SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/1004/93 Received:22-OCT-93 Type:FULL

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed house and detached garage

Location : West Drove Gedney Hill
Spalding Lincs

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

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

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

2 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.

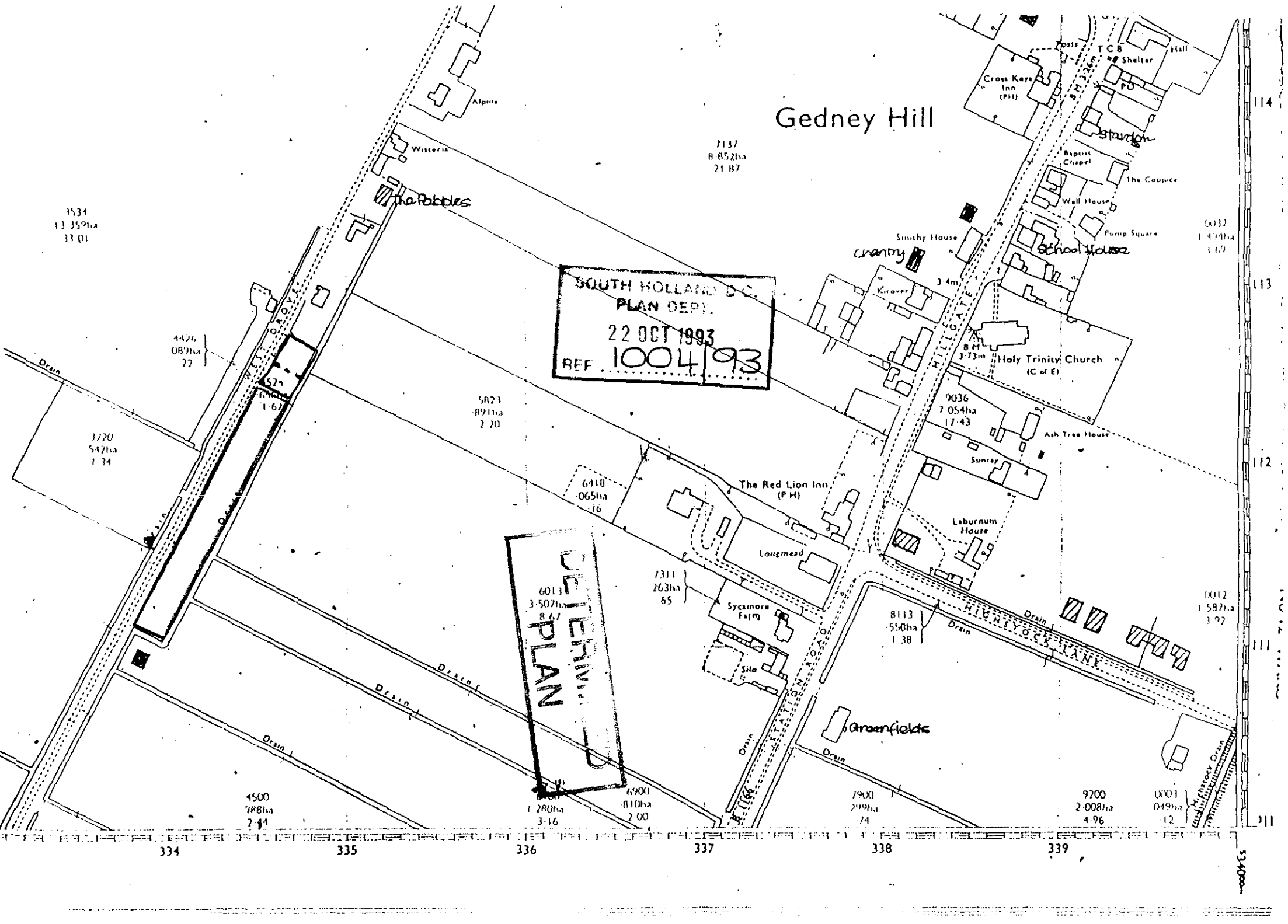
For the avoidance of doubt the approved roofing material is Sandtoft Rustic Shire Pantiles.

Director of Planning and Building Control Services
02-DEC-93 H07/1004/93

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

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

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



SOUTH HOLLAND D.C.
PLAN DEPT.
22 OCT 1993
REF 1004/93
DETERMINED PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H07/1004/93

Date Registered 22 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. M. G. THOMPSON
'ERSKINE'
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) R. BOOR

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST DROVE GEDNEY HILL SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED HOUSE & DETATCHED GARAGE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.-00... If you consider no fee is payable include a written explanation instead.

Signed. PODDINGTONS Date 22-10-93 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 Certificates**

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 pervious 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)

		If so, how many:
(i) New Dwellings	✓	ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases) — hectares

B. If building works are proposed, please state extra floor space to be created: — sq. metres

C. Please state size of any new structure:- HOUSE (a) max. height: 8.6 metres; (b) max. length: 10.565 metres; (c) max. width: 9.665 metres

D. Please state type and colour of materials for facing external walls: FACE BRICKS RED BANK REGENCY HANDMADE

E. Please state type and colour of roofing materials. CONCRETE PANTILE DEEP RED WITH BLACK FLECKS.

F. Has a survey of the site been undertaken? State Yes or No — YES

BLACK PVC GUTTER & DWP

5. **GENERAL INFORMATION** Please complete each section

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

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: WEST DRIVE; 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 or more trees — [ ] ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAY

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 [✓]

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.**
(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 22-10-93

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 22-10-93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Commenced work on foundations.
Boundaries :
Site Features : Cottage to north.
Mobile home to south, plus paddock.

Inspected by DMG
Date 3/11

Site Notice posted by DMG
Date
Expiry 3/11

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 24/11

Dwelling moved slightly. However, majority of dwelling still inside IBD.
Improvement in sense that further from adjoining cottage. No need for revocation order.
Dwelling remains largely unchanged.
No objection to garage. Neighbours not materially affected.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) **Refuse (or equiv)**

Signed DMG ..... **Date** 24/11

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/~~Reasons~~ (cont overleaf)

TL (1)

(1) SC27 (2)

Note SNA (3)

(1) For the avoidance of doubt the approved roofing material is Sandtoft Rustic Shire Pantiles.

DC INSTRUCTION SHEET

APPLICATION REF: H07/1004/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Non-std: Details needed

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

Press
PC
WM
Residents

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

Extra Consultations:

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

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

Case Officer: DAVID GEDNEY 27/10

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No P3414

Date first Rec'd 22 OCT 1993

Registration

Reference H07/1004/93

Cross-Ref R

Date 25-OCT-93 JAC

Validation

TYPE FULL

Site area
No of dwellings 1
Floorspace

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

Description to be recorded

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

Fees
Correct fee £ 120.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 374 OS Plots
Grid ref 533450 311280

Ward W Parish G. HILL

Inside IBD YES Inside LP area NO
Partly

Linked to site Ref 1797

Linked to property Ref

Constraints:

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

Hazards –

Dist Bound ☐
Other: ☐

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

Planning Records:
Earlier apps

458/93 with c.comp

374/90

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H07/1004/93 Received:22-OCT-93 Type:FULL

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed house and detached garage

Location : West Drove Gedney Hill
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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

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

2 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.

For the avoidance of doubt the approved roofing material is Sandtoft Rustic Shire Pantiles.

30-NOV-93 AD check.....30/11...

Authorised to issue (inc Delegation).....1/12

AN 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

H07/1004/93

FULL

Applicant: Mr M G Thompson
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed house and detached garage

Location: West Drove
Gedney Hill
Spalding
Lincs

Valid date:	22-OCT-93	Terminal date:	17-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	29-OCT-93	Report deadline:	23-NOV-93
Inspected by	05-NOV-93	Agreed TD Ext:	
Extra contacts	12-NOV-93	Case Officer:	
Report if not clear by	26-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	03-NOV-93	24-NOV-93
Clerk to Gedney Hill 0775 724941	28-OCT-93	11-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	28-OCT-93	04-NOV-93

SITE RECORD

Grid ref: 533450 311280
OS Sheet: 374 Parcel:

L C C - Obs Attached JC 4/11/93

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3414
Date received : 22-OCT-93

Received from

Poddingtons

Address

43 Double Street
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

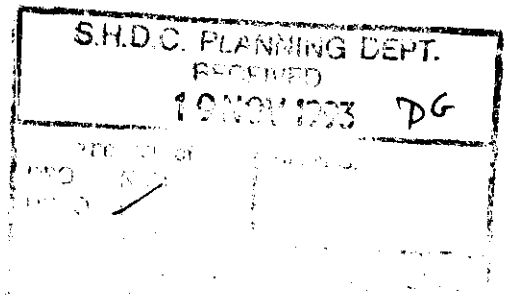
Our Ref: 93/1/SH/0294
Contact: G Thornalley

Date: 18 November 1993

NRA

National Rivers Authority
Anglian Region

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



Dear Sir

Planning Application No. H07/1004/93

PROPOSAL : **PROPOSED HOUSE AND DETACHED GARAGE**
LOCATION : **WEST DROVE, GEDNEY HILL, SPALDING**
APPLICANT : **MR M G THOMPSON**

I refer to your consultation received on 9 November 1993.

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

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

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

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

Advice to Applicant

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Only domestic sewage should be discharged to the septic tank.

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

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

Yours faithfully

R F Morgan
Planning Manager

DFO

SOUTH HOLLAND
Internal Drainage Board

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

DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/1004/93/JAM **Your Ref.** **Date** 5 November 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. M.G. THOMPSON
DWELLING AT WEST DROVE, GEDNEY HILL

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

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke that has been piped by your client and which discharges to the Board's Bridgefords Drain some 150 metres to the South.

Inspection reveals the site to be substantially lower than the unkerbed fronting highway.

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, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

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

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

The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T., although these figures are subject to periodic review.

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,

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

ENGINEER TO THE BOARD

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/1004/93

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		
	3	3	4	1	1	2

2. Address or location
West Drove, Gedney Hill.

3. Name, classification and number of road

4. Date application referred 4-11-93

5. State whether outline, detailed application etc.
Full.

6. Description of proposed development/change of use including access details
House & Garage.
(previous approval)

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 ~~185 as~~ shown overleaf.

Date: 4-11-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

Delete as appropriate

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

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

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

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

ning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/1004/93

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed house and detached garage

Location: West Drove Gedney Hill
Spalding Lincs

Type: FULL

Date received: 22-OCT-93

28-OCT-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 11-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is 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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 NOV 1993 DG

File Nos.

FOR PARISH COUNCIL USE ONLY

Comments: No objections whatsoever. Fully support.

Signed:

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/HJW

Your ref:

Date: 21st October 1993

SOUTH HOLLAND D.C.
PLAN DEPT.
22 OCT 1993
REF 1004/93

For the attn. of Mr. Blacklock

South Holland District Council,
Planning Dept.
Priory Road,
Spalding

Dear Sirs,

NEW HOUSE AT WEST DROVE, GEDNEY HILL - MR. M. THOMPSON - H07/0558/93

Further to our telephone conversation of today, I enclose a new application in respect of the above, showing the revised position of the house on the plot, which will now coincide with that approved by Building Control.

We apologise for any inconvenience this has caused your department.

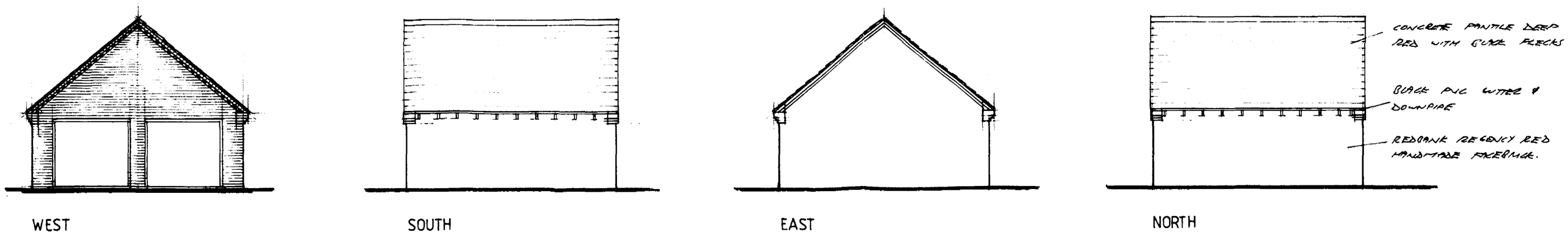
Yours faithfully,
Poddingtons,

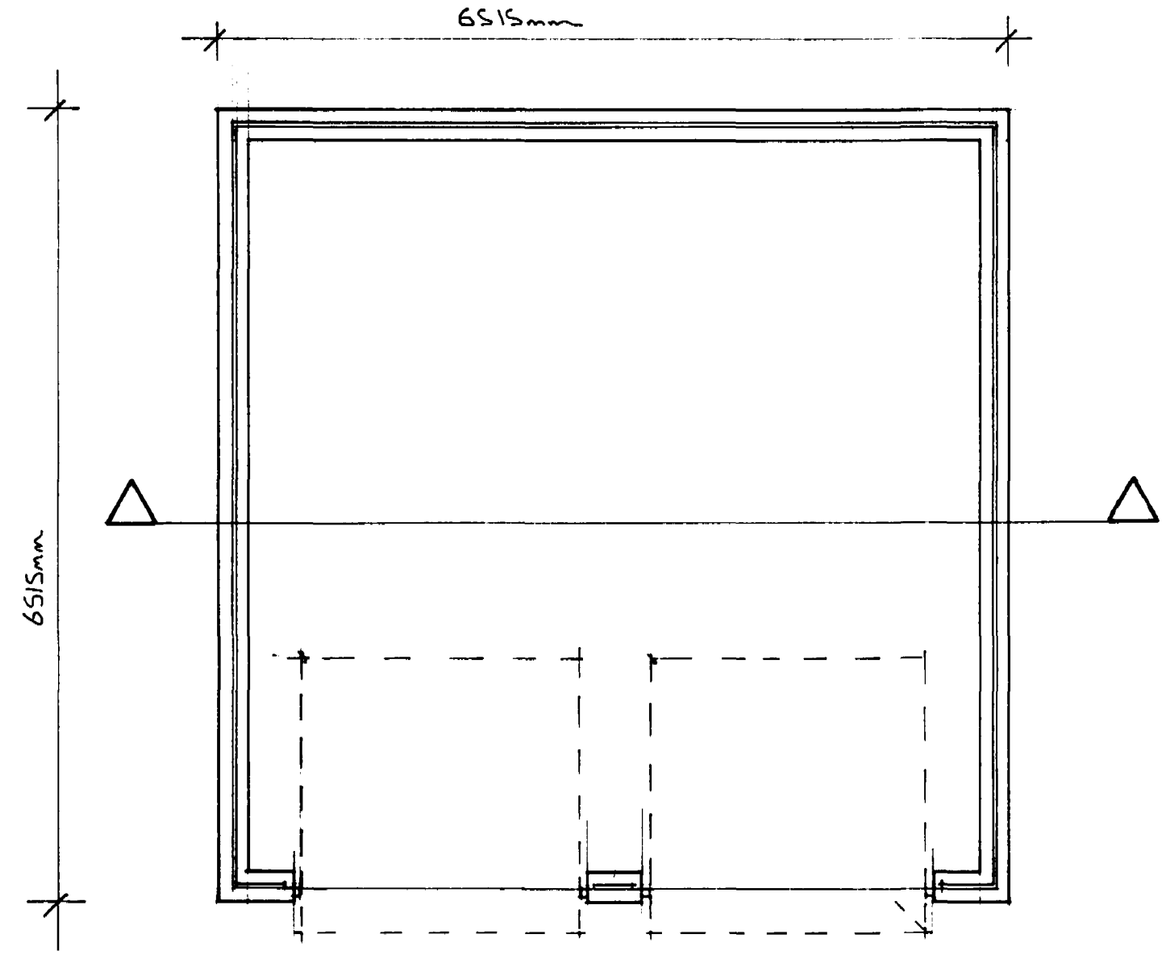
T. A. PRIDMORE

enc.

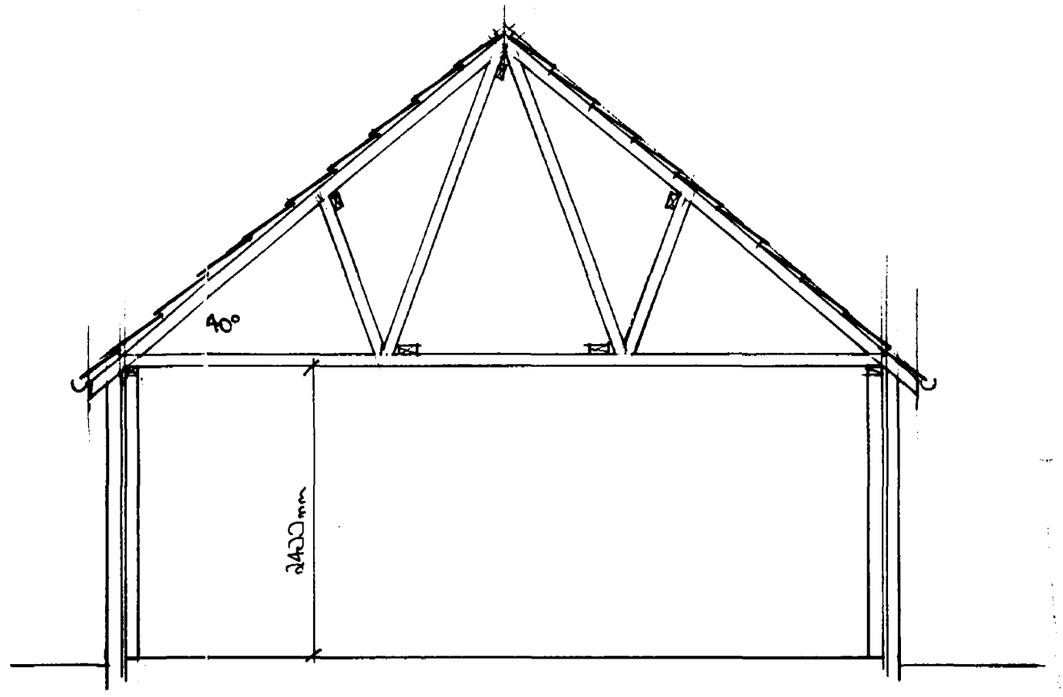
Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore





PLAN



SECTION

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street, Spalding, Lincs, PE11 2AA
Telephone: Spalding (0775) 61856 68296
architectural design consultants

project
Proposed Garage
At.
West Drove, Gedney Hill.
For.
Mr & Mrs M. Thompson

drawing
Plan As Proposed

scale
1/100 1/50

drawing no
MRH/2341/5

date
July 93

drawn

checked

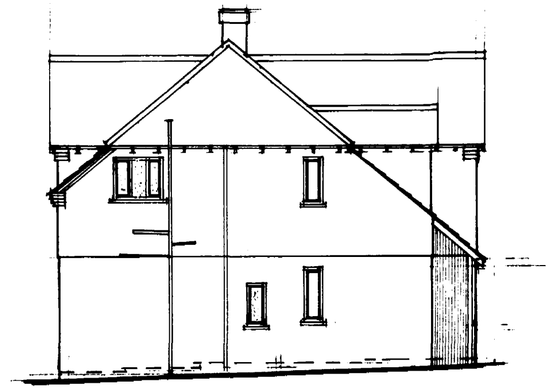
SOUTH HOLLAND D.C.
PLAN DEPT.
22 OCT 1993
REF 1004/93

4804 787T

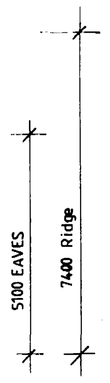
Roof Pitch 40°
Gutters, Downpipes & Wastepipes
To Be Black P.V.C.



West Elevation

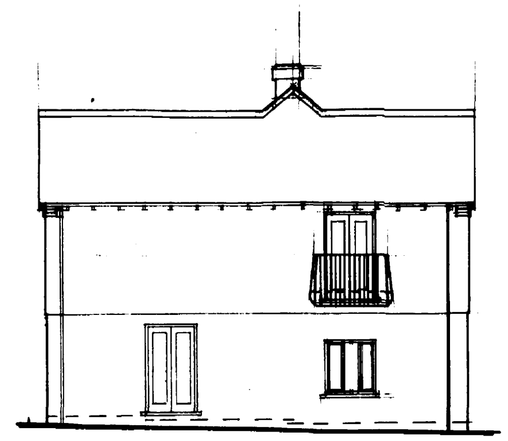


North Elevation





East Elevation



South Elevation

Foul Drains

Provide Marley 450mm I.C.S & Rockable Back Wet Gullies (R.B.I.G.) In Position Shown. T.C.S. To Be Bedded & Surrounded In 150mm Peagravel & Cover Frame Set In 150mm Thk Concrete. Gullies To Be Bedded & Surrounded In 150mm Concrete. New Drains To Be Constructed In 100mm ∅ P.V.C. Pipes Laid. & A Fall Of 1:80 To Be Bedded & Surrounded In 150mm Peagravel. All Joints To Be Flexible New Drains To Discharge Into 3750 Ltr Septic Tank With 33 Metres Of Sub Irrigation Drainage As Determined By Soil Porosity Test.

Storm Drainage

As Above But Pipes Laid @ 1:100 Fall. Drains To Discharge Into Min Int Soakaways Sited Min 5m Away From Building

Plumbing

100mm ∅ S&V.P.S To Terminate Min 900mm Above Any Opening With In 3000mm & Be Fitted With Wire Vent Terminal. Provide 100mm ∅ Stub Soil Pipe Where Shown. Note No Connection To Be Made Into S&V.P. With In 450mm Of Invert Of Drain. Provide 40mm ∅ P.V.C. Waste Pipes To All Appliances C/W 75mm Deep Seal Traps. Provide Access Plates & Rodding Eyes To All Bends & Changes In Direction. Shower Tray To Be Set 150mm Above Floor To Allow Access To Trap.

Boiler

Provide Oil Fired Balanced Flue Boiler In Position Shown. Flue Terminal To Be Fitted With Wire Guard.

Hot Water System

Provide Std Hot Water 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 & Time Switch To Hot Water Storage Cylinder.

Fire & Hearth

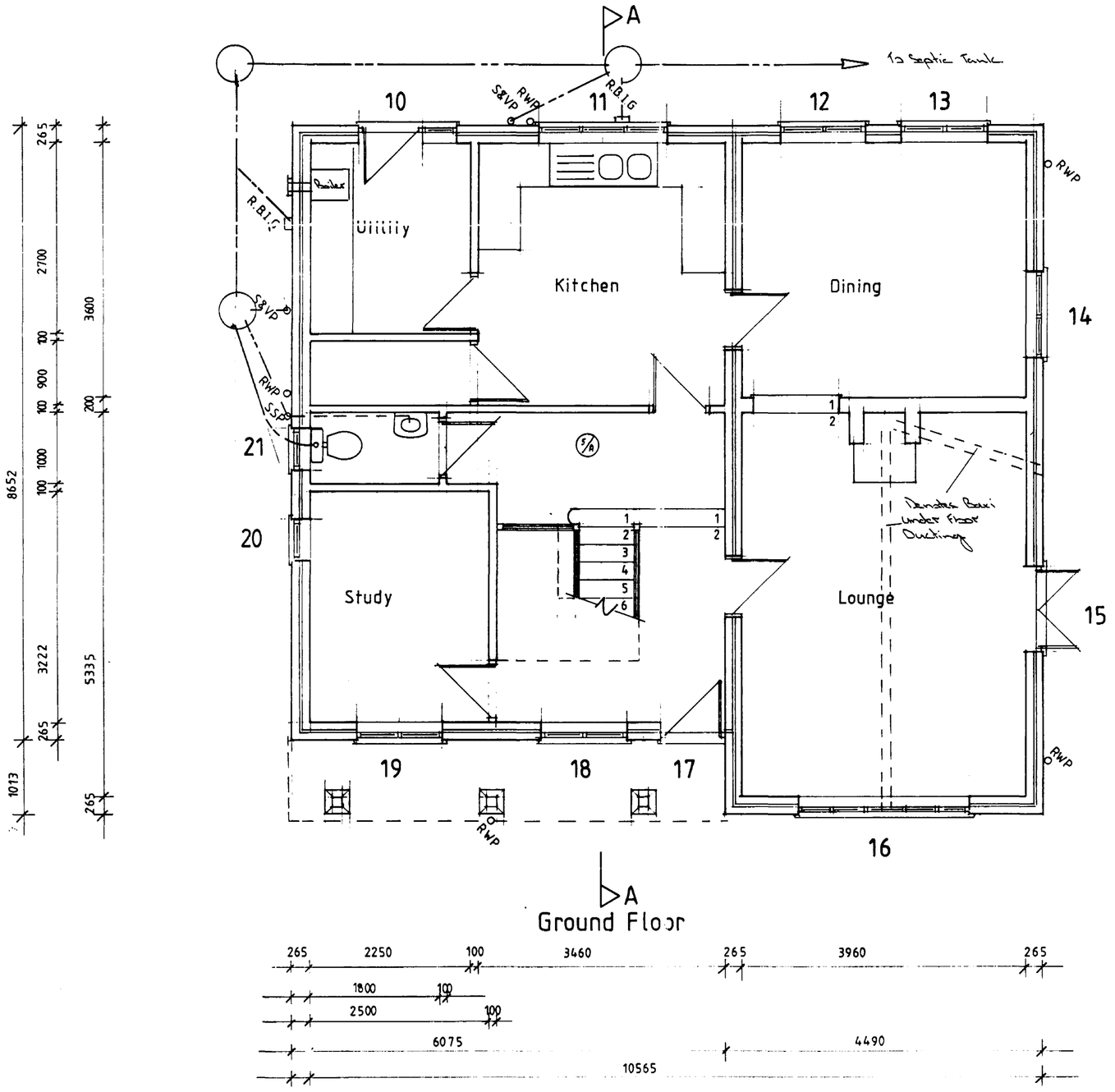
Hearth To Be Built To Dimensions Shown. Open Fire To Be Capable Of Burning Smokeless Fuels. Min 200mm ∅ Clay Flue Liners To B.S. 1181 & Laid Sockets Uppermost. Open Fire To Be Fitted With Suitable Hoods For Effective Fitting Of Guard Combustion Air To Be Provide By Baxi Under Floor Draught System To Be Fitted Under Raised Timber Floor.

Mechanical Vent

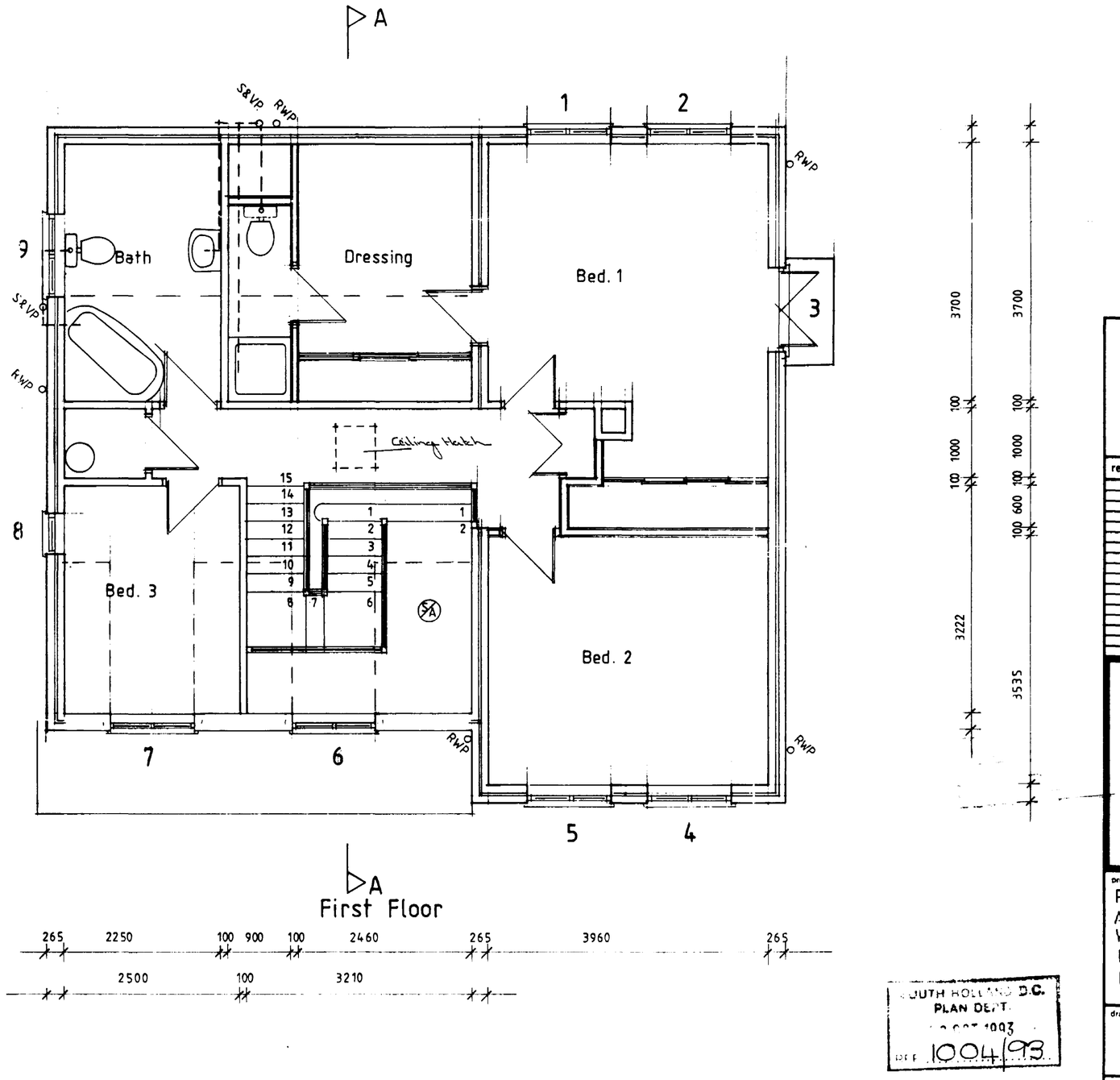
To Kitchen Provide Mechanical Ventilator To Be Manually Switched & Have A Extraction Rate Of 60 Ltrs/Sec This To Be Reduced To 30 Ltrs/Sec. If In A Cooker Hood.
To Main Bathroom Provide Mechanical Ventilator To Be Manually Switched & To Have A Extraction Rate Of 15 Ltrs/Sec
To En-Suite Shower Room Provide Mechanical Ventilator To Come On With Light Switch & Stay On For 15 Mins Once Light Is Switched Of. Fan To Provide Min 3 Air Changes/Hr

Smoke Alarms

Provide Self Contained Smoke Alarm To Be Mains Maintained With Battery Back Up. In Positions Marked (S/A) Where There Are More Than 1 All Units To Be Interfaced So That Smoke Detected By 1 Unit Activates The Alarm On All Units



Ground Floor



First Floor

SOUTH HOLLAND D.C.
PLAN DEPT.
1003
REF 1004/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	11/8/93	[illegible]	Amended for [illegible]

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
Proposed House
At
West Drove, Gedney Hill.
For
Mr & Mrs M. Thompson

drawing
Plan & Elevations

scale
1/50 1/100

drawing no.
MRH/2341/3

A

May 93

checked

Note This Drawing To Be Read In Conjunction With Engineers Drawings & Calculations

Pitched Roof

Marley Modrup Interlocking Concrete Tiles On Treated Timber Battens 38×25mm (Fixings If Tile Based On A Wind Speed Of 44 m/s Category 2 Of Exposure (To A 2 Storey Building) On Monarfelt Felt. Roofing Felt All Laps Min 150mm Horizontal Laps To Be Covered By Battens. Prefabricated Timber Trusses @ 600mm Ctrs Note Rafter To Be Min 200mm Deep. Trusses To Be Constructed, Erected & Braced To B.S. 5268 Pt 2 1984.
100×38mm Binders Built Into Gable Walls
100×25mm Diagonal Wind Bracing
Provide 30×5mm Galv. M/S Straps @ Verge & Ceiling Tie Level To Be Built Into Wall & Taken Over 3No. Trusses Provide Solid Timber Strutting Between Trusses Under Straps.
Provide 2No. 254×146×31 UB Beams To Support Raised Tie Roof Beams To Have 100mm End Bearing & To Be Built Off 440×150mm Class 'B' Engy Brick Pad Stones.
100×65mm Timber Wall Plate Bedded In Sand & Cement (Sand Finish To Plumb & Beam) Secured To Wall With 30×5mm Galv. M/S Straps @ Max 2m Ctrs. Provide 150mm Thk Fiberglass Between Ceiling Ties / Rafters. Form 510×850mm Ceiling Patch Between Ties Provide 12mm Thk Plasterboard & Artex Ceilings.

Eaves

Close Cavity @ Eaves Level. Provide Marley Deepflow Eaves Gutter Fixed To End Of Exposed Rafter Feet. Provide Glidevale Ref 6257 Ventilator Abs Provide Marley Ventilated Dry Ridge System.

Cavity Wall

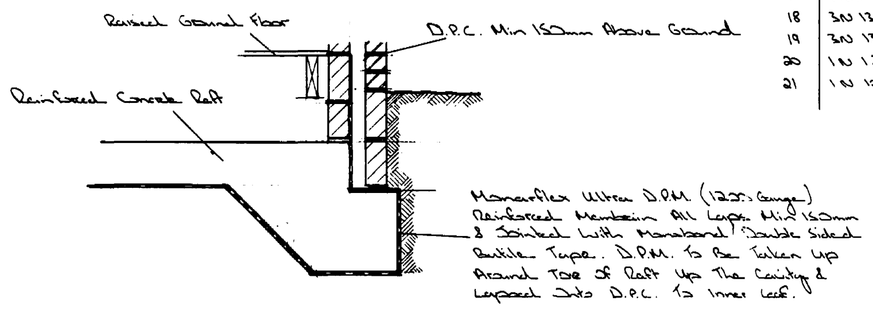
265mm Thk Cavity Wall
100mm Face Brick Work To 2775mm Above Ref Then 15mm Thk Render On 150mm Foamex Thermilite Blocks Provide Bellmouth Drip To Bottom Of Render
65mm Cavity Filled With Rockwool. 65mm Cavity Wall Ties.
100mm Thk Celcon Std. Blocks With 15mm Thk Render & Skim Internal Finish.
Cavities To Be Closed Around Openings In External Walls Using Damcor Insulated D.P.C. Or Other Similar Approved System.
All Walls Below Ground Level To Be In Class 'B' Dense Blocks.
Provide Lean Mix Cavity Fill To Finish 150mm Below D.P.C. Level.

Windows & Doors

To Be Std. Bonallon & Pask Softwood See Schedule Below. Note Windows Come With 9000mm² Ventilator Fitted As Std. (Except 498mm Wide)

	Window Ref	Lintel	Length	Other
1	3W12CC	I.G. L1/S	1650	D.G.
2	3W12CC	I.G. L1/S	1650	D.G.
3	FCP12	I.G. L1/HD	1500	D.G.
4	3W12CC	I.G. L1/S	1650	D.G.
5	3W12CC	I.G. L1/S	1650	D.G.
6	3W12CC	Timber Head Plate		D.G.
7	3W12CC	Timber Head Plate		D.G.
8	1W12C	I.G. L1/HD	900	D.G.
9	3W13CC	I.G. L1/HD	1650	D.G., OB
10	4W13W13CC	I.G. L1/S	1800	D.G.
11	4W13CWCC	I.G. L1/S	2100	D.G.
12	3W13CC	I.G. L1/S	1650	D.G.
13	3W13CC	I.G. L1/S	1650	D.G.
14	3W13CC	I.G. L1/S	1650	D.G.
15	FCP12	I.G. L1/S	1500	D.G.
Proper Mde 16	2339×1350 Stable	I.G. L1/S	2700	D.G.
17	FD15	I.G. L1/S	1200	S.G.
18	3W12CC	I.G. L1/S	1650	D.G.
19	3W13CC	I.G. L1/S	1650	D.G.
20	1W13C	I.G. L1/S	900	D.G.
21	1W13C	I.G. L1/S	900	D.G., OB

D.G. = Double Glazed
S.G. = Single Glazed
Std. = Standard Glazed



Damp Proofing Detail

Ground Floor

150mm Thk 7.6 Floating Grade Lifeglow Boarding On 200×50mm Sc3 Grade Joists @ 450mm Ctrs. Where Joists Run Parallel To External Walls Provide 30×5mm Galv. M/S Straps @ Max 2m Ctrs To Be Taken Over 3No. Joists & Secured To Wall. Provide Solid Timber Strutting Beneath Provide 12.5mm Thk Plasterboard & Artex Ceiling.

Stairs

Provide Purpose Made Stairs To Have 220×32mm Strings Width Overall Strings 864mm 15No. Risers @ 225mm 300mm Goings Rise. Going Of 223mm Treads To Be 25mm Thk Provide Handrail & Balusterals 914mm Above Pitch Line On Flights & 914mm Above Floor To Landings. Balusters To Be Vertical & Set Out So That A 120mm ⌀ Sphere Will Not Pass Them.

Raised Ground Floor

As Per First Floor But No Plasterboard Ceiling.

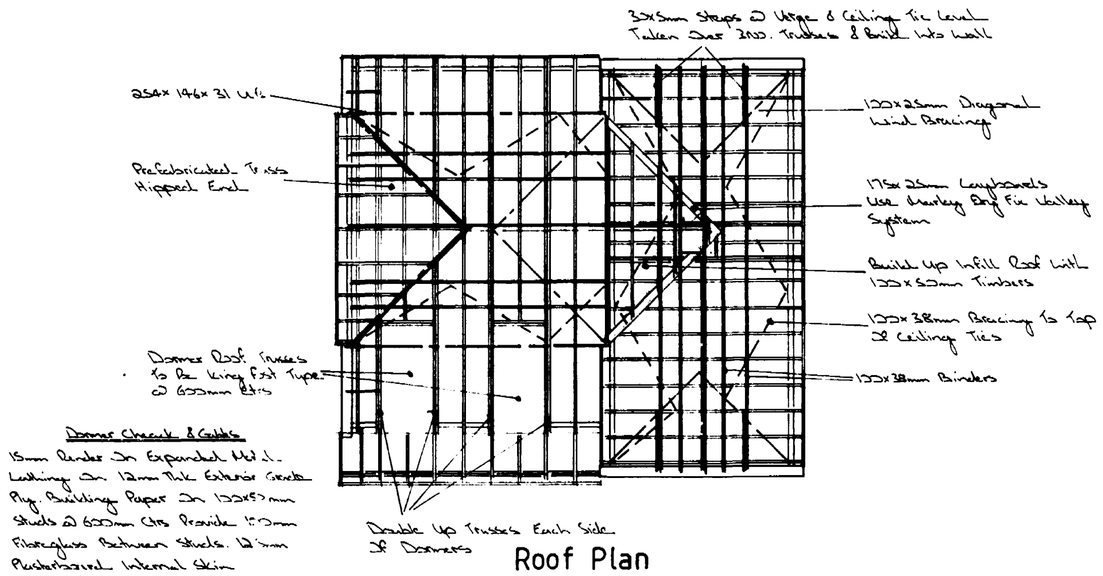
Ground Floor / Raft Foundation

50mm Sand & Cement Screed. (Except Where Raised Timber Floor) On Reinforced Concrete Raft. See Engineers Drawings & Bar Bending Schedule. Concrete To Raft To Be C25P Min Cement Content 330 kg/m³ All Vegetable Matter & Fill Material To Be Excavated. Back Fill With Hardcore Compacted In Layers Of 225mm & Blinded With Sand. Provide Monarflex Ultra DPM. (1200 Gauge) Reinforced Membrain All Joints To Be Min 150mm Lap & Sealed With Monarseal Double Sided Butyle Tape (See Detail) DPM To Lap Into D.P.C. To Inner Skin.
Floor Insulation Provide 25mm Thk Foamular 400 Between Hardcore & DPM.

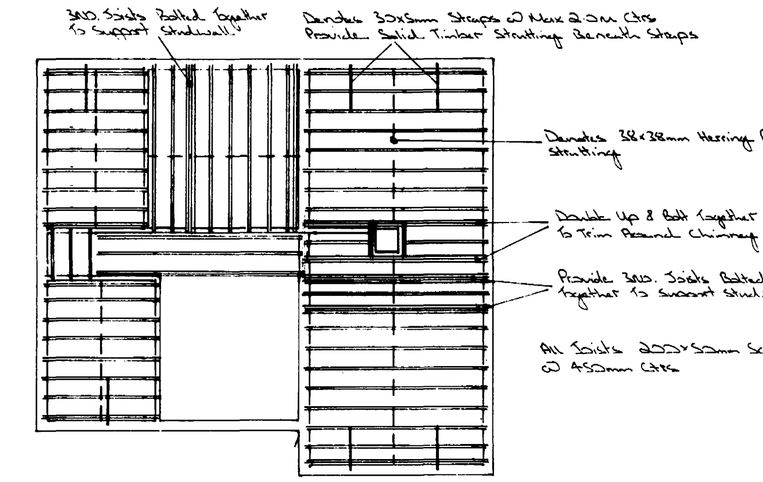
Internal Walls

Blockwork Walls To Be 100mm Celcon Std. Blocks With 12mm Render & Skim Finish Provide D.P.C. To Base Where Built Off Raft. Provide I.G. 100mm Internal Lintels Over All Openings. Note Where Openings In Internal 265mm Thk Wall. Provide I.G. L1/S Over.

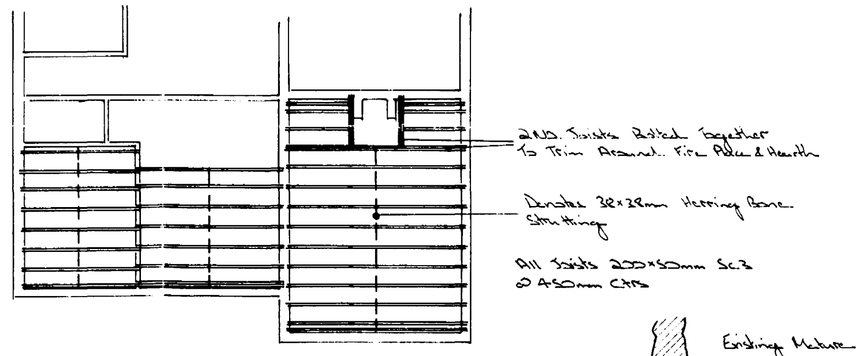
Stud Walls To Be Constructed As Follows 100×65mm Head & Sole Plate. 100×50mm Vertical Studs @ 600mm Ctrs Provide 100mm Thk Fiberglass Between Studs Clad Each Sides With 12.5mm Thk Plasterboard & Skim. Where Walls Run Across Joists Build Off Sole Plate Where Walls Run Parallel To Joists Provide 2No. Joists Bolted Together There To Be Inaddition To Normal Spacings.



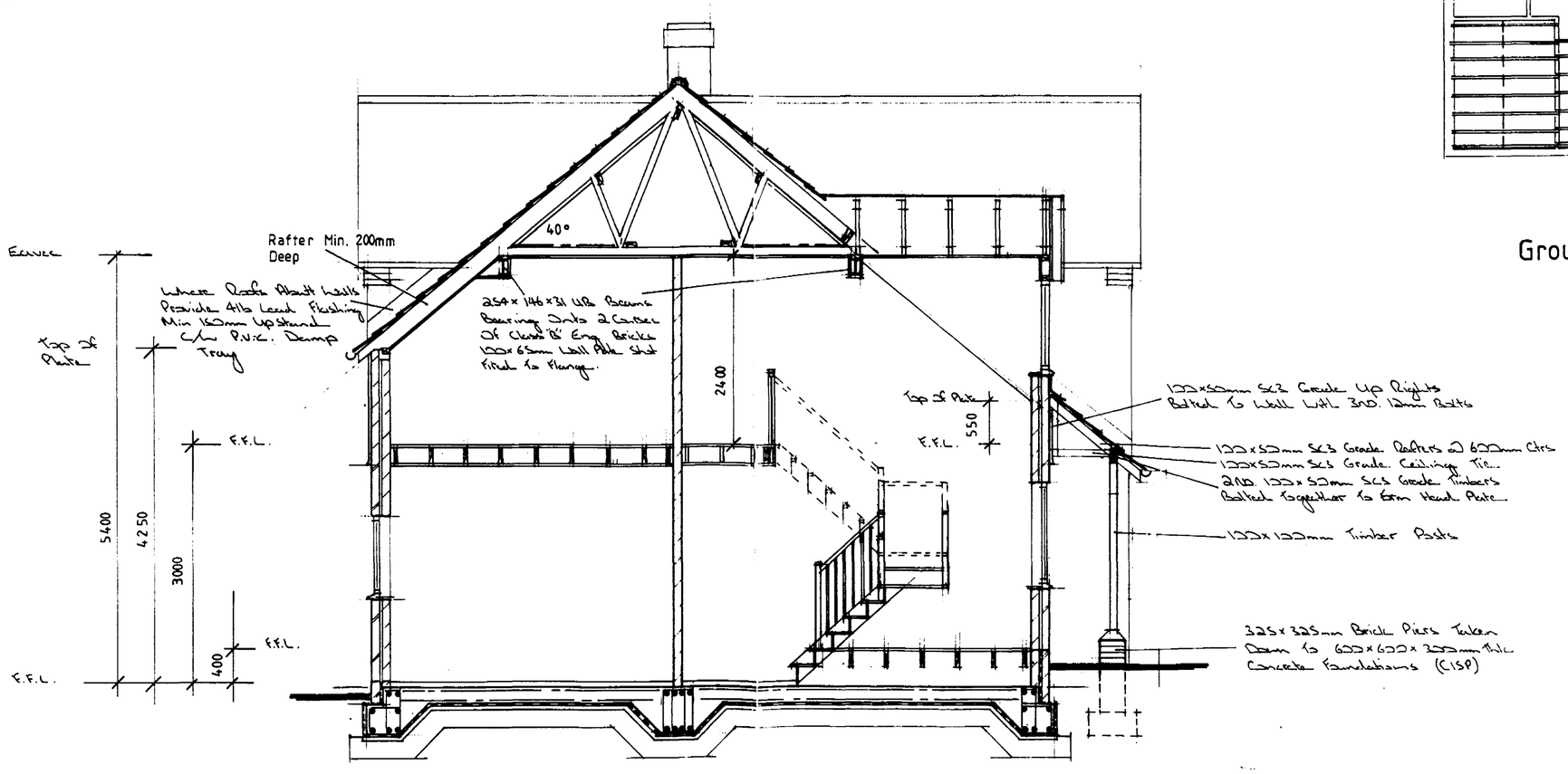
Roof Plan



First Floor Joist Plan



Ground Floor Joist Plan



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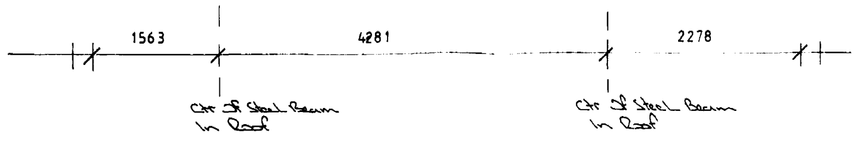

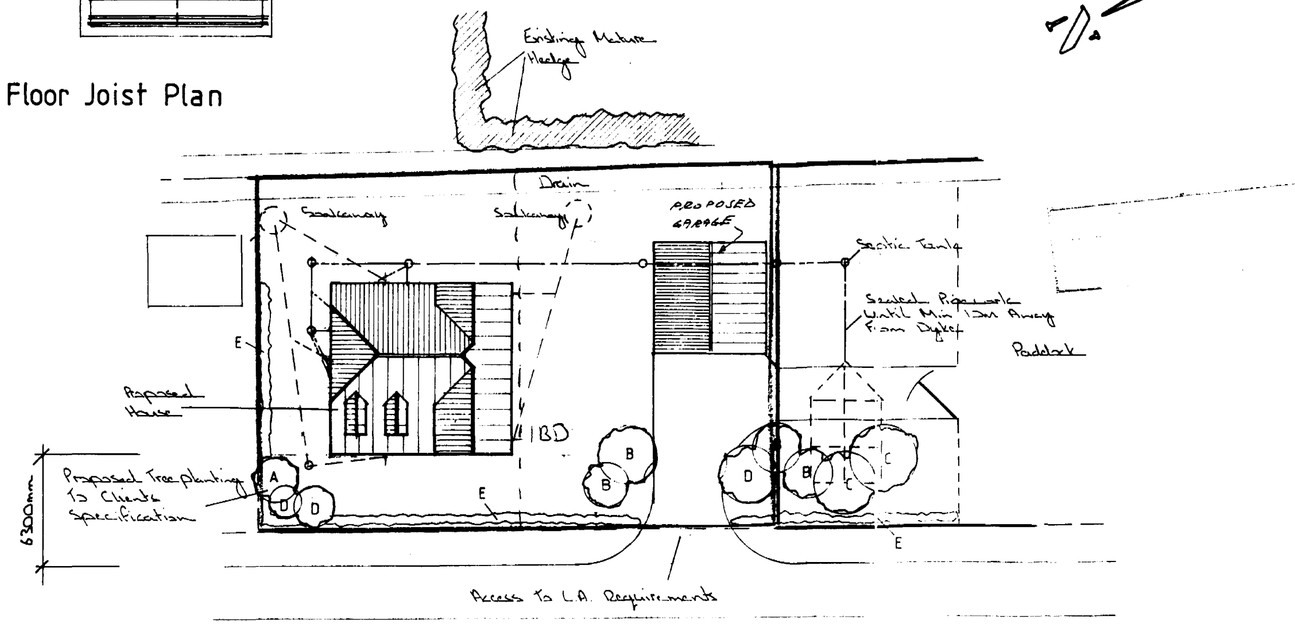

Site Plan 1/250

LANDSCAPING SCHEDULE

A	Acer p. Nigrum (Crimson King)	Standard	18cm Stem
B	Acer p. Nigrum (G. Purple)	Standard	18cm Stem
C	Alnus i. Aurea	3/4 Standard	15cm Stem
D	Betula Pendula	Feathered	18cm Stem
E	Crataegus (Hawthorne)	900mm	

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	21/10/93	LMH	ALTERED SITE LAYOUT
B	11/11/93	LMH	PARKING FOR 4 VEHS
C	25/11/93	LMH	" " "
D	01-12-93	LMH	ADD GARAGE DOOR

PODDINGTONS
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project
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SOUTH HOLLAND D.C. PLAN DEPT. 22 OCT 1993 REF 1004/93

drawing
Sections & Details

scale
1/50 1/250
1/100 1/20

drawing no.
MRH/2341/4

A B C D

June 93

checked

Note This Drawing To Be Read In Conjunction With Engineers Drawings & Calculations