APPLICATION No. 1103/0345/94

Contents Page (30 pages and over)

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0345/94 Received:07-APR-94 Type:FULL

Name: Mr M S Edwards
1 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Proposed new single storey dwelling with vehicular access

Location : New Road Deeping St Nicholas
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This permission is granted in accordance with the application submitted as revised by the amended plan received by the Local Planning Authority on 28 April 1994.

Director of Planning and Building Control Services
12-MAY-94 H03/0345/94

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

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

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

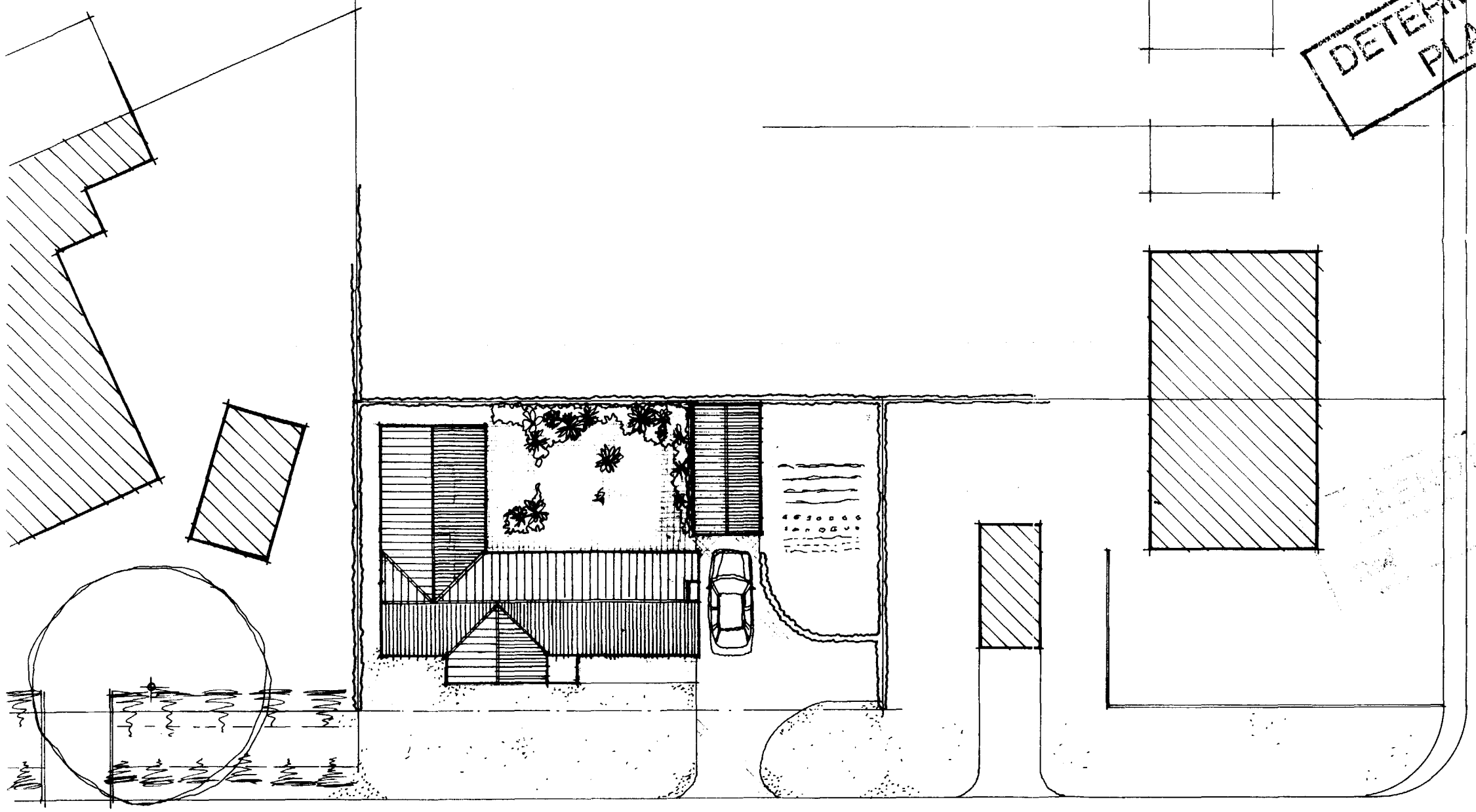
notes

Do not scale from this drawing.

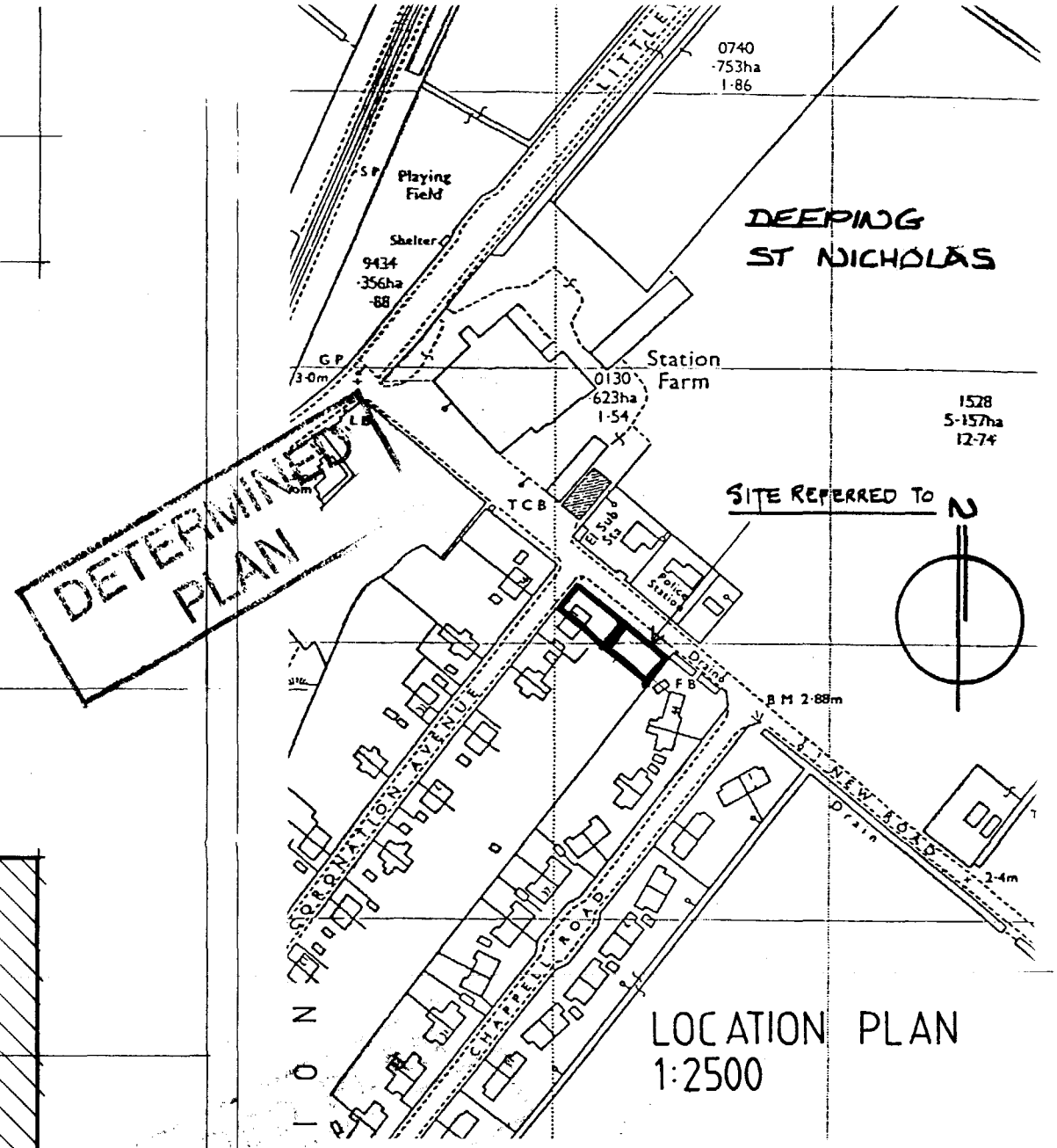
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued without written permission from the John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the architect.

All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.



SITE PLAN 1:200



SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1994
REF. 0345/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

SCHEME DESIGN

scale	*date*	*drawn*
	6/93	AMW

project no.	*drawing no.*
1232	AK/2

revisions
1

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H03/0345/94.

Date Registered 07 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR M S EDWARDS
1 CORONATION AVENUE
DEEPING ST NICHOLAS
SPALDING, LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
JOHN D LYNCH PARTNERSHIP
MERCIA LODGE, 65 PINCHBECK ROAD
SPALDING
LINCS
Tel. No. 0775 724187
(Personal contact name) A M WRIGHT

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEW ROAD, DEEPING ST NICHOLAS, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED NEW SINGLE STOREY DWELLING WITH VEHICULAR ACCESS

Please complete

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

Signed ..... Date 7/4/94 .....

pp JOHN D LYNCH PARTNERSHIP

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: 1
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.27 APPROX	hectares
B. If building works are proposed, please state extra floor space to be created:	92.1 APPROX	sq. metres SEE
C. Please state size of any new structure:- (a) max. height:	(excl chimney)4.0 APPROX	metres PLANS
(b) max. length:	15.3 APPROX	metres
(c) max. width:	11.4 APPROX	metres
D. Please state type and colour of materials for facing external walls:	SEE PLANS	
E. Please state type and colour of roofing materials.	SEE PLANS	
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.

DOMESTIC GARDEN TO 1 CORONATION AVENUE WITH PLANNING PERMISSION

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: NEW ROAD
Will there be—
Individual access(es) [✓]
New estate road [ ]

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

PARKING WITH TURNING ~~GARAGE TO BE PROVIDED~~

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	SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO

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

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H03/0566/90 AND H03/0702/93

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 pp JOHN D LYNCH PARTNERSHIP (~~Applicant~~ / Agent) Date 7/4/94

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

Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed pp JOHN D LYNCH PARTNERSHIP (~~Applicant~~ / Agent) Date 7/4/94

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

Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

ADMIN RECORD SHEET

Initi

Submitted Fee £NIL

Receipt No

Date first Rec'd 07 APR 1994

Registration

Reference H03/0345/94.

Cross-Ref R

Date 8/4/94.

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £NIL.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 33 OS Plots
Grid ref 521030 193300

Ward B Parish DSN

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

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

Linked to site Ref 1 516 ☐
Linked to property Ref

Dist Bound ☐
Other:

Planning Records:
Earlier apps 703/93

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

DC INSTRUCTION SHEET

APPLICATIC

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PDM12-4

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

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

Extra Consultations:

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

Case Officer DR

Senior Officer Confirmed .....

Date..13/4

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Small site - Between two rows of L.A. Built Corner (Red Brick / tile) new as Home opposite
Not as interesting as previous scheme but not refusable.

Inspected by DR
Date 15/4

Site Notice posted by DR
Date
Expiry 1/5/4

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

1. TL1
2. D Sc 12. details
3. SN1

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed DR ..... Date..... 6/5

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [x] Amended plans – Dwg no:
  Received: 28/4/94

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission [x]
prior siteworks [ ]

Determined plans indicated [x]

Departure approval confirmed [ ]

Flag for on-site review [ ]

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

AMW/JW/1232

7th April 1994

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs

Re Proposed New Dwelling at Deeping St Nicholas

Further to your letter dated 22 March 1994 and our subsequent meeting with your Mr Roberts we hereby make application for Planning Permission.

In view of the fact that to all external appearances the dwelling differs only in a minor way to that of the design approved under planning permission H03/0702/93, we would hope that you will find it reasonable for a decision to be made on this submission very quickly. Our client is extremely anxious to proceed.

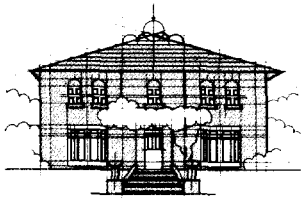
We understand no further fee is required and enclose the following:-

1. 4 copies of Planning Permission Form
2. 4 copies of drawing's numbered 1232 AK/1 (Rev 2) (including one coloured copy) and AK/2 (Rev 1).

Yours faithfully
pp John D Lynch Partnership

Andrew M Wright

Encs.



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA
Ron Stanley, FRIBA, Associate. TEL 0775 723639.

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

H03/0345/94
FULL

Applicant: Mr M S Edwards
Tel:

Agent: John D Lynch Partnership
0775 724187 A M Wright

Description: Proposed new single storey dwelling with vehicular access

Location: New Road
Deeping St Nicholas
Spalding
Lincs

Valid date:	07-APR-94	Terminal date:	02-JUN-94
Target dates:		Target Committee:	11-MAY-94
To case officer	14-APR-94	Report deadline:	27-APR-94
Inspected by	21-APR-94	Agreed TD Ext:	
Extra contacts	28-APR-94	Case Officer:	
Report if not clear by	12-MAY-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~13~~ 15-APR-94	~~04~~ 6-MAY-94
Clerk Deeping St Nic	0775 724337	12-APR-94	26-APR-94
Cllr J T Davis	0775 670243	12-APR-94	19-APR-94

L.C.C. - Obs Attached JR 13/4/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H03/0345/94 Received:07-APR-94 Type:FULL

Name: Mr M S Edwards
1 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Proposed new single storey dwelling with vehicular access

Location : New Road Deeping St Nicholas
Spalding Lincs

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

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This permission is granted in accordance with the application submitted as revised by the amended plan received by the Local Planning Authority on 28 April 1994.

09-MAY-94 AD check....N 9/5.....

Authorised to issue (inc Delegation)....DC...9/5

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H03/0345/94

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

New Road, Deeping St Nicholas

3. Name, classification and number of road

A1

4. Date application referred 13-4-94

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Dwelling

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. Does not wish to restrict the grant of permission.

~~b. Requests that any permission given by the local planning authority shall~~ include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 13-4-94 Signed: [signature]
Director of Highways and Planning

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H03/0345/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H03/0518/94 Received:31-MAY-94 Type:CONDITION COMPLIANCE

Name: Mr M S Edwards
1 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Details of materials (Condition 2 of application H03/0345/94)

Location : New Road Deeping St Nicholas
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This consent has been granted on the basis that the two bricks to be used will be Butterley Kirton Brown and Butterley Heather Red Rustic.

sgd B SMITH
Director of Planning and Building Control Services

16-JUN-94 H03/0518/94

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H03/0345/94

Applicant: Mr M S Edwards
1 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Proposed new single storey dwelling with vehicular access

Location: New Road Deeping St Nicholas
Spalding Lincs

Type: FULL

Date received: 07-APR-94

12-APR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 26-APR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

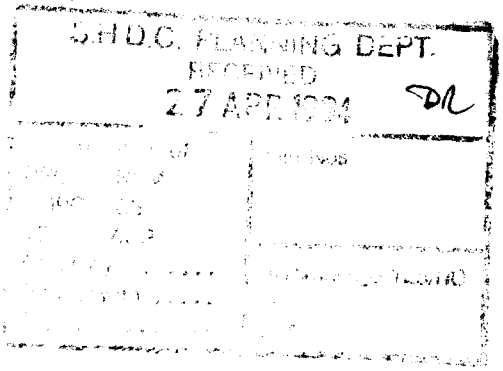
Clerk Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments:

NIL

Signed: Anthony R Scott



PLANNING AMENDMENT

For office use only
Application No. H03/345/94
Date Registered 28 APR 1994
Case Officer DR

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

MR M S EDWARDS
1 CORONATION AVENUE
DEEPING ST NICHOLAS
SPALDING, LINCS
Tel. No.

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

JOHN D LYNCH PARTNERSHIP
MERCIA LODGE, 65 PINCHBECK ROAD,
SPALDING, LINCS PE11 1QF
Tel. No. 0775 724187 (Contact) A M WRIGHT

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEW ROAD, DEEPING ST NICHOLAS, SPALDING, LINCS

OFFICE COPY

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated

H03/0345/94

Building Regulation reference relating to same development (if any)

B03/0154/94

2. Please tick **one** box only

A — Amendment is proposed where permission already granted
If yes, submit two forms and two plans.
[ ]

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[✓]

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed pp JOHN D LYNCH PARTNERSHIP Date 28/4/94

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED NEW SINGLE STOREY DWELLING WITH VEHICULAR ACCESS

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

OMISSION OF KITCHEN WINDOW TO SOUTH EAST ELEVATION

ADJUSTMENT TO LOCATION AND WIDTHS OF OPENINGS TO SOUTH WEST ELEVATION

State drawing no's of the current submission

1232 AK/1(REV 3), AK/2 (REV 1)

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

~~YES~~ / NO

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

N/A

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

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other -

None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

AMW/JW/1232

28th April 1994

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1994
REF. 0345/94

Dear Sirs

Re Proposed Dwelling at New Road, Deeping St Nicholas for Mr M Edwards - Planning Ref H03/0345/94

We wish to make a planning amendment in respect of the above and enclose the following:

1. 4 copies of Planning amendment form.
2. 4 copies of drawings numbered 1232 AK/1(rev 3) (Including one coloured copy) and AK/2 (Rev 1).

Yours faithfully
pp John D Lynch Partnership

Andrew M Wright

Encs.

AMENDED PLAN
Ref.

MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner
Trevor A. Clay, RIBA
Ron Stanley, FRIBA, Associate. TEL 0775 723639.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H03/0345/94

Applicant: Mr M S Edwards
1 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Proposed new single storey dwelling with vehicular access

Location: New Road
Deeping St Nicholas
Spalding
Lincs

Amendment Submitted: Wall on north east elevation brought forward (Drawing No. AB/100)

01-APR-98

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Housing and Planning Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KP

Registered ..... AB 19/2

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: DR 27/3/98

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

Refused ~~Acceptance~~ issued: AB 1/4

Superseded by plans Rec. 16/3/98

Send Decision plans

DR

Application/Project Details:

B03/0154/94 Planning ref: H03/0702/93

Mr M S Edwards

Proposed new single storey dwelling with vehicular access

New Road
Deeping St Nicholas
Spalding
Lincs

Job details: Proposed new single storey dwelling with vehicular access

Job 3779 Inspection no 30962

COMMENCEMENT REPORT

The above development has commenced.

1. Planning permission on file (inc block plan) YES / (NO)
   [If NO, obtain details before revisiting site]

2. Setting out as per ~~planning permission~~ B Regs plan YES / (NO)

Signed..... Building Inspector

Date 18/2/98

NOTES: See attached copy site plan showing proposed changes. Agent (S Lynch) is aware of need to consult planning.

Spoke to S. Lynch 4/3/98

See day book note

New dgs to be submitted - work to dgs in meantime

JOHN D LYNCH
partnership

CHARTERED ARCHITECTS

AMENDED PLAN
Ref. A1

KB/MEC/1232

16th February 1998

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SHDC
17 FEB 1998
Housing & Planning
Received

Dear Sirs

New Dwelling at Deeping St Nicholas
Ref: H03/~~0518~~/94
345

I am notifying you of a change to the plans submitted to you for planning permission. The wall on the north-east elevation of the house has been brought forward to a point which meets the bay window (see drawing AB/100).

I trust this is satisfactory, however should there be any problems, please do not hesitate to contact me.

Yours sincerely
pp John D.Lynch Partnership

Kris Baxter

Encs

N. Spole to write 19/2
Rejected elevational plans
to full amendment can be made -
Pl. Spole to B.U. 23/2 - Advise given

MERCIA LODGE
65 Pinchbeck Road,
Spalding Lincs PE11 1QF
Tel :01775 724187
Fax : 01775 762212
Email :john_d.lynch@which.net

John D Lynch Dip. Arch.(Dundee) A.R.I.B.A.

PLANNING AMENDMENT

For office use only
Application No. H03/0345/94/1
Date Registered 17 FEB 1998
Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
mr M S Edwards
1 coronation Av
Deeping St Nicholas
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
John D Lynch
65 P'beck Rd
Spalding
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
New Road, Deeping St Nicholas

Please complete
APPLICATION No.
This amendment cannot be considered unless the relevant reference is stated
H03/0345/94

OFFICE COPY

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans.

or

B Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed ..... Date .....

Superseded By Plans Rec'd 16/3/98

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
Erection of Dwelling

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

wall on north east elevation brought forward.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
YES / NO

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

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

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

FILE COPY

Application no: H03/0345/94

Applicant: Mr M S Edwards
1 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Proposed new single storey dwelling with vehicular access

Location: New Road
Deeping St Nicholas
Spalding
Lincs

Amendment: Dwelling repositioned on the site
Drawing No. AB/1 Rev 4 & AB/2 Rev 3

01-APR-98

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Director of Housing and Planning Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KP

Registered 17/3

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: ..... 27/3/98.

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

Acceptance issued: 1/4

Gill measured to 26/3 Plans Accurate →.

18/3 S. Lynch - confirmed that these amendments would probably be ok. but need letter of confirmation from adj. Residents - He will attend to this.

Spoke to Mr Edwards 17/2/98

He was unaware of latest plans.: thought Front wall had been amended: Advised him to clarify with Agent & get back to me.: He was confused over what plans were being considered. If these were to be considered as amendments I would need letter of confirmation from 2. adj. householders that they had no objections.

Left I would do nothing pending clarification.

Mr Walls of 1 coronation Avenue has seen revision 3. & is happy providing garage is in the position as shown & not any closer to his boundary - he suggests the surveyors to verify situation

JOHN D LYNCH
partnership

CHARTERED ARCHITECTS

KB/MEC/1232

13th March 1998

Mr D Roberts
South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SHDC
16 MAR 1998
Housing & Planning
Received

Dear Mr Roberts

New Dwelling at Deeping St Nicholas

Please find enclosed two number copies of the amended drawings together with a secondary submission application form.

I trust this is satisfactory.

Yours sincerely
pp John D.Lynch Partnership

Kris Baxter

Encs

MERCIA LODGE
65 Pinchbeck Road,
Spalding Lincs PE11 1QF
Tel :01775 724187
Fax : 01775 762212
Email :john_d.lynch@which.net

John D Lynch Dip. Arch.(Dundee) A.R.I.B.A.

SECONDARY SUBMISSION

For office use only

Application No. H03/0345/94/2

Date registered 16 MAR 1998

Grid reference OR.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR M S EDWARDS
1 CORONATION AVENUE
DEEPING ST NICHOLAS SPALDING
Tel. No.

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

JOHN D LYNCH PARTNERSHIP
MERCIA LODGE 65 PINCHBECK ROAD
SPALDING LINCS PE11 1QF
Tel. No. Sp. 724187 Contact MR JOHN LYNCH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEW ROAD, DEEPING ST NICHOLAS, SPALDING, LINCS

Please complete in block letters

BRIEF DESCRIPTION OF DEVELOPMENT IN PREVIOUS APPLICATION

SINGLE STOREY DWELLING

OFFICE COPY

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date 13th MARCH 1998

2. Please complete

EARLIER APPLICATION No.

H03/0345/94

This application **cannot be considered** unless the relevant reference is stated

3. Please tick **one** box only

DETAILS OF SUBMISSION

A. The application is for approval required by a condition of a previous permission ☐

If so, complete **Part 4** only

B. The application is for approval of an amendment ☑

If so, complete **Part 5** overleaf only

4. Please tick **one** box only in Part A and complete Part B

APPROVAL UNDER EARLIER PLANNING PERMISSION

A. 1 The application is for approval of reserved matters ☐

If so, state which reserved matters are dealt with in this application

2 The application is for approval of details required by a condition (other than a reserved matter) ☐

If so, state which details are submitted

3 The application is for approval to action restricted by a condition ☐

If so, describe what is proposed

B. State drawing no's relating to the current submission

State condition no. under which the application is required

5. Please complete Part A and B and enclose two copies of the drawings.

AMENDMENTS TO PREVIOUS SUBMISSIONS

A. State details of amendments proposed

State drawing no's of the current submission

State officer dealing with application, if known

DWELLING REPOSITIONED ON THE SITE

AB/1 AB/2

MR D ROBERTS

Do the changes include any variations to the elevation of a proposed building?

State Yes or No: NO

If yes, drawings are likely to be required for both Planning and Building Regulations purposes

B. Please tick **one** box only. **Separate forms must be used for Planning and Building Regulations**

Details are submitted as an amendment to a planning application ☑

If so, please complete **Part C** only

Details are submitted as an amendment to a submission under the Building Regulations ☐

If so, please complete **Part D** only

C. PLANNING

1 Please tick **one** box only

Amendment is proposed where permission already granted ☑

Amendment is to a proposal currently being considered ☐

Drawings are submitted for information as requested ☐

2 Have these drawings been submitted for approval under Building Regulations? State Yes or No ☐

Please explain the present situation regarding Building Regulation approval

D. BUILDING REGULATIONS

1 Please tick **one** box only

Amendment is proposed where approval already granted ☐

Amendment is to a proposal currently being considered ☐

If so, has this amendment been requested to correct the original submission State Yes or No ☐

2 Have these drawings been submitted as an amendment to a planning application? State Yes or No ☐

Please explain the present situation regarding planning permission

OFFICE USE ONLY

Building Reg. liaison Date .....

New B Reg submission needed ☐

Amended drawings needed for current file ☐

No involvement/same drawings received ☐

Planning liaison Date .....

New planning application needed ☐

Amended drawings needed for current file ☐

Copy needed for reference only ☐

No involvement/same drawings received ☐

DC Decision Dates .....

New planning application needed ☐ ☐

Drawings acceptable as amendment to previous permission ☐ ☐

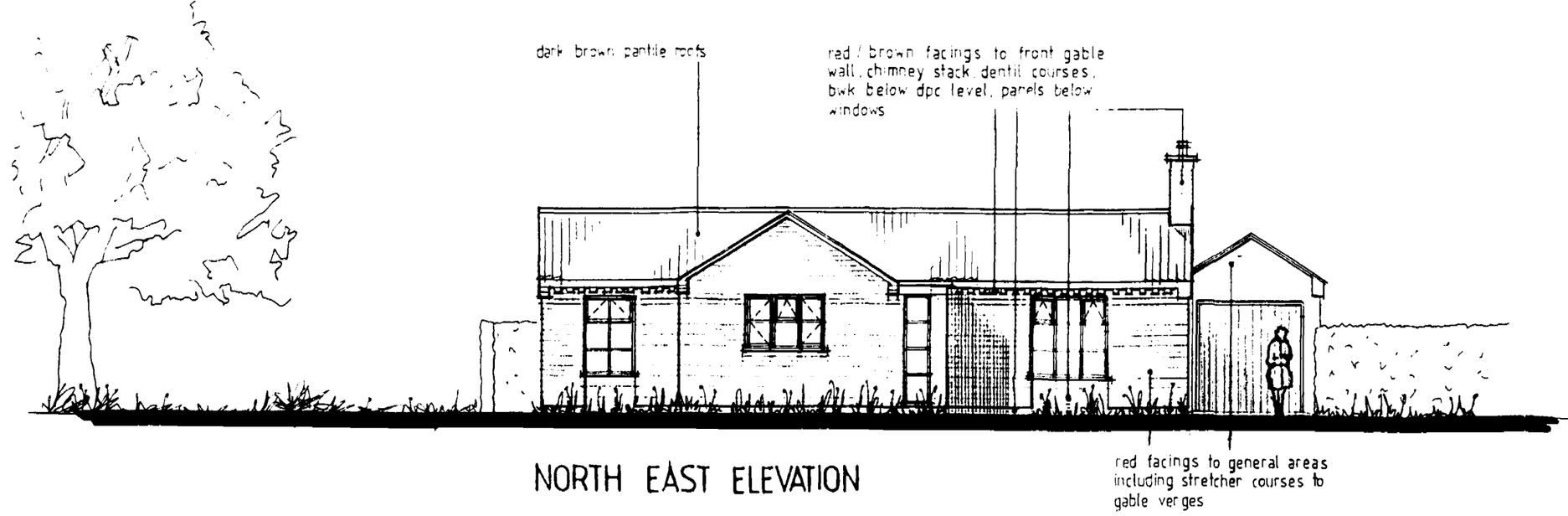
Drawings acceptable as amendment to current file ☐ ☐

BC Decision Date .....

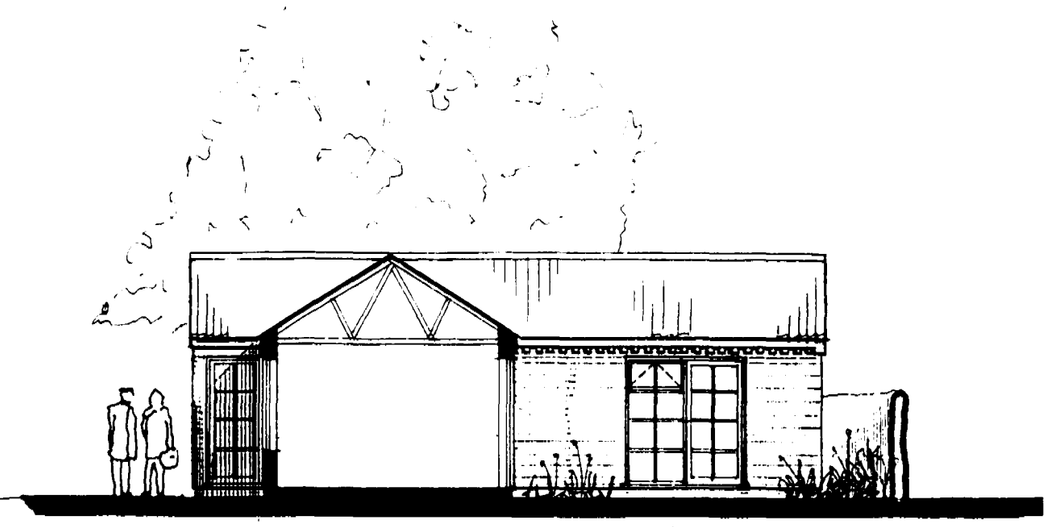
New B Reg submission needed ☐

Drawings acceptable as amendment to previous approval ☐

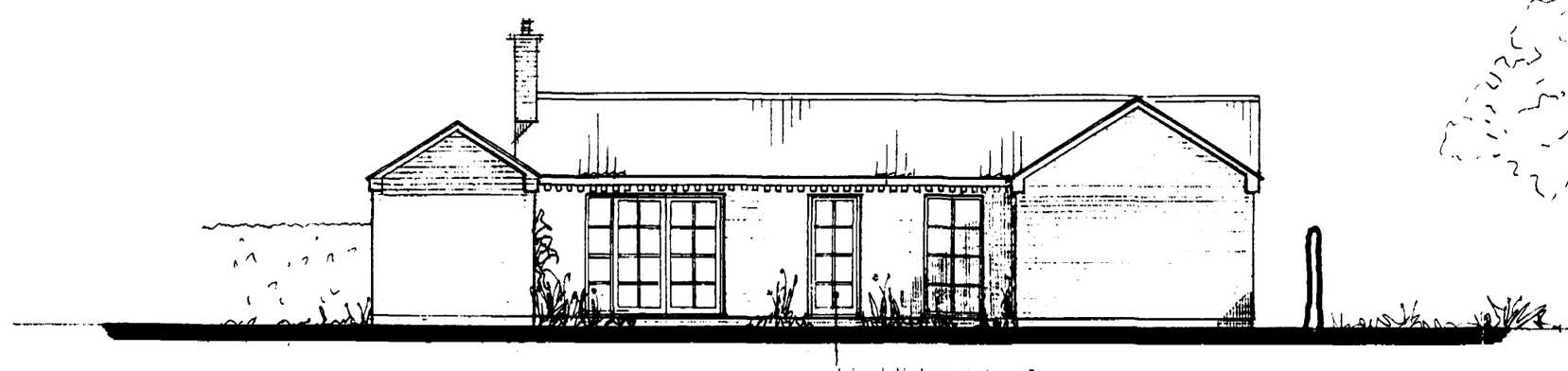
Drawings acceptable as amendment to current file ☐



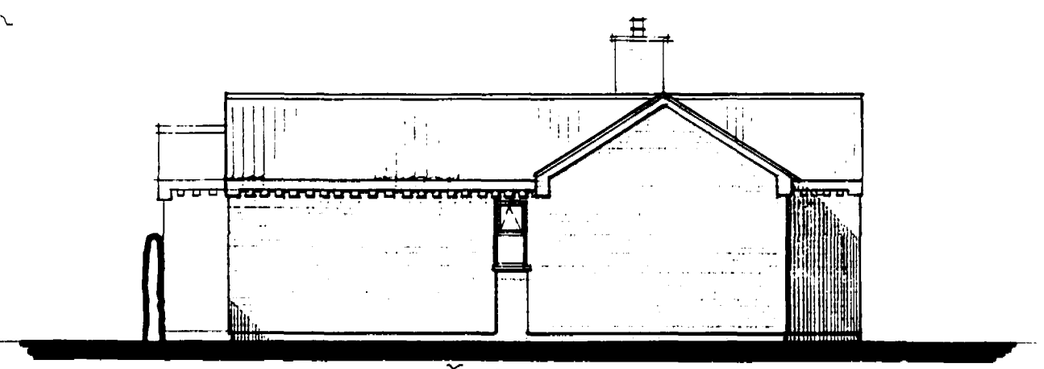
NORTH EAST ELEVATION



NORTH WEST ELEVATION / SECTION



SOUTH WEST ELEVATION



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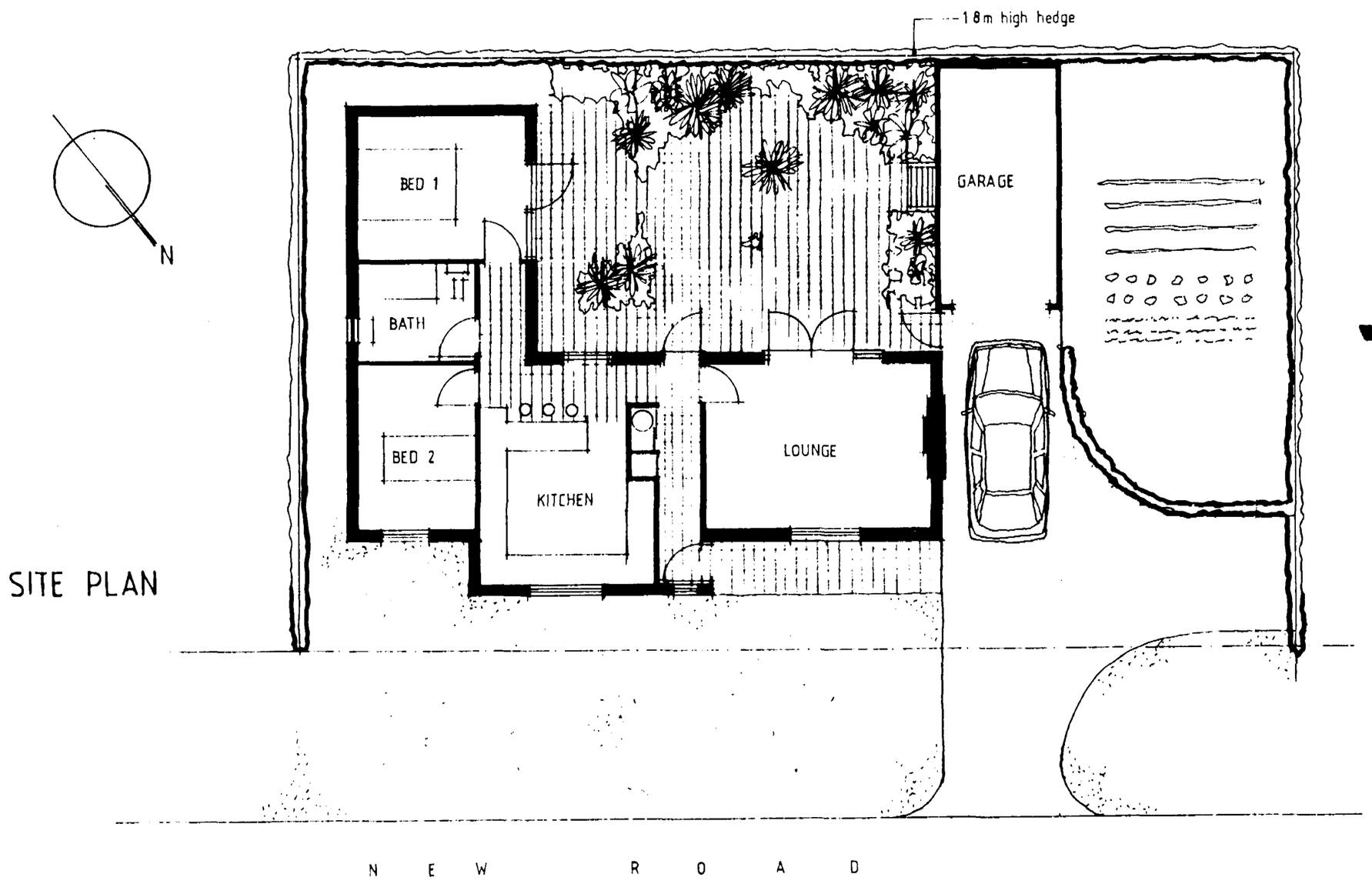
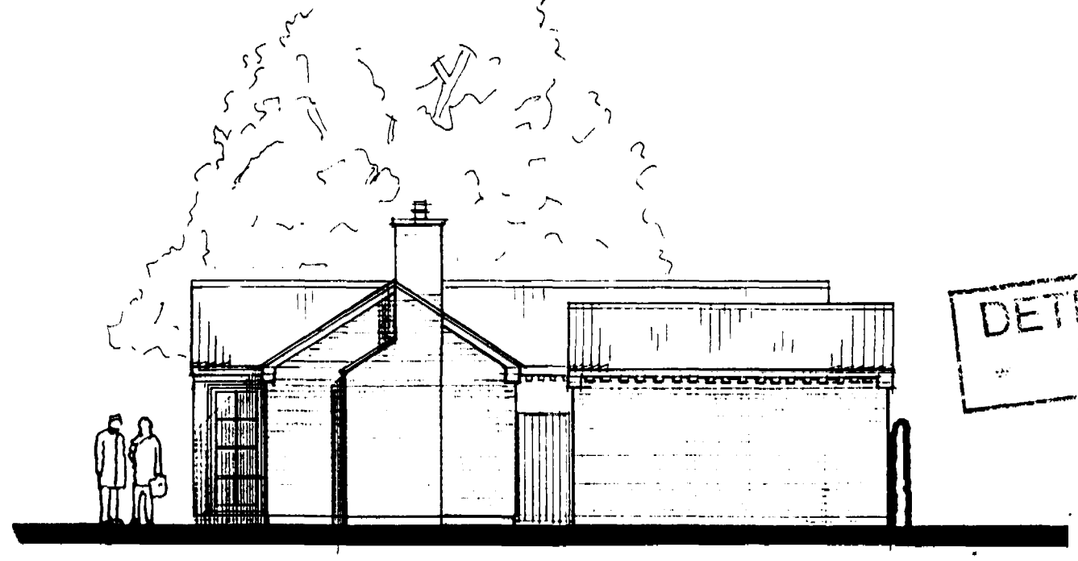


SITE PLAN



NORTH WEST ELEVATION

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1994
REF. 0345/94

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued without written permission from the John D Lynch Partnership

The General Contractor is to check all dimensions on site and report discrepancies to the architect

All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken

revision	*date*
2. Roof & courtyard glazing revised	6/4/94
3. Windows revised.	25/4/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

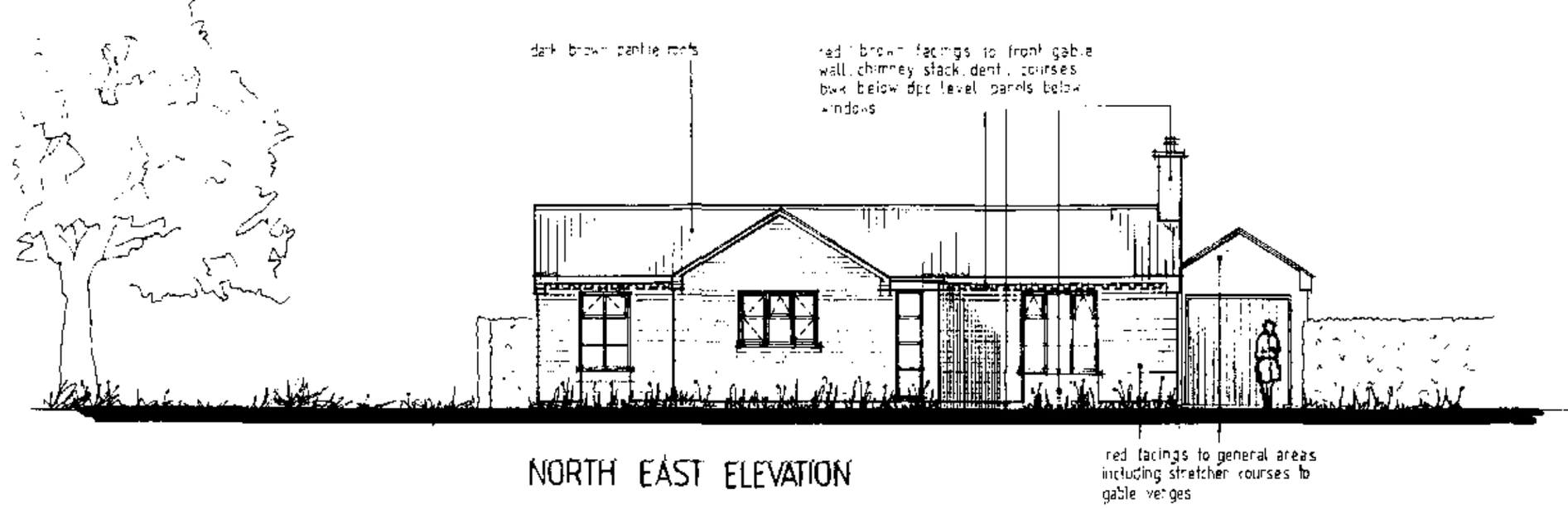
project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

SCHEME DESIGN

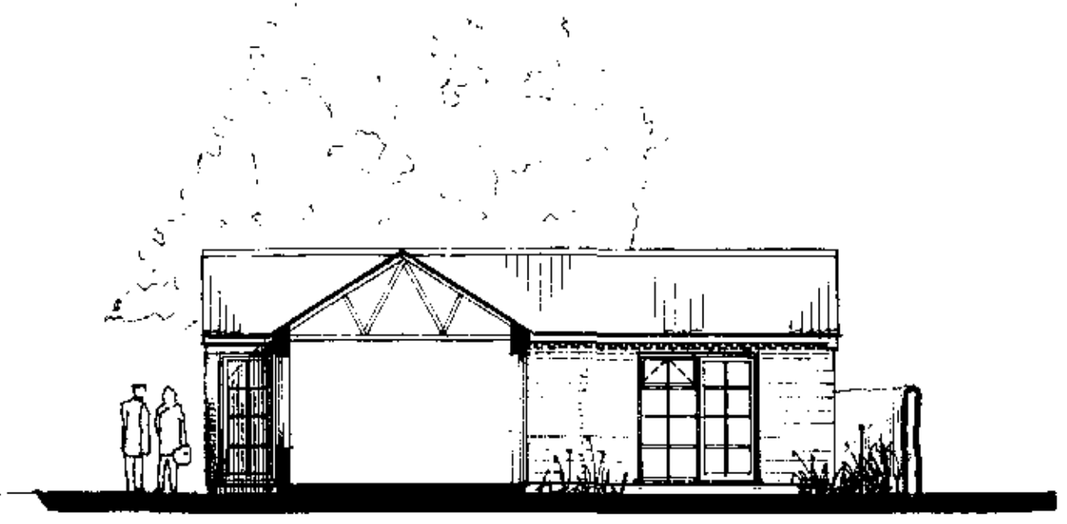
scale	*date*	*drawn*
1:100	6/93	AMW

project no.	*drawing no.*
1232	AK/1

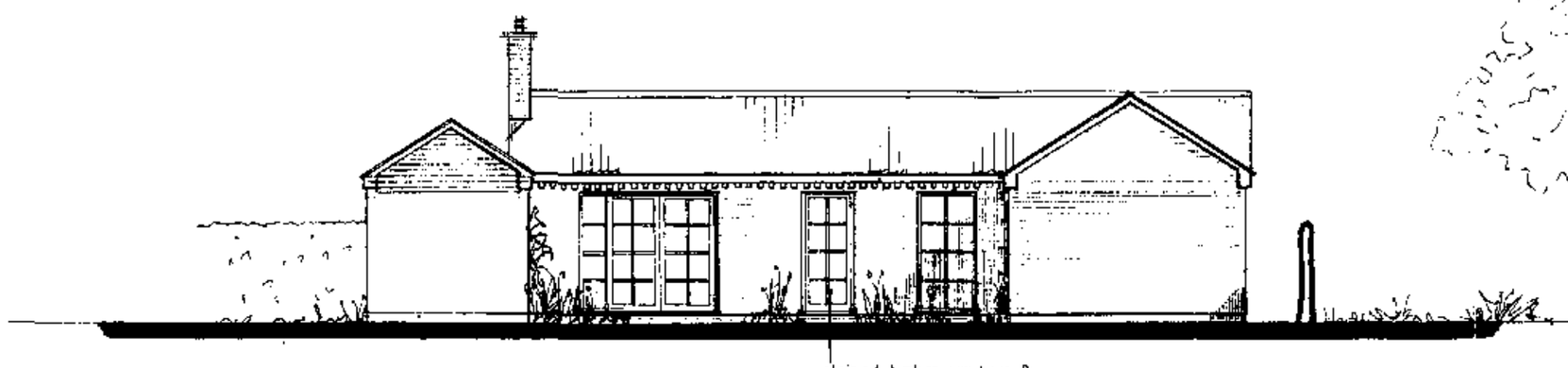
revisions
1/2/3



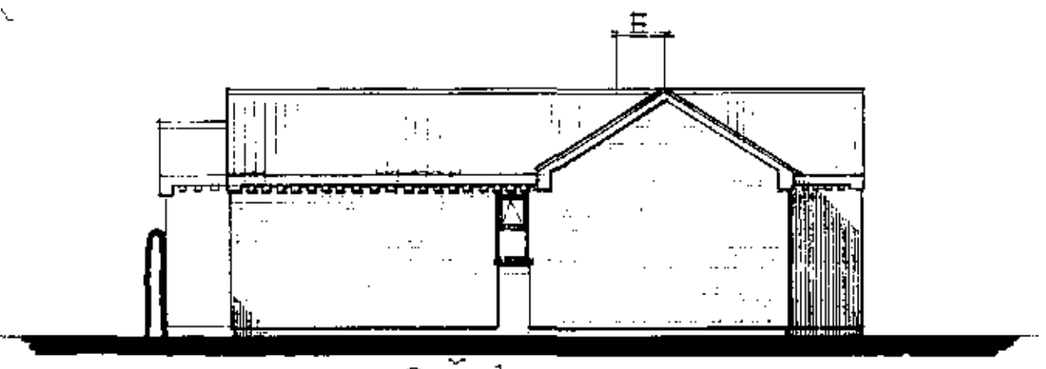
NORTH EAST ELEVATION



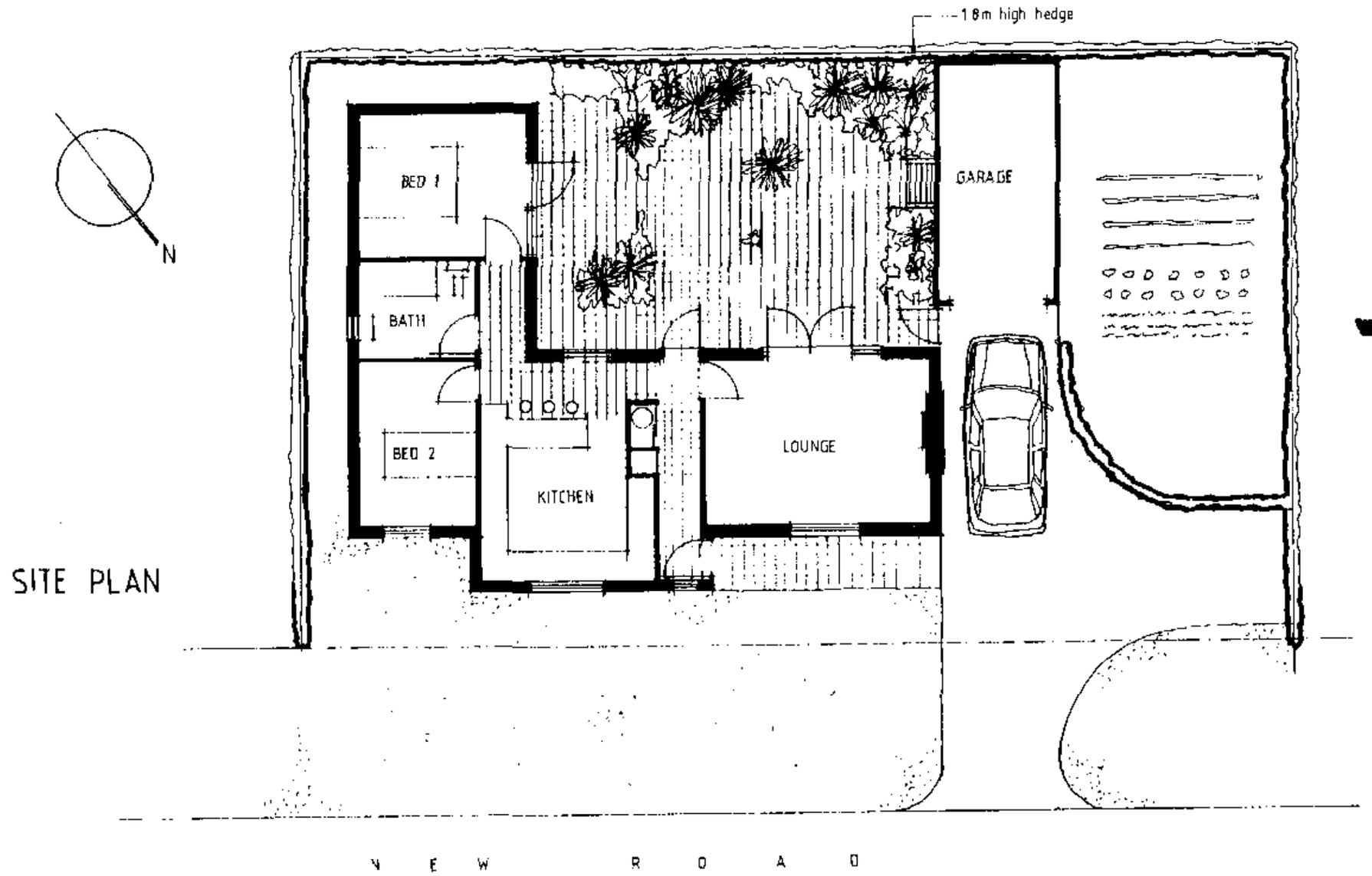
NORTH WEST ELEVATION / SECTION



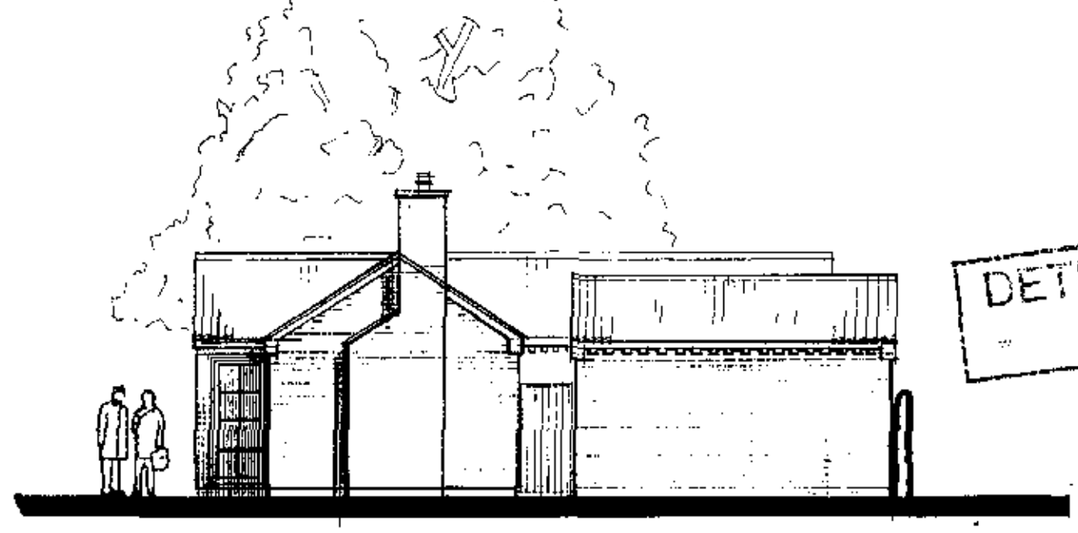
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SITE PLAN



NORTH WEST ELEVATION

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1994
REF. 0345/94.

notes

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revision	*date*
2. Roof & courtyard glazing revised	6/4/94
3. Windows revised	25/4/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

SCHEME DESIGN

scale	*date*	*drawn*
1:100	6/93	AMW

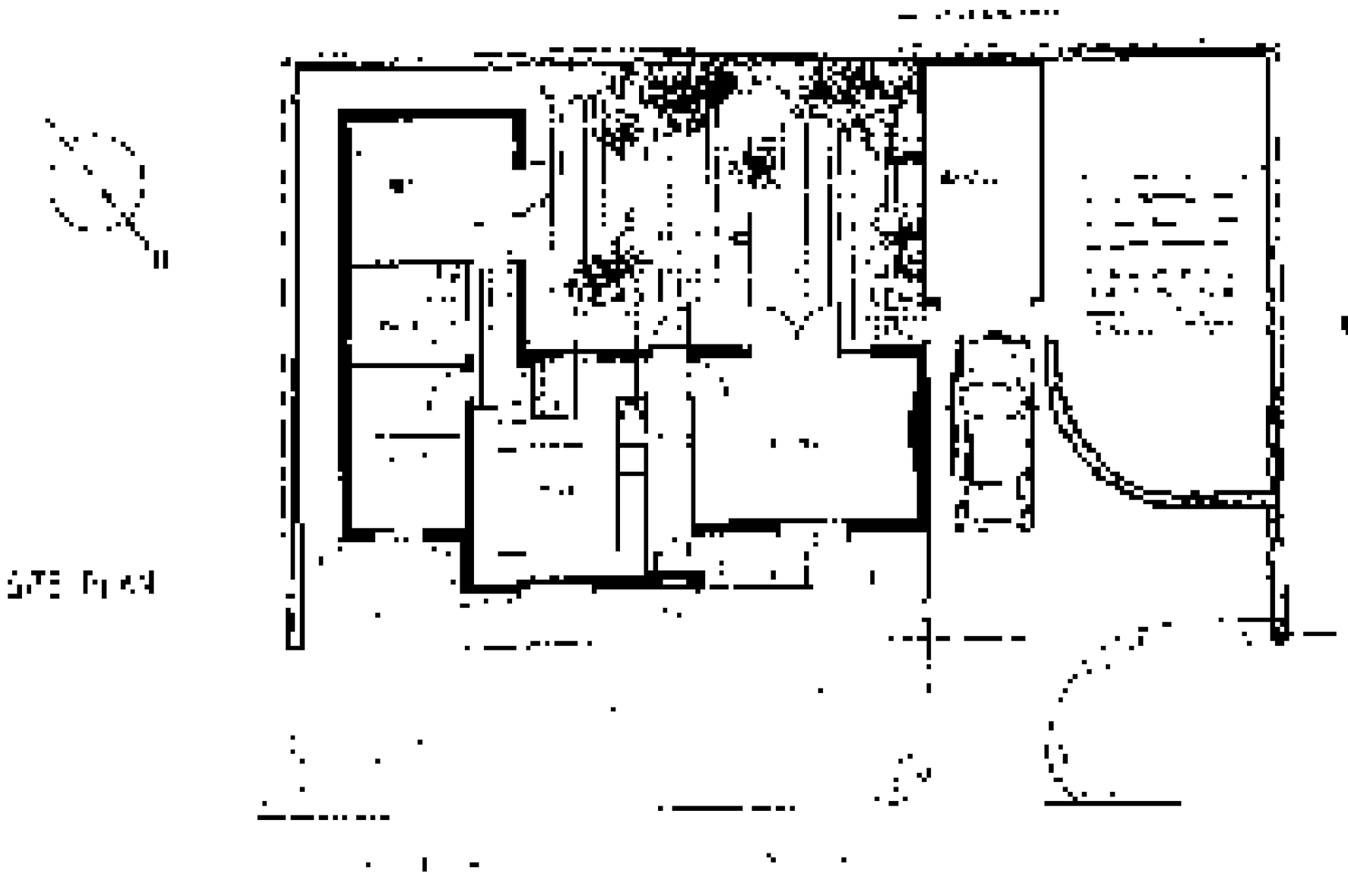
project no.	*drawing no.*
1232	AK/1

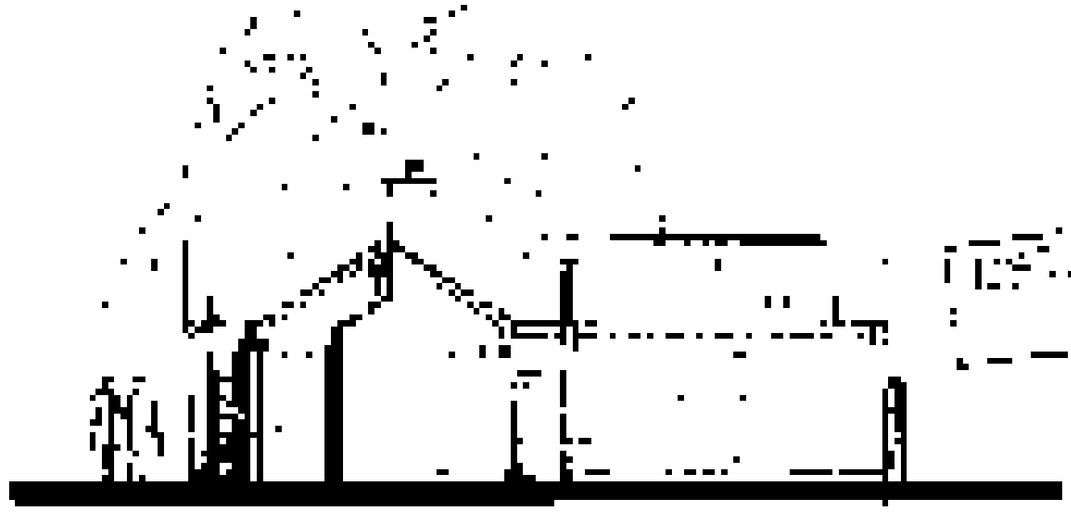
revisions
1,2,3

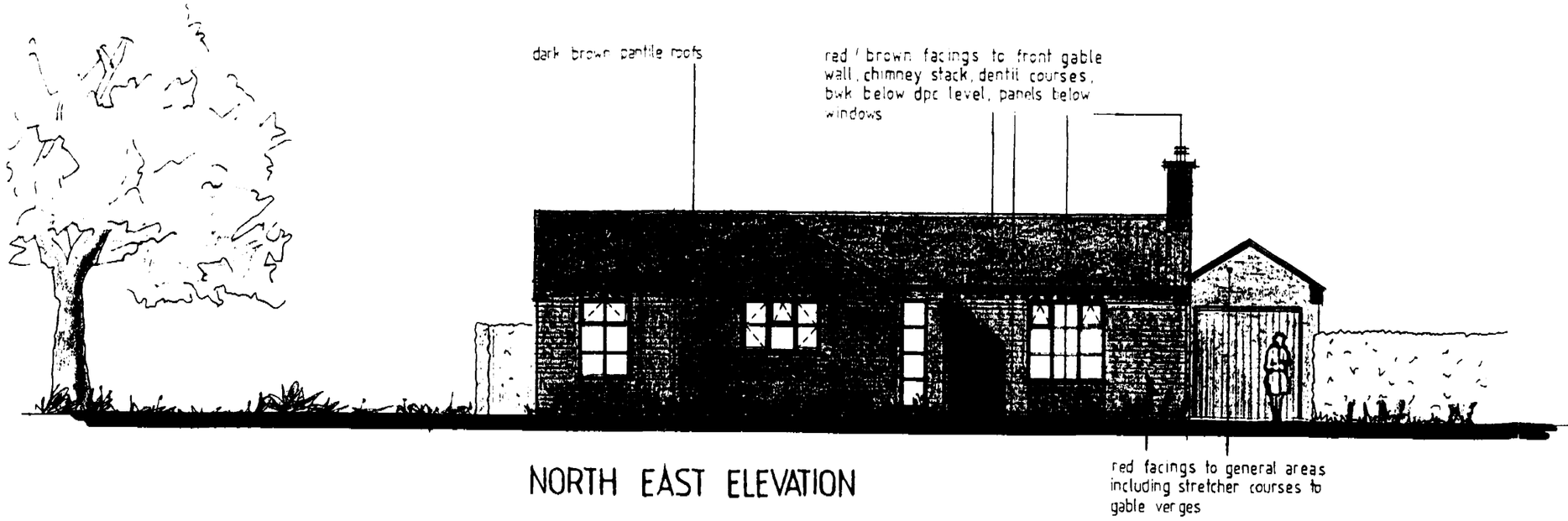












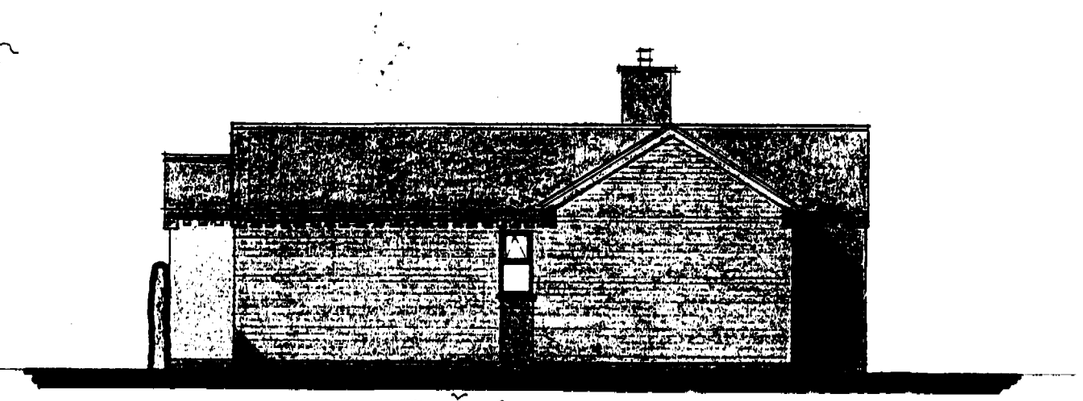
NORTH EAST ELEVATION



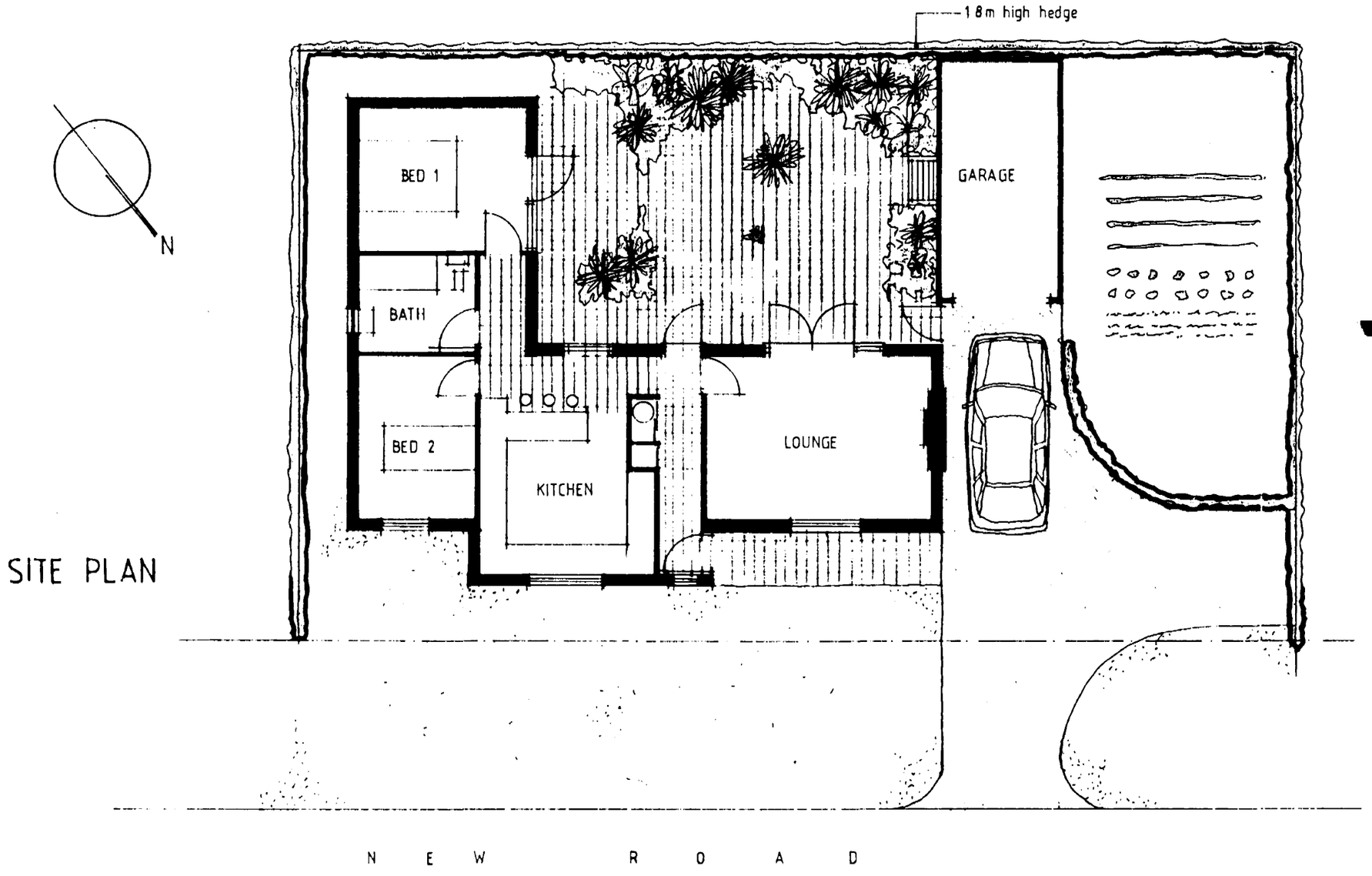
NORTH WEST ELEVATION / SECTION



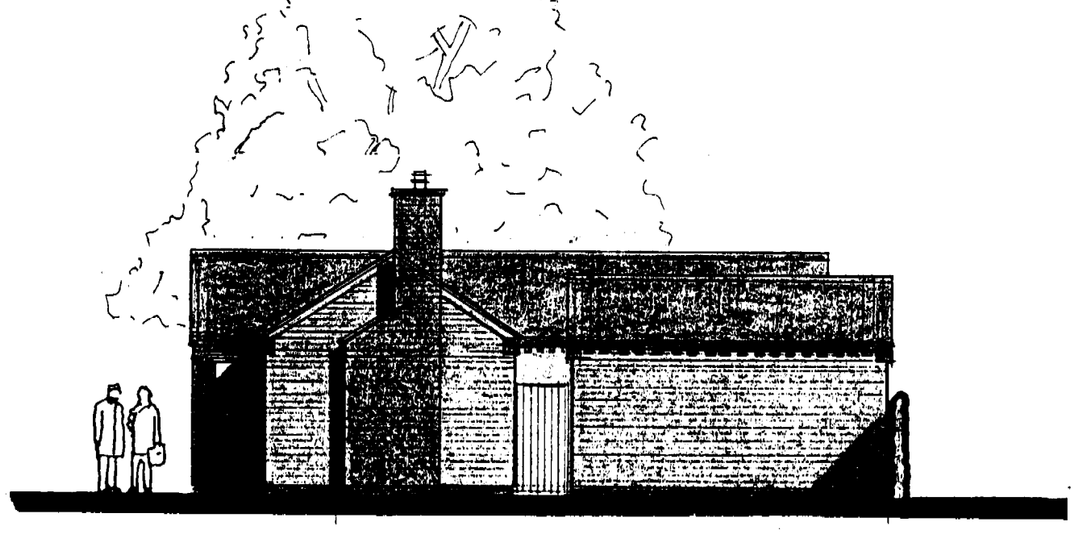
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SITE PLAN



NORTH WEST ELEVATION

notes

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The General Contractor is to check all dimensions on site and report discrepancies to the architect

All details shown on this drawing including foundations are based upon typical site conditions related to the area No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken

revision	*date*
2. Roof & courtyard glazing revised	6/4/94
3. Windows revised	25/4/94

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1994
REF. 0345/94

OFFICE COPY

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

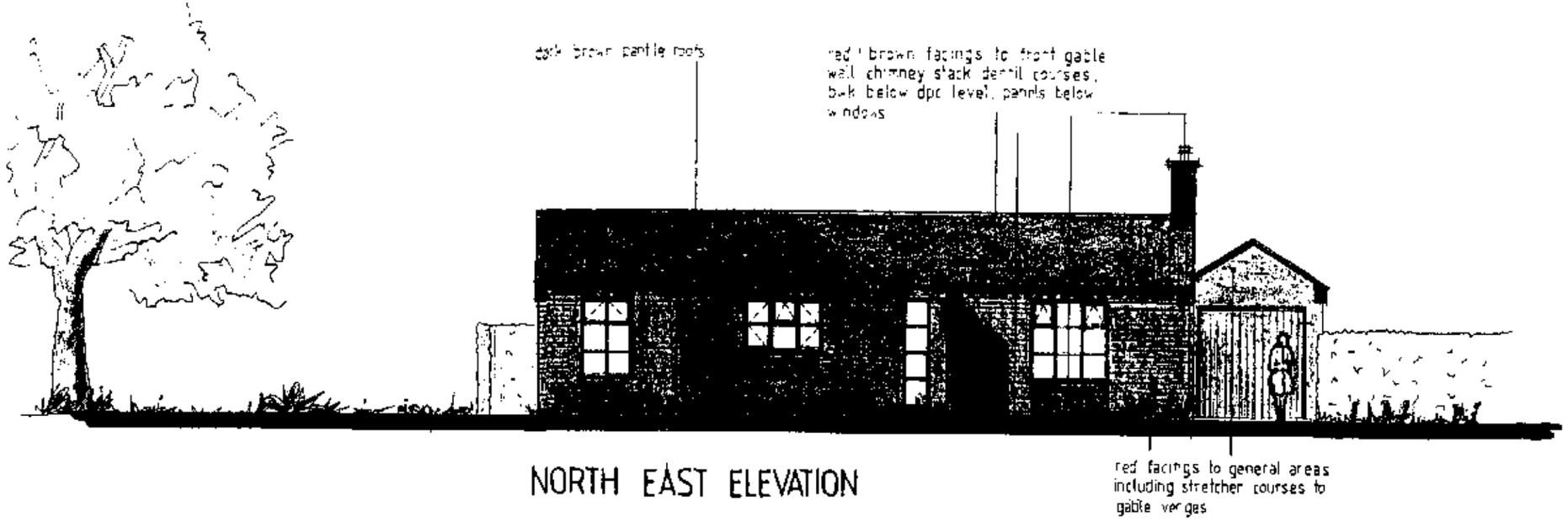
project drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

SCHEME DESIGN

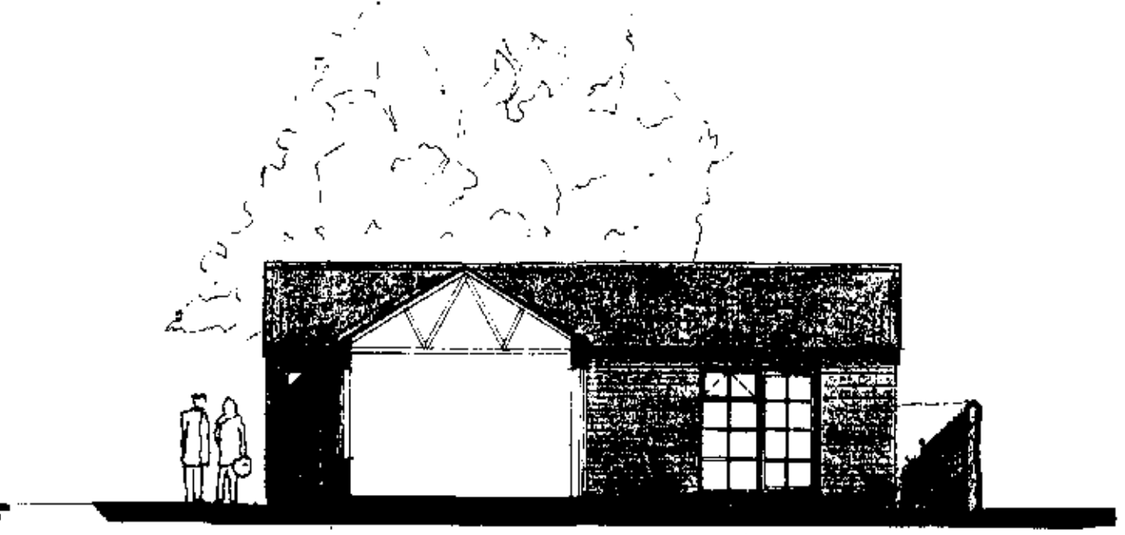
scale	*date*	*drawn*
1:100	6/93	AMW

project no.	*drawing no.*
1232	AK/1

revisions
1 2 3



NORTH EAST ELEVATION



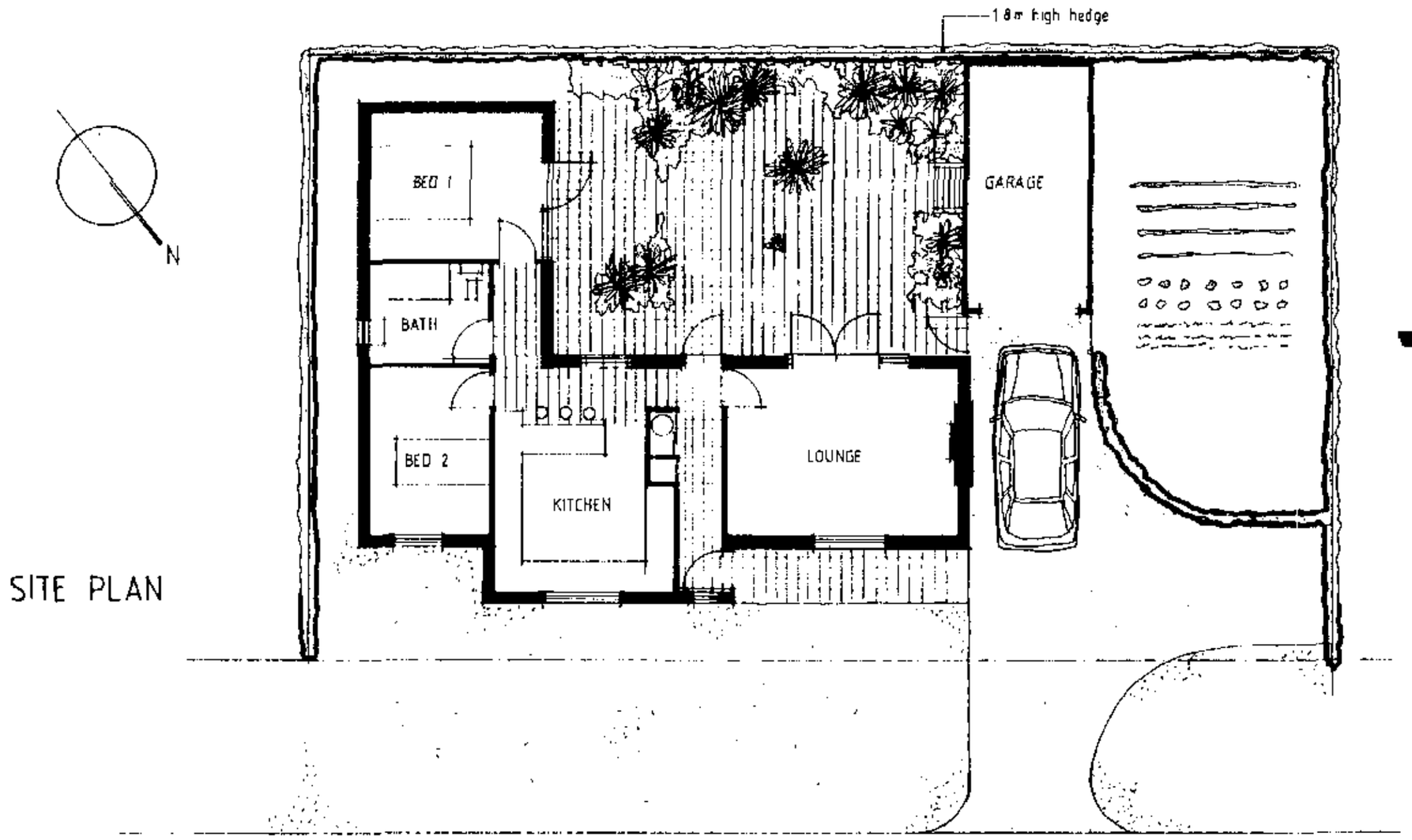
NORTH WEST ELEVATION / SECTION



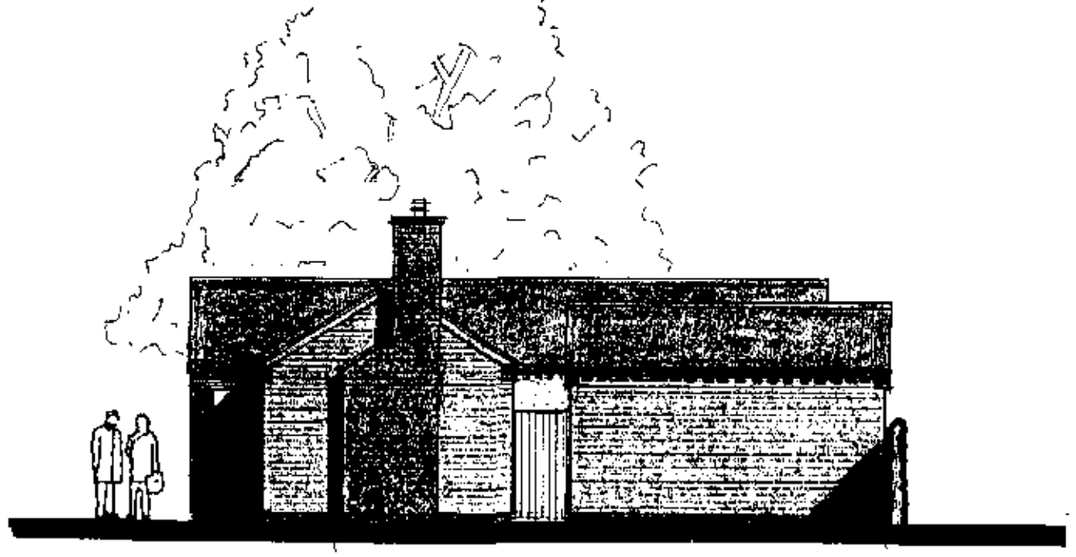
SOUTH WEST ELEVATION



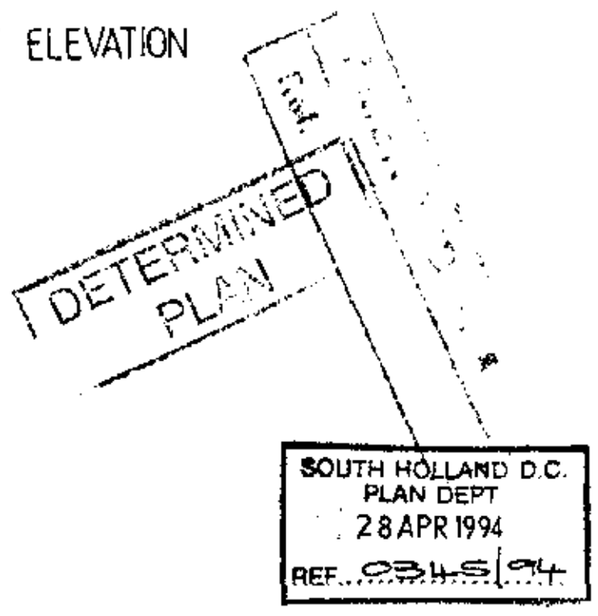
SOUTH EAST ELEVATION



SITE PLAN



NORTH WEST ELEVATION



notes

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revision	*date*
2 Roof & courtyard glazing revised	6/4/94
3. Windows revised	25/4/94

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CHARTERED ARCHITECTS

project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR N EDWARDS

SCHEME DESIGN

scale	*date*	*drawn*
1:100	6/93	AMW

project no.	*drawing no.*
1232	AR/1

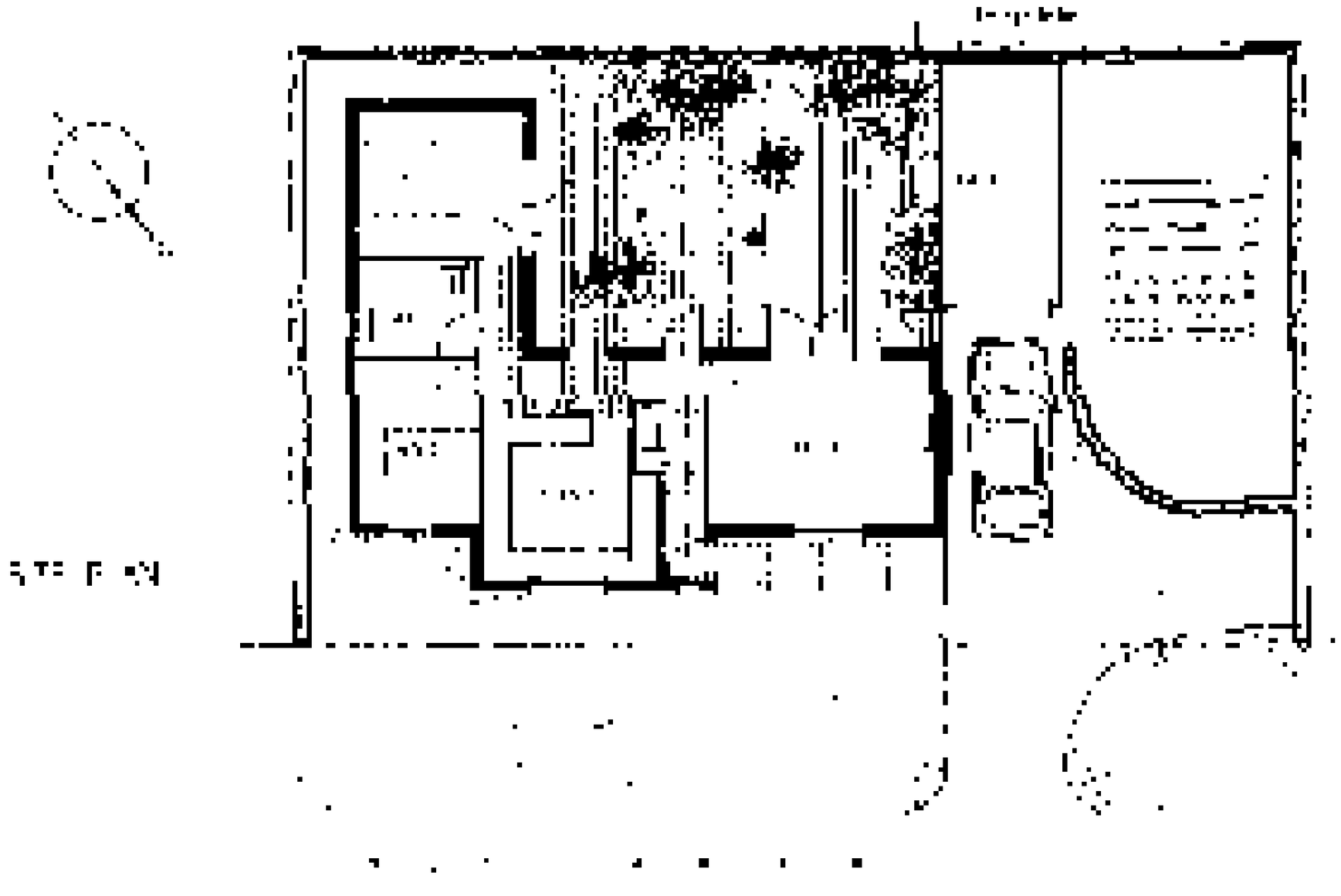
revisions
2/3



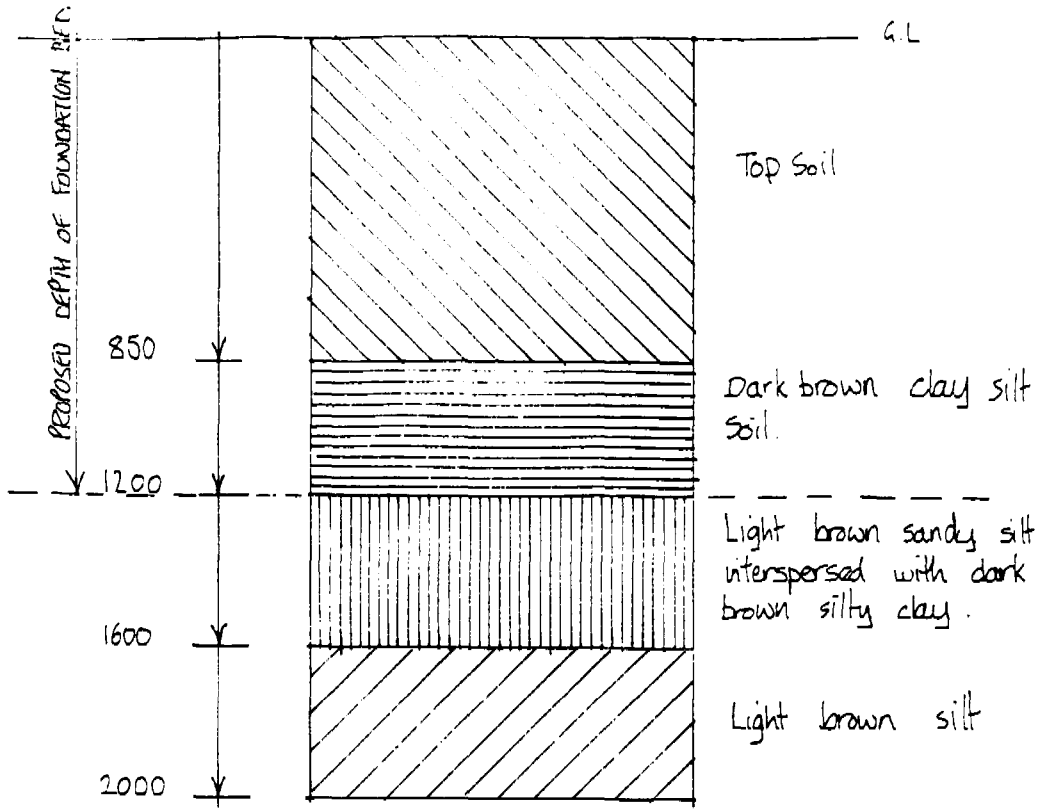








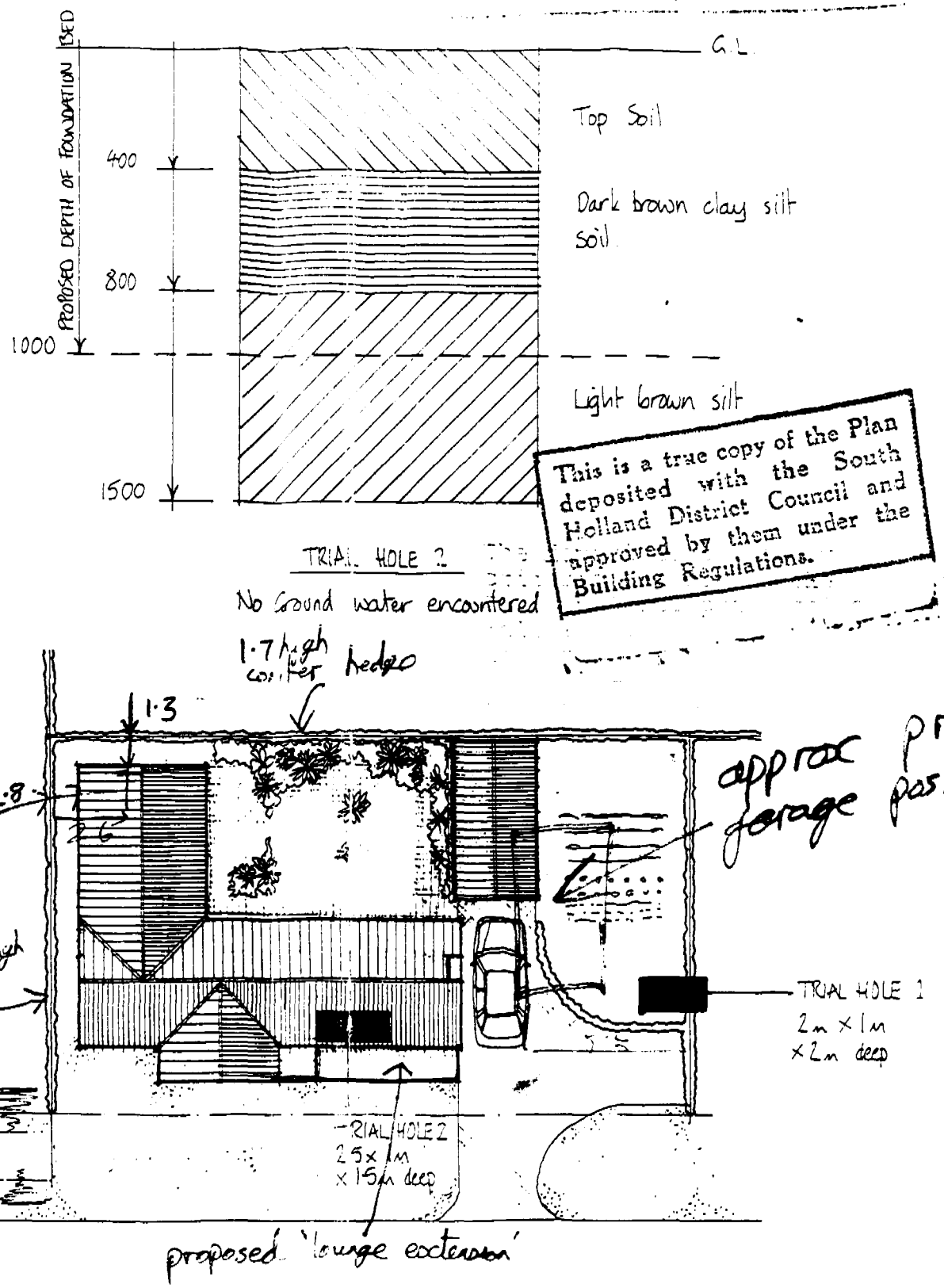




TRIAL HOLE 1

No ground water encountered

Planning ref 702/93



SITE PLAN 1:200

B16/175/94

28 APR 1994

This is a true copy of the Plan deposited with the South Holland District Council and approved by them under the Building Regulations.

notes

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revision	*date*

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CHARTERED ARCHITECTS

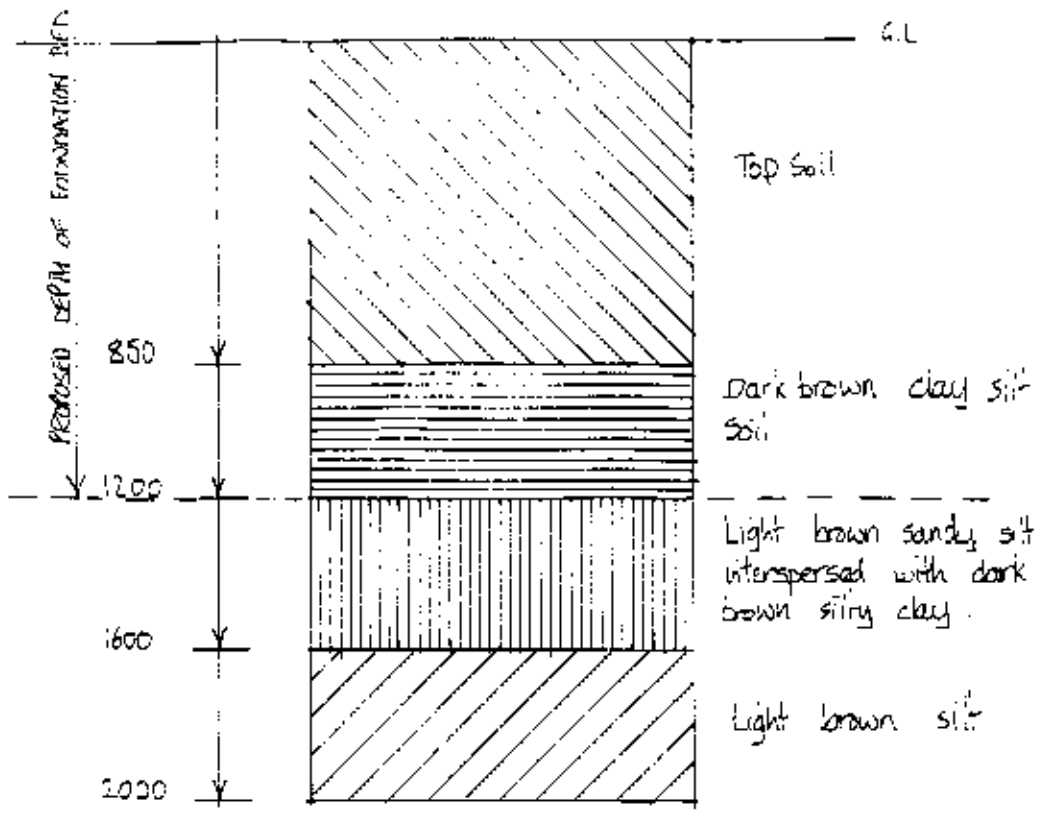
project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

SOIL INVESTIGATION

scale	*date*	*drawn*
1:20	4/94	AMW

project no.	*drawing no.*
1232	AD/1

revisions



TRIAL HOLE 1

No ground water encountered

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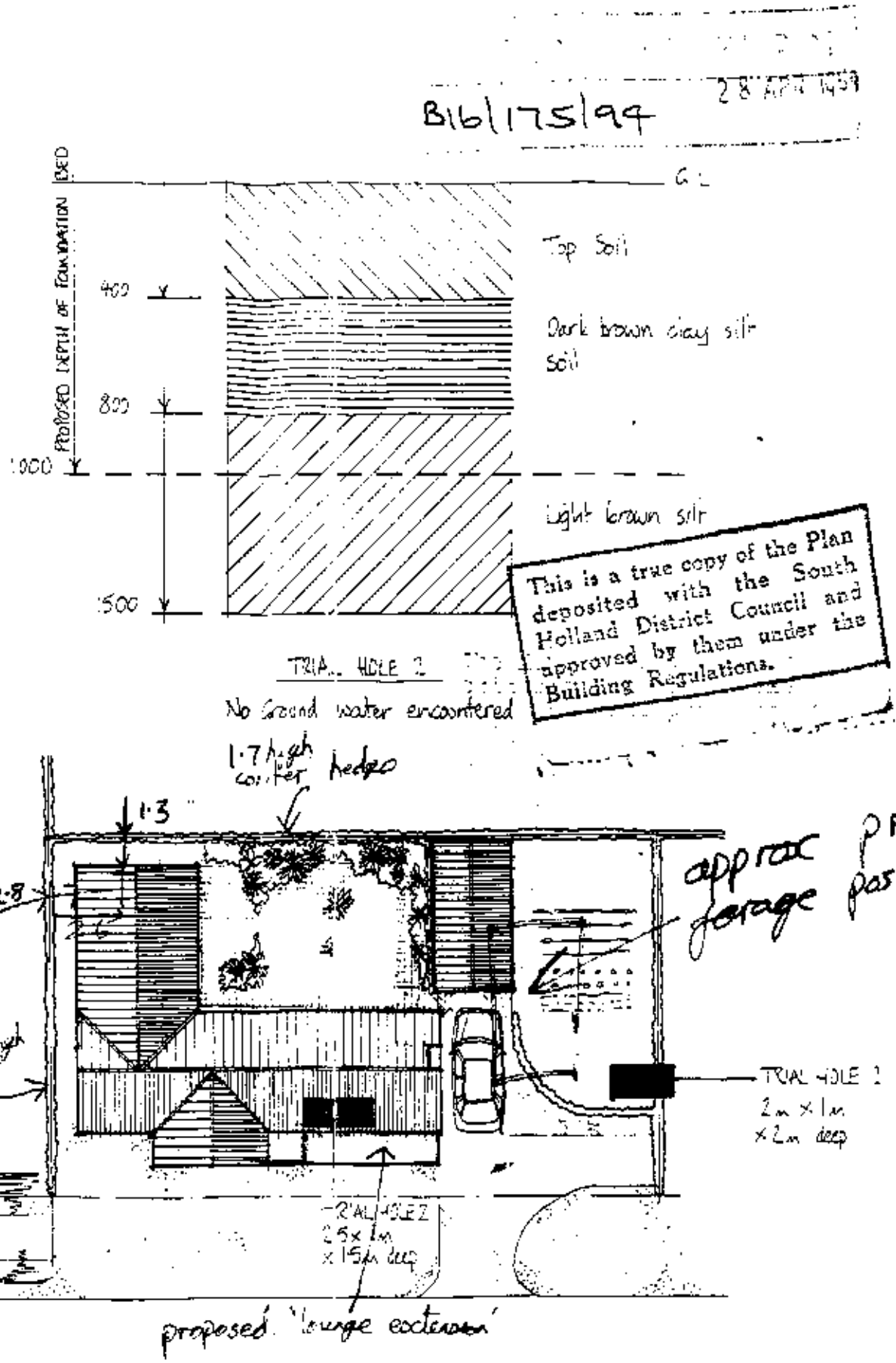

SITE PLAN 1:200

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revision	date

JOHN D LYNCH
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CHARTERED ARCHITECTS

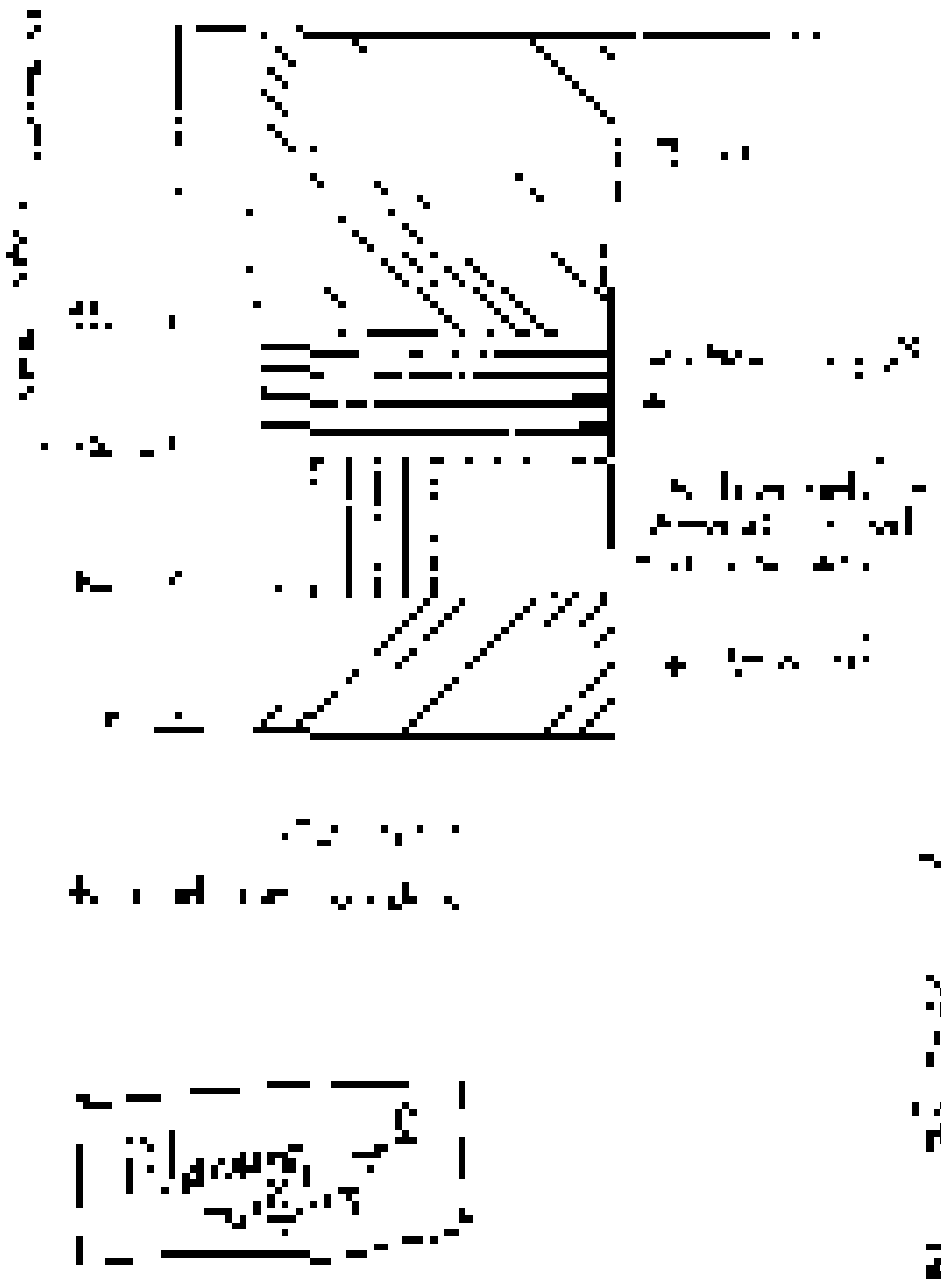
project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

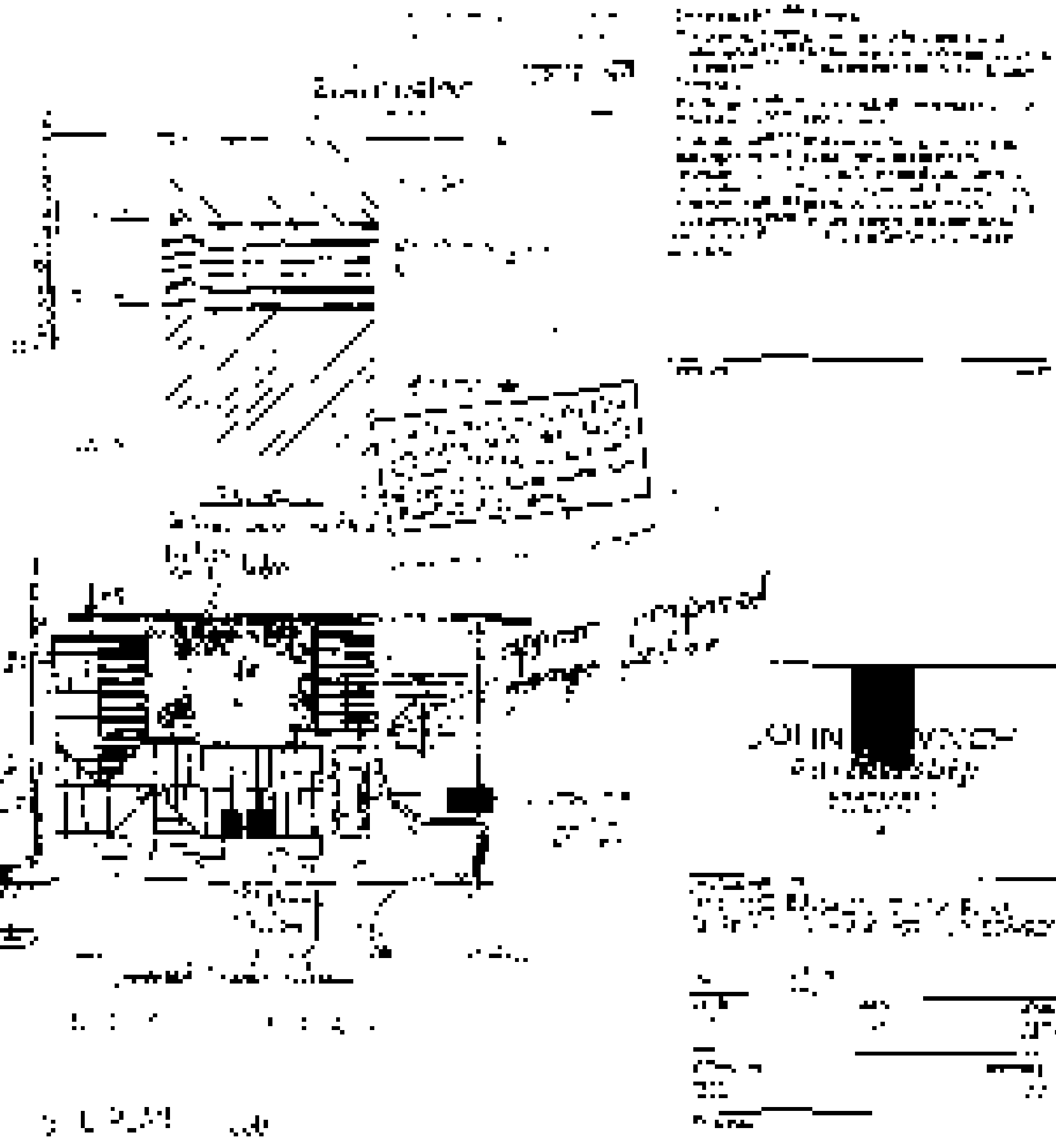
SOIL INVESTIGATION

scale	date	drawn
1:20	4/94	AMW

project no.	drawing no.
1232	AD/1

revisions





FOUNDATIONS

Foundations to loadbearing walls to be C15P concrete to BS 5328 : 1981, are to be 225 mm thick. Bed of foundation to be generally as shown but may be amended if excavation shows that the exposed foundation bed is unsatisfactory. The foundation trench must be inspected by the Architects prior to concrete placing and fully approved by the Architects.
Foundation widths are as follows :-
258 mm wide walls - 750 mm wide foundations
100 mm wide walls - 550 mm wide foundations

FLOORS

Floor to bungalow to comprise 50 mm sand/cement screed, on 100 mm C8P mix oversite concrete, on 40 mm Vencil Regd Tabilite Flooring Insulation grade SD, on 1200 gauge dpm. on 25 mm sand blinding on 150 mm well consolidated hardcore. Dpm to be brought up at perimeter to lap into horizontal dpc. All to meet 'U' Value of 0.45 w/m2k. To non load-bearing walls allow for thickening of slab to 225 x 450 mm wide.
To garage exclude insulation and screed. Concrete to be float finished. To bungalow, where shown on floor plan, to have screed excluded and 50 mm thick stone flags laid on concrete oversite. Top of flags must be flush with screed level.

RAINWATER DRAINAGE

To be 110 mm Osmadrain with flexible joints to fall 1in40 to soakaway min. 5m away from building. Soakaway to be 1000 mm dia x 1500 mm deep with top 500 mm vegetable soil over inverted board cover with granular material below. This subject to standard percolation test.
Rainwater goods to be Osma squareline upvc rainwater system. Colour to be black. Gutter laid at 1:600 fall.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved upvc connected to the appliances in the approved manner with 75 mm deep seal traps. Wastes to be :-
wash hand basin 32 mm ø
w.c. 100 mm ø
sink, bath 40 mm ø
100 mm soil and vent pipe terminating above eaves to be fitted with Osma plastic balloon # min. 900 mm above opening lights.

EXTERNAL DRAINAGE

To be 110 mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on 100 mm imported granular material to be thoroughly compacted # true to gradient. Sidefill 150 mm wide each side of pipe with granular material. Provide min. 300 mm compacted 'as dug' backfill all in accordance with manufacturers recommendations. Where drains pass through walls to be protected by relieving arches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Work opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under buildings bed as normal and continue the surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a road and have less than 0.6 m cover they should have concrete paving slabs laid as bridging above the pipes with 100 mm of granular material between the top of the pipe and the underside of the slabs. Where flexible pipes are under the drive / traffic area and have less than 0.9 m cover reinforced concrete bridging should be used instead of paving slabs.
Inspection chambers to be polypropylene Osma universal, fitted with cast iron cover and frame. Chambers to have a 100 mm bed of granular material. Chambers with Grade C covers to have 150 mm concrete around top of shaft to provide bed for frame.

Inspection chamber No.1 invert to be 500mm below ground level.
Note: Inspection Chamber No. 6 will need to be purpose made concrete or brick construction in strict accordance with pump manufacturers recommendations. This inspection chamber must be within the confines of the proposed site as shown.
Invert level of IC. 6 subject to site and pump manufacturers recommendations.

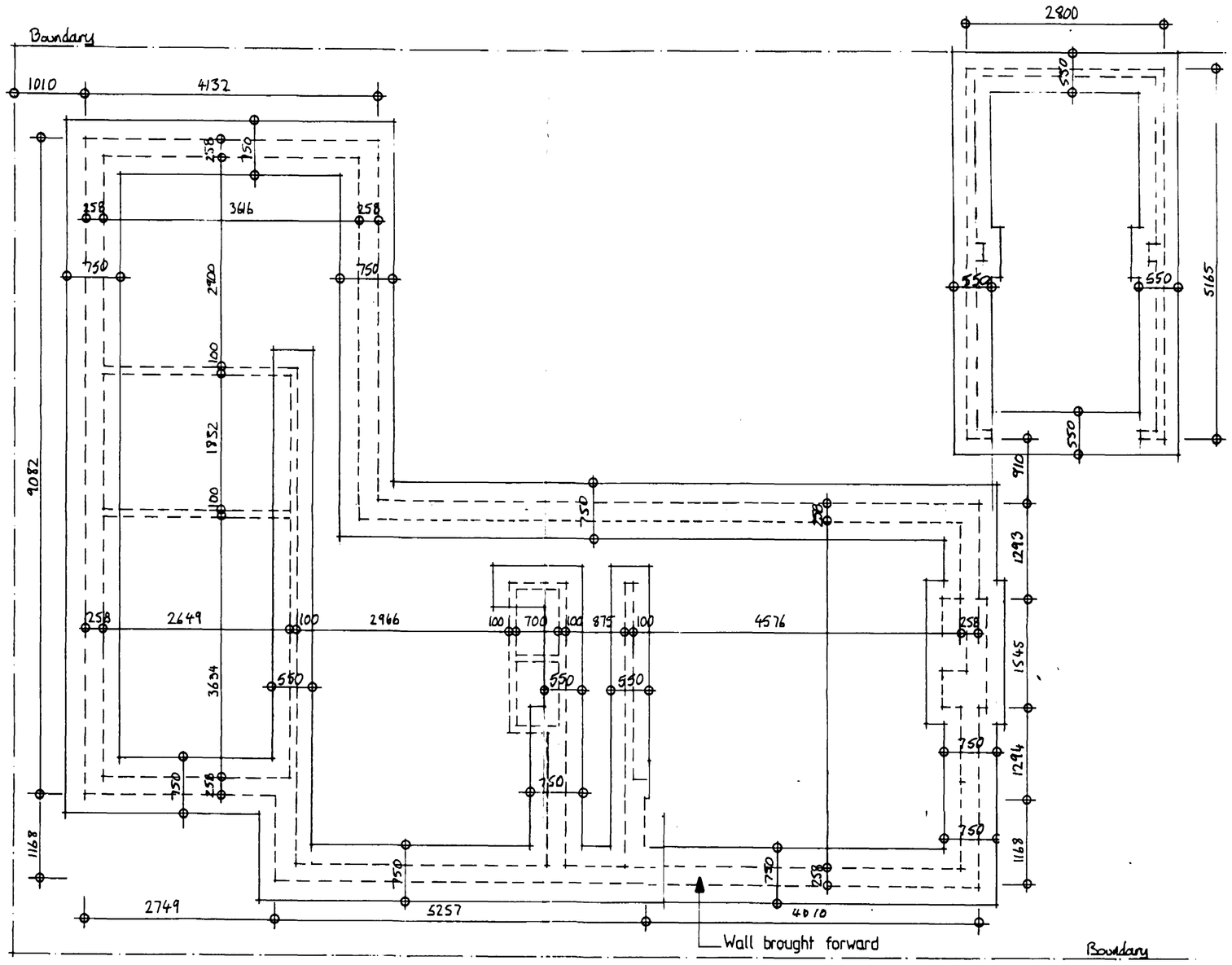
HEATING

Boiler to be LPG fired floor mounted Myson Hausewarmer back boiler with Emberglow II gas fire. (Boiler size to be calculated). Chimney to be fitted with approved 127 mm internal diameter liner with a British Gas approved chimney terminal. The gap between the flue liner and brick flue must be sealed at the top of the fireplace recess. Bend in flue not to exceed 45° to the vertical. All fitting of boiler, including fireplace recess dimensions must be in strict accordance with manufacturers recommendations.
Air supply must be provided to the lounge each side of the chimney breast at low level to give a total area as recommended by boiler manufacturer.
The boiler and flue must stand on quarry tiles or similar non-combustible floor finish to be at least 13 mm thick, 395 mm deep and 915 mm wide.
Hot water storage system to be atmospherically vented. All radiators to be fitted with thermostatic control valves. Hot water cylinder to have factory applied urethane foam insulation to performance requirements of BS 5615. Hot water pipes that do not contribute to space heating requirements to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422.
Pipes to be laid in accessible screed mounted ducting.

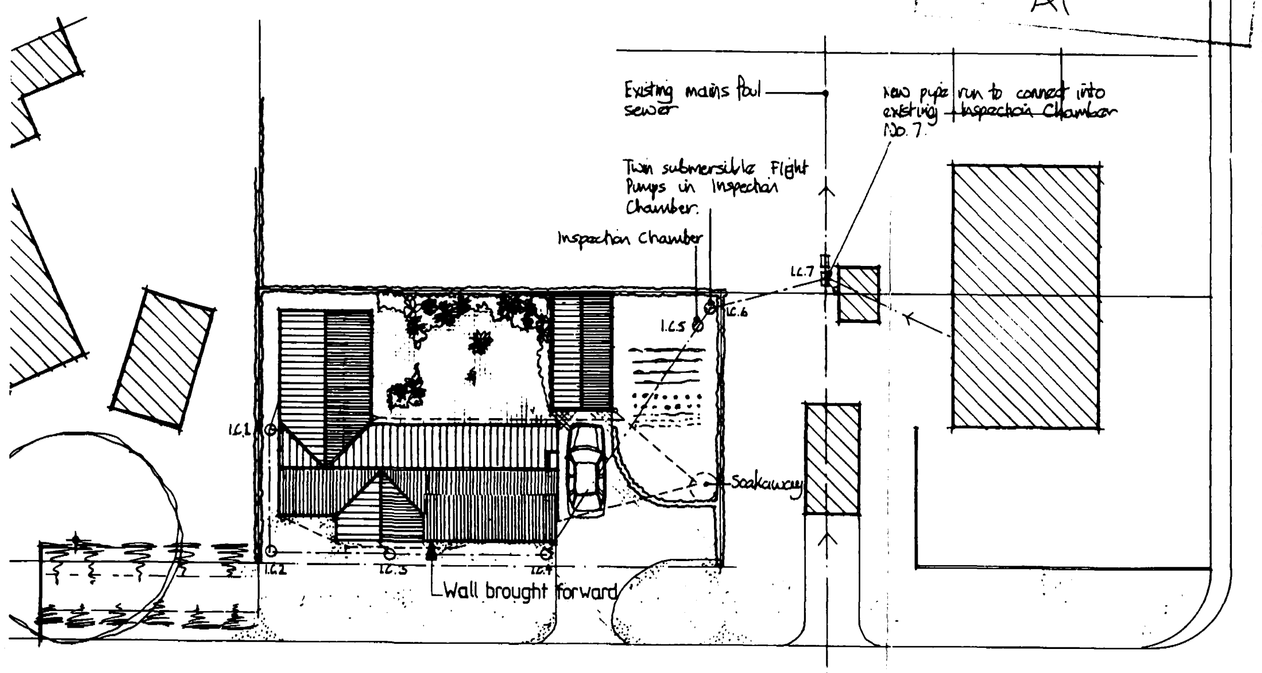
LINTEL SCHEDULE

NO.S	SPAN	BEARING	REFERENCE
D1	2274	150	L11
D3, W4,	900	150	L1/S 70
W1, W3,	1500	100	L1/S 70
W2, W6,	500	150	L1/S 70
W5	1000	150	L1/S 70
D4	1934	150	L1/S 70
W7	1829	150	L1/S 70
D5	900	150	L1/S 70
D6	2806	150	L1/HD 70
D7	880	100	Internal 100
D8, D9	850	100	Box 100 (Continuos over both openings)
D10	870	100	Internal 100
D11, D12	670	100	Internal 100

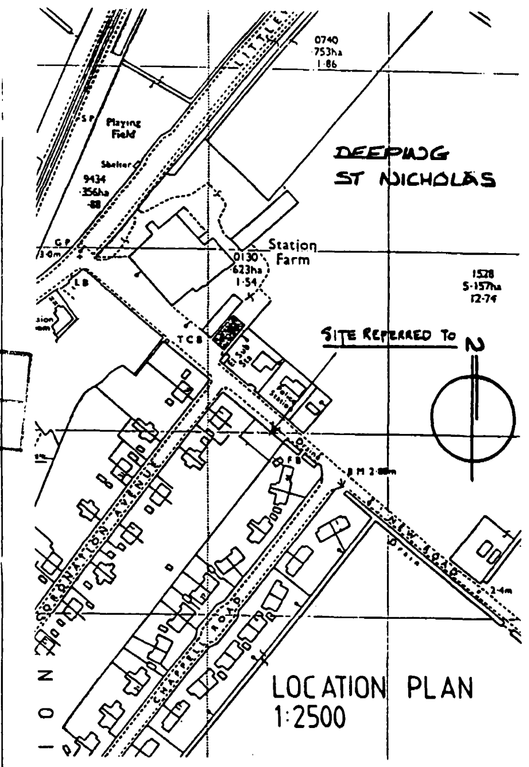
Lintols to be of I.G. manufacture. External openings to have lintels over, with cavity trays over lintels.



FOUNDATION PLAN 1:50 NOTE: THIS PLAN MUST BE READ IN CONJUNCTION WITH DRG. NO. AB/1



SITE PLAN 1:200



LOCATION PLAN 1:2500

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revision	date
1. Heating revisions, drainage added.	26/1/94
2. Foundation plan & site plan revised.	7/3/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
PROPOSED NEW BUNGALOW NEW ROAD, DEEPING ST NICHOLAS FOR MR EDWARDS.

scale	date	drawn
	JAN 98	KB
project no.		drawing no
1232		AB/100
revisions		

RECEIVED
17 FEB 1998
0345/94

FOUNDATIONS

Foundations to loadbearing walls to be C15P concrete to BS 5328 : 1981, are to be 225 mm thick. Bed of foundation to be generally as shown but may be amended if excavation shows that the exposed foundation bed is unsatisfactory. The foundation trench must be inspected by the Architects prior to concrete placing and fully approved by the Architects.
Foundation widths are as follows :-

258 mm wide walls	-	750 mm wide foundations
100 mm wide walls	-	550 mm wide foundations

FLOORS

Floor to bungalow to comprise 50 mm sand/cement screed, on 100 mm ost mix oversite concrete, on 40 mm Vencil Resil Tabiite Flooring Insulation grade SD, on 1200 gauge dpm. on 25 mm sand blinding on 150 mm well consolidated hardcore. Dpm to be brought up at perimeter to lap into horizontal dpc. All to meet 'U' Valius of 0.45 w/m2k. To non load-bearing walls allow for thickening of slab to 225 x 450 mm wide.
To garage exclude insulation and screed. Concrete to be float finished. To bungalow, where shown on floor plan, to have screed excluded and 50 mm thick stone flags laid on concrete oversite. Top of flags must be flush with screed level.

RAINWATER DRAINAGE

To be 110 mm Osmadrain with flexible joints to fall 1in40 to soakaway min. 5m away from building. Soakaway to be 1000 mm dia x 1500 mm deep with top 500 mm vegetable soil over inverted board cover with granular material below. This subject to standard percolation test.
Rainwater goods to be Osma squareline upvc rainwater system. colour to be black. Gutter laid at 1:600 fall.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved upvc connected to the appliances in the approved manner with 75 mm deep seal traps. Wastes to be :-

wash hand basin	32 mm ø
w.c.	100 mm ø
sink, bath	40 mm ø

100 mm soil and vent pipe terminating above eaves to be fitted with Osma plastic balloon 4 mm. 300 mm above opening lights.

EXTERNAL DRAINAGE

To be 110 mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on 100 mm imported granular material to be thoroughly compacted & true to gradient. Sidefill 150 mm wide each side of pipe with granular material. Provide min. 300 mm compacted 'as dug' backfill all in accordance with manufacturers recommendations. Where drains pass through walls to be protected by reinforcing couches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under buildings bed as normal and continue the surround and backfill up to the underside of the 450 sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a road and have less than 0.6 m cover they should have concrete paving slabs laid as bridging above the pipes with 100 mm of granular material between the top of the pipe and the underside of the slabs. Where flexible pipes are under the drive / traffic areas and have less than 0.9 m cover reinforced concrete bridging should be used instead of paving slabs.
Inspection chambers to be polypropylene Osma universal, fitted with cast iron cover and frame. Chambers to have a 100 mm bed of granular material. Chambers with Grade C covers to have 150 mm concrete around top of shaft to provide bed for frame.

Inspection chamber No.1 invert to be 500mm below ground level.
Note: Inspection Chamber No. 6 will need to be purpose made concrete or brick construction in strict accordance with pump manufacturers recommendations. This inspection chamber must be within the confines of the proposed site as shown.
Invert level of I.C. 6 subject to site and pump manufacturers recommendations.

HEATING

Boiler to be LPG fired floor mounted Myson Heatsaver or back boiler with Emberglow II gas fire. (Boiler size to be calculated). Chimney to be fitted with approved 127 mm internal diameter liner with a British Gas approved chimney terminal. The gap between the flue liner and brick flue must be sealed at the top of the fireplace recess. Bend in flue not to exceed 45° to the vertical. All fitting of boiler, including fireplace recess dimensions must be in strict accordance with manufacturers recommendations.
Air supply must be provided to the lounge each side of the chimney breast at low level to give a total area as recommended by boiler manufacturer.
The boiler and flue must stand on quarry tiles or similar non-combustible floor finish to be at least 13mm thick, 895 mm deep and 915 mm wide.
Hot water storage system to be atmospherically vented. All radiators to be fitted with thermostatic control valves. Hot water cylinder to have factory applied urethane foam insulation to performance requirements of BS 5615. Hot water pipes that do not contribute to space heating requirements to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422.
Pipes to be laid in accessible screed mounted ducting.

LINTEL SCHEDULE

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D5	900	150	L1/S 70
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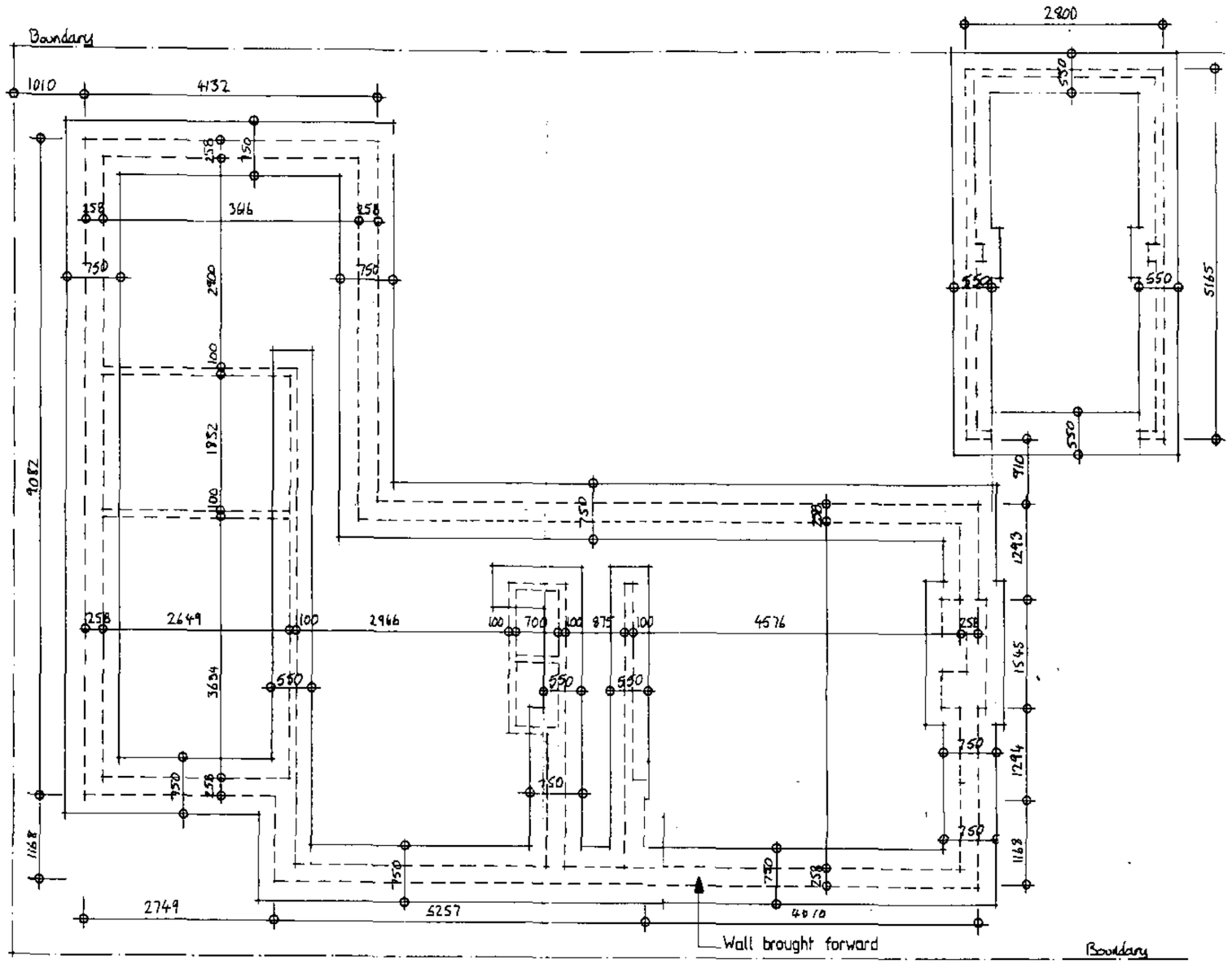
Lintels to be of I.G. manufacture. External openings to have lintels over, with cavity trays over lintels.



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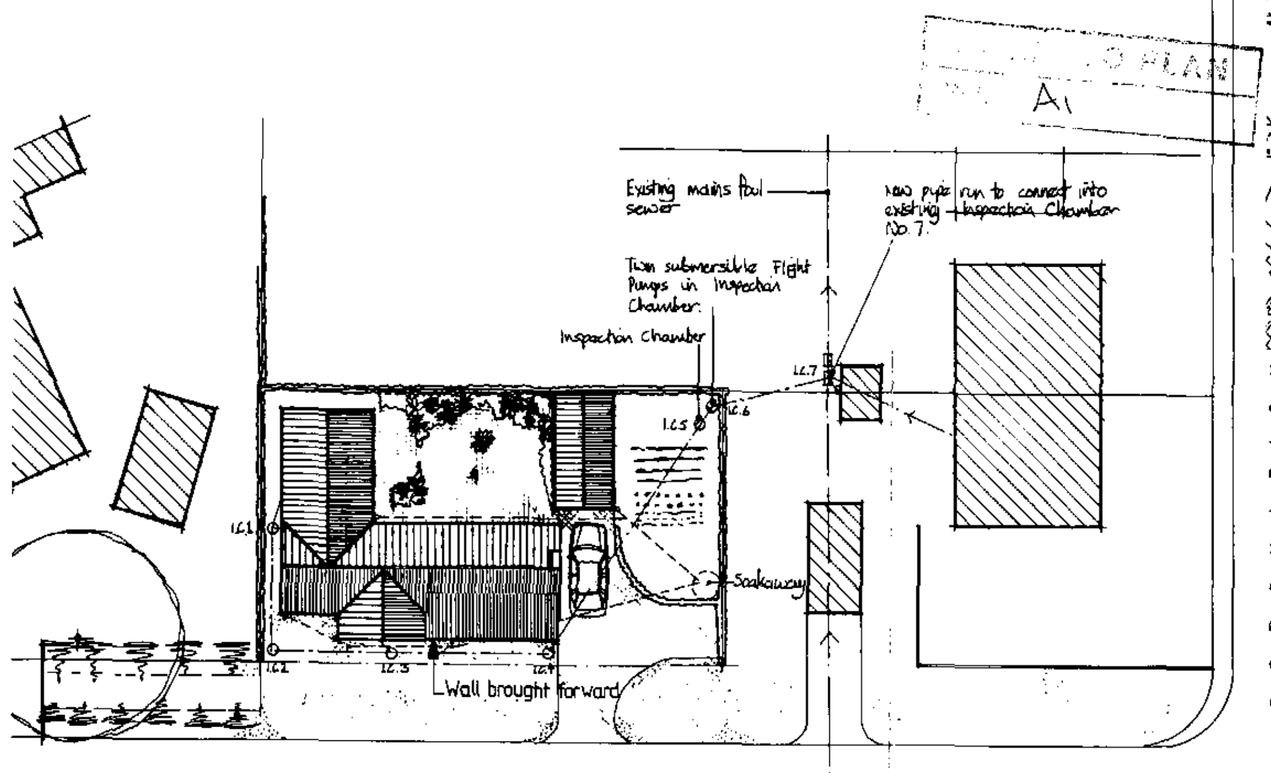
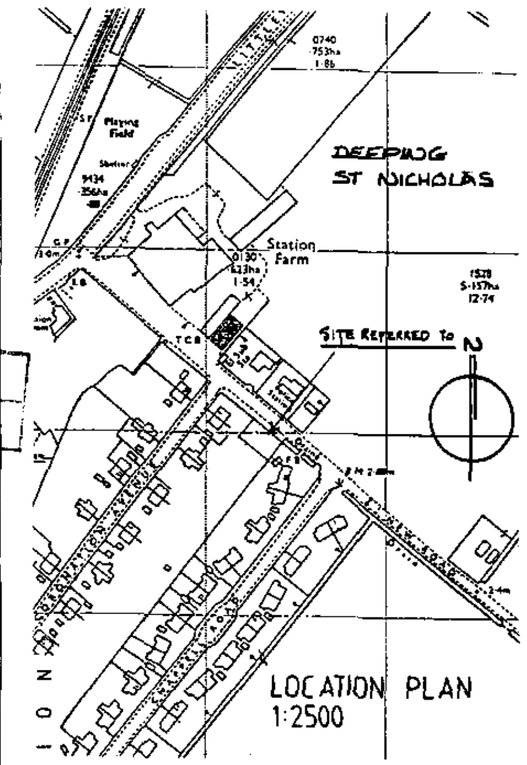


SITE PLAN 1:200



CORONATION AVENUE

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revision	date
1. Heating revisions, drainage added.	26/1/94
2. Foundation plan & site plan revised.	7/3/94

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
PROPOSED NEW BUNGALOW NEW ROAD, DEEPING ST NICHOLAS FOR MR EDWARDS.

scale	date	drawn
	JAN 98	KB
project no.		drawing no
1232		AB/100
revisions		

RECEIVED 17 FEB 1998
0345/94

FOUNDATIONS

FLOORS

SCHEMA OF DRAINAGE

INTERNAL DRAINAGE

EXTERNAL DRAINAGE

HEATING

LINTEL SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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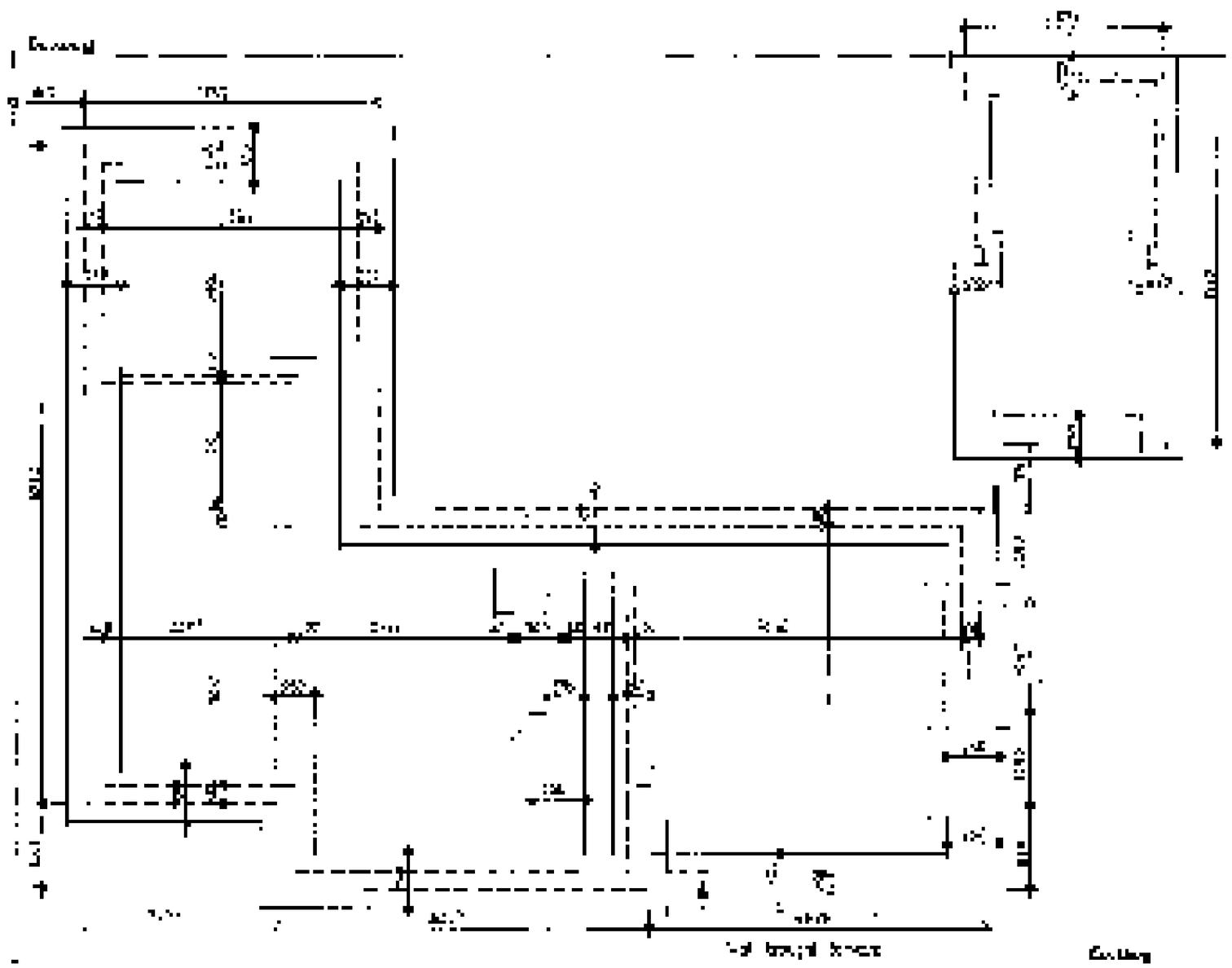
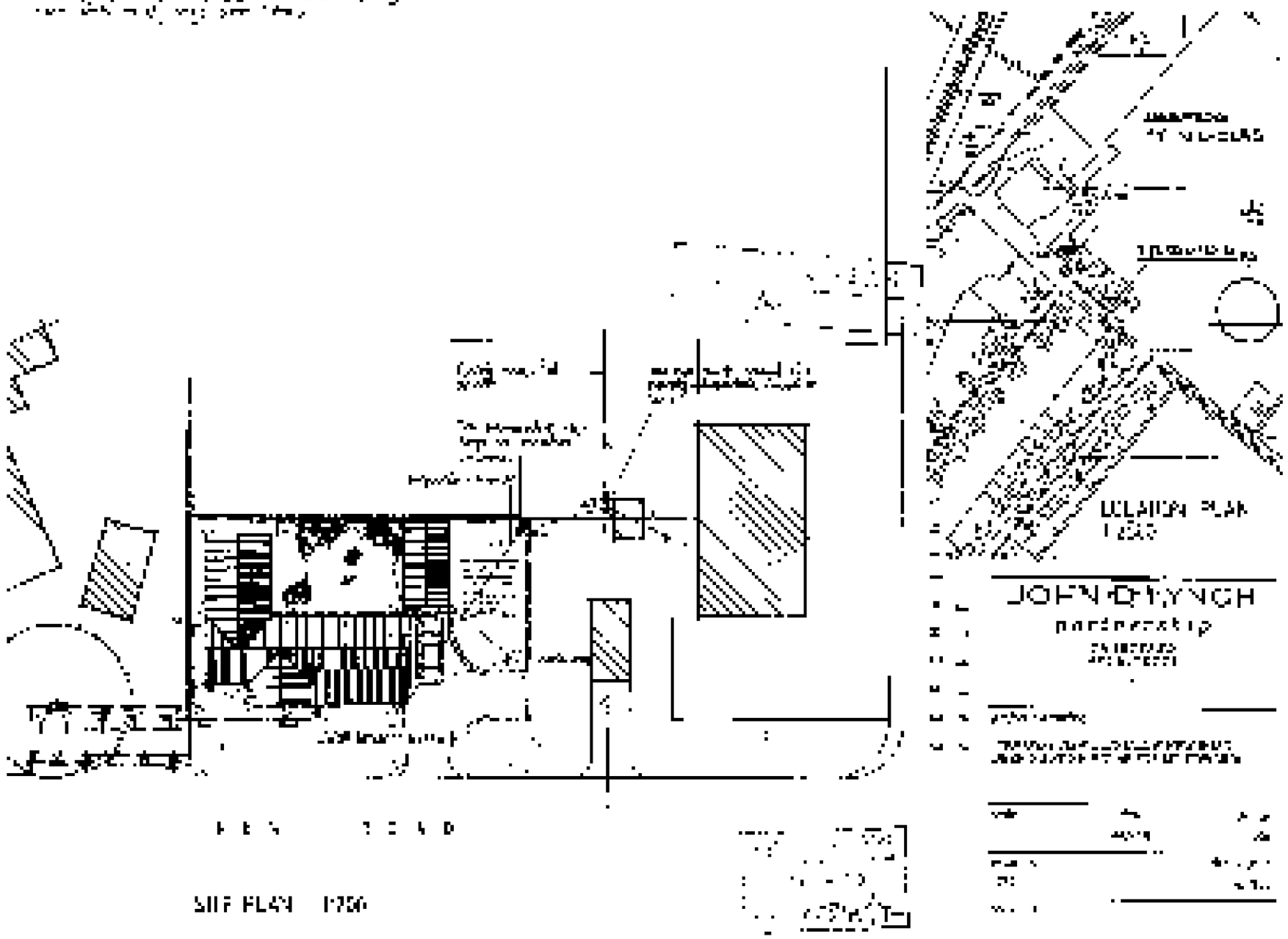


FOUNDATION PLAN 1:50



SITE PLAN 1:200

FOUNDATIONS

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To garage exclude insulation and screed. Concrete to be float finished. To bungalow, where shown on floor plan, to have screed excluded and 50 mm thick stone flags laid on concrete oversite. Top of flags must be flush with screed level.

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Rainwater goods to be Osma squareline upvc rainwater system. Colour to be black. Gutter laid at 1:600 fall.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved upvc connected to the appliances in the approved manner with 75 mm deep seal traps. Wastes to be :-

wash hand basin	32 mm ø
w.c.	100 mm ø
sink, bath	40 mm ø

100 mm soil and vent pipe terminating above eaves to be fitted with Osma plastic balloon & mesh. 900 mm above opening lights.

EXTERNAL DRAINAGE

To be 110 mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on 100 mm imported granular material to be thoroughly compacted & true to gradient. Selected 150 mm wide each side of pipe with granular material. Provide min. 300 mm compacted 'as dug' backfill all in accordance with manufacturers recommendations. Where drains pass through walls to be protected by relieving arches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under buildings bed as normal and continue the surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a road and have less than 0.6 m cover they should have concrete paving slabs laid as bridging above the pipes with 100 mm of granular material between the top of the pipe and the underside of the slabs. Where flexible pipes are under the drive / traffic areas and have less than 0.9 m cover reinforced concrete bridging should be used instead of paving slabs.
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Note: Inspection chamber No.6 will need to be purpose made concrete or brick construction in strict accordance with pump manufacturers recommendations. This inspection chamber must be within the confines of the proposed site as shown. Invert level of 1C.6 subject to site and pump manufacturers recommendations.

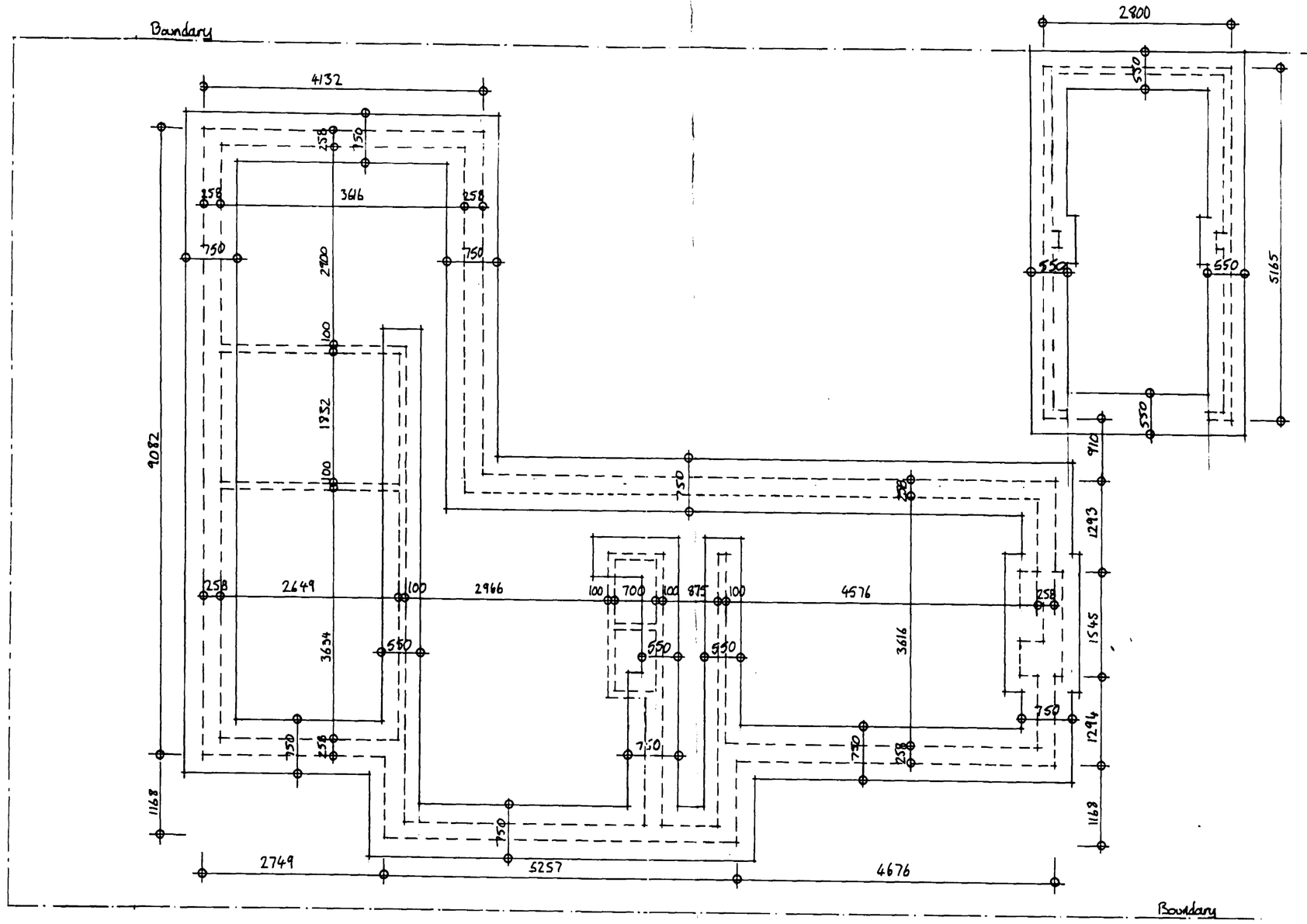
HEATING

Boiler to be LPG fired floor mounted Myson Hausawarmer back boiler with Emberglow II gas fire. (Boiler size to be calculated). Chimney to be fitted with approved 127 mm internal diameter liner with a British Gas approved chimney terminal. The gap between the flue liner and brick flue must be sealed at the top of the fireplace recess. Bend in flue not to exceed 45° to the vertical. All fitting of boiler, including fireplace recess dimensions must be in strict accordance with manufacturers recommendations.
Air supply must be provided to the lounge each side of the chimney breast at low level to give a total area as recommended by boiler manufacturer.
The boiler and fire must stand on quarry tiles or similar non-combustible floor finish to be at least 13mm thick, 375 mm deep and 915 mm wide.
Hot water storage system to be atmospherically vented. All radiators to be fitted with thermostatic control valves. Hot water cylinder to have factory applied urethane foam insulation to performance requirements of BS 5615. Hot water pipes that do not contribute to space heating requirements to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422.
Pipes to be laid in accessible screed mounted ducting.

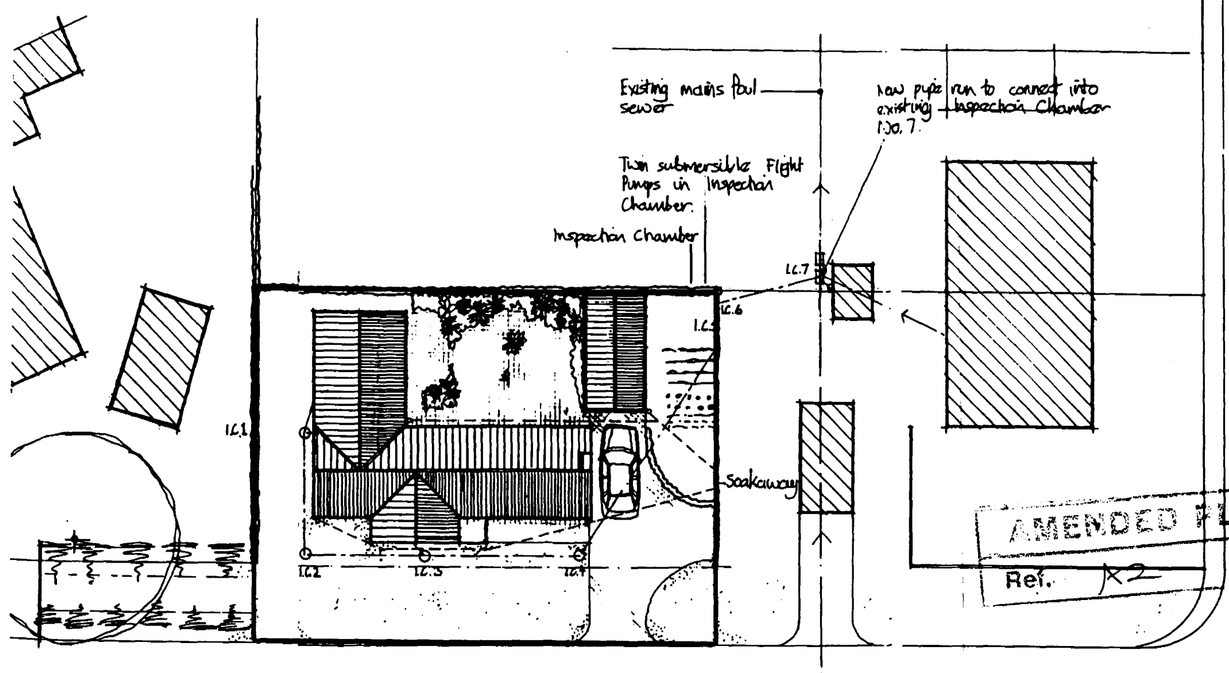
LINTEL SCHEDULE

NOS	SPAN	BEARING	REFERENCE
D1	2274	150	L11
D3, W4,	900	150	L1/S 70
W1, W3,	1500	100	L1/S 70
W2, W6,	500	150	L1/S 70
W5	1000	150	L1/S 70
D4	1934	150	L1/S 70
W7	1829	150	L1/S 70
D5	900	150	L1/S 70
D6	2806	150	L1/HD 70
D7	880	100	Internal 100
D8, D9	850	100	Box 100 (Continuous over both openings)
D10	870	100	Internal 100
D11, D12	670	100	Internal 100

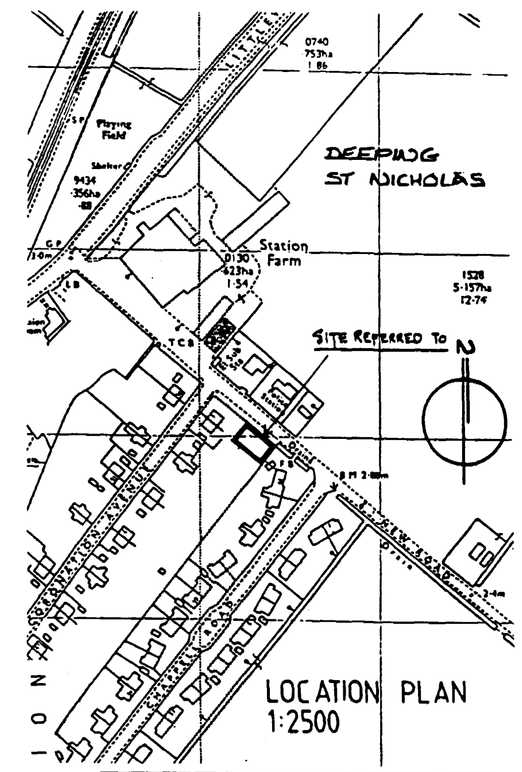
Lintels to be of I.G. manufacture. External openings to have lintels over, with cavity trays over lintels.



FOUNDATION PLAN 1:50 NOTE: THIS PLAN MUST BE READ IN CONJUNCTION WITH DRG. NO. AB/1



SITE PLAN 1:200



SOUTH HOLLAND DC HOUSING & PLANNING 16 MAR 1998 Ref:

SOUTH HOLLAND DC HOUSING & PLANNING 16 MAR 1994 Ref: 0345/94

notes

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revision	date
1. Heating revisions, drainage added.	26/1/94
2. Foundation plan & site plan revised.	7/3/94
3. Site plan revised.	6/3/98

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

scale	date	drawn
	11/93	AMW
project no.		drawing no.
1232		AB/2
revisions 1,2,3		

FOUNDATIONS

Foundations to loadbearing walls to be C15P concrete to BS 5328 : 1981, are to be 225 mm thick. Bed of foundation to be generally as shown but may be amended if excavation shows that the exposed foundation bed is unsatisfactory. The foundation trench must be inspected by the Architects prior to concrete placing and fully approved by the Architects.

Foundation widths are as follows :-

258 mm. wide walls	-	750 mm wide foundations
100 mm wide walls	-	550 mm wide foundations

FLOORS

Floor to bungalow to comprise 50 mm sand/cement screed, on 100 mm C15P mix oversite concrete, on 40 mm Vencel Regd Jablite Flooring Insulation grade SD, on 1200 gauge dpm. on 25 mm sand blinding on 150 mm well consolidated hardcore. Dpm to be brought up at perimeter to lap into horizontal dpc. All to meet 'U' Value of 0.45 w/m2k. To non load-bearing walls allow for thickening of slab to 225 x 450 mm wide.

To garage exclude insulation and screed. Concrete to be float finished. To bungalow, where shown on floor plan, to have screed excluded and 50 mm thick shave flags laid on concrete oversite. Top of flags must be flush with screed level.

RAINWATER DRAINAGE

To be 110 mm Osmadrain with flexible joints to fall 1in40 to soakaway min. 5m away from building. Soakaway to be 1000 mm dia x 1500 mm deep with top 500 mm vegetable soil over inverted board cover with granular material below. This subject to standard percolation test.

Rainwater goods to be Osma squareline upvc rainwater system. colour to be black. Gutter laid at 1:600 fall.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved upvc connected to the appliances in the approved manner with 75 mm deep seal traps. Wastes to be :-

wash hand basin	32 mm ø
w.c.	100 mm ø
sink, bath	40 mm ø

100 mm soil and vent pipe terminating above eaves to be fitted with Osma plastic balloon 600 mm above opening lights.

EXTERNAL DRAINAGE

To be 110 mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on 100 mm imported granular material to be thoroughly compacted & true to gradient. sidefill 150 mm wide each side of pipe with granular material. flexible mat. 300 mm compacted as duty backfill all in accordance with manufacturers recommendations. Where drains pass through walls to be protected by reinforcing arches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Work opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under bridging bed as normal and continue the surround and backfill up to the underside of the open sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a road and have less than 0.6 m cover they should have concrete paving slabs laid as bridging above the pipes with 100 mm of granular material between the top of the pipe and the underside of the slabs. Where flexible pipes are under the drive / traffic area and have less than 0.9 m cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be polypropylene Osma universal, fitted with cast iron cover and frame. chambers to have a 100 mm bed of granular material. Chambers with Grade C covers to have 150 mm concrete around top of shaft to provide bed for frame.

Inspection chamber No.1 invert to be 500mm below ground level.
Note: Inspection chamber No. 6 will need to be purpose made concrete or brick construction in strict accordance with pump manufacturers recommendations. THIS inspection chamber must be within the confines of the proposed site as shown. Invert level of I.C. 6 subject to site and pump manufacturers recommendations.

HEATING

Boiler to be LPG fired floor mounted Myson Heatwarmer back boiler with Emberglow II gas fire. (Boiler size to be calculated). Chimney to be fitted with approved 127 mm internal diameter liner with a British Gas approved chimney terminal. The gap between the flue liner and brick flue must be sealed at the top of the fireplace recess. Bend in flue not to exceed 45° to the vertical. All fitting of boiler, including fireplace recess dimensions must be in strict accordance with manufacturers recommendations.

Air supply must be provided to the lounge each side of the chimney breast at low level to give a total area as recommended by boiler manufacturer.

The boiler and fire must stand on quarry tiles or similar non-combustible floor finish to be at least 13 mm thick, 395 mm deep and 915 mm wide.

Hot water storage system to be atmospherically vented. All radiators to be fitted with thermostatic control valves. Hot water cylinder to have factory applied urethane foam insulation to performance requirements of BS 5615. Hot water pipes that do not contribute to space heating requirements to be surrounded in dosed coil elastomeric flexible pipe insulation to BS 5422.

Pipes to be laid in accessible screed mounted ducting.

LINTEL SCHEDULE

NOS	SPAN	BEARING	REFERENCE
D1	2274	150	L11
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D7	880	100	Internal 100
D8, D9	850	100	Box 100 (Continuous over both openings)
D10	870	100	Internal 100
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Lintels to be of i.g. manufacture. External openings to have lintels over, with cavity trays over lintels.

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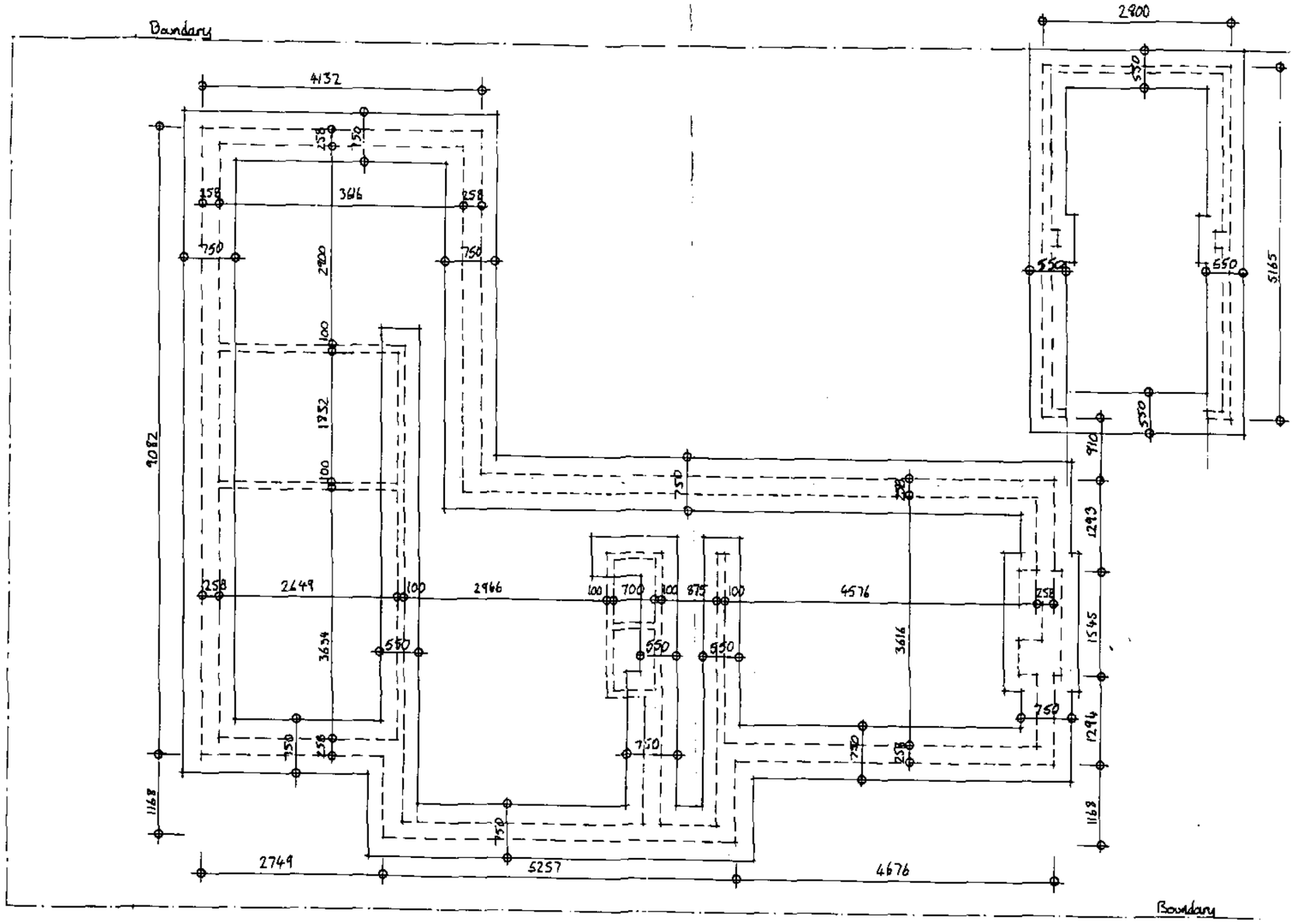
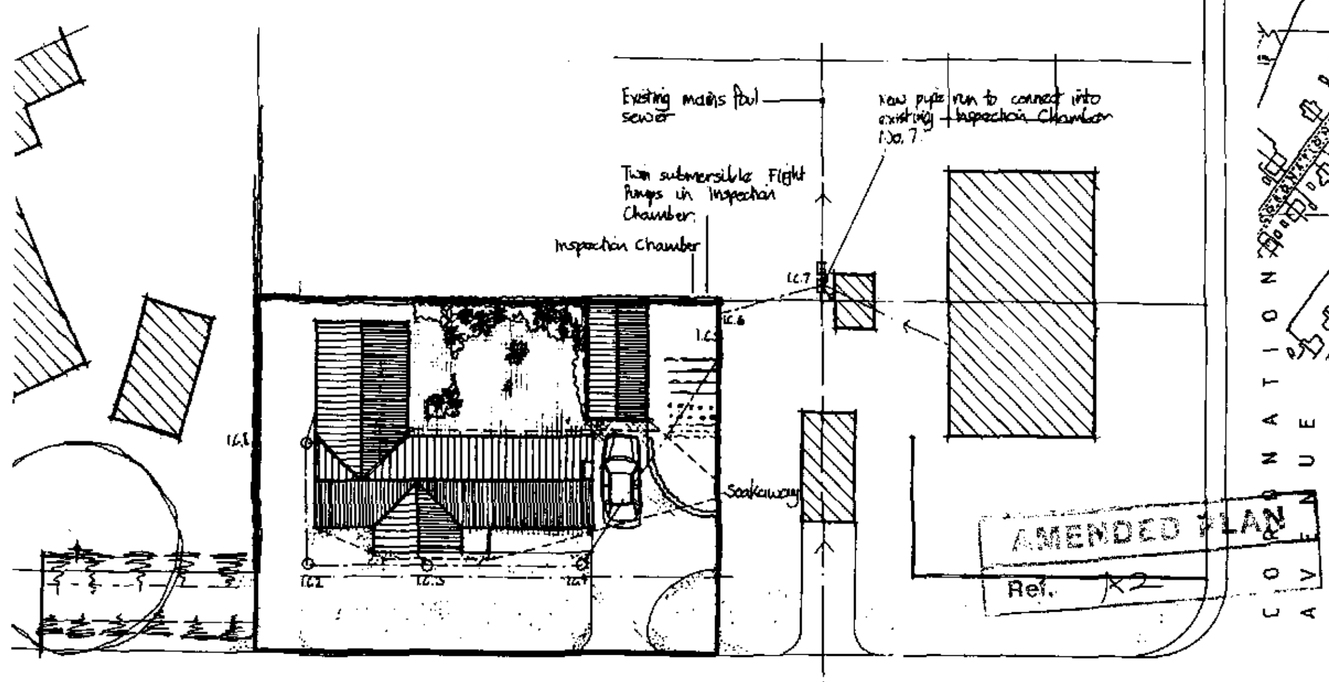
revision	date
1. Heating revisions, drainage added.	26/1/94
2. Foundation plan & site plan revised.	7/3/94
3. Site plan revised.	6/3/98

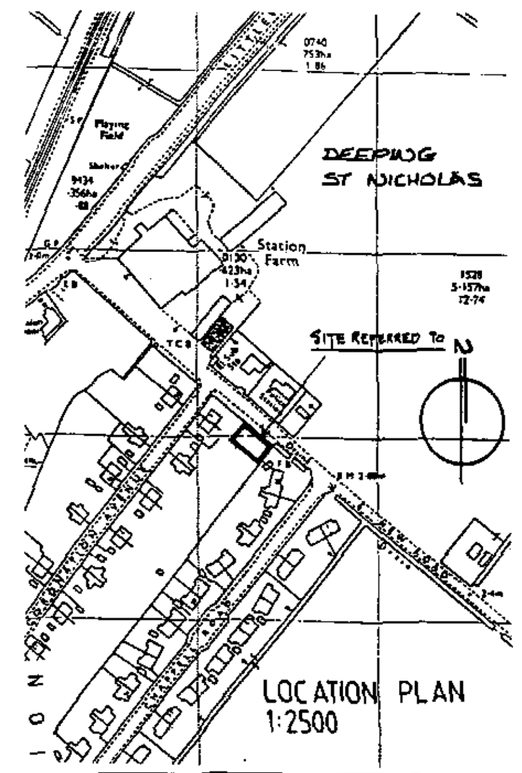
SOUTH HOLLAND DC
HOUSING & PLANNING
16 MAR 1998
Ref:



FOUNDATION PLAN 1:50 NOTE: THIS PLAN MUST BE READ IN CONJUNCTION WITH DRG. NO. AB/1



SITE PLAN 1:200



AMENDED PLAN
Ref. K2

SOUTH HOLLAND DC
HOUSING & PLANNING
19 MAR 1993
Ref: 0345/94

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

scale	date	drawn
	11/93	AMW
project no.		drawing no.
1232		AB/2

revisions 1/2/3

FOUNDATIONS

FLOORS

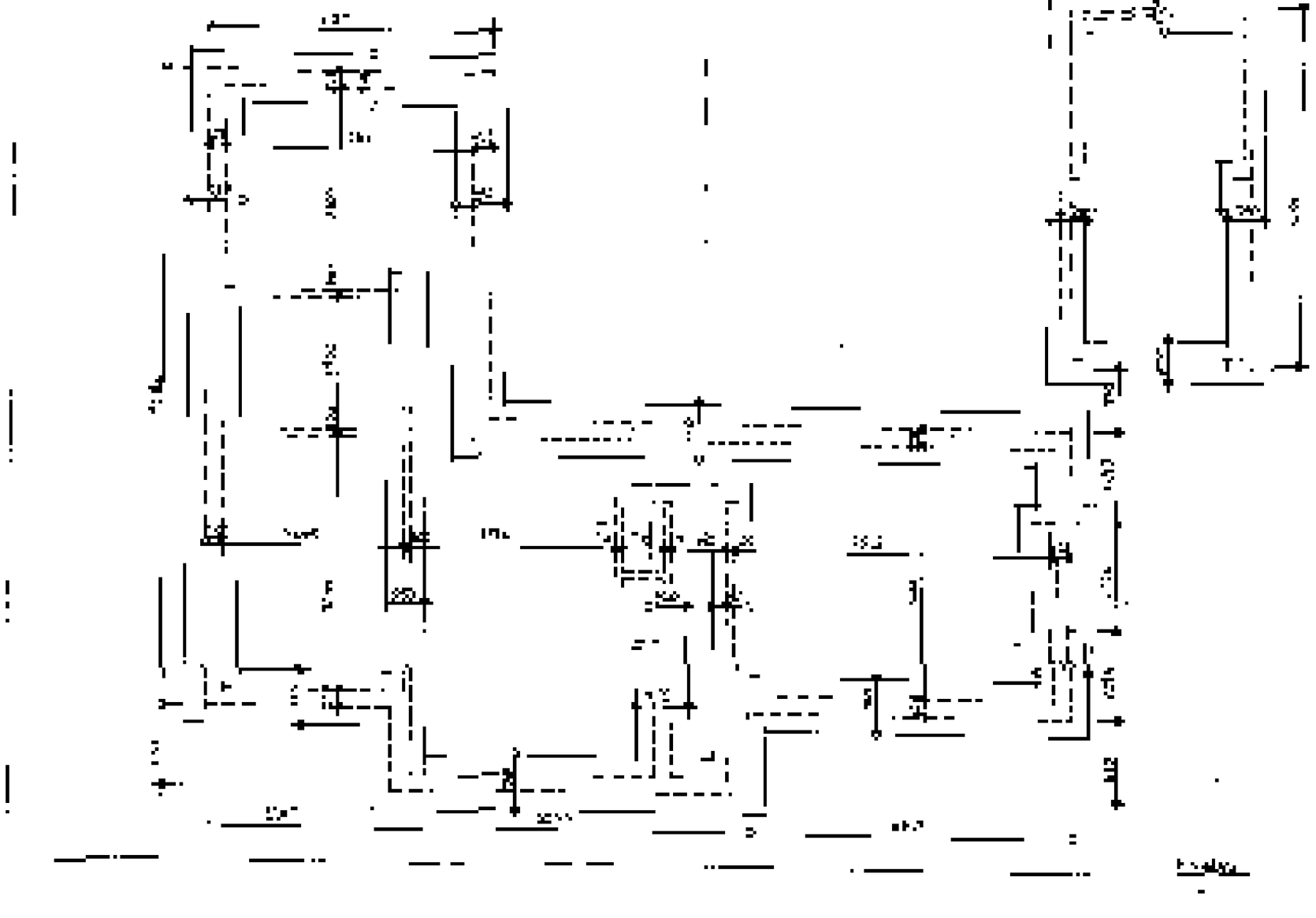
SANITARY DRAINAGE

INTERNAL DRAINAGE

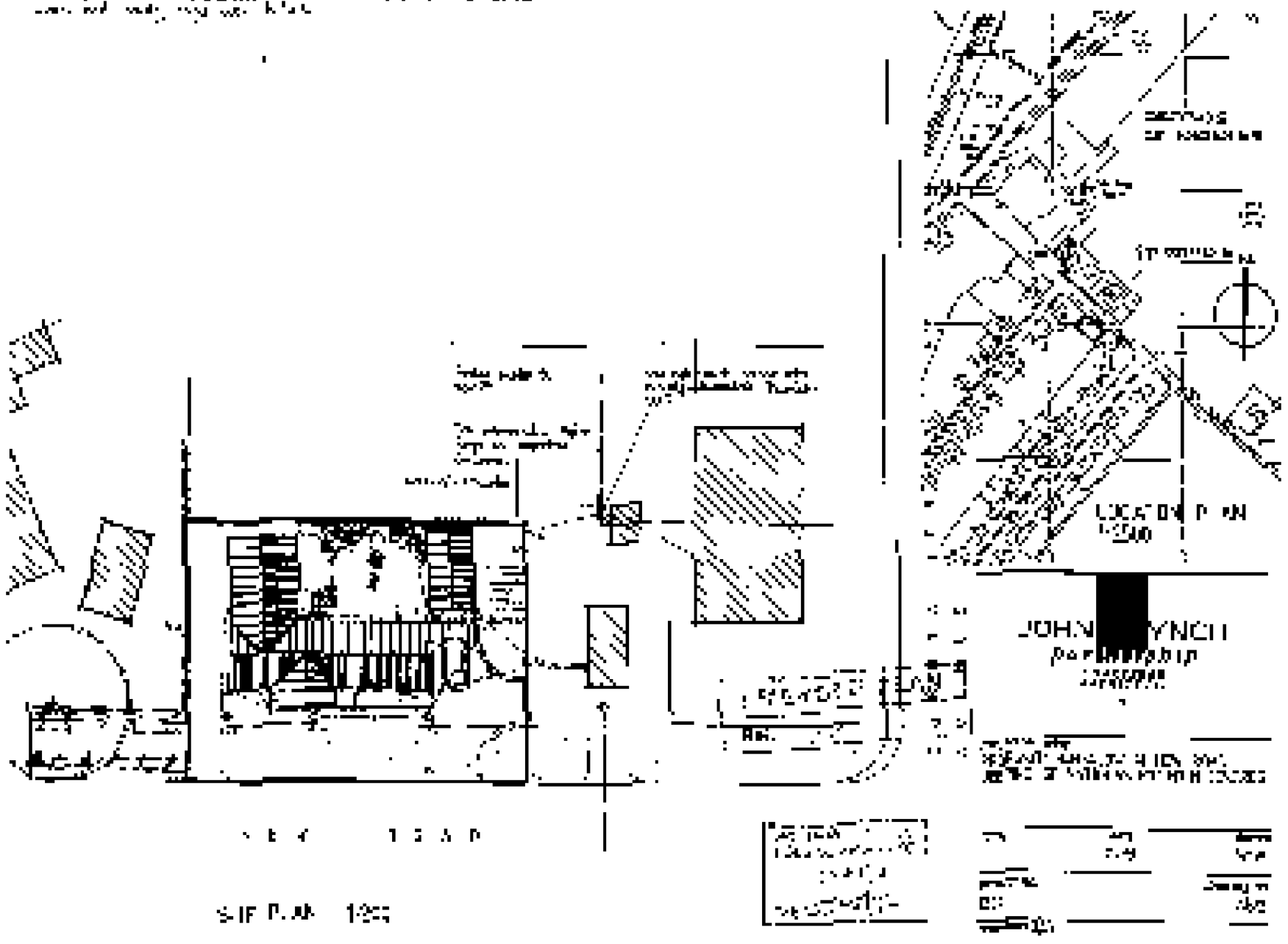
EXTERNAL DRAINAGE

HEATING

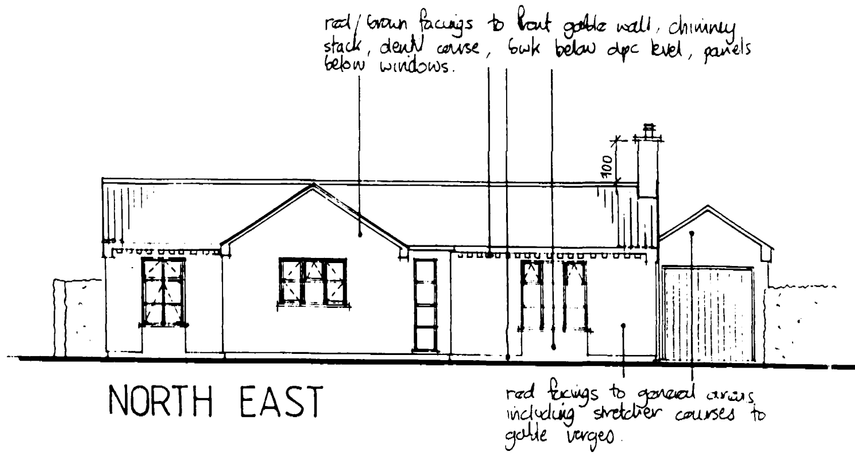
LINTEL SCHEDULE



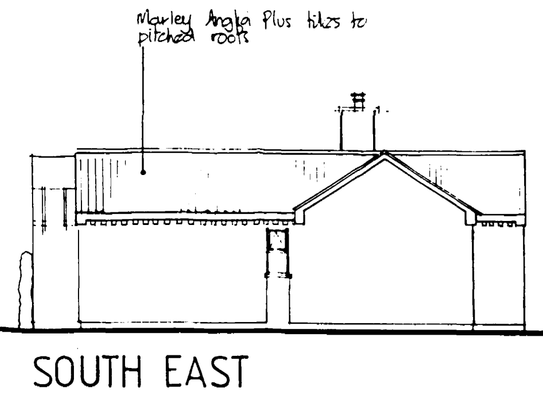
FOUNDATION PLAN 1:50



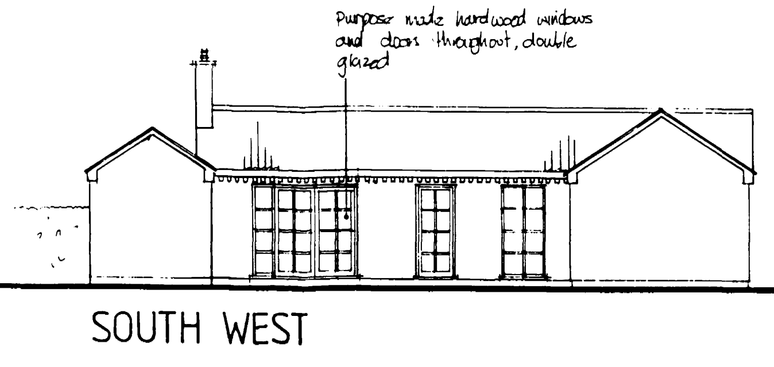
SITE PLAN 1:200



NORTH EAST



SOUTH EAST



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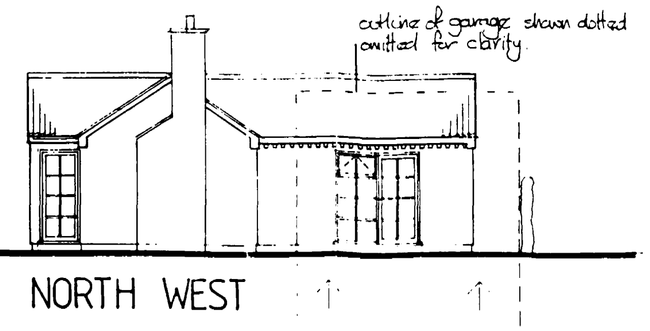
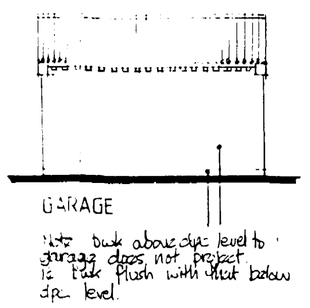


NORTH WEST



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revision	date
1 Drawings & heating added	26/1/94
2 Roof & chimney revisions	4/3/94
3. Revisions for B/Regs	28/4/94
4. Boundary Revised	6/5/98

ELEVATIONS 1:100

WALLS

Walls to be to dimensions shown and to be in strict accordance with BS 5628 Part 3 1985.
External walls below dpc level to be 258 mm overall width comprising 100 mm Thermalite High Strength 7 blocks internally, 58 mm cavity, 100 mm High Strength 7 blocks externally finishing two courses below ground level. Cavity to be filled with weak mix concrete to within 150 mm of dpc splayed outwards. Facing brick below dpc level to be durability designation F.L. Hyload dpc. to be built in 150 mm above ground level and lapped with dpm.

Walls to main areas above dpc. level to comprise 103 mm facings externally (F.L. durability designation) to project out 10 mm beyond brickwork below dpc. level and brickwork panels below window nos 1, 5 and 6 65 mm cavity filled with 65 mm Pilkington Dritherm Insulation and 100 mm Thermalite Shield blocks internally to receive 13 mm lightweight plaster to give a 'U' Value of 0.34 W/m²k.

Walls to panels below window no.s 1, 5 and 6 to have facing brickwork flush with facing brickwork of walls below dpc (i.e. no projection) to comprise 103 mm facings externally (F.L. durability designation). 55 mm cavity filled with 50 mm Pilkington Dritherm Insulation, and 100 mm Thermalite shield blocks internally to receive 13 mm lightweight plaster to give a 'U' Value of 0.39 W/m²k.

Jambs to be formed to all openings by closing blockwork onto facing brickwork (or blockwork) and building in Hyload dpc. with 25 mm polystyrene insulation behind. Build in stainless steel wall ties to BS 1440 : Part 2 1983 @ 900 mm cts horizontally and 450 mm cts vertically, staggered and with extra ties at openings at every block course where cavity is closed.

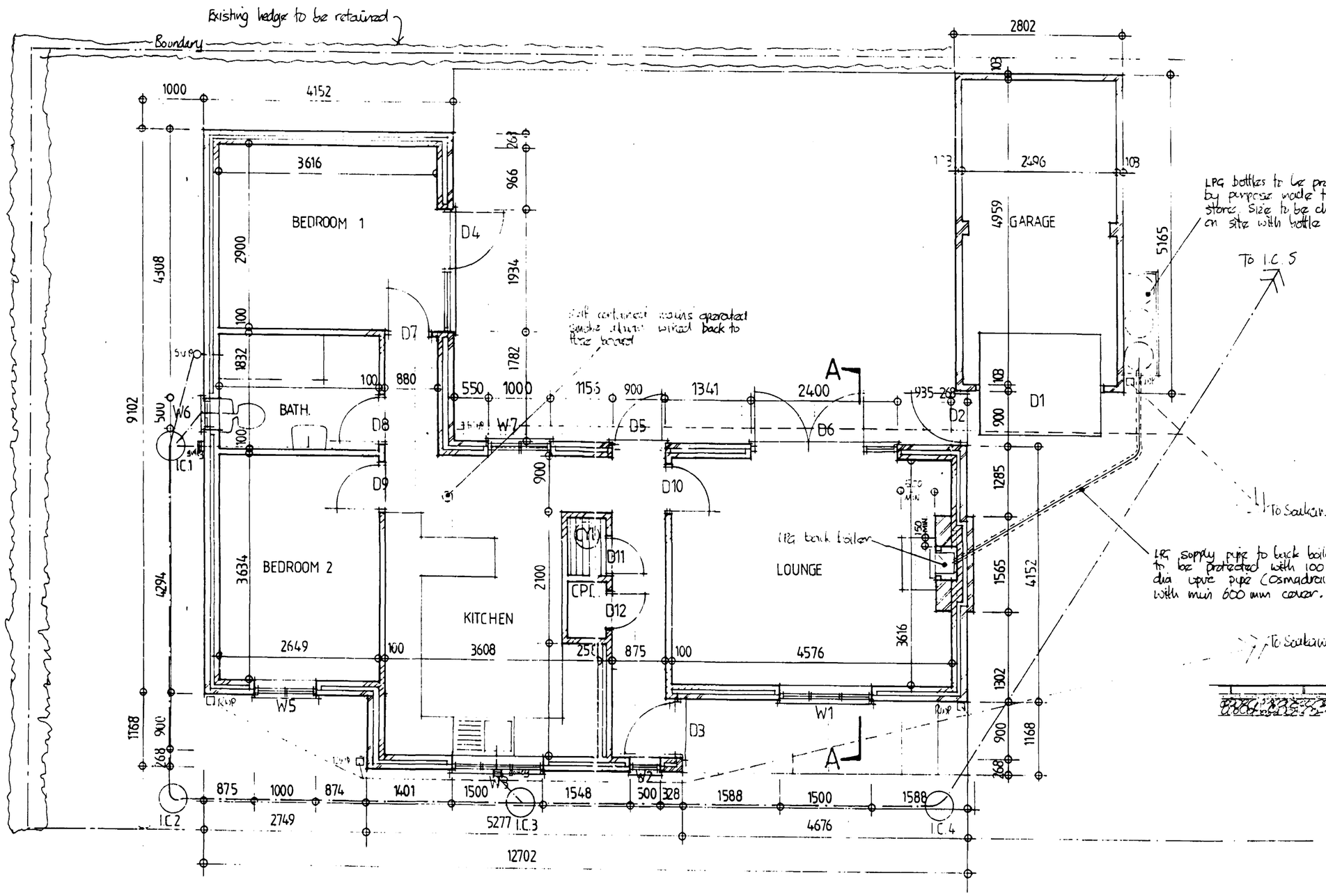
Mortar for brickwork and blockwork above ground level dpc to be 1:1:6 cement lime: sand and for High Strength 7 blockwork and below ground level dpc 1:3 cement sand.

WINDOWS / DOORS

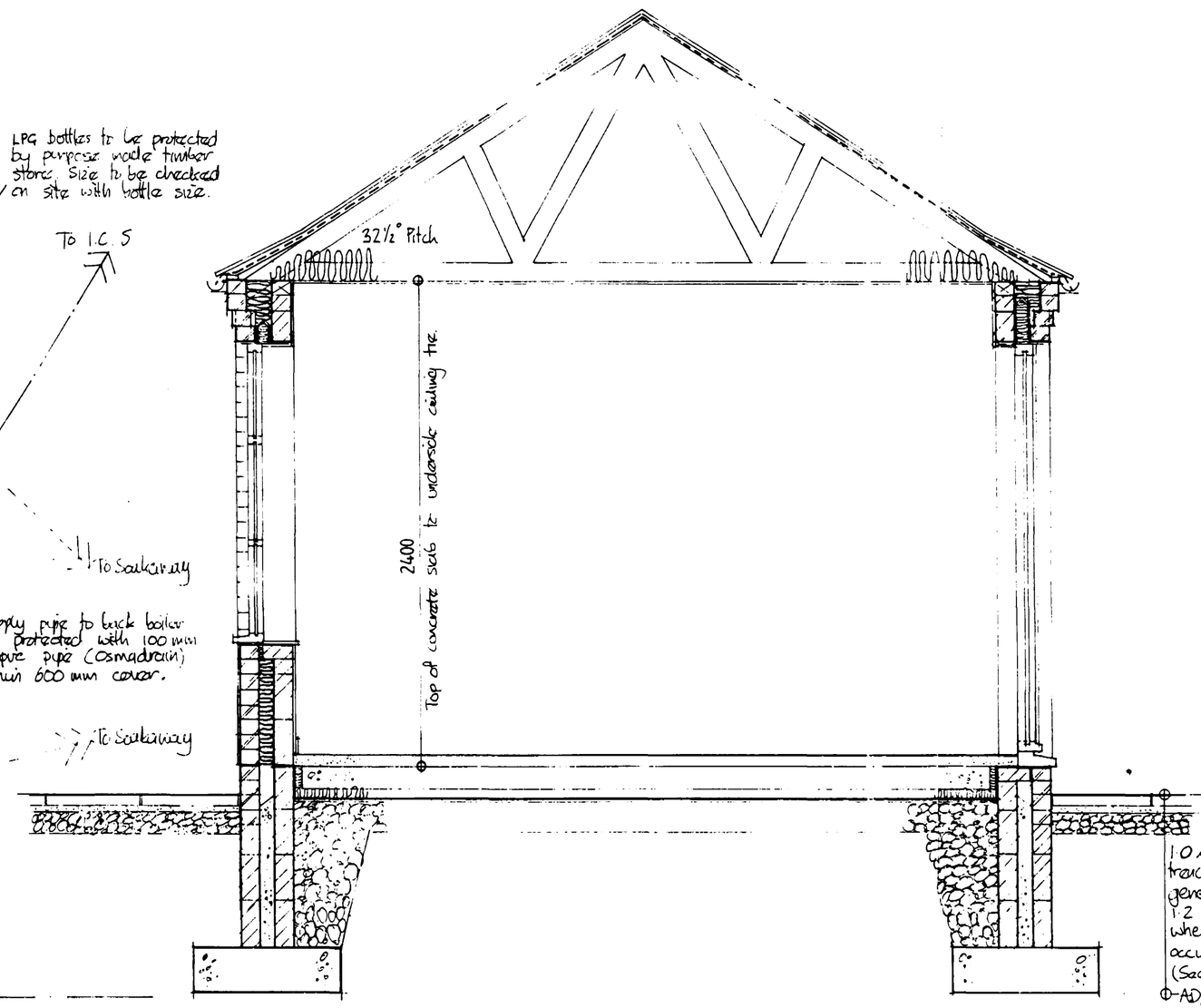
To windows provide trickle ventilators to give 4000 mm²
backgrad ventilation
glazing within 1500 mm of floor level is to be laminated or toughened safety glass (within 800 mm if low level for windows)

VENTILATION

To shower room provide mechanical extract ventilator capable of extracting at a rate not less than 15 litres/sec which may be operated intermittently.
To kitchen provide mechanical extract ventilator capable of 30 litres/sec via cooker hood which may be operated intermittently during cooking.



FLOOR PLAN 1:50



Note: Foundation trenches must be inspected & approved by Architects prior to placing of concrete.

SECTION A-A 1:20

APPROVED PLAN
Ref. A2
SOUTH [illegible] DC
HOUSING & PLANNING
16 MAR 1998
Ref: 0345/97

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

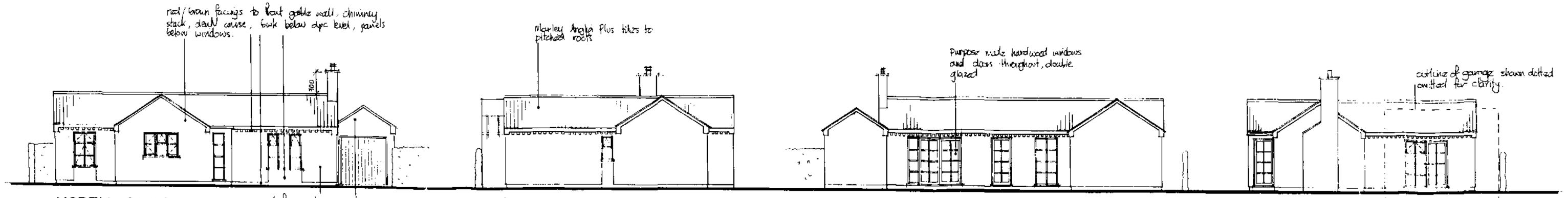
project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

scale	*date*	*drawn*
	11/93	AMW

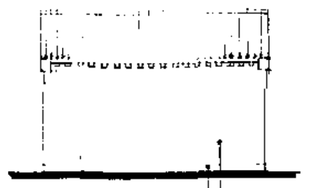
project no. 1232

drawing no. AB/1

revisions 1234



ELEVATIONS 1:100



note bwk above dpc level to garage does not project is bwk flush with that below dpc level.

WALLS

Walls to be to dimensions shown and to be in strict accordance with BS 5628 Part 3 1985.
External walls below dpc level to be 258 mm overall width comprising 100 mm Thermalite High Strength 7 blocks internally, 58 mm cavity, 100 mm High Strength 7 blocks externally finishing two courses below ground level. Cavity to be filled with weak mix concrete to within 150 mm of dpc splayed outwards. Facing bwk below dpc level to be durability designation F.L. Hyload dpc. to be built in 150 mm above ground level and lapped with dpm

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Jambs to be formed to all openings by closing blockwork onto facing brickwork (or blockwork) and building in Hyload dpc. with 25 mm polystyrene insulation behind. Build in stainless steel wall ties to BS 1440 : Part 2 1983 @ 900 mm cts horizontally and 450 mm cts vertically, staggered and with extra ties at openings at every block course where cavity is closed.

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To windows provide trickle ventilators to give 4000 mm² background ventilation
Glazing within 1500 mm of floor wall to doors must be laminated or toughened safety glass (within 800 mm of floor level for windows)

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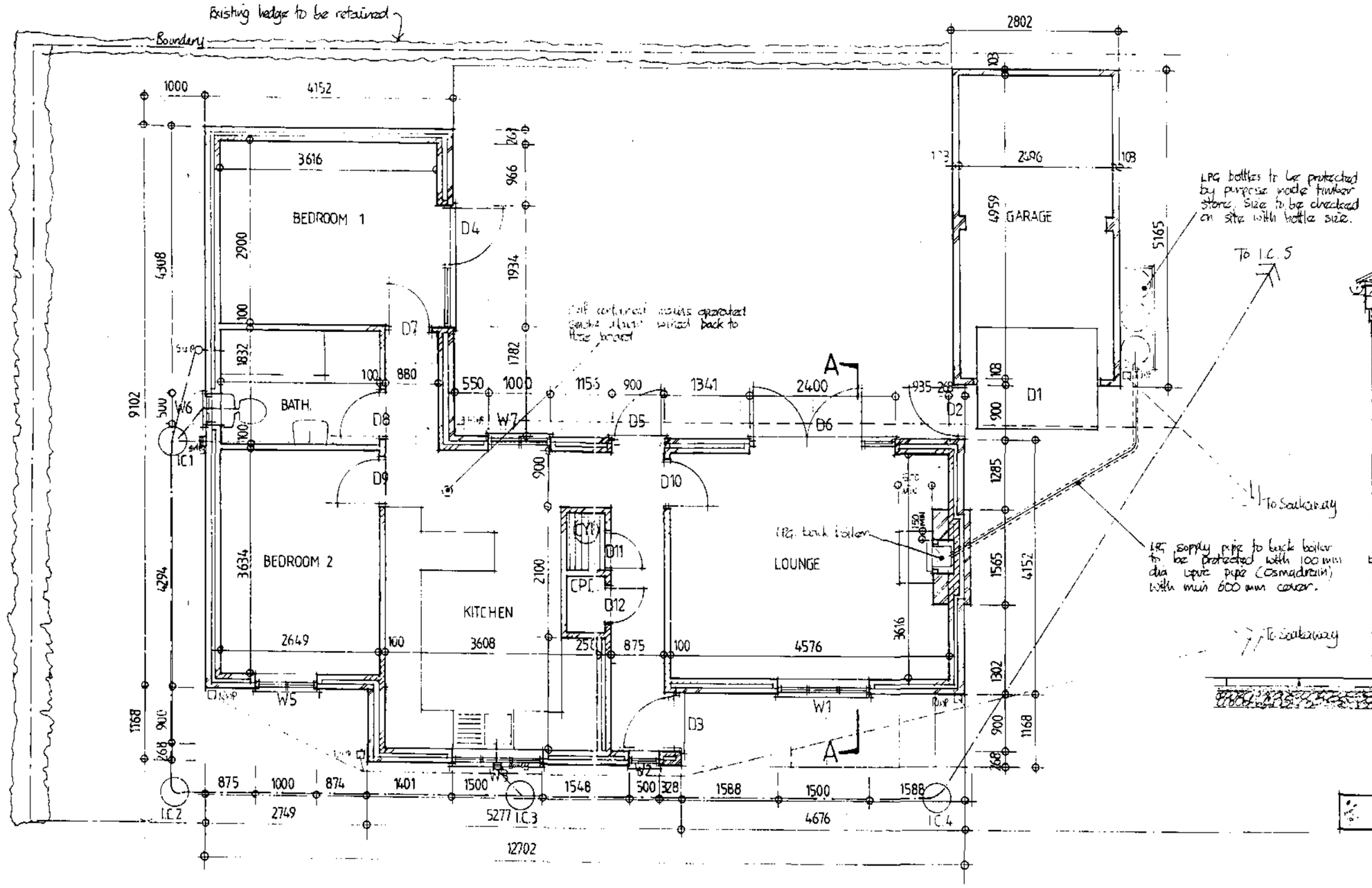
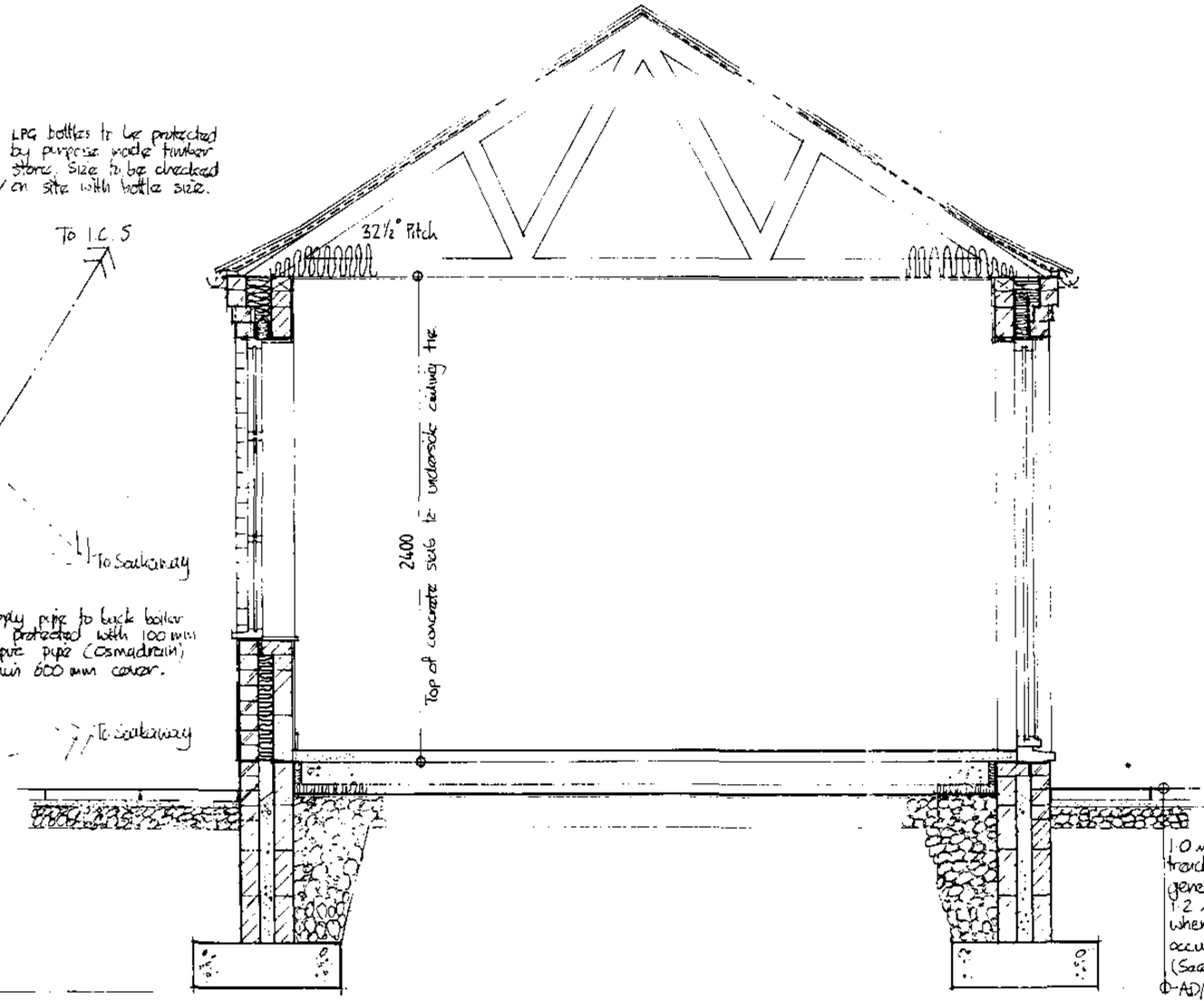
To shower room provide mechanical extract ventilator capable of extracting at a rate not less than 15 litres/sec which may be operated intermittently. To kitchen provide mechanical extract ventilation capable of 30 litres/sec via cooker hood which may be operated intermittently during cooking



FLOOR PLAN 1:50



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SECTION A-A 1:20

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2 Roof & elevational revisions	4/3/94
3. Revisions for B/Regs	28/4/94
4. Boundary Revised	6/3/98

AMENDED PLAN
Ref. A2
SOUTH HOLLAND DC HOUSING & PLANNING
16 MAR 1998
Ref. 0345/94

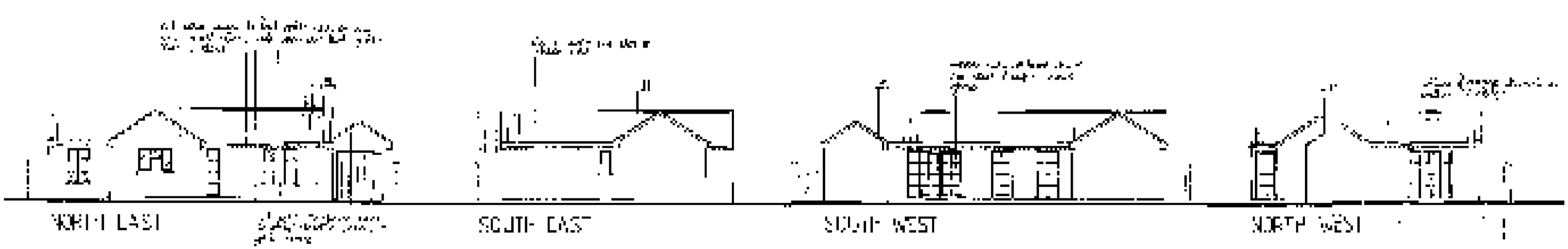
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
PROPOSED BUNGALOW AT NEW ROAD, DEEPING ST. NICHOLAS FOR MR M EDWARDS

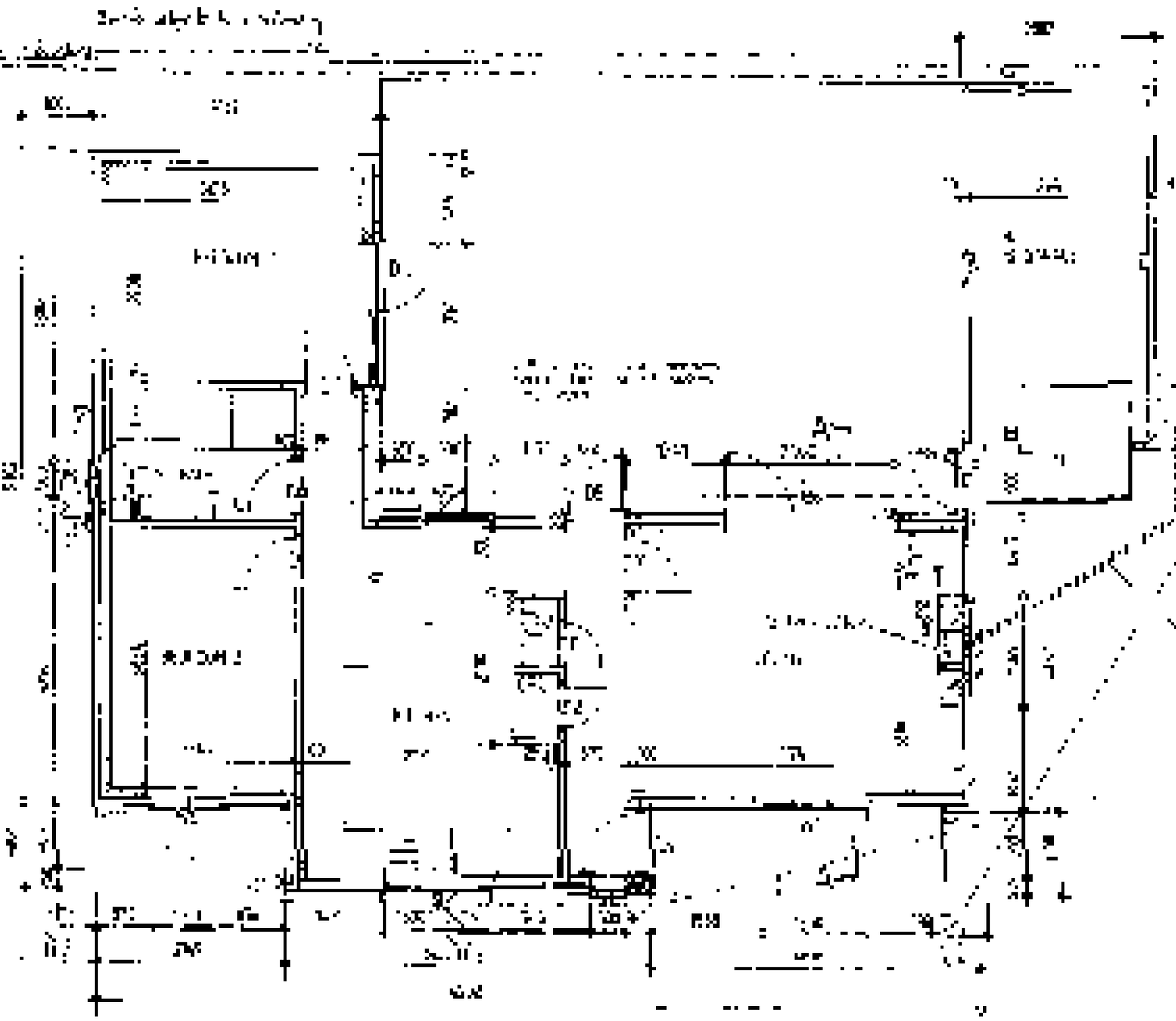
scale	date	drawn
	11/93	AMW

project no	drawing no
1232	AB/1

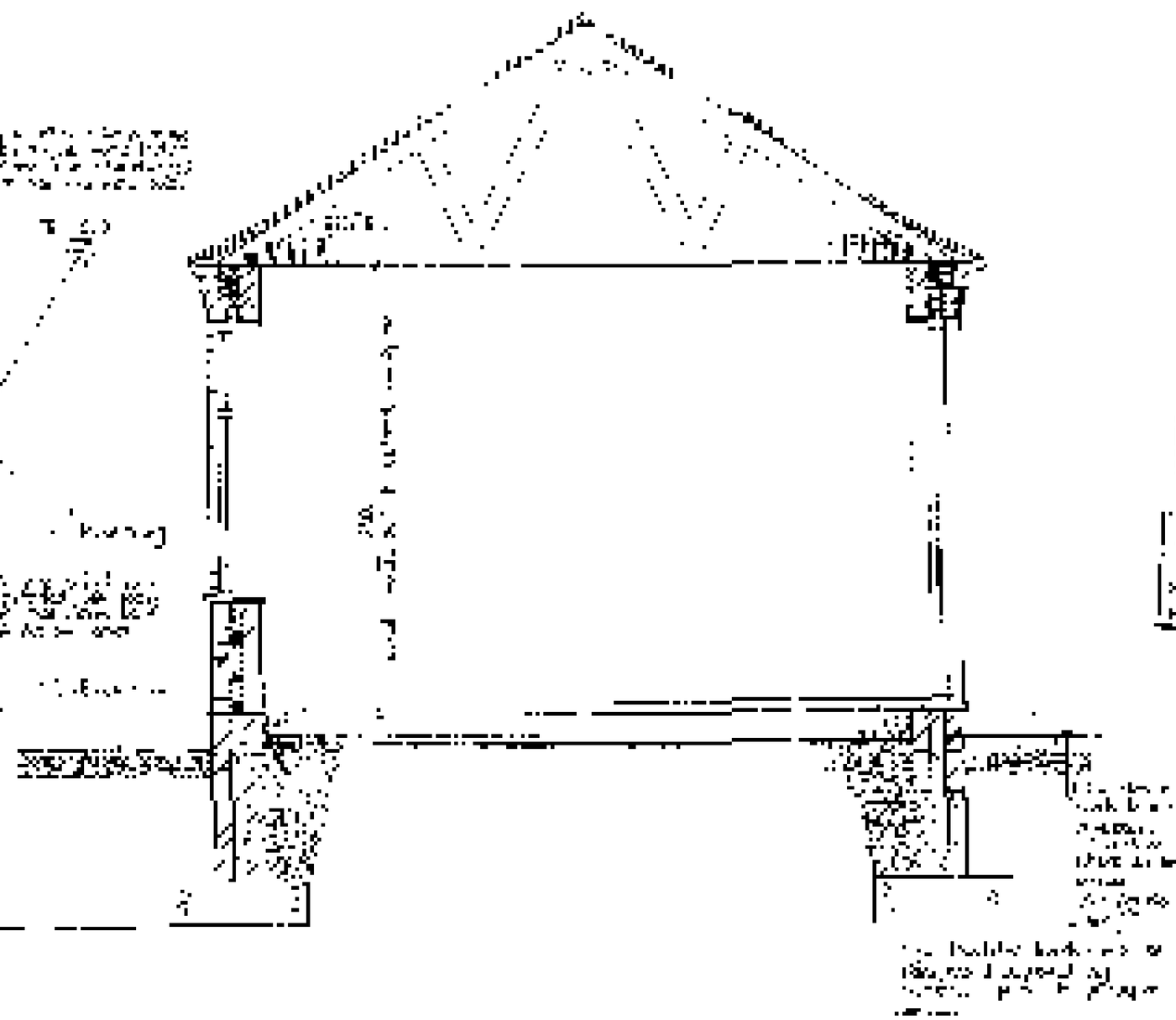
revisions 1234



ELEVATIONS 1:100



FLOOR PLAN 1:50



SECTION A-A 1:50

