APPLICATION No. H16/0316/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0316/94 Received:19-MAY-94 Type:FULL

Name: Mr R Stanton
Old Coach House
Bridgefoot
Market Deeping
Peterborough PE1 8AA

Agent: John W Moses
4 Aalsmeer Rise
Spalding
Lincs
PE11 3JD

Description: Demolition of existing dwelling and erection of three dwellings
Location : 34 Holbeach Road Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposal would, if permitted, increase the number of residential units in this area with no off-street car parking facilities. This would therefore encourage further vehicles parking on the adjoining highways. Since the road fronting the site is a Class I County Road (A151) and is a main route into Spalding from the east, the parking of additional vehicles on this busy road would be detrimental to highway safety and would also inconvenience other residents and road users.

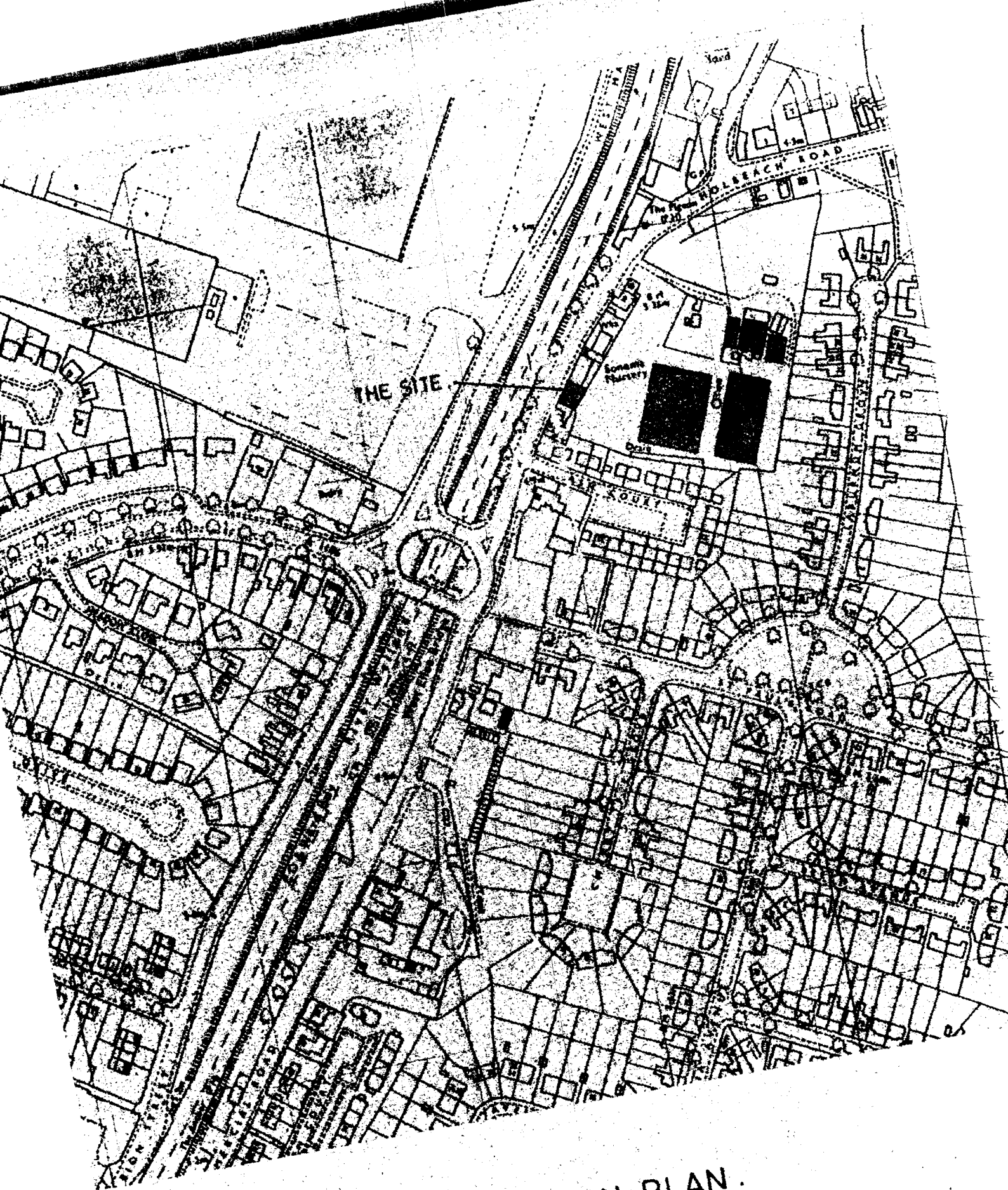
2 In the opinion of the Local Planning Authority, the proposal constitutes an overdevelopment of the site, resulting in each dwelling having minimal garden space and a generally unacceptable level of residential amenity.

Director of Planning and Building Control Services
30-JUN-94 H16/0316/94

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)



LOCATION PLAN.

SCALE: 1/2500.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0316/94

Date Registered 28 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR R STANTON
OLD COACH HOUSE
BRIDGEFOOT MARKET DEEPING
PETERBOROUGH PE1 8AA.

Tel. No.

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

JOHN W MOSES
4 AALSMEER RISE
SPALDING PE11 3JD

Tel. No. 762824
(Personal contact name) JOHN MOSES

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

34 HOLBEACH RD SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

THREE NEW DWELLINGS

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. John W. Moses Date 28/3/94 Previous application No. H/16/0700/91

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: 3
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	.12	hectares
B. If building works are proposed, please state extra floor space to be created:	95	sq. metres
C. Please state size of any new structure:- (a) max. height:	7.5	metres
(b) max. length:	10.7	metres
(c) max. width:	8.9	metres
D. Please state type and colour of materials for facing external walls:	External Brick to match adjoining	
E. Please state type and colour of roofing materials.	Tiles. Slate Grey	
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.

DOMESTIC

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?

NONE

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 — 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

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.	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)
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. ALTERATION TO APPLICATION H/14/0700/91 EXISTING DWELLING CANNOT BE RENOVATED BECAUSE OF STRUCTURAL DEFECTS.

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 John W. Moss ..... (~~Applicant~~ / Agent) Date 28/3/94 ....

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.

X

or

Signed John W. Moss ..... (~~Applicant~~ / Agent) Date 5/4/94

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.

X

Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION H16/0316/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	La
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only) PLEASE SHOW LOCATION PLAN TO CORRECT SCALE.

Other.....

Direction authorised by Senior Officer..... Date..... 11/4/94

Revalidation after Direction

Information satisfactory Signed..... Date..... 2/5

Valid date: 19/5

Amended description: Same

Superseded plans indicated ☑

Unsatisfactory – Further direction:

Signed..... Senior Off..... 5/5 1/25/4

Precise details: ~~DESCRIPTION~~ BLOCK PLAN AND LOCATION PLAN DO NOT EQUATE. PLEASE RECTIFY.

OK 28/4

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) NONE ☐ ~~All~~

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer: DAVID GODLEY

Senior Officer Confirmed ..... Date..... 28/4 Recorded DC....

APPLICATION ASSESSMENT

Noti[illegible] or Case Officer

Site Inspection

Accuracy :
Neighbours : Currently single property on site. Vacant.
Boundaries : Grey rendered.
Site Features : New/renovated properties ~~to~~ adjacent.
Land to rear. Properties adj also have small gardens.

Inspected by DMF
Date 4/5

Site Notice posted by
Date
Expiry DMF 4/5

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
—	

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE ✓ d 24/6

Confirmed as agenda .....

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 ☐

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 420.

Receipt No P4095

Date first Rec'd 28 MAR 1994

Registration

Reference H16/0316/94

Cross-Ref F

Date 29-MAR-94 dAC

Validation

TYPE FULL

Site area

No of dwellings 3

Floorspace

Earlier permission – Ref:

New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Demolition of Existing Dwelling and Erection of 3 Dwellings

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ 420

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 153 OS Plots

Grid ref 529620 337620

Ward CR

Parish SPALDING

Inside IBD YES

Inside LP area YES

Constraints:

CA Cons Area —

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int /

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath /

TPO Tree Pres /

Hazards –

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

Linked to site Ref

Linked to property Ref 2030

Dist Bound /

Other:

Planning Records:
Earlier apps 7000/91

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

401. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H07/1134/93 F C Congreve	O.A.	Six dwellings and private access off Hillgate, Gedney Hill.
H05/0085/94 Henry Scott & Son Ltd	O.A.	Demolish existing house, offices and warehouse for residential development, at OS Pt 3408, Old Main Road, Fleet Hargate.
H04/0254/94 Howse & Co Ltd	O.A.	Demolition of existing derelict building and erection of 14 two bed houses and 1 two bed flat and 23 car park spaces on land at rear of Todds Garage, Donington.
H09/0309/94 H G Dunning Esq		Conversion and re-roofing plus sealing off existing access and forming new access all for disabled person at 10 St Polycarps Drive, Holbeach Drove.
H08/0412/94 Land and Buildings Consultancy		Reserved matters relating to two bungalows at rear of Former Infant School, Sutton Bridge.

(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
H09/0213/94 A R Bennett		Two fascia signs, perspex, with timber side frames at Silverdale Veterinary Surgery, 21/23 Boston Road, Holbeach.
H16/0316/94 Mr R Stanton		Demolition of existing dwelling and erection of three dwellings at 34 Holbeach Road, Spalding.
H23/0333/94 Mr & Mrs A Munns		3 bed bungalow and single garage adjacent 17 Chapelgate, Whaplode Drove.
H21/0404/94 B D Groves	O.A.	Dwelling and use of land for goods vehicle operation at White Cross Farm, Sutton St James.

(Councillor C J T H Brewis requested that his vote against the above decision be recorded.)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H16/0316/94 Received:19-MAY-94 Type:FULL

Name: Mr R Stanton
Old Coach House
Bridgefoot
Market Deeping
Peterborough PE1 8AA

Agent: John W Moses
4 Aalsmeer Rise
Spalding
Lincs
PE11 3JD

Description: Demolition of existing dwelling and erection of three dwellings
Location : 34 Holbeach Road Spalding
Lincs

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The proposal would, if permitted, increase the number of residential units in this area with no off-street car parking facilities. This would therefore encourage further vehicles parking on the adjoining highways. Since the road fronting the site is a Class I County Road (A151) and is a main route into Spalding from the east, the parking of additional vehicles on this busy road would be detrimental to highway safety and also inconvenience other residents and road users. would

2 In the opinion of the Local Planning Authority, the proposal constitutes an overdevelopment of the site, resulting in each dwelling having minimal garden space and a generally unacceptable level of residential amenity.

30-JUN-94 AD check...N 30/6.....

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

APPLICATION REFERENCE: H16/0316/94 DATE RECEIVED: 19-MAY-94

TYPE: Full

DESCRIPTION: Demolition of existing dwelling and erection of three dwellings

LOCATION: 34 Holbeach Road, Spalding

APPLICANT: Mr R Stanton AGENT: John W Moses

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 22 JUN 1994

REASON FOR COMMITTEE CONSIDERATION

Objections received plus recommendation of refusal.

RECOMMENDATION

Refuse permission.

1 *The proposal would, if permitted, increase the number of residential units in this area with no off-street car parking facilities. This would therefore encourage further vehicles parking on the adjoining highways. Since the road fronting the site is a Class I County Road (A151) and is a main route into Spalding from the east, the parking of additional vehicles on this busy road would be detrimental to highway safety and also inconvenience other residents and road users.*

2 *In the opinion of the Local Planning Authority the proposal constitutes an overdevelopment of the site, resulting in each dwelling having minimal garden space and a generally unacceptable level of residential amenity.*

COMMENTS

1 Permission has previously been granted for an additional dwelling to that presently existing (H16/0700/91). The present applicant, however, maintains that the existing dwelling upon the site has structural defects and therefore wishes to demolish it and replace it with a terrace of three.

2 Garden space associated with the dwellings would be minimal (approximately 10 sq. metres and it is my opinion that the overall level of residential amenities associated with each is unsatisfactory.

3 There are no on-site parking facilities and although the County Highways Authority raised no objection previously to a single infill plot, they are concerned about further intensification.

REPRESENTATIONS

County Highways: Request refusal.

Public: Objection received from 21 residents of Ash Court (summarised):

- Result in more cars parking on Ash Court, making it very awkward for our relatives to park nearby when visiting.
- Would it be possible to have a "residents parking only" sign erected on the Court?

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plar]ding Control Department,
Coun[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0316/94

FULL

Applicant: Mr R Stanton
Tel:

Agent: John W Moses
0775 762824

Description: Demolition of existing dwelling and erection of three dwellings

Location: 34 Holbeach Road
Spalding
Lincs

Valid date: ~~19-MAY-94~~ ~~20-APR-94~~
Terminal date: ~~14-JUL-94~~ ~~23-JUN-94~~ 12-JUL-94.
Target dates:
To case officer 05-MAY-94
Inspected by 12-MAY-94
Extra contacts 19-MAY-94
Report if not clear by 02-JUN-94
Target Committee: ~~22-JUN-94~~
Report deadline: 08-JUN-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~03~~ 04-MAY-94	~~24~~ 25-MAY-94
Cllr E N Davies	29-APR-94	06-MAY-94
Cllr J Goodley	29-APR-94	06-MAY-94
Cllr Mrs D F Davies 0406 380546	29-APR-94	06-MAY-94

SITE RECORD

Grid ref: 525620 323620
OS Sheet: 183 Parcel:

L.C.C. – Mrs Akenhead JR 25/5/94

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: H16/0316/94

Applicant: Mr R Stanton
Old Coach House
Bridgefoot
Market Deeping
Peterborough PE1 8AA

Agent: John W Moses
4 Aalsmeer Rise
Spalding
Lincs
PE11 3JD

Description: Demolition of existing dwelling and erection of three dwellings
Location: 34 Holbeach Road Spalding
Lincs

Type: FULL

06-JUL-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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

K M Fisher - Petition Leader
Ash Court
Holbeach Road
Spalding
Lincs

OBJECTION

Mr. Brian [illegible]

Dear [illegible] PLANNING REF. H16/0316/94.

We the residents of Ash Court understand the owner of 34 Holbeach Rd has applied for Planning permission to build 3, 2 Bedroomed dwellings, We Strongly object to this application as we think it will cause us to have more cars parking on our Court, It is very awkward for our Relatives to park anywhere near us when visiting us.

Would it be possible to have a Residents PARKING. ONLY Sign Erected on the Court ← [illegible]

K. M. Fisher
(WARDEN)

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAY 1994 DG
File Nos.
YES/N.

RESIDENTS OF ASH COURT WHO OBJECT ARE

Mrs A Hensby
J Rolfe
Mrs M. Rolfe
J M Key
J. D. Inglis
C Smith
B M Herd
G. W. Herd
B. [illegible]
C Wade
L Elston
J. E. C. Atkins
[illegible]
[illegible]
J M Drury
E. P. Merchant.
E Wilson
[illegible] Fisher
I. M Brain
G M Rodgers
K M Fisher

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/316/94

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

34 HARBERGH ROAD, SPALDING

3. Name, classification and number of road

I (A151)

4. Date application referred 25/5/94

5. State whether outline, detailed application etc.

FULL

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

REMOVAL OF EXISTING DWELLING + ERECTION OF 3 DWELLINGS

7. Delete as appropriate

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

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

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

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

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

Date: 25/5/94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposal would, if permitted, increase the number of residential units in this area. No off street car parking provision is available for the proposed dwellings therefore it will encourage vehicles to park on the adjoining highways. The road fronting the properties is the Class I County Road A151 and is a main route into Spalding from the east. The parking of additional vehicles on this busy road would be detrimental to highway safety and the inconvenience of other residents and other road users.

Note/ An infill plot was previously allowed but this proposal increases the use by a further dwelling which is

Note: — use continuation sheet(s) as necessary.

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR

4 Aalsmeer Rise
Spalding
Lincs PE11 3JD
Tel/Fax (0775) 762824

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

19th May 1994

For the attention of Mr D M Gedney

Dear Sir,

Demolition of existing dwelling and erection of 3 dwellings at 34 Holbeach Rd Spalding Ref H16/0316/94

Further to your letter dated 9th May 1994 please find enclosed the following information:-

1. 4 copies of site plan showing the site (outlined in red) and adjacent Buildings to a Scale of 1:200

2. 4 copies of side elevation to a scale of 1:50.

3. I confirm that none of the elevations will be rendered.

I trust that this gives you the information require but should you require anything else please do not hesitate to contact me.

Yours faithfully

John W Moses

John W. Moses

SOUTH HOLLAND D.C.
PLANNING
19 MAY 1994
REF .....

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

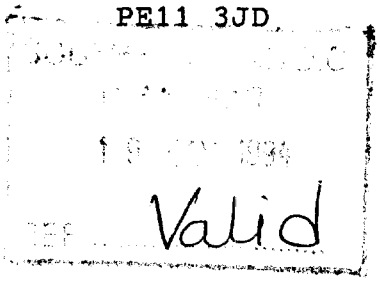
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0316/94

Applicant: Mr R Stanton
Old Coach House
Bridgefoot
Market Deeping
Peterborough PE1 8AA

Agent: John W Moses
4 Aalsmeer Rise
Spalding
Lincs
PE11 3JD



Description: Demolition of existing dwelling and erection of three dwellings

Location: 34 Holbeach Road
Spalding
Lincs

Type: FULL

Date received: 28-MAR-94

09-MAY-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- 4 copies of 1:500 (or other appropriate scale) block plan required showing the site (outlined in red) and adjacent buildings.
- 4 copies of 1:100 plan showing the side elevation.
- Will any of the elevations be rendered? If so, please provide details of colour.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

DM Gedney

Principal Planning Officer

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: H16/0316/94

Applicant: Mr R Stanton
Old Coach House
Bridgefoot
Market Deeping
Peterborough PE1 8AA

Agent: John W Moses
4 Aalsmeer Rise
Spalding
Lincs
PE11 3JD

Description: Demolition of existing dwelling and erection of three dwellings

Location: 34 Holbeach Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLANNING
28 MAR 1994
REF Valid

Type: FULL

Date received: 28-MAR-94

25-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Block plan and location plan do not equate. Please rectify.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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: H16/0316/94

Applicant: Mr R Stanton
Old Coach House
Bridgefoot
Market Deeping
Peterborough PE1 8AA

Agent: John W Moses
4 Aalsmeer Rise
Spalding
Lincs
PE11 3JD

Description: Demolition of existing dwelling and erection of three dwellings

Location: 34 Holbeach Road
Spalding
Lincs

SOUTH ... PLANNING ... 21 APR 1994 REF .....

Type: FULL

Date received: ~~28-MAR-94~~ 12-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please show location plan to correct scale.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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

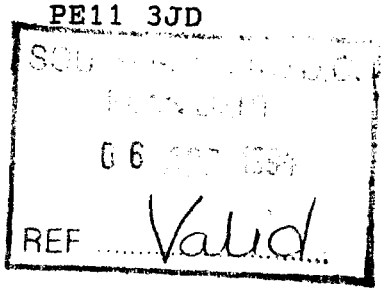
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0316/94

Applicant: Mr R Stanton
Old Coach House
Bridgefoot
Market Deeping
Peterborough PE1 8AA

Agent: John W Moses
4 Aalsmeer Rise
Spalding
Lincs
PE11 3JD



Description: Erection of 3 dwellings

Location: 34 Holbeach Road
Spalding

Type: FULL

Date received: 28-MAR-94

29-MAR-94

Dear Sir/Madam

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

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

Four copies of a 1:2500 site location plan with the site outlined in red.
Four copies of a 1:500 block plan outlined in red.
Please complete part 3 of ownership certificate.
Please confirm if the existing dwelling is to be demolished. If so do you wish the demolition to be included within the description.
A further copy of the plan showing elevations and floor plan is required.

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

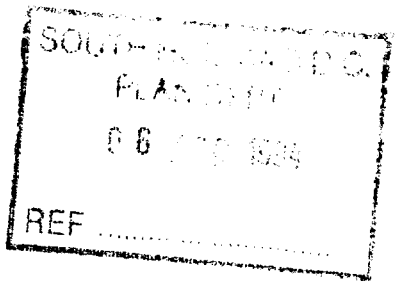
Yours faithfully

K Lowe
Principal Administrative Officer

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR

4 Aalsmeer Rise
Spalding
Lincs PE11 3JD
Tel/Fax (0775) 762824

South Holland District Council
Planning and Building Control Department
Council Offices
Priory Rd
Spalding
Lincolnshire PE11 2XE



5th April 1994

For the attention of Mrs K Lowe

Dear Mrs Lowe

34 Holbeach Rd Spalding

Thank you for your letter dated 29th March regarding the above. Please find enclosed the following:-

1.Four copies of site location plan with site outlined in red.
2.Four copies of site plan outlined in red.
3 Part 3 of Ownership certificate.
4.A further copy of elevations and plan.
5.Copy of your letter.

I can confirm that if planning permission for these three dwellings is granted then my Client will be demolishinh the dwelling at present on the site and should therefore br included in the description.

I trust that the above complete the application.

Yours Sincerly

John Moses

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 : P4095
Date received : 28-MAR-94

Received from

R G Stanton

Address

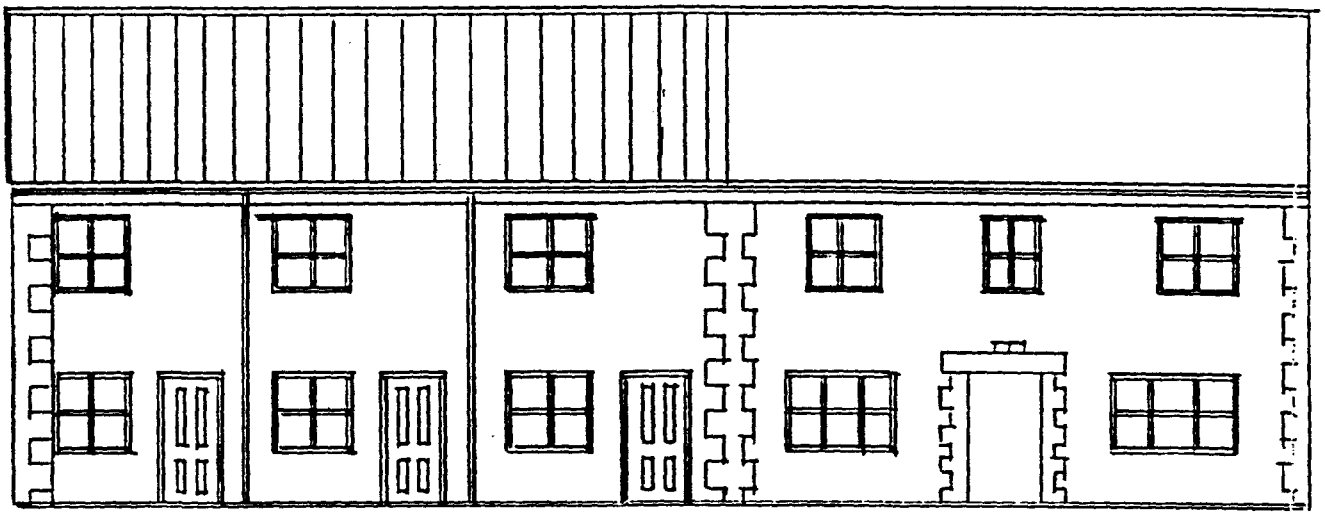
Old Coach House
Bridgefoot
Market Deeping
Peterborough

Fee paid	£	420.00
VAT	£	0.00
Total received	£	420.00

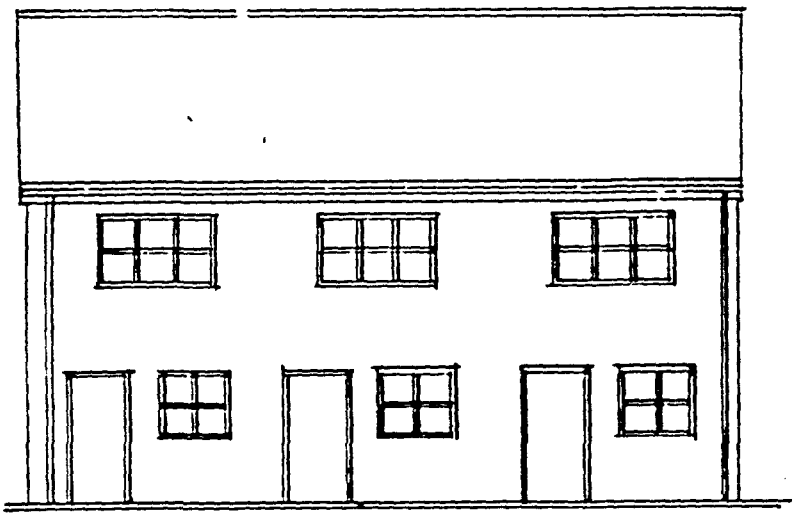
Cash/Cheque : Cheque

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

H16/0316/94

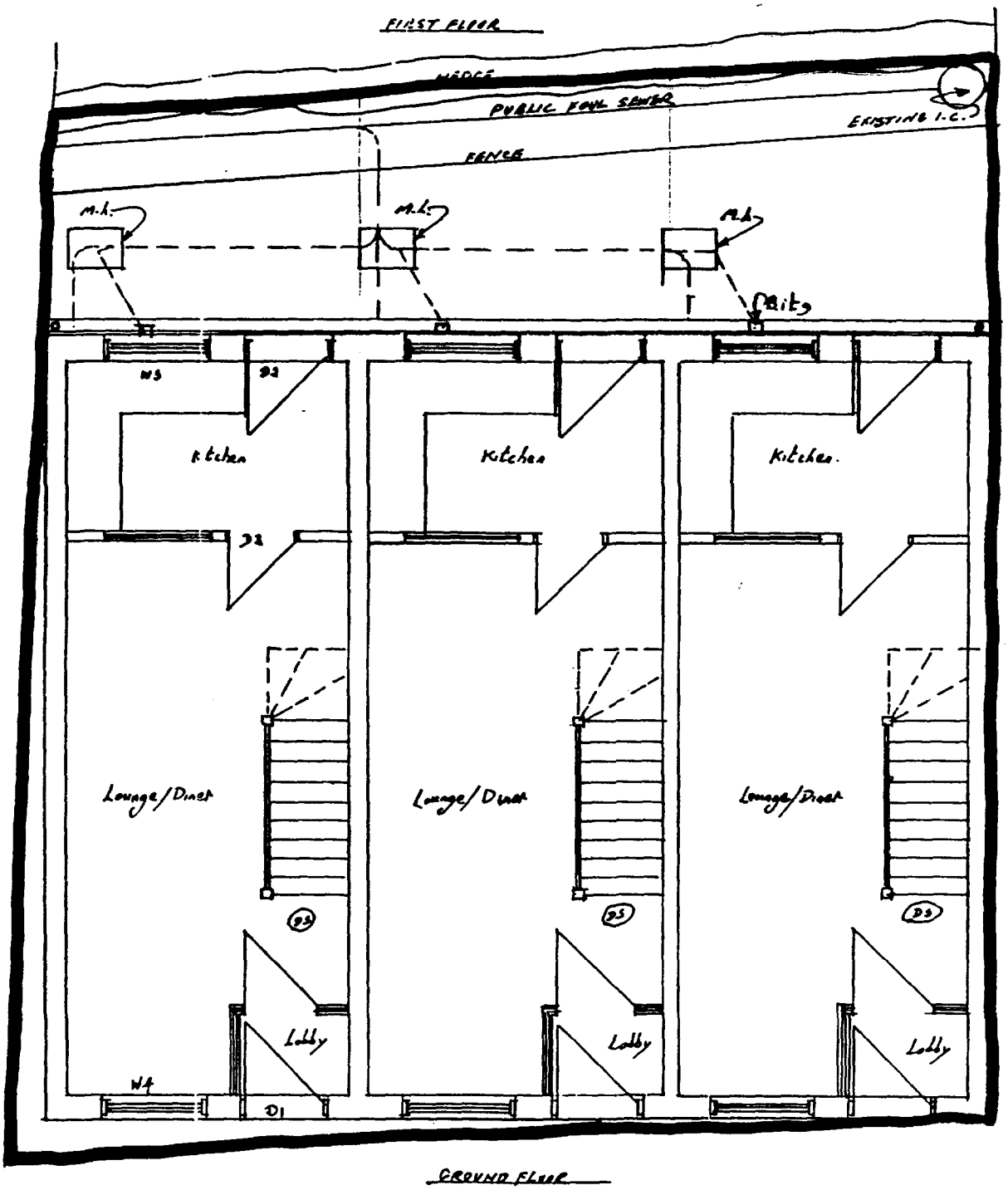


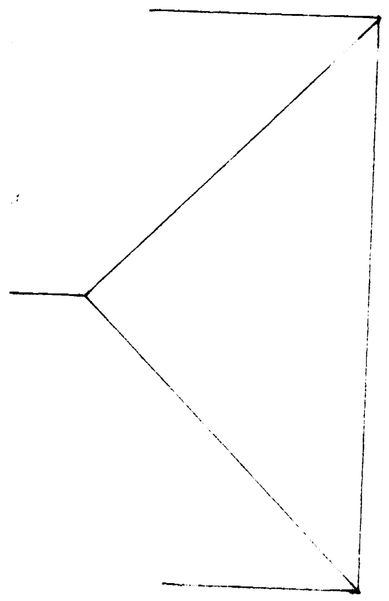
FRONT ELEVATION

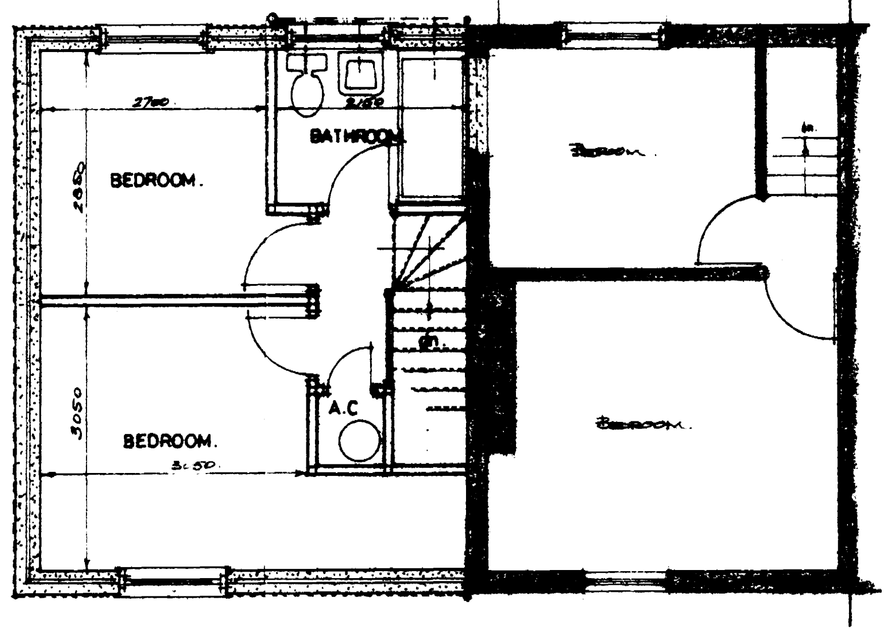


REAR ELEVATION

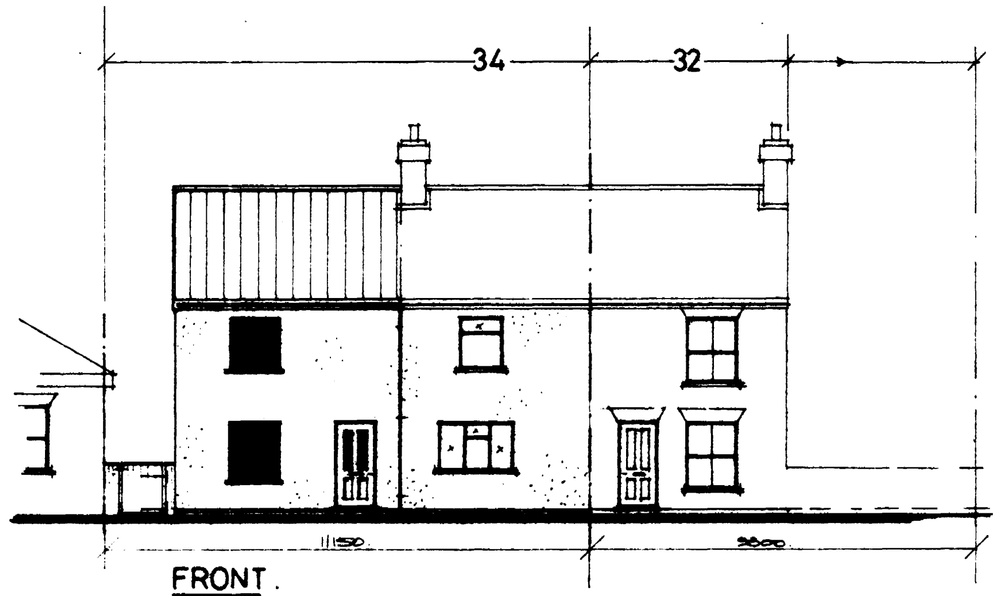
H16/0316/96


FIRST FLOOR
HEDGE
PUBLIC FOUL SEWER
EXISTING I.C.
FENCE
M.H.
M.H.
M.H.
Path
W3
D2
Kitchen
Kitchen
Kitchen.
D2
Lounge/Diner
Lounge/Diner
Lounge/Diner
D2
D2
D2
Lobby
Lobby
Lobby
W4
D1
GROUND FLOOR

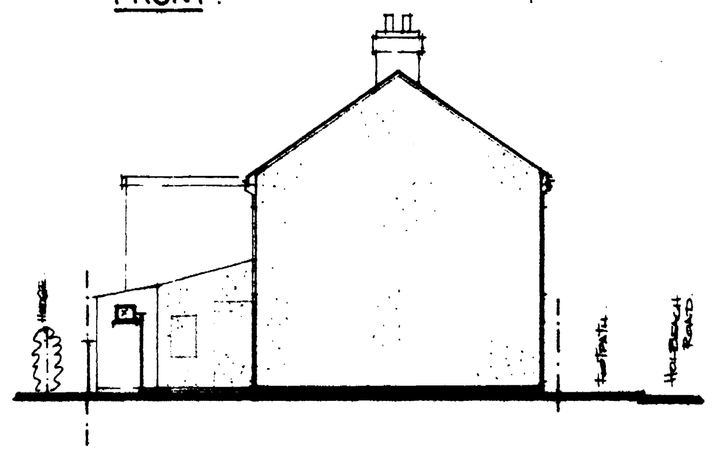




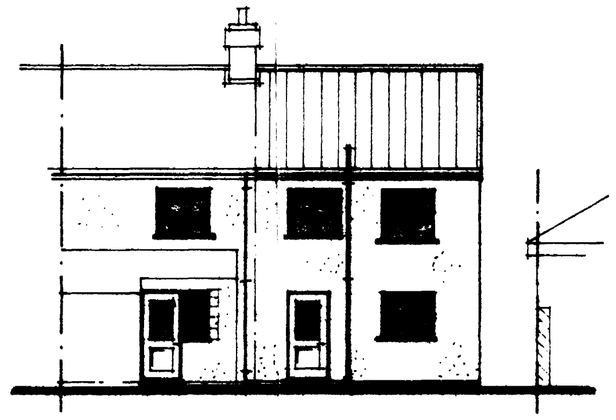
FIRST FLOOR PLAN.



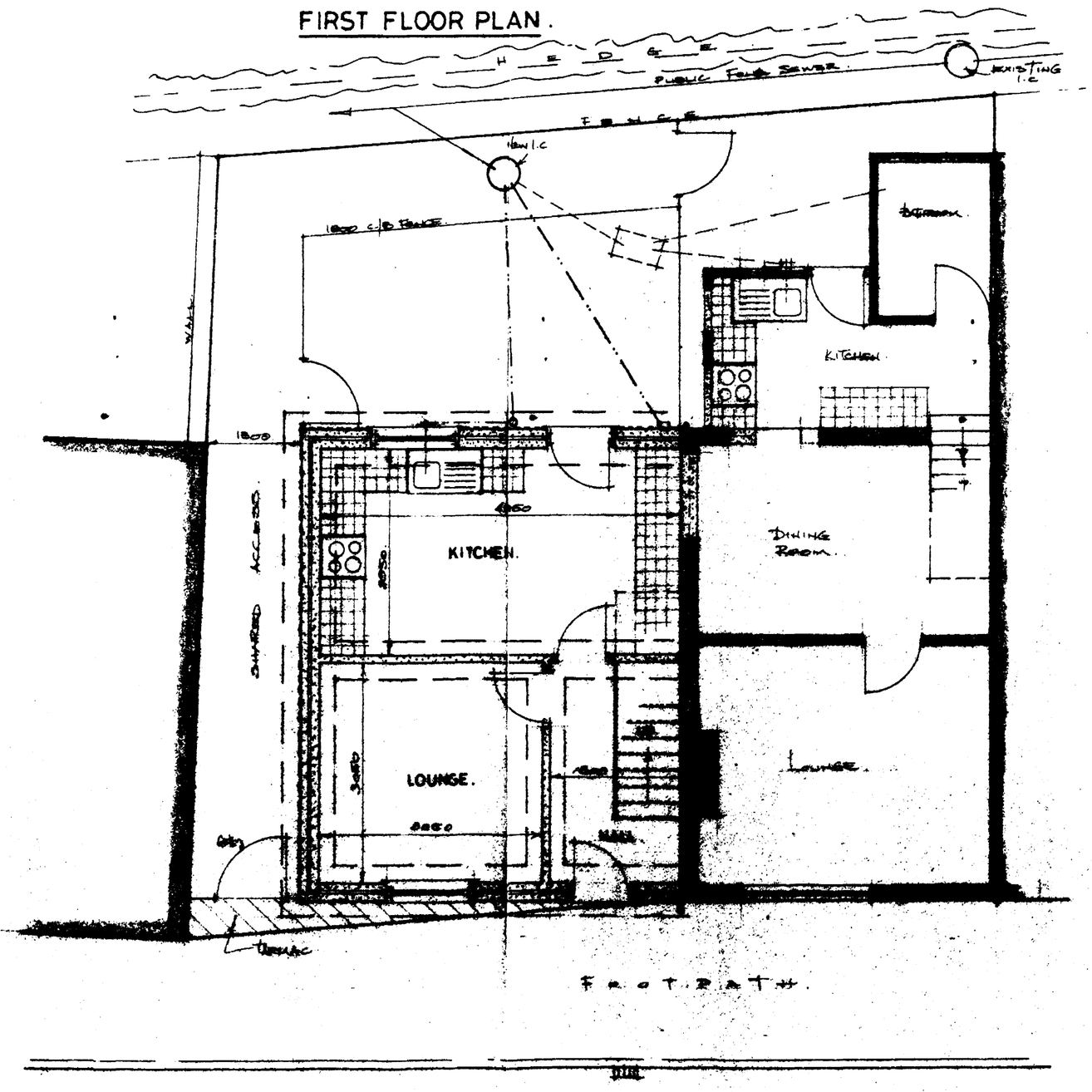
FRONT.



SIDE.



REAR.



SITE LAYOUT PLAN.



LOCATION PLAN.
SCALE: 1/2500.

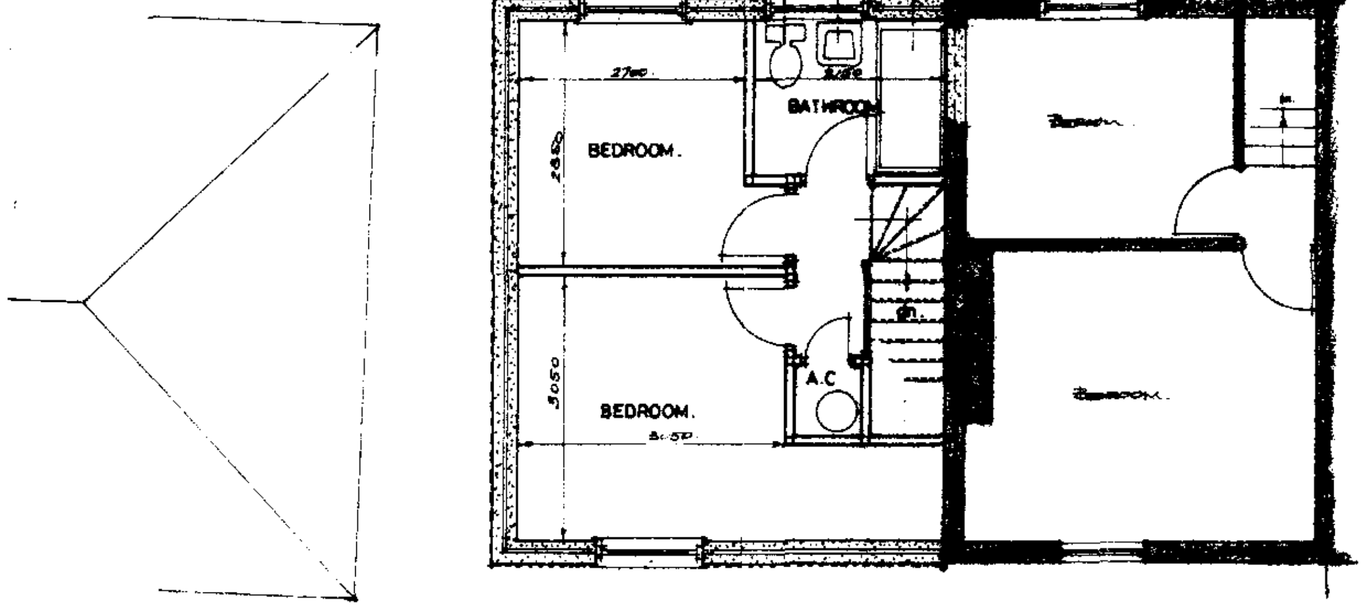
DETERMINED PLAN
1991

G. R. MERCHANT
LEWIS ARBER. FAWD.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370883.

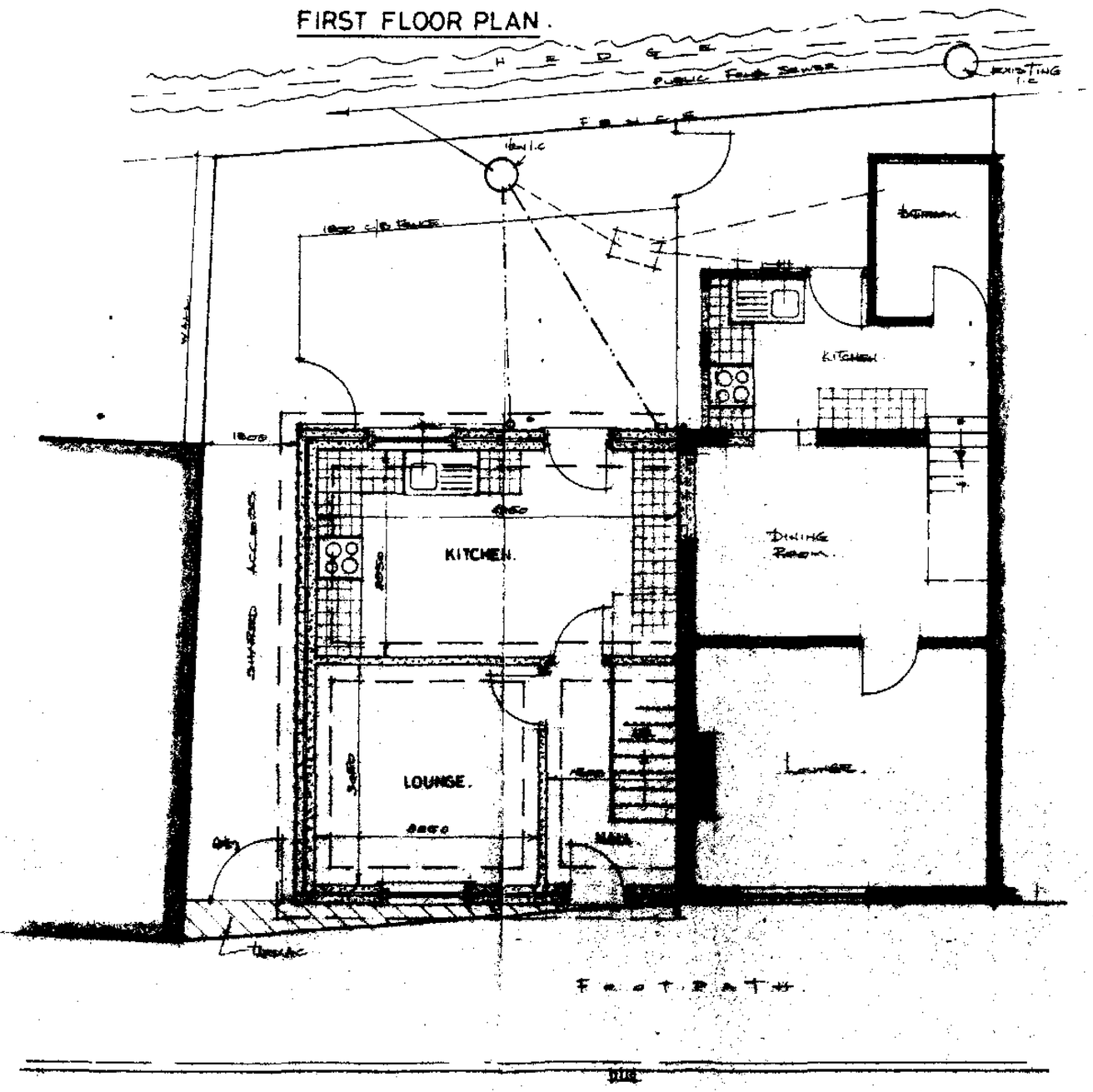
PROJECT:
ALTERATIONS & EXTENSION TO 34, HOLBEACH ROAD, SPALDING, TO CREATE ADDITIONAL 2. BEDROOM, SMALL HOUSE.

CLIENT:
L.M. PUTMAN.
2 HIGH STREET.
MOULTON.
SPALDING.
LINCS.

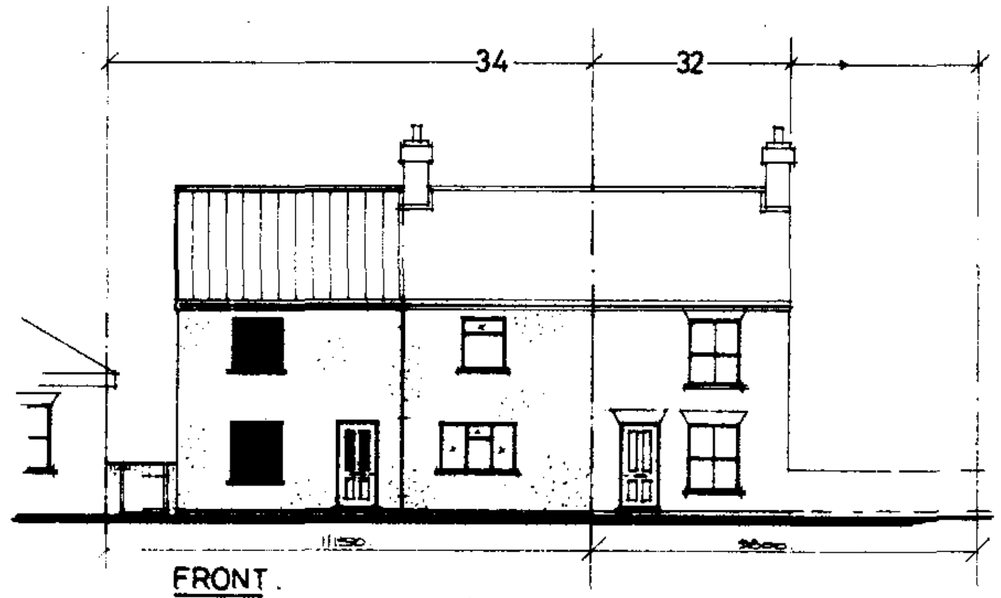
SCALES: 1/50 & 1/100. (unless otherwise stated).
DATE: JUNE 1991.
G.R.MERCHANT.
DRAWING No.: LMP. 2.
REVISIONS:



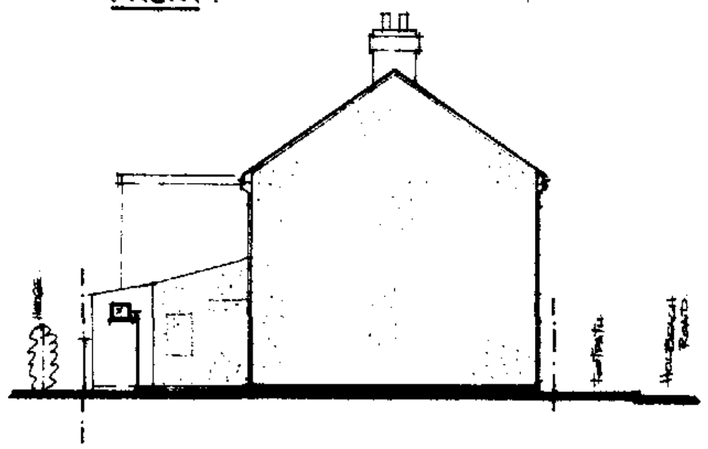
FIRST FLOOR PLAN.



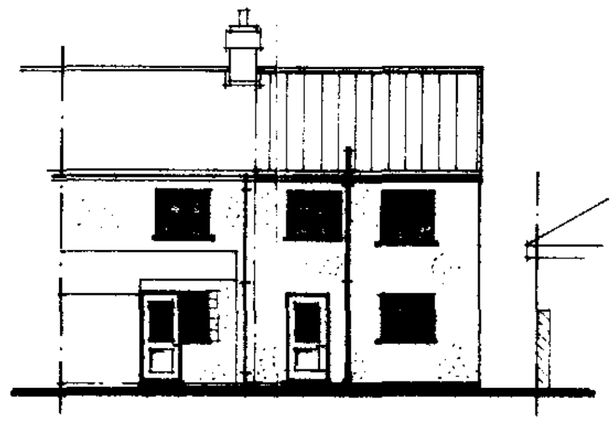
SITE LAYOUT PLAN.



FRONT.



SIDE.



REAR.



LOCATION PLAN.
SCALE: 1/2500.

DETERMINED PLAN

1991
Z0919

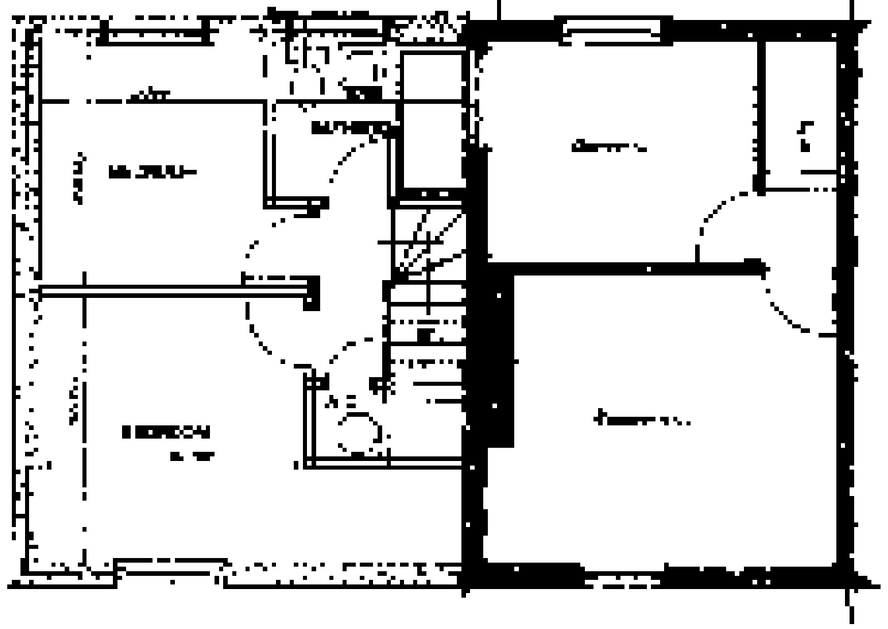
G. R. MERCHANT
LEWIS ARMS, FAWD.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370202.

PROJECT:
ALTERATIONS & EXTENSIONS TO 64, HOLBEACH ROAD, SPALDING.
1. TO CREATE ADDITIONAL
2. BEDROOM, BATH HOUSE.

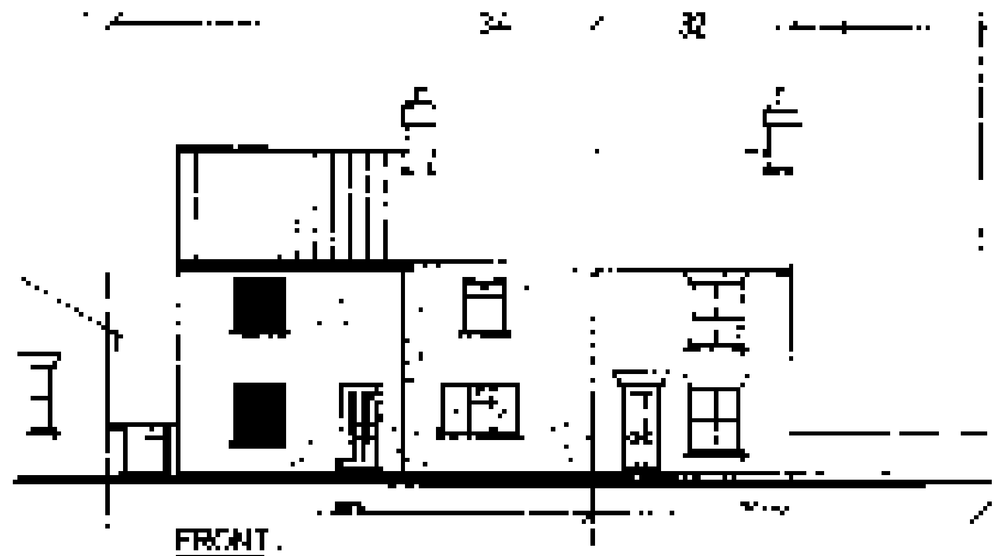
CLIENT:
L.M. PUTMAN.
2 HIGH STREET.
MOULTON.
SPALDING.
LINCS.

SCALES:	DATE:
1/50 & 1/100. (UNLESS OTHERWISE STATED)	JUNE 1991.
G.R.MERCHANT.	DRAWING No.: LMP.2.

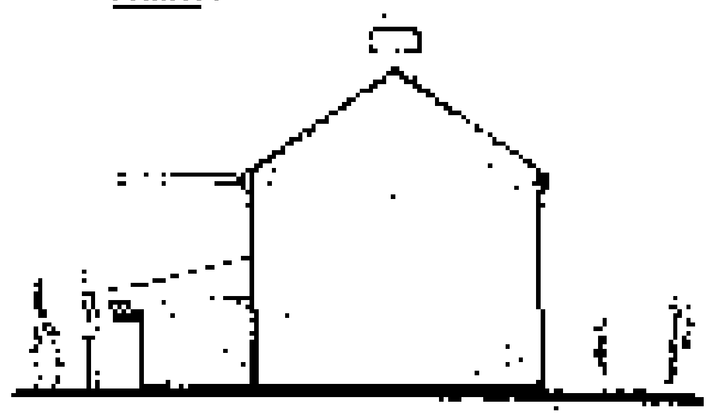
REVISIONS:



FIRST FLOOR PLAN.



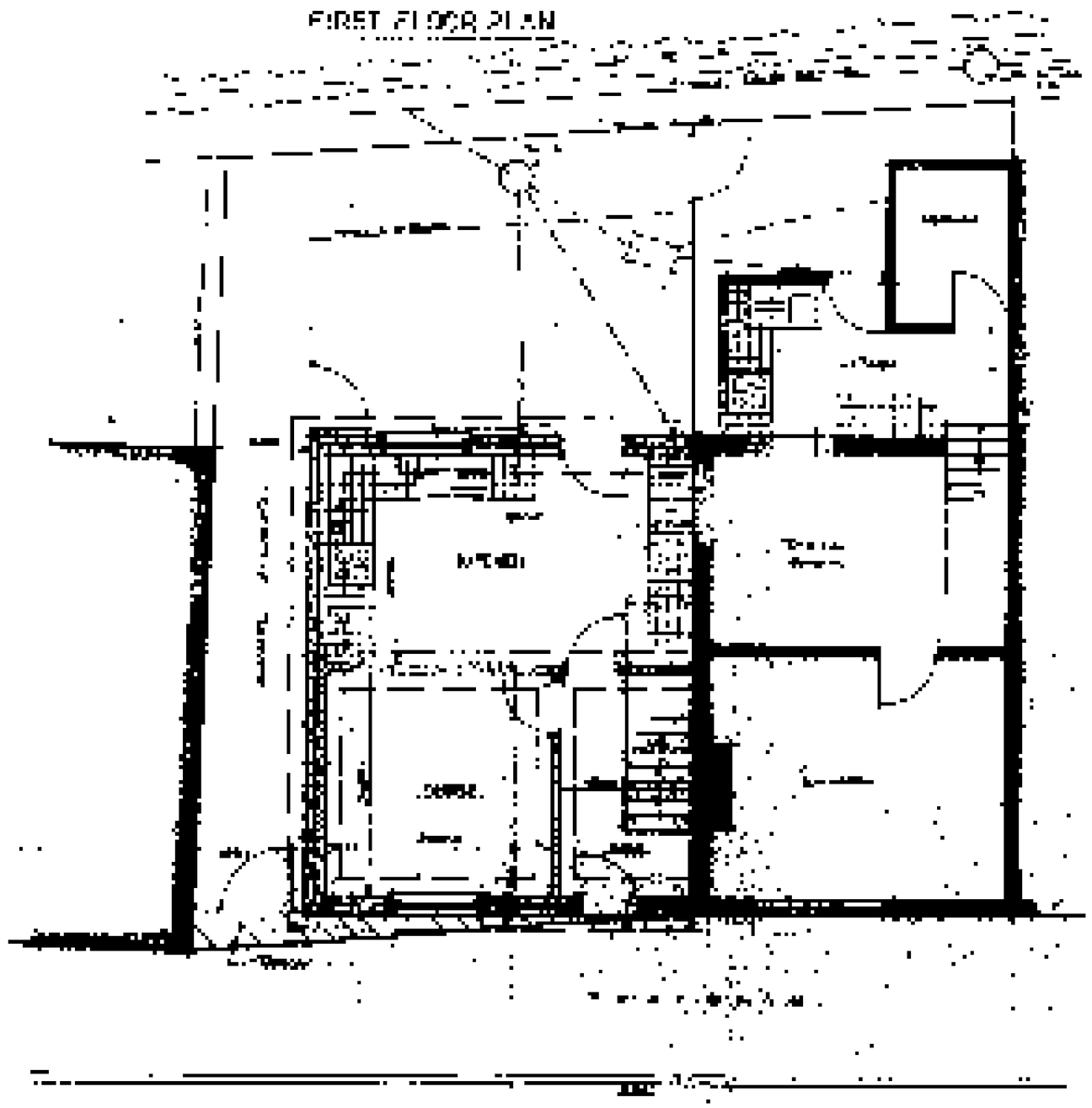
FRONT.



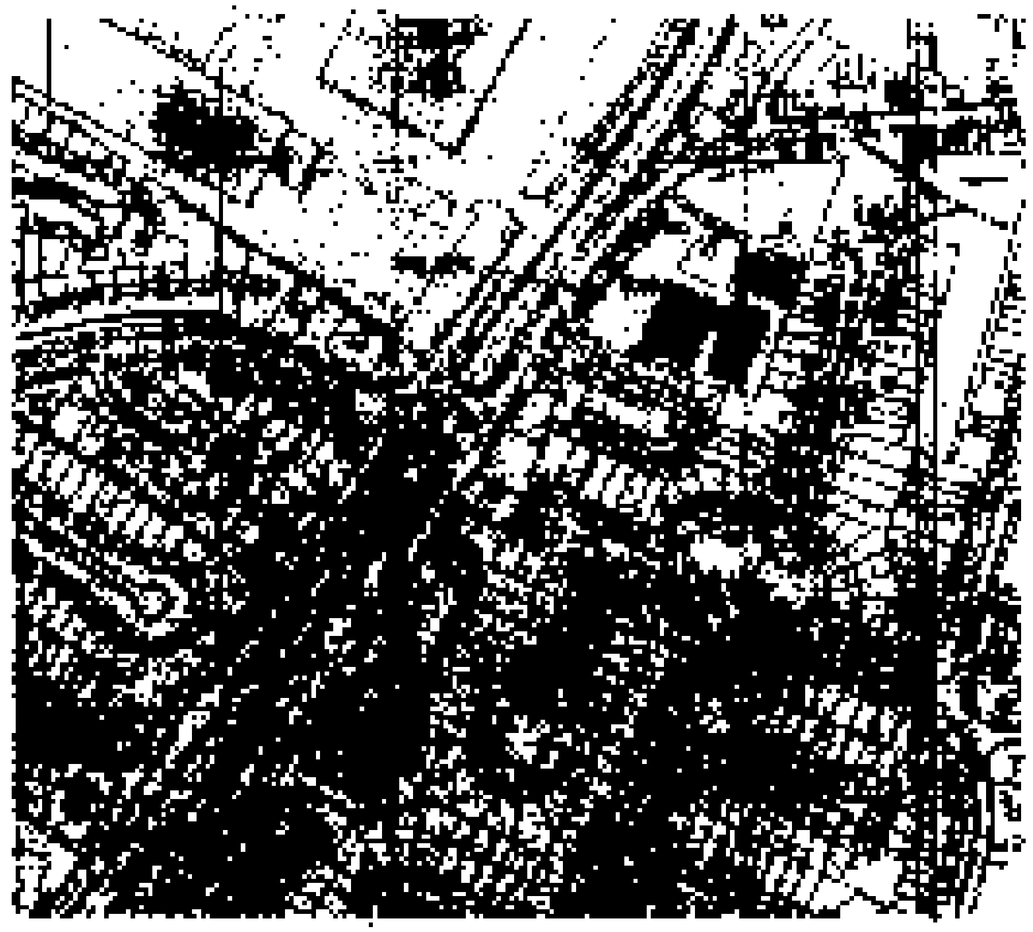
SIDE.



REAR



SITE LAYOUT PLAN.



LOCATION PLAN.
Scale 1/1250

Q. R. MERCHANT

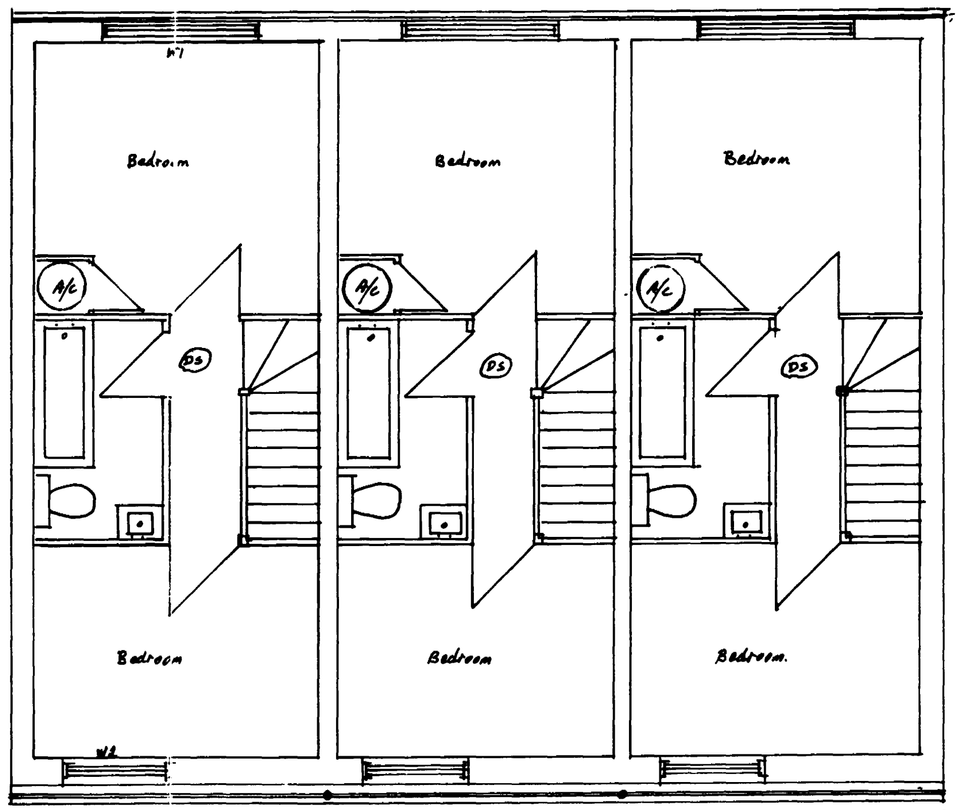
Architectural Technician

Client:

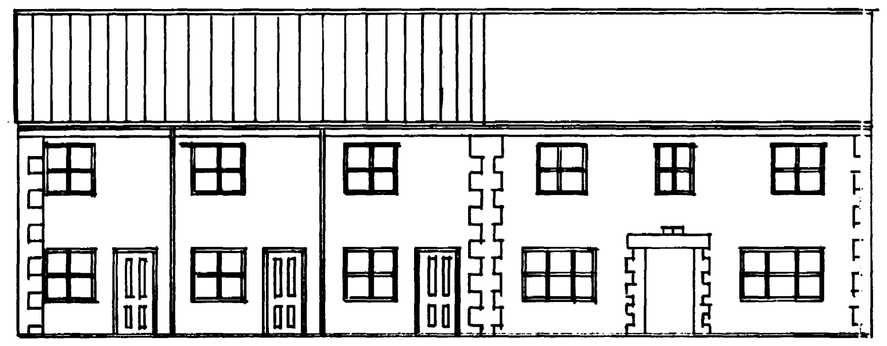
Scale:

Date:

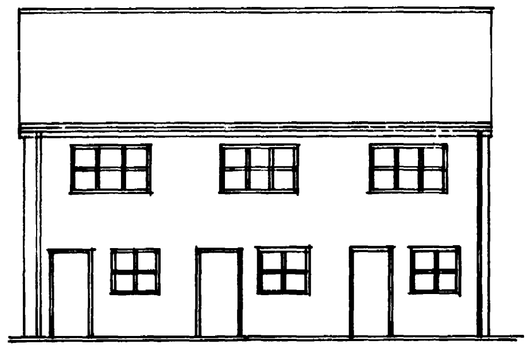
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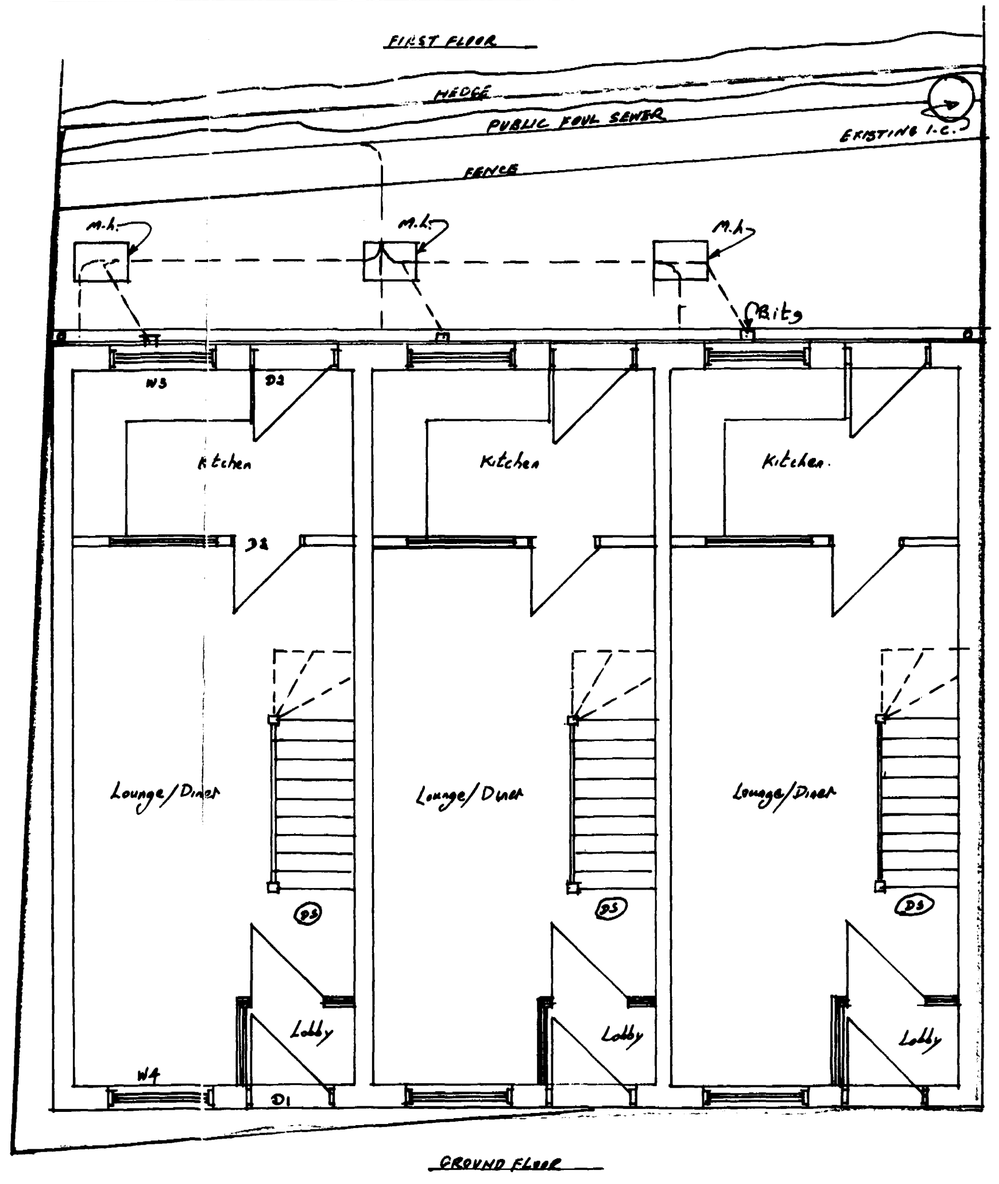
FIRST FLOOR



FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR

SOUTH HOLLAND D.C.
PLANNING DEPT
28 MAR 1994
REF. 0316/94

DATE : 14/3/94

SCALE: 1:100 1:50

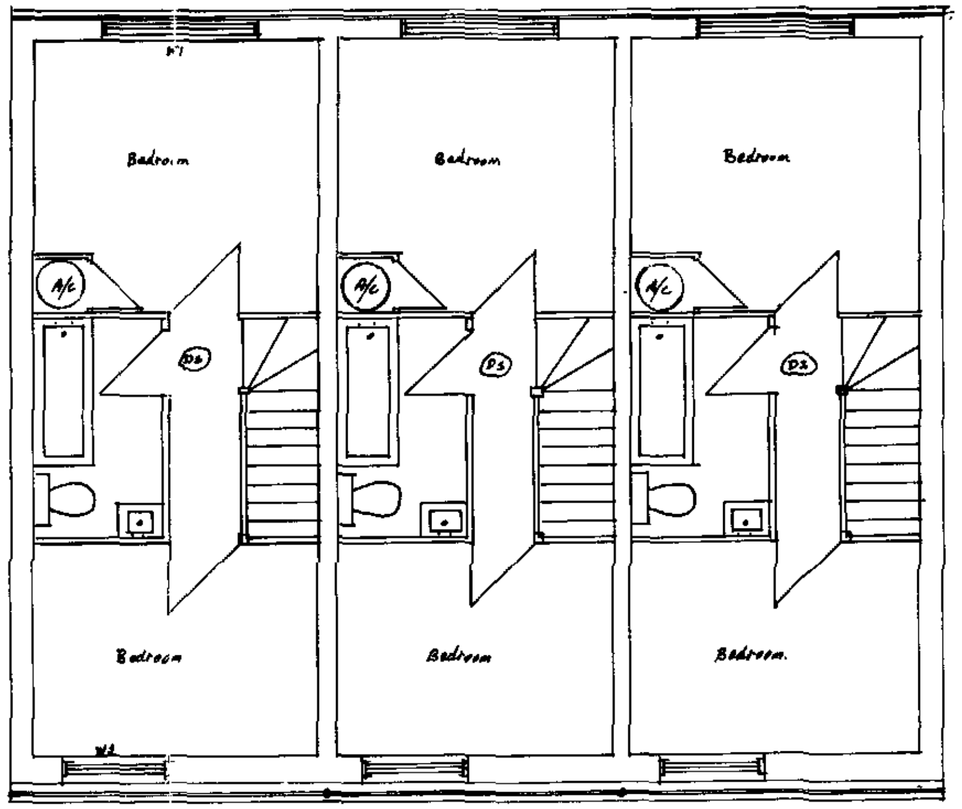
PROJECT: PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING

CLIENT: MR R SEMPTON

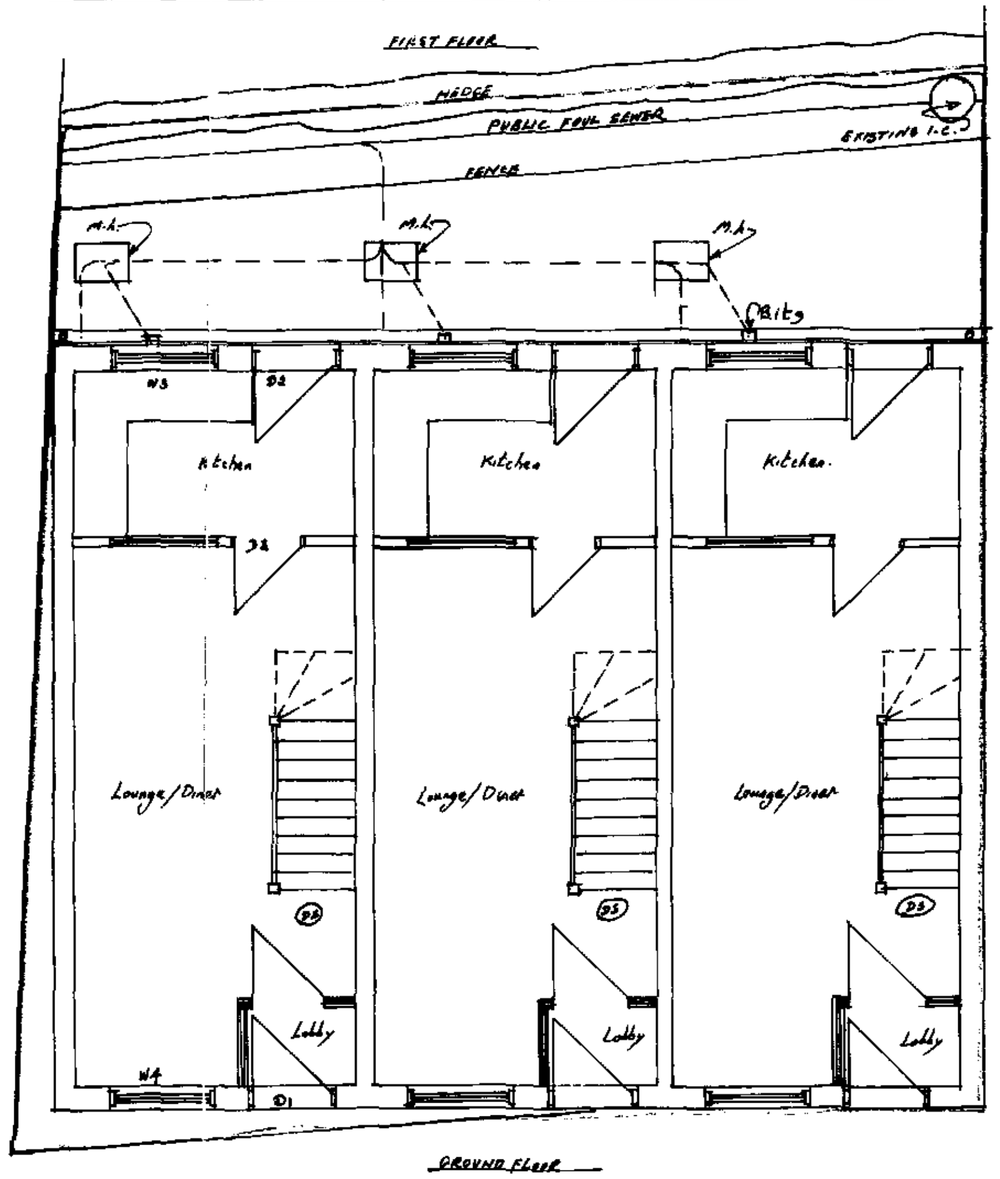
TITLE PLANS AND ELEVATIONS

DRAWING JWM/HOLBEACH/01

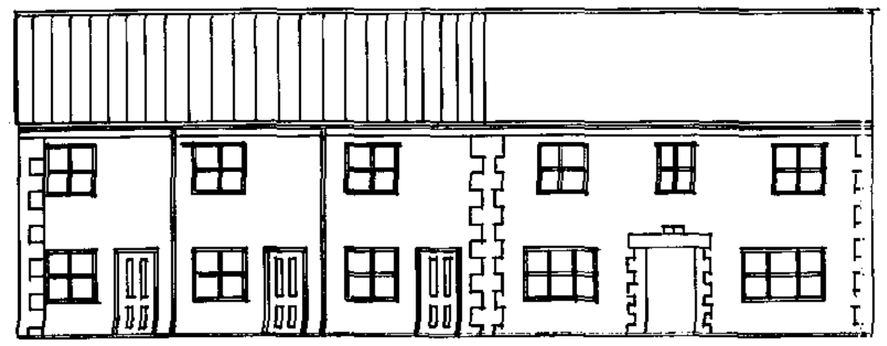
John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
Tel (0775) 762824
4 Aalsmeer Rise, Spalding PE11 3JD



FIRST FLOOR



GROUND FLOOR



FRONT ELEVATION



REAR ELEVATION

SOUTH HOLLAND D.C.
PLANNING DEPT
28 MAR 1994
REF. 0336/94

DATE : 14/3/94

SCALE: 1:100 1:50

PROJECT: PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING

CLIENT: MR S HEANTON

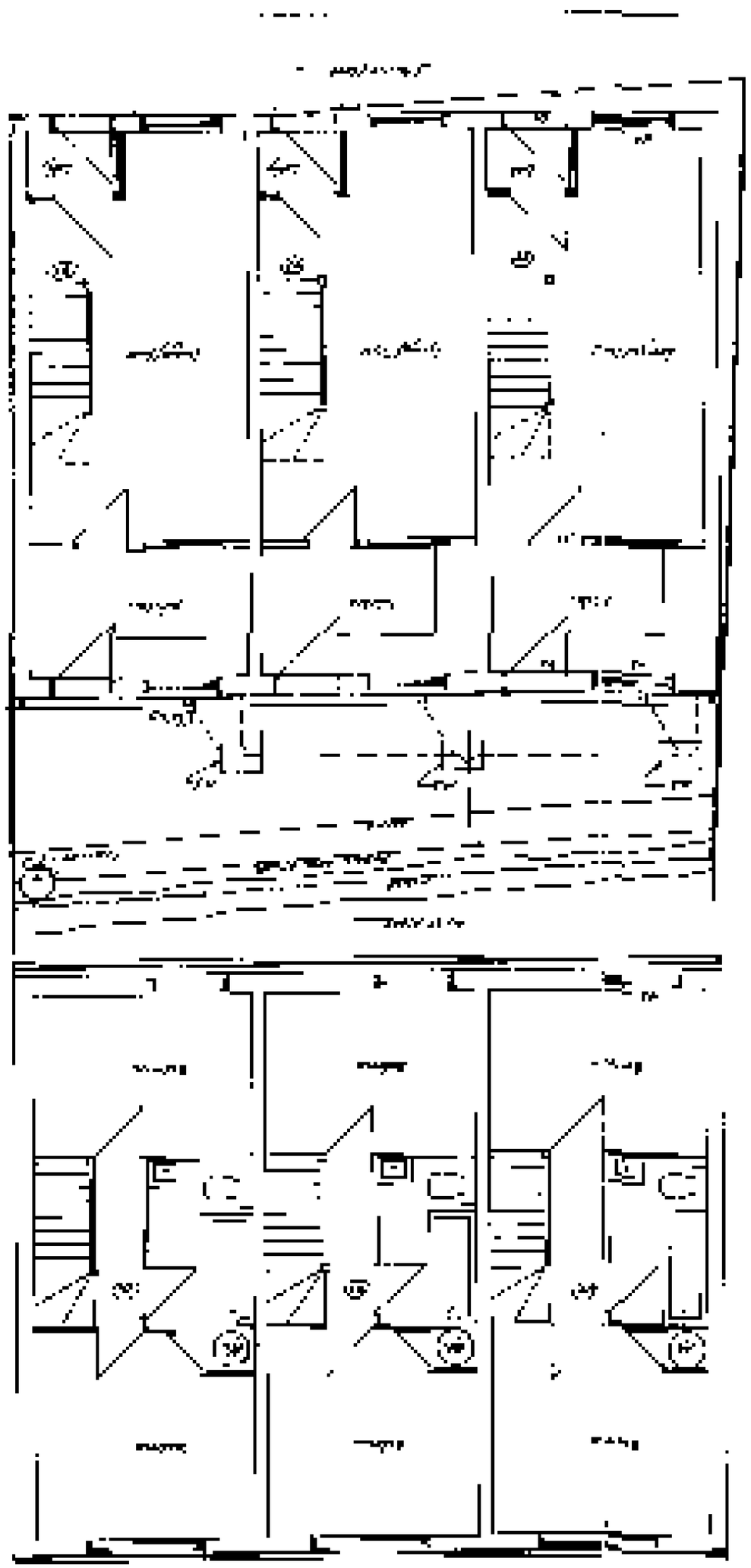
TITLE PLANS AND ELEVATIONS

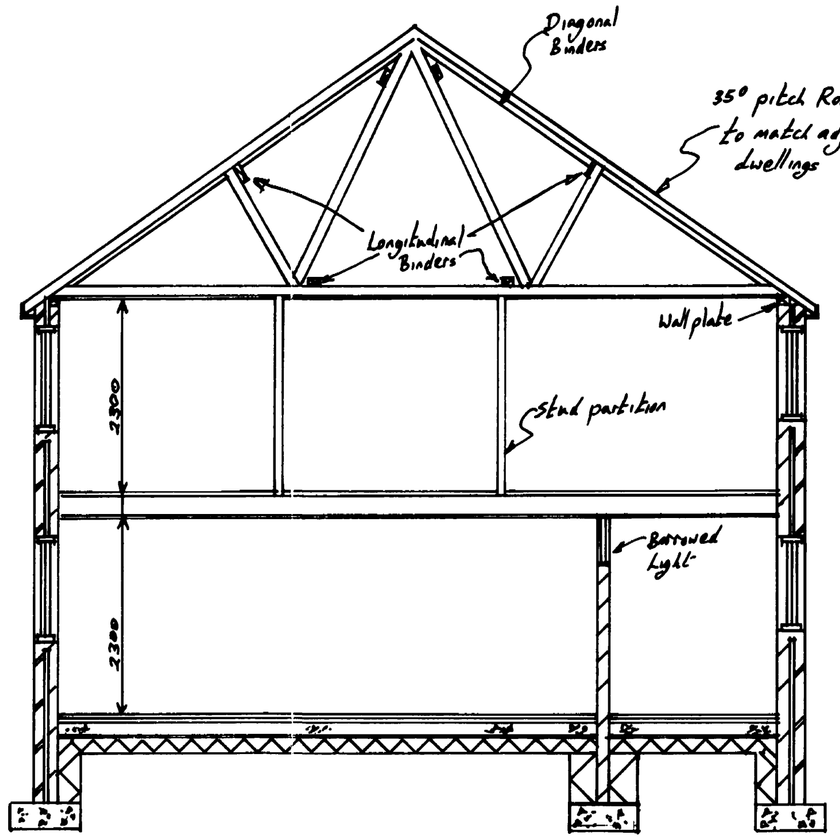
DRAWING JWM/HOLBEACH/01

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
Tel (0775) 762824
4 Aalsmeer Rise, Spalding PE11 3JD

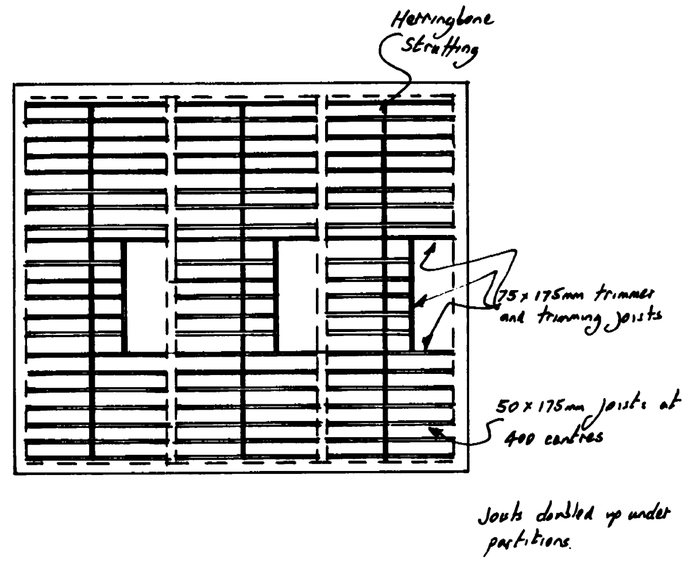




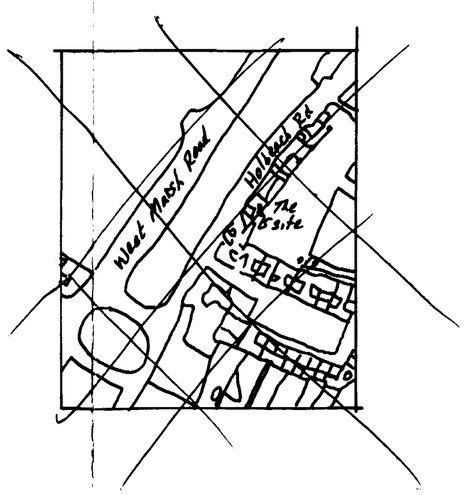




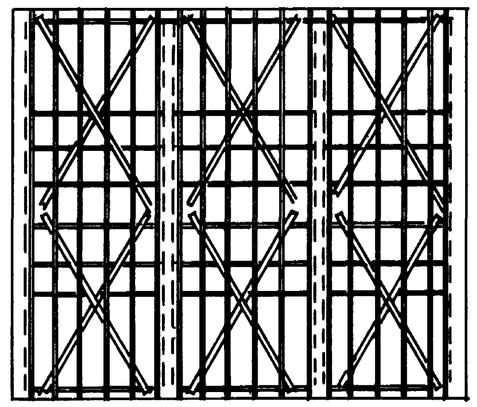
SECTION A-A



JOIST PLAN



BLOCK PLAN



ROOF PLAN

SOUTH HOLLAND D.C.
RECEIVED
2 APR 1994
REF. 0316/94...

DATE : 27/3/94

SCALE: 1:50 1:100 1:2500

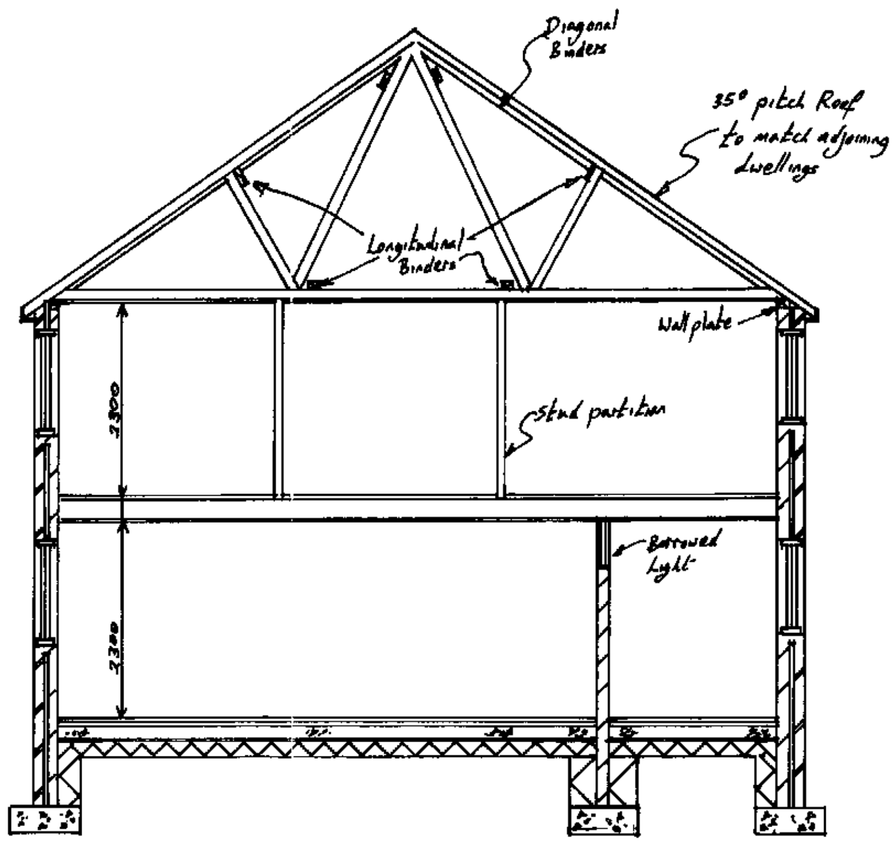
PROJECT: PROPOSED THREE NEW TWO BEDROOM TERRACE HOUSES AT 34 HOLBEACH RD SPALDING

CLIENT: MR R STANTON

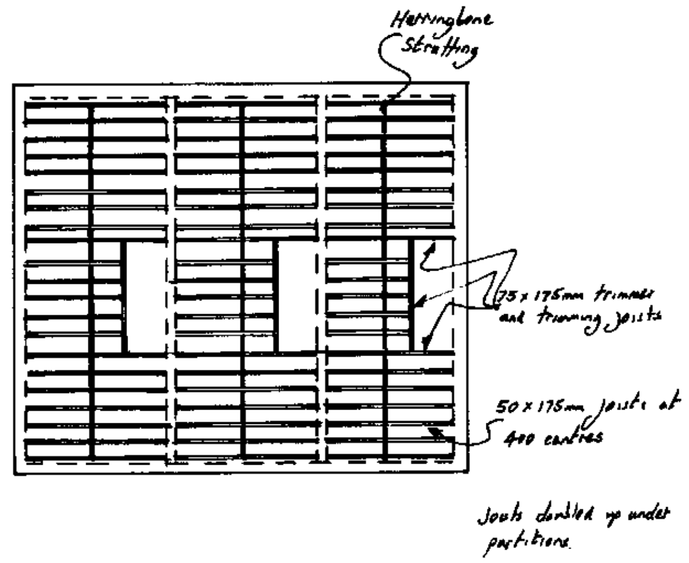
TITLE PLANS AND ELEVATIONS

DRAWING JWM/HOLBRDNEW/02

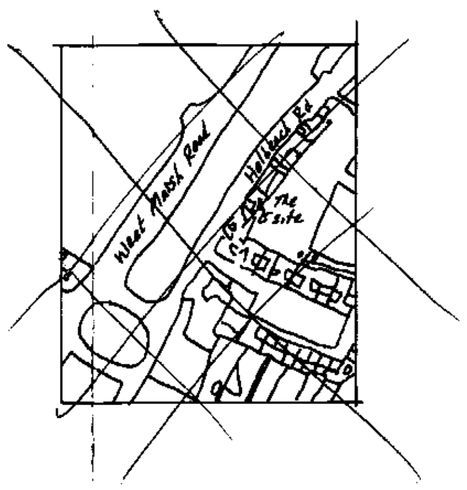
John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
Tel (0775) 762824
4 Aalsmeer Rise, Spalding PE11 3JD



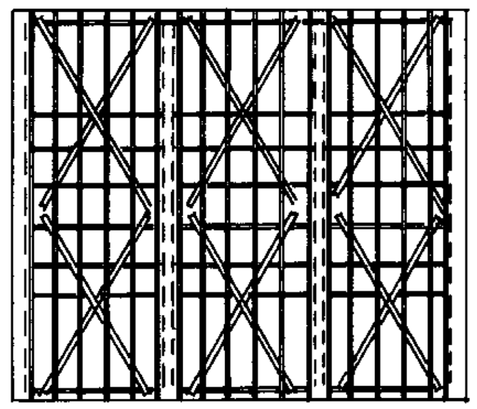
SECTION A-A



JOIST PLAN



BLOCK PLAN



ROOF PLAN

SOUTH HOLLAND D.C.
PLANNING DEPARTMENT
23 MAR 1994
REF. 0316/94

DATE : 27/3/94

SCALE: 1:50 1:100 1:2500

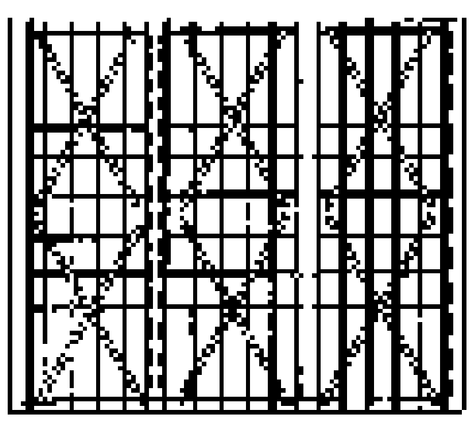
PROJECT: PROPOSED THREE NEW TWO BEDROOM TERRACE HOUSES AT 34 HOLBEACH RD SPALDING

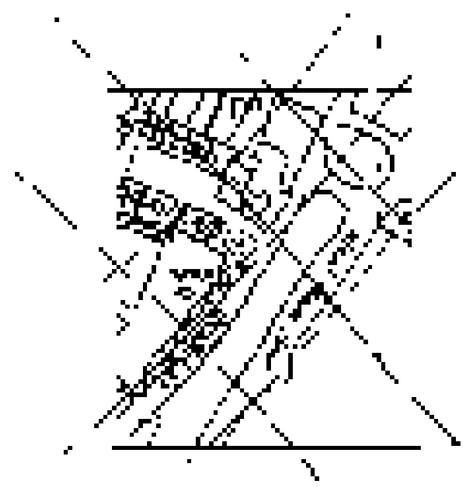
CLIENT: MR R STANTON

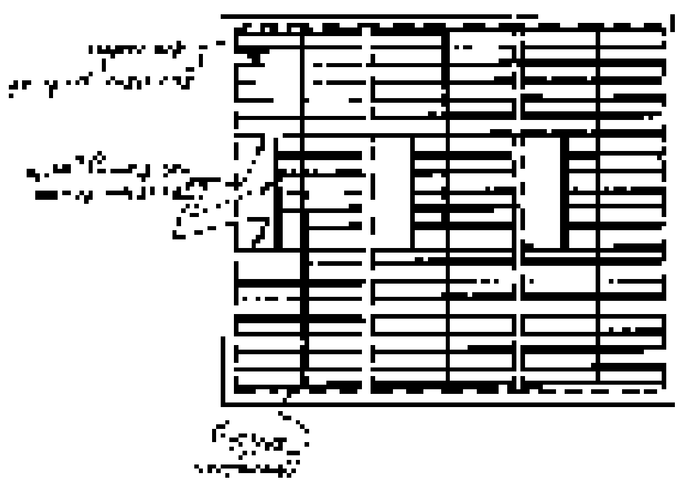
TITLE PLANS AND ELEVATIONS

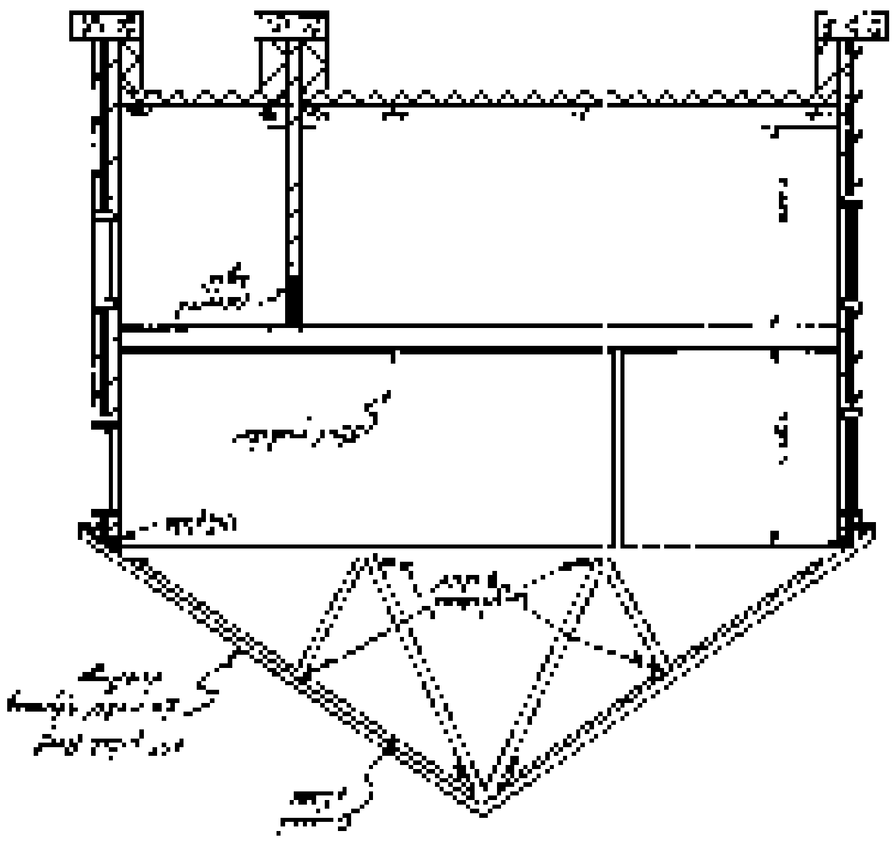
DRAWING JWM/HOLBRDNEW/02

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
Tel (0775) 762824
4 Aclsmeer Rise, Spalding PE11 3JD









FOUNDATIONS
Depth and type of foundations shall be determined on site by borehole when the construction work starts as the composition of the substrata is unknown

Foundations to be taken down to a firm load bearing strata minimum 1.0m deep if in shrinkable subsoil in accordance with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
Strip off all vegetable soil .
65mm thick cement and sand screed with chicken wire reinforcement
25mm thick polystyrene insulation,
100mm minimum thickness C20P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc at walls
100mm minimum thickness Hardcore.If in excess of 100mm fill to maximum 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm thick.
25mm sand blinding

WALL CONSTRUCTION
Below Ground
Cavity wall 265mm thick as follows:-
External Leaf : Class A concrete blocks
Cavity : 65mm wide
Inner Leaf : Class A concrete blocks

Above Ground
Cavity wall 265mm thick as follows:-
External Leaf : Facing bricks to match existing
Cavity : 65mm
Inner Leaf : 100mm thick load bearing insulation blocks

Party walls : 200mm thick load bearing insulating blocks

Wall Ties
Stainless steel position not exceeding 900mm horizontally and 450mm vertically and staggered.To be inserted at every block course vertically to all returns and reveals.

Damp proof Course
To be inserted a minimum of 150mm above finished ground level.
An insulating vertical damp proof course to be inserted at all cavity closures
Cavity trays to be built into cavity walls,stepped as applicable,immediately above an abutment.

Insulation
The cavity shall be filled with Crown Dritherm Fibreglass insulation batts.

LINTELS
Lintels in cavity walls to be I.G. Type L1/S and have a minimum end bearing of 150mm and to be installed in strict accordance with the Manufacturers instructions.

Location	Type	Length
W1	L1/S 70	1950
W2	L1/S 70	1350
W3	L1/S 70	1350
W4	L1/S 70	1350
D1	L1/S 70	1200
D2	L1/S 70	1200
D3	INTERNAL	1200

ROOF
Tiles
Manufacturer :Redland
Type :Redland 49 Concrete Interlocking Tile
The roof shall be covered in tiles fixed strictly in accordance with the manufacturers instructions.

Battens
Type :38 X 25mm tanalised softwood
Gauge :306mm
Fixing :90 x 3.35 wire nails
Battens shall be at least 1.2 m in length and shall be of sufficient length to be supported at each end and intermediately by at least 3 rafters,trusses or walls.Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Type: Approved reinforced roofing felt type 1F to BS 747
The underlay shall be laid over rafters lapped 150mm at joints and secured with galvanised clout nails.The underlay shall extend over fascia boards and into gutter.Water traps behind the fascia shall be avoided.If necessary a continuous fillet to support the underlay shall be provided.

Eaves
Eaves shall be formed with standard size tiles .Eaves tiles shall be laid at the same pitch as the main body of tiling and shall overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges
Verges shall be formed with tile and a half width tile bedded over the gable in gauged mortar onto 150mm wide asbestos cement strip.The tiles shall project 50mm over gable walls or bargeboards.

Ridge
Type :Half round
The ridge tiles shall be bedded onto the roof with solid bedding at butt joints.Provision shall be made to secure the two end tiles at each gable by fixing a 2m length of batten at the apex of the wall and the adjacent trusses.A nail shall be fixed to this and the ridge wired to it.

Mortar
All bedding mortar shall consist of 1 part cement to 3 parts sharp sand.

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

Install ventilated ridge tiles to roof as shown on the drawings to provide cross ventilation in the roof space.

PITCHED ROOF CONSTRUCTION
Trusses
Gangnail trusses to the pitch shown on the drawing shall be fixed at 400mm centres.They shall be designed,fixed and braced in accordance with BS5268 pt 3:1985 and secured with proprietory stainless steel clips to wall plates.

Wall plates
Install 50 x 100mm tanalised wall plates where shown on the drawings.

Bracing
Longitudinal bracing shall be 25mm x 100mm and fixed at right angles to the trusses and extend the whole length of the roof and installed at every unsopported node point.Adjacent to the rafters the brace should be fixed to the web allowing the diagonal rafter brace to pass through.The bracing shall be nailed to every truss using 2 No 3.35mm x 65mm galvanised wire nails.

Diagonal bracing shall be 25mm x 100mm and nailed to the underside of the rafters is fixed at the wall plate and shall run up to the ridge at an angle of approximately 45 degrees to the rafters.The bracing shall extend to the whole extent of the roof with a minimum of four braces being provided.The bracing may be omitted to no more than two trussed rafters between bracing sets and single trussed rafters adjacent to the face of gable and party walls.Diagonal bracing shall be nailed to every truss using 2 No 3.35mm x 65mm galvanised nails.

Strapping
Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 1800mm centres.The straps shall be fixed to a minimum 3 No rafters,joists etc.and fixed 150mm into the wall cavity. 50 x 50mm noggings shall be fixed between rafter joists etc before the straps are fixed.

Install straps to wall plates at 1800mm centres 1700mm long fixed to blockwork.

All straps shall be 30 x 6mm galvanised mild steel.

Insulation
The insulation shall be 150mm glassfibre laid between trusses.

FASCIAS
Shall be WBP plywood 200mm x 12mm.Frame out with 38 x 25mm framing for fascia and soffit support.

FIRST FLOOR CONSTRUCTION

First Floor
18mm thick tounged and grooved chipboard floor panels.
50 x 175mm SC3 grade tanalised floor joists at 400mm centres.
50 x 50mm herringbone strutting at midspan of floor or as shown on the drawing.
12.7mm thick plasterboard fixed in accordance with manufacturers instructions with all necassary noggings etc.and finish with Artex finish.

Wall plates
Install 50 x 100mm tanalised wall plates where shown on the drawings.

Strapping
Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 1800mm centres.The straps shall be fixed to a minimum 3 No rafters,joists etc.and fixed 150mm into the wall cavity. 50 x 50mm noggings shall be fixed between rafter joists etc before the straps are fixed.

Install straps to wall plates at 1800mm centres 1700mm long fixed to blockwork.

All straps shall be 30 x 6mm galvanised mild steel.

STUDWORK PARTITIONS
To the first floor form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200 centres.Cover with 12.7mm plasterboard,scrim tape joints and plasterskim.Provide double floor joists under partitions.

EXTERNAL DOORS AND WINDOWS
Windows

Manufacturer : John Carr
Type : Cottage
Ventilation : Controllable trickle vent of 4000mm2 area

External Doors

D1
Manufacturer : John Carr
Type : Lindsey

D2
Manufacturer : John Carr
Type : Flush with glass opening size 864 x 559mm

Glazing : Double glazed sealed units with weather stripping to windows
Single glazing to doors.
Windows less than 800mm and doors less than 1500mm above floor level to have laminated or toughened glass in accordance with BS6206:1981

ROOM VENTILATION
All habitable rooms to have opening vents equal to at least 1/20th floor area.
All bath/shower rooms to be mechanically ventilated direct to the external air having an extraction capacity of 15l/sec.
Provide extractor fan to Kitchen with an extraction capacity of 60 l/Sec

JOINERY
Doors,frames,linings,architraves,window boards and timber mouldings shall be as manufactured by John Carr Joinery.

STAIRCASE

Staircase to be standatd manufacture 900mm maximum overall width with minimum clear width of 800mm.Maximum pitch to be 42 degrees with a rise of 192mm and going of 220mm.Handrail to be 900mm above the pitch line of the staircase and 900mm on landing.Balusters at 100mm centres.Ensure minimum of 2m headroom over staircase.

WALL FINISHES
Internal finish to be 13mm thick render and set plaster to give a maximum 'U'value of .45W/m2 per degree centigrade.

Metal lintels to be clad with 13mm gypsum plaster to give a minimum half hour fire protection.

WALL TILING
Provide and fix in Kitchen and Bathroom to walls and cills ceramic wall tiles fixed with waterproof adhesive and grout.Tiles to be selected and areas to be tiled determined later.

CEILING FINISHES
The ceilings shall be covered with 12.7mm thick plasterboard fixed in accordance with the manufacturers instructions.The boards shall be fixed to all sides and all necessary noggings shall be installed.

The ceiling shall be finished with Artex applied in accordance with the manufacturers instructions.

PLUMBING

Rainwater
Install 103mm PVC gutters to fascia with all necessary brackets,stop ends,outlets etc.

Install 64mm PVC downpipes securly fixed to walls at 1800mm centres with all necessary offsets,swnnecks,adaptors etc and jointed to drainage.

Wastes
Install 40mm diameter pvc wastes to sinks,showers and baths.
Install 32mm diameter pvs wastes to wash hand basins.
Install traps with 75mm deep seal
Install bath with coabined trapped waste and overflow.
All waste pipes shall be rodable at each change in direction and readily accessible throughout their length.
Above ground drainage to comply with BS5272:1978

Boiler
New Boiler to be gas fired,wall mounted,balanced flue type of approximately 18KW output rating.Flue terminal to be fitted with suitable cage guard.

Hot Water Storage
Approved System by BBA and installed by BBA approved installer in accordance with BS5615 1985 with thermostatic control

Hot Water and Heating
Install Cold, Hot water and Heating pipework to provide supplies to all new appliances in the building and provide space heating to all new areas.Radiator positions to be as directed.

Thermostatic radiator valves will be installed to all radiators.
All pipes shall be insulated.

Flashings
Flashings shall be Code 4 sheet lead properly cut,dressed and fixed.

Electrical Installation
All work shall be carried out in accordance with the latest I.E.E.Regulations.Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

Smoke Alarms
Provide mains operated self contained smoke alarm that conform to BS 5446 Part 1. as shown on the drawings marked DS.

DRAINAGE
Surface
Excavate and lay where shown on the drawings 100mm diameter flexible jointed UPVC drains on 100mm thick gravel bed with the gravel haunched up to half the height of the pipe.

Soakaways
Form soakaways a minimum of 5m from the building.Soakaways to be excavated size 1200 x 1200 x 1200mm deep backfilled with brick rubble to 300mm below ground level.A polythene sheet to be laid over the top and the ground made good with vegetable soil.

Foul
Excavate for and lay where shown on drawings 100mm diameter UPVC pipes on 100mm pea gravel bed and surround to a gradient of 1 in 70.
Where pipes pass below the Building and are within 300mm of the underside of the floor slab they shall be encased in concrete integral with the floor slab.
Where pipes pass through walls they are to be protected as follows:-
Form opening with lintel over and with rigid sheet material to the sides of the opening with a 50mm clearance of the pipe.

GULLIES
Install where shown on the drawing trapped rodable gullies connected to drain with the necessary bends.
Below Ground drainage to comply with BS8301:1985

SOUTH HOLLAND D.C.
PLANNING DEPT
28 MAR 1994
REF. 0316/94

DATE : 27/3/94

SCALE:

PROJECT: PROPOSED THREE NEW TWO BEDROOM TERRACE HOUSES AT 34 HOLBEACH RD SPALDING

CLIENT: MR R STANTON

TITLE SPECIFICATIONS

DRAWING
JWM/HOLBRDNEW/03

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
Tel (0775) 762824
4 Aalsmeer Rise, Spalding PE11 3JD

DETERMINED PLAN

FOUNDATIONS
Depth and type of foundations shall be determined on site by borehole when the construction work starts as the composition of the substrata is unknown

Foundations to be taken down to a firm load bearing strata minimum 1.0m deep if in shrinkable subsoil in accordance with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
Strip off all vegetable soil .
65mm thick cement and sand screed with chicken wire reinforcement
25mm thick polystyrene insulation.
100mm minimum thickness C20P grade oversite concrete.
1200g polythene damp proof membrane lapped with dpc at walls
100mm minimum thickness Hardcore.If in excess of 100mm fill to maximum 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm thick.
25mm sand blinding

WALL CONSTRUCTION
Below Ground
Cavity wall 265mm thick as follows:-
External Leaf : Class A concrete blocks
Cavity : 65mm wide
Inner Leaf : Class A concrete blocks

Above Ground
Cavity wall 265mm thick as follows:-
External Leaf : Facing bricks to match existing
Cavity : 65mm
Inner Leaf : 100mm thick load bearing insulation blocks

Party walls : 200mm thick load bearing insulating blocks

Wall Ties
Stainless steel position not exceeding 900mm horizontally and 450mm vertically and staggered.To be inserted at every block course vertically to all returns and reveals.

Damp proof Course
To be inserted a minimum of 150mm above finished ground level.
An insulating vertical damp proof course to be inserted at all cavity closures
Cavity trays to be built into cavity walls,stepped as applicable,immediately above an abutment.

Insulation
The cavity shall be filled with Crown Dritherm Fibreglass insulation batts.

LINTELS
Lintels in cavity walls to be I.G. Type L1/S and have a minimum end bearing of 150mm and to be installed in strict accordance with the Manufacturers instructions.

Location	Type	Length
W1	L1/S 70	1950
W2	L1/S 70	1350
W3	L1/S 70	1350
W4	L1/S 70	1350
D1	L1/S 70	1200
D2	L1/S 70	1200
D3	INTERNAL	1200

ROOF
Tiles
Manufacturer :Redland
Type :Redland 49 Concrete Interlocking Tile
The roof shall be covered in tiles fixed strictly in accordance with the manufacturers instructions.

Battens
Type :38 X 25mm tanalised softwood
Gauge :306mm
Fixing :90 x 3.35 wire nails
Battens shall be at least 1.2 m in length and shall be of sufficient length to be supported at each end and intermediately by at least 3 rafters,trusses or walls.Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Type: Approved reinforced roofing felt type 1F to BS 747
The underlay shall be laid over rafters lapped 150mm at joints and secured with galvanised clout nails.The underlay shall extend over fascia boards and into gutter.Water traps behind the fascia shall be avoided.If necessary a continuous fillet to support the underlay shall be provided.

Eaves
Eaves shall be formed with standard size tiles .Eaves tiles shall be laid at the same pitch as the main body of tiling and shall overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges
Verges shall be formed with tile and a half width tile bedded over the gable in gauged mortar onto 150mm wide asbestos cement strip.The tiles shall project 50mm over gable walls or bargeboards.

Ridge
Type :Half round
The ridge tiles shall be bedded onto the roof with solid bedding at butt joints.Provision shall be made to secure the two end tiles at each gable by fixing a 2m length of batten at the apex of the wall and the adjacent trusses.A nail shall be fixed to this and the ridge wired to it.

Mortar
All bedding mortar shall consist of 1 part cement to 3 parts sharp sand.

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

Install ventilated ridge tiles to roof as shown on the drawings to provide cross ventilation in the roof space.

PITCHED ROOF CONSTRUCTION
Trusses
Gangnail trusses to the pitch shown on the drawing shall be fixed at 400mm centres.They shall be designed,fixed and braced in accordance with BS5268 pt 3:1985 and secured with proprietory stainless steel clips to wall plates.

Wall plates
Install 50 x 100mm tanalised wall plates where shown on the drawings.

Bracing
Longitudinal bracing shall be 25mm x 100mm and fixed at right angles to the trusses and extend the whole length of the roof and installed at every unsupported node point*adjacent to the rafters the brace should be fixed to the* web allowing the diagonal rafter brace to pass through.The bracing shall be nailed to every truss using 2 No 3.35mm x 65mm galvanised wire nails.

Diagonal bracing shall be 25mm x 100mm and nailed to the underside of the rafters is fixed at the wall plate and shall run up to the ridge at an angle of approximately 45 degrees to the rafters.The bracing shall extend to the whole extent of the roof with a minimum of four braces being provided.The bracing may be omitted to no more than two trussed rafters between bracing sets and single trussed rafters adjacent to the face of gable and party walls.Diagonal bracing shall be nailed to every truss using 2 No 3.35mm x 65mm galvanised nails.

Strapping
Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 1800mm centres.The straps shall be fixed to a minimum 3 No rafters,joists etc.and fixed 150mm into the wall cavity. 50 x 50mm noggings shall be fixed between rafter joists etc before the straps are fixed.

Install straps to wall plates at 1800mm centres 1700mm long fixed to blockwork.

All straps shall be 30 x 6mm galvanised mild steel.

Insulation
The insulation shall be 150mm glassfibre laid between trusses.

FASCIAS
Shall be WBP plywood 200mm x 12mm.Frame out *with 38 x 25mm framing for fascia* and soffit support.

FIRST FLOOR CONSTRUCTION

First Floor
18mm thick tounged and grooved chipboard floor panels.
50 x 175mm SC3 grade tanalised floor joists at 400mm centres.
50 x 50mm herringbone strutting at midspan of floor or as shown on the drawing.
12.7mm thick plasterboard fixed in accordance with manufacturers instructions with all necessary noggings etc.and finish with Artex finish.

Wall plates
Install 50 x 100mm tanalised wall plates where shown on the drawings.

Strapping
Where rafters,ceiling and floor joists run parallel to walls they shall be strapped at 1800mm centres.The straps shall be fixed to a minimum 3 No rafters,joists etc.and fixed 150mm into the wall cavity. 50 x 50mm noggings shall be fixed between rafter joists etc before the straps are fixed.

Install straps to wall plates at 1800mm centres 1700mm long fixed to blockwork.

All straps shall be 30 x 6mm galvanised mild steel.

STUDWORK PARTITIONS
To the first floor form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200 centres.Cover with 12.7mm plasterboard,scrim tape joints and plasterskim.Provide double floor joists under partitions.

EXTERNAL DOORS AND WINDOWS
Windows

Manufacturer : John Carr
Type : Cottage
Ventilation : Controllable trickle vent of 4000mm2 area

External Doors

D1
Manufacturer : John Carr
Type : Lindsey

D2
Manufacturer : John Carr
Type : Flush with glass opening size 864 x 559mm

Glazing : *Double glazed sealed* units with weather stripping to windows
Single glazing to doors.
Windows less than 800mm and doors less than 1500mm above floor level to have laminated or toughened glass in accordance with BS6206:1981

ROOM VENTILATION
All habitable rooms to have opening vents equal to at least 1/20th floor area.
All bath/shower rooms to be mechanically ventilated direct to the external air having an extraction capacity of 15l/sec.
Provide extractor fan to Kitchen with an extraction capacity of 60 l/Sec

JOINERY
Doors,frames,linings,architraves,window boards and timber mouldings shall be as manufactured by John Carr Joinery.

STAIRCASE

Staircase to be standatd manufacture 900mm maximum overall width with minimum clear width of 800mm.Maximum pitch to be 42 degrees with a rise of 192mm and going of 220mm.Handrail to be 900mm above the pitch line of the staircase and 900mm on landing.Balusters at 100mm centres.Ensure minimum of 2m headroom over staircase.

WALL FINISHES
Internal finish to be 13mm thick render and set plaster to give a maximum 'U'value of .45W/m2 per degree centigrade.

Metal lintels to be clad with 13mm gypsum plaster to give a minimum half hour fire protection.

WALL TILING
Provide and fix in Kitchen and Bathroom to walls and cills ceramic wall tiles fixed with waterproof adhesive and grout.Tiles to be selected and areas to be tiled determined later.

CEILING FINISHES
The ceilings shall be covered with 12.7mm thick plasterboard fixed in accordance with the manufacturers instructions.The boards shall be fixed to all sides and all necessary noggings shall be installed.

The ceiling shall be finished with Artex applied in accordance with the manufacturers instructions.

PLUMBING

Rainwater
Install 103mm PVC gutters to fascia with all necessary brackets,stop ends,outlets etc.

Install 64mm PVC downpipes securly fixed to walls at 1800mm centres with all necessary offsets,swannecks,adaptors etc and jointed to drainage.

Wastes
Install 40mm diameter pvc wastes to sinks,showers and baths.
Install 32mm diameter pvs wastes to wash hand basins.
Install traps with 75mm deep seal
Install bath with combined trapped waste and overflow.
All waste pipes shall be rodable at each change in direction and readily accessible throughout their length.
Above ground drainage to comply with BS5272:1978

Boiler
New Boiler to be gas fired,wall mounted,balanced flue type of approximately 18Kw output rating.Flue terminal to be fitted with suitable cage guard.

Hot Water Storage
Approved System by BBA and installed by BBA approved installer in accordance with BS5615 1985 with thermostatic control

Hot Water and Heating
Install Cold, Hot water and Heating pipework to provide supplies to all new appliances in the building and provide space heating to all new areas.Radiator positions to be as directed.

Thermostatic radiator valves will be installed to all radiators.
All pipes shall be insulated.

Flashings
Flashings shall be Code 4 sheet lead properly cut,dressed and fixed.

Electrical Installation
All work shall be carried out in accordance with the latest I.E.E.Regulations.Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.

Smoke Alarms
Provide mains operated self contained smoke alarm that conform to BS 5446 Part 1. as shown on the drawings marked DS.

DRAINAGE
Surface
Excavate and lay where shown on the drawings 100mm diameter flexible jointed UPVC drains on 100mm thick gravel bed with the gravel haunched up to half the height of the pipe.

Soakaways
Form soakaways a minimum of 5m from the building.Soakaways to be excavated size 1200 x 1200 x 1200mm deep backfilled with brick rubble to 300mm below ground level.A polythene sheet to be laid over the top and the ground made good with vegetable soil.

Foul
Excavate for and lay where shown on drawings 100mm diameter UPVC pipes on 100mm pea gravel bed and surround to a gradient of 1 in 70.
Where pipes pass below the Building and are within 300mm of the underside of the floor slab they shall be encased in concrete integral with the floor slab.
Where pipes pass through walls they are to be protected as follows:-
Form opening with lintel over and with rigid sheet material to the sides of the opening with a 50mm clearance of the pipe.

GULLIES
Install where shown on the drawing trapped rodable gullies connected to drain with the necessary bends.
Below Ground drainage to comply with BS8301:1985

SOUTH HOLLAND D.C.
PLANNING DEPT
28 MAR 1994
REF. 03/6/94

DATE : 27/3/94

SCALE:

PROJECT: PROPOSED THREE NEW TWO BEDROOM TERRACE HOUSES AT 34 *HOLBEACH RD SPALDING*

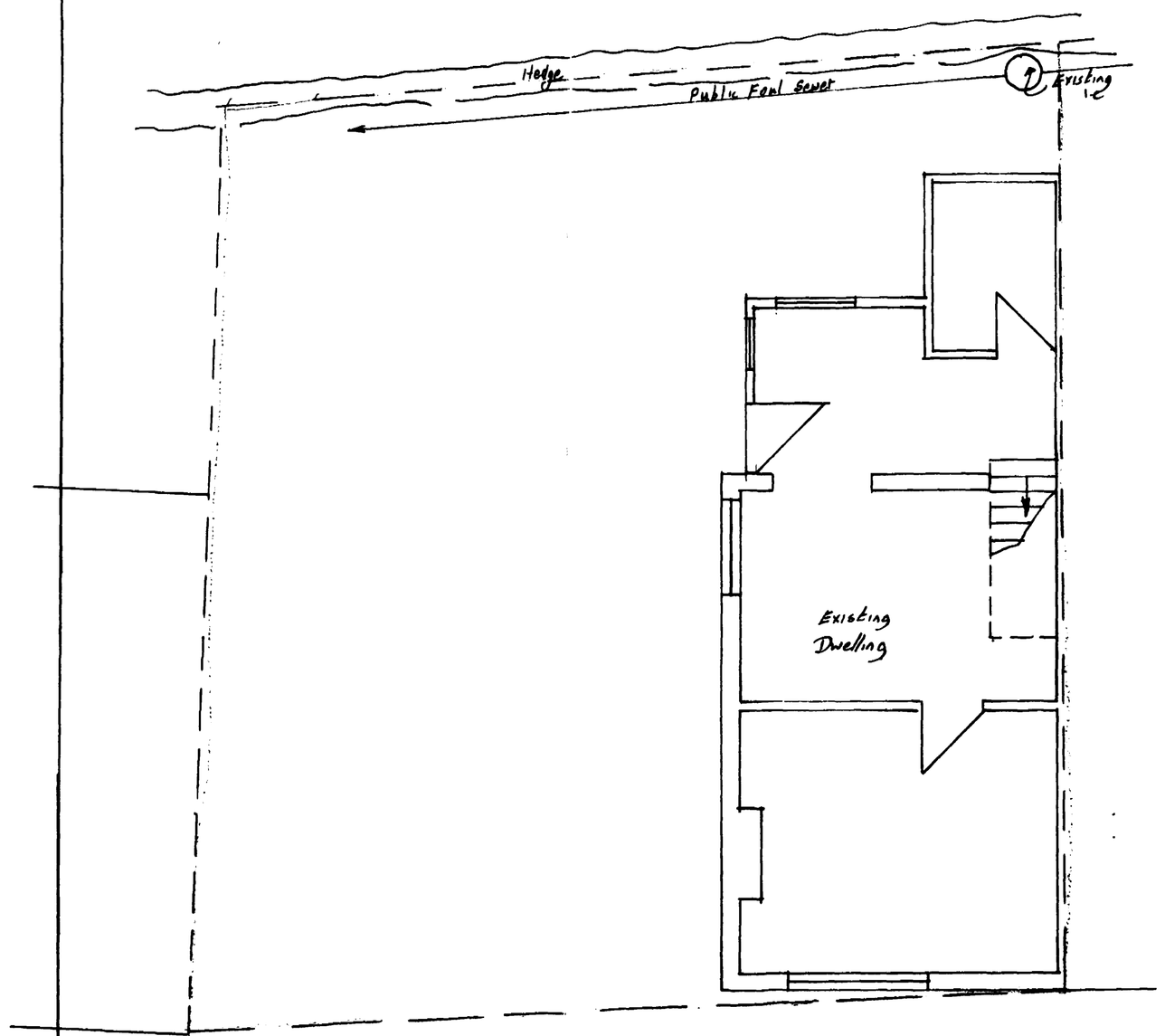
CLIENT: MR R STANTON

TITLE SPECIFICATIONS

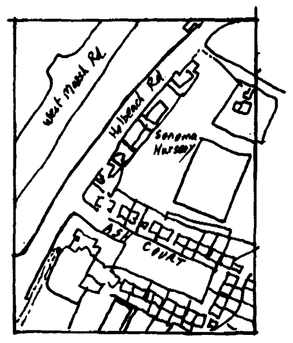
DRAWING
JWM/HOLBRDNEW/03

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
Tel (0775) 762824
4 Adsmeer Rise, Spalding PE11 3JD

DETERMINED PLAN



Site Layout Plan

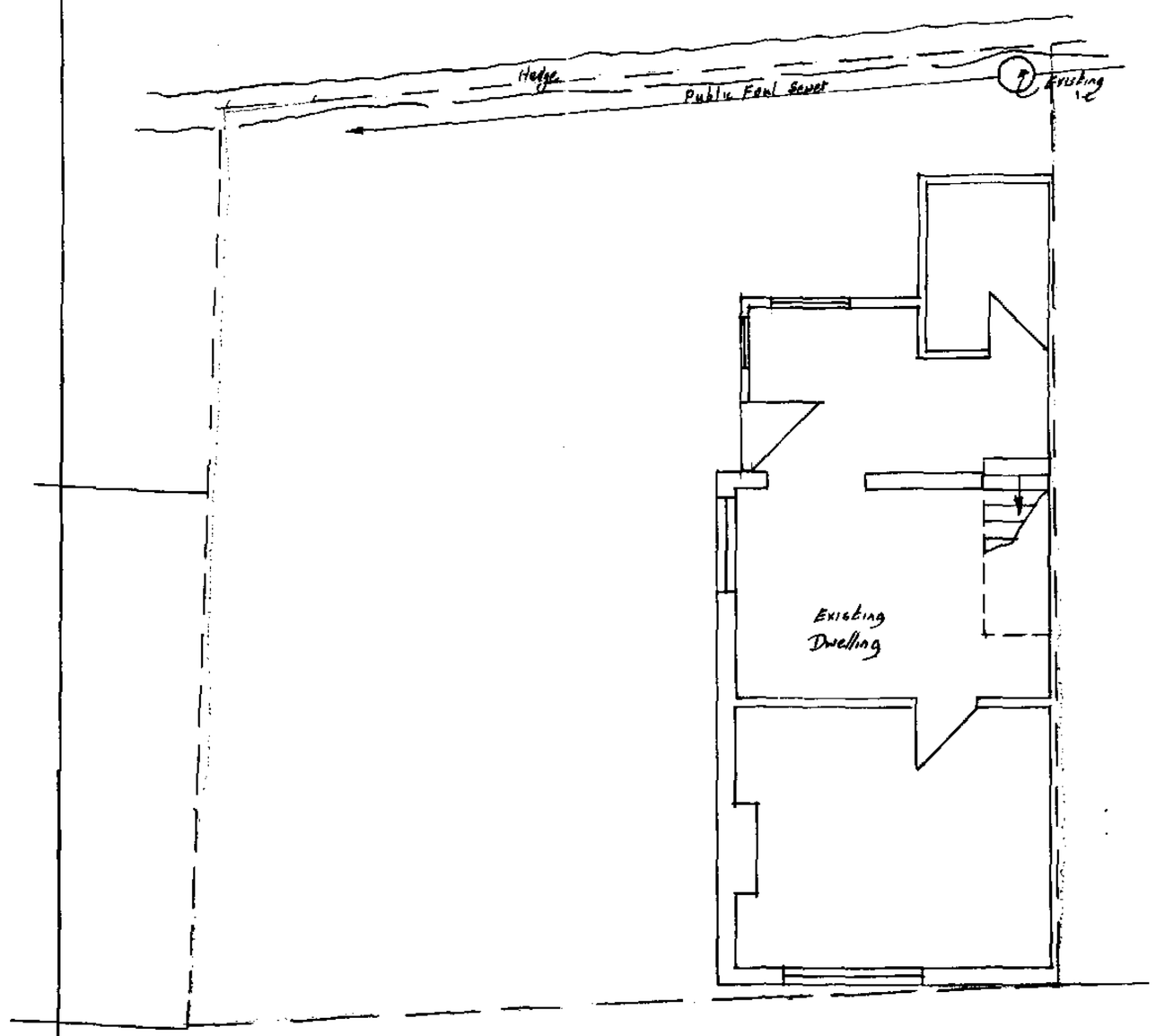


Location Plan.

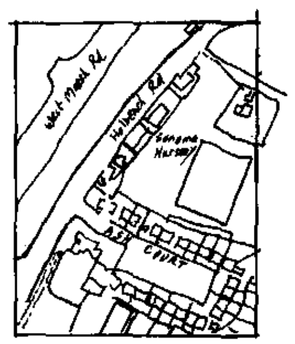
DATE :	15/4/94
SCALE:	1:200 & 1:2500
PROJECT:	PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING
CLIENT:	MR R STANTON
TITLE:	SITE LAYOUT AND LOCATION PLAN
DRAWING:	JWM/HOLBRDNECW/04A

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
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DETERMINED PLAN



Site Layout Plan

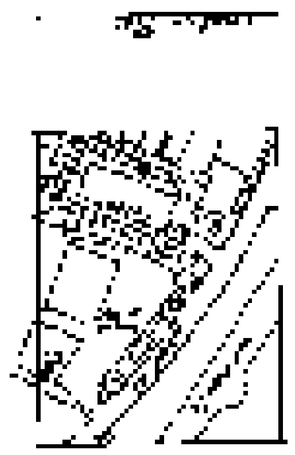


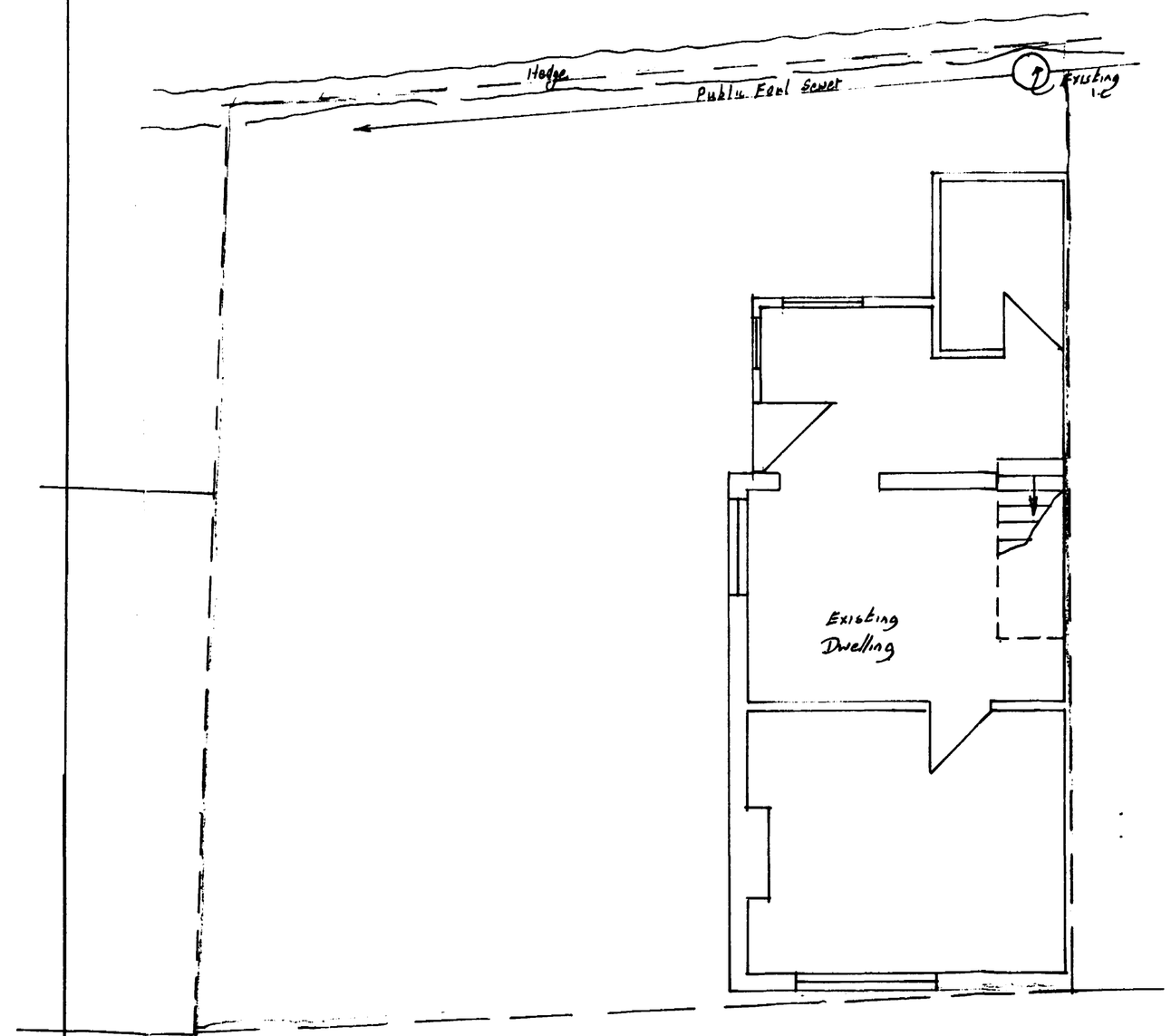
Location Plan.

DATE :	15/4/94
SCALE:	1:200 & 1:2500
PROJECT:	PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING
CLIENT:	MR R STANION
TITLE:	SITE LAYOUT AND LOCATION PLAN
DRAWING:	JWM/HOLBRDNEGW/04A

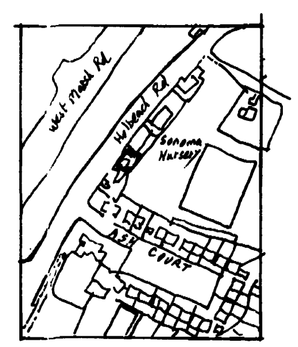
John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
Tel (0775) 762824
4 Aalsmeer Rise, Spalding PE11 3JD

DETERMINED PLAN





Site Layout Plan

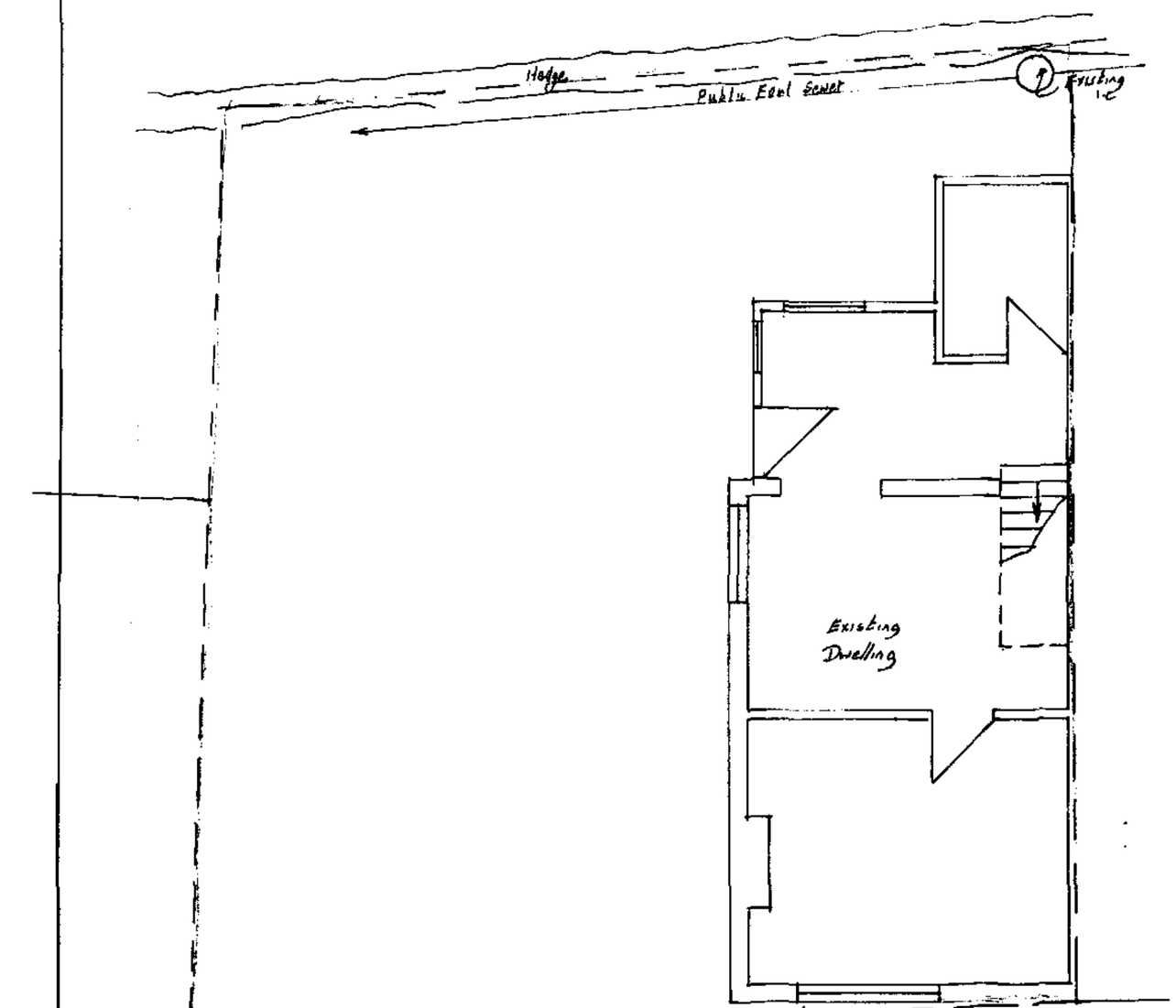


Location Plan.

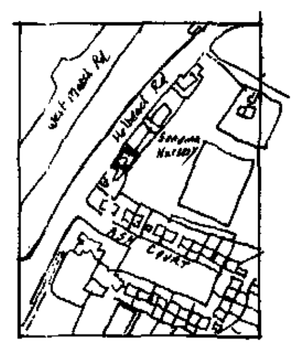
SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1994
REF 316/94

DATE :	28/4/94
SCALE:	1:50 & 1:2500
PROJECT:	PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING
CLIENT :	MR R STANTON
TITLE:	SITE LAYOUT AND LOCATION PLAN
DRAWING	JWM/HOLBRDNEW/04B

John W. Moses A.R.I.C.S.
CHARTERED SURVEYOR
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4 Aalsmeer Rise, Spalding PE11 3JD



Site Layout Plan



Location Plan.

SOUTH HOLLAND D.C.
PLAN DEPT
28 APR 1994
REF 316/94

DATE : 28/4/94

SCALE: 1:50 & 1:2500

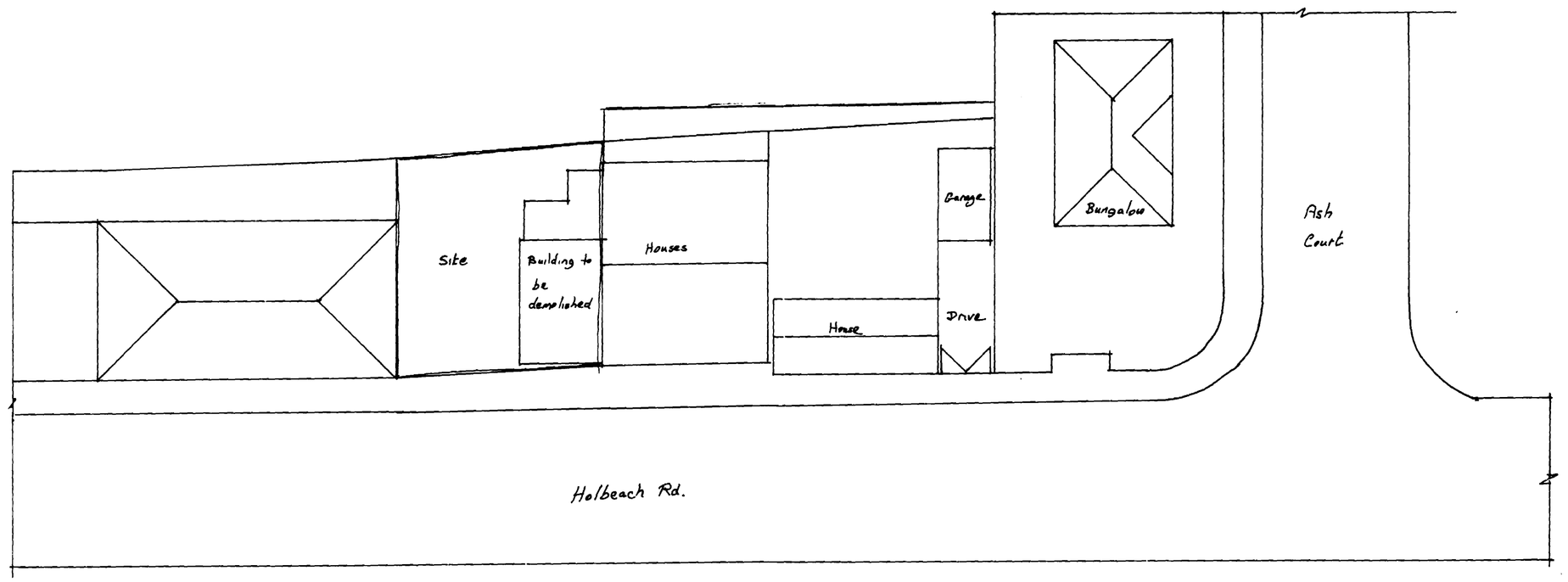
PROJECT: PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING

CLIENT : MR R STANTON

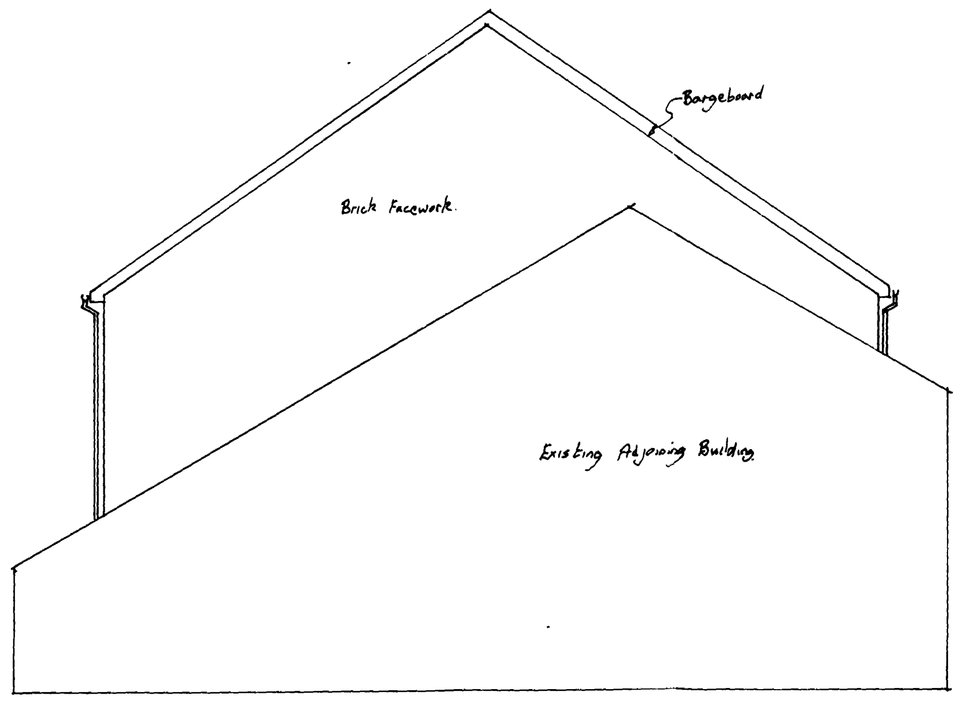
TITLE: SITE LAYOUT AND LOCATION PLAN

DRAWING JWM/HOLBRDNEW/04B

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Site Plan.



Side Elevation

DATE : 18/5/94

SCALE: 1:200 & 1:50

PROJECT: PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING

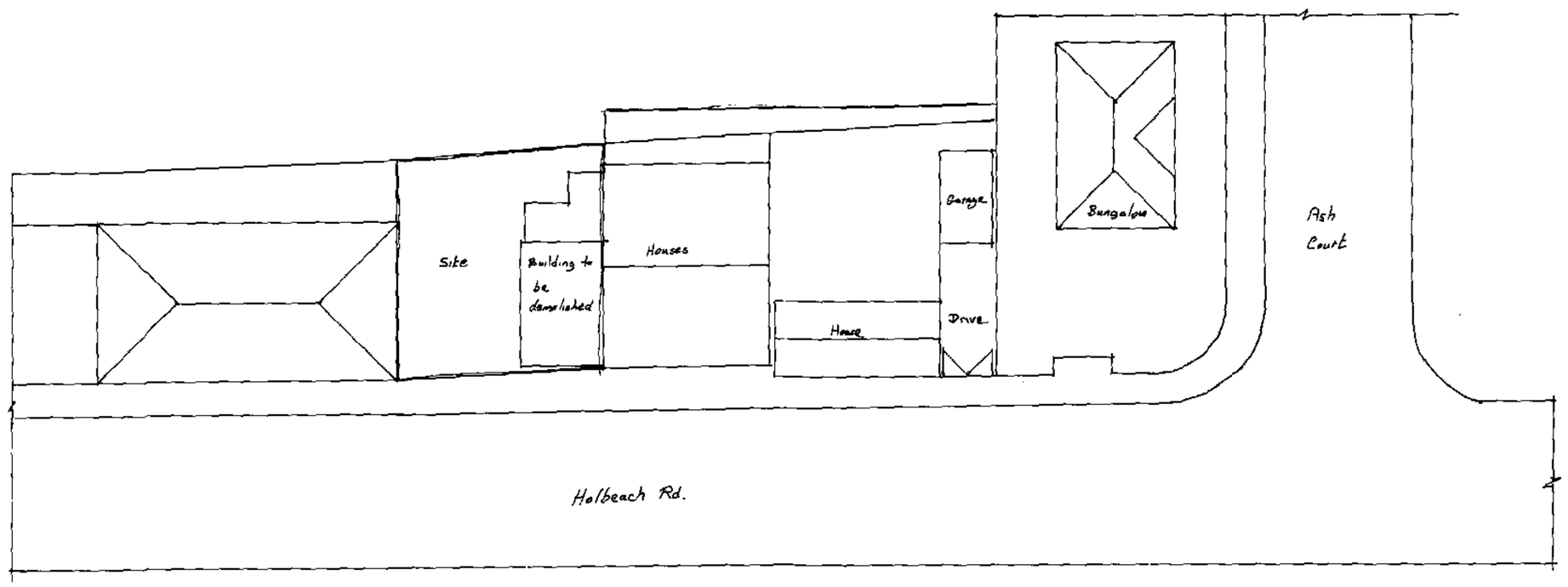
CLIENT: MR R STANTON

TITLE SITE PLAN AND SIDE ELEVATION

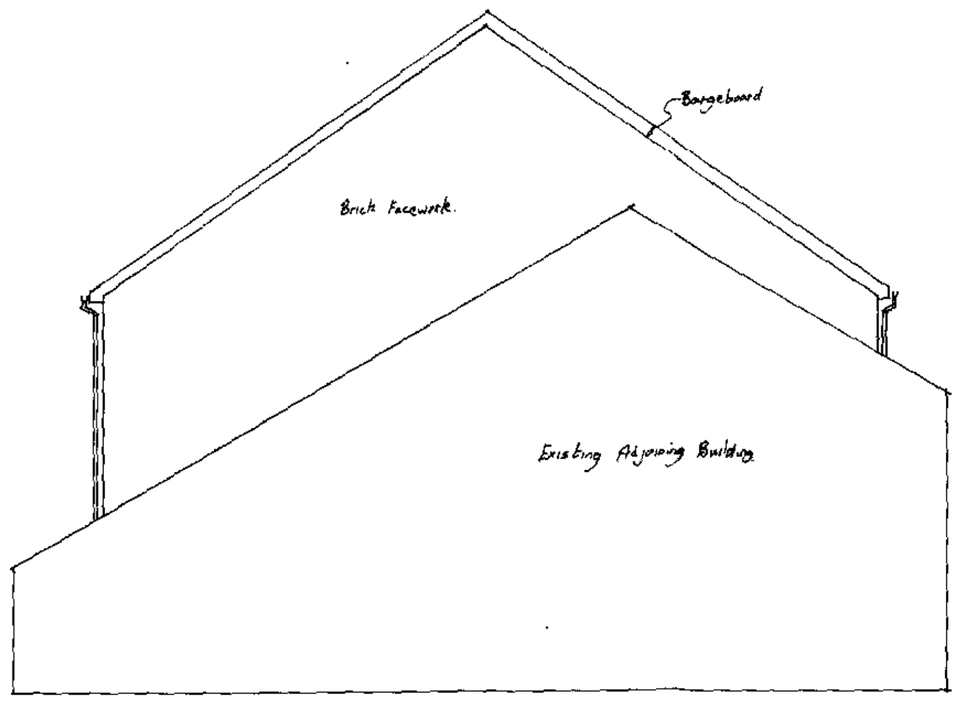
DRAWING JWM/HOLBRDNEW/05

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3160
316/94



Site Plan.



Side Elevation

DATE : 18/5/96

SCALE: 1:200 & 1:50

PROJECT: PROPOSED THREE NEW DWELLINGS AT 34 HOLBEACH RD SPALDING

CLIENT: MR R STANTON

TITLE SITE PLAN AND SIDE ELEVATION

DRAWING JWM/HOLBRDNEW/05

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316/94

