SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0762/93 Received:09-AUG-93 Type:FULL

Name: Mr & Mrs D Farrow
Main Road Nurseries
Main Road
Holbeach Drove
Spalding, Lincs

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

Description: Bungalow and double garage

Location : Main Road Holbeach Drove
Spalding Lincs

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

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

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

2 Before the vehicular 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.

3 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

4 Notwithstanding the type of brick specified in the application, full details of an appropriate brick shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The type of brick specified in the application is unacceptable to the Local Planning Authority and details of an alternative brick are therefore required.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
09-NOV-93 H09/0762/93

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|0762|93

Date Registered 09 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs D Farrow
Main Road Nurseries
Main Road
Holbeach Drove
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Main Road, Holbeach Drove, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow and double garage

Please complete

Signed ..... Date 6th August 1993

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 120.00 If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

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

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 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:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	6.00 metres
(c) max. width:	21.7 metres
	14.77 metres
D. Please state type and colour of materials for facing external walls:	Butterley Heather Tudor Golden Russet handmade facing bricks
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	Yes Marley Anglia Plus Old ~~English Dark Red conc.~~ int. tiles

5. GENERAL INFORMATION Please complete each section

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

Building Land

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 parking/garaging

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	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 ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	Yes	➡ 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?		➡ Application No.

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

Continue on separate sheet if necessary. See Outline Planning Permission H09/0149/90 and Planning Permission H09/0639/90

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 06.08.93

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 06.08.93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : OPEN TIMBER GROUND
LOW CONIFER HEDGING
TO WEST - GLASSHOUSES TO EAST
NO BUILDINGS NEARBY TO RELATE TO

Inspected by
Date 20/8

Site Notice posted by
Date 20/8
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

DESIGN OK —
BUT NO BOW WINDOW AND HIP ROOFS.
CHECK PREVIOUS FULL PERMISSION.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)
Refuse (or equiv)

Signed ..... Date 7/10/91

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1. STANDARD TIME CONDITION
2. B 2.2
3. Src 39
4. NOTWITHSTANDING THE TYPE OF BRICK SPECIFIED IN THE APPLICATION, FULL DETAILS OF AN APPROPRIATE BRICK SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE L.P.A.

REASON

1. Src
2. B 2.1
3. Src 39
5. THE TYPE OF BRICK SPECIFIED IN THE APPLICATION IS UNACCEPTABLE TO THE LPA AND DETAILS OF AN ALTERNATIVE BRICK ARE THEREFORE REQUIRED.

DC INSTRUCTION SHEET

APPLICATION REF: H09|0762|9

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer JA. Blackwood

Senior Officer Confirmed ... Date.....13/1/.....

Recorded DC....

AD[illegible]N RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No P3101

Date first Rec'd 09 AUG 1993

Registration

Reference H09/0762/93

Cross-Ref B09/0477/93

Date 10/8[illegible]

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 120.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet [illegible] OS Plots
Grid ref 5[illegible] 3[illegible]

Ward [illegible] Parish [illegible]

Inside IBD [illegible] Inside LP area [illegible]

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1599 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

1479/92C

B Reg Records:
Already submitted – Ref:
Request needed
Requested

BRIAN S.. rH 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

H09/0762/93

FULL

Applicant: Mr & Mrs D Farrow
Tel:

Agent: Status Design
0406 24343 B Gilham

Description: Bungalow and double garage

Location: Main Road
Holbeach Drove
Spalding
Lincs

Valid date:	09-AUG-93	Terminal date:	04-OCT-93
Target dates:		Target Committee:	14-SEP-93
To case officer	16-AUG-93	Report deadline:	31-AUG-93
Inspected by	23-AUG-93	Agreed TD Ext:	
Extra contacts	30-AUG-93	Case Officer:	
Report if not clear by	13-SEP-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	20-AUG-93	10-SEP-93
Clerk to Holbeach PC 0406 26739	17-AUG-93	31-AUG-93
Cllr N P Judge MBE 0406 330300	17-AUG-93	24-AUG-93

SITE RECORD

Grid ref: 532450 312360
OS Sheet: 363 Parcel:

L.C.C. Obs Attached fo cfs 26-8-93

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 28th September 1993

Our Ref: 771708/BG/AEW

Your Ref: H09/0762/93

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

For the attention of Mr J H Blacklock

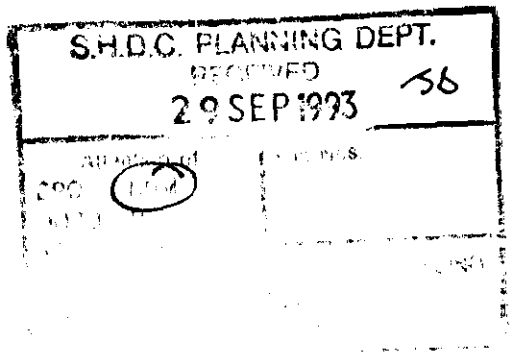
Dear Sir,

RE: PROPOSED BUNGALOW AND DOUBLE GARAGE AT MAIN ROAD NURSERIES MAIN ROAD HOLBEACH DROVE FOR MR AND MRS D FARROW

The facing bricks for the above are now proposed to be Butterley Heather Tudor Purple Handmade instead of those originally indicated. A sample of these will be presented at your office shortly by Mr. Farrow.

Yours faithfully

B. Gilham



Our ref: GT/93/1/SH/0228/SHG

Date: 31 August 1993

NRA

National Rivers Authority
Anglian Region

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

Dear Sir

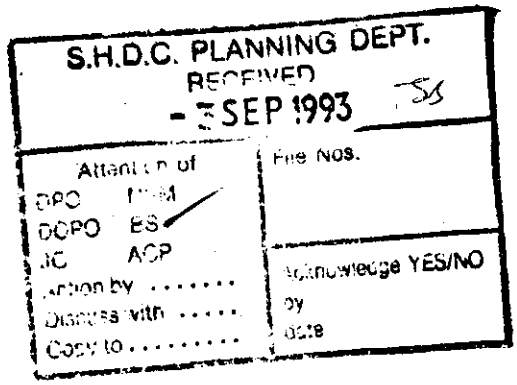
Planning Application No. H09/0762/93

PROPOSAL: ERECTION OF A BUNGALOW AND GARAGE
LOCATION: MAIN ROAD, HOLBEACH DROVE, HOLBEACH
APPLICANT: MR MRS D FARROW

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully,

R. F. MORGAN
Planning Manager



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

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: H09/0762/93

Applicant: Mr & Mrs D Farrow
Main Road Nurseries
Main Road
Holbeach Drove
Spalding, Lincs

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

Description: Bungalow and double garage

Location: Main Road Holbeach Drove
Spalding Lincs

Type: FULL

Date received: 09-AUG-93

17-AUG-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-AUG-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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 SEP 1993

Signed:

N P Jolly

BRIAN SMI 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: H09/0762/93

Applicant: Mr & Mrs D Farrow
Main Road Nurseries
Main Road
Holbeach Drove
Spalding, Lincs

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

Description: Bungalow and double garage

Location: Main Road
Holbeach Drove
Spalding
Lincs

Amendment Submitted: Site moved a further 2 metres away from glasshouse (drawing number 771708/4)

Dear Sir/Madam

31-AUG-93

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

Having considered the above details, I have to advise you that the Authority is not able to consider the revised proposal as an amendment because the changes are too significant or certain details have changed so that amending the application is not appropriate. A fresh application for planning permission should therefore be submitted if you wish to pursue the revised scheme.

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required.
You are also reminded that the resubmitted planning application may require a further fee, depending on the extent of the changes and when it is submitted. Further advice can be obtained from this office.

A new application is required because the site boundaries have changed.

Yours faithfully,

Director of Planning and Building Control Services

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

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	~~Inadequate~~/Inappropriate Valid as Amendment		✓ No

Clarification/Details required:

NEW APPLICATION REQUIRED. AS SITE BOUNDARIES HAVE CHANGED

.....pp JB.

DC Assessment

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

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 23rd August 1993

Our Ref: 771708/BG/AEW

Your Ref: H09/0762/93

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

For the attention of Mr J Blacklock

Dear Sir,

Re: PROPOSED BUNGALOW AT MAIN ROAD NURSERIES HOLBEACH DROVE FOR MR AND MRS D FARROW

In respect of the recent planning application for the above, due to required distances from the existing glasshouse to the proposed bungalow for Building Regulations fire precautions the site has been moved a further 2.0m away from this existing glasshouse. Enclosed, therefore, 4 no. revised copies of drawing no. 771708/4 and I would be grateful if these could be submitted in lieu of the originals.

Yours faithfully

B. Gilham F.F.B

S.H.D.C. PLANNING DEPT.
RECEIVED
25 AUG 1993

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/0702/93.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Main Road Horbling Donn

3. Name, classification and number of road

U

4. Date application referred 13-8-93

5. State whether outline, detailed application etc.

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

Bungalow & Double Garage

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: 19-8-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) 322

Delete as appropriate

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

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

(1) 321

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3101
Date received : 09-AUG-93

Received from

Mr D Farrow

Address

Main Road Nurseries
Main Road
Holbeach Drove
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe.
(Authorised Collector)

FILE COPY

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 6th August 1993

Our Ref: 771708/BG/AEW

Your Ref:

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

SOUTH HOLLAND D.C.
PLAN DEPT.
09 AUG 1993
REF 0762/93

Dear Sir,

RE: PROPOSED BUNGALOW AND DOUBLE GARAGE AT MAIN ROAD HOLBEACH DROVE FOR MR AND MRS D FARROW

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

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form
2. 4 No. copies each drawing no'd 771708/2, /3 & /4.
3. Cheque to the value of £120.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771708/2, /3 & /4.
3. Cheque to the value of £72.85 in respect of submission fee.

Total cheque: £192.85

This application relates to an Outline Planning Permission ref. H09/0149/90 and a Full Planning Permission Ref. H09/0639/90.

The site dimensions are slightly different from those of the above mentioned planning permissions, but the agricultural habitation will be the same and therefore my client will accept the necessary condition relating to this as per the previous permission.

Yours faithfully

B. Gilham F.F.B.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0762/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0163/94 Received:14-FEB-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs D Farrow
Main Road Nurseries
Main Road
Holbeach Drove
Spalding, Lincs

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

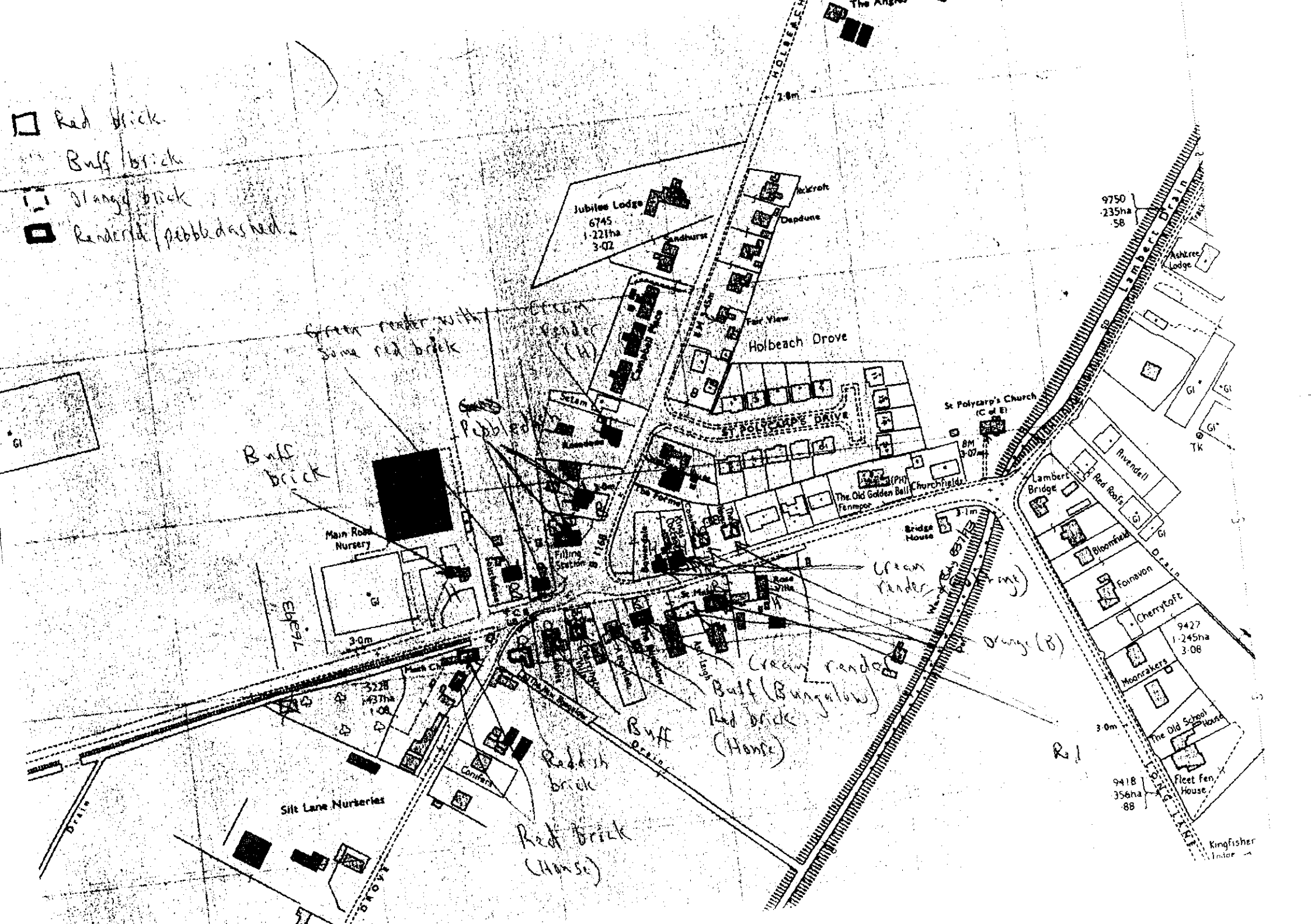
Description: Facing brickwork to be Butterley Tudor Golden Russett (Condition 4 of H09/0762/93)

Location : Main Road Holbeach Drove
Spalding Lincs

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

sgd B SMITH
Director of Planning and Building Control Services

04-MAR-94 H09/0163/94


Red brick
Buff brick
Orange brick
Rendered/pebbledashed
Holbeach Drove
Jubilee Lodge
6745
1·221ha
3·02
Inkcroft
Dapdune
Landhurst
Four Views
Cream render with some red brick
Cream render (H)
Scram
Pebbledash
Buff brick
St Polycarp's Drive
St Polycarp's Church (C of E)
Main Road Nursery
Filling Station
The Old Golden Ball (PH)
Churchfields
Bridge House
Rose Villa
Cream render
Orange (B)
Buff (Bungalow)
Red brick (House)
Buff
Reddish brick
Red brick (House)
Silt Lane Nurseries
Conifers
Lambert's Bridge
Lambert's Drain
Ashtree Lodge
Avendell
Red Roofs
Bloomfield
Fonavon
Cherrystaff
Moonrakers
The Old School House
Fleet Fen House
9750
·235ha
·58
9427
1·245ha
3·08
9418
356ha
·88
Kingfisher Lodge
Brain
Brain
Brain
Brain
Ebeal
3·0m
2·8m
3·1m
8M
3·07m
Gl
Tk

To.
Mr.

Any ref:-

Dear Sir,

re: Residential ~~Development~~ —
Holkers Drive
Planning Application ref.

Following your recent conversation with my officer, Mr J. Sherdlock, concerning an appropriate choice of brick in respect of the above development, I write to advise you that I have strong reservations about the ~~colour~~ of choice of brick which you have in mind, namely, the Bloby Fubor Golden Russett. In fact, I think this is the same type of brick which was originally proposed with your application and ~~upon~~ in respect of which you had discussions with Mr Sherdlock.

My reservations relate to the colour of the brick — a buff colour — which I regard as inappropriate in this specific ~~immediate~~ locality. I stress ~~that~~ this specific ~~area~~ because the ~~terms~~ findings to which this approved

development will relate to most closely one largely built of a red brick although I acknowledge that elsewhere in the settlement buff bricks are in evidence.

Accordingly, I would be obliged if you give further consideration to the use of a red or red/brown bricks.

In any event, a formal application for compliance with condition of relating to approval of suitable brick will be required and therefore I enclose the requisite forms.

To:

Councillor N. P. Fudge M.B.E.
The ~~Farm~~ Farme
Holbeach Drove
Spalding.
Lincs.
PE12 0PX.

My Ref

Dear Councillor Fudge,

re Residential Development —
Holbeach Drove.
Mr Farrow.

Following your telephone conversation with the Deputy Director of Planning and Building Control Services, Mr Roger Smith, IN RESPECT OF THE ABOVE I thought you would like to have sight of a letter which I have written to Mr Farrow. I trust you will find the letter self explanatory.

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

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

HEATING SYSTEM
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

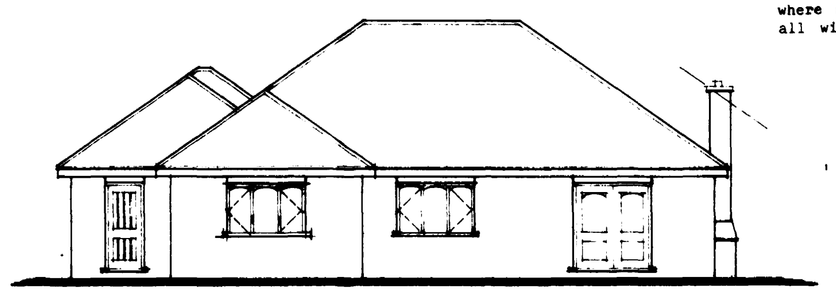
INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

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

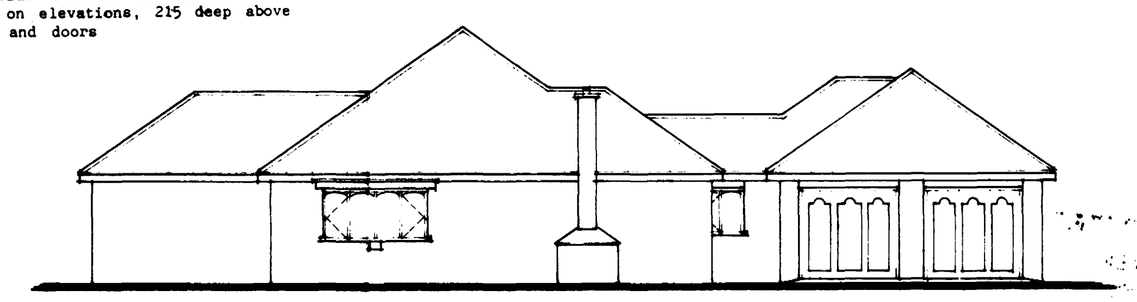
SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m Ø soakaways sited 5.00m from buildings.

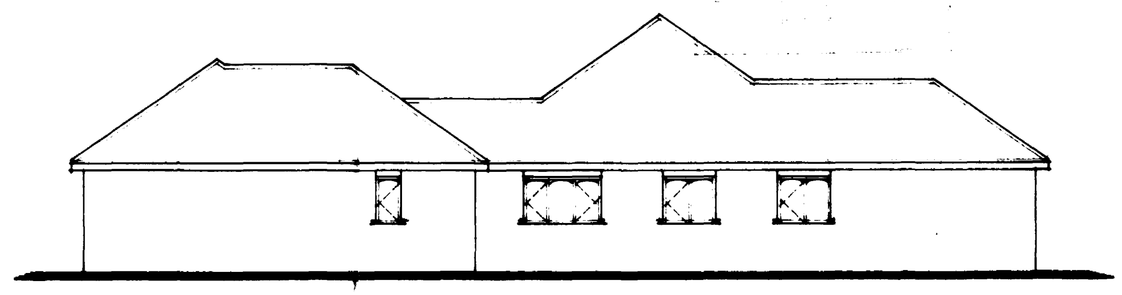
PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging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

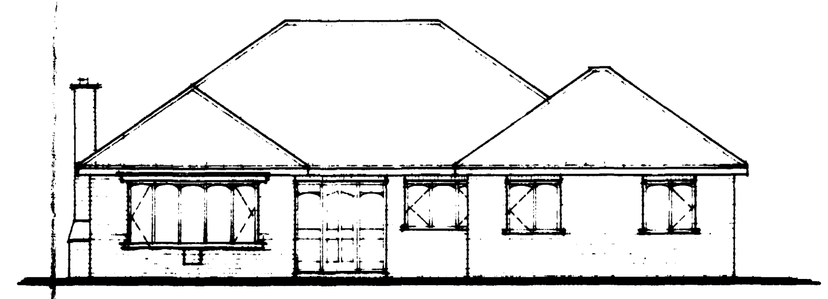
INSPECTION CHAMBER CONSTRUCTION.
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium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


REAR

NOTE: Provide solider course brickwork where shown on elevations, 215 deep above all windows and doors

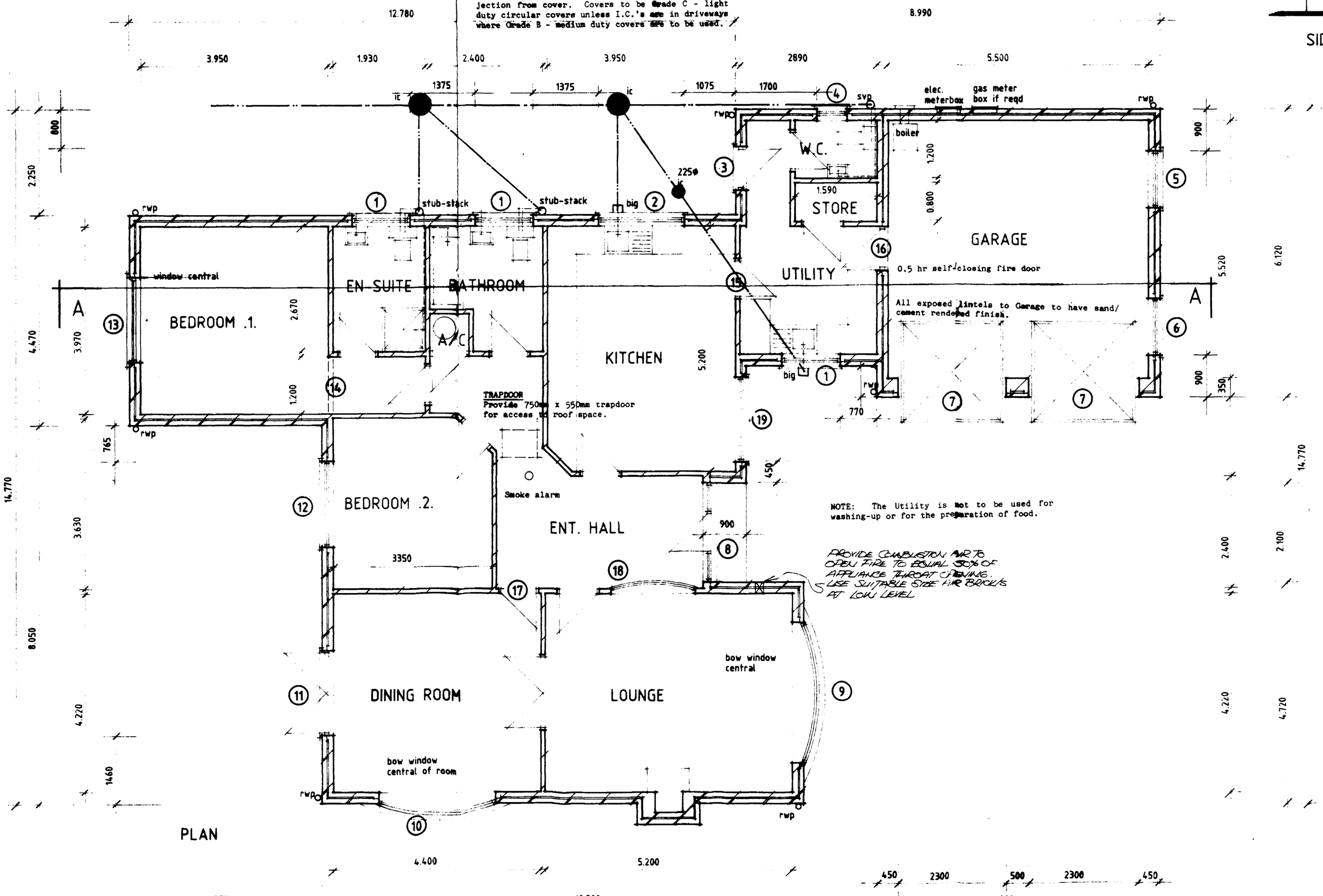

SIDE


SIDE


FRONT

NOTE: Corbel out brickwork under bow window.

BOILER:
Provide balanced flue type oil boiler of required rating in Garage to be sited on 125 thick conc. tiled hearth above oversite. Read in conjunction with approved document J1/2/3. Boiler outlet to have protective guard cover.



STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 424343

PROPOSED BUNGALOW & DOUBLE GARAGE AT MAIN ROAD, HOLBEACH DROVE FOR

MR. & MRS. D. FARROW

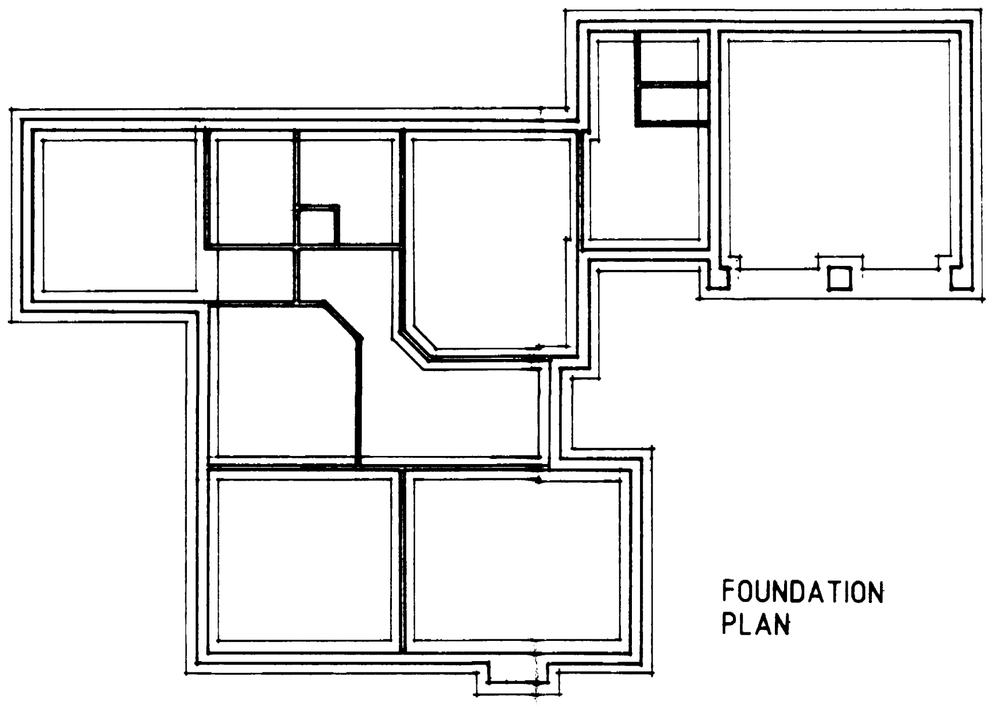
PLAN & ELEVATIONS

SOUTH HOLLAND D.C. PLAN DEPT. 09 AUG 1993 REF. S/0621/93

1:50 1:100 771708/2

MAY-93 B.GILHAM

Architectural, Planning & Building Design Consultants



FOUNDATION PLAN

JOINERY AND LINTEL SCHEDULE

No.	type and size	lintel	%length	qty
1	window 1200w/1050deep	L1/S	1500	3
2	—"— 1800w/1050deep	—"—	2100	1
3	door 900w/2100deep	—"—	1200	—"—
4	window 600w/1050deep	—"—	900	—"—
5	—"— 1200w/1200deep	—"—	1500	—"—
6	—"— —"— —"—	L1/HD	—"—	—"—
7	garage door 2134w/2134deep by henderson or similar up and over	L1/S	2700	2
8	door + full length sidescreens overall opening 2100w/2100deep	L1/HD	2400	1
9	bow window approx brickwork opening size 2900(check-with-manufs) by 1500deep	L1/S	3300	—"—
10	bow window approx bwk opening size 2350(check-with-manufs) by 1200deep	L1/HD	2700	—"—
11	side hung patio doors 1800w/2100deep	L1/S	2100	—"—
12	window 1800w/1200deep	L1/HD	—"—	—"—
13	—"— —"— —"—	L1/S	—"—	—"—
14	flat or shallow arch	100 BOX	1500	—"—
15	kitchen/utility door opening	—"— —"—	1200	—"—
16	utility/garage door opening	L1/HD	—"—	—"—
17	diningroom/hall door opening	100 BOX	—"—	—"—
18	lounge/hall door opening + feature bow window approx blockwork opening size 1775(check-with-manufs) by 1200deep	—"— —"—	3300	—"—
19	window 1800w/1050deep	L1/HD	2100	—"—

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

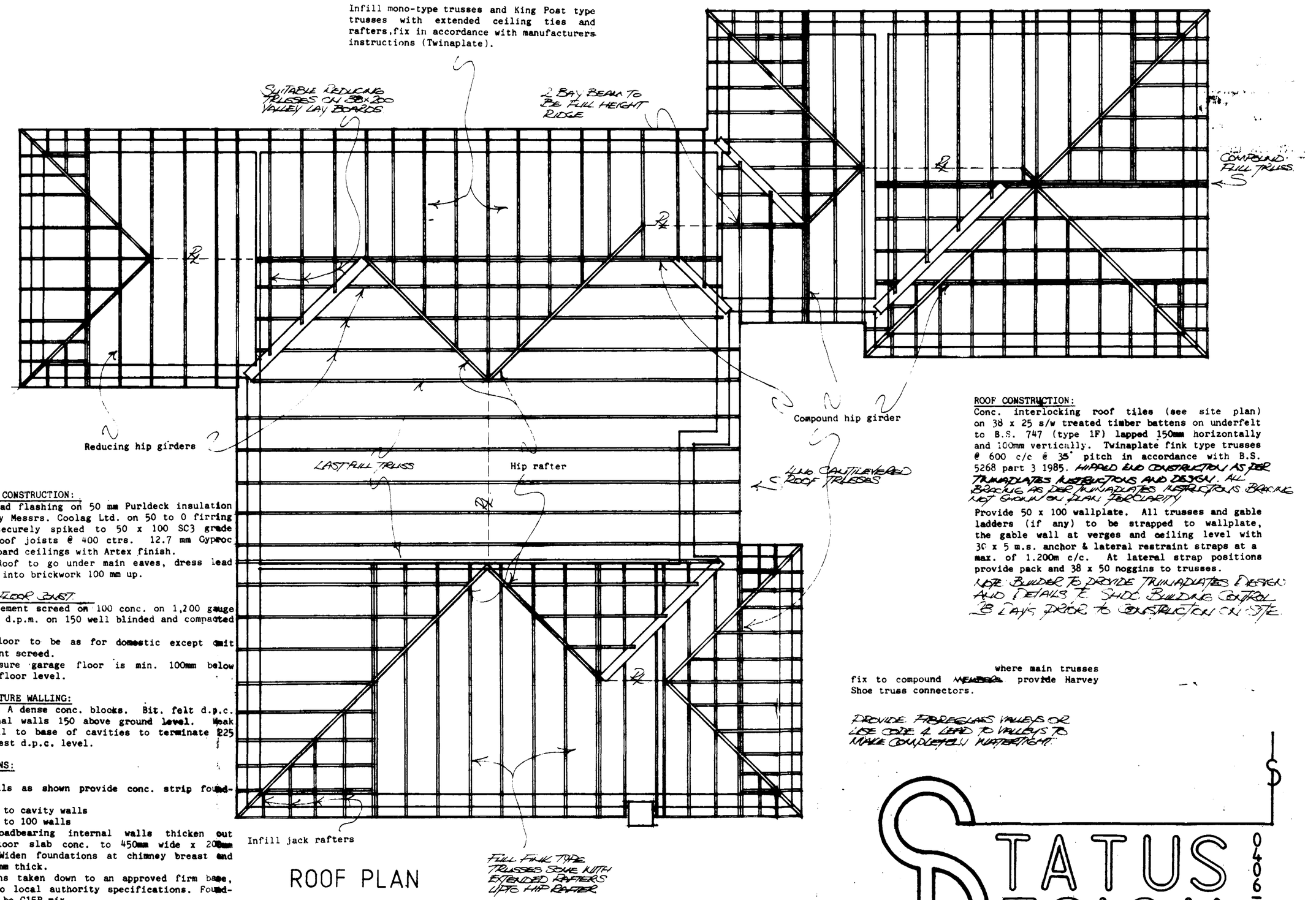
HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

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

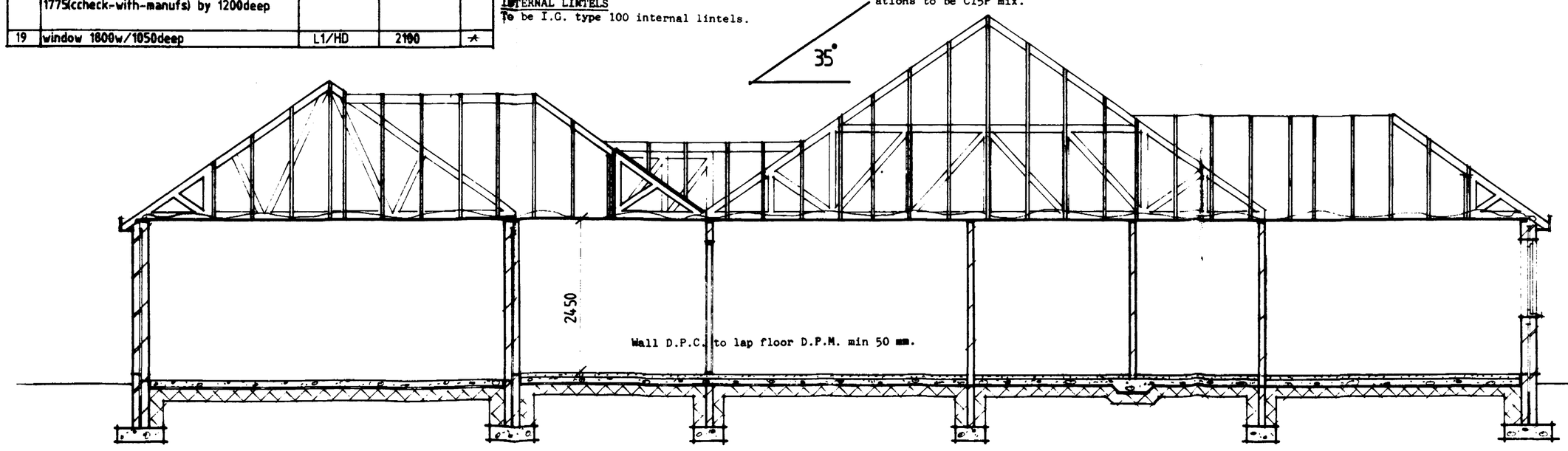
FLUE CONSTRUCTION:
225mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part 8, to terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bwk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.



ROOF PLAN



SECTION A-A

BOW ROOF CONSTRUCTION:
4 lbs lead flashing on 50 mm Purldeck insulation boards by Messrs. Coolag Ltd. on 50 to 0 firring pieces securely spiked to 50 x 100 SC3 grade timber roof joists @ 400 ctrs. 12.7 mm Gyproc plasterboard ceilings with Artex finish.
NOTE: Roof to go under main eaves, dress lead flashing into brickwork 100 mm up.

GROUND FLOOR SLAB
50 sand/cement screed on 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

SAFETY GLAZING
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985. HIPPED END CONSTRUCTION AS PER TWINAPLATES INSTRUCTIONS AND DESIGN. ALL BRACING AS PER TWINAPLATES INSTRUCTIONS BRACING NOT SHOWN ON PLAN, FOR CLARITY.
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack end 38 x 50 noggins to trusses.
USE BUILDER TO PROVIDE TWINAPLATES DESIGN AND DETAILS & SHOC BUILDING CONTROL 28 DAYS PRIOR TO CONSTRUCTION ON SITE

where main trusses fix to compound MEMBER provide Harvey Shoe truss connectors.

PROVIDE FIBREGLASS VALLEYS OR USE CODE 4 LEAD TO VALLEYS TO MAKE COMPLETELY WATERTIGHT.

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

ROOF INSULATION
Provide 150mm of Gyplas 1000 by Gyproc Insulation Ltd.

HEADER TANK:
Header tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board. + PROVIDE 60MM GYPLAS 1000 INSULATION OVER

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

WALLING:
250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agreement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 22433

PLANS & SECTIONS

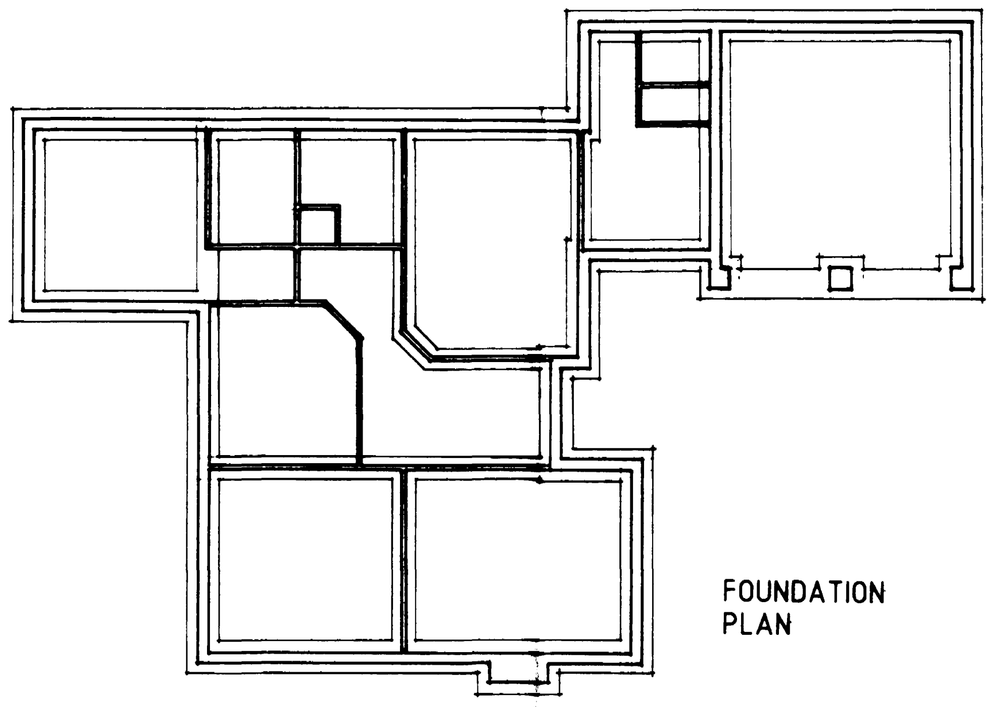
PROPOSED BUNGALOW AND DOUBLE GARAGE AT MAIN ROAD, HOLBEACH DROVE, for

MR & MRS D. FARROW

SOUTH HOLLAND D.C.
PLAN DEPT.
09 AUG 1993
REF. S/1523/93/F

Scales- 1:50 1:100
Date- Jul 93
Drawn- jpw
Drawing no.- 771708/3

Architectural, Planning & Building Design Consultants



FOUNDATION PLAN

JOINERY AND LINTEL SCHEDULE

No.	type and size	lintel	%length	qt
1	window 1200w/1050deep	L1/S	1500	3
2	〃 1800w/1050deep	〃	2100	1
3	door 900w/2100deep	〃	1200	〃
4	window 600w/1050deep	〃	900	〃
5	〃 1200w/1200deep	〃	1500	〃
6	〃 〃 〃	L1/HD	〃	〃
7	garage door 2134w/2134deep by henderson or similar up and over	L1/S	2700	2
8	door + full length sidescreens overall opening 2100w/2100deep	L1/HD	2400	1
9	bow window approx brickwork opening size 2900.(check-with-manufs) by 1500deep	L1/S	3300	〃
10	bow window approx bwk opening size 2350(check-with-manufs) by 1200deep	L1/HD	2700	〃
11	side hung patio doors 1800w/2100deep	L1/S	2100	〃
12	window 1800w/1200deep	L1/HD	〃	〃
13	〃 〃 〃	L1/S	〃	〃
14	flat or shallow arch	100 BOX	1500	〃
15	kitchen/utility door opening	〃 〃	1200	〃
16	utility/garage door opening	L1/HD	〃	〃
17	diningroom/hall door opening	100 BOX	〃	〃
18	lounge/hall door opening + feature bow window approx blockwork opening size 1775(check-with-manufs) by 1200deep	〃 〃	3300	〃
19	window 1800w/1050deep	L1/HD	2100	〃

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

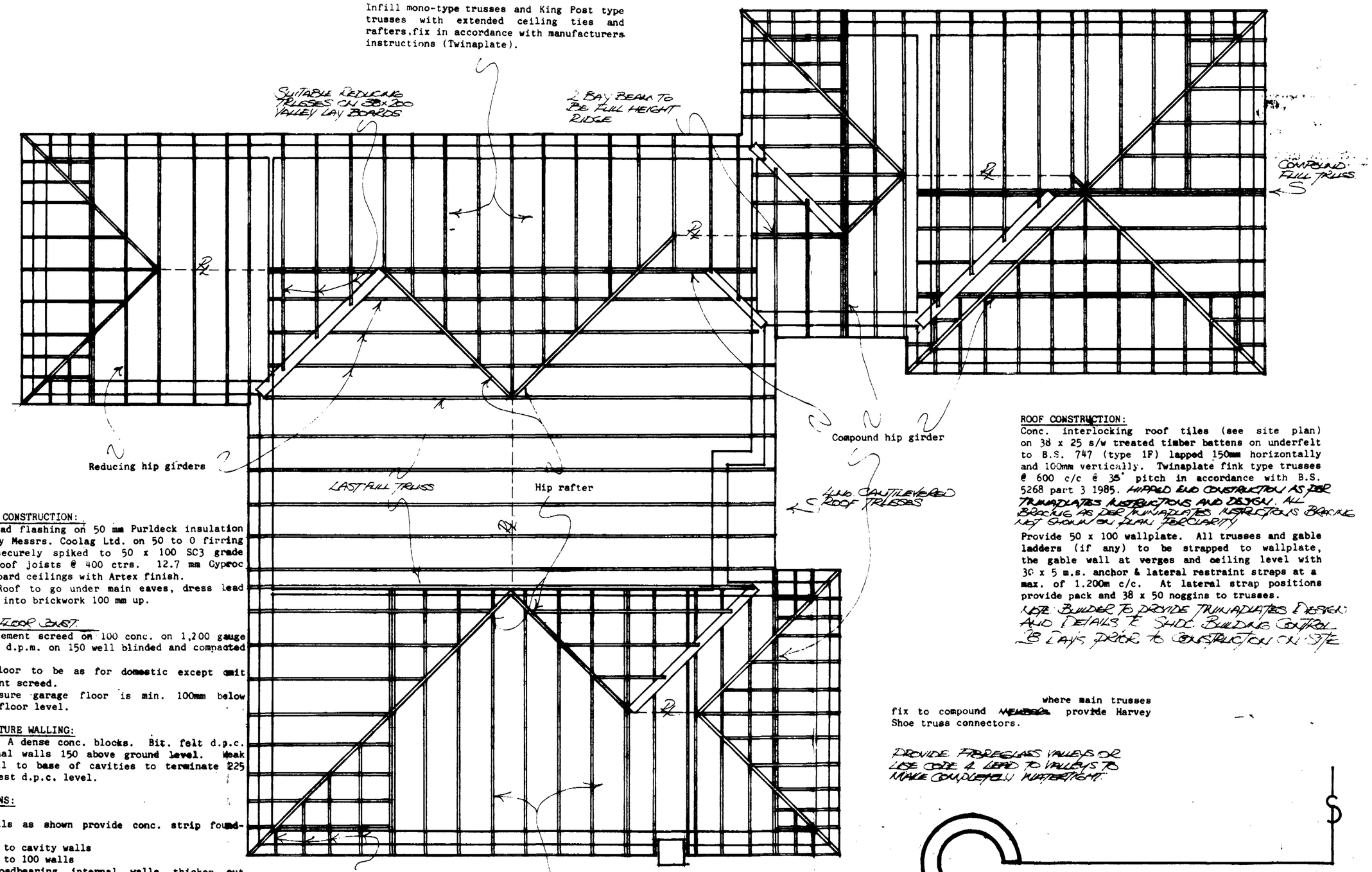
HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

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

FLUE CONSTRUCTION:
225mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bwk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.



ROOF PLAN

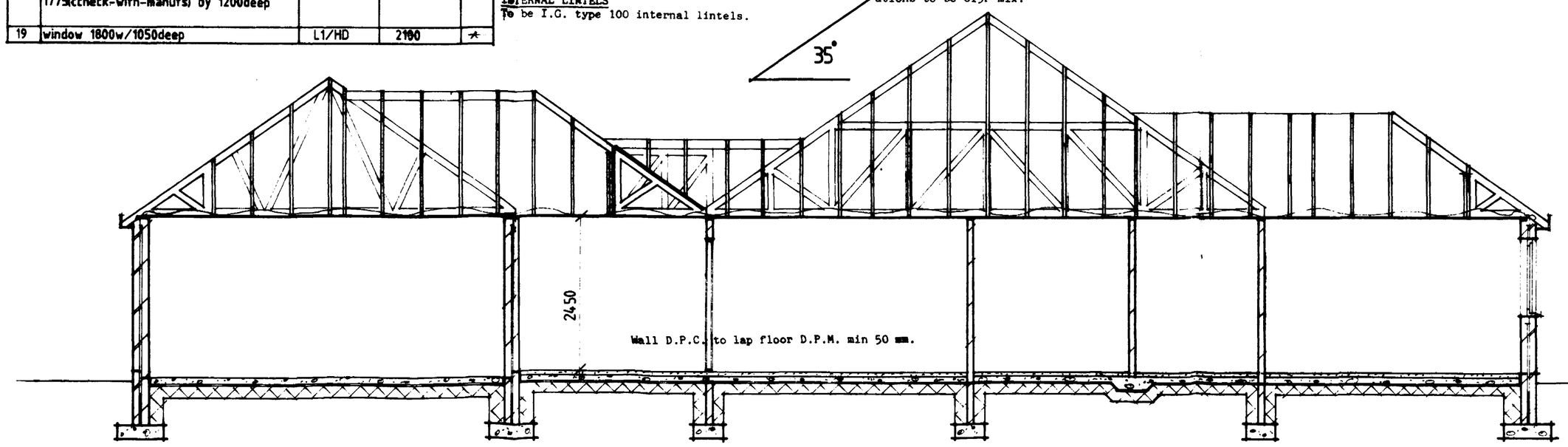
BOW ROOF CONSTRUCTION:
4 lbs lead flashing on 50 mm Purldeck insulation boards by Messrs. Coolag Ltd. on 50 to 0 firring pieces securely spiked to 50 x 100 SC3 grade timber roof joists @ 400 ctrs. 12.7 mm Gyproc plasterboard ceilings with Artex finish.
NOTE: Roof to go under main eaves, dress lead flashing into brickwork 100 mm up.

GROUND FLOOR SLAB:
50 sand/cement screed on 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.



SECTION A-A

SAFETY GLAZING
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985. HIPPED END CONSTRUCTION AS PER TWINAPLATES INSTRUCTIONS AND DESIGN. ALL BRACING AS PER TWINAPLATES INSTRUCTIONS BRACING NOT SHOWN ON PLAN FOR CLARITY
Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.
USE BUILDER TO PROVIDE TWINAPLATES DESIGN AND DETAILS & SUBM. BUILDING CONTROL 8 DAYS PRIOR TO CONSTRUCTION ON SITE

where main trusses fix to compound MEMBERS provide Harvey Shoe truss connectors.

PROVIDE FIBREGLASS VALLEYS OR LEAD & LEAD TO VALLEYS TO MAKE COMPLETELY WATERTIGHT

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

ROOF INSULATION
Provide 150mm of Gyplas 1000 by Gyproc Insulation Ltd.

HEADER TANK:
Header tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 5mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board. + PROVIDE 60MM GYPLAS 1000 INSULATION OVER

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

WALLING:

250 cavity walls to consist of:
~~100~~ face bwk (see site plan for details)
50 cavity, filled with Ecomax dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 24343

PLANS & SECTIONS

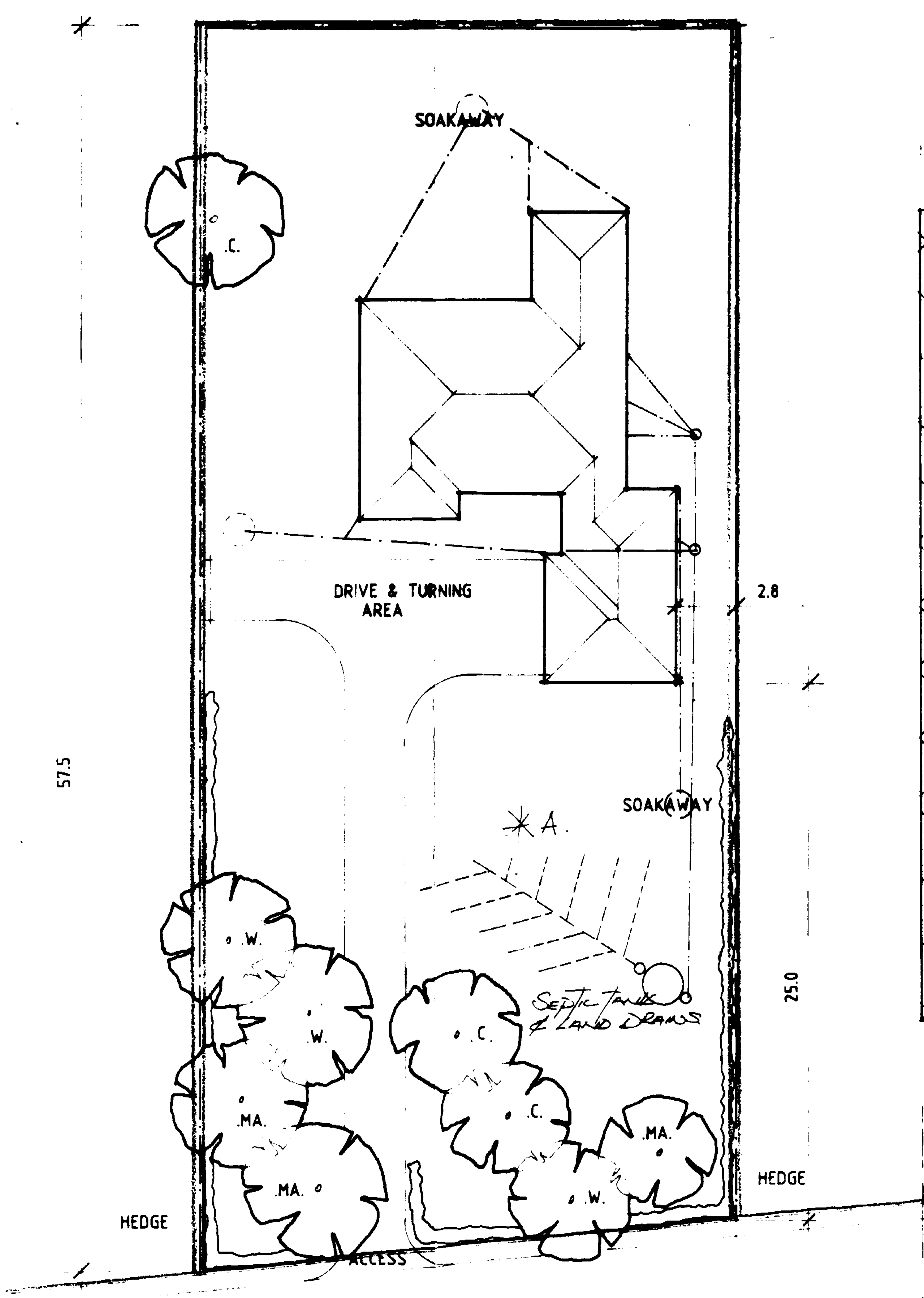
PROPOSED BUNGALOW AND DOUBLE GARAGE AT MAIN ROAD, HOLBEACH DROVE, for

MR & MRS D. FARROW

SOUTH HOLLAND D.C. PLAN DEPT. 09 AUG 1993 REF S/1532/93

Scales- 1:50 1:100
Date- Jul 93
Drawn- jpw
Drawing no.- 771708/3

Architectural, Planning & Building Design Consultants



MAIN ROAD

25.0

8 500

EX.
GLASSHOUSE

EXTERNAL MATERIALS

MARLEY, ANGLIA PLUS, OLD ENGLISH DARK RED, CONC. INT. ROOF TILES.

BUTTERLEY, HEATHER TUDOR GOLDEN RUSSET HANDMADE FACING BRICKS

ACCESS

TO BE MIN. 2.5m WIDE & CONSTRUCTED ALL TO L.A. REQUIREMENTS

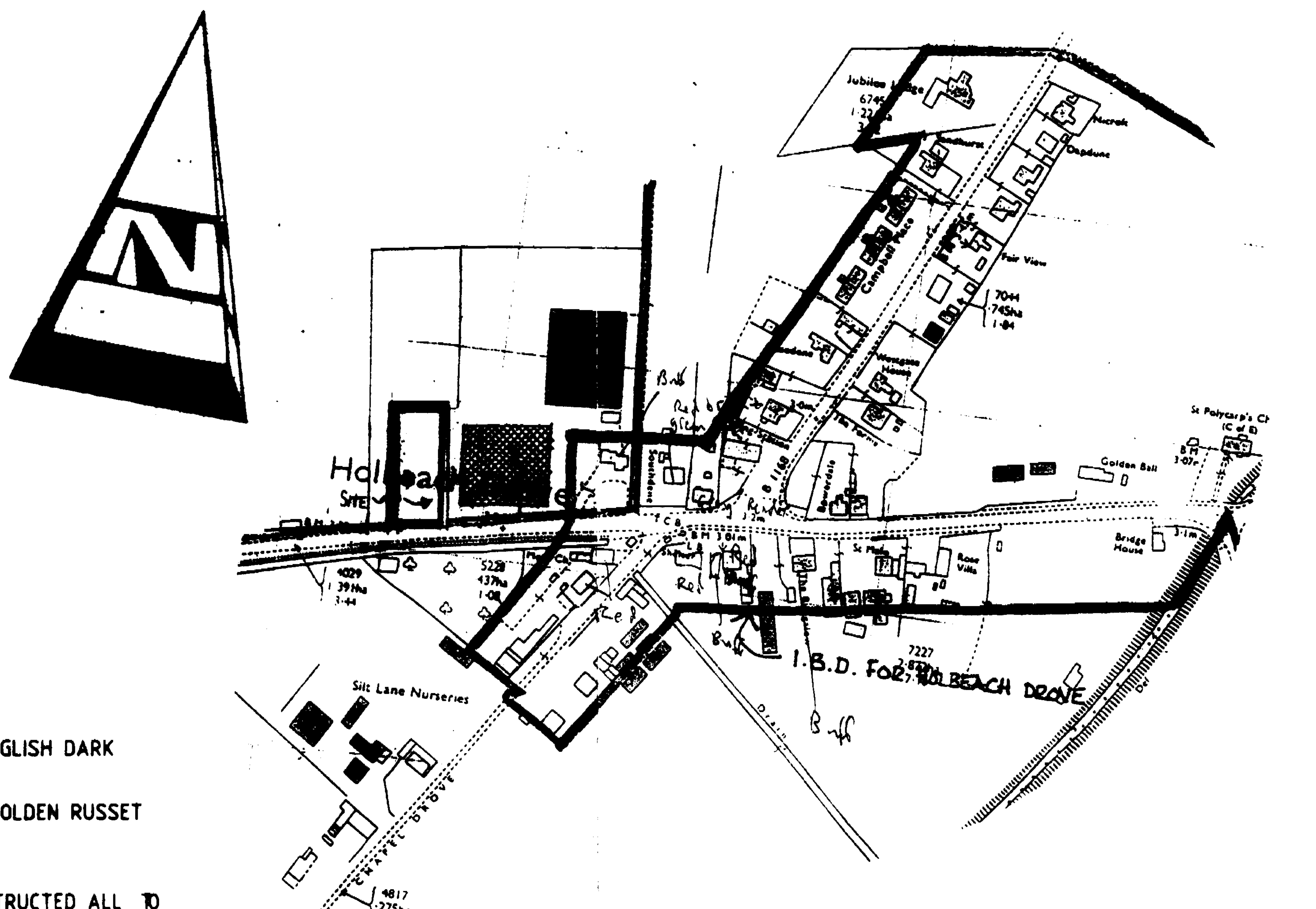
TURNING AREA

FORM TURNING AREA AS SHOWN ALL TO L.A. REQUIREMENTS

DRIVE

75 [19 DOWN] WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE. 50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

*A. Septic tank to be 600 GALLON 'KLARGESTER' OR SIMILAR TO SERVE MAX 4 PEOPLE



LOCATION PLAN

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

SITE LAYOUT

THIS DRG. TO BE READ IN CONJUNCTION WITH 771708/2 & 771708/3

LANDSCAPING

HEDGE TO SITE FRONTAGE AS SHOWN TO BE BEECH

PLANT TREES AS SHOWN, MIN. HEIGHT ON PLANTING TO BE 2.0m

MA - MOUNTAIN ASH
W - WILLOW
C - CHERRY

SEPTIC TANK

Connect foul water drains to 'Klargester' type septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of Clause 14.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application.

The council recommend that septic tanks, cesspools and settlement tanks be sited a minimum distance of 12 metres from dwellings. Applicants are further advised that during times of inclement weather the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the mimimum, say 1 in 70, and the tank, particularly the bottle type is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any ditch, pond or watercoarse or within 50 metres of any well or borehole.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 gallons) CAPACITY MUST BE USED.

S.H.D.C. PLANNING DEPT.
RECEIVED
25 AUG 1993

DESIGN
Status
ARCHITECTS & PLANNING CONSULTANTS

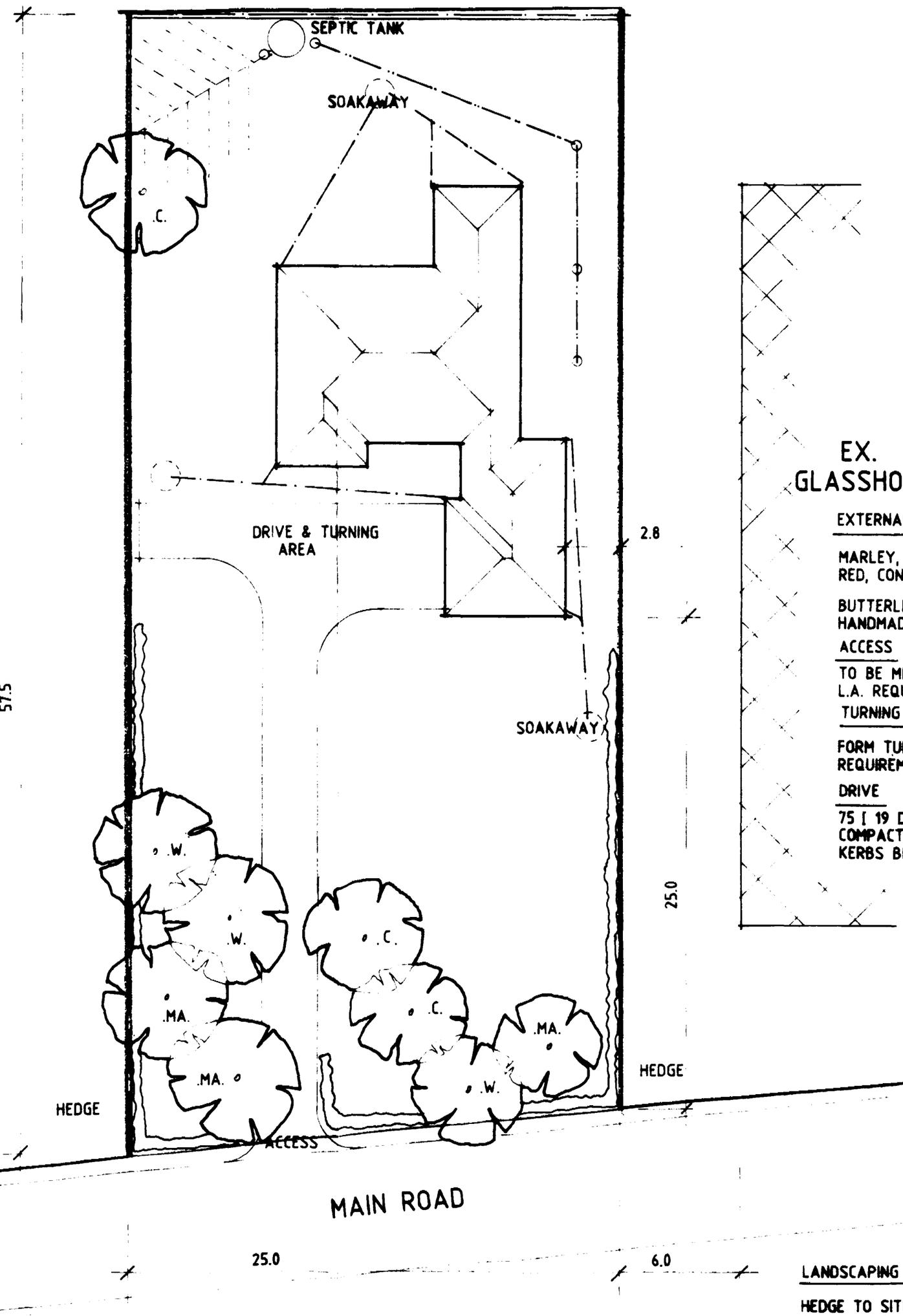
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MR. & MRS. D. FARROW

SITE PLAN

1:200 1:2500		771708/4
JULY-93		B.GILHAM.
4	[illegible]	AUG 93

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24349 Fax: 0406 480702



EX.
GLASSHOUSE

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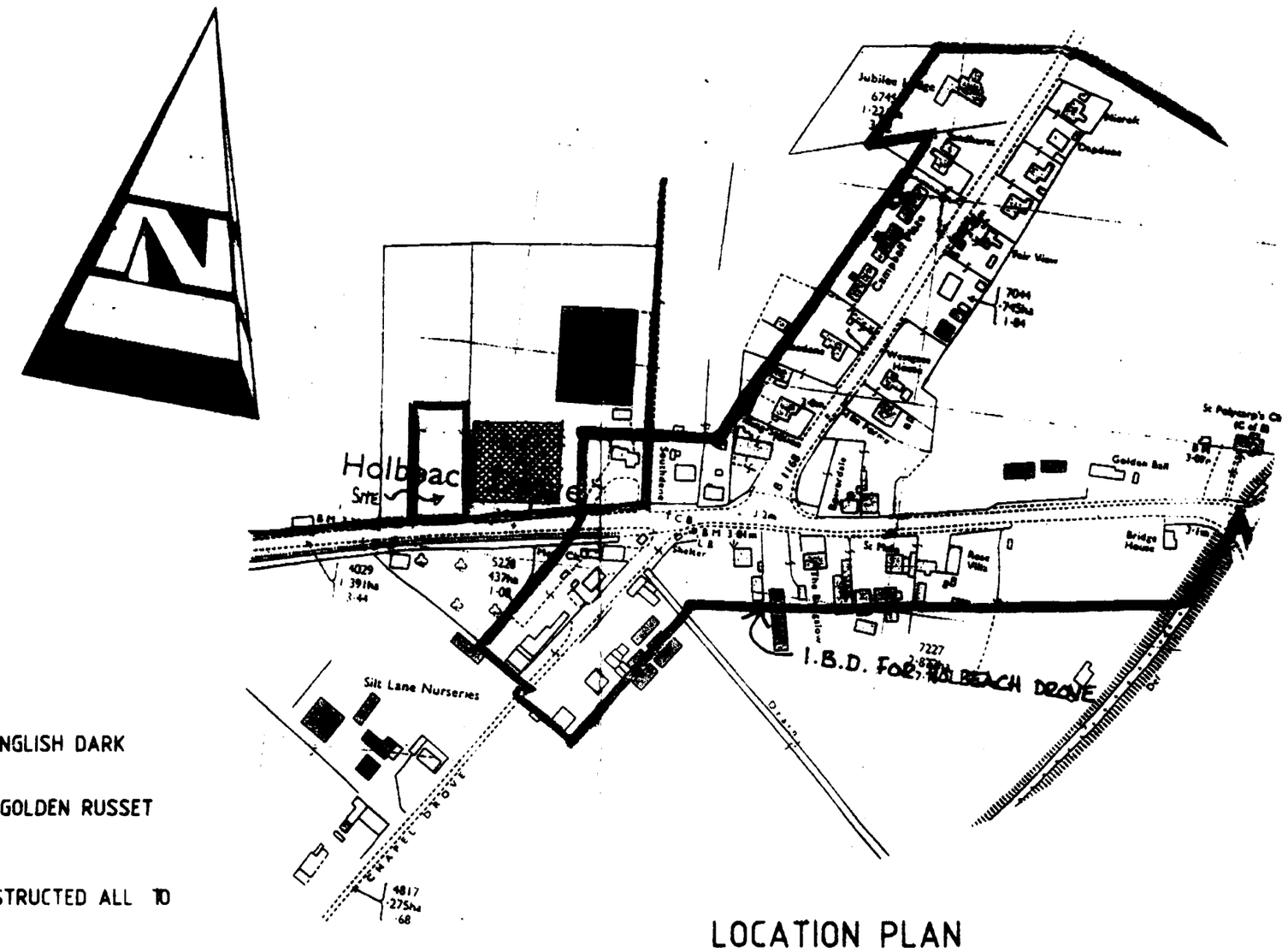
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SOUTH HOLLAND D.C.
PLAN DEPT.
09 AUG 1993
REF. H762/93

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED BUNGALOW & DOUBLE GARAGE AT MAIN ROAD, WOLDBEACH DROVE FOR

MR. & MRS. D. FARROW

SITE PLAN

1:200 1:2500 | 771708/4

JULY-93 | B.GILHAM.

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