SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0068/94 Received:10-FEB-94 Type:RESERVED MATTERS

Earlier Permission: H16/0622/92

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development

Location : Fen End Lane Spalding
Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 The rear first floor bedrooms of the dwellings on Plots 7 and 8 shall be secondary glazed and fitted with acoustic air bricks in accordance with the letter, dated 11 March 1994, accompanying the application.

Reason: To safeguard the amenities of the dwellings.

2 Before development is commenced details of means of construction and surfacing of the roadway and footpath within the site shall be submitted to and approved by the Local Planning Authority and thereafter completed to the reasonable satisfaction of the Local Planning Authority before occupation of any of the dwellings.

Reason: To ensure a satisfactory development in the interests of highway safety and the amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended details (drawing number KQH 105/1A) received by the Local Planning Authority on 18 February 1994.

The applicants attention is drawn to Condition 7 of outline permission H16/0622/92. This states that no development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under application reference H16/0661/92.

For the avoidance of doubt the approved bricks are Butterley Sherwood Red Mixture (Plots 1, 4, 5 and 6) and Butterley Kingsfold Multi Stock (Plots 2, 3, 7 and 8).

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)

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

2. OWNERSHIP OF THE SITE

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

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

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

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

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

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

JM RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE MF 22/6

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED MF 5/6

Decision Issue confirmed .....

~~DELEGATED DECISION~~

~~Case Officer~~

Approve (or equiv) Refuse (or adverse)

Signed ...MF Date.....5/6

~~Notes:~~

Disabled
Prev conditions
~~Amended plans -~~
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

(1) The rear first floor bedrooms of the dwellings on plots 7 and 8 shall be secondary glazed and fitted with acoustic air bricks in accordance with the letter dated 11 March 1994 accompanying the application.

SCA

Reason:

(2) Before development is commenced details of means of construction and surfacing of the roadway and footpath within the site shall be submitted to and approved by the LPA to the reasonable satisfaction of the LPA and thereafter completed before occupation of any of the dwellings.

SC2

Reason: To ensure a satisfactory development in the interests of highway safety and the amenities of the locality.

Notes

1 SN1 - (Amended Plans)...drawing No. KQH 105/1A received by the Local Planning Authority on 18 February 1994.

2 The applicants attention is drawn to Condition No. 7 of outline permission H16/0622/92. This states that no development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under application reference H16/0661/92.

SNA

3 For the avoidance of doubt the approved bricks are Butterley Sherwood Red Mixture (Plots 1, 4, 5 and 6) and Butterley Kingsfold Multi Stock (Plots 2, 3, 7 and 8).

SNB

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks ☐

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

183. PLANNING APPLICATIONS (Continued)

(g) Reserved Matters Approval (Continued)

Plan No. and Applicant	Proposal
H16/0068/94 Kings Quality Homes	Residential development at Fen End Lane, Spalding.

(Councillor Mrs E O Hall-Patch requested that her vote against the above decision be recorded, and Councillor M C White requested that his abstention from voting be recorded.)

(Councillor A J Biggadike left the meeting during consideration of the above application.)

(O.A. denotes outline application.)

184. A17 SUTTON BRIDGE - A S B GREENWORLD

The Deputy Director of Planning and Building Control Services reminded the Committee that under Minute 453(d)/93 planning permission had been granted for a wood fibre processing/packing plant, and ancillary buildings and facilities on land north of the A17, Sutton Bridge. Although the plant had been operational since January 1994 a planning application had only recently been received detailing measures to alleviate noise and dust emissions from the building in compliance with condition 17 of the planning permission which required such measures to be agreed prior to the building being brought into use. An application had also been received to modify the hours of operation.

Discussions were presently ongoing with the applicant to secure agreement on appropriate measures to be implemented, but in the meantime complaints had been received from members of the public and from the parish council concerning noise, dust, odour and light intrusion arising from the development. The applicants had sought to address these complaints and a meeting had also been arranged with the applicants in the near future to discuss appropriate attenuation measures.

During the ensuing discussion Members expressed their strong support for the venture, and the hope that all outstanding matters would be drawn to a swift conclusion.

RESOLVED:

a) It be recorded that the Committee fully supports the approach being taken by the officers in the matter; and

b) The Director of Planning and Building Control Services submit a further report after the meeting with the Company and the site be inspected prior to final decisions being taken in the matter.

(The Deputy Director of Planning and Building Control Services reported a letter from Councillor C J T H Brewis in general support of the venture, and expressing the hope that negotiations could overcome the present complaints.)

APPLICATION REFERENCE: H16/0068/94 DATE RECEIVED: 10-FEB-94

TYPE: Reserved Matters

DESCRIPTION: Residential development

LOCATION: Fen End Lane, Spalding.

APPLICANT: Kings Quality Homes AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Ward Member request.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 30 MAR 1994

RECOMMENDATION

Grant approval subject to conditions.

COMMENTS

1 Site currently has outline permission for residential development (no more than 8 dwellings). However, Condition 7 of permission H16/0661/92 which relates to the adjoining land stipulates that no development shall commence until the environmental bunds which adjoin the southern boundary of the current application site have been completed in accordance with details as approved under that permission. To date the bund is only partially finished and this will need to be satisfactorily completed by the current owner of the land to the south (who is not the present applicant) before development commences.

2 In respect of the submitted scheme, this is considered acceptable on balance.

3 Since the dwellings on Plots 7 and 8 are two storey and adjacent to the environmental bund/chilled warehouses beyond, it is considered that they should be doubled glazed to protect the amenity of future occupiers.

REPRESENTATIONS

Ward Member: Outline application granted on condition that landscaping of the bund around the chill store be satisfactorily completed before any development on this site is commenced.
As of today, the only work done is the construction of the turning head and closing off (by bollards) of the southern end of Fen End Lane.

42	H17/0044/94 Mrs M Daniels	PJU	Grant as recommended.
44	3/0046/94 Mr C Mitchell	DMG	Refused as recommended.
46	H16/0052/94 S.H.D.C.	DJR	Grant as recommended.
47	H08/0058/94 Rigbolt Farms Ltd	PJU	Deferred for site visit. Meeting to be held with applicant before arranging site visit to discuss future of barns.
48	H16/0068/94 Kings Quality Homes	DMG	DPBCS auth subject to exchange of houses for bungalows within the overall layout of plot.
50	H09/0077/94 Kings Quality Homes	DMG	Grant as recommended.
51	H18/0093/94 Regalbourne Ltd	DMG	Grant as recommended.
53	H08/0101/94 G P Meads	PJU	Refused as recommended.
55	H16/0109/94 British Rail	DJR	Grant subject to DoE approval as recommended.
57	H09/0123/94 Mr & Mrs Goodley	DMG	Deferred for site visit.

09th Mar 94

Signed: .....

N Midlen
Principal Planning Officer

136. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

(Pending a site inspection to assess the suitability of the site for the proposal.)

(It was reported that observations had been received from the Parish Council, who had indicated no objections to the proposal.)

Plan No. and Applicant		Proposal
H19/0043/94 Mr & Mrs Markillie		New access at Southeau Bank, Throckenholt.

(To enable the Director of Planning and Building Control Services to verify information currently available.)

H08/0058/94 Rigbolt Farms Ltd		General purpose building at Rigbolt House, Beach Bank, West Pinchbeck.

(Pending a site inspection to assess the suitability of the site for the proposal and to enable the Director of Planning and Building Control Services to discuss with the applicant the possible re-siting of the proposed new building.)

H09/0123/94 Mr J & Mrs B Goodley	O.A.	Dwelling at Washway Road, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(d) Application Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development, in accordance with his recommendations, as amended where indicated, in respect of the following proposal:-

Plan No. and Applicant	Proposal
H16/0068/94 Kings Quality Homes	Residential development at Fen End Lane, Spalding.

(The Director of Planning and Building Control Services was authorised to negotiate the repositioning of dwellings on the site so that single story dwellings were situated on plots 7 and 8.)

(Whilst Councillor M.C. White had taken part in the discussion on the above application he asked that it be recorded that he abstained from voting on the matter.)

(e) Application Director of Planning and Building Control Services Authorised to Refuse

The Director of Planning and Building Control Services be authorised to refuse planning permission for the undermentioned development in accordance with his recommendation:-

APPLI TION REFERENCE: H16/0068/94 DATE RECEIVED: 10-FEB-94

TYPE: Reserved Matters

DESCRIPTION: Residential development

LOCATION: Fen End Lane, Spalding.

APPLICANT: Kings Quality Homes AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Ward Member request.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 MAR 1994

RECOMMENDATION

Grant approval subject to conditions.

COMMENTS

1 Site currently has outline permission for residential development (no more than 8 dwellings). Condition 7 stipulates that no development shall commence until the environmental bunds adjoining the southern boundary of the site have been completed in accordance with details as approved under planning application H16/0661/92. To date the bund is only partially finished and this will need to be satisfactorily completed before development commences. Consequently, the applicants should be reminded of this.

2 In respect of the submitted scheme, this is considered acceptable.

3 Since the dwellings on Plots 7 and 8 are two storey and adjacent to the environmental bund/chilled warehouses beyond, it is considered that they should be doubled glazed to protect the amenity of future occupiers.

REPRESENTATIONS

Ward Member: Outline application granted on condition that landscaping of the bund around the chill store be satisfactorily completed before any development on this site is commenced.
As of today, the only work done is the construction of the turning head and closing off (by bollards) of the southern end of Fen End Lane.

Materials used for bund unsatisfactory and is currently overgrown with weeds, etc. This saga is now entering its 5th year and request that a letter be sent to applicant reminding him of the relevant conditions. Two winters have now passed without planting being done and applicant will be able to come up with some excuse as previously (i.e. the planting has to be done during the dormant period and so will have to wait for another year).

Environmental Services: Appropriately designed bungalows would provide the best protection for this site by maximising the attenuation provided by the five metre earth bund which is to date incomplete.

SCHEDULE OF CONDITIONS

1 The dwellings on Plots 6 and 7 shall be double glazed in accordance with the plan accompanying the application.
Reason: To safeguard the amenities of the dwelling.

Notes

1 SN1 - (Amended Plans) ... drawing number KQH105/1A, received by the Local Planning Authority on the 18 February 1994.

2 The applicants attention is drawn to Condition No. 7 of outline permission H16/0622/92. This states that no development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under planning application reference H16/0661/92.

3 For the avoidance of doubt the approved bricks are Butterley Sherwood Red Mixture (Plots 1, 4, 5 and 6) and Butterley Kingsfold Multi Stock (Plots 2, 3, 7 and 8).

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
21-APR-94 H16/0068/94

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0068/94

Date Registered 20 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs
Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 424343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Fen End Lane, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development

Please complete

Signed. .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1,120.00 . . . If you consider no fee is payable include a written explanation instead.

Date 20th January 1994 . . . . . Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.	H16/0622/92
B. Please state which reserved matters are dealt with in this application.	1, 2 & 3
Now complete Part 4 only	

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

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

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/0008/94

D[illegible]tions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current	–	–	–	–	–
Required					

EA ☐ Reg4 – ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) The Boundary of the site differs from the ~~original~~ "outline". ~~Please~~ The application will therefore need to be amended to "full" and could you please confirm that you are agreeable to this.

Other.....

Direction authorised by Senior Officer.....DMc Date...8/2

Revalidation after Direction

Information satisfactory Signed.....DMC Date...10/2

Valid date: As 10/2/94 Previously

Amended description: Same.

Superseded plans indicated ☐ N/A

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) NONE All

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

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: DAVID GODLEY

Senior Officer Confirmed .....DMC Date...28/1/94 Recorded DC....

ECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

~~DELEGATED DECISION~~

~~Case Officer~~

Approve (or equiv) Refuse (or adverse)

Signed ...MF Date.....5/4

COMMITTEE MF 22/4

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

~~Notes:~~
Disabled
~~Prev conditions~~
~~Amended plans -~~
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

DPBCS AUTHORISED MF 5/4

Decision Issue confirmed .....

(1) The rear first floor bedrooms of the dwellings on plots 7 and 8 shall be secondary glazed and fitted with acoustic air bricks in accordance with the letter dated 11 March 1994 accompanying the application.

SCA

Reason;

(2) Before development is commenced details of means of construction and surfacing of the roadway and footpath within the site shall be submitted to and approved by the LPA to the reasonable satisfaction of the LPA and thereafter completed before occupation of any of the dwellings.

SC2

Reason: To ensure a satisfactory development in the interests of highway safety and the amenities of the locality.

Notes

1 SN1 - (Amended Plans)...drawing No. KQH 105/1A received by the Local Planning Authority on 18 February 1994.

2 The applicants attention is drawn to Condition No. 7 of outline permission H16/0622/92. This states that no development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under application reference H16/0661/92.

SNA

3 For the avoidance of doubt the approved bricks are Butterley Sherwood Red Mixture (Plots 1, 4, 5 and 6) and Butterley Kingsfold Multi Stock (Plots 2, 3, 7 and 8).

SNB

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £1130

Receipt No 037558

Date first Rec'd 20 JAN 1994

Registration

Reference H16/0068/94

Cross-Ref B16/0032/94

Date 21/1

Validation

TYPE RM

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £1130
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 239 OS Plots
Grid ref 524300 300300

Ward 5 Parish SPALDING

Inside IBD NO Inside LP area YES

Constraints:

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

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

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

Linked to site ✓ Ref 608
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps
6.22/93
1230/85

B Reg Records:
Already submitted – Ref:
Request needed
Requested

30th MARCH 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0972/93 Mrs I Rix	DJR	Grant as recommended.
3	H08/1067/93 I Bates	DJR	DPBCS Auth as recommended. Condition 2 to be amended to alter height of leylandii hedge to 2.5 metres.
6	H14/1110/93 H14/1111/93 Mr C Pickering	PJU PJU	Grant as recommended.
9	H09/1129/93 P Cunnington	JB	Grant as recommended.
11	H02/1161/93 Mr A D Papworth	DJR	Grant as recommended. Note to be added to decision notice advising that decision does not cover permission for the outdoor storage of vehicles and that any proposal for this will require prior approval of the LPA.
13	H23/0014/94 Mr P Parnell	JB	Grant as recommended.
15	H16/0018/94 Woodlands Hotel	DJR	Refused as recommended. Case officer to note that it is felt that there is no further scope for negotiations with regards to this scheme. Enf Officer to investigate possible breaches of condition re patio doors.
17	H06/0034/94 Mr M Thacker	JB	Deferred for site visit. Permission required to enter land.
20	H23/0056/94 Mr & Mrs G Fletcher	DMG	DPBCS Auth as recommended.
22	H16/0068/94 Kings Quality Homes	DMG	DPBCS Auth as recommended. Additional condition requred with regards to road and footpath details.
25	H05/0086/94 Mrs M M Berry	JB	Grant as recommended.
27	H05/0088/94 D Brown Ltd	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Note to be added to decision notice drawing applicants attention to sect 106 obligation.
29	H14/0106/94 S Tookey	PJU	Grant as recommended.
31	H13/0116/94 Mr A Harrison	DMG	Refused as recommended. It has been indicated that this site is filled land. Check if it is marked on constraint map and advise Building Control and Local Plans accordingly.

33.	H15/0124/94 Mr P Skellern	DJR	Grant as recommended.
35	H16/0130/94 Mr & Mrs A Beeby	PJU	Deferred for site visit.
36	H09/0146/94 Messrs Goodley	DMG	Grant as recommended. Letter to agent with reference to there being no boundary with road - see NRM.
38	H14/0165/94 Mr A Hansard	PJU	Grant as recommended.
40	H16/0177/94 Mr B T Hilton	DJR	Grant as recommended.
41	H08/0178/94 Miss M Draper	DJR	Grant as recommended.
43	H09/0182/94 Mr J Leighton	DMG	Deferred for site visit. Check what development is permitted or exists to East.

31st Mar 94

Signed: .....

N Midlen
Principal Planning Officer

Materials used for bund unsatisfactory and is currently overgrown with weeds, etc. This saga is now entering its 5th year and request that a letter be sent to the owner of adjacent land reminding him of the relevant conditions.
Two winters have now passed without planting being done and he will therefore be able to come up with some excuse as previously (i.e. the planting has to be done during the dormant period and so will have to wait for another year).

Environmental Services: Appropriately designed bungalows would provide the best protection for this site by maximising the attenuation provided by the five metre earth bund which is to date incomplete.

SCHEDULE OF CONDITIONS

1 The dwellings on Plots 7 and 8 shall be double glazed in accordance with the plan accompanying the application.
Reason: To safeguard the amenities of the dwelling.

Notes

1 SN1 - (Amended Plans) ... drawing number KQH105/1A, received by the Local Planning Authority on the 18 February 1994.

2 The applicants attention is drawn to Condition No. 7 of outline permission H16/0622/92. This states that no development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under planning application reference H16/0661/92.

3 For the avoidance of doubt the approved bricks are Butterley Sherwood Red Mixture (Plots 1, 4, 5 and 6) and Butterley Kingsfold Multi Stock (Plots 2, 3, 7 and 8).

ADDENDUM

At the Planning Committee Meeting held on 8 March 1994 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission, subject to the repositioning of the two houses away from the bund.

Further to the above, representations have been received from the applicants suggesting, as an alternative, that they are prepared to install to the rear first floor bedrooms of the two houses additional secondary glazing spaced 100 mm from the double glazed windows, plus acoustic air bricks.

In my opinion, the above is an acceptable alternative.

RECOMMENDATION

Grant Permission, subject to conditions.

1 The rear first floor bedrooms of the dwellings on plots 7 and 8 shall be secondary glazed and fitted with acoustic air bricks in accordance with the letter dated 11 March 1994 accompanying the application.

Notes

1 SN1 - (Amended Plans)...drawing No. KQH 105/1A received by the Local Planning Authority on 18 February 1994.

2 The applicants attention is drawn to Condition No. 7 of outline permission H16/0622/92. This states that no development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under application reference H16/0661/92.

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APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Site currently agricultural.
Neighbours :
Boundaries : Bungalow to north. Hedging on boundary.
Site Features : Bungalows on opposite side of road to the main.
Turning facility already constructed.

Inspected by DMG
Date 2/2

Site Notice posted by
Date
Expiry DMG
2/2

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

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

Comm

H16/0068/94

RESERVED MATTERS

Applicant: Kings Quality Homes
Tel:

Agent: Status Design
0406 424343

Description: Residential development

Location: Fen End Lane
Spalding
Lincs

Valid date: ~~26-JAN-94~~ 10-FEB-94
Terminal date: ~~23-MAR-94~~ 07-APR-94
Target dates:
To case officer 02-FEB-94
Inspected by 09-FEB-94
Extra contacts 16-FEB-94
Target Committee: ~~08-MAR-94~~ 30-MAR-94
Report deadline: 22-FEB-94
Agreed TD Ext:
Case Officer:
Report if not clear by 02-MAR-94
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr M C White	31-JAN-94	07-FEB-94
Dir. Environmental Services	31-JAN-94	14-FEB-94
Site/Press Advert MIN	~~31-JAN-94~~ 02-FEB-94	~~21-FEB-94~~ 23-FEB-94

SITE RECORD

Grid ref: 524320 320200
OS Sheet: 239 Parcel:

Cllr C Evans	31-JAN-94	07-FEB-94
Cllr B J Davies	31-JAN-94	07-FEB-94

L.C.C - cons Attached Jo cs 3/2/94

Turners Stores, Brooks Farm, Fen End Lane, Spalding.

On Tuesday, 29th March 1994, I visited the above site with Mr. John Hornor, General Manager of the Welland & Deepings Internal Drainage Board.

The purpose of the visit was to inspect recently constructed Earth Bunds and to determine their suitability and stability in view of the proposed adjoining residential development.

Mr. Hornor advised that the Bunds had been well constructed and, although they are 5 metres in height, he was satisfied that they would not collapse or erode to any degree, particularly if they were seeded, to provide the necessary bonding, as soon as possible.

R Brooks
29.3.94.

Status Design
4 Princes Street
Holbeach
Spalding
Lincolnshire
PE12 7BB

D M Gedney

DMG/SJS
H16/0068/94
KQH 105/BG/AFW

15 March 1994

Dear Sirs

Planning Application H16/0068/94 - Residential development - Fen End Lane, Spalding - Kings Quality Homes

I refer to the above reserved matters application submitted by yourselves.

I can now inform you that at the Planning Committee meeting held on 8 March 1994 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission, subject to an exchange of the two houses for bungalows within the overall layout of the development.

Could you please confirm (or otherwise) whether or not the applicants are agreeable to this. Further, if this is the case, I look forward to the receipt of amended plans showing this, so that I am in a position to proceed with the application.

I hope the above information is of assistance to you and I enclose the relevant amendment forms should you require them.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

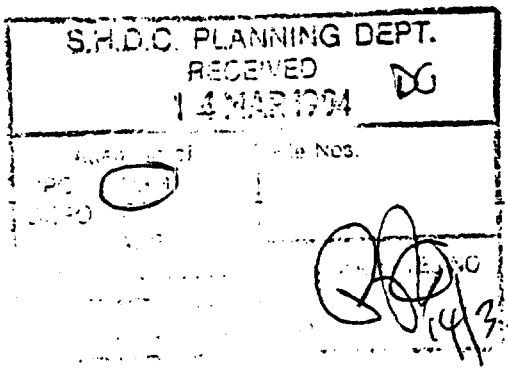
DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 11th March 1994

Our Ref: KQH105/BG/AEW

Your Ref: H16/0068/94



But Committee decide!

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D M GEDNEY

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE SPALDING FOR KINGS QUALITY HOMES

In respect of the above, it is understood that it was resolved to approve the above application at the 8th March Planning Committee meeting, subject to repositioning of the houses away from the earth bund. It has since come to light that Councillor White, who is a resident along the road, would now prefer that the houses should remain in the positions shown on the submitted plan and I believe this has been intimated to your Mr. B. Smith. In the light of this it is, therefore, my client's request that the proposed layout be approved in its present form.

To assist in any concerns that there may be over noise affecting the houses from the adjacent footway, my client is prepared to install to the rear first floor bedrooms of these 2 No. houses additional secondary glazing spaced 100mm from the double glazed windows and acoustic air bricks. I am led to believe by Mr. J. Chapman of your Environmental Health Department that this should overcome any problems of noise relating to these dwellings. ✓

I trust, therefore, that the Planning Permission document for this proposal can now be issued.

Yours faithfully

B. Gilham F.F.B.

David – this should substantially improve the protection against noise and therefore reduce the ~~likelyhood~~ risk of complaint,

Roger

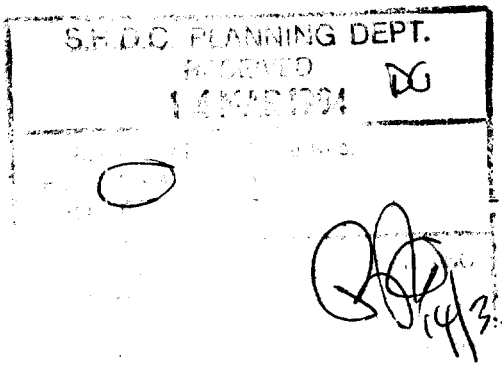
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Date: 11th March 1994

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Your Ref: H16/0068/94



But Committee decide!

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D M GEDNEY

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Yours faithfully

B. Gilham F.F.B.

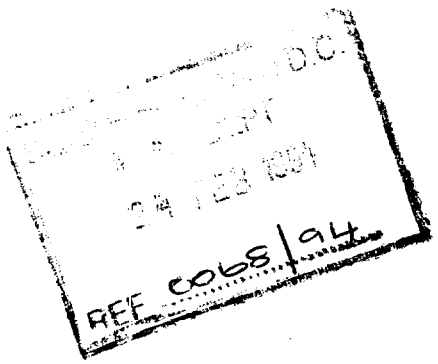
DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 23rd February 1994

Our Ref: KQH105/BG/AEW

Your Ref: H16/0068/94



South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D M GEDNEY

Dear Sir,

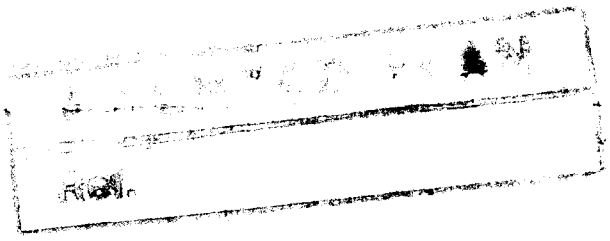
RE: PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE SPALDING
FOR KINGS QUALITY HOMES

Further to our recent telephone conversation and your request for alterations to the brick types please find enclosed 4 No. copies duly completed amendment form indicating bricks to plots 1, 4, 5 & 6 changed to Butterley Sherwood Red Mixture and Plots 2, 3, 7 & 8 changed to Butterley Kingsford Multi Stock.

Yours faithfully

B. Gilham F.F.B.

Enc.



Rang B. Gilham 24/2.
He confirmed that the amended brick for 1, 4, 5 + 6 was
a Butterley Sherwood Red mixture. and that the brick for 2, 3, 7 + 8 was
a Butterley Kingsfold Multi Stock. DMG -

PLANNING AMENDMENT

For office use only

Application No. H16 | 0068 | 94

Date registered 24 FEB 1994

Case Officer OK

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 424343 (Contact) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Fen End Lane, Spalding, Lincs

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H16/0068/94

OFFICE COPY

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: Yes

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 23rd February 1994

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development

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)

Bricks to Plots 1, 4, 5 & 6 changed to Butterley Sherwood Mixture
Bricks to Plotsa 2, 3, 7 & 8 changed to Butterley Kingsford Multi Stock

State drawing no's of the current submission

N/A

State Officer dealing with the application, if known.

Mr D M Gedney

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

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☐
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 18.2.94

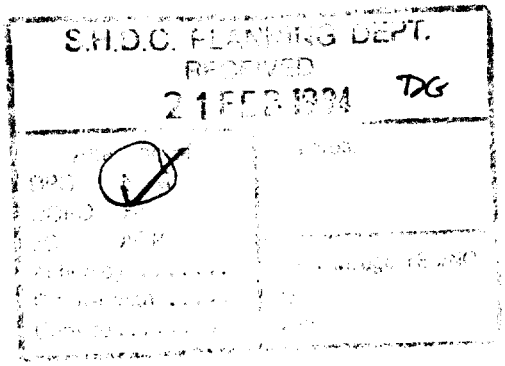
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/0068/94
Residential Development, Fen End Lane

I refer to my previous memorandum of the 23rd July, 1992 and would reaffirm that appropriately designed bungalows would provide the best protection for this site by maximising the attentuation provided by the 5m earth bund which to-date is incomplete.

Director of Environmental Services



PLANNING AMENDMENT

For office use only

Application No. H16 | 0068 | 94

Date registered

Case Officer 18 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Salding Lincs PE12 7BB
Tel. No. 424343 (Contact) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Fen End Lane, Spalding, Lincs

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H16/0068/94

Building Regulation reference relating to same development.

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans — **A.** [ ]

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — **B.** [✓]

State whether amendment has been requested by the Council: Yes

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 17th. February..1994.....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development

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)

Alterations to landscaping and driveways and note added regarding double glazing to windows.

State drawing no's of the current submission

KQH105/1

State Officer dealing with the application, if known.

Mr D M Gedney

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

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other –

None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 17th February 1994

Our Ref: KQH105/BG/AEW

Your Ref: H16/0068/94

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D M GEDNEY

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE SPALDING
FOR KINGS QUALITY HOMES

Further to our recent telephone conversation, I enclose 4 No. copies of site layout drawing no. KQH105/1 showing amendments as requested together with 4 no. copies duly completed Planning Amendment forms.

Yours faithfully

B. Gilham F.F.B.

SOUTH HOLLAND D.C.
PLAN DEPT
18 FEB 1994
REF 0068/94

Enc.

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 15th February 1994

Our Ref: KQH105/BG/AEW

Your Ref: H16/0068/94

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D M GEDNEY

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE SPALDING
FOR KINGS QUALITY HOMES

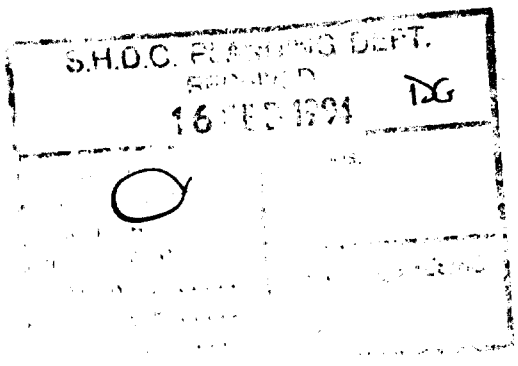
In respect of the comments from Anglian Water in the Planning Committe agenda report for the outline planning application relating to the above, reference H16/0622/92, I enclose a copy of a letter received from Anglian Water dated 14th February 1994 confirming that off site works by the developer will not be necessary as the properties will be serviced by indivudual connections.

I trust this is of assistance to you in this matter.

Yours faithfully

B. Gilham F.F.B.

Enc.



Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/940025

Your ref

14 February 1994

Status Design
4 Princes Street
HOLBEACH
Lincolnshire
PE12 7BB

FAO Brian Gillan

Dear Sir

RESIDENTIAL DEVELOPMENT
FEN END LANE, SPALDING, LINCOLNSHIRE.

I refer to our recent telephone conversation regarding the provision of water supplies to the above development.

Anglian Water Services Ltd have a duty to provide a connection following an application by the customer under section 45 of the Water Industry Act 1991. However if a developer needs to requisition a water main under section 41 of the Water Industry Act 1991 to service a development, the undertaker can recover such costs required in order to provide water supply that complies with our statutory level of service. It was on this basis that our response to the planning application was made.

As this development has now been confirmed by yourselves as frontage development the need to provide a mains extension no longer applies and therefore these properties will be serviced by individual connections.

You will be aware that this suffers from low pressure and investigatory works are ongoing to identify the improvements to the distribution network which are unlikely to be completed until 1996, therefore in the interim period I would recommend that all water supplies of at least 100 gallons would be required.

CHARTER MARK

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

14 February 1994

Enclosed is an Application for Connection to the Water Main which should be completed and returned by your clients. Upon receipt we will process the application and forward and invoice for the work. We do require payment before the work is carried out. You should allow approximately 6 weeks from submission of your application or to completion of the works. This timescale is subject to a satisfactory underground and internal Bye Law inspection and confirmation that your client is ready for the connection to be made.

The basic current minimum charge for the installation of a 20mm metered connection up to 12 metres from the water main is £250.00 excluding reinstatement and VAT. In addition, an infrastructure charge of £1,180.00 plus VAT is payable in respect of water and sewer connections.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully

Philip Laws
Customer Services Manager

DESIGN **Status**

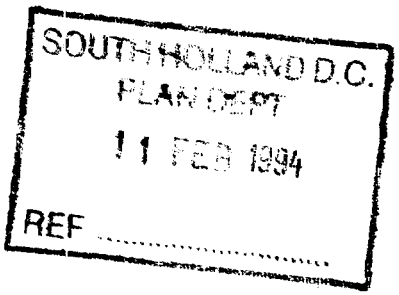
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 10th February 1994

Our Ref: KQH105/BG/AEW

Your Ref: H16/0068/94



South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D M GEDNEY

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE SPALDING FOR KINGS QUALITY HOMES

Further to your letter dated 20th January 1994 and our subsequent meeting at your office where the boundary coloured red was adjusted. The reason why the adjustment was necessary was the earth bund adjancent the site has not been erected in the position as indicated on the outline planning application.

I trust this clarifies matters.

Yours faithfully

B. Gilham F.F.B.

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

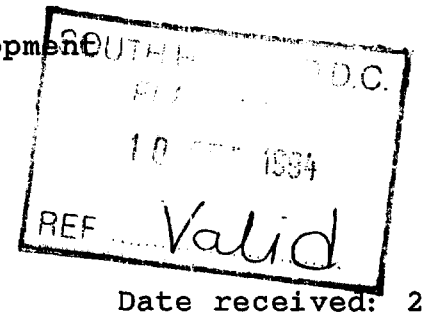
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0068/94

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development



Location: Fen End Lane
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 20-JAN-94

09-FEB-94

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:

The boundary of the site differs from the "outline". The application will, therefore, need to be amended to "full" and could you please confirm that you are agreeable to this.

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 M GEDNEY

Yours faithfully

Principal Planning Officer

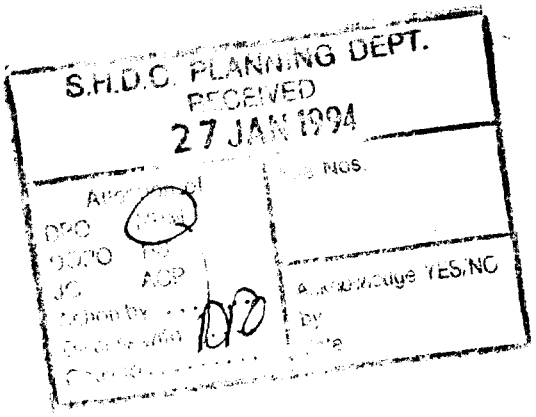
Agent contacted office 10/2 and amended plans in accordance with ARP's advice so that can still be accepted as "RM" application.

MG 10/2.

Ref H16/0063/94

Cllr White rang 3/2.

Requests that application be considered by Committee.



"Glocca Morra"
60 Fen End Lane,
Spalding,
LINCS
PE12 6AD

Tel: 0775 - 760680

January 27th 1994

Mr B.Smith MRTPI,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
LINCS
PE11 2XE

Planning Application No. H16/0622/92
Proposed Residential Development at Fen End Lane, Spalding

Dear Sir,

As a result of recent surveying activity at the abovementioned site, for which planning permission has been granted, I have been approached by a number of tenants of Fen End Lane requesting clarification of the conditions applicable to this application.

I believe I am correct in stating that this application was granted on condition that the lanscaping of the bund around the chill store, etc. be completed to your satisfaction before any work on this application commenced.

As of today, the only work that has been done is the construction of the "turning head" and closing off (by bollards) of the southern end of Fen End Lane.

If you recollect, I have had discussion with yourself as to the unsatifactory nature of the materials used in the bund and of its being overgrown with weeds, etc.

Notwithstanding the fact that this "saga" is now entering its fifth year, could I respectfully request your confirmation of the relevant conditions applicable to the residential development, and if you consider it neccesary, a letter be sent to the applicant reminding him of same.

It has now been two winters that have gone by without the planting being done and as spring approaches, the applicant will be able to come up with the same excuse as previously, ie the planting has to be done during the "dormant period" and so will have to wait for another year.

Thanking you in anticipation of your assistance, once again, on this 'thorny' subject.

Yours sincerely,

Michael C. White

District Councillor,
Spalding South Ward,
South Holland District Council.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0068/94

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	0	2

2. Address or location

Fen End Lane, Spalding

3. Name, classification and number of road

U C

4. Date application referred 3-2-94

5. State whether outline, detailed application etc.

Reserved Matters

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

Residential Dev't.

7. 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:—

Delete as appropriate

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

b. ~~Requests that any permission given by the~~ local planning authority shall include the concitions 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: 3-2-94 Signed: [signature]
Director of Highways and Planning

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 25th January 1994

Our Ref: KQH105/BG/AEW

Your Ref: H16/0068/94

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE SPALDING FOR KINGS QUALITY HOMES

Further to your letter dated 24th January 1994 and our subsequent telephone conversation, please find enclosed 4 No. copies site plan drawing No. KQH105/1 showing site outlined in red as per your requirements.

Yours faithfully

B. Gilham F.F.B.

enc.

SOUTH HOLLAND D.C.
PLANNING
28 JAN 1994
REF

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: H16/0068/94

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development

SOUTH HOLLAND D.C.
PLAN DEPT
26 JAN 1994
REF ..... Valid

Location: Fen End Lane
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 20-JAN-94

24-JAN-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

As the site appears different to that on the outline application, please confirm that we can change the application to 'Full'. Can you also offer any explanation as to the discrepancies of the position of the bund at the southern end of the site.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 20th January 1994

Our Ref: KQH105/BG/AEW

Your Ref:

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE SPALDING FOR KINGS QUALITY HOMES

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd KQH105/1, Buckingham MK2, Holkham 1 & 2, Holkham ST 1 & 2, Highgrove, Norfolk and KQH-HDG.
3. Cheque to the value of £1,120.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd KQH105/1, Buckingham MK2, Holkham 1 & 2, Holkham ST 1 & 2, Highgrove, Norfolk and KQH-HDG.
3. Cheque to the value of £511.12 in respect of submission fee.

Total cheque: £1,631.12.

Yours faithfully





B. Gilham F.F.B.

Enc.

BR[illegible] 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 : P3758
Date received : 20-JAN-94

Received from

Kings Quality Homes

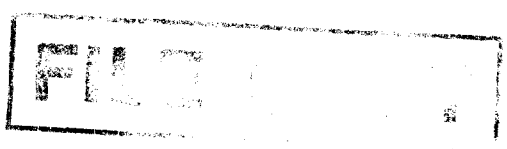
Address

Holbeach Manor
Fleet Road
Holbeach
Spalding

Fee paid	£ 1120.00
VAT	£ 0.00
Total received	£ 1120.00

Cash/Cheque : Cheque

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



DESIGN **Status**
ARCHITECTURAL & PLANNING CONSULTANTS

Date:
Our Ref:
Your Ref:

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

FACSIMILE TRANSMISSION HEADER SHEET

NO. OF SHEETS (incl. header) 2

FROM BRIAN GILHAM

FOR THE ATTENTION OF BRIAN STUCKEY

MESSAGE REF - B16/0032/94 - KINGS QUALITY HOMES.
COULD YOU TELL ME WHICH INLET GRILLES
ARE ACCEPTABLE FOR THE ACOUSTIC AIRBRICK
AS SHOWN ON ATTACHED SHEET.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JUL 1994

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

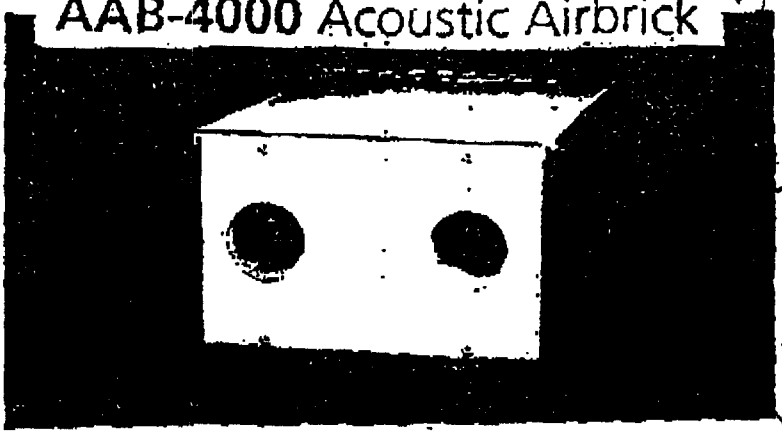
DONE

If you do not receive legible copies of all pages please advise us immediately.

Note
original with
Building Regs.

no Trickle Vent needed where Brick is used.

AAB-4000 Acoustic Airbrick



Meets Building Regulations for background trickle ventilation (in conjunction with controllable grilles).

Natural inlet ventilator.

Integral external grille.

Choice of internal grilles.

Designed to provide natural ventilation into buildings whilst offering high levels of sound attenuation. Meets the Building Regulations for background trickle ventilation.

AUTHORITY

When installed in conjunction with a controllable grille, meets those requirements of the Building Regulations which stipulate 4000mm² background ventilation. Manufactured under BS5750:Pt 2, ISO 9002 and EN 29002

RMON
GILLHAM
(01430) 426343

PHYSICAL SPECIFICATION

Dimensions: 220mm W x 140mm H x 260mm D.

Weight: 6.5Kg

Material: Casing pre-galvanised grey steel. Two steel plate baffles support the perforated aluminium airways encased in sound absorbent mineral wool. An outer baffle assembly and acoustic linings are set behind louvred external grille

PERFORMANCE SPECIFICATION

Performance: 4200mm²

Attenuation. Normalised sound pressure level difference 47dB(A)

COMPONENTS

All inlet grilles 225mm W x 150mm H (nominal)

Inlet Grilles for Permanent Ventilation:

A GL20W Non-vision aluminium grille. Silver acrylic stoving enamel.

B GL70D Aluminium louvre. Silver acrylic stoving enamel

C Plaster Vent Traditional plaster cast vent

Inlet Grilles for Controllable Ventilation:

D HMV Hit & miss vent. Sliding plate aluminium grille Silver acrylic stoving enamel

E 1HM Adjustable aluminium grille. Silver acrylic stoving enamel

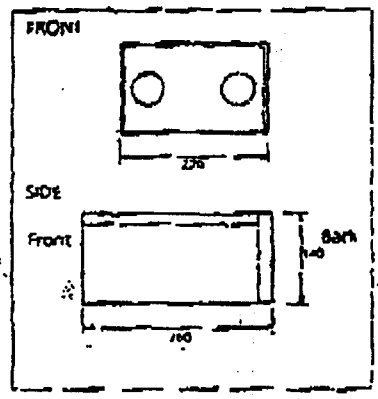
External Grilles:

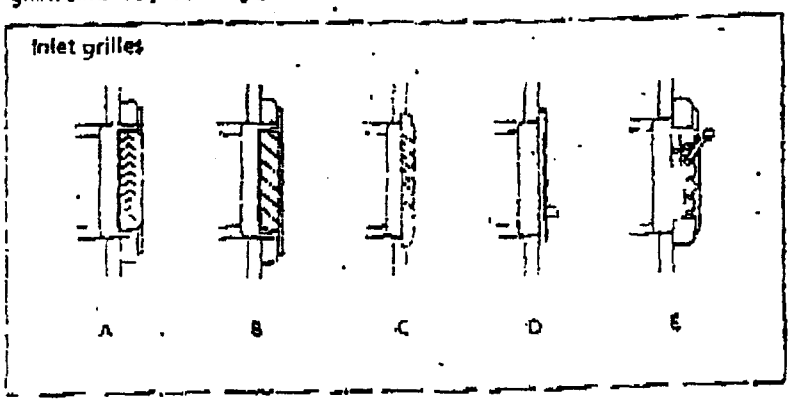
(NB Unless specified otherwise integral pressed aluminium external grille fitted as standard). Additional grilles can be supplied.

LR8 Wall baffle for sheltered sites.

H1 Aluminium baffle for exposed sites. Paint finish available.

DIMENSIONS (mm)





GREENWOOD AIRVAC, PO BOX 3, BROOKSIDE INDUSTRIAL ESTATE, RUSTINGTON, WEST SUSSEX BN16 3LH
TELEPHONE: RUSTINGTON (0903) 771(21 TELEX 87297 (AIRVAC G) FAX (0903) 782398
No FM 11308 REG. NO 835476 HEG OFFICE. 46 MUSEUM STREET LONDON WC1 1LY A DIVISION OF HUNTER INTERNATIONAL (MANUFACTURING) LTD.

APPENDIX 3 - DETAILS OF ACOUSTIC AIRBRICK

TELEPHONE HOUSTINGS (INTERNATIONAL) PLC
REG NO 835478 REG OFFICE 48 MUSEUM STREET LONDON WC1 A ENGINEERED HUNTER INTERNATIONAL MANUFACTURING

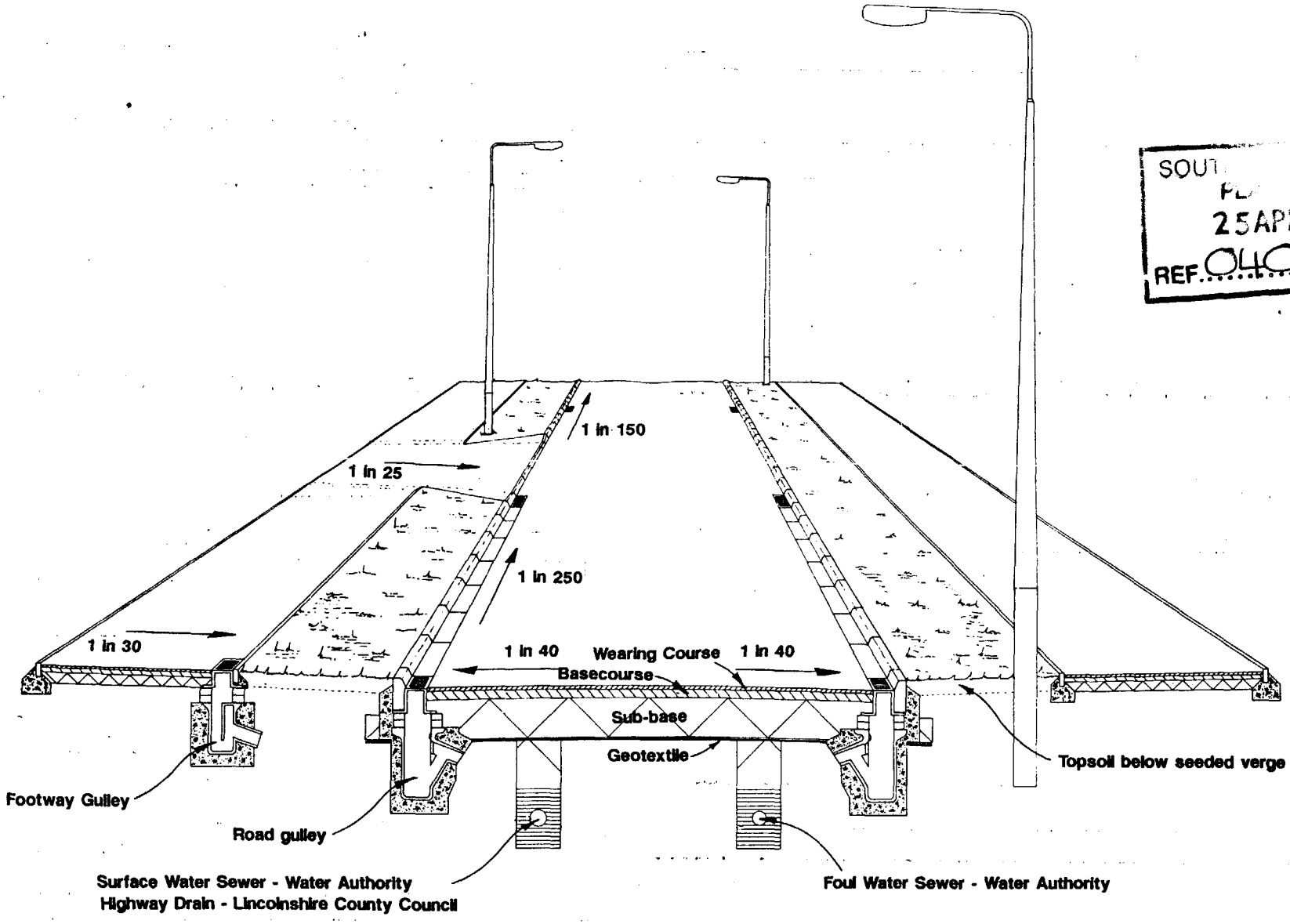
APPENDIX 3 -. DETAILS OF ACOUSTIC AIRBRICK

2869

NIGEL — PLEASE CHECK PRICE + AVAILABILITY.

18-JUL-94 MON 16:35 0406 490702 RM ASHLEY FRANK P. 02

SOUT... D.C.
25 APR 1994
REF. 0400/94



GENERAL SECTIONAL DETAIL

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0068/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0400/94 Received:25-APR-94 Type:CONDITION COMPLIANCE

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Details of road construction (Condition 2 of application H16/0068/94)

Location : Fen End Lane Spalding
Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted as revised by the amended details (letter dated 18 May 1994) received by the Local Planning Authority.

sgd B SMITH
Director of Planning and Building Control Services

01-JUN-94 H16/0400/94

Cllr. M. C. White,
"Gloeca Morra",
50 Fen End Lane,
Spalding,
Lincs.
PE12 6AD.

Mr D Roberts

DJR/JJ H16/0622/92

03 Feb 1994

Dear Councillor White,

DEVELOPMENT BY R TURNER: FEN END LANE.

Thank you for your letter dated 27th January 1994. As you rightly say the residential permission was granted subject to a number of conditions. Amongst them condition no 7 which states:

"No development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under planning application ref: H16/0661/92."

I can further advise that application H16/0661/92 was approved on 16th July 1993, in respect of revised plans which showed cross sections of the bund at 40 degrees slope having a base width of 12m and a height of 5m the constructional note refers to "earth bund to be constructed of soil. Top 200mm to be top soil. Once constructed, bunds to be sown with grass seed." The plans also specified tree planting between the bunds and the new dwellings. A recent inspection revealed that tree planting had been undertaken between the bund and the residential site. The bunds themselves however do not appear to be in accordance with the approved details.

Although there has been no breach of condition in respect of the residential permission, the question of constructing the bunds in accordance with the approved details needs to be addressed. I shall therefore be writing to the owner over this with a request that he rectifies the situation. If necessary I shall also prepare an appropriate report to a future Committee.

I trust this is satisfactory for the time being.

Yours sincerely

V Midlen
Principal Planning Officer
Development Control

RFS Soon
Round
3/2

Notes and Revisions

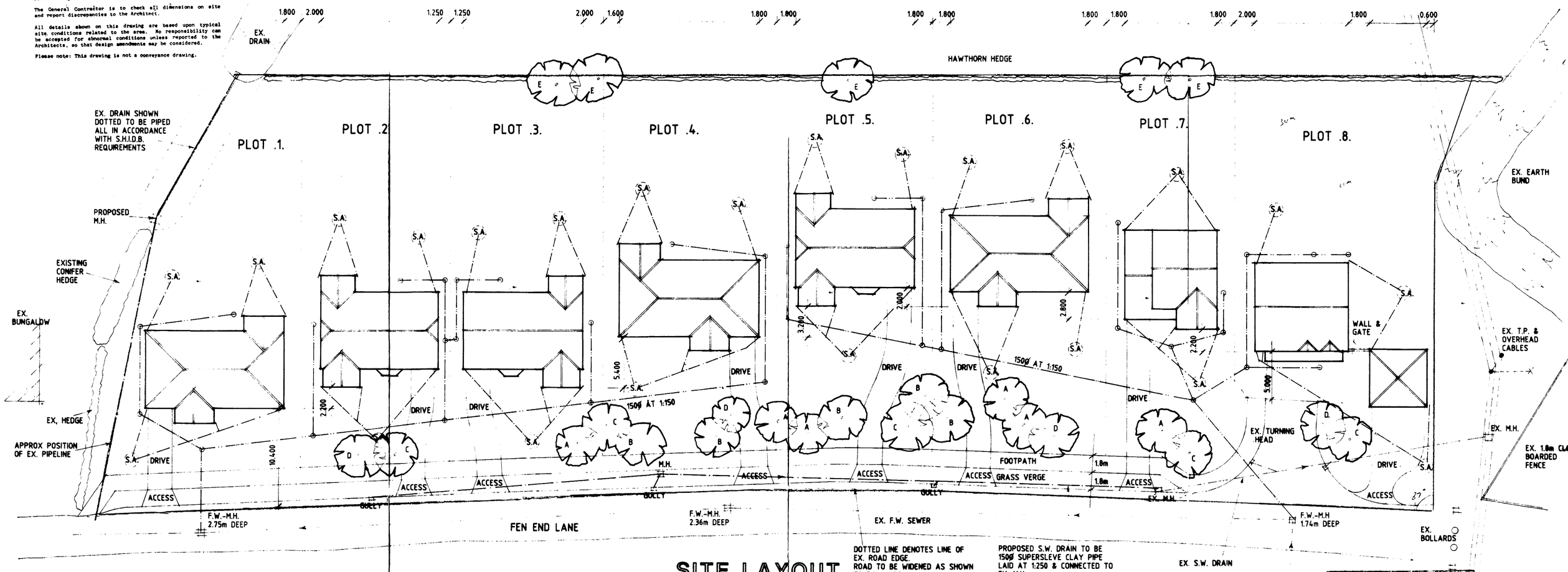
Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it be issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.



SITE LAYOUT

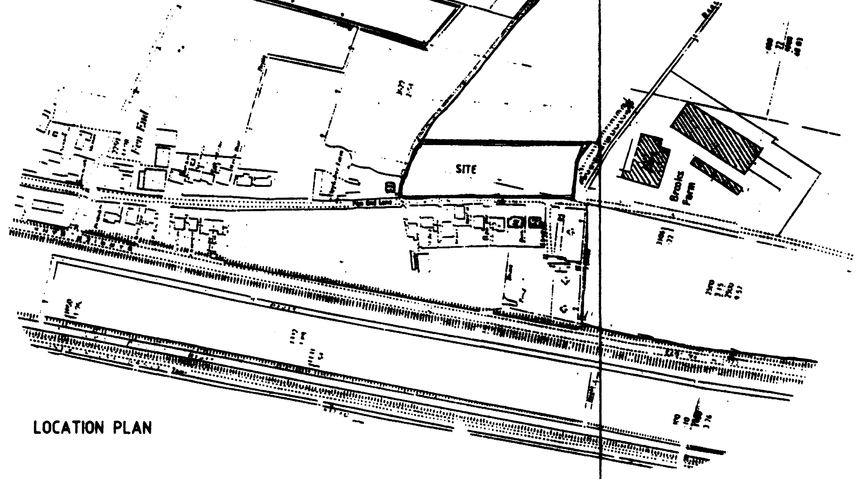
DOTTED LINE DENOTES LINE OF EX. ROAD EDGE. ROAD TO BE WIDENED AS SHOWN TO 5.0m WIDE.

PROPOSED S.W. DRAIN TO BE 150ø SUPERSLEVE CLAY PIPE LAID AT 1:250 & CONNECTED TO EX. M.H.

EX. S.W. DRAIN

AMENDED PLAN
Rec'd

SOUTH HOLLAND D.C.
PLAN DEPT.
18 FEB 1994
REF. 0026/94



DWELLING TYPES

PLOT .1. - BUCKINGHAM MK 2 [HANDED]
PLOT .2. - HOLKHAM [HANDED]
PLOT .3. - HOLKHAM ST.
PLOT .4. - BUCKINGHAM MK 2.
PLOT .5. - HOLKHAM [HANDED]
PLOT .6. - BUCKINGHAM MK 2 [HANDED]
PLOT .7. - HIGHGROVE
PLOT .8. - NORFOLK PLUS HIP DOUBLE GARAGE

EXTERNAL MATERIALS

BUTERLEY DESFORD BRINDLE RED FACING BRICKS & SANDTOFT RUSTIC DOUBLE PANTILES TO PLOTS 2,3,7 & 8.

BUTTERLEY DESFORD OLD ENGLISH RUSSETT FACING BRICKS & SANDTOFT BROWN DOUBLE PANTILES TO PLOTS 1,4,5 & 6

DRIVES

75 [19 DOWN] WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE.
50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

WINDOWS

WINDOWS TO BE DOUBLE GLAZED
(See kiln)

FOOTPATH

WIDEN ROAD AS SHOWN & FORM GRASS VERGE & FOOTPATH TO SITE FRONTAGE AS SHOWN. PROVIDE S.W. DRAINAGE AS SHOWN CONNECTED TO EX. M.H. ALL WORKS TO CONFORM TO L.C.C. DEVELOPMENT ROAD SPECIFICATION & CONSTRUCTION 1991

LANDSCAPING

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

LARGE

A - ACER PLATANOIDES SEL. STD.
B - SORBUS ARIA MITCHELLII STD.

SMALL

C - CONTINUS COGGYORIA 30-45 3L CG
D - ACER HERSII 120-150 CG
E - ACER CAMPESTRE

PLANT HAWTHORN HEDGE TO REAR BOUNDARY AS SHOWN

THIS DRG. TO BE READ IN CONJUNCTION WITH
BUCKINGHAM MK2,HOLKHAM 1 & 2, HOLKHAM ST 1 & 2, HIGHGROVE, NORFOLK & KQH-HDG. & KQH-H/02

DETERMINED PLAN

DESIGN Status
ARCHITECTURAL & PLANNING CONSULTANTS

PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE, SPALDING FOR

KINGS QUALITY HOMES

1:200 1:2500 KQH105/1
JAN-94 B.GILHAM.
A - PLANNING ALTS

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702

Notes and Revisions

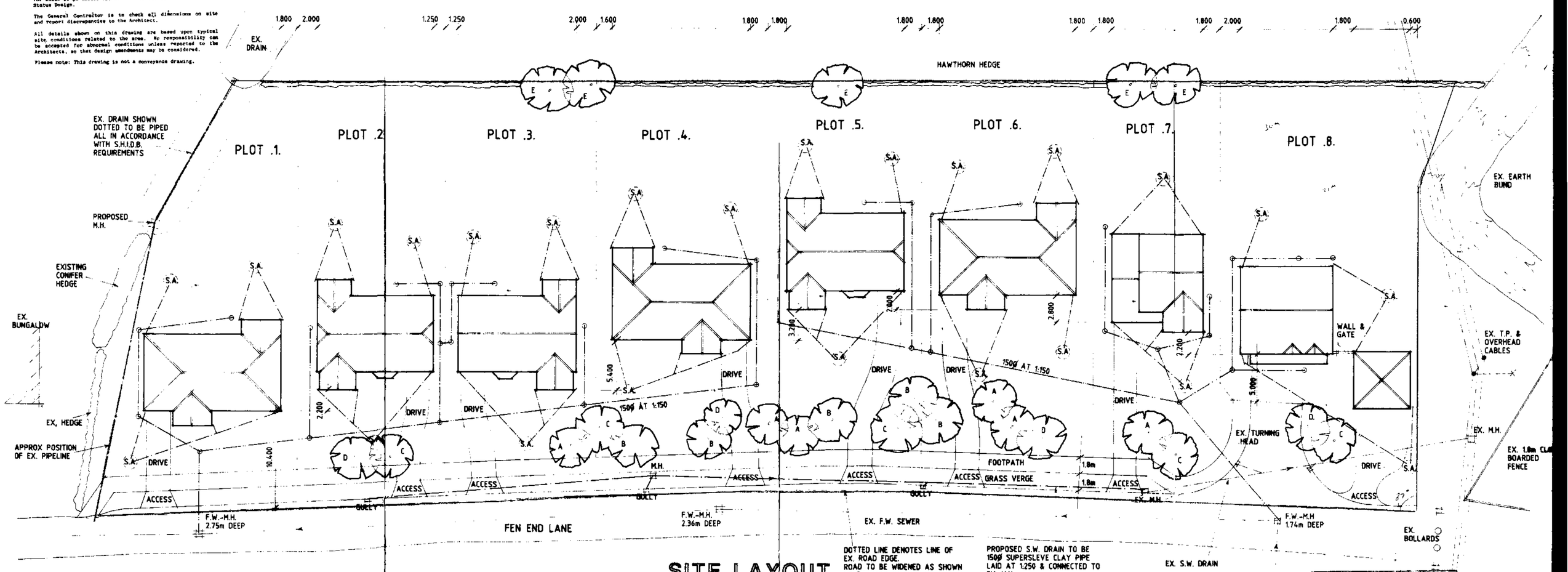
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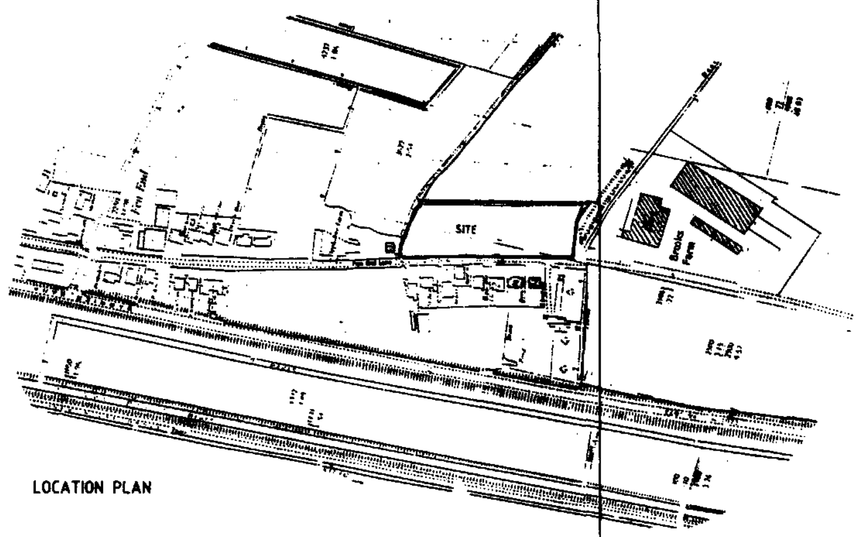
Please note: This drawing is not a conveyance drawing.



SITE LAYOUT

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PROPOSED S.W. DRAIN TO BE 150ø SUPERSLEVE CLAY PIPE LAID AT 1:250 & CONNECTED TO EX. M.H.



DWELLING TYPES

PLOT 1. - BUCKINGHAM MK 2 [HANDED]
PLOT .2. - HOLKHAM [HANDED]
PLOT .3. - HOLKHAM ST.
PLOT .4. - BUCKINGHAM MK 2.
PLOT .5. - HOLKHAM [HANDED]
PLOT .6. - BUCKINGHAM MK 2 [HANDED]
PLOT .7. - HIGHGROVE
PLOT .8. - NORFOLK PLUS HIP DOUBLE GARAGE

EXTERNAL MATERIALS

BUTERLEY DESFORD BRINDLE RED FACING BRICKS & SANDTOFT RUSTIC DOUBLE PANTILES TO PLOTS 2,3,7 & 8.

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(See Key)

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LANDSCAPING

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A - ACER PLATANOIDES SEL. STD.
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SMALL
C - CONTINUS COGGYGRIA 30-45 3L CG
D - ACER HERSII 120-150 CG
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PLANT HAWTHORN HEDGE TO REAR BOUNDARY AS SHOWN

THIS DRG. TO BE READ IN CONJUNCTION WITH
BUCKINGHAM MK2,HOLKHAM 1 & 2, HOLKHAM ST 1 & 2, HIGHGROVE, NORFOLK & KQH-HDG. & KQH-H/02

AMENDED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
18 FEB 1994
REF. H/0158/94

DETERMINED PLAN

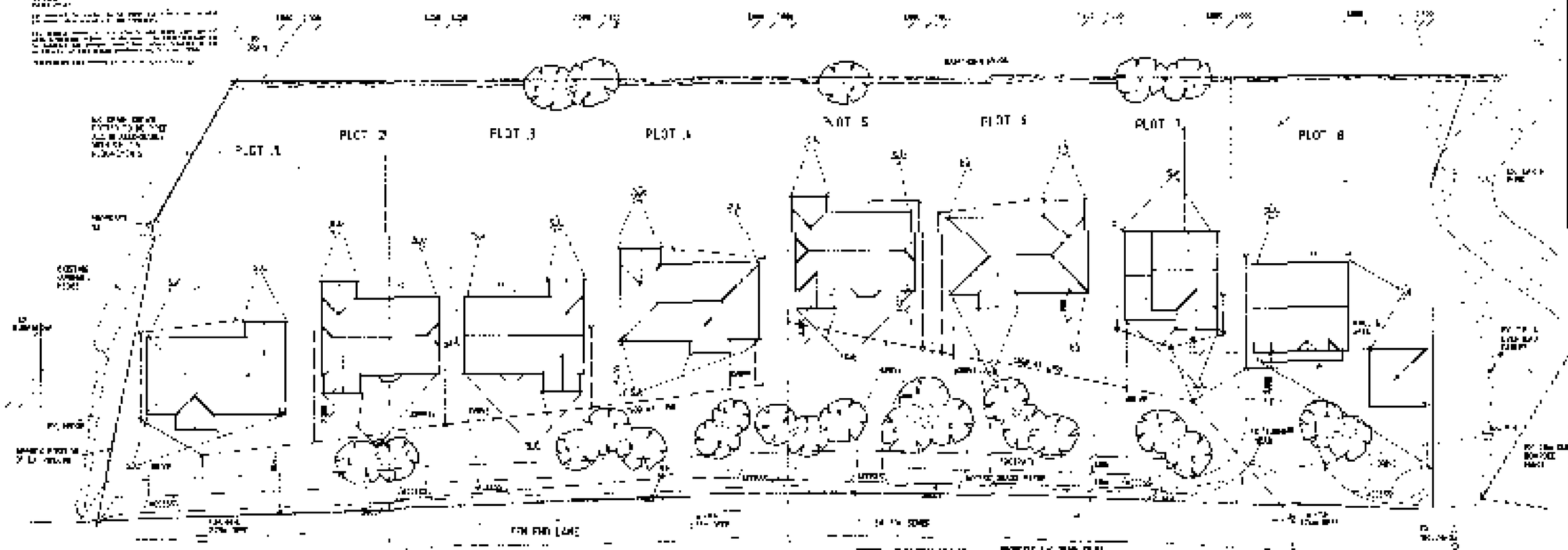
DESIGN Status
ARCHITECTURAL & PLANNING CONSULTANTS

PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE, SPALDING FOR

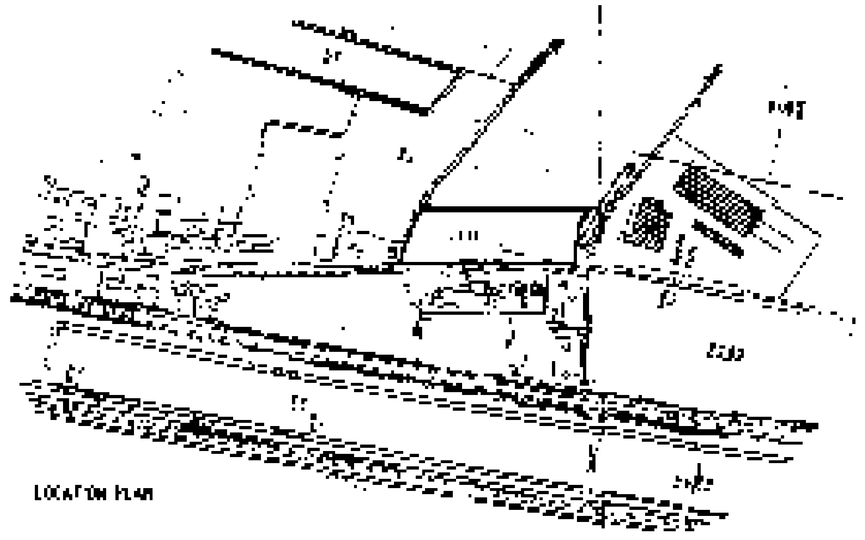
KINGS QUALITY HOMES

1:200 1:2500 KQH105/1
JAN-94 B.GILHAM.
A - PLANNING ALTS

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 24343 Fax: 0406 490702



SITE LAYOUT



LOCATION PLAN

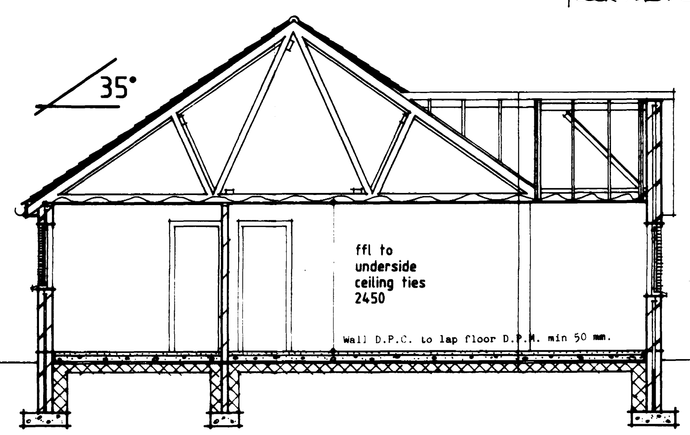
THIS DOC TO BE READ IN CONJUNCTION WITH

DETERMINED PLAN

Status

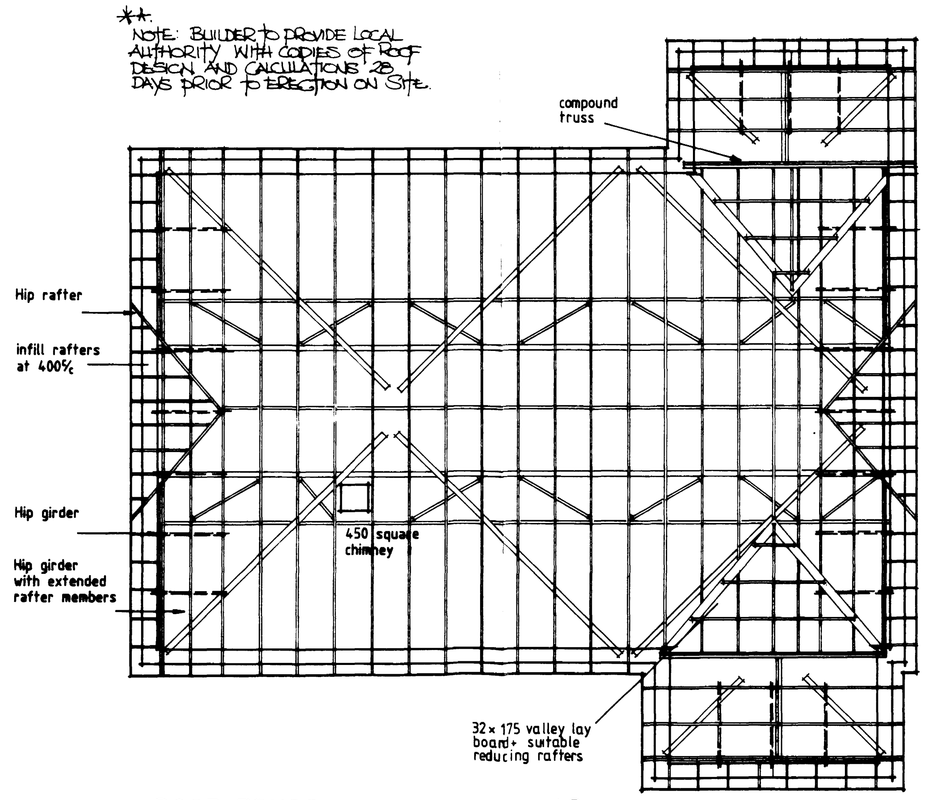
PROPOSED RESIDENTIAL DEVELOPMENT AT 7 ASH END LANE SPALDING FOR

KINGS QUALITY HOMES



SECTION A——A

**A. NOTE: BUILDER TO PROVIDE LOCAL AUTHORITY WITH COPIES OF ROOF DESIGN AND CALCULATIONS 28 DAYS PRIOR TO ERECTION ON SITE.



ROOF TRUSS LAYOUT PLAN

*B. PROVIDE 1NO. SMOKE ALARM TO HALL FITTED IN ACCORD WITH BS 5839 PART 1 - L3 STANDARD.

NOTE: DOOR GLAZING WITHIN 1500 AND WINDOW GLAZING WITHIN 800 OF FFL. TO BE TOUGHENED OR LAMINATED IN ACCORD WITH APPROVED DOC. PART N1.

**. NOTE: THE OPENABLE AREA OF WINDOWS TO EACH ROOM WILL BE NOT LESS THAN 1/20TH OF FLOOR AREA OF THAT ROOM.

JOINERY & LINTEL SCHEDULE

No.	reference	lintel	end brg
1	C110C/FNS-2XG	L1/HD	150
2	C310CC	L2/S	—
3	C210C	L1/HD	—
4	C312CC	L1/S	—
5	C110C	—	—
6	C212C	—	—
7	C312CC	—	—
8	FER120- LINDSEY	L1/HD	—
9	SPRFR/C113C/C213 DIRECT GLAZED (SPECIAL IF NECESSARY) /C113C (OPP)	—	—
10	DP N OVER GARAGE DOOR 2134x2134 HENDERSON BERGEN OR SIMILAR APPROVED	—	—
11	C210C	L1/S	—
12	C110C	—	—

All specified joinery is by Messrs. JOHN CARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.
PROVIDE DORMER TYPE TRUSSES OVER BOTH DORMER ROOFING AT SLOPE of 40° PITCH.

ROOF VENTILATION:
To roof soffits use 'Mene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

ROOF INSULATION
Provide 150mm of Upplas 1000 by Gyproc Insulation Ltd.

RAINWATER GOODS ETC:
P.V.C. rainwater goods, 100 half round gutters and 65 Ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

CEILINGS:
To all insulated roof ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skim or Artex finish.

NOTE: To garage ceiling provide 12.7mm Fireline board. 2 no. LAYERS LAYED WITH STAGGERED JOINTS.

FLAT ROOF CONSTRUCTION:
4 lbs lead flashing on 50 mm Purldeck insulation boards by Messrs. Sealag Ltd. on 50 x 0 firring pieces securely nailed to 50 x 100 SC3 grade timber roof joists @ 400 ctrs. 12.7 mm Gyproc plasterboard ceilings with Artex finish.
NOTE: Roof to go under main eaves, dress lead flashing into brickwork 100 mm up.

WALLING:

250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecowas dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of THERMALITE solid insulation blockwork. (By Hand)
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

All exposed lintels to Garage to have sand/cement rendered finish.

At roof/wall abutments provide 4lbs lead flashing and dress up wall 150mm. + bit. felt d.p.c. cavity tray.

KITCHEN VENTILATION:
Provide Rmlis 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation
DUCT TO SUITABLE AIR BRICK OR RIDGE VENT SEE MANUFACTURER INSTRUCTIONS

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. DUCT AS ABOVE.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by B.B.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

*B.
GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. S & V P to be fitted with access plate at base 40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m Ø soakaways sited 5.00m from buildings.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION:
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

HEADER TANK:
Header tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 4lb lead to valleys to make completely watertight.

FOOTPATHS:
Provide 2no wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

HEATING SYSTEM
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm Ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part 9, to terminate in BRICKWORK - clay pot.
Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bwk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material.
To be min. 550mm, max 1.0m above footpath to base.

BOILER:
Provide balanced flue type gas boiler of required rating in ~~efficiency~~ to be sited on 125 thick conc. tiled hearth above overmite. Read in conjunction with approved document J1/2/3. Boiler outlet to have protective guard cover.

This Drawing is to be read in conjunction with Drawing no.5 HOLKHAM

Notes and Reminders

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon assumed site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

STANDARD DWELLING
TYPE- HOLKHAM 2

KINGS QUALITY HOMES

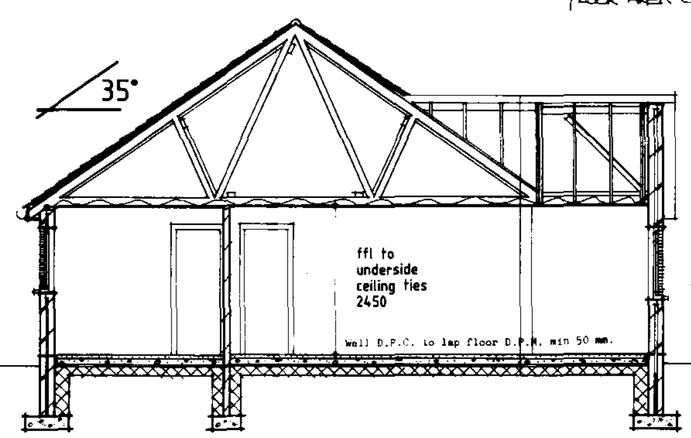
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Date- Apr 92
Drawn- jpw

A - BR Alts - MAY 93.
B - SHDC Alts - JAN 94.

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF ...9/0168/94

Architectural, Planning & Building Design Consultants

DETERMINED PLAN



SECTION A——A

**A.
NOTE: THE OPENABLE AREA OF WINDOWS TO EACH ROOM WILL BE NOT LESS THAN 1/20TH OF FLOOR AREA OF THAT ROOM.

JOINERY & LINTEL SCHEDULE

No.	reference	lintel	end brg
1	C110C/FNS-2XG	L1/HD	150
2	C310CC	LV/S	—
3	C210C	LV/HD	—
4	C312CC	LV/S	—
5	C110C	—	—
6	C212C	—	—
7	C312CC	—	—
8	FER120- LINDSEY	L1/HD	—
9	SPRPAD/C113C/C213 DIRECT GLAZED (SPECIAL IF NECESSARY) /C113C (OPP)	—	—
10	DP N OVER GARAGE DOOR 2134x2134 HENDERSON BERGEN OR SIMILAR APPROVED	—	—
11	C210C	LV/S	—
12	C110C	—	—

All specified joinery is by Messrs. JEREMY CARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 35° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 valliplate. All trusses and gable ladders (if any) to be strapped to valliplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.
DORMER ROOF: DOUBLE PITCH TO LOSSES OVER BOTH DORMER ROOFING AT 600 AT 40° PITCH

ROOF VENTILATION:
To roof soffits use 'Wene Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

ROOF INSULATION
Provide 150mm of Gyplas 1000 by Gyproc Insulation Ltd.

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round guttere and 65 ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

CEILINGS:
To all insulated roof ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skim or Artex finish.

NOTE: To garage ceiling provide 12.7mm Fireline board. 2 no. LAYERS LAYED WITH STAGGERED JOINTS.

FLAT ROOF CONSTRUCTION:
4 lbs lead flashing on 50 mm Puridesk insulation boards by Messrs. Sealing Ltd. on 50 to 0 firring pieces securely screwed to 50 x 100 SC3 grade timber roof joists @ 400 ctrs. 12.7 mm Gyproc plasterboard ceilings with Artex finish.
NOTE: Roof to go under main eaves, dress lead flashing into brickwork 100 mm up.

WALLING:
250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity, filled with Ecosaxx dry cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 88/2031, or sim. approved.
100 internal skin of HOLLOW solid insulation blockwork. BY OTHERS.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

All exposed lintels to Garage to have sand/cement rendered finish.

At roof/wall abutments provide 4lbs lead flashing and dress up wall 150mm, + bit. felt d.p.c. cavity tray.

**B.
GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

FOUL WATER DRAINAGE:
Foul water drains to be 100 ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. S & V P to be fitted with access plate at base 450mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm ø

SURFACE WATER DRAINAGE:
100mm ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1,200m ø soakaways sited 5.00m from buildings.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION:
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

HEADER TANK:
Header tank in roof space to be supported on bearers to spread the load to B.S. 5268 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 4lb lead to valleys to make completely watertight.

FOOTPATHS:
Provide 900mm wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilaters giving a total opening area of not less than 4000 sq. mm.

KITCHEN VENTILATION:
Provide Rudia 220 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation.
DUCT TO SUITABLE AIR BRICK OR RIDGE VENT SEE MANUFACTURER INSTRUCTIONS

BATHROOMS
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 sq. m./hr (approx 27.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation. DUCT AS ABOVE.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and install by R.G.I. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

HEATING SYSTEM
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

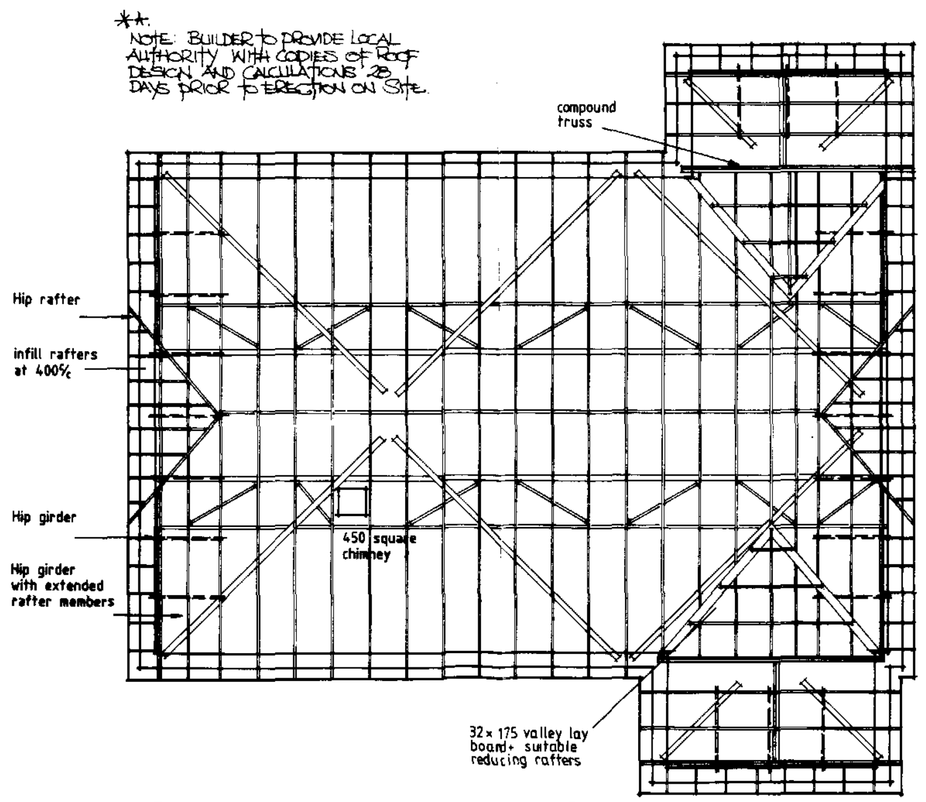
INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in BRICKWORK + clay pot.
Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bwk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

BOILER:
Provide balanced flue type gas boiler of required rating in APPLIANCE to be sited on 125 thick conc. tiled hearth above oversite. Read in conjunction with approved document J1/2/3. Boiler outlet to have protective guard cover.



ROOF TRUSS LAYOUT PLAN

*B.
PROVIDE 1NO SMOKE ALARM TO HALL FITTED IN ACCORD WITH BS 5839 PART 1 - L3 STANDARD.
NOTE: DOOR GLAZING WITHIN 1500 MID WINDOW GLAZING WITHIN 800 OF F.F.L. TO BE TOUGHENED OR LAMINATED IN ACCORD WITH APPROVED DOC. PART N1.

This Drawing is to be read in conjunction with Drawing no.s HOLKHAM

Notes and Restrictions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423433

STANDARD DWELLING
TYPE- HOLKHAM 2

KINGS QUALITY HOMES

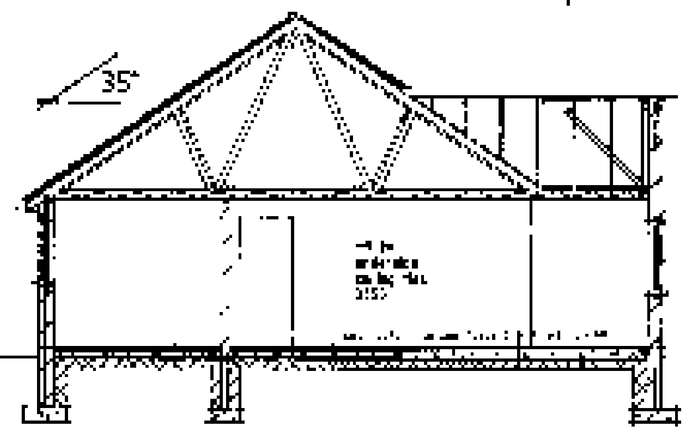
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Drawn- JPW

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B - SHDC ALTS - JULY 92

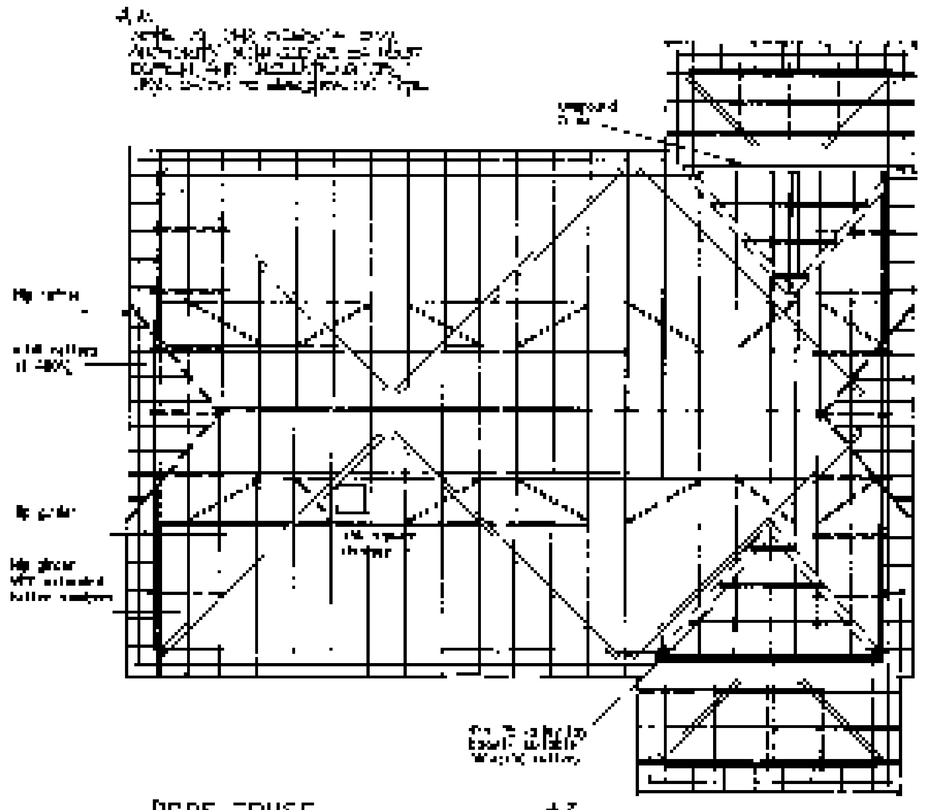
SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF ... S/0668/94

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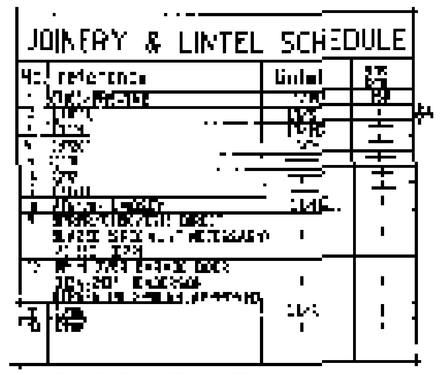
DETERMINED PLAN



SECTION A——A



ROOF TRUSS LAYOUT PLAN



This Drawing is to be read in conjunction with Drawing no.5 HOLKHAM

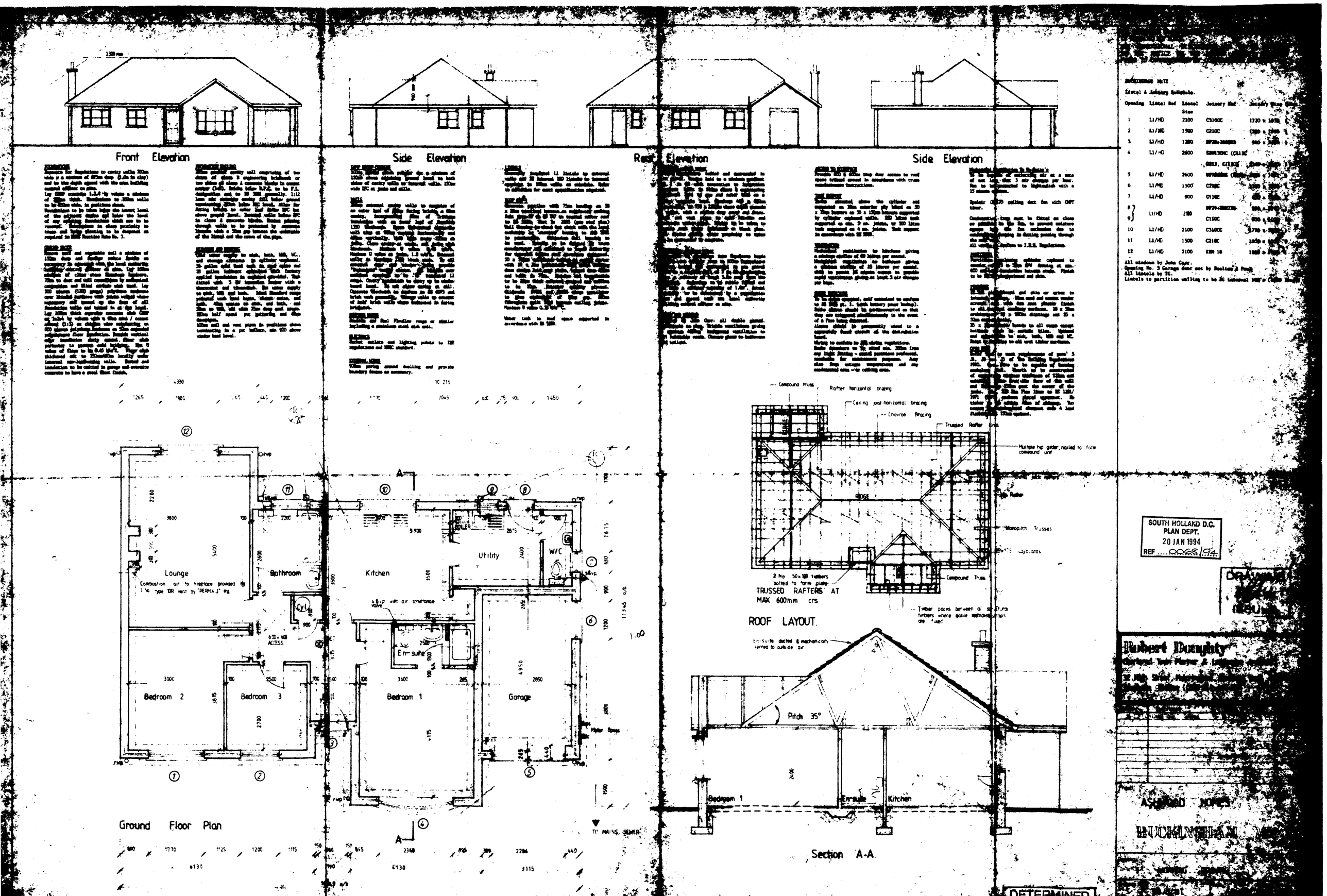
STATUS DESIGN

STANDARD DWELLING
TYPE- HOLKHAM 2

KINGS QUALITY HOMES

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DETERMINED



SCHEDULE No II

Lintel & Joinery Schedule.

Opening	Lintel Ref	Lintel Size	Joinery Ref	Joinery Type Size
1	L1/HD	2100	C5160C	1720 x 1650
2	L1/HD	1500	C210C	590 x 1050
3	L1/HD	1200	RP20+2000D	900 x 2100
4	L1/HD	2400	SWB30C (C1)C	
			RB3, C1202	2390 x 1650
5	L1/HD	2400	RP3000L (C1)	2390 x 1650
6	L1/HD	1507	C710C	590 x 1050
7	L1/HD	900	C110C	590 x 1050
8 & 9	L1/HD	280	RP24+2000RD	900 x 2100
			C110C	590 x 1050
10	L1/HD	2100	C5160C	1720 x 1650
11	L1/HD	1500	C210C	1200 x 1050
12	L1/HD	2100	EDH 10	1800 x 2100

All windows by John Carr.
Opening No. 3 Garage door set by Rosliss & Peck.
All blocks by BC.
Lintels to partition walling to be 2C Lintomast 2000 x 100mm thick

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PLAN DEPT.
20 JAN 1994
REF.....S/0668/94

DETERMINED

Robert Doughty

Ground Floor Plan

Front Elevation

Side Elevation

Rear Elevation

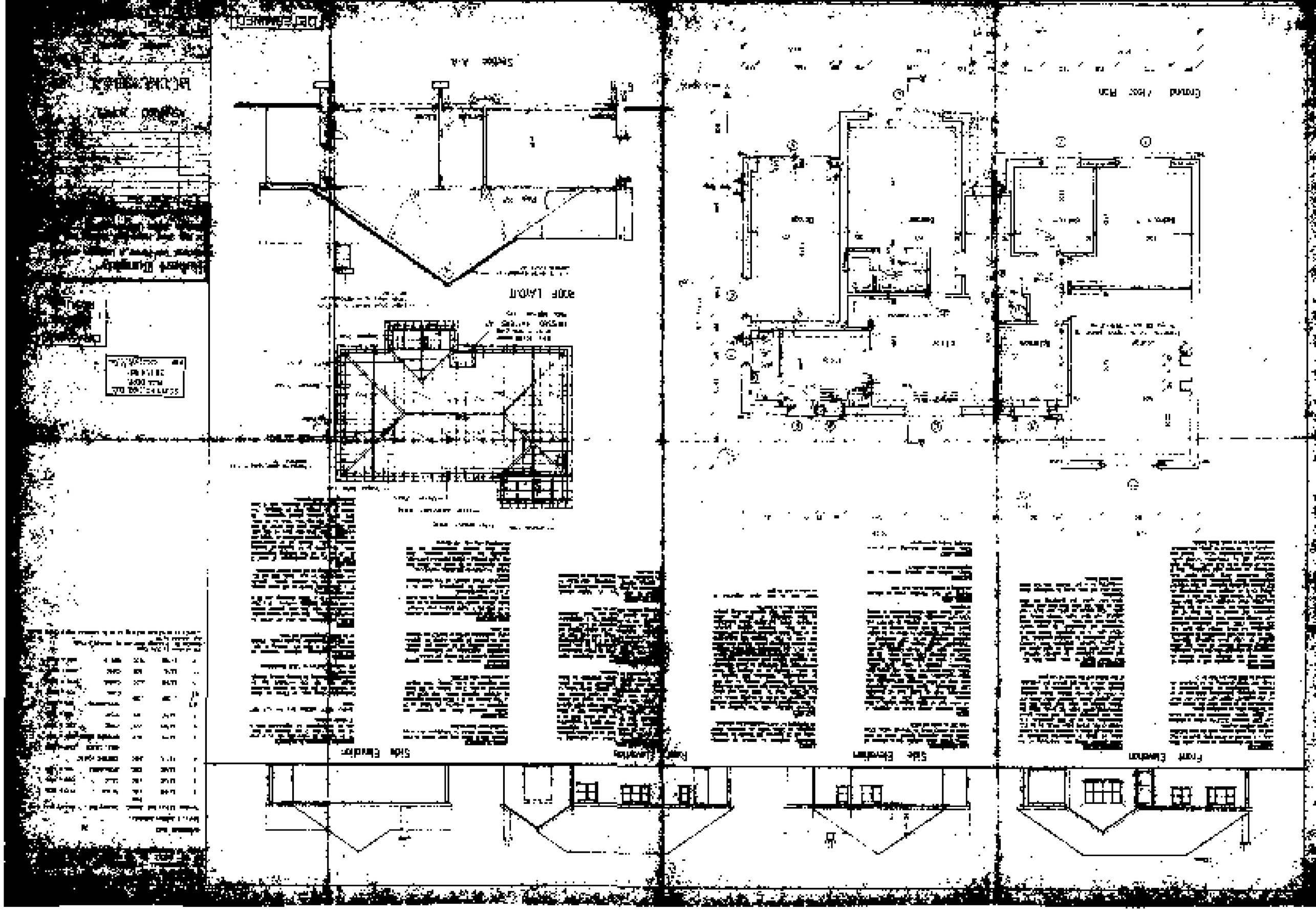
Side Elevation

Section A-A

ROOF LAYOUT

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF. 93/66/GA

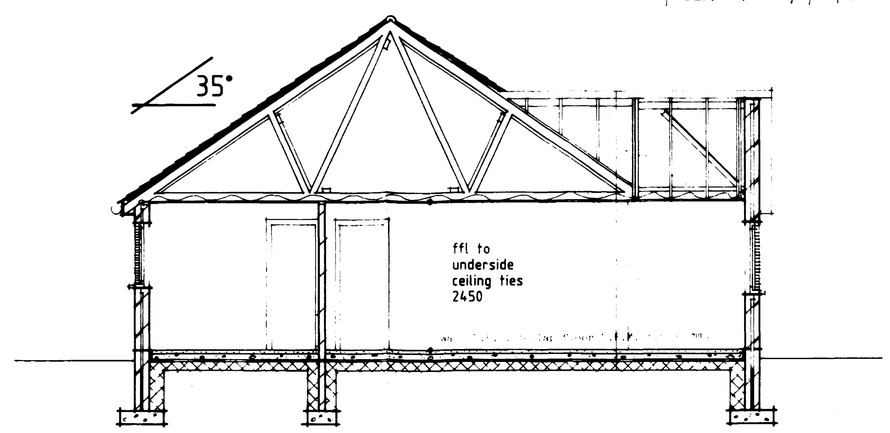
DETERMINED



JOINERY & LINTEL SCHEDULE

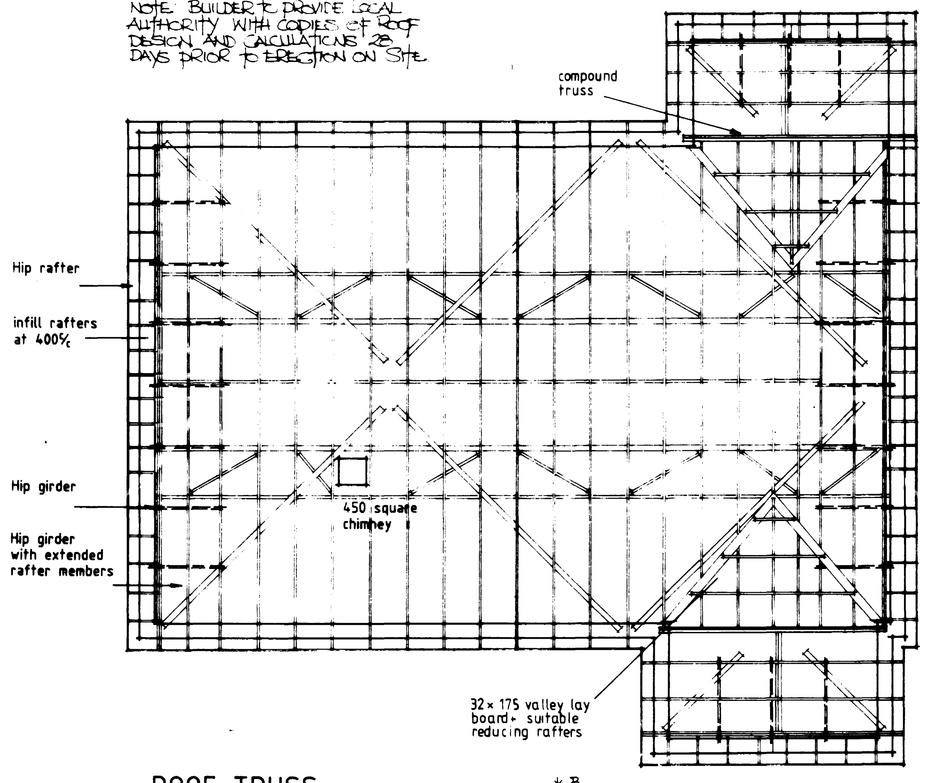
No.	reference	lintel	end brg
1	C110C/FNS-2XG	L1/HD	150
2	C310CC	L1/S	—
3	C210C	L1/HD	—
4	C312CC	L1/S	—
5	C110C	—	—
6	C212C	—	—
7	C312CC	—	—
8	FFE120- LINDSEY	L1/HD	—
9	SPRFR/C113C/C213 DIRECT GLAZED (SPECIAL IF NECESSARY) /C113C (OPP)	—	—
10	DUR'N OVER GARAGE DOOR 2134x2134 HENDERSON BERGEN OR SIMILAR APPROVED	—	—
11	C210C	L1/S	—
12	C110C	—	—

**
NOTE: THE OPENABLE AREA OF WINDOWS TO EACH ROOM WILL BE NOT LESS THAN 1/20TH OF FLOOR AREA OF THAT ROOM.



SECTION A——A

**
NOTE: BUILDER TO PROVIDE LOCAL AUTHORITY WITH COPIES OF ROOF DESIGN AND CALCULATIONS 28 DAYS PRIOR TO ERECTION ON SITE.



ROOF TRUSS LAYOUT PLAN

* B
PROVIDE INTERCONNECTED SMOKE ALARM TO BE FITTED IN ACCORD WITH BS 5839 PART 1 - L3 STANDARD

NOTE: ROOF COVERING MATERIAL TO BE CLASS AA OR AB AND UNDERLAY MATERIAL WITHIN ROOF SPACE TO BE CLASS E OR BETTER IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT 7 1991 EDITION

Joinery by JOHN CARR

[illegible] metric P.U. [illegible] timber. Upper [illegible] frames handed. Lintels [illegible] lintels [illegible].

[illegible] glazed [illegible] units unless [illegible] noted.

LINTELS:
To be by [illegible] Lintels Ltd and installed in accordance with manufacturers instructions [illegible] min. 150 end brg.
To all [illegible] and [illegible] cavities provide [illegible] felt d.p.c. both horizontally and [illegible]

INTERNAL LINTELS:
To be [illegible] type 100 internal lintels.

[illegible] VENTILATION:
[illegible] throughout [illegible] site plan] in all [illegible] at least three battens to underfelt [illegible] type, supported [illegible] horizontally and [illegible] and [illegible] trusses [illegible] with B.S. [illegible] part [illegible].
Provide [illegible] ventilation [illegible] timber and [illegible] internal [illegible] finishing. Provide [illegible] and [illegible] ventilation and gable [illegible] to [illegible] trapped [illegible] wallplate. The gable [illegible] and [illegible] roof with [illegible] mesh at a max. of [illegible] centres, [illegible] positions provide [illegible] to trusses.
PROVIDE KING POST TYPE TRUSSES OVER BOTH DORMER ROOFING AT 600C/C AT 40° PITCH

ROOF VENTILATION:
To roof [illegible] use 'Newvent' [illegible] ventilation boards, [illegible] inserts to give ventilation of equivalent to a 10mm continuous strip.

ROOF INSULATION
Provide [illegible]50mm [illegible] by [illegible] Gyproc Insulation Ltd.

RAINWATER GOODS ETC.
[illegible] rainwater goods, [illegible] half round gutters and [illegible] downpipes.
[illegible] p.s.e. fascia and bargeboards.

CEILINGS:
To all insulated [illegible] ceilings provide 12.7mm Gyproc Duplex plasterboard and either 9mm skin or Artex finish.
NOTE: To garage [illegible] fire [illegible] 2 no. layers.

BAY WINDOW CONSTRUCTION:
[illegible] lead flashing on 50 mm Rockwool insulation boards by Messrs. Conlag Ltd, on [illegible] firring pieces securely spiked to [illegible] SC1 grade timber roof joists @ 400 ctrs. [illegible] mm Gyproc plasterboard ceilings with Artex finish.
NOTE: Wood to go under main covers, dress lead flashing into brickwork 100 mm up.

WALLING:

250 cavity walls to consist of:
100 face brk (see site plan for details)
50 cavity, filled [illegible] with dry cavity wall insulation, all work carried out in accordance with Agrement Board [illegible], or sim. approved.
100 internal skin of HEMELITE [illegible] insulation blockwork. BY HEMELITE
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 c/c horizontally and 450 vertically to comply with B.S. [illegible], 1978.
Ground floor internal [illegible] to be solid insulation to [illegible].
All internal walls [illegible] cement-lime undercoat rendered + skim finish.

All exposed [illegible] to have sand cement rendered finish.

At roof [illegible] provide [illegible] lead flashing and dress up wall 150mm. + bit. felt d.p.c. cavity tray.

JOHN CARR DESCRIPTION
[illegible] 2.00 gauge polythene [illegible] on 150 well blinded and compacted hardcore.
[illegible] to domestic except where [illegible] shown.
NOTE: Concrete [illegible] 150mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class B [illegible] blocks, bonded, 1No. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 340 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Wider foundations at chimney breast and to be 600mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

FOUL WATER DRAINAGE:
All [illegible] to be 100 Ø vitrified [illegible] pipes 'Supersleeve' flexible jointed to fall [illegible] bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with 13mm [illegible] pipes at wall abutments.
NOTE: Surround pipes at wall abutments with [illegible] compressible material.
100 Ø soil and vent pipe to extend [illegible] above window head and to terminate in balloon finials. S.A.V.P. to be fitted with access plate at base.
40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572, all underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 40mm Ø

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersleeve' flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1,200m Ø soakaways [illegible] from buildings.

PROTECTION TO FOUL AND SURFACE WATER DRAINAGE PIPES:
Where flexible pipes are not under a road and have less than 915m cover, under [illegible] should be laid as bridging above the pipes in min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead [illegible] scale.

INSPECTION CHAMBER CONSTRUCTION:
'Supersleeve' polypropylene inspection chambers bedded on 150mm conc. Form protective 75mm thick conc. collar around head of [illegible] with [illegible] mm projection from cover. Covers to be Grade [illegible] light duty circular covers unless D.C.'s are in driveways where Grade B - medium duty covers are to be used.

HEATING TANK:
[illegible] roof space to be supported on [illegible] to spread the load to B.S. 5250 Part [illegible].

VALLEYS:
Use fibreglass valleys or provide [illegible] lead to valleys to make completely watertight.

FOOTPATHS:
Provide 900 wide footpaths around building as shown and to fall 25mm away. Constructed of 75mm conc. on 150mm compacted hardcore.

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers [illegible] head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

HEATING SYSTEM:
Provide [illegible] thermostat or thermostatic radiator valves [illegible] approved to control the [illegible] from the heating system.

INSULATION, PIPES AND DUCTS
All [illegible] shall not contribute to the heating of the [illegible] will be insulated to BS5422:1977

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue linera to B.S. 1181, 1971 (sankets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm Ø clay flue linera to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in BRICKWORK + clay pot. Provide [illegible] lead flashing to flue at roof intersections. Provide [illegible] courses red engineering bwk or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 450mm, max 1.0m above footpath to base.

BOILER:
Provide [illegible] flue type gas boiler of required rating in utility [illegible] sited on 50 thick conc. tiled hearth above [illegible]. Read in conjunction with approved document J1/2/3, boiler outlet [illegible] protective guard over.

This Drawing is to be read in conjunction with Drawing no.s HOLKHAM ST.

Notes and Revisions

[illegible] scale from [illegible]

This drawing is [illegible] and may not be altered, traced, copied, photographed [illegible] or used for any purpose other than that which it is [illegible] permission from Messrs. Status Design

The General Contractor [illegible] all dimensions on site and report discrepancies to the Architect

All details shown on this drawing are based upon typical site conditions relative to the area. No responsibility can be accepted for deviations from these notes reported to the Architects, so that revised [illegible] may be considered.

Please note: This drawing is [illegible] engineering drawing.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423433

HOLKHAM ST-2

KINGS QUALITY HOMES

Scales- 1:50
Date- Apr 92
Drawn- jpw

A - BR Alts - MAY 92
[illegible] Alts

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF 0568.194

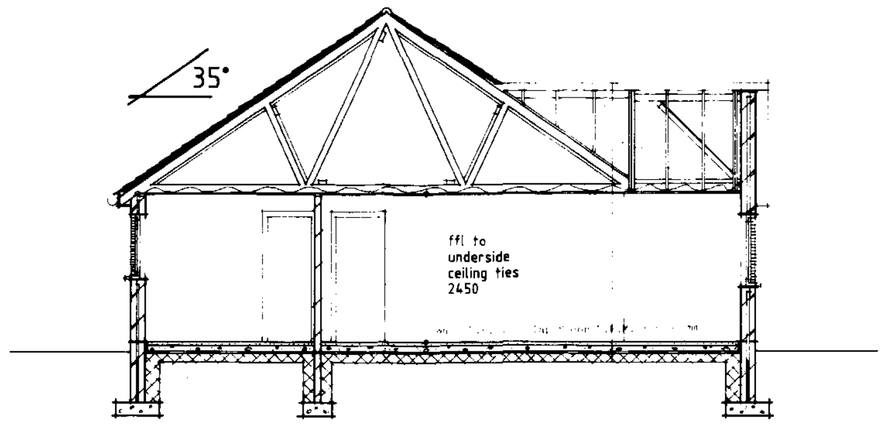
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DETERMINED
PLAN

JOINERY & LINTEL SCHEDULE

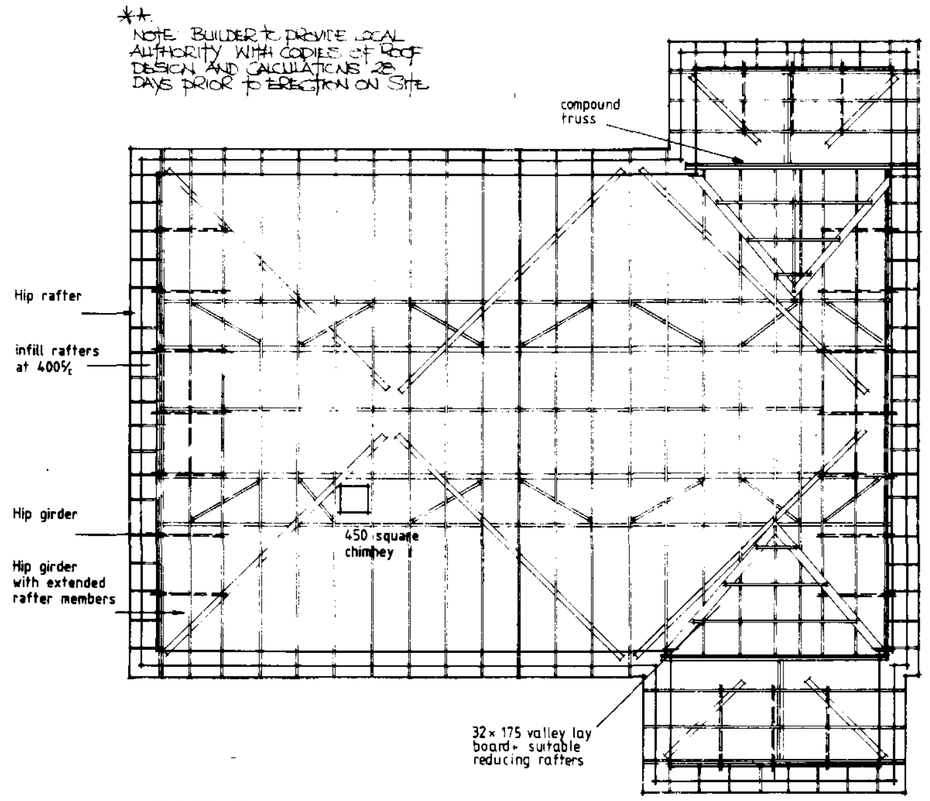
No.	reference	lintel	end brg
1	C110C/FNS-2XG	L1/HD	150
2	C310CC	L1/S	—
3	C210C	L1/HD	—
4	C212CC	L1/S	—
5	C110C	—	—
6	C212C	—	—
7	C312CC	—	—
8	FFR120- LINDSEY	L1/HD	—
9	SPRFR/C113C/C213 DIRECT GLAZED (SPECIAL IF NECESSARY) /C113C (OPP)	—	—
10	UP N OVER GARAGE DOOR 2134x2134 HENDERSON BERGEN OR SIMILAR APPROVED	—	—
11	C210C	L1/S	—
12	C110C	—	—

*1
NOTE: THE OPENABLE AREA OF WINDOWS TO EACH ROOM WILL BE NOT LESS THAN 1/20TH OF FLOOR AREA OF THAT ROOM.



SECTION A——A

*2
NOTE: BUILDER TO PROVIDE LOCAL AUTHORITY WITH COPIES OF ROOF DESIGN AND CALCULATIONS 28 DAYS PRIOR TO ERECTION ON SITE.



ROOF TRUSS LAYOUT PLAN

*3
PROVIDE KING POST TYPE TRUSSES OVER BOTH DORMER ROOFING AT 600C/C AT 40° PITCH

*4
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO HALL, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

NOTE: 225 x APPROX. ARTIFICIAL STONE SILLS TO WINDOWS WITHIN BRICK OPENINGS TO BE SUPPLIED BY BUILDER AT NO EXTRA COST TO CONTRACT

*5
DUCT AS ABOVE

*6
DUCT TO SUITABLE AIR BRICK OR RIDGE VENT. SEE MANUFACTURER INSTRUCTIONS

*7
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO UTILITY, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*8
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO KITCHEN, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*9
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO LIVING ROOM, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*10
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO BEDROOM 1, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*11
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO BEDROOM 2, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*12
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO BEDROOM 3, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*13
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO BEDROOM 4, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*14
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO BATHROOM, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*15
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO SHOWER ROOM, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*16
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO DINING ROOM, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*17
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO STUDY, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*18
PROVIDE MINIMUM 25mm SQUARE AIRBRICK TO GARAGE, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

*A
PROVIDE 1100 SQUARE AIRBRICK TO HALL, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

NOTE: 225 x APPROX. ARTIFICIAL STONE SILLS TO WINDOWS WITHIN BRICK OPENINGS TO BE SUPPLIED BY BUILDER AT NO EXTRA COST TO CONTRACT
AMOUNTS TO BE ACCEPTED WITH APPROPRIATE TENDER

*B
PROVIDE 1100 SQUARE AIRBRICK TO HALL, FITTED IN MOULD WITH BEL. SEED DAMPER TO B.S. STANDARD

NOTE: 225 x APPROX. ARTIFICIAL STONE SILLS TO WINDOWS WITHIN BRICK OPENINGS TO BE SUPPLIED BY BUILDER AT NO EXTRA COST TO CONTRACT
AMOUNTS TO BE ACCEPTED WITH APPROPRIATE TENDER

Joinery by [illegible] JOHN CARR

[illegible] metric P.A. [illegible] finish [illegible] sanded. [illegible] as shown to be double glazed [illegible] units unless [illegible] noted

LINTELS
To be by [illegible] Lintels Ltd and installed in accordance with manufacturers instructions [illegible] min. 150 end brg.
To all cavities and [illegible] cavities fully filled, both horizontally and [illegible]

INTERNAL LINTELS
To be [illegible] type 100 internal lintels.

[illegible] WALLING
[illegible] facing bricks [illegible] to match existing as [illegible] 65 x 215 x [illegible] in Flemish bonding, [illegible] internal walls [illegible] 65 [illegible] and [illegible] Provide [illegible] 65 x 215 [illegible] bonding to internal walls [illegible] timber [illegible] Provide [illegible] and cable. Cutters [illegible] supplied [illegible] Any cable [illegible] and [illegible] with [illegible] max. of [illegible] positions provide [illegible] trussings.

ROOF VENTILATION
[illegible] 150mm [illegible] by Gyproc Insulation [illegible]

RAINWATER GOODS ETC.
[illegible] rainwater goods, [illegible] round gutters and [illegible] downpipes.
[illegible] p.v.c. fascia and bargeboards.

CEILINGS:
To all insulated [illegible] ceilings provide 12.7mm Gyproc Duplex plasterboard and either 5mm skin or Artex finish

NOTE: To garage [illegible] Fireline board 2 no. LAYERS LAYED WITH STAGGERED JOINTS

DAMP PROOF COURSE:
[illegible] Flashing on [illegible] insulation towards to Wessex, Coolflex [illegible] timbers spiked to [illegible] 90° grade [illegible] joints & 100 ctrs. [illegible] on ground [illegible] ceilings with Artex finish.
NOTE: Need to go under main covers, dress lead flashing into brickwork 100 mm up.

WALLING:
250 cavity walls [illegible]
100 face brick [illegible] details:
50 cavity, filled [illegible] cavity wall insulation, all with [illegible] in accordance with Agrement Board [illegible] approved.
100 internal walls of [illegible] solite insulation blockwork. BY THOMAS
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically, to comply with B.S. [illegible] 1978.
Internal 75mm internal walls [illegible] build in insulation slabs/quilt.
All internal walls [illegible] 3mm gauge cement render + skim finish.

All exposed [illegible] concrete to have sand cement rendered finish.

At roof [illegible] provide [illegible] lead flashing and [illegible] up wall. 150mm + DPC, form [illegible] cavity tray.

GENERAL EXCAVATION
Excavate [illegible] of foundations [illegible] 1:2.00 gauge [illegible] bottoms [illegible] well blinded and compacted [illegible]
[illegible] all [illegible] basements except [illegible] where shown shaded.
NOTE: Excavate [illegible] to [illegible] 150mm below formation level [illegible]

SUB-STRUCTURE WALLING
100 [illegible] 3 layer [illegible] felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations
700 x 300 [illegible] cavity walls
250 x 225 [illegible] walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Wider foundations at chimney breast and to be 600mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

RWP, WATER DRAINAGE:
[illegible] water [illegible] to be 100 Ø vitrified [illegible] 'Supersleve' flexible jointed to Cast [illegible] bedded in 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with [illegible] to pipes at wall abutments.
NOTE: Surround pipes at wall abutments with [illegible] compressible material.
100 Ø soil and vent pipe to extend 900mm above window head and to terminate in [illegible] finish. 3 No. P to be fitted with access plate at base.
40mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572, all underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

SURFACE WATER DRAINAGE:
200mm Ø vitrified clay pipes 'Supersleve' flexible jointed to fall 1:70 bedded in 50 [illegible] gravel. Pipes to discharge into 1,200m Ø soakaways [illegible] 10m from buildings.

PROTECTION TO POOL AND SURFACE WATER [illegible] PIPES:
Where flexible pipes are not under a road and have less than 1m cover, concrete [illegible] should be laid as bridging above the pipes of min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of [illegible] slabs.

INSPECTION CHAMBER CONSTRUCTION:
'Supersleve' polypropylene inspection chambers bedded on 150mm conc. Form protective 150mm thick conc. collar around head of [illegible] with [illegible] projection from cover. Covers to be [illegible] light duty circular covers unless [illegible] where Grade B - medium duty covers are to be used.

[illegible] TANK
[illegible] tank [illegible] must [illegible] to be supported [illegible] spread the load to B.S. 5cw Part [illegible]

VALVES:
Use fibreglass valves or provide [illegible] seal to valves to make completely watertight.

FOOTPATHS:
Provide [illegible] provide footpaths around buildings as shown and to fall 25mm away. Constructed of 50mm conc. on 150mm compacted hardcore.

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION
Provide window manufacturers [illegible] head trickle ventilators giving a total opening area of not less than 4000 sq. mm.

[illegible] INSULATION
[illegible] approved thermostat or thermostatic radiator [illegible] not approved to control the [illegible] from the [illegible] system.

[illegible] WITH PIPES AND DUCTS
[illegible] to be [illegible] to the heating [illegible] of the [illegible] will be insulated to BS5422:1977

OPEN FIRE
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue linens to B.S. 1181, 1971. [illegible] Build into brick jambs of open fire c/no. metal anchorage points.

FLUE CONSTRUCTION:
225mm Ø clay flue [illegible] to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part 8, to terminate in BRICKVENT - clay pot.
Provide 4lbs lead flashing to flue at roof intersection. Provide [illegible] courses red engineering bricks on side of [illegible]
NOTE: No timber to be within 50mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

BOILER:
Provide [illegible] flue type GAP [illegible] of required rating in UTILITY [illegible] sited on [illegible] thick conc. tiled hearth, above [illegible] Read in conjunction with approved document J1/2/3, [illegible] outlet [illegible] protective guard over.

This Drawing is to be read in conjunction with Drawing no.s HOLKHAM ST.

Notes and Revisions

Do not scale from this drawing

This drawing is [illegible] and may not be altered, traced, copied, photographed, [illegible] for purposes other than that for which it is [illegible] permission from Messrs. Status Design

The General Contractor is [illegible] all dimensions on site and report discrepancies to the Architect

All details shown [illegible] are based upon typical site conditions [illegible] no responsibility can be accepted for [illegible] details to [illegible] required to the Architects, so that [illegible] may be considered.

[illegible] note: This drawing [illegible] Preliminary drawing

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB 0406 24343

HOLKHAM ST-2

KINGS QUALITY HOMES

Scales- 1:50
Date- Apr 92
Drawn- jpw

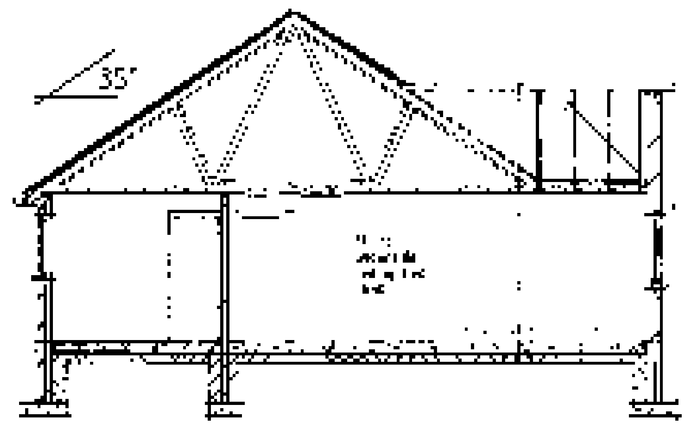
A - [illegible] - MAY 92

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF 0068/94

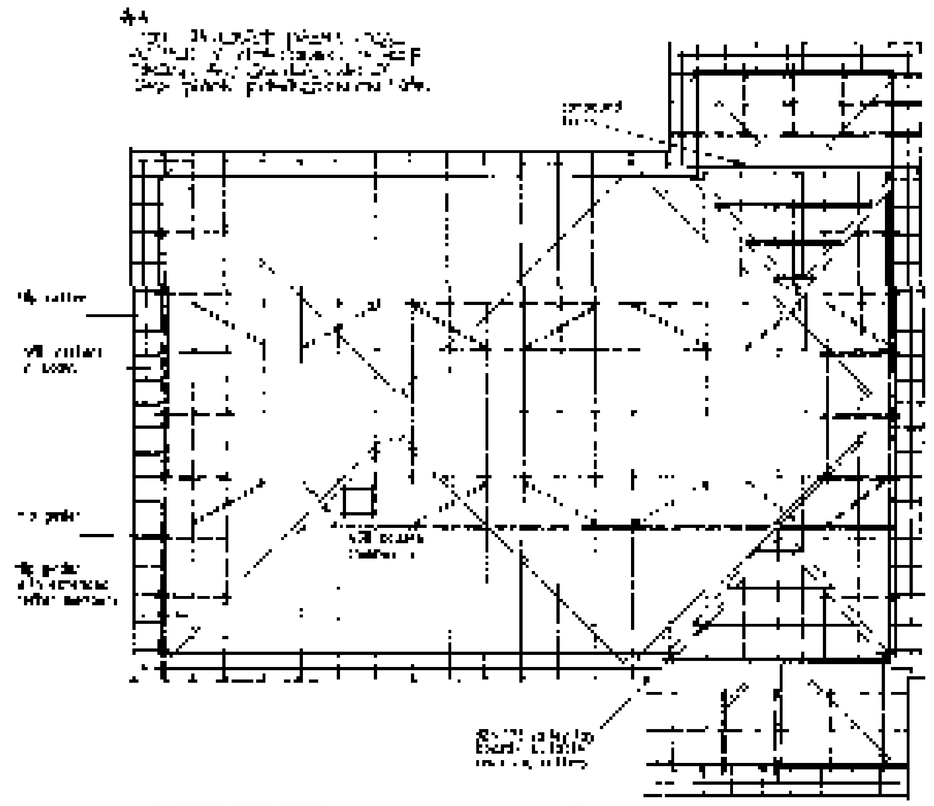
Architectural, Planning & Building Design Consultants

DETERMINED
PLAN

JOINERY & LINTEL SCHEDULE



SECTION A——A



ROOF TRUSS
LAYOUT PLAN

This Drawing is to be read in conjunction with Drawing no.
HOLKHAM ST.

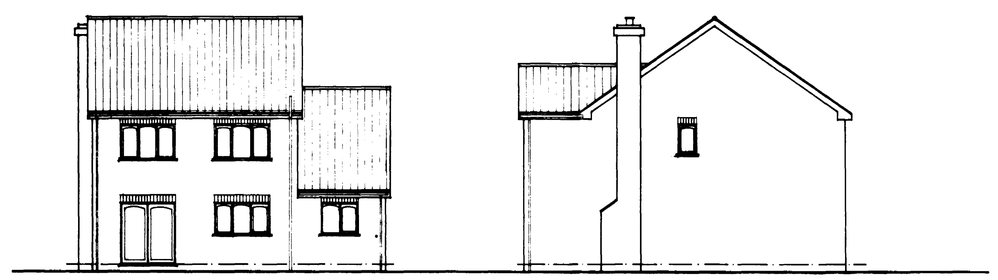
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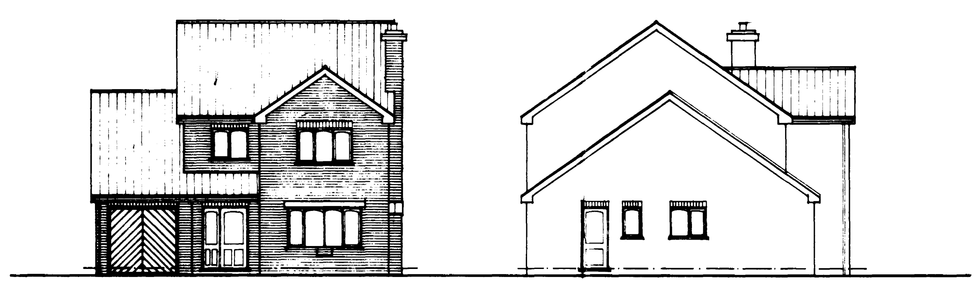
HOLKHAM ST-2

KINGS QUALITY HOMES

Architectural, Planning & Building Design Consultants

DETERMINED
SITE PLAN





ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on underside Type 1F sarking felt with minimum 150mm laps.

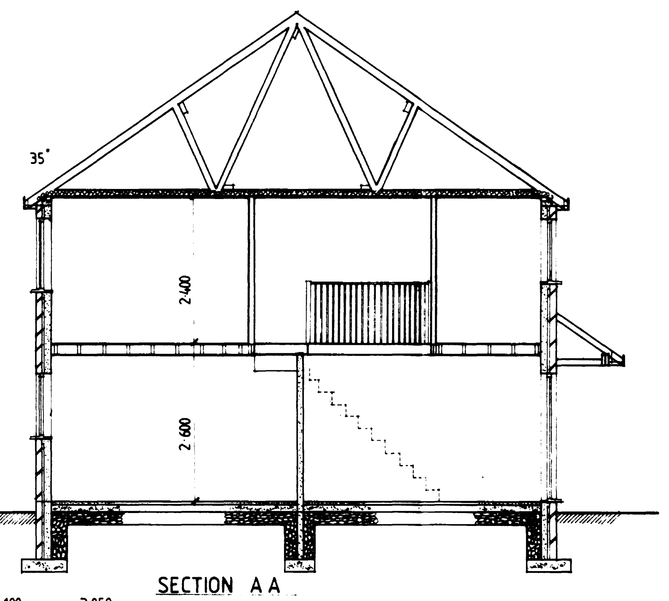
STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and marking felt where insulation runs up to roof slope.

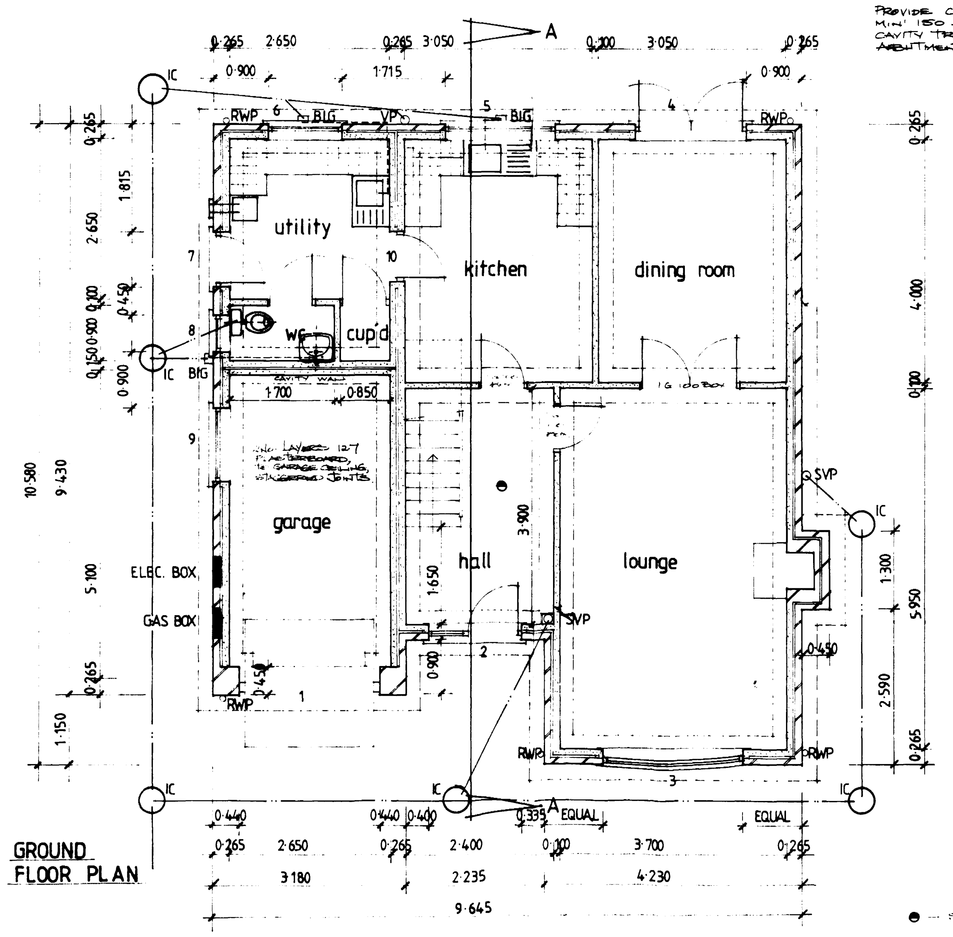
ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 B/W for soffit support.

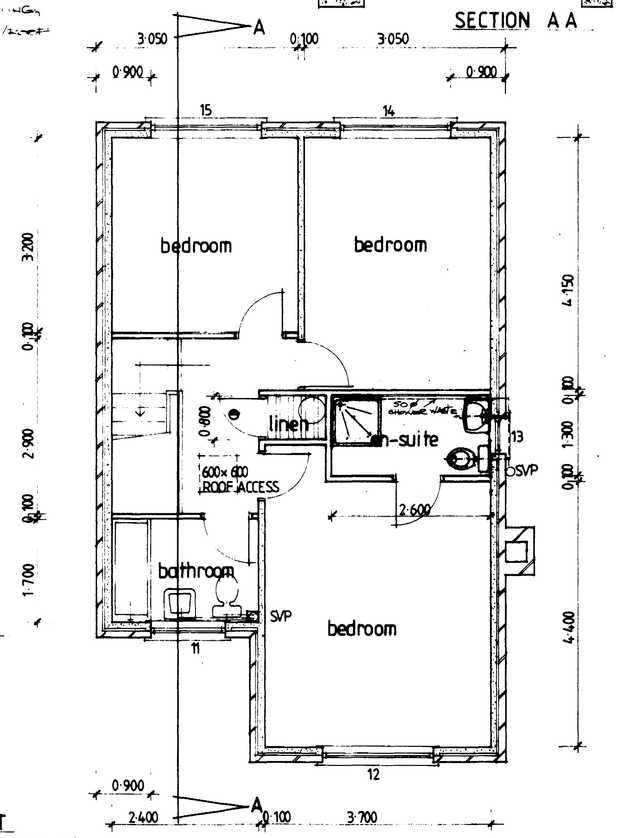


SECTION A A

PROVIDE CODE 4 LEAD FLASHING MIN 150 UPSTAND WITH 25mm CAVITY TRAYS AT ALL WALL ROOF ABUTMENTS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Mog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 38mm softwood studs at 400mm centres with 75mm x 38mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab. C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 260mm overall width comprising 100mm clay facing bricks. 60mm cavity filled with CROWN BRITMAX fibreglass insulation batts. 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically except alternate tie courses to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in 7.5N/M² & dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

GROUND FLOOR
100 mm thick C20P concrete floor slab on 1200 gauge DPM. 150 mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil and vegetation.

HEATING BY ECONOMY 7 NIGHT STORAGE.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF ...H/0615/94/...

1.2.1.93 Roof Internal Arrangements

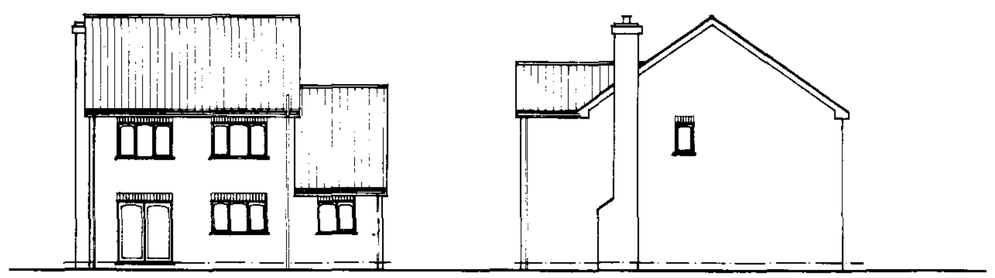
G. R. MERCHANT
LENG AMICE, FIOW.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

PROJECT:
HIGHGROVE.

CLIENT:
KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.
LINCS.
0406 23388.

SCALES:	DATE:
1:50. 1:100.	JULY 1992.
GRM.	DRAWING No.: KQH-H/01A.

REVISIONS:
A.

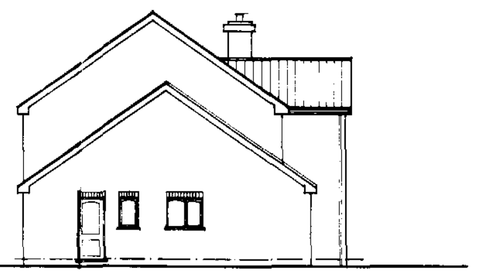


REAR

SIDE



FRONT



SIDE

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on underside Type 1F sarking felt with minimum 150mm laps.

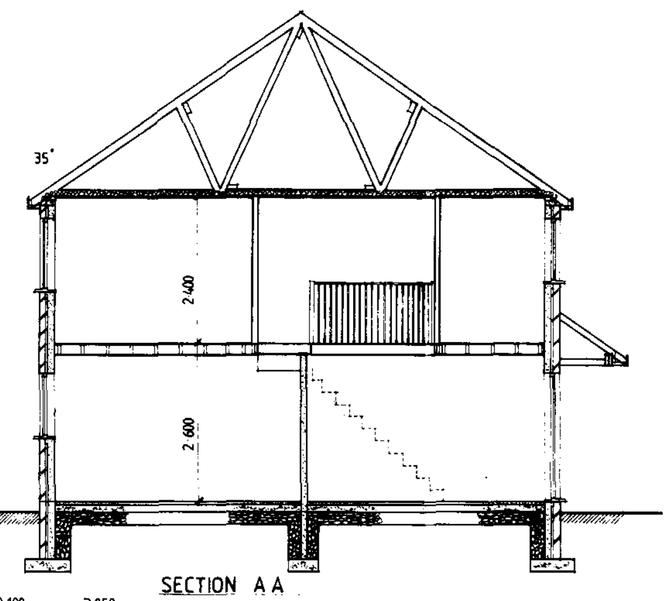
STRAPPING
Provide and fix 30mm x 5mm galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

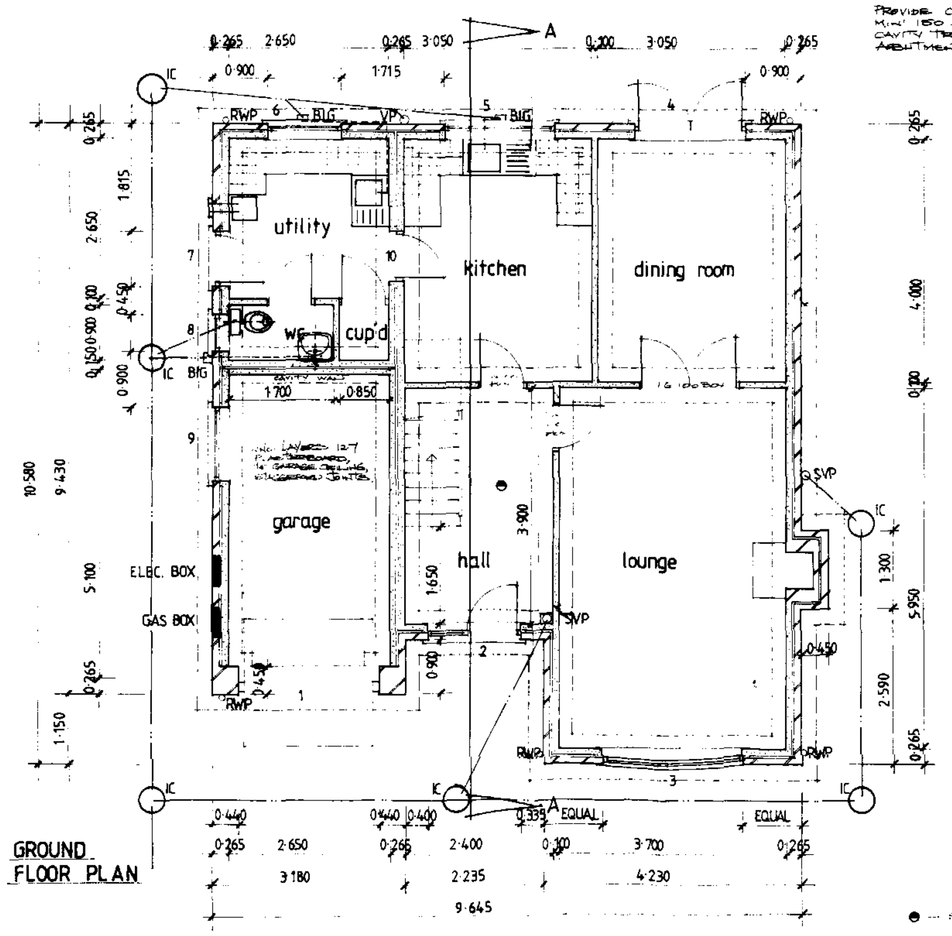
INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

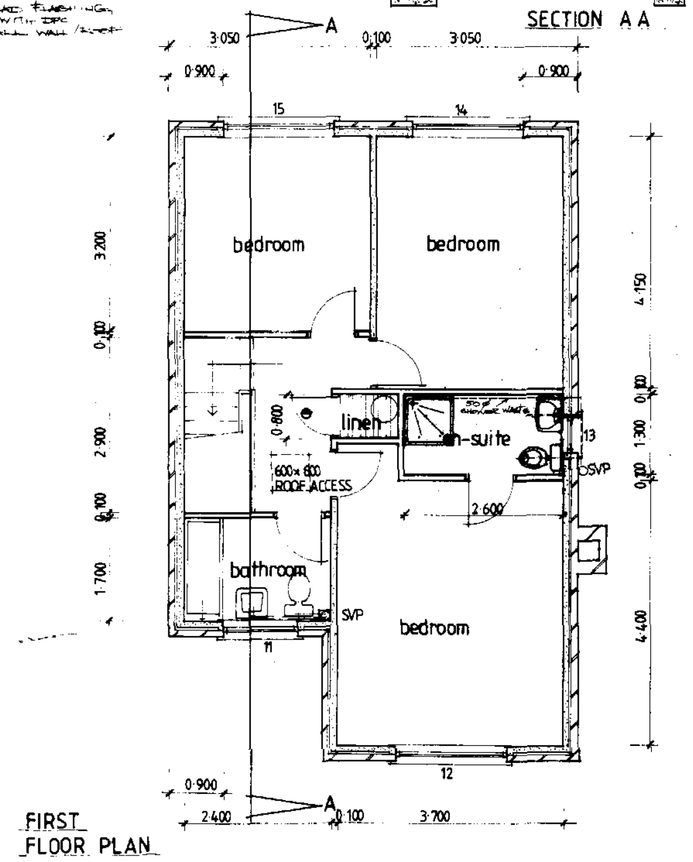
FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.



SECTION A A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Key all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC cavity and METAX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 25mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab. C20P concrete mix on 1200 gauge DPM lapped with DPC. 150mm min hardcore, blinded and compacted. Excavate overmite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 102mm clay facing bricks, 65mm cavity filled with CROWN ISOTHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically except alternate tie courses to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in 17N/mm² 4.0mm aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

GROUND FLOOR
100 mm thick C20P concrete floor slab on 1200 gauge DPM. 150 mm min hardcore, blinded and compacted. Excavate overmite to 300 mm deep to remove topsoil and vegetation.

HEATING BY MECHANICAL & LIGHT ENGINEER

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF ....H/0015/94.

G. R. MERCHANT
LEING AMICE, MIOM.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

PROJECT:
HIGHGROVE.

CLIENT:
KINGS QUALITY HOMES.
HOLBEACH MANOR.
FLEET ROAD.
HOLBEACH.
LINCS.
0406 23368.

SCALES:	DATE:
1:50, 1:100.	JULY 1992.
GRM.	DRAWING No.: KQH-H/01A.

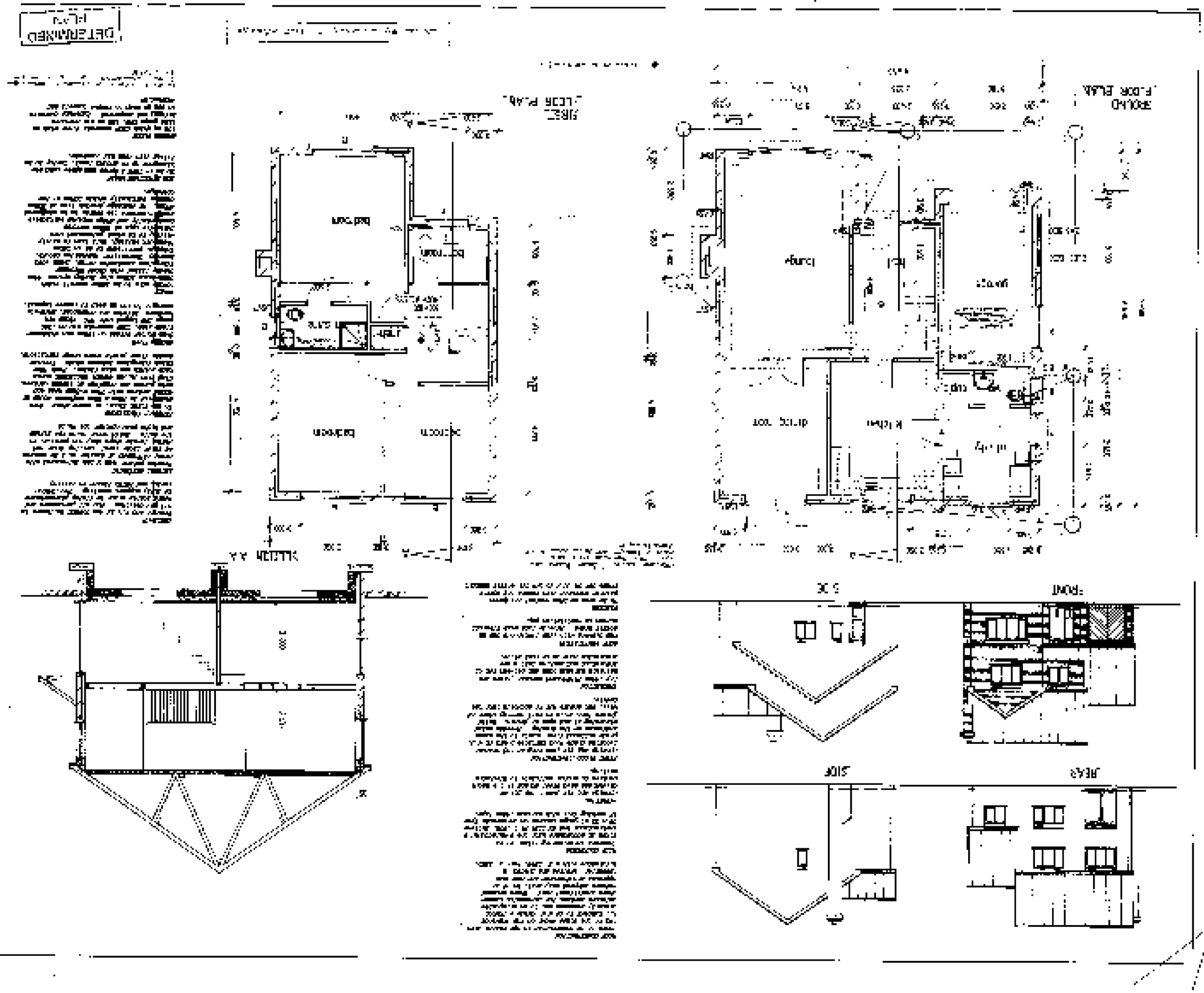
REVISIONS:
A

DETERMINED

KINGS QUALITY HOMES

1 GINGRAVE

G. R. MIDDLEHURST



THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM KINGS QUALITY HOMES

NOTES

EXTERNAL WALLS OF 102MM BUTTERLEY BLEND WAILDE DENFORD OLD ENGLISH FACING BRICKS, 65MM CAVITY WITH 'RATBANDS' SUPERBLOCK CAVITY WALL INSULATION (ALTERNATIVELY CELOTEX XR5138) TO 100MM THERMAL 'KORK-TEX' BACKS PLASTERED TWO COAT INTERNALLY. INTERNAL WALLS TO GROUND FLOOR, BATH, BED 2, DETAILS AS PER 3 BATH IN SUITE ON FIRST FLOOR TO BE 'THERMIC TOTE' BLOCKS WITH 12MM PLASTERS FINISH INTERNALLY. OTHER FIRST FLOOR PARTITIONS TO BE 100MM PLASTERBOARD WITH 38MM PLYWALL BACKING AT 600 C/C TO PC. TO BE CLAD 2 63MM CONCRETE FACING BRICKS TO P.C. TO BE FULL QUALITY. WALLTIES TO COMPLY WITH BS8 1243. SPIR WITH WALL STRONGER ROOM ADDITIONALLY ABOVE& VERTICALLY & EVERY 450MM AT 34 MPA (4) INSULATED LINTELS AS SCHEDULE TO ALL DOORWAYS INCOM OPENINGS FIXED TO MAKERS INSTRUCTIONS ALL LINTELS TO HAVE CAVITY TRAY O P C=45 BRENLINTEL (G BOX EQUIVALENT) TO BE USED ON ALL OPENINGS IN ROOMS WALLS

ROOF

ROOF TO BE 'MARLEY RENEWAY' PLAIN CONCRETE TILES LAID WITH A MIN 75MM LAP ON TYPE 3F REINFORCED FELTING FELT WITH 25X 25MM TILE BATTENS. TILING TO BE LAID TO MANUFACTURERS LAPS IN EACH DIRECTION

35° TOTAL THERMOPLASTIC ROOF TRUSSES AT 600 CENTRES MAX PITCH 3 WEB ARROW CENTRES 25MM DOWN BEARINGS ON TO 100MM PLATE. TRUSSES LATERALLY CONNECTED AS REQUIRED TO MAINTAIN 25MM CLEARANCE FROM CHIMNEY WHEN ACCESS WITH 'THERMAFLUE' MECHANICAL VENTILATION TO BE INCORPORATED TO MAINTAIN 2 BEDROOMS TO HAVE MECHANICAL VENTILATION CENTRES FOR FUTURE PLASTERBOARD

E.W. DOORS TO BE EXTERNALLY 'ACORN' CLAD. GUTTERS, 65MM DIAM. DOWNPIPES OR EQUAL ALL STRUCTURAL TIMBER TO BE SC3 GRADE

GROUND FLOOR CONSISTS OF 150 THICK 'SUPERBLOCK' CONCRETE FLOOR LAID ON MIN 2.5MM THICK 'ALKORDRAIN' SLAB TO MANUFACTURERS DETAILS. SCREED TO BE 75MM THICK TO ENSURE ADEQUATE SOUND INSULATION. FLOOR FINISH TO BE AS SPECIFICATION

LOFT INSULATION: ROOF SPACE VENTILATED TO ENSURE NO CONDENSATION WITH 'KORK-TEX' 'THERMOSTRUT' 'ENERGY SAVER' INSULATION TO BE 200MM THICK BETWEEN AND OVER CEILING JOISTS TO A CONTINUOUS DEPTH OF 300MM

WARMING TO BE 3 P.W.STRIC OIL FIRED, DOUBLE GLAZED HYDRO FLOW 'ADDONOMY' WITH NATURAL VENTILATION LATER OF WINDOWS TO BE HOT AIR 'ENVOY' ROOF BOOSTER FLUES (NON-RADIATOR) WITH INTERCEPTOR, PIPES TO BE REDUCED TO LEVEL WHERE POSSIBLE TO ENSURE MINIMUM HEAT LOSS (BOILER TO BE THERMOSTATIC) VENTILATION DUCTS IN ROOF SPACE TO BE INSULATED WHERE APPLICABLE

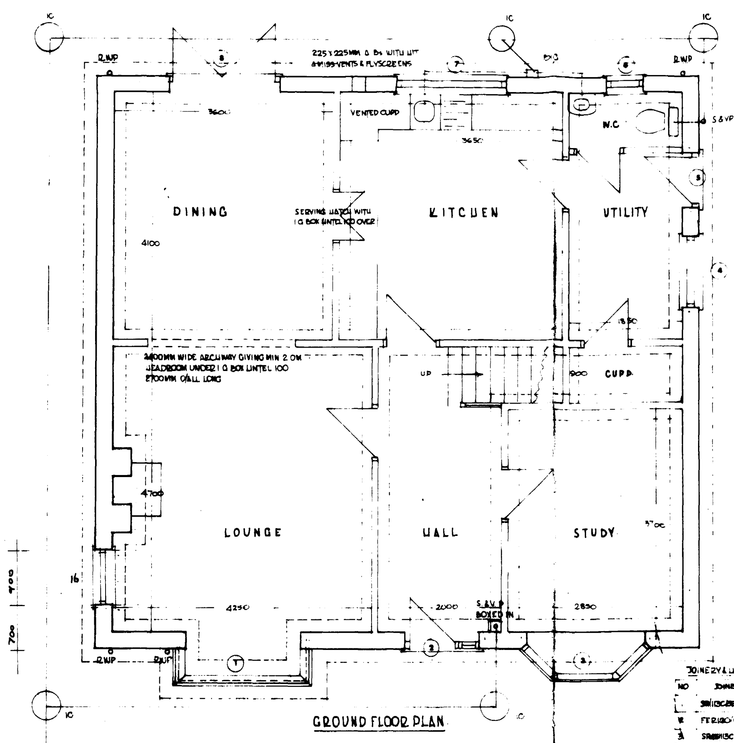
SPACE & WATER HEATING TO ELECTRICITY BOILER INSTALLATION AND/OR SOURCE SOLAR HOT WATER HEATING TO BE WHERE HOT WATER STORAGE CYLINDER AND INSULATION TO BE INSULATED TO BSS 14 SEC 3 REQUIREMENTS. HOT WATER HEATING VESSELS TO HAVE THERMOSTAT CONTROL

SOLID FUEL FIRES TO BE AS BUILDING REGULATIONS PART M, PARA 3.9, 3.9.4 & 3.9.5 OF SAVE BUILDING REGULATIONS 1985 AND 3000MM DIAM FLUE LINERS TO BS. 1181 PART (1977) ISOLATED FLEXIBLE METAL LINERS BY LEAR OF ASCH EQUIVALENT NOT TO EXCEED 2. 0.5MM. IN ACCORDANCE WITH BS 41 MIN OF 300CMM² PERMANENT VENTILATION TO BE PROVIDED BY USE OF 225X125MM PERMALAIR BRICKFACE INLET. ALL TIMBER TO BE WITH ADMIN. FROM CHIMNEY

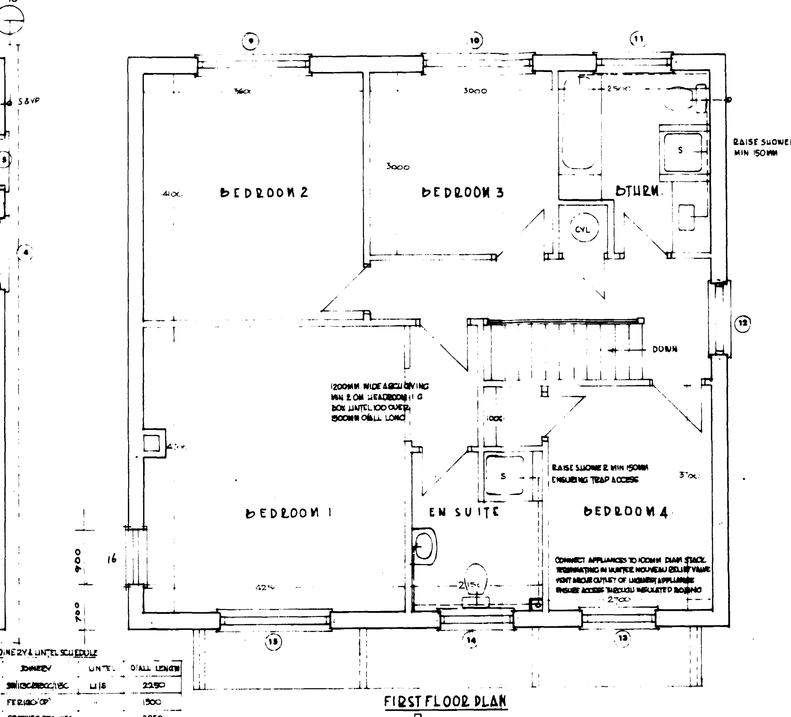
DRAINS TO BE CONSTRUCTED IN CORRU DIAM. FLEXIBLE PIPES AND/OR STRAIGHT LINES TO BE OF CORRUGATED PIPES (MIN. 1 IN 5 W.I. 600 MM BURIED) FROM CHIMNEY TO MAIN SEWER. 3 NUMBER INSPECTION CHAMBERS TO BE PROVIDED AT 3 POINTS AS SHOWN ON PLAN. ALL CHAMBERS TO BE CONSTRUCTED OF 215MM THICK CONCRETE BRICKS, BEDDED AND JOINTED IN CEMENT MORTAR (1:3) AND RENDERED INTERNALLY WITH CEMENT MORTAR (1:3) AND TROWELLED SMOOTH. CHAMBERS TO BE BENCHED TO FORM CHANNELS OF SAME SIZE AS PIPE DIAMETER. COVERS TO BE CAST IRON WITH 'DOMED' CENTRE, CLEARLY MARKED WITH THE WORD 'DRAIN' AND SUITABLE FOR LOADING OF 3 TONNES PER SQUARE METRE. ALL CHAMBERS TO BE CONSTRUCTED WITH 'BENCHED' INVERTS TO ENSURE SMOOTH FLOW AND CHANGE OF DIRECTION AND GRADIENT ARE LIMITED TO BE PERMITTED WHERE RADIUS OF BENDS IS NOT LESS THAN 3 METRES. ALL DRAINS TO BE LAID TO A MIN GRADIENT OF 1 IN 40 EXCEPT WHERE SHOWN OTHERWISE ON DRAWING. ALL DRAINS TO BE LAID ON 300MM DEEP 3.4 N. PUFE TO LAND DRAINS COME AT TERMINAL INSPECTION CHAMBERS. ALL ABOVE FIRST FLOOR WINDOWS UNLESS SOLD DEMAND TO BE CONNECTED TO PUBLIC SEWERAGE SYSTEMS IN ALL ACCORDANCE TO APPROVAL OF 'BRITISH GAS' - PART 5 & 10 OF ROOF WATER TO DRAIN MIN. 600 + 1 DIA" WASTE BURIED TRENCH WITH SOAKAWAY 2M FROM ANY BUILDINGS. TRENCH TO HAVE BENDING PIPES AT EACH CHANGE OF DIRECTION

U.B.E. LOSS CALCULATIONS

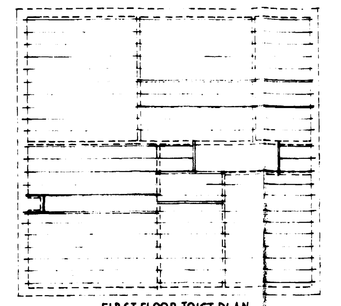
	NOTIONAL BUILDING			PROPOSED LODGE			
ELEMENT	AREA	U VALUE	HEAT LOSS	AREA	U VALUE	HEAT LOSS
EX. WALLS	61.77	0.45	75.73	66.96	0.45	69.76
GLAZING	24.96	5.90	141.58	29.46	5.90	169
GRD FLOOR	83.77	0.45	37.29	83.77	0.75	62.08
ROOF	83.77	0.25	20.69	83.77	0.20	16.95
	274.30					249.80



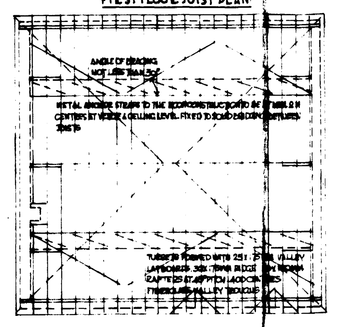
GROUND FLOOR PLAN



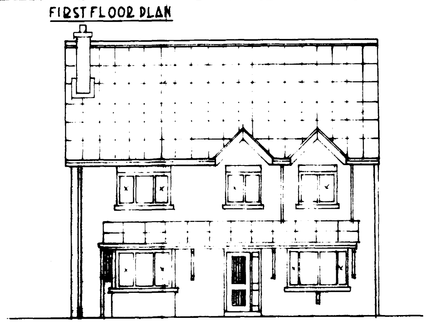
FIRST FLOOR PLAN



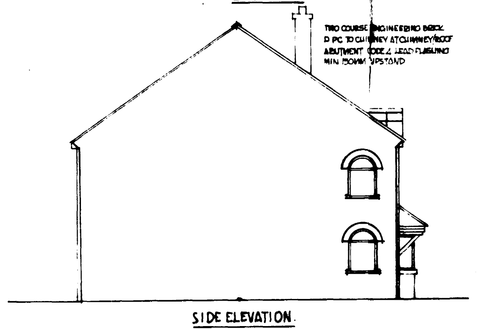
FIRST FLOOR JOIST PLAN



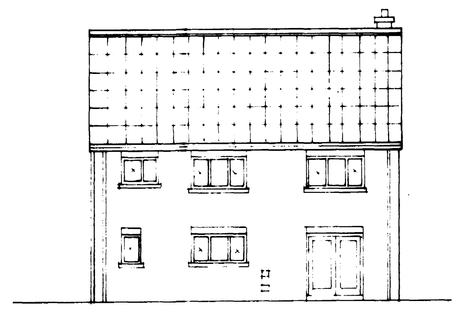
ROOF PLAN



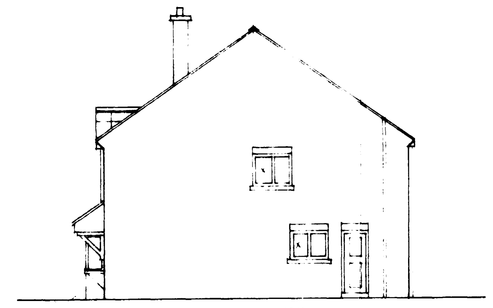
FRONT ELEVATION



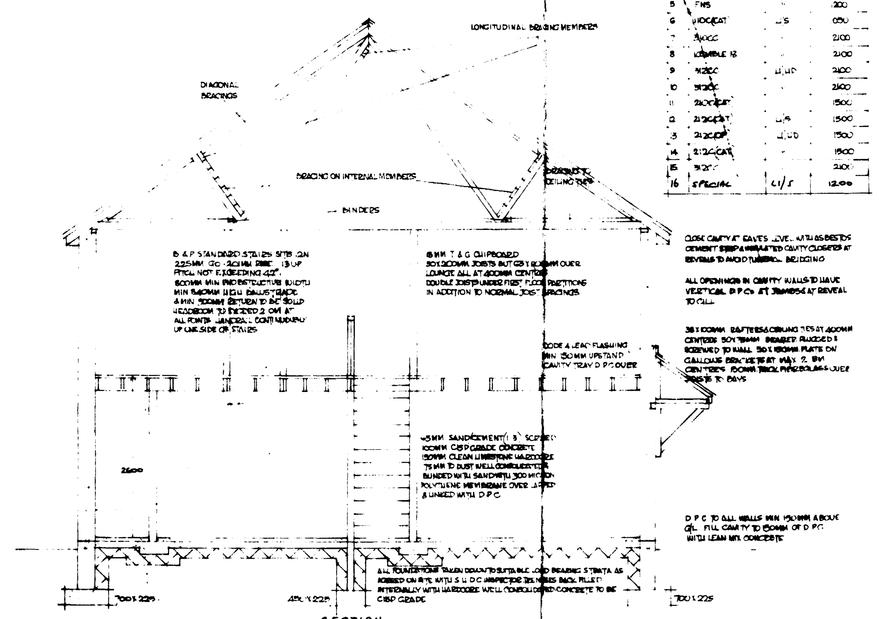
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECTION

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF 0068/94/

Kings Quality Homes
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBEACH (0406) 23388
REGISTERED HOUSE BUILDER

PROJECT

NORFOLK.

DRAWING DESCRIPTION: HOUSE DETAILS

DATE: DEC 1991	DRAWN: JKW
DRWG No. TD/108'A'	SCALE: 1:50 & 1:100

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED

DETERMINED PLAN

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM KINGS QUALITY HOMES

NOTES

EXTERNAL WALLS OF KOMFA BUTTERLEY BLEND HAND MADE, OXFORD CLAY ENGINEERS ORDER, RED FACING BRICKS, KEMA CRAVITY WITH TEXTURED SUPERFOAM CAVITY WALL INSULATION BOARD MINIMUM THICKNESS 100MM TO ACHIEVE THERMAL EFFICIENCY. PARTS PLASTERED TO BACKOUT INTERNALLY WITH 13mm WALLS TO GROUND FLOOR, BATH / SHOWER ROOMS AND KITCHEN WITH 2 COATS OF PLASTER ON BLOCK ON FIRST FLOOR. TO BE THERMAL EFFICIENT BLOCK WITH 12mm PLASTERED FINISH TO KITCHEN, STUDIE IN FIRST FLOOR PARTITIONING TO BE KOMFA PLASTERBOARD AND SKIM FINISH, BLOCK UP TO 4 P.C. TO BE CLASS A STRIKE CONCRETE FACING BRICKS TO BE P.C. £1.00 PER M. TO BE FULL QUALITY WALLS TO COMPLY WITH BS 5628 : 1978 WITH WALL KERB BEDDING ROOM ADEQUATELY ARCHING VERTICALLY & EVERY COURSE IT. TO BE 1 : 6 INSULATED LINTELS AS SCHEDULE TO ALL DOORWAY NOOM, OVEN WORK FIXED TO MASONRY PROJECTIONS ALL LINTELS TO LARGE CAVITY TRAY OF P.C. £1.00 PER LINEAR METRE - I.G. BOX COUNTILS TO BE USED TO CUT OPEN HOLES IN KOMFA WALLS

MARLEY RUNNOFF PLUMBOWIDE RED ROOF TILES LAID WITH A MIN 100MM LAPAGE PLOT ONTO 19" REINFORCED RUBBING FELT WITH 25 LAPAGE TILE BATTENS. SECOND MET TO GIVE MIN. 125MM LAPS IN EACH DIRECTION

25" FOCAL TRIMMER RAFTER TO MECCOPARTS PIN ROOFS. PY 3 WIRE JOISTS CONTINUOUS 250 X 50MM REINFORCED BANDERS. BOX HOOKS, PLATE, BEARING LENGTH CONFORM TO BE TRIMMED TO MAINTAIN 25MM CLEARANCE FROM CHIMNEY PLACED INTO TEMPERATE MECHANICAL VENTILATION & HEATING RECOMMENDED FOR MAINTAIN & INSULATED CONTINUITY OF TIGHT PLASTERBOARD

B.R. DOORS TO BE SEVERN HORN. 44 E CUTTICE. 65MM DIAM. DOWNPIPES OR DRUM ALL STRUCTURAL TIMBER TO BE SICS GRADE

GROUND FLOOR CONSTRUCTION LAID WITH 10 THK SHOT FLEXIBLE CONCRETE FLOOR LAYER WITH A 25MM THICK FLOATING SCREED. ALL TO HAVE HEAVY FINISH. 100MM THICK INTERMEDIATE FLOOR LOFT INSULATION. ROOF SPACE VENTILATED 300MM² PER LINEAR METRE OF WALL. 100MM THICK SOFFIT INSULATION "ALL" 25MM WIDE VENTILATION STRIP ABOVE WINDOWS AND DOORS. 100MM CONTINUOUS GAP MIN. 50MM. VENTILATION GAP ABOVE INSULATION AT EAVES

WARNING TO BE 3 P.C. INTO DC. BRUAL. DOUBLE GLAZED WITH 24MM ARGON FILLED UNITS WITH 4MM TOUGHENED GLASS. ALL TO HAVE HEAVY FINISH. INTERNAL VENTILATION LEVER OPERATED 10MM NOT LESS THAN 1/20th OF ROOM FLOOR AREA. EMPOWERED VENTILATING SYSTEM DUCTS TO BE PROVIDED TO KITCHEN/BATHROOM/WC TO EXTRACTION (TWIN FANS) VENTILATION DUCTS IN ROOF SPACE TO BE INSULATED WHERE APPLICABLE

SPACE & WATER HEATING TO ELECTRICITY BOILERS INSTALLATION AND OPERATION GENERAL HOT WATER SUPPLY TO BE PROVIDED. HOT WATER STORAGE CYLINDERS AND VESSELS SHALL BE INSULATED TO BSRS ALL BSRS 3 REQUIREMENTS. HOT WATER HEATING VESSELS TO HAVE TEMPERATURE CONTROL

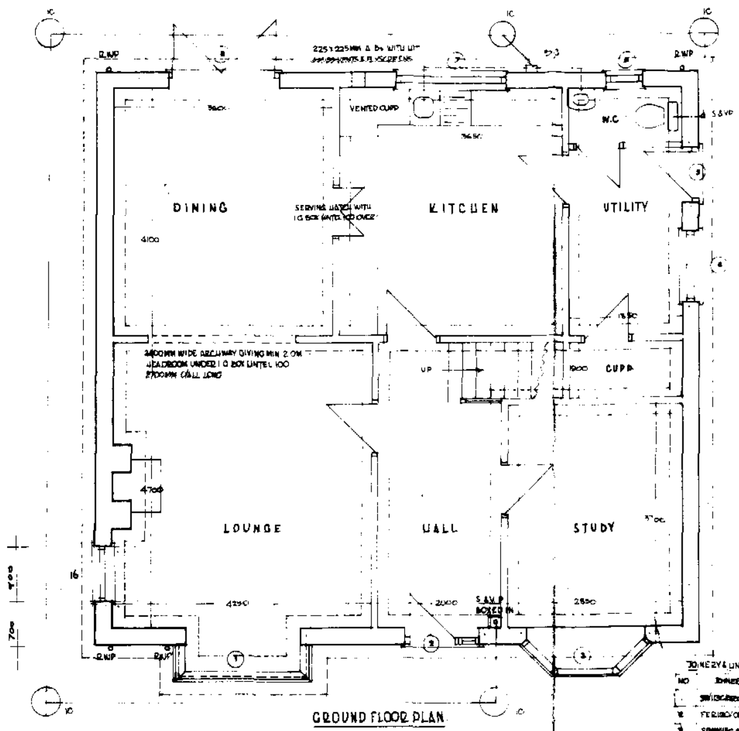
LOAD BEARING PARTITIONS TO BE 100MM BLOCKWORK WORK, 31, 38 & 125 OF SAY BUILDING REGULATIONS 1985 AND 38MM MIN. PLATE LENGTH TO BE MIN. PRESTRUT (1977) ROOFED PLACED APPROXIMATELY 600 CENTRES AT RIGHT ANGLES TO JOISTS & TRUSSES. IN ACCORDANCE WITH ARE 40-1 MIN. OF 300X38MM "PRESSMASTIT" VENTILA TION TO BE PROVIDED BY USE OF 2265 SERIES PRESSFIL AIR SWITCHBOX BY ALL. ALL TIMBER TO BE WITH ACORN FIRON CHEMICALS

DRAIN TO BE CONSTRUCTED IN KOMFA 10MM PLASTERED PIPES MADE ACCORDING TO BSI/ CODE OF PRACTICE 301 : 1. TO S. W. 1. BOD. ALL DRAIN PROTECTED WHERE PASSING THROUGH WALLS WITH P.V.C. COATED CLOTH & WIRE. SPACE ALL PIPES TO BASIC HORIZONTAL SHOWN BACK PIPE CLEANER. INSPECTION CHAMBER LESS THAN 600MM OF CLEAR DEPTH TO BE 450MM SQUARE. 600MM DEEP TO LARGE SEWER TRACK CONCRETE BASED CHAMBER ON STRAIGHT RUNS OF DRAIN. NOTE LESS THAN 300MM OF PIPE COVER. INSPECTION CHAMBERS ARE TO BE PROVIDED AT ALL CHANGES OF DIRECTION AND GRADIENT AND WHERE THE NUMBER OF BENDS EXCEEDS 270 DEGREES. CENTRES BE 45M MAXIMUM. CHAMBERS PROJECTED TO BE CONSTRUCTED IN ACCORDANCE WITH BS 5572 : 1978 CODE OF PRACTICE FOR SANITARY PIPEWORK. ALL CHANGES OF DIRECTION AND GRADIENT TO BE ACHIEVED WITHIN THE CHAMBER. 100MM DIAMETER 3-WAY 135 DEGREE BRANCH IS TO BE USED FOR CONNECTION OF SINGLE DWELLING. 3-WAY 135 DEGREE BRANCH IS TO BE USED FOR CONNECTION OF TWO DWELLINGS. ANOTHER FIRST FLOOR WASHBASIN TO BE CONNECTED TO PUBLIC SEWER. ALL EXISTING DRAINS TO BE ASCERTAINED PRIOR TO COMMENCEMENT OF WORKS. IF ANY EXISTING DRAINS ARE FOUND TO BE DEFECTIVE, THEY SHALL BE REPAIRED OR RENEWED AS DIRECTED BY THE BUILDING INSPECTOR. ALL DRAINS TO BE TESTED IN THE PRESENCE OF THE BUILDING INSPECTOR. ALL DRAINS TO BE TESTED IN THE PRESENCE OF THE BUILDING INSPECTOR. ALL DRAINS TO BE TESTED IN THE PRESENCE OF THE BUILDING INSPECTOR. ALL DRAINS TO BE TESTED IN THE PRESENCE OF THE BUILDING INSPECTOR.

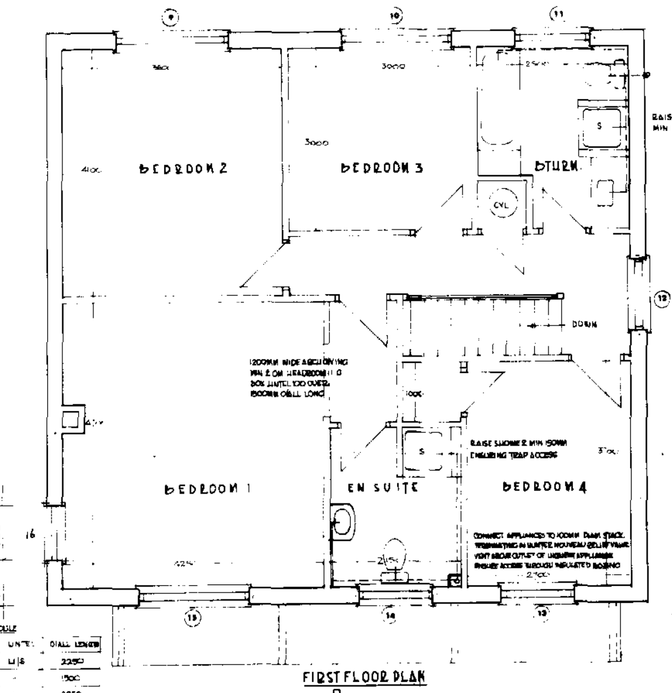
FLOOR JOISTS SUPPORTED TO THE WALL CONSTRUCTION WHERE PARALLEL TO WALLS, HANGER STRAPS AT MAX 2M CENTRES. INTERMEDIATE STRUTTING TO BE PROVIDED AT MID SPAN OF FLOOR JOISTS. ALL SOLID FLOOR JOISTS TO BE BOLTED TOGETHER.

U.B.C. JOBS CALCULATIONS

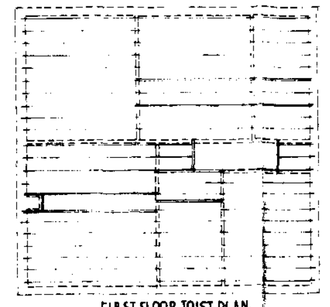
	NOTIONAL BUILDING			PROPOSED HOUSE		
ELEMENT	AREA	U VALUE	HEAT LOSS	AREA	U VALUE	HEAT LOSS
WALLS	49.77	0.45	22.39	66.96	0.45	30.13
GLAZING	24.96	3.70	92.35	17.46	3.70	64.60
GRD FLOOR	80.77	0.45	36.34	80.77	0.45	36.34
ROOF	80.77	0.25	20.19	80.77	0.25	20.19
	234.30					249.86



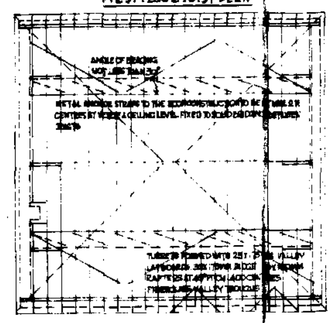
GROUND FLOOR PLAN



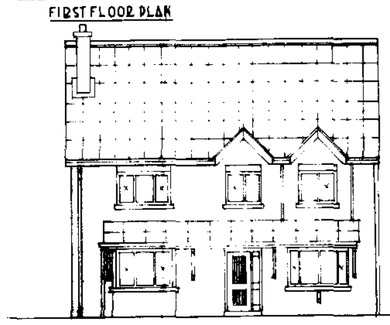
FIRST FLOOR PLAN



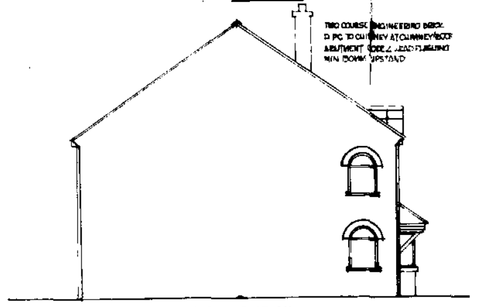
FIRST FLOOR JOIST PLAN



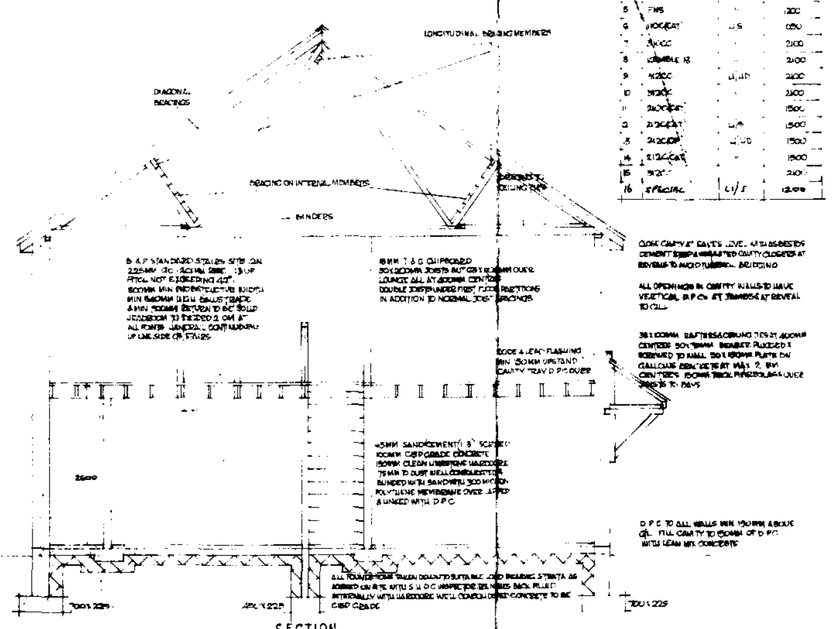
ROOF PLAN

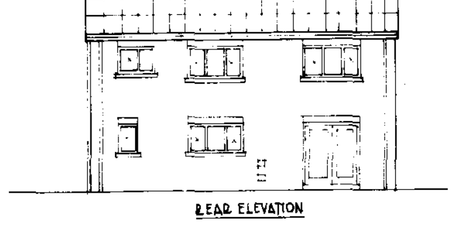


FRONT ELEVATION

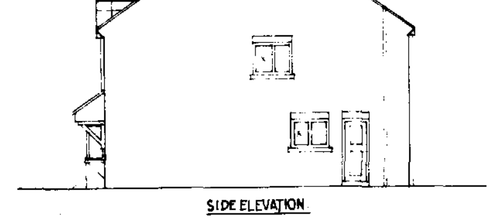


SIDE ELEVATION





REAR ELEVATION



SIDE ELEVATION

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 20 JAN 1994 REF ...0065/94

Kings Quality Homes
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBEACH (0406) 23388
REGISTERED HOUSE BUILDER

PROJECT

NORFOLK.

DRAWING DESCRIPTION: HOUSE DETAILS

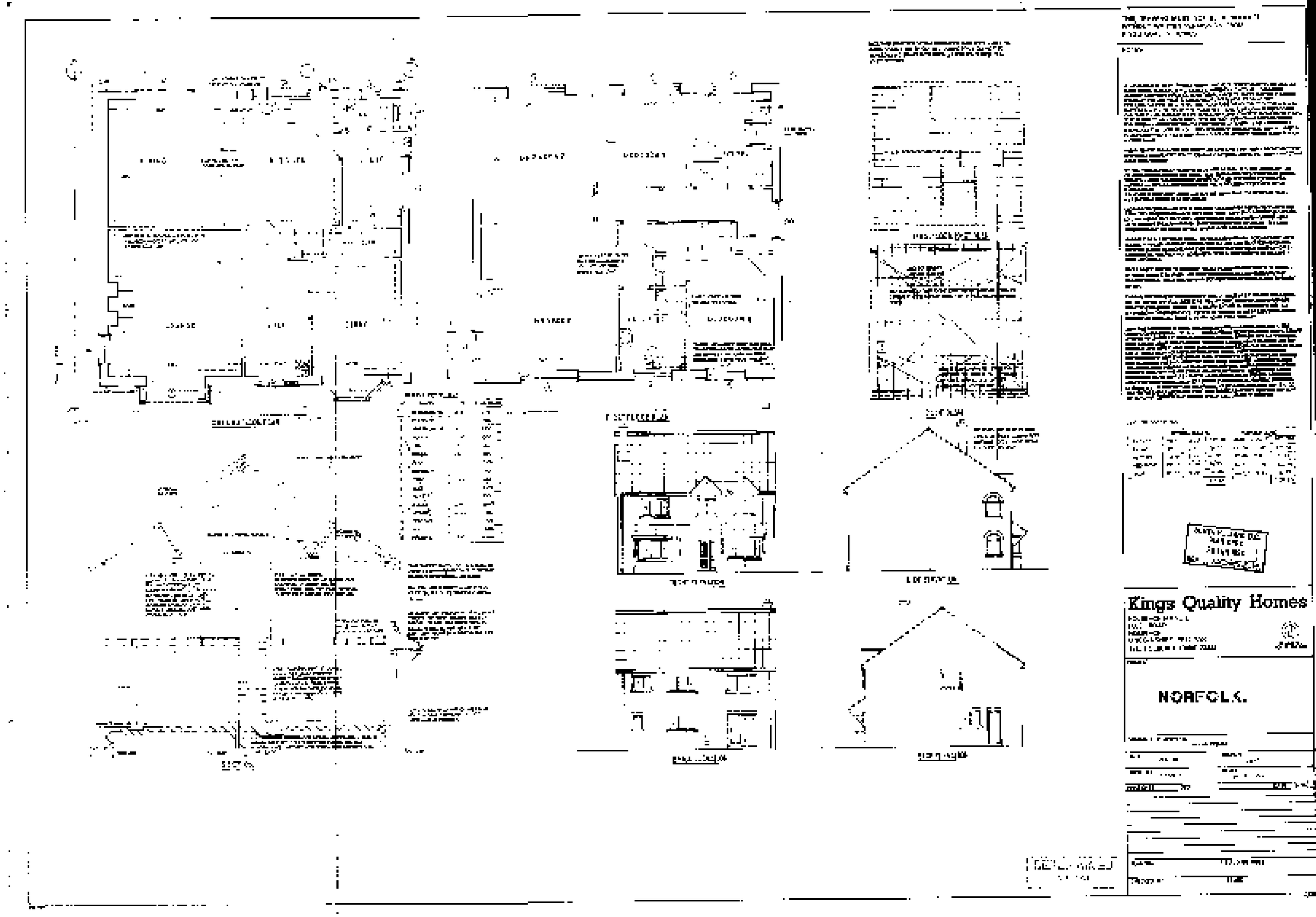
DATE: DEC '93 | DRAWN: JMW

DRWG No: TO/105 A | SCALE: 1:50 & 1:100

REVISIONS	DES.	DATE	SIGN.

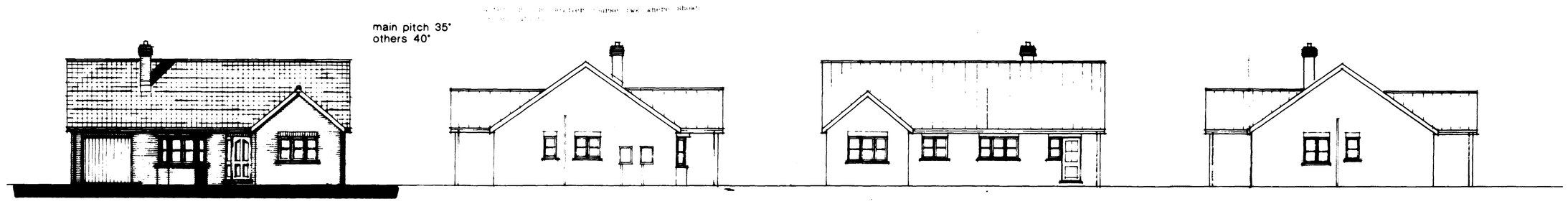
PLANNING | BUILDING REGS.

CHECKED BY | ISSUED

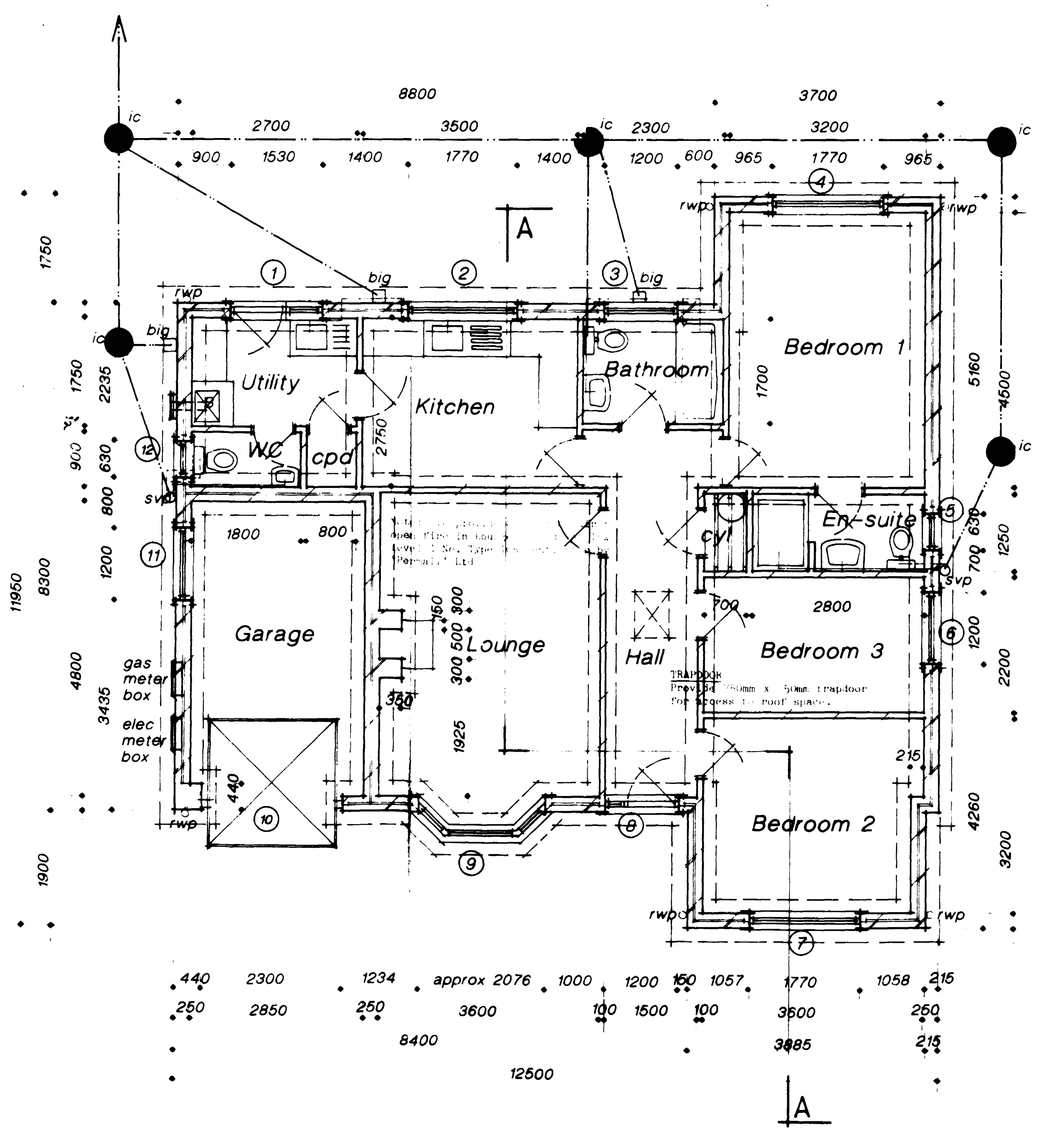


Kings Quality Homes

NORFOLK.



FRONT ELEVATION SIDE ELEVATION REAR ELEVATION SIDE ELEVATION



This Drawing is to be read in conjunction with Drawing no.s HOLKHAM ST - 2

Note and Revisions

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

01406 423453

HOLKHAM ST.

KINGS QUALITY HOMES

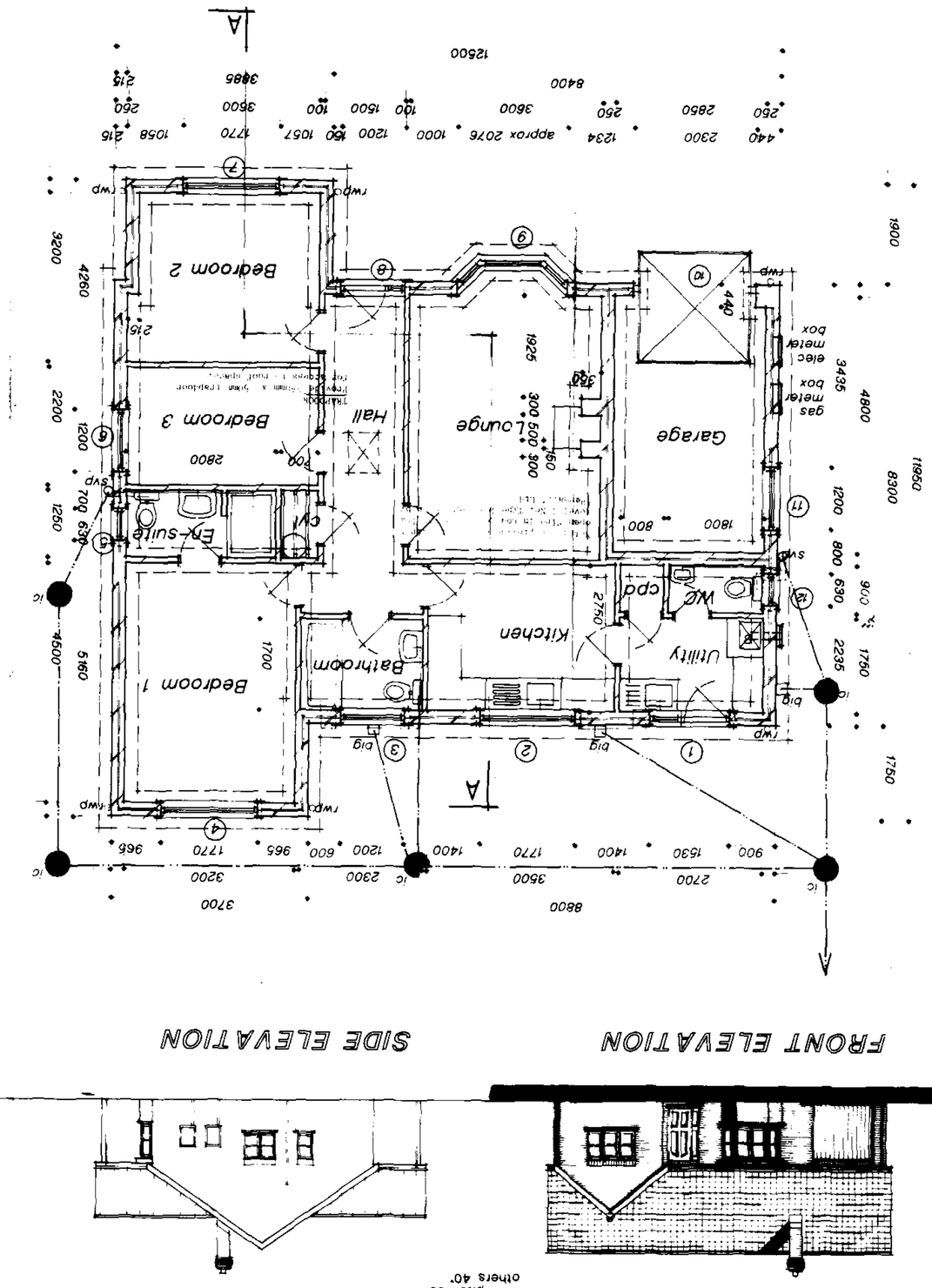
Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

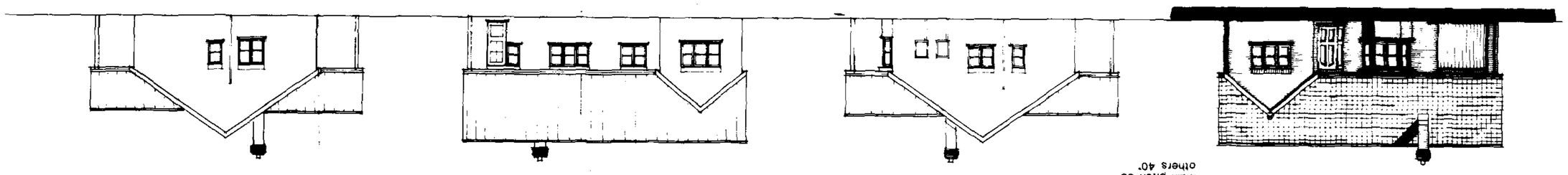
A updated for building regs Apr 93

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF H94

Architectural, Planning & Building Design Consultants

COPYRIGHTED





main ditch 35'
others 40'

This Drawing is to be read in conjunction with Drawing no.s HOLKHAM ST - 2

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

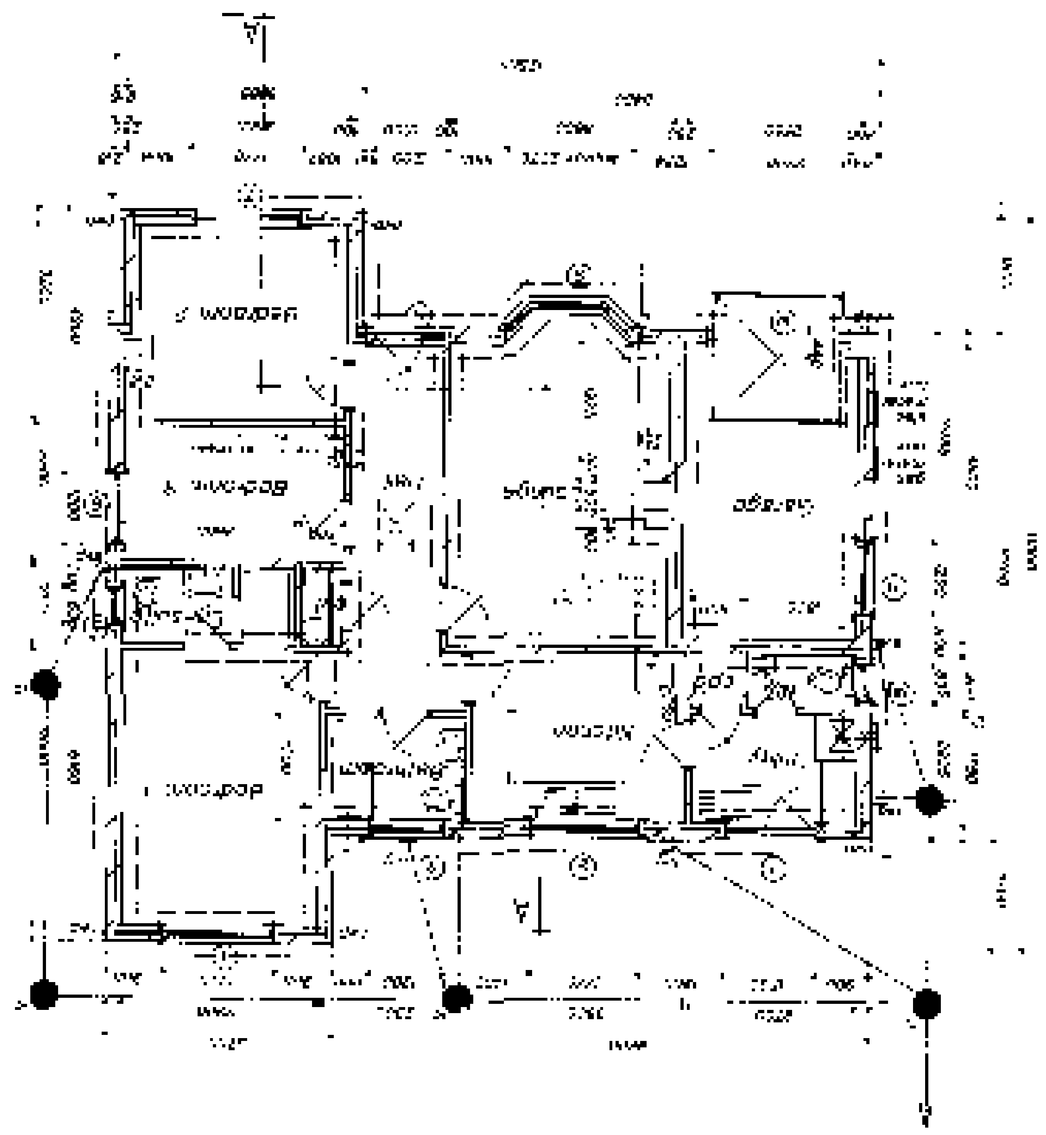
HOLKHAM ST.

KINGS QUALITY HOMES

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF. 0068/94

Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

Architectural, Planning & Building Design Consultants



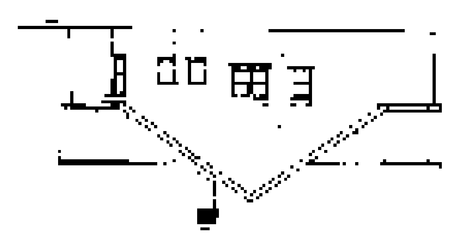
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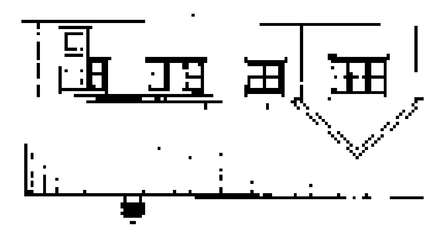
SIDE ELEVATION

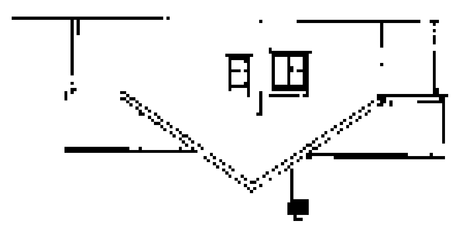
REAR ELEVATION

SIDE ELEVATION









This Drawing is to be read in conjunction with Drawing no.; HOLKHAM ST - 2

KINGS QUALITY HOMES

HOLKHAM ST.

STATUS DESIGN

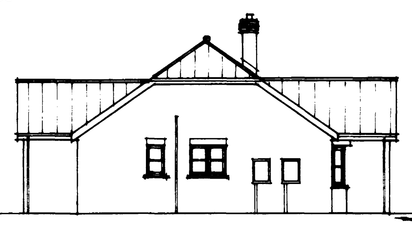
Architectural Planning & Building Design Consultants



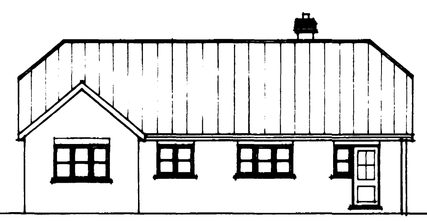
FRONT ELEVATION

main pitch 35°
others 40°

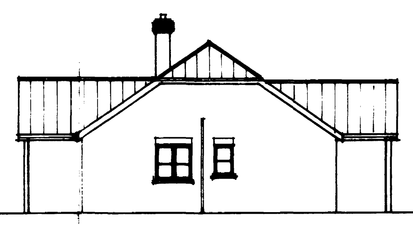
Note: Provide soldier course bwk where shown on elevations



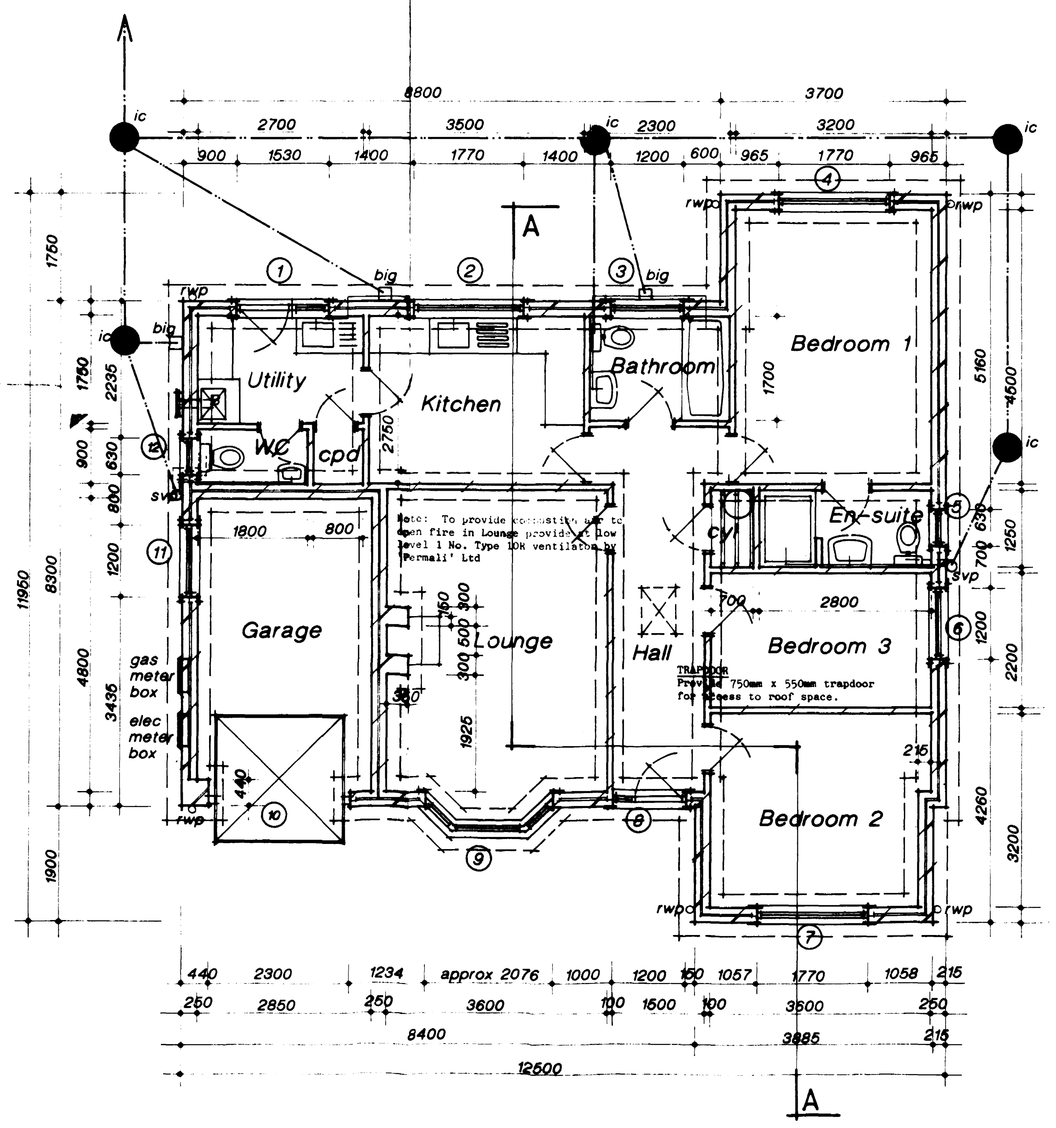
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



This Drawing is to be read in conjunction with Drawing no.s HOLKHAM 2

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

STANDARD DWELLING TYPE- HOLKHAM

KINGS QUALITY HOMES

Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF ...0068/94

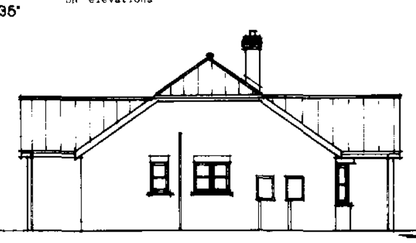
A- updated for building regs Apr 92

Architectural, Planning & Building Design Consultants

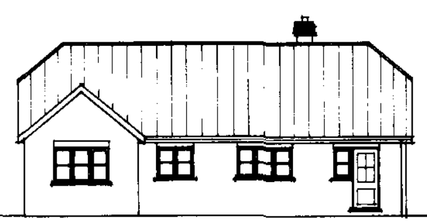
DETERMINED
PLAN



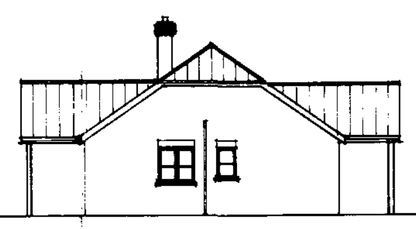
FRONT ELEVATION



SIDE ELEVATION



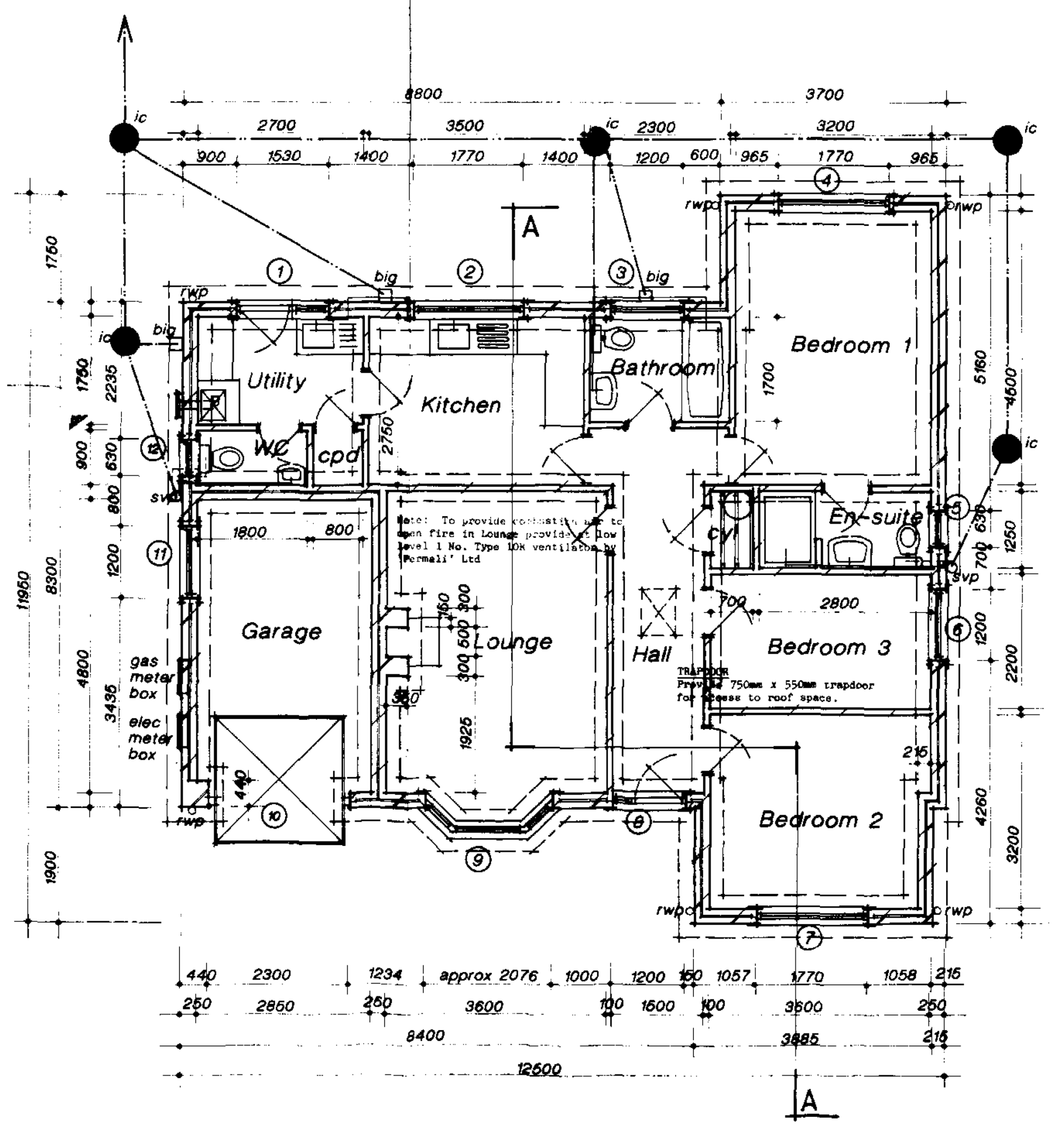
REAR ELEVATION



SIDE ELEVATION

main pitch 35°
others 40°

Note: Provide soldier course bwk where shown on elevations



This Drawing is to be read in conjunction with Drawing no.s HOLKHAM 2

Notes and Revisions

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Please note: This drawing is not a conveyance drawing.

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

01406 424343

STANDARD DWELLING
TYPE- HOLKHAM

KINGS QUALITY HOMES

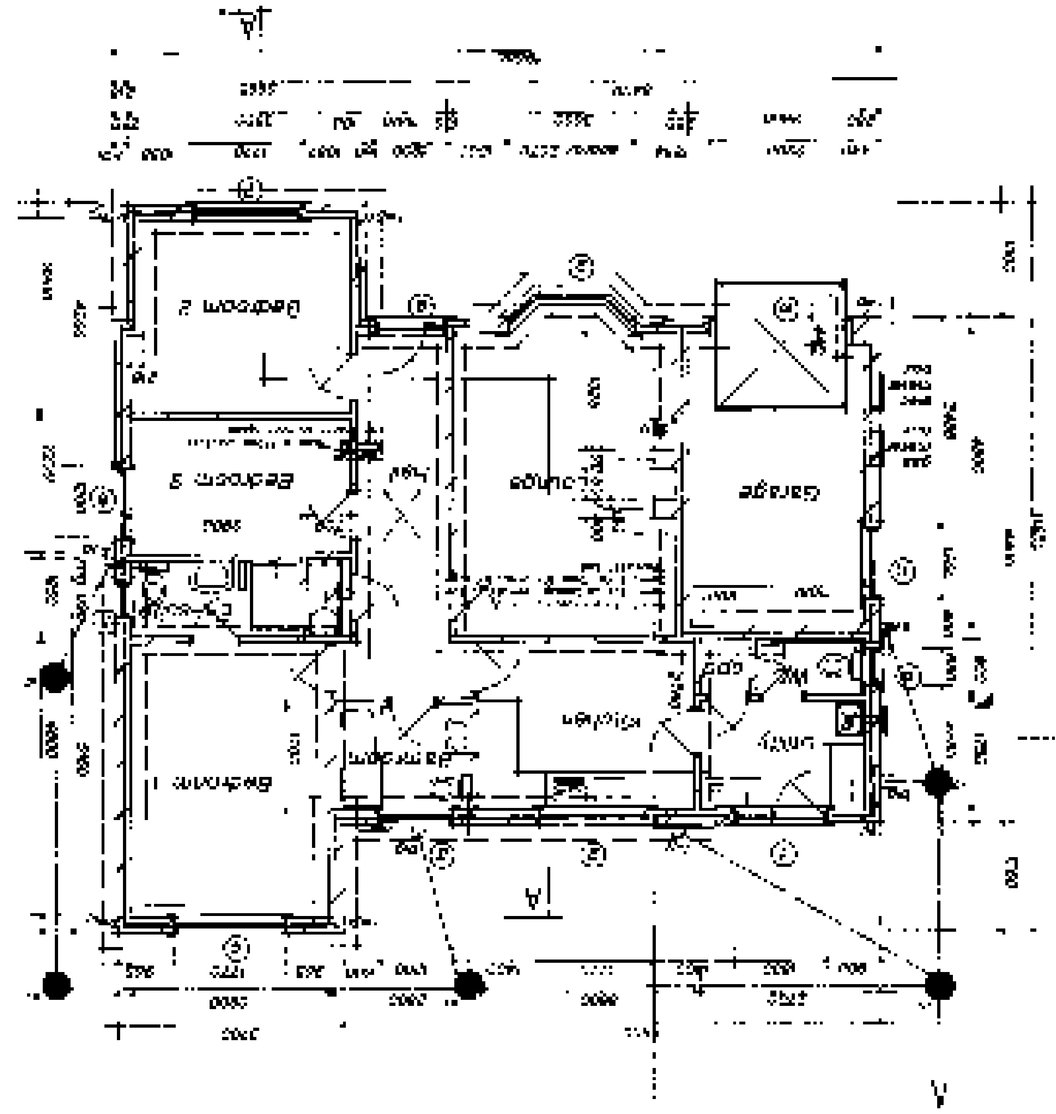
Scales- 1:50 1:100
Date- Mar 92
Drawn- JPW

A- updated for building regs Apr 92

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF 0068/94

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DETERMINED
PLAN



This Drawing is to be read in conjunction with Drawing no.
HOLKHAM 2

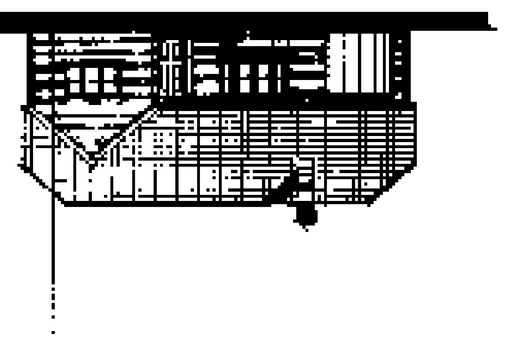
STANDARD DWELLING
TYPE- HOLKHAM

KINGS QUALITY HOMES

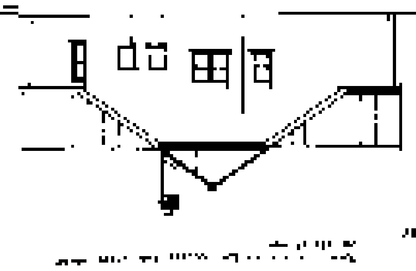
Architectural Planning & Building Design Consultants

STATUS DESIGN

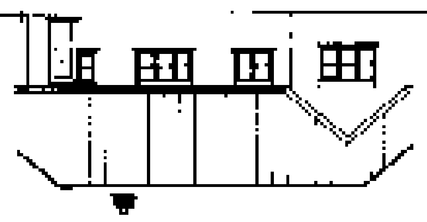
FRONT ELEVATION



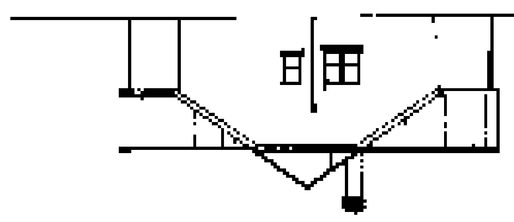
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



WALLING & SUB STRUCTURE WALLING

200 FACING BRICK WALLS.
200 CLASS A DENSE CONC. BLOCKS
BIT. FELT D.P.C. 150 ABOVE G.L.

FLOOR

100 CONC. ON 1200 GUAGE D.P.M. ON
150 WELL COMPACTED HARDCORE

FOUNDATIONS

700 x 225 CONC. STRIP FOUNDS C15P MIX
FOUNDS TAKEN DOWN TO AN APPROVED
FIRM BASE, SUBJECT TO L.A. SPECIFICATION

RAINWATER GOODS

P.V.C. RAINWATER GOODS. 100 H.R. GUTTER
& 65 DIA. DOWNPIPE.
25 x 175 P.S.E. FASCIA.

LINTELS

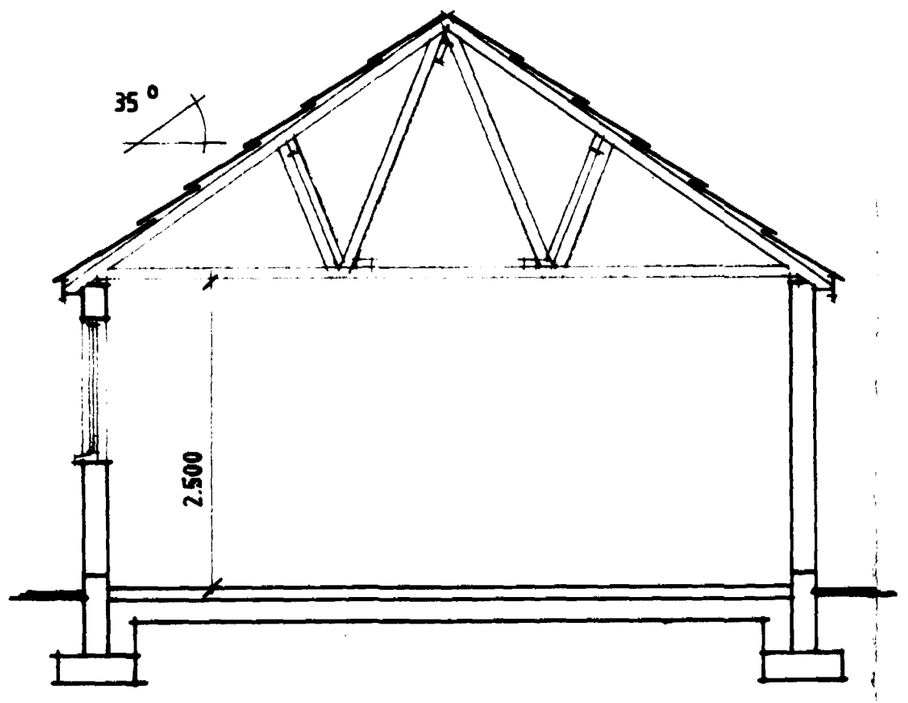
I.G. TYPE BOX LINTEL 200 OVER ALL OPENINGS
WITH UNIVERSAL ARCH OVER FRONT & SIDE
OPENINGS

JOINERY

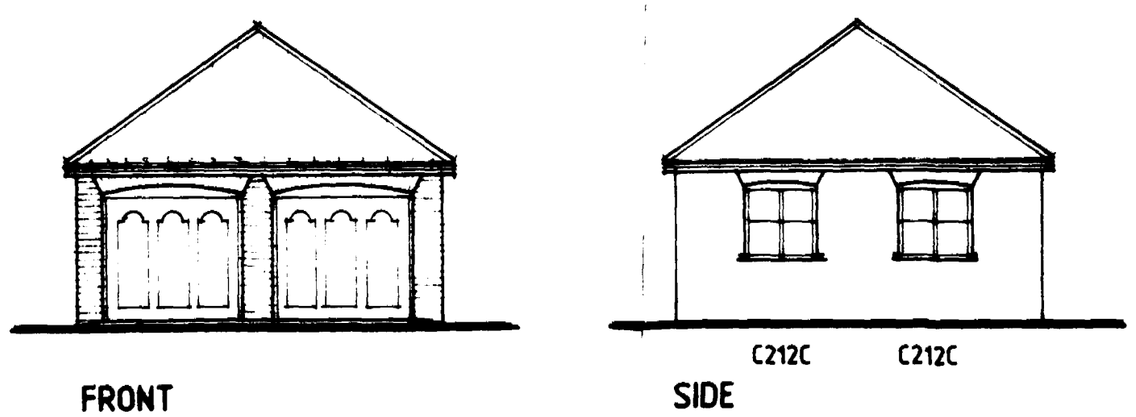
TO BE JOHN CARR OR SIMILAR APPROVED

ROOF CONSTRUCTION

CONC. INT. TILES ON 38 x 25 S.W. TREATED
TIMBER BATTENS ON UNDERFELT TO BS 747
TYPE 1F LAPPED 150 HORIZONTALLY & 100
VERTICALLY.
TWINAPLTE FINK TYPE TRUSSES AT 600 CTRS
& 35°. TWINAPLATE PRE-FABRICATED HIP END
TRUSS ARRANGEMENTS.
25 x 100 LONGITUDINAL BRACING, BRACING ON
INTERNAL MEMBERS & DIAGONAL ROOF BRACING
100 x 50 WALLPLATE. ALL TRUSSES STRAPPED TO
WALL PLATE WITH 30 x 5 M.S. ANCHOR STRAPS
AR MAX. 1.2m CTRS.

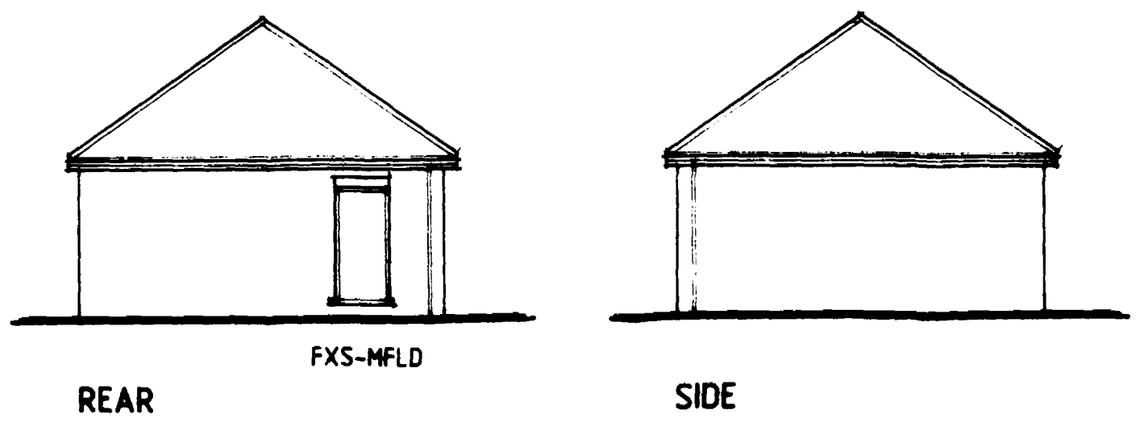


SECTION



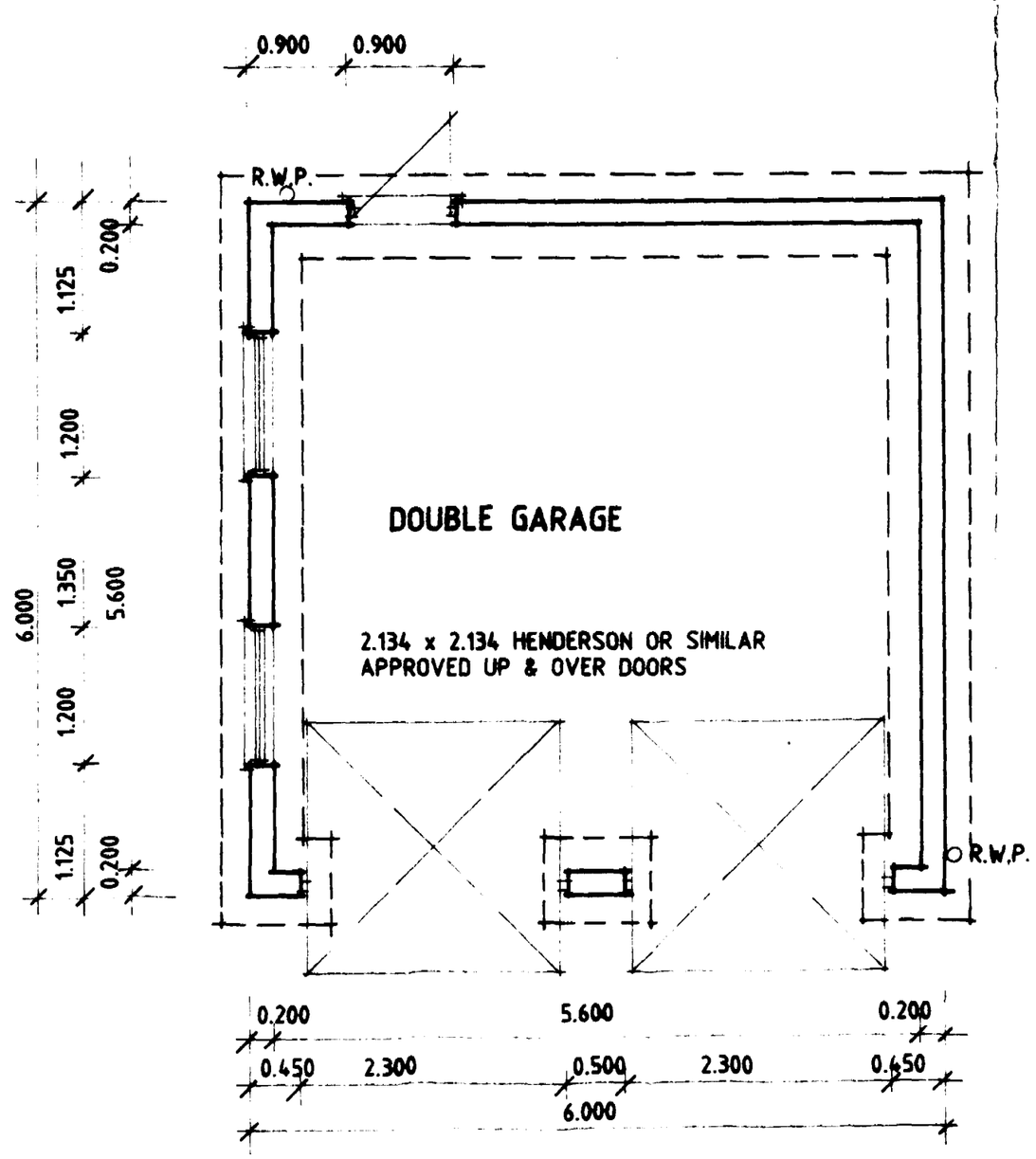
FRONT

SIDE



REAR

SIDE



PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF ..... 0068/94.

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

HIP DOUBLE GARAGE

KINGS QUALITY HOMES

1:100 1:50	KQH-HDG
JAN-94	B.GILHAM.

DETERMINED

PLAN

Tel 0406 24343 Fax 0406 490702

WALLING & SUB STRUCTURE WALLING

200 FACING BRICK WALLS.
200 CLASS A DENSE CONC. BLOCKS
BIT. FELT D.P.C. 150 ABOVE G.L.

FLOOR

100 CONC. ON 1200 GUAGE D.P.M. ON
150 WELL COMPACTED HARDCORE

FOUNDATIONS

700 x 225 CONC. STRIP FOUNDS C15P MIX
FOUNDS TAKEN DOWN TO AN APPROVED
FIRM BASE, SUBJECT TO L.A. SPECIFICATION

RAINWATER GOODS

P.V.C. RAINWATER GOODS. 100 H.R. GUTTER
& 65 DIA. DOWNPIPE.
25 x 175 P.S.E. FASCIA.

LINTELS

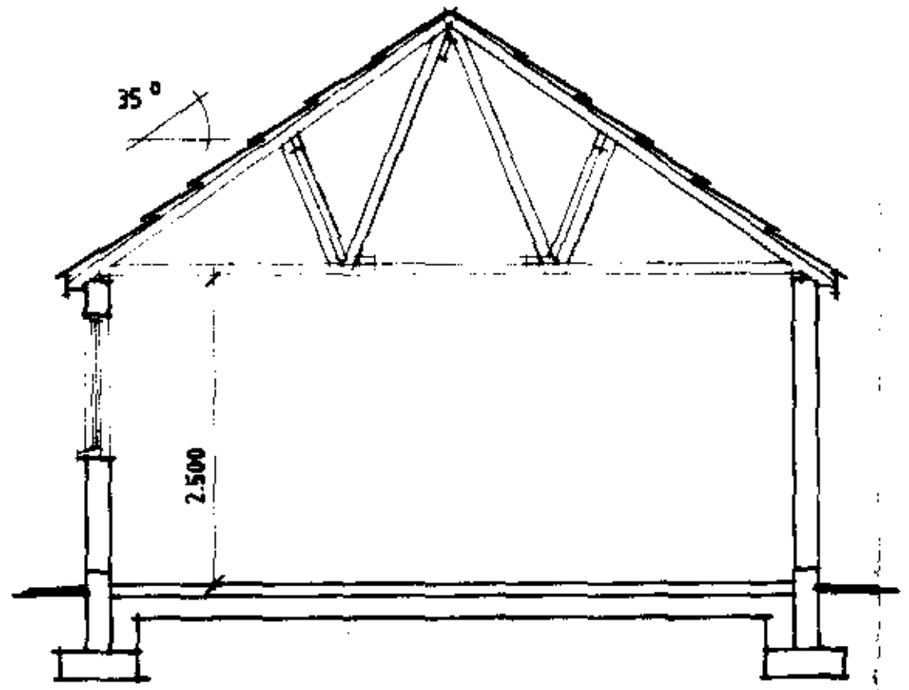
I.G. TYPE BOX LINTEL 200 OVER ALL OPENINGS
WITH UNIVERSAL ARCH OVER FRONT & SIDE
OPENINGS

JOINERY

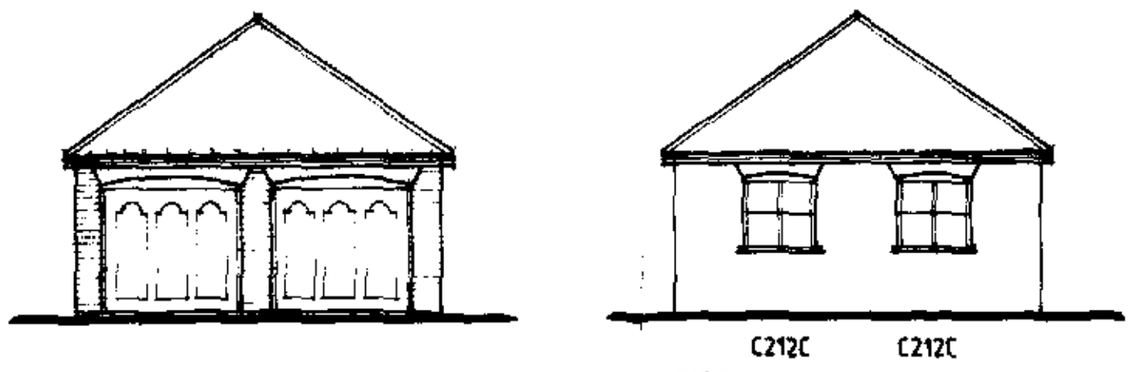
TO BE JOHN CARR OR SIMILAR APPROVED

ROOF CONSTRUCTION

CONC. INT. TILES ON 38 x 25 S.W. TREATED
TIMBER BATTENS ON UNDERFELT TO BS 747
TYPE 1F LAPPED 150 HORIZONTALLY & 100
VERTICALLY.
TWINAPLTE FINK TYPE TRUSSES AT 600 CTRS
& 35°. TWINAPLATE PRE-FABRICATED HIP END
TRUSS ARRANGEMENTS.
25 x 100 LONGITUDINAL BRACING, BRACING ON
INTERNAL MEMBERS & DIAGONAL ROOF BRACING
100 x 50 WALLPLATE. ALL TRUSSES STRAPPED TO
WALL PLATE WITH 30 x 5 M.S. ANCHOR STRAPS
AR MAX. 1.2m CTRS.

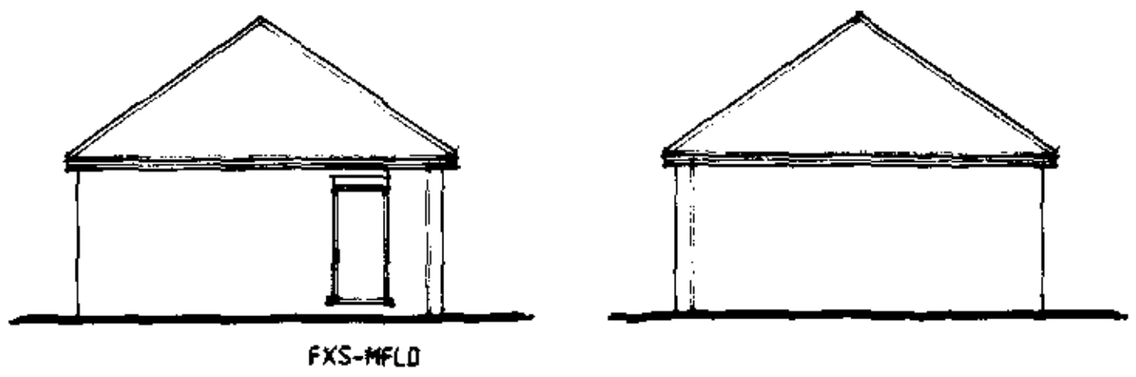


SECTION



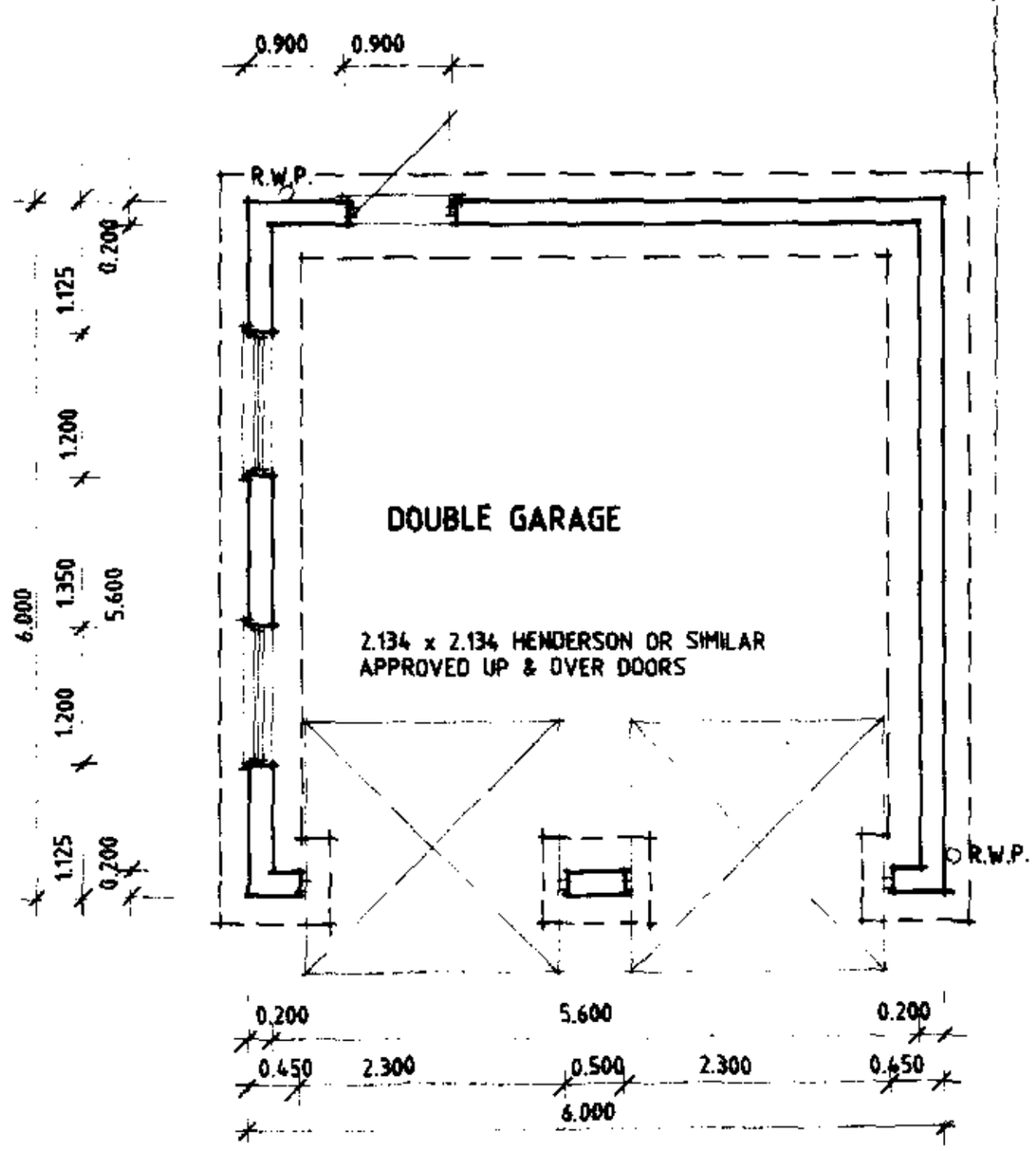
FRONT

SIDE



REAR

SIDE



PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JAN 1994
REF 0065/94

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

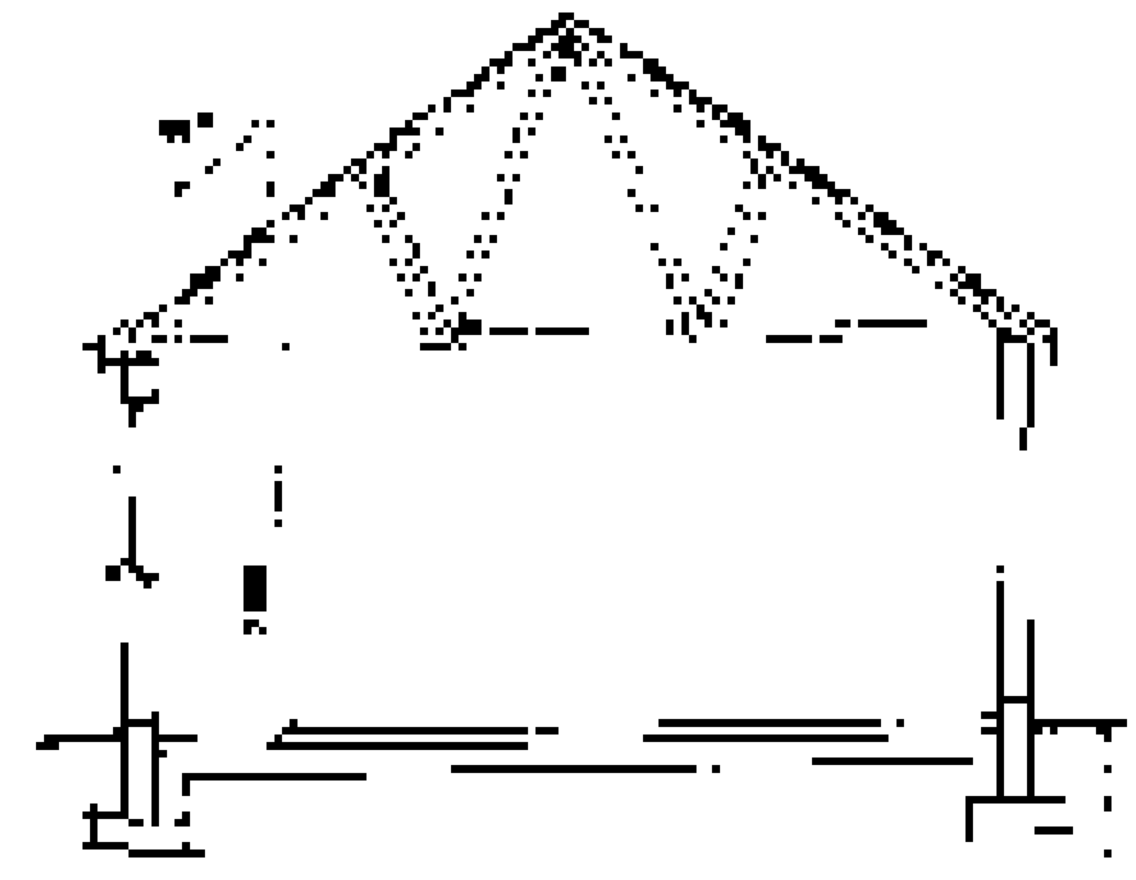
HIP DOUBLE GARAGE

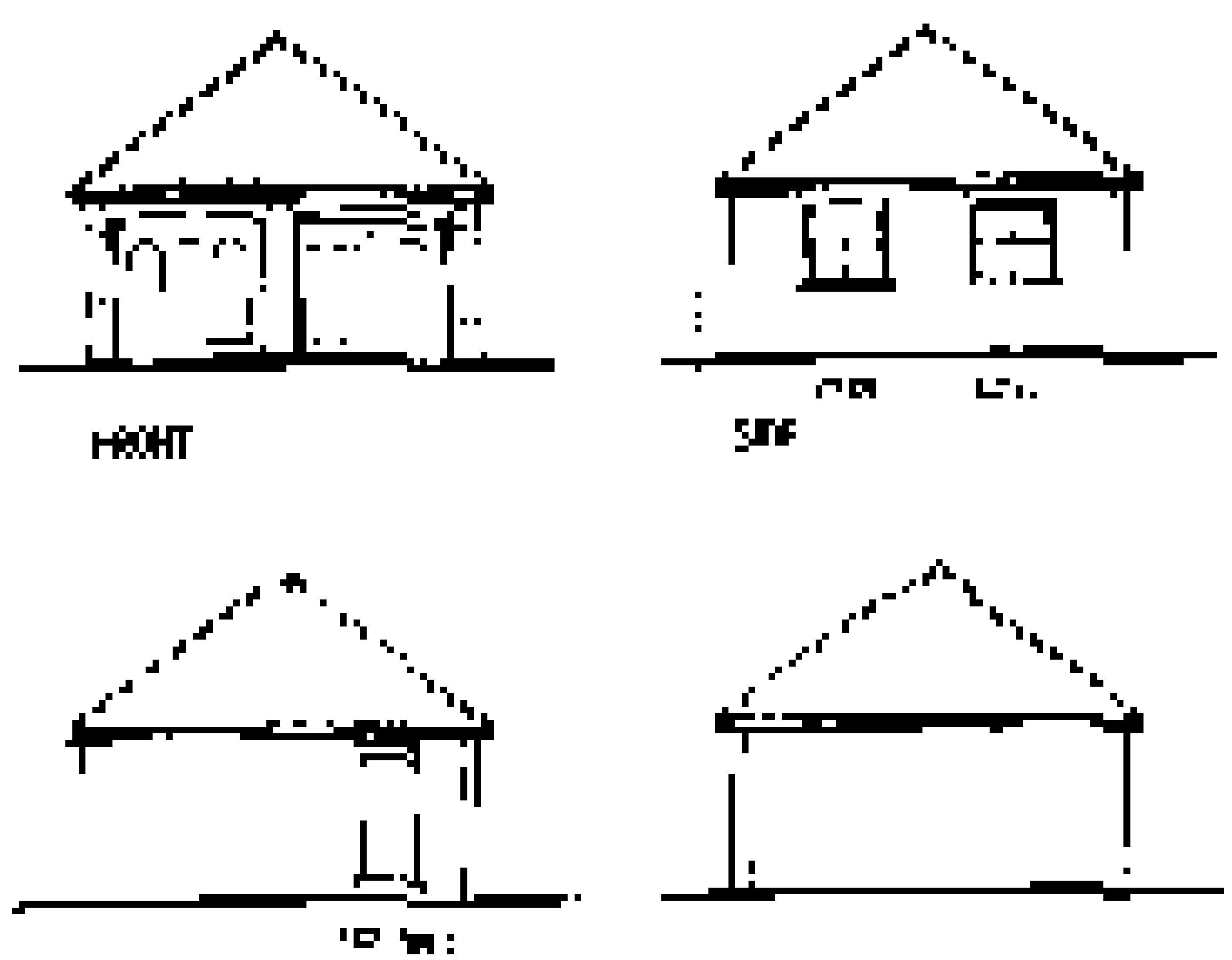
KINGS QUALITY HOMES

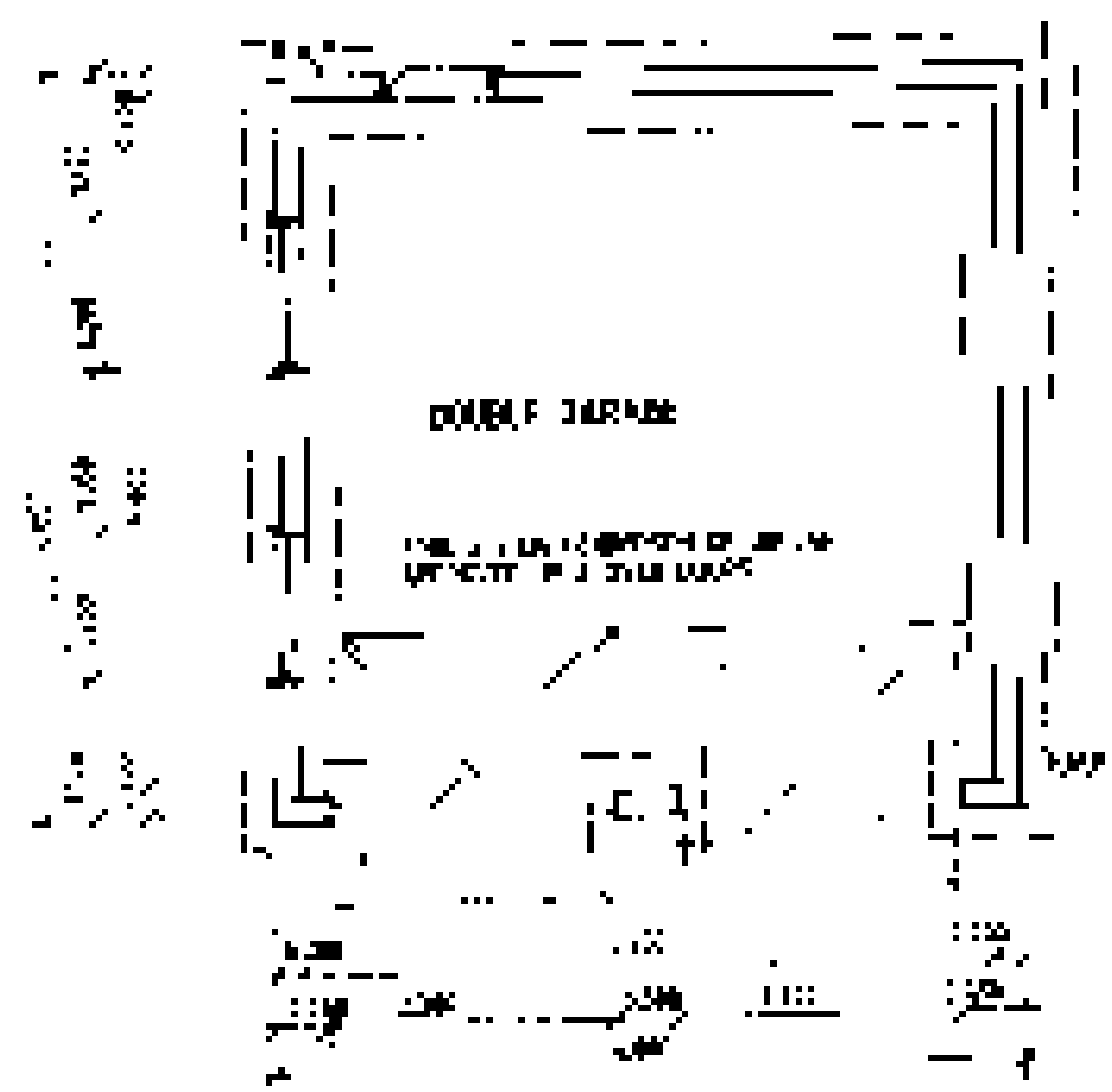
1:100 1:50 KQH-HDG
JAN-94 B.GILHAM.

DETERMINED
PLAN

ROOF CONSTRUCTION







Status

DOUBLE GARAGE

KINGS QUALITY HOMES

PREPLANNED PLAN