SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0330/92 Received:16-MAR-92 Type:FULL

Name: Mr & Mrs J Norris
Nutten Stoven
81 Boston Road
Holbeach
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Extension and alteration to rest home

Location : Nutten Stoven 81 Boston Road
Holbeach Spalding

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

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

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter dated 7th May 1992 received by the Local Planning Authority on 8th May 1992.

Director of Planning and Building Control Services
02-JUN-92 H09/0330/92

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

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

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0330/92 Received:16-MAR-92 Type:FULL

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Holbeach
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Hocklesgate
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Lincs

Description: Extension and alteration to rest home

Location : Nutten Stoven 81 Boston Road
Holbeach Spalding

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

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

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter dated 7th May 1992 received by the Local Planning Authority on 8th May 1992.

Authorised to issue:

27-MAY-92 H09/0330/92 AD...28/5.....DC.....

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09|0330|92

Date Registered 16 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. J. NORRIS
NUTTEN STOVEN.
81. BOSTON ROAD
HOLBEACH

Tel. No.

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

COOPER ARCHITECTURAL DESIGN.
HOCKLESGATE
FLEET HARGATE
SPALDING
LINCS.

Tel. No. 0406 23762
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS. APPLICANT

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION & ALTERATION TO REST HOME.

Please complete

Signed. ..... Date. 9/3/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 58.85 sq. metres

B. Please state size of any new structure:- (a) max. height: 8.4. metres
(b) max. length: 12.2. metres
(c) max. width: 8.0. metres

C. Please state type and colour of materials for facing external walls: FACING BLK TO MATCH EXIST

D. Please state type and colour of roofing materials. PLAIN CONC TILES TO MATCH

E. Has a survey of the site been undertaken? State Yes or No: YES

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS

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

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.
Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed ..... (~~Applicant~~/Agent) Date 9/3/02

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

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

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

Signed ..... ~~Applicant~~/Agent) Date 9/3/02

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110.....

Receipt Issued ..... No. P842

Date First Received 16 MAR 1992

REGISTRATION

REFERENCE H09/0330/92

Cross-Ref H09/0226/92

Date 17/3/92 2AB

VALIDATION Date 17/3/92

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

Site area ..... No. of dwellings ..... Floorspace 58.85

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 19-3

Index Sheets 150 OS Nos ..... Grid Ref S 35520 B 25430

Ward T Parish HOLBEACH

Inside IBD YES Inside LP Area NO

TR Rural ☑ TR Bypass ☑ Level crossing ☑ Footpath ☑

CA ☐ LB ☐ TPO YES Grade

Other:

Linked to site.....Ref..... Linked to property.....Ref 0314910

Planning Records:
Earlier apps 696/85
1134/87
1054/86
329/71

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

Inputs completed.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

{Indicate if other Regs}

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED IMG 24/3 DR 24/3

Publicity : General
Departure
Setting of LB Viz 1-11 Lime Grove.

Residents (Postal): check TP.

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently garden. Extension recently built at rear - trees around boundary. 1.8m fence around some of boundaries. Residential adjacent.

Inspected by: DMG
date: 6/4

Case Officer Conclusions (issues) DMG 20/5

Extension considered acceptable in terms of design.
Will not materially affect amenity of neighbouring property.
Satisfied that it will not adversely affect trees which are the subject of a TPO.

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

Recommended approvals -

Departure from policy — Yes .... — No ... ✓

Ward member request — Yes .... — No .. ✓

Recommend approval against material objection — Yes .... — Any objection received? No / If yes, is any obj. material? Yes / No — No .. ✓

[Reason:

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

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... — Nil fees (not first Submission) — Yes .. ✓

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
..DMG 7/5..

Recommendation/draft report produced.....

BR. . 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: H09/0330/92 Type: FULL

Applicant: Mr & Mrs J Norris Agent: Cooper Architectural Design
Tel: 0406 23762

Description: Extension and alteration to rest home

Location: Nutten Stoven
81 Boston Road
Holbeach
Spalding

Valid date:	16-MAR-92	Terminal date:	11-MAY-92
Target dates:		Target Committee:	14-APR-92
To case officer	21-MAR-92	Report deadline:	31-MAR-92
Inspected by	26-MAR-92		
Extra contacts	31-MAR-92	Case Officer:	
Report if not clear by	20-APR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 58.85 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	20-MAR-92	03-APR-92
Cllr N I Capes	0406 23830	20-MAR-92	03-APR-92
Cllr T G M Tyler	0406 22285	20-MAR-92	03-APR-92
Cllr D S Venni		20-MAR-92	03-APR-92
The Occupier	1 Lime Grove	07-APR-92	21-APR-92
The Occupier	2 "	"	"
The Occupier	3 "	"	"
The Occupier	4 "	"	"
The Occupier	5 "	"	"
The Occupier	6 "	"	"
The Occupier	7 "	"	"
The Occupier	8 "	"	"
The Occupier	9 "	"	"
The Occupier	10 "	"	"
The Occupier	11 "	"	"

L C C No objections 8/4/92 JC CR

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
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Cllr D S Venni		20-MAR-92	03-APR-92

L C C - No objections JS 26/3/92

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

South Holland District Council,
Planning Dept,
Priory Road,
Spalding,
Linc's.

7th May 1992.

F.A.O. Mr D. Gedney.

Dear Sir,

Re: Application Nos. Ho9/0330/92, Norris and H06/0385/92, Boardman.

Further to your correspondence of the 6th May 1992. we would reply as follows.

1) Revised site plan enclosed ref. H06/0385/92

2) The south western soakaway refered to will be positioned so that it is a minimum of 9.0m from any established tree.

Trusting this meets with your approval we remain.

Yours Faithfully,

John Cooper.

SOUTH HO[illegible] D.C.
08 MAY [illegible]
REF ACK B=S

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] May 1992

Dear Sir

Planning Application [illegible] - extension and alteration to Rest Home, Nutten Bhoyen, [illegible] Boston Road, Horwath

I refer to the above planning application submitted [illegible] behalf of Mr and Mrs [illegible] Norris.

It is noted that the [illegible] western [illegible] may [illegible] the existing [illegible] which are [illegible] preservation order.

I will be pleased, therefore, if you could [illegible] accordingly so that [illegible] will not be [illegible]

I look forward to your response in respect of the above within the next ten days, [illegible] to proceed with the application.

Yours faithfully

[illegible]

[illegible] R Mullen
Principal Planning Officer
(Development Control)

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

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Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Extension and alteration to rest home

Location: Nutten Stoven 81 Boston Road
Holbeach Spalding

Type: FULL

Date received: 16-MAR-92

20-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

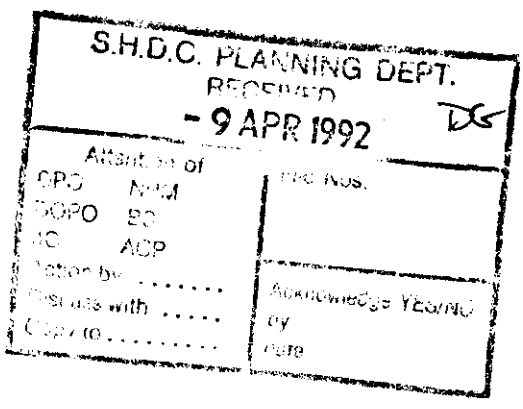
Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed:

6/4/92



PLANNING AMENDMENT

For office use only

Application No. H09/0330/92

Date registered 06 MAY 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS J. NORRIS.
NUTTEN STONEN
81 BOSTON RD
HORBEACH
LINCS.

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET HARGATE
SPALDING, LINCS

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT

Please complete

EARLIER APPLICATION No.

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

H09/0330/92.

Building Regulation reference relating to same development.

B09/0226/92.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans [ ]

or

B. Amendment is to a proposal currently being considered [✓]
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council [NO]

Has a similar amendment been submitted under Building Regulations? Yes / ~~No~~

Please complete

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

Signed ..... Date 29/4/92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

EXTN & ALTERATION TO REST HOME

As **NOW PROPOSED**, if different

/

State details of amendments proposed

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

EXTERNAL FIRE ESCAPE ADDED.

State drawing no's of the current submission

9149.

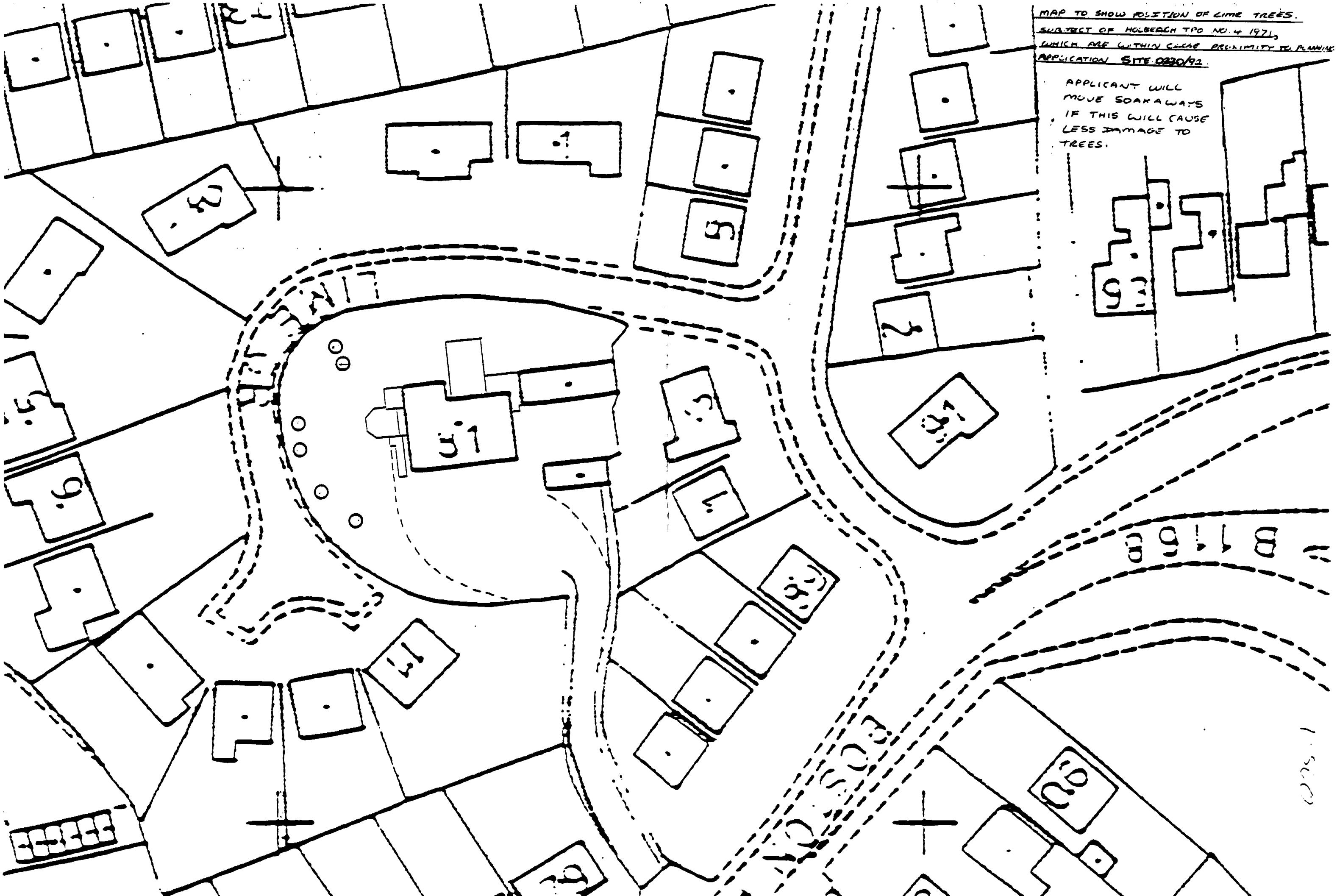
State Officer dealing with the application, if known.

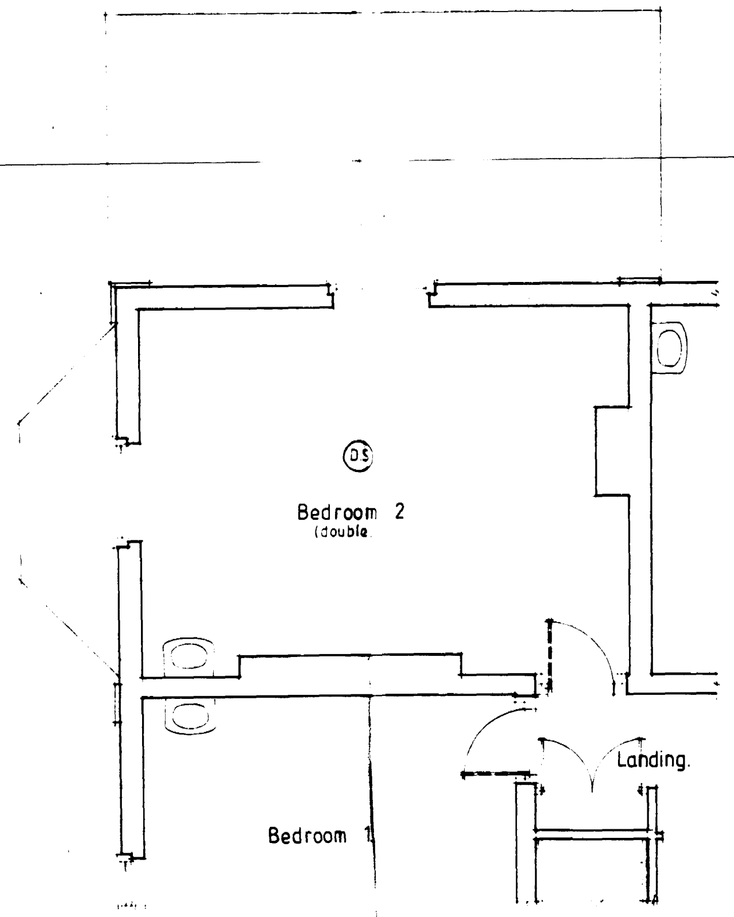
D.M GEDNEY.

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

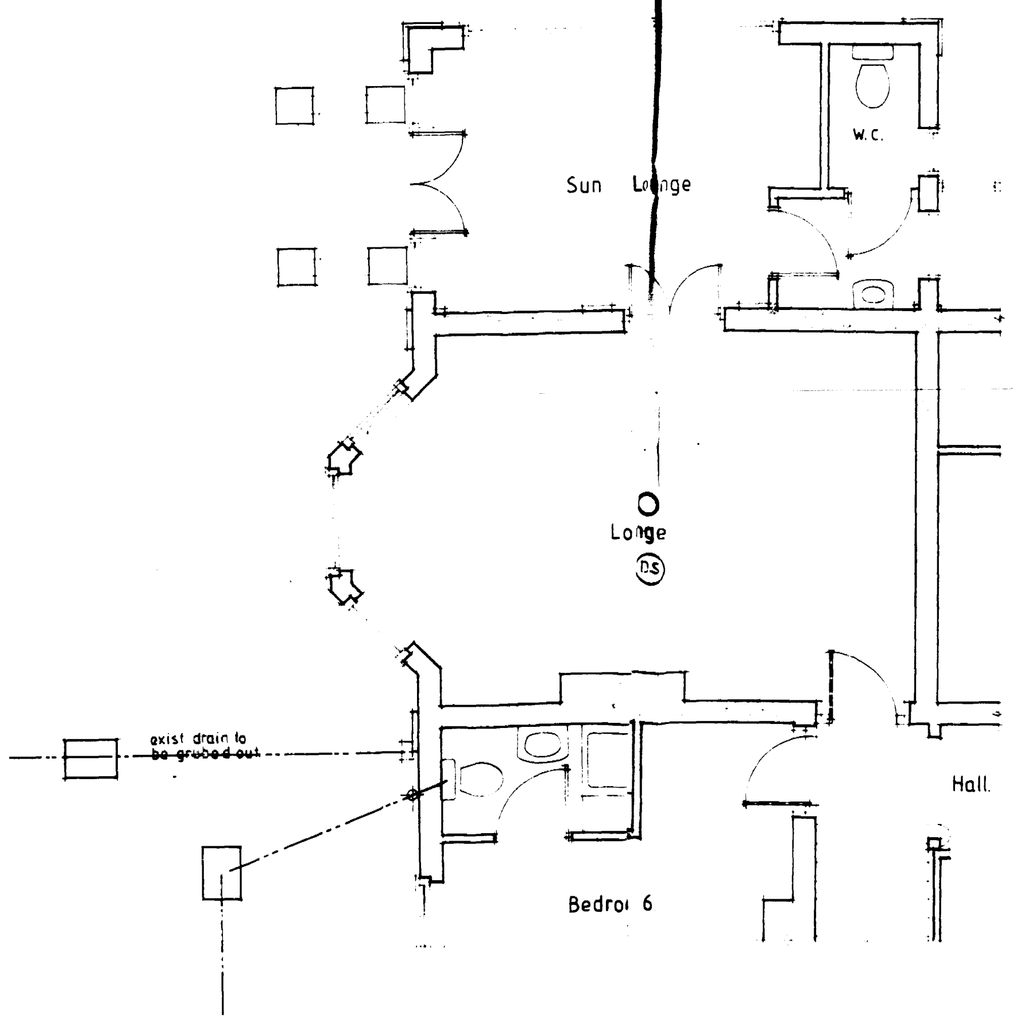
MAP TO SHOW POSITION OF LIME TREES.
SUBJECT OF HOLBEACH TPO NO. 4 1971,
WHICH ARE WITHIN CLOSE PROXIMITY TO PLANNING
APPLICATION SITE 0230/92.

APPLICANT WILL MOVE SOAKAWAYS IF THIS WILL CAUSE LESS DAMAGE TO TREES.





First Floor Existing



FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 250 cavity walls provide 225 x 700 ST3 mix to B.S. 5328 1990.. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be corrugated steel.

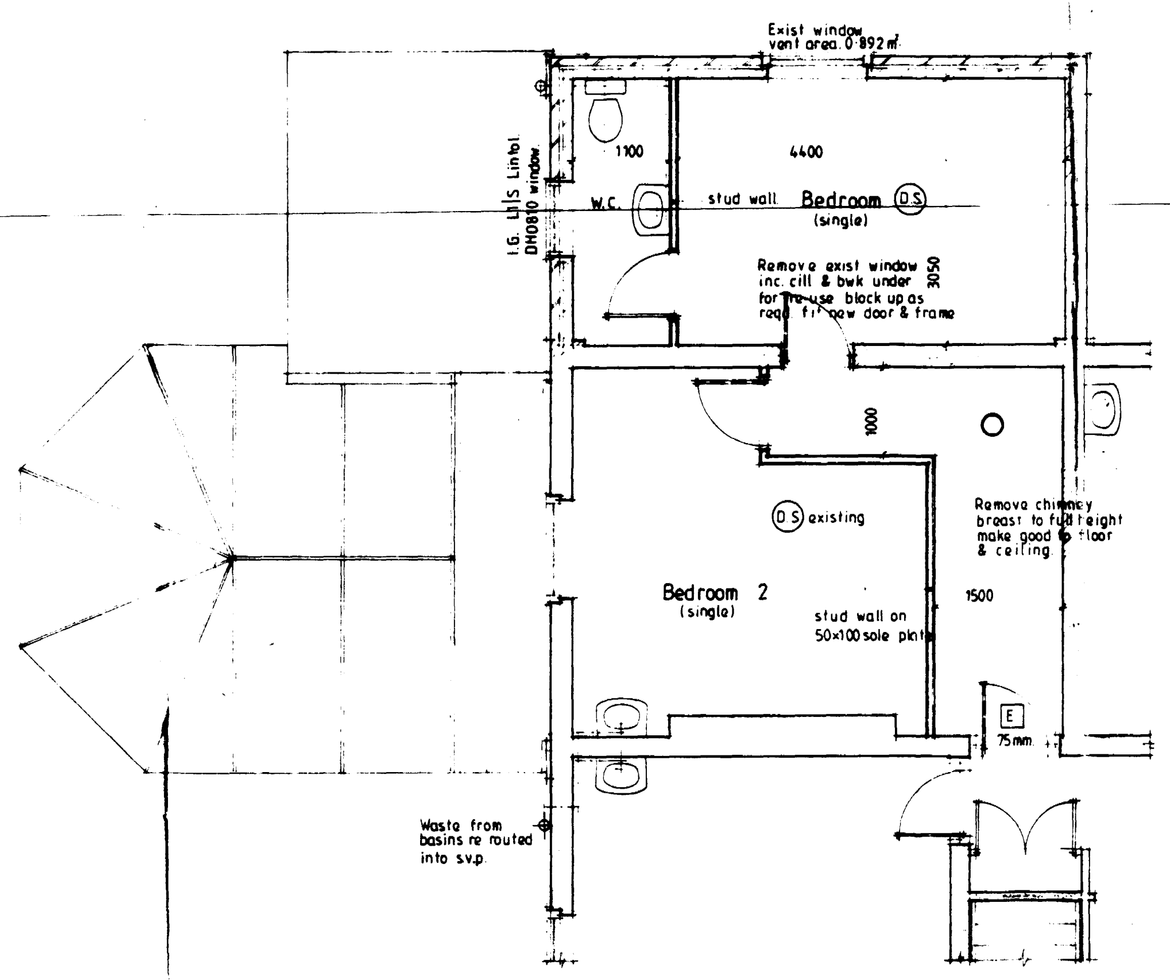
FOUL DRAINAGE.
Inspection chamber construction to be '0mm' double sealed and installed in accordance with makers instructions with the insal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening massed both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Basins to have 75 deep seal traps:

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

DOUBLE GLAZING.
Double glaze property throughout .

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmq ~~permanent free air ventilation per room.~~
All toilets to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 15 litres per second. which may be operated intermittently.

HOT WATER AND SPACE HEATING
Extend existing central heating and hot water system: All hot water storage tanks and pipes to be insulated to B.R. L1 pt 3.



First Floor Proposed

DS Automatic fire detector Smoke.

Emergency lighting point.

E Exit sign letter height in mm. 75mm.

9L Fire extinguisher Capacity in litres

Fire Alarm call point

30 min. fire door with self closer intumescent strip to frame.

Exist Alarm system extended to comply with BS 5839 pt 1.

Notes & Schedules

SCOTTISH BORDERS D.C.
PLAN DEPT.
16 MAR 1992
REF 0330/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

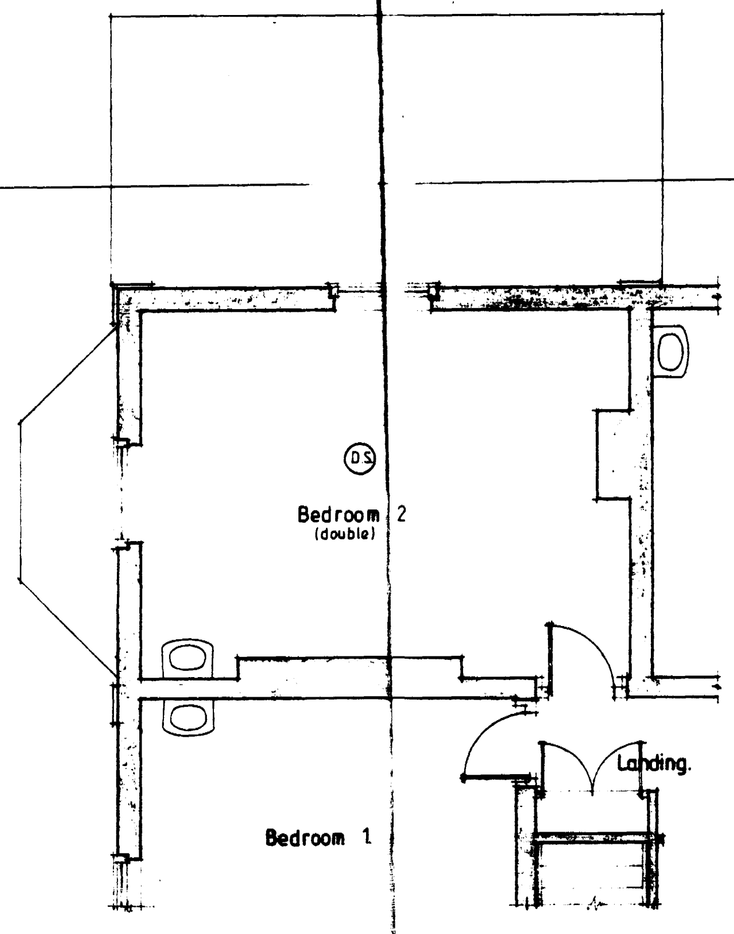
COOPER ARCHITECTURAL DESIGN

client
MR & MRS J. NORRIS.

project
PROPOSED ALTERATIONS & EXTENSIONS
'NUTTEN STOVEN' REST HOME
81 BOSTON ROAD,
HOLBEACH,
LINC'S.

drawing
PLANS EXISTING & PROPOSED.

scale	drawing no
1:50	LS 9149:1
date	drawn



First Floor Existing

FOUNDATIONS.
Cavity walls and pieres provide strip concrete foundations on full bed. 600 cavity walls generally 600 x 300 thk to B.S. 5628 : 1992. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations, should unfavourable soil conditions be found on site then.

EXCAVATIONS. Trench excavations shall be kept clear of loose material and shall be free from standing water.

CONCRETE. Ready mixed concrete to be used throughout. Concrete shall be placed in layers not more than 150mm thick as soon as practicable after mixing.

LINTELS.
All lintels to be as manufactured by Ancon Ltd and to be installed in accordance with makers instructions. And to have bed, end bearing of 150mm and at external openings to have cavity tray d.p.c to B.S.743: Internal lintels to be corrugated steel.

FOUL DRAINAGE.
Inspection chamber construction to be 'Hepworth' double sealed and installed in accordance with makers instructions with internal diameter related to the depth in accordance with B.S.65:1986 and drainage pipes to be 100mm dia. spec. to B.S.4660:1989 flexibly jointed and laid to makers instructions to a fall of 1:70 bed and surround with 100mm pea gravel: where pipes pass under floors thereto in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexible joints to accommodate with joints to pipework. Provide 4 or 100 precast concrete lintol bridging where pipes pass through walls, allow 150mm around pipe. Internal soil and waste pipes of UPVC to B.S.4514: 1983 and to extend 900mm above window head terminating with 200 diameter terminal. Rainwater pipes UPVC to B.S.4660:1989 to be 68mm dia. to B.S.4514: 1983 complete with rodding eyes at every change in direction. Bends to have 75 deep seal traps.

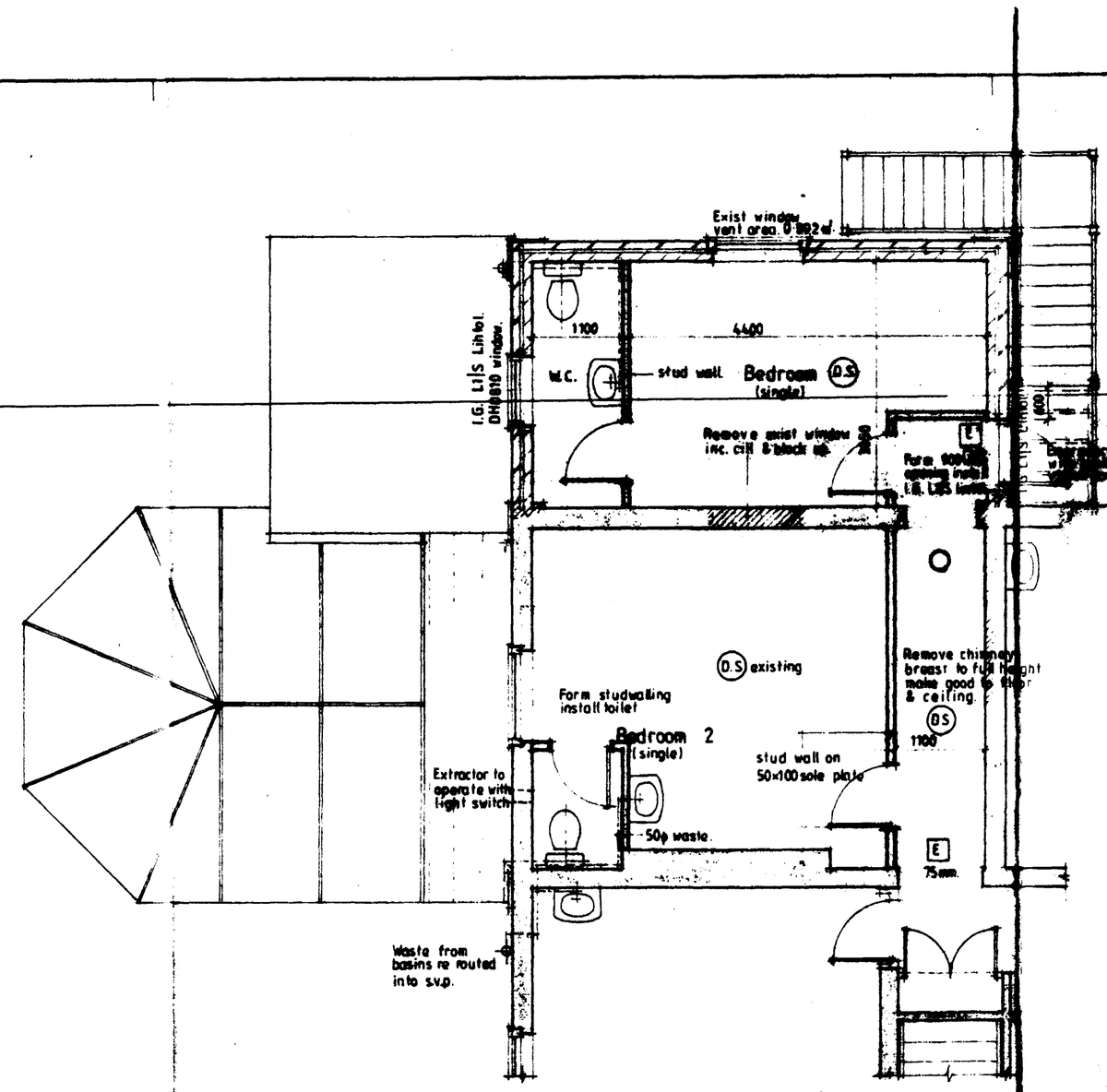
GUTTERS AND RAINWATER.
110 dia. half round reinforced gutters to BS dia. rainwater pipes to be 4 dia. underground pipes flexibly jointed to a fall of 1:40 pipes bedded and surrounded in 300 pea gravel and backfilled to 1.0m dia. already min. 5.0m from building.

DOUBLE GLAZING.
Double glaze throughout.

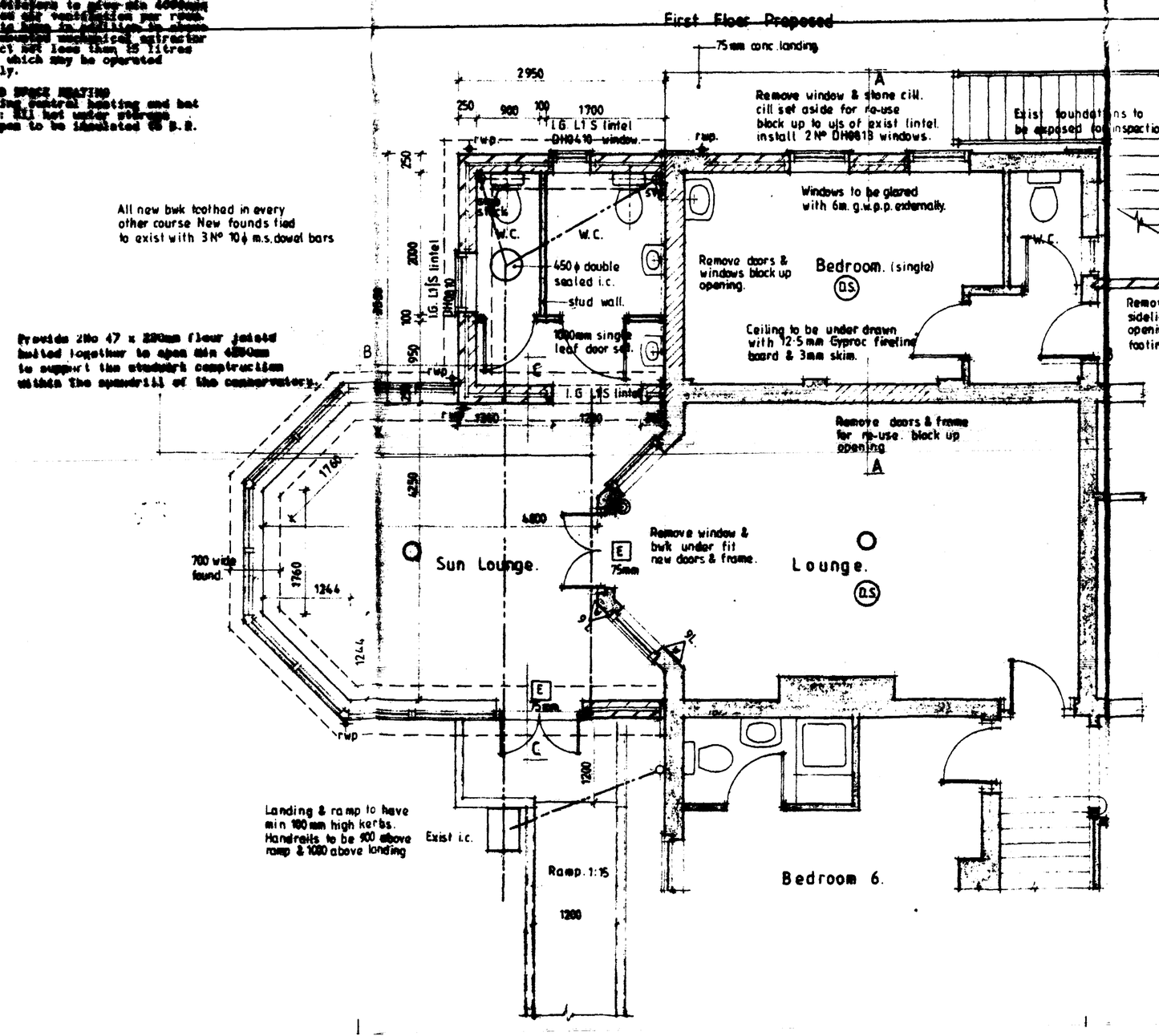
VENTILATION.
All rooms to have opening lights to ext. Bathrooms to be fitted with 15mm diameter extractor fans to give min 15 changes per hour. Kitchen to have mechanical extractor fan to extract not less than 15 litres per second which may be operated [intermittently].

HOT WATER AND SPACE HEATING
Provide existing central heating and hot water system. All hot water storage, piping and pipes to be insulated to B.S.

First Floor Existing



First Floor Proposed



D.S. Automatic fire detector Smoke.
Emergency lighting point.
E Exit sign letter height in mm.
Fire extinguisher. Capacity in litres.
Fire Alarm call point.
30 min. fire door with self closer. intumescent strip to frame.
Exist Alarm system extended to comply with B.S.5839 pt 1.

SOUTH HOLLAND D.C.
PLANNING DEPT
REF.....

Notes & Schedules

FRAMEWORK AND CONSTRUCTION

AMENDED PLAN
Ref.

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revision	date	init.	revision details
A	24.2.92	A.J.N.	
B	20.4.92	A.J.N.	

COOPER ARCHITECTURAL DESIGN

client
MR & MRS J. NORRIS.

project
PROPOSED ALTERATIONS & EXTENSIONS
'NUTTEN STOVEN' REST HOME
81 BOSTON ROAD,
HOLBEACH,
LINC'S.

drawing
PLANS EXISTING & PROPOSED.

scale	drawing no
1:50	LS 9169:1
date	drawn
MARCH '92	



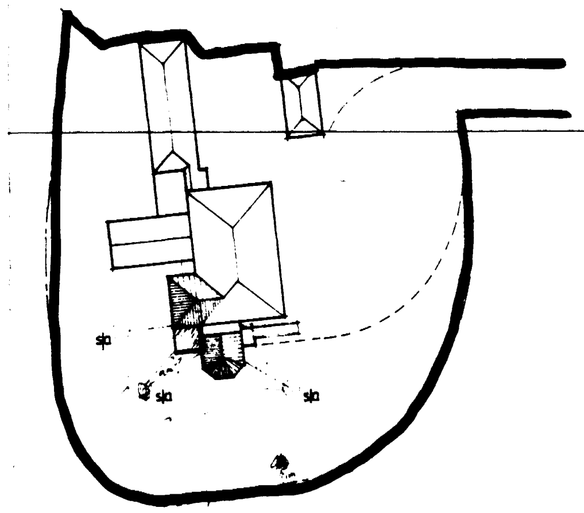
Side Elevation



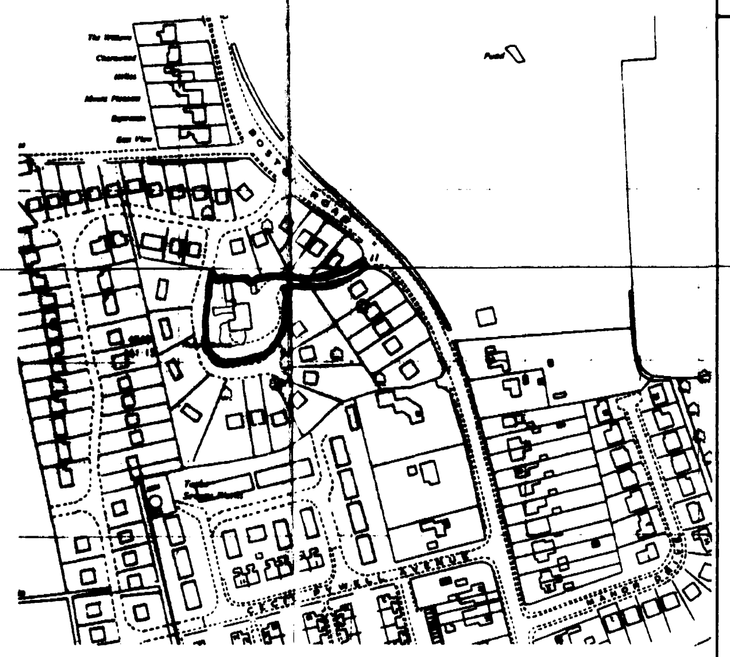
Rear Elevation.



Front Elevation



Block Plan. 1:500.



Location Plan 1:2500.

PITCHED ROOF CONSTRUCTION.
Plain concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood 4sreated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twineplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 900c/c to a pitch of 35 deg. to match existing. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on mortar and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the roof in accordance with Truss Plate Assoc. tech. bulletin sheet 4: At roof intersections provide 25 x100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

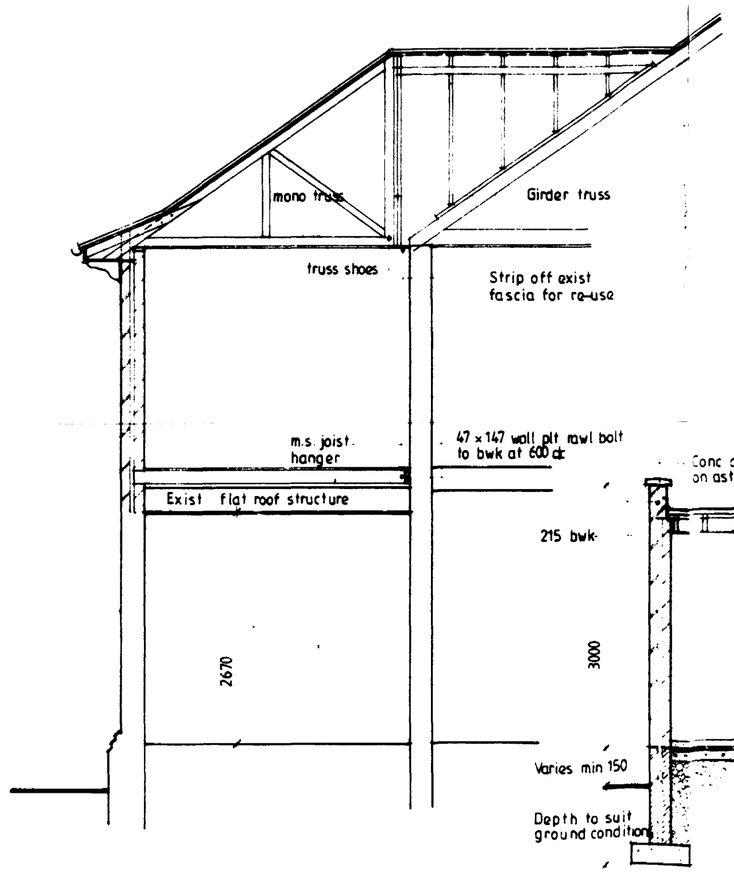
FLAT ROOF CONSTRUCTION. (MANN)
12mm white spar chippings bedded on 3 layer roofing felt. 1st layer to be bituastos bonded on Caloteer Energy Fly 5/70 insulated roof decking. Soft wood firring pieces to fall min 1:40. 50 x 100mm BC3 grade joists at 400mm c/c with 38 x m.s lateral restraint and wall plate straps at max. 1.5m c/c. 12.7mm Gyproc Duplex plasterboard and skim to ceiling: 20mm marine plywood fascia

WALLING.
250 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 80 cavity: build into cavity Sectional cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.85/1087 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties spr 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closersand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Stud walls to consist of 47 x 100m studs at 600mm c/c, both sides to be clad with 2 layers (joists staggered) of 12.7mm plasterboard and skim. 80mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

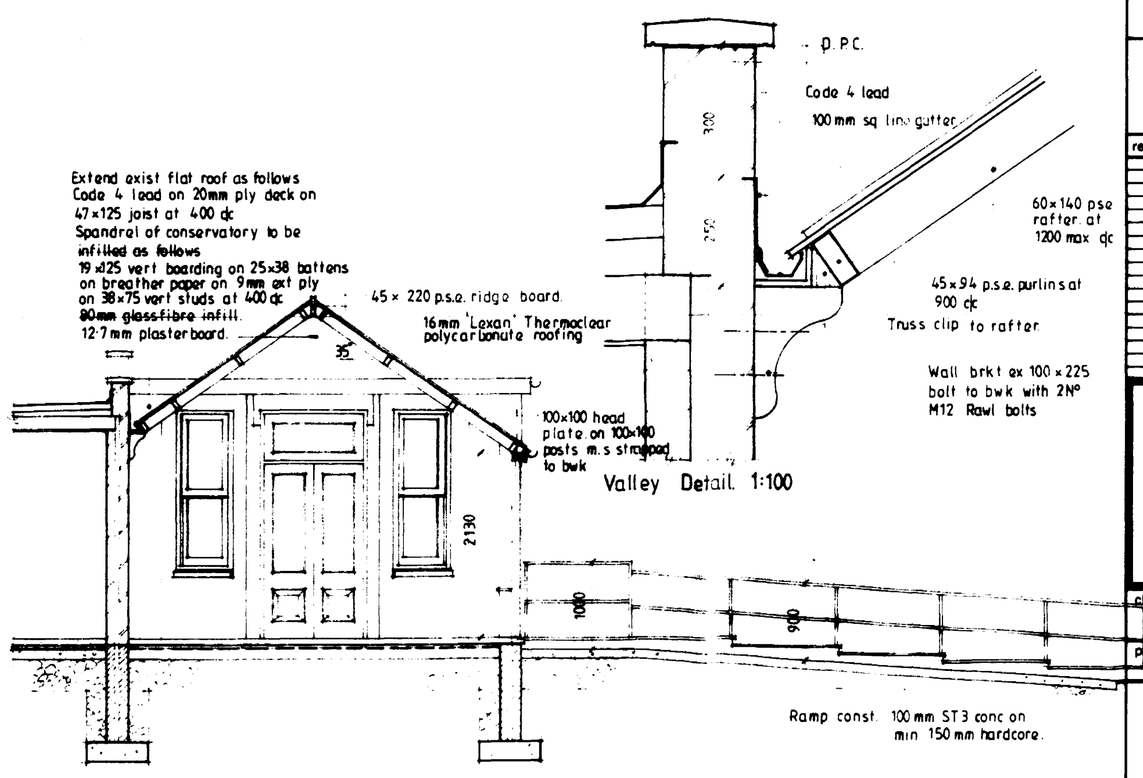
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 50mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1000g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 8500 1990: 150 blinded and consolidated hardcore:

FIRST FLOOR CONSTRUCTION.
19mm TMG floating grade chipboard on 47 x 147 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting at mid span of joists where span exceeds 3.0m: Provide 2No joists bolted together under all first floor walls where not supported on blockwork below.



Section A - A

Section B - B



Valley Detail. 1:100

Section C - C

Notes & Schedules

SOUTH HOLLAND D.C.
PLAN DEPT.
16 MAR 1992
REF. 0330/92

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BROMMON HOUSE/SQUARE
FLEET SPALDING LINCS PE12 6LF
TEL 07583 [illegible]

client
MR & MRS J. NORRIS.

project
PROPOSED ALTERATIONS & EXTENSION
NUTTEN STOVEN' REST HOME
18 BOSTON ROAD,
HOLBEACH,
LINC'S

drawing
SECTIONS ELEVATIONS.

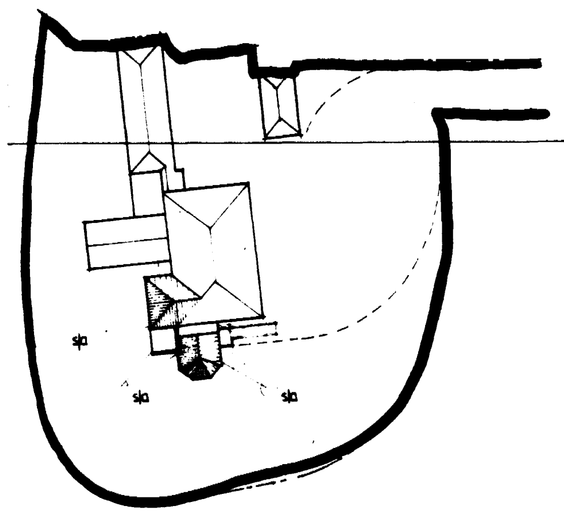
scale	drawing no
1:50 1:100	LS 9149:2
date	drawn
MARCH '92	



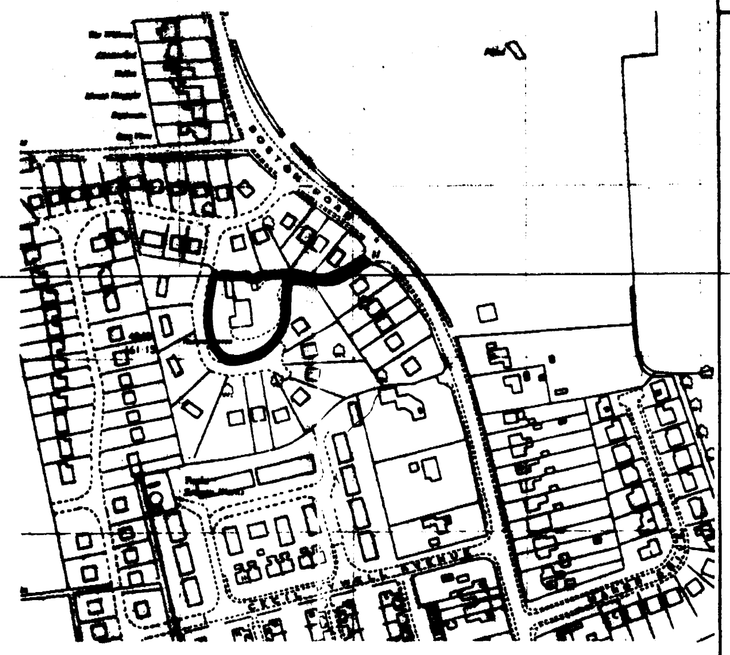
Side Elevation



Front Elevation



Block Plan. 1:500.



Location Plan 1:2500.



Rear Elevation.

PITCHED ROOF CONSTRUCTION.
Plain concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 36 deg. to match existing. 38 x 100 ridge node binder 28o 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.8m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4: At roof intersections provide 25 x100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

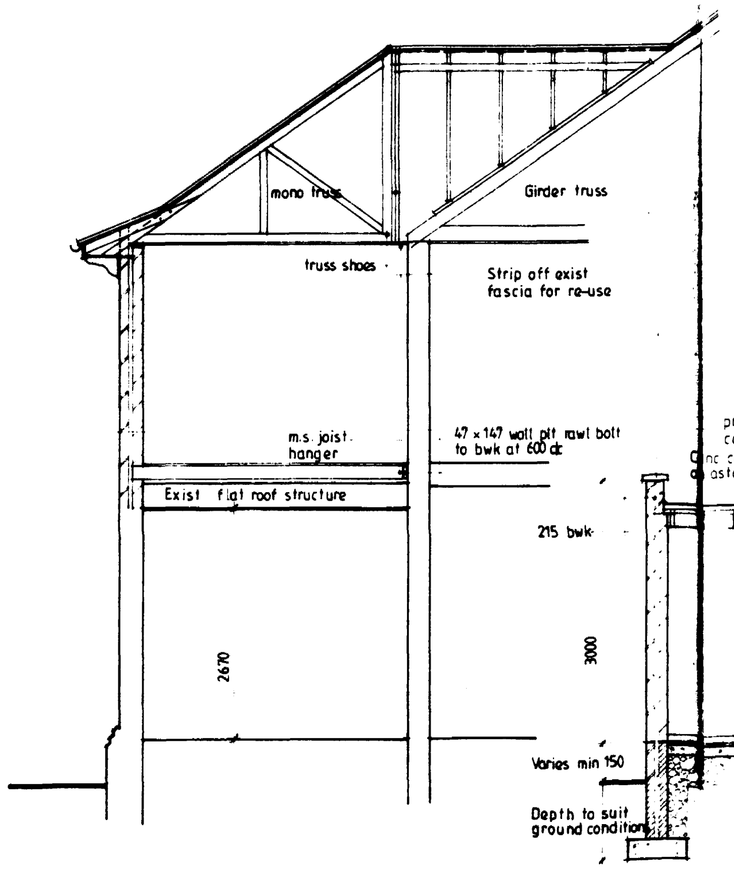
FLAT ROOF CONSTRUCTION. (WARM)
12mm white spar chippings bedded on 3 layer roofing felt, 1st layer to be asbestos bedded on Celotex Energy Ply EP/70 insulated roof decking. Soft wood firring pieces to fall min 1:40. 50 x 150mm SC3 grade joists at 400mm c/c with 30 x m.s lateral restraint and wall plate straps at max. 1.8m c/c. 12.7mm Gyproc Duplex plasterboard and skim to ceiling: 20mm marine plywood fascie

WALLING.
250 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No 85/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together with galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Dermabate' preformed closers and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Stud walls to consist of 47 x 75mm studs at 600mm c/c. both sides to be clad with 2 layers (joints staggered) of 12.7mm plasterboard and skim. 80mm glassfibre infill between studs.
Provide Glidevale H.T. cavity tray where new walls are built on existing cavity walls.

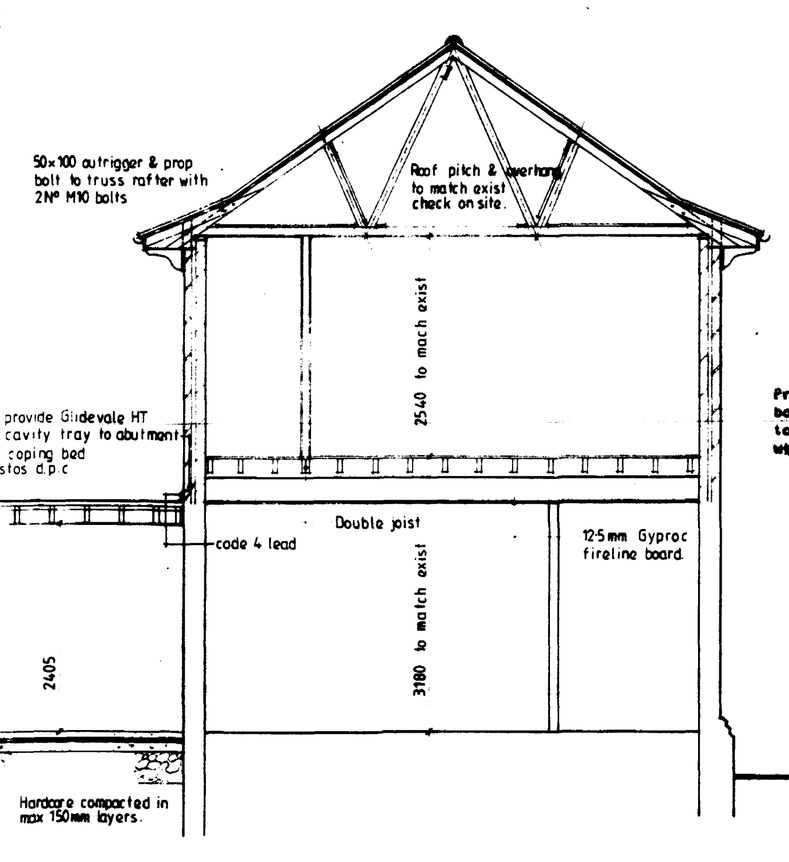
SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 75mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all concrete on 1000g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete foundation: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore.

FIRST FLOOR CONSTRUCTION
19mm T&G flooring grade chipboard on 47 x 147 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting at mid span of joists where span exceeds 3.0m: Provide 2No joists bolted together under all first floor walls where not supported on blockwork below.

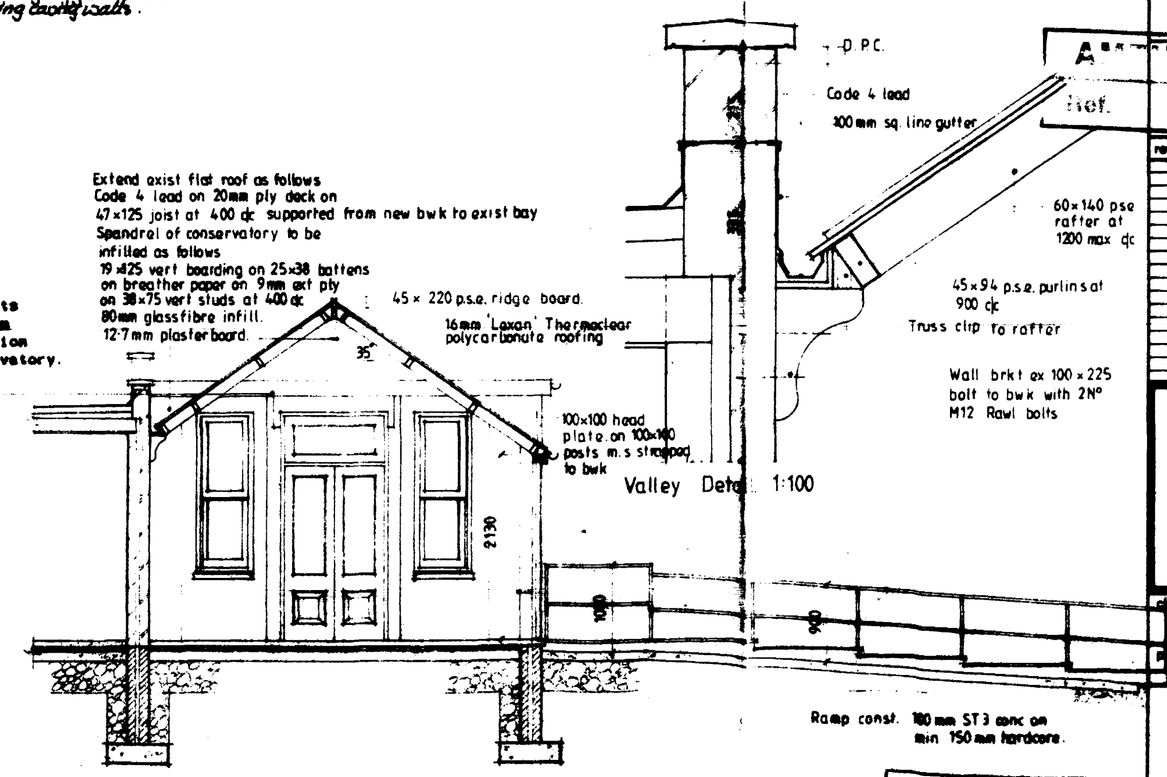


Section A - A



Section B - B

Provide 2No 47 x 220mm floor joists bolted together to span min 4250mm to support the studwork construction within the span/infill of the conservatory.



Valley Detail 1:100

SOUTH HOLLAND D.C.
PLAN DEPT
06 MAR 1992
REF 3016/92

Notes & Schedules

PLAN
Ref.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details
A	24/2/92	C.N.	M. CHECK AND AMENDMENTS

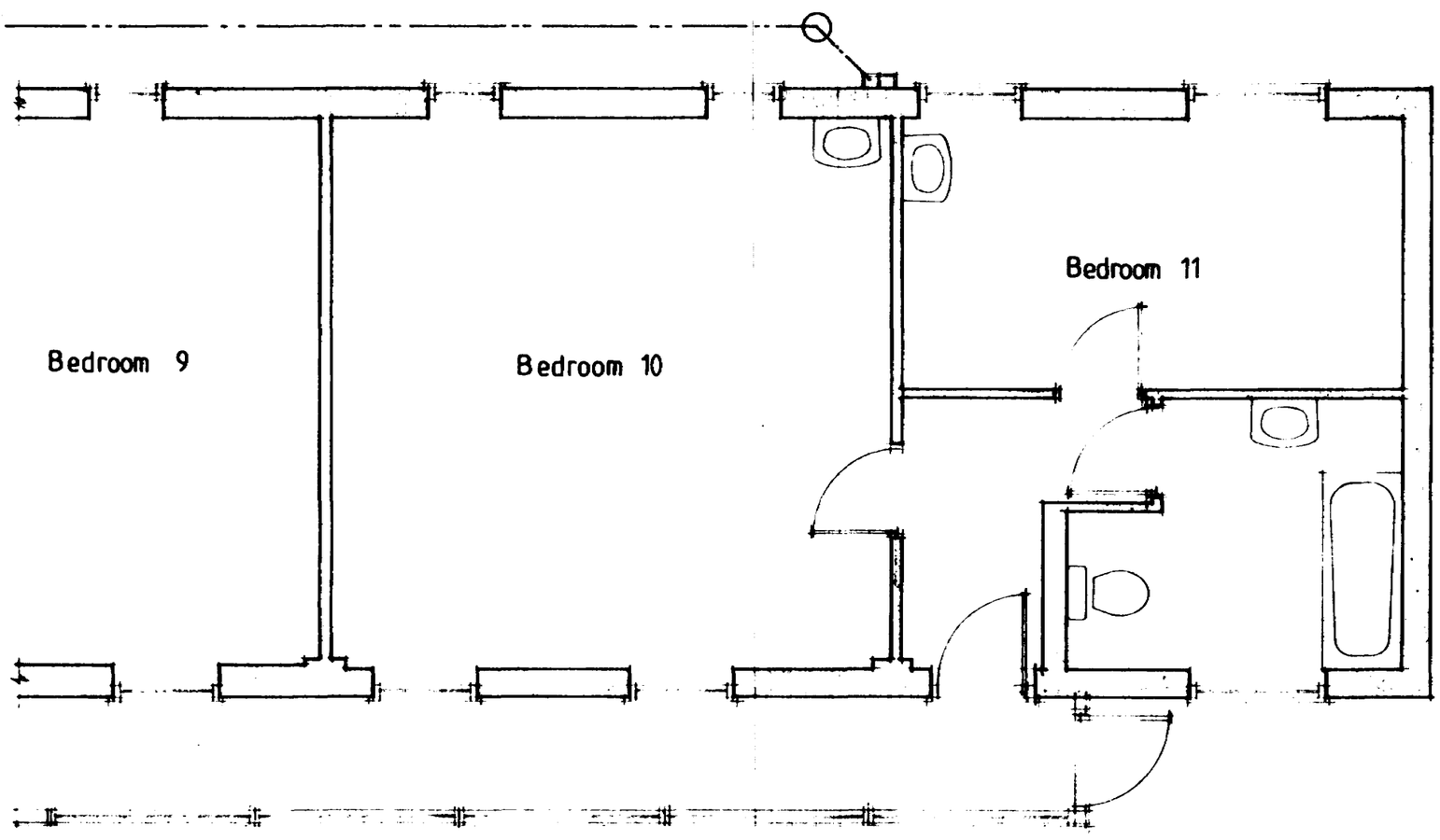
COOPER ARCHITECTURAL DESIGN

client: MR & MRS J. NORRIS

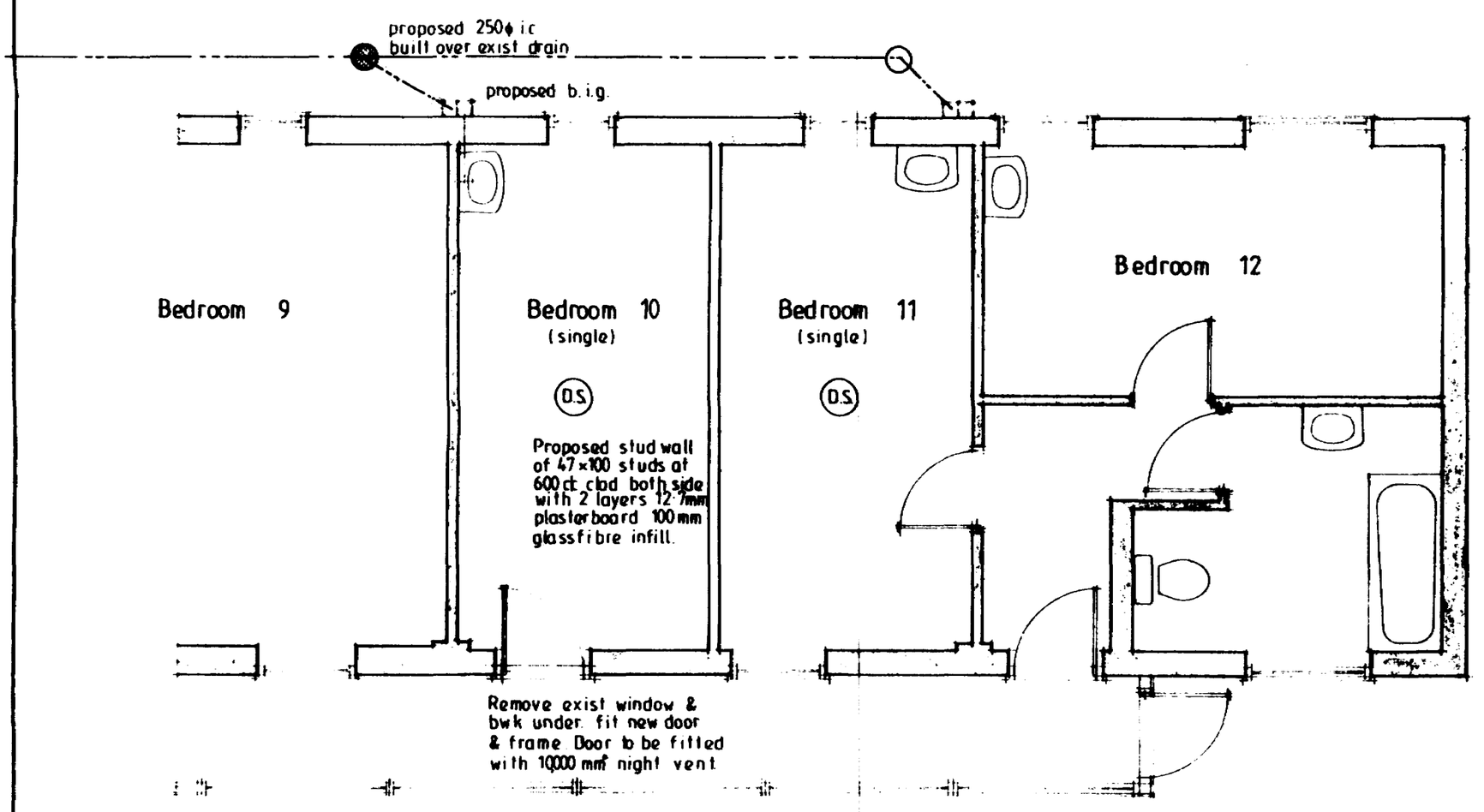
project: PROPOSED ALTERATIONS & EXTENSION
NUTTEN STOVEN' REST HOME
18 BOSTON ROAD,
HOLBEACH,
LINC'S

drawing: SECTIONS ELEVATIONS

scale	drawing no
1:50 1.100	LS 9149 2
date: MARCH '92	drawn



Plan Existing.



Plan Proposed.

Notes & Schedules

SOUTH HOLLAND D.C.
PLAN DEPT.
16 MAR 1992
REF 0330/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN

client
MR & MRS J. NORRIS

project
PROPOSED ALTERATIONS & EXTENSIONS
'NUTTEN STOVEN' REST HOME
81 BOSTON ROAD,
HOLBEACH,
LINC'S.

drawing

scale	drawing no
1:50	LS 9149:3
date: MARCH '92	drawn