SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0361/93 Received:22-APR-93 Type:FULL

Name: Eastman Securities Ltd.
Rand
Wragby
Lincoln

Agent: Costall Allen Design
102 & 104 Newland
Lincoln
LN1 1YA

Description: Semi-detached, three bedroomed houses with single garage
Location : Plots 25, 26, 27 & 28 Crossgate Lane/Surfleet Road Pinchbeck 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 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
25-MAY-93 H14/0361/93

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)

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1990

	For official use only
Application no.	H14|0361|93
Date received	22 APR 1993
Grid reference	

Four completed copies of this form and plans should be sent to the District Council

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name: Eastman Securities Ltd

Address: Rand, Wragby
Lincoln

Tel. No.:

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name: Costall Allen Design

Address: Architects, Design Consultants
102 & 104 Newland
Lincoln LN1 1YA

Tel. No.: 0522 - 513800

OFFICE COPY

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known): Plots 25, 26, 27 & 28, residential development Crossgate Lane/Surfleet Road, Pinchbeck, Lincs

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser: Owners

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: Semi-detached, three bedroomed houses with single garage

(d) State whether applicant owns or controls any adjoining land and, if so, give its location: Yes - remainder of unsold plots

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:-

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	No	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	Yes	
(c) Approval of reserved matters following the grant of outline permission	No	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	No	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land — Residential

(ii) If vacant, the last previous use including the date when the use was discontinued — N/A

(iii) Has the site ever been disturbed, filled or contaminated? — Yes/No Not known
If yes, please supply details on a separate sheet.

5. Additional Information

(a) State whether the proposal involves:-

		State Yes or No
(i) Construction of a new access to a highway	vehicular	No
	pedestrian	No
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	No
	pedestrian	No
(iii) The crossing of a ditch or other water course		No

(b) State whether the proposal involves:-

(i) New building(s) — Yes
If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats — 4 no semi-detached houses

(ii) Alteration or extension — No

(iii) Change of use — No

(c) Size of any new structure:-

(a) height — See drawings submitted

(b) length

(c) width

(d) Type and colour of materials for facing external walls — See drawings submitted

(e) Type and colour of roofing materials — See drawings submitted

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? — Garage and drive (see drawings submitted)

(g) Is the application for industrial, office, warehousing, storage or shopping purposes? — No — If yes, complete Part 2 of this form

(h) Is the application in connection with agriculture? — No — If yes, give brief details on page 4

(i) Does the proposal affect a listed building? — No

(j) Does the proposed development involve the felling of any trees? — No — If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of? — To soakaways
(ii) How will foul sewage be dealt with? — To mains sewer
Continue on page 4 if necessary

(l) Does the proposal affect a land drain? — No — If yes, indicate positions on plan

(m) Does the proposal affect a public right of way — No

6. Plans

List of drawings and plans submitted with the application

562A/91/23N - site layout/location plan

1498E/92/5C - house type

Single garage plan

Fee: £480.00

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops

Those questions relevant to the proposed development to be answered

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed	
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No

5.	Existing floor space	Proposed additional floor space
(a) What is the total floor space of all buildings to which the application relates?	(a) m^2/sq.ft.	(a) m^2/sq.ft.
(b) What is the amount of industrial floor space included in the above figure?	(b) m^2/sq.ft.	(b) m^2/sq.ft.
(c) What is the amount of office floor space?	(c) m^2/sq.ft.	(c) m^2/sq.ft.
(d) What is the amount of floor space for retail trading?	(d) m^2/sq.ft.	(d) m^2/sq.ft.
(e) What is the amount of floor space for storage?	(e) m^2/sq.ft.	(e) m^2/sq.ft.
(f) What is the amount of floor space for warehousing?	(f) m^2/sq.ft.	(f) m^2/sq.ft.

6.	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a)	(a)	(a)
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)
(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected	(c)		

7. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage on the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	
8. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	
9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	
10. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the "Notes for Applicants"? If "Yes" state materials and approximate quantities	State Yes or No

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed ..... Costall. Allen. Design.....

*On behalf of .... Eastman Securities Ltd .....
(insert applicants name if signed by an agent)

Date ..... 20th April 1993 .....

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters – see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 66 of the Town and Country Planning Act 1990

Certificate A I hereby certify that:-

1. No person other than the ~~*applicant~~ ~~appellant~~ was an owner *(a)* of any part of the land to which the ~~*application~~ ~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying ~~*application~~ ~~appeal~~

*2. None of the land to which the ~~*application~~ ~~appeal~~ relates constitutes or forms part of an agricultural holding:

or

~~*2. I have / *The applicant has / The appellant has given the requisite notice to every person other than *myself / himself who 20 days before the date of the *application / appeal was a tenant of any agricultural holding any part of which was comprised in the land to which the *application / appeal relates, viz:-~~

~~Name of Tenant *(e)~~ ~~Address~~ ~~Date of Service of Notice~~

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

Signed ..... Costall Allen Design .....

*On behalf of ..... Eastman Securities Ltd .....
(insert applicants name if signed by an agent)

Date ..... 20th April 1993 .....

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Part of Lunger dev.
See no problems

Inspected by JR
Date 20/11

Site Notice posted by JR
Date
Expiry 9/11

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed JR Date 21/5

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

1. C2a(Rc2a)
2. Sc27

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

PSL 26-4
DC 27/6

Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed ..DL.... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £480.

Receipt No P2968

Date first Rec'd 22 APR 1993

Registration

Reference H14/0361/93

Cross-Ref R

Date 23-APR-93

Validation

TYPE FULL

Site area

No of dwellings 4

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 £480

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 139 OS Plots

Grid ref 5 24390 36550

Ward M Parish PIBECK

Inside IBD NO Inside LP area YES

Constraints:

N	CA Cons Area	4 TR Rural
—	LB Listed – Grade:	— BP TR proposed 67m
—	ARC Archaeology	— LC Level Cross
—	AM Ancient Mon	— FP Footpath
—	SSI Special Int	— TPO Tree Pres
	Hazards –	
—		— HAZ Site
—		— AIR Safeguard
—	Dist Bound	— LIN Elect
—		— PIP Pipe
—	Other:	— CON Waste/contamin

Linked to site Ref 1288

Linked to property Ref

Planning Records:
Earlier apps

1195/92 ✓
1262/92 ✓
1263/92 ✓
1195/92 ✓
1074/92 ✓
740/92 ✓
490/89
136/91 ✓
1004/92 ✓
640/92 ✓

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

BRIAN ITH 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

H14/0361/93
FULL

Applicant: Eastman Securities Ltd. Agent: Costall Allen Design
Tel: 0522 513800

Description: Semi-detached, three bedroomed houses with single garage

Location: Plots 25, 26, 27 & 28
Crossgate Lane/Surfleet Road
Pinchbeck
Spalding

Valid date:	22-APR-93	Terminal date:	17-JUN-93
Target dates:		Target Committee:	08-JUN-93
To case officer	29-APR-93	Report deadline:	25-MAY-93
Inspected by	06-MAY-93		
Extra contacts	13-MAY-93	Case Officer:	
Report if not clear by	27-MAY-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building: Other Constraints: TR
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
		30/April	21st ~~April~~ May
Site/Press Advert MIN		~~04-MAY~~-93	~~25-MAY~~-93
Clerk to Pinchbeck P	0775 723838	28-APR-93	12-MAY-93
Cllr T Bray	0775 723794 (Of	28-APR-93	05-MAY-93
Cllr Mrs P J Buffham		28-APR-93	05-MAY-93

L.C.C. ODS Attached Jack 29/4/93

SITE RECORD

Grid ref: 524350 326550
OS Sheet: 128 Parcel:

(3)

BRIA[illegible]MITH 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: H14/0361/93

Applicant: Eastman Securities Ltd.
Rand
Wragby
Lincoln

Agent: Costall Allen Design
102 & 104 Newland
Lincoln
LN1 1YA

Description: Semi-detached, three bedroomed houses with single garage

Location: Plots 25, 26, 27 & 28 Crossgate Lane/Surfleet Road Pinchbeck Spalding

Type: FULL

Date received: 22-APR-93

28-APR-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 12-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W. H. Pigg

S.H.D.C. PLANNING DEPT.
RECEIVED DL
12 MAY 1993

Attention of	File Nos.
DPO NRM DDPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0361/93.

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	4	3	2	6	5.

2. Address or location

CROSSGATE LANE, PINCHBECK

3. Name, classification and number of road

U/C

4. Date application referred 29-4-93

5. State whether outline, detailed application etc.

FULL.

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

PLOTS 25, 26, 27 & 28 - SEMI-DETACHED 3 BEDROOMED HOUSES.

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: 29/4/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) C 2(a)

Delete as appropriate

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

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

(1) C 2(a)

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

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2568
Date received : 22-APR-93

Received from

Eastman Securities Ltd.

Address

Rand
Wragby
Lincoln

Fee paid	£	480.00
VAT	£	0.00
Total received	£	480.00

Cash/Cheque : Cheque

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

Costall Allen Design
ARCHITECTS • PLANNING CONSULTANTS
102 & 104 Newland • Lincoln • LN1 1YA
Telephone (0522) 513800 (6 lines)
Fax (0522) 512492

22 APR 1993
0361/93

UB/SJF/562A

20th April 1993

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Dear Sirs

Residential Development, Crossgate Lane, Pinchbeck, Lincs for Eastman Securities Ltd - Plots 25, 26, 27, 28 & 29

Please find enclosed four copies each of our drawings nos 562A/91/23N and 1498E/92/5C relating to the above, together with Planning application forms and our client's cheque in the sum of £480, this fee relating to plots 25, 26, 27 and 28.

With regard to plot 29, we would be pleased if this could be treated as a minor amendment to the previous Permission, ref H14/0640/91, for which no additional fee is required.

Should you have any queries or require additional information, please do not hesitate to contact the writer at this office.

Yours faithfully

Ursula Bradwell.

Ursula Bradwell
COSTALL ALLEN DESIGN

Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

BRICK	Butterley Kirton	TILE	Marley Anglia Plus
X	Old English Harvest Multi Rustic.	1	Heritage Burnt Red
Y	Old English Rose Rustic	2	Old English Dark Red
Z	Chatsworth Grey Rustic	3	Smooth brown

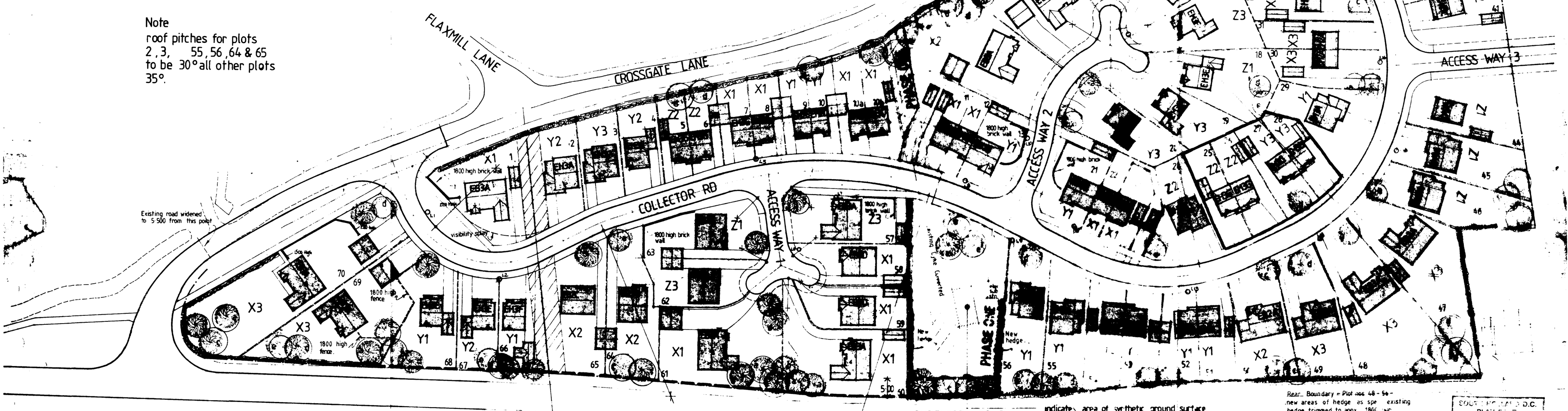
Plinth detail and damp proof courses : Butterley Waingroves -
With Old English Harvest Multi Rustic : Smooth Chocolate
With Old English Rose Rustic & Chatsworth Grey Rustic : Smooth Red.

Isolated ... Details - Main plain, in corresponding colours to main roof.



location plan. 1:2500

Note
roof pitches for plots
2, 3, 55, 56, 64 & 65
to be 30° all other plots
35°.



SCHEDULE OF TYPES.

EB3A	3	Bed. det. Bungalow.	10no.
EB2A	2	Bed Bungalow.	4no.
EB2B	2	Bed semi Bungalow.	2no.
EH3A	3	Bed det. House.	10no.
EH3B	3	Bed semi House.	5no.
EH3C	3	Bed semi House.	5no.
EH3F	3	Bed det. House.	4no
EH2A	2	Bed semi House.	6no.
EH3D	3	Bed semi House.	3no.
EH3E	3	Bed det House.	9no.
EH2D	2	Bed semi House.	2no.
EH2E	2	Bed semi House.	1 no.
EH3G	3	Bed semi House.	4no.
EB2C	2	Bed det. Bungalow.	2no.
EB2D	2	Bed det. Bungalow.	4no.
		Total	71no.

LANDSCAPING SCHEME.

(a) WHITEBEAM (Sorbus aria)
(b) ROWAN (Sorbus aucuparia)
(c) ALDER (Alnus glutinosa)
(d) SILVER BIRCH (Betula pendula)
(e) PILLAR APPLE (Malus tschonowski)

BOUNDARY DETAILS.

1800high close boarded fencing
Lincolnshire post & rail fencing.
Lincolnshire post & rail fence on boundary with hedge comprising mixture of following in 2 staggered rows at 300 cc's
Hawthorn with 25% Holly
1800high close boarded fence with brick piers as dwg no. 562A/91/39
1800 high brick wall as drg no. 562A/91/37

MASTER SITE LAYOUT

REV N - PLOTS 25,26,27,28 (TYPES AMENDED) BOUNDARY & TYPE REPOSITIONED - PLOT 28

SOUTH HOLLAND D.C.
PLANNING
22 APR 1993
0861/93
EASTMAN SECURITIES

A - revised to planning officers requirements - 27/9/91

RESIDENTIAL DEVELOPMENT SURFLEET ROAD, PINCHBECK, SPALDING
for EASTMAN SECURITIES

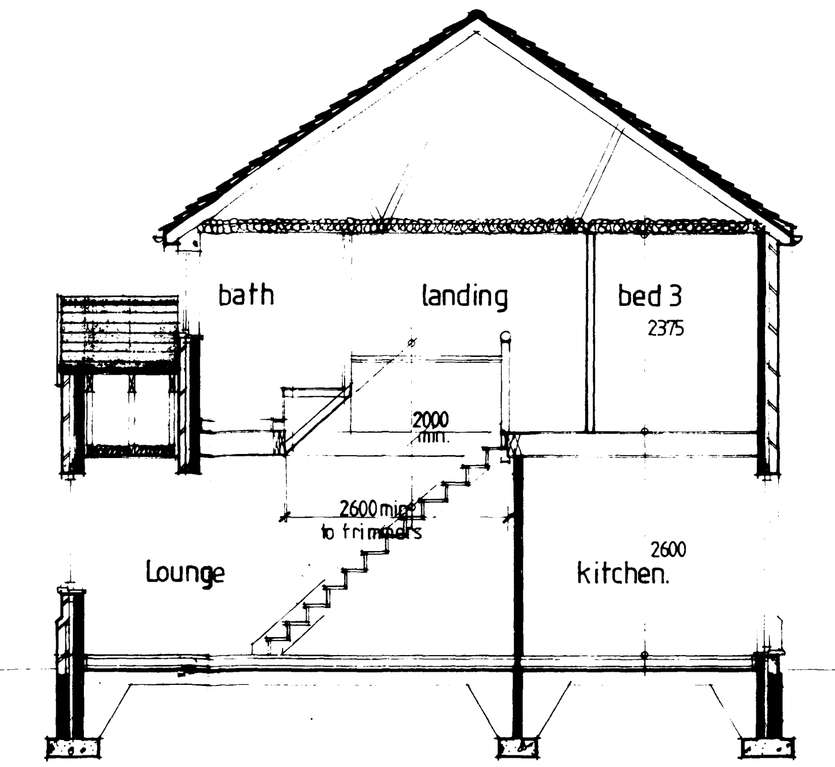
CAD

LAYOUT E	DRAWING
1:500	SCALE
-	DATE
562A,91,23	DRAWING No.

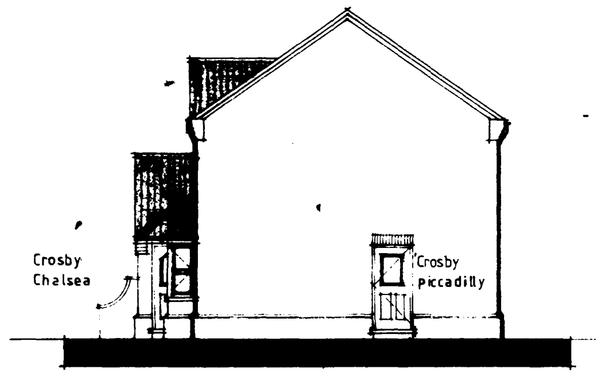
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.
All external dimensions taken above plinth level.



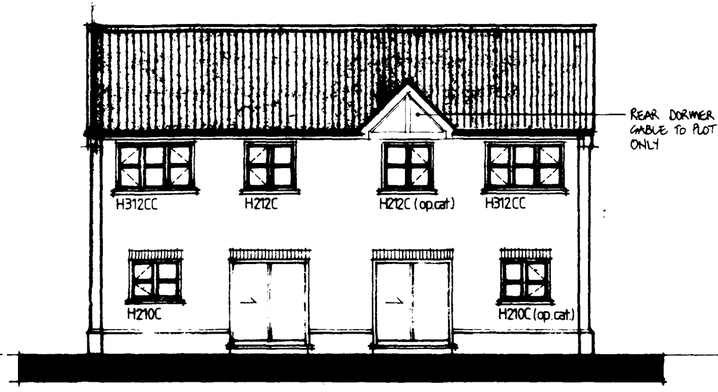
front elevation



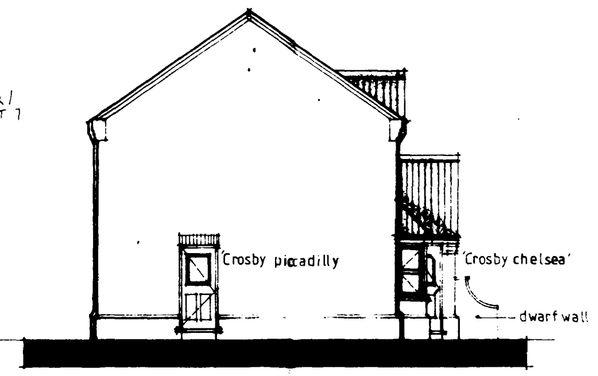
section a-a



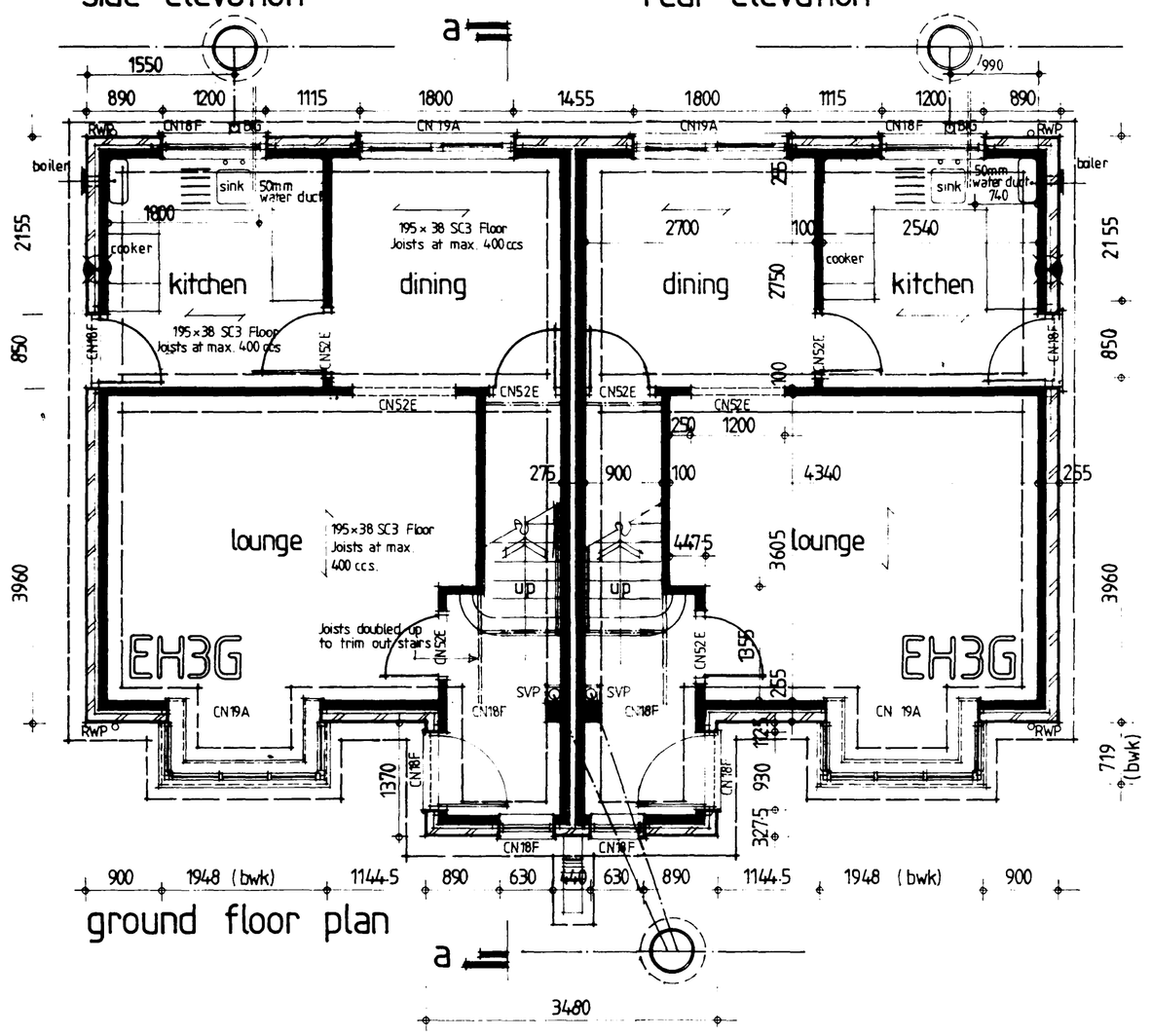
side elevation



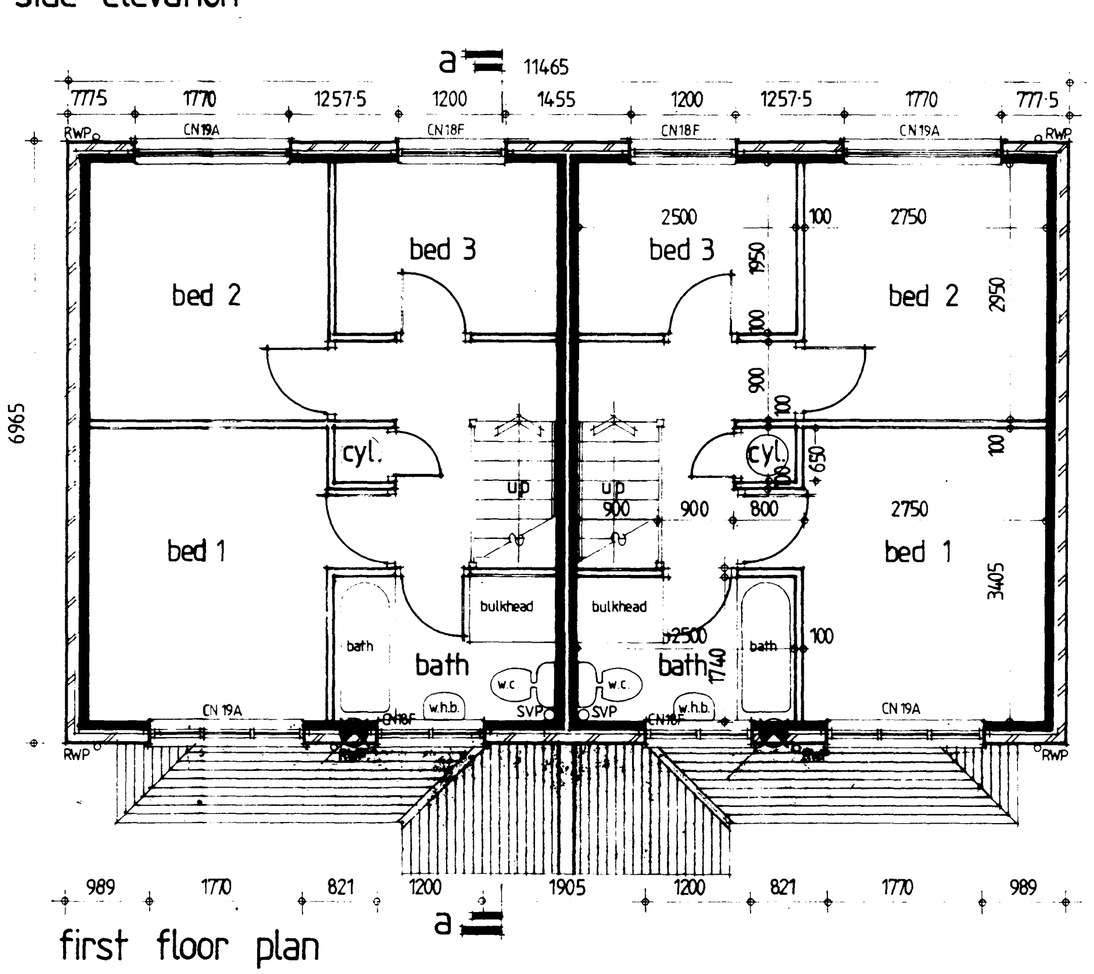
rear elevation



side elevation



ground floor plan



first floor plan

Specification

GROUNDWORKS
100mm diameter "Osma" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 150mm thick granular bed and surround. Where drains pass through external walls, include a 75mm high concrete lintel over with compressible quilt collar to protect against settlement. Manholes to be "Osma" or similar approved 450mm diameter uPVC universal inspection chambers, (1050mm diameter if invert exceeds 900mm below ground level). Surround in 150mm thick granular material - include cast iron cover and frame. All drainpipework and manholes to be min. 1000mm from foundations. See site layout and domestic drainage layout for drainage layout. Head of stacks marked with 100mm diameter uPVC soil and vent pipe terminating minimum 1000mm above highest window level and fitted with vermin cage. Internal soil and vent pipes to terminate to roof tile manufacturer's approved ridge vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Durgo Durgo" or similar approved air admittance valve. Internal soil pipes to be boxed out with 12.5mm plasterboard and grid on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Inlet Gully or a double sealed airtight weathered manhole connected to a trap.

Wastes: W.C. - 100mm diameter "Multikwik" or similar approved connector
W.H.Bs - 32mm diameter uPVC with 75mm deep sealed trap
Sink - 40mm diameter uPVC with 75mm deep sealed trap
Bath - 40mm diameter uPVC with 75mm deep sealed trap
Shower - 40mm diameter uPVC with 75mm deep sealed trap

Rainwater goods to be: "Osma" or similar approved uPVC half round gutters and 63mm diameter uPVC downpipes. All surface water to discharge to either gully or manhole. See minimum 5000mm from any building, surface water system and domestic drainage layout for surface water discharge method.

FOUNDATIONS AND SLAB
To be strictly in accordance with Structural Engineer's designs and calculations (when applicable) as follows:

Remove vegetable soil minimum 450mm deep. Excavate for foundations to a firm base minimum 875mm below ground level (minimum 700mm below ground level in clay soil).

700 x 250mm concrete foundations to external walls, 400 x 225mm foundations to internal loadbearing walls. Slab thickened to 150mm to non-loadbearing internal walls.

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (1:3) on 100mm thick concrete slab (BS.5328 : Mix C10P) on 38mm thick "Jablite" floor insulation on 300mm.u. polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

NOTE: ALL EXTERNAL BRICKWORK DIMENSIONS TAKEN ABOVE PLINTH LEVEL

WALLS
External Walls - 102.5mm facing brickwork outer leaf, 50mm cavity insulated with 50mm thick "Drithene" or similar approved insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External wall 'U' value : 0.45 w/m²°C. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at 225mm centres vertically at jambs of openings. Incorporate damp proof courses and cavity trays to head, cill and jambs of all external openings. Cavities closed at openings by "Thereabate" or similar cavity closer. Heads to openings supported with "Catnic" combined metal lintols as specified on plans with minimum end bearing of 150mm. Class 'A' blocks below damp proof courses. Damp proof course 150mm above ground level.

Internal Walls - 100mm thick loadbearing blockwork to ground floor walls to house. 75mm thick non-loadbearing blockwork to non-loadbearing walls to Bungalows unless noted otherwise. Stud walls to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 600mm centres on 75 x 50mm softwood bearing plate on 2 No. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 3.5N/mm² unless noted otherwise. Party walls to be two skins of solid 100mm thick "Instyle" blocks with 75mm clear cavity and 13mm thick sand/cement render and skim to both sides. Wall to be taken up to underside of roof and fire stopped. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS
"Boulton and Paul" standard joinery windows as specified on elevations, stained in minimum two coats "Oulux Woodcare" or similar approved light base coat. Windows to be glazed in 14mm units. Doors single glazed in 6mm glass. Patio doors double glazed in 14mm units and to have minimum 10,000mm² openable vent. All windows to have night vents. Garage doors 2134 x 1981mm door in 75 x 75mm softwood frames or similar approved.

FIRST FLOOR
18mm thick moisture resistant tongue and grooved chipboard grade 11/111 throughout to B.S. 5669 on floor joists as specified on ground floor plan. 12.5mm plasterboard with artex finish to ceiling. Where floor joists run parallel to external wall fix 30 x 5mm mild steel straps at maximum 2000mm centres along 3 No. joists and turned down cavity 175mm. Fix 75 x 38mm softwood noggins between floor joists. Double up floor joists below bath. Where floor joists span over 2500mm install herringbone strutting at mid-span points. Where floor joists bear onto party walls, support with mild steel joist hangers.

STAIRCASE
"Boulton and Paul" or similar approved standard timber construction - 900mm wide, Rise 200mm, going 223mm with pitch at 42°. Minimum headroom of 2000mm measured vertically from pitch line of nosings. Handrail minimum 900mm high measured vertically from pitch line of nosings. Handrail to landings minimum 900mm high above floor level and with intermediate balusters at centres that will inhibit a 100mm diameter sphere from passing through any gaps between them.

ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tanalised softwood battens on approved reinforced roofing underlay, laped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with B.S. 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 450mm and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 No. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45° spiked to trusses. 100 x 25mm softwood bracing over ceiling joists from eaves to binders at 30°. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glassfibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 9mm thick W.B.P. exterior quality plywood soffits with 25mm wide continuous air gap for roof void ventilation with approved insect mesh.

FIRE DETECTION
Install 1 No. approved smoke detector to ground floor entrance hall or lounge and 1 No. approved smoke detector to first floor landing. Both detectors to be wired back to mains fuse box and with back-up batteries in the event of a power failure. Alarm signal to be emitted from both units in the event of detection from either unit. All to be installed in accordance with B.S. 5446 : Part 1.

HEATING
Central heating to be gas fired balanced flue boiler. Flue to be minimum 300mm away from any opening. Radiators to all rooms. Two-bedroom houses to be heated with electric storage heaters unless noted otherwise.

DENOTE MECHANICAL EXTRACT POSITION

VENTILATION
Kitchens to have mechanical extract as indicated, minimum capacity 60 l/s intermittent. Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 l/s intermittent. All other habitat rooms to have minimum 1/20th of floor area - minimum 4000mm² ventilation to night vents.

NOTES
All softwood to be structural grade SC3 and treated in copper napherate or similar approved. All pipes passing through roofspace to be insulated with approved glassfibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

0361/93

EH3G / EH3G

REVISION C 28th MARCH 1993 STAIRCASE AMENDED
REVISION B 10th NOVEMBER 1992 REAR DORMER / GABLE ADDED
A- REVISED TO CLIENTS SPECIFICATION 6/11/92

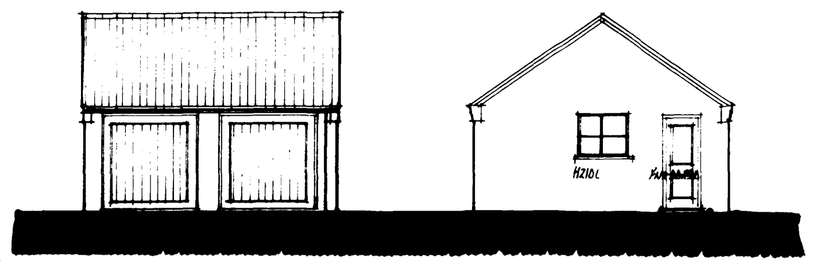
PLOTS 5-10b, RESIDENTIAL DEVELOPMENT, SURFLEET RD PINCHB
for EASTMAN SECURITIES

CAD

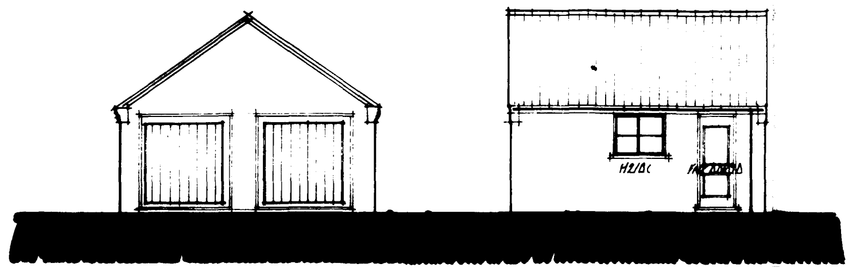
PROVISIONAL

3 BED HOUSE - EH3G / EH3G		DRAWI
1:50 / 1:100 SCALE	OCT 1992 DATE	Drawn
1498E, 92, 5 SHEET C		DRAWING

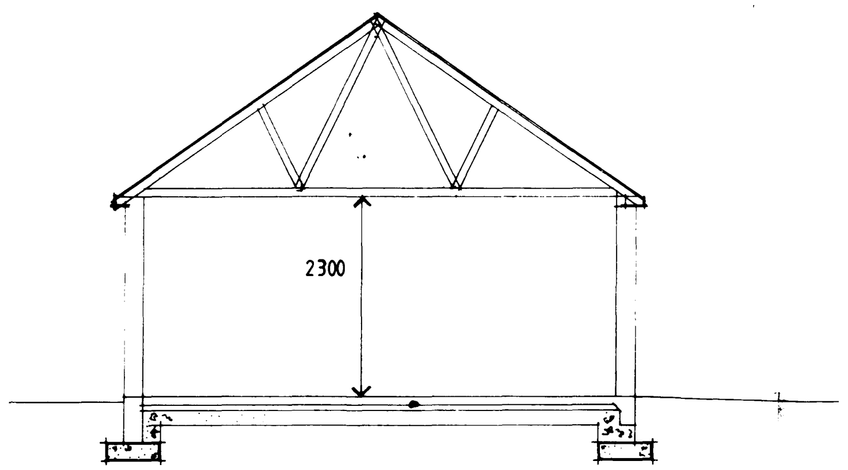
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



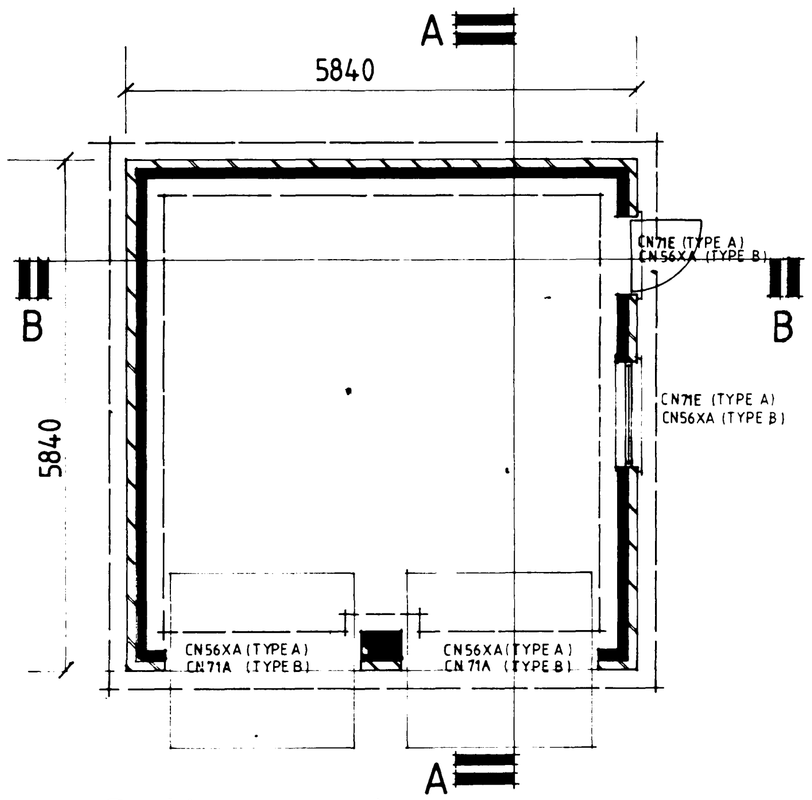
Front elevation. Side elevation - TYPE A



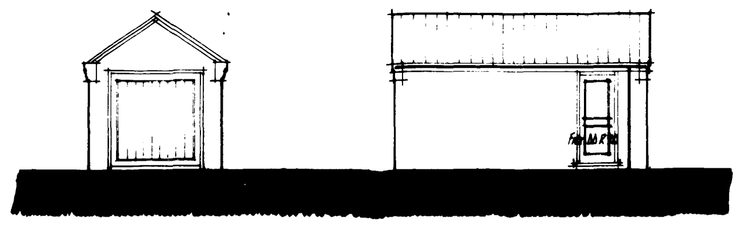
Front elevation Side elevation. - TYPE B



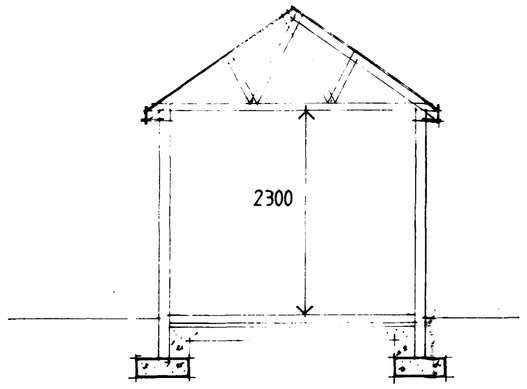
SECTION. A:A Type A
B:B Type B and C



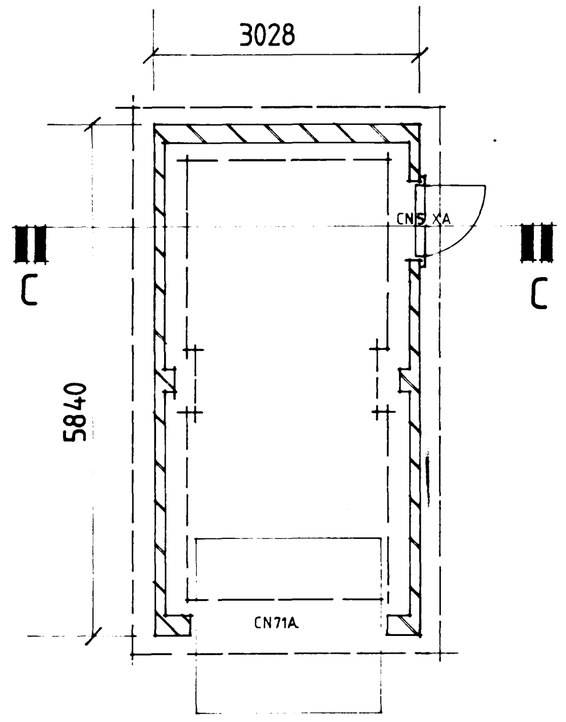
Double garage plan



Front elevation Side elevation



SECTION. C:C



Single garage plan

GARAGE SPECIFICATION

DRAINAGE

100 diameter drain pipes at fall of 1 in 40 granular bed and surround.
100 diameter half round gutters to 63 diameter rainwater pipe to drain pipes as above to granular fill soakaways 5000 from any building.

FOUNDATIONS/SLAB

Remove veg. soil 150 deep. Excavate to firm base min 675 below ground for 450 wide x 225 deep concrete foundations (1900 deep in clay).

Slab - 100 concrete on 1200 gauge polythene damp proof membrane on 25 sand blinding on 150 consolidated clean stone hardcore.

ROOF

Concrete interlocking tiles on 25 x 38 tanalised soft wood battens on untearable felt on trussed rafters at 600 c/cs constructed and wind braced in accordance with BS 5268 Part 3 1985. 100 x 50 soft wood wall plate secured by 30 x 5 mild steel straps at 2000 c/cs. Turned down wall 450 and turned into brickwork 75. At gables fix straps over 3 No. rafters with 75 x 50 noggins in between at 2000 c/cs. Taken down wall 175 and turned into brickwork 75. 100 x 25 softwood bracing from ridge to eaves at 45° spiked to trusses. 100 x 25 soft wood bracing over ceiling ties from eaves to binders at 30°. 100 x 25 longitudinal binders at max 2000 c/cs. 200 x 19 soft wood fascia 6 mm WBP ply soffite. All structural timber grade SC3. All softwood treated with copper naphenate or similar approved.

WINDOWS/DOORS

'Boulton & Paul' or similar approved windows and standard door. 2134 wide x 1981 height garage door in 75 x 75 soft wood frame or similar approved.

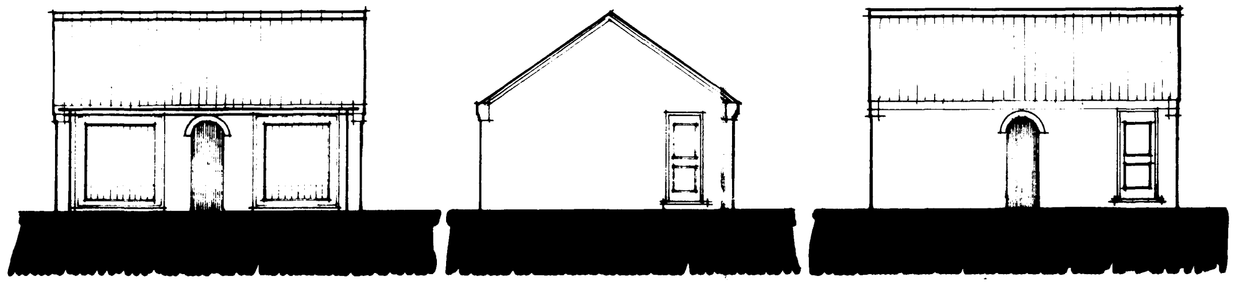
WALL/ROOF ABUTMENTS

To have Code 5 lead stepped flashings linked to hyload cavity trays.

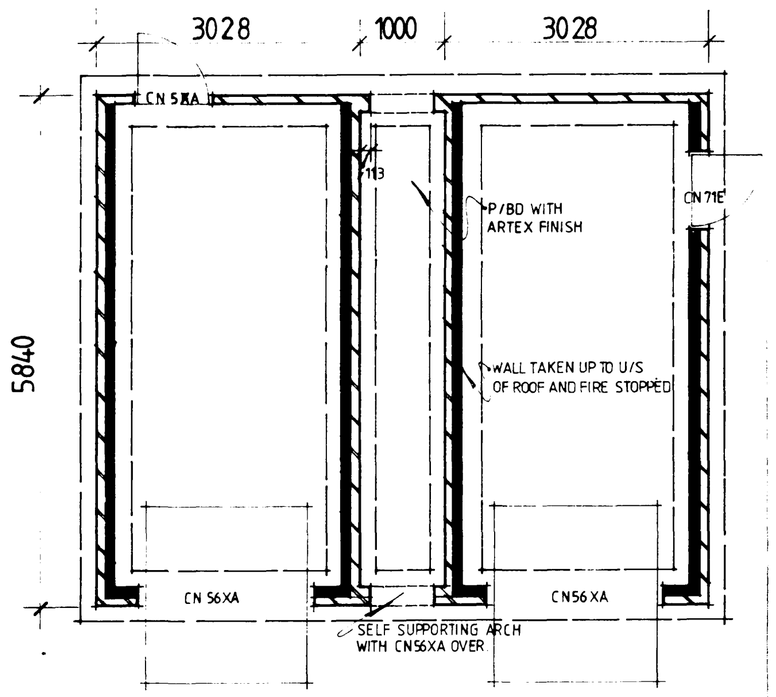
WALLS

Double Garage - 103 brickwork backed with 100 blockwork.
Single Garage - front and rear walls 215 brickwork. Side walls 103 brickwork.
'Catnic' lintols as specified with min 150 end bearing. Damp proof course 150 above ground level - Hyload or similar approved.

All non-loadbearing blockwork to be minimum 3.5 N /mm² unless Noted otherwise



Front elevation Side elevation Rear elevation.



Plan of single garage block.

NOTE BLOCKWORK BACKING WALLS TIED TO BRK WITH TIES AT 450 CTS HORZ & 450 CTS VERT STAGGERED. TIES AT 225 CTS VERT AT JAMBS OF OPENINGS.

22 OCT 1993
0361/93

N.H.B.C. APPROVED GARAGE TYPE REFERENCE 006/-/92

B 17th MARCH 1992 BLOCKWORK TIE NOTE ADDED
A- NOTE TO RAINWATER ADDED 6/11/92

RESIDENTIAL DEVELOPMENT, SURFLEET ROAD, PINCHBECK, SPALDING
for EASTMAN SECURITIES LTD

GARAGES		DRAWING
1:50, 1:100	NOV. 1991	DATE
SCALE		
562 A/91/35/B		DRAWING NO