FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1155/92 Received:12-NOV-92 Type:FULL

Name: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

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

Description: Eight semi-detached dwellings with garages
Plots 5,6,7,8,9,10,10a,10b
Location : Plots 5-10b, Poachers Gate 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.

3 All new hedgerow planting shown on the submitted plans shall be allowed to attain a height of 1.8 metres and shall thereafter be retained at not less than this height.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
18-DEC-92 H14/1155/92

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)

For office use only Fee - £.....

Receipt No. - .....

Application for permission to develop land etc.

Town and Country Planning Act 1971 as amended

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

For official use only

Application no. H14 | 1155 | 92

02 NOV 1992

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

1. Applicant (complete details below in block capitals)

Name Eastman Securities Ltd

Address Rand, Wragby
Lincoln LN3 5NJ

Tel. No.

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

Name Costall Allen Design
Architects, Design Consultants

Address 102 & 104 Newland
Lincoln LN1 1YA

Tel. No. 0522 - 513800

OFFICE COPY

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

(a) Full address or location of the land to which this application relates (and site area if known)

Plots 5 - 10b, Poachers Gate Residential Development, Crossgate Lane, Pinchbeck, Lincolnshire

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

Owner/developer

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

8 no semi-detached dwellings with garages

(d) State whether applicant owns or controls any adjoining land and, if so, give its location

Yes - remaining unsold plots

3. Particulars of application

State whether this application is for :-

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

4. Particulars of present and previous Use of Building or Land

(a) State

(i) Present use of buildings/land — Residential

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

5. Additional Information

(a) State whether the proposal involves :-

		State Yes or No
(i) Construction of a new access to a highway	vehicular	Yes
	pedestrian	Yes
(ii) Alteration of an existing access to a highway	vehicular	No
	pedestrian	No
(iii) The crossing of a ditch or other water course		See layout drawing

(b) State whether the proposal involves :-

(i) New building(s) — Yes

If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats — 5 no three bed semi-detached houses
3 no two bed semi-detached houses
all with garages

(ii) Alteration or extension — No

(iii) Change of use — No

(c) Size of any new structure:-

(a) height — See

(b) length — drawings

(c) width — submitted

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

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

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

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

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

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

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

(k) (i) How will surface water be disposed of? — To new soakaways
(ii) How will foul sewage be dealt with? — To existing sewer

Continue on page 4 if necessary

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

(m) Has the site been disturbed, filled or otherwise contaminated? — Not known

6. Plans

List of drawings and plans submitted with the application

1498E/92/01B - site layout
1498E/02A - perspectivew view from Crossgate Lane
1498E/92/03A - house types EH3D and EH2D
1498/92/04 - house types EH2E and EH2D
1498E/92/05 - house types EH3G and EH2G
1498E/92/06 - detached two block garage
1498E/92/07 - standard garage drawing

Fee: £880.00

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

PART 3

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

I have completed the relevant certificate.

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

***On behalf of** ..... Eastman Securities Ltd .....

(insert applicants name if signed by an agent)

Date ..... 30th October 1992 .....

**Delete whichever is not applicable*

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

Town and Country Planning Act 1971-Certificate under Section 27
Town and Country Planning General Development Order 1988

Certificate A(a)*

I certify that:

1. at the beginning of the period of 21 days ending with the date of the accompanying application~~/appeal*~~ nobody, except the applicant~~/appellant*~~ was the owner (b) of any part of the land to which the application~~/appeal*~~ relates.

2.* none of the land to which the application~~/appeal*~~ relates is, or is part of, an agricultural holding.

~~3.* I have/the applicant has/the appellant has* given the required notice to every person other than myself who,~~ at the beginning of 21 days ending with the date of the application/appeal*, ~~was a tenant~~ of an agricultural holding on all or part of the land to which the ~~application/appeal*~~ relates, as follows:

~~Tenant's Name (c)~~	~~Address~~	~~Date of Service of Notice~~

Costall Allen Design

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

*On behalf of ..... Eastman Securities Ltd .....

Date ..... 30th October 1992 .....

* delete where inappropriate

(a) Certificates for use both with applications and appeals for planning permission. Only one certificate must be completed.

(b) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.

(c) If you are the sole agricultural tenant, enter 'None'.

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SUBMITTED FOUR COPIES OF THIS FORM COMPLETED AND SIGNED TOGETHER WITH AN APPROPRIATE CERTIFICATE, FOUR COPIES OF THE RELEVANT PLANS AND FEE

APPLICATION ASSESSMENT 1155/92

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DL
Date 20/11

Different from previous proposal & many back stairs other units Montagu Lodge is established

Notice posted by DL
Date 20/11

Resident Notices required

But main issue is acceptability in terms of location vis-a-vis previously approved scheme - in my view proposal is acceptable

Case Officer Conclusions

Sent | Delivered

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DL.....

Senior Officer DL.....

Case Officer Recommendation

Approve ✓ Refuse

Signed DL 17/12.

See schedule of conditions on Draft committee Report.

Conditions/Reasons
(continue overleaf)

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: Perspective shows gallery to rear elevation of some detail: detailed plans do not show these features: clarification needed together with amended plans as appropriate.

Senior Officer authorised: DC 5/11 Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: DC 12/11

Further direction: Precise details:

Amended description:

New valid date: 12/11/92

Consultation/Publicity Required

PDM 4-11 Perspective + rear elevations do not accord PDM 12-11 Two Requested plans suggested.

Extra Publicity:

	Requested	Sent
Departure DC 12/11	.....	.....
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 DC

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 880

Receipt Issued P1977

Date first Rec'd 02 NOV 1992

Registration

Reference H14/1155/92

Cross-Ref R

Date 3/11

Validation

TYPE FULL

Earliest permission

Site area Approx 0.12

No of dwellings 8

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 880

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 524400 326600

Ward

Parish PIDDOCK

TR Rural YES
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 922

Linked to property

Ref

Planning Records:
Earlier apps

1074/92 NO DEC YET
740/92
1004/92 211/70
640/91
490/89
126/91

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN **TH** 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: H14/1155/92 Type: FULL

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

Description: Eight semi-detached dwellings with garages
Plots 5, 6, 7, 8, 9, 10a, 10b. ✓ amended 21/12.

Location: Plots 5-10b, Poachers Gate
Crossgate lane
Pinchbeck
Spalding, Lincs

Valid date:	12-NOV-92	Terminal date:	07-JAN-93
Target dates:		Target Committee:	05-JAN-93
To case officer	19-NOV-92	Report deadline:	22-DEC-92
Inspected by	22-NOV-92		
Extra contacts	26-NOV-92	Case Officer:	
Report if not clear by	17-DEC-92	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building: Other Constraints: TR
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	13-NOV-92	27-NOV-92
Cllr T Bray 0775 323794 (Of	13-NOV-92	27-NOV-92
Cllr Mrs P J Buffham	13-NOV-92	27-NOV-92
Site/Press Advert MIN	20-NOV-92	11-DEC-92 ✓

L.C.C — Obs Attached Jacks 19/11/92

SITE DETAILS

Grid ref: 524400 326600
OS Sheets: 128 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

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Applicant: Eastman Securities Ltd Agent: Costall Allen Design
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Plots 5, 6, 7, 8, 9, 10a, 10b, 10c.

Location: Plots 5-10b, Poachers Gate
Crossgate lane
Pinchbeck
Spalding, Lincs

Valid date: 12-NOV-92 Terminal date: 07-JAN-93
Target dates: Target Committee: ~~06-DEC-92~~ 5/1/93
To case officer 19-NOV-92 Report deadline: ~~24-NOV-92~~
Inspected by 22-NOV-92 16/12/92.
Extra contacts 26-NOV-92 Case Officer:
Report if not clear by 17-DEC-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 8 DWE
Category: Newbuild
Listed building: Other Constraints: TR
Conservation Area:

CONSULTATIONS CARRIED OUT

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Site/Press Advert MIN	20-NOV-92	11-DEC-92

SITE DETAILS

Grid ref: 524400 326600
OS Sheets: 128 Parcel:

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 AUG 1992
Action by
DPO
DDPD
JC
ACP
File Nos.

LS/SJF/562A

4th August 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

For the attention of Mr D Roberts

Dear Sir

Residential Development, Crossgate Lane, Pinchbeck for Eastman Securities Ltd
Ref DJR/SAH/H14/0640/90

Further to your letter dated 31st July 1992 with regard to the above, we note your comments with regard to the rear elevational treatment to Crossgate Lane, but point out that on site layout 'E', being drawing no 562A/91/23, the plots clearly show all the rear elevation dormers proposed (i.e. plots 64 - 68 etc).

In previous correspondence with your office, there has been no request for rear elevational treatment to Crossgate Lane, and following recent discussions, no further dormers were required. We therefore propose to maintain the rear elevational treatment to those plots outlined in our letter dated 3rd July 1992 and look forward to receiving your comments in due course.

Yours faithfully

Lee M Sowerby
COSTALL ALLEN DESIGN

[redacted]

Phoned 9/9
Confirmed no problems Re
Plot - He will write
further to confirm plot was.
Advised one Hipped
7 Frontage would
also.

APPLICATION REFERENCE: H14/1155/92 TYPE: Full

DESCRIPTION: Eight semi-detached dwellings with garages
Plots 5,6,7,8,9,10a,10b,10c.

LOCATION: Plots 5-10b, Poachers Gate, Crossgate Lane, Pinchbeck.

APPLICANT: Eastman Securities Ltd

REASON FOR COMMITTEE CONSIDERATION
Revision to previously approved scheme: Additional dwellings proposed: Question of character.

RECOMMENDATION
Permission be granted.

PLANNING ISSUES

1 Site part of larger development between Surfleet Road and Crossgate Lane. Previous scheme for 6 detached and semi-detached houses. Present proposal for 8 ~~two bedroomed~~ houses with new elevations into "linked" ~~houses fronting~~ Crossgate Lane.

2 Main issue is whether this type and number of dwellings are acceptable for this location.

3 Applicant has supplied perspective drawing to illustrate how dwellings will progressively increase in distance from Crossgate Lane to minimise prominence of linked garages. existing screen hedge will eventually screen site.

REPRESENTATIONS
Parish Council: Approved.

SCHEDULE OF CONDITIONS

1 SC27 (Implementation of Planting).

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

Reasons

1 Standard.

2 In the interests of maintaining the visual amenities of the locality.

---

22 15/12

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

LS/SJF/1498E

13th November 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

For the attention of Mr D Roberts

Dear Sir

Plots 5 - 10b, Residential Development, Pinchbeck for Eastman Securities Ltd

Further to our letter dated 11th November 1992, please find enclosed for your attention, four copies of our drawing no 1498E/92/06A being the revised attached two garage block drawing, indicating additional windows and dormer/ gable to co-incide with our previously forwarded perspective view.

We would be pleased if this drawing could be considered as part of the application reference H14/1155/92 and look forward to hearing from you in due course.

Should you require any further information, please do not hesitate to contact the writer at this office.

Yours faithfully

Lee M Sowerby
COSTALL ALLEN DESIGN

SOUTH HOLLAND D.C.
PLAN DEPT
16 NOV 1992
REF ACK KL

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1155/92

Applicant: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

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

Description: Eight semi-detached dwellings with garages
Plots 5, 6, 7, 8, 9, 10a, 10b, 10c.

Location: Plots 5-10b, Poachers Gate Crossgate lane
Pinchbeck Spalding, Lincs

Type: FULL

Date received: 12-NOV-92

13-NOV-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 28-NOV-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:

W. H. [illegible]

S.H.D.C. PLANNING DEPT.
RECEIVED
24 NOV 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Reply by .....
File Nos.
Acknowledge YES/NO
By
Date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H14/1155/92.

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	4	4	2	6	6

2. Address or location
PLOTS 5-10, CROSSGATE LANE PINCHBECK

3. Name, classification and number of road
UC

4. Date application referred 19-11-92

5. State whether outline, detailed application etc.
FULL

6. Description of proposed development/change of use including access details
EIGHT SEMI-DETACHED DWELLINGS

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: 19-11-92. Signed: [signature]
Director of Highways and Planning

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: H14/1155/92

Applicant: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

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

SOUTH HOLLAND D.C
PLAN DEPT
12 NOV 1992
REF.....

Description: Eight semi-detached dwellings with garages
Plots 5, 6, 7, 8, 9, 10a, 10b, 10c.

Location: Plots 5-10b, Poachers Gate
Crossgate lane
Pinchbeck
Spalding, Lincs

Type: FULL

Date received: 02-NOV-92

06-NOV-92

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:

1 Perspective shows gables to rear elevation of some dwellings; detailed plans do not show these features; clarification needed together with amended plans as appropriate.

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

PP Principal Planning Officer

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

LS/SJF/1498E

11th November 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

SOUTH HOLLAND D C
PLAN DEPT
12 NOV 1992
REF. H155/92

For the attention of Mr D Roberts

Dear Sir

Plot 5 - 10b, Pinchbeck for Eastman Securities Ltd - Ref H14/1155/92

Further to your letter dated 6th November 1992, we enclose as requested the second copy of your letter, together with four copies each of our revised drawings nos 1498E/92/3C and 5B, being the house types EH3D/EH2D and EH3G/EH2G amended to include a rear dormer/gable as indicated on our perspective view previously forwarded.

We trust this now clarifies all outstanding items, and will enable the application to be determined. May we also point out at this stage that the drawing previously forwarded for the single garage showing the external dimensions of the garage as 5840 x 3028 has now been amended and the overall garage external size is 5840 x 2740. We feel that as this is such a minor amendment, you may not require to see a revised drawing, but should you require sight of the amended garage layout, please do not hesitate to contact the writer at this office.

Your earliest attention would be greatly appreciated, but should you require any further information, please do not hesitate to contact the writer at this office.

Yours faithfully

Lee M Sowerby
COSTALL ALLEN DESIGN

cc Mr I Pickwell, Eastman Securities Ltd

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

LS/SJF/1498E

30th October 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

... 1992
... 1155 ... P.M.

Dear Sirs

Plots 5 - 10b, Crossgate Lane, Pinchbeck for Eastman Securities Ltd

Please find enclosed four copies each of our drawings nos 1498E/92/01B, /02A, /03A, /04, /05, /06 and /07 relating to the above, together with Planning application forms and our client's cheque in the sum of £880.00.

Should you require any further information, please do not hesitate to contact the writer at this office.

Yours faithfully

Lee M Sowerby
COSTALL ALLEN DESIGN

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H14/1155/92/A1 Date Received: 21 January 1993

Applicant: Eastman Securities
Rand
Wragby
Lincoln

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

Description of Original Development: Eight semi-detached dwellings with garages (Plots 5, 6, 7, 8, 9, 10, 10a, 10b)

Location: Plots 5-10b, Poachers Gate, Crossgate Lane, Pinchbeck

Amendment Submitted: Change bricks on Plots 9 and 10 to Butterley Old English Rose Rustic

27 January 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only
Application No. H14/1155/92 /A1
Date registered 21 JAN 1993
Case Officer P.J.

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

Eastman Sowrites
Rand
Wragby
Lincoln

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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

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

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

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Eight Semi-detached dwellings with garages

As **NOW PROPOSED**, *if different*

—

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

Change bricks on Plots 9 + 10 to Butterley Old English Rose Rustic.

State drawing no's of the current submission

—

State Officer dealing with the application, if known.

P J M.

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

—

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

AMENDED PLAN
Ref. A1

LS/SJF/1498E

19th January 1993

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

For the attention of Mr D Roberts

Dear Sir

Residential Development, Crossgate Lane, Pinchebeck for Eastman Securities Ltd - Plots 5 -10b - Ref H14/1155/92

Further to the granting of the above Planning Permission, we request that the brickwork specification for plots 9 and 10 be amended from Butterley Kirton Old English Harvest Multi-Rustic to Old English Rose Rustic.

We trust this can be treated as a minor amendment to the above Plannng Permission and look forward to receiving your written approval in due course.

Yours faithfully

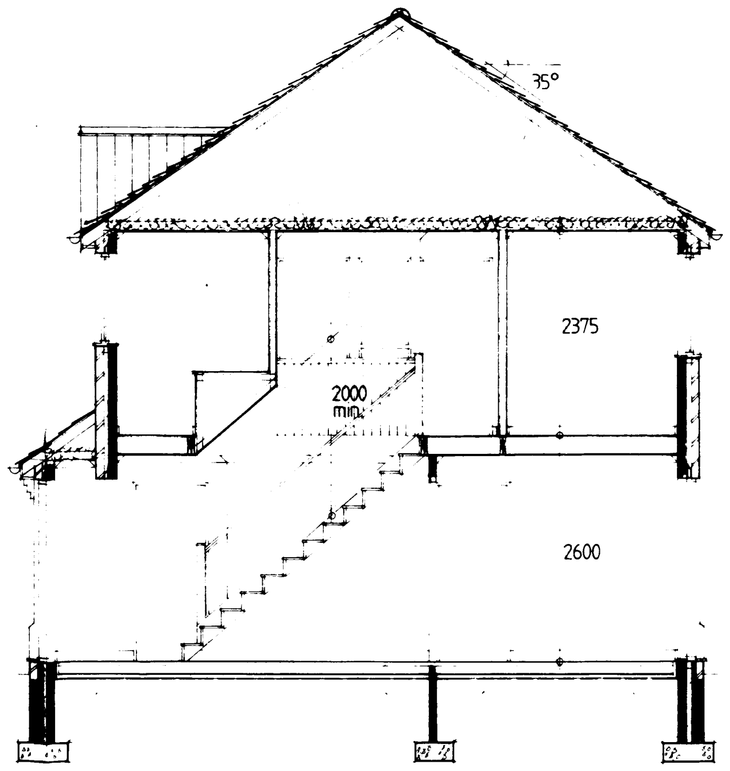
Lee M Sowerby
COSTALL ALLEN DESIGN

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JAN 1993

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



front elevation



section a-a

EASTMAN SECURITIES SPECIFICATION

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

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

Rainwater goods to be: "Osma" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

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

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil).

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

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

NOTE: ALL EXTERNAL BRICKWORK DIMENSIONS TAKEN ABOVE PLINTH LEVEL.

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

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

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

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

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

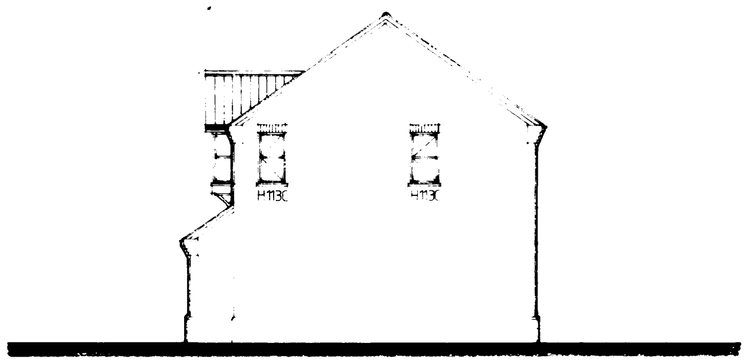
ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tanalised softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with B.S. 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 450mm and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 No. rafters/joists at maximum 2000mm centres turned down well minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45° spiked to trusses. 100 x 25mm softwood bracing over ceiling joists from eaves to binders at 30°. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glassfibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 9mm thick W.B.P. exterior quality plywood soffite with, equivalent to, 10mm wide continuous air gap for roof void ventilation with approved insect mesh.

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

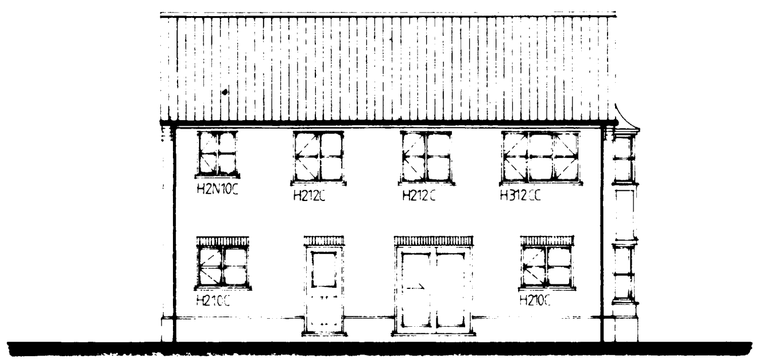
HEATING
Central heating to be gas fired balanced flue boiler. Flue to be minimum 300mm away from any opening. Radiators to all rooms. Two-bedroom houses to be heated with electric storage heaters unless noted otherwise.

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

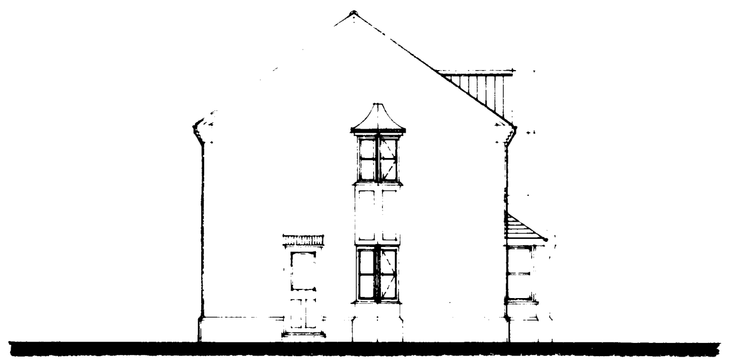
NOTES
All softwood to be structural grade SC3 and treated in copper napherate or similar approved. All pipes passing through roofspace to be insulated with approved glassfibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external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



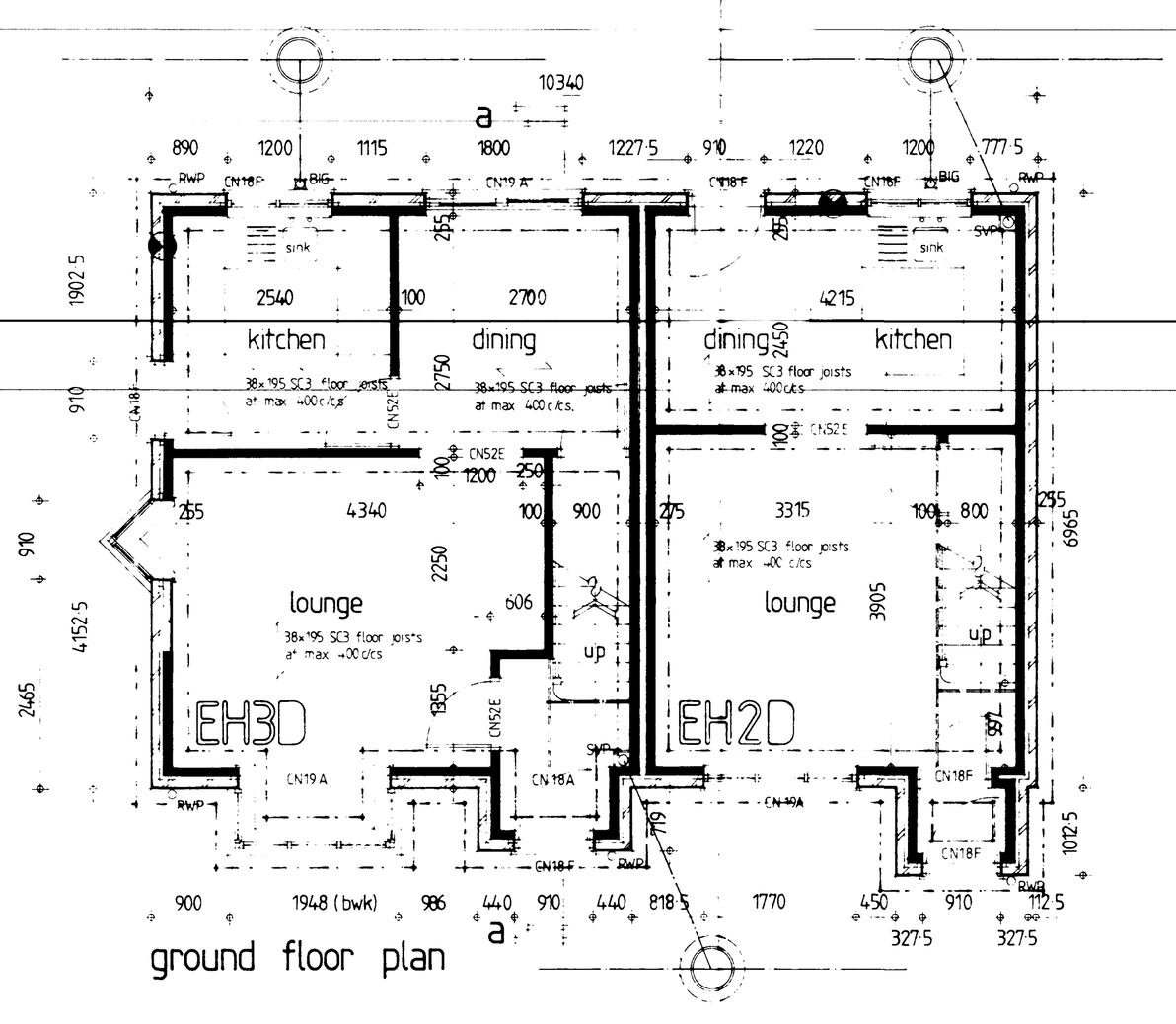
side elevation



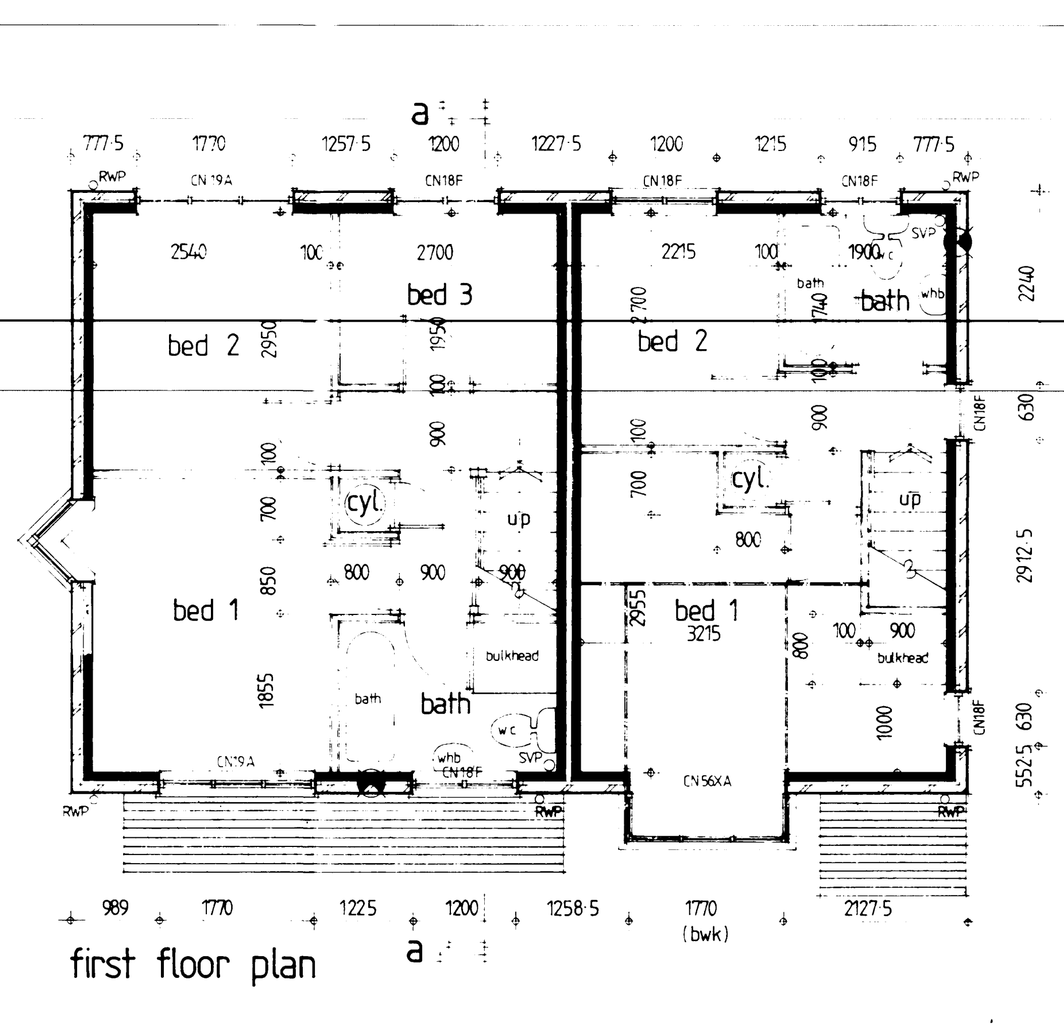
rear elevation



side elevation



ground floor plan



first floor plan

02 NOV 1992

EH3D / EH2D

REVISION A 30th OCTOBER 1992 ORIEL BAY REASSITIONED

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

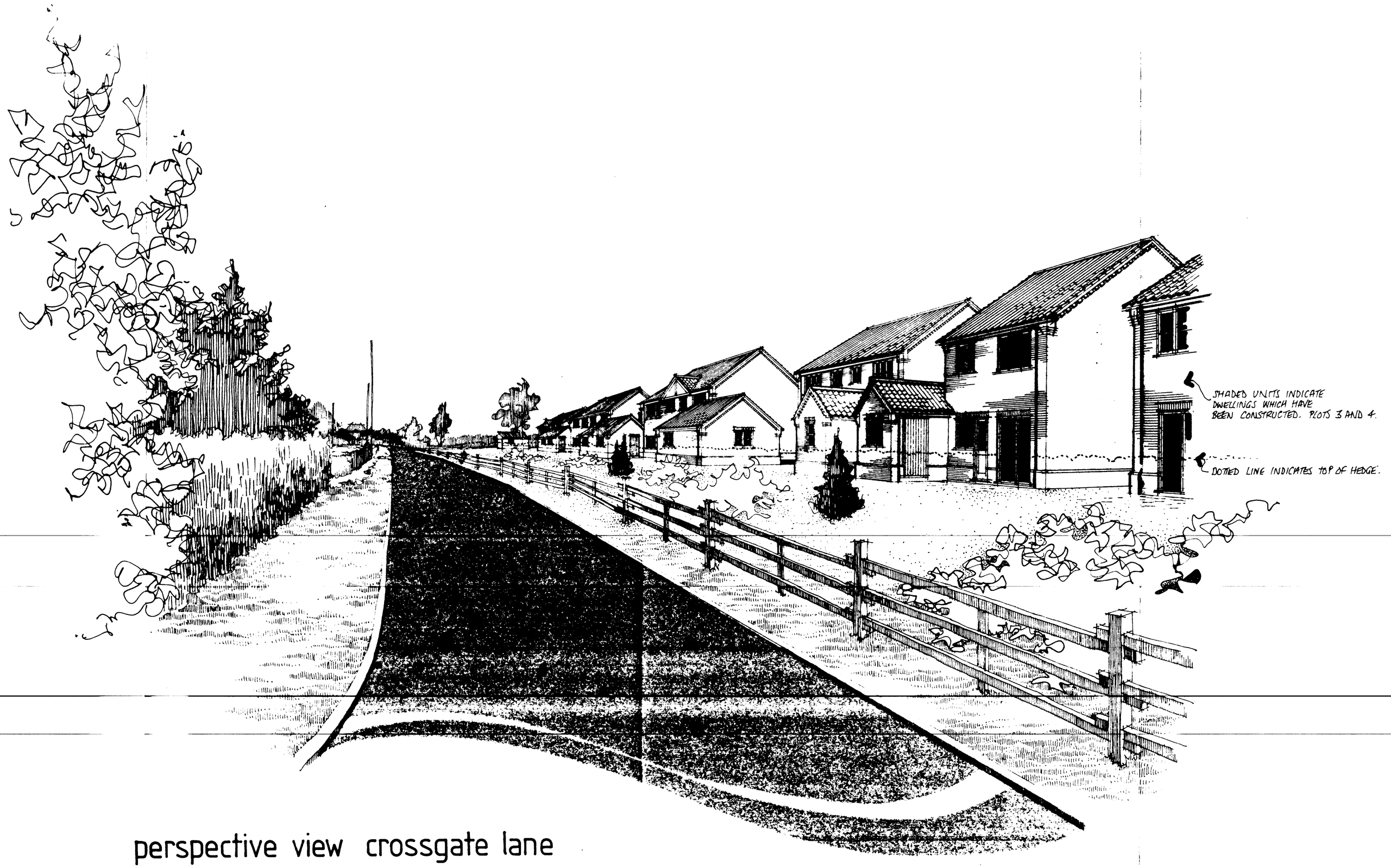
CAD

3 BED / 2 BED HOUSE - EH3D / EH2D

1:50 / 1:100 | OCT 1992

1498 E , 92,3

PROVISIONAL



perspective view crossgate lane

plots 3 to 10b.

EQUITA
F
02 NOV 1992
1155/92

REVISION A DRIVE OMMITED FROM PLOT 10A - 30th OCTOBER 1992

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

CAD

PERSPECTIVE VIEW			DRAWING
NO SCALE SCALE	OCT 1992 DATE		Drawn by
1498 E · 92 · 2A			DRAWING No.

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

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

Plinth detail and 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.

North

location plan. 1:2500

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

FLAXMILL LANE
CROSSGATE LANE
COLLECTOR RD
ACCESS WAY 1
ACCESS WAY 2
SURFLEET ROAD
PHASE ONE
emergency link footpath
Existing road widened to 5.500 from this point
Existing Dyke Culverted
1800 high brick wall
1800 high fence
1500 high
New hedge
Pinchbeck

SCHEDULE OF TYPES.

EB3A	3	Bed. det. Bungalow.	11no.
EB2A	2	Bed Bungalow.	8no.
EB2B	2	Bed semi Bungalow.	2no.
EH3A	3	Bed det. House.	14no.
EH3B	3	Bed semi House.	6no.
EH3C	3	Bed semi House.	6no.
EH3F	3	Bed det. House.	4no.
EH2A	2	Bed semi House.	6no.
EH3D	3	Bed semi House.	3no.
EH3E	3	Bed det House	5no.
EH2B	2	Bed semi House	2no.
EH2C	2	Bed semi House	1no.
EH3G	3	Bed semi House	4no.
		total	72 no.

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

Street Lighting
STREET LIGHTING POSITIONS AS REQUIRED BY HIGHWAYS AUTHORITY TO BE IN ACCORDANCE WITH L.C.C. SPECIFICATION S/SB/IC/189 GENERALLY BUT SPEC. S/SS/RL/189 TO FOOTPATH LINK.
(LG) REFERSENTS 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

02 NOV 1992
1155/92

EASTMAN HOMES

REVISION B 26th OCTOBER 1992 MATERIALS ADDED
REVISION A 21st OCTOBER 1992 PLOT 10b REVISED TO PLANNING DEPARTMENTS REQUIREMENTS

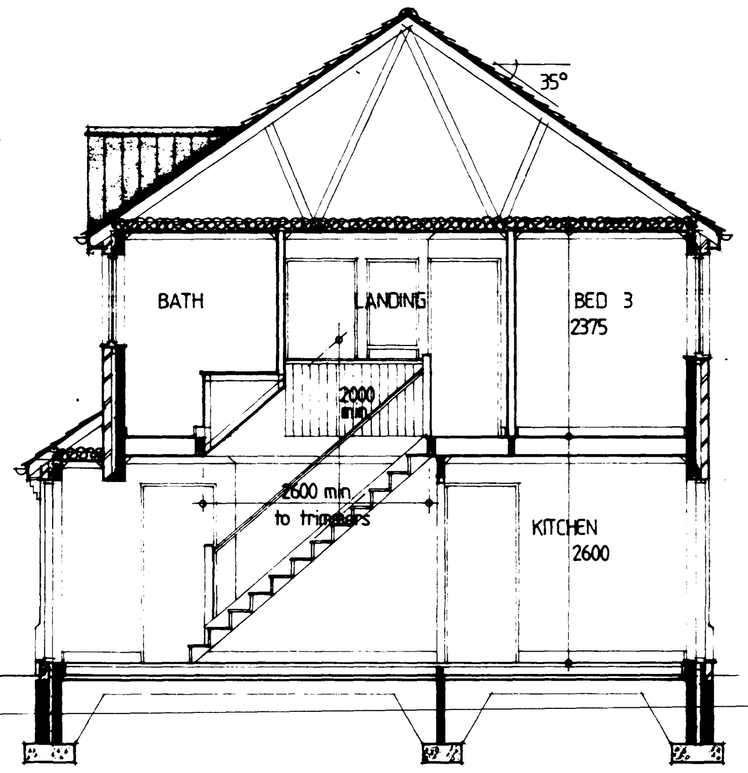
RESIDENTIAL DEVELOPMENT SURFLEET ROAD, PINCHBECK, SPALDING
for EASTMAN SECURITIES

LAYOUT PLOTS 5 TO 10b — DRAWING
1:500 — OCT 1992 — DATE
1498E · 92 · 1 REV

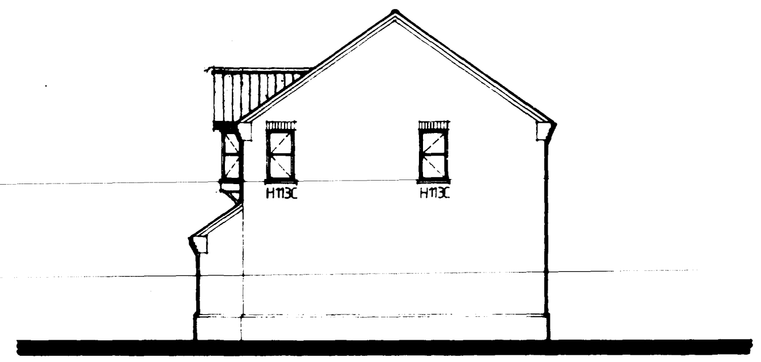
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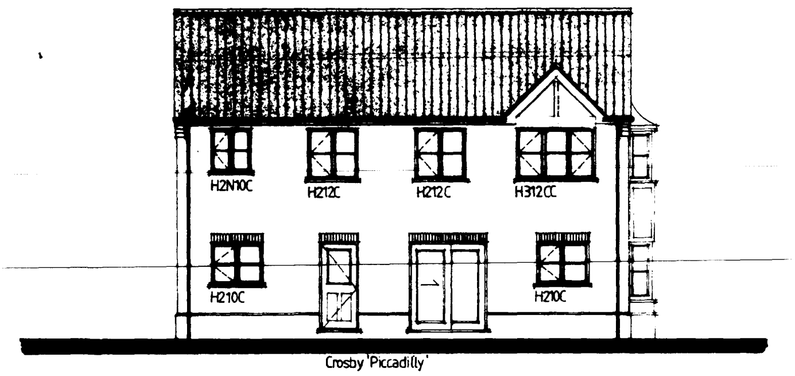
front elevation



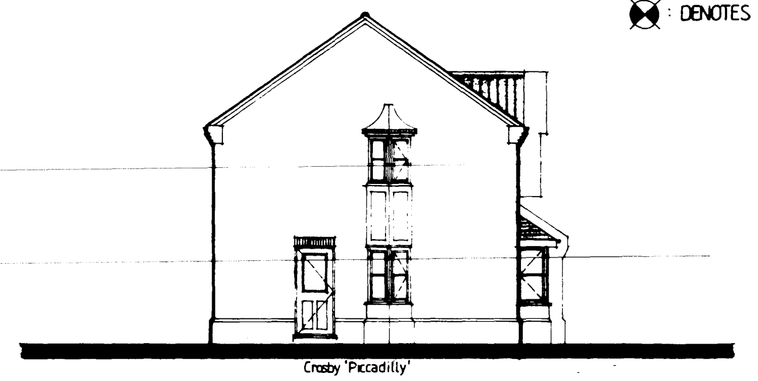
section a-a (through EH3D)



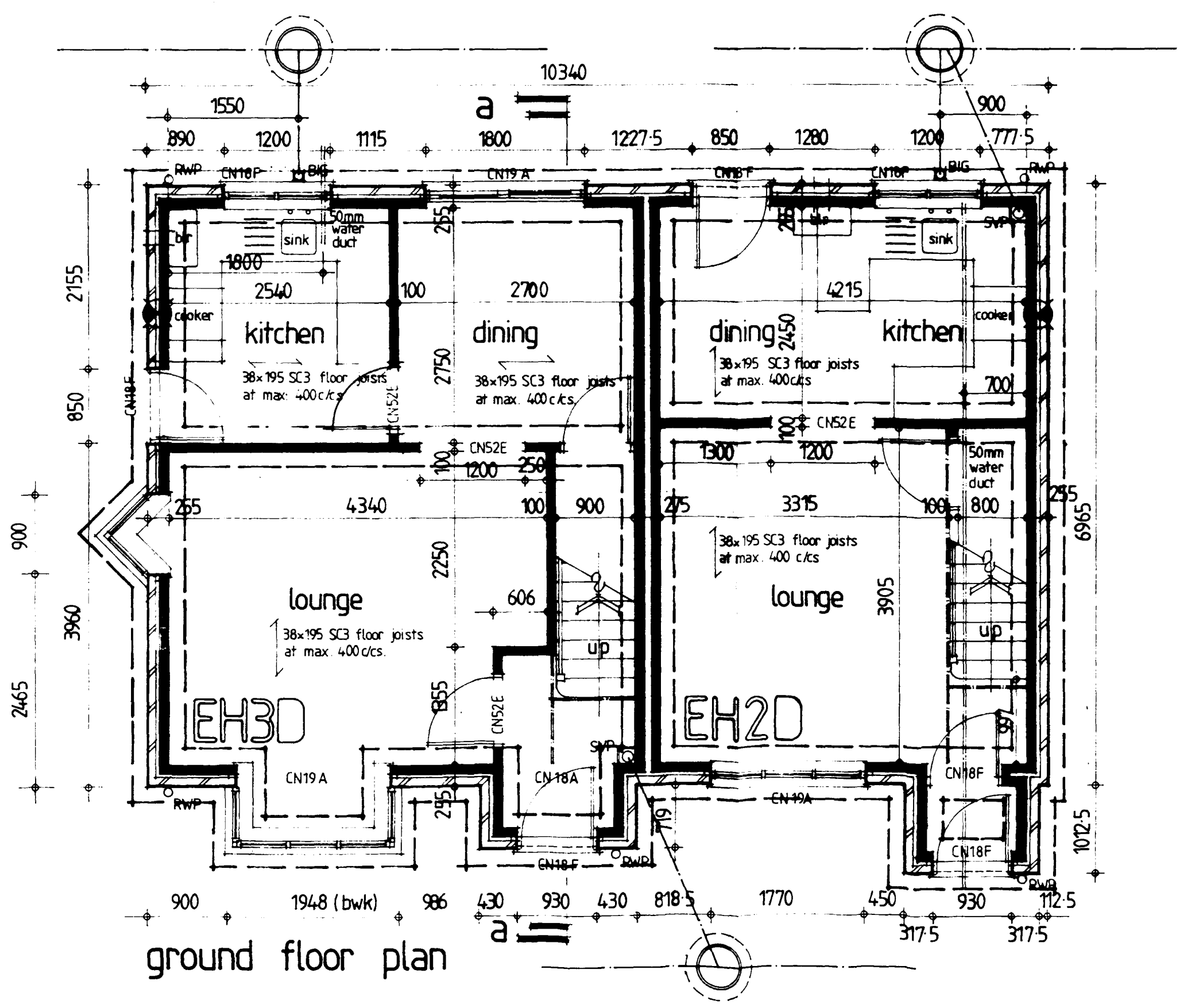
side elevation



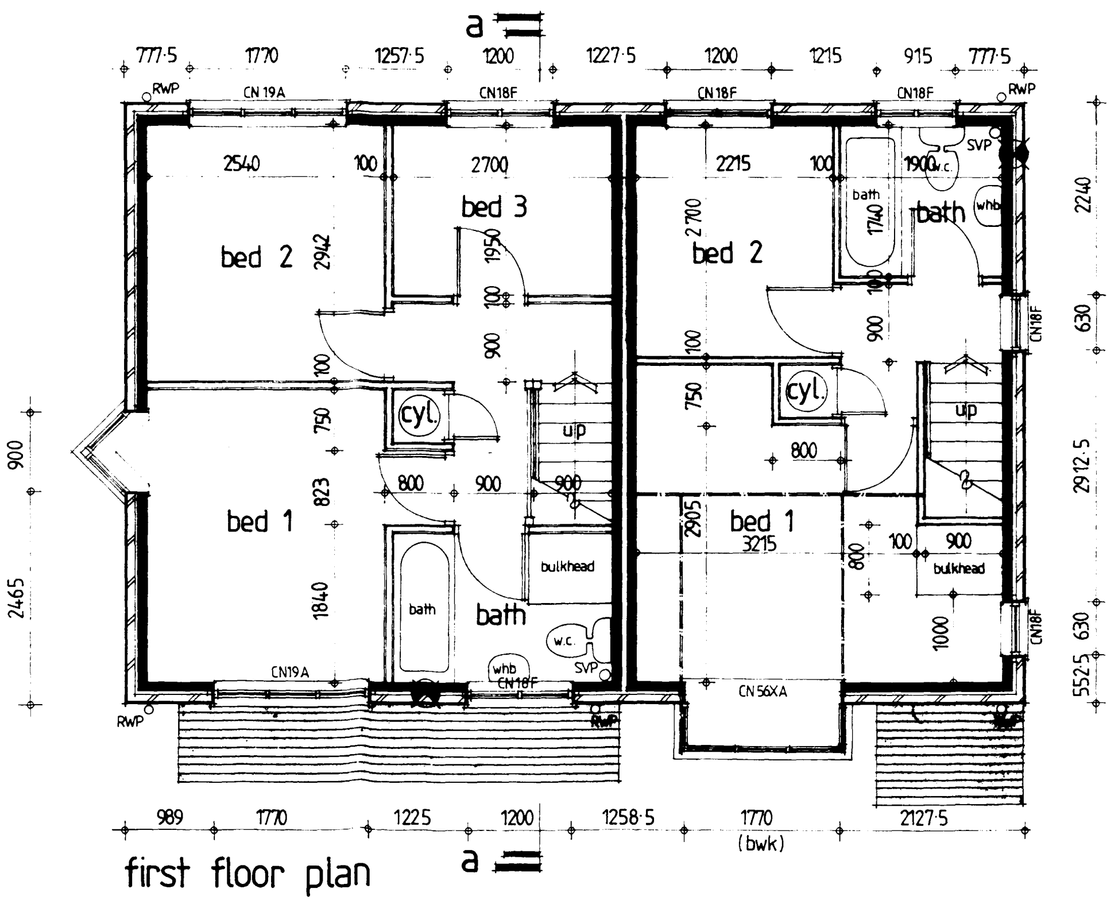
rear elevation



side elevation



ground floor plan



first floor plan

EASTMAN SECURITIES SPECIFICATION

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

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

Rainwater goods to be: "Osma" or similar approved uPVC half round gutters with 65mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

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

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil).

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

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (1:3) on 100mm thick concrete slab to B.S.5328 : Mix C10P1 on 38mm thick "Jablite" floor insulation on 300mm polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

NOTE: ALL EXTERNAL BRICKWORK DIMENSIONS TAKEN ABOVE PLINTH LEVEL.

⊠ : DENOTES MECHANICAL EXTRACT POSITION

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

Internal Walls - 100mm thick loadbearing blockwork to ground floor walls to house. 75mm thick non-loadbearing blockwork to non-loadbearing walls to bungalows unless noted otherwise. Other walls to be 75 x 50mm vertical studs at 450mm centres with 75x50mm softwood head and sole plate on 2 No. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing partitions to be minimum 3.5N/mm² unless noted otherwise. Party walls to be two skins of solid 100mm thick "Interlyte" blocks with 75mm cavity and 9mm thick sand/cement render and skim to both sides. Wall to be taken up to underside of roof and fire stopped. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS
"Poulton and Paul" standard joinery windows as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base stain. Windows double glazed in 14mm units. Doors single glazed in 6mm glass. Patio doors double glazed in 14mm units and to have minimum 19,000mm² openable vent. All windows to have night vents. Garage doors 2134 x 1981mm deor in 75 x 75mm softwood frames or similar approved.

FIRST FLOOR
18mm thick moisture resistant tongue and grooved chipboard grade II/III throughout to B.S. 5669 on floor joists as specified on ground floor plan. 12.5mm plasterboard with skim finish to ceiling. Where floor joists run parallel to external wall fix 38 x 5mm mild steel straps at maximum 2000mm centres along 3 No. joists and turned down cavity 175mm. Fix 75 x 50mm softwood noggins between floor joists. Double up floor joists below bath. Where floor joists span over 2500mm install herringbone strutting at centre points. Where floor joists bear onto party walls, support by mild steel joist hangers.

STAIRCASE
"Poulton and Paul" or similar approved standard timber construction - 900mm wide, Rise 200mm, Going 223mm with pitch of 42°. Minimum headroom of 2000mm measured vertically from pitch line of nosings. Vertical minimum 900mm handrail to stairs from pitch line of nosings. Handrail to landings minimum 800mm high above floor level and with intermediate balusters at centres that will inhibit a 100mm diameter sphere from passing through any gaps between them.

ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm treated softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with B.S. 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 450mm and tucked in 75mm. At gables, fix 38 x 5mm mild steel straps to 3 No. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45° spiked to trusses. 180 x 25mm softwood bracing from ceiling joists from eaves to hipends at 30°. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glassfibre quilt insulation to roof void. 12.5mm plasterboard and skim finish to ceilings. 200 x 19mm arboriter eaves softwood fascia. 6mm thick U.P.V.C. exterior quality plywood soffite with, equivalent to, 10mm wide continuous air gap for roof void ventilation with approved insect mesh.

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

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

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

NOTES
All softwood to be phenolformal grade WBP and treated by vacuum impregnate or similar approved. All joints passing through roofspace to be insulated with approved glassfibre insulation of pipe thickness or minimum 50mm. Provide for a feed storage capacity 1.75m³ to be provided and vented to external air. 300 x 300mm airbrick to be refrigerated from living room socket. Provide solid fuel storage minimum 0.75m³ for each vehicular access.

SOUTH ... D.C.
PLANNING
12 NOV 1992
REF. 1155/92

EH3D / EH2D

REVISION F 14th NOVEMBER 1992 GAS/EL. BAY REPOSITIONED. REAR DORMER / GABLE ADDED.
REVISION E 6th NOVEMBER 1992 REVISED TO CLIENTS SPECIFICATION.
REVISION A 30th OCTOBER 1992 GAS/EL. BAY REPOSITIONED

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

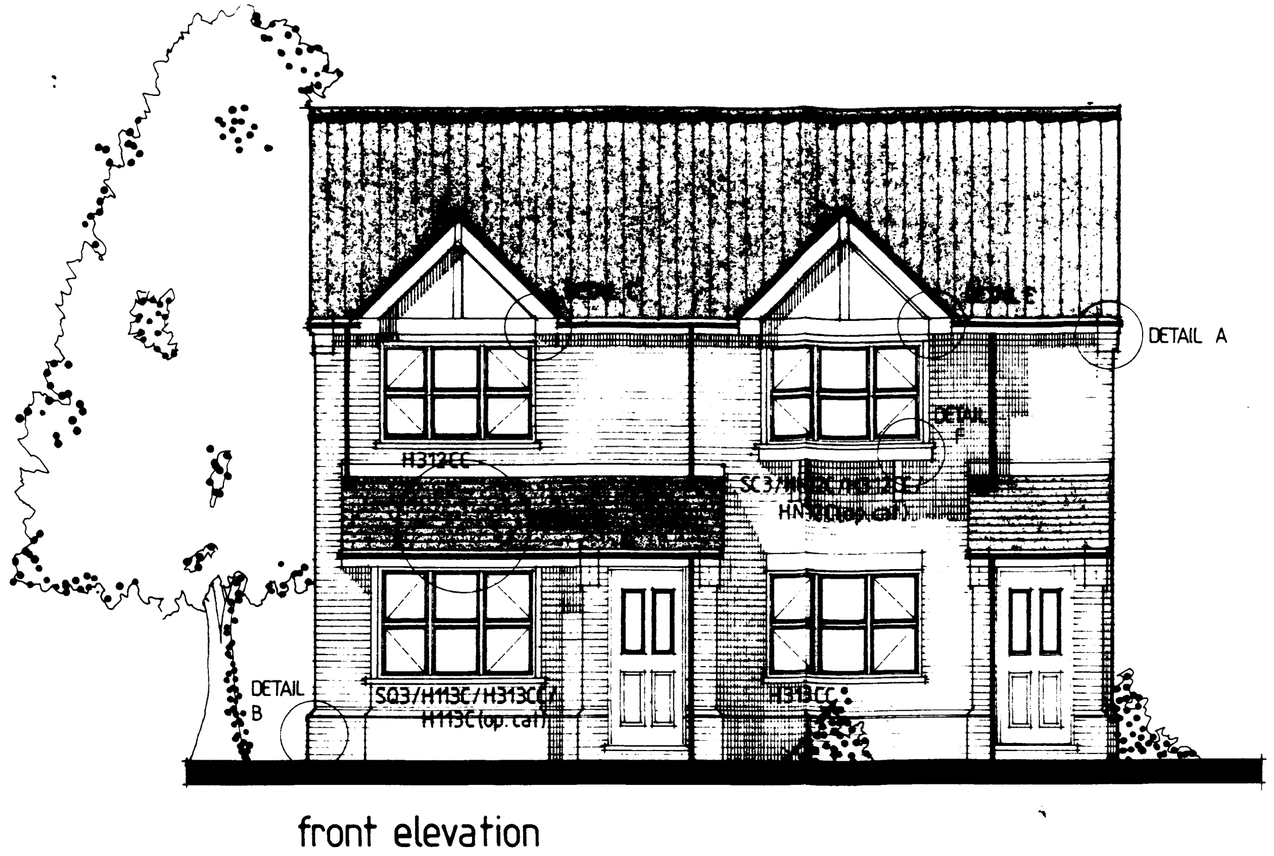
CAD

3 BED / 2 BED HOUSE - EH3D / EH2D		DRAWING
1:50 / 1:100	OCT 1992	Drawn by
SCALE	DATE	
1498E, 92, 3		DRAWING No

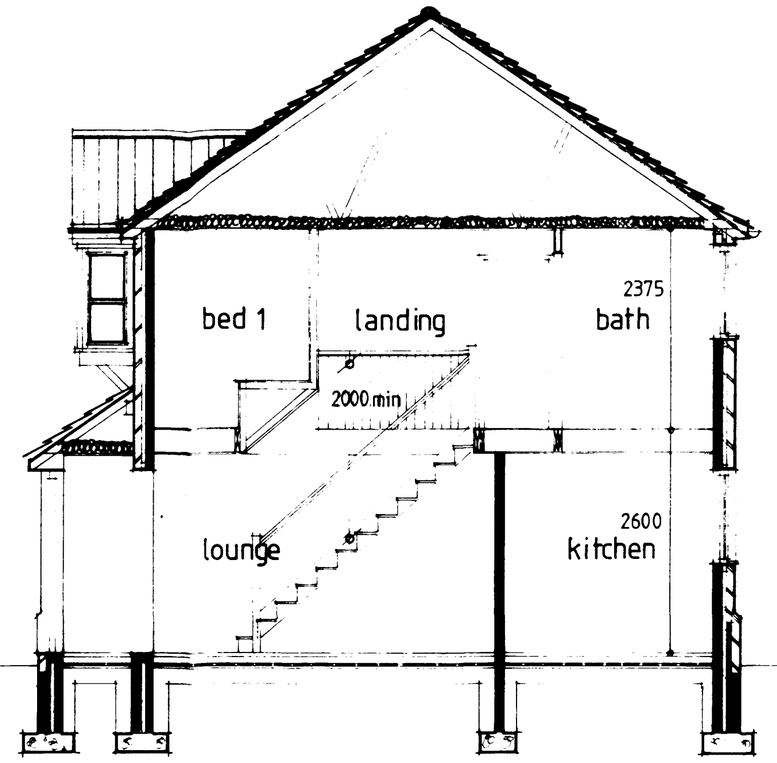
PROVISIONAL

ADMEL A 8/029

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



front elevation



section a:a

NOTE: ALL EXTERNAL BRICKWORK DIMENSION TAKEN ABOVE PLINTH LEVEL

EASTMAN SECURITIES SPECIFICATION

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

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

Rainwater goods to be: "Osma" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

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

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil).

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

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

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

Internal Walls - 100mm thick loadbearing blockwork to ground floor walls to house. 75mm thick non-loadbearing blockwork to non-loadbearing walls to Bungalows unless noted otherwise. Stud walls to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 800mm centres on 75 x 50mm softwood bearing plate on 2 No. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 3.5N/mm² unless noted otherwise. Party walls to be two skins of solid 100mm thick "Interlyte" blocks with 75mm clear cavity and 13mm thick sand/cement render and skim to both sides. Wall to be taken up to underside of roof and fire stopped. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS
"Boulton and Paul" standard joinery windows as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors single glazed in 5mm glass. Patio doors double glazed in 14mm units and to have minimum 10,000mm² openable vent. All windows to have night vents. Garage doors 2134 x 1981mm door in 75 x 75mm softwood frames or similar approved.

FIRST FLOOR
19mm thick moisture resistant tongue and grooved chipboard grade II/III throughout to B.S. 5669 on floor joints as specified on ground floor plan. 12.5mm plasterboard with artex finish to ceiling. Where floor joists run parallel to external wall fix 30 x 5mm mild steel straps at maximum 2000mm centres along 3 No. joists and turned down cavity 175mm. Fix 75 x 38mm softwood noggins between floor joists. Double up floor joists below bath. Where floor joists span over 2500mm install herringbone strutting at centre points. Where floor joists bear onto party walls, support by mild steel joist hangers.

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

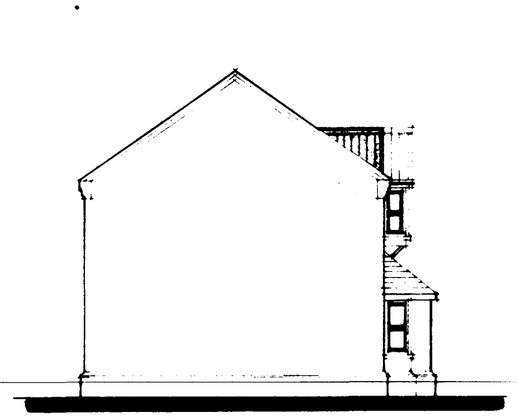
ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tanalised softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with B.S. 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 450mm and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 No. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45° spiked to trusses. 100 x 25mm softwood bracing over ceiling joists from eaves to binders at 30°. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glassfibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffite with, equivalent to, 10mm wide continuous air gap for roof void ventilation with approved insect mesh.

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

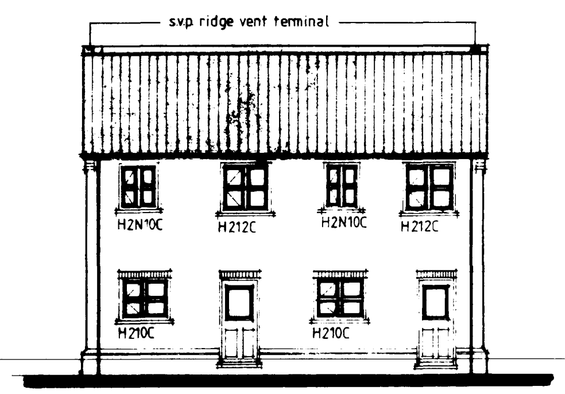
HEATING
Central heating to be gas fired balanced flue boiler. Flue to be minimum 300mm away from any opening. Radiators to all rooms. Two-bedroom houses to be heated with electric storage heaters unless noted otherwise.

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

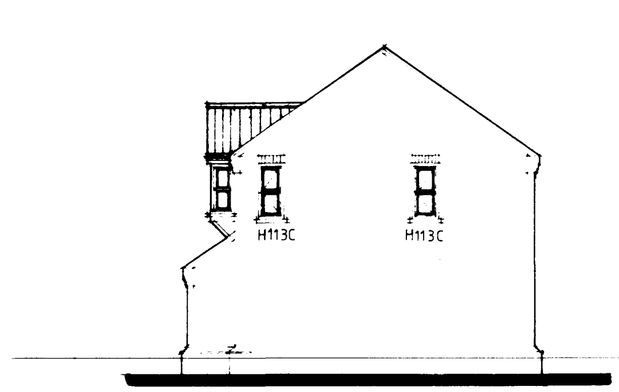
NOTES
All softwood to be structural grade SC3 and treated in copper napherate or similar approved. All pipes passing through roofspace to be insulated with approved glassfibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external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



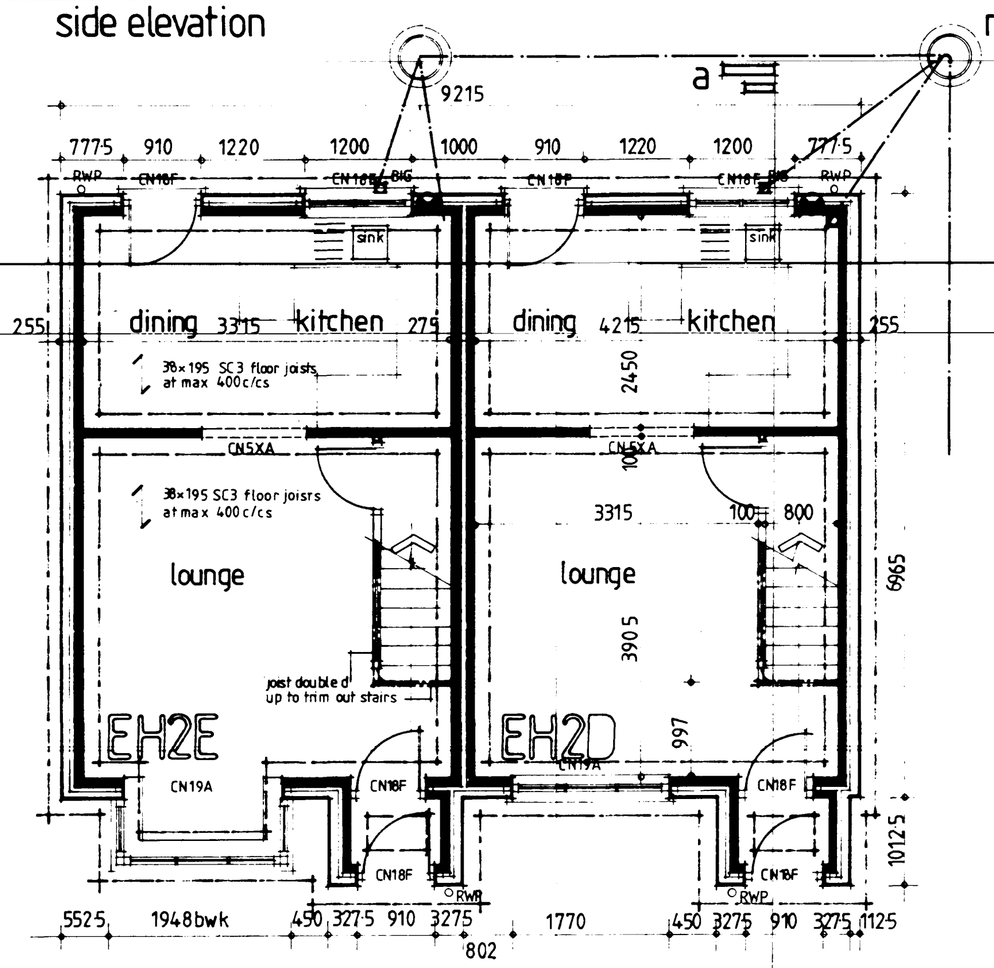
side elevation



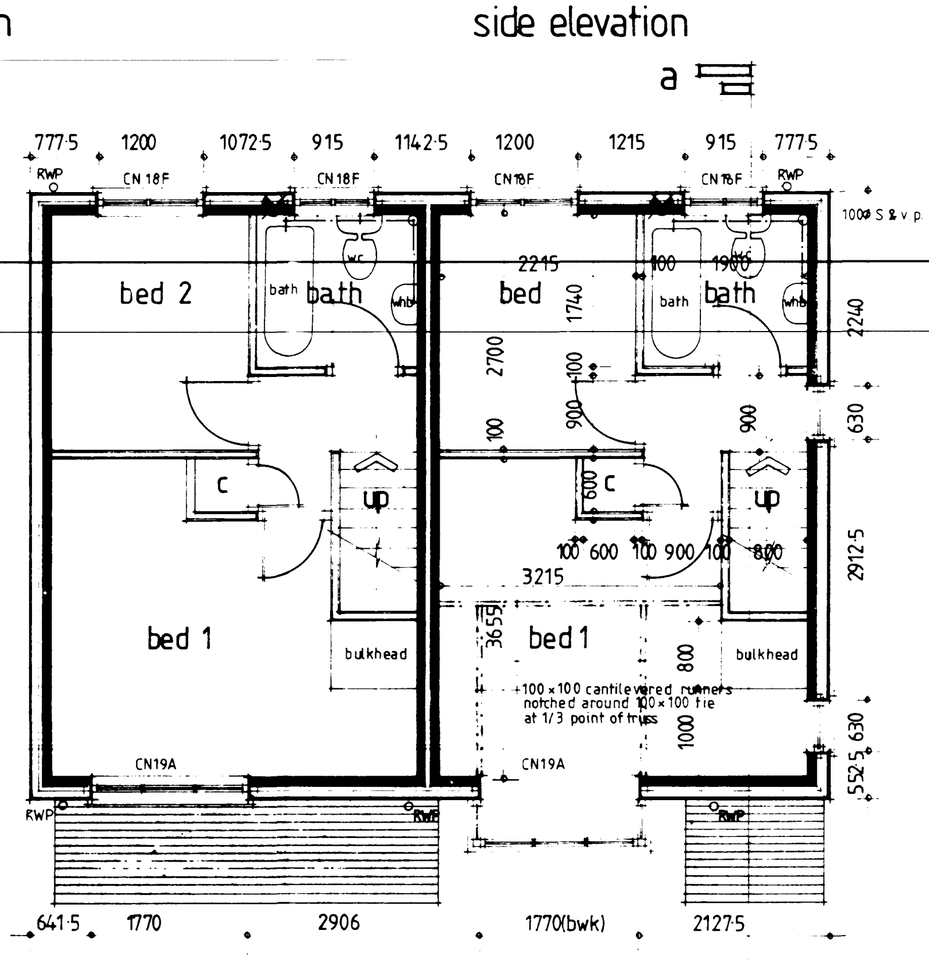
rear elevation



side elevation



ground floor plan



first floor plan

SOUTH
RECEIVED
02 NOV 1992
1155/92

EH2E / EH2D

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

CAD

PROVISIONAL

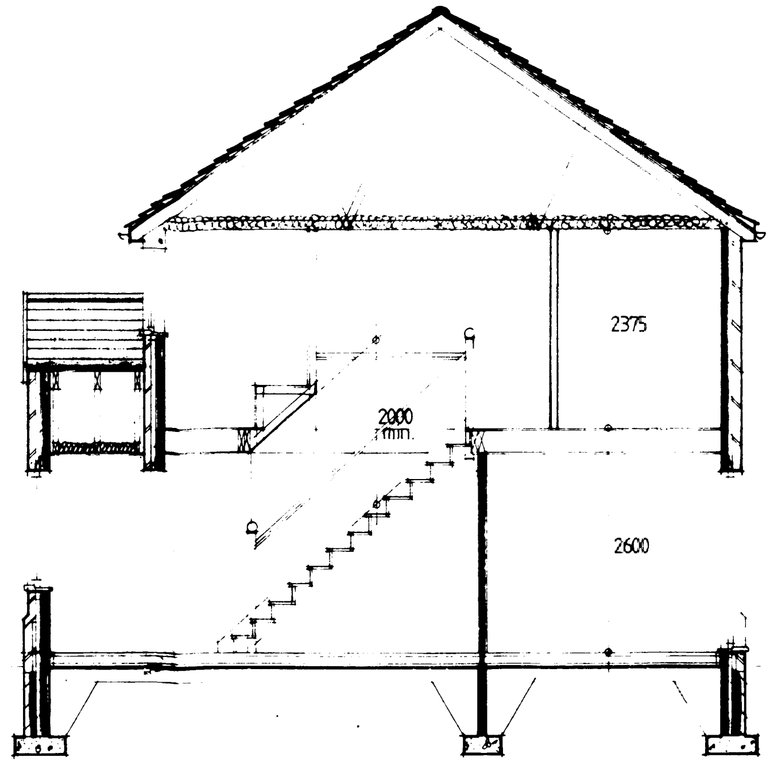
2 BED HOUSE EH2E / EH2D		DRAWING
1:50 / 1:100 SCALE	OCT 1992 DATE	Drawn by
1498E,92,4		DRAWING No

ADMEL A 8/029

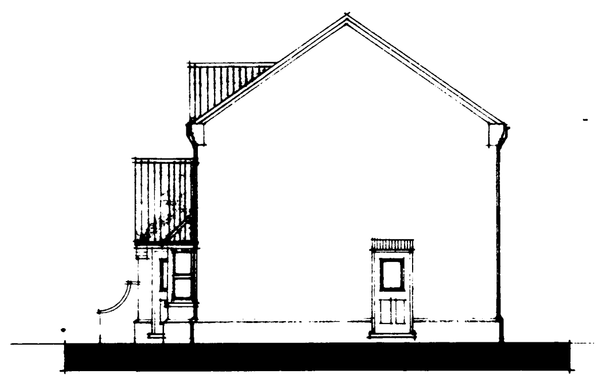
Note Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.
All external dimensions taken above plinth level.



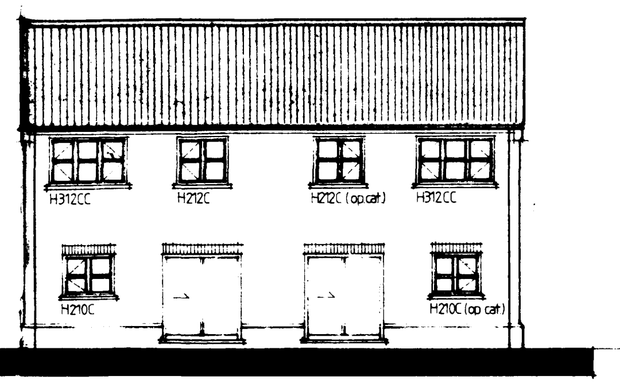
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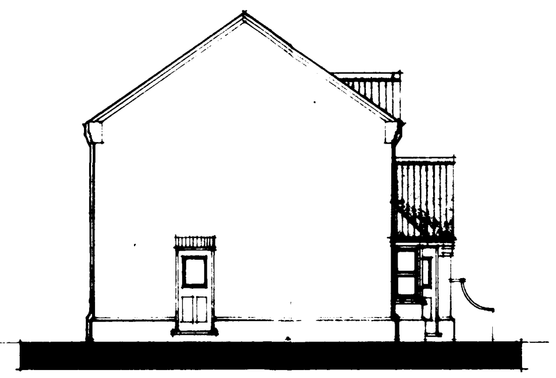
section a-a



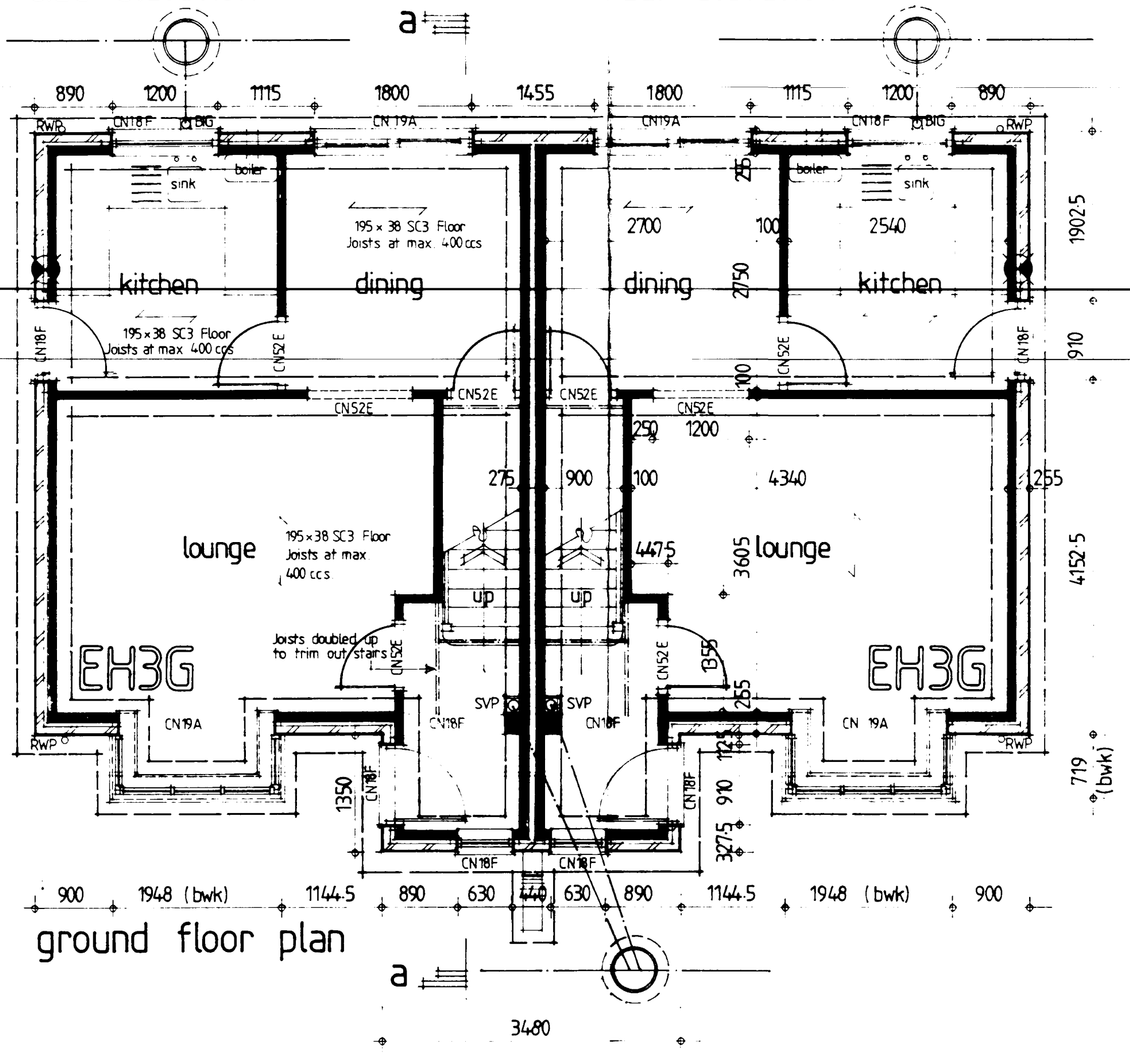
side elevation



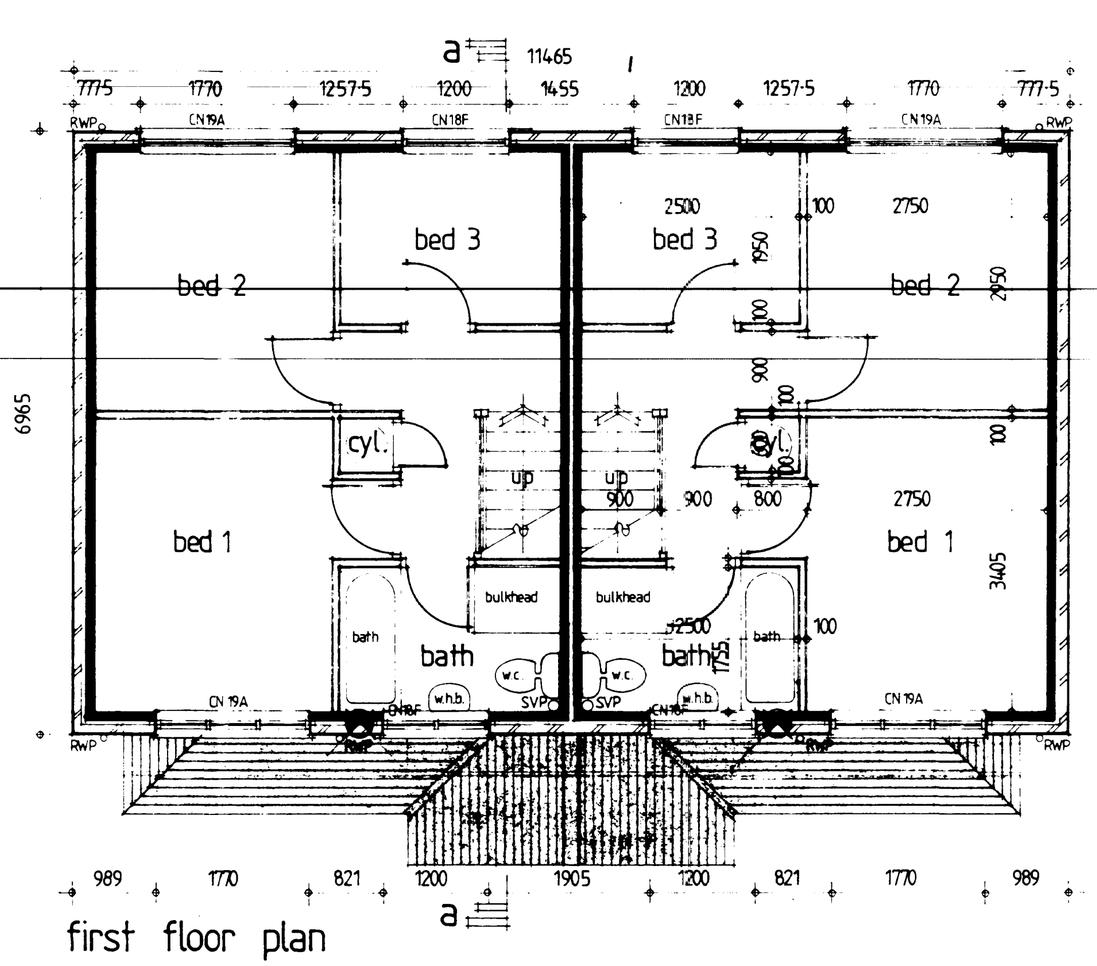
rear elevation



side elevation



ground floor plan



first floor plan

ERSTMAN SECURITIES SPECIFICATION

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

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

Rainwater goods to be: "Osma" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building or surface water system - see domestic drainage layout for surface water discharge method.

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

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil).

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

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

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

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

WINDOWS AND DOORS
"Boulton and Paul" standard joinery windows as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors single glazed in 5mm glass. Patio doors double glazed in 11mm units and to have minimum 10,000mm² openable vent. All windows to have night vents. Garage doors 2134 x 1981mm door in 75 x 75mm softwood frames or similar approved.

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

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

ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tanalised softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with B.S. 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 450mm and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 No. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45°spiked to trusses. 100 x 25mm softwood bracing over ceiling joists from eaves to binders at 30°. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glassfibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffit with, equivalent to, 10mm wide continuous air gap for roof void ventilation with approved insect mesh.

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

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

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

NOTES
All softwood to be structural grade SC3 and treated in copper napherate or similar approved. All pipes passing through roofspace to be insulated with approved glassfibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13amp electrical socket. Provide solid waste storage minimum 0.17m³ within 25m of vehicular access.

02 NOV 1992
1155/92

EH3G / EH3G

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

CAD

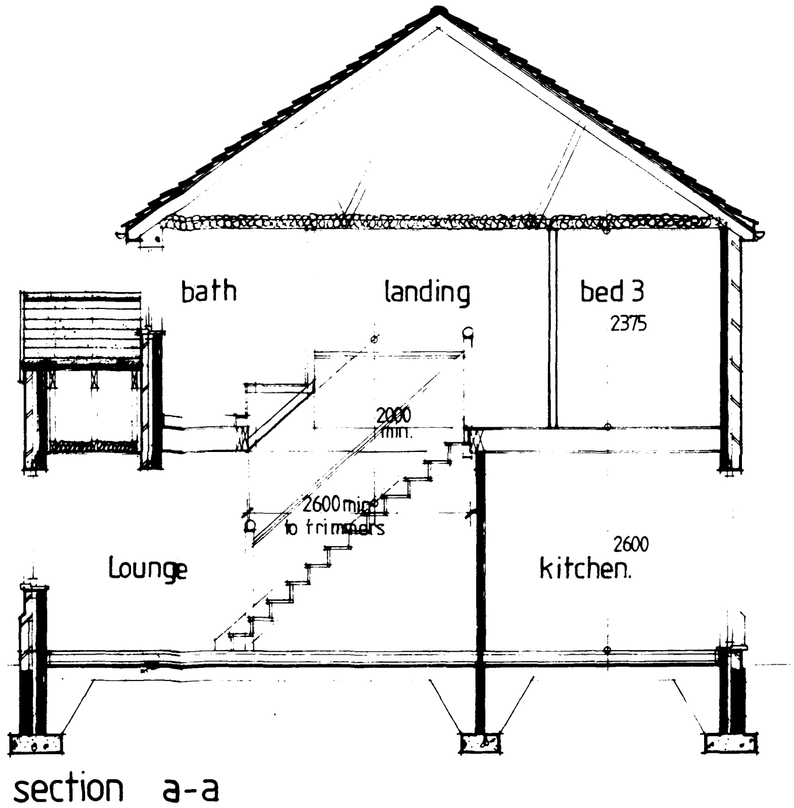
PROVISIONAL

3 BED HOUSE - EH3G / EH3G			DRAWING
1:50 / 1:100 SCALE	OCT 1992 DATE		Drawn by
1498E,92,5			DRAWING No

ADMEL A 8/0/9



front elevation



section a-a

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

EASTMAN SECURITIES SPECIFICATION

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

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NOTE: ALL EXTERNAL BRICKWORK DIMENSIONS TAKEN ABOVE PLINTH LEVEL

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

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ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tanalised softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with B.S. 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 450mm and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 No. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45° spiked to trusses. 100 x 25mm softwood bracing over ceiling joists from eaves to binders at 30°. 100 x 25mm exterior quality softwood longitudinal binders at maximum 2000mm centres. 150mm thick glassfibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffit on equivalent to, 10mm wide continuous air gap for roof void ventilation with approved insect mesh.

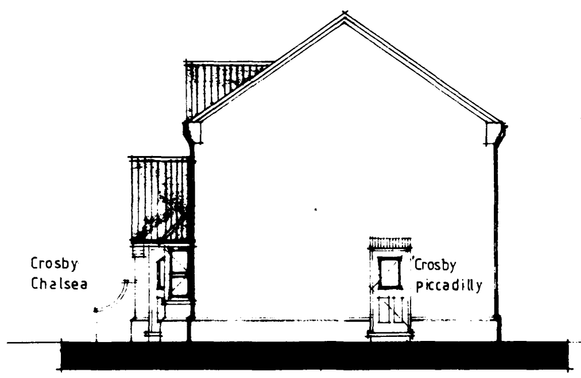
FIRE DETECTION
Install 1 No. approved smoke detector to ground floor entrance hall or lounge and 1 No. approved smoke detector to first floor landing. Both detectors to be wired back to mains fuse box and with back-up batteries in the event of a power failure. Alarm signal to be emitted from both units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

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

DENOTE MECHANICAL EXTRACT POSITION.

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

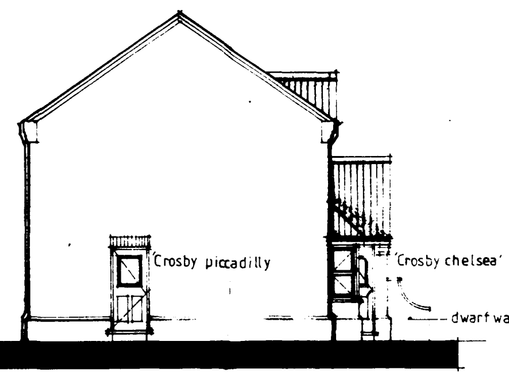
NOTES
All softwood to be structural grade SC3 and treated in copper napheresate or similar approved. All pipes passing through roofspace to be insulated with approved glassfibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to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



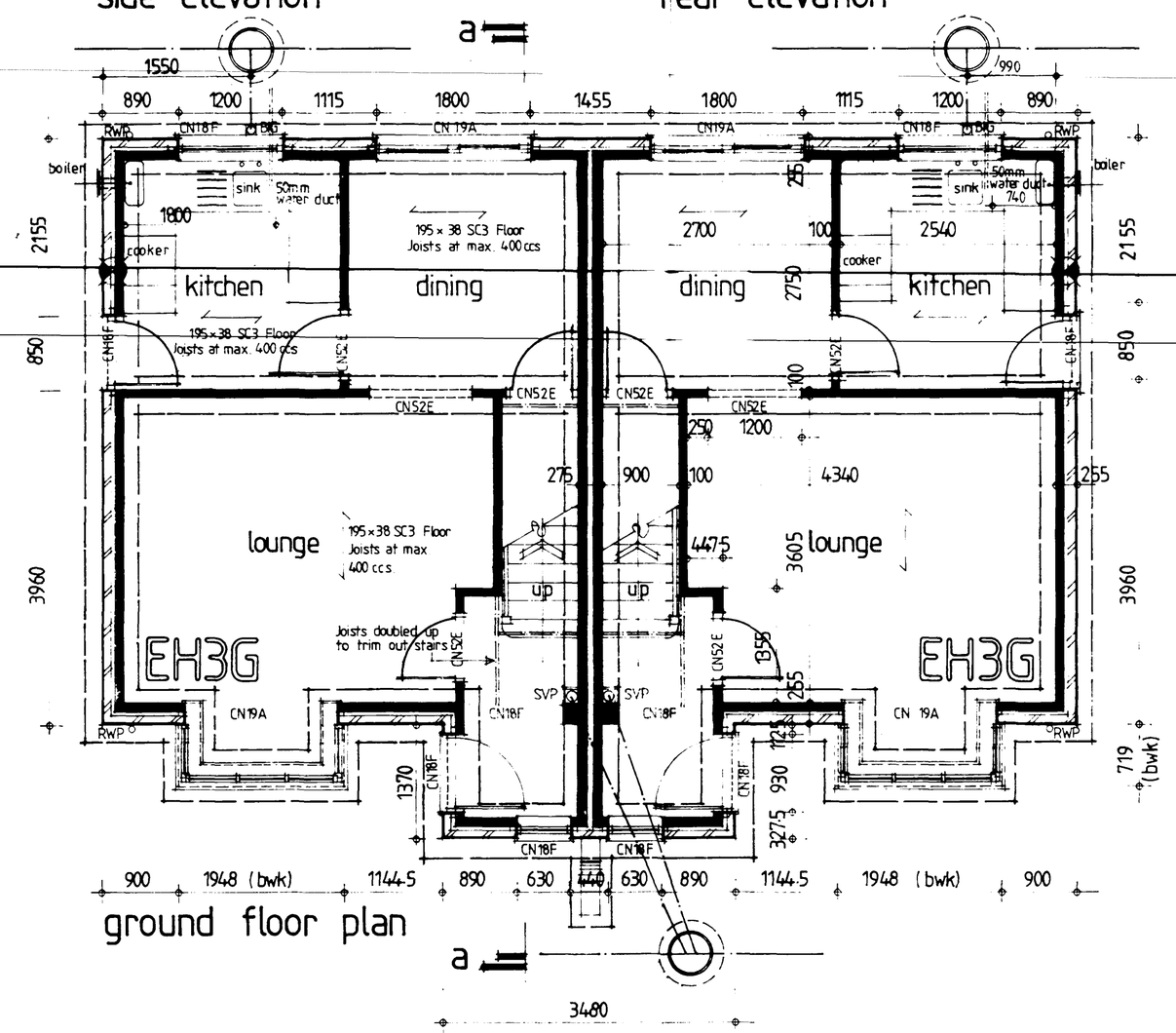
side elevation



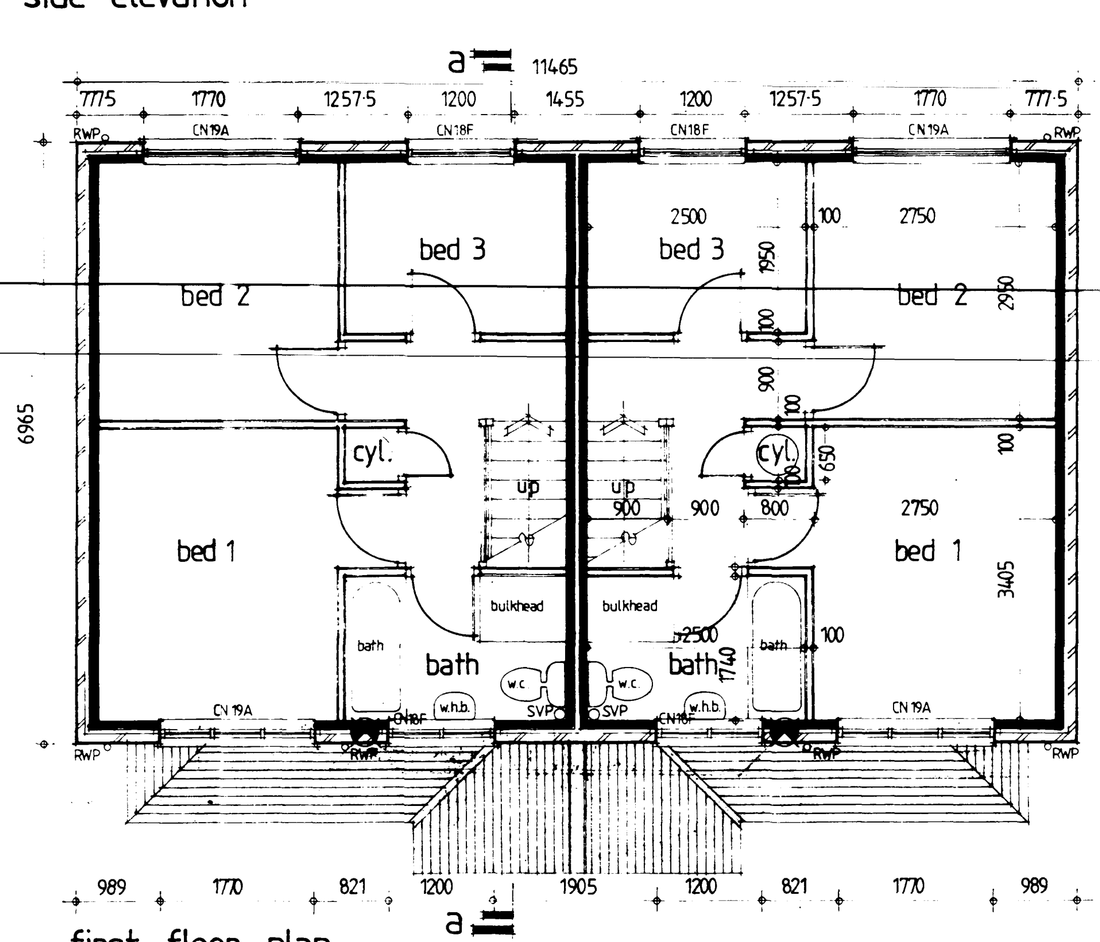
rear elevation



side elevation



ground floor plan



first floor plan

SOUTH ... D.C.
PLANNING DEPT
12 NOV 1992
REF. 1155/92

EH3G / EH3G

REVISION B : 10th NOVEMBER 1992 : REAR DORMER / GABLE ADDED
A- REVISED TO CLIENTS SPECIFICATION 6/11/92

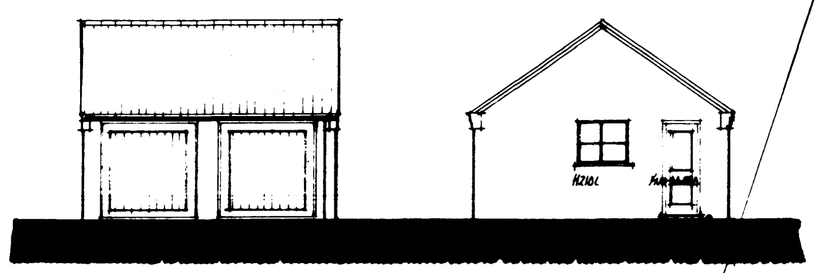
PLOTS 5-10b, RESIDENTIAL DEVELOPMENT, SURFLEET RD PINCHB
for EASTMAN SECURITIES

CAD

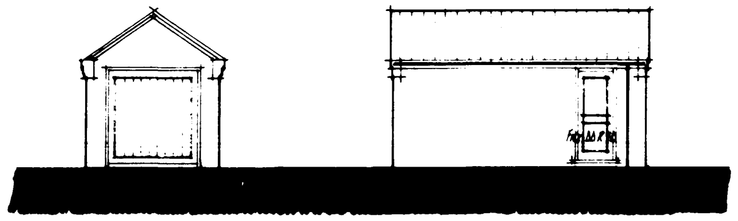
3 BED HOUSE - EH3G / EH3G		DRAWN
1:50 / 1:100 SCALE	OCT 1992 DATE	Drawn
1498E, 92, 5 DRAWING		

PROVISIONAL

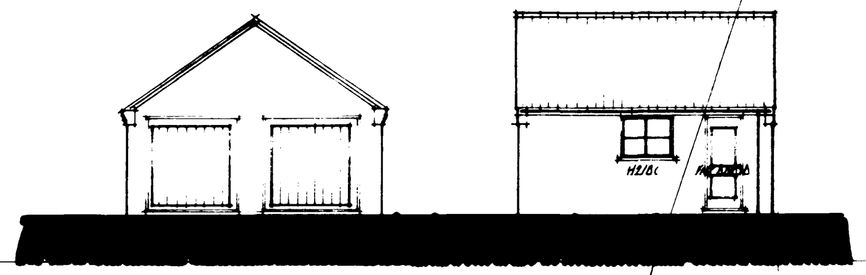
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



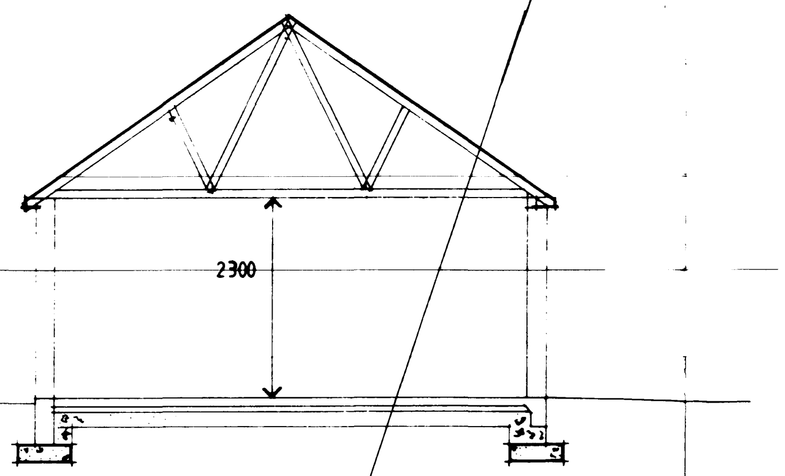
Front elevation. Side elevation - TYPE A



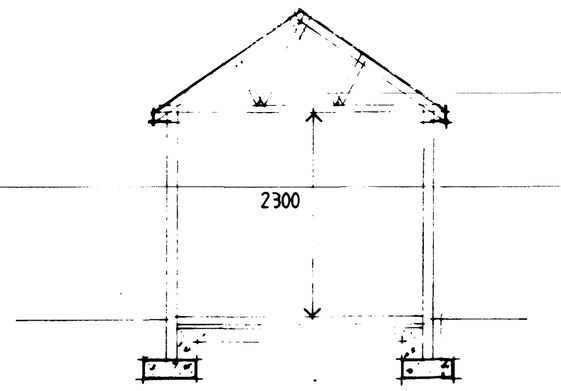
Front elevation Side elevation



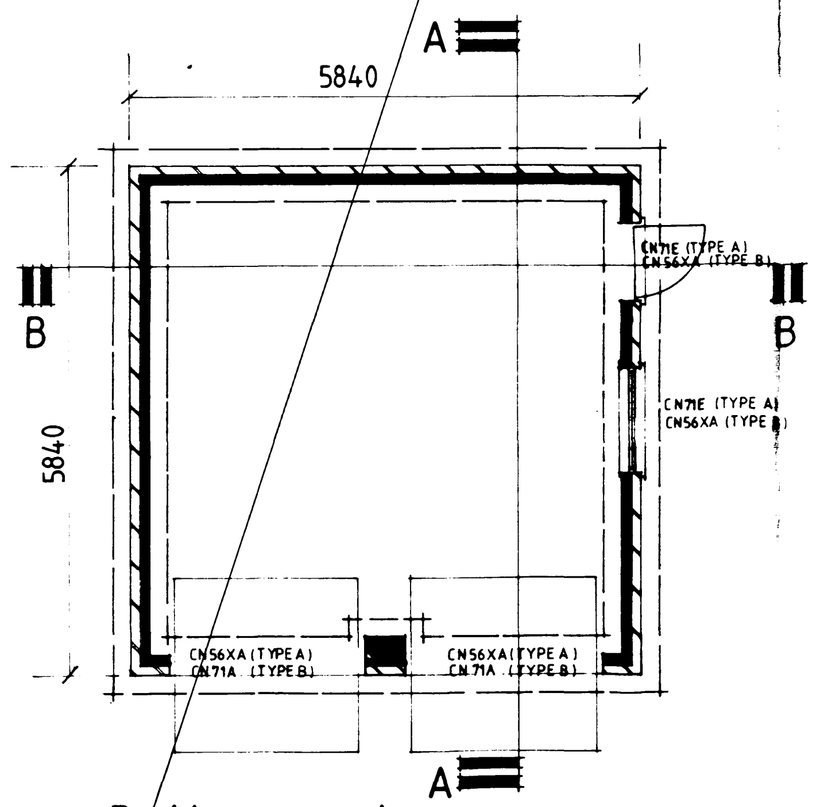
Front elevation Side elevation. - TYPE B



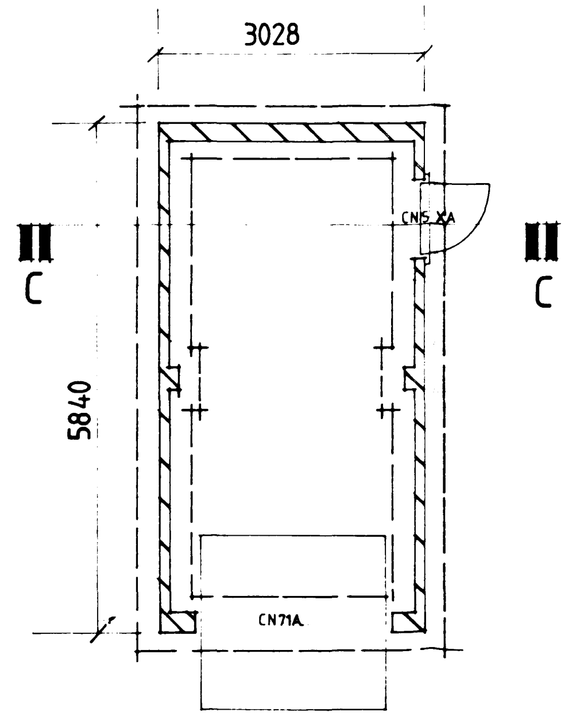
SECTION. A:A Type A
B:B Type B and C



SECTION. C:C



Double garage plan



Single garage plan

GARAGE SPECIFICATION

DRAINAGE

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

FOUNDATIONS/SLAB

Remove veg. soil 150 deep. Excavate to firm base min 675 below ground for 450 wide x 225 deep concrete foundations (1980 deep in clay).

Slab - 100 concrete on 1200 gauge palythene 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 3".
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 75 longitudinal binders at max 2000 c/cs. 200 x 19 soft wood fascia
6 mm WBP ply soffite. All structural timber grade SC3. All softwood treated with copper naphenate or similar approved.

WINDOWS/DOORS

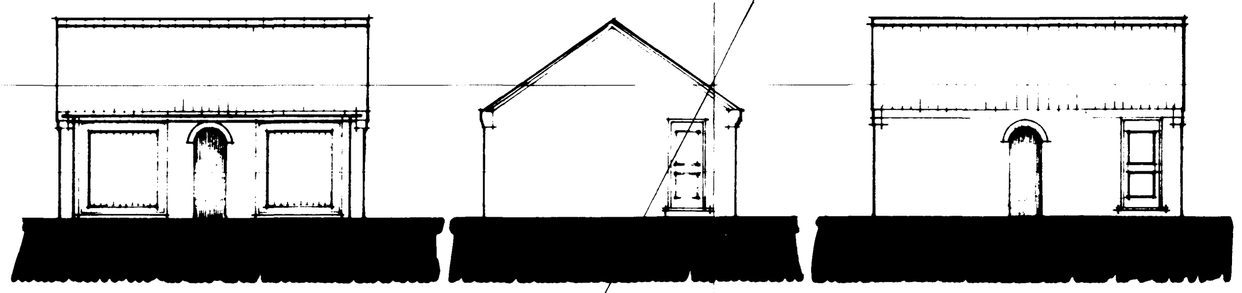
"Boulton & Paul" or similar approved windows and standard door. 2134 wide x 1981 height garage door in 3" x 75 soft wood frame or similar approved.

WALL/ROOF ABUTMENTS

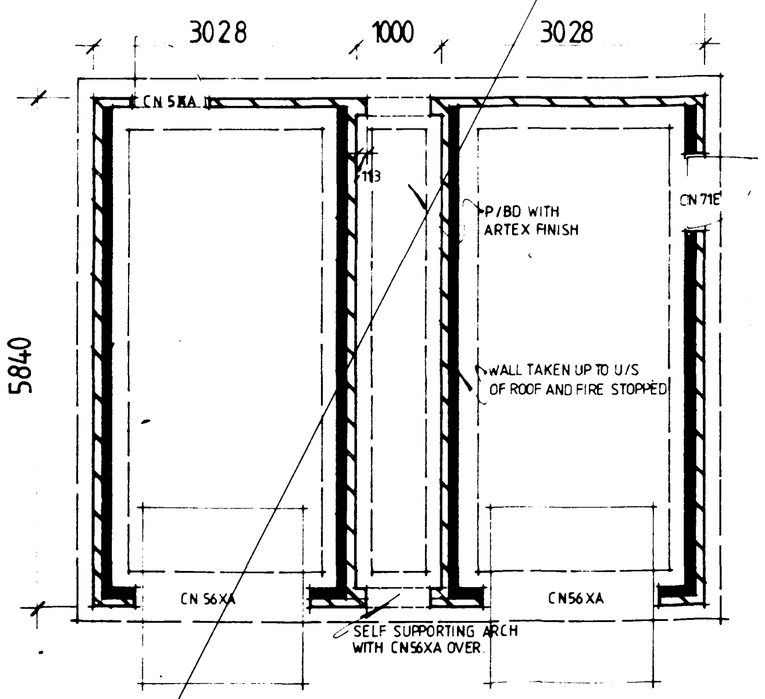
To have Code 5 lead stepped flashings linked to hyload cavity trays.

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. Dwmp proof course 150 above ground level. Hyload or similar approved.



Front elevation Side elevation Rear elevation.



Plan of single garage block.

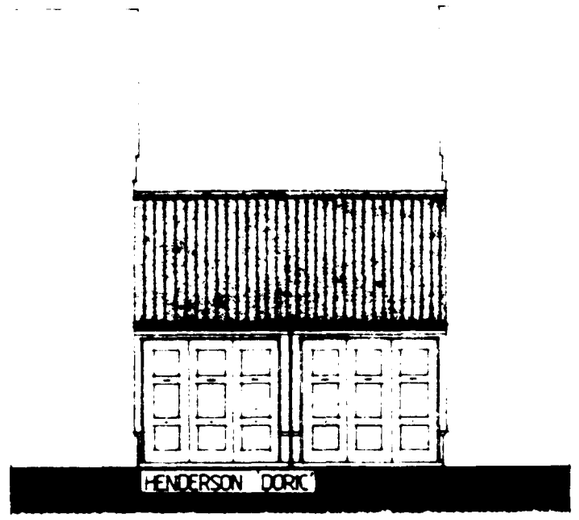
SOUTH
02 NOV 1992
1155/92

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

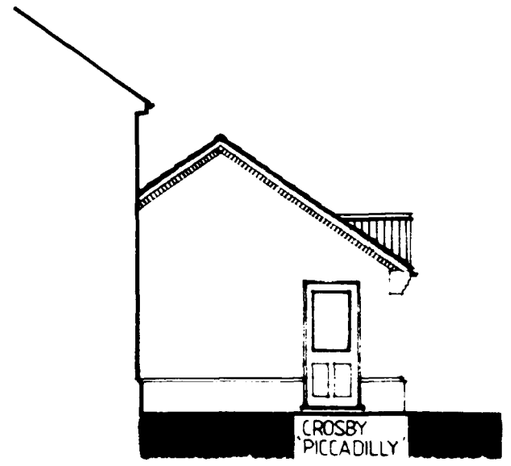
CAD

GARAGES		DRAWING
1:50, 1:100	SCALE	OCT 1992 DATE
1498 E, 92,09		DRAWING No.

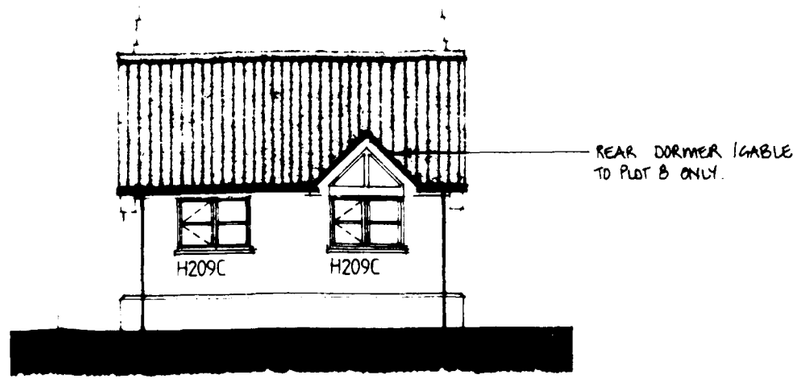
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All discrepancies to be notified to this office.



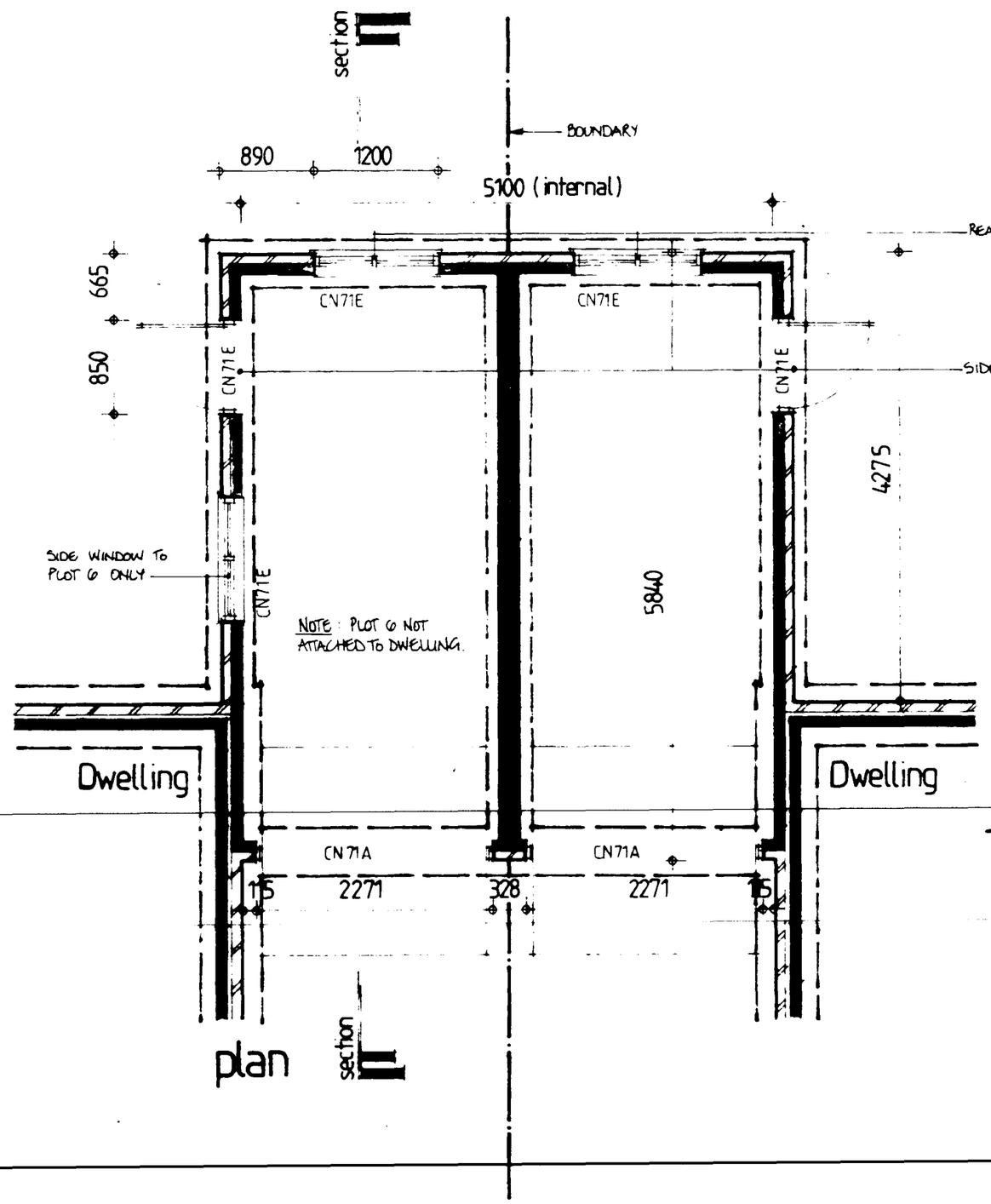
front elevation

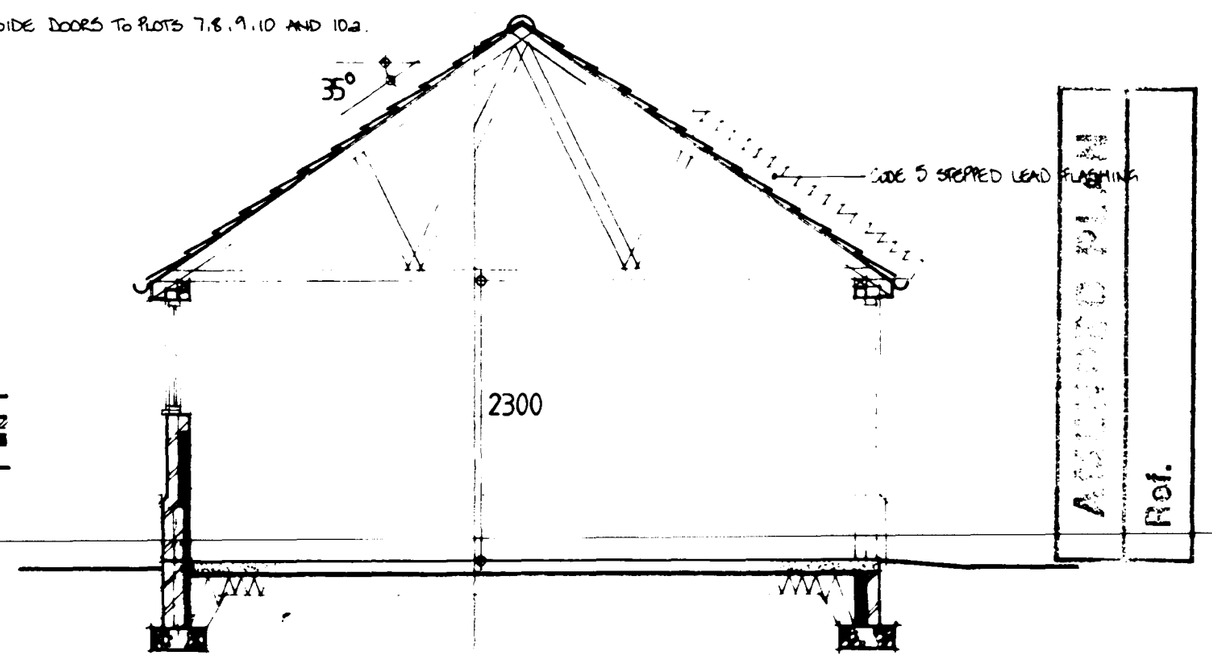


side elevation



rear elevation





section

GARAGE SPECIFICATION

DRAINAGE
100mm diameter "Osma" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturers written instructions in 150mm thick granular bed and surround.
100mm diameter "Osma" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

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

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soils). 450 x 225mm concrete foundations to brick/block walls.

GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (to BS8zuu : Mix C10P) on 300mm.g. polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS
External Walls - 102.5mm facing brickwork to outer leaf with 100mm blockwork backing. Wire ties at 300mm centres horizontally and 450mm centres vertically staggered. Wire ties at 225mm centres vertically at jambs of openings.
Party Wall - Two skins of 100mm thick blockwork. Wire ties at 400mm centres horizontally and 450mm centres vertically staggered. Both skins of blockwork taken up to underside of roof construction and firestopped.

DOORS
Garage Doors - "Henderson" standard range as specified on elevations, 2134mm wide x 1981mm high in "Boulton & Paul" or similar approved 75 x 75mm softwood frame.
Side Door - "Crosby" standard door as specified on elevations, stained in minimum two coats "Ruby Woodcare" or similar approved light base coat. Door single glazed in 5mm glass.
WINDOWS 'BOULTON & PAUL' OR SIMILAR STANDARD JOINERY FINISHED AS SIDE DOOR.

ROOF
Concrete interlocking tiles, fixed strictly in accordance with manufacturer's written instructions on 38 x 25mm tanalised softwood battens on 'g' level reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on tops of rafters at maximum 600mm centres, windbraced and constructed in accordance with B.S. 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 1200mm centres turned down wall 450mm and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 No. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 150mm softwood noggins in between. 100 x 25mm softwood ridge, from ridge to eaves at 45 spiked to trusses. 100 x 25mm rafter/fascia boards, infilling joist from eaves to ridge at 775mm centres, 38mm thick concrete/fibre slabs at maximum 2475mm centres. 75mm thick glassfibre quilt insulation to roof voids. 9.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 9mm thick W.B.P. exterior quality plywood soffits with, equivalent to, 10mm wide continuous air gap for roof void ventilation with approved insect mesh.

NOTE: ALL DIMENSIONS ARE SHOWN ABOVE PLINTH LEVEL.

SOUTH HOLLAND D.C.
PLAN DEPT
16 NOV 1992
REF.....

Approved
Ref.

REVISION A 12th NOVEMBER 1992: SPECIFICATION ADDED. FURTHER WINDOWS AND DORMER/GABLE ADDED. PLINTH ADDED.

PLOTS 5-10b RESIDENTIAL DEVELOPMENT SURFLEET RD PINCHBECK FOR EASTMAN SECURITIES

ATTACHED TWO GARAGE BLOCK — DRAWING

1:50, 1:100	OCT 1992	LMS
SCALE	DATE	Drawn by

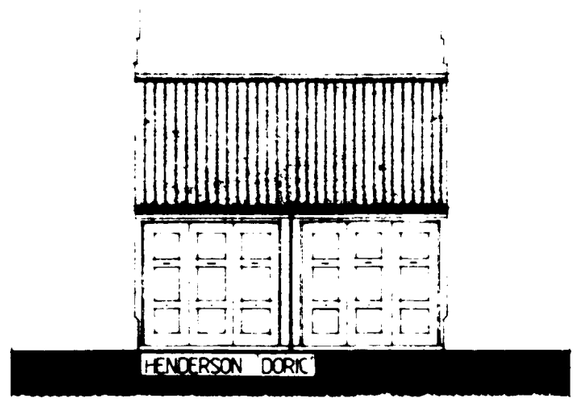
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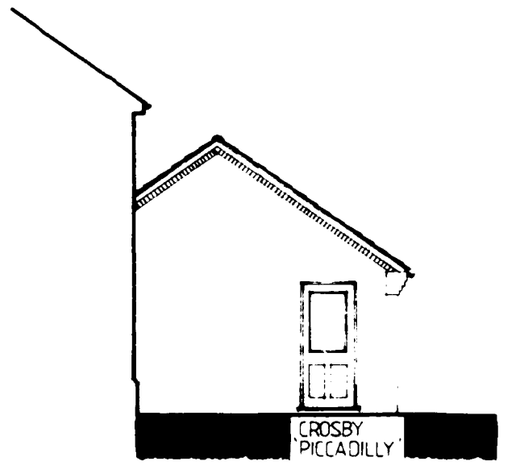
PROVISIONAL

ADMEL C Y

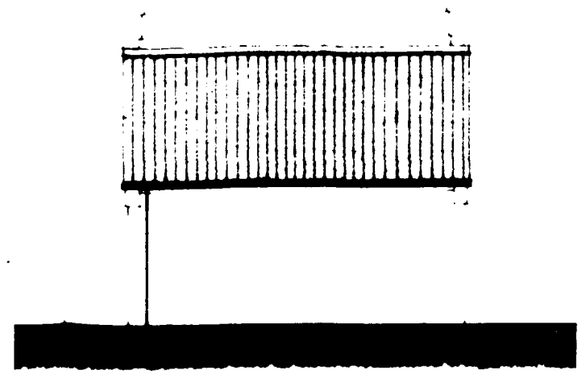
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All discrepancies to be notified to this office.



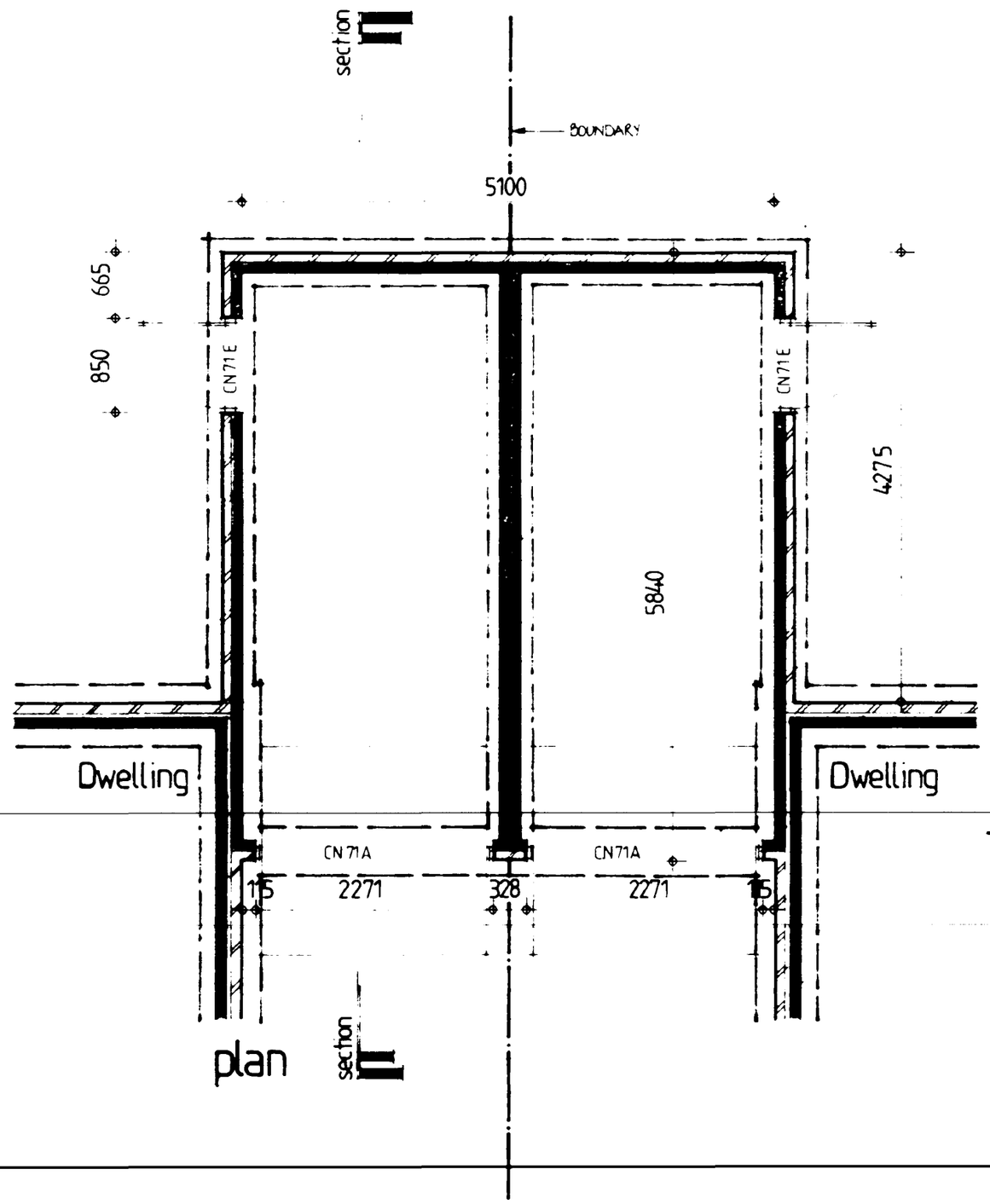
front elevation



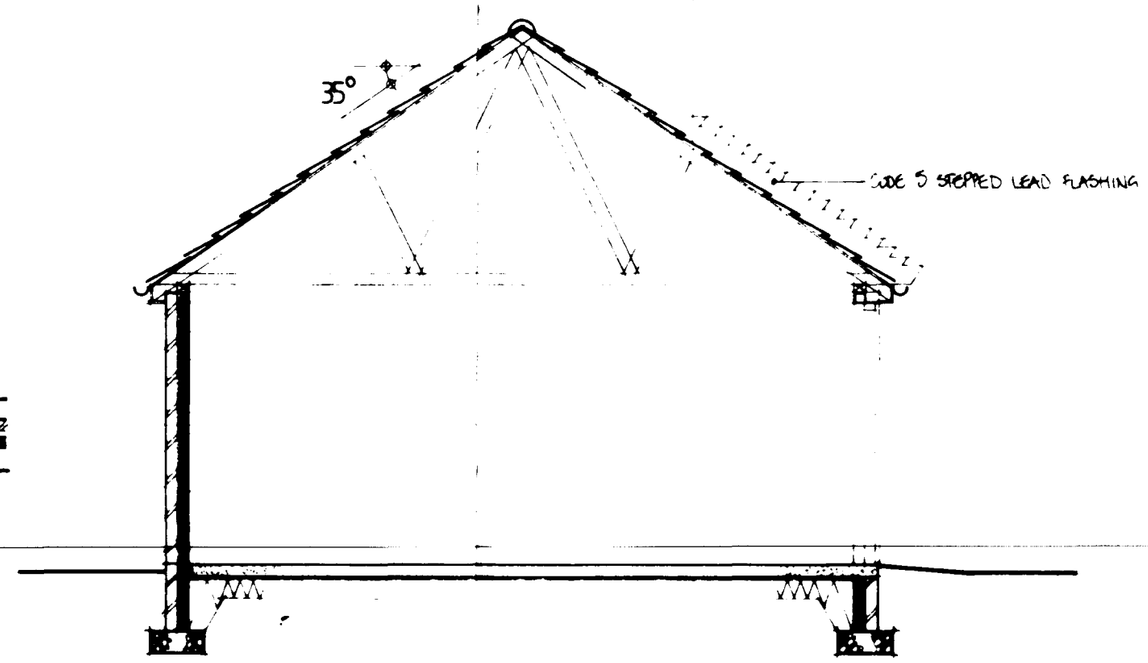
side elevation



rear elevation



plan



section

D.C.
02 NOV 1992
1155/92

PLOTS 5-10b RESIDENTIAL DEVELOPMENT SURFLEET RD PINCHBECK
FOR EASTMAN SECURITIES

[redacted]
ARCHITECTS PLANNING CONSULTANTS
[redacted]

ATTACHED TWO GARAGE BLOCK		DRAWING
1:50 , 1:100 SCALE	OCT 1992 DATE	LMS DRAWN
1498E,92,06		DRAWING No

ADMEL C/Y 171