SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1353/91 Received:18-DEC-91 Type:FULL

Name: Patterson Poperties
The Coach House
Gosberton Bank
Gosberton
Spalding Lincs

Agent: Cooper Architectural Dsgn
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Erection of 2 bedroom bungalow

Location : Milestone Lane Pinchbeck
Spalding

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.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter received by the Local Planning Authority on the 23 January 1992.

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
11-FEB-92 H14/1353/91

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)

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PM 2-1-92

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

D26/1
Advise app that unless he submits materials he will have no power to make formal application with fee.
NB New valid date if & when materials details Received.

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries Hedges Site Features Garden

Inspected by: PM

date: 10-4-02

Residents notified on site visit: No. Before 37, 42

Case Officer Conclusions (issues)

Small Site. Conifers to front, to be removed. Depth to Rear, to be Infilled

Very little garden left. Close to the front plot

No Objections. New hedge to be planted on East boundary

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection — Yes ____ No ____

Any objection received? No
If yes, is any obj. material? No
Yes

[Reason:

Other circumstances needing Committee decision — Yes ____ No ____

Flagged by Senior Officer
Signed .....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on those applic. — No ____ Yes ____

ANY ONE OF ABOVE

All Fees (incl those Submission)

Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Ref/Ext. recommended .....

Delegation confirmed by Senior Officer
Date .....

Recommendation/draft report produced ..... Amended/confirmed .....

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14|1353|91

Date Registered 18 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
THE COACH HOUSE
GIGSBERTON BANK
GIGSBERTON
SPALDING . LINCS.

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE
LONG SUTTON
LINCS. PE12 9JF

OFFICE COPY

Tel. No. 0406 362382
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MILESTONE LANE. PINCHBECK . LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION of 2. BED BUNGALOW.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £52.00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 10|12|91 Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	H14|1658|88 ALL.

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: 4.5. metres

(b) max. length: 12.0 metres

(c) max. width: 6.625 metres

C. Please state type and colour of materials for facing external walls: TO BE ADVISED

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No YES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

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

or

B. There will be a new or altered access to a public road ☐ → If so, name of road:

Will there be —

Individual access(es) ☐

New estate road ☐

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. *Please state how surface water will be disposed of*

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. ☐ → Date: Consultee(s):

Is this application related to a previous submission ☐ → Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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

2. OWNERSHIP OF THE SITE

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

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

Certificate A

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

Signed ..... (~~Applicant~~/Agent) Date 10/12/91

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

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

Signed ..... ~~Applicant~~/Agent) Date 10/12/91

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92....

Receipt Issued ..... No. P398.

Date First Received 18 DEC 1991

REGISTRATION

REFERENCE H14/1353/91.....

Cross-Ref H14/0732/91

Date 19/12/91

VALIDATION Date 20/12/91

Type ...RM..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ...1... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref H14/1658/88

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current	✓	✓	✓	✓	✓

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 92.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.12.91

Index Sheets ..128 OS Nos ..... Grid Ref 534330 336830

Ward ..... Parish ..PILTDECK.

Inside IBD ..NO.. Inside LP Area..YES

TR Rural	✓	CA	☐
TR Bypass	✓	LB	✓ Grade
Level crossing	✓	TPO	☐
Footpath	✓	Other:	

Linked to site.....Ref..1977... Linked to property.....Ref.....

Planning Records:
Earlier apps 1658/88
1132/90

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

BRIAN SM...H Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1353/91 Type: RESERVED MATTERS

Applicant: Patterson Poperties Agent: Cooper Architectural Dsgn
Tel: 0406 362982

Description: Erection of 2 bedroom bungalow

Location: Milestone Lane
Pinchbeck
Spalding

Valid date:	18-DEC-91	Terminal date:	12-FEB-92
Target dates:		Target Committee:	12-FEB-92
To case officer	23-DEC-91	Report deadline:	29-JAN-92
Inspected by	28-DEC-91		
Extra contacts	02-JAN-92	Case Officer:	
Report if not clear by	22-JAN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

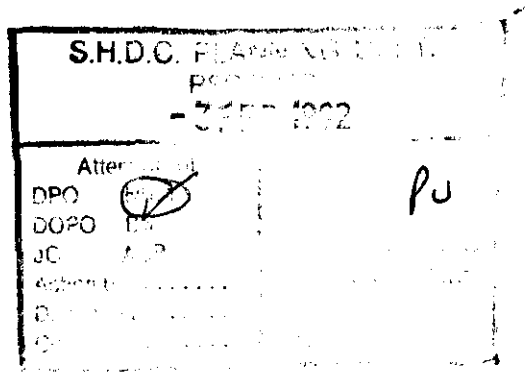
	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	30-DEC-91	13-JAN-92	Approve.
Cllr T Bray 0775 323794 (Of	30-DEC-91	13-JAN-92	
Cllr Mrs P J Buffham	30-DEC-91	13-JAN-92	No objections

L.C.C. - Obs Attached JE CB 2-1-92
Owner/Occupier, 35 + 37 + 42, Milestone Lane, Pinchbeck 13-JAN-92 27-JAN-92
Owner/Occupier, 14 + 16 Bacons Lane, 13-JAN-92 27-JAN-92

SITE DETAILS

Grid ref: 524330 326830
OS Sheets: 128 Parcel:

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762



South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

29th January 1992.

F.A.O. Mr P. Udy.

Dear Sir,

Re: Proposed 2 Bedroomed Bungalow. Milestone lane, Pinchbeck.
H14/1353/91.

Further your letter of the 27th January 1992. we would confirm that our client is willing to change the application to Full in lieu of Reserved Matters approval.

We trust this meets with your approval and remain.

Yours Faithfully.

John Cooper.
COOPER ARCHITECTURAL DESIGN.

Cooper Architectural Design
"Bronavan"
Hocklesgate
Fleet
Spalding
Lincs
PE12 8LF

Dear Sir

Erection [illegible] Planning Laws Procedure) Gen Reference
Proposal:

I refer [illegible]

I have [illegible] on our outline planning permission
Ki4[illegible] application pending to be in full

I will [illegible] if you could advise me in writing before 3
February [illegible] that the application may be changed to full

Yours [illegible]

N R Mifsud
Principal [illegible]
Development [illegible]

PATTERSON PROPERTIES -
THE COACH HOUSE
GOSBERTON HOUSE
GOSBERTON
SPALDING
LINCS
PE11 4PD.

YOUR REF / H14/1353/91.

Dear Sir,

The next time an inbuilt bat was at Nicholson Lane Langtoft with the a Gaultight and the Lincs Starlike bat. and the brick at L.B.C. Sweet Rds.

Yours faithfully

P.J.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1992
Ack. Req.
DEO
DUFO
ACP
Action by .....
Reply to .....

AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

2

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JAN 1992 PJ

Attention of	File Nos.
DPO NFM DOPO BS JC ACP Action by ..... Dealt with ..... Copy to	Acknowledge YES/NO by date

Application no: H14/1353/91

Applicant: Patterson Poperties
The Coach House
Gosberton Bank
Gosberton
Spalding Lincs

Agent: Cooper Architectural Dsgn
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Erection of 2 bedroom bungalow

Location: Milestone Lane Pinchbeck
Spalding

Type: RESERVED MATTERS

Date received: 18-DEC-91

30-DEC-91

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 14-JAN-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 P J UDY

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:

M H Cunningham

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Kesteven District Council Application Reference H14/1353/91.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	4	3	2	6	8

2. Address or location

Milestone Lane, Pinchbeck.

3. Name, classification and number of road

UC

4. Date application referred 2-1-92

5. State whether outline, detailed application etc.

R.M.

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

2 Bed Bungalow

7. Delete as appropriate

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

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

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

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

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

Date: 2-1-92 Signed: [signature]
Director of Highways and Planning

BR[illegible]SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1353/91

Applicant: Patterson Poperties ? ? Is the Vatican involved too?
The Coach House
Gosberton Bank
Gosberton
Spalding Lincs

Agent: Cooper Architectural Dsgn
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Erection of 2 bedroom bungalow

Location: Milestone Lane Pinchbeck
Spalding

Type: RESERVED MATTERS

Date received: 18-DEC-91

30-DEC-91

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 09-JAN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

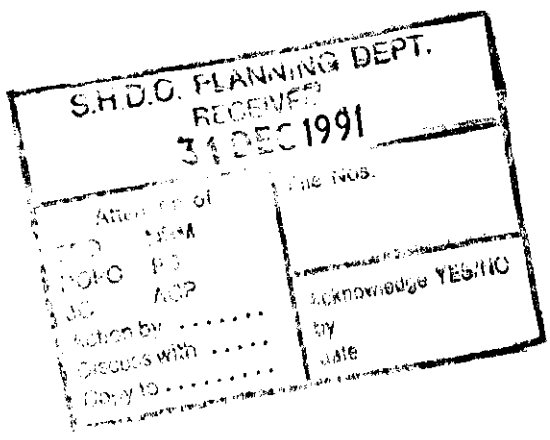
Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

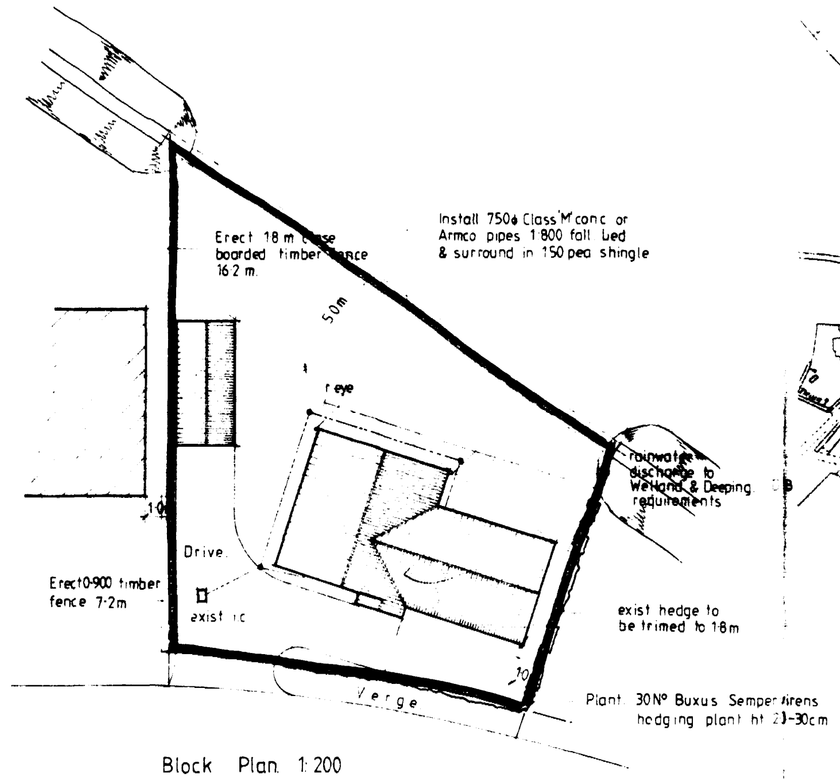
I request that this application be considered by Planning Committee, because

No objections to permission being granted.

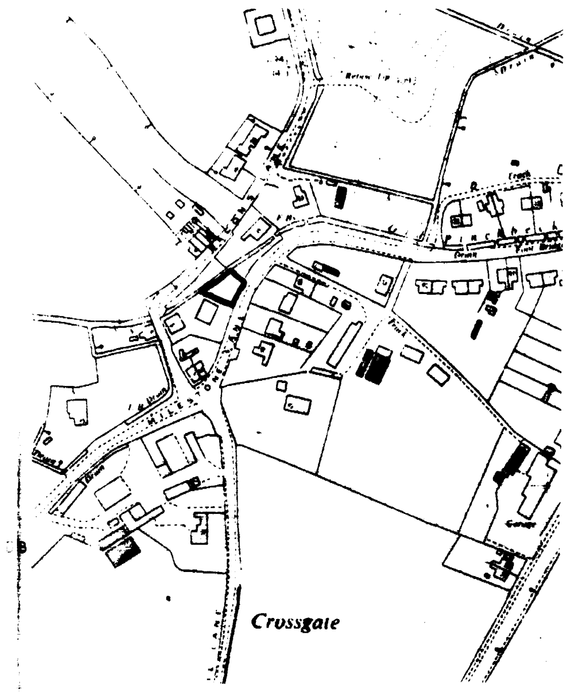
Signed: Pauline Buffham

31.12.91.

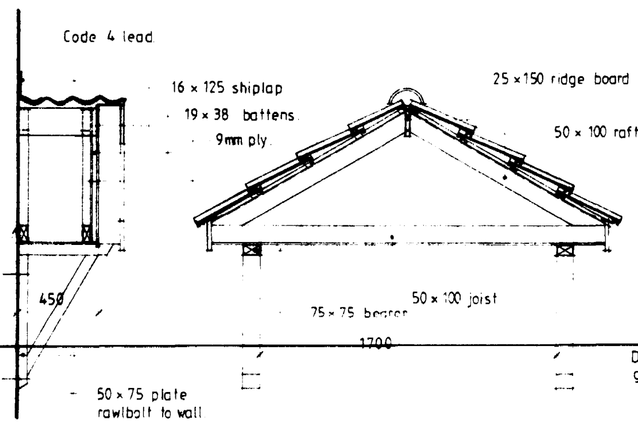




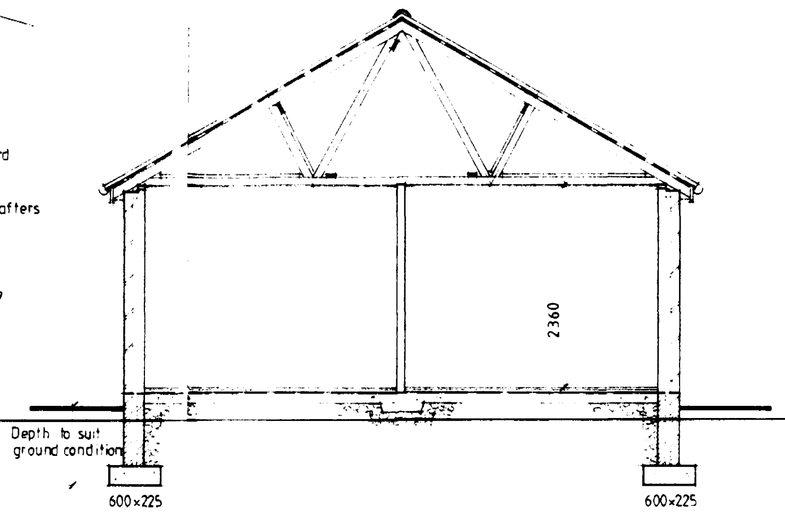
Block Plan. 1:200



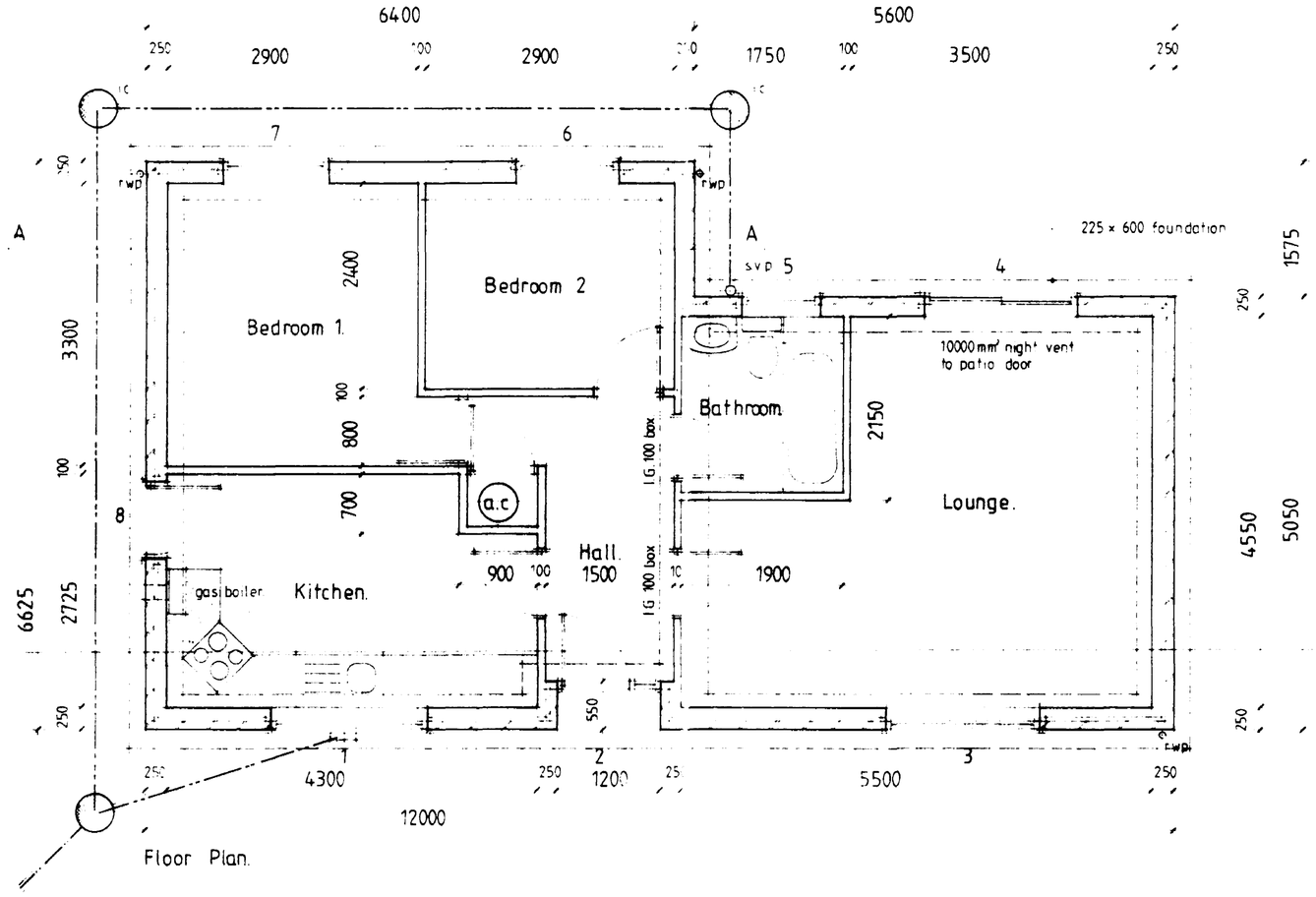
Location Plan. 1:2500



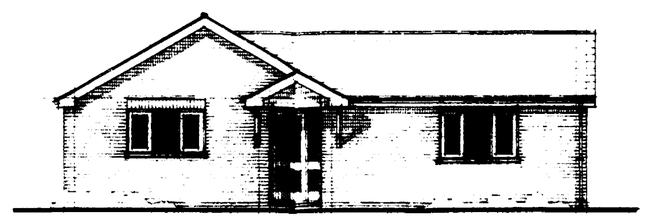
Canopy Detail. 1:25



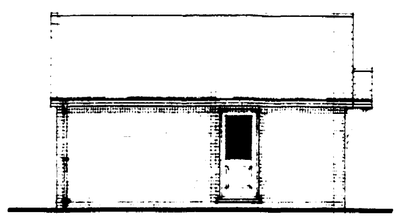
Section A - A



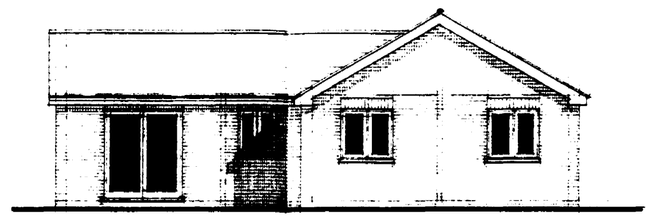
Floor Plan.



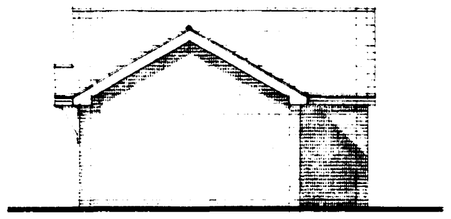
East Elevation



South Elevation.



West Elevation



North Elevation.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 250 cavity walls provide 225 x 600 and under 100 walls provide 225 x 600 all ST3 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be I.G. Int. 100. or 100 Box.

DOUBLE GLAZING.
Double glaze property throughout.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmsq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

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

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to existing drain at rear. Provide Rodding eye at all changes in direction. .

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:990 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 30 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accord with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists At roof intersections provide 25 x100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

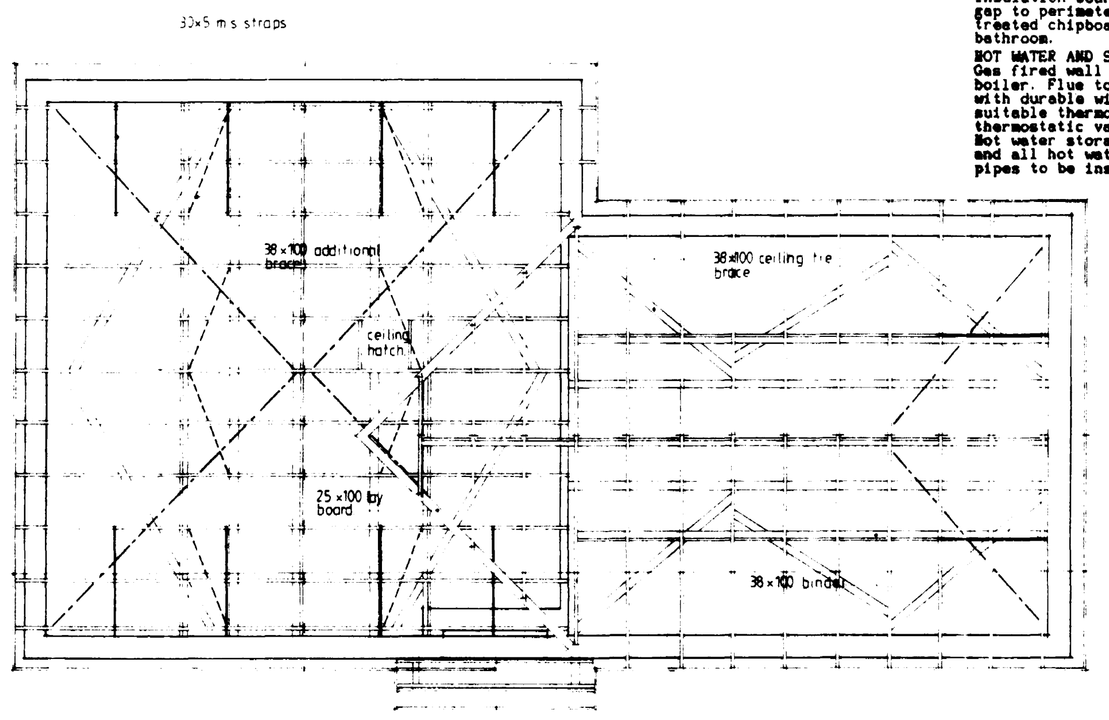
CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc plasterboard Artex finish: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
250 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.83/1087 . 100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1976 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closers and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/sq deg. C.: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm B/C render and 3mm skim

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

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 1000g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation:
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

HOT WATER AND SPACE HEATING
Gas fired wall mounted balanced flue boiler. Flue to be fitted externally with durable wire guard. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1 pt 3.



Roof Plan.

Notes & Schedules

Posfn	Joinery	Lintel	Length
1	310 CC	I G L1|S	2100
2	FER 120	I G L1|S	1500
3	312 CC	I G L1|S	2100
4	PAUV 18	I G L1|S	2100
5	2N10C	I G L1|S	1200
6	212 C	I G L1|S	1500
7	212 C	I G L1|S	1500
8	FNS	I G L1|S	1200

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

COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE, LONG SUTTON, LINCS PE12 9JF TEL 0406 363982 FAX 0406 364391

client: PATTERSON PROPERTIES.

project: PROPOSED BUNGALOW. MILESTONE LANE, PINCHBECK, SPALDING, LINC'S.

drawing

SOUTH HOLLAND D.C. PLAN DEPT. 18 DEC 1991 REF. H353/91

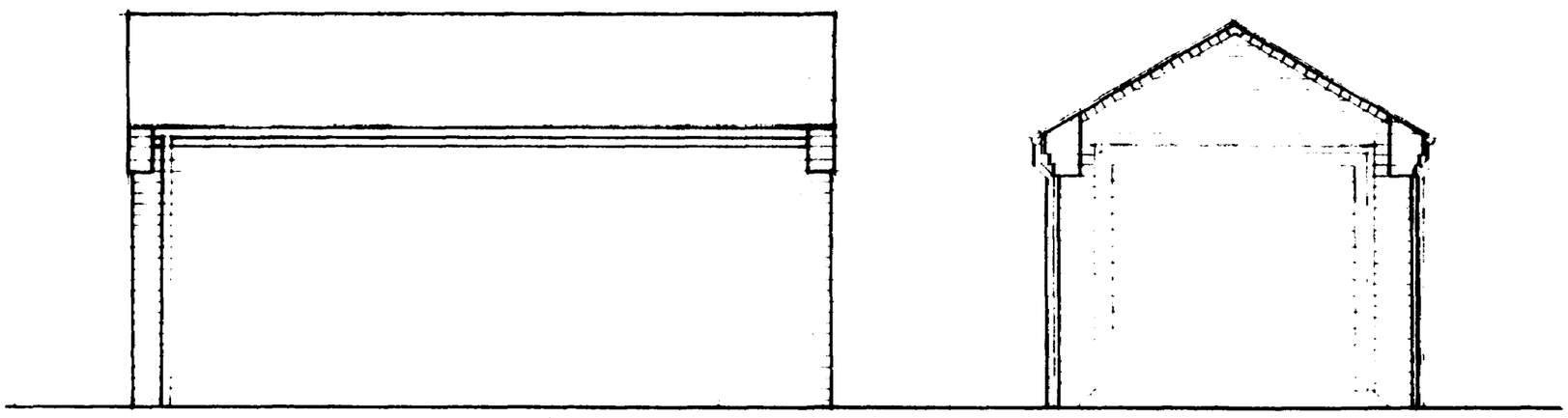
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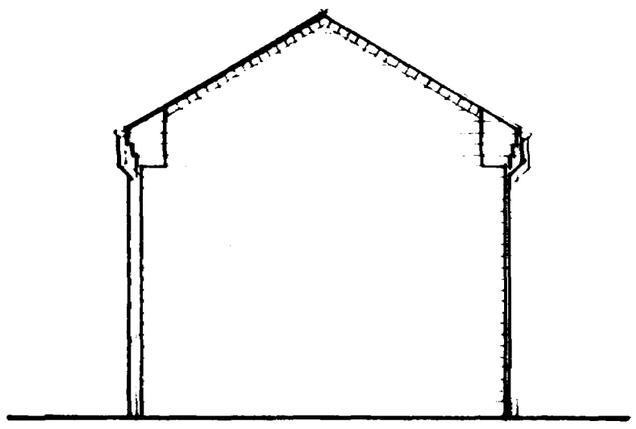
drawn

SUMMIT



SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally: tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985: trusses to be King post type at 600 c/c to a pitch of 30deg: 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 2.0m c/c Note provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade:

WALLING.
Side walling 100mm thick with 215mm x 215mm piers at max 3.0m centres: Gable walling to be min 215mm thick: All to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks:

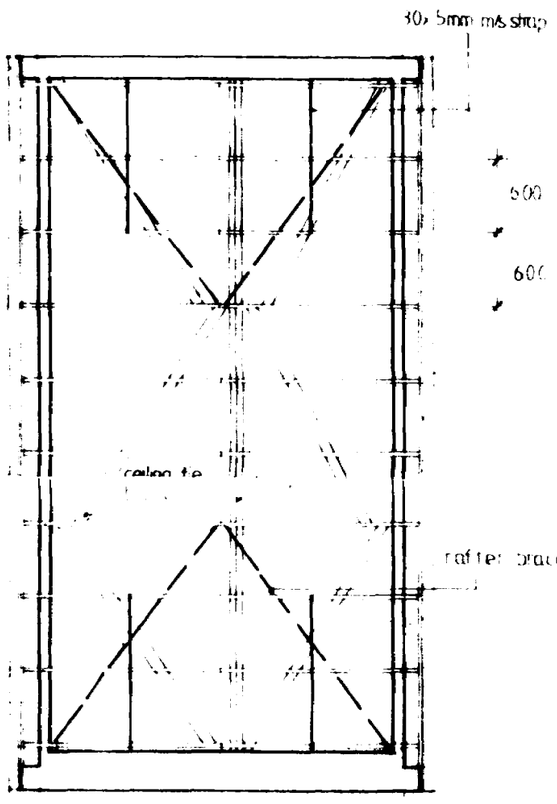
SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level:

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100 concrete overbite: Concrete mix C15P min. 1000g polythene membrane to be lapped continuous with DPC by 100mm: 150 blinded and consolidated hardcore:

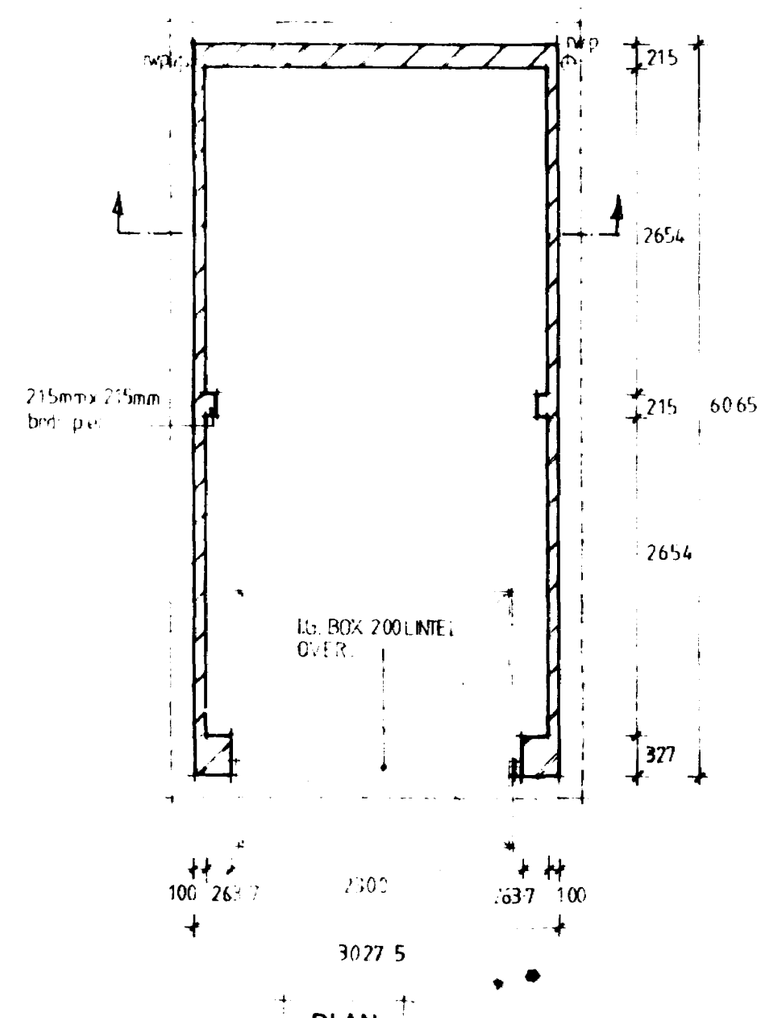
FOUNDATIONS.
Under walls as shown provide CONCRETE RAFT FOUNDATION. (SEE PLAN)
ALL CONCRETE TO C20P MIX.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm Lintels to be underlined with 12.7 fireline board or receive 12mm render + skim

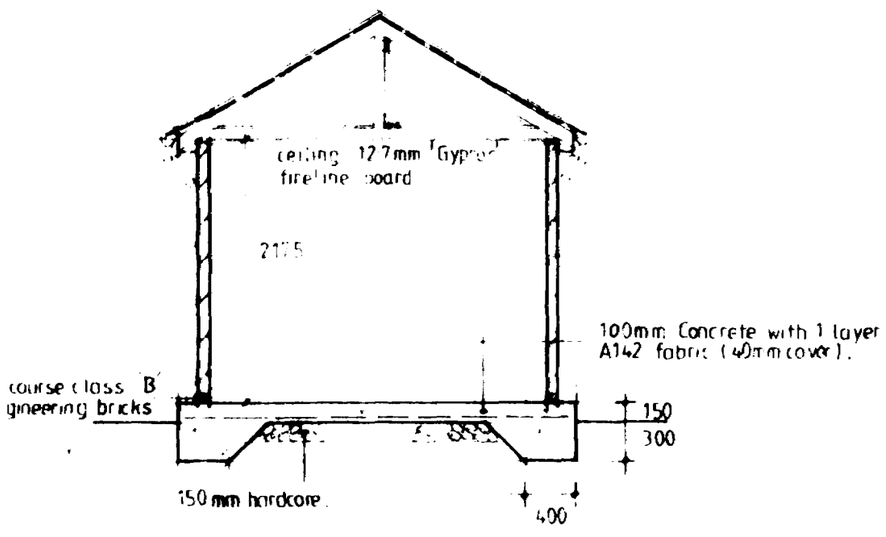
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to S/W system



ROOF PLAN



PLAN



SECTION THRO'

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES

Notes & Schedules

revision	date	init	revision details
A	11/12/90	C.H.	B. REGS. AMENDMENTS

COOPER ARCHITECTURAL DESIGN
30a MARKET PLACE, LONG SUTTON
LINCS PE12 9JF TEL 0406 362988
FAX: 0406 364301

client

project
PROPOSED SINGLE GARAGE

SOUTH HOLLAND D.C.
BUILDING CONTROL DEPT.
18 DEC 1991
REF 1353/91

drawing
PLAN SECTION AND ELEVATIONS

scale
1:50

drawing no
LS
A

contact office
LONG SUTTON

date
DEC 90'

drawn