SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

# Planning Permission

Reference: H06/1049/93 Received:03-NOV-93 Type:PERMISSION RENEWAL

Name: Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

Agent: Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

Description: Residential development

Location : Land fronting Tops Gate 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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 Before any development is commenced on site, details of the siting, design and external appearance (including materials) of the proposed dwellings and garages and of the means of access thereto, and of all boundary walls, fences or other means of enclosure, shall be submitted to and approved by the Local Planning Authority.

Reason: The proposal is in "outline" form.

3 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape.

Reason: In the interests of visual amenity.

4 Before any other development is commenced, space sufficient to accommodate a 2.4 metres wide layby shall be provided along the whole of the site's frontage to Top's Gate to the satisfaction of the Local Planning Authority. Details of the construction of the layby, including its surfacing, shall be agreed in writing by the Local Planning Authority before its construction.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To enable motor vehicles to wait clear of the carriageway of Top's Gate, in the interests of highway safety.

5 Before any of the proposed dwellings are occupied a footway shall be constructed along the whole of the site's frontage to Top's Gate in accordance with details to be approved by the Local Planning Authority.

Reason: To provide for the safe passage on foot of residents and their visitors.

6 When application is made to the Local Planning Authority for approval of the "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating, inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: In the interests of visual amenity.

N.B. Attention is drawn to the requirements of:-

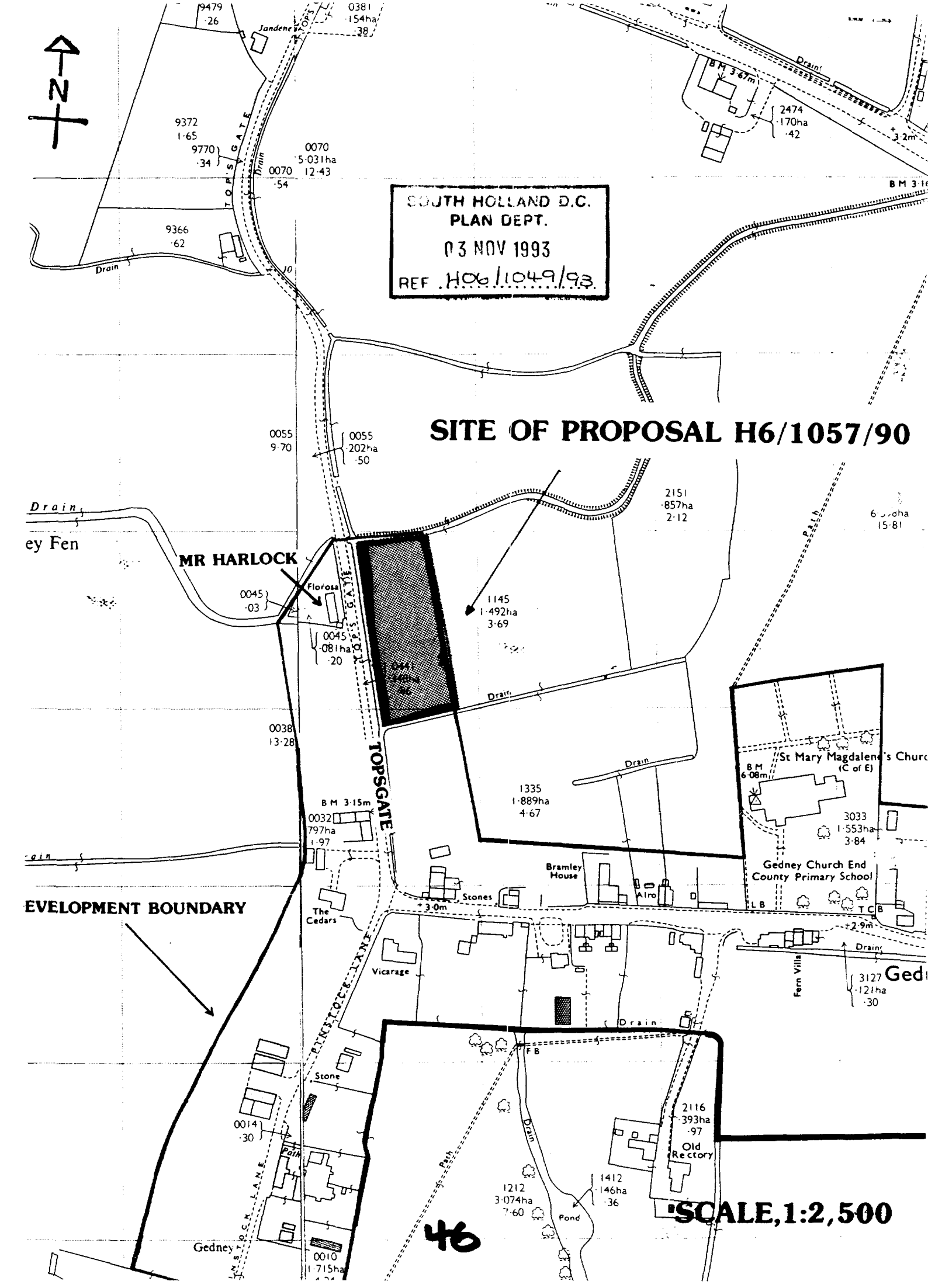
(a) National Rivers Authority contained in their letter of 26 October, 1990 (ref: GT/90/1/LCC/0134) addressed to Lincolnshire County Council.
(b) South Holland Internal Drainage Board in their letter of 8 October, 1990 (ref: RS/PA-K/SH285/JAM) addressed to Anglian Water.

Director of Planning and Building Control Services
08-FEB-94 H06/1049/93

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

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

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


SOUTH HOLLAND D.C.
PLAN DEPT.
03 NOV 1993
REF. H06/1049/93.
SITE OF PROPOSAL H6/1057/90
MR HARLOCK
EVELOPMENT BOUNDARY
TOPSGATE
PINCHBECK LANE
Florosa
Drain
Path
Stone
Vicarage
The Cedars
Bramley House
Stones
Alro
Gedney Church End County Primary School
St Mary Magdalene's Church (C of E)
Fern Villa
Old Rectory
Pond
Gedney
SCALE 1:2,500
46

# Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

**Estate Management Valuation**
**Design & Building Services**

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701680 LINCOLN 5

L&BC

**J. David Trafford**
FRICS
**General Manager**

When calling please ask for
P D Wardill
Direct Line (0522) 552688


The Planning and Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

H06/1049/93

03 NOV 1993

My ref: V2983/PDW/KDH
1 November 1993

Dear Sirs

**LAND FRONTING TOPSGATE, GEDNEY**

Deemed Planning Permission for the erection of dwellings and garages was granted by Lincolnshire County Council on the 19 December 1990 under the Planning Reference H6/1057/90, copies of both a location plan and consent notice are enclosed for your ease of reference. With the impending expiry of this deemed consent we would wish to extend the time limits referred to within Part 2 Condition 1 for a further three years pursuant to S. 73 of the Town and Country Planning Act 1990. We enclose the appropriate application fee of £60.

Whilst this development site has been available to purchase for the past three years, the general economic climate and slump in demand for development sites has prevented the site from being sold.

We look forward to your further communication in due course.

Yours faithfully

P. Wardill.

*for General Manager*


**A M Hey FRICS**
Head of Practice
Estates Services

**R C Poucher MCIBSE**
Principal Head of Profession
Design Services

**J L Wilcox BSc CEng FIEE FCIBSE**
Head of Practice
Building Services

**D J Simpson IPFA**
Business Manager

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : FLAT SITE - ATTACHED HOUSE OPPOSITE - BUFF BRICK.

Inspected by
Date 17/4/93

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

---

# RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed ... Date 12/4/94

Notes:

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

Conditions/Reasons: (cont overleaf)

SEE ATTACHED COPY OF PREVIOUS PERMISSION →

Previous Permission (1)

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than which ever is the later of the following dates:

   (a) the expiration of five years from the date of this permission; or

   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced on site, details of the siting, design and external appearance (including materials) of the proposed dwellings and garages and of the means of access thereto, and of all boundary walls, fences or other means of enclosure, shall be submitted to and approved by the local planning authority.

THE DEVELOPMENT SHALL BE OF A LAYOUT AND DESIGN WHICH REFLECTS THE TRADITIONAL BUILDING CHARACTER OF THE AREA AND SUCH AS TO ENABLE THE DEVELOPMENT TO BE ~~SEEN~~ EFFECTIVELY INTEGRATED INTO THE PHYSICAL FABRIC OF THE VILLAGE AND THE SURROUNDING LANDSCAPE.

3. ~~No more than seven dwellings shall be erected upon the site, the dwellings to be detached~~.

4. Before any other development is commenced, space sufficient to accommodate a 2.4 metres wide layby shall be provided along the whole of the site's frontage to Top's Gate.

5. Before any of the proposed dwellings are occupied a 1.8 metre wide footway shall be constructed along the whole of the site's frontage to Top' Gate, in accordance with details to be approved by the Local Planning Authority.

6. When application is made to the Local Planning Authority for approval of the "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating, inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Previous Permission (2)

Reasons

The reasons for the conditions are:-

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. The proposal is in "outline" form.

3. ~~In order to ensure that the proposed development will be in keeping with the rural character of Top's Gate.~~ IN THE INTERESTS OF VISUAL AMENITY.

4. To enable motor vehicles to wait clear of the carriageway of Top's Gate, in the interests of highway safety.

5. To provide for the safe passage on foot of residents and their visitors.

6. In the interests of visual amenity.

N.B. Attention is drawn to the requirements of:-

a) National Rivers Authority contained in their letter of 26 October 1990 (Ref: GT/90/1/LCC/0134) addressed to Lincolnshire County Council.

b) South Holland Internal Drainage Board in their letter of 8 October 1990 (Ref: RS/PA-K/SH285/JAM) addressed to Anglian Water.

17903.flp

# DC INSTRUCTION SHEET

APPLICATION REF:

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

## Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

## Additional Consultation/Publicity Required

RECONSULTS

| | | Publicity: >> | Consultations: | |
|---|---|---|---|---|
| Departure | | ..... | County | ..... |
| Setting of LB | | ..... | E Heritage | ..... |
| Public Right of Way | | ..... | Societies | ..... G ROW |
| Discretionary | | ..... | | |

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ..... G ENV | Specify: |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

Press
PC
WM
Residents

**Case Officer**: J. A. BLACKLOCK

Senior Officer Confirmed ..... Date..7/11.. Recorded DC....

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 60.

Receipt No P3474

Date first Rec'd 03 NOV 1993

## Registration

Reference H06/1049/93.

Cross-Ref /

Date 4/11/93.

## Validation

TYPE REN.

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

Fees — Correct fee £60. — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

## Information

Index sheet 172 OS Plots
Grid ref 540090 324430

Ward [illegible] Parish GREENEY

Inside IBD YES Inside LP area NO
PARTLY

Linked to site Ref 1788

Linked to property Ref

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

Hazards –
Dist Bound ☐
Other: ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Planning Records:
Earlier apps 1057/10

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

# DC APPLICATION PROGRESS

| STAGE | TO ADMIN | RETURNED ADMIN TO DC | MAX DAYS | CLEAR DAYS |
|---|---|---|---|---|
| REGISTRATION | Valid date: | | +2 | |
| CONSULTATIONS | | | | |
| Standard Consults | | | +2 | |
| | | | +2 | |
| | | | +2 | |
| | | | +2 | |
| REPORTS | | | | |
| Initial Draft | | | | |
| DECISIONS | | | | |
| Draft | | | +2 | |
| Final | | | +1 | |

**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: H06/1049/93

Applicant: Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

Agent: Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

Description: Residential development

Location: Land fronting Tops Gate Gedney
Spalding Lincs

Type: PERMISSION RENEWAL

Date received: 03-NOV-93

10-NOV-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 24-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

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

S.H.D.C. PLANNING DEPT.
RECEIVED
29 NOV 1993 JS
Acknowledge
Fee Nos.
Action by
Acknowledge YES NO
by
Date

FOR PARISH COUNCIL USE ONLY

Comments:

No objection provided conditions attached to the original application will still apply.

Signed:

Chairman

**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: H06/1049/93**

**Applicant:** Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

**Agent:** Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

**Description: Residential development**

**Location:** Land fronting Tops Gate Gedney
Spalding Lincs

**Type: PERMISSION RENEWAL** **Date received: 03-NOV-93**

10-NOV-93

**Dear Sir/Madam**

**CONSULTATION WITH PARISH COUNCIL**

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 24-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

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

FOR PARISH COUNCIL USE ONLY

Comments:

No objection provided conditions attached to the original application will apply.

Signed:

Chairman

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1993 56

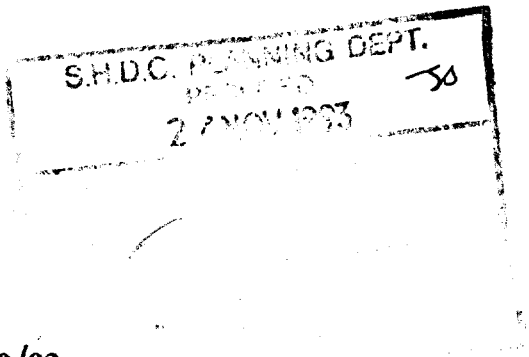
NRA

*National Rivers Authority*
*Anglian Region*

Our Ref: GT/93/1/SH/0316
Contact: G. Thornalley

Date: 22nd November 1993

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




Dear Sir,

**Planning Application No. H06/1049/93**

**Proposal:** **RESIDENTIAL DEVELOPMENT**
**Location:** **TOPS GATE, GEDNEY**
**Applicant:** **LAND & BUILDING CONSULTANCY**

I refer to your consultation received on 19th November 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

**CONDITION:** Prior to the commencement of any development, a scheme for the provision and implementation of a surface water drainage system shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the NRA and South Holland IDB.

**REASON:** To prevent the increased risk of flooding, by providing a satisfactory means of surface water disposal.

**CONDITION:** Foul drainage from the proposed development shall be discharged to the main foul sewer.

**REASON:** To prevent pollution of the water environment.

Cont'd

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
*Regional General Manager*

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

DRB

# SOUTH HOLLAND
# Internal Drainage Board

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

S.H.D.C. P... E
1 0 ... JS
A...
DPC ...
DOPS ...
JC ...
Prior N ...
Discuss ... ...
Copy N ... Date

**Please contact:** Mr. Staines

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

**Our Ref.** RS/PA-K/1049/93/JAM **Your Ref.** **Date** 17 November 1993

Dear Sir,

**PERMISSION RENEWAL - RESIDENTIAL DEVELOPMENT**
**TOPS GATE - GEDNEY**

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking renewal of the outline permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

The watercourse along the sites Northern boundary is my Board's Devils Hill Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients and prospective purchasers attention.

Other watercourses adjoining the site are privately owned and maintained.

I understand that surface and foul water disposal arrangements have yet to be determined but, should soakaway drainage systems be intended I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

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

The riparian owners consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees, as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Your Ref: RS/PA-K/1049/93/JAM

17 November 1993

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.

Yours faithfully,

ENGINEER TO THE BOARD

Land & Buildings Consultancy,
County Offices,
Newland,
Lincoln.
LN1 1ZA

LFP 16/11/93.



## PUBLIC NOTICES

IN THE COUNTY OF LINCOLN

'ETTY SESSIONAL DIVISION OF THE ELLOES

TO WHOM IT MAY CONCERN

GEORGE WILLIAM PAYNE, of shway Road, Fleet, Holbeach, Lincolnshire, d RICHARD CROFTS, of Beech House, igate Road, Moulton Chapel, Spalding, colnshire, who have during the past six nths carried on the trades or callings of staurant Proprietor and Shop Manager pectively, Hereby Give You Notice that they end to apply at the Transfer Sessions to be d at Sessions House, Spalding, Lincolnshire, Tuesday, December 7, 1993 at 9.30 am for the nt to them of a Justices Licence authorising m to sell by retail wine, beer and cider for nsumption off the premises situate at shway Road, Fleet, Holbeach, Lincolnshire, d known as The Farm Shop, of which premises rnfield Hargate Limited is the owner.

Dated the 12th day of October, 1993.

ROYTHORNE & CO,
Solicitors for and on behalf of
George William Payne and Richard Crofts.
Pinchbeck Road, Spalding,
colnshire PE11 1PZ.

VN 4964 187/507LF16-11

TO WHOM IT MAY CONCERN

MAURICE ARTHUR CLIFTON, now iding at 16 Withington Street, Sutton Bridge, colnshire, having during the past six months ried on the trade or calling of Unemployed telier, Do Hereby Give Notice that it is my ention to apply at the Transfer Sessions for said District to be held at The Sessions use, Sheep Market, Spalding, on the 7th day December next for the grant to me of a stices' Licence authorising me to sell by retail oxicating liquor of all descriptions for nsumption on the premises situate at 16 idge Road, Sutton Bridge, Lincolnshire, to be own by the sign of "The Villages Brasserie" of ich premises Edward and Beryl Hunt are the ners.

ND it is my intention to apply to the Justices to ert in such Justices' Licence the conditions quired for it to be granted as a Restaurant ence.

VEN under our hand this 10th day of vember, 1993.

CALTHROPS,
Solicitors and Authorised
Agents for the Applicant.
11 Market Place Spalding, Lincs.

CWVN 5990 187/507LF16-11

## PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H06/1049/93 Land & Buildings Consultancy PERMISSION RENEWAL
Residential development
Land fronting Tops Gate, Gedney, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan and also affects the setting of a Listed Building.

H16/1040/93 Centros Properties Ltd FULL
Redevelopment: A1 retail store, petrol station/car wash, five retail units, retail arcade, toilets, relocate lorry park
Land at and to North of Swan Street, Winsover Road, West of Winfrey Avenue and South of Kings Road, Spalding, Lincs

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/1045/93 Mr B. S. Utting FULL
Erection of three bedroom bungalow and double garage with driveway, entrance walls and planting
Rear of No 78 North Street, Crowland, Peterborough

H13/0730/93 Moulton Harrox Educational OUTLINE
Residential development
Broad Lane, Moulton, Spalding, Lincs

H16/1054/93 Mr and Mrs S. W. Hau FULL
Alterations to restaurant to prove new door
4 Westlode Street, Spalding, Lincs

H21/1027/93 Great Parndon Investment CONS AREA CONSENT
Removal of corrugated iron lean-to shelter at rear of property
1 Station Road, Tydd Gote, Spalding, Lincs

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

November 16, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

10a¢WVN 6426 11111111187/507LF16-11

## LONGSTAFF

OF INTEREST TO LOCAL LAND OWNERS AND DEVELOPERS

*The South Holland District Local Plan has now been Published and it may be in your interest to make representations to the Local Authorities. Such representations should be made before the end of this year. If you require any help or advice in this regard please contact our Spalding Office for local professional advice. Ref: CRML*

R. LONGSTAFF & CO
5 NEW ROAD, SPALDING, LINCS PE11 1BS
Tel: (0775) 766766
Fax: (0775) 762289 4a¢WVN 6235

ENVIRONMENTAL PROTECTION ACT 1990 PT. 1. APPLICATION FOR AUTHORISATION

South Lincs Patterns has applied for an authorisation from South Holland District Council to operate a Non Ferrous Foundry at South Lincs Foundry, Spalding Common, Spalding.

A copy of the application is available for public inspection free of charge at Council Offices, Priory Road, Spalding.

Written representations about the application may be sent to South Holland District Council, Priory Road, Spalding, within 28 days of 16th November, 1993.

DSP6470

## TAXI, CAR & VAN HIRE

**DEEPING CAR HIRE.** Various models from Fiestas to Granadas. Delivered and collected. Short or long term hire. Daily, £15-£30. Weekly, £82-£150 including VAT and insurance. 0778 347827.

## TAXI, CAR & VAN HIRE

**DEEPING VAN HIRE.** Transits and Lutons. Long or short term hire. 0778 344493.

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Contact: PETER HENSON

A NEW DETA

D.&H



AT LIME ST

TO INCLUDE — A f glazing to all windo Coloured Bathroom Pipework and wirin Artexed and coved landscaped and fence ALL TO THE LA

OPTIONAL EXTRAS. For fu

¢WVN D.

Lime Walk, Long Su

Geoffrey Collings & Long Sutton. Tel 0406 362098

STAM

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*Starring:* A ra

*Don't miss:-*

The Carlby a

The Edenham

*Plus*

The Tixover a

Cont'd 93/1/SH/0316

NRA

*National Rivers Authority*
*Anglian Region*

**CONDITION:** All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

**REASON:** To prevent pollution of the water environment.

Advice to Planning Authority

If there is not a public foul sewer to serve this development I would advise that the site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution and would recommend a package treatment plant as an alternative method of disposal.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3474
Date received : 03-NOV-93

Received from

Lincolnshire County Council

Address

Topsgate
Gedney
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 60.00 |
| VAT | £ | 0.00 |
| Total received | £ | 60.00 |

Cash/Cheque : Cheque

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

# PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Land & Buildings Consultancy
is applying to the Council for planning permission for the following:

Reference No: H06/1049/93
Description: Residential development

Location: Land fronting Tops Gate
Gedney
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 07-DEC-93
Any observations should be sent to me by 07-DEC-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

16-NOV-93

SOUTH HOLLAND DISTRICT COUNCIL

# Lincolnshire County Council
# Deemed Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1976

Date of Proposal 25 September 1990 Planning Reference No H.6/1057/90

**Part 1 Planning Permission**

1. On 3 December 1990 the Lincolnshire County Council resolved, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to authorise the carrying out of the following development

   namely, to erect dwellings and garages and construct accesses at Top's Gate, Gedney.

2. Take notice that Planning Permission is thereby deemed to have been granted, on that date, by the Secretary of State for the Environment to carry out that development subject to the following condition(s).

**Part 2 Condition(s)**

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than which ever is the later of the following dates:

   (a) the expiration of five years from the date of this permission; or

   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced on site, details of the siting, design and external appearance (including materials) of the proposed dwellings and garages and of the means of access thereto, and of all boundary walls, fences or other means of enclosure, shall be submitted to and approved by the local planning authority.

\Cont...

Signed .....

Chief Executive
Lincolnshire County Council

Date 19 DEC 1990

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1976). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.

2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

17903.flp

FILE COPY

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

Mr J Blacklock

JB/JJ H06/1049/93

12 Apr 1996

Dear Sir,

RESIDENTIAL DEVELOPMENT, LAND AT TOPSGATE, GEDNEY.

I refer to your letter dated 14th February 1996 and subsequent telephone conversations with my Officer, Mr J Blacklock, in respect of the above.

I note your comment that you consider the principle of frontage development has been established and I have read the relevant appeal decision.

I would accept that frontage development is not in doubt as the obvious option but I take the view that what is at issue is the degree of informality which that form of development should have: the relevant appeal decsion, does not discount an element of informality.

I would urge your Client, therefore, to consider a form of frontage development which made the most effective use of a variable 'building line'; the disposition of buildings; additive architecture as opposed to a standardised building idiom; and the use of garaging to articulate the principal building forms. To assist in achieving this form of development, I consider this Authority would be prepared to accept a greater plot depth than that provided for in the outline permission H16/1049/93 although clearly if such an expedient was adopted, advantage could not be taken of that permission through an approval of reserved matters, as a larger site would be involved. A full or further outline planning application would have to be submitted. As to numbers, I consider 5 dwellings would be feasible.

The other issue, of course, is the type of dwellings involved and I note you refer to a presumption in favour of single storey dwellings. It is true the outline planning permission does not specify a dwelling type and the appeal decision relates to the erection of a house.

I do not consider there would be an objection to a development wholly composed of single storey dwellings but a development of this type and incorporating the approved house presents a problem of satisfactorily accommodating the different dwelling types - a problem exacerbated by the location of the plot to which the appeal decision relates.

The option of course, does lie open to your Client to secure an approval of reserved matters for a single storey dwelling in respect of the plot the subject of the appeal decision but if the appeal decision is to be acted upon, then considerable care will have to be taken to ensure the single storey dwellings (and I do not exclude 'chalet bungalows') relate satisfactorily to the two storey dwelling.

I trust these comments will be of assistance. They are offered, of course, without prejudice to any formal decision of the Authority in respect of the site.

Yours faithfully

N Midlen
Development Control Manager

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

Date: 14th February 1996

Our Ref: 771886/BG/AEW

Your Ref:

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 01406 424343
Fax: 01406 490702

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

FOR THE ATTENTION OF MR J BLACKLOCK

Dear Sir

RE: LAND AT TOPSGATE GEDNEY - PLAN. REF. H06/1049/93

I have a new client who is interested in purchasing the above site on the basis of building 5 no. bungalows fronting directly onto Topsgate.

It is felt that a principle has now been established for frontage development based upon the planning permission for 1 no. single dwelling under planning ref. H06/0550/94 situated roughly central of the site. Also as the Outline Planning Permission did not stipulate whether the dwellings were to be single or two storey it is presumed that single storey would be satisfactory for this site.

Based upon the above information I would be grateful to receive your informal comments as to the possibility of gaining a planning permission for 5 no. frontage bungalows on this site.

I look forward to receiving your response on this matter at your earliest possible convenience.

Yours faithfully

B. Gilham

**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

## REGISTER COPY TO EARLIER PERMISSION

Previous permission: H06/1049/93

Town and Country Planning Act 1990

## Refusal of Reserved Matters

Reference: H06/0550/94 Received:22-JUL-94 Type:RESERVED MATTERS

Name: Mr J P Cole & Miss K J Wells
66 Postland Road
Crowland
Peterborough
Cambs

Agent: Mr J P Cole & Miss K J Wells
66 Postland Road
Crowland
Peterborough
Cambs

Description: Erection of house including lay-by and footway

Location : Topsgate Gedney
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 In the opinion of the Local Planning Authority, the proposed dwelling, which is of standardised appearance would constitute an incongruous form of development in this exposed location, by virtue of its failure to reflect local building character thus giving rise to an unacceptable degree of visual detriment. Furthermore, as an incremental form of development unrelated to the remainder of the land to which the original outline planning permission H06/1049/93 attaches, it fails to achieve, promote or safeguard the comprehensive development of the site in the unified form that is considered essential if the developed site is to be effectively integrated into the village and the surrounding landscape.

sgd B SMITH
Director of Planning and Building Control Services

19-OCT-94 H06/0550/94

Messrs Clegg, Kennedy Drew,
29 St Marys Street,
Stamford,
Lincs.
PE9 2DL.

Mr J Blacklock

JB/JJ H16/1049/93

04 Jan 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT, TOPSGATE, GEDNEY.

Thank you for your letter dated 2nd December 1994 in connection with the above.

My comments on your points are as follows and enumerated as per your letter.

1. I consider seven frontage plots would have been feasible in 1989 but only after the revision in the IBD boundary in October of that year.

2. I am unsure as to whether this question relates to the situation in 1989 or that which obtains at present.

   Assuming that you have the current context in mind, I feel I can only reiterate my comments of my letter of 27th September 1994.

3. I cannot state categorically that in 1989 the Authority might not have granted permission for a dwelling on the land shown in pink, although I would have hoped the Committee would have endorsed a recommendation of refusal from my Department.

   Obviously prior to October 1989, there was only a limited potential for residential development on the land shown in yellow but post October 1989, my feeling is that a development of 6 plots of an average width of 40.5 feet might not necessarily have been refused given the Authority's approach at that time.

where is letter of 2/12/94?

I would stress however, that this is conjectural and I would advise caution in this regard.

I trust these comments will be of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

3. No more than seven dwellings shall be erected upon the site, the dwellings to be detached.

4. Before any other development is commenced, space sufficient to accommodate a 2.4 metres wide layby shall be provided along the whole of the site's frontage to Top's Gate.

5. Before any of the proposed dwellings are occupied a 1.8 metre wide footway shall be constructed along the whole of the site's frontage to Top' Gate, in accordance with details to be approved by the Local Planning Authority.

6. When application is made to the Local Planning Authority for approval of the "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating, inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reasons

The reasons for the conditions are:-

1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. The proposal is in "outline" form.

3. In order to ensure that the proposed development will be in keeping with the rural character of Top's Gate.

4. To enable motor vehicles to wait clear of the carriageway of Top's Gate, in the interests of highway safety.

5. To provide for the safe passage on foot of residents and their visitors.

6. In the interests of visual amenity.

N.B. Attention is drawn to the requirements of:-

a) National Rivers Authority contained in their letter of 26 October 1990 (Ref: GT/90/1/LCC/0134) addressed to Lincolnshire County Council.

b) South Holland Internal Drainage Board in their letter of 8 October 1990 (Ref: RS/PA-K/SH285/JAM) addressed to Anglian Water.

# LINCOLNSHIRE COUNTY COUNCIL
# DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H08/1049/93

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

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

1. National Grid Reference of a central point on site

| | horizontal | | | vertical | | |
|---|---|---|---|---|---|---|
| | 4 | 0 | 0 | 2 | 4 | 4 |

2. Address or location

Tops Gate, Gedney

3. Name, classification and number of road

U

4. Date application referred 18-11-93

5. State whether outline, detailed application etc.

Renewal

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

Residential Dev't

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: 18/11/93  Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) Before any development is commenced, a 2.4m wide layby shall be provided along the whole of the site's frontage to Tops Gate in accordance with details to be approved

(2) Before any of the proposed dwellings are occupied a 1.8m wide footway shall be provided along the whole of the site's frontage to Tops Gate in accordance with details to be approved

Delete as appropriate

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

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

(1) F8 — — — — Tops Gate

(2) To provide for the safe and adequate of passage on foot for residents & their visitors.

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

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) Before any development is commenced, a 2·4m wide lay by shall be provided along the whole of the sites frontage to Tops Gate in accordance with details to be approved.

(2) Before any of the proposed dwellings are occupied a 1·8m wide footway shall be provided along the whole of the sites frontage to Tops Gate in accordance with details to be approved

Delete as appropriate

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

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

(1) F8 — — — — Tops Gate

(2) To provide for the safe and adequate of passage on foot for residents & their visitors.

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

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H06/1049/93 Received:03-NOV-93 Type:PERMISSION RENEWAL

Name: Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

Agent: Land & Buildings Consultancy
Estate Management Valuation
Design & Building Services
County Offices
Newland, Lincoln LN1 1ZA

Description: Residential development

Location : Land fronting Tops Gate Gedney
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 Before any development is commenced on site, details of the siting, design and external appearance (including materials) of the proposed dwellings and garages and of the means of access thereto, and of all boundary walls, fences or other means of enclosure, shall be submitted to and approved by the Local Planning Authority.

Reason: The proposal is in "outline" form.

3 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape.

Reason: In the interests of visual amenity.

4 Before any other development is commenced, space sufficient to accommodate a layby shall be provided along the whole of the site's frontage to Top's Gate to the satisfaction of the Local Planning Authority. Details of the construction of the layby, including its surfacing, shall be agreed in writing by the Local Planning Authority before its construction.

Reason: To enable motor vehicles to wait clear of the carriageway of Top's Gate, in the interests of highway safety.

5 Before any of the proposed dwellings are occupied a ~~1.8 metre wide~~ footway shall be constructed along the whole of the site's frontage to Top's Gate in accordance with details to be approved by the Local Planning Authority.

Reason: To provide for the safe passage on foot of residents and their visitors.

6 When application is made to the Local Planning Authority for approval of the "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating, inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: In the interests of visual amenity.

N.B. Attention is drawn to the requirements of:-

(a) National Rivers Authority contained in their letter of 26 October, 1990 (ref: GT/90/1/LCC/0134) addressed to Lincolnshire County Council.
(b) South Holland Internal Drainage Board in their letter of 8 October, 1990 (ref: RS/PA-K/SH285/JAM) addressed to Anglian Water.

21-JAN-94 AD check.....31/1...

Authorised to issue (inc Delegation).....31/1.

**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

# H06/1049/93

PERMISSION RENEWAL

Applicant: Land & Buildings Consultancy  Agent: Land & Buildings Consultan
Tel: 0522 552222  0522 552222

Description: Residential development

Location: Land fronting Tops Gate
Gedney
Spalding
Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 03-NOV-93 | Terminal date: | 29-DEC-93 |
| Target dates: | | Target Committee: | 07-DEC-93 |
| To case officer | 10-NOV-93 | Report deadline: | 23-NOV-93 |
| Inspected by | 17-NOV-93 | Agreed TD Ext: | |
| Extra contacts | 24-NOV-93 | Case Officer: | |
| Report if not clear by | 08-DEC-93 | | J BLACKLOCK |

---

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:  Other Constraints:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Site/Press Advert MAJ | | 16-NOV-93 | 07-DEC-93 |
| Clerk to Gedney PC | 0775 710451 | 10-NOV-93 | 24-NOV-93 |
| Cllr B Fines | 0406 8 374 | 10-NOV-93 | 17-NOV-93 |

---

SITE RECORD

Grid ref: 540050 324430
OS Sheet: 172  Parcel:

L.C.C. Obs Attached fc 18/11/93

BUILDMARK
The new home warranty
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# Kings Quality Homes


HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
*Telephone:* 0406 423388
Fax No. 0406 426237


*Your Ref:*

*Our Ref:* JHK/TJ.

File
1049/93

13th May, 1994.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAY 1994

**FOR THE ATTENTION OF MR. J. BLACKLOCK,**

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

Dear Mr. Blacklock,

**RE:- TOPSGATE, GEDNEY.**

Further to our recent meeting regarding the above mentioned site we have looked into the viability of building properties similar to the ones at Fring.

Unfortunately, with the price required by the County Council the project would not be viable.

In view of this we have decided not to proceed with the purchase.

Perhaps we could meet shortly to discuss the site at Sutton St. James.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

File 1049/93

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 13th April, 1994.

Our Ref: KQH102/BG/RAG

Your Ref:

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1994
SS

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

can I see
when Skeleton
arrives
14/4

F.A.O. J. Blacklock

Dear Sir,

Re: Residential Development at Topsgate, Gedney for Kings Quality Homes
Ref - H.6/1057/90

Further to our telephone conversation we had some time ago, I enclose a set of drawings, KQH102/1, Holkham, York, Holkham ST, Mayfair SG and Highgrove.

I would be grateful to receive your informal comments before a detailed application is submitted.

Yours faithfully,

B. Gilham

Enc.

23/4/94
MEETING WITH STATUS DESIGN (BRIAN GILHAM) - ADVISED HIM LAYOUT UNSATISFACTORY: TOO STANDARDISED, DEVELOPMENT SHOULD BE PURPOSE DESIGNED RE SITE - INFORMAL LAYOUT WITH EMPHASIS ON LANDSCAPING.
INTIMATED BEST WAY FORWARD WAS A DEVELOPMENT BRIEF — DISCUSSION WITH KINGS QUALITY HOMES TO BE ARRANGED

This would appear to meet the highway requirements of the Outline P.P.
Chris 26/4/94

CLEGG
KENNEDY
DREW

LAND AGENTS AND
CHARTERED SURVEYORS

JB

Fax No: 01775 710772

To: N Midden Esq

From: A J Watkin

Date: 25/8/95

There are 2 page(s) to follow

**Message**

25 AUG 1995
Housing & Planning

File 10x9/93

29 ST MARY'S STREET STAMFORD LINCOLNSHIRE PE9 2DL TELEPHONE 01780 52788 FACSIMILE 01780 57326

W H CLEGG FRICS R F DREW FRICS FAAV J P KENNEDY BSc ARICS JULIA P SIBUN C P NICOLL BSc FRICS P J W NORMAND FRICS
N C G BAKYER BSc ARICS FAAV W E GOLLAND FRICS FAAV A J R MACPHERSON FRICS
Associates A M I JONES ARICS A J WATKIN ARICS C A ROBERTSON FRICS

Offices in London, Oxfordshire, Yorkshire and Surrey
Resident Agents at Arundel, Aswarby, Castle Howard, Cawdor, Cornbury Park, Dalton and Williamsetip Park
Clegg Kennedy Drew Limited Registered Office: The Old Bank House, Market Street, Charlbury, Oxfordshire OX7 3PH Registered No:

CLEGG
KENNEDY
DREW

LAND AGENTS AND
CHARTERED SURVEYORS

BY FAX & POST

N Midlen Esq
Principal Planning Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

25th August 1995

Your Ref: JB/JJ816/1049/93

Our Ref: 109/AJW/PJE

Dear Sirs

**Lincolnshire County Council – County Farms Estate**
**Residential Development – Topsgate, Gedney**

I apologise for the inconvenience this may cause, but we are still experiencing difficulties in negotiating with Anglian Water's agent for the loss of development due to the imposition of the water main that Anglian Water laid through Bellamy's Land in April 1989.

Would you please confirm as to whether or not your Committee would have been prepared to allow residential development on the area cross-hatched on the attached plan, either in 1989 or after that date, bearing in mind the imposition of the water main and its easement and the proximity of the dyke and its brink.

Also, would you please confirm the reasoning as to why any development would or would not be permitted.

May I take this opportunity to thank you for your time and consideration.

Yours faithfully

A I Watkin
for Clegg Kennedy Drew

Enc.

29 ST MARY'S STREET STAMFORD LINCOLNSHIRE PE9 2DL TELEPHONE 01780 481331 FACSIMILE 01780 57326
W H CLEGG FRICS R F DREW FRICS FAAV J P KENNEDY BSc ARICS JULIA P SIBUN C P NICOLL BSc FRICS P J W NORMAND FRICS
M C G BAXTER BSc ARICS FAAV W E GOLLAND FRICS FAAV A J R MACPHERSON FRICS
Associates A M I JONES ARICS A J WATKIN ARICS G A ROBERTSON FRICS

Offices in London, Oxfordshire, Yorkshire and Surrey
Resident Agents at Arundel, Aswarby, Castle Howard, Cawdor, Cornbury Park, Dalton and Williamstrip Park
Clegg Kennedy Drew Limited Registered Office: The Old Bank House, Market Street, Charlbury, Oxfordshire OX7 3PL Registered Number: 2726794

FILE COPY

Status Design,
2 Edinburgh Walk,
Holbeach,
Spalding,
Lincs.
PE12 7AP.

Mr J Blacklock

SAW/NRM/JJ
H06/1049/93
771886/DG/AEW
27 November 1996

FAO: Mr B Gilham

Dear Mr Gilham,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT - TOPSGATE, GEDNEY.**

I refer to your letter dated 18th November 1996 and subsequent telephone conversation with my Officer, Mr J A Blacklock, in connection with the above.

I have consulted with the Director of Environmental Services concerning the implications, in highway terms, of the recent appeal decision in respect of the site. He has advised me that he would accept the design of the layby as shown on the plans accompanying the application (H06/0550/94) the subject of appeal, as satisfying his requirements as laid down in the original outline permission (H06/1049/93).

With regard to the layout and design of the development as shown on the plans accompanying your letter, I consider they would find favourable considerations with this Authority.

However, may I reiterate my concern that with respect to plots 1 and 2, they may be an issue which will need to be resolved with the South Holland Internal Drainage Board and Anglian Water Services concerning the encroachment of the accesses and turning areas upon the 9m and 5m tolerances.

I trust you will find these comments of assistance. They are offered, of course, without prejudice to any formal decision of this Authority in respect of the site.

Yours sincerely

N Midlen
Development Control Manager

SHDC
19 NOV 1996
Housing & Planning
Received

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

2 Edinburgh Walk,
Holbeach,
Spalding,
Lincs.
PE12 7AP
Tel: 01406 424343
Fax: 01406 490702

Date: 18th November 1996

Our Ref: 771886/BG/AEW

Your Ref: H06/1049/93

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR J H BLACKLOCK

Dear Sir

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT TOPSGATE GEDNEY

Further to your letter dated 12th June 1996, I now enclose a draft layout drawing no. 771886/1 along with 2 no. bungalow designs.

The frontage lay-by has been kept to the same format as that approved under Planning Permission H06/0550/94 as I understand that this would be suitable for 5 no. dwellings as shown.

I would be grateful, therefore, to receive your informal comments on this proposal at your earliest possible convenience.

Yours faithfully

B. Gilham.

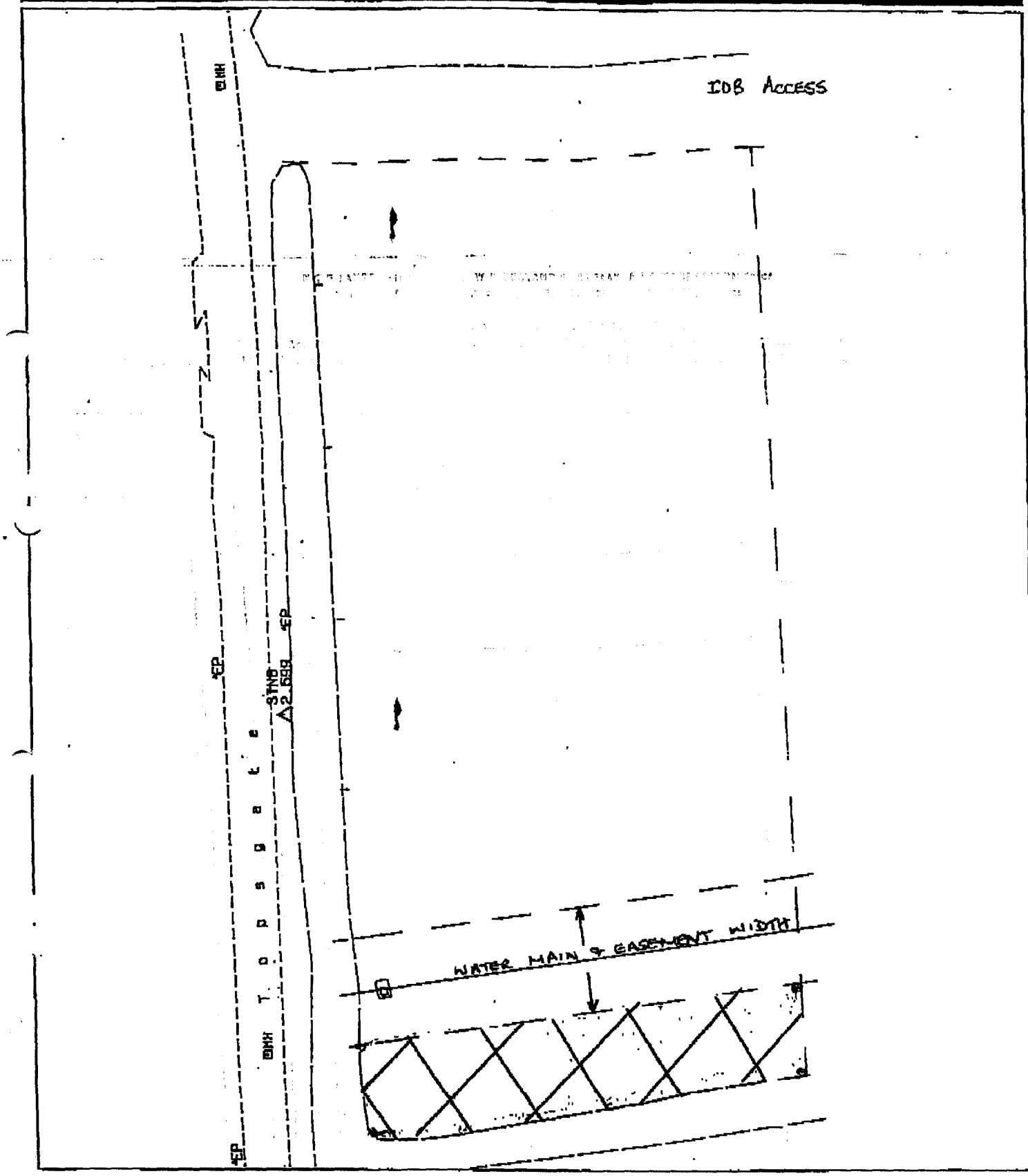
Enc.

Your comments please -
19/11/96

No objection bearing in mind previous approval elsewhere
CB 21/11/96

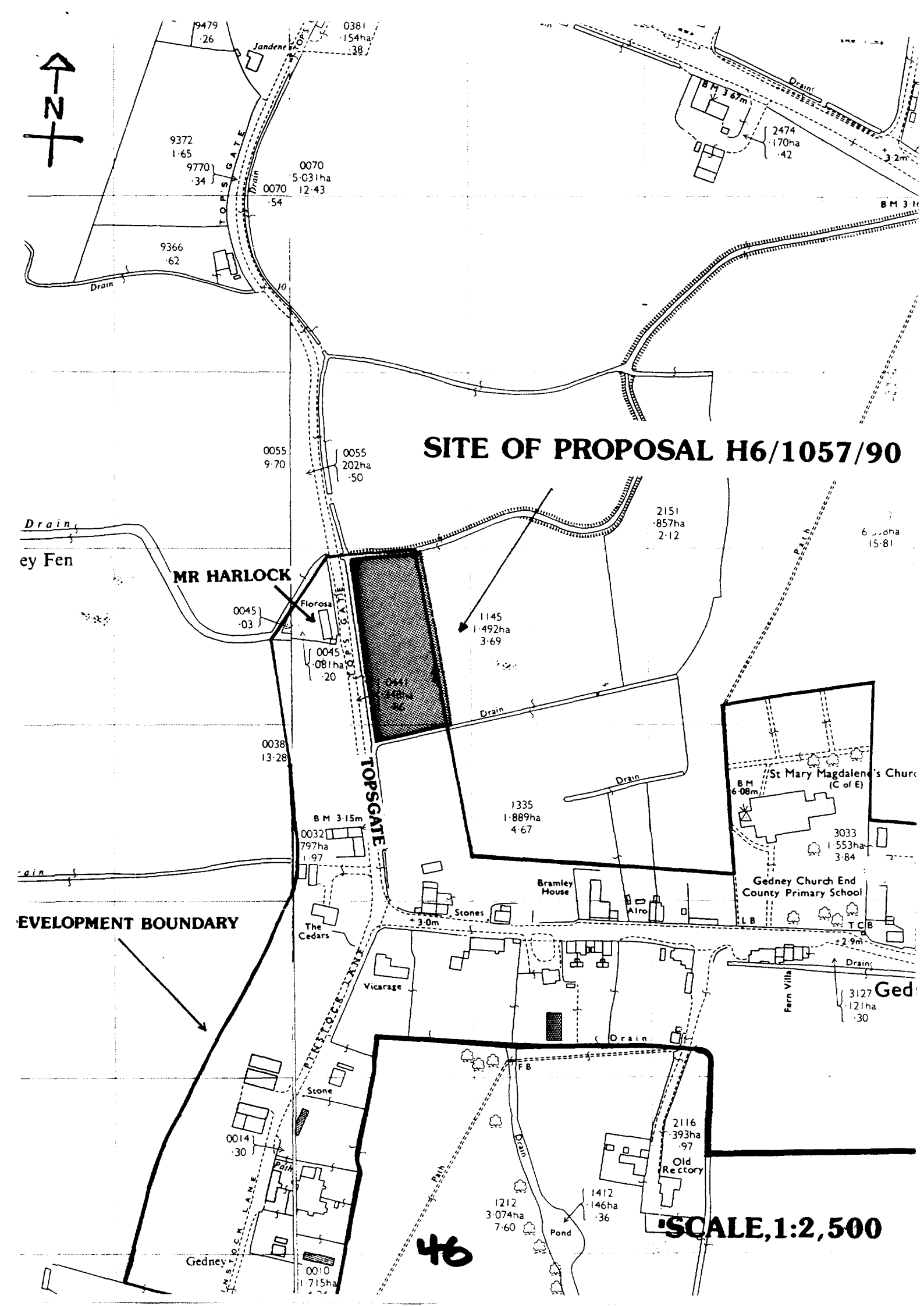
M C G BAXTER BSc ARICS FRAY W E GOLLAND FRICS FRAY A J R MACPHERSON FRICS
Associates A M I JONES ARICS A J WATKIN ARICS G A ROBERTSON FRICS

Offices in London, Oxfordshire, Yorkshire and Surrey
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Clegg Kennedy Drew Limited Registered Office: The Old Bank House, Market Street, Charlbury, Oxfordshire OX7 3PL Registered Number: 2728794




CLEGG KENNEDY

Property: BELLAMY'S LAND, TORGATE, GEDNEY


SITE OF PROPOSAL H6/1057/90
MR HARLOCK
EVELOPMENT BOUNDARY
SCALE,1:2,500
TOPSGATE
PINFOLD LANE
Drain
Florosa
Bramley House
Gedney Church End County Primary School
St Mary Magdalene's Church (C of E)
The Cedars
Vicarage
Old Rectory
Fern Villa
Pond
Stone
Gedney
46

'PLICATION NO. : .....

CONTENTS PAGE (30 PAGES and OVER)

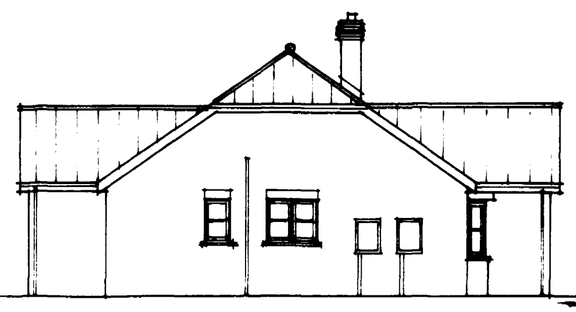

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| DECISION NOTICE | 2-3 |
| LOCATION PLAN | 4 |
| APPLICATION FORM | 5 |
| CHECK SHEETS AND FRONT FILE SHEET | 6-10 |
| ALL OTHER CORRESPONDENCE | 11-38 |
| ALL OTHER DRAWINGS | 39-40 |
| POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC) | 41-49 |

Note: Provide soldier course lwk where shown on elevations

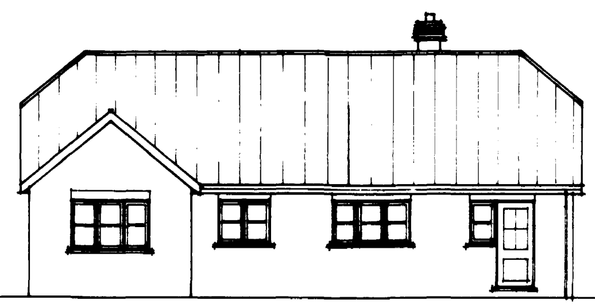
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others 40°



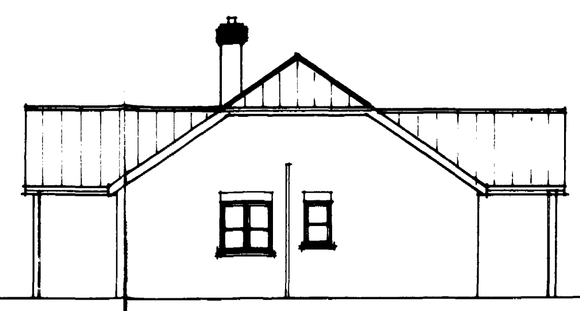
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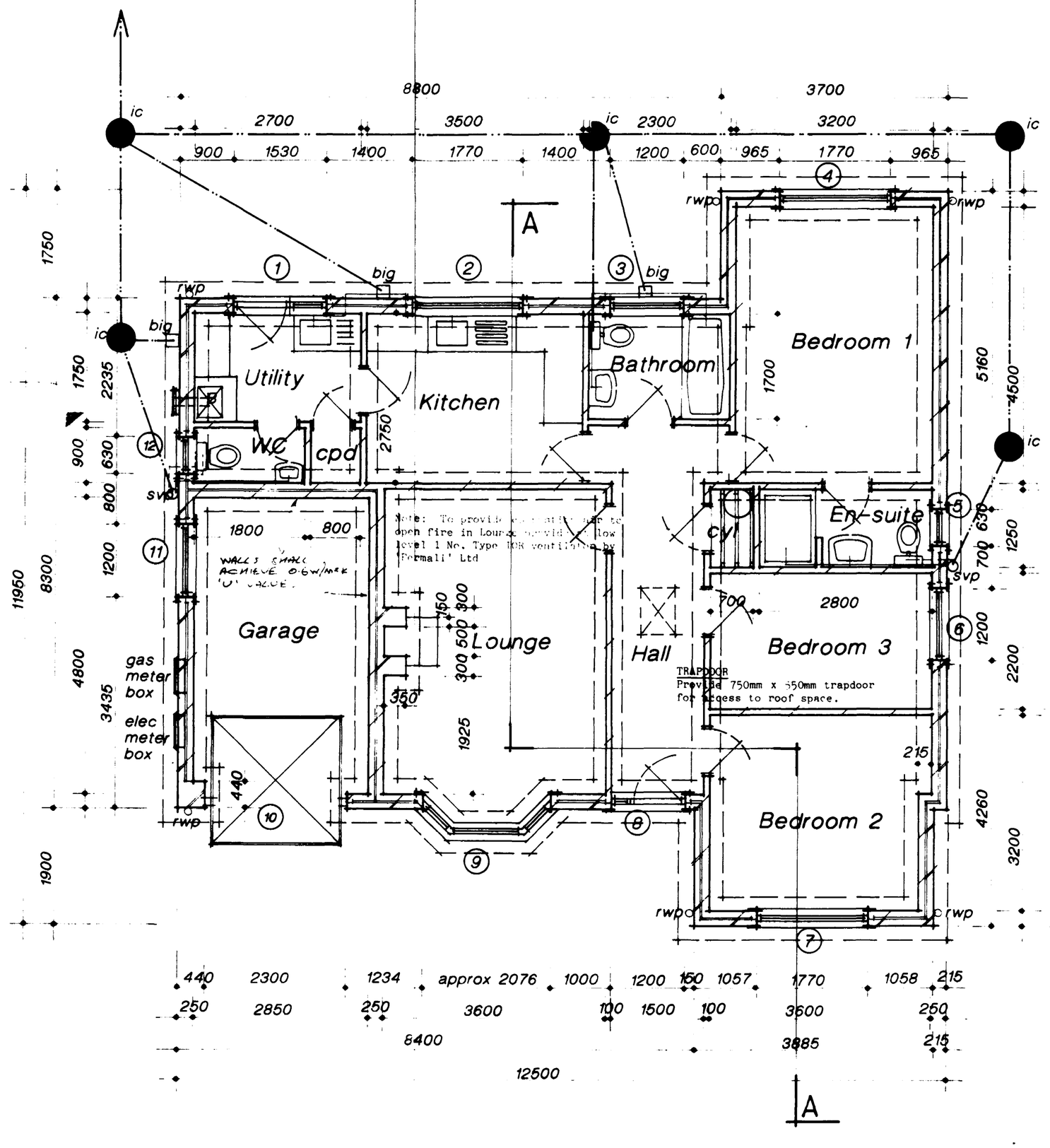
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION




This Drawing is to be read in conjunction with Drawing no.s HOLKHAM 2

Notes and Revisions

Do not scale from this drawing.

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

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

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

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406-2434-43

# STANDARD DWELLING TYPE- HOLKHAM

## KINGS QUALITY HOMES

S.H.D.C. PLANNING DEPT. RECEIVED 14 APR 1992

Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

A- updated for building regs Apr 92
B- HLTS for B.R.s March 96

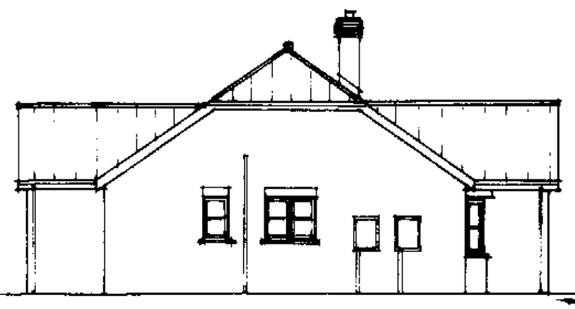
Architectural, Planning & Building Design Consultants

Note: Provide soldier course lwk where shown on elevations

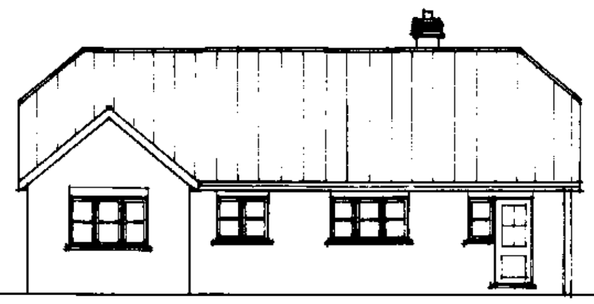
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others 40°



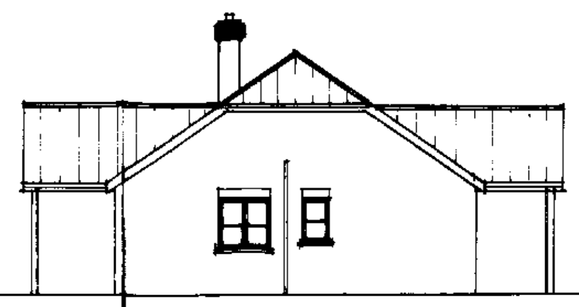
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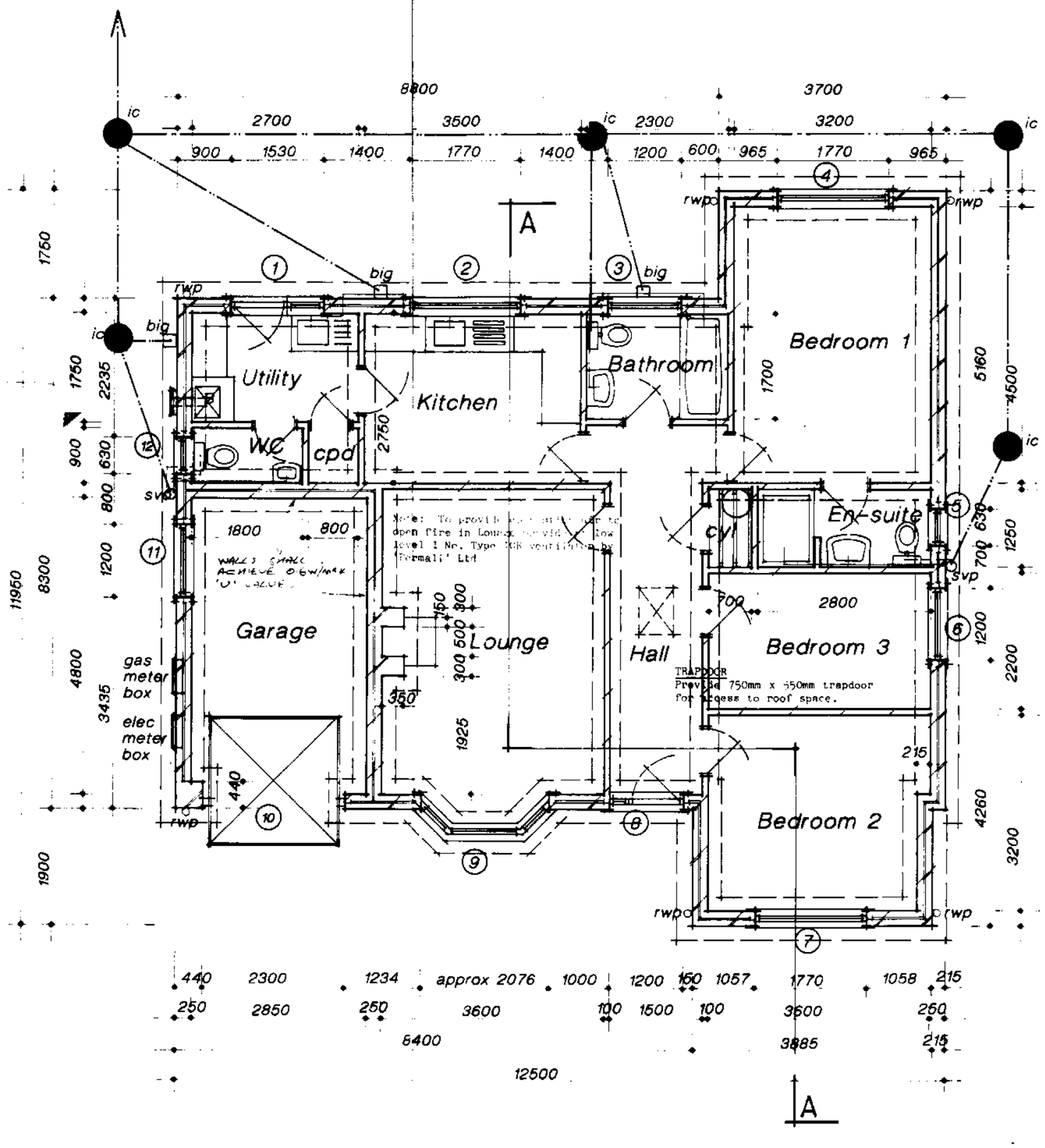
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION




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Please note: This drawing is not a conveyance drawing.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423543

STANDARD DWELLING
TYPE- HOLKHAM

**KINGS QUALITY HOMES**

S.H.D.C. PLANNING DEPT. RECEIVED 14 APR 1994

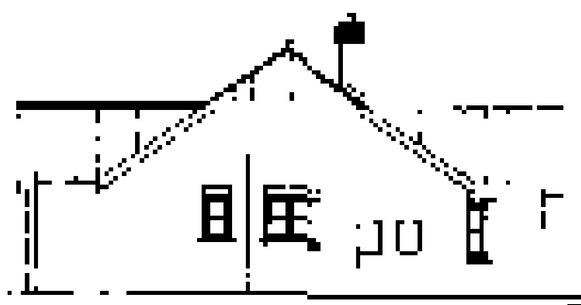
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Date- Mar 92
Drawn- JPW

A- updating for building regs Apr 92
B- HLTJ for B.R.'s March '96

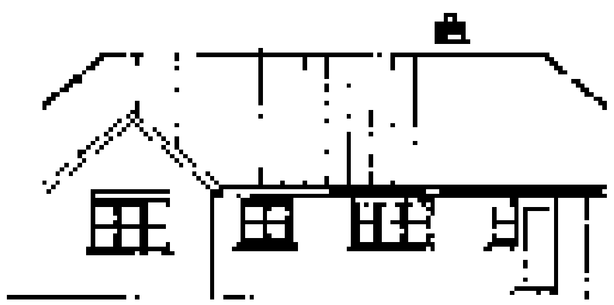
Architectural, Planning & Building Design Consultants



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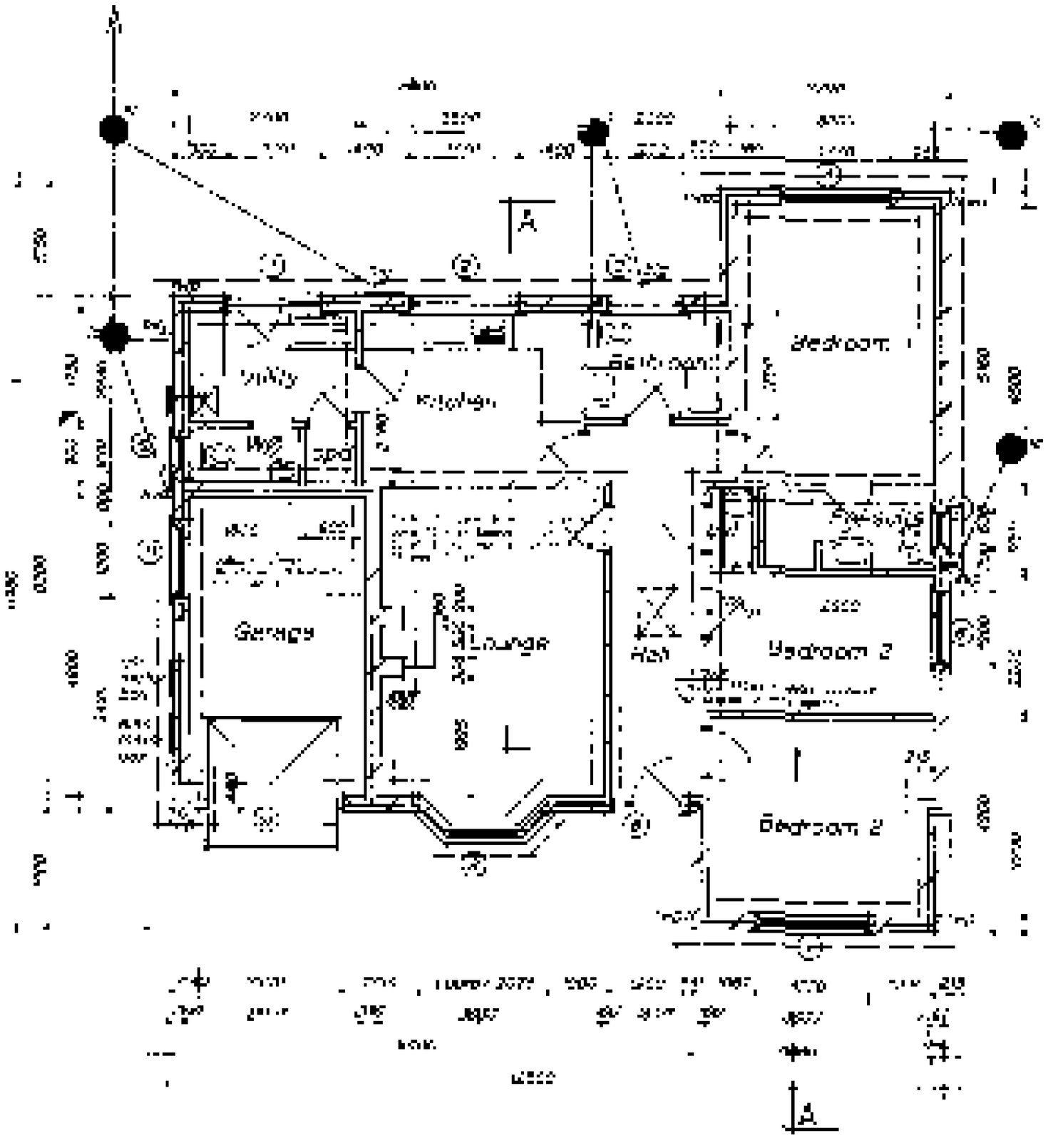
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION




*This Drawing is to be read in conjunction with Drawing no.s HOLKHAM 2*

STATUS DESIGN

STANDARD DWELLING
TYPE- HOLKHAM

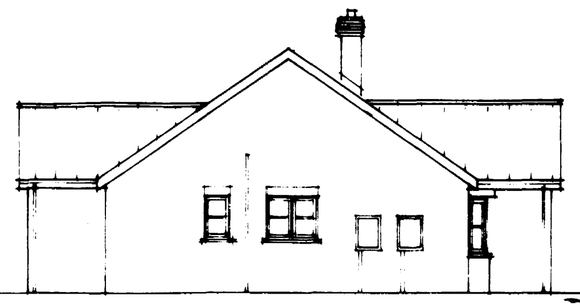
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Architectural, Planning & Building Design Consultants

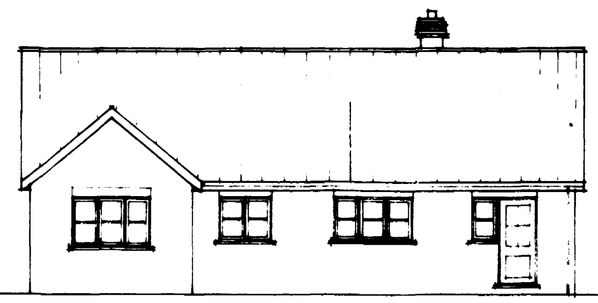
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others 40°



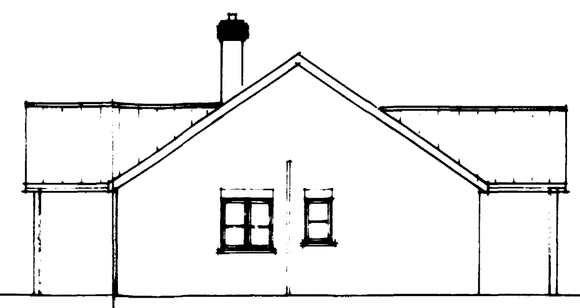
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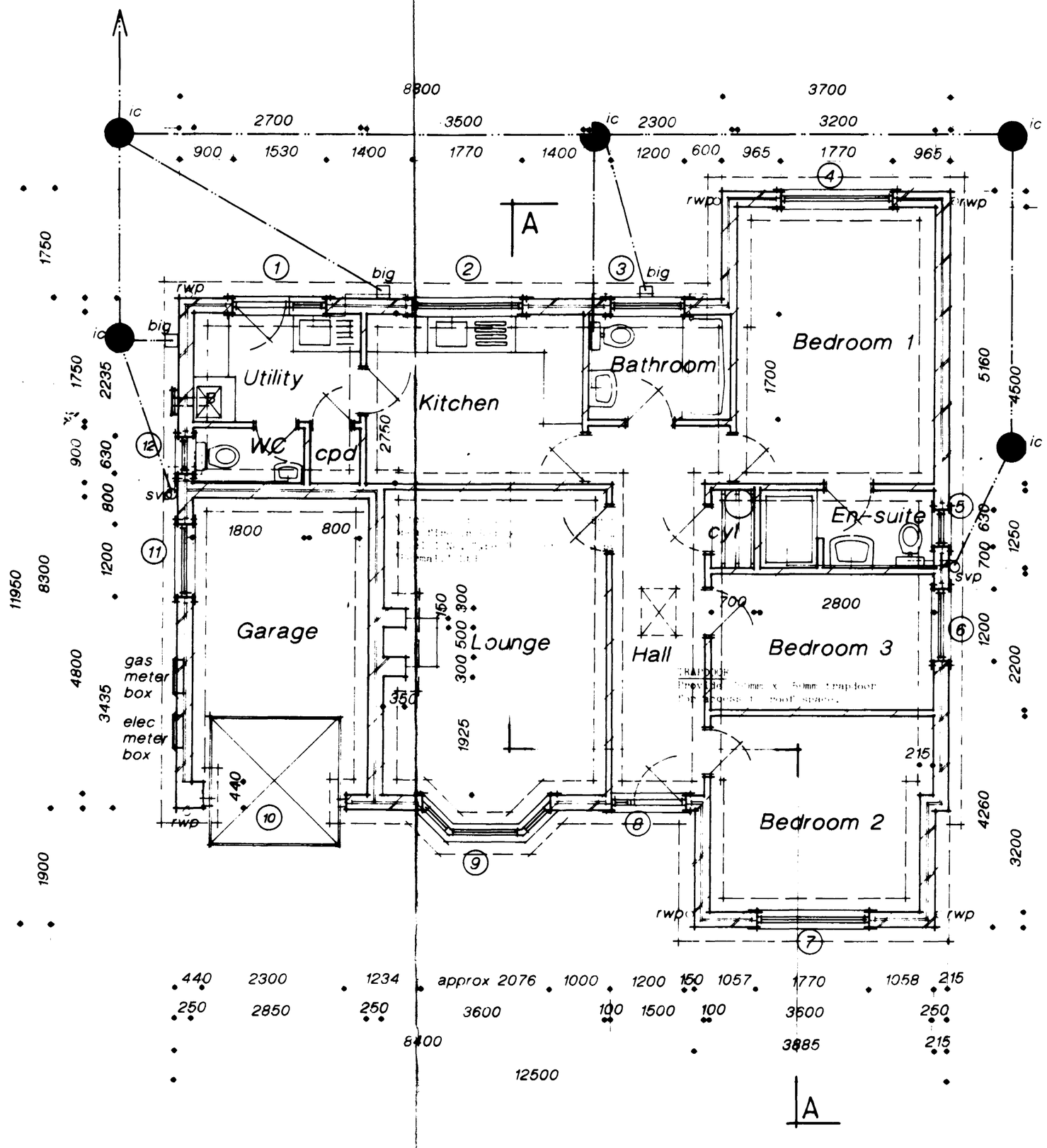
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION




*This Drawing is to be read in conjunction with Drawing no.s HOLKHAM ST - 2*

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS PE12 7BB

01406 423343

S.H.D.C. PLANNING DEPT. RECEIVED 14 APR 1994

# HOLKHAM ST.

## KINGS QUALITY HOMES

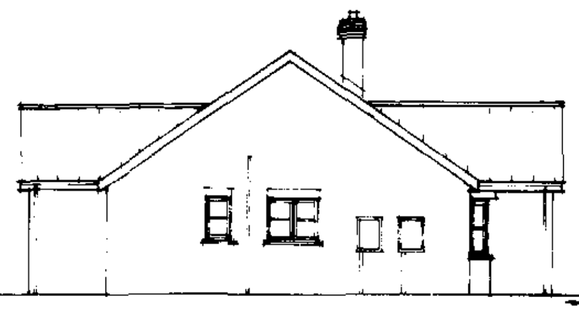
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Date- Mar 92
Drawn- JPW

Architectural, Planning & Building Design Consultants

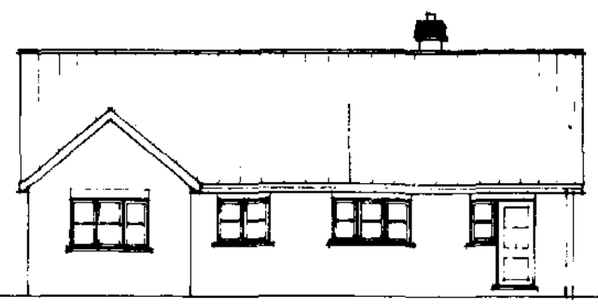
main pitch 35°
others 40°



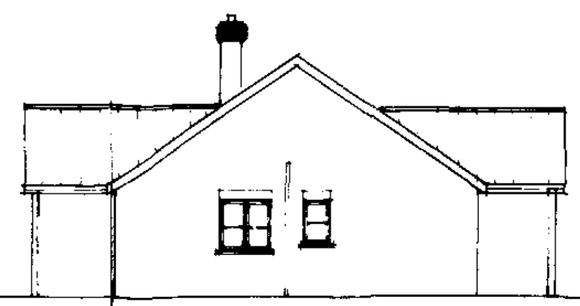
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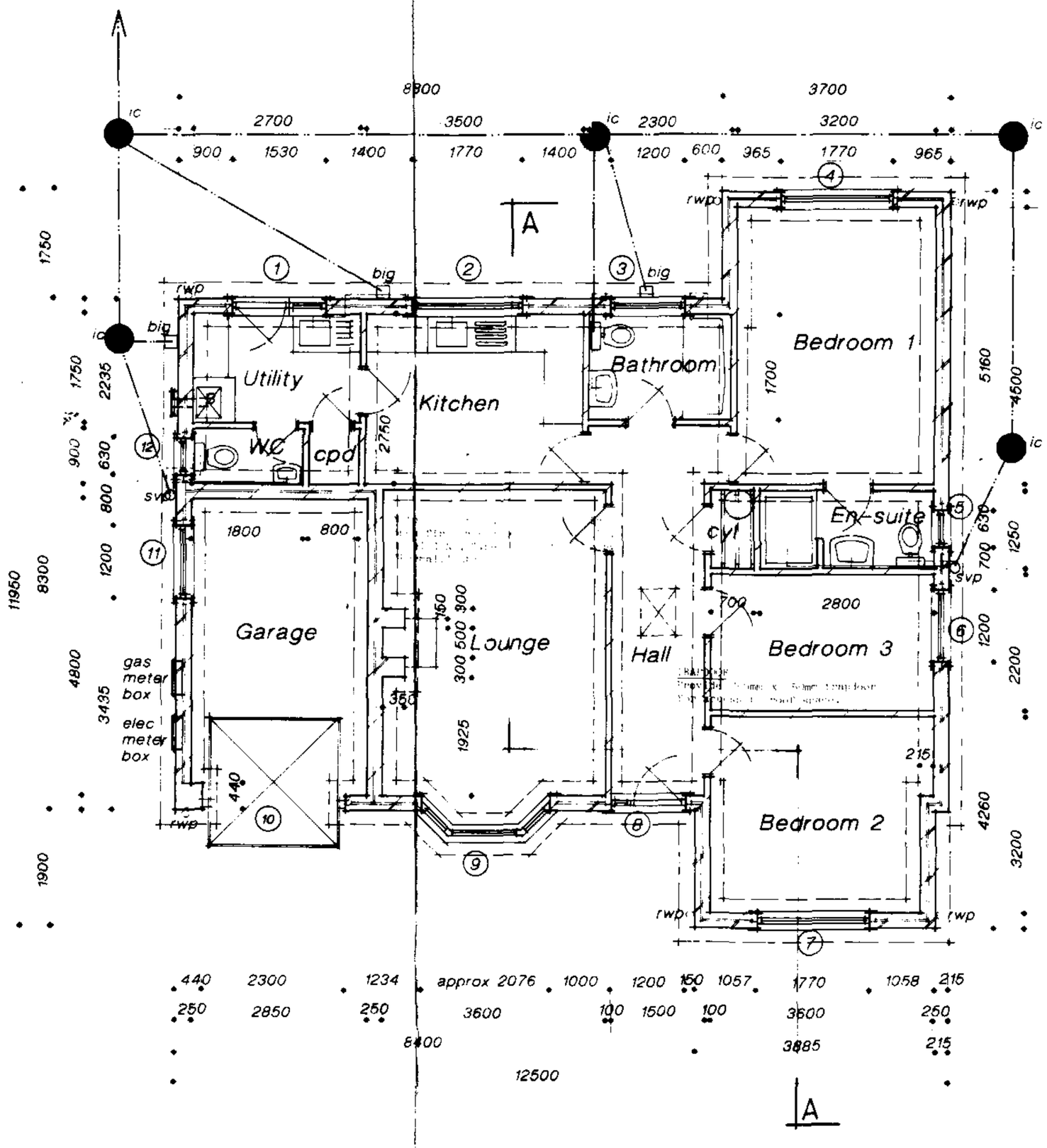
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION




This Drawing is to be read in conjunction with Drawing no.s HOLKHAM ST - 2

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS PE12 7BB

01406 423443

HOLKHAM ST.

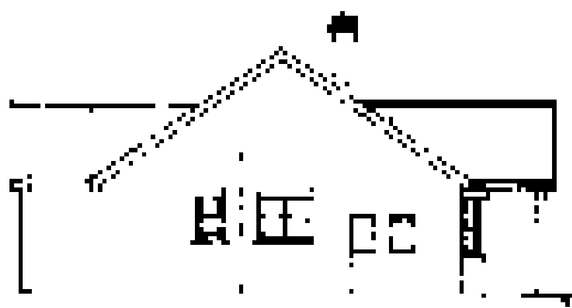
KINGS QUALITY HOMES

Scales- 1:50 1:100
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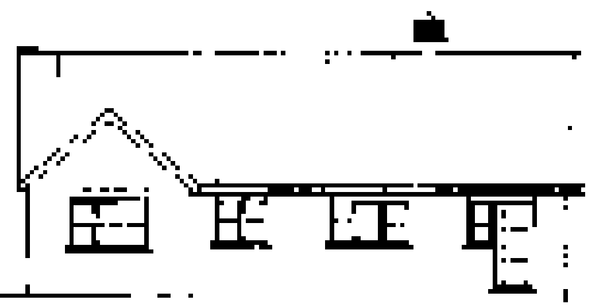
Architectural, Planning & Building Design Consultants



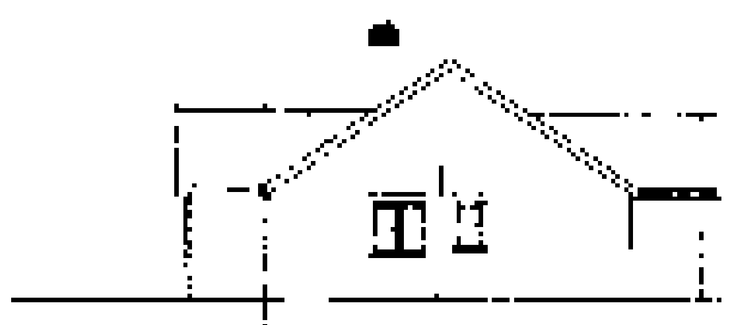
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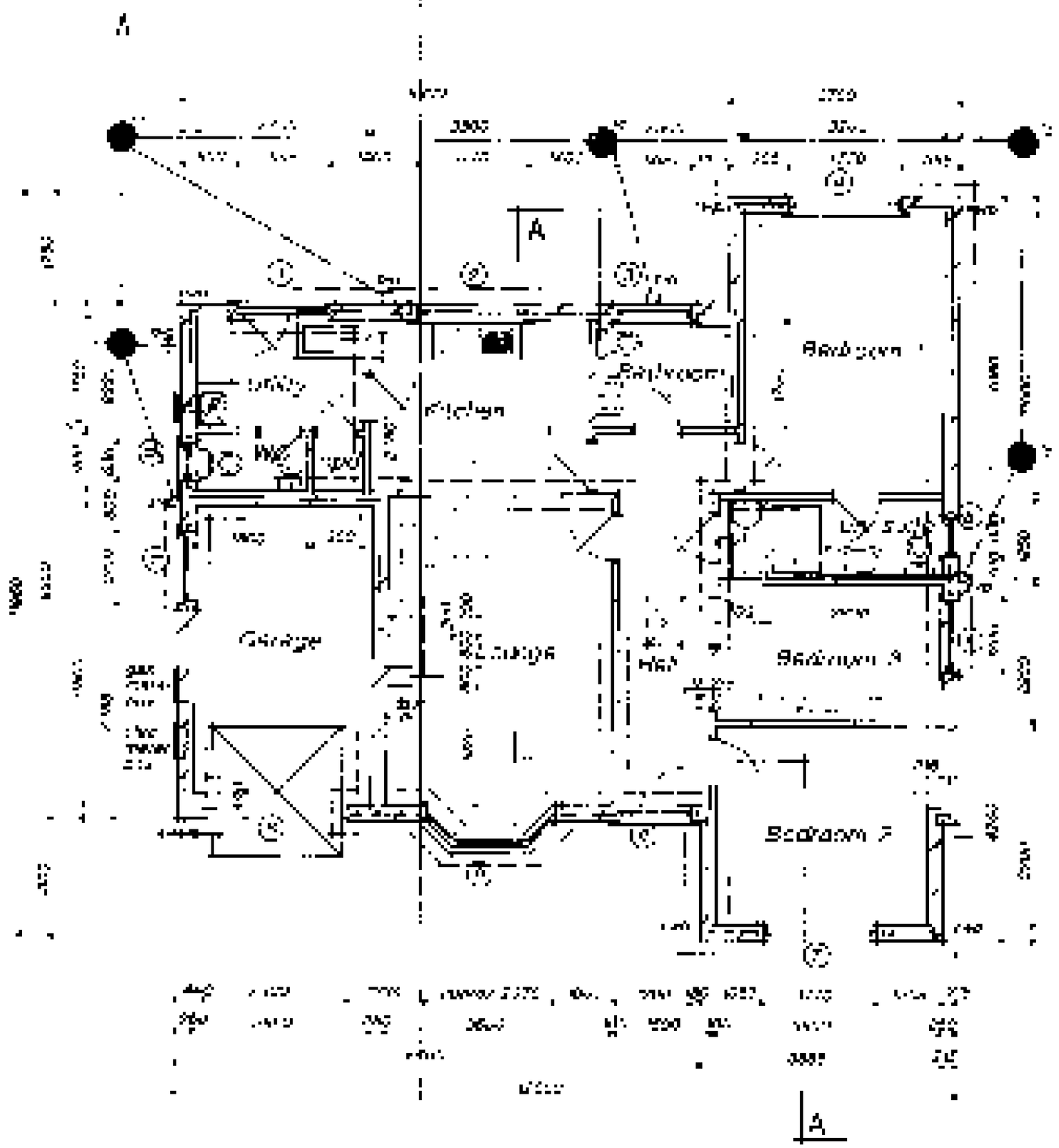
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



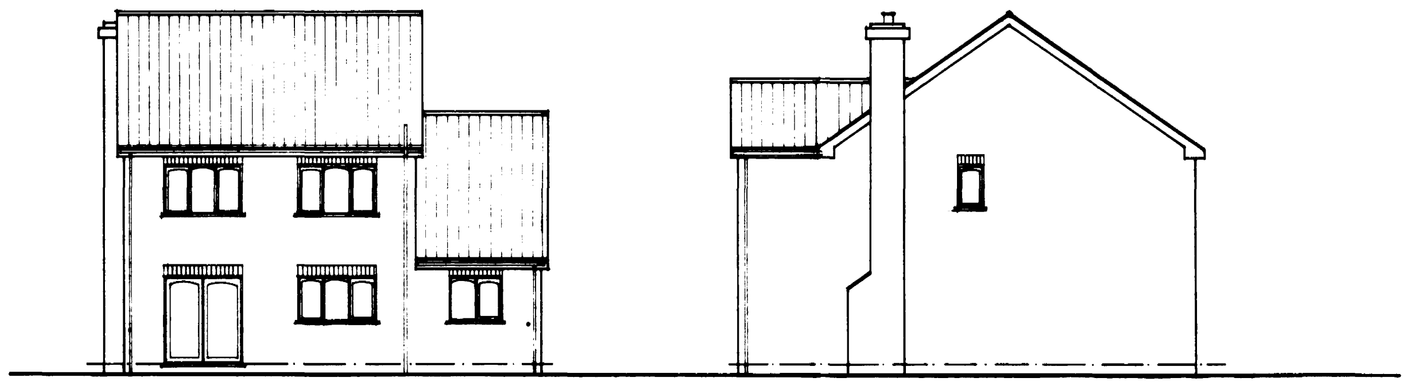

*This Drawing is to be read in conjunction with Drawing no's HOLKHAM ST - 2*

STATUS DESIGN

HOLKHAM ST.

KINGS QUALITY HOMES

Architectural Planning & Building Design Consultants



REAR



SIDE



FRONT



SIDE

*ROOF CONSTRUCTION*
*Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.*

*ROOF COVERINGS*
*Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.*

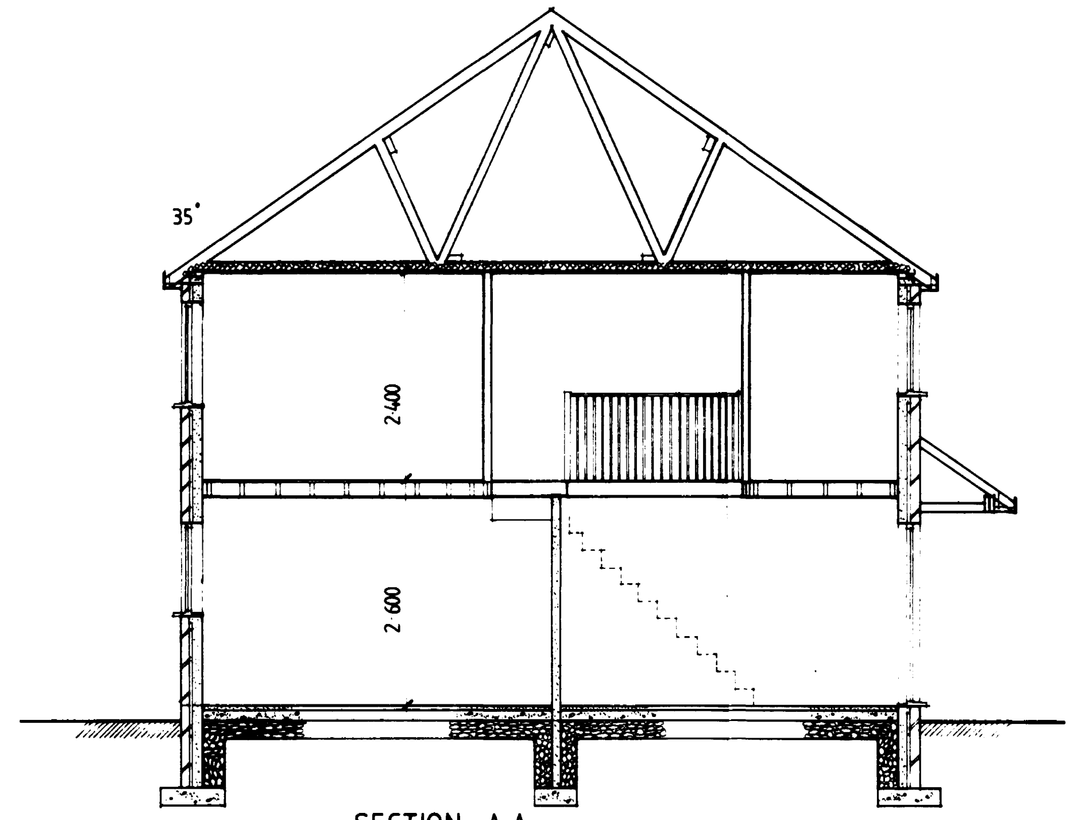
*STRAPPING*
*Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.*

*FIRST FLOOR CONSTRUCTION*
*Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.*

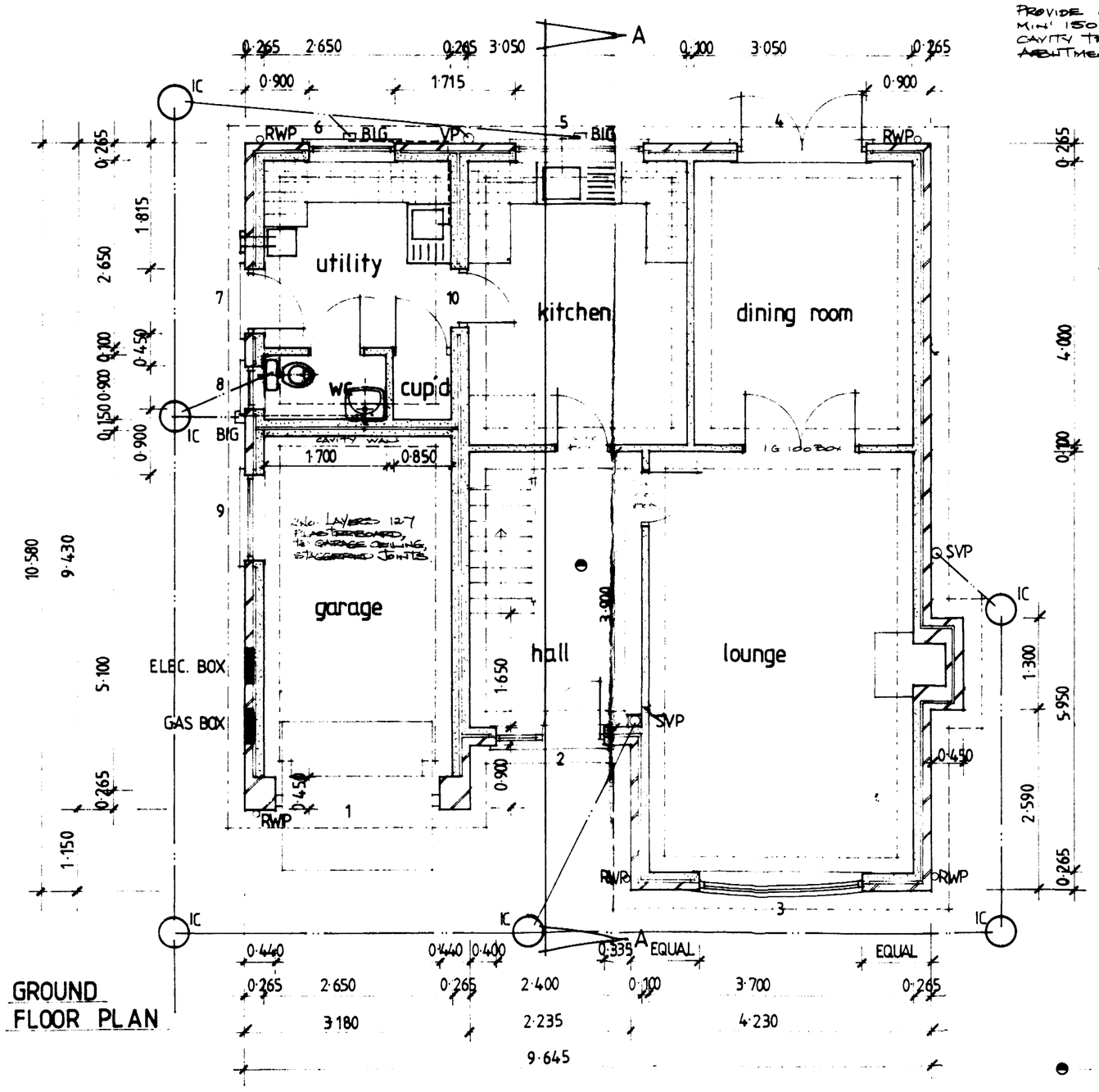
*INSULATION*
*Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.*

*ROOF VENTILATION*
*6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.*

*FASCIAS*
*To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.*

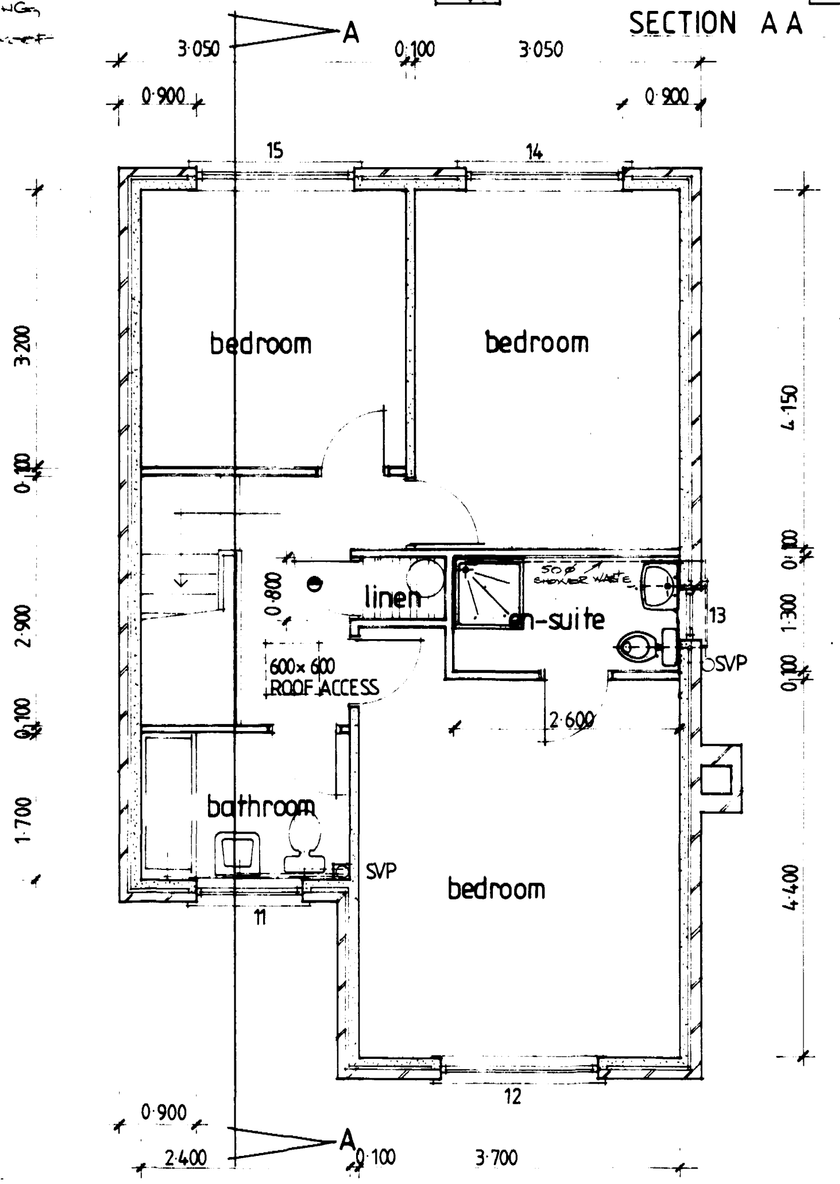



SECTION A A




GROUND FLOOR PLAN

PROVIDE CODE 4 LEAD FLASHING, MIN 150 UPSTAND WITH DPC CAVITY TRAYS AT ALL WALL/ROOF ABUTMENTS




FIRST FLOOR PLAN

*CEILINGS*
*Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.*

*LATERAL RESTRAINT*
*Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.*

*STUDWORK PARTITIONS*
*To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.*

*GROUND FLOOR*
*50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.*

*WALLS*
*Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts. 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.*

*SUB STRUCTURE WALLS*
*To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.*

*GARAGE FLOOR*
*100 mm thick C20P concrete floor slab on 1200 gauge DPM. 150 mm min hardcore. blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil and vegetation.*

S.H.D.C. PLANNING DEPT. RECEIVED 14 APR 1994

1. 21.12.92. B Regs. Approval Amendments

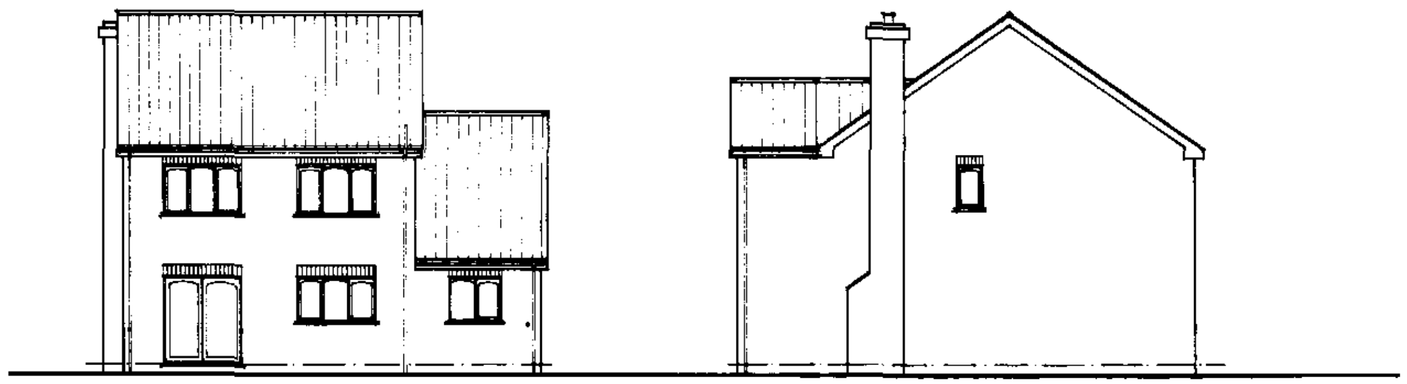

**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370653.

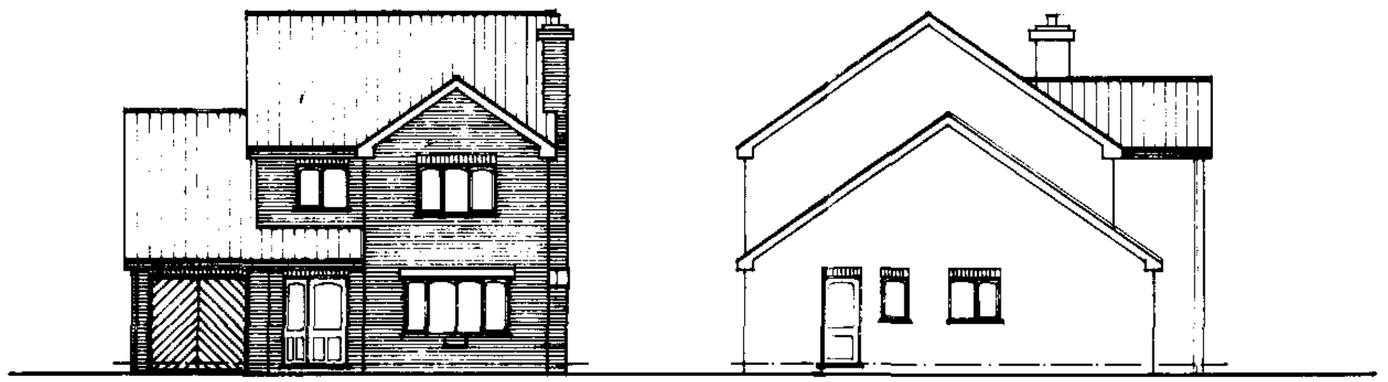

PROJECT:
HIGHGROVE.

CLIENT:
KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.
LINCS.
0406 23388.

| SCALES: | DATE: |
|---|---|
| 1:50. 1:100. | JULY 1992 |
| GRM. | DRAWING No.: KQH-H/012 |

REVISIONS:
A




**ROOF CONSTRUCTION**
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

**ROOF COVERINGS**
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

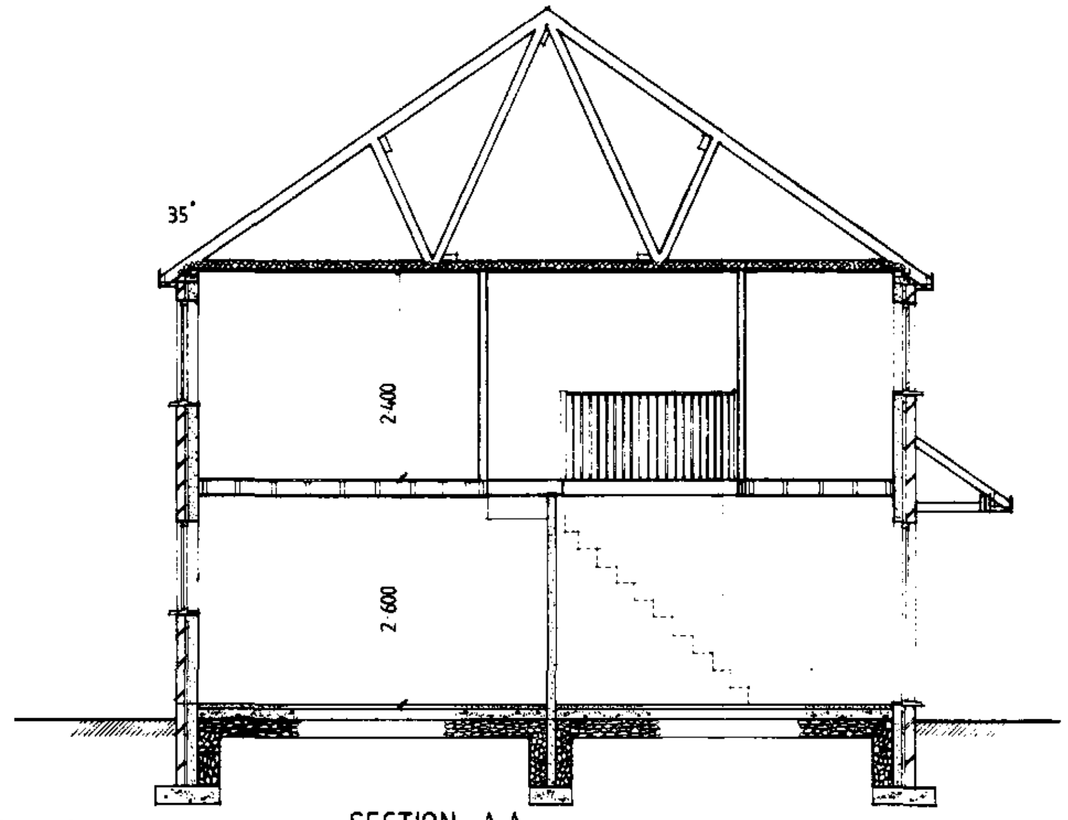
**STRAPPING**
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

**FIRST FLOOR CONSTRUCTION**
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

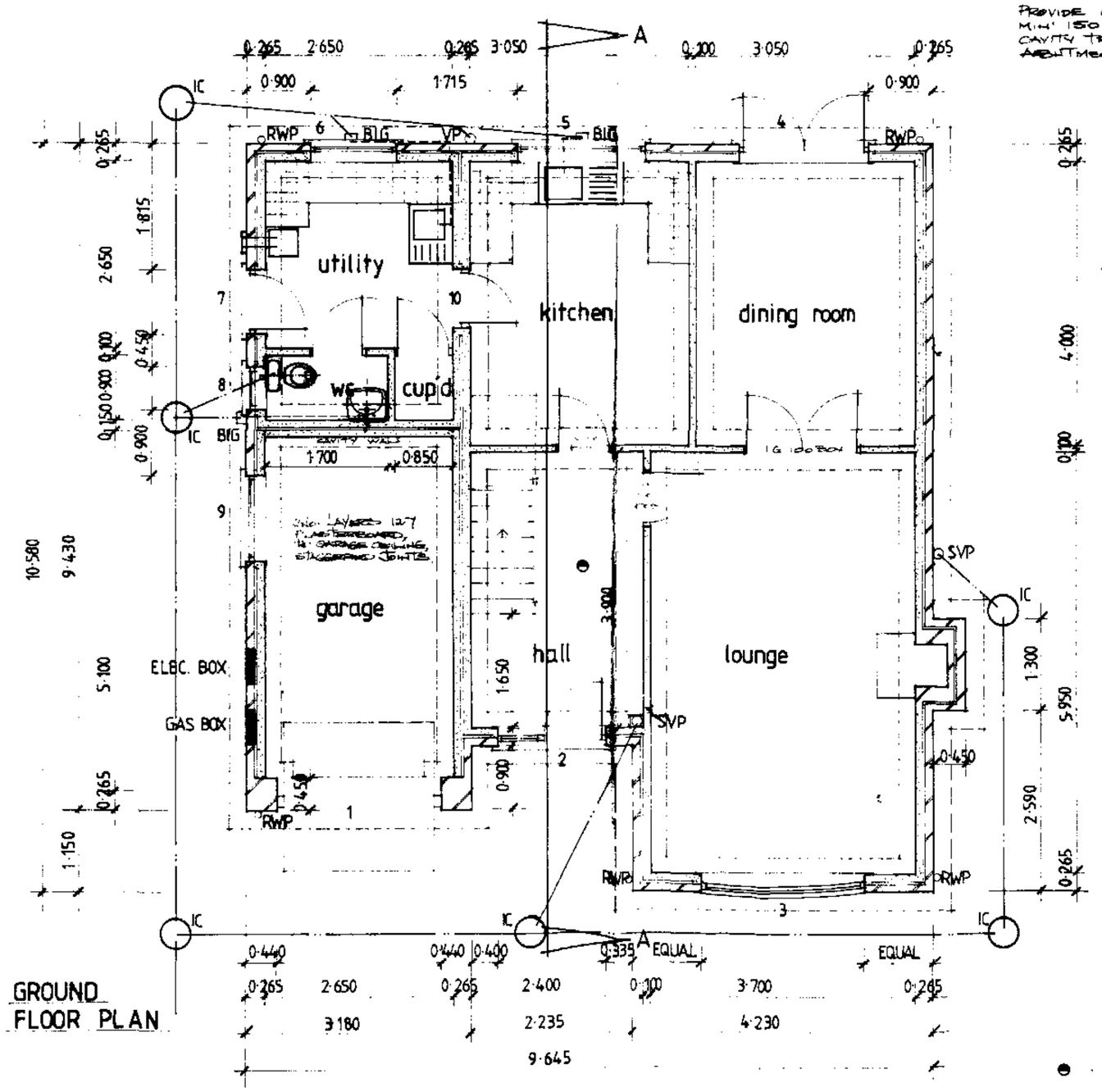
**INSULATION**
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

**ROOF VENTILATION**
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

**FASCIAS**
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

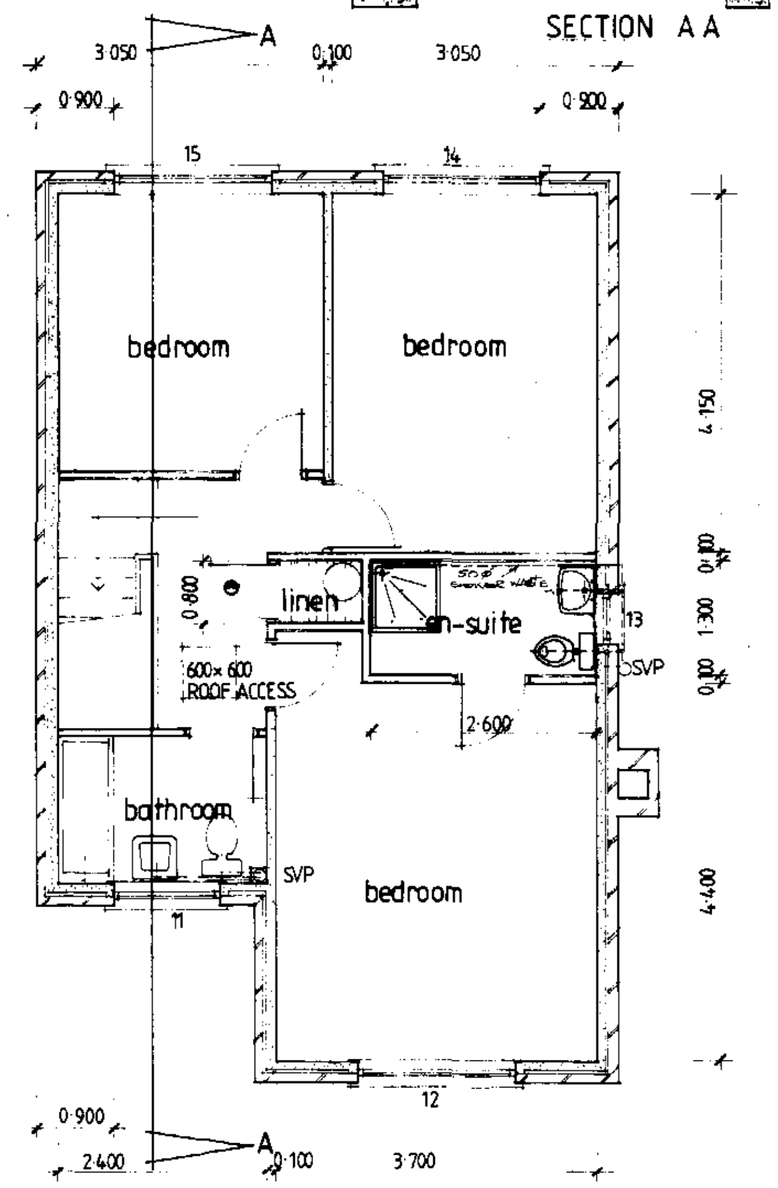



SECTION A A




GROUND FLOOR PLAN

PROVIDE CLOSE 4 LAYER FIRESTOPPING MIN 150 UPSTAIRS WITH DPC CAVITY TRAYS AT ALL WALL JOINT ARRANGEMENTS




FIRST FLOOR PLAN

HEATING BY ELECTRICITY OR GAS TO ENGINEERS DETAILS

**CEILINGS**
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

**LATERAL RESTRAINT**
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

**STUDWORK PARTITIONS**
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

**GROUND FLOOR**
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

**WALLS**
Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

**SUB STRUCTURE WALLS**
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

**GARAGE FLOOR**
100 mm thick C20P concrete floor slab on 1200 gauge DPM. 150 mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil and vegetation.

S.H.D.C. PLANNING DEPT. RECEIVED 14 APR 1994

1 2 3 4 5 Range Approval Amendments

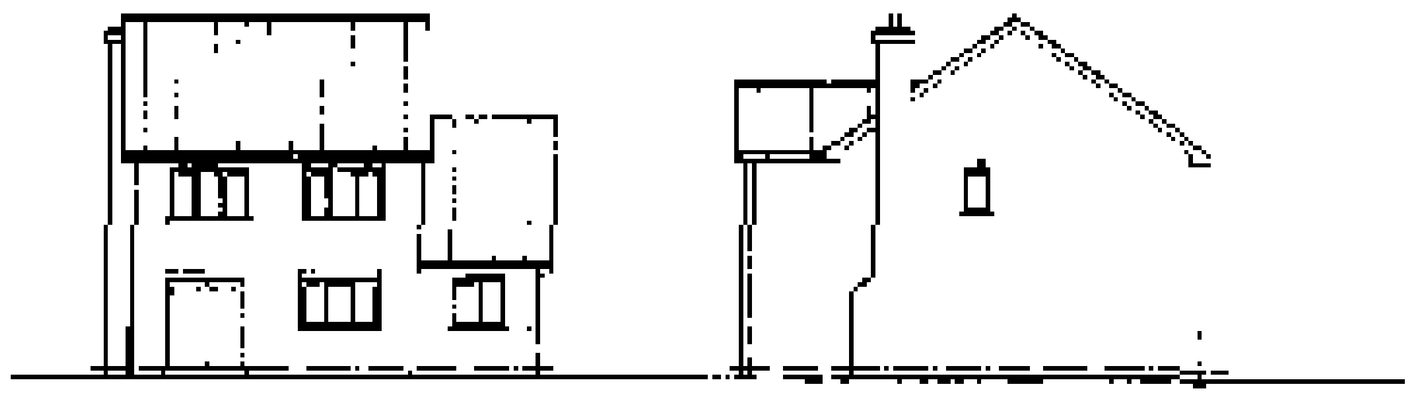
**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

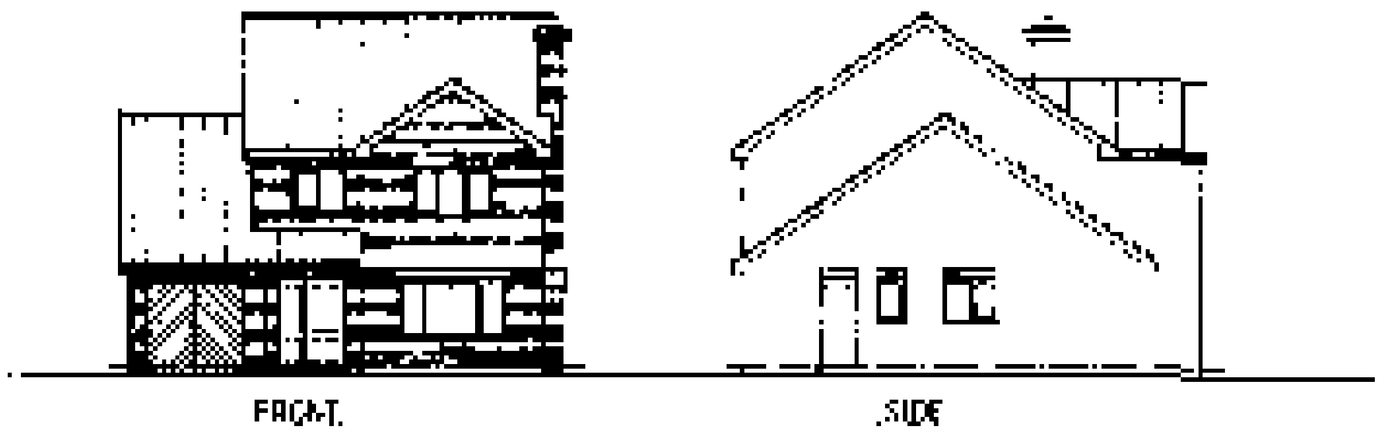
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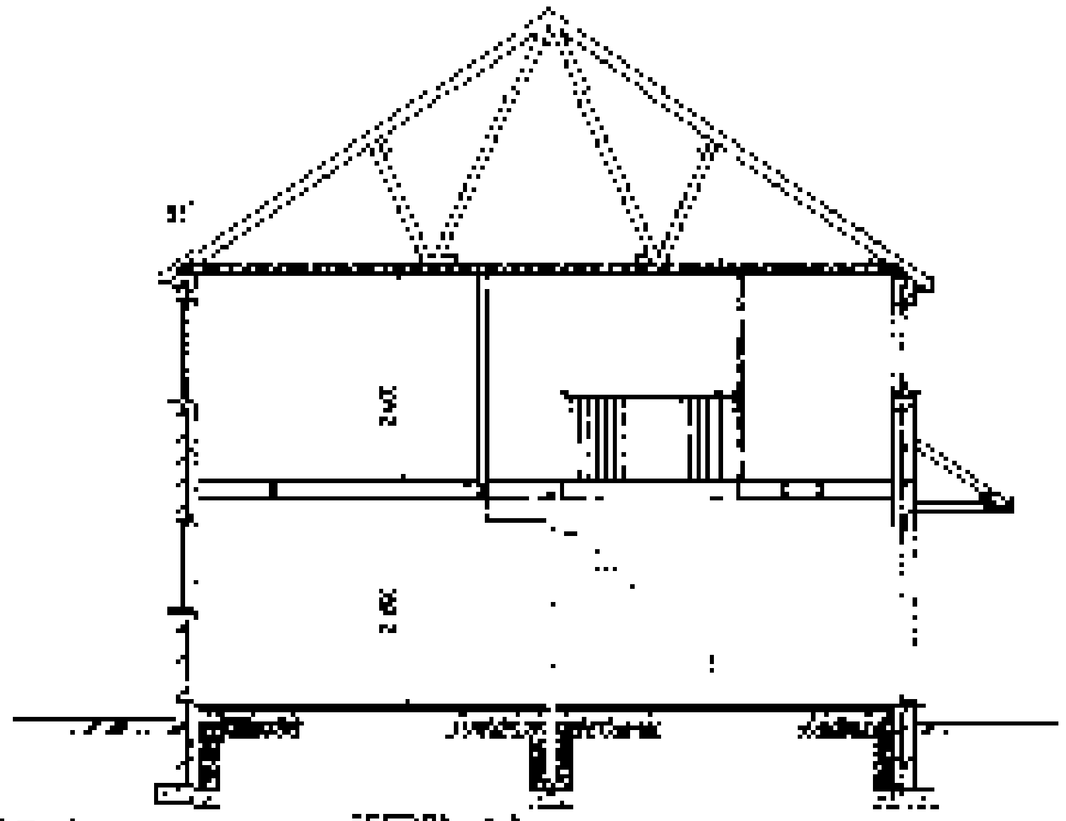
CLIENT:
KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.
LINCS.
0406 23388.

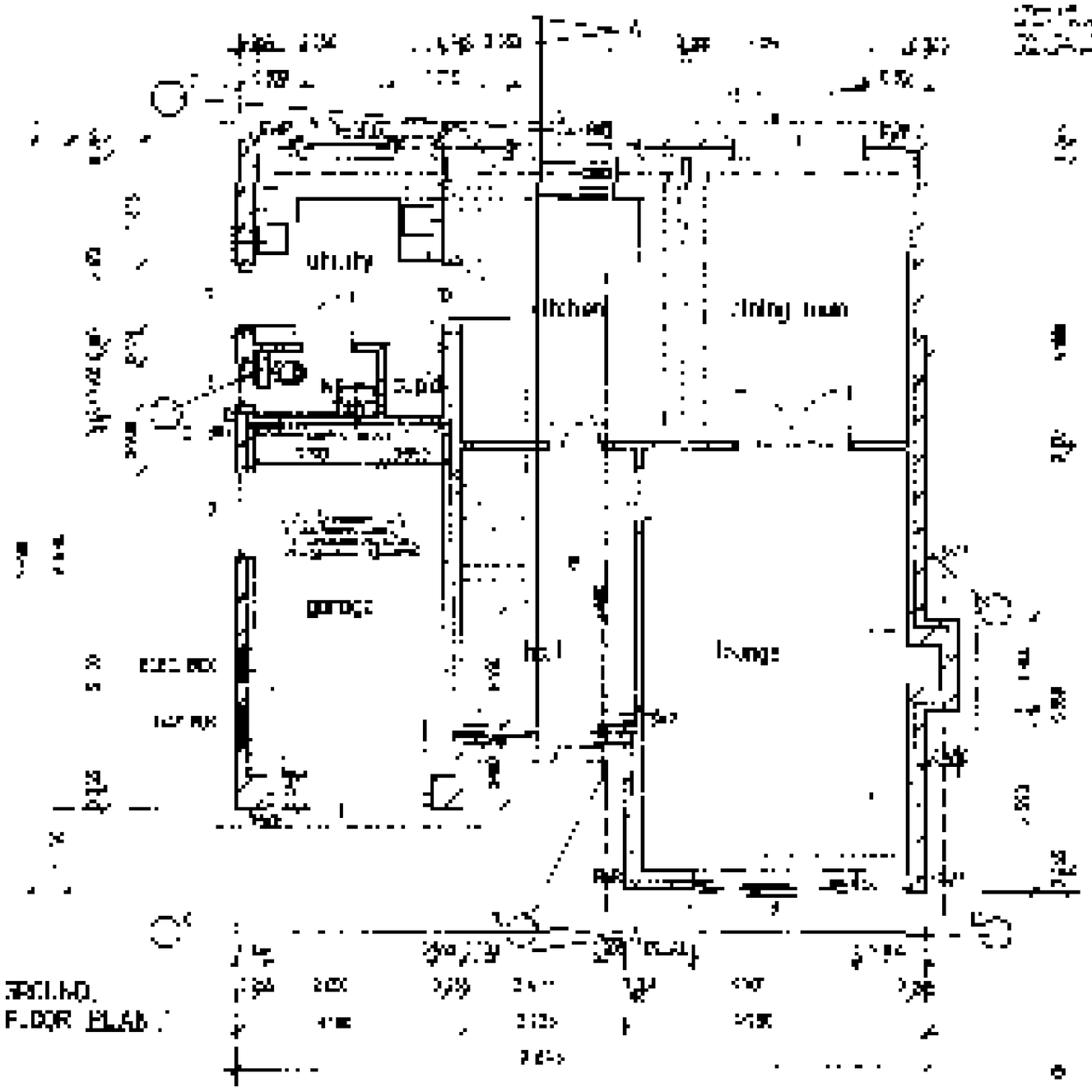
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| 1:50, 1:100. | JULY 1992 |
| GRM. | DRAWING No.: KQH-H/012 |

REVISIONS:
A

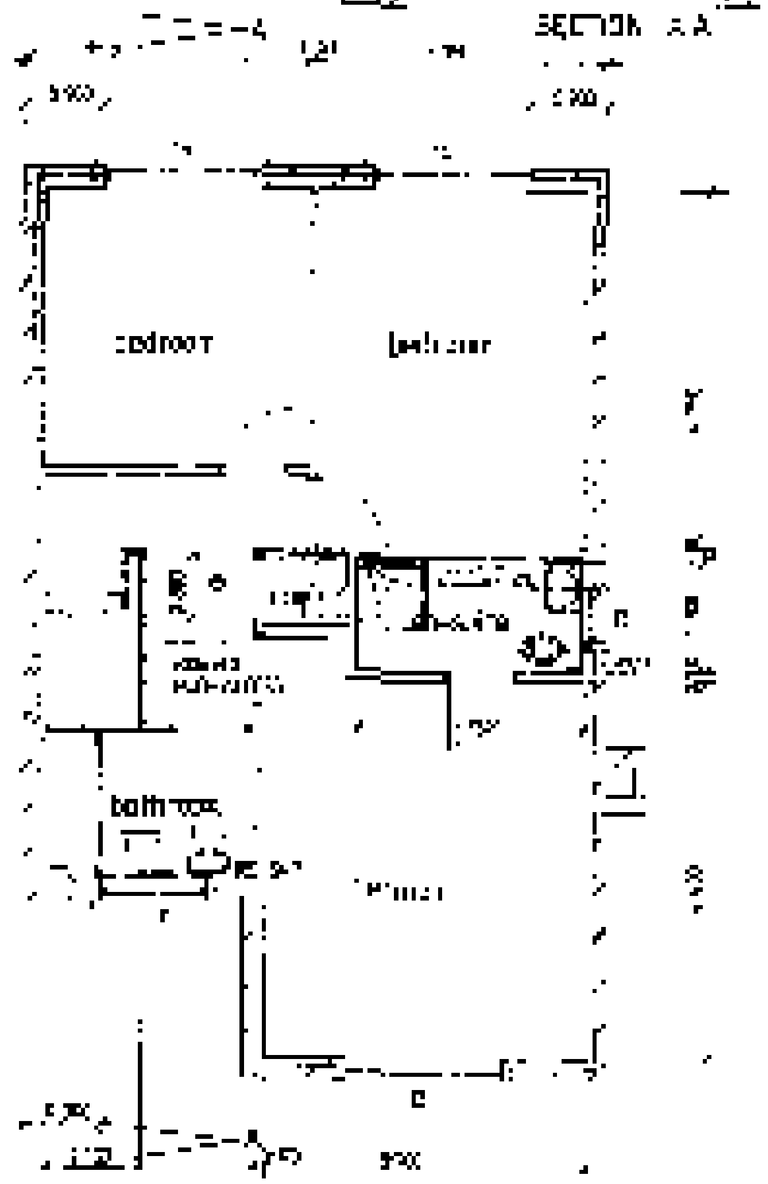



GROUND FLOOR PLAN




FIRST FLOOR PLAN

G. R. MERCHANT

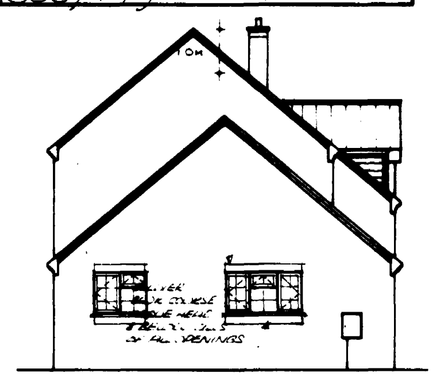
- GROVE

R. VAGS QUALITY HOMES

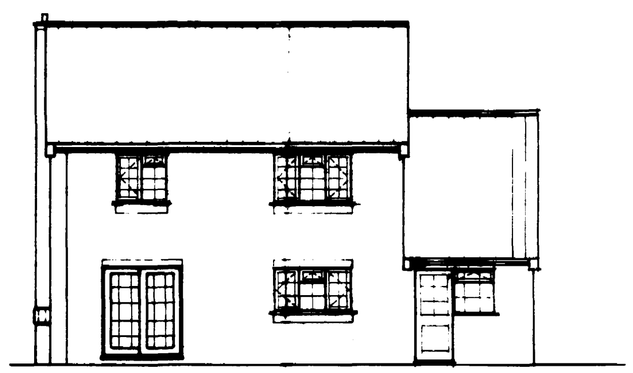
**NB**: BOTH LEAVES OF CAVITY WALL BELOW WINDOW CILL OF BED 2 ONLY TO BE IN BRICKWORK FOR A DIST. OF 4 COURSES (300mm) BELOW CILL. BOTH SKINS OF BWK. TO HAVE 60mm WIDE MURFOR REINFORCEMT IN HORIZONTAL MORTAR BEDS (SEE DETAIL X DRG NO'D · MAYFAIR SG /G2 & ALSO J SIDEBOTHAMS STRUCTURAL CALCS SHEETS No.'s P1083/(1-7)



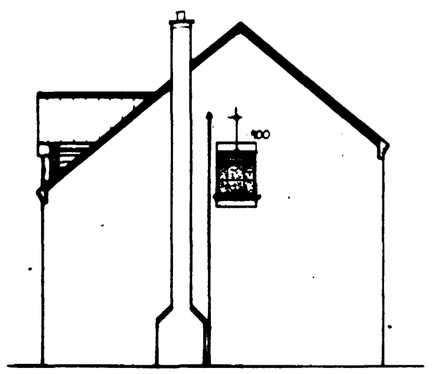
FRONT



SIDE



REAR



SIDE

## JOINERY & LINTEL SCHEDULE

| N° | JOINERY REFERENCE: | LINTEL: | END BRG: | % LENGTH: |
|---|---|---|---|---|
| 1 | | | | |
| 2 | UPVC/TON / HENDERSON DORIC. | I.G. LI/S | 150 mm. | 2700 mm. |
| 3 | B113V. | I.G. LI/S CONTINUOUS LINTEL OVER 2850 mm %6 LENGTH. | | |
| 4 | FNS / DDR 13D. | | | |
| 5 | B113V. | | | |
| 6 | B313VC. | I.G. LI/S | 150 mm. | 2100 mm. |
| 7 | PAUVIER / GEORGIAN BAR. | I.G. LI/S | 150 mm. | 2100 mm. |
| 8 | B310VC. | I.G. LI/S | 180 mm. | 2100 mm. |
| 9 | FNS / DDR 11D. | I.G. LI/S | 150. | 2100. |
| 10 | B2N10W. | | | |
| 11 | B210CV. | I.G. LI/S | 150 mm. | 1060 mm. |
| 12 | INT. DOOR | I.G. LI/S | 150 mm. | 1200 mm. |
| 13 | B310CVC. | I.G. LI/S | 150 mm. | 2100 mm. |
| 14 | B10BV. | I.G. LI/S | 150 mm. | 1200 mm. |
| 15 | B10BV. | I.G. LI/S | 150 mm. | 1200 mm. |
| 16 | B312CV. | I.G. LI/S | 150 mm. | 2100 mm. |
| 17 | B2N10W. | I.G. LI/S | 180 mm. | 1360 mm. |
| 18 | B212CV. | I.G. LI/S | 150 mm. | 1800 mm. |
| 19 | B312CVC. | I.G. LI/S | 150 mm. | 2100 mm. |

ALL ABOVE SPECIFIED JOINERY IS BY MESSRS BOULTON & PAUL
HORIZONTAL BAR WINDOW BRANGE - DUNDRO SASH
ALL WINDOWS EXCEPT DRAWING N°13 TO HAVE DOUBLE GLAZED SEALED UNITS.
PROVIDE BIT. FELT D.P.C. CAVITY TRAYS ABOVE ALL LINTELS IN EXTERNAL OPENINGS
LINTELS BY I.G. LINTELS LTD INSTALLED IN ACCORD WITH MANUFACTURERS INSTRUCTIONS WITH MIN 150 END BRG.
INSTAL I.G 100 INTERNAL LINTELS OVER INTERNAL OPENINGS UNLESS OTHERWISE STATED ON PLAN.

### WALLING:

CAVITY WALLS: 250 CAVITY WALLS TO CONSIST:
100 FACING BRICK
50 CAVITY: TO BE FILLED WITH DRY CAVITY WALL INSULATION TO
100 LYTAG SOLID INSULATION BLOCKWORK INNER LEAF
CAVITY WALLS TO BE TIED TOGETHER WITH GALVANISED IRON OR PLASTIC WALL TIES SPACED 900 HORIZONTALLY & 450 VERTICALLY TO B.S. 1243 : 1978
AT EVERY CAVITY CLOSURE PROVIDE BIT. FELT D.P.C. BOTH HORIZONTALLY & VERTICALLY.
CAVITIES TO BE CLOSED ABOVE EAVES WITH BLK OR BLOCK + BIT. FELT D.P.C.
INTERNAL WALLS TO BE 100 LYTAG SOLID INSULATION BLOCKS.

### INTERNAL WALL FINISH

ALL INTERNAL BLOCKWORK EXCEPT IN GARAGE TO RECIEVE 10 SAND / CEMENT RENDERING + 3 SKIM FINISH.
NOTE: CLASS (iii) MORTAR IS TO BE USED FOR BONDING WALLS IE: (NOM) 1:1:6 MIX.

### SUB-STRUCTURE WALLING

100 DENSE CONCRETE BLOCKWORK CLASS 'A'.
BITUMINOUS FELT D.P.C. TO EXTERNAL WALLS 150 ABOVE GROUND LEVEL. WEAK MIX CONCRETE INFIL TO CAVITY BASES TO TERMINATE 225 BELOW D.P.C. LEVEL.

### FLOOR CONSTRUCTION:

50 SAND/CEMENT SCREED (1:3 MIX)
100 O'SITE CONCRETE (1:2:4 MIX)
1000 G 'POLYTHENE D.P.M.
25 SAND BLINDING
150 COMPACTED HARDCORE.
NOTE: GARAGE FLOOR TO BE AS ABOVE EXCEPT OMIT SCREED & FLOOR TO BE 100 BELOW DOMESTIC FLOOR LEVEL.

CONCRETE MIXES:-
C15 FOR FOUNDATIONS
C20 FOR SLABS.

### FOUNDATIONS: UNDER WALLS AS SHOWN PROVIDE CONCRETE STRIP FOUNDATIONS.

700 x 225 TO CAVITY WALLS & 300 THICK SOLID WALLS
450 x 225 TO INTERNAL WALLS WHERE SHOWN
UNDER CHIMNEY THICKEN OUT FOUNDATIONS TO 300 ALL CONC. C15 MIX
WHERE NON LOADBEARING WALLS ARE BUILT OFF O'SITE SLAB THICKEN OUT SLAB TO MIN DIMENSIONS 450 x 225 WITH 45° BATTERS. PROVIDE BIT. FELT. D.P.C. UNDER WALLS BUILT OFF O'SITE.
FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF MIN 750 BELOW NATURAL GROUND LEVEL OR 1.0M IF SHRINKABLE SUB-SOIL IS ENCOUNTERED ON SITE.

### PROTECTION TO FOUL & S.W. DRAINS.

ANY DRAIN WITH LESS THAN 600 COVER CONC. PAVING SLABS SHOULD BE LAID AS BRIDGING ABOVE THE PIPES ON 75 PEA GRAVEL

### RAINWATER GOODS:

110 H.R. GUTTERING, 65 Ø DOWNPIPES (ALL FROM P.V.C.)

### DRAINAGE:

### INSPECTION CHAMBERS:

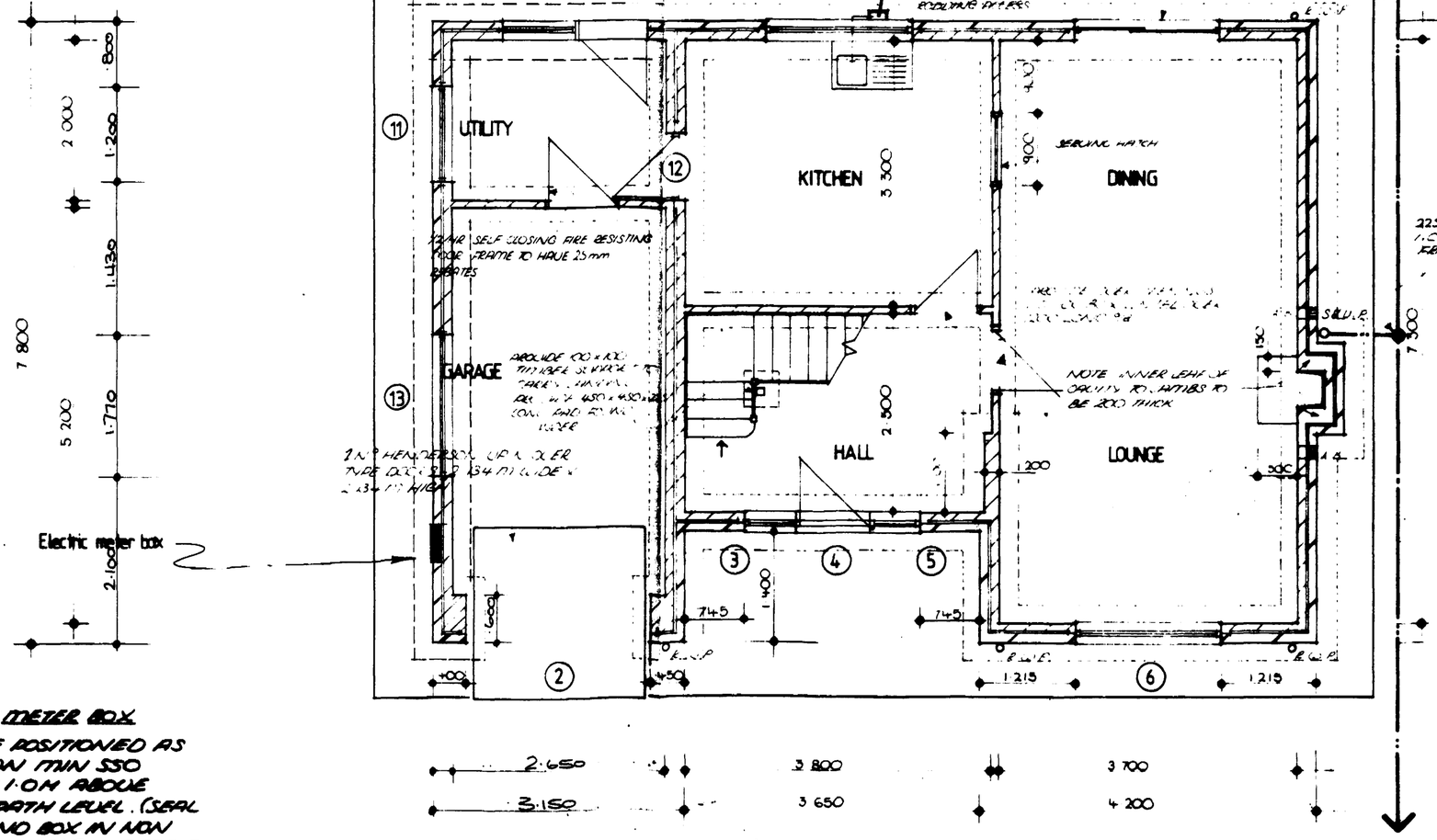
SUPERSLEVE POLYPROPYLENE INSPECTION CHAMBERS BEDDED ON 150 CONCRETE. PROVIDE PROTECTIVE 225 THICK CONC. COLLAR AROUND HEAD OF I.C. WITH 300 PROJECTION FROM COVER. COVERS TO BE GRADE C - LIGHT DUTY CIRCULAR COVERS UNLESS I.C.'S ARE IN DRIVEWAYS WHERE GRADE B - MEDIUM DUTY COVERS ARE TO BE USED.

### FOUL WATER DRAINS:

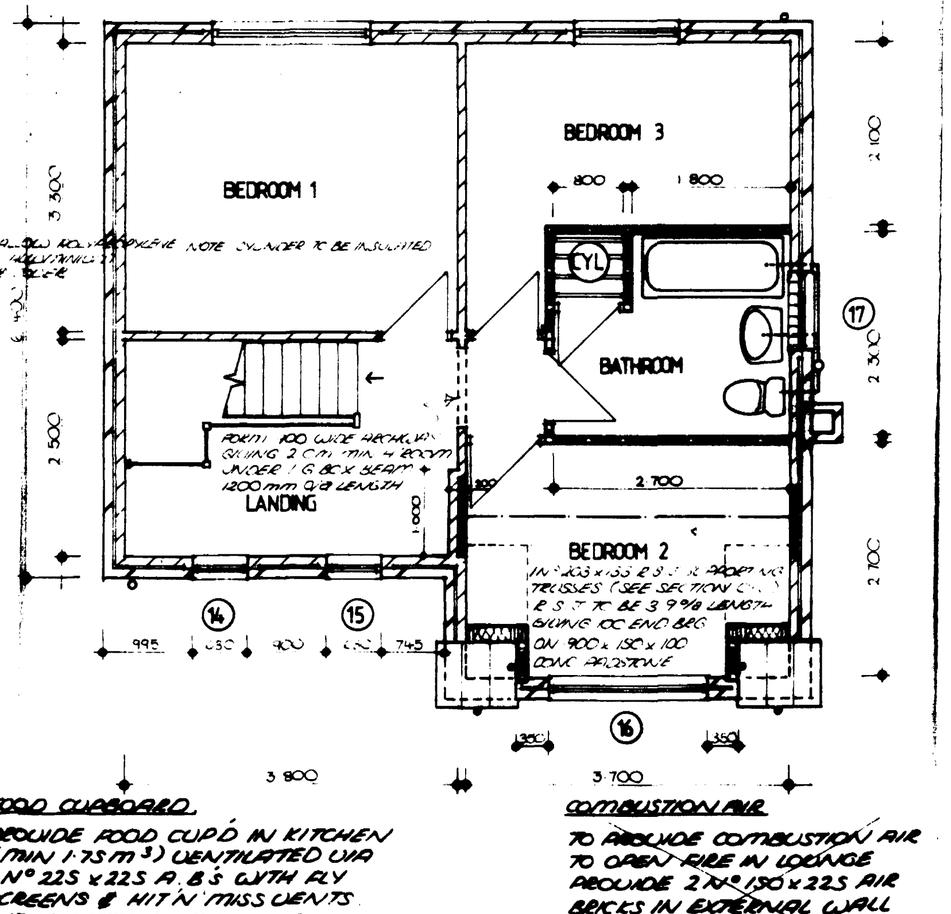
DRAINS TO BE LAID TO A SELF CLEANSING GRADIENT MIN. FALL 1:70, MAX 1:40
FOUL DRAINS TO BE 100 Ø VITRIFIED CLAY PIPES SUPERSLEVE FLEXIBLY JOINTED BEDDED ON 50 PEA GRAVEL UNDER BUILDINGS SURROUND PIPES IN 150 PEA GRAVEL WITH LINTEL OVER PIPES AT WALL ABUTMENTS. PROVIDE 50 GAP AROUND PIPES AT WALL ABUTMENTS TO BE FILLED WITH COMPRESSIBLE MATERIAL.
100 Ø P.V.C. S&V.P TO EXTEND 900 ABOVE WINDOW HEAD & TO TERMINATE IN BALLOON FINIAL. S&V.P TO BE FITTED WITH ACCESS PLATE AT BASE.
40 INT. Ø P.V.C. WASTE PIPES FROM ALL APPLIANCES COMPLETE WITH 75 DEEP SEALED TRAPS & RODDING EYE ACCESS POINTS AT EVERY DIRECTION CHANGE.
ALL ABOVE GROUND DRAINAGE TO B.S 5572
ALL UNDERGROUND DRAINS TO B.S. 8301

### SURFACE WATER DRAINERGE.

100 Ø VITRIFIED CLAY PIPES SUPERSLEVE FLEXIBLY JOINTED TO FALL 1:70 & BEDDED ON 50 PEA GRAVEL PIPES TO DISCHARGE INTO 1.2m Ø BRICK LINED SOAKAWAYS SITED 5.0M FROM BUILDING (SEE DRG N° 771046/10 FOR CONSTRUCTION)




GROUND FLOOR




FIRST FLOOR

### ELECT METER BOX.

TO BE POSITIONED AS SHOWN MIN 550 MAX 1.0M ABOVE FOOTPATH LEVEL. (SEAL AROUND BOX IN NON COMBUSTIBLE MATERIAL.

### FOOD CUPBOARD.

PROVIDE FOOD CUPB IN KITCHEN (MIN 1.75 m³) VENTILATED VIA 2 N° 225 x 225 A.B.S WITH FLY SCREENS & HIT N' MISS VENTS ALTERNATIVELY CLIENT TO PROVIDE FRIDGE & FREEZER (COMBINED MIN 1.75 m³ STORAGE CAPACITY.) PROVIDE TO HAVE 13 AMP ELECT SUPPLY.

### COMBUSTION AIR

TO PROVIDE COMBUSTION AIR TO OPEN FIRE IN LOUNGE PROVIDE 2 N° 150 x 225 AIR BRICKS IN EXTERNAL WALL COMPLETE WITH FLY SCREENS & GRILLE INTERNALLY.

Note: To provide combustion air to open fire in Lounge provide at low level 1 No. Type 10R ventilator by 'Permali' Ltd

KINGS QUALITY HOMES

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1994
File Nos.
Acknowledge Yes/No
BY

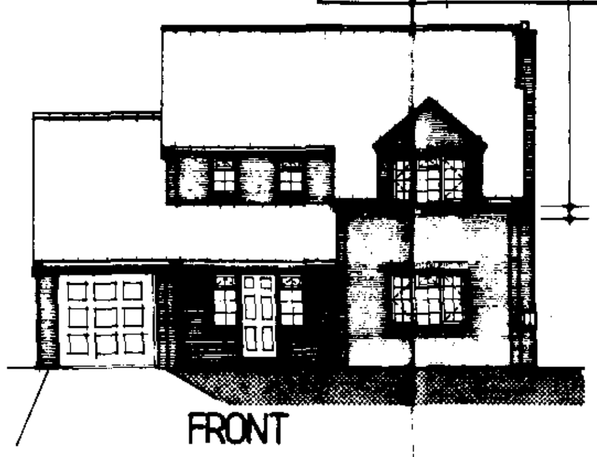
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MAYFAIR - SG/G 1.

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| DATE: JULY 1986 | DRAWN: J.I.C. |

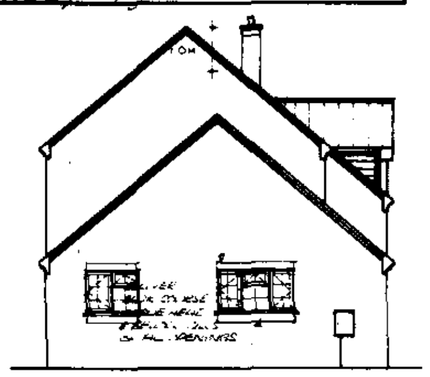
B. AMMENDS SHOC REQ BY
A. AMMENDS AS PER SHOC Nov 88

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRG NO'D: SG/G 2.
& J. SIDEBOTHAMS STRUCTURAL CALCS SHEETS Nos P1083/(1-7)

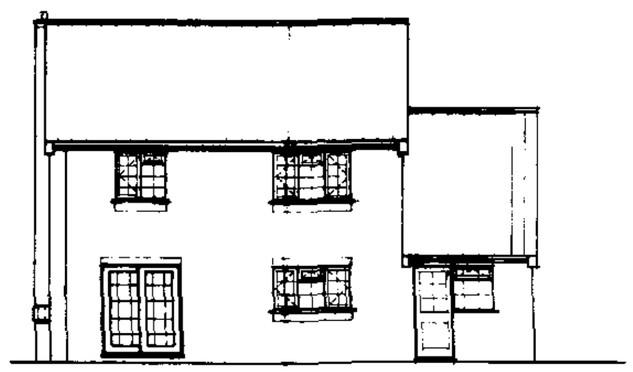
NB: BOTH LEAVES OF CAVITY WALL BELOW WINDOW CILL OF BED 2 ONLY TO BE IN BRICKWORK FOR A DIST. OF 4 COURSES (300mm) BELOW CILL BOTH SKINS OF BWK. TO HAVE 60mm WIDE MURFOR REINFORCEMT IN HORIZONTAL MORTAR BEDS (SEE DETAIL X DRG NO'D: MAYFAIR SG /G2 & ALSO J. SIDEBOTHAMS STRUCTURAL CALCS Sheets No's P1083/(1-7)



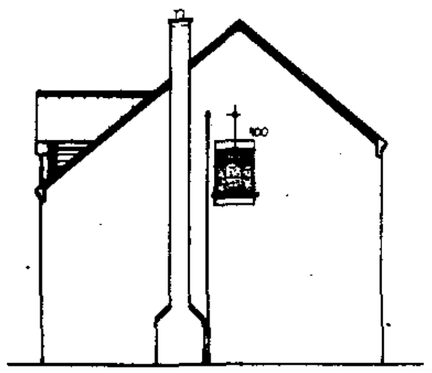
FRONT



SIDE



REAR



SIDE

## JOINERY & LINTEL SCHEDULE

| N° | JOINERY REFERENCE: | LINTEL: | END BRG: | % LENGTH: |
|---|---|---|---|---|
| 1 | | | | |
| 2 | UPTON / HENDERSON DORIC | I.G. LI/S | 150 mm. | 2700 mm. |
| 3 | B113V | I.G. LI/S CONTINUOUS LINTEL OVER 2880 mm W/D UNBRK. | | |
| 4 | FNS / DOR 13D | | | |
| 5 | B113V | | | |
| 6 | B333VC. | I.G. LI/S | 150 mm. | 2100 mm. |
| 7 | PAUVIER / GEORGIAN BAR | I.G. LI/S | 150 mm. | 2100 mm. |
| 8 | B310CVC. | I.G. LI/S | 180 mm. | 2100 mm. |
| 9 | FNS / DOR 1D. | I.G. LI/S | 150. | 2100. |
| 10 | B2N10W. | | | |
| 11 | B2100V. | I.G. LI/S | 150 mm. | 1060 mm. |
| 12 | INT. DOOR | I.G. LI/S | 150 mm. | 1200 mm. |
| 13 | B310CVC. | I.G. LI/S | 150 mm. | 2100 mm. |
| 14 | B109V. | I.G. LI/S | 150 mm. | 1200 mm. |
| 15 | B109V. | I.G. LI/S | 150 mm. | 1200 mm. |
| 16 | B312CVC. | I.G. LI/S | 150 mm. | 2100 mm. |
| 17 | B2N10W. | I.G. LI/S | 150 mm. | 1060 mm. |
| 18 | B212CV. | I.G. LI/S | 150 mm. | 1800 mm. |
| 19 | B312CVC. | I.G. LI/S | 150 mm. | 2100 mm. |

ALL ABOVE SPECIFIED JOINERY IS BY MESSRS BOULTON & PAUL
HORIZONTAL BAR WINDOW BRANGE - DUNDRO SASH
ALL WINDOWS EXCEPT DRAWING N°13 TO HAVE DOUBLE GLAZED SEALED UNITS.
PROVIDE BIT. FELT D.P.C. CAVITY TRAYS ABOVE ALL LINTELS IN EXTERNAL OPENINGS
LINTELS BY I.G. LINTELS LTD INSTALLED IN ACCORD WITH MANUFACTURERS INSTRUCTIONS WITH MIN 150 END BRG.
INSTAL I.G 100 INTERNAL LINTELS OVER INTERNAL OPENINGS UNLESS OTHERWISE STATED ON PLAN.

### WALLING:

CAVITY WALLS: 250 CAVITY WALLS TO CONSIST:
100 FACING BRICK
50 CAVITY: TO BE FILLED WITH DRY CAVITY WALL INSULATION TO
100 LYTAG SOLID INSULATION BLOCKWORK INNER LEAF
CAVITY WALLS TO BE TIED TOGETHER WITH GALVANISED IRON OR PLASTIC WALL TIES SPACED 900 HORIZONTALLY & 450 VERTICALLY TO B.S. 1243 : 1978
AT EVERY CAVITY CLOSURE PROVIDE BIT. FELT D.P.C. BOTH HORIZONTALLY & VERTICALLY.
CAVITIES TO BE CLOSED ABOVE EAVES WITH BLK OR BLOCK + BIT. FELT D.P.C.
INTERNAL WALLS TO BE 100 LYTAG SOLID INSULATION BLOCKS.

### INTERNAL WALL FINISH

ALL INTERNAL BLOCKWORK EXCEPT IN GARAGE TO RECIEVE 10 SAND / CEMENT RENDERING + 3 SKIM FINISH.
NOTE: CLASS (iii) MORTAR IS TO BE USED FOR BONDING WALLS IE: (NOM) 1:1:6 MIX

### SUB - STRUCTURE WALLING

100 DENSE CONCRETE BLOCKWORK CLASS 'A'.
BITUMINOUS FELT D.P.C. TO EXTERNAL WALLS 150 ABOVE GROUND LEVEL. WEAK MIX CONCRETE INFIL TO CAVITY BASES TO TERMINATE 225 BELOW D.P.C. LEVEL.

### FLOOR CONSTRUCTION:

30 SAND/CEMENT SCREED (1:3 MIX)
100 O'SITE CONCRETE (1:2:4 MIX)
1000 G. POLYTHENE D.P.M.
25 SAND BLINDING
150 COMPACTED HARDCORE.
NOTE: GARAGE FLOOR TO BE AS ABOVE EXCEPT OMIT SCREED & FLOOR TO BE 100 BELOW DOMESTIC FLOOR LEVEL.

CONCRETE MIXES:-
C15 FOR FOUNDATIONS
C20 FOR SLABS.

### FOUNDATIONS:

UNDER WALLS AS SHOWN PROVIDE CONCRETE STRIP FOUNDATIONS.
700 x 225 TO CAVITY WALLS & 300 THICK SOLID WALLS
450 x 225 TO INTERNAL WALLS WHERE SHOWN
UNDER CHIMNEY THICKEN OUT FOUNDATIONS TO 300 ALL CONC. C15 MIX.
WHERE NON LOADBEARING WALLS ARE BUILT OFF O'SITE SLAB THICKEN OUT SLAB TO MIN DIMENSIONS 450 x 225 WITH 45° BATTERS. PROVIDE BIT. FELT. D.P.C. UNDER WALLS BUILT OFF O'SITE.
FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF MIN 750 BELOW NATURAL GROUND LEVEL OR 1.0M IF SHRINKABLE SUB-SOIL IS ENCOUNTERED ON SITE.

### PROTECTION TO FOUL & S.W. DRAINS.

ANY DRAIN WITH LESS THAN 600 COVER CONC. PAVING SLABS SHOULD BE LAID AS BRIDGING ABOVE THE PIPES ON 75 PEA GRAVEL

### RAINWATER GOODS:

110 H.R. GUTTERING, 65 Ø DOWNPIPES (ALL FROM P.V.C.)

### DRAINAGE:

### INSPECTION CHAMBERS:

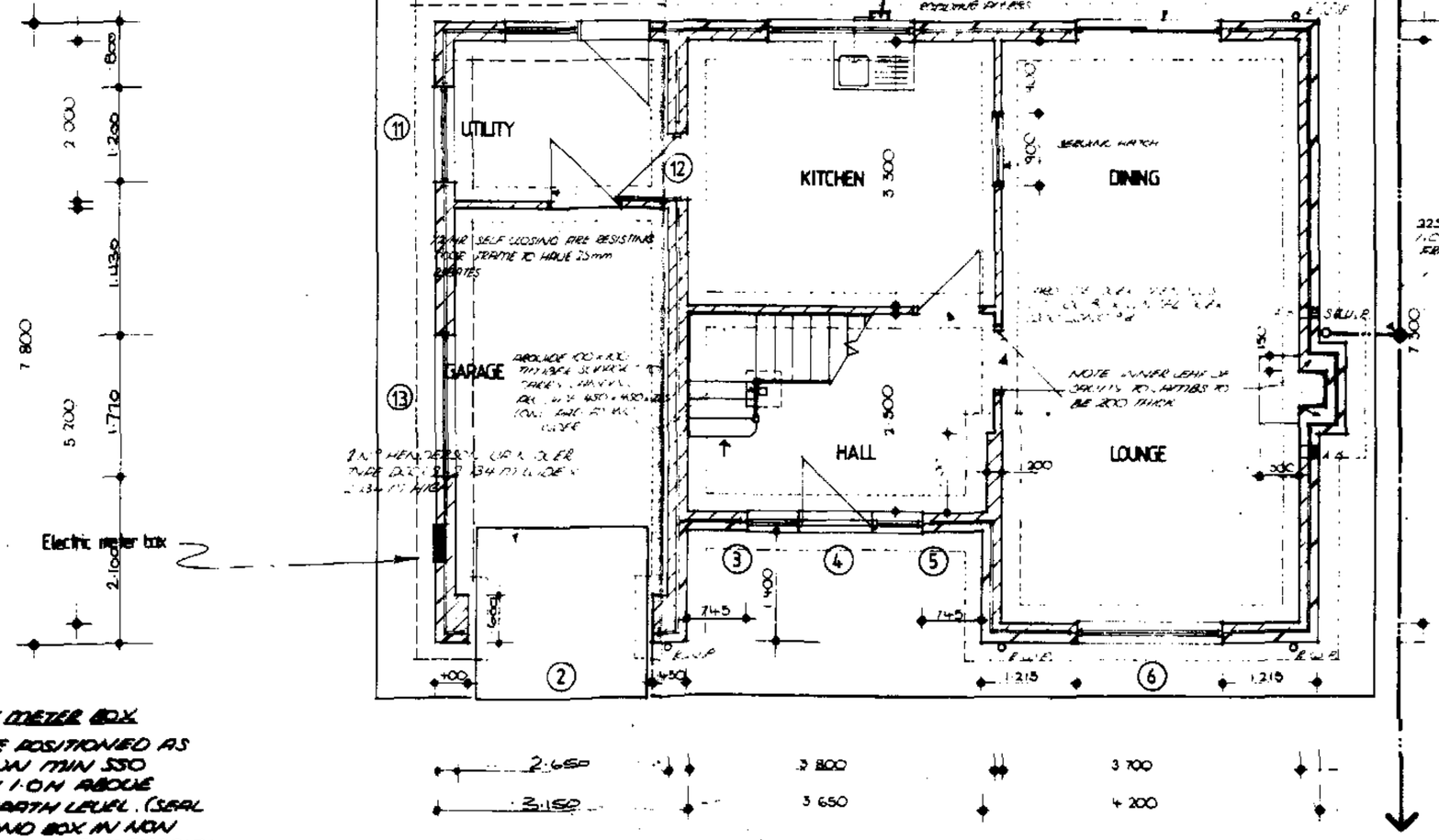
SUPERSLEVE POLYPROPYLENE INSPECTION CHAMBERS BEDDED ON 150 CONCRETE. WITH PROJECTING 225 THICK CONC. COLLAR AROUND HEAD OF I.C. WITH 300 PROJECTION FROM COVER. COVERS TO BE GRADE C - LIGHT DUTY CIRCULAR COVERS UNLESS I.C.'S ARE IN DRIVEWAYS WHERE GRADE B - MEDIUM DUTY COVERS ARE TO BE USED.

### FOUL WATER DRAINS:

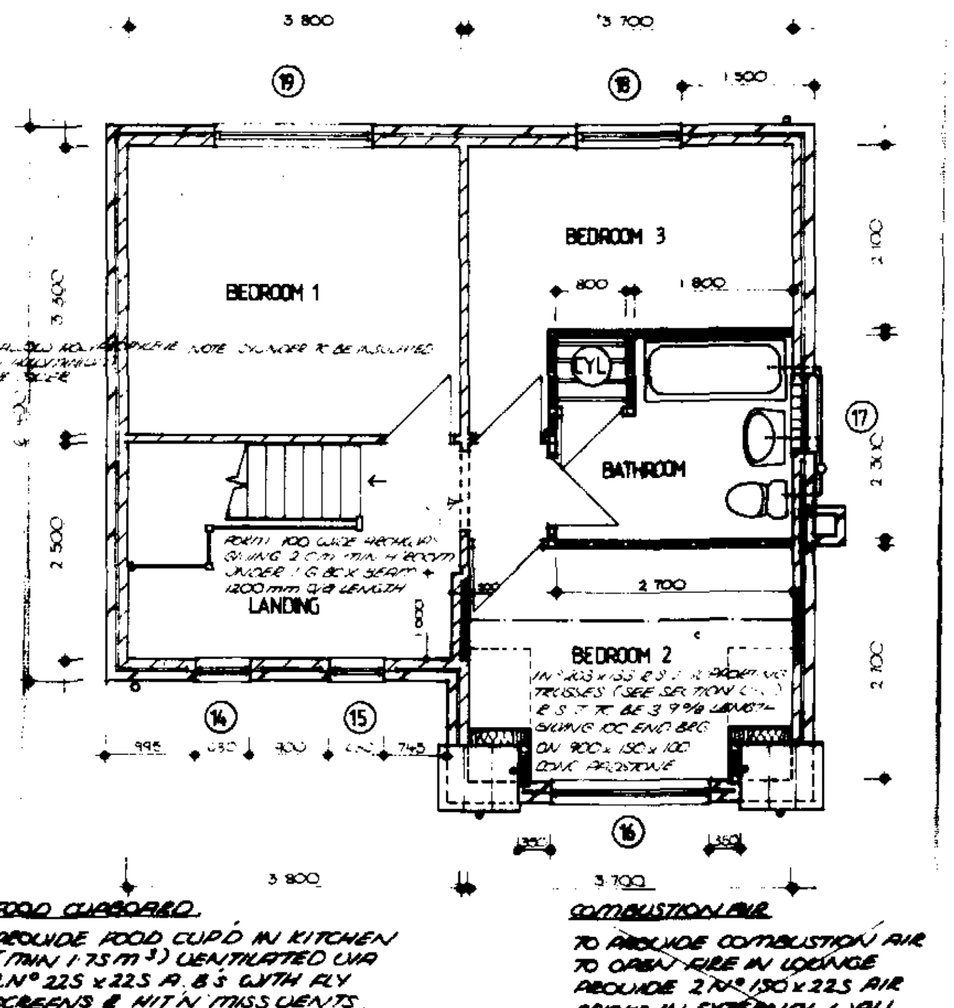
DRAINS TO BE LAID TO A SELF CLEANSING GRADIENT MIN. FALL 1:70, MAX 1:40
FOUL DRAINS TO BE 100 Ø VITRIFIED CLAY PIPES SUPERSLEVE FLEXIBLY JOINTED BEDDED ON 50 PEA GRAVEL UNDER BUILDINGS SURROUND PIPES IN 150 PEA GRAVEL WITH LINTEL OVER PIPES AT WALL ABUTMENTS. PROVIDE 50 GAP AROUND PIPES AT WALL ABUTMENTS TO BE FILLED WITH COMPRESSIBLE MATERIAL.
100 Ø P.V.C. S&V.P TO EXTEND 900 ABOVE WINDOW HEAD & TO TERMINATE IN BALLOON FINIAL. S&V.P TO BE FITTED WITH ACCESS PLATE AT BASE.
40 INT. Ø P.V.C. WASTE PIPES FROM ALL APPLIANCES COMPLETE WITH 75 DEEP SEALED TRAPS & BOSSING EYE ACCESS POINTS AT EVERY DIRECTION CHANGE.
ALL ABOVE GROUND DRAINAGE TO B.S 5572
ALL UNDERGROUND DRAINS TO B.S. 8301

### SURFACE WATER DRAINAGE.

100 Ø VITRIFIED CLAY PIPES SUPERSLEVE FLEXIBLY JOINTED TO FALL 1:70 Ø BEDDED ON 50 PEA GRAVEL PIPES TO DISCHARGE INTO 1.2m Ø BRICK LINED SOAKAWAYS SITED 5.0M FROM BUILDING (SEE DRG N° 771046/10 FOR CONSTRUCTION)




GROUND FLOOR




FIRST FLOOR

### ELECT METER BOX

TO BE POSITIONED AS SHOWN MIN 550 MAX 1.0M ABOVE FOOTPATH LEVEL. (SEAL AROUND BOX IN NON COMBUSTIBLE MATERIAL.

### FOOD CUPBOARD.

PROVIDE FOOD CUPB IN KITCHEN (MIN 1.75 m³) UNVENTILATED CWA 2.N° 225 x 225 A.B.S WITH FLY SCREENS & NITN MISSUENTS ALTERNATIVELY CLIENT TO PROVIDE FRIDGE & FREEZER (COMBINED MIN 1.75 m³ STORAGE CAPACITY) PROVIDE 30 AMP ELECT SUPPLY.

### COMBUSTION AIR.

TO PROVIDE COMBUSTION AIR TO OPEN FIRE IN LOUNGE PROVIDE 2.N° 150 x 225 AIR BRICKS IN EXTERNAL WALL COMPLETE WITH FLY SCREENS & GRILLE INTERNALLY.

Note: To provide combustion air to open fire in Lounge provide at low level 1 No. Type 10R ventilator by 'Permali' Ltd

8. AMENDED SLAB LEVELS
A. AMENDED AS PER SITE NOV 88

KINGS QUALITY HOMES

SWDC PLANNING DEPT.
RECEIVED
14 APR 1994
File Nos.
Acknowledged
by

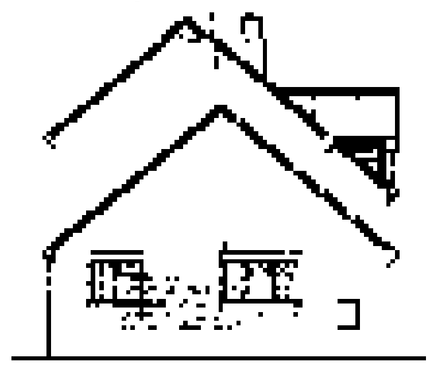
DWELLING TYPE.
MAYFAIR - SG/G 1.

| | |
|---|---|
| SCALE: 1:50 1:100 | DRG N° MAYFAIR SG/G 1A. |
| DATE: JULY 1986 | DRAWN: J.I.C. |

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRG NO'D: SG/G 2.
& J. SIDEBOTHAMS SUPERSEDED SHEETS NO'S P1083/(1-7)
MAYFAIR



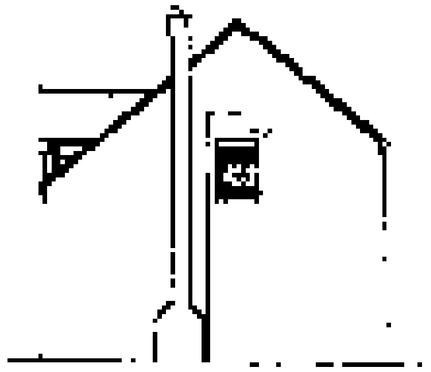
FRONT



SIDE



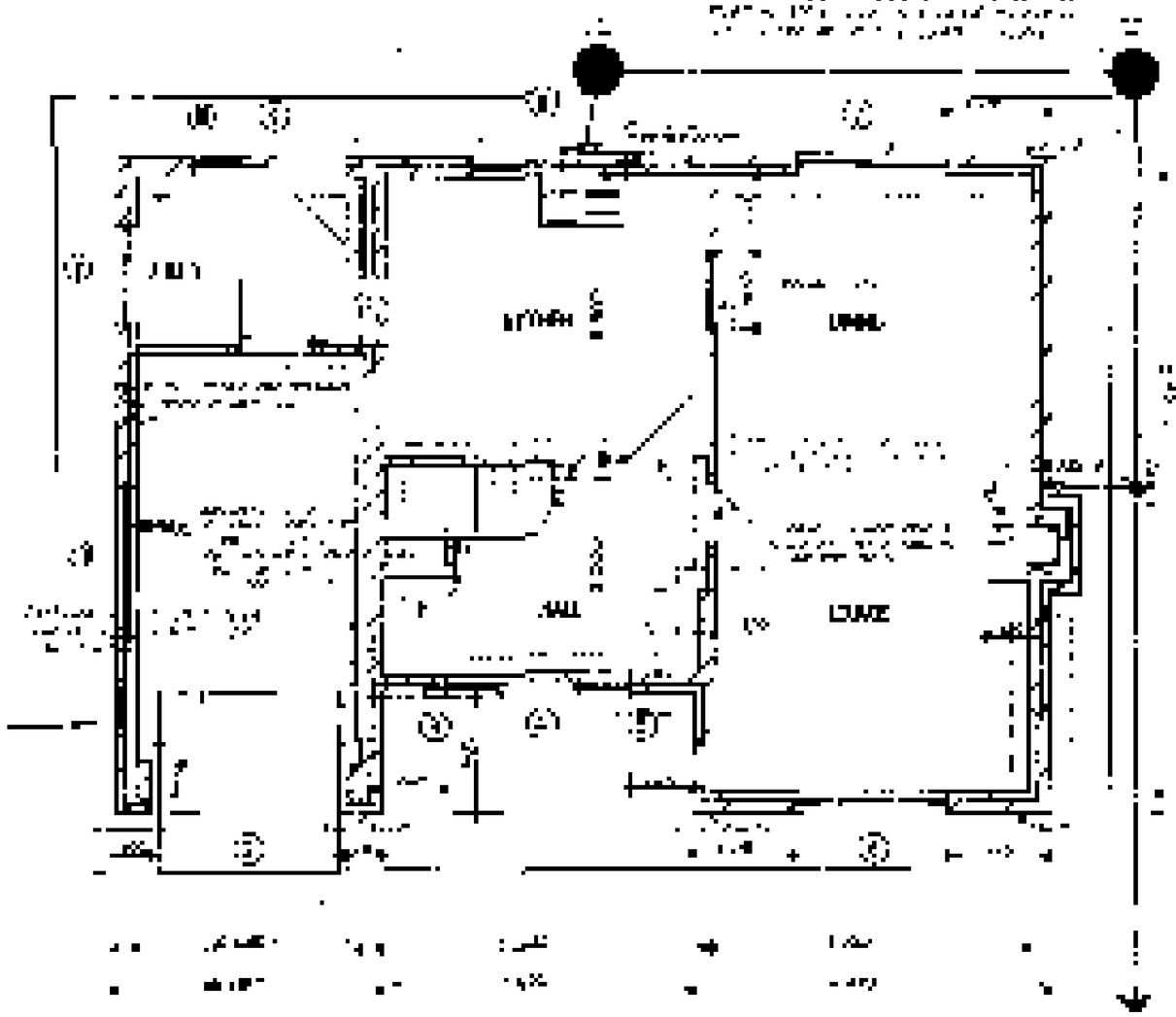
REAR



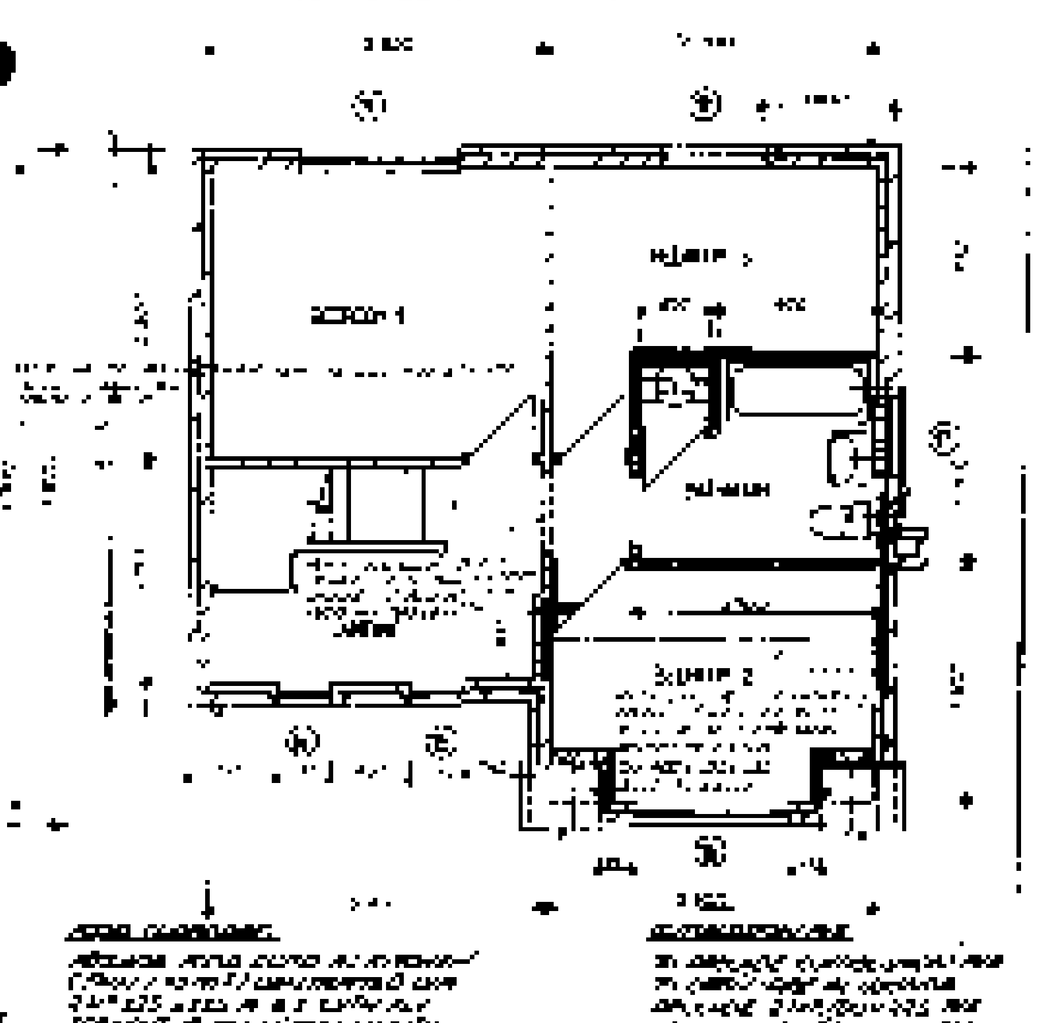
SIDE

## JOINERY & LINTEL SCHEDULE

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GROUND FLOOR

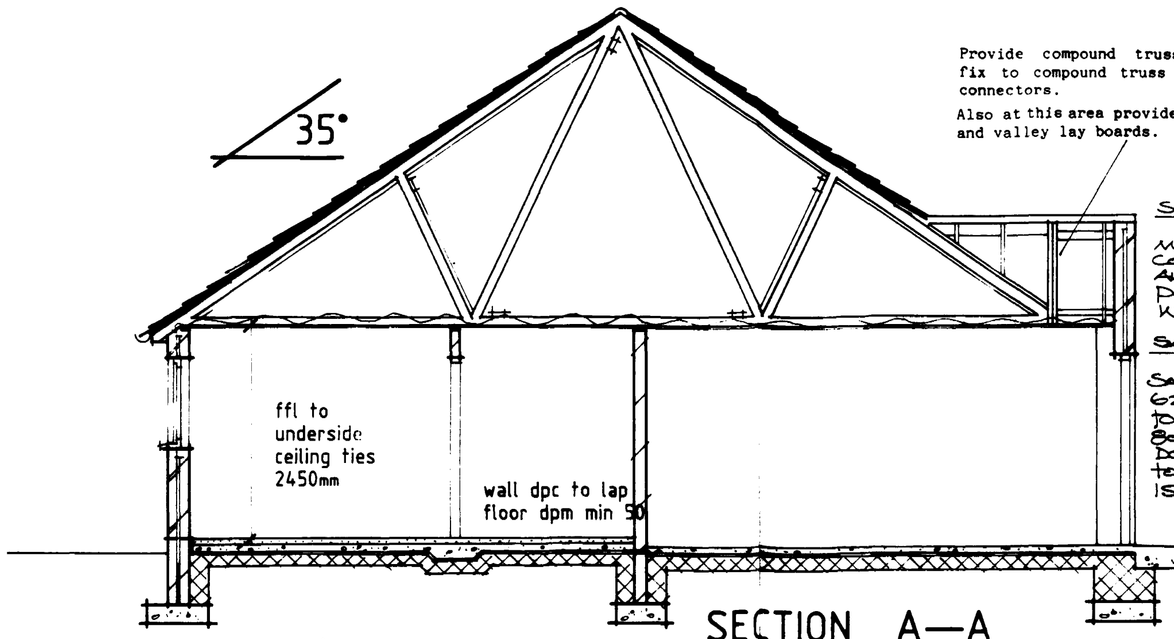


FIRST FLOOR

KINGS QUALITY HOMES

DWELLING TYPE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRG NO'D: -39 / 4 2




SECTION A—A

Provide compound truss and where main trusses fix to compound truss provide Harvey shoe truss connectors.

Also at this area provide suitable reducing trusses and valley lay boards.

*B

SMOKE DETECTION

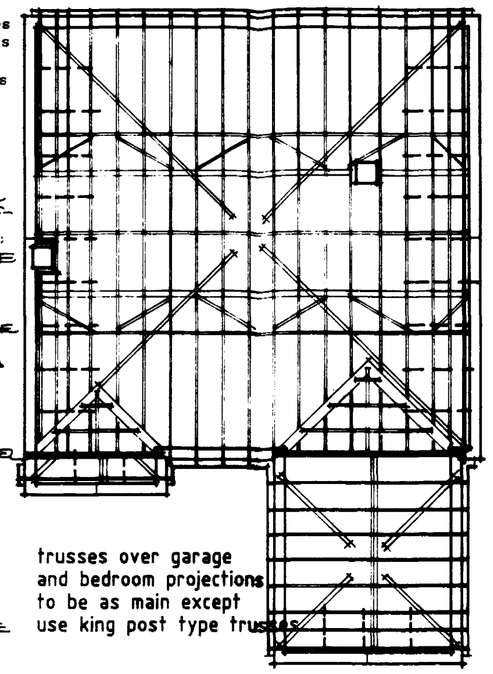
PROVIDE MAINS OPERATED SELF-CONTAINED SMOKE ALARMS TO BS 5446: PART 1: IN ACCORDANCE WITH PART B1.

SAFETY GLAZING

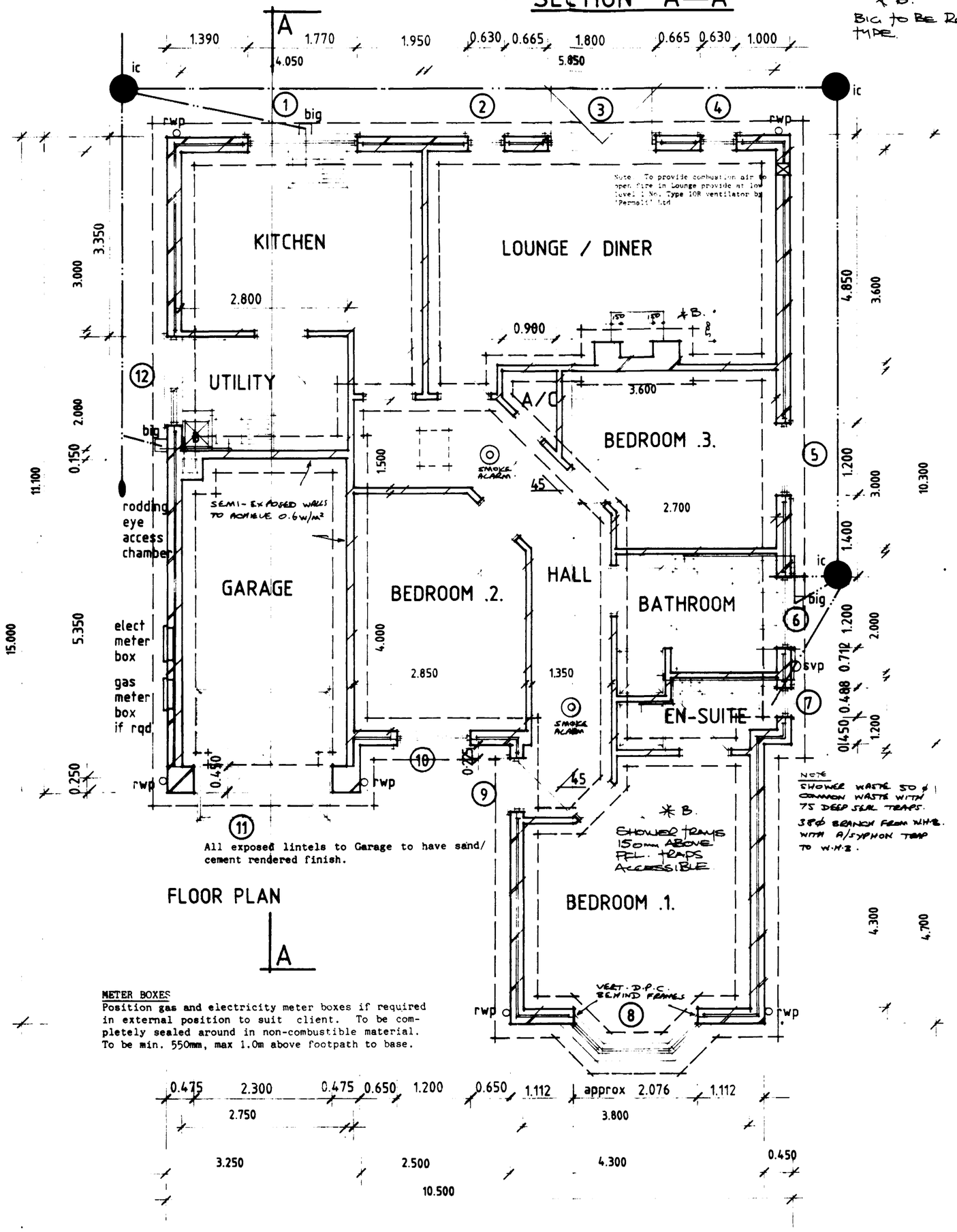
PROVIDE SAFETY GLASS TO BS 6206 TO ALL WINDOWS TO A MIN. HEIGHT OF 800 ABOVE FFL PLUS DOORS & SIDESCREENS TO A MIN. HEIGHT OF 1500 ABOVE FLOOR LEVEL

*B.

BIC TO BE RODDABLE TYPE.



trusses over garage and bedroom projections to be as main except use king post type trusses

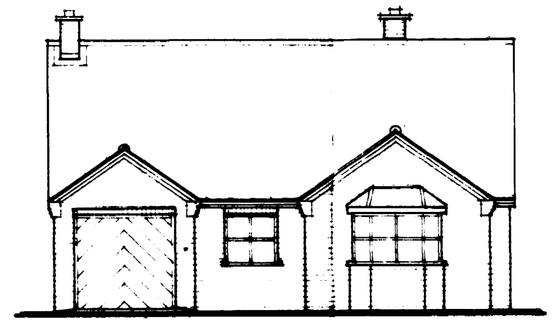



## METER BOXES

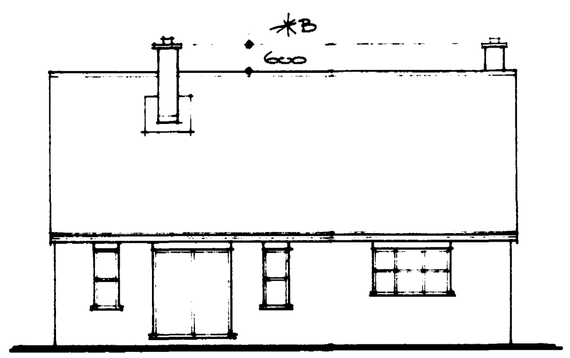
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

## ROOF TRUSS LAYOUT

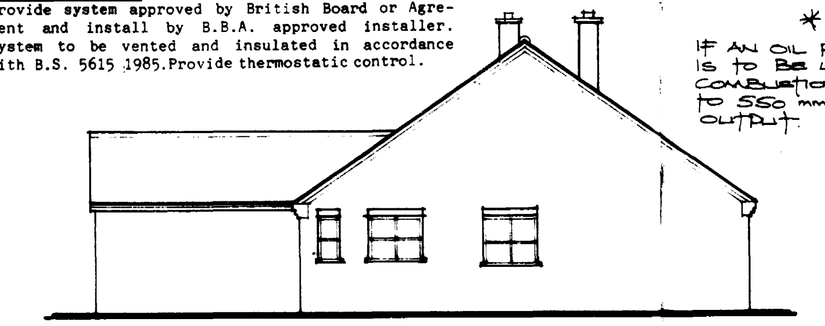
*B.



FRONT

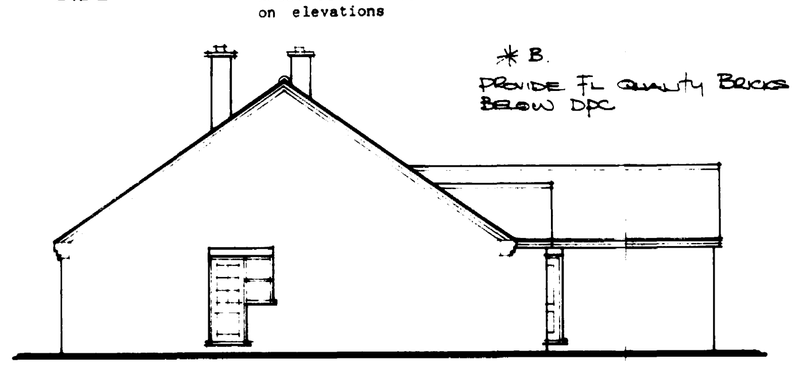


REAR



SIDE

Note: Provide soldier course bwk where shown on elevations




SIDE

## ROOF CONSTRUCTION:

Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members
and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

## ROOF VENTILATION:

To roof soffits use 'Nene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

## ROOF INSULATION

Provide 150mm of Gyplas 1000 by Gyproc Insulation Ltd.

## CEILINGS:

To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board.+ 60mm INSULATION OVER IN RAFTERS

## RAINWATER GOODS ETC.

P.V.C. rainwater goods, 100 half round gutters and 65 ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

## SPLAY ROOF CONSTRUCTION

Concrete interlocking tiles on battens - all as main - on made-on-site roof comprising of:- 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall min. 100 mm or fix into m.s. joist. Provide roof insulation and plasterboard + skim finish as main. SUPPORT CONT ON 50x 100 HEADER / WINDOW PLATE

## 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
DUCT TO SUITABLE AND BRICK OR RIDGE VENT SEE MANUFACTURERS INSTRUCTIONS.

## 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.

## BATHROOMS & En-Suite

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. SEE KITCHEN FOR DUCTING.

## INTERNAL LINTELS

To be I.G. type 100 internal lintels.

*B

## GROUND FLOOR CONSTRUCTION:

50 sand/cement screed on 100 conc. on 1,200 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. 6it. 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 550 x 225 to 150 WALLS
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm 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.

*B

## 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.

## 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.

## TRAPDOOR

Provide 750mm x 550mm trapdoor for access to roof space.

## 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 1.200m Ø soakaways sited 5.00m from buildings.

## 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.

*B.

PROVIDE BT FELT DPC CAVITY TRAYS ABOVE ALL LINTELS (EXTERNAL) + WEEPHOLES TO BRICKWORK ABOVE WINDOWS ON GABLES ONLY.

*B.

BUILDERS NOTE:
WHEN TO HAND PROVIDE COPIES OF ROOF DESIGN AND CALCS TO LOCAL AUTHORITY

## JOINERY & LINTEL SCHEDULE

| No | reference | lintel | end brg |
|---|---|---|---|
| 1 | C310CC | L1/HD | 150 |
| 2 | C113C (OPP) | L1/S | — |
| 3 | KEMBLE PATIO DOOR 1800x2100 | L1/HD | — |
| 4 | C113C | L1/S | — |
| 5 | C212C | — | — |
| 6 | C210C | — | — |
| 7 | CN10C | — | — |
| 8 | SPRFR/C112C/C212 DIRECT GLAZED (SPECIAL)/C112C (OPP) | — | — |
| 9 | FNS-KXTP | — | — |
| 10 | C212C | L1/HD | — |
| 11 | UP&OVER GARAGE DOOR 2134 x 2134 HENDERSON CHEVRON | L1/S | — |
| 12 | FNS- KXTP/ C110C (OPP) | — | — |

## WALLING:

250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid 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. + UNDERSIDE OF LINTELS *B.
Note: Corbell out bwk to eaves at gable ends projecting from main bwk 140mm (in 4 No. 40mm projections). Provide oversailing bwk to gables projecting suitable distance approx 20mm comprising of: 1 No. stretcher course and below 1 No. header course or similar.

## HEATING SYSTEM

Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system. + TIME SWITCH *B.

## INSULATED PIPES AND DUCTS

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

*B

IF AN OIL FIRED BOILER IS TO BE USED PROVIDE COMBUSTION AIR EQUAL TO 550 mm² KW RATED OUTPUT

All specified joinery is by Messrs. JOHN CARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

## LINTELS

To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

## HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:

Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

## BOILER:

Provide oil or solid fuel type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (above o'site). Boiler sited 50mm from walls and fitted with cast iron outlet flue with access plate and condensationvessel in bwk flue. (Cast iron flue to be 1m long). Flue to discharge into brick conventional flue as detailed for open fire. If gas is available, provide balanced glue gas fired boiler or required rating in position indicated, sited on 125mm thick conc. hearth (above o'site) sited 50mm from walls. If oil or solid fuel fired boiler is used provide permavent to kitchen window c.s.a. not less than boiler outlet min. 10,000mm².
To be read in conjunctionwith approved document J1/2/3.

## HEADER TANK:

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

## VALLEYS:

Use fibreglass valleys or provide 4lb lead to valleys to make completely watertight.

## FOOTPATHS:

Provde wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

**Notes and Revisions**

Do not scale from this drawing.

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

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

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

Please note: This drawing is not a conveyance drawing.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1992
Number of

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

'YORK'

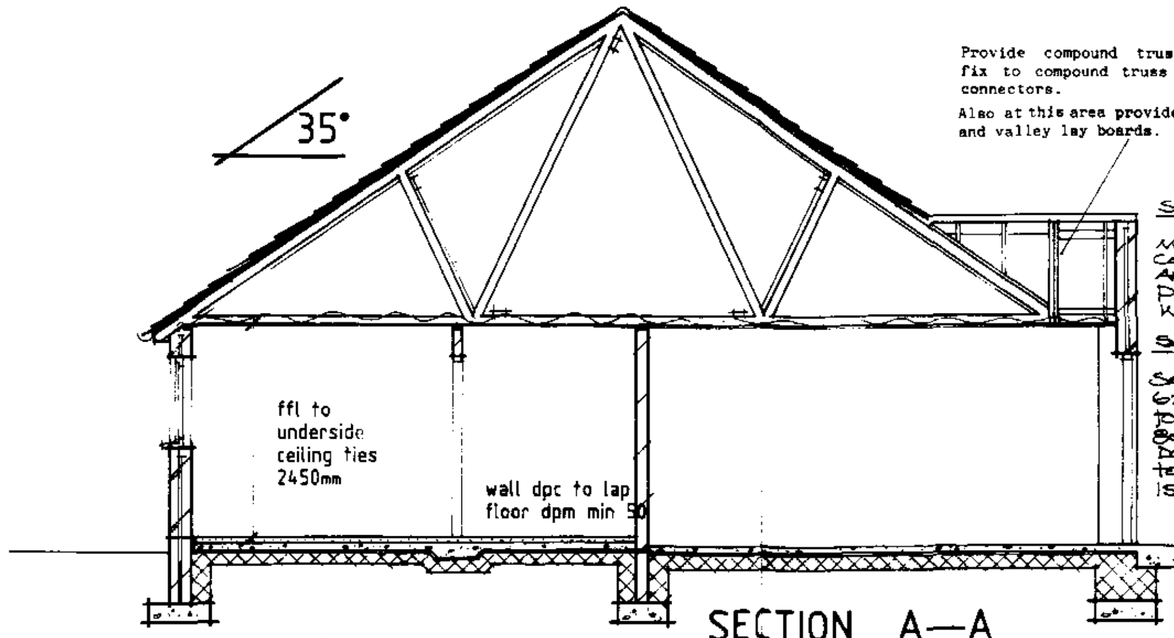
**ASHWOOD HOMES**

1:50 1:100 YORK

MARCH-92 B.GILHAM

A - UPDATED FOR BCO - JN92.
B - UPDATED FOR SDS - AUG 92

Architectural, Planning & Building Design Consultants




SECTION A—A

Provide compound truss and where main trusses fix to compound truss provide Harvey shoe truss connectors.

Also at this area provide suitable reducing trusses and valley lay boards.

*B

SMOKE DETECTION

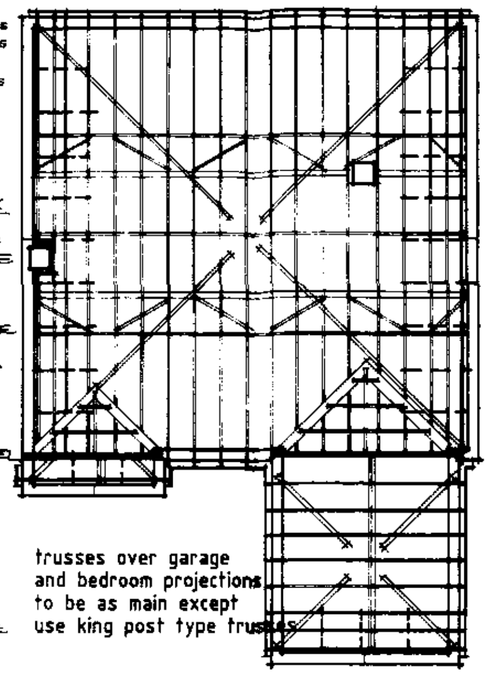
PROVIDE MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO BS 5446: PART 1 IN ACCORDANCE WITH PART B1.

SAFETY GLAZING

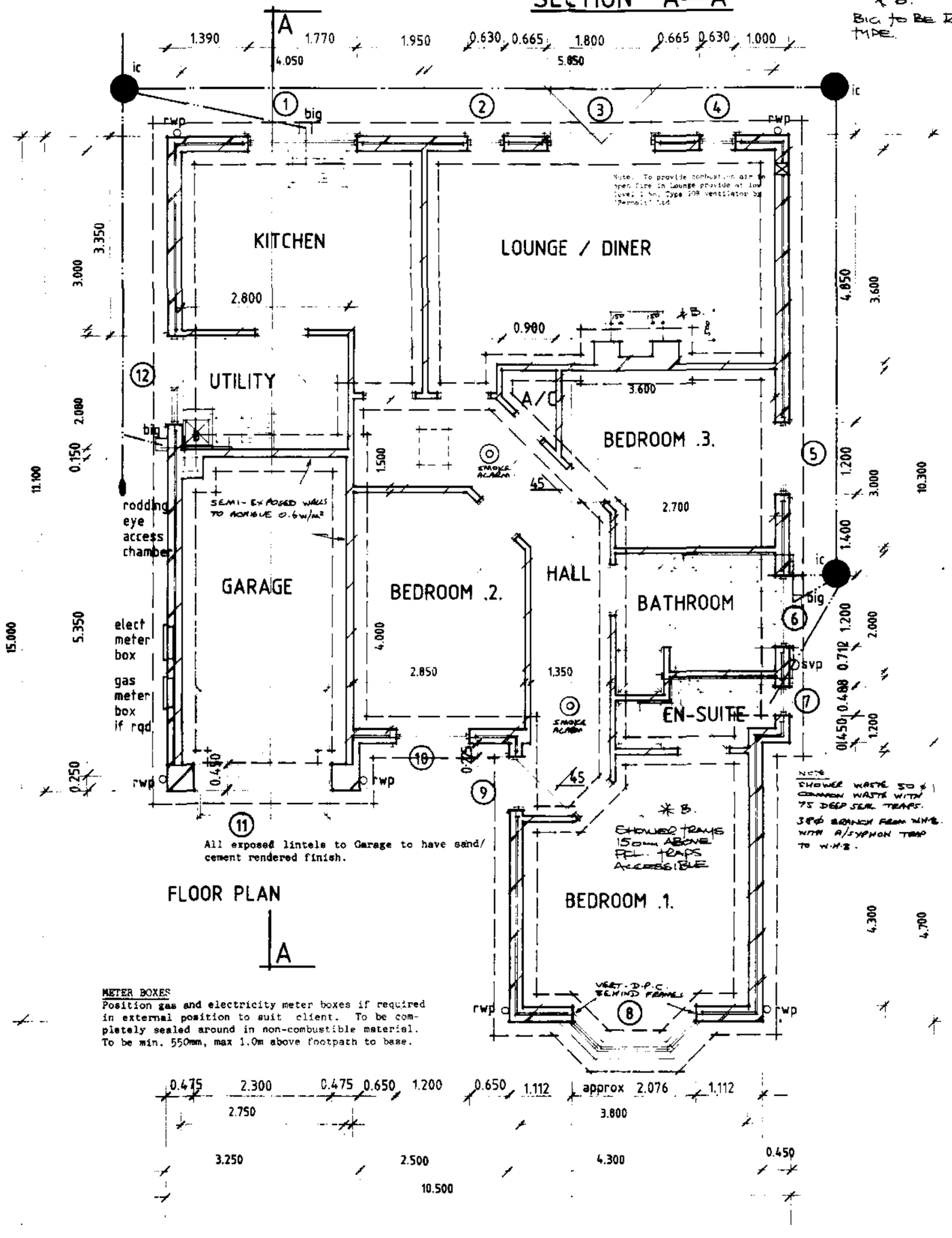
PROVIDE SAFETY GLASS TO BS 6206 TO ALL WINDOWS TO A MIN. HEIGHT OF 800 ABOVE FFL PLUS DOORS & SIDE SCREENS TO A MIN. HEIGHT OF 1500 ABOVE FLOOR LEVEL

*B.

BIC. TO BE RODDABLE TYPE.



trusses over garage and bedroom projections to be as main except use king post type trusses




FLOOR PLAN

A

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.

## ROOF TRUSS LAYOUT

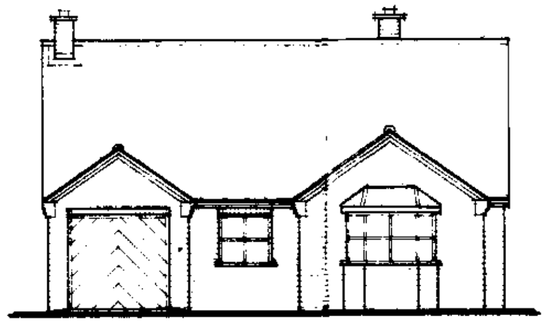
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BATHROOMS & SHOWER ROOMS

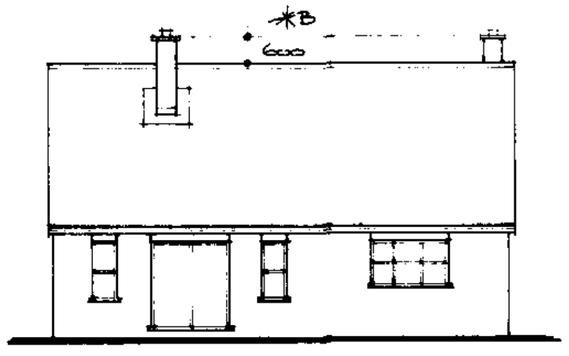
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. SEE KITCHEN FOR DUCTING.

INTERNAL LINTELS

To be I.G. type 100 internal lintels.



FRONT




REAR

ROOF CONSTRUCTION:

Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.

Provide bracing comprising:

25 x 100 longitudinal bracing, 25 x 100 bracing on internal members

and 25 x 100 diagonal roof bracing.

Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

ROOF VENTILATION:

To roof soffits use 'Nene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

ROOF INSULATION

Provide 150mm of Gyplas 1000 by Gyproc Insulation Ltd.

CEILINGS:

To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 5mm skim or Artex finish.

NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board, + 60mm INSULATION OVER IN PARTITION

RAINWATER GOODS ETC.

P.V.C. rainwater goods, 100 half round gutters and 65 Ø downpipes.

25 x 175 p.s.e. fascia and bargeboards.

SPLAY ROOF CONSTRUCTION

Concrete interlocking tiles on battens - all as main - on made-on-site roof comprising of:- 38 x 75 rafters, 38 x 100 hip rafters, 38 x 75 jack rafters and 38 x 75 ceiling ties. Build ceiling ties and rafters into wall min. 100 mm or fix into m.s. joist. Provide roof insulation and plasterboard + skim finish as main. SUPPORT CENTRE ON 50x150 HEADER / KNEE W. PLATE

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.

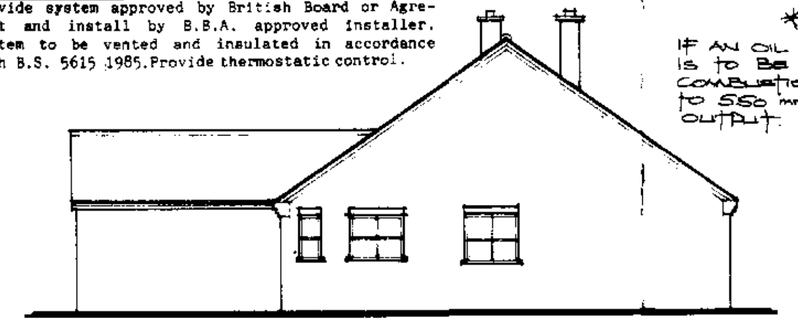
Both systems to offer intermittent operation

EACH TO BE DUCTABLE AND BRICK OR RIDGE VENT. SEE MANUFACTURERS INSTRUCTIONS.

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.

*B

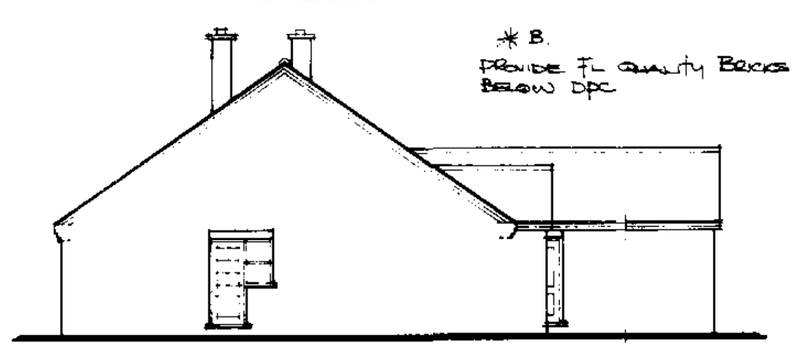


SIDE

Note: Provide soldier course bwk where shown on elevations

*B.

PROVIDE FL QUALITY BRICKS BELOW DPC



SIDE

*B

OPEN FIRE:

To be capable of burning smokeless fuel.

Hearth to be 125mm thick. Flue liners to B.S. f181, 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. 1:181, 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.

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.

TRAPDOOR

Provide 750mm x 550mm trapdoor for access to roof space.

*B

IF AN OIL FIRED BOILER IS TO BE USED PROVIDE COMBUSTION AIR EQUAL TO 550 mm² KW RATED OUTPUT

*B

PROVIDE BT FELT DPC CAVITY TRAYS ABOVE ALL LINTELS (EXTERNAL) + WEEPHOLES TO BRICKWORK ABOVE WINDOWS ON GABLES ONLY.

*B

BUILDERS NOTE:

WHEN TO HAND PROVIDE COPIES OF ROOF DESIGN AND CALCS TO LOCAL AUTHORITY

## JOINERY & LINTEL SCHEDULE

| No | reference | lintel | end brg |
|---|---|---|---|
| 1 | C310CC | L1/HD | 150 |
| 2 | C113C (OPP) | L1/S | " |
| 3 | KEMBLE PATIO DOOR 1800x2100 | L1/HD | " |
| 4 | C113C | L1/S | " |
| 5 | C212C | " | " |
| 6 | C210C | " | " |
| 7 | CN10C | " | " |
| 8 | SPRFR/C112C/C212 DIRECT GLAZED (SPECIAL)/C112C (OPP) | " | " |
| 9 | FNS-KXTP | " | " |
| 10 | C212C | L1/HD | " |
| 11 | UP&OVER GARAGE DOOR 2134 x 2134 HENDERSON CHEVRON | L1/S. | " |
| 12 | FNS- KXTP/ C110C (OPP) | " | " |

WALLING:

250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid 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. + UNDERSIDE OF LINTELS *B.

Note: Corbell out bwk to eaves at gable ends projecting from main bwk 140mm (in 4 No. 40mm projections). Provide oversailing bwk to gables projecting suitable distance approx 2.0mm comprising of: 1 No. stretcher course and below 1 No. header course or similar.

HEATING SYSTEM

Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system. + TIME SWITCH *B.

INSULATED PIPES AND DUCTS

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

All specified joinery is by Messrs. JOHN CARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.

All windows to be double glazed sealed units (unless otherwise noted)

LINTELS

To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.

To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:

Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

BOILER:

Provide oil or solid fuel type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (above o'site). Boiler sited 50mm from walls and fitted with cast iron outlet flue with access plate and condensationvessel in bwk flue. (Cast iron flue to be 1m long). Flue to discharge into brick conventional flue as detailed for open fire. If gas is available, provide balanced glue gas fired boiler or required rating in position indicated, sited on 125mm thick conc. hearth (above o'site) sited 50mm from walls. If oil or solid fuel fired boiler is used provide permanent to kitchen window c.s.a. not less than boiler outlet min. 10,000mm².

To be read in conjunctionwith approved document J1/2/3.

HEADER TANK:

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

VALLEYS:

Use fibreglass valleys or provide 4lb lead to valleys to make completely watertight.

FOOTPATHS:

Provde wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

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 1.200m Ø soakaways sited 5.00m from buildings.

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.

Notes and Revisions

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Please note: This drawing is not a conveyance drawing.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1992
Acknowledged

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

'YORK'

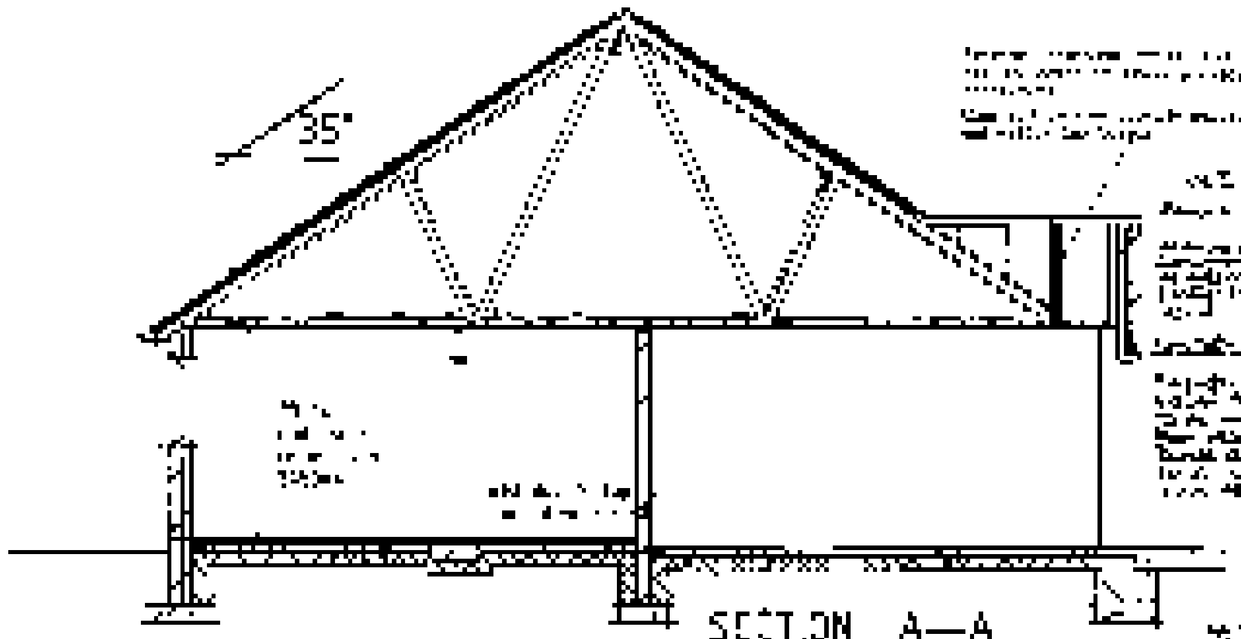
ASHWOOD HOMES

1:50 1:100 YORK

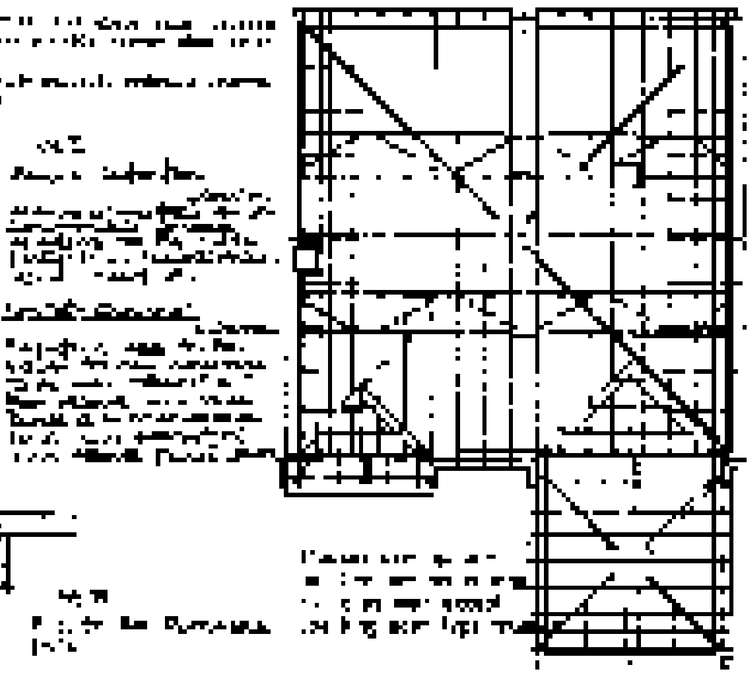
MARCH-92 B.GILHAM

A - AMENDED TO SUIT 7-JUN-92
B - AMENDED TO SUIT 7-AUG-92

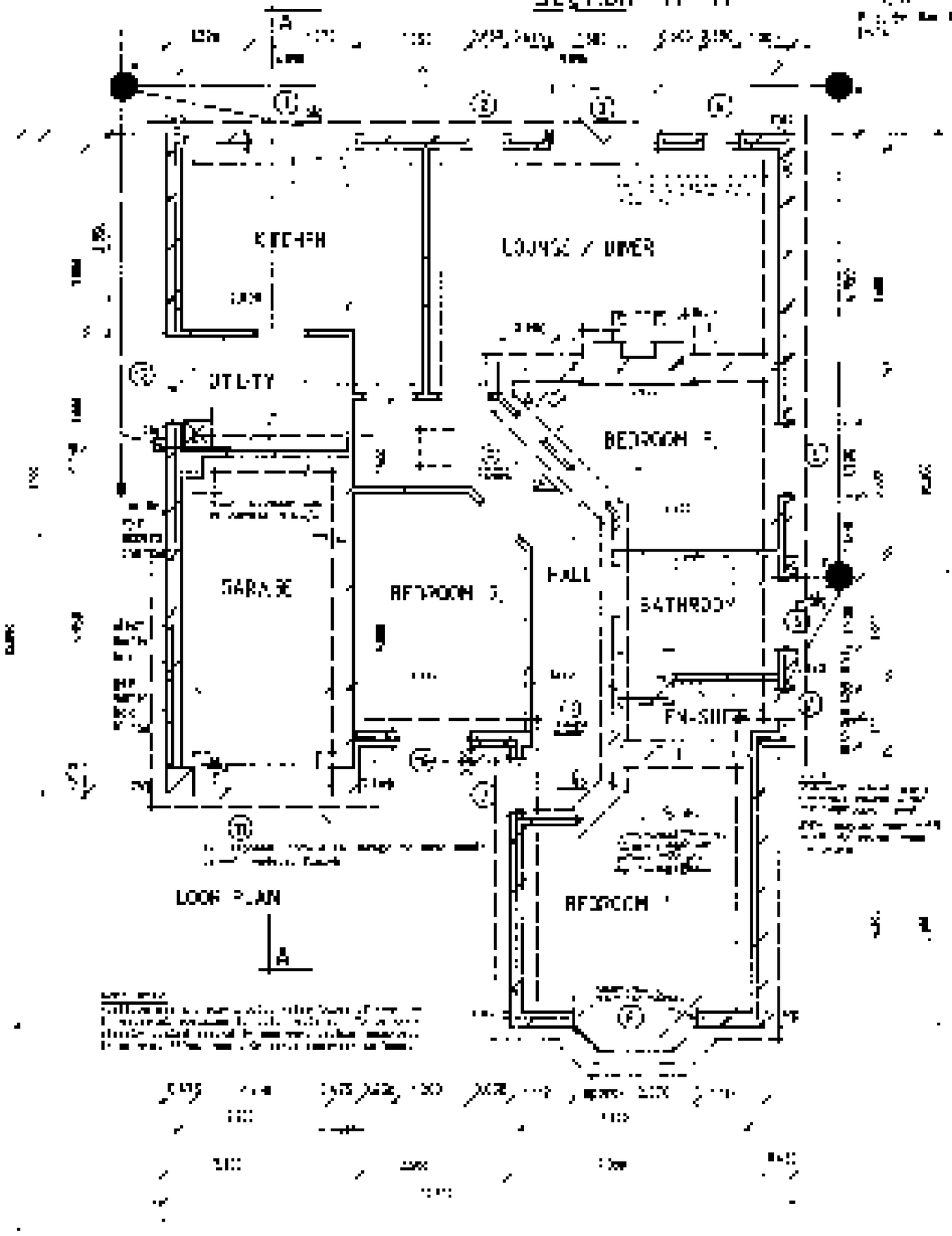
Architectural, Planning & Building Design Consultants




SECTION A—A

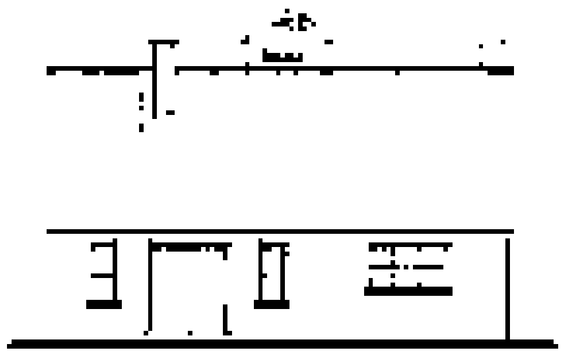


ROOF TRUSS
DETAIL





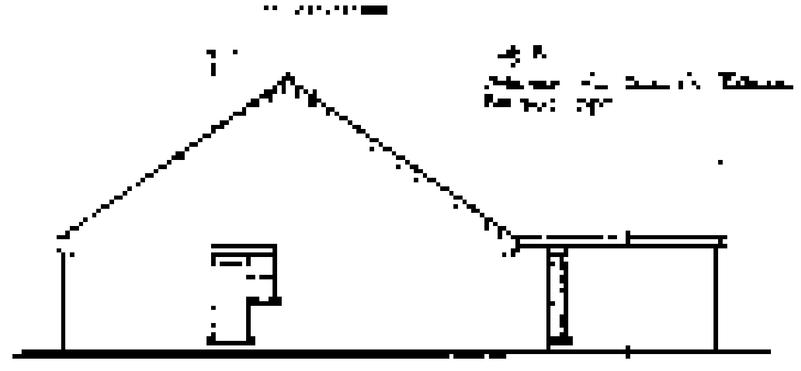

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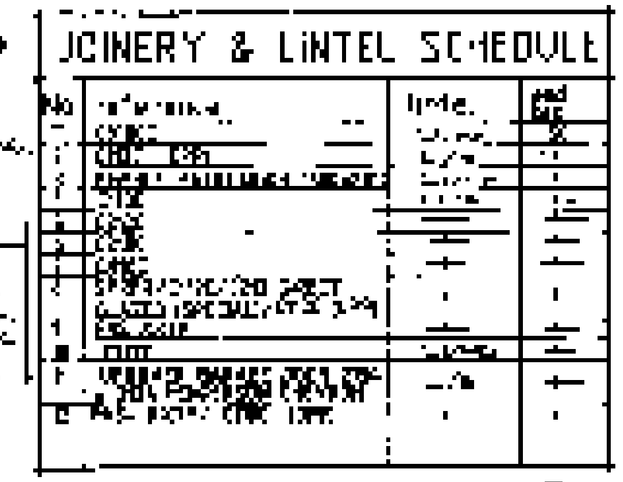
REAR



SIDE



SIDE




DESIGN

YORK

ASHWOOD HOMES

Architectural Planning & Building Design Consultants

**PIPING DYKE**

DRAIN TO SITE FRONTAGE TO BE PIPED WITH SOLID CONC. PIPES OF SAME DIA. AS EXISTING PIPING TO THE NORTH. PROVIDE 1No CENTRAL M.H. NEW ROAD GULLIES AS SHOWN TO BE CONNECTED INTO NEW PIPELINE.

PROVIDE 100 DIA.. PLASTIC LAND DRAIN ALONGSIDE CONC. PIPE & CONNECED TO M.H.

ALL WORKS TO BE TO S.H.I.D.B. & L.C.C. REQUIREMENTS

**ROAD IMPROVEMENTS**

EXISTING ROAD TO BE WIDENED BY 2.4m TO FORM LAY-BY AS SHOWN PLUS A 1.8m WIDE FOOTPATH TO FULL SITE FRONTAGE.

ALL WORKS TO CONFORM TO L.C.C. DEELOPMENT ROAD SPECIFICATION & CONSTRUCTION 1991

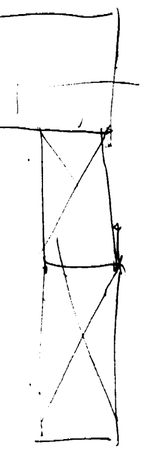
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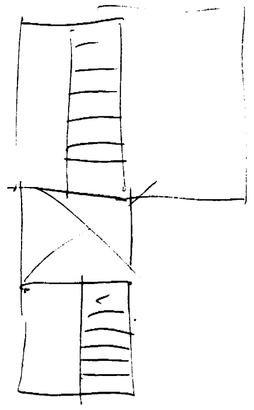
GRAVEL ON 100 WELL COMPACTED HARDCORE. 50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC. PROVIDE TURNING AREA FROM EACH GARAGE AS SHOWN.

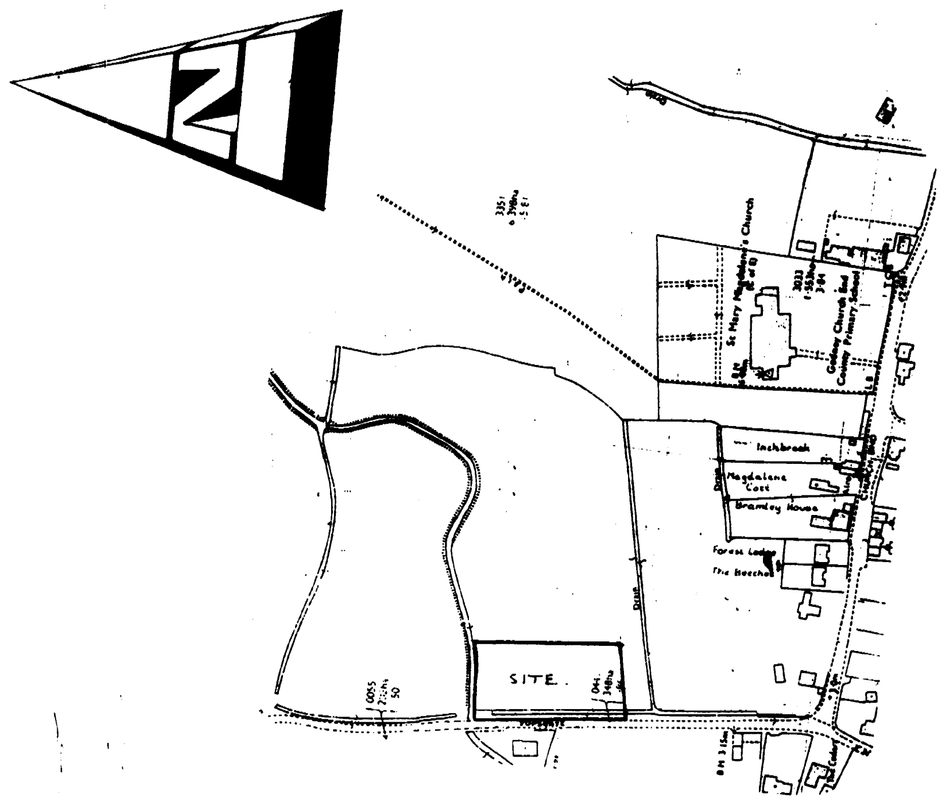
**LANDSCAPING**

PLANT HAWTHORN HEDGE TO FULL SITE FRONTAGE AS SHOWN.
PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

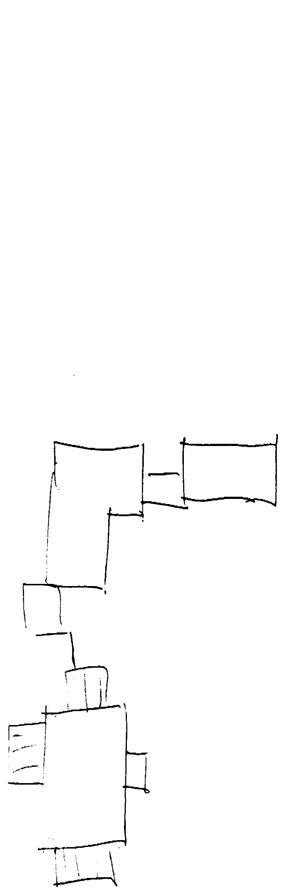
A - ACER PLATANOIDES SEL. STD.
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E - ACER CAMPESTRE

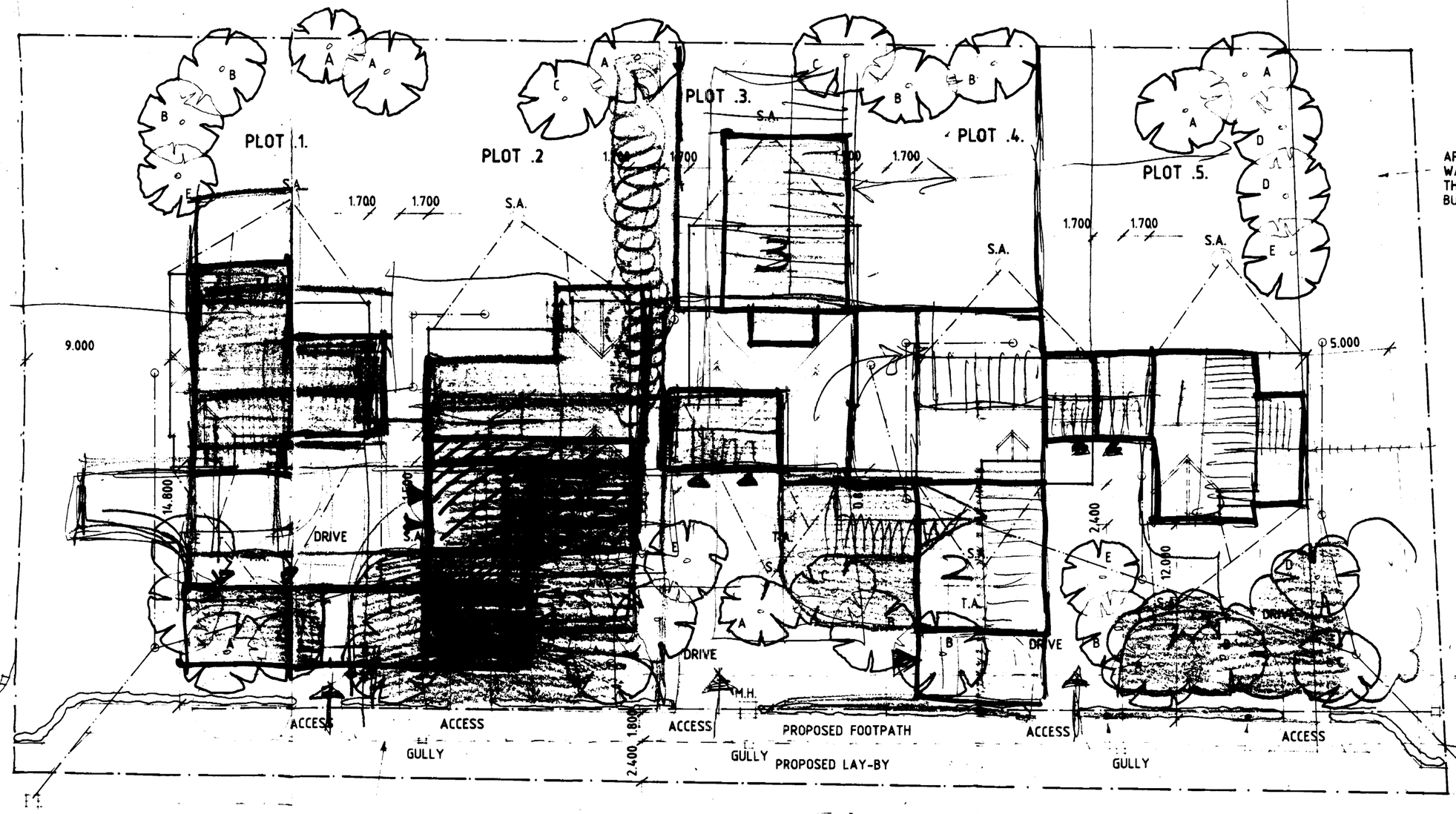







## LOCATION PLAN






APPROX POSITION OF WATER MAIN RUNNING THROUGH SITE. ENSURE BUILDINGS 5.0m AWAY.

F.W.- M.H. 0401
2.240m DEEP

TOPSGATE

F W.- M.H. 0301
2.269m DEEP

APPPROX POSITION OF FOUL SEWER

EXISTING DRAIN TO SITE FRONTAGE SHOWN DOTTED TO BE PIPED

EXISTING T.P. & ROAD SIGN TO BE REPOSITIONED TO SUIT ROAD IMPROVEMENTS

# SITE LAYOUT.

THIS DRG. TO BE READ IN CONJUNCTION WITH
HOLKHAM 1 & 2, HOLKHAM ST. 1 & 2, YORK, MAYFAIR-SG/G1, MAYFAIR-SG/G2, KQH-H/01 & KQH-H/02

**DWELLING TYPES**

PLOT .1. - HOLKHAM [ HANDED ]
PLOT .2. - HOLKHAM ST.
PLOT .3. - YORK
PLOT .4. - MAYFAIR SG. [ HANDED ]
PLOT .5. - HIGHGROVE [ HANDED ]

**EXTERNAL MATERIALS**

SANDTOFT, BROWN DOUBLE PANTILES & BAGGERIDGE, SMOKET RUSSET FACING BRICKS TO PLOTS 1,2&3.

SANDTOFT, RUSTIC DOUBLE PANTILES & BUTTERLEY, KINGSFOLD MULTI STOCK FACING BRICKS TO PLOTS 4 & 5

S.H.D.C. PLANNING DEPT. RECEIVED 4 APR 1994

MEETING 28/4/94
WITH - BRIAN GILHAM / JOHN KING
NIGEL MIDLEN PRESENT.
ADVISED STANDARD FENNIKE DEVELOPMENT NOT ACCEPTABLE
NO OBJECTION TO CONTINUATION OF DEVELOPMENT SCHEMATICS.
ADVISED :- 'FINER BUILDING OR VARY YARD ARRANGEMENT OF BUILDINGS WITH IRREGULAR BUILDING LINE - SINGLE GARAGES - GARAGES AT SIDE'.
SEE PLAN

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DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

**PROPOSED RESIDENTIAL DEVELOPMENT AT TOPSGATE, GEDNEY FOR**

**KINGS QUALITY HOMES**

1:200 1:2500 KQH102/1

APRIL-94 B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490702

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DRAIN TO SITE FRONTAGE TO BE PIPED WITH SOLID CONC. PIPES OF SAME DIA. AS EXISTING PIPING TO THE NORTH. PROVIDE 1No CENTRAL M.H. NEW ROAD GULLIES AS SHOWN TO BE CONNECTED INTO NEW PIPELINE.

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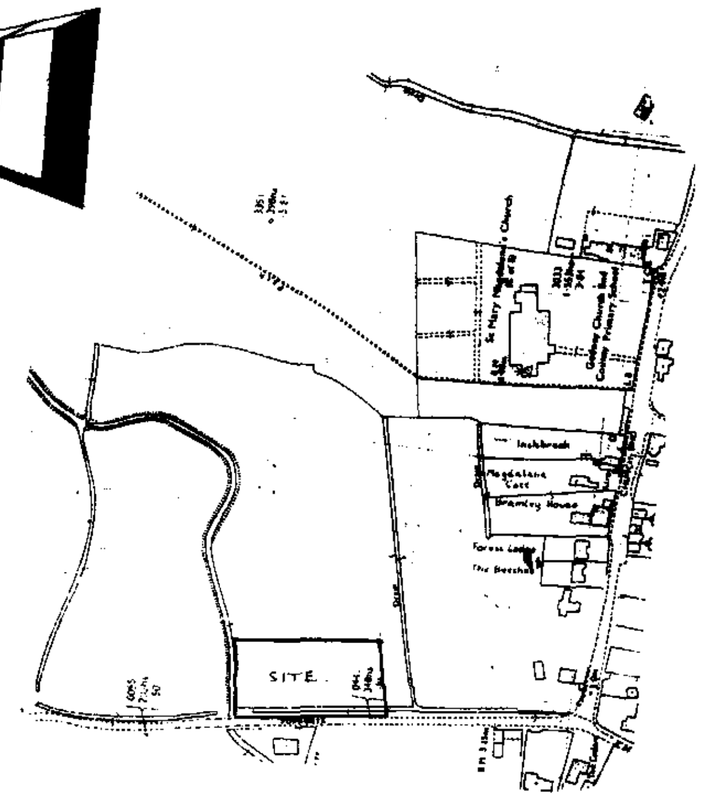
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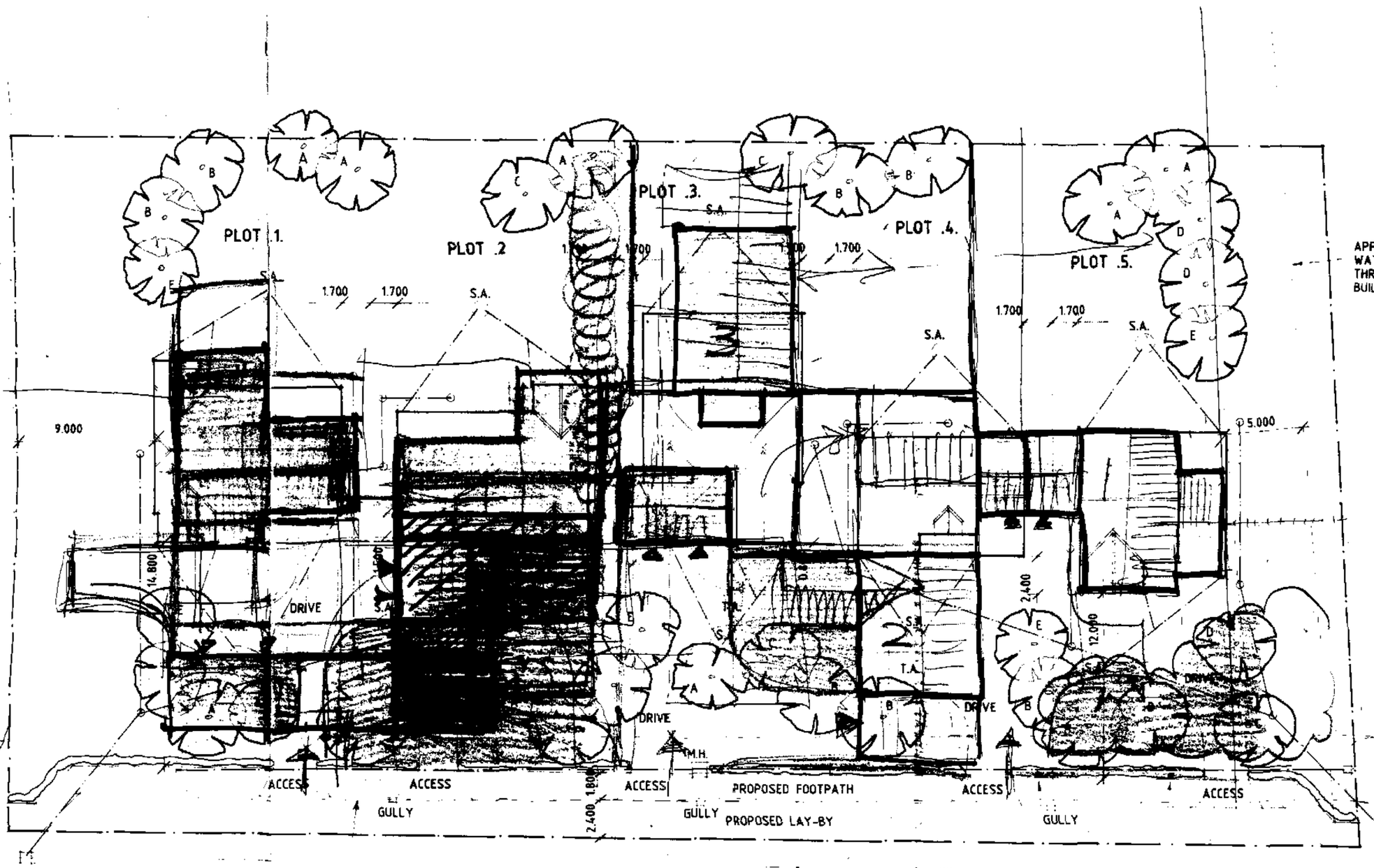
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PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

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B - SORBUS ARIA MITCHELLII STD
C - CONTINUS COGGYORIA 30-45 3L CG
D - ACER HERSII 120-150 CG
E - ACER CAMPESTRE




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**DWELLING TYPES**

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PLOT .5. - HIGHGROVE [ HANDED ]

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S.H.D.C. PLANNING DEPT. RECEIVED 4 AUG 1994

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MEETING 28/4/94
WITH - BRIAN CLIFFORD / JOHN KINGS
NICHOL MIDLEN PRESENT.
ADVISED SEMI-DETACHED FRONTAGE DEVELOPMENT NOT ACCEPTABLE. NO OBJECTION TO CONTINUATION OF DEVELOPMENT SOUTHWARDS.
ADVISED.- FRONT BUILDING OF EACH PAIR ARRANGEMENT OF BUILDING WITH REGULAR BUILDING LINE - SINGLE ATTACHED GARAGES AT SIDE.
SEE PLAN

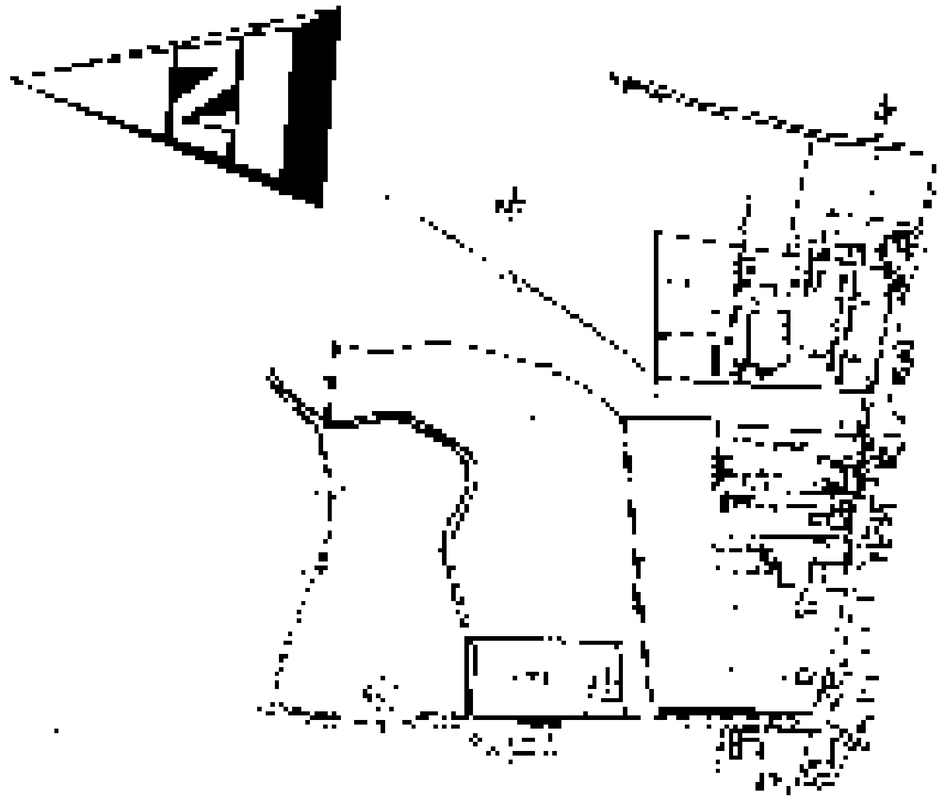
DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED RESIDENTIAL DEVELOPMENT AT TOPSGATE, GEDNEY FOR

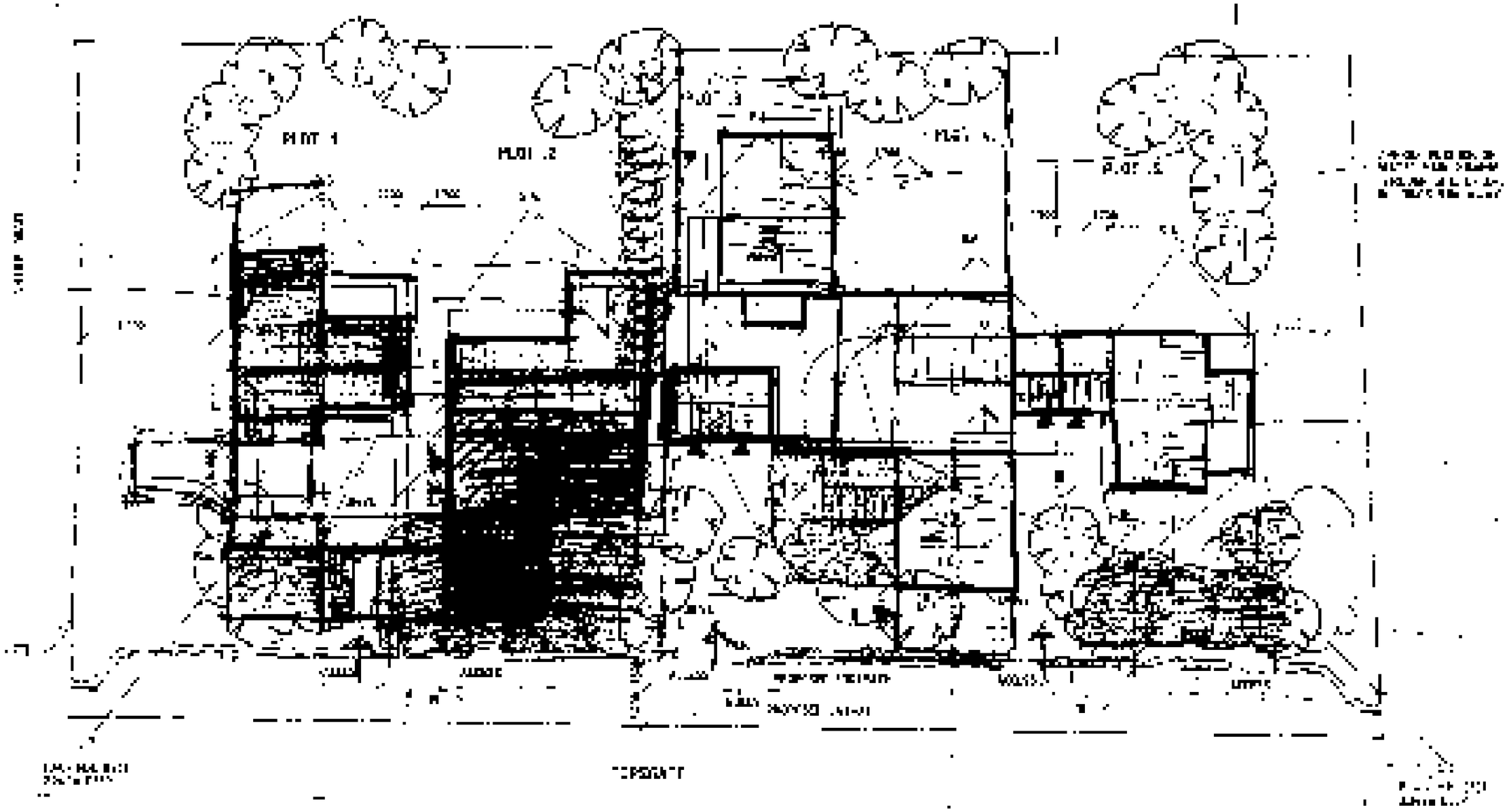
**KINGS QUALITY HOMES**

1:200 1:2500 KQH102/1
APRIL-94 B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel. 0406 424343 Fax. 0406 490702



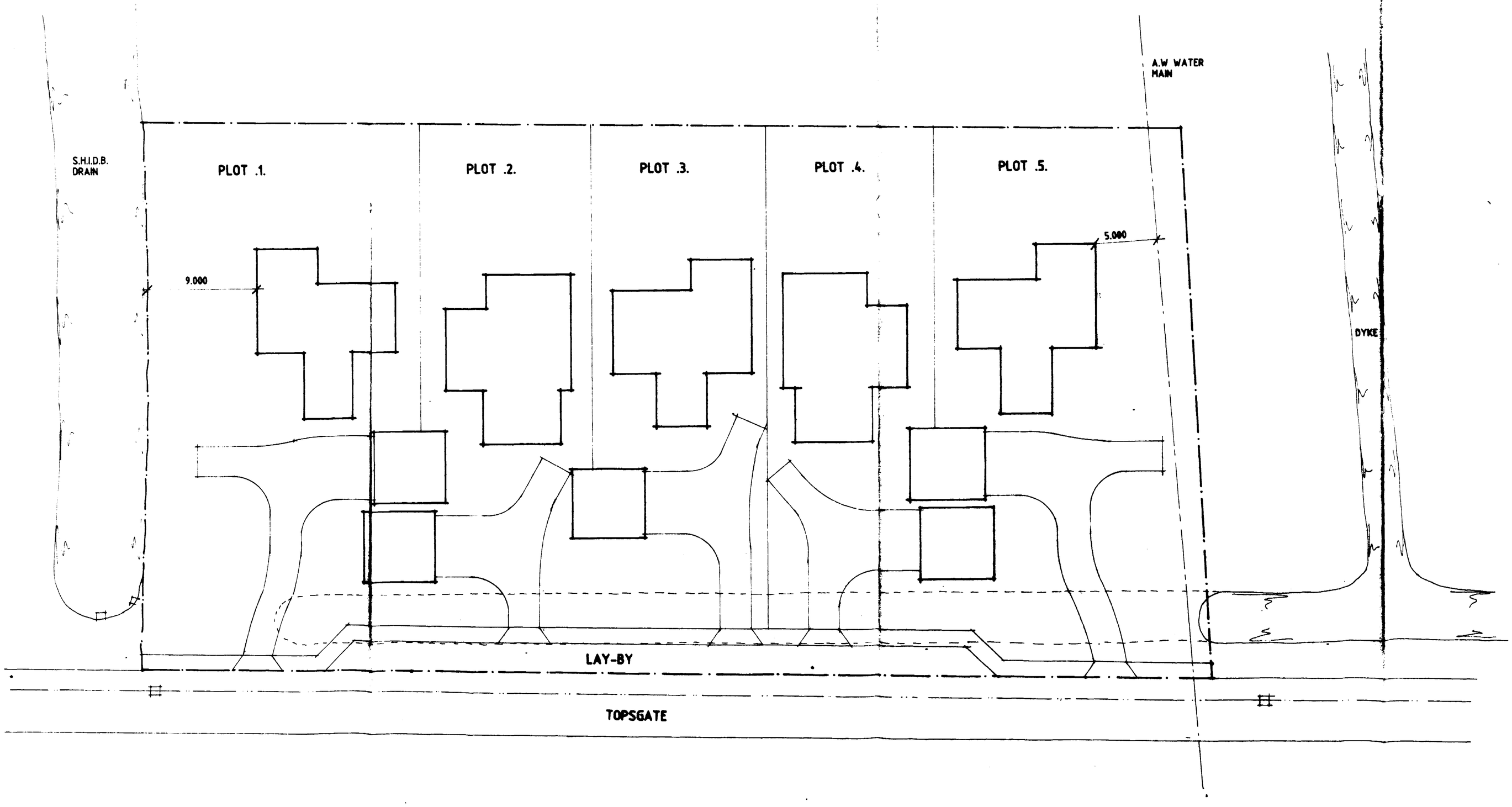
## LOCATION PLAN




## SITE LAYOUT.

Status

KINGS QUALITY HOMES




SOUTH HOLLAND D.C.
HOUSING & PLANNING
19 NOV 1996
Ref:

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

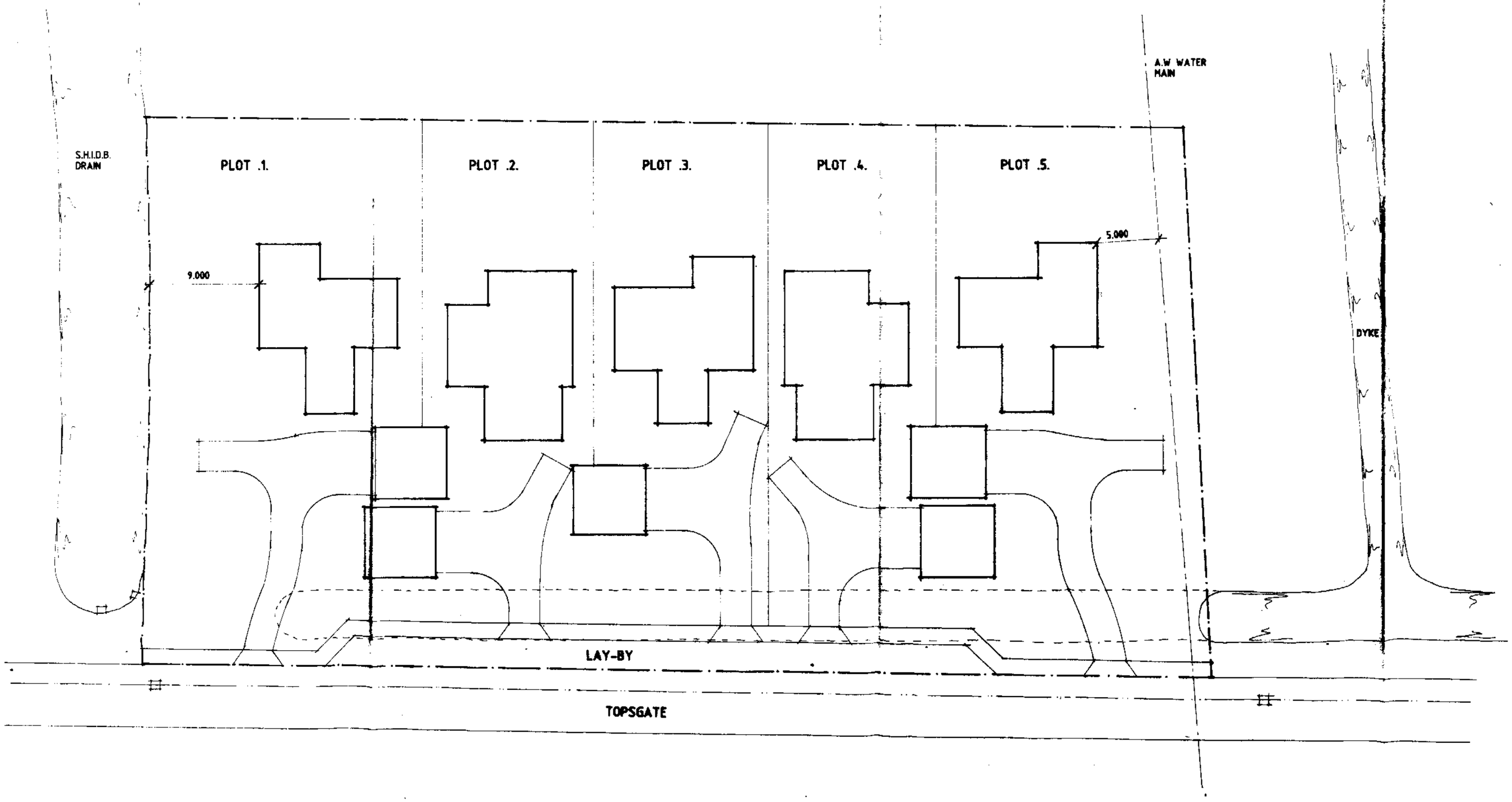
PROPOSED RESIDENTIAL DEVELOPMENT AT TOPSGATE, GEDNEY FOR

E. T. LOVEGROVE

DRAFT PROPOSAL

| | |
|---|---|
| 1:200 | 771886/1 |
| NOV-96 | S.GILHAM |

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
Tel: 01406 424363 Fax: 01406 490782




SOUTH HOLLAND DC
HOUSING & PLANNING
19 NOV 1996
Ref:

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT AT TOPSGATE, GEDNEY FOR

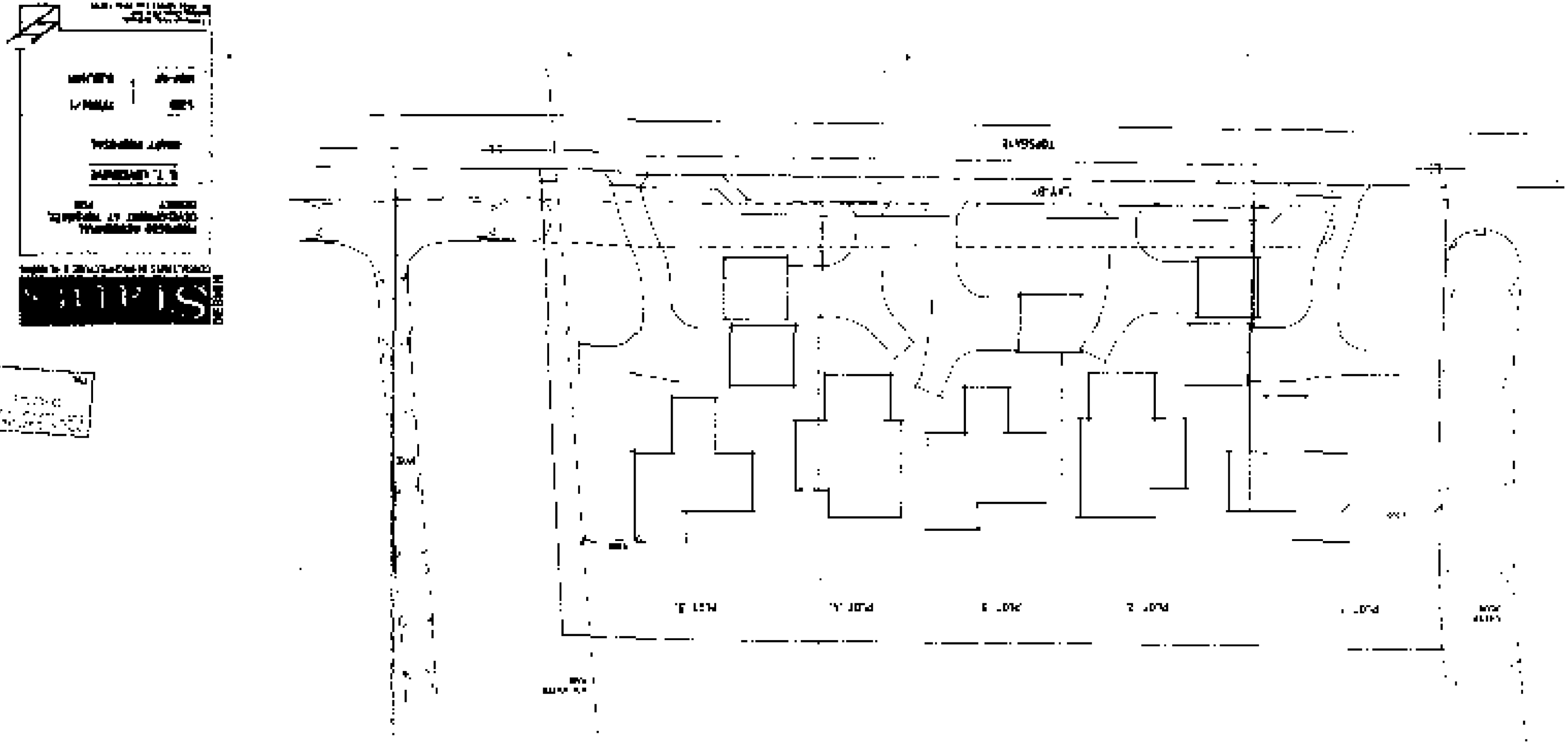
E. T. LOVEDRIVE

DRAFT PROPOSAL

1:200 | 771886/1

NOV-96 | B.SELMAN

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 410702



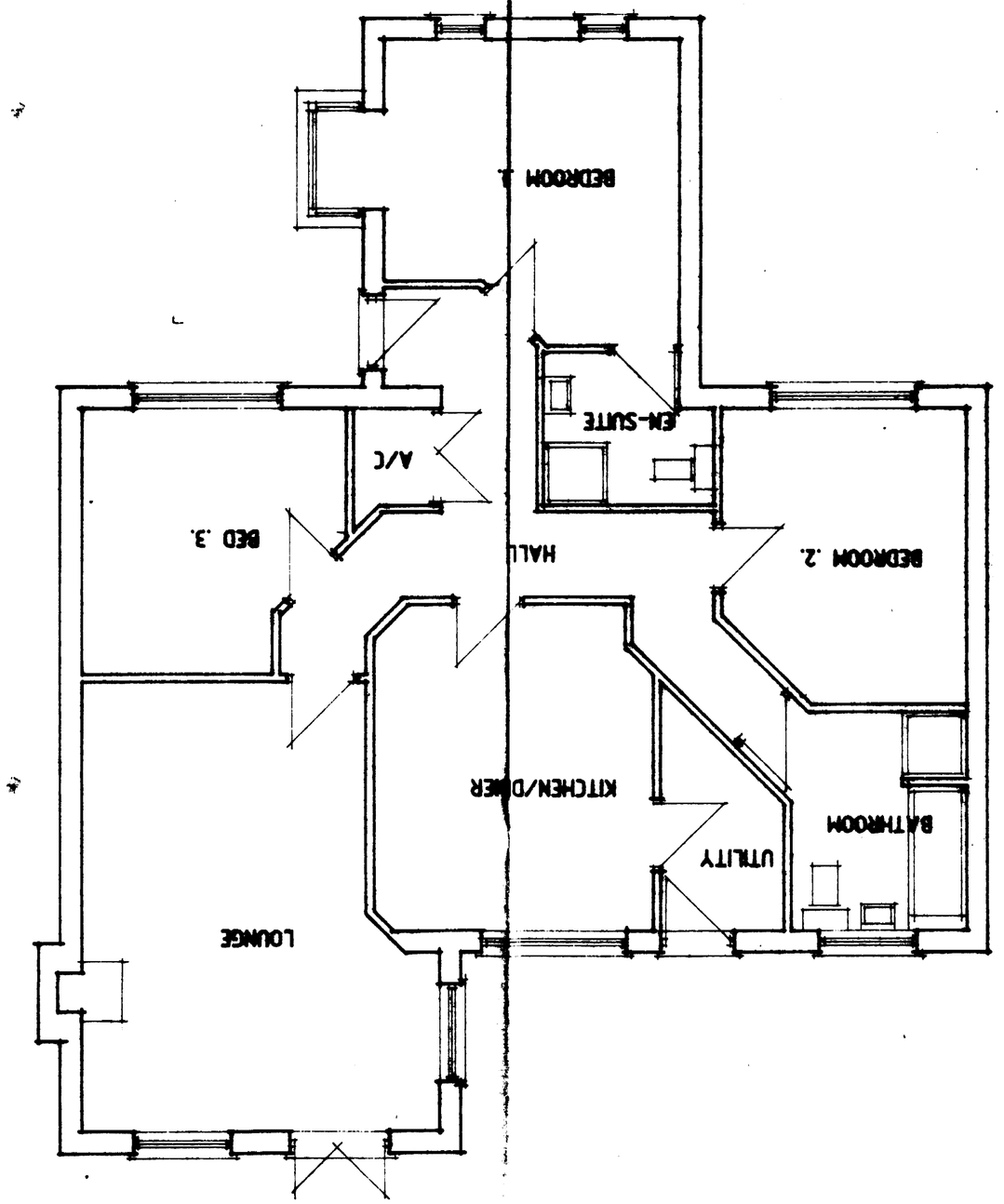
2 Gladstone Walk, Ringwood,
Shaldon, Devon. TQ13 7AP
Tel. 01626 [illegible] Fax. 01626 [illegible]

DESIGN FOR PLOTS
1 2 & 3

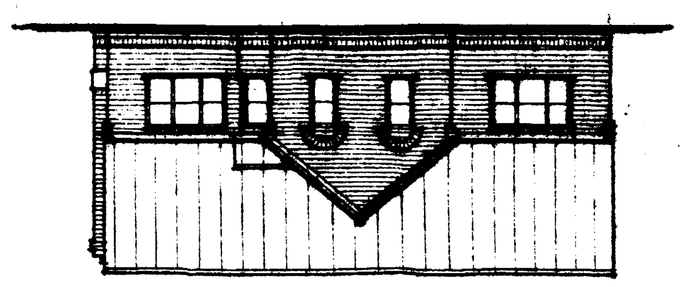
CONSULTANTS IN ARCHITECTURE & PLANNING

Stains DESIGN

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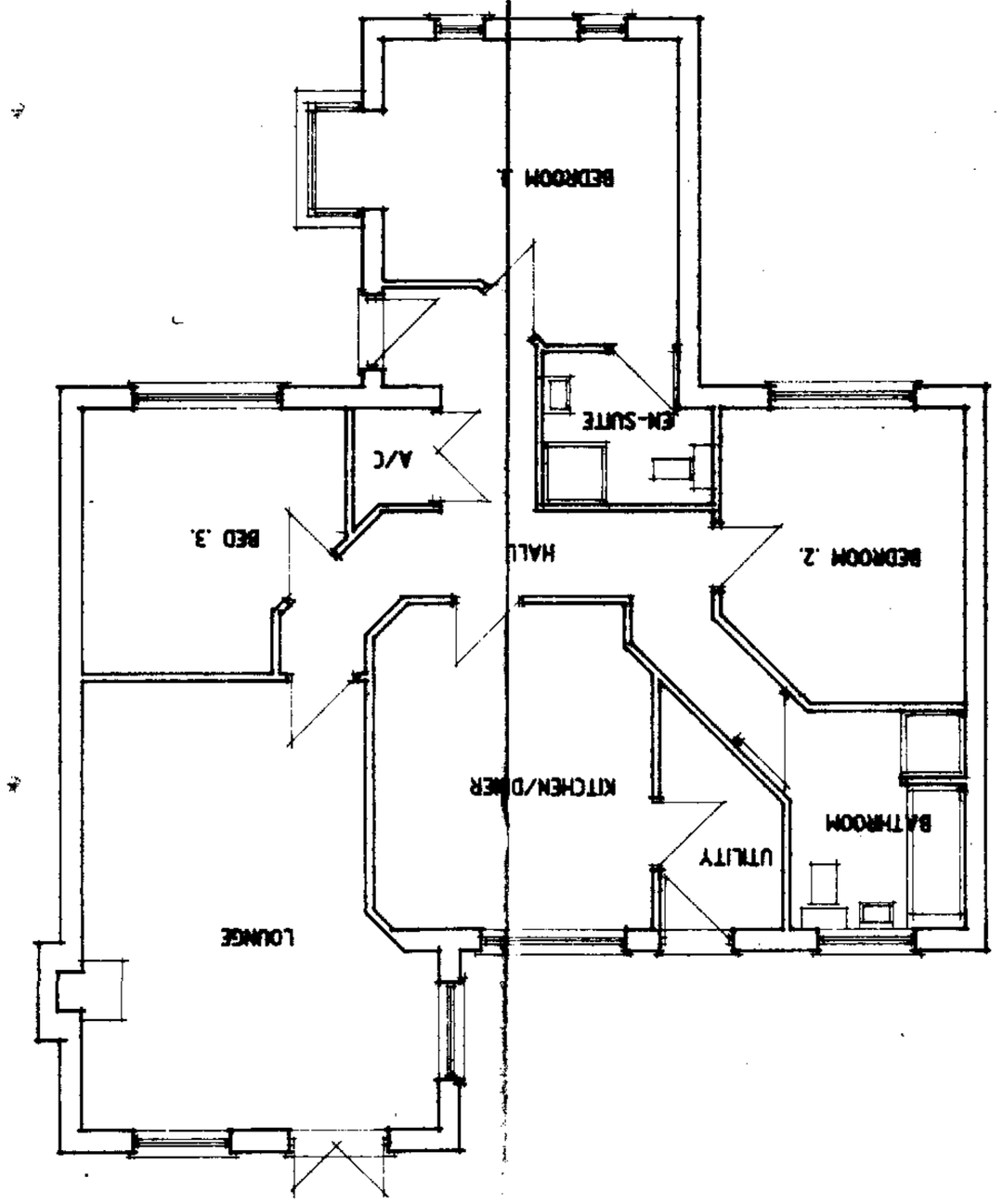

FRONT

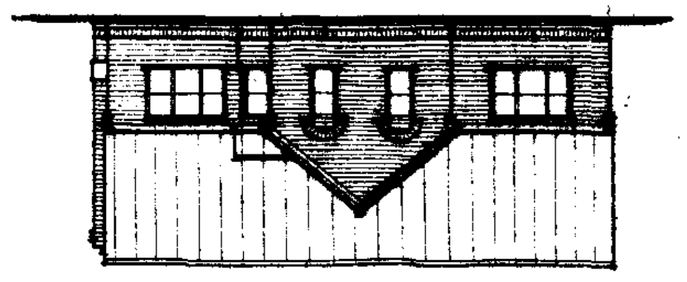


Stams DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

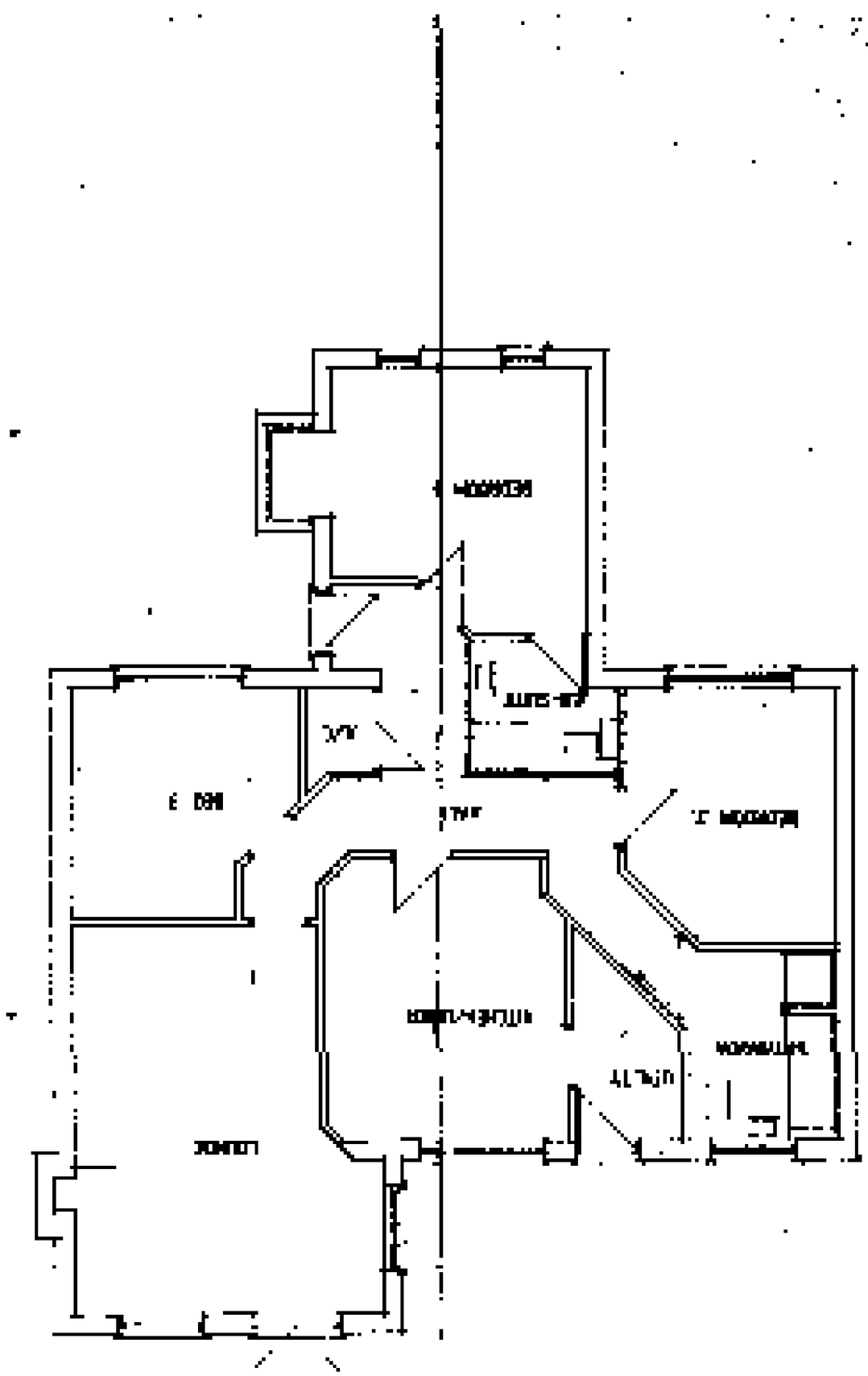
DESIGN FOR PLOTS
1 2 & 3

Ref.
15 NOV 1995



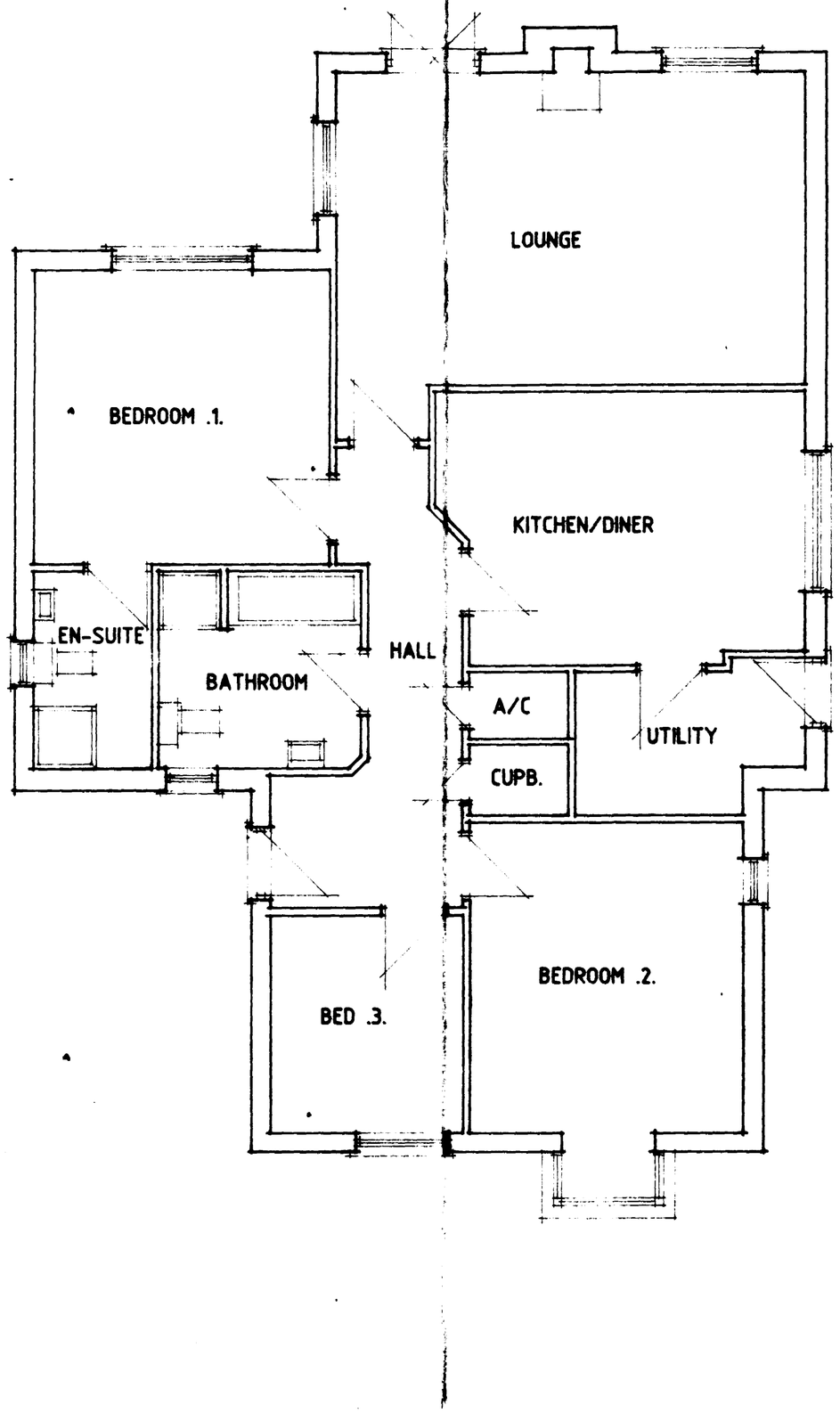








FRONT

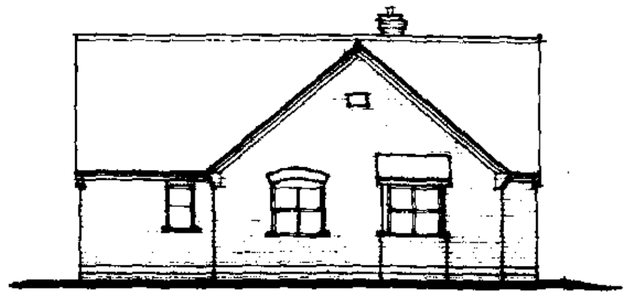



SOUTH HOLLAND DC
HOUSING & PLANNING
19 NOV 1996
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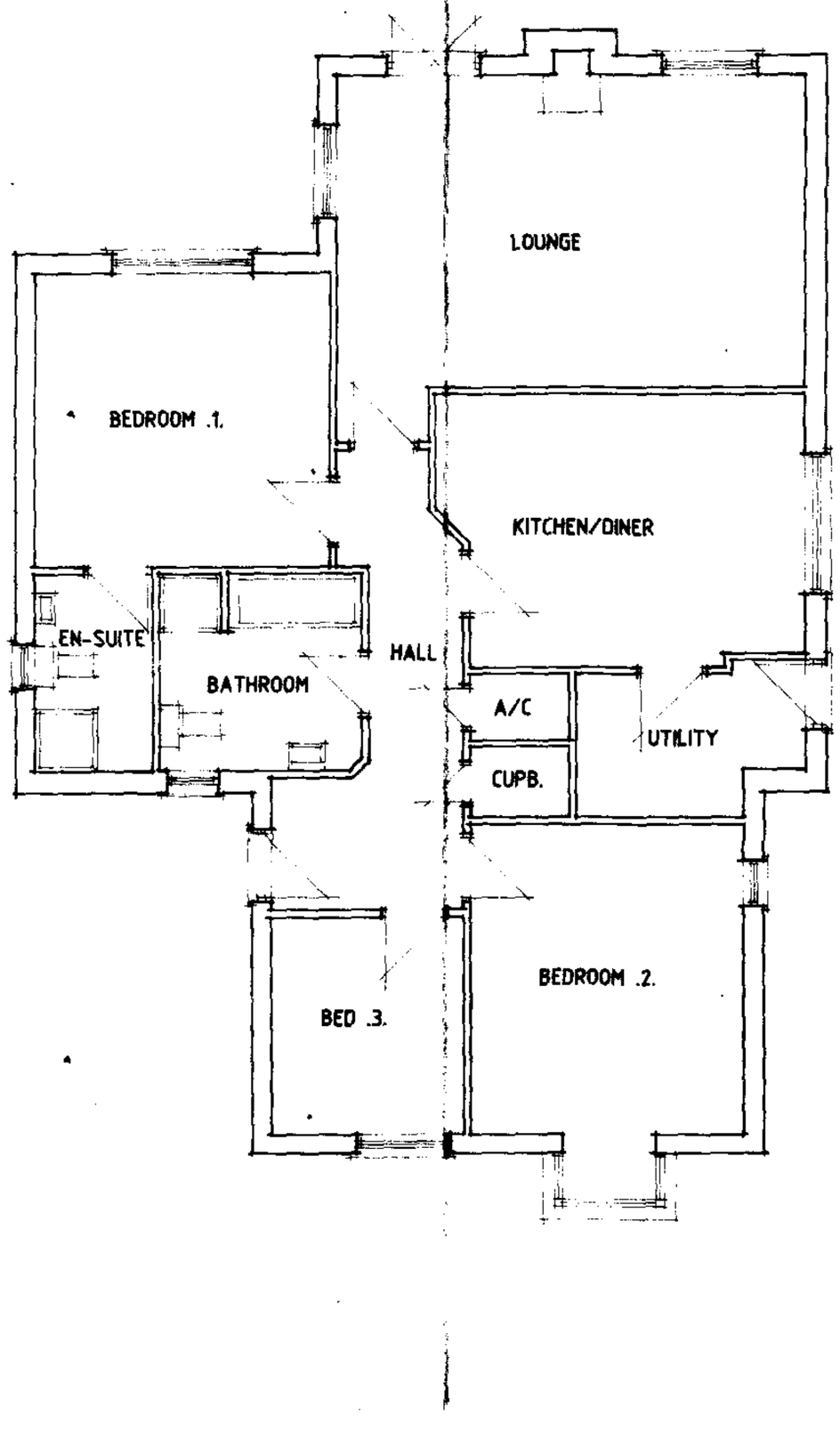
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

**DESIGN FOR PLOTS 2 & 4**

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



FRONT



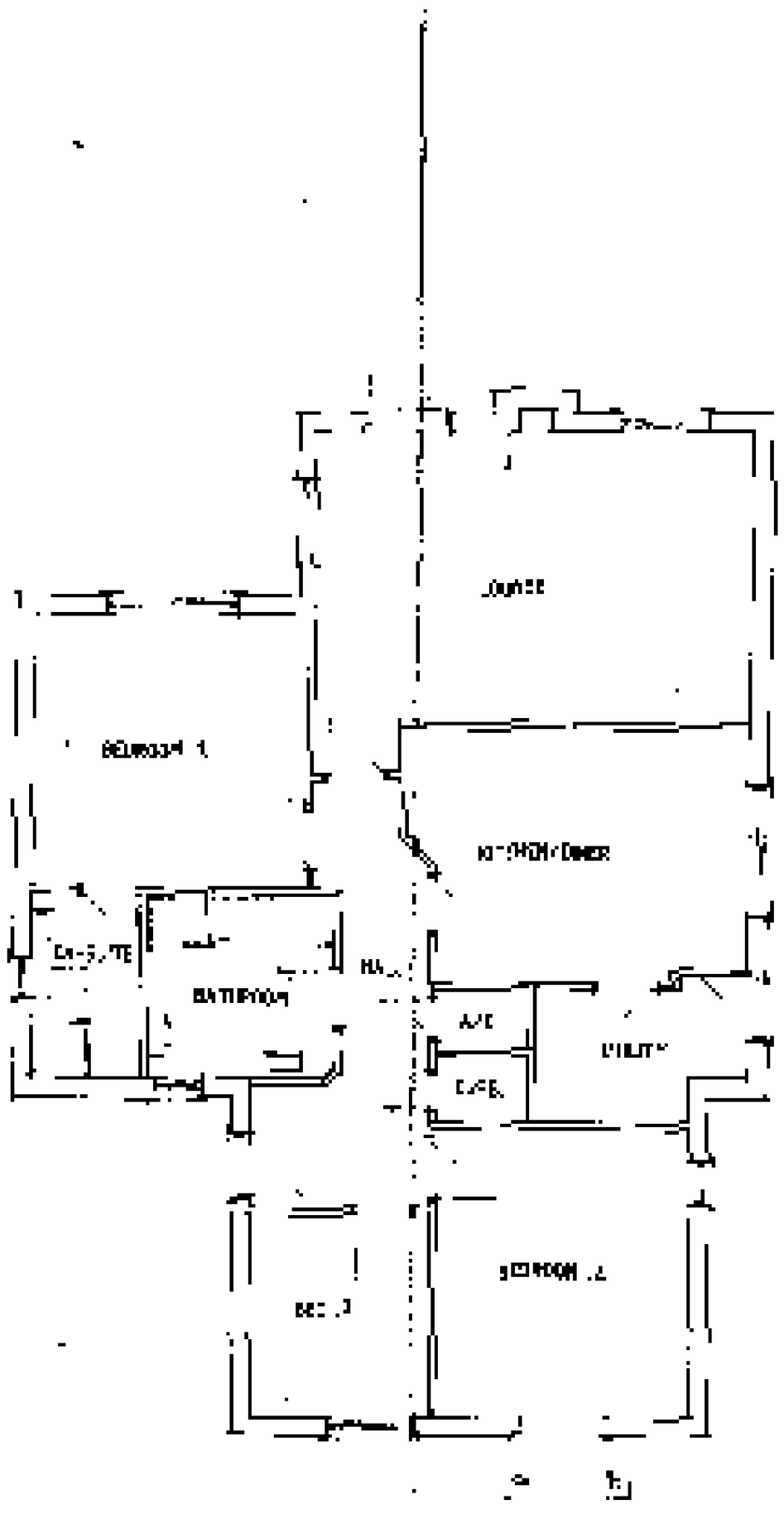

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DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DESIGN FOR PLOTS
2 & 4

2 Edinburgh Walk, Holbeach,
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Status

DESIGN FOR PLOTS