SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H06/0137/93 Received:19-FEB-93 Type:FULL

Name: Mr R Pell
65 Austendyke
Weston Hills
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of bungalow

Location : Old Main Road Fleet Hargate
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 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 The existing hedge shall be retained at a height of at least 1.8 metres along the northern boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years, beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary, the hedge shall be allowed to reach a height of at least 1.8 metres.

Reason: In the interests of the visual amenity of the street scene.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress

SOUTH HOLLAND DISTRICT COUNCIL

and egress of vehicles calling at the site in the interests of road safety

For the avoidance of doubt, the approved materials are Marley Oxton red multi facing bricks and Goxhill double pantile terracotta roofing tiles.

Director of Planning and Building Control Services
23-MAR-93 H06/0137/93

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. H058/0137/93

Date Registered 19 FEB 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mr R Pell
65 Austendyke
Weston Hills
Spalding
Lincs

Tel. No.

**NAME AND ADDRESS OF AGENT**

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Old Main Road, Fleet Hargate, Spalding, Lincs

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Erection of Bungalow

OFFICE COPY

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. B. Gilham Date 18th February 1993 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

Th s 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 Th s is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

**Now complete Parts 3 and 5 and an Ownership Certificate.**

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

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

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

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

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

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

## TYPE OF DEVELOPMENT

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

| | | |
|---|---|---|
| (i) New Dwellings | ✓ | If so, how many: 1 No. |
| (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: | sq. metres |
| B. Please state size of any new structure:- (a) max. height: | 4.4 metres |
| (b) max. length: | 10.77 metres |
| (c) max. width: | 13.80 metres |
| C. Please state type and colour of materials for facing external walls: | Marley Oxton Red Multi facing bricks |
| D. Please state type and colour of roofing materials. | Goxhill Bold Roll Terractotta |
| E. Has a survey of the site been undertaken? State Yes or No | Yes conc. int. tiles |

## 5. GENERAL INFORMATION Please complete each section

**EXISTING USES**
Please state existing or, if vacant, the last use(s) of site.

Building land

**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: Old Main Road
Will there be—
Individual access(es) ✓
New estate road

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

On site parking/garaging

**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. | N/A | ➡ Date: Consultee(s) |
| Is this application related to a previous submission? | | ➡ 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).

PROSPECTIVE PURCHASER

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 .....

**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: Mr C J Hannah

Address of owner at which notice was served:
Church End
Gedney

State Date notice served:
18.02.92

Signed ..... (Applicant / Agent) Date 18.02.93

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 18.02.93

**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**

**Other** Outbuilding agricultural land. Frontage hedge + verge. Boundary fence to rear. Farmhouse on elevated land. New bungalow in keeping.

**Inspected by** DMC
**Date** 1/3

**Notice posted by** DMC
**Date** 1/3

**Resident Notices required**

**Sent** **Delivered**

**Case Officer Conclusions** DMC 22/3

No objection in principle. Inside IBD.
Bungalow considered acceptable in terms of appearance.
Materials appropriate.
Frontage hedge should be retained.

## RECOMMENDATION

**COMMITTEE**

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

**DELEGATED**

Case Officer DMC

Senior Officer 23/3

**Case Officer Recommendation**

Approve Refuse

Signed DM Lodney.

**Conditions/~~Reasons~~**
(continue overleaf)

PTO.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] 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 .....

Other ....

Precise details, for non-standard direction:

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

## Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

## Consultation/Publicity Required

| | | Requested | Sent |
|---|---|---|---|
| Extra Publicity: | | | |
| | Departure | ..... | ..... |
| | Setting of LB | ..... | ..... |
| | Public Right of Way | ..... | ..... |
| | Discretionary | ..... | ..... |
| Extra Consultations: | | | |
| | Dept of Transport | ..... | ..... |
| | Environmental Serv. | ..... | ..... |
| | LB/Cons. Area - Local | ..... | ..... |
| | - Local & National | ..... | ..... |
| | - English Heritage | ..... | ..... |
| | Consultant: Name..... ..... | | ..... Order No ..... |
| | Other: | ..... | ..... |

Case Officer Date

Recorded on board:

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 120

Receipt Issued P2271

Date first Rec'd [illegible]

## Registration

Reference H06/0137/93

Cross-Ref R

Date 22/2[illegible]

## Validation

TYPE FULL

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 120

Additional
Refund

Receipt Issued

## Information

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

Earlier permission Ref

RM

| | Siting | Design | Ext app | Access | Landscaping |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |

Index sheets 171

OS No's

Grid ref 539960 334930

Ward E

Parish GEDNEY

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1136

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

B09/89

1030/89

BRI SMITH Dip TP MRTPI
Direc 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

# H06/0137/93

FULL

Applicant: Mr R Pell
Tel:

Agent: Status Design
0406 24343 B Gilham

Description: Erection of bungalow

Location: Old Main Road
Fleet Hargate
Spalding
Lincs

---

Valid date: 19-FEB-93
Target dates:
To case officer 26-FEB-93
Inspected by 05-MAR-93
Extra contacts 12-MAR-93
Report if not clear by 26-MAR-93

Terminal date: 16-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
D M GEDNEY

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DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Clerk to Gedney PC | 0775 710451 | 25-FEB-93 | 11-MAR-93 |
| Cllr B Fines | 0406 8 374 | 25-FEB-93 | 11-MAR-93 |
| Site/Press Advert MIN | | ~~02~~ 01-MAR-93 | ~~13~~ 22-MAR-93 |

L C C - Obs Attached fc 06 4/3/93

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SITE DETAILS

Grid ref: 539960 324836
OS Sheets: 171 Parcel:

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

Application no: H06/0137/93

Applicant: Mr R Pell
65 Austendyke
Weston Hills
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of bungalow

Location: Old Main Road Fleet Hargate
Spalding Lincs

Type: FULL

Date received: 19-FEB-93

25-FEB-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 12-MAR-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

S.H.D.C. PLANNING DEPT.
RECEIVED
11 MAR 1993 DG

FOR PARISH COUNCIL USE ONLY

Comments:

The Council has no objections to this proposal.

Signed: J Bennett

# status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 8th March 1993

***The person dealing with this matter is:*** B. Gilham

For the attention of Mr D M Gedney

**Our Ref:** 93006/BG/AEW

**Your Ref:** DMG/LAB H06/0137/93

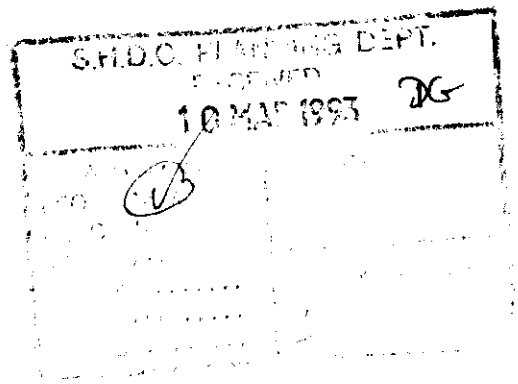
Dear Sir,

Re: PROPOSED BUNGALOW AT PLOT 3 OLD MAIN ROAD FLEET HARGATE FOR MR R PELL

Further to your letter dated 4th March 1993, my client is agreeable to the roof tile change as you suggest. I would be grateful therefore if the Plan Proposed could be changed to show Goxhill Double Pantile, Terracotta, instead of the originals shown.

Yours faithfully

B. Gilham F.F.B.



# SOUTH HOLLAND
# Internal Drainage Board

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

...G DEPT.
RECEIVED
- 5 MAR 1993
DG

**Please contact:** Mr. Staines

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

**Our Ref.** RS/PA-K/137/93/JAM **Your Ref.** **Date** 3 March 1993

Dear Sirs,

**FULL PLANNING APPLICATION - MR. R. PELL**
**DWELLING AT OLD MAIN ROAD, FLEET HARGATE**

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site that drains via privately owned and maintained dykes and pipelines to the Board's Hurnfields Drain system situated some 150 metres to the North of the A.17. Drainage difficulties in the vicinity were overcome some 12 years ago when, following extensive negotiations the Lincolnshire County Council installed a 225 mm diameter pipe under the old A.17 some 140 metres to the West of the site. Since that time I have been unaware of further difficulties being experienced and as I am sure you will be aware, the above drainage route has been safeguarded fronting recent development to the West, the former dyke having been piped and infilled in accordance with the specification of the South Holland District Council.

I would stress at this stage that I consider the above described private drainage system could not accommodate increased run-off without improvement.

I note the project requires the provision of a new access across the dyke and with reference to Mr. Gilhams recent site meeting with my assistant Mr. Staines he will be aware that in view of the likelihood of further developments I would prefer to see a comprehensive scheme put forward for the piping of the entire watercourse instead of several piecemeal proposals. I gather a scheme is being prepared for submission to the District Council for approval.

I note soakaway drainage systems are intended and 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.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.

ENGINEER TO THE BOARD

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: South Holland District Council  Application Reference H&E/0137/93

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. Address or location

Old Main Road, Fleet Hargate

3. Name, classification and number of road

III

4. Date application referred 25-2-93

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: 25/2/93  Signed: [signature]
Director of Highways and Planning

Status Design
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB

Mr D M Gedney

DMG/LAB
H06/0137/93
3300C/SG/AEW

4 March 1993

Dear Sirs

Planning Application H06/0137/93 - Erection of Bungalow, Old Main Road, Fleet Hargate

I refer to the above planning application submitted by yourselves on behalf of Mr R Bell

It is considered that the proposed roofing material (i.e. Sandtoft Rosemary Red Terracotta concrete interlocking tiles) is inappropriate in the rural location such as this. Could you please confirm (or otherwise) therefore that you are prepared to use an alternative tile such as the Sandtoft Double Pantile or alternatively the Shire Pantile.

I look forward to your response in respect of the above within the next ten days, so that I am in a position to proceed with the application.

Yours faithfully

N F Millen
Principal Planning Officer
Development Control

**BR 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 : P2271
Date received : 19-FEB-93

Received from

Status Design

Address

Status House
4 Princes Street
Holbeach

| | | |
|---|---|---|
| Fee paid | £ | 120.00 |
| VAT | £ | 0.00 |
| Total received | £ | 120.00 |

Cash/Cheque : CHEQUE

Signed..... A.Maxwell.....
(Authorised Collector)

# status design

19 FEB 1993
0137 | 93

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 18th February 1993

*The person dealing with this matter is:* B. Gilham

Our Ref: 93006/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED BUNGALOW AT OLD MAIN ROAD FLEET HARGATE FOR MR R PELL

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 93006/1 and 93006/2.
3. Cheque to the value of £120.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

(1) SC27. Reason stated.

(2) **The existing hedge shall be retained at a height of at least 1·8 metres along the northern boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by a hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1·8 metres.**

**Reason: In the interests of the visual amenity of the street scene.**

(3) B22 Reason B21.

Note

(1) For the avoidance of doubt the approved materials are Marley oxton red Multi facing bricks and Goxhill double pantile terracotta roofing tiles.

**FACING BRICKWORK:**
**ROOF TILES:**
**FOUL DRAINAGE:**
**S.W. DRAINAGE:**

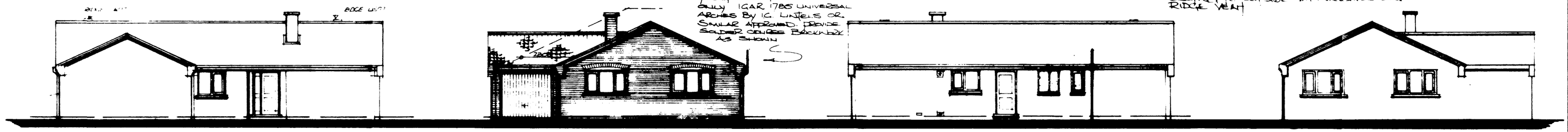
GROUND FLOOR CONST
150 SAND/CEMENT SCREED ON
100 CONC SLAB ON 1200
GAUGE ON 150 WELL BLINDED
& COMPACTED HARDCORE
CAVITY AS MAIN EXCEPT
CAVITY CLOSED + BELOW FLOOR
1200 HIGHER MAIN

**HEATING SYSTEM:**
Provide system approved by BMEnch Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985

**EXTRACTION:**
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. DUCTING TO OUTSIDE AIR VIA AIR BRICK OR RIDGE VENT

**CHIMNEY VENTILATION:**
Provide Radia 220 by Silavent ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation
DUCTING TO OUTSIDE VIA AIR BRICK OR RIDGE VENT

PROVIDE OVER 2no FRONT ELEVATION KLINDORK ALLY IGAR 1785 UNIVERSAL ARCHES BY IC UNITES OR SIMILAR APPROVED. PROVIDE SOLDIER COURSE BRICKWORK AS SHOWN



SIDE ELEVATION — FRONT ELEVATION — SIDE ELEVATION — REAR ELEVATION

**FOUNDATIONS**
UNDER EXTERNAL WALLS PROVIDE 700 x 225 CONC STRIP FOUNDATIONS
UNDER CHIMNEY BREAST FOUNDS TO BE WIDENED TO BE 900 THICK
ALL CONC TO BE 1:3:6 MIX
FOUNDATIONS TAKEN DOWN TO A DEPTH OF 750 OF TO AN APPROVED FIRM BASE.

FOUNDATIONS TO BE MIN 1.0m BELOW GROUND LEVEL IF SHRINKABLE SUB-SOIL IS FOUND ON SITE

NOTE: PROVIDE 900 x 900 x 300 THICK PAD FOUNDATION TO RUN IF CONSIDERED.

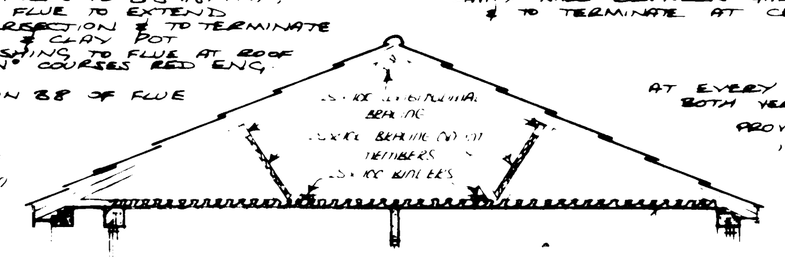
**FOUNDATIONS:**
WHERE NON LOADBEARING WALLS ARE BUILT OFF O'SITE SLAB, TAPERED OUT TO MIN. DIMENSIONS 450 x 225 OR IF DEEMED TO BE NECESSARY BY BUILDING INSPECTOR PROVIDE 450 x 225 CONC STRIP FOUNDATIONS (WALLS BUILT OFF O'SITE TO HAVE BIT FELT D P C UNDER WALLS).

**LARDER**
BUILD INTO EXTERNAL WALL 2N° 225 x 225 AIR BRICKS WITH HIT & MISS VENTS & FLY SCREENS INTERNALLY TO SERVE LARDER UNIT

**OPEN FIRE:**
TO BE CAPABLE OF BURNING SMOKELESS FUEL TO B.R. - M2 HEARTH CONSTRUCTED IN ACCORDANCE WITH B.R. - L4.
HEARTH TO BE 125 THICK.
APPLIANCE IN ACCORDANCE WITH B.R. M4.
FLUE LINERS TO B.S. 1181, 1971 (SOCKETS UP)
BUILD INTO BRICK JAMBS OF OPEN FIRE 2N° METAL ANCHORAGE POINTS TO B.R - M4 (11)

**FLUE CONSTRUCTION**
225 x 225 CLAY FLUE LINERS TO B.S 1181/1971, 100 BRICK SURROUND FLUE TO EXTEND 900 ABOVE ROOF INTERSECTION & TO TERMINATE IN 75 CONC CAPPING & CLAY POT
PROVIDE 416 LEAD FLASHING TO FLUE AT ROOF INTERSECTION INCL 2N° COURSES RED ENG. BWK.
NO TIMBER TO BE WITHIN 38 OF FLUE

**WALLING:**
270 CAVITY WALLS TO CONSIST 110 FACING BWK (SEE SITE PLAN FOR DETAILS) 50 CAVITY FILLED WITH ECONAX DRY CAVITY WALL INSULATION ALL WORK CARRIED OUT IN ACCORDANCE WITH AGREMENT BOARD CERTIFICATE N° 90/2031 110 LYTHA SOLID INSULATION BLOCKWORK
CAVITY WALLS TIED TOGETHER USING GALVANISED IRON OR PLASTIC TWIST TIES SPACED 900 HORIZONTALLY & 450 VERTICALLY TO B S 1243 1978
INTERNAL WALLS TO BE 100 BLOCKWORK
CAVITY WALL BETWEEN GARAGE & BEDROOMS NOT TO HAVE CAVITY INSULATION & TO TERMINATE AT CEILING LEVEL.



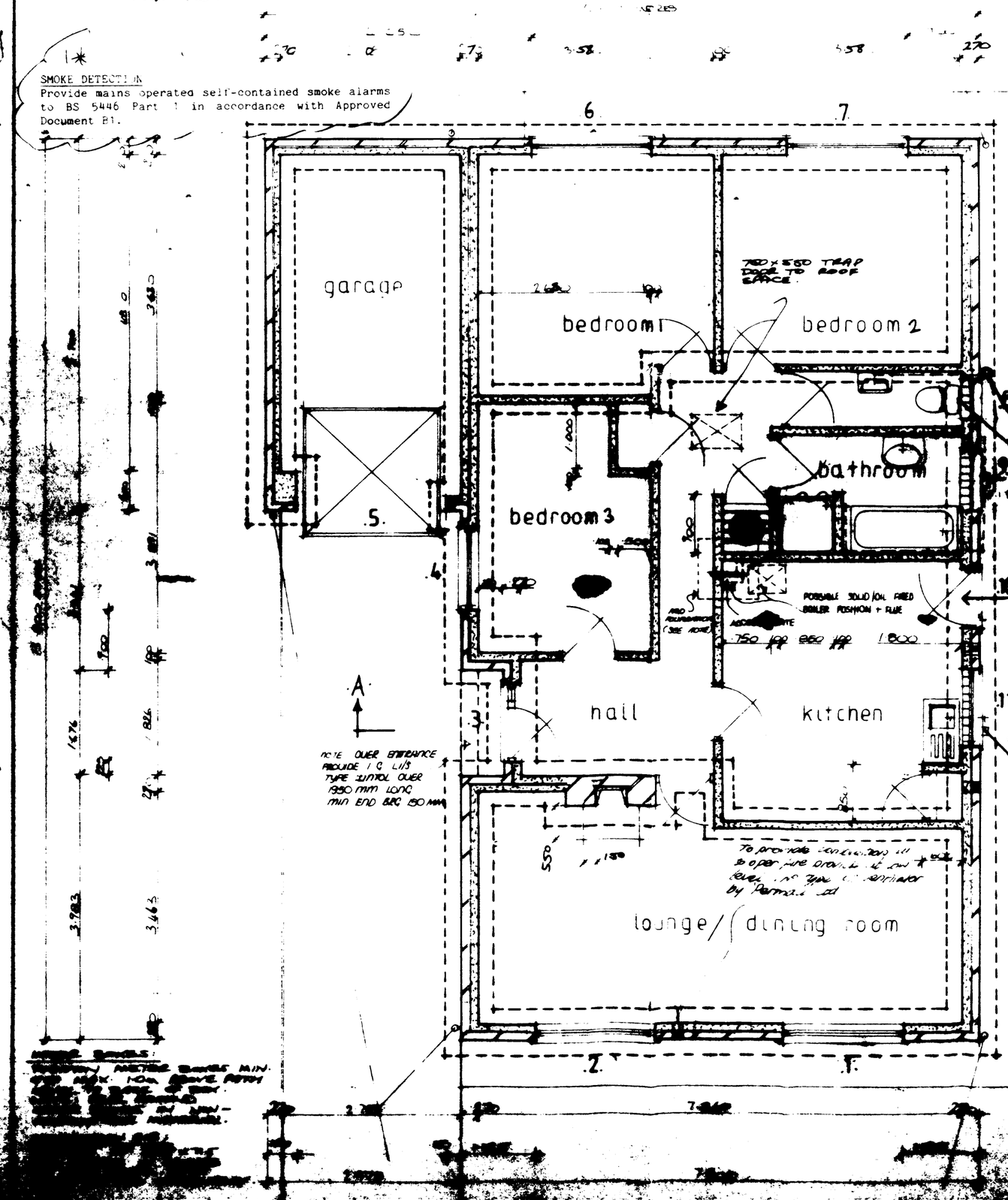
AT EVERY CLOSURE OF CAVITY PROVIDE BIT FELT D.P.C BOTH VERTICALLY & HORIZONTALLY
PROVIDE CAVITY TRAYS IN BIT FELT ABOVE LINTELS IN EXTERNAL GABLE WALLS.
ALL LINTELS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

**SUB-STRUCTURE WALLING**
100 DENSE CONC BLOCKS, CLASS A BIT FELT D.P.C. TO EXTERNAL WALLS 150 ABOVE GROUND LEVEL
WEAK MIX CONCRETE INFILL TO BASE OF CAVITY TO TERMINATE 225 BELOW LOWEST D.P.C LEVEL

**INTERNAL WALL FINISH:**
ALL INTERNAL WALLS TO RECEIVE 10mm SAND CEMENT RENDERING WITH 3mm SKIM FIN

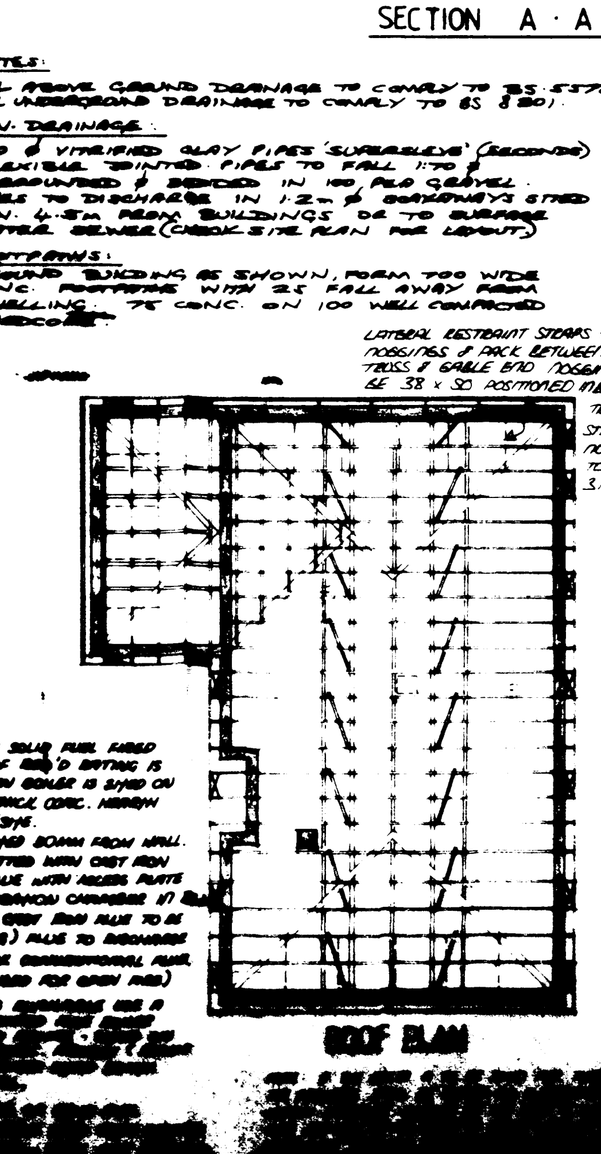
HABITABLE ROOMS KITCHENS - BACKGROUND VENTILATION
Provide window manufacturer's fasteners which lock in NIGHTVENT position giving a total opening area of not LESS than 5000 sq. mm.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.




note over entrance provide 1 0 LHS type window over 1950 mm long min end brg 150 mm

SECTION A · A




**NOTES:**
ALL FOUL GROUND DRAINAGE TO COMPLY TO BS 5572
ALL UNDERGROUND DRAINAGE TO COMPLY TO BS 8301.

**S.W. DRAINAGE:**
100 Ø VITRIFIED CLAY PIPES 'SUPASEALEX' (SOCKETED) FLEXIBLE JOINTED PIPES TO FALL 1:40 Ø BEDDED & JOINTED IN 100 PEA GRAVEL PIPES TO DISCHARGE IN 1:2:4 Ø CHAMBERS & TRAP MIN 450 DEEP. BUILDINGS OVER 30 TO DISCHARGE WATERAL SEWER (CHECK SITE PLAN FOR LAYOUT)

**FOOTPATHS:**
AROUND BUILDING AS SHOWN, FORM TOO WIDE CONC FOOTPATH WITH 25 FALL AWAY FROM DWELLING. 75 CONC ON 100 WELL COMPACTED HARDCORE

**DRAINAGE:**
**INSPECTION CHAMBERS:**
ALL INTERNAL DIMENSIONS OF INSPECTION CHAMBERS TO BE RELATED TO DEPTH IN ACCORDANCE WITH B.S 8301.
I.C. CONSTRUCTION:
225 THICK CLASS 'B' ENG. BWK SURROUND (WATER TIGHT) 150 CONC. COVER SLAB, 100 CONC. COVER SLAB. COVERED WITH STEEL LD & INSET FRAME.
NOTES:
INSPECTION CHAMBER COVERS IN TRAFFIC TO BE HEAVY DUTY, ELSEWHERE STANDARD DOMESTIC ONLY.
ALL JUNCTIONS IN I.C.'S TO BE ON SLOW BENDS.
ALL DRAINS TO BE LAID TO A SELF CLEANING GRADIENT. MIN. FALL 1:70, MAX. 1:40.

**FOUL WATER DRAINS:**
100 Ø VITRIFIED CLAY PIPES 'SUPASEALEX' FLEXIBLY JOINTED & BEDDED IN 100 PEA GRAVEL DRAINS UNDER BUILDING TO BE ENCASED IN 150 PEA GRAVEL WITH LINTEL OVER PIPE AT WALL PENETRATIONS. AROUND PIPES AT WALL PENETRATIONS PROVIDE 25 GAP AROUND PIPE FILLED WITH COMPRESSIBLE MATERIAL.
100 Ø P.V.C. S.V.P. TO DISCHARGE 900mm ABOVE ANY WINDOW HEAD WITH BALLOON FINIAL, PROVIDE ACCESS PLATE AT BASE.
38 (1½") P.V.C. WASTE PIPES FROM ALL APPLIANCES COMPLETE WITH 75 DEEP SEALED TRAPS & ACCESS EASE ACCESS POINTS AT EVERY CHANGE OF DIRECTION

SAFETY GLAZING
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door



ROOF PLAN

**JOINERY / LINTEL SCHEDULE**

| N° | JOINERY REF | LINTEL REF | LINTEL LENGTH | MIN END BEARING |
|---|---|---|---|---|
| 1 | 312 CC | 1.G. 41/S | 2100 | 150 |
| 2 | 312 CC | 1.G. 41/S | 2100 | 150 |
| 3 | FER150 / PORTCULLIS | 1.G. 41/S | 1500 | 150 |
| 4 | 212 C | 1.G. 41/S | 1500 | 150 |
| 5 | HOPPERSON OR SIMILAR | 1.G. 41/S | 2700 | 150 |
| 6 | 312 CC | 1.G. 41/S | 2100 | 150 |
| 7 | 312 CC | 1.G. 41/S | 2100 | 150 |
| 8 | 110 C | 1.G. 41/S | 900 | 150 |
| 9 | 2N 10 C | 1.G. 41/S | 1800 | 150 |
| 10 | FAN / PORTCULLIS | 1.G. 41/S | 1200 | 150 |
| 11 | 210 C | 1.G. 41/S | 1500 | 150 |

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

D.&H.

## NOTES & SCHEDULES.

PITCHED ROOF CONSTRUCTION
CONCRETE INTERLOCKING TILES (SEE SITE PLAN FOR DETAILS ON 38 x 25 S.W.N. BATTENS ON 38 x 25 SW.N. TREATED TO BS 4072 TYPE 1 APPLIED HORIZONTALLY & 38 x 38 VERTICALLY
TWINALPLATE FINK TYPE 2261 TRUSSES AT 600 c/c & @ 25° PITCH WITH 450 OVERHANG @ EAVES WITH 25 x 100 FASCIA BOARD
2N° 25 x 100 SOFFIT BOARDS @ 25 x 100 DIAGONAL ZED BRACING IN ROOF PLANE @ WITH 38 x 38 TIMBER BULLETIN N° AT ROOF INTERSECTIONS
ORDITE 32 x 175 CAP BOARDS NAILED TO RAFTER ENDS OVER MAIN ROOF VERGE & FORM TRADITIONAL STYLE
CONSTRUCTED OF 32 x 75 RIDGEBOARD, 38 x 100 @ 600 c/c RAFTERS 38 x 100 @ 600 c/c BELOW @ 38 x 75 @ 1800 c/c STRUTS
ALL TRUSSES & GABLE LADDERS TO BE STRAPPED TO WALL PLATE & GABLE WALL AT HEADS & CEILING LEVEL AT 2
25 x 75 P.S.E. FASCIA & BARGE BOARD
6mm SUPERLUX SOFFIT
PVC RAINWATER GOODS 112 Ø H.R. GUTTERING WITH 68 Ø R.W.D.P.S
CAVITY TO BE SEALED OFF AT TOP
100 x 50 WALL PLATES BEDDED ON S/C & HELD IN POSITION BY TRUSSES STRAPPED TO BRICKWORK

ROOF VENTILATION:
PROVIDE 125 x 425 SLOTS IN SOFFIT AT 2.4 c/c SLOTS TO HAVE R/F PLASTIC MESH COVERING INTERNALLY ALL IN ACCORDANCE WITH BUILDING REGULATIONS

BUNGALOW CEILING:
PROVIDE 250 FIBREGLASS LOFT INSULATION
12.7 GYPROC DUPLEX PLASTERBOARD WITH ARTEX CEILING FINISH

GARAGE CEILING:
2N° LAYERS OF 12.7 PLASTERBOARD & ARTEX CEILING FINISH

NOTE TO ROOF STRUCTURE OVER HABITABLE ROOMS PROVIDE 2 N° RIDGE VENTS IN POSITIONS SHOWN ON ELEVATIONS

**status design**


ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
STATUS HOUSE, 2 PRINCES STREET, HOLBEACH, SPALDING. Tel: 0406 24343


PROPOSED BUNGALOW AT OLD MAIN ROAD, FLEET HARGATE FOR

MR. R. PE[illegible]

[illegible] D.C.
PL[illegible] T.
19 FEB 1993
DATE 01.37.93

93006/2

**BUNGALOW TYPE**

SEE DRG No 93006/2 HANDED

**ACCESS**

TO BE MIN. 2.5m WIDE ALL TO L.C.C. REQUIREMENTS

DYKE AT ACCESS POSITION TO BE PIPED ALL TO L.A. REQUIREMENTS

**DRIVE**

75 [ 19 DOWN ] WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE
50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

**LANDSCAPING**

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

PLANT HAWTHORN HEDGE TO REAR BOUNDARY AS SHOWN

S.B. - SILVER BIRCH

EXISTING HEDGE TO SITE FRONTAGE TO REMAIN EXCEPT FOR ACCESS POSITION

**SEPTIC TANK**

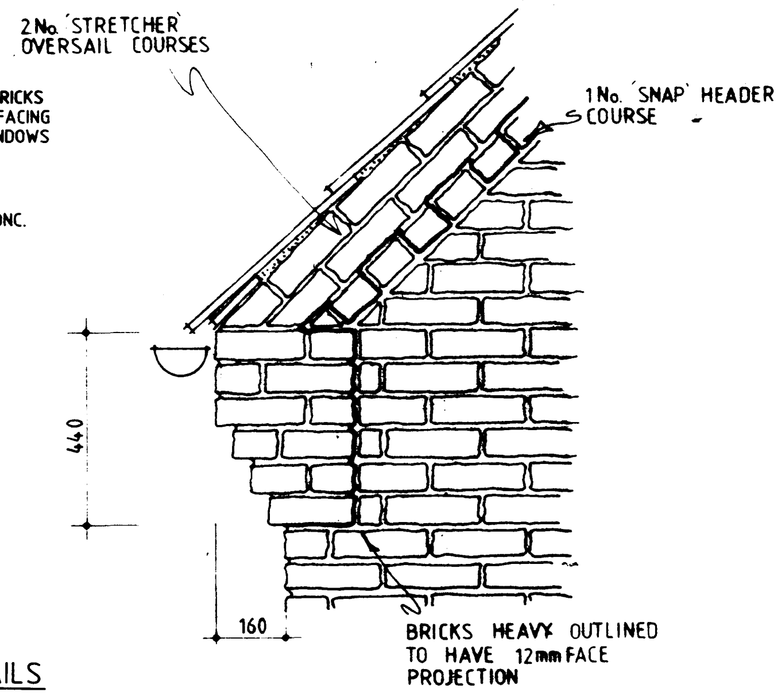
IF THE DWELLING IS TO HAVE AN OCCUPANCY OF 5 PEOPLE, PROVIDE A 825 GALLON SEPTIC TANK

**EXTERNAL MATERIALS**

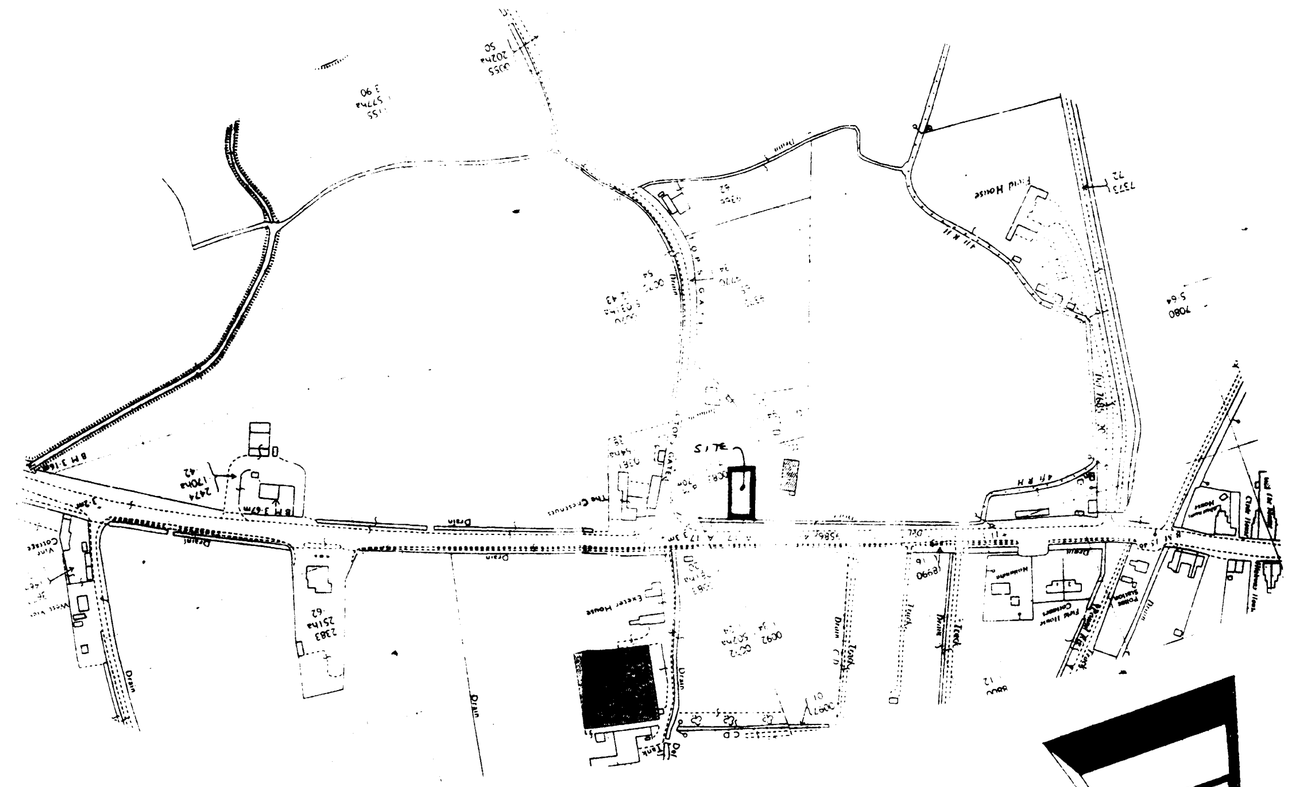
MARLEY OXTON RED MULTI FACING BRICKS WITH MARLEY NEW ENGLAND MULTI FACING BRICKS TO SOLDIER ARCH ABOVE WINDOWS & BELOW D.P.C.

RUSSETT BROWN MORTAR

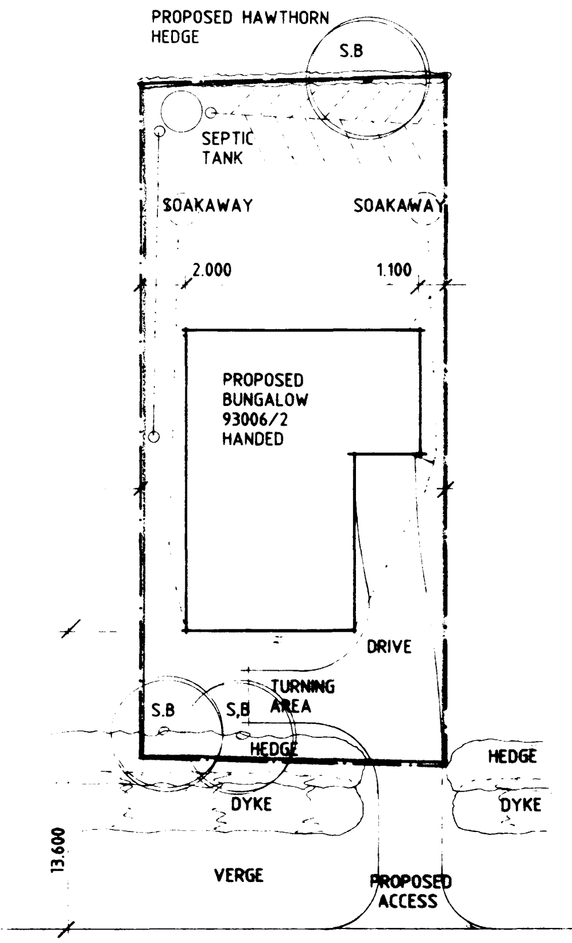
GOXHILL BOLD ROLL TERRACOTTA CONC. INT. ROOF TILES




VERGE DETAILS



LOCATION PLAN




# SITE PLAN

THIS DRAWING TO BE READ IN CONJUNCTION WITH

93006/2 HANDED

**SEPTIC TANK:**
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the sept tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of 150mm diam. porous pipe surrounded by 75mm reject aggregate or each length as may be determined by the test, whichever is the greater.

Applicants are further advised that during times of inclement weather, the ground water level rises accordingly and it is essential that drainage fails to the septic tank are kept to the minimum, say 1 in 70, and the tank, particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge treated effluent into the land. National Rivers Authority do not permit negative soil percolation systems to be sited within 50 metres of any watercourse or to discharge effluent directly into an aquifer.


Notes and Disclaimer

No one person from this drawing.

Any dimensions or quantities not any way be different, should, copied, photographed or used for any purpose other than for which it is issued without written permission from Status Design Ltd.

The contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon visual site conditions existing at the time. No responsibility can be accepted for abnormal conditions which happened to the Architects, so that design amendments may be considered.

Please note: This drawing is not a submission drawing.



STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423443


PROPOSED BUNGALOW AT OLD MAIN ROAD, FLEET HARGATE

FOR

MR. R. PELL.


RECEIVED
18 FEB 1993


1:200 1:2500 93006/1

FEB-93

Architectural Planning & Building Design Consultants