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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H08/0340/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H08/1170/92 Received:05-NOV-92 Type:CONDITION COMPLIANCE

Name: Kings Quality Homes
Holbeach Manor
Holbeach
Spalding
Lincs, PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs, NG34 0RA

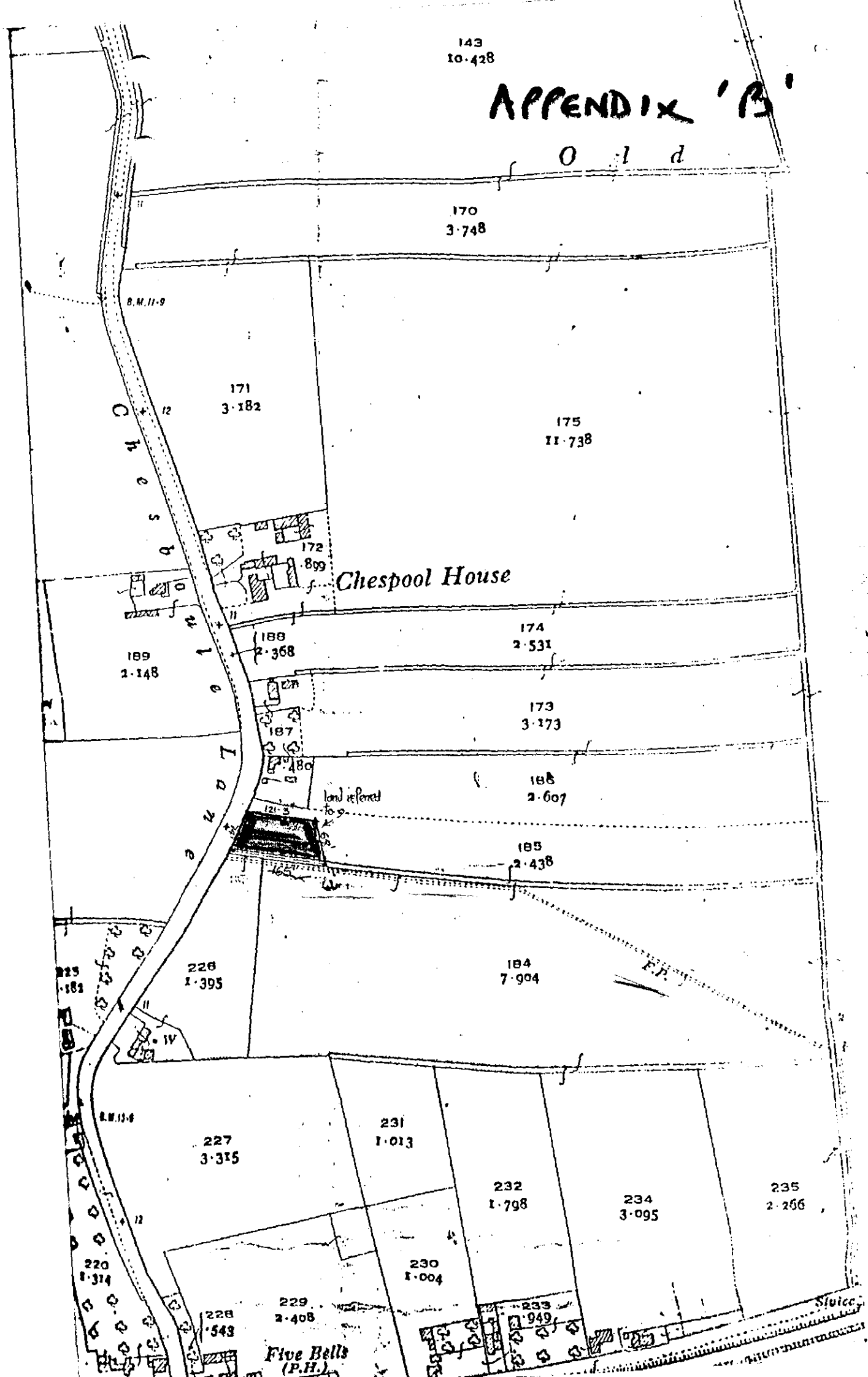
Description: Standard footpath, kerb and carriageway details submitted

Location : Chesboule Lane Gosberton Risegate
Spalding Lincs

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

sgd B SMITH
Director of Planning and Building Control Services

16-NOV-92 H08/1170/92


APPENDIX 'B'
143
10·428
Old
170
3·748
B.M.11·9
171
3·182
175
11·738
Chespool Lane
172
·899
Chespool House
174
2·531
188
2·368
189
2·148
173
3·173
187
·180
188
2·607
land reserved
121·3
185
2·438
226
1·395
184
7·904
F.P.
227
3·315
231
1·013
232
1·798
234
3·095
235
2·266
230
1·004
220
1·374
229
2·408
228
·543
233
·949
Five Bells
(P.H.)
Sluice

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 880.

Receipt Issued ..... No. 0880

Date First Received 17 March 1992

REGISTRATION

REFERENCE ...H08/0340/92.

Cross-Ref R.....KL.203

Date 18/3/92

VALIDATION Date 18/3/92

Type ....Full..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ...8... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type
Discounted fee ☐ Reason .....

Correct fee £ 880 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 18.3.92

Index Sheets 61 OS Nos ..... Grid Ref 530000 180000

Part ...1... Parish ...CROCKERTON

☒ Rural	☐	C1	☐
☒ Bypass	☐	C3	☐
Level crossing	☐	C20	Grade
Footpath	☐	Other:	

Inside C3D YES Inside C2 area..NO

Linked to site.....Ref..408.. Linked to property.....Ref.....

Planning Records: 716/90
Earlier apps 0880/89

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

PLANNING APPLICATION

For office use only

Application No. H08 | 0340 | 92

Date Registered 17 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire
Tel. No. 0529 21 646
(Personal contact name) Glynne James

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Chesboule Lane, Gosberton Risegate

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed residential development (8 houses)

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £880:00 If you consider no fee is payable include a written explanation instead.

Signed... Glynne James Date. 16 March 1992

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ↴

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 8

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	see plans	sq. metres
B. Please state size of any new structure:- (a) max. height:	H3/G/2T	metres
(b) max. length:	H3/G/7T/1 and 2	metres
(c) max. width:	148/28/HT1	metres
	148/''/BR/SG	metres
C. Please state type and colour of materials for facing external walls:	see schedule	
D. Please state type and colour of roofing materials.		

5. GENERAL INFORMATION Please complete each section

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

Agriculture.

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: Chesboule Lane
Will there be —
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site?
Garages with turning space

TREES Please tick **one** box

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	soakaways
B. For estate developments, please state how highway surface water will be disposed of	
C. Please state whether a land drain will be affected	Yes - Drain to filled and piped under 1.8m footpath
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

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

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THESE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	Prospective Purchasers

2. OWNERSHIP OF THE SITE

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

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

Certificate A

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

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

Certificate B

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

State Name and address of owner: Mr Skells
Apeldoorn
Polebeach Lane
Surfleet

State Date notice served: 16/3/92

Signed ..... (Applicant/Agent) Date 16th March 1992

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1

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

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

Certificate 2

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

State Name and address of tenant: owner/occupier

State Date notice served: 16/3/92

Signed ..... (Applicant/Agent) Date 16th March 1992

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] | Precise details, for non-standard direction:

P2W 24-3

D2 1/3

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Newlands chesterfield ~~with~~ new Gothelstan Rise
Poorley House "
Benador "
Kia ora "
Sunsets lodge "
Plus one "
Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: | Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours yes Other

Boundaries hedges Site Features Field.

Inspected by: PJW

date: 7-4

Case Officer Conclusions (issues)

Field with bungalow to North behind a low hall hedge + a cottage to South West is sheilded from site by cottage + trees from Shed. 6 lime trees opposite site open field. open views to rear + side as before

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No

No ....

[Reason:

Other circumstances needing Committee decision — Yes .... — Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

- Nil fees (not first Submission)
- Other info. viz: Signed .....

Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

CHESBOLLE LANE — GOSBERTON RISEGATE

HO8/0980/89 (Applicant Mr. N.R. Skells)

Outline pp. granted 20/4/90 — re dev.

No petition

- AW obs — no reference to Water Main

HO8/0716/90 (Applicant KQH)

- Full pp granted 31/10/90 8 houses.

AW letter of 30 Oct 1990 re water main referred to applicant: layout inappropriate consider diversion of the water main.

(7/2/92)

(NB letter from Longstaffe stating to relating to negotiations with AW re final layout which "conforms to their requirements")

Reported to Plg Ctte 30/10/90 — Ctte advised that this is a matter over which AW have control.

No petition

Our REF

Your REF

CRB/PAULIN

22nd October 1992

DAVID PARRY and CO
SOLICITORS

9 Palmers Avenue,
Grays,
Essex RM17 5EA

Telephone (0375) 380006
Dx. 54001 GRAYS
Facsimile (0375) 390428

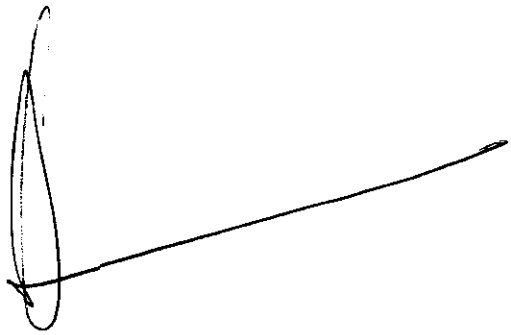
The Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE

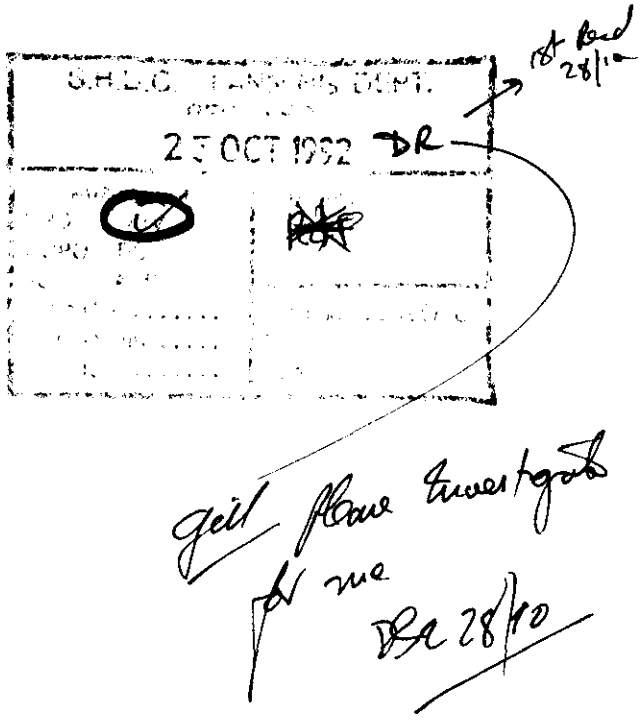
Dear Sirs,

Re: Plot 1 Gosberton Risegate Lincolnshire

Please confirm that all the conditions of the planning consents relating to this plot have been complied with.

Yours faithfully,





Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs.

Mr P Udy

PJU/JJ H08/0340/92

29 Oct 1992

Dear Sir,

H08/0340/92 - KINGS QUALITY HOMES, RESIDENTIAL DEVELOPMENT (8 HOUSES), CHESBOULE LANE, GOSBERTON RISEGATE.

With reference to the above, it has been brought to my attention from my Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 17th June 1992.

Condition No 3 states:-

"Prior to the dwellings becoming occupied a 1.8m wide footway shall be provided along the site frontage, as shown on the submitted plans in accordance with details to be provided.

Reason: To provide safe and adequate passage on foot for residents and their visitors in the interests of highway safety".

Bob phoned 2-11-92 will provide cross section + also said 'Copelands' will be putting the paths in shortly, next week I think. Have a prob re electricity lines which we may have a consult from EME on.

PJU

3.11.92. Inspected. Electricity Poles being re-sited to allow room for foot path. KW.

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: H08/0340/92/A1 Date Received: 13 08 92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
NG34 0RA

Description of Original Development: Proposed residential development (8 houses)

Location: Chesboule Lane, Gosberton Risegate, Spalding

Amendment Submitted: Addition of chimney to the Woburn unit. Plots 2 4 and 5

Drawing Number(s): 148/28/101 Rev D

18 August 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Director of Planning and Building Control Services

amd.2

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

PHO Our ref Mr P Ogley
PHO/W7/1

Your ref BKT/FMH

RECEIVED
21 NOV 1991

20 November 1991

Calthrops Solicitors
11 Market Place
SPALDING
Lincolnshire
PE11 1SP

Dear Sirs

WATERMAIN EASEMENT - LAND AT GOSBERTON RISEGATE

Thank you for your letter dated 8 November 1991 referring to the above subject.

Unfortunately a telephone conversation between Mr Butterfield of Anglian Water and a representative of the Chartered Surveyors, Longstaff, regarding an appropriate easement distance between our watermain and the proposed development has not been confirmed to you in writing and I apologise for the delay in so doing.

Because of the surrounding soil conditions and volume of water passing through the main, in the event of a burst causing subsidence or flooding and for access purposes, no structure should be constructed within 7 metres of the water main.

I trust this clarifies the situation.

Yours faithfully

RP Roy Pointer
Divisional Manager

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1992
REF 0340/92

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

FHS Mr P Ogley

Our ref PHO/W7/1

Your ref BKT/FMH

10 December 1991

Calthrops Solicitors
11 Market Place
SPALDING
Lincolnshire
PE11 1SP

RECEIVED
12 DEC 1991
Ans'd.....

For the attention of Mr Tatnall

Dear Sirs

WATERMAIN EASEMENT - LAND AT GOSBERTON RISEGATE

Thank you for your letter dated 5 December 1991.

I confirm that no dwellings (walls or foundations) should be constructed within 7 metres of the existing watermain.

Yours faithfully

Trevor Wearing
Divisional Services Manager

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1992
REF 0340/92

KMR

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

George R. Hastings
F. Brian Malson
B. Keith [illegible]all
Avril J. Bu[illegible]ers
Assistant Solicit[illegible]
James A. Sutton LL.B.
Kevin Pallister LL.B. (Hons)

Consultant
Ernest Waters

Calthrops

Solicitors and Commissioners for Oaths

(Regulated by the Law Society in the conduct of investment business)

11 Market Place
Spalding
Lincolnshire
PE11 1SP

Telephone:
Spalding (0775) 724381
Fax: (0775) 722286
DX: 26704 Spalding

Our ref: BKT/FMH
Your ref: PHO/W7/1

When phoning or calling please ask for: Mr. Tatnall

5th December 1991

Dear Sirs,

Re: Watermain Easement - Land at Gosberton Risegate

Your letter of 20th November has been put to our clients' agents for consideration, but they have referred the same back to us because of difficulties in interpreting the penultimate paragraph thereof. The difficulty is the definition of the description of "structure." We assume that you mean by this that no dwellings should actually be constructed within 7 metres of the water main. Initially we thought that the restriction was limited to 5 metres, but we understand it is quite possible to re-draw the plans so that all of the proposed dwellings are moved so that no walls or foundations are constructed within 7 metres of the water main. This would still permit access and protection for flooding, at the same time allowing the proper development of the site to take place.

Could you please confirm that our interpretation is correct, and we will then ask for the plan to be re-prepared, showing the buildings fitting in with your 7 metre requirement and hope that this may be further acceptable to you.

We await your early reply, please.

Yours faithfully,

Anglian Water Services Ltd.,
P.O. Box 62,
Waterside House,
Waterside North,
Lincoln,
LN2 5HA.

For the attention of Mr. R. Pointer

c.c. Messrs. Longstaffs

SOUTH HOLLAND D.C.
PLANS DEPT.
17 MAR 1992
0340/92

ck and Tile Scedule

Kings Quality Homes: Chesboule Lane, Gosberton Risegate

Bricks

Plots 1, 4, 8, Butterley Blaby Elizabethan Multi-Stock Handmade

3, 5, 6, Butterley Blaby Sandringham Red Handmade

2, 7, Butterley Blaby Red Multi Handmade

Tiles

Plots 1, 2, 5, 6, Sandtoft Brown Double Roman

3, 4, 7, 8, Sandtoft Rustic Double Roman



Lincolnshire

Form No. H/A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To U04 - SHDC

Planning Reference H08/0340/92

The following are my observations upon the enquiry under the reference quoted above:—

CHESBOROUGH LANE, GOSBERTON RISEGATE -

I would point out that the turning spaces on all the plots, except plots 2, are inadequate to allow a vehicle to manoeuvre within the site in order to enter and leave in forward gear.

I shall be pleased if you will request that the turning spaces be amended.

Advised by phone 13-4-92

Date 26-3-92

Signed ..... Director of Highways and Planning

BRIAN ..ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pric..oad, Spalding,
Linc..nire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0340/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Proposed residential development (8 houses)

Location: Chesboule Lane Gosberton Risegate
Spalding Lincs

Type: FULL

Date received: 17-MAR-92

23-MAR-92

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 02-APR-92 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 BL 14a

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

S.H.D.C. PLANNING DEPT.
27 MAR 1992 PU
Acknowledge
DPO NRM
SPO BC
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge Yes/No
by
date

Signed: J A Dobney

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: H08/0340/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Proposed residential development (8 houses)

Location: Chesboule Lane Gosberton Risegate
Spalding Lincs

Type: FULL

Date received: 17-MAR-92

23-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 07-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gosberton PC
33 Lowgate
Gosberton
Spalding Lincs
PE11 4NL

FOR PARISH COUNCIL USE ONLY

Comments:

Gosberton Parish Council consider this proposal development unacceptable for this road due, to which few drawings have would be more appropriate

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1992
Acknowledge YES/NO

O-40/92

(1) "Steel rail" is deceptive in view of the set-back of some dwellings.

(2) Landscaping needed at rear of site also in interest of distant views.

(3) Is P.P. needed for the field access which is not within the application site ? (why are 2 x 1·8 m footpath needed to field area ?)

(4) Tall planting alongside field access to break up views between plots 4 and 5 ?

(5) I note house type "Rodney" : what next — the "Ugly", "Robot" and "Thriller" ?

2/4

B S .h Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 APR 1992 PJ
Action
File Nos.
Acknowledge YES/NO
by
date
Action by .....
Passed with .....
Copy to .....

NRA

National Rivers Authority
Anglian Region

7 April 1992

Our ref.GT/92/1/SH/0102

Dear Sir

PLANNING APPLICATION NO. H08/0340/92
PROPOSED ERECTION OF 8 NO. HOUSES AT CHESBOULE LANE, GOSBERTON RISEGATE, BY KINGS QUALITY HOMES.

With regard to the above-mentioned application received on 26 March 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

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

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

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

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

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

ROGER HYDE
Regional General Manager

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

/contd

NRA

Our ref.GT/92/1/SH/0102

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

The applicant would be advised to consider the use of a full treatment package sewage plant which may have a discharge direct to a watercourse subject to formal Consent under the Water Resources Act 1991.

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

Yours faithfully

R F Morgan
Planning Engineer

cc Robert Doughty
32 High Street
Helpringham,
Sleaford, Lincs

VJC

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference 148 28 JRB AKD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

14 April 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr P Udy

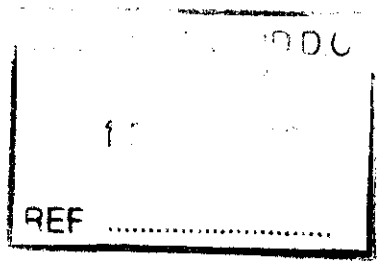
Dear Sir

KINGS QUALITY HOMES: CHESBOULE LANE, GOSBERTON RISEGATE

Further to our telephone conversation on Monday 13th April 1992, regarding vehicle turning facilities, I have contacted Mr Briggs at the County Highways Department. Please find enclosed plans detailing the amendments to the above.

If you could please substitute these plans for those previously submitted I would be most grateful.

Yours faithfully



Glynne James

PLANNING AMENDMENT

For office use only

Application No. H08/340192

Date registered 15 APR 1992

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

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.
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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, *if different*

State details of amendments proposed

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

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

"NEWLANDS"
CHESBOURNE LANE.
GOSBERTON R SCGATE
KINGS P.E11. 4.EU.

750-579.

21-4-92.

YOUR Ref:- APPLICATION N° H08/0340/92

DEAR SIR

FURTHER TO OUR LETTER, AND YOURS OF THE 1L TH APRIL.

ENCLOSED FIND PHOTOCOPY OF MAP ATTACHED TO THE DEEDS OF "NEWLANDS"

WE WOULD LIKE TO POINT OUT THAT THIS MAP, SHOWS A FOOTPATH, IN THE FIELD WHERE IT IS PROPOSED TO ERECT 8 HOUSES. I HOPE THAT DUE NOTICE WILL BE TAKEN OF THIS.

WE REMAIN

YOURS SINCERELY.

L. Edgson.

(MRS. L. EDGSON.)

S.H.D.C. PLANNING DEPT.
RECEIVED
23 APR 1992
PW

Action
DSO
SDPO RS
JC ACP
Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
PW
Date

PLANNING AMENDMENT

For office use only

Application No. H08/340/92

Date registered 22 MAY 1992

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PM

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Seem ok to me. Doc to check

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

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.
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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

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

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

APPLICATION REFERENCE: H08/0340/92 DATE RECEIVED: 17 March 1992

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincolnshire

TYPE: Full

DESCRIPTION: Proposed residential development (8 houses)

LOCATION: Chesboule Lane, Gosberton Risegate, Spalding

Parish Council: Unsuitable - too crowded, four dwellings more appropriate.

Ward Member: Support.

County Highways: Request conditions.

Public Consultations: Two letters received from "Newlands" - summarised:
- Will overlook us, deprived of privacy and sunlight.
- Husband suffers from Retinitis Pigmentosa and only has small amount of sight left, daylight helps.
- Footpath in field where propose to build 8 houses.

PREVIOUS DECISIONS
H08/0980/89 - Residential development - Granted.
H08/0716/90 - Eight houses - Granted.

PLANNING ISSUES
1 The site has Planning Permission for 8 houses. The current proposal differs from the approved scheme in that the water main which runs across the site requires an extra 8 metres of wayleave. This has resulted in the stagger between plots 4 and 5 being extended from 1 metre between front elevation and rear elevation to 10 metres and the dwelling types and siting being altered. Plot 2 will also have a detached single garage to the front of the house.

2 The footpath the objector mentions was shown on a 1909 series OS map, but does not show on departmental footpath maps. A four bedroomed house adjoins the objectors bungalow and has a landing window overlooking the objectors rear garden. A garage and utility door and utility window are also in the ground floor side elevation facing the objectors property, but existing hedge and shrub planting largely safeguards against lack of privacy. Because the new house is set back behind the established building line there will be some overshadowing of the objectors rear garden. This however, is not materially worse than the situation previously permitted, when a similar four bedroomed house was located in the same position. First floor overlooking could be prevented if the landing window in the new house was obscure glazed.

3 The main issue is whether the extra 'stagger' between the dwellings on plots 4 and 5 now required in order to satisfy Anglian Water requirements for clearing the water main, and the revision to dwelling types, are sufficient to justify refusal or permission.

CONCLUSIONS

1 When the Committee determined the previous application for 8 dwellings it was satisfied, following a Sub-Committee site visit, that the development was acceptable. The main change now is that the applicant has decided to re-adjust the layout to avoid the water mains (and its associated clearance zone) which runs through the site. I advised a local firm of surveyors and estate agents earlier this year that the previously agreed clearance of 3 m either side of the water main was considered inadequate by the Water Authority, and that the 7 metre clearance (as now proposed) may render any development unacceptable. The alternative of diverting the water main, was suggested.

2 I have discussed the question of diverting the water main with the agents who advises that he has approached Anglian Water and that the cost of this would be approaching £100,000.

3 Turning to the main issue of the acceptability of the submitted layout, while I have some misgivings over the 'stagger' between plots 4 and 5 I have concluded that this does not amount to an overriding justification to refuse permission. My reasons for concluding as such are influenced by the fact that the development is in fact for two separate parcels of land, each containing four dwellings, and separated by an 8.6 metres wide strip reserved for a future accessway.

4 In this respect, each parcel will have its own character, and the landscaping scheme includes hedgerow planting on each side of the proposed access strip to add to the sense of separation between the group of dwellings on plots 1 - 4 and the group on plots 5 - 8. In other respects the variation in dwelling types from that previously permitted, should improve the overall appearance of the development, and the variation in plot widths and dwelling depths may make a contribution to the character of the development.

5 I have discussed the possibility of increasing the hedgerow planting to include the whole of the sites frontage (apart from at the access points) with the hedges being returned along the front boundaries of the plots. The applicants agents have agreed to submit amended plans to show this increased planting, which will further recognise the rural nature of the locality.

6 Having considered the question of rural character, and after comparing this proposal with the previously approved scheme, my balanced recommendation is that permission be granted.

NOTE

The agent also acts as a Consultant to this Council on Landscape matters.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission upon receipt of amended landscaping plans, subject to the following conditions:

1 B22 - (access and turning space to accord with application) ... accesses ... amended plans.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H08/0340/92.

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	1	0	3	0	1

2. Address or location

Chesboyle Lane, Gosberton Risegate

3. Name, classification and number of road

III

4. Date application referred 26-3-92

5. State whether outline, detailed application etc.

Full.

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

Residential - 8 Houses.

(previous ol H08/0716/90)

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: 30/4/92. Signed: 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

(1) B22 - - accesses - — — amended plans.

(2) Prior to the dwellings hereby occupied a 1.8m wide footway shall be provided along the site frontage as shown on the submitted plans in accordance with details to be approved

Delete as appropriate

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

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

(1) B21

(2) To provide safe and adequate passage on foot for residents and their visitors in the interests of highway safety.

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

Robert Doughty

340192.

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference 148 28 JRB AKD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

PJH 6-1

21 May 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Seem ok to me
DJR to check

For the attention of Mr P Udy

Dear Sir

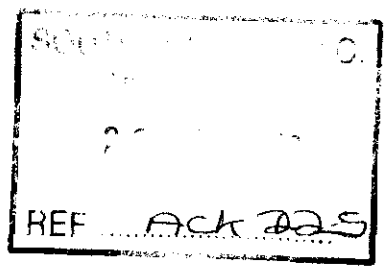
KINGS QUALITY HOMES: CHESBOULE LANE, GOSBERTON RISEGATE

Further to a conversation between Mr Doughty and Mr Dave Roberts yesterday the plan for the above site has been amended with regard to landscaping features sited at the front of the plots. Please find enclosed plans detailing these amendments.

If you could please substitute these plans for those previously submitted I would be most grateful.

Yours faithfully

James R Blakey



2 Prior to the dwellings becoming occupied a 1.8 metre wide footway shall be provided along the site frontage as shown on the submitted plans in accordance with details to be approved.

3 SC27 - (implementation of planting).

4 The first floor landing window in the northern elevation of the dwelling on plot no. 8 shall be obscure glazed.

Reasons

1 B21

2 To provide safe and adequate passage on foot for residents and their visitors in the interests of highway safety.

3 Standard

4 To safeguard the privacy of the adjoining bungalow to the north.

41c. PLANNING APPLICATIONS (Continued)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve** (Continued)

Plan No. and Applicant	Proposal
H06/0235/92 Mrs E Bailey	Conversion of barn to dwelling and erection of three new dwellings at Whiteacres, Gedney.
H16/0280/92 Mr N Thorold	Erect 6' fence next to highway at 74 Bourne Road, Spalding.
H09/0406/92 Salter Estates Ltd and Lincoln Co-Operative Society Ltd	Proposed Class A1 Shop east of Boston Road, Holbeach.

(Councillor R C West declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H08/0340/92 Kings Quality Homes	Proposed residential development (8 houses) at Chesboule Lane, Gosberton Risegate.
H23/0452/92 Kings Quality Homes	Reserved matters in connection with residential development (10 dwellings with garages and vehicular accesses) at Cranesgate, Whaplode St Catherine.

(f) **Conservation Area Consent**

Conservation area consent be granted in respect of the undermentioned application in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H02/0328/92 Mrs G M Thistlewaite	Demolish existing subsidence damaged rear extension and rebuild at Bank House, North Street, Crowland.

(g) **Reserved Matters**

The reserved matters submitted in connection with the undermentioned developments be approved in accordance with the recommendations of the Director of Planning and Building Control Services.

Plan No. and Applicant	Proposal
H23/0387/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H23/0388/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H05/0469/92 Mr & Mrs A Prosser	House with garage and vehicular access adjacent Eastgate House, Eastgate, Fleet Hargate.

416. PLANNING APPLICATIONS (Continued)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve** (Continued)

Plan No. and Applicant	Proposal
H06/0235/92 Mrs E Bailey	Conversion of barn to dwelling and erection of three new dwellings at Whiteacres, Gedney.
H16/0280/92 Mr N Thorold	Erect 6' fence next to highway at 74 Bourne Road, Spalding.
H09/0406/92 Salter Estates Ltd and Lincoln Co-Operative Society Ltd	Proposed Class A1 Shop east of Boston Road, Holbeach.

(Councillor R C West declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H08/0340/92 Kings Quality Homes	Proposed residential development (8 houses) at Chesboule Lane, Gosberton Risegate.
H23/0452/92 Kings Quality Homes	Reserved matters in connection with residential development (10 dwellings with garages and vehicular accesses) at Cranesgate, Whaplode St Catherine.

(f) **Conservation Area Consent**

Conservation area consent be granted in respect of the undermentioned application in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H02/0328/92 Mrs G M Thistlewaite	Demolish existing subsidence damaged rear extension and rebuild at Bank House, North Street, Crowland.

(g) **Reserved Matters**

The reserved matters submitted in connection with the undermentioned developments be approved in accordance with the recommendations of the Director of Planning and Building Control Services.

Plan No. and Applicant	Proposal
H23/0387/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H23/0388/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H05/0469/92 Mr & Mrs A Prosser	House with garage and vehicular access adjacent Eastgate House, Eastgate, Fleet Hargate.

H08/ 340/92 PJH 3-6-92

Grant Permission as per ctte report

Amend Cond^{n} 4) ..... shall be permanently obscure glazed ~~and retained in~~

SN1 Amended plan No 148/28/101 B.
dated march 1992
received by LPA 22 May 1992

NOTE TO STEVE THORN

THIS IS NOT TO BE ISSUED UNTIL MINUTES ARE ISSUED.

PJH 3-6

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0340/92 Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: Robert Doughty
0529 21 646

Description: Proposed residential development (8 houses)

Location: Chesboule Lane
Gosberton Risegate
Spalding
Lincs

Valid date: 17-MAR-92 Terminal date: 12-MAY-92
Target dates: Target Committee: 14-APR-92
To case officer 22-MAR-92 Report deadline: 31-MAR-92
Inspected by 27-MAR-92
Extra contacts 01-APR-92 Case Officer:
Report if not clear by 21-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Gosberton P 0775 840415	23-MAR-92	06-APR-92	Object
Cllr J A Dobney	23-MAR-92	06-APR-92	
Owner/Occupier	8 APR 92	22 APR 92	
Owner/Occupier	"	"	
Owner/Occupier	"	"	
Owner/Occupier	"	"	
Owner/Occupier	"	"	
Owner/Occupier	"	"	

Obs Attached pc EB 30/4/92

SITE DETAILS

Grid ref: 521000 330100
OS Sheets: 61 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0340/92 Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: Robert Doughty
0529 21 646

Description: Proposed residential development (8 houses)

Location: Chesboule Lane
Gosberton Risegate
Spalding
Lincs

Valid date: 17-MAR-92
Target dates:
To case officer 22-MAR-92 23-3
Inspected by 27-MAR-92
Extra contacts 01-APR-92
Report if not clear by 21-APR-92

Terminal date: 12-MAY-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Gosberton P 0775 840415	23-MAR-92	06-APR-92	
Cllr J A Dobney	23-MAR-92	06-APR-92	OK

L C C - See H/A/3J dated 26/3/92
JE CB

SITE DETAILS

Grid ref: 521000 330100
OS Sheets: 61 Parcel:

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible] 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

FILE COPY

Application no: H08/0340/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Proposed residential development (8 houses)

Location: Chesboule Lane Gosberton Risegate
Spalding Lincs

Type: FULL

07-JUL-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs E Edgson
"Newlands"
Chesboule Lane
Gosberton Risegate
Spalding, Lincolnshire

Phone No 0775-750-579

"Newlands"
Chesboule Lane
Gosberton Risegate
Lincs PE11 4EU

Ref:H.O.8/0340/92

15th April 1992

Dear Mr Smith,

We are most dismayed by the letter dated 8/4/92 from South Holland D.C. that "Kings Quaity Homes" are seeking to build eight houses on land ajoining our property, The plans show, that the proposed Building would overlook us, and that we would be derived of the privacy and the Sun Light.

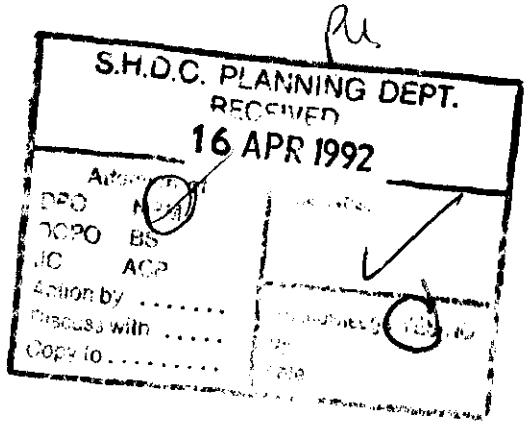
My husband is suffering from Retinitis Pigmentosa, and has a small amount of sight left, and the day light helps with what little sight he has left, This was the main factor why we bought this property, Nine months ago we sold our property in Croydon London, And spent our savings into inproving "Newlands", As we hope to make this our last moved, Due to my husband health.

We trust that you put people befor property.

Yours faithfully

Mr & Mrs E.Edgson

L. Edgson.



Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0340/92 Received:17-MAR-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Proposed residential development (8 houses)

Location : Chesboule Lane Gosberton Risegate
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 Before the vehicular accesses are commenced to be used the accesses and turning facility shall be provided on site in accordance with the amended plans.

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

3 Prior to the dwellings becoming occupied a 1.8 metre wide footway shall be provided along the site frontage as shown on the submitted plans in accordance with details to be approved.

Reason: To provide safe and adequate passafe on foot for residents and their visitors in the interests of highway safety.

4 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.

5 The first floor landing window in the northern elevation of the

dwelling on plot no 8 shall be permanently obscure glazed.

Reason: To safeguard the privacy of the adjoining bungalow to the north.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no 148/28/101 dated March 1992) received by the Local Planning Authority on 22 May 1992.

Authorised to issue:

12-JUN-92 H08/0340/92 AD..12/6.....DC..16/6...

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0340/92 Received:17-MAR-92 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Proposed residential development (8 houses)

Location : Chesboule Lane Gosberton Risegate
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 Before the vehicular accesses are commenced to be used the accesses and turning facility shall be provided on site in accordance with the amended plans.

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

3 Prior to the dwellings becoming occupied a 1.8 metre wide footway shall be provided along the site frontage as shown on the submitted plans in accordance with details to be approved.

Reason: To provide safe and adequate passafe on foot for residents and their visitors in the interests of highway safety.

4 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.

5 The first floor landing window in the northern elevation of the

SOUTH HOLLAND DISTRICT COUNCIL

dwelling on plot no 8 shall be permanently obscure glazed.

Reason: To safeguard the privacy of the adjoining bungalow to the north.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no 148/28/101 dated March 1992) received by the Local Planning Authority on 22 May 1992.

Director of Planning and Building Control Services
17-JUN-92 H08/0340/92

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)

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference H08/0340/92

Our Reference 148/28 RD AKD

16 June 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

A1/

Dear Sir

KINGS QUALITY HOMES
PROPOSED 8 NO. HOUSES, CHESBOULE LANE, GOSBERTON RISEGATE

Further to my meeting with Mr. Midlen on Friday 12 June please now find enclosed our amendment plans for the above site.

I apologise for making these proposals so close to having received your Committee's approval to the development, however, as I explained to Mr. Midlen, upon site excavation, the water main we have had to leave clearance for was not quite where Anglian Water Authority's records indicated it would be.

As you will see, the proportions between all the properties remain the same, but the sitings have had to be amended slightly. All the amendments are highlighted to enable you to spot them easily and, as usual, your early attention to these matters would be greatly appreciated.

Yours faithfully

Robert Doughty

SOUTH ... D.C.
REF ACK HL

PLANNING AMENDMENT

For office use only
Application No. H08/0340/92/A1
Date registered 17 JUN 1992
Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 21 646 (Contact) Glynne James

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Chesboule Lane, Gosberton Risegate, Spalding, Lincolnshire.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H08/0340/92

Please complete

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

Signed ..... Date 16th June 1992

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Proposed residential development (8 houses)

As **NOW PROPOSED**, *if different*

–

State details of amendments proposed

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

Revised position of units on plots 4-8 trees, hedgerows and drainage runs.

State drawing no's of the current submission

148/28/101 revision D

State Officer dealing with the application, if known.

P. Udy

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

Plots 1-3 no alteration

3. 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

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H08/0340/92/A1 Date Received: 17 June 1992

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire
PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Description of Original Development: Proposed residential development (8 houses)

Location: Chesboule Lane, Gosberton Risegate, Spalding, Lincs

Amendment Submitted: Revised position of units on Plots 4-8 trees, hedgerows and drainage runs

Drawing Number(s): 148/28/101 Revision D

19 June 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Director of Planning and Building Control Services

amd.2

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

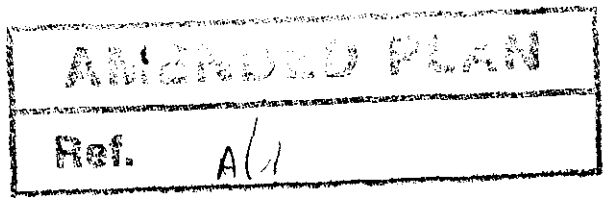
Your Reference

Our Reference 148 28 AB AKD

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

12 August 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE



For the attention of Mr P Udy

Dear Sir

H08/340/92

KINGS QUALITY HOMES
RESIDENTIAL DEVELOPMENT: CHESBOULE LANE, GOSBERTON RISEGATE

Please find enclosed the revised layout for the above site.

Since this site was granted planning permission our clients have added a chimney to the Woburn housetype affecting plots 2, 4, and 5. This is shown on the drawing number 148/28/101 and labelled Revision E.

We would be pleased if you could treat this as an amendment to the approved plans.

Yours faithfully

Andrew Briggs

PLANNING AMENDMENT

For office use only

Application No. H08/0340/92/AM

Date registered 13 AUG 1992

Case Officer P.J

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Sleaford
Lincs. NG34 ORA
Tel. No. 0529 21 646 (Contact) Andrew Briggs

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Chesboule Lane, Gosberton Risegate, Spalding, Lincolnshire

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H08/0340/92

Please complete

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

Signed ..... Date 12 August 1992

2. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Proposed residential development (8 houses)

As **NOW PROPOSED**, if different

State details of amendments proposed

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

Addition of chimney to the Woburn unit.
Plots 2 4 and 5

State drawing no's of the current submission

148/28/101 Rev D

State Officer dealing with the application, if known.

Mr P Udy

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

Plots 1, 3, 6,7 and 8 no alteration

3. 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 [ ]

Trumans Solicitors
30 Avenue Road
Grantham
NG31 6TH

Mr P J Udy
SAW/PJU/SJH
H08/0340/92
JTE/JC/
MELBOURNEGR
22 April 1996

Dear Sirs

"Halcyon" (Plot 7, The Brambles), Chesboule Lane, Gosberton Risegate, Spalding

I write in reply to your letter which was received on 22 April 1996.

As far as I can establish no planning application was submitted for the construction of your client's conservatory. However, planning permission is not always required for such extensions and I therefore enclose a copy of the Council's Advice Leaflet which should help you and your client to decide whether planning permission was in fact required. If you require a formal decision I suggest you submit a Certificate of Lawful Development Application.

Yours faithfully

PJU

Mr N R Midlen
Development Control Manager

Trumans
SOLICITORS

A QUALITY SERVICE
Approved by The Legal Aid Board

30 Avenue Road
Grantham NG31 6TH
Telephone (01476) 591550
FAX 591552
DX 27003

Our Ref: JTE/JC/MELBOURNEGR Your Ref: Please ask for: John Earth

19th April 1996

PJ

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sirs,

"Halcyon" (Plot 7 The Brambles)
Chesboule Lane Gosberton Risegate Spalding

We are acting in connection with the sale of the above property. We understand a conservatory has been recently erected but we are informed this did not require planning permission nor building regulation approval. We shall be pleased if you will kindly confirm to us in writing that neither of these consents were required.

Yours faithfully

Trumans

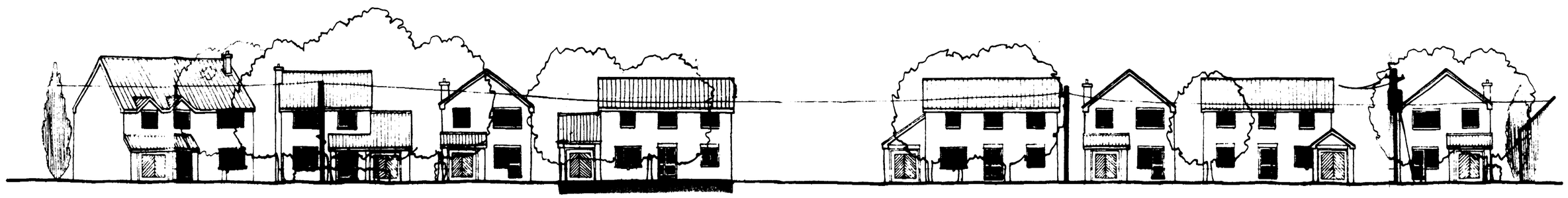
340/92
980/89
716/90
1170/92

Also at: 22 Park Row, Nottingham. Telephone (0115) 9417275

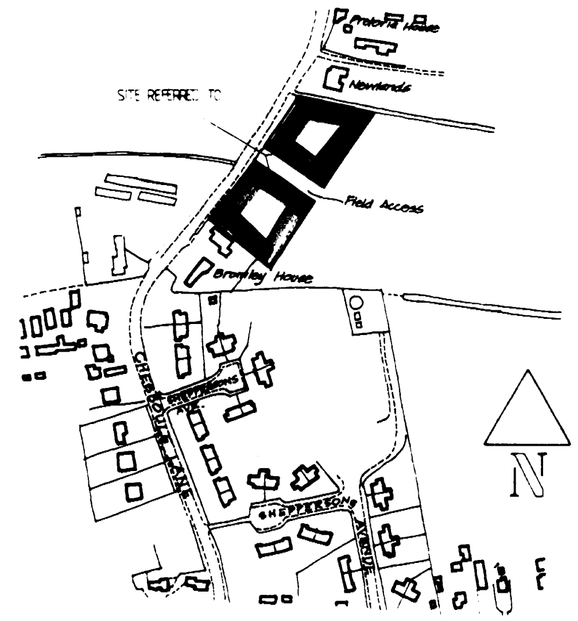
Partners: David H. Close, Brian C. Cotton L.L.B., John M. Appleby L.L.B., John C. V. Kendall, Robert S. Appleby, Geoffrey B. Buck L.L.B., Lynn Cunningham L.L.B., ~~William G. Roberts M.A., Christopher J. Hanson B.A.~~
Associate: Robert A. Cox B.A.
Assistant Solicitors: Sarah J. L. Adlam L.L.B., Alison de Souza B.A., Simon Cobb L.L.B.
Legal Executives: John T. Earth F.I.L.Ex., Denhys Lambley F.I.L.Ex., Ena M. Barker F.I.L.Ex.
Lynn Cunningham and Robert A. Cox are members of the Personal Injury Panel

KINGS QUALITY HOMES

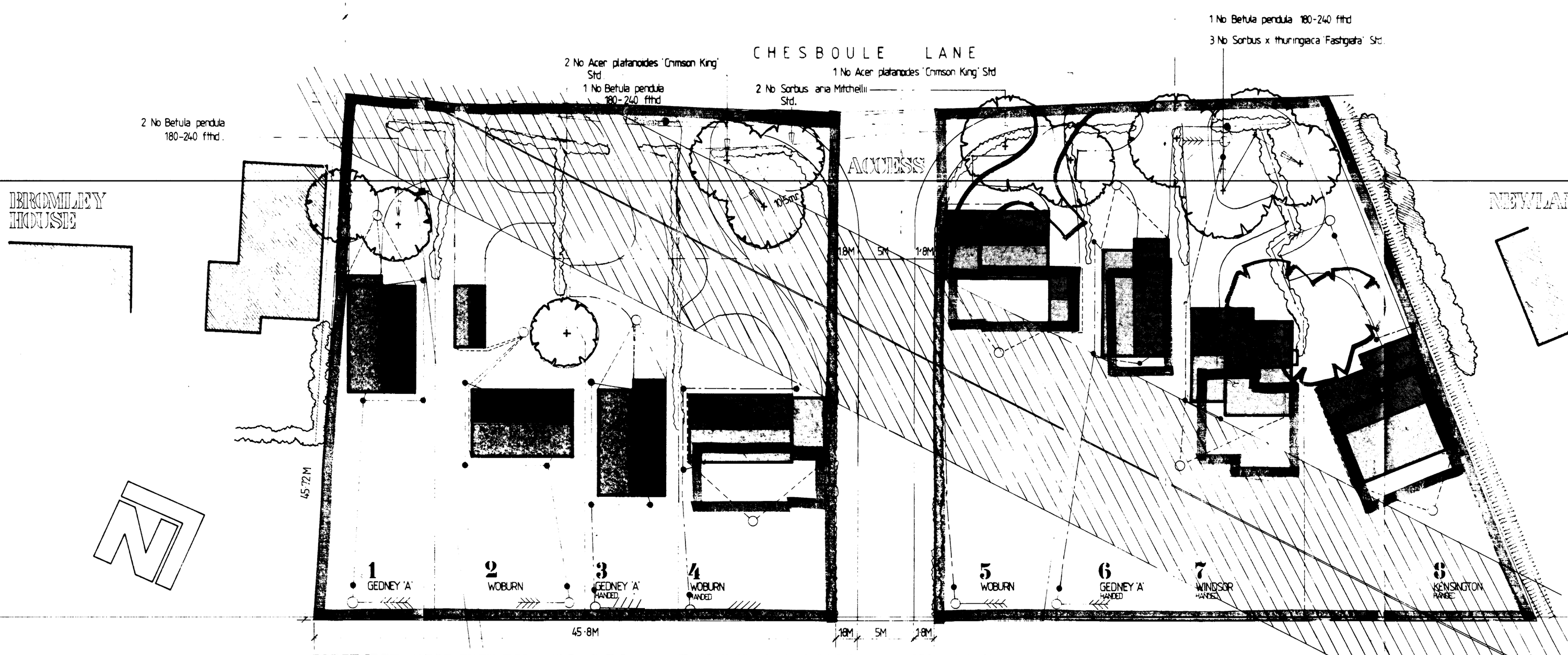
PROPOSED RESIDENTIAL DEVELOPMENT AT CHESBOULE LANE GOSBERTON RISEGATE



STREET SCENE VIEWED FROM CHESBOULE LANE



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved



DEVELOPMENT PLAN & LANDSCAPE DETAILS

DWG NO 148/28.1/01
SCALE = 1:200
DATE = MARCH 1992

Revision A : Turning Heads amended
Revision B : additional Hedging located at front of plots
Revision C : Add dimensions and plot numbers. 5/6/92
Revision D : Adjustment of plots 4–8 due to pipeline check on site varying from AWA records

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford. Lincs. NG34 0RA.

PLANNING PERMISSION
Ref. A/1

Superseded by amended plan dated 22.5.92.

SOUTH HOLLAND D.C.
PLANNING
REF 340/92

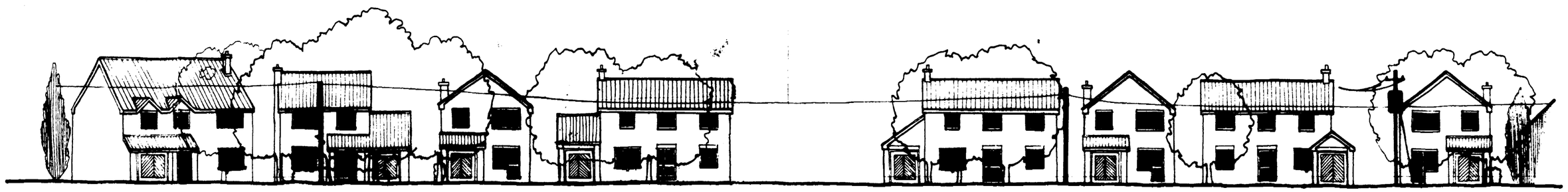
KEY

- Existing hedges
- Proposed trees/hedges
- Proposed 1.800m footpath as per Section 52 Agreement
- Safeguarding strip for Water Main Total 14m
- Inspection chamber/foul drain
- Soakaway/surface water drain
- Existing pole and O/H wires
- Pole mounted transformer
- Proposed Septic Tank
- Grassed verge
- Plot Numbers 4

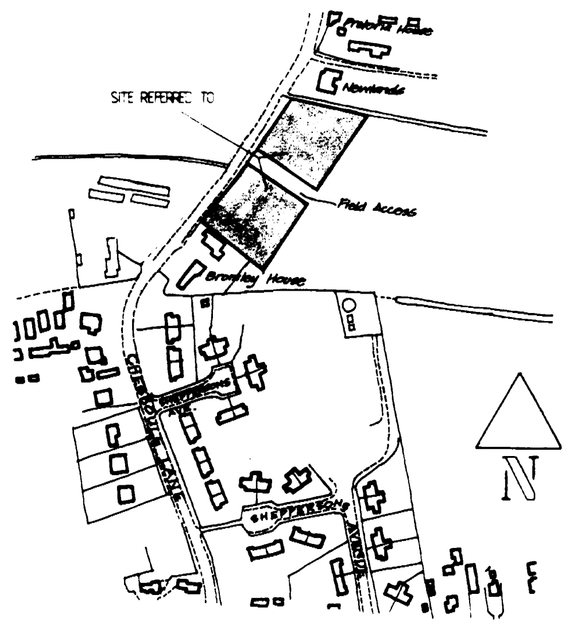
NOTE
Beech hedging throughout, 5 plants per metre in a double staggered row
All trees to be adequately staked and tied

KINGS QUALITY HOMES

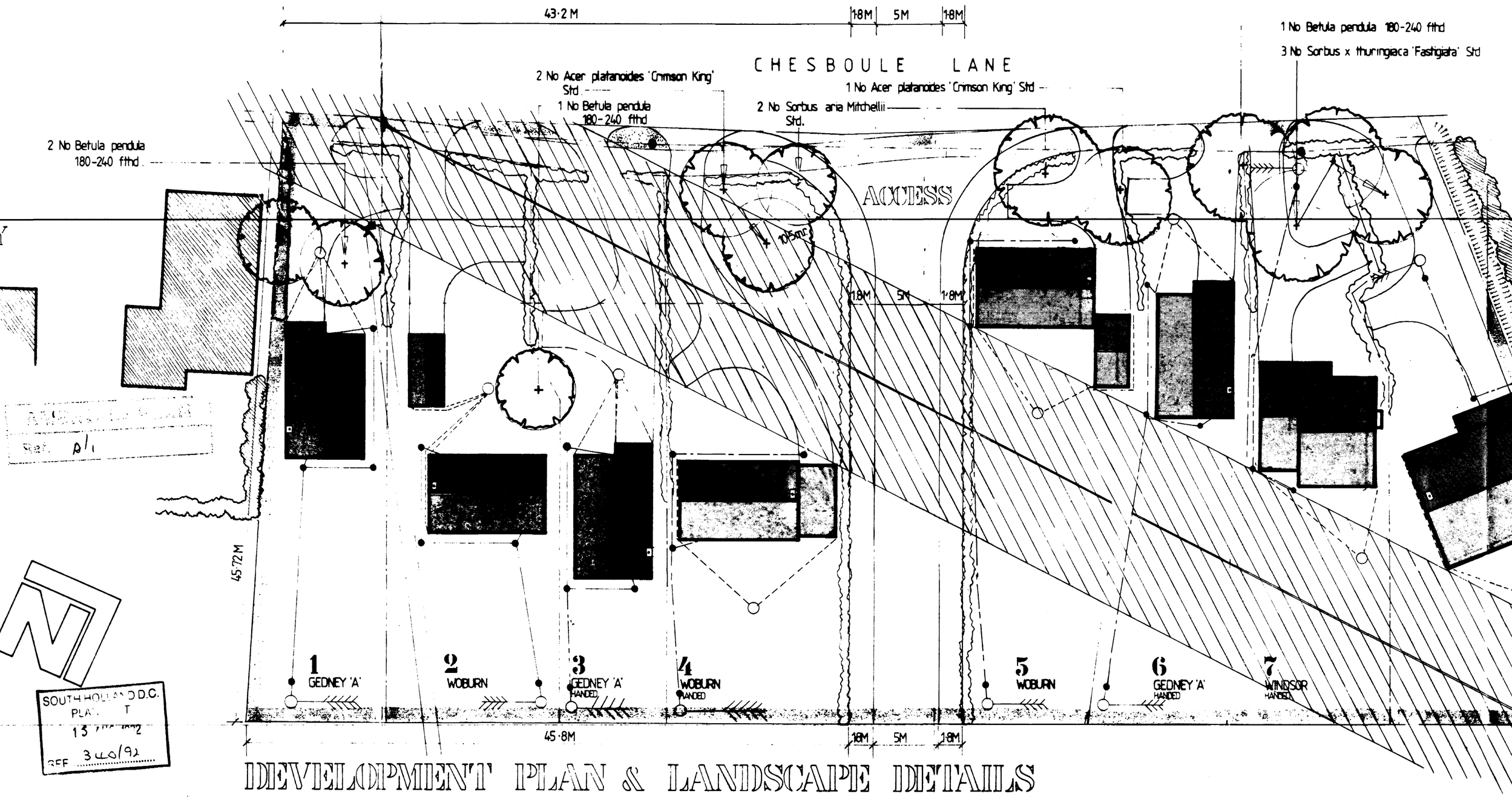
PROPOSED RESIDENTIAL DEVELOPMENT AT CHESBOULE LANE GOSBERTON RISEGATE



STREET SCENE VIEWED FROM CHESBOULE LANE



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved



DEVELOPMENT PLAN & LANDSCAPE DETAILS

KEY

- Existing hedges
- Proposed trees/hedges
- Proposed 1·800m footpath as per Section 52 Agreement
- Safeguarding strip for Water Main Total 14m
- Inspection chamber/foul drain
- Soakaway/surface water drain
- Existing pole and O/H wires
- Pole mounted transformer
- Proposed Septic Tank
- Grassed verge
- Plot Numbers 4

NOTE

Beech hedging throughout, 5 plants per metre in a double staggered row

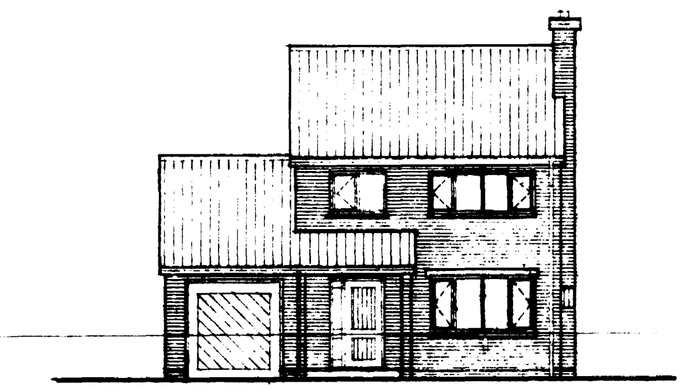
All trees to be adequately staked and tied

SOUTH HOLLAND D.C.
PLAN T
13 [illegible]
REF 340/92

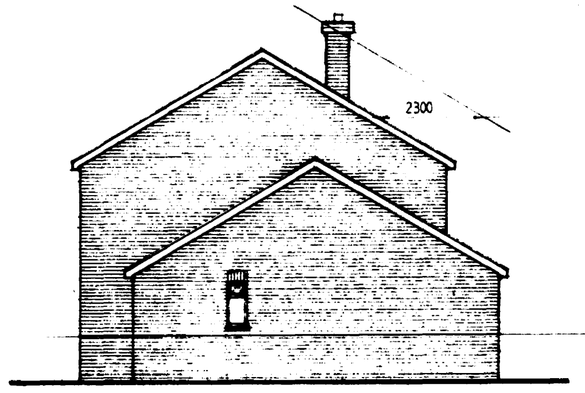
DWG NO 148/2S/101
SCALE = 1:200
DATE = MARCH 1992
Robert Doughty

Revision A : Turning Heads amended
Revision B : additional Hedging located at front of plots
Revision C : Add dimensions and plot numbers. 5/6/92
Revision D : Adjustment of plots 4–8 due to pipeline check on site varying from AWA records
Revision E : Add chimneys to Woburn units.

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford. Lincs. NG34 0RA.



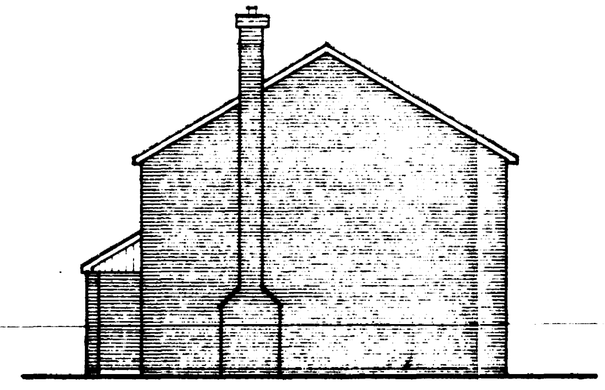
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE

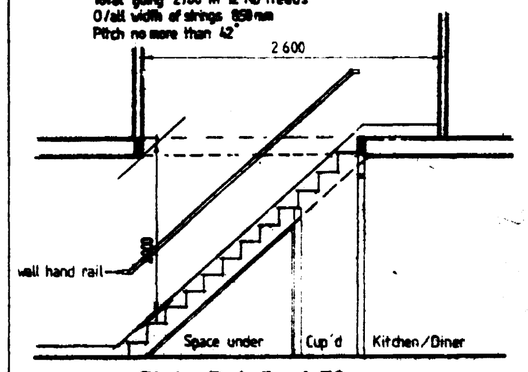
WINDOW, LINTEL SCHEDULE.

Opening Ref	Lintel Ref	Lintel Size	Joinery Ref	Joinery Size
W1	L1/S	2700	CW&S 1BC/1TBC/1BC/1TBC/1IBC	2400 x 1350
W2	"	900	N10V	488 x 1050
W3	"	1800	110C	630 x 1050
W4	L1/HD	1500	212C	1200 x 1200
W6	L1/S	2100	310CC	1770 x 1050
W7	"	1500	210C	1200 x 1050
W8	"	1200	2N10C	915 x 1050
W9	"	2700	410CMC	2400 x 1050

All internal openings to have I.G. internal box lintels over min 1050 long

Balustrading to stairs & landing to be of non climbable design

Total rise 2598 in 13 No risers
Total going 2730 in 12 No treads
O/all width of stringe 858mm
Pitch no more than 42°



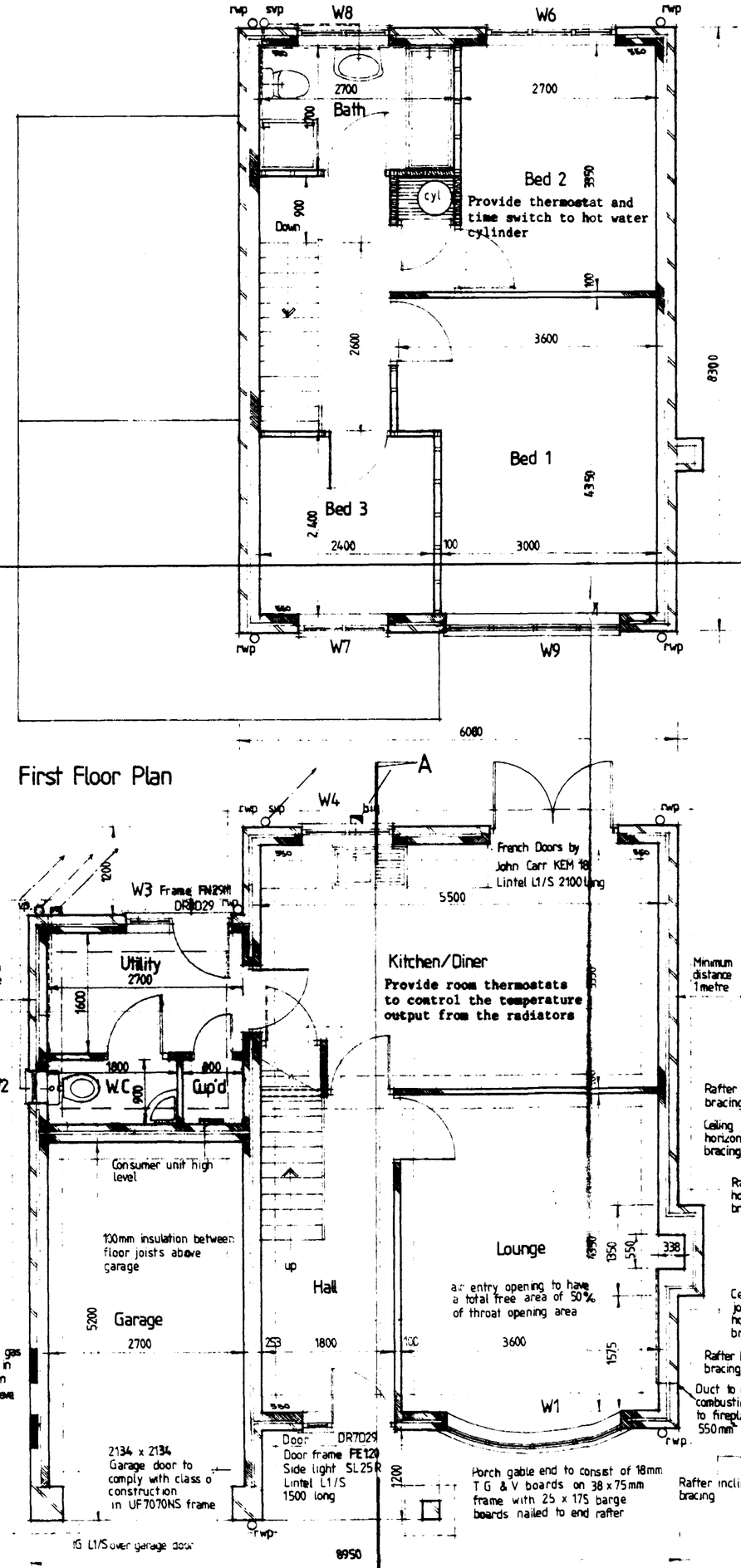
Stair Detail 1:50

PROPOSED HOUSE

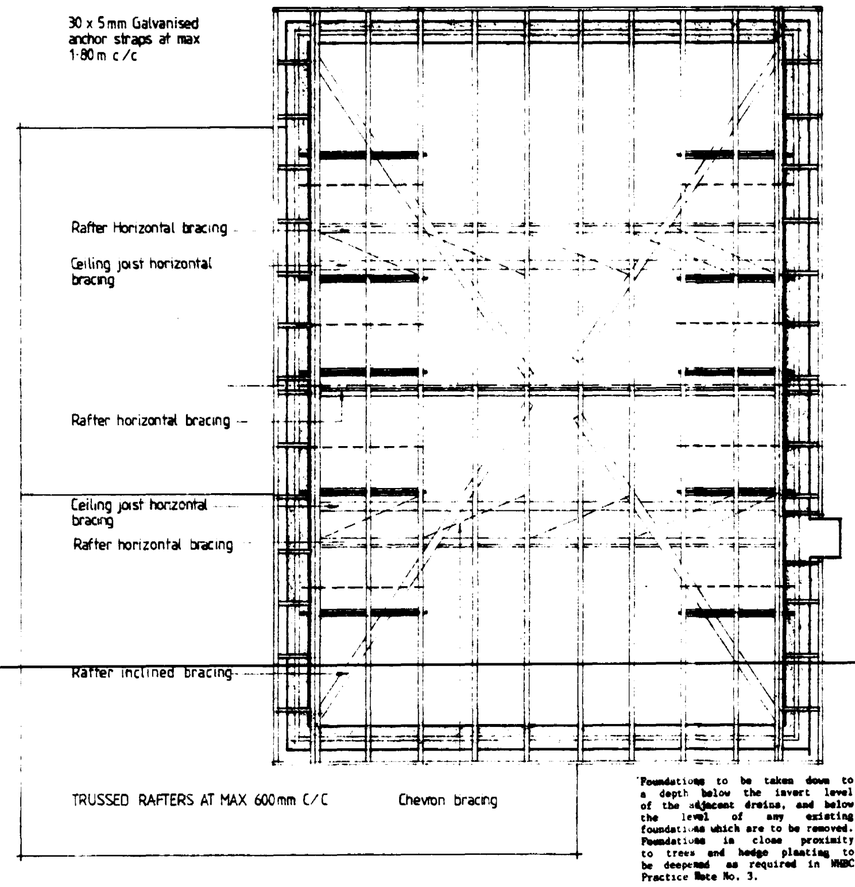
ELEMENT	AREA	U VALUE	HEAT LOSS RATE
Exposed walls	100.74	0.45	45.33
Semi-exp. walls	15.36	0.6	9.21
Glazing	15.31	2.8	42.86
Ground floor	42.90	0.45	19.30
Roof	42.43	0.35	15.01
		TOTAL	131.71

NOTIONAL HOUSE

ELEMENT	AREA	U VALUE	HEAT LOSS RATE
xposed walls	102.05	0.45	45.92
Semi-exp. walls	15.36	0.6	9.21
Glazing (15%)	14.02	5.7	79.94
Ground floor	42.90	0.45	19.30
Roof	42.90	0.25	10.72
		TOTAL	165.09



Ground Floor Plan



Foundations to be taken down to a depth 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.

Manholes exceeding 1 metre in depth to be 2IB x 750mm internally.

EXCAVATION
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 C8BP concrete or 1:2½:4 volume x minimum of 225mm thick. Reduce width to 100mm walls to be 450mm wide.

GROUND FLOOR
Remove turf and vegetable soil a minimum of 150mm deep and further reduce levels as necessary to agreement with the local authority building control officer on site. Lay 150mm minimum of clean limestone hardcore, 75mm to dpm and blind unevenities 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 face of all foundation walls and turned in at dpc level. Lay 100mm thick reinforced concrete slab C20p or 1:2:4 by volume and finish with a 60 mm sand and cement screed (1:3)with chicken wire reinforcing on 250 micron polythene membrane on 50mm expanded polystyrene insulation. Cut screed to perimp. Overside concrete to form a steel float finish. Floor slab thickened out to 250mm x 400mm wide flank finish. Floor slab thickened out to 250mm x 400mm wide locally under internal non-loadbearing walls.

CAVITY BRICKWORK
The external cavity wall comprising two skins of class B engineering brickwork or two skins of class A concrete blocks in cement mortar (1:¼:3). 1:12 lean mix concrete cavity fill below ground containing 300mm below dpc level. Allow for facing bricks to outer leaf below dpc level to above ground level. Internal walls below dpc to class A concrete blocks. Bricks passing through wall to be protected by chevron bricks with their ends and the crown of the pipe.

DPC - DPC COURSES
150mm Nylomid pitch polymer dpc a minimum of 150mm above adjoining ground level to both skins of cavity wall and to internal walls. 150mm wide dpc at jambs and sills. Similar cavity tray dpc's over external wall lintels generally 550mm total width but check each location. 225mm wide DPC to fireplace jambs, brick colour and garage door jambs. To all roof/wall abutments provide code 4 lead flashing 150mm upstand and Pitch Polymer B.P.C. cavity tray.

WALLS
250mm external cavity walls to comprise an outer leaf of 102mm facing bricks, a 50mm cavity incorporating 50mm Britherm wall ties and an inner leaf of Hemelite 1350 blockwork. Galvanised butterfly wall ties at 900mm centres horizontally and 450mm vertically. Wall tie every 225mm at jambs. Close cavity at jambs and sills with blockwork. (Maximum U value 0.6 W/m²K). Cavity wall separating garage from dwelling to give Max U value of 0.6 W/m²K. Max U value at jambs 1.2 W/m²K.

Sill bricks and soldier courses as alternatives. Internal walls in Hemelite 1350 blockwork where shown.

First floor walling to be 102mm facing brick, Partitions consisting of 30 x 75mm head and sole plates and vertical studs at 400mm centres with 12.5mm plasterboard and skim on each side. Insulate between studs around cylinder, cupboard and bathroom only. Walls running parallel to joists to be built on double joists and provide 50 x 100mm sole plate when walls run at right angles to the joists.

LINTELS
RC lintels to external walls and RC box 100 lintels to internal openings in 100mm walls. Catnic lintels to be used where appropriate.

FIRST FLOOR CONSTRUCTION
150mm chipboard flooring on generally 38 x 175mm BS3 grade floor joists at 400 centres with 100mm end bearing. 30 x 5mm lateral restraint straps to be provided where joists run parallel to external walls. Noggins to be provided between and in line with lateral restraint straps.

STAIRWAY
To be manufactured by Boulton and Paul. 1IC, straight flight. Total rise 2518mm in 13no. risers x 190 overall width of stringe. 2700mm going to 12 no. treads. Pitch of stairway not more than 42. Maximum going 220mm. 30mm stringer 35mm treads. Plywood risers. Handrail (min 840 high) and newels (min. 900 high) to be of 50 x 75mm timber. Wall hand rail to be 38 x 89mm timber. Step underscored support balusters or similar at maximum 700 mm centres.

ROOF (35°)
Concrete interlocking tiles with 75mm headlap on 38 x 12mm battened battens on reinforced sarking felt type 1F to BS 747 on trussed rafter roof to BS 5268: Part 3: 1985 (see roof plan). Full bracing to BS 5691 is shown but check with the local authority if this is permissible. Otherwise standard bracing to be used.
38 x 5mm galvanised mild steel lateral restraint straps to gables fixed at rafter and ceiling joist level at a maximum of 1.8m centres. Straps to be fixed to a minimum of three truss members with the end turned down the outside face of the inner leaf a minimum of 150mm at a full block position to external walls. Noggins to be provided between and in line with lateral restraint straps. An additional lateral restraint strap to be provided to the external corner of the garage. 30 x 5mm galvanised mild steel straps to be built in to wallplates bedded in cement mortar with 30 x 5mm galvanised mild steel holding down straps laid over plate, turned down 450mm and built in 75mm. 25 x 175mm fascia and 18 x 150mm soffit incorporating Glidevale roof ventilator giving the equivalent of a 10mm continuous gap.
100mm fibreglass quilt laid between ceiling joists. Maximum U value 0.25 W/m²K.
Water tank in roofspace supported in accordance with BS 5306.

ROOF BOOK CONSTRUCTION
To consist of 38 x 100mm ceiling joists and rafters 400mm centres and 38 x 100 purlins propped and screwed to wall. 2 no. 38 x 175 timbers bolted together to carry roof between garage and brick colums.

ACCESS TO ROOF SPACE
Provide 560 x 920 trap door access to roof space trimmed around in accordance with truss manufacturers details.

PLASTERS
12.5mm plasterboard and skim or Artex to internal ceilings. porch and garage. Ceiling to Sun Lounge. 12mm sand and cement render scratchcoat with 3mm mmx plaster finish to all internal masonry surfaces (excluding porches and garage).
10 x 50mm architraves, 10 x 100mm skirtings and 25 x 50mm curtain rails.
25 x 200mm window boards to all rooms except bathroom which is ceramic tiles. Upstands and splashbacks to sink, bath, WHB and WC.
Paint or Sadolins to all wet timber surfaces.

PLUMBING AND HEATING
Cold water supply to sink, bath, shower, WHB, WC and storage cistern in roofspace, 56 gallon insulated cold feed tank in roofspace and 30 gallon indirect cylinder lagged with factory applied insulation in cupboard provided. Tank fitted with immersion heater. Hot water supply to sink, bath and WHB and shower.
Heating: Standard range panelled type heat bonito, almost centre, sink and shower, 42mm centres to sink, bath and shower and 30mm to WHB, all with 15mm drop and tropo.
10mm half round PVC guttering and 62mm downpipes.
100mm ventilation pipes in positions shown terminating in a ballcock operated cowl above roof level.

DRAINAGE - Foul Water
100mm Supersleeve bedded and surrounded in pea gravel. Drains laid to a minimum gradient of 1 in 60 with connection to inspection chambers built in 215mm class B engineering brickwork laid to 1:2 and water bond on a 150mm concrete base. Chambers 600 x 450mm internally with sealing duty covers and frames. Rhopalove vertical back inlet gully to take kitchen waste pipe.

DRAINAGE - Surface Water
Gutters to discharge into Rhopalove hoods fitted with adaptors for 100mm Supersleeve drains bedded and surrounded in pea gravel. Drains laid to a minimum fall of 1 in 40 discharging into a soakaway sited at least 5.0m from the nearest building. Soakaways to be rubble filled, and have a minimum capacity of 1m³, actual capacity to be determined by a percolation test and agreed with the area building control officer on site.

DOORS AND WINDOWS
Windows by Hamilton and Pearl: all double glazed. Casement reference as plan. Front doors HP35mm solid.

Trickle ventilators giving a min 4000mm² background ventilation to all bedrooms kitchen and lounge.

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

ELECTRICS
Allow sockets and light points to IEE regulations and BSRC standard.

CAVITY WORK
Build wall to meet requirements of para 5 H1.22 & 23 of the Building Regulations 1990 min 225 Rhe flue liner to BS 1181 / 1971 (1977) enclosed plastic upmount. Re timber to be within 50mm of chimney. Top course engineering brick DPC to chimney at chimney/roof abutment code 4 lead flashing min 150mm upstand.

VENTILATION
Mechanical ventilation to kitchen giving a minimum airflow of 60 litres per second.
Mechanical ventilation to bathroom and shower room giving a minimum airflow of 15 litres per second.

EXTERNAL WORKS
Lay paving around dwelling and to roadside path and to clothes drying area at rear. Provide boundary fences as necessary.

SEPARATING WALLS (When built as a pair detached unit)
Separating wall in two skins of 100mm class A concrete blocks (2000 Kg/M³) giving a minimum mass of 415 Kg/M² with 50mm cavity (No insulation) and 12.5mm plaster and skim wall to face. Wall built up to underside of roof covering and fire stopped with cement mortar.
Where joists are supported on separating walls provide galvanised mild steel joist hangers.

FROST PROTECTION
Ensure beneath utility floor to be protected by encasement in concrete to be cast integral with ground floor slab.

HEATING
Central heating to be economy 7 throughout with 3 kW electric immersion heater to cylinder all internally with radiox duty thermostat and frame. Rhopalove vertical back inlet gully to take kitchen waste pipe.

Open fire to be fitted with grate capable of burning smokeless fuel. Hearth to be constructed of concrete a minimum of 125mm thick extending 500mm from the face of the wall and laterally 150mm past the corner of the jambs.

To all window and door jambs provide 'Thermabate' cavity closer. All lintels over doors and windows to be 'IG' insulated 'L1' range. Cavity insulation to carry up to window board level. Do not close cavity at sill.

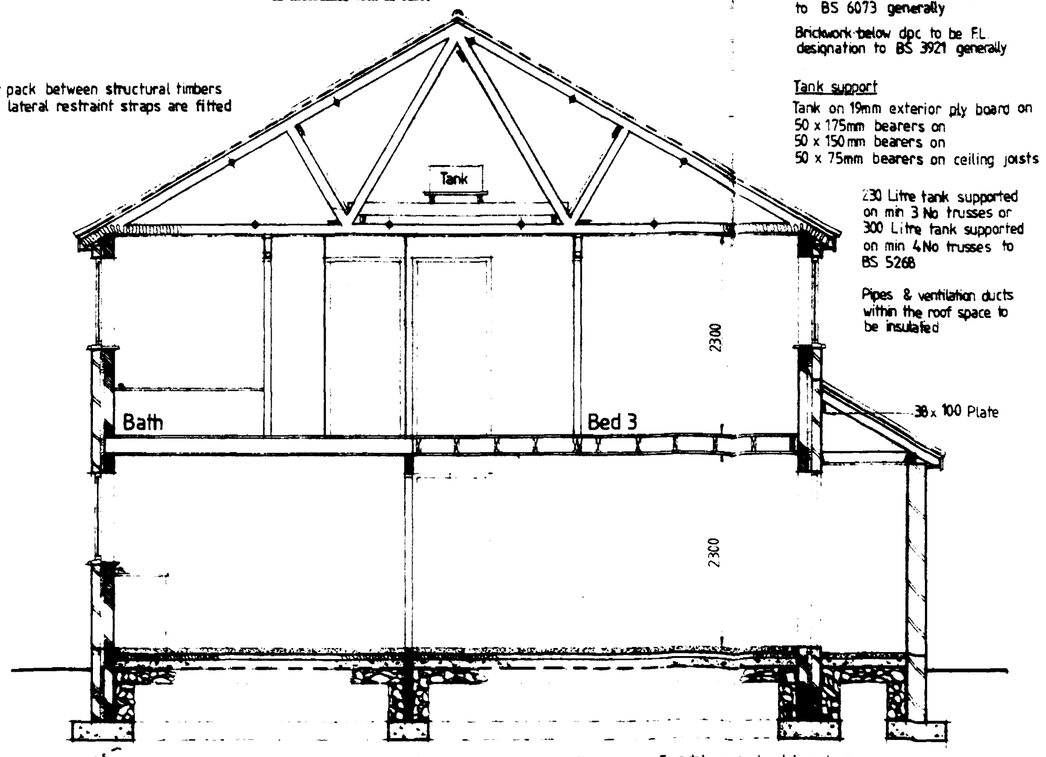
Concrete blockwork to conform to BS 6073 generally

Brickwork below dpc to be FL designation to BS 3921 generally

Tank support
Tank on 19mm exterior ply board on 50 x 175mm bearers on 50 x 150mm bearers on 50 x 75mm bearers on ceiling joists

230 Litre tank supported on min 3 No trusses or 300 Litre tank supported on min 4 No trusses to BS 5268

Pipes & ventilation ducts within the roof space to be insulated



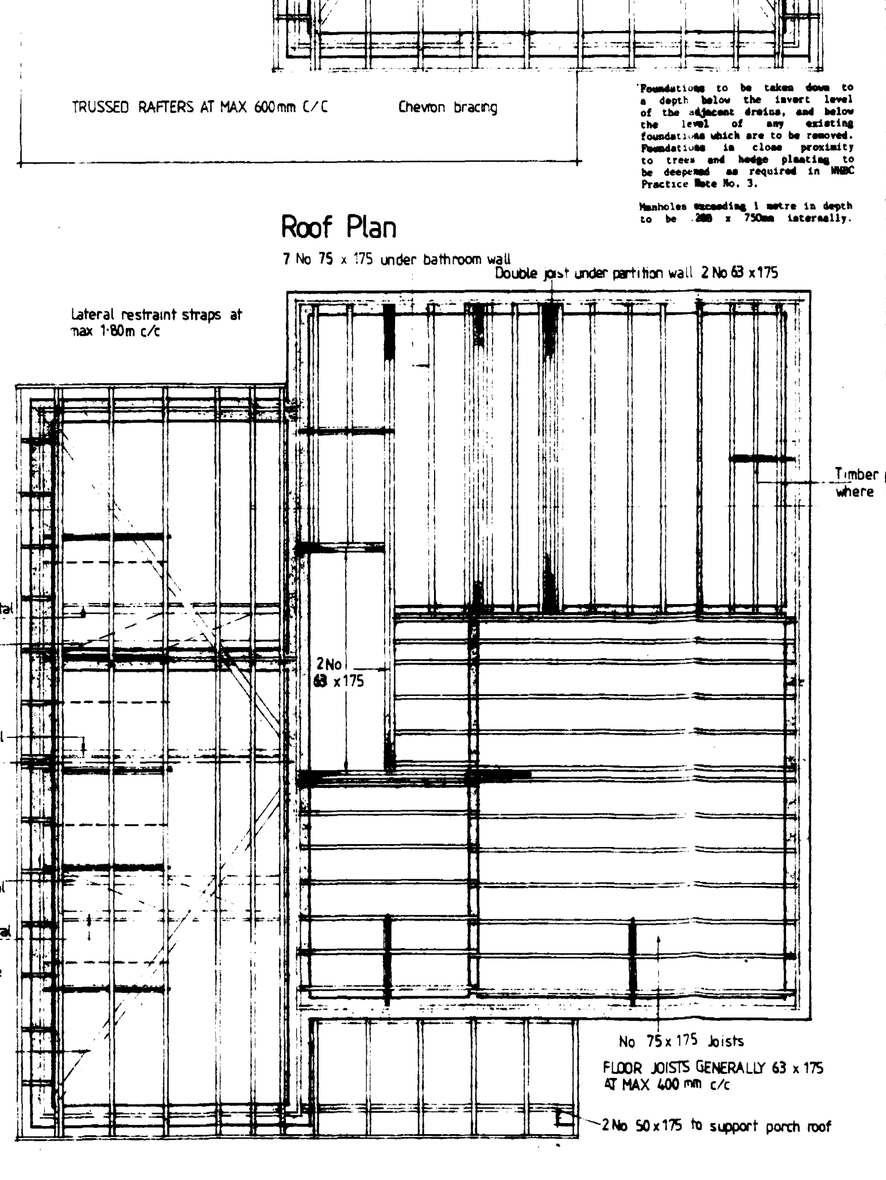
Provide vertical edge strip around floor slab to prevent cold bridging

All drains in close proximity to trees to be surrounded in concrete

Foundations to be taken down to a depth below the invert level of adjacent drains

Section A-A

First Floor Plan



Roof Plan

Roof Plan & Floor Joist Plan

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

Revision	Description	Date
A	Enlarge windows W1,W9 add French Doors, move W2 and revise utility area	16-5-91

Project
KINGS QUALITY HOMES
Windsor
Type Approval No.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1992
REF 0340/92

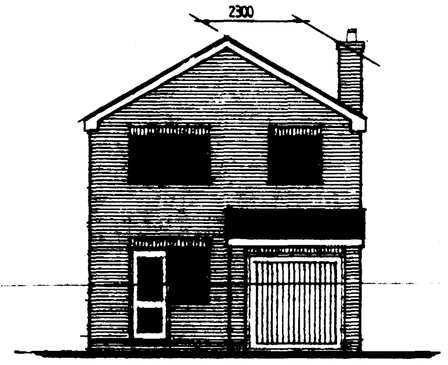
Drawing
Floor, roof, joist plans, section & elevations.

Drawing No H3/G/2T

Date June 90

Scale 1:50 1:100

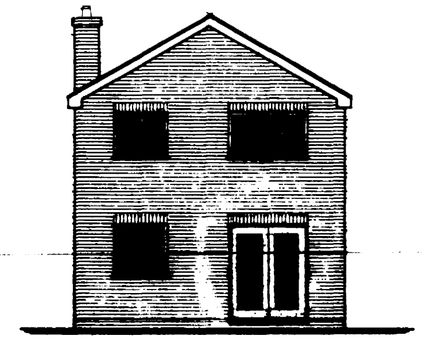
Drawn



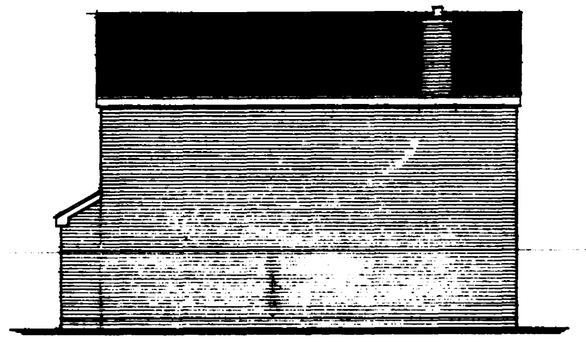
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

EXCAVATION
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 C20P 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 welted 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. Screed and insulation omitted in garage and oversite concrete to have a steel float finish.

FOUNDATION WALLING
250mm 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 B 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.

DAMP PROOF COURSES
100mm thick pitch polymer D.P.C. a minimum of 150mm above adjoining ground level to both skins of cavity walls to internal walls. Cavity tray DPC's over external wall lintels generally 550mm total width but check each location. Cavity tray DPC and code 4 lead flashing with min 150 mm upstand to wall/roof abutment.

WALLS
250mm external cavity walls to comprise of an outer leaf of 100mm facing bricks, a 50mm cavity, incorporating 50mm of Drithern insulation with an inner leaf of Hemelite 1350 blockwork.Space Galvanised butterfly wall ties at 900mm centres horizontally and 450mm vertically. Wall ties energy 225mm at jambs. Maximum U value 0.45w/m²K. Maximum U value at jambs, 1.2 w/m²K. Internal walls in Hemelite 1350 block work where shown. Eaves, sills, and jambs closed with 'Thermabate 50' cavity closer. All lintels over external openings to be 'K7' insulated L1 range. Cavity wall between garage and dwelling to comprise of two skins of blockwork with 50mm cavity to give maximum U value of 0.6W/M²K. Concrete blockwork to conform to BS 6073 and brick work generally.

FIRST FLOOR CONSTRUCTION
19mm chipboard decking on generally 50 x mm SC3 grade floor joists at 400 centres with min. 100mm end bearings. Double joists for trimmings purposes and support under stud partitions to be provided where shown on plan. Where joists run parallel to external walls provide 30 x 5mm lateral restraint straps built into and turned down outer face of inner blockwork skin at max. 1800 crs. Straps to be taken over min. 3 no. joists and be continuously supported with s/v nogging.

STAIRWAY
Stairs to be manufactured by Boulton & Paul and be based on their standard straight flight units. Total rise to be 2600 with 13 no. risers. Going to be min. 224mm. Handrail to be set min. 840mm above pitch and 900mm above landing. Balustrade to have stop chamfered square balusters at max. 100 crs. Handrail on stair to be min. 2000mm.

ROOF (35°)
Concrete pantiles with 75mm headlap on 38 x 25mm tanalised battens on reinforced sarking felt type 1F to BS 747 on trussed rafter roof to BS 5268: Part 3: 1985 (see roof plan) Full bracing is shown but check with the local authority is 'standard' bracing to BD 5511 is permissable. Otherwise full bracing to be used. 30 x 5mm galvanised mild steel lateral restraint straps to gables fixed at rafters and ceiling joist level at a maximum of 1.8m centres. Straps to be fixed to a minimum of three trusses members with the end turned down the outside face of the inner leaf a minimum of 150mm at a full block positions to external walls. Noggins to be provided between and in line with lateral restraint straps. 50 x 100mm wallplates bedded in cement mortar with 30 x 5mm galvanised mild steel holding down straps laid over plate, turned down 450mm and built in 75mm. Glidevale RV 601F eaves ventilator to eaves to give equivalent of 10mm gap. 100mm fibreglass quilt laid between ceiling joists. Maximum U value 0.35 W/m²C.

Water tank in roof space supported in accordance with BS 5568.

LINTELS
K7 insulated L1 lintels to external walls and K7 internal 100 lintels to internal openings in 100mm walls as schedule.

FIRST FLOOR PARTITIONS
Partitions to consist of 75 x 50mm s/v 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 plate.

FINISHES
12.5mm plasterboard and skim or artex to internal ceilings. 12mm sand and cement render scratch coat with 4mm neat plaster finish to all internal masonry surfaces. 18 x 50mm architraves, 18 x 100mm skirtings and 25 x 50mm curtain rails.
25 x 50mm window boards to all rooms except bathroom which is ceramic tiles. Upstand and splashbacks to sink, bath, WHB and WC. Paint or Sadolins to all wrot timber surfaces.

PLUMBING AND HEATING
Cold water supply to sink, bath, WHB, WC. and storage cistern in roof space. 56 gallon cold feed tank in roof space and 28 gallon indirect cylinders with factory applied insulation in cupboard provided. Tank fitted with 3 kW immersion heater with a thermostat and timeswitch. Hot water supply to sink, WHB & bath. Ideal Standard range pedestal wash hand basins, closet suite, and bath. 40mm wastes to sink, and bath and 32mm to WHB, all with 75mm deep seal traps. 100mm half round pvc guttering and 65mm downpipes. 100mm soil and vent pipes in positions shown terminating in a pvc balloon, min 900 above window head level.

DRAINAGE - foul water
100mm Supersleeve bedded and surrounded in pea gravel. Drains laid to a minimum gradient of 1 in 60 with connection to inspection chambers built in 215mm class B engineering brickwork laid to gas and water bond on a 150mm concrete base. Chambers 450 x 600mm internally, or 750 x 1200mm where depth exceeds 1 metre, with a medium duty cover and frame. Soil and vent pipes to take bathroom waste pipes. With a vertical back inlet gully to take kitchen waste pipe. All drains within close proximity to trees to be surrounded in concrete. For full drainage layout see block plan.

DRAINAGE - Surface water
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 a soakaway at least 5.0m away from the building. Soakaways to be rubble filled and to have a minimum capacity of 1.0m³. Actual capacity to be determined by a percolation test and agreed with the local authority building control officer on site.

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 Flowline range or similar including a stainless steal sink unit.

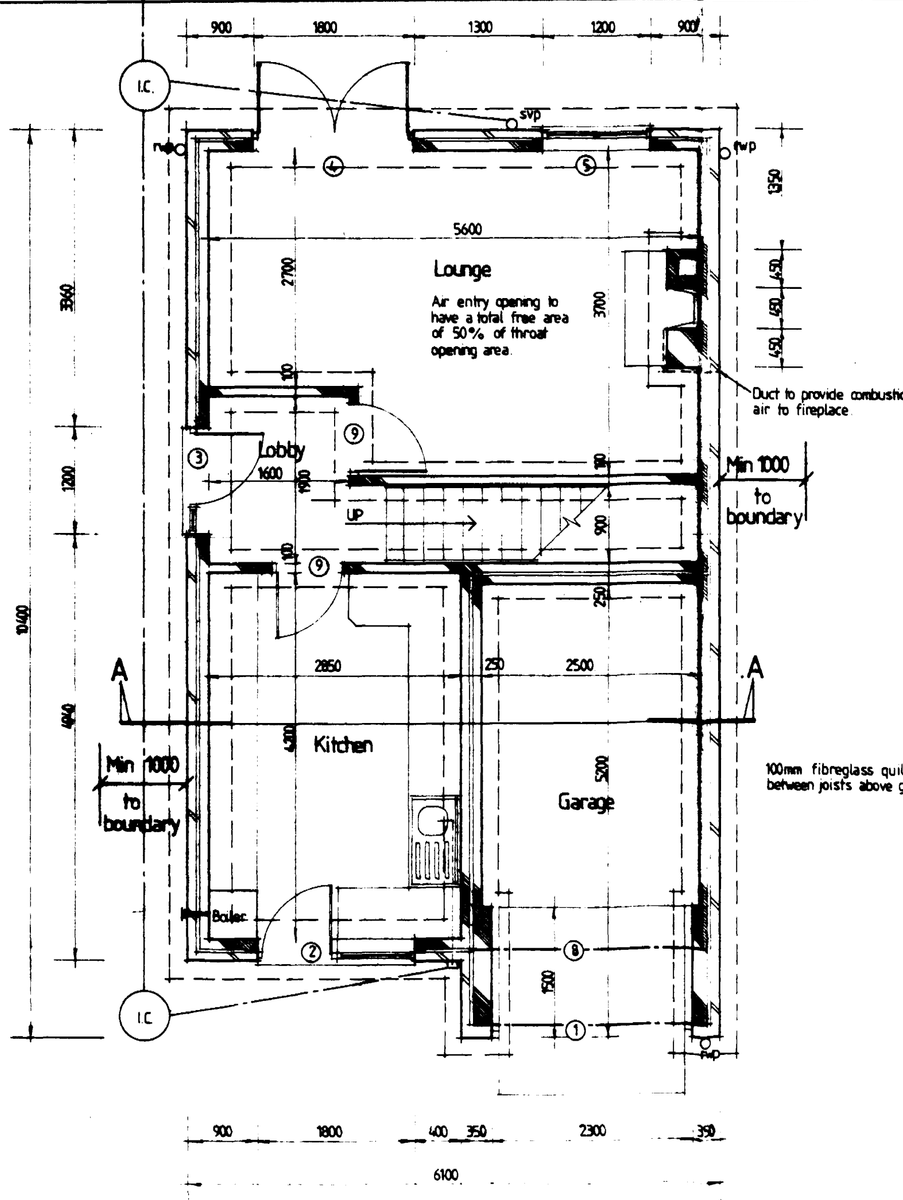
ELECTRICS
Socket outlets and lighting points to IEE regulations and NHBC standard.

EXTERNAL WORKS
900mm paving around dwelling and provide boundary fences as necessary.

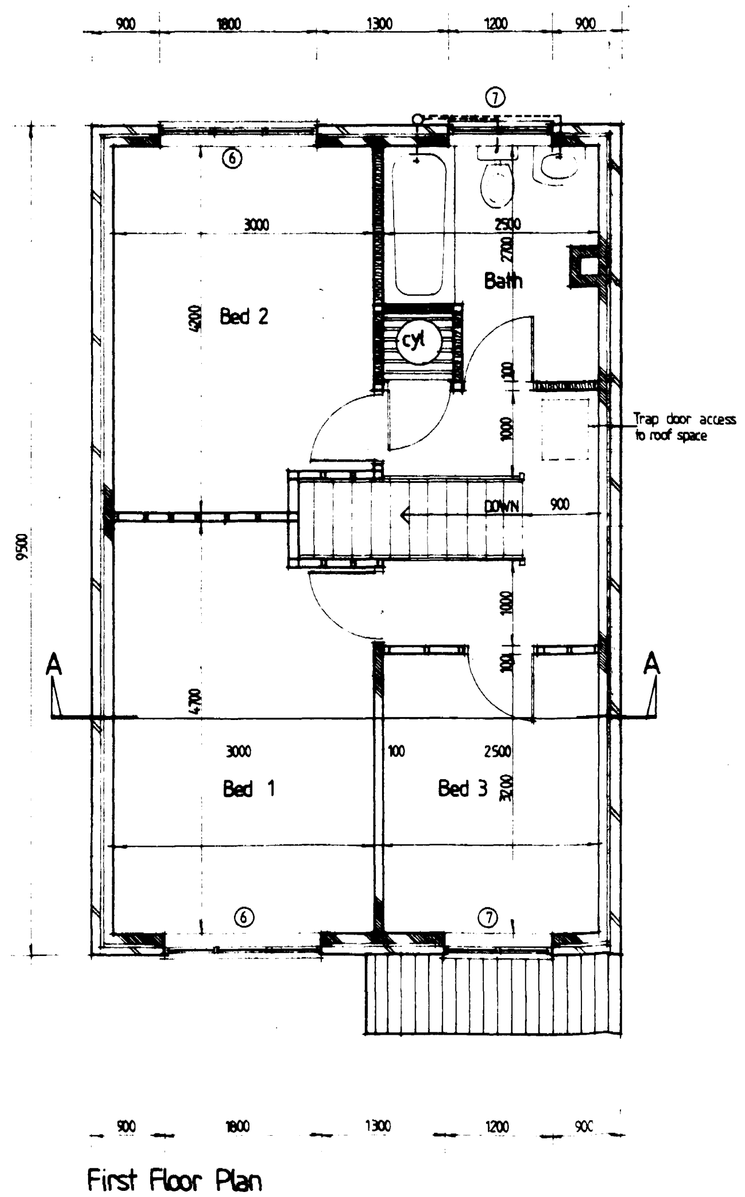
ACCESS TO ROOFSPACE
Provide 550 x 700 trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

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 5268.

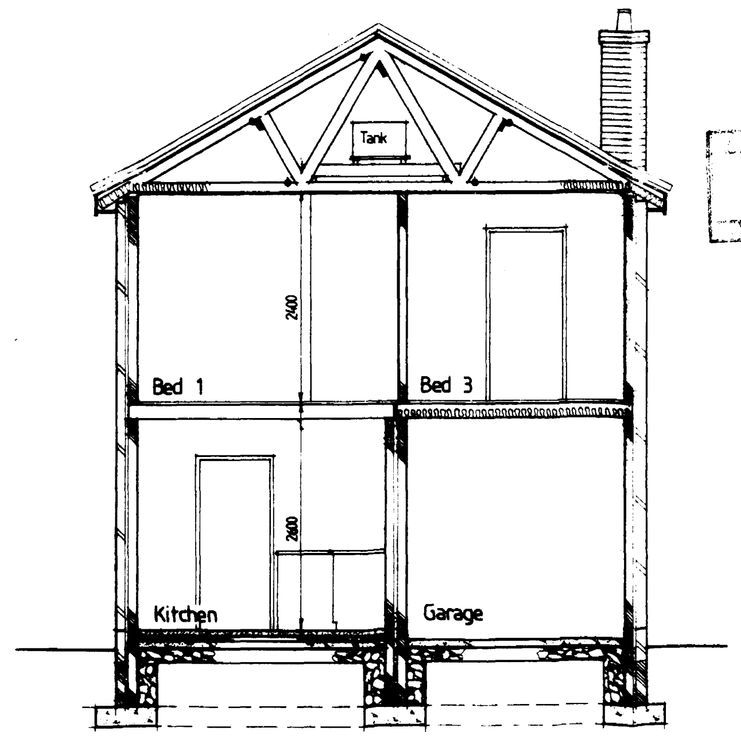
VENTILATION
Mechanical ventilation to kitchen giving a minimum airflow of 60 litres per second.
Mechanical ventilation to bathroom giving a minimum airflow of 15 litres per second, this to permit 15 minute overun to provide rapid ventilation giving at least 3 air changes per hour.



Ground Floor Plan



First Floor Plan



Section A-A

HOLLAND D.C.
PLAN DEPT.
17 MAR 1992
0340/92

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE

Lintel & Joinery Schedule.

Opening	Lintel Ref	Lintel Size	Joinery Ref	Joinery Size
1	L1/S	2700	UF7070WS	2134 x 2134
2	L1/S	2100	DDR7D:FWS:2W10C	900 x 2100 & 915 x 1050
3	L1/S	1500	DDR8D:FE120:SL25	1200 x 2100
4	L1/S	2100	KEM 98 (JOHN CARR)	1800 x 2100
5	L1/S	1500	212C	1200 x 1200
6	L1/S	2100	310CC	1700 x 1050
7	L1/S	1500	210C	1200 x 1050
8	L1/S	2700		
9	Box 100	1100		

PROPOSED HOUSE

ELEMENT	AREA	U VALUE	HEAT LOSS RATE
Exposed walls	108.32	0.6	64.99
Semi exp walls	15.22	0.6	9.13
Glazing	14.92	2.8	41.78
Floor	88.98	0.45	40.04
Roof	50.40	0.35	17.64
		Total	173.58

NOTIONAL HOUSE

ELEMENT	AREA	U VALUE	HEAT LOSS RATE
Exposed walls	109.89	0.45	49.45
Semi exp walls	15.22	0.6	9.13
Glazing	13.35	5.7	76.10
Floor	88.98	0.45	40.04
Roof	50.40	0.25	12.6
		Total	187.32

OPEN FIRE
Solid fuel to meet requirements of para' 5 11, 12 and 13 of The Building Regulations 1990. Open fire to be capable of burning smokeless fuel. Hearth to be constructed of concrete a minimum thickness of 125mm and extending 550mm from the face of the wall and laterally 150mm past the corner of the jambs. Min. 225 Dia Flue liner to BS 1181/ 1971 (1977) sockets placed uppermost. No timber to be within 40mm of chimney. Two course engineering/roof abutment code 4 lead flashing min. 150mm upstand.

CENTRAL HEATING
Floor mounted gas balanced flue boiler of required rating on 125mm thick concrete hearth with 150mm projecting around boiler sides and 225mm to front. Durable guard over boiler outlet. System to be a 'wet' one to radiators of required size in each room. Heat output from radiators controlled by thermostats in each room.

NOTE
For actual drainage layout refer to block plan

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

Revision	Details	Date
A	Addition of French Door	18-5-91

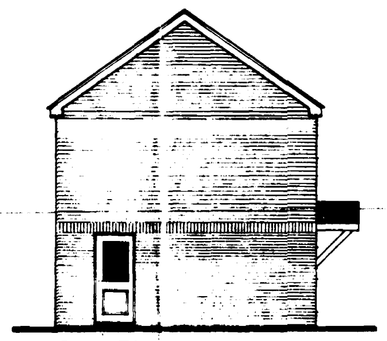
Project
KINGS QUALITY HOMES
GEDNEY 'A'

Drawing
Plans, section, & elevations

Drawing No	Date
H3/G/7T/1	March '91
Scale	Drawn



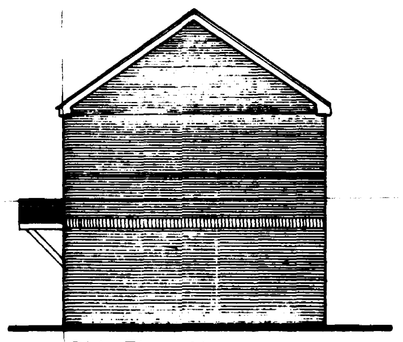
Front Elevation



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 C20P concrete 1:2:4 by volume a minimum of 225mm thick. Foundations to 100mm walls to be 450mm wide.
Foundations to be taken down 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 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 perimetre of floor slab to prevent cold bridging. Max U value of floor to be 0.45 W/m²K. Floor slab thickened out to 250mm x 450mm locally under internal non load bearing walls.

FOUNDATION BRICKWORK

250mm 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 B.S. 3921. 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.

DAMP PROOF COURSES

To 2mm Hylomol pitch polymer D.P.C. a minimum of 150mm above adjoining ground level to both skins of cavity walls to internal walls. 150mm wide DPC at jambs and sills. Similar cavity tray DPC's over external wall lintels generally 500mm total width but check each location. To all roof/wall abutments provide code 4 lead flashing 150mm upstand and Pitch Polymer D.P.C stepped cavity tray.

WALLS

250mm external cavity walls to comprise of an outer leaf of 100mm facing bricks, a 50mm cavity, incorporating 30mm of Britherm insulation with an inner leaf of 'Toplite' blocks. Galvanised butterfly wall ties at 900mm centres horizontally and 450mm vertically. Wall ties every 225mm at jambs. Close cavity at eaves with brickwork. Maximum U value of external walls to be 0.45 w/m²k. Maximum U value at jambs, sills, and heads to be 1.2 w/m²k. To all external window, door and sills jambs provide 'Thermabate' cavity closer. All lintels over external openings to be IG insulated L1 range. Sill bricks and soldier courses as elsewhere. Internal walls in Hemelite 1350 blockwork.
Separating wall between Plot 67 and adjoining dwellings to comprise of 2 skins of Class A concrete blocks (7 N/mm²) 2050 kg/m³ with a minimum mass of 415 kg. 50mm cavity with Britherm, insulation omitted. Maximum U Value 0.6 W/m²K. Separating walls to be built up to underside of roof covering and Firestopped with cement mortar.
First floor walling to be 100mm stud work. Partitions consisting of 50 x 75mm head and sole plates and vertical studs at 400mm centres with 12.5mm plasterboard and skim on each side. Insulate between studs around cylinder cupboard and bathroom only. Walls running parallel to joists built off double joists. Provide 50 x 100mm sole plate when walls run at right angles to the joists. Where first floor walls are directly above ground floor walls these may be built in 100mm blockwork.

LINTELS

IG insulated L1 lintels to external walls and IG box 100 lintels to internal load bearing walls or as shown on schedule.

FIRST FLOOR CONSTRUCTION

19mm chipboard decking on generally 50 x 175mm 125mm gallow brackets. Gallows brackets similarly fixed to the wall. Wall ties at gallows bracket positions to be doubled up to two vertical rows at 225mm centres, 330mm apart.

FINISHES

12.5mm plasterboard and skim or artex to internal ceilings. 12mm sand and cement render scratch coat with 4mm sand plaster finish to all internal masonary surfaces.
18 x 50mm architraves, 18 x 100mm skirtings and 25 x 50mm curtain rails.
25 x 200mm window boards to all rooms except bathroom which is ceramic tiles. Upstand and splashbacks to sink, bath, WHB and WC. Paint or Sadolins to all wrot timbers.

PLUMBING AND HEATING

Cold water supply to sink, bath, WHB, WC and storage cistern in roof space. 55 gallon cold feed tank in roof space and 28 gallon indirect cylinder with factory applied insulation in cupboard provided. Tank fitted with immersion heater with a thermostat and timeswitch. Hot water supply to sink, WHB, and bath. Ideal Standard range pedestal wash hand basin, closet suite and bath, 40mm wastes to sink and bath, and 40mm to WHB, all with 75mm deep seal traps.

DRAINAGE - foul water

100mm Supersleeve bedded and surrounded in pea gravel. Drains laid to a minimum gradient of 1 in 60 with connection to inspection chambers built in 215mm class B engineering brickwork laid to gas and water bond on a 150mm concrete base. Chambers 450 x 600mm internally with a medium duty cover and frame. 100mm soil and vent pipe in position as shown terminating in a P.V.C. balloon, min. 900mm above window head level. Hepsleeve vertical back inlet gully to take kitchen waste pipes, with vent pipe at head of drain in position shown.

DRAINAGE - Surface water

100mm half round P.V.C. guttering and 65mm 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 a surface water drain in the road. For full drainage layout see drawing no. 148/8/BR/Phase 2

Proposed House Element	U Value	Area Rate	Heat Loss
Exposed walls	0.45	83.85	37.73
Glazing (20.1%)	2.80	18.87	52.83
Ground Floor	0.45	46.75	21.03
Roof	0.35	46.75	16.36
		TOTAL	127.95

Notional House Element	U Value	Area	Heat Loss Rate
Exposed Walls	0.45	88.69	39.91
Glazing (15%)	5.7	14.03	79.97
Ground Floor	0.45	46.75	21.03
Roof	0.25	46.75	11.68
		TOTAL	152.59

FIRST FLOOR CONSTRUCTION

19mm chipboard decking on generally 50 x 175mm SG3 grade floor joists at 400mm centres with 100mm end bearing. 30 x 5mm lateral restraint straps to be provided where joists run parallel to external walls. Noggins to be provided between end in line with lateral restraint straps.
Joists supported by separating walls to be supported by galvanised mild steel joist hangers.

STAIRWAY

To be manufactured by Boulton and Paul based on STW3GEN type with 225mm going and max. rise 220mm. Minimum going to tapered treads 50mm. Minimum finished width between handrails is to be a distance of 800mm. Pitch of stairway not more than 42°. 32mm strings 25mm treads. Plywood risers. Handrail (min 840 high) and return (min. 900 high) to be of 50 x 75mm timber. Wall handrail to be 38 x 89mm timber. Stop chamfered square ballasters or similar at maximum 100mm centres.

Roof 35°

Concrete interlocking tiles with 75mm headlap on 38 x 25mm tanalised battens on reinforced sarking felt type 1F to BS 747 on trussed rafter roof to BS5268:part 3: 1985 (see roof plan). Full bracing (to NHD 5931) is shown but check with local authority if standard bracing is permissible. Reducing trussed rafters supported on 25 x 175mm layboards laid over trussed rafters to main roof. 30 x 5 mm galvanised mild steel lateral restraint straps to gables fixed at rafter and ceiling joist level at a maximum of 1.8m centres. Straps fixed to a minimum of 3 truss members with the end turned down the outside face of the inner leaf a minimum of 150mm at full block positions to external walls. Noggins between trusses in line with lateral restraint straps laid over plate, turned down 450mm and built in 75mm. Glidevale RV60IF to eaves to give the equivilent of a 10mm gap.
100mm fibreglass quilt laid between ceiling joists. Maximum U value 0.35 w/m²k.
Water tank in roof space supported in accordance with BS 5268, on 12mm ext. plywoodplatform on 50 x 38mm bearers on 50 x 125mm bearers on 50 x 38mm bearers on at least three ceiling joist members.

DOORS AND WINDOWS

Windows by Boulton ant Paul: all double glazed. Casement narrow module, references as plan. Trickle ventilators giving a minimum 4000mm² background ventilation to all habitable rooms.

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. Combined cooker and socket outlet.

EXTERNAL WORKS

900mm paving around dwelling and to roadside path and drying area at rear. Provide boundary fences as necessary. (See landscaping drawing no. 148/8/109

ACCESS TO ROOFSPACE

Provide 550 x 700 trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

VENTILATION

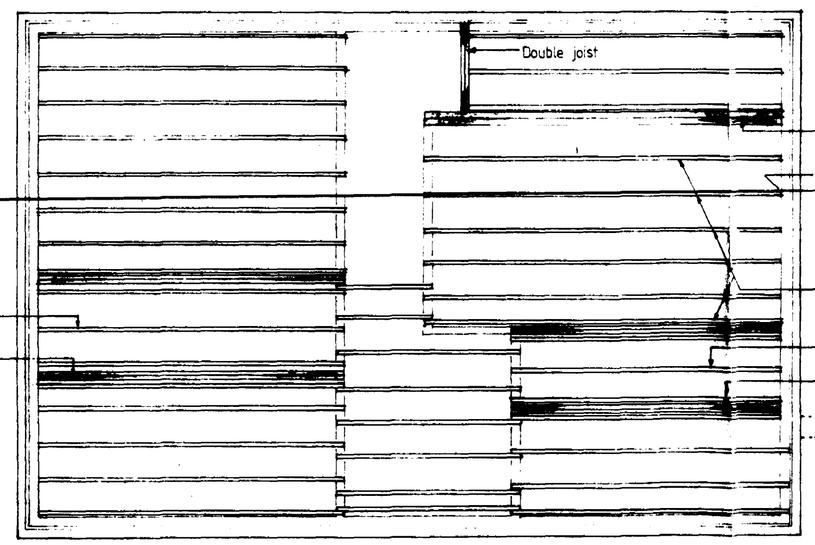
Mechanical ventilation to kitchen giving a minimum airflow of 60 litres per second.
Mechanical ventilation to bathroom giving a minimum airflow of 15 litres per second, this to permit 15 minute overun to provide rapid ventilation giving at least 3 air changes per hour.

CENTRAL HEATING

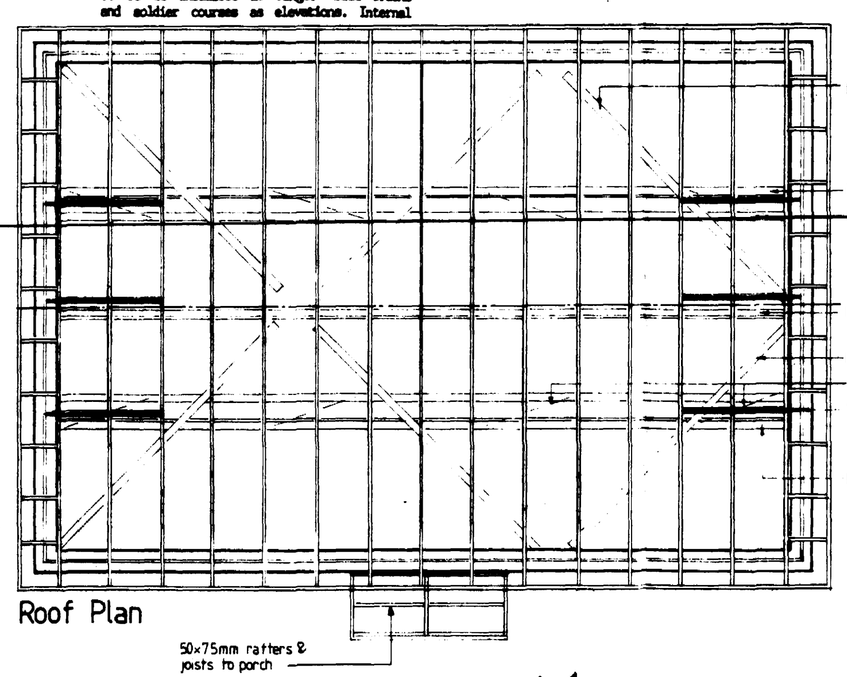
Wall mounted gas balanced flue boiler of required rating. Durable guard over boiler outlet. System to be a 'wet' one to radiators of required size in each room. Flue outlet from boiler to be not less than 300mm from any opening into

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE

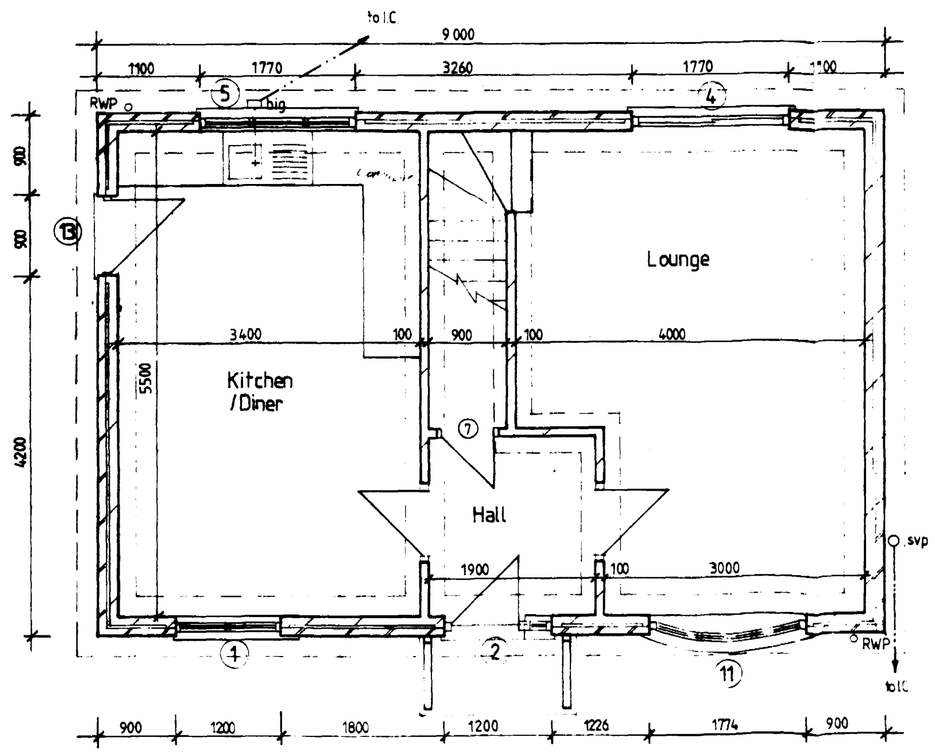
Opening Ref	Lintel Ref	Lintel Size	Joinery Ref	Opening Size
1,6.7, 12	L1/S	1500	210C	1200 x 1050
2	,,	1500	FER120/ DDR7D	1200 x 2100
4	,,	2100	PAUV 18L	1800 x 2100
5,9,10	,,	2100	310CC	1770 x 1050
11	"	2100	CR3S/112C/ 112C/112C	1774 x 1200
13	"	1200	DDR8D	900 x 2100



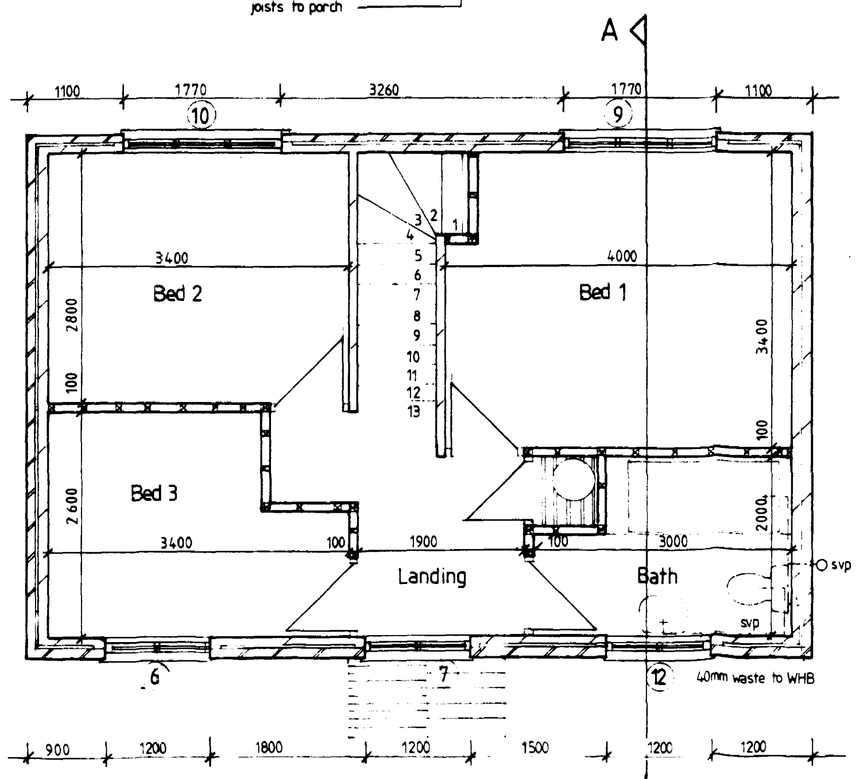
Floor Joist Plan



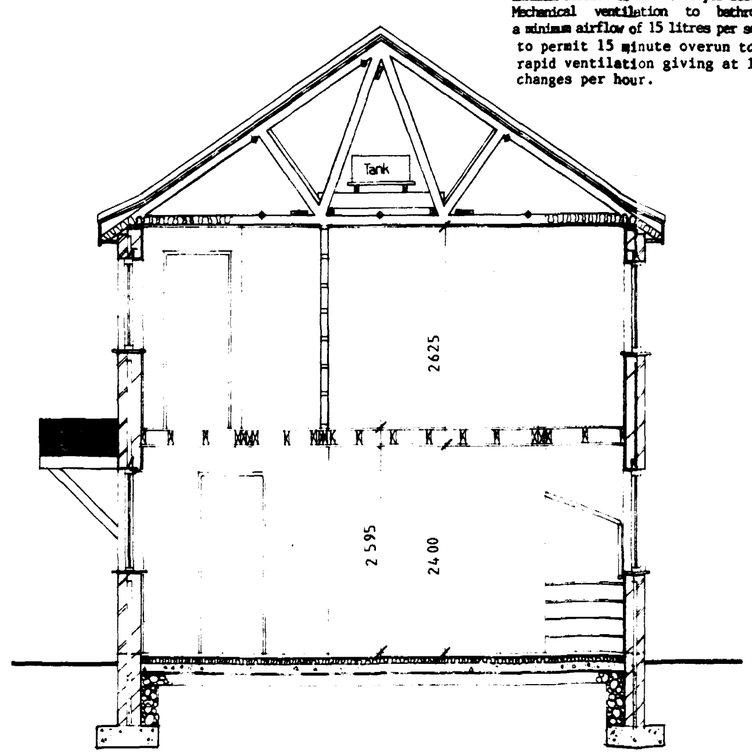
Roof Plan



Ground Floor Plan



First Floor Plan



Section A-A

SOUTH HOLLAND D.C.
PLANNING
17 MAR 1992
REF ...0340/92...

CANOPY ROOF CONSTRUCTION

To consist of 50 x 75mm rafters and ceiling joists at 400mm centres on 50 x75mm poleplates plugged and screwed to the wall with 75 x 125mm gallow brackets. Gallows brackets similarly fixed to the wall. Wall ties at gallows bracket positions to be doubled up to two vertical rows at 225mm centres, 330mm apart.

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

Revision	Description	Date
A	Space heating note added, block types changed + bricks & tiles specified	5-6-91

Project
KINGS QUALITY HOMES
WOBURN

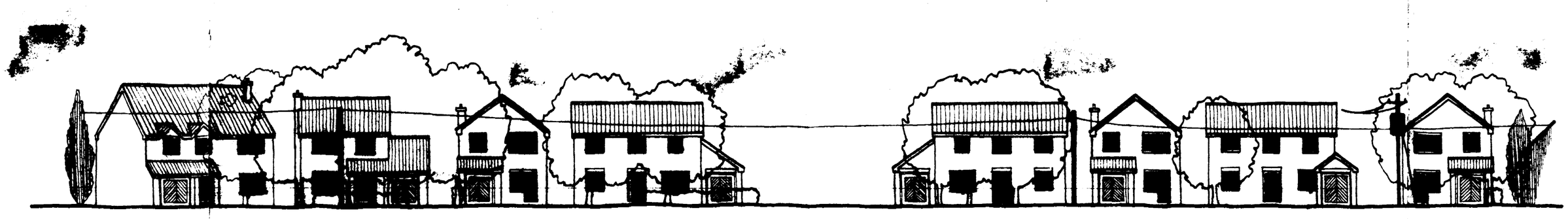
Drawing
Floor, roof, & joist plans, section & elevations

Drawing No	Date
H3/DG/11T	March 1992

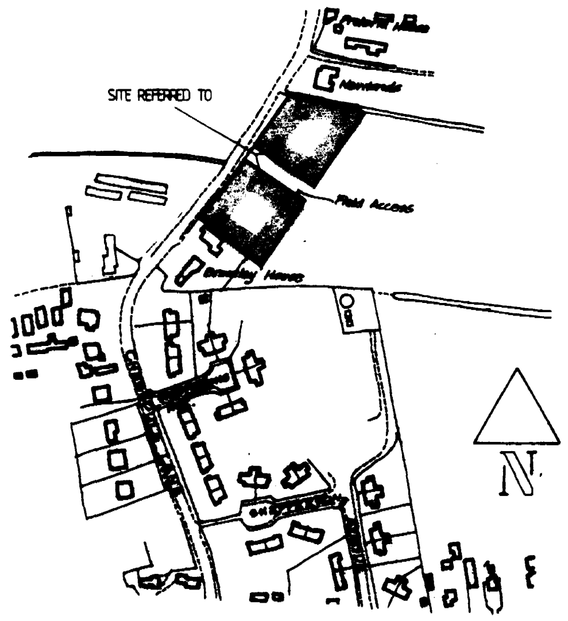
Scale | Drawn | Checked

KINGS QUALITY HOMES

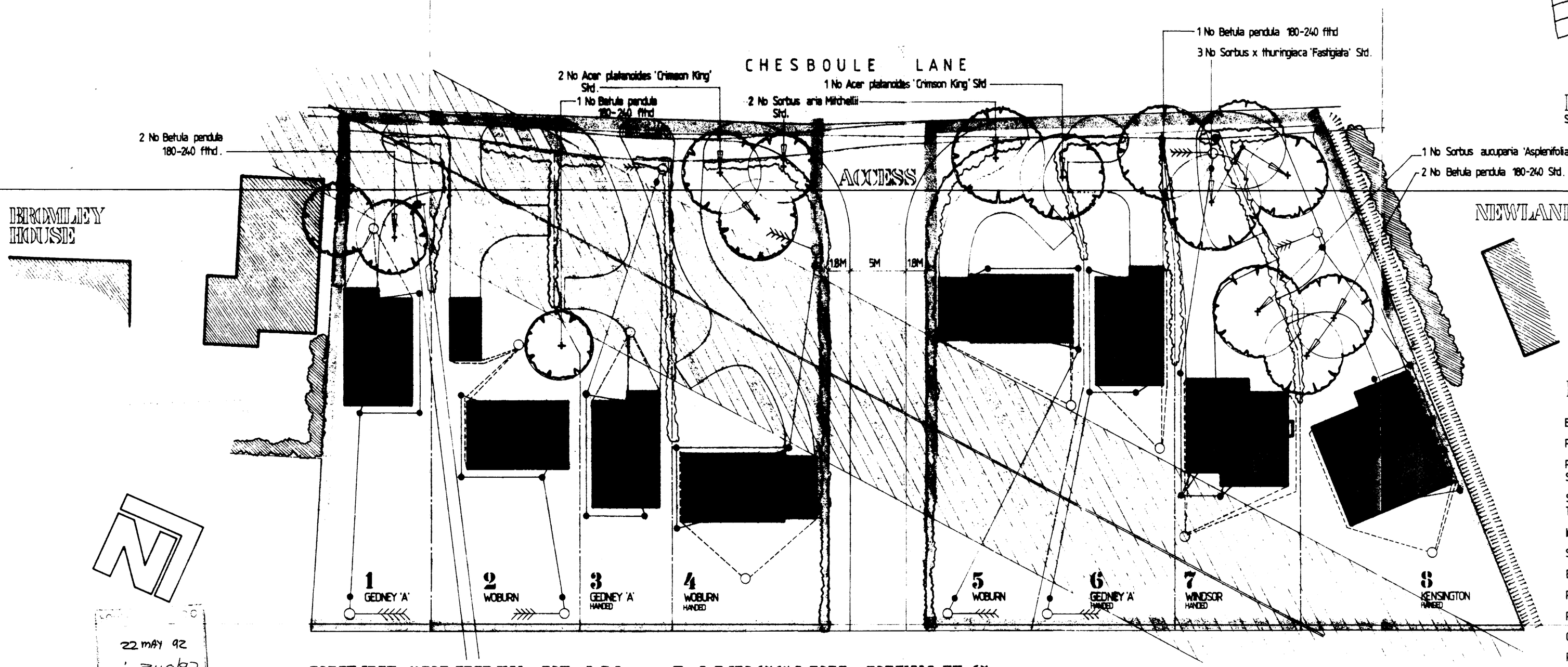
PROPOSED RESIDENTIAL DEVELOPMENT AT CHESBOULE LANE GOSBERTON RISEGATE



STREET SCENE VIEWED FROM CHESBOULE LANE



LOCATION PLAN
Scale 1:2500 Crown Copyright Reserved



KEY

- Existing hedges
- Proposed trees/hedges
- Proposed 1·800m footpath as per Section 52 Agreement
- Safeguarding strip for Water Main Total 14m
- Inspection chamber/foul drain
- Soakaway/surface water drain
- Existing pole and O/H wires
- Pole mounted transformer
- Proposed Septic Tank
- Grassed verge
- Plot Numbers 4

NOTE

Beech hedging throughout, 5 plants per metre in a double staggered row

All trees to be adequately staked and tied

22 MAY 92

REF 3 JUN 92

DEVELOPMENT PLAN & LANDSCAPE DETAILS

NO 143/23/101

1:200

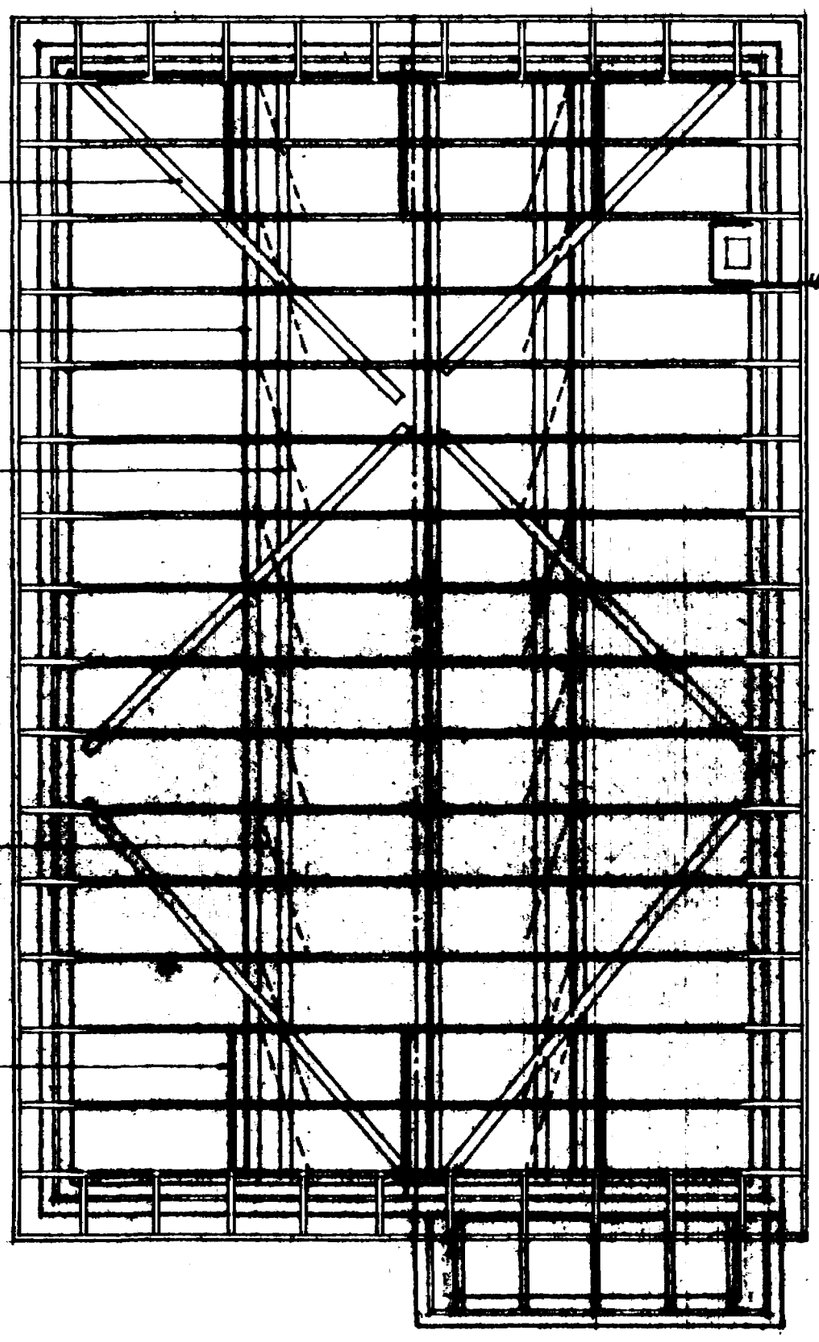
MARCH 1992

Revision A: Turning Heads amended
Revision B: additional Hedging located at front of plots

Doughty

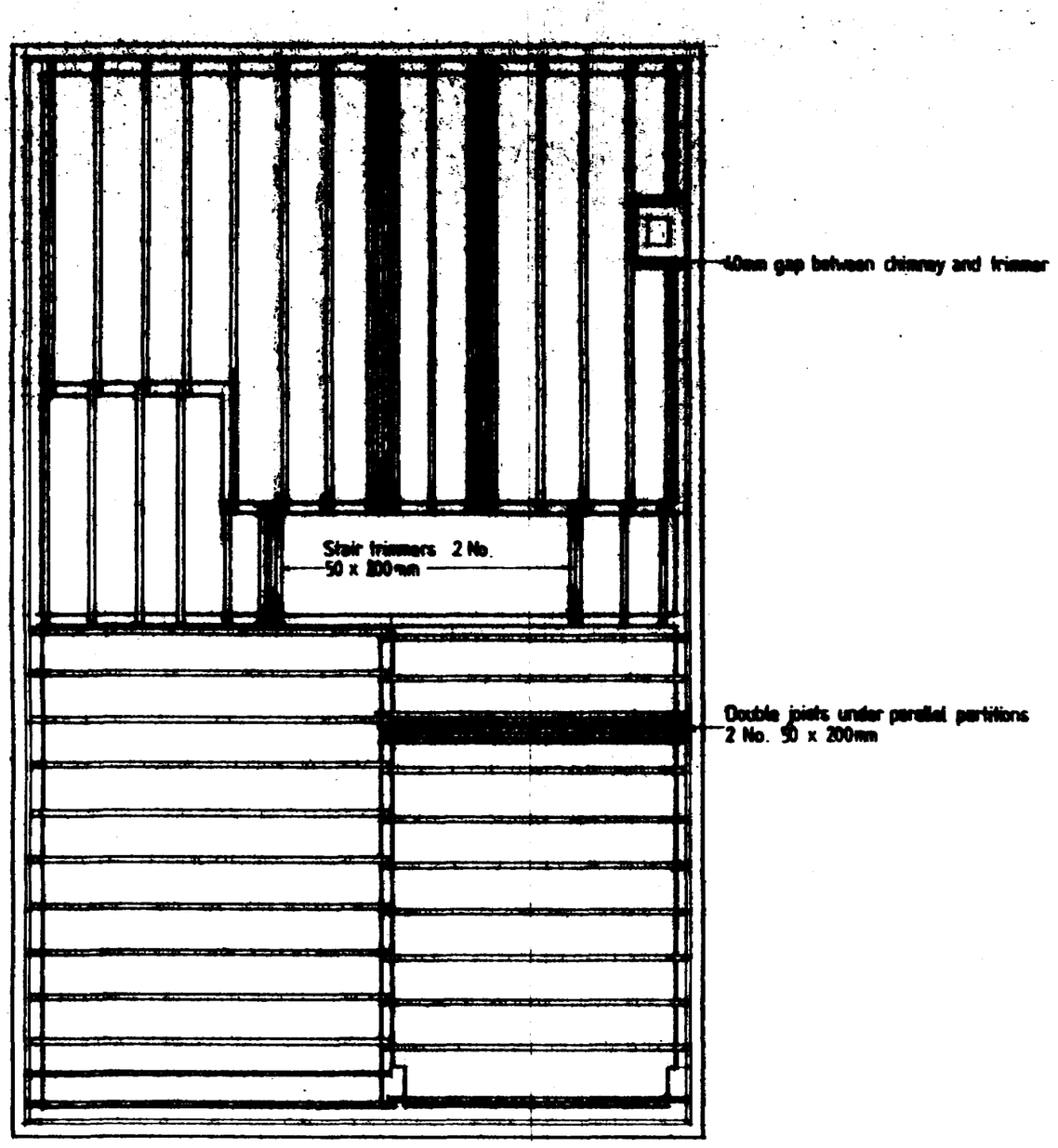
ED TOWN PLANNER & LANDSCAPE ARCHITECT

Street, Helpringham, Sleaford. Lincs. NG34 0RA.



Trussed rafters at 600mm centres generally

Roof Plan



Floor joists generally 50 x 200mm SC3 grade at max 400 centres.

Floor Joist Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1992
REF S340/92

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
KINGS QUALITY HOMES
GEDNEY 'A'

Drawing
Floor & roof plans

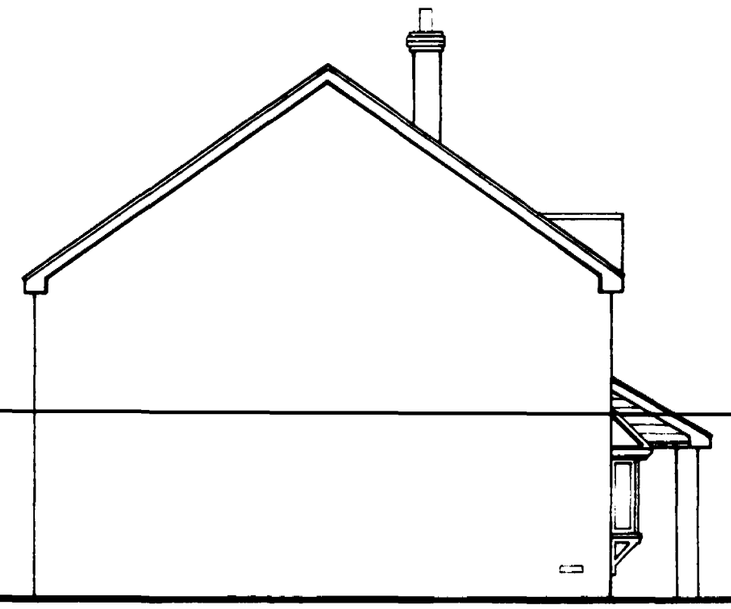
Drawing No.	Date
H3/G/TT/2	March '91
Scale 1:50	Drawn P. A. C.



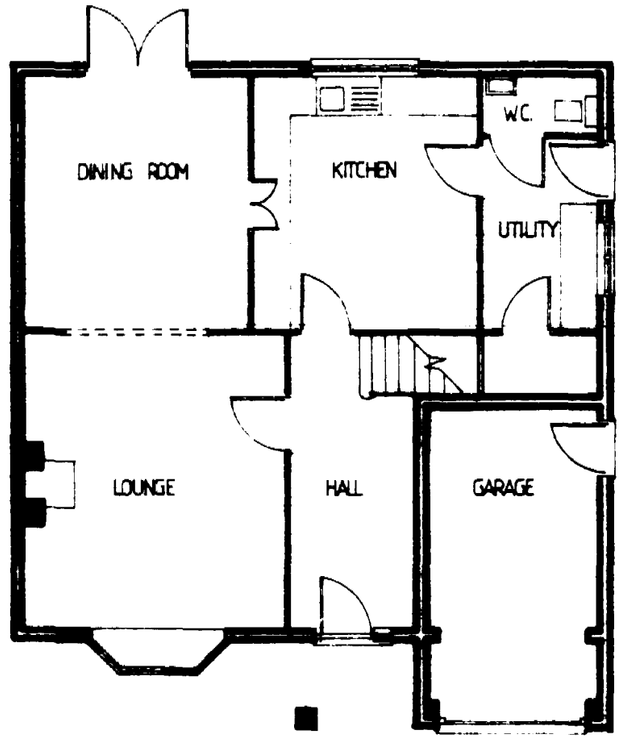
Front Elevation



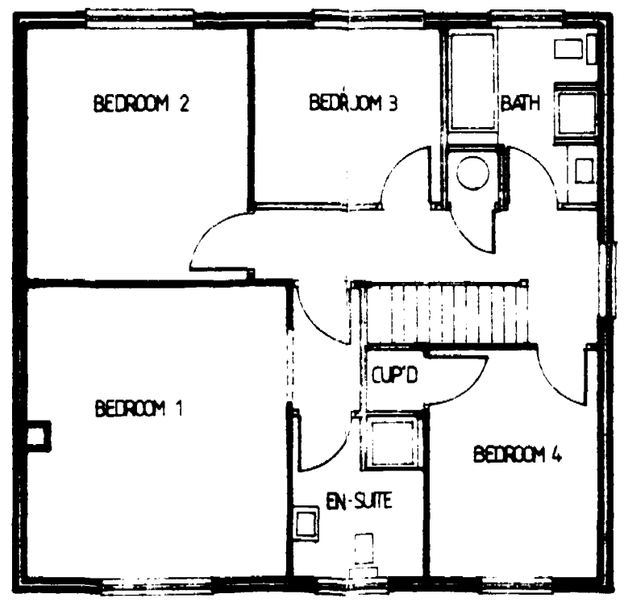
Rear Elevation



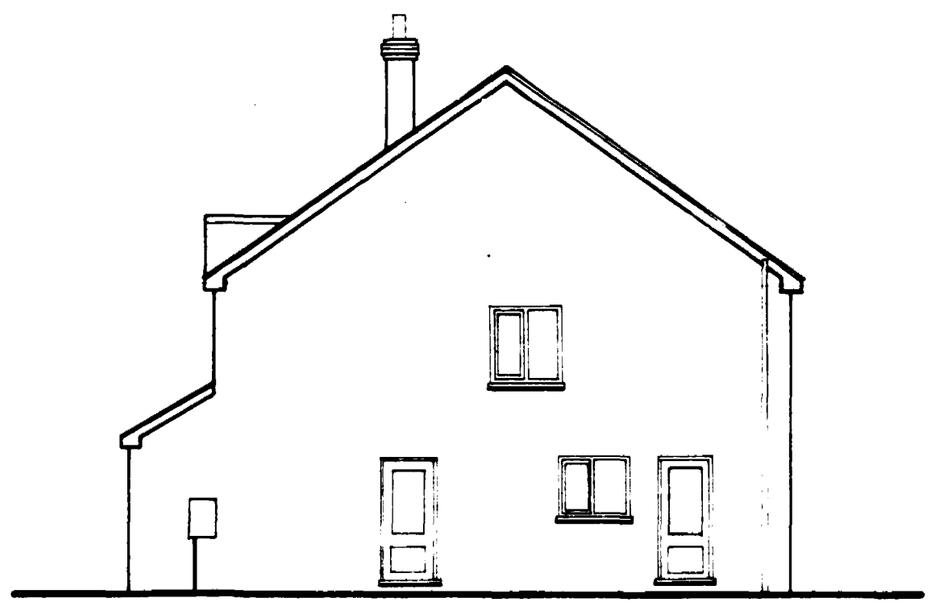
Side Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1992
0340/92

Client,
Kings Quality Homes

Drawing Title,
KENSINGTON

Revisions.

Scale,
1:100

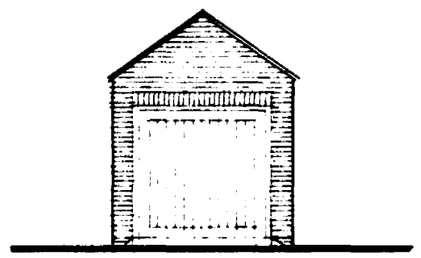
Date,
March '92

Drawn,
A.B.

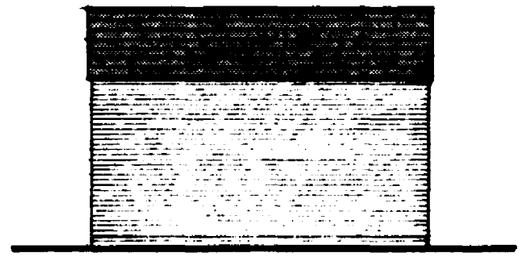
Drawing No,
148/28/HT1

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

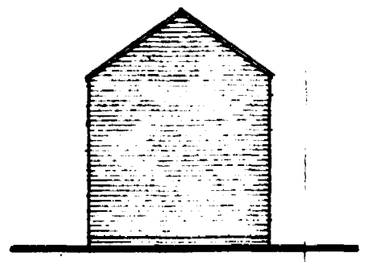
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE



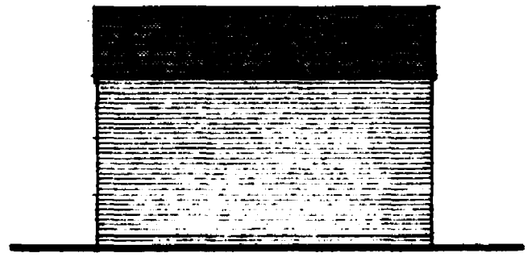
Front Elevation



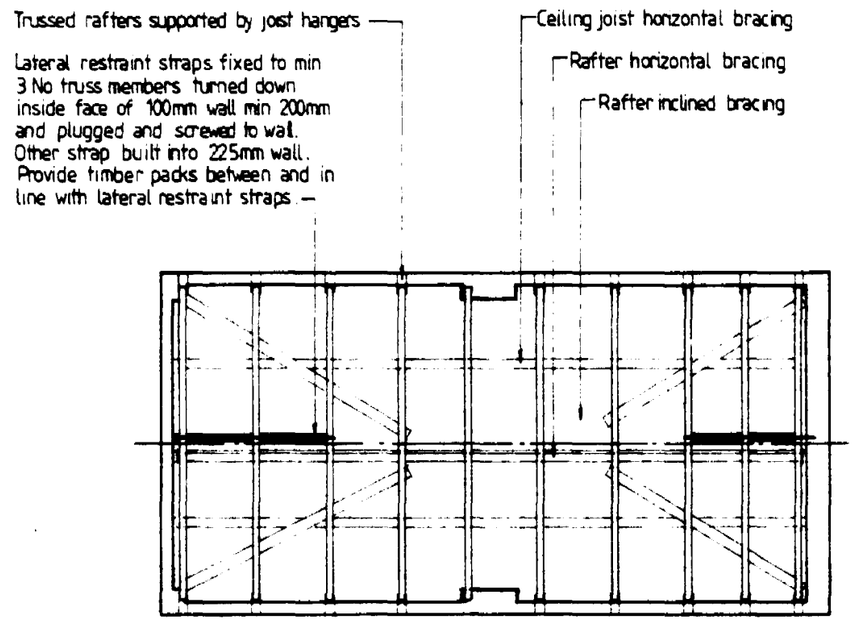
Side Elevation



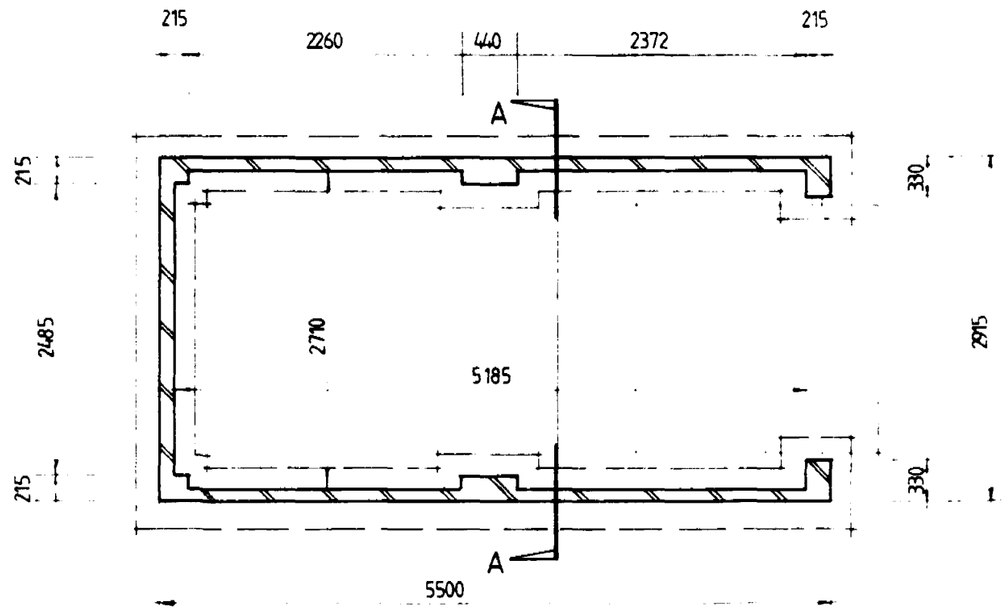
Rear Elevation



Side Elevation



Roof Plan



Floor Plan

FOUNDATIONS
Excavate for foundations to a depth agreed with the Local Authority Building Control Officer on site. Lay C20P concrete (1:2:4 by volume) a minimum of 225mm thick and 450mm wide under 100mm walls allow for piers.

GROUND FLOOR
Garage floor construction as main floor except sand/cement screed and floor insulation to be omitted and oversite concrete to have a steel float finish.

FOUNDATION WALLING
100mm walling below DPC to be either class B engineering brickwork or class A concrete blockwork in cement mortar (1:3), Allow for facing bricks below DPC but above ground level. Bricks below DPC to be FL designation and to BS 3921 generally.

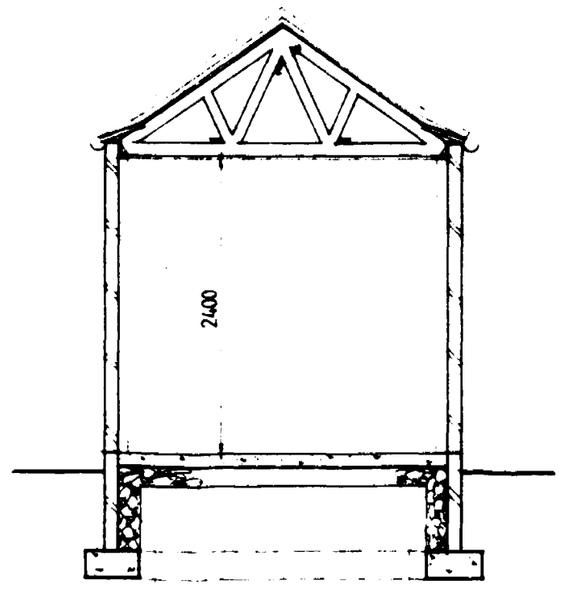
DAMP PROOF COURSES
100mm Hyload pitch polymer DPC a minimum of 150mm above ground level. 225mm wide DPC's to door jambs and piers.

WALLS
100mm walls in facing brickwork to match main dwelling. Provide piers in positions shown. Lintel over garage door to be an IG 19, 2550mm long.

ROOF
Roof construction as main roof to BS 5268:Part 3:1985. Trussed rafters supported on galvanised mild steel joint hangers. Provide bracing to AMD 5931. Provide Glidevale RV601F eaves ventilator to give equivalent of a 10mm gap. 12.5mm 'Supalux' to ceiling.

SURFACE WATER DRAINAGE
100mm half round pvc guttering and 63mm downpipes discharging into soakaways via Hepsleeve bends with adaptor into 100mm Supersleeve drains (min. fall 1:80) bedded and surrounded in pea gravel.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 MAR 1992
REF 0340/92



Section A-A

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
KINGS QUALITY HOMES
Single garage

Drawing
Working Drawing

Drawing No	Date
148/8/BR/SG	April 91
Scale	Drawn
1:50 & 1:100	P.A.C.