SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H05/1017/92 Received:09-OCT-92 Type:RESERVED MATTERS

Name: Mr & Mrs F W Hunt
Hocklesgate
Fleet Hargate
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Demolition of existing dwelling and erection of new dwelling
Location : Land off Hocklesgate Fleet Hargate
Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Notes to Applicant:

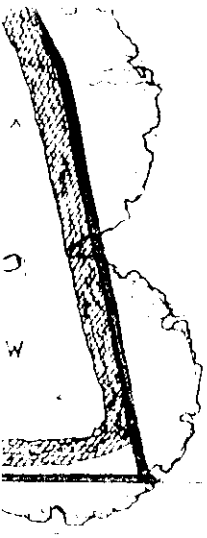
The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Planning and Building Control Services
19-NOV-92 H05/1017/92

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

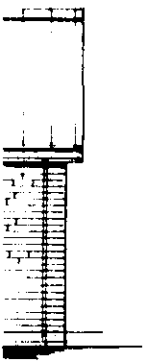
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

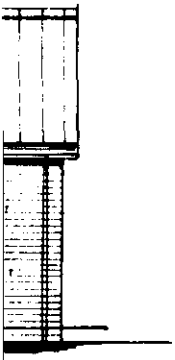


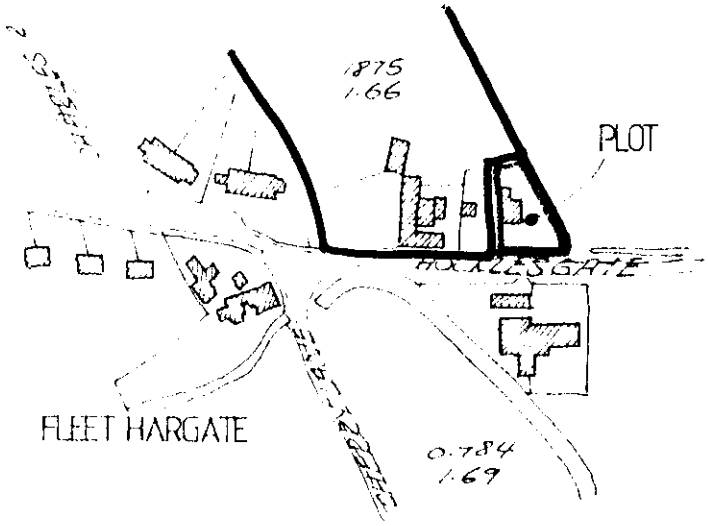
.TE RD.

haw thorn hedge

ide to local







LOCATION PLAN 1:2500

Fleetland Design
Architectural

MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS

0406 26118

ARCHITECTURAL
& DESIGN
CONSULTANTS

PROJECT:

PROPOSED DEMOLITION OF EXISTING DWELLING
AND ERECTION OF NEW BUNGALOW WITH GARAGE
AND NEW VEHICULAR ACCESS
LAND OFF HOCKLESGATE, FLEET HARGATE, LINCS.

PLANNING DEPT.
25 SEP 1992
10/7/92

client: MR AND MRS F.W. HUNT

DRAWING DESCRIPTION
SITE PLAN / PLAN / SECTION / ELEVATIONS / ROOF PLAN

DATE	DRAWN
AUGUST 1992	J. CRUNKHORN
DRWG No. FD/165/1	SCALE 1:50, 1:100

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED

SUMMIT

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/1017/92

Date Registered 25 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. F.W. HUNT
HOCKLESGATE
FLEET HARGATE
SPALDING
LINCS

Tel. No.

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

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS
Tel. No. (0406) 26118
(Personal contact name) T. CRUNKHORN

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF HOCKLESGATE, FLEET HARGATE
SPALDING LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT ~~RESIDENTIAL DEVELOPMENT PLOT 4 — PROPOSED BUNGALOW WITH GARAGE & NEW VEHICULAR ACCESS~~ DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING

T.I.C. 12/10/92

Please complete

Signed ..... Date. 25/8/92.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ~~£110.00~~ If you consider no fee is payable include a written explanation instead.

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 Certificate**

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. [✓] → H05/1151/89

A. Please state Reference Number of outline permission. ~~H05/1234/91 REGISTERED AS H05/1033/91 2-2-3-4-4-4.~~
B. Please state which reserved matters are dealt with in this application. 1-5 INCL.
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 previous 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 building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: 1 NO

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height: 4.300 sq. metres

(b) max. length: 13·720 metres

(c) max. width: 12.495 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY OLDFORD OLD ENGLISH BRINDLE RED

D. Please state type and colour of roofing materials. MARLEY MENDIP SMOOTH RED

E. 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. BUILDING PLOT

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: HOCKLESGATE
Will there be –
Individual access(es) ✓
New estate road

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

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 25/8/92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 25/8/92

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other Existing cottage on site. Red brick with purple roof. In hawthorn hedge inside site. Farm buildings and house across road to N. Bungalow opposite.

Inspected by DMG
Date 7/10

Notice posted by ~~DMG~~ KW
Date ~~14/10~~ 14/10.

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 11/11

Approve as satisfy (core) policy

Asked re: window detailing

Existing hedge shown to be retained

Ensure hedge retained prior to occupation

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer

Case Officer Recommendation

Approve | Refuse

Signed

Conditions/~~Reasons~~
(continue overleaf)

None.

~~Notes to applicant~~

☒ Disabled
☒ ~~Outstanding~~ R.M
☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

DMG Other .... 8/10.

Precise details, for non-standard direction: Since the application is 'reserved matters' the description should be the same as the earlier; namely "demolition of existing dwelling and erection of new dwelling". Could you please confirm that this is acceptable. DONE 8/10

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: [signature]

Further direction: Precise details: [illegible]

Amended description: Demolition of existing dwelling + erection of new dwelling

New valid date: 9/10..... Please re-consult everyone.

Consultation/Publicity Required DMG 30/9

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
			.....
	David -		.....
Extra Consulta	Notice for this file & the Holloway St Marys ~~[illegible]~~ site done today 14-10-92. Keith -		.....
			.....
			.....
			.....
			.....
			.....
			Order No .....
Other:		.....	.....

Case Officer DMG.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 P1717

Receipt Issued

Date first Rec'd 25 SEP 1992

Registration

Reference H05/1017/92

Cross-Ref ~~TR~~ B05/0691/92

Date 28-SEP 92 AB

Validation

TYPE RM

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 110.

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref H05/1151/89

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current	✓	✓	✓	✓	✓

Index sheets 171

OS No's

Grid ref 539100 324770

Ward D

Parish Fleet

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO Yes

Inside IBD Yes

Inside LP area NO

Linked to site

Ref BH

Linked to property

Ref

Planning Records: 1151/89
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

B[illegible]N SMITH Dip TP MRTPI
D[illegible]or 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: H05/1017/92 Type: RESERVED MATTERS

Applicant: Mr & Mrs F W Hunt Agent: Fleetland Design
Tel: 0406 26118

Description: Demolition of existing dwelling and erection of new dwelling

Location: Land off Hocklesgate
Fleet Hargate
Spalding

Valid date:	09-OCT-92	Terminal date:	04-DEC-92
Target dates:		Target Committee:	18-NOV-92
To case officer	14-OCT-92	Report deadline:	04-NOV-92
Inspected by	19-OCT-92		
Extra contacts	24-OCT-92	Case Officer:	
Report if not clear by	13-NOV-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	12-OCT-92	26-OCT-92
Cllr B A Paul	0406 23100	12-OCT-92	26-OCT-92
Site/Press Advert	MIN	16-OCT-92	04-NOV-92

L.C.C - Obs Attached 14 8/10/92.

B[illegible]N SMITH Dip TP MRTPI
Di[illegible]or 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: H05/1017/92 Type: RESERVED MATTERS

Applicant: Mr & Mrs F W Hunt Agent: Fleetland Design
Tel: 0406 26118

Description: Residential development - proposed bungalow with garage and new vehicular access
Location: Land off Hocklesgate
Fleet Hargate
Spalding

Valid date:	25-SEP-92	Terminal date:	20-NOV-92
Target dates:		Target Committee:	18-NOV-92
To case officer	30-SEP-92	Report deadline:	04-NOV-92
Inspected by	05-OCT-92		
Extra contacts	10-OCT-92	Case Officer:	
Report if not clear by 30-OCT-92		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	01-OCT-92	15-OCT-92
Cllr B A Paul	0406 23100	01-OCT-92	15-OCT-92
Site/Press Advert MIN		~~06-OCT-92~~	~~21-OCT-92~~

LC's Attached
8/10/92

B N SM .I Dip TP MRTPI
D. .or 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: H05/1017/92

Applicant: Mr & Mrs F W Hunt
Hocklesgate
Fleet Hargate
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Residential development - proposed bungalow with garage and new vehicular access

Location: Land off Hocklesgate Fleet Hargate Spalding

Type: RESERVED MATTERS

Date received: 25-SEP-92

01-OCT-92

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 16-OCT-92. 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 M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

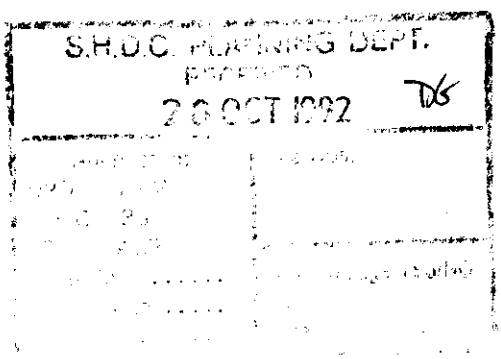
Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTION

Signed:



F N S A Dip TP MRTPI
D. ..tor 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: H05/1017/92

Applicant: Mr & Mrs F W Hunt
Hocklesgate
Fleet Hargate
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Demolition of existing dwelling and erection of new dwelling

Location: Land off Hocklesgate Fleet Hargate
Spalding

Type: RESERVED MATTERS

Date received: 09-OCT-92

12-OCT-92

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 27-OCT-92. 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 M GEDNEY

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: Approved.

S.H.D.C. PLANNING DEPT.
29 OCT 1992

Signed: A. E. Walpole

BRIAN TH 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: H05/1017/92

Applicant: Mr & Mrs F W Hunt
Hocklesgate
Fleet Hargate
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Residential development - proposed bungalow with garage and new vehicular access

Location: Land off Hocklesgate
Fleet Hargate
Spalding

SOUTH HOLLAND D.C.
PLANNING
09 OCT 1992
REF.....

Type: RESERVED MATTERS

Date received: 25-SEP-92

08-OCT-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Since the application is "Reserved Matters" the description should be the same as the outline; namely, "Demolition of existing dwelling and erection of new dwelling". Could you please confirm that this is acceptable?

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

DMG

Principal Planning Officer

SOUTH HOLLAND
Internal Drainage Board

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

- 7 OCT 1992
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-K/1017/92/JAM **Your Ref.**

Date 5 October 1992

Dear Sirs,

RESERVED MATTERS PLANNING APPLICATION - MR. & MRS. F.W. HUNT
REPLACEMENT DWELLING AT HOCKLESGATE, FLEET HARGATE

Thank you for the plan showing your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's or private watercourses adjoin the site.

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. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

Yours faithfully,

Fleetland Design,
Myrtle House,
Fleet Hargate,
Spalding, Lincs.
PE12 8LH

ENGINEER TO THE BOARD

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/1017/92.

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

Hockeygate, Fleet Hargate.

3. Name, classification and number of road

4. Date application referred 1-10-92

5. State whether outline, detailed application etc.

R.M.

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

Bungalow & Garage

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.

A46 Bypass applies to SL PP H05/1151/87

Date: 2/10/92 Signed: [signature]
Director of Highways and Planning

FOUNDATIONS:
Excavate for foundations 700mm wide &750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site.Lay C20P concrete 1:2;4 by volume a min. of 225mm thick. Foundations to 100mm walls to be 450mm wide.Deepen foundation concrete under chimney to 300mm min. Thicken out o'site to 450mmx225mm with 45° batters under 100mm int. non loadbearing walls. Provide bit. felt dpc under walls on thickened out o'site.

SUB-STRUCTURE WALLING:
265mm cavity walls comprising of two skins of class B engineering brickwork or two skins of class A concrete blockwork (7N/m.sq.) in cement mortar (1:3). Bricks below d.p.c. level to be F.L. designation and to B.S.3921. 1:12 lean mix concrete cavity fill terminating 225mm below lowest d.p.c. level.Internal 100mm walls below d.p.c. in class A concrete blocks. Drains passing thro' walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe: to be filled with compressible material and provide vermin guerd to ext. face of wall.

GROUND FLOOR CONSTRUCTION:
Remove turf & vegetable soil a minimum of 150mm deep & further reduce levels as necessary in agreement with local authority building control officer on site. Lay 150mm minimum of clean stone hardcore, 75mm to dust & well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 guage) polythene damp proof membrane over blinded hardcore, joints welted where necessary & turned up the face of all foundation walls & turned in @ d.p.c. level.Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume.Lay 50mm Jablite expanded polystyrene floor insulation boards SD (standard duty) grade with perimeter insulation to screed to prevent 'cold bridging'. Jablite flooring boards are to be laid with joints closely butted & joints taped to prevent grout ingress. If electrical conduits, gas and water pipes are to be accomodated within the thickness of the insulation they are to be securely fixed to the slab. Insulation boards are to be kept at least 12.5mm clear of hot water pipes which should be haunched with a sand/cement mix or lagged with a propriety material. PVC sheathed cable should either be run in a conduit, whenever possible, or be securely fixed to the floor surface & not in contact with the EPS 65mm sand/cement screed finish on EPS (1:3).Jointless areas should not exceed 15m.sq. and the ratio of length to width not exceed 1.5:1 to minimise cracking or curling. If these limits are exceeded 'chicken wire rienforcing should be placed centrally within the screed.

SOIL & WATER DRAINAGE:
Foul water drains to be 100mm diameter pvc pipes flexibly jointed bedded on 50mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes @ wall abutments. 100mm dia. pvc soil & vent pipe to extend 900mm above window & door heads & to terminate in balloon finial. 40mm dia. pvc waste pipes from all appliances unless otherwise shown on plan complete with 75mm deep sealed traps & rodding eye access points @ every direction change.
ALL ABOVE GROUND DRAINS TO BS 5572
ALL BELOW GROUND DRAINS TO BS 8301
All gullys to be back inlet type with roddable access
Foul drains to have min falls 1 in 40, max falls 1 in 20

INSPECTION CHAMBER CONSTRUCTION:
Polypropylene inspection chambers bedded in 150mm concrete Form protective 225mm thick concrete collar around i.c. head with 300mm projection from cover. Covers to be grade 'c' light duty circular covers unless i.c.'s are in driveways where grade 'B'covers should be used.

PROTECTION TO FOUL & SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on min. 75mm pea gravel. If flexible pipes are under a road and have less 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

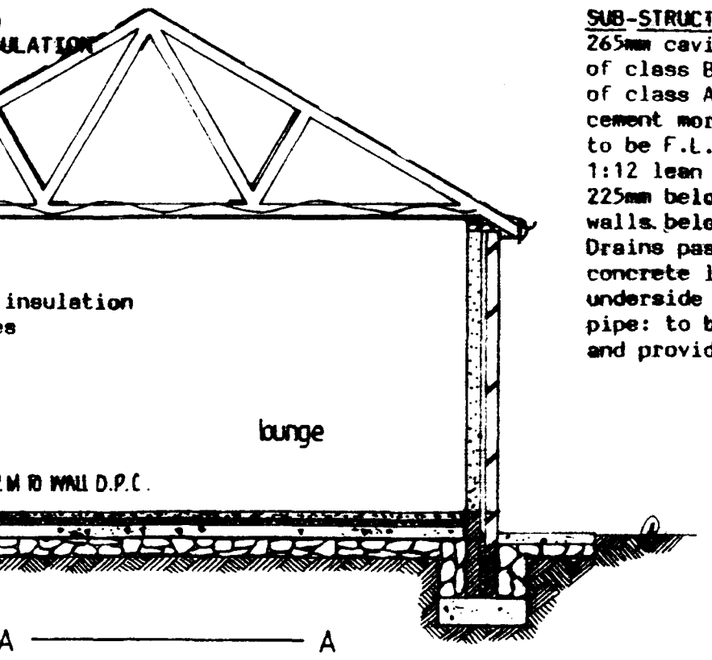
SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSleve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways sited 5.0m away from any building.

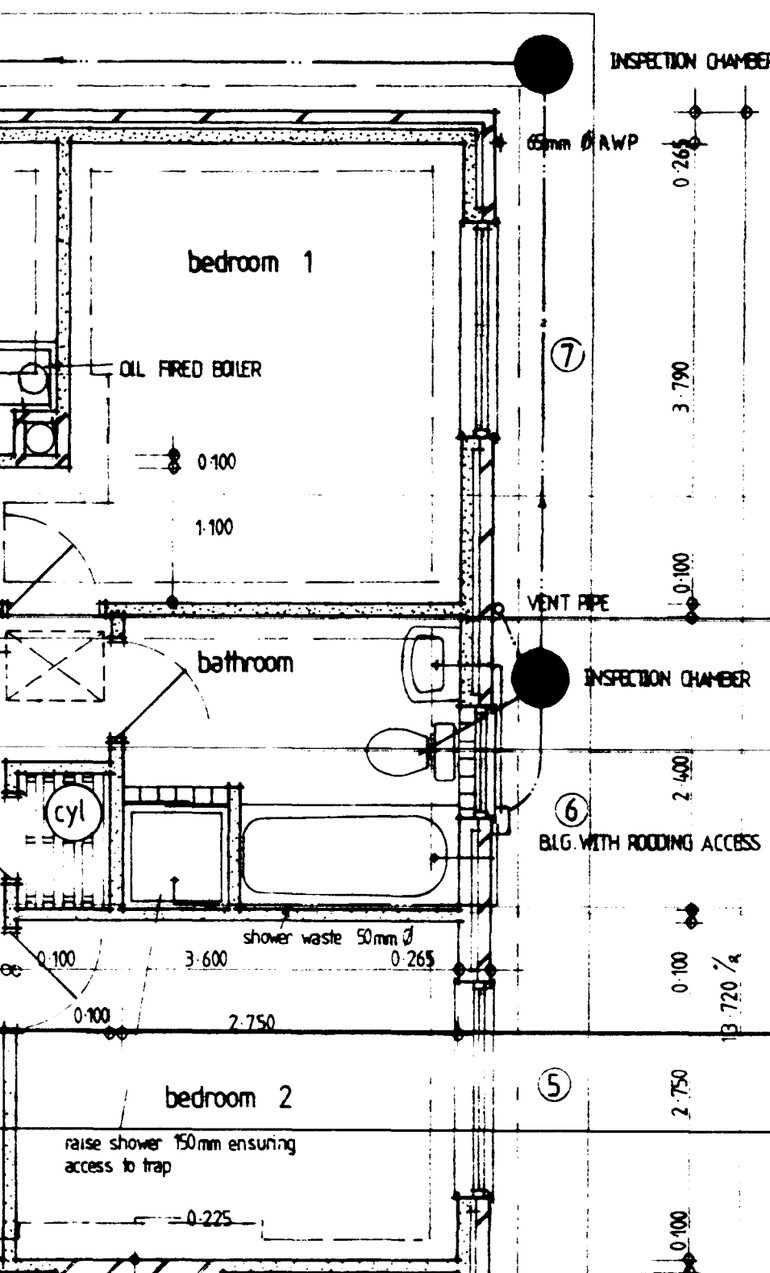
ELEC. BOXES:
Electric meter and gas meter box if required to be positioned in accessible external wall position min 350mm max 1.00m. above footpath level. Seal around boxes in non combustible material.

MECHANICAL VENTILATION:
Kitchen: provide mechanical ventilation capable of extracting at a rate not less than 60 litres/second or incorporated within a cooker hood and extracting at a rate not less than 30 litres/second.
Bathrooms: provide mechanical extract ventilation capable of extracting not less 15 litres/second. ducted to external air.

PITCHED ROOF CONSTRUCTION:
Concrete interlocking roof tiles on 38x25mm tanalised battens on reinforced sarking felt type 1F to BS.747 lapped min. 150mm in all cases.Felt on Twinaplate 'fink' type pre-fabricated roof trusses @ max. 600mm ctrs & @ 30° pitches. Trusses braced in accordance with BS 5268 part III:1985
25x100mm ceiling & longitudinal binders @ truss node points.
25x100mm 'chevron' bracing on int. binders.
25x100mm 45° diagonal bracing to truss rafters.
25x100mm 30° diagonal bracing on ceiling ties.
50x100mm wall plate bedded on sand/cement & held in position by trusses & 30x5mm galvanised mild steel anchor straps @ 1.2m ctrs.
Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs.
Note: @ lateral strap positions provide 38x50mm noggings inbetween trusses.
Close cavity above eaves & provide bit. felt d.p.c.
Water tank in roof space supported in accordance with BS 5268

ROOF VENTILATION: PROVIDE NERIE VONNEGUT SOFFIT VENTILATION BOARDS GIVING VENTILATION EQUIVELENT TO A 10 MM CONTINUOUS STRIP.



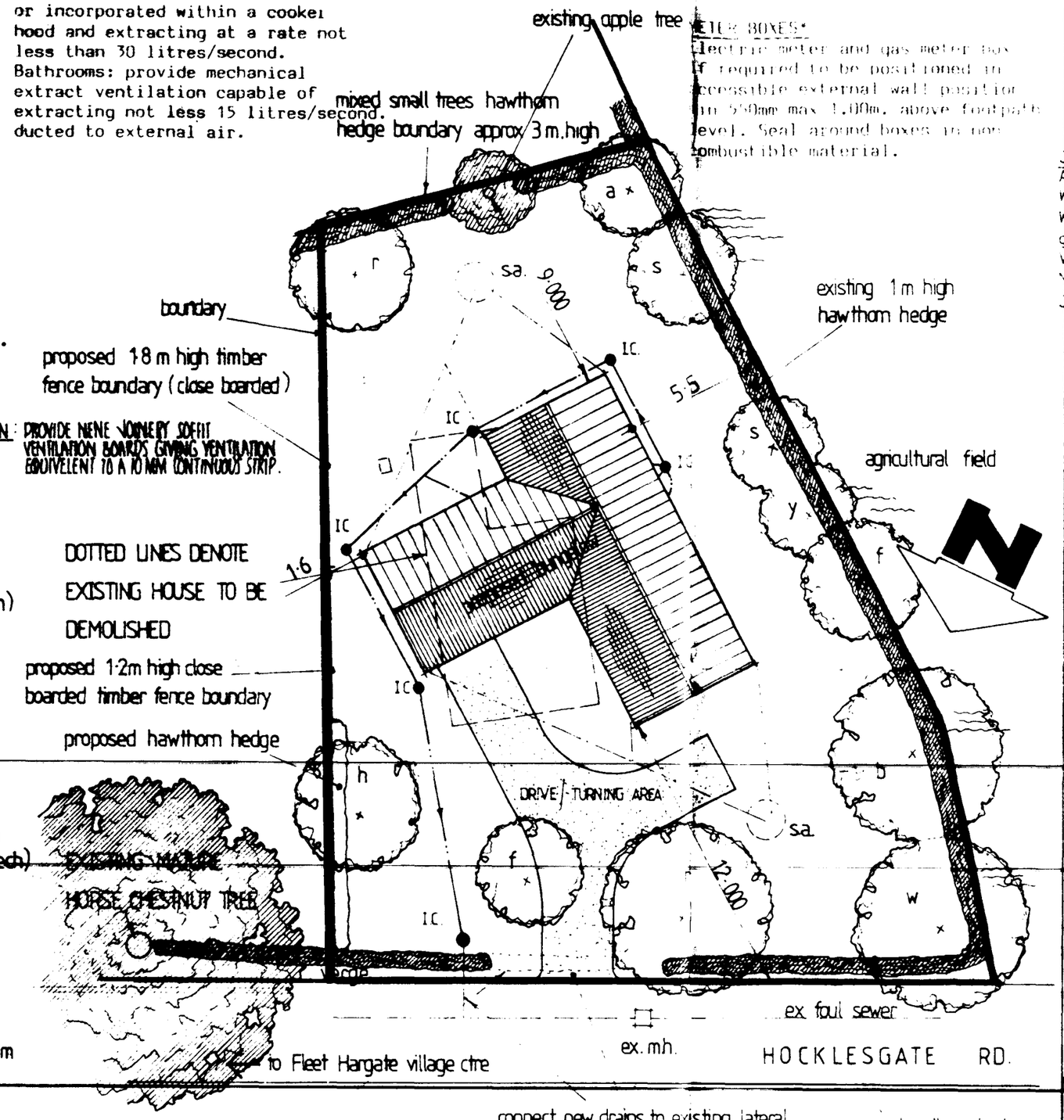


LANDSCAPING

- y — betula pendula youngii
- s — rhus typhina (stags horn sumach)
- a — crab apple malus tschonoskii
- h — holly
- r — rowan
- f — fagus sylvatica purpurea pendula (weeping purple beech)
- w — walnut
- b — silver birch

All new trees to be adequately staked and tied min 2.0m high on planting.

Existing side, rear and frontage hawthorn hedge to remain
~~Existing and proposed hedging should be allowed to achieve~~ min height 1.2 metres



dotted lines denote ex. hedge removed at new veh. access position.

SITE PLAN 1:200

connect new drains to existing lateral via new inspection chamber

new vehicular access min 2.5m wide to local county highways approval.

ex hawthorn hedge

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Fleetland Design

NOTES

DOOR, WINDOW AND LINTEL SCHEDULE

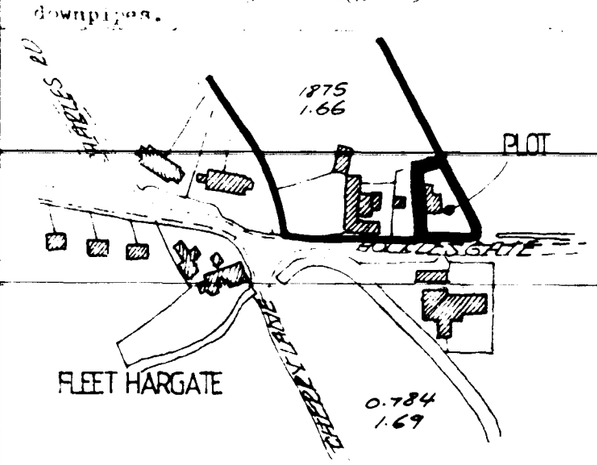
N°	JOINERY REFERENCE	LINTEL	END BRG	½ LENGTH
1	FER 120 / 807 X 2000 MM DOOR	1 G L1/S	150 MM	1500 MM
2	112 V	"	"	1050 MM
3	412 CWC	"	"	2700 MM
4	112 V	"	"	1050 MM
5	312 CVC	"	"	2100 MM
6	2N10W	"	"	1200 MM
7	312 CVC	"	"	2100 MM
8	110 V	"	"	1050 MM
9	FNS / 807 X 2000 MM DOOR	"	"	1200 MM
10	310 CVC	"	"	2100 MM
11	210 CV	"	"	1500 MM
12	2 134 X 2 134 (7'0 X 7'0) UP N OVER DOOR	"	"	2700 MM
13	312 CVC	"	"	2100 MM
14 X 2	INTERNAL OPENINGS	1 G BCX 100		1200 MM

JOINERY:
All specified joinery is by messrs JOHN CARR
Windows to have double glazed sealed units unless noted.
Windows to have factory fitted trickle ventilators giving a minimum 4000mm sq. to each habitable room.
Vents to windows in bedrooms, kitchen & bathroom to be reg'd.
All glass in doors, windows, screens & within 1500mm of floor level to be safety glass to BS 6206.
Provide draught stripping to doors, windows, frames, jambs and cills.

LINTELS:
Lintels to be by John Carr unless noted, included as standard L1 lintels to openings in ext. walls and L/S. Internal and box lintels to internal openings as schedule.

CEILINGS:
Domestic: 12.5mm bypro plasterboard ceiling and artex or skim finish.
Garages: Roof layer 9mm bypro "Fireline" boards and artex finish. ~~12.5mm PLASTER WALL BETWEEN GARAGE AND KITCHEN TAKEN UP TO UNDERSIDE OF ROOF COVERING AND PLASTERED AND TAPED TO~~

RAINWATER GOODS
112 mm P.V.C. UPVC guttering. 65 diam. downpipes.



LOCATION PLAN 1:2500

Fleetland Design
Architectural
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS
PE12 8LH
0406 26118
ARCHITECTURAL & DESIGN CONSULTANTS

Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs. Note: ⊕ lateral strap positions provide 38x50mm noggings inbetween trusses.

45° RAFTER BRACING
CEILING BRACING
CEILING BINDERS
TRUSSES @ 600mm CTRS
LONGITUDINAL BRACING
30° CEILING BRACING
45° RAFTER BRACING
DOTTED LINES DENOTE LATERAL REST. STRAPS
25x175 VALLEY SW BOARDS AND ROOKING TIMBERS - PARTIAL VIEW TRUSSES

ROOF PLAN

FIRE NOTICES
To smoke detectors, wired, connected to system to BS 5446 pt. 1. Cable battery power backup. Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected.
Alarms should be permanently wired to a separately fused circuit at the distribution board.
Wiring to conform to IEE wiring regulations.
Smoke detectors to be sited min. 300mm from any light fitting - common problems experienced, unsuitable for automation purposes. May also from excessive temperatures and any combustible area - or cooking area.

FOUNDATIONS:
Excavate for foundations 700mm wide &750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site. Lay C20P concrete 1:2:4 by volume a min. of 225mm thick. Foundations to 100mm walls to be 450mm wide. Deepen foundation concrete under chimney to 300mm min. Thicken out o'site to 450mmx225mm with 45° batters under 100mm int. non loadbearing walls. Provide bit. felt dpc under walls on thickened out o'site.

GROUND FLOOR CONSTRUCTION:
Remove turf & vegetable soil a minimum of 150mm deep & further reduce levels as necessary in agreement with local authority building control officer on site. Lay 150mm minimum of clean stone hardcore, 75mm to dust & well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 guage) polythene damp proof membrane over blinded hardcore, joints welted where necessary & turned up the face of all foundation walls & turned in @ d.p.c. level. Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume. Lay 50mm Jablite expanded polystyrene floor insulation boards SD (standard duty) grade with perimeter insulation to screed to prevent 'cold bridging'. Jablite flooring boards are to be laid with joints closely butted & joints taped to prevent grout ingress. If elactrical conduits, gas and water pipes are to be accomodated within the thickness of the insulation they are to be securely fixed to the slab. Insulation boards are to be kept at least 12.5mm clear of hot water pipes which should be haunched with a sand/cement mix or lagged with a propriety material. PVC sheathed cable should either be run in a conduit, whenever possible, or be securely fixed to the floor surface & not in contact with the EPS 65mm sand/cement screed finish on EPS (1:3). Jointless areas should not exceed 15m.sq. and the ratio of length to width not exceed 1.5:1 to minimise cracking or curling. If these limits are exceeded 'chicken wire rienforcing should be placed centrally within the screed.

FOUL WATER DRAINAGE:
Foul water drains to be 100mm dia. vitrified clay or pvc pipes flexibly jointed bedded on 50mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes @ wall abutments. 100mm dia. pvc soil & vent pipe to extend 900mm above window & door heads & to terminate in balloon finial. 40mm dia. pvc waste pipes from all appliances unless otherwise shown on plan complete with 75mm deep sealed traps & rodding eye access points @ every direction change.
ALL ABOVE GROUND DRAINS TO BS 5572
ALL BELOW GROUND DRAINS TO BS 8301
All gullys to be back inlet type with roddable access
Foul drains to have min falls 1 in 70, max falls 1 in 40

INSPECTION CHAMBER CONSTRUCTION:
Polypropylene inspection chambers bedded in 150mm concrete form protective 225mm thick concrete collar around i.c. heed with 300mm projection from cover. Covers to be grade 'c' light duty circular covers unless i.c.'s are in driveways where grade 'B'covers should be used.

PROTECTION TO FOUL & SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on min. 75mm pea gravel. If flexible pipes are under a road and have less 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSleve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways sited 5.0m away from any building.

METER BOXES:
Electric meter and gas meter box if required to be positioned in accessible external wall position min 550mm max 1.00m. above footpath level. Seal around boxes in non combustible material.

JOINERY:
All specified joinery is by messrs JOHN CARR
Windows to have double glazed sealed units unless stated.
Windows to have factory fitted 'trickle ventilators' giving a minimum 4000mm.sq. background ventilation.
Vents to windows in bedrooms, kitchen & lounge only req'd.
NOTE: Provide Thermapate cavity closers to all door & window jambs and cills.

LINTELS:
Lintels to be by I.G. Lintels Ltd. Insulated as standard (1) Lintels to openings in ext. walls and I.G. Internal and box lintels to internal openings as schedule.

CEILINGS
Domestic: 12.7mm Gyproc plasterboard ceiling and artex or skim finish.
Garage: Two layer 15mm Gyproc 'Fireline' boards and artex finish. OR PAINTED WALL BETWEEN GARAGE AND KITCHEN TAPERN UP TO UNDERSIDE OF ROOF TIMBERS AND PLASTERBOARD AND CEILING TO GARAGE SIDE.

RAINWATER GOODS
110 mm H.R. PVC guttering. 65 diam. downpipes.

DOOR, WINDOW AND LINTEL SCHEDULE

N°:	JOINERY REFERENCE:	LINTEL:	END BRG	⅔ LENGTH:
1	FER 12D / 807 x 2000MM DOOR	I.G LI/S	150 MM	1500 MM
2	112 V	"	"	1050 MM
3	412 CWC	"	"	2700 MM
4	112 V	"	"	1050 MM
5	312 CVC	"	"	2100 MM
6	2N10W	"	"	1200 MM
7	312 CVC	"	"	2100 MM
8	110 V	"	"	1050 MM
9	FNS / 807 x 2000 MM DOOR	"	"	1200 MM
10	310 CVC	"	"	2100 MM
11	210 CV	"	"	1500 MM
12	2 1534 x 2 1534 (7'0 x 7'0) UP N OVER DOOR	"	"	2700 MM
13	312 CVC	"	"	2100 MM
14	X 2 INTERNAL OPENINGS	I G BOX 100	"	1200 MM

DAMP PROOF COURSES:
100mm hyload pitch polymer d.p.c. a minimum 150mm above ground/footpath level to both skins of cavity walls and all internal walls.
Provide d.p.c. cavity trays above all 'exposed' lintels in ext. cavity walls. Stepped cavity tray d.p.c. and code 4 lead flashing with a min. 150mm upstand to all roof / wall abutments.

HEATING:
Provide oil fired boiler of required rating in utility room as shown sited on 125mm thick concrete tiles hearth. (Above oversite) 50mm min from all walls. Boiler to be fitted with cast iron outlet flue 1.0m long complete with access plate and condensation vessel. Flue to discharge into BWK conventional flue (as detailed for open fire)
VENTILATION: Provide permanent im utility window cills not less than boiler outlet min. 10000mm²

NOTE: Provide sand/cement render to underside of all exposed lintels in garage for fire protection or 15mm Gyproc Fireline boards.

GARAGE FLOOR CONSTRUCTION
100 mm site concrete on 1,000 gauge (250 MM on 150 well consolidated hardcore base.
Note: Garage floor to be 100 mm below domestic floor level.

Cylinder to be insulated.
Hot water system to be vented
All pipes not contributing to space heating to be insulated.

WALLING:
265mm cavity walls to consist:
100mm external skim facing brickwork
65mm cavity
100mm inner skin Hemlite 3.5N/mm sq. blockwork
Provide 65mm Dritherm to cavity
Cavity skins to be tied together with galvanised butterfly wall ties spaced 900mm horizontally & 450mm vertically to BS1243:1978
Ties spaced 300mm @ reveals.
Inner 100mm walls to be Hemlite blockwork.
INT. WALL FINISH:
12mm sand/cement render scratchcoat with 4mm neat plaster finish to all int. masonry surfaces (except garage)

OPEN FIRE:
To be capable of burning smokeless fuel. Hearth to be 125mm thick (above o'site) & project as shown min. on plan. Flue liners to BS1181:1971 (sockets up) Build into brick jambs of open fire 2n° metal anchorage points to provide combustion air to open fire instal Permali ventilator @ low level (type 10R) in external wall. complete with vermin guard & internal grille.

FLUE CONSTRUCTION:
225x225mm clay flue liners to BS 1181:1971 Min 100mm brick surround. Chimney to terminate as shown on plan in concrete capping or corbelled bwk plus clay pot. Provide code 4 lead flashing @ roof intersection incl. secret gutter including 2n° courses engineering brickwork as dpc.

SAFETY GLAZING: PROVIDE SAFETY GLASS TO ALL GLAZING TO A MIN. HEIGHT OF 800mm ABOVE F.F.L. ALL DOORS AND SCREENS TO A MIN. HEIGHT 1.5m ABOVE F.F.L.

ELECTRIC.
Socket outlets and light points to IEE regulations and N.H.B.C. standard. Combined cooker and socket outlet.

ACCESS TO ROOFSPACE.
Provide as shown on plan dotted 550mm x 750mm trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

FOOTPATHS.
Provide 800mm wide concrete footpaths around perimeter of dwelling as shown. 75mm concrete on 100mm well consolidated hardcore base. Footpaths to have 25mm fall away from dwelling.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE.

All details on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to Fleetland Design so that design amendments may be considered.

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0130-1198T

ROOF INSULATION.
Provide 100mm fibreglass insulation built between ceiling ties

ENSURE TO PROVIDE MIN 50mm AIR SPACE BETWEEN ROOF INSULATION & ROOFING FELT.

NOTE: NO BARRIER TO CAUSE MIN 40 MM @ EAVES/VENT

UAP FLOOR D.P.M TO WALL D.P.C.

lounge

section A — A

SUB-STRUCTURE WALLING:
265mm cavity walls comprising of two skins of class B engineering brickwork or two skins of class A concrete blockwork (7N/mm.sq.) in cement mortar (1:3). Bricks below d.p.c. level to be F.L. designation and to B.S.3921.
1:1:2 lean mix concrete cavity fill terminating 225mm below lowest d.p.c. level. Internal 100mm walls below d.p.c. in class A concrete blocks. Drains passing thro' walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe: to be filled with compressible material and provide vermin guard to ext. face of wall.

PITCHED ROOF CONSTRUCTION:
Concrete interlocking roof tiles on 38x25mm tanalised battens on reinforced sarking felt type 1F to BS.747 lapped min. 150mm in all cases. Felt on Twinaplate 'Fink' type pre-fabricated roof trusses @ max. 600mm ctrs & @ 30° pitches. Trusses braced in accordance with BS 5268 part III:1985
25x100mm ceiling & longitudinal binders @ truss node points.
25x100mm 'chevron' bracing on int. binders.
25x100mm 45° diagonal bracing to truss rafters.
25x100mm 30° diagonal bracing on ceiling ties.
50x100mm wall plate bedded on sand/cement & held in position by trusses & 30x5mm galvanised mild steel anchor straps @ 1.2m ctrs.
Trusses to be strapped to gable end walls at verges and ceiling level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs.
Note: ⊕ lateral strap positions provide 38x50mm noggings inbetween trusses.
Close cavity above eaves & provide bit. felt d.p.c.
Water tank in roof space supported in accordance with BS 5268

MECHANICAL VENTILATION:
Kitchen: provide mechanical ventilatio -n capable of extracting at 5 rate not less then 60 litres/second or incorporated within a cooker hood and extracting at a rate not less than 30 litres/second.
Bathrooms: provide mechanical extract ventilation capable of extracting not less 15 litres/second ducted to external air.

ROOF VENTILATION: PROVIDE MINIMUM 10MM CONTINUOUS SOFFIT VENTILATION BOARDS GIVING VENTILATION EQUIVELENT TO A 10 MM CONTINUOUS STRIP.

LANDSCAPING

- ×y Betula pendula youngii
- ×s Rhus typhina (stags horn sumach)
- ×a Crab apple malus tschonoskii
- ×h Holly
- ×r Rowan
- ×f Fagus sylvatica purpurea pendula (weeping purple beech)
- w× Walnut
- b× Silver birch

All new trees to be adequately staked and tied min 2.0m high on planting.

DOTTED LINES DENOTE EXISTING HOUSE TO BE DEMOLISHED

proposed 1.2m high close boarded timber fence boundary

proposed hawthorn hedge

existing HOUSE CHESTNUT TREE

existing apple tree

mixed small trees hawthorn hedge boundary approx 3m.high

boundary

proposed 1.8m high timber fence boundary (close boarded)

existing 1m high hawthorn hedge

agricultural field

DRIVE - TURNING AREA

ex. foul sewer

ex. mh.

HOCKLESGATE RD.

to Fleet Hargate village ctre

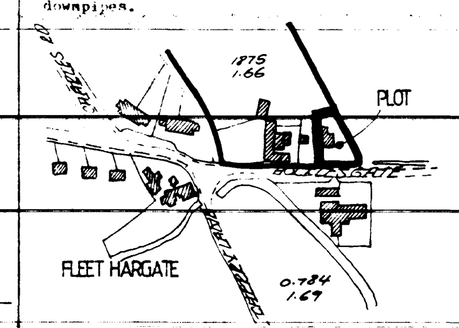
connect new drains to existing lateral via new inspection chamber

ex hawthorn hedge

dotted lines denote ex.hedge removed at new veh. access position

new vehicular access min 2.5m wide to local county highways approval.

SITE PLAN 1:200



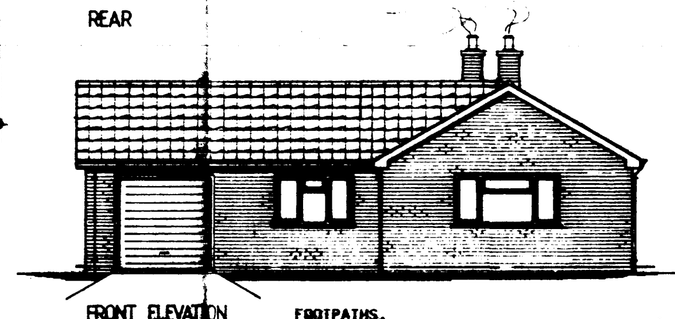
LOCATION PLAN 1:2500



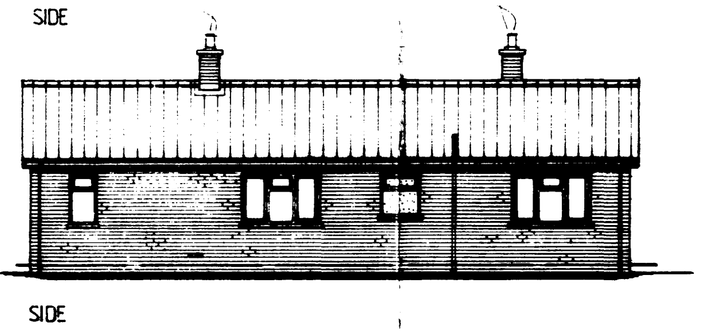
REAR



SIDE



FRONT ELEVATION



SIDE

Fleetland Design
Architectural
MYRTLE HOUSE, FLEET HARGATE, SPALDING LINCS PE12 8LH
0406 26118
ARCHITECTURAL & DESIGN CONSULTANTS

PROJECT:
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW BUNGALOW WITH GARAGE AND NEW VEHICULAR ACCESS
LAND OFF HOCKLESGATE, FLEET HARGATE, SPALDING, LINCS.

PLANNING DEPT. 25 SEP 1992

client: MR AND MRS F.W.HUNT

DRAWING DESCRIPTION: SITE PLAN / PLAN / SECTION / ELEVATIONS / ROOF PLAN

DATE: AUGUST 1992	DRAWN: J. CRUNKHORN
DRWG No.: FD/165/1	SCALE: 1:50, 1:100

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED

SUMMIT

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NOTES