SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H14/0481/92 Received:24-APR-92 Type:RESERVED MATTERS

Earlier Permission: H14/0030/92

Name: Maribar Ltd
2 Victoria Street
Spalding
Lincs
PE11 1EA

Agent: East Midlands Design Associate
"Willow Lodge"
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Three three-bedroomed bungalows with integral garages
Location : Six House Bank West Pinchbeck
Spalding Lincs

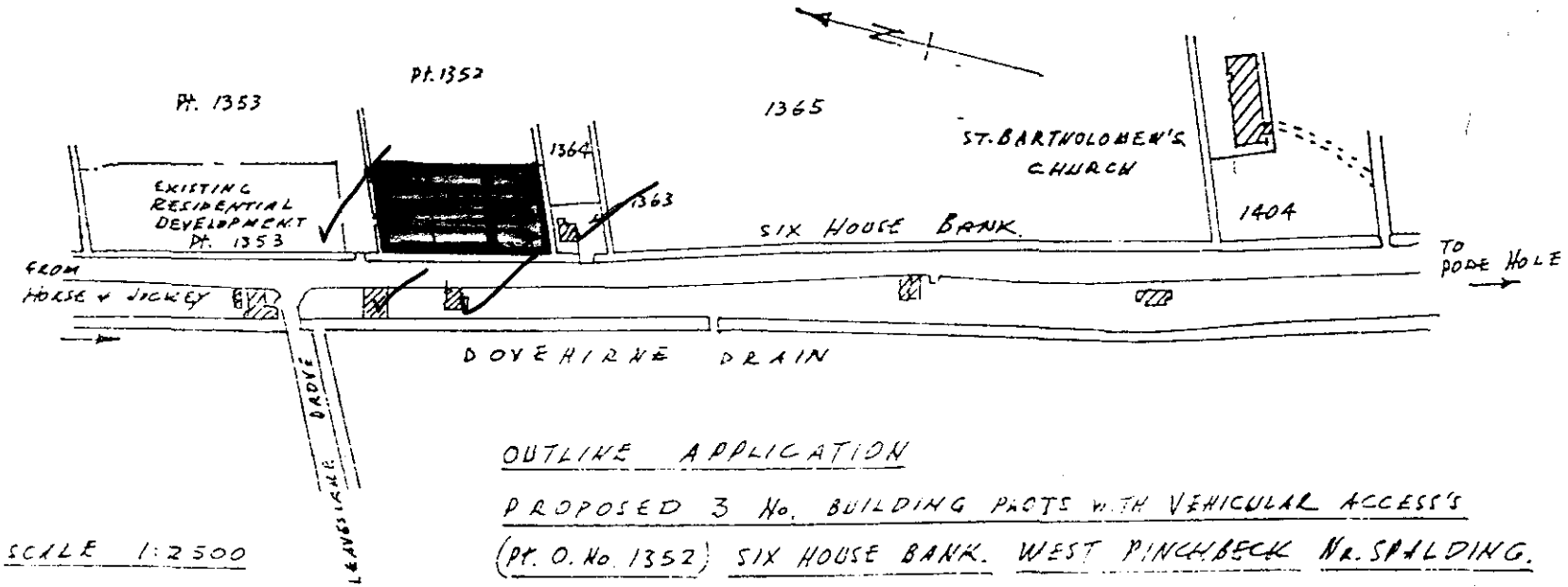
South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Director of Planning and Building Control Services
11-JUN-92 H14/0481/92

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)



OUTLINE APPLICATION

PROPOSED 3 No. BUILDING PLOTS WITH VEHICULAR ACCESS'S

(Pt. O. No. 1352) SIX HOUSE BANK. WEST PINCHBECK Nr. SPALDING.

FOR Mr. J. GOTOBED

SCALE 1:2500

G.H.B DESIGNS (G.H. & D. BRANSDALE) PLANS & SURVEYS 16 OLD ROAD. SPALDING Phone 5851 SEPT. 1988

SOUTH ... PLA...
24 APR 1992
REF 0451/92...

PLANNING APPLICATION

For office use only

Application No. H14 | 0481 | 92

Date Registered 24 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Maribar Ltd.,
2 Victoria Street,
Spalding,
Lincs.
PE11 1EA

Tel. No.

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

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA.

Tel. No. 0775 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Six House Bank, West Pinchbeck, Spalding, Lincs.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 No. 3 Bed bungalows with integral garages.

Please complete

Signed. ..... Date. 24th.April.92.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £330.00..... If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.	H14/0030/92
B. Please state which reserved matters are dealt with in this application.	1-6 incl.
Now complete Part 4 only	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission	
B. Please state Condition Number referred to	
Now complete an Ownership Certificate	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission	
B. Please state Condition Number referred to	
C. Please state variation required	
Now complete an Ownership Certificate	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

B. If new dwellings are proposed, please state how many:

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

B. Please state size of any new structure:- (a) max. height: 5.6 metres

(b) max. length: 9.78 metres

(c) max. width: 16.005 metres

C. Please state type and colour of materials for facing external walls: Marley Fireglow Ruftec Not Brit but many in Honeyglow "

D. Please state type and colour of roofing materials. Marley Double Roman - smooth brown.

E. Has a survey of the site been undertaken? State Yes or No ☐

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

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?

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → 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. ☐ → Date: Consultee(s):

Is this application related to a previous submission ☐ → 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.

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

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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant/Agent) Date 24/04/92

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant/Agent) Date 24/04/92

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ok Neighbours Yes [illegible] Other

Boundaries [illegible] Site Features Field

Inspected by: PDM
date: 19-5

Case Officer Conclusions (issues)

Field, Bingalow to each side, open to rear
Older bingalow to South has window looking towards Site is 1km from [illegible]
Field access between Site + Bingalow to [illegible]

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy	Yes		No ....
Ward member request	Yes		No ....
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No [Reason:	No ....
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DR 8/6

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Pgm 1-5 Drik

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
~~Field Lodge, Six House Bank, W. Pinchbeck~~

Residents (Delivery):
The occupier Field Lodge, Six House Bank W. Pinchbeck
" Briar Cottage, " " " " "
" Tulip Villa " " " " "
The occupier " " " " "

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 330

Receipt Issued ..... No. P1061

Date First Received 2 1992

REGISTRATION

REFERENCE H14/0481/92

Cross-Ref B14/0357/92

Date 27/4/92

VALIDATION Date 28/4/92

Type RM Earliest permission date (Cert B) .....

Site area 3 No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref H14/0030/92

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current	✓	✓	✓	✓	✓

Description

Technical: Certificate ☐ Site plans ☐ Description ☐ Accuracy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ – type ☐ Discounted fee ☐ Ref ..... Reason .....

Correct fee £ 330 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 29-4

Index Sheets 142 OS Nos ..... Grid Ref 519880 325140

Ward N Parish P'BECK

Inside IBD YES Inside LP Area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☑ CA ☑ LB ☑ TPO ☑ Other: Grade

Linked to site.....Ref 494 Linked to property.....Ref.....

Planning Records:
Earlier apps
30/92 339/80
300/85 455/86
455/86 754/86

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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

Application no: H14/0481/92 Type: RESERVED MATTERS

Applicant: Maribar Ltd Agent: East Midlands Design Associ
Tel: 0775 767968

Description: Three three-bedroomed bungalows with integral garages

Location: Six House Bank
West Pinchbeck
Spalding
Lincs

Valid date: 24-APR-92 Terminal date: 19-JUN-92
Target dates: Target Committee: 02-JUN-92
To case officer 29-APR-92 Report deadline: 19-MAY-92
Inspected by 04-MAY-92
Extra contacts 09-MAY-92 Case Officer:
Report if not clear by 29-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	30-APR-92	14-MAY-92
Cllr B Chappell 0775 87 381	30-APR-92	14-MAY-92
Owner/Occupier Brier Cottage	22 MAY 92	5 JUNE 92
Owner/Occupier Field Lodge		
Owner/Occupier Six House Bank		
Owner/Occupier Tulip Villa		

L C C - ODS Attached job 30/4/92

SITE DETAILS

Grid ref: 519880 325140
OS Sheets: 142 Parcel:

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

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DEVELOPMENT/CONSTRAINTS

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Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	30-APR-92	14-MAY-92
Cllr B Chappell 0775 87 381	30-APR-92	14-MAY-92

L C C - Obs Attached p.c.s 30/4/92.

SITE DETAILS

Grid ref: 519880 325140
OS Sheets: 142 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0481/92 Received:24-APR-92 Type:RESERVED MATTERS

Name: Maribar Ltd
2 Victoria Street
Spalding
Lincs
PE11 1EA

Agent: East Midlands Design Associate
"Willow Lodge"
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Three three-bedroomed bungalows with integral garages
Location : Six House Bank West Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

Authorised to issue:

10-JUN-92 H14/0481/92

AD. 10/6 DC. 10/6

B...AN 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: H14/0481/92

Applicant: Maribar Ltd
2 Victoria Street
Spalding
Lincs
PE11 1EA

Agent: East Midlands Design Associ
"Willow Lodge"
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Three three-bedroomed bungalows with integral garages

Location: Six House Bank West Pinchbeck
Spalding Lincs

Type: RESERVED MATTERS

Date received: 24-APR-92

30-APR-92

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 15-MAY-92. 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 P J UDY

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: M. H. [signature]

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAY 1992 PU

Attention of	File Nos.
DPO NRM DOPO BS IC ACP	
Action by ..... Action with	Acknowledge YES/NO by date

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

NRA

National Rivers Authority
Anglian Region

1 May 1992

Our ref.GT/92/1/SH/0134

Dear Sir

PLANNING APPLICATION NO. H14/0481/92
PROPOSED ERECTION OF 3 NO. BUNGALOWS AT SIX HOUSE BANK, WEST PINCHBECK, SPALDING, BY MARIBAR LTD.

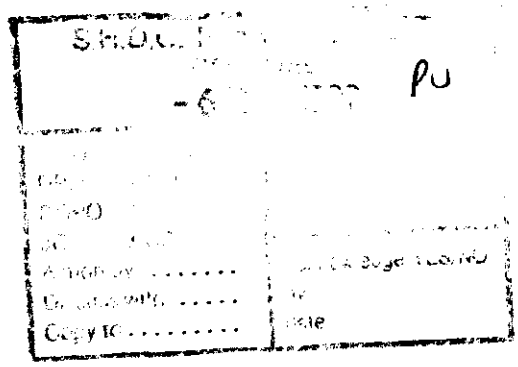
With regard to the above-mentioned application received on 1 May 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no further observations other than those contained in my letter dated 13 February 1992 in reply to Planning Application Number H14/0030/92 submitted by N Eckley Trustee at the site referred to in the current application.

A copy of the above letter is enclosed for your record and information purposes.

Yours faithfully

R F Morgan
Planning Engineer



cc East Midlands Design Assoc
Willow Lodge
Horseshoe Road, Spalding PE11 3JA

VJC

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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

NRA

National Rivers Authority
Anglian Region

13 Febraury 1992

Our ref.GT/92/1/SH/0035

Dear Sir

PLANNING APPLICATION NO. H14/0030/92
PROPOSAL FOR 3 NO. BUILDING PLOTS AT SIX HOUSE BANK, WEST PINCHBECK, BY ECKLEY N TRUSTEE.

With regard to the above-mentioned application received on 30 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

/contd

NRA

Our ref.GT/92/1/SH/0035

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

For your information, we enclose a copy of a letter dated 7 February 1992, received from Black Sluice Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc Messrs Maples & Son
Solicitors
23 New Road
Spalding

VJC

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0248/1/92.

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		
	1	9	8	2	5	1

2. Address or location

Six Horse Bank, West Pinchbeck

3. Name, classification and number of road

TU

4. Date application referred 30 – 4 – 92

5. State whether outline, detailed application etc.

R.M.

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

3 Bungalows.

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: 30/4/92 Signed: [signature]
Director of Highways and Planning

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H14/0481/92

Applicant: Maribar Ltd
2 Victoria Street
Spalding
Lincs
PE11 1EA

Agent: East Midlands Design Associa
"Willow Lodge"
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Three three-bedroomed bungalows with integral garages

Location: Six House Bank
West Pinchbeck
Spalding
Lincs

Amendment: Change brick to LBC Fenland Mixture Buff Multi

03-OCT-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Housing and Planning Services

Mr S Willson
Fengate Road
West Pinchbeck
Spalding
Lincs

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

Application No: H14/0481/92/A1 Date Received: 22 June 1992

Applicant:	Maribar Ltd 2 Victoria Street Spalding Lincolnshire	Agent:	E. M. D. A. "Willow Lodge" Horseshoe Road Spalding Lincolnshire PE11 3JA

Description of Original Development: Three three-bedroomed bungalows with integral garages

Location: Six House Bank, West Pinchbeck, Spalding

Amendment Submitted: Brick types: Plots 1 and 3 amended to Baggeridge russet Mixture (ref H203); Plots 2 amended to Baggeridge Buff Rustic (ref W112)

31 July 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING

BRIAN SMITH
Dip TP MRTPI
District Planning Officer

PJ

Maribar Ltd
2 Victoria Street
Spalding
Lincs PE11 1EA

Your Contact: Mr G Baddiley
Our Ref: GB/SBCO/JP
Your Ref:
Date: 7 August, 1992

Dear Sir

BUILDING REGULATIONS 1985/91
PROPOSED DETACHED BUNGALOWS
AT SIX HOUSE BANK, WEST PINCHBECK
PLAN NO. REF: B14/0357/92
(PLANNING REF: H14/0481/92) File

I refer to your letter dated 4 August, 1992.

Regarding item 1 of your letter, the original specification for the proposed brick type was for Plots 1 and 3, MARLEY FIREGLOW RUFTEC, and to Plot 2 MARLEY HONEYGLOW RUFTEC.

This specification has been revised to Baggeridge Russet Mixture Ref: H203 (to Plots 1 and 3) and Baggeridge Buff Rustic, Ref: W112 (to Plot 2) by a formal amendment request received from your agent on 22 June, 1992, and confirmed by my formal notice under the Town & Country Planning Acts, dated 31 July, 1992.

I have not been contacted regarding any variation to the approved location of the sewage treatment plants. Neither have I received details of the proposed ENTEC units as requested under Clause 2 of the Building Regulations Notice of Passing of Plans dated 16 June, 1992.

I trust this clarifies the queries raised.

Yours faithfully

pp B STUCKEY
Principal Building Control Officer

Copy to: Development Control

Planning Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

MARIBAR LTD.
2 Victoria Street
Spalding
Lincolnshire
PE11 1EA
Tel. & Fax: Spalding (0775) 712506

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Copy

4 August 1992

REF: B14/0357/92

Dear Sirs

THREE 3 - BED' BUNGALOWS, SIX HOUSE BANK, W. PINCHBECK

We should be pleased if you could provide us with the following information as to whether and when you have been notified of the following matters and, where applicable, any decisions you have reached:

1. Change of brick type.
2. Variation to location of sewage treatment plants.
3. Details of sewage treatment plants as per clause 2 in your Notice of Passing of Building Plans.

We await your response, which should be sent only to ourselves and not to the agent who dealt with the applicaiton.

Yours faithfully

B.J.E. Maunders

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 AUG 1992
Attention of
DPO NRM
DDPO EG
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
...eage (ES/HP)

PLANNING AMENDMENT

For office use only

Application No. H14/0481/92/A1

Date registered 22 JUN 1992

Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Maribar Ltd.
2 Victoria Street,
Spalding.

Tel. No.

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

East Midlands Design Assoc.,
"Willow Lodge", Horseshoe Road,
Splading, Lincs. PE11 3JA

Tel. No. 767968 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Six House Bank, West Pinchbeck, Spalding, Lincs.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H14/0481/92

Building Regulation reference relating to *same development.*

B14/0357/92

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[Yes]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[ ]

State whether amendment has been requested by the Council
[ ]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ XXX No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 22/06/92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Three three bed bungalows with integral garages.

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Brick type plots 1 & 3 amended to Baggeridge Russet Mixture ref H203
plot 2 amended to Baggeridge Buff Rustic ref W112

State drawing no's of the current submission

State Officer dealing with the application, if known.

P. Udy

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

PLANNING AMENDMENT

For office use only

Application No. H14/0481/92/2

Date Registered 30 [illegible] 1996

Case Officer [illegible]

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr Steven Willson
Fengate Rd.
W. Pinchbeck Spalding
Tel. No. 764200.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot 1 Swe House Bank . W. Pinchbeck . Spalding

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H14/0481/92

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted — A ✓

If yes, submit two forms and two plans.

or

Amendment is to a proposal currently being considered — B

If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed . . Stephen Willson . . . . . Date . . . 30-9-96 . . . . . .

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Change Bricks to
L.B.C. Fenland Meadow
Buff Multi (Sample Submitted)

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

AMENDMENT RECORD SHEET – ~~LIVE~~ APPLICATION Determined.

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☐

Registered ..... 1/10/16.

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Has this amendment been requested? Yes/No *

If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☒
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/~~No (Refer to Admin ?)~~

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DM 7/10

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

OFFICE USE ONLY

To D.C. 22/6/94

Validation	Adequate detail Acknowledged		Confirmed .....
		HL	
Liaison with Building Control	Outside parameters	✓	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received		No further action .....
	Amended plans needed		Reference .....
	New application needed		
	New submission requested	.....	
	Indexed	HL	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment		
	New application needed		
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

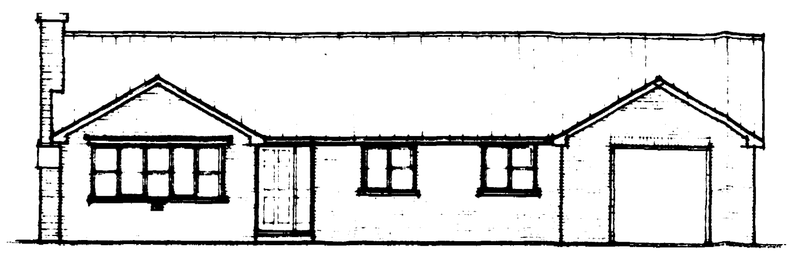
- BC liaison — see above
- Technical consults needed? ☐
- viz
- sent ....
- Site inspection needed? ☐
- Site notes:

Details of fee required

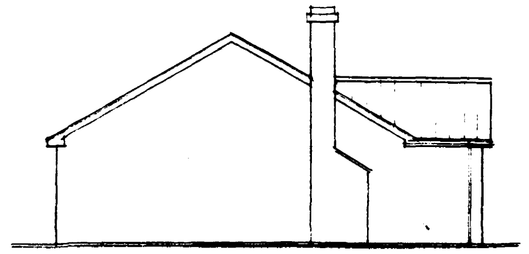
Details accepted, if different:

Notes: Phased Andrew for Sarples PM 7-7
Chased 20-7

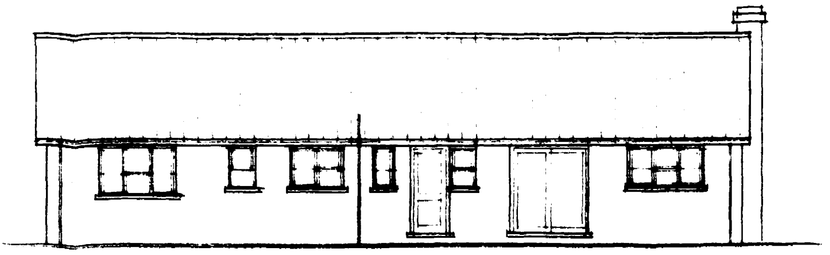
Signed: PM ..... Date: 21-7



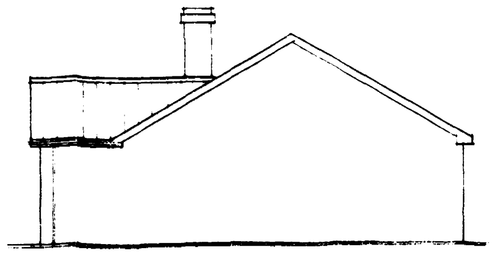
west



north



east

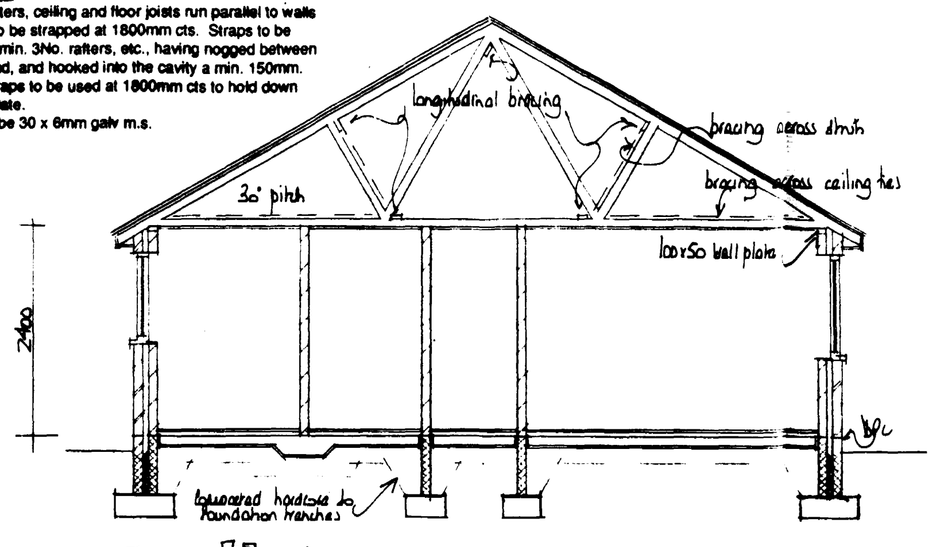


south

TILES - MARLEY Double Roman smooth brown.

BRICKS - MARLEY - Honeygloss Rustic

STRAPPING
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.



section

FOUNDATIONS
Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230m.
For 215mm " " " " 600 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
18mm Weyroc floor panels.
250g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete.
1000g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - if in excess of 1000mm fill, to max. of 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegetable soil from beneath proposal.

WINDOWS/DOORS
To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000mm².
See window schedule.

LINTELS
Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over - see lintel schedule.

Lintels over openings in 100mm block walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. 1/2 hr fire resistance.

VENTILATION
All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15l/sec.

WALL CONSTRUCTION
Below Ground
To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation.
100mm load-bearing insulation blocks.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically, at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²ºc.

All cavity walls to be closed at eaves with 100mm blockwork.

Internal Walls
To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

DPC in Walls
To be a min. 150mm above finished ground level.
A vertical dpc is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

CHIMNEY/HEARTH CONSTRUCTION
Chimney to be lined with clay flue liners to BS1181:1971.
Liners to be a min. 200mm internal diameter (if an inglenook the flue to is have a X-sectional area of 15% of the area of the recess opening) and laid socket uppermost.
Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

Chimney to terminate as indicated on elevations and to be flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm.

Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend to 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

Note Permanent air entry opening/s of at least 50% of the throat opening areas are to be provided to all rooms with open fires.

HOT WATER SYSTEMS
The hot water system is to be vented.

A 3k/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

ROOF SPECIFICATION
Tiles
The roof is to be covered with interlocking conc. tiles - as specified on elevations - fixed in strict accord. with manufacturer's instructions.

Battens
Approved quality tanel s/w battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type IF to BS747, is to be laid over rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board, and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over gables/ bargeboards.

Ridge
The ridge is to be covered with segmental ridge tiles edge bedded onto the tiles with solid bedding at butt joints. Provision must be made to secure the two end tiles at each gable by fixing a 2.0m length of batten at the apex of the wall and adjacent trusses. A nail is then driven into this batten and the ridge wired to it.

Valleys
Valleys are to be formed with a Code 4 lead lining supported by boards with the adjacent tiling nearly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch as specified on section, at 400mm cts to be designed, fixed and braced in accord. with BS5268 pt 3:1985 and secured with proprietory s.s. clips to wall plates

Insulation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with client's instructions.

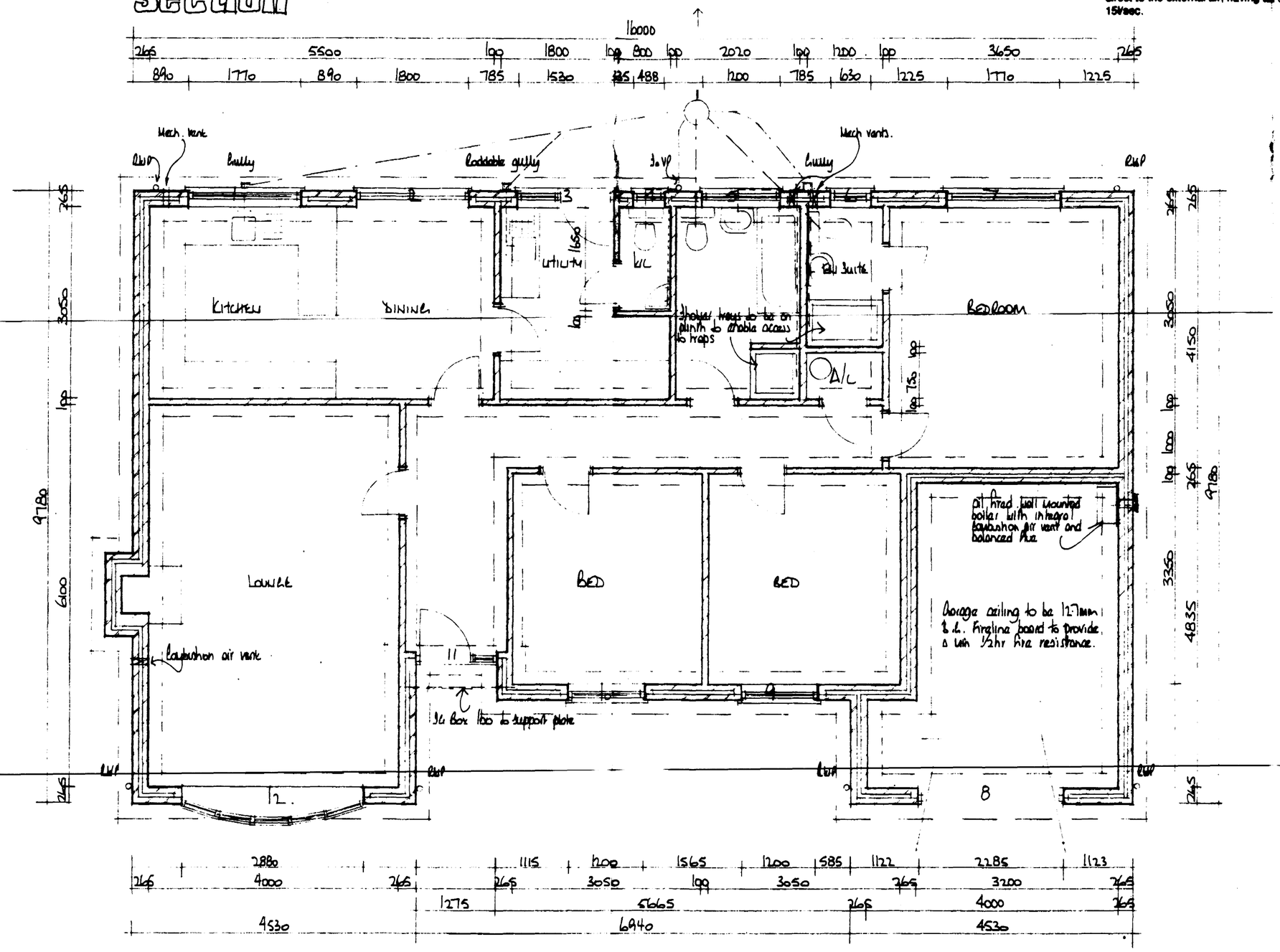
Ventilation
Provide a 10mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 103mm PVC gutters to falls on fascia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

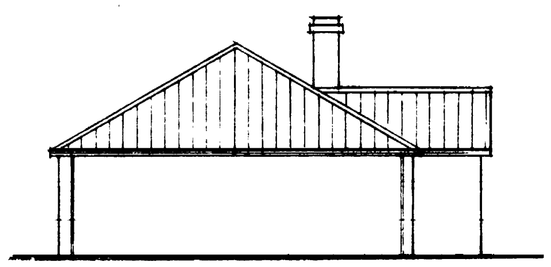
DRAINAGE
Surface
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building.
Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietory UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, of 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 38mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below groud drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.

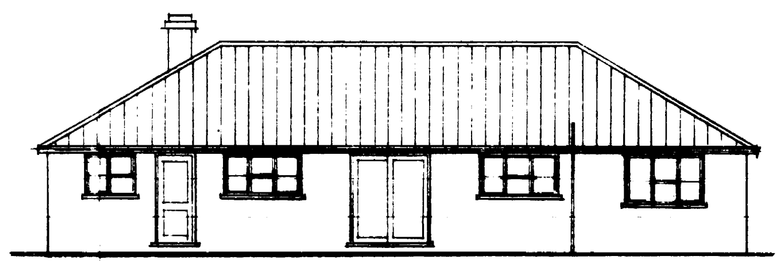

Wash. basin
Bath
Rodding gully
Bath
Wash basin.
Bath
KITCHEN
DINING
LOUNGE
BED
BED
BEDROOM
Lobby
W.C.
Airing
Shelves/trays to be on plinth to enable access to traps
Bath
Bath
Bath



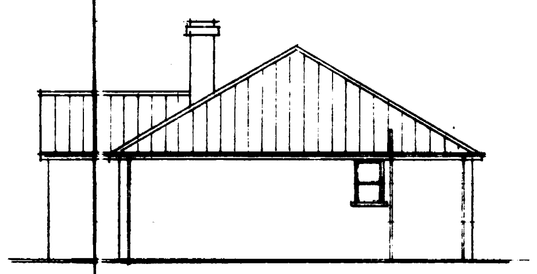
west



north



east

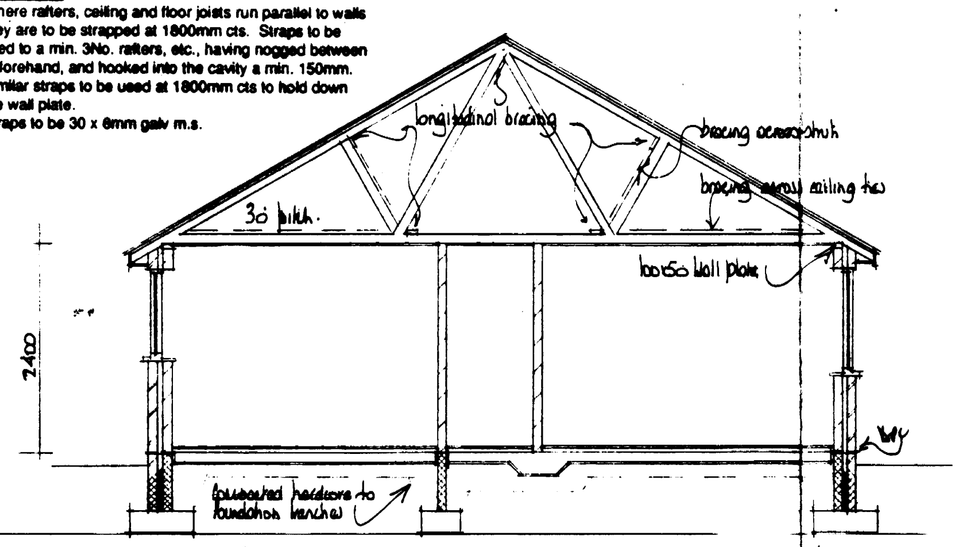


south

TILES - MARLEY Double Roman smooth brown.

BRICKS - MARLEY Freyton Red Rug.

STRAPPING
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.



section

FOUNDATIONS
Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230mm.
For 215mm " " " " 600 x 230mm.
For 100mm " " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
18mm Wayrac floor panels.
250g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete.
1000g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
150mm min. compacted hardcore - if in excess of 150mm fill, to max. of 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to be thickened to 250mm for a min. width of 450mm.
Strip off all vegetable soil from beneath proposal.

WINDOWS/DOORS
To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000mm².
See window schedule.

LINTELS
Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over - see lintel schedule.

Lintels over openings in 100mm block walls to be Spanlite pac lintels, 100 x 65mm unless specified otherwise, with the equivalent of 6 courses brickwork over.

Lintels to be protected with either a min. 12mm gypsum plaster or clad with 12mm tacboard to achieve a min. 1/2 hr fire resistance.

VENTILATION
All habitable rooms to contain opening vents equal to 1/20th floor area.

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood).

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15l/sec.

WALL CONSTRUCTION
Below Ground
To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation.
100mm load-bearing insulation blocks.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically, at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²c.

All cavity walls to be closed at eaves with 100mm blockwork.

Internal Walls
To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

DPC in Walls
To be a min. 150mm above finished ground level.
A vertical dpc is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

CHIMNEY/HEARTH CONSTRUCTION
Chimney to be lined with clay flue liners to BS1181:1971.
Liners to be a min. 200mm internal diameter (if an inglenook the flue to is have a X-sectional area of 18% of the area of the recess opening) and laid socket uppermost.
Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

Chimney to terminate as indicated on elevations and to be flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm.

Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend to 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

Note Permanent air entry openings of at least 50% of the throat opening areas are to be provided to all rooms with open fires.

DRAINAGE
Surface
Excavate for and lay in where indicated 160mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building.
Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietory UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, of 900mm above window head ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below groud drainage to comply with BS6301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.

HOT WATER SYSTEMS
The hot water system is to be vented.

A 3k/w immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

ROOF SPECIFICATION
Tiles
The roof is to be covered with interlocking conc. tiles - as specified on elevations - fixed in strict accord. with manufacturer's instructions.

Battens
Approved quality tanal s/e battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS747, is to be laid over rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board, and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over gables/ bargeboards.

Ridge
The ridge is to be covered with segmental ridge tiles edge bedded onto the tiles with solid bedding at butt joints. Provision must be made to secure the two end tiles at each gable by fixing a 2.0m length of batten at the apex of the wall and adjacent trusses. A nail is then driven into this batten and the ridge wired to it.

Hips
Hips are to be covered as specified for the ridge with galv m.s. hip iron securely fixed at the foot of each hip for support.

Valleys
Valleys are to be formed with a Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch as specified on section, at 400mm cts to be designed, fixed and braced in accord. with BS5268 pt 3:1985 and secured with proprietory s.s. clips to wall plates.

Insulation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with client's instructions.

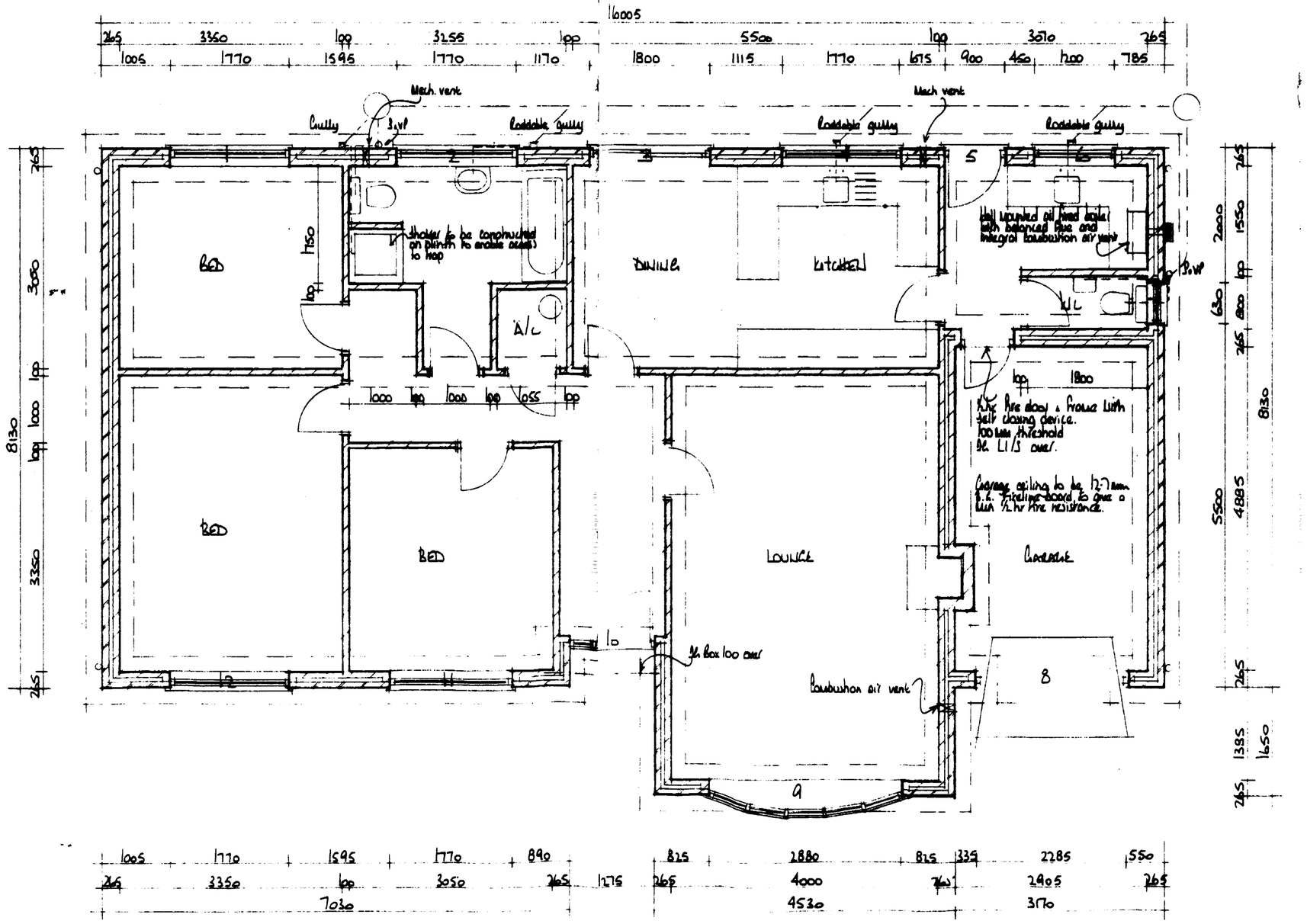
Ventilation
Provide a 10mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 103mm PVC gutters to tails on fascia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped

Window / Door & Lintel Schedule

Location	Window / Door ref	Lintel ref & Length
1.	H 312 CDC	L1/HD 2100
2.	H 310 CDC	L1/S 2100
3	PW1VIBL	L1/S 2100
4	H310 CDC	L1/S 2100
5	FHS DS12AD	L1/HD 1200
6	H210CD	L1/S 1500
7	H1107D	L1/S 900
8	3d garage door & Frame	L1/HD 2100
9	CE55 / H1137D/H113C/H1137D/ H1136opp dd/H1136D.	L1/S 3150
10	FHTTR DS12AD	L1/S 1500
11	H312 CDC	L1/S 2100
12	H312 CDC	L1/HD 2100



Plot 1.
Plot 3. opp. hand

A		
	Date	Revisions

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Tel : Spalding (0775) 767968

Client
MARLBAR - LTD

Job Title
3 BED Bungalows & Garage at
SIX HOUSE BANK.
West Pinchbeck.
Spalding.

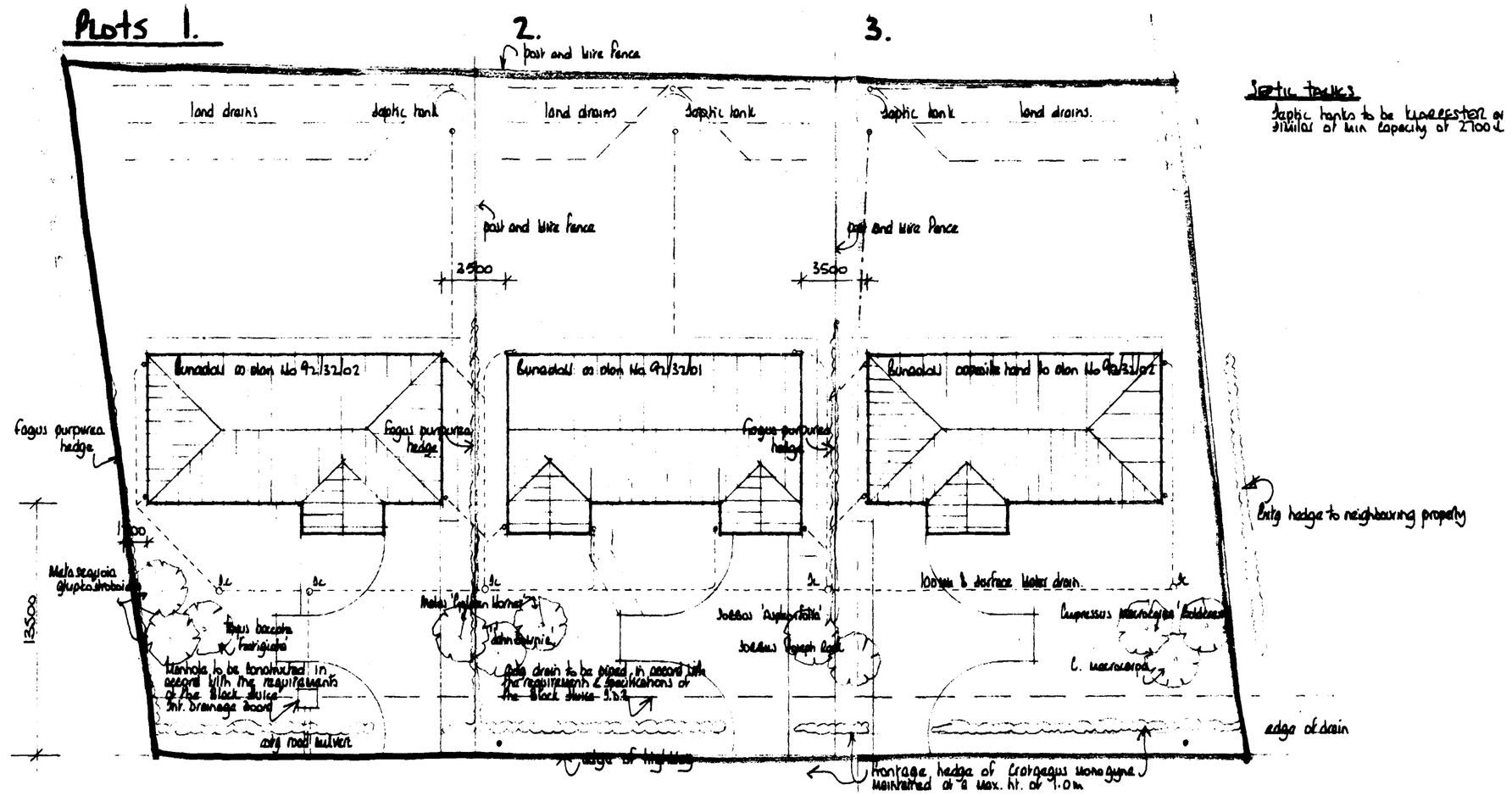
Drawing Title
Plan.
Sectional
Elevations

SOUTH PI... 24 APR 1992 DEE...S.H.B.!..92...

Scale 1:50 . 1:100

Date March 92 | Drawn by BL

Drg No. | Rev



SCDC
24 APR 1992
REF S/581/92

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	Date	Revisions

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Client
MARIBAR LTD

Job Title
3 No BUNGALOWS & GARAGES AT
SIX HOUSE BANK.
WEST PINCHBECK.
SPALDING.

Drawing Title
BLOCK PLAN

Scale 1:200

Date April 92 | Drawn by AL

Drg No. 92/32/03 | Rev

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420×594mm A2