SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H07/0975/92 Received:16-SEP-92 Type:RESERVED MATTERS

Earlier Permission: H07/1095/91

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

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 4 bedroom house and garage (Kensington `S')

Location : North Road Gedney Hill
Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Director of Planning and Building Control Services
23-OCT-92 H07/0975/92

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07/0975/92

Date Registered 14 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.

Tel. No.

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

G.R. MERCHANT.
4. CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. Hol 370853.
(Personal contact name) PETER.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 1. NORTH ROAD. GEDNEY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 BEDROOM HOUSE & GARAGE (KENSINGTON 'S')
~~PLOT~~

Please complete

Signed. G.R. Merchant Date. 14.9.92

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 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**	H07/1095/91. 1, 2 & 4.

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

A. Please state Reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

A. Please state Reference Number of previous permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate**	

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: 8.7 metres

(b) max. length: 9.83 metres

(c) max. width: 10.545 metres

C. Please state type and colour of materials for facing external walls: RUTTERLEY :- CLOCKHOUSE RUSTIC FACINGS.

D. Please state type and colour of roofing materials. SANDTOFT - DOUBLE PANTILES - TERRACOTTA 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.

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

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

or

B. There will be a new or altered access to a public road ☐ → If so, name of road:

Will there be –

Individual access(es) ☐

New estate road ☐

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

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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

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	☐ →	If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public footpath	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices or shopping purposes	☐ →	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.	☐ →	Date: Consultee(s):
Is this application related to a previous submission	☐ →	Application No.:

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

Continue on separate sheet if necessary.

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.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer J. Blackwell **Recorded on board:**

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

ROUGH SLOPING AREA — OPEN LAND TO NORTH NEW DEV. TO SOUTH — 2 STOREY BUFF BRICK BELOW / RED DANTILED ROOFS.

Inspected by
Date 21/9.

Notice posted by
Date 21/9/92

Resident Notices required

Sent | Delivered

Case Officer Conclusions

APPROVAL

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P1663 (Cadzgloss)

Date first Rec'd 14 AUG 1992

Registration

Reference H07/0975/92

Cross-Ref

Date 15-SEP-92 DAB

Validation

TYPE R.M.

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 £110

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 375

OS No's

Grid ref 5340500 3118300

Ward W

Parish GILLL

Inside IBD YES

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref 818

Linked to property

Ref

Planning Records:
Earlier apps

9776/92
1099/91
8531/90
7261/90
1258/89
1283/88
76/89
476/88
509/73

B Reg Records:
Already submitted - Ref
Request
Requested

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: H07/0975/92 Type: RESERVED MATTERS

Applicant: Kings Quality Homes
Tel:

Agent: G R Merchant
0406 370853

Description: 4 bedroom house and garage
(Kensington 'S')

Location: North Road
Gedney Hill
Spalding

Valid date: 16-SEP-92
Target dates:
To case officer 21-SEP-92
Inspected by 26-SEP-92
Extra contacts 01-OCT-92
Report if not clear by 21-OCT-92

Terminal date: 11-NOV-92
Target Committee: 27-OCT-92
Report deadline: 13-OCT-92

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gedney Hill 0775 724941	18-SEP-92	02-OCT-92
Cllr Mrs E O Hall-Pa 0945 700 829	18-SEP-92	02-OCT-92
Site/Press Advert MIN	25-SEP-92	16-OCT-92

L.C.C – Obs Attached JC 24/9/92

SITE DETAILS

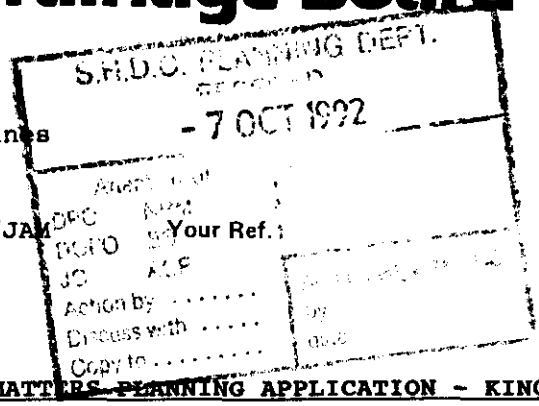
Grid ref: 534050 311830
OS Sheets: 375 Parcel:

DPO

SOUTH HOLLAND
Internal Drainage Board

JB

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-E/975/92/JAM Your Ref.:

Date 28 Sept. 1992

Dear Sir,

RESERVED MATTERS PLANNING APPLICATION - KINGS QUALITY HOMES
PLOT 1 NORTH 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 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.

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

Yours faithfully,

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.PE12 6UG

ENGINEER TO THE BOARD

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/0975/92

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

Plot 1 North Road, Gedney Hill.

3. Name, classification and number of road

IH

4. Date application referred 17-9-92

5. State whether outline, detailed application etc. R.M.

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

House & Garage

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: 22-9-92 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

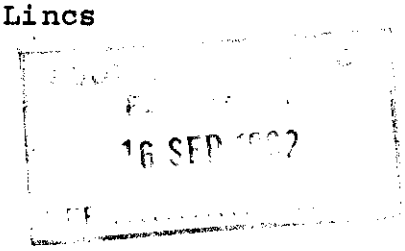
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/0975/92

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

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 4 bedroom house, Plot 1
Kensington S.



Location: North Road
Gedney Hill
Spalding

Type: RESERVED MATTERS

Date received: 14-SEP-92

16-SEP-92

Dear Sir/Madam

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

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

Plans showing the curtilage of the plot relating to the application which was approved under outline planning permission H07/1095/91.

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

Yours faithfully

Principal Administrative Officer

Tel Call 15/9/92
Plans to follow

PLANNING AMENDMENT

For office use only

Application No. H07/0975/92 A

Date registered 01 JUN 1993

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES.
HOCKERIDGE MANOR.
FLEET ROAD.
HOCKERIDGE.

Tel. No.

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

J. R. MERCHANT.
4 CHAPEL GARDENS.
WHADDON.
AYLESBURY.

0406 370853.

Tel. No. (Contact) KINGS.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NORTH ROAD, GREENEY HILL.

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

H07/0975/92.

Building Regulation reference re ating to same development

—

2. Please tick **one** box only

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

or

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

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

Please complete

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

Signed J. R. Merchant Date 28.5.93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PLOT 1. NORTH ROAD. GREENEY HILL. (KENSINGTON. S). 4 BEDROOM HOUSE & GARAGE

As NOW PROPOSED, if different

AS ABOVE.

State details of amendments proposed

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

REMOVE SOLDIER BRICKWORK DETAILS AT FIRST FLOOR WINDOWS AS PER LETTER DATED 26.5.93 REF:- DMG/JP/H07/0975/92.

State drawing no's of the current submission

—

State Officer dealing with the application, if known.

D. GEDNEY

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

N/A.

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐ HL	Confirmed .....
Liaison with Building Control	Outside parameters	☑ HL	Confirmed MS
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	HL	

		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? ☐

v/z

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

No CNs for cb 10/6

Signed: .....

Date: .....

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: H07/0975/92 Date Received: 1/6/93

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

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description of Original Development: 4 bedroom house and garage (Kensington 'S')

Location: North Road, Gedney Hill

Amendment Submitted: Remove soldier brickwork details at first floor windows as per letter dated 26 May, 1993 ref: DMG/JP/H07/0975/92

17 June, 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

21.5.93. 3

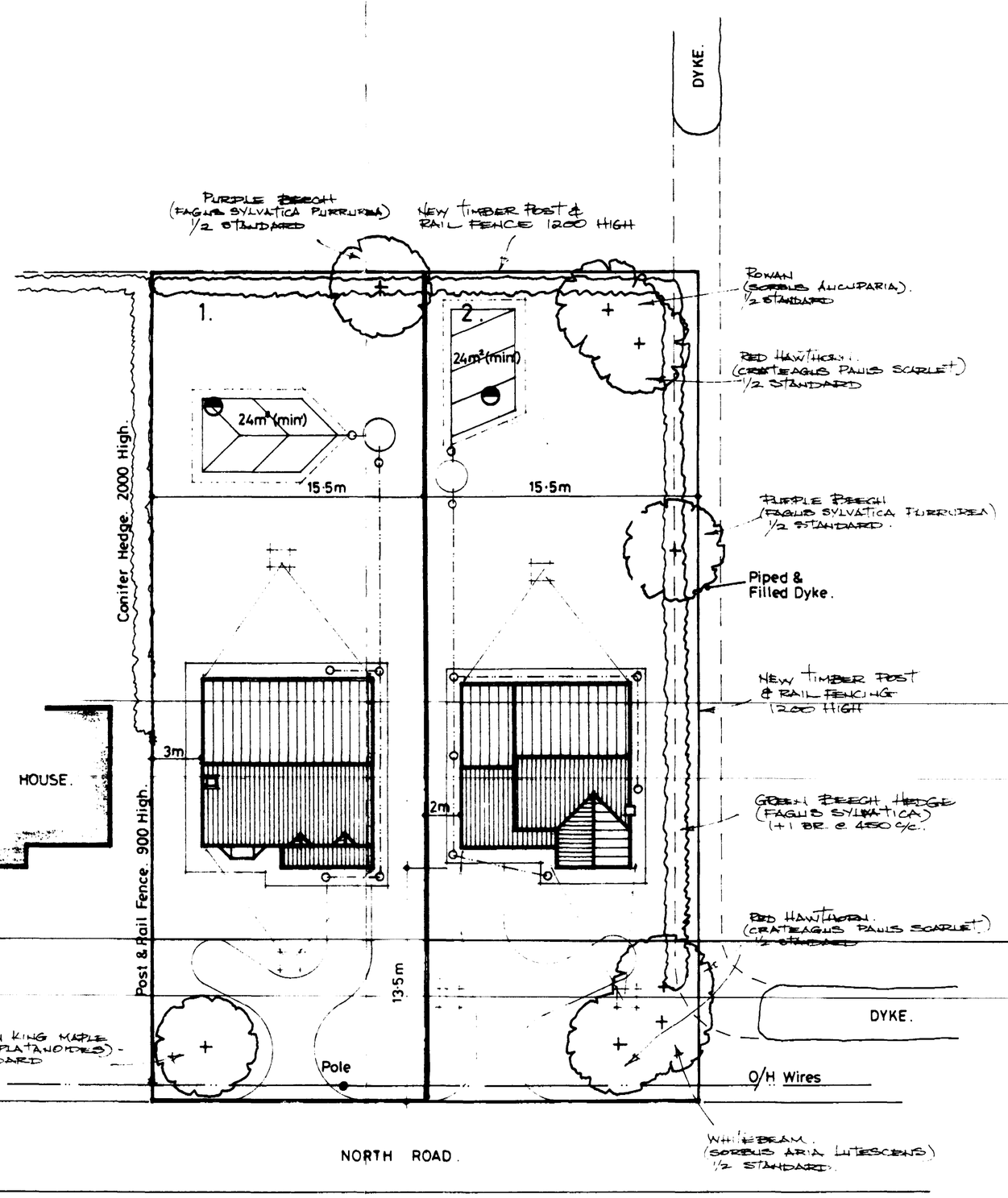
Ref No. B7/737/92.

Carried out completion inspection on 20.5.93 and noticed brick Solider Courses were omitted above Master bedroom, Bed 2, Bed 3 & Bathroom windows.

King & Homes
Plot 1 North Rd,
Gedney Hill

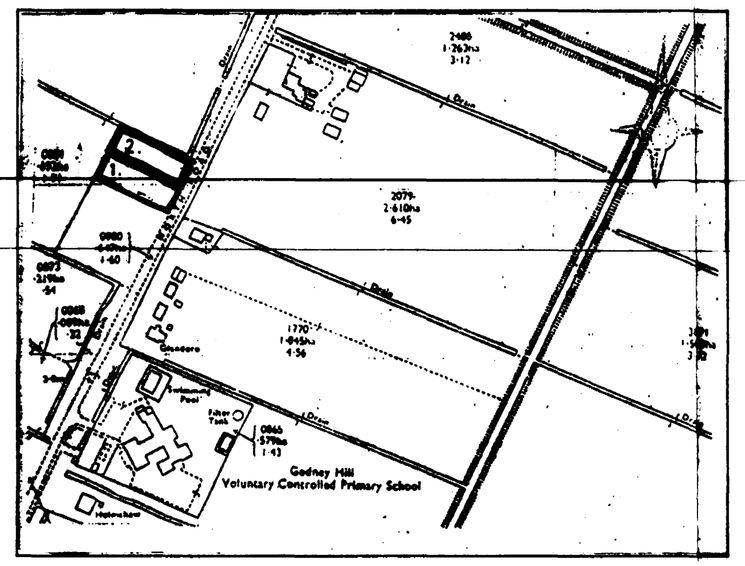
M. Shipp.

CAMBRIDGE



SITE LAYOUT.
SCALE: 1/200.

● — Porosity Test.



LOCATION PLAN.
SCALE: 1/2500.

SEPTIC TANK

Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accord with LA 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 BS: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 at a minimum distance of 12 metres (40 feet) from dwellings. Applicants 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 reducing its neck length 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 will not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly 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 18·00 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPARTMENT
16 SEP 1992
98/92

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

PROJECT:
RESIDENTIAL DEVELOPMENT.
NORTH ROAD.
GEDNEY HILL.

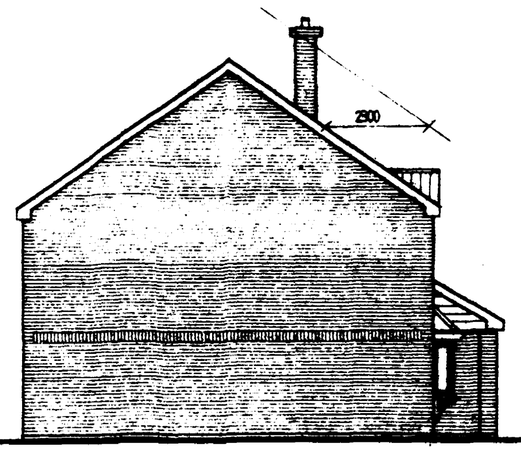
CLIENT:
KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.
SPALDING.
LINCS. 0406 23388.

SCALES:	DATE:
AS INDICATED.	SEPT 1992.
G.R.MERCHANT.	DRAWING No.: KQH-GH. 1.

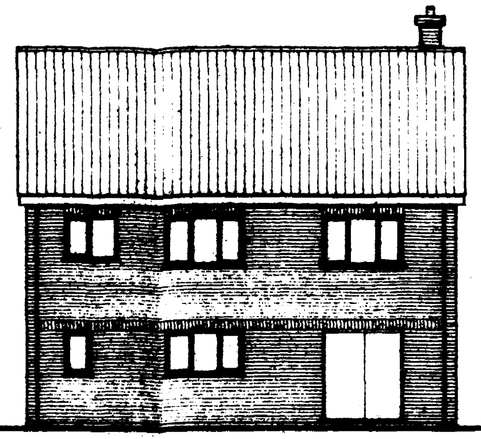
REVISIONS:



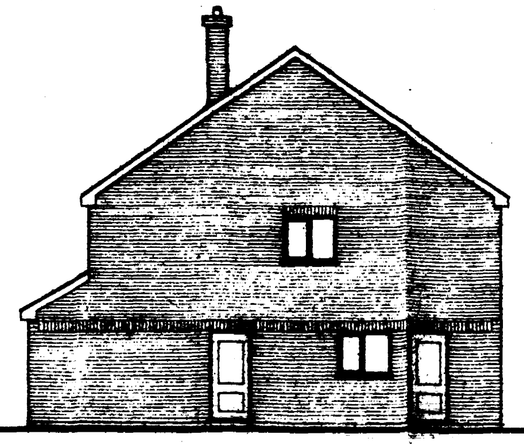
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

EXCAVATIONS
Excavate for foundations to cavity walls 700mm wide x a minimum of 675mm deep (1.0m in clay) and to the depth agreed with the area building control officer on site.
Lay C8P concrete (1.2.4 by volume) a minimum of 225mm thick. Foundations to 100mm walls to be 450mm wide, in positions shown.
Foundations to be taken below the invert level of the adjacent drains and below the level of any existing foundations which are to be removed. Foundations in clays proximity to trees and hedge planting to be deepened as required in NHBC Practice Note No. 3.

GROUND FLOOR
Remove turf and vegetable soil a minimum of 150mm deep and further reduce levels as necessary in agreement with the local authority building control officer on site. Lay 150mm minimum of clean stone limestone hardcore, 75mm to dust and well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 gauge) polythene membrane over blinded hardcore with joints welted where necessary and turned up the face of all foundation walls and turned in at dpc level. Lay 100mm thick oversize concrete slab C8P or 1:2:4 by volume with a 65mm sand / cement screed (1:3) on chicken wire reinforcing on 300 micron polythene membrane on 70mm expanded polystyrene floor insulation. Provide vertical edge insulation strip around floor slab perimeter to prevent cold bridging. Max U value of floor to be 0.45 W/m²K.

FOUNDATION WALLING
265mm nominal cavity wall comprising of two skins of class B engineering brickwork or two skins of class A concrete blocks in cement mortar (1:3). Bricks below D.P.C. to be F.L. designation and to BS 3921 generally. 1:12 lean mix concrete cavity fill below ground terminating 225mm below DPC level. Allow for facing bricks to outer leaf below DPC but above ground level. Internal walls below DPC in class A concrete blocks. Drains passing through walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe. Brickwork below DPC to be F.L. designation and to B.S. 3921.

DRAINAGE - Surface water
100mm half-round PVC guttering and 63mm diam. downpipes to discharge into Hepsleeve bends fitted with adaptor then to 100mm Supersleeve drains bedded and surrounded in pea gravel laid to a minimum fall of 1 in 80 discharging into the surface water drain in the road.

DOORS AND WINDOWS
Windows by Boulton and Paul: all double glazed casement, references as plan. Trickle ventilators giving a minimum 4000mm² background ventilation to all habitable rooms. Obscure glass to bathroom.

KITCHEN UNITS
Boulton and Paul Floodline range or similar including a stainless steel sink unit.

ELECTRICS
Socket outlets and lighting points to IEE regulations and NHBC standard.

EXTERNAL WORKS
900mm paving around dwelling and provide boundary fences as necessary. (Refer to block plan).

ACCESS TO ROOFSPACE
Provide 600 x 600 trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

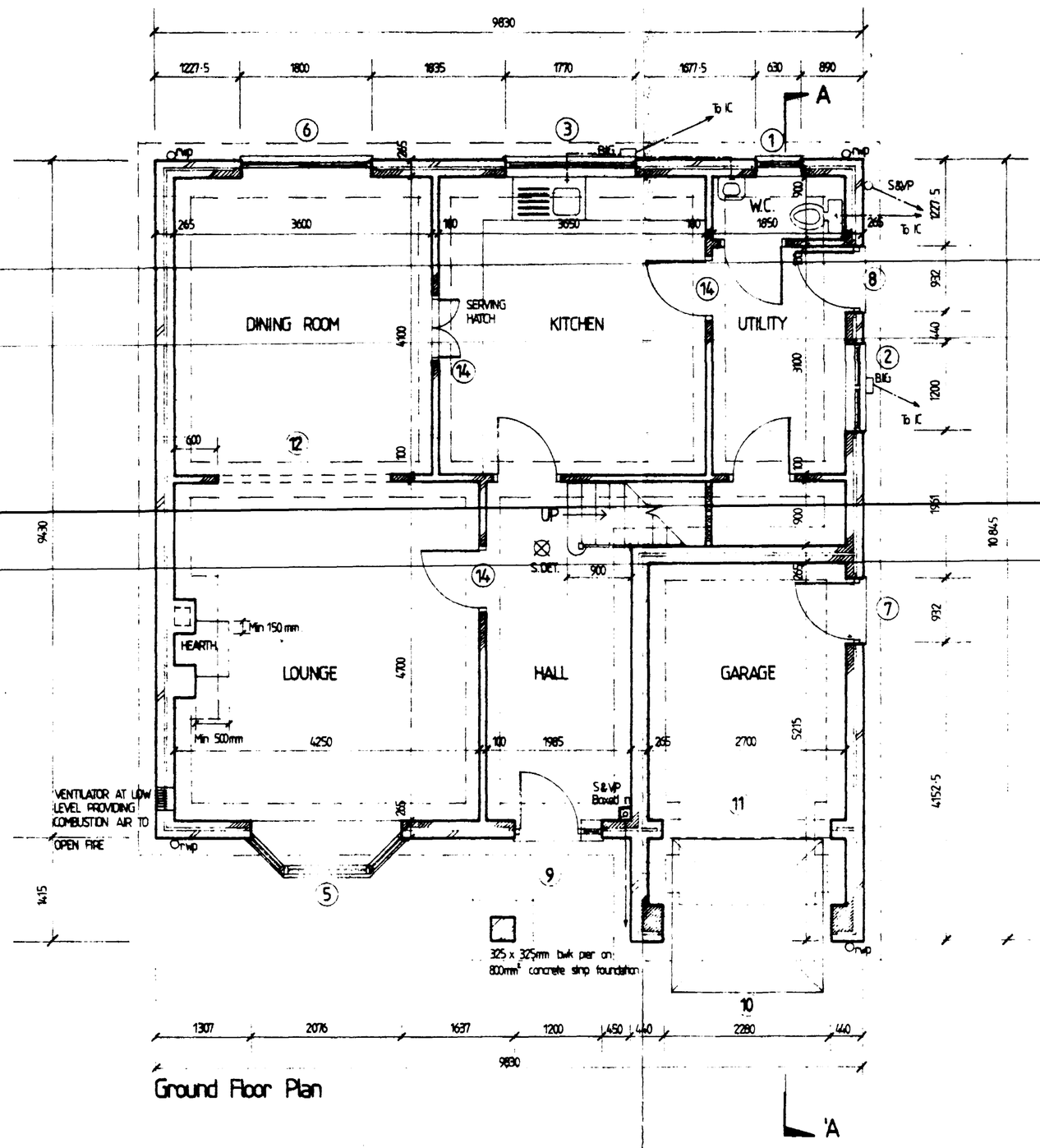
TANK SUPPORT
Tank supported on 19mm exterior ply board on 50 x 75mm bearers on 50 x 150mm bearers on 50 x 75mm bearers on ceiling joists. 230 litre tank supported on min. 3 no. joists, or 300 litre tank supported on 4 no. joists. Tank support in accordance with BS 5868.

VENTILATION
Mechanical ventilation to kitchen giving a minimum airflow of 60 litres per second.
Mechanical ventilation to bathroom giving a minimum airflow of 15 litres per second, this to permit 15 minute overrun to provide rapid ventilation giving at least 3 air changes per hour.

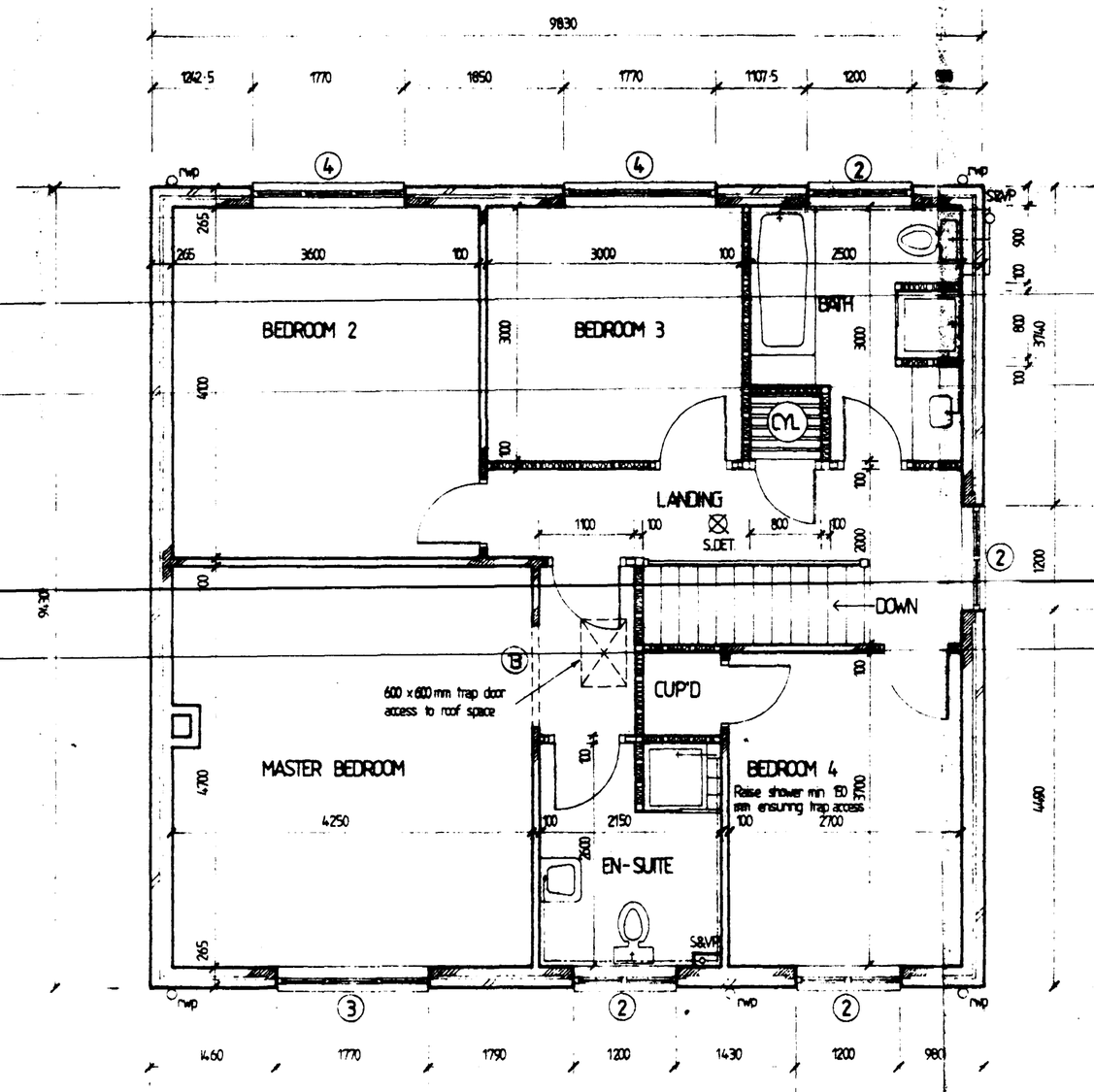
STAIRWAY
To be manufactured by Boulton & Paul, with 223mm goings and 200mm risers. Minimum finished width between handrails to be no less than 800mm pitch of stairway not to exceed 42°.
Going to stair flights and landings to be min. 900mm in height (measured from pitch line on flights), 38mm strings and 25mm treads, plywood risers. Wall handrail set 900mm above pitch line to be 38 x 89mm timber.
Minimum 2000mm headroom to be maintained. All balustrading to be of an unclimbable design and not permit passage of a 100mm sphere.

LINTELS
IG insulated L1 lintels to external walls and IG internal 100 lintels to internal openings in 100mm walls (refer to schedule).

UPPER FLOOR PARTITIONS
Partitions to consist of 75 x 50mm s/w framing at max. 600 crs with 75 x 50mm head and sole plates. Insulate between studs around cylinder cupboard and bathroom. Walls running parallel to joists to be built off double joists. Where walls run at right angles to joists provide 100 x 50mm sole plates.



Ground Floor Plan



First Floor Plan

ANY DIMENSIONAL DISCREPANCY IS TO BE REFERRED TO THE NOTICE OF THE RESIDENT ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION OR SITE.

Lintel & Joinery Schedule

Opening Ref	Lintel Ref	Lintel Size	Joinery Ref	Joinery Size	Quantity
1	L1/S	900	110C	630x1050	1
2	"	1500	210C	1200x1950	5
3	"	2100	310CC	1770x1950	2
4	"	2100	312CC	1770x1200	2
5	"	2300	SP2 113cl 2Bcc/113c	2076x1350	1
6	"	2100	PAUV 18 L	1800x2198	1
7	"	1200	FN29M	932 x 2100	1
8	L1/HD	1200	FN29M	932 x 2100	1
9	L1/S	1500	FE120 / SL 25	1200x2100	1
10	L1/HD	2500	GWJ 2221	2280x2134	1
11	L1/HD	2500			1
12	BOX 100	2700			1
13	" "	1500			1
14	" "	1200			3

ALL INTERNAL LINTELS WHERE NOT SPECIFIED TO BE INTERNAL 100 x 1100 LONG.

LINTELS IN STUDWORK TO BE TIMBER.

Robert Doughty
Chartered Town Planner & Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA
Telephone Swaton (0529 21) 646/7.

Revision	Details	Date

Project,
KENSINGTON

Sheet 1 of 2

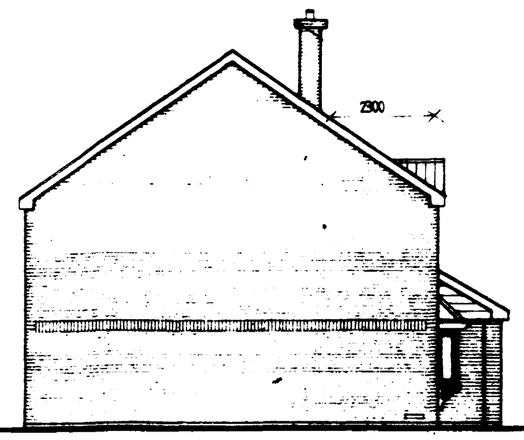
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14 SEP 1992
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Drawing,
Elevations & Floor Plans

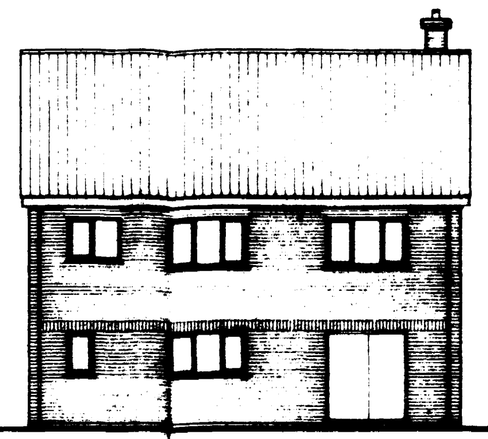
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H4/G/13T	June 1992
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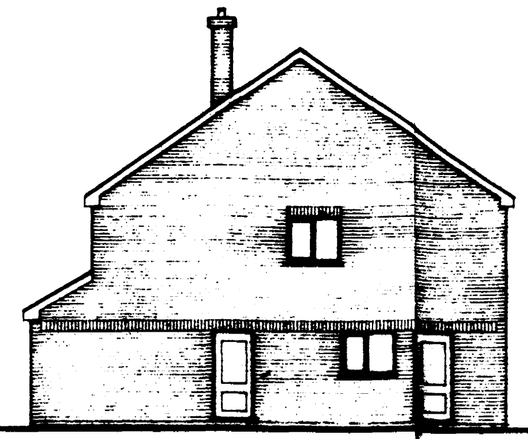
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

FOUNDATIONS
Excavate for foundations to cavity walls 700mm wide x a minimum of 675mm deep (1.0m in clay) and to the depth agreed with the area building control officer on site.
Lay CEP concrete (1.2.4 by volume) a minimum of 225mm thick. Foundations to 100mm walls to be 450mm wide, in positions shown.
Foundations to be taken below the invert level of the adjacent drains and below the level of any existing foundations which are to be removed. Foundations in close proximity to trees and hedge planting to be deepened as required in NHBC Practice Note No. 3.

GROUND FLOOR
Remove turf and vegetable soil a minimum of 150mm deep and further reduce levels as necessary in agreement with the local authority building control officer on site. Lay 150mm minimum of clean stone limestone hardcore, 75mm to dust and well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 gauge) polythene membrane over blinded hardcore with joints welded where necessary and turned up the face of all foundation walls and turned in at dpc level. Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume with a 65mm sand / cement screed (1:3) on chicken wire reinforcing on 300 micron polythene membrane on 50mm expanded polystyrene floor insulation. Provide vertical edge insulation strip around floor slab perimeter to prevent cold bridging. Max U value of floor to be 0.45 W/m²K.

FOUNDATION WALLING
265mm nominal cavity wall comprising of two skins of class B engineering brickwork or two skins of class A concrete blocks in cement mortar (1:3). Bricks below D.P.C. to be F.L. designation and to BS 3921 generally. 1:12 lean mix concrete cavity fill below ground terminating 225mm below DPC level. Allow for facing bricks to outer leaf below DPC but above ground level. Internal walls below DPC in class A concrete blocks. Drains passing through walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipe. Brickwork below DPC to be F.L. designation and to B.S. 3921.

DRAINAGE - Surface water
100mm half-round PVC guttering and 63mm diam. downpipes to discharge into Hepsleeve bends fitted with adaptor then to 100mm Supersleeve drains bedded and surrounded in pea gravel laid to a minimum fall of 1 in 80 discharging into new 1no brick rubble soakaways, sited at least 5m from any building.

DOORS AND WINDOWS
Windows by Boulton and Paul: all double glazed casement, references on plan. Trickle ventilators giving a minimum 4000mm² background ventilation to all habitable rooms. Obscure glass to bathroom.

KITCHEN UNITS
Boulton and Paul Flowline range or similar including a stainless steel sink unit.

ELECTRICS
Socket outlets and lighting points to IEE regulations and NHBC standard.

EXTERNAL WORKS
900mm paving around dwelling and provide boundary fences as necessary. (Refer to block plan).

ACCESS TO ROOFSPACE
Provide 600 x 600 trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

TANK SUPPORT
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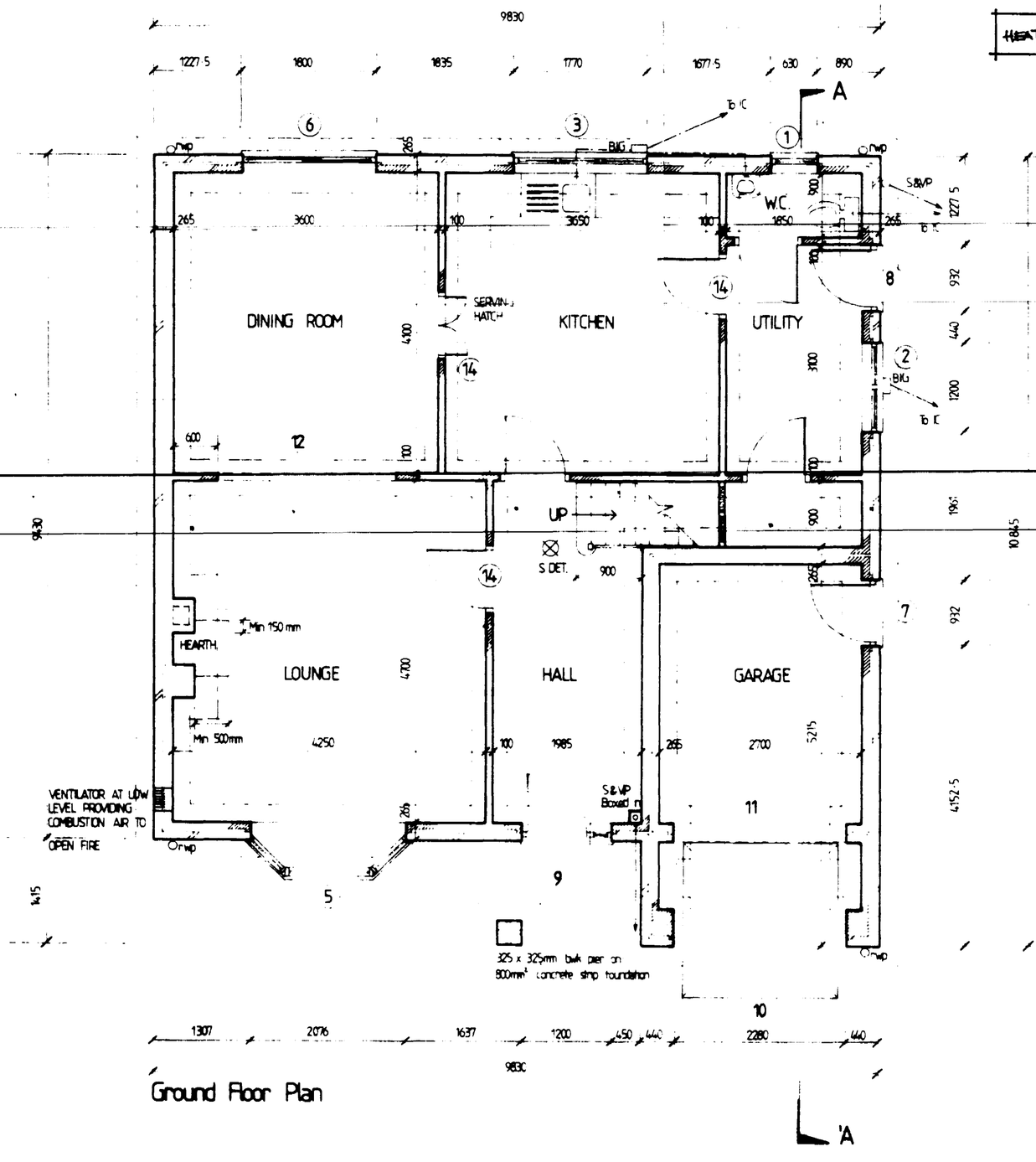
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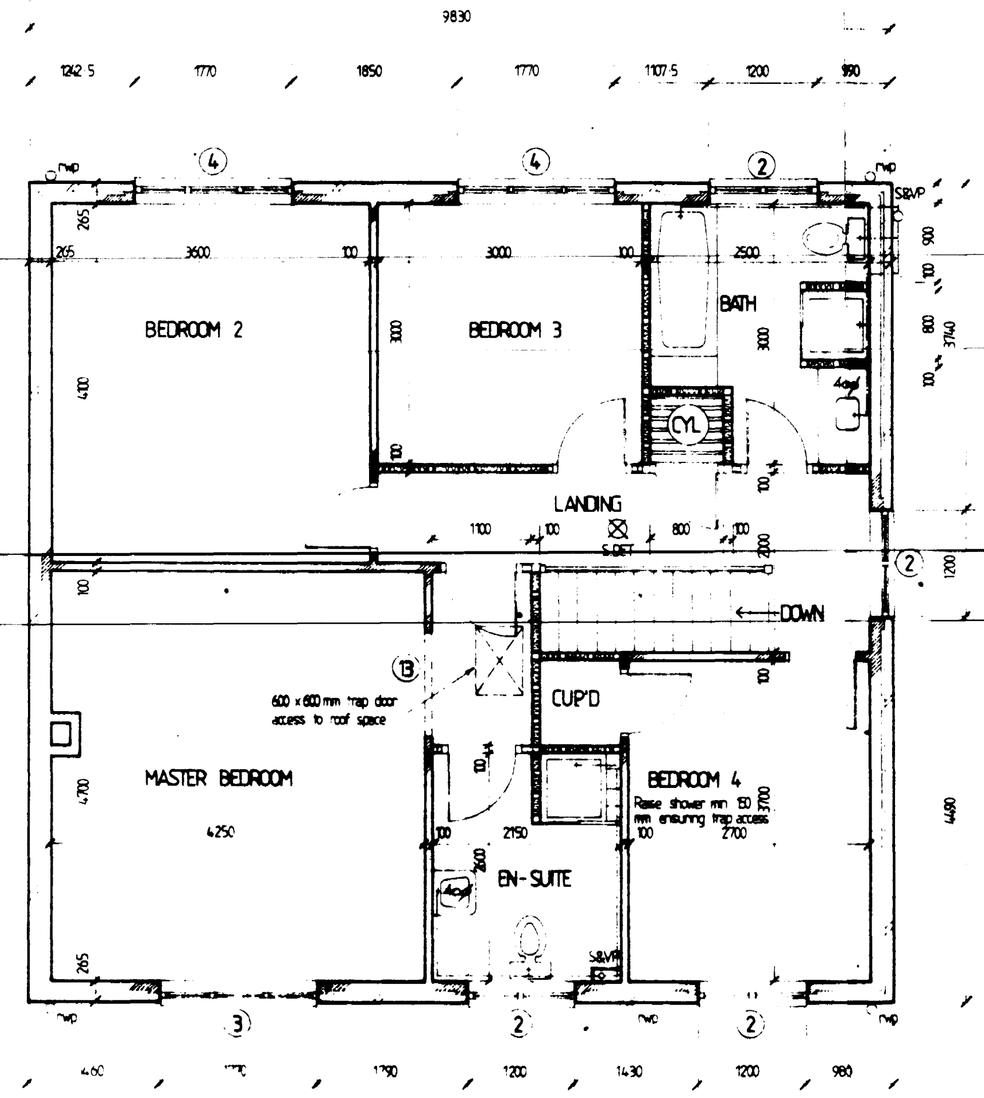
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FIRST FLOOR PARTITIONS
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HEATING BY ECONOMY '7' NIGHT STORAGE.



Ground Floor Plan



First Floor Plan

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A1 A1/

SOUTH HOLLAND D.C. PLAN DEPT. 01 JUL REF S/S/92

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Chartered Town Planner & Landscape Architect.
32 High Street, Helpringham, Sleaford, Lincs. NG34 0RA
Telephone Swaton (0529 21) 646/7.

Revision	Details	Date
A.	Elevation Approval Amendments	21.10.92
B.	Planning - Soldier course first floor.	28.10.92

Project,
KENSINGTON 'S'
Sheet 1 of 2

Drawing,
Elevations & Floor Plans

Drawing No. MK/G/13T5
Date, June 1992
Scale, 1:100,1:50
Drawn, A.B.
Checked,