APPLICATION No. H16/0188/94

Contents Page (30 pages and over)

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0188/94 Received:22-FEB-94 Type:FULL

Name: Patterson Properties
St Peters Lodge
Priory Road
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Demolition of house and construction of two offices

Location : 31 Pinchbeck Road Spalding
Lincs

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

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

4 The applicant shall submit to and agree with the Local Planning Authority details of a scheme of screen fencing for the proposed car parking area, and such fencing as may be agreed shall be erected before the use of the buildings are commenced.

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

5 The external windows and doors shall be constructed in timber and have a painted finish.

Reason: To safeguard the visual amenities of the locality.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

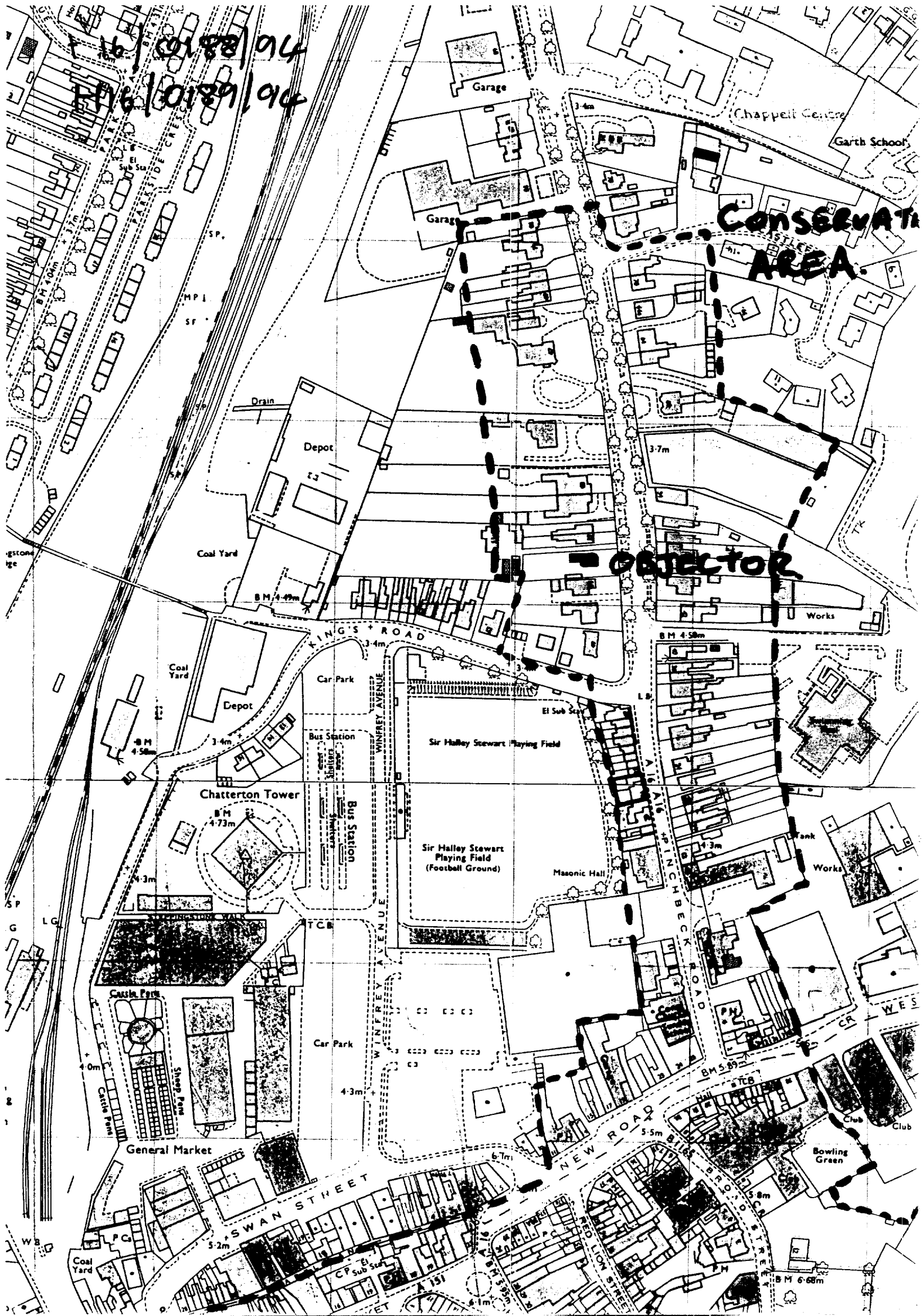
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
25-APR-94 H16/0188/94

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)


Garage
Chappell Centre
Garth School
Garage
CONSERVATION AREA
OBJECTOR
Drain
Depot
3·7m
Coal Yard
BM 4·49m
Works
KING'S ROAD
3·4m
BM 4·58m
Coal Yard
Car Park
Depot
WINFREY AVENUE
El Sub Sta
Bus Station
Sir Halley Stewart Playing Field
BM 4·58m
Chatterton Tower
BM 4·73m
Bus Station
Sir Halley Stewart Playing Field (Football Ground)
Masonic Hall
A16 (PINCHBECK ROAD)
Tank
Works
4·3m
TCB
Car Park
Castle Park
Cattle Pens
Sheep Pens
4·0m
4·3m
General Market
6·7m
NEW ROAD
BM 5·89
PH
Hall
Club
Club
Bowling Green
5·5m
5·8m
SWAN STREET
5·2m
Coal Yard
CP
Sub Sta
A151
6·1m
BM 5·95m
RED LION STREET
BM 6·68m

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0188|94

Date Registered 22 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
ST. PETERS LODGE
PRIORY ROAD
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING LINCS

Tel. No. 0406 423762

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

31. PINCHBECK ROAD, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF HOUSE & CONSTRUCTION OF TWO OFFICES

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £420.00. If you consider no fee is payable include a written explanation instead.

Signed ..... Date 21-2-94 .....

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.
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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:	203.79	sq. metres
C. Please state size of any new structure:- (a) max. height:	7.85	metres
(b) max. length:	14.6	metres
(c) max. width:	8.1.	metres
D. Please state type and colour of materials for facing external walls:	RECLAIMED FACING BRICK TO MATCH	
E. Please state type and colour of roofing materials.	BLUE/BLACK SLATE. ADJACENT	
F. Has a survey of the site been undertaken? State Yes or No	YES.	

5. GENERAL INFORMATION Please complete each section

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

RESIDENTIAL.

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: RINGBEK RD
Will there be—
Individual access(es) ✓
New estate road

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

REAR PARKING.

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of: MAINS

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

C. Please state whether a land drain will be affected: NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	YES	➡ 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)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☑ ⬇

Proposed total gross floorspace 203.79 sq. m. Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m. Office 203.79 sq. m. Industrial sq. m. Warehousing sq. m.

Other sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	8 MAX.	—	—
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	N/A.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	NO		
Is the proposal related to an existing use on or near the site? State Yes or No	NO		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? State Yes or No	NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	PARKING AT REAR		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	NONE		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE		
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No	NO	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?	RAMP + ACCESS VIA 1.0m WIDE DOOR SET.		

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).

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.** (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 21.2.94

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 ..... ~~(Applica~~nt / Agent) Date 21.2.94

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 .....

ADMIN RECORD SHEET

Initi...

Submitted Fee £430.

Receipt No P3920.

Date first Rec'd 22 FEB 1994

Registration

Reference H16/0188/94

Cross-Ref R

Date 23-FEB-94 LAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 203.79

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 £430.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet [illegible] OS Plots
Grid ref 5[illegible] 3[illegible]

Ward R Parish SPALDING

Inside IBD YES Inside LP area YES

Linked to site Ref

Linked to property Ref 0212953

Constraints:

CA Cons Area 4
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –
Dist Bound
Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps 1891/94

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/0188/94

Dire ions

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)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PDM 25-2 RECONSULTS (revalidated) ☐

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/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer : PM

Senior Officer Confirmed .....

Date 28/2

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer ? design.

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 8-3

Site Notice posted by PDM
Date
Expiry 8-3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
3-3	Applicant	could remove slated doors & helps elevation

Case Officer Conclusions

Grey painted brick building, slate roof. Adjacent building slate roof. To right rendered brick, left painted. Both sides + site are roughly same height. Walling Stewart to rear 1.8 close boarded fence on boundary. Detailing needed on brick + S, Proposed gable

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ 4/4 .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

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

works/use restricted ✓

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0188/94 Received:22-FEB-94 Type:FULL

Name: Patterson Properties
St Peters Lodge
Priory Road
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Demolition of house and construction of two offices

Location : 31 Pinchbeck Road Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

4 The applicant shall submit to and agree with the Local Planning Authority details of a scheme of screen fencing for the proposed car parking area, and such fencing as may be agreed shall be erected before the use of the buildings are commenced.

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

5 The external windows and doors shall be constructed in timber and have a painted finish.

Reason: To safeguard the visual amenities of the locality.

22-APR-94

AD check. N 22/4

Authorised to issue (inc Delegation)..... N

+ SN12 Disabled

APPLICATION REFERENCE: H16/0188/94 DATE RECEIVED: 22-FEB-94

TYPE: Full

DESCRIPTION: Demolition of house and construction of two offices

LOCATION: 31 Pinchbeck Road, Spalding

APPLICANT: Patterson Properties AGENT: Cooper Architectural Design

APPLICATION REFERENCE: H16/0189/94 DATE RECEIVED: 22-FEB-94

TYPE: Conservation Area Consent

DESCRIPTION: Demolition of house and construction of two offices

LOCATION: 31 Pinchbeck Road, Spalding

APPLICANT: Patterson Properties AGENT: Cooper Architectural Design

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SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 19 APR 1994

REASON FOR COMMITTEE CONSIDERATION

Public objection.

RECOMMENDATION

H16/0188/94

Grant permission.

H16/0189/94

That the Director of Planning & Building Control Services be authorised to grant permission, subject to the applicant first entering into a Section 106 Planning Obligation covenanting not to demolish the existing building until such time a contract for the re-development of the site has been entered into.

COMMENTS

1 Site contains a vacant dwelling in poor repair, between a pair of new dwellings and a plant hire shop.

2 Plans show redevelopment by two office buildings served by rear parking, accessed by a central arched opening in the buildings.

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

H16/0188/94
FULL

Applicant: Patterson Properties
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Demolition of house and construction of two offices

Location: 31 Pinchbeck Road
Spalding
Lincs

13 May 94

Valid date:	22-FEB-94	Terminal date:	19-APR-94
Target dates:		Target Committee:	19-APR-94
To case officer	01-MAR-94	Report deadline:	05-APR-94
Inspected by	08-MAR-94	Agreed TD Ext:	
Extra contacts	15-MAR-94	Case Officer:	
Report if not clear by 29-MAR-94		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 203.79 M2
Category: Redevelopment
Listed building:
Conservation Area: SPALDING

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CSA		08-MAR-94	29-MAR-94
Cllr Mrs A J Teale	0775 766412 (Of	28-FEB-94	07-MAR-94

L.C.C - No comments - Trunk Road / + CB 2/3/94

C.B. Supports F4. 30/3/94

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0188/94

Applicant: Patterson Properties
St Peters Lodge
Priory Road
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Demolition of house and construction of two offices

Location: 31 Pinchbeck Road Spalding
Lincs

Type: FULL

28-APR-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

M Brassington
55 Pinchbeck Road
Spalding
Lincs
PE11 1QF

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)

OBJECTION

55, Pinchbeck Road,
SPALDING,
Lincs
PE11 1QF

9th March, 1994

Dear Mr. Smith,

I am writing to submit my objection to the proposal No. H16/0188/94 which is to demolish No. 31. Pinchbeck Road, Spalding and to build an office block in its place.

My main objection is that the house is in the conservation area and from its appearance was built during the late 18th century so that it should be renovated as part of the heritage of Spalding.

Secondly, I think there is a surplus of office accommodation of this size in Spalding particularly in Pinchbeck Road. As Pinchbeck Road is primarily a residential area, all future plans to either build office accommodation or turn perfectly good houses into offices should

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: H16/0188/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0956/94 Received:04-OCT-94 Type:CONDITION COMPLIANCE

Name: Patterson Properties
Ornem House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Details of bricks (Redbank Majestic Stock Facing) tiles (Natural Slate) - Condition 2 of H16/0188/94

Location : 31 Pinchbeck Road 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:

sgd B SMITH
Director of Planning and Building Control Services

21-OCT-94 H16/0956/94

PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

J. & P. A. & R. S. ELLIS, trading as Messrs J. Ellis, of Mill House Farm, Fleet, Spalding, Lincs PE12 8LW, is applying for a licence to use Mill House Farm, Fleet, Spalding, Lincs PE12 8LW as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6r4258 187/507 LF8-3

Public Notice

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14 THE A16 TRUNK ROAD (SPALDING ROAD, SUTTERTON, LINCOLNSHIRE) (TEMPORARY 40 MILES PER HOUR SPEED RESTRICTION) ORDER 19

NOTICE is hereby given that the Secretary of State for Transport has made an Order on the A16 Trunk Road at Sutterton in the District of Boston in the County of Lincolnshire.

The Order has been made to enable construction works to take place and will have a maximum duration of 18 months. The works are expected to commence on 9 March 1994 and will take approximately 16 months to complete.

The effect of the Order is as indicated by traffic signs, to restrict vehicular traffic to a speed of 40 miles per hour along the A16 Spalding Road from a point 250 metres east of its junction with Broad Lane to a point 340 metres north east of its junction with Burtoft Lane.

Exemptions have been provided in the Order for vehicles being used for police, fire brigade or bulance purposes.

A QUAIL
A Higher Executive Officer,
in the Department of Transport

THE DEPARTMENT OF TRANSPORT

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT LAND OFF LANGTOFT OUTGANG ROAD, LANGTOFT

I GIVE NOTICE that ARC CENTRAL is applying to Lincolnshire County Council for planning permission to EXTRACT SAND AND GRAVEL WITHOUT COMPLYING WITH CONDITION 1 OF PLANNING PERMISSION S50/1085/83 (SO AS TO EXTEND THE TIME PERIOD WITHIN WHICH THE DEVELOPMENT IS REQUIRED TO BE COMMENCED).

Members of the public may inspect copies of
the application
the plans
and other documents submitted with it

at the Department of Highways and Planning, Lincolnshire County Council, City Hall (4th Floor), Beaumont Fee, Lincoln or at the offices of the South Kesteven District Council, St Peter's Hill, Grantham, at all reasonable hours until March 31, 1994.

Anyone who wishes to make representations regarding this application should write to the Chief Planning Officer, Department of Highways and Planning, Lincolnshire County Council, City Hall (4th floor), Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,
Director of Highways and Planning.

4200 187/507 SG8-3

CROWLAND PARISH COUNCIL

Applications from Parishioners of Crowland for any land that may become available to let are invited.

To be received no later than the 6th April.

Apply to Clerk to the Parish Council

LFP4277

LAND WANTED

OUR 91,000 readers could be your customers, advertise your special event in our Entertainment Columns and make it a success. Telephone Zoe on 0775 725484.

LAND REQUIRED FOR PRIVATE BUYER
One to 10 acres Between Sutton St Edmunds and Holbeach areas
Tel: 0945 700409 between 9am and 5pm
10r4202

ENVIRONMENTAL PROTECTION ACT 1990 PART 1

APPLICATION FOR AUTHORISATION

SELECT TIMBER PRODUCTS LTD has applied for an authorisation from South Holland District Council to operate a timber process at High Street, Donington, Spalding.

A copy of the application is available for public inspection, free of charge, at Council Offices, Priory Road, Spalding, Lincs.

Written representations about the application may be sent to South Holland District Council within 28 days of March 8, 1994.

8r4338 187/507 LF8-3

GOODS VEHICLE OPERATOR'S LICENCE

LESLIE HAMMOND, trading as Leslie Hammond Potatoes, of 29 High Street, Morton, Bourne, Lincs PE10 0NR is applying to replace without change a licence to use Glebe Farm, High Street, Morton, Bourne, Lincs PE10 0NR as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9r2271 187/507 LF8-3

MACHINERY

OUR readers are your potential customers, advertise your car in the motoring columns. Tel Sharon on 0775 725484 for helpful, friendly advice.

SELF DRIVE
MINI DIGGERS for hire
PELJOB EB12

On rubber tracks. Free delivery and pick up.
Tel Holbeach 351394 or mobile 0850 882393
DST5587

HOLIDAYS

ISLE OF WIGHT. Family holiday house, sleeps 12, fully equipped, wash basins in all bedrooms. Electricity, linen included. £300 - £450 weekly. Brochure (0703) 226020.

NORTH NORFOLK Coast, secluded cottage, set in Orchards near beautiful Brancaster coast. 10 minutes beach, sleeps six. Tel: Chris/Rachael, after 4.30pm. (0485) 512538.

SPRING SHOW at Malletts, King's Lynn, Tel: (0553) 773876 or see our advert on the Coming Events page.

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

The following application(s) do not accord with the provisions of the relevant development plan.

H08/0178/94 Miss N. Draper
Siting of Mobile Home
First Drove, Gosberton Clough, Spalding, Lincs.
FULL

H09/0192/94 A. R. Chapman Esq
Residential Development
Washway Road, Holbeach, Spalding, Lincs.
OUTLINE

The following proposal(s) involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H05/0193/94 Mr and Mrs R. H. Coole
Proposed change of use of existing store to form shop extension and temporary siting of mobile shop unit
Land adjacent: 'The Laurels', Old Main Road, Fleet Hargate, Spalding, Lincs.
FULL

H16/0133/94 Mr T. Harrison
Alteration to front elevation and reinstatement of window to rear
2 Bridge Street, Spalding, Lincs.
FULL

H16/0134/94 Mr T. Harrison
Alterations to front (Bridge Street) elevation and reinstatement of window to rear
2 Bridge Street, Spalding, Lincs.
LISTED BUILDING

H16/0177/94 Mr B. T. Hilton
Change of use to taxi office and waiting room
21 Victoria Street, Spalding, Lincs.
FULL

H16/0188/94 Patterson Properties
Demolition of house and construction of two offices
31 Pinchbeck Road, Spalding, Lincs.
FULL

H16/0189/94 Patterson Properties
Demolition of house and construction of two offices
31 Pinchbeck Road, Spalding, Lincs.
CONS AREA CONSENT

Application and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH
Director of Planning and Building Control Services
8 March, 1994

SOUTH HOLLAND DISTRICT COUNCIL

8r4220

SELL IT FAST! JUST RING SPALDING 725484

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of SPALDING .

Reference No: H16/0188/94
Description: Demolition of house and construction of two offices

Location: 31 Pinchbeck Road
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 29-MAR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-MAR-94

SOUTH HOLLAND DISTRICT COUNCIL

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3920
Date received : 22-FEB-94

Received from

Patterson Properties

Address

St Peters Lodge
Priory Road
Spalding

Fee paid	£	420.00
VAT	£	0.00
Total received	£	420.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)

Cooper Architectural Design
Bronavon
Hocklesgate
Fleet
Spalding
Lincolnshire
PE12 8LF

P J Udy

PJU/SJS
H16/0188/94 &
H16/0189/94

10 March 1994

Dear Sirs

Demolition of house and construction of two offices - 31 Pinchbeck Road, Spalding

I refer to the above applications which you have submitted recently for consideration. I offer the following comments:

I would be grateful if you can indicate the height of the proposal in relation to those properties on each side. I do not consider it necessary for the ridge line to be carried through in a perfect straight line, but equally I do not wish to receive a ridge line which is excessively up and down.

I consider that the front elevation requires some slight changes, the most major of which is the archway. Owing to the access doors being on the slant and within the arch it results in the archway appearing too wide. I therefore request that the doors are reorientated into the front elevation and the corner squared off so that the arch can be reduced in width. The curvature of the arch may benefit from being made slightly more pronounced. The bricks which are used at the corners of the front elevation and passage could be shaped so that the corner is rubbed off into a curve or cut off into a flat face. This would add a little detail to the archway without it appearing clatty.

I also consider that the splayed arch detailing should be carried on above the first floor windows which may also benefit from being made slightly deeper, perhaps one or two courses of bricks. An artificial stone cill beneath the windows may help provide a more vertical emphasis to the windows in the front elevation.

Cont/...

Cont/...

The southern gable would benefit from some brick detailing to the eaves in a similar fashion to the existing new building located to the north of the site.

I enclose the necessary amendment forms and standard letter which I would be grateful if you would complete and return, along with your amended plans. I look forward to receiving these within the next 14 days.

Yours faithfully

P.P.

N R Midlen
Principal Planning Officer
(Development Control)

Enclosures

Patterson Properties,
St Peters Lodge,
Priory Road,
Spalding,
Lincs.

Mr P J Udy

PJU/JJ H16/0188/94

13 Sep 1994

Dear Sir,

H16/0188/94 - DEMOLITION OF HOUSE AND CONSTRUCTION OF TWO OFFICES, 31 PINCHBECK ROAD, SPALDING.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 25th April 1994.

Condition No 2 states:-

"Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area".

Condition No 4 states:-

The applicant shall submit to and agree with the Local Planning Authority details of a scheme of screen fencing for the proposed car parking area, and such fencing as may be agreed shall be erected before the use of the buildings are commenced.

Reason: In the interests of the amenities of the locality".

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

cc Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

217. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H16/0012/94 Mr & Mrs G J Ferraro		Demolition of existing dwelling and replacement with a four-bedroomed house and garage at 12 Wygate Road, Spalding.
H04/0137/94 The Swineshead Medical Group		Alterations and extensions to existing surgery at Doctors Surgery, Church Street, Donington.

(Councillor W.D. Skells declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H08/0042/94 M Parker & Sons	O.A.	Dwellings on land off High Street, Gosberton.
H18/0173/94 Fenbank Builders		Pair of semi-detached houses at Chalk Lane, Sutton Bridge.
H16/0188/94 Patterson Properties		Demolition of house and construction of two offices at 31 Pinchbeck Road, Spalding.
H14/0206/94 South Holland District Council		Extension and provision of bay windows at Glen Haven, Glen Avenue, Pinchbeck.
H02/0207/94 Mr F Harvey	O.A.	Two dwellings at Green Bank, Shepeau Stow.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H13/0030/94 Mrs M Price	O.A.	Residential development including siting and means of access at rear of 30 Seas End Road, Moulton Seas End.

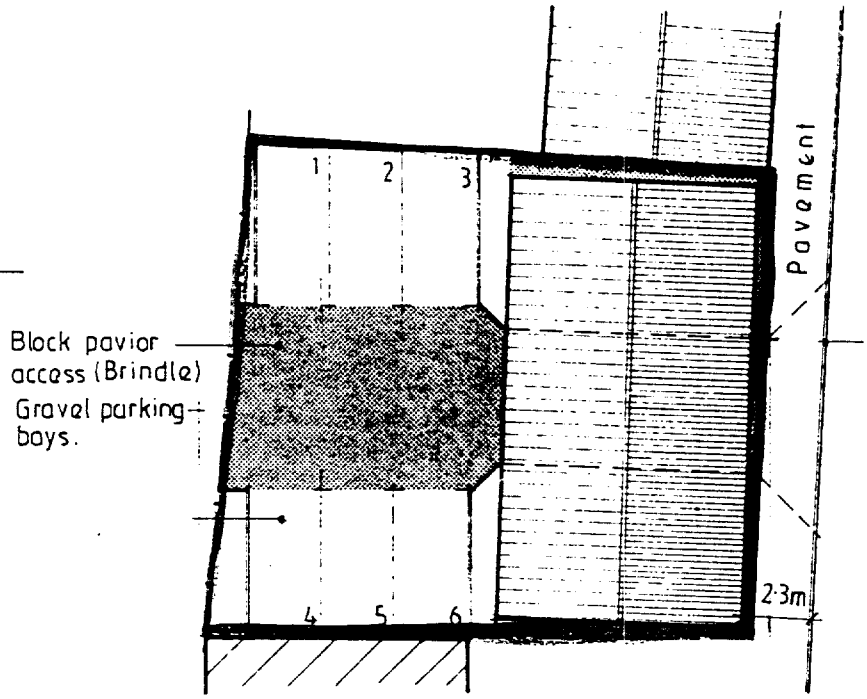
(It was also agreed that the actions of the Director of Planning and Building Control Services in making a Tree Preservation Order in respect of trees on the application site be endorsed.)

H14/0126/94 Mr & Mrs I J S Campbell	Alterations and extension at 95 Spalding Road, Pinchbeck.

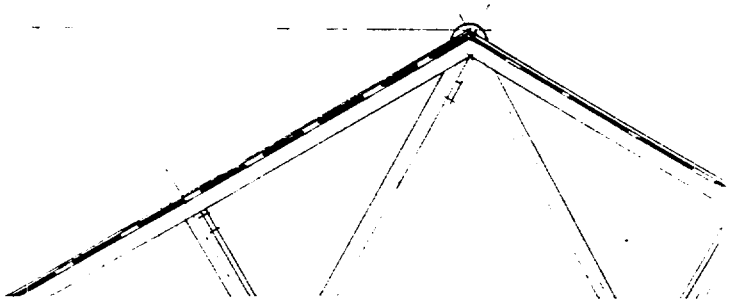
(It was also agreed that the Director of Planning and Building Control Services write to the applicants suggesting that an amended design in respect of this application and application reference H14/0269/94 could overcome the reasons for refusal.)

H116/0188/94

H116/0189/94

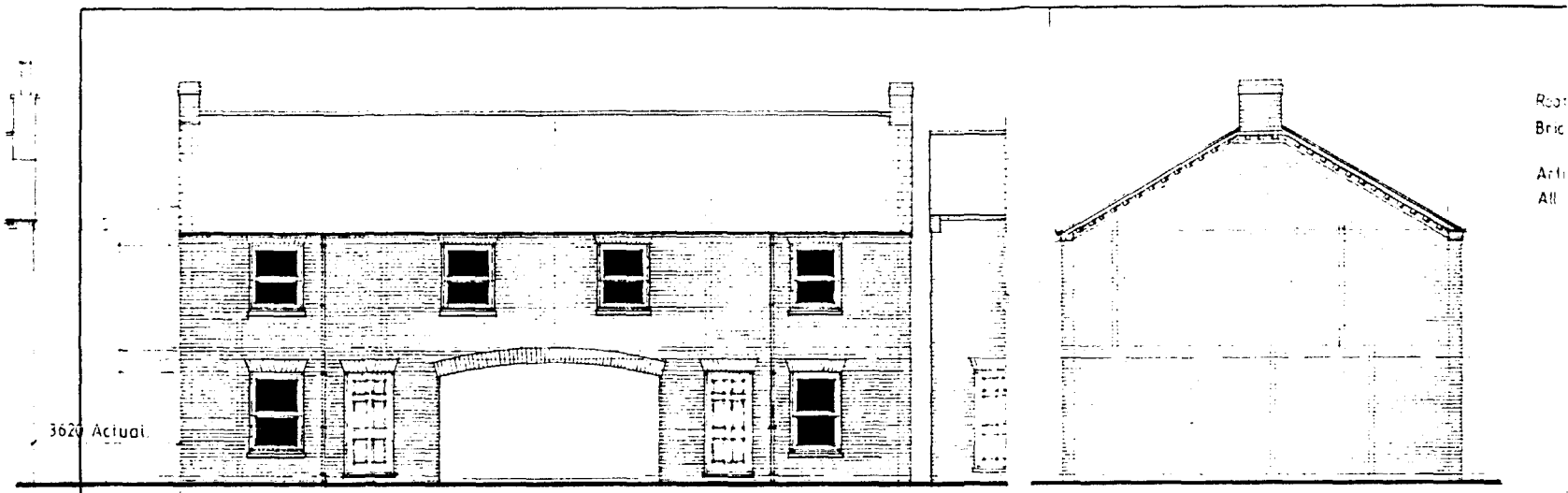


Block Plan 1:250



2340

H16/0188/94
H16/0189/94



East Elevation

North Elevation



HIC | 184 | 04

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: H16/0188/94

Applicant: Patterson Properties
St Peters Lodge
Priory Road
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Demolition of house and construction of two offices

Location: 31 Pinchbeck Road
Spalding
Lincs

Amendment: Details of archway and fenestration submitted (drawing number LS9323/1A)

24-MAR-94

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 13-MAY-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0188/94

Date Registered 18 MAR 1994

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
ST PETERS LODGE
PRIORY ROAD
SPALDING. LINC'S

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET SPALDING
LINCS

Tel. No. 0406 423762 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

31. PINCHBECK RD. SPALDING. LINES

Please complete

APPLICATION No.

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

H016/0188/94
H016/0189/94.

Building Regulation reference relating to same development (if any)

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 [✓]

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date ....17/3/94.....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DEMOLITION of HOUSE & CONSTRUCTION of TWO offices

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

ARCH WAY & FENESTRATION

State drawing no's of the current submission

LS9323/1A.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ P. JDY.

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

/

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

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ KL

Registered .....

Terminal date/committee updated ..... ✓ d 24/3

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: 02 28/3

Superseded details removed ☐

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

Acceptance issued:

Public register updated: 4 4/3

DC Professional Assessment

NOTES:

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0188/94

Applicant: Patterson Properties
St Peters Lodge
Priory Road
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Demolition of house and construction of two offices

Location: 31 Pinchbeck Road
Spalding
Lincs

Amendment: Amendment to doors, east elevation (drawing number LS9323: 1E)

10-FEB-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0188/94/AM

Date registered 08 FEB 1995

Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
ORNOM HOUSE
ROMAN BANK.
SPALDING LINCS

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE, FLEET
SPALDING, LINCS
01406 423762 (Contact)

Tel. No.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

31. PINCHBECK ROAD SPALDING.

Please complete

EARLIER APPLICATION No.

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

H16/0188/94

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

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

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

Please complete

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

Signed ..... Date 6-2-95

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DEMOLITION OF HOUSE & CONST OF 2N° OFFICES

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)

DOORS, EAST ELEVATION, AMENDED

State drawing no's of the current submission

LS 9323:1 E.

State Officer dealing with the application, if known.

D. ROBERTS

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 - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ TL

Registered 8/2

DC Procedural Assessment

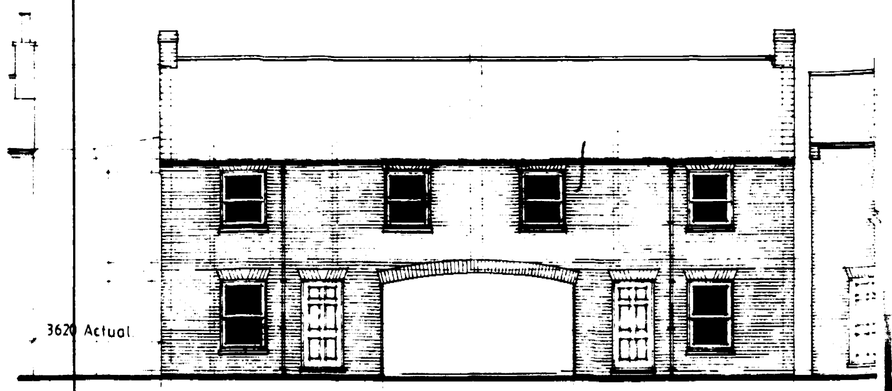
Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

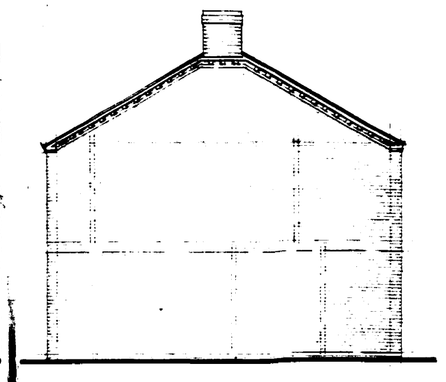
Confirmed: 9/2

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

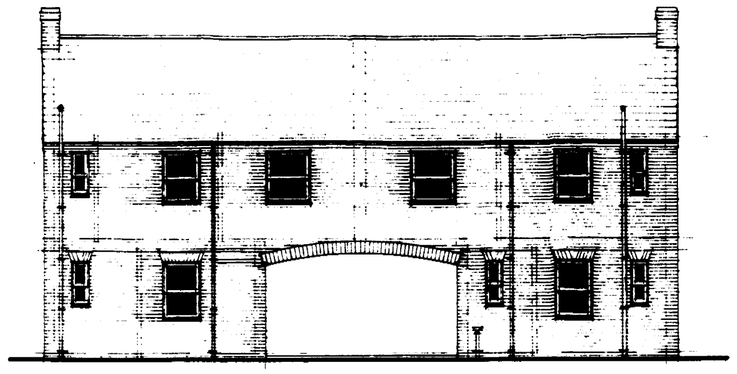
Acceptance issued:



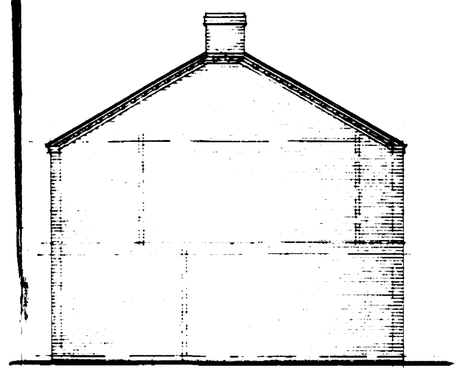
East Elevation



North Elevation

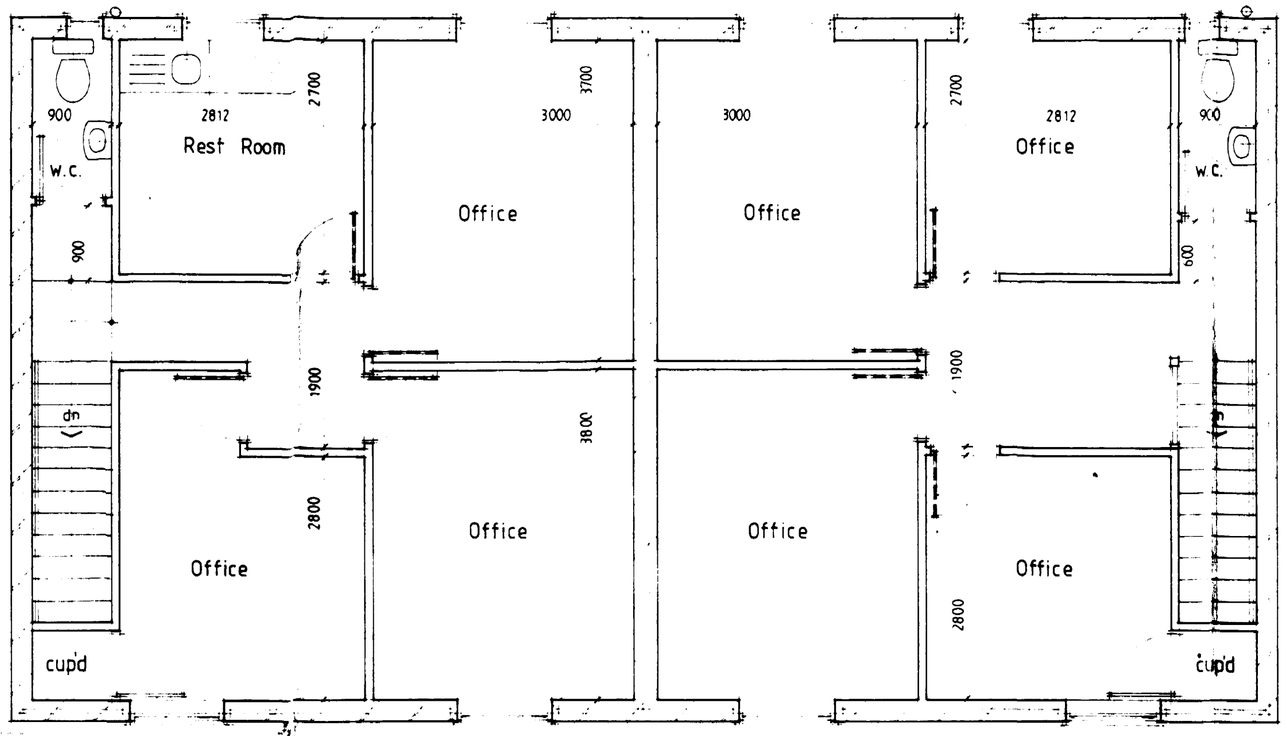


West Elevation

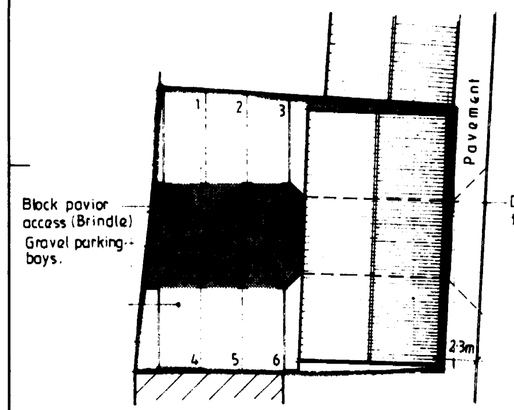


South Elevation

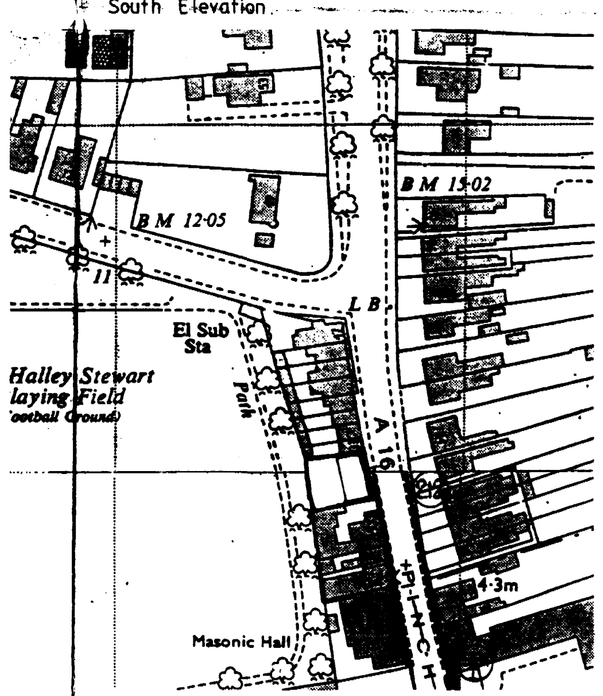
Roof Blue/Black Slate
Brick Red reclaimed to match adjacent
Artificial stone cills to East Elevation
All windows sliding sash



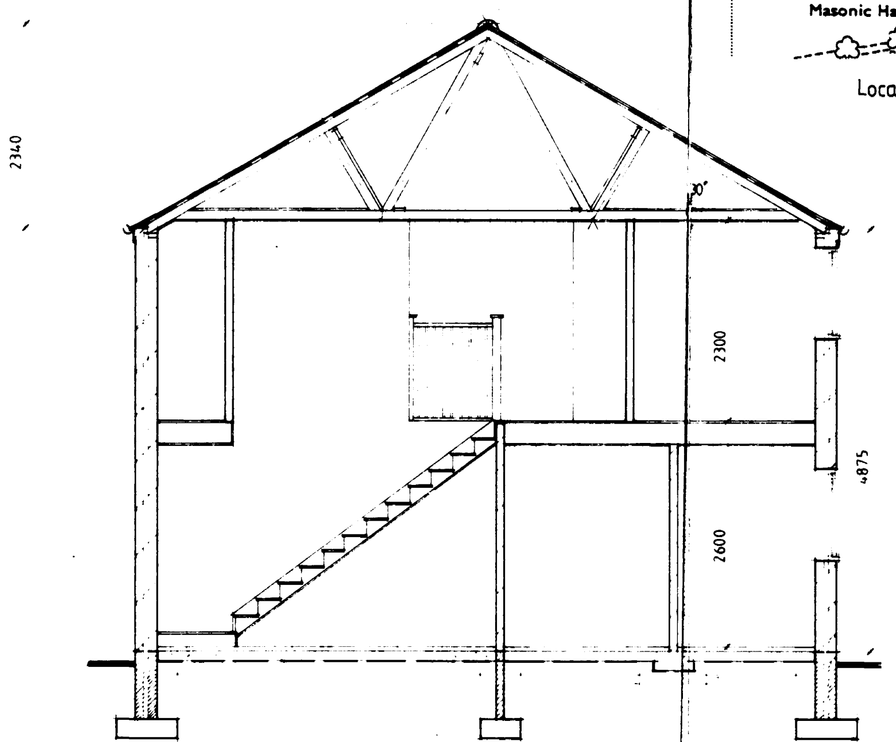
First Floor

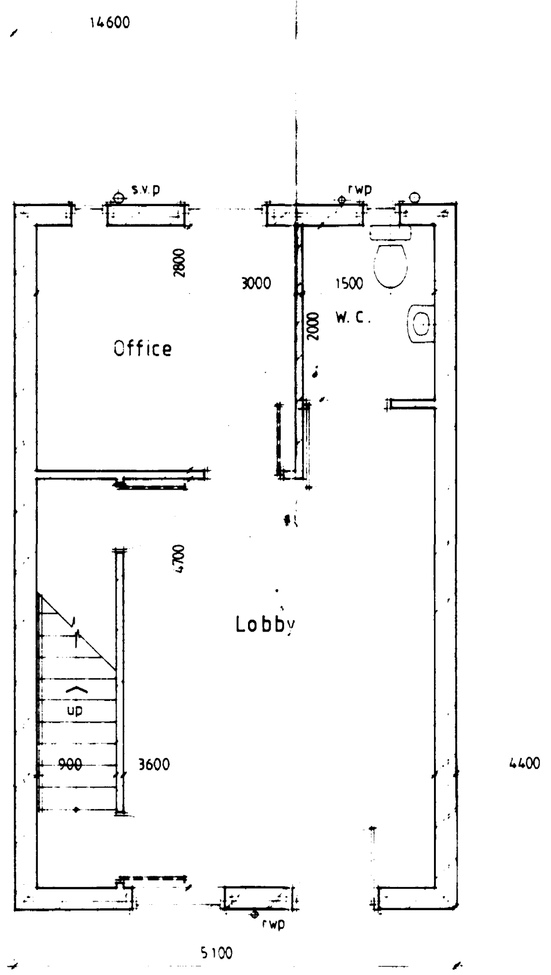


Block Plan 1:250

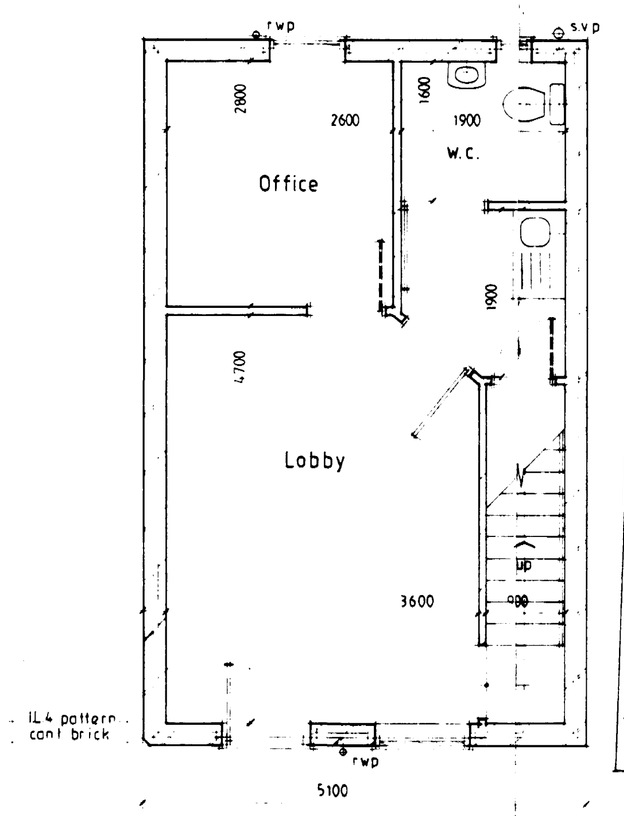


Location Plan 1:1250





Ground Floor



AMENDED PLAN
Ref.

DETERMINED PLAN

Notes & Schedules

SOUTH KESTEVEN D.C.
PLAN DEPT.
18 MAR 1994
REF S/0888/94

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details
A	MARCH 94	JT	AS/NE AMENDED

COOPER ARCHITECTURAL DESIGN
BRONAYON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL 0406 23762

client
PATTERSON PROPERTIES.

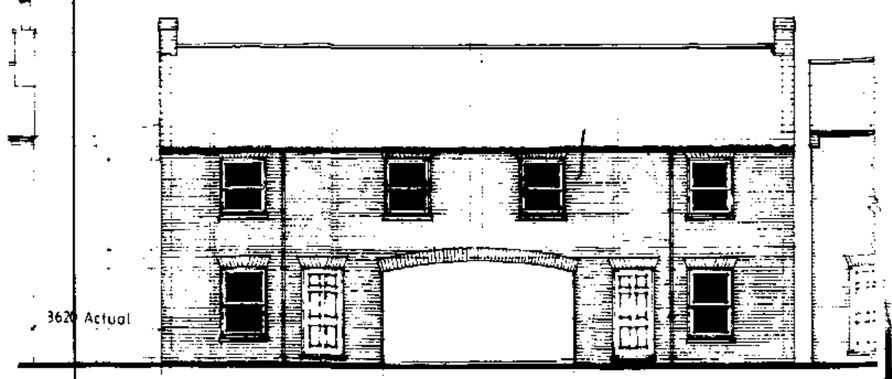
project
DEMOLITION OF HOUSE & CONSTRUCTION OF TWO OFFICES.
31 PINCHBECK ROAD
SPALDING
LINCS

drawing
FLOOR PLANS , ELEVATIONS.

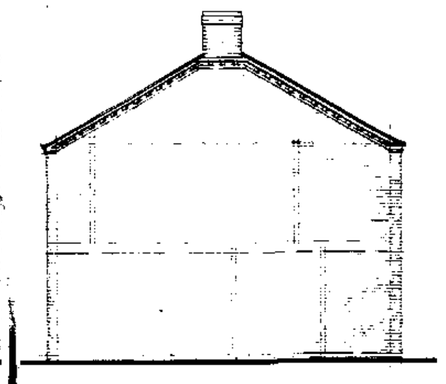
scale	drawing no
1:50 1:100	LS 9323:1 'A'
date	drawn
FEB. '94	

SUMMIT

3936-7927

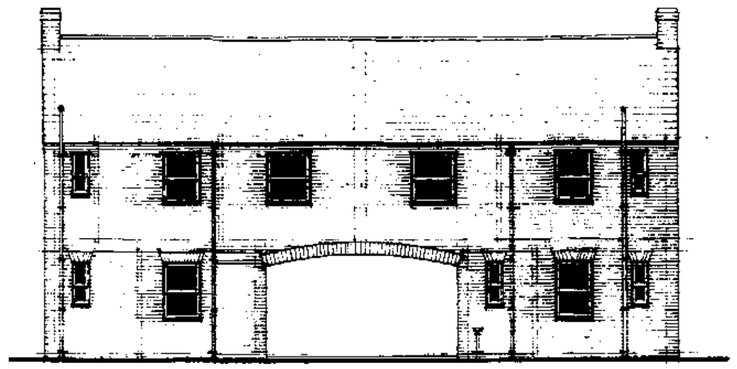


East Elevation

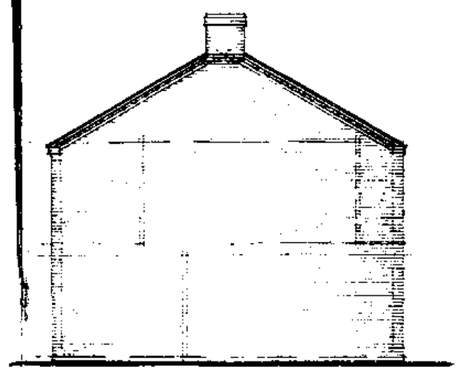


North Elevation

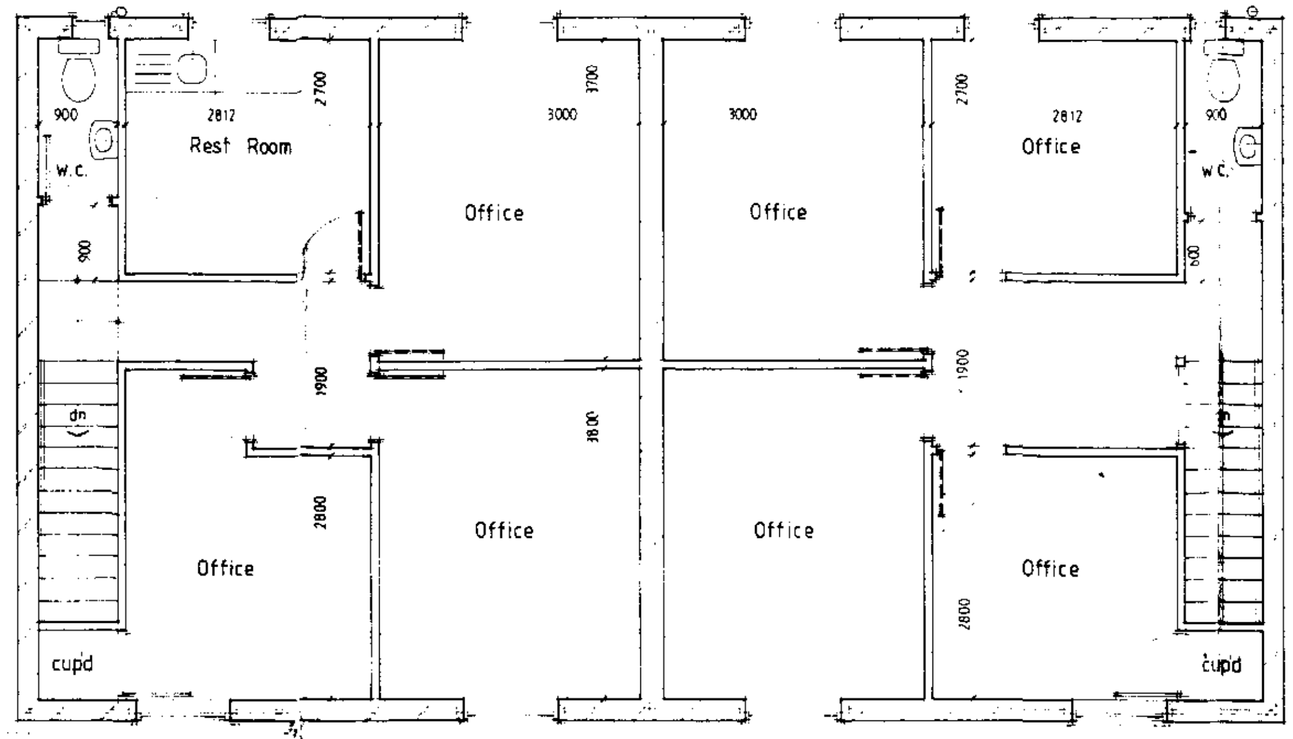
Roof Blue/Black Slate
Brick Red reclaimed to match adjacent
Art-ficial stone cills to East Elevation
All windows sliding sash



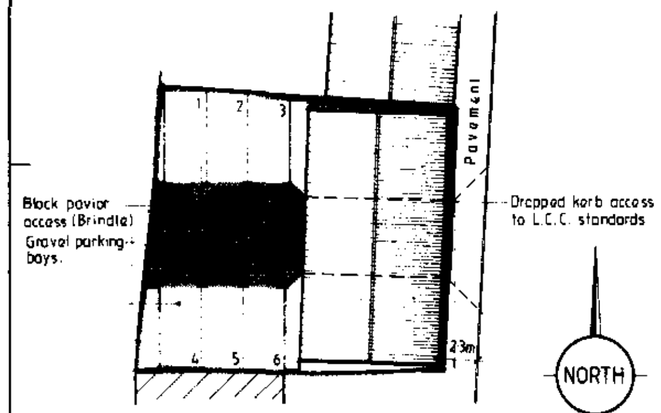
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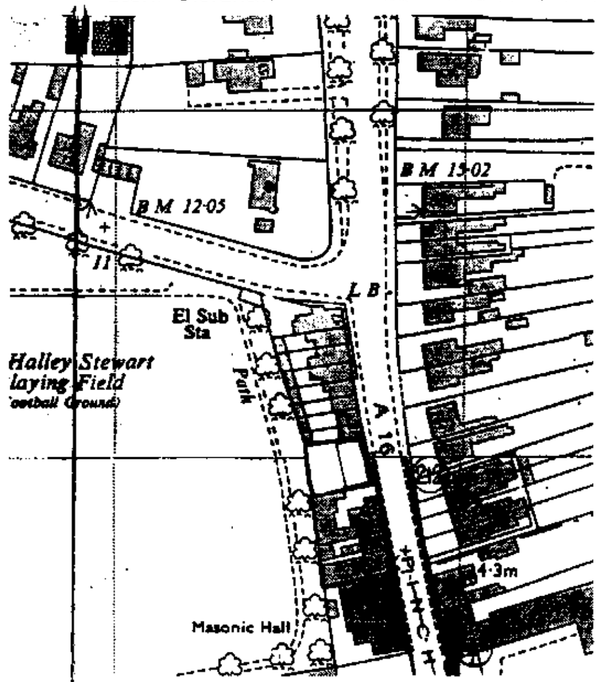
South Elevation



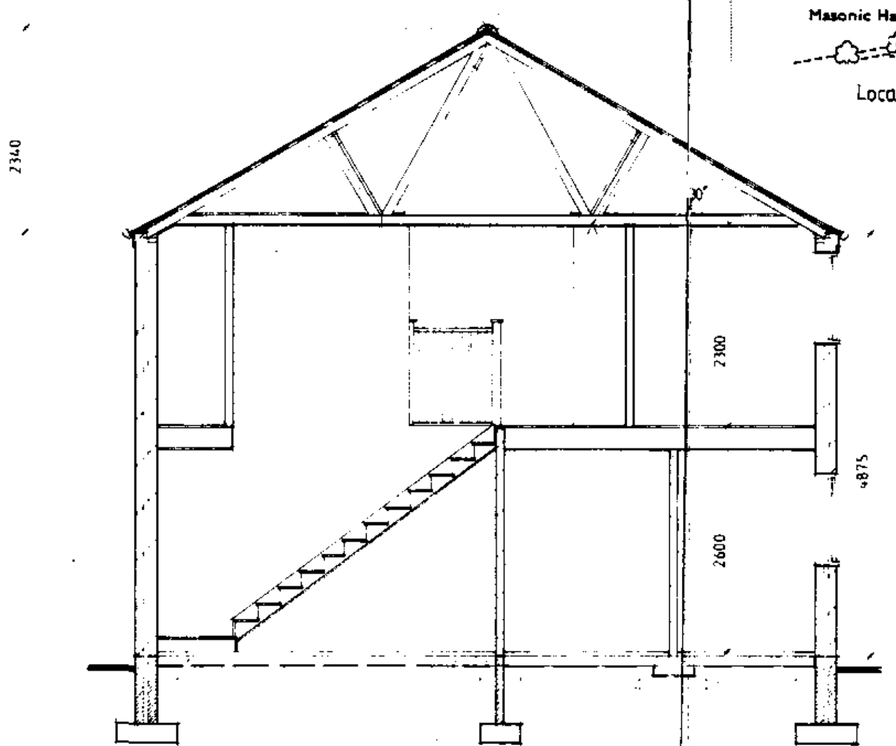
First Floor

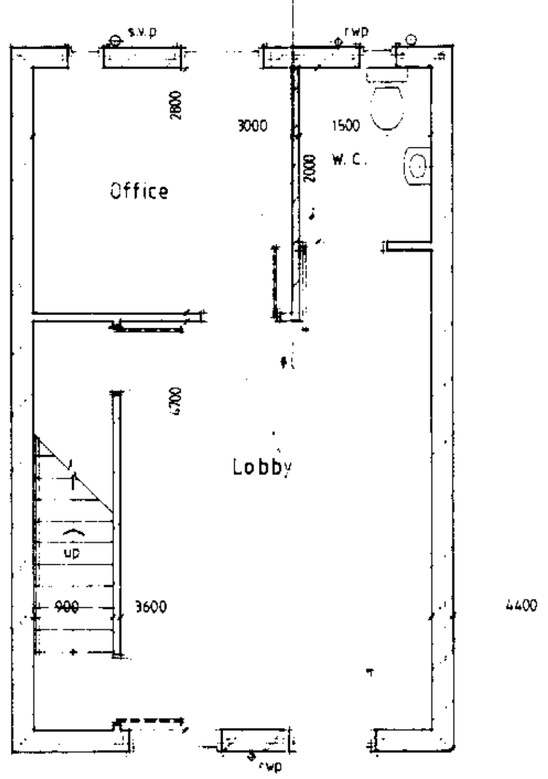


Block Plan 1:250

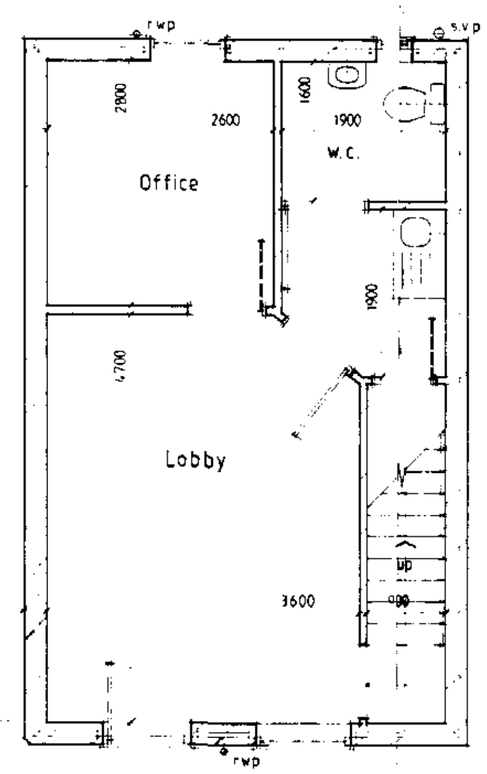


Location Plan 1:1250





Ground Floor



AMENDED PLAN
Ref.

DETERMINED PLAN

Notes & Schedules

SOUTH [illegible] D.C.
PLAN DEPT.
18 MAR 1994
REF S/1888/94

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details
A	MARCH 94	RC	AS ON AMENDED

COOPER ARCHITECTURAL DESIGN
SIGNAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 6LF
TEL Cellnet 23762

client
PATTERSON PROPERTIES.

project
DEMOLITION OF HOUSE & CONSTRUCTION OF TWO OFFICES.
31 PINCHBECK ROAD
SPALDING
LINCS

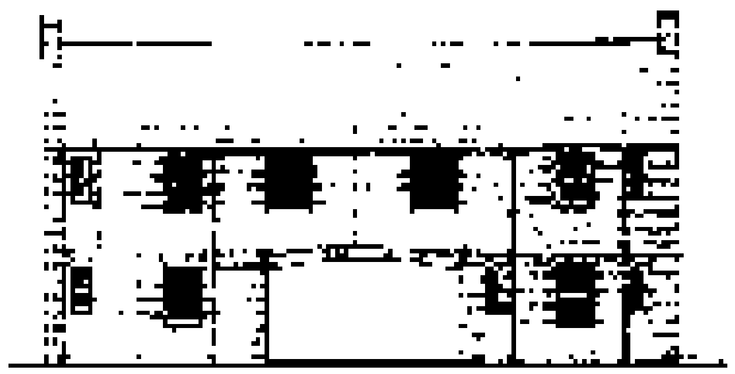
drawing
FLOOR PLANS , ELEVATIONS.

scale	drawing no
1:50 1:100	LS 9323:1 A
date	drawn
FEB. '94	

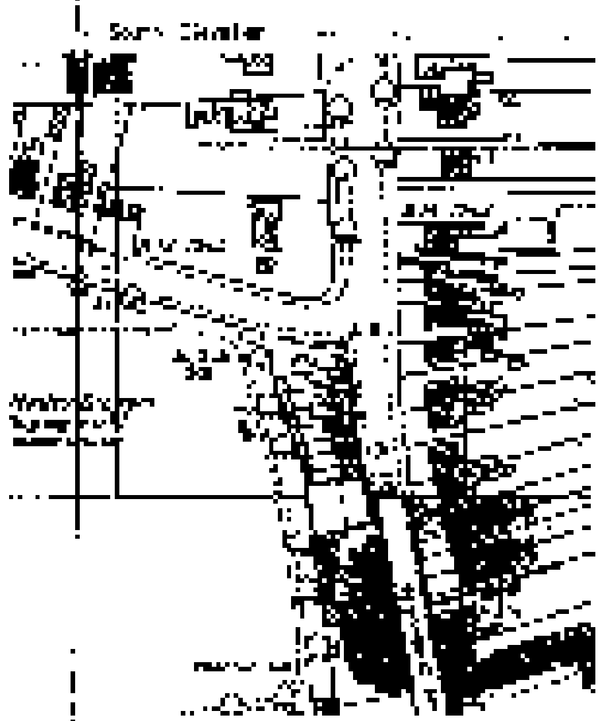
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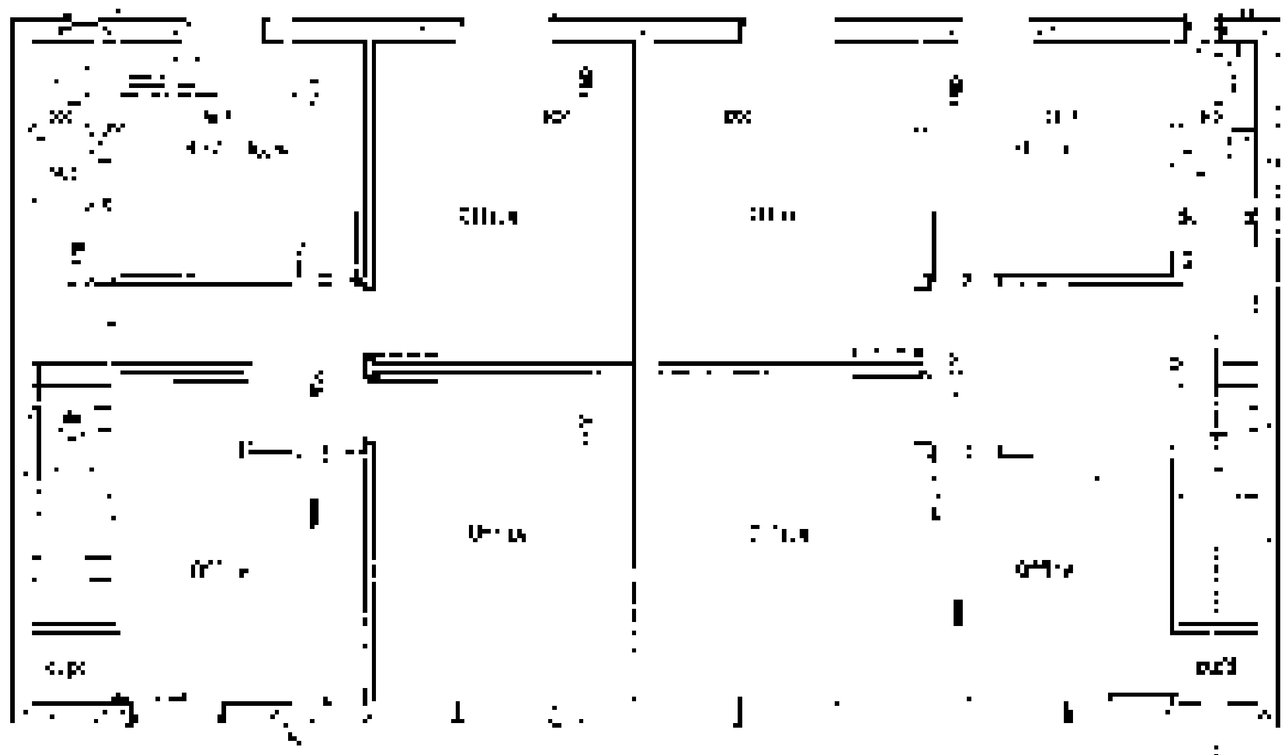
Notes & Schedules

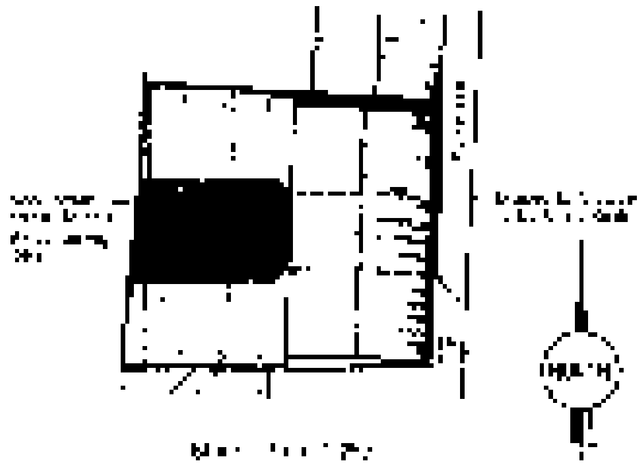


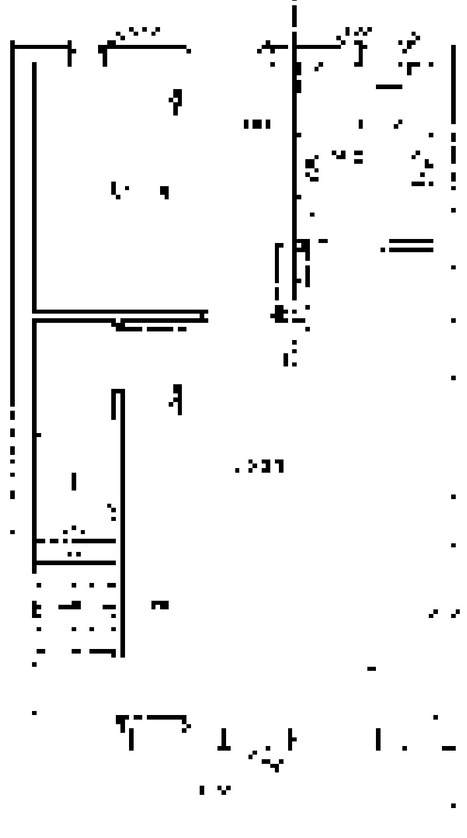


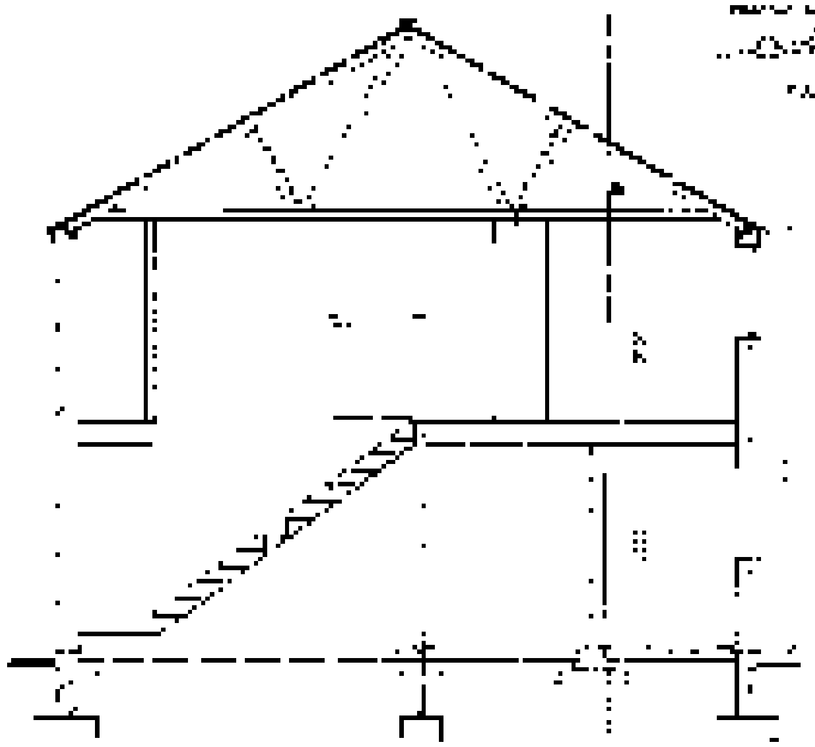


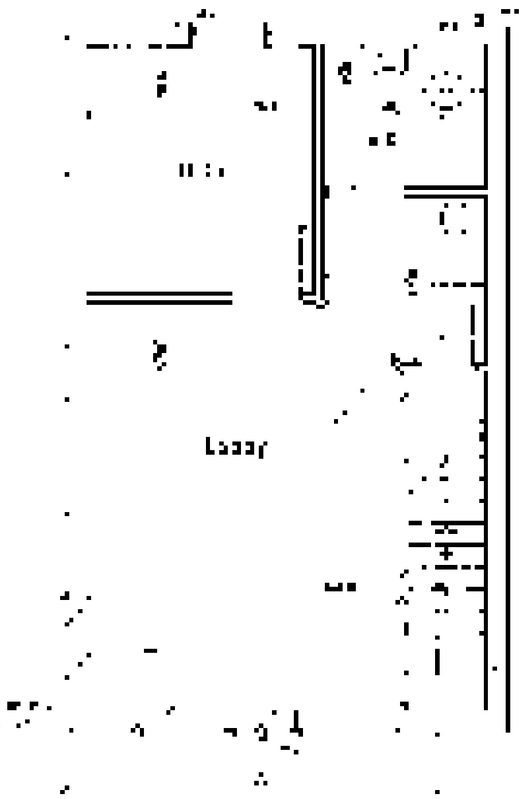


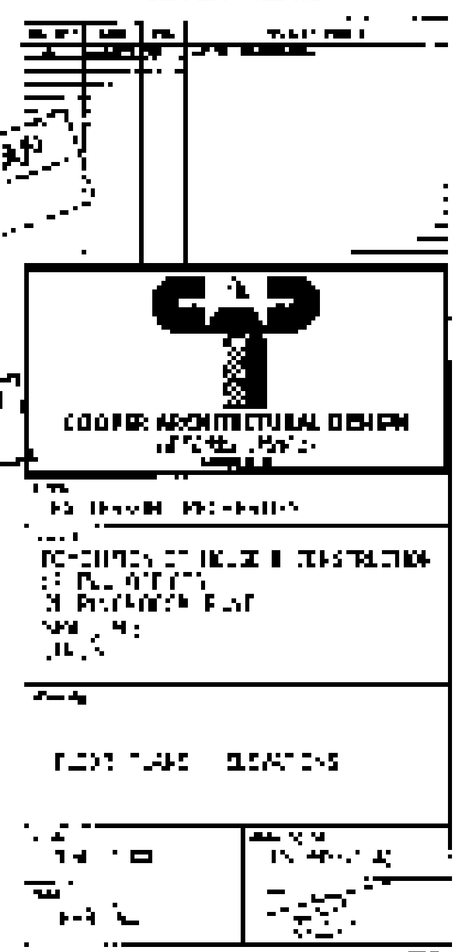






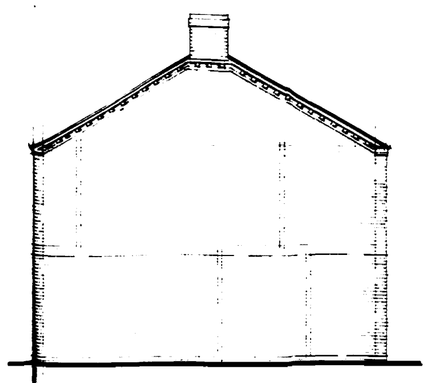








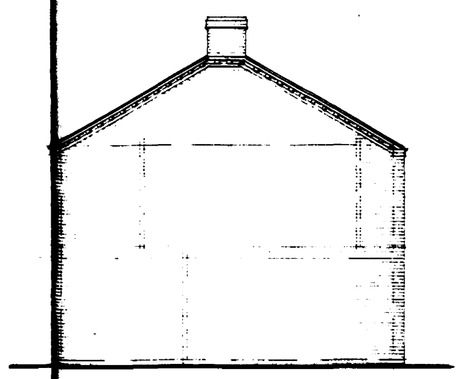
East Elevation



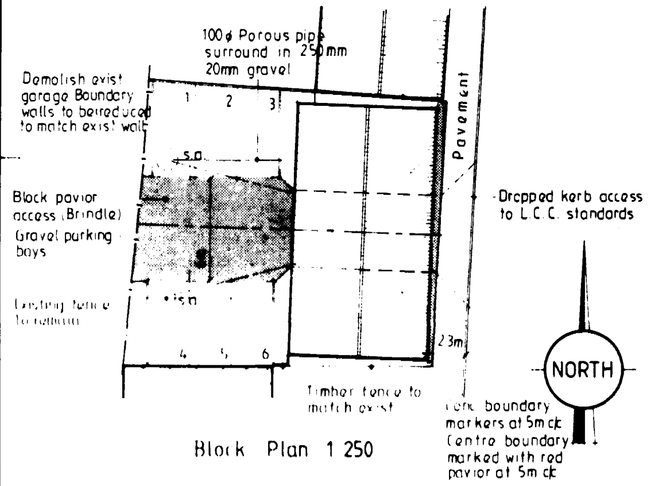
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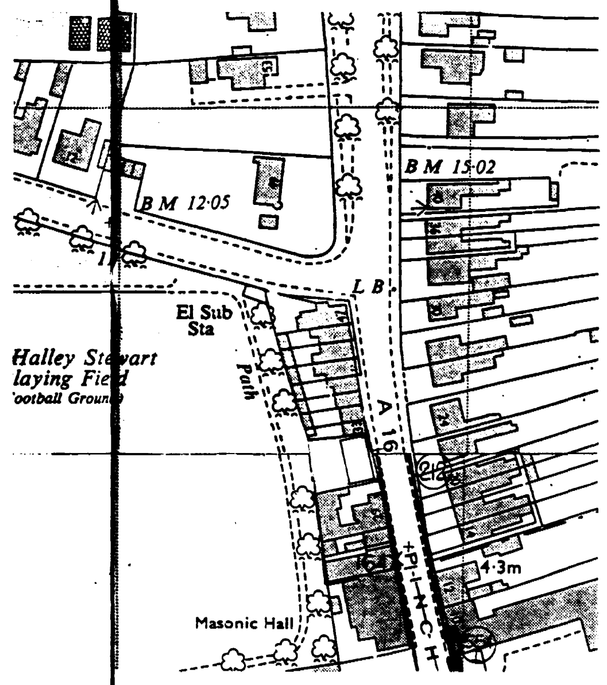
West Elevation



South Elevation.



Block Plan 1 250



Location Plan 1:1250

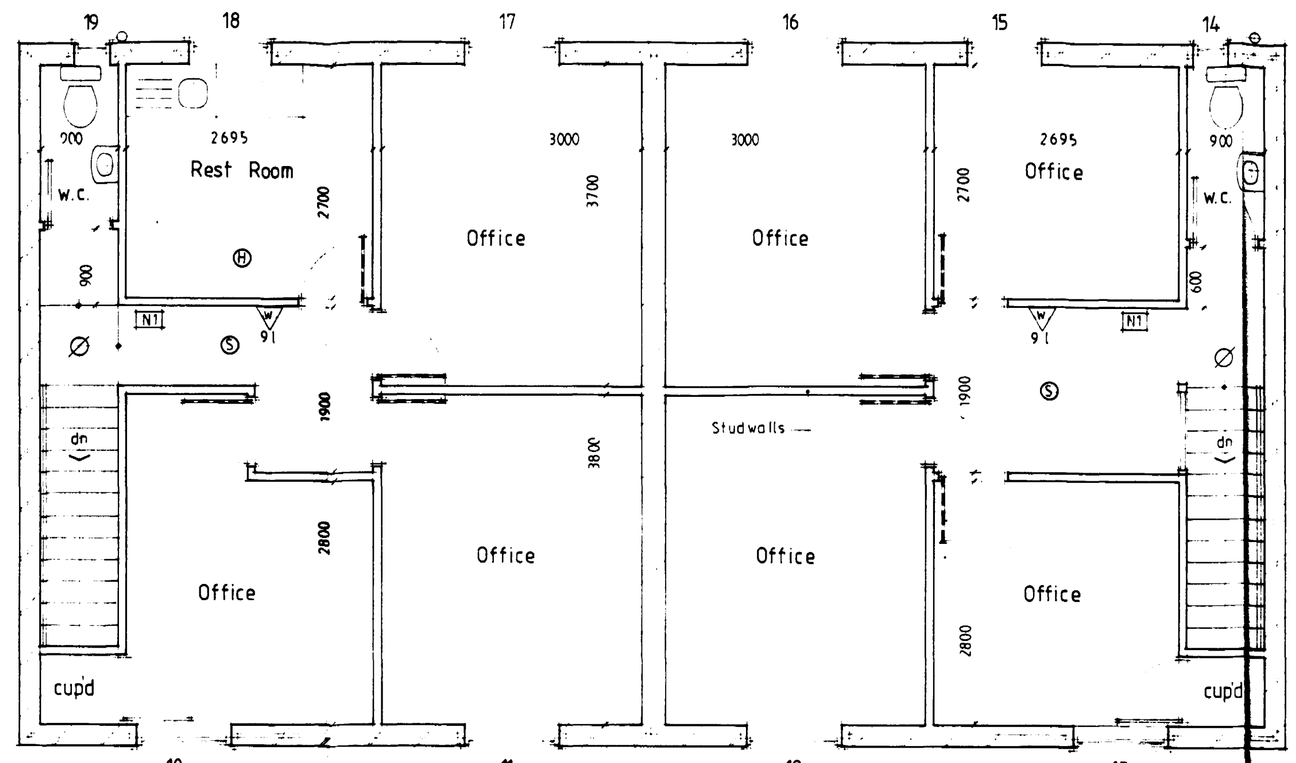
Roof Blue/Black Slate
Brick To L/A Approval

Artificial stone cills to East Elevation
All windows sliding sash (JOHN CARR)

HOT WATER AND SPACE HEATING
Provide wall mounted gas fired central heating boiler with balanced flue. Flue to have durable wire guard externally. All radiators to be fitted with thermostatic control valves. All hot water pipework to be insulated to B.S.LI part 3.
All hot water by instantaneous electric heaters

GLAZING.
Double glaze property throughout excluding garage. All Glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

SMOKE/HEAT DETECTORS.
Provide mains operated self-contained smoke, rate of rise heat alarms to B.S. 5446. pt1 in positions shown on plan.



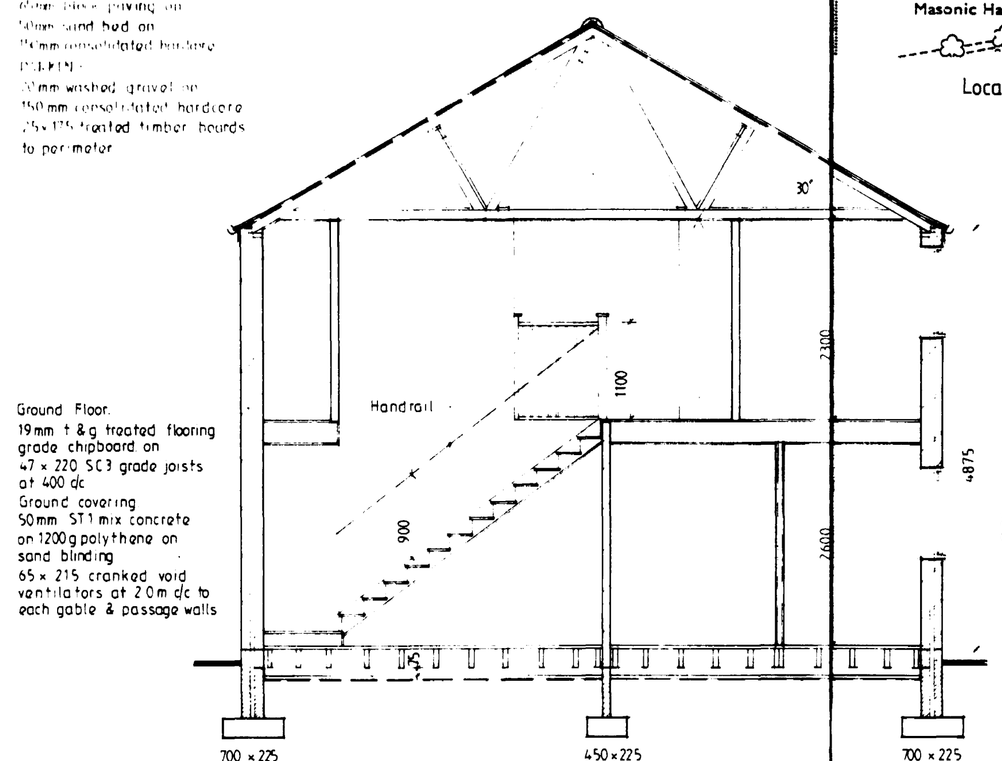
First Floor

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 900 o/a stringes 14No. risers of 186mm ex 25 x 200: 250 going ex 32 x 275: pitch 38 deg. max. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 1100mm high Stairs to be designed for 2·5KN/m²

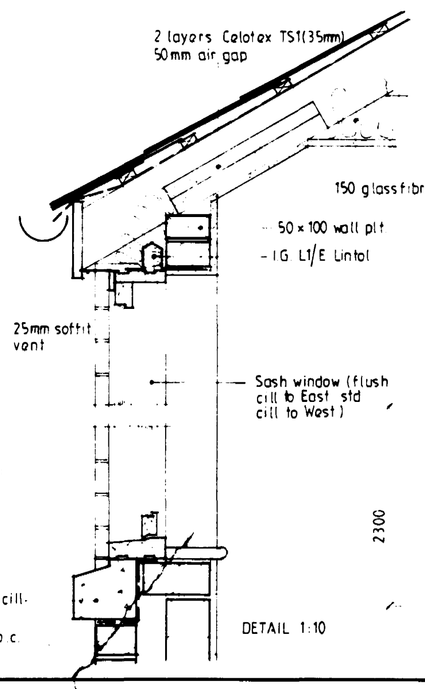
CEILINGS.
First Floor:150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard
Ground Floor: 12.7mm Gyproc Fireline board. All to receive Artex finish:
Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanant free air ventilation per room. All Rest room/ kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 30 litres per second. toilets to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

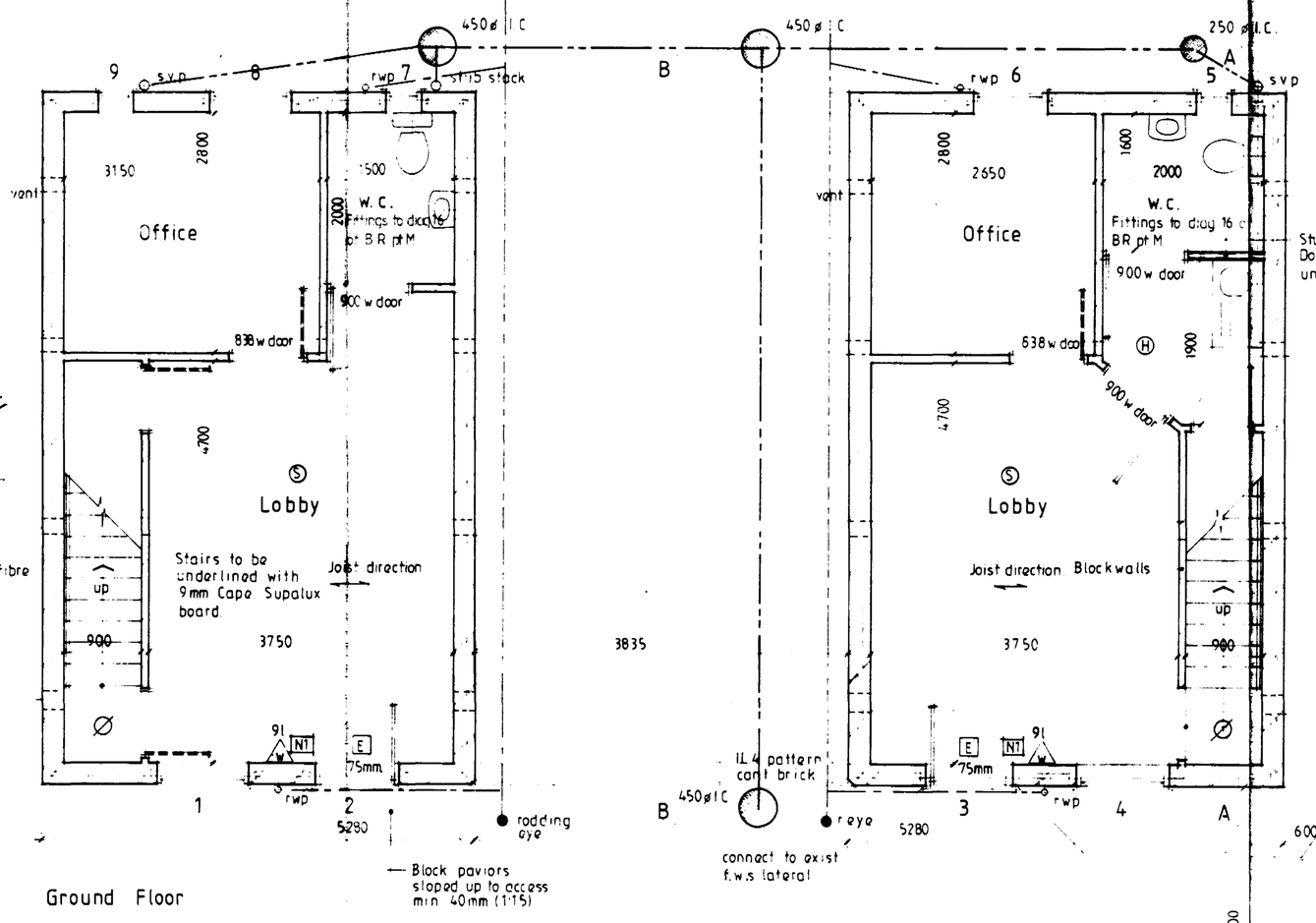
14395



Section A - A



DETAIL 1:10



Ground Floor

Install 5 Nº Dropped kerbs to form new access

Notes & Schedules

Postn	Joinery	Lintol	Length
1	1016 ST	1G L1/S	1500
2	FN 30	1G L1/S	1350
3	FN 30	1G L1/S	1350
4	1016 ST	1G L1/S	1500
5	410 ST	1G L1/S	750
6	813 ST	1G L1/S	1200
7	410 ST	1G L1/S	750
8	813 ST	1G L1/S	1200
9	410 ST	1G L1/S	750
10	1013 ST	1G L1/E	1500
11	1013 ST	1G L1/E	1500
12	1013 ST	1G L1/E	1500
13	1013 ST	1G L1/E	1500
14	410 ST	1G L1/E	750
15	810 ST	1G L1/E	1200
16	1010 ST	1G L1/E	1500
17	1010 ST	1G L1/E	1500
18	810 ST	1G L1/E	1200
19	410 ST	1G L1/E	750

INT DOORS	JOHN CARR CARRWOOD 1 ply wood
SKIRTING	75mm spayed & rounded
ARCHITRAVE	50 mm splayed & rounded
DECORATION	WOODWORK 1 coat primer 1 undercoat 1 gloss coat
	WALLS & CEILINGS 2 coats Emulsion

N1 General fire procedure notice

Emergency Lighting

E 75mm Emergency Exit Sign 75mm lettering

91 W 9 litre Water Fire Extinguisher

S Smoke Detector

H Rate of Rise Heat Detector

30min Fire Door with Self Closer Intumescent strip & Smoke Seals

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init	revision details
A	MARCH 94	RP	ADDN. WINDOWS
B	MAR 94	RP	ADDN. WINDOWS
C	MAR 94	RP	S.S. CANS TO DWG
D	SEPT 94	RP	SUNDRIES
E	FEB 95	RP	DWGS

COOPER ARCHITECTURAL DESIGN
BRONAVON HICKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL 0406 23762

client
PATTERSON PROPERTIES.

project
DEMOLITION OF HOUSE & CONSTRUCTION OF TWO OFFICES.
31 PINCHBECK ROAD
SPALDING
LINC'S

drawing
FLOOR PLANS , ELEVATIONS

scale	drawing no
1:50 1:100	LS 9323:1 REV E.
date	drawn
FEB. '94	

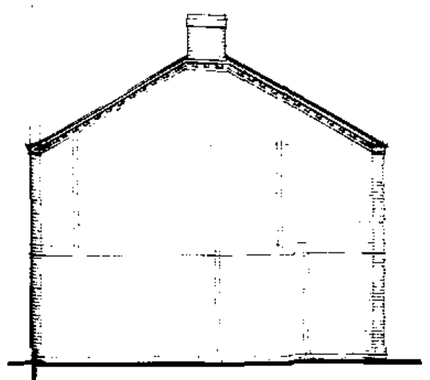
AS PLANNED PLEASE
SIZE A1

SOUTH HOLLAND D.C.
PLAN DEPT.
08 FEB 1995
REF. S/185/94

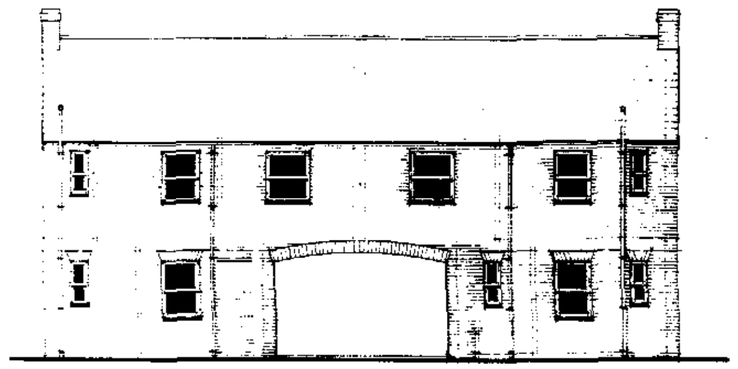
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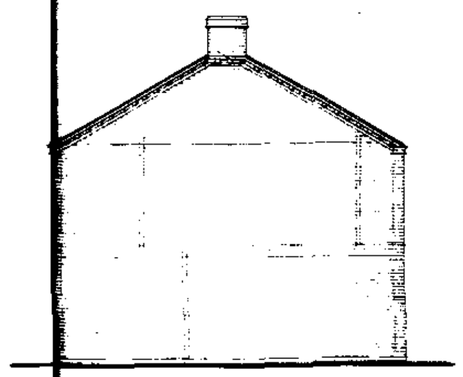
East Elevation



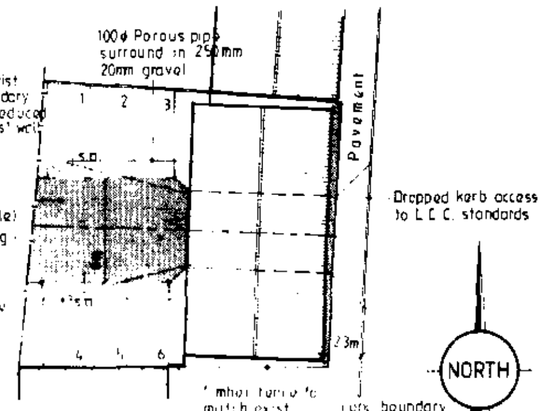
North Elevation



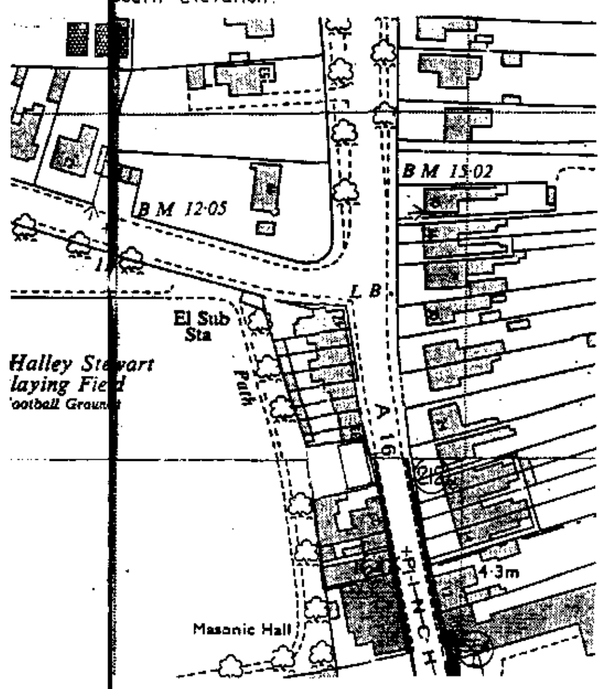
West Elevation



South Elevation.



Block Plan 1:250



Location Plan 1:1250

Roof Blue/Black Slate
Brick To L/A Approval

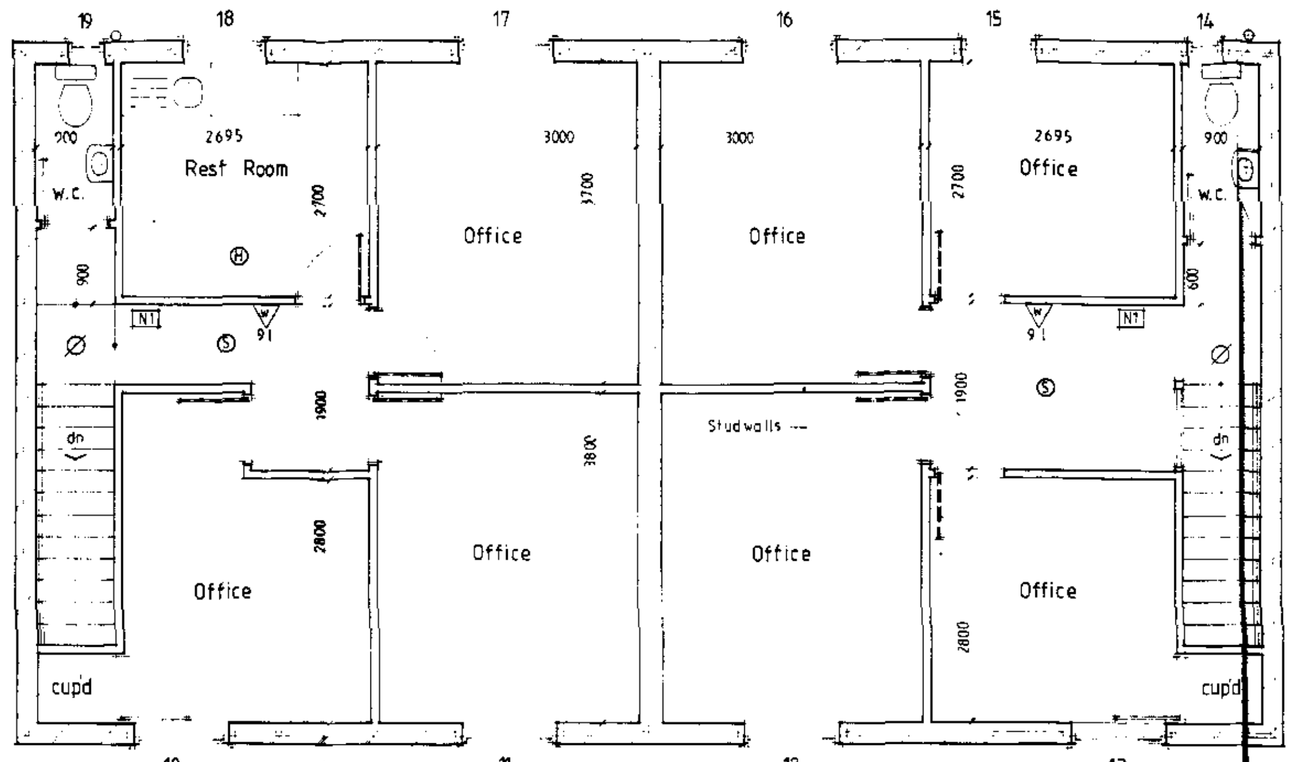
Artificial stone cills to East Elevation
All windows sliding sash (JOHN CARR)

HOT WATER AND SPACE HEATING
Provide wall mounted gas fired central heating boiler with balanced flue. Flue to have durable wire guard externally. All radiators to be fitted with thermostatic control valves. All hot water pipework to be insulated to B.S.LI part 2.

All hot water by instantaneous electric heaters

GLAZING.
Double glaze property throughout excluding garage. All Glazing between f.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206.

SMOKE/HEAT DETECTORS.
Provide mains operated self-contained smoke, rate of rise heat alarms to B.S. 5446. pt1 in positions shown on plan.



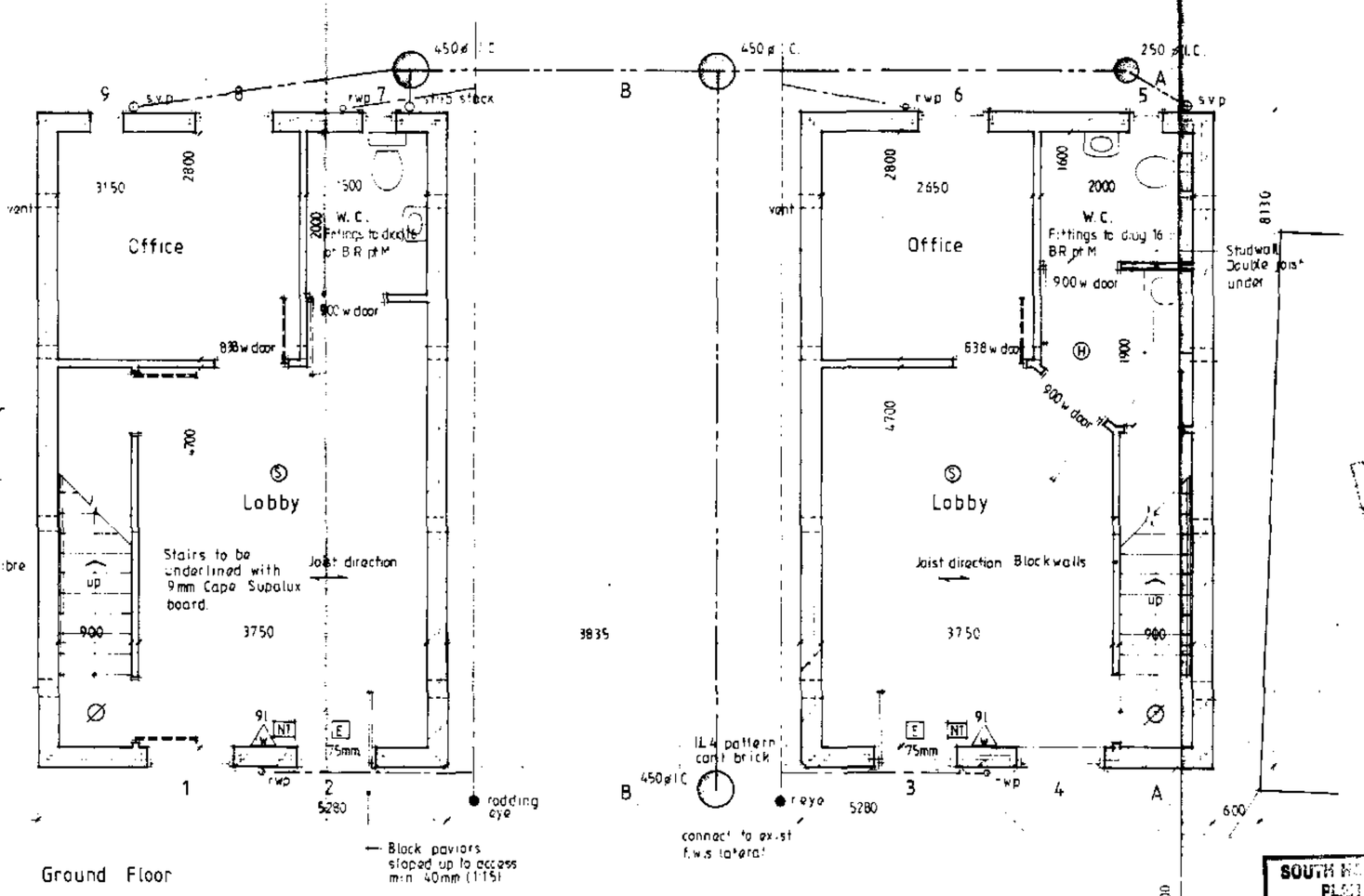
First Floor

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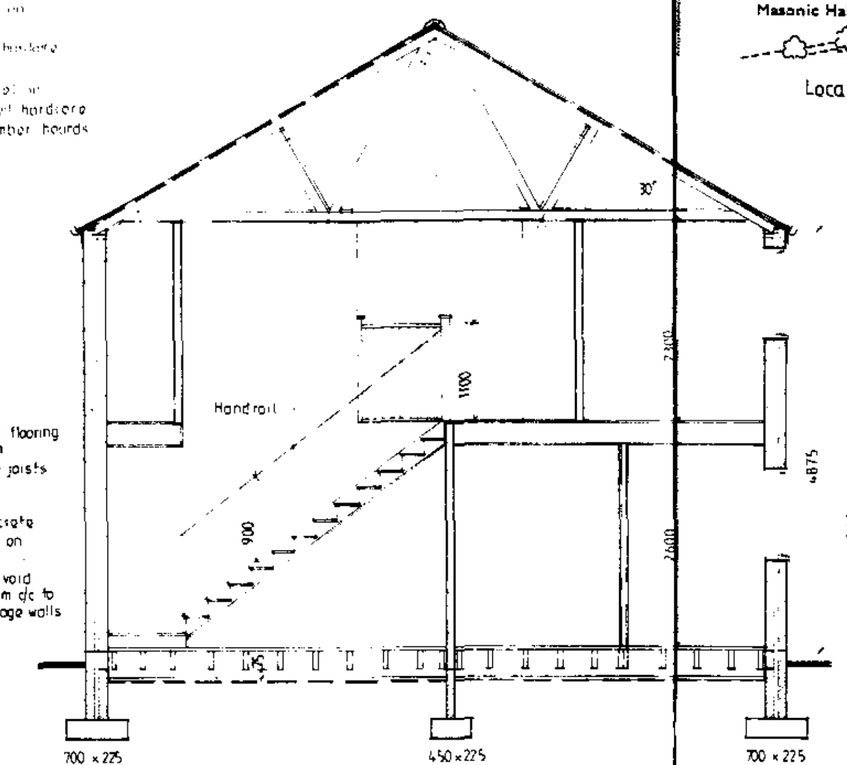
CEILINGS.
First Floor: 150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard
Ground Floor: 12.7mm Gyproc Fireline board. All to receive Artex finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm fireline board fixed to face.

VENTILATION
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14395

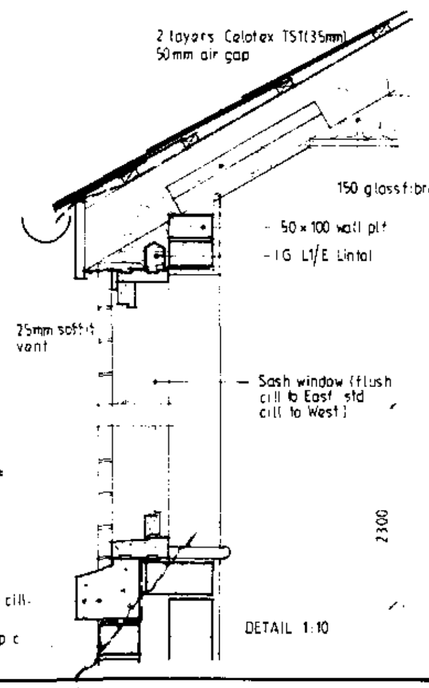


Ground Floor



Section A - A

Ground Floor.
19mm t & g tracted flooring grade chipboard on 47 x 220 SC3 grade joists at 400 dc
Ground covering
50mm ST1 mix concrete on 1200g polythene on sand blinding
65 x 215 cranked void ventilators at 2·0m dc to each gable & passage walls



DETAIL 1:10

Install 5Nº Dropped kerbs to form new access

SOUTH HOLLAND D.C. PLAN DEPT. 08 FEB 1995 PSF/0185/94

Notes & Schedules

Postn	Joinery	Lintol	Length
1	1016 ST	1G L1/S	1500
2	FN 30	1G L1/S	1350
3	FN 30	1G L1/S	1350
4	1016 ST	1G L1/S	1500
5	410 ST	1G L1/S	750
6	813 ST	1G L1/S	1200
7	410 ST	1G L1/S	750
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14	410 ST	1G L1/E	750
15	810 ST	1G L1/E	1200
16	1010 ST	1G L1/E	1500
17	1010 ST	1G L1/E	1500
18	810 ST	1G L1/E	1200
19	410 ST	1G L1/E	750

INT DOORS	JOHN CARR CARRWOOD 'plywood'
SKIRTING	75mm spayed & rounded
ARCHITRAVE	50 mm splayed & rounded
DECORATION	WOODWORK 1 coat primer 1 undercoat 1 gloss coat
	WALLS & CEILINGS 2 coats Emulsion

N1 General fire procedure notice

Emergency Lighting

E 75mm Emergency Exit Sign 75mm lettering

9l A Fire Extinguisher

S Smoke Detector

H Rate of Rise Heat Detector

30mm Fire Door with Self Closer Intumescent strip & Smoke Seals

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init	revision details
A	14.03.94	MC	Layout amended
B	31.03.94	MC	Layout, Notes & Schedules amended
C	19.04.94	MC	Block Plan amended
D	27.04.94	MC	Elevations amended
E	29.04.94	MC	Drawing completed

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
SLEAFORD LINCS NG34 8LF
TEL 0529 303762

client
PATTERSON PROPERTIES

project
DEMOLITION OF HOUSE & CONSTRUCTION OF TWO OFFICES
31 PINCHBECK ROAD
SPALDING
LINCS

drawing
FLOOR PLANS, ELEVATIONS

scale	drawing no
1:50 1:100	LS 9323:1
date	drawn
FEB. '94	

Notes & Schedules

