SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0811/93 Received:27-AUG-93 Type:FULL

Name: Eastman Securities ltd.
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
Architects, Planning Consults.
102 & 104 Newland
Lincoln
LN1 1YA

Description: Erection of dwelling (Repositioning of dwelling on Plot 49)
Location : 'Poachers Gate' Crossgate Lane/Surfleet Road Pinchbeck Spalding, Lincs

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

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

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

2 The new hedgerow planting as shown on the submitted plans shall be allowed to attain a height of 1.8m and shall thereafter be retained at not less than this height.

Reason: In the interests of maintaining the visual amenities of the locality.

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
05-OCT-93 H14/0811/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0811/93.

Date Registered 23 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Eastman Securities Ltd
Rand
Wragby
Lincoln LN3 5NJ

Tel. No.

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

Costall Allen Design
Architects, Planning Consultants
102 & 104 Newland
Lincoln LN1 1YA
Tel. No. 0522 - 513800
(Personal contact name) R A O'Reilly

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

'Poachers Gate', Crossgate Lane/Surfleet Road, Pinchbeck, Lincolnshire

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Re-positioning of house type on plot 49

OFFICE COPY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed. Costall Allen Design Date 20th Augsut 1993

Previous application No.

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting Design External Appearance

Means of Access Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

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

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

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

TYPE OF DEVELOPMENT

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

		If so, how many:
(i) New Dwellings	✓	
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.059 hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	See drawings submitted metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	Yes

5. **GENERAL INFORMATION** Please complete each section

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

Residential

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

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

or

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

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

Garage

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Surface water sewer
B. For estate developments, please state how highway surface water will be disposed of	Surface water sewer
C. Please state whether a land drain will be affected	No

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

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

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

Drawings submitted: 562A/91/23R, /28E & standard detail 4

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	Owner

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed Costell Allen Design ~~(Applicant /~~ Agent) Date 20.8.93

~~Certificate B~~ The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed Costell Allen Design ~~(Applicant /~~ Agent) Date 20.8.93

~~Certificate 2~~ The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

no great objection to this variation

Inspected by DR
Date 3/9

Site Notice posted by DR
Date 3/9
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed DR Date 29/9

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

TL1 (1)
SCA (2)
SC27 (3)

1. The new hedgerow planting as shown on the submitted plans shall be allowed to attain a height of 1.8m and shall thereafter be retained at not less than this height (R. In the interests of maintaining the visual amenities of the locality)

2. SC27.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std:
Details
needed

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:
All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

Case Officer : DR

Senior Officer Confirmed ..... Date... 19. Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P3175

Date first Rec'd 23 AUG 1993

Registration

Reference H14/0811/93.

Cross-Ref —

Date 24/8/93.

Validation

TYPE Full

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 128
Grid ref 524350 326550
Ward [illegible]
Parish P'BECK
Inside IBD NO
Inside LP area YES

Linked to site Ref 1604
Linked to property Ref

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int
Hazards –
Dist Bound
Other:

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

Planning Records:
Earlier apps

761/93
361/93
1604/92
1155/92
640/92
1262/92
1263/92
1155/92
1074/92
740/92
450/89
126/91

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H14/0811/93
FULL

Applicant: Eastman Securities ltd. Agent: Costall Allen Design
Tel: 0522 513800 R A O'Reilly

Description: Erection of dwelling
(Repositioning of dwelling
on Plot 49)

Location: 'Poachers Gate'
Crossgate Lane/Surfleet Road
Pinchbeck
Spalding, Lincs

Valid date:	27-AUG-93	Terminal date:	22-OCT-93
Target dates:		Target Committee:	06-OCT-93
To case officer	03-SEP-93	Report deadline:	22-SEP-93
Inspected by	10-SEP-93	Agreed TD Ext:	
Extra contacts	17-SEP-93	Case Officer:	
Report if not clear by	01-OCT-93		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints: TR
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	07-SEP-93	28-SEP-93
Clerk to Pinchbeck P 0775 723838	02-SEP-93	16-SEP-93
Cllr T Bray 0775 723794 (Of	02-SEP-93	09-SEP-93
Cllr Mrs P J Buffham	02-SEP-93	09-SEP-93

SITE RECORD

Grid ref: 524350 326550
OS Sheet: 128 Parcel:

L.C.C - Obs Attached Jcb 9/9/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/14/0811/93

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 / Surfleet Road, Pinchbeck

3. Name, classification and number of road

U/C

4. Date application referred 9-9-93

5. State whether outline, detailed application etc.

Full.

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

Erection of Dwelling
(Repositioning of Plot 49).

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: 9/9/93. 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

Delete as appropriate

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

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

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

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 SEP 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0811/93

Applicant: Eastman Securities ltd.
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
Architects, Planning Consul
102 & 104 Newland
Lincoln
LN1 1YA

Description: Erection of dwelling (Repositioning of dwelling on Plot 49)

Location: 'Poachers Gate' Crossgate Lane/Surfleet Road Pinchbeck Spalding, Lincs

Type: FULL

Date received: 27-AUG-93

02-SEP-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 16-SEP-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. [illegible]

IAN 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: H14/0811/93

Applicant: Eastman Securities ltd.
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
Architects, Planning Consul
102 & 104 Newland
Lincoln
LN1 1YA

Description: Re-positioning of house type on Plot 49

SOUTH HOLLAND D.C.
PLANNING
27
REF ...Valid...

Location: 'Poachers Gate'
Crossgate Lane/Surfleet Road
Pinchbeck
Spalding, Lincs

Type: FULL

Date received: 23-AUG-93

25-AUG-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

✓ Please outline plot on 1:500 block plan.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

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

ROR/SJF/562A

26th August 1993

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Dear Sirs

Proposed Dwelling, Plot 49, Poachers Gate, Pinchbeck - Ref H14/0811/93

Further to your letter dated 25th August 1993 with regard to the above, we return herewith three copies of our drawing no 562A/91/23R with the plot outlined in red.

We trust this now completes the application, but if you should have any further queries, please do not hesitate to contact the writer at this office.

Yours faithfully

S.J. Forbes

pp R A O'Reilly
COSTALL ALLEN DESIGN

PLANNING DEPT.
27 AUG 1993

102 & 104 Newland • Lincoln • LN1 1YA

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

ROR/SJF/562A

20th August 1993

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Dear Sirs

Proposed Dwelling, Plot 49, Crossgate Lane, Pinchbeck, Lincolnshire
for Eastman Securities Ltd

Please find enclosed four copies each of our drawings nos 562A/91/23R, /28E and standard detail 4, together with Planning application forms and our client's cheque in the sum of £120.00.

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

Yours faithfully

R A O'Reilly
COSTALL ALLEN DESIGN

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3175
Date received : 23-AUG-93

Received from

Eastman Securities ltd.

Address

Rand
Wragby
Lincoln

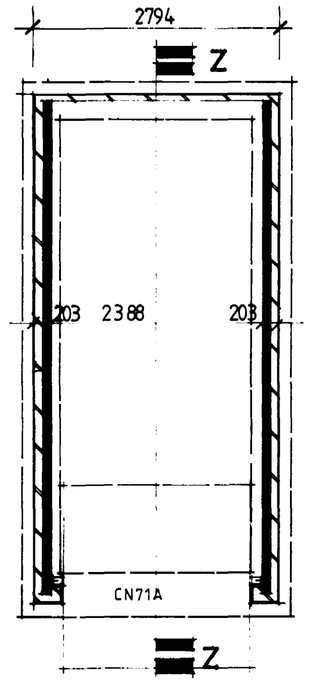
Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

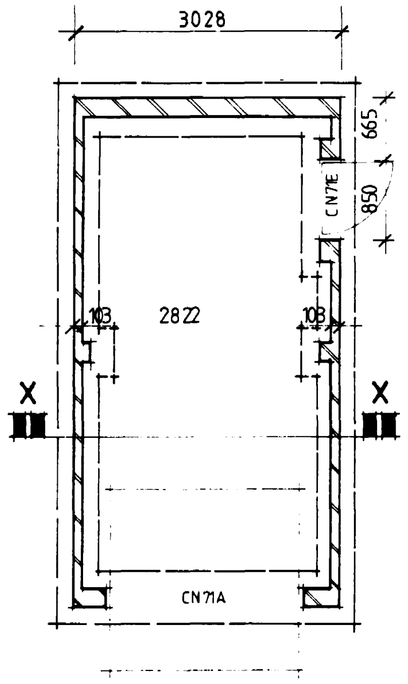
Signed.....K. Lowe....
(Authorised Collector)

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

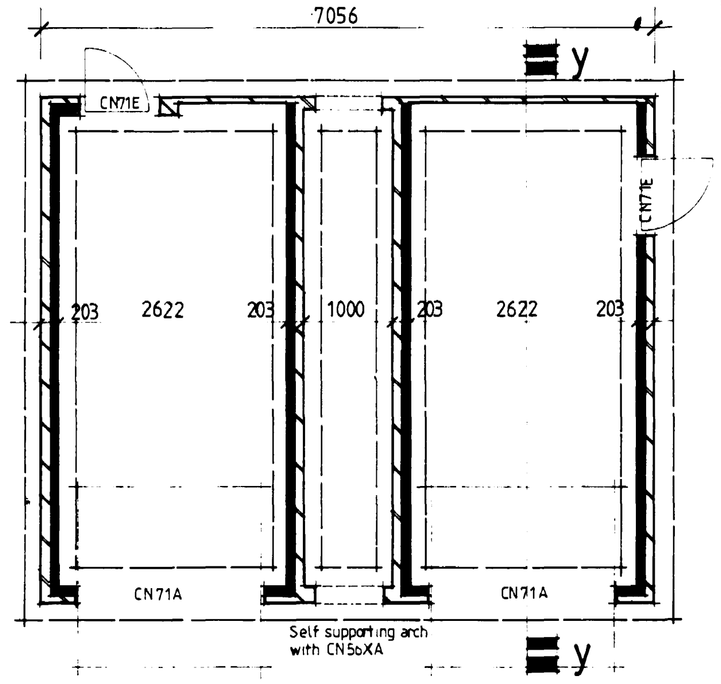
Plan



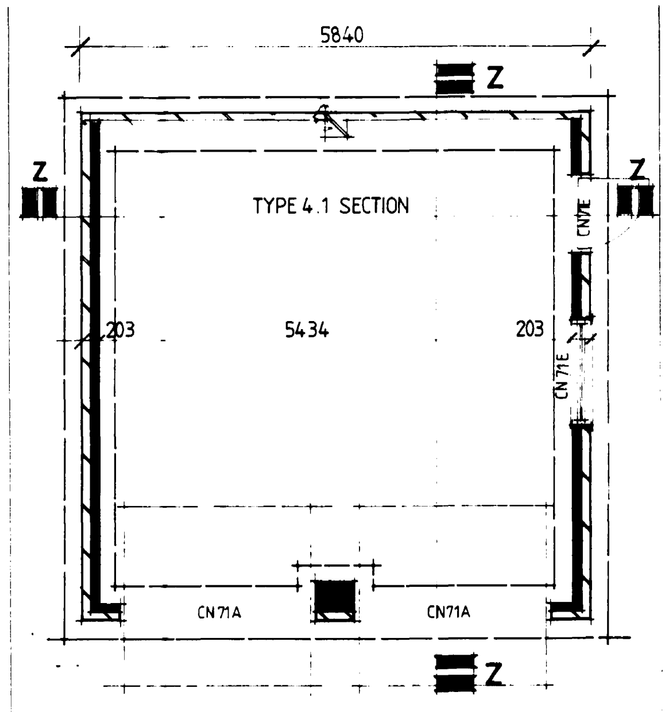
Small single garage
TYPE 1
·T1·



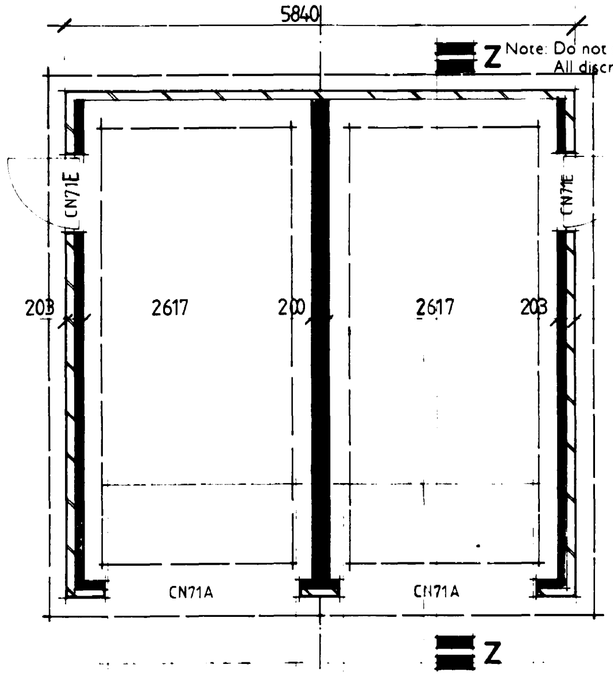
Single garage
TYPE 2
·T2·



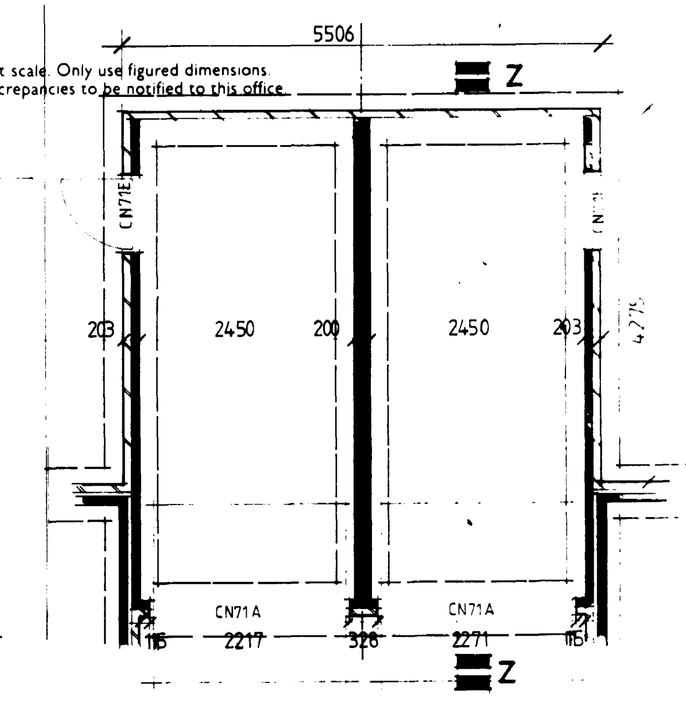
Single garage block
TYPE 3
·T3·



Double garage
TYPE 4
·T4·

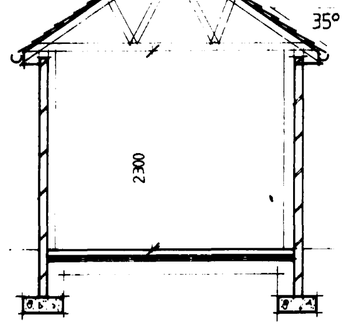


Two garage block
TYPE 5 ·T5·

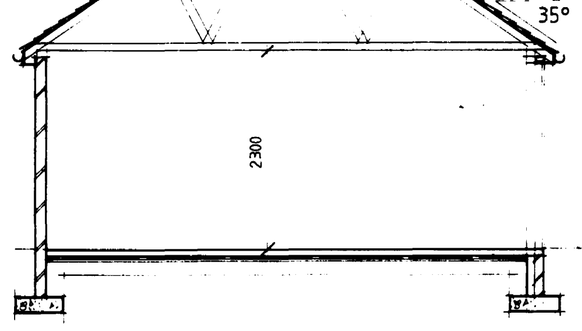


Attached two garage block
TYPE 6 ·T6·

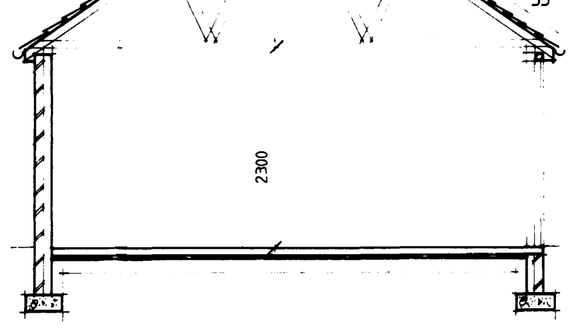
Section



Section X:X



Section Y:Y



Section Z:Z

GARAGE SPECIFICATION

DRAINAGE
100mm diameter "Osma" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturers written instructions in 150mm thick granular bed and surround.
100mm diameter "Osma" or similar approved uPVC half round gutters with 83mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

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

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 875mm below ground level (minimum 1000mm below ground level in clay soil). 450 x 225mm concrete foundations to brick/block walls.

GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 5328 : Mix C10P) on 300m.u. polythene dmap proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS
External Walls - 102.5mm facing brickwork to outer leaf with 100mm blockwork backing. Wire ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire ties at 225mm centres vertically at jambs of openings.
Party Wall - Two skins of 100mm thick blockwork. Wire ties at 900mm centres horizontally and 450mm centres vertically staggered. Both skins of blockwork taken up to underside of roof construction and firestopped.

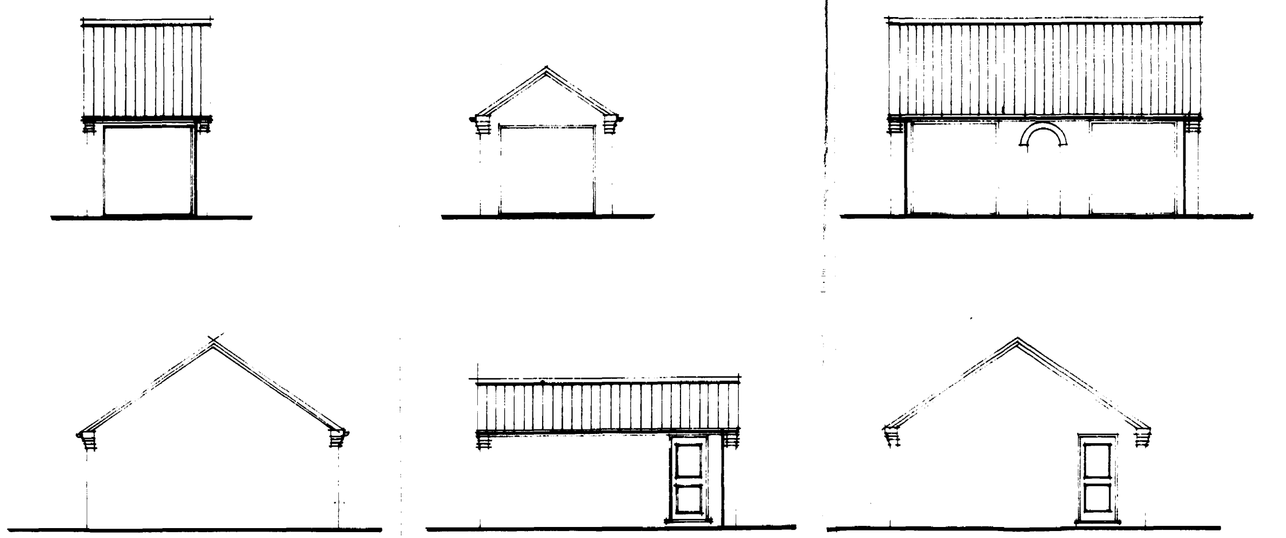
DOORS
Garage Doors - "Henderson" standard range as specified on elevations, 2134mm wide x 1981mm high in "Boulton & Paul" or similar approved 75 x 75mm softwood frame.
Side Door - "Crosby" standard door as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Door single glazed in 6mm glass.

1:1:4:1 Sidewalls to be 102.5 brwk with intermidiate piers at openings
Rear wall to be 203 brwk & blockwork

Front elevation

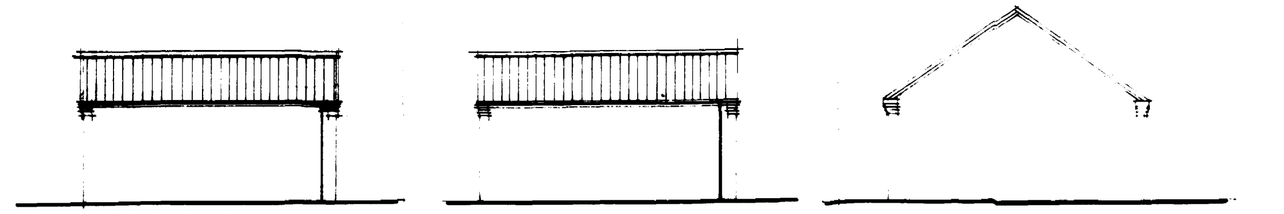
Side elevation

Rear elevation

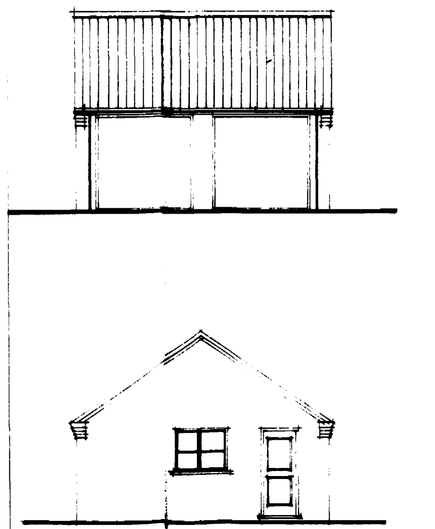


FRONT ELEVATION TYPE 1.1

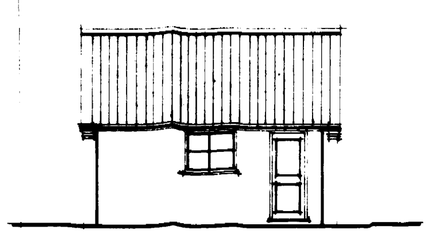
Side elevation



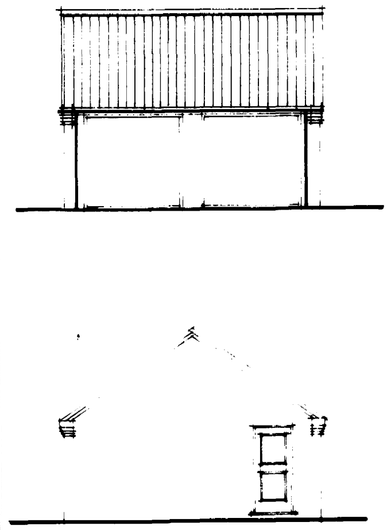
SIDE ELEVATION TYPE 1.1

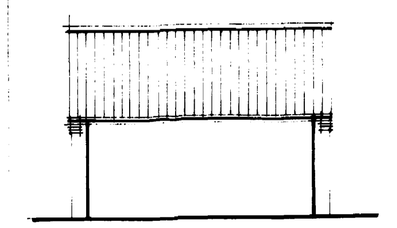


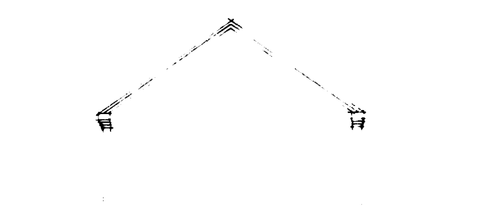
FRONT ELEVATION TYPE 4.1

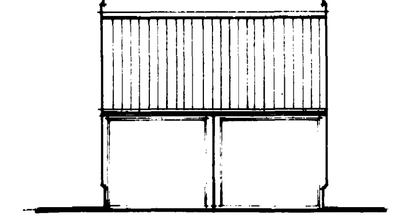


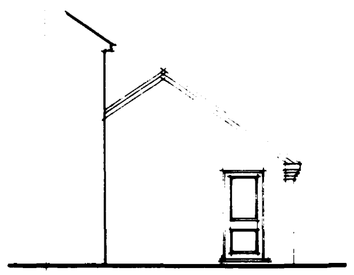
SIDE ELEVATION TYPE 4.1



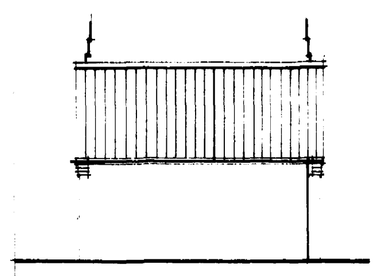








H14/0811/93.



RESIDENTIAL DEVELOPMENT
for EASTMAN SECURITIES LTD

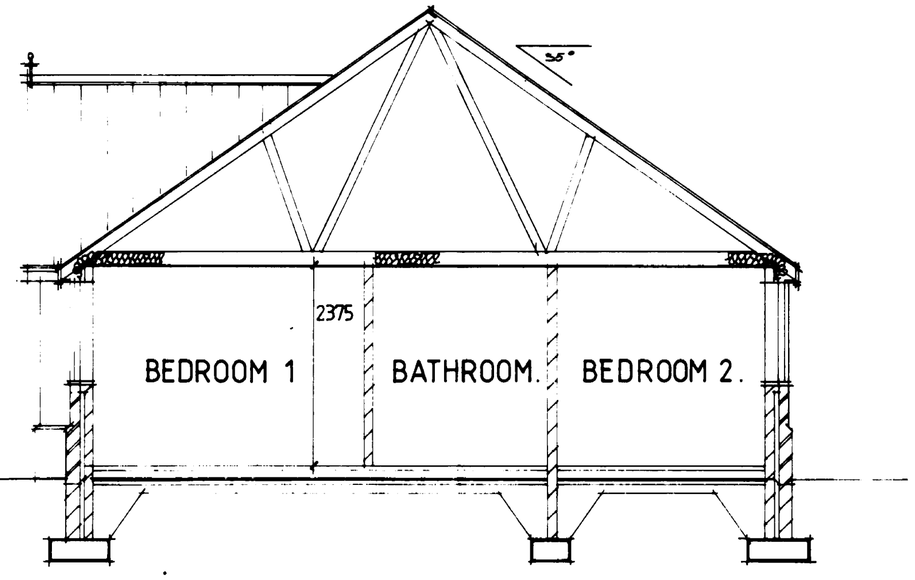
STANDARD GARAGE DETAILS

1:50 / 1:100 JULY 1993 RCR

Standard detail sheet 4



Front Elevation.

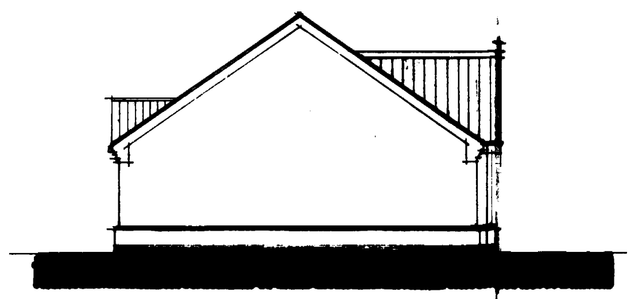


Section.

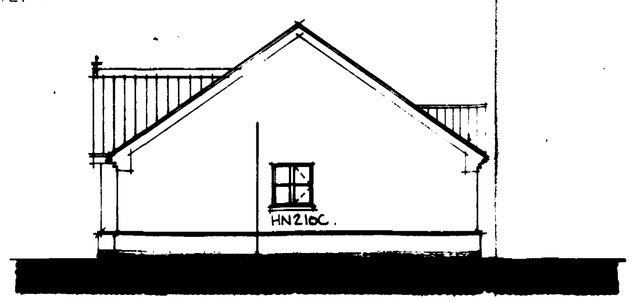
For detail of Plinth, Verge and Feature Gable see drawing number 562 A /91/ 33



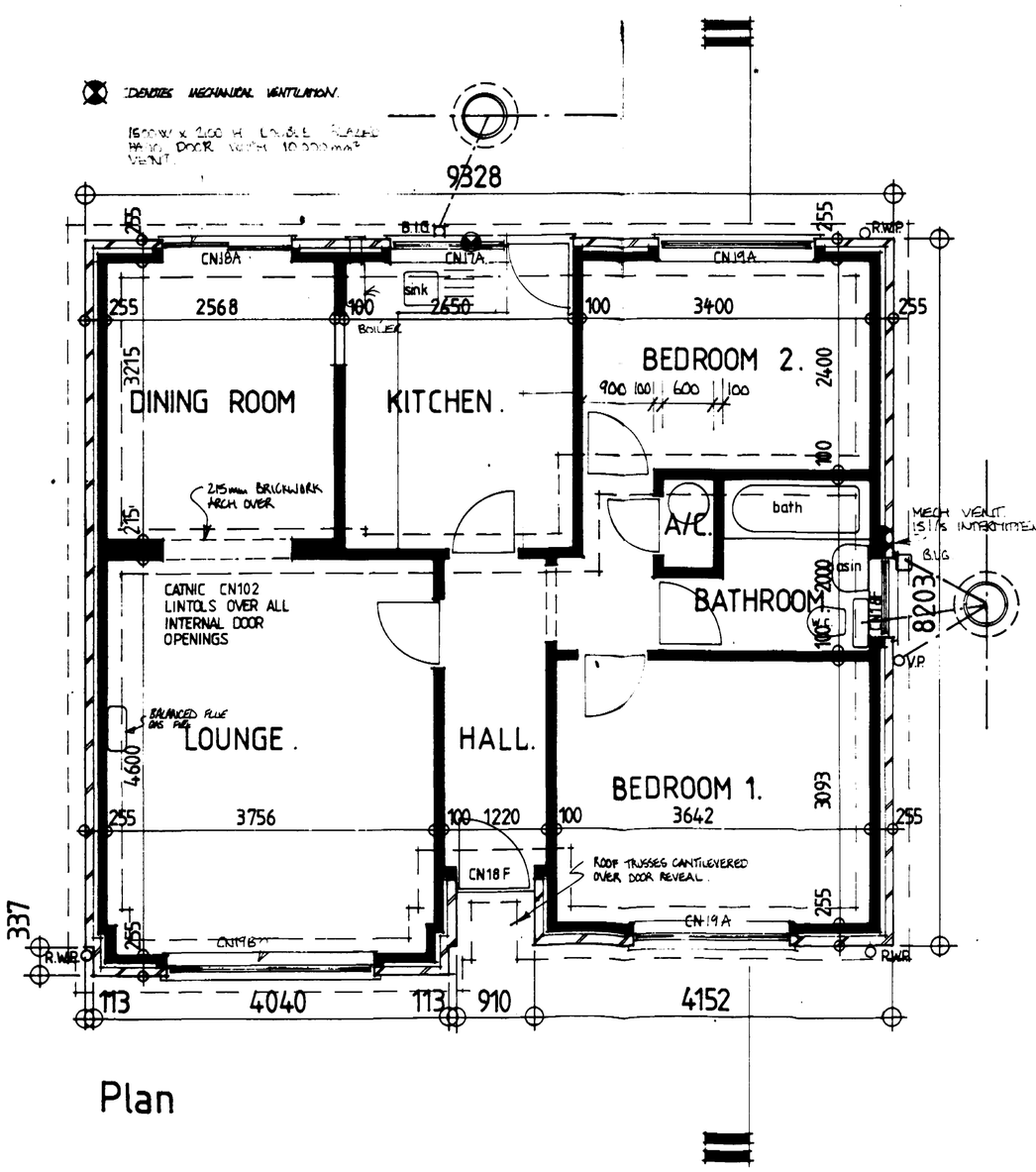
Rear Elevation.



Side Elevation.



Side Elevation.



Plan

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

DRAINAGE

100 ø Osma drainpipes at fall of 1 in 40 laid in accordance with manufacturers instructions in 150 Granular bed and surround. Where drains pass through external walls include 75mm concrete lintol over with compressible quilt collar to protect against settlement. Manholes to be 'Osma' or similar approved 450 ø UPVC universal inspection chambers (1050 ø if invert exceeds 1000). Surround in 150 granular material, include cast iron cover and frame. See site layout for drainage layout. Head of drain vented with 100 ø UPVC S.V.P. terminating 1000 above highest window level fitted with vermin cage. All other soil pipes to have 'Hunter Nouveau' relief valve or similar approved. All internal waste pipes to discharge to a Back Inlet Gully or a double sealed airtight waste adaptor connected to a trap.

Wastes:- sink/shower/bath - 40 ø UPVC with 75 deep seal trap
W.H.B. - 32 ø UPVC with 75 deep seal trap
— WC - 100 ø 'Multiwik' connector.

Rainwater goods to be:- 'Osma' or similar approved UPVC half round gutter. 63 ø RWP all surface water to discharge to granular fill soakaways min. 5000 from any building.
N.B. All drainpipes & manholes to be min. 1000 from foundations.

FOUNDATIONS AND SLAB (in accordance with engineer or as below)

Remove veg. soil 150 deep. Excavate for foundations to firm base min. 675 below ground (1000 in clay). 700 x 250 concrete foundations to external walls, 450 x 225 to internal loadbearing walls. Slab thickness to 150 to non-loading internal walls. [illegible] on 100 concrete slab (BS 5328:mix C15P) on [illegible]

WALLS

External walls:- 103 facing brick, 50 cavity, insulated with 50mm 'Celotex' or similar approved insulation, 100 blockwork inner leaf, 13 sand/cement render & skim. U value 0.45 W/m²C. Wire cavity ties at 900 c.cs horiz. & 450 c.cs vert. staggered. Fix 225 c/cs vert. at jambs of openings. Incorporate DPC's to head, cill & jamb's of all ext. openings. Cavity closed by 'Hammerite' CAVITY CLOSERS. Heads to openings supported with 'Catnic' combined metal lintols with min. end bearing of 150. Class 'A' blocks below DPC. DPC 150 above ground. Internal walls to be 75mm non loadbearing blockwork. 100 Loadbearing blockwork to ground floor walls to house. Stud walls:- 75 x 50 studs at 450 c/a with horiz. studs at 600 c/cs on 75 x 38 s.w. plate on 2 No. joists bolted together. 12.5 plasterboard and skim to both faces.

HEATING

Central Heating to be gas fired balancedflue boiler. Flue min. 300 from any opening. Radiators in all rooms.

ROOF

Concrete interlocking tilee on 38 x 25 tan. battens on untearable felt on trussed rafters at 600 c/cs wind braced & constructed in accordance with BS 5268 Pt.3 1985. 100 x 50 sw plate secured with 30 x 5 m.s. straps at 2000 c/cs turned down 450 and tucked in 35. At gables fix straps to 3 No. rafters/ joists with 75 x 50 noggins in between at 2000 c/cs and down into cavity 175. 100 x 25 sw bracing from ridge to eaves to 45° spiked to trusses. 100 x 25 sw bracing over ceiling joists from eaves to binders at 30°. 100 x 25 sw longitudinal binders at max. 2000 c/cs.
180 glass fibre quilt between joists to roof void. 12.5 plasterboard with artex finish to ceilings. 200 x 19 sw fascia. 9 wbp ply soffite with 10 continuous air gap for roof ventilation with insect screen.

WINDOWS/DOORS

'Boulton & Paul' or similar approved standard joinery windows, stained in 2 coats 'Dulux Woodcare' or similar light base coat, double glazed in 14mm units; doors 6mm glass; Patio Doors double glazed and to have 10,000mm² openable vent. Garage doors 2134 x 1981 in 75 x 75 sw frames or similar approved.
N.B. Night vents to all windows.

ADRES

All sw structural grade SF3 and treated in copper naphenate or similar.
All pipes passing through roofspace to be insulated with insulation as pipe thickness or 50mm maximum.

VENTILATION.
KITCHEN- EXTRACT FAN TO GIVE 60 l/s INTERMITTENT.
BATHROOM- EXTRACT FAN TO GIVE 15 l/s INTERMITTENT.
ALL WINDOWS TO HAVE VENTILATION OPENINGS EQUIVALENT TO 1/20 FLOOR AREA OF ROOM & FITTED WITH 4000mm² TRICKLE VENTS.

Note: Internal soil and vent pipes to be 'boxed out' with 12.5mm plasterboard and skim on 25 x 38mm softwood battens.

EXTERNAL SOFFITS TO FRONT ENTRANCE REVEAL TO BE 9mm EXTERNAL QUALITY MATCHBOARDING WITH STANDARD EAVES SOFFITE RUNNING CONTINUOUS AT FRONT.

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

DETAIL SD - REFERENCES RELATE TO STANDARD DETAIL SHEETS 1, 2 and 3

DECOY COTTAGE

EB2A

740 f.s.

H14/0811/93

N.H.B.C. APPROVED HOUSE TYPE REFERENCE 001/-/92

EASTMAN HOMES

E- 21st APRIL 1993 : NOTES RELATING TO STANDARD DETAILS ADDED.
D 1st JULY 1992 : SECTION DIMENSION ADDED.
C 14th MARCH 1992 : FRONT SIDE AMENDED - FIRE NOTE ADDED
B 6th JAN 1992 : NOTE OF BOILERHOUSE ADDED.
A 4th DEC 1991 : REVISED FOR NHBC SUBMISSION.

RESIDENTIAL DEVELOPMENT SURFLEET RD. PINCHBECK. SPALDING
for EASTMAN SECURITIES LTD

CAD

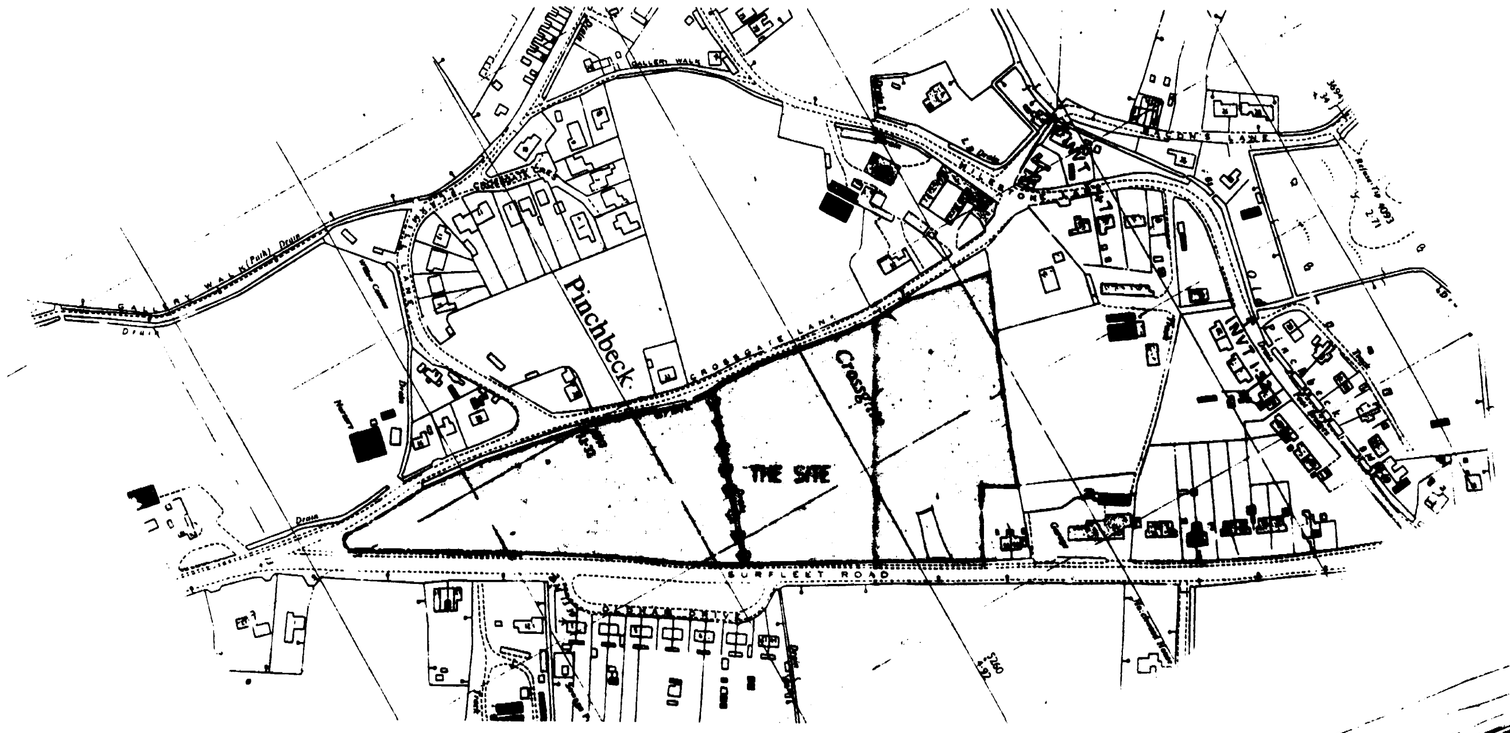
2 BED BUNGALOW - EB2A	DRAWING
1:50 - 1:100 SCALE	NOV. 1991 DATE
562A.91.28 A3 SIZE	DRAWING No.

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 dam proof courses : Butterley Waingroves -
With Old English Harvest Multi Rustic : Smooth Chocolate
With Old English Rose Rustic & Chatsworth Grey Rustic : Smooth Red

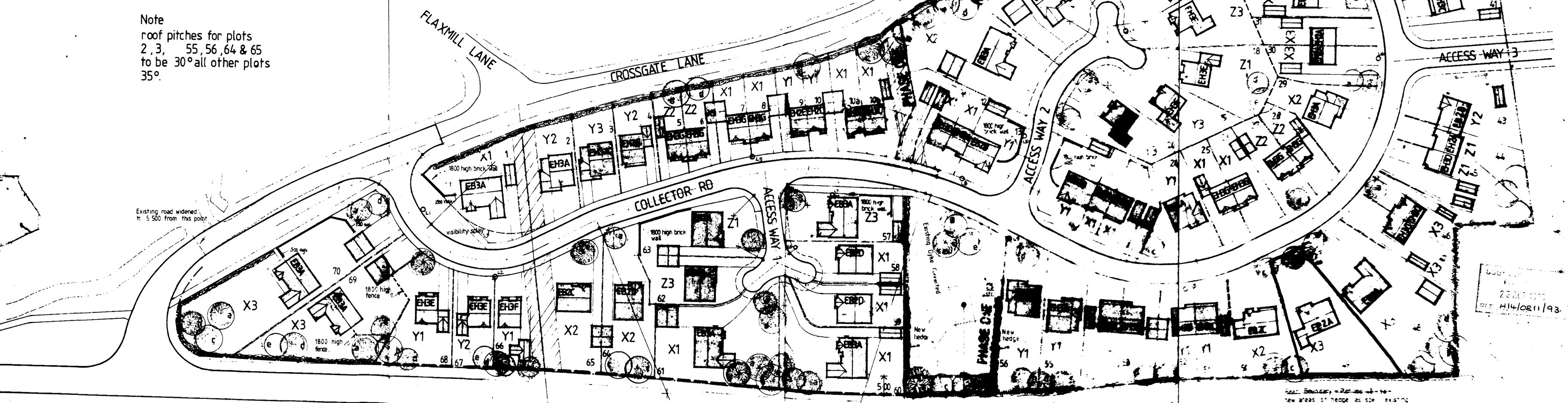
Isolated Canop.. detail.. Marley plain, in corresponding colours to main roof



location plan. 1:2500

North

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.	1no.
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.

1800 high 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
1800 high 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

indicates area of symmetric ground surface
10.0m x 5.0m ... 45 ... mm thick blaze surfacing

Boundary walls adjacent to new areas of hedge as existing
hedge trimmed to approx 1800 high
install temporary fence of 1800 high interwoven panels behind new areas of hedge

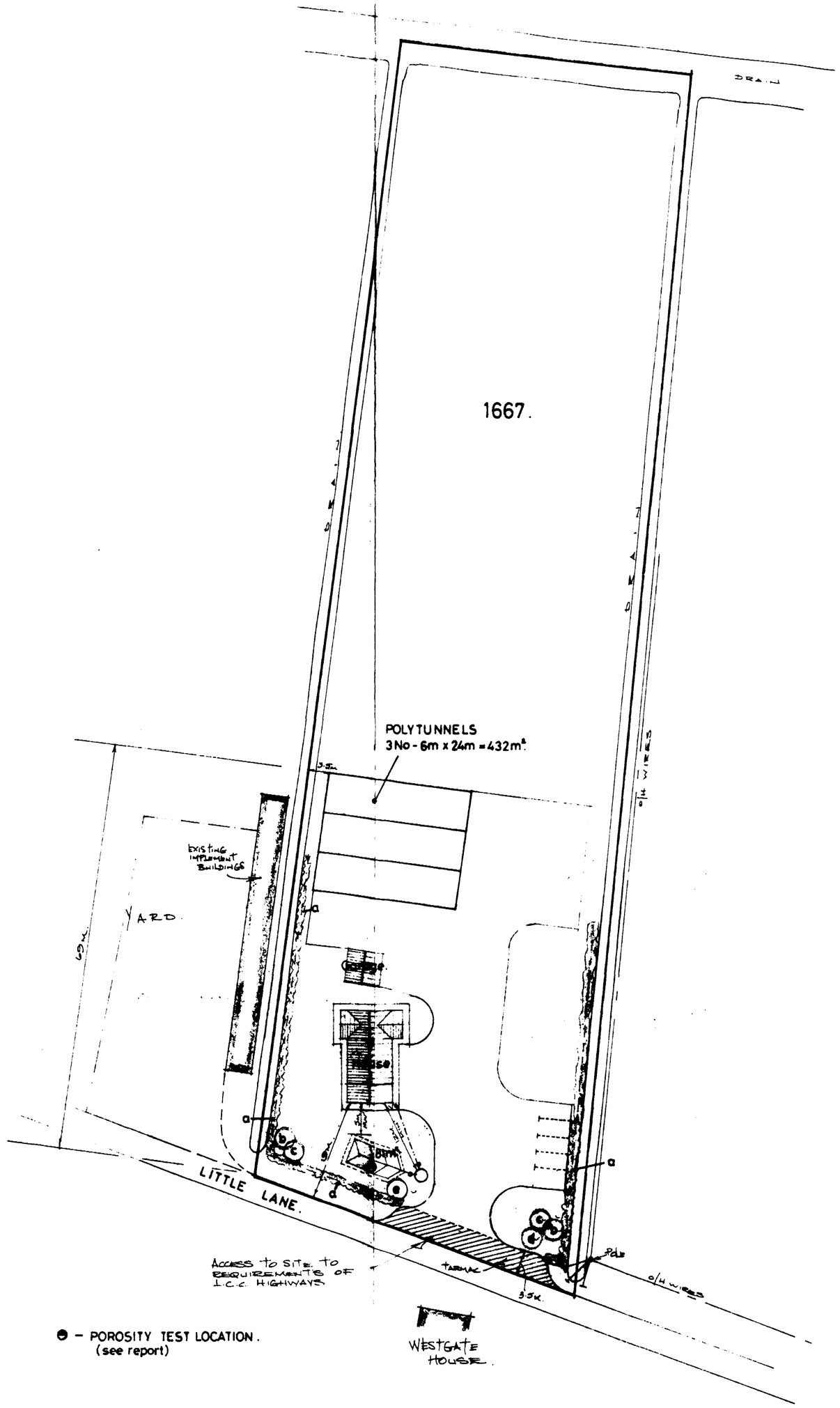
HOUSE TYPE REFERENCES TO PLOT NUMBERS - 3, 28, 51 & 53 CORRECTED - 6/12/91
M.. B ... SPEC. ADDED FOR ... PLOTS 55 & 64 ... AND NOTE TO ADD PITCHES ADDED 21/11/91
A - evised to planning officers requirements - 27/9/91

EASTMAN HOMES

RESIDENTIAL DEVELOPMENT SURFLEET ROAD, PINCHBECK, SPALDING
for EASTMAN SECURITIES

LAYOUT E	DRAWN
1:500	SCALE / DATE
562A,91,23	DRG.NO. / REV.

Ref. H14/0811/93



● - POROSITY TEST LOCATION.
(see report)

SITE LAYOUT.
SCALE: 1/500.

TREE PLANTING SCHEDULE.

a - HEDGING (MIXED) LAUREL - PRUNUS TRILOBA MULTIPLEX.

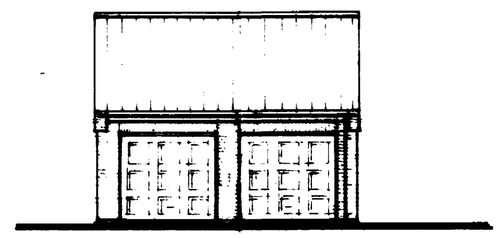
b - RED HORSE CHESTNUT (6M MAX HEIGHT) CARNEA BRIOTI.

c - ROWAN - S. ACUPARIA.

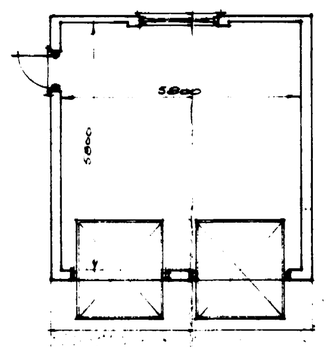
d - SILVER BIRCH - BEHULA PENDULA.

e - WHITE HAWTHORN. - ROSEA FLORE PLENO.

SITE AREA = 2.854 ACRES

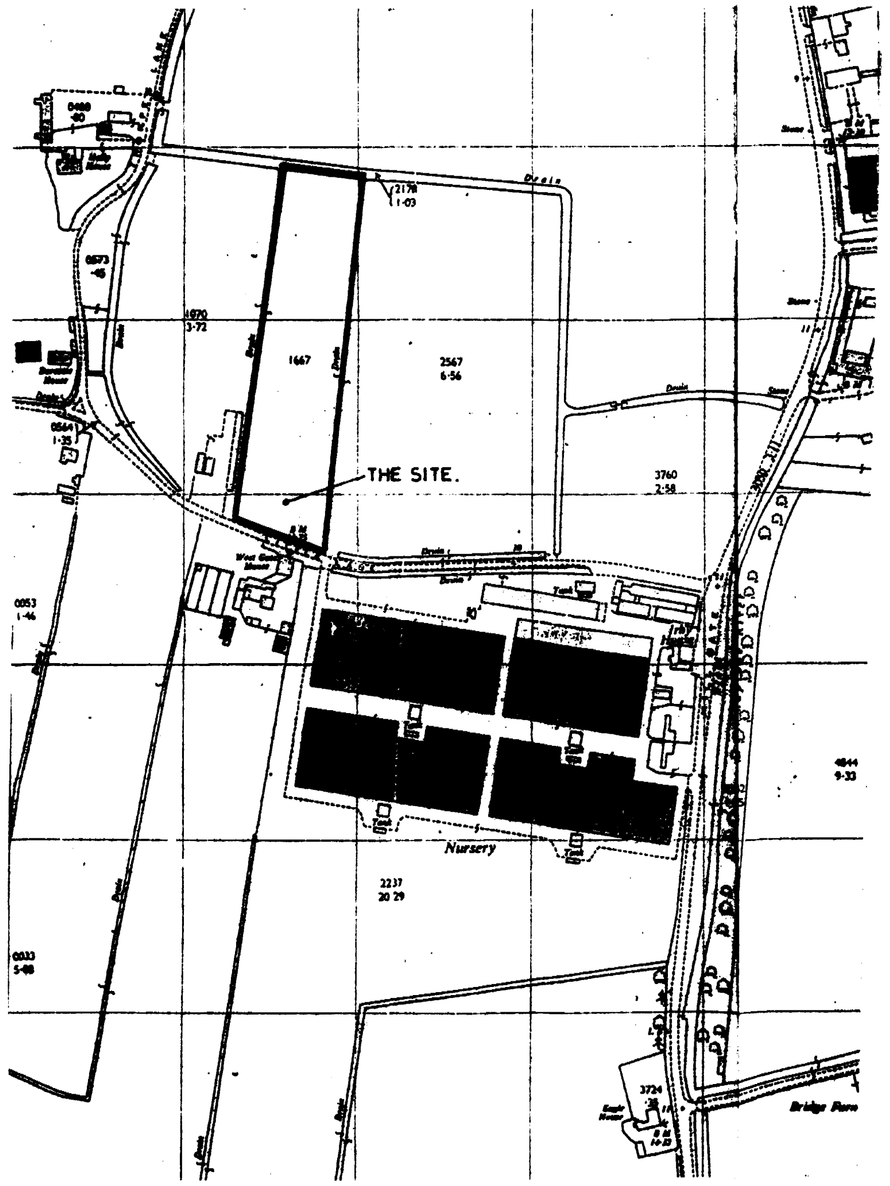


FRONT.



PLAN.

GARAGE. SCALE: 1/100.



LOCATION PLAN.
SCALE: 1/2500.

N

H23/0810/93.

SEPTIC TANK
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank, constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6267, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irragational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

RAINWATER GOODS
PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

D. 19.8.93. CHANGE FROM BUNGALOW TO HOUSE.
C. 3.2.92. AMENDED TREE PLANTING SCHEME.
B. 20.2.91. 3 BEDS ADDITIONAL INFORMATION.
A. 27.11.91. 3 BEDS & COMPLIANCE WITH PLANNING CONDITIONS.

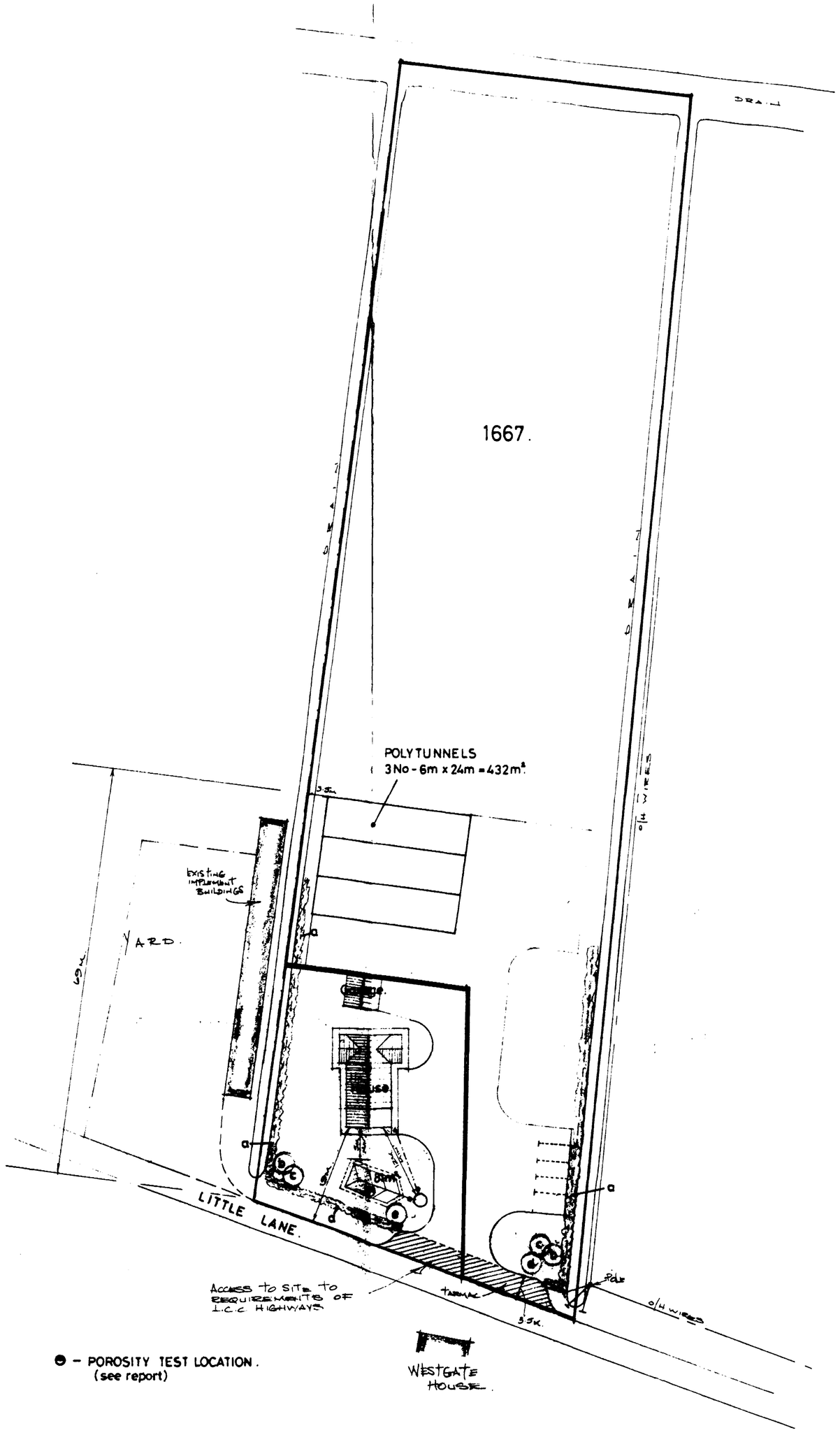
G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
4 BEDROOM HOUSE & GARAGE.
LITTLE LANE.
WHAPLODE.
SPALDING.
LINCS.

CLIENT:
MR & MRS. I.C. LAXTON.
"SAMARIA".
CRANESGATE.
WHAPLODE - ST - CATHERINES.
SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	JAN 1990.
G.R. MERCHANT.	DRAWING No.: ICL. 20

REVISIONS:
A B C



● - POROSITY TEST LOCATION.
(see report)

SITE LAYOUT.

SCALE: 1/500.

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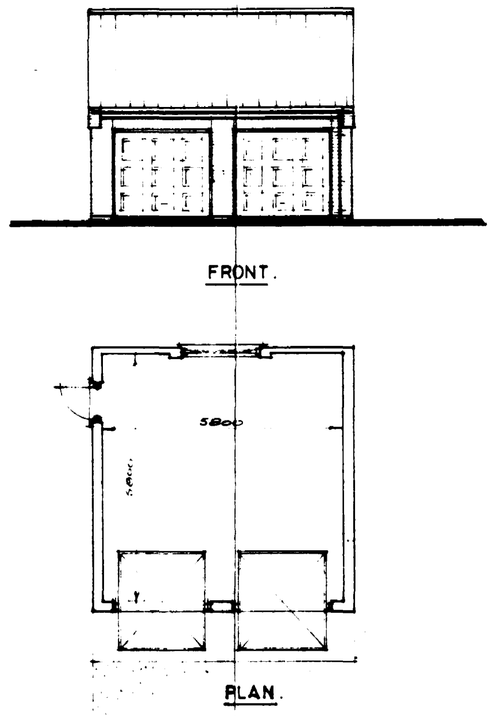
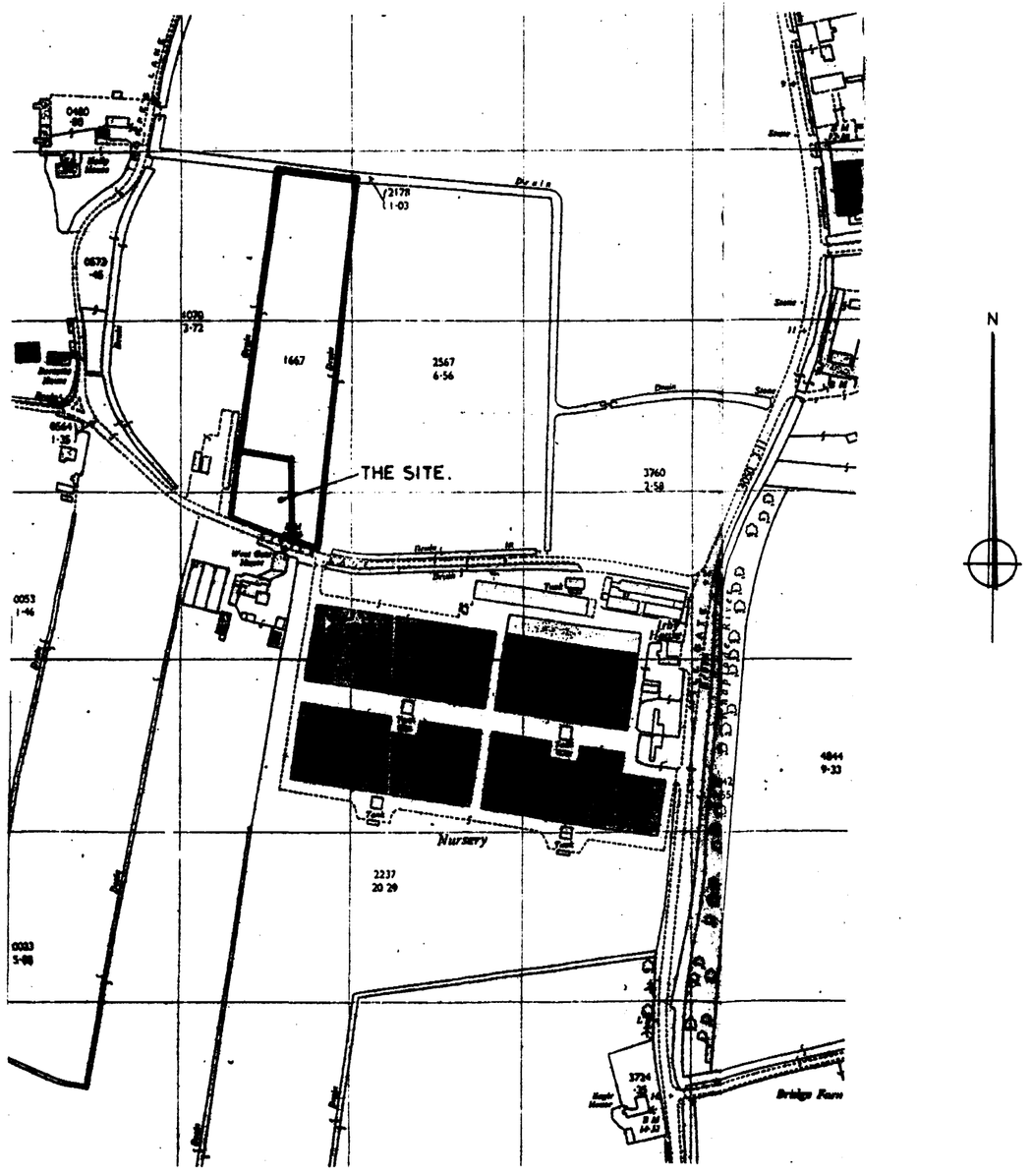


GARAGE. SCALE: 1/100.



LOCATION PLAN.

SCALE: 1/2500.

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To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

SOUTH HOLLAND D.C.
PLANNING
810/93

D. 19.8.92. CHANGE FROM BUNGALOW TO HOUSE.
C. 3.2.92. AMENDED TREE PLANTING SCHEME.
B. 20.12.91. BRIEFS ADDITIONAL INFORMATION.
A. 27.11.91. BRIEFS & CONFLIKCE WITH PLANNING CONDITIONS.

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SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	JAN 1990.
G.R. MERCHANT.	DRAWING No.: ICL. 20

REVISIONS:
A B C