SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H08/0056/93 Received:26-JAN-93 Type:RESERVED MATTERS

Name: Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding, Lincs

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

Description: Replacement dwelling

Location : Becks Bank Gosberton Clough
Spalding Lincs

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:

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing numbers 771663/2, 771663/3 and 771663/4), received by the Local Planning Authority on the 9 March 1993.

The applicant is reminded of the conditional requirements on the outline planning permission H08/1008/92.

Director of Planning and Building Control Services
12-MAR-93 H08/0056/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/0056/93

Date Registered 26 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Becks Bank, Gosberton Clough, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Replacement dwelling

Please complete

Signed. . . . . Date. . .25th. January .1993. . . . .

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.

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.	H08/1008/92
B. Please state which reserved matters are dealt with in this application.	1, 2 & 3
Now complete Part 4 only	

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

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

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: 15.3 metres

(c) max. width: 9.7 metres

C. Please state type and colour of materials for facing external walls: Butterley Kensington Multi Stock facing bricks

D. Please state type and colour of roofing materials. Anchor Bold Roll conc. int. tiles

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):

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

Continue on separate sheet if necessary.

APPLICATION ASSESSMENT

If C.B happy re access needs to be full

Notes for Case Officer

Site Inspection	Accuracy	Neighbours	Boundaries
Site features	Other	As before	

Inspected by PDJ
Date 2-2

Notice posted by PDJ
Date 2-2

Resident Notices required
"Midway", Beck Bank, Gosberton Clough

Sent 29/1 Delivered

Case Officer Conclusions

Part of a field, next to a house. Sunday dom + 1 window up. Gap towards Corner houses. Fence to boundary 1 - 1.5m. Open views

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PJJ

Senior Officer DL

Case Officer Recommendation

Approve ✓ Refuse

Signed PJJ 10-3

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☑ Outstanding RM
☐ Amended plans

Received 9-3-93

The applicant is reminded of the conditional requirements on the outline planning permission N08/1008/92

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

PM 27-1-93 access contrary to Cond 4. design needs amending
DZ 29/1

		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: Ashfield RESIDENT ..... 27/1. c/o "Midway", Beck Bank, Goxhill Haven		29/1.

Case Officer **Recorded on board:**

PY.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued P2173

Date first Rec'd 26 JAN 1993

Registration

Reference H08|0056|93

Cross-Ref B08|0041|93

Date 27|1

Validation

TYPE RM

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £120

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 76

OS No's

Grid ref 519950 339400

Ward C

Parish CROSBERTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1084

Linked to property Ref

Planning Records:
Earlier apps

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2173
Date received : 26-JAN-93

Received from

Mrs B E Draper

Address

Red Cow Farm
Beck Bank
Gosberton Clough
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lane..
(Authorised Collector)

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

Date 25th January 1993

The person dealing with this matter is: B. Gilham

SOUTH HOLLAND D.C.
PLAN DEPT.
26 JAN 1993
0056.93.

Our Ref: 771663/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED REPLACEMENT DWELLING AT BECK BANK GOSBERTON CLOUGH FOR MR J M DRAPER

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771663/2 and /4.
3. Cheque to the value of £120.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771663/2, /3 and /4.
3. Cheque to the value of £72.85 in respect of submission fee.

Total cheque: £192.85

Yours faithfully

B. Gilham F.F.B.

Enc.

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: H08/56/93

Applicant: Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding, Lincs

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

Description: Replacement dwelling

Location: Becks Bank Gosberton Clough
Spalding Lincs

Type: RESERVED MATTERS

Date received: 26-JAN-93

29-JAN-93

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 08-FEB-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

O.K. BY Me

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

J A Dobney

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 FEB 1993

Acknowledge YES/NO

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: H08/56/93 Type: RESERVED MATTERS

Applicant: Mr J M Draper Agent: Status Design
Tel: 0406 24343 B Gilham

Description: Replacement dwelling

Location: Becks Bank
Gosberton Clough
Spalding
Lincs

Valid date: 26-JAN-93 Terminal date: 23-MAR-93
Target dates: Target Committee: 09-MAR-93
To case officer 02-FEB-93 Report deadline: 23-FEB-93
Inspected by 05-FEB-93
Extra contacts 09-FEB-93 Case Officer:
Report if not clear by 02-MAR-93 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gosberton P 0775 840415	29-JAN-93	12-FEB-93
Cllr J A Dobney	29-JAN-93	12-FEB-93
Owner/Occupier, "Midway" Beck Bank	29-JAN-93	12-FEB-93
Site/Press Advert MIN	02-FEB-93	23-FEB-93

LCC - Os Attached JCB 4/2/93

SITE DETAILS

Grid ref: 518950 329420
OS Sheets: 76 Parcel:

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

NRA

National Rivers Authority
Anglian Region

23rd February 1993 Our Ref:GT/93/1/SH/0047

Dear Sirs

PLANNING APPLICATION NO H08/056/93
REPLACEMENT DWELLING AT BECKS BANK, GOSBERTON CLOUGH
FOR MR J M DRAPER

Further to our letter dated 12th February 1993 please find enclosed a copy letter dated 19th February 1993 from the Black Sluice Internal Drainage Board.

Yours faithfully

R F Morgan
Planning Engineer

LMP

S.H.D.C. PLANNING DEPT.
RECEIVED
25 FEB 1993
Attention of
DPO NRM
DDPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date

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

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PB

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX.0205 360657

YOUR REF. OUR REF. JMH/SH/P/G1 DATE 19 February 1993

Planning Engineer
National Rivers Authority
Anglian Region
Northern Area
Aqua House
Harvey Street
LINCOLN
LN1 1TF

Dear Sirs

Planning Application No H08/0056/93 - Proposed dwelling at Becks Bank, Gosberton Clough for Mr J M Draper

The Board has no observations subject to a satisfactory percolation test being carried out if soakaways are used as the method of roof and site surface water disposal.

Yours faithfully

Engineer to the Board

N.R.A.—ANGLIAN REGION
HARVEY STREET, LINCOLN
22 FEB 1993
FILE

	Act	Inf		Act	Inf
O.M.			E.M		
admin					
P&M					

Stellar Design
[illegible]
[illegible]
[illegible]
Spalding
Lincs
[illegible]

[illegible]
[illegible]

22 February 199[illegible]

[illegible]

Dear Sir

Replacement Dwelling, Beck Bank, Gosberton Clough, Spalding

I refer to the above planning application which you have submitted for consideration.

I would be grateful if you would amend the landscaping scheme so that there is a hawthorn hedge along the front boundary of the site and along the [illegible] side boundary forward of the building line. [illegible] trees should also be added to the front part of the site.

I also request some alterations to the design of the dwelling. [illegible] the garage [illegible] back so that it is not [illegible] level with the front elevation of the house [illegible] the [illegible] porch [illegible] deleted. The front door [illegible] traditional [illegible] porch.

If you have any queries please do not hesitate to contact [illegible]

Yours faithfully

[illegible]
[illegible] Planning Officer
[illegible]

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/0256/93

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

Beers Bank, Gosberton Cliugh

3. Name, classification and number of road

III

4. Date application referred 4-2-93

5. State whether outline, detailed application etc.

R M

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

Replacement Dwelling

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: 4-2-93 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

Application no: H08/0056/93

Applicant: Mr J M Draper
Red Cow Farm
Beck Bank
Gosberton Clough
Spalding, Lincs

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

Description: Replacement dwelling

Location: Becks Bank
Gosberton Clough
Spalding
Lincs

Amendment: Change tile to Marley Bold Roll

02-NOV-93

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 and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only
Application No. H08/0056/93/41
Date Registered
Case Officer 27 OCT 1993 PJ

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

Mr Draper
Red Cow Farm
Beck Bank Gosberton Clough

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Beck Bank Gosberton Clough, Spalding

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H08/0056/43

Building Regulation reference relating 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.

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 P.W. Draper Date 27/10/93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

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

Change site to go Marlow Bdd Roll

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

NO

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

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate Valid as Amendment	☐ ✓ KJ	☐

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☑
	New Application needed	☐	☐
	Confirmed:	.....	PJM 29-10
Current	Amendment in principle?	Yes/No	Yes/No
	Same desc/char? (fee test)	Yes/No	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	
	Authorised to proceed	.....	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

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

For the attention of Mr P Udy

Date 8th March 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771663/BG/AEW

Your Ref: PJU/LAB H08/0056/93

Dear Sir,

Re: PROPOSED HOUSE AT BECKS BANK GOSBERTON CLOUGH FOR MR J M DRAPER

Further to your letter dated 22nd February 1993, I enclose 4 No. copies of revised drawings no'd 771663/2, 771663/3 and 771663/4 showing alterations as requested.

Could you please consider these drawings in lieu of the originals.

Yours faithfully

B. Gilham F.F.B.

Enc.

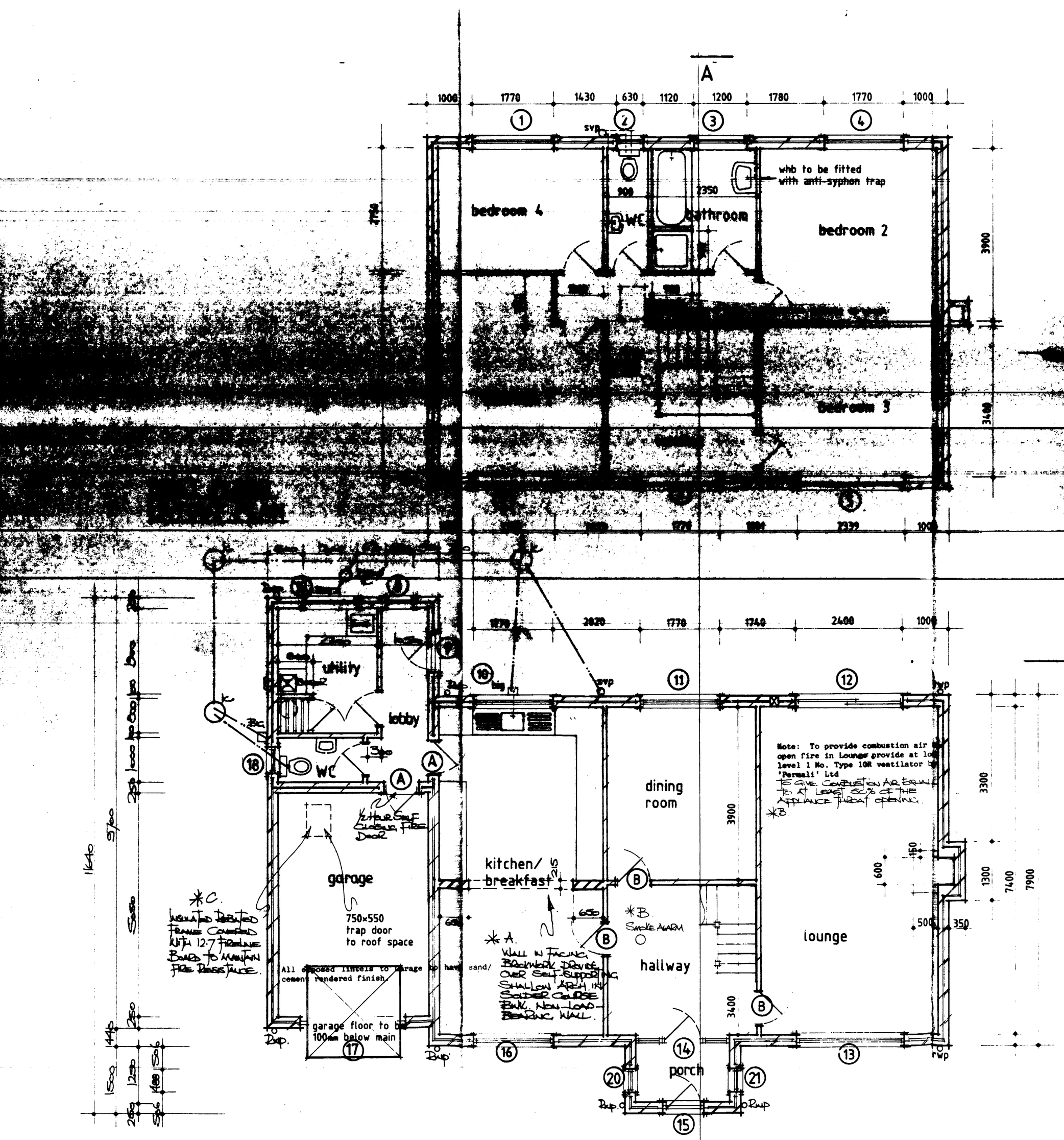
SOUTH HOLLAND D.C.
PLAN DEPT
09 MAR 1993
REF Ack KL

Note: Provide soldier course but where shown on elevations

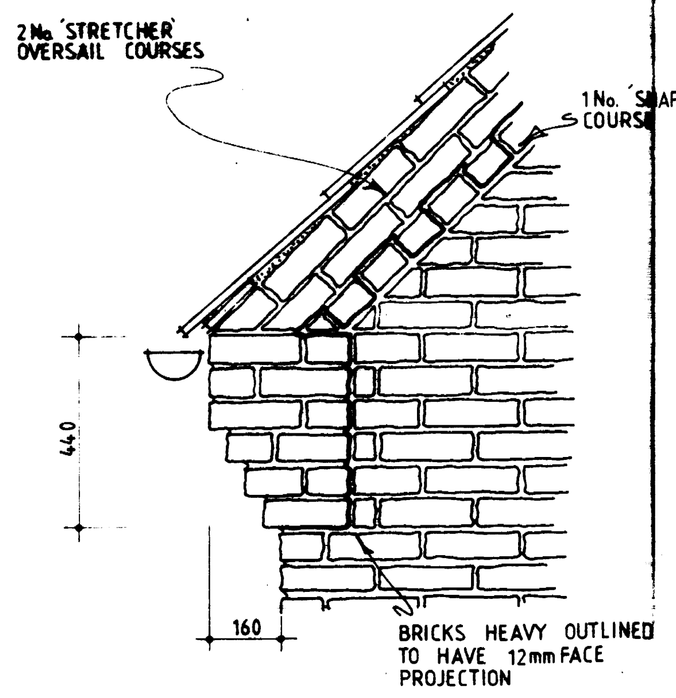


REAR

SIDE



GROUND FLOOR LAYOUT PLAN



VERGE DETAILS

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB 0406 423543

PLANS AND ELEVATIONS

PROPOSED REPLACEMENT DWELLING OPPOSITE RED COW FARM, BECKBANK, GOSBERTON CLOUGH, SPALDING, LINCS.

Mr. J.M. Draper

SOUTH HOLLAND D.C. PLAN DEPT 09 MAR 1993 REF 0960/93

Scales- 1:50 1:100
Date- Jan 93
Drawn- jpw
Drg. no.- 771663/2

A- Kitchen Altered — Jan 93.
B- Store Alt — Feb 93
C- " " — "
D- Planning Alts — Mar 93

Architectural, Planning & Building Design Consultants

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

ROOF VENTILATION:
To roof soffits use 'Manthorpe' soffit ventilation boards. Soffit boards to give ventilation of equivalent to 10mm continuous strip.

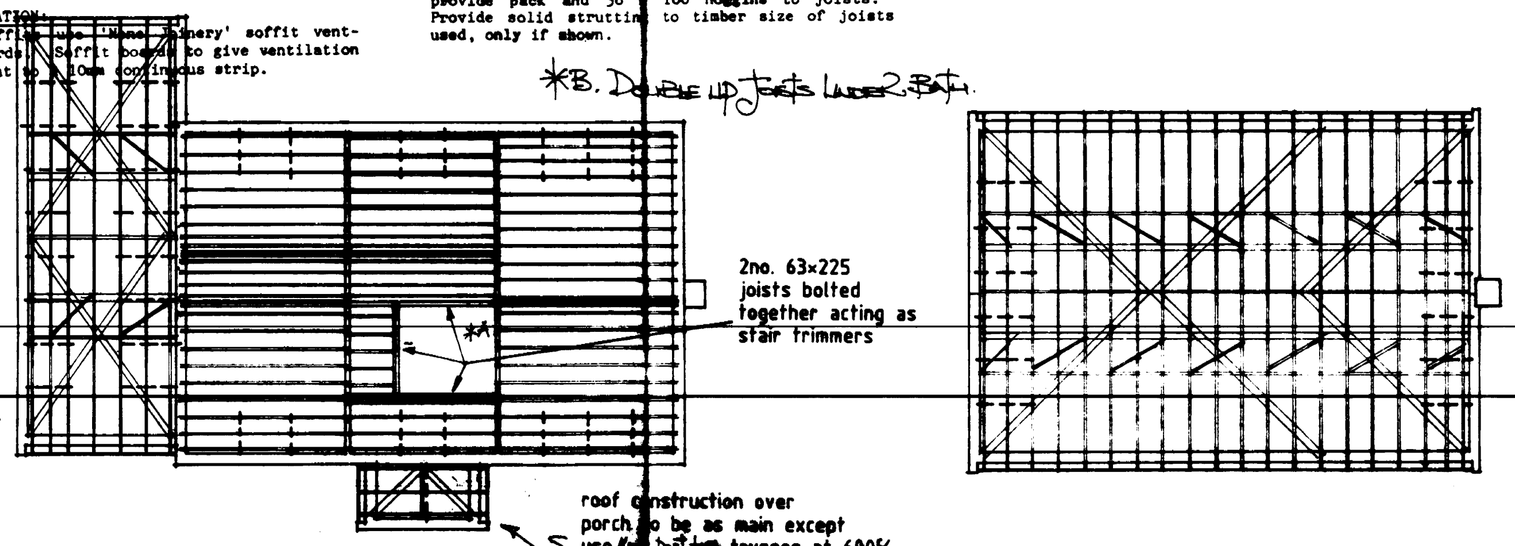
CEILINGS:
To all insulated roof ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skim or Artex finish. To remaining ceilings provide 12.7mm plasterboard (Gyproc Duplex or sim.) + 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Fireline board.

FIRST FLOOR CONSTRUCTION:
19 flooring grade Weyroc decking on 50 x 225 SC3 grade timber floor joists @ 400mm c/c. Joists built into external wall 100mm. To first floor construction provide 30 x 5 metal lateral restraint straps to joists running parallel with walls securely fixed to walls and to span min. 3 no. joists at max. 1.200m c/c. At strap positions provide pack and 38 x 100 noggins to joists. Provide solid strutting to timber size of joists used, only if shown.

*B. IF APTEX USED PLASTERBOARD JOINTS TO BE TAPED AND FILLED AND COVERED WITH TIMBER NOGGINS.

*B. FIRST FLOOR CONSTRUCTION TO OFFER MODIFIED ½ HOUR FIRE RESISTANCE EXCEPT TO GARAGE.

*B. DOUBLE UP JOISTS UNDER 2 BATH.



ROOF TRUSS AND FLOOR JOIST LAYOUT PLANS

JOINERY & LINTEL SCHEDULE

No.	Reference	Lintel	end brg	% lgth
1	3122C (SS)	L1/HD	150	2100
2	110 C (SS)	L1/HD	—	1050
3	210 C (SS)	L1/HD	—	1500
4	312CC (SS)	—	—	2100
5	412CMC (SS)	—	—	2700
6	312CC (SS)	—	—	2100
7	312CC(SS)	—	—	2100
8	ROC (SS)	—	—	1050
9	FNS-DDR9D (SS)	L1/HD	—	1200
10	310CC (SS)	L1/HD	—	2100
11	312CC (SS)	—	—	2100
12	UPVC PATIO DOOR 2400x 2100 HIGH	—	—	2700
13	413CMC (SS)	—	—	2700
14	ALTERN DOOR AND SCREEN	—	—	2400
15	FNS - DDR9 ULLS.	—	—	1200
16	3ECC (SS)	—	—	2100
17	UP AND OVER GARAGE DOOR 2134 x 2134 THE CAMBRIDGE OR SIMILAR APPROVED.	L1/HD.	—	2700
18	110C (SS)	L1/HD	—	1050
19	210C (SS)	L1/HD	—	1500
20	NIOC (SS)	L1/HD	—	900
21	NIOC (SS) (OPP)	—	—	—
A	WINDOW OPENING	L1/HD	—	1200
B	— — —	NO BOX	—	—

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

LINTELS
To be by I.G. Lintels Ltd and concealed in cavity accordance with manufacturers instructions with min. 150 end brg.
To all [illegible] provide [illegible] felt d.p.c.

KITCHEN VENTILATION:
Provide Redia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation
Duct to Outside Air Brick. See Manufacturers Instructions

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. S & V P to be fitted with access plate at base 40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m Ø soakaways sited 5.00m from buildings.

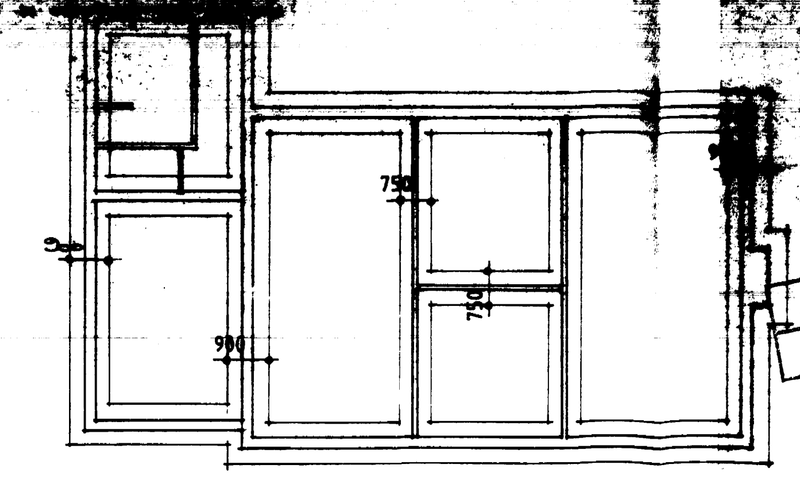
PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of opening fire 2 no. metal anchorage points.

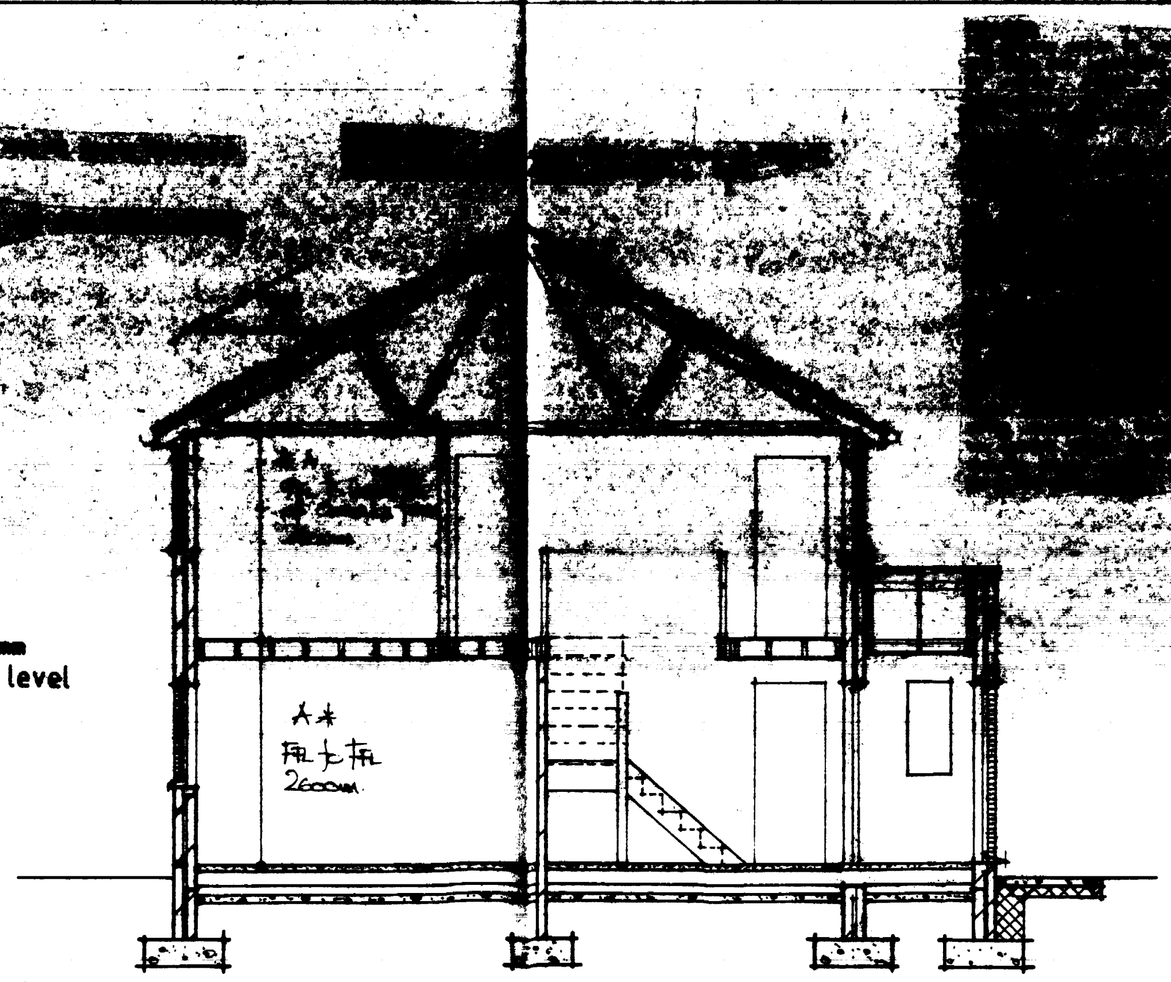
FLUE CONSTRUCTION:
200mm Ø clay flue liners to B.S. 1181, 1971.
300mm brick surround. Flue to extend past ridge as required by approved document J1/2/3 Part J, by provision of 915mm conc. capping + clay pot. Provide lead/code flashing to flue at roof intersection. Consult 2 no. approved rod engineering bodies to be notified of chimney.

*B. IF THE LOAD BEARING CONCRETE BLOCKWORK SUPPORTING THE SUSPENDED CONCRETE GROUND FLOOR BEAMS SHALL HAVE A COMPREHENSIVE STRENGTH OF NOT LESS THAN 7N/mm².



FOUNDATION LAYOUT PLAN

ffl to be 600mm above ground level



SECTION A — A

A* STAIRS
Stairwell formed by trimmers and load-bearing walls as shown. Provide timber balustrading to stairs 900 mm above pitch line and to landing 1000 mm high. Balustrading to be vertical type, not horizontal or ranch style. Provide timber handrail 900 mm above pitch line. Min headroom 2000 mm above pitch line. No parts of stairs to have any gaps greater than 99 mm. Provide 2 way lighting. Total rise 2600 mm 13 up goings 223 mm pitch 41° 54'.
Alternatively provide Boulton & Paul staircase Code 6956LGN

FOUNDATIONS
Under walls as shown on plan provide concrete strip foundations to the following sizes:-
900 x 385 under 250mm cavity walls.

750 x 325 under 100 int. walls
All concrete to be C15P mix. Foundations to be taken down to a base min. 1.5m below ground level or to an approved form base.

*B. ALL FOUNDATIONS CONSTRUCTED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
3000mm DEEP TRIAL EXCAVATION MADE AT COMMENCEMENT IN ORDER TO DETERMINE SUITABILITY OF SOILS PROFILES TO BE AGREED WITH

SUB STRUCTURE WALLING
100mm dense concrete blockwork, Class A. Provide bituminous felt d.p.c. to external walls min. 150mm above footpath level. Provide weak mix concrete infil to cavity bases to terminate 225mm below damp proof course.

GROUND FLOOR CONSTRUCTION
75mm sand/cement screed complete with 1no. layer lightweight mesh 30mm from top, on suspended pre-cast concrete beam and block floor by specialist manufacturers. minimum 75mm void to be ventilated all in accord. with specialist manufacturers. 75mm concrete slab laid over ground.

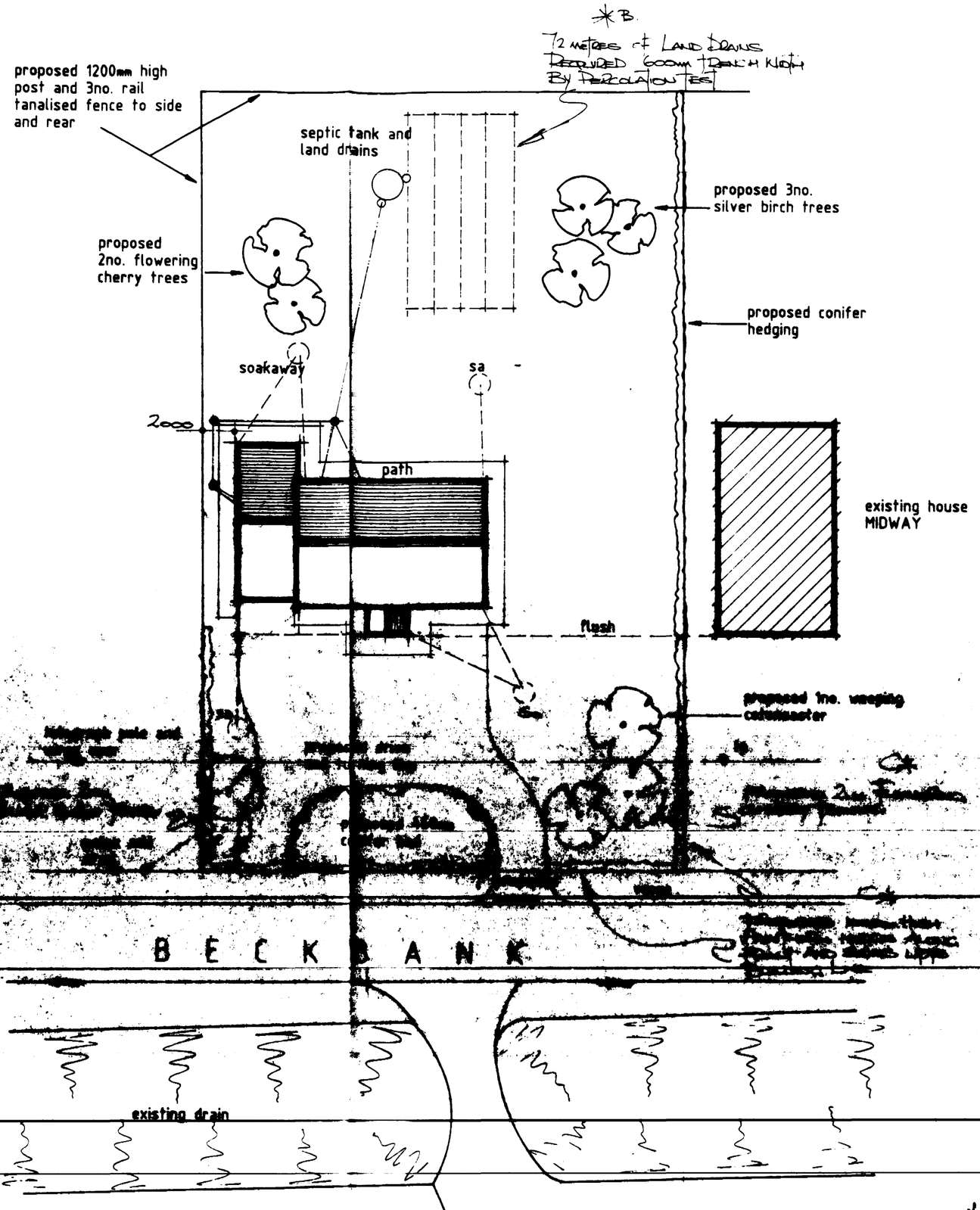
AMENDED PLAN
Ref.

Mr. J.M. Draper

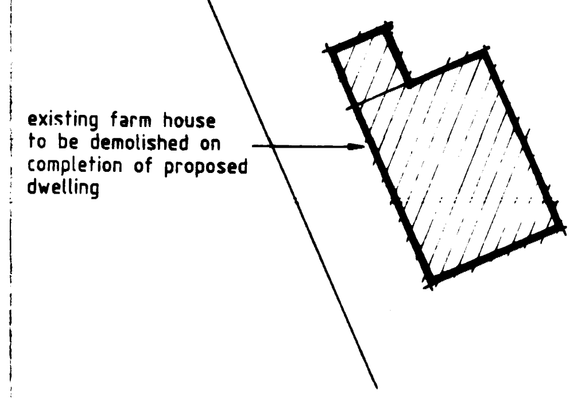
SOUTH HOLLAND D.C.
PLAN DEPT
09 MAR 1993
FEB/93.096/93

Scales- 1:50 1:100
Date- Jan 93
Drawn- jpw
Drg. no.- 7716S/3
A- Site Plan
B- Section through
C- Details of Brick

Architectural, Planning & Building Design Consultants



BLOCK PLAN



SEPTIC TANK:
Connect foul water drains to 825 gallon capacity 'Klargester' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.
The Council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

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

PAVING AREAS
Provide [illegible] areas as shown all to L.A. requirements.

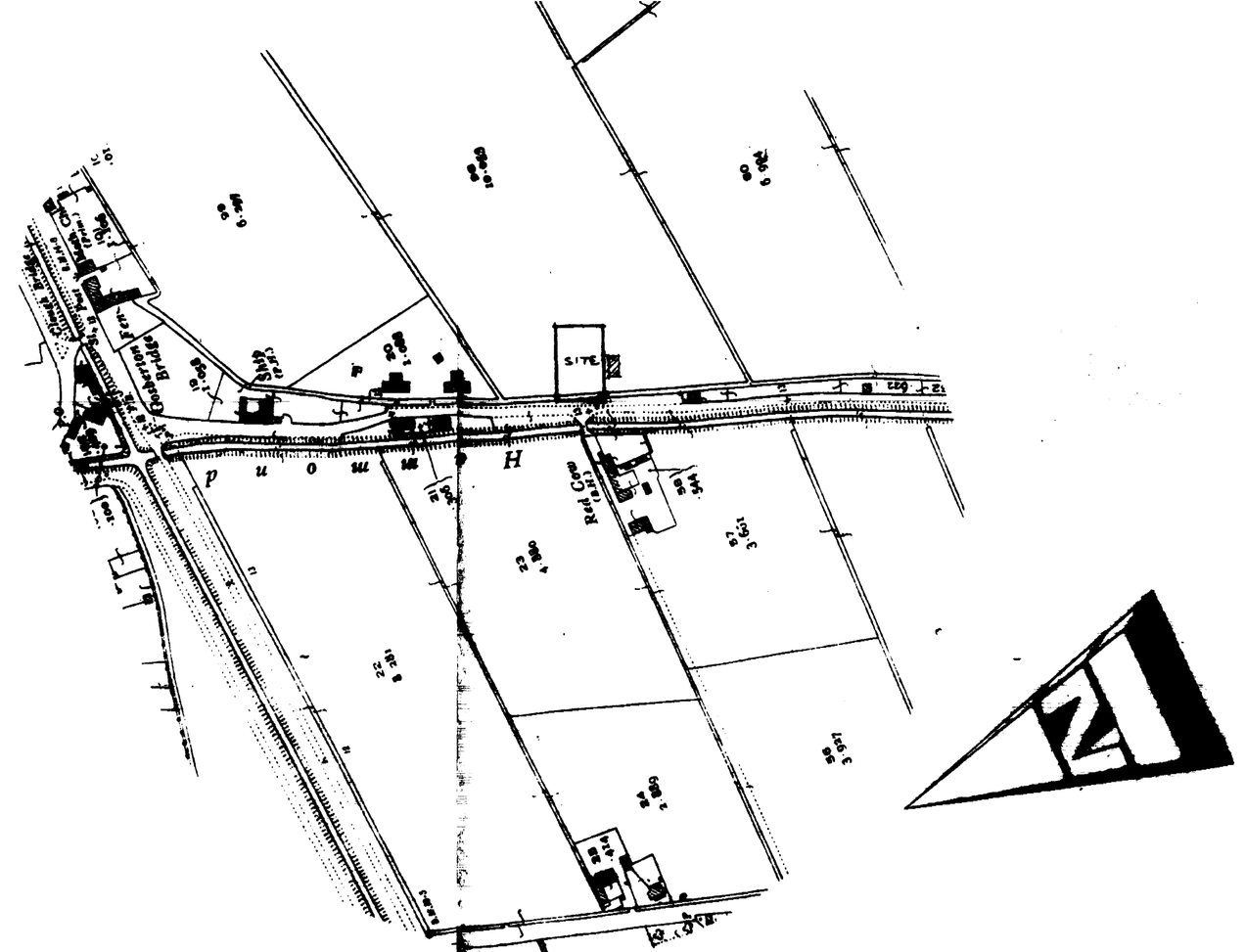
WALLS
[illegible] (19 down) stepped upwards in 100 thickness [illegible] 102 x 125 [illegible]

EXTERNAL MATERIALS
Butterley kensington multi stock facing bricks

Anchor bold roll concrete interlocking tiles

*B.
NOTE: WHEN TO HAND MAIN CONTRACTOR TO SUPPLY COPIES OF SUSPENDED CONCRETE GROUND FLOOR CALCS AND DETAILS INCLUDING FLOOR BEAM LAYOUT PLAN TO LOCAL AUTHORITY BUILDING CONTROL. SUPPLY 28 DAYS PRIOR TO ERECTION ON SITE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING No.s 771663/2 AND 771663/3 AND SILL & JAMB. REVEALS STANDARD DRAWING.
*B.



LOCATION PLAN

TAD DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7DB

SITE PLAN

Ref.

PROPOSED REPLACEMENT DWELLING
OPPOSITE RED COW FARM, BECKBANK,
GOSBERTON CLOUGH, SPALDING, LINCS.

SOUTH HOLLAND DISTRICT COUNCIL
PLAN DEPT
09 MAR 1993
REF. 096/93.

Mr. J.M. Draper

Scales- 1:200 1:2500
Date- Jan 93
Drawn- JPW
Drg no.- 771663/4

A - Drawing enlarged - Jan 93
B - Site Area - Feb.
C - Planning Area - Mar 93.

Architectural, Planning & Building Design Consultants