SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H06/0264/94 Received:29-MAR-94 Type:RESERVED MATTERS

Earlier Permission: H06/0861/93

Name: Messrs R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: Architectural Design Services
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech, Cambs PE13 5LH

Description: Proposed four bedroomed dwelling with an integral double garage
Location : Lowgate Gedney
Spalding Lincs

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:

This permission is granted in accordance with the application submitted as revised by the amended details (Drawing No. 159/G/94) received by the Local Planning Authority on 19 April 1994.

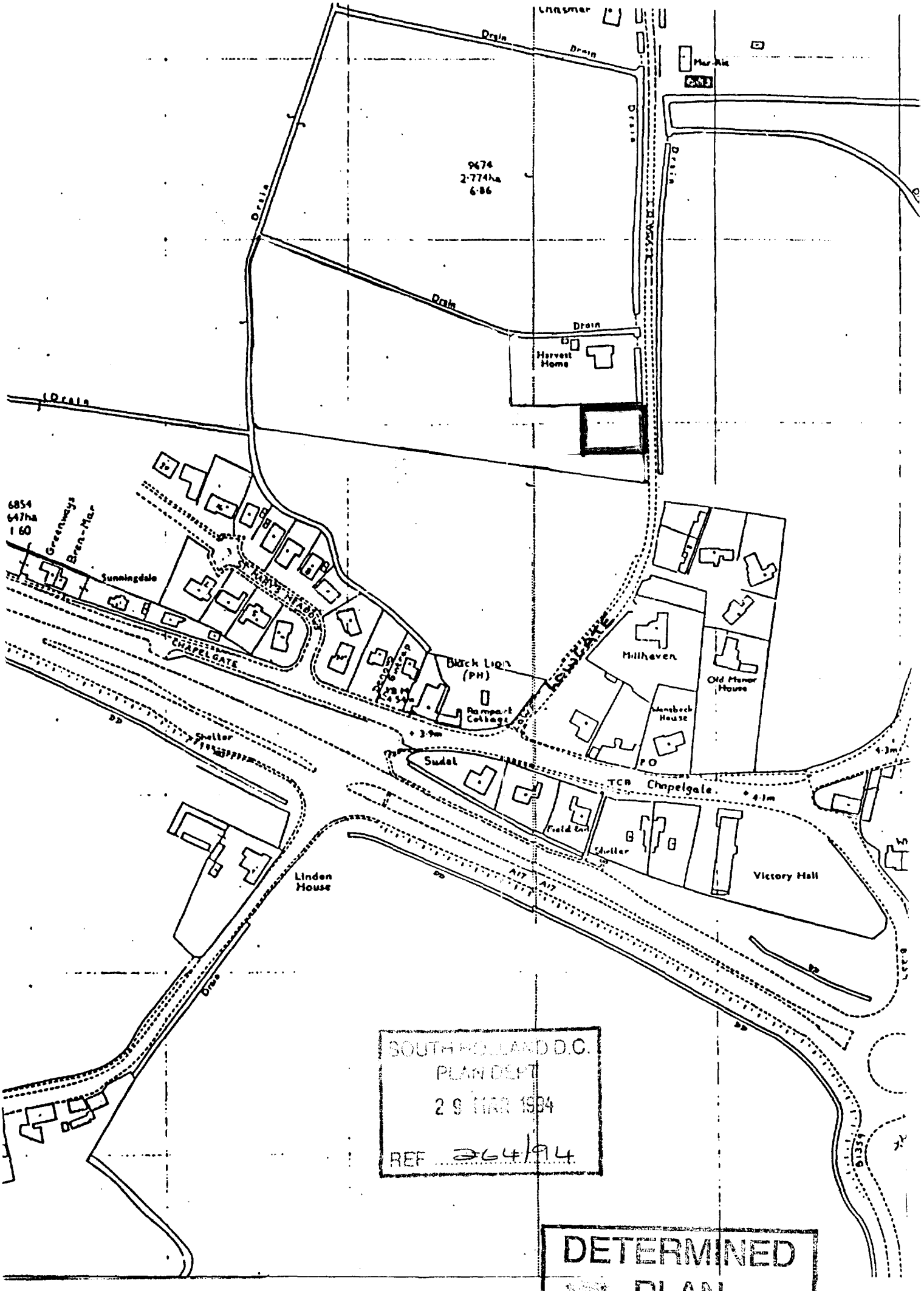
Your attention is drawn to condition 4 of outline permission H06/0861/93 dated 18 February 1994.

Director of Planning and Building Control Services
06-JUN-94 H06/0264/94

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

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

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


Drain
Drain
Drain
Drain
Drain
Drain
9674
2·774ha
6·86
Harvest Home
6854
5·47ha
1·60
Greenways
Bren-Mar
Sunningdale
CHAPEL GATE
Black Lion (PH)
Rampart Cottage
LOWLAKE
Millhaven
Old Manor House
Sudel
TCB
Chapelgate
PO
Shelter
Victory Hall
Linden House
A17
A17
Drain
SOUTH HOLLAND D.C.
PLAN DEPT
29 MAR 1994
REF 264/94
DETERMINED
PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0264/94

Date Registered 17 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS R & D. WRIGHT,
CEDAR HOUSE,
GEDNEY MARCH,
SPALDING, LINCS

Tel. No. —

NAME AND ADDRESS OF AGENT

(if form completed by agent)

ARCHITECTURAL DESIGN SERVICES S.J.THROWER,
3 NEWGATE RD, TYDD ST. GILES, WISBECH,
PE13 5LH

Tel. No. 0945 870022

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LOWGATE, GEDNEY, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED FOUR BEDROOMED DWELLING WITH AN INTEGRAL DOUBLE GARAGE.

Please complete — I attach

* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140 . . . If you consider no fee is payable include a written explanation instead.

Signed: S.J.Thrower . . . Date 15/3/94 . . . . . 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**	H06/0861/93 1-3

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 or 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)	0·085 ~~0·0885~~ hectares (as Outline)
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	7·800 metres
(b) max. length:	15·064 metres
(c) max. width:	9·665 metres
D. Please state type and colour of materials for facing external walls:	RED MIXTURE FACINGS TO BE CONFIRMED
E. Please state type and colour of roofing materials.	CONC FARMHOUSE RED TILES
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. — AGRICULTURAL

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

C. What provision will be made for garages or parking within the site? — SEE SITE PLAN

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	R.W.S.
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	YES	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H06/0361/93

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OUTLINE PLANNING OBTAINED FOR CONNECTION WITH NURSERY.

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 Stephen J Thomas ~~(Applicant~~ / Agent) Date 15/3/94

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

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

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: N/A
Address of tenant at which notice was served: State Date notice served:

Signed Stephen J Thomas ~~(Applicant~~ / Agent) Date 15/3/94

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current	✓	✓	✓	✓	✓
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only) DEPTH OF SITE ON 1/200 DOES NOT EQUATE WITH DEPTH OF SITE AS SHOWN ON 1/2500. PLEASE RECTIFY.

Other.....

Direction authorised by Senior Officer..... Date 21/3

Revalidation after Direction

Information satisfactory Signed..... Date 29/8/94

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

		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/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

Press
PC
WM
Residents

Case Officer: David Gibney

Senior Officer Confirmed ..... Date 29/3/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Generally agricultural land.
Boundaries : Bungalow to north. Landscaping along
Site Features : boundary. Drain along site frontage.

Inspected by DME
Date 7/4

Site Notice posted by
Date
Expiry DME 7/4

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

" Harvest Home", Longgate.

Telephone/Visitor Record

✓ 29/4

Date	Conversation with	Conclusion

Case Officer Conclusions DME 25/5.

Amended details considered acceptable.
To be built in dark brick with brown roof tiles.
Landscaping scheme acceptable.
[redacted] Neighbours not materially affected in my opinion.

NB. [redacted] Filling of frontage down to path within limit of Housing + Property Survey.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) — Refuse (or adverse)

Signed DMG Date 25/5

~~Notes:~~

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

None.

Notes

(1) SN1 — dwg nº 1159/9/94 rec'd by the LPA on 19/4/94.

(2) SN4 — Condition 4 of outline permission H08/0861/93 dated 18/2/94.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £140.

Receipt No P4027

Date first Rec'd 17 MAR 1994

Registration

Reference H06/0264/94.

Cross-Ref B06/0167/94.

Date 18/3/94.

Validation

TYPE RM

Site area 0.099
No of dwellings
Floorspace

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

Description to be recorded

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

Fees
Correct fee £140
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 179 OS Plots
Grid ref 541050 334600

Ward E Parish GODNEY

Inside IBD NO 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 1639 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps
361/93
343/93

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

— DRAFT —

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H06/0264/94 Received:29-MAR-94 Type:RESERVED MATTERS

Earlier Permission: H06/0861/93

Name: Messrs R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: Architectural Design Services
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech, Cambs PE13 5LH

Description: Proposed four bedroomed dwelling with an integral double garage
Location : Lowgate Gedney
Spalding Lincs

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:

This permission is granted in accordance with the application submitted as revised by the amended details (Drawing No. 159/G/94) received by the Local Planning Authority on 19 April 1994.

X Your attention is drawn to condition 4 ~~on~~ of outline permission H06/0861/93 dated 18 February 1994.

Director of Planning and Building Control Services
31-MAY-94 H06/0264/94

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

SCAN 1/6
DMF 3/6

SOUTH HOLLAND DISTRICT COUNCIL

H06/0264/94
RESERVED MATTERS

Applicant: Messrs R & D Wright — Agent: Architectural Design Servi
Tel: — (0945) 870022

Description: Proposed four bedroomed dwelling with an integral double garage

Location: Lowgate
Gedney
Spalding
Lincs

Valid date:	29-MAR-94	Terminal date:	24-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	05-APR-94	Report deadline:	27-APR-94
Inspected by	12-APR-94	Agreed TD Ext:	30-MAY-94
Extra contacts	19-APR-94	Case Officer:	
Report if not clear by	03-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building: — Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, Harvest Home, Lowgate		29-APR-94	20-MAY-94
Site/Press Advert MIN		31-MAR-94 07 APR	21-APR-94
Clerk to Gedney PC	0775 710451	30-MAR-94	13-APR-94
Cllr B Fines	0406 8 374	30-MAR-94	06-APR-94

Lcc - Cllr Allcock 05

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)

BRIAN **TH** Dip TP MRTPI
Director 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

H06/0264/94

RESERVED MATTERS

Applicant: Messrs R & D Wright
Tel:

Agent: Architectural Design Servi
(0945) 870022

Description: Proposed four bedroomed dwelling with an integral double garage

Location: Lowgate
Gedney
Spalding
Lincs

30 May 94

Valid date:	29-MAR-94	Terminal date:	~~24-MAY-94~~
Target dates:		Target Committee:	11-MAY-94
To case officer	05-APR-94	Report deadline:	27-APR-94
Inspected by	12-APR-94	Agreed TD Ext:	
Extra contacts	19-APR-94	Case Officer:	
Report if not clear by 03-MAY-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		7 APR ~~31-MAR~~-94	28 ~~21~~-APR-94
Clerk to Gedney PC	0775 710451	30-MAR-94	13-APR-94
Cllr B Fines	0406 8 374	30-MAR-94	06-APR-94

L C C - Dfs Attached for CS 31/3/94

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

*I ~~do not~~ agree ~~to the amendment suggested or to an extension of~~ time.

(*Please delete whichever does not apply)

Signed Stephan Thomas Date 15/4/94

Application reference:

H06/0264/94.

PLANNING AMENDMENT

For office use only

Application No. H06/0264/94

Date Registered 18 APR 1994

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS R & O. WRIGHT,
CEDAR HOUSE,
GEDNEY MARSH,
SPALDING, LINCS

Tel. No. —

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

ARCHITECTURAL DESIGN SERVICES,
3 DEEPGATE RD,
IVDD ST. GILES, WISBECH
PE13 5LH

Tel. No. 0945 (Contact) S. THROWER.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

870022

B'LOWGATE, GEDNEY, SPALDING LINCS.

Please complete

APPLICATION No.

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

H06/0264/94

OFFICE COPY

Building Regulation reference relating to same development (if any)

B06/0167/94

2. Please tick **one** box only

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

or

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

Please complete

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

Signed Stephen Thrower Date 15/04/94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED FOUR BEDROOMED DWELLING WITH AN INTEGRAL GARAGE

State details of amendments proposed

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

BRICK & TILE TYPES, * BOUNDARY LANDSCAPE TREATMENT

BRICK TYPE — BUTTERLEY WENTWORTH MIXTURE
REDLAND REGENT 02 BROWN TILES, (SEE * SITE PLAN)

State drawing no's of the current submission

159/G/94

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

YES / NO — MR. GEDNEY

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

N/A.

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

H06/0264/94

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ AL

Registered .....

Terminal date/committee updated ..... ✓ 28/4

DC Procedural Assessment

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

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

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

PC None ☐
WM
Press
(Residents) ✓ DONE 29/4
Other -

Is it an amendment in principle? Yes/~~No~~

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

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

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

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

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

AUTHORISED to treat as amendment

Confirmed: 29/4

Superseded details removed ☑

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

Same.

Acceptance issued:
Public register updated: ✓ 29/4

DC Professional Assessment

NOTES:

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0264/94

Applicant: Messrs R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: Architectural Design Servic
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech, Cambs PE13 5LH

Description: Proposed four bedroomed dwelling with an integral double garage

Location: Lowgate
Gedney
Spalding
Lincs

Amendment: Amendment to brick and tile types and boundary landscape treatment (drawing number 159/G/94)

29-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 30-MAY-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

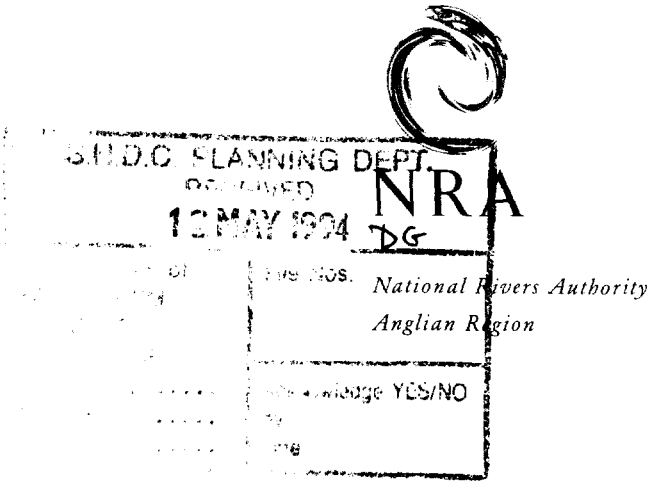
Director of Planning and Building Control Services

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)

Our Ref: GT/94/1/SH/0127
Contact: GILL THORNALLEY

9 May 1994



B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

PLANNING APPLICATION NO. H06/0264/94
PROPOSAL: FOUR BEDROOM DWELLING WITH AN INTEGRAL DOUBLE GARAGE
LOCATION: LOWGATE, GEDNEY
APPLICANT: MESSRS R & D WRIGHT

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

MERVYN PETTIFOR
Planning Manager

DES

GRAINGER DAVIES Regional General Manager
Northern Area, Aqua House, Harvey Street, Lincoln, LN1 1TF. Tel: (0522) 513100 Telefax: (0522) 512927

Printed on Recycled Paper

Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech
Cambs PE13 5LH

Mr D M Gedney

DMG/JK/H06/0264/94

12 April, 1994

Dear Sir

Planning Application H06/0264/94 - Proposed Four Bedroomed Dwelling with Integral Double Garage, Lowgate, Gedney (R & D Wright)

I refer to the above planning application recently submitted by yourself.

Firstly, it is noted that the proposed materials are red mixture facings and concrete farmhouse red tiles. More specific details are required in respect of this, otherwise a further application will need to be submitted at a later date (involving another fee).

Secondly, it is my opinion in the interests of the visual amenities of the rural locality that hedging is required along the southern boundary of the site (as outlined in red), and also along the frontage. This should be of an indigenous species (e.g. Hawthorn).

I look forward to your response in respect of the above within the next 14 days, therefore, and also enclose a copy of relevant amendment forms should you require them.

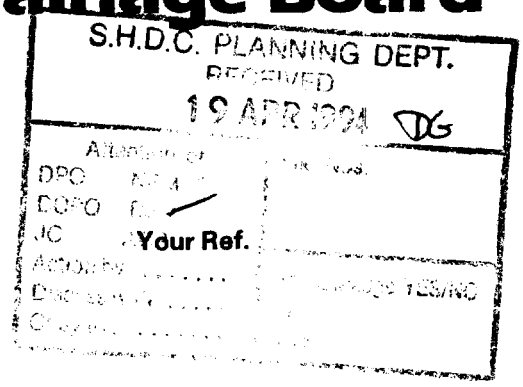
Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

LOP

SOUTH HOLLAND
Internal Drainage Board

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



Please contact: Mr. Staines

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

Our Ref. RS/PAK/264/94/FES

Date 15 April 1994

Dear Sir,

RESERVED MATTERS PLANNING APPLICATION - R. & D. WRIGHT
DWELLING AT LOWGATE, GEDNEY.

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Dependent upon the results of subsoil investigations I note that a cesspool may be provided in lieu of the septic tank shown on the drawing.

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.

I note the project involves the infilling of the dyke alongside Low Gate. Accordingly, the prior approval and specification of the South Holland District Councils Property Services Department will be required. Furthermore, with regard to the above, I have no doubt that the National Rivers Authority, to whom a copy of this letter is being sent, will advise regarding the clearance required between the septic tank system and the private roadside watercourse referred to.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations, and the National Rivers Authority.

Architectural Design Service
S.J. Thrower
3 Newgate Road
Tydd St. Giles
Wisbech
Cambs

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0264/94

Applicant: Messrs R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: Architectural Design Servic
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech, Cambs PE13 5LH

Description: Proposed four bedroomed dwelling with an integral double garage

Location: Lowgate Gedney
Spalding Lincs

Type: RESERVED MATTERS

Date received: 29-MAR-94

30-MAR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 13-APR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

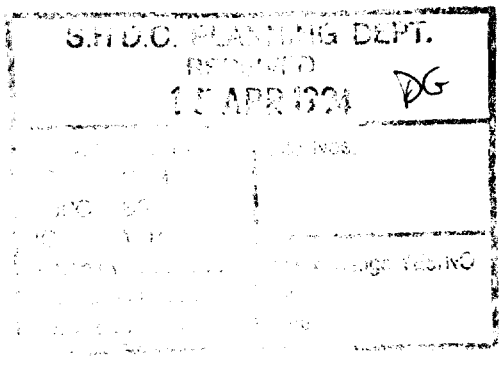
Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

No objections to the application.

Signed: J. Bennett



NATIONAL RIVERS AUTHORITY

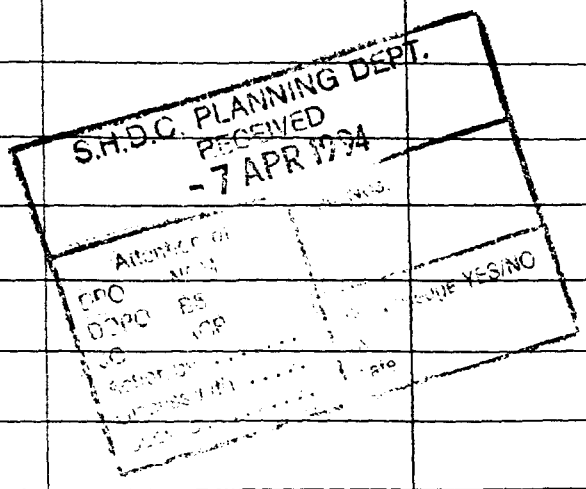
ANGLIAN REGION

PLANNING CONSULTATION

NRA

DATE: 7 4 94

No comments		Comments to be forwarded	
H09/0253/94	H16/0316/94	H04/0254/94	
H01/0261/94	H09/0309/94	H06/0258/94	
H06/0264/94 See Previous	H18/0320/94	H17/0262/94	
H14/0269/94	H16/0322/94	H18/0263/94	
H20/0271/94	H23/0323/94	H16/0265/94	
H14/0272/94 See Previous		H16/0267/94	
H12/0273/94		H09/0283/94	
H09/0275/94		H17/0286/94	
H09/0282/94		H12/0287/94	
H16/0285/94		H16/0312/94	
H16/0292/94			
H14/0300/94			
H14/0301/94			
H09/0277/94			
H16/0278/94			
H06/0281/94			
H22/0284/94			
H16/0288/94			
H11/0293/94			
H16/0294/94			
H04/0308/94 See Previous			
H15/0311/94			
H04/0313/94			



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 88/0264/96

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

Lewgate, Crowland

3. Name, classification and number of road

TT

4. Date application referred 31-3-94

5. State whether outline, detailed application etc.

R.M

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

Four Bed Dwelling & Double 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 10~~b as shown overleaf~~.

Date: 31/3/94 Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0264/94

Applicant: Messrs R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: Architectural Design Serv
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech, Cambs PE13 5LH

Description: Proposed four bedroomed dwelling with an integral double garage

SOUTH HOLLAND D.C.
PLAN DEPT
29 MAR 1994
REF ...Valid...

Location: Lowgate
Gedney
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 17-MAR-94

22-MAR-94

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:
Depth of site on 1:200 does not equate with depth of site as shown on 1:2500. Please rectify.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
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 J BLACKLOCK

Yours faithfully

Principal Planning Officer

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4027
Date received : 17-MAR-94

Received from

D & Y L Guest

Address

Cedar House
Gedney Marsh
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

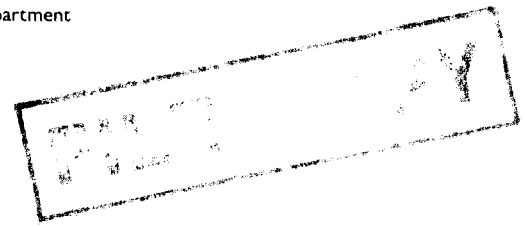
Cash/Cheque : Cheque

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

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

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

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



SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H06/0264/94

Applicant: Messrs R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: Architectural Design Servic
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech, Cambs PE13 5LH

Description: Proposed four bedroomed dwelling with an integral double garage

Location: Lowgate
Gedney
Spalding
Lincs

Amendment: Change colour of roof tile from Brown to Farmhouse Red

19-JUL-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Director of Housing and Planning Services

PLANNING AMENDMENT

For office use only

Application No. H06/0264/94/1

Date Registered 13 JUL 1995

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS D. GUEST
THE CARAVAN, LOWGATE
GEDNEY, SPALDING. LINCS

Tel. No. 365627

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete

APPLICATION No.

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

0264
H06/~~0168~~/94

Building Regulation reference relating to same development (if any)

B 167/94

2. Please tick **one** box only

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

A ✓

or

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

B

Please complete

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

Signed ....H. Guest..... Date ...12:7:95.....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

FOUR BEDROOM ~~DETACHED~~ DWELLING WITH AN INTEGRAL DOUBLE GARAGE

State details of amendments proposed

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

CHANGE COLOUR OF ROOF TILE FROM BROWN TO FARMHOUSE RED.

State drawing no's of the current submission

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

~~YES~~ / NO

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

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ AP

Registered 11/7/25

DC Procedural Assessment

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

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

Confirmed: .....DMC 11/7

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

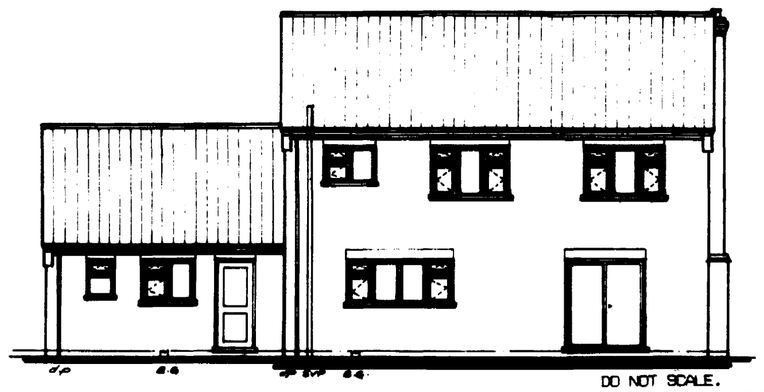
Acceptance issued:



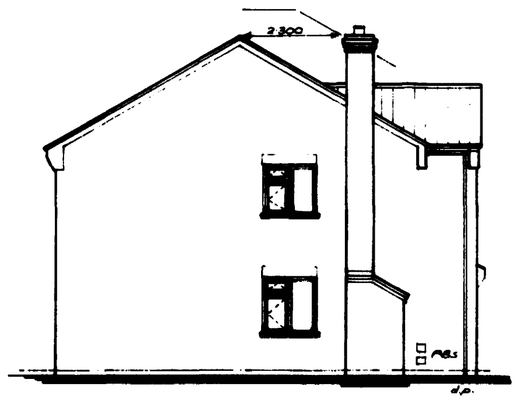
FRONT ELEVATION.



END ELEVATION.

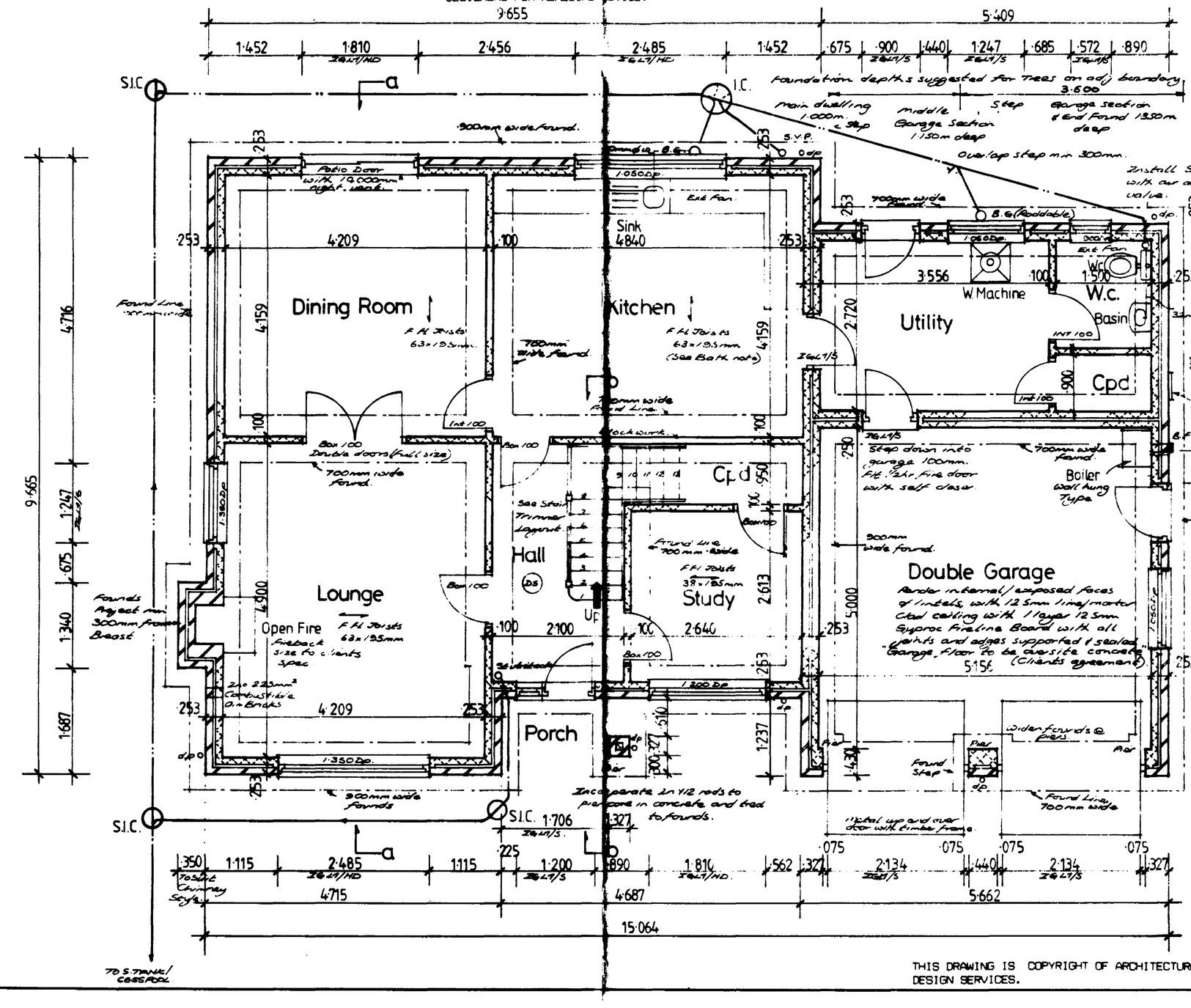


REAR ELEVATION.



END ELEVATION.

DO NOT SCALE. IF IN DOUBT ASK.
DIMENSIONS TAKE PRECEDENCE
CONTRACTORS ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND DETAILS PRIOR TO SETTING OUT AND ORDERING MATERIALS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNERS FOR REMEDIAL ADVISE.



STORM DRAINAGE.
Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc (shown on plans) 68mm dia p.v.c. downpipes, connected via adaptors to 110mm dia Osma type drains laid at a min of 1:40 falls in 150mm pea gravel surrounds and flexible joints laid to new 1mt cube rubble filled soakaways min 5mts from building and boundaries.
Ensure no live drains are in area of proposal.

FOUNDATIONS.
Concrete strip foundations min depth ~~850mm~~, to be agreed on site with Building Control Officer.
See Structural Engineers Details for Foundations & Suspended Floor Recomendations.
See Sections for further details etc.

D.P.C.
Install Astas d.p.c. or similar d.p.c. min 150mm above G.L. and to sides of openings in cavity walls. Install tray d.p.c. to external L.G. lintels. (See lintel notes)also to roof/wall abutments above lead flashings. See Cavity Closer notes.

WALLS.
103mm facings to all elevations and features shown 50mm cavity with 6no wire ties ..... at 1mt sq. (900mm c-cs horizontally, 450mm c-cs vertically). Install wire ties at every block course up reveals. Inner leaf in 100mm Thermalite Shield or similar approved block. (Thermal Values Etc).
Install 50mm Dri-therm cavity insulation. Close cavity at roof and reveals with brickwork/blockwork
Use dense concrete blocks below G.L. with 2 course facings to outer leaf below d.p.c. Fill cavity void with lean mix concrete to height of 225mm below d.p.c. (See internal finish note). Render and skim internally with 12.5mm thick plaster and skim.
Incorporate piers as indicated.

JOINERY.
Standard Boulton and Paul frames, skirtings, architraves and mouldings to match existing.
Purpose made Windows and Ext Doors in U.P.V.C.
Window depths shown on plan. "d.p."

LINTELS.
Install I.G. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with B.S. 5268 which should extend to the edge of the toe and at least 100mm beyond each end of lintel to shed moisture clear of reveals. See refnos on plan.

FIRST FLOOR.
18mm T & G chipboard screw fixed to floor joists at 400mm c-cs. Install trimmers and infill joists.
Double up joists and trimmers beneath studwork partitions and around stairwell. Bolt together trimmers and joists with M10 bolts and toothed timber connectors at ends and third span. Support infill joists in m.s. joist hangers. Install Catnic herringbone strutting to all joists over 3mt span. Fit 2 rows of herringbone strutting to all joists over 4.5mts.
No timber to be within 40mm of chimney.

Note: Install water resistant type flooring grade chipboard in kitchen, Utility and Bathroom/ Ensuite areas.

STUDWORK PARTITIONS.
100mmx38mm studs at 400mm ccs off 100x50mm head and sole plates. Install 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated. Clad both sides with 9.5mm plasterboard and skim.

TIMBER.
All timber to be SC3. (G.S.Grade)

STAIRS.
Install Boulton and Paul staircase. (Non Standard). Regulation Goings min 220mm. Max Rise 220mm. (Actual) B & P. Standard 200mm). Max pitch 42 degrees. Min width between handrails 850mm. Tread depth 250mm. Newel support to quarter landing. Handrail and balustrade height min 900mm above floor /pitch line. Terminate in scrolls or other suitable fittings. No openings in treads or balustrades to allow the passage of a 100mm dia sphere. Ballustrades to be constructed vertically to avoid childrens temptation to climb. Ensure 2mts headroom, min over all treads. Ballustrades along gallery landing able to resist a horizontal force of 0.kn for each 1mt length. Provide artificial lighting over stairs with 2 way switch from ground floor and first floor.

OPEN FIRE.
Locate firegrate on a 500 raised concrete hearth, projecting 500mm in front, min 150 mm to sides of jambs. Line flue full height with 225mm dia clay rebated liners, laid socket upward. Terminate stack min as shown on elevation (flue outlet). Offset not more than 30 degrees to the vertical. Provide fascilities for burning smokeless fuel and fastening of a fireguard. Provide ducting to hearth from outside air or install 2no 225mm sq air bricks to lounge.
Fit Code 5 lead flashings at roof/stack abutments with Engineering Brick d.p.c.

MECHANICAL VENTILATION.
Install mechanical extractor fan to kitchen to achieve a rate of not less than 60 litres per sec. ducted to outside air or 30 litres per sec in a cooker hood) in addition to 4000 mm sq background ventilation. Bathroom, Ensuite and W.C. to have fans installed to achieve a rate of not less than 15 litres per second, ducted to outside air.
All habitable rooms to have background ventilation of not less than 4 000mm sq, located as to avoid draughts.
All habitable rooms to have openings in windows equal to 1/20th floor area.

CEILINGS.
Ceilings to be 12.5mm plasterbd throughout. Boards installed to manufers spec.
Artex and cove finish throughout.

GLAZING.
All windows to be double glazed. Safety glazing is required in panes between 0 and 800mm above G.Level (Safety glazing to comply to B.S.6206). 6mm annealed glass can only be used in panes whose width is less than 250mm and areas not exceeding 0.5m sq.

AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre-insulated type, fitted with a 3kw immersion heater and thermostat. Provide 2/3 tiers of slatted shelving in blockwork studwork cupboard.
Hot Water Cylinder to be of the Vented Type.

BOILER.
Install Boulter, ~~Glow~~ type oilfired boiler to Heating Engineers and manufacturers spec. Flue of balanced flue type with cage guard over, lower than 2mts from g.level. Ensure flue is min 600mm from any opening.
Ensure radiators have Thermostatic Valves Fitted.

SPACE HEATING AND PLUMBING.
Install wet radiator type heating system to Heating Engineers recommendtns. Provide hot and cold water supplies to new sanitary fixtures and fittings as required.

ELECTRICS.
Electrical installation to comply with 16th Edition of the IEE wiring regulations.

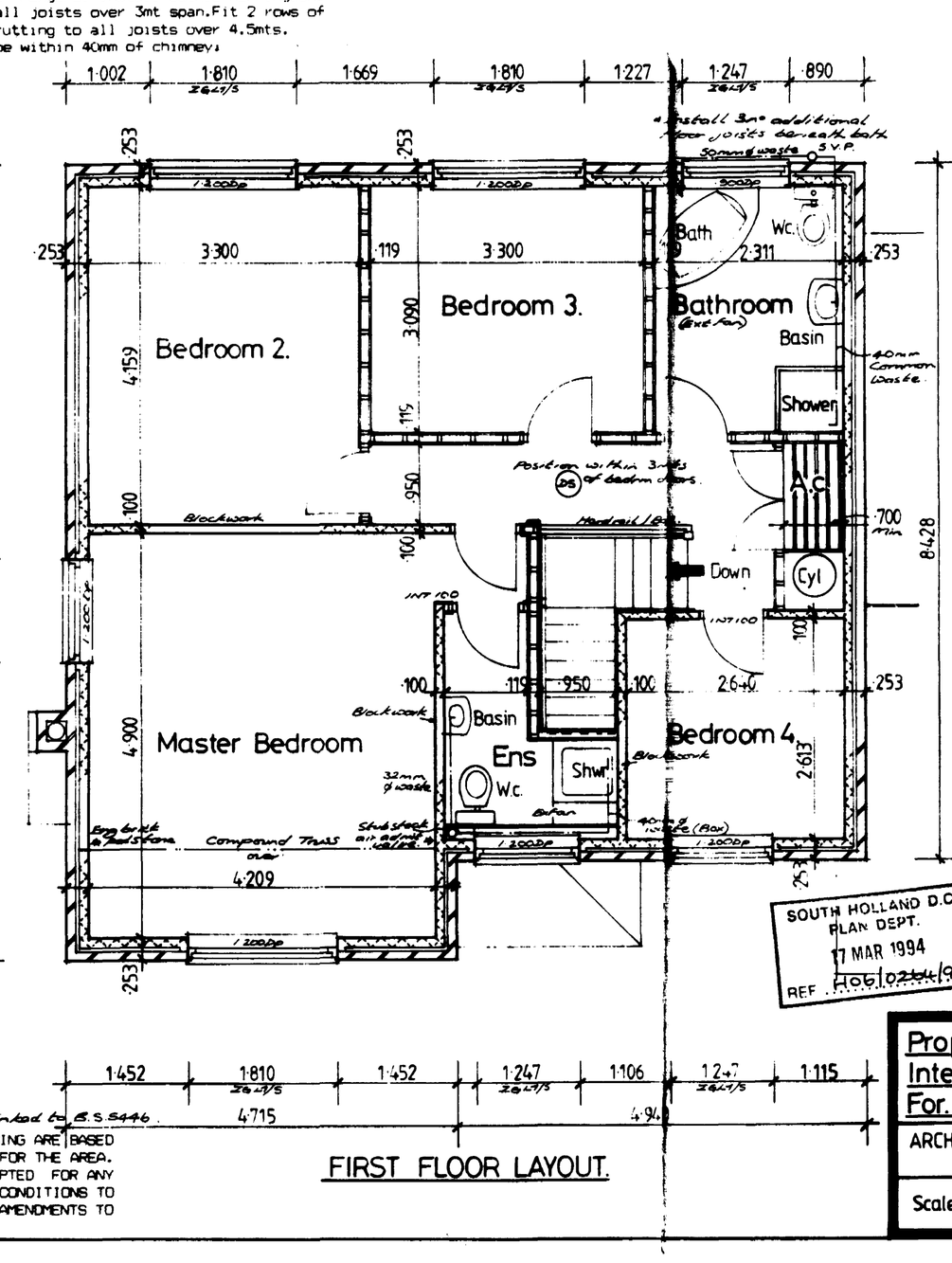
ROOF.
Lay concrete interlocking roof tiles to manufacters instructions/ specification on 25x38mm tile battens and untearable sarking felt, on ready made Fink type roof trusses to be braced to B.S.5268 Pt7. 1985 and a certificate to be issued by a specialist fabricator/ designer. Truss centres to be ~~450mm~~ c-cs. 100x25mm diag bracings running from eaves to ridge at u/s of rafters, (on top of ceiling joists running from eaves to inner binder, if specified on section). 100x25mm binders at joist and ridge nodes. 100x25mm chevlon bracing to inner truss webs. Fix Trusses to 50x100mm wall plates bedded in 1:4 cement:sand mortar. (See also Lateral Strap notes).
Install Compound/girder truss with truss ends into m/s joist hangers fixed to Compound. These details in strict accordance with truss manufacturers spec. (Stage approval sought on this detail). Details/calcs submitted to Building Control before work commences on roof structure. Incorporate layboards, deminishing trusses and valley tiles/tray to roof intersections
Offset fascia board 150mm from brickwork. Install 6mm masterboard with Glidevale soffit vent installed to achieve min 10mm air gap continuous along eaves. Vent SV603. Roof space vent RV601.
Install tank supports and loft hatch details as manufacturers spec.
Build 2 course oversail in brickwork to gables. Box corbel at eaves. Corbel 150mm / 4 courses with brick reinforcement mesh incorporte every 2nd course tied back into main wall.

PORCH.
Lay concrete tiles as main roof on 100x38mm rafters & ceiling joists at 400mm c-cs. Support on 100x50mm plates rawl bolted to brickwork.
Fascia and barges to blend.
6mm masterboard soffit. Code 4 lead flashg at roof/wall abutments. See Floor Plans ref: Pier /support details.

INSULATION.
Install 150mm fibreglass insulation between ceiling joists/bottom chord of trusses & rafters in all roof spaces. All exposed pipework and ducts together with water storage vessels adequately lagged in accord with Part L of the B.Regs.

LATERAL STRAPS.
Tie roof & first floor structures to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. along plates. Prefix V.L.". at joist ends. Prefix H.L. along & spanning min 3no floor joists, ceiling joists & rafters where parallel to walls. Straps to be min 30x5mmgrms & turned down wall. Pack between wall and structural member at strap locations (solid bridging). Truss clips to be installed at truss ends/plates.

SOIL DRAINAGE.
110mm dia Osma type drains laid at a min of 1:40 falls in 150mm pea gravel surrounds and flexible joints laid to a 600 gallon Klargester Septic Tank or a 4000 gallon Sealed Cesspool depending on the conclusion of a percolation test to be carried out on site by client/ building contractor. Any drains within 1mt. and below foundations to be encased in 1:3:6 concrete. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains also with concrete where below and driveways.
Install Osma Universal type inspection chambers to manufacturers instructions and to B.S. 8301. Fit necessary cover and frames. (and Shallow type i.c.)
Install 110mm dia u.p.v.c. S.v.p to head of drain terminating min 900mm above opening windows with a cage cover. W.c. waste in 110mm dia. Bath waste in 50mm dia pvc. Sink, shower wastes in 40mm dia pvc. Basin waste in 32mm dia pvc. Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts to have 76mm p traps fitted. Provide shower on raised plinth allow access to waste pipe.
Install bottle gullies for kitchen /utility wastes.
Install Stubstacks as shown with screw down sealed cap or air admittance valve fitted as indicated on plan. Sockets to both s.v.p. and stubstack to be made min 450mm above drain invert.



(SD) Install Smoke Detectors, mains operated, interlinked to B.S.5446.

FIRST FLOOR LAYOUT.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1994
REF. H06/1024/94/F

DETERMINED PLAN

Sheet 1 of 2.

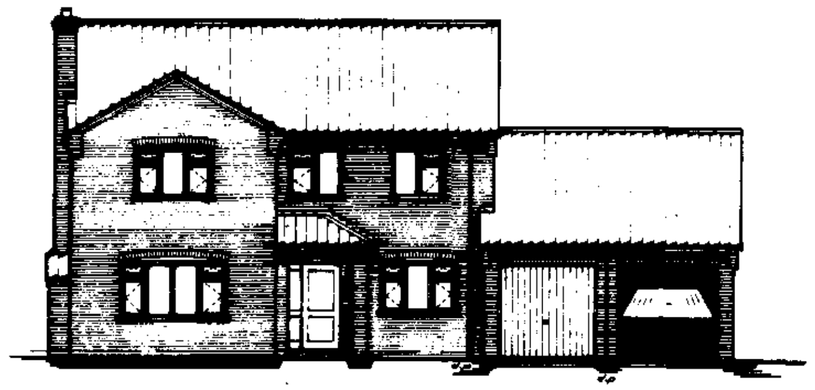
Proposed Four Bedroomed Dwelling with an Integral Double Garage at Lowgate, Gedney. For. Messrs R.&D.Wright.

ARCHITECTURAL DESIGN SERVICES. Tel. 0945 870022.
S.J.THROWER.

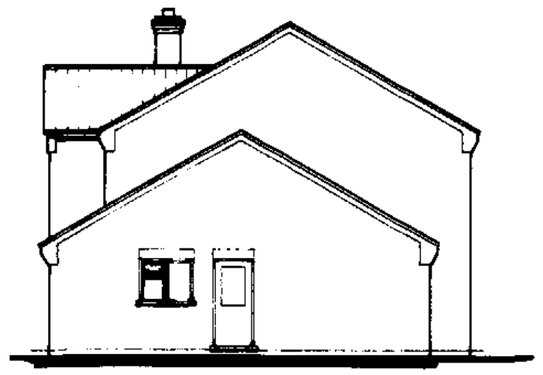
Scale. 1-50. 1-100. Date. Mar. 94. Drwg no. 158|G|94 Drwn

ALL DETAILS SHOWN ON THE DRAWING ARE BASED ON TYPICAL SITE CONDITIONS FOR THE AREA. NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY ABNORMAL CONDITIONS. ANY SUCH CONDITIONS TO BE REPORTED TO DESIGNER FOR AMENDMENTS TO DESIGN ETC TO BE CONSIDERED.

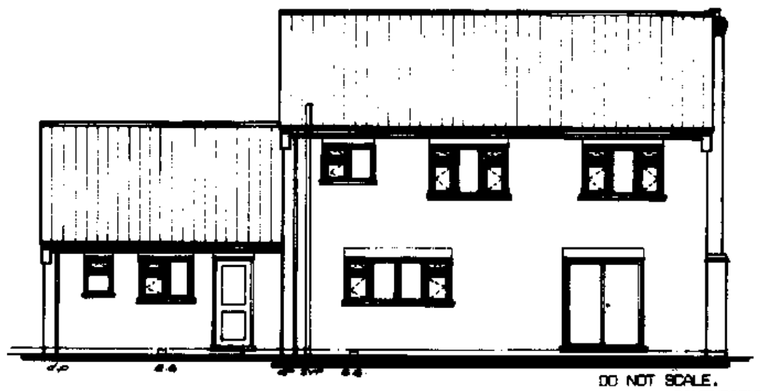
THIS DRAWING IS COPYRIGHT OF ARCHITECTURAL DESIGN SERVICES.



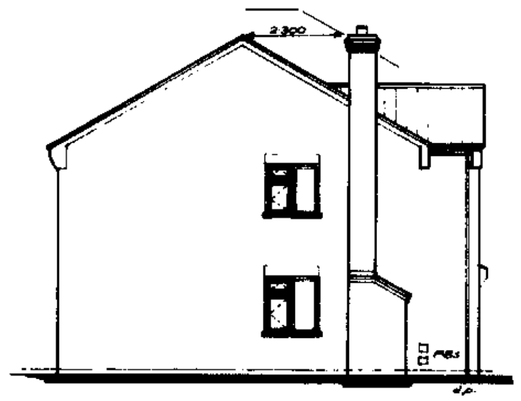
FRONT ELEVATION.



END ELEVATION.

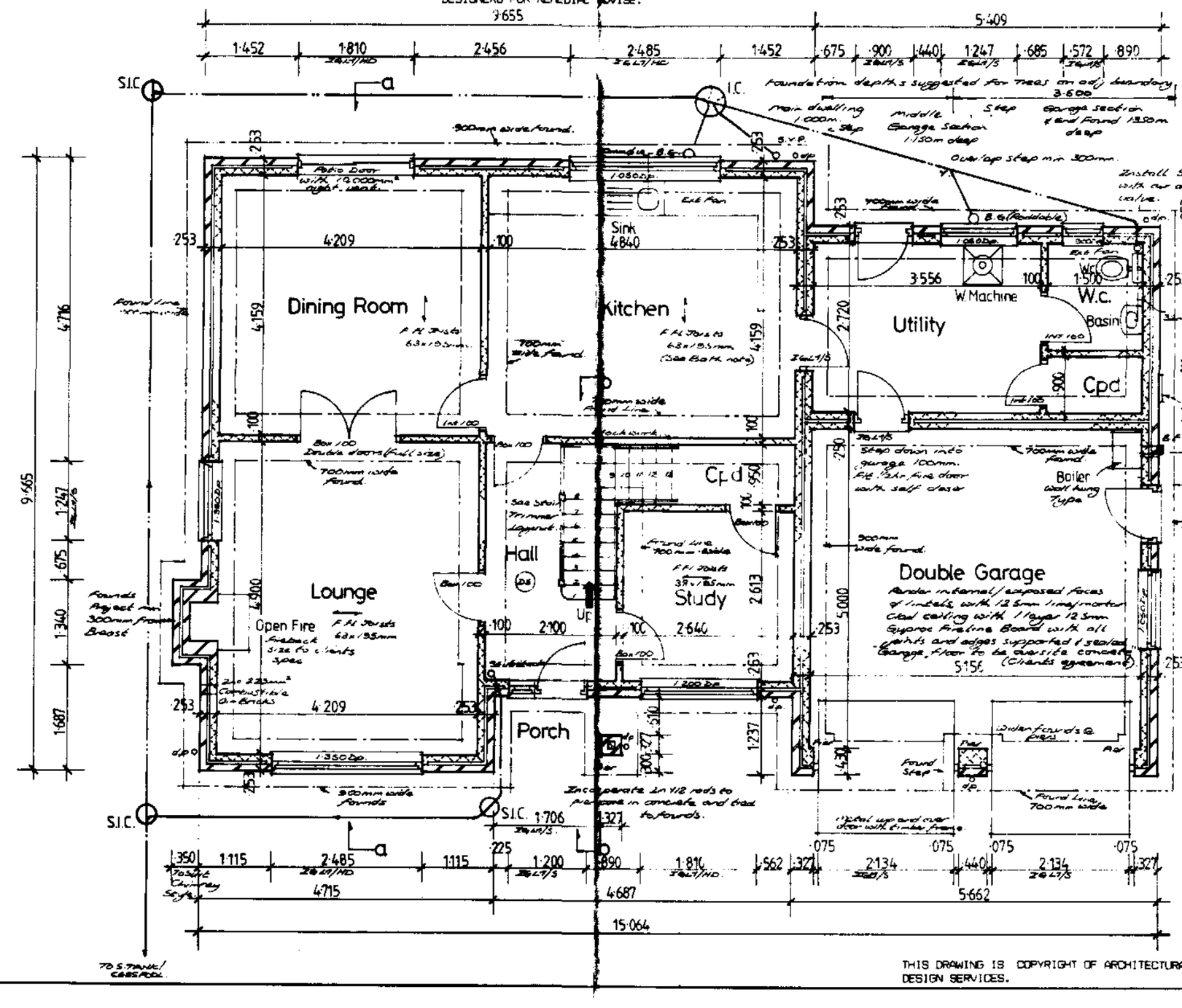


REAR ELEVATION.



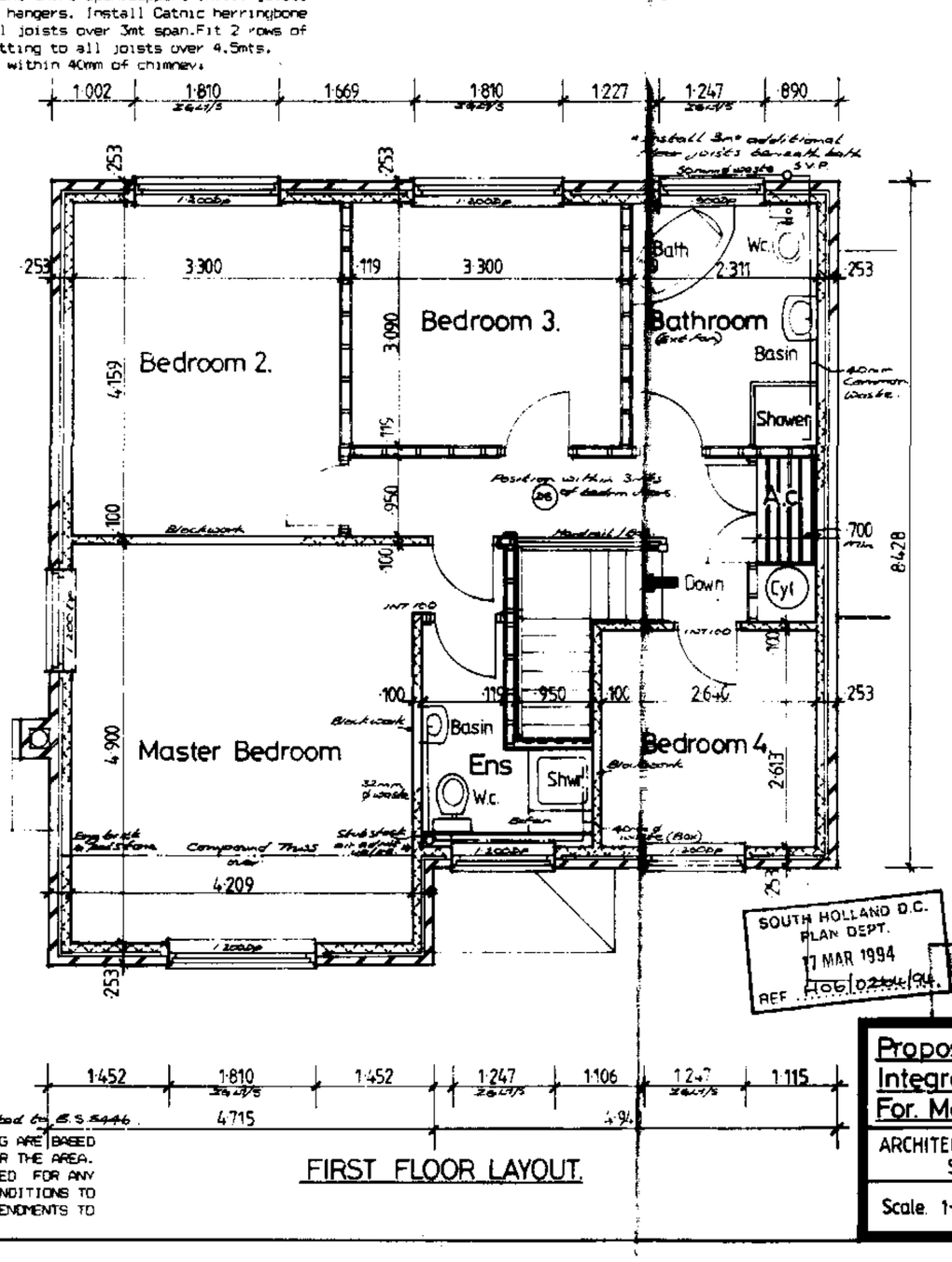
END ELEVATION.

DO NOT SCALE. IF IN DOUBT ASK.
DIMENSIONS TAKE PRECEDENCE
CONTRACTORS ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND DETAILS PRIOR TO SETTING OUT AND ORDERING MATERIALS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNERS FOR REMEDIAL ADVISE.



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ALL DETAILS SHOWN ON THE DRAWING ARE BASED ON TYPICAL SITE CONDITIONS FOR THE AREA. NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY ABNORMAL CONDITIONS. ANY SUCH CONDITIONS TO BE REPORTED TO DESIGNER FOR AMENDMENTS TO DESIGN ETC TO BE CONSIDERED.



FIRST FLOOR LAYOUT.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1994
REF. H06/0244/94

DETERMINED PLAN

STORM DRAINAGE.
Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc (shown on plans) 68mm dia p.v.c. downpipes, connected via adaptors to 110mm dia Osma type drains laid at a min of 1:40 falls in 150mm pea gravel surrounds and flexible joints laid to new 1mt cube rubble filled soakaways min 5mts from building and boundaries.
Ensure no live drains are in area of proposal.

FOUNDATIONS.
Concrete strip foundations min depth 450mm, to be agreed on site with Building Control Officer.
See Structural Engineers Details for Foundations & Suspended Floor Recomendations.
See Sections for further details etc.

D.P.C.
Install Astos d.p.c. or similar d.p.c. min 150mm above G.L. and to sides of openings in cavity walls. Install tray d.p.c. to external L.G. lintels. (See lintel notes) also to roof/wall abutments above lead flashings. See Cavity Closer notes.

WALLS.
103mm facings to all elevations and features shown 50mm cavity with 6no wire ties ..... at 1mt sq. (900mm c-cs horizontally, 450mm c-cs vertically). Install wire ties at every block course up reveals. Inner leaf in 100mm Thermalite Shield or similar approved block. (Thermal Values Etc).
Install 50mm Dri-therm cavity insulation. Close cavity at roof and reveals with brickwork/blockwork Use dense concrete blocks below G.L. with 2 course facings to outer leaf below d.p.c. Fill cavity void with lean mix concrete to height of 225mm below d.p.c. (See internal finish note). Render and skim internally with 12.5mm thick plaster and skim.
Incorporate piers as indicated.

JOINERY.
Standard Boulton and Paul frames, skirtings, architraves and mouldings to match existing.
Purpose made Windows and Ext Doors in U.P.V.C.
Window depths shown on plan, "d.p."

LINTELS.
Install L.S. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with B.S. 5268 which should extend to the edge of the toe and at least 100mm beyond each end of lintel to shed moisture clear of reveals. See refnos on plan.

FIRST FLOOR.
18mm T & G chipboard screw fixed to floor joists at 400mm c-cs. Install trimmers and infill joists.
Double up joists and trimmers beneath studwork partitions and around stairwell. Bolt together trimmers and joists with M10 bolts and toothed timber connectors at ends and third span. Support infill joists in m.s. joist hangers. Install Catnic herringbone strutting to all joists over 3mt span. Fit 2 rows of herringbone strutting to all joists over 4.5mts.
No timber to be within 40mm of chimney.

Note: Install water resistant type flooring grade chipboard in kitchen, Utility and Bathroom/ Ensuite areas.

STUDWORK PARTITIONS.
100mmx38mm studs at 400mm ccs off 100x50mm head and sole plates. Install 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated. Clad both sides with 9.5mm plasterboard and skim.

TIMBER.
All timber to be SC3. (G.S.Grade)

STAIRS.
Install Boulton and Paul staircase. (Non Standard). Regulation Goings min 225mm. Max Rise 220mm. (Actual B & P. Standard 200mm). Max pitch 42 degrees. Min width between handrails 850mm. Tread depth 250mm. Newel support to quarter landing. Handrail and balustrade height min 900mm above floor /pitch line. Terminate in scrolls or other suitable fittings. No openings in treads or balustrades to allow the passage of a 100mm dia sphere. Ballustrades to be constructed vertically to avoid childrens temptation to climb. Ensure 2mts headroom min over all treads. Ballustrades along gallery landing able to resist a horizontal force of 0.36kn for each 1mt length. Provide artificial lighting over stairs with 2 way switch from ground floor and first floor.

OPEN FIRE.
Locate fireграte on a 50mm raised concrete hearth, projecting 500mm in front, min 150 mm to sides of jambs. Line flue full height with 225mm dia clay rebated liners, laid socket upward. Terminate stack min as shown on elevation (flue outlet). Offset not more than 30 degrees to the vertical. Provide fascillities for burning smokeless fuel and fastening of a fireguard. Provide ducting to hearth from outside air or install 2no 225mm sq air bricks to lounge.
Fit Code 5 lead flashing at roof/stack abutments with Engineering Brick d.p.c.

MECHANICAL VENTILATION.
Install mechanical extractor fan to kitchen to achieve a rate of not less than 60 litres per sec. ducted to outside air or 30 litres per sec in a cooker hood) in addition to 4000 mm sq background ventilation. Bathroom, Ensuite and W.C. to have fans installed to achieve A rate of not less than 15 litres per second, ducted to outside air.
All habitable rooms to have background ventilation of not less than 4 000mm sq. located as to avoid draughts.
All habitable rooms to have openings in windows equal to 1/20th floor area.

CEILINGS.
Ceilings to be 12.5mm plasterbd throughout. Boards installed to manufars spec.
Artex and cove finish throughout.

GLAZING.
All windows to be double glazed. Safety glazing is required in panes between 0 and 800mm above G.Level (Safety glazing to comply to B.S.6206). 6mm annealed glass can only be used in panes whose width is less than 250mm and areas not exceeding 0.5m sq.

AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre-insulated type, fitted with a 3kw immersion heater and thermostat. Provide 2/3 tiers of slatted shelving in blockwork studwork cupboard.
Hot Water Cylinder to be of the Vented Type.

BOILER.
Install Boulton & Type oil fired boiler to Heating Engineers and manufacturers spec. Flue of balanced flue type with cage guard over, lower than 2mts from g.level. Ensure flue is min 600mm from any opening.
Ensure radiators have Thermostatic Valves Fitted.

SPACE HEATING AND PLUMBING.
Install wet radiator type heating system to Heating Engineers recommendtns. Provide hot and cold water supplies to new sanitary fixtures and fittings as required.

ELECTRICS.
Electrical installation to comply with 16th Edition of the IEE wiring regulations.

ROOF.
Lay concrete interlocking roof tiles to manufacters instructions/ specification on 25x38mm tile battens and untearable sarking felt, on ready made Fink type roof trusses to be braced to B.S.5268 Pt2, 1985 and a certificate to be issued by a specialist fabricator/ designer. Truss centres to be 450mm c-cs. 100x25mm diag bracings running from eaves to ridge at u/s of rafters, (on top of ceiling joists running from eaves to inner binder, if specified on section). 100x25mm binders at joist and ridge nodes. 100x25mm chevlon bracing to inner truss webs. Fix Trusses to 50x100mm wall plates bedded in 1:4 cement:sand mortar. (See also Lateral Strap notes).
Install Compound/girder truss with truss ends into m/s joist hangers fixed to Compound. These details in strict accordance with truss manufacturers spec. (Stage approval sought on this detail. Details/calcs submitted to Building Control before work commences on roof structure. Incorporate layboards, deminishing trusses and valley tiles/tray to roof intersections Offset fascieboard 150mm from brickwork. Install 6mm masterboard with Glidevale soffit vent installed to achieve min 10mm air gap continuous along eaves. Vent SV603. Roof space vent RV601.
Install tank supports and loft hatch details as manufacturers spec.
Build 2 course oversail in brickwork to gables. Box corbel at eaves. Corbel 150mm / 4 courses with brick reinforcement mesh incorperto every 2nd course tied back into main wall.

PORCH.
Lay concrete tiles as main roof on 100x38mm rafters & ceiling joists at 400mm c-cs. Support on 100x50mm plates rawl bolted to brickwork.
Fascia and barges to blend.
6mm masterboard soffit. Code 4 lead flashg at roof/ wall abutments. See Floor Plans ref: Pier /support details.

INSULATION.
Install 150mm fibreglass insulation between ceiling joists/bottom chord of trusses & rafters in all roof spaces. All exposed pipework and ducts together with water storage vessels adequately lagged in accord with Part L of the B.Regs.

LATERAL STRAPS.
Tie roof & first floor structures to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. along plates. Prefix V.L.". at joist ends. Prefix H.L. along & spanning min 3no floor joists, ceiling joists & rafters where parallel to walls. Straps to be min 30x5mmgrms & turned down wall. Pack between wall and structural member at strap locations (solid bridging). Truss clips to be installed at truss ends/plates.

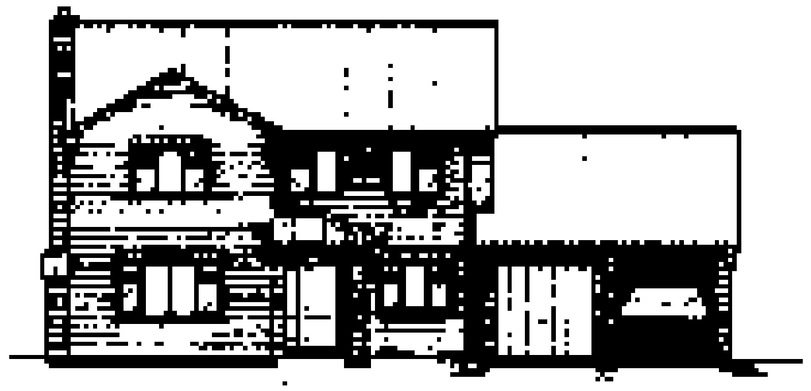
SOIL DRAINAGE.
110mm dia Osma type drains laid at a min of 1:60 falls in 150mm pea gravel surrounds and flexible joints laid to a 600 gallon Klargester Septic Tank or a 4000 gallon Sealed Cesspool depending on the conclusion of a percolation test to be carried out on site by client/ building contractor. Any drains within 1mt. and below foundations to be encased in 1:3:6 concrete. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains also with concrete where below and driveways.
Install Osma Universal type inspection chambers to manufacturers instructions and to B.S. 8301. Fit necessary cover and frames. (and Shallow type i.c.)
Install 110mm dia u.p.v.c. S.v.p to head of drain terminating min 900mm above opening windows with a cage cover. W.c. waste in 110mm dia. Bath waste in 50mm dia pvc. Sink, shower wastes in 40mm dia pvc. Basin waste in 32mm dia pvc. Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts to have 76mm ptraps fitted. Provide shower on raised plinth allow access to waste pipe.
Install bottle gullies for kitchen /utility wastes.
Install Stubstacks as shown with screw down sealed cap or air admittance valve fitted as indicated on plan. Sockets to both s.v.p. and stubstack to be made min 450mm above drain invert.

Sheet 1 of 2.

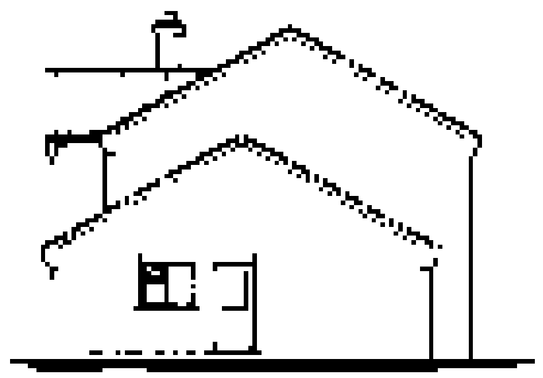
Proposed Four Bedroomed Dwelling with an Integral Double Garage at Lowgate, Gedney. For. Messrs R.&D.Wright.

ARCHITECTURAL DESIGN SERVICES. Tel. 0945 870022.
S.J.THROWER.

Scale. 1-50. 1-100. Date. Mar. 94. Drwg no. 158/G/94 Drwn



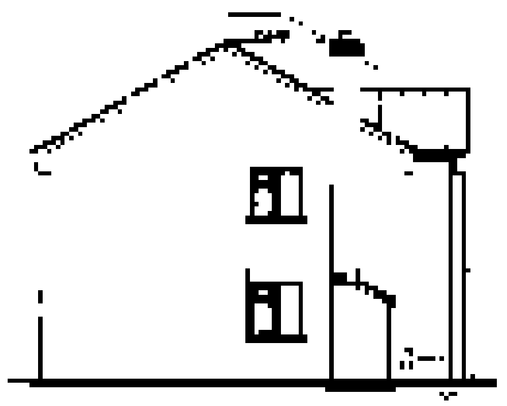
FRONT ELEVATION



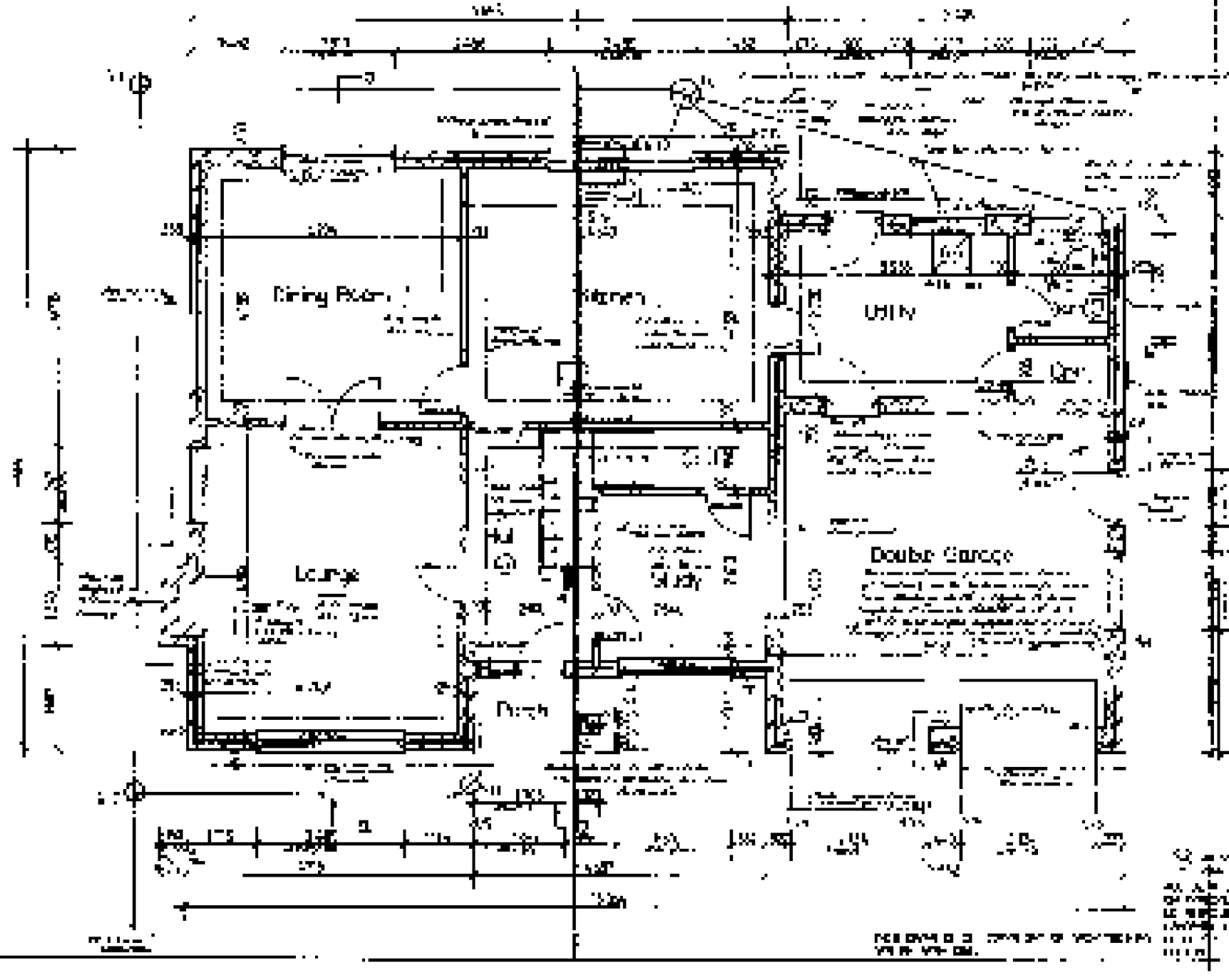
SIDE ELEVATION

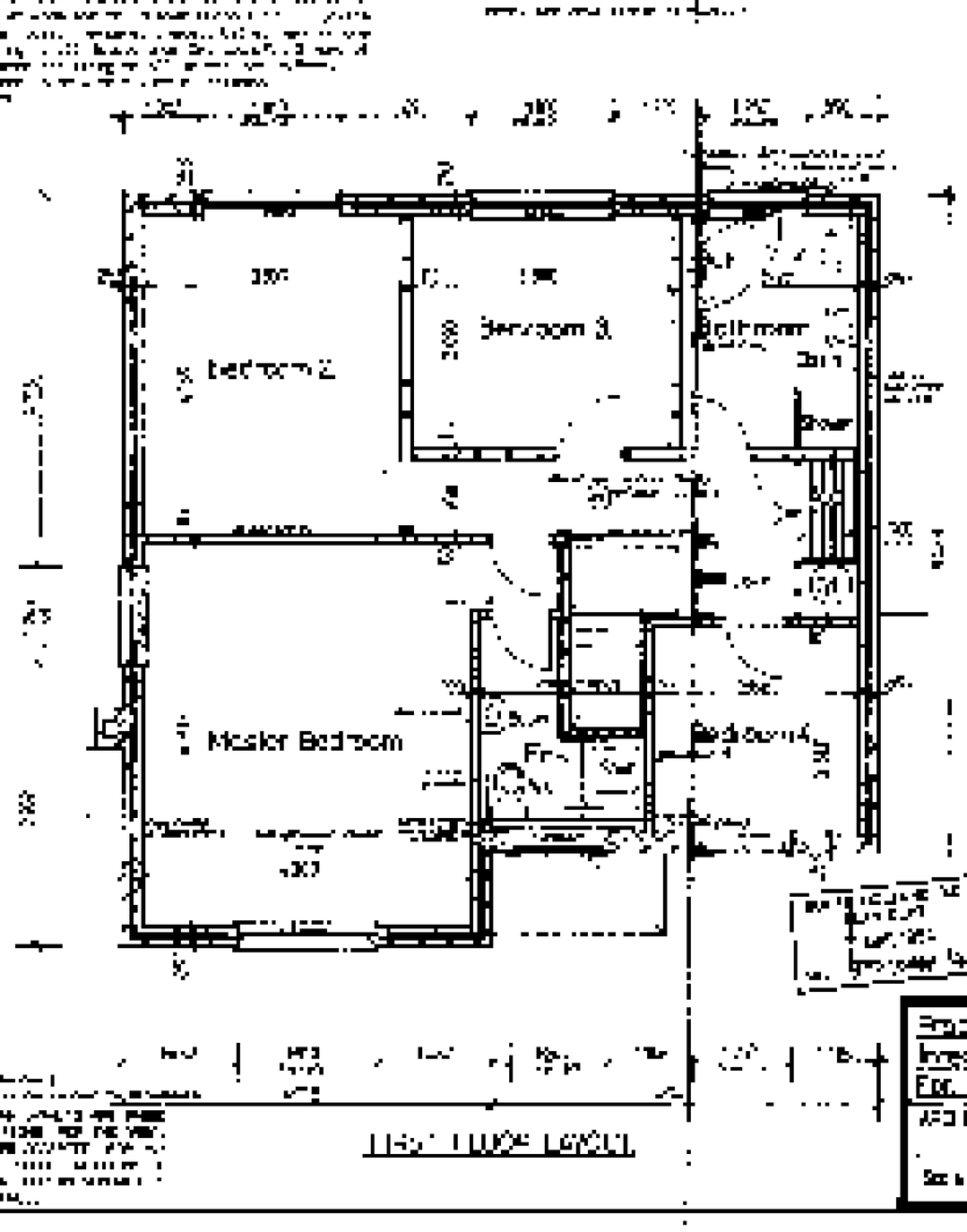


REAR ELEVATION



END ELEVATION

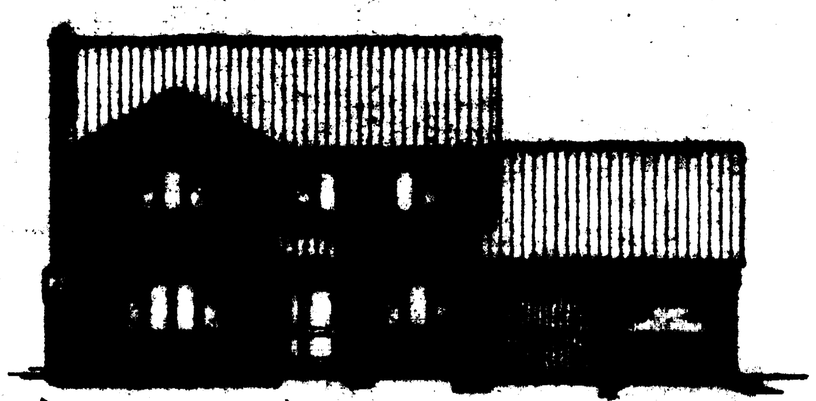




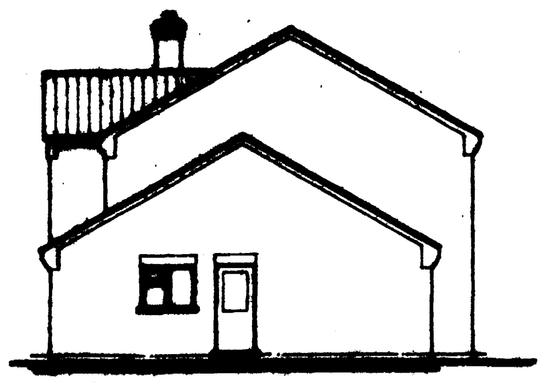
FIRST FLOOR LAYOUT

Proposed Four Bedroomed Dwelling with Car Integral Double Garage at Tawgarve, Gardrum For Messrs P & S Walsh

Sheet

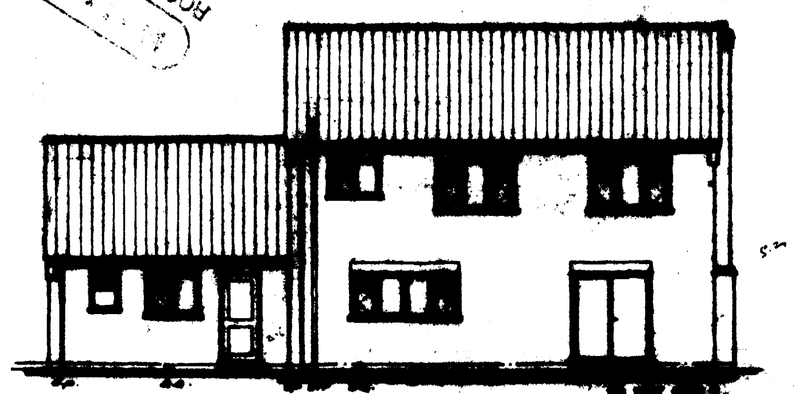


FRONT ELEVATION.

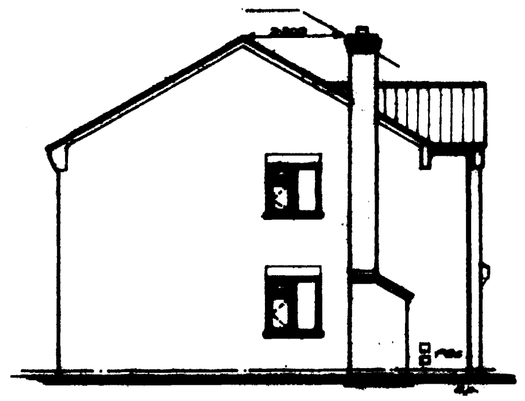


END ELEVATION.

ROOFLIGHTS PLANT
ROWLANDS ROAD
SOUTHCHURCH
SOUTH HUMBERSIDE DN4 9AE
☎ 01724 869067



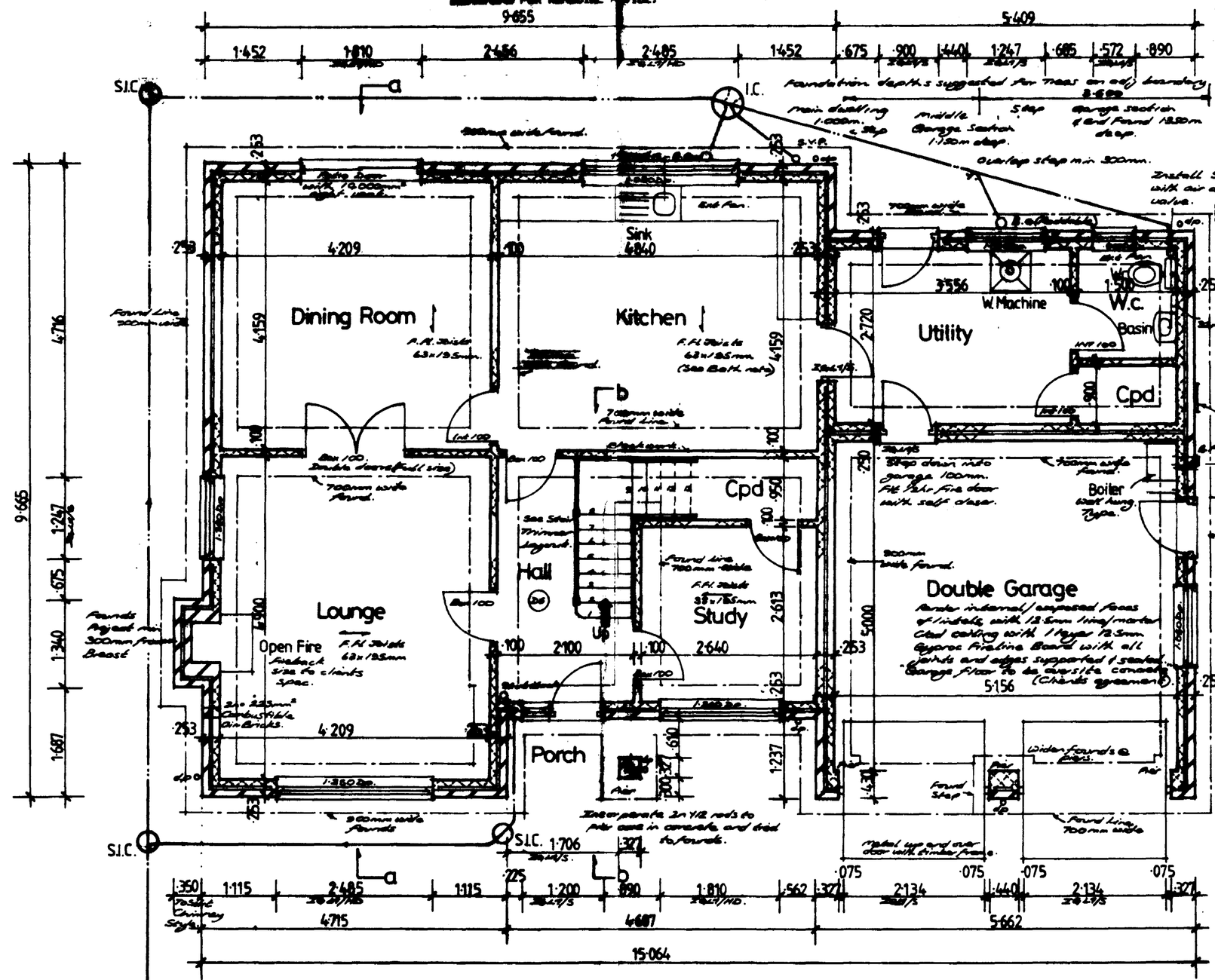
REAR ELEVATION.



END ELEVATION.

IF IN DOUBT ASK.

CONTRACTORS TAKE CARE
CONTRACTORS ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND DETAILS PRIOR TO SETTING OUT AND ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REMEDIAL ACTION.



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GUTTERS & DOWNPIPES.
Fit 125mm dia P.V.C. rainwater gutters at 1:600 falls or level depending on length and position on plans) and 68mm dia p.v.c. downpipes, connected via shoe to 100mm dia 35mm type drains laid at a min of 1:40 falls in 150mm dia gravel surrounds and flexible joints laid to new 1st class rubble filled soakaways min 10mm deep building and boundaries.
Ensure all new drains are in site of approval.

FOUNDATIONS.
Concrete strip foundations min depth 700mm, to be agreed on site with Building Control Officer.
See Structural Engineers Details for Foundations & Suspended Floor Recommendations.
See Sections for further details etc.

D.P.C.
Install Astec d.p.c. or similar d.p.c. min 150mm above G.L. and to sides of openings in cavity walls. Install tray d.p.c. to external I.E. lintels. (See lintel schedules to roof/wall abutments above lead flashings. See Cavity Closer notes.

WALLS.
100mm facings to all elevations and features shown 50mm cavity with zeb wire ties .....
at 1st sq. (900mm cres horizontally, 450mm c-cs vertically). Install wire ties at every block course up reveals. Lower leaf in 100mm Thermalite Shield or similar approved block. (Thermal Values Etc).
Install 50mm Dri-Therm cavity insulation. Close cavity at roof and reveals with brickwork/blockwork two course projecting blocking below G.L. with 2 course facings to outer leaf below d.p.c. Fill cavity void with lean mix concrete to height of 225mm below d.p.c. Line internal faces rough Render and skim internally with 12.5mm Gyplk plaster and skim.
Incorporate plinth as indicated.

JOINERY.
Standard Boulton and Paul frames, skirtings, architraves and casings to match existing.
Purpose made windows and Ext Doors in U.P.V.C.
Window cills to 25mm on plan. "d.p."

LINTELS.
Install I.G. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with B.S. 5628 which should extend to the edge of the cavity and at least 100mm beyond each end of lintel to shed moisture clear of reveals. See roof plan on plan.

FIRST FLOOR.
18mm T & G chipboard screw fixed to floor joists at 400mm c-c. Support chipboard underneath joints. Double up joists and trimmers around stairwell. Bolt together trimmers and joists with M10 bolts and toothed timber connectors at ends and third span. Support on infill joists in s.s. joist hangers. Install Catnic herringbone strutting to all joists over 3mt span. Fit 2 rows of herringbone strutting to all joists over 4.5mts.
No timber to be within 40mm of chimney.

ROOF.
Lay concrete interlocking roof tiles to manufacturers instructions/ specification on 25x38mm tile battens and untearable sarking felt, on ready made Fink type roof trusses to be braced to B.S.5268 PT3. 1988 and a certificate to be issued by a specialist fabricator/ designer. Trusses centres to be 400mm c-cs. 100x25mm diag bracings running from eaves to ridge at u/s of rafters, (on top of ceiling joists running from eaves to inner binder, if specified on section). 100x225mm binders at joist and ridge nodes. 100x225mm chevron bracing to inner truss webs. Fix Trusses to 50x100mm wall plates bedded in 1:4 cement:sand morter. (See also Lateral Strap notes).
Install Cappound/girder truss with truss ends into s/s joist hangers fixed to Cappound. These details in strict accordance with truss manufacturers spec. (Stage approval sought on this detail. Details/calcs submitted to Building Control before work commences on roof structure. Incorporate laybards, dem-shing trusses and valley tiles/tray to roof intersections. Offset fascia board 150mm from brickwork. Install dpc easerboard with Glidevale dpc/vent vent installed to achieve min 10mm air gap continuous along eaves. Vent BM605. Roof space vent RM601.
Install tank supports and 30Pt hatch details as manufacturers spec.
Build 2 courses overcoat in brickwork to gables. Bay corbel at eaves. Corbel 125mm / 4 courses with brick reinforcement each incorporate every 2nd course tied back into main wall.

PORCH.
Lay concrete tiles as main roof on 100x38mm rafters & ceiling joists at 400mm c-cs. Support on 150x50mm plates ravel bolted to brickwork.
Fascia and verges to blend.
6mm easerboard soffit. Code 4 lead flashing at roof/wall abutments. See Floor Plans ref: Pier /support details.

INSULATION.
Install 150mm fibreglass insulation between ceiling joists/bottom chord of trusses & rafters in all roof spaces. All exposed pipework and ducts together with water storage vessels adequately lagged in accord with Part L of the B.Regs.

LATERAL STRAPS.
Tie roof & first floor structures to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. along plates. Prefix W.L.T. at joist ends. Prefix H.L. along & spanning min 3no floor joists, ceiling joists & rafters where parallel to walls. Straps to be min 30x5mm gage & turned down wall. Pack between wall and structural member at strap locations (solid bridging). Truss clips to be installed at truss ends/gables.

SOIL DRAINAGE.
110mm dia Osma type drains laid at a min of 1:40 falls in 150mm pea gravel surrounds and flexible joints laid to a 600 gallon Klargester Septic Tank or a 4000 gallon Sealed Cesspool depending on the conclusion of a percolation test to be carried out on site by client/ building contractor. Any drains within 1mt. and below foundations to be encased in 1:3:6 concrete. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains also with concrete where below and driveways.
Install Osma Universal type inspection chambers to manufacturers instructions and to B.S. 6301. Fit necessary cover and frames. (and Shallow type I.C.)
Install 110mm dia u.p.v.c. S.v.p to head of drain terminating min 900mm above opening windows with a cage cover. W.c. waste in 110mm dia. Bath waste in 38mm dia pvc. Sink, shower wastes in 40mm dia pvc. Basin waste in 32mm dia pvc. Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts to have 76mm straps fitted. Provide shower on raised plinth allow access to waste pipe.
Install kettle gullies for kitchen Autility wastes.
Install Sheraddins as shown with screw down caps on raised plinth allow access to waste pipe.
Install Sheraddins as shown with screw down caps or air admittance valve fitted as indicated on plan. Baskets to both s.v.p. and stubstack to be made min 450mm above drain invert.

KITCHEN FITTINGS.
Provide 25mm sheets of 18mm thk wbp chipboard to form 600mm wide worktops with 50mm upstand to rear and ends. Install 2 rows of horizontal hangers between sheets. Install wall units and shelves as indicated. Clad back of units with 6.0mm plasterboard and skim.

TIMBER.
All timber to be SC3. (B.S.5268 Pt2)

STAIRS.
Install Boulton and Paul staircase. (Non Standard). Regulation Goings min 220mm. Max Rise 220mm. (Actual 8 & P. Standard 220mm). Max pitch 42 degrees. Min width between handrails 600mm. Tread depth 280mm. Newel support to quarter landing. Handrail and balustrade height min 900mm above floor /pitch line. Terminate in dowling or other suitable fitting. No openings in treads or balustrades to allow the passage of a 100mm dia sphere. Balustrades to be constructed rectangularly to avoid childrens footpath to climb. Ensure 2mts headroom min over all treads. Balustrades along gallery landing able to resist a horizontal force of 0.36kn per for each lot length. Provide artificial lighting over stairs with 2 way switch from ground floor and first floor.

OPEN FIRE.
Lintels Arrangate on a 50mm thick reinforced concrete hearth, projecting 300mm in front & 150mm in 150 on to sides of opening. Line flues with 200mm dia clay lined liners, bed joints with 325mm dia clay reinforced liners, bed joints with mortar. Terminate stack min as shown on elevations. (For flue outlet). Offset not more than 30 degrees to the vertical. Provide facilities for turning easement for withdrawal and fastening of a fireguard. Provide ducting to hearth from outside air or install 2no 225mm square air bricks to lounge.
Fit Code 5 lead flashing to roof/stack abutments with Engineering brick d.p.c.

MECHANICAL VENTILATION.
Install mechanical extract fan to kitchen to achieve a rate of not less than 60 litres per sec, ducted to outside air (or 30 litres per sec in a cooler mood) in addition to 4800 sm sq background ventilation. Bathroom, Ensuite and W.C. to have fans installed to achieve a rate of not less than 15 litres per second, ducted to outside air.
All habitable rooms to have background ventilation of not less than 4 000sm sq, located so to avoid draughts.
All habitable rooms to have openings in window equal to 1/20th floor area .

CEILINGS.
Ceilings to be 12.5mm plastered throughout. Boards installed to manufacturers spec.
Artex and cove finish throughout.

GLAZING.
All windows to be double glazed. Safety glazing is required in panes between 0 and 800mm above G.Level. (Safety glazing to comply to B.S.6262) .6mm armadillo glass can only be used in panes whose width is less than 250mm and areas not exceeding 0.55 sq.

HOT WATER CYLINDER.
Install 117 litre hot water cylinder of the pre-lagged type, fitted with a 3kw immersion Heater and thermostat. Provide 2/3 tiers of slatted shelving in blockwork /studwork cupboard.
Hot Water Cylinder to be of the Vented Type.

BOILER.
Install Boulter[illegible] oilfired boiler to Heating Engineers and manufacturers spec. Flue of balanced flue type with cage guard over, lower than 2mts from g.level. Ensure flue is min 600mm from any opening. Ensure radiators have Thermostatic Valves Fitted.

SPACE HEATING AND PLUMBING.
Install wet radiator type heating system to Heating Engineers recommendations. Provide hot and cold water supplies to new sanitary fixtures and fittings as required.

ELECTRICS.
Electrical installation to comply with 16th Edition of the IEE wiring regulations.

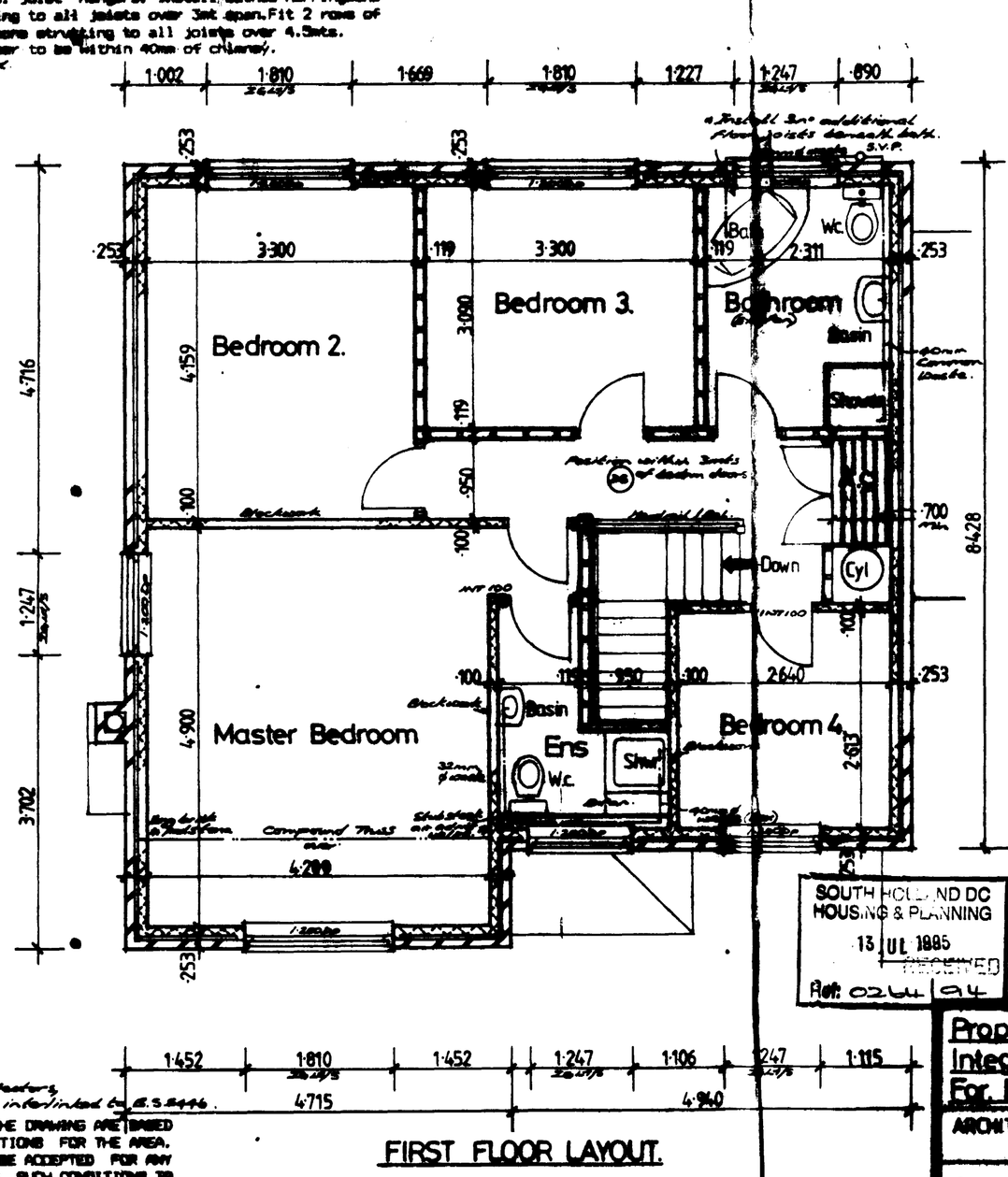
ROOF.
Lay concrete interlocking roof tiles to manufacturers instructions/ specification on 25x38mm tile battens and untearable sarking felt, on ready made Fink type roof trusses to be braced to B.S.5268 PT3. 1988 and a certificate to be issued by a specialist fabricator/ designer. Truss centres to be 400mm c-cs. 100x25mm diag bracings running from eaves to ridge at u/s of rafters, (on top of ceiling joists running from eaves to inner binder, if specified on section). 100x225mm binders at joist and ridge nodes. 100x25mm chevron bracing to inner truss webs. Fix Trusses to 50x100mm wall plates bedded in 1:4 cement:sand morter. (See also Lateral Strap notes).
Install Cappound/girder truss with truss ends into s/s joist hangers fixed to Cappound. These details in strict accordance with truss manufacturers spec. (Stage approval sought on this detail. Details/calcs submitted to Building Control before work commences on roof structure. Incorporate laybards, dem-shing trusses and valley tiles/tray to roof intersections. Offset fascia board 150mm from brickwork. Install dpc easerboard with Glidevale dpc/vent vent installed to achieve min 10mm air gap continuous along eaves. Vent BM605. Roof space vent RM601.
Install tank supports and 30Pt hatch details as manufacturers spec.
Build 2 courses overcoat in brickwork to gables. Bay corbel at eaves. Corbel 125mm / 4 courses with brick reinforcement each incorporate every 2nd course tied back into main wall.

PORCH.
Lay concrete tiles as main roof on 100x38mm rafters & ceiling joists at 400mm c-cs. Support on 150x50mm plates ravel bolted to brickwork.
Fascia and verges to blend.
6mm easerboard soffit. Code 4 lead flashing at roof/wall abutments. See Floor Plans ref: Pier /support details.

INSULATION.
Install 150mm fibreglass insulation between ceiling joists/bottom chord of trusses & rafters in all roof spaces. All exposed pipework and ducts together with water storage vessels adequately lagged in accord with Part L of the B.Regs.

LATERAL STRAPS.
Tie roof & first floor structures to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. along plates. Prefix W.L.T. at joist ends. Prefix H.L. along & spanning min 3no floor joists, ceiling joists & rafters where parallel to walls. Straps to be min 30x5mm gage & turned down wall. Pack between wall and structural member at strap locations (solid bridging). Truss clips to be installed at truss ends/gables.

SOIL DRAINAGE.
110mm dia Osma type drains laid at a min of 1:40 falls in 150mm pea gravel surrounds and flexible joints laid to a 600 gallon Klargester Septic Tank or a 4000 gallon Sealed Cesspool depending on the conclusion of a percolation test to be carried out on site by client/ building contractor. Any drains within 1mt. and below foundations to be encased in 1:3:6 concrete. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains also with concrete where below and driveways.
Install Osma Universal type inspection chambers to manufacturers instructions and to B.S. 6301. Fit necessary cover and frames. (and Shallow type I.C.)
Install 110mm dia u.p.v.c. S.v.p to head of drain terminating min 900mm above opening windows with a cage cover. W.c. waste in 110mm dia. Bath waste in 38mm dia pvc. Sink, shower wastes in 40mm dia pvc. Basin waste in 32mm dia pvc. Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts to have 76mm straps fitted. Provide shower on raised plinth allow access to waste pipe.
Install kettle gullies for kitchen Autility wastes.
Install Sheraddins as shown with screw down caps on raised plinth allow access to waste pipe.
Install Sheraddins as shown with screw down caps or air admittance valve fitted as indicated on plan. Baskets to both s.v.p. and stubstack to be made min 450mm above drain invert.



FIRST FLOOR LAYOUT.

ALL DETAILS SHOWN ON THE DRAWING ARE BASED ON TYPICAL SITE CONDITIONS FOR THE AREA. NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY ABNORMAL CONDITIONS. ANY SUCH CONDITIONS TO BE REPORTED TO DESIGNER FOR AMENDMENTS TO BE GIVEN ETC TO BE CONSIDERED.

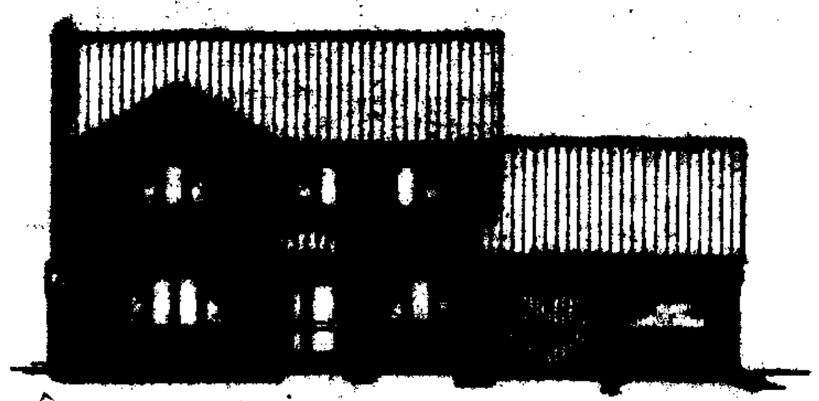
SOUTH HOLLAND DC
HOUSING & PLANNING
13 JUL 1995
RECEIVED 3 JUN 1995
Ref: 02LL 94

AMENDED PLAN
Ref. A1 Sheet 1 of 2.

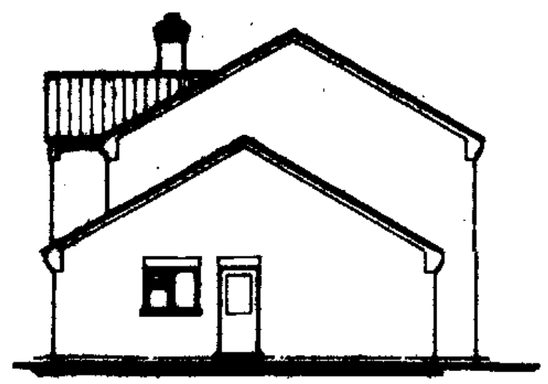
Proposed Four Bedroomed Dwelling with an Integral Double Garage at Lowgate, Gedney. For. Messrs R & D Wright.

ARCHITECTURAL DESIGN SERVICES. Tel. 0945 870022.
S.J.THROWER.

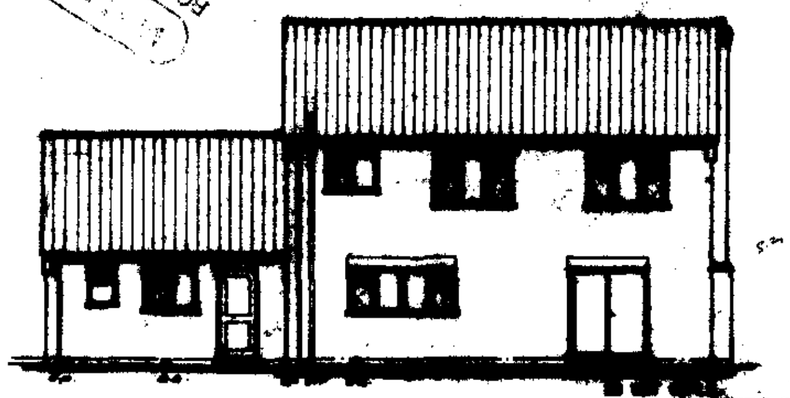
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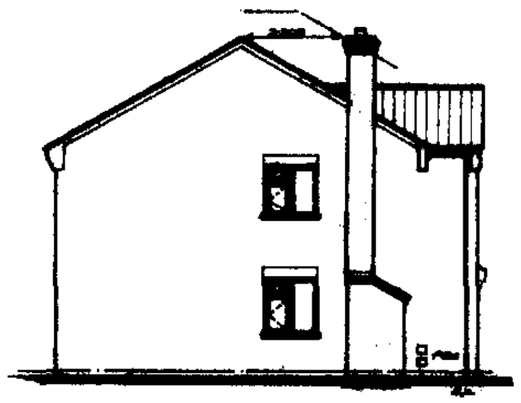
FRONT ELEVATION.



END ELEVATION.



REAR ELEVATION.

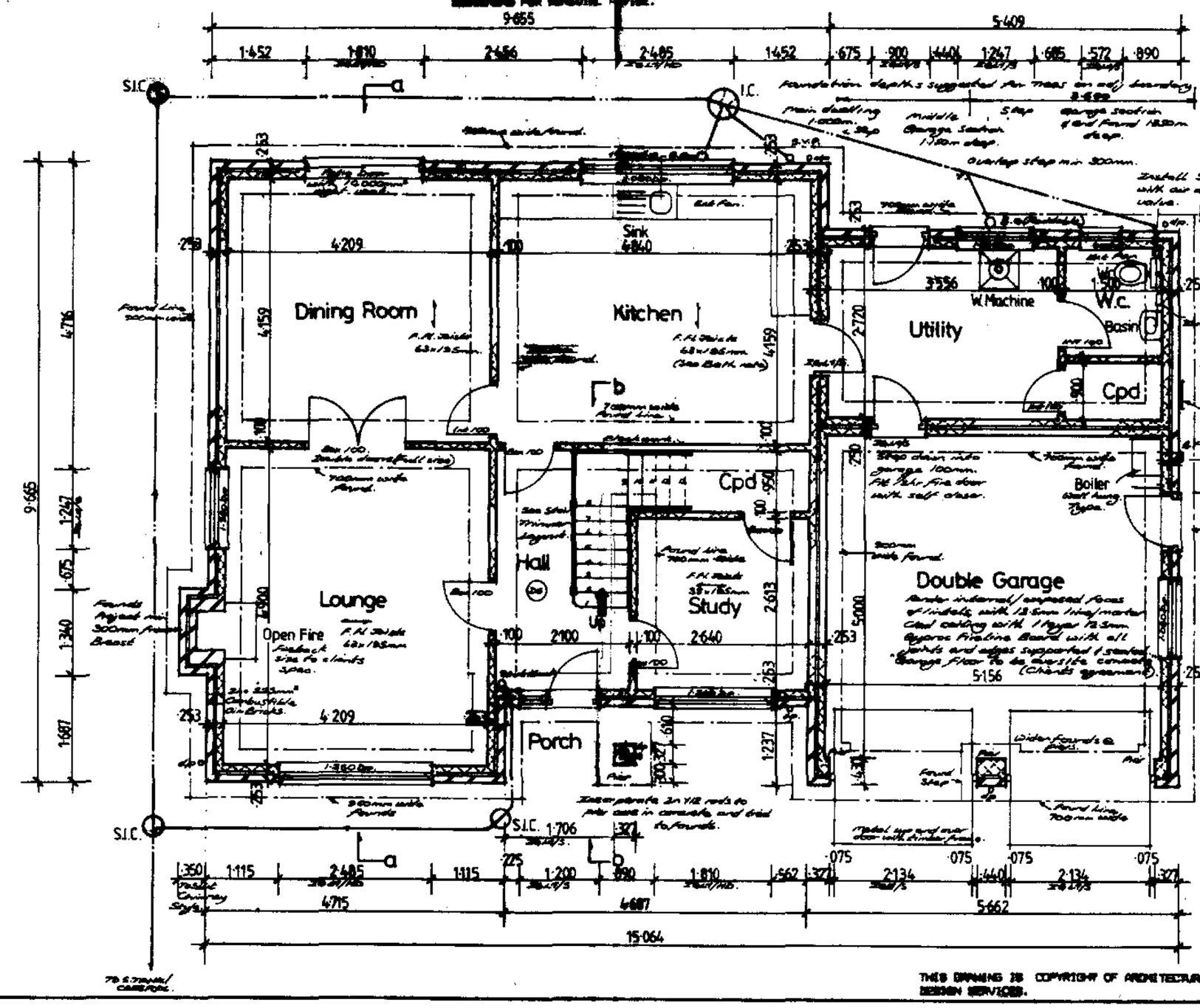


END ELEVATION.

SOUTH HUMBERSIDE DWG REC'D
FROM PLANT
ROWLAND ROAD
SOUTHWORTH
SCUNTHORPE
☎ 0724 869997

IF IN DOUBT ASK.

THE CONTRACTOR THIS DRAWING MUST BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND DETAILS PRIOR TO SETTING OUT AND ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REMEDIAL ACTION.

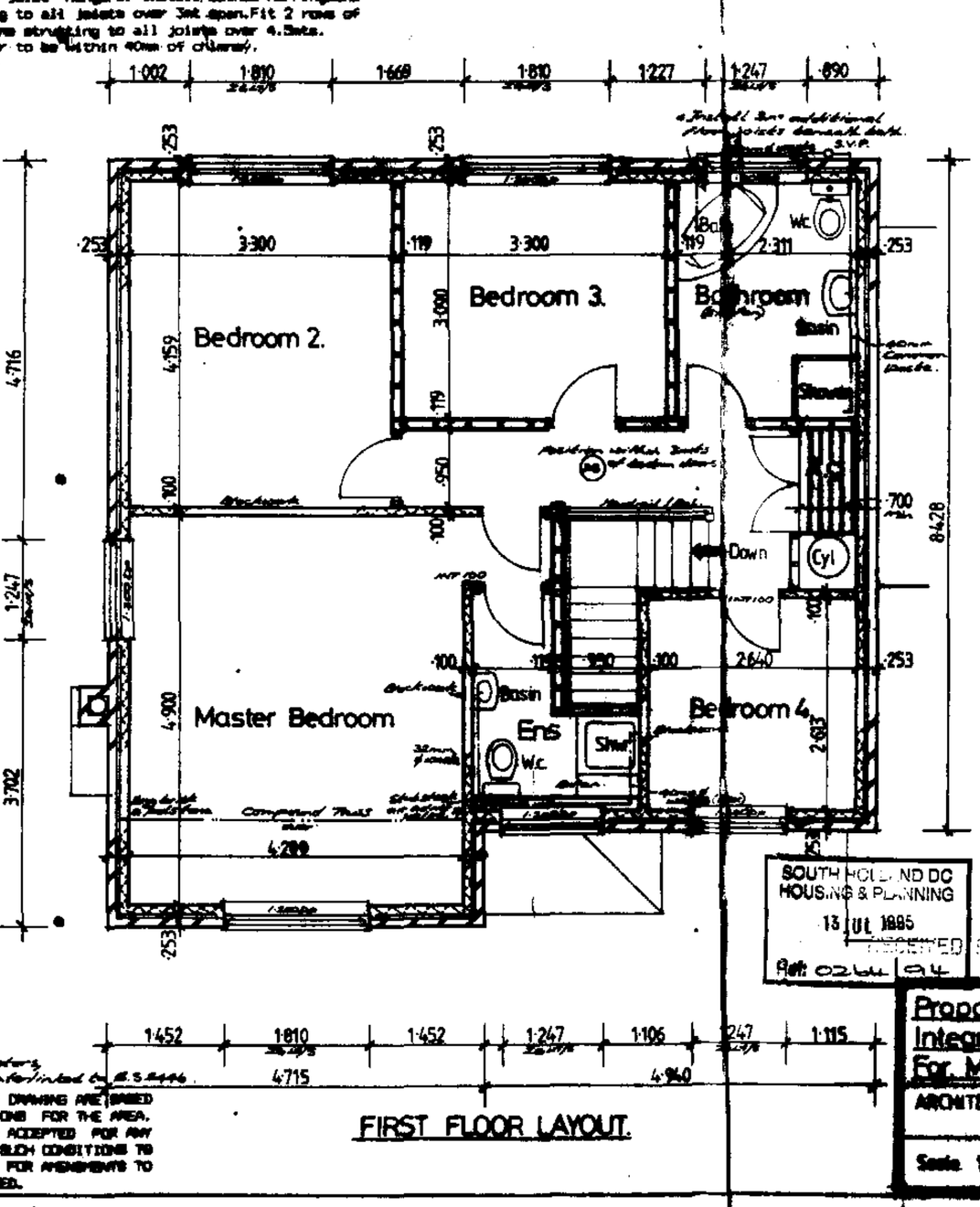


foundation depths suggested for mass concrete strip foundations. To be agreed by B. Control.

Install Smoke Detectors, mains operated, interlinked to B.S.5446

THIS DRAWING IS COPYRIGHT OF ARCHITECTURAL DESIGN SERVICES.

ALL DETAILS SHOWN ON THE DRAWING ARE BASED ON TYPICAL SITE CONDITIONS FOR THE AREA. NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY UNUSUAL CONDITIONS. ANY SUCH CONDITIONS TO BE REPORTED TO DESIGNER FOR ARRANGEMENTS TO BE MADE ETC TO BE CONSIDERED.



FIRST FLOOR LAYOUT.

SOUTH HOLLAND DC
HOUSING & PLANNING
13 JUL 1995
RECEIVED 3 JUN 1995
Ref. 02LL 94

AMENDED PLAN
Ref. A1 Sheet 1 of 2.

Proposed Four Bedroomed Dwelling with an Integral Double Garage at Lowgate, Gedney. For. Messrs R.& D.Wright.

ARCHITECTURAL DESIGN SERVICES. Tel. 0945 870022.
S.J.THROWER.

Scale. 1-50. 1-100. Date. Mar.94. Drwg no. 158/G/94 Drwn.F

GOOD DRAINAGE.
Fit 112mm dia.P.V.C. rainwater gutters at 1:600 falls or level depending on length and shape on plans) and 68mm dia P.V.C. downpipes, connected via shoppers to 110mm dia 3mm type drains laid at a min of 1:40 falls on 150mm dia gravel surrounds and flexible joints laid to new and existing public foul sewers. Provide 450mm deep building over boundaries.
Drains to be laid where are in site of proposal.

FOUNDATIONS.
Concrete strip foundations min depth 750mm, to be agreed on site with Building Control Officer.
See Structural Engineers Details for Foundations & Suspended Floor Reinforcement.
See Sections for further details etc.

D.P.C.
Install Hetex d.p.c. or similar d.p.c. min 150mm above G.L. and to sides of openings in cavity walls. Install tray d.p.c. to external L.B. lintels. (See lintel schedule) to roof/wall abutments above lead flashings. See Cavity Closer notes.

WALLS.
300mm facings to all elevations and features shown 50mm cavity with ties wire thus ..... at 5nr sq. (450mm cres horizontally, 450mm c-cs vertically). Install wire ties at every third course up reveals. Inner leaf in 140mm Thermalite Shield or similar approved block. (Thermal Values Etc).
Install 50mm Dri-Kavity cavity insulation. Close cavity at roof and reveals with brickwork/blockwork and dense concrete cavity infill G.L. with 2 course facings to outer leaf below d.p.c. Fill cavity void with lean mix concrete to height of 225mm below d.p.c. See internal finish. Render and skim internally with 12.5mm thick plaster and skim. Incorporate pilgs as indicated.

JOINERY.
Standard Boulton and Paul frames, skirtings, architraves and mouldings to match existing.
Purpose made windows and Ext Doors in U.P.V.C. Window cepths shown on plan. "d.p."

LINTELS.
Install I.G. type steel lintels to manufacturers instructions, min bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with B.S. 5628 which should extend to the edge of the two and at least 100mm beyond each end of lintel to shed moisture clear of reveals. See roof rafe on plan.

UPPER FLOOR.
18mm T & G chipboard grade fixed to floor joists at 400mm c-c. Support chipboard edges with noggins. Double up joists and trimmers beneath staircase partitions and around stairwell. Bolt together trimmers and joists with M10 bolts and washers. Timber connectors at ends and third span. Support infill joists in m.s. joist hangers. Install Catnic herringbone strutting to all joists over 3mt span. Fit 2 rows of herringbone strutting to all joists over 4.5mts. No timber to be within 40mm of chimney.

ROOFS.
Slate Install slate/tile/pantile type flooring grade chipboard in kitchen, Utility and Bathroom/Ensuite areas.

STUDWORK PARTITIONS.
100mm/75mm studs at 400mm c-c with 100x50mm head and sole plates. Install 2 rows of horizontal noggins between studs. Insulate between rooms and rooms as indicated. Wood Board Lining with 9.5mm plasterboard and skim.

TIMBER.
All timber to be SC3. (B.S.5268)

STAIRS.
Install Boulton and Paul staircase. (Non Standard). Regulation Goings min 220mm. Max Rise 220mm. (Actual B & P. Standard 220mm). Max pitch 42 degrees. Min width between handrails 850mm. Tread depth 220mm. Newel support to quarter landing. Handrail and balustrade height min 900mm above floor /pitch line. Terminate in dowelling or other suitable fittings. No openings in treads or balustrades to allow the passage of a 100mm dia sphere. Balustrades to be constructed/workmanship to avoid childrens footholds to climb. Ensure 2mts headroom min over all treads. Balustrades along gallery landing able to resist a horizontal force of 0.36kn for each 1mt length. Provide artificial lighting over stairs with 2 way switch from ground floor and First floor.

OPEN FIRE.
Locate fireplaces on a 25mm thick reinforced concrete hearth, projecting 300mm in front & 150mm to sides of jambs. Line flues with 100mm dia clay lined liners, bedded in weak mortar. Terminate stack min as shown on elevations. (Fit rain cowl to outlet). Offset not more than 30 degrees to the vertical. Provide facilities for burning combustible material and fastening of a fireguard. Provide ducting from hearth from outside air or install 2no 225mm x 100mm air bricks to lounge. Fit Code 5 lead flashing to roof/stack abutments with Engineering Brick d.p.c.

MECHANICAL VENTILATION.
Install mechanical extract fan to kitchen to achieve a rate of not less than 60 litres per sec, ducted to outside air (or 30 litres per sec in a cooler hood) in addition to 4800 sq mm sq background ventilation. Bathroom, Ensuite and W.C. to have fans installed to achieve a rate of not less than 15 litres per second, ducted to outside air.
All habitable rooms to have background ventilation of not less than 4 000mm sq, located so as to avoid draughts.
All habitable rooms to have openings in window equal to 1/20th floor area .

CEILINGS.
Ceilings to be 12.5mm plasterboard throughout. Boards installed to manufacturers specs.
Artex and cove finish throughout.

GLAZING.
All windows to be double glazed. Safety glazing is required in panes between 0 and 800mm above G.L.and safety glazing to comply to B.S.6262.4mm annealed glass can only be used in panes whose width is less than 250mm and areas not exceeding 0.5m sq.

ASHERE CYLINDER.
Install 117 litre hot water cylinder of the primatic ulated type, fitted with a 3kw Immersion Heater and thermostat. Provide 2/3 tiers of slatted shelving in blockwork /studwork cupboard.
Hot Water Cylinder to be of the Vented Type.

BOILER.
Install Boulton & Paul oilfired boiler to Heating Engineers and manufacturers spec. Flue of balanced flue type with cage guard over, lower than 2mts from g.level. Ensure flue is min 600mm from any opening. Ensure radiators have Thermostatic Valves Fitted.

SPACE HEATING AND PLUMBING.
Install wet radiator type heating system to Heating Engineers recommendations. Provide hot and cold water supplies to new sanitary fixtures and fittings as required.

ELECTRICS.
Electrical installation to comply with 16th Edition of the IEE wiring regulations.

ROOF.
Lay concrete interlocking roof tiles to manufacturers instructions/ specification on 25x38mm tile battens and untearable sarking felt, on ready made Fink type roof trusses to be braced to B.S.5268 Pt3. 1985 and a certificate to be issued by a specialist fabricator/ designer. Truss centres to be 600mm c-cs. 100x225mm dieg bracing running from eaves to ridge at u/s of rafters, (on top of ceiling joists running from eaves to inner binder, if specified on section). 100x225mm binders at joist and ridge nodes. 100x225mm chevron bracing to inner truss webs. Fix Trusses to 50x100mm wall plates bedded in 1:4 cement:sand mortar. (See also Lateral Straps noted).
Install Caspound/girder truss with truss ends into w/e joist hangers fixed to Caspound. These details in strict accordance with truss manufacturers spec. (Stage approval sought on this detail. Details/calcs submitted to Building Control before work commences on roof structure. Incorporate baybords, dentishing trusses and valley tiles/tray to roof intersections Offset fascieboard 150mm from brickwork. Install 4pp easterboard with Glidevale eaperf vent installed to achieve min 10mm air gap continuous along eaves. Vent Ridge. Roof space vent 9000.
Install tank supports and 700 hatch details as manufacturers spec.
Build 2 courses evergall in brickwork to gables. Bay corbel at eaves/Gable 225mm / 4 courses with brick reinforcement each interval every 2nd course tied back into main wall.

PORCH.
Lay concrete tiles as main roof on 100x38mm rafters & ceiling joists at 400mm c-cs. Support on 140x38mm plates ravel bolted to brickwork.
Fascia and barge to blend.
4mm easterboard soffit. Code 4 lead flashing at roof/ wall abutments. See Floor Plans ref: Pier /support details.

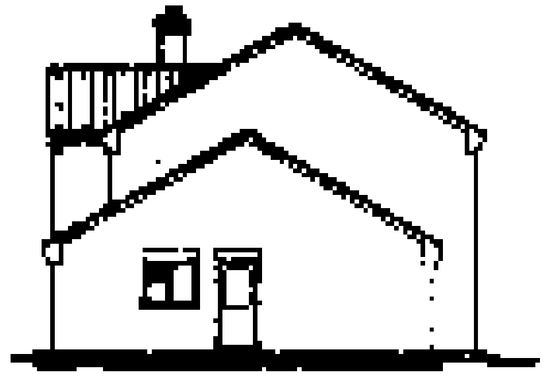
INSULATION.
Install 150mm fibreglass insulation between ceiling joists/bottom chord of trusses & rafters in all roof spaces. All exposed pipework and ducts together with water storage vessels adequately lagged in accord with Part L of the B.Regs.

LATERAL STRAPS.
Tie roof & first floor structures to blockwork with Catnic clips at 2mt c-cs. Prefix V.L. along plates. Prefix V.L.T. at joist ends. Prefix H.L. along & spanning min 3no floor joists, ceiling joists & rafters where parallel to walls. Straps to be min 30x5mm gage & turned down wall. Pack between wall and structural member at strap locations (avoid bridging). Truss clips to be installed at truss ends/gables.

SOIL DRAINAGE.
110mm dia 3mm type drains laid at a min of 1:40 falls in 150mm mm gravel surrounds and flexible joints laid to a 600 gallon Klargester Septic Tank or a 4000 gallon Sealed Cesspool depending on the conclusion of a percolation test to be carried out on site by client/ building contractor. Any drains within 1mt. and below foundations to be encased in 1:3:6 concrete. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains also with concrete where below and driveways.
Install 3mm Universal type inspection chambers to manufacturers instructions and to B.S. 8301. Fit necessary cover and frames. (and Shallow type i.c.)
Install 110mm dia u.p.v.c. S.v.p to head of drain terminating min 900mm above opening windows with a cage cover. W.c. waste in 110mm dia. Bath waste in 38mm dia pvc. Sink, shower wastes in 40mm dia pvc. Basin waste in 32mm dia pvc. Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts to have 76mm straps fitted. Provide shower on raised plinth allow access to waste pipe.
Install kestle gullies for kitchen /utility wastes.
Install Stubstacks as shown with screw down sealed cap or air admittance valve fitted as indicated on plan. Connect to both s.v.p. and stubstack to be made min 450mm above drain invert.



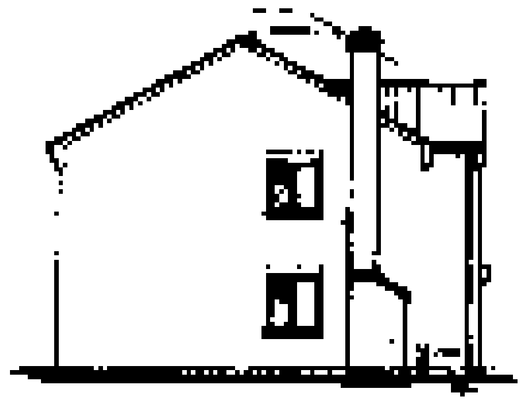
FRONT ELEVATION



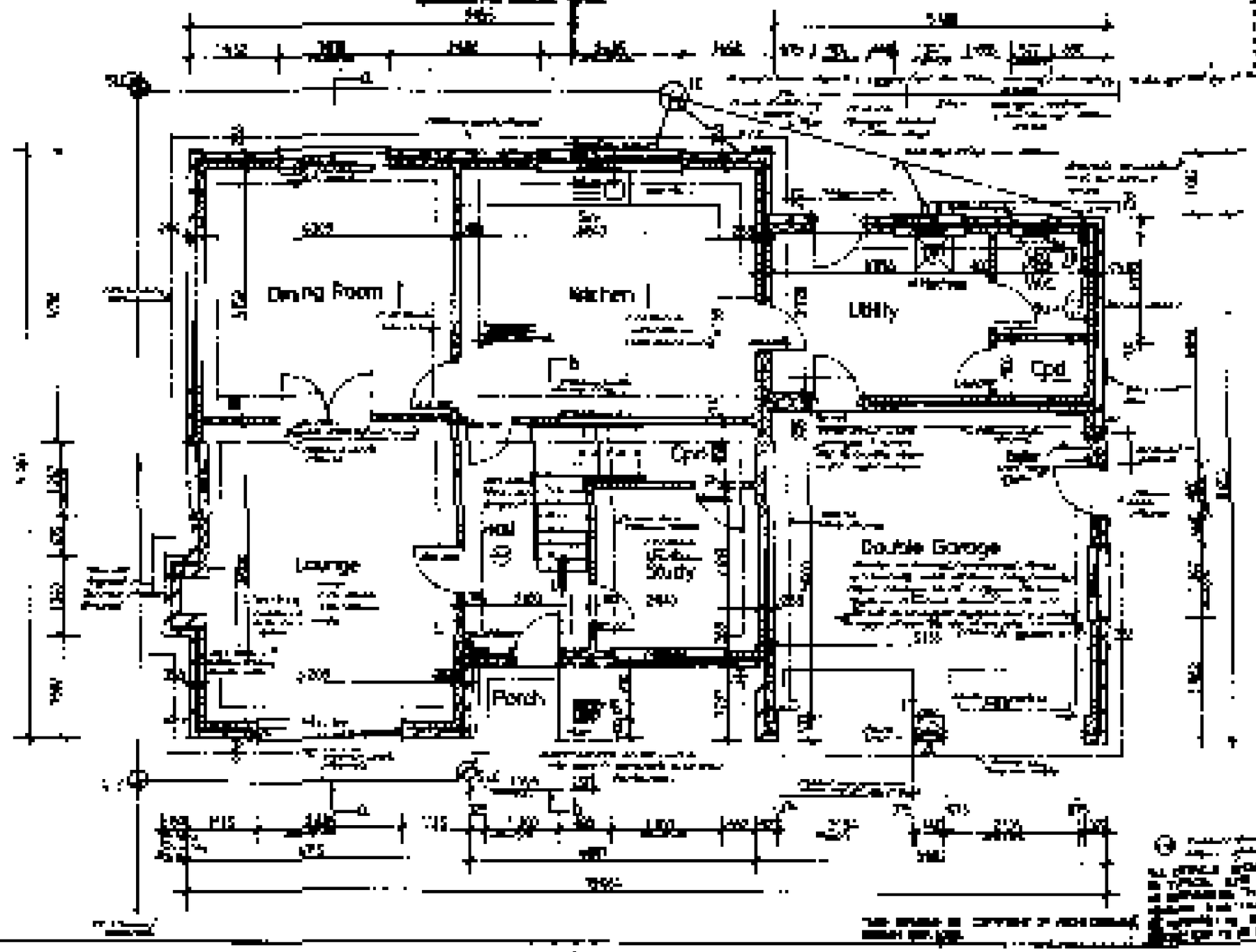
END ELEVATION

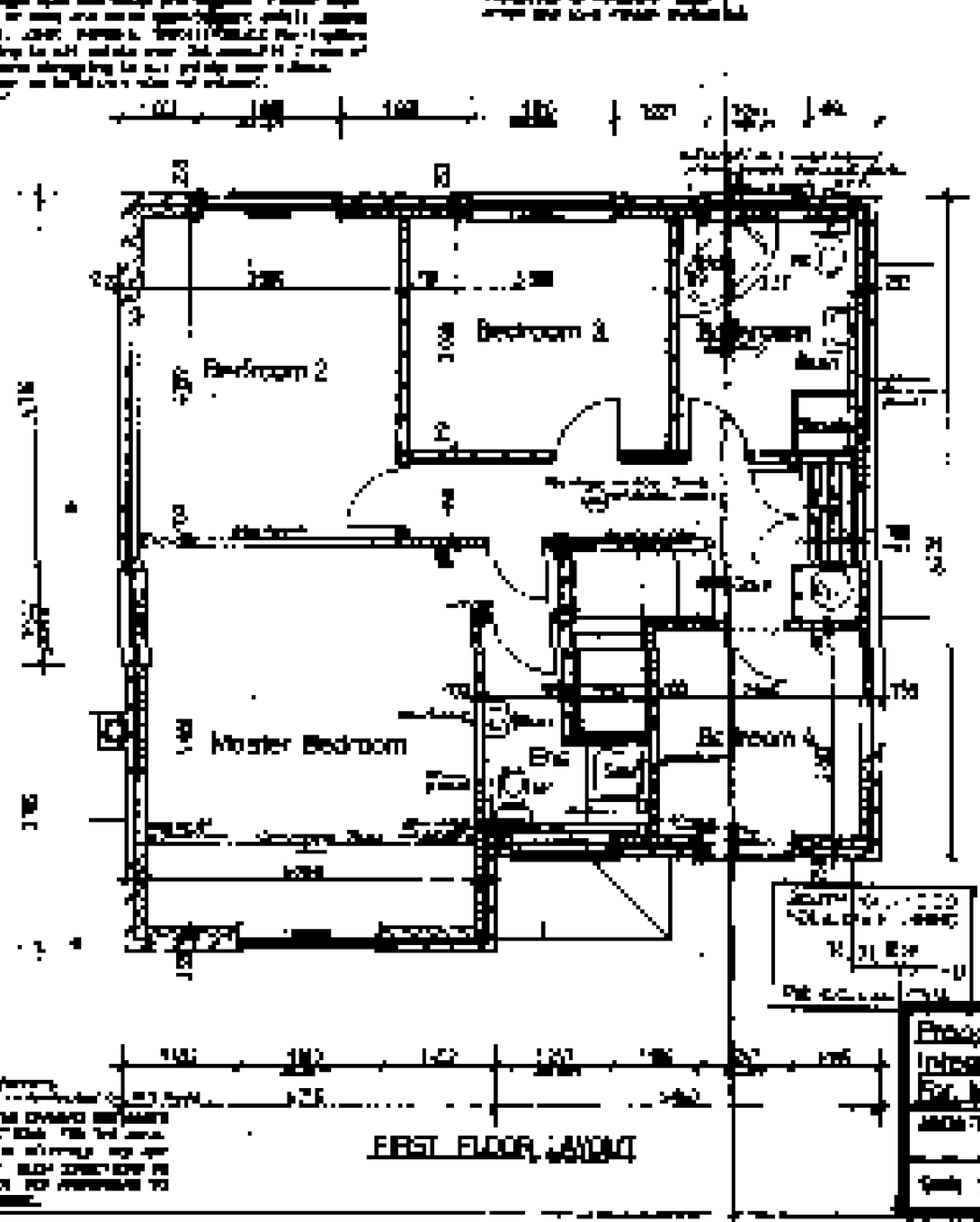


REAR ELEVATION



END ELEVATION

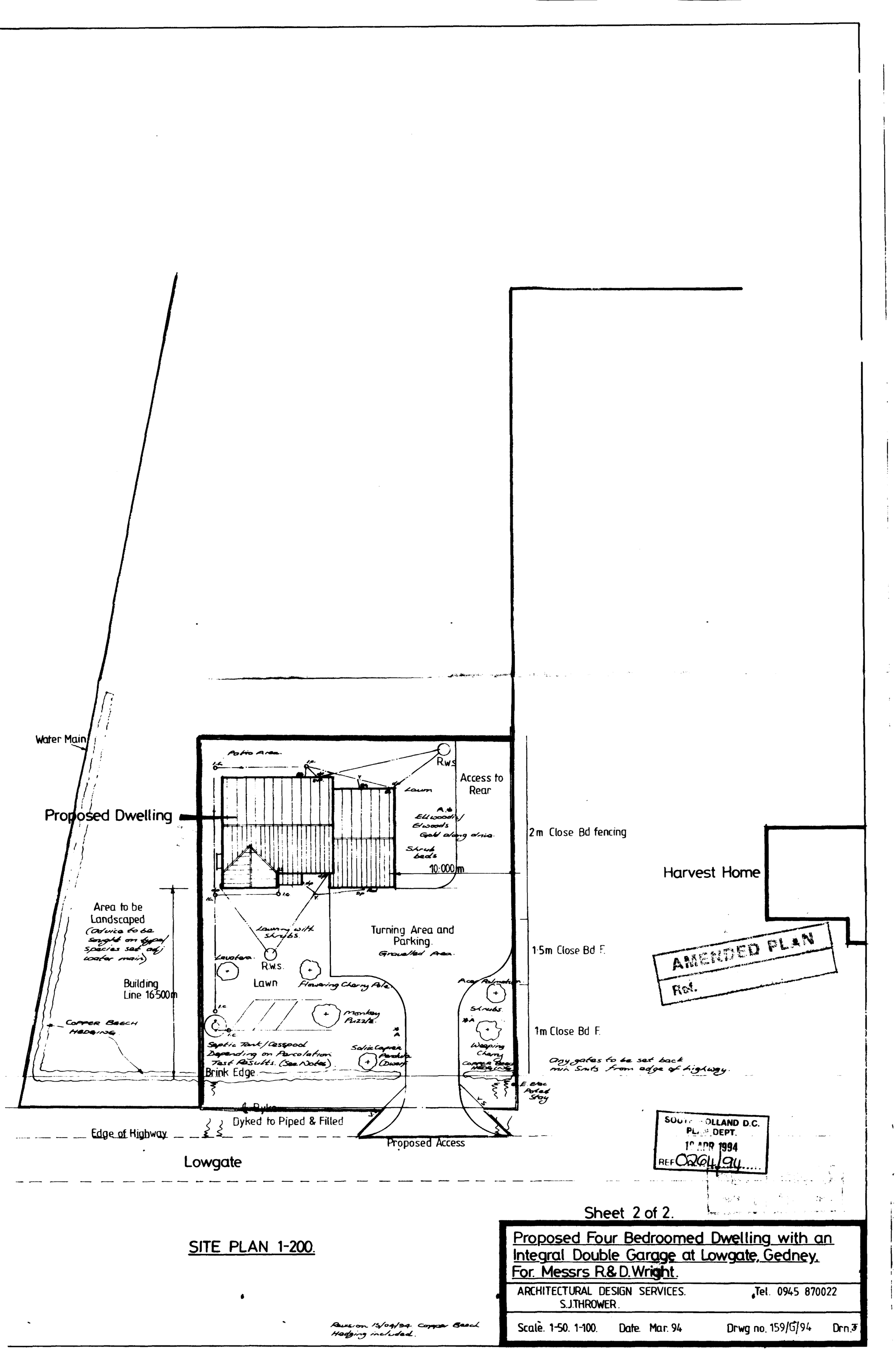




FIRST FLOOR LAYOUT

AMENDED PLAN

Proposed Four Bedroomed Dwelling with an Integral Double Garage at Lowgate Gardens for Messrs R&D Wright



Sheet 2 of 2.

SITE PLAN 1-200.

Revision 15/04/94 Copper Beech Hedging included.

Proposed Four Bedroomed Dwelling with an Integral Double Garage at Lowgate, Gedney. For. Messrs R.& D.Wright.

ARCHITECTURAL DESIGN SERVICES. Tel. 0945 870022
S.J.THROWER.

Scale. 1-50. 1-100. Date. Mar. 94 Drwg no. 159/G/94 Drn.J

Water Main

Proposed Dwelling

Patio Area

R.W.S

Access to Rear

Lawn

Shrub beds

10.000m

2m Close Bd fencing

Harvest Home

AMENDED PLAN

Ref.

Area to be Landscaped

(Olivia to be sought on typical species soil adj water main)

Building Line 16.500m

Lawn with shrubs

Turning Area and Parking.

Gravelled Area.

1.5m Close Bd F

Laurel

R.W.S.

Lawn

Flowering Cherry Ala

Monkey Puzzle

Shrubs.

1m Close Bd F

Septic Tank/Cesspool Depending on Percolation Test Results. (See Notes)

Brink Edge

Dyke

Dyked to Piped & Filled

Edge of Highway

Proposed Access

Lowgate

Gpy gates to be set back min 5mts from edge of highway.

SOUTH HOLLAND D.C.
PLANNING DEPT.
18 APR 1994
REF. 0264/94

Sheet 2 of 2.

SITE PLAN 1-200.

Proposed Four Bedroomed Dwelling with an Integral Double Garage at Lowgate, Gedney. For. Messrs R & D. Wright.

ARCHITECTURAL DESIGN SERVICES. S.J.THROWER. Tel. 0945 870022

Scale. 1-50. 1-100. Date. Mar. 94 Drwg no. 159/G/94 Drn. JT

Revised on 15/04/94. Copper Beech Hedging included.

Proposed

Existing Dwelling

Proposed Dwelling

Harvest Home

SITE PLAN 1:200