SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0135/93 Received:18-FEB-93 Type:FULL

Name: Mr M G Thompson
West Drove
Gedney Hill
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Erection of two dwellings with detached garages

Location : Hillgate Road Gedney Hill
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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

3 A fence 1.8 metre high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the north eastern and north western boundaries of the site before the buildings hereby permitted are brought into use.

Reason: In the interests of the amenities of the area.

4 Before development is commenced details (including position, species and height of planting) of an indigenous hedge of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1.5 metres.

Reason: In the interests of the visual amenities of the locality.

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

Panning & 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
24-MAR-93 H07/0135/93

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07/0135/93

Date Registered 18 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. M. G. THOMPSON,
WEST DROVE,
GEDNEY HILL,
SPALDING, LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856
(Personal contact name) M. R. HOLLAND

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HILLGATE ROAD, GEDNEY HILL, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED 2 NO. DWELLINGS AND DETACHED GARAGES.

Please complete

Signed: ...Poddingtons

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £240.00..... If you consider no fee is payable include a written explanation instead.

Date. 18th February 1993.....

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. OWNERSHIP OF THE SITE

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

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

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

Signed Poddingtons (~~Applicant~~/Agent) Date 18th February 1993.

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

Signed Poddingtons (~~Applicant~~/Agent) Date 18th February 1993.

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection	**Accuracy**	**Neighbours**	**Boundaries**
Site features	**Other**	Site currently vacant cottage to North of traditional style pub to South Bungalow further to west. Footpath along frontage	

Inspected by DMG
Date 1/3

Notice posted by DMG
Date 1/3

Resident Notices required

Sent **Delivered**

Case Officer Conclusions DMG. 22/3.
Previous refusal.
No objections to two dwellings as proposed.
Considered acceptable in terms of appearance/design.
Amenity of neighbouring property not materially affected, nor vice-a-versa in my opinion.
Acceptable on highway grounds

RECOMMENDATION

COMMITTEE

Departure from Policy	.....
Ward Member request	.....
Recommend approval against material objection	.....
Other circumstance viz:	.....

Change to Committee recorded

DELEGATED

Case Officer .....DMG.....
Senior Officer 22/3

Case Officer Recommendation

(Approve) Refuse

Signed .....D.M.Gelling.

Conditions/~~Reasons~~

(1) (continue overleaf)

(2) B22 Reason B21.

(3) SC25 — 1.8m — north eastern boundaries — building — brought into use. Reason standard.

(4) Before development is commenced details (including position, species and height of planting) of an indigenous ~~frontage~~ hedge along the south western boundary of the site ~~hedge~~ shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of land is commenced. The hedging shall be maintained by ~~their~~ owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least ~~3 metres~~ 1.5 metres.

Reason In the interests of the visual amenities of the locality.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	✓	2/3/93
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £240

Receipt Issued P 2269

Date first Rec'd 18 FEB 1993

Registration

Reference H07/0135/93

Cross-Ref R

Date 19-FEB-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 240

Additional
Refund

Receipt Issued

Information

(Newbuild)/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 374

OS No's

Grid ref S 338190 311240

Ward W

Parish G. HILL

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

adjoining site.

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1133

Linked to property

Ref

Planning Records:
Earlier apps

76/92
273/90.

B Reg Records:
Already submitted – Ref
Request
Requested

BRIAN ...TH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2269
Date received : 18-FEB-93

Received from

M G & H Thompson

Address

West Drove
Gedney Hill
Nr Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : CHEQUE

Signed....A E Maxwell.....
(Authorised Collector)

BRIAN [illegible]TH Dip TP MRTPI
Director [illegible]lanning & 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

H07/0135/93

FULL

Applicant: Mr M G Thompson
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Erection of two dwellings with detached garages

Location: Hillgate Road
Gedney Hill
Spalding

Valid date:	18-FEB-93	Terminal date:	15-APR-93
Target dates:		Target Committee:	31-MAR-93
To case officer	25-FEB-93	Report deadline:	17-MAR-93
Inspected by	04-MAR-93		
Extra contacts	11-MAR-93	Case Officer:	
Report if not clear by	25-MAR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gedney Hill 0775 724941	25-FEB-93	11-MAR-93
Cllr A Biggadike	25-FEB-93	11-MAR-93
Dir Environmental Services	02-MAR-93	16-MAR-93.
Site/Press Advert MIN	~~02~~ 01-MAR-93	~~23~~ 22-MAR-93

L.C.C. - Obs Attached Jack 4/3/93

SITE DETAILS

Grid ref: 533790 311240
OS Sheets: 374 Parcel:

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

DPO c/u

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAR 1993
DG

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	

NRA

National Rivers Authority
Anglian Region

11th March 1993

Our Ref: GT/93/1/SH/0067

Dear Sirs

PLANNING APPLICATION NO. H07/0135/93
FOR PROPOSED ERECTION OF 2 NO. DWELLINGS AND GARAGES AT HILLGATE ROAD, GEDNEY HILL FOR MR M G THOMPSON

With regard to the above-mentioned application received on 3rd March 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

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.

Cont./

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

NRA

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

e) Each dwelling should be served by a separate septic tank and soakaway system.

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.

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 - Mr M G Thompson, West Drove, Gedney Hill, Spalding, Lincs

DS

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 17.3.93

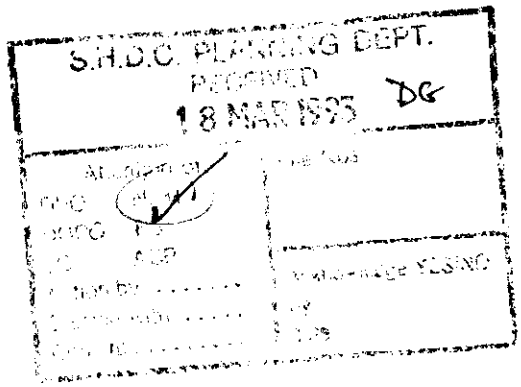
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H07/0135/93
Dwellings, Hillgate Road, Gedney Hill

The use of the adjacent premises for industrial purposes would appear to have ceased but I would suggest that boundary screening is conditioned (minimum 1.8m closed boarded).

Director of Environmental Services



DPC

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAR 1993
DG
Acknowledged
File Nos.

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/135/93/JAM Your Ref. Date 1 March 1993

Dear Sirs,

FULL PLANNING APPLICATION - MR. M.G. THOMPSON
2 DWELLINGS AT HILLGATE ROAD, GEDNEY HILL

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's or private watercourses adjoin the site.

I note soakaway drainage systems are intended and I understand appropriate tests have been undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, especially in times of prolonged heavy rainfall that could result in high ground water levels.

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

Yours faithfully,

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA

ENGINEER TO THE BOARD

B\ .N 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: H07/0135/93

Applicant: Mr M G Thompson
West Drove
Gedney Hill
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Erection of two dwellings with detached garages

Location: Hillgate Road Gedney Hill
Spalding

Type: FULL

Date received: 18-FEB-93

25-FEB-93

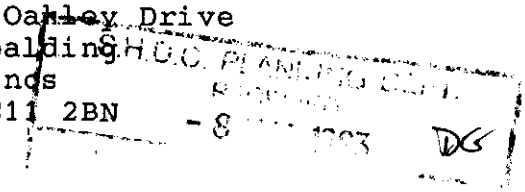
Dear Sir/Madam

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 12-MAR-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney Hill PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN



FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/0135/93

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		

2. Address or location

Hillgate Road, Crowland Hill.

3. Name, classification and number of road

II

4. Date application referred 25-2-93

5. State whether outline, detailed application etc.

Full.

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

2 No Dwellings

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: 25/2/93 Signed: [signature]
Director of Highways and Planning

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: **H07/0135/93**

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H07/0336/93 Received:08-APR-93 Type:CONDITION COMPLIANCE

Name: Mr M G Thompson
West Drove
Gedney Hill
Spalding
Lincs

Agent: M/s Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed fence and hedge

Location : Hillgate Road Gedney Hill
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

30-APR-93 H07/0336/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H07/0135/93/A1 Date Received: 02-APR-93

Applicant: Mr M Thompson
West Drove
Gedney Hill
Spalding
Lincolnshire

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincolnshire

Description of Original Development: Erection of two dwellings with detached garages

Location: Hillgate Road, Gedney Hill, Spalding

Amendment Submitted: Material change to: Bricks- Old Saxon Dark Multi (Code 277). Contrasting arches etc - Butterly Countryside Blend (Code 175).

Drawing Number(s): MRH/2316

8 April 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd. 2

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: TWO

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	7.8 metres
(b) max. length:	14.953 metres
(c) max. width:	9.430 metres
C. Please state type and colour of materials for facing external walls:	MARLEY RED MULTI STOCK.
D. Please state type and colour of roofing materials.	REDLAND NORFOLK PANTILE ORANGE RED.
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

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: HILLGATE RD.
Will there be –
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? — GARAGE AND DRIVE.

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:	

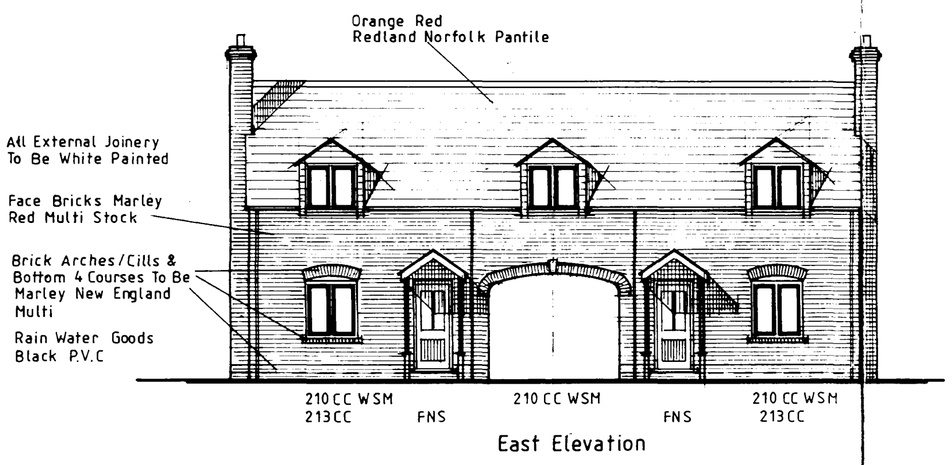
Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

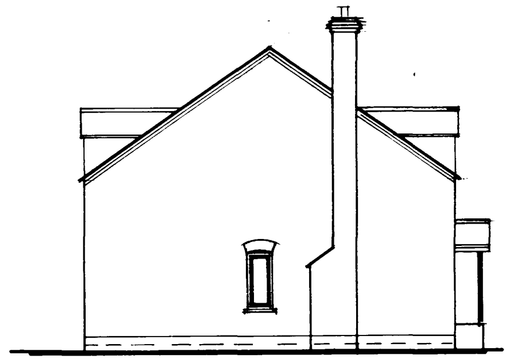
	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, 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):
Is this application related to a previous submission	NO	→ Application No.:

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

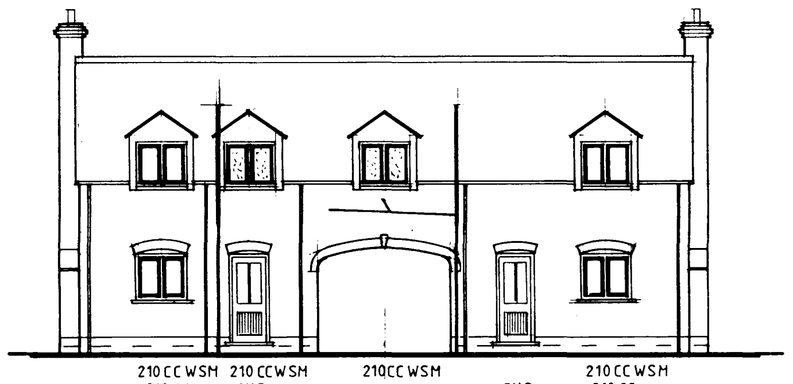
Continue on separate sheet if necessary.



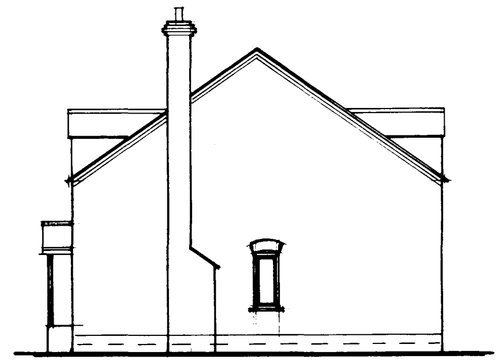
East Elevation



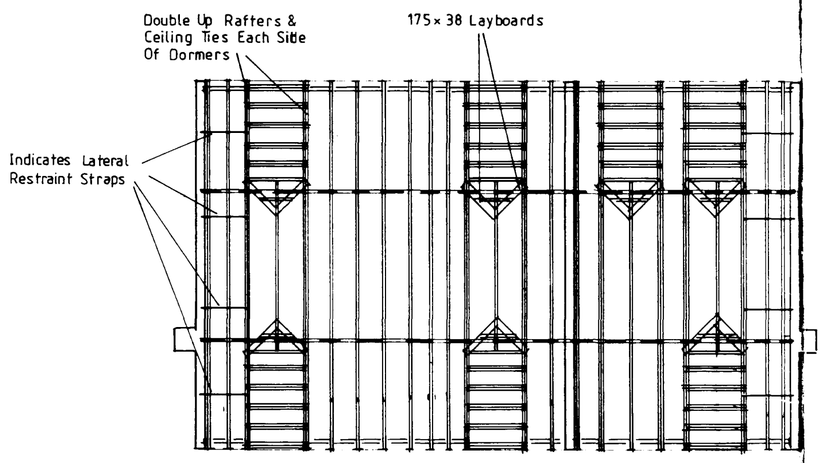
South Elevation



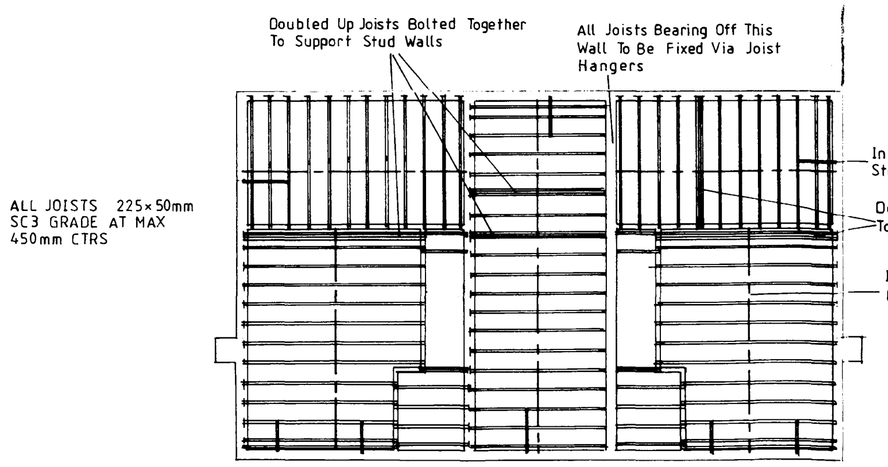
West Elevation



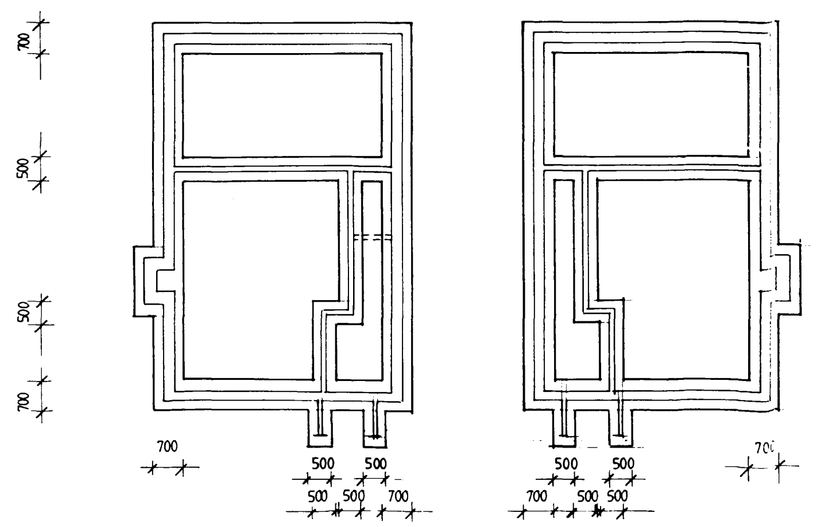
North Elevation



Roof Plan



Floor Joist Plan



Foundation Plan

Mechanical Ventilator

To kitchens provide mechanical ventilator to be manually switched and have an extraction rate of 60 ltrs/sec. This can be reduced to 30 ltrs/sec. if in cooker hood.

To bathrooms provide mechanical ventilator to be manually switched and have an extraction rate of 15 ltrs/sec.

To ground floor w.c. provide mechanical ventilator to provide 6 air changes/hour and be switched via light switch and have a 15 min. overrun once light is switched off.

Smoke Alarms

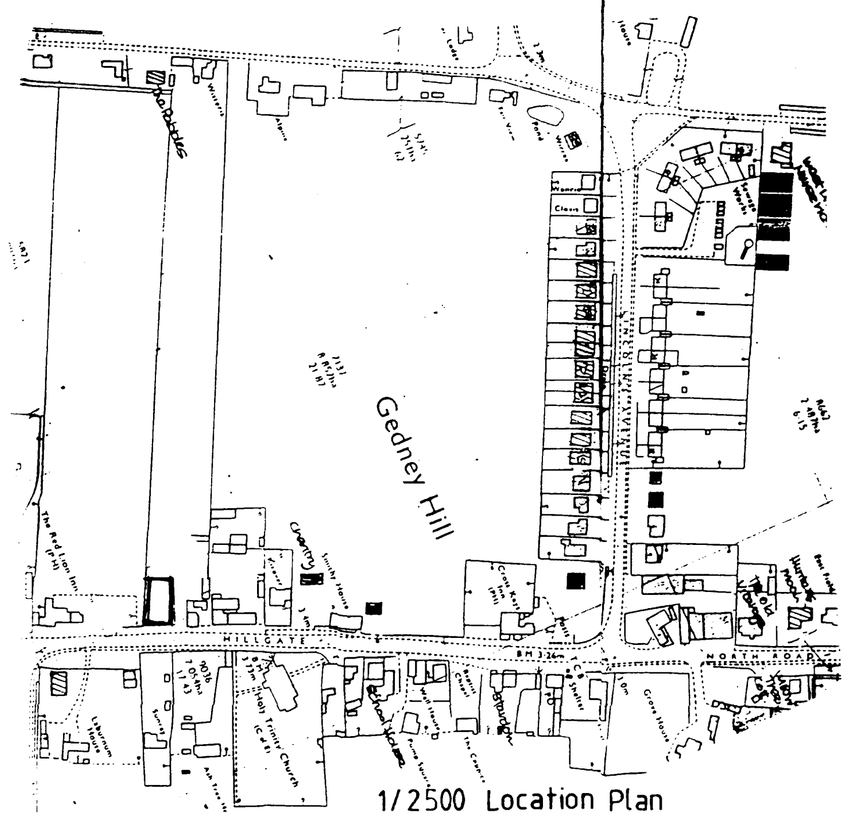
In positions marked thus (SA) provide self contained smoke detector and alarms to be mains operated with battery back up. Where there are more than one unit per dwelling they are to be interfaced so that if smoke is detected by one it will sound the alarm in the other units within the same dwelling.

Foul Drainage

Provide Marley 250 & 450 mm I.C. in positions shown to be bedded on 150mm concrete and surrounded in 150mm pea gravel. Frames to be set in 100mm thick concrete. In position marked B.I.G. provide rodable back inlet gully. Drains to be 100mm Ø smooth bore U.P.V.C. pipes flexible jointed and bedded and surrounded in 150mm pea gravel, laid at a gradient of 1 in 80. Where pipes have less than 600mm cover provide conc. paving slabs over peagravel to act as bridging. Where cover less than 900mm to drive use reinforced concrete bridging. Where pipes pass through walls provide 265 x 65 pre-stressed conc. lintel over and mask off both sides with rigid sheet material. Where drains run under ground floor surround pipe in 150 concrete where top of pipe is within 300mm of underside of floor this is to be monolithic with floor slab. Foul drains to discharge to 2700 ltr. septic tank (1 per dwelling) sited 12M. away from dwelling and to have M. of sub strata irrigation. This has been based on a soil porosity test.

Storm Drains

Same specification as foul but fall to be 1 in 100. Storm drains to discharge into 1m³ soakaways sited min. 5M. from any building (see site plan).



1/2500 Location Plan

Boiler

Provide balanced flue oil fired boiler. Provide wire guard to flue outlet.

Hot Water Storage & Heating Controls

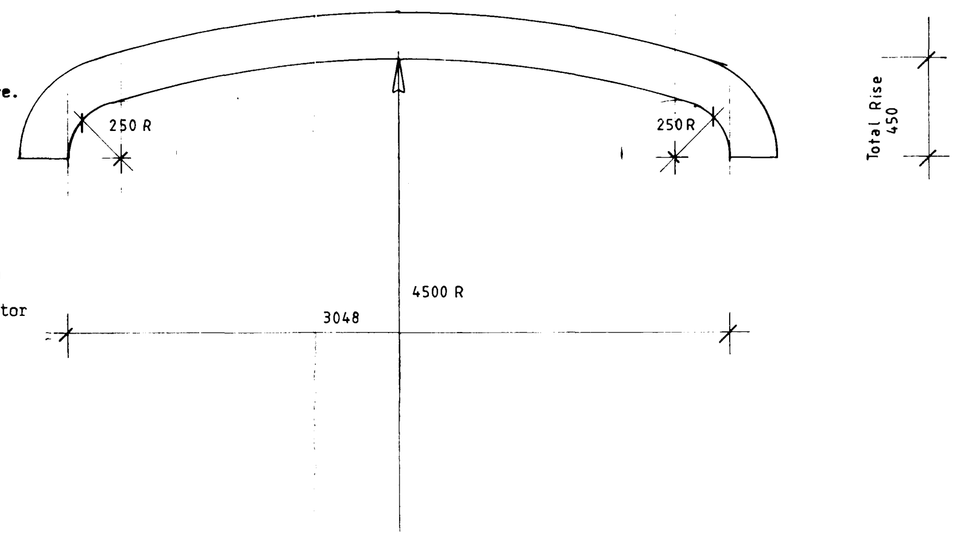
Std. hot water storage system with vent pipe to atmosphere. Factory insulated cylinder. All pipes in roof space to be lagged. Fit T.R.V. to all radiators. Fit thermostat and time switch to hot water storage cylinder.

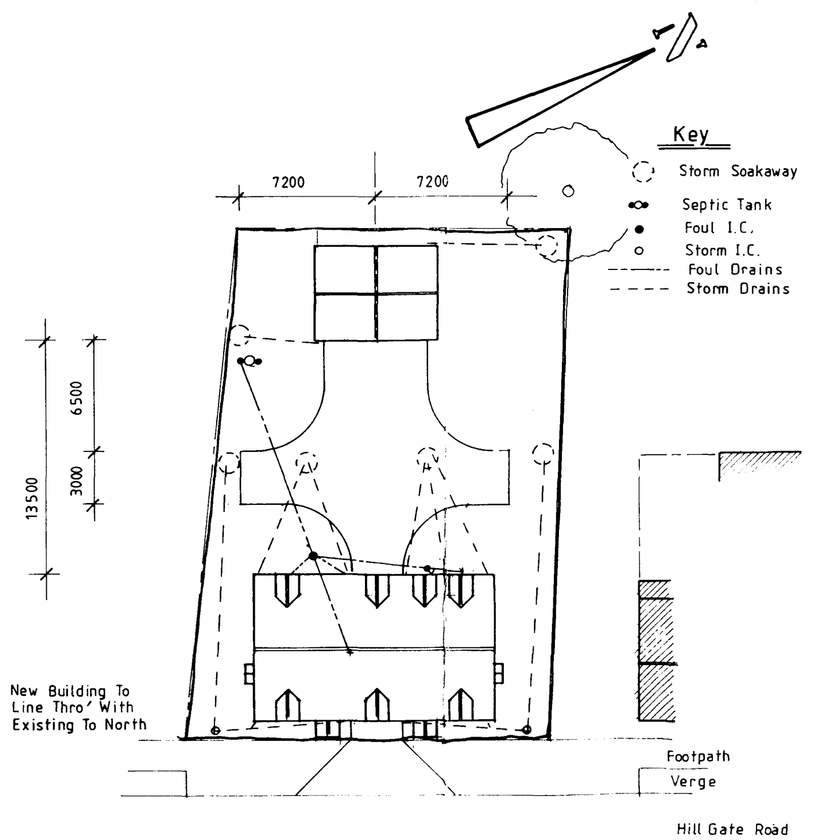
Fire & Hearth

Hearth to be built to dimensions shown. Open fire to be capable of burning smokeless fuels. Min. 200mm Ø clay flue liners to B.S. 1181 and laid socket uppermost. Open fire to be fitted with hooks for effective fitting of guard. Combustion air provided by 1 no. type 10R ventilator by **Permali** Ltd. or equally approved, to each lounge.

Plumbing

Provide 100mm Ø S & V.P. in position shown and 100mm Ø sub soil pipe c/w "Durgo" valve. S & V.P. to terminate min. 900mm above window head with wire vent terminal. Provide 75mm deep seal traps 40mm Ø waste pipes to all appliances. Provide rodding eyes to all bends and changes in direction. Provide rodding eye to base of S & V.P.





1/250 Site Plan

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revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

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project
Proposed 2No. Dwellings
At
Hillgate Road, Gedney Hill.
For.
Mr M. Thompson

drawing
Elevations & Details

scale
1:100 1:20 1:250
1:2500

drawing no.
MDH/2316/8

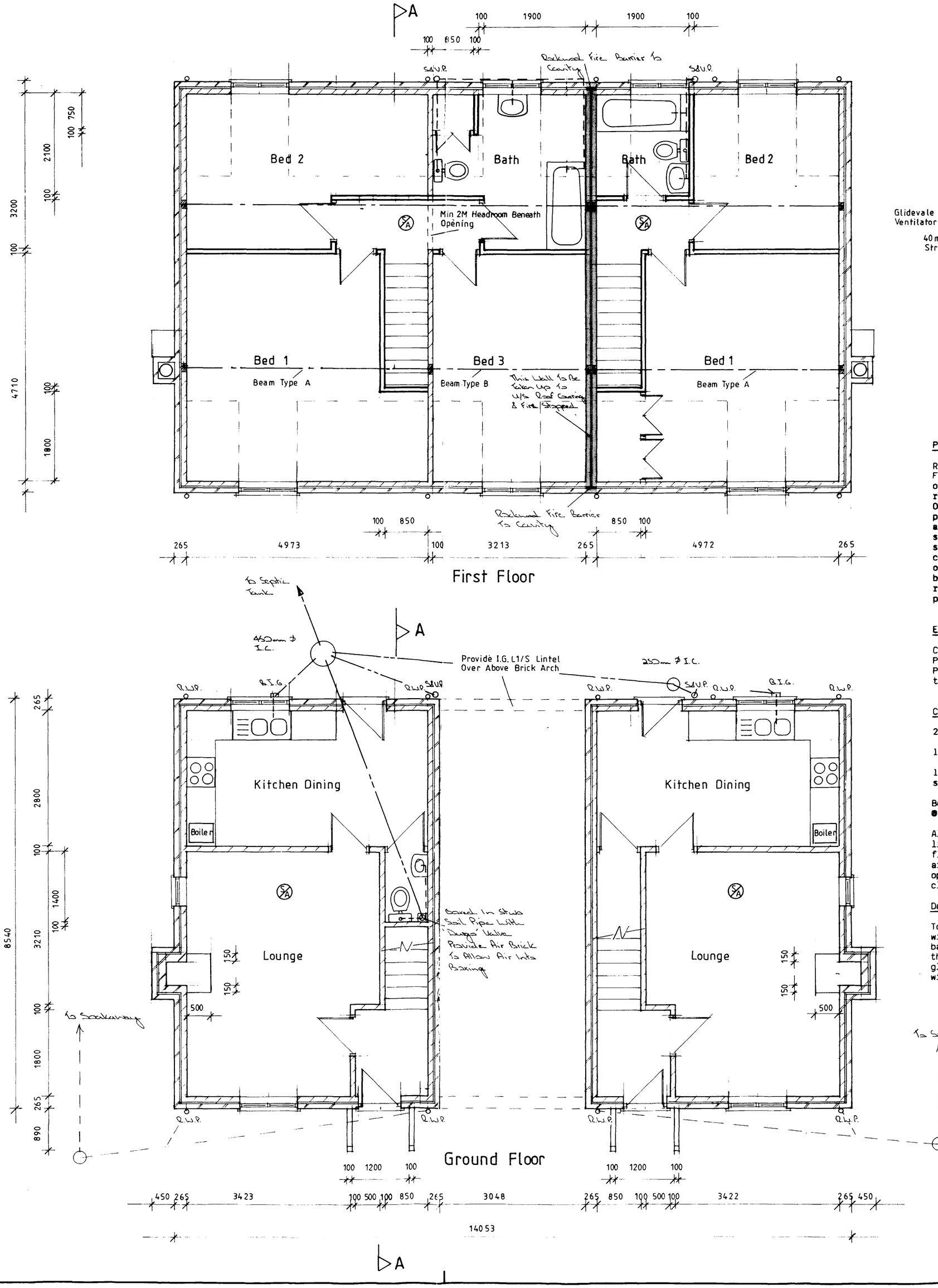
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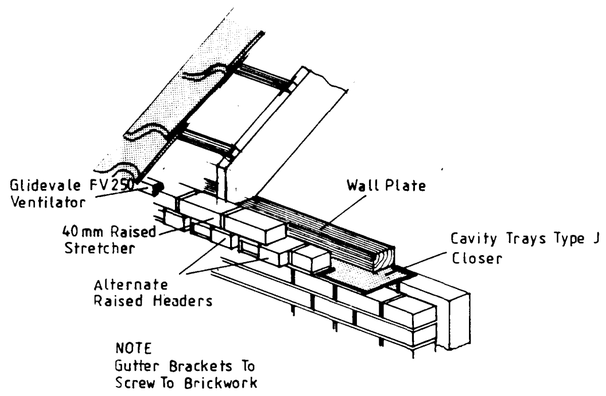
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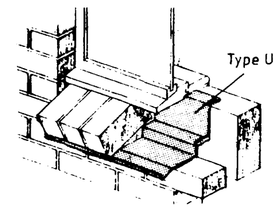
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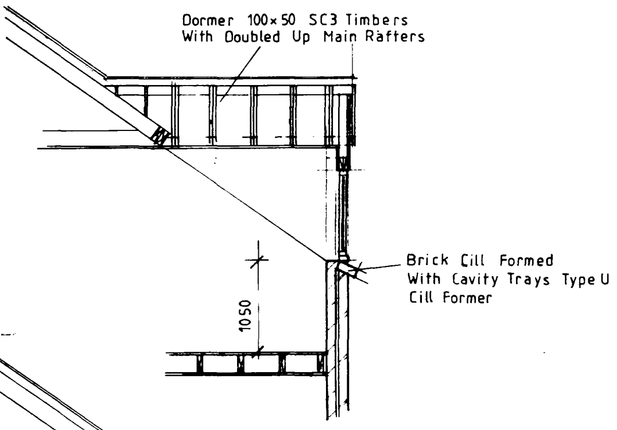


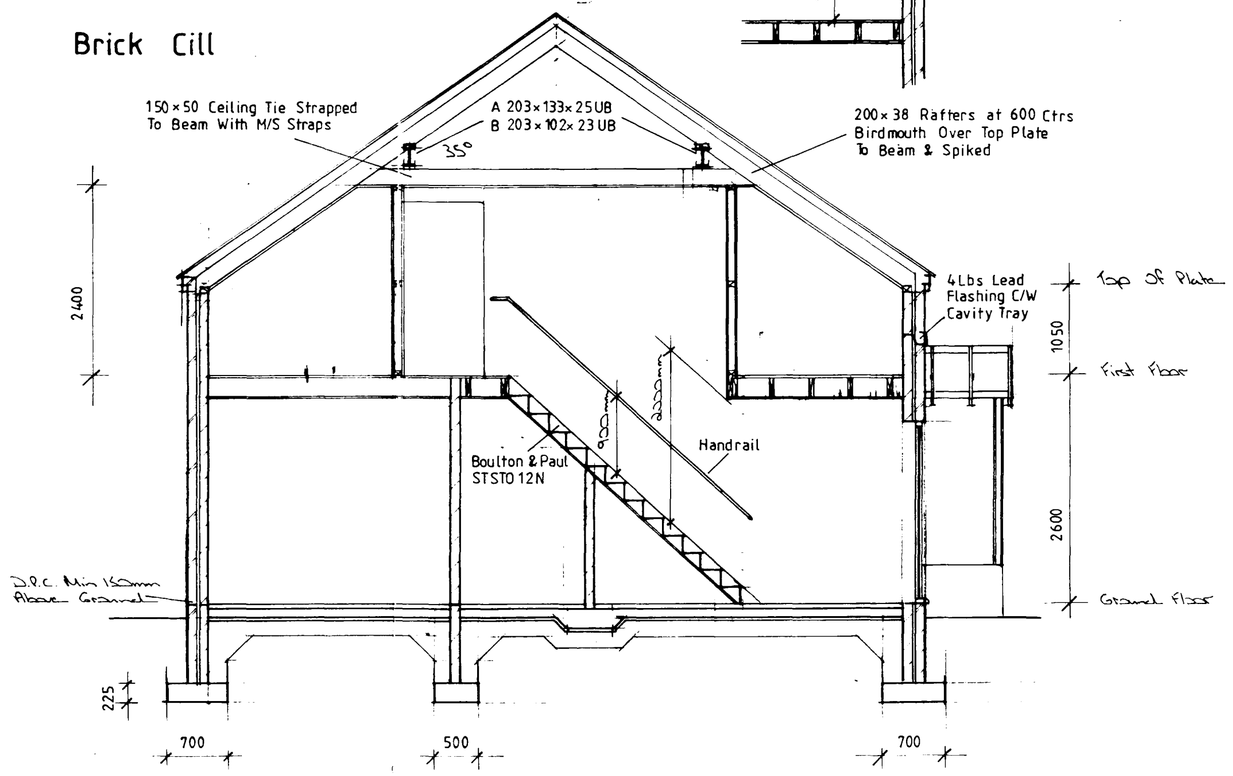


Eaves Detail
Raised Stretcher & Alternate Raised Headers To Carry Up Verge



Brick Cill





Section A A

Pitched Roof

Redland Norfolk Orange Pantiles on 38 x 25mm T.T. Battens. Fixing of tiles based on a windspeed of 44M/S, Category 2 of exposure and two storey building. Monarfol reinforced roofing felt with 150mm laps horizontally and vertically. On a timber roof construction refer to section and roof plan for details. 100 x 65mm wall plate to be secured along with rafters to wall with 30 x 5mm M/S galvanised straps @ max. 2M. ctrs. Gable walls to be tied to roof structure with 30 x 5mm M/S galvanised straps @ max. 2M. ctrs. along verge and at ceiling joist. To be taken over 3 no. rafters/joists. Provide solid timber nogging beneath straps. Provide 150mm thick fibreglass between rafters/joists. Provide 600 x 900mm ceiling hatch in position shown.

Eaves

Close cavities at eaves using cavity trays, type J closer. Provide 112mm Ø H/R P.V.C. gutter fixed to brickwork. Provide Glidevale FV250 continuous ventilator fixed to top of brickwork. See detail for corbelled out eaves.

Cavity Walls

265mm cavity wall comprising:

100mm face brick - see elevations.
65mm cavity filled with Rockwool 65mm wall batts.
100mm Tarmac Hemelite blocks with 15mm render and skim finish.

Both leafs to be tied together with galvanised wall ties @ 900mm horizontal centres and 450mm vertical centres.

All openings in cavity wall to have I.G. LI/S galvanised lintels over c/w cavity tray over. Note: All ground floor window and door openings to have I.G. Universal arch former with lintel. Cavities around window/door openings to be closed with R.M.C. thermabate cavity closer.

Dormer Cheeks & Gable

To be formed in 100 x 50mm stud framing externally clad with 18mm thick shiplap boards on 38 x 25mm vertical battens @ 450mm ctrs. Building paper membrane 18mm thick exterior grade ply. Provide 100mm thick fibre-glass between studs. Clad inside below ceiling level with 13mm thick plasterboard.

Windows & Doors

Std. Boulton & Paul windows and doors, codes as shown. Note that all B & P windows 1200mm wide and over come with 4000mm² trickle vents as standard. All windows to receive double glazed units. All 1350mm deep windows and all external doors to be glazed with toughened safety glass to B.S. 6206. Note also if any internal doors have glazing within 1500mm of floor then this too is to be toughened safety glass.

First Floor

18mm th. T & G flooring grade Weyroc boarding on 225 x 50 SC3 grade joists @ max. 450mm ctrs. (See floor joist plan). Where joists run parallel with external walls provide 30 x 5mm M/S galv. straps built into wall and taken over 3 no. joists provide solid timber noggins beneath straps. All joists to be built into wall except for wall separating the two dwellings then use galv. joist hangers. Provide 13mm thick plasterboard ceilings. Where floor is over access way then provide 100mm thick fibreglass between joists and provide 10mm thick gyproc GRG ceilings.

Stairs

Provide std. Boulton & Paul STST012N staircase. Provide handrail fixed to wall on one side to be 900mm above pitch line. Clad U/S of staircase in 13mm plasterboard.

D.P.C.

P.V.C. D.P.C. to be min. 130mm above G.L. and continuous with D.P.M. in floor.

Ground Floor

60mm th. sand and cement screed on 100mm thick C10P concrete oversite on 1200g. polythene d.p.m. (lapped onto d.p.c. on internal leaf) on 25mm Floormate 200 insulation on min. 150mm consolidated hardcore.

Note: no screed or insulation to garage floor.

Foundations

700 x 225 C15P conc. foundations to 265mm walls.
500 x 225 C15P conc. foundations to 100mm walls.
Foundations to be taken down to suitable load bearing strata agreed on site with L.A. Inspector. Use Class "A" blocks below ground. Provide lean mix concrete cavity fill to terminate 150mm below D.P.C.

Internal Block Walls

To be 100mm thick Tarmac Hemelite blocks with 15mm th. render and skim finish. Provide I.G. 100mm box lintel over openings in internal walls. Where wall is built off thickened slab, thicken to 225mm for a width of 500mm, positioned central to wall. Provide d.p.c. to base of wall.

Internal Stud Walls

Provide 100 x 50 vertical studs @ 450mm ctrs. Provide 100 x 65 head and sole plates. Provide 100 x 50 horizontal stud @ mid height clad both sides with 13mm plasterboard. Provide 100mm fibreglass between studs. Where walls run parallel to joists provide doubled up joists below. (See floor joist plan).

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drawing
Plans & Sections

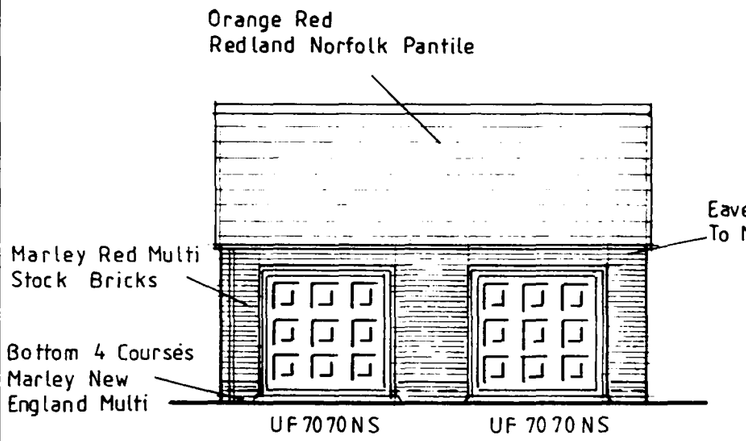
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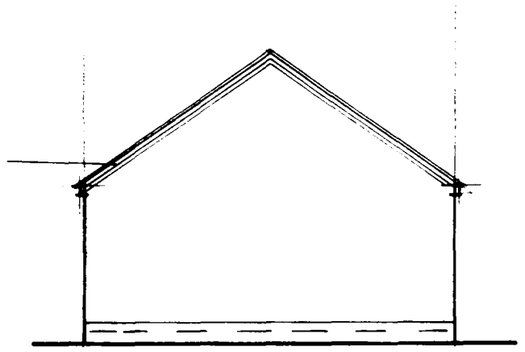
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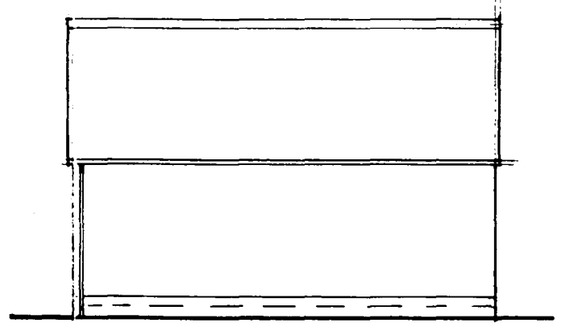
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East Elevation

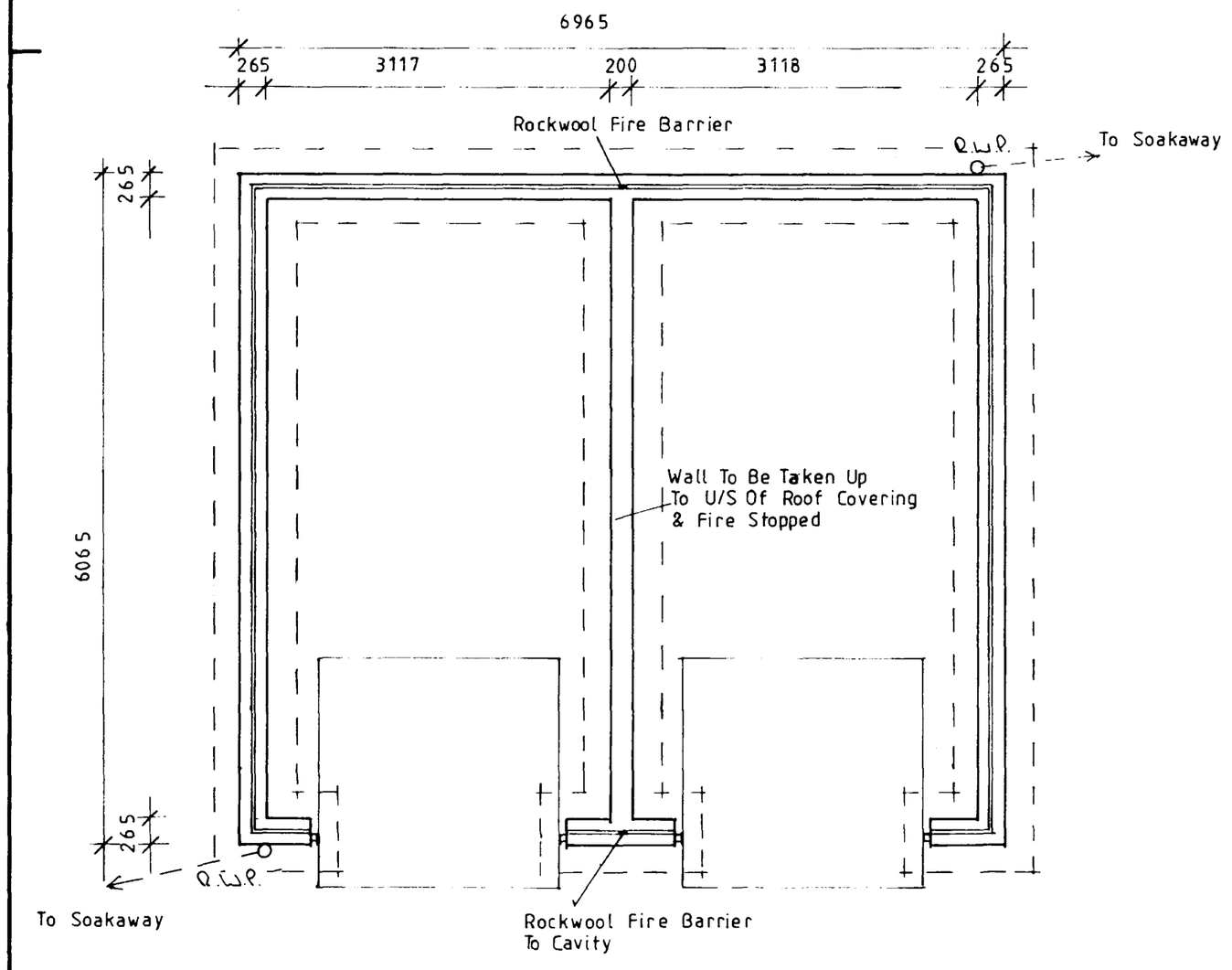


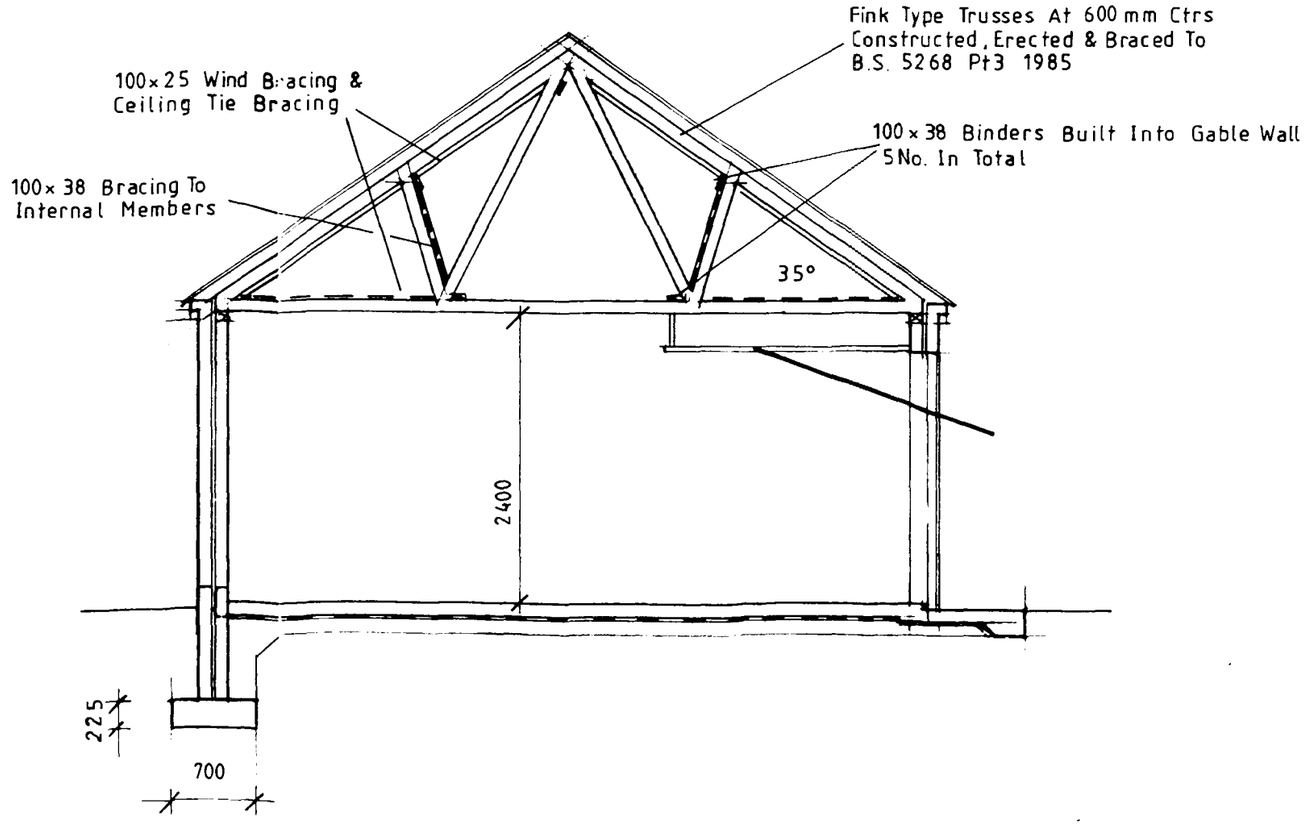
North / South Elevation



West Elevation

For Construction Notes See Main Dwelling Plans





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drawing
Garage Plans

scale
1:50 1:100

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