SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0293/94 Received:23-MAR-94 Type:FULL

Name: Mr R F A Green
33A High Street
Long Sutton
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect garage and demolish existing car port

Location : 33A High Street Long Sutton
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 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

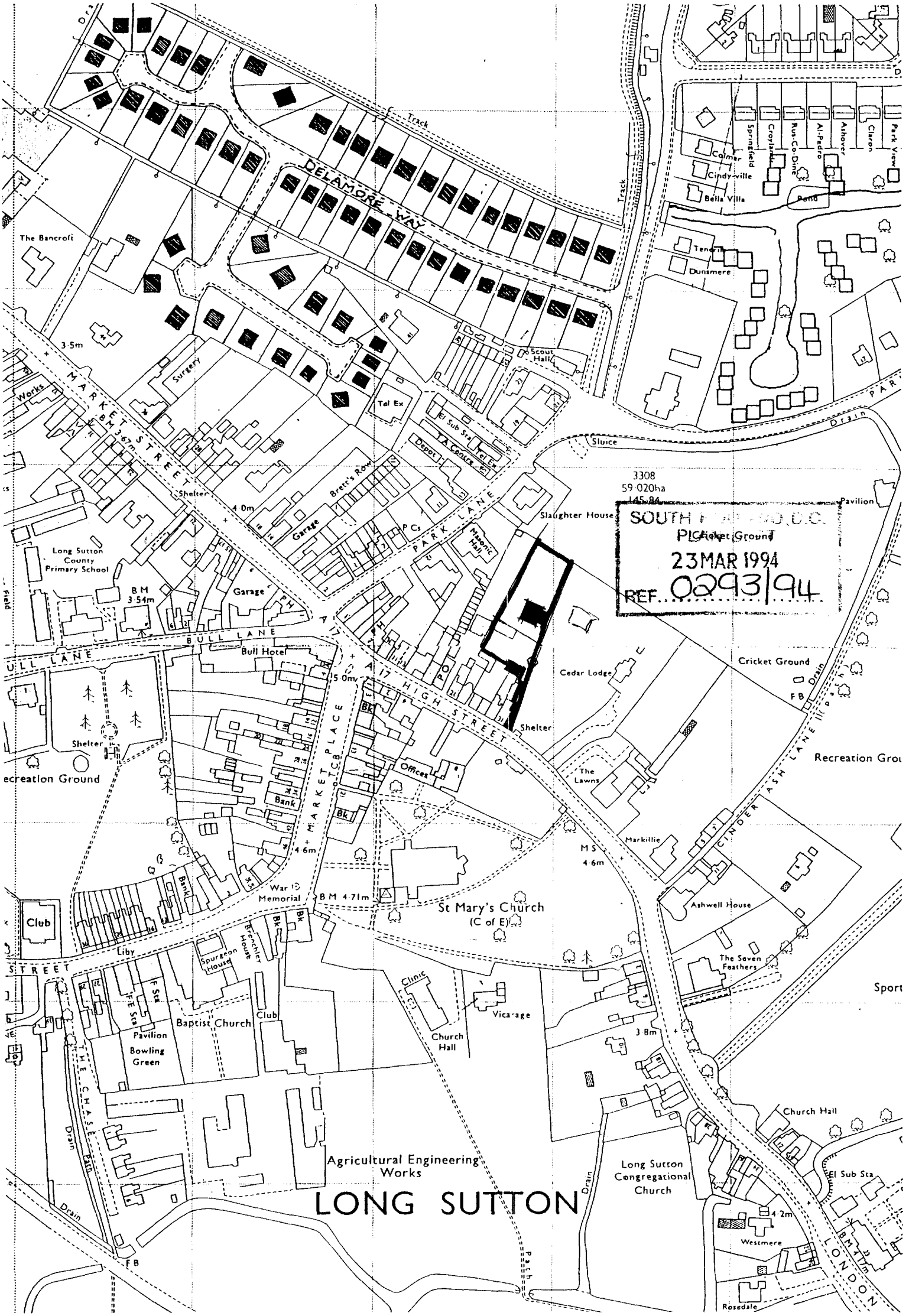
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
06-JUN-94 H11/0293/94

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)


DELAMORE WAY
Track
Track
The Bancroft
Colmar
Cindyville
Bella Villa
Pond
Springfield
Croylands
Rus-Co-Dine
Al-Pedro
Ashover
Claron
Park View
Tenerife
Dunsmere
3·5m
Surgery
Works
Scout Hall
Tel Ex
El Sub Sta
Depot
T A Centre
MARKET STREET
BM 3·67m
Shelter
4·0m
Brett's Row
Garage
P Cs
PARK LANE
Masonic Hall
Slaughter House
Sluice
Drain
3308
59·020ha
145·84
SOUTH HOLLAND D.C.
PLANNING
23 MAR 1994
REF. 0293/94
Pavilion
Cricket Ground
Long Sutton County Primary School
BM 3·54m
Garage
PH
BULL LANE
Bull Hotel
A17 HIGH STREET
Cedar Lodge
FB Drain
Shelter
Recreation Ground
Recreation Grou
5·0m
MARKET PLACE
C.B.
Offices
The Lawns
Bank
4·6m
War Memorial
BM 4·71m
St Mary's Church
(C of E)
MS
4·6m
Markillie
CINDER ASH LANE
Ashwell House
Club
Liby
STREET
Spurgeon House
Brancrley House
The Seven Feathers
Sport
Clinic
Church Hall
Vicarage
3·8m
Pavilion
Bowling Green
Baptist Church
Club
THE CHASE
Path
Drain
Agricultural Engineering Works
LONG SUTTON
Long Sutton Congregational Church
Church Hall
El Sub Sta
4·2m
Westmere
Rosedale
LONDON
FB

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H11/0293/94

Date Registered 23 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR R.F.A. GREEN,
33A HIGH STREET,
LONG SUTTON,
SPALDING.

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name) PETER LITHGOW.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT GARAGE & DEMOLISH EXIT CAR PORT.

Please complete

Signed.. P Lithgow ..... Date .. 23/3/94 .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00. 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. If building works are proposed, please state extra floor space to be created:	21.00 sq. metres
B. Please state size of any new structure:- (a) max. height:	3.90 metres
(b) max. length:	6.64 metres
(c) max. width:	3.60 metres
C. Please state type and colour of materials for facing external walls:	LBC FACINGS TO MATCH EXG
D. Please state type and colour of roofing materials.	CONCRETE T.M.E.
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.

DWELLING

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?

GARAGE.

TREES Please tick **one** box

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

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

DEAD WILLOW (~~RETAINED~~)

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAY

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 ☐

PLEASE COMPLETE IN ALL CASES

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

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 P S Rathgow ~~(Applicant~~ / Agent) Date 23/3/04

~~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 P S Rathgow ~~(Applicant~~ / Agent) Date 23/3/04

~~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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H11/0293/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:

County .....
E Heritage .....
Societies ..... G ROW

Press
PC
WM
Residents

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 (See separate sheet)	
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: DAVID GEDNEY

Senior Officer Confirmed ..... Date 29/3/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Red brick bungalow + exist'g car port (also red brick).
Boundaries : Privet hedge along eastern boundary.
Site Features : Other outbuildings on site.
Properties adjacent

Inspected by DMG
Date 30/3

Site Notice posted by
Date
Expiry DMG 30/3

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**
① "The Cedars", 35 High St	

Telephone/Visitor Record

Date	**Conversation with**	**Conclusion**

Case Officer Conclusions DMG 3/5.

To replace existing car port.
Cannot resist removal of willow tree because located very close to existing bungalow + will create problems in future, if not already doing so. (Discussed with D. Fairchild)
Neighbours not materially affected.

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

(Approve (or equiv)) Refuse (or adverse)

Signed DMG Date 3/15

Notes:

Disabled
Prev conditions
Amended plans – Dwg no: Received:

CONDITIONS/~~REASONS~~:

1. TL1
2. SC80 (materials to match existing).
   Reason: Standard.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £70.

Receipt No P4064

Date first Rec'd 23 MAR 1994

Registration

Reference H11/0293/94

Cross-Ref R

Date 24-MAR-94 DAO

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 £70. | Nil fee | Discounted | Previous app – ref: | Type of app | Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 201 OS Plots
Grid ref 543380 322980

Ward K Parish L.SUTTON

Inside IBD YES Inside LP area YES

Constraints:

- [4] CA Cons Area
- [ ] LB Listed – Grade:
- [ ] ARC Archaeology
- [ ] AM Ancient Mon
- [ ] SSI Special Int

Hazards –

- [ ] Dist Bound
- [ ] Other:

- [ ] TR Rural
- [ ] BP TR proposed 67m
- [ ] LC Level Cross
- [ ] FP Footpath
- [4] TPO Tree Pres
- [ ] HAZ Site
- [ ] AIR Safeguard
- [ ] LIN Elect
- [ ] PIP Pipe
- [ ] CON Waste/contamin

Linked to site Ref

Linked to property Ref 0104949

Planning Records:
Earlier apps 076/93
102/93

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H11/0293/94
FULL

Applicant: Mr R F A Green
Tel:

Agent: L A Building Design
0775 711437

Description: Erect garage and demolish existing car port

Location: 33A High Street
Long Sutton
Spalding

Valid date:	23-MAR-94	Terminal date:	18-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	30-MAR-94	Report deadline:	27-APR-94
Inspected by	06-APR-94	Agreed TD Ext:	
Extra contacts	13-APR-94	Case Officer:	
Report if not clear by 27-APR-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building:
Conservation Area: LONG SUTTON
Other Constraints: TPO

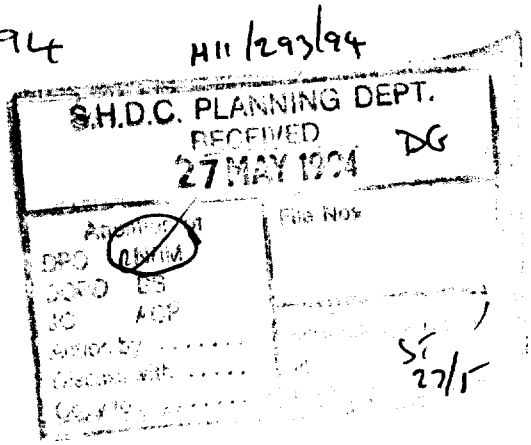
CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CSA		05-APR-94	26-APR-94
Clerk to Long Sutton	0406 362402	29-MAR-94	12-APR-94
Cllr D A Tennant		29-MAR-94	05-APR-94
Cllr E J Clarey	0406 363141	29-MAR-94	05-APR-94
Cllr M D Booth	0406 350034	29-MAR-94	05-APR-94

L.C.C - No objections /cs 31/3/94

334 High Street,
Long Sutton,
Lincs. PE12 9DB

25-5-94 H11/293/94



B. Smith, Esq.,
Planning Division,
S.H.D.C.,
Priory Road,
Spalding,
Lincs.

Dear Mr. Smith,

With ref. to a letter received this morning & conversation my wife had with Mr. Gedney:

We applied for permission to demolish a car port & erect in its place a garage. To do this a 'Willow' tree would need to be removed. I was not aware that there was a preservation order on willows & apologise for the fact that we have removed the bark & some of the branches of said tree without prior permission. The branches removed were hanging on to our roof & were dangerous. The idea to remove the tree came before the idea of building a garage. The reason being the close proximity of tree to the bungalow.

When your representative called she would have noticed how close the tree is to the bungalow - around 6ft. As our drains run right along by

this tree & bearing in mind the roots have lifted the paving slabs, we are really worried about our building. We have had trouble with 'cracking' of back wall by the kitchen through subsidance, which has had to be repaired as bricks cracked, & inside the concrete flooring is breaking up. We've been informed this could be result of the tree roots.

We would happily allow your Inspectors to take a look at damage.

Under these circumstances, would you please re-consider the removal of said tree. It is not because we don't like trees, our land is full of them.

Hoping to hear from you soon.

Yours sincerely,

R.F.A. GREEN

L A Building Design
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

Mr D M Gedney

DMG/JK/H11/0293/94

18 April, 1994

Dear Sir

Planning Application H11/0293/94 - Erect Garage & Demolish Existing Car Port, 33A High Street, Long Sutton (Mr R F A Green)

I refer to the above application recently submitted by yourself.

It is noted that you have stressed that the adjacent Willow tree is "dead" and that it will therefore be removed.

A site inspection has in fact revealed that this is not the case and consent would therefore be required from the Local Planning Authority for its removal because of its location within the Conservation Area.

Since the said tree contributes to the visual amenities of the locality, it is considered that the tree should be retained and the garage relocated away from it. I will therefore be very pleased to receive your comments in respect of this matter before proceeding with the application.

I look forward to your response in due course and also enclose copies of the relevant amendment form should you require them.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

BRIAN SMITH Dip TP MRTPI
Director 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: H11/0293/94

Applicant: Mr R F A Green
33A High Street
Long Sutton
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect garage and demolish existing car port

Location: 33A High Street Long Sutton
Spalding

Type: FULL

Date received: 23-MAR-94

29-MAR-94

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 12-APR-94. 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

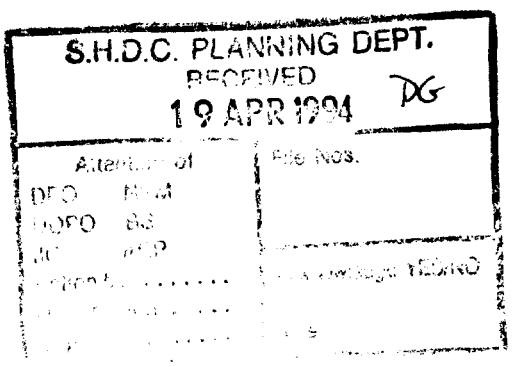
Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

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Comments:

No objections

Signed:



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PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H07/1134/93 F. C. Congreve OUTLINE
"AMENDED PLANS RECEIVED"
Erection of 6 dwellings and private access.
Off Hillgate, Gedney Hill, Spalding, Lincs.

H18/0263/94 Mr J. Halifax OUTLINE
General storage building including demolition of existing buildings.
Wingland Airfield, Sutton Bridge, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H16/1173/93 Springfields Horticultural OUTLINE
Erect retail foodstore with *associated petrol filling* station, car parking, landscaping and highway works.
Springfields Garden Centre, Camel Gate, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0275/94 Mr Mohammed Ajaib ADVERTISEMENT
Projecting box sign.
17 High Street, Holbeach, Spalding, Lincs.

H11/0293 Mr R. F. A. Green FULL
Erect garage and demolish existing car port.
33A High Street, Long Sutton, Spalding, Lincs.

H16/0294/94 Broadgate Blds (Spalding) Ltd FULL
Provision of external fire escape staircase and alterations to west elevation.
Broadgate House, Westlode Street, Spalding, Lincs.

H22/0284/94 Dr Douglas Gyte LISTED BUILDING
Convert rear wash-house/store/toilet into a kitchen, by removing dividing walls and provide damp proof course.
Beech House, 567 Broadgate, Weston Hill, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during *normal office hours. Any comments should* be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning
and Building Control Services

April 5, 1994.
a©WVN 5701 187/507 LF5-4

SOUTH

Lincs Free Press Tuesday 5th April 1994

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of LONG SUTTON .

Reference No: H11/0293/94
Description: Erect garage and demolish existing car port

Location: 33A High Street
Long Sutton
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 26-APR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

05-APR-94

SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4064
Date received : 23-MAR-94

Received from

R F A Green

Address

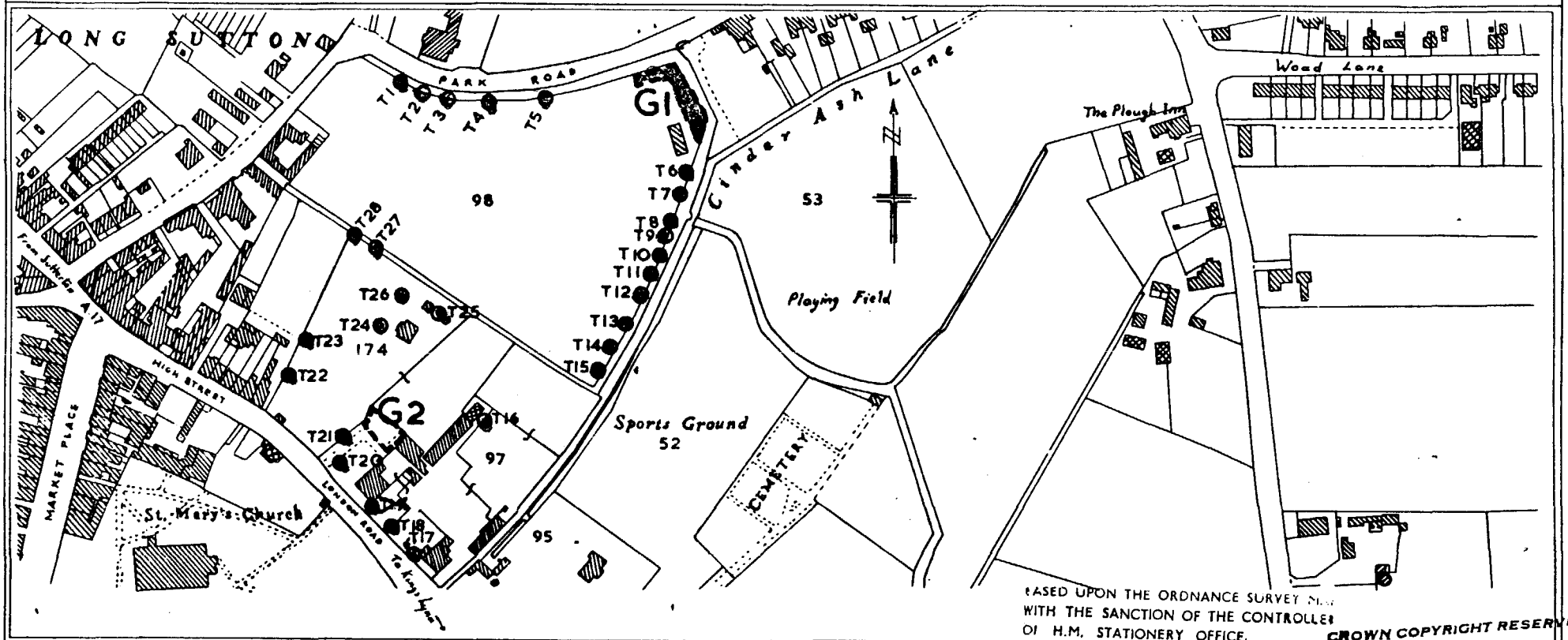
33A High Street
Long Sutton
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

COUNTY OF THE PARTS OF HOLLAND LINCOLNSHIRE



PLAN NO.	
SCALE	1/2500
DATE	JULY 1967
BASE	O.S. SHEET NOS.
	CXXXVI.13 & 14.

LONG SUTTON TREE PRESERVATION ORDER NO. 3 (1967)

R. N. WHISTON A.M.T.P.I.
COUNTY PLANNING OFFICER.

LONG SUTTON T.P.O. No3. 1967

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

No. on Map	Description	Situation
T.1	Ash	Northern boundary of field No. 98 Cricket Field, Long Sutton.
T.2	Lime	"
T.3	Sycamore	"
T.4	Sycamore	"
T.5	Oak	"
T.6	Sycamore	Eastern boundary of field No. 98 Cricket Field, Long Sutton.
T.7	Sycamore	"
T.8	Ash	"
T.9	Sycamore	"
T.10	Sycamore	"
T.11	Ash	"
T.12	Oak	"
T.13	Sycamore	"
T.14	Sycamore	"
T.15	Sycamore	"
T.16	Black Pine	In grounds of "The Limes", London Road, Long Sutton.
T.17	Acacia	"
T.18	Beech	In grounds of "The Lawns", No. 1 London Road, Long Sutton.
~~T.19~~	~~Sycamore~~	~~"~~
T.20	Sycamore	"
T.21	Sycamore	"
T.22	Birch	In the grounds of "Cedar Lodge", High Street, Long Sutton.
T.23	Lime	"
T.24	Horse Chestnut	"
T.25	" "	"
T.26	" "	"
T.27	" "	"
T.28	Thorn	"

TREES SPECIFIED BY REFERENCE TO AN AREA
(within a dotted black line on the map)

N O N E

GROUPS OF TREES
(within a broken black line on the map)

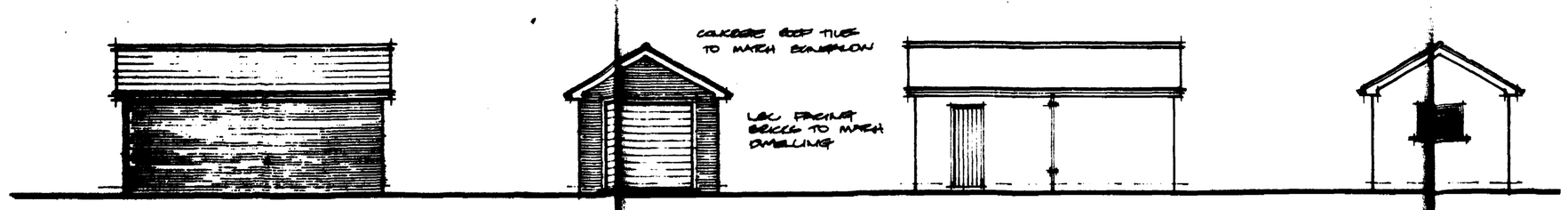
No. on Map	Description	Situation
G.1	Group consisting of 7 Sycamore and 1 Ash.	In the north-east corner of field No. 98 Cricket Field, Long Sutton.
G.2	Group consisting of 6 Beech, 1 Ash and 2 Sycamore.	In the ground of "The Lawns", No. 1 London Road, Long Sutton.

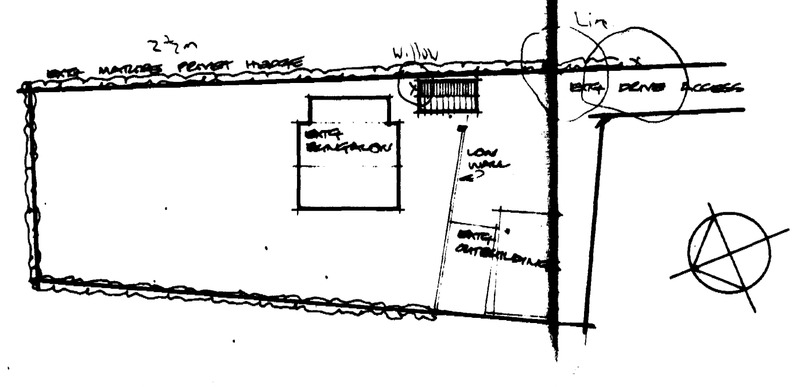
WOODLANDS
(within a continuous black line on the map)

N O N E

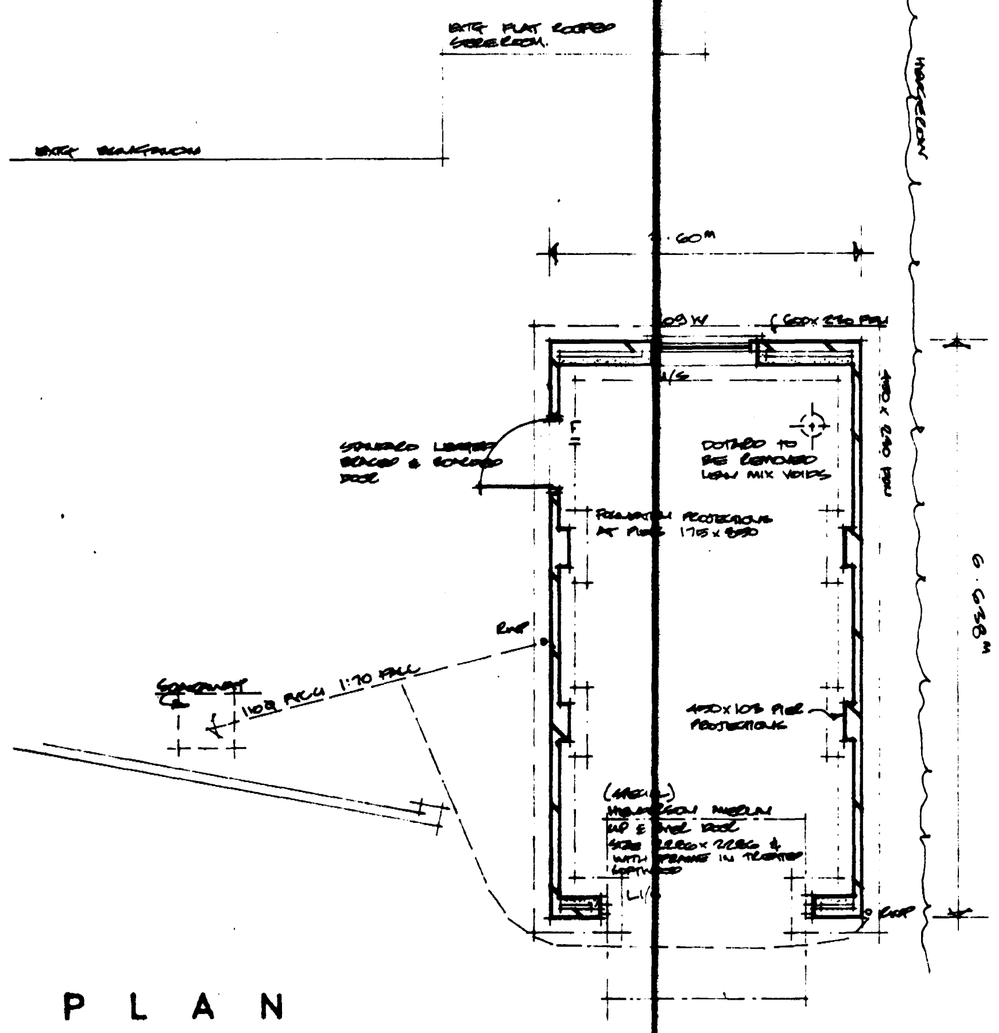
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

E L E V A T I O N S



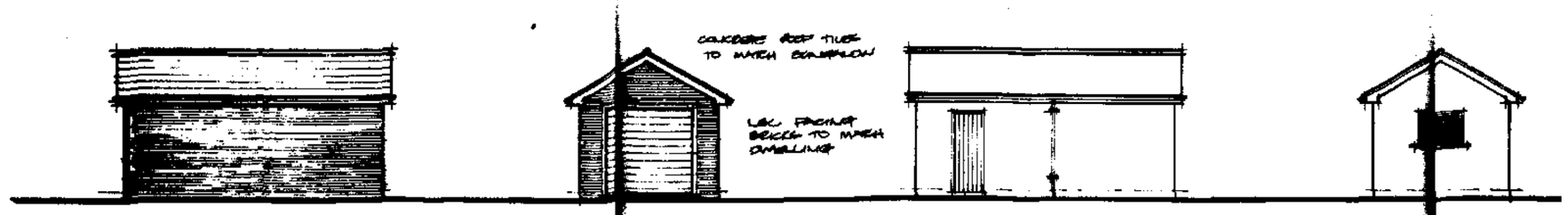


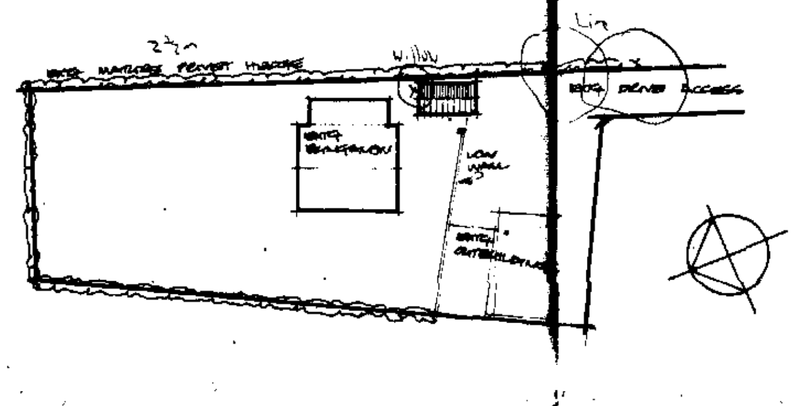
B L O C K P L A N 1 : 5 0 0


BOUNDARY
BOUNDARY
EXISTING DWELLING
EXISTING BUNGALOW
BOUNDARY
BOUNDARY
BOUNDARY

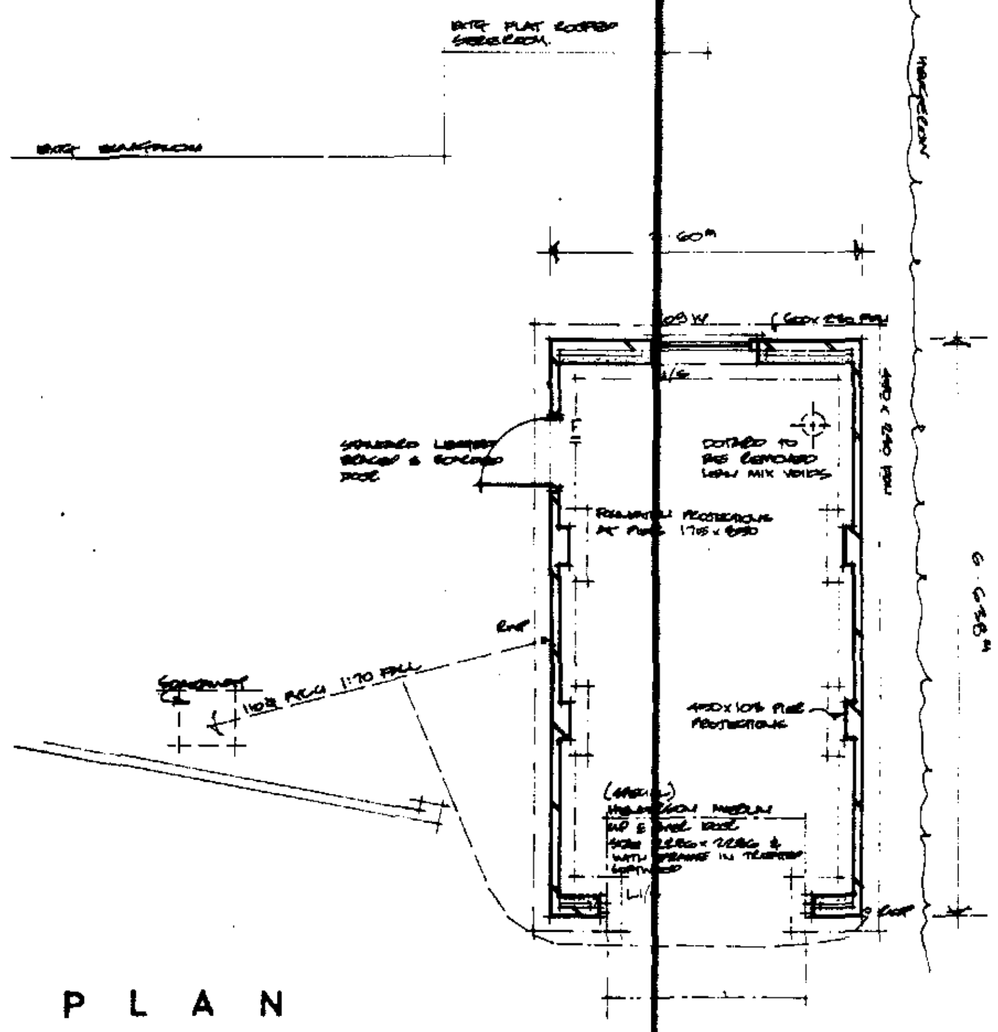
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E L E V A T I O N S

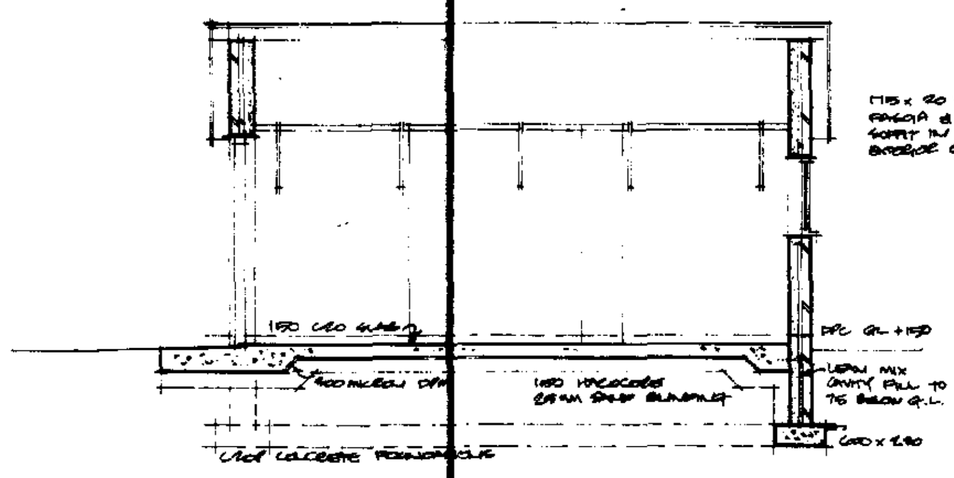


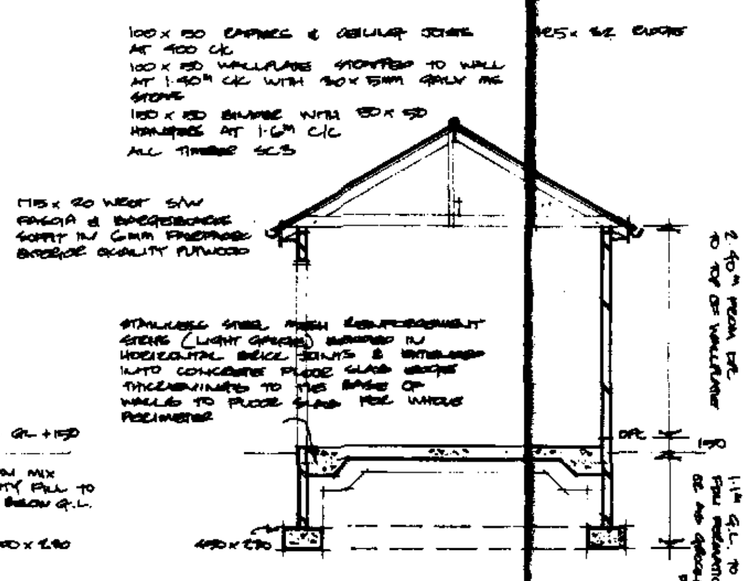


BLOCK PLAN 1:500



PLAN





SECTIONS

SPECIFICATION

Foundations to be plain concrete strip to the sizes shown on the drawing. Concrete to be C20P (1:2:4 mix) and shall be poured in prepared trench. Foundations formation to be taken down to a firm, competent, load bearing stratum and to a level free from ground moisture desiccation and frost heave.

SUB-STRUCTURE WALLING

Type A Trench reinforced concrete blocks to be used from Damp Proof Level to Damp Proof Course Level or adjacent to be used from solid ground Level to DPC.
DPC to be in two courses of engineering bricks with 2 thickness of 1000g polythene with 150mm laps to BS.6515:1984 at 150mm above finished ground level in all walls and leafs of walls etc.

WALLING

Facing brickwork to be in 102mm clay bricks to match existing, single leaf walls and piers generally to be as shown on drawings. Walling to be in stretcher bond with courses of facing brickwork in colour bricks. Bond to match existing. Mortar shall be to BS5628 Part 3:1985 Table 1 (i) (a) (1:1:6) mix. Cavities to be fully cleaned out prior to filling with mortar. Cavity wall ties to be metal slot twist type to BS.1243:1978 at 900mm horizontally and 450mm vertically with every alternate tie course staggered 225mm. All cavity closures ties to be at 225mm centres vertically and within 100mm of the closures.
All masonry construction to comply with B.S.5628: 1978 & 1985 etc.

LINTELS

All lintels to be I.C. or equal, pressed steel to B.S.1977. Lintels must be installed strictly in accordance with the manufacturer's instructions and have a minimum end bearing of not less than 150mm. Provide cavity trays over lintels where appropriate.

PITCHED ROOF CONSTRUCTION

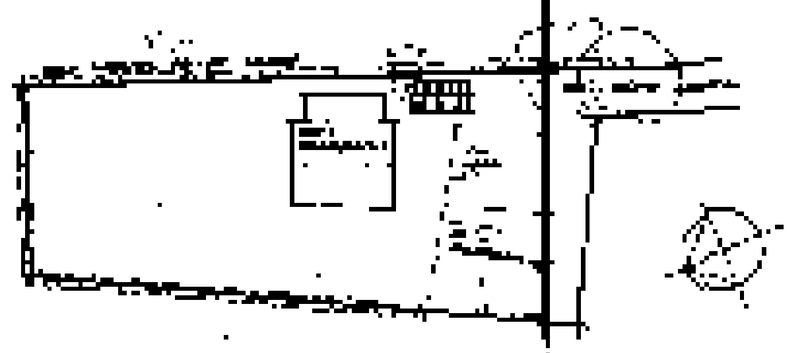
Roof covering to be in interlocking concrete tiles to B.S.473, 550:1971 on treated softwood battens 40mm x 25mm at gauge centres on slaters underlay GUNVOR 150 or similar, lapped minimum 150mm in every direction. All work to comply with B.S.5534:Part 1:1990.
Traditional roof carpentry to be in SC3 European grown softwood and shall be properly and accurately cut, shaped and notched etc and securely fixed in position.
All structural timber is to be preservative treated using the double vacuum process and all cut ends to be thoroughly saturated in same preservative solution prior to assembly and fixing.
Whole roof to be traced in accordance with B.S.5268:Pt 3:1985.

[illegible]

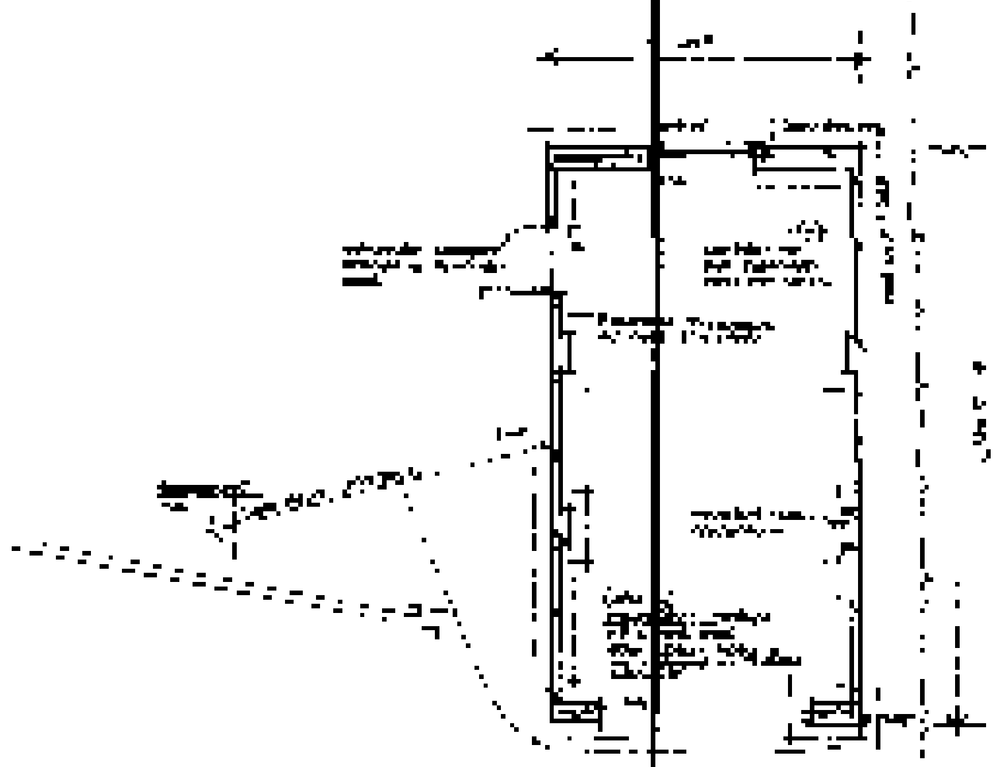
[illegible] to be in 1:2:9 mix [illegible] with [illegible] [illegible] as shown on [illegible] for light duty [illegible] [illegible] to [illegible] [illegible] to be [illegible] [illegible] [illegible]

E L E V A T I O N S

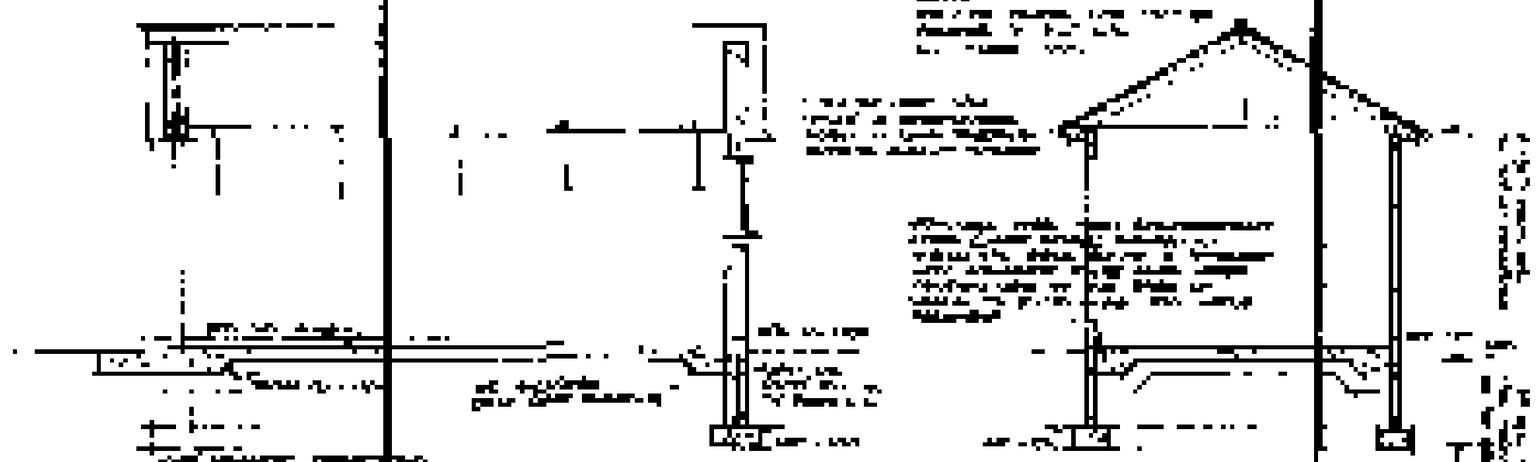




B L O C K P L A N 1 : 5 0 0



P L A N

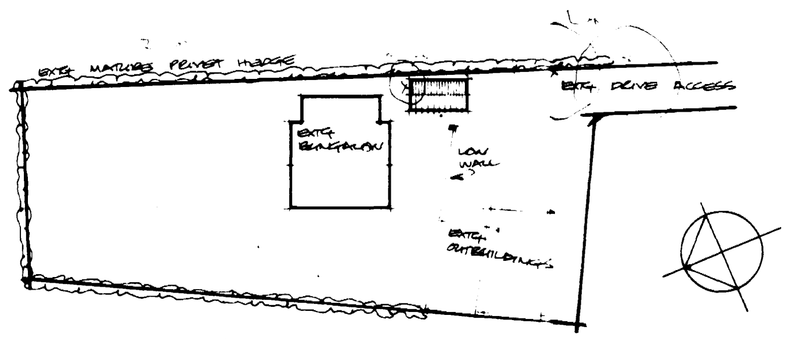


S E C T I O N S

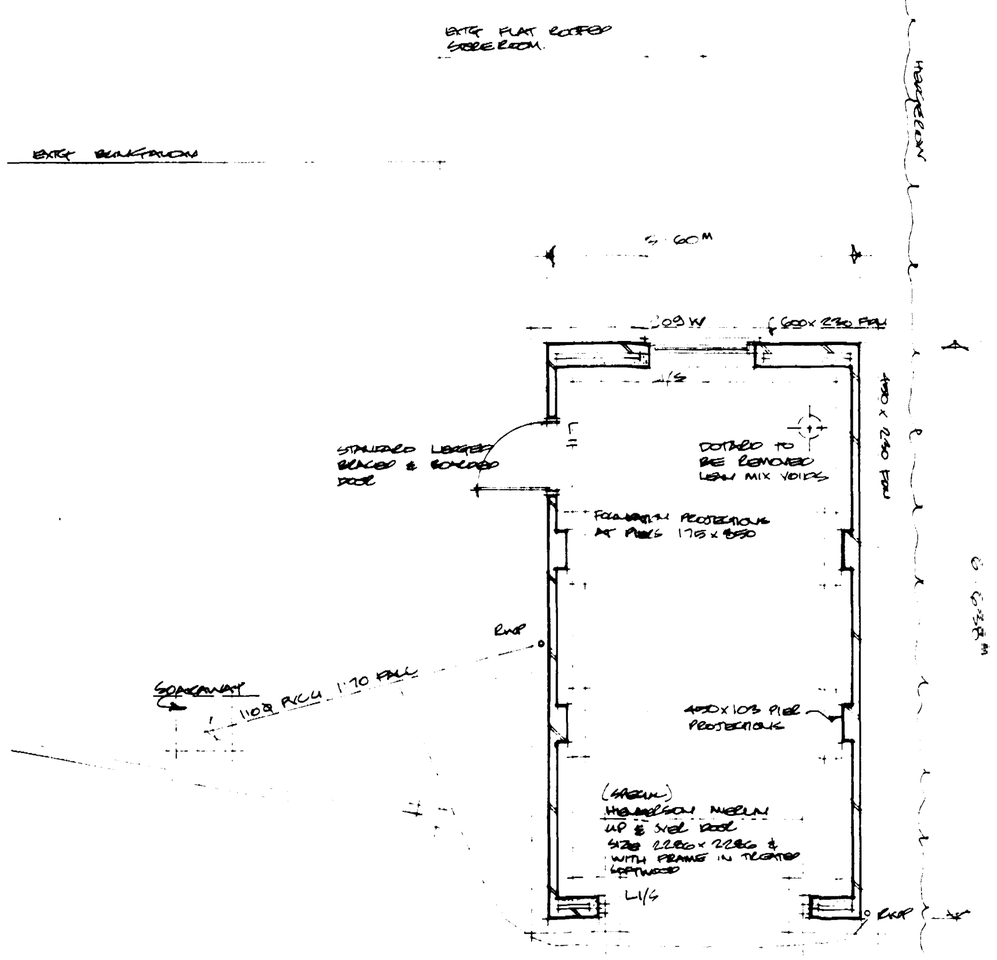
DETERMINED PLAN

E L E V A T I O N S

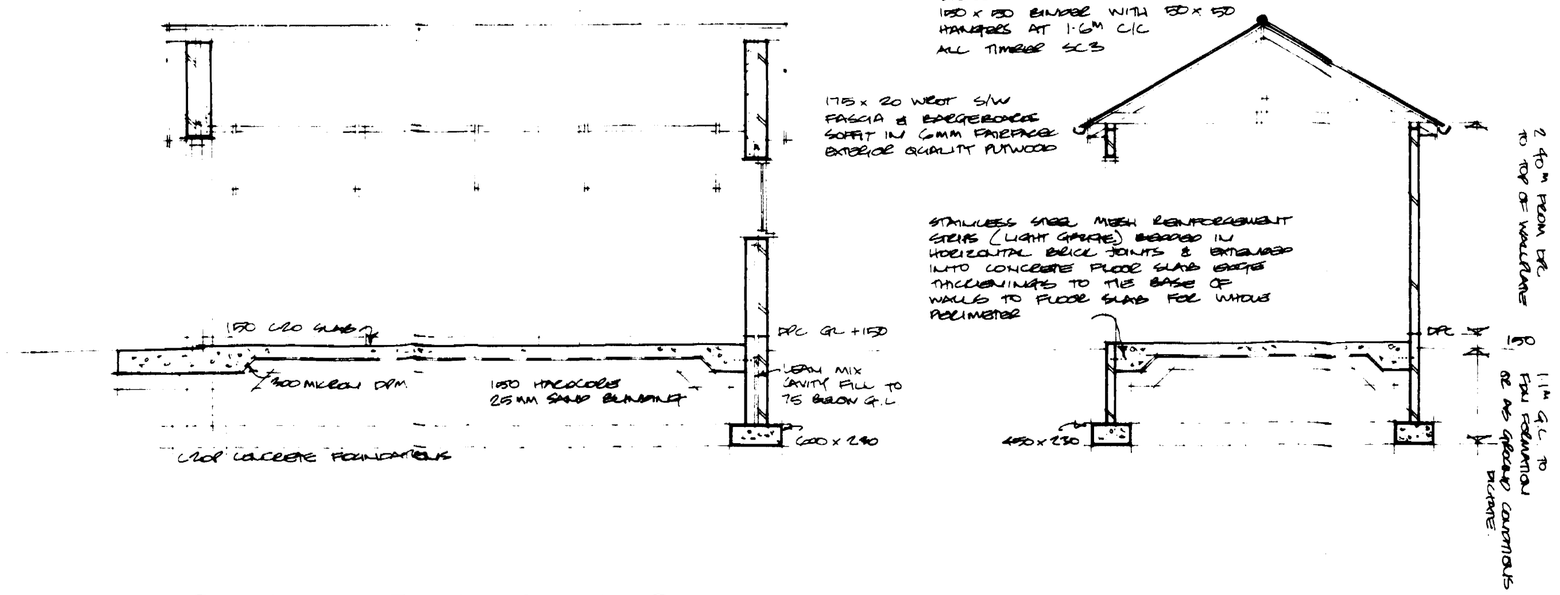




B L O C K P L A N 1 : 5 0 0



P L A N



S E C T I O N S

FOUNDATIONS
Foundations to be plain concrete strip to the sizes shown on the drawing. Concrete to be C20P (1:2:4 mix) and fully compacted in prepared trench. Foundation formation to be taken down to a firm, consistent, loadbearing stratum and to a level free from ground moisture dessication and frost heave.

SUB-STRUCTURE WALLING
Type A dense aggregate concrete blocks to be used below ground level. Durability Designation F1. brickwork to be used from below ground level to dpc.
Dpc to be in heavy duty polythene with embossed faces to B.S.6515 laid at 150mm above finished ground level in all walls and leafs of walls etc.

WALLING
Facing brickwork to be in 103mm clay bricks to match existing, single leaf walls and pier projections to be as shown on drawing. Cavity walling to be 253mm thick and comprise of facing brickwork in clay bricks 103mm thick to match existing, 50mm clear cavity, 100mm HEMELITE solid blocks. Cavities to be tied together with galvanised strip metal ties twist type to B.S.1243:1978 set at 900mm horizontally and 450mm vertically with every alternate tie course staggered 450mm. At cavity closures ties to be at 225mm centres vertically and within 100mm of the closure.
All masonry construction to comply with B.S.5628: 1978 & 1985 etc.

LINTELS
All lintels to be I.G. or equal, pressed steel to B.S.5977. Lintels must be installed strictly in accordance with the manufacturer's instructions and have a minimum end bearing of not less than 150mm. Provide cavity trays over lintels where appropriate.

PITCHED ROOF CONSTRUCTION
Roof covering to be in interlocking concrete tiles to B.S.473,550:1971 on treated softwood battens 40mm x 25mm at gauge centres on slaters underlay COROVIN 150 or similar, lapped minimum 150mm in every direction. All work to comply with B.S.5534:Part 1:1990.
Traditional roof carcassing to be in SC3 European grown softwood and shall be properly and accurately cut, shaped and notched etc and securely fixed in position.
All structural timber is to be preservative treated using the double vacuum process and all cut ends to be thoroughly saturated in same preservative solution prior to assembly and fixing.
Whole roof to be braced in accordance with B.S.5268:Pt 3:1985.

GROUND FLOOR CONSTRUCTION
Floor slab to be 150mm thick in 1:2:4 mix concrete (C20P) with perimeter thickening as shown on drawing for light steel mesh anchorage to walling. Concrete slab to be laid with slight fall towards door opening. 300 micron DPM, 150mm compacted clean stone hardcore, 75mm down and blinded with sand.

STRAPPING AND RESTRAINT
Provide and fix patent galvanised mild steel anchor straps, CATNIC or similar, with cross sectional area of 30mm x 2.5mm to locate and tie down wall plate, CODE VU 1050/100/50. Straps to be at 1.6m centres. Provide straps as lateral restraint straps in galvanised mild steel 30mm x 5mm cross section, CATNIC CODE HL1400/100, at 1.6m centres at rafter and ceiling joist levels on gable ends and where joists run parallel to walls to restrain wall to frame diaphragm. Solid strut under straps and tight pack against walls.

FASCIAS AND BARGEBOARDS
Provide and fix treated wrot 25mm nominal thickness softwood fascias and 6mm fairfaced exterior quality plywood on 50mm x 38mm softwood framing. Fascia, bargeboards and soffits to be stained or painted as directed.

WINDOWS AND DOORS ETC
All joinery etc to be as Boulton and Paul standard joinery and be in treated softwood for a stain or paint finish to match existing and to the codes or description on the drawing.

UNDERGROUND DRAINAGE
Work to comply with B.S.8301:1985. Pipework to be in 110mm diameter PVC-U to a hydraulic gradient of 1:70 (0.0143). Bed pipework on peagravel/sand mixture 50mm thick and surround with 100mm peagravel/sand mixture. Backfill trench with selected granular fill.
Where pipework is closer to ground surface than 600mm provide concrete paving slab protection over pipe trench at 100mm above crown of pipe, as detail Diagram A4 in Approved Document H1.

RAINWATER GOODS
All rainwater goods to be in BLACK PVC-U to match existing. Gutters to be 115mm diameter half round with 68mm diameter downpipes all complete with brackets, connectors, clips, outlets, bends, offset bends, stopends and drain connectors etc and connect to underground rainwater drain to soakaways.

SOAKAWAYS
Soakaways to be minimum 1.5m³ brick rubble filled sited a minimum of 5m away from all buildings with inlet pipe discharging to centre of soakaway. Drain to be in 110mm diameter PVC-U and all as described for underground drainage.

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

ELECTRICAL INSTALLATION
All electrical installation work to be in accordance with the latest edition of the IEE Regulations (16th edition).
Electrical circuits to be extended from the existing circuits or the consumer switchfuse control unit as appropriate to provide power and lighting ring mains. Fittings and accessories to be from the Crabtree range or as directed.

MATERIALS AND WORKMANSHIP
All materials, goods and products etc are to be new and of the best quality of their respective kinds. Where a British Standard Specification or BBA Certificate is applicable the material or product etc shall comply.
Workmanship is to be of a high standard and to that expected of properly trained, skilled craftsmen and experienced tradesmen and work shall be carried out in a safe and practical manner.
All materials, components and products etc shall be used, installed and fixed strictly in accordance with the manufacturer's instructions and specifications and relevant British Standard Specification Codes of Practice and appropriate Association Design Guides.

LIMITATION OF DRAWINGS
These drawings are limited in the amount of information that can be contained herein and are solely for the purposes of securing Planning Permission and Building Regulations approval where appropriate. They are NOT CONTRACT DRAWINGS.

23 MAR 94
REF. 0293/94...

DETERMINED
PLAN

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED DETACHED CAR GARAGE AT 33A HIGH STREET, LONG SUTTON, SPALDING, LINCS

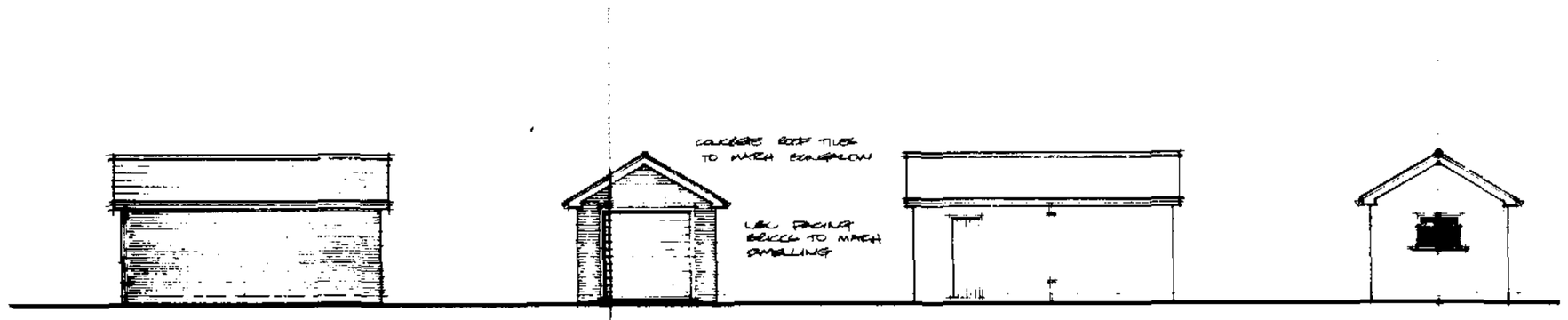
client
MR GREEN

drawing
GENERAL ARRANGEMENT

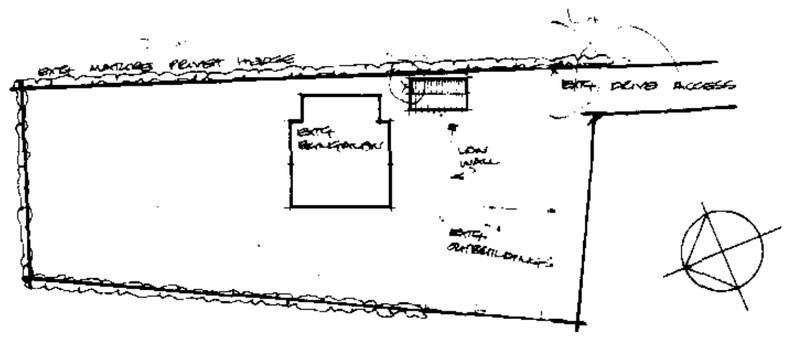
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job no	drg no
94/07	01

Adobe A/B/R24

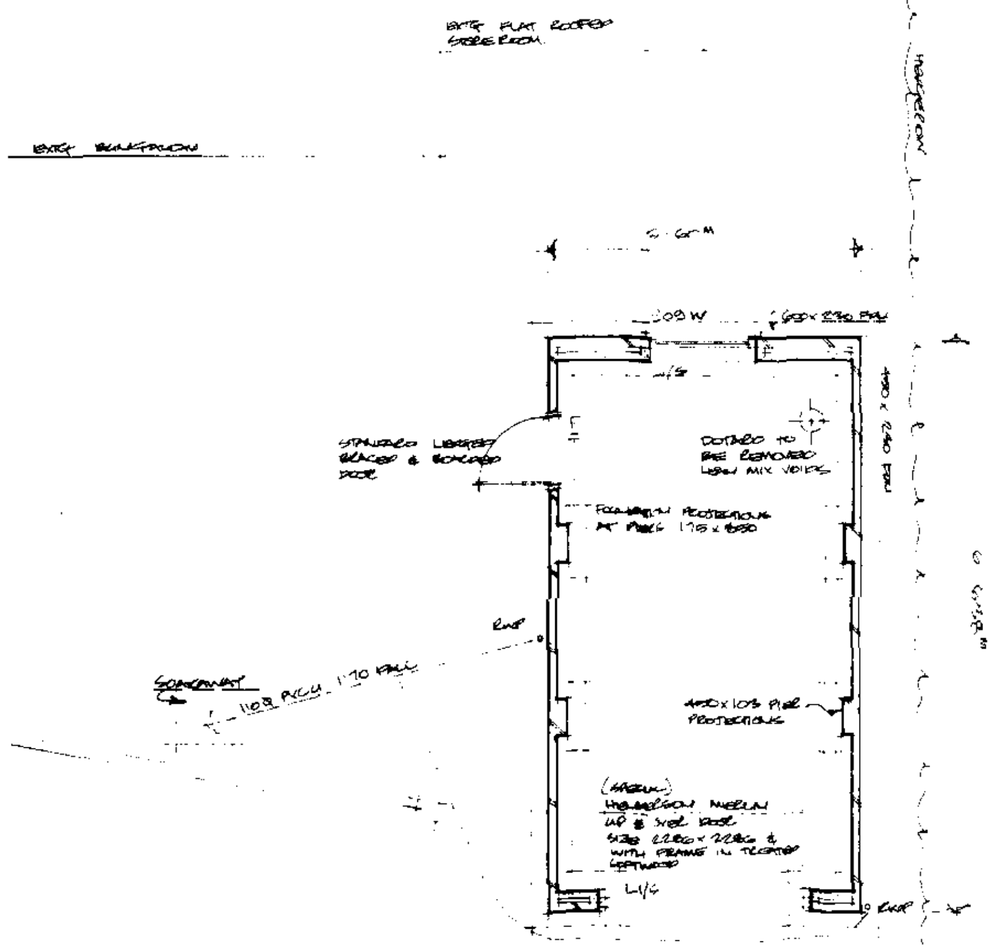
E L E V A T I O N S



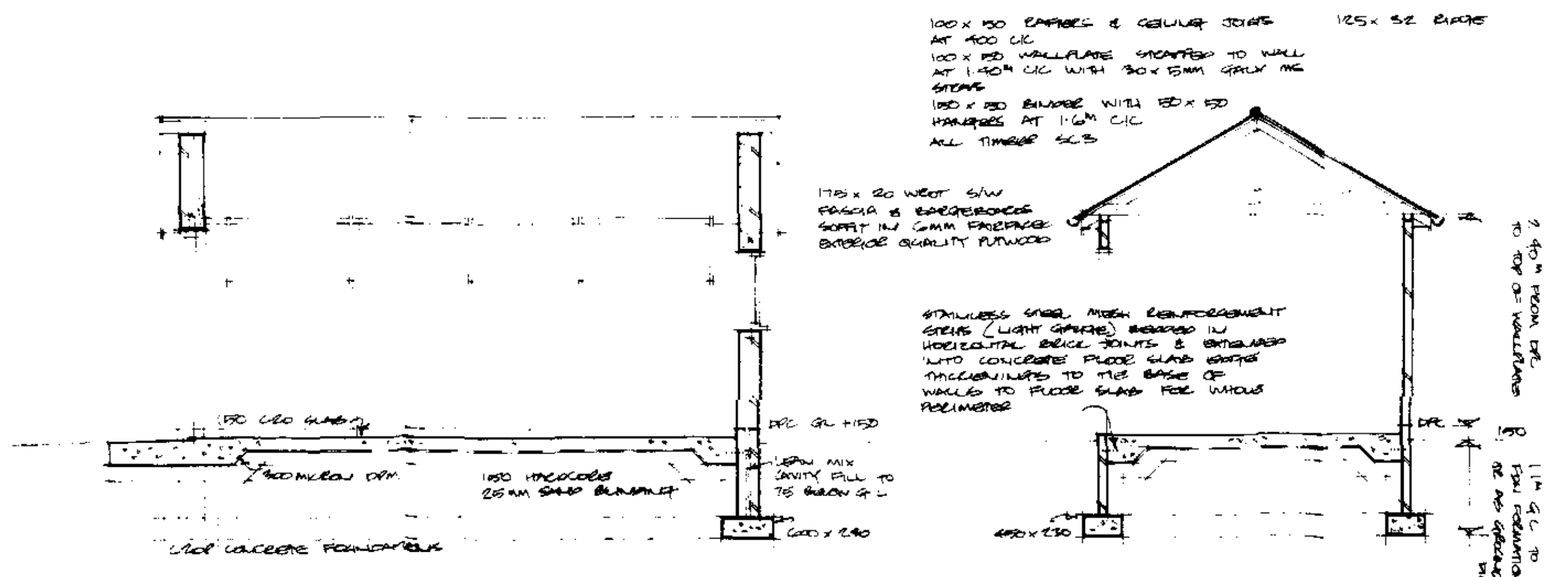
SIDE FRONT SIDE REAR



B L O C K P L A N 1 : 5 0 0



P L A N



S E C T I O N S

FOUNDATIONS
Foundations to be plain concrete strip to the sizes shown on the drawing. Concrete to be C20P (1:2:4 mix) and fully compacted in prepared trench. Foundation formation to be taken down to a firm, consistent, loadbearing stratum and to a level free from ground moisture dessication and frost heave.

SUB-STRUCTURE WALLING
Type A dense aggregate concrete blocks to be used below ground level. Durability Designation FL brickwork to be used from below ground level to dpc.
Dpc to be in heavy duty polythene with embossed faces to B.S.6515 laid at 150mm above finished ground level in all walls and leafs of walls etc.

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Facing brickwork to be in 103mm clay bricks to match existing, single leaf walls and pier projections to be as shown on drawing. Cavity walling to be 253mm thick and comprise of facing brickwork in clay bricks 103mm thick to match existing, 50mm clear cavity, 100mm HEMELITE solid blocks. Cavities to be tied together with galvanised strip metal ties twist type to B.S.1243:1978 set at 900mm horizontally and 450mm vertically with every alternate tie course staggered 450mm. At cavity closures ties to be at 225mm centres vertically and within 100mm of the closure.
All masonry construction to comply with B.S.5628: 1978 & 1985 etc.

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Traditional roof carcassing to be in SC3 european grown softwood and shall be properly and accurately cut, shaped and notched etc and securely fixed in position.
All structural timber is to be preservative treated using the double vacuum process and all cut ends to be thoroughly saturated in same preservative solution prior to assembly and fixing.
Whole roof to be braced in accordance with B.S.5268:Pt 3:1985.

GROUND FLOOR CONSTRUCTION
Floor slab to be 150mm thick in 1:2:4 mix concrete (C20P) with perimeter thickening as shown on drawing for light steel mesh anchorage to walling. Concrete slab to be laid with slight fall towards door opening. 300 micron DPM, 150mm compacted clean stone hardcore, 75mm down and blinded with sand.

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Provide and fix patent galvanised mild steel anchor straps, CATNIC or similar, with cross sectional area of 30mm x 2.5mm to locate and tie down wall plate, CODE VU 1050/100/50. Straps to be at 1.6m centres. Provide straps as lateral restraint straps in galvanised mild steel 30mm x 5mm cross section, CATNIC CODE HL1400/100, at 1.6m centres at rafter and ceiling joist levels on gable ends and where joists run parallel to walls to restrain wall to frame diaphragm. Solid strut under straps and tight pack against walls.

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All rainwater goods to be in BLACK PVC-U to match existing. Gutters to be 115mm diameter half round with 68mm diameter downpipes all complete with brackets, connectors, clips, outlets, bends, offset bends, stopends and drain connectors etc and connect to underground rainwater drain to soakaways.

SOAKAWAYS
Soakaways to be minimum 1.5m³ brick rubble filled sited a minimum of 5m away from all buildings with inlet pipe discharging to centre of soakaway. Drain to be in 110mm diameter PVC-U and all as described for underground drainage.

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All materials, goods and products etc are to be new and of the best quality of their respective kinds. Where a British Standard Specification or BBA Certificate is applicable the material or product etc shall comply.
Workmanship is to be of a high standard and to that expected of properly trained, skilled craftsmen and experienced tradesmen and work shall be carried out in a safe and practical manner.
All materials, components and products etc shall be used, installed and fixed strictly in accordance with the manufacturer's instructions and specifications and relevant British Standard Specification Codes of Practice and appropriate Association Design Guides.

LIMITATION OF DRAWINGS
These drawings are limited in the amount of information that can be contained herein and are solely for the purposes of securing Planning Permission and Building Regulations approval where appropriate. They are NOT CONTRACT DRAWINGS.

23 MAR 1994
REF. 0293/94

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED DETACHED CAR GARAGE AT 133A HIGH STREET, LONG SUTTON, SPALDING, LINCS

client
MR GREEN

drawing
GENERAL ARRANGEMENT

date	scale(s)
MAR 94	1:100 1:50 1:500
job no	drg no
94/07	01

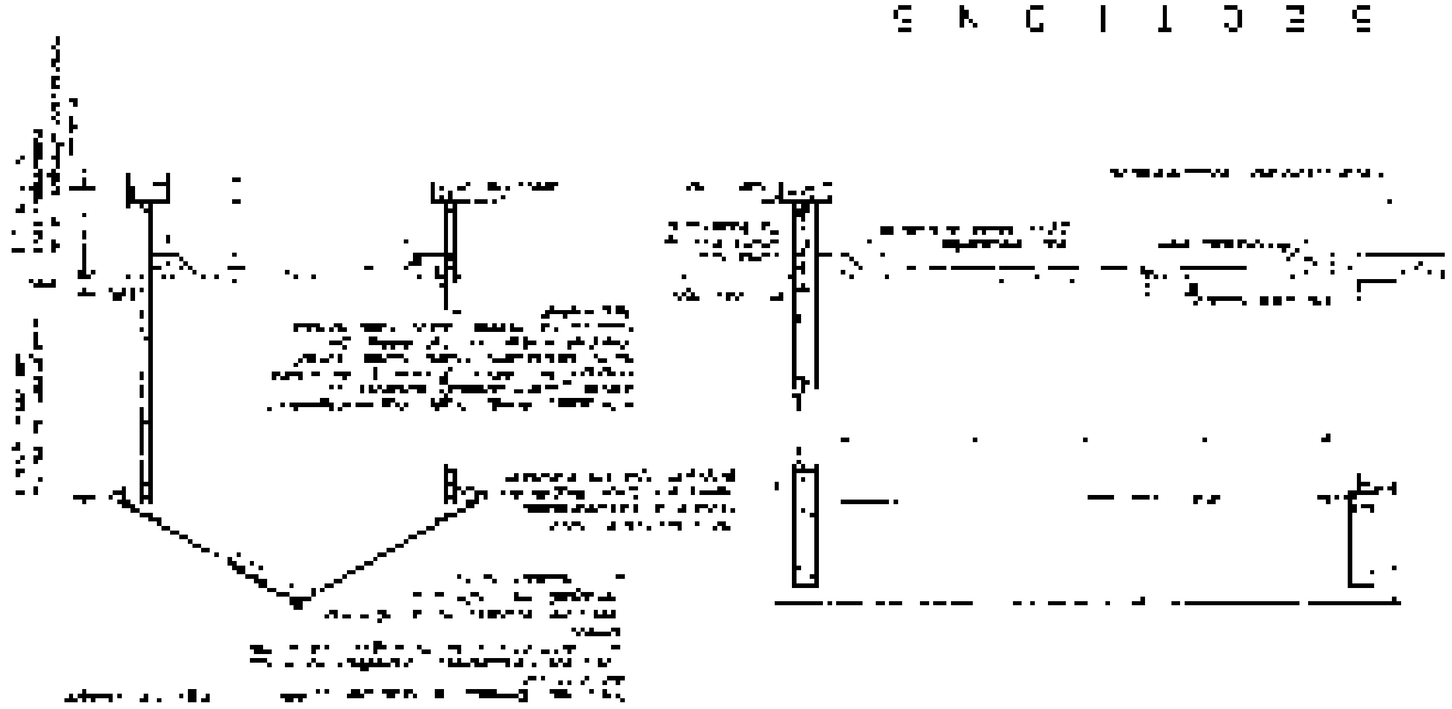
DETERMINED PLAN

Adtech A/B/R24

P L A N



S E C T I O N S



B L O C K P L A N 1 : 5 0 0



E L E V A T I O N S

