SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0575/92 Received:27-MAY-92 Type:FULL

Name: Mr and Mrs H Rance
Melide
Hallgate
Gedney
Spalding Lincs

Agent: Meldrum Lee & Gilliatt
49 high Street
Boston
Lincs

Description: Alterations and extension to existing dwelling

Location : Melide Hallgate
Gedney 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.

Director of Planning and Building Control Services
06-JUL-92 H06/0575/92

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

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

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0575/92 Received:27-MAY-92 Type:FULL

Name: Mr and Mrs H Rance
Melide
Hallgate
Gedney
Spalding Lincs

Agent: Meldrum Lee & Gilliatt
49 high Street
Boston
Lincs

Description: Alterations and extension to existing dwelling

Location : Melide Hallgate
Gedney Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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.

Authorised to issue:

30-JUN-92 H06/0575/92 AD..30/6.....DC..DR...3/7

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0575/92

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS H RANCE
'MELIDE'
HALLGATE
GEDNEY
SPALDING LINCS

Tel. No.

OFFICE COPY

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

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS
Tel. No. 0205 364795
(Personal contact name) MR D COWLING

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

'MELIDE' HALLGATE GEDNEY SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ALTERATIONS & EXTENSION TO EXISTING DWELLING

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Signed pp MELDRUM LEE & GILLATT Date 20 MAY 1992 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:

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: 7.5 metres
(b) max. length: 2.4 metres
(c) max. width: 4.5 metres

C. Please state type and colour of materials for facing external walls: STEETLEY SMOOTH BRINDLE TILE HANGING & RED FACING BRICKWORK TO MATCH EXISTING

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No — YES — RED SANDFACED PLAIN TILES

5. GENERAL INFORMATION Please complete each section

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

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:
Will there be —
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site? EXISTING GARAGE, DRIVE & TURNING BAY

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 — TO 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 — N/A

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. OWNERSHIP OF THE SITE

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

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

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

Signed pp MELDRUM LEE & GILLATT (Applicant/Agent) Date 20 MAY 1992

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

Signed pp MELDRUM LEE & GILLATT (Applicant/Agent) Date 20 MAY 1992

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Note for Case Officer

Site Notes: Accuracy ✓ **Neighbours** ✓ **Other**

Boundaries **Site Features** 6ft close boarded fence on north boundary To rear open fields. Fields opposite. House to north no side windows facing site

Inspected by: GS
date: 15/6/92

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic. — No .... Nil fees (not first Submission) / Other info. viz: Signed ..... — Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DRSO 6
.....

Recommendation/draft report produced.....

Conditions/Reasons

Consent G.S 29/6/92

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Acces	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 4/6 D7516.

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): Peregrines East, Hall Gate

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued 27 MAY 1992 No. 81208

Date First Received 1

REGISTRATION

REFERENCE H06/0575/92

Cross-Ref R

Date 28/5/92

VALIDATION Date

Type FULL Earliest permission date (Cert B)

Site area No. of dwellings Floorspace 10.80

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate / Site plans / Description / Accuracy / Incomplete form

S65 Advert required Expiry date

Fees: Nil fee - previous app / - type / Discounted fee Ref / Reason

Correct fee £ 55 Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS Date 1-6

Index Sheets 153 OS Nos Grid Ref 541700 3 29 150

Ward E Parish GODNEY

Inside IBD NO Inside LP Area NO

TR Rural / TR Bypass / Level crossing / Footpath / CA / LB / TPO / Other: Grade

Linked to site Ref Linked to property Ref 0044940

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref
Requested

Inputs completed

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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0575/92 Type: FULL

Applicant: Mr and Mrs H Rance
Tel:

Agent: Meldrum Lee & Gilliatt
0205 364795

Description: Alterations and extension to existing dwelling

Location: Melide
Hallgate
Gedney
Spalding Lincs

Valid date: 27-MAY-92
Target dates:
To case officer 01-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92
Report if not clear by 01-JUL-92

Terminal date: 22-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
G SMITH

DEVELOPMENT/CONSTRAINTS

Size: 10.8 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	03-JUN-92	17-JUN-92
Cllr B Fines	0406 8 374	03-JUN-92	17-JUN-92
Owner/Occupier Peregrines Rest		15-JUN-92	29-JUN-92

L.C.C. - No Objection Jc 05 4/6/92.

BRIAN SMITH *Dip TP MRTPI*
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Tele[illegible]: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0575/92 Type: FULL

Applicant: Mr and Mrs H Rance
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Agent: Meldrum Lee & Gilliatt
0205 364795

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Hallgate
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Terminal date: 22-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
~~D M GEDNEY~~ GS

DEVELOPMENT/CONSTRAINTS

Size: 10.8 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	03-JUN-92	17-JUN-92
Cllr B Fines	0406 8 374	03-JUN-92	17-JUN-92

L.C.C – No objections to 05/6/92

Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

SOUTH HOLLAND D.C.
PLAN DEPT.
27 MAY 1992
REF. H06/0575/92

RWL/DC/JS/12013

20 May 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sirs

Alterations & Extension to 'Melide' Hallgate Gedney
for Mr & Mrs H Rance

Please find enclosed plans, fee and application forms for Planning Approval of the above development.

We would be grateful if you could place these before the relevant committee at their next meeting.

Yours faithfully

R W Lowe RIBA

Encs

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
(0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUN 1992 GS
Attention of
DPO NRM
DOPO BS
JC ADP
File Nos.

Application no: H06/0575/92

Applicant: Mr and Mrs H Rance
Melide
Hallgate
Gedney
Spalding Lincs

Agent: Meldrum Lee & Gilliatt
49 high Street
Boston
Lincs

Description: Alterations and extension to existing dwelling

Location: Melide Hallgate
Gedney Spalding Lincs

Type: FULL

Date received: 27-MAY-92

03-JUN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 18-JUN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: The Council has no objection to this proposal.

Signed: J M Bennett

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: H06/0575/92 Date Received: 02 02 93

Applicant: Mr & Mrs H Rance
Melide
Hallgate
Gedney
Spalding
Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description of Original Development: Alterations and extension to existing dwelling

Location: Melide, Hallgate, Gedney

Amendment Submitted: Replacement windows

5 February 1993

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.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. 1+06157592/1

Date registered 02 FEB 1993

Case Officer GS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

H Rance

Tel. No.

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 Melide, Hollgate, Gedney.

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

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.
State whether amendment has been requested by the Council ☐

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

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.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

(0406)364429

SOUTH HOLLAND D.C.
PLANNING
02 FEB 1993
REF ...Ack...

"MELIDE"
HALLGATE
GEDNEY
SPALDING
LINCS PE12 0AH

2nd February 1993

Dear Sir

Planning Permission H 06/0575/92
Building Control B 06/0465/92

Enclosed are drawings of amendments to the above mentioned references.

These amendments are occasioned by a necessary review of requirements following a building control decision on the suitability of the ground to carry the weight of the front extension.

Because of the work and cost involved we decided the front extension was not essential to our needs. We therefore decided to replace the windows with modern double glazed units. This reconstitutes the original bay at the front elevation. The only variation needed is the construction of canopies for the bay structures.In view of the building control decision on the ground suitability the bay foundation will be underpinned.

It is hoped that the decision not to proceed with the front extension but to bring the present structure up to date will be acceptable without undertaking the full planning procedure.

Your sympathetic consideration of these amendments would be very much appreciated.

Yours faithfully

B.H. Rance

AMENDMENTS to H 06/0575/92 and B06/0465/92

BUILDING NOTES

Underpin Foundation - 4.3m long x 1m wide x 500mm deep to underpin existing foundation by 300mm depth. Mix to be in accordance with C15P to BS 5328:1981 and incorporate 150mm mesh reinforcement turned up by 300mm along front length and projecting sides.

Walls - 100mm facing brickwork,75mm cavity with 75mm Dritherm cavity wall insulation built in as work proceeds, with 100mm load-bearing insulating blockwork to give max. U value of 0.45W/m^2K. Cavity closed at window reveals using cavity closer by Thermabate or similar incorporating vertical dpc. Wall ties at 450mm centres vertically and 900mm centres horizontally, staggered. Wall ties of galvanised or stainless steel.

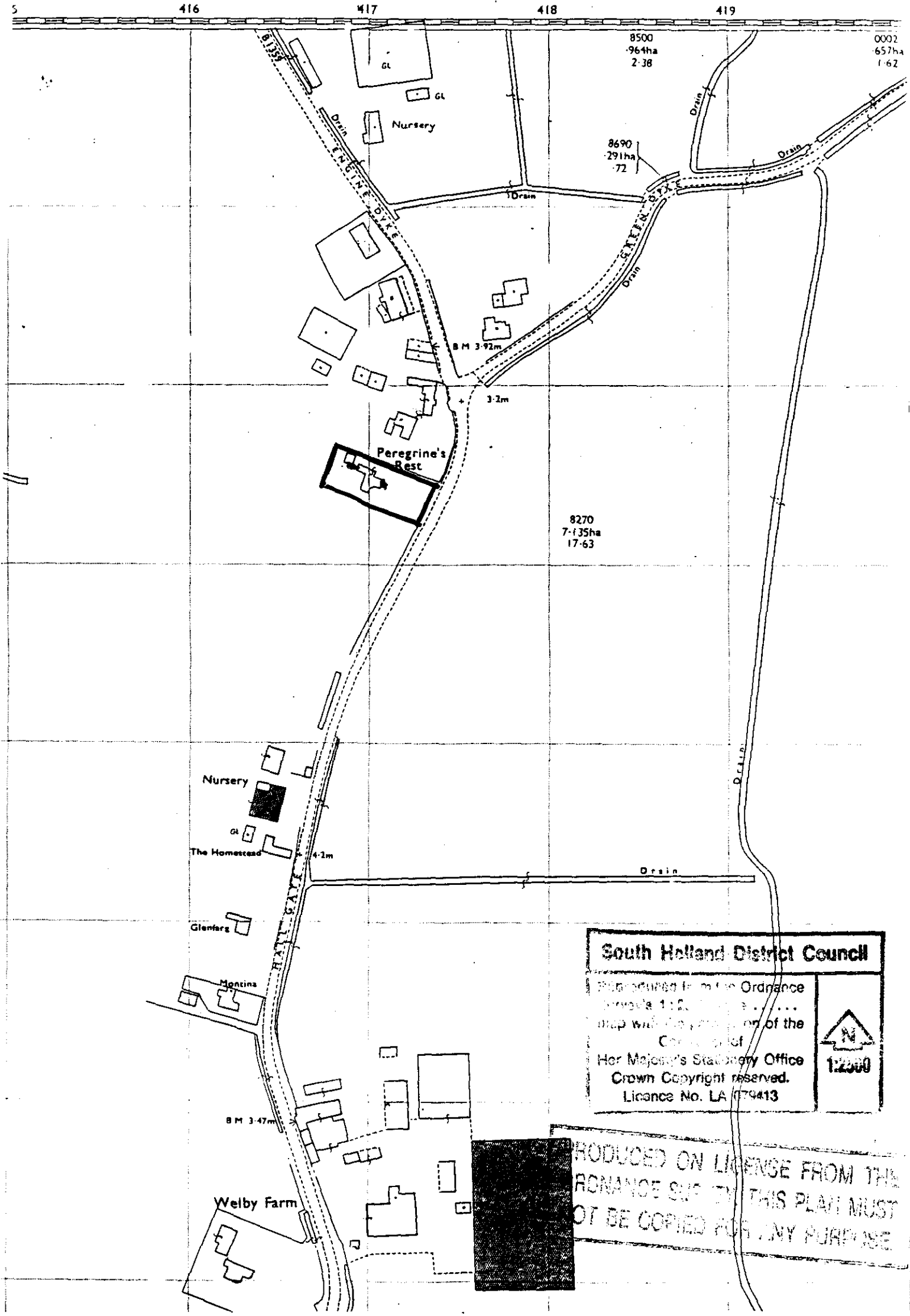
DPC- Hyload Pitch Polymer,horizontal to suit width of bricks and blocks,150mm above foundation level and 150mm wide vertical dpc to all openings.

Ground Floor- 50mm sand/cement screed on required depth over foundation concrete on 1200g damp proof membrane.Floor finish to be level with existing floor.

Windows - Window frames to be painted softwood in Edwardian Bar style of John Carr. All windows to be double glazed according to Document N1.

Splay Bay Canopies - Canopies constructed of 50mmx100mm softwood frames at 600mm centres fixed to existing walls and window frames. Covered by felt and plain tiles laid on tanalised battens.Tiles and necessary ridge tiles by Sandtoft, red/brown brindle in colour matching rear extention.Code 4 lead flashing used at wall abutments to overlay tiles by 200mm, turned into mortar joints by 38mm. 150mm glass-fibre insulation to ceiling of walk-in (front) bay with ventilation to pseudo-roofspace by over fascia vents. Rainwater by necessary guttering to downpipes connecting to existing rainwater disposal channels. Ceiling to be 12.5mm plasterboard with skim.

PLANNING
02 DEC 1992
REF 579/92


416
417
418
419
8500
·964ha
2·38
0002
·657ha
1·62
GL
Nursery
Drain
ENGINE DYKE
8690
·291ha
·72
GREEN DYKE
B M 3·92m
3·2m
Peregrine's Rest
8270
7·135ha
17·63
Nursery
The Homestead
4·2m
Drain
HALL GATE
Glenfarg
Montina
B M 3·47m
Welby Farm
South Holland District Council
Ordnance
Her Majesty's Stationery Office
Crown Copyright reserved.
Licence No. LA 079413
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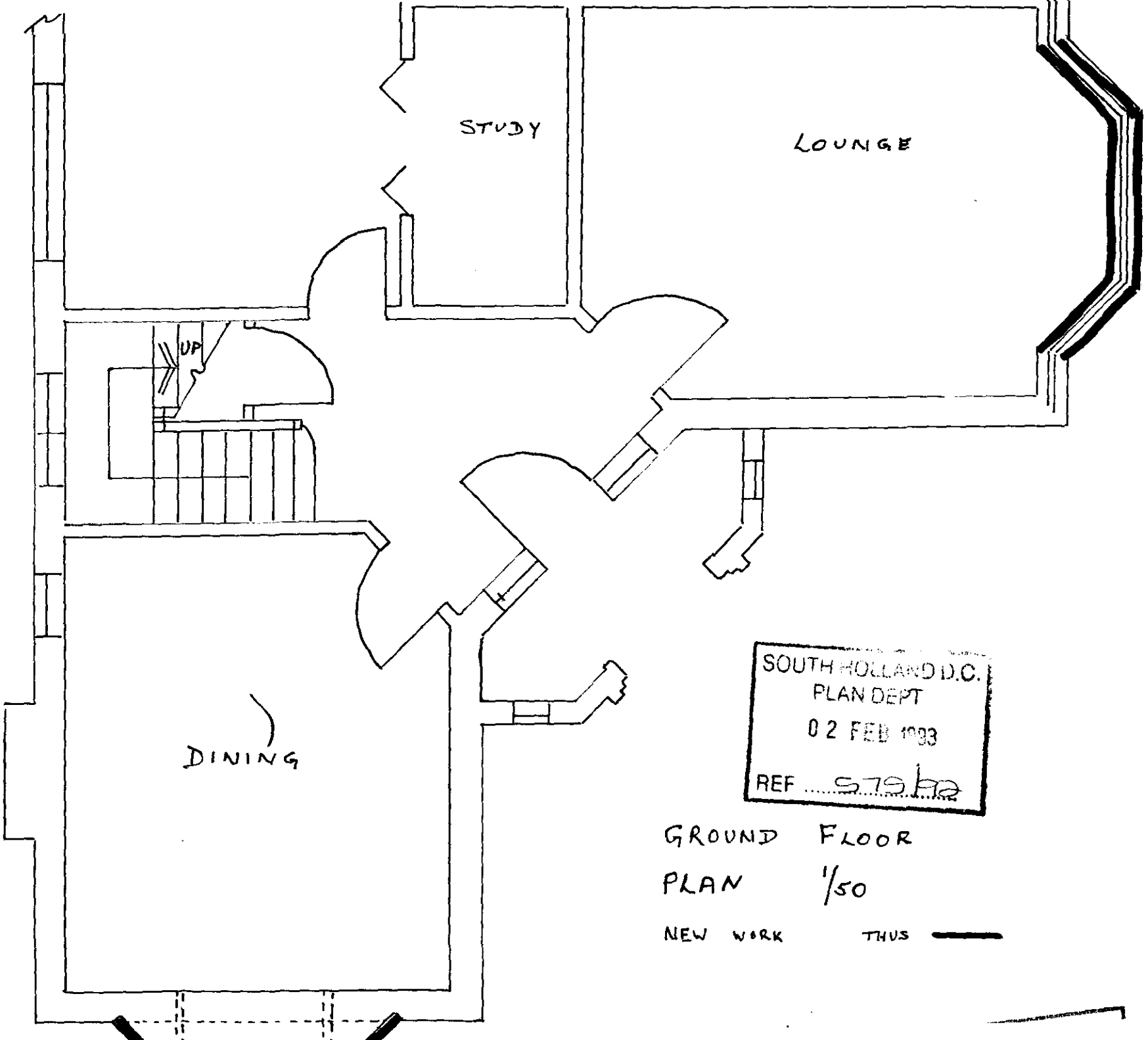
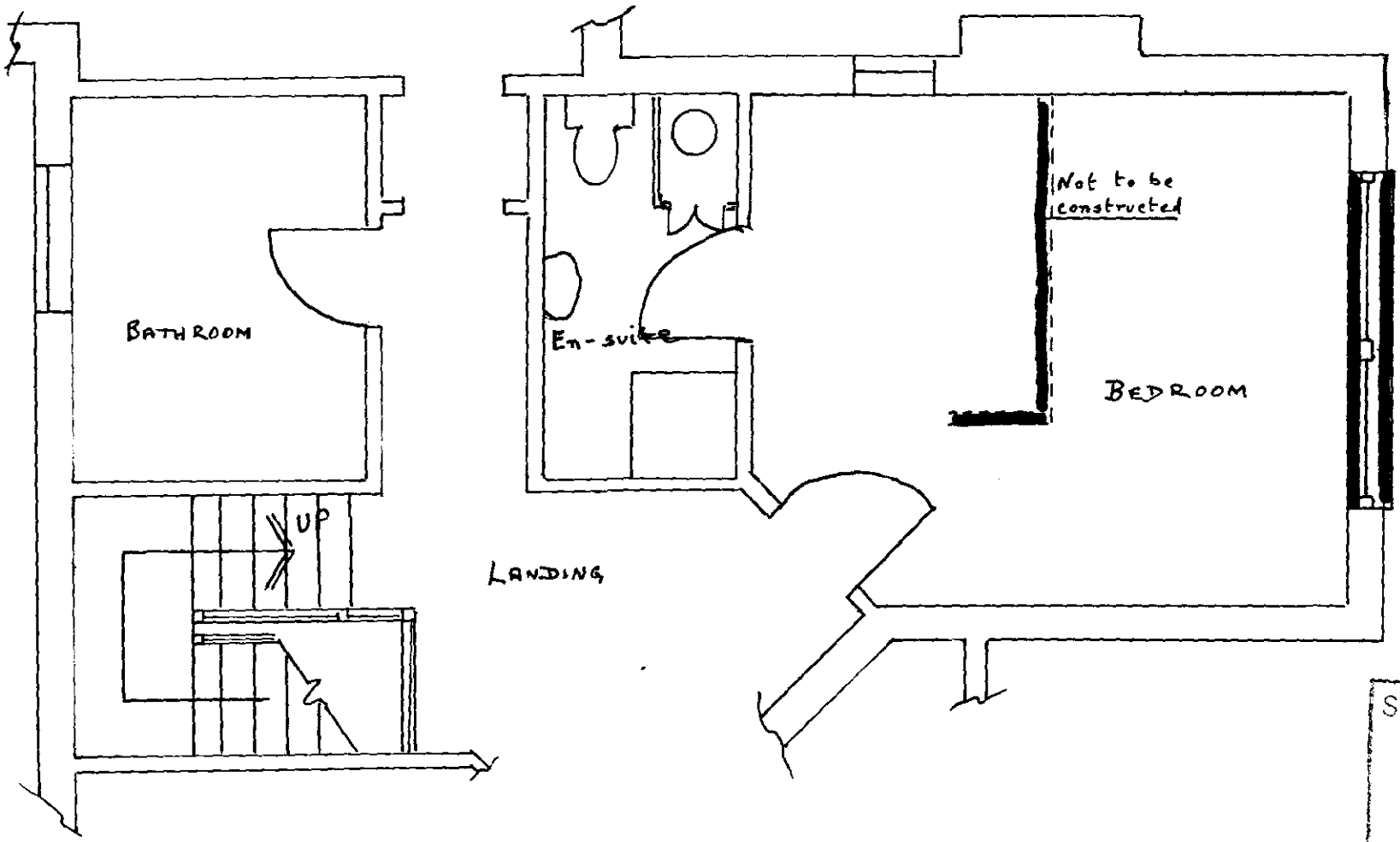
1:2500
RODUCED ON LICENSE FROM THE
RDNANCE SUR THIS PLAN MUST
OT BE COPIED FOR ANY PURPOSE



SOUTH HOLLAND D.C.
PLAN DEPT
02 FEB 1993
REF S79hz

GROUND FLOOR PLAN 1/50

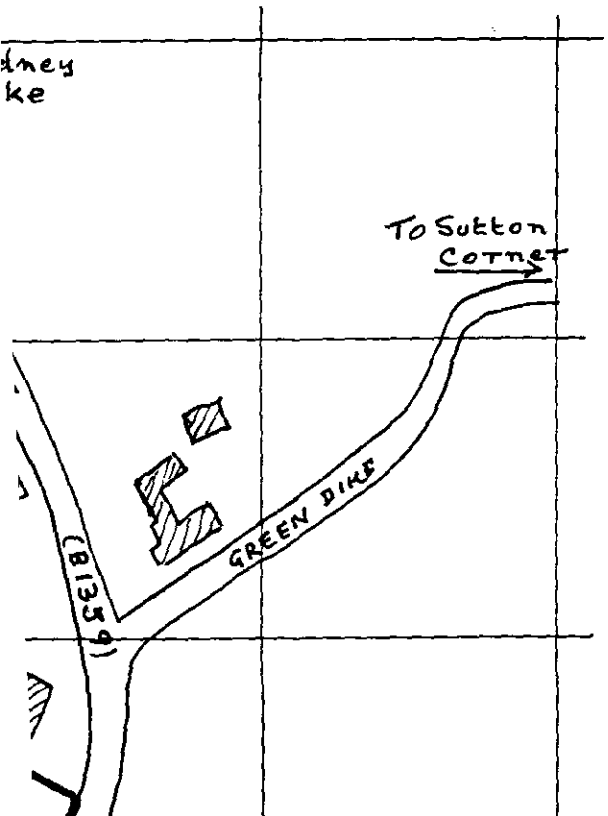
NEW WORK THUS

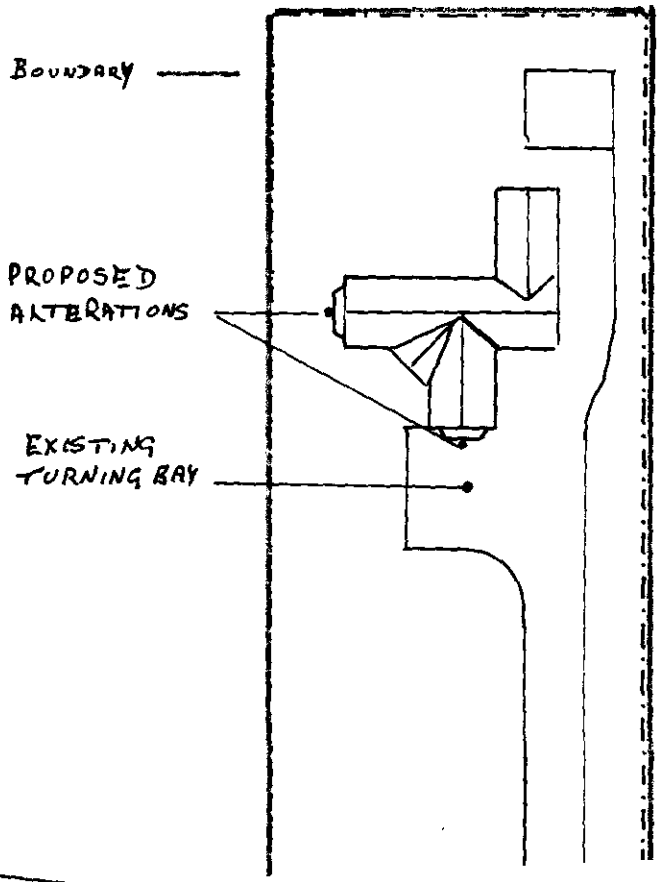


APPROVED PLAN
Ref.

SOUTH HOLLAND DC
PLAN DEPT
02 FEB
REF





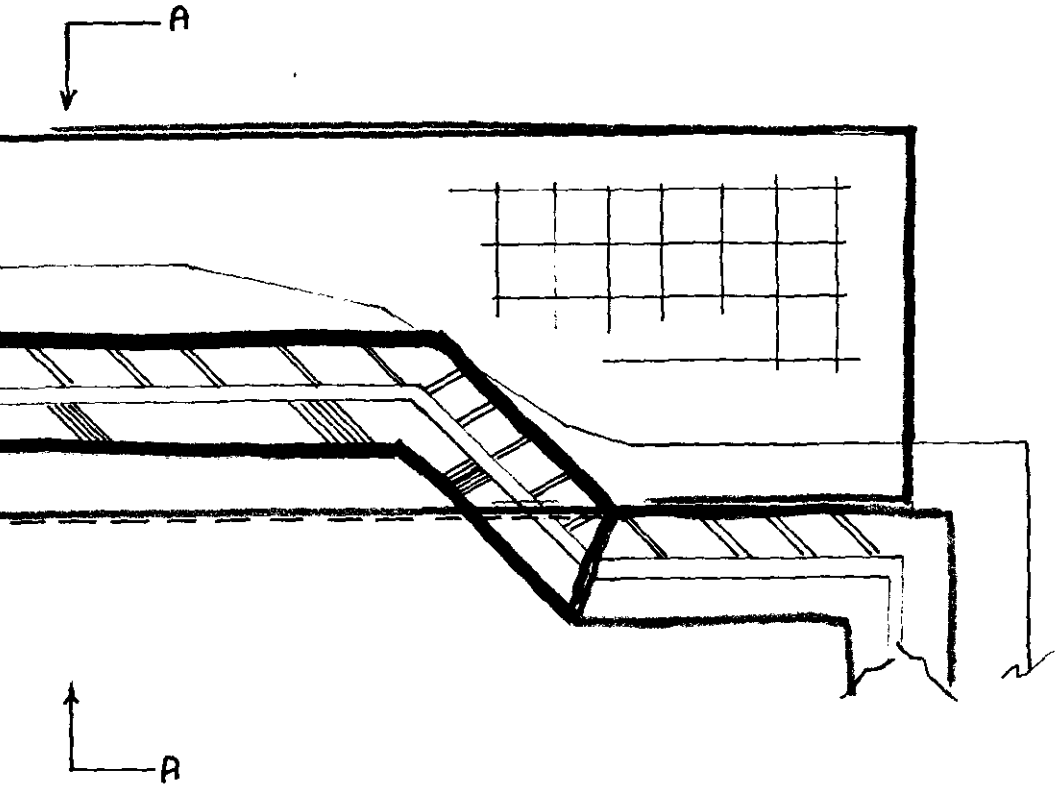


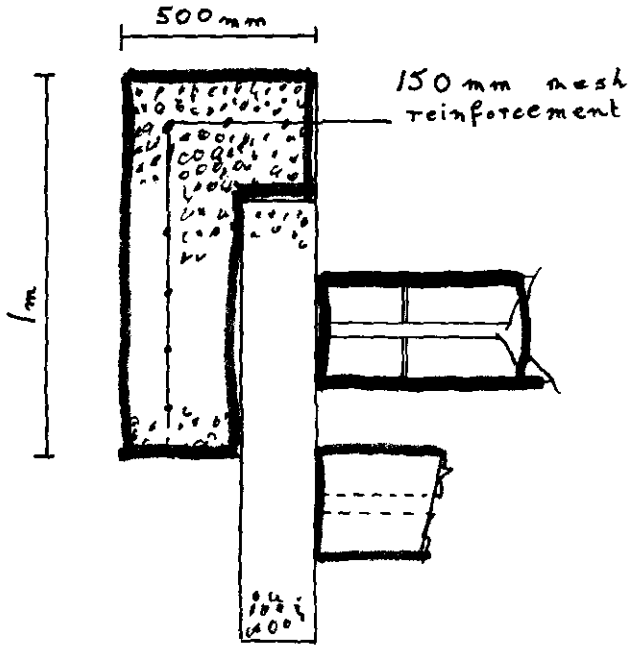
N

SITE
PLAN 1/500

AMENDED PLAN
Ref.

REF 5.79/93





UNDERPIN OUTLINED THUS ▬▬▬

EXISTING FOUNDATION OUTLINED THUS ——

BRICKWORK - NEW OUTLINED THUS ▬▬▬

- EXISTING OUTLINED THUS ▬▬▬

SECTION of UNDERPIN at A-A 1/20

SOUTH HOLLAND D.C.
PLAN DEPT
02 [illegible]
REF 975/92

