SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0086/92 Received:22-JAN-92 Type:FULL

Name: Mr D T Sanderson
52 Aintree Drive
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia House
65 Pinchbeck Road
Spalding
Lincs

Description: Renovations and extensions to dwelling house

Location : Spearpoint Farm Horseshoe Bridge
Horseshoe Road Pode Hole, Spalding

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

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

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

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

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)

PLANNING APPLICATION

For office use only

Application No. H16|0086|92

Date Registered 22 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR D T SANDERSON
52 AINTREE DRIVE
SPALDING
LINCS

Tel. No.

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

JOHN D LYNCH PARTNERSHIP
MERCIA HOUSE
65 PINCHBECK ROAD
SPALDING, LINCS
Tel. No. 0775 724187
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SPEARPOINT FARM, HORSESHOE BRIDGE, HORSESHOE ROAD, PODE HOLE, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RENOVATIONS AND EXTENSIONS TO DWELLING HOUSE

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date. 22 January 1992.
pp John D Lynch Partnership

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
	SEE PLANS
C. Please state type and colour of materials for facing external walls:	RENDERED WALLS
D. Please state type and colour of roofing materials.	REDLAND GROVEBURY TILES IN FARMHOUSE RED

5. GENERAL INFORMATION Please complete each section

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

FARMHOUSE

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

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

or

B. There will be a new or altered access to a public road ☐ → If so, name of road:
Will there be --
Individual access(es) ☐
New estate road ☐

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☐
B. The proposal does involve the felling of one of more trees ✓ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	OWNER

2. OWNERSHIP OF THE SITE

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

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

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

Signed pp John D Lynch Partnership (~~Applicant~~/Agent) Date 22 January 1992

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

Signed pp John D Lynch Partnership ~~Applicant~~/Agent) Date 22 January 1992

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. 9536

Date First Received 22 JAN 1992

REGISTRATION

REFERENCE H16/0086/92.....

Cross-Ref F...635/91

Date 23/1/92 2AB

VALIDATION Date 23/1/92

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

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

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

Earlier permission ref .....

RM:- Siting Design Ext app Access Lands

Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.1.92

Index Sheets 218 OS Nos ..... Grid Ref 521550 321470

Ward ...J... Parish ...SPALDING... TR Rural ☐ CA ☐
TR Bypass / LB / Grade
Inside IBD ..NO Inside LP Area..NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

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

Planning Records:
Earlier apps 190/91
191/91

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 6-2-92

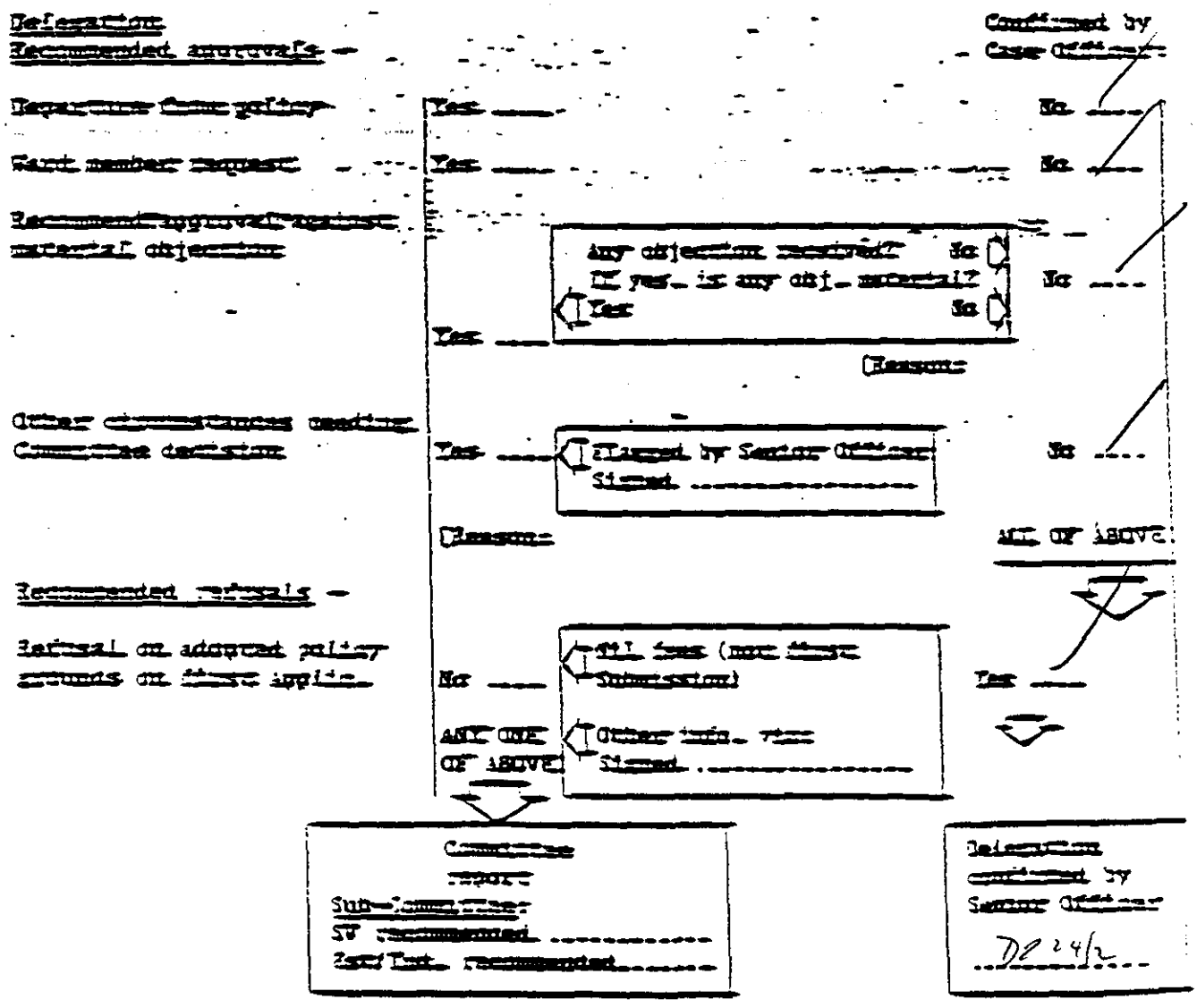
Residents notified on site visit: No.

Case Officer Conclusions (issues)

Derelict House in isolated position - Asbestos roof which appears Sound. All windows are out. Blocked building which is Structurally Sound - previously has many Caravans around

Case Officer Recommendations (summary)
(details overleaf)

Details of proposal acceptable



Recommendation/draft report prepared ..... Amended/confirmed .....

Conditions/Reasons

Not a minor, ~~not requiring~~ massive exts to make it habitable.

Part Grant Permission 21-2-92

S(2) -

S(2) -

Notes re applicant

Detailed scheme

Corresponding PN

Amended plans

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) BM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

PM 27-1-92

DM 28/1

Is abandonment in force? See Celtic

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

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

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: H16/0086/92 Type: FULL

Applicant:Mr D T Sanderson
Tel:

Agent:John D Lynch Partnership
0775 724187

Description: Renovations and extensions to dwelling house

Location: Spearpoint Farm
Horseshoe Bridge
Horseshoe Road
Pode Hole, Spalding

Valid date:	22-JAN-92	Terminal date:	18-MAR-92
Target dates:		Target Committee:	03-MAR-92
To case officer	27-JAN-92	Report deadline:	18-FEB-92
Inspected by	01-FEB-92		
Extra contacts	06-FEB-92	Case Officer:	
Report if not clear by	26-FEB-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	27-JAN-92	10-FEB-92
Cllr Mrs A M Newton	0775 762210	27-JAN-92	10-FEB-92
Cllr R C West	0775 760231 (Of	27-JAN-92	10-FEB-92

L C C — No Objections to CS 30/1/92

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
27-FEB-92 H16/0086/92

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

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

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

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

P J Udy

PJU/SAH
H16/0086/92

John D Lynch Partnership
Mercia House
65 Pinchbeck Road
Spalding
Lincs

14 February 1992

Dear Sir

Renovations and extensions to Spearpoint Farm, Horseshoe Bridge, Spalding

I refer to your above application and would be grateful if you could provide the following information:-

1) When was the property last occupied?

2) Why was it vacated?

3) Has the house been used for any other use since it was last occupied as a dwelling.

Your response to these questions within the next 14 days would be very much appreciated.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

AMW/TME/1139

22 January 1992

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs

Re Renovations and Extensions to Spearpoint Farm, Horseshoe Bridge, Horseshoe Road, Pode Hole, Spalding

We wish to make application for Planning Permission in respect of the above and in support thereof, enclose the following documents.

1. 4 copies of Planning Application form.

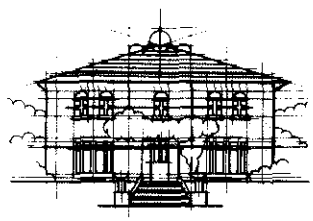
2. 4 copies of drawings numbers 1139/AL1, AS1, AB1 and AB2.

3. Cheque for fees in the sum of £55.00.

Yours faithfully
pp John D Lynch Partnership

Andrew M Wright

Enc



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

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: H16/0086/92

Town and Country Planning Act 1990

Refusal of Details Required by Condition of Planning Permission

Reference: H16/0195/93 Received:03-MAR-93 Type:CONDITION COMPLIANCE

Name: Mr D T Sanderson
52 Aintree Drive
Spalding
Lincs

Agent: Mr D T Sanderson
52 Aintree Drive
Spalding
Lincs

Description: Details of landscaping and tree planting
(Condition 2 of application H16/0086/92)
Location : Spearpoint Farm Horseshoe Bridge
Horseshoe Road Pode Hole, Spalding, Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the details submitted for the following reason(s):

1 The details submitted with this application are insufficient to enable a favourable determination.

Notes to Applicant:

sgd B SMITH
Director of Planning and Building Control Services

18-MAR-93 H16/0195/93

JOHN [redacted] LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/EE/1139

17th February 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
18 FEB 1992

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding

Attn Mr N R Midlen

Dear Sirs

Renovations & Extensions - Spearpoint Farm, Horseshoe Bridge

We acknowledge receipt of your letter dated 14th February 1992, in connection with the above farm dwelling.

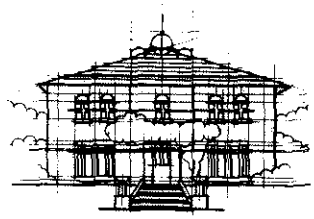
An investigation into the history of this dwelling was carried out last August/September 1991 to establish the facts over its usage and occupancies. The precise dates of the usage cannot be determined, other than to identify the year which we now do.

a) The building was used as the primary farm dwelling until 1962 and was in permanent occupancy. In or around 1962 the farmer moved, but retained the dwelling for the future use of one of the sons.

b) In 1974/75 the dwelling was partially renovated internally, although this so called "renovation" would appear to be confined to making the dwelling habitable. It was occupied for a short time but the son moved to another location.

c) In or around 1980, there being no possibility of usage of the building within the farm business, the previous owner investigated the disposal of the building as a dwelling.

../2..



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

South Holland District Council 17th February 1992

c) cont'd.....

Several parties viewed the property, but a disposal could not be agreed.

Therefore we would respond to your specific questions as follows:

1) The property was last occupied in 1974/75.

2) Farmer's son moved away

3) The buildings have not been used for any purpose other than that of a dwelling.

We trust therefore that this information is of assistance.

Yours faithfully
pp John D Lynch Partnership

John D Lynch

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0086/92 Received: 22-JAN-92 Type: FULL

Name: Mr D T Sanderson
52 Aintree Drive
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia House
65 Pinchbeck Road
Spalding
Lincs

Description: Renovations and extensions to dwelling house

Location : Spearpoint Farm Horseshoe Bridge
Horseshoe Road Pode Hole, Spalding

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

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

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

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

Authorised to issue:

25-FEB-92 H16/0086/92 AD. 25/2 DC. 26/2

Mr Sanderson Sen PDU on 6-5-92
will be carrying out alterations himself.
Wishes to put mobile home on site.
Told OK if doing work himself else
needs P.P.

- will contact us when mobile home
put on site & can we receive
comments

P

14 inches to 1 mile

50 60 70 80

TF 2122

PARTS OF HOLLAND ADMIN CO

211 212 213 214 215 216 217

Nursery

TCB

Pumping Station

Gulley

Tank

Shelter

Smithy

Depot

Bromley Memorial Hall

Filling Station

6497
11·65

2595
3·46

6691
1·22

Westlode Dr

1579
2·15

Drain

0769
5·34

Drain

0950
3·92

BAE 8·07

0343
1·92

3254
35·05

5882
21·29

4863
3·60

6664
13·00

5051
3·44

Drain

Drain

Drain

Spearpoint Farm

THE SITE

3776

2230
0·03

4736
1·08

2331
1·42

3230
2·54

Drain

Drain

FOR IDENTIFICATION PURPOSES ONLY
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JOHN [redacted] YNCH
partnership
CHARTERED ARCHITECTS

SOUTH HOLLAND D.C.
PLAN DEPT.
22 JAN 1992
REF 0086/92

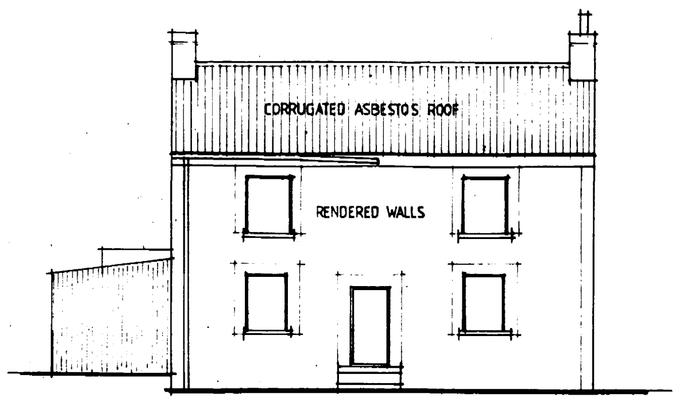
project/drawing
SPEARPOINT FARM, HORSESHOE BRIDGE,
PODE HOLE, SPALDING
FOR MR. D. SANDERSON.

LOCATION PLAN

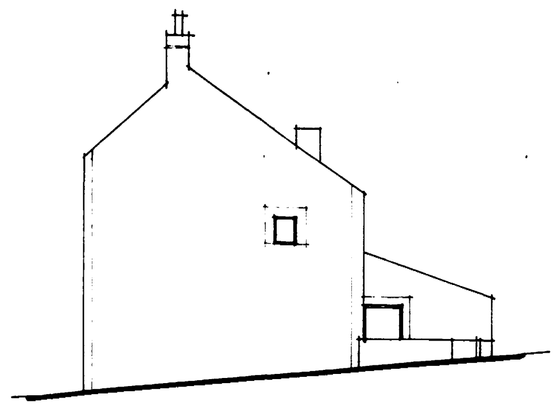
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project no.	*drawing no.*
1139	AL /1

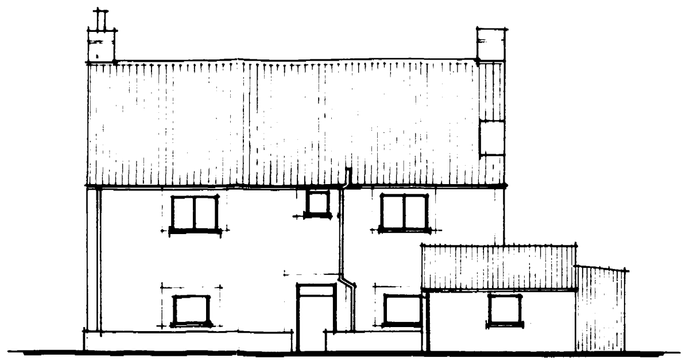
revisions



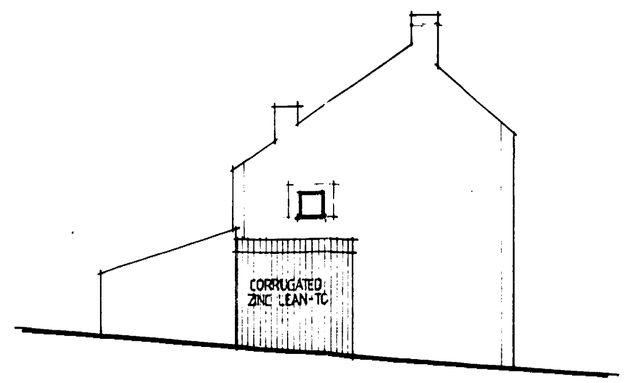
SOUTH EAST ELEVATION (1:100)



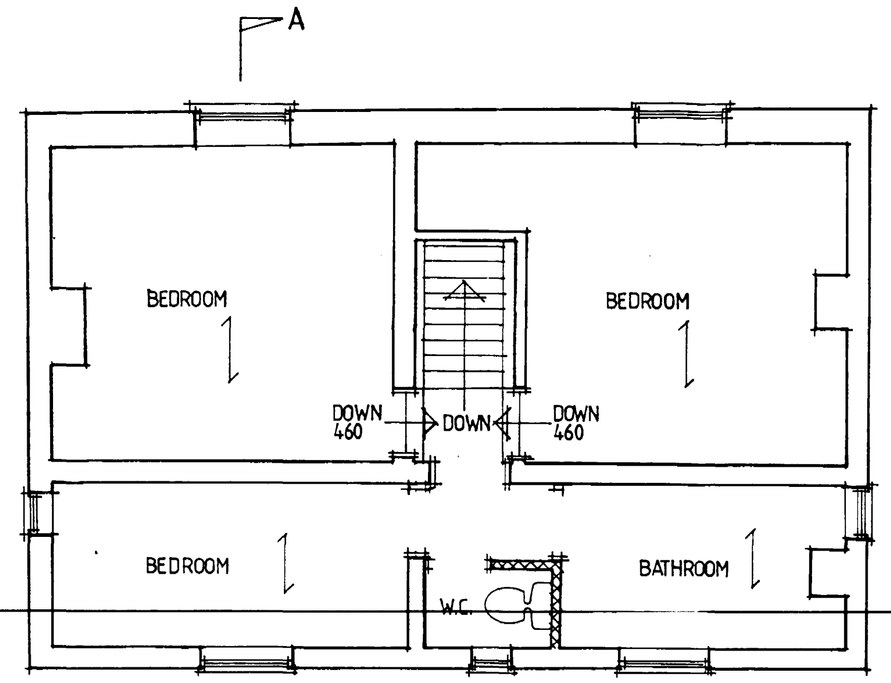
NORTH EAST ELEVATION



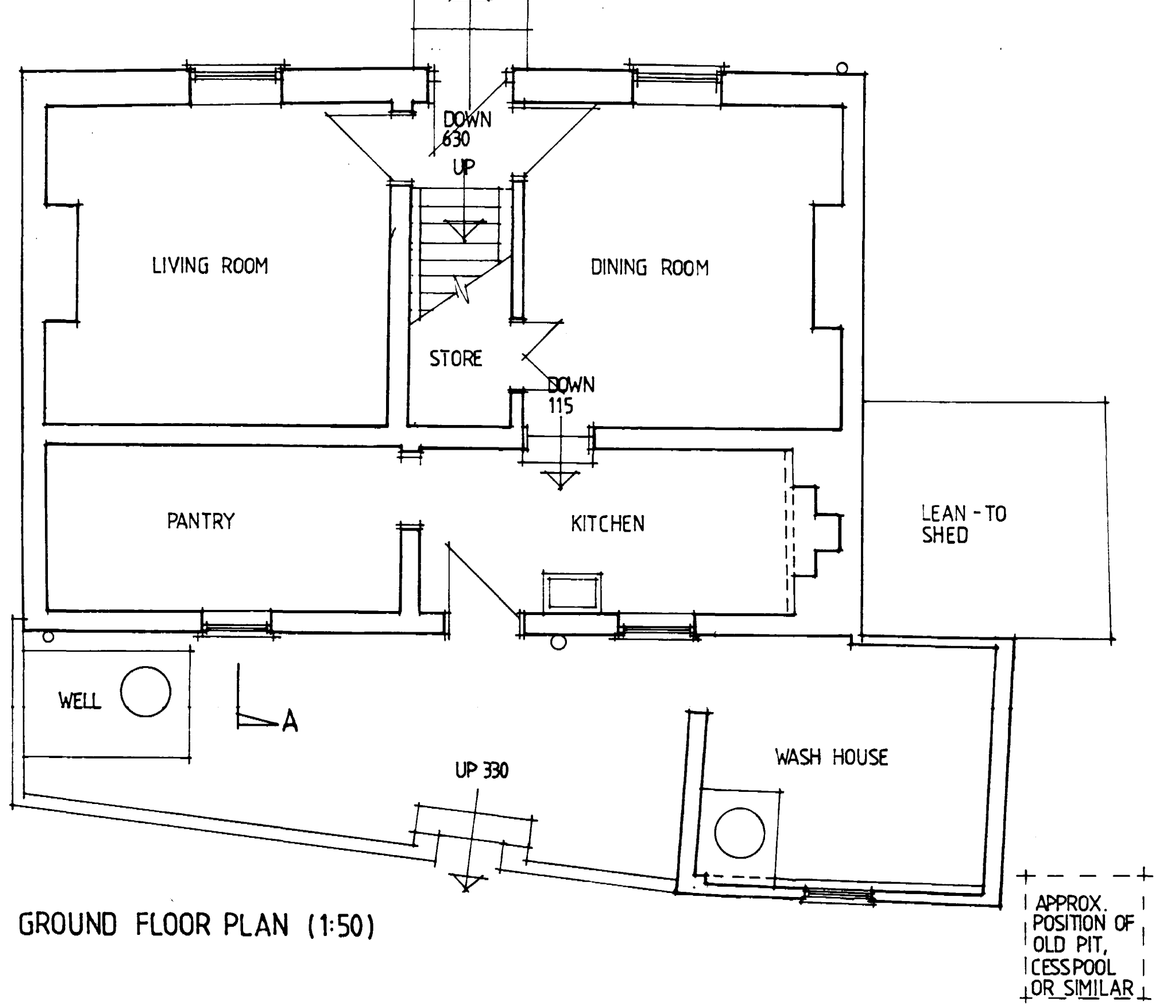
NORTH WEST ELEVATION



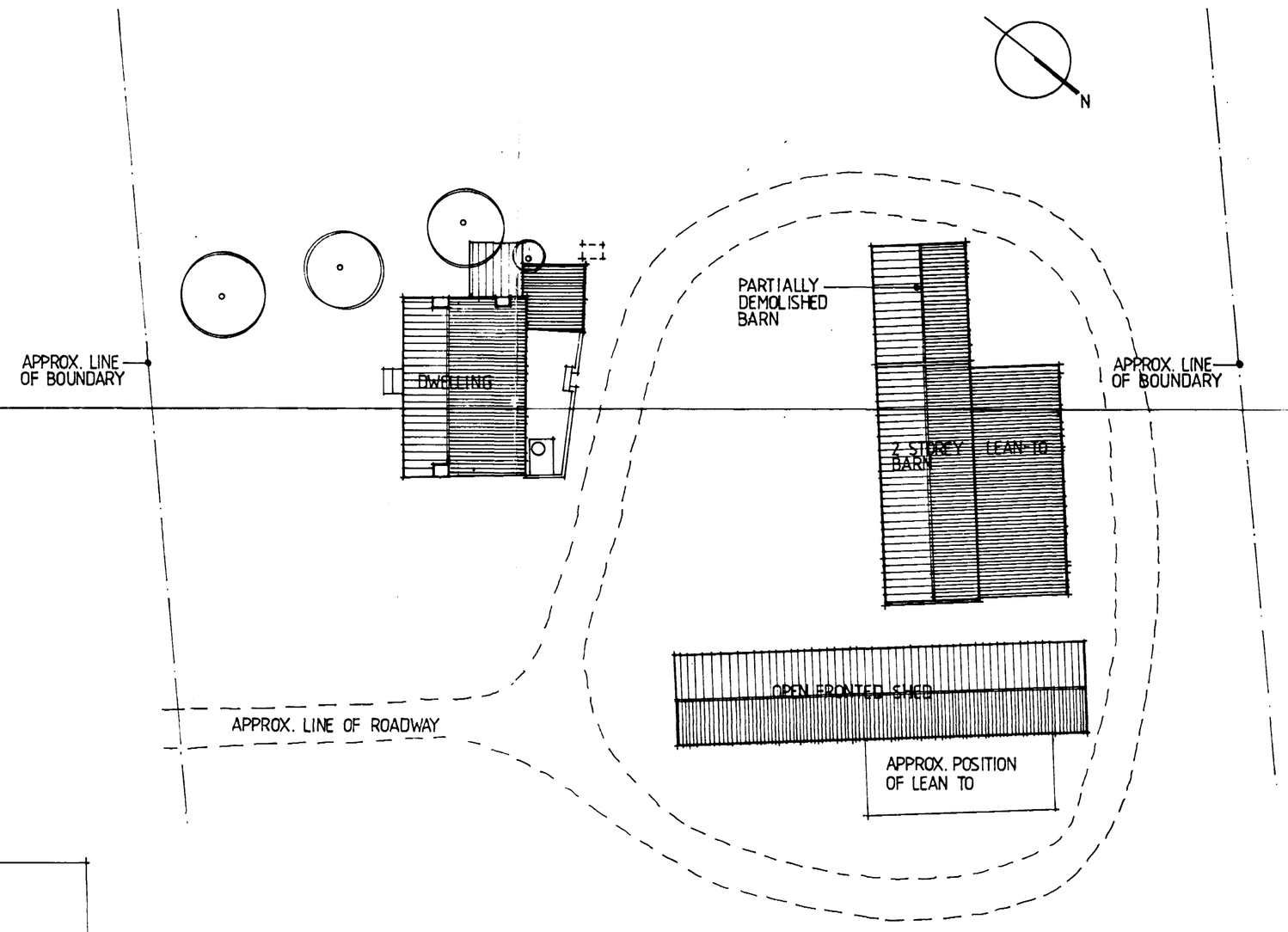
SOUTH WEST ELEVATION

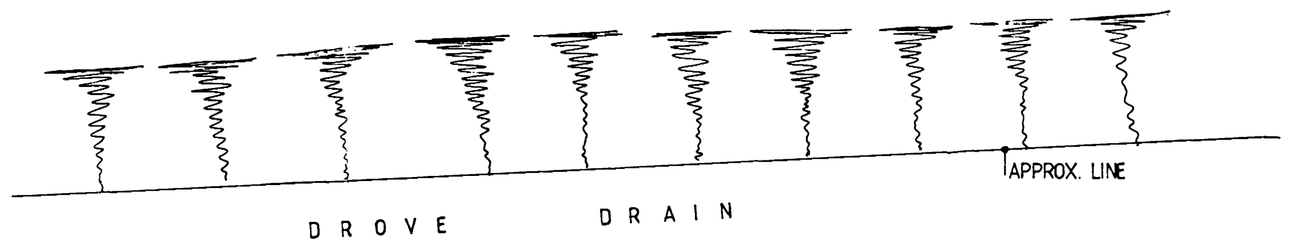


FIRST FLOOR PLAN

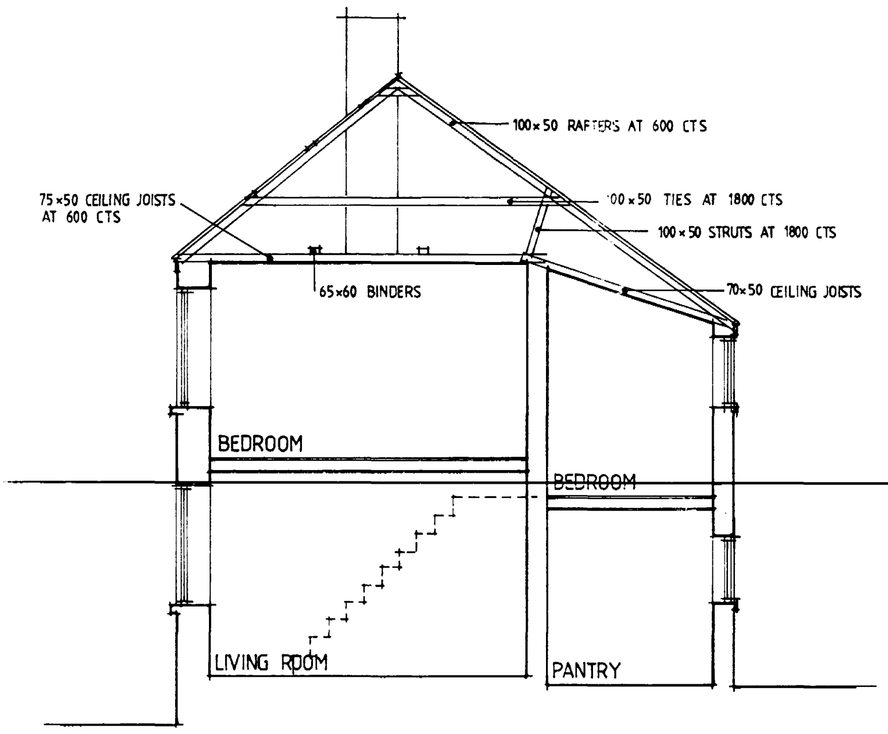


GROUND FLOOR PLAN (1:50)





SITE PLAN (1:200)



SECTION A-A (1:50)

SOUTH HOLLAND D.C.
PLAN DEPT.
22 JAN 1992
0086/92

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revision	*date*

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
SPEARPOINT FARM, HORSESHOE BRIDGE, PODE HOLE, SPALDING
FOR MR. D. SANDERSON.

SURVEY AS EXISTING

scale	*date*	*drawn*
	8/91	AMW

project no.	*drawing no.*
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revisions

ROOF

Main roof areas to be prefabricated trussed rafters @ 450 cts max pitch 37½°.
Lateral restraint straps to be provided at gables @ 2m cts max. Rest straps or similar 5 x 30 mm to span over 3 no. of roof ceiling level and to be turned down 100 mm onto wall. Wall plate to be 100x50 mm and to be fixed by rest straps 30x5 mm - 1m long at 1m cts.
All bracing for prefabricated trussed rafters to be in accordance with BS 5268 Part 3 1985 to be 100 x 25 mm diagonals and longitudinals to be nailed to each truss member. During roof construction trussed rafters shall be subject to temporary wind bracing.
Remaining roof construction to be ceiling ties and rafters @ 450 cts max to sides and pitches as shown on plan. Ceiling ties connected to rafters using 12 mm dia. double sided toothed plate connectors with ½ dia. hex-head-hex-bolts. connectors to have 38 round or square 3 mm thick steel washers under head and nut. Ridge boards to be 32 mm thick.
Wall plates as per trussed rafters.
Approved quality softwood tiling battens of 38 x 25 mm section to be laid to a max. gauge of 343 mm and secured with galvanized smooth round nails 65 mm long x 3.35 dia. Battens with sawn ends to be treated with preservative.
Roof covering to be Redland Groadbury concrete interlocking roof tiles 418 x 332 mm in size, laid straight bond, not more than 343 mm gauge and a lap of 75 mm min. Colour to be Farmhouse Red 39. All tiles at the perimeter of the roof must be clipped and at chimney stacks. All tiles in the remaining roof areas must be clipped in an alternate diagonal pattern (ie. checkerboard pattern). All verge tiles to be clipped with verge clips & verge tiles to be bedded in mortar 1:3. Only Redland fixings to be used as follows:- main tile clip (product code 9246) fixed with 60 mm long x 3.35 mm dia. aluminium alloy clout nails. Eaves clip (product code 9287) fixed with 80 mm long x 3.75 mm dia aluminium alloy clout nails. Verge clip (product code 9298) fixed with 25 mm long x 2.65 mm dia. galvanized clout nails.
All to be in strict accordance with manufacturers recommendations.
Provide code 4 lead flashings to roof/wall abutments (or as indicated). taken up wall min. 150 mm. Provide Glidevale valley troughs to all valleys to be type TT1 overlapped 150 mm at joints fixed in accordance with manufacturers recommendations. Provide 150 mm fibreglass quilt laid between trusses. To sloping ceilings provide 2 no layers celotex TS1/35 Double R insulation sheathing placed directly above ceiling finish between rafters, and secure min. 50 mm air space., all to give 'U' value 0.25 w/m²k. Unless otherwise shown provide 95 mm plasterboard & skim baton ceiling ties with timber noggings at all joints. Roof ventilation to be provided by Redland Rectivent Eaves ventilation pack 9990, fixed to s.w. fascia to provide 10 mm continuous opening, & Groadbury Redman Eaves filler unit 9216 all fixed in accordance with manufacturers recommendations.
Provide Glidevale loft access trap in position shown. Allow for all necessary trimming out of trusses. All in accordance with manufacturers recommendations.

COLD WATER STORAGE

Cold water storage tank to be located in loft and to comprise T & D Waxed 50 gallon polypropylene tank supported on 18mm plywood on 50x75 bearers on 50x 125 bearers on 50x75 bearers supported on 4 no. trusses, all in accordance with BS 5268: Part 3: 1985. 80 mm tank insulation to be provided and to be polyethylin covered glass fibre tank lagging to suit tank size.

STAIRCASE

Staircase pitch to be 41.5°. Unobstructed width to be min 800 mm Handrail to stairs to be min. 850 mm above pitch line. Guard to living to be min 900 mm high. All guards and rails not to allow a 100 mm sphere through gaps. Clear head height above pitch line to be 2000 m.
13 risers to be at 196.2 mm ;
11 goings to be at 223 mm.

FIRST FLOOR DETAILS

For 100 mm stud partitions on first floor, build off double joists where parallel to floor span. Herringbone strutting to be provided to spans exceeding 3m.
For 25 mm thick t & g boarding above floor joints. 9.5 mm Plasterboard & 5 mm neat gypsum plaster
30 x 5 mm galvanized mild steel straps to be provided to walls at intervals not exceeding 2 m. Provision of nogging pieces to be provided between structural members where lateral restraint straps shown are at right angles to them. Noggings to extend half the depth of the joist and to be at least 38mm thick. Where joists are supported by beams, joists to be located within floor void, with joists notched in and noggings between. Beams to be painted with Nullifire 'System S' intumescent paint to give ½ hour modified fire resistance. Beams to be supported on concrete pad stones. (See beam calculations for sizes).
Beams to be welded together at junction.

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50 mm studs with head & sole plates and 9.5 mm Gyproc wallboard fixed both sides. Studs to be spaced @ 450 cts and cavity filled with Fibreglass quilt. Where stud partitions penetrate roof void (ie. first floor storeroom.) 70 mm celotex TS1/35 insulation board to be provided.

HEATING

Boiler to be oil fired, floor mounted, Myson Velaire Ultrasse 60-80 B (80,000 Btu output - exact size to be determined by heating engineer). with balanced flue in position shown. Oil tank to be 600 gallon capacity, in metal, supported on brick built piers taken down to foundations.
All radiators to have thermostatic control valves. Thermostat & time switch to be provided to hot water storage system. Hot water cylinder to have factory applied urethane foam insulation to performance requirements of BS 5615. Hot water pipes that do not contribute to space heating requirements to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422: 1977.
Hot water storage system to be atmospherically vented.
Boiler flue to be protected by a suitable guard externally.
The Boiler must stand directly on the floor screed and not on a floor covering which is likely to be softened by warmth, to BS 5410: Part 1: 1977.

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revision	*date*
1. B/REG AMENDMENTS ADDED	6/12/91

RAINWATER DRAINAGE

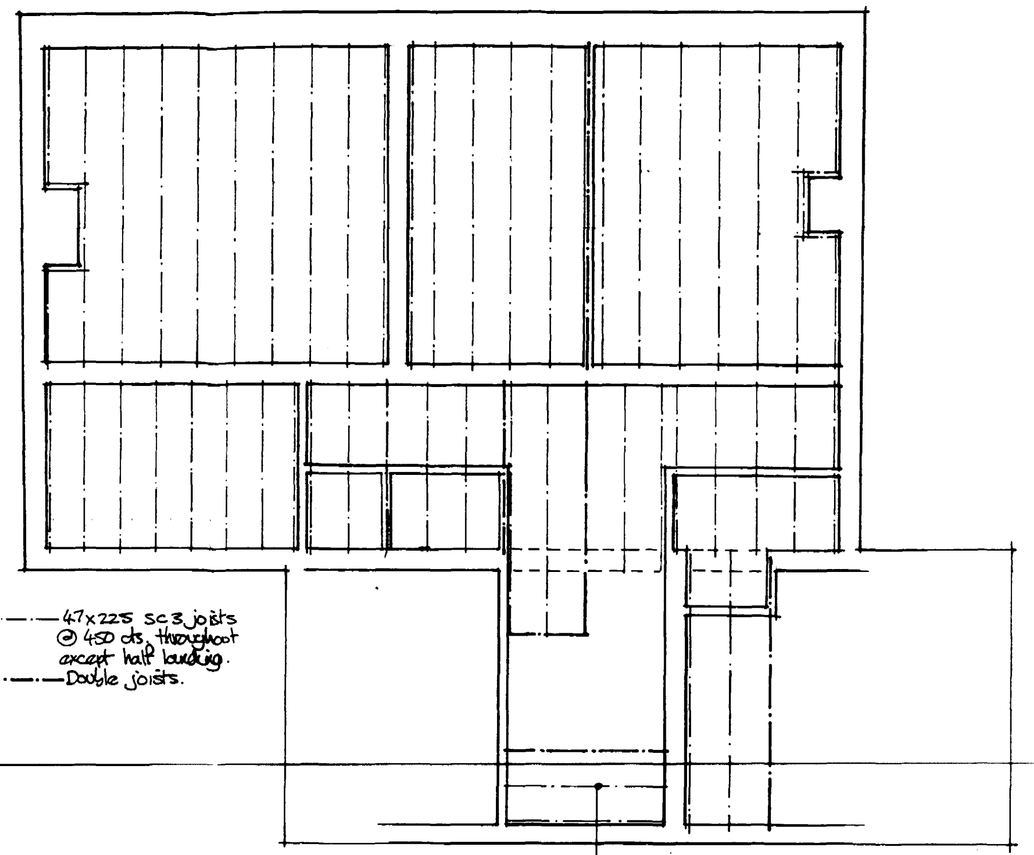
To be 110 mm dia. Osmadrain with Flexible joints to fall 1 in 40 to soakaways min. 5 m away from building. Soakaways to be 900 mm dia x 1200 mm deep with top 500 mm vegetable soil over mineral board cover with granular material below. This to be subject to standard percolation test.
Rainwater goods to be Osma Roundline upvc rainwater system. Colour to be white.

EXTERNAL DRAINAGE

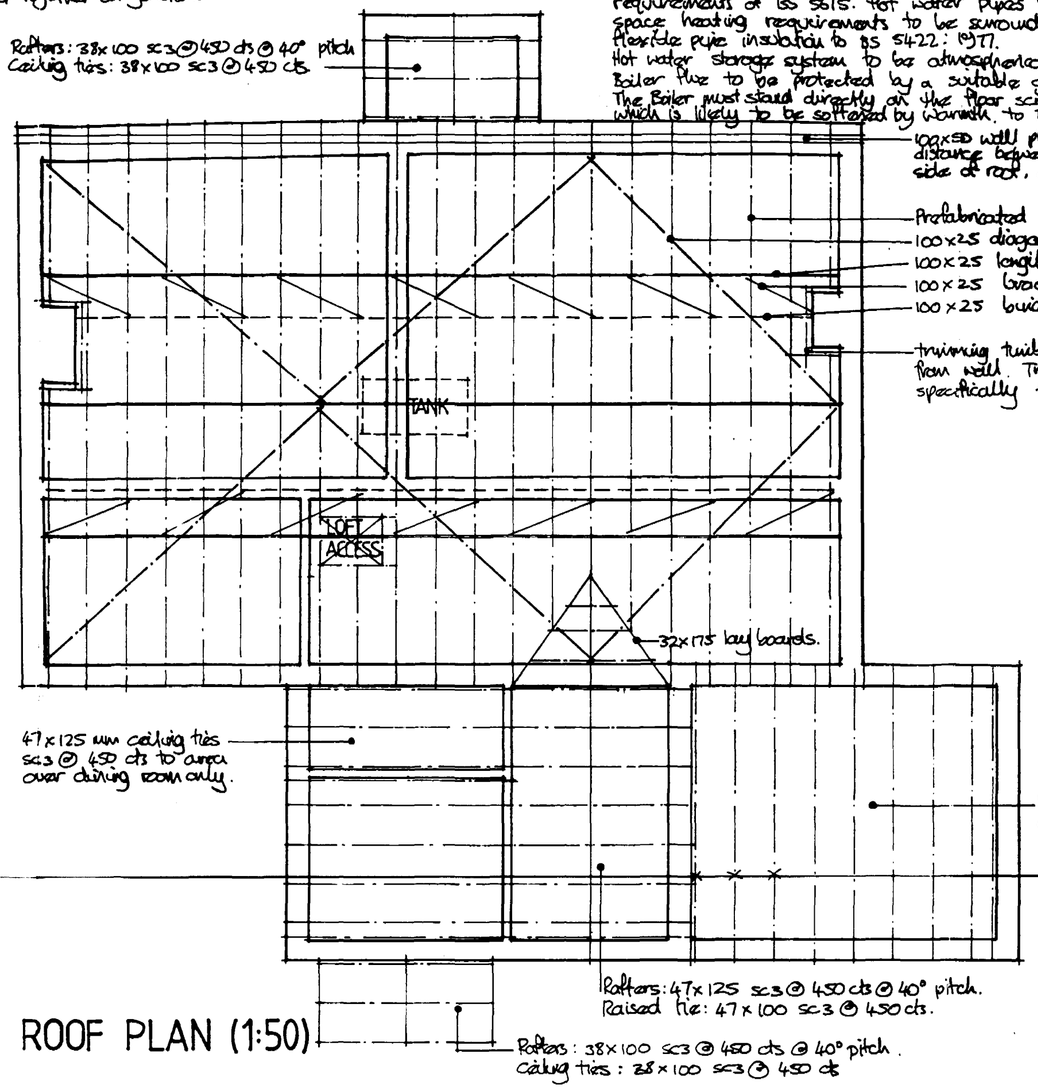
To be 110 mm Osmadrain with flexible joints to a fall of 1 in 60 on main runs. Drains to be laid on 150 mm pea gravel with 150 mm pea gravel each side of pipe and 100 mm pea gravel above pipe and back filled with selected backfill in accordance with manufacturers recommendations. Where drains pass through walls to be protected by relieving arches or reinforced concrete lintel over. Where drains pass through walls a 50 mm gap should be left all around the pipe with the opening blocked on both sides of wall with rigid sheet material. Where pipes pass under buildings to be surrounded in 150 mm concrete with flexible joints & 13mm compressible board at every joint in the pipe line.
Inspection chambers to be polypropylene Osma Universal fitted with cast iron cover & frame. Chambers to be bedded in min. 150 mm ash-dug side fill and min. 150 mm concrete around top of shaft to provide bed for frame.

SEPTIC TANK

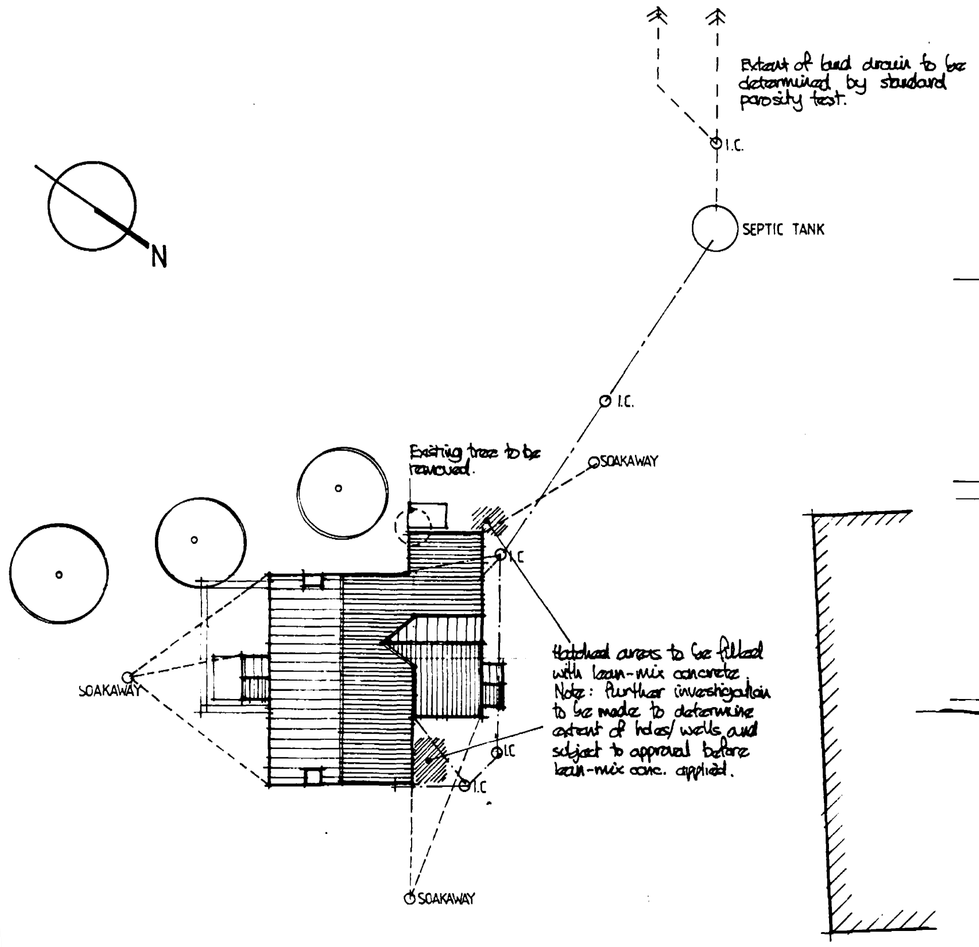
To be Klargester Ref: STO 3710 (3750 litres) 3 stage septic tank in position shown within 30 m of drive. To be installed in accordance with manufacturers recommendations. Land drain to be subject to standard porosity test to BS 6297: 1983. and layed in position shown and to manufacturers recommendations. Tank should be 15 m away from buildings.



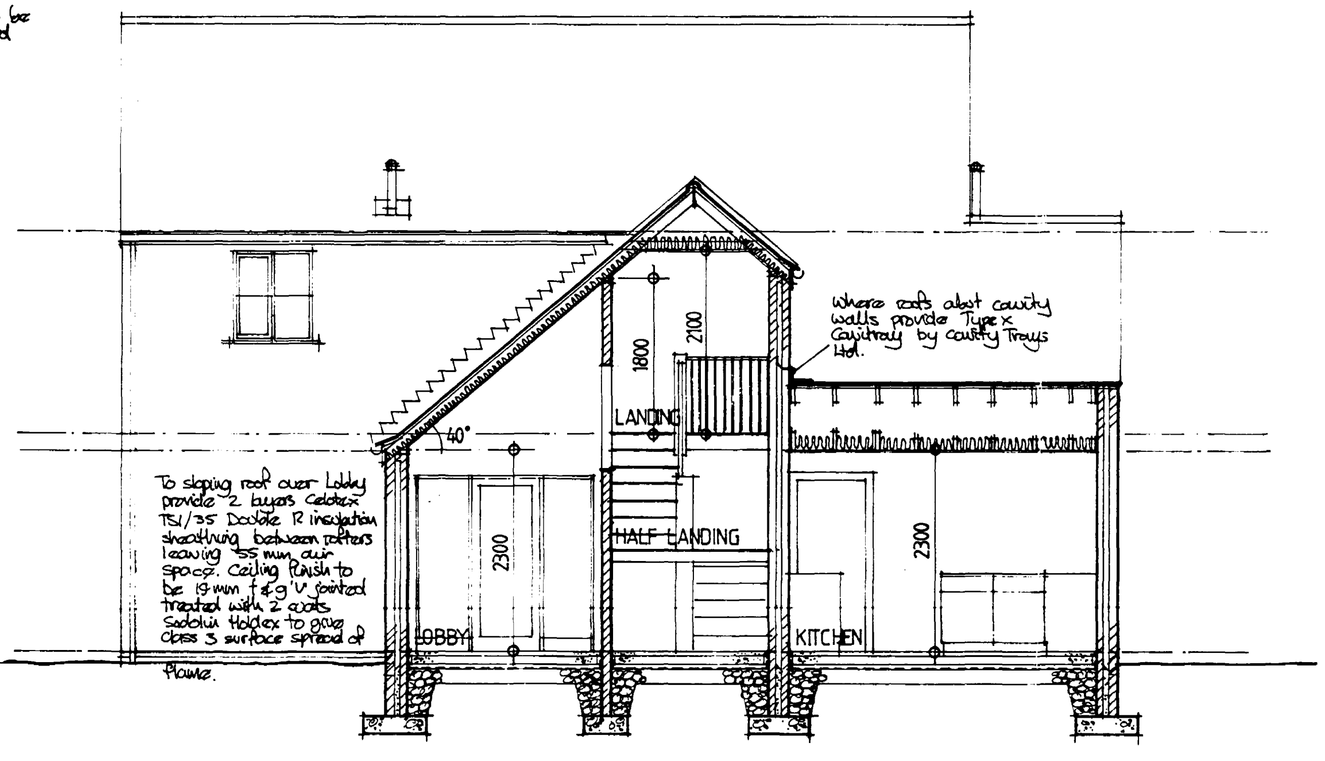
FLOOR JOIST PLAN (1:50)



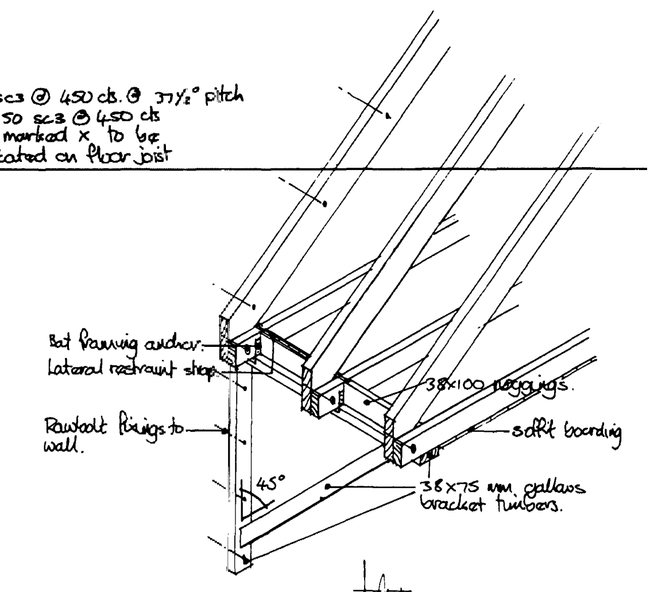
ROOF PLAN (1:50)



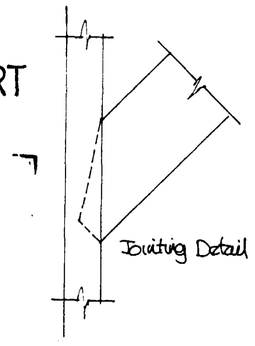
SITE PLAN (1:200)



SECTION B-B (1:50)



PORCH SUPPORT DETAIL (1:20)



SOUTH HOLLAND D.C.
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22 JAN 1992
00386/92

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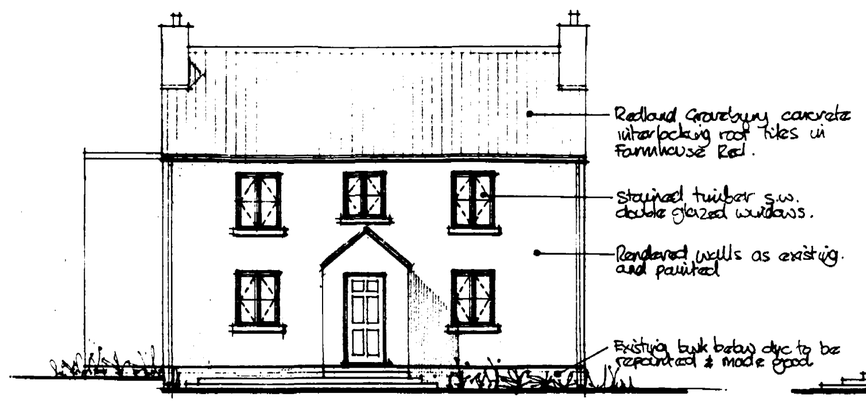
project/drawing
SPEARPOINT FARM, HORSESHOE BRIDGE, PODE HOLE, SPALDING
FOR MR. D. SANDERSON.

PROPOSED PLANS & SECTION.

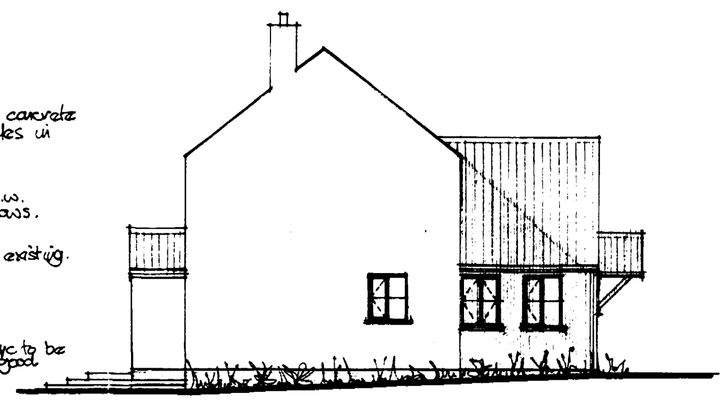
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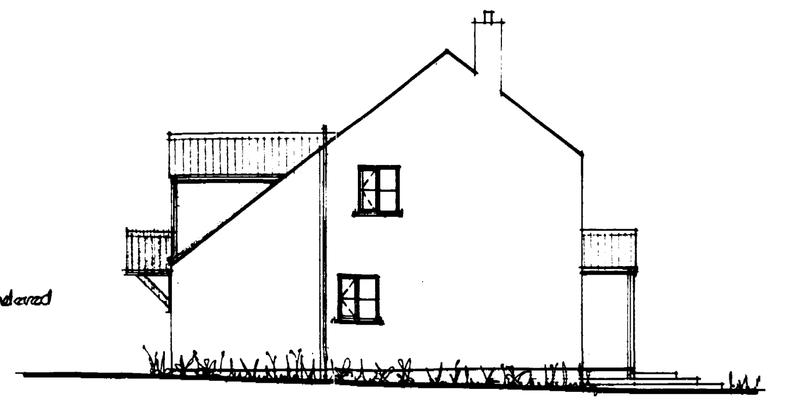
SOUTH EAST ELEVATION (1:100)



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

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revision	date
1. B/REG. AMENDMENTS ADDED	5/12/91
2. PADSTONE SIZES AMENDED	16/12/91

DRY LINING

Existing walls to house to be dry lined to give a 'U' Value of 0.6 w/m²k (note all windows to be double glazed). Dry lining system to be Shelter Plasterboard Thermowall / Shelter Plasterboard Laminate. South-east facing wall to be dry lined with 34.5 mm overall thickness board comprising 25 mm insulation and 9.5 mm plasterboard. All other external walls to be dry lined with the 29.5 mm overall thickness board comprising 20 mm insulation & 9.5 mm plasterboard. Boards fixed to walls by timber fixings. Traces of mould / fungal growth or dampness should be treated prior to fixing and 3 coats of Synthaprufe applied to inside face of wall prior to fixing.

VENTILATION

To kitchen provide mechanical extract ventilation capable of extracting at a rate not less than 60 litres / second (or incorporated within a cooker hood and capable of extracting 50 litres / second. which may be operated intermittently during cooking.).
To bathroom / shower room provide mechanical extract ventilation capable of extracting at a rate not less than 15 litres / second which may be operated intermittently.
To first floor shower room (with no opening window) provide an extractor fan capable of extracting at least 15 litres / second and achieving a rate of at least 3 air changes / hour, which can be operated intermittently and which has an over run period of 15 minutes.

WINDOWS (INC. BACKGROUND VENTILATION)

Windows to be Beeston & Hull softwood pp metal pi horizontal bar, s.w, narrow modular windows. Trickle ventilators to be provided to give 4000 mm² background ventilation. All windows to be double glazed. Bathroom / shower room windows to be double glazed obscured glass. Window finish to be stained.

INJECTED DPC

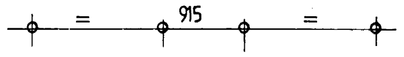
Existing walls to be treated with injected silicone based dpc. and installed in accordance with the code of practice in BS 6576 : 1985. Dpc to have third party certificate. (i.e. British Board of Agrément certificate). Dpc to be in line with dpc. of proposed extension, ie min 150 mm above ground level.

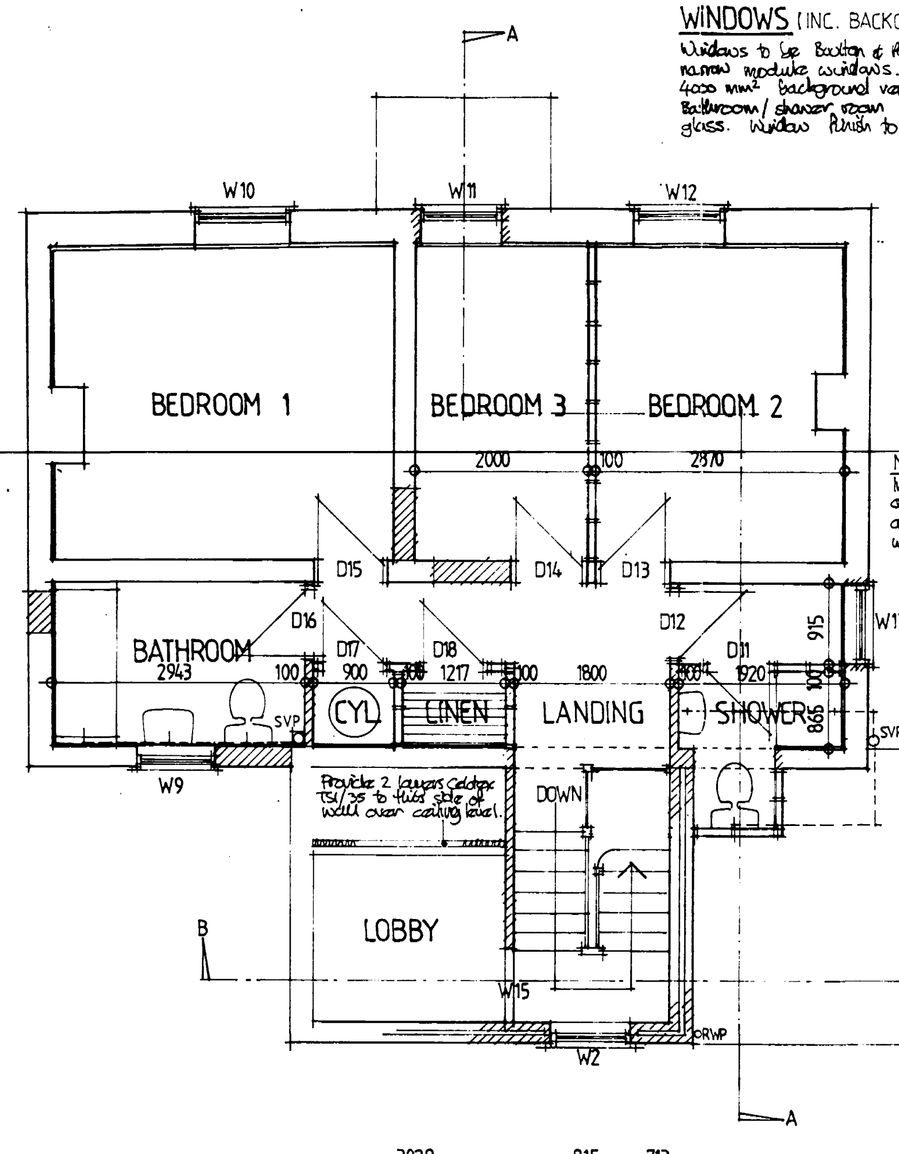
GROUND FLOOR

Finished floor level of new floor to match previous existing. Floor to comprise 40 mm sand / cement screed, on 100 mm C15P mix oversite concrete, on 40 mm Vandl Paxil Jablite Flooring insulation grade 50, on 1000 gauge dpm on 25 mm sand blinding on 150 mm well consolidated hardcore. Dpm to be brought up at perimeter to lap into horizontal dpc. All to meet 'U' Value requirement 0.45 w/m²K. To internal non-loadbearing walls allow for thickening of slab to 225 x 450 mm wide. Insulation not necessary in porch (unheated).

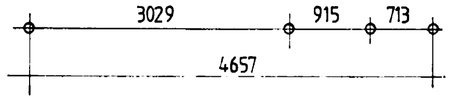
FOUNDATIONS

Foundations to loadbearing walls to be C15P concrete to BS 5328 : 1991, and to be 225 mm thick. Bed of foundation to be generally as shown but may be amended if excavation shows that the exposed foundation bed is unsatisfactory or as agreed with the Local Authority. Foundation widths are as follows:-
270 mm wide walls - 750 mm wide foundations;
100 mm wide walls - 500 mm wide foundations.
Note: foundation depths are not to be scaled from drawing and to be determined on site.

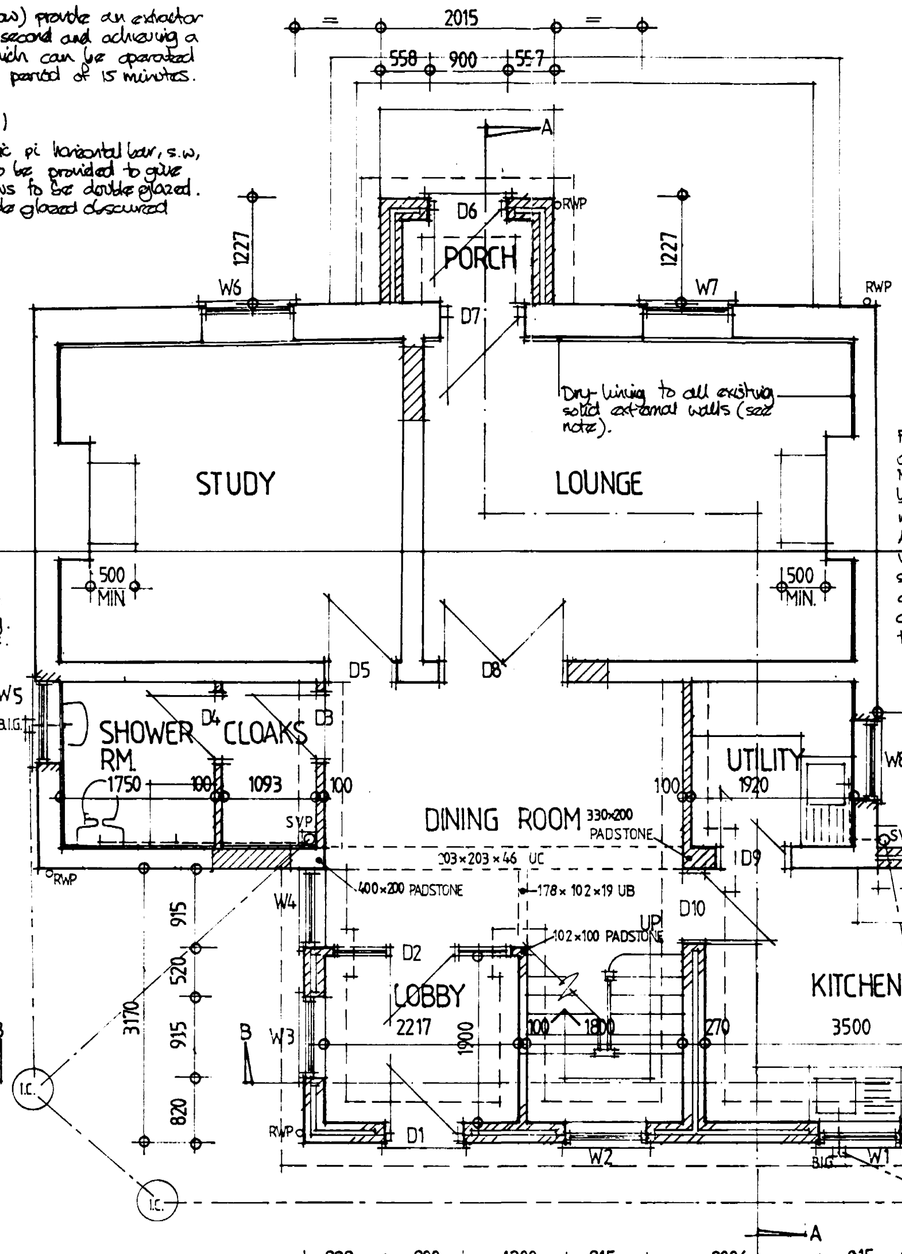




NOTE:
Internal dimensions are taken to structure and not to dry-lining. within existing structure.

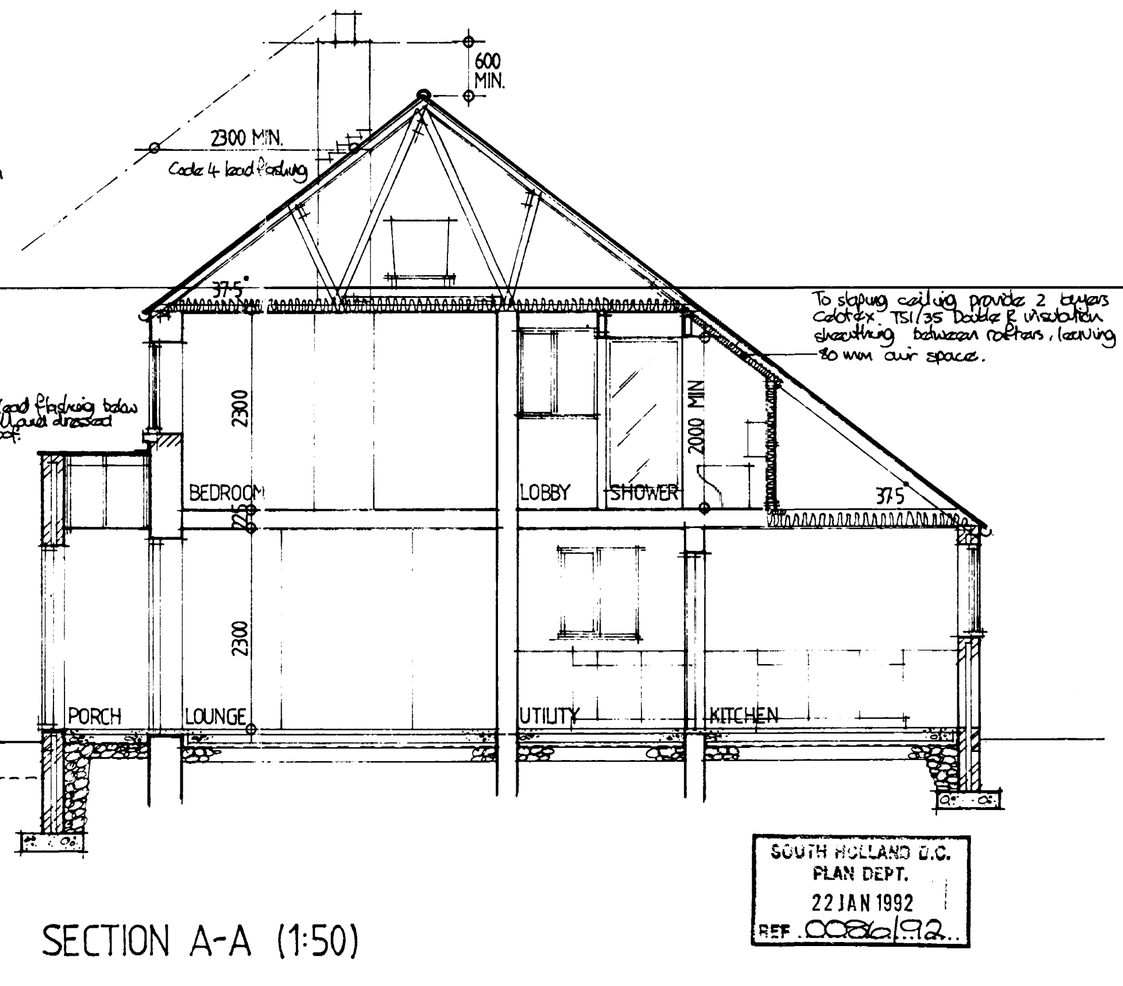


FIRST FLOOR PLAN (1:50)



GROUND FLOOR PLAN

Fireplaces and chimneys to remain as existing.
New non-combustible hearths to be 125 mm thick min. and project min 500 mm.
Air for combustion to be provided via air bricks in wall either side of chimney and to give clear area of 50% of the appliance throat opening area to BS 8303 : 1986



SECTION A-A (1:50)

SOUTH HOLLAND D.C.
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INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved upvc. connected to the appliances in the approved manner with 75 mm deep seal traps. Wastes to be :-
wash hand basins :- 32 mm dia.
W.C. :- 100 mm dia.
sinks, baths, showers :- 38 mm dia.
100 mm dia soil & vent pipe terminating above eaves to be fitted with Osma Vari-pitch flashing and plastic balloon & min 900 mm above opening lights.
The bath & ground floor shower room wash hand basin wastes should be fitted with deep seal anti-syphon traps. Wash hand basin waste to first floor shower room to be notched into floor joists at top & not to exceed 1/3 of overall joist depth.

LINTEL SCHEDULE			
NO.	SPAN	BEARING	REFERENCE
W1 W2 W3 W4	915	150	L1/S 70
D1 D6 D10	900	150	L1/S 70
W5 W8 W13 W9	915	150	Box Lintel 200
D9 D5 D15	850	100	2 No. Internal 100
D8	1570	150	Box Lintel 200
D13 + D14 combined	1800	150	Box Lintel 200
W11	915	150	1 No. Box Lintel 200 + 1 No Box Lintel 150
D3 D4 D12 D16	850	100	Internal 100
W15	800	100	Internal 100
Lintel supporting wall plate over 1st floor shower rm. & landing.	2970 (with internal support	150	Box Lintel 100.
D2	2017	150	Box Lintel 100

WALLS

New walls to be to dimensions shown and to be in strict accordance with BS 5628 : Part 3 : 1985. External walls below dpc to be 270 mm overall width comprising 100 mm Thermalite high strength 7 block externally, 70 mm cavity and 100 mm high strength 7 blocks internally finishing two courses below ground level. cavity to be filled with weak mix concrete to within 150 mm of cavity.
Walls above dpc. to comprise 100 mm Thermalite shield blocks externally with 15 mm 1:1:6 cement : lime : sand render; 70 mm cavity with 20 mm Celotex double R cavity wall insulation; and 100 mm Thermalite shield blocks internally finished with 13 mm light weight plaster, all to meet 'U' Value requirement of 0.45 w/m²K. Render to wall to terminate at base of dpc. level with Bellmouth. Below render to two courses below ground level to be facing brickwork externally & to be durability designation FL.
Where new walls join existing Furfix stainless steel profiles to be used with 10 mm movement joint, mastic sealed. cont.....

cont....
Jambs to be formed to all openings by closing blockwork onto external blockwork and building in vertical Wunocol dpc. with 25 mm Jablite insulation behind to give 1.2 w/m²K. Build in stainless steel wall ties to BS 1449 : Part 2 : 1983 with insulation retainer discs, at 900 mm cts horizontally, 450 mm cts vertically, staggered & with extra ties at openings at every block course where cavity closed.
Cavity to be closed at top of wall.
Mortar for brickwork & blockwork above ground level dpc. to be 1:1:6 cement : lime : sand; and for high strength 7 blockwork below ground level dpc. to be 1:4 cement : sand.
Wunocol dpc. to be built in 150 mm above ground level.
Note: Facing bricks below dpc level to be durability designation FL.

LINTELS

Lintels to be of I.G. manufacture. External openings to have lintels over with cavity tray over lintel. Types to be as per schedule.

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project/drawing
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PROPOSED PLANS, ELEVATIONS & SECTION

scale	date	drawn
1:100 1:50	11/91	AMW

project no.	drawing no.
1139	AB / 1

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