 102mm thick brickwork to match existing or 100mm thick concrete block, render to match existing outer face of existing building or as per main plan of building, bellcasts to be formed over all openings and D.P.C. With cavity insulated using 50mm jabolite insulation slabs cavity walls tied together horizontally at 900mm centres and 450mm vertically, with a diamond shaped staggered pattern.
Inner leaf to be constructed from 100mm thick turbo Thermolite insulation block with light weight plaster finish to achieve 'U' value of 0.42w/m2. Cavity below ground level to be filled with weak mix sand/cement fill with smoothed face sloping to outer face. Cavity closed at window openings, door openings and eaves level with damp proof course inserted between inner/outer skins.
Where existing cavity wall adjoins with old cavity wall, outer skin to be cut and joined to new to prevent penetrating/bridging damp.
Where roof of extension adjoins old wall construction cavity trays to be inserted to prevent bridging and falling damp penetrating to finished surfaces.
New wall construction block bonded to existing wall construction unless alternative is agreed on site with inspector. Minimum 600mm returns to be built into new walls at corners to prevent weak structural corners. Damp proof course inserted minimum 150mm above ground level to inner/outer skins and all brickwork below level to be on concrete brickwork.

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Structural

Openings in cavity walls, formed using catnic CN 8 lintols all catnic lintols inserted with minimum 150mm bearings at both ends, damp proof membrane inserted over lintols with holes spaced at 750mm centres.
New lintols to be insulated type and protected with plasterboard, skim to achieve 1/2 hr fire protection. New internal openings formed using min.size(7'by8') 175mm/100mm RSJ's bolted together at 600mm centres, supported on 225mm/225mm/150mm thick padstones. Minimum masonry return to structural opening 550mm to prevent buckling.

NEW ROOF TO BE CONSTRUCTED USING 150x50mm. RAFTERS AT 450mm CENTRES AND CEILING JOISTS 150x50mm AT 450mm CENTRES TIED TO 100x75mm WALL PLATE BOLTED TO BLOCKWORK AT 900mm CENTRES. ROOF TO BE STRAPPED DOWN USING 1200x30x6mm MILD STEEL STRAPS TO ALTERNATIVE SPARS.

250mm ROOF INSULATION TO 0.25W/m²°C

100mm HALF ROUND GUTTER
38x25mm DRIP BATTEN.
200x19mm FASCIA BOARD

CAVITY CLOSED AT EAVES

75x100mm WALL PLATE BOLTED TO WALL AT 900mm CENTRES.

25mm GAP FASCIA.
D.P.C INSERTED OVER CAVITY

CAVITY WALL CONSTRUCTION.
100mm THERMALITE TURBO
50mm DRYTHERM INSULATION.
102mm EXTERNAL BRICKWORK
TO ACHIEVE 0.45W/m²°C.
CAVITY WALL TIED
MIN 5No° TIES PER m².
450mm VERTICAL SPACING.
AND 900mm HORIZONTAL
SPACING.

CATNIC LINTEL TO WINDOW OPENING

WEEP HOLES AT 900mm CENTRES OVER LINTEL OPENING. CATNIC TO HAVE 150mm BEARINGS

WINDOWS TO HAVE 1/20 FLOOR AREA OPENING VENTS FITTED WITH 4000mm² VENT'S FOR TRICKLE VENTILATION.

WINDOWS INSTALLED WITH D.P.C ALL ROUND, CAVITY CLOSED AT WINDOW OPENING.

MINIMUM CILL HEIGHT 900mm. ABOVE FINISHED FLOOR LEVEL

D.P.C INSERTED BETWEEN. INTERNAL AND EXTERNAL SKINS

CONCRETE FLOOR SLAB. 100mm THICK ON 50mm THICK FLOOR MATE INSULATION ON SAND BLINDED HARDCORE D.P.M. OVER HARDCORE.

100x19mm SKIRT

100mm BRICKWORK.
50mm DRYTHERM INSULATION.
100mm THERMALITE TURBO INSULATION AND LIGHT WEIGHT PLASTER FINISH.
D.P.C MINIMUM ABOVE FLOOR LEVEL 150mm

CONCRETE FLOOR SLAB

150mm MIN GROUND LEVEL.

CAVITY FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE WITH WEEP HOLES OVER

HARDCORE SAND BLINDED.

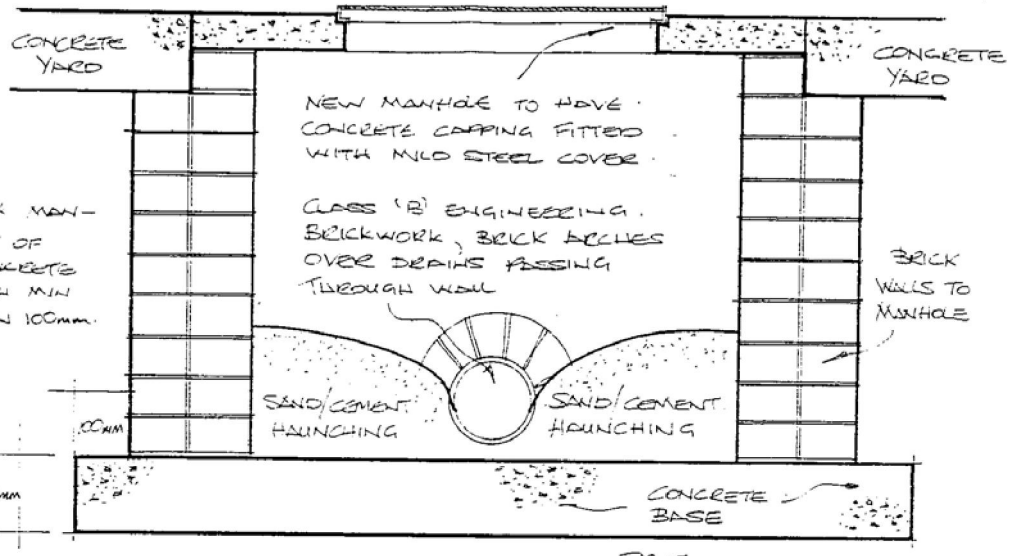
MIN 300mm

CONCRETE FOUNDATION.

MIN 600mm

MIN 600x300mm STRIP FOUNDATION 1:3:6 MIX

NEW MANHOLE USING 225mm THICK BRICK WALLS USING CLASS 'B' ENGINEERING BRICK LAID IN WATER BOND OR STRETCHER BOND.



PROTECTING CONCRETE FOUNDATION

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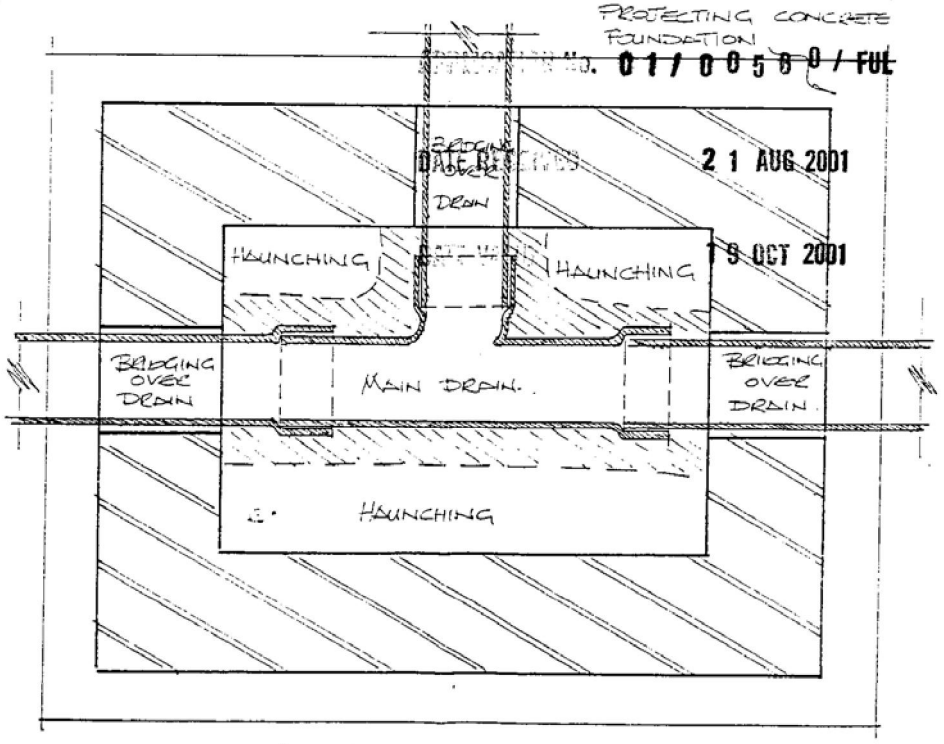
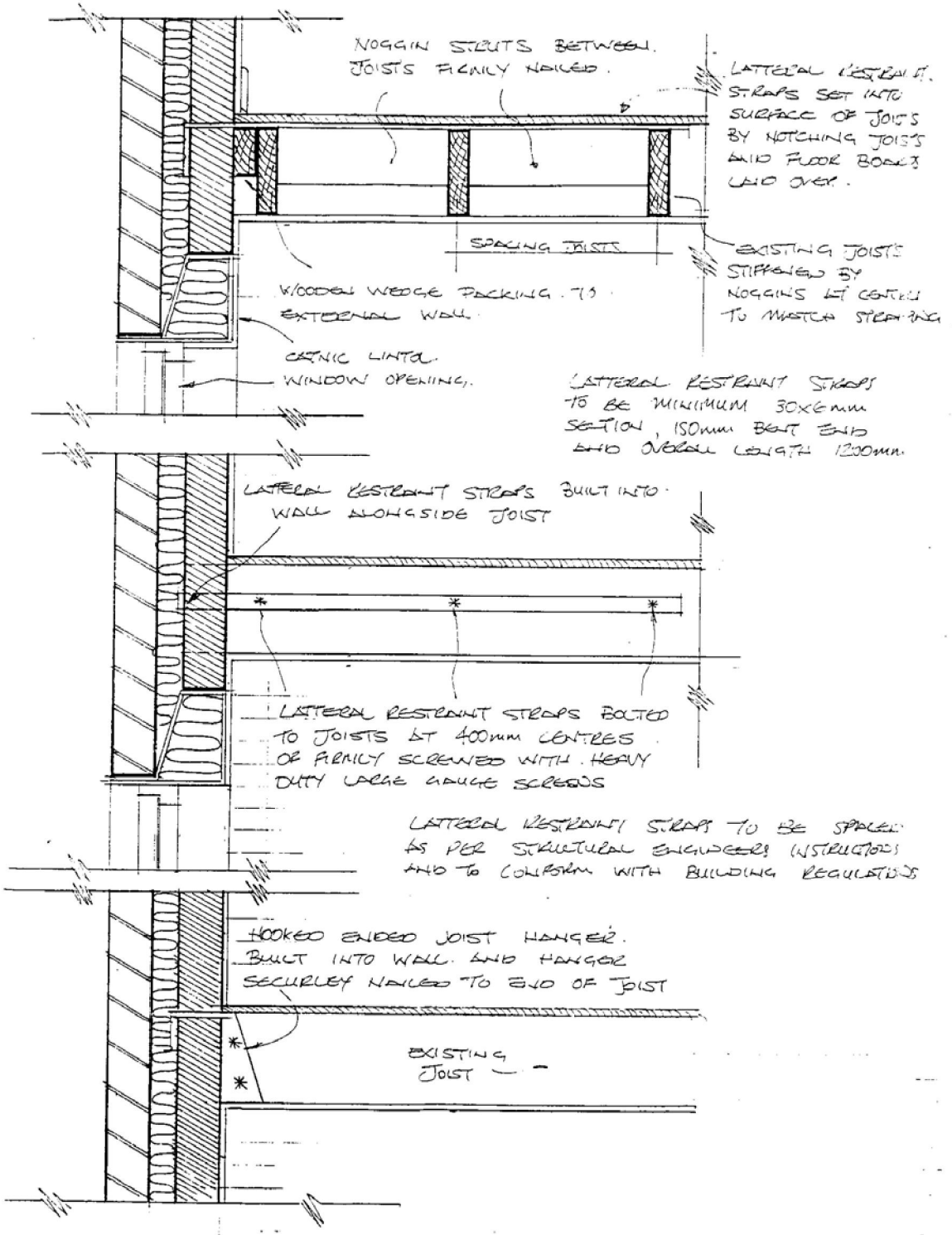
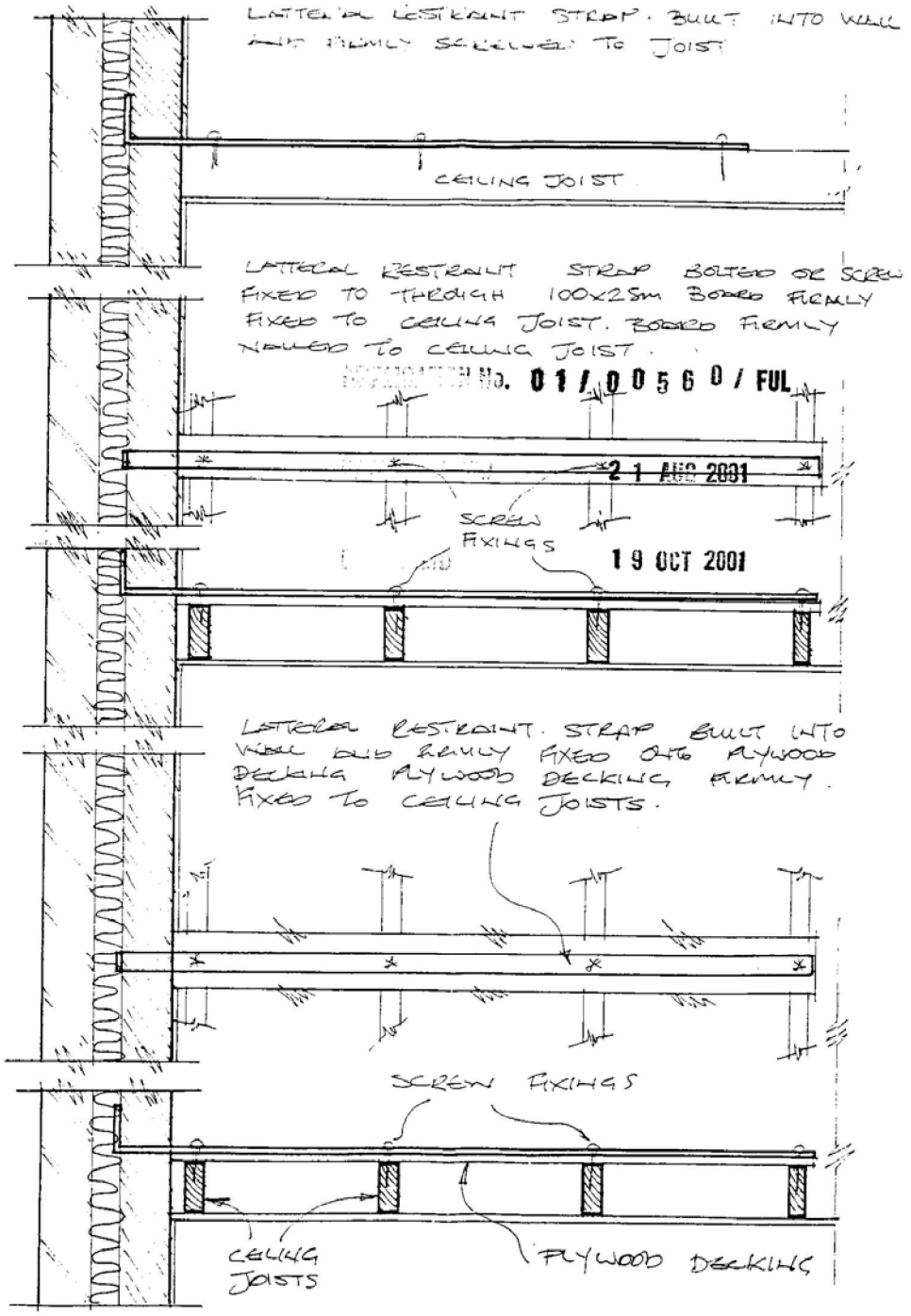


SECTION AND PLAN OF MANHOLE.





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STRUCTURAL KEY TO PLAN

Indicates existing solid brick or block walls

Indicates New brick or block walls

1/2 hr — Indicates 1/2 hr (one half hour) fire resistant stud walls

1 hr — Indicates 1hr (one hour) fire resistant stud walls

Indicates ordinary stud wall with limited fire resistant walls

FD60S — Indicates FD 60S 60minute fire resistant door and frame

FD30S — Indicates FD 30S 30minute fire resistant door and frame

Indicates none fire resistant door

Indicates overhead structural detail

ELECTRICAL AND PLUMBING KEY DETAILS

General items

Indicates 60 L per second extraction fan with 8000mm trickle vent

Indicates electrical wall mounted heater (for hand drying)

LF — Indicates ceiling light rose

FL — Indicates ceiling florescent tube

LS — Indicates light switch

PP — Indicates 13 Amp power point

FS — Indicates fused spur isolation switch

IP — Indicates Immersion heater point

CP — Indicates Cooker power point

FIRE DETECTION AND EMERGENCY LIGHTS

HD — Indicates Rate of rise heat detector

SD — Indicates optical smoke detector

BG — Indicates Break glass fire alarm call point

EL — Indicates Emergency light

FE — Indicates Illuminated fire exit sign

BELL — Indicates fire alarm bell

ZP — Indicates Zoned fire control panel

PLUMBING

G — Indicates gully

RG — Indicates roddable gully

MH — Indicates manhole

SMH — Indicates screw down twin sealed internal manhole

FD — Indicates foul drainage

SD — Indicates surface water drain

SV — Indicates soil vent pipe

WASTE — Indicates internal trapped waste

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ROOF SPACE TO BE VENTED VIA RIDGE VENTS & 25mm GAP TO FASCIA BOARDS TO WALL TO ALLOW CONTINUOUS ROOF VENTILATION

CEILING TO BE CONSTRUCTED FROM CEILING JOISTS AT 450mm CENTRES USING SC3 GRADE TIMBERS MINIMUM SECTION 150x50mm.

MINIMUM CEILING HEIGHT OF ROOMS TO BE 2300mm.

ALL NEW LINTOLS TO HAVE 1/2hr FIRE PROTECTION

ROOF & CEILING JOISTS TO BE SECURELY FIXED TO EXTERNAL WALL AT 1200mm CENTRES USING 1200x30x6mm LATTERAL RESTRAINT STRAPS FIRMLY FIXED TO WALL AND TIMBERS

FIRST FLOOR CONSTRUCTED MINIMUM 175x50mm SECTION JOISTS AT 450mm CENTRES SUPPORTED ON HOOKED JOIST HANGERS BUILT INTO WALL AND SECURELY FIXED TO JOIST ENDS. FLOOR SURFACED WITH 19mm THICK T & G BOARDING CEILING TO BE SURFACED WITH 12.5mm PLASTERBOARD AND SKIM.

AIR BRICKS TO BE PROVIDED TO VENT SUBFLOOR TO GROUND FLOOR SPACE USING AIR BRICKS AT 2000mm CENTRES TO OPPOSITE ELEVATIONS.

FLOOR CONSTRUCTED 125mm CLEARANCE OF JOISTS OVER 100mm CONCRETE OVERSITE ON D.P.M 1000 GAUGE WATER PROOF MEMBRAN ON SAND BLINDED HARDCORE.

NEW FOUNDATION TO BE MINIMUM SECTION STRIP FOOTING 600x200mm DEEP
BRICK FOOTINGS TO D.P.C LEVEL TO BE TWO SKINS APPROVED BRICKS WITH WEAK MIX FILL TO GROUND LEVEL WITH WEEP HOLES OVER.

ROOF TO BE TILED USING MARLEY WESSEX OR MARLEY MODERN, MARLEY WESSEX SMOOTH FACED TILE WITH 100mm LAP LAID TO MINIMUM PITCH 15° TO MANUFACTURERS INSTRUCTIONS ON 50x25mm TREATED SOFTWOOD BATTENS ON UNDERLAYABLE ROOFING GRADE FELT ON SOFTWOOD SC3 GRADE ROOF JOISTS AT 450mm CENTRES

KICKER FILLET TO EAVES SLOPE

50x25mm DRIP BATTEN WITH FELT DRESSED OVER INTO GUTTER

100mm HALF ROUND GUTTER SUPPORTED AT 900mm CENTRES DISCHARGING INTO 63mm DIA SPOUT.

200x19mm TREATED SOFTWOOD FASCIA WITH 25mm GAP TO FASCIA.

CAVITY CLOSED AT EAVES CERAMIC CAVITY LINTOL WITH D.P.C CAVITY TRAY OVER

ROOF VOID.

250mm INSULATION TO ROOF SPACE TO ACHIEVE 0.25W/m²°C (U) VALUE.

50mm MINIMUM GAP OVER INSULATION

75x100mm WALL PLATE SECURED TO WALL AT 1200mm CENTRES

CERAMIC INSULATED TO ACHIEVE 0.45W/m²°C (U) VALUE

HARDWOOD WINDOW CILL BEDDED ON D.P.C WITH CILL BOARD. WINDOW TO HAVE 1/20th FLOOR AREA OPENING VENT AND PERMANENT VENT MIN 4000mm²

MIN 900mm CILL HEIGHT.

CAVITY CLOSED BY OPENING. D.P.C INSERTED BETWEEN SKINS

102mm OF ENGINEERED BLOCK OUTER FACE. 50mm CAVITY WITH BRYMAX INSULATION AND 100mm THICK THERMALITE INSULATION.

LATTERAL RESTRAINT STRAPS BUILT INTO WALL & SCREWED TO JOISTS SPACED AT MAX 1200mm CENTRES.

CERAMIC LINTOL WITH CAVITY TRAY OVER

WINDOW AS BEFORE DESCRIBED

MIN 900mm CILL HEIGHT.

TIMBER FLOOR USING 50mm FLOOR MATE HUNG BETWEEN JOISTS ON BRACKETS. WITH 19mm THICK T & G BOARD FINISH. JOISTS TO BE SC3 GRADE TIMBERS. AT 450mm CENTRES SUPPORTED ON JOIST HANGERS

D.P.C 150mm ABOVE GROUND LEVEL

GROUND LEVEL

FLOOR JOIST.

SPACE

MINIMUM 125mm

CONCRETE

MINIMUM 760mm.

WEAK MIX CAVITY FILL TO GROUND LEVEL

HARDCORE

CONCRETE STRIP FOUNDATION

200mm.

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SCALE 1:50

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PROPOSED GABLE ELEVATION (DATE VALID) SIDE

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