SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/1181/93 Received:16-DEC-93 Type:FULL

Name: Mr M Bunn
The New House
Weydyke Bank
Fleet Fen
Spalding Lincs

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

Description: Conversion of existing public house to flats

Location : Royal Standard Public House London Road
Long Sutton Spalding

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

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

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

2 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

3 Before the commencement of development, drawings shall be submitted to and approved in writing by the Local Planning Authority of the external elevations on which new windows and doors are to be provided.

Reason: To define the terms of the permission and in the interests of visual amenity.

Director of Planning and Building Control Services
14-FEB-94 H11/1181/93

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. H11/1181/93

Date Registered

16 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr M Bunn
The New House
Weydyke Bank
Fleet Fen
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

Royal Standard Public House, London Road, Long Sutton

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Conversion of Existing Public House to Flats

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £240.00 . . . If you consider no fee is payable include a written explanation instead.

Signed. . . . . Date 14th December 1993 . . . . . 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:	As existing	metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. 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. — Public House

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

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

or

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

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

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	As existing
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 Existing ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	Yes	➡ Application No. H11/0488/92

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 ..... (Applicant / Agent) Date 14.12.93

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 14.12.93.....

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H11/1181/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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

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: J. A. Blacklock.

Senior Officer Confirmed .....DMC Date.....23/12 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : PUBLIC HOUSE — CREAM PAINTED BRICK LEMCUNE NEXT TO LONDON ROAD

Inspected by
Date 30/12/93

Site Notice posted by
Date 30/12/93
Expiry 21/1/93

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

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 ... Date 26/4/94 9/2/94

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

(1) STANDARD TIME CONDITION

(2) F4

(3) BEFORE THE ~~DEVELOPMENT~~ COMMENCEMENT OF DEVELOPMENT DRAWINGS SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE L.P.A OF A SCALE OF NOT LESS THAN 1:20 EXACT ELEVATIONS ON WHICH NEW WINDOWS AND DOORS ARE TO BE PROVIDED.

REASONS

1. STANDARD
2. F4.
3. TO DEFINE THE TERMS OF THE PERMISSION AND IN THE INTERESTS OF VISUAL AMENITY.

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 £240

Receipt No P3632

Date first Rec'd 16 DEC 1993

Registration

Reference H11/1181/93

Cross-Ref B11/0773/93

Date 17-DEC-93 JAC

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 £240

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 210 OS Plots
Grid ref 543730 223450

Ward K Parish L SUTTON

Inside IBD YES Inside LP area YES

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

Linked to property Ref
010739

Dist Bound
Other:

Planning Records:
Earlier apps 488/92

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

399/83
392/82
573/86

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

H11/1181/93

FULL

Applicant: Mr M Bunn
Tel:

Agent: Status Design
0406 424343

Description: Conversion of existing public house to flats

Location: Royal Standard Public House
London Road
Long Sutton
Spalding

Valid date:	16-DEC-93	Terminal date:	10-FEB-94
Target dates:		Target Committee:	25-JAN-94
To case officer	23-DEC-93	Report deadline:	11-JAN-94
Inspected by	30-DEC-93	Agreed TD Ext:	
Extra contacts	06-JAN-94	Case Officer:	
Report if not clear by 20-JAN-94		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		04-JAN-94	25-JAN-94
Clerk to Long Sutton	0406 362402	24-DEC-93	07-JAN-94
Cllr D A Tennant		24-DEC-93	31-DEC-93
Cllr E J Clarey	0406 363141	24-DEC-93	31-DEC-93
Cllr M D Booth	0406 350034	24-DEC-93	31-DEC-93

L.C.C. Obs Attached JC CB 5/1/94

Our Ref: GT/1/SH/0011
Contact: Gill Thornalley

Date: 14 January 1994

NRA

National Rivers Authority
Anglian Region

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

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1994 JG

Dear Sir

Planning Application No. H11/1181/93

PROPOSAL : CONVERSION OF EXISTING PUBLIC HOUSE TO FLATS
LOCATION : LONDON ROAD, LONG SUTTON, SPALDING
APPLICANT : MR M BUNN

I refer to your consultation received on 10th January 1994.

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: H11/1181/93

Applicant: Mr M Bunn
The New House
Weydyke Bank
Fleet Fen
Spalding Lincs

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

Description: Conversion of existing public house to flats

Location: Royal Standard Public House London Road
Long Sutton Spalding

Type: FULL

Date received: 16-DEC-93

24-DEC-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 07-JAN-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 J BLACKLOCK

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

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JAN 1994

Signed:

L. Batchelor

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H11/1187/93

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

Royal Standard PH, Horsan Rd, Long Sutton

3. Name, classification and number of road

TT

4. Date application referred 5-1-94

5. State whether outline, detailed application etc.

Full.

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

Conversion of PH to Flats.

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. (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: 5/1/94. Signed: [signature]
Director of Highways and Planning

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Date: 14th December 1993

Our Ref: 771751/BG/AEW

Your Ref:

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

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1181/93

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

Dear Sirs,

Re: PROPOSED CONVERSION OF EXISTING PUBLIC HOUSE TO FLATS AT 'THE ROYAL STANDARD' LONDON ROAD LONG SUTTON FOR MR M BUNN

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 771751/1 and 771751/2.
3. Cheque to the value of £240.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771751/1 and 771751/2.
3. Cheque to the value of £43.47 in respect of submission fee.

Total cheque: £283.47

Yours faithfully

B. Gilham F.F.B.

Enc.

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 : P3632
Date received : 16-DEC-93

Received from

M E Bunn &D M Edwards

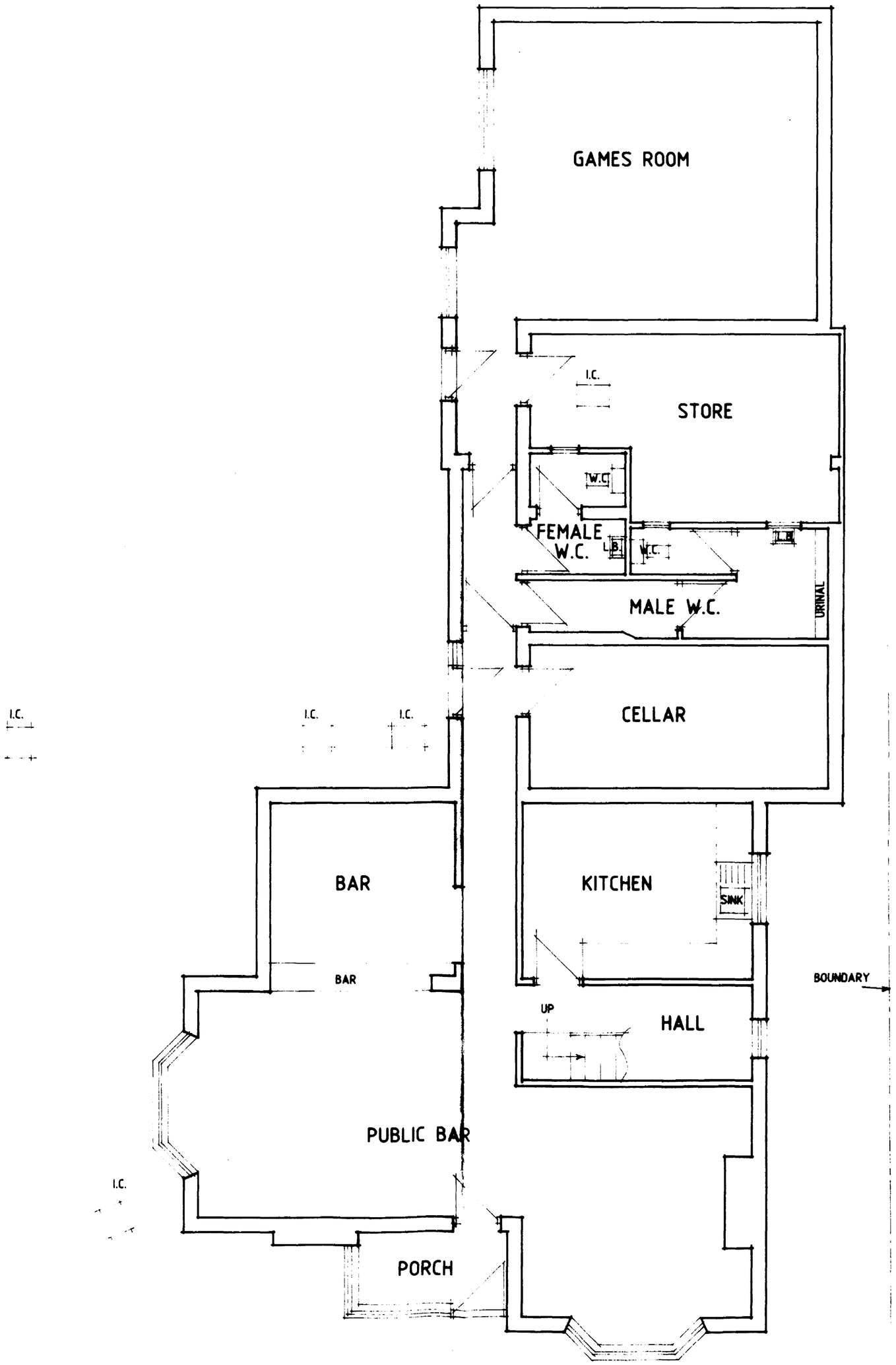
Address

The New House
Weydyke Bank
Fleet Fen
Spalding

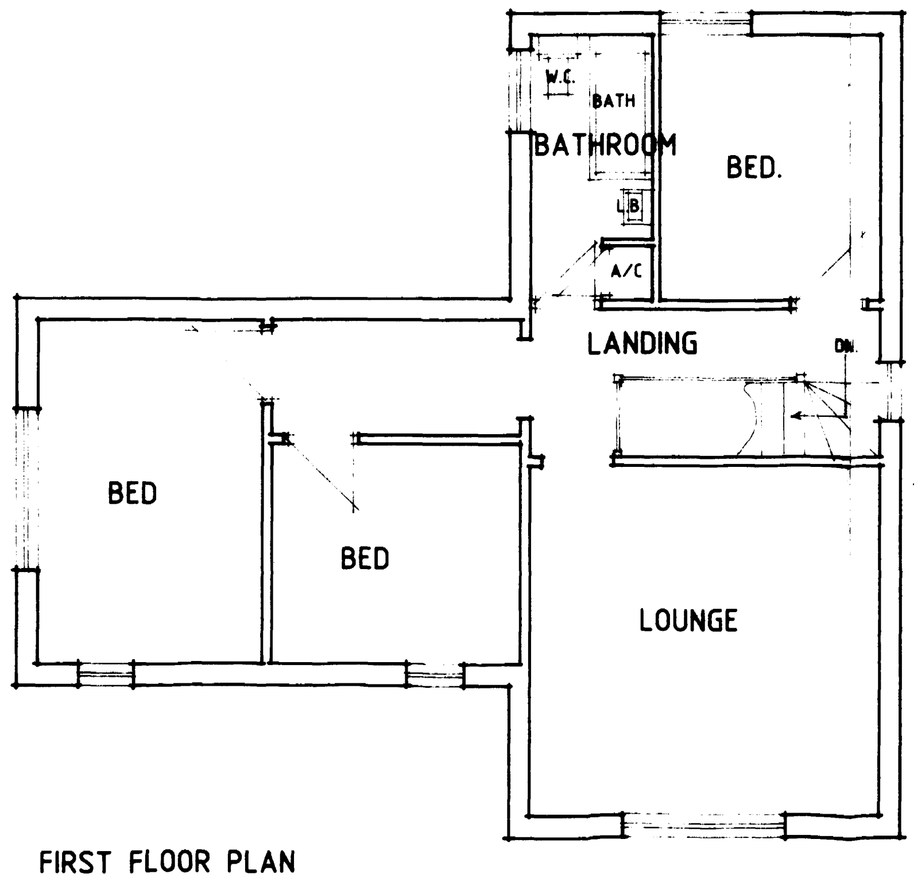
Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

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



GROUND FLOOR PLAN.



FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1181/93

DETERMINED
PLAN

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED CONVERSION OF ROYAL STANDARD PUBLIC HOUSE TO FLATS AT LONDON ROAD, LONG SUTTON FOR

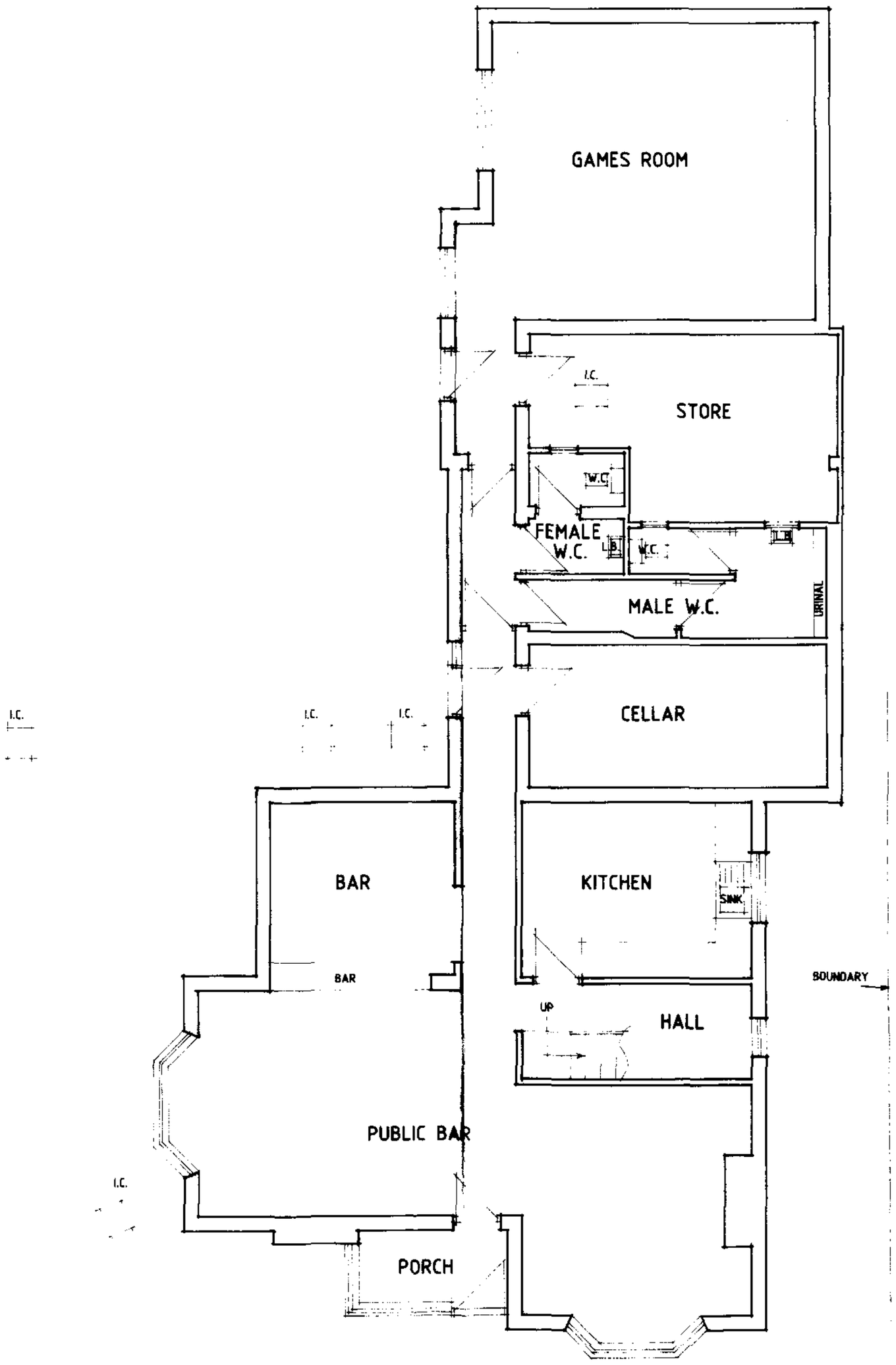
MR. M. BUNN.

PLANS AS EXISTING

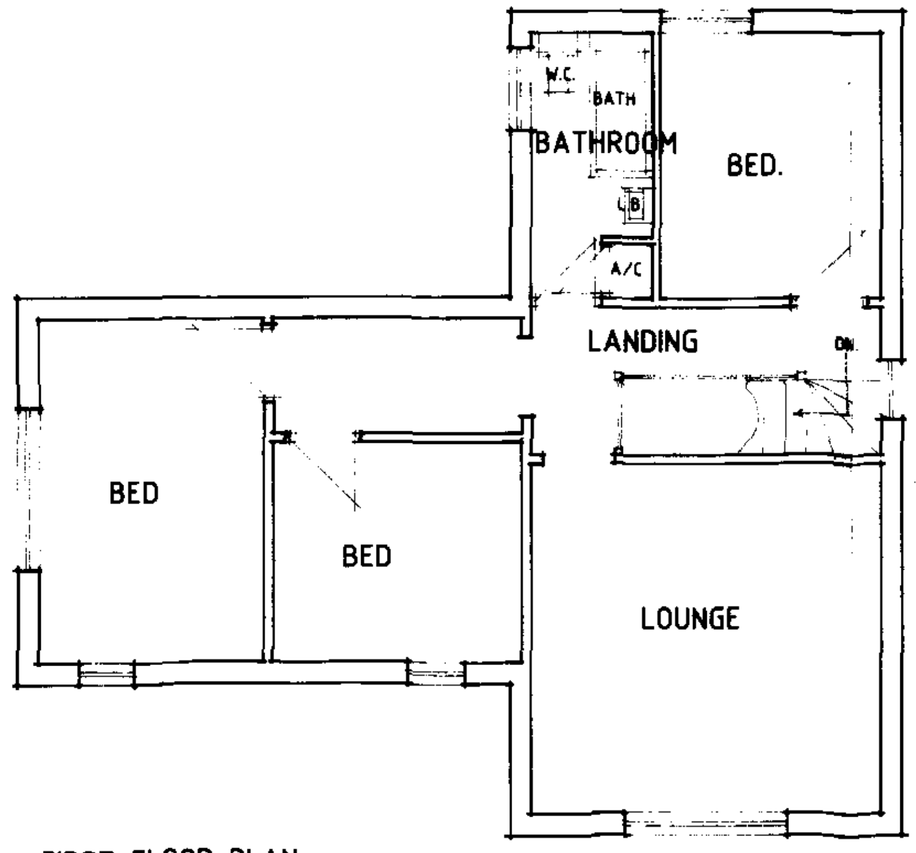
1:50 771751/1

NOV-93 B.GILHAM.

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



GROUND FLOOR PLAN.



FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF. 1181/93

DETERMINED
PLAN

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

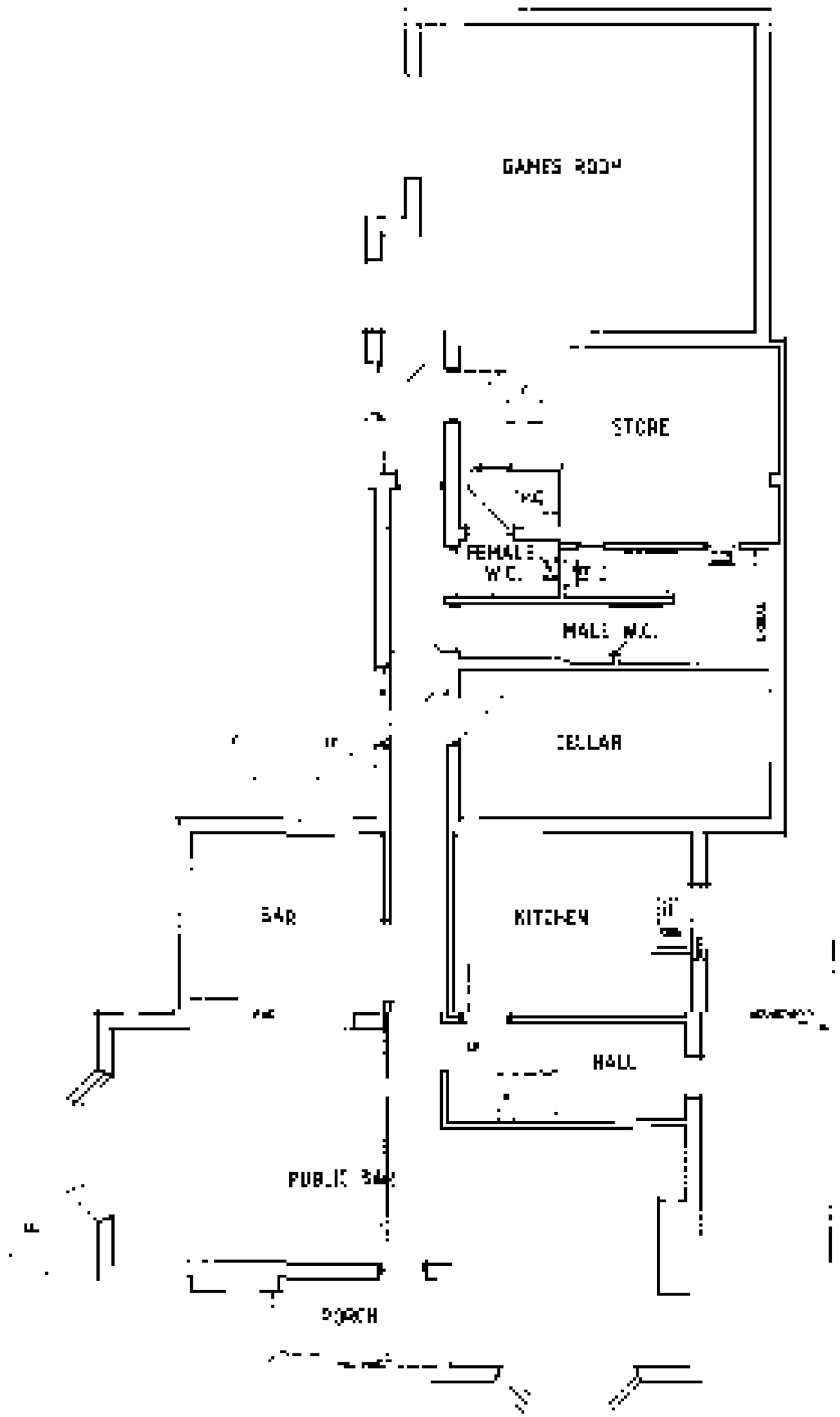
PROPOSED CONVERSION OF ROYAL STANDARD PUBLIC HOUSE TO FLATS AT LONDON ROAD, LONG SUTTON FOR

MR. M. BUNN.

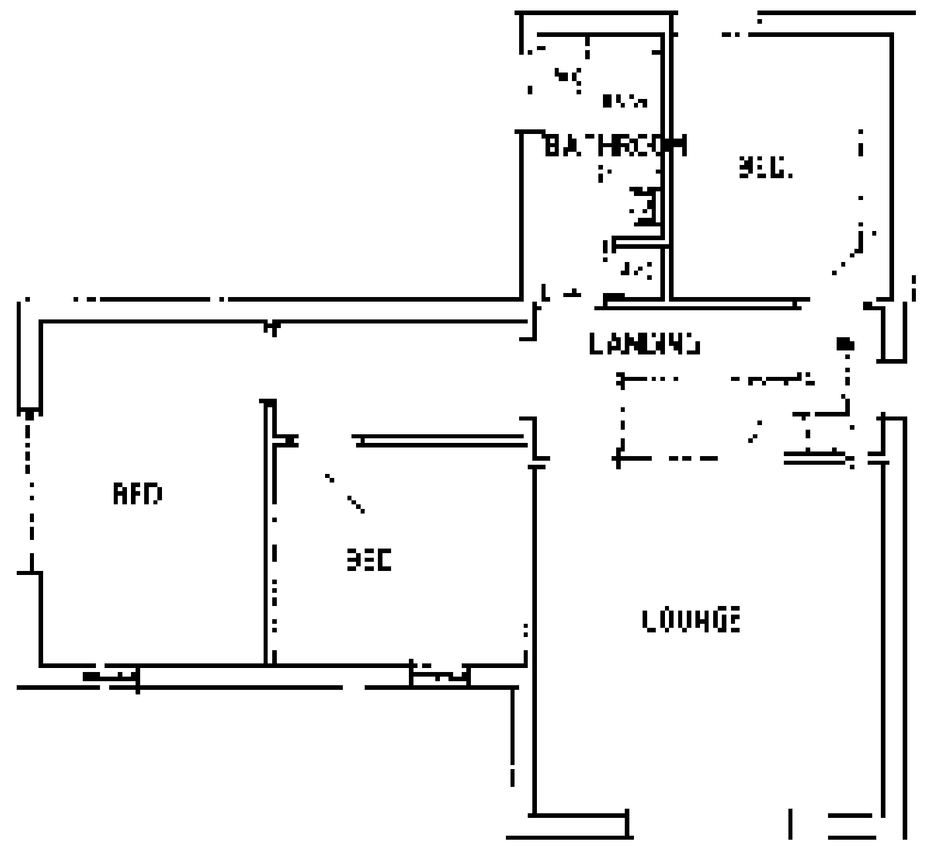
PLANS AS EXISTING

1:50	771751/1
NOV-93	B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490782



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DESIGN Status

PROPOSED CONVERSION OF ROYAL STANDARD PUBLIC HOUSE TO FLATS AT LONDON ROAD, LONG SUTTON FOR

MR. H. BUNN

PLANS AS EXISTING

Existing first floor decking to remain. Remove existing ground floor ceiling covering and provide Gyproc M/F suspended system or similar approved system. Lay 100mm of Gyplas 1000 insulation in cavity. To underside provide 2 No. layers 12.5mm Fireline board layed with staggered joists. Approx. new floor depth 360mm. All to be fixed in accordance with manufacturers instructions.

Wall between hall access to first floor flat and ground floor flat: Provide to ground floor flat side Gyproc Gypliner system or similar approved system. Fill cavity with 25mm Gyplas 1200. Clad with 2 no. layers 12.5mm plasterboard. The above 2 systems to be taken up the wall to meet new ceiling system. Fix in accordance with manufacturers instructions.

Timber stud walling: New walling that is not party walling i.e. bedroom and bathroom walling, to be 12.5mm plasterboard each side of 50 x 75 treated timber vertical studs built up to underside of existing joists. Vertical studs built off 50 x 75 head and sole plates. Optional for sound reduction insert 25mm Gyplas 1200 in cavity.

Hot water: Provide proprietary electric instantaneous water heater of suitable output to supply hot water to all appliances. To be positioned in kitchen all in accordance with manufacturers instructions and specifications.

Heating system: Provide proprietary Economy 7 electric storage radiators.

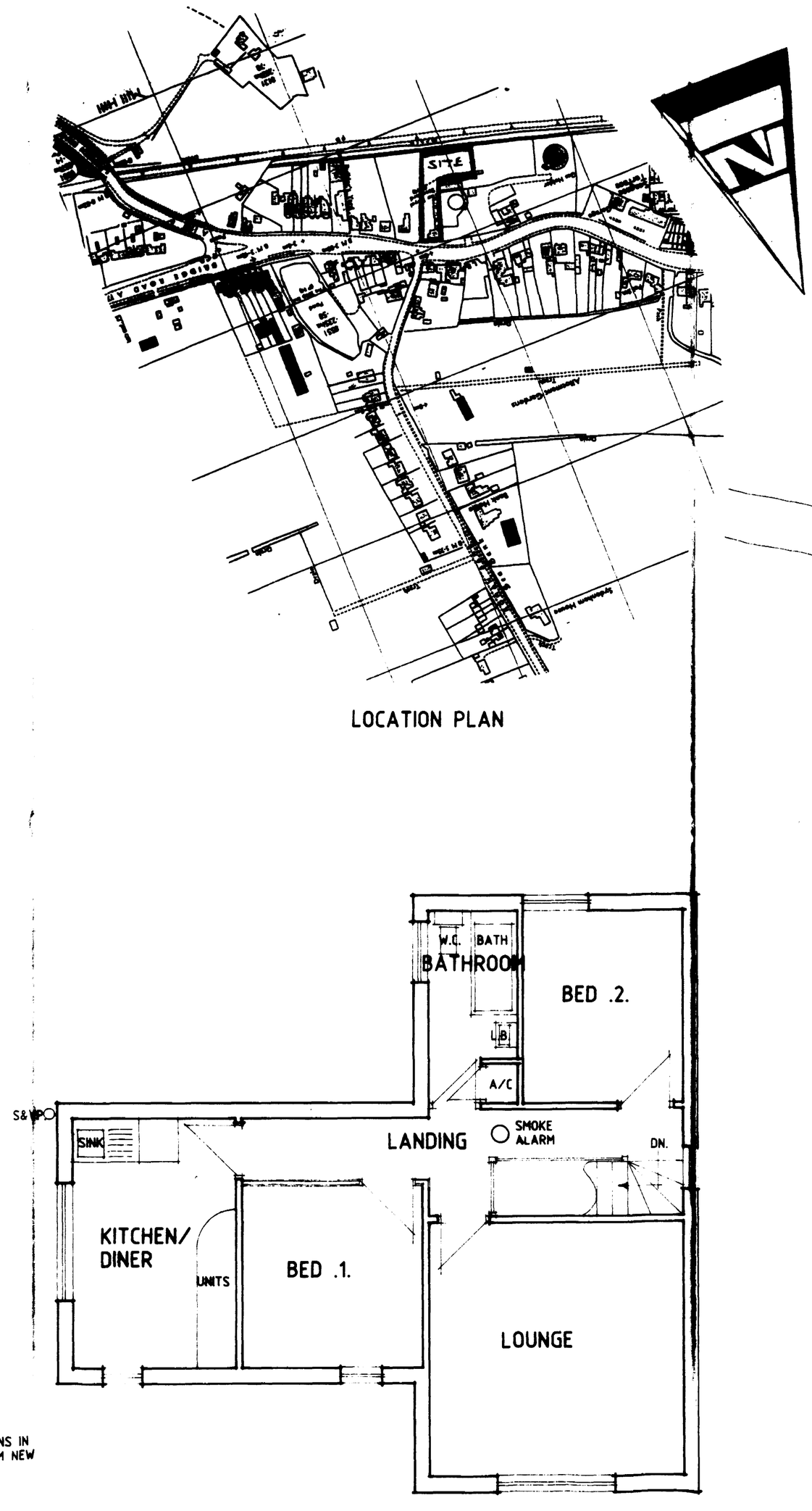
Smoke detection: Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

Kitchen and Bathroom ventilation: Provide mechanical extract ventilators ducting to air brick (size in accordance with manufacturers instructions) to extract ventilation of kitchen:-
60 l/sec or provide cooker hood capable of 30 l/sec
To bathroom 15 l/sec. Systems to offer intermittent operation.

Foul water drains: To be 100mm diam vitrified clay pipes 'supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. 100mm diam S & VP to be fitted with access plate at base. 50mm internal diam pvc waste pipe from BHB (also fitted with anti-syphon trap), 50mm int. diam. pvc waste pipe from bath and 100mm int. diam. pvc waste from W.C. to have 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5572, all underground drainage to BS8301.

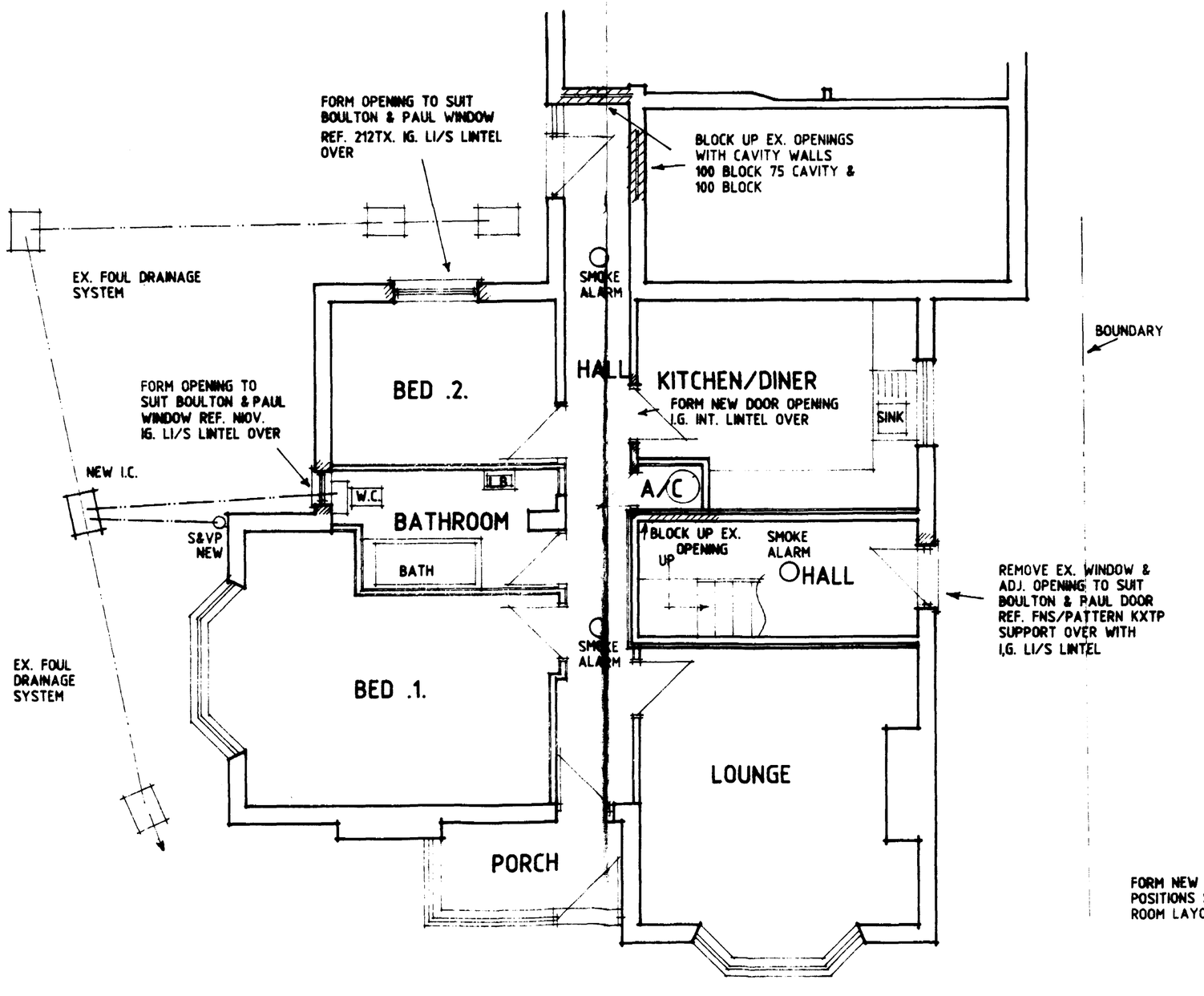
PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging 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 380mm 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.



LOCATION PLAN

SITE PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH DRG. 771751/1

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF. 1181/93

Notes and Revisions

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Please note: This drawing is not a conveyance drawing.

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED CONVERSION OF ROYAL STANDARD PUBLIC HOUSE TO FLATS AT LONDON ROAD, LONG SUTTON FOR

MR. M. BUNN.

PLANS AS PROPOSED

1:50	771751/2
NOV-93	B.GILHAM.

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 01406 [illegible] Fax: [illegible]

Existing first floor decking to remain. Remove existing ground floor ceiling covering and provide Gyproc M/F suspended system or similar approved system. Lay 100mm of Gyplas 1000 insulation in cavity. To underside provide 2 No. layers 12.5mm Fireline board layed with staggered joints. Approx. new floor depth 360mm. All to be fixed in accordance with manufacturers instructions.

Wall between hall access to first floor flat and ground floor flat: Provide to ground floor flat side Gyproc Gypliner system or similar approved system. Fill cavity with 25mm Gyplas 1200. Clad with 2 no. layers 12.5mm plasterboard. The above 2 systems to be taken up the wall to meet new ceiling system. Fix in accordance with Manufacturers instructions.

Timber stud walling: New walling that is not party walling i.e. bedroom and bathroom walling, to be 12.5mm plasterboard each side of 50 x 75 treated timber vertical studs built up to underside of existing joists. Vertical studs built off 50 x 75 head and sole plates. Optional for sound reduction insert 25mm Gyplas 1200 in cavity.

Hot water: Provide proprietary electric instantaneous water heater of suitable output to supply hot water to all appliances. To be positioned in kitchen all in accordance with manufacturers instructions and specifications.

Heating system: Provide proprietary Economy 7 electric storage radiators.

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

Kitchen and Bathroom ventilation: Provide mechanical extract ventilators ducting to air brick (size in accordance with manufacturers instructions) to extract ventilation of kitchen:- 60 l/sec or provide cooker hood capable of 30 l/sec To bathroom 15 l/sec. Systems to offer intermittent operation.

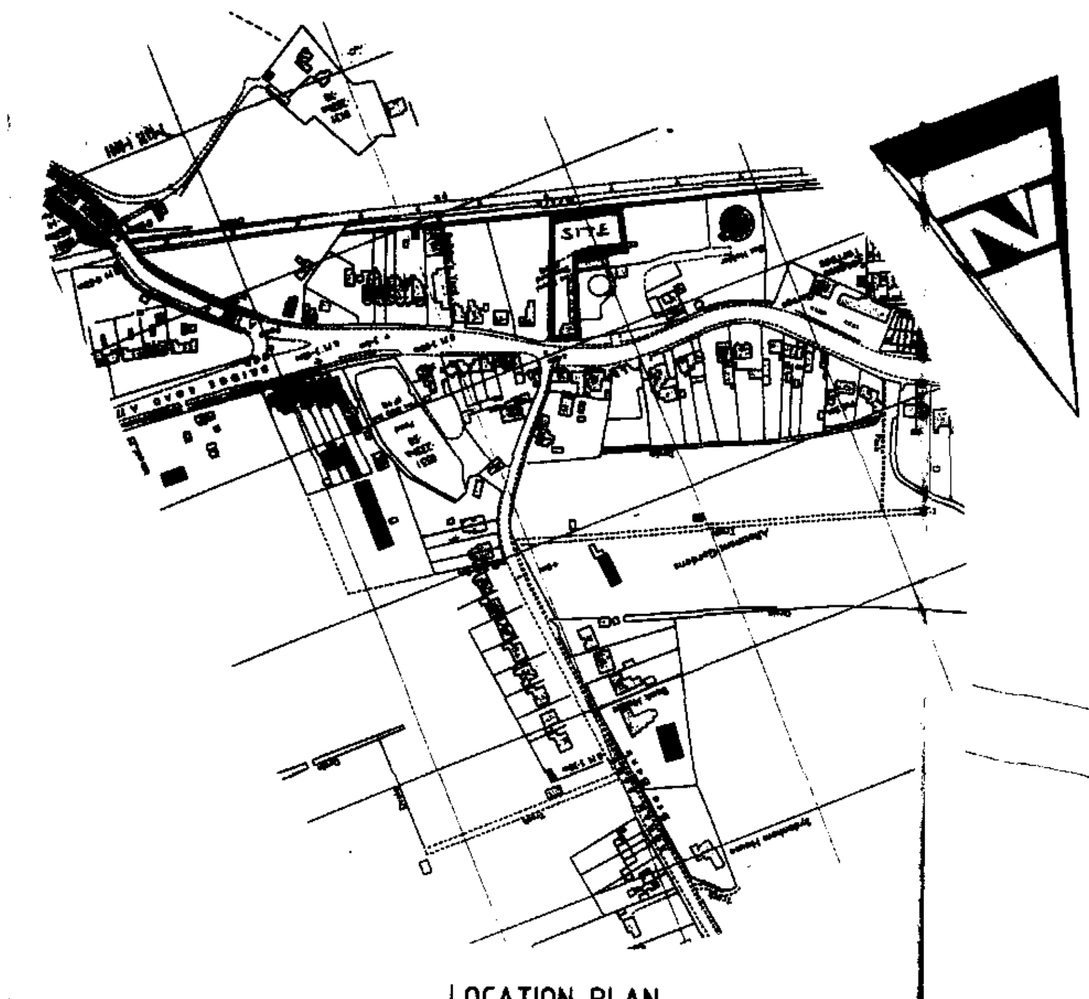
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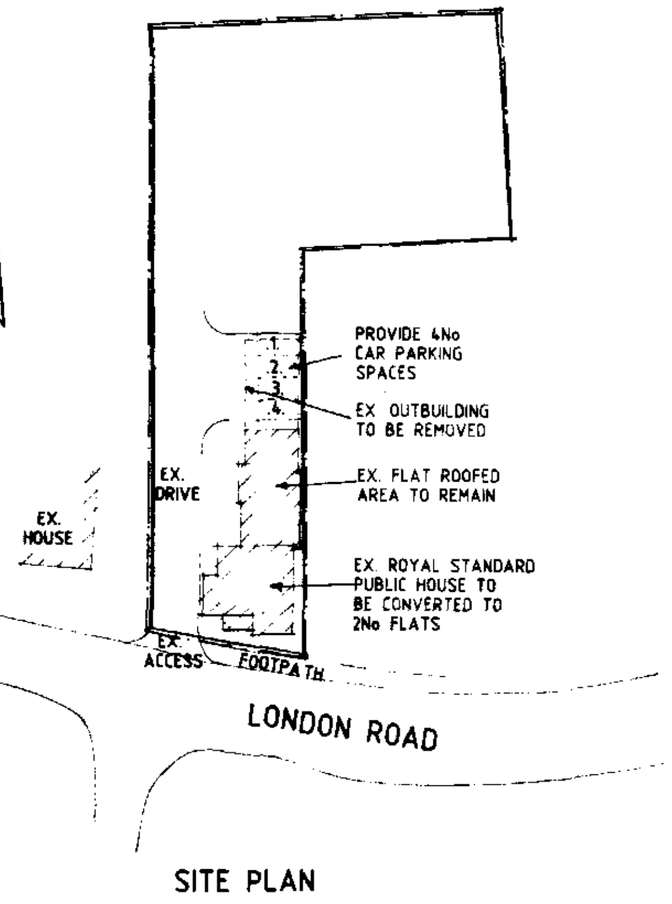
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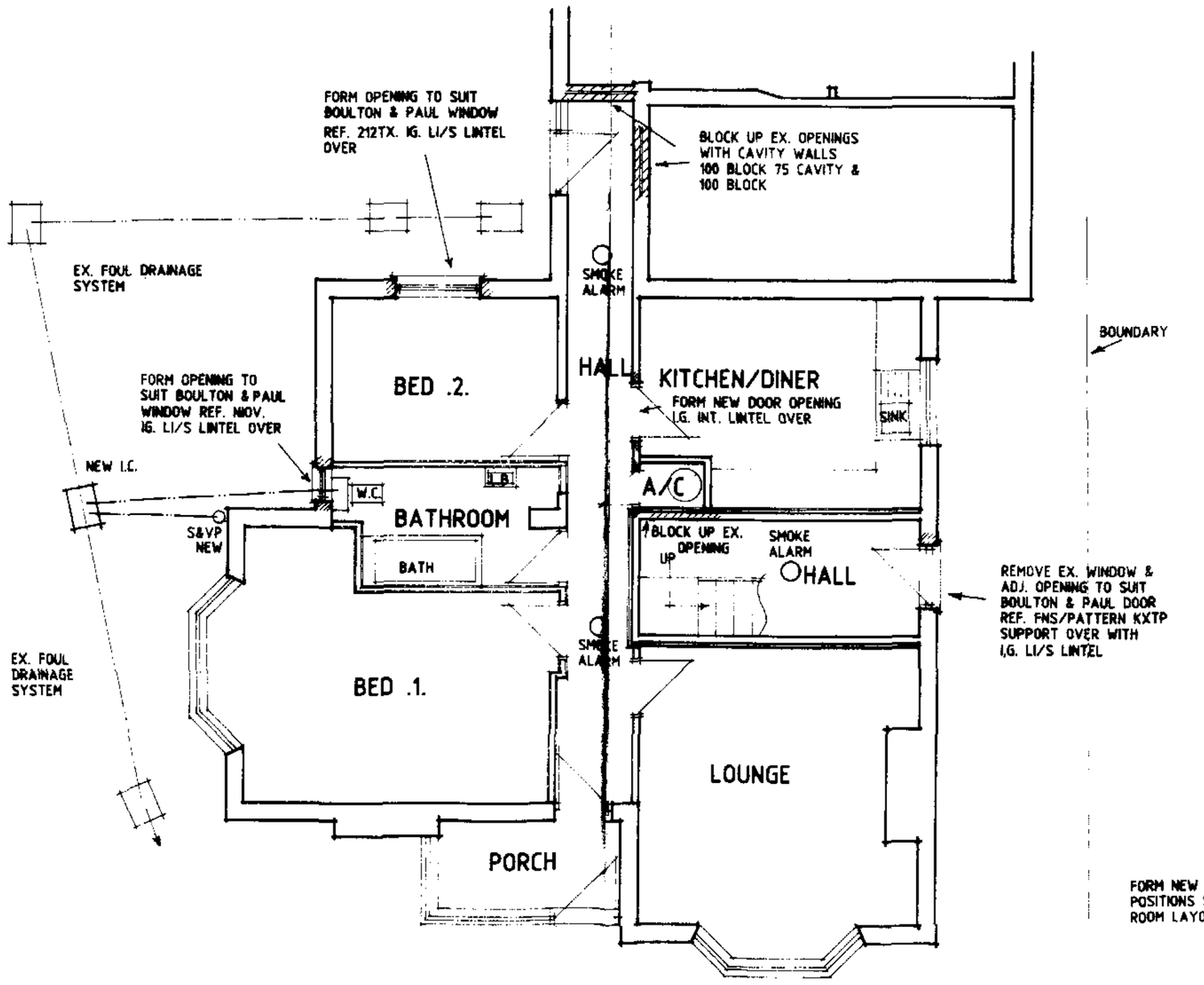
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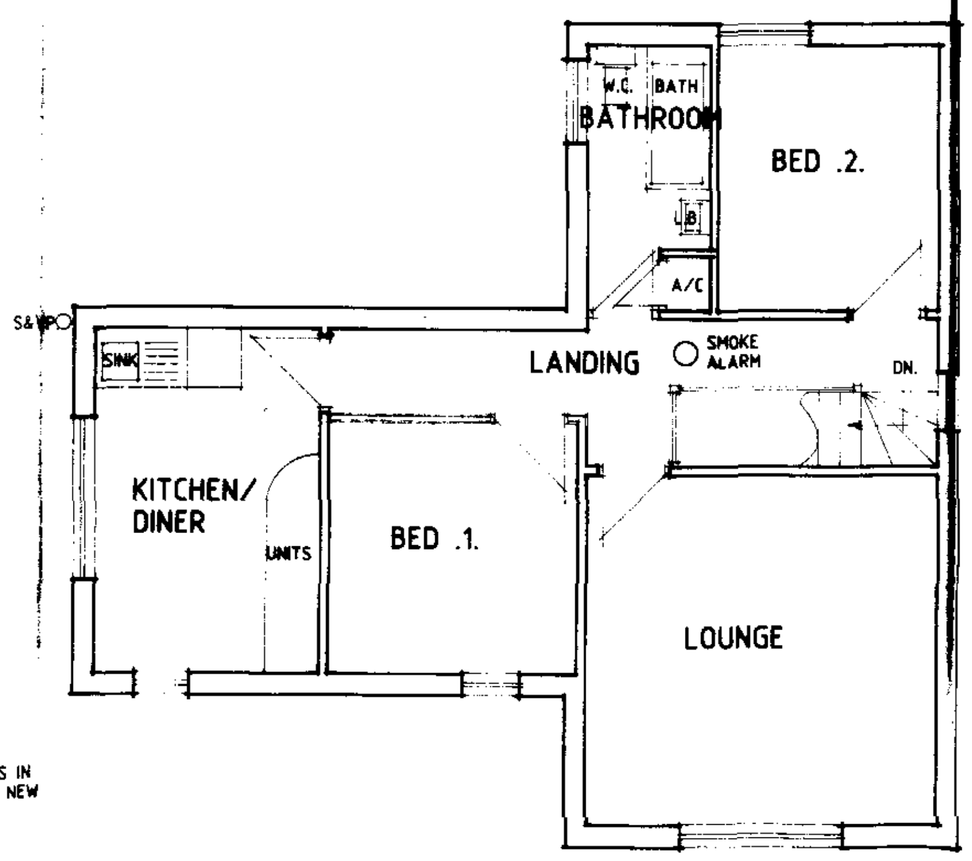
LOCATION PLAN



SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FORM NEW STUD PARTITIONS IN POSITIONS SHOWN TO FORM NEW ROOM LAYOUT

THIS DRG TO BE READ IN CONJUNCTION WITH DRG. 771751/1

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1181/93

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DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

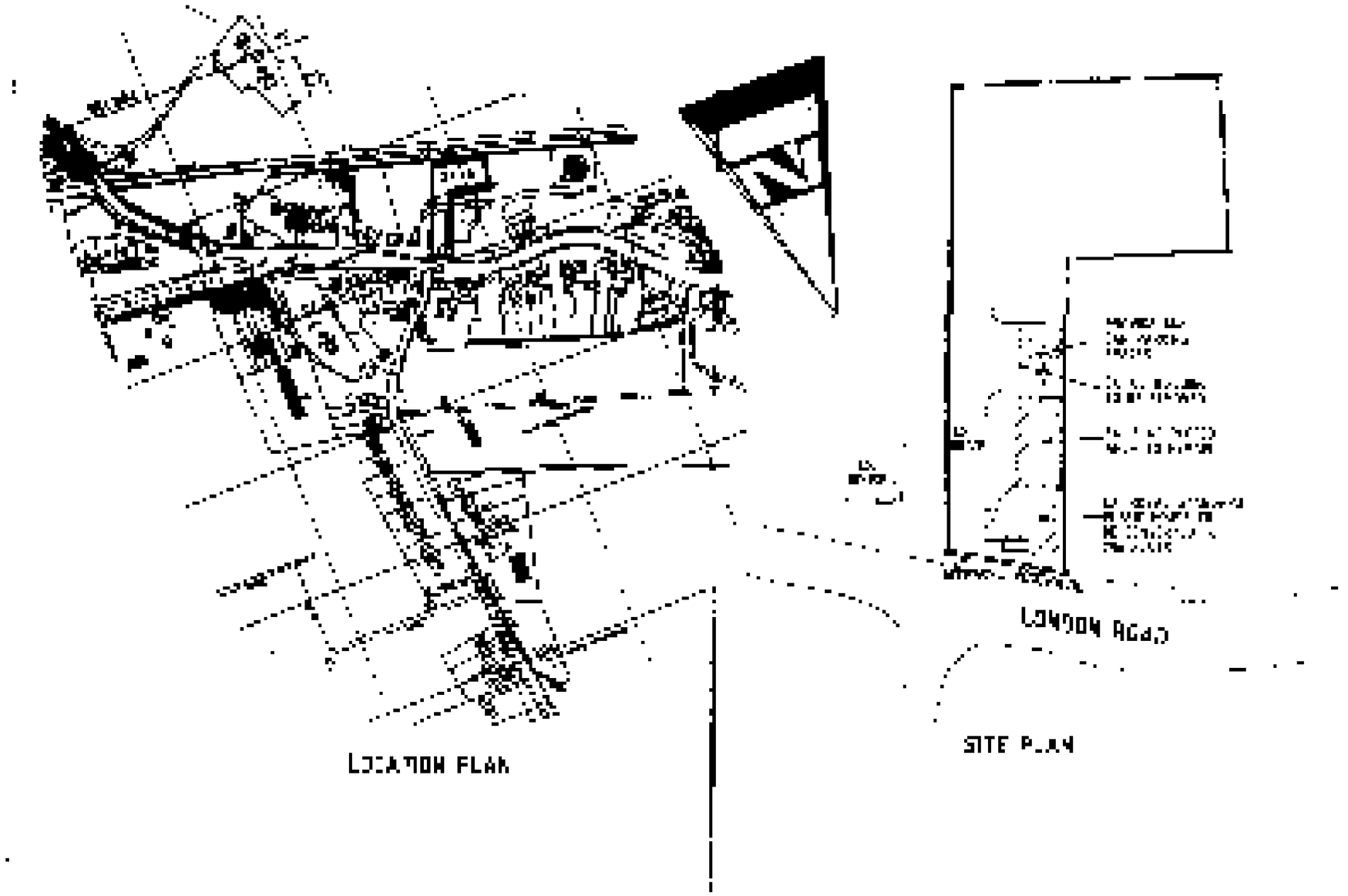
PROPOSED CONVERSION OF ROYAL STANDARD PUBLIC HOUSE TO FLATS AT LONDON ROAD, LONG SUTTON FOR

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PLANS AS PROPOSED

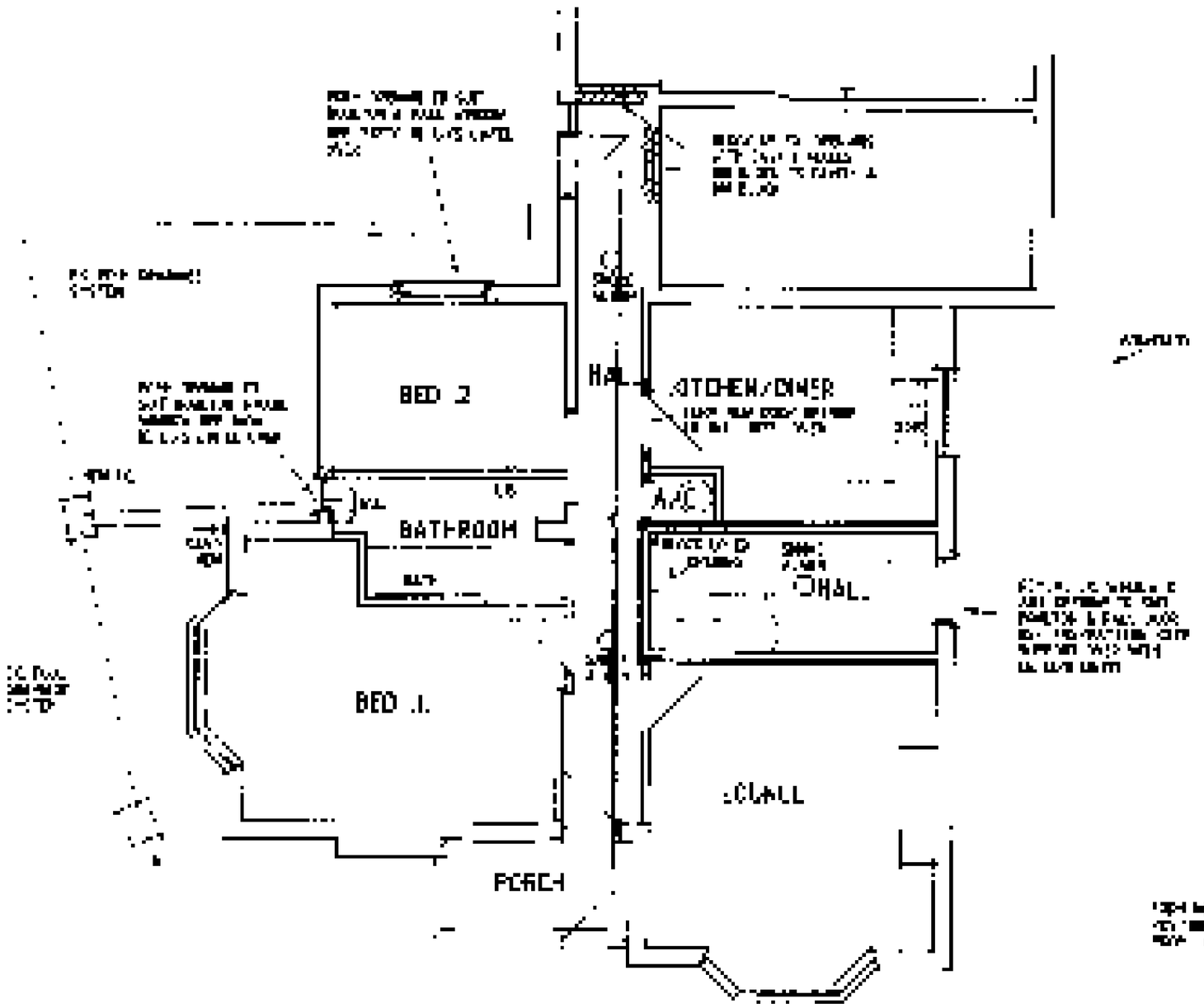
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Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
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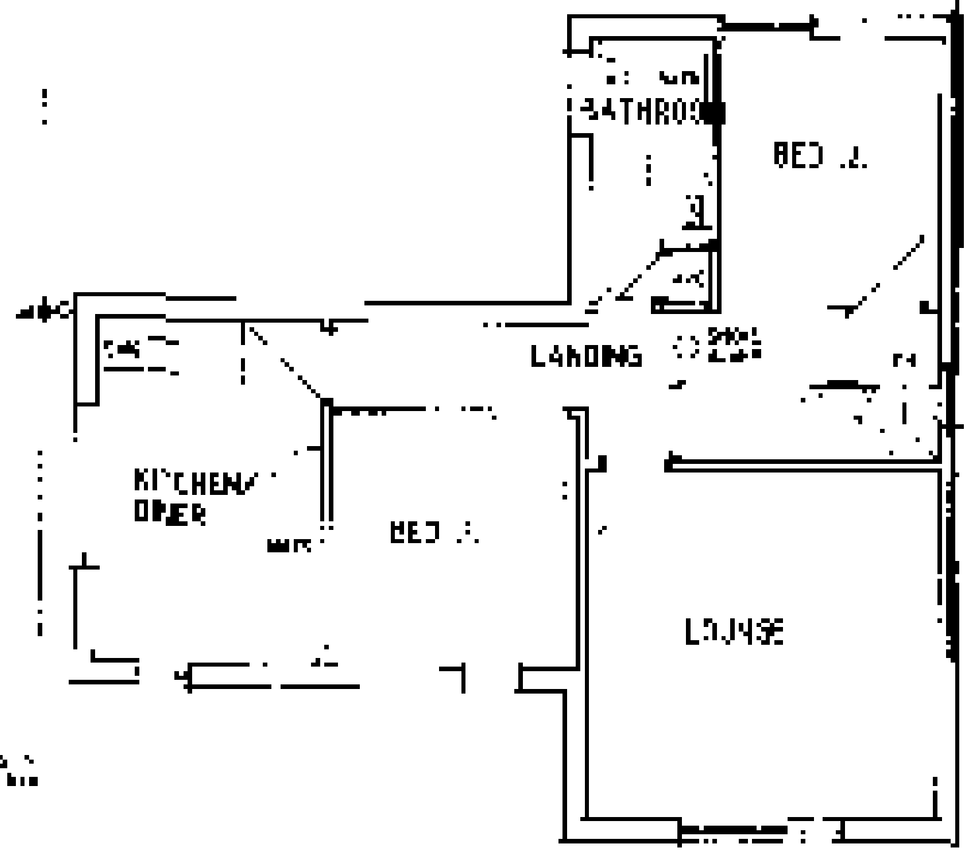


LOCATION PLAN

SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH DRG
17751/1

Status

PROPOSED CONVERSION OF
ROYAL STANDARD PUBLIC
HOUSE TO FLATS AT
LONDON ROAD, LONG
SUTTON SG1

PLANS AS PROPOSED

L50 17175V2

NOV-91 S.GILHAM