AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Refusal of Planning Permission

Reference: H09/0922/91 Received: 23-OCT-91 Type: FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed double garage

Location : Plots 42 & 43 North Parade Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

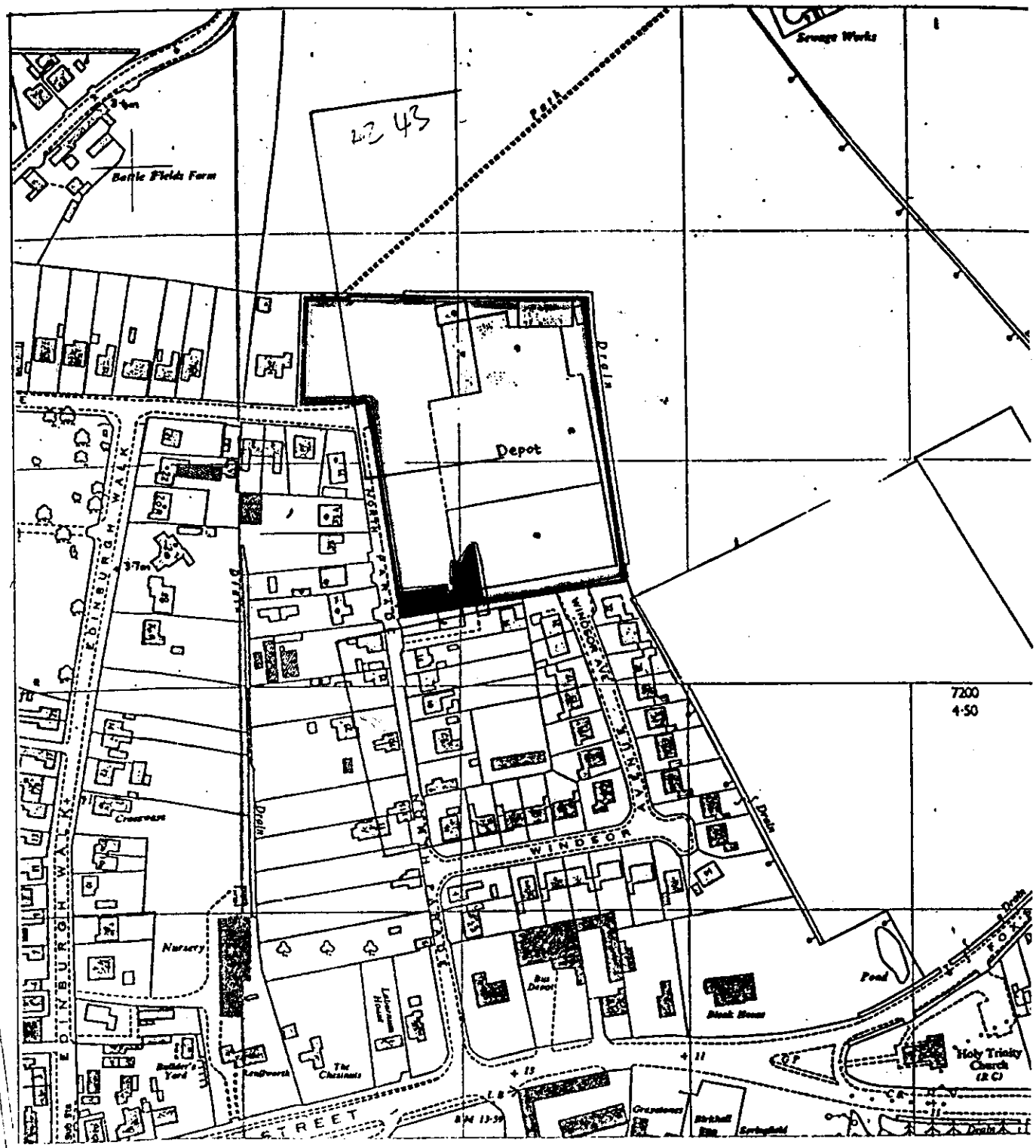
1 The parking layout for this estate, and in particular the application sites and their neighbours, has been based upon one per dwelling plus 50% for visitors. This level of parking is based upon all spaces being open and available for use by residents and visitors alike. The construction of garages on these spaces will reduce the parking spaces available for visitors as well as leading to vehicles parking outside the garages making parking difficult in other spaces to the detriment of the amenities of other residents. If this proposal is permitted it could lead to similar proposals thereby reducing still further the off street parking spaces. Visitors to this estate would then be left with little space to park except on the carriageways to the detriment of highway safety.

Director of Planning and Building Control Services
10-JAN-92

H09/0922/91

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.

GROUND FLOOR SOUTH



Location Plan.

Reproduced from the 1:2500 Ordnance Survey map with the permission of the Controller of HM Stationery Office, Crown copyright reserved.

D.C.
02 OCT 1991
H09/0922/91.

N

FOUR COP REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0922/91.

Date Registered 2 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH

Tel. No.

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

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING LINCS

Tel. No. (0406) 26118
(Personal contact name) J CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 42 & 43, NORTH PARADE, HOLBEACH, SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED DOUBLE GARAGE

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46.00. If you consider no fee is payable include a written explanation instead.

Signed ..... Date. 29.9.91.....

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: N/A.

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

B. Please state size of any new structure:- (a) max. height: 4.3. metres

(b) max. length: 5.4 metres

(c) max. width: 6 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY BLABY COTTSWOLD HANDMADE FACING BRICKS

D. Please state type and colour of roofing materials. SANDTOFT TERRACOTTA RED DOUBLE ROMAN

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

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

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? PROPOSED GARAGE

TREES Please tick **one** box

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

B. The proposal does involve the felling of one 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: N/A.

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser) — 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 29/9/91

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 29/9/91

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.

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H09/0922/91 BC ref : ✓ 535/91

Type : H.H.

First received : 4-9-91

VALID :

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £46
Submitted fee £46 Receipt no.19154
Additional fee £ — Receipt no....
Refund needed £ Month.....

Non-fee earning – type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H —
Floorspace M —
No of dwellings —

Plotted 7.10

Location –

Index sheet no 151

Grid ref 536600 329100

Ward

Parish HOLBEACH

Local Plan area N.Q.

IBD Inside/Outside

Constraints –

TR ☐
Rural(10B) ☐
Bypass ☐
Level Cross ☐

CA ☐
L3 ☐
TPO ☐

Other ☐

Applications –

Last application
669, 660/91

Other applications on site
1098/88 327/73
429/90 1104/87
979/91 94/87
738/73 113/71
453/71
Other relevant apps 730/81
104/87 536/86
1115/76
1052/75

Site. 49

Data input.....

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 :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

M.C. check against parcour plans - does Lui involve loss of any 'open space'? + make sure residents are notified.
M 4/10

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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 :

Checked 30/10/91

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: MAC
date: 8/11

Residents notified on site visit: ✓ None occupied

Case Officer Conclusions (issues)

No. 43 does not look so far back on the plot? would it have much of an outlook onto a garage.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

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 ....

[Reason:

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
.....

Recommendation/draft report produced..... Amended/confirmed.....

A N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0922/91 Type: FULL

Applicant: Kings Quality Homes
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed double garage

Location: Plots 42 & 43 North Parade
Holbeach
Spalding
Lincs

Valid date: 23-OCT-91 Terminal date: 18-DEC-91
Target dates: Target Committee: 10-DEC-91
To case officer 28-OCT-91 Report deadline: 26-NOV-91
Inspected by 02-NOV-91
Extra contacts 07-NOV-91 Case Officer:
Report if not clear by 27-NOV-91 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Garage
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
L C C ~~Holbeach~~ 3/11/91 OBS ATTACHED JCB				7/11/91
Clerk to Holbeach PC	0406 26739	29-OCT-91	12-NOV-91	Supported.
Cllr N I Capes	0406 23830	29-OCT-91	12-NOV-91	
Cllr T G M Tyler	0406 22285	29-OCT-91	12-NOV-91	
Cllr D S Venni		29-OCT-91	12-NOV-91	

SITE DETAILS

Grid ref: 536500 325120
OS Sheets: 151 Parcel:

Permit: 42 & 43 North Parade 27th Nov – 11th Dec.

AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

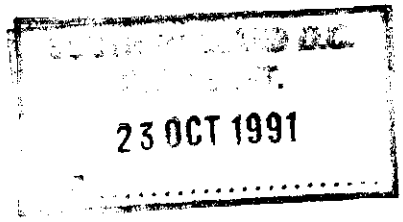
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0922/91

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed double garage



Location: Plots 42 & 43 North Parade
Holbeach
Spalding
Lincs

Type: FULL

Date received: 02-OCT-91

07-OCT-91

Dear Sir/Madam

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

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

Show the site clearly outlined in red, and any other land in the applicants ownership outlined in blue, on the enclosed 1:2500 site location plans and 1:200 block plans.

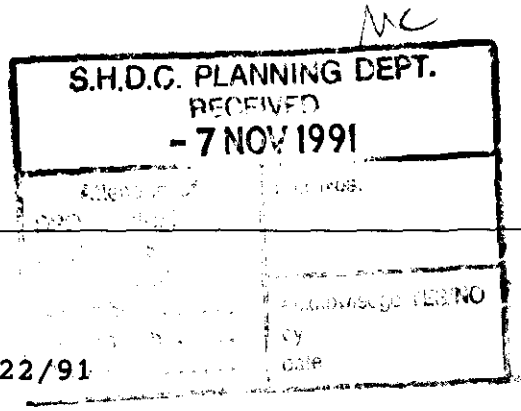
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0922/91

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed double garage

Location: Plots 42 & 43 North Parade Holbeach
Spalding Lincs

Type: FULL

Date received: 23-OCT-91

29-OCT-91

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 13-NOV-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Holbeach PC
10 West End
Holbeach
Spalding Lincs
PE12 7LW

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: M P Jungle

4/11/91

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0922/91

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

Plots. 42 & 43 North Parade, Horbeach

3. Name, classification and number of road

UC

4. Date application referred 31-10-91

5. State whether outline, detailed application etc.

Full.

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

Proposed Double Garages.

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: 5-11-91. Signed: J Emmerson
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

Delete as appropriate

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

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

The parking layout for this estate, and in particular the application sites concerned and their neighbours, has been based upon 1 per dwelling plus 50% for visitors. This level of parking is based upon all spaces being open and available for use by residents and visitors alike.

The construction of garages on these spaces will reduce the parking spaces available for visitors as well as leading to vehicles parking outside the garages making parking difficult in other spaces to the detriment of the amenities of other residents.

If this proposal is permitted it could lead to similar proposals thereby cont'd

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

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To.....

Planning Reference... H09/0922/91

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

Plots 42 & 43, North Parade, Holbeach.

cont'd --

reducing still further the off street parking spaces. ~~(to the bar)~~ Visitors to this estate would then be left with little space to park except ~~for~~ on the carriageways to the detriment of highway safety.

Note:-

It is clearly stated in the current layout Guide (Page 23) that where speate parking courts are provided with 150% parking per dwelling --- "..all spaces are available and freely accessible to both residents and visitors alike. Where such parking courts ~~including~~ include garaging or resident-allocated parking spaces, then the minimum overall provision shall be 200% per dwelling unit ---"

This current proposal is clearly contrary to this statement and goes against the spirit of the parking court arrangements.

Date 5-11-91.

Signed ..... Director of Highways and Planning

APPLICATION REFERENCE: H09/0922/91 DATE RECEIVED: 23 October 1991

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

AGENT: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincolnshire

TYPE: Full

- 2 JAN 1992

DESCRIPTION: Proposed double garage

LOCATION: Plots 42 and 43, North Parade, Holbeach, Spalding

Parish Council: Supported.

County Highways: Request refusal. (The parking provision has been worked out for the estate as a whole and to allow these garages would reduce the spaces for visitors, leading to parking on the road and outside garages).

PLANNING POLICIES/DOE ADVICE
Lincolnshire County Council Department of Highways : Development Road Layout Guide 1990 (Adopted by South Holland District Council) - parking standards.

CONCLUSIONS
1 The proposal is contrary to the Council's own adopted policy on parking standards as defined in the 1990 Guide since it is proposed to replace two parking spaces which could be available to any householder or similar with garages for the exclusive use of particular householders. In view of the likely consequences the Highways Department has requested refusal.

PLANNING OFFICER'S RECOMMENDATION - Refuse Permission.
1 The parking layout for this estate, and in particular the application sites and their neighbours, has been based upon one per dwelling plus 50% for visitors. this level of parking is based upon all spaces being open and available for use by residents and visitors alike. The construction of garages on these spaces will reduce the parking spaces available for visitors as well as leading to vehicles parking outside the garages making parking difficult in other spaces to the detriment of the amenities of other residents. If this proposal is permitted it could lead to similar proposals thereby reducing still further the off street parking spaces. Visitors to this estate would then be left with little space to park except on the carriageways to the detriment of highway safety.

---

3. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant	Proposal
H16/0937/91 Longhurst Housing Association Limited	Two-bedroomed house and parking at site north of 1 Banks Avenue, Spalding.
H15/0966/91 R J & S V Bingham	2 metre high fence and gate at Sarahgate Nursery, Sarahgate, Quadring.
H14/1046/91 Harcros Timber/Building Supply	Demolition of offices, sales area and storage buildings, construct new showroom offices and storage buildings at Spalding Road, Holbeach.

(This permission is to include conditions recommended by the Department of Transport in addition to those recommended by the Director of Planning and Building Control Services.)

H14/1073/91 Mr H N Price	Extension to bungalow at 40 Rotten Row, Pinchbeck.
H14/1074/91 Mr & Mrs T Bray	Extension and alterations to dwelling, car port and garage at 33 Wardentree Lane, Pinchbeck.

(Councillor T. Bray declared an interest in the above application and left the Council Chamber during consideration thereof.)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H09/0922/91 Kings Quality Homes		Double garage at plots 42 and 43, North Parade, Holbeach.

(It was also agreed that the developers would be advised of the Council's current policy on car parking standards.)

H06/0942/91 Kings Quality Homes		Reserved matters relating to the erection of Two "Thames" bungalows and garages at plots 1 and 2 Roman Bank, Gedney Dyke.
H18/1008/91 G D Spelman Ltd		Change of use from shop to two flats at Bridge Road, Sutton Bridge.
H14/1023/91 G M Motors		Change of use of existing garden to car sales standing area at 76 Milestone Lane, Pinchbeck.
H23/1076/91 Mr M C Pyne-Carter	O.A.	Dwelling including details of means of access at The Old School House, Narrow Lane, Whaplode St Catherine.

Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincolnshire

M A Caughey

MAC/SJS H09/0922/91

16 January 1992

Dear Sirs

Planning Application H09/0922/91 - Proposed double garage - Plots 42 and 43, North Parade, Holbeach

As you are aware the above application was refused on the 2 January 1992. However, I have been asked to inform you of the Council's adopted policy on parking provision as set out in "A Guide to Parking Provision" (1986) by the Lincolnshire County Council.

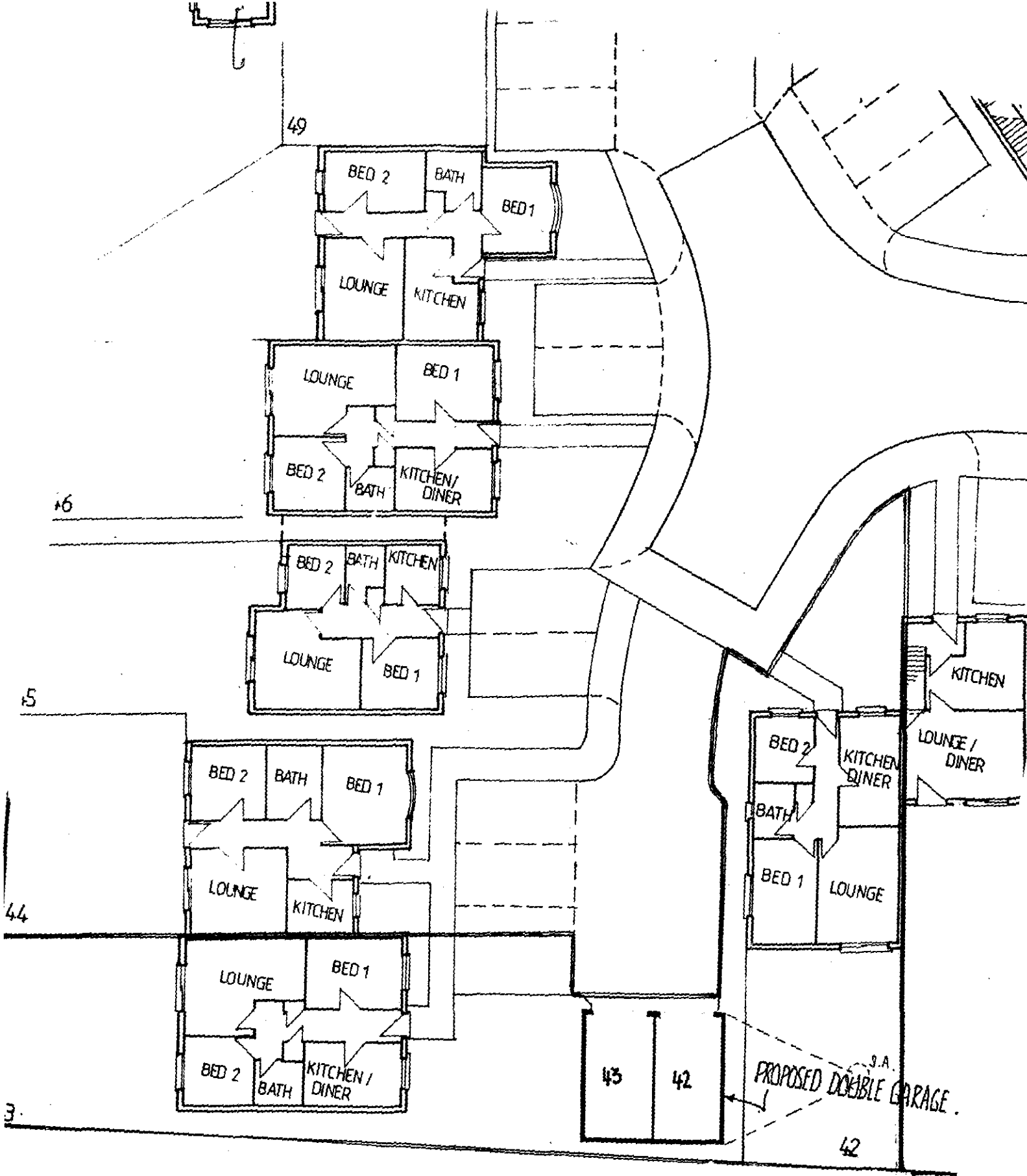
Therefore please find enclosed a copy of the relevant extract.

I trust this is of help to you.

Yours faithfully

N R Midlen
Principal Planning Officer

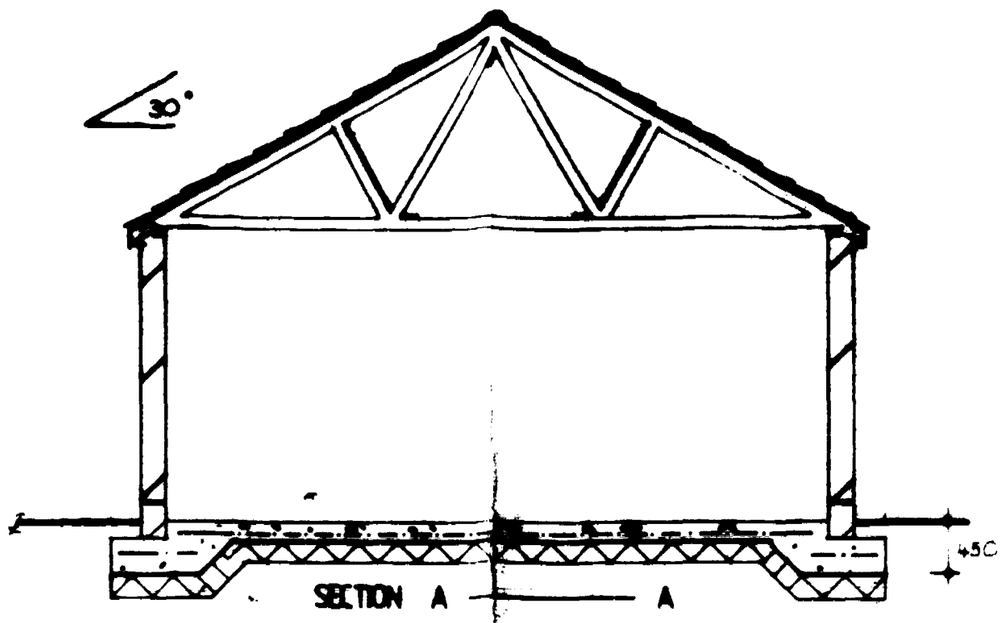
Enclosure

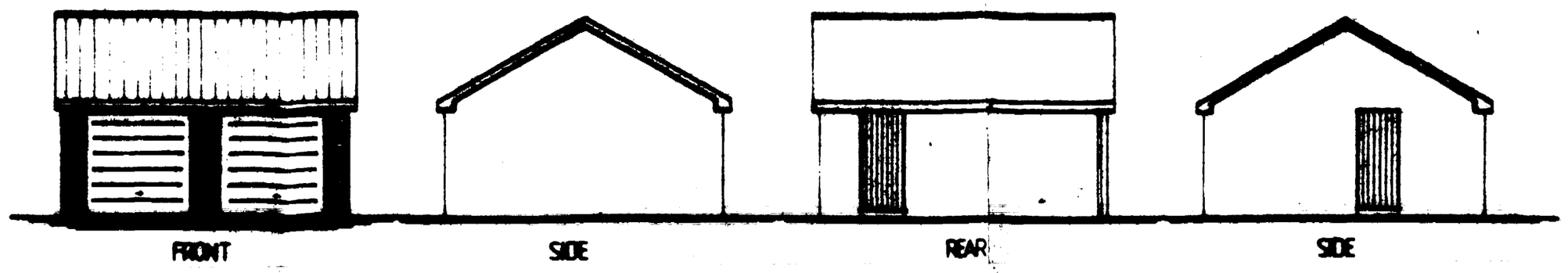


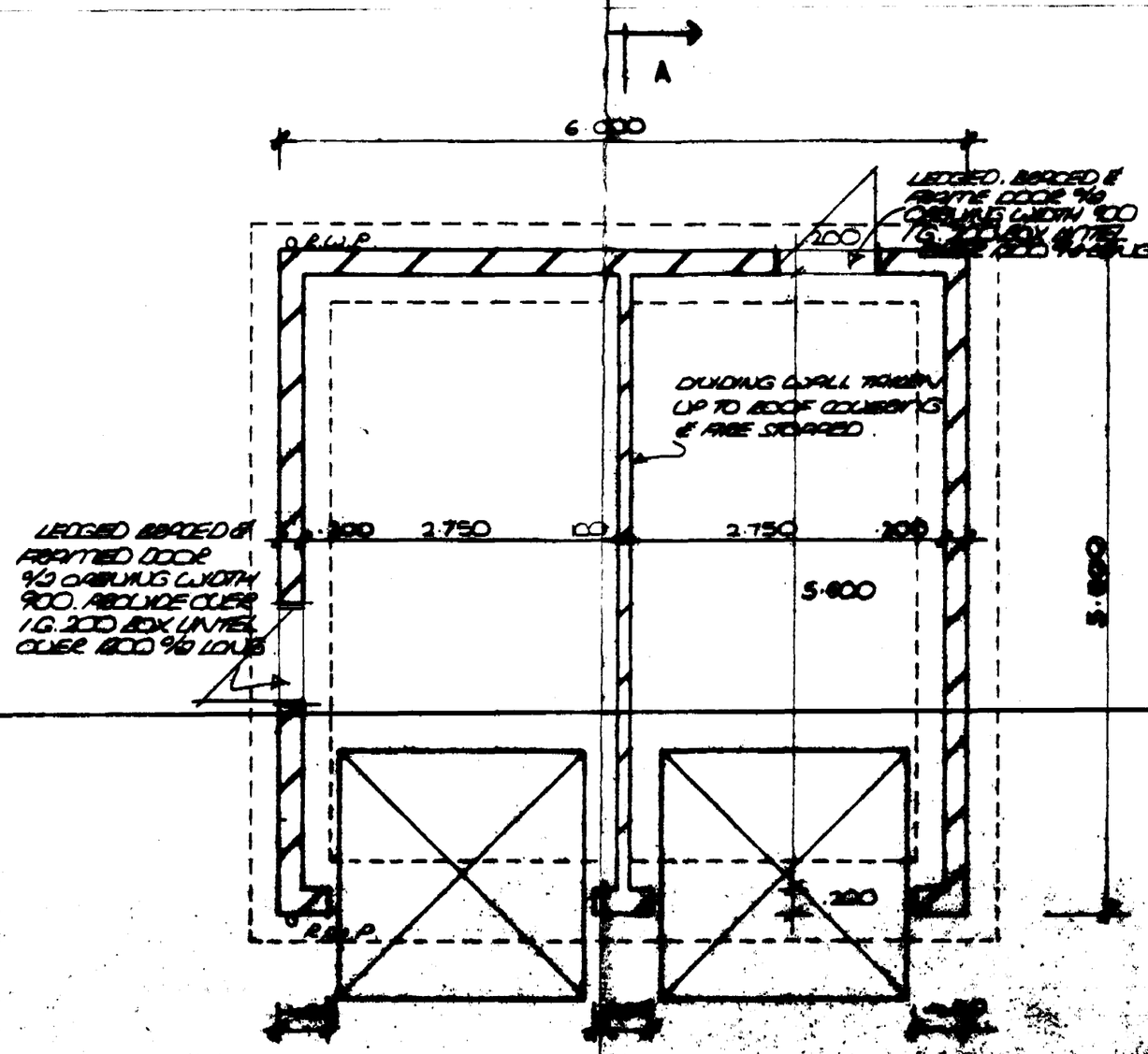
TE PLAN - NORTH PARADE HOLBEACH 1:200
VGS QUALITY HOMES.

D.C.
02 OCT 1991
H09/0922/91/

D.C.
02 OCT 1991
Ref. H09/0922/91







ROOF / FOUNDATION: 150 mm REINFORCED CONCRETE RAFT FOUNDATION UNDER WALLS THICKEN OUT TO 300 THICK x 700 WIDE TOE OF RAFT 450 BELOW GROUND LEVEL. REINFORCEMENT TO RAFT TO BE IN 2 LAYER B/1.31 MESH WITH 50 mm MIN COVER 1000 GAUGE P.V.C. D.P.M. 150 mm BLINDED & CONSOLIDATED H'CORE

WALLS: 200 THICK FACING BLOCK (SEE SITE PLAN FOR MATERIAL SPECIFICATION) BITUMINOUS FELT D.P.C. TO WALLS 150 mm ABOVE GROUND LEVEL. SOLID STRUCTURE WALLS CLASS F BLOCK

PITCHED ROOF CONSTRUCTION:
CONCRETE INTERLOCKING TILES (SEE SITE PLAN FOR TILE SPECIFICATIONS) ON 38 x 25 S.W. TREATED TIMBER BATTENS ON UNDERFELT TO B.S. 747 (TYPE 4F) TRIANGULATE PARK TYPE PRE-FABRICATED ROOF TRUSSES @ 600 c/c AT 30° PITCH IN ACCORDANCE WITH B.S. 5268 PART 3: 1985. 2 No 25 x 100 CEILING BINDERS. 25 x 100 45° DIAGONAL ROOF BRACING IN ACCORDANCE WITH T.R.R.O.A. TECH BULLETIN No 1. ALL TRUSSES TO BE STAPLED TO WALL PLATE & GABLE WALLS WITH 5 x 30 M.S. STRAPS @ 1.200 m CTRES. 100 x 50 WALL PLATES BEDDED ON S/C. & HELD IN POSITION BY ROOF TRUSSES & ANCHOR STRAPS. NOTE: AT LATERAL RESTRAINT STRAP POSITIONS ON VERGES & CEILING LEVEL OF GABLE WALLS ABOVE PACK + 38 x 50 NOGGINGS INBETWEEN TRUSSES ABOVE 25 x 100 LONGITUDINAL BRACING MEMBERS TO NODE POINTS OF TRUSSES & 25 x 100 BRACING ON INTERNAL MEMBERS
25 x 175 P.S.E. FASCIA & BARGE BOARDS
6 mm ASB SOFFIT
110 mm H.R. GUTTERING (P.V.C.)
65 mm Ø P.V.C. DOWNPIPES
ALL STRUCTURAL TIMBER TO BE S.C.3 GRADE.

DOORS & LINTELS
2.134 m HIGH x 2.134 m WIDE HENDERSON UP N' OVER STYLE STEEL DOORS OVER OPENINGS ABOVE BOX LINTEL 200 TYPE LINTELS BY I.G. LINTELS LTD. TO BE 2700 mm CLEAR. PAINTED WITH RED OXIDE PRIMER

SEE SITE PLAN FOR S.W. DRAINAGE CONNECTIONS, SOAKAWAY DETAILS, FOUL DRAINAGE

PROJECT:
PROPOSED DOUBLE GARAGE BLOCK SERVING PLOTS 42 AND 43 IN LIEU OF VEHICULAR PARKING SPACES
RESIDENTIAL DEVELOPMENT OFF NORTH PARADE HOLBEACH
FOR: KINGS QUALITY HOMES