SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0702/93 Received:26-JUL-93 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: Erection of bungalow

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.

Director of Planning and Building Control Services
09-SEP-93 H03/0702/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H03/0702/93

Date Registered 26 JUL 1993

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~~

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEW ROAD, DEEPING ST NICHOLAS, SPALDING, LINCS

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 £120.00 If you consider no fee is payable include a written explanation instead.

Signed pp John D Lynch Partnership Date 23.7.93 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting Design External Appearance

Means of Access Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

A. Please state reference Number of previous perm ssion
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. If building works are proposed, please state extra floor space to be created:	92.1 (approx) sq. metres
B. Please state size of any new structure:- (a) max. height:	chimney 4.0 approx metres
(b) max. length:	14.85 approx metres
(c) max. width:	11.4 approx metres
C. Please state type and colour of materials for facing external walls:	see plans
D. Please state type and colour of roofing materials.	see plans
E. Has a survey of the site been undertaken? State Yes or No	YES

SEE PLANS

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 OUTLINE 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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

2. OWNERSHIP OF THE SITE

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

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

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

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

pp John D Lynch Partnership

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

Owner's Name:

Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

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

pp John D Lynch Partnership

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

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Dont think room to park for landscaping. Front boundary is D&L/ditch line which is centre line of dyke. Is highway verge
Spoke to J.D.Lynch 26-8

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 3-8

Site Notice posted by PDM
Date 3-8
Expiry

Individual Resident Notices required:

Addresses to be sent to –
As before inc Coppers End New Rd, D. SE N.
2 Coronation Ave D. SE N.
44 Chapell Rd D. SE N.

Addresses delivered to –

Case Officer Conclusions

Small Plot Leylandii 1.5 on rear boundary.
Boundary to No 1 open. No further forward than face to side of opposite house
Front boundary open, 1m privet plus shrubs to chapell Rd

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed PDM Date 27-8

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1 TL1
2 SC12

DC INSTRUCTION SHEET

APPLICATION REF: H03/0702/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PDM 30-7

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

Extra Consultations:

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

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

Case Officer

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120-00

Receipt No P3018

Date first Rec'd 26 JUL 1993

Registration

Reference H03|0702|93

Cross-Ref R

Date 27-JUL-93

Validation

TYPE Full

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of bungalow

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

Fees
Correct fee £ 120
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 322 OS Plots
Grid ref 521030 315200

Ward B Parish D.S.N.

Inside IBD Y Inside LP area N

Constraints:

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

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

Hazards –

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

Dist Bound

Other:

Linked to site Ref 1516

Linked to property Ref

Planning Records:
Earlier apps
566|90
698|92
970|92 (Cond Comp)

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

B[illegible] 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

H03/0702/93
FULL

Applicant: Mr M S Edwards
Tel:

Agent: John D Lynch Partnership
0775 724187

Description: Erection of bungalow

Location: New Road
Deeping St Nicholas
Spalding
Lincs

Valid date: 26-JUL-93
Target dates:
To case officer 02-AUG-93
Inspected by 09-AUG-93
Extra contacts 16-AUG-93
Report if not clear by 30-AUG-93

Terminal date: 20-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier, Coppers End, New Rd	04-AUG-93	25-AUG-93	
Owner/Occupier, 2 Coronation Ave	04-AUG-93	25-AUG-93	
Owner/Occupier, 44 Chappell Rd	04-AUG-93	25-AUG-93	
Site/Press Advert MIN	06-AUG-93	27-AUG-93	
Clerk Deeping St Nic 0775 724337	03-AUG-93	17-AUG-93	No comment
Cllr J T Davis 0775 89 243	03-AUG-93	10-AUG-93	

SITE RECORD

Grid ref: 521030 315200
OS Sheet: 322 Parcel:

L.C.C - Obs Attached Jr 6 5/8/93

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

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0775 724187

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	03-AUG-93	24-AUG-93
Clerk Deeping St Nic 0775 724337	03-AUG-93	17-AUG-93
Cllr J T Davis 0775 89 243	03-AUG-93	10-AUG-93

SITE RECORD

Grid ref: 521030 315200
OS Sheet: 322 Parcel:

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: H03/0702/93

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: Erection of bungalow

Location: New Road Deeping St Nicholas
Spalding Lincs

Type: FULL

Date received: 26-JUL-93

03-AUG-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 17-AUG-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

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:

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
16 AUG 1993

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H03/0702/93

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	1	0	1	5	2

2. Address or location
New Road, Dexping St Nicholas

3. Name, classification and number of road
III

4. Date application referred 5-8-93

5. State whether outline, detailed application etc.
Full.

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

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: 5-8-93 Signed: [signature]
Director of Highways and Planning

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3018
Date received : 26-JUL-93

Received from

Mr M S Edwards

Address

1 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....SANICKS.....
(Authorised Collector)

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

0702/93

AMW/TME/1232

23 July 1993

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs

Dear Sirs

Re Proposed New Single Storey Dwelling with Vehicular Access at New Road, Deeping St Nicholas for Mr M S Edwards

We wish to make application for planning permission in respect of the above and enclose the following:-

1. 4 copies of planning application form.
2. Cheque for fees in the sum of £120.00.
3. 4 copies of drawings numbered 1232 AK/1 (including one coloured up copy) and AK/2.

Yours faithfully
pp John D Lynch Partnership

Andrew M Wright

Enc

MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.
Ron Stanley, FRIBA, Associate TEL 0775 724639.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H03/0702/93

Applicant: Mr M S Edwards
1 Coronation Avenue
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Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Erection of bungalow

Location: New Road
Deeping St Nicholas
Spalding
Lincs

Amendment Submitted: Amendments to roof on dwelling and garage. Reduce glazed walling to south west/north west elevations

22-MAR-94

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 Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H03/0702/93/A

Date Registered 10 MAR 1994

Case Officer DL

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR M S EDWARDS
1 CORANATION 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
Tel. No. 724187 (Contact) A WRIGHT

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEW ROAD, DEEPING ST NICHOLAS, SPALDING, LINCS

Please complete

APPLICATION No.

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

H03/0702/93

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 pp JDLP ..... Date 10/3/94

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.)

AMENDMENTS TO ROOF ON DWELLING AND GARAGE

REDUCTION OF GLAZED WALLING TO SOUTH WEST AND NORTH WEST ELEVATIONS

State drawing no's of the current submission

1232 AB1(R.2),AB2(R.2),AB3(R.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

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Appears valid ☑

Clarification/Details required:

Registered .....

DC Procedural Assessment

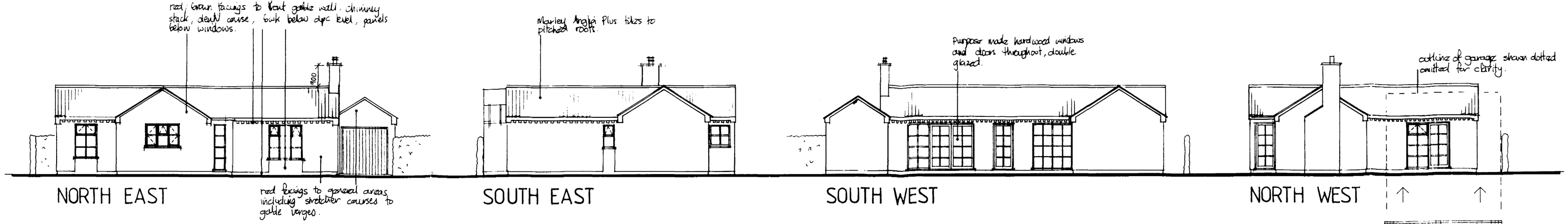
Is the information given correct? Yes/No (If No, state above what details are needed)

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

Confirmed: 22/3/94

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

Acceptance issued:



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. Hi/load 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 no.s 1, 5 and 6. 65 mm cavity filled with 65 mm Pilkington Drittherm Insolation, and 100 mm thermalite shield blocks internally to receive 13 mm lightweight plaster to give a 'U' Value of 0.34 W/m^2k.

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 Drittherm Insolation, and 100 mm thermalite shield blocks internally to receive 13 mm lightweight plaster to give a 'U' Value of 0.39 W/m^2k.

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 between. 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 bwk below ground level dpc 1:3 cement : sand.

WINDOWS / DOORS

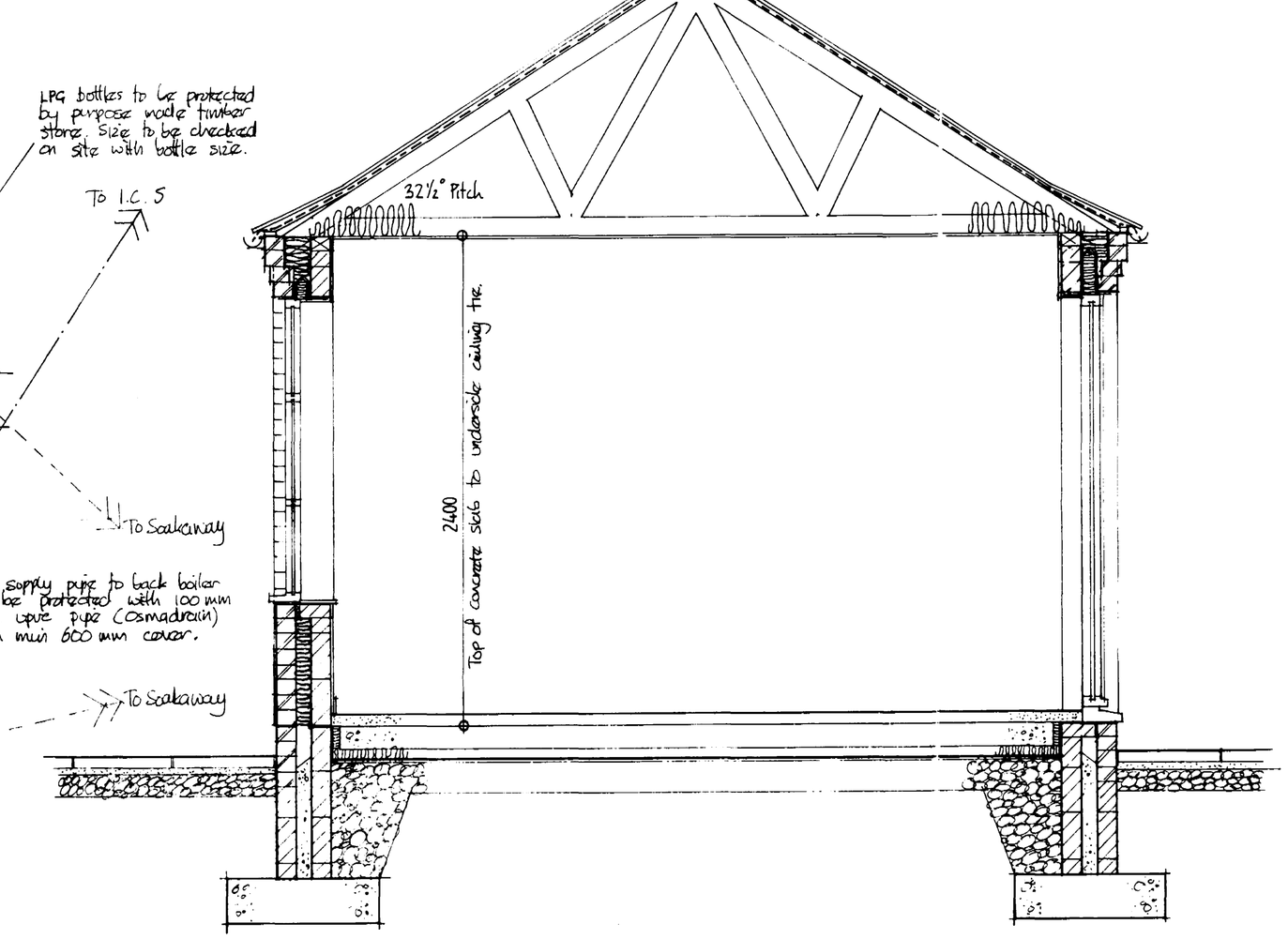
To windows pvcu trickle ventilators to give 4000 mm^2 background ventilation

Glazing within 1500 mm of floor level to doors must be laminated or toughened safety glass (within 800 mm of floor level for windows).

VENTILATION

To shower room provide mechanical extract ventilation 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

SECTION A-A 1:20

GARAGE

Note: back above dpc level to garage door, not project. i.e. Back flush with face below dpc. level.

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revision	date
1. Drainage & heating added.	26/1/94
2. Roof & elevational revisions	4/3/94

PLANNING DEPT. 10 MAR 1994 REF 0702/93

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 1/2

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 - 580 mm wide foundations

FLOORS

Floor to bungalow to comprise 50 mm sand/cement screed, on 100 mm 05P 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 stave 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.

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. sidefill 150 mm wide each side of pipe with granular material. Trench 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. Mesh or lintelled opening to give 50 mm space all around the pipe. Mesh 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.
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.

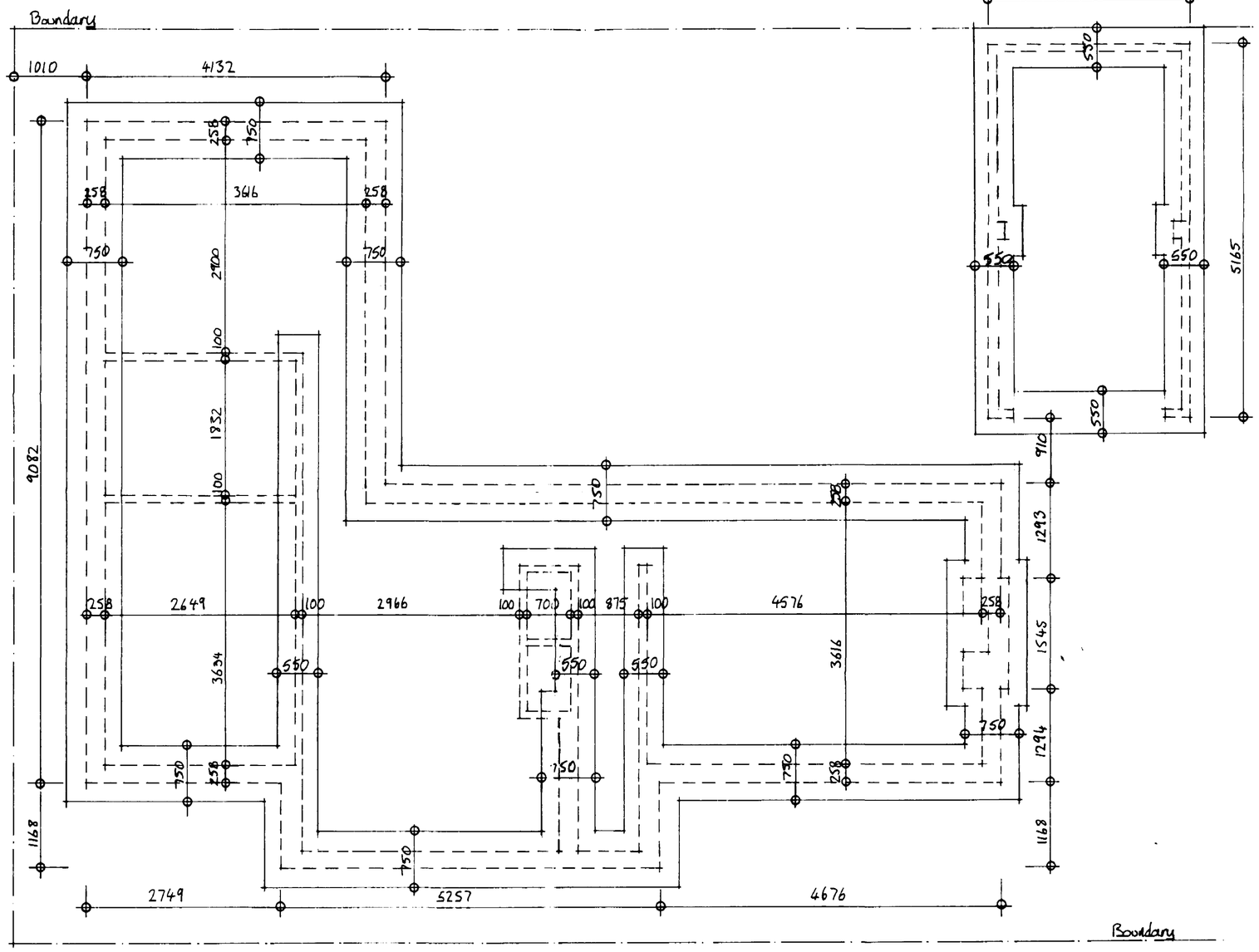
Inspection chamber No.1 invert to be 500 mm below ground level.
Note: Inspection Chamber No. 6 will need to be purpose made concrete or brick construction in strict accordance with pump manufacturers recommendations. This inspection chamber must be within the confines of the proposed site as shown.
Invert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

Boiler to be Ltd. target floor mounted Nuflow Hausewarmer back boiler with Enviroglow 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 closed cell elastomeric flexible pipe insulation to BS 5422.
Pipes to be laid in accessible screed mounted ducting.

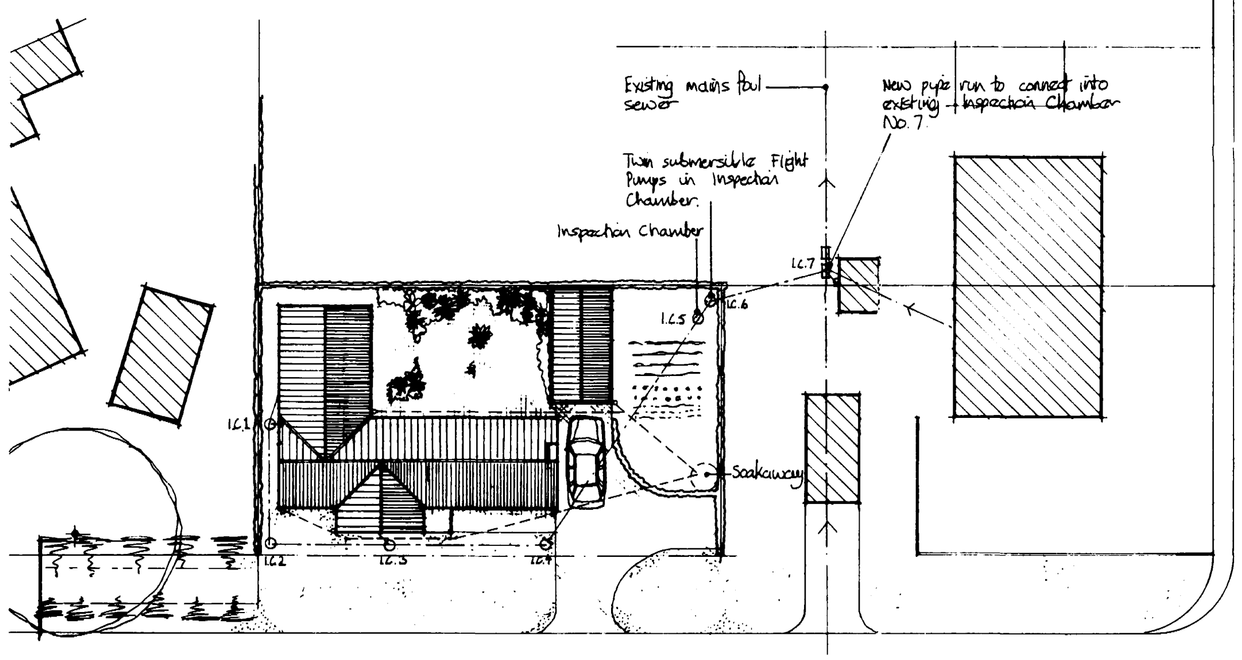
LINTEL SCHEDULE

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 (Continues over both openings)
D10	870	100	Internal 100
D11, D12	670	100	Internal 100

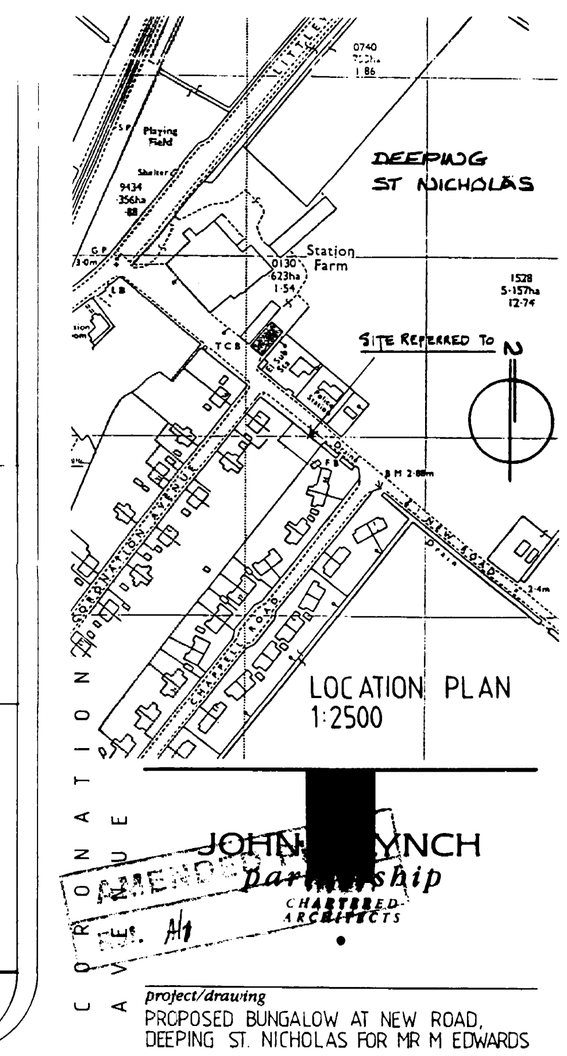
Lintels to be of I.G. manufacture. External openings to have lintels over, with cavity trays over lintels.



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



SITE PLAN 1:200



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

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

SOUTH HOLLAND D.C.
PLAN DEPT.
10 MAR 1994
REF ..S/0623/93...

SC/2

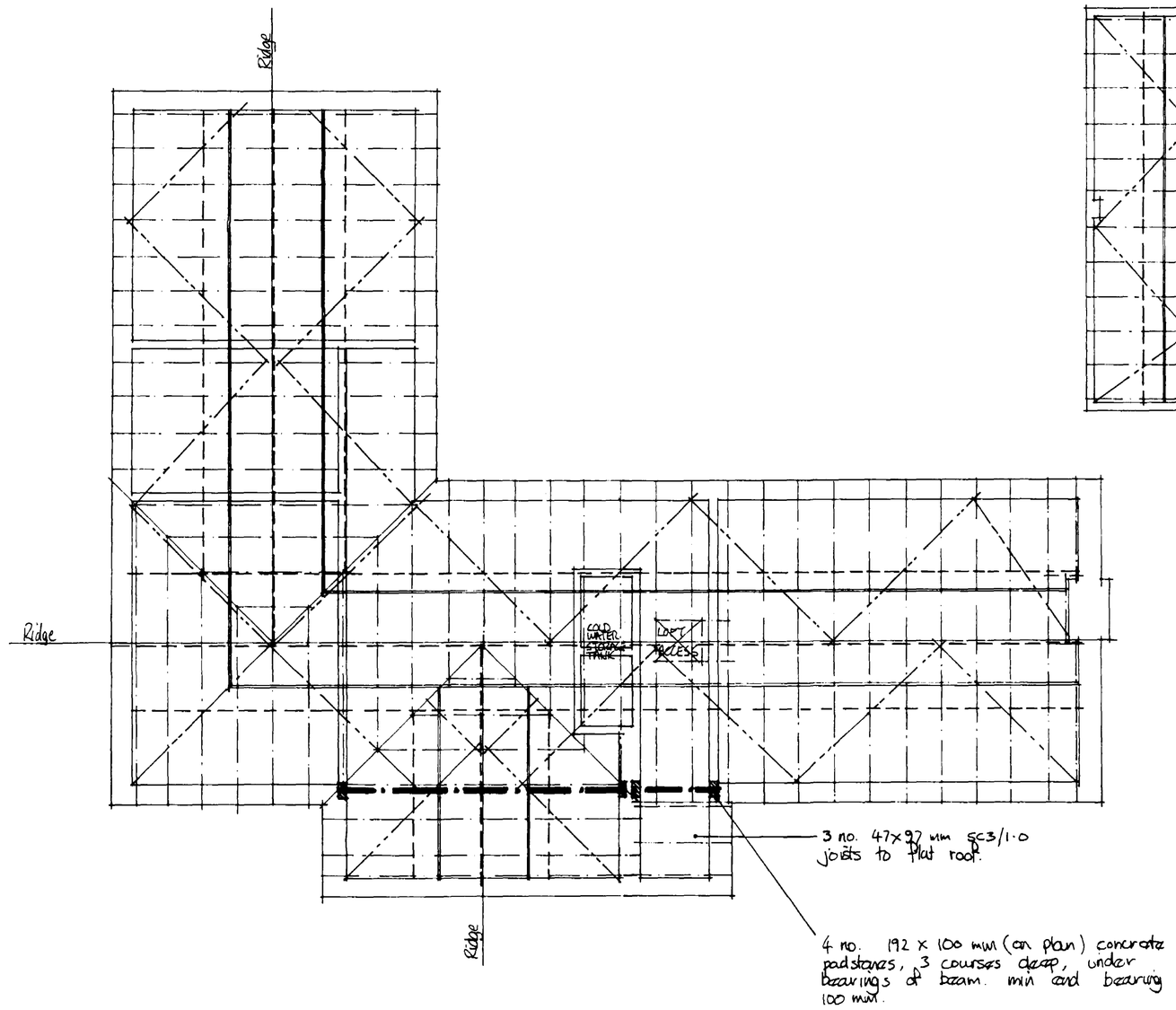
Lateral restraint straps to be provided at gables @ 2m cts max. Bat straps or similar 5×30 mm to span over 3 no at roof ceiling level and to be turned down 100 mm onto wall. Wall plate to be 100×50 mm and to be fixed by Bat straps 30×5 mm - 1m long at 1m cts.
All bracing for prefabricated trussed rafters to be in accordance with BS 5268 Part 3 : 1988 to be 100×25 mm diagonals & longitudinals to be nailed to each truss member. During roof construction trussed rafters should be subject to temporary wind Bracing.
Approved quality softwood tiling battens of 38×25 mm section to be laid to gauge as specified for tiles and secured with galvanized smooth round nails 65 mm long × 3.35 mm dia. Battens with sawn ends to be treated with preservative.
Roof covering to be Marley Anglia Plus concrete interlocking tiles 230 × 387 mm in size, laid straight bond, not more than 312 mm gauge and a lap of 75 mm min. Colour to be decided. Every tile to be clipped and verge tiles to be also bedded in mortar, 1:3. Only Marley fixings to be used as follows :- Main roof clip (product code 30418) nails 50 mm × 3.35 mm ; verge clips (product code 30307) nails 25 mm × 3.35 mm ; eaves clips (product code 30314) nails 25 × 3.35 mm, All to be in strict accordance with manufacturers recommendations
Provide code 4 lead flashings to roof / wall abutments taken up well min. 150 mm. Provide Glidevale valley troughs to all valleys to be type TTI overlapped 150 mm at joints fixed in accordance with manufacturers recommendations. Provide 150 mm fibreglass quilt, laid between trusses.
Approved reinforced roofing felt to BS 747 Type 1F to be laid over rafters lapped 150 mm vert. + horiz. carried well into gutters and secured to rafters with galv. clout nails.
Ceiling finish to all areas to be 9.5 mm plasterboard and coat gypsum skim in accordance with British Gypsum recommendations.
Roof ventilation to be Glidevale FV100 at eaves. Provide Glidevale rafter ventilators to hold fibreglass quilt in place.
Provide code 4 lead abutment flashing to chimney stack in accordance with Lead Development Association recommendations.
Form loft access trap in position shown. ceiling ties to be trimmed out.

Underlay to be Supertherm Supaplyn 5 reinforced superflex sanded wholly bonded to Ramanite Superbase underlay wholly bonded to Bituglas perforated underlay type 3G partially bonded to 2 layers Sisplex ELP/40 Energy Lok Universal bedded in hot bitumen on Permanite superbase vapour check partially bonded to 19mm external grade plywood on firrings to give a fall of 1:60 all on 47×97 SC3/1.0 joists @ 450 cts Roof to give a 'U' Value of 0.25 w/m²K.
Where the felt waterproofing is taken over the edge of a roof either as a drip into an external gutter, or to form a upstanding edge to a kerb, there should be a min. 50 mm turndown of the felt waterproofing. Upstands are to be min. 50-75 mm high and at an angle of 45° for the upstand face.
Wetted drips to be formed on timber battens to throw water clear of brickwork with min. 50 mm downturn of felt.
Where flat roof abuts walls, felt to be taken up over angle fillet. Superflex sanded to be taken up main roof slopes min 600 mm on plywood layboard & nailed at top. Pitched roof felt underlay to be lapped over superflex
Roof to be anchored to walls with 30 × 2.5 mm galv. m.s. anchor straps fixed to each joist and taken down 1m.

300 litre water storage tank to be located in loft and to comprise T & D Flattank 25 gallon polypropylene tank supported on 19mm plywood on 50×75 bearers on 50×125 bearers on 50×75 bearers supported on 4 no masses. all in accordance with BS 5268: Part 3 : 1985 80 mm tank insulation to be provided and to be polystyrene covered glass fibre tank lagging to suit tank size

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revisions date
1. R[redacted] of plan & notes revised 7/3/94



ROOF PLAN 1:50

Key to plan

- Universal beam 178 × 102 × 19 UB (single beam over kitchen and hall)
- Trusses @ 450 cts. max.
- LBM 100×25 mm longitudinal bracing members.
- B 100×25 mm binders.
- DB 100×25 mm diagonal bracing.

The roof truss manufacturer must take into account the load of the cold water storage tank.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 MAR 1994
REF ...S/702/93...

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

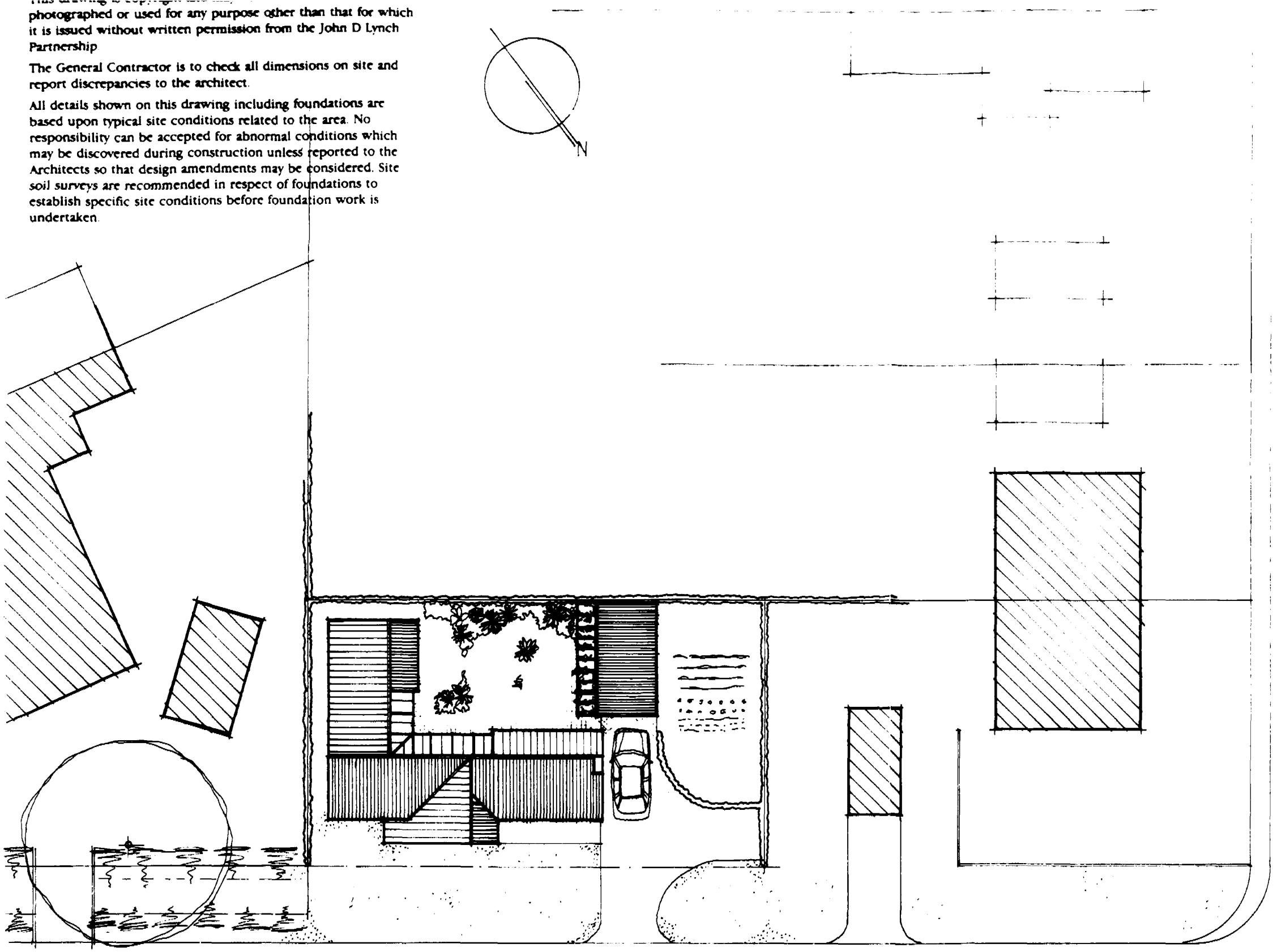
project no.	drawing no.
1232	AB/3

revisions
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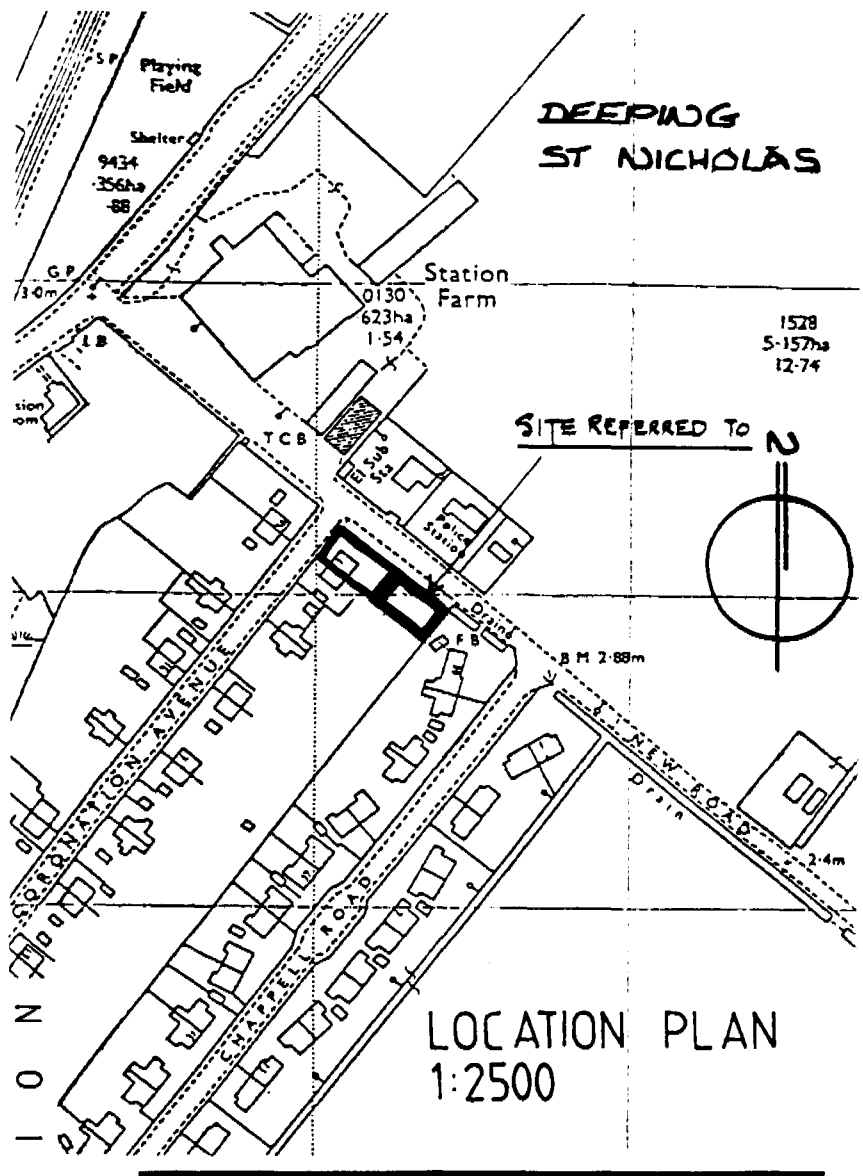
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N E W R O A D

SITE PLAN 1:200



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

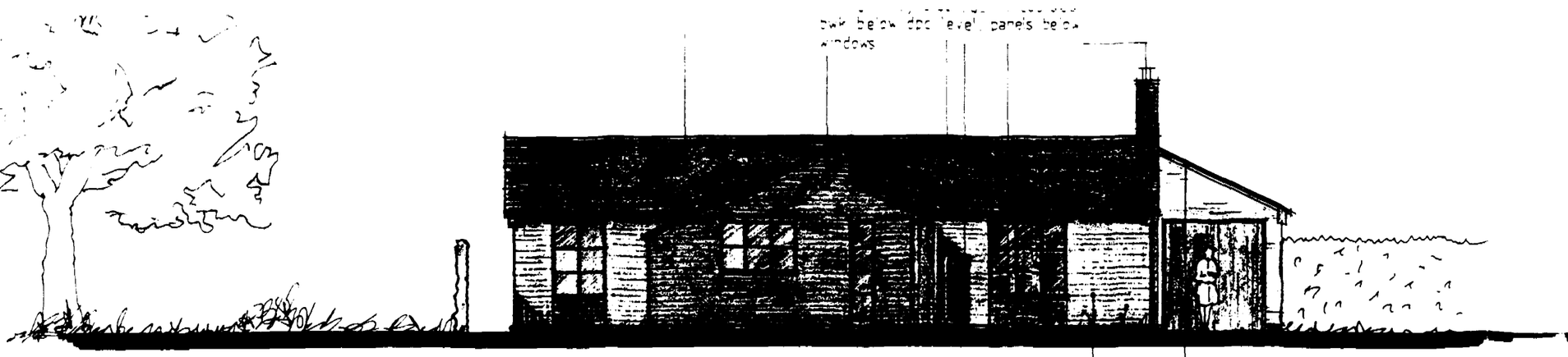
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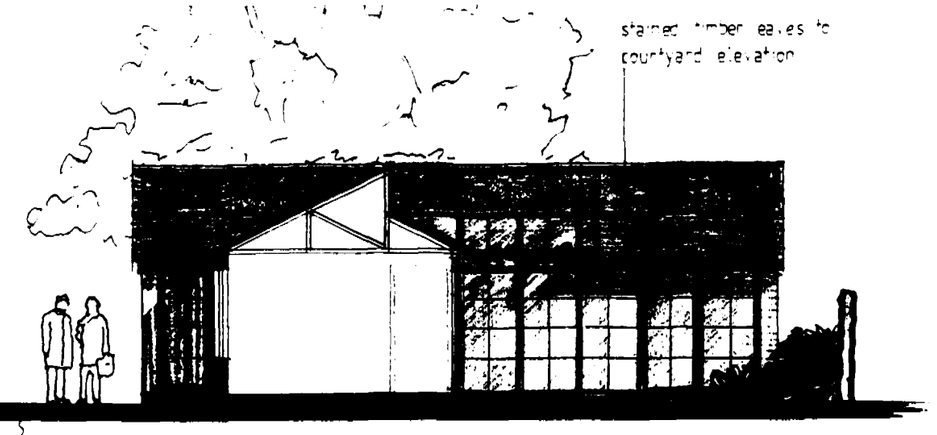
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revision	date
1. General elevational revisions.	9/11/93

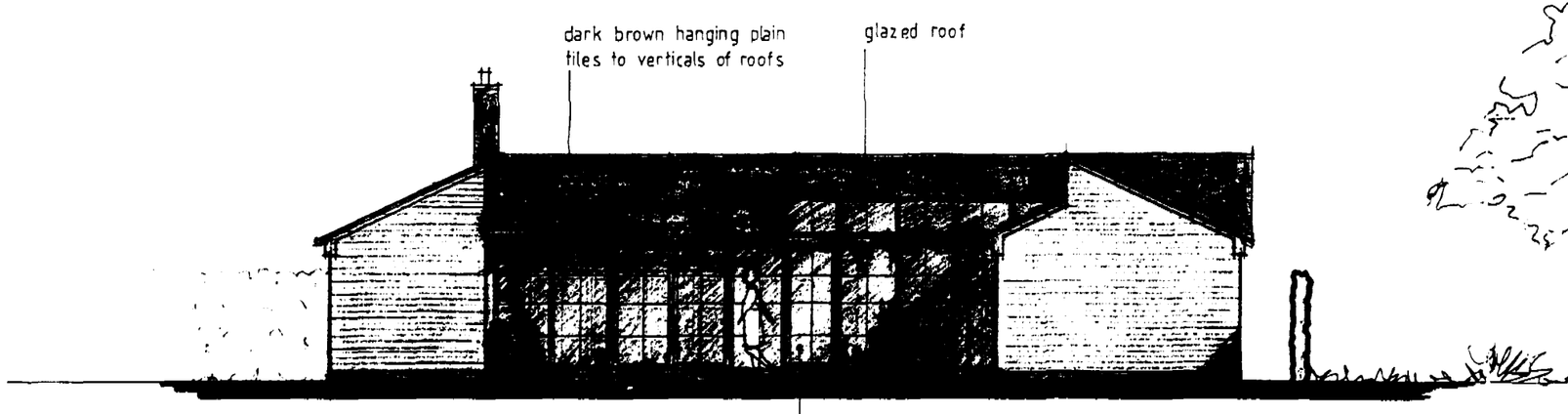


NORTH EAST ELEVATION

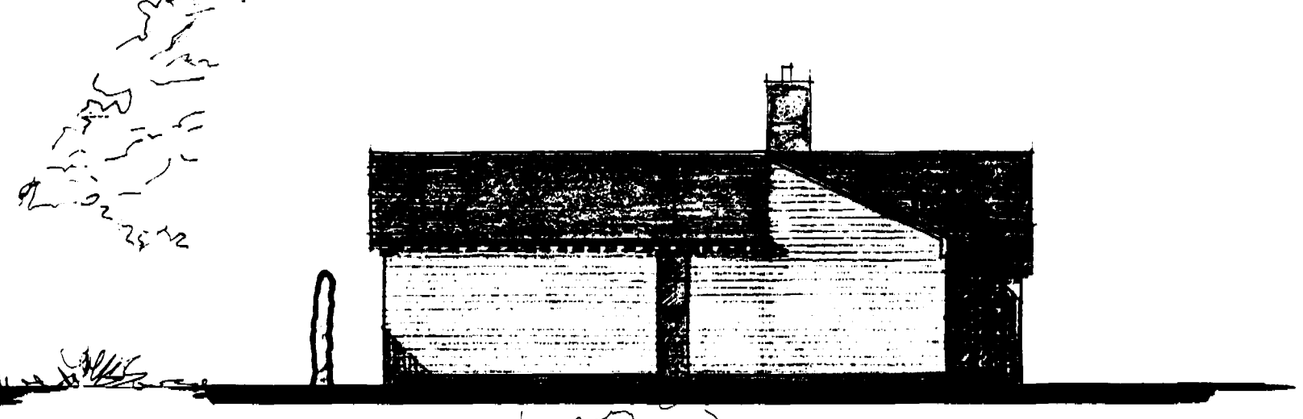


NORTH WEST ELEVATION / SECTION

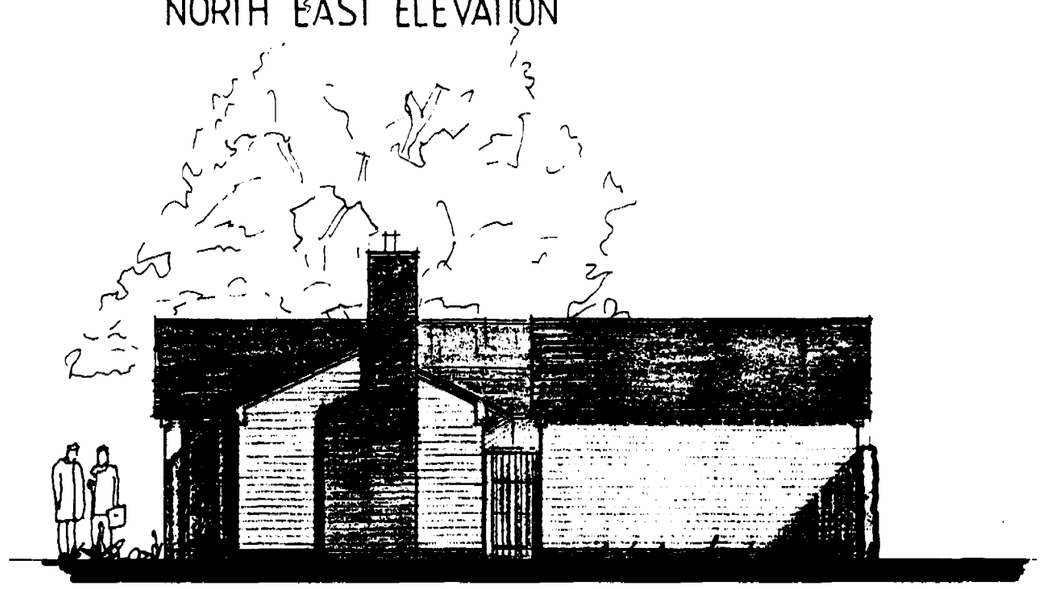
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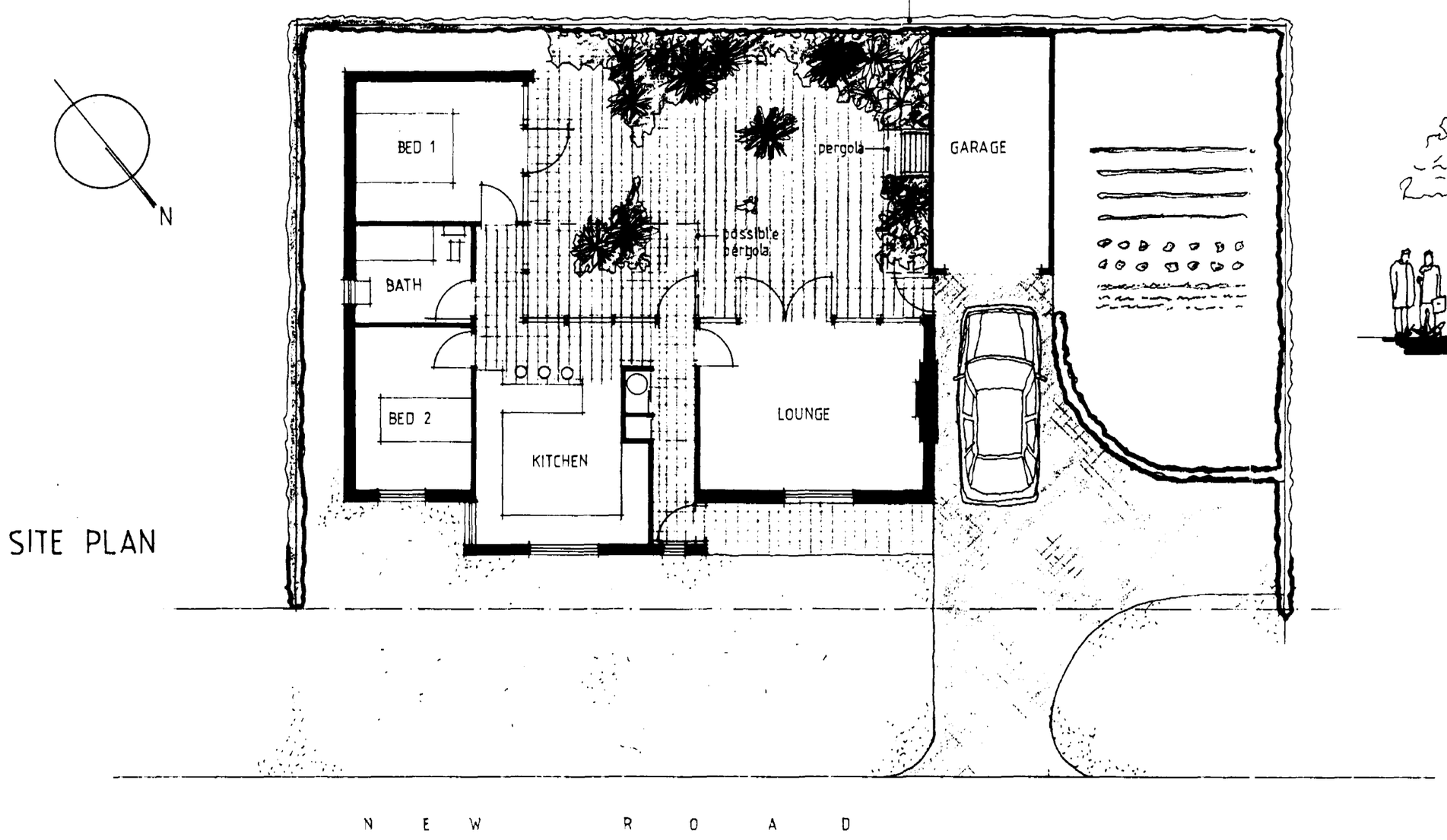
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SITE PLAN

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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