COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0342/93 Received:14-APR-93 Type:FULL

Name: Mr R McPhearson
38 Austendyke Road
Weston Hills
Spalding
Lincs

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

Description: Bungalow with garage and vehicular access

Location : Plot 4, Old Main Road Fleet Hargate
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

3 Before the occupation of the dwelling hereby approved the existing hedge along the northern boundary of the site shall, except where vehicular access is to be provided, be augmented with hedging of the same species in the position shown in yellow on the attached plan to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
27-MAY-93 H06/0342/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/0342/93 G

Date Registered 14 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr R McPhearson
38 Austendyke Road
Weston Hills
Spalding
Lincs

Tel. No.

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

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

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot 4, Old Main Road, Fleet Hargate, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow with garage and vehicular access

Please complete

Signed. B. S. Date. 13th April 1993

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120.00 If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application

Please state Site Area (Hectares)
Please tick **any** box where you are including details which you wish to be considered as part of this application.
Siting Design External Appearance
Means of Access Landscaping
Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	4.6 metres
(b) max. length:	15.4 metres
(c) max. width:	13.15 *metres*
C. Please state type and colour of materials for facing external walls:	Marley Oxton Red Multi facing bricks
D. Please state type and colour of roofing materials.	~~Coxhill~~ Bold Roll Terracotta conc. int. tiles
E. Has a survey of the site been undertaken? State Yes or No	~~Yes~~

5. GENERAL INFORMATION Please complete each section

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

Building Land

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: ~~Old Main Road~~
Will there be — Individual access(es) ✓
New estate road ☐

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

On site parking/garaging

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	→ Date: Consultee(s):
Is this application related to a previous submission	☐	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

Prospective Purchaser

2. **OWNERSHIP OF THE SITE**

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

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

Certificate A

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

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

Certificate B

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

State Name and address of owner:
Mr C Hannah, Church End
Gedney, Spalding, Lincs

State Date notice served:
13th April 1993

Signed ..... (Applicant/Agent) Date 13th April 1993

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

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

Signed ..... Applicant/Agent) Date 13th April 1993

Certificate 2

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

State Name and address of tenant:

State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

DC NSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer JOHN BLACKLOCK

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : ✓
Neighbours : RED BRICK/BROWN PANTILE BUNGALOW TO WEST - BLANK GABLE TO SITE
Boundaries : OPEN LAND BOUNDED BY FRONTAGE HEDGE
Site Features : NONE .

Inspected by
Date JW 29/4/13

Site Notice posted by
Date 29/4/13
Expiry 21/5/13

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

OK. - PLANT HEDGE ALONG REMAINDER IF FRONTAGE

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed JW Date 24/5/13.

Notes:

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

Conditions/Reasons (cont overleaf)

1 STANDARD TIME CONDITION – TL 1

2 B22 REASON B22

3 BEFORE THE OCCUPATION OF THE DWELLING HEREBY APPROVED THE EXISTING HEDGE ALONG THE NORTHERN BOUNDARY OF THE SITE SHALL, EXCEPT WHERE VEHICULAR ACCESS IS TO BE PROVIDED, BE AUGMENTED WITH HEDGING OF THE SAME SPECIES IN THE POSITION SHOWN IN YELLOW ON THE ATTACHED PLAN TO THE SATISFACTION OF THE L.P.A. REASON IN THE INTERESTS OF VISUAL AMENITY

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P2545

Date first Rec'd 14 APR 1993

Registration

Reference H06/0342/93

Cross-Ref R

Date 15/4/93

Validation

TYPE FULL

Site area
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 £ 130
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 171 OS Plots
Grid ref 539950 324830

Ward E Parish CEDNEY

Inside IBD YES Inside LP area NO

Constraints:

2	CA Cons Area	TR Rural
2	LB Listed – Grade:	BP TR proposed 67m
2	ARC Archaeology	LC Level Cross
2	AM Ancient Mon	FP Footpath
2	SSI Special Int	TPO Tree Pres
	Hazards –	
2	Dist Bound	HAZ Site
2	Other:	AIR Safeguard
		LIN Elect
		PIP Pipe
		CON Waste/contamin

Linked to site Ref 1268

Linked to property Ref

Planning Records:
Earlier apps

137/93

3051/89

1030/89

909/91

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

BRIAN SI .I 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

H06/0342/93

FULL

Applicant: Mr R McPhearson
Tel:

Agent: Status Design
0406 24343 B Gilham

Description: Bungalow with garage and vehicular access

Location: Plot 4, Old Main Road
Fleet Hargate
Spalding
Lincs

Valid date: 14-APR-93
Target dates:
To case officer 21-APR-93
Inspected by 28-APR-93
Extra contacts 05-MAY-93
Report if not clear by 19-MAY-93

Terminal date: 09-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		30-APR-93	21-MAY-93
Clerk to Gedney PC		23-APR-93	07-MAY-93
Cllr B Fines	0406 8 374	23-APR-93	30-APR-93

SITE RECORD

Grid ref: 539950 324830
OS Sheet: 171 Parcel:

L.C.C. - Obs Attached Jacb 26/4/93

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: H06/0342/93

Applicant: Mr R McPhearson
38 Austendyke Road
Weston Hills
Spalding
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Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Bungalow with garage and vehicular access

Location: Plot 4, Old Main Road Fleet Hargate
Spalding Lincs

Type: FULL

Date received: 14-APR-93

23-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 07-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 MAY 1993
Attention of
DPO NRM
SDPO PS
JC ACP
Action by .....
Discussed with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date

FOR PARISH COUNCIL USE ONLY

Comments:

Support the application.

Signed:

CHAIRMAN.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/0342/93.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	7	9	2	4	8.

2. Address or location

Plot 4, Old Main Road, Fleet Hargate.

3. Name, classification and number of road

III

4. Date application referred 26-4-93

5. State whether outline, detailed application etc.

Full.

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

Bungalow & Garage.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date: 26-4-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1)B22.

Delete as appropriate

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

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

(1)B21

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

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

Date 13th April 1993

The person dealing with this matter is: B. Gilham

Our Ref: 93012/BG/AEW

Your Ref:

0342/93

Dear Sir,

Re: PROPOSED BUNGALOW AT PLOT 4 OLD MAIN ROAD FLEET HARGATE FOR MR R McPHEARSON

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

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 93012/1, 93012/2 and Verge Details Type D or E.
3. Cheque to the value of £120.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

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 : P2545
Date received : 14-APR-93

Received from

Status Design

Address

4 Princes Street
Holbeach
Spalding

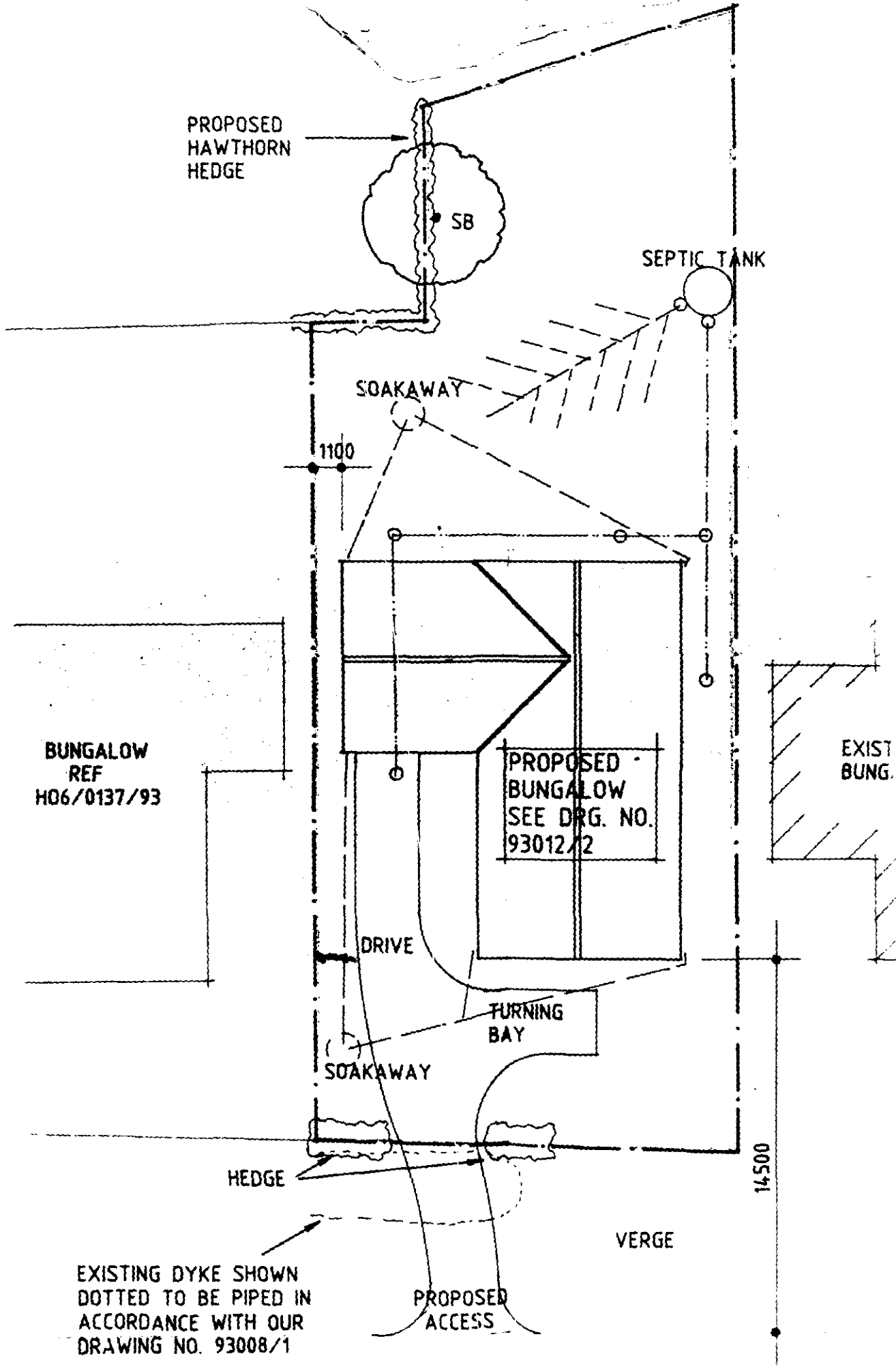
Fee paid £ 120.00
VAT £ 0.00

Total received £ 120.00

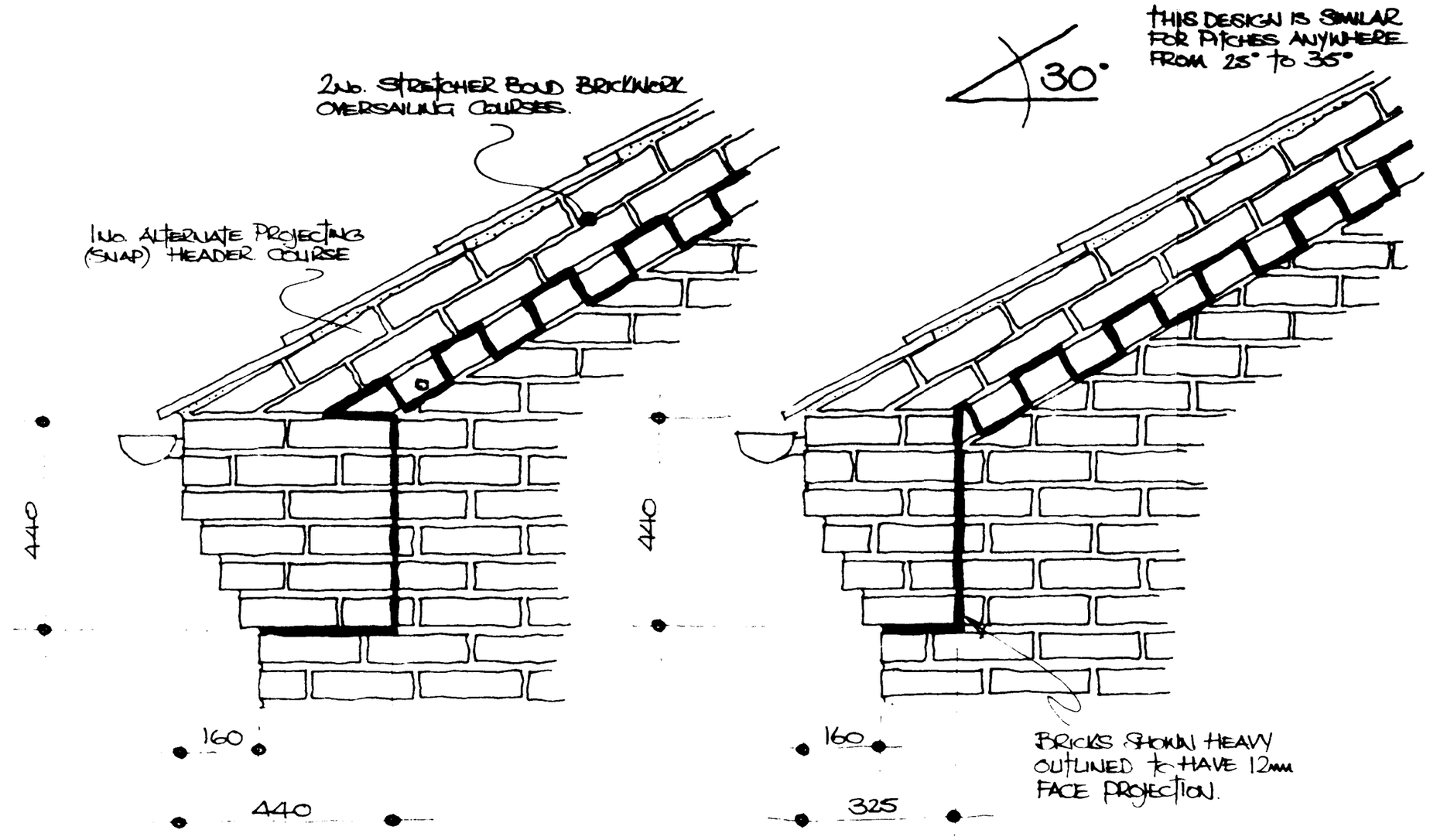
Cash/Cheque : Cheque

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

FILE COPY


PROPOSED
HAWTHORN
HEDGE
SB
SEPTIC TANK
SOAKAWAY
1100
BUNGALOW
REF
H06/0137/93
PROPOSED
BUNGALOW
SEE DRG. NO.
93012/2
EXIST
BUNG.
DRIVE
TURNING
BAY
SOAKAWAY
HEDGE
14500
VERGE
EXISTING DYKE SHOWN
DOTTED TO BE PIPED IN
ACCORDANCE WITH OUR
DRAWING NO. 93008/1
PROPOSED
ACCESS

) MAIN ROAD



TYPE D

TYPE E

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

04062545453

VERGE DETAILS

SCALES - 1:10
DATE - MAR 93
DRAWN - JPW.

0342/93

Architectural, Planning & Building Design Consultants

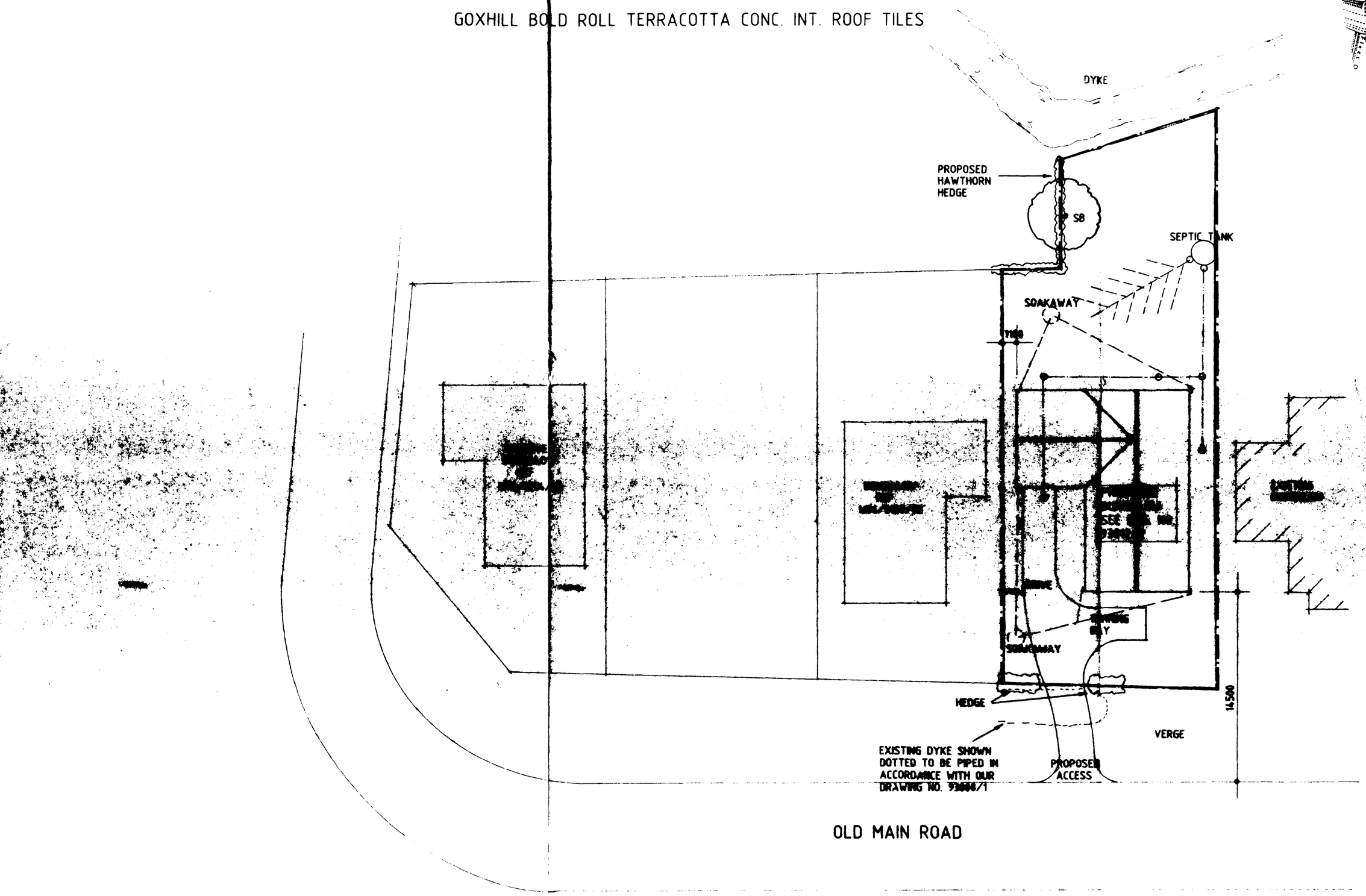
LANDSCAPING

TO BE AS SHOWN. TREE TO BE
SB- SILVER BIRCH
TO BE 2000MM HIGH ON PLANTING
EXISTING HEDGE TO FRONTAGE TO
REMAIN EXCEPT TO ACCESS

EXTERNAL MATERIALS

MARLEY OXTON RED MULTI FACING BRICKS

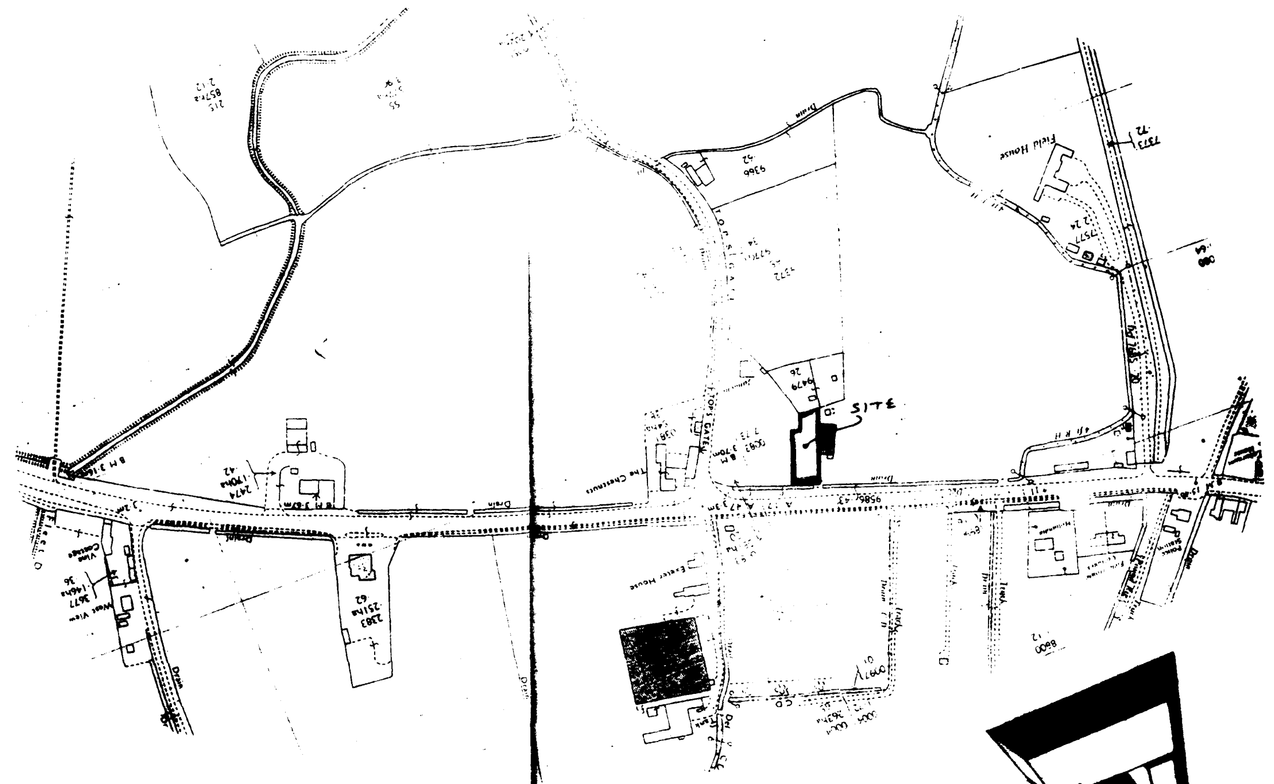
GOXHILL BOLD ROLL TERRACOTTA CONC. INT. ROOF TILES



OLD MAIN ROAD

SITE PLAN

THIS DRAWING TO BE READ IN CONJ. WITH DRG. No.s 93012/2 AND VERGE DETAILS TYPE D OR E



LOCATION PLAN

ACCESSES
Vehicular accesses to be min. 2.5 m wide and constructed all to L.A. requirements.

TURNING SPACE
Provide turning areas as shown all to L.A. requirements.

DRIVE
[illegible] (min.) finished gravel on 100 blinded sub-compacted hardcore base. 50 x 125 x [illegible] kerbs bedded and haunched in mass gen. mix.

[illegible] Applicants are advised that during times of leadenmet weather, the ground water level rises accordingly and it is essential that drainage fills to the septic tank are kept to the minimum, say 1 in 70, and the tank, particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 meters of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

IF DWELLING IS TO SERVE 5 PEOPLE PROVIDE A 825 GALLON SEPTIC TANK

Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

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

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

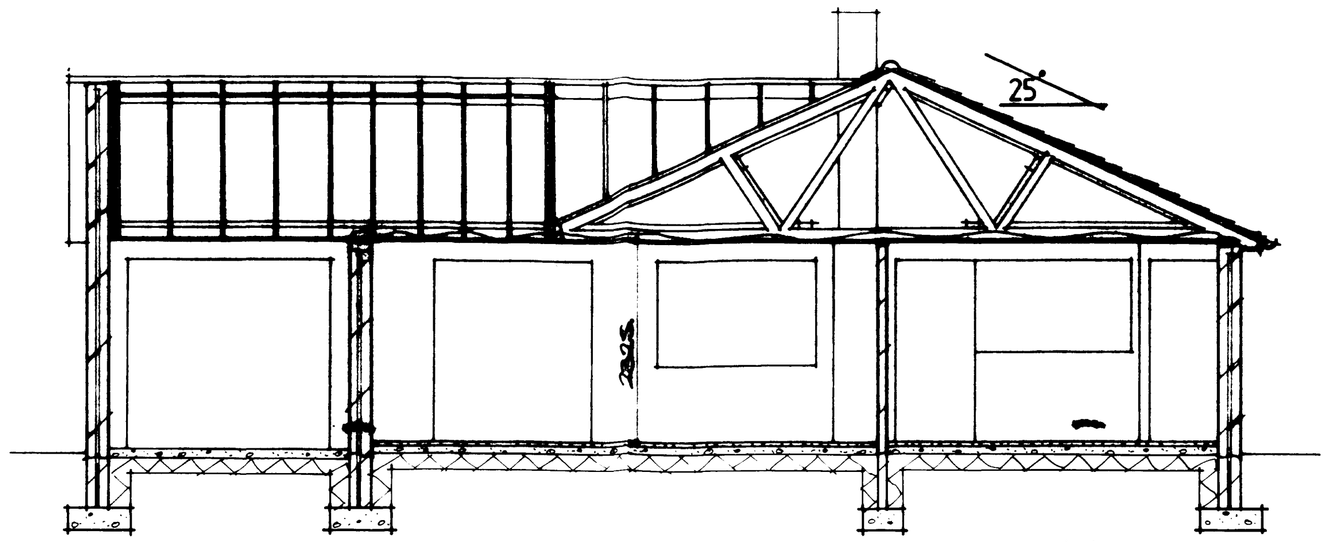
Please note: This drawing is not a conveyance drawing.

STATUS DESIGN
[illegible] LINCS. PE12 7BB

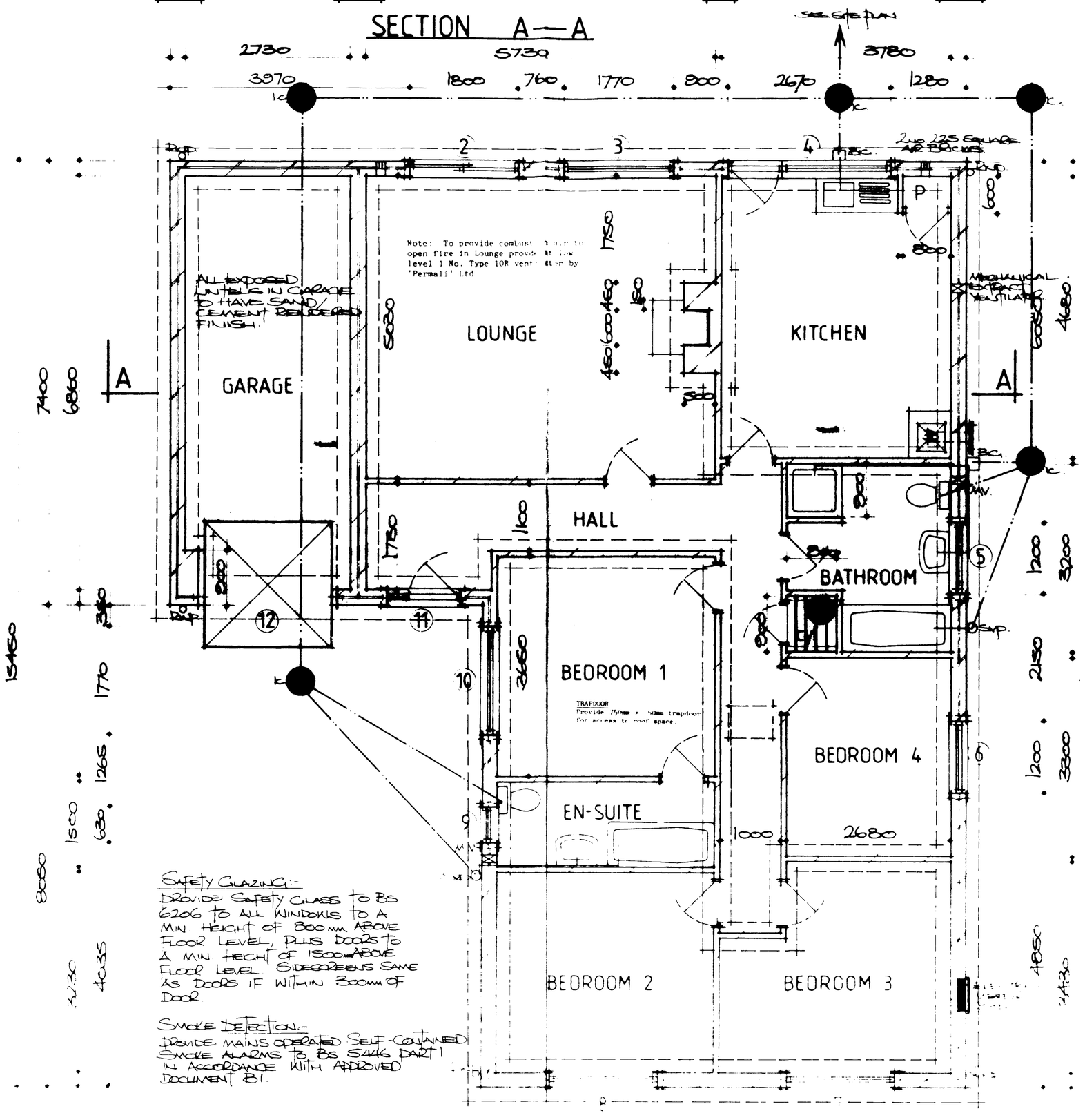
PROPOSED BUNGALOW AT PLOT 4. OLD MAIN ROAD, FLEET HARGATE
FOR
Mr. R. McPhearson

Scales- 1:200 1:2500.
Date- Apr 93
Drawn- jpw
Drg. no.- 93012/1

Architectural, Planning & Building Design Consultants



SECTION A—A



THIS DRAWING TO BE READ IN CONJ. WITH VERGE DETAILS TYPE DOR E.

ROOF CONSTRUCTION
Conc. interlocking roof tiles see site plan on 38 x 25 o/a treated timber battens on underfelt to B.S. 747 (type 1F) laps 150mm horizontally and 100mm vertically. Triangulate final type trusses @ 600 c/c @ 22½° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing 25 x 100 bracing on internal members, 2 no. 25 x 100 @ 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 noggings. All trusses and gable ladders (if any) to be screwed to noggings, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide panel and 38 x 50 noggins to trusses.

ROOF INSULATION:
To roof spaces provide 300mm fibreglass insulation quilt.

CEILINGS:
To all insulated roof ceilings provide 12.7mm Gyproc Supalux plasterboard and either 5mm skim or Artex finish. To CARAGE ceilings provide 12.7mm FIRELINE BOARD.

ROOF VENTILATION
Fascias of soffit around dwelling 125 x 400 slots for roof ventilation (position internally fly proof gauze) vents to be at maximum 2.4 m c/c.

WALLING:
270 cavity wall to consist of
110 face brick see site plan for details)
50 cavity, filled with Kingspan dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 89/2031, or similar approved.
110 internal skin of 7N/mm² solid insulation blockwork.
Cavity walls tied together using galvanised iron or plastic wire ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render finish.

OPEN FIRE:
To be capable burning smokeless fuel.
Hearth to be 1200 thick, flue liners to B.S. 1181, 1971 (smoke control areas). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm Ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document 1F/2/3 Part B, to terminate 600mm above ridge, capping in clay pot. Provide lead flashing to flue at roof intersection. Provide 2 no. courses red engineering brick or similar.
NOTE: No timber within 50mm of chimney.

METER BOXES:
Position gas and electricity meter boxes if required in external walls to suit client. To be completely recessed in non-combustible material. To be min. 900 mm and max. 1.2m above footpath to base.

HEADER TANK:
Header tank and roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

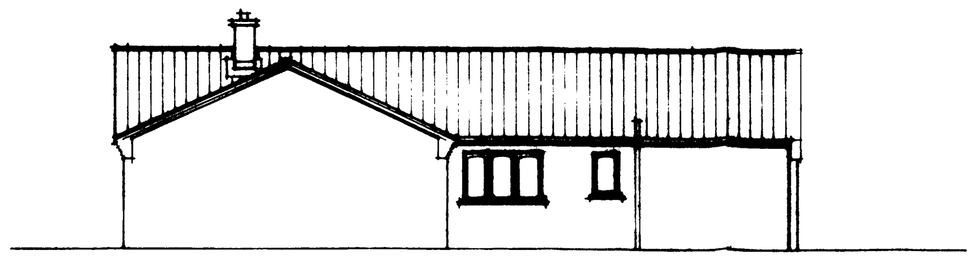
VALLEYS:
Use fibreglass valleys or provide 4lb lead to valleys to be completely watertight.

RAINWATER GOODS ETC
P.V.C. rainwater goods, 114 half round gutters and 65 Ø downpipes.
25 x 150 p.v.c. fascia and barge boards.

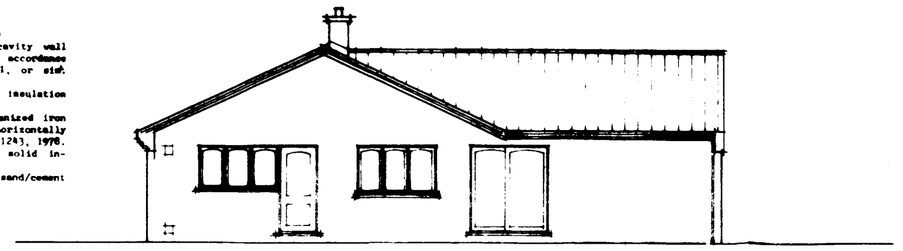
BOILER:
Provide balanced flue type CH1 boiler of rated output ... kW to be sited on 600 thick conc. tiled hearth above oversite ... head in conjunction with approved document 7(2). Boiler outlet to be ... protective guard cover.

KITCHEN VENTILATION:
Provide Rapid ... by Silavent Ltd, or similar by approved ... to extract ventilation of ... (approx 6 l/sec).
Alternative ... to provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturers to extract ventilation of at least 30 l/sec. Both systems ... for intermittent operation
Specific fan rating ... outside air.

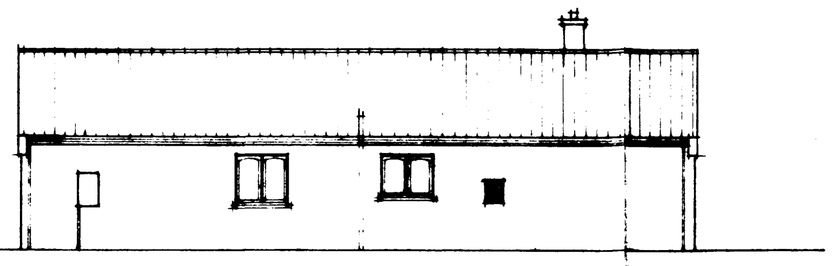
BATHROOMS:
Provide Mark ... with ... vent (dc or similar ... mechanical ventilation ... air ... air



SIDE



REAR



SIDE



FRONT

JOINERY & LINTEL SCH.		
No.	Ref.	lintel
12.	UP&OVER GARAGE DOOR 2134 x 2134 High Profile 10 Range	L1/6
2.	PATIO DOOR 2000x2100h. WITH SILL SET TOP	L1/HD.
3	SB12cc	L1/6
4	FD20-2cc(SB)/SB10cc	L1/6
5	SB10cc (OPP).	L1/6
6	SB12C	L1/6
7.	SB12cc.	L1/6
8	SB12cc	L1/6
9	SB10cc (OPP).	L1/6
10	SB12cc	L1/6
11.	PAIR DO - SUFFOLK.	L1/6

All specified joinery by Messrs. James CARR Joinery Ltd. metric P.I. softwood range. (Opp. denotes items handed. Lintels spc by T.C. Lintels Ltd.
All windows to be double-glazed sealed units (unless otherwise noted)

EXTERNAL LINTELS:
T.C. Lintels to be installed to manufacturer's recommendations. To all openings in cavity wall provide bit. felt d.p.c. cavity trap.

INTERNAL LINTELS
To be T.C. type IDO internal lintels.

HABITABLE ROOMS AND KITCHENS ... BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving ... total opening area of not less than 8000 sq mm

Notes and Revisions:

Do not scale from this drawing.

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status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS PE12 7BB

PROPOSED BUNGALOW AT PLOT 4, OLD MAIN ROAD, FLEET HARGATE, for

MR. R. McPHERSON.

APR 93

93012/2.

0342/93

GROUND FLOOR CONSTRUCTION:-
50 SAND/CEMENT SCREED ON 100 CONCRETE ON 1200 GAUGE POLYTHENE DPM ON 150 WELL BLINDED AND COMPACTED HARDCORE. GARAGE FLOOR TO BE AS FOR DOMESTIC EXCEPT OMIT SCREED ENSURE GARAGE FLOOR UNDER MAIN MIN 100

SUB-STRUCTURE WALLING:-
100 CLASS A DENSE CONCRETE BLOCKS BIT FELT DPC TO EXTERNAL WALLS 150 ABOVE GROUND LEVEL. WEAK MIX INFILL TO BASE OF CAVITIES TO TERMINATE 225 BELOW LOWEST DPC LEVEL

FOUNDATIONS:-
LOADBEARING WALLS AS SHOWN PROVIDE CONCRETE STRIP FOUNDATIONS 700 x 225 TO CAVITY WALLS 450 x 225 TO 100 WALLS TO NON LOADBEARING INTERNAL WALLS THICKEN OUT GROUND FLOOR SLAB CONCRETE TO 450 WIDE x 200 THICK. WIDEN FOUNDATIONS AT CHIMNEY BREAST AND TO BE 300 THICK FOUNDATIONS TAKEN DOWN TO AN APPROVED FIRM BASE. SUBJECT TO LOCAL AUTHORITY SPECIFICATIONS FOUNDS TO BE C15P/MIX