APPLICATION No. H14/0948/93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0948/93 Received:02-DEC-93 Type:FULL

Name: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to cottage

Location : Walnut Cottage Mill Green 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:

The use of this dwelling, as extended, as two separate residential units, either occupied permanently or let as two separate holiday units will require planning permission.

Director of Planning and Building Control Services
01-FEB-94 H14/0948/93

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. H14/0948/93

Date Registered 04 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. B. Flynn.
34 Fen Road.
Holbeach.
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Cooper Architectural Design
Hocklescate
Fleet
Spalding Lincs
Tel. No. 0406 23762
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Walnut Cottage
Mill Green Road Pinchbeck

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to cottage

Please complete

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

Signed.. ..... Date ....1/10/93..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area [ ] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	7.0	metres
(b) max. length:	9.75	metres
(c) max. width:	5.6	metres
D. Please state type and colour of materials for facing external walls:	L.B.C. TO DOR TO MATCH EXIST	
E. Please state type and colour of roofing materials.	SANDTOFT STD PATTERN GREY.	
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.

DOMESTIC.

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?

EXIST DRIVE

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: SOAKAWAYS.

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

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.

15692

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

owner

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~ / Agent) Date 1/10/93

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... (~~Applicant~~ / Agent) Date 1/10/93

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

Holiday let advice
Develt control Practice 2
Chapter 9.5.

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJH
Date 10-12

Site Notice posted by [redacted] DJR
Date
Expiry [redacted] 6-12

Individual Resident Notices required:

Addresses to be sent to – Mr + Mrs Scase
Twelve trees
Mottl Green Rd
Pembroke
Spalding

Addresses delivered to –

Case Officer Conclusions

Extension erected. looks accurate
under - kitchen - earlier alteration - as different.
Visited site again on 11-1-94 Think door into 'study' more central
Utility shorter different + also cooker from electricity meters
Also garage close to rear of front "neck
P.P.? No up before each see photos in 928/92

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 ..... Date.....

COMMITTEE

Confirmed as agenda ✓ dwh

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H/14/0948/93

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: Plans differ from Development as Built: Further plans needed to reflect situation as it exists in terms of elevational & material changes from plans as originally approved.

Direction authorised by Senior Officer... DR... Date... 7/10.

Revalidation after Direction

Information satisfactory Signed... Date... 2/12

Valid date: 2/12

Amended description

Reconsultations: All ☑ See below ☐

+ new plans Scale → see over for action

Unsatisfactory – ✓

Further direction:

Signed... 4/11

Senior Off.....

Precise details: Plans do not reflect situation as it exists. In accurate position of doors & windows: Internal walls being constructed also need showing together with details of proposed use of each room

PM 7-10

Additional Consultation/Publicity Required

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

Extra Consultations:

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:

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

RECONSULTS

Press
PC
WM
Residents

Case Officer: DR

Senior Officer Confirmed DR... Date... 7/10. Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 04 OCT 1993

Registration

Reference H14/0948/93

Cross-Ref R

Date 05-OCT-93 DAC

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 — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 163 OS Plots
Grid ref 523030 394300

Ward M Parish PIBECK

Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref
Linked to property Ref 0145028

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 928/90

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

H14/0948/93

FULL

Applicant: Mr B Flynn
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Extension to cottage

Location: Walnut Cottage
Mill Green Road
Pinchbeck
Spalding Lincs

Valid date:	02-DEC-93	Terminal date:	27-JAN-94
Target dates:		Target Committee:	25-JAN-94
To case officer	09-DEC-93	Report deadline:	11-JAN-94
Inspected by	16-DEC-93	Agreed TD Ext:	
Extra contacts	23-DEC-93	Case Officer:	
Report if not clear by	06-JAN-94	~~D J ROBERTS~~ PSJ	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Mr & Mrs Scase, Twelve Trees, Mill Green ~~Road~~ 6	03-DEC-93	~~24~~ 27-DEC-93	Amended plans
Site/Press Advert MIN	07-DEC-93	28-DEC-93	
Clerk to Pinchbeck P 0775 723838	03-DEC-93	17-DEC-93	
Cllr T Bray 0775 723794 (Of	03-DEC-93	10-DEC-93	
Cllr Mrs P J Buffham	03-DEC-93	10-DEC-93	

L.C.C - No objections 7/12/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Lincolnshire. PE11 2XE

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Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H14/0948/93
FULL

Applicant: Mr B Flynn
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Extension to cottage

Location: Walnut Cottage
Mill Green Road
Pinchbeck
Spalding Lincs

Valid date: ~~04-OCT-93~~ 02-DEC-93
Target dates:
To case officer 11-OCT-93
Inspected by 18-OCT-93
Extra contacts 25-OCT-93
Report if not clear by 08-NOV-93

Terminal date: ~~29-NOV-93~~ 27-JAN-94
Target Committee: ~~17-NOV-93~~ 25-JAN-94
Report deadline: 03-NOV-93
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mr & Mrs Scase. Twelve Trees, Mill Green Rd	11-OCT-93	01-NOV-93
Site/Press Advert MIN	15-OCT-93	05-NOV-93
Clerk to Pinchbeck P 0775 723838	11-OCT-93	25-OCT-93
Cllr T Bray 0775 723794 (Of	11-OCT-93	18-OCT-93
Cllr Mrs P J Buffham	11-OCT-93	18-OCT-93

L.C.C - No objections JC 14/10/93.

APPLICATION REFERENCE: H14/0948/93 DATE RECEIVED: 02-DEC-93

TYPE: Full

DESCRIPTION: Extension to cottage

LOCATION: Walnut Cottage, Mill Green Road, Pinchbeck

APPLICANT: Mr B Flynn AGENT: Cooper Architectural

REASON FOR COMMITTEE CONSIDERATION

Objections received.

HOLLAND DIS... TO PLANN... 25 JAN 1994

RECOMMENDATION

Grant permission.

COMMENTS

1 Planning permission was granted on 6 October, 1992 for an extension to cottage. Inspection by Enforcement Officer on 19 July 1993, following complaint revealed that extension was not being built in accordance with approved plans. Application seeks to redress situation. Delay in bringing application to Committee is due to difficulty in obtaining accurate plans.

2 Submitted plans now appear to show doors and windows, etc, in the correct position.

3 Difference between approved plans and current proposed plans are changes in window position and size and also erection of chimney. Internally, extension has been divided up in a different manner than was originally intended.

4 Internal divisions shown on submitted plan appear to be relatively accurate, though there are differences. Also appears to be kitchen equipment within utility room, such as cooker. On the outside of building, are two electricity meter boxes, one on existing dwelling and one on extension which is being erected.

5 Externally, changes to extension are minor and changes to windows and door positions will not effect next door neighbour. Chimney is higher than ridge of the roof and will be visible from neighbour, but if it is constructed properly in accordance with Building Regulations, its use should not cause sufficient detriment to residential amenity to warrant refusal of planning permission.

6 Normally internaly layout not concern of Local Planning Authority but in this case it provides all the necessary amenities for extension to be used as a separate dwelling. There is a doorway between existing dwelling and extension, but obviously this could be sealed. If the extension is

occupied as a separate dwelling, or the whole dwelling let as two holiday units, planning permission will be required.

REPRESENTATIONS

Parish Council: Recommend refusal until applicant conforms to plans and that regular inspections carried out to enforce this.

Ward Member: Concerned about proximity of proposed extension to neighbouring boundary.

Public: One letter received from Twelvetrees, Mill Green Road, Pinchbeck - summarised:

- Extension roofed with red concrete tiles, rest of property including our own has grey inter-locking tiles. Extension stands out for a mile. Faces my kitchen window, shuts out light and is an eyesore.
- Bradstone quoins on all corners facing road and garden, these don't blend at all.
- On gable ends, has put plain tiles, done appallingly.
- Biggest objection is chimney. The extension follows the boundary - means extension has finished up behind our house. When lit fire came over our roof into kitchen and conservatory. Made dog sick. Telephoned Environmental Health, who told me to write to Mr Flynn and if he eventually got permission they would see what could be done to help. Has log burners which produce a lot of smoke, nowhere for smoke to go, directly under a walnut tree. In his plans he says will use smokeless fuel, I don't believe this. Also lets the property as a holiday cottage, always strangers there, he's not going to provide expensive fuel just to keep chimney smokeless. Chimney getting approval will spoil amenities such as fresh air and peace of mind.
- Extension 40 cm from our adjoining wall, believe that extensions had to be 1 metre away from neighbouring properties. Told as long as not built of combustible material couldn't object. What is wooden floor and wooden roof?
- Property originally passed for an extended kitchen and sunroom. Since started complaining in June, he has built extras like chimney, stonework, different tile colour and property being turning into almost self-contained unit with separate electric supply. Think this is another holiday unit and he has beaten planning procedure by not applying for it

to be separate property for which he may not have got planning passed.

- Feel very disappointed that Mr Flynn may get planning permission, then where do we stand when he doesn't use smokeless fuel? He may build again next year then we could have a holiday industry next door. Perhaps a visit from my side would clarify what we are upset about. We will have to live with this for as long as we stay here. Mr Flynn goes home to Holbeach. The dog pen would have to be moved. I would not be able to leave windows open. It hardly seems fair.

SCHEDULE OF CONDITIONS

NOTE
The use of this dwelling, as extended, as two separate residential units, either occupied permanently or let as two separate holiday units will require planning permission.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0948/93

Applicant: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to cottage

Location: Walnut Cottage Mill Green Road
Pinchbeck Spalding Lincs

Type: FULL

Date received: 02-DEC-93

03-DEC-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 17-DEC-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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 DEC 1993

FOR PARISH COUNCIL USE ONLY

Comments: Recommend refusal until the applicant conforms to the plans and that regular inspections are carried out to enforce this. Refer to letter from Mr. Roberts dated November 9, 1993 (Ref. DJR/LAC H14/0948/93).

Signed:

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

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0948/93

Applicant: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to cottage

SOUTH HOLLAND D.C.
PLAN DEPT
02 DEC 1993
REF .....Valid.....

Location: Walnut Cottage
Mill Green Road
Pinchbeck
Spalding Lincs

Type: FULL

Date received: 04 OCT-93

04-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Plans do not reflect situation as it exists. Inaccurate position of doors and windows. Internal walls being constructed also need showing together with details of proposed use of each room.

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

Yours faithfully

DJ Roberts
Principal Planning Officer

BF

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

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0948/93

Applicant: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to cottage

Location: Walnut Cottage
Mill Green Road
Pinchbeck
Spalding Lincs

Type: FULL

Date received: 04-OCT-93

04-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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Yours faithfully

D S Roberts

Principal Planning Officer

PI

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Your Contact: Mr. R. Staton

Our Ref: RS/ABCO/CPC

Your Ref:

Date: 9th Novembver 1993

Mr B Flynn
34 Fen Road
HOLBEACH
Nr. Spalding
Lincs.

Dear Sir,

BUILDING REGULATIONS 1991
EXTENSION TO WALNUT COTTAGE, MILL GREEN ROAD, PINCHBECK
PLAN REF. NO. B14/0085/92

I refer to my previous letter dated 14th September 1993 (copy enclosed) acknowledging receipt of amended plans in respect of the above.

I am now given to understand that further design modifications are proposed and would request full details of your intentions as a matter of urgency to avoid the possibility of abortive work being carried out on site.

Please note that planning permission may also be required for any changes to the design.

Yours faithfully,

B. STUCKEY
Principal Building Control Officer.

c.c. Cooper Architectural Design
Mr. D. Roberts - SHDC

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

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SOUTH HOLLAND DISTRICT COUNCIL

RS/ABCO/LAC
(Mr R Staton)

14 September 1993

Cooper Architectural Design
"Bronavon"
Hocklesgate
Fleet
Spalding
Lincs

Dear Sir/Madam

BUILDING REGULATION 1991.
Extension To Walnut Cottage, Mill Green Road, Pinchbeck,
For Mr B Flynn.
Plan Reference No. B14/0085/92.

I acknowledge receipt of amended plans for the above which I am incorporating with those approved on 15 September 1992 under the Building Regulation 1985.

A copy of the revised plan as now deposited with me is returned herewith.

Yours faithfully

B STUCKEY
Principal Building Control Officer

Particulars of Amendments:-

1 Chimney added to west elevation.
2 Patio doors to north elevation replaced by window.
3 Floor finish to be ventilated, insulating timber floor.

Note
Any further amendments to the design or use of the extension must also be submitted for checking.

FI.6

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Mr D J Roberts

DJR/LAC
H14/0948/93

9 November 1993

Dear Sir

Extension To Cottage, Mill Green Road, Pinchbeck, For Mr B Flynn.

Further to my earlier letter advising that the application was still invalid and our subsequent telephone conversation. I am now becoming concerned at the total length of time this matter has been outstanding and would request that the information to render the application valid is submitted within the next 14 days. Failing this it may be necessary for me to report upon the situation to the Council's Planning Committee.

I look forward to hearing from you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Copied to B. Boyle.
10/11

W H Cunningham
Clerk to Pinchbeck Parish Council
17 Rotten Row
Pinchbeck
Spalding
Lincs
PE11 3RQ

Mr D J Roberts

DJR/LAC
H14/0948/93

9 November 1993

Dear Mr Cunningham

Extension To Cottage, Walnut Cottage, Mill Green Road, Pinchbeck, For Mr B Flynn.

Thank you for your letter and enclosures dated 25 October 1993 regarding the above application. I can advise that my Department is aware of the differences between the building in course of erection and the development shown on the original permission. My Enforcement Officer has investigated the situation and advised the applicant that works carried out at variance with the approved plans is at his own risk.

The applicant was invited to submit an application in respect of the variation, and the current application is the result. The application is presently invalid however, as there are still various discrepancies between the plans and the development as built. I am aware of Mr and Mrs Scase's concern over this matter, and have undertook to re-consult them once the application has been re-validated. Their comments will be considered prior to the application being determined, but at this stage I can offer no advice as to the eventual outcome of the application. The final decision will rest with the Planning Committee, but if permission is refused it will be open for the Authority to consider enforcement action to ensure compliance with the originally approved plans. I have also written to the applicant advising that the outstanding matters relating to the current application should be quickly addressed, otherwise a report on the situation will be prepared for Committee consideration.

I have brought this matter to the attention of the Building Control Section, who are looking into it to ensure that compliance with the regulations is being maintained.

I hope this is satisfactory for the time being.

Yours sincerely

N R Midlen
Principal Planning Officer
Development Control

PINCHBECK PARISH COUNCIL

W. H. CUNNINGHAM
Clerk to the Council
17 ROTTEN ROW
PINCHBECK SPALDING PE11 3RQ
Telephone 0775 723838

For the attention of D.J.Roberts, Esq. October 25, 1993

Planning Department,
District Council,
Spalding.

Planning Application: H14/0948/93.

Dear Sir,

I am directed to express the Parish Council's concern with what has taken place at this site, Walnut Cottage, Mill Green Road, The work has not been in accordance with the plans, the work is sub-standard, a genuine nuisance is being caused to neighbours, and I am directed to ask that all these observations are addressed and action taken to conform to the plans. There is a bath in the area marked sun lounge! The neighbours claim the extension has been built only 15cms from their boundary, and I enclose photostat copies of a letter the Parish Council has received from Mr. and Mrs. Scase.

Yours faithfully,

W.H Cunningham

discussed with Robbie + Sally re building control 9/11 keeping tabs situation.

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1993

Attention of
DPO PPM
OOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....

Any Info. to enter Please on Register

Acknowledge YES/NO
by
date 27/10

① NRT/DJR Pl. put me in picture re. this asap.
② Pl. ensure that there is liaison with BC.
③ Let me see reply to Parish before it is sent.
MM 27/10/93

(1)

G.B. & B.J. Scase,
Twelvetrees,
Mill Green Road,
Pinchbeck, Spalding, Lincs.,
PE11 3PY.
Tel: 0775 760118

20 October, 1993

Dear Sir/Madam,

Mr B. Flynn.
Extension To Walnut Cottage

In the last year plans were passed for the above extension, but, unfortunately, Mr Flynn has not adhered to his plans and has built this extension with deviations, which we have brought to the notice of Mr Woods, Enforcement Officer and Mr Roberts of the Planning Office which has resulted in Mr Flynn reapplying for full planning permission. Our objections to these extension plans are:-

A chimney has been built which was not included on the original plans and is on the new set of plans and is built right beneath an old Walnut tree which surely is a fire hazard! Also because it is only a ~~single storey extension~~ the height is not there for the smoke to clear and his extension follows the line of the boundary and this means the extension is built at an angle and is positioned

behind our house. So if he is allowed to keep this chimney the smoke will come over the roof and into my kitchen, conservatory and dog pen which has been proved because he lit a fire and the smoke did exactly this and my dog was sick and the children had to stay in the house. I telephoned Environmental Health and they have logged my complaint and invited me to write to Mr Flynn which I did and let them know what reply I get. Mr Flynn already has a chimney which he uses a log burner in, and pieces of lit wood come out of this which stops us sleeping because we worry in case the chips land on our roof and set our house on fire. We have told him about it but he thinks we are imagining it. So when he says he will use smokeless fuel how can we believe him!!

This extension has been built 15cm from our house boundary and is built shabbily and surely has decreased the value of our house it looks nothing like either set of plans he has submitted on both sets of plans he has stated grey interlocking tiles but has used orange even on the new plans he states grey and has

G.B. & B.J. Scase,
Twelvetrees,
Mill Green Road,
Pinchbeck, Spalding, Lincs.,
PE11 3PY.
Tel: 0775 760118

already used orange which don't blend in with his and our existing grey interlocking tiles we are wondering if he is colour blind!! we thought extensions had to be built 1 metre away from existing properties it has made my kitchen a prison with thin wall. He has used stone for the chimney and house corners which he hasn't put on the plans he should have used Tudor faced bricks all over. When we built our extension last year we had to go up to planning and show brick & tile samples. How has mr Flynn been allowed to get away with these deviations and still doesn't show them on the new plans. The gable ends should have been built in tudor and he's added shingle tiles instead and it all looks totally different

from what he is applying for.
The whole extension looks like a separate property, a bungalow, and as he rents it out as holiday accommodation there are always strangers there so we are going to be put in the embarrassing situation of complaining to holidaymaker if this chimney is allowed to be used without smokeless fuel. If he was to get this chimney passed and the plans would it be possible to have some form of maybe Solicitor letter or authorative letter to say he must use smokeless fuel although we hope he doesn't get it passed. We have lived here 15 years and it doesn't seem right that the amenities of fresh air and light are being taken away by this man who doesn't even live here!! He has decreased the value of our property overnight and beaten the green belt planning restriction by joining this new bungalow to an existing house wall.

G.B. & B.J. Scase,
Twelvetrees,
Mill Green Road,
Pinchbeck, Spalding, Lincs.,
PE11 3PY.
Tel: 0775 760118

This property in our opinion, has a separate electric box and instead of a kitchen being installed as shown on the plans ~~has~~ he has a bathroom standing in the new extension. We feel this ~~is going to be a self contained~~ bungalow for holidaymakers Where will it all end will we soon have a holiday camp next door to us. He has even installed an exhactor fan next to my kitchen window great! If a bathroom or a kitchen is being installed Imagine the smell in my kitchen. Mr Flynn seems to be trying to pull the wool over the planning Department eyes. I've been corresponding since June and am hoping that the Parish can now help me stop this man Spoiling

the countryside with this eyesore and making a fool out of the planning proceedure.

Yours faithfully

Mr & Mrs GB Soane.

P.S. I hope you can do something because this is my last ditch attempt trying to halt this besides contacting my Solicitor and the newspaper.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0948/93

Applicant: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Bocklesgate
Fleet
Spalding
Lincs

Description: Extension to cottage

Location: Walnut Cottage Mill Green Road
Pinchbeck Spalding Lincs

Type: FULL

Date received: 04-OCT-93

11-OCT-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 25-OCT-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

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1993

FOR PARISH COUNCIL USE ONLY

Comments:

SEE ATTACHED LETTER.

Signed:

W H Cunningham

Karen H14/948/93

Information not satisfactory.

- Plans do not reflect situation as it exists. i.e. internal positioning of doors & windows: internal walls being constructed also need showing together with details indication of proposed use of each room.

Please do re-survey.

DSE 3/11.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0948/93

Applicant: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
29 OCT 1993
REF .....

Description: Extension to cottage

Location: Walnut Cottage
Mill Green Road
Pinchbeck
Spalding Lincs

Type: FULL

Date received: 04-OCT-93

18-OCT-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Plans differ from development as built: Further plans needed to reflect situation as it exists in terms of elevational and material changes from plans as originally approved.

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

Yours faithfully

D J Roberts

Principal Planning Officer

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: H14/0948/93

Applicant: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to cottage

Location: Walnut Cottage
Mill Green Road
Pinchbeck
Spalding Lincs

Type: FULL

Date received: 04-OCT-93

18-OCT-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

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Yours faithfully

Principal Planning Officer

From: NAME Cllr. Mrs. P.J. Buffham

ADDRESS Ward Member.

Tel no 640464

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...

Reg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1993

Attention of: DPO DCDO

File Nos.

COMMENTS ON APPLICATION

APPLICATION NO : H14/0948/93

SUBJECT : WALNUT COTTAGE MILL GREEN PINCHBECK.

My comments are as follows...

I am a little concerned about the proximity of the proposed extention to the neighbouring boundary.

Pauline Buffham WARD MEMBER. 15/10/93

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0948/93

Applicant: Mr B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to cottage

Location: Walnut Cottage Mill Green Road
Pinchbeck Spalding Lincs

Type: FULL

03-FEB-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy to:-

Mr & Mrs Scase
Twelvetrees
Mill Green Road
Pinchbeck
Spalding, Lincs. PE11 3PY

S.H.D.C. PLANNING DEPT.
RECEIVED
21 DEC 1993 PU

Attached to
DPO
ODPO
Signed by
Date
File Nos.
YES/NO

Twelve trees
Mill Green Road
Pinchbeck
SPALDING
Lincs

Dear Sir/madam.

OBJECTION

Extension Walnut Cottage. - MR. B. FLYNN.
Mill Green Rd, Pinchbeck Ref: 918/93.

With reference to the above plans, we would like to object to planning Permission being granted on the following grounds:-

Mr Flynn has roofed the extension with red concrete tiles but the rest of the property has grey interlocking tiles as does our property. When we applied last year we had to provide samples of brick and tile and they

had to blend with surrounding colours. Unfortunately Mr Flynn's extension roof stands out for a mile as the only one with orange tiles and then there not all red some are grey some beige it faces my kitchen window and shuts out my light and is an eyesore.

Mr Flynn has put Bradstone quoin on all corners facing road and garden and these don't blend at all with either his or our adjoining property.

On the gable ends he has attempted to put plain tile overlapping and this has been done appallingly.

Our biggest objection is his chimney. As you can see from his drawings he follows our fence at an angle and this means his extension

chimney has finished up behind our house. When he lit the fire it all came over our roof and into our kitchen and conservatory and we have a dog pen the smoke made the dog sick. I telephoned Environmental Health and they told me to write and advise Mr. Flynn and if he eventually got it passed they would see what they could do to help me. He has log burners which produce a lot of smoke and his other chimney is on the second storey so it does clear eventually but this said chimney is on a single storey and there's no-where for the smoke to go. + the chimney is also directly under a very large Walnut Tree which surely is a fire risk. ~~[redacted]~~ Mr Flynn.

says in his plans that he is to use 'Smokeless fuel'. We feel untrusting as he has lied to us and the council on a lot of other things and don't believe he will use anything other than Logs and wood. He also lets the property as a holiday cottage and there are always Strangers there so he's not going to provide expensive fuel just so as to keep the chimney smokeless. This chimney getting approval will spoil the amenities such as fresh air and peace of mind that we have enjoyed for fifteen years.

Mr Flynn has built this extension 40 cm from our adjoining wall and we were lead to believe that when building extension and walls, they had to be 1 metre away from neighbouring

properties. The planning department said as long as it is not built of combustible material we couldn't object, what do they call, wood flooring and a wooden roof?

This property originally was passed because Mr Flynn wanted it for his personal use, as an extended kitchen and sunroom. Since I started complaining in June about what he had built, the extras like the chimney, the stonework and the colour the property has now been turned into almost a self contained unit with separate electric supply and we are upset to think that perhaps this is another holiday unit and he's beaten the planning procedure by not applying for it to be a separate property for which

he may not have got planning passed for it being in a Green belt area but has attached it to the existing property by means of an adjoining door which he can keep permanently locked.

We feel very disappointed that mr Flynn may get planning permission for this extension and then where do we stand when he doesn't use smokeless fuel? also it doesn't blend with other properties with his roof and bradstone corners. He may build on next year then we could have a holiday industry right next door. Perhaps a visit by mr Smith or another inspector to look at it from my side would clarify what we are upset about after having been friendly and next door to mr Flynn to have him come and do this and he goes home to Hobbach

every day whereas we will have to live with this for as long as we stay here. The dog pen would have to be moved I wouldn't be able to leave windows open it hardly seem fair does it?

yours faithfully

B J Scase (mrs)
GP & BJ SCASE.

P.S. Mr Wood and Mr Roberts have been very helpful during these last months and they seem to agree with my points raised that is why you are considering this new plans today. It seems a shame. after all their hard work if Mr Flynn does get planning permission.

over. —

Builders and an estate agent have told us this extension has devalued our property perhaps if he was made to change the tiles and cap the chimney and alter the gable ends something could be saved from this mess.

gin with...

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Saturday 9am to 6.30pm
Sunday 9.30am to 5.30pm

(FAX: 0751 475559)

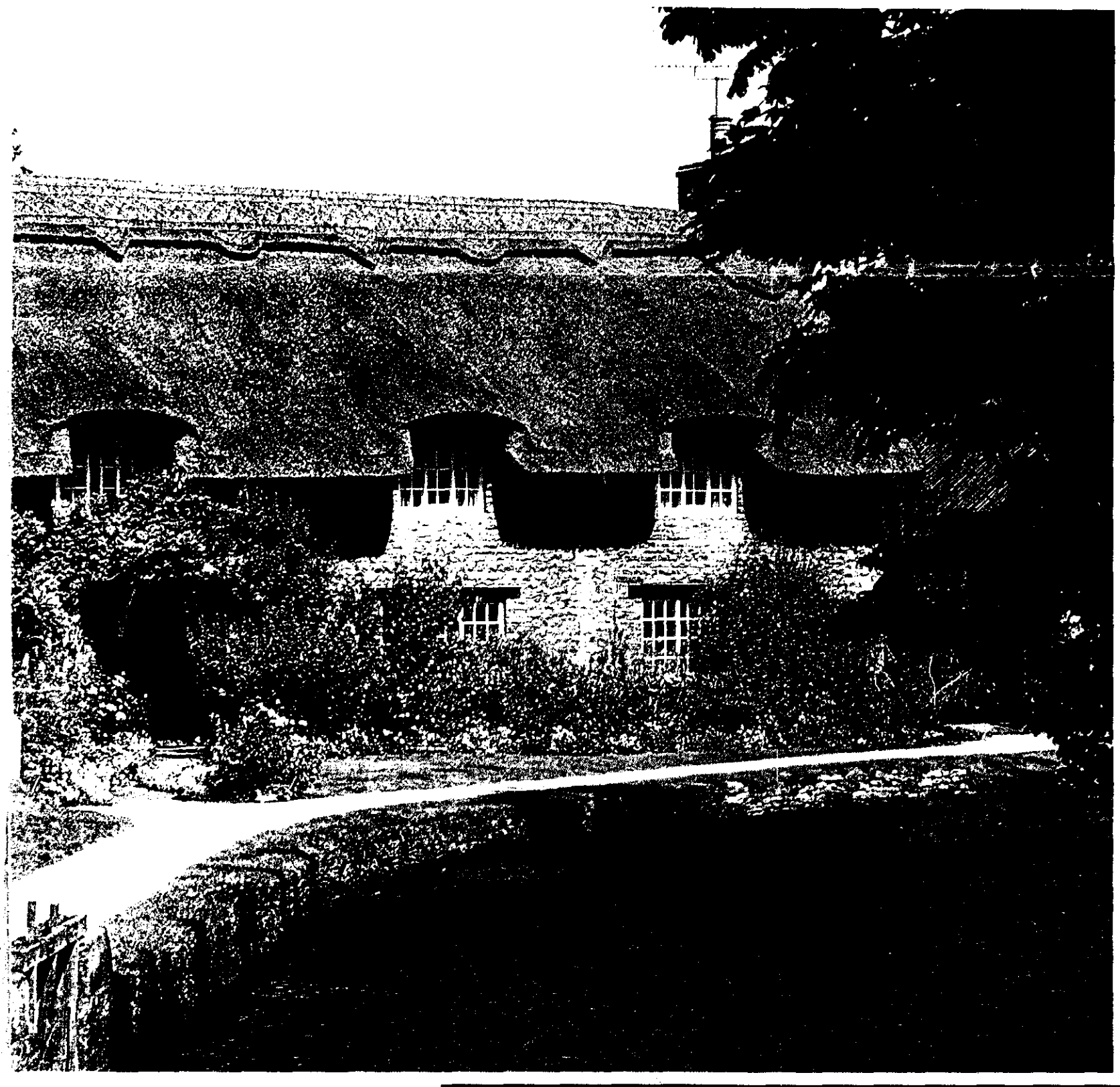


R176

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Recommended Cottages



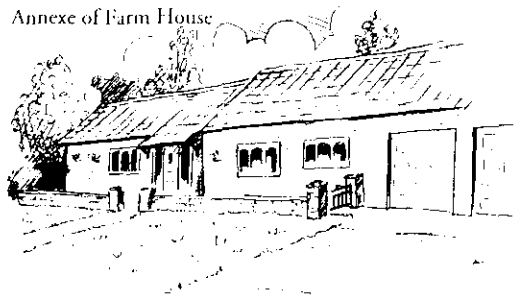
Tourist Board
REGISTERED AGENCY

1994

GOOD COTTAGE HOLIDAYS COST LESS WITH RECOMMENDED COTTAGES

TETFORD, LINCOLNSHIRE WOLDS.

Annexe of Farm House



E4	2+2	Price F	Map Ref G4

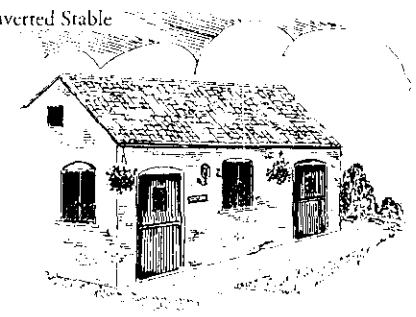
This charmingly converted row of farm buildings overlooks the garden and the open fields of Lincolnshire. Tetford is right in the heart of Tennyson Country, with Somersby (his birthplace) only a few miles distant. The Wolds Way Walk is close by, and fishing is available locally. Skegness and Lincoln are approximately 20 miles away and the market town of Louth is only 8 miles.

Lounge, dining kitchen, 1 twin bedroom, double bed settee, bathroom with toilet and separate shower.
Shop 300 yards, Pub 200 yards.

SERVICES: **All fuel included**, electric cooking, fridge, washing machine available, colour TV, oil central heating, gas fire, **cot**, duvets. Garden with furniture. Private parking. **Linen provided**. **Pets welcome.**

SKENDLEBY, LINCOLNSHIRE WOLDS.

Converted Stable



E17	3+1	Price F	Map Ref G4

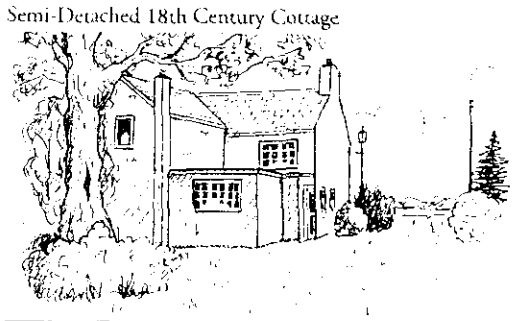
This recent conversion, decorated and furnished to a high standard retains many original features such as cast windows, beams and a steep wooden staircase leading to a twin bedded gallery. Situated in the Lincolnshire Wolds with superb views across pretty rolling countryside it stands within the grounds of the peaceful village Pub and is an ideal location for exploring the quiet lanes and market villages and is an excellent area for birdwatching and walking.

Lounge, kitchen/diner, 2 bedrooms – 1 twin, 1 single, 1 bed settee, ground floor shower room with toilet.
Shops nearby, Pub serving bar meals next door (must book in advance, very busy).

SERVICES: **All fuel included**, gas and electric cooking, fridge, automatic washing machine, gas central heating, colour TV, stereo, duvets. Patio garden. Private parking for two cars. **Bed linen provided**. Sorry no pets and **NO CHILDREN DUE TO THE STEEP STAIRS**. A breakfast is provided for the morning following arrival.

PINCHBECK, SPALDING, LINCOLNSHIRE.

Semi-Detached 18th Century Cottage



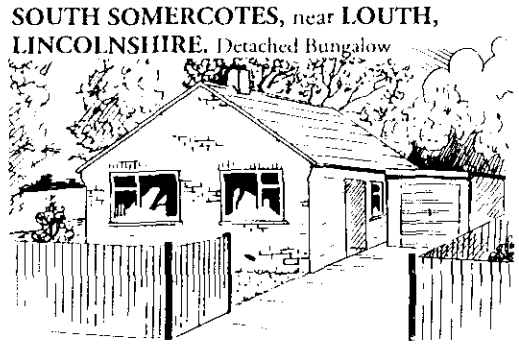
E20	4	Price J	Map Ref F7

Located in open countryside bordering onto open fields this cosy high quality cottage is very well furnished, decorated and equipped. The area has an abundance of places to visit nearby stately homes such as Sandringham House, several zoos and wildlife reserves. King's Lynn, Peterborough and Cambridge are within easy driving distance as is the Norfolk coast approximately 25 miles away or a little further afield visit the Cathedral Cities of Lincoln or Norwich both with excellent shopping centres from this comfortable cottage.

Lounge, dining room, kitchen, 2 bedrooms – 1 double, 1 twin, ground floor bathroom with bath, overhead shower and toilet.
Nearest Shop, Pub and Restaurant 1 mile.

SERVICES: Electric meter read and charged, electric cooking, fridge, night storage heaters, electric fire, open fire with some fuel included, colour TV, **cot**, high chair, duvets. Lawned garden with patio, garden furniture and barbecue. Private parking for two cars. **Pets welcome. Linen provided**

SOUTH SOMERCOTES, near LOUTH, LINCOLNSHIRE. Detached Bungalow



E24	5	Price L	Map Ref G2

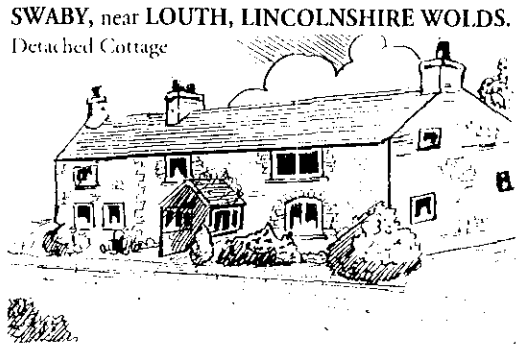
This newly built bungalow lies half way between the market town of Louth which is at the foot of the Wolds and the sandy beaches of the Lincolnshire Coast. Comfortably furnished and decorated, this bungalow provides excellent holiday accommodation. Visit Lord Tennyson's home at Somersby or the numerous Bird Sanctuaries and Nature Parks. Golf is available locally as is all types of fishing, have a day at the races at nearby Market Rasen or just walk and tour throughout the surrounding area.

Lounge/diner, kitchen, 3 bedrooms – 1 double, 1 twin, 1 single, bathroom with bath, overhead shower and toilet. Suitable for partially disabled.
Shop, Restaurant and Pub serving bar meals nearby.

SERVICES: **All fuel included**, electric cooking, fridge, microwave, gas central heating, open fire, colour TV, **cot**, high chair, duvets. Lawned enclosed garden with garden furniture and barbecue. Garage parking for one car. Private parking for two cars. **One well-behaved pet welcome. Bed linen provided**.

SWABY, near LOUTH, LINCOLNSHIRE WOLDS.

Detached Cottage



E25	6	Price N	Map Ref F3

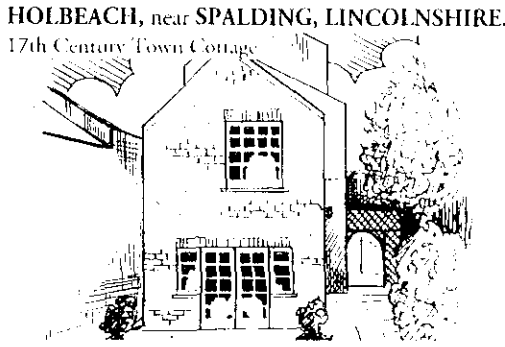
This delightful, well appointed 17th century stone and pantile detached cottage is located in the pretty village of Swaby near to Louth. Comfortably furnished and well equipped this cottage features an inglenook fireplace together with a wealth of beams and stripped pine throughout to provide characterful accommodation. Situated only 25 miles from Lincoln, 16 miles from Skegness and 12 miles from Mablethorpe it makes an excellent base for walking and touring throughout the Lincolnshire Wolds.

Lounge, dining room, kitchen, 3 bedrooms – 2 doubles, 1 twin, bathroom with toilet, ground floor shower room with toilet.
Nearest Shop 2 miles, nearest Pub ½ mile.

SERVICES: **All fuel included**, electric cooking, fridge, automatic washing machine, open fire, electric fire, solid fuel central heating, colour TV, **cot**, duvets. Lawned enclosed garden with patio, garden furniture and barbecue. Parking for three cars. **Two well-behaved pets welcome**. Sorry no linen.

HOLBEACH, near SPALDING, LINCOLNSHIRE.

17th Century Town Cottage



E27	4	Price L	Map Ref F6

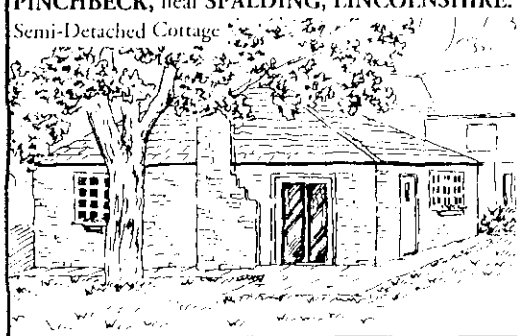
Located just off the centre of this bustling and attractive market town this very high quality cottage is located to the rear of the owners towns house. Recently renovated and restored it has a wealth of charm and character and direct access from the lounge to the walled lawned enclosed garden. Holbeach is an excellent central touring area and we recommend visiting historical King's Lynn, Sandringham and the unspoilt areas of the Norfolk and Lincolnshire Coast.

Lounge/diner, kitchen, 2 bedrooms – 1 double, 1 twin, bathroom with bath, overhead shower and toilet.
Shops, Pubs, Restaurants all within 100 yards.

SERVICES: **All fuel included**, gas cooking, fridge, microwave, gas central heating, electric fire, colour TV, **cot**, high chair, duvets. Walled enclosed garden shared with owner. Private overnight parking available. **One small well-behaved dog only. Linen provided**.

PINCHBECK, near SPALDING, LINCOLNSHIRE.

Semi-Detached Cottage



E28	2+1	Price G	Map Ref F7

This cosy, well appointed high quality semi-detached cottage borders onto open fields and overlooks the surrounding countryside. Well decorated and furnished, it is in an ideal location for visiting Peterborough, King's Lynn and Cambridge or the Cathedral cities of Lincoln and Norwich. Situated only 10 miles from the coast and within an easy drive of Sandringham, several zoos and wildlife reserves, this makes an ideal holiday location.

Lounge/diner, kitchen, 1 twin bedroom, bathroom/shower/toilet, single bed settee. Suitable for partially disabled.
Nearest Shop, Pub and Restaurant 1 mile.

SERVICES: Electric meter read and charged, electric cooking, fridge, open fire with some fuel included, electric heaters, colour TV, video, **cot**, high chair, duvets. Garden with garden furniture. Private parking for one car. **Two dogs welcome. Linen provided.** Pay telephone.

HOLBEACH, near SPALDING, LINCOLNSHIRE.

1st Floor Apartment



E29	2	Price F	Map Ref F6

This well-appointed, comfortable 1st floor apartment is located just off the attractive village centre of Holbeach and only 7 miles from Spalding. An ideal holiday location, being close to the coast and many other visitors attractions including several zoos, wildlife reserves and stately homes. The Cathedral cities of Lincoln and Norwich are within easy driving distance as is Peterborough, King's Lynn and Cambridge.

Open plan lounge/kitchen/diner, 1 twin bedroom, bathroom with toilet.
Shop, Pub and Restaurant nearby.

SERVICES: **All fuel included**, gas cooking, fridge, use of an automatic washer, gas and electric heaters, colour TV, **cot**, duvets. Garage for one car. **Two well-behaved pets only. Linen provided**.

LANGTON, near HORNCASTLE, LINCOLNSHIRE WOLDS. Detached Farm Cottage

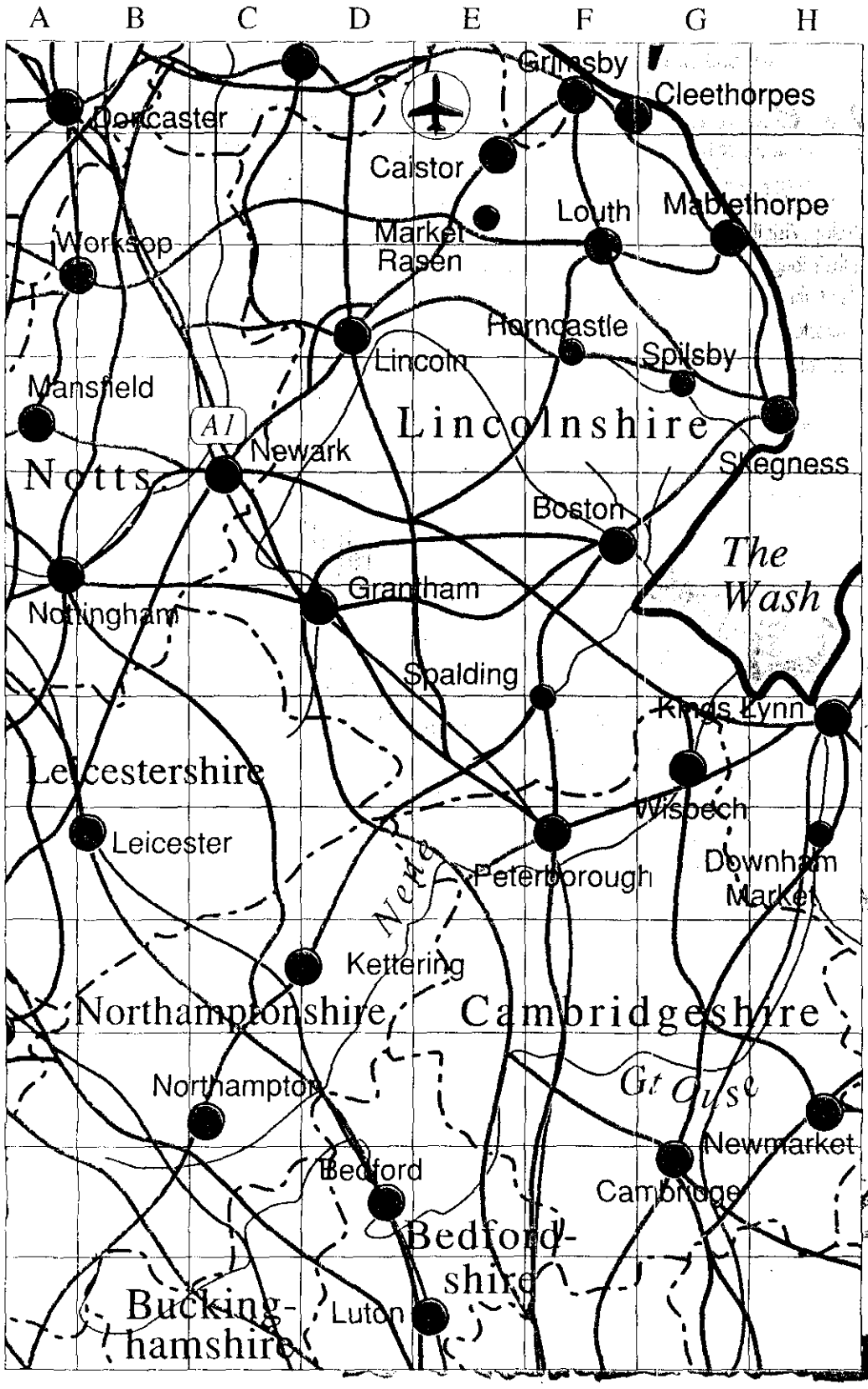


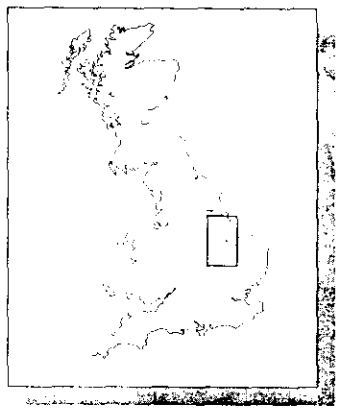
E31	6+2	Price M	Map Ref F4

This well-equipped Victorian detached cottage is located within 2½ acres of grounds and benefits a private pond with fishing available. Comfortably furnished and decorated throughout with beams it makes an ideal location for touring, being located on the edge of the Lincolnshire Wolds. Visit the Cathedral city of Lincoln which is approximately 20 miles away or the bustling and popular coastal resort of Skegness which is of a similar distance. Cadwell Park motor racing circuit is 8 miles away and golf is available close at hand from this well appointed cottage.

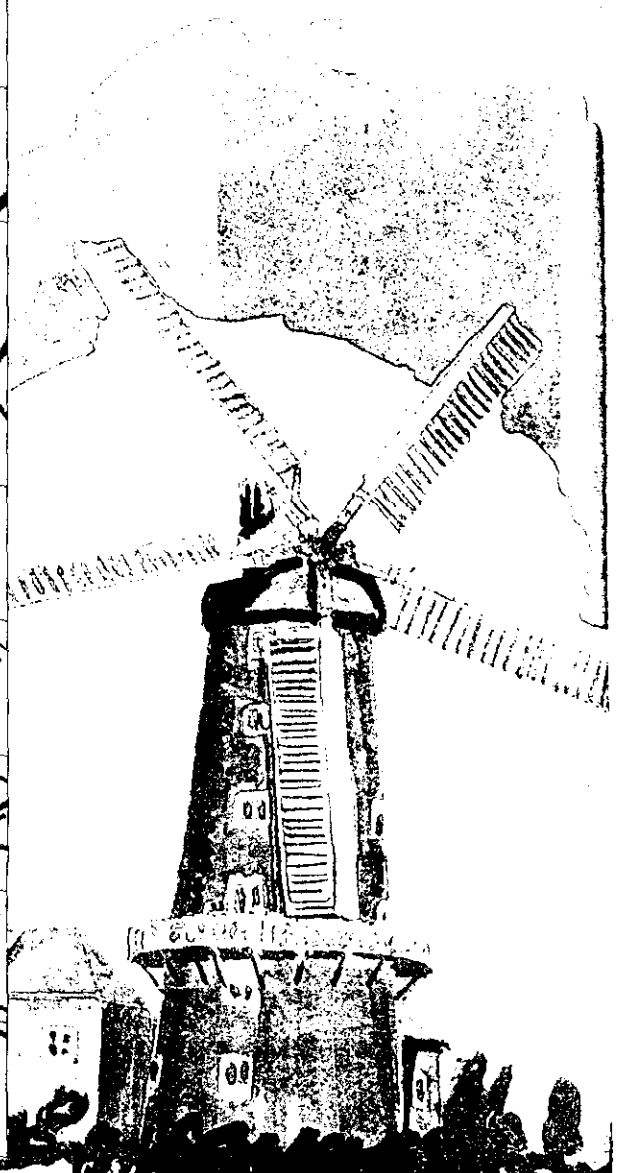
Lounge leading to dining room, kitchen, 3 bedrooms – 1 double, 2 twins, shower room with toilet, ground floor bathroom/shower/toilet, utility room, double bed settee.
Nearest Shop, Pub and Restaurant ½ mile.

SERVICES: **Fuel included**, electric cooking, fridge, automatic washing machine, microwave, electric fire, storage heaters, open fire – some fuel included, colour TV, b&w TV, **cot**, high chair, duvets. Garden with garden furniture and barbecue. Private parking for four cars. **Two well-behaved pets welcome. Bed linen provided**.





Scale: approx 16 miles to 1 inch



i

TOURIST INFORMATION CENTRES

For further area information contact the Tourist Information Centres at:

BOSTON Tel: (0205) 356656
CAMBRIDGE - Tel: (0223) 322640
ELY - Tel: (0353) 662062
GRANTHAM - Tel: (0476) 66444
SKEGNESS - Tel: (0754) 764821

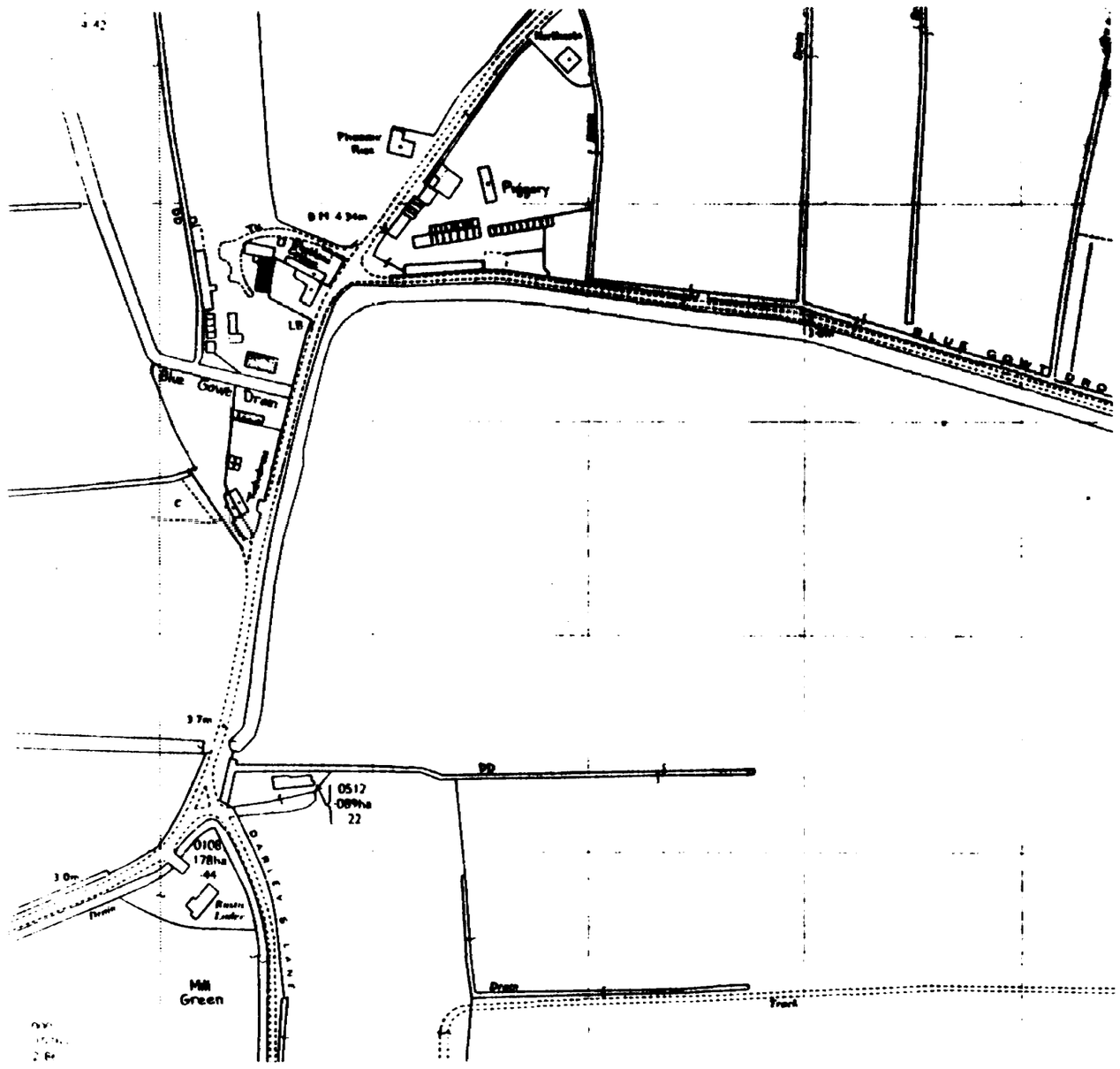
GET TO KNOW THE AREA BEFORE YOU GO. . .
. . . THE FOLLOWING MAPS & GUIDES WILL HELP YOU MAKE THE MOST OF YOUR HOLIDAY

EAST ANGLIA & LINCOLNSHIRE ..... REF

East Anglia Official Tourist Map, highlighting & listing places of interest £3.45 20

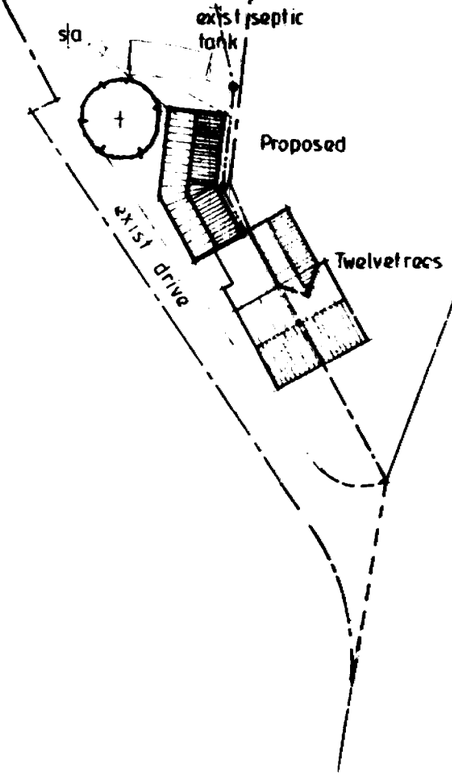
To order the Maps & Guides you require, please enter the Reference Numbers in the space provided on the Booking Form.

SEE PAGE 113 FOR FULL LIST OF MAPS AVAILABLE



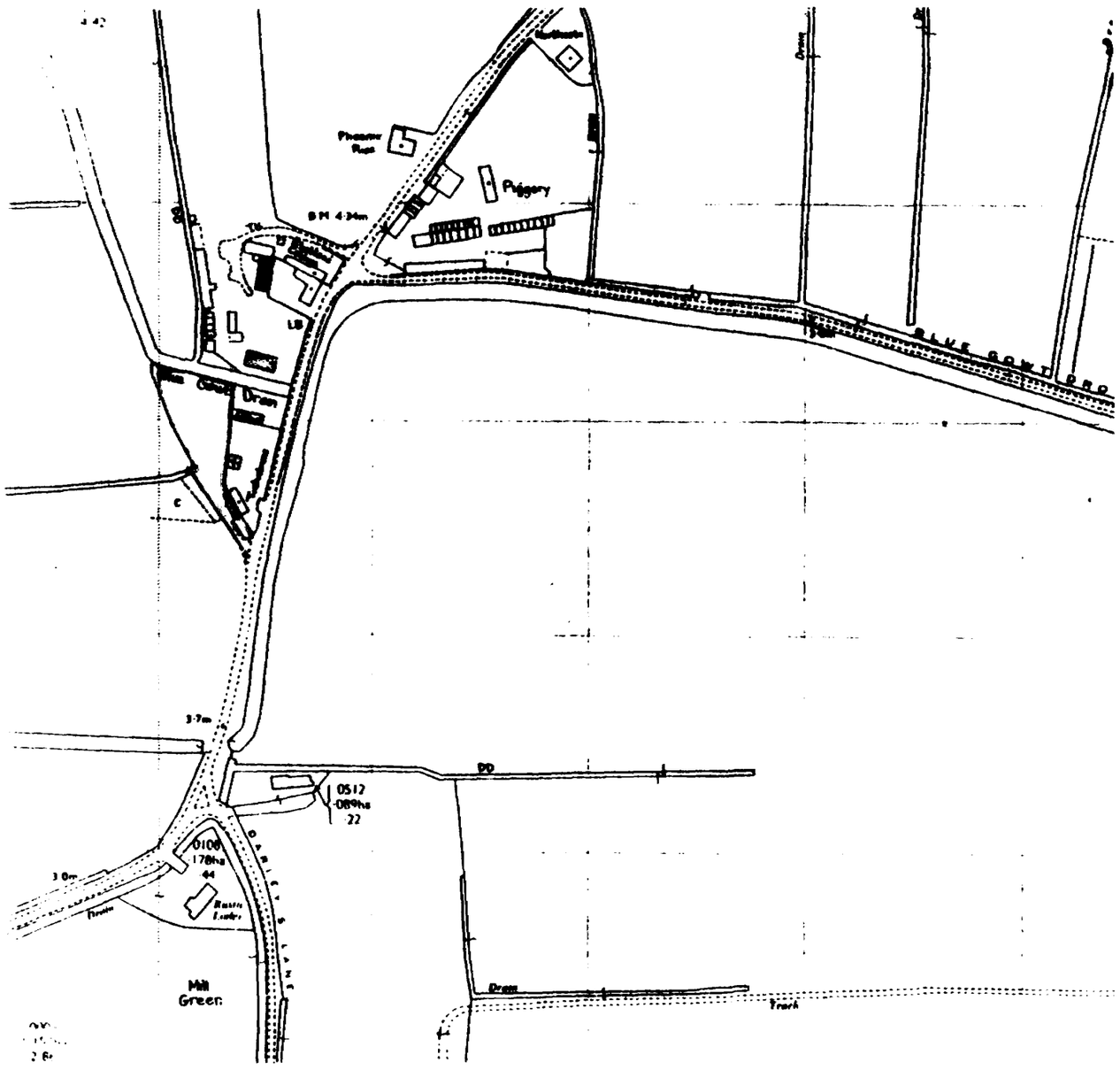
NORTH

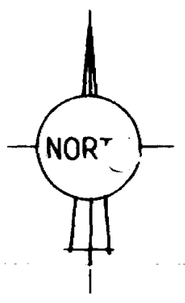
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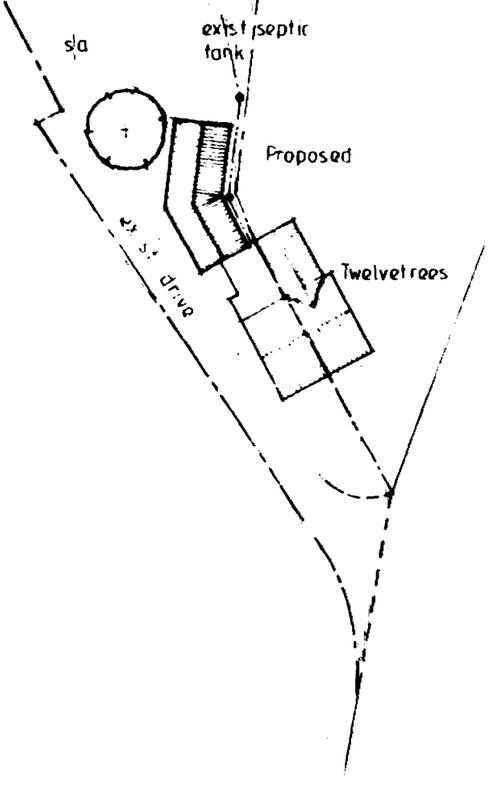
PLAN

Notes &





Results of 3.0m deep trial hole to be submitted to L|A 28 days prior to commencement



Notes & Schedules

04 OCT 1993
FILE 0948/93

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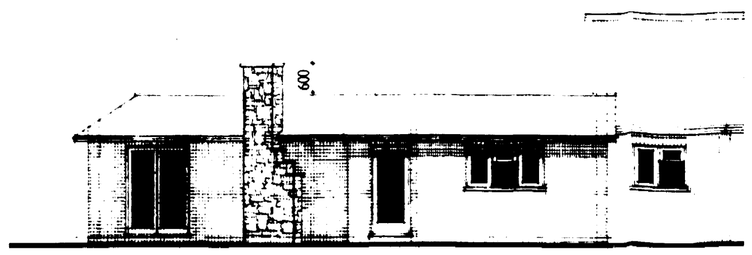
COOPER ARCHITECTURAL DESIGN

client
MR B FLYNN

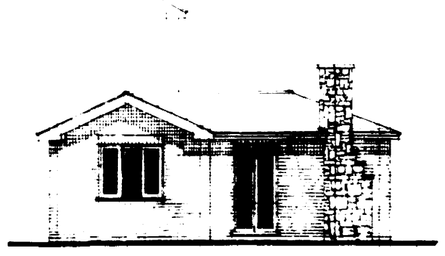
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PROPOSED EXTENSION TO
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK
SPALDING
LINC S

drawing
BLOCK & LOCATION PLANS

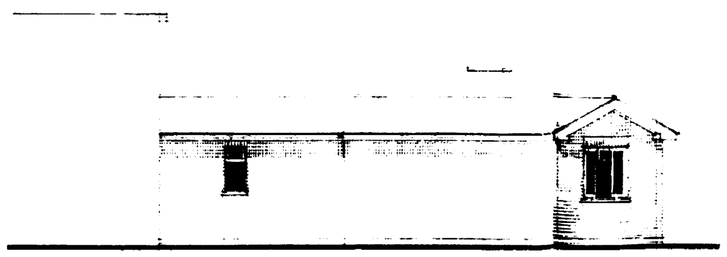
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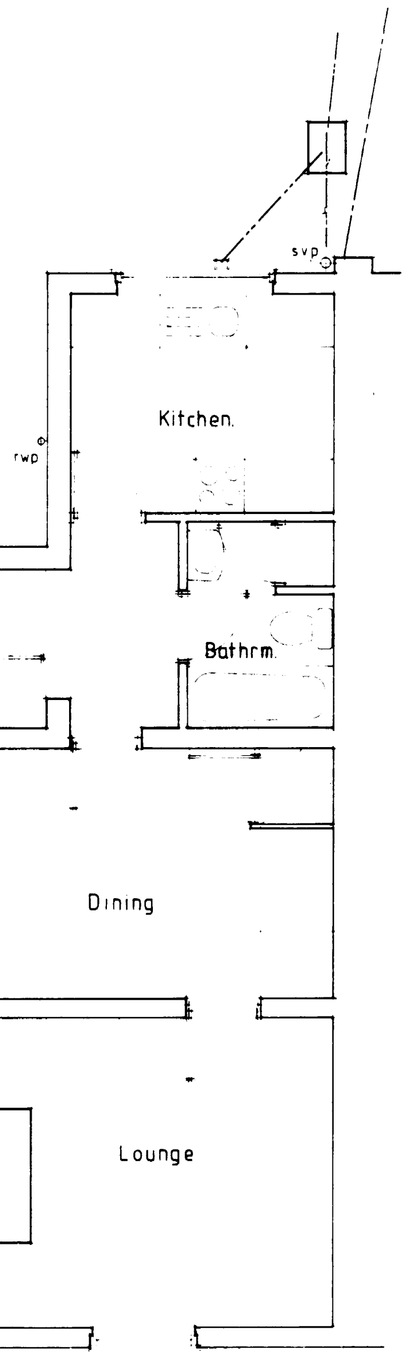
East Elevation



North Elevation



West Elevation



Ground Floor Existing

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Redland Stonewold) to B.S.473:550 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be King Post type at 600c/c to a pitch of 17½ deg. 38 x 100 ridge node binder. 38 x 100 ceiling binder: All trusses to be strapped to wall plate by 3" x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Wpped "duplex" plasterboard Artex finish:

WALLING.
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build in cavity Rockwool cavity wall batts insulation boarding. In accord. with makers instructions and agrement cert' No.83/1087 - 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with 'Thermabate' preformed closer and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim Stud wallsof 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

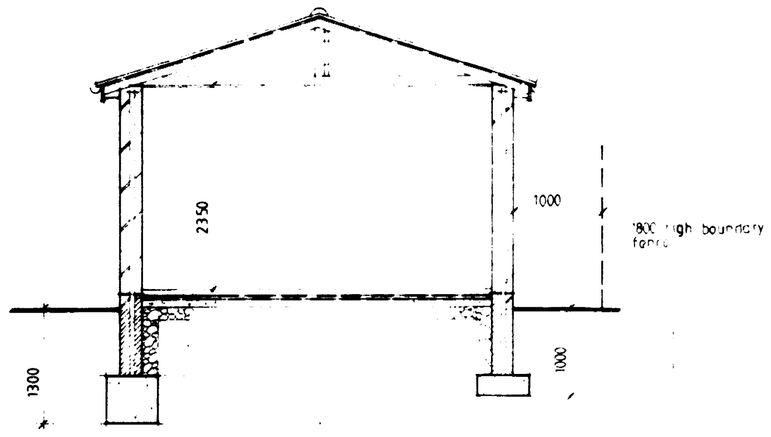
SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990. 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation: Enabce 100mm threshold at door from garage to utility.
Alternative: Floor construction as above but 18mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use ~~treated~~ chipboard to kitchen

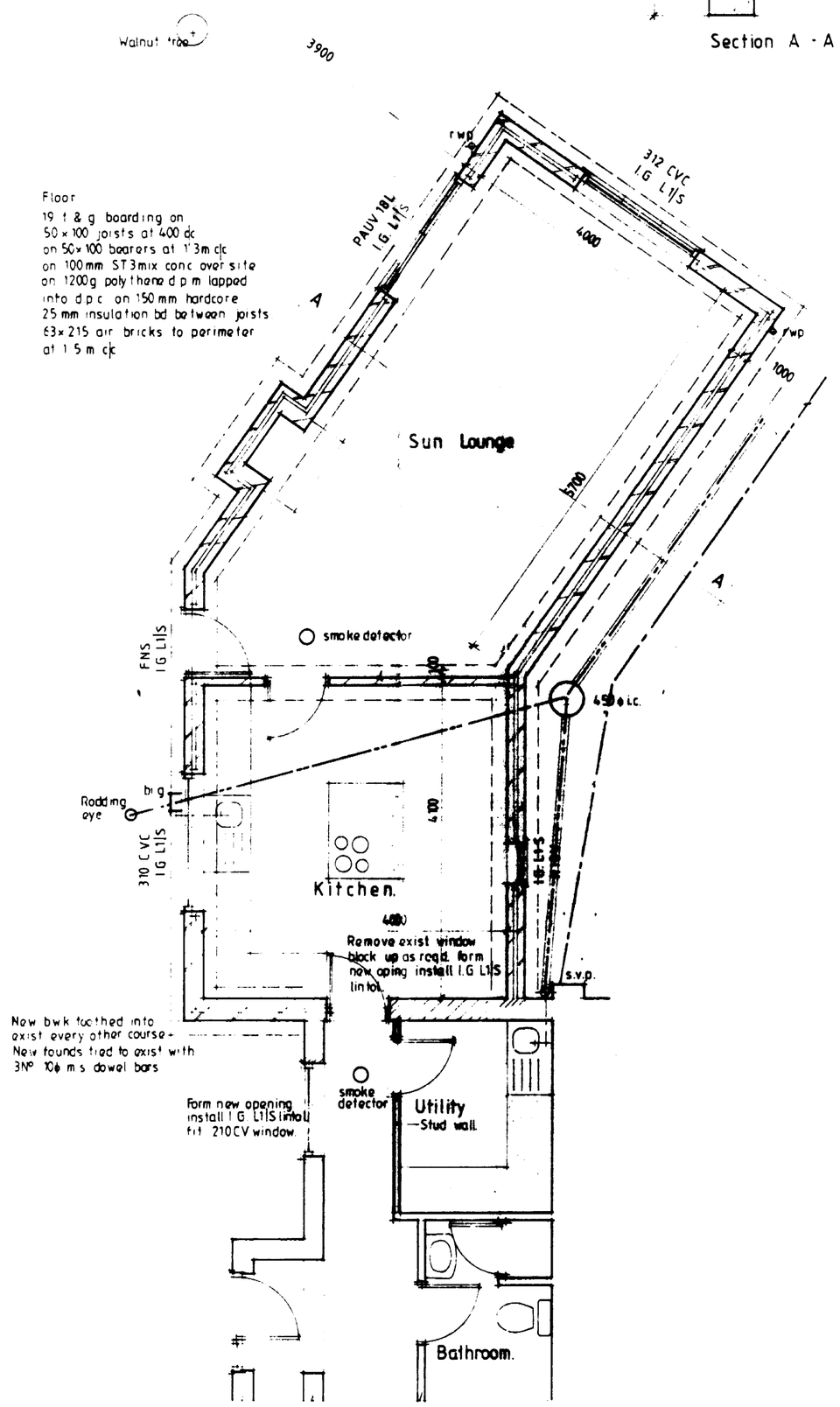
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide min 225 x 600 and under 3 no. walls provide 225 x 450 all to B.S.C.P. 110 1985. All foundations taken down to firm undisturbed natural ground and in all cases to be taken down to such depth as to ensure that foundations shall be taken down to a depth of 1 metre below ground level.

LINTELS
All lintels to be as manufactured by Ibstock Ltd and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray dpc to C.P.121: Internal lintels to be corrugated steel

FOUL DRAINAGE.
Inspection chamber construction to be "Osma" and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. uPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 200 prestressed concrete lintel bridging where pipes pass through walls, form 50mm gap around pipe. Provide cavity to both sides of wall with rigid board material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

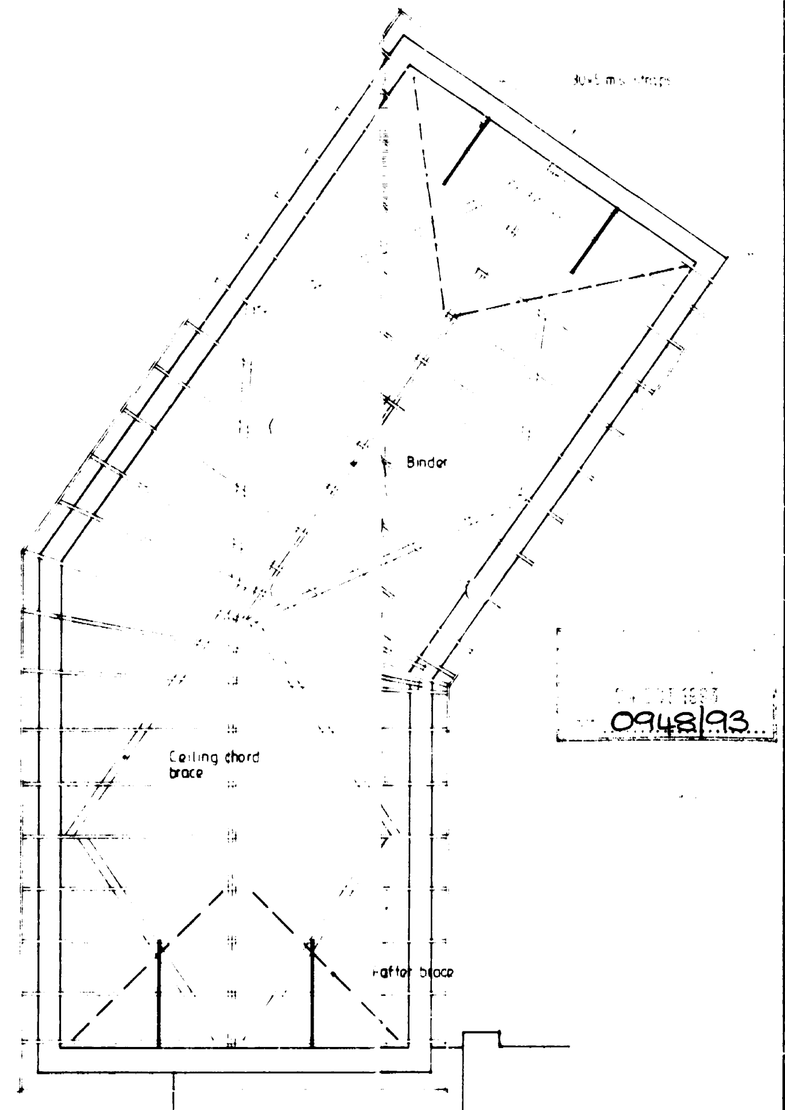


Section A - A



Floor
19 t & g boarding on 50 x 100 joists at 400 ctrs on 50 x 100 bearers at 1.3m ctrs on 100mm ST3 mix conc over site on 1200g polythene dpm lapped into dpc on 150 mm hardcore 25 mm insulation bd between joists 63 x 215 air bricks to perimeter at 1.5 m ctrs

Ground Floor Proposed.



Roof Plan.

Code 4 lead & cavity tray to abutment

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes. 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze property throughout excluding garage. All Glazing between f.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

VENTILATION
All windows to have opening lights to give the equivilent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.5:1 part 3.

SMOKE DETECTORS
Provide mains operated self-contained smoke alarms to B.S. 5446: pt1 in positions shown on plan.

Notes & Schedules

FLUE CONSTRUCTION
225mm internal diameter clay flue liners to B.S 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix conc. infill around flue as work proceeds: Trim roof around flue to finish within 40mm of Flue: At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J (part C 1-25) Appliance to be in accordance with building regulations Provide 225x 150 louvered permanent vent positioned 150 above floor level Provide 65 x 100 prestressed conc. lintol over chimney opening.

0948/93

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revision	date	init	revision details
A	6.8.93		Extension moved to window

COOPER ARCHITECTURAL DESIGN
BRIDGE FARM VETERAN
TEL 0406 23762

client
MR B FLYNN

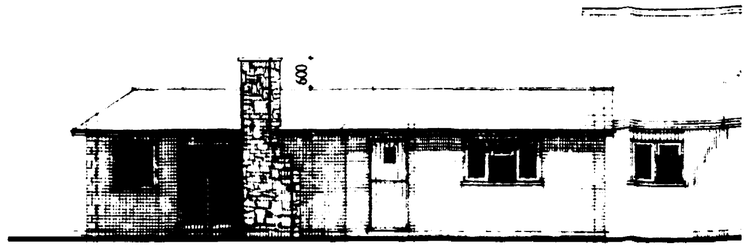
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PROPOSED EXTENSION TO
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK
SPALDING
LINCS

drawing
PLANS SECTIONS ELEVATIONS

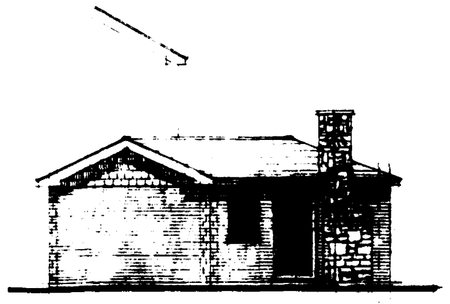
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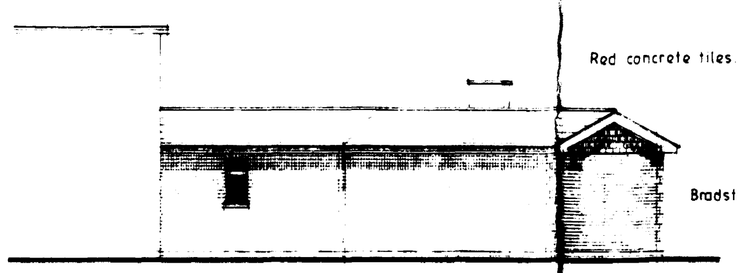
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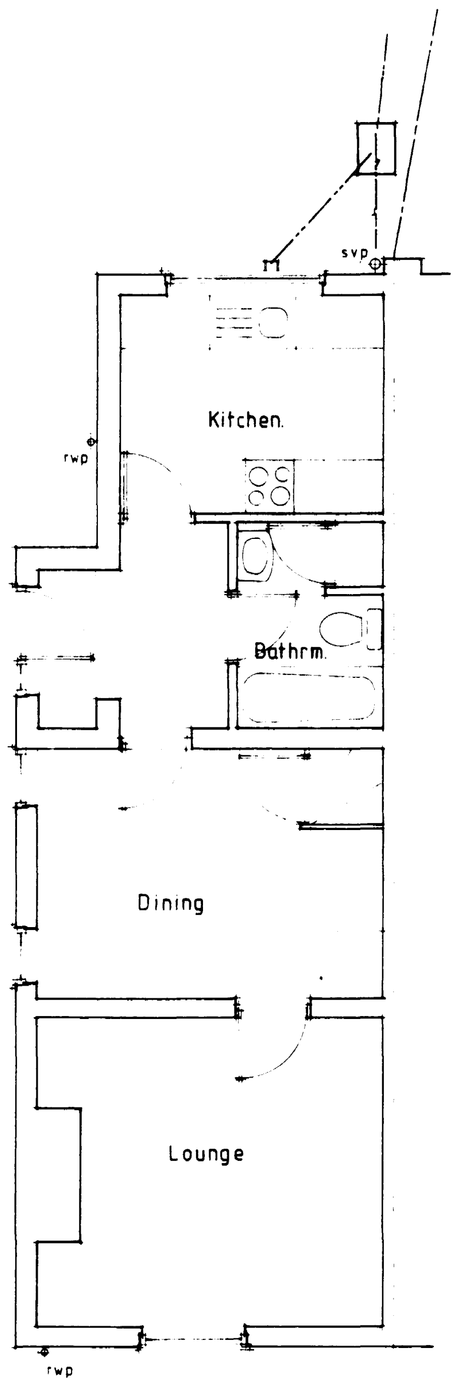
East Elevation



North Elevation



West Elevation



Ground Floor Existing.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Redland Double Roman to B.S.473:550 part 2 1971) on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplete specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be King Post type at 600c/c to a pitch of 17.5 deg. 38 x 100 ridge boda binder. 38 x 100 ceiling of binder. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as ( )or and lateral restraint straps a. max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC3 grade. Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists. 12.7mm Gyproc "duplex" plasterboard. Artex finish.

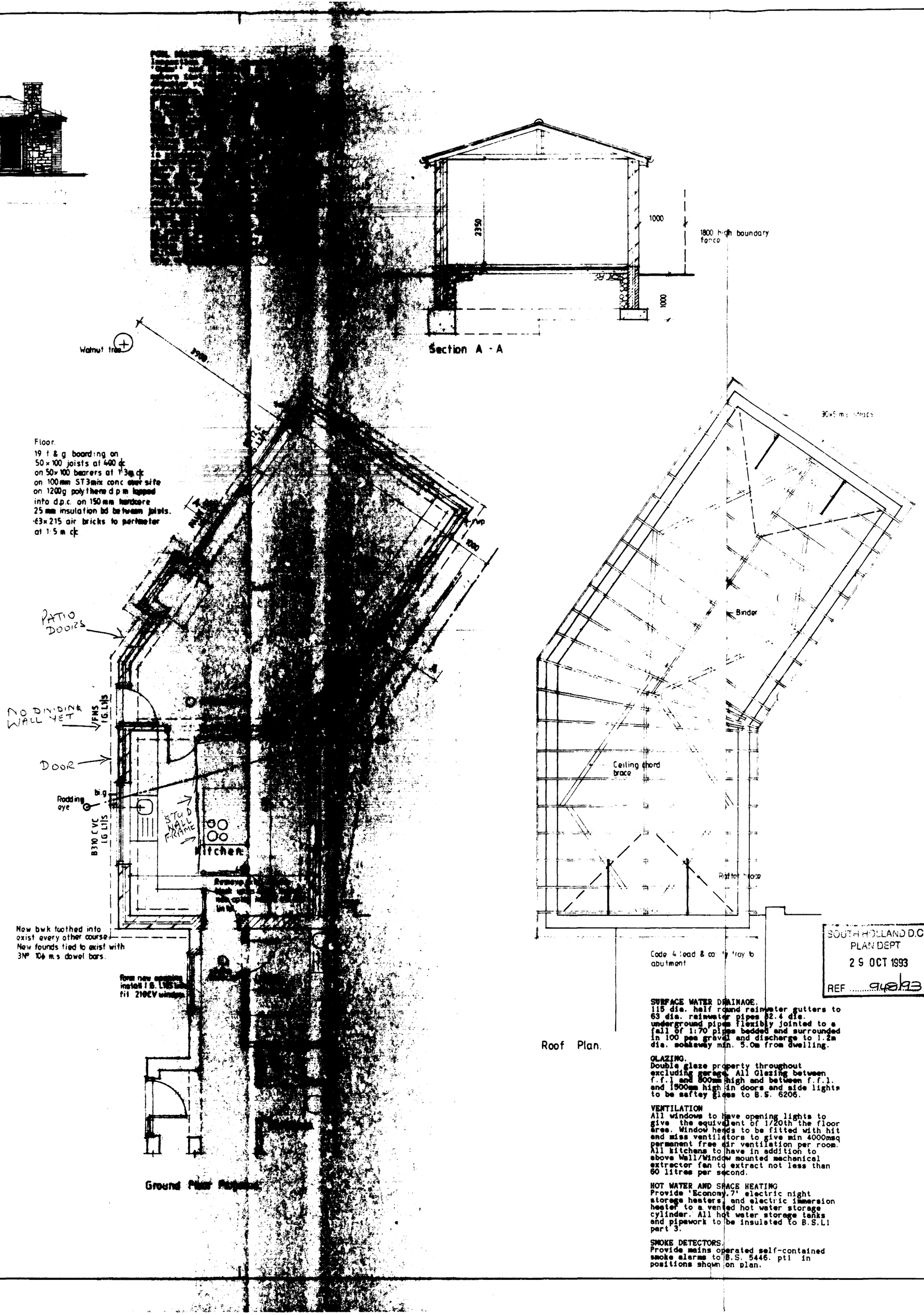
WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.83/1037 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closer and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C. Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim. Stud wallsof 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 75mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board. Insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C.'s by min. 100mm to 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990. 150 blinded and consolidated hardcore. Garage floor to be as above except 50mm cement screed and insulation: Ensure 100mm threshold at door from garage to utility. Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use ~~waste~~ chipboard to kitchen.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide min 225 x 600 and under 100 walls provide 225 x 450 all ST3 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c. to CP.121: Internal lintels to be corrugated steel.



Section A - A

Roof Plan.

Code 4 load & carry tray to abutment

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 92.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double gleze properly throughout excluding bathroom. All Glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second.

HOT WATER AND SPACE HEATING
Provide 'Economy.7' electric night storage heaters and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.L1 part 3.

SMOKE DETECTORS
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

Notes & Schedules

FLUE CONSTRUCTION
225mm internal diameter clay flue liners to B.S.1131:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix conc. infill around flue as work proceeds: Trim roof around flue no timber within 40mm of Flue: At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. Provide 225x 150 lavered permanent vent positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintol over chimney opening.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init	revision details

SOUTH HOLLAND D.C.
PLAN DEPT
29 OCT 1993
REF 948/93

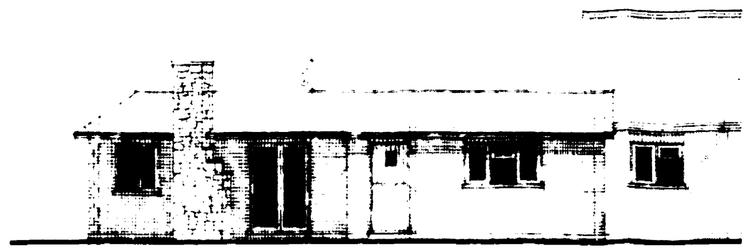
COOPER ARCHITECTURAL DESIGN
BRONAVON HOUSE SLEAFORD LINCS NG34 7RX
TEL 0529 23762

client
MR B FLYNN

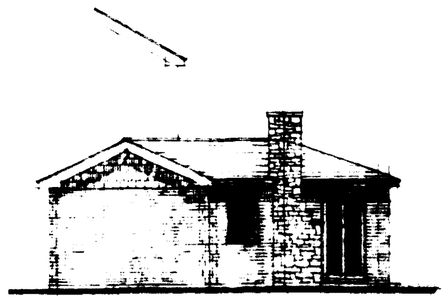
project
PROPOSED EXTENSION TO
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK
SPALDING
LINC'S

drawing
PLANS, SECTIONS, ELEVATION

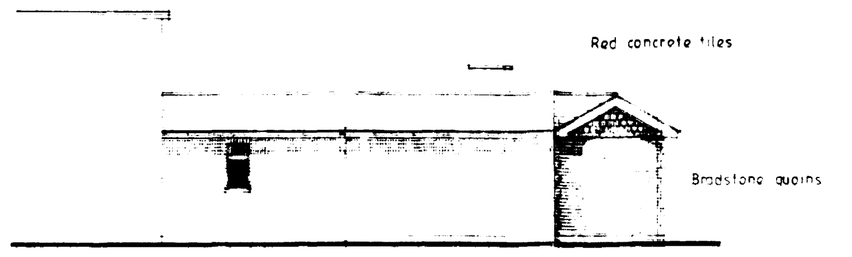
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date	drawn
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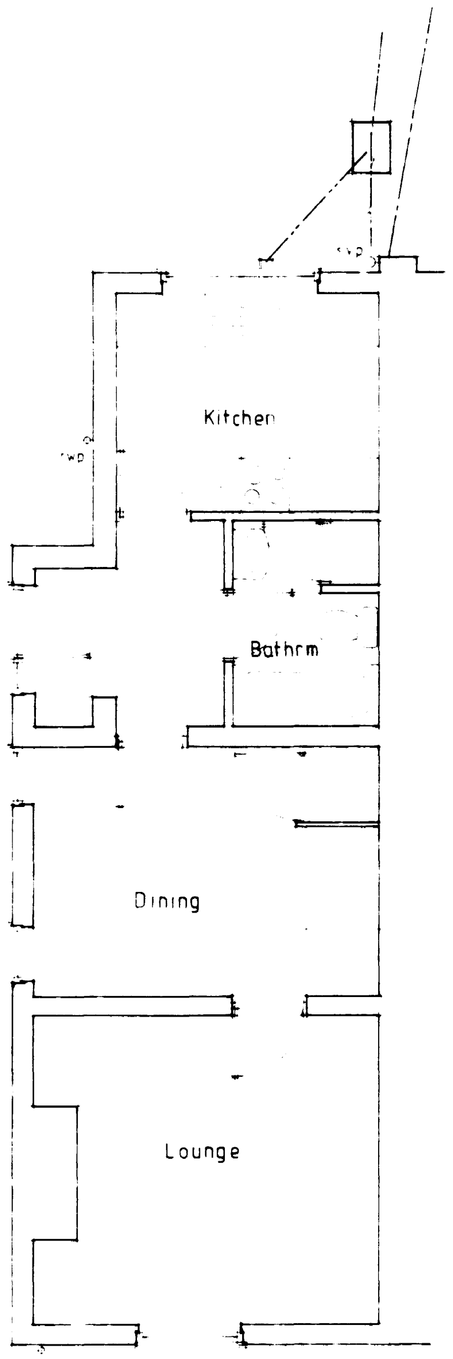
East Elevation



North Elevation



West Elevation



Ground Floor Existing

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Redland Double Roman to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) laid in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be King Post type at 600c/c to a pitch of 17.5 deg. 38 x 100 ridge node binder. 38 x 100 sailing binder; All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC2 grade: Close cavity at plate level

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "Duplex" plasterboard Artex finish:

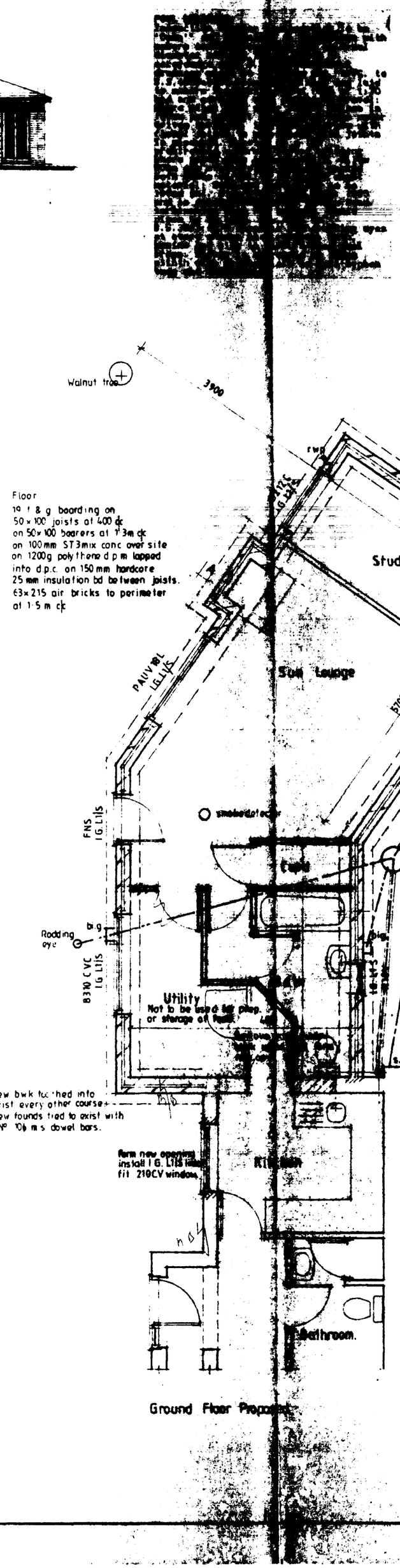
WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83 1087. 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243. 978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with 'Thermabate' preformed closers and provide bitumen felt DPC to C.P 121: External walls to have max 'U' value of 0.45 W/m2 deg. C: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim Stud wallsof 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC All brickwork below D.P.C. to be F.L. quality.

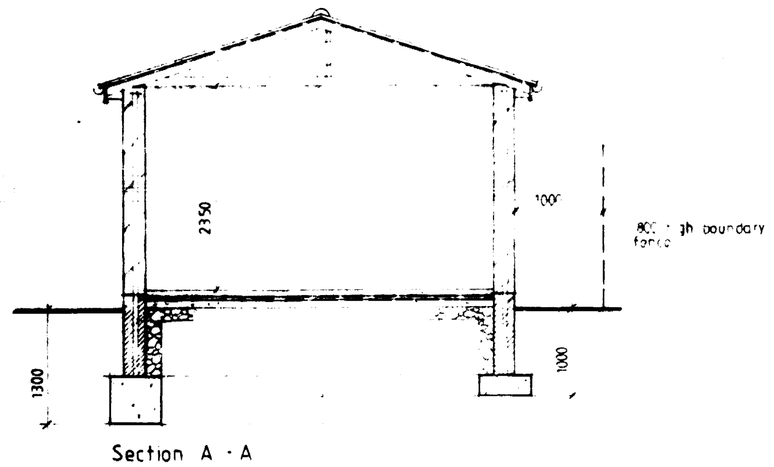
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990. 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation: Enclose 100mm threshold at door from garage to utility. Alternative: Floor construction as above but 18mm T&G flooring grade chipboard on 25 m Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use ~~wood~~ chipboard to kitchen

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide min 225 x 600 and under 100 walls provide 225 x 450 all S/3 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations; should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

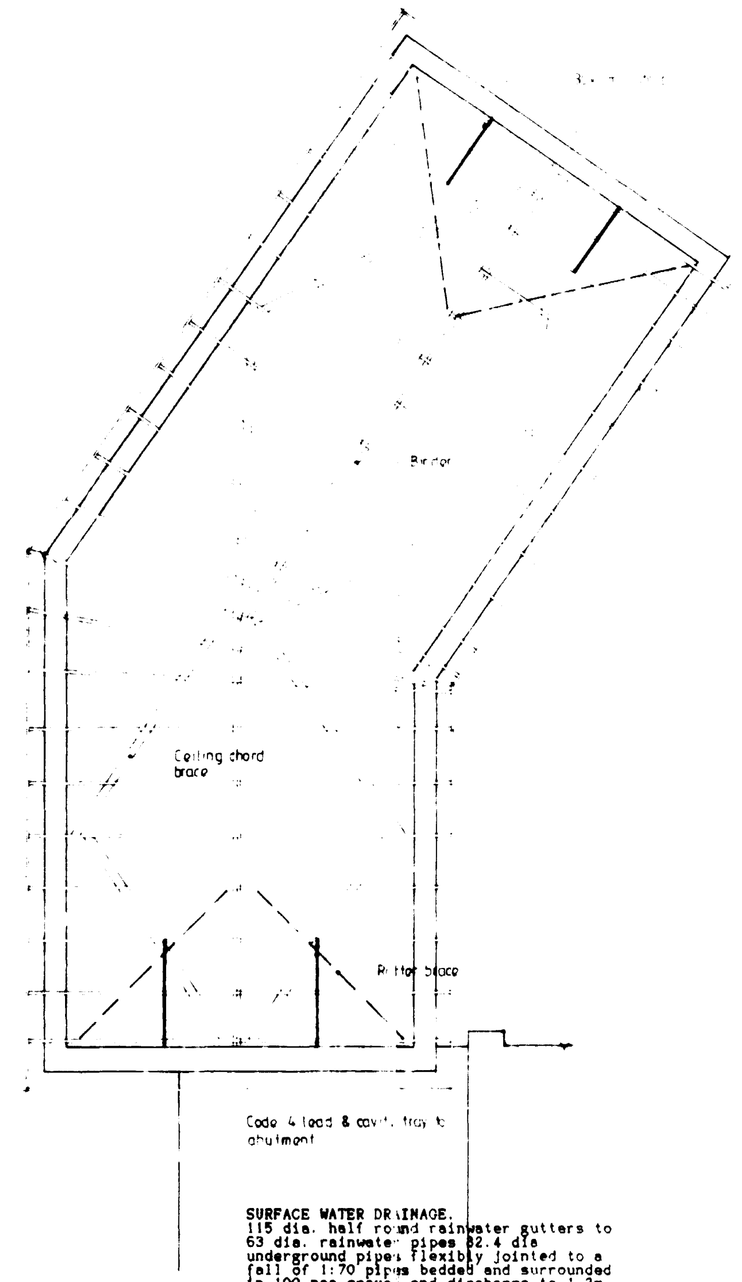
LINTELS.
All lintels to be as manufactured by messrs. I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be corrugated steel.



Ground Floor Proposed



Section A - A



Roof Plan.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze properly throughout excluding garage All Glazing between f.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S 6206.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.LI part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

Notes & Schedules

FLUE CONSTRUCTION
225mm internal diameter clay flue liners to B.S 1181 1971 and to be laid socket uppermost. 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix conc infill around flue as work proceeds. Trim roof around flue ne timbers within 40mm of flue. At flue/roof intersection provide lead 4 lead flashing and code sheet engineering bricks

OPEN FIRE
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and fender strip min. 225 high in accordance with approved document part J (part 1 1991) Appliance to be in accordance with building regulations. Provide 225x 150 louvered permanent vent positioned 150 above floor level. Provide 65 x 100 precast reinforced conc lintol over chimney opening

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
TEL 0406 23762

client
MR B FLYNN

project
PROPOSED EXTENSION TO
WALNUT COTTAGE
MILL GREEN ROAD
PINCHBECK
SPALDING
LINCS

SOUTH HOLLAND D.C.
PLAN DEPT
02 DEC 1993
REF S/48/93

drawing
PLANS, SECTIONS, ELEVATION

scale	drawing no
1:50 1:100	LS 9148 2
date	drawn
AUG '92	