SOUTH
HOLLAND
DISTRICT COUNCIL

Council Offices
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Spalding
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## Town and Country Planning Act 1990

# Planning Permission

Reference: H16-0327-07 Received: 23-MAR-07 Type: FULL

Name: Mrs C Goodwin
'Unique Cottage'
Fulney Lane South
Spalding
Lincs

Agent: H H Adkins (Contractors) Ltd
Wyberton West Road
Boston
Lincs

Description: Convert farm building to artists studios (retrospective)

Location : Farm Buildings near Unique Cottage Fulney Lane
Spalding

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

Reason For Approval
The proposal is in accordance with national and local policies as set out in:
Planning Policy Statement 7 - 'Sustainable Development in Rural Areas'.
Policies SG14 and EC4 of the South Holland Local Plan, 2006.

There are no material considerations that indicate against the proposal.

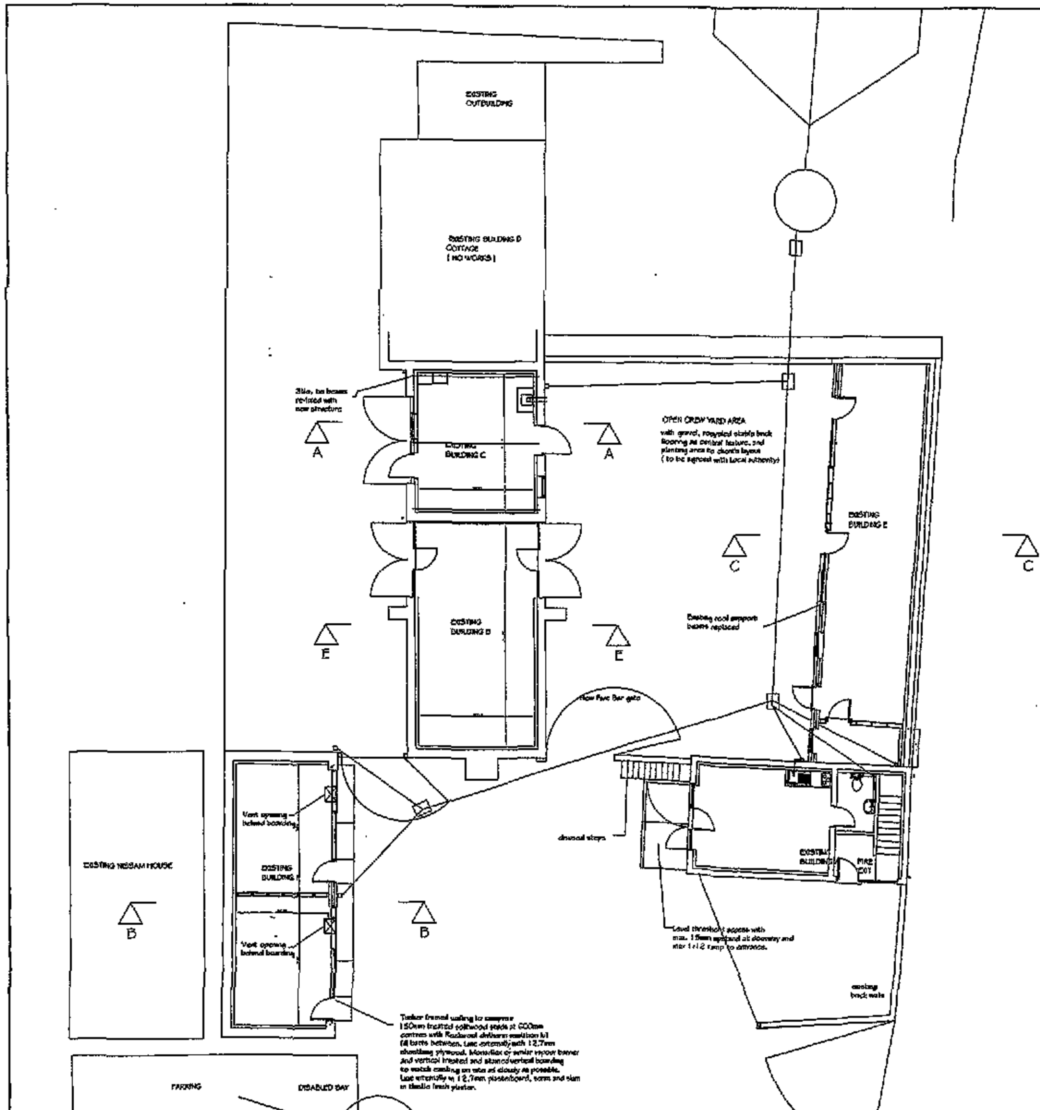
Note(s):

The determined plans are:
Dwg. nos. 71/06/1, 71/06/3D, 71/06-5, 71/06-6 and 71/06-7 received 13 March 2007.
Dwg. no. 71/06/4E received 16 March 2007.
Dwg. no. 71/06/2 received 22 March 2007
Dwg. no. 71/06-8 received 27 March 2007.

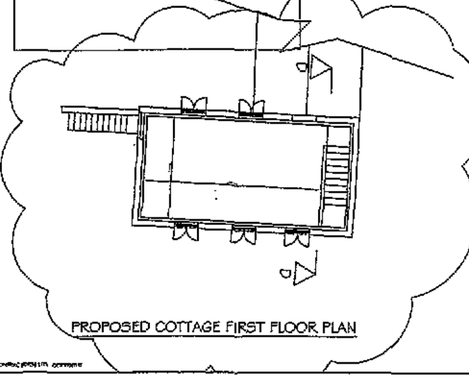
decision

**Head of Planning & Development**
**17 MAY 2007** **H16-0327-07**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.


EXISTING OUTBUILDING
EXISTING BUILDING D COTTAGE (NO WORKS)
Sills, lintels revised with new structure
EXISTING BUILDING C
EXISTING BUILDING B
EXISTING BUILDING E
OPEN CREW YARD AREA
with gravel, recycled stable brick flooring as central feature, and planting area to client's layout (to be agreed with Local authority)
Existing roof support beams replaced
New five bar gate
A
A
C
C
E
E
B
B
EXISTING NISSAM HOUSE
Vent opening behind boarding
Vent opening behind boarding
EXISTING BUILDING F
disused steps
EXISTING BUILDING
FIRE EXIT
Level threshold access with max. 15mm upstand at doorway and max 1:12 ramp to entrance.
existing brick walls
Timber framed walling to comprise 150mm treated softwood studs at 600mm centres with Rockwool dritherm insulation full fill batts between. Line externally with 12.7mm sheathing plywood. Monarflex or similar vapour barrier and vertical treated and stained vertical boarding to match existing on site as closely as possible. Line internally in 12.7mm plasterboard, scrim and skim in thistle finish plaster.
PARKING
DISABLED BAY
Existing entrance gates

PROPOSED GROUND FLOOR PLAN



PROPOSED COTTAGE FIRST FLOOR PLAN

CONSTRUCTION NOTES

FOUNDATIONS

To be Concrete (1:2:4 mix . 20mm aggregate)
600 x 225mm below cavity walls.
Depth to be provisionally 1000mm below external ground level and to be agreed with Building Control Officer, on site.
New foundations to be tied to existing with R12 x 900 Steel bars dowelled in at 200mm centres.

SUBSTRUCTURE MASONRY

Build all foundations up to damp proof course in Type A 100mm solid concrete block work, laid in stretcher bond in cement mortar (1:8) in two skins with 100mm concrete filled cavity between leaves under external walls, and single 100mm skin under partition walls.

At ground level provide three courses of facing bricks laid stretcher bond, in cement mortar (1:8).

Provide p.v.c damp proof course full width over all substructure block walls/leaves at 150mm above external ground level lapped with d.p.m to floor slab.

FLOOR CONSTRUCTIONS

All as shown on sections.

SUPERSTRUCTURE MASONRY

External cavity wall to have 102.5mm re-claimed red facing brick outer leaf : 100mm Crown Dritherm insulated, fuel cavity and 100mm Tarmac Hemelite Type B 3.5N/sq.mm block inner leaf, in stretcher bond, in gauged lime mortar (1:1:6). All work to be kept plumb, level, and clean, as work proceeds. The Construction gives 0.38 U-value.

The first run of 200mm stainless steel safety wall ties to be located at 600mm centres horizontally (at a level 375mm above ground level). Subsequent runs of wall ties to be at not more than 900mm centres horizontally, or as otherwise required by the structure, and at 450mm vertically. Extra ties to be placed at 225mm vertically to jambs of openings 150mm max from reveals.

LINTELS AND OPENINGS GENERALLY

Lintels over external openings to have cast insitu concrete backing lintel with brick arch detail as exists on Building A.
Internal 100mm walls will have 100 x 65mm pre-stressed Sparlite or similar concrete lintels with at least 150mm end bearing and brick block units laid stretcher bond over to bond in with standard block work around.
All lintels to be selected, designed and installed in accordance with manufacturers recommendations.

All cavity walls to be closed at reveals and cills with insulated core pvc Thermabate cavity wall closer system. Cills to have 25mm staff window board or tiled cill.

RAINWATER DRAINAGE ABOVE GROUND

Black painted aluminium 110mm half round gutter on screw fixed rafter arm brackets at 900mm centres and at outlets and angles with 65mm round aluminium down pipes with screw fixed brackets at 1.8m centres.

VENTILATION

Windows to have 250 sq.mm background ventilation per 10 sq.m floor area at trickle vent in head of windows or supplemented with wall mounted air bricks.

Provide an extractor with 30 l/sec. capacity to kitchenette hob and extract fans of 6 l/sec to Toilets.

HEATING/HOT WATER

To be off peak Economy 7 electric convector storage heaters rated to suit each work area.
Hot water generated locally with on demand undersink electric water heaters.

WINDOWS

To be replacement Pilkington k double glazed sash windows, custom made to match existing style as closely as possible in treated stained softwood.

STAIRCASE

Softwood stair flight to have 207.5mm risers and 230mm going on closed plywood risers with MDF bullnosed treads. Handrail one side to be 900 above pitch line and 1100mm high above landing level. If space under stairs used as storage then the soffite of the flight to be fire protected to half hour rating in 12.7mm plasterboard and thistle finish.

FIRE EXIT DOORS

To be plywood, flush painted, in painted softwood frames and complete with panic latch.
'FIRE EXIT KEEP CLEAR' sign outside and 'PUSH BAR TO OPEN' sign inside on/above bar. Door is to have external panic override locking knob for external access to workshops upstairs.

FIRE WARNING AND EMERGENCY LIGHTING

An emergency fire detection and alarm system to be designed and installed to IEE regulations and BS 5839-1 and recorded and provided for BCO approval. Separate emergency call point to be provided in Disabled W.C. and systems put in place to assist any disabled person in fire action planning.

FOUL DRAINAGE.

Construct new inspection chambers with 600mm diameter p.v.c. sectional chamber, bedded and surrounded in 150mm concrete (1:2:4-20mm) with pedestrian grade double seal galvanised steel manhole cover and frame set in mortar flush with paving slab.
Drain connections in 110mm diameter p.v.c laid to 1:60 self cleansing falls, bedded and surrounded in pea gravel. Trench made good in hardcore and concrete paving over.
Back inlet gullies to be pvc, rodable and trap sealed with mesh grid tops.
System to be pressure tested on completion.

Above ground drainage to be collected from adjacent sanitary ware into a 110mm diameter drainage one way vented stub stack in corner of rooms.
A 110mm dia. soil stack to be installed, which is vented with bird guard 600mm above highest openable window level.

SEPTIC TANK/BIODISC TANK.

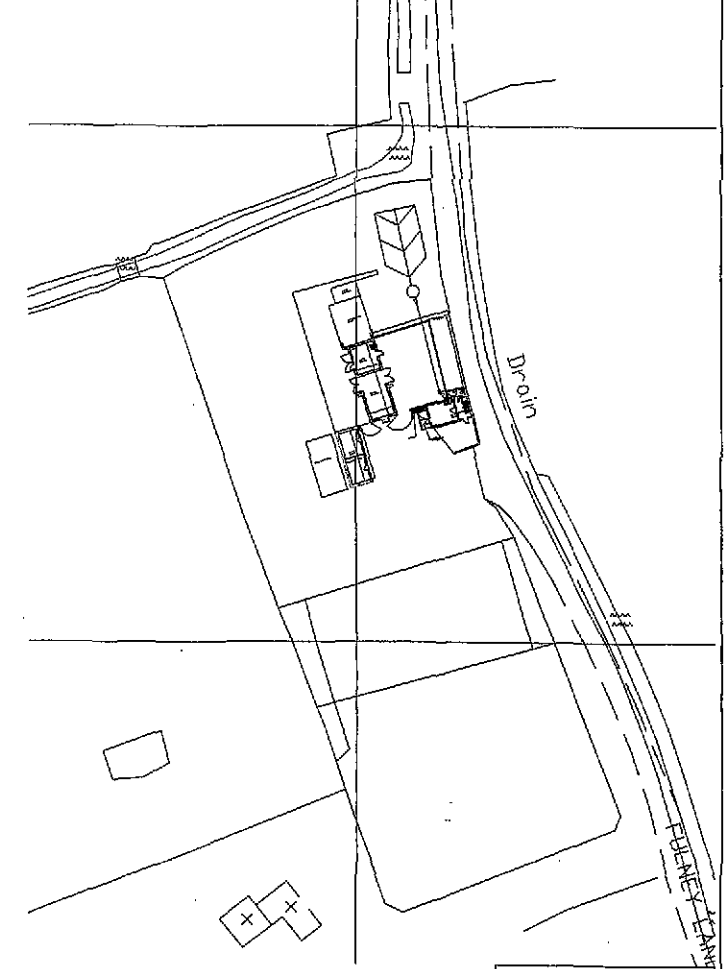
Carry out percolation testing and demonstrate to building control officer that ground conditions are suitable as in BS 6297 and Klargester design data sheet TD50005.
Install a Klargester or equal approved 2720/2800 litre 180 litre per day for 4 persons on normal usage, all in accordance with Klargester installation details sheet TD50006.
Should the percolation test not prove effective - then a Biodisc alternative will be provided, subject to consultation with Building Control Officer

RAINWATER DRAINAGE BELOW GROUND

Connect into existing rainwater drainage system if soakaway is over 5m from new extension. Provide new soakaway if existing is inadequate comprising 1.25 cubic metre of clean hardcore in pit filled to 300 below ground covered with polythene, 250mm g to 300 of food topsoil and turf flush with existing. Drain connections in 110mm diameter pvc laid to 1:100 falls, bedded and surrounded in pea gravel. Trench made good in hardcore and concrete paving or grassed over. Use rainwater pipe to 110mm diameter drain adaptor at connection.

INTERNAL WALLS.

All new internal walls to be constructed in 100 x 50mm sawn softwood studding with head, sole and intermediate noggins at 1200mm centres vertically and at fixing requirements. Framework clad in 12.7mm plasterboard with scrim taped joints and 5mm Thistle multi-finish plaster.


Drain
FULNEY LANE

SITE PLAN 1:500

SHDC
PLANNING & DEVELOPMENT
13 MAR 2007
Ref. 0323/07

DETERMINED PLAN

REVISIONS
A - 14/12/06- Alter WC arrangements
B - 17/1/07- Alter Entrance frames to BuildingA,B, & F. Alter staircase to comply, and add level threshold access to meet part M regulations.
C - 1/2/06 - Elevations altered and plan to suit.
D - 25/2/07 - Drainage added and doors ammended

**H. H. ADKINS**
**(Contractors) LTD.**
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Boston, Lincs
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fax. 01205 310845
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**Project**

PROPOSED ALTERATIONS
TO PREMISES FOR
MRS C. GOODWIN
AT LOW FULNEY
SPALDING
LINCS.

**DATE DRAWN:** OCT 2006
**DRAWING NO:** 71/06/3D
**SCALE:** 1:100