APPLICATION NO. : H061 / 0191

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/1045/91 Received:08-NOV-91 Type:FULL

Name: Mrs S E Scrimshaw
Lebanon House
Broadgate
Gedney
Spalding, Lincs

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

Description: Erection of dwelling, double garage and six stables

Location : The Old Rectory Church End
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.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Notes to Applicant:

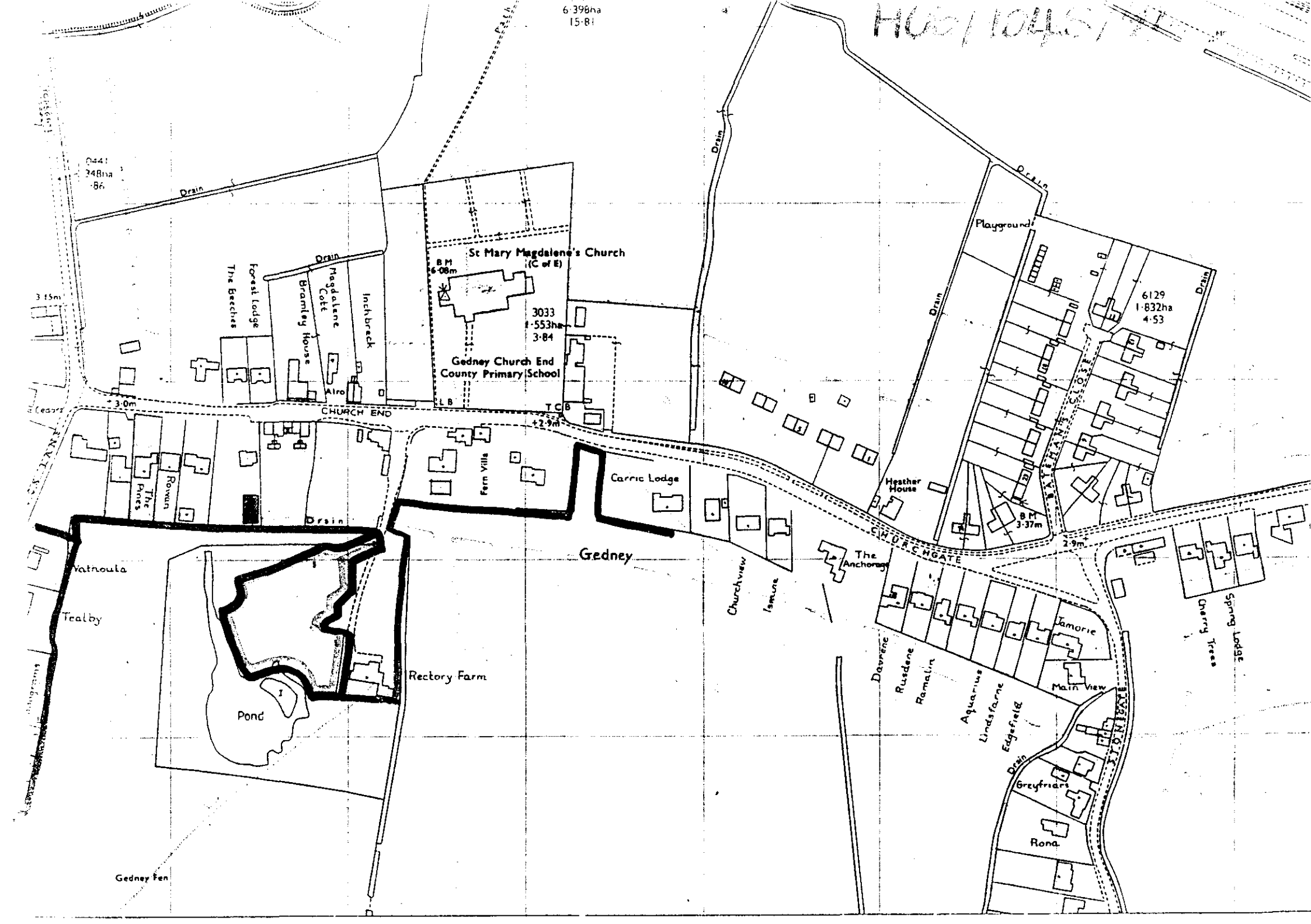
Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Director of Planning and Building Control Services
06-MAY-92 H06/1045/91

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)



6·398ha
15·81
Drain
St Mary Magdalene's Church
(C of E)
B M
6·08m
3033
1·553ha
3·84
Gedney Church End
County Primary School
Forest Lodge
The Beeches
Bramley House
Magdalene Cott
Inchbreck
Alro
L B
T C B
3·0m
CHURCH END
+2·9m
Playground
6129
1·832ha
4·53
Heather House
B M
3·37m
2·9m
CHURCHGATE
Fern Villa
Carric Lodge
The Pines
Rowan
Drain
Gedney
Vathoula
Tealby
Churchview
Ismune
The Anchorage
Jamorie
Main View
Davrene
Rusdene
Ramalin
Aquarius
Lindsfarne
Edgefield
Cherry Trees
Spring Lodge
Rectory Farm
Pond
Greyfriars
Rona
Gedney Fen

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06 | 1045 | 91

Date Registered 30 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mrs S E Scrimshaw
Lebanon House
Broadgate
Gedney
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) M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

The Old Rectory, Church End, Gedney, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of dwelling, double garage and 6 No. Stables

Please complete

Signed.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 If you consider no fee is payable include a written explanation instead.

Date. 28th October 1991

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: 180 MSq. stables. sq. metres

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

(b) max. length: See enclosed drawings metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: To be agreed with LPA

D. Please state type and colour of roofing materials.

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: Rectory Farm 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: To adjacent pond

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):

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 (e.g. owner, prospective purchaser)	Owner

2. OWNERSHIP OF THE SITE

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

If the applicant is the ***sole owner of the whole site,*** *complete* **Certificate A.**

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

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

Signed ..... (Applicant/Agent) Date 28th October 1991

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... Applicant/Agent) Date 28th October 199

Certificate 2 The applicant has given the required notice to every other person who, at the begir of the period of 21 days ending with the date of the application, was a tenant 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

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 writ from the date of service of this notice, to Chief Executive, South Holland District Council, Pric Lincolnshire.

Date

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92

Receipt Issued ..... No. P196 P199

Date First Received .....

REGISTRATION

REFERENCE H06/1045/91

Cross-Ref B06/0612/91

Date 31/10/91

VALIDATION Date 1/11/91

Type Full Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 1 Floorspace 180

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 ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 368, Additional £ 276 Receipt no. P199

Refund £ ..... Issued .....

CONSTRAINTS Date [illegible]

Index Sheets 172 OS Nos ..... Grid Ref 5 [illegible] 3 [illegible]

Ward [illegible] Parish [illegible]

Inside IBD NO Inside LP Area NO

TR Rural ☐ CA ☐
TR Bypass ☐ LB ✓ Grade
Level crossing ✓ TPO ✓
Footpath [illegible] Other:

Linked to site.....Ref....94... Linked to property.....Ref.....

Planning Records:
Earlier apps
[illegible]
[illegible]
[illegible]

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Narrow rd. Outside IBD. Overlay paddock existing access through trees. Pond to S. Trees around site.

Inspected by: DMG
date: 2/11

Residents notified on site visit: Rectory Farm ~~[illegible]~~ Church End, Gedney - Post

Case Officer Conclusions (issues)

DMG 5/5.

Case Officer Recommendations (summary) DPO authorised
(details overleaf) Consent

Delegation
Recommended approvals – Confirmed by Case Officer:

Departure from policy	Yes ----	No ----
Ward member request	Yes ----	No ----
Recommend approval against material objection	Yes ---- Any objection received? No ⇨ If yes, is any obj. material? Yes ⇦ No ⇨ [Reason:	No ----
Other circumstances needing Committee decision	Yes ---- ⇦ Flagged by Senior Officer Signed ..... [Reason:	No ---- ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.	No ---- ⇦ Nil fees (not first Submission) ⇦ Other info. viz: Signed ..... ANY ONE OF ABOVE	Yes ----

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

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	Access	Lands
Art 7 (Outlines)	RM :					
	Previous					
	Current					
	Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

18/11 Discuss with DSB

Publicity : General
Departure
Setting of LB Viz

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

B[illegible]N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Com

Application no: H06/1045/91

Type: FULL

Applicant: Mrs S E Scrimshaw
Tel:

Agent: Status Design
0406 24343

Description: Erection of dwelling, double garage and six stables

Location: The Old Rectory
Church End
Gedney
Spalding, Lincs

Valid date: 08-NOV-91
Target dates:
To case officer 13-NOV-91
Inspected by 18-NOV-91
Extra contacts 23-NOV-91
Report if not clear by 13-DEC-91

Terminal date: 03-JAN-92
Target Committee: 10-DEC-91
Report deadline: 26-NOV-91

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	15-NOV-91	29-NOV-91
Cllr B Fines	0406 8 374	15-NOV-91	29-NOV-91
L.C.C - OBS Attached JE CB		21/11/91	
Resident: Rectory Farm, Church End, Gedney		21-NOV-91	05-NOV-91.

SITE DETAILS

Grid ref: 540170 324170
OS Sheets: 172

Parcel:

APPLICATION REFERENCE: H06/1045/91 DATE RECEIVED: 30 10 91

APPLICANT: Mrs S E Scrimshaw
Lebanon House
Broadgate
Gedney
Spalding Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

...MITTEE
Date 21 JAN 1992

TYPE: Full

DESCRIPTION: Erection of dwelling, double garage and six stables

LOCATION: The Old Rectory, Church End, Gedney

Parish Council: Response awaited.

County Highways: Does not wish to restrict the grant of planning permission.

Environmental Services: (Summarised)
Original siting of the stables to the north west of the site is preferable to this new location, which appears to be within 40 metres of Rectory Farm.
The original stables position, with a dwelling sited between it and Rectory Farm would have the benefit of providing greater distance and a degree of screening in terms of potential odours and general disturbance from the equestrian business.

PLANNING POLICIES/DOE ADVICE
Outside Gedney IBD (adopted October 1989).
Structure Plan Policy 7A.
PPG 1, 1988 (General Policy and Principles).

PREVIOUS DECISIONS
H06/1392/90 - Change of use of land for breeding and treatment of event horses, The Old Rectory, Church End, Gedney - Permitted.
H06/0012/91 - Outline - Erection of dwelling and six stables including details of means of access, The Old Rectory, Church End, Gedney - permitted subject to Section 106 Agreement.

PLANNING ISSUES
1 The main issue in this case is the acceptability or otherwise of the proposed development in relation to this part of the village and the affect on the amenities of existing dwellings.
2 The site is currently paddock and is surrounded by trees/shrubs on many of its boundaries. An existing pond is located to the south west and a dwelling to the east. A public footpath currently runs along the boundary of the land outlined in blue to the north.
3 Outline permission has already been granted for the erection of a dwelling and six stables subject to a Section 106 Agreement (H06/0012/91). The applicant is unable to apply for

approval of reserved matters, however, on the basis that the actual design of the proposed dwelling and six stables involves an alteration of the site boundary.

4 The application differs from the previous outline in the sense that all six stables are now incorporated in the design of the house, courtyard and other buildings. The walking out area for the horses which was previously outside the confines of the building plot is now included, making use of the courtyard.

CONCLUSIONS

1 The outline application showed the proposed new stables on the western boundary of the site. The present proposal locates the stables closer to the eastern boundary within 40 metres of Rectory Farmhouse. Although Environmental Services have expressed concern, it is my opinion that there is not sufficient reason to refuse the application on this basis.

2 In my judgement, the amended siting and actual design of the development is acceptable, subject to agreement in respect of materials. The site is well screened and no additional landscaping is considered necessary.

3 However, the applicants will need to re-enter into an agreement (now a planning obligation) to restrict the occupancy of the dwelling to a person or persons employed in connection with the use permitted under reference H06/1392/90 and that the dwelling not be occupied until the six stables have been erected and are ready for use.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to:-

A) The applicants first entering into a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to restrict the occupancy of the dwelling to a person or persons employed in connection with the use permitted under reference H06/1392/90 and the dwelling not to be occupied until the six traditional stables have been erected and ready for use.

B) The following conditions.

1 SC12 - (Materials).

Reason

1 Standard.

NOTE

1 Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

---

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

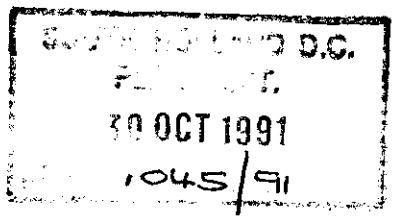
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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

Date 28th October 1991

The person dealing with this matter is: M. Glauser



Our Ref: 771519/MRG/AEW

Your Ref:

Dear Sir,

RE: Proposed Erection of Dwelling, Double Garage and 6 No. Stables
The Old Rectory, Church End, Gedney for Mrs S E Scrimshaw

In respect of the above, we enclose herewith the following documents:-

1. 4 No. copies duly completed Planning Application form.
2. 4 No. copies each drawing No'd 771519/2, /3, /4, /7, /8, /10 and /11.
3. Cheque to the value of £91.00 in respect of submission fee.

The applicant has already received Outline Planning Permission granted by your authority on 6th August, 1991 under Ref. H06/0012/91. The approval was granted subject to a Section 106 Agreement of the Town and Country Planning Act 1990 between South Holland District Council and the applicant. The Section 106 agreement has been completed and is currently in force dated 19th July 1991. The site area which was the subject of the outline application and, indeed, the Section 106 Agreement, cannot now effectively be complied with due to the actual design of the proposed dwelling and the 6 stables.

It was originally intended that three existing wooden stables be repositioned to total six stables, but it has now been decided to incorporate all six within the design of the house and courtyard and other buildings. We are therefore unable to apply for an Approval of Reserved Matters following the granting of the Outline Planning Permission and have no alternative but to submit the enclosed full application. We wish, however, to bring to your attention that the Walking Out Area for the horses which was previously indicated as outside of the confines of the building plot will now be included within the building plot area making use of the courtyard.

Yours faithfully

M. R. Glauser F.F.B.

Enc.

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 6th November 1991

The person dealing with this matter is: M. Glauser

For the attention of Mrs Maxwell

SOUTH [illegible] D.C.
PLAN [illegible]
08 NOV 1991
REF.....

Our Ref: 771519/MRG/AEW

Your Ref:

Dear Mrs Maxwell,

RE: House and Stable Block at The Old Rectory, Gedney for Mrs S E Scrimshaw
Plan. Ref. H06/1045/91 and B. Regs. Ref. B06/0612/91

I am in receipt of your letter dated 5th November, 1991 in respect of the above and enclose herewith cheque to the value of £405.25 calculated as follows:-

Planning Fee - based on floor area of 180 s. m. = £276.00

Building Regulations fee based on £52,500 x 70% = £36,750 = £129.25.

I enclose a copy of each of your letters for your reference.

Yours faithfully,

M. R. Glauser F.F.B.

Enc.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/1045/91

Applicant: Mrs S E Scrimshaw
Lebanon House
Broadgate
Gedney
Spalding, Lincs

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

Description: Erection of dwelling, double garage and six stables

D.C.
PLAN DEPT
08 NOV 1991
REF.....

Location: The Old Rectory
Church End
Gedney
Spalding, Lincs

Type: FULL

Date received: 30-OCT-91

05-NOV-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

✓ The submitted fee was incorrect, and an additional amount is required based on the gross floorspace of the proposed stables. Fee sheet enclosed for your use, marked where applicable.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/1045/91 Received:08-NOV-91 Type:FULL

Name: Mrs S E Scrimshaw
Lebanon House
Broadgate
Gedney
Spalding, Lincs

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

Description: Erection of dwelling, double garage and six stables

Location : The Old Rectory Church End
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.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Authorised to issue:

05-MAY-92 H06/1045/91 AD.SAH 5/5 ...DC.... 6/5

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

NRA

National Rivers Authority
Anglian Region

S.H.D.C. PLANNING DEPT.
RECEIVED
13 DEC 1991
Attention of
DPO NRM
BS
ASP
File Nos. 21/1 dwee
Acknowledge Yes/No

11 December 1991

Our Ref: 91/1/SH/0233

Dear Sir

PLANNING APPLICATION NO. H06/1045/91
FOR PROPOSED DEVELOPMENT OF ERECT A DWELLING, GARAGE & 6 STABLES
PROPOSED BY MRS S E SCRIMSHAW
AT THE OLD RECTORY CHURCH END GEDNEY.

With regard to the above-mentioned application received on 21 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Yours faithfully

R F Morgan
Planning Engineer

HER

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 26.11.91

OUR REF: JC/SS.

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H06/1045/91
Dwelling and stables, Church End, Gedney

I write in response to the above and would confirm that the original siting of the stables to the north west of the site is preferable to this new location, which appears to be within 40 metres of Rectory Farm.

The original stables position, with a dwelling sited between it and Rectory Farm would have the benefit of providing greater distance and a degree of screening in terms of potential odours and general disturbance from the equestrian business.

I trust this information is of assistance to you.

Chapman
pp Director of Environmental Services

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991

Appointment	Site Nos.
DPO	
DOPO PS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

58. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H09/1332/91 J Pateman & A Candler	O.A.	Building plot at Creewood Close, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H16/0954/91 Mr & Mrs P Chapman	New bungalow with siting of a temporary caravan until building complete (Outline planning H16/1519/88) on land adjoining 99 Pinchbeck Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H11/1135/91 Broadgate Builders	Change of use from Class A1 (shop) to Class A3 (Food & Drink) at 14 Market Street, Long Sutton.

(Pending a site inspection to assess the suitability of the site and premises for use under Class A3 of the Town and Country Planning (Use Classes) Order 1987.)

(d) **Applications Approved Subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H06/1045/91 Mrs S E Scrimshaw	Dwelling, double garage and six stables at The Old Rectory, Church End, Gedney.

(To (i) restrict the occupancy of the dwelling to a person or persons employed in connection with the use permitted under reference H06/1392/90 and (ii) ensure that the dwelling is not occupied until the six traditional stables have been erected and are ready for use.)

H20/1116/91 Mr & Mrs W J Groom	Use of land for siting of residential caravan at Sutton Hovels, Corner of Jarvis Gate and Broad Gate, Sutton St James.

(To ensure that the agricultural holding is not sold or otherwise disposed of separately from the site of the caravan.)

(It was also agreed that access arrangements would be clarified in respect of the site.)

H05/1130/91 A J Congreve	Change of use from previously agricultural land to parking for two goods vehicles and trailers at Torrington Lodge, Torrington Lane, Fleet Church End.

(To ensure that the parking is limited to one heavy goods vehicle tractor unit and one trailer.)

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

Mr D Gedney

DG/JJ H06/1045/91

27th January 1992

Dear Sir,

H06/1045/91 - S E SCRIMSHAW
ERECTION OF DWELLING, DOUBLE GARAGE AND SIX STABLES.
THE OLD RECTORY, CHURCH END, GEDNEY.

It was resolved at the Planning Committee of the 21st January 1992, that the above be authorised subject to your client first entering into a Planning Obligation under the provisions of Section 106 of the Planning Act 1990.

This is to restrict the occupancy of the dwelling to a person or persons employed in connection with the use permitted under reference H06/1091/90.

If your client is willing to enter into the above Agreement, please confirm in writing and forward to my Department, as soon as possible, in order that the necessary documentation may be drawn up.

Yours faithfully

N Midden
Principal Planning Officer (DC)

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

Date 28th January 1992

The person dealing with this matter is: M. Glauser

For the attention of Mr D M Gedney

Our Ref: 771519/MRG/AEW
Your Ref: DG/JJ H06/1045/91

Dear Sir,

Re: Erection of Dwelling, Double Garage and Stable Block at The Old Rectory, Church End, Gedney for Mrs. S. E. Scrimshaw

Further to your letter dated 27th January, 1992, I am advised by my client that she is willing to enter into a Section 106 Agreement and we would be pleased to receive your draft document as soon as possible.

Yours faithfully

M. R. Glauser F.F.B.

P.S. It would be greatly appreciated if in the 'Your Ref.' section of your letter heading you could quote our reference number as we quote yours upon our correspondence.

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JAN 1992
DPO MV
SOPO ES
JC AGP

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration

Our Ref: GS/JJ H5/1130/91
H14/1196/91
H6/1045/91

Your Ref:

Date: 24th January 1992

PLANNING OBLIGATIONS UNDER THE PROVISIONS OF SECTION 106
PLANNING COMMITTEE - 21ST JANUARY 1992

It was resolved at the Planning Committee of January 21st, that the following applications be authorised subject to the applicant first entering into a planning obligation.

In order that you may prepare the necessary documentation please find enclosed:-

H05/1130/91 - A J Congreve
Change of use from previously agricultural land to parking for two goods vehicles and trailers, Torrington Lodge, Torrington Lane, Fleet Church End.

a) Four 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red.

b) A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

H14/1196/91 - Mr G F Slinger
A 4'6" barbed wire fence, Otway House, Spalding Road, Pinchbeck.

a) Four 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red.

b) A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

H06/1045/91 - Mrs S E Scrimshaw
Erection of dwelling, double garage and six stables, The Old Rectory, Church End, Gedney.

a) Four 1:2500 site location plans indicating the curtilage of site, the subject of the Agreement edged red, with the surrounding land edged blue.

b) A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept

Our Ref: GS/JJ H06/1045/91

Your Ref:

Date: 5th February 1992

H06/1045/91 - MRS S E SCRIMSHAW
ERECTION OF DWELLING, DOUBLE GARAGE AND SIX STABLES
THE OLD RECTORY, CHURCH END, GEDNEY.

Further to my earlier memo dated 24th January 1992, with reference to the above, the applicant is now willing to enter into the Planning Obligation. Please find enclosed a copy of the confirmation letter.

G. Smith

G Smith
Technical Assistant

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
14FEB 1992 DG

Attention of
DPO NRM
DC ACP
Action by .....
Discuss with .....
Reply to .....

File Nos.

Acknowledge YES/NO
by
date

Please contact: Mr. Staines **Tel: Holbeach (0406) 24933**
Fax: (0406) 26501

Our Ref. RS/PA-K/1045/91/TB BS **Your Ref.** 771519/JPW/AEW **Date** 10 February 1992

Dear Sirs,

FULL PLANNING APPLICATION - MRS. S. E. SCRIMSHAW
DWELLING ETC. AT CHURCH END, GEDNEY

Thank you for your letter of the 6th inst., the contents of which are noted especially confirmation that your clients pond to which storm water run-off is to be discharged, has no connection to adjoining watercourses.

I accordingly have no observations to make other than to draw your clients attention to the fact that should a connection be provided in the future from the pond to other watercourses, the Board's prior approval must be obtained. In that eventuality, full details must be submitted so that due consideration can be given to works that may be necessary to accommodate increased flows generated by the current project.

Your clients should be advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

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

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services

REF: JMB/LST/PL

YOUR REF: GS/JJ H06/1045/91

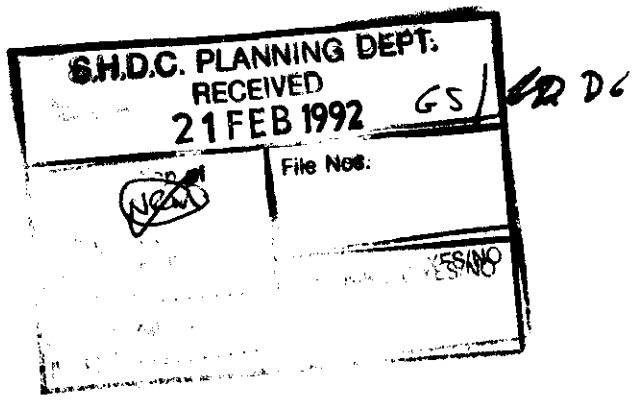
Date: 20th February, 1992

SUBJECT: APPLICATION REFERENCE H06/1045/91
LAND AT THE OLD RECTORY, CHURCH END, GEDNEY

I refer to your memorandum dated 5th February 1992 relating to the above and would inform you that, as an Agreement already exists, I am preparing a supplemental deed which will substitute reference to planning application H06/1045/91 for that to H6/0012/91.

I enclose, however a copy of the plan attached to the original Agreement which shows application H06/1392/90 edged blue, together with a copy of the most recent plan received which identifies a considerably smaller blue area for the same application. I should therefore be pleased if you would look into this matter and if necessary, arrange for amended plans to be forwarded for incorporation within the supplemental deed.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: KW/JJ H06/1045/91

Your Ref: JNB/LST/PL

Date: 25th February 1992

APPLICATION REF: H06/1045/91
LAND AT OLD RECTORY, CHURCH END, GEDNEY.

Further to your memorandum dated 20th February 1992, please find enclosed amended plans as requested.

G Smith
Technical Assistant

Enc.

TRANSPARENCY INSTRUCTIONS

COMMITTEE :

APPLICATION NO : 1045/91 CASE OFFICER : D M G

SITE 1:2500 1.50 000 BLOCK (amended _____)	✓ ✓	ELEVATION – N [ ] E [ ] FLOOR [ ] S [ ] W [ ] PLAN FRONT [✓] REAR [ ] SIDE [ ]
ALSO SHOW :		CONSERVATION AREA I B D T P O or TREES PHOTOGRAPHS OBJECTORS PREVIOUS APPLICATION SITES- NO.s ~~1045/91~~ 12/91 and 1392/90
ANY OTHER REQUIREMENTS : _____ _____		

Confirmed (DPO/DDPO)_____

MEMORANDUM

From: The Director of Administration

To: Director of Planning & Building Control Services

Our Ref: PC/LST/PL.575

Your Ref: GS/JJ

Date: 21st April, 1992

SUBJECT: PLANNING APPLICATION NO. H6/1045/91 : LAND AT THE OLD RECTORY, CHURCH END, GEDNEY (SCRIMSHAW)

Would you please note that the supplemental deed relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

SUPPLEMENTAL DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

SUSAN ELIZABETH SCRIMSHAW

re

The erection of a dwelling, double garage
and six stables, land at The Old Rectory,
Church End, Gedney

I hereby certify that this is a true copy
of the Planning Obligation relating to the
S106 Agreement in respect of land at the Old Rectory,
Church End, Gedney

.....
Director of Administration

THIS DEED is made the 16th day of April One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and SUSAN ELIZABETH SCRIMSHAW of Lebanon House Broadgate Gedney in the County of Lincoln (hereinafter called "the Developer") of the other part and supplemental to a Deed (hereinafter called "the principal deed") dated the nineteenth day of July one thousand nine hundred and ninety one between the Council and the Developer ——————

NOW THIS DEED WITNESSETH as follows:

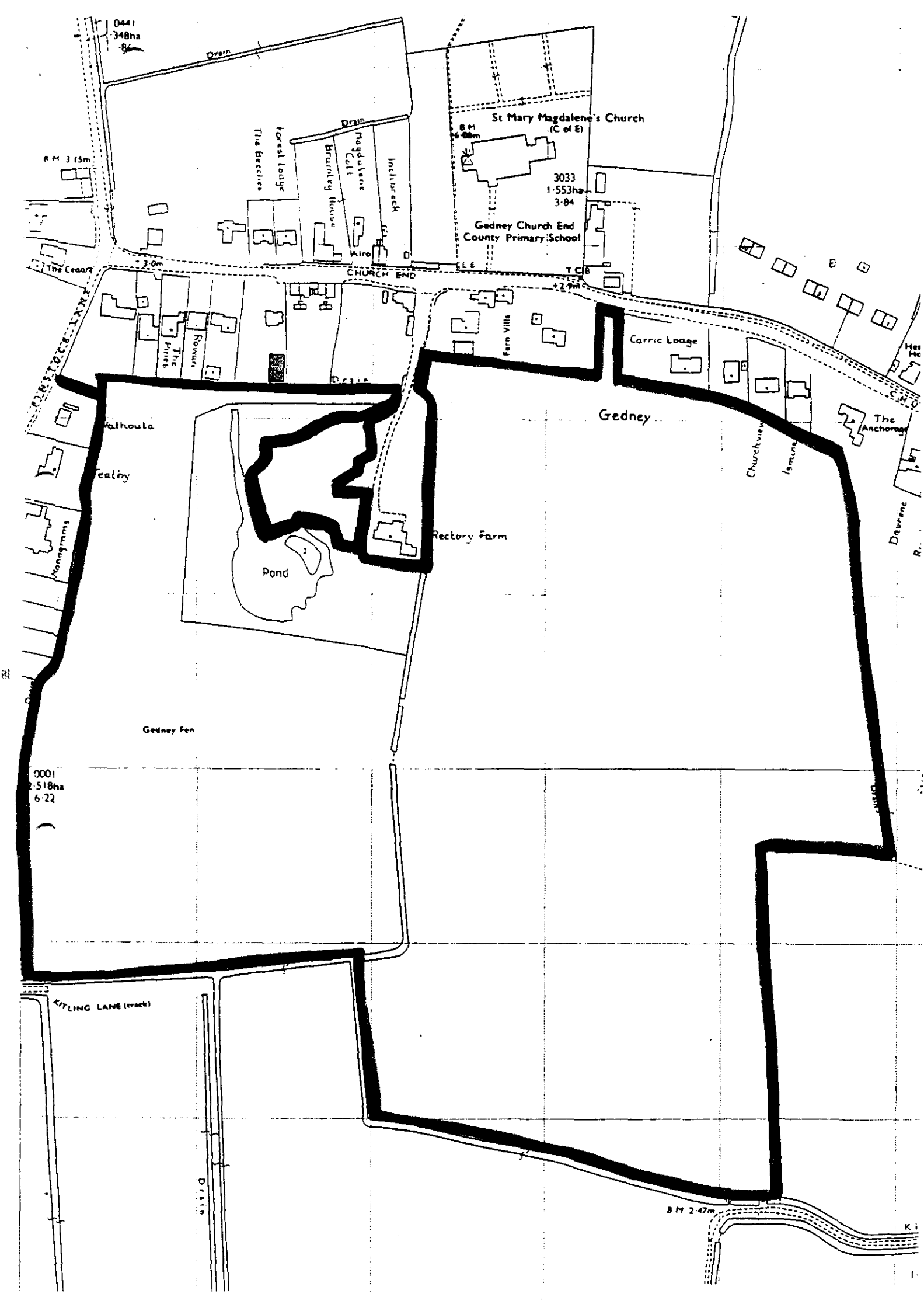
(1) The following Recital shall be substituted for Recital (3) in the principal Deed——————

"The Developer has by a written application dated the twenty eighth day of October one thousand nine hundred and ninety one applied for planning permission for the erection of a dwelling, double garage and six stables on the red land in accordance with the plans and particulars supplied therewith under planning reference H06/1045/91 (hereinafter called "the development")" ——————

(2) There shall be substituted for the plan annexed to the principal deed the plan annexed to this Deed

(3) The Council and the Developer hereby covenant with each other that they will respectively perform and observe the covenants and stipulations contained in the principal Deed as amended by Clauses 1 and 2 hereof as if the same had been repeated herein in full ——————

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written



0441
348ha
Drain
St Mary Magdalene's Church
(C of E)
B M
6·08m
3033
1·553ha
3·84
Gedney Church End
County Primary School
Forest Lodge
The Beeches
Magdalene Cott
Branley House
Inchbreck
Airo
B M 3·15m
The Cedars
3·0m
CHURCH END
T C B
+2·9m
Fern Villa
Carric Lodge
The Pines
Rowan
Drain
Gedney
Churchview
Ismine
The Anchorage
Davrene
Wathoula
Tealby
Monograms
Rectory Farm
Pond
Gedney Fen
0001
2·518ha
6·22
KITLING LANE (track)
Drain
B M 2·47m

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 15th April 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771680/BG/AEW

Your Ref: H06/1045/91

Dear Sirs,

Re: PROPOSED DWELLING DOUBLE GARAGE AND SIX STABLES AT THE OLD RECTORY CHURCH END GEDNEY FOR MRS S E SCRIMSHAW - PLAN. REF. H06/1045/91

In respect of the above planning permission, the dwelling, garage and stable block have had design changes made to them, but the configuration of the dwelling is similar to that of the original. The site area is the same as the earlier scheme.

Enclosed therefore, are 2 sets of drawings no'd 771680/2, /3, /4 & /5 and I would be grateful if these could be treated as an amendment to the originals.

Yours faithfully

B. Gilham F.F.B.

Enc.

SOUTH HOLLAND D.C.
PLAN DEPT
16 APR 1993
REF Acks KL

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H06/1045/91/A1 Date Received: 16-APR-93

Applicant: Mrs S E Scrimshaw
Lebanon House
Broadgate
Gedney
Spalding
Lincs

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

Description of Original Development: Erection of dwelling, double garage and six stables.

Location: The Old Rectory, Church End, Gedney.

Amendment Submitted: Design changes

23 April 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

amd.3

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H06/1045/91.

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		
	4	6	1	2	4	1

2. Address or location

The Old Rectory, Church End, Cheney.

3. Name, classification and number of road

4. Date application referred 21-11-91

5. State whether outline, detailed application etc.

FULL.

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

ERECTION OF DWELLING, DOUBLE GARAGE & SIX STABLES.

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: 21/11/91 Signed: [signature]
Director of Highways and Planning

PLANNING AMENDMENT

For office use only

Application No. H06/1049/91/AM

Date registered 16 APR 1993

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

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

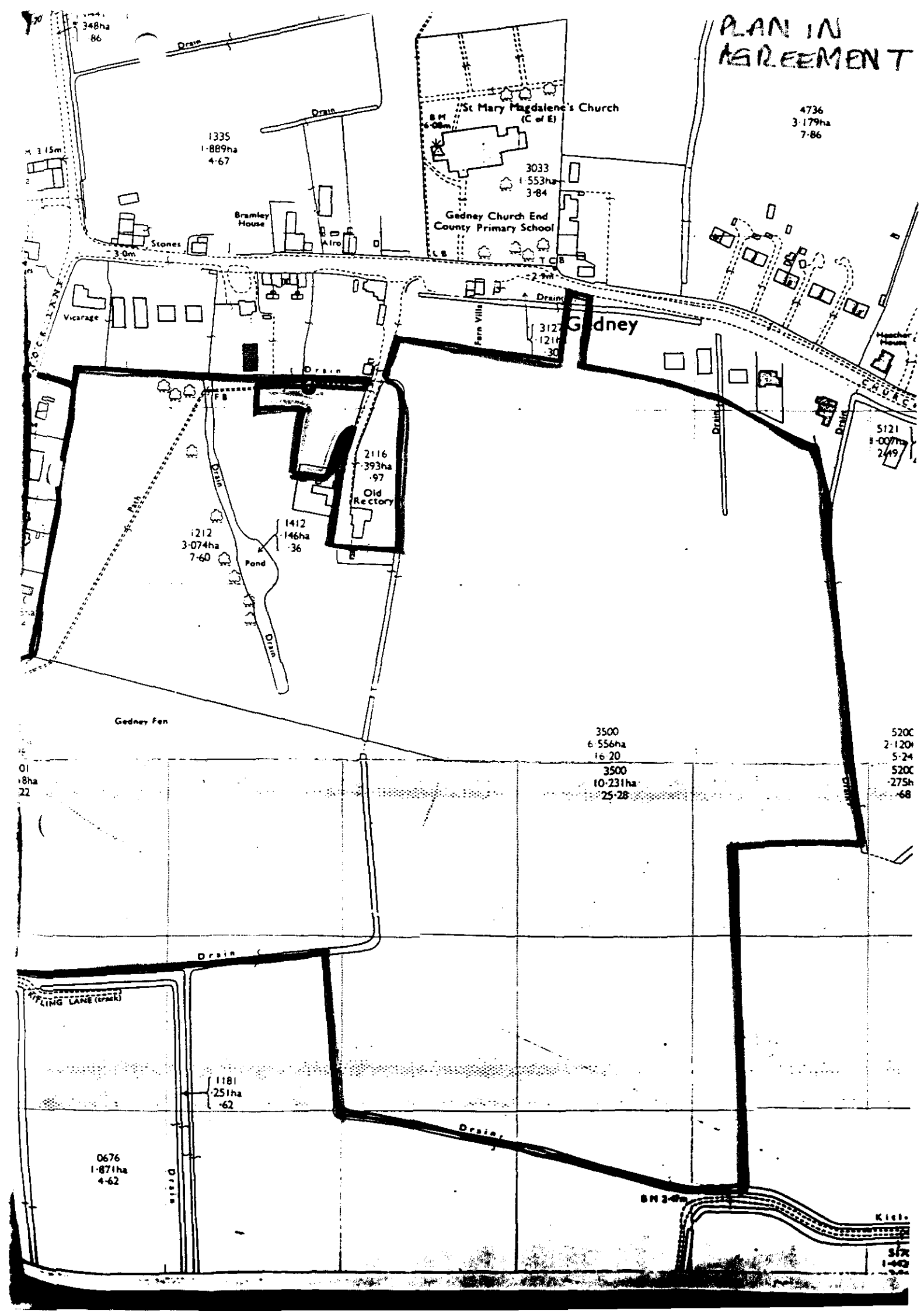
State details of amendments proposed

(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


PLAN IN AGREEMENT
St Mary Magdalene's Church (C of E)
Gedney Church End County Primary School
Bramley House
Stones
Vicarage
Gedney
Old Rectory
Pond
Gedney Fen
Drain
Path
KIFLING LANE (track)
1335 1·889ha 4·67
3033 1·553ha 3·84
4736 3·179ha 7·86
2116 ·393ha ·97
1212 3·074ha 7·60
1412 ·146ha ·36
3500 6·556ha 16·20
3500 10·231ha 25·28
1181 ·251ha ·62
0676 1·871ha 4·62

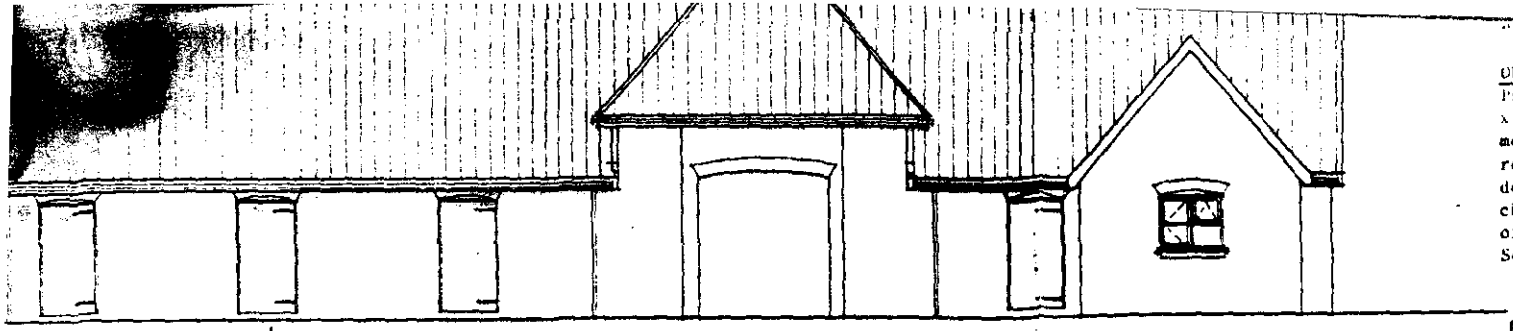


Made and published by the Director General of the Ordnance Survey, Southampton.

Boundaries.....Mar 1991

This plan is not necessarily up to date in all details and may not have been fully checked
Reproduction

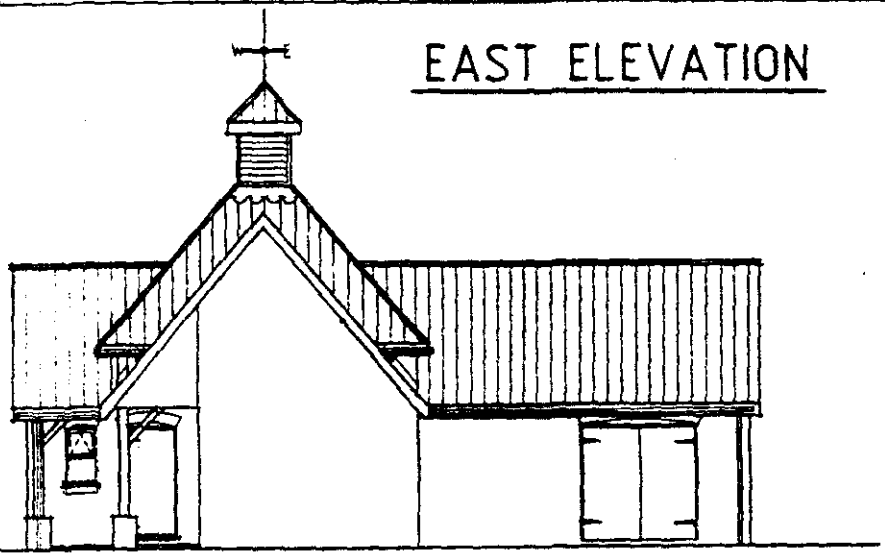
Made and publ

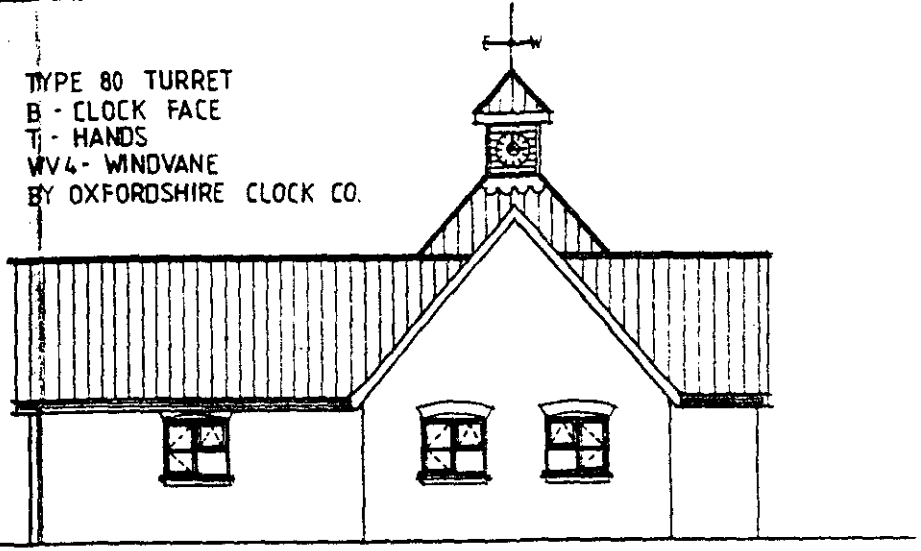


EAST ELEVATION

OUTSIDE DOORS:-
Provide concrete washdown area approx 1000 mm x 1200 mm falling approx 1 in 40 onto 300 x 300 metal grid gully by Hepworth or similar approved manufacturer. Construction of washdown same as concrete path. Water to discharge into 1800 mm dia soakaway a minimum of 5000 mm away from any building.
See site plan.

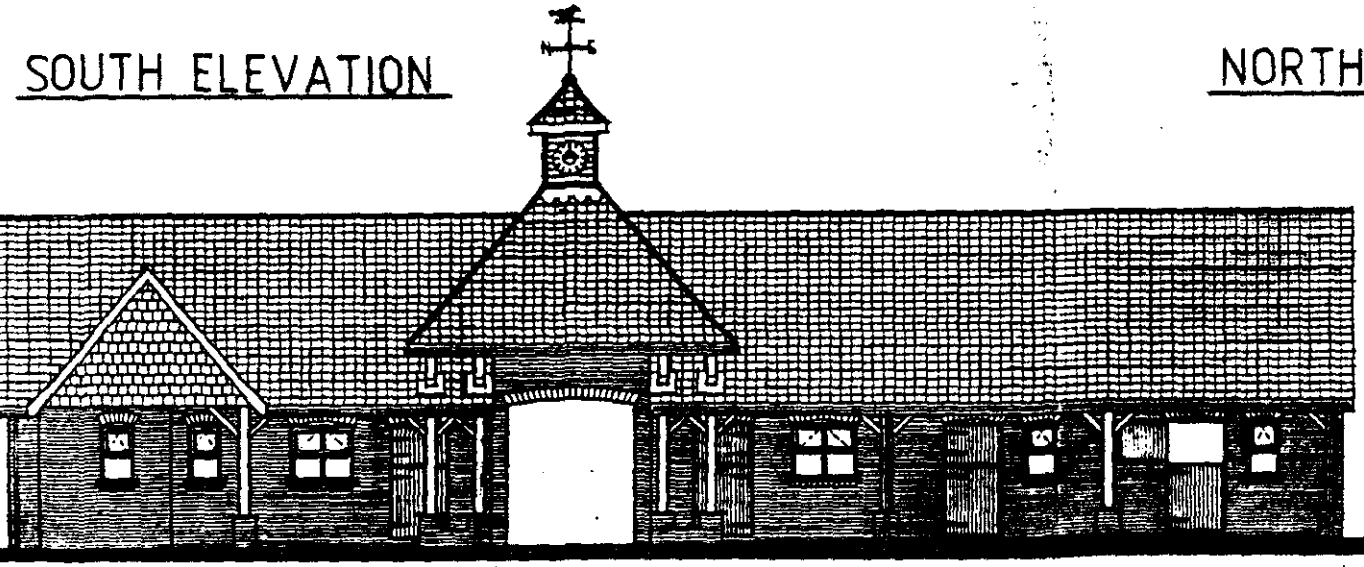
TYPE 80 TURRET
B - CLOCK FACE
T - HANDS
WV4 - WINDVANE
BY OXFORDSHIRE CLOCK CO.





SOUTH ELEVATION

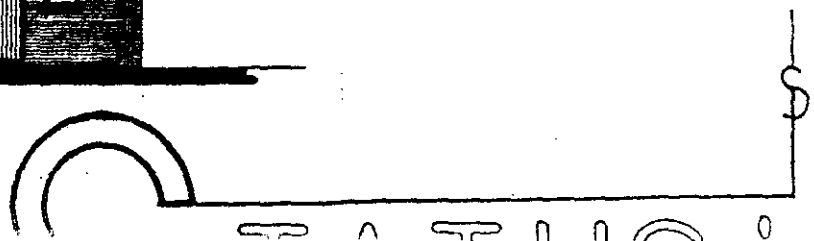
NORTH ELEVATION

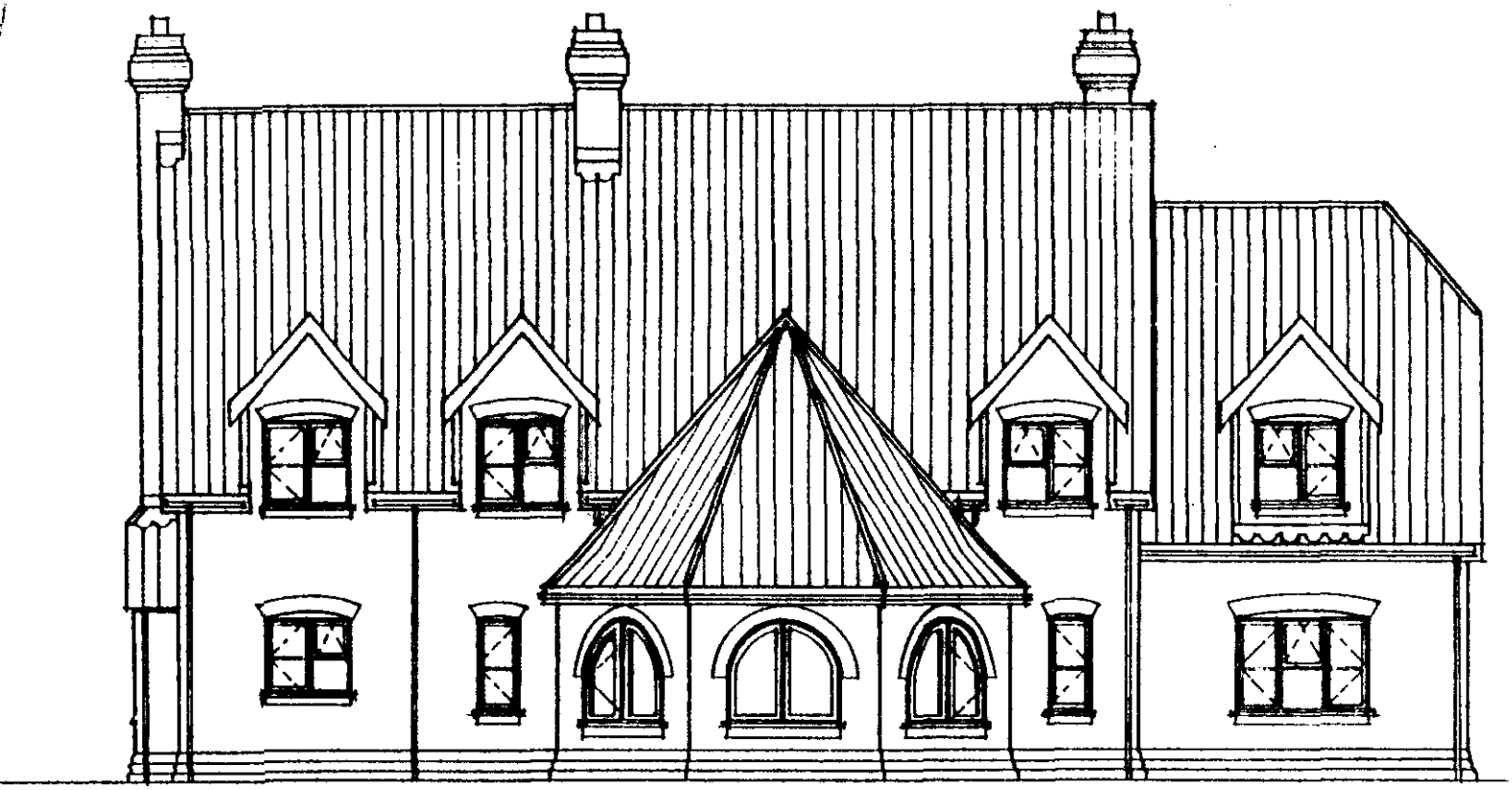


H06/1045/91

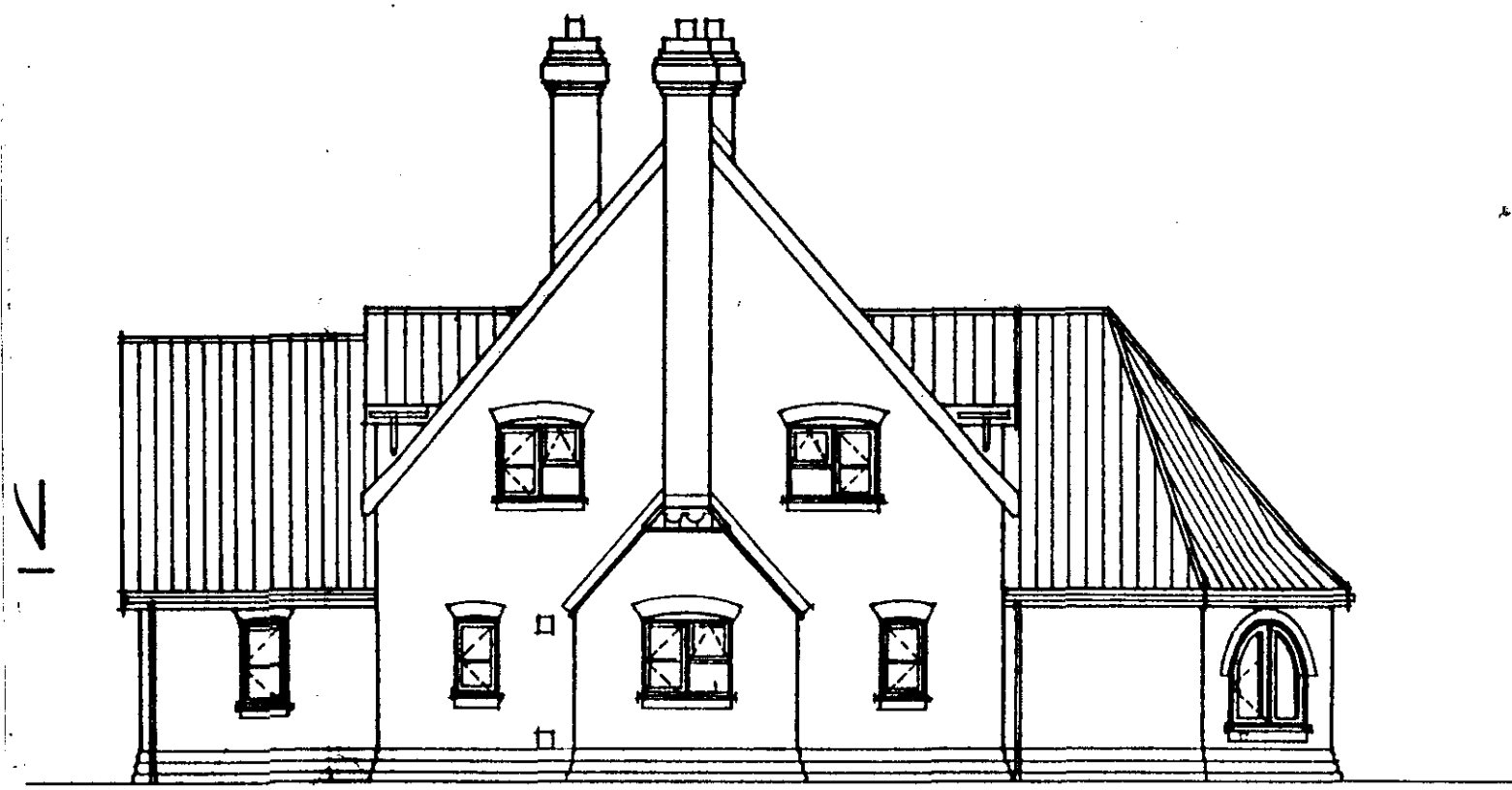
WEST ELEVATION

INTERNAL FINISHES TO STABLES





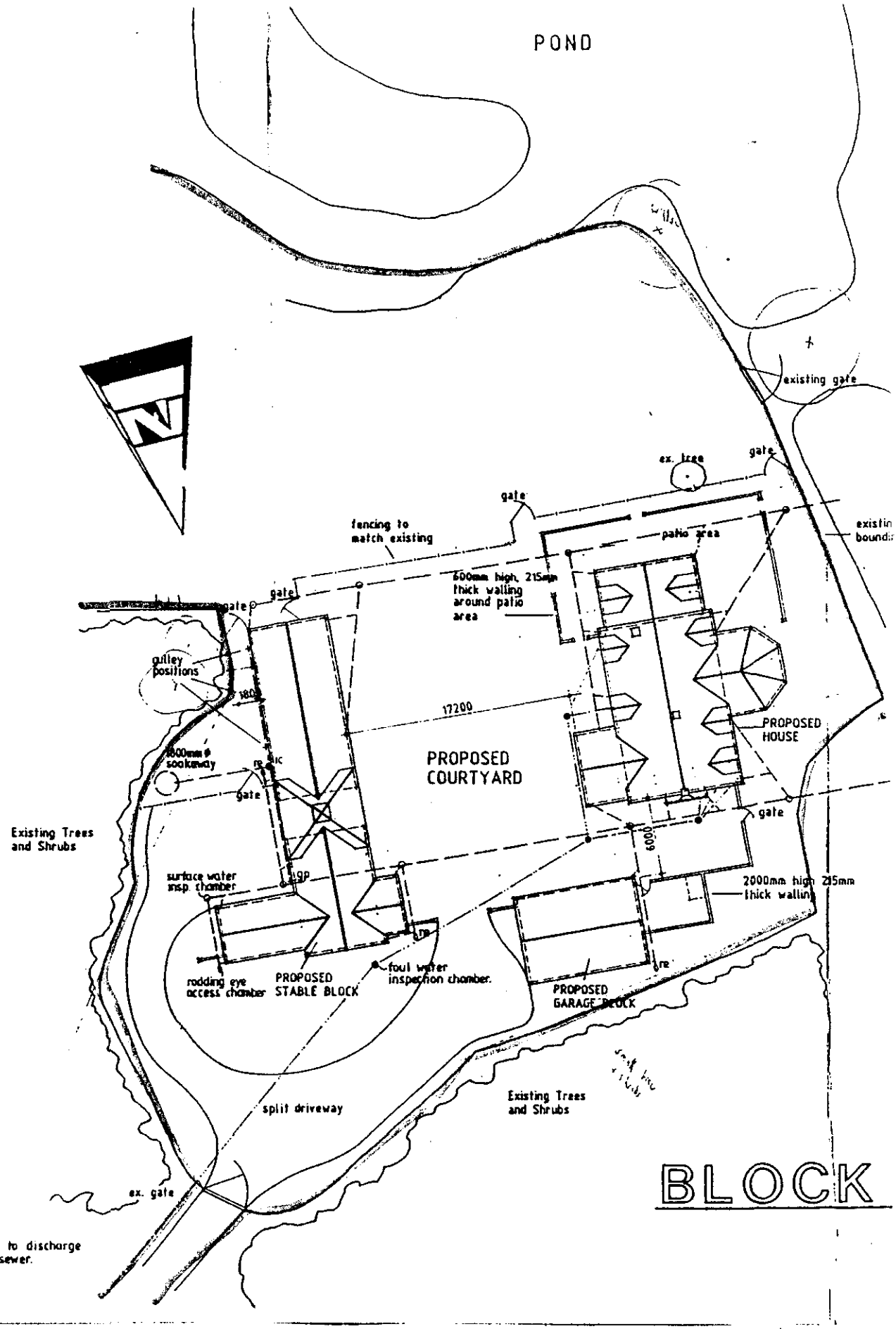
WEST ELEVATION

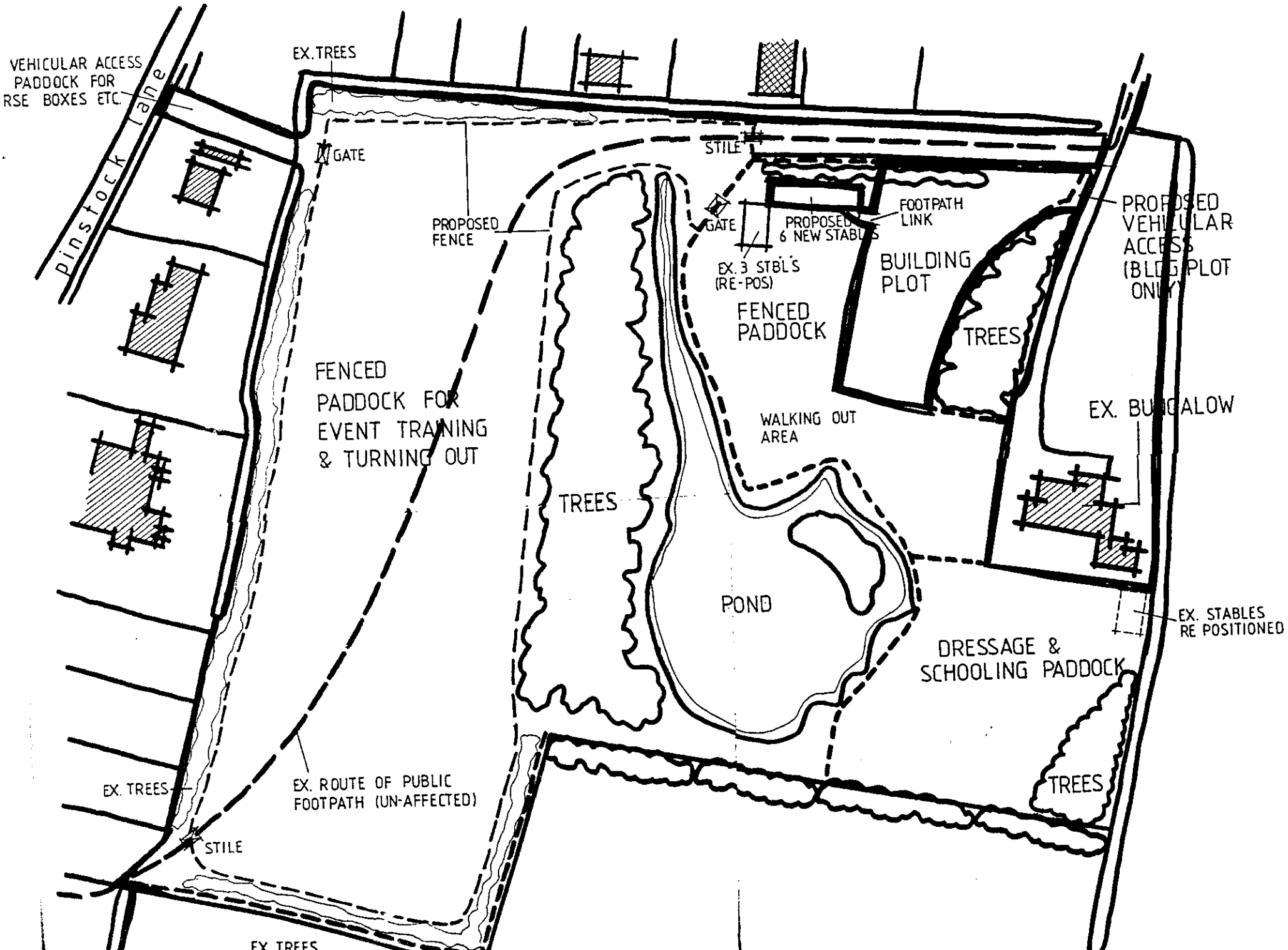


NORTH ELEVATION

H03/1045/91

H06/1045/91

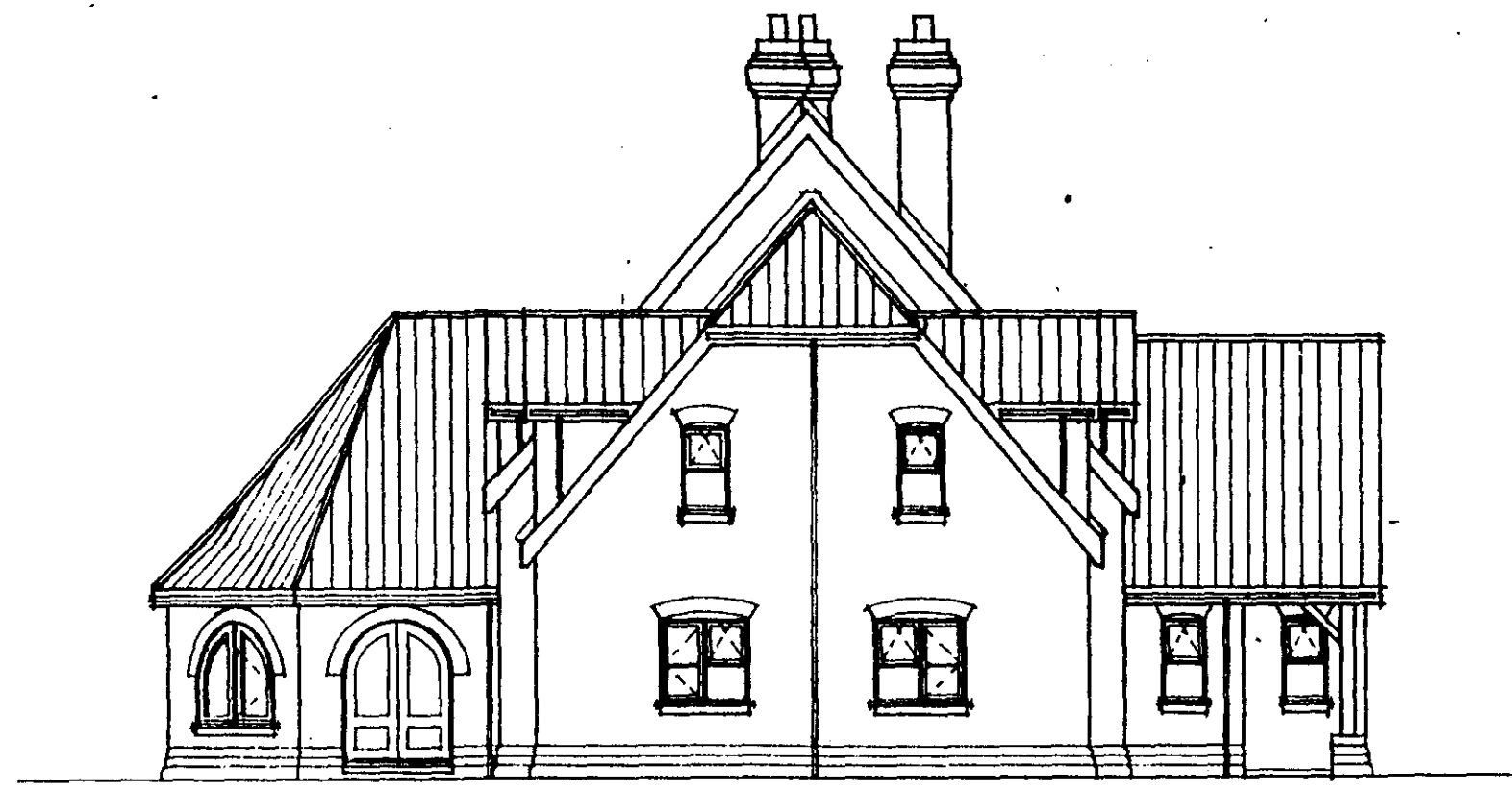

POND
existing gate
ex. tree
gate
fencing to match existing
patio area
existin boundi
600mm high, 215mm thick walling around patio area
gate
gate
gulley positions
180
17200
PROPOSED HOUSE
1800mm ø soakaway
PROPOSED COURTYARD
gate
Existing Trees and Shrubs
6000
surface water insp. chamber
2000mm high 215mm thick wallin
rodding eye access chamber
PROPOSED STABLE BLOCK
foul water inspection chamber.
PROPOSED GARAGE BLOCK
split driveway
Existing Trees and Shrubs
ex. gate
Foul water to discharge into main sewer.
BLOCK


VEHICULAR ACCESS PADDOCK FOR RSE BOXES ETC.
Pinstock Lane
EX. TREES
GATE
PROPOSED FENCE
STILE
GATE
PROPOSED 6 NEW STABLES
FOOTPATH LINK
EX. 3 STBL'S (RE-POS)
BUILDING PLOT
FENCED PADDOCK
TREES
PROPOSED VEHICULAR ACCESS (BLDG PLOT ONLY)
EX. BUNGALOW
FENCED PADDOCK FOR EVENT TRAINING & TURNING OUT
WALKING OUT AREA
TREES
POND
EX. STABLES RE POSITIONED
DRESSAGE & SCHOOLING PADDOCK
TREES
EX. TREES
EX. ROUTE OF PUBLIC FOOTPATH (UN-AFFECTED)
STILE
EX. TREES

H06/1045/91



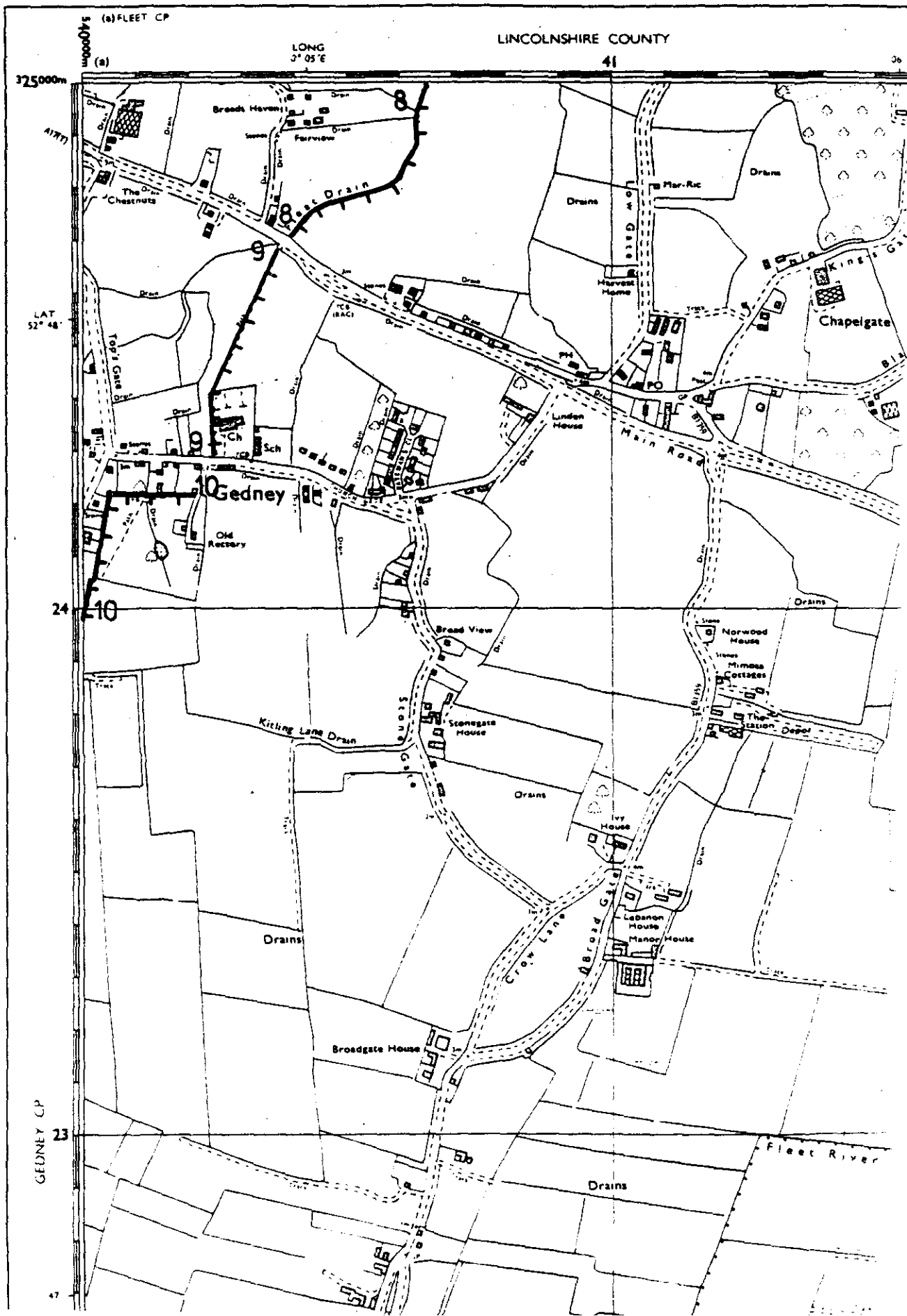
EAST ELEVATION

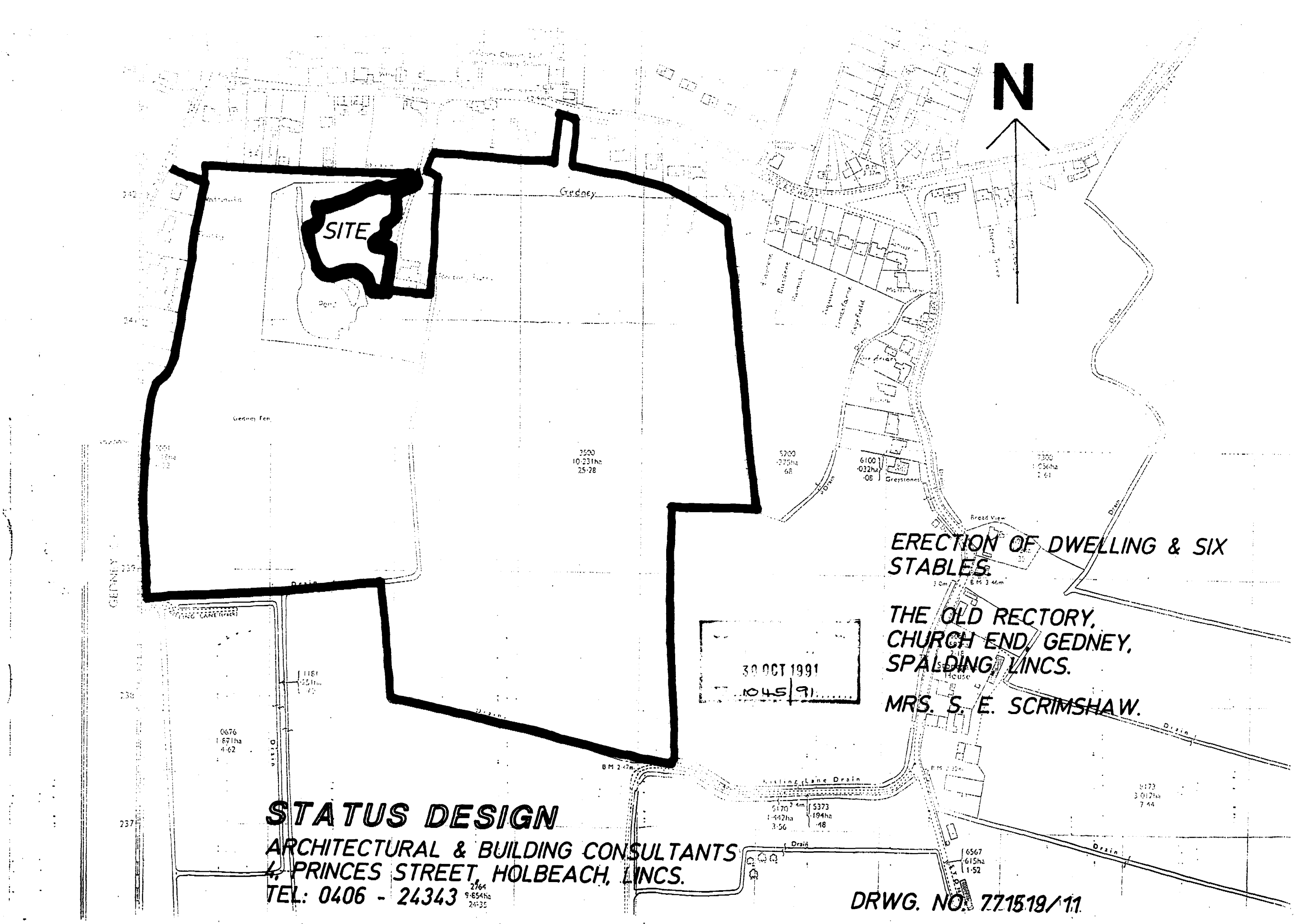


SOUTH ELEVATION

Footpath

HEIGHTS IN METRES





ERECTION OF DWELLING & SIX STABLES.

THE OLD RECTORY,
CHURCH END, GEDNEY,
SPALDING, LINCS.

MRS. S. E. SCRIMSHAW.

30 OCT 1991
1045/91

STATUS DESIGN
ARCHITECTURAL & BUILDING CONSULTANTS
4, PRINCES STREET, HOLBEACH, LINCS.
TEL: 0406 - 24343

DRWG. NO. 771519/11

[illegible] Revisions:

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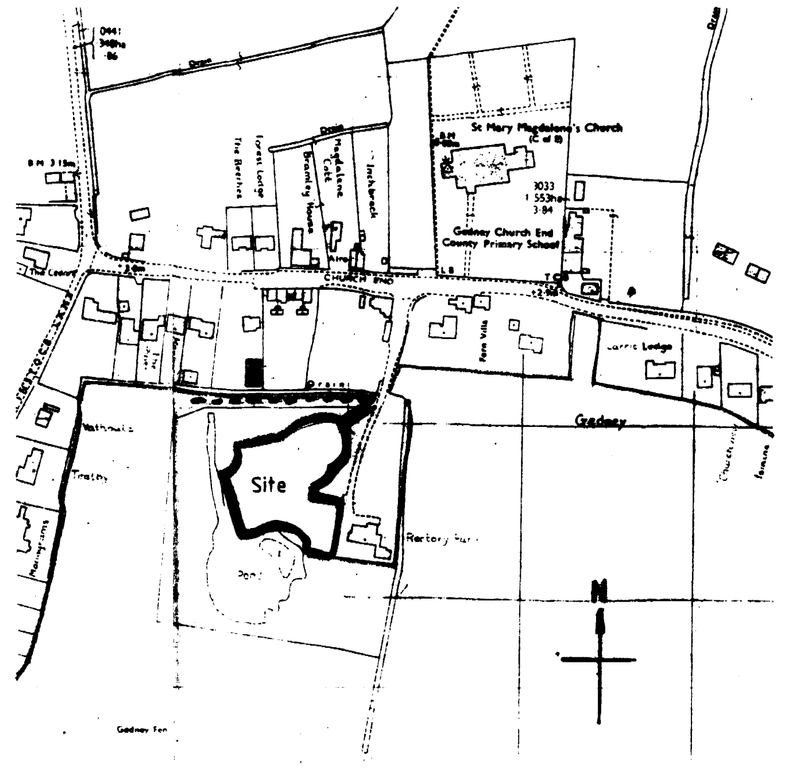
Please note: This drawing is not a conveyance drawing.

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 100 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial.
S & V P to be fitted with access plate at base 40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

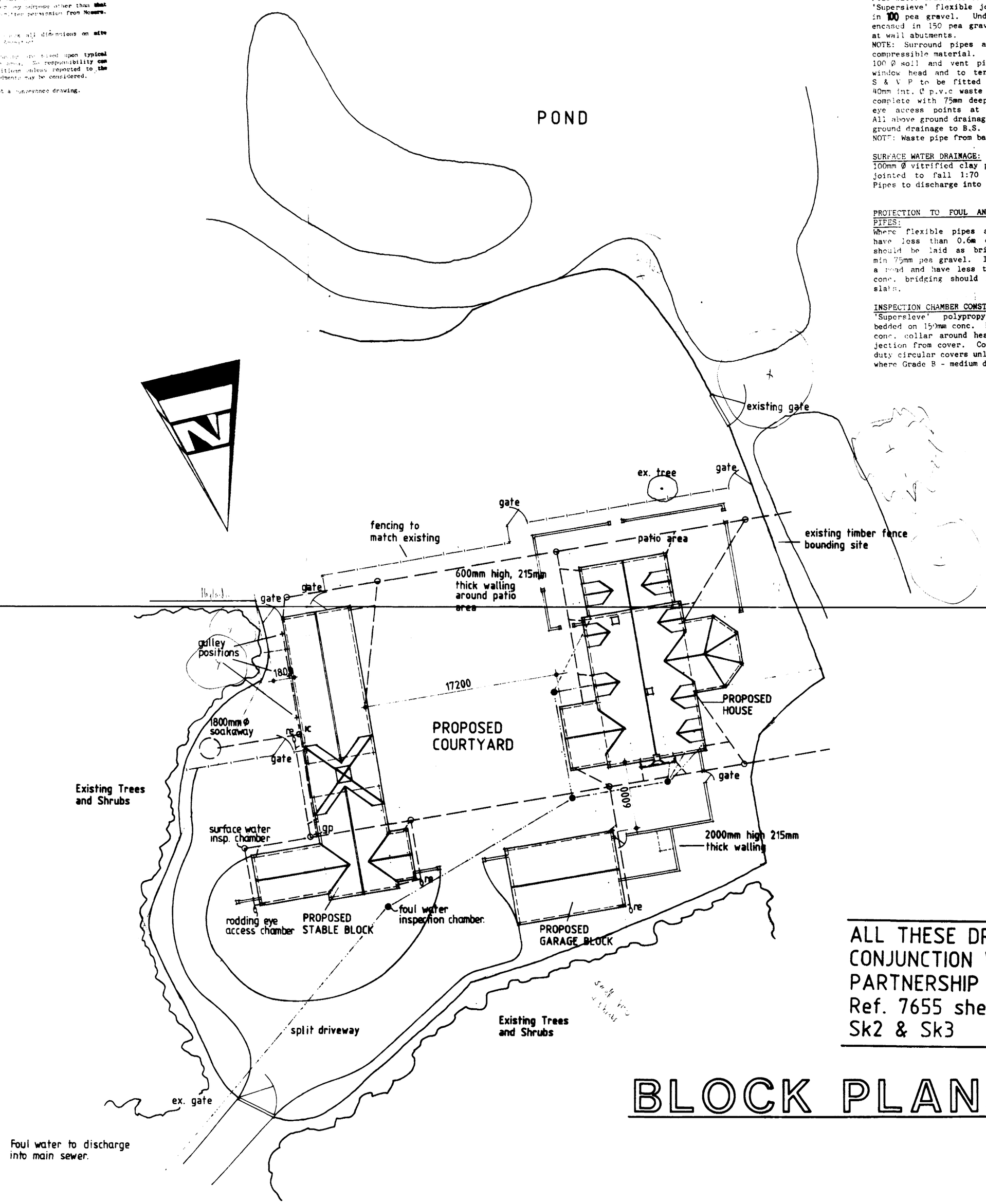
SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into pond adjacent.

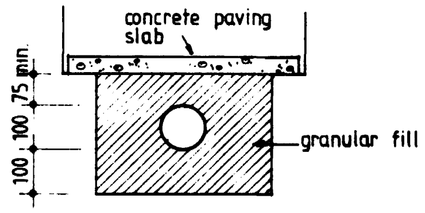
PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.



LOCATION PLAN.





PROTECTION FOR FLEXIBLE PIPES (NOT UNDER ROAD)

This Drg. to be read in conjunction with Drg. no.s 771519/3,4,5,6,7,8 & 9

ALL THESE DRAWINGS TO BE READ IN CONJUNCTION WITH RICHARD JACKSON PARTNERSHIP STRUCTURAL CALCULATION Ref. 7655 sheets 1-29 + Drg.s 7655 Sk1, Sk2 & Sk3

BLOCK PLAN.

A- ADDITIONS - OCT 91'

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406-24343

SITE PLAN

PROPOSED HOUSE, GARAGE AND STABLES AT THE RECTORY, CHURCH END, GEDNEY SPALDING, LINCS., FOR,

MRS. S.E. SCRIMSHAW

Scales- 1:200 1:2500
Date- Aug 91'
Drawn- J.P.W.
Drg. no.- 771519/2A

30 OCT 1991
REF 1045/91

Architectural, Planning & Building Design Consultants

Revisions and Revisions

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Please note: This drawing is not a conveyance drawing.

GROUND FLOOR LAYOUT PLAN

FIRST FLOOR WALLING:
To form 100mm stud partitions constructed of 75 x 50 head and sole plates. 75 x 50 vertical studs @ 400 c/c. 12.7mm Gyproc wallboard and skim finish to both sides. Stud partitions running parallel to joist direction to be built off 2 No. floor joists bolted together. Provide 1 No. joist either side of stud partition joist beam to fix flooring. Optional: Fill with 75mm Gyplas 1000 insulation

WALLING:
250 cavity walls to consist of:
100 face brickwork (see site plan for details) 50 cavity, filled with 50mm Gyplas CW1 insulating batts. All work carried out in accordance with Agrement Board Cert. No. 86/1686 or similar approved.
100 internal skin of Lytag insulation blockwork
Cavity walls tied together using galvanized iron or plastic twist 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 + skim finish.

NOTE: The Utility, is not to be used for washing-up or for the preparation of food

SEE SITE PLAN FOR DRAINAGE DETAILS

2no. 225×225 air bricks

Hunter Nouveax svp with pressure relief valve vent

KITCHEN
Provide oil fired 'AGA' type cooker/boiler sited on 125mm thick concrete hearth (above o'site), to be sited 50mm from all walls and fitted with cast iron outlet flue with access plate and condensation vessel in brickwork flue. Flue to discharge into brick conventional flue as detailed for open fire. Provide permanent ventilation in the form of a 225 x 225 clay air brick at low level in Breakfast area.

CLOAKS
UTILITY
OFFICE
RECEPTION
ENT. LOBBY
PORCH
HALLWAY
KITCHEN
DINING AREA
BREAKFAST AREA
LOUNGE

Boiler
svp boxed in
structural steel column
Aga cooker
225×150 air brick connected via ducting to cooker hood ventilation system
225×225 air brick low level

HEATING SYSTEM
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

Note: To provide combustion air to open fire in Lounge provide at low level 1 No. 225×75 air brick

50°

top of floor joists to underside of ceiling ties 2400mm

ffl to underside floor joists 2400mm

dpc level to underside of fascia level 3525mm

SECTION A—A

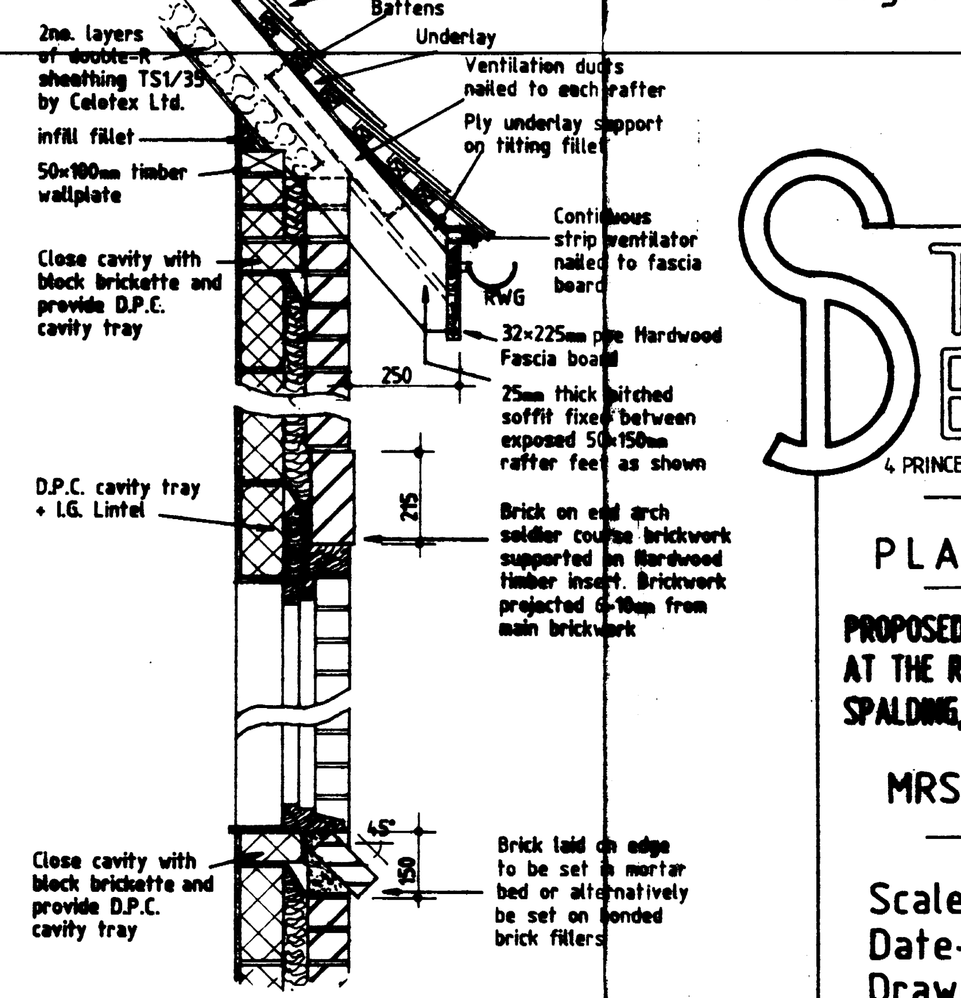
GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1,000 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 300mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

BOILER:
Provide gas fuelled type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (above o'site). Boiler sited at least 50mm from all walls and fitted with cast iron outlet flue with access plate and condensation vessel in brickwork flue. (Cast iron flue to be 1m long). Flue to discharge into brick conventional flue as detailed for open fire.
Provide 2 No. 225 x 225mm clay air bricks to Utility 1 No.high level & 1 No. low level to give cross sectional area not less than approx. 8800 sq. mm. for approx 21kW boiler.

This Drg. to be read in conjunction with Drg. no.s 771519/2,4,5,6,7,8 & 9



TYPICAL EAVES AND WINDOW SECTION DETAILS

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
04062434343

PLANS, SECTIONS

PROPOSED HOUSE, GARAGE AND STABLES AT THE RECTORY, CHURCH END, GEDNEY SPALDING, LINCS., FOR,

MRS. S.E. SCRIMSHAW

Scales- 1:50 1:10
Date- Aug 91'
Drawn- J.P.W.
Drg. no.- 771519/3

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT 30 OCT 1991 REF. H/PHS/91

Architectural, Planning & Building Design Consultants

Note: I have used

to not scale off this drawing.

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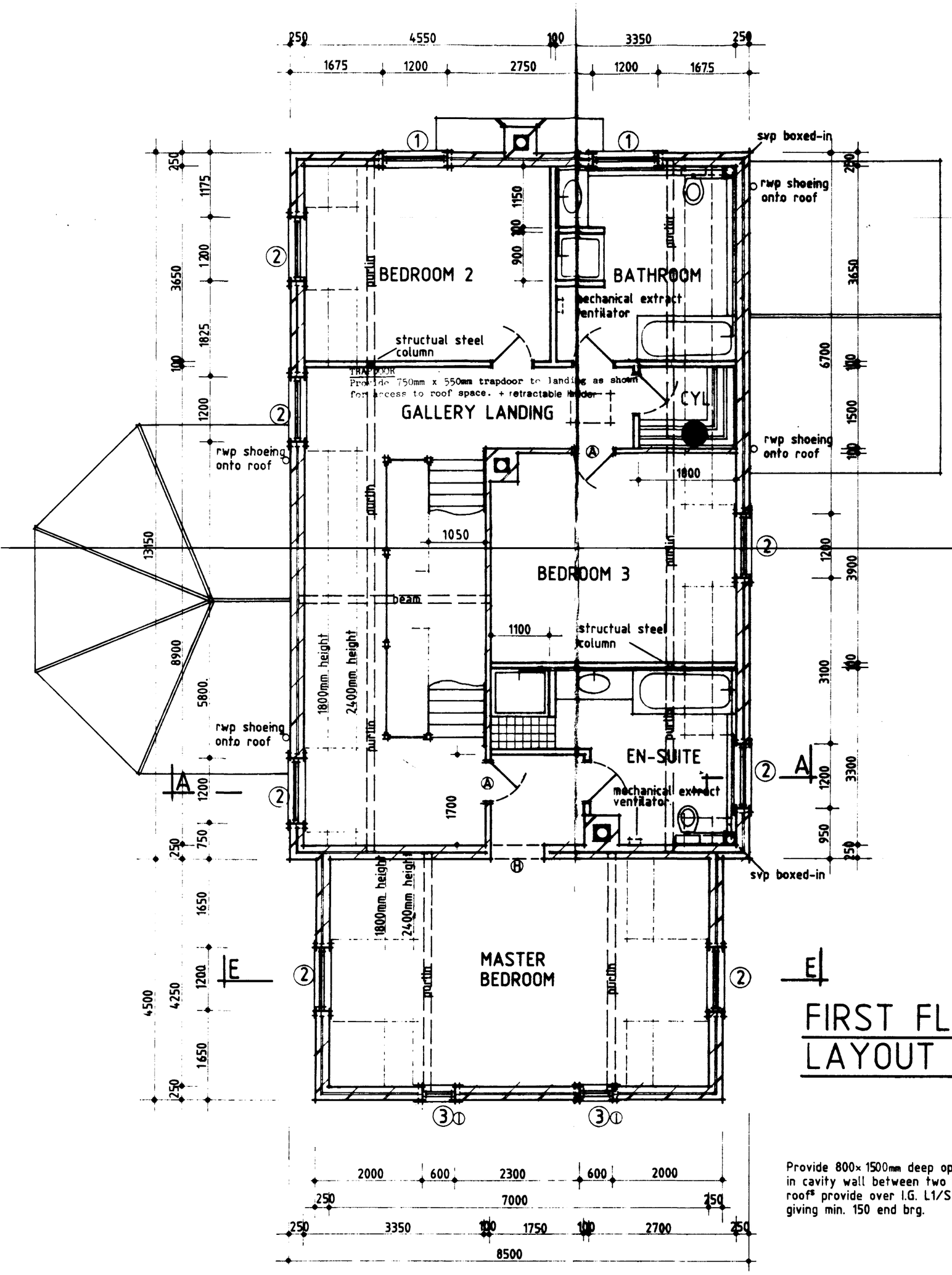
STAIRS
Stairwell formed by trimmers and load-bearing walls as shown. Provide timber balustrading to stairs 900 mm above pitch line and to landing 1000 mm high. Balustrading to be vertical type, not horizontal or ranch style. Provide timber handrail 840 mm above pitch line. Min headroom 2000 mm above pitch line. No parts of stairs to have any gaps greater than 99 mm. Provide 2 way lighting. 13up 12st step 208mm remaining 203mm Goings 226mm Pitch 41°54'

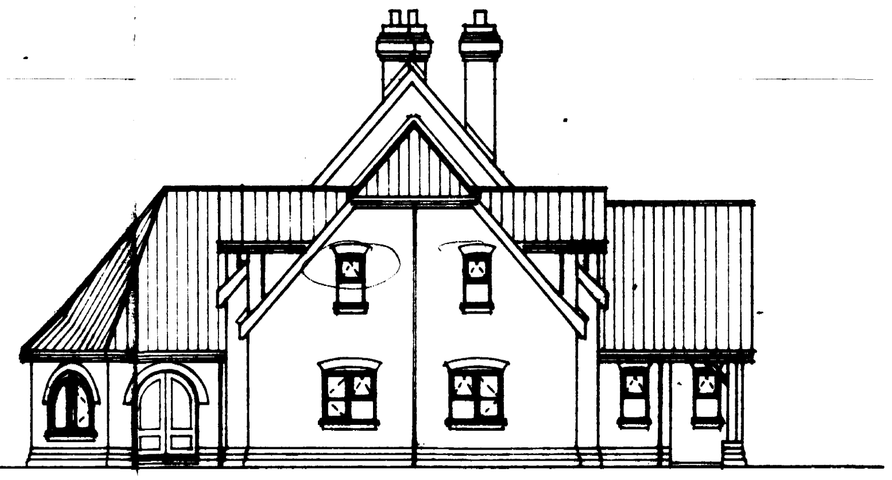


FIRST FLOOR LAYOUT PLAN

Provide 800x 1500mm deep opening in cavity wall between two main roofs provide over I.G. L1/S lintel giving min. 150 end brg.

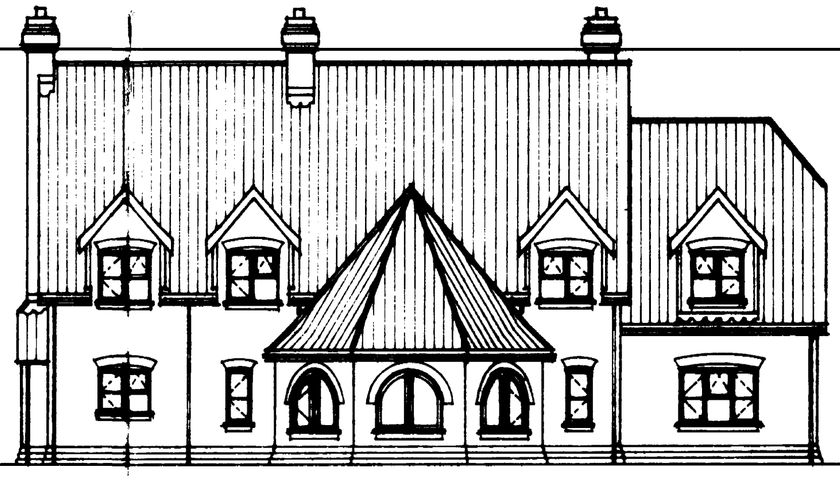


EAST ELEVATION

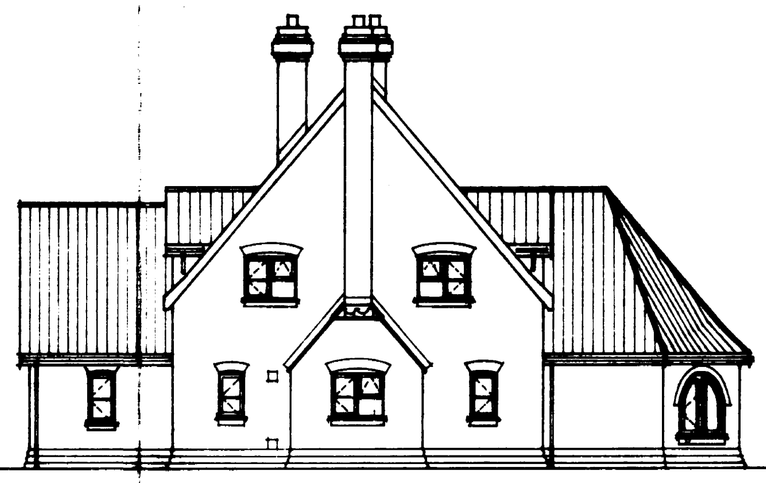


All SVP's flexibly ducted to ridge vent

SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). 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 J1/2/3 Part B, to terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bwk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

KITCHEN VENTILATION:
Provide Radia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation
Provide suitable ducting in between floor joists to 225x150 air brick as shown

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec).. System to offer intermittent operation. Provide flexible ducting to ridge vent.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

RAINWATER GOODS ETC.
PVC rainwater goods, 100 half round gutters and 65 ø down pipes.
32 x 225 pse fascia and bargeboards. RH HARDWOOD

This Drg. to be read in conjunction with Drg. no.s 771519/2,3,5,6,7,8 & 9

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423433

PLANS, ELEVATIONS

PROPOSED HOUSE, GARAGE AND STABLES AT THE RECTORY, CHURCH END, GEDNEY SPALDING, LINCS., FOR,

MRS. S.E. SCRIMSHAW

Scales- 1:50 1:100
Date- Aug 91'
Drawn- J.P.W.
Drg. no.- 771519/4

S.C. 30 OCT 1991 1945/91

Architectural, Planning & Building Design Consultants

N : ...nd Revisions

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JOINERY & LINTEL SCHEDULE

ref	Type & Size	Lintel	end bea	qty
1	Window 600x1050mm deep	L1/S	150	5
2	Stable doors 1100x2150mm deep(ns)	L1/S	150	5
3	Window 1200x1050mm deep	L1/S	150	6
4	Double doors 2200x2150mm deep(ns)	L1/S	150	1
5	Door 1900x2150mm deep (ns)	L1/S	150	4
6	325mm thick shallow arch	special natural arch span lintel	225	1
7	Door 1100 x 2100mm deep (s)	L1/S	150	1

NOTE: Provide Hardwood timber inserts above window and door heads to create arched soldier brickwork as shown. Arch to sit on top of flange of lintel. All arches up to 1799mm span to have 75mm rise. 1800-2400mm span to have 150mm rise.
ns- no sills s- with sills

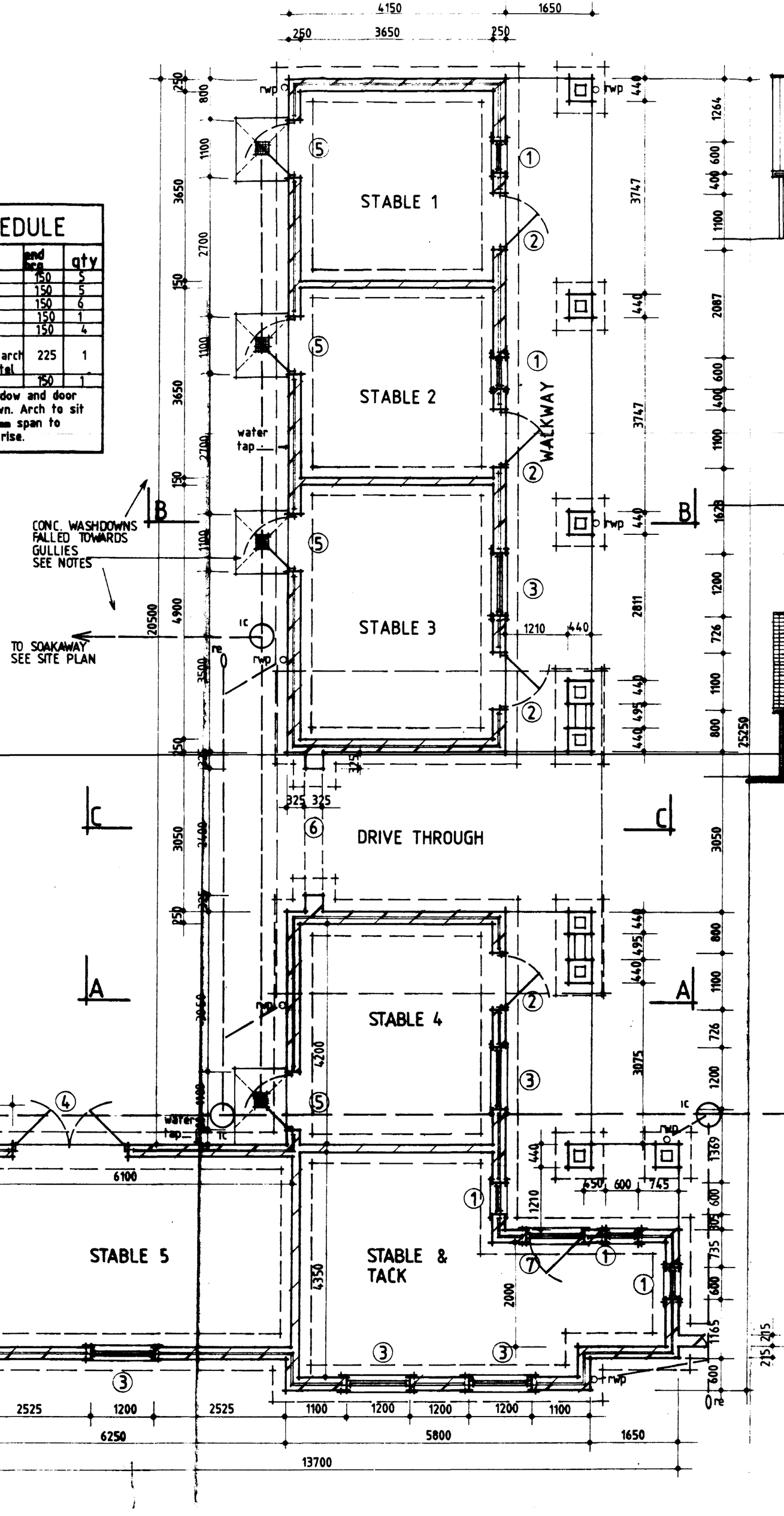
FEATURE ROOFING TO STABLES

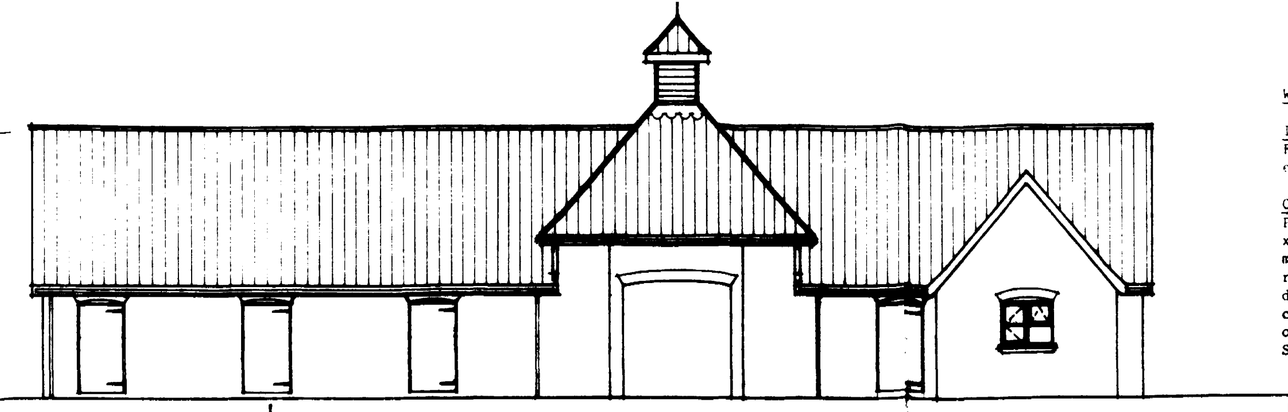
All tiles, battens and underlay to be as main roof construction. Provide feature clock turret by specialist manufacturer (The Oxfordshire Stable Clock co. or similar) on square based framing comprising 2 No. 50 x 225 SC3 treated timber beams bolted together. On the west elevation provide hip rafters comprising 2 No. 50 x 150 SC3 treated timber. Provide 50 x 100 SC3 treated timber infill rafters between hip rafters at 400 c/c to same elevation. These rafters to be supported on 100 x 200 SC3 treated timber beam in turn supported on 200 x 200 SC3 vertical post built up as shown.

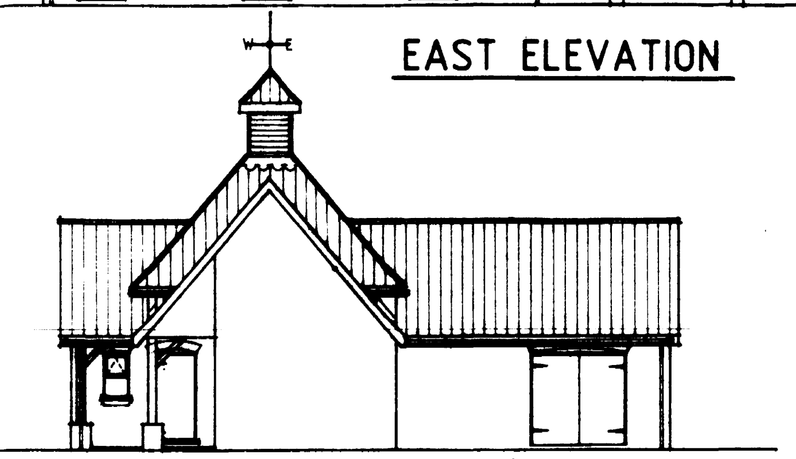
To east elevation provide 50 x 150 SC3 treated timber hip rafters supported mid-span by side walling. Provide 50 x 100 SC3 treated timber infill rafters between hip rafters at 400 c/c to same elevation. These rafters supported mid-span by purlin comprising 2 No. 75 x 200 SC3 treated timber beams bolted together and at eaves by 50 x 100 treated timber wallplate on built-up walling as shown or by 75 x 225 SC3 treated timber beam. Both bottom and purlin beams built into side walling minimum 100mm

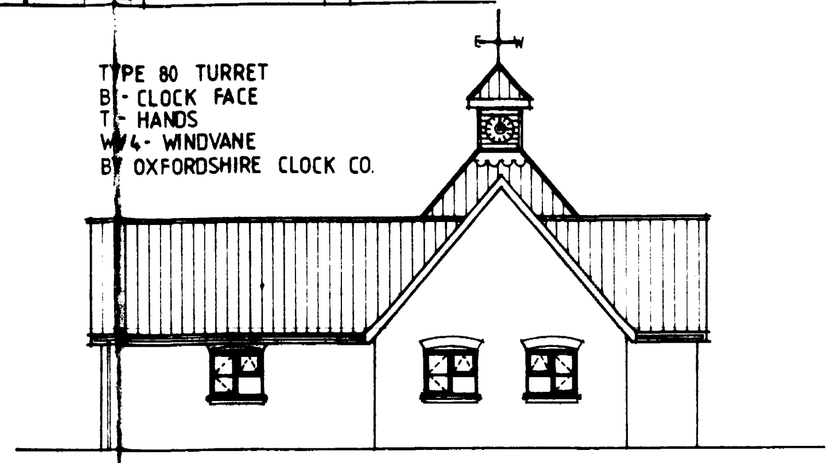
To sides where main roofing cuts into feature roofing proved 32 x 175 treated timber valley lay boards plus suitable reducing rafters. Where feature roofing cuts into main provide 32 x 175 treated timber valley lay boards plus reduced length infill rafters cutting in at 400 c/c as shown. Provide 50 x 100 SC3 treated timber infill rafters. The last infill rafters not cut into lay boards and support small return of fascia to be supported on; at west side - 100 x 200 SC3 treated timber beam in turn supported on 200 x 200 vertical post and built into wall 100mm; at east side - 50 x 100 treated timber header/wall plate on 50 x 75 treated timber vertical studs built off principle and compound roof structures. Clad this small piece of return studwork with 25mm thick brick slips (by brick manufacturer stated on site plan) bedded securely in 40mm mortar on Expamet metal wire on an approved underlay backed with suitable breather building paper on 12.5mm exterior grade plywood on the 50 x 75 treated timber vertical studs stated above.

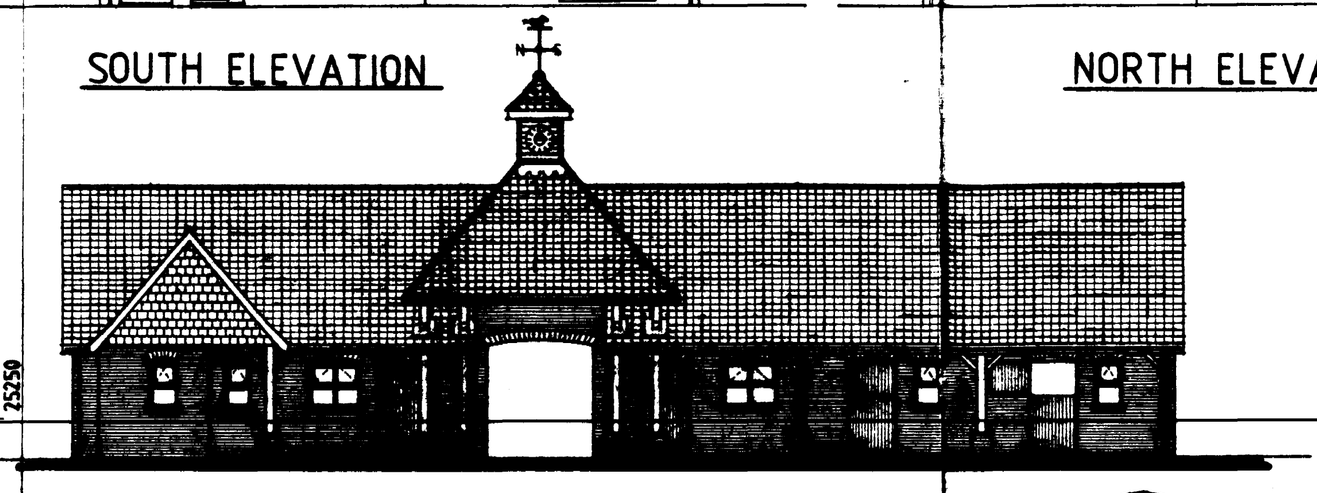
Provide 50 x 175 SC3 treated timber ceiling ties at 400 c/c built into side walling 100mm and fixed to 100 x 200 SC3 treated timber beam at sides also as shown on Section C-C. To underside of ceiling ties provide suitable 16mm thick exterior grade T G & V boarding or similar to suit client.











TYPE 80 TURRET
B - CLOCK FACE
T - HANDS
W/V - WINDVANE
BY OXFORDSHIRE CLOCK CO.

WASHDOWN FACILITY TO STABLES

INSIDE STABLES:-
Fall concrete floors towards doors on East elevation to gradient 1: 180.

OUTSIDE DOORS:-
Provide concrete washdown areas approx 1000 mm x 1200 mm falling approx 20 mm into 300 x 300 metal grid gully by Hepworth or similar approved manufacturer. Construction of washdown same as concrete path. Water to discharge into 1800 mm dia soakaway a minimum of 5000 mm away from any building.
See site plan.

VERTICAL TILING TO GABLES

On Blockwork - vertical hung plain tiles (see Site Plan) on 38 x 19 battens on approved underlay. Provide suitable weather drip at base. See tile manufacturers instructions.

On Studwork - tiles, battens and underlay as above on 6mm plywood over 1 No. Layer black breather paper on 50 x 75 vertical timber studs fixed inbetween last rafter member. Last rafter member supported on 100 x 200 SC3 treated timber beam cantilevered past 200 x 200 vertical post all as shown on Roof Layout plans.
Provide suitable weather drip at base.

VENTILATION TO STABLES 1, 2 & 3

Provide dry fix eaves ventilation system by file manufacturer to give ventilation, equivalent to a 25 mm continuous strip along eaves.

NOTE: No ventilation to stables 4 & 5 and stable/tack room unless noted otherwise.

INTERNAL FINISHES TO STABLES

STABLES 1, 2 & 3:-
Provide smooth-faced blockwork with pointed mortoar joints. Blockwork by Boral Ltd. or similar approved manufacturer.

Roof Construction to be open i.e no plasterboard to rafters etc.

The walls seperating these 3 stables are to be built - up to top of purlin height only (air void above).

for floors provide 100 mm concrete on 1000 gauge polythene D.P.M. on 150 well blinded and compacted hardcore. Wall D.P.C. to top floor L.P.C. minimium 50 mm. Leave top of concrete flooring in a rough - hewn condition (not smooth finished).

STABLES 4 & 5
Provide smooth-faced blockwork all as stables 1, 2 & 3. For ceiling ties provide 12.7 mm gyprec plasterboard and 5 mm skim or artex finish. Provide floor as stables 1, 2 & 3, but have smooth finish to floor.

STABLE AND TACK ROOM:-
Provide common brickwork with pointed mortar joints by L.B.C. to ceiling ties provide 12.7 mm gyprec. Plasterboard and 5 mm skim or artex finish. To floor provide same as other stables, but finish with 50 mm sandy cement screed. This will make Stable & Tack room's floor level 50 mm above the rest.

STABLE BLOCKS FLOOR LAYOUT PLAN

A- CLIENTS ADD - OCT 91

This Drg. to be read in conjunction with Drg. no.s 771519/2,3,4,5,6,8 & 9

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423143

STABLE BLOCK

PROPOSED HOUSE, GARAGE AND STABLES AT THE RECTORY, CHURCH END, GEDNEY SPALDING, LINCS., FOR,

MRS. S.E. SCRIMSHAW

Scales- 1:50 1:100
Date- Aug 91'
Drawn- J.P.W.
Drg. no.- 771519/7A

30 OCT 1991

Architectural, Planning & Building Design Consultants

Notes and Revisions

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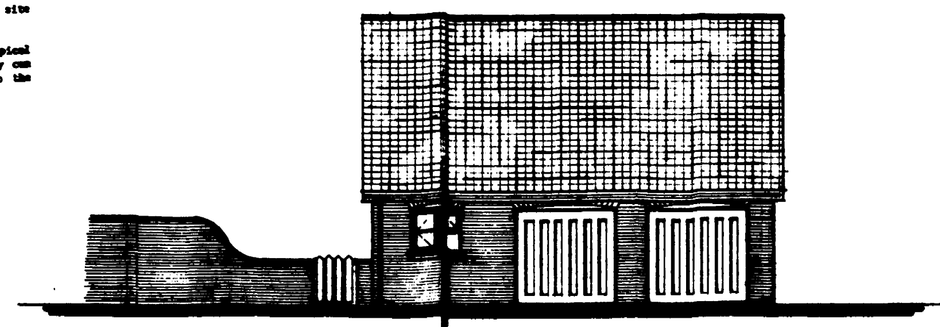
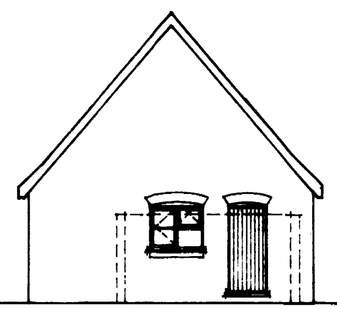
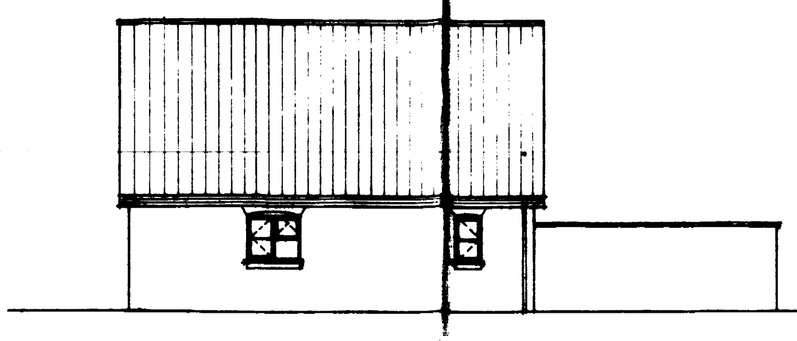


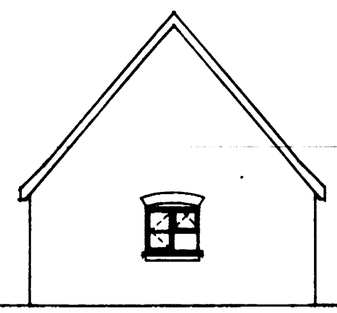
SOUTH ELEVATION



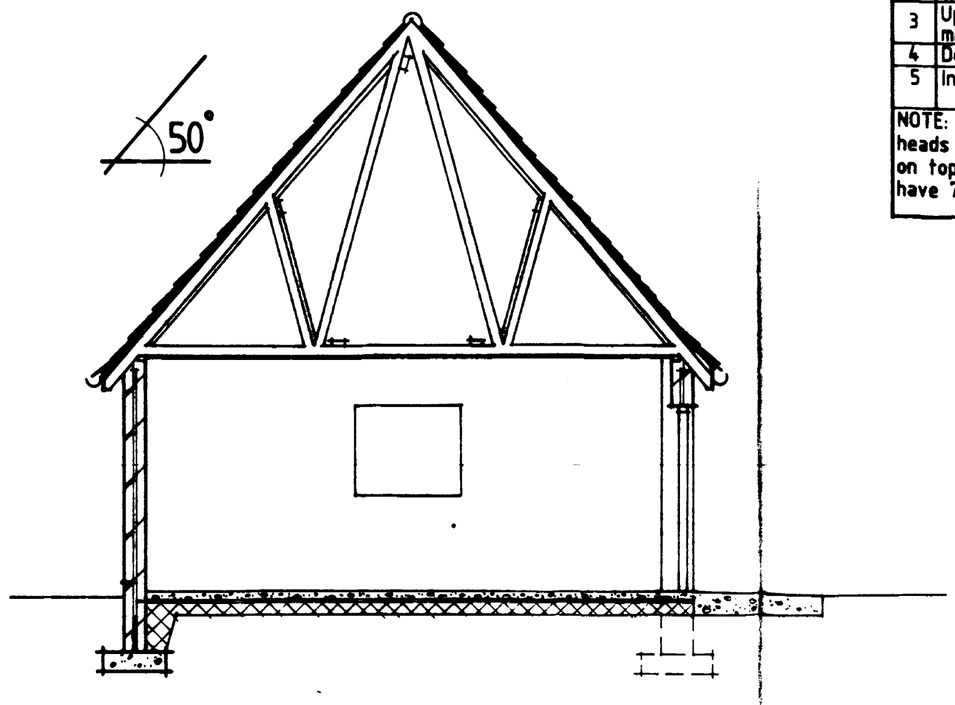
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

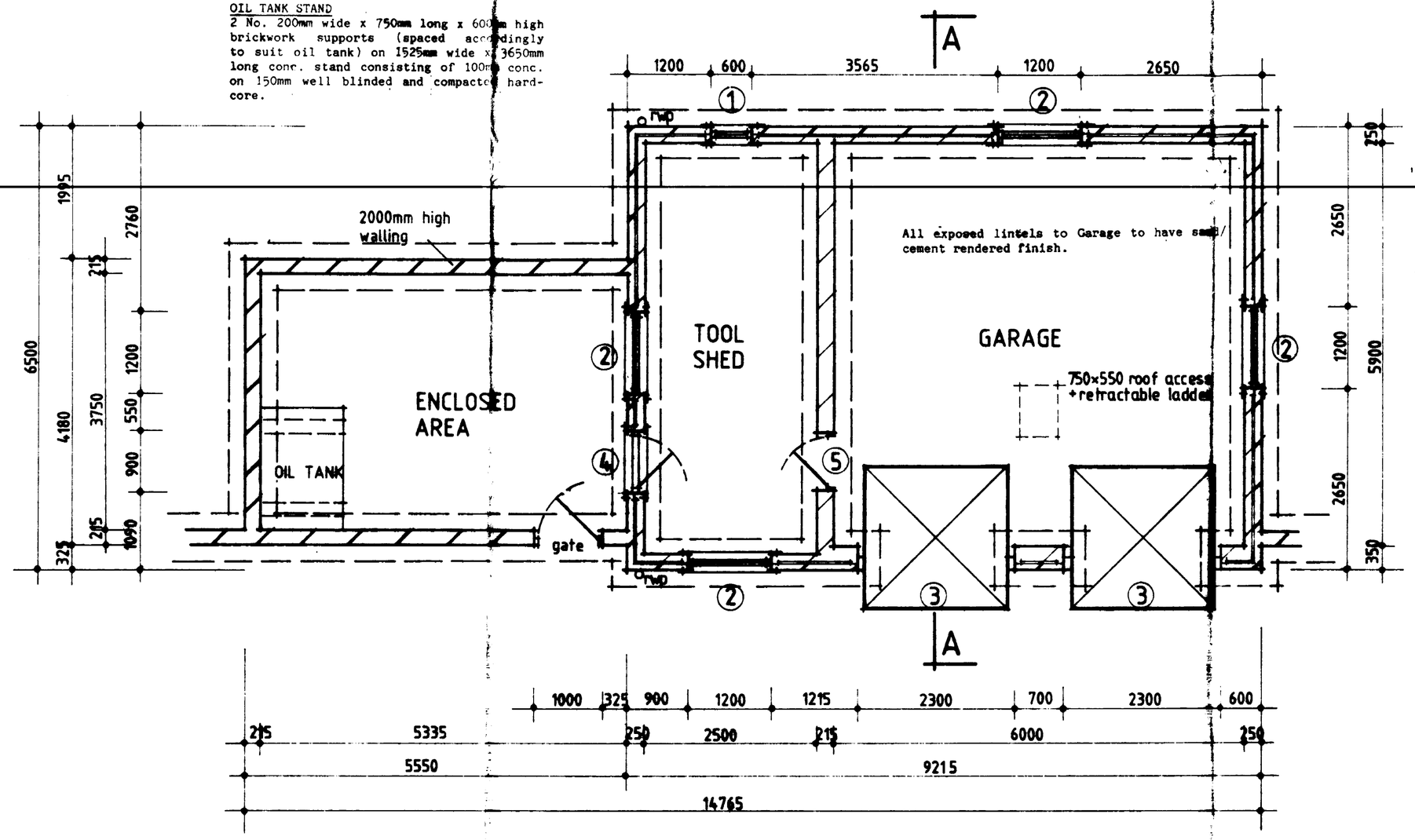


SEC. A——A

JOINERY & LINTEL SCHEDULE				
ref	Type & size	Lintel	end brg	qty
1	Window 600×1050mm deep	L1/S	150	1
2	Window 1200×1050mm deep	L1/S	150	4
3	Up & over garage door 2134×2134 mm deep Cardale Countryman or sim	L5	150	2
4	Door 900×2100mm deep	L1/S	150	1
5	Int. door	L9	150	1

NOTE: Provide Hardwood timber inerts above window and door heads to create arched soldier brickwork as shown. Arch to sit on top of flange of lintel. All arches up to 1799mm span to have 75mm rise. 1800-2400mm span to have 150mm rise.

OIL TANK STAND
2 No. 200mm wide x 750mm long x 600mm high brickwork supports (spaced accordingly to suit oil tank) on 1525mm wide x 3650mm long conc. stand consisting of 100mm conc. on 150mm well blinded and compacted hard-core.



For main construction notes not shown on this drawing see other drawings stated on drawing.

This Drg. to be read in conjunction with Drg. no.s 771519/2,3,4,5,6,7 & 9

GARAGE BLOCK LAYOUT PLAN

A- ALTERATIONS - OCT 91

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423433

GARAGE BLOCK

PROPOSED HOUSE, GARAGE AND STABLES AT THE RECTORY, CHURCH END, GEDNEY, SPALDING, LINCS., FOR,

MRS. S.E. SCRIMSHAW

Scales- 1:50 1:100
Date- Aug 91'
Drawn- J.P.W.
Drg. no.- 771519/8 A

30 OCT 1991
1045/91

Architectural, Planning & Building Design Consultants

GARDEN WALLING :-
All walling to be 215 mm thick walling in facing brick work to match main house in stretcher bond. 2 No. row of brickwork tied together with galvanised twist ties at 450 horizontally and 150 vertically. Cap off walling including piers with brick on edge on 2No. courses of tile creasing bedded breaking joint, provide suitable weather drip.
Provide plastic D.C.P. 150 above ground level.
All walling to be on 650 mm wide x 225 mm thick concrete foundations. (C15P mix).
Depth subject to local authority specifications.
Sub-structure walling to be 215mm thick 3.5 N. Class A dense concrete blockwork.

PADDOCK

Provide 600mm high 215mm thick walling in facing brickwork to match existing. Piers to be 325mm square 900mm high

900mm wide concrete path

Proposed timber fence + gates to be provided and erected by client

POND

Shrubbery and planting areas

Existing timber fence boundary 1200mm high

Proposed timber fence + gates to be provided and erected by client

Shrubbery and planting area

800 800 800 800

1200 1750 1750 1750 3000 1750 1750 1750

PATIO (100.050m)

400 700

200 900

400

900

Patio laid in paving slabs see notes

Shrubbery and planting areas

Concrete washdown areas

1000mm wide concrete path

900mm wide path in paving slabs

PATIO FINISH:-
450 x 450 x 40 mm thick Riven paving slabs buff coloured by Warrick Concrete Ltd. or similar approved manufacturer, bedded in 50 mm sand/cement dry mix bed on 100 mm well blinded and compacted hardcore base.

The paving slab paths to be of same construction, but slabs to be laid with staggered joints.

BLOCK PAVING CONSTRUCTION :-

TRAFFIC AREAS :-
65 mm thick block paving by L.B.C. or similar approved manufacturer on 50 mm bedding sand on 300 mm of 50 mm down non-frost susceptable machine compacted hardcore base.

All exposed edges provide ks 100 :: 100 x 125 chamfered edging blocks bedded and haunched in 100 mm concrete.

NON TRAFFIC AREAS
65 mm thick block paving as above on 50 mm bedding sand on 100 mm well blinded and compacted hardcore base.

DRIVE AND COURTYARD CONSTRUCTION :-

75 mm (10 mm) red/grey washed gravel on 100 mm wet blinded and consolidated hardcore base. 5o x 125 concrete edging kerbs bedded and haunched in weak mix concrete.

FOOTPATHS:
Provde 900 wide footpaths around buildings as shown and to fall 25mm away. Constructed of 100mm conc. on 100mm compacted hardcore.

PORCH FLOOR CONSTRUCTION:-
150 x 150 x 16 mm thick multi-red anti-ground clay quarry tiles on 25 mm sand/cement dry mix bed on 75 mm concrete on 100 mm well blinded and compacted hardcore.

Provide block paving laid in herringbone style

GRAVEL ASSEMBLY
(100.000m)

Proposed timber fence + gates to be provided and erected by client

PATHWAY (100.050m)

GRAVEL COURTYARD
(LEVEL 100.000m)

(100.050m)

PROPOSED HOUSE
(100.200m)

PORCH
(100.150m)

400

900mm wide path in paving slabs

Existing timber fence boundary 1200mm high

All shrubbery and planting areas bordering gravel areas to be kerb edged

Provide block paving laid in herringbone style

Shrubbery and planting areas

Existing timber fence boundary 1200mm high

PROPOSED STABLES
(100.100m)

400

(100.050m)

(100.050m)

Oil Tank

900mm wide concrete path

Shrubbery and planting areas

Provide 215mm thick feature walling. Maximum height 2000mm. 440mm square piers

PROPOSED GARAGE
(100.100m)

400

Concrete area same construction as paths

Provide 2000mm high 215mm thick walling in facing brickwork to match existing + timber gates

ALL PATHWAYS (100.050m)

900mm wide concrete path

Provide 2000mm high close boarded timber fence + gate

Existing timber fence boundary 1200mm high

GRAVEL DRIVEWAY
(100.000m)

This Drg. to be read in conjunction with site plan no. 771519/2

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 23433

EXTERNAL & SITE MATERIALS

PROPOSED HOUSE, GARAGE AND STABLES AT THE RECTORY, CHURCH END, GEDNEY SPALDING, LINCS., FOR,

MRS. S.E. SCRIMSHAW

Scales- 1:100
Date- Oct 91'
Drawn- J.P.W.
Drg. no.- 771519/10

30 OCT 1991
1045/91

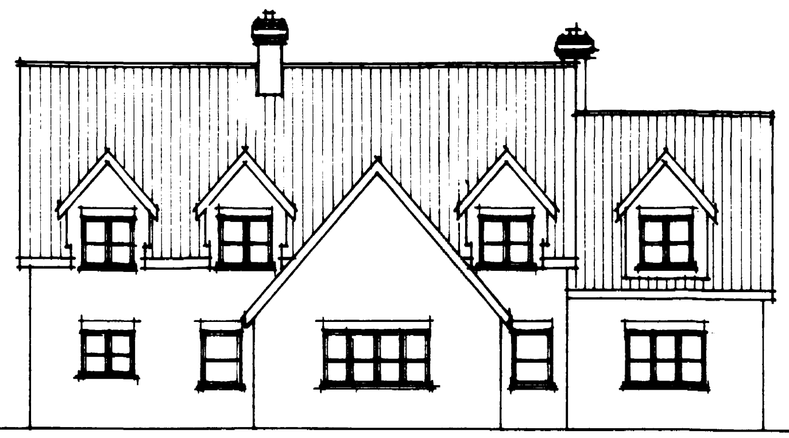
Architectural, Planning & Building Design Consultants



FRONT ELEVATION.



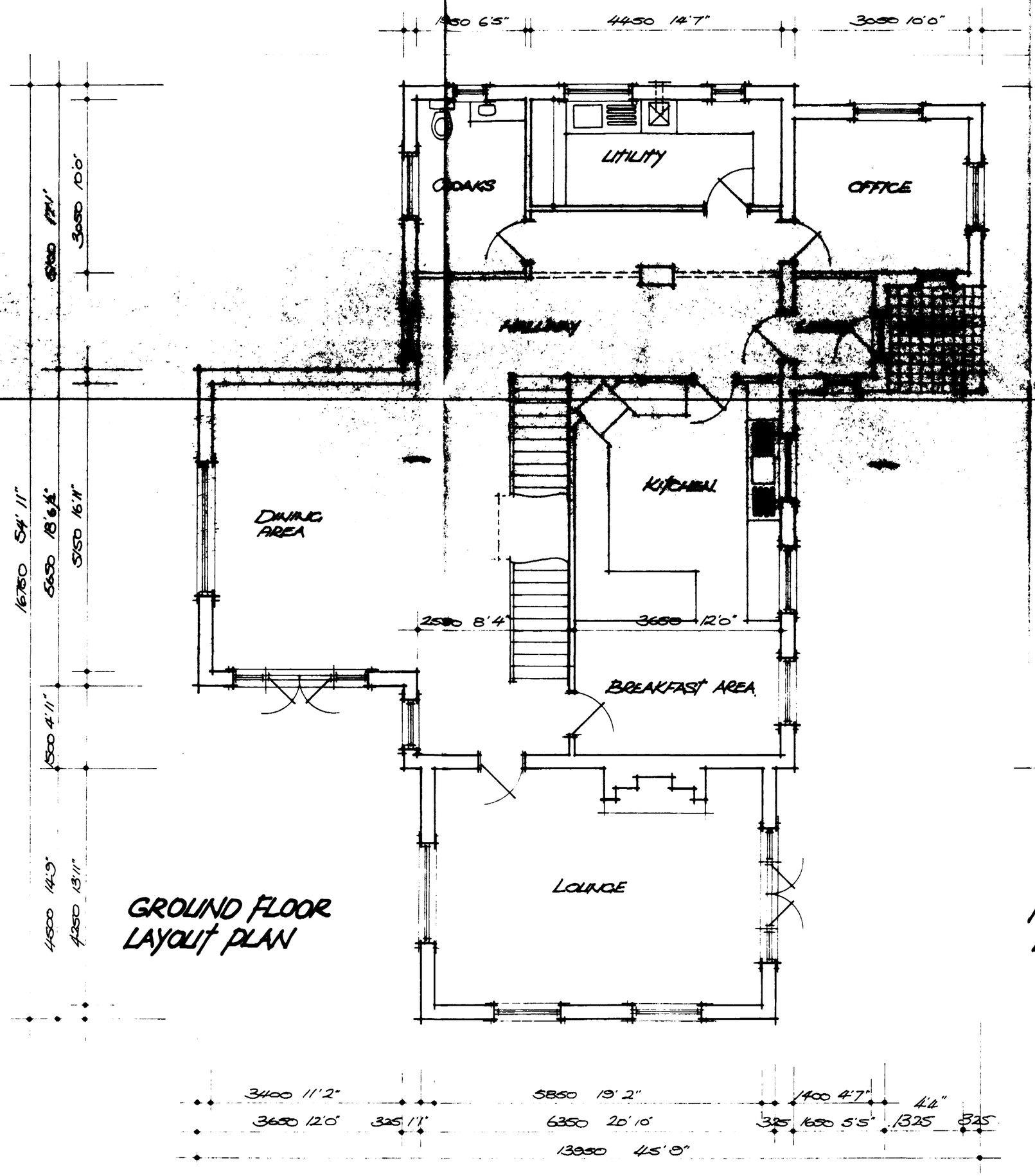
SIDE ELEVATION



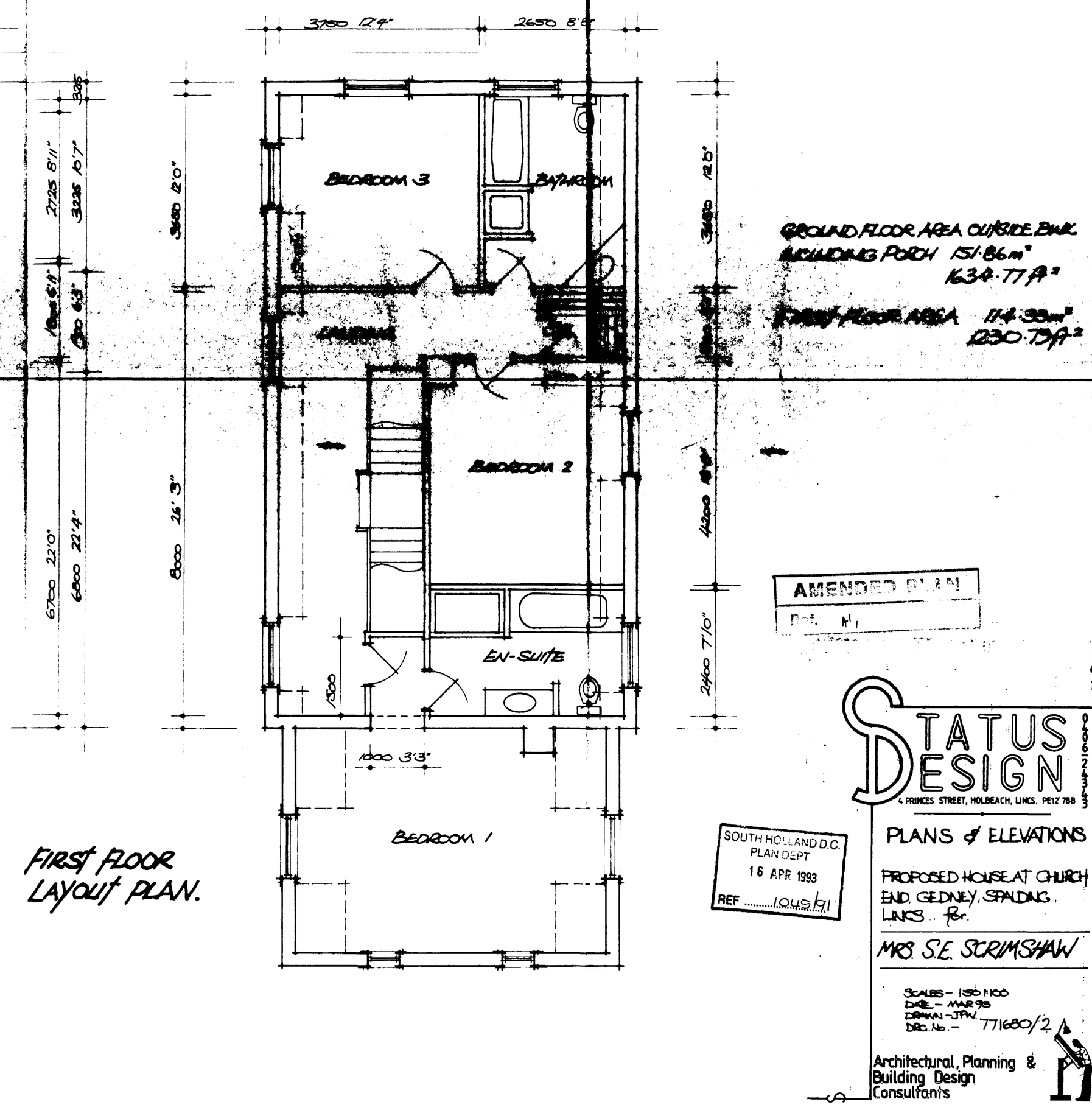
REAR ELEVATION



SIDE ELEVATION.



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN.

GROUND FLOOR AREA OUTSIDE BWK. INCLUDING PORCH 151.86m² 1634.77ft²

FIRST FLOOR AREA 114.33m² 1230.73ft²

AMENDED PLAN

Dec. 93

SOUTH HOLLAND D.C.
PLAN DEPT
16 APR 1993
REF IOUS/71

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

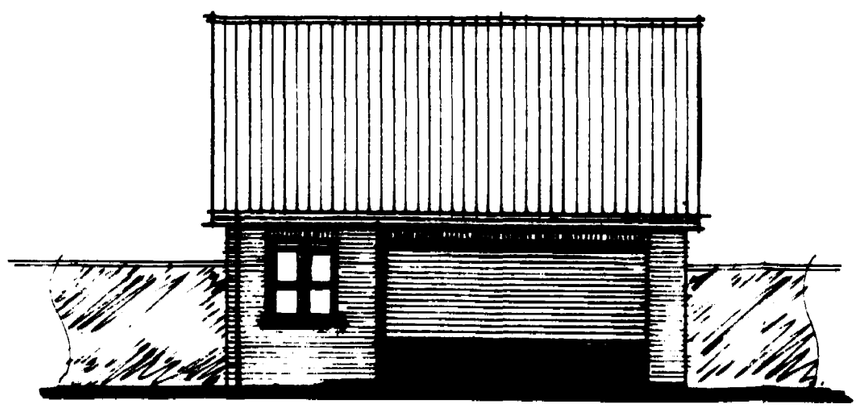
PLANS & ELEVATIONS

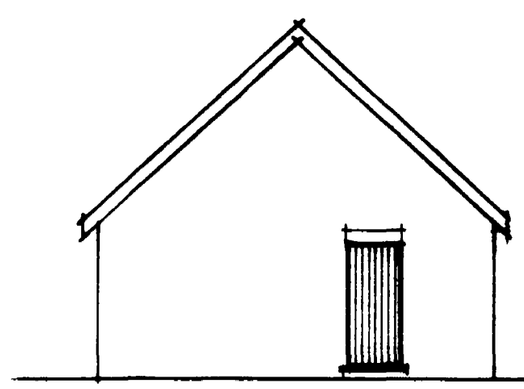
PROPOSED HOUSE AT CHURCH END, GEDNEY, SPALDING, LINCS. for.

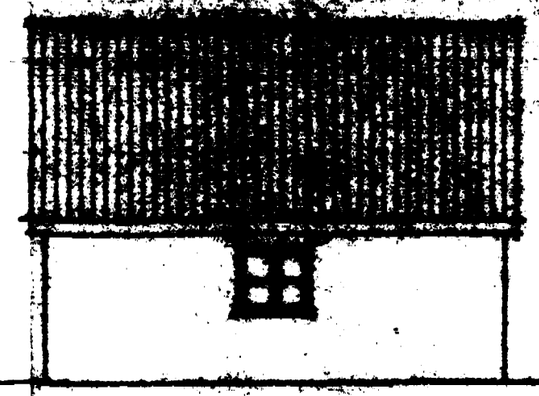
MRS. S.E. SCRIMSHAW

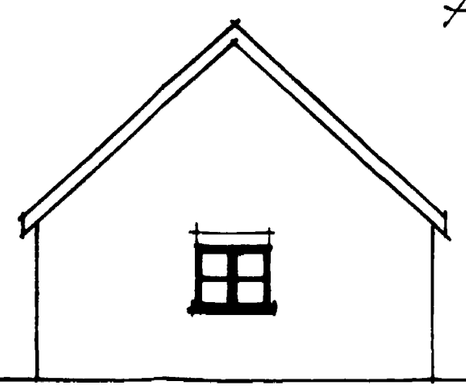
SCALES - 1:50 & 1:100
DATE - MAR 93
DRAWN - JPW
DRG. No. - 771680/2

Architectural, Planning & Building Design Consultants

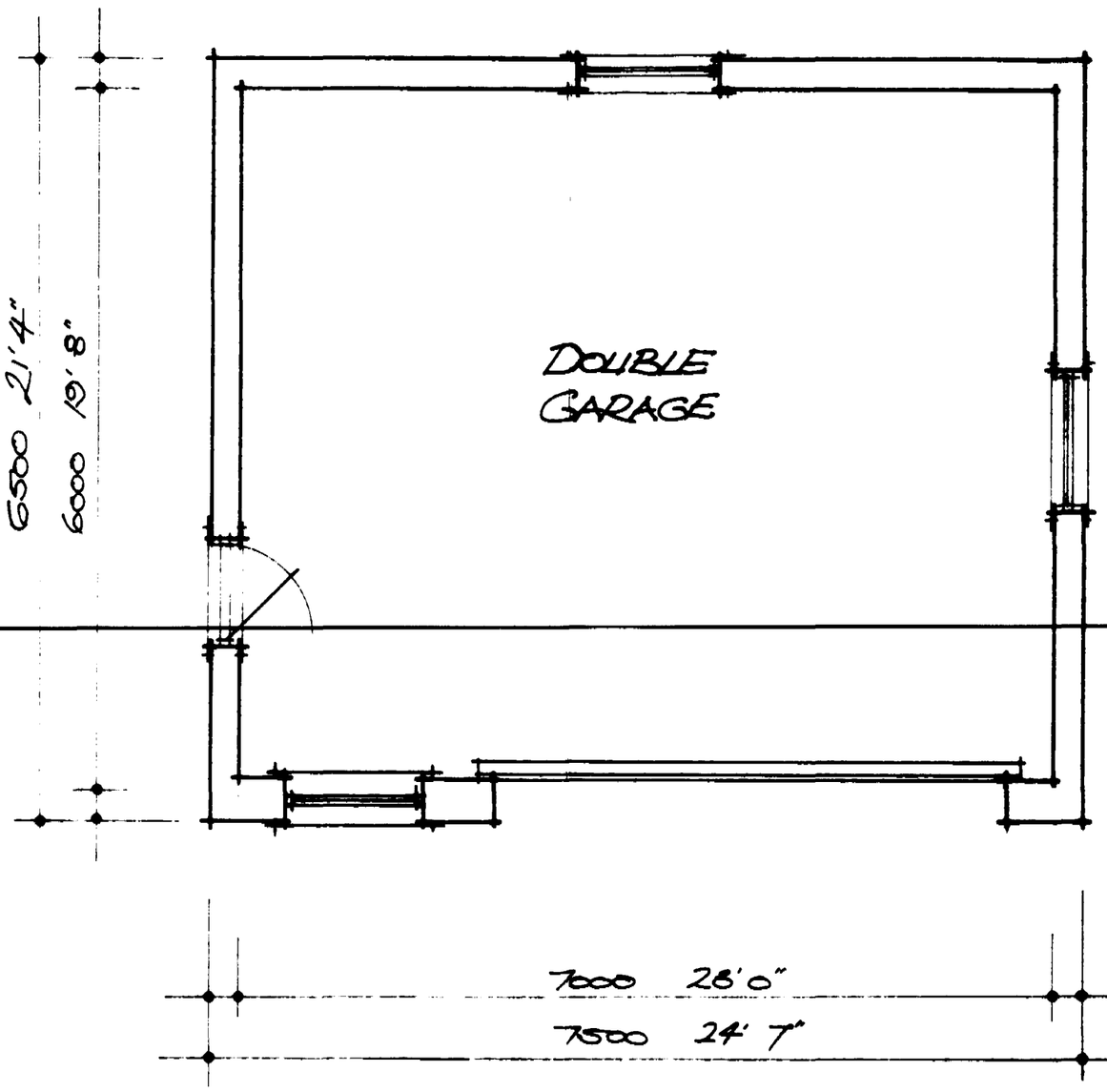








PITCHES 42½°



AMENDED PLAN

Ref. A1

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

0406 124343

GARAGE DETAILS

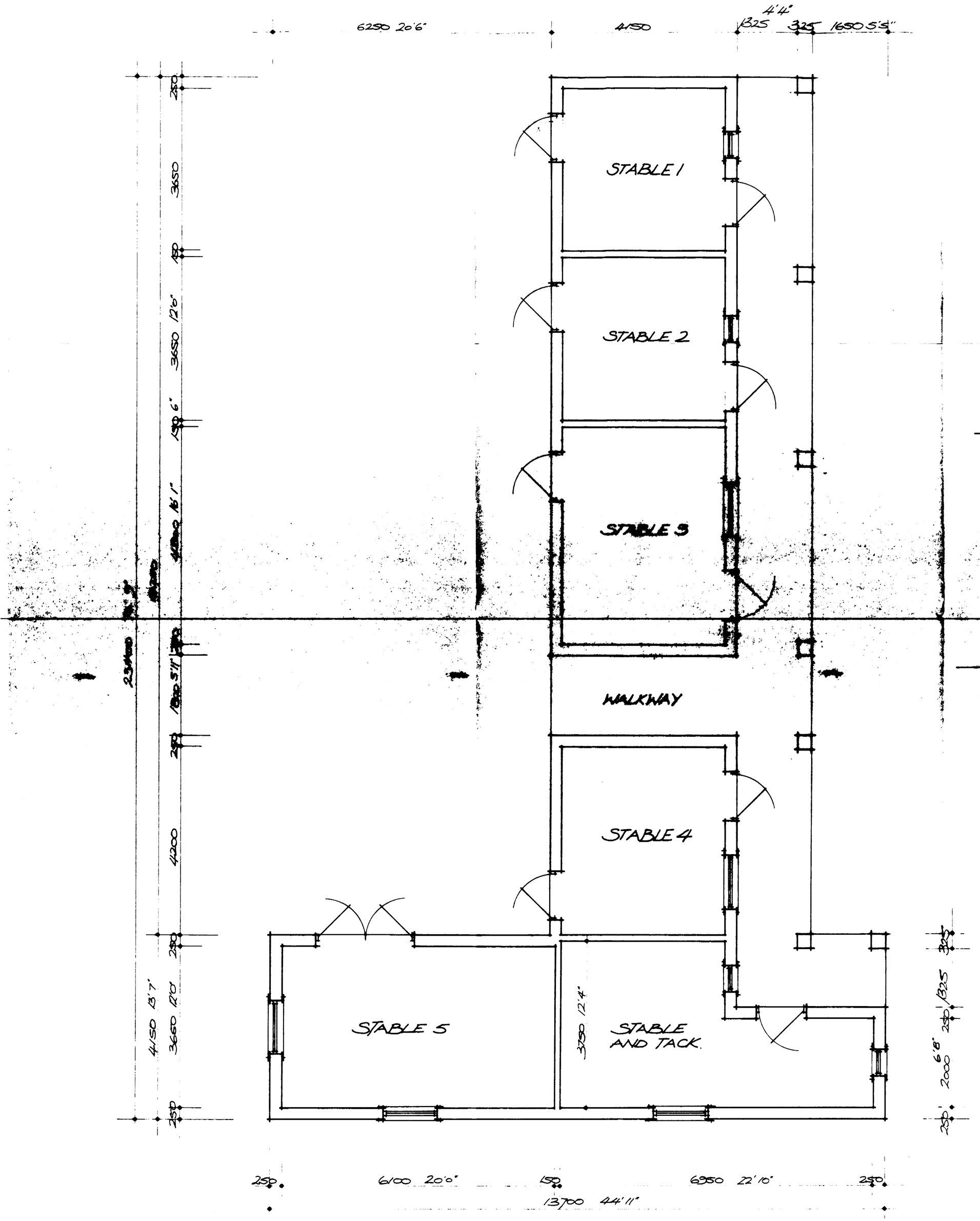
PROPOSED HOUSE AT CHURCH END, GEDNEY, SPALDING, LINCS. for:

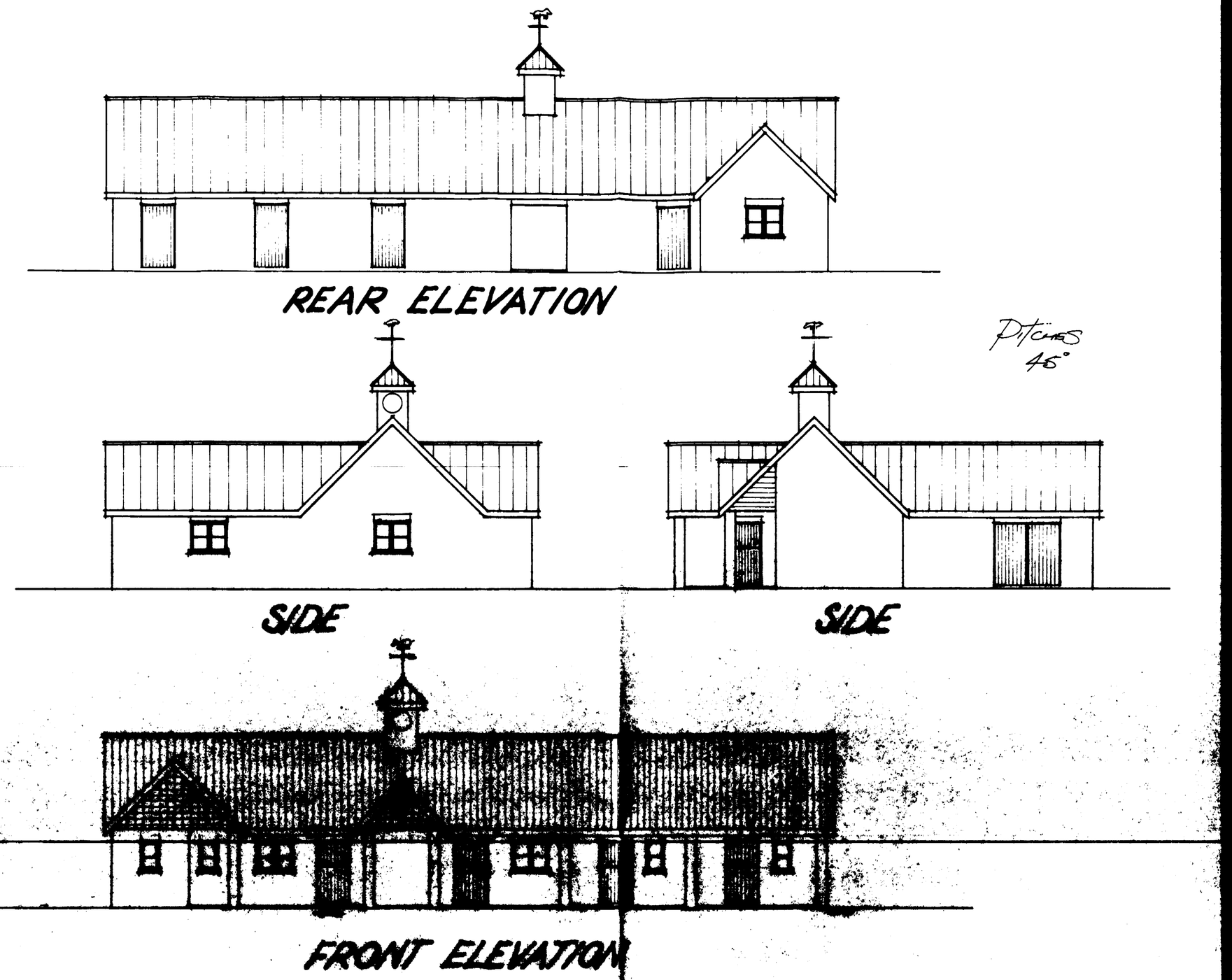
MRS. S.E. SCRIMSHAW

SCALES - 1:50 1:100
DATE - MAR 93
DRAWN - JPW
DRG. No. - 77680/3

Architectural, Planning & Building Design Consultants

APR 1993
REF 1045/91





Pitches 45°

A1

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 2434 3

STABLE BLOCK

PROPOSED HOUSE AT CHURCH END, GEDNEY, SPALDING, LINCS. for.

MRS. S.E. SCRIMSHAW.

SCALES - 1:50 1:100
DATE - MAR 98.
DRAWN - JPW
DRG. No. - 71680/4.

Architectural, Planning & Building Design Consultants

10/5/91

Do not scale from this drawing

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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. Any responsibility can be accepted for abnormal conditions which occurred to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

PROPOSED KERBING CONSISTING 1200 HIGH 305 SQUARE PIERS 750 HIGH 215 THICK WALLING WITH DECORATIVE FENCING OR SIM. BETWEEN PIERS.

PROPOSED TIMBER FENCE AND GATES BY CLIENT.

GRASS PLANTING.

SHRUB PLANTERS.

PATIO LAID IN 450 x 450 PAVING SLABS.

EXISTING FENCING (TIMBER POST)

FOOTPATH LAID IN 450 x 450 PAVING SLABS

HOUSE

GRAVEL COURTYARD

PROPOSED TIMBER FENCE AND GATES BY CLIENT.

FOOTPATH LAID IN 450 x 450 PAVING SLABS (SAME AS ABOVE).

EXISTING TIMBER POST

SHRUB PLANTING

PLANT BORDER PAVING LAID TO FALLS.

ALL SHRUBBERY AND PLANTING AREAS TOGETHER (GRAVEL TO BE KERB EDGED.

STABLES

GARAGE

2000 HIGH WALLING, 215 THICK + 440 SQUARE PIERS + TIMBER GATE

SHRUB PLANTING

FENCE + GATE BY CLIENT.

GRAVEL DRIVEWAY.

POND

N

Site

LOCATION PLAN

EXTERNAL MATERIALS –

'GOXHILL' TERRACOTTA CONCRETE INTERLOCKING DOUBLE ROMAN TILES.

BRICKS – SEE ORIGINAL PLANNING CONDITION H06/1045/91.

APPROVED PLAN
Ref. No.

SOUTH HOLLAND D.C.
PLAN DEPT
16 APR 1993
REF 1045/91

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 23743

SITE PLAN

PROPOSED HOUSE AT CHURCH END, GEDNEY, SPALDING, LINCS. for.

MRS. S.E. SCRIMSHAW.

SCALES – 1:100 1:2500
DATE – MAR 93
DRAWN – JPM
DRG. No. – 771680/5

Architectural, Planning & Building Design Consultants

THIS DRAWING TO BE READ IN CONJ. WITH DRG. No's 771680/2, 3 & 4