01/00736/FUL

Knowsley Council

PLANNING APPLICATION FOLDER

DATE VALID:	8 WEEK DATE:	WARD	PARISH	OFFICER	RECEPTION
21.11.01.	15.1.02	ST MICHAELS	—	MQ	✓

APPLICANT	James Sharpe
LOCATION OF DEVELOPMENT	Land Adjacent to 39 Essex Rd Huyton
PROPOSED DEVELOPMENT	ERECTION OF 1 NO. DETACHED DWELLING AND NEW ACCESS

PART I	✓	PLANNING			MAP REGISTER	
PART II	✓	HISTORY			GRID REFERENCE	
DOE STATISTICS	✓				MAP REG. NO.	

TECHNICAL CONSULTATIONS

CONSULTEE	√	CODE	SENT	RECONSULTED	CONSULTEE	√	CODE	SENT	RECONSULTED
Sust. & Env. Strategy		ISES			Env. Agency (Poll)	✓	HIOP	28/11/01	
Business Resource		IBRC			NW GAS		GAS		
Economic Regen Unit		IERU			MANWEB		MAN		
Education		IEDU			NWWA		NWW		
Design Consultancy		IDC			Health & Safety Exec		HSE		
Environmental Health	✓	IENV	28/11/01		Liverpool Museum		LM		
Estates		IEST			Merseyside Fire		MFB		
Highway Authority	✓	IHIH	28/11/01		Forward Planning		IFP		
Site Development		ISDT			Merseyside Police		MP		
Housing		IHSG			6 Societies				
Leisure		ILEI			Conservation Officer		ICO		
Licensing		ILIT							
Social Services		ISOS							
The Coal Authority	✓	BC	28/11/01						
RailTrack		BRPB							
JCAS		CAS							
Env. Agency (Rivers)		NRA1			Weekly List	✓		22.11.01	
Env. Agency (Waste)		MWD			Parish List				

PUBLICITY

IN ACCORD	✓	NOT IN ACCORD		LIST BLDG/ CONS AREA		EIA		PUBLIC R.O.W	

NEIGHBOUR LETTERS

DATE SENT:	28/11/01	LAST RESPONSE DATE:	19/12/01	RECONSULTED:		LAST RESPONSE DATE:	

74, 76 Whiston Lane
37, 39 Essex Road.

PUBLIC NOTICES

	SITE	√	PRESS	√
DATE DISPLAYED:	28.11.01	✓		
LAST RESPONSE DATE:	19.12.01			

APPLICATION NO: 01/00736/FUL

Document Reference: PS/DC/OP01/03 | Document Issue No. 003 | Document Issue Date 12/05/99

UNITARY DEVELOPMENT PLAN ALLOCATION

Pred Ra within Ra Regen. Area

HAZARDS	√	
LISTED BUILDING		
CONSERVATION AREA		
ARTICLE IV DIRECTION		
TREE PRESERVATION ORDER		
AIRFIELD SAFEGUARDING ZONE	✓	90M.
EMERGENCY SERVICES RADIO AREAS AND FIRE HAZARDS		
WATER POLLUTION		
WATER SUPPLY RESTRICTED SURFACE AREAS		
SEWAGE TREATMENT WORKS DRAINAGE AREAS		
HAZARDOUS SUBSTANCES CONSULTATION AREA		
WASTE TIPPING CONSULTATION AREA		
COAL AUTHORITY TO BE CONSULTED	✓	
AREA WITHIN WHICH THERE ARE BRITISH COAL OPENCAST WORKING SITES (PAST, CURRENT, PROSPECTIVE)	✓	
COAL AUTHORITY TO BE CONSULTED ON SURFACE DEVELOPMENTS WITHIN THESE AREAS		
AREA WHERE COAL MINING MAY TAKE PLACE		
AREA WHERE COAL MINING HAS TAKEN PLACE	✓	
COAL AUTHORITY AREA WHERE ACTIVE WORKINGS ARE CURRENTLY TAKING PLACE OR WHERE FUTURE WORKS ARE LIKELY IN THE NEXT 20-30 yrs (4/78)		
HIOP CONSULTATION ZONE	✓	
ARCHAEOLOGICAL SITE		
GAS PIPELINES		

COMMITTEE REPORT AUTHORISATION

DIRECTOR	**HPS**	**HIGHWAYS**
ENV. HEALTH	**LEGAL**	**ARB. OFFICER**
OTHERS		

DECISION NOTICE TO: ~~APPLICANT~~/AGENT 12/4/02	**HIGHWAYS**	**RAILTRACK**	**OTHER** (PLEASE SPECIFY)
ENV. HEALTH	**JCAS**	**ARB. OFFICER**	
LEGAL SERVICES 12/4/02	**LIVERPOOL MUSEUM**	**PARISH NOTIFIED**	

Conditions
- Amended plans.
- Boundary treatments.
- levels
- no add. windows to rear elev.

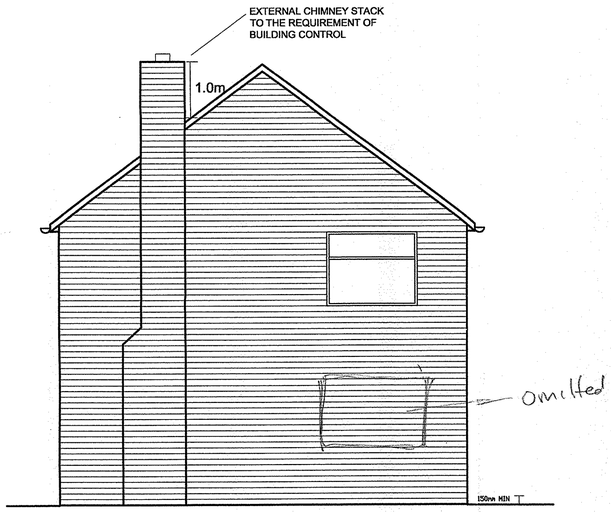
KEY POLICIES	COMMENTS
1. H17.	Complies.
2. Design	Acceptable. Dining room window omitted from elevation.
3. levels.	Changes in ground levels across site. Sections required
4.	OS plan incorrect Site adress to be changed.
5.	Covenent on site.
6.	19.2.02. Update to Agent. - additional info to be submitted to AL. - awaiting draftsman to complete levels on site.

CAR PARKING		
PROVISION	REQUIREMENT	REMARKS/ACTION
2	2	Complies

SITE OBSERVATIONS, MEETINGS etc.

Existing grassed amenity area
to rear brick wall to Winston Lane. Dwarf wall
to Essex Rd. 2-2.4m high wall to garden boundary
with 39 Essex. 2 lock up garages adjacent to
74. Site slopes down from garage towards Essex rd 0.5m
also slopes down from Winston lane to 39 essex.
39 2 obsure windows to 1st floor
74 " " " " "
76 one obsure window to gable
Grassed amenity area in between site & 76
Treeed verge & golf course opposite site
Mainly lawns & terrace in immediate area

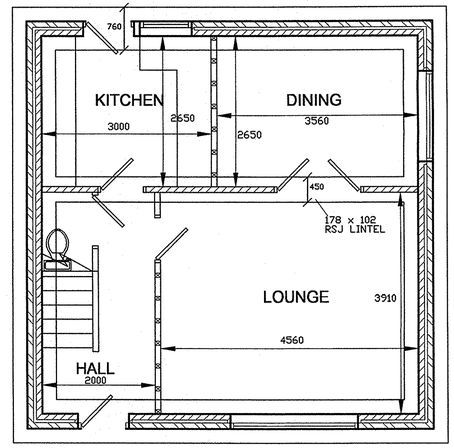
SITE VISIT:-	DATE: 13/12	INITIALS: MCA
Cleared by Section Head as ~~Delegated~~/Committee	21/3/02	



PROPOSED SIDE GABLE

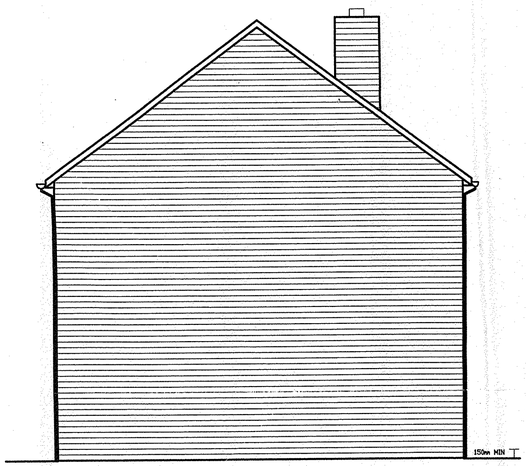


PROPOSED FRONT ELEVATION



PROPOSED FOUNDATION LAYOUT

SUPERSEDED



PROPOSED SIDE GABLE



PROPOSED REAR ELEVATION

APPL... No. 01/00732/FUL

DATE RECEIVED 13 NOV 2001

DATE VALID 21 NOV 2001

JOHN O'ROURKE

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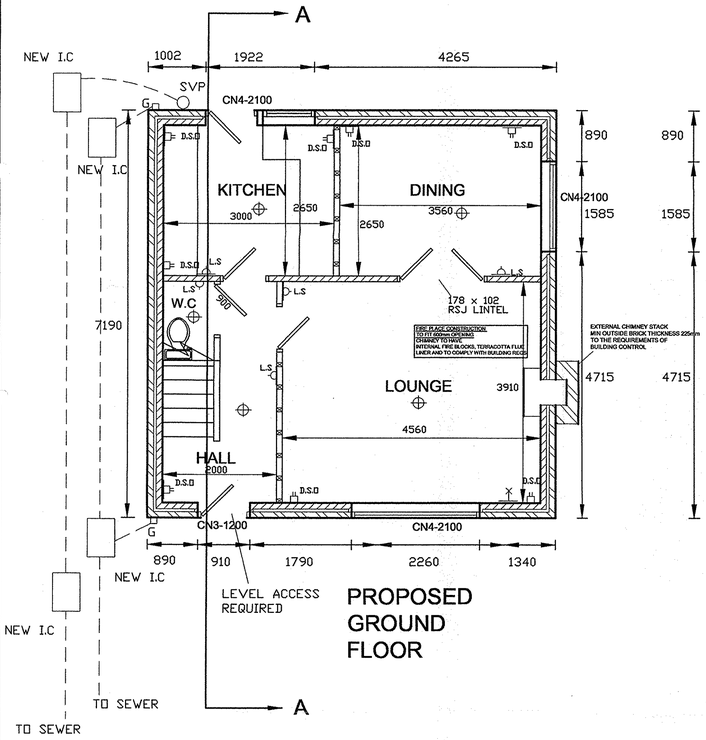
Job Title

PROPOSED ELEVATIONS
& FOUNDATION LAYOUT

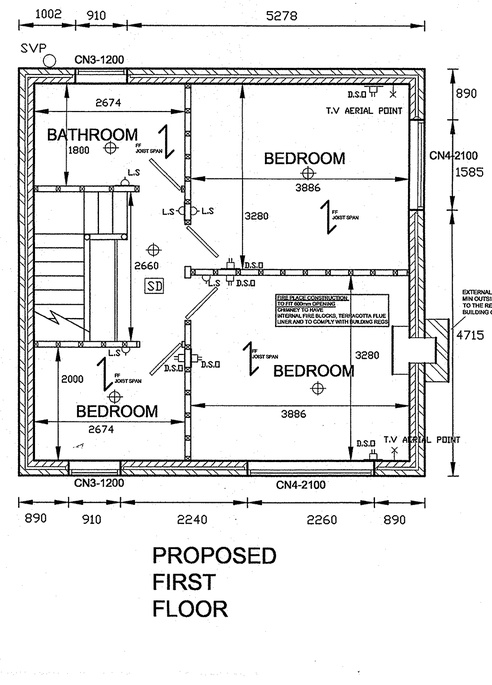
Project Address

PROPOSED DETACHED HOUSE
74A WHISTON LANE
HUYTON

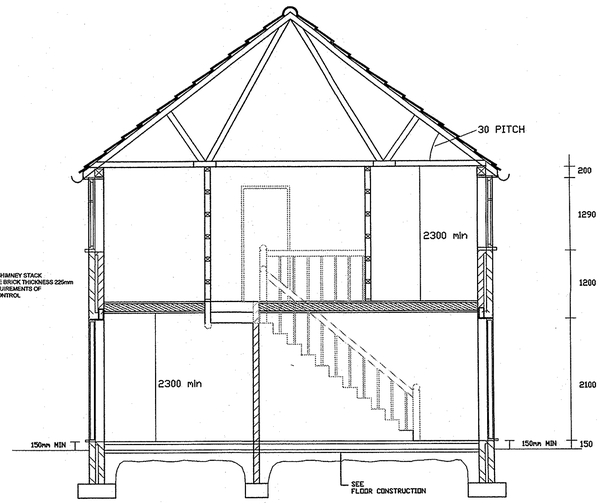
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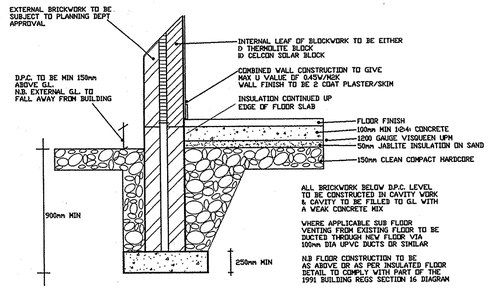
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECTION A - A



FLOOR CONSTRUCTION
1/20

APPROVED UNDER PLANNING ACTS

Construction Notes

General Notes
The contractor shall be responsible for all setting out and for checking all dimensions from site. All workmanship and materials to comply with Building Regulations, British Standards, Codes of practice and NHBC requirements. The contractor shall include for all works contained on the drawings whether expressed or implied. He shall be responsible for carrying out all works to the satisfaction of the local authority inspectors.

Roof Construction
Approved tiles on 38 x 50mm tanalised swd battens on untearable roofing felt on treated swd roof structure as indicated on accompanying drawings. Tiles to be clipped in accordance with Code of Practice. 100 x 75mm swd wall plates strapped to walls at max 2000mm centres with Galv. MS straps. All roofing felt to be polythene based untearable reinforced sarking felt. Roof trusses to be designed and braced in accordance with BS. 5268 part 3 1985. Calculations to be provided by manufacturer.

Roof Insulation
200mm gypglass general purpose insulation roll (1000) laid between ceiling joists with entire roof void with continuous air gap at eaves.

Roof Ventilation
Proprietary eaves ventilators to provide ventilation openings all round to promote cross ventilation. These openings should have an area equal to continuous 10mm air gap running the entire length of the eaves.

Cross ventilation of compartment spaces in roof voids to be achieved by provision of proprietary ridge vent tiles and vent tiles let into roof slopes to give the required area of vent; intumescent grilles to be provided within compartment walls within roof spaces to achieve cross ventilation.

Flashings
All roof abutments with brickwork to have code 4 lead soakers and flashings with a minimum upstand of 150mm. Cavity trays to be provided to walls. Valleys to be Code 5 lead with run-in joints.

Rainwater Goods
100mm half round self coloured PVC gutters as specified laid to falls with 75mm round section rainwater pipes as specified.

Foundations
Foundations to be inspected by the District Building Surveyor for his approval. New foundations to be designed and determined by the Consulting Structural Engineer.(see layout dwg)
Traditional strip foundations to suit g.conditions and sub-strata.

Walls
External walls-100mm facing brickwork to approval, 50mm cavity filled with crown Dritherm cavity batt thermal insulation, 100mm block inner leaf (Min. R of 0.24 sqmK/w and max. conductivity of 0.15w/mK) loadbearing blockwork to be celcon standard 4n/mm2 blocks to ground and first floors
or similar approved.

Party Walls - 2 leaves 100mm block with 50mm cavity (Min. density of 415 kg/sqm).

Party walls extended to underside of roof finishes to maintain fire and sound insulation requirements; main walls of Flats and staircases to be considered as party or compartment walls.

Leaves of walls to be tied together with stainless steel butterfly ties min 5 No per sq m. double at openings. Cavity to be filled below ground level with 1:12 weak concrete mix. Thermal closures to be incorporated to brickwork jambs and cills

Internal finish to be 12.7mm plasterboard on dabs with skim finish.

Dpcs
Continuous bituminous type to all brick and block walls and stud partitions, min. 105mm above ground level. To be laid in continuity with Dpm. Cavity trays to all roof abutments with brickwork.
Cavities to be closed with proprietary insulated cavity closers which shall also act as Dpc's.

Internal Blockwork
100mm concrete blockwork built off foundations with dpc min. 150mm above external ground level. Dri-line finish as above. Load bearing blockwork 4n/mm2

Windows & Doors
Horizontal and vertical insulated Dpcs to be fitted around all openings.

Windows to be U.P.V.C approved, double glazed with 12mm gap between panes and fitted with integral locking and night vent ironmongery. Doors and windows to be draught sealed all round.

Opening lights of windows to habitable rooms to be min. 1/20th floor area of the room. Each habitable room to be provided with proprietary window trickle vents to provide background ventilation equal to min. 8000sq mm.

Internal Works
Internal Stud Partitions
100mm overall thickness comprising 50 x 75 studding at max 600mm c/c finished with 12.7mm plasterboard dri-filling (Vapourcheck plasterboard to bathrooms).

Ceilings
Ceilings against roof space shall be 12.7mm Gyproc Vapourcheck board, scrimmed and skimmed. All other ceilings shall be 12.7mm plasterboard on underside of floor joists.

Ground Floor
Traditional Concrete Floor (see floor detail)

First Floors
Traditional joists 200 x 50 sc3 @ 400 c/c with treated 18mm flooring grade chipboard. Double up joists under partitions and for trimmers around staircase.

Steelwork
Steelwork shall be clad in two layers of 9.5mm plasterboard with 1.6mm diameter helical wire binding at 100mm pitch with 7mm vermiculite skim. Steelwork sizes in accordance with structural engineers schedule.

Structure - Lateral Stability
All roof trusses where parallel to external or party walls shall be strapped at 2000mm centres with 30 x 5mm Galv. MS straps built into walls and fixed over first three timbers, noggins provided under same.

Drainage
Drains shall be 100mm dia. GVC with flexible joints or proprietary UPVC, unless otherwise directed. Encased 150mm in concrete where below or within 1000mm of any foundations, 100mm PC lintels to be fitted where drain passes below any wall. Drains to be laid to falls as indicated on the drawing titled 'Proposed drainage layout'. New manholes to be 225mm Class B engineering brickwork built off 150mm concrete base (1:3:6) or proprietary UPVC shallow bowl type as applicable, encased in concrete. Covers to be light duty in pedestrian & garden areas and medium or heavy duty as directed, in car parking areas; all in Galv. Metal frames.

Soil vent pipes to be 100mm dia. UPVC, terminating min 900mm above any window head within 3 metres and fitted with a bird cage, or admittance valve as indicated. S.v.p will discharge to open air

All sanitary fittings to have 75mm deep traps; resealing traps are to be used where run exceeds 1600mm to svp, and anti-syphon pipes where run exceeds 2000mm. Sink, shower and bath wastes to be 38mm dia., basin wastes to be 32mm dia. Sanitary pipe work design to be in accordance with BS 5572. 1987.

Services passing through compartment walls and floors to be firestopped (as below) and enclosed with solid material (eg concrete stopping) to maintain sound insulation.
Bathroom and en-suite to have mechanical ventilation on separate switch

Ventilation
Habitable rooms: Window openings equal to 1/20th floor area and minimum background ventilation of 8000sq m. Rooms over 10sq m. to have an additional 400sq mm per metre floor area.
Background ventilation to be provided by means of proprietary trickle ventilators.

Kitchens: To have an opening window for rapid ventilation. Trickle vents to provide 4000sq mm background ventilation. Mechanical extract ventilation of 60 l/sec or 30 l/sec if provided by a cooker hood.

Bathrooms: To have an opening window for rapid ventilation. Trickle vents to provide 4000sq mm background ventilation. Mechanical extract ventilation equal to 15/sec; in cases where there are no openable windows, a 15 minute overrun period is to incorporated in fans, and a 10mm gap to be provided under doors to provide air inlet.

Sanitary accommodation : Trickle vents equal to 4000sq mm background ventilation. Rapid ventilation to be provided by opening window equal to 1/20th floor area or mechanical extract ventilation equal to 61/sec or 3 ACH.

Heating
Traditional Gas Central Heating

Electrical Installations
All installations to comply with current IEE regulations, all fittings to comply with British Standards quality. All sockets and switches in habitable rooms should be located min 450mm and max 1200mm from finished floor level

Services
All work and installations to comply with the regulations and recommendations of the respective authority to the satisfaction of the inspector.

Stairs
Timber stairs minimum 850 wide; Max rise 190mm. Min going 250mm. Maximum pitch 38 degrees. Minimum headroom 2000mm. Going of tapered stair tread needs to measure 50mm narrow end balustrade height of 900mm. Staircase to have 1/2 hr fire resistance to soffit

Handrail to be between 900mm above pitch line of stairs or 1100mm above landings. Maximum gap between balusters to be no more than 99mm.
Stairway to be protected with fd20 doors fitted with self closers
Guarding to walkways to be generally as above ("Stairs").

Fire Precautions
Provide and fit 1 self-contained smoke detector to each landing, wired to a separately fused circuit and interconnected. Smoke detectors to be in accordance with BS 5466 part 1.
Alarm to be audible at second floor level

Glazing
Any glazing below 800mm above finished floor level to windows shall be toughened safety glass to comply with Part N of the current Building Regulations.

Any glazing below 1500mm above finished floor level to doors and 300mm either side shall be toughened safety glass to comply with part N of the current Building Regulations.

U Values
Walls to have a maximum U valve of .45 w/sq m
Roof to have a maximum U valve of .25w/sq m
Floor to have a maximum U valve of .45 w/sq m

Refuse
Wheely bin stored to rear of house and
made available for emptying on collection day

LINTEL SCHEDULE		
LOCATION	LINTEL	LENGTH
EXTERIOR HALL DOOR	CN3	1200
EXTERIOR KITCHEN DOOR	CN4	2100
EXTERIOR FRONT DOOR	CN3	1200
INTERNAL DOOR TO		
KITCHEN	CN100	1100
DINING	CN4	2100
LIVING ROOM	CN100	1100
CATNICS FOR WINDOWS SHOWN ON GROUND FLOOR AND FIRST FLOOR		

ELECTRICAL FITTINGS
- T.V AERIAL POINT
- L.S
- D.S.D
- LIGHT POSITION

S.D SMOKE DETECTOR IS TO BE INTERLINKED TO FIRE ALARM TO COMPLY WITH B.S. 5446 PART 1

ROOF DETAILS
Roof details are to be provided by specialist firm with structural calculations.

PLAN DISPLAYED AT COMMITTEE
Date 11.04.02

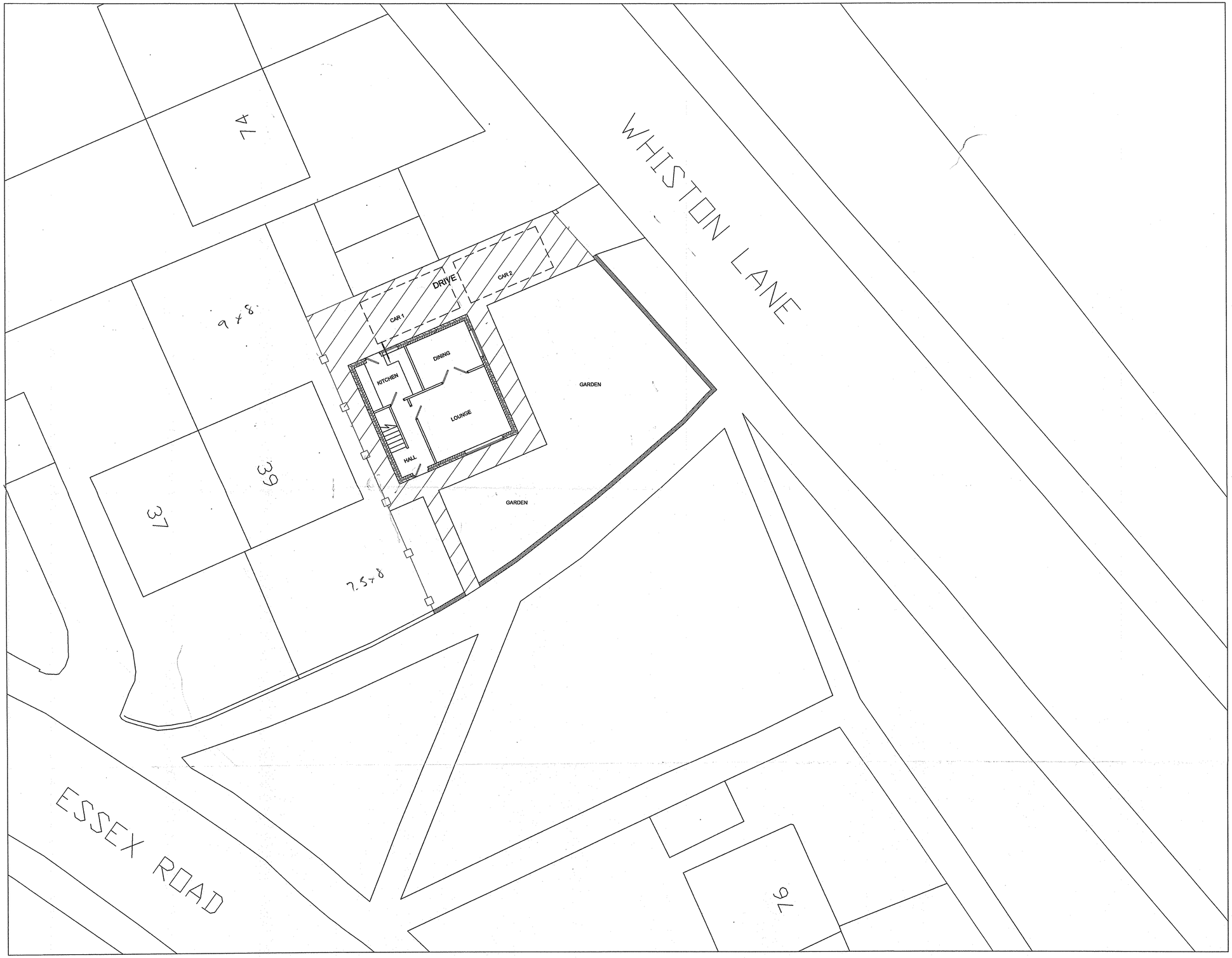
Plan No. 01/0073 R/FUL
RECEIVED 13 NOV 2001
VALID 21 NOV 2001

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Fax : 0151 281 5955

Job Title
PROPOSED DETACHED HOUSE
DETAIL OF FLOOR PLANS
AND SECTION

Project Address
PROPOSED DETACHED HOUSE
74A WHISTON LANE
HUYTON

Job No	Drawing No	Scale
	WL-01	1:50



APPROVED UNDER PLANNING ACTS

PLAN DISPLAYED AT COMMITTEE
Date 11.04.02

App. No. 01/00736/FUL
Rec'd 13 NOV 2001
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Job Title
PROPOSED DETACHED HOUSE

Project Address
SITE LAYOUT PLAN
74A WHISTON LANE
HUYTON

Job No	Drawing No	Scale
	WL-03	1:100

Rec'd. 13.3.02.

APP NO. 01/00736/FUL
Date Rec'd 13.3.02
Date Valid 21.11.01

WHISTON LANE

43.9m

+102.949
+102.857
+102.160
+102.376
+102.00
+101.315
+100.760
+100.00

EXISTING SURFACE WATER SEWER
EXISTING FOUL SEWER

DRIVE
CAR 1
CAR 2
NEW I.C
NEW I.C
KITCHEN
DINING
LOUNGE
HALL
GARDEN
GARDEN

47
FW
FF
37
35
97

ESSEX ROAD

PLAN DISPLAYED
AT COMMITTEE
Date 11.04.02

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Job Title
PROPOSED DETACHED HOUSE

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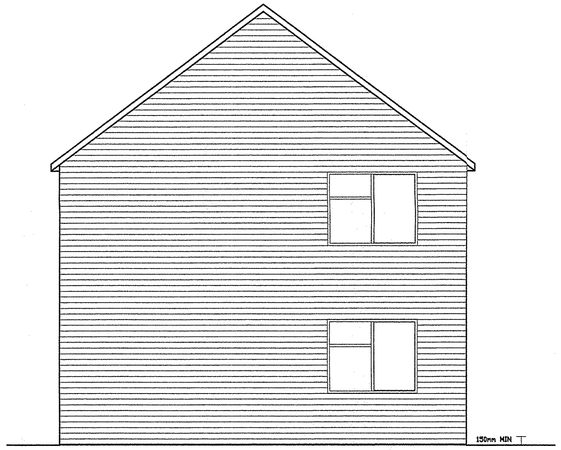
Project Address
SITE LAYOUT PLAN
LAND ADJACENT TO 39
ESSEX ROAD

Job No	Drawing No	Scale
		1:500

Knowsley M.B.C.
Planning & Development Dept
26 MAR 2002
Planning Services Division

AMENDED

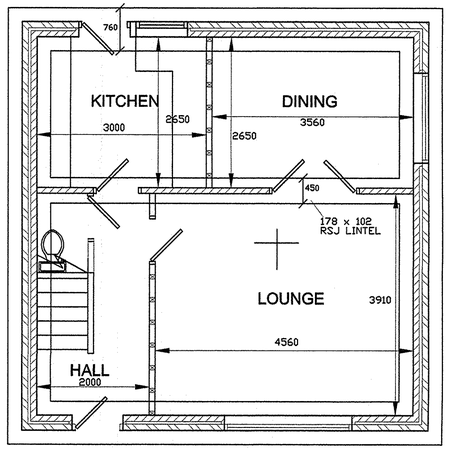
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Date Varied 21.11.01



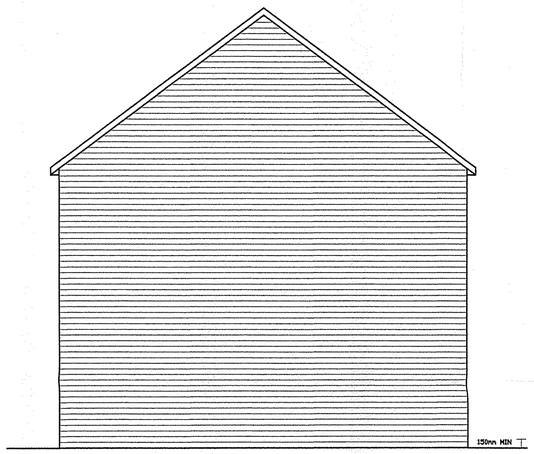
PROPOSED SIDE GABLE



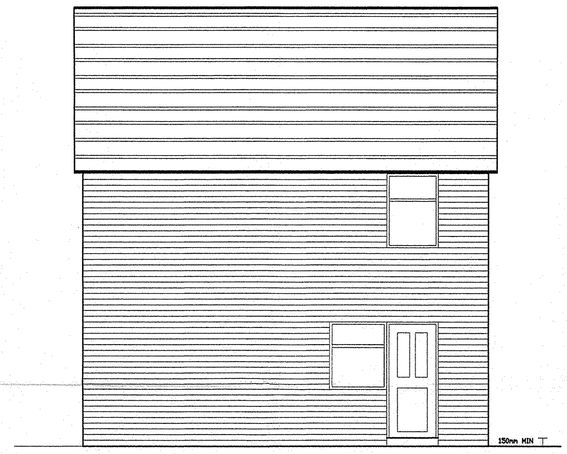
PROPOSED FRONT ELEVATION



PROPOSED FOUNDATION LAYOUT



PROPOSED SIDE GABLE



PROPOSED REAR ELEVATION

PLAN DISPLAYED
AT COMMITTEE
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PROPOSED ELEVATIONS
& FOUNDATION LAYOUT

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Project Address

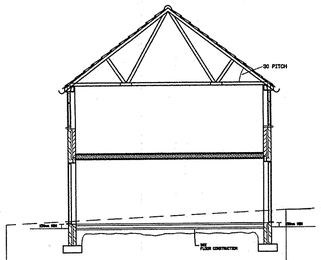
PROPOSED DETACHED HOUSE
LAND ADJACENT TO 39
ESSEX ROAD

Job No	Drawing No	Scale
		1:50

Knowsley
Planning
19 MAR 2002
Planning

App No. 01/00736/Full
Date Rec'd. 19.3.02
Date Valid 21.11.01

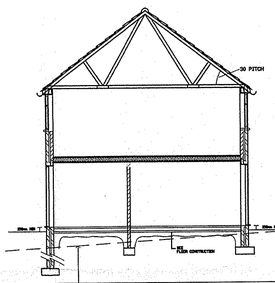




existing + proposed levels.

100m A.O.D.				
EXISTING GROUND LEVELS	102.37		102.85	102.94
CHAINAGE	0.00	2.00	8.00	11.00

LONGITUDINAL SECTION
WHISTON LANE END
1/100



ESSEX ROAD

WHISTON LANE

100m A.O.D					
EXISTING GROUND LEVELS	100.00	100.76	101.35	102.00	102.37
CHAINAGE	0.00	10.00	20.00	30.00	40.00

LONGITUDINAL SECTION
FROM ESSEX RD TO WHISTON LANE
1/100

PLAN DISPLAYED
AT COMMITTEE
Date 11.04.02

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PROPOSED DETACHED HOUSE

APPROVED UNDER
PLANNING ACTS

Project Address
SITE LAYOUT PLAN
LAND ADJACENT TO 39
ESSEX ROAD

Job No	Drawing No	Scale
		1:50