

Chris Simpkins
 Chief Executive
 Terry Huggins
 Director of Customer Services
 Bob Atkins
 Director of Corporate Services

H09/0168/02

FULL

Applicant: Mr and Mrs Taylor

Tel:

Description: Erecton of a first-floor side extension and brick skin to garage

Location: **3 Barrington Close**
 Holbeach

Agent: G R Merchant

01406 490800

Case Officer:

L SMITH

VALID DATE: 13-FEB-02

Targets:	To case officer	20-FEB-02
	Inspected by	27-FEB-02
	Extra contacts	06-MAR-02
	Refer outstanding	20-MAR-02

TARGET COMMITTEE	03-APR-02
Report deadline:	20-MAR-02

TERM DATE: 10-APR-02

Agreed TD Ext:

Extension

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Site/Press Advert	MIN
Mrs Harrington	Clerk to Holbeach PC
Cllr N I Capes	
Cllr F Biggadike	
Cllr M R Taylor	

	Sent	Expiry
	22-FEB-02	15-MAR-02
01406 426739	21-FEB-02	14-MAR-02
01406 423830	21-FEB-02	14-MAR-02
	21-FEB-02	14-MAR-02
	21-FEB-02	14-MAR-02

NB Highway objection DS to DN 28 Feb 02

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Refer outstanding	20-MAR-02

TARGET COMMITTEE	03-APR-02
Report deadline:	20-MAR-02

TERM DATE: 10-APR-02

Agreed TD Ext: 10-JUN-02

Extension

Listed building:
 Conservation Area:

CONSULTATIONS CARRIED OUT

Annette Faulkner	Lincs Bat Group
Site/Press Advert	MIN
Mrs Harrington	Clerk to Holbeach PC
Cllr N I Capes	
Cllr F Biggadike	
Cllr M R Taylor	

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	21-FEB-02	14-MAR-02

Council Offices
 Priory Road
 Spalding
 Lincolnshire
 PE11 2XE

Telephone: (01775) 761161
 Fax: (01775) 711253
 Email: info@sholland.gov.uk

DC RECORD SHEET

Registration

Reference

Cross-reference

Case Officer

UNS.

he. 14/2
H09/0168/02

Directions

Standard

Scale dwg

Surface water

Agric appraisal

Non-standard

Article 3

Reg 4

LB (S10)

Advert

Env Assess

LDC

Other

Direction authorised by
Senior Officer

No of copies

Details

Further direction au-
thorised by Senior Of-
ficer

No of copies

Details

Information satisfactory
for DC

Fee validation check:

Amended description

Erection of a
first floor side extension
and brick skin to garage.

Consultations/Publicity

Acknowledged / Standard Consults / Public register

Non-Standard

Press Publicity

Setting of LB

Public Right of Way

Departure

Conserv Area

Discretionary

>> County Planning

Consultations

ROW
T15
TRA

ENV
EA
DEM

LB

ARC
AG
HAZ
HSC
PLA

ADV
ADJ

All
☐
☐
☐

Selected

Viz:

OTHER

Extra (Case Officer after in-
spection)

Specify:

Second Stage (after revali-
dation)

Reconsult

None

All

Specify

Consult for first time

Residents (Adjacent only)

Addresses:

Residents (consult first time)

Addresses:

Senior Officer confirmed:

UNS 24-2-02

Deliver/Post

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by

Date

Site Notice posted by

Date

Resident Notices delivered by

Date

Telephone and Visitor Record

Recommendation

Approve (or favourable) ☒

Refuse (or adverse) ☐

Signed WIS

Date 2-5-02

Conditions / Reasons

Non-Determination

Permitted development (or equiv) ☐

Non-development (or equiv) ☐

Withdrawn ☐

Other ☐

Confirmed by Senior Officer _____

Referral Prior to Issue

Dept of Environment (LBC) ☐

Dept of Environment (DEP) ☐

TL1

SN1 Amended plans ^{OIA ad-02A} received on the
15 April 2002.

NOTES

Disabled ☐

Section 106 / 278 ☐

Demolition ☐

LB Demolition ☐

Amended Plans ☐

Received

Drawing nos

Vandation Record Sheet

Reference H09/0168/02

Submitted Fee £ 475

Fees

Receipt No P16971

Correct fee £ 95

Nil / discount Reason:

Invalid

☐

Reminder

Date received 13 FEB 2002

Fees

☐

VALID

☒

Additional £

Receipt No

Site plans

☐

Cancelled

Refund £

Voucher No

Certificate

☐

Other

☐

Type: FULL

Description :

(if different from form)

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings

Floorspace

Earlier permission reference

GRID REFERENCE

535889 324529

Building Control records:

Already submitted - Ref

Request needed

R

NOTES

Planning Application Plotting Check

SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

Holbeach Town 4034636 F Biggadike
N I Capes
M R Taylor

Code J

Parish Boundary

ADMINID	ONS_CODE	FC	HA	COUNT
005589	HOLBEACH CP	3903	13980.620	0

Properties

0089394 535887 324530 0

Planning Applications from 1998

H09/0168/02 20 535889 324529 0

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H09/0168/02

Applicant: Mr and Mrs Taylor
3 Barrington Close
Holbeach
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erecton of a first-floor side extension and brick skin to garage

Location: 3 Barrington Close Holbeach

Type: FULL

20-MAY-02

Dear Sir/Madam,

PLANNING DECISION

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

Head of Planning & Development

Annette Faulkner
Lincs Bat Group
65 London Road
Spalding
Lincs. PE11 2TN

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk



65 London Road,
Spalding,
Lincs PE11 2TN

Mr T Huggins,
Housing and Planning Services Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding PE11 2XE

15 March 2002

LS

15/3

Dear Sir,

H09/0168/02 Extension to property, 3 Barrington Close, Holbeach. Possibility of bat roost.

As you are aware, bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Habitats etc) Regulations 1994; in PPG9 'the presence of a protected species is a material consideration in a planning application.'

As this application will have an impact on the roof, the applicants and their builders need to be aware of the possibility of bats roosting under the eaves, beneath tiles, etc.

Evidence of bat use would be either from mouse-like droppings in the roost itself or, in the summer, droppings could be found below the access point, depending upon where it may be.

If the presence of bats is suspected, English Nature must be contacted for advice before work starts. If evidence of bat use is discovered after work has started, work **must** stop and English Nature be contacted for advice on the best way to proceed.

We would be grateful if this information and the enclosed leaflets could be passed to the applicants.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Annette", followed by a long horizontal flourish.

Annette Faulkner.
Recorder, Lincolnshire Bat Group

BATS IN BUILDINGS

Increasingly bats use buildings for roosting, as natural roosting places in tree holes and caves become more scarce or disturbed. All buildings, in particular the walls, eaves and roofs, are potential roost sites.



Anyone working regularly in these areas, such as surveyors, architects, plumbers, roofers, pest technicians, double glazing installers and insulators, should be aware of what signs to look for. Following these guidelines will help you work within the law.

This note is for guidance only, and should not be interpreted as law. BCT will not be held responsible for any legal action arising out of this guidance.

LEGAL PROTECTION

All 16 species of UK bat are protected by law. This differs slightly from country to country, but in summary it is illegal to:

- kill, injure or disturb bats**
- obstruct access to bat roost**
- damage or disturb bat roosts**

because of the following legislation:-

- Wildlife and Countryside Act 1981 (covers England, Scotland and Wales). Northern Ireland bats are protected by the Wildlife (Northern Ireland Order 1985. The Wildlife Act 1990 is relevant for the Isle of Man.
- Countryside and Rights of Way (CROW) Act 2000 (covers England and Wales).
- The Habitats Directive (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In this context 'damage' would include such operations as treatment with toxic chemicals found in wood preservatives. 'Disturbance' includes any work in or affecting a bat roost.

Under the law, a roost is any structure or place used by bats for shelter or protection. Because bats tend to re-use the same roosts year after year, the roost is protected whether or not bats are present at the time.

In order that legislation is not contravened, any building, maintenance, or other operation needing to be carried out must be notified to the relevant Statutory Nature Conservation Organisation (SNCO) or government department in order that it can advise on whether the operation should be carried out and, if so, the method to be used and the timing.

Where works likely to affect bats and/or roosts are proposed for a house that is occupied, your SNCO (EN, SNH, CCW or Environment & Heritage Service NI) needs to be informed in order to advise on whether/how work should proceed.

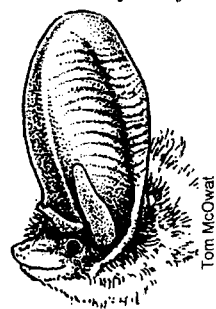
Where works affect other buildings or structures e.g. tree or bridge works/maintenance, any demolition (including

houses), building maintenance, barn conversions, works to churches, etc, then the appropriate Government department (i.e. DEFRA, Welsh Assembly, Scottish Executive, Environment & Heritage Service NI) needs to be informed and a Habitats Regulation Licence application submitted to and approved by them before any work can commence. Procedures for this can be quite lengthy, so bat surveys should be undertaken as early as possible in the proceedings. ***In all cases, a timely survey by an experienced bat worker can save delays later.***

WHERE do bats roost in buildings?

Different sorts of bats prefer different places; some creep into tiny spaces, cracks and crevices. Only occasionally do they hang free, or are they easily visible.

Outside they may roost:



brown long-eared bat

- under weather boarding or hanging tiles
- above soffits and behind fascia and barge boarding
- between window frame and wall brickwork
- in gaps behind cladding tiles or wood
- between underfelt and boards or tiles
- inside cavity walls

Inside roof spaces they may roost:

- along the ridge beam
- around the gable end
- around the chimney breast

LOOKING for the evidence

Bats do not make nests or cause structural damage. The most obvious sign of their presence is droppings.

- Bat droppings consist largely of insect remains and crumble easily between your fingers to a powder of semi-shiny fragments.
- Rodent droppings are smooth and plastic, quickly becoming hard. They cannot be crumbled.
- Bat droppings do not present any known health hazards.
- Droppings may not always be readily visible in a loft.
- Large accumulations may reflect use over a number of years rather than large numbers of bats at any one time.

Bat droppings are frequently mistaken for mouse droppings, so do the 'crumble test'.



Claire Jones

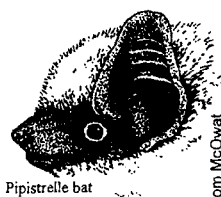
WHEN do bats use buildings?

Bats may use buildings at any time, but are most often found in houses between May and August.

- Mother bats have only one baby a year, suckling it for several weeks. The mothers gather in maternity roosts to have their babies in summer, and this is the time they are most likely to use buildings.
- The bats move away when the young can fly and feed themselves, and have usually left by September.
- Immature individuals, adult males and non-breeding females will occupy a variety of roosts, individually or in small groups.
- Disturbance or the use of toxic chemicals at maternity roosts in houses can have a major impact on bat populations gathered from a wide area.
- Bats do roost in houses in winter, usually individually, but are rarely found.

WHICH bats use buildings?

All our UK species have been recorded in houses, but some very rarely. Pipistrelle and long-eared bats are the species most usually found.



Pipistrelle bat

Tom McOwat

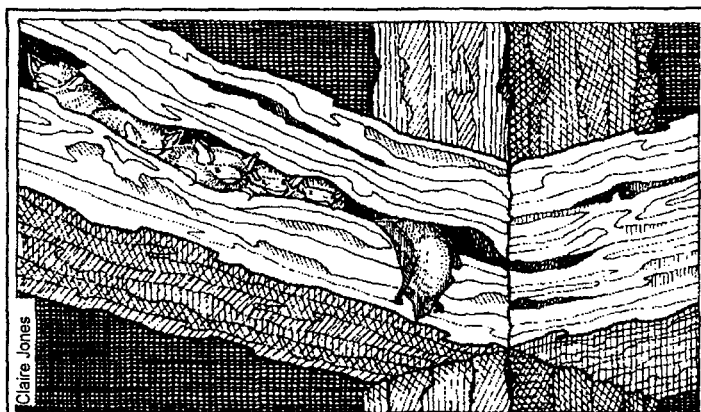
Pipistrelle bats. Only recently have scientists recognised that two species have been confused under this name.

Both sometimes use houses as maternity roosts, choosing confined spaces. These are usually on the outside of the buildings, such as under soffits or behind barge boards or hanging tiles, where the bats can rarely be seen.

Brown long-eared bat. This animal mostly prefers older houses with high open roof spaces. Small clusters may be seen at junctions of roof timbers or under the ridge. It is the bat most frequently seen inside lofts, and small numbers may stay longer than other species.

BEST PRACTICE for working in bat roosts

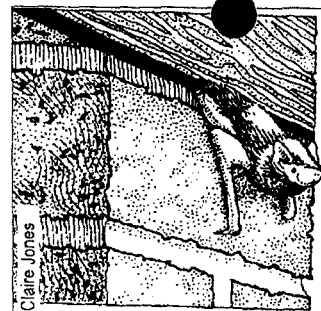
- In order to work within the law, seek advice from the appropriate Statutory Nature Conservation Organisation (SNCO) in any situation where an operation may affect bats or their roosts. (See *Contacts* below).
- If operations have already started when bats or their roosts are discovered, work must stop and the relevant SNCO contacted at the first available moment.



Claire Jones

PEST CONTROL in a bat roost

The control of pests such as wasps, bees, hornets, cluster flies and rodents may unintentionally affect bats or their roosts, so care should be taken when controlling pests in an area where bats are, or are known to have been, present.



Claire Jones

- Rodenticides should not be placed in an open tray below roosting bats.
- Insecticides recommended as safer for use near mammals are based on permethrin and cypermethrin. Obtain details from SNCOs.
- Ask for advice too on the range of fungicides which may be used in sites used by bats.

Advice must be sought from your SNCO before any action is taken in order to keep within the Law.

CONTACTS

The Headquarters of the Statutory Nature Conservation Organisations (SNCOs) are:

English Nature (EN), GRANTHAM OFFICE
Northminster House,
Peterborough PE1 1UA C1476 584800
Tel: 01733 455000
www.english-nature.org.uk

Countryside Council for Wales (CCW),
Plas Penrhos, Fford Penrhos, Bangor,
Gwynedd LL57 2LQ.
Tel: 01248 385500
www.ccw.gov.uk

Scottish Natural Heritage (SNH),
12 Hope Terrace,
Edinburgh EH9 2AS
Tel: 0131 4474784
www.snh.org.uk

LINCOLNSHIRE BAT GROUP
LOCAL CONTACT:
ANNETTE + COLIN FAULKNER
01755 766286

Environment & Heritage Service, Commonwealth
House, 35 Castle Street, Belfast, N.I. BT1 1GH.
Tel: 02890 546558

When a Habitats Regulations licence is required you need to contact your government department. Your SNCO will be able to advise of its address.

The Bat Conservation Trust,
15 Cloisters House
8 Battersea Park Road
London, SW8 4BG

Tel: 020 7627 2629 Email: enquiries@bats.org.uk
Web site: <http://www.bats.org.uk>

The Bat Conservation Trust is the only national organisation solely devoted to the conservation of bats and their habitats. Write for an information pack and membership details.

November 2001



Full

SHDC			
Planning & Development			
- 6 MAR 2003			
HP&D	PM	DC	POL
CONS.	BC	ADMIN	FOU



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

PARISH COUNCIL RESPONSE FORM

Application no: H09/0168/02 Applicant: Mr and Mrs Taylor

Description: Erecton of a first-floor side extension and brick skin to garage LS

Location: 3 Barrington Close Holbeach

This Council -

- 1 Supports the application, or ☐
- 2 has no observations to make at this stage, or ☐
- 3 has some concerns about the application at this stage ☐
The reasons are:

Suggest a hip roof is incorporated with this amendment, support application

Do you want this application to be dealt with by the Development Control Committee?

No, if our concerns are satisfactorily resolved ☐

Yes ☐

Any other comments or information (Continue over if necessary)

Signed: *[Signature]* Date: *2-3-03*

Clerk to Holbeach PC

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

PLANNING APPLICATION

Mr and Mrs Taylor

is applying to the Council for planning permission for the following:

Reference No: H09/0168/02

Description: Erecton of a first-floor side
extension and brick skin to
garage

Location: 3 Barrington Close
Holbeach

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library.

They are available during normal opening hours for a period of 21 days from the date below. Please send any comments to me within that period quoting the above application reference number .

Terry Huggins
Director of Customer Services

Date of Notice:

22nd February 2002

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services
VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P16971
Date received : 13-FEB-02

Received from S M & A Taylor

Address 3 Barrington Close
Holbeach
Spalding

Fee paid	£	95.00
VAT	£	0.00
Total received	£	95.00

Cash/Cheque : Cheque

Signed..... *K. Porter* (Authorised Collector)

Applicant

H09/0168/02



Location

3 Barrington Close

Holbeach

Amendment

1

Date

15-04-2002

Type

CUR

Current Application



Sub-Type



Description

~~ROOF ATTACHED TO FULL~~

thp

Dgw.Nos. 421/02/01A & 421/02/02A

Decision



Decision Date

PLANNING AMENDMENT

For office use only

Application No. H09/0168/02/A1
Date Registered 15 APR 2002
Case Officer L S

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs S. Taylor
3 Parkgate Road
Hoe Heath

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.F. Merchant
Unit 4, Weights Mens
124 Park Road
Hoe Heath

Tel. No. 01406 498800 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

Please complete

APPLICATION No.

This amendment cannot be considered unless the relevant reference is stated

H09/0168/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans.

A

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

B

☒

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed *A. K. Merchant* Date 10.4.02

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Extension & Alterations

State details of amendments proposed

Amend Foot

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

State drawing no's of the current submission

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

YES / ~~NO~~

L. Smith

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

Has a similar amendment been submitted under Building Regulations?

Yes / No

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate

☐

Appears valid

☒

Clarification/Details required:

Registered

24.11.02

Terminal date/committee updated

.....

DC Procedural Assessment

Is the information given correct?

Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/~~No~~ *
Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other -

None

☒

Is it an amendment in principle?

Yes/No

Is it the same character/description for fee purposes?

Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives?

Yes/~~No~~

Confirmed.....

UNS

REJECTED as an amendment - new application needed

Confirmed:

Notes/Advice/Rejection Reason:

☐

Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: UNS 2-5-02

Superseded details removed

☒

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Public register updated:

DC Professional Assessment

NOTES:

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Agent:
G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Application no: H09/0168/02

Applicant: Mr and Mrs Taylor
3 Barrington Close
Holbeach
Spalding
Lincs

Description: Erecton of a first-floor side
extension and brick skin to
garage

Location: 3 Barrington Close
Holbeach

Amendment: Roof amended to full hip
Dwg.Nos. 421/02/01A & 421/02/02A

09-MAY-02

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 10 JUN 2002

Your rights of appeal remain as explained on the original acknowledgement.

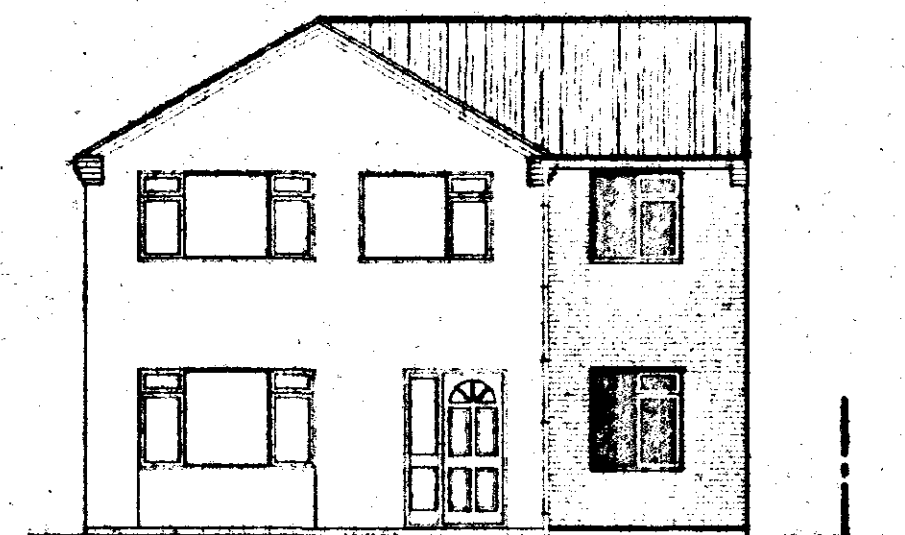
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

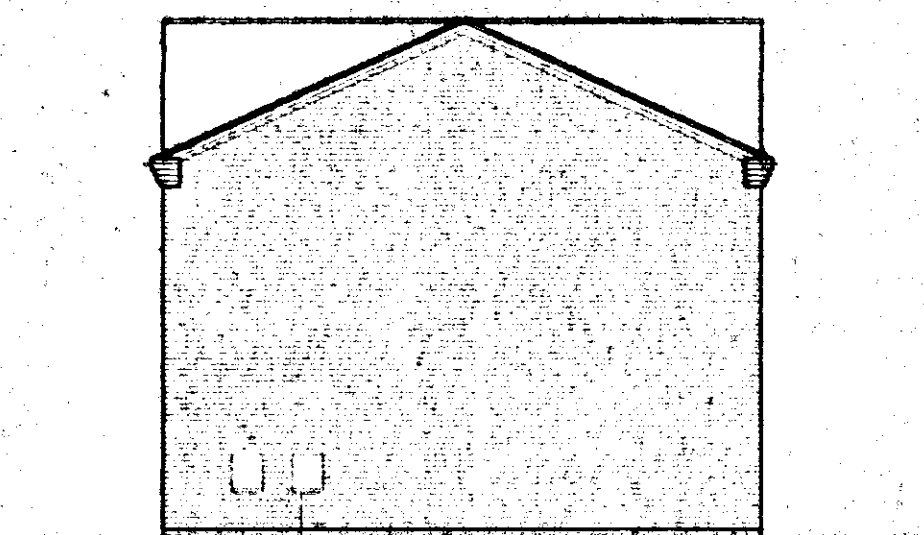
Yours faithfully

Director of Customer Services

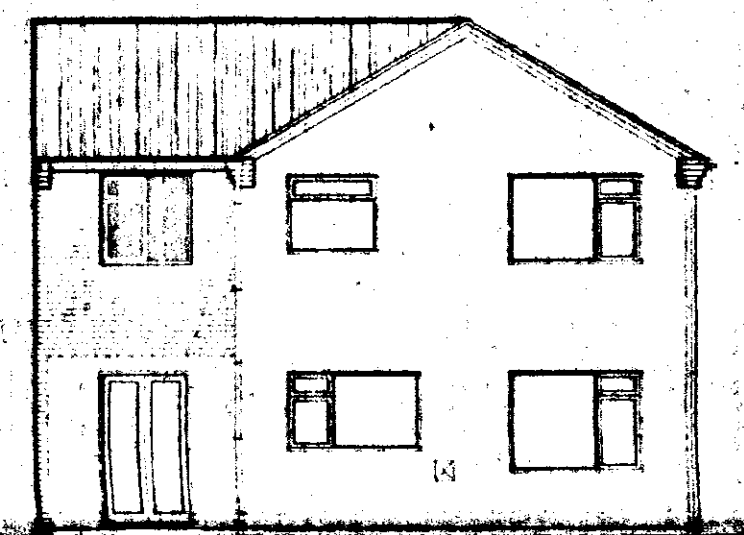
Council Offices
Priory Road
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Fax: (01775) 711253
Email: Info@sholland.gov.uk



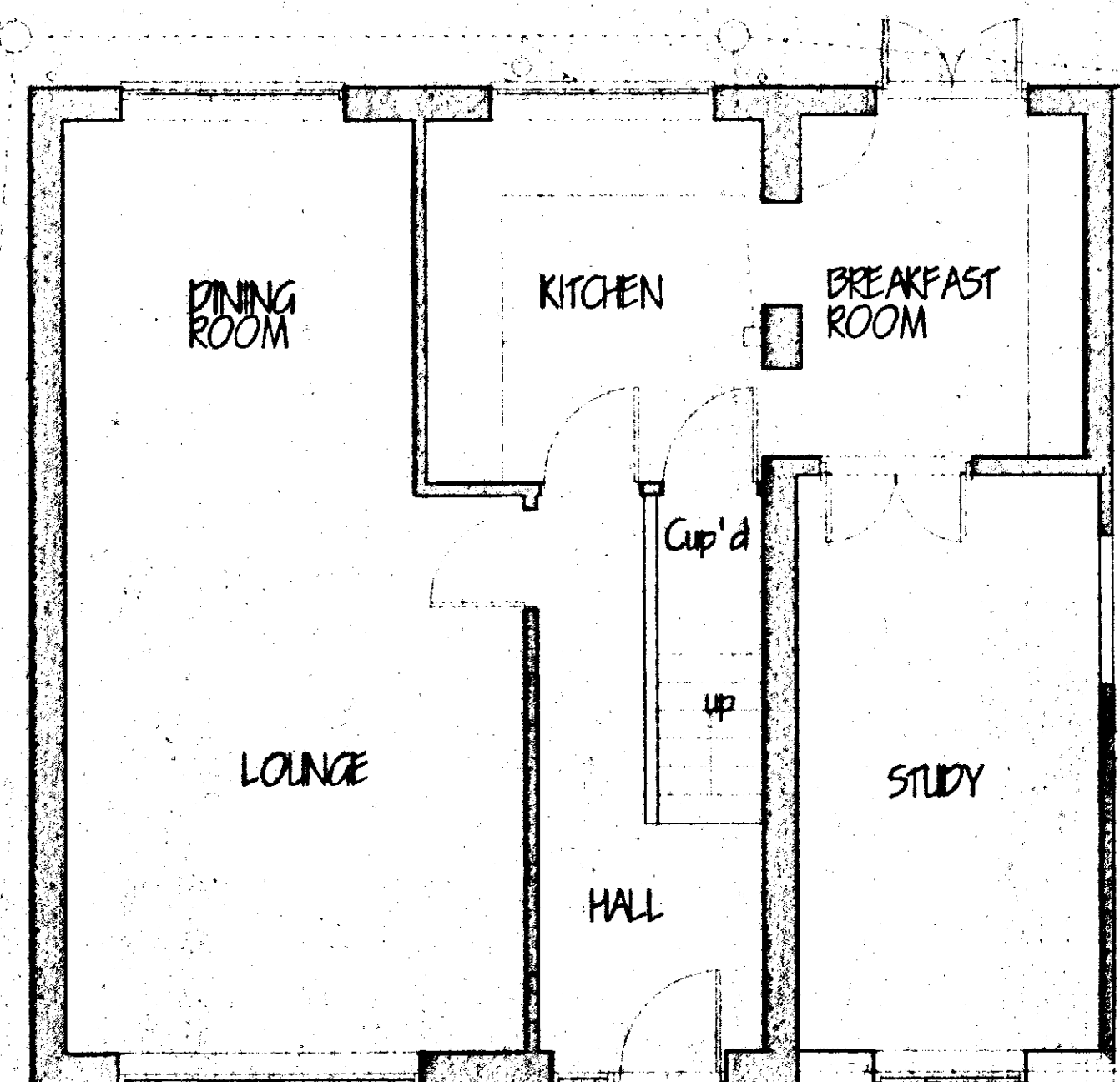
FRONT ELEVATION



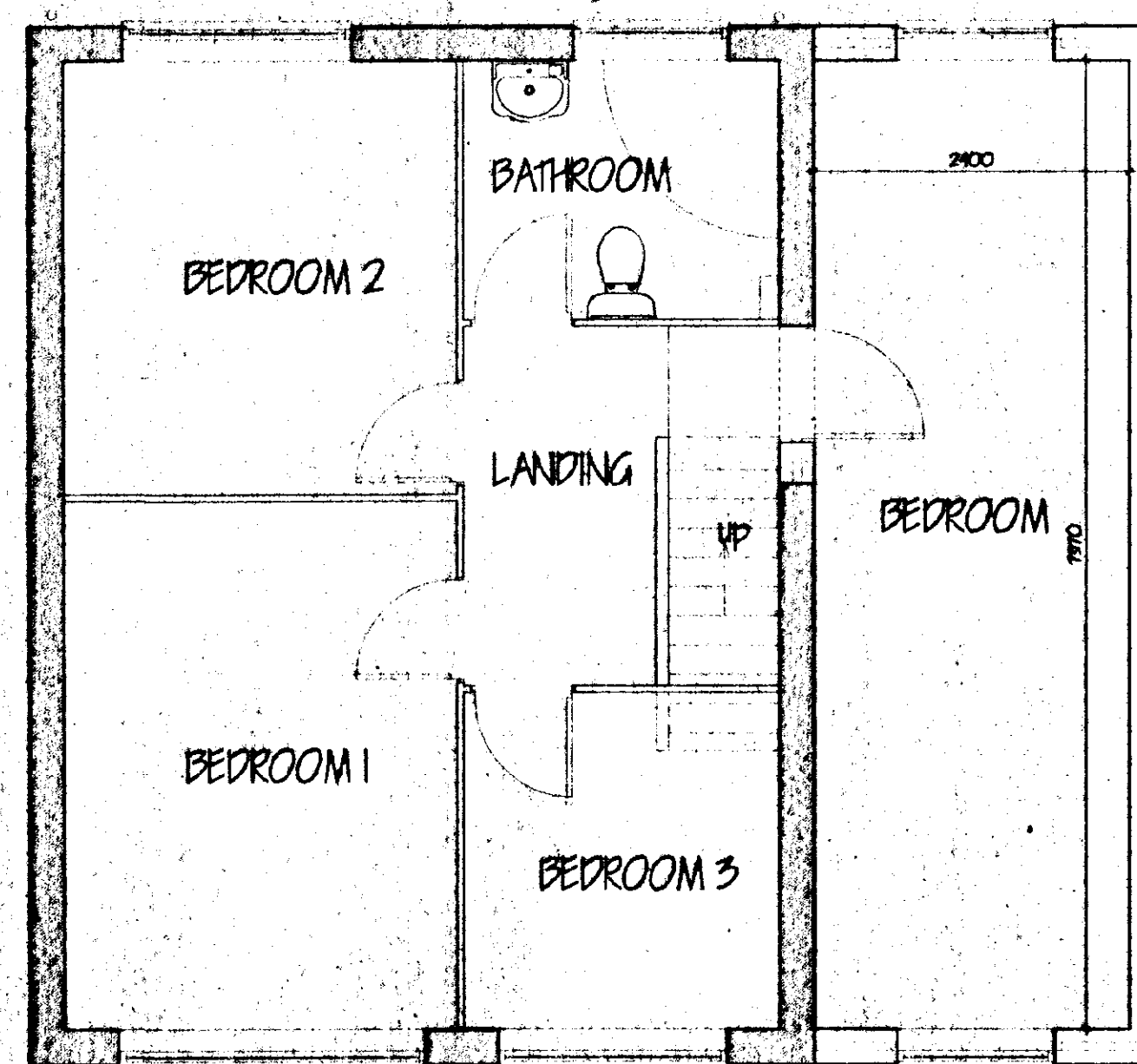
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LIMITATIONS.
This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulations approval. The drawing must not be used as a contract document.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or other purposes. All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site work.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of G.R. Merchant.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BPA Certificate or European Code equivalent.

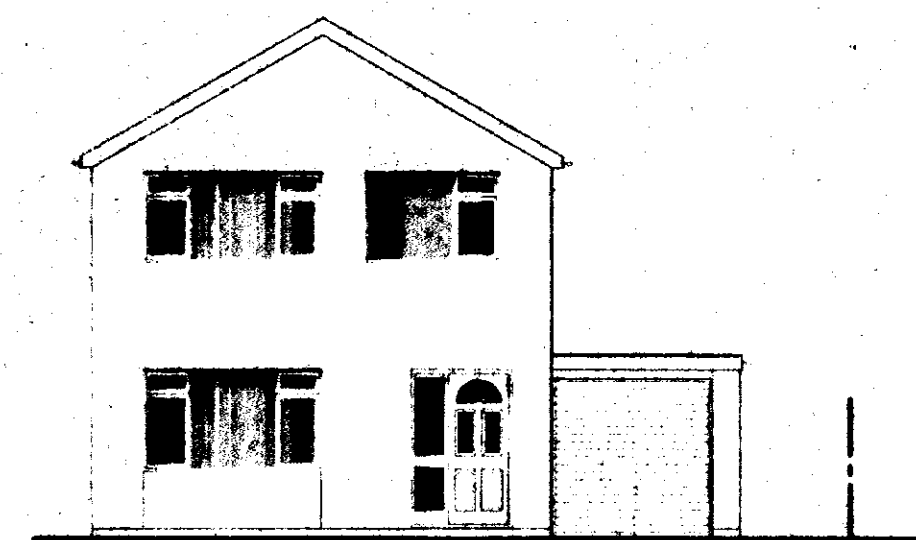
HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor to construct with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer/ Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

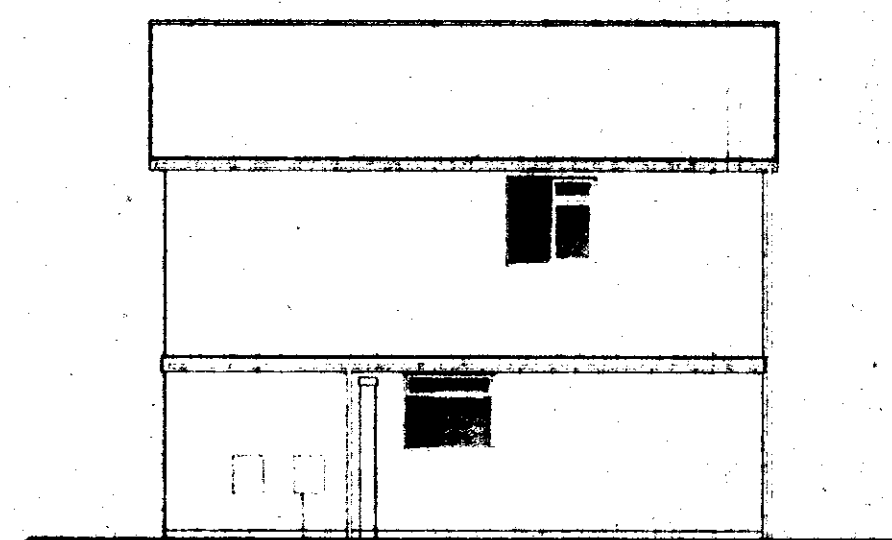
SUPERSET

SHDC
Planning & Development
13 FEB 2002
Ref 0165/02

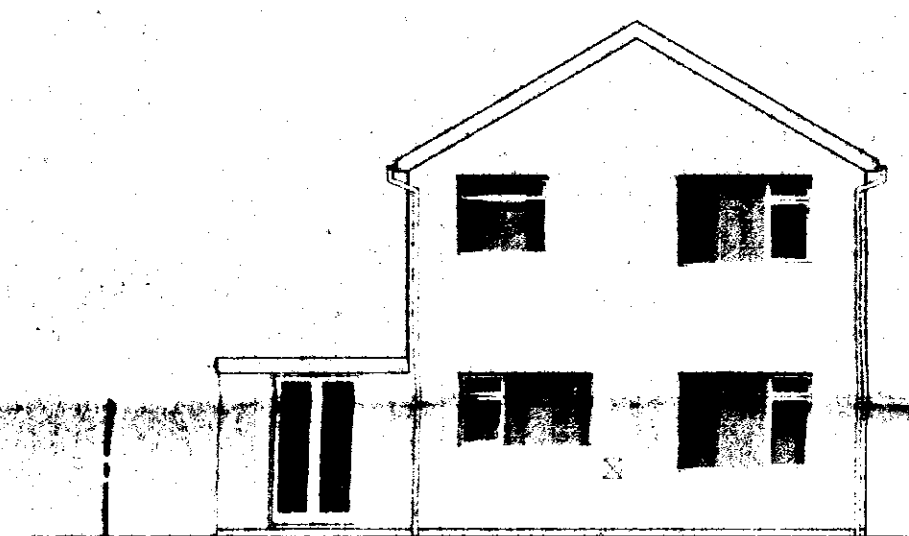
G. R. MERCHANT LENO ANICE TWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights House 12A Park Road, Holbeach, Spalding, Lincs. PE11 8 7JX Tel: 01408 480800 Fax: 01408 425744 E-Mail: G. R. Merchant @ Merchant. Pl. Co. UK	
Prop:1 EXTENSION & ALTERATIONS 3 BARRINGTON CLOSE HOLBEACH SPALDING Lincs	
Client MR & MRS S TAYLOR	
Drawing PROPOSED FLOOR PLANS & ELEVATIONS	
Job Ref 421/02	Drawing No 02
Date JAN 2002	Drawn GRM
Scale 1/100 1/50	
DO NOT SCALE FROM THIS DRAWING This drawing is supplied as a guide only and is not to be used for any other purpose other than that for which it is issued. The Designer/Consultant is to check all dimensions on site and report any discrepancies to the Architect. No liability shall be accepted for any errors or omissions on the drawings or for any damage or loss of any kind arising from the use of the drawings. During construction unless reported to the Architect or that design amendments may be required. Site and drawings are recommended to report of foundation in relation to specific site conditions before foundation work is undertaken.	



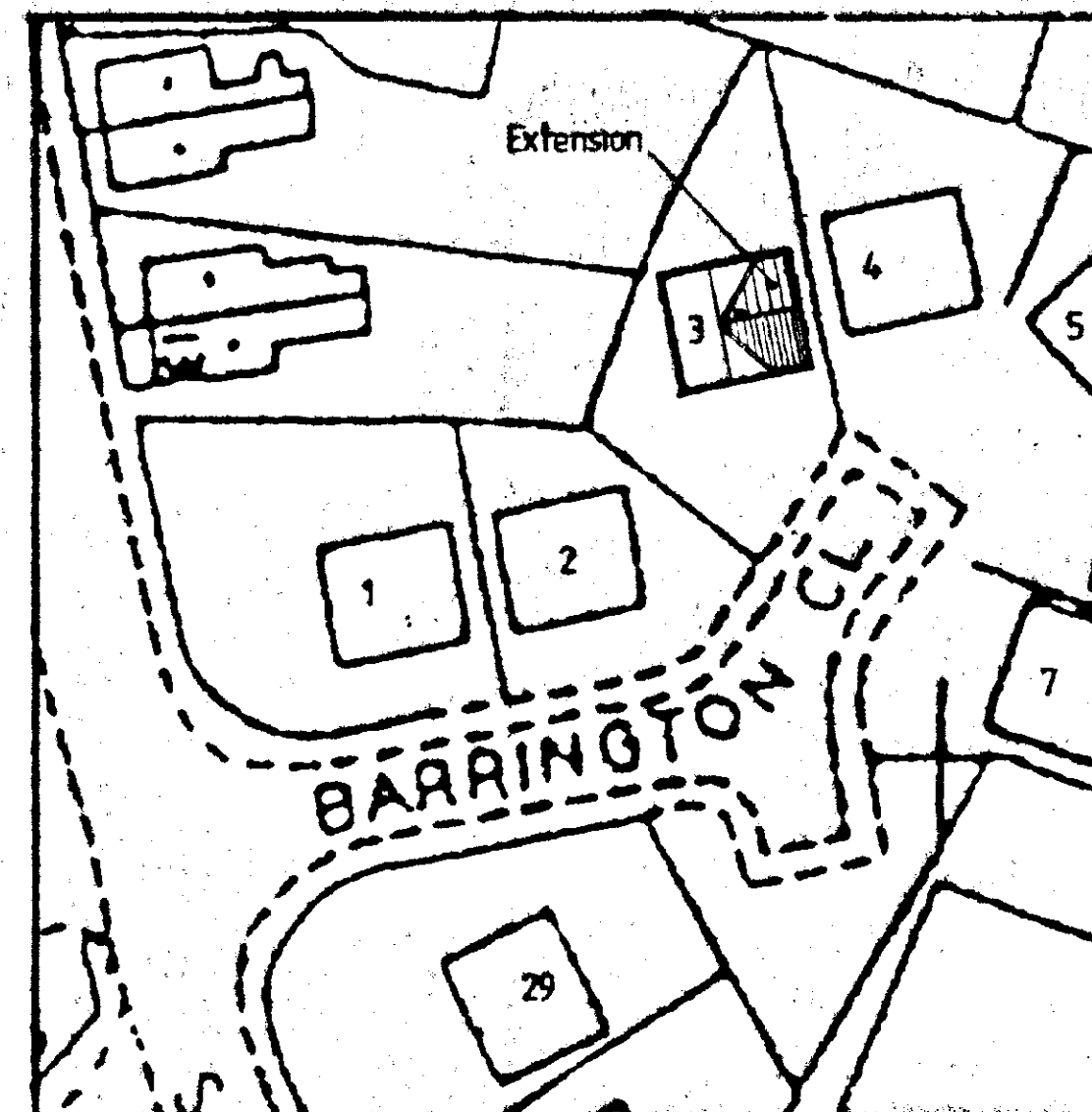
FRONT ELEVATION



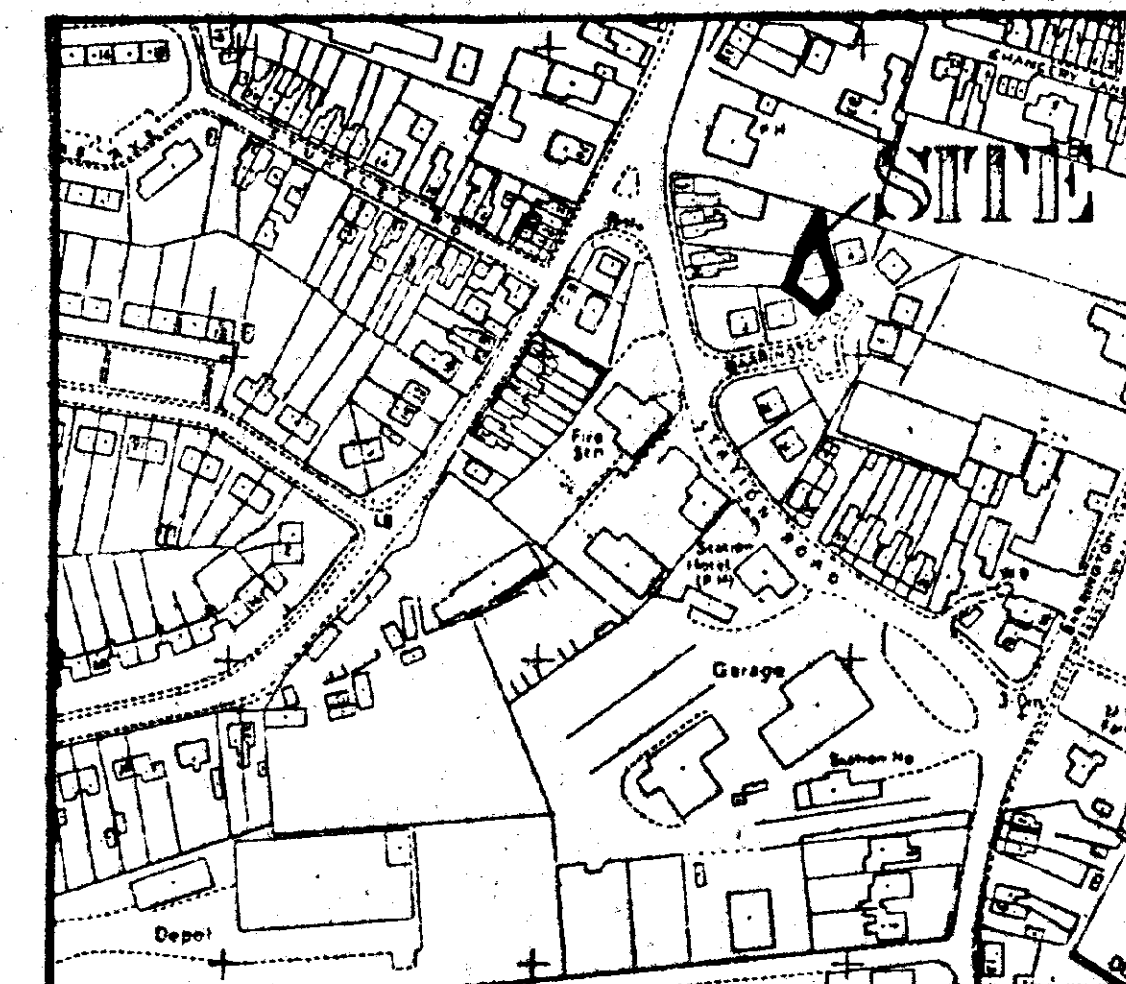
SIDE ELEVATION



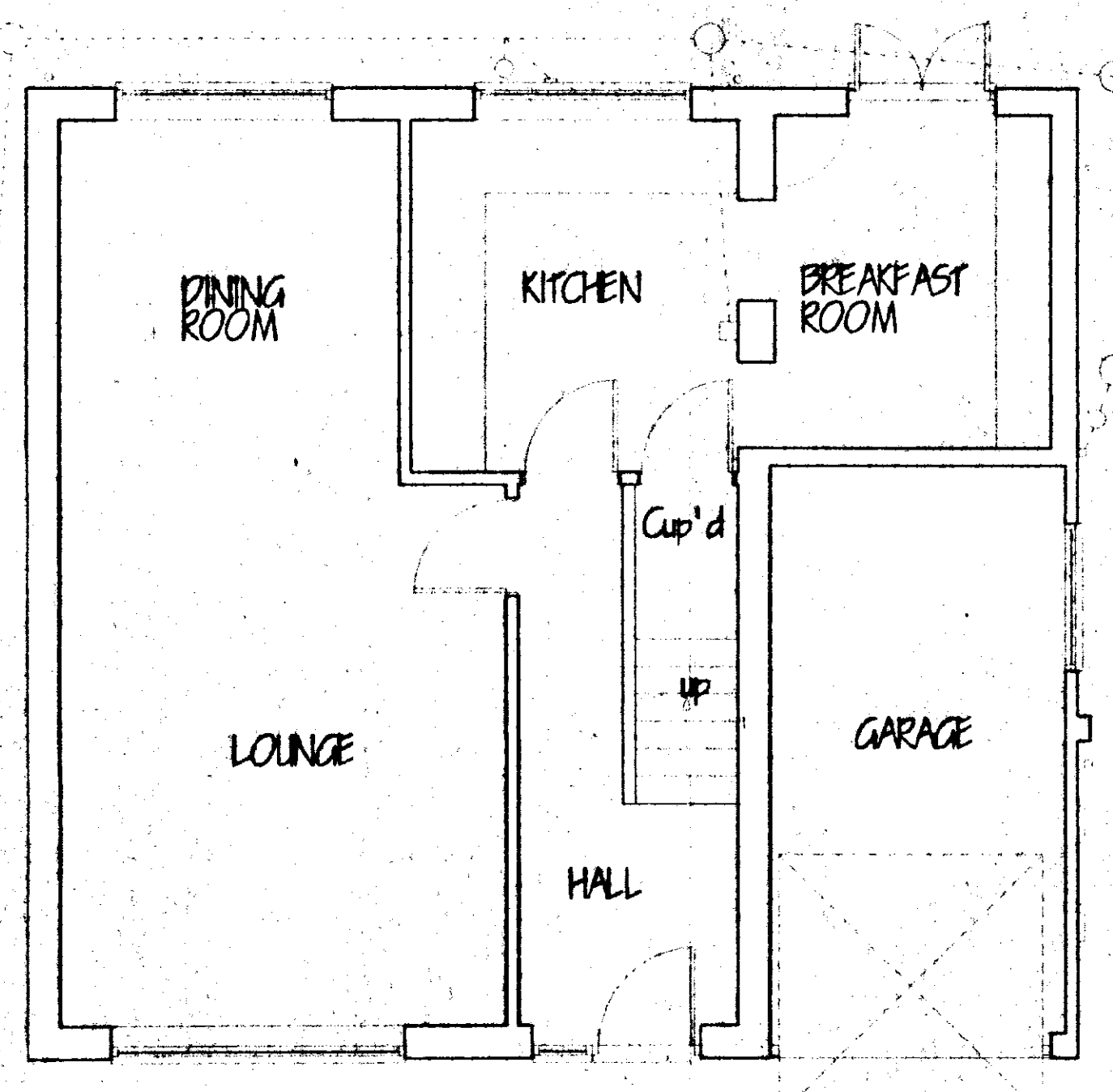
REAR ELEVATION



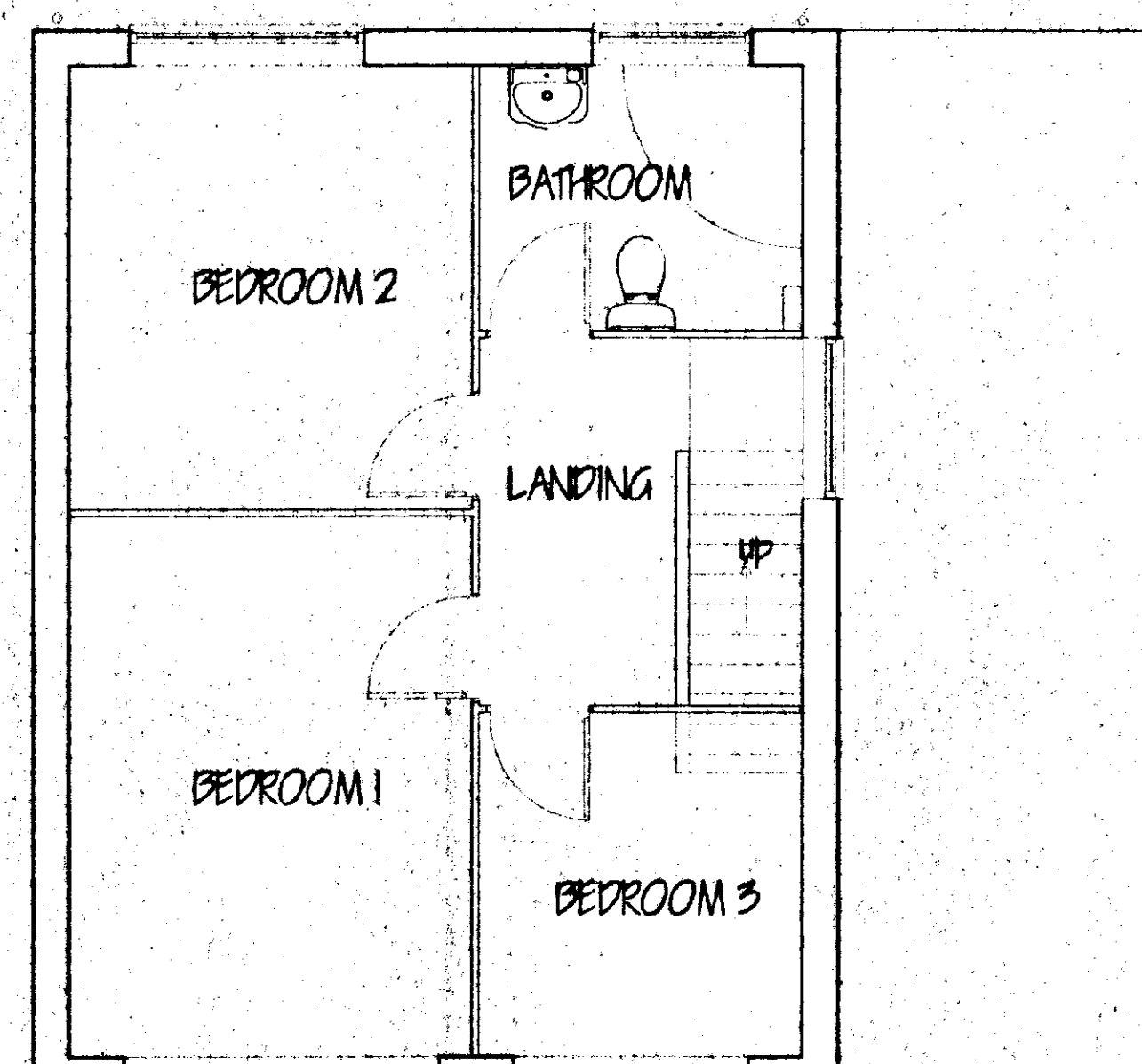
SITE PLAN
1/500



LOCATION PLAN
1/2500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LIMITATIONS:
This drawing is limited to the extent of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval. The drawing must not be used as a contract document.

All dimensions shall be taken from site to actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site work. The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS:
All materials to be new unless otherwise stated and all components and materials etc. to be used (fixed and installed etc.) in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or ENA Certificate or European Code equivalent.

HEALTH & SAFETY:
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

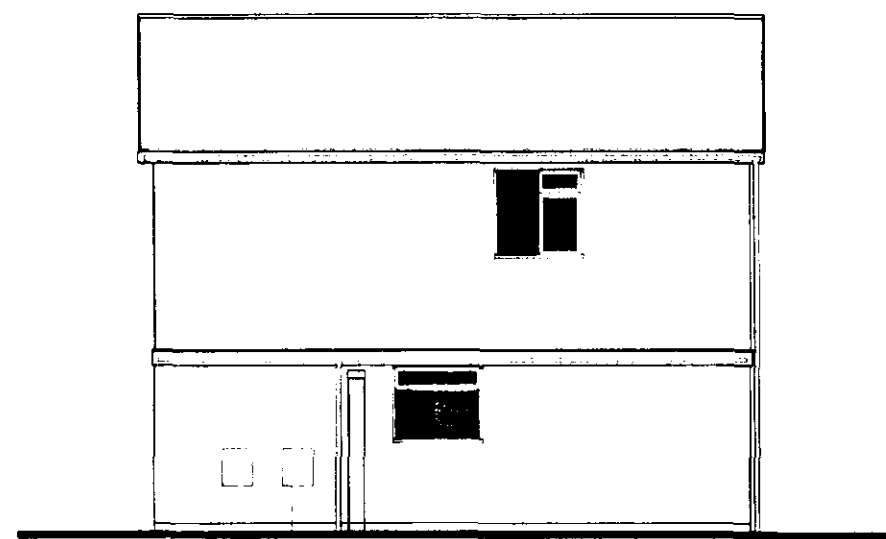
SCOPE OF THE WORKS:
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SHDC
Planning & Development
13 FEB 2002
Ref 0165/02

G. R. MERCHANT LING AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Mews 12A Park Road, Hove, Brighton, Sussex, BN1 7EX Tel: 01406 480000 Fax: 01406 480744 E-Mail: G. R. Merchant @ Merchant, FB. Co. UK	
Project: EXTENSION & ALTERATIONS TO BARRINGTON CLOSE HOVE, BRIGHTON SPALDING LINES	
Client: MR & MRS S TAYLOR	
Drawing: EXISTING FLOOR PLANS & ELEVATIONS	
Job Ref: 42/02	Drawing No: 01
Date: JUN 2002	
Scale: 1/100 1/50 (unless otherwise stated)	
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FRONT ELEVATION



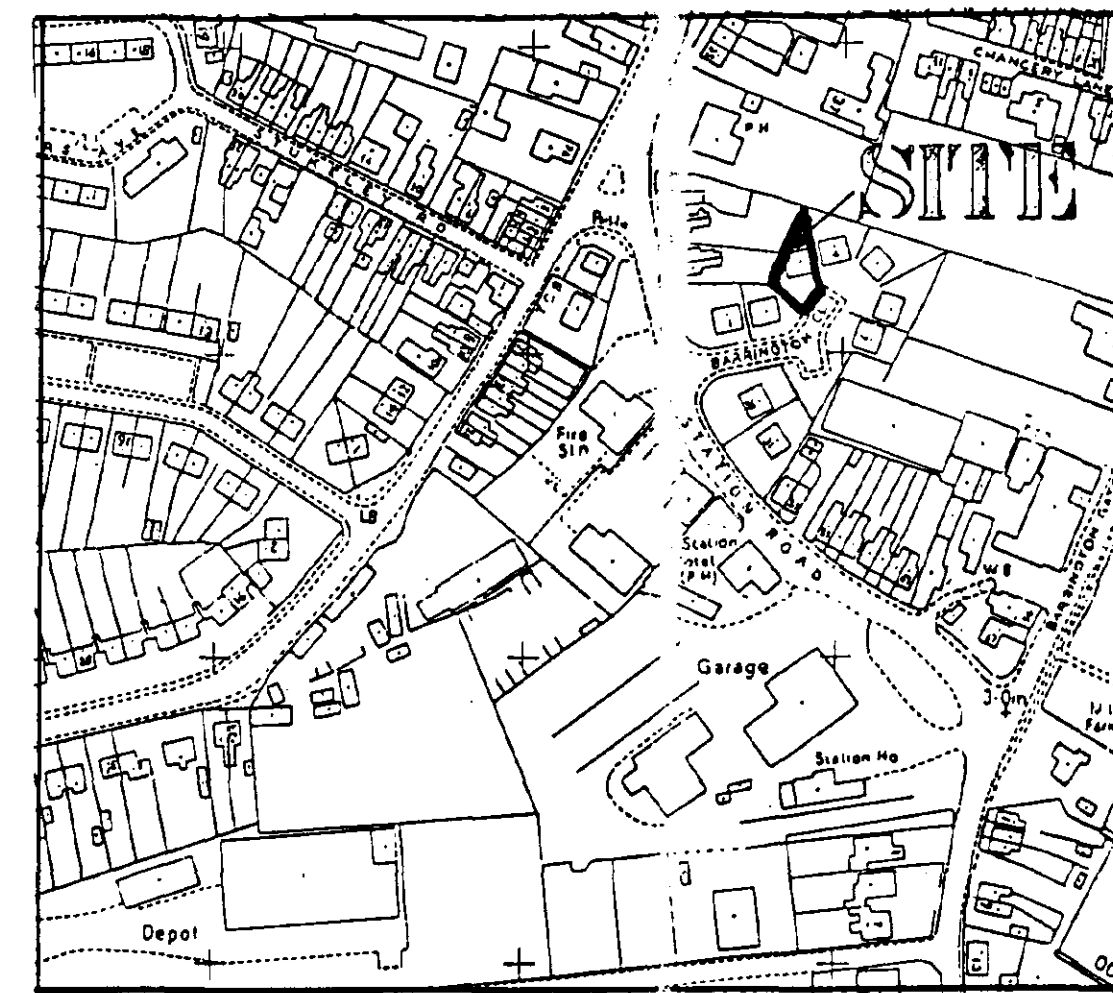
SIDE ELEVATION



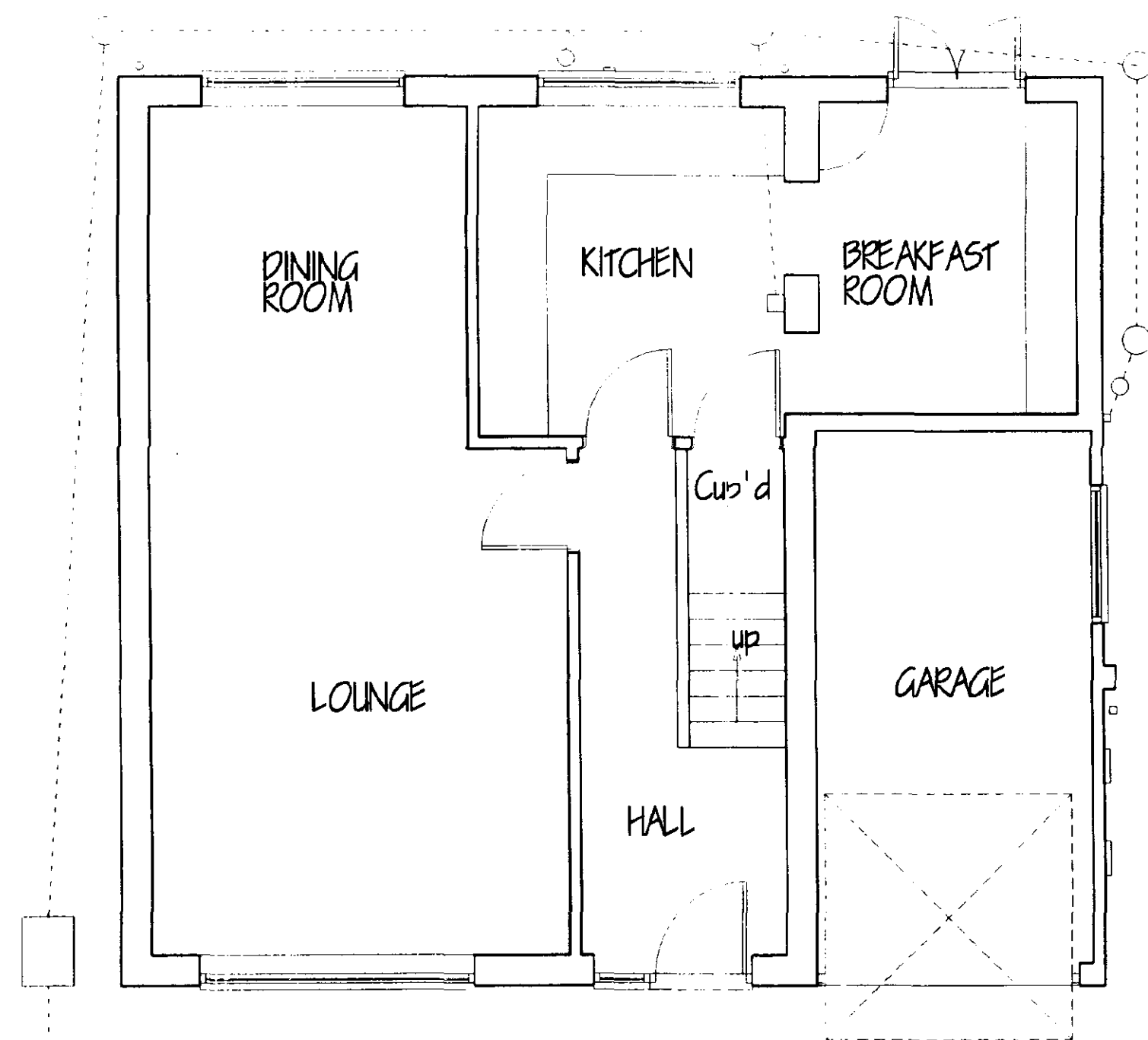
REAR ELEVATION



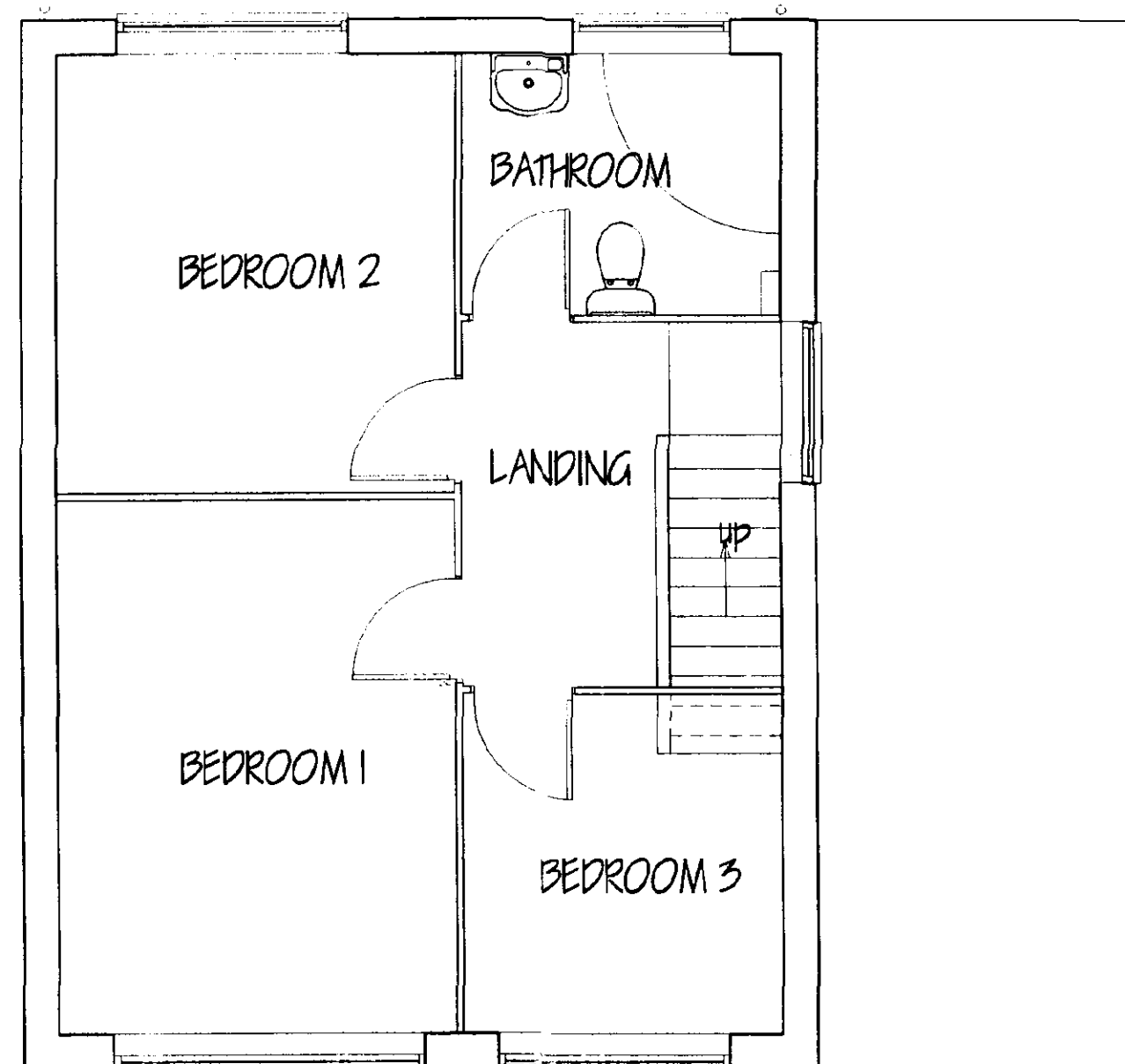
SITE PLAN
1/ 500



LOCATION PLAN
1/ 2500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawing must not be used as a contract document.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site work.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
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HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer/ Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ref	revision	date
A	AVIEND ROOF	APRIL 02
G. R. MERCHANT LENG AMICE FIWO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01408 480600 Fax: 01408 488744 E-Mail: G. R. Merchant@G. Merchant. PS. Co. UK		
Project EXTENSION & ALTERATIONS 3 BARRINGTON CLOSE HOLBEACH SPALDING Lincs		
Client MR & MRS S TAYLOR		
Drawing EXISTING FLOOR PLANS & ELEVATIONS		
Job Ref:	42 / 02	Drawing No: 01A
Date:	15 APR 2002	Drawn: ARM
Scales 1/100 1/50 [unless otherwise stated]		
DO NOT SCALE FROM THIS DRAWING This drawing is copyright and may not be altered, traced, photographed or used for any other purpose without the written permission of the Architect. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered. During construction unless reported to the Architect no final design amendments may be considered. Site and survey are recommended in respect of boundaries to establish specific site conditions before foundation work is undertaken.		



LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the work. It is solely for the purpose of obtaining Plumber's / Building Regulation approval. The drawings must not be used as a contract document as:

- All dimensions shall be taken from site from actual works. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
- All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
- The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof; it is the client or their appointed agents responsibility, to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

A	AMEND LAYOUT TO ROOF	APRIL
ref.	draw no.	dts.

G. R. MERCHANT
I.ENG AMICE FIWO

**ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS**

Unit 4, Wrights Mews
12A Park Road, Holbeach,
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Co. UK

Project

EXTENSION & ALTERATIONS
3 BARRINGTON CLOSE
HOLBEACH
SPALDING Lincs

Client
MR & MRS S TAYLOR

Drawing

PROPOSED
FLOOR PLANS & ELEVATIONS

Job Ref 42/02	Drawing No 02/A
Date JAN 2002	Drawn CRM

Scales

1/100 1/50

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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific

AMENDED PLAN

Planning & Development
15 APR 2002
Ref 0168/02

DETERMINED
FLA 42/02