SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/1357/91 Received:20-DEC-91 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Bungalow, Garage & Vehicular Access including Landscaping
Location : Kingsgate Gedney
Spalding

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

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

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

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, drawing reference number H06/1357/91, received by the Local Planning Authority on the 20 February 1992.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
09-MAR-92 H06/1357/91

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

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

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

PLANNING APPLICATION

For office use only

Application No. H06/1357/91

Date Registered 20 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor,
Fleet Road,
Holbeach.

Tel. No. 0406 23388

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street,
Holbeach,
Lincs.

OFFICE COPY

Tel. No. 0406 24343

(Personal contact name) M.R. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Kingsgate, Gedney, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow, Garage & Vehicular Access including Landscaping

Please complete

Signed.. ..... Date.. 18.12.91 .....

I attach * Four copies of all plans
*an ownership certificate *(see back page)*
*a fee of £92-00 ..... If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ↴

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 1 Bungalow

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	- sq. metres
B. Please state size of any new structure:- (a) max. height:	6.300 metres
(b) max. length:	14.350 metres
(c) max. width:	13.100 metres
C. Please state type and colour of materials for facing external walls:	See Site Layout Plan
D. Please state type and colour of roofing materials.	

5. GENERAL INFORMATION Please complete each section

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

Agricultural

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

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

or

B. There will be a new or altered access to a public road ✓ →
If so, name of road: Kingsgate
Will there be -- Individual access(es) 1
New estate road

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

Part Purpose of Application

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓
B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

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

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

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

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

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

This new total includes the following net floorspace:

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

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

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

Authorised to issue:

05-MAR-92 H06/1357/91 AD.....DC.....

5/3 5/3

BRIAN SMIT. DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/1357/91 Type: FULL

Applicant: Kings Quality Homes
Tel: 0406 23388

Agent: Status Design
0406 24343

Description: Bungalow, Garage & Vehicular Access including Landscaping

Location: Kingsgate
Gedney
Spalding

Valid date:	20-DEC-91	Terminal date:	14-FEB-92
Target dates:		Target Committee:	12-FEB-92
To case officer	25-DEC-91	Report deadline:	29-JAN-92
Inspected by	30-DEC-91		
Extra contacts	04-JAN-92	Case Officer:	
Report if not clear by	24-JAN-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Gedney PC	0775 710451	03-JAN-92	17-JAN-92	Support
Cllr B Fines	0406 8 374	03-JAN-92	17-JAN-92	
L C C	Obs Attached	JE cs 16-1-92		
"Waterfield", Kingsgate	Now take as 4/1/92	14-JAN-92	28-JAN-92	
"Ridgeland", "		14-JAN-92	28-JAN-92.	

SITE DETAILS

Grid ref: 541270 324610
OS Sheets: 172 Parcel:

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

Date 19th February 1992

The person dealing with this matter is: M. Glauser

For the attention of Mr N Midlen

Our Ref: KQH087/MRG/AEW

Your Ref: DMG/JP/H06/1357/91

Dear Sir,

Re: Proposed Bungalow at King's Gate, Gedney for Kings Quality Homes.

In respect of the above and further to your letter dated 14th February, 1992 please find enclosed amended drawings KQH087/1b, Kings Cromwell and Crom Double Garage. I trust these now meet with your approval and look forward to receiving a decision as soon as possible.

Yours faithfully

M. R. Glauser F.F.B.

SOUTH HOLLAND D.C.
PLANNING DEPT
REF .....

Enc.

Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/SP/HOL/1357/91

MTG/DA3/BGH087

14 February 1992

Dear Sirs

Planning Application S06/1357/91 - Bungalow, garage and vehicular access, including landscaping, Kingsgate, Gedney

I refer to the above planning application submitted by yourself on behalf of Kings Quality Homes.

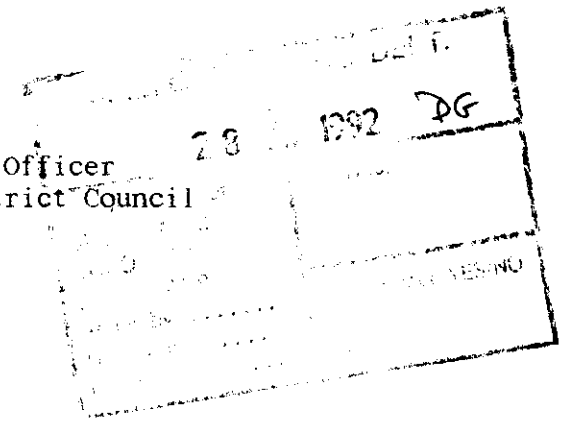
I would like to inform you that a "Tudor style" wall finish such as that proposed, is now generally discouraged in rural locations. This is especially so in this particular case, given the development relationship to the site to the south which has recently been under discussion.

I will be pleased to receive your comments in respect of this matter within the next 14 days, therefore, plus amended plans if you are agreeable.

Yours faithfully

N - MIDDEN
PRINCIPAL PLANNING OFFICER

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



NRA

National Rivers Authority
Anglian Region

27 January 1992

Our ref.GT/92/1/SH/0002

Dear Sir

PLANNING APPLICATION NO. H06/1357/91
PROPOSAL FOR BUNGALOW, GARAGE, ACCESS AND LANDSCAPING AT KINGSGATE, GEDNEY, BY KINGS QUALITY HOMES.

With regard to the above-mentioned application received on 6 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

If tests indicate the percolation value is greater than that identified in B.S.6297 (ie >140s) then other means of disposal of foul sewage will need to be considered. Details of alternative proposals should be submitted to the NRA.

/contd

DR. KEVIN BOND
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0002

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

Yours faithfully

R F Morgan
Planning Engineer

cc Status Design
4 Princes Street
Holbeach, Spalding

VJC

B N SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/1357/91

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Bungalow, Garage & Vehicular Access including Landscaping

Location: Kingsgate Gedney
Spalding

Type: FULL

Date received: 20-DEC-91

03-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

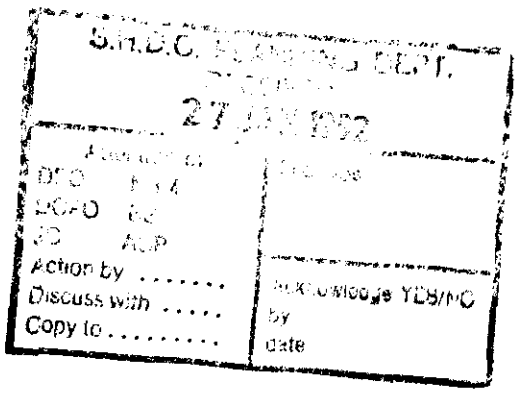
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 18-JAN-92. If no observations have been received by that date, it will be assumed that the Parish Council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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: The Council fully supports this proposal.



Signed:

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/1357/91/JAM **Your Ref.** **Date** 13 January 1992

Dear Sirs,

FULL PLANNING APPLICATION - KINGS QUALITY HOMES
DWELLING AT KINGS GATE, FLEET

The District Planning Officer has informed me that you have submitted an application on behalf of your client seeking 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.

No Board's or private watercourses adjoin the site.

I understand soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

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

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

Yours faithfully,

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JAN 1992 DG
File Nos.
Attention of
BBO NRM
BS
ACP
YES NO

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/1357/91.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	1	2	2	4	6.

2. Address or location

KINGSGATE, GEDNEY.

3. Name, classification and number of road

4. Date application referred 9/1/92

5. State whether outline, detailed application etc.

FULL.

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

BUNGALOW, GARAGE & ACCESS.

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: 16-1-92. Signed: [signature]
Director of Highways and Planning

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

District Planning Officer
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

Date 18.12.91

The person dealing with this matter is: M.R. Glauser

Our Ref: MRG/RAG/KQH087

Your Ref:

Dear Sir,

Re: Bungalow, Garage and Vehicular Access including Landscaping, Kingsgate, Gedney for Kings Quality Homes

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

TOWN AND COUNTRY PLANNING APPLICATION

A) 4 Copies duly completed application forms (Cert B).
B) Cheque for the value of £92-00.
C) 4 Copies duly completed drawings numbered KQH087/1 and 'Cromwell'.

I confirm that the necessary notice under Section 27 of the Town and Country Planning Act has been sent to the present owner of the application site, Mr. K.J. Waters.

Yours faithfully,

M.R. Glauser F.F.B.

PLANNING AMENDMENT

For office use only

Application No. H06/1357/91

Date registered 20 FEB 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 24343 (Contact) M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Kings Gate, Gedney, Spalding, Lincs.

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H06/1357/91
Building Regulation reference relating to same development.	B06/0030/92

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered ☑
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council: Yes

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 19th February 1992

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Bungalow, garage and vehicular access
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Tudor style wall finish changed to traditional brickwork.
State drawing no's of the current submission	KQH087/1b, Kings Cromwell and Crom Double Garage
State Officer dealing with the application, if known.	N. Midlen
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. ....21/2.....

Validation	Adequate detail Acknowledged	☐ ..... KL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	✓	No further action .....
	Amended plans needed	☐	Reference ..0030/91
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... KL	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

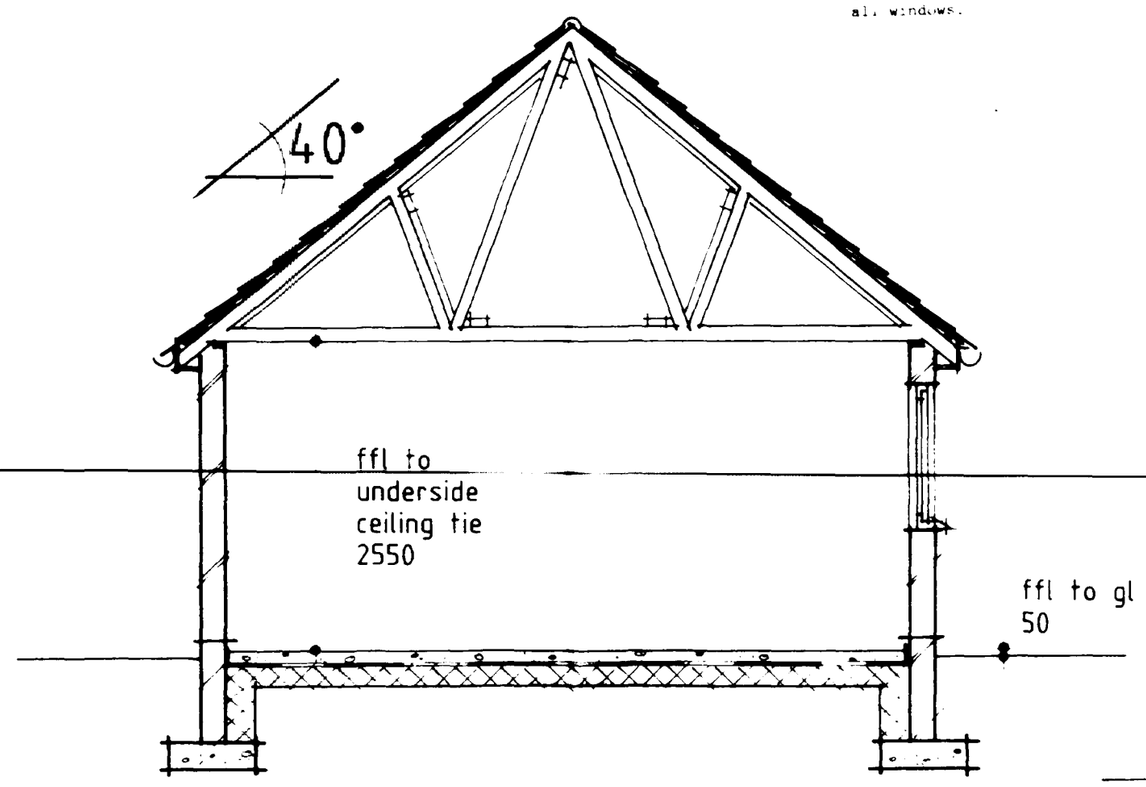
Details accepted, if different:

Notes: 1 copy to regist

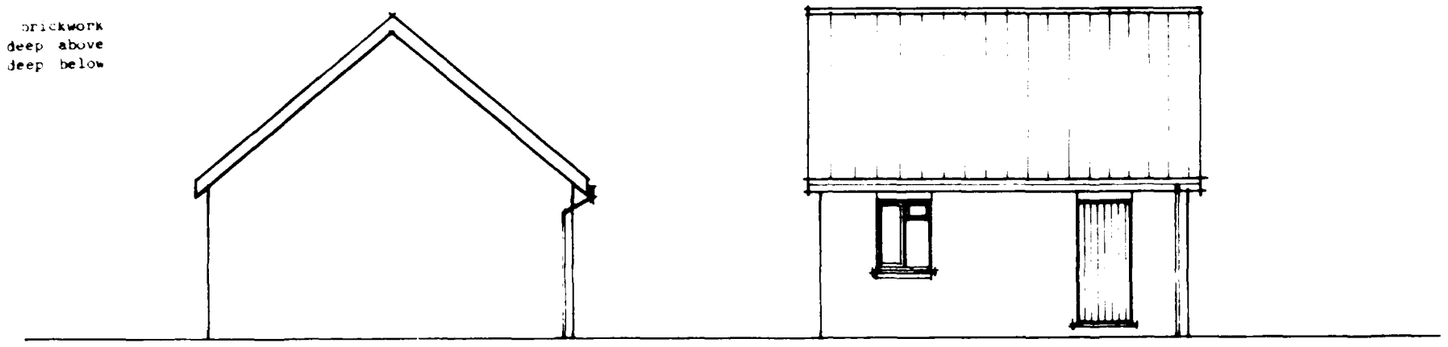
Signed: .....

Date: .....

NOTE: Provide soldier course brickwork where shown on elevations. 215 deep above all windows and doors and 100 deep below all windows.

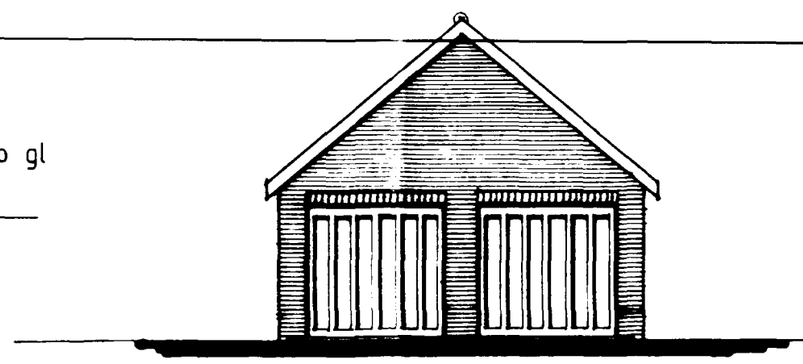


SECTION A——A

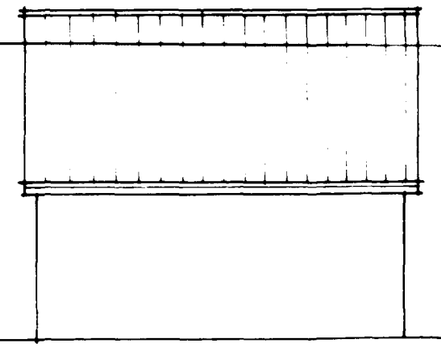


REAR

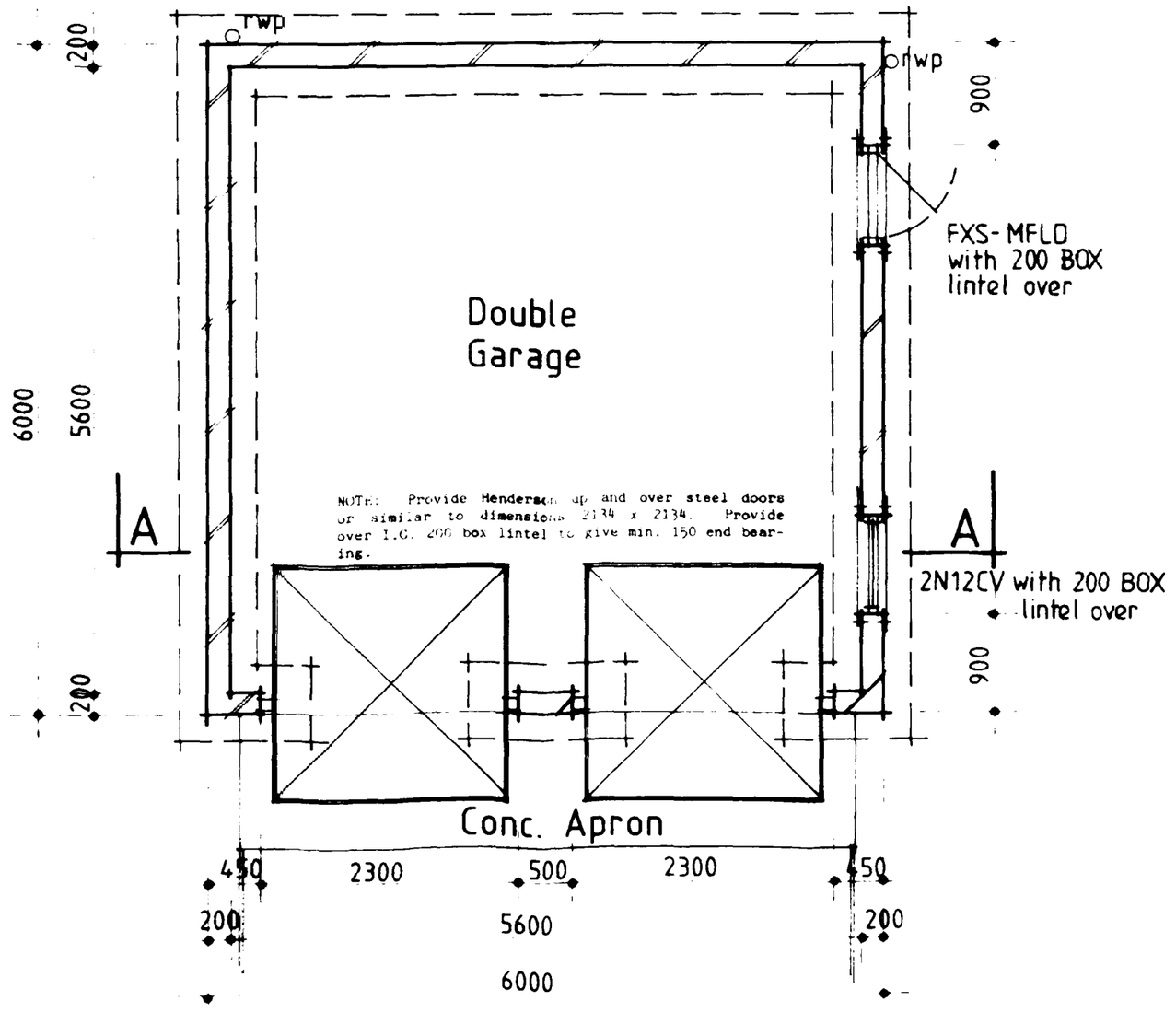
SIDE



FRONT



SIDE



ROOF CONSTRUCTION

Concr. 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 @ 40° pitch in accordance with B.S. 5268 part 3 1985.

Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing to internal members. 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. anchors & lateral restraint straps at 2m max. c/c to 1.200m c/c. At lateral strap positions provide pack and 75 x 50 noggins to trusses.

WALLING & SUB-STRUCTURE WALLING

200mm facing brickwork
200 Class 'A' dense conc. blocks. Bit. felt d.p.c. to walls 150mm above ground level

FOUNDATIONS
Under walls as shown provide conc. strip foundations:
700 x 225 to 200 walls
Foundations to be taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

GROUND FLOOR CONSTRUCTION:
100 conc. on 1,000 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.

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.

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

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

or SKJ disposal see site plan

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 was specifically prepared by Status Design Ltd. Permission must be obtained from Messrs. Status Design.

The contractor shall check all levels and dimensions on site and report discrepancies to the architect before proceeding.

All details shown are for guidance only based upon typical site conditions. Variations to these must be reported to the Architect. No responsibility can be accepted for alterations carried out to the drawings unauthorised.

Please note: Dots in window/door drawings.

STATUS DESIGN
0406 243443
4 PRINCES STREET, HOLBEACH, LINCS PE12 7BB

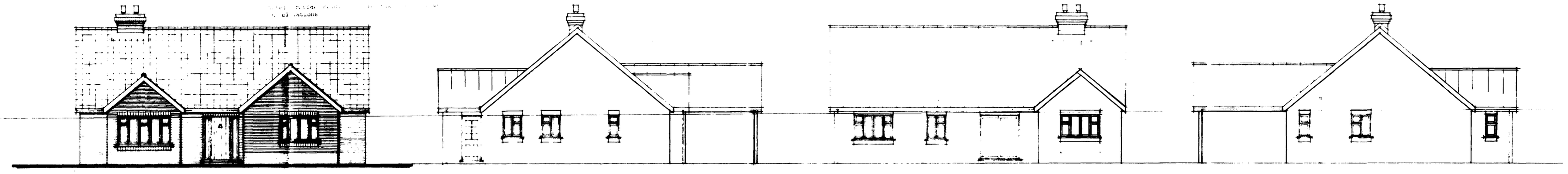
CROM
DOUBLE GARAGE

KINGS QUALITY HOMES

SOU [illegible] D.C
Pl [illegible] T
2 [illegible]
REF 1397/91

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

Architectural, Planning & Building Design Consultants

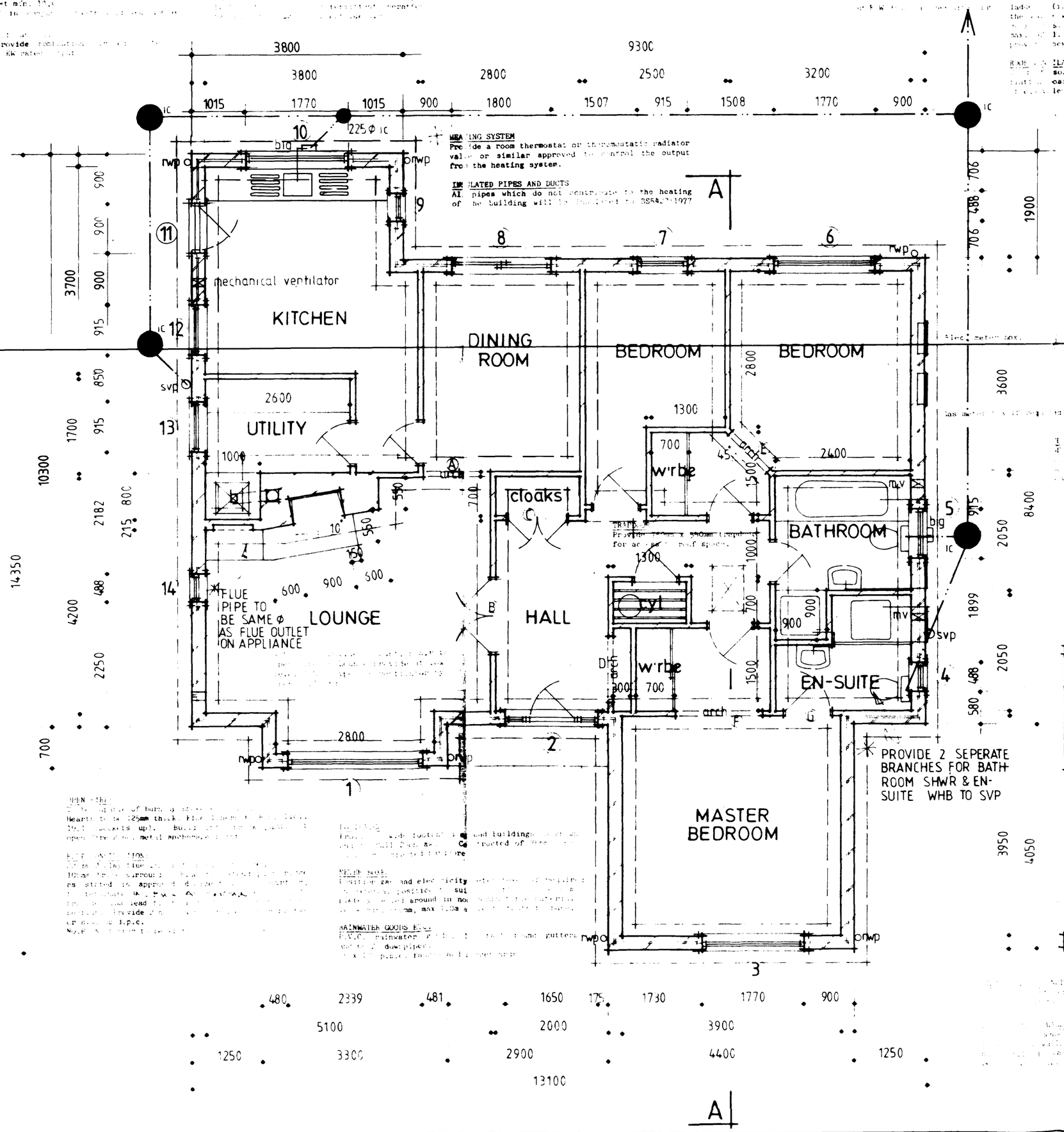


FRONT

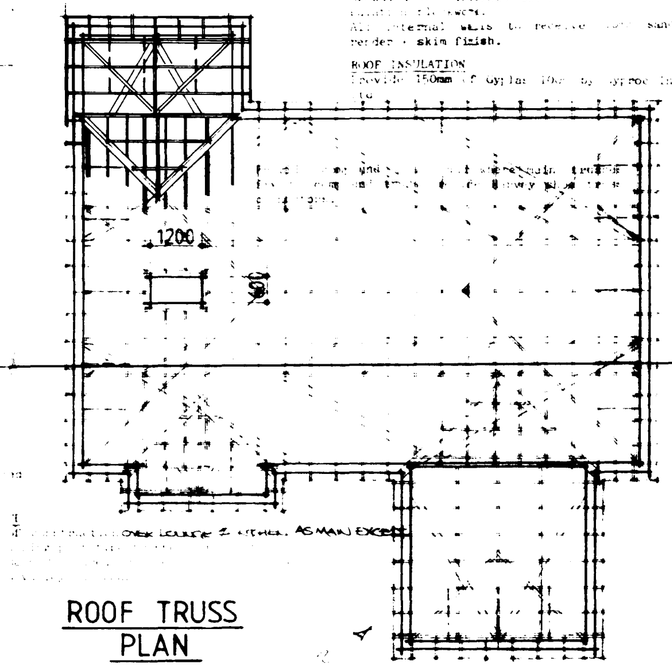
SIDE

REAR

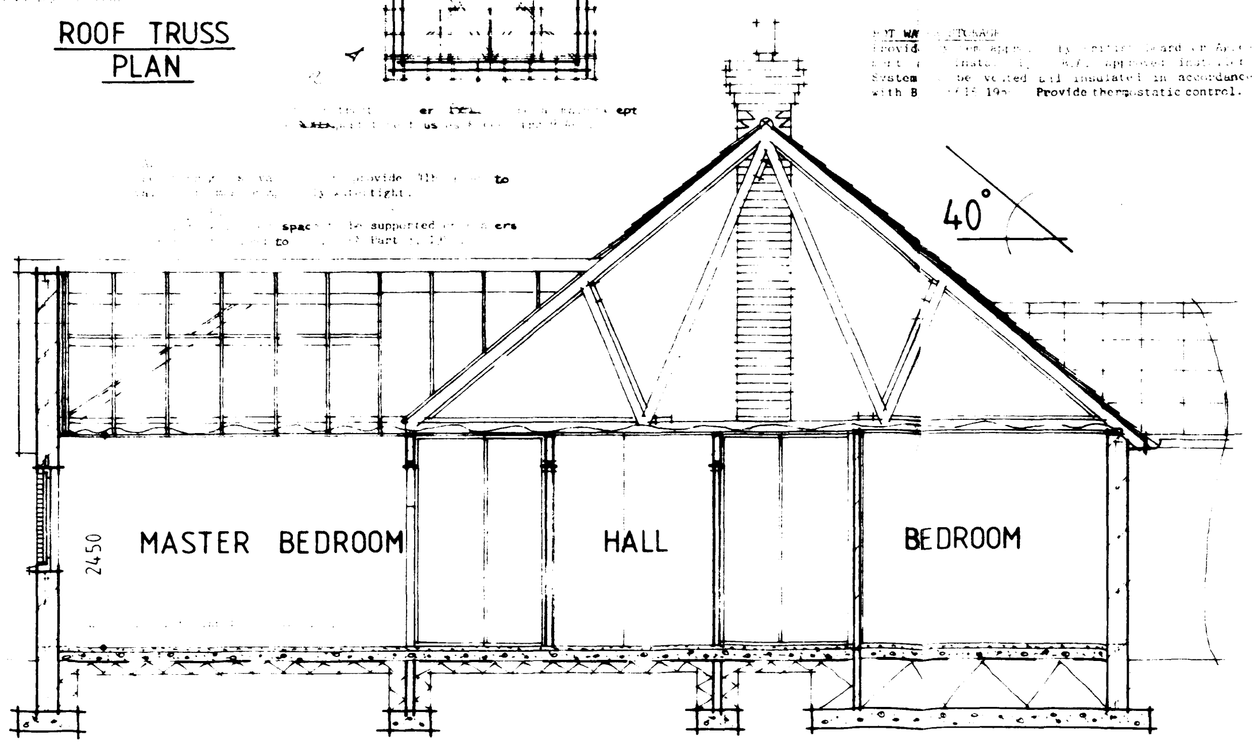
SIDE



JOINERY & LINTEL SCH.		
No	Ref.	lintel
1	SN13TVT (SPECIAL)	L1/S
2	FED16S - FDX 8QS	- "
3	4N12TMT (SPECIAL)	- "
4	N10V	- "
5	2N10CV (OPP	- "
6	4N12TMT (SPECIAL)	- "
7	2N12CV	- "
8	PATIC DOOR 1800 x 2100h	- "
9	N10V	- "
10	4N10TMT (SPECIAL)	- "
11	FNS-DDR31D WITH INSERTS	- "
12	2N10CV	- "
13	2N10CV (CP	- "
14	N10V	- "
A	ARCH 1200 WIDE	100BOX
B	INTERNAL DOUBLE DOORS 1400 W	- "
C	" " " 1100 W	- "
D	ARCH IN FEATURE BWK SELF SUPPORTING	N/A
E	ARCH 1000 WIDE	100BOX
F	ARCH 1500 WIDE	- "
G	INTERNAL OPENING	- "



ROOF TRUSS PLAN



SEC. A——A

status design

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

A

Ref.

KINGS CROMWELL D.C.

REF 1397/91

KINGS QUALITY HOMES

1:50 1:100	FEB 92
JPW	

TREE SCHEDULE

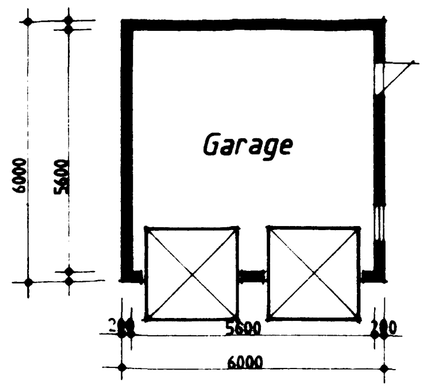
	A- Cotinus Coggyoria	30-45 3L CG
	B- Acer Hersii	120-150 CG
	C- Syringa Vulgaris 'Charles Joly'	60-90 B&W

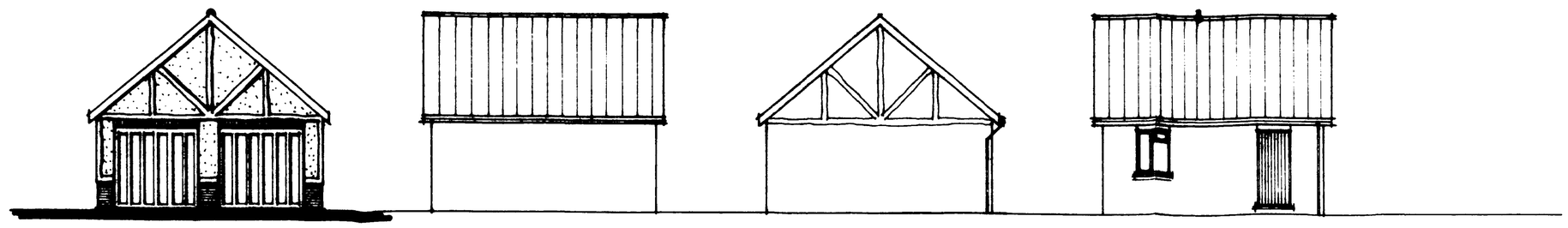
LANDSCAPING

All Hedging indicated thus to be Beech planted in two staggered rows with 5 plants per linear meter

Walling shown to be 1800mm high 215mm thick in same bricks as Bung. Brick-on-edge capping. Gate to be Framed, Ledged, & Braced style.

All Fencing indicated thus to be 1200mm high close boarded timber fencing.



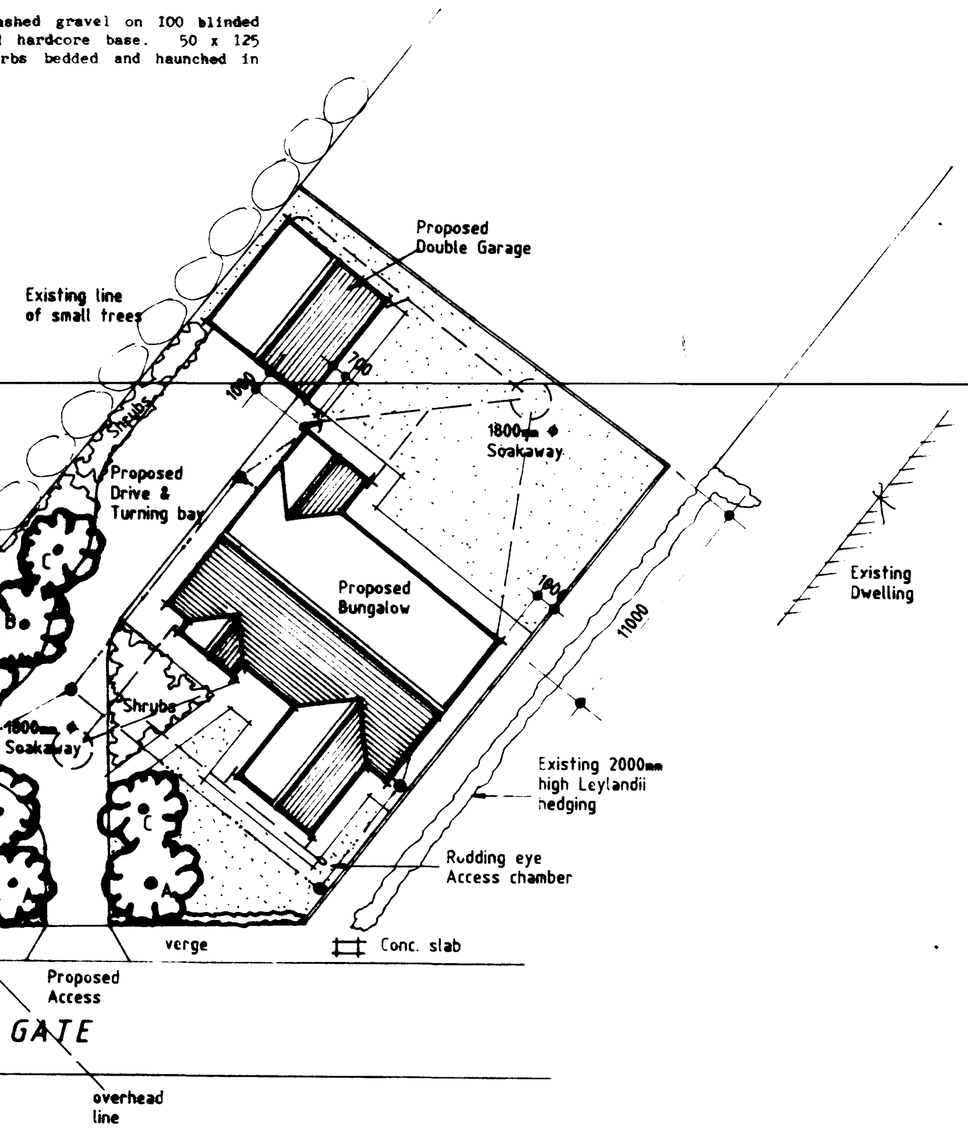


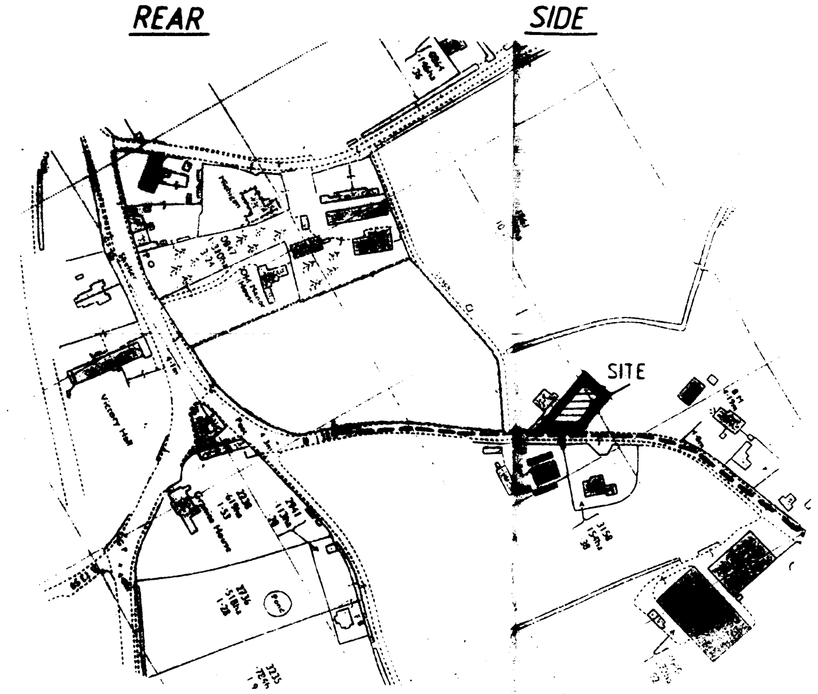
FRONT SIDE REAR SIDE

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

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

DRIVES
75 (19 down) washed gravel on 100 blinded and consolidated hardcore base. 50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.





LOCATION PLAN

EXTERNAL MATERIALS

Goxhill Dark Grey concrete interlocking Double Pantile.

Butterley Blaby .Elizabethian Rose Facing Bricks

Dark Brown stained Windows & Doors

White painted Fascia & Bargeboards

Dark Brown or Black UPVC rainwater goods

SEPTIC TANK:
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.
The Council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

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

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.

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Please note: This drawing is not a conveyance drawing.

BLOCK PLAN

THIS DRAWING TO BE READ IN CONJ. WITH STANDARD DRAWING TYPE 'CROMWELL'

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 23453

SITE PLAN

PROPOSED BUNGALOW & DOUBLE GARAGE AT KINGS GATE, GEDNEY, SPALDING, LINCS.

KINGS QUALITY HOMES

SOUTH HOLLAND D.C. PLAN DEPT. 20 DEC 1991 REF. H367/91/...

Scales- 1:200 1:2500
Date- Dec 91
Drawn- JPW
Drg.no.- KQH087/1

Architectural, Planning & Building Design Consultants

TREE SCHEDULE

A- Cotinus Coggyoria	30-45 3L CG
B- Acer Hersii	120-150 CG
C- Syringa Vulgaris 'Charles Joly'	60-90 B&W

LANDSCAPING

All Hedging indicated thus ~~~ to be Beech planted in two staggered rows with 5 plants per linear meter

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EXTERNAL MATERIALS

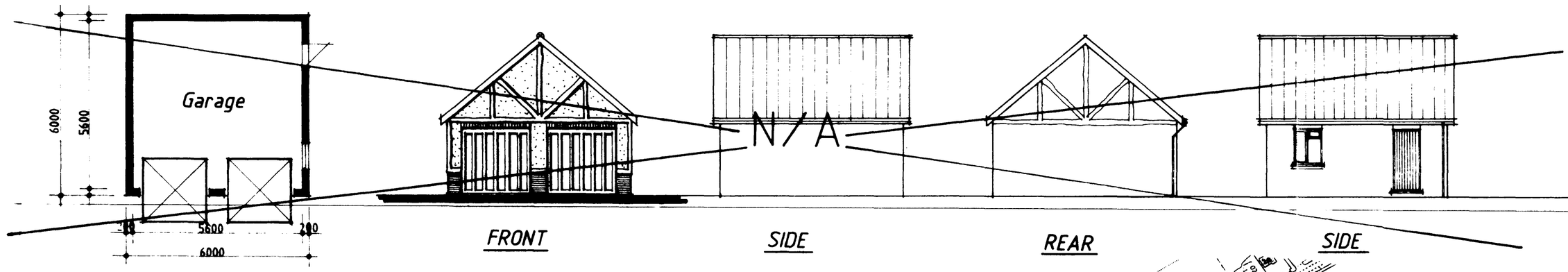
Goxhill Dark Grey concrete interlocking Double Pantile.

Butterley Blaby .Elizabethian Rose Facing Bricks

White painted Windows & Doors

White painted Fascia & Bargeboards

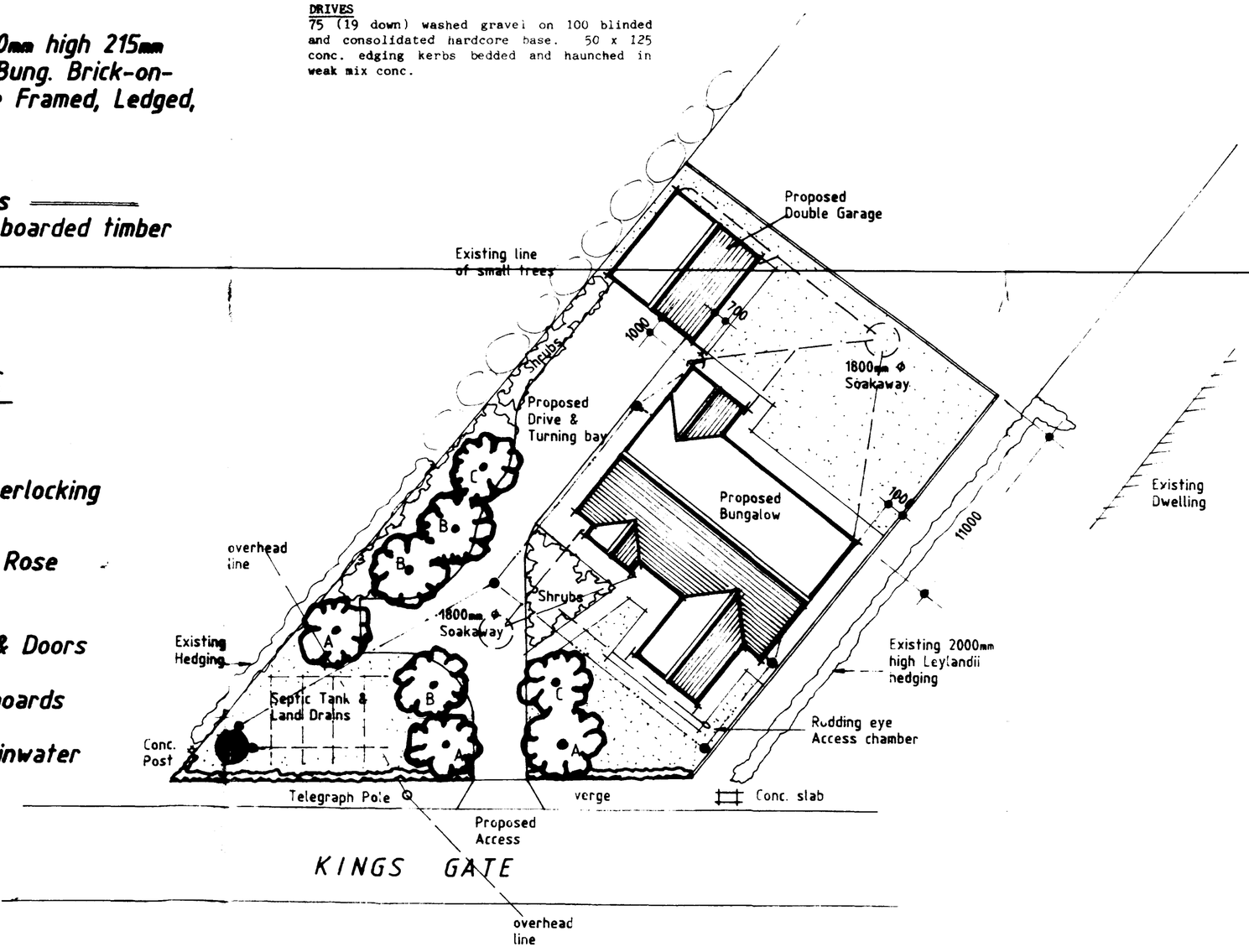
Dark Brown or Black UPVC rainwater goods

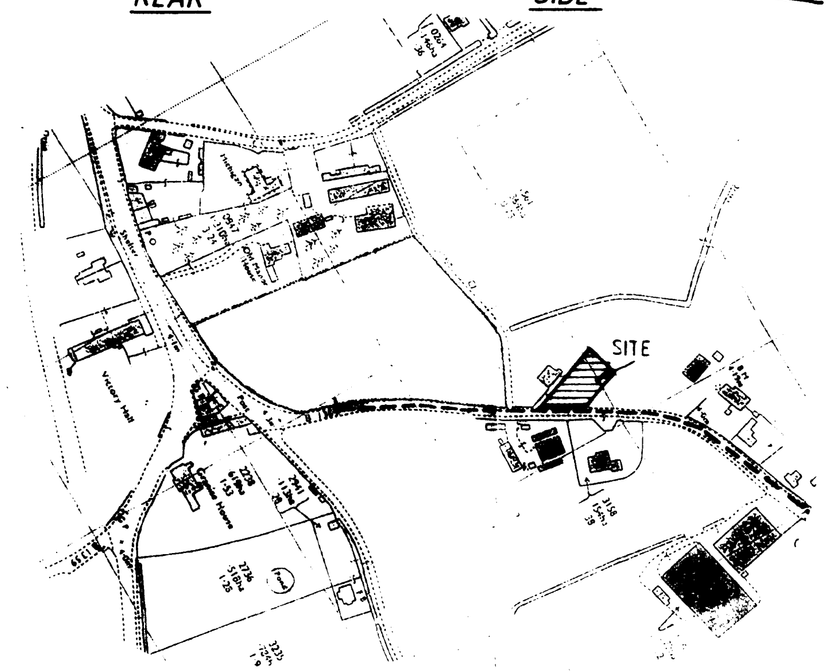


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LOCATION PLAN

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BLOCK PLAN

THIS DRAWING TO BE READ IN CONJ. WITH STANDARD DRAWING TYPE KINGS CROMWELL & CROM DOUBLE GARAGE + PERCOLATION TEST BY FLEETLAND DESIGN

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

SITE PLAN

PROPOSED BUNGALOW & DOUBLE GARAGE AT KINGS GATE, GEDNEY, SPALDING, LINCS.

KINGS QUALITY HOMES

SOUT- ... O.
Pl- ...
2 ... 1992
REF 35/191

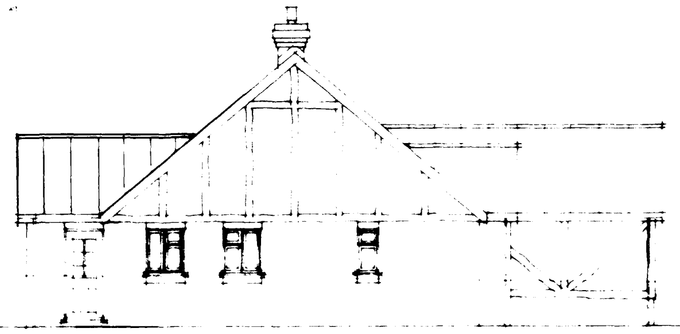
Scales- 1:200 1:2500
Date- Dec 91
Drawn- JPW
Drg.no.- KQH087/1

A- UPDATED FOR BCR JAN 92.
B- N COV. DRGS ALT- FEB 92

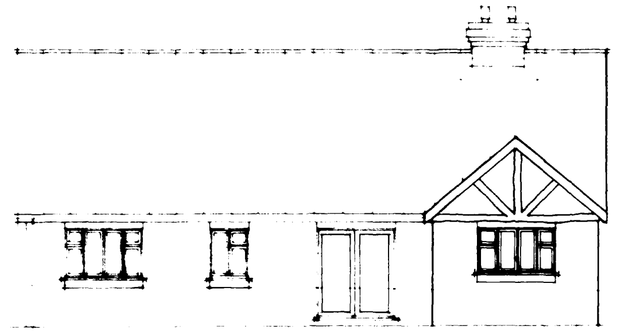
Architectural, Planning & Building Design Consultants



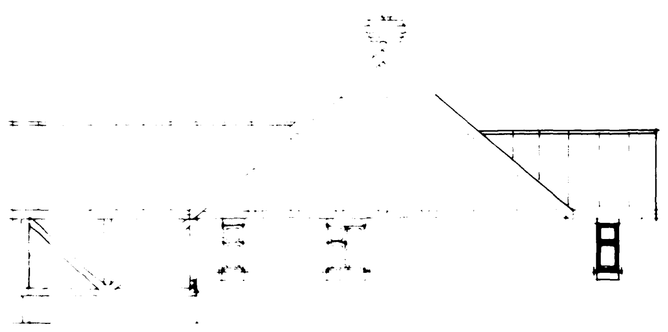
FRONT



SIDE



REAR



SIDE

BOILER:

Provide oil or solid fuel type boiler of power 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 9x9 flue. (Cast iron flue to be 1m long). Flue to discharge into brick conventional flue as detailed for open fire.

If oil or solid fuel fired boiler is used provide permanent to ventilate by window c.s.a. not less than boiler outlet min. 10,0 cm².

To be read in conjunction with approved document J/1993.

NOTE:- If an oil fired boiler is to be used provide combustion air equal to 550 sq. mm. KW rated output

KITCHEN VENTILATION:

Provide Nadia 220 by Solavent Ltd. or similar by approved manufacturer. Extract ventilation rate 30 cu.m. per hour. Have boost switch.

Alternative method by Solavent Ltd

Alternative method by Titon/Domus Ltd

Extract to external wall

Extract to roof

Extract to external wall

Extract to roof

Extract to external wall

Extract to roof

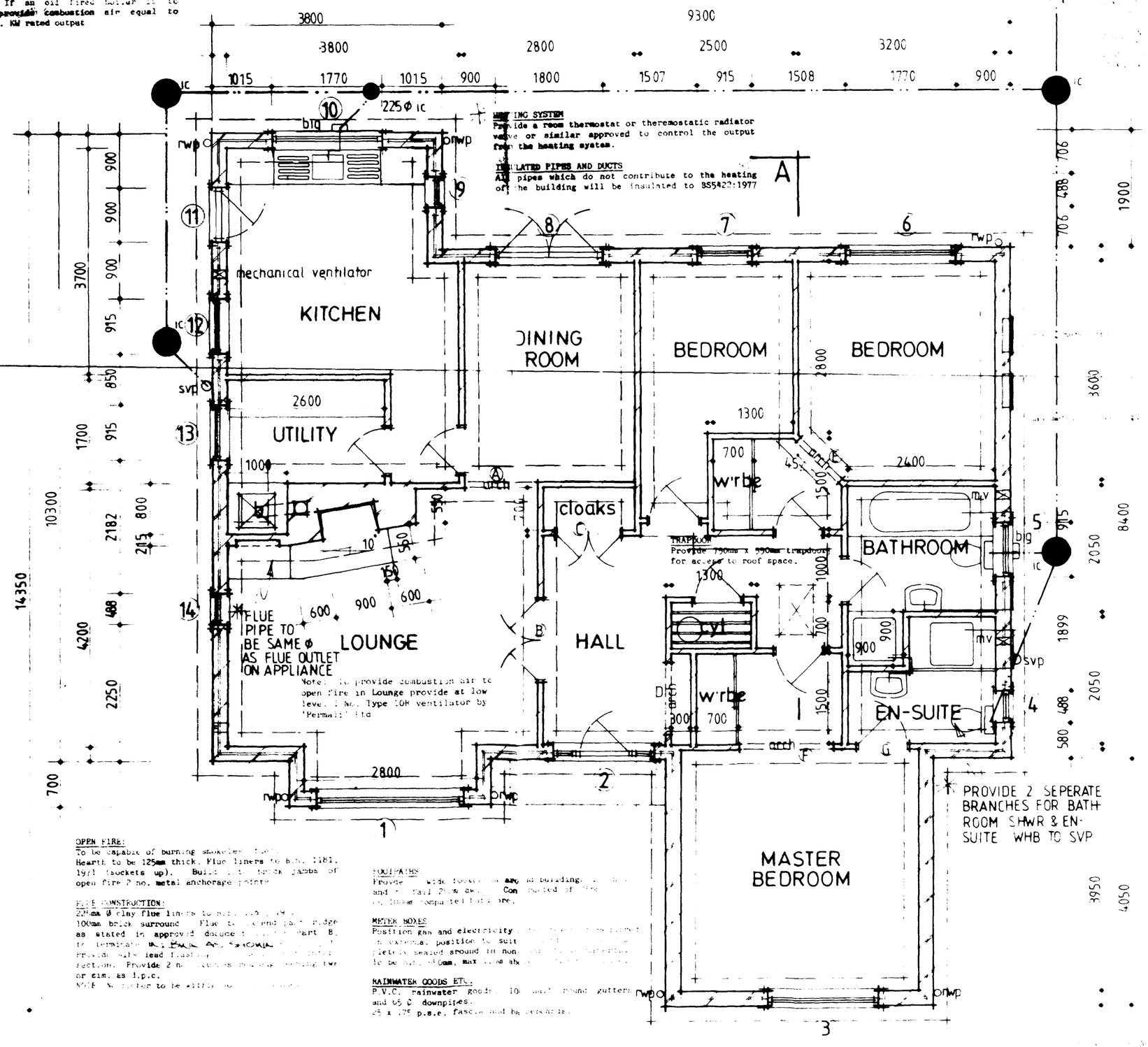
Extract to external wall

Extract to roof

provide suitable cooker hood or similar by approved manufacturer with ventilation of at least 30 litres per second intermittent operation

Provide permanent vents to outside air.

See plan for duct



HEATING SYSTEM

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

INSULATED PIPES AND DUCTS

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

OPEN FIRE:

To be capable of burning smokeless fuel.

Hearth to be 125mm thick. Flue liners to be 8in. (1981, 1991 brackets up). Build in brick bands of open fire 2 no. metal anchorage points

FLUE CONSTRUCTION:

225mm Ø clay flue liners to [illegible]

100mm brick surround. Flue to [illegible] as stated in approved document [illegible] to terminate 2m above any [illegible] Provide with lead flashing [illegible] section. Provide 2 no. [illegible] or sim. as i.p.c.

NOTE: No timber to be within [illegible]

HOUSEPATHS

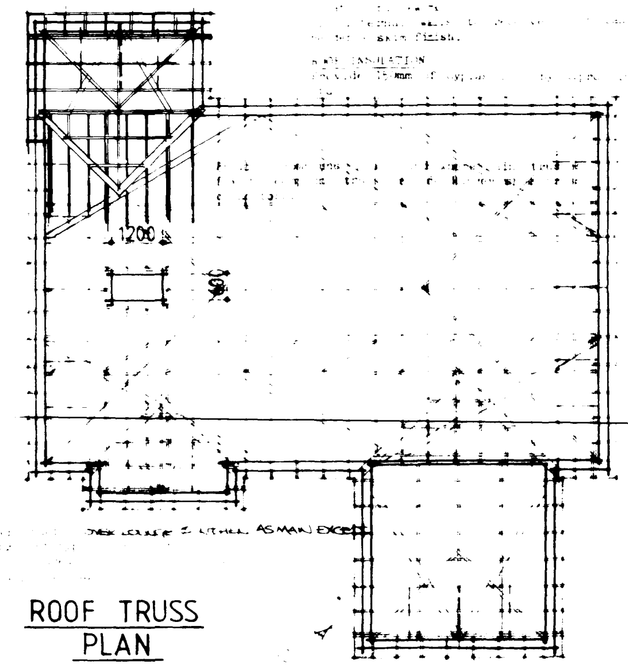
Provide [illegible] and 75 thick [illegible]

METER BOXES

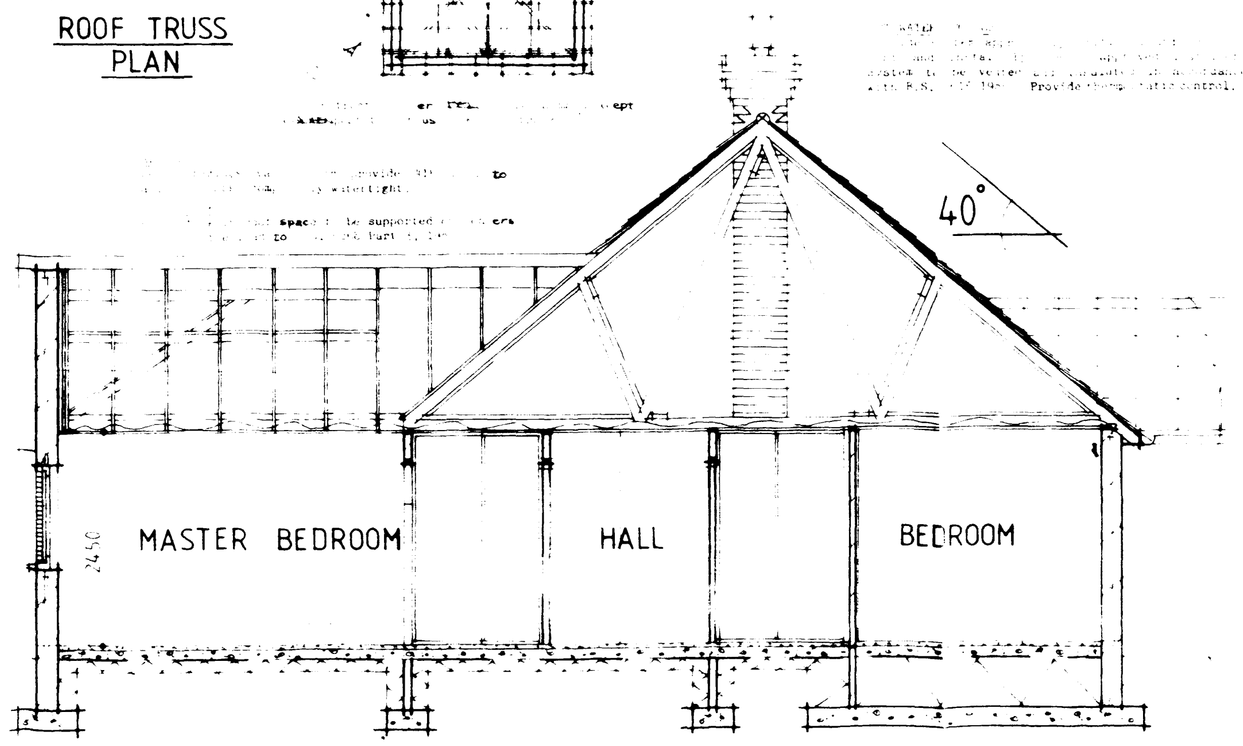
Position gas and electricity [illegible] in external position to suit [illegible] to be [illegible]

RAINWATER GOODS ETC:

P.V.C. rainwater goods: 100 mm round gutters and 65 Ø downpipes. 25 x 175 p.s.e. Fascia and [illegible]



ROOF TRUSS PLAN



SEC A—A

JOINERY & LINTEL SCH

No	Ref	Note
1	SN[illegible]	
2	FE[illegible]	
3	4N12MT [illegible]	
4	N10V	
5	2N10CV [illegible]	
6	4N12MT [illegible]	
7	2N12CV	
8	PAT [illegible]	KEMBLE
9	N10V	
10	4N10MT [illegible]	
11	ENGINEERED WITH INSERTS	
12	2N10CV	
13	2N10CV [illegible]	
14	N10V	
A	ARCH [illegible] WIDE	100 BOA
B	INTERNAL DOUBLE DOORS [illegible] W	
C	[illegible]	
D	ARCH IN FEATURE BWK	
E	SELF [illegible]	N.A.
F	ARCH 1200 WIDE	100 BOA
F	ARCH 1550 WIDE	
G	INTERNAL [illegible]	

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

Tel Holbeach [illegible]

STATUS HOUSE
4 PRINCES STREET
HOLBEACH SPALDING

SOUTH HOLLAND D.C.
PLAN DEPT.
20 DEC 1991
REF 1367/91

CROMWELL

KINGS QUALITY HOMES

1:50 1:100	NOV 91'
JPW	