SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0995/93 Received:20-OCT-93 Type:FULL

Name: Mrs M Berry
9 Branches Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of dwelling

Location : Adj. 9 Branches Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority, the proposal would constitute an overdevelopment of the site, with a cramped and overbearing appearance in relation to nearby single-storey property, and therefore detrimental to the visual amenities of the area.

Director of Planning and Building Control Services
11-JAN-94 H05/0995/93

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. H09|0995|93
5

Date Registered 20 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mrs. N. BERRY
9. BRANCHES LANE
HOLBEACH
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING LINCS
Tel. No. 0406 23762.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ADJ. 9. BRANCHES LANE, HOLBEACH LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION of DWELLING.

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. ..... Date 13|10|93 .....

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application [ ] ⬇

Please state Site Area [ ] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] ⬇

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0·058. hectares
B. If building works are proposed, please state extra floor space to be created:	179·4. sq. metres
C. Please state size of any new structure:- (a) max. height:	6·8 metres
(b) max. length:	15·61 metres
(c) max. width:	7·53 metres
D. Please state type and colour of materials for facing external walls:	L.B.C. FLETTON AUTUMN LEAF BRICK.
E. Please state type and colour of roofing materials.	MARLEY DOUBLE PANTILE BRINDLE
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.

GARDEN.

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: BRANCHES LANE
Will there be—
Individual access(es) ✓
New estate road ☐

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

PROPOSED DRIVE.

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	✓
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?	NO.	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

owner

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~(Applicant~~ / Agent) Date 13/10/93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... ~~(Applicant~~ / Agent) Date 13/10/93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : GARDEN LAND WITH CREAM CONC. BLOCK GARAGE — BUNGALOW TO SOUTH — BUNGALOW TO NORTH

Inspected by
Date 29/04/93

Site Notice posted by 29/04/93
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
owner/occupier NO 7 BRANCHES LANE HOLBEACH.	

Case Officer Conclusions

V 2/11

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 ..... Date.....

COMMITTEE

Confirmed as agenda V 10/11

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H09/0995/93 S

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer : J. Rescorla

Senior Officer Confirmed ..... Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130.

Receipt No P3406

Date first Rec'd 20 OCT 1993

Registration

Reference HOR/0995/93

Cross-Ref R 25110

Date 21-OCT-93 JAC

Validation

TYPE FULL

Site area

No of dwellings 1

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 £ 130.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 170 OS Plots

Grid ref 537170 324740

Ward D Parish FLEET

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 1791

Linked to property Ref

Dist Bound

Other:

Planning Records:
Earlier apps 154/93

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

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H05/0995/93 Received:20-OCT-93 Type:FULL

Name: Mrs M Berry
9 Branches Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of dwelling

Location : Adj. 9 Branches Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 In the opinion of the Local Planning Authority, the proposal would constitute an overdevelopment of the site, with a cramped and overbearing appearance in relation to nearby single-storey property, and therefore detrimental to the visual amenities of the area.

10-JAN-94 AD check.....

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

2. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H13/0730/93 Moulton Harrox Educational Foundation	Residential development at Broad Lane, Moulton.

(Councillor T Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H05/0995/93 Miss M Berry	Dwelling adjacent to 9 Branches Lane, Holbeach.
H09/1022/93 Mrs Y E Dolman	Advertisement consent for directional sign between Battlefields Lane and Woodhouse Lane (A17), Holbeach.

(It was also agreed that legal proceedings be pursued under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisements) Regulations 1992.)

(c) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H06/1063/93 Mrs E Ford	Residential development (2 no. plots) including private drive, siting, design and landscaping (Renewal of H06/0983/90) at rear of the Old Black Bull, Gedney Drove End.

(Subject to (i) condition 5 being amended to require the private drive to be laid out and constructed in accordance with details to be approved in writing by the local planning authority prior to commencement of the development; and (ii) an additional condition requiring the design of the proposed dwellings to be sympathetic to that part of Gedney Drove End.)

(Councillor T G M Tyler declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H08/1067/93 Mr I. Bates	Portacabin at New Haven, Risegate Road, Gosberton Risegate.

APPLICATION REFERENCE: H05/0995/93 DATE RECEIVED: 20-OCT-93

TYPE: Full

DESCRIPTION: Erection of dwelling

LOCATION: Adjacent: 9 Branches Lane, Holbeach

APPLICANT: Miss M Berry AGENT: Cooper Architectural Design

REASON FOR COMMITTEE CONSIDERATION

Objection to proposed development.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -5 JAN 1993

RECOMMENDATION

Refuse Planning Permission.

1 *In the opinion of the Local Planning Authority, the proposal would constitute an overdevelopment of the site, with a cramped and overbearing appearance in relation to nearby single-storey property, and therefore detrimental to the visual amenities of the area.*

COMMENTS

1 In April 1993 an application H05/0154/93 for planning permission for the creation of a house on the site was refused on grounds of incongruity and overlooking.

2 Whilst it is considered the current proposal represents a more acceptable form of development in so far as it provides for a lower profile building (maximum height 6.8 metres) with only a limited impact on adjoining property.

3 It is still considered that the proposal represents an overdevelopment of the site. It is proposed to erect a four bedroom property on a plot with only 9.75 metres width. This necessitates a two-storey building (with single storey at front) between these bungalows, only about 1 metre at either side, and a car parking space in the front garden.

4 The loss of garaging in respect of 9 Branches Lane would be made up by the provision of parking in the front garden of that property.

REPRESENTATIONS

Parish Council: Site too small and would cause loss of amenities of neighbours. Overlooking.

RIAN 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

H05/0995/93

FULL

Applicant: Mrs M Berry
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Erection of dwelling

Location: Adj. 9 Branches Lane
Holbeach
Spalding
Lincs

Valid date:	20-OCT-93	Terminal date:	15-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	27-OCT-93	Report deadline:	23-NOV-93
Inspected by	03-NOV-93	Agreed TD Ext:	
Extra contacts	10-NOV-93	Case Officer:	
Report if not clear by	24-NOV-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 7 Branches Lane		02-NOV-93	23-NOV-93
Site/Press Advert MIN		29-OCT-93	19-NOV-93
Clerk to Fleet PC	Holbeach 26739	25-OCT-93	08-NOV-93
Cllr B A Paul	0406 23100	25-OCT-93	01-NOV-93

SITE RECORD

Grid ref: 537170 324740
OS Sheet: 170 Parcel:

L.C.C – OSs Attached JCB 4/11/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H 05/0995/93.

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		
	3	7	1	2	4	7

2. Address or location

ADJ 9 BRANCHES LANE HERBERGH

3. Name, classification and number of road

UC

4. Date application referred 4-11-93

5. State whether outline, detailed application etc.

FULL

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

ERECTION of 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: 4-11-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) Before the proposed dwelling is commenced access shall be provided for No 9 Branches lane as shown on the submitted drawing No LS 9229:2.

(2) B22.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B1

(2) B21

Note:— use continuation sheet(s) as necessary.

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: H05/0995/93

Applicant: Mrs M Berry
9 Branches Lane
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of dwelling

Location: Adj. 9 Branches Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 20-OCT-93

25-OCT-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 08-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: SITE TOO SMALL AND WOULD CAUSE LOSS OF AMENITIES OF NEIGHBOURS OVERLOOKING.

S.H.D.C. PLANNING DEPT.
RECEIVED
22 NOV 1993

Signed:

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 NOV 1993
Attention of
DDPO
JC
File No.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Our Ref. RS/PA-K/995/93/FES **Your Ref.** **Date** 4 November 1993

Dear Sir,

FULL PLANNING APPLICATION - MRS. M. BERRY
DWELLING ADJACENT 9 BRANCHES LANE, HOLBEACH.

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T., although these figures are subject to periodic review.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Cooper Architectural Design
Bronhaven
Hocklesgate
Fleet
Spalding
Lincs PE12 8LF

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3406
Date received : 20-OCT-93

Received from

Mrs M M Berry

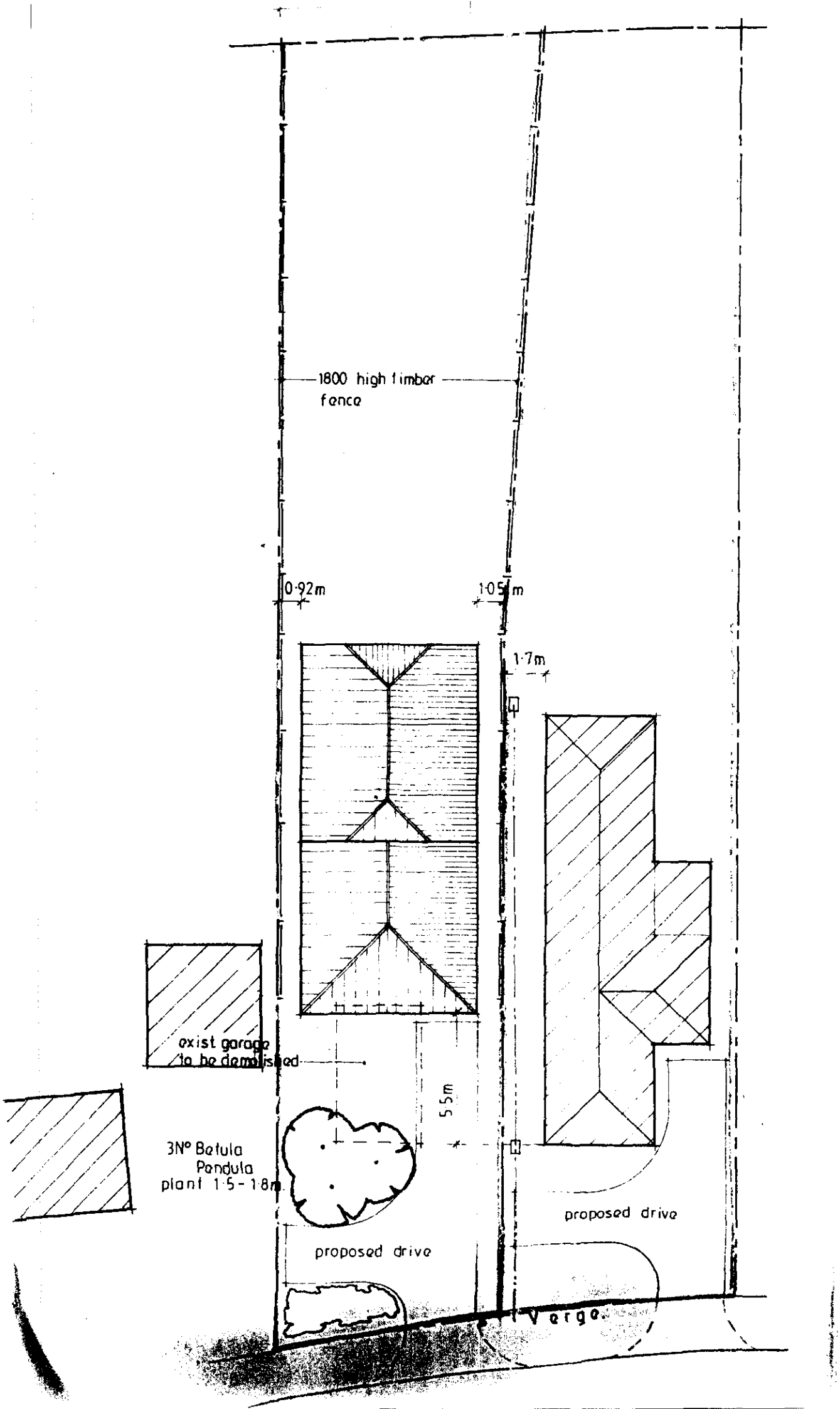
Address

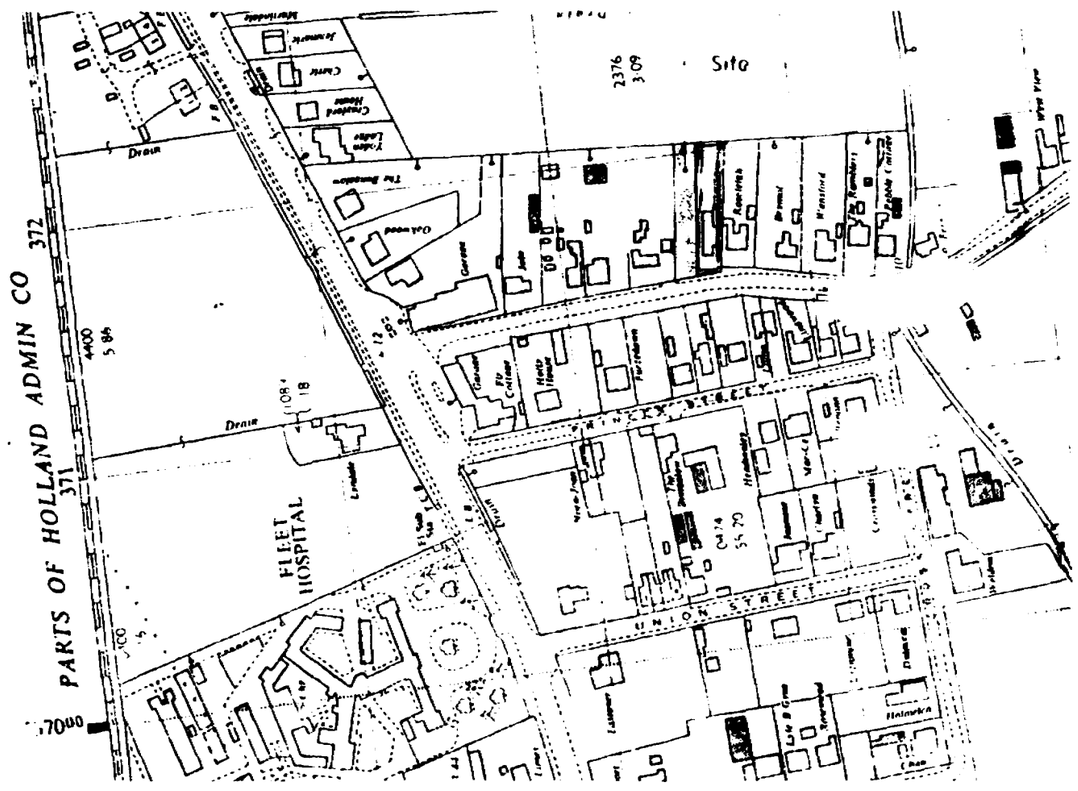
9 Branches Lane
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

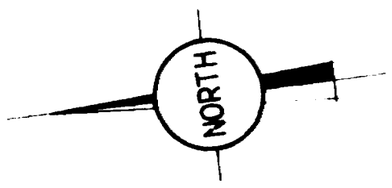
Cash/Cheque : Cheque

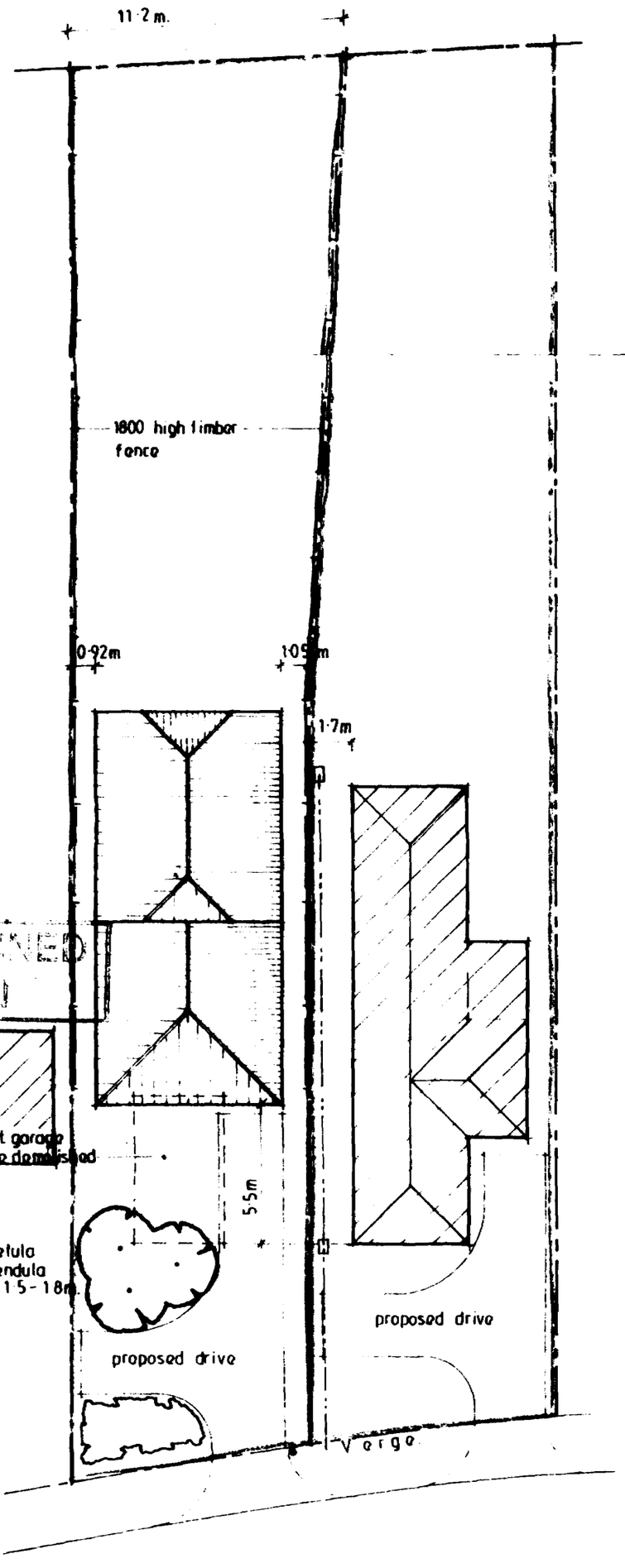
Signed.....K. Lowe...
(Authorised Collector)


1800 high timber fence
0·92m
1·05m
1·7m
exist garage to be demolished
5·5m
3N° Betula Pendula plant 1·5-1·8m
proposed drive
proposed drive
Verge



Location Plan.





Block Plan 1:200

Notes & Schedules

SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 0995/93

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init	revision details

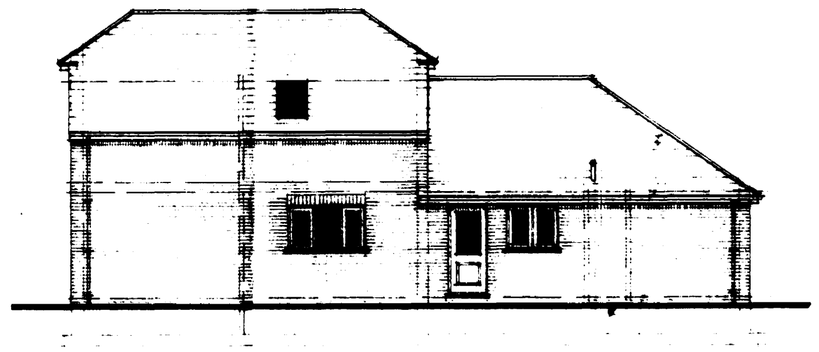
COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LU
TEL 0406 23762

client
MRS N. BERRY

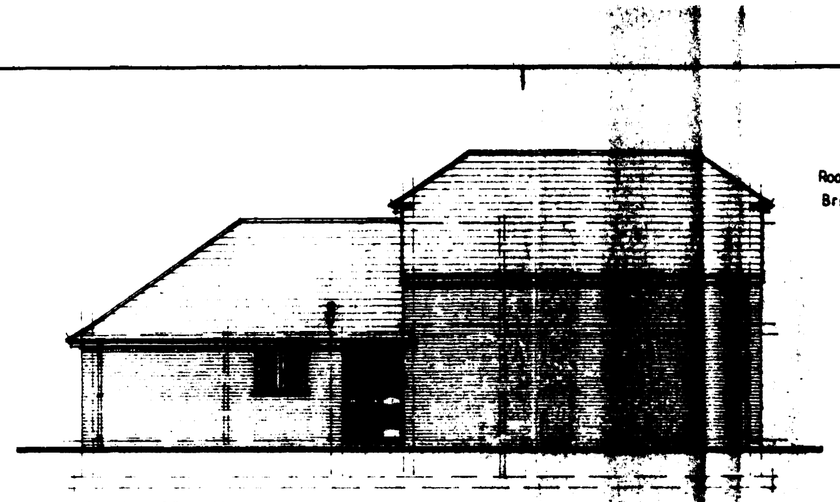
project
PROPOSED DWELLING.
Adj. 9 BRANCHES LANE,
HOLBEACH
SPALDING,
LINC'S.

drawing
BLOCK & LOCATION PLAN

scale	drawing no
	LS 9229·2
date	drawn
SEPT '93.	

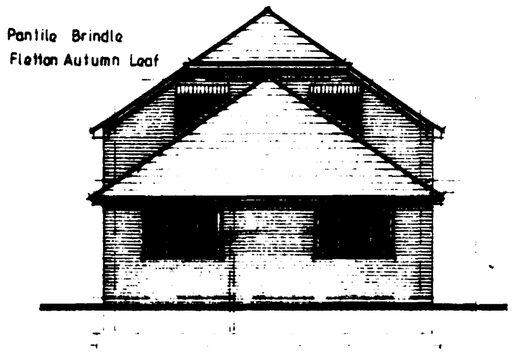


North Elevation



South Elevation

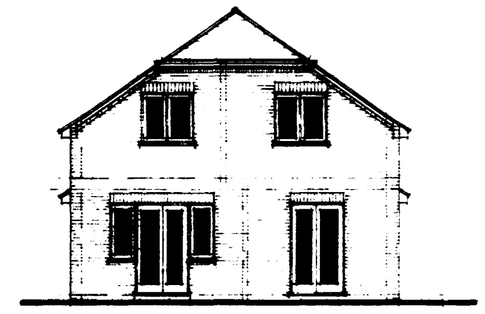
Roof Tile Double Pantile Brindle
Brick L.B.C. Flatton Autumn Leaf



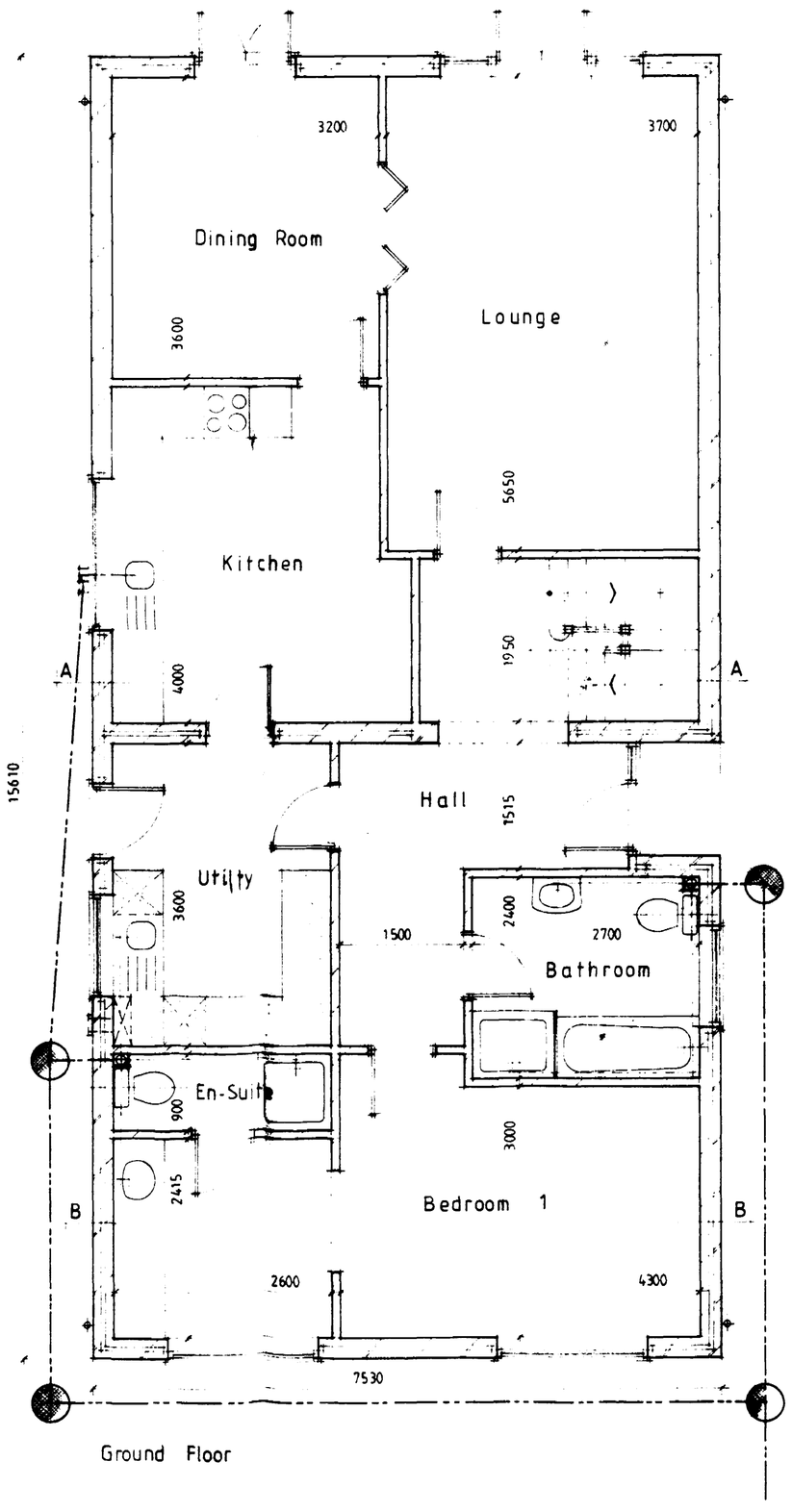
West Elevation

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 838 o/a stringg 13No. risers of 200mm ex 25 x 225: 223 going ex 32 x 250: pitch 42 deg. min. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V. Part 1: 1967. Balustrade to be min. 900mm high

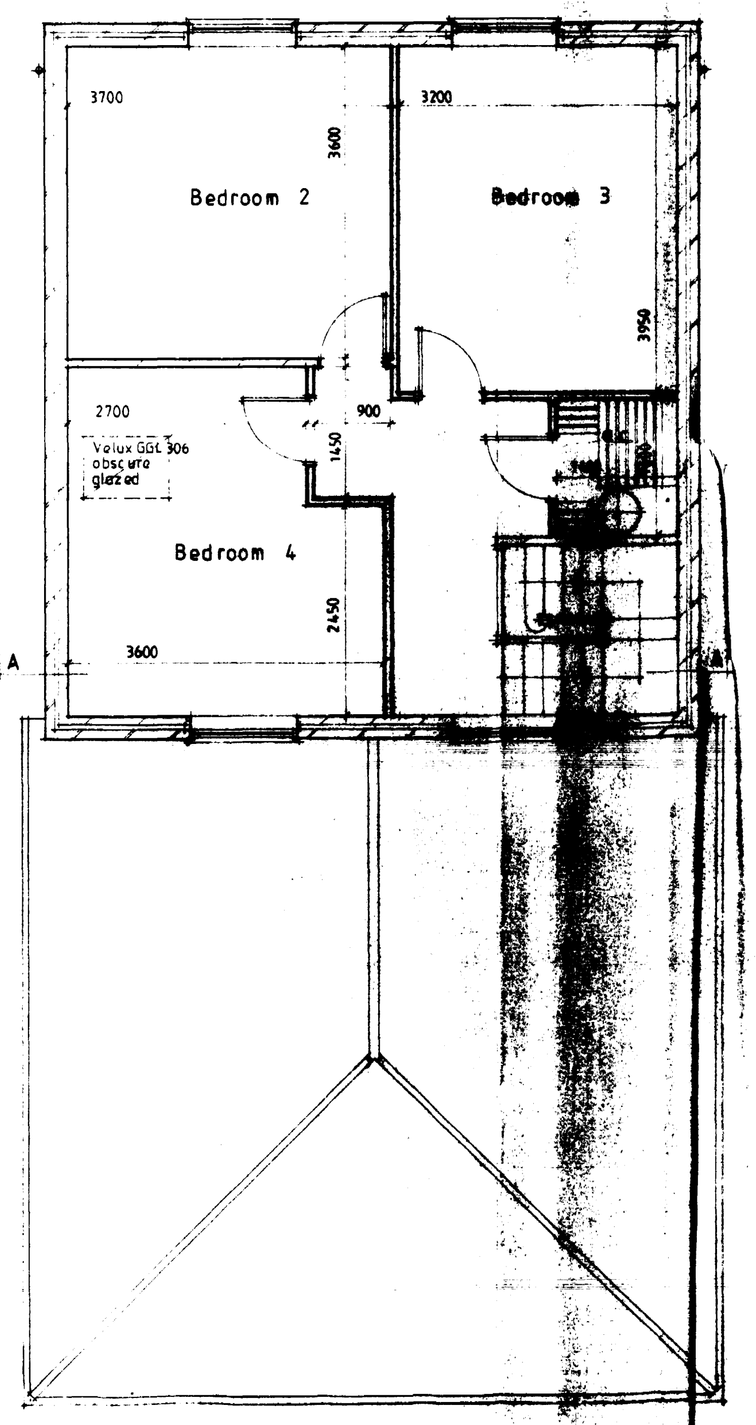
DETERMINED
PLAN



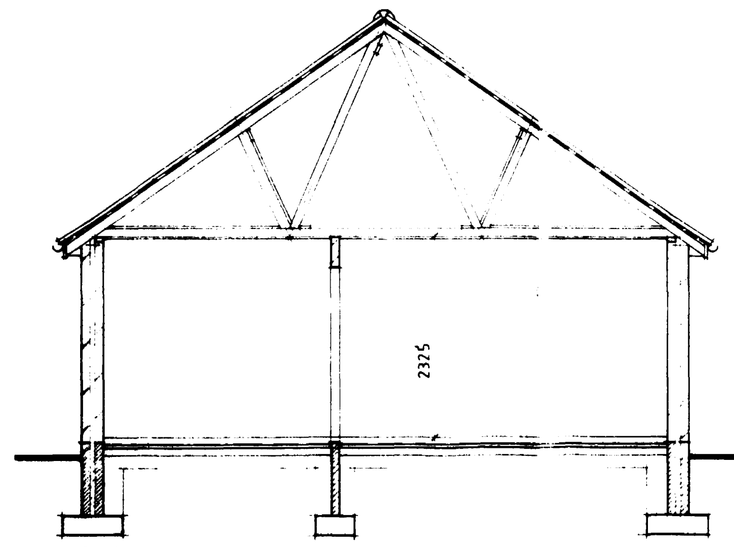
East Elevation.



Ground Floor

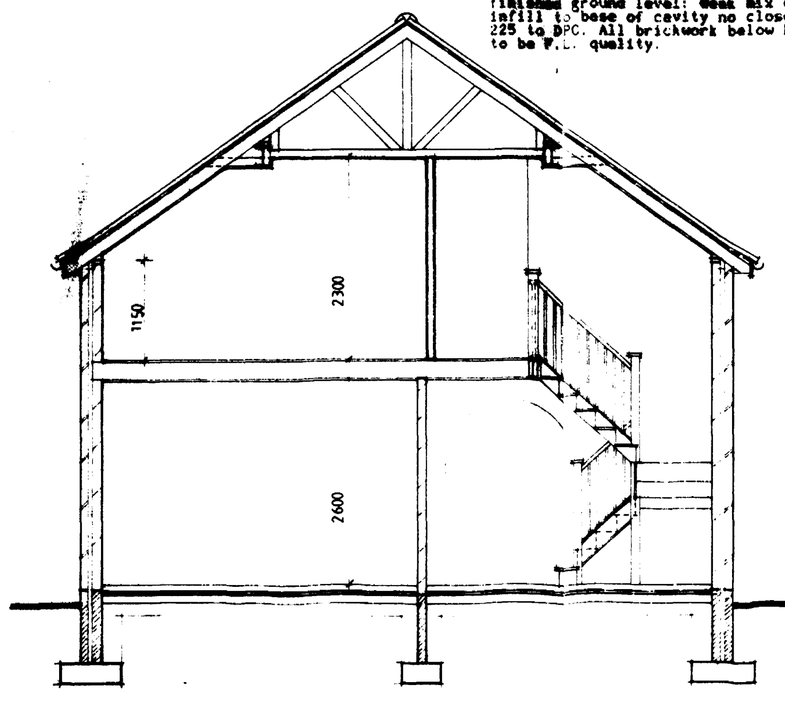


First Floor.



Section B - B

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.



Section A - A

Notes & Schedules

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles (Marley Double Pantile) to B.S.473:980 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 100mm both vertically and horizontally. Tiles to be laid with min. heeling of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Trussplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 35 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling bimmers: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.8m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10/25mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrament cert' No.83/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties at 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closerand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim. Stud walls to consist of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore:
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL 01406 23762

client
MRS N. BERRY.

project
PROPOSED DWELLING
Adj. 9 BRACHES LANE,
HOLBEACH,
SPALDING,
LINCS.

SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 0995/93

drawing
Floor Plans, Sections, Elevations

scale	drawing no
1:50 1:100	LS 9229 : 1
date	drawn
SEPT '93	