SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1263/92 Received:04-DEC-92 Type:FULL

Name: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

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

Description: Two 2-bed bungalows with single detached garages

Location : Plots 58 & 59 Surfleet Road
Pinchbeck Spalding Lincs

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

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

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

Director of Planning and Building Control Services
20-JAN-93 H14/1263/92

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)

Application for permission to develop land etc.

Town and Country Planning Act 1990

	For official use only
Application no.	H14/1263/92
Date received	04 DEC 1992
Grid reference	

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

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

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 58 & 59, Residential Development, Surfleet Road, Pinchbeck, Lincs

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

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: 2 no two-bed bungalows with single detached garages

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

3. Particulars of application (see note 3 of the "Notes for Applicants")

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 (see note 3(d) of the "Notes for Applicants") Date *Number* The condition

4. Particulars of Present and Previous Use of Buildings 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

(iii) Has the site ever been disturbed, filled or contaminated? Yes/No: Not known

If yes, please supply details on a separate sheet.

5. Additional Information

(a) State whether the proposal involves:- *

		State Yes or No
(i) Construction of a new access to a highway	vehicular	No
	pedestrian	No
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	No
	pedestrian	No
(iii) The crossing of a ditch or other water course		No

(b) State whether the proposal involves:-

(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats	Yes	2 no bungalows
(ii) Alteration or extension	No	
(iii) Change of use	No	

(c) Size of any new structure:-

(a) height

(b) length

(c) width

See drawings 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 foul system

Continue on page 4 if necessary

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

(m) Does the proposal affect a public right of way No

6. Plans

List of drawings and plans submitted with the application

Drawings nos 1574E/92/03 (site layout & location plan)
1499E/92/03C (two bed bungalow EB2D)

Fee: £220.00

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 Coastal Allen Design

***On behalf of** Eastman Securities Ltd
(insert applicants name if signed by an agent)

Date 3rd December 1992

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters – see Note 10 of the "Notes for Applicants". 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*

Certificate under section 66 of the Town and Country Planning Act 1990

Certificate A I hereby certify that:-

1. No person other than the *applicant ~~appellant~~ was an owner *(a)* of any part of the land to which the *application ~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying *application ~~appeal~~

*2. None of the land to which the *application ~~appeal~~ relates constitutes or forms part of an agricultural holding:

or

~~*2. *I have / *The applicant has / The appellant has given the requisite notice to every person other than *myself / himself who 20 days before the date of the *application ~~appeal~~ was a tenant of any agricultural holding any part of which was comprised in the land to which the *application ~~appeal~~ relates, viz:-~~

~~Name of Tenant *(e)*~~	~~Address~~	~~Date of Service of Notice~~

Signed Coastal Allen Design

***On behalf of** Eastman Securities Ltd
(insert applicants name if signed by an agent)

Date 3rd December 1992

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Looks to be straightforward substitution

Inspected by DL
Date 17/12

Notice posted by DL
Date 17/12

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer DL

Case Officer Recommendation

Approve ✓ Refuse

Signed DL 14/2/97

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:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

P211 9-12
DZ 11/12

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

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 220

Receipt Issued P2001

Date first Rec'd 04 DEC 1992

Registration

Reference H14/1263/92

Cross-Ref R

Date 7/12

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 220

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 128

OS No's

Grid ref 5 24360 3 26500

Ward M

Parish PIBECK

TR Rural YES
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 996

Linked to property

Ref

Planning Records:
Earlier apps

1155/92
1262/92
740/92 640/91
1155/92 126/91
450/89
1004/92

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1263/92 Received:04-DEC-92 Type:FULL

Name: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

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

Description: Two 2-bed bungalows with single detached garages

Location : Plots 58 & 59 Surfleet Road
Pinchbeck Spalding Lincs

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

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.

14-JAN-93 AD check....AP 18/1...

Authorised to issue (inc Delegation)...P.C. 20/1....

BRIAN SM 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: H14/1263/92 Type: FULL

Applicant: Eastman Securities Ltd
Tel:

Agent: Costall Allen Design
0522 513800

Description: Two 2-bed bungalows with single detached garages

Location: Plots 58 & 59
Surfleet Road
Pinchbeck
Spalding Lincs

Valid date: 04-DEC-92 Terminal date: 29-JAN-93
Target dates: Target Committee: 26-JAN-93
To case officer 11-DEC-92 Report deadline: 12-JAN-93
Inspected by 14-DEC-92
Extra contacts 18-DEC-92 Case Officer:
Report if not clear by 08-JAN-93 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building: Other Constraints: TR
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	11-DEC-92	25-DEC-92
Cllr T Bray 0775 723794 (Of	11-DEC-92	25-DEC-92
Cllr Mrs P J Buffham	11-DEC-92	25-DEC-92
Site/Press Advert MIN	~~16~~-DEC-92	~~08~~-JAN-93

L.C.C Obs Attached Jr 17/12/92

SITE DETAILS

Grid ref: 524360 326500
OS Sheets: 128 Parcel:

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

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

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LN1 1YA

Description: Two 2-bed bungalows with single detached garages

Location: Plots 58 & 59 Surfleet Road
Pinchbeck Spalding Lincs

Type: FULL

Date received: 04-DEC-92

11-DEC-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 26-DEC-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

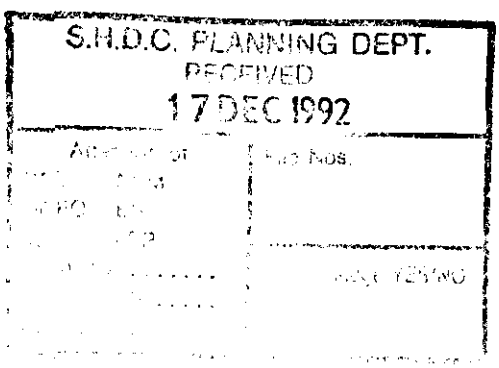
Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Rec. 17 December

Signed:



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/1263/92.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Plots 5 & 57, Surfleet Road, Pinchbeck

3. Name, classification and number of road

4. Date application referred 17-12-92

5. State whether outline, detailed application etc.

Full.

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

Two - 2 Bed Bungalows.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. Does not wish to restrict the grant of permission.

~~b. Requests that any permission given by the~~ local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as ~~shown overleaf~~.

Date: 17/12/92 Signed: [signature]
Director of Highways and Planning

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

LS/SJF/1562E

3rd December 1992

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Dear Sirs

Residential Development, Pinchbeck for Eastman Securities - Plots 57 - 60

Please find enclosed four copies each of our drawings nos 1574E/92/03 and 1499E/92/03C relating to the above, together with Planning application forms and our client's cheque in the sum of £220.00.

Further to the previous approval of reserved matters ref H14/0604/91, we would also be pleased if the 'handing' of the three bed bungalow (EB3A) to plot 60 could be treated as a minor amendment, and look forward to receiving your written approval in due course.

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

Yours faithfully

P.P Lee M Sowerby
COSTALL ALLEN DESIGN

D C 1992
1263/92

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2001
Date received : 04-DEC-92

Received from

Eastman Securities Ltd.

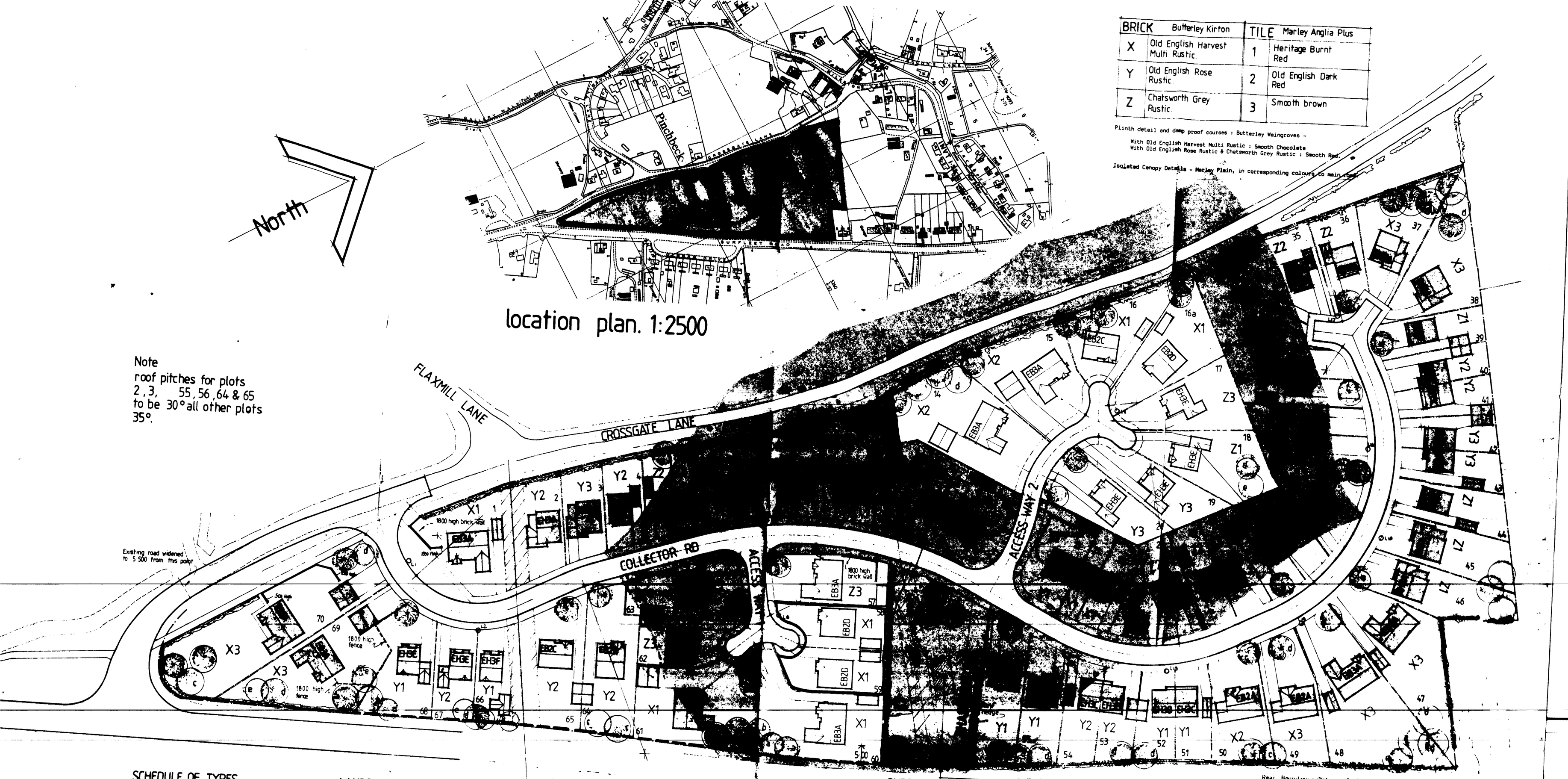
Address

Rand
Wragby
Lincoln
LN3 5NJ

Fee paid	£	220.00
VAT	£	0.00
Total received	£	220.00

Cash/Cheque : Cheque

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



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.

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

SCHEDULE OF TYPES.

EB3A	3	Bed. det. Bungalow.	10no.
EB2A	2	Bed Bungalow.	4no.
EB2B	2	Bed semi Bungalow.	2no.
EH3A	3	Bed det. House.	10no.
EH3B	3	Bed semi House.	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.	9no.
EH2D	2	Bed semi House.	2no.
EH2E	2	Bed semi House.	1no.
EH3G	3	Bed semi House.	4no.
EB2C	2	Bed det. Bungalow.	2no.
EB2D	2	Bed det Bungalow.	4no.
		Total	73no.

LANDSCAPING SCHEME.

- (a) WHITEBEAM (Sorbus aria)
- (b) ROWAN (Sorbus aucuparia)
- (c) ALDER (Alnus glutinosa)
- (d) SILVER BIRCH (Betula pendula)
- (e) PILLAR APPLE (Malus tschonowski)

BOUNDARY DETAILS.

- 1800 high close boarded fencing.
- Lincolnshire post & rail fencing.
- Lincolnshire post & rail fence on boundary with hedge comprising mixture of following in 2 staggered rows at 300 cc's Hawthorn with 25% Holly
- 1800 high close boarded fence with brick piers as dwg no. 562A/91/39
- 1800 high brick wall as drg no. 562A/91/37

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

LG Street Lighting
STREET LIGHTING POSITIONS AS REQUIRED BY HIGHWAYS AUTHORITY TO BE IN ACCORDANCE WITH L.C.C. SPECIFICATION 5/35 I.L. 8-1 GENERALLY BUT SPEC 5/35 I.R.L. 1-89 TO FOOTPATH LINK.
(LG) REPRESENTS NUMBERING

04 DEC 1992
1263/92

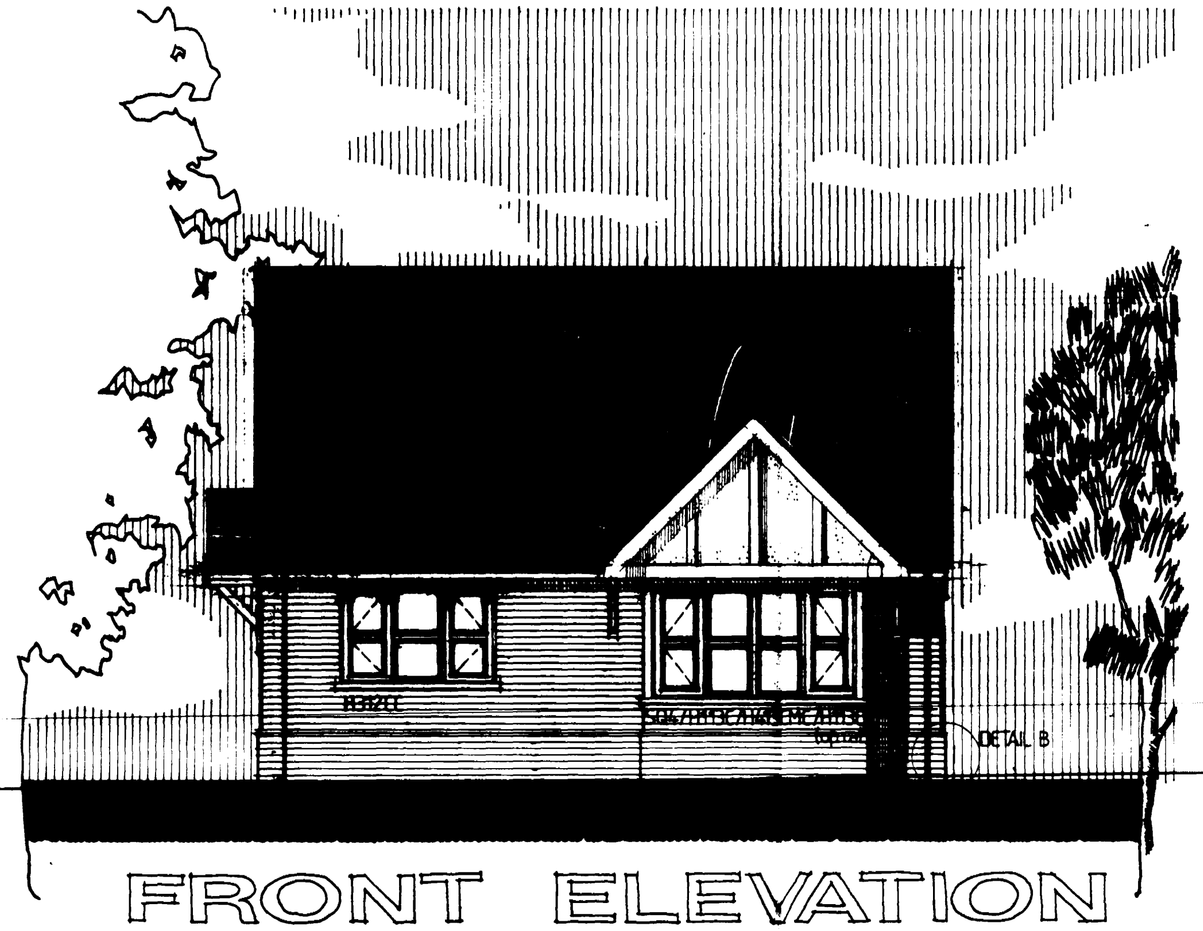
EASTMAN HOMES

PLOTS 14 20 AND 57 60, RESIDENTIAL DEVELOPMENT, PINCHBECK for EASTMAN SECURITIES.

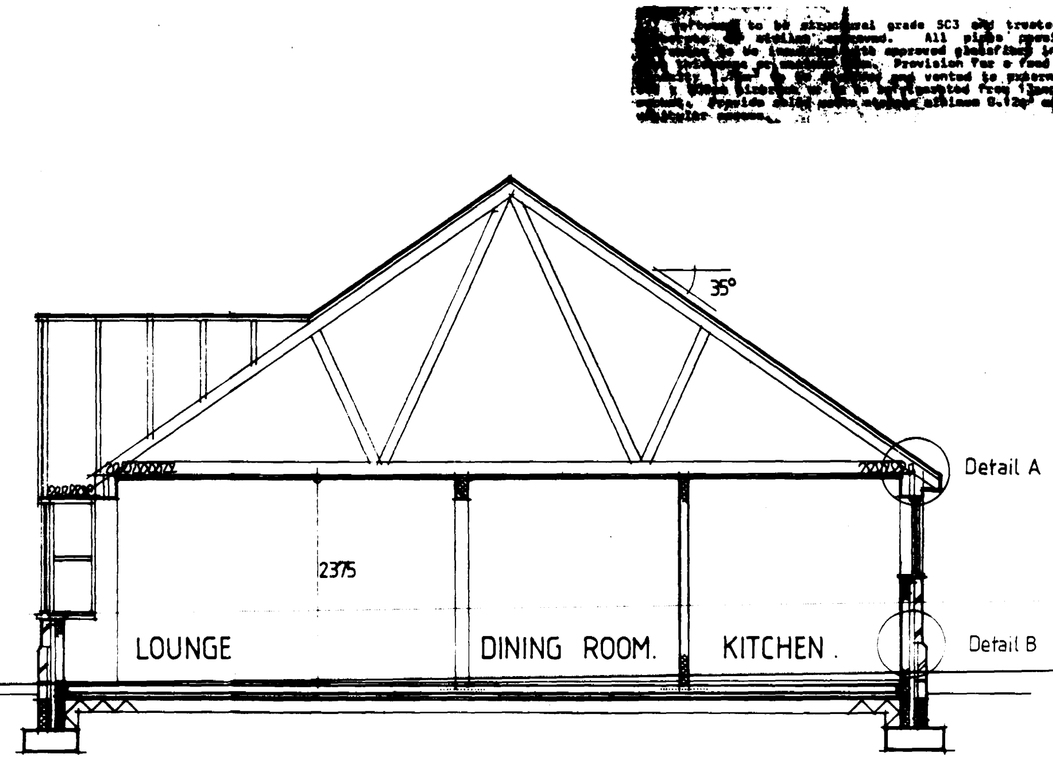
SITE LAYOUT
1:500
DECEMBER 1992
1574 E / 92/03

Costall Allen Design
102 & 104 NEWLAND, LINCOLN LN1 1YA
☎ 0522 513800

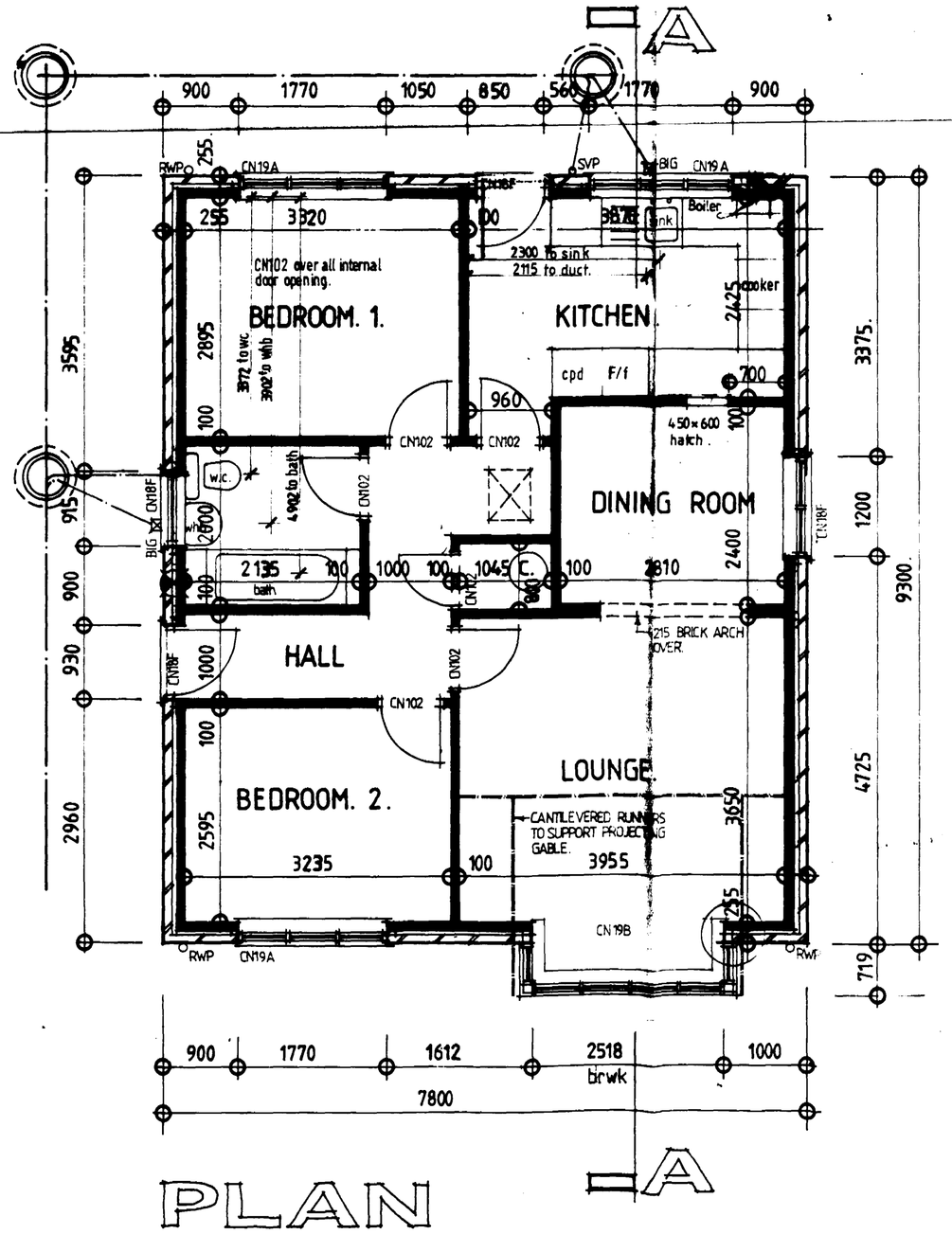
Copyright Reserved



FRONT ELEVATION

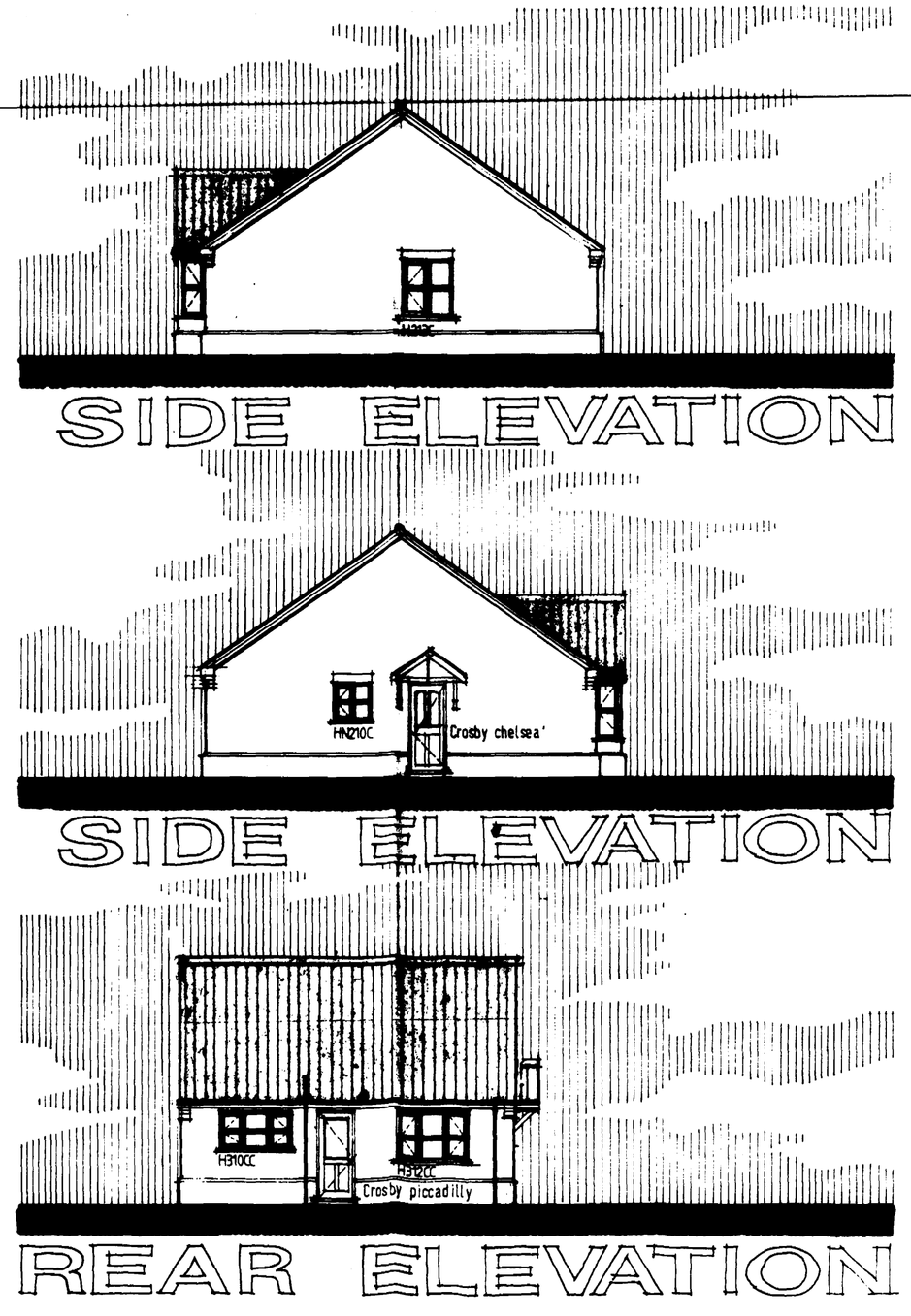


SECTION A A



PLAN

NOTE : ALL EXTERNAL BRICKWORK DIMENSIONS SHOWN ABOVE PLINTH LEVEL.



SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

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

EASTWOOD SECURITIES SPECIFICATION

DRAINAGE
100mm diameter "Osma" or similar approved drainepipes 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 lintel over with compressible quilt cover 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 materiel - 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 lintel 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 "Durotec Souvent" 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 "Multiwork" 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 83mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakeways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

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

Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 875mm below ground level (minimum 1000mm below ground level in clay soil).

700 x 250mm Concrete foundations to external walls. Install A142 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION
50mm thick concrete screed (c:3) on 125mm thick concrete slab (B.S.5328 : Mix C10P) on 25mm 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/m²C. 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 "Therasbate" or similar cavity closer. Heads to openings supported with "Catnic" combined metal lintels 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 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 deor in 75 x 75mm softwood frames or similar approved.

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 glasafibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 6mm 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.

BUILDING CONTROL
21 DEC 1992
1263/92

BECK COTTAGE
EB2D 700 f.s

EASTMAN HOMES

C- CANOPY TO FRONT ELEVATION ALTERED - 9/11/92
B- REVISED TO CLIENTS SPECIFICATIONS 6/11/92

PLOT 61-65, RESIDENTIAL DEVELOPMENT, SURFLEET RD. PINCHBE
for EASTMAN SECURITIES

CAD

2 BED BUNGALOW EB2D		DRAWN
1:50 1:100 SCALE	OCT 1992 DATE	DRAWING