APPLICATION No. H16/0361/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0361/94 Received:16-MAY-94 Type:FULL

Name: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New house and garage

Location : Plot 1, East Road (South Road) Luck's Bridge
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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

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

Reason: In the interests of visual amenity.

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

SOUTH HOLLAND DISTRICT COUNCIL

period.

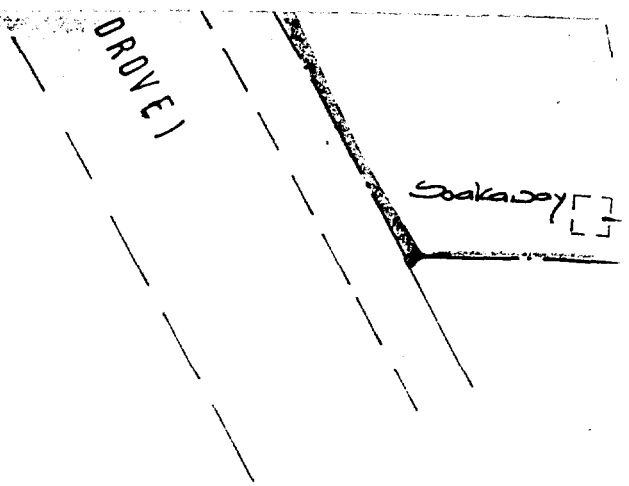
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
05-JUL-94 H16/0361/94

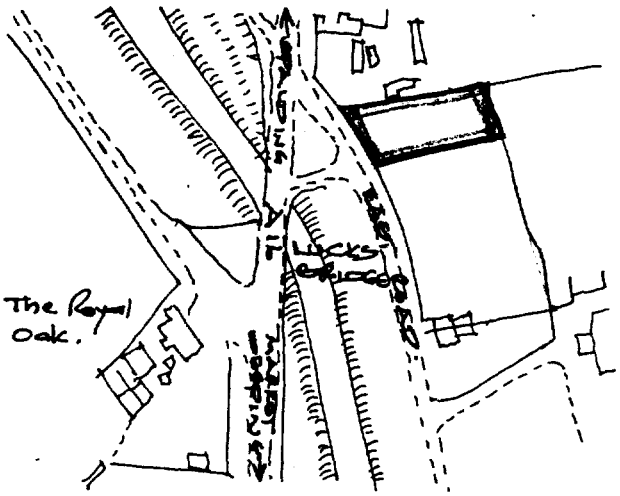
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)



Site Plan 1:200



Location Plan 1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0361/94

Date Registered 13 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs D. Wilson

30/32 ALBION STREET

SPALDING LINCS

PE11 2AJ

Tel. No. 760443

NAME AND ADDRESS OF AGENT

(if form completed by agent)

RICHARD J DIGGLE

OAK HOUSE VICARAGE CLOSE

HOLBEACH ST JOHN LINCS

PE12 8RS

Tel. No (0406) 540376

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 1 EAST ROAD (SOUTH ROAD)

LUCK'S BRIDGE SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW HOUSE AND GARAGE

Please complete

Signed.....

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £140 If you consider no fee is payable include a written explanation instead.

Date 1st April 1994

†Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 1

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: 8 metres

(b) max. length: 15·4 metres

(c) max. width: 10·5 metres

C. Please state type and colour of materials for facing external walls: DARK BROWN & BUFF FACING BRICKS

D. Please state type and colour of roofing materials. CONCRETE TILES - SLATE GREY

E. 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. VACANT BUILDING PLOT

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: EAST ROAD
Will there be —
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? GARAGE AND TURNING AREA

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☐

B. The proposal does involve the felling of one of more trees ✓ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAK AWAY

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 ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	→ Date: Consultee(s):
Is this application related to a previous submission	YES	→ Application No.: [illegible] H14/0551/92

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

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

Signed ..... (~~Applicant~~/Agent) Date 21st April 1994.

Certificate B

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1

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

Signed ..... ~~Applicant~~/Agent) Date 1st April 1994

Certificate 2

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

ADMIN RECORD SHEET

Initial

Submitted Fee £140.

Receipt No P4160

Date first Rec'd 13 APR 1994

Registration

Reference H16/0361/94

Cross-Ref R

Date 14-APR-94 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

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

Fees
Correct fee £140.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 257 OS Plots
Grid ref 523350 319200.

Ward S Parish SPALDING

Inside IBD NO Inside LP area NO

Linked to site Ref 570

Linked to property Ref

Constraints:

CA Cons Area
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
1116/90
581/92

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

DC INSTRUCTION SHEET

APPLICATION No H16/0361/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only) The dimensions of the site are different on the 1:200 block Plan & 1:2500 Site plan. Please amend the plans so that they accord with each other

Direction authorised by Senior Officer..R..... Date.....20/4

Revalidation after Direction

Information satisfactory Signed....R..... Date.....16/5

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) 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/ 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:

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

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed ...R..... Date.....16/5 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Pete ? Materials

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 27-5

Site Notice posted by PM
Date 27-5
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Site has rendered + tiled roof.
Poor state
Overgrown garden
Nursery to left
looks into new bridge over S drive, also
close to bypass

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed PM Date 2.7.6

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Sc 12
B22 Reason B21
Sc 21
Sc 27

Condition monitoring:

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

Determined plans indicated ☑
Departure approval confirmed ☐
Flag for on-site review ☐

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan & 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 : P4160
Date received : 13-APR-94

Received from

R J Diggle

Address

Oak House
Vicarage Close
Holbeach St John
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

BRIAN SMI , 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

H16/0361/94

FULL

Applicant: Mr & Mrs D Wilson
Tel: 0775 760443

Agent: Richard J Diggle
0406 540376

Description: New house and garage

Location: Plot 1, East Road (South Road)
Luck's Bridge
Spalding
Lincs

Valid date:	16-MAY-94	Terminal date:	11-JUL-94
Target dates:		Target Committee:	22-JUN-94
To case officer	23-MAY-94	Report deadline:	08-JUN-94
Inspected by	30-MAY-94	Agreed TD Ext:	
Extra contacts	06-JUN-94	Case Officer:	
Report if not clear by	20-JUN-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		20-MAY-94	10-JUN-94
Cllr C Evans		19-MAY-94	26-MAY-94
Cllr B J Davies	94 380565	19-MAY-94	26-MAY-94
Cllr M C White		19-MAY-94	26-MAY-94

LCC - Obs Attached JC 25/5/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0361/94 Received:16-MAY-94 Type:FULL

Name: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New house and garage

Location : Plot 1, East Road (South Road) Luck's Bridge
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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

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

Reason: In the interests of visual amenity.

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

period.

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

29-JUN-94 AD check.....NJ30/6

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

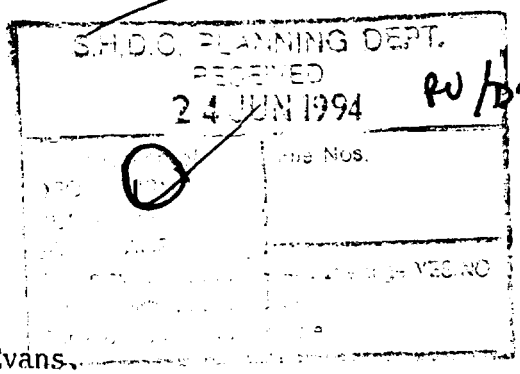
This application need not now be considered by the Planning Ctee.

C Evans. 23-6-94

SOUTH HOLLAND

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

Cllr. C. Evans,
71 Little London,
Spalding,
Lincs.
PE11 2UE.



Your Contact: Mr D Roberts

Our Ref: DJR/JJ H16/0361/94
H16/0493/94

Your Ref:

Date: 22 Jun 1994

Dear Councillor Evans,

DEVELOPMENT AT SOUTH DROVE (EAST ROAD) SPALDING COMMON FOR MESSRS ANDREWS AND WILSON.

In respones to your consultation returns received on 31st May in respect ofthe above applications. I can advise over the points raised as follows:-

1. Outline permission for these plots was granted under ref: H16/0581/92. This included the site of the existing dwelling, 'Bridge House'.

2. The current applications seek to develop the two end plots covered by the outline application. H16/0361/94 is on the northern most plot, which is presently occupied by Bridge House. The situation therefore is that there will be three dwellings, including the demolition and replacement of the existing dwelling.

3. I can confirm that both application sites are sited close to each other along the same stretch of road (I enclose a plan indicating the situation).

I hope this is satisfactory. If you think the applications need no longer be considered by the Planning Committee please let me know as soon as possible in order that I may be in a position to issue decisions under the delegated powers procedure in the absence of other objections or problems.

Yours faithfully

D E Roberts

N Midlen
Principal Planning Officer (DC)

Enc.

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Cllr. C. Evans,
71 Little London,
Spalding,
Lincs.
PE11 2UE.

Mr D Roberts

DJR/JJ H16/0361/94
H16/0493/94

22 Jun 1994

Dear Councillor Evans,

DEVELOPMENT AT SOUTH DROVE (EAST ROAD) SPALDING COMMON FOR MESSRS ANDREWS AND WILSON.

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Yours faithfully

N Middlen
Principal Planning Officer (DC)

Enc.

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: H16/0361/94

Applicant: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New house and garage

cation: Plot 1, East Road (South Road) Luck's Bridge
Spalding Lincs

Type: FULL

Date received: 16-MAY-94

19-MAY-94

Dear Cllr C Evans

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 26-MAY-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
SMITH
Director of Planning and Building Control Services

Cllr C Evans
71 Little London
Spalding
Lincs
PE11 2UE

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAY 1994
Attention of | File Nos.
Acknowledge YES/NO
Date

I request that this application be considered by Planning Committee, because
To clarify the position. Is it 3 plots dwellings (excluding the existing house) or is it 3 plots (including the present house)

Signed: C Evans

PS Also to clarify the addresses as these 2 applications is at the same address — CE

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: H16/0493/94

Applicant: Mr & Mrs I Andrew
15 Mayfield Close
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erection of three-bedroomed house and garage

Location: Land: South Drove (East Road) Spalding Common
Spalding Lincs

Type: FULL

Date received: 19-MAY-94

26-MAY-94

Dear Cllr C Evans

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is D J ROBERTS

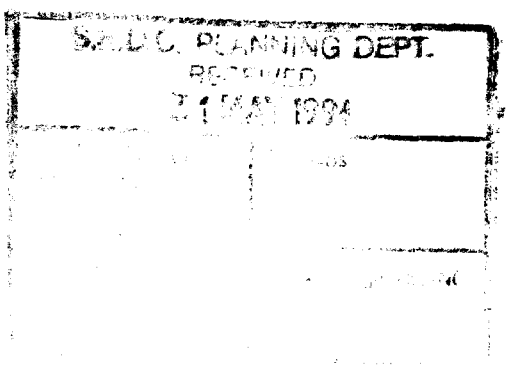
As applications can be determined under delegated powers in many cases, please let me know by 02-JUN-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr C Evans
71 Little London
Spalding
Lincs
PE11 2UE

I request that this application be considered by Planning Committee, because

See attached



Signed: L Evans

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0361/94

Applicant: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New house and garage

SOUTH HOLLAND D.C.
PLAN DEPT
16 MAY 1994
REF Valid

Location: Plot 1, East Road (South Road)
Luck's Bridge
Spalding
Lincs

Type: FULL

Date received: ~~19 APR 94~~

22-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:

The dimensions of the site are ~~difficult~~ different on the 1:200 block plan and 1:2500 site plan. Please amend the plans so that they accord with each other.

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 P J UDY

Yours faithfully

D C Robotham
Principal Planning Officer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/L/0361/94.

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

Plot 1, East Road, Lucks Bridge, Spalding

3. Name, classification and number of road

4. Date application referred 20-4-94

5. State whether outline, detailed application etc.

Full

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

House & Garage

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. (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 20-4-94 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

(1) B22

Delete as appropriate

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

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

(1) B21

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

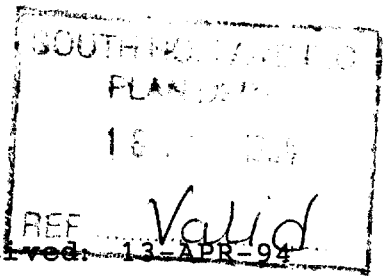
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0361/94

Applicant: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New house and garage



Location: Plot 1, East Road (South Road)
Luck's Bridge
Spalding
Lincs

Type: FULL

Date received: 13-APR-94

14-APR-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:

Please outline 1:200 block plan in red. Three copies returned for your use.

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

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)

Richard J Diggle

Building Design Consultant

Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone/Fax 0406 540376
Mobile 0850 567072

Ref: 200/RJD

12 April 1994

Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincs
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT.
13 APR 1994
REF 0361/94

Dear Sirs

NEW HOUSE AND GARAGE : PLOT 1 : EAST ROAD : LUCK'S BRIDGE : SPALDING
MR & MRS D WILSON

I enclose the following in respect of an application for Planning Permission:

1. Four completed copies of Planning Application form and Certificate.

2. Four copies of drawing nos 200/1 and 2.

3. Cheque to the value of £140.00 being the fee payable.

I trust the application meets with your approval and should you have any queries, please do not hesitate to contact me.

Yours faithfully

RICHARD J DIGGLE

Enc

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0361/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0088/95 Received:30-JAN-95 Type:CONDITION COMPLIANCE

Name: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: Details of landscaping and tree planting (Conditions 4 and 2 of applications H16/0361/94 & H16/1153/94)

Location : Plot 1, East Road (South Drove)
Lucks Bridge 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 Housing and Planning Services

27-APR-95 H16/0088/95

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 H16/0361/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/1166/94 Received:09-DEC-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Paul Brown
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Description: Details of materials (Marley modern grey tiles; Ibstock light buff rustic/Butterley Notingham red rustic bricks)

Location : Plot 1, East Road/South Drove Lucks Bridge 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

12-JAN-95 H16/1166/94

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0361/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0975/94 Received:07-OCT-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Description: Roof: Marley Modern Grey Walls: Baggeridge Natural Red Rustic (front elevation) Malvern Tudor Red or Arley,etc

Location : Plot 1, East Road(South Drove) Lucks Bridge 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

27-OCT-94 H16/0975/94

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: H16/0361/94

Applicant: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New house and garage

Location: Plot 1, East Road (South Road)
Luck's Bridge
Spalding
Lincs

Amendment: Garage omitted
(drawing number 200/1A, 2A and 3)

12-OCT-94

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ KL

Registered 7.10.09

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: PM 12-10

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

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H16/0361/94 /AL

Date Registered 06 OCT 1994

Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS D. WILSON
30/32 ALBION STREET
SPALDING
LINCS, PE11 2AJ.

Tel. No. 0775 760443

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

RICHARD J. DIGGLE
OAK HOUSE, VICARAGE CLOSE,
HOLBEACH ST. JOHNS
SPALDING, LINCS, PE12 8RS.

Tel. No. 0406 540376. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 1, EAST ROAD, (SOUTH DROVE,
LUCK'S BRIDGE, SPALDING, LINCS.

Please complete

APPLICATION No.

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

H16/0361/04

Building Regulation reference relating to same development (if any)

B16/0565/94.

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.

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 5 OCTOBER 1994

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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.)

GARAGE OMITTED.

State drawing no's of the current submission

200/1A, 2A & 3.

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

~~YES~~ / NO — NO.

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

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: H16/0361/94

Applicant: Mr & Mrs D Wilson
30/32 Albion Street
Spalding
Lincs
PE11 2AJ

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New house and garage

Location: Plot 1, East Road (South Road)
Luck's Bridge
Spalding
Lincs

Amendment Submitted: Garage detach and reposition to front of house, access to public road reposition (drawing No. 200/1A & 200/2A

16-SEP-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

B Smith

Director of Planning and Building Control Services

Spoke to Boyd Put a amendment to delete garage ∴ can build house.

Apply for garage = new position + change of access with landscaping ie hedge + trees or wall + trees which will take for Condn 4 PM 22-9

Ref: RJD/200

8 September 1994

Richard J Diggle

Building Design Consultant

Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone/Fax 0406 540376
Mobile 0850 567072

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

AMENDED PLAN
Ref. A/,

Dear Sirs

PLANNING PERMISSION REF: H16/0361/94
NEW HOUSE : PLOT 1 : EAST ROAD : LUCK'S BRIDGE : SPALDING
MR & MRS D WILSON

I enclose the following in respect of a **Planning Amendment:**

1. Two completed application forms.

2. Two copies of drawing nos 200/1A and 2A.

I trust the amendment meets with your approval and should you have any queries, please do not hesitate to contact me.

Yours faithfully

RICHARD J DIGGLE

SOUTH HOLLAND D.C.
PLAN DEPT
12 SEP 1994
REF 0361/94

Enc

PLANNING AMENDMENT

For office use only

Application No. H16/0361/94/A1

Date Registered 12 SEP 1994

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS D. WILSON
30/32 ALBION STREET
SPALDING,
LINCS., PE11 2AJ.

Tel. No. 0775 760443.

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

RICHARD J. DIGGLE
OAK HOUSE, VICARAGE CLOSE,
HOLBEACH ST. JOHNS,
SPALDING, LINCS, PE12 8RS.

Tel. No. 0406 540376. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 1, EAST ROAD (SOUTH DROVE)
LUCKS BRIDGE, SPALDING, LINCS.

Please complete

APPLICATION No.

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

H16/0361/94.

Building Regulation reference relating to same development (if any)

NOT YET KNOWN.

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. [ ]

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 8 SEPTEMBER 1994.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

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.)

GARAGE DETACHED AND REPOSITIONED TO FRONT OF HOUSE.

ACCESS TO PUBLIC ROAD REPOSITIONED.

State drawing no's of the current submission

200/1A & 2A.

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

~~YES~~ / NO

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

H16/0361/94

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 14-SEP-94 JAC

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: PAJ 15-9

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

Acceptance issued:

Ref: RJD/200

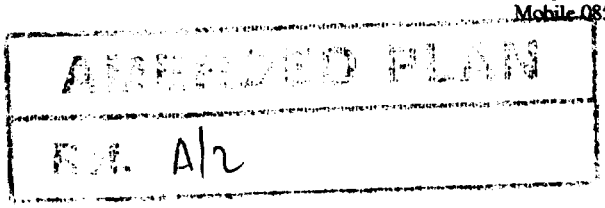
5 October 1994

Richard J Diggle
Building Design Consultant

Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone/Fax 0406 540376
Mobile 0850 567072

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE



For the attention of: **Mr P Udy**

Dear Sirs

PLANNING PERMISSION REF: H16/0361/94
NEW HOUSE : PLOT 1 : EAST ROAD : LUCK'S BRIDGE : SPALDING
MR & MRS D WILSON

Further to your letter dated 16 September 1994 and following my telephone with Mr Udy, I confirm that I wish to withdraw the amendment submitted on 8 September 1994.

I now enclose the following in respect of a further **Planning Amendment** which, I trust, is in order:

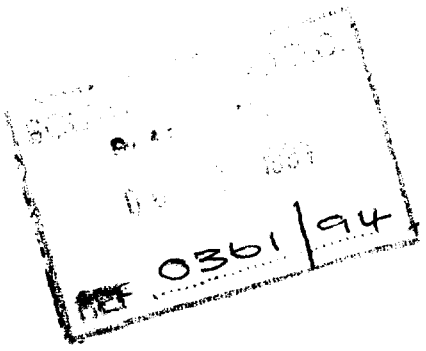
1. Two completed application forms.

2. Two copies of drawing nos 200/1A, 2A and 3

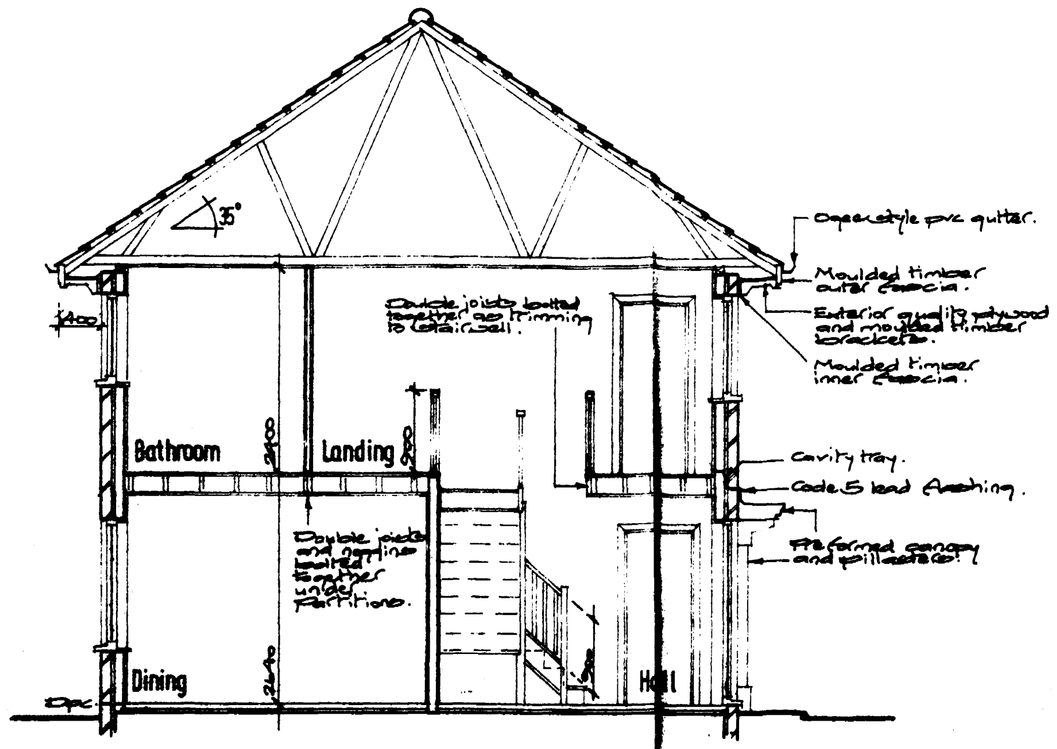
I trust the amendment meets with your approval and should you have any queries, please do not hesitate to contact me.

Yours faithfully

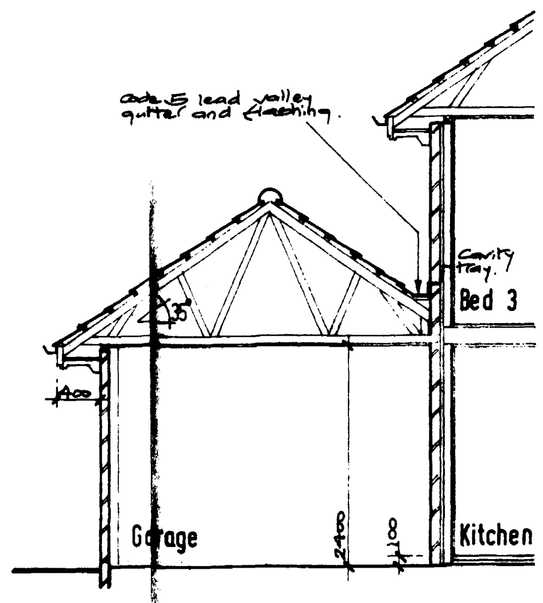
RICHARD J DIGGLE



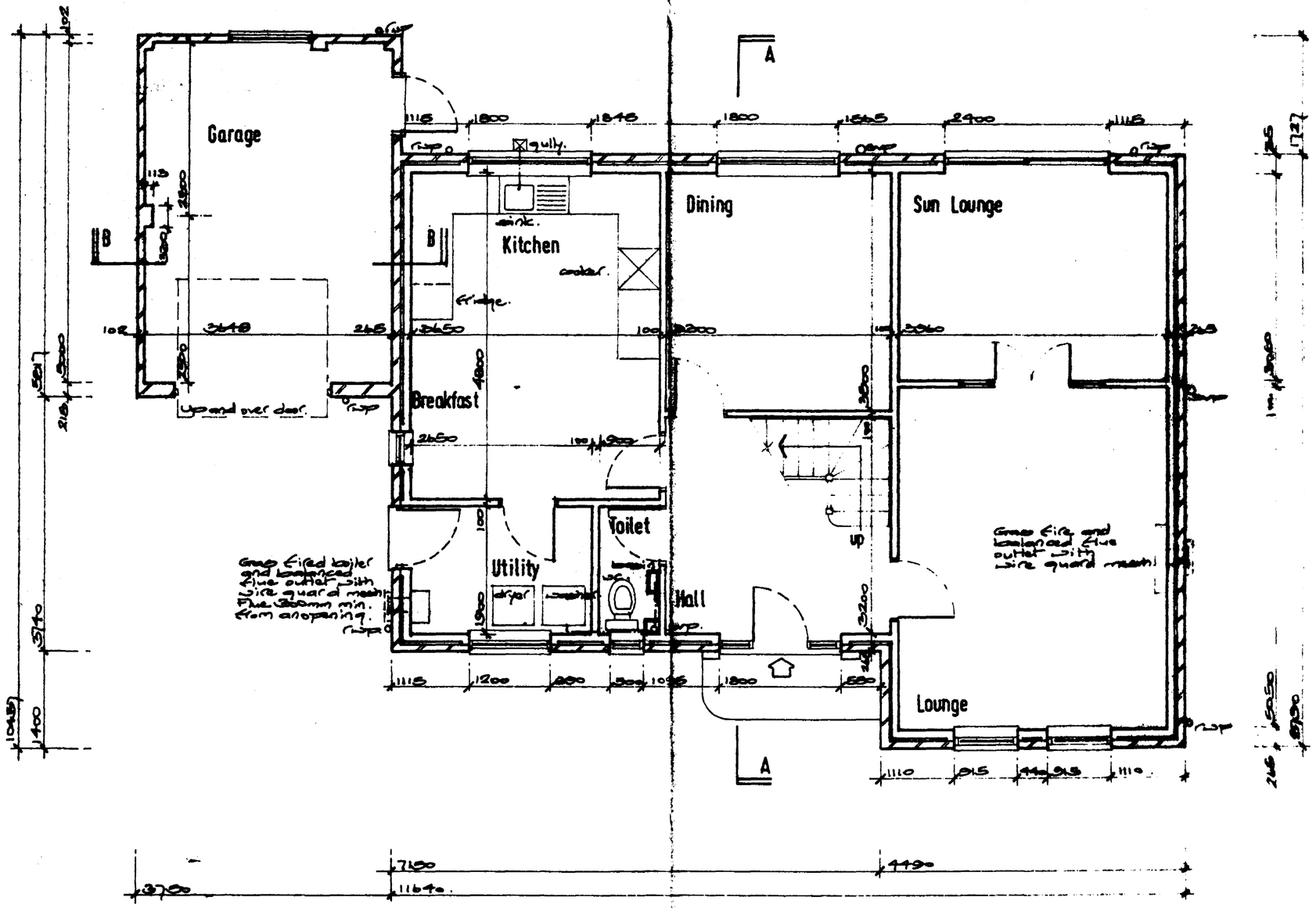
Enc



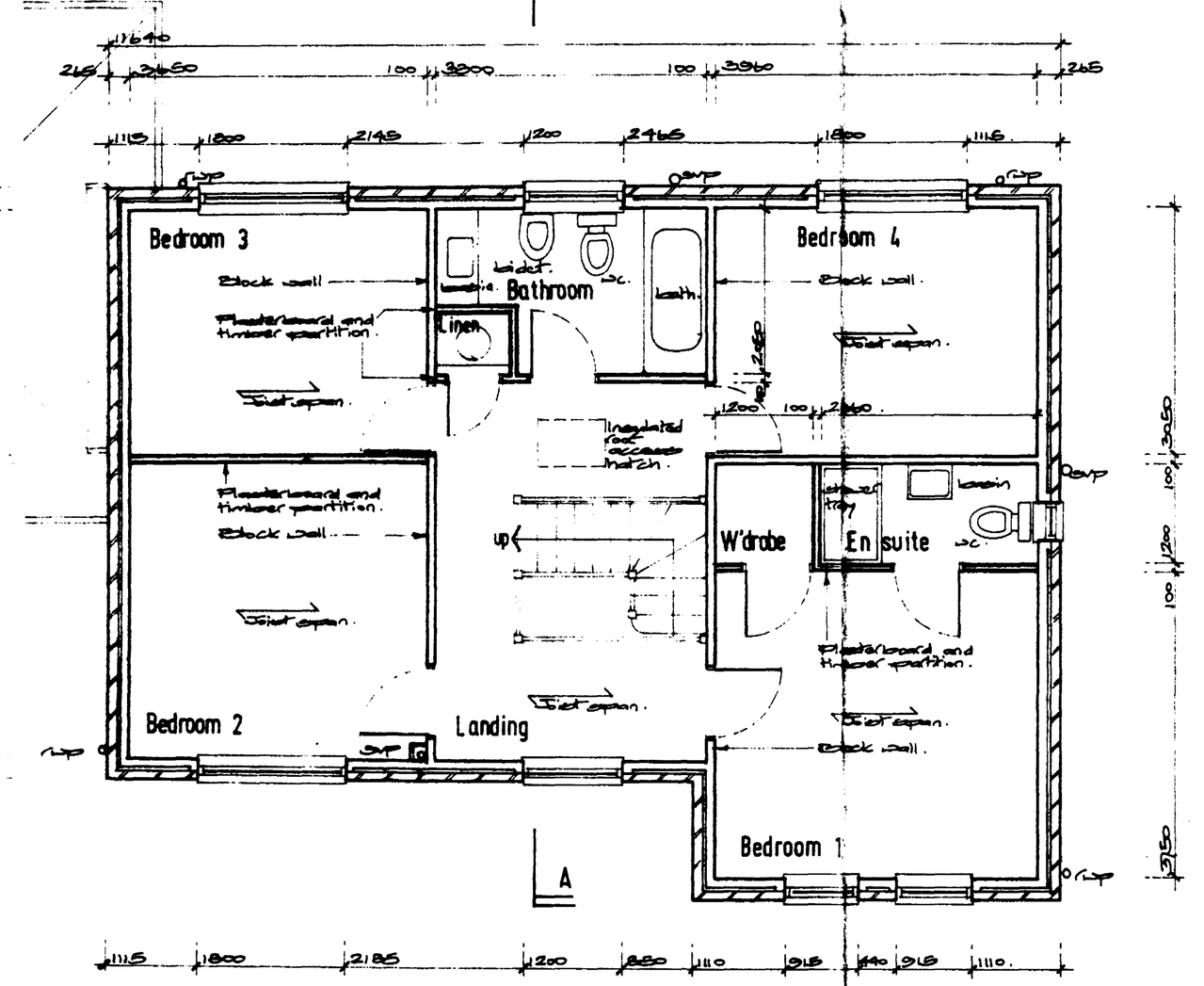
Section AA



Section BB



Ground Floor Plan



First Floor Plan

NOTES

1. Do not scale from this drawing.
2. All dimensions to be checked on site by builder.
3. All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

   Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

   If adverse soil conditions are encountered, then the advice of a qualified structural engineer should be sought.

SOUTH HOLLAND D.C.
PLAN DEPT.
13 APR 1994
REF. 0361/94/...

DETERMINED PLAN

Richard J Diggle
Building Design Consultant
Oak House
Vinegar Chee
Holbeach St John
Spalding
Lincs
PE12 8RS
Telephone/Fax 0406 540276
Mobile 0850 307072

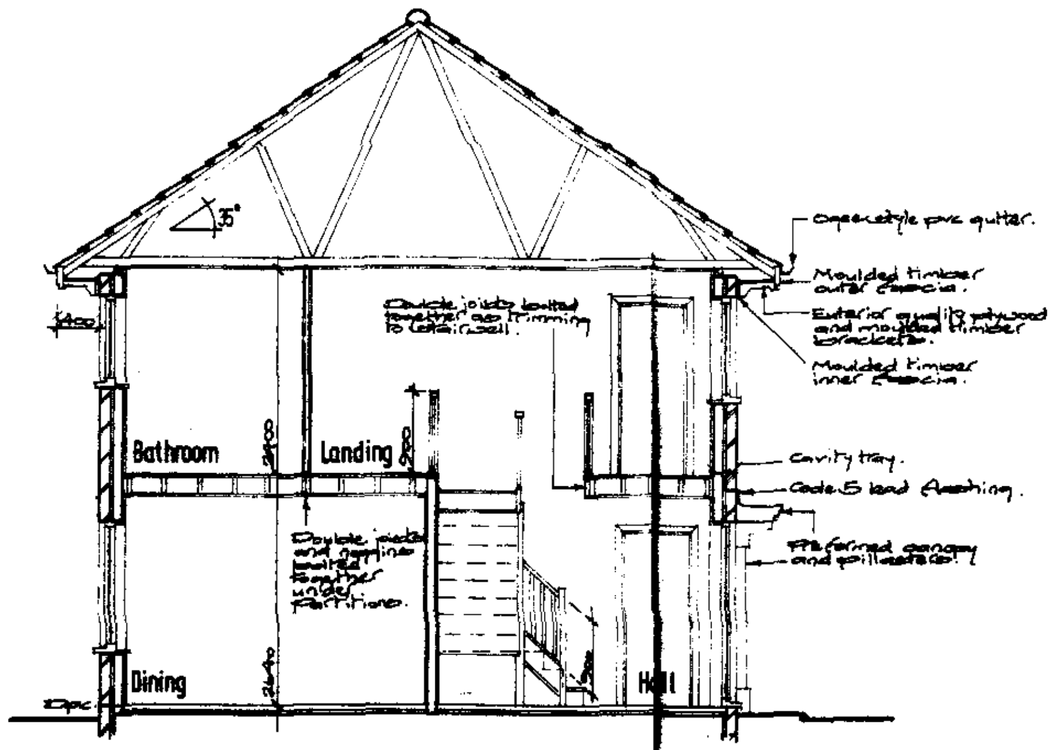
Project/Client
NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

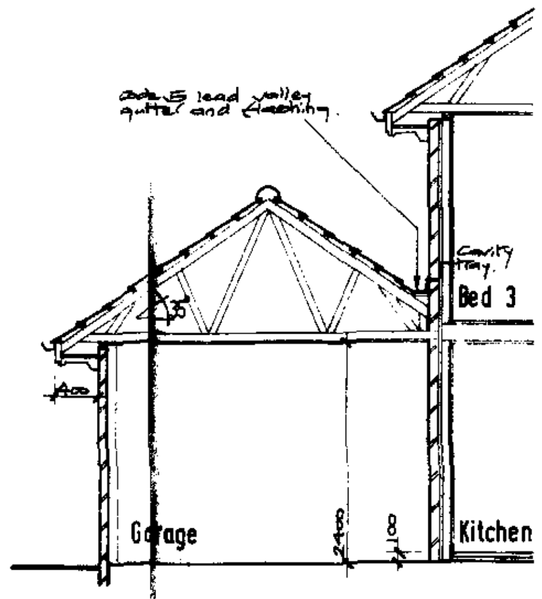
Drawing
PLANS
SECTIONS

Scale	Date	Drawn
1:50	21-03-94	RJD

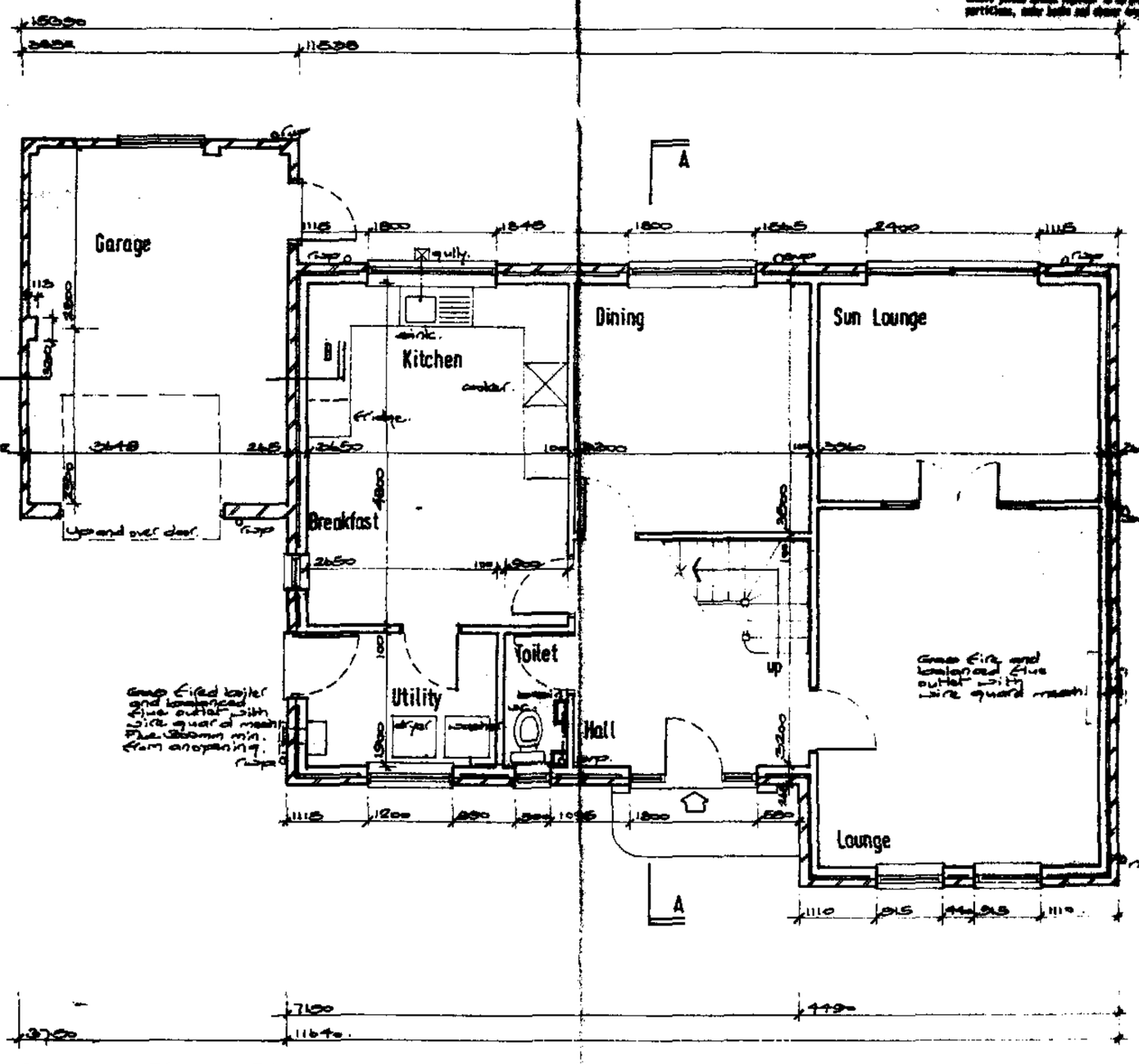
Number
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Revision

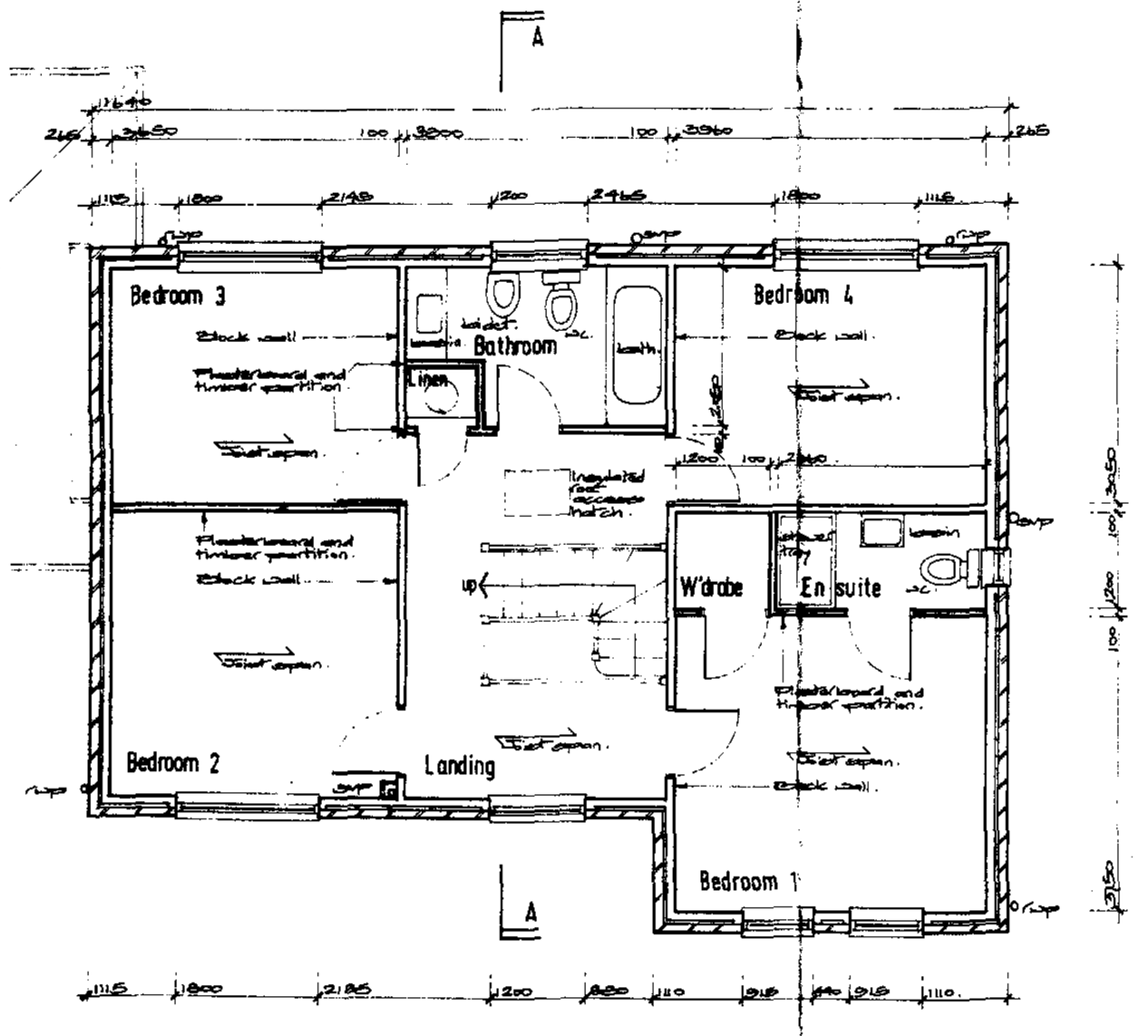




Section BB



Ground Floor Plan



First Floor Plan

NOTES

1. Do not scale from this drawing.
2. All dimensions to be checked on site by builder.
3. All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

   Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

   If adverse soil conditions are encountered, then the advice of a qualified structural engineer should be sought.

SOUTH HOLLAND D.C.
PLAN DEPT.
13 APR 1994
REF. 0361/94/...

Richard J Diggle
Building Design Consultant
Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS
Telephone/Fax 0406 540376
Mobile 0850 207072

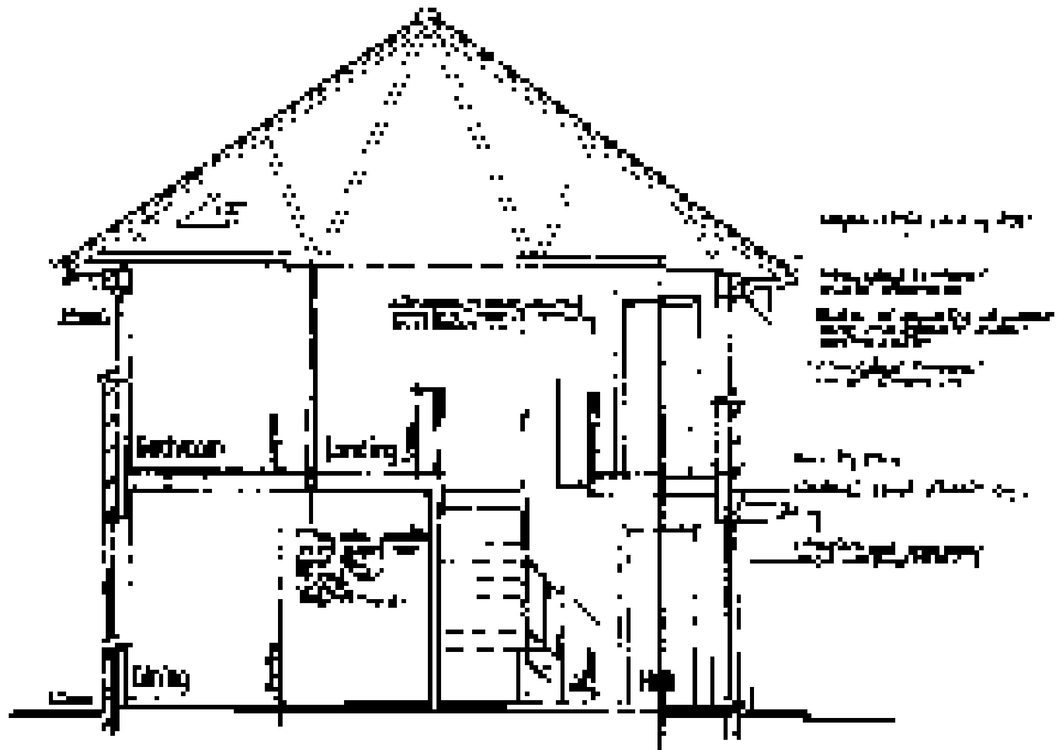
Project/Client
NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

DETERMINED PLAN

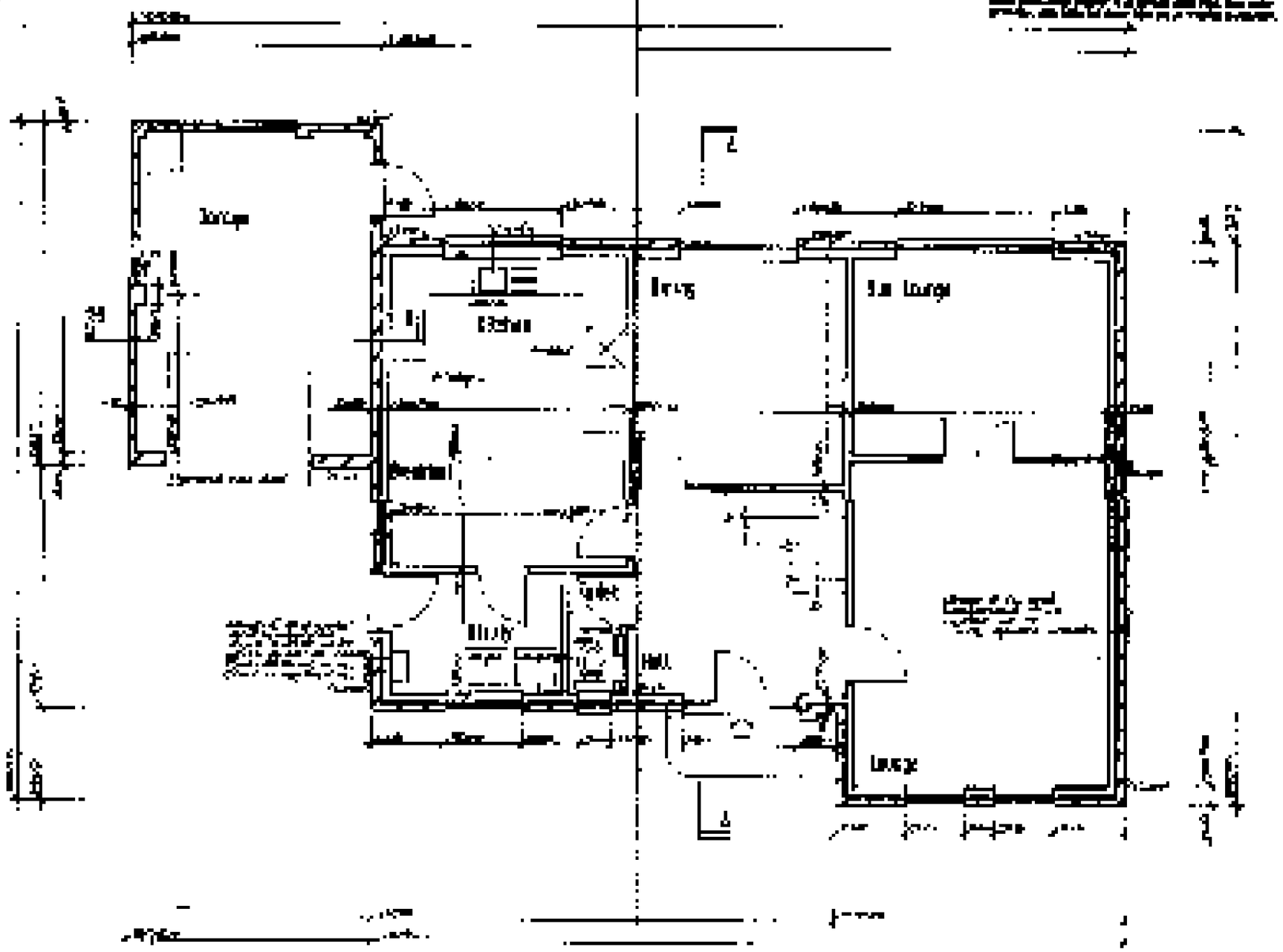
Drawing
PLANS
SECTIONS

Scale	Date	Drawn
1:50	21-03-94	RJD

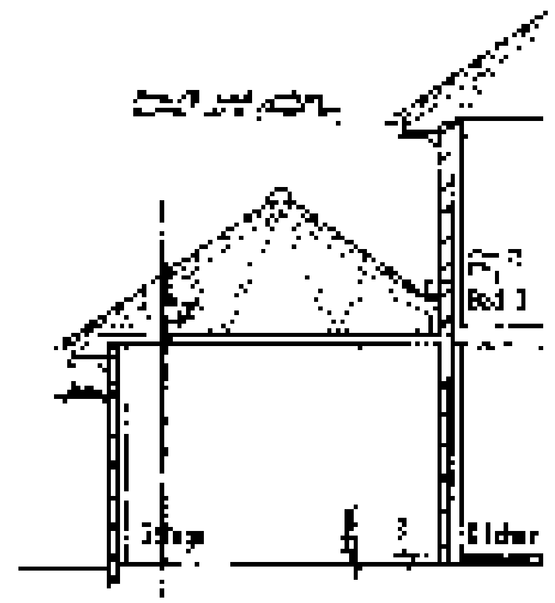
Number: 200-1 Revision:



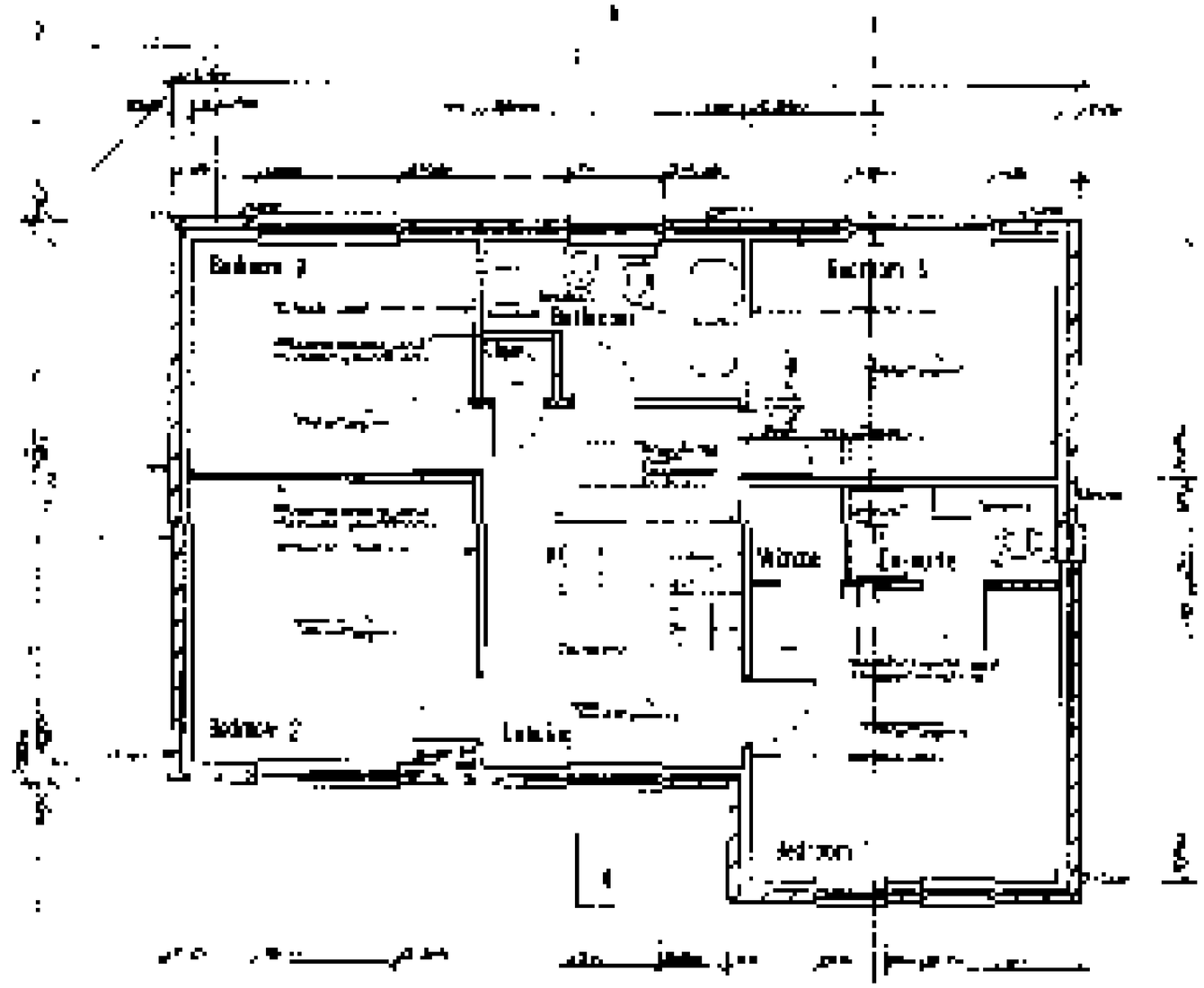
Section AA



Ground Floor Plan



Section BB



First Floor Plan

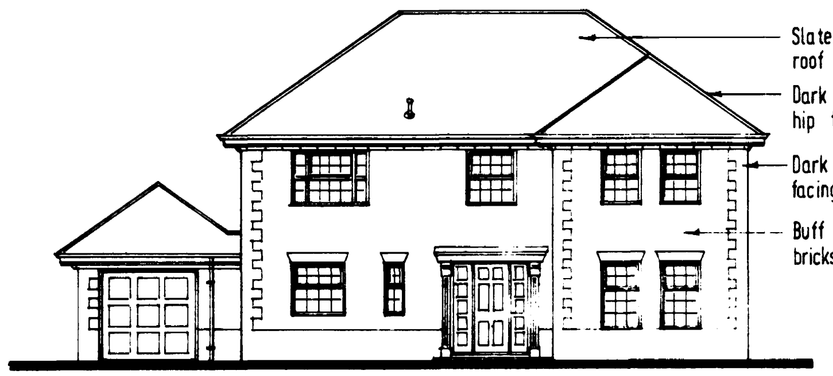
NEW HOUSE AND GARAGE
PLOT 1 (SITE NOW KNOWN AS)
LUCAS RIDGE
SALISBURY

PROPOSED SITE PLAN

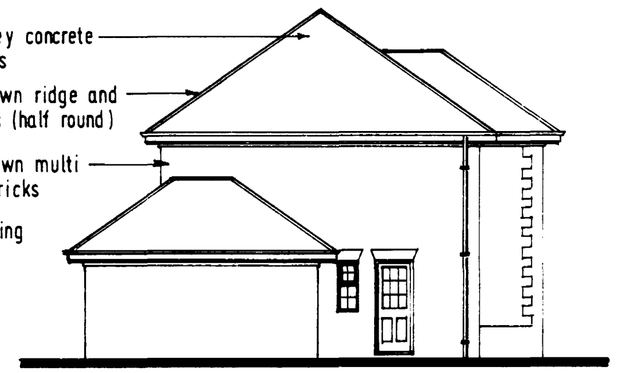
PLANS
SECTIONS

1:50 21.03.06 RHJ

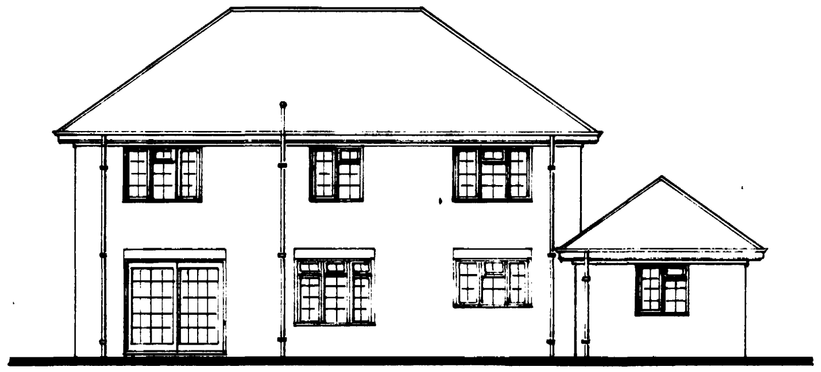
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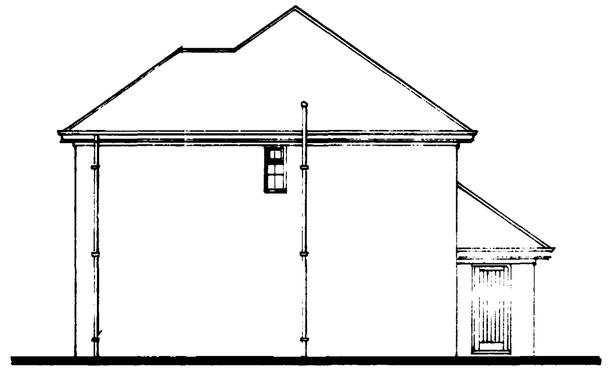
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Side Elevation 1:100



Rear Elevation 1:100



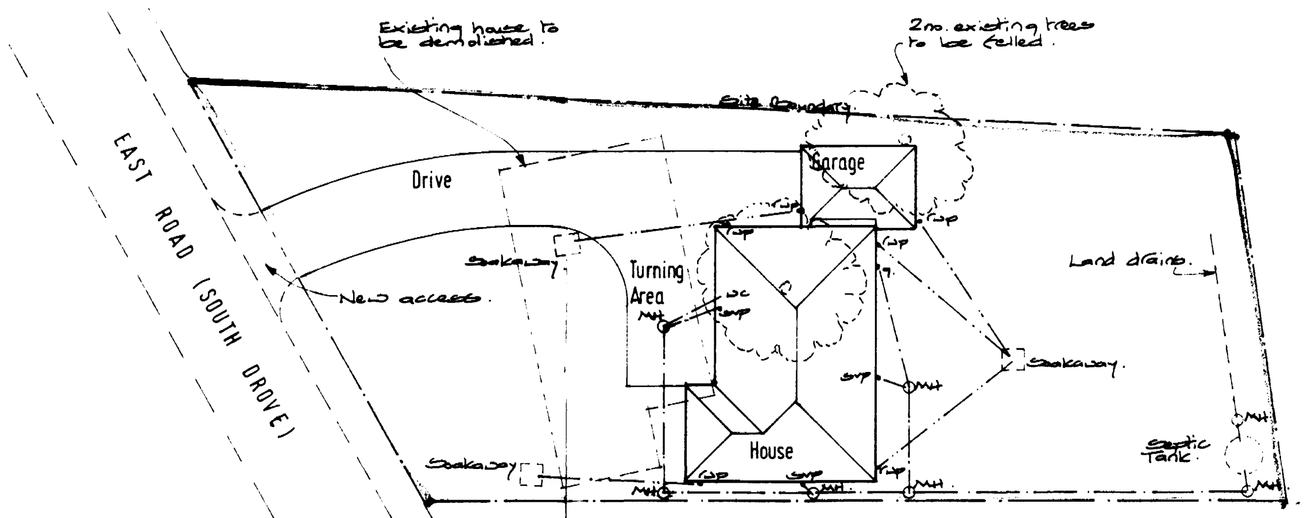
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NOTES

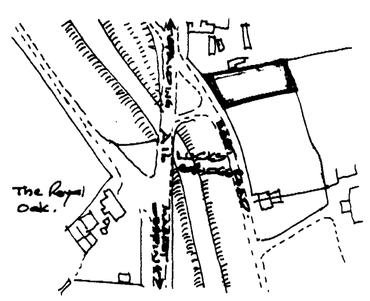
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   If adverse soil conditions are encountered, then the advice of a qualified structural engineer should be sought.



Site Plan 1:200



Location Plan 1:2500

SEPTIC TANK.

To be 3500 litre minimum capacity 'Klargester' or similar glass reinforced polyester septic tank. To be installed in strict accordance with manufacturers instructions and to be bedded on and surrounded in 150mm minimum thickness concrete.

LAND DRAINS.

To be provided from septic tank - length to be determined by Percolation Test. Pipes to be 100mm diameter perforated, flexibly jointed bedded and surrounded in 150mm minimum thickness pea gravel. Pea gravel surround to be lined with Polythene sheet before backfilling.

FLASHINGS

Code 5 lead flashings to be provided at all roof abutments.

Valleys and valley gutters to be formed in code 5 lead.

WATER STORAGE TANK SUPPORT

To be to BS5208:Part3:1985 and to comprise:150mm x 25mm tongued and grooved softwood boarding on 2 no. 75mm x 50mm softwood bearers 400mm apart over 2 no. 200 x 50mm softwood runners over minimum of four ceiling ties.

HOT WATER STORAGE CYLINDER

To be insulated hot water storage vessel fitted with thermostats and time switches to and to be vented to the atmosphere.

MECHANICAL VENTILATION

To be provided to Kitchen and be capable of extracting 60 litres per second - operated intermittently

To be provided to each bathroom and be capable of extracting 15 litres per second - operated intermittently.

CENTRAL HEATING

To be water fed radiator system. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated.

Boiler to be gas fired and with balanced flue outlet fitted with wire guard externally.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to clients requirements.

Consumer unit to be fitted at high level.

METER BOXES

Electric and gas meter boxes to be fitted in external wall in position to be agreed and to be 500mm minimum and 1000mm maximum above path level.

SMOKE DETECTION

Mains operated self-contained smoke alarms to BS5446:Part1 to be installed in circulation areas within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors.

Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed to each storey containing accommodation and all to be interconnected.

Self contained alarms to be permanently wired to a separately fused circuit at distribution board. Installation to conform to IEE regulations.

Fixing of smoke alarms should be not less than 300mm from any wall or light fitting and to be positioned to facilitate routine maintenance.

Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling.

Occupants of dwellings to be provided with information on use of equipment and its maintenance.

INTERNAL JOINERY

100mm softwood rounded skirting to be fixed to all walls internally as required.

50mm rounded softwood architraves to be fixed to all openings as required.

STAIRCASE

Timber staircase to be manufactured by specialist.
Minimum clear width: 800mm
Floor to floor height: 2640mm
13no equal risers each: 203mm
9no equal goings to straight treads each: 225mm
3no equal tapered treads.

Balestrade to flight to be 900mm high above pitch line.
Balestrade to landing to be 900mm high.
Openings in balestrade not to exceed 100mm.

Minimum headroom of 2000mm to be maintained above pitch line throughout length of staircase.

DRAINAGE

SANITARYWARE AND WASTE PIPES

Sinks, baths, shower trays and washbasins to have 40mm diameter wastes fitted with accessible 75mm deep seal traps.

Rodding access to be provided at all changes of direction.

Water closets to have 100mm diameter wastes fitted with 50mm deep seal traps.

VENTILATING PIPES

To be 100mm diameter UPVC terminating at 900mm minimum above nearest window head level.

Each to be fitted at top with pvc coated balloon guard mesh.

UNDERGROUND DRAINAGE PIPES

Foul and storm water drains to be 110mm diameter UPVC to BS4660 bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility. To be laid to self-cleaning velocity as follows:

Foul water : Minimum fall: 1 in 80
Maximum fall: 1 in 40
Fall of drains from gullies: 1 in 40

Storm Water : Fall: 1 in 100

Prestressed concrete lintel to be provided over pipes where passing through a wall.

MANHOLES

To be pre-formed polypropylene inspection or access chambers as indicated and to be installed in strict accordance with manufacturers instructions.

SOAKAWAYS

Storm water pipes to drain ieto soakaways constructed to CP301 minimum 5000mm from any building (8000mm in clay). To be 1800mm x 1000mm x 900mm deep filled with rubble to within 450mm of ground level and overlayed with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be UPVC to BS4576:Part 1 installed in strict accordance with manufacturers instructions.

Gutters to be 'Ogee' or similar section securely fixed to fascia and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to be 68mm diameter securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks etc.

GULLEYS

To be pre-formed polypropylene and roddable.

Richard J Diggle

Building Design Consultant

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Vicarage Close
Holbeach St John
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Telephone/Fax 0406 540376
Mobile 0850 567072

Project/Client

NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

SOUTH HOLLAND D.C.
PLAN DEPT
16 MAY 1994.
REF 361/94

DETERMINED
PLAN
LOCATION PLAN
ELEVATIONS

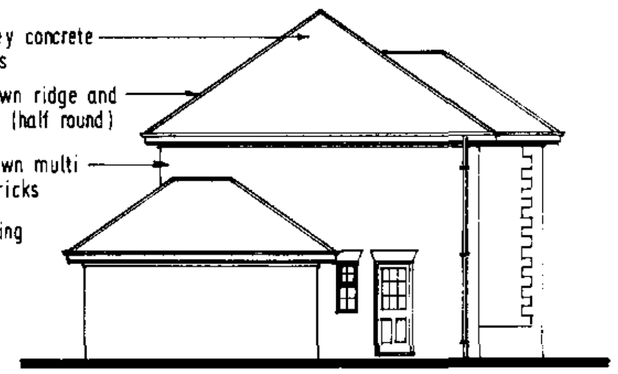
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AS SHOWN	21-03-94	RJD

Number 200-2

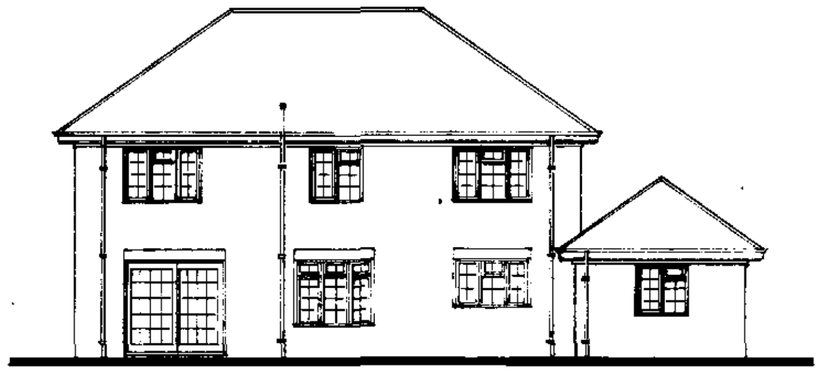
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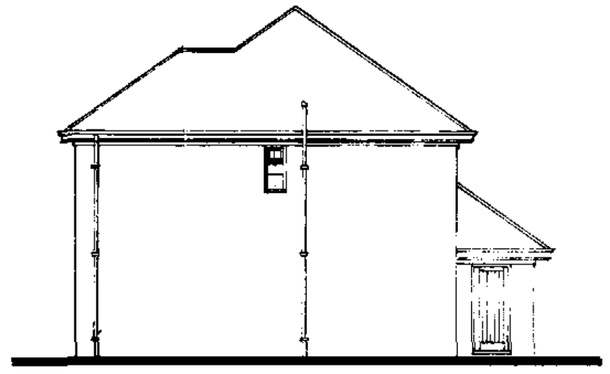
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



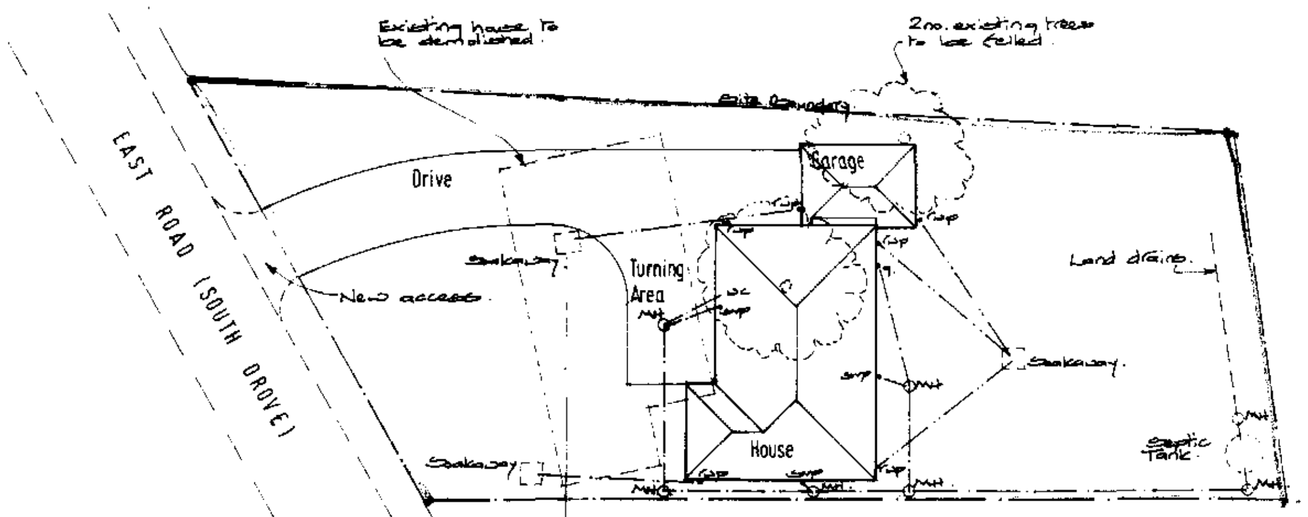
Side Elevation 1:100

NOTES

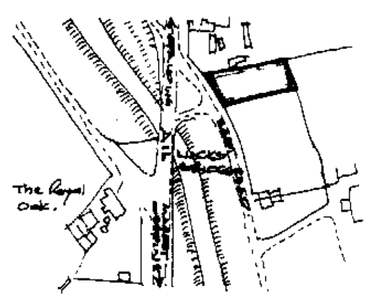
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Site Plan 1:200



Location Plan 1:2500

SEPTIC TANK.

To be 2500 litre minimum capacity Klargester of similar glass reinforced polyester/ septic tank. To be installed in strict accordance with manufacturers instructions and to be bedded on and surrounded in 150mm minimum thickness concrete.

LAND DRAINS.

To be provided from septic tank - length to be determined by Percolation Test Pipes to be 100mm diameter perforated, slotted or inlet bedded and surrounded in 150mm minimum thickness pea gravel. The gravel surround to be covered with polythene sheet before backfilling.

FLASHINGS

Code 5 lead flashings to be provided at all roof abutments.

Valleys and valley gutters to be formed in code 5 lead.

WATER STORAGE TANK SUPPORT

To be to BS5268:Part3:1985 and to comprise:150mm x 25mm tongued and grooved softwood boarding on 2 no. 75mm x 50mm softwood bearers 400mm apart over 2 no. 200 x 50mm softwood runners over minimum of four ceiling ties.

HOT WATER STORAGE CYLINDER

To be insulated hot water storage vessel fitted with thermostats and time switches to and to be vented to the atmosphere.

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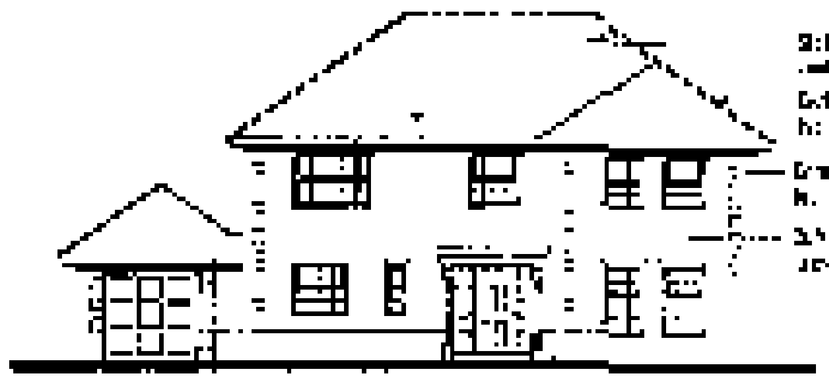
Telephone/Fax 0406 540376
Mobile 0850 567072

Project/Client
NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

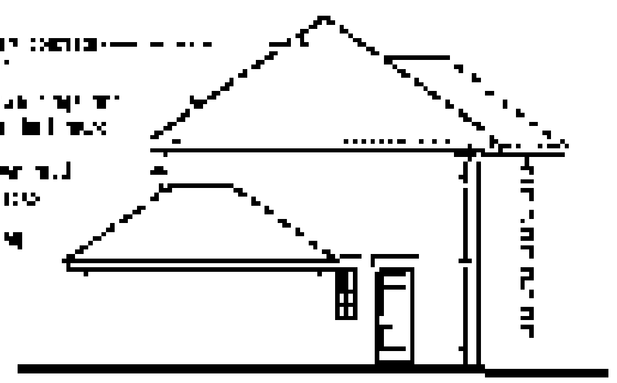
SOUTH HOLLAND D.C.
PLAN DEPT
16 MAY 1994.
361/94
DETERMINED
SITE PLAN
LOCATION PLAN
ELEVATIONS

Scale	Date	Drawn
AS SHOWN	21-03-94	RJD

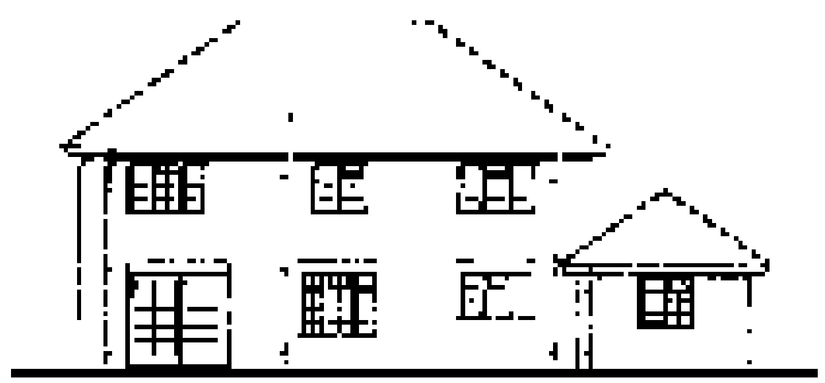
Number 200-2 Revision



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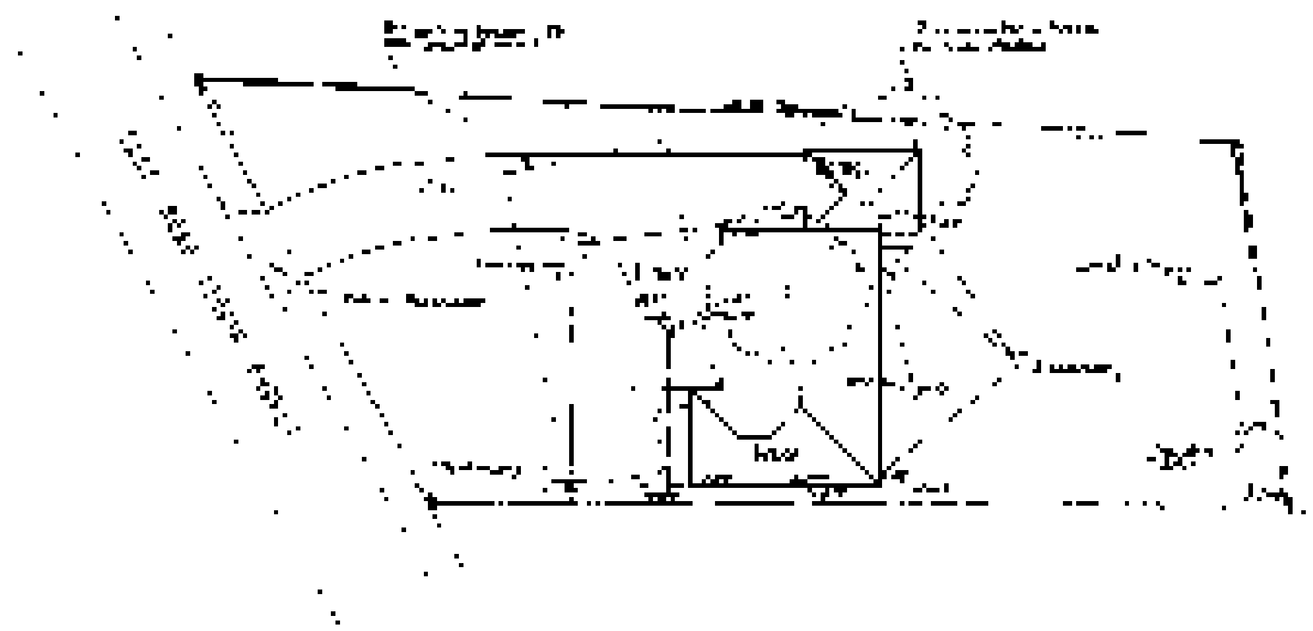
Side Elevation 1:100



Rear Elevation 1:100



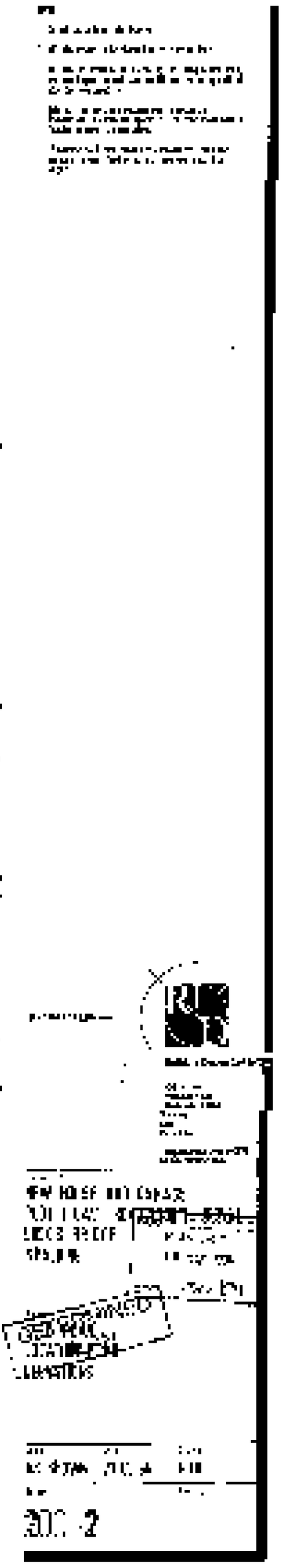
Side Elevation 1:100

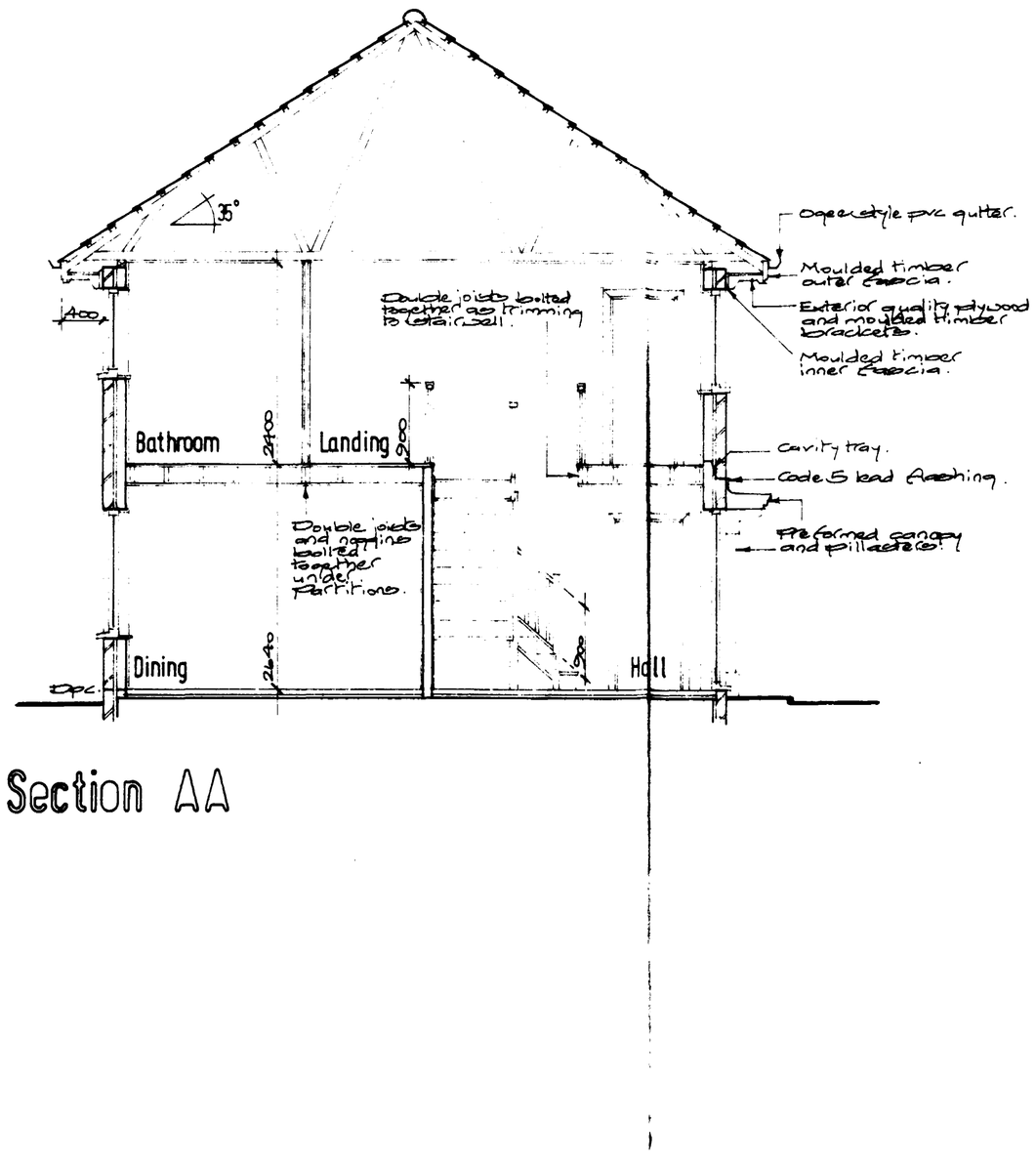


Site Plan 1:200



Location Plan 1:2500





Section AA

FOUNDATIONS

To be reinforced concrete raft to Structural Engineer's design.

GROUND FLOOR CONSTRUCTION

To comprise 65mm sand/cement screed reinforced with one layer of light mesh on 50mm thick polystyrene insulation boards on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc on reinforced concrete raft floor slab to Structural Engineer's design.

Vertical upstands of insulation to be provided to all edges of screed and be of sufficient depth to fully separate the screed from the wall.

GARAGE FLOOR CONSTRUCTION

To comprise steel float finish reinforced concrete raft floor slab to Strucural Engineer's design.

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks, 63mm cavity infilled as work proceeds with 'Dritherm' insulation, 100mm internal thermal block skin with 13mm thick dense plaster finish internally.

Leaves of cavity wall to be tied together with galvanised wall ties at 900mm horizontal centres and 450mm vertical centres (300mm vertical centres next to an opening)

Jambs to be closed by inserting proprietary insulated cavity closers (Thermabate or similar).

Cavities to be sealed at highest point.

Bituminous based damp proof course 150mm minimum above outside ground level to external walls.

Cavities to be filled with weak-mix concrete to ground level and top splayed to shed water outwards.

Brick soldier courses to be provided over window and door openings as indicated.

INTERNAL WALL CONSTRUCTION

To be 100mm thick blockwork with 13mm thick two coat dense plaster finish both sides to all ground floor and part first floor as indicated.

Bituminous based damp proof course to be inserted at ground floor level.

Remainder of first floor where indicated to be softwood timber studwork framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish.

FIRST FLOOR CONSTRUCTION

To comprise 18mm flooring quality chipboard on 225mm x 50mm SC3 grade softwood joists at 400mm centres with solid strutting at centre of span. Direction of span as indicated on first floor plan.

30mm x 5mm cross section galvanised mild steel anchor straps to be fixed to ends of joists and across 3no joists where running parallel to walls all at 2000mm maximum centres to perimeter. Timber noggins to be provided under restraint straps as necessary.

Double joists bolted together to be provided under first floor timber partitions, under baths and shower trays and as trimming to stairwell.

WINDOWS AND GLAZING

All windows and external doors to be Upvc sealed unit double glazed with 4000mm2 minimum controllable trickle ventilators (draught secure) and opening lights totalling a minimum of 5% of each habitable room floor area.

Glazing to internal and external doors and to windows where cill level is less than 800mm above floor level to be laminated or toughened safety glass to BS6206:1981.

Alternatively, where glazing is in small panes ie, maximum pane width 250mm and not exceeding 0.5m2 in area - 6mm annealed glass may be used.

LINTELS

External openings to be I.G.type LT/5 or similar insulated galvanised steel lintels with cavity tray over and 150mm minimum end bearing.

Internal door openings in blockwork to be I.G type 'internal 100' or similar galvanised steel with 100mm minimum end bearing.

Lounge and Kitchen doors and rear door to Garage to be IG type Box Lintel 100 or similar galvanised steel with 150mm minimum end bearing.

Front Garage door to be IG type Box Lintel 200 or similar galvanised steel with 150mm minimum end bearing.

VENT PIPE ENCASEMENT

Internal soil and vent pipe to be encased in 12.5mm plasterboard on softwood studwork with taped joints and skim coat plaster finish. Access panels to be formed as appropriate.

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles and half round ridge tiles all fixed in accordance with BSS34:1978 on 38mm x 25mm treated softwood battens gauged to suit roof pitch on untearable sarking felt to BS747:Part2:Type 1F on pre-made timber tressed rafters and hip end rafters all designed and manufactured by specialist.To be at 600mm centres and fixed at each end with galvanised truss clips to 100mm x 75mm softwood wallplate at eaves level bedded in mortar.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BSS258:Part3:1985.

Redland 'Redvent' or similar eaves and ridge roof ventilation systems to be installed in accordance with manufacturers instructions.

Fascias to be moulded softwood.

Overhang soffit to be exterior quality plywood fixed to softwood noggins with moulded softwood feature brackets.

External walls to be strapped to roof with 30mm x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates at eaves level and lateral restraint straps fixed to gable walls and first two gable rafters all at 2000mm maximum centres. Noggins to be provided under straps where necessary.

150mm thick quilt insulation to be laid between ceiling ties.

CEILINGS

Ceilings to be 12.5mm foiled backed plasterboard fixed to underside of ceiling ties with taped joints and skim coat plaster or Artex finish.

Timber noggins to be provided to all unsupported joints in plasterboard.

NOTES

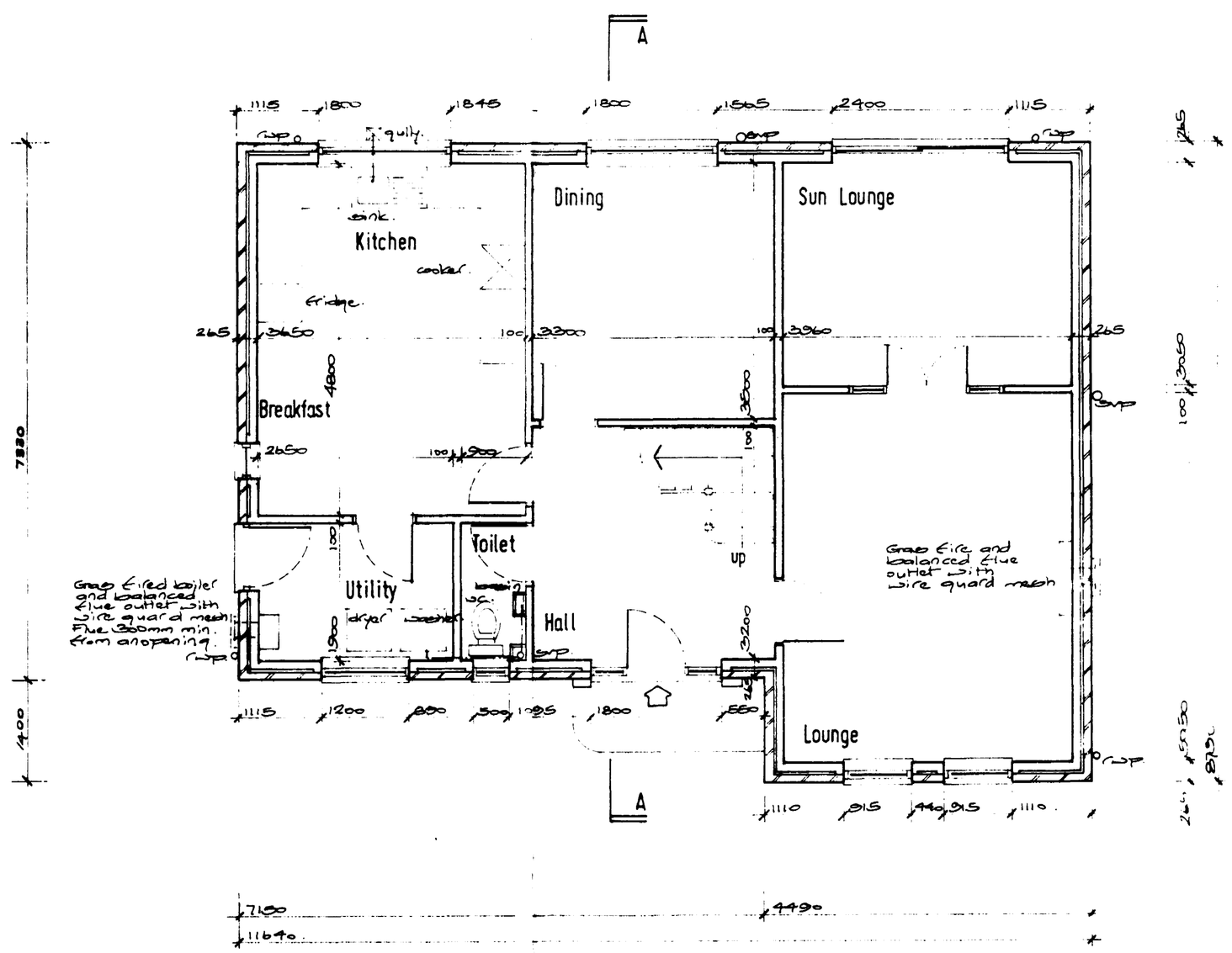
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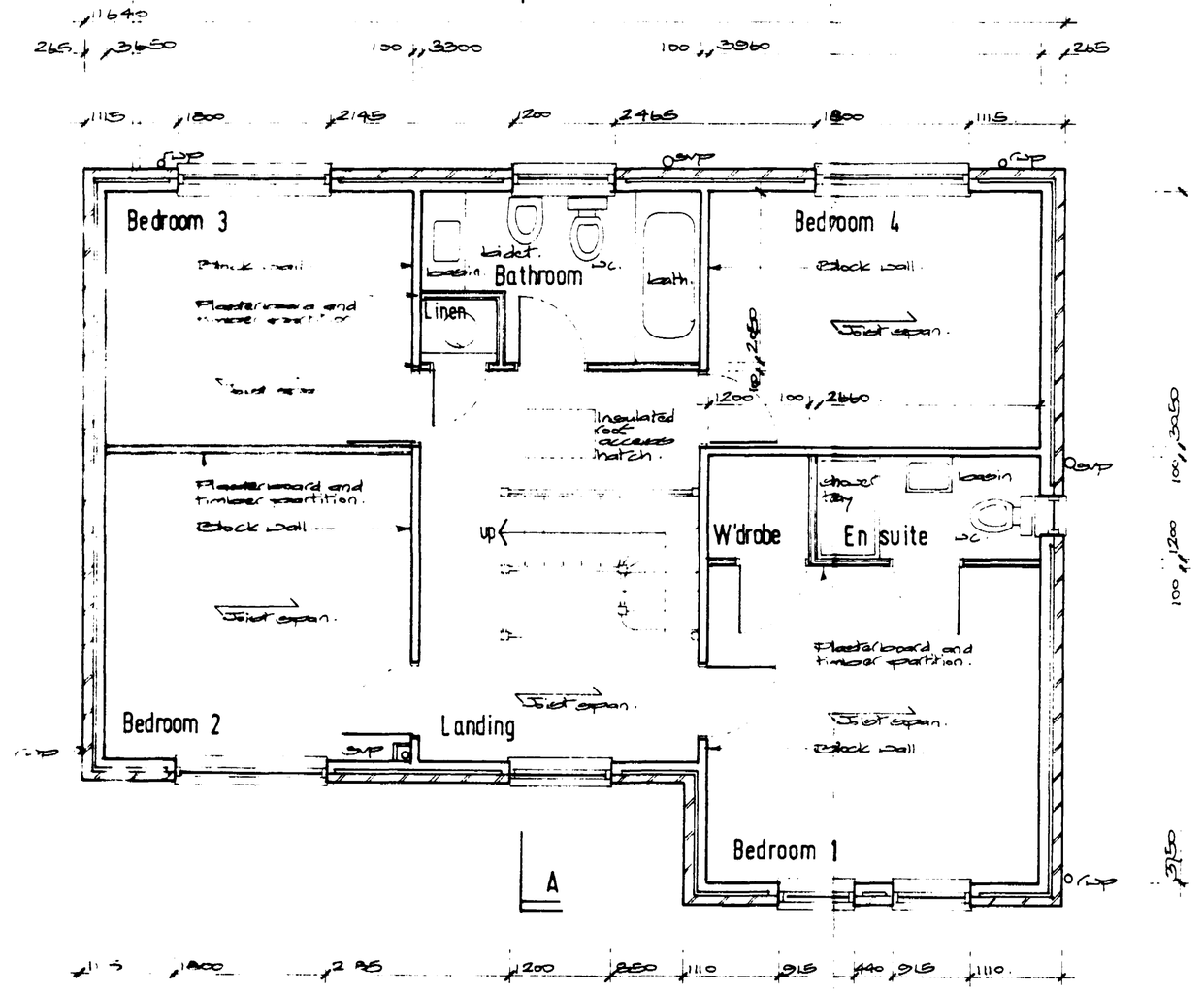
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Ground Floor Plan



First Floor Plan

A 20.8.94 Garage detached and repositioned.

Revisions

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Building Design Consultant
Oak House
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Mobile 0850 567072

4/1

Project/Client

NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

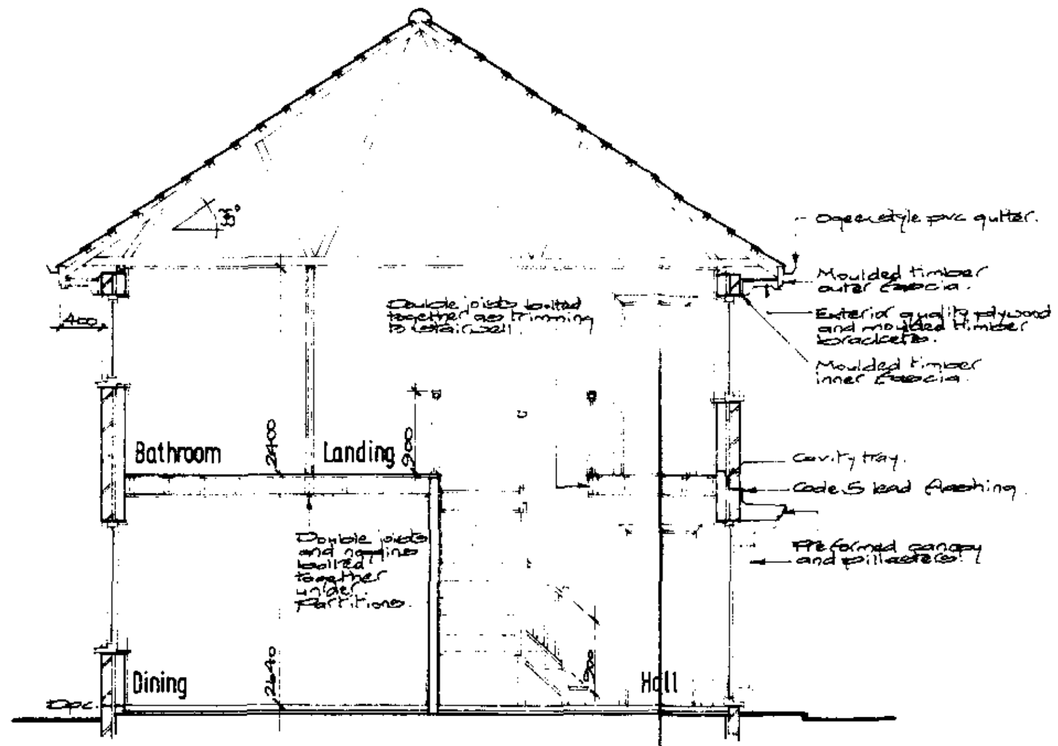
Drawing

PLANS
SECTIONS

SOUTH HOLLAND D.C.
PLAN DEPT
12 SEP 1994
REF 0361/94

Scale	Date	Drawn
1:50	21.03.94	RJD

Number	Revison
200-1	A



Section AA

FOUNDATIONS

To be reinforced concrete raft to Structural Engineer's design.

GROUND FLOOR CONSTRUCTION

To comprise 65mm sand/cement screed reinforced with one layer of light mesh on 50mm thick polystyrene insulation boards on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc on reinforced concrete raft floor slab to Structural Engineer's design.

Vertical upstands of insulation to be provided to all edges of screed and be of sufficient depth to fully separate the screed from the wall.

GARAGE FLOOR CONSTRUCTION

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EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks, 62mm cavity infilled as work proceeds with 'Dritherm' insulation, 100mm internal thermal block skin with 13mm thick dense plaster finish internally.

Leaves of cavity wall to be tied together with galvanised wall ties at 900mm horizontal centres and 450mm vertical centres (300mm vertical centres next to an opening)

Jambs to be closed by inserting proprietary insulated cavity closers (Thermabate or similar).

Cavities to be sealed at highest point.

Bituminous based damp proof course 150mm minimum above outside ground level to external walls.

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FIRST FLOOR CONSTRUCTION

To comprise 18mm flooring quality chipboard on 225mm x 50mm SC3 grade softwood joists at 400mm centres with solid strutting at centre of span. Direction of span as indicated on first floor plan.

30mm x 5mm cross section galvanised mild steel anchor straps to be fixed to ends of joists and across 3no joists where running parallel to walls all at 2000mm maximum centres to perimeter. Timber noggins to be provided under restraint straps as necessary.

Double joists bolted together to be provided under first floor timber partitions, under baths and shower trays and as trimming to stairwell.

WINDOWS AND GLAZING

All windows and external doors to be Upvc sealed unit double glazed with 4000mm2 minimum controllable trickle ventilators (draught secure) and opening lights totalling a minimum of 5% of each habitable room floor area.

Glazing to internal and external doors and to windows where cill level is less than 800mm above floor level to be laminated or toughened safety glass to BS6206:1981.

Alternatively, where glazing is in small panes ie, maximum pane width 250mm and not exceeding 0.5m2 in area - 6mm annealed glass may be used.

LINTELS

External openings to be I.G.type LT/5 or similar insulated galvanised steel lintels with cavity tray over and 150mm minimum end bearing.

Internal door openings in blockwork to be I.G type 'Intermak 100' or similar galvanised steel with 100mm minimum end bearing.

Lounge and Kitchen doors and rear door to Garage to be IG type Box Lintel 100 or similar galvanised steel with 150mm minimum end bearing.

Front Garage door to be IG type Box Lintel 200 or similar galvanised steel with 150mm minimum end bearing.

VENT PIPE ENCASEMENT

Internal soil and vent pipe to be encased in 12.5mm plasterboard on softwood studwork with taped joints and skim coat plaster finish. Access panels to be formed as appropriate.

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles and half round ridge tiles all fixed in accordance with BS534:1978 on 38mm x 25mm treated softwood battens gauged to suit roof pitch on vetterable sarking felt to BS747:Part2:Type 1F on pre-made timber trussed rafters and hip end rafters all designed and manufactured by specialist.To be at 600mm centres and fixed at each end with galvanised truss clips to 100mm x 75mm softwood wallplate at eaves level bedded in mortar.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BS5268:Part3:1985.

Redland 'Redvent' or similar eaves and ridge roof ventilation systems to be installed in accordance with manufacturers instructions.

Fascias to be moulded softwood.

Overhang soffit to be exterior quality plywood fixed to softwood noggins with moulded softwood feature brackets.

External walls to be strapped to roof with 30mm x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates at eaves level and lateral restraint straps fixed to gable walls and first two gable rafters all at 2000mm maximum centres. Noggins to be provided under straps where necessary.

150mm thick quilt insulation to be laid between ceiling ties.

CEILINGS

Ceilings to be 12.5mm foiled backed plasterboard fixed to underside of ceiling ties with taped joints and skim coat plaster or Artex finish.

Timber noggins to be provided to all unsupported joints in plasterboard.

NOTES

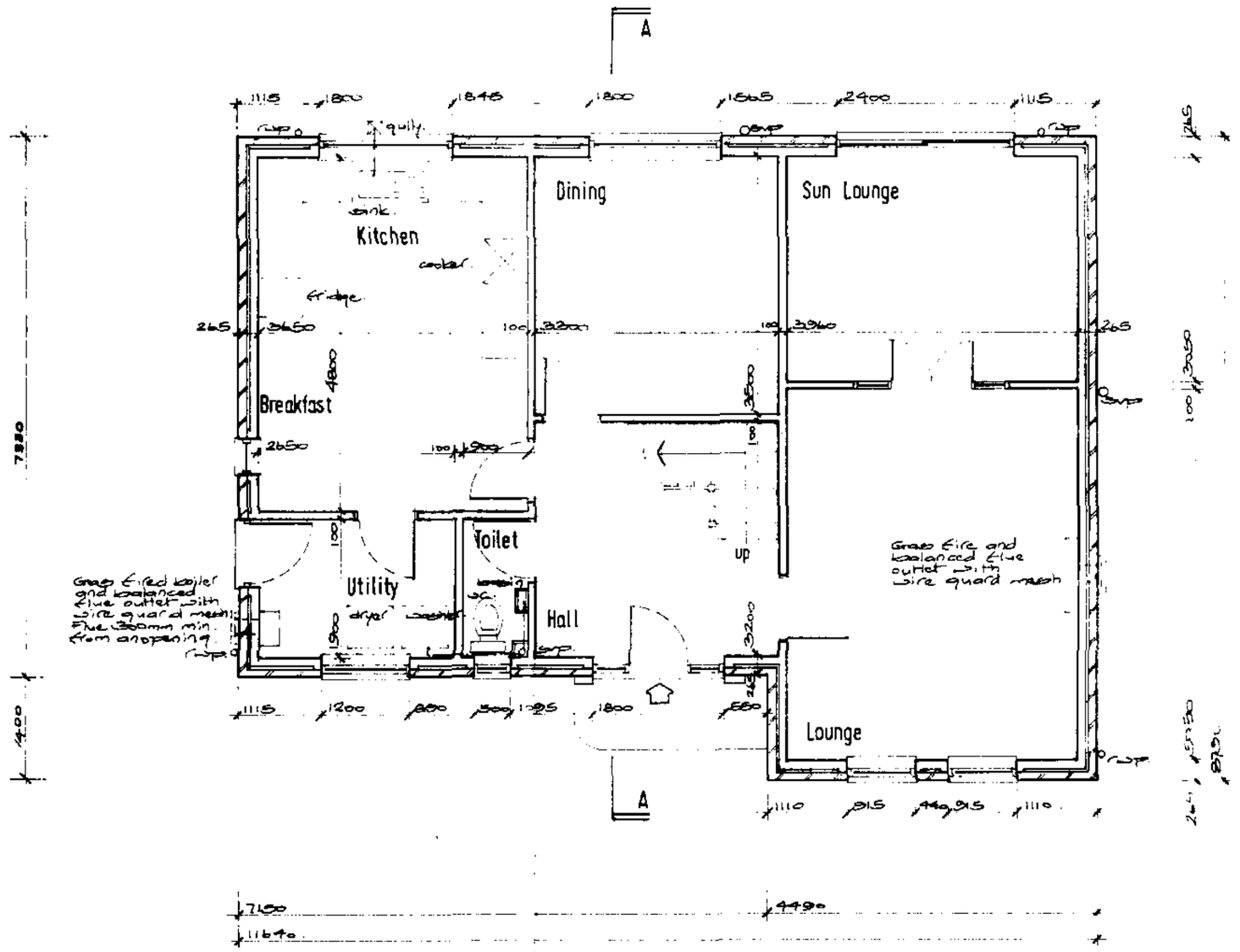
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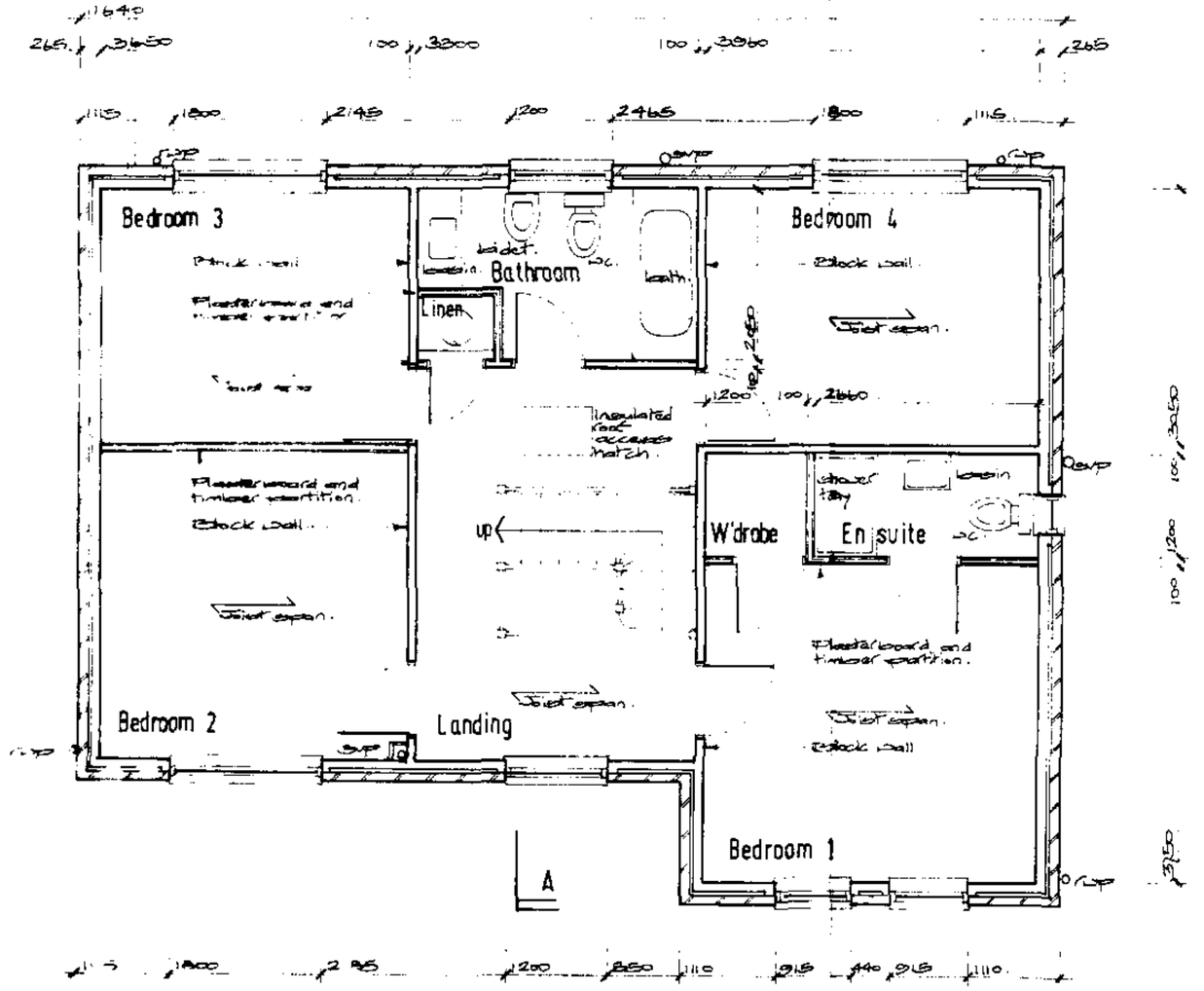
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Ground Floor Plan



First Floor Plan

A 20.4.94 Garage detached and repositioned.

Revisions

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4/1

Project/Client

NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

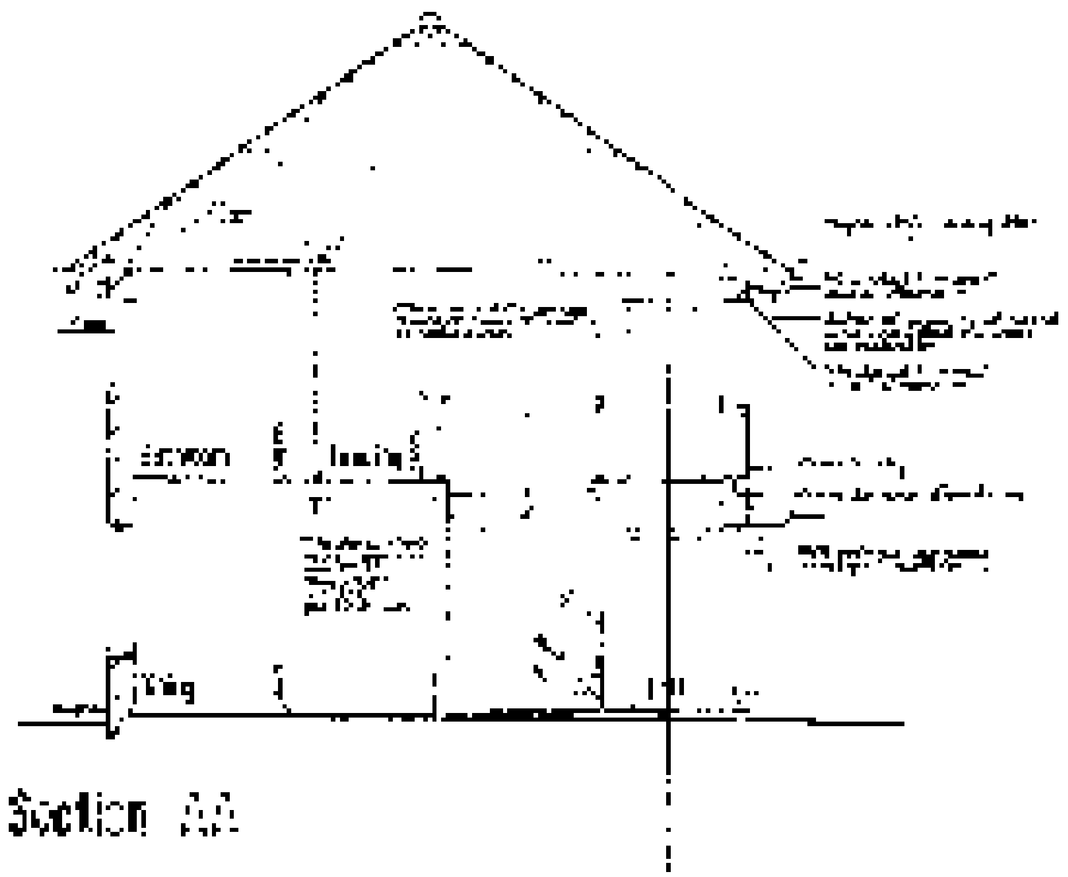
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PLANS
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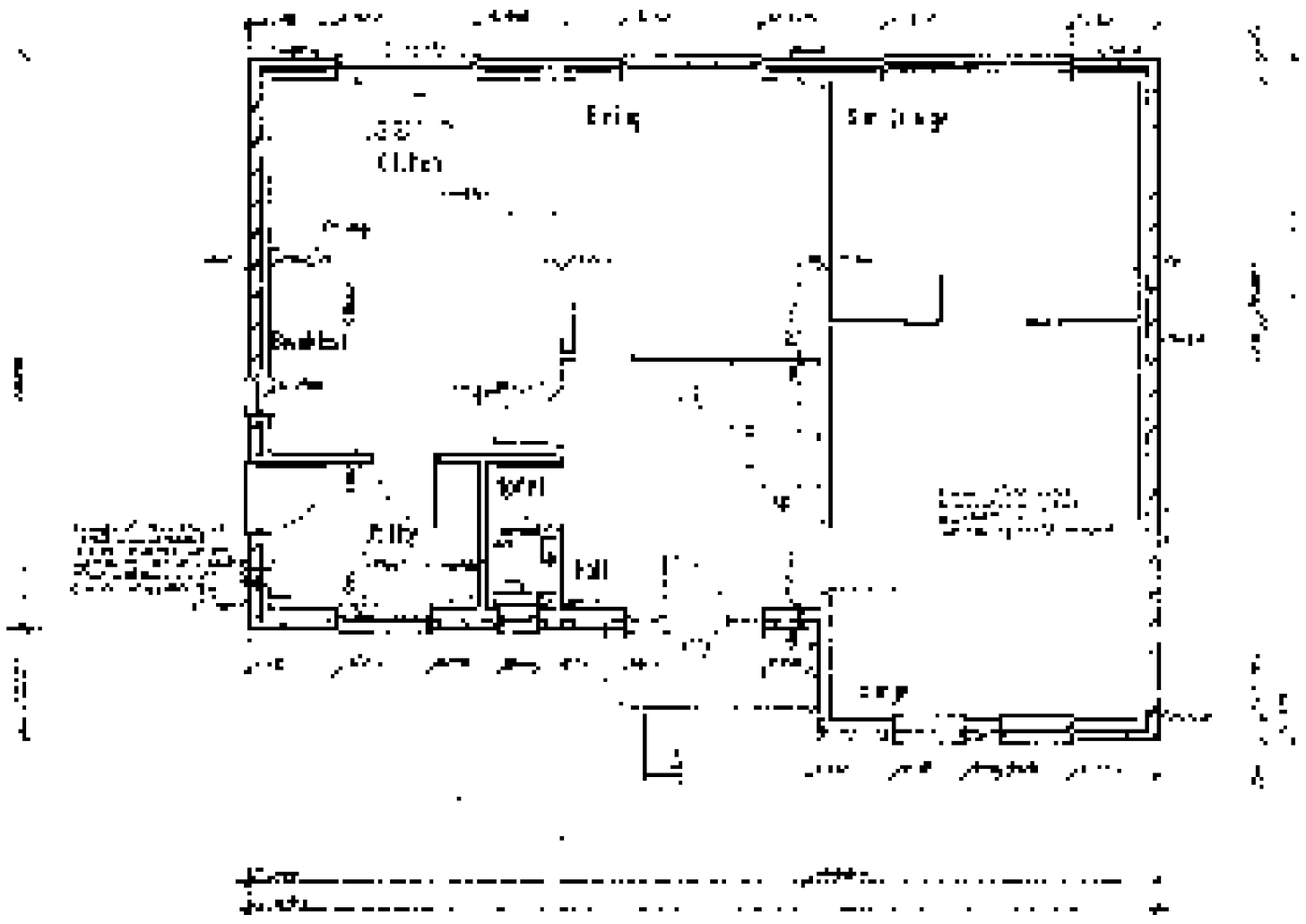
SOUTH HOLLAND D.C.
PLAN DEPT
12 SEP 1994
REF 0361/94

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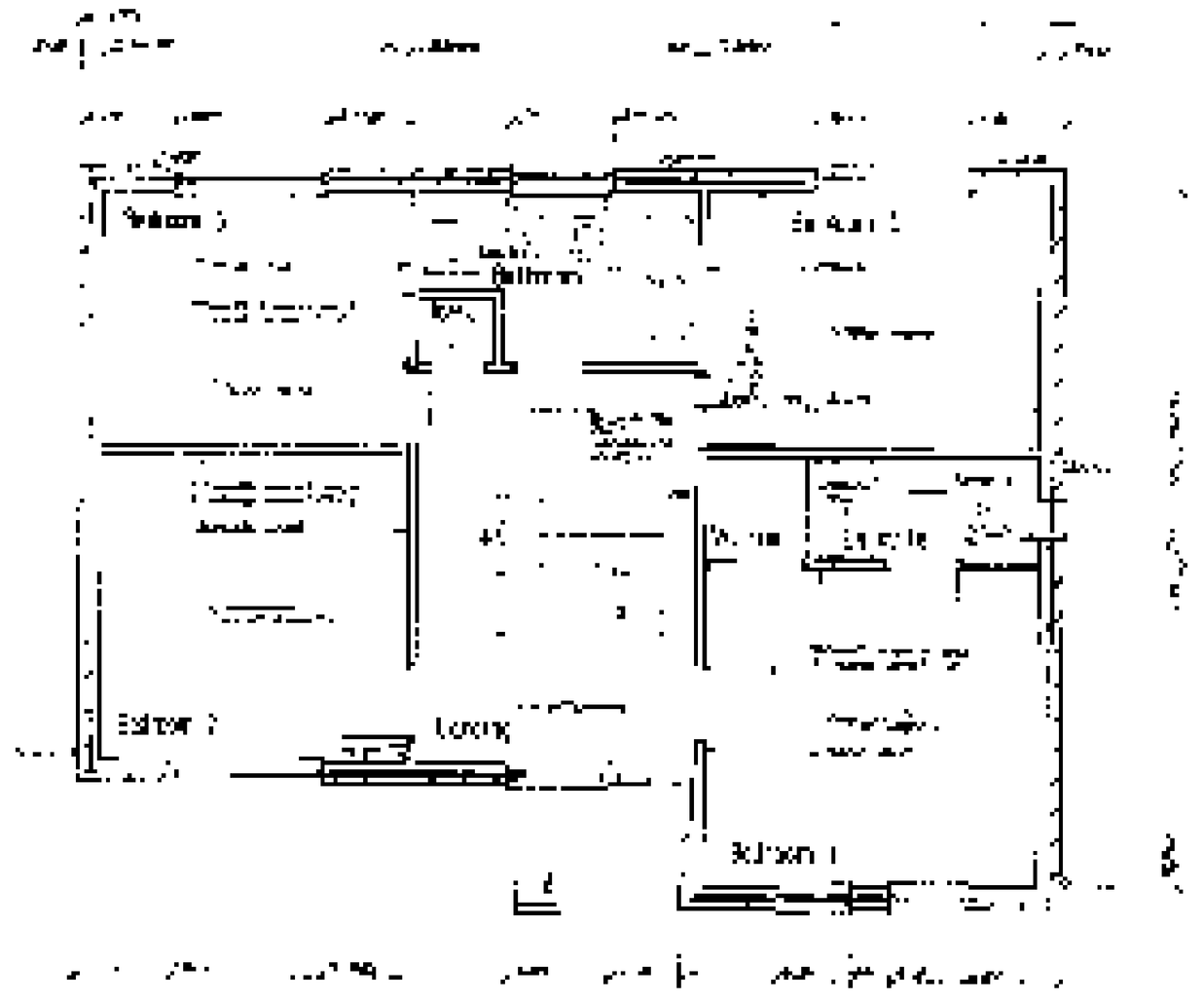
Number	Revision
200-1	A



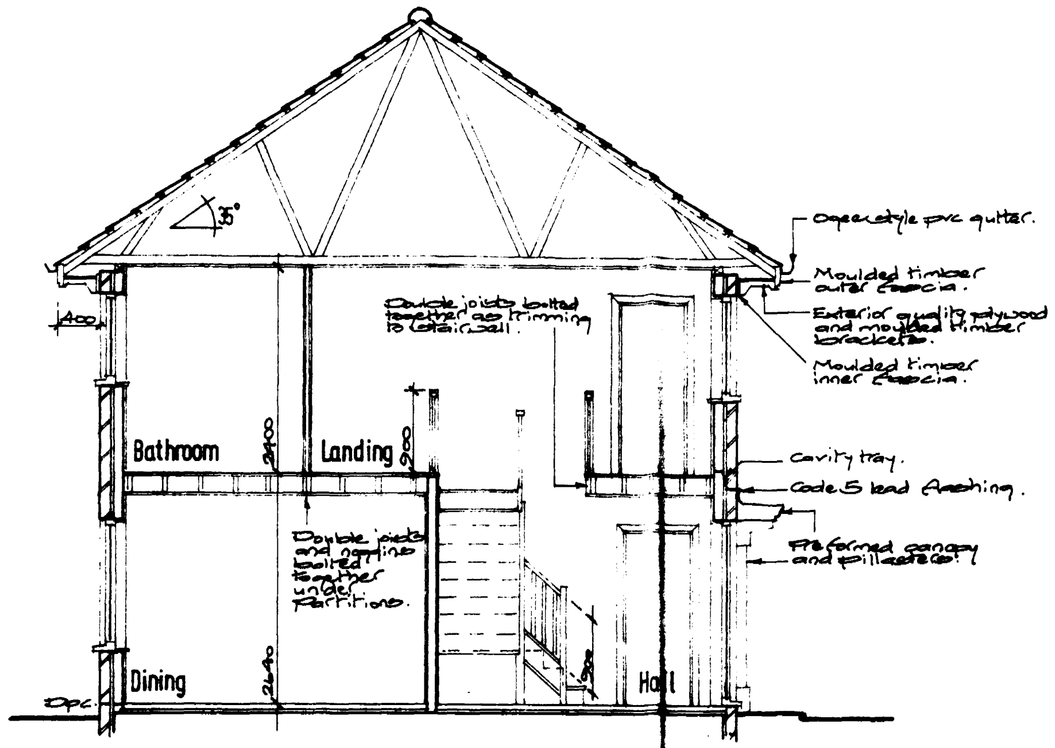
Section AA



Ground Floor Plan



First Floor Plan



Section AA

FOUNDATIONS

To be reinforced concrete raft to Structural Engineer's design.

GROUND FLOOR CONSTRUCTION

To comprise 65mm sand/cement screed reinforced with one layer of light mesh on 50mm thick polystyrene insulation boards on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc on reinforced concrete raft floor slab to Structural Engineer's design.

Vertical upstands of insulation to be provided to all edges of screed and be of sufficient depth to fully separate the screed from the wall.

GARAGE FLOOR CONSTRUCTION

To comprise steel float finish reinforced concrete raft floor slab to Structural Engineer's design.

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks, 65mm cavity infilled as work proceeds with 'Brithera' insulation, 140mm internal thermal block skin with 13mm thick dense plaster finish internally.

Leaves of cavity wall to be tied together with galvanised wall ties at 900mm horizontal centres and 450mm vertical centres (300mm vertical centres next to an opening)

Jambs to be closed by inserting proprietary insulated cavity closers (Thermabate or similar).

Cavities to be sealed at highest point.

Bituminous based damp proof course 150mm minimum above outside ground level to external walls.

Cavities to be filled with weak-mix concrete to ground level and top splayed to shed water outwards.

Brick soldier courses to be provided over window and door openings as indicated.

INTERNAL WALL CONSTRUCTION

To be 100mm thick blockwork with 13mm thick two coat dense plaster finish both sides to all ground floor and part first floor as indicated.

Bituminous based damp proof course to be inserted at ground floor level.

Remainder of first floor where indicated to be softwood timber studwork framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish.

FIRST FLOOR CONSTRUCTION

To comprise 18mm flooring quality chipboard on 225mm x 50mm SC3 grade softwood joists at 400mm centres with solid strutting at centre of span. Direction of span as indicated on first floor plan.

30mm x 5mm cross section galvanised mild steel anchor straps to be fixed to ends of joists and across 3no joists where running parallel to walls all at 2000mm maximum centres to perimeter. Timber noggins to be provided under restraint straps as necessary.

Double joists bolted together to be provided under first floor timber partitions, under baths and shower trays and as trimming to stairwell.

WINDOWS AND GLAZING

All windows and external doors to be Upvc sealed unit double glazed with 4000mm² minimum controllable trickle ventilators (draught secure) and opening lights totalling a minimum of 5% of each habitable room floor area.

Glazing to internal and external doors and to windows where cill level is less than 800mm above floor level to be laminated or toughened safety glass to BS6206:1981.

Alternatively, where glazing is in small panes ie. maximum pane width 250mm and not exceeding 0.5m² in area - 6mm annealed glass may be used.

LINTELS

External openings to be I.G.type L1/S or similar insulated galvanised steel lintels with cavity tray over and 150mm minimum end bearing.

Internal door openings in blockwork to be I.G type 'internal 100' or similar galvanised steel with 100mm minimum end bearing.

Lounge and Kitchen doors and rear door to Garage to be IG type 8ox Lintel 100 or similar galvanised steel with 150mm minimum end bearing.

Front Garage door to be IG type 8ox Lintel 200 or similar galvanised steel with 150mm minimum end bearing.

VENT PIPE ENCASEMENT

Internal soil and vent pipe to be encased in 12.5mm plasterboard on softwood studwork with taped joints and skim coat plaster finish. Access panels to be formed as appropriate.

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles and half round ridge tiles all fixed in accordance with BS534:1978 on 38mm x 25mm treated softwood battens gauged to suit roof pitch on untearable sarking felt to BS747:Part2:Type 1F on pre-made timber trussed rafters and hip and rafters all designed and manufactured by specialist.To be at 600mm centres and fixed at each end with galvanised truss clips to 100mm x 75mm softwood wallplate at eaves level bedded in mortar.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BS5268:Part3:1985.

Redland 'Readvent' or similar eaves and ridge roof ventilation systems to be installed in accordance with manufacturers instructions.

Fascias to be moulded softwood.

Overhang soffit to be exterior quality plywood fixed to softwood noggins with moulded softwood feature brackets.

External walls to be strapped to roof with 30mm x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates at eaves level and lateral restraint straps fixed to gable walls and first two gable rafters all at 2000mm maximum centres. Noggins to be provided under straps where necessary.

150mm thick quilt insulation to be laid between ceiling ties.

CEILINGS

Ceilings to be 12.5mm foiled backed plasterboard fixed to underside of ceiling ties with taped joints and skim coat plaster or Artex finish.

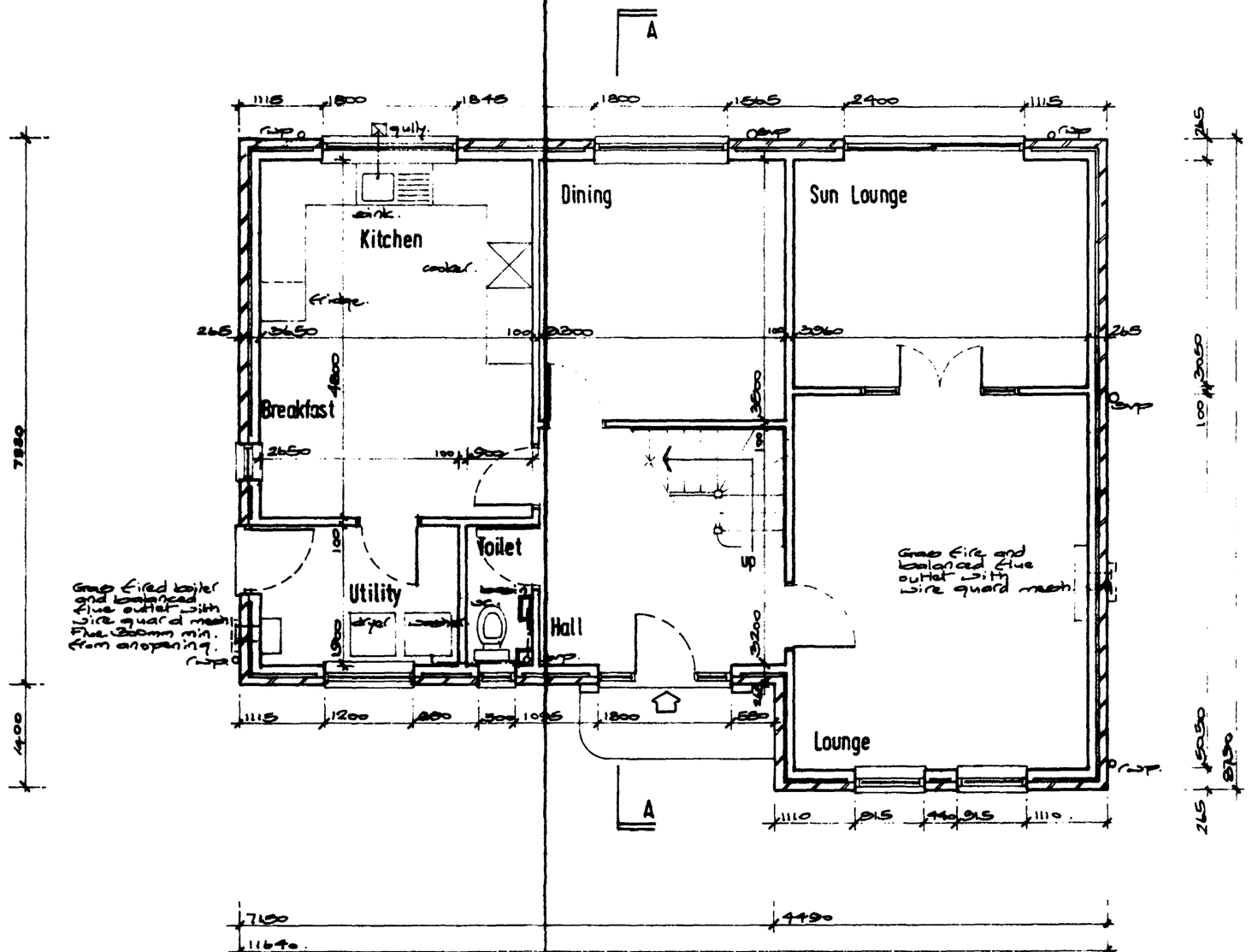
Timber noggins to be provided to all unsupported joints in plasterboard.

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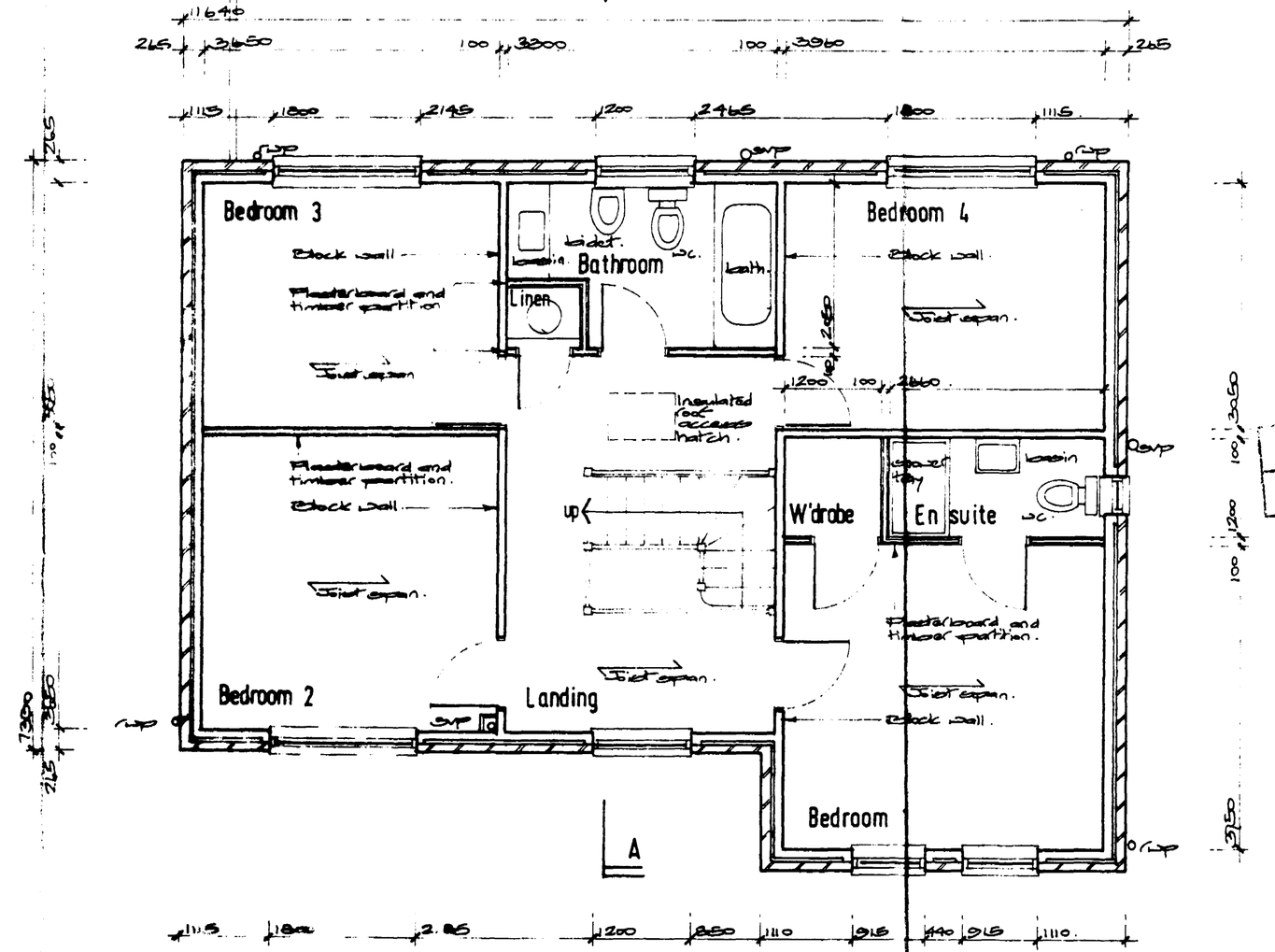
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Ground Floor Plan



First Floor Plan

A 20.9.94 Garage omitted.

Revisions

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AMENDED PLAN
Ref. A/L

Project/Client

NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

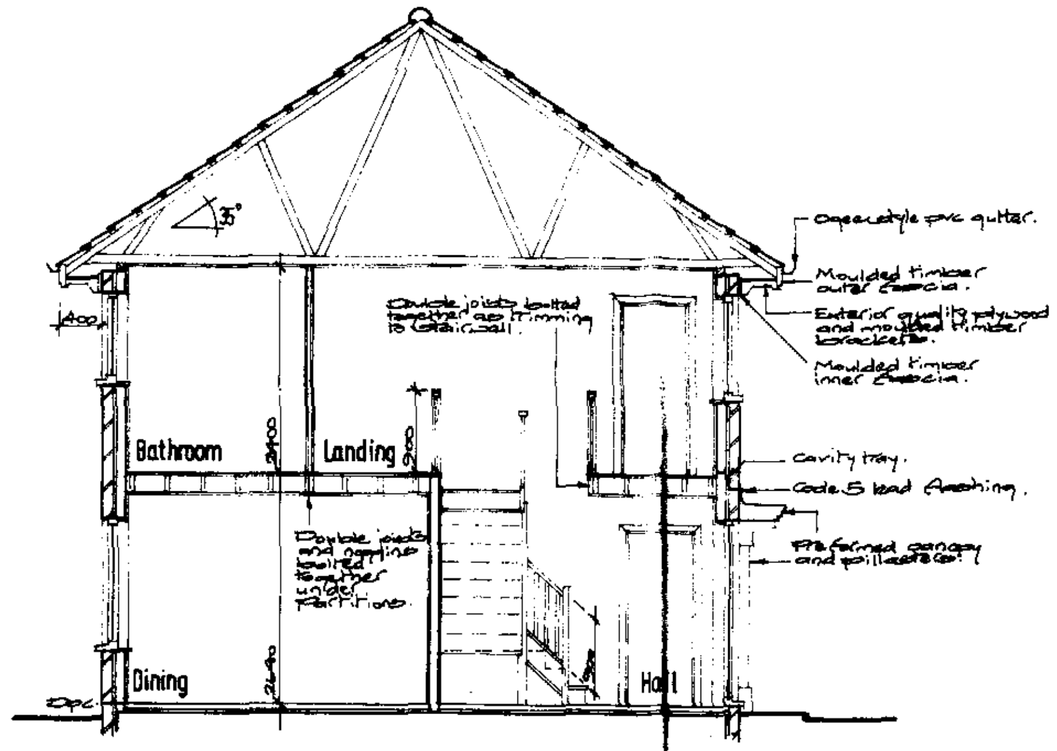
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PLANS
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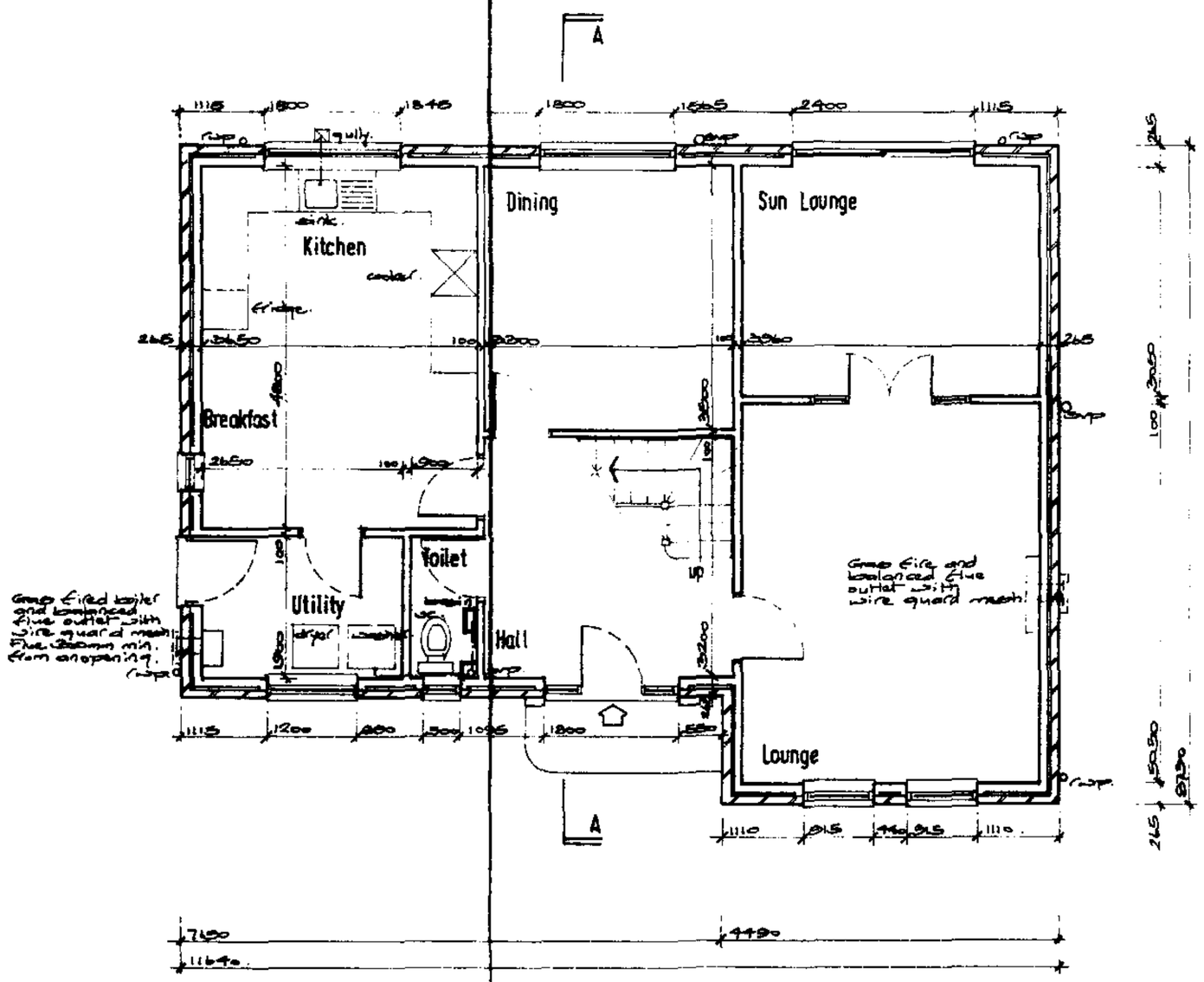
SOUTH HOLLAND D.C.
PLANNING
06 OCT 1994
REF. 03161/94/

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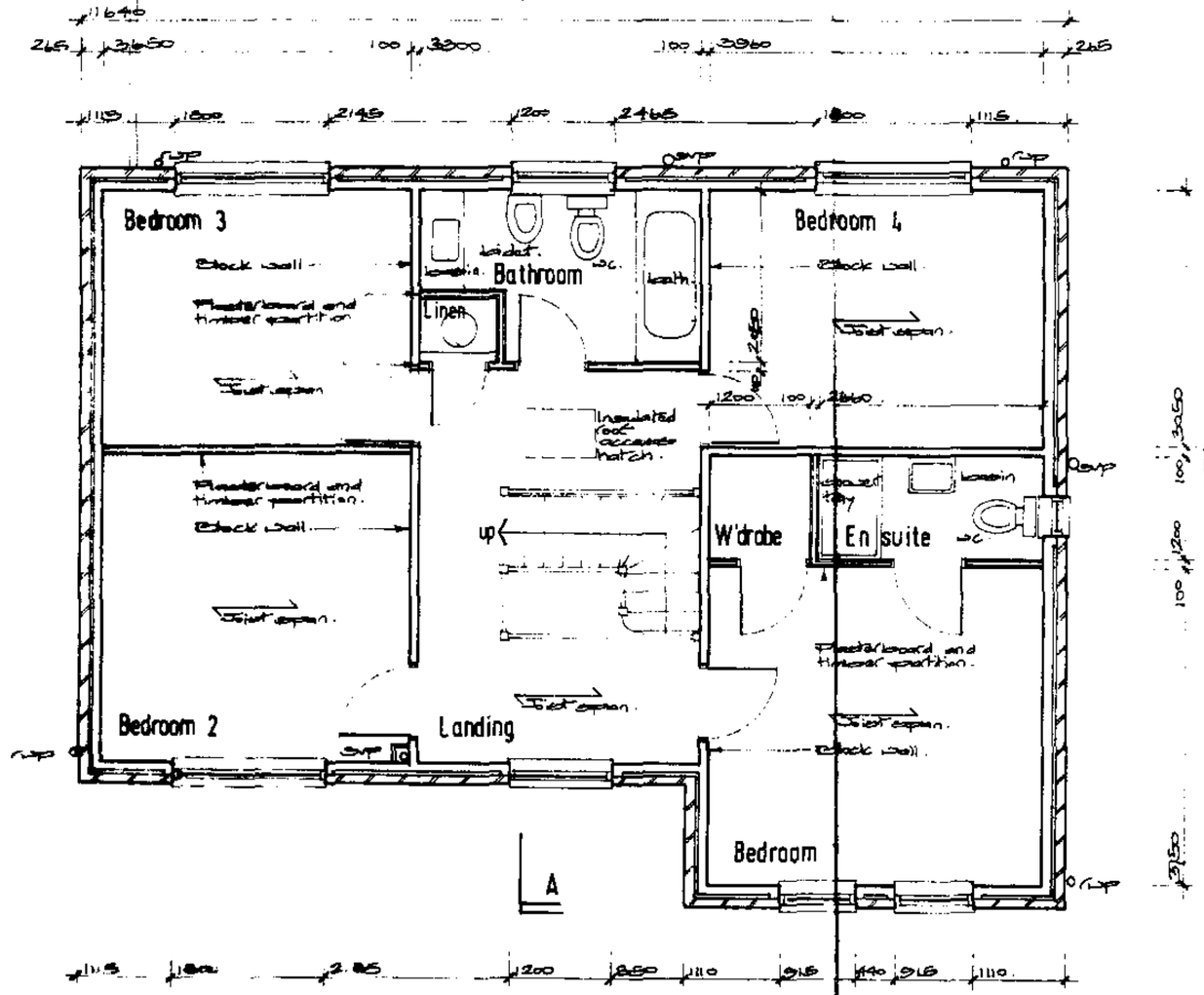
Number	Revision
200-1	A



Section AA



Ground Floor Plan



First Floor Plan

FOUNDATIONS

To be reinforced concrete raft to Structural Engineer's design.

GROUND FLOOR CONSTRUCTION

To comprise 65mm sand/cement screed reinforced with one layer of light mesh on 200m thick polystyrene insulation boards on 1200 gauge polythene membrane with 100mm laps and turned up at all edges and lapped with small dpc on reinforced concrete raft floor slab to Structural Engineer's design.

Vertical upstands of insulation to be provided to all edges of screed and be of sufficient depth to fully separate the screed from the wall.

UPPER FLOOR CONSTRUCTION

To comprise steel float finish reinforced concrete raft floor slab to Structural Engineer's design.

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks, 63mm cavity infilled as work proceeds with 'Dritherm' insulation, 140mm internal thermal block skin with 13mm thick dense plaster finish internally.

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INTERNAL WALL CONSTRUCTION

To be 100mm thick blockwork with 13mm thick two coat dense plaster finish both sides to all ground floor and part first floor as indicated.

Bituminous based damp proof course to be inserted at ground floor level.

Remainder of first floor where indicated to be softwood timber studwork framing clad both sides with 12.5mm plasterboard with taped joists and skim coat plaster finish.

FIRST FLOOR CONSTRUCTION

To comprise 18mm flooring quality chipboard on 225mm x 50mm SC3 grade softwood joists at 400mm centres with solid strutting at centre of span. Direction of span as indicated on first floor plan.

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LINTELS

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VENT PIPE ENCASEMENT

Internal soil and vent pipe to be encased in 12.5mm plasterboard on softwood studwork with taped joints and skim coat plaster finish. Access panels to be formed as appropriate.

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles *and* half round ridge tiles all fixed in accordance with BS534:1970 on 38mm x 25mm treated softwood battens gauged to suit roof pitch on waterproof sarking felt to BS747:Part2:Type 1F on pre-made timber trussed rafters and hip and rafters all designed and manufactured by specialist.To be at 600mm centres and fixed at each end with galvanised truss clips to 100mm x 75mm softwood wallplate at eaves level bedded in mortar.

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CEILINGS

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Timber noggins to be provided to all unsupported joints in plasterboard.

NOTES

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A 20.9.94 Garage omitted.

Revisions

Richard J Diggle
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AMENDED PLAN
Ref. AH
Oak Lawns
3 Member Close
Holbeach St John
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PE12 8RS
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Mobile 0850 567072

Project/Client

NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

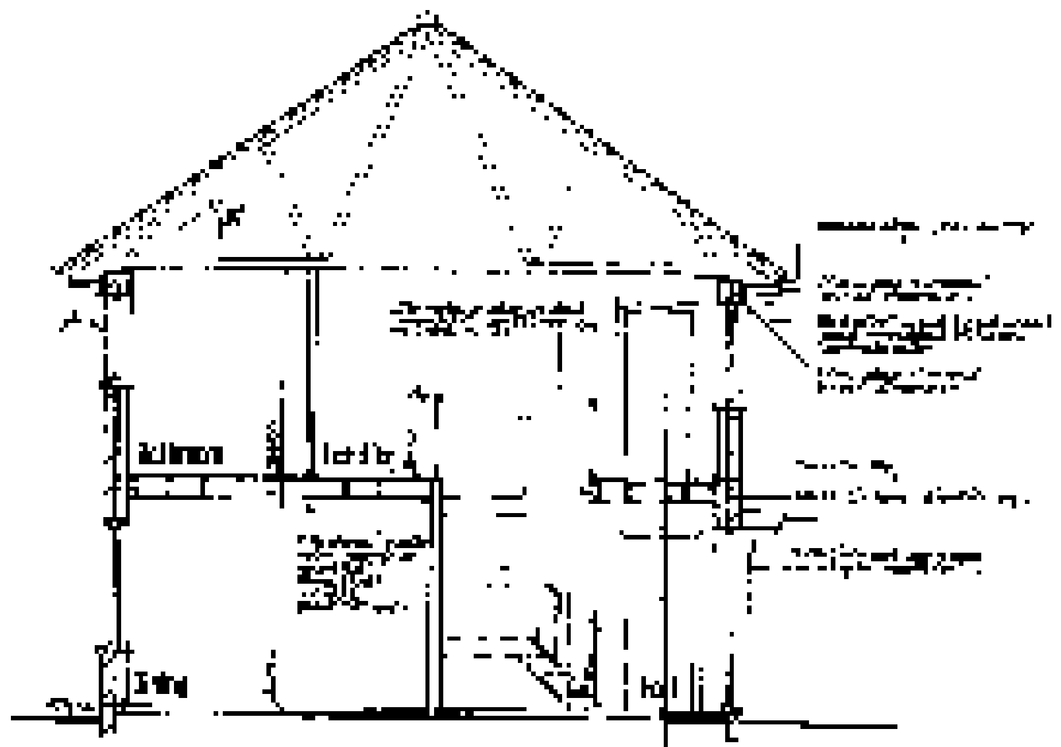
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PLANS
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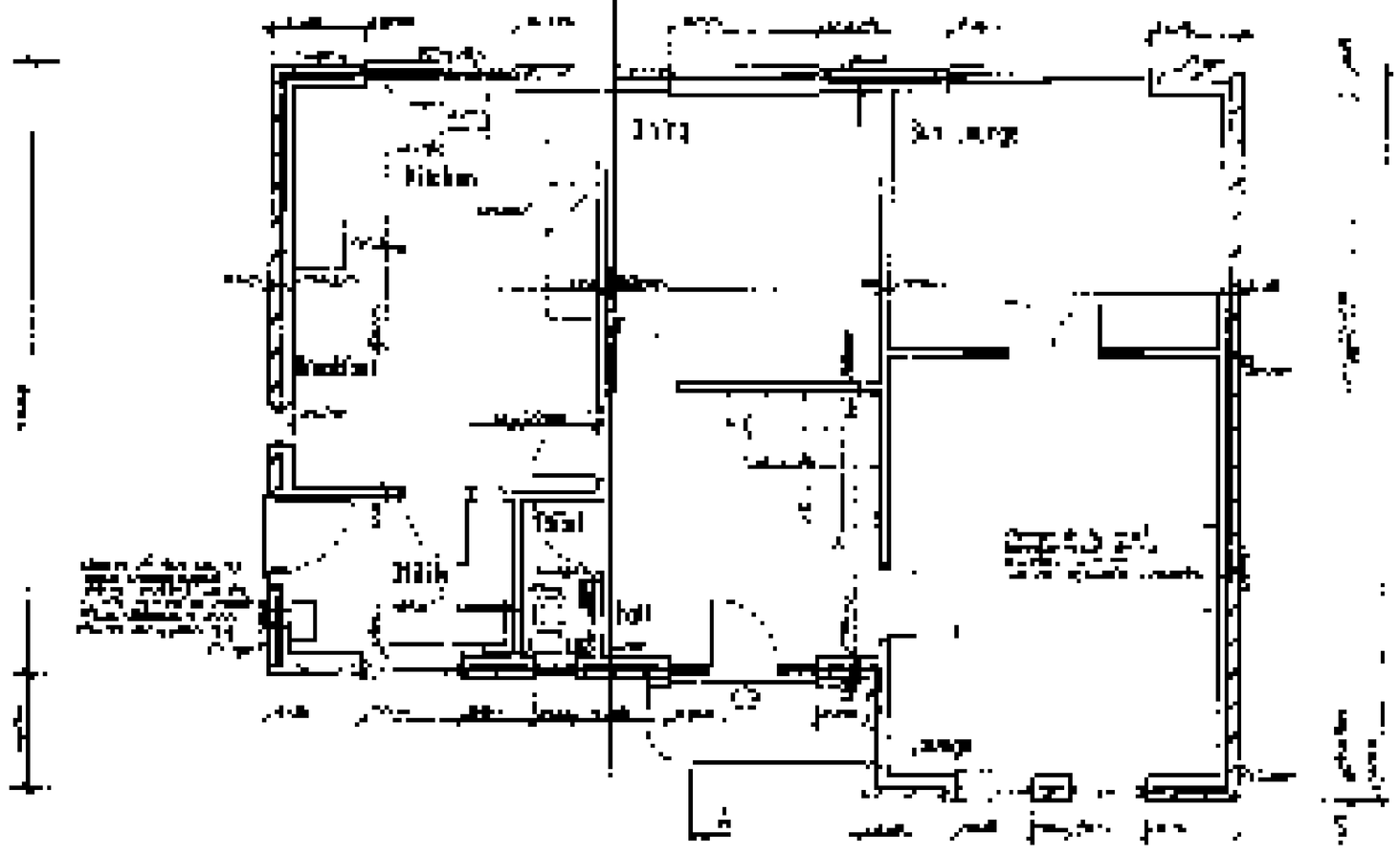
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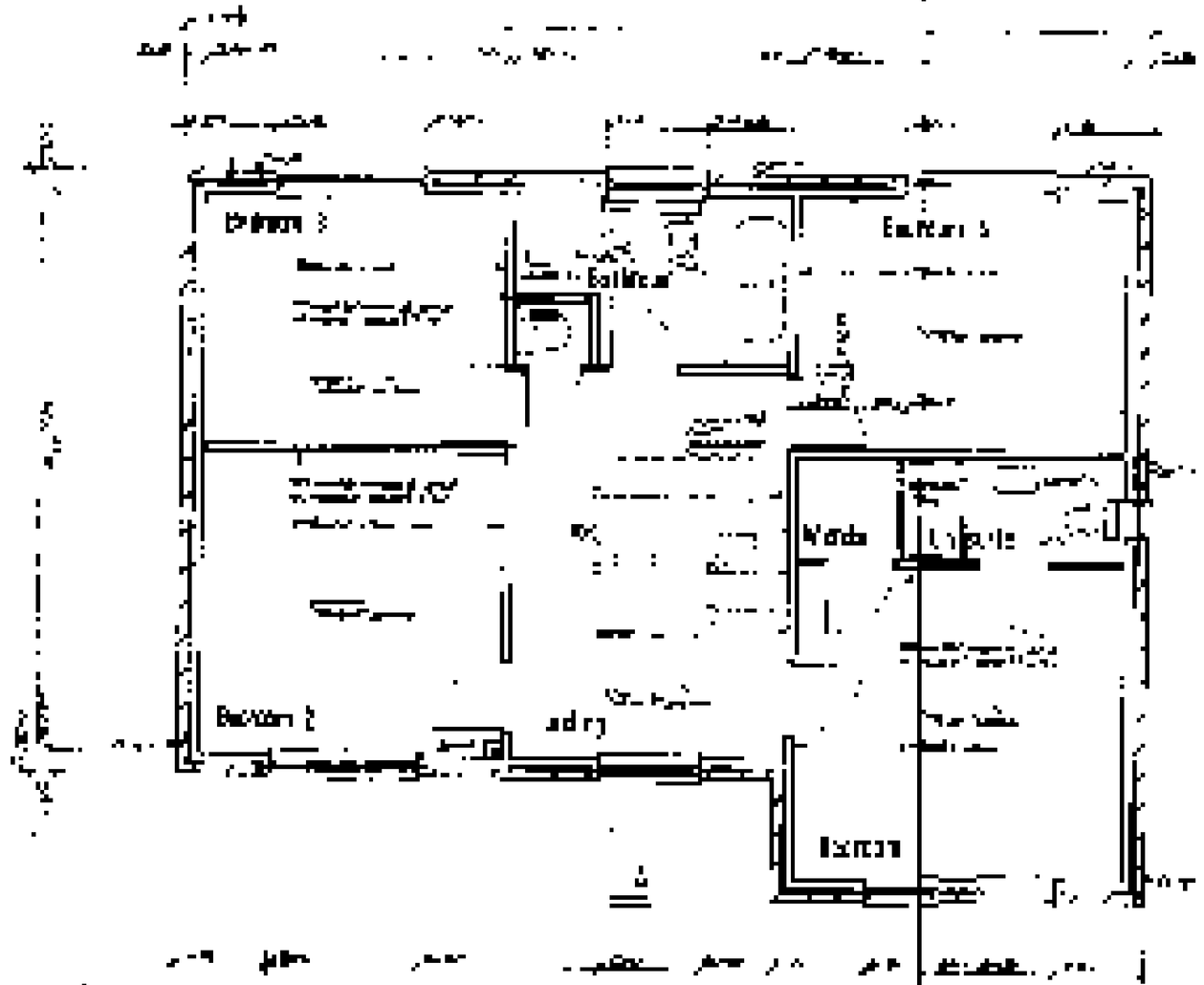
Number	Revision
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Section AA



Ground Floor Plan



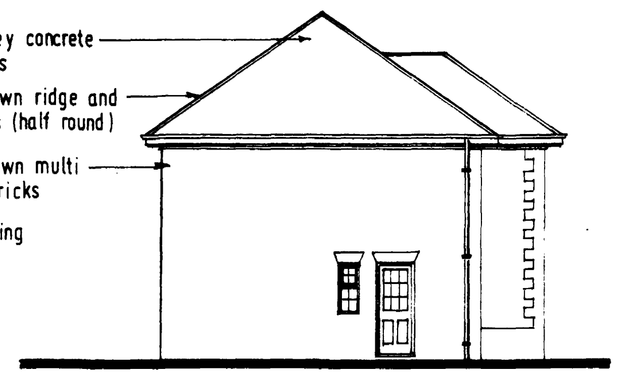
First Floor Plan



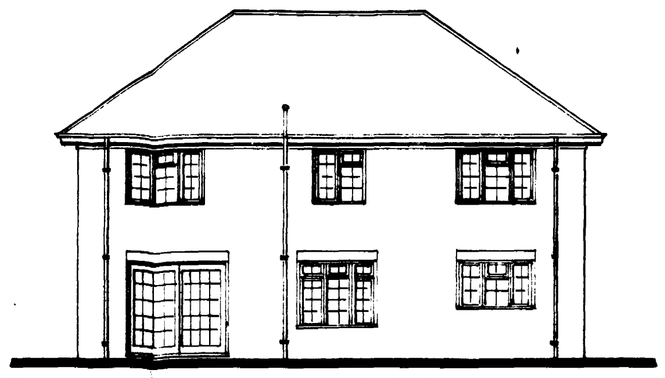
200-1 A



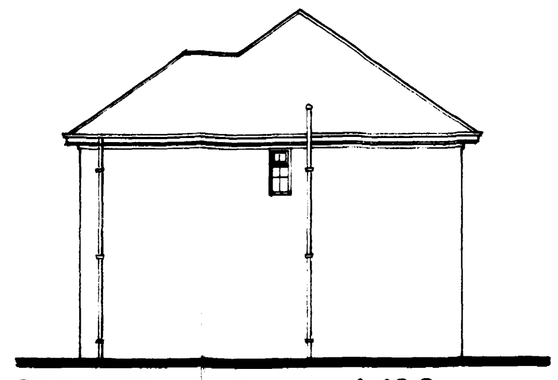
Front Elevation 1:100



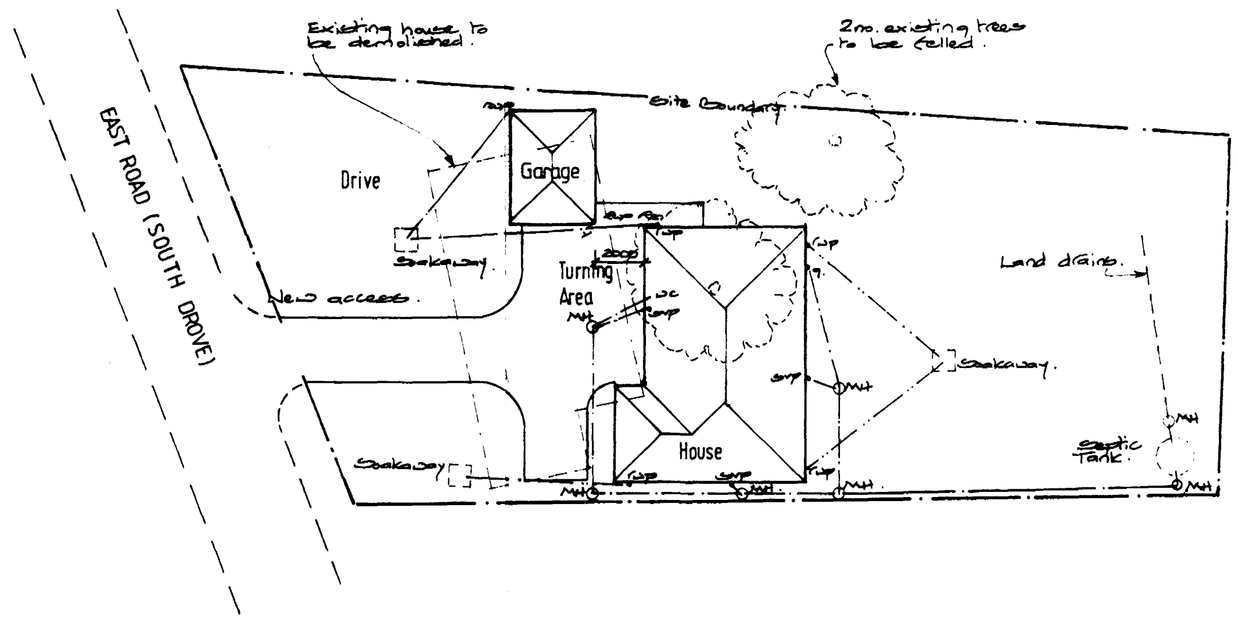
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



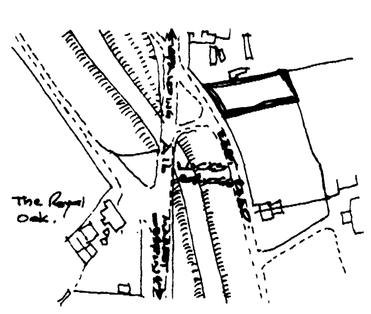
Site Plan 1:200

SEPTIC TANK.

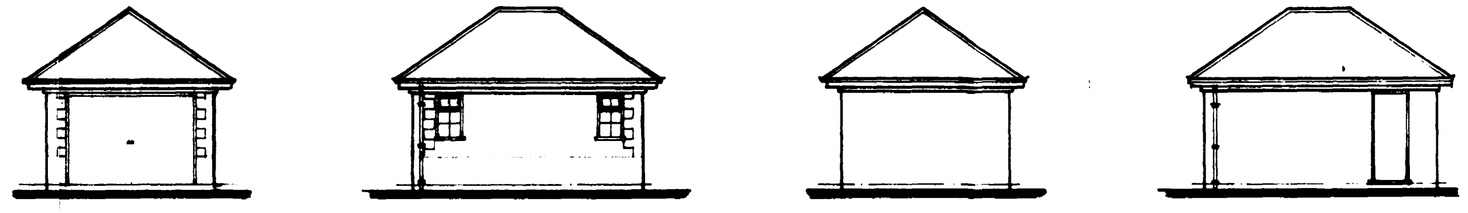
To be 3500 litre minimum capacity 'Klargester' or similar glass reinforced polyester septic tank. To be installed in strict accordance with manufacturers instructions and to be bedded on and surrounded in 150mm minimum thickness concrete.

LAND DRAINS.

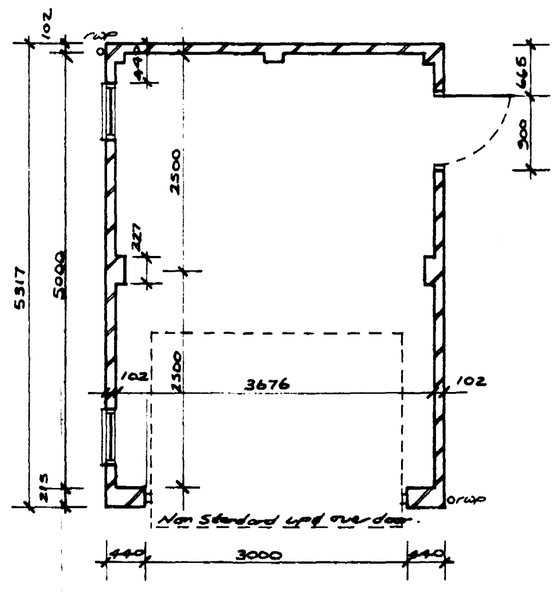
To be provided from septic tank - length to be determined by Percolation Test. Pipes to be 100mm diameter perforated, flexibly jointed bedded and surrounded in 150mm minimum thickness pea gravel. Pea gravel surround to be covered with polythene sheet before backfilling.

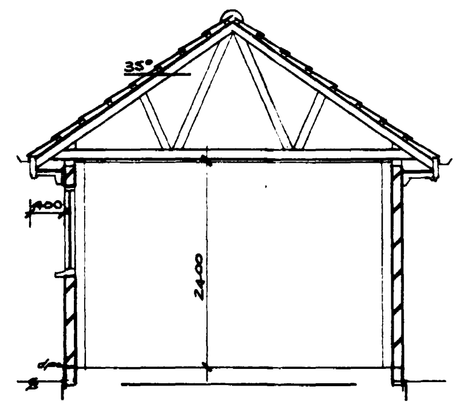


Location Plan 1:2500



GARAGE DETAILS





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FLASHINGS

Code 5 lead flashings to be provided at all roof abutments.

Valleys and valley gutters to be formed in code 5 lead.

WATER STORAGE TANK SUPPORT

To be to BS5208:Part3:1985 and to comprise:150mm x 25mm tongued and grooved softwood boarding on 2 no. 75mm x 50mm softwood bearers 400mm apart over 2 no. 200 x 50mm softwood runners over minimum of four ceiling ties.

HOT WATER STORAGE CYLINDER

To be insulated hot water storage vessel fitted with thermostats and time switches to and to be vented to the atmosphere.

MECHANICAL VENTILATION

To be provided to Kitchen and be capable of extracting 60 litres per second - operated intermittently

To be provided to each bathroom and be capable of extracting 15 litres per second - operated intermittently.

CENTRAL HEATING

To be water fed radiator system. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated.

Boiler to be gas fired and with balanced flue outlet fitted with wire guard externally.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to clients requirements.

Consumer unit to be fitted at high level.

METER BOXES

Electric and gas meter boxes to be fitted in external wall in position to be agreed and to be 500mm minimum and 1000mm maximum above path level.

SMOKE DETECTION

Mains operated self-contained smoke alarms to BS5446:Part1 to be installed in circulation areas within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors.

Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed to each storey containing accommodation and all to be interconnected.

Self contained alarms to be permanently wired to a separately fused circuit at distribution board. Installation to conform to IEE regulations.

Fixing of smoke alarms should be not less than 300mm from any wall or light fitting and to be positioned to facilitate routine maintenance.

Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling.

Occupants of dwellings to be provided with information on use of equipment and its maintenance.

INTERNAL JOINERY

100mm softwood rounded skirting to be fixed to all walls internally as required.

50mm rounded softwood architraves to be fixed to all openings as required.

STAIRCASE

Timber staircase to be manufactured by specialist.
Minimum clear width: 800mm
Floor to floor height: 2640mm
13no equal risers each: 203mm
9no equal goings to straight treads each: 225mm
3no equal tapered treads.

Balustrade to flight to be 900mm high above pitch line.
Balustrade to landing to be 900mm high.
Openings in balustrade not to exceed 100mm.

Minimum headroom of 2000mm to be maintained above pitch line throughout length of staircase.

DRAINAGE

SANITARYWARE AND WASTE PIPES

Sinks, baths, shower trays and washbasins to have 40mm diameter wastes fitted with accessible 75mm deep seal traps.

Rodding access to be provided at all changes of direction.

Water closets to have 100mm diameter wastes fitted with 50mm deep seal traps.

VENTILATING PIPES

To be 100mm diameter UPVC terminating at 900mm minimum above nearest window head level.

Each to be fitted at top with pvc coated balloon guard mesh.

UNDERGROUND DRAINAGE PIPES

Foul and storm water drains to be 110mm diameter UPVC to BS4660 bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility. To be laid to self-cleaning velocity as follows:

Foul water : Minimum fall: 1 in 80
Maximum fall: 1 in 40
Fall of drains from gullies: 1 in 40

Storm Water : Fall: 1 in 100

Prestressed concrete lintel to be provided over pipes where passing through a wall.

MANHOLES

To be pre-formed polypropylene inspection or access chambers as indicated and to be installed in strict accordance with manufacturers instructions.

SOAKAWAYS

Storm water pipes to drain into soakaways constructed to CP301 minimum 5000mm from any building (6000mm in clay). To be 1000mm x 1000mm x 900mm deep filled with rubble to within 450mm of ground level and overlayed with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be UPVC to BS4576:Part 1 installed in strict accordance with manufacturers instructions.

Gutters to be 'Ogee' or similar section securely fixed to fascia and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to be 68mm diameter securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks etc.

GULLEYS

To be pre-formed polypropylene and roddable.

A 30.8.94. Garage detached and repositioned. Site access repositioned.

Revisions

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A1

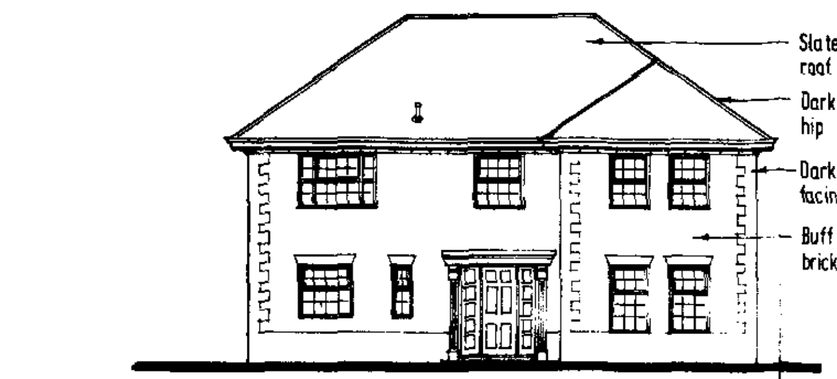
Project /Client
NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

Drawing
SITE PLAN
LOCATION PLAN
ELEVATIONS

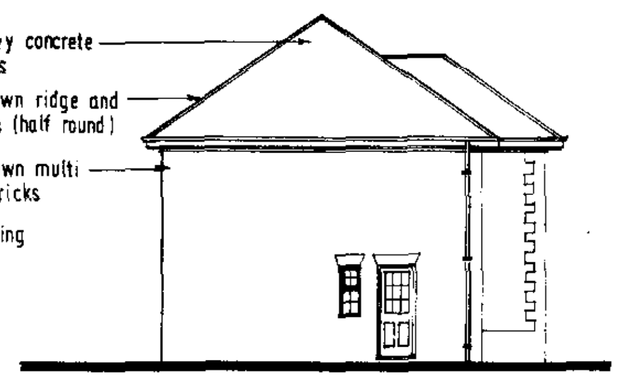
SOUTH HOLLAND D.C.
PLANNING DEPT
12 SEP 1994
REF 0361/94

Scale	Date	Drawn
AS SHOWN	21.03.94	RJD

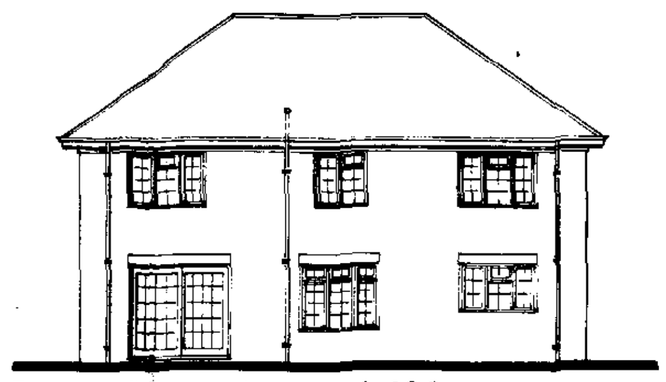
Number	Revision
200-2	A



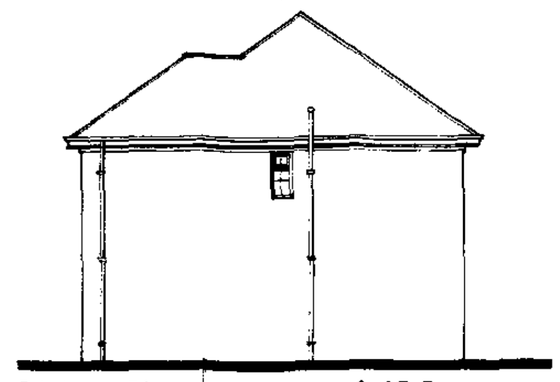
Front Elevation 1:100



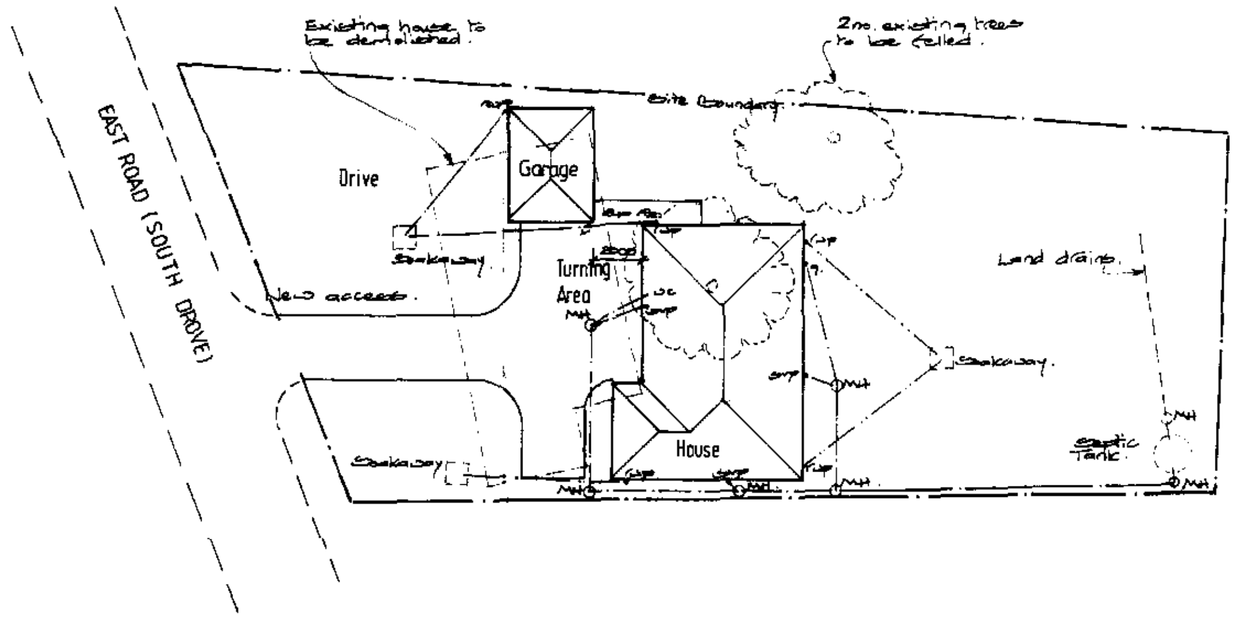
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



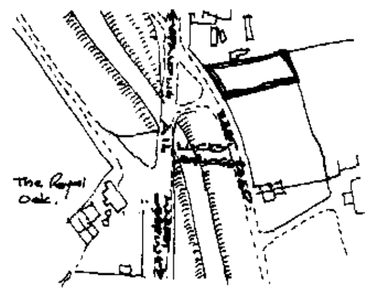
Site Plan 1:200

SEPTIC TANK.

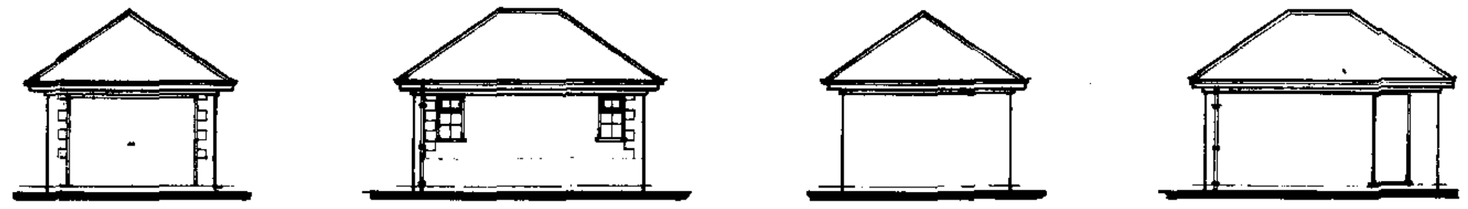
To be 3500 litre minimum capacity Klargester or similar glass reinforced moulded septic tank. To be installed in strict accordance with manufacturers instructions and to be bedded on and surrounded in 150mm minimum thickness concrete.

LAND DRAINS.

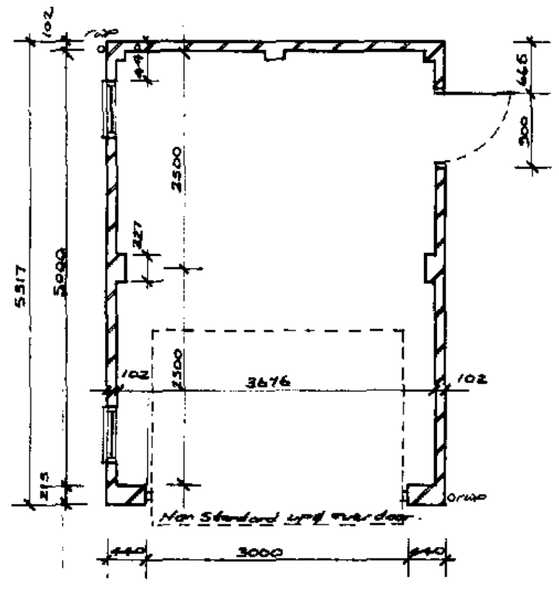
To be provided from septic tank - length to be determined by Percolation Test. Pipes to be 100mm diameter perforated, flexibly jointed laid and surrounded in 150mm minimum thickness pea gravel. Pea gravel surround to be covered with polythene sheet before backfilling.

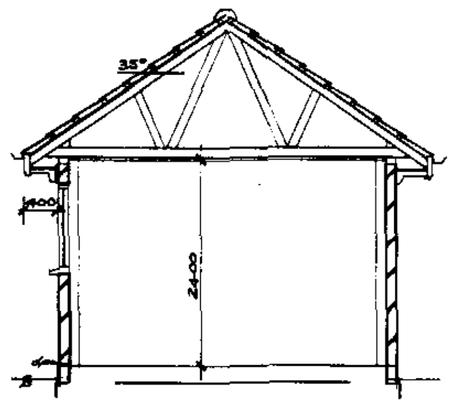


Location Plan 1:2500



GARAGE DETAILS





NOTES

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   Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

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FLASHINGS

Code 5 lead flashings to be provided at all roof abutments.

Valleys and valley gutters to be formed in code 5 lead.

WATER STORAGE TANK SUPPORT

To be to BS5268:Part3:1985 and to comprise:150mm x 25mm tongued and grooved softwood boarding on 2 no. 75mm x 50mm softwood bearers 400mm apart over 2 no. 200 x 50mm softwood runners over minimum of four ceiling ties.

HOT WATER STORAGE CYLINDER

To be insulated hot water storage vessel fitted with thermostats and time switches to and to be vented to the atmosphere.

MECHANICAL VENTILATION

To be provided to Kitchen and be capable of extracting 60 litres per second - operated intermittently

To be provided to each bathroom and be capable of extracting 15 litres per second - operated intermittently.

CENTRAL HEATING

To be water fed radiator system. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated.

Boiler to be gas fired and with balanced flue outlet fitted with wire guard externally.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to clients requirements.

Consumer unit to be fitted at high level.

METER BOXES

Electric and gas meter boxes to be fitted in external wall in position to be agreed and to be 500mm minimum and 1000mm maximum above path level.

SMOKE DETECTOR

Mains operated self-contained smoke alarms to BS5446:Part1 to be installed in circulation areas within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors.

Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed to each storey containing accommodation and all to be interconnected.

Self contained alarms to be permanently wired to a separately fused circuit at distribution board. Installation to conform to IEE regulations.

Fixing of smoke alarms should be not less than 300mm from any wall or light fitting and to be positioned to facilitate routine maintenance.

Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling.

Occupants of dwellings to be provided with information on use of equipment and its maintenance.

INTERNAL JOINERY

100mm softwood rounded skirting to be fixed to all walls internally as required.

50mm rounded softwood architraves to be fixed to all openings as required.

STAIRCASE

Timber staircase to be manufactured by specialist.
Minimum clear width: 860mm
Floor to floor height: 2640mm
13no equal risers each: 203mm
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Balustrade to flight to be 900mm high above pitch line.
Balustrade to landing to be 900mm high.
Openings in balustrade not to exceed 100mm.

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DRAINAGE

SANITARYWARE AND WASTE PIPES

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Each to be fitted at top with pvc coated balloon guard mesh.

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Fall of drains from gullies: 1 in 40

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Prestressed concrete lintel to be provided over pipes where passing through a wall.

MANHOLES

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SOAKAWAYS

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RAINWATER GOODS

To be UPVC to BS4576:Part 1 installed in strict accordance with manufacturers instructions.

Gutters to be 'Ogee' or similar section securely fixed to fascia and laid to falls complete with all required outlet positions, stop ends etc.

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GULLEYS

To be pre-formed polypropylene and roddable.

A 30.8.94 Garage detached and repositioned. Site access repositioned.

Revisions

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All

Project /Client

NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

Drawing

SITE PLAN
LOCATION PLAN
ELEVATIONS

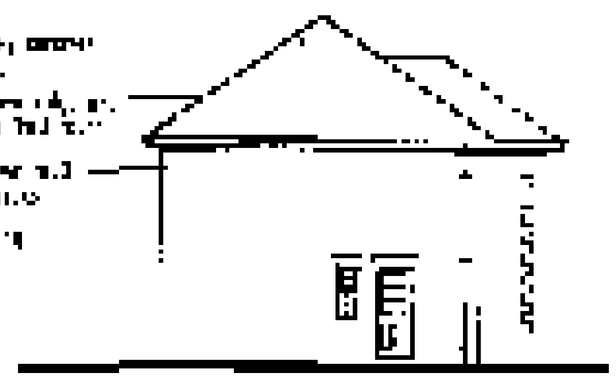
SOUTH HOLLAND D.C.
PLAN DEPT
12 SEP 1994
REF 0361/94

Scale	Date	Drawn
AS SHOWN	21.03.94	RJD

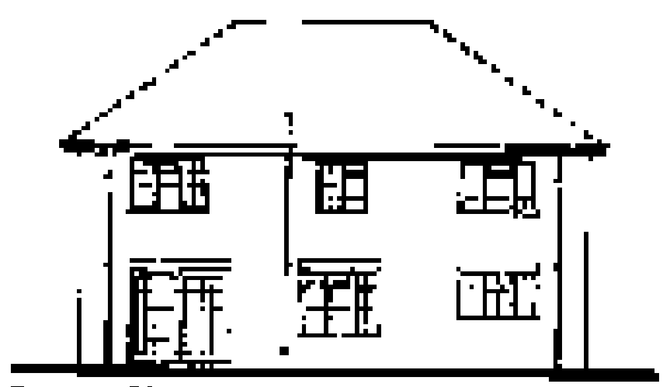
Number	Revision
200-2	A



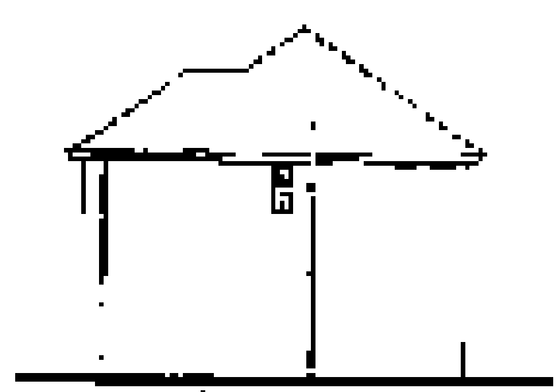
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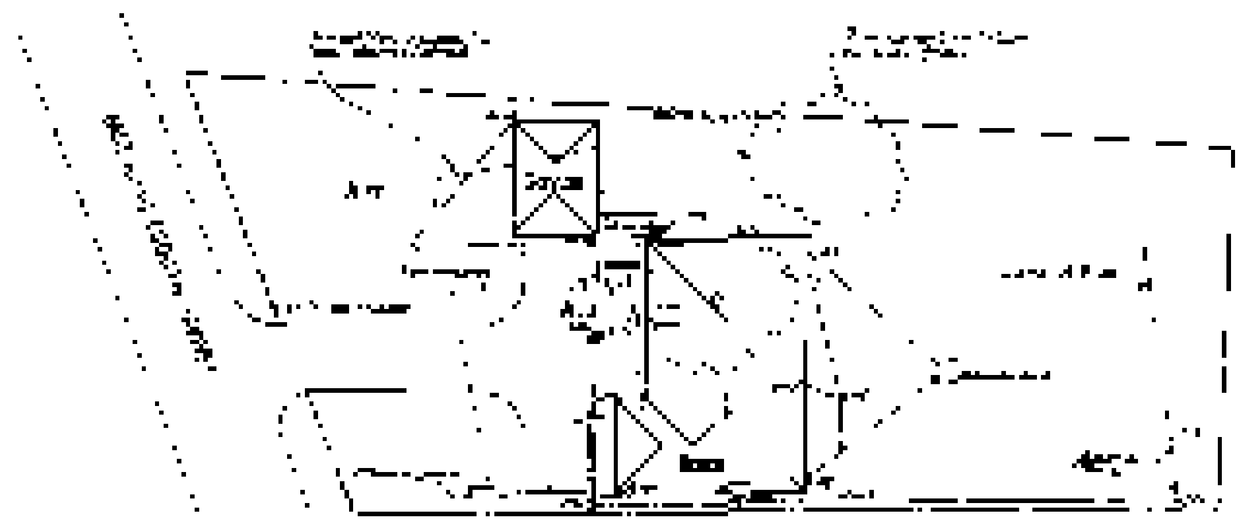
Side Elevation 1:100



Rear Elevation 1:100



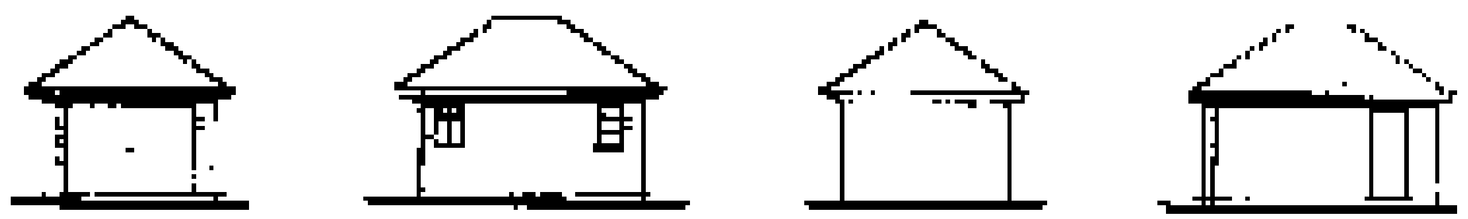
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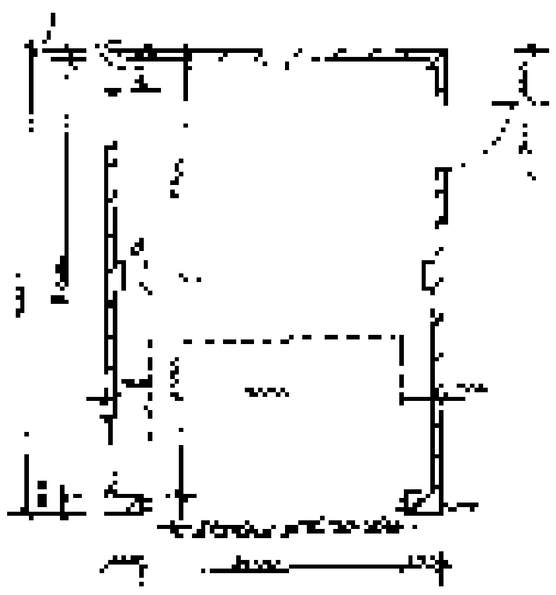


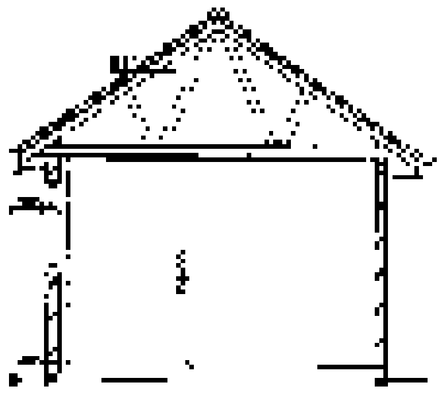
Site Plan 1:200

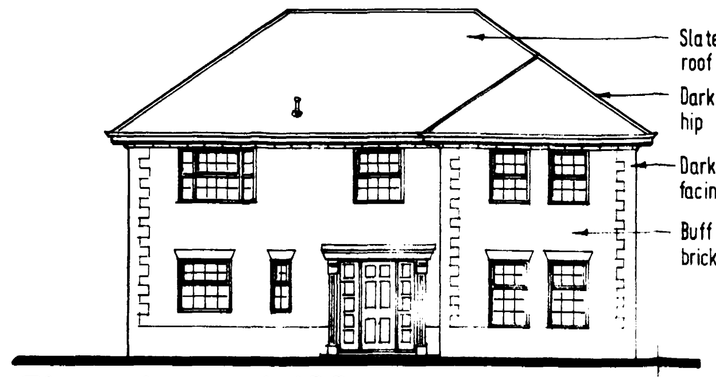


Location Plan 1:2500

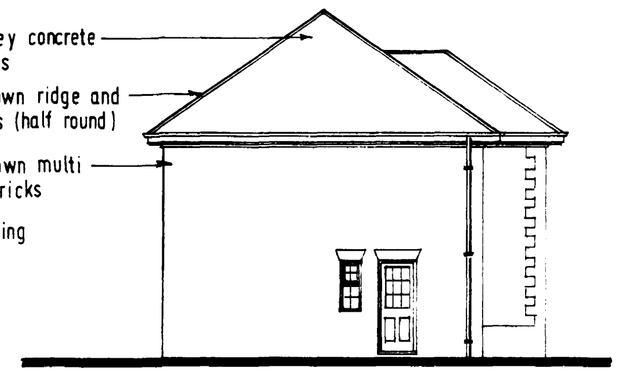




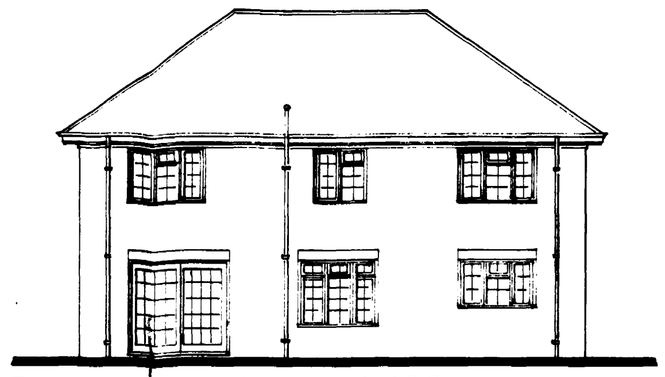




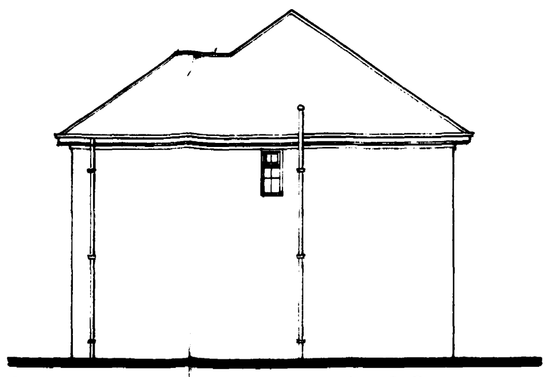
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Side Elevation 1:100

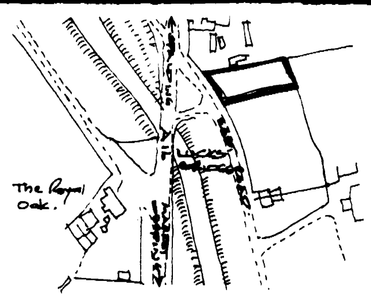


Rear Elevation 1:100



Side Elevation 1:100

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Location Plan 1:2500

FLASHINGS

Code 5 lead flashings to be provided at all roof abutments.

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WATER STORAGE TANK SUPPORT

To be to BS5268:Part3:1985 and to comprise:150mm x 25mm tongued and grooved softwood boarding on 2 no. 75mm x 50mm softwood bearers 400mm apart over 2 no. 200 x 50mm softwood runners over minimum of four ceiling ties.

HOT WATER STORAGE CYLINDER

To be insulated hot water storage vessel fitted with thermostats and time switches to and to be vented to the atmosphere.

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To be provided to Kitchen and be capable of extracting 60 litres per second - operated intermittently

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CENTRAL HEATING

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NOTES

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2.5.9.94. Garage omitted.

Revisions

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Mobile 0850 567072

AMENDED PLANS
Ref. A/L

Project /Client
NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

Drawing
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LOCATION PLAN
ELEVATIONS

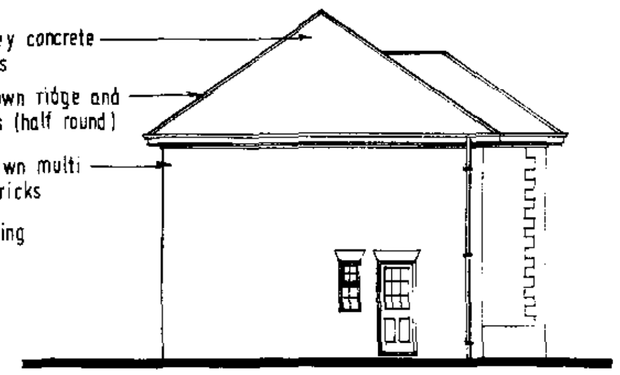
SOUTH HOLLAND D.C.
PLAN DEPT.
06 OCT 1994
REF. S/351/94

Scale	Date	Drawn
AS SHOWN	21-03-94	RJD

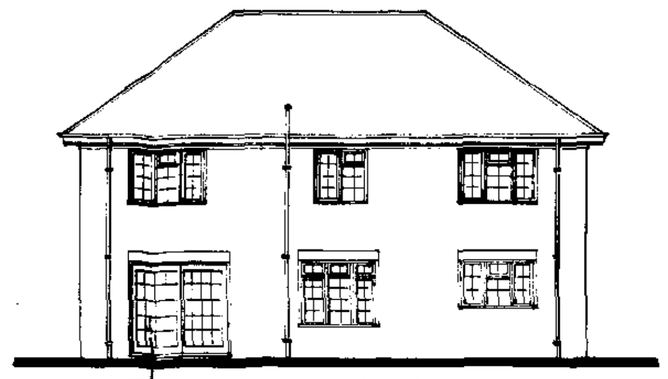
Number	Revision
200-2	A



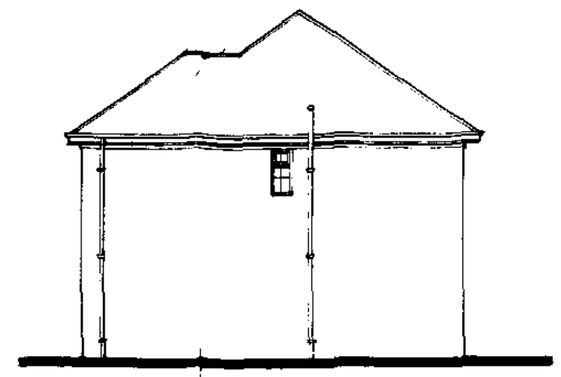
Front Elevation 1:100



Side Elevation 1:100

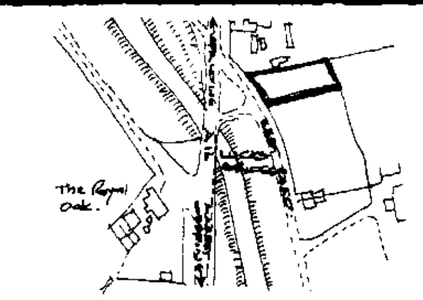


Rear Elevation 1:100



Side Elevation 1:100

[redacted]



Location Plan 1:2500

FLASHINGS

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DRAINAGE

SANITARYWARE AND WASTE PIPES

Sinks, baths, shower trays and washbasins to have 40mm diameter wastes fitted with accessible 75mm deep seal traps.

Rodding access to be provided at all changes of direction.

Water closets to have 100mm diameter wastes fitted with 50mm deep seal traps.

VENTILATING PIPES

To be 100mm diameter UPVC terminating at 900mm minimum above nearest window head level.

Each to be fitted at top with pvc coated balloon guard mesh.

UNDERGROUND DRAINAGE PIPES

Foul and storm water drains to be 110mm diameter UPVC to BS4660 bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility. To be laid to self-cleaning velocity as follows:

Foul water : Minimum fall: 1 in 80
Maximum fall: 1 in 40
Fall of drains from gullies: 1 in 40

Storm Water : Fall: 1 in 100

Prestressed concrete lintel to be provided over pipes where passing through a wall.

MANHOLES

To be pre-formed polypropylene inspection or access chambers as indicated and to be installed in strict accordance with manufacturers instructions.

SOAKAWAYS

Storm water pipes to drain into soakaways constructed to CP301 minimum 5000mm from any building (8000mm in clay). To be 1000mm x 1000mm x 900mm deep filled with rubble to within 450mm of ground level and overlayed with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be UPVC to BS4576:Part 1 installed in strict accordance with manufacturers instructions.

Gutters to be 'Ogee' or similar section securely fixed to fascia and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to be 68mm diameter securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks etc.

GULLEYS

To be pre-formed polypropylene and roddable.

NOTES

1. Do not scale from this drawing.

2. All dimensions to be checked on site by builder.

3. All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

   Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

   If adverse soil conditions are encountered, then the advice of a qualified structural engineer should be sought.

x 30.9.94. Garage omitted.

Revisions

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AMENDED PLANS
Ref. A/2

Project/Client
NEW HOUSE AND GARAGE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

Drawing
SITE PLAN
LOCATION PLAN
ELEVATIONS

SOUTH HOLLAND D.C.
PLAN D... T.
06 OCT 1994
REF ..S3Bu/..94.

Scale	Date	Drawn
AS SHOWN	21.03.94	RJD

Number	Revision
200-2	A



Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100

[redacted]



Location Plan 1:2500

NEW HOUSE AND GARAGE

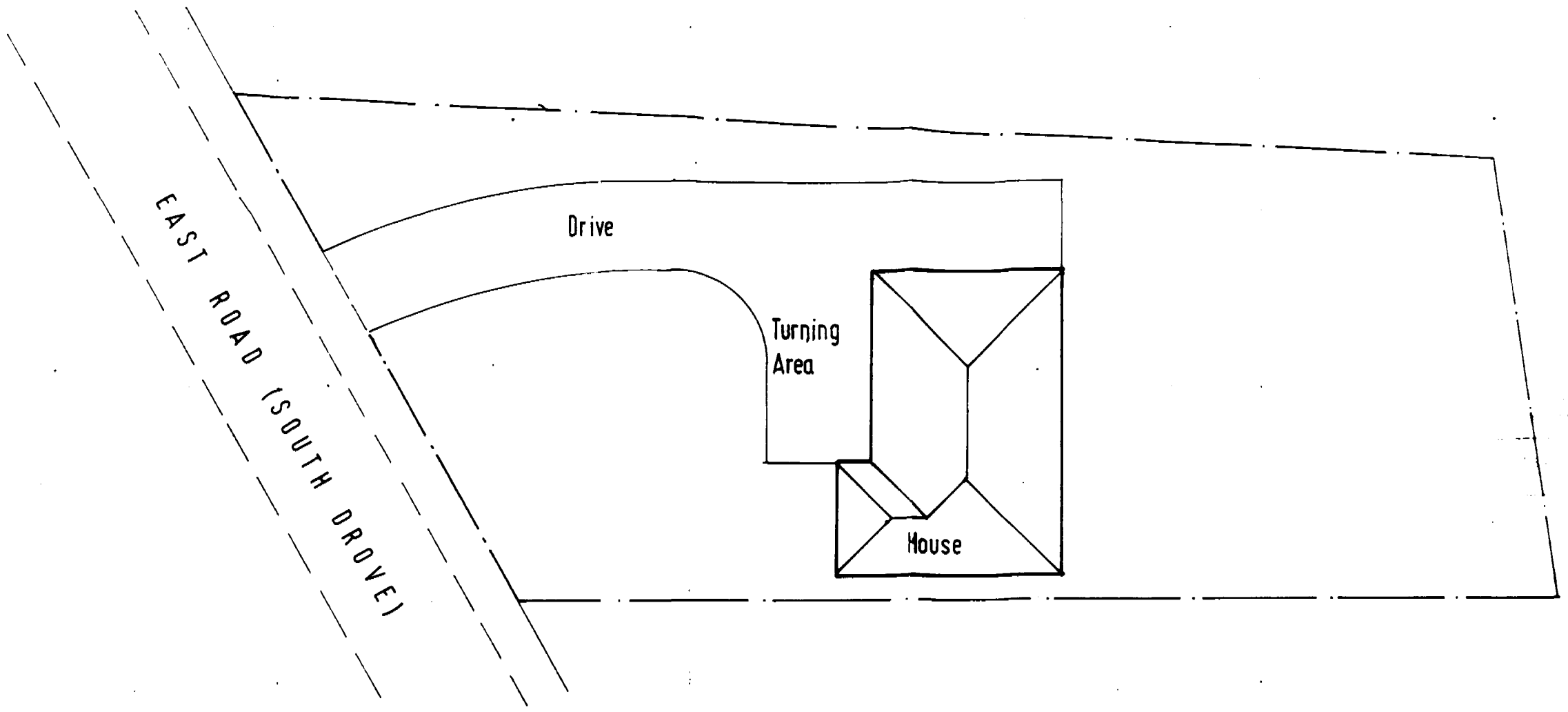
SPALDING

SITE PLAN
LOCATION PLAN
ELEVATIONS

AS SHOWN

200-2

A



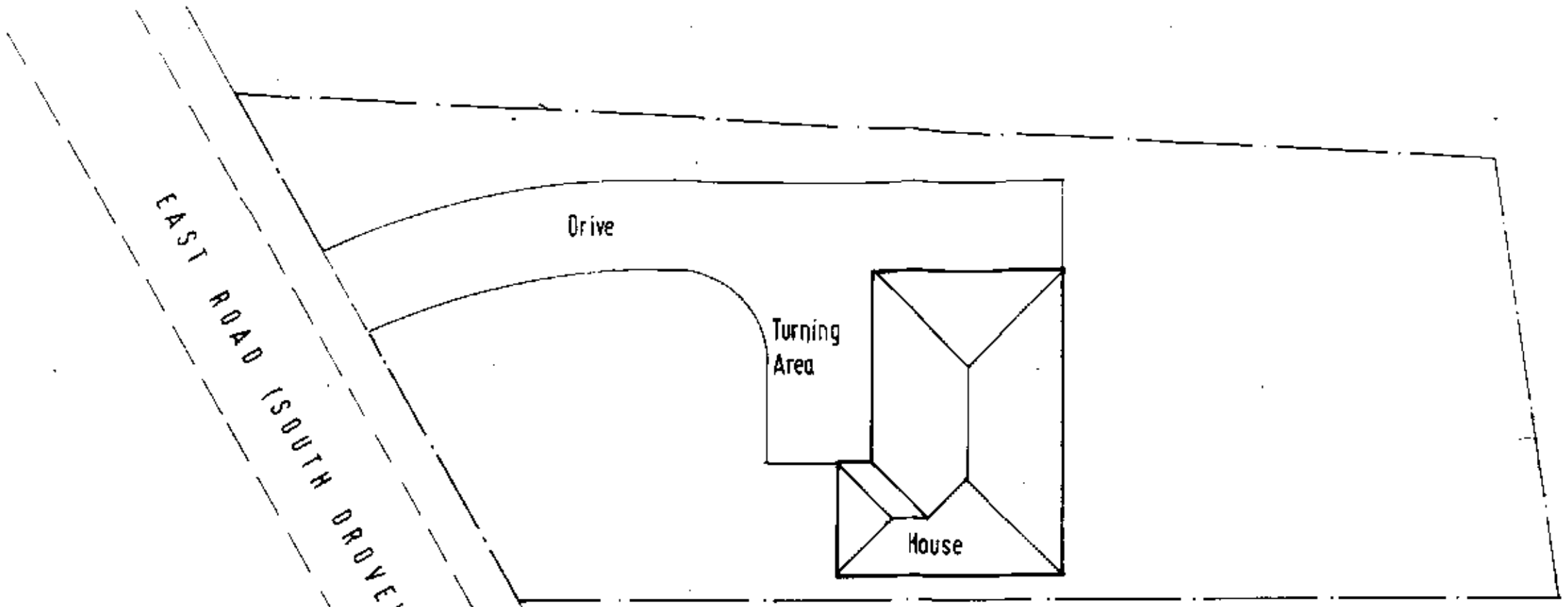
Revised Site Plan 1:200

SOUTH HOLLAND D.C.
PLANNING DEPT.
06 OCT 1994
REF. H361/94

NEW HOUSE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

REVISED SITE PLAN

200-3



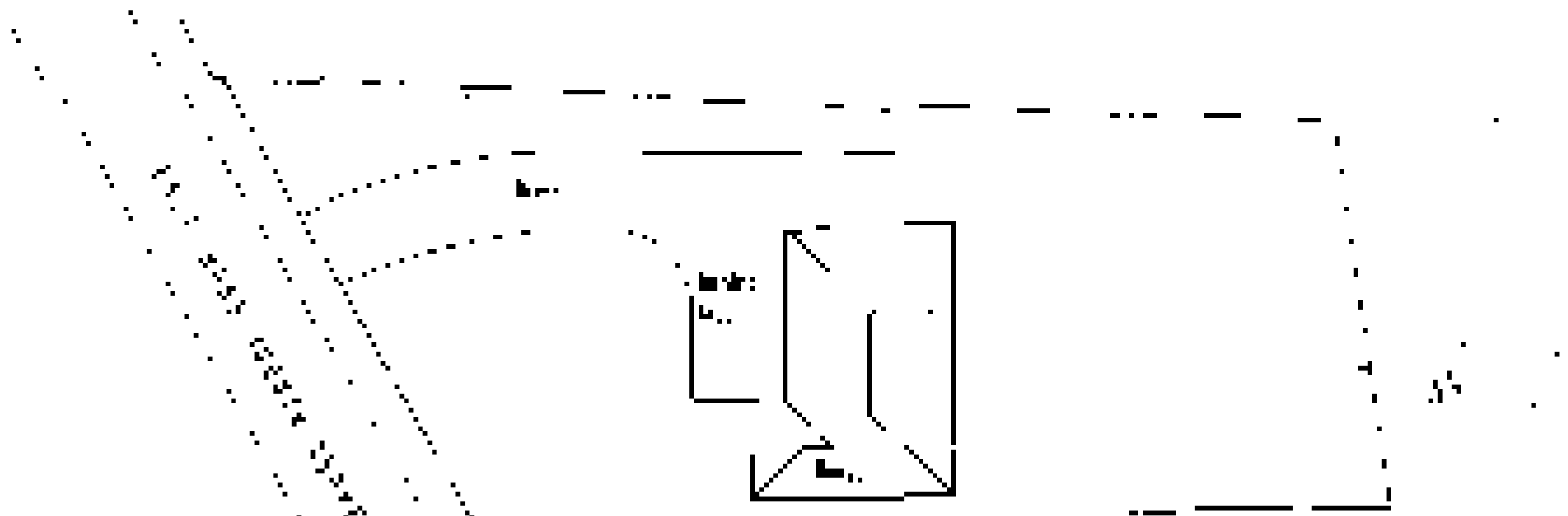
Revised Site Plan 1:200

SOUTH HOLLAND D.C.
PLANNING
06 OCT 1994
REF. S/1/94

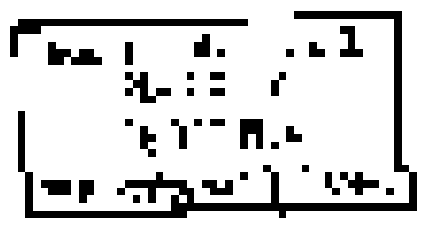
NEW HOUSE
PLOT 1 EAST ROAD (SOUTH DROVE)
LUCK'S BRIDGE
SPALDING

REVISED SITE PLAN

200-3



Revised Site Plan 1:200



REVISED SITE PLAN

30-3