SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0328/93 Received:14-MAY-93 Type:OUTLINE

Name: D Brown Esq
30 Park Road
Holbeach
Spalding
Lincs

Agent: Roythorne & Company
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

Description: Erection of dwelling including means of access

Location : Damgate Road Holbeach
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road 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

SOUTH HOLLAND DISTRICT COUNCIL

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.

Director of Planning and Building Control Services
15-JUN-93 H09/0328/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0328/93

Date Registered 06 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D BROWN ESQ
30 PARK ROAD
HOLBEACH
SPALDING
LINCOLNSHIRE

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
ROYTHORNE & COMPANY
10 PINCHBECK ROAD
SPALDING
LINCOLNSHIRE PE11 1PZ
Tel. No. (0775) 724141
(Personal contact name) N G INGREY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DAMGATE ROAD, HOLBEACH, SPALDING, LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPLACEMENT DWELLING INCLUDING MEANS OF ACCESS (AS EXISTING)

Please complete

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

Signed ..... Date 05.04.93

Previous application No. H09/0977/92

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ☑

Please state Site Area .295 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☑ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	N/A metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	

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

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

FORMER DWELLING HOUSE

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

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

or

B. There will be a new or altered access to a public road ➡ If so, name of road: Will there be— Individual access(es) / New estate road

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

ON SITE GARAGE

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	SOAK AWAYS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H09/0530/89

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

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

~~Please tick one box and complete B if necessary~~

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ⬇

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER

2. OWNERSHIP OF THE SITE

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

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

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

Signed .....(Applicant / Agent) Date 05.04.93....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

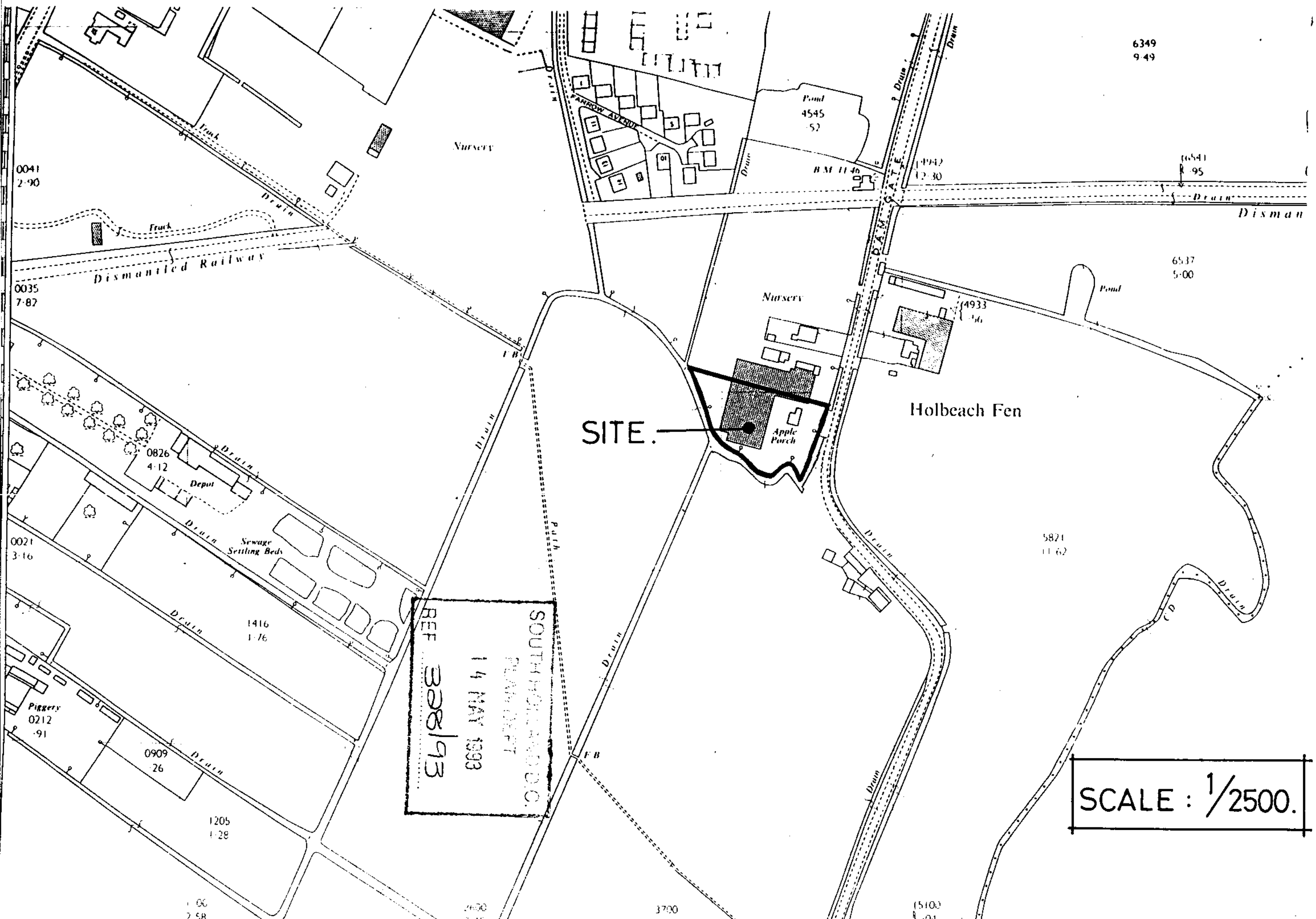
If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / Agent) Date 05.04.93....

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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



SOUTH HOLLAND D.C.
PLAN DEPT
14 MAY 1993
REF 328/93
SCALE : 1/2500.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other .... ARTICLE 7. FA 1/500 SCALE PLAN SHOWING SIZE AND POSITION OF PROPOSED DWELLING ON THE SITE.

Precise details, for non-standard direction:

23/4

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: 14/5

Further direction: Precise details:

Amended description: Erection of dwelling including means of access.

reconsult:- Ward M. & Parish Council "Amended description" Verbal instruction from JB 4/6

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer JOHN BLACKLOCK . **Recorded on board:**

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features OPEN UNUSED LAND HOUSING TO SOUTH AND WEST | Other

Inspected by [signature] Date 25/5/93

Notice posted by [signature] Date 25/5/93

Resident Notices required

Sent | Delivered

Case Officer Conclusions

? DESCRIPTION
? SITING — SPACE FOR MORE
CONDITION, IF APPROVED, RE SITING.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer [signature]

Case Officer Recommendation

Approve ✓ | Refuse

Signed [signature] 10/6

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 06 APR 1993

Registration

Reference H09/0328/93

Cross-Ref NBi

Date 7/4

Validation

TYPE OUTLINE

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Previous app 977/92

Type

Discounted fee

Correct fee ~~360~~ ~~NIL~~ NIL

Additional

Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 170

OS No's

Grid ref 536450 324250

Ward H

Parish HOUGHAM

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1279

Linked to property

Ref

Planning Records:
Earlier apps

977/92
1246/88
530/89
914/91

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H09/0328/93 DATE RECEIVED: 14-MAY-93

TYPE: Outline

DESCRIPTION: Erection of dwelling including means of access

LOCATION: Damgate Road, Holbeach.

APPLICANT: D Brown Esq AGENT: Roythorne & Company

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

RECOMMENDATION

Grant Permission.

COMMENTS

1 The Committee will recall that at its meeting on 14 April 1992 it was resolved that full planning permission be refused for the erection of a house on the site. (Planning application reference number H09/0914/91 refers).

2 Permission was refused on policy and design grounds (no agricultural need and house too large).

3 The subsequent appeal was dismissed but in his letter of decision the Inspector was careful to distinguish between the issues of policy and design.

4 Whilst accepting the authority's arguments on the design issues, the Inspector also made it plain that he did not consider the principle of the development of the site was 'the crux of the case' stating: -

"I also consider that the Council's decisions indicate that the erection of a house on at least part of the appeal site would be acceptable, despite the clear terms of Policy 7A. The earlier permissions have expired but they are recent and there have been no subsequent, material changes in planning policy."

5 In view of the foregoing and the fact that the current application provides for 131 square metre bungalow (with siting an integral part of the application) it is considered there is no tenable objection to the proposal.

REPRESENTATIONS

Parish Council:	Fully supported.
County Highways:	No objection subject to conditions.
N.R.A.:	No objection subject to standard conditions.
Applicant:	"It now appears to be well established that the application site has a long established history of residential use and that future residential development is in principle acceptable subject to the size and design of the new dwelling."

SCHEDULE OF CONDITIONS

1 SC8 - (Details)...omit reference to siting and means of access.

2 SC33 - (Time Limit).

3 B22 - (Access and Turning Space To Accord With Application).
Reason: B21.

4 SC21 - (Landscaping Scheme).

5 SC27 - (Implementation of Planting).

BRI 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

H09/0328/93
OUTLINE

Applicant: D Brown Esq
Tel:

Agent: Roythorne & Company
0775 724141

Description: Erection of dwelling including means of access

Location: Damgate Road
Holbeach
Spalding
Lincs

Valid date: 14-MAY-93
Target dates:
To case officer 21-MAY-93
Inspected by 28-MAY-93
Extra contacts 04-JUN-93
Report if not clear by 18-JUN-93

Terminal date: 09-JUL-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	21-MAY-93	11-JUN-93
Clerk to Holbeach PC 0406 26739	04-JUN-93	18-JUN-93
Cllr N P Judge MBE 0406 330300	04-JUN-93	11-JUN-93

NOTIFIED RE: AMENDED DESCRIPTION

SITE RECORD

Grid ref: 536450 324280
OS Sheet: 170 Parcel:

BRI SMITH Dip TP MRTPI
Direc 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

H09/0328/93

OUTLINE

Applicant: D Brown Esq
Tel:

Agent: Roythorne & Company
0775 724141

Description: Replacement dwelling including means of access (as existing)

Location: Damgate Road
Holbeach
Spalding
Lincs

Valid date: 14-MAY-93
Target dates:
To case officer 21-MAY-93
Inspected by 28-MAY-93
Extra contacts 04-JUN-93
Report if not clear by 18-JUN-93

Terminal date: 09-JUL-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	21-MAY-93	11-JUN-93
Clerk to Holbeach PC 0406 26739	17-MAY-93	31-MAY-93
Cllr N P Judge MBE 0406 330300	17-MAY-93	24-MAY-93

SITE RECORD

Grid ref: 536450 324280
OS Sheet: 170 Parcel:

I.C.C - Obs Attached JCS 20/5/93

BRI SMITH Dip TP MRTPI
Direc... 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

LATE OBS: Offr..... Date.....
Salient points highlighted

Application no: H09/0328/93

Applicant: D Brown Esq
30 Park Road
Holbeach
Spalding
Lincs

Agent: Roythorne & Company
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

Description: Erection of dwelling including means of access

Location: Damgate Road Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 14-MAY-93

04-JUN-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 18-JUN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: M S Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1993
56
Action by .....
Dispatched with .....
Copy to .....
Acknowledge YES/NO
By
Date

H.K. ELLIS, [illegible] (London)
R.C. TONGU[illegible].A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. BENNETT
A.J. PLUMMER, B.Sc. (Edin.)
L.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.E.R. DANKS
M.G. BUTLER, LL.B.
M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref: H09/0328/93
Our Ref : I/LAW (BRO.209-1)
Date : 3 June 1993

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

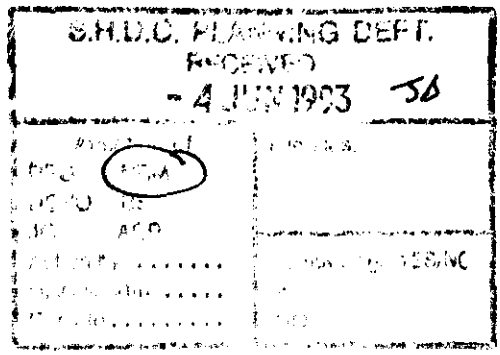
Dear Mr Blacklock

Re: D Brown: Damgate Road, HOLBEACH

We refer to our telephone conversation on 1 June and write to confirm that the description of the above application should in fact relate to the provision of a new dwelling since the original dwelling it is intended to replace has been demolished.

Yours faithfully

J Blacklock Esq
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE



S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JUN 1993 JA
DPO
DDPO
JC

28th May 1993

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

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0137
Contact: GILL THORNALLEY

Dear Sir,

Planning Application No. H09/0328/93

PROPOSAL: REPLACEMENT DWELLING INCLUDING MEANS OF ACCESS
LOCATION: DAMGATE ROAD, HOLBEACH
APPLICANT: D BROWN ESQ

I refer to your consultation received on 19th May 1993.

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

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

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
REASON: To prevent pollution of the water environment.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

contd ...

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

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

Yours faithfully

R Morgan
Planning Engineer

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0328/93

Applicant: D Brown Esq
30 Park Road
Holbeach
Spalding
Lincs

Agent: Roythorne & Company
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

Description: Replacement dwelling including means of access (as existing)

Location: Damgate Road Holbeach
Spalding Lincs

Type: OUTLINE

Date received: 14-MAY-93

17-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Fully Supported

Signed:

N P Jolly

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

Attention of	File Nos.
DPO NRM	
DOPD BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/328/93.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	6	4	2	4	2.

2. Address or location

Damgate Road, Holbeach

3. Name, classification and number of road

UC

4. Date application referred 20-5-93

5. State whether outline, detailed application etc.

Ou.

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

Replacement Dwelling

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the~~ application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 20/5/93 Signed: R Emerson
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

(i) B22.

Delete as appropriate

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

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

(1) B21

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

H.K. ELLIS, [illegible] (London)
R.C. TONGU[illegible]A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. BENNETT
A.J. PLUMMER, B.Sc. (Edin.)
L.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.E.R. DANKS
M.G. BUTLER, LL.B.
M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Your Ref:
Our Ref : I/LAW (BRO.209-1)
Date : 13 May 1993

Dear Sirs

Re: D Brown: Damgate Road, HOLBEACH: H09/0328/93

Further to your letter of 26 April we enclose four sets of plans which includes a 1/500 scale plan showing the size and position of the proposed dwelling. You will see that a very modest building is proposed.

We should now be most grateful if our client's application could be determined as soon as possible.

Yours faithfully

SOUTH HOLLAND D.C.
PLAN DEPT
14 MAY 1993
REF .....

The Principal Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Encs

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0328/93

Applicant: D Brown Esq
30 Park Road
Holbeach
Spalding
Lincs

Agent: Roythorne & Company
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

SOUTH HOLLAND D.C.
PLANNING
14 APR 1993
REF Valid

Description: Replacement dwelling including means of access (as existing)

Location: Damgate Road
Holbeach
Spalding
Lincs

Type: OUTLINE

Date received: 06-APR-93

26-APR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

A 1/500 scale plan showing size and position of proposed dwelling on the site.

If you have been seen a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning Officer

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/328/93/JAM **Your Ref.** **Date** 23 April, 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - D. BROWN, ESQ.
REPLACEMENT DWELLING AT DAMGATE ROAD, HOLBEACH

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

The watercourse along the sites Southern boundary is my Board's Brick Pits Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention.

I understand soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. In the event that a direct storm water outfall to my Board's watercourse is intended, full details must be provided for my board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

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

Examination of ordnance survey maps of the locality indicates there to have been a roadside dyke fronting the site. Extreme caution should therefore be exercised when undertaking any excavations in this vicinity in order to ensure any pipes that may have been installed are not damaged.

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

Yours faithfully,

Reg 4

ENGINEER TO THE BOARD

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

S.H.D.C. PLANNING DEPT.
RECEIVED
30 APR 1993

Attention of	File Nos.
DPO NRM DDPO BS ✓ JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

13/1/93

Spoke to Mrs Ingrey (Roydhouse, Selston) and advised that :-

(a) From officers point of view, principle of use sought for use dwelling has accepted - as per Appeal decision letter.

(b) From Committee point of view, issue could still be open.

(c) of principle of development acceptable, subject to conditions as would be OK.

J S Fletcher

6/6/93 Spoke to Mrs Ingrey - agreed to deletion of word 'replacement' in favour of new — letter to follow.

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: H09/0328/93

Applicant: D Brown Esq
30 Park Road
Holbeach
Spalding
Lincs

Agent: Roythorne & Company
10 Pinchbeck Road
Spalding
Lincs
PE11 1PZ

SOUTH HOLLAND D.C.
PLAN DEPT
15 APR 1993
Ref Valid

Description: Replacement dwelling including means of access (as existing)

Location: Damgate Road
Holbeach
Spalding
Lincs

Type: OUTLINE

Date received: 06-APR-93

07-APR-93

Dear Sir/Madam

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

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

A fee of £360.00 is payable as the site is not the same as H09/0977/92.

Altered site plan

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

Yours faithfully

K Lowe
Principal Administrative Officer

H.K. ELLIS LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. BENNETT
A.J. PLUMMER, B.Sc. (Edin.)
L.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.E.R. DANKS
JEANETTE L. SHARPE, LL.B. (B'ham)

Associates: D.G. BEST
SUSAN R. PAPWORTH, LL.B.

ROYTHORNE & CO
10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ

Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Your Ref: H09/0328/93
Our Ref : I/LAW (BRO.61-1)
Date : 14 April 1993

Dear Sirs

Re: D Brown: Damgate Road, HOLBEACH

Further to our telephone conversation with your Mrs Lowe we enclose revised site plans in quadruplicate and should be most grateful if you could now arrange for the above application to be determined as soon as possible.

Yours faithfully

Roythorne & Co.

SOUTH HOLLAND D.C.
PLAN DEPT
15 APR 1993
REF .....

The South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Encs

81 Postland Road
Crowland
Peterborough PE6 0JB
Fax No 0733 211316

14th April 1993

Fax to B. Smith Esq
Director of Planning
South Holland District Council

Dear Brian,

On following pages letter from Brown and my reply.

Can you advise me up to date position please ?

Yours sincerely,

Bryan Alcock

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1993
Attention of
DPO NRW
DOPO BS
JC AGP
Action by ... MD
Discuss with ...
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Faxed Decision to Mr. Allcock.

D. Brown
(Building Contractors) Ltd.

30 PARK ROAD, HOLBEACH, SPALDING, LINCS. PE12 7EE
Telephone (0406) 23805
Fax No. (0406) 26900

Our Ref: DB:DWB:KL Your Ref:

RECEIVED 10 APR 1993

Date: 8 April 1993

B. Alcock,
81 Postland Road,
Crowland.
PE6 0JB

Dear Mr. Alcock,

re Outline Planning Permission at Damgate, Holbeach.

I would hereby respectfully ask for a few minutes of your time in your position as a member of the Planning Committee for South Holland District Council to outline a problem between ourselves and the Planning Department in the hope that, after due consideration, you may feel able to support our point of view.

We originally held Outline Planning Permission (Planning Ref: H09/0530/89) on the above site for a replacement dwelling and subsequently submitted plans for a large detached residence (Planning Ref: H09/0914/91). This application was rejected as being out of keeping and although we appealed against the decision it was again rejected and we are now happy to abide with this decision.

However, whilst the process was continuing the original Outline Permission expired and on re-applying for it's renewal it was refused on the grounds that the original dwelling had been demolished by ourselves and as this had been done before any detailed permissions had been granted, the original conditions did not now apply.

This situation does seem rather unfair to ourselves in that whilst we accept that we did demolish the original dwelling due to it's dilapidated and unsafe state, it is obvious that any new dwelling is still a replacement and we cannot see why the Outline Permission cannot continue until we submit a design that will prove acceptable for full planning.

We are therefore re-submitting for outline planning permission and hope that you will feel able to use your position on the Committee to support our application as the earlier decision seems to go against common sense and basic justice to now refuse it.

Directors:
D. BROWN (Managing)
D.W. BATHURST A.R.I.C.S.
Mrs. K. LAWRENCE (Company Sec.)

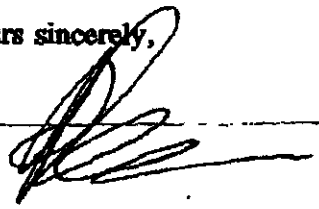
NHBC

Registered Office as above.
Registered in England No. 1712405

Continuation:

Thanking you in anticipation and assuring you of our best intentions.

Yours sincerely,



D. Brown.
Managing Director.

Please Note: This letter has also been sent to other members of the Planning Committee.

81 Postland Road
Crowland
Peterborough
PE6 0JB

13th April 1993

Your Ref : DB:DWB:KL

D. Brown Esq
D. Brown (Building Contractors) Ltd
30 Park Road
Holbeach
Spalding
PE12 7EE

Dear Mr Brown,

Re : Outline Planning Permission at
Damgate, Holbeach

I thank you for yours of 8th April and note your comments.

As you realize, the site has been the subject of applications and an appeal, as well as a change of status due to the property being demolished.

I note you have circulated your letter to the Members of the Committee. Under the circumstances, the Members will need to take account of the sequence of events and the differences, if any, in the circumstances which now exist from a physical point of view, as well as the legal and policy point of view.

I am sure the report to Committee will set out the situation and whilst you question common sense and basic justice, the Officers do have to take account of Case Law, Policy and Government legislation.

I will try to endeavour to ensure the position is clear if and when the matter is considered again by the Committee. I fear, however, you over-estimate an individual Member's ability to influence a Committee.

Yours faithfully,

Bryan Alcock

H.K. ELLIS LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
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L.P. FIDLER LL.B. (London)
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JANET M. RATCLIFFE, M.A. (Oxon)
J.F.R. DANKS
JEANETTE L. SHARPE, LL.B. (B.ham)

Associates: D.G. BEST
SUSAN R. PAPWORTH, LL.B.

ROYTHORNE & CO
10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ

Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Your Ref:
Our Ref : I/LAW (BRO.209-1)
Date : 5 April 1993

Dear Sirs

Re: D Brown: Damgate Road, HOLBEACH

We enclose, by way of formal re-submission, the following:-

1. Planning application in quadruplicate.

2. Location plan in quadruplicate.

We believe no fee is payable in view of the date of the previous refusal (reference H09/0977/92) namely 11 December 1992.

It now appears to be well established that the application site has a long established history of residential use and that future residential development is in principal acceptable, subject to the size and design of the new dwelling. In support of such contentions we would particularly urge you to have regard to the planning history of the site and in particular the findings of the Inspector who determined the Appeal on 18 November 1992 (application number H09/0914/91).

Our client has in mind a development of about 1,000 sq. ft., plus garaging and we enclose, for illustrative purposes only, four copies of "the Bramley" bungalow. Whilst not forming part of the application the plans serve to illustrate the small scale of development envisaged by the applicant.

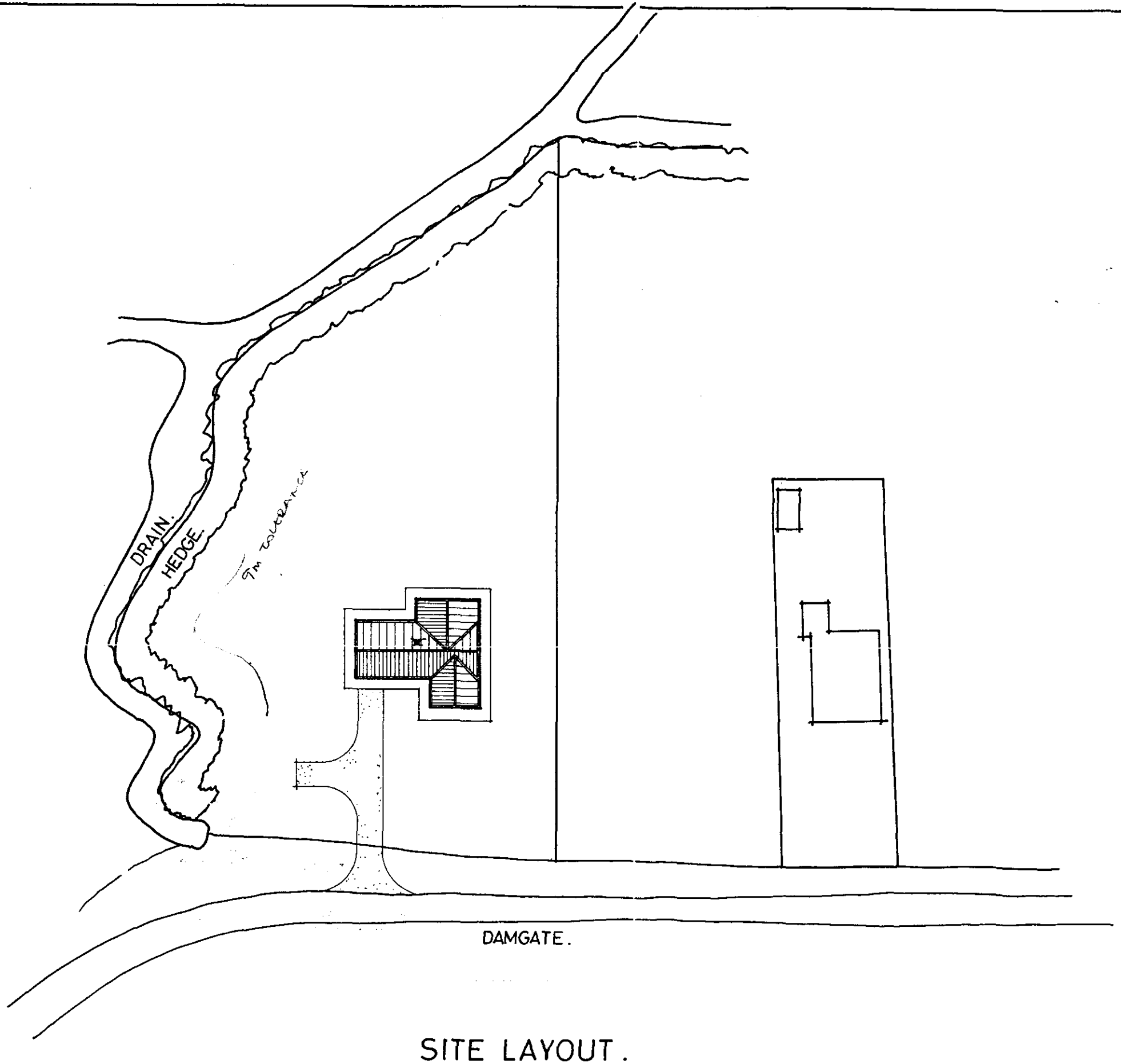
In all of the circumstances we would urge your Planning Committee to grant the application as soon as possible.

Yours faithfully

SOUTH HOLLAND D.C.
PLANNING
06 APR 1993
REF 0328/93

The Chief Planning Officer
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Encs



RECEIVED
14 MAY 1993
REF 32813

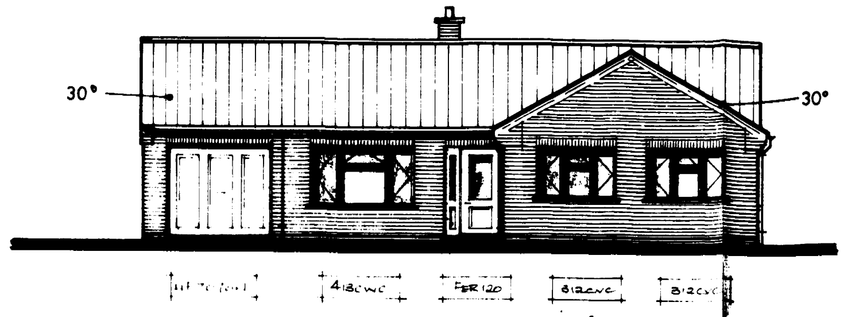
SITE LAYOUT.

SCALE: 1/500.

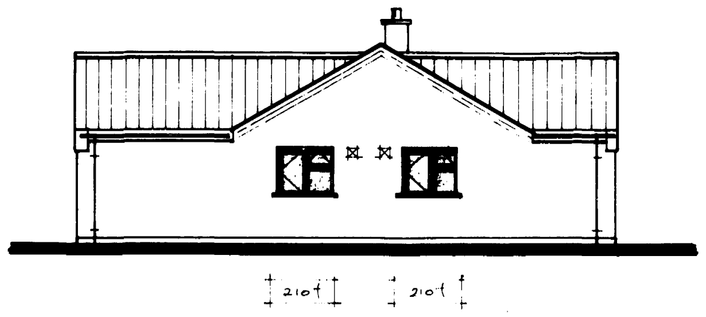
ROADSIDE DRAIN: SMALL DRAIN FRONTING THE SITE
TO BE PIPED & FILLED TO THE REQUIREMENTS
OF S.H.I.D.B & S.H.D.C. TECH' SERVICES DEPT.

SOUTH HOLLAND D.C.
PLAN DEPT
15 APR 1993
REF 328/93

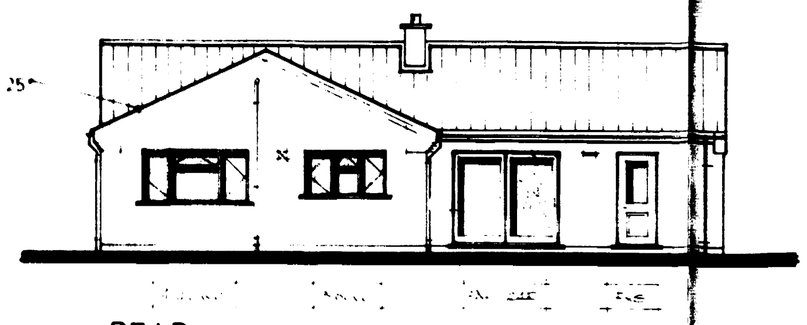
LOCATION PLAN.
SCALE: 1/2500.



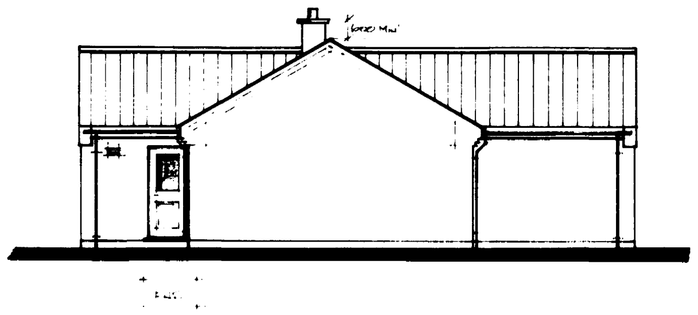
FRONT.



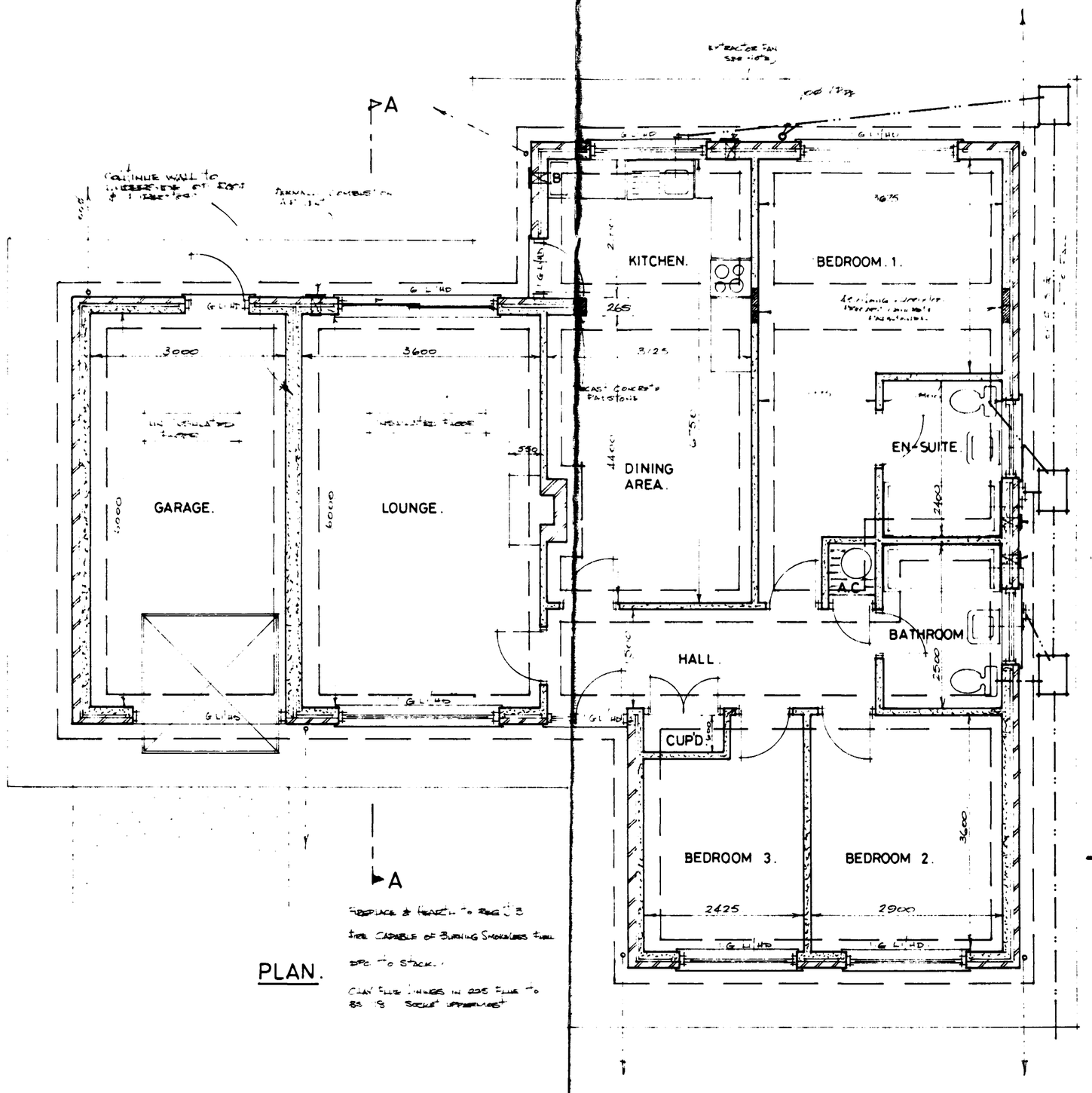
SIDE.



REAR.



SIDE.



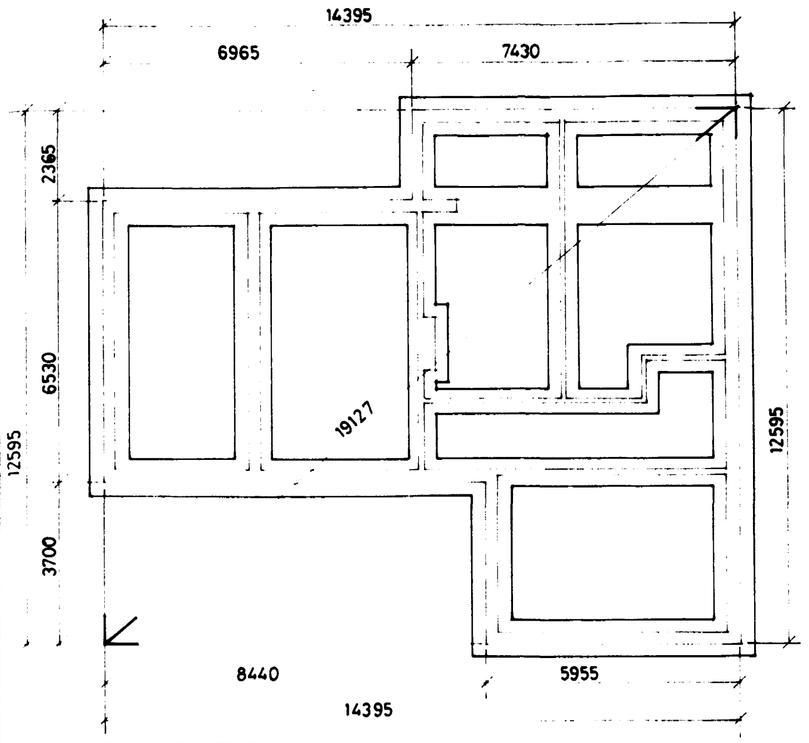
PLAN.

FIREPLACE & HEARTH TO RING B

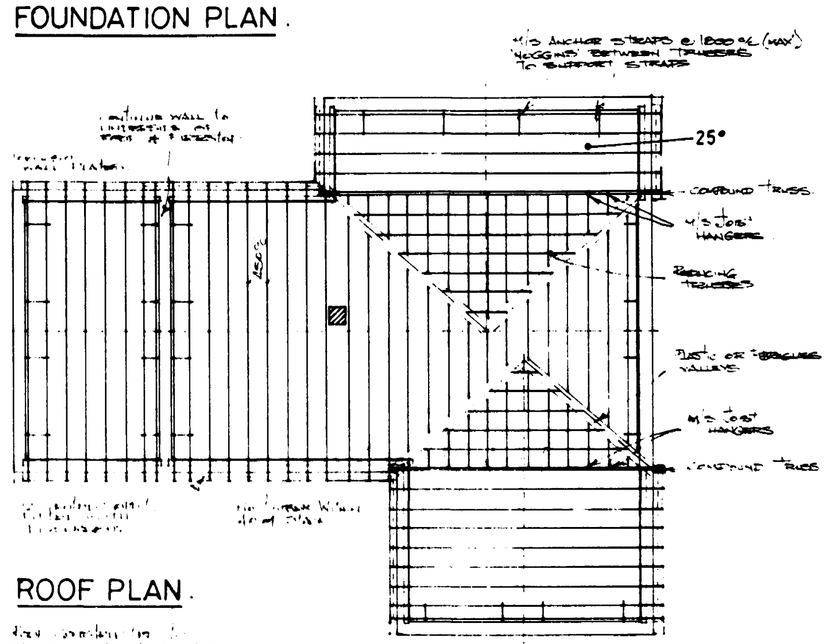
FOR CAPABLE OF BURNING SMOKELESS FUEL

FLUE TO STACK.

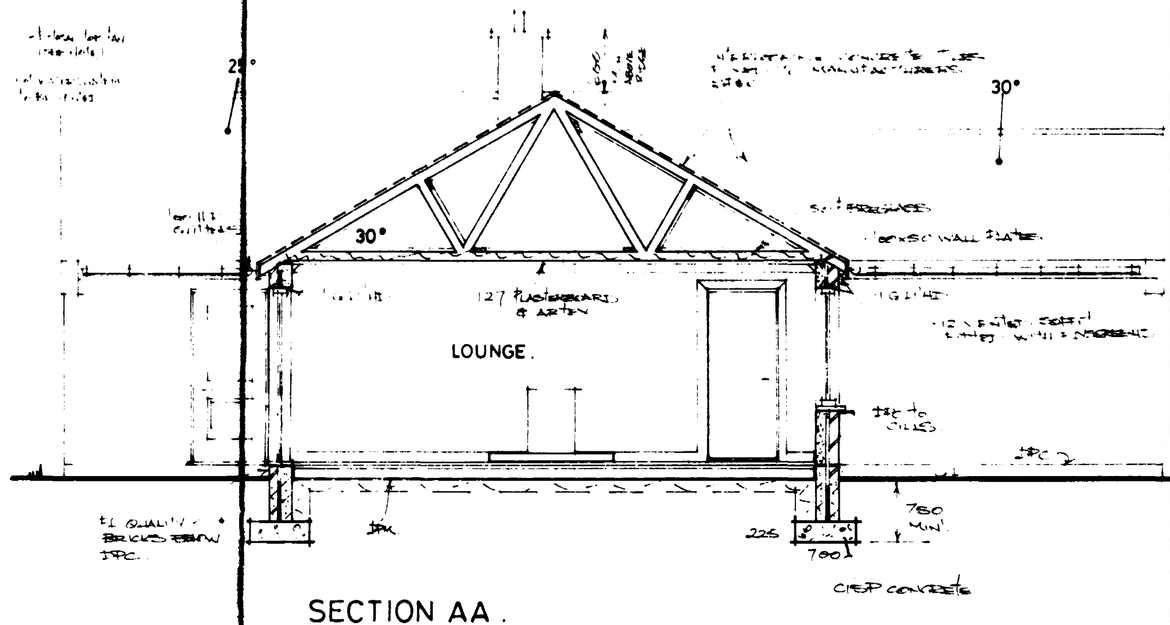
CHIMNEY TO BE LINED IN ACCORDANCE WITH BS 8303 'BUILDING APPLIANCES FOR SOLID FUEL'



FOUNDATION PLAN.



ROOF PLAN.



SECTION AA.

FLOOR CONSTRUCTION

WS MORTAR FLOOR SCREED (3:1)
50 POLYSTYRENE FLOOR INSULATION.
100 C 20P CONCRETE SUBFLOOR.
1000 GAUGE DPM.
150 BLINDED & COMPACTED HARDCORE.

BAINWATER GOODS

PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outlets. clips. brackets. connectors etc and connect to underground drain to soakaway.

SOAKAWAYS

To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK

Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

HOT WATER AND HEATING ETC

Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed Central heating system to be fitted with room thermostat. Hot water cylinder to be fully insulated and fitted with immersion heater and thermostat. All pipework not used for space heating to be full insulated

BOILER

New Boiler to be oil fired. wall mounted. balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.

FLASHINGS

All flashings. soaker etc to be in CODE 4 sheet lead properly cut. dressed and fixed

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

DECORATION

Allow for decorating all new surfaces ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

LINTELS

To be 1.B. Lintels in cavity wall openings generally. unless stated otherwise. Internal door openings in block walls to be 1.C. Box 100 lintels. All linteis to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions

WINDOWS AND DOORS

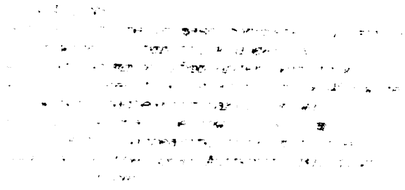
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery. unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be fitted with a night vent giving 10 000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4.000 sq mm ventilation.

JOINERY

Doors. frames. linings. skirtings. architraves. window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE

Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. Use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath. basin and W.C wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.



UNDERGROUND DRAINAGE

100 ø FLEXIBLE JOINTED B.S.P. PIPE SURROUNDED IN 150 PEA GRAVEL LAID TO EVEN FALL INTO (NEW) MANHOLE 600 X 225 IN 225 ENGINEERING BRICKWORK ON 150 CONCRETE BASE BRICKWORK TO BE WATERPROOFED TO 600 GALLON "KLARGESTER" SEPTIC TANK SYSTEM.

SOUTH HOLLAND D.C.
PLANNING
08 APR 1993
REF. H328/93

PLOTS 1 & 3.

Notes

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed. assembled. erected and braced in accordance with B.S. 5268. Part 3. 1985.

ROOF COVERINGS
Concrete interlocking tiles. to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. battens 38 x 25 at gauge centres on underside Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm galvd galvanised mild steel straps at 1.0 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and roofing felt. where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm void behind grp to soffit board. Provide fine mesh fly proof screen to ventilation gap

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit Frame out in 44 x 25 SW for soffit support

CEILINGS
Provide and fix 12.7mm GYPLYNE Wallboard to all new ceilings. Neg all joints and board joints prior to fixing plasterboard to fully support sheeting Fix GYPLYNE coving and ARTEX finish to ceiling.

[redacted]

LATERAL RESTRAINT
Provide patent 40mm x 5mm galvanised mild steel RAFTRAKS or similar at 1.8m centres at first floor level. ceiling joist and raftor levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks. 65mm cavity filled with 100MM CAVITYBOARD fibreglass insulation batts. 100mm lead bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stnd galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate 1/2 course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling. jambs and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

△ 27.11.91 PATIO DOOR IN LOUNGE.

D. BROWN (Building Contractors) LTD.

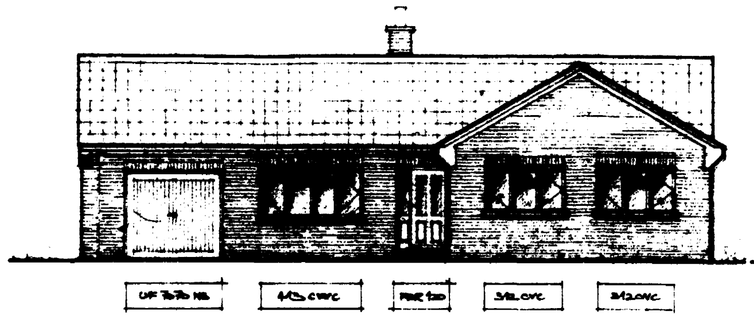
30 Park Road,
Holbeach, Lincs.
Tel: 0406 23805.

Title THE BRAMLEY. (MODIFIED)

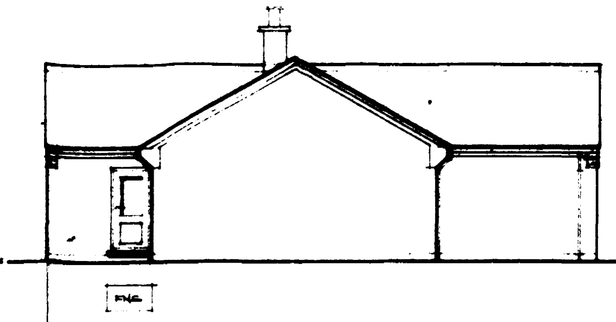
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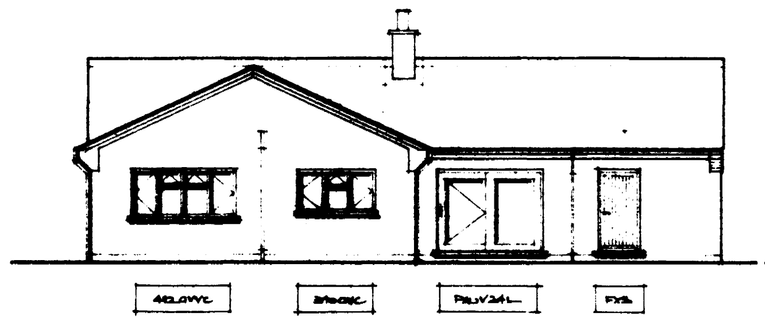
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G.R.Merchant	MARCH 91.	



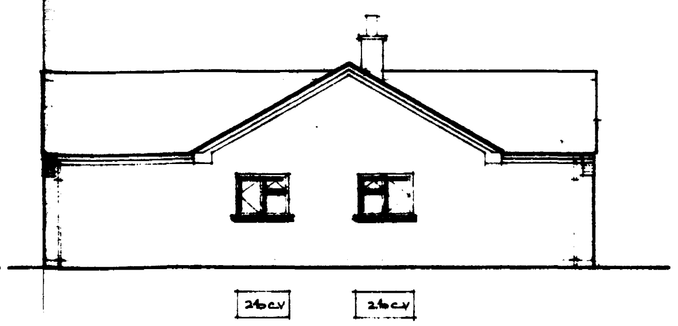
FRONT ELEVATION



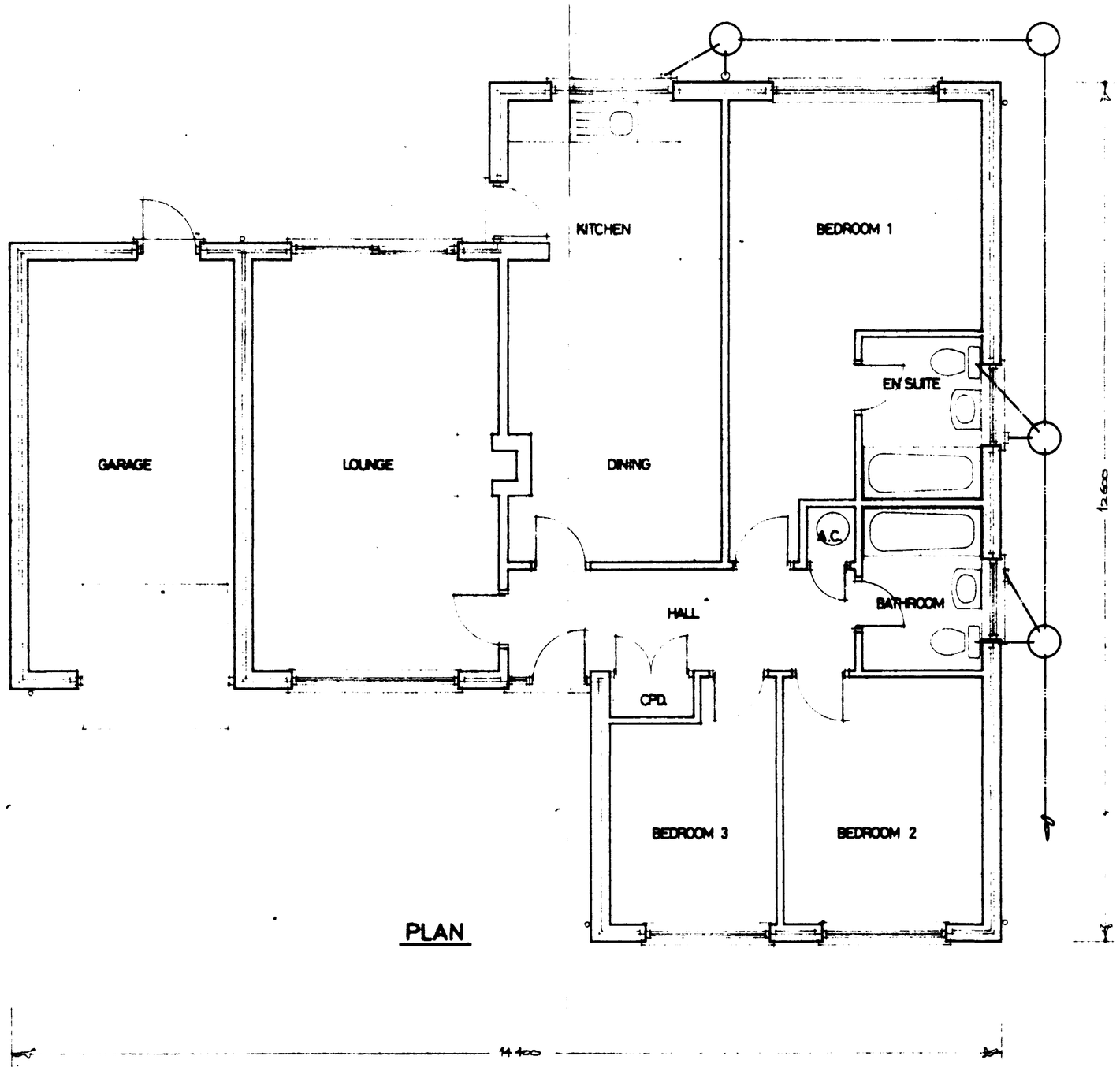
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
14 MAY 1993
REF 328/93

BRAMLEY
(GARAGE L.H.S.)

G. R. MERCHANT
LEIGH ARBOR, PGW.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370555.

PROJECT:
RESIDENTIAL DEVELOPMENT,
DAMGATE,
HOLBEACH.

CLIENT:
D. BROWN (BUILDING CONTRACTORS) LTD.,
80 PARK ROAD,
HOLBEACH.

SCALES:	DATE:
1/100 & 1/50	MAY '93.
R	DRAWING No: DB-LS.1

REVISIONS: