SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H12/0273/94 Received:31-MAR-94 Type:FULL

Name: Mr R J Thacker
The Firs
Lutton Bank
Lutton
Spalding Lincs PE12 9LJ

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

Description: Proposed double garage and widen existing vehicular access
Location : The Firs Lutton Bank
Lutton 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 garage shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

3 The front of the garage shall be a minimum of 5.5 metres from the highway boundary in accordance with the plan accompanying the application (Drawing No. 01 received by the Local Planning Authority on 18 March, 1994).

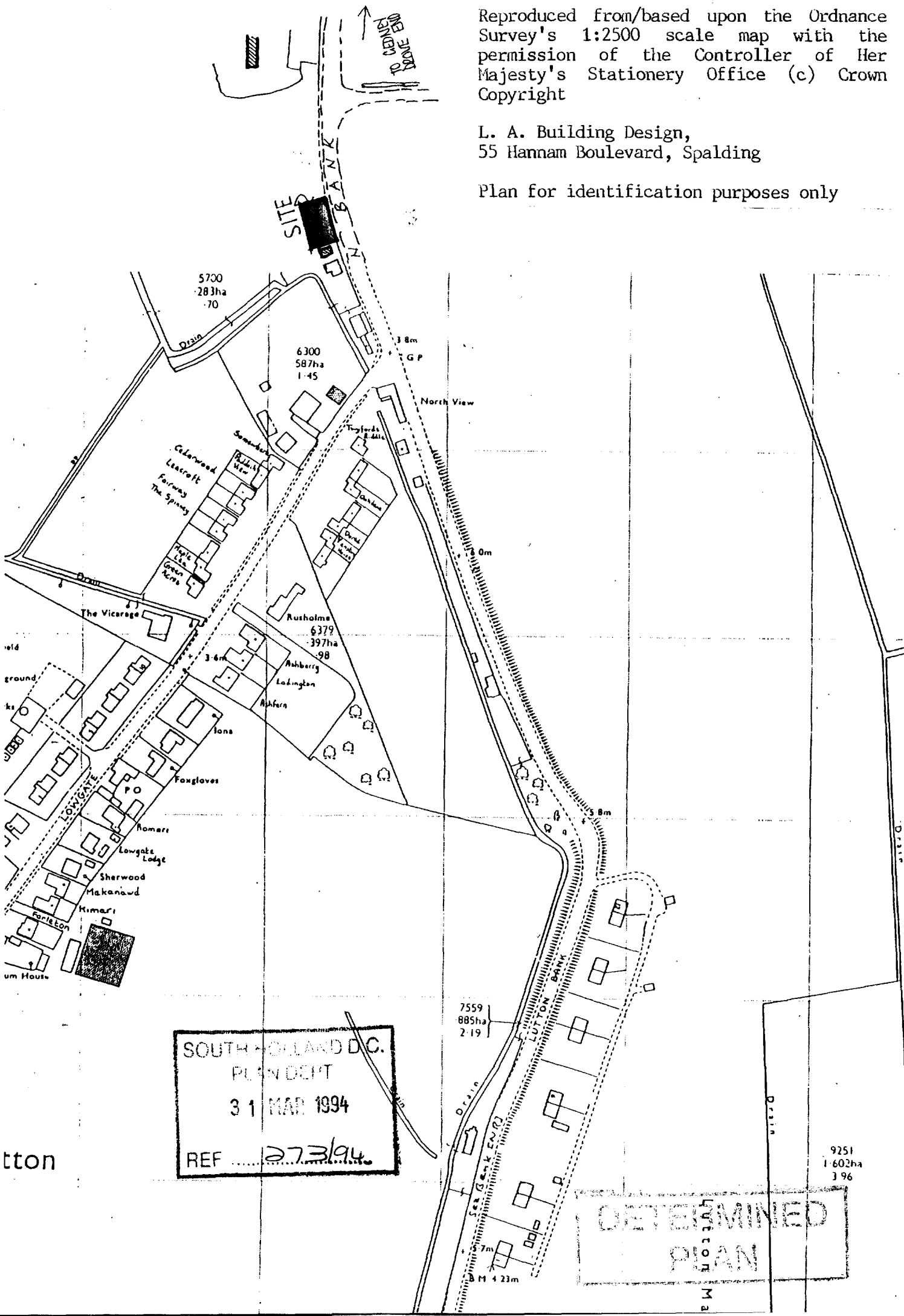
Reason: To allow adequate room for vehicles to stand clear of the highways in the interests of highway safety.

Director of Planning and Building Control Services
10-MAY-94 H12/0273/94

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)




Reproduced from/based upon the Ordnance Survey's 1:2500 scale map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright

L. A. Building Design,
55 Hannam Boulevard, Spalding

Plan for identification purposes only

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H12/0273/94

Date Registered 18 MAR 1994

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR R. J. THACKER,
THE FIRS,
LUTTON BANK,
LUTTON, SPALDING PE12 9LJ

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)

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**

PROPOSED DOUBLE GARAGE & WIDEN EXIT VEHICULAR ACCESS.

Please complete

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.

Signed. P Buttigan Date 18/3/94

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: | 25.00 sq. metres |
| B. Please state size of any new structure:- (a) max. height: | 4.60 metres |
| (b) max. length: | 6.00 metres |
| (c) max. width: | 5.00 metres |
| C. Please state type and colour of materials for facing external walls: | TO MATCH EXTG |
| D. Please state type and colour of roofing materials. | TO MATCH EXTG |
| 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: LUTON 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.

**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:
Mains sewer [ ] Cesspool [ ] Septic tank [✓] EXTG.

**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 Whigan (~~Applicant~~ / Agent) Date 18/3/94

**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 Whigan (~~Applicant~~ / Agent) Date 18/3/94

**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: H12/0273/94

## 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) WIDTH OF SITE AS SHOWN ON 1/2500 PLAN DOES NOT CORRESPOND TO THAT OF 1/500 PLAN. PLEASE RECTIFY.

Other.....

Direction authorised by Senior Officer..... WJ Date 29/3/94

## Revalidation after Direction

Information satisfactory Signed... DAG Date... 31.3.

Valid date: 31/3

Amended description: Same.

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/ Drainage | Env Services | ..... | |
| | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation LB | LB Demolish | ..... G* DEM | |
| | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

**Case Officer**: DAVID GLOVER

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

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Newish property. Reddish brick.
Boundaries : Currently grassed
Site Features : Hedgerow on northern + eastern boundaries.
No properties immediately to north

Inspected by MG
Date 7/4

Site Notice posted by
Date
Expiry MG
7/4.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

---

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

---

Case Officer Conclusions MG 3/5.

Acceptable in terms of appearance.
County Highways raise no objection in principle.
No neighbours materially affected in my judgement.

## 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..3/5.

Notes:

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

CONDITIONS/~~REASONS:~~

(1) Sc 80 — garage.
Reason standard.

(3) The front of the garage shall be a minimum of 5.5m from the highway boundary in accordance with the plan accompanying the application (dwg n° 01 rec'd by the LPA on 18/3/94)
Reason: To allow adequate room for vehicles to stand clear of the highway, in the interests of highway safety.

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 P4038.

Date first Rec'd 18 MAR 1994

## Registration

Reference H12/0273/94

Cross-Ref R

Date 21-MAR-94 LAC

## 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 137 OS Plots
Grid ref 514 363303 260330

Ward K Parish LOTTON

Inside IBD YES Inside LP area NO

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
0122009 ~~021~~

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps
106/87
1034/86
294/86

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

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H12/0273/94 Received:31-MAR-94 Type:FULL

Name: Mr R J Thacker
The Firs
Lutton Bank
Lutton
Spalding Lincs PE12 9LJ

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

Description: Proposed double garage and widen existing vehicular access
Location : The Firs Lutton Bank
Lutton Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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~~ garage shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

3 The front of the garage shall be a minimum of 5.5 metres from the highway boundary in accordance with the plan accompanying the application (Drawing No. 01 received by the Local Planning Authority on 18 March, 1994).

Reason: To allow adequate room for vehicles to stand clear of the highways in the interests of highway safety.

04-MAY-94 AD check....N 5/5.....

Authorised to issue (inc Delegation).....N 7/5.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

**H12/0273/94**
FULL

Applicant: Mr R J Thacker
Tel:

Agent: L A Building Design
0775 711437

Description: Proposed double garage and widen existing vehicular access

Location: The Firs
Lutton Bank
Lutton
Spalding Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 31-MAR-94 | Terminal date: | 26-MAY-94 |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 07-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 14-APR-94 | Agreed TD Ext: | |
| Extra contacts | 21-APR-94 | Case Officer: | |
| Report if not clear by | 05-MAY-94 | D M GEDNEY | |

---

DEVELOPMENT/CONSTRAINTS

Size: 25 M2
Category: Alteration
Listed building:
Conservation Area:

Other Constraints:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Site/Press Advert MIN | | ~~06~~ 07-APR-94 | ~~27~~ 28-APR-94 |
| Clerk to Lutton PC | 0775 724941 | 05-APR-94 | 19-APR-94 |
| Cllr D A Tennant | | 05-APR-94 | 12-APR-94 |
| Cllr E J Clarey | 0406 363141 | 05-APR-94 | 12-APR-94 |
| Cllr M D Booth | 0406 350034 | 05-APR-94 | 12-APR-94 |

L.C.C - Ins Attached for S

**B...AN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H12/0273/94

Applicant: Mr R J Thacker
The Firs
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Lutton
Spalding Lincs PE12 9LJ

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

Description: Proposed double garage and widen existing vehicular access

Location: The Firs
Lutton Bank
Lutton
Spalding Lincs

REF ....Valid....

Type: FULL

Date received: 18-MAR-94

29-MAR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Width of site as shown on 1:2500 plan does not correspond to that of 1:500 plan. Please rectify.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: South Holland District Council

Application Reference H12/0273/94.

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

THE FIRS, LUTTON BANK, LUTTON.

3. Name, classification and number of road

4. Date application referred 24-3-94

5. State whether outline, detailed application etc.

FULL.

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

PROPOSED DOUBLE GARAGE & WIDEN EXISTING ACCESS.

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: 28-3-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) The front of the proposed garage shall be a minimum of 5·5m from the highway boundary.

Delete as appropriate

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

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

(1) To allow adequate room for vehicle to stand clear of the highway ~~area~~ in the interests of highway safety.

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

**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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4038
Date received : 18-MAR-94

Received from

Mr R J Thacker

Address

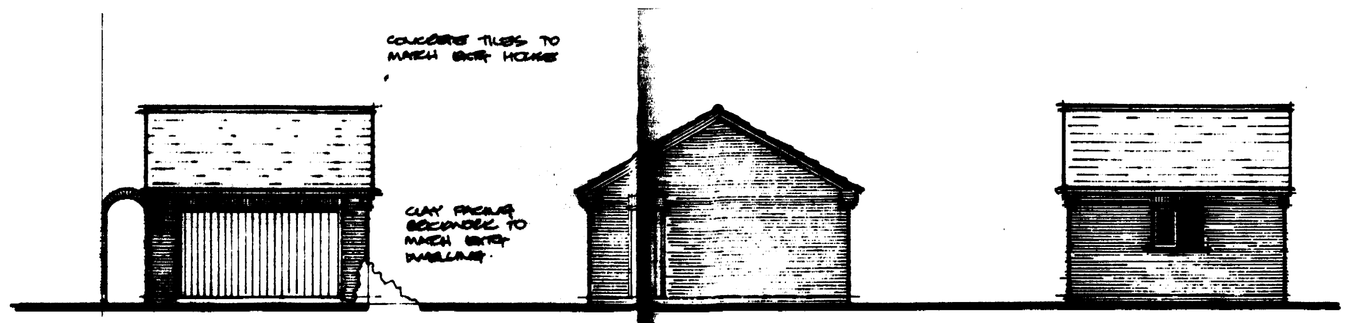
The First
Lutton Bank
Lutton
Spalding

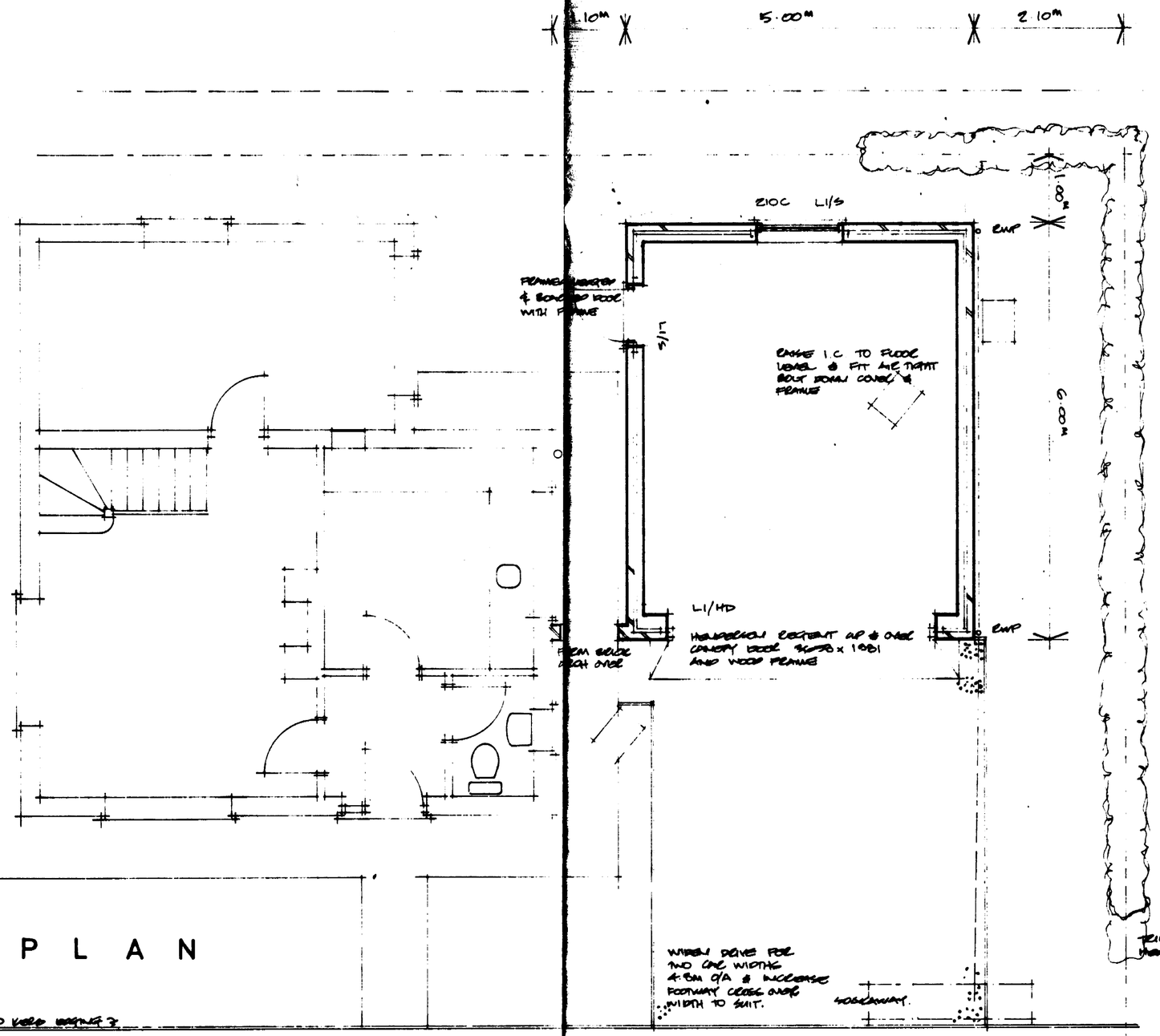
| | | |
|---|---|---|
| Fee paid | £ | 70.00 |
| VAT | £ | 0.00 |
| Total received | £ | 70.00 |

Cash/Cheque : Cheque

Signed.....K.C.LOWE...
(Authorised Collector)

# E L E V A T I O N S




**SUB-STRUCTURE WALLS**
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.

**RAFT FOUNDATION**
Concrete raft foundation with downstand perimeter edge beam to be as shown on the drawing. Concrete to be in minimum C30 quality properly placed and fully compacted. Steel bar and mesh reinforcement to be as indicated and to B.S.4449:1988 and B.S.4483:1985. Maintain minimum 50mm cover to all steel. Polythene membrane to be 300 micron thickness. Hardcore to be 75mm down well compacted clean stone with sand or lean mix concrete blinding and form all batters and sinkings 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 255mm thick and comprise of facing brickwork in clay bricks 103mm thick to match existing, 50mm clear cavity, 100mm HEMELITE solid blocks. Openings 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 courses 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 then 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 plastazote underlay, CORDEK 150 or similar, tapered eaves 150mm in every direction. All work to comply with B.S.5534:Part 1:1990.
Trussed rafters to be as the TYDMAPLATE system and manufactured, installed and fully braced in accordance with B.S.5268:Part 3:1985.
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:Part 3:1985.

**GUTTERING & RAINWATER**
Provide and fix patent galvanised mild steel anchor straps, CATNIC or similar, with cross sectional area of 30mm x 5.0mm to locate tie down wall plate, CODE WU 30/5/1007/50 straps to be at 1.0m centres. Provide straps as lateral restraint straps to be galvanised mild steel 30mm x 5mm section, CATNIC CODE HL1400/100, at 1.0m centres across rafter and ceiling joint positions on gable and where ridge runs parallel to walls to restrain wall to straps diagonally. Solid strut under straps and tight against walls.

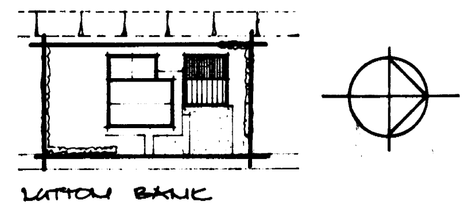
**FASCIAS AND BARGEBOARDS**
Provide and fix treated wrot 25mm nominal thickness softwood fascias and 25mm thick faced exterior quality plywood on 50mm x 75mm softwood framing. Fascia, bargeboards and soffits to be stained or painted as directed.

**WINDOWS AND DOORS ETC**
All joinery items to be as Boulton and Paul standard joinery and be in treated softwood finished with 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 110mm diameter PVC-U to a hydraulic gradient of 1:70 (0.0143). Pipework on pea/gravel/sand mixture 300mm thick all surround with 100mm pea/gravel/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, stop ends and drain connectors etc and connect to underground rainwater drain to soakaway.

**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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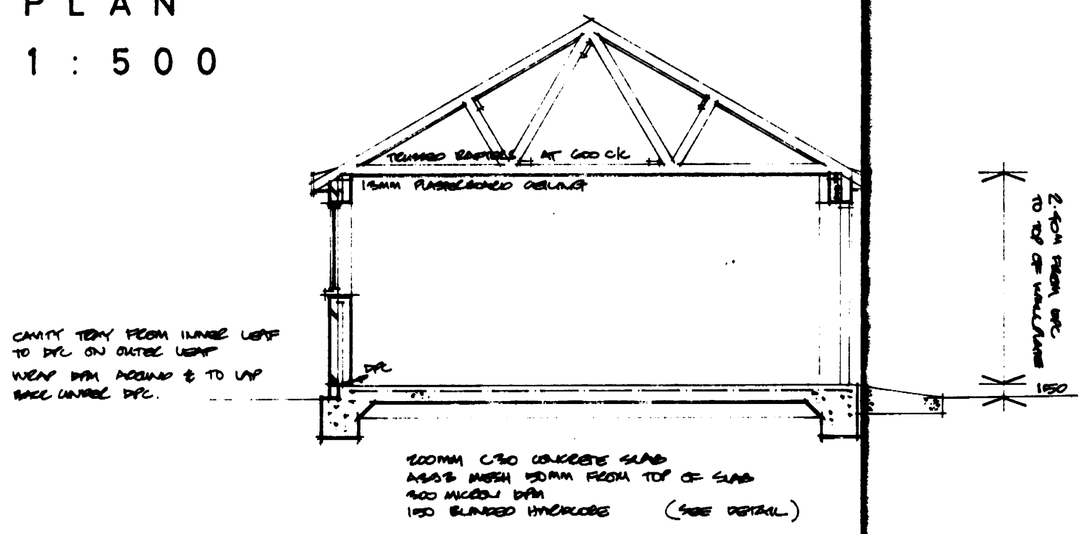


# S E C T I O N

DETERMINED PLAN

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 unit, whichever is the most appropriate to provide power and lighting points, switches, 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 and fixing shall comply.
All workmanship is to be of a high standard and to the best respected of properly trained, skilled craftsmen. All building operations, 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 manufacturer's instructions and relevant British Standard Specification, Codes of Practice and appropriate Association Design Guides.

**LOCATION OF DRAINS**
[illegible] shall be the responsibility of the [illegible] to locate all drains [illegible] and to ensure adequate protection is provided during the course of the [illegible] any and all damage.

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAR 1994
REF. 0273/94


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


project
PROPOSED DOUBLE GARAGE AT THE FIRS, LUTTON BANK, LUTTON, SPALDING, LINCOLNSHIRE.

client
MR E. J. THACKER

drawing
GENERAL ARRANGEMENT

| date | scale(s) |
|---|---|
| 8 MAR 94 | 1:50 1:100 1:500 |
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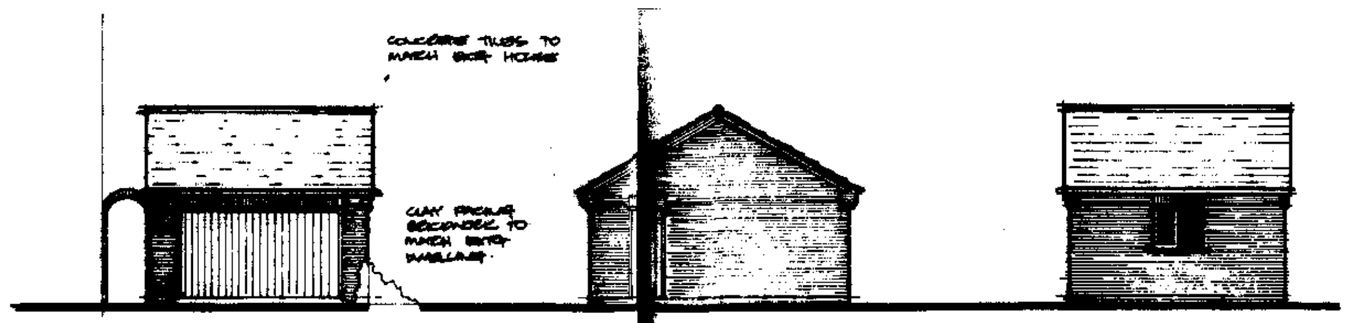
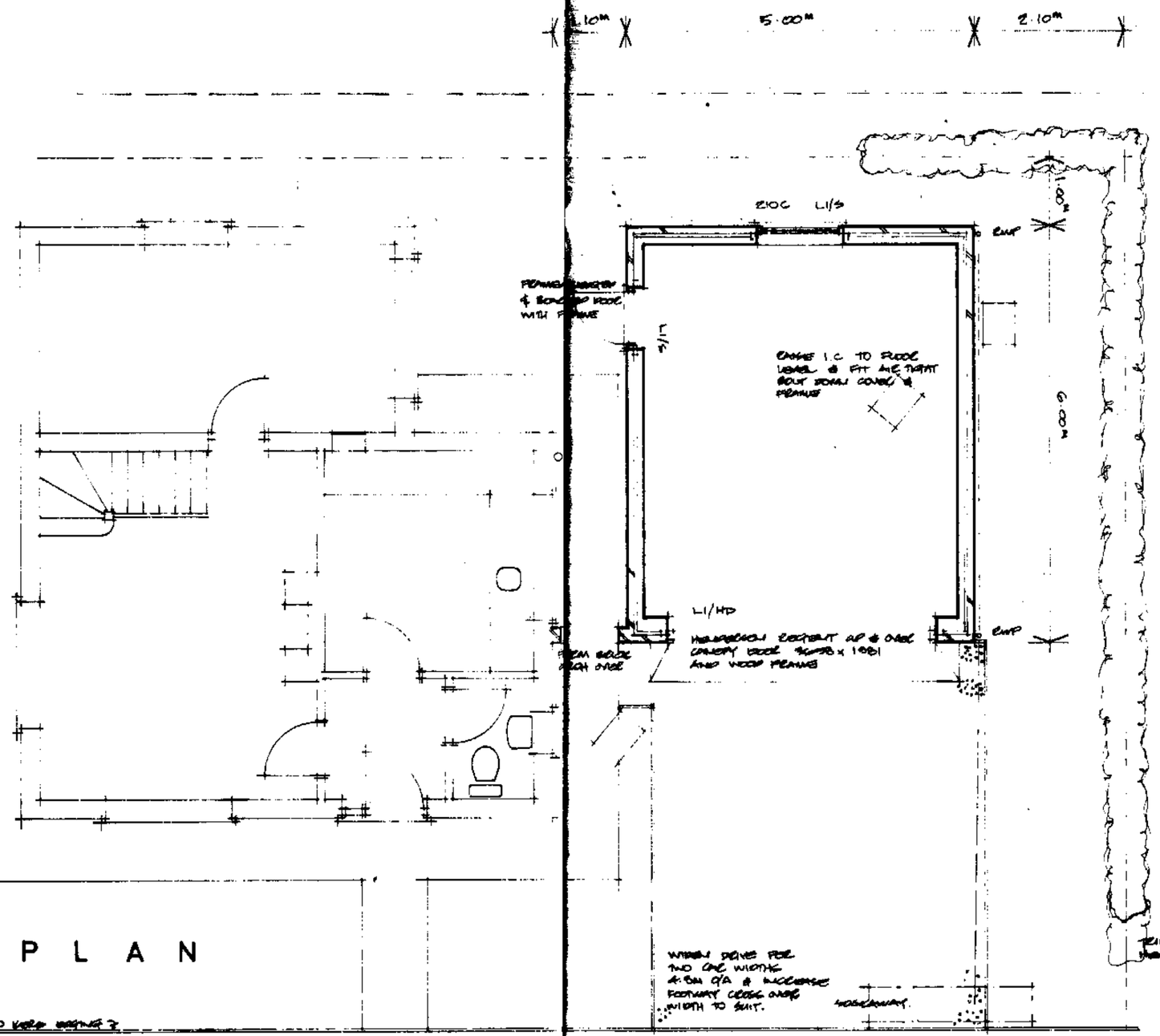
# E L E V A T I O N S




FRONT SIDE REAR

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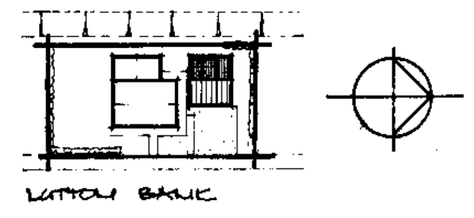


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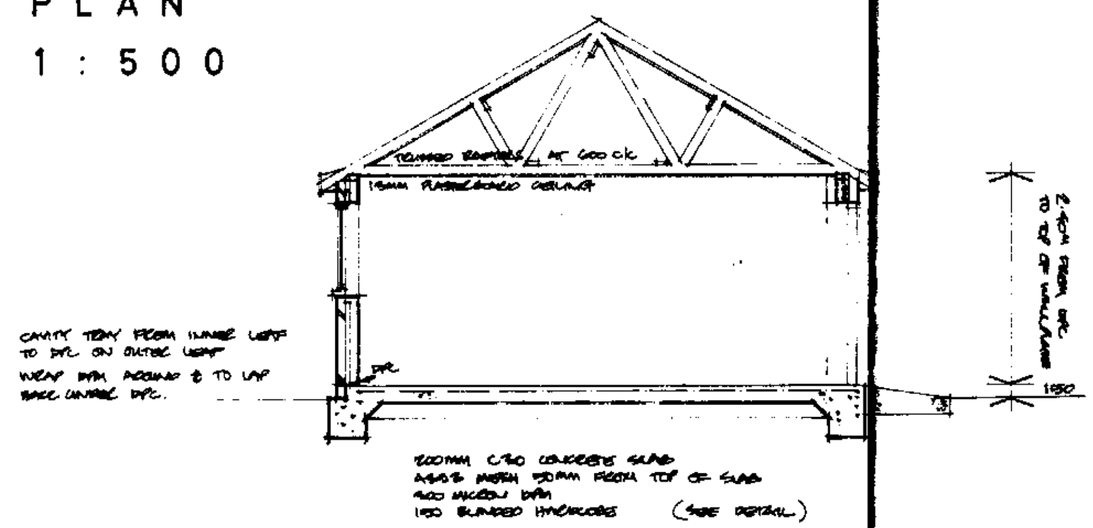


S E C T I O N

**SUB-STRUCTURE WALLING**
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 laval in all walls and leafs of walls etc.

**RAFT FORMATION**
Concrete raft foundation with downstand perimeter edge beam to be as shown on the drawing. Concrete to be in minimum C20 quality properly placed and fully compacted. Steel bar and mesh reinforcement to be as indicated and to B.S.4449:1988 and B.S.4483:1985. Maintain minimum 50mm cover to all steel. Polythene membrane to be 300 micron thickness. Hardcore to be 75mm down well compacted clean stone with sand or lean mix concrete blinding and form all batters and sinkings 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. Openings 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 courses stepped 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 L.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 then 150mm. Provide cavity trays over lintels where appropriate.

**TIMBER ROOF CONSTRUCTION**
Roof covering to be in interlocking concrete tile to B.S.473,550:1971 on treated softwood battens 50mm x 25mm at 345mm centres on plastegs underlay, COMFORTEX 150 or similar, tapped minimum 150mm in every direction. All work to comply with B.S.5534:Part 1:1990.
Trussed rafters to be as the TYDAPLATE design and manufactured, installed and fully braced in accordance with B.S.5268:Part 3:1985.
All structural timber is to be preservative treated using the double vacuum process and all cut ends to be thoroughly saturated in some preservative solution prior to assembly and fixing.
Whole roof to be braced in accordance with B.S.5268:Part 3:1985.

**STRAPPING & RESTRAINT**
Provide and fix patent galvanised mild steel anchor straps, CATNIC or similar, with cross sectional area of 50mm x 5.0mm to locate & tie down wall plates, CODE WU 30/1160/5 straps to be at 1.8m centres. Provide additional lateral restraint straps in galvanised mild steel 30mm x 5mm cross section, CATNIC CODE NL1400/100, at 1.8m centres at rafter and ceiling joist positions on gable ends and where joists run parallel to walls to restrain wall to prevent diaphragm movement. Solid strut under straps and tight against walls.

**FASCIAS AND BARGEBOARDS**
Provide and fix treated wrot 25mm nominal thickness softwood fascias and 25mm thick and 300mm wide exterior quality plywood on 50mm x 25mm softwood framing. Fascia, bargeboards and soffits to be stained or painted as directed.

**WINDOWS AND DOORS ETC**
All joinery items to be as Boulton and Paul standard joinery and be in treated softwood finished with 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). Pipework bedding pea gravel/sand mixture 50mm thick all round surround with 100mm pea gravel/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, stop ends and drain connectors etc and connect to underground rainwater drain to soakaway.

**SOAKAWAYS**
Soakaways to be minimum 1.5m' 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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**ELECTRICAL INSTALLATION**
All electrical installation work to be in accordance with the latest edition of the IEE regulations (BS7671 18th edition). Standard circuits to be extended from the existing circuits or new circuits installed. Electrical work to include power and lighting first fixing, 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 and fixing shall comply.
Workmanship is to be of a high standard and to the best practice of carpentry trades, joinery, carpentry and bricklaying trades and work shall be carried out to sound and practical manner.
All materials, components and products etc. shall be used, installed and fixed strictly in accordance with the manufacturer's instructions and requirements and relevant British Standard Specification, Codes of Practice and appropriate Association Design Guides.

**LOCATION OF SERVICES**
[illegible] Should it be the case that services [illegible] are found to be present in the area of the proposed [illegible] they are to be [illegible]

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAR 1994
REF. H/0273/94.

DETERMINED PLAN


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


project
PROPOSED DOUBLE GARAGE AT THE FIRS, LATTON BANK, LATTON, SPALDING, LINCOLNSHIRE.

client
MR R. J. THACKER

drawing
GENERAL ARRANGEMENT

| date | scale(s) |
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| 6 MAR 94 | 1:50 1:100 1:500 |
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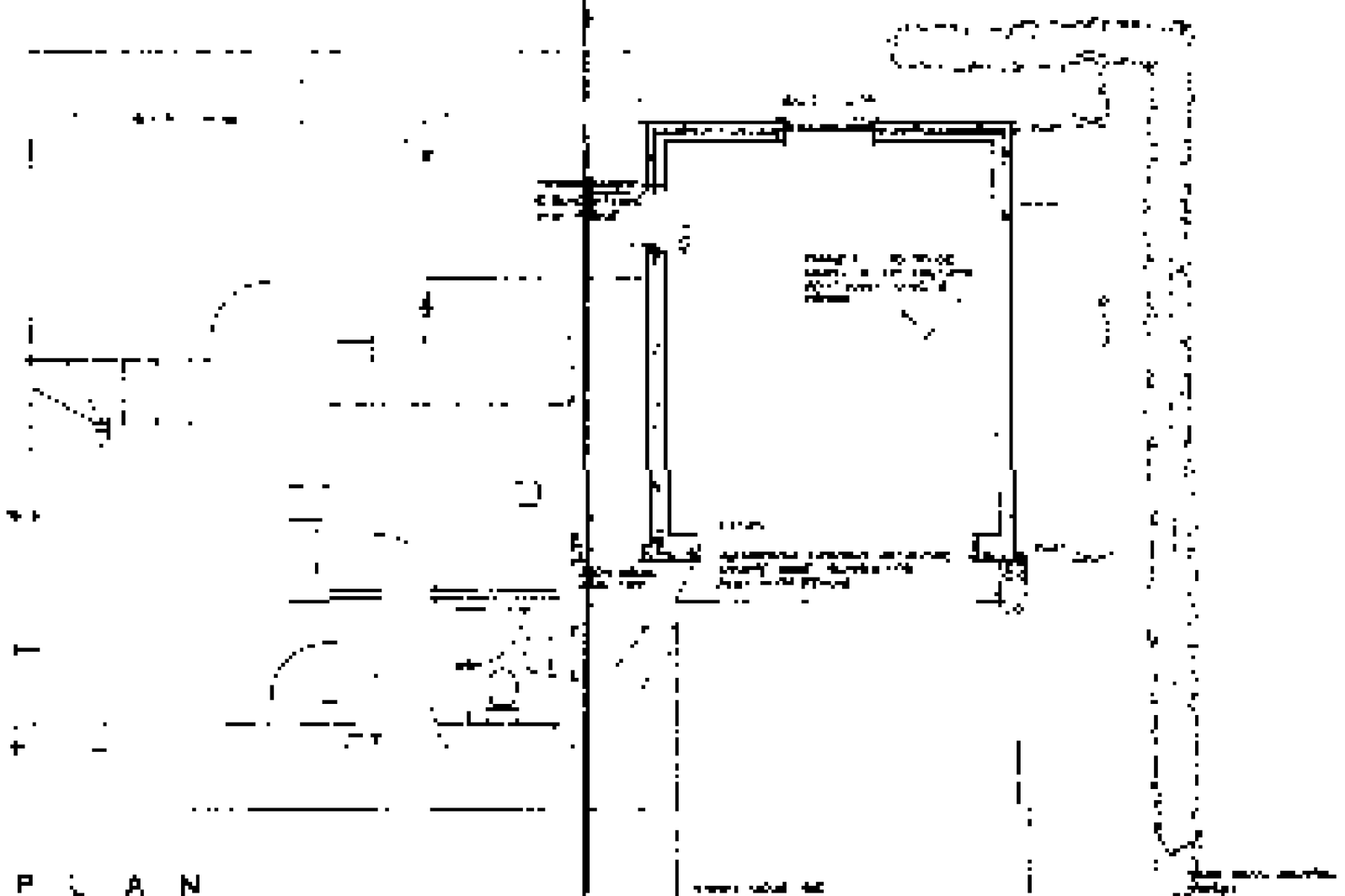
E L E V A T I O N S



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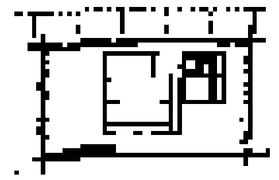

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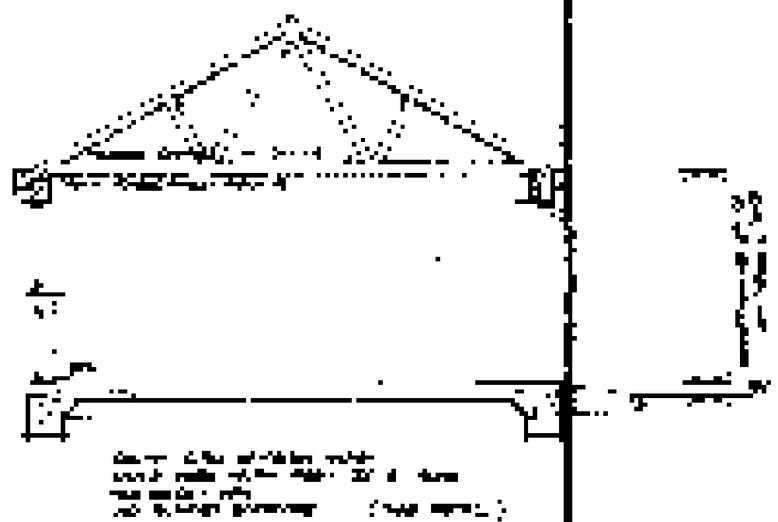

S E C T I O N

DETERMINED
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