SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1074/92 Received:09-OCT-92 Type:FULL

Name: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

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

Description: Two detached,two-bed bungalows with detached two-block garage
one three-bed bungalow with detached double garage
Location : Plots 61,62&63, Crossgate Lane 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 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.

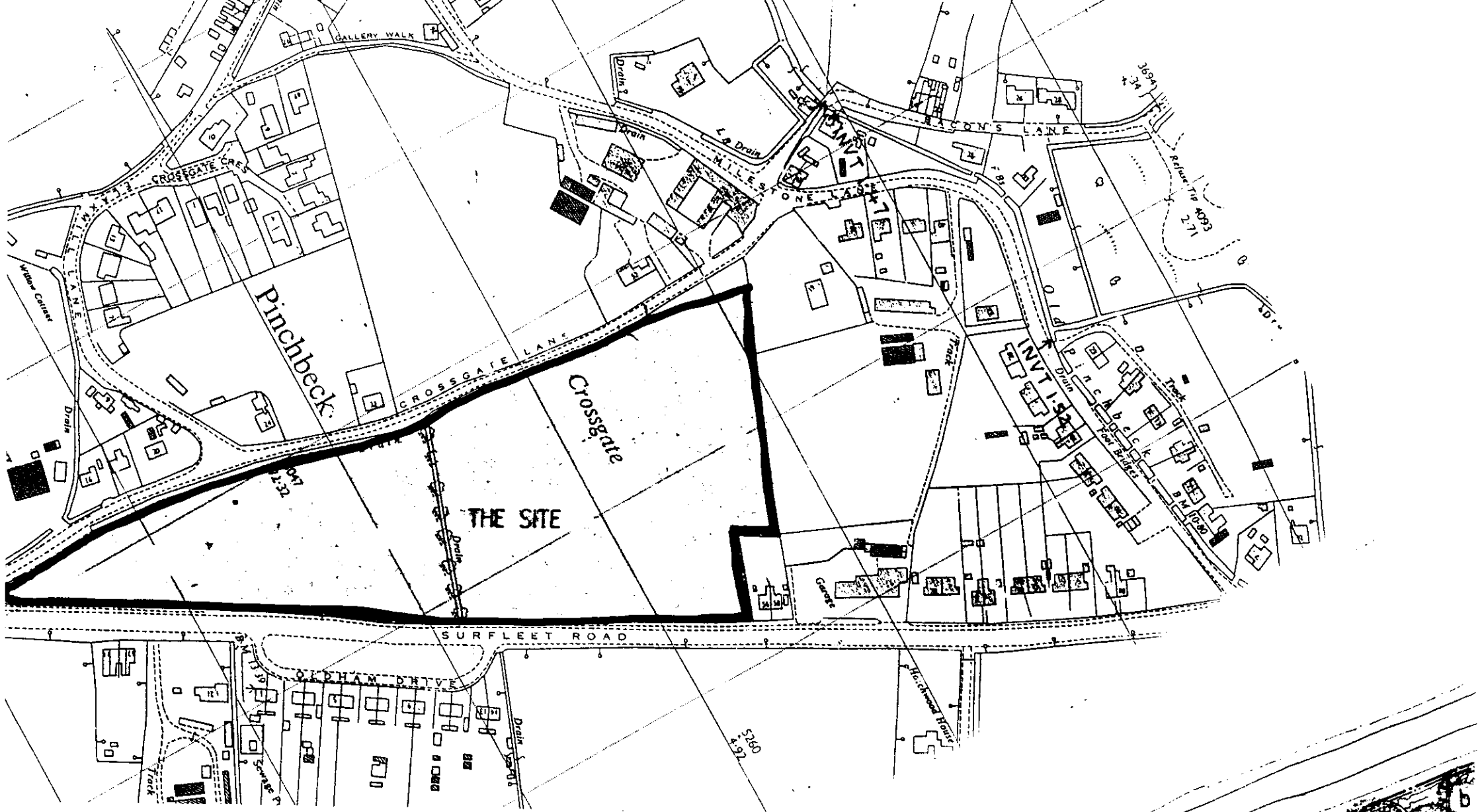
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
13-NOV-92 H14/1074/92

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

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

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



on plan. 1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14 | 1074 | 92

Date Registered 09 OCT 1992

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) Mr L M Sowerby

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 61, 62 & 63, Crossgate Lane, Pinchbeck, Nr Spalding, Lincolnshire

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 no detached, two bedroomed bungalows, with detached two-block garage;
1 no three bedroomed bungalow, with detached double garage.

Please complete

Signed Costall Allen Design. Costall Allen Design

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

Date 6th Oct 1992

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: 3 no
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

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

5. GENERAL INFORMATION Please complete each section

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

Residential plots

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) Yes
New estate road No

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

See drawings submitted

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	To soakaway
B. For estate developments, please state how highway surface water will be disposed of	To main sewer
C. Please state whether a land drain will be affected	See drawings submitted

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	Not known	
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?	Yes	➡ Application No. H14/0640/90

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

Drawings nos: 1499E/92/01, 562A/91/28D, /29D, /32A & /35B

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 Costall Allen Design (Applicant / Agent) Date 6th Oct 1992

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 Costall Allen Design (Applicant / Agent) Date 6th Oct 1992

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 | Other

Inspected by DZ
Date 19/10.

Zoy the Conservatory almost complete but no pollows as yet

Notice posted by DZ
Date 19/10

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer DZ.....

Case Officer Recommendation

Approve ✓ Refuse

Signed DZ 19/11

Conditions/Reasons (continue overleaf)

1. SC27.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DR

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 330 PM80

Receipt Issued

Date first Rec'd 09 OCT 1992

Registration

Reference H14 | 1074 | 92

Cross-Ref R

Date 12 | 10

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 3

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee 330

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 129

OS No's

Grid ref 524390 326500

Ward RM

Parish PIBECK

TR Rural YES
TR Bypass —
Level Cross —
Footpath —

CA
LB
TPO /

Inside IBD NO

Inside LP area YES

Linked to site

Ref 871

Linked to property

Ref

Planning Records:
Earlier apps

1004/92
136/91
640/91
490/89
74a/92.

B Reg Records:
Already submitted – Ref
Request
Requested

AN SMITH Dip TP MRTPI
ctor 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: H14/1074/92 Type: FULL

Applicant: Eastman Securities Ltd Agent: Costall Allen Design
Tel: 0522 513800 Mr L M Sowerby

Description: Two detached, two-bed bungalows with detached two-block garage one three-bed bungalow with detached double garage
Location: Plots 61, 62&63, Crossgate Lane Pinchbeck Spalding Lincs

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Valid date: 09-OCT-92 Terminal date: 04-DEC-92
Target dates: Target Committee: 18-NOV-92
To case officer 14-OCT-92 Report deadline: 04-NOV-92
Inspected by 19-OCT-92
Extra contacts 24-OCT-92 Case Officer:
Report if not clear by 13-NOV-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	16-OCT-92	30-OCT-92
Cllr T Bray 0775 323794 (Of	16-OCT-92	30-OCT-92
Cllr Mrs P J Buffham	16-OCT-92	30-OCT-92
Site/Press Advert MIN	~~23~~-OCT-92	~~13~~-NOV-92

L C C - Obs Attached Jo cb 19 22/10/92 9

SITE DETAILS

Grid ref: 524390 326500
OS Sheets: 128 Parcel:

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

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

4

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1074/92

Applicant: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

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

Description: Two detached, two-bed bungalows with detached two-block garage
one three-bed bungalow with detached double garage

Location: Plots 61, 62&63, Crossgate Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 09-OCT-92

16-OCT-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-OCT-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

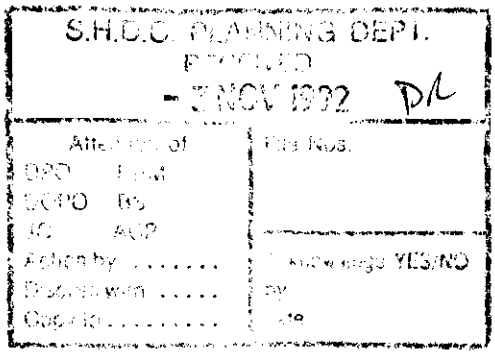
Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference 1H 14/1074/92.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Plots 61, 62 & 63 Crossgate Lane, Pinchbeck.

3. Name, classification and number of road

UC

4. Date application referred 15 - 10 - 92.

5. State whether outline, detailed application etc.

Full.

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

2 No Detached Two Bed Bungalows &
1 No Three Bed Bungalow.

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: 19/10/92 Signed: [signature]
Director of Highways and Planning

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

LS/SJF/1499E

6th October 1992

SOUTH ... D.C.
09 OCT 1992
... 1074 ... 92 ...

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

For the attention of Mr D Roberts

Dear Sir

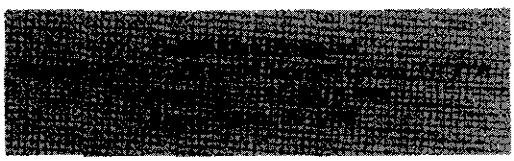
Plots 61, 62 & 63, Residential Development, Crossgate Lane, Pinchbeck for Eastman Securities Ltd - Ref H14/0640/90

Further to your letter dated 17th September 1992, please find enclosed four copies each of our drawings nos 1499E/92/01, 562A/91/28D, /29D, /32A and /35B relating to the above, together with Planning application forms and our client's cheque in the sum of £330.00.

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

Yours faithfully

Lee M Sowerby
COSTALL ALLEN DESIGN

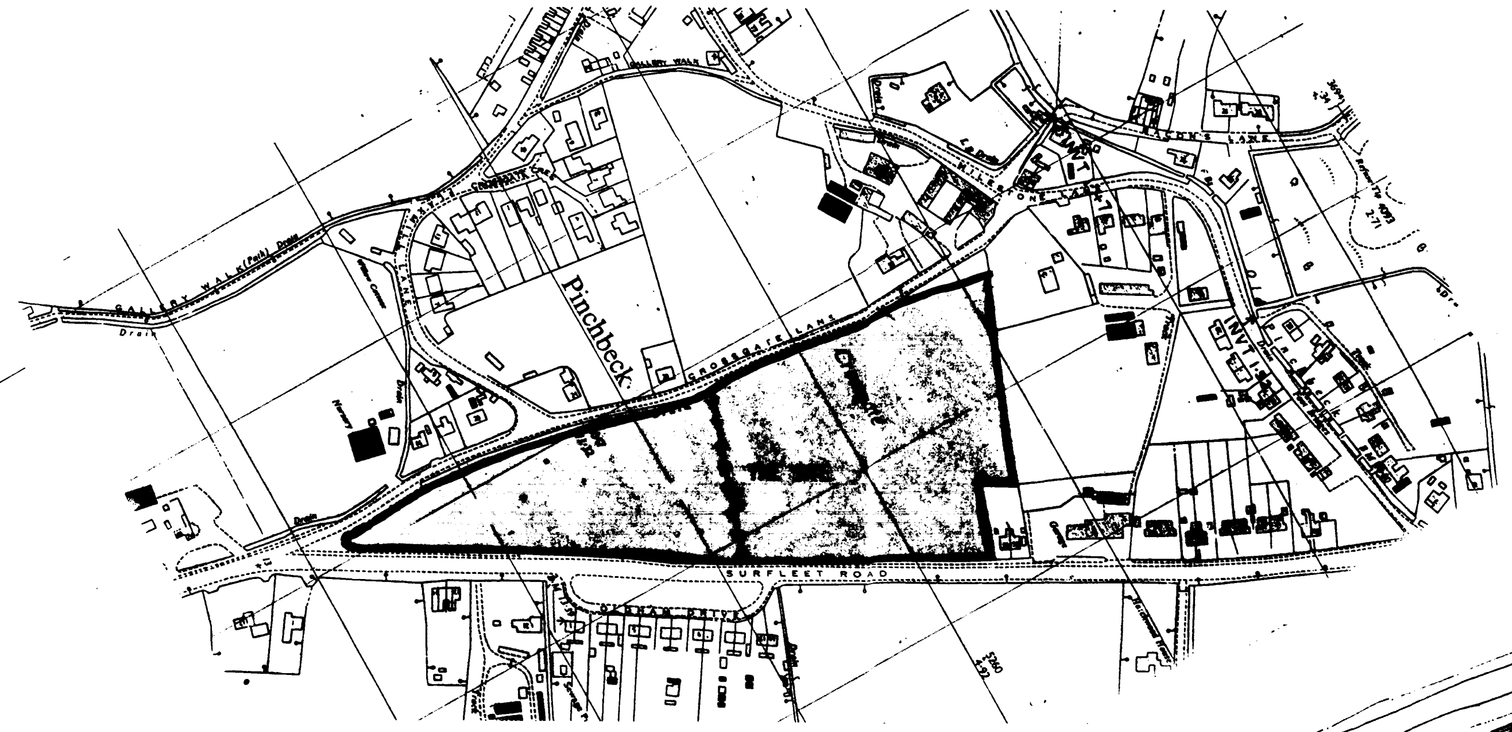


Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

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

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

Isolated Canopy Details - Marley Plain, in corresponding colours to main roof.



location plan. 1:2500

Note
roof pitches for plots 2, 3, 10, 55, 56, 64 & 65 to be 30° all other plots 35°.

SCHEDULE OF TYPES.

EB3A	3	Bed. det. Bungalow.	11no.
EB2A	2	Bed Bungalow.	8no.
EB2B	2	Bed semi Bungalow.	?no.
EH3A	3	Bed det. House.	15no.
EH3B	3	Bed semi House.	8no.
EH3C	3	Bed semi House.	8no.
EH3F	3	Bed det. House.	3no.
EH2A	2	Bed semi House.	6no.
EH3D	3	Bed semi House.	2no.
EH3E	3	Bed det. House.	7no.
		Total	70no.

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
- 1500 high close boarded fence with brick piers as dwg no. 562A/91/39
- 1800 high brick wall as drg no. 562A/91/37

L6 ○ Street Lighting
STREET LIGHTING POSITIONS AS REQUIRED BY HIGHWAYS AUTHORITY TO BE IN ACCORDANCE WITH L.C.C. SPECIFICATION 5/35/1C/89 GENERALLY BUT SPEC. 5/55/R.L.89 TO FOOTPATH LINK.
(L6) REPRESENTS NUMBERING.

indicates area of synthetic ground surface 10·0m × 5·0m - 'Playtop 85' 25mm thick black surfacing

Rear Boundary - Plot nos 48 - 56 -
new areas of hedge as spec. existing hedge trimmed to appx. 1800 high.
install temporary fence of 1500 h. interwoven panels behind new areas of hedge

SOUTH ... D.C.
09 OCT 1992
... 1994 92 ...

EASTMAN ...

SUPERSEDED

Not Superseded - mistake - M 16/11/92

PLANNING APPROVED
EXCLUDING PLOTS 61 TO 65

PLOTS 61 TO 65, RESIDENTIAL DEVELOPMENT, SURFLEET ROAD, PINCHBECK for EASTMAN SECURITIES.

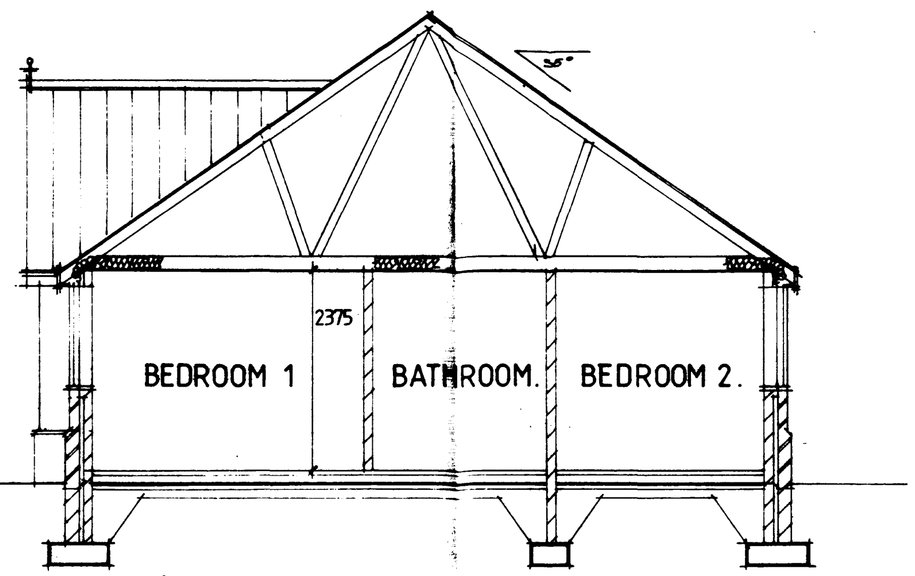
... HOWARD & BROWNHILL
... 0522 513800

SITE LAYOUT	DRAWING
1:500 SCALE	SEPT. 1992 DATE
1499E/92/01	DRAWING No.

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

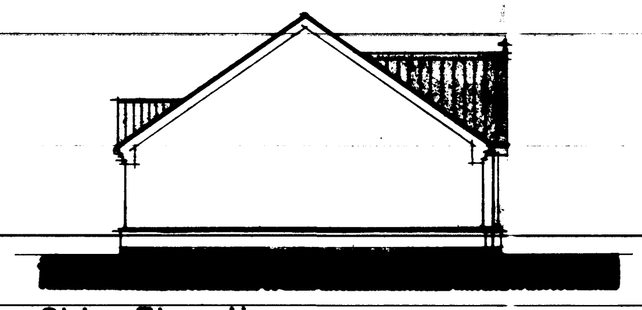
Front Elevation.

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

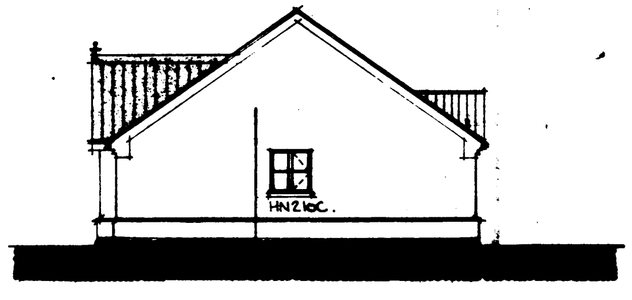


Section.

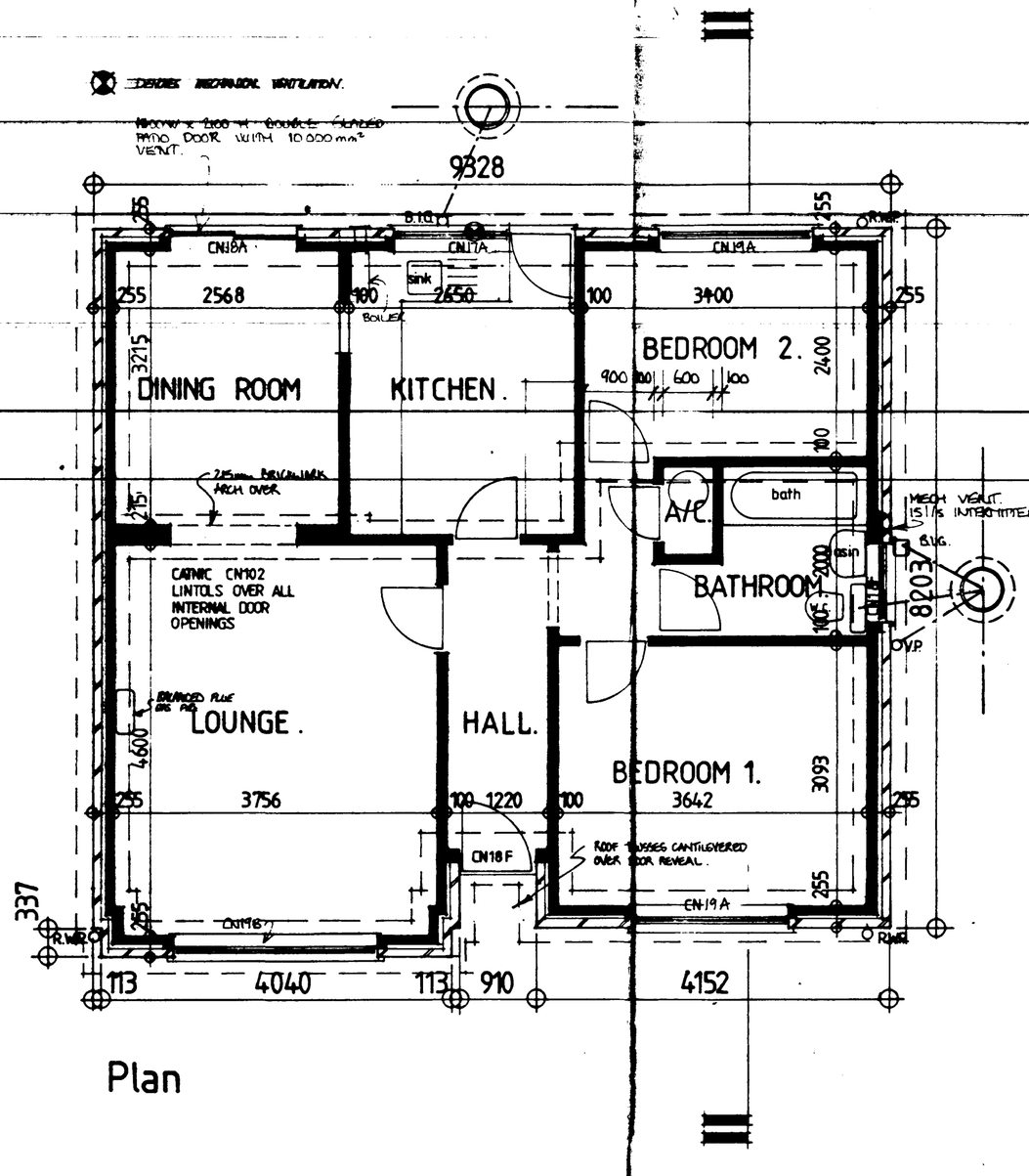
Rear Elevation.



Side Elevation.



Side Elevation.



Plan

DRAINAGE

100 ø 6mm drainpipes at fall of 1 in 40 laid in accordance with manufacturers instructions in 150 Shoveller sand and aggregate. Where drains pass through external walls include 75mm concrete lintol over with compressible quilt packer to protect against settlement. Manholes to be 'Hepo' or similar approved 450 ø UPVC universal inspection chambers (4050 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 'Manhole Universal' relief valve or similar approved. All internal waste pipes to discharge to a back inlet Gully or a double sealed air-tight waste adaptor connected to a trap.

Manholes:- sink/shower/bath - 40 ø UPVC with 75 deep seal trap
W.M.B. - 32 ø UPVC with 75 deep seal trap
WC - 100 ø 'Multikwik' connector.

Rainwater goods to be:- 'Hepo' or similar approved UPVC half round gutters.
63 ø UPVC all surface water to soakaways to provide fill overhangs min. 300mm from any buildings.
N.B. All drainworks & manholes to be min. 1000 from foundations.

[illegible] (in accordance with engineer or as below)

Excave veg. soil 100 deep. Excavate for foundations. Floor solid on fill below ground (1000 in deep). 700 x 250 concrete foundations to external walls. 450 x 225 to internal load bearing walls. Slab thickness to be 100 to internal walls [illegible]

Internal walls [illegible]

on 100 blinding with (BS 5328:Mix C10) on 300 min. [illegible]

[illegible]

WALLS

External walls:- [illegible]

or similar approved [illegible]

[illegible]

[illegible]

DPC's to [illegible]

CAVITY CLOSER [illegible]

Lintols with min. [illegible]

ground. Internal walls to be 75mm [illegible]

blockwork to provide [illegible]

c/s with [illegible]

together [illegible]

HEATING

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

ROOF

Concrete interlocking tiles on 38 x 25 tan. battens on underslate felt on trussed rafters at 600 c/c on wind braced & constructed in accordance with BS 5268 Pt.3 1985. 100 x 50 on plate secured with 30 x 5 m.m. straps at 2000 c/c on tumed down 450 and tusked in 35. At gables 450 straps to 3 No. rafter joints with 75 x 38 noggins in between at 2000 c/c and down into cavity 175. 100 x 25 on bracing from ridge to eaves to 45° against to trussmen. 100 x 25 on bracing over cavity joists from eaves to binders at 30°. 100 x 25 on [illegible] binders at max. 2000 c/c.

100 glass fibre quilt insulation. In roof void. 12.5 plasterboard with white finish to ceilings. 300 x 19 on battens. 6 mm ply soffits with 10 continuous air gap for roof ventilation with insect screen.

WINDOWS/DOORS

'Evanlux & Frost' or similar approved [illegible] doors, as shown on 2 coats 'Dulux Woodwork' or similar light tone [illegible] shades glazed in 4mm units; doors 6mm glazed; Pebbledash double glazed unit to have [illegible] vent. Garage doors 2134 x 1981 in 75 x 75 m frames or similar approved.
N.B. Night vents to all windows.

WORKS

All ex structural grade SC3 and treated in copper sulphonate or similar.
All pipes passing through perforpace to be insulated with insulation as pipe thickness or 50mm minimum.

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 4000 mm² TRICKLE VENTS.

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

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

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

SOUTH [illegible] D.C.
PLANNING DEPT.
09 OCT 1992
REF ...N0714/92...

EB2A

740 f.s.

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

EASTMAN HOMES

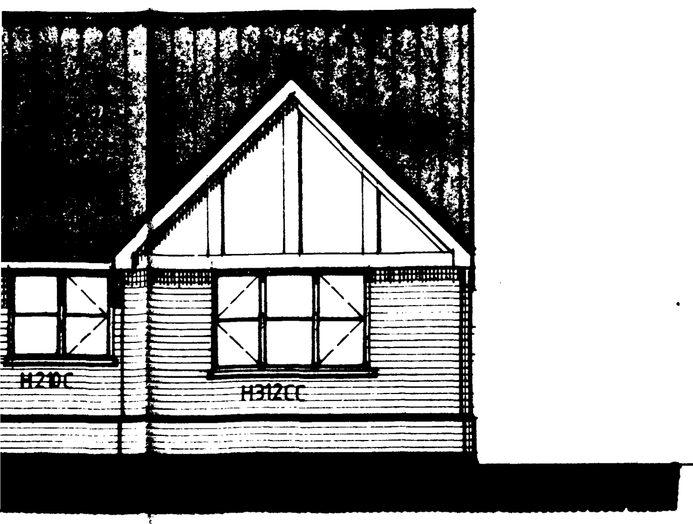
D 8th July 1992 : SECTION DIMENSION ADDED.
C 14th MARCH 1992 : FRONT SIDE ENLARGED - FLUE NOTE ADDED.
B 4th Jan 1992 : NOTE RE CROSSOVER ADDED.
A 10th DEC. 1991 : REVISED FOR NHBC SUBMISSION.

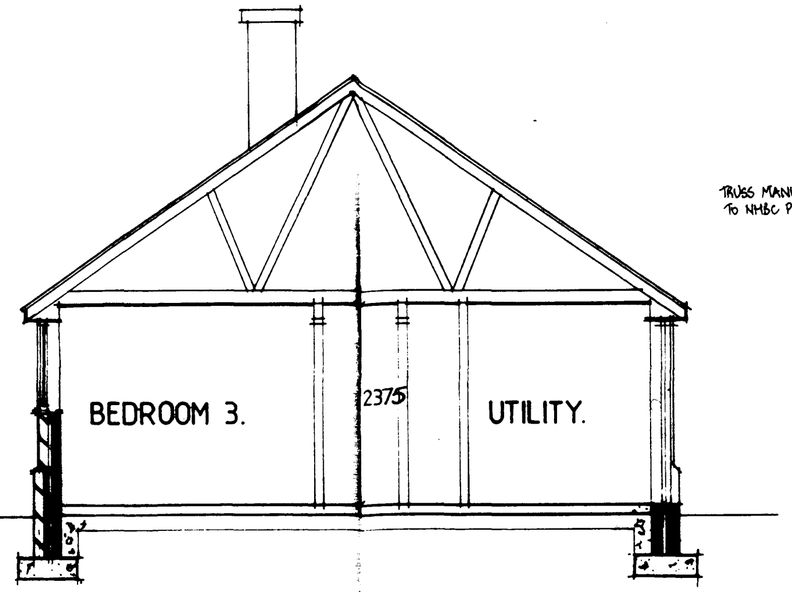
RESIDENTIAL DEVELOPMENT SURFLEET RD. PINCHBECK. SPALDING
for EASTMAN SECURITIES LTD

CAD

2 BED BUNGALOW - EB2A	DRAWING
1:50 - 1:100 SCALE	NOV. 1991 DATE
562A, 91, 28 A3 & D	DRAWING No.

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



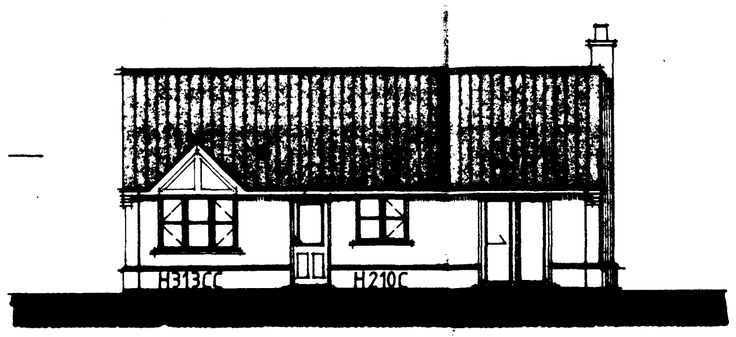


TRUSS MANUFACTURERS DETAILS TO BE SUBMITTED TO NHBC PRIOR TO ERECTION OF ROOF.

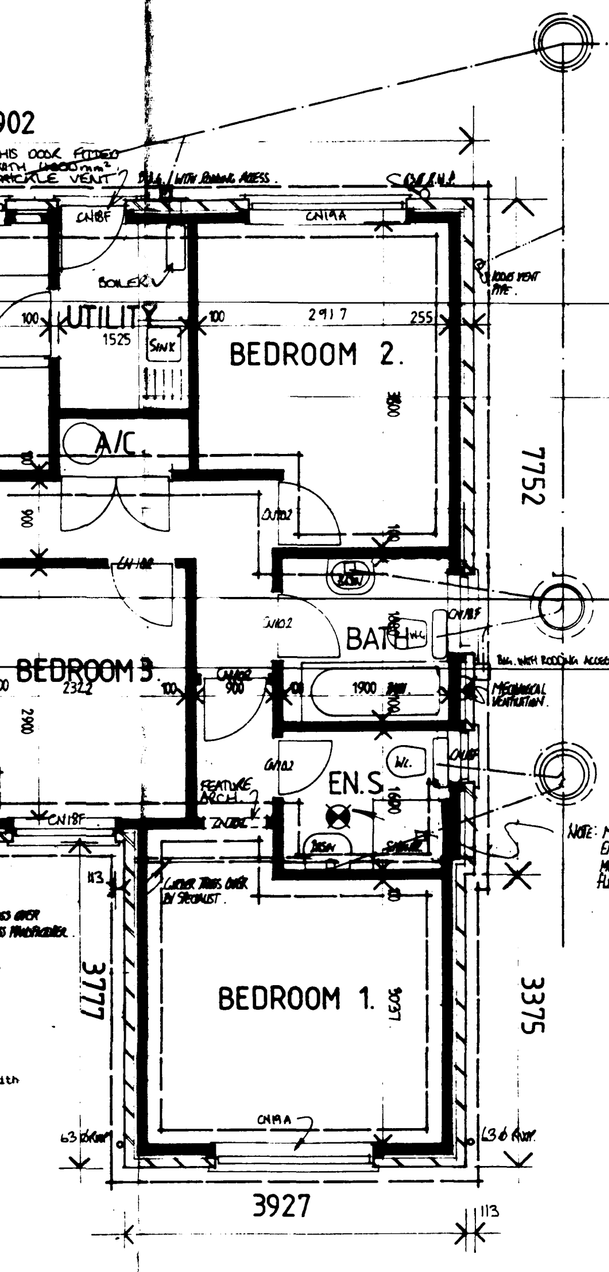
Section.

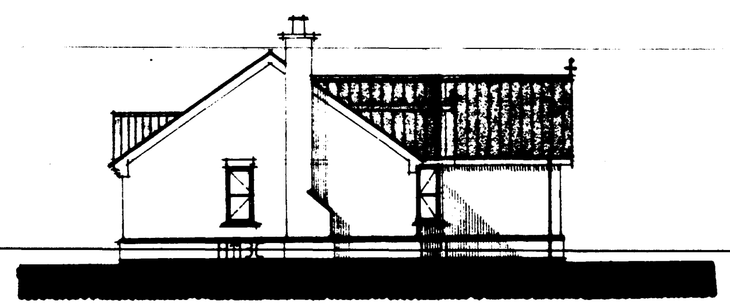
e see

902



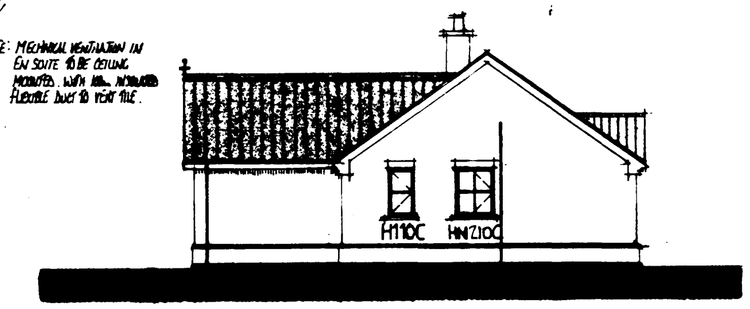
Rear Elevation.





Side Elevation.

NOTE: MECHANICAL VENTILATION IN EN SUITE TO BE CEILING MOUNTED WITH MIN. 100mm FLEXIBLE DUCT TO VENT TILE.



Side Elevation.

SPECIFICATION.

DRAINAGE

100 Ø Spun downpipes at foot of 1 in 40 bends in conjunction with Hepworth and Grandage instructions in 150 Clayware bed and surround. Where drainage runs under walls include 75mm concrete lintol over width of opening, suitably built and bedded to protect against settlement. Provide access to all soil or combined drains by means of 100 Ø UPVC universal inspection chambers (400Ø Ø 17 inches) where shown, formed in 150 granular material, lengths each 1mm cement and plaster finish, benched for drainage channel. Head of soil system vented with 100 Ø UPVC 2.4 m above adjacent ridge above highest window level fitted with vermin caps. All other vents taken to term 'Monitor Rainwater Goods' or similar approved. All rainwater pipes to discharge to a back inlet Gully or a double sealed intercept where indicated connected to a loop.

Sanitary:- WC's/Showers/Baths - 40 Ø UPVC waste 75 deep seal trap
W.H.B. - 32 Ø UPVC waste 75 deep seal trap
- WC - 100 Ø 'Multimatic' connection.

Rainwater goods to be:- 6mm' or equivalent approved UPVC [illegible]
65 Ø UPVC all aluminium alloy, [illegible] finished [illegible]
Fill existing [illegible] with [illegible] to [illegible]
N.B. All discrepancies & exceptions to be given [illegible] foundations.

[illegible] and Blue (in accordance with engineers [illegible])

Remove veg. soil 750 deep. Excavate for [illegible] to form load bearing [illegible] below ground (1000 kn clay). 700 x 250 concrete foundations to [illegible] 450 x 225 to internal walls. Existing subsoil [illegible] to [illegible] internal walls. Ground floor construction - [illegible] on 100 concrete slab (BS 1198/Abs 63979 on 50 mm [illegible] on 1200 gauge polythene dpm on [illegible] 150 consolidated [illegible] walls

External walls:- 100 [illegible] bnk., [illegible] on [illegible] or similar approved foundations, [illegible] damp proof course, 19 [illegible] render & skim, [illegible] 0.45 W/M²C. Wall cavity 125 or 200 mm [illegible] 2 no vent. strips. [illegible] 225 c/cs max. at [illegible] 600 c/cs max. [illegible] 600°c to head, cill & jamb's of all ext. openings. Cavity closed by [illegible] CAVITY CLOSER. [illegible] to openings protected with [illegible] lintols with min. end bearings of 150 [illegible] 6½ blocks bonds and [illegible] ground. Internal walls to be 75 mm [illegible] 100 [illegible] blockwork to ground floor walls to house. Stud walls:- 75 x 38 studs at 400 c/c with horiz. studs at 600 c/cs on 75 x 38 s.w. plates on 2 No. joists [illegible] together. 125 plasterboard and skim both faces.

Concrete interlocking tiles on 38 x 25 tan. battens on [illegible] felt on treated rafters at 400 c/cs wind braced & constructed to [illegible] 5268 Pt.3 1985. 100 x 50 sw plate secured with 30 x 5 m.s. dowels at 2000 c/cs turned down 450 and tucked in 75. 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° splayed 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.
150 glass fibre quilt [illegible] to roof void. 12.5 [illegible] with skim finish to ceilings. 200 x 75 sw fascia. 9 dp ply soffits with 10 continuous vent strip for roof ventilation with insect screen.

WINDOWS/DOORS

'Boulton & Paul' or similar approved standard joinery windows, [illegible] 2 coats 'Dulux Woodcare' or similar light Brown coat, double glazed to [illegible] units; doors 6mm glass; Pebbl Doors double glazed and to have 90 [illegible] vent. Garage doors 2130 x 1981 in 75 x 75 sw frames or similar approved.
N.B. Night vents to all windows.

NOTES

All sw structural grade SC3 and treated in [illegible] or similar.
All pipes passing through roof space to be [illegible] insulation to [illegible] thickness or 50mm minimum. Provision of 1 no floor above [illegible] 1.5kW to be provided and vented to external air [illegible] 300 abv [illegible] or 6m be refrigerated (13 amp socket). Provide cable waste storage min. 0.5m² within 25m of vehicular access.

HEATING

Central Heating to be gas fired [illegible] boiler. Flue [illegible] opening. Radiators in all rooms.

WALL/ROOF ABUTMENTS

[illegible] Code 5 lead stepped flashings linked to behind cavity [illegible]

VENTILATION
KITCHEN :- EXTRACT FAN GIVING 60 l/s INTERMITTENT OR COOKER HOOD GIVING 30 l/s INTERMITTENT.
BATHROOM / EN-SUITE - EXTRACT FAN GIVING 15 l/s INTERMITTENT.
ALL WINDOWS TO HAVE VENTILATION OPENINGS MIN FLOOR AREA OF ROOM & TO BE FITTED WITH 4000 mm² TRICKLE VENTS

HEATING

[illegible] to be [illegible] regulations. [illegible] and controlled [illegible] to BS 1181 : 1973 with minimum load equivalent [illegible] to project 150 each side fireplace opening. Min. [illegible] 750 square brick chimneys [illegible] terminate min. 1000 above roof pitch [illegible] top of liner. 730 high clay pot.

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

Cross tie strapped to [illegible] trusses and runners strapped to wallplate with 30 x 5 mm mild steel straps.

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

SOUTH [illegible] D.C.
[illegible]
09 OCT 1992
REF. 1074/92

EB3A - 930 f.s.

N.H.B.C. APPROVED HOUSE TYPE REFERENCE 002/-/92

EASTMAN HOMES

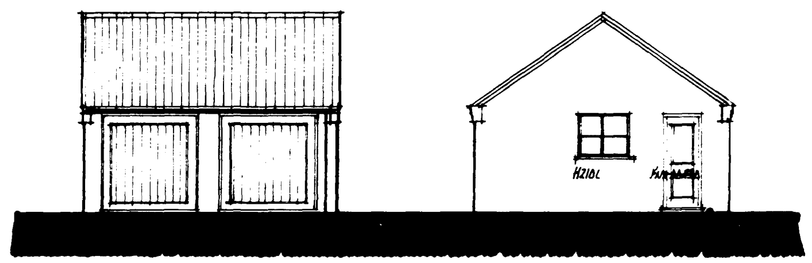
D : 24th JUNE 1992 : CEILING HEIGHT AMENDED TO 2375
C : 19th MARCH 1992 : PATIO SIZE AMENDED. NOTE ADDED. DRAINAGE AMENDED.
B : 6th JAN 1992. NOTE ON BUILDABLE AREA
A : 4th DEC. 1991 : REVISED FOR NHBC SUBMISSION

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

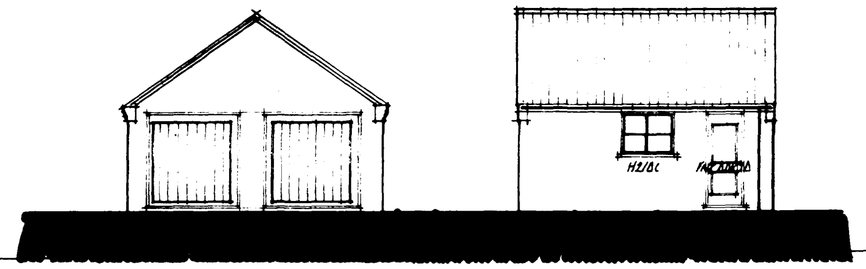
CAD

3 BED BUNGALOW - EB3A	DRAWING
1:50 1:100 SCALE	NOV. 1991 DATE
562A, 91, 29 A B C D	DRAWING No.

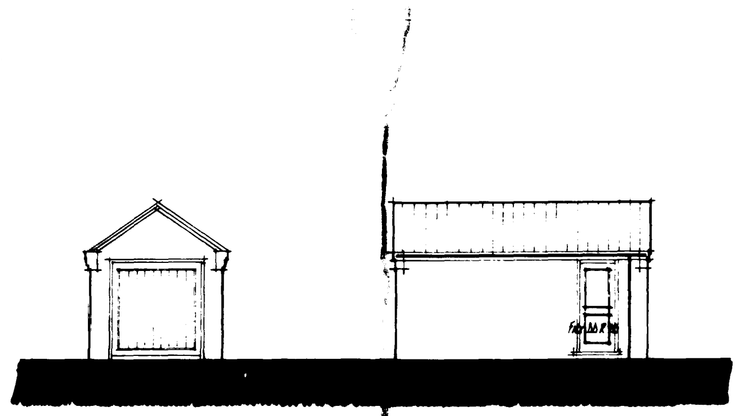
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



Front elevation. Side elevation - TYPE A



Front elevation Side elevation - TYPE B



Front elevation Side elevation

GARAGE SPECIFICATION

DRAINAGE

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

FOUNDATIONS/SLAB

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

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

ROOF

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

WINDOWS/DOORS

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

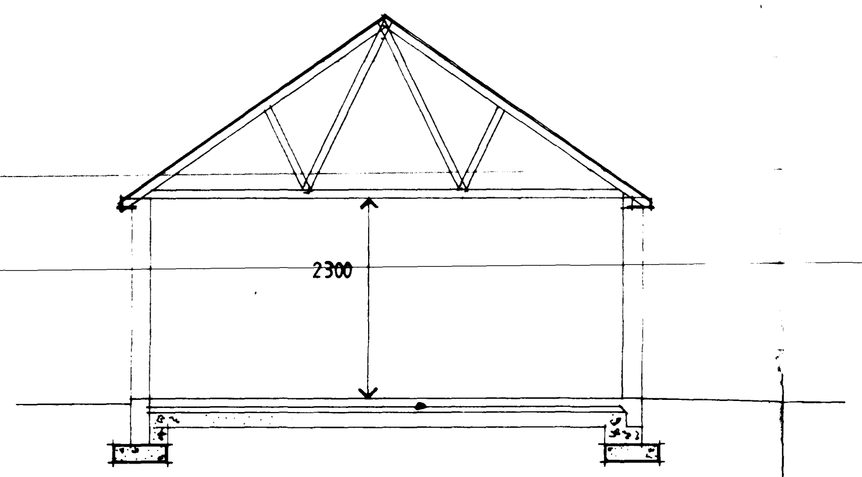
WALL/ROOF ABUTMENTS

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

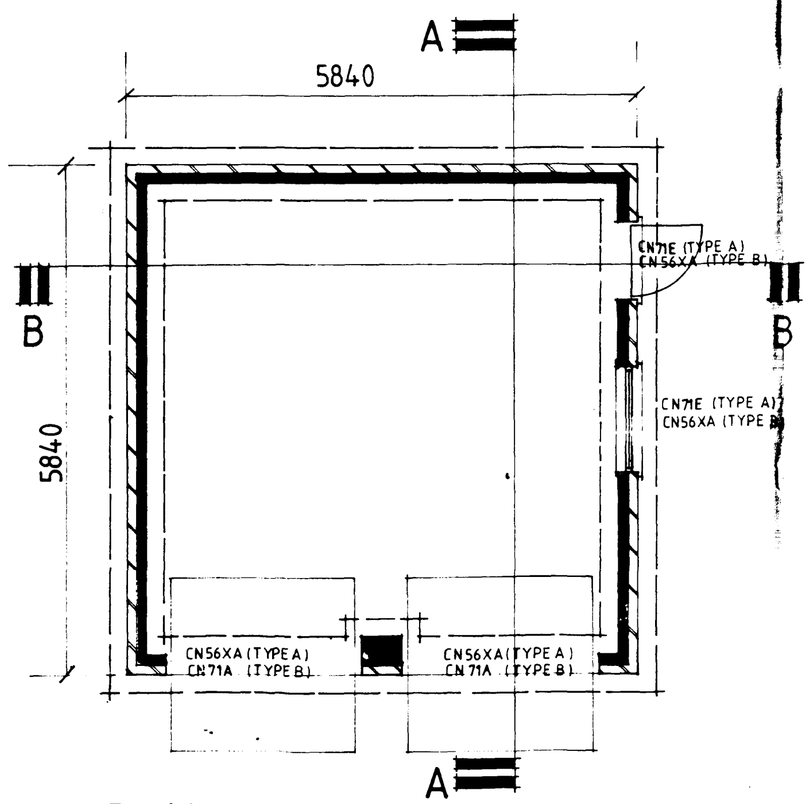
WALLS

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

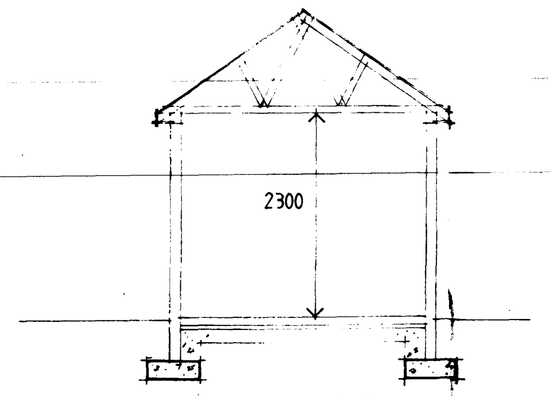
All non-loadbearing blockwork to be minimum 3.5 N /mm² unless Noted otherwise



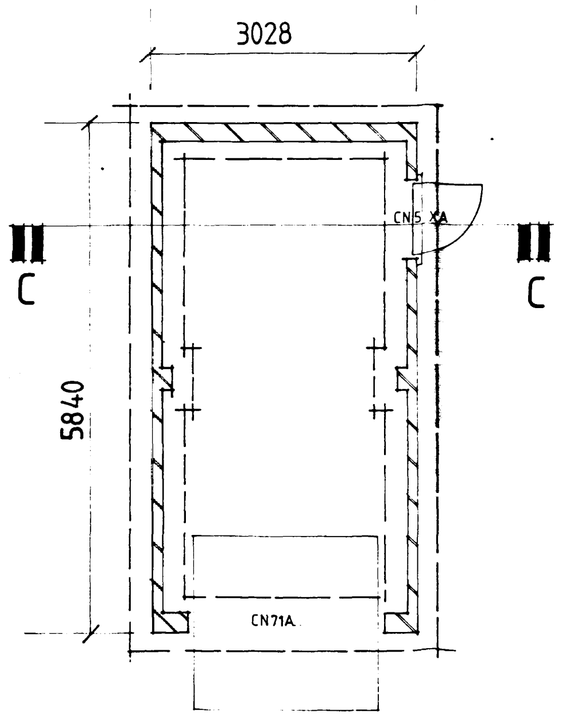
SECTION. A:A Type A
B:B Type B and C



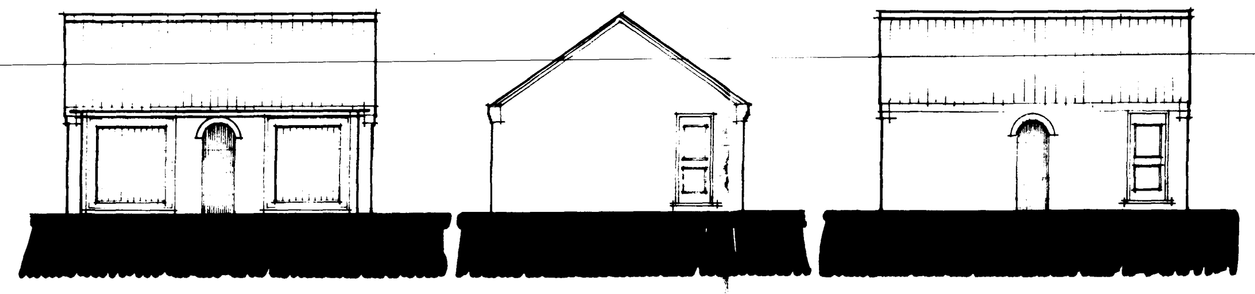
Double garage plan



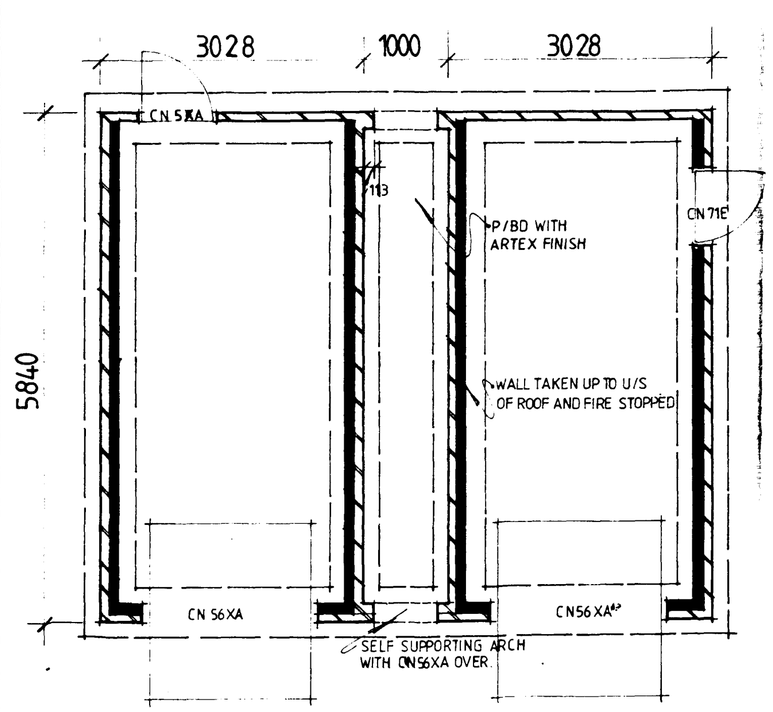
SECTION. C:C



Single garage plan



Front elevation Side elevation Rear elevation.



Plan of single garage block.

NOTE BLOCKWORK BACKING WALLS TIED TO BRK WITH TIES AT 900 CLS HORZ & 450 CLS VERT STAGGERED. TIES AT 225 CLS VERT AT JAMBS OF OPENINGS.

SOUTH HOLLAND D.C.
09 OCT 1992
REF ...197.4.92

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

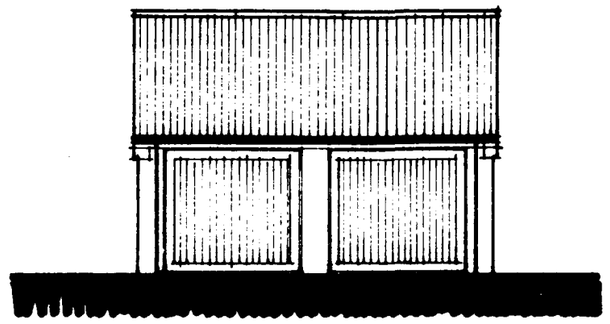
B: 19th MARCH 1992 BLOCKWORK TIE NOTE ADDED.
A: NOTE TO BLOCKWORK ADDED 6/1/92.

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

CAD

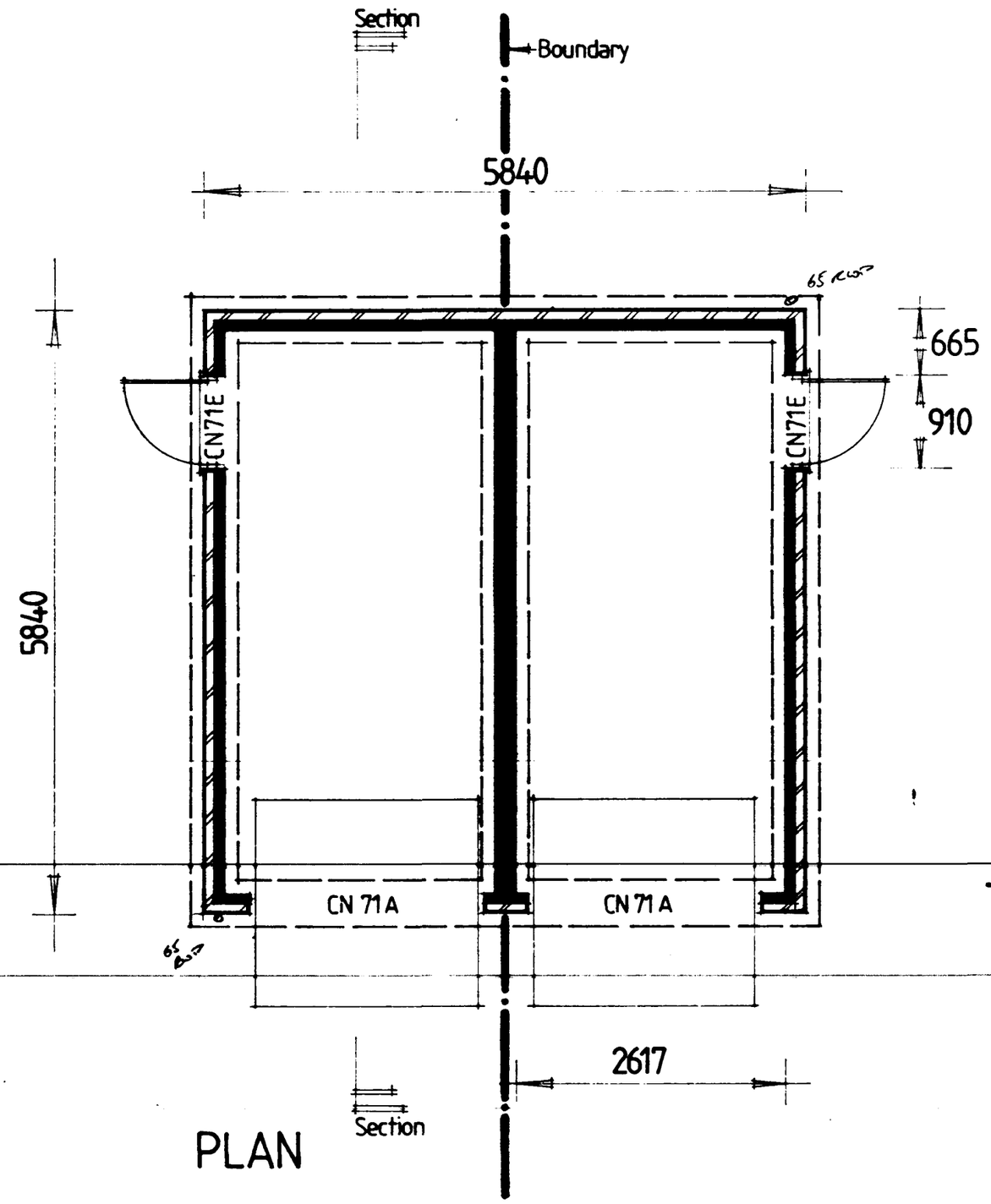
GARAGES	DRAWING
1:50, 1:100 SCALE	NOV. 1991 DATE
562 A/91/35/B	

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

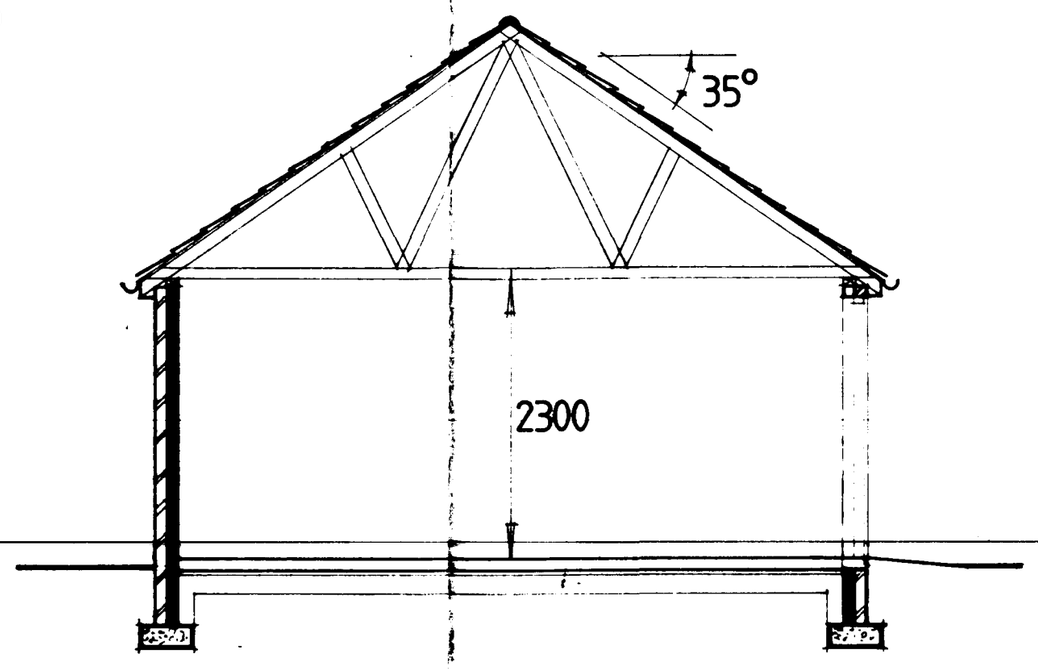


Front Elevation

Side Elevation



PLAN



SECTION

SUB... D.C.
09 OCT 1992
REF ..107.4/92...

GARAGE SPECIFICATION

DRAINAGE

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

FOUNDATIONS/SLAB

Remove veg. soil 150 deep. Excavate to firm base min 675 below ground for 450 wide x 225 deep concrete foundations (1000 deep in clay).

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

ROOF

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

WALLS

External Wall:
103 brickwork backed with 100 blockwork. Blockwork tied to brickwork with ties at 900 centres horizontally and 450 centres vertically staggered. Ties at 225 centres vertically at jambs of openings.

Dividing Wall:
Two skins 100 blockwork tied as external wall, and taken up to underside of roof and firestopped.

DOORS

'Boulton & Paul' or similar approved standard door. Garage door 2134 wide x 1981 high in 75 x 75 softwood frame or similar approved.

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

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

EASTMAN HOMES

A- NOTE TO BLOCKWORK ADDED 6/1/92.

RESIDENTIAL DEVELOPMENT , SURFLEET ROAD , PINCHBECK , SPALDING for EASTMAN SECURITIES LIMITED.

[redacted]

TWO GARAGE BLOCK		DRAWING
1:50 / 1:100 SCALE		LMS DATE / Drawn by
562 A / 91 / 32A		DRAWING No.

ADWEL C/Y/171