FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0418/92

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of pair of two-bedroomed semi-detached houses

Location: 22 Wygate Road
Spalding
Lincs

Type: FULL

Date received: 09-APR-92

15-MAY-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

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

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

PLANNING APPLICATION

For office use only

Application No. H16 | 0418 | 92

Date Registered 03 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
THE COACH HOUSE
GOSBERTON BANK
GOSBERTON
SPALDING
LINCS

Tel. No. SP 840440

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

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET HARGATE
SPALDING
LINCS

Tel. No. 0406 23762
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

22 WYCATE ROAD, SPALDING. LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF PAIR OF 2 BEDROOMED SEMI-DETACHED HOUSES

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of 220.00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date. 31.3.92 .....

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.	H16 | 0712 | 91
B. Please state which reserved matters are dealt with in this application.	ALL
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: 2

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:		
B. Please state size of any new structure:- (a) max. height:	7.75	sq. metres / metres
(b) max. length:	8.775	metres
(c) max. width:	8.425	metres
C. Please state type and colour of materials for facing external walls:	L.B.C. SUNSET RED FACING BRICK	
D. Please state type and colour of roofing materials.	SANDTOFT DOUBLE ROMAN.	
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. RESIDENTIAL.

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

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

or

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

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

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: SOAKAWAY.
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	YES	
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.	/	→ Date: Consultee(s):
Is this application related to a previous submission	/	→ Application No.:

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).

PROSPECTIVE PURCHASER

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 .....

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: C. BRIGHTMAN. 279 CRADGE BANK SPALDING

State Date notice served:

Signed ..... ~~(Applicant~~/Agent) Date 31-3-92

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 31/3/92

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 £ 220

Receipt Issued ..... No. P966

Date First Received 03 APR 1992

REGISTRATION

REFERENCE H16/0418/92

Cross-Ref R KL 15-4

Date 6/4/92

VALIDATION Date 6/4/92

Type RM FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 2 Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S&S Advert required ☐ Expiry date .....

Fees: Bill fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15-4

Index Sheets 200 OS Nos ..... Grid Ref S 23950 I 22990

Ward T Parish SPALDING

Inside IBD YES Inside LP Area YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ CB ☐ TPO ☐ Other ☐ Grade

Linked to site ..... Ref 4 64 Linked to property ..... Ref .....

Planning Records:
Earlier apps 7/2/91

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

Inputs completed .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neighbours YES Other

Boundaries Site Features Infill Plot. Long narrow plot only really suitable for single dwelling. One overlooking window on ground floor of adjoining Dormer dwelling to West. No windows in House to East. No space at front for vehicle turning Bay!.

Inspected by: K. Woods
date: 22.4.92.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy	Yes		No ....
Ward member request	Yes		No ....
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No {Reason:	No ....
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

FU THER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
24-20 Wyggate Rd
Spalding

Residents (Delivery):
NIL.

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

Consultant : Name
Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

BRIAN SMITH Dip TP MRTPI
Director anning & 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: H16/0418/92 Type: FULL

Applicant: Patterson Properties
Tel: 0775 840440

Agent: Cooper Architectural Design
0775 840440

Description: Erection of pair of two-bedroomed semi-detached houses

Location: 22 Wygate Road
Spalding
Lincs

Valid date: 09-APR-92
Target dates:
To case officer 14-APR-92 16-4.
Inspected by 19-APR-92
Extra contacts 24-APR-92
Report if not clear by 14-MAY-92

Terminal date: 04-JUN-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	16-APR-92	30-APR-92
Cllr Mrs A M Newton	0775 762210	16-APR-92	30-APR-92
Cllr R C West	0775 760231 (Of	16-APR-92	30-APR-92

L.C.C plan taken Obs Attached for CS 30/4/92
Owner/Occ. 20 & 24 Wygate Rd 24-APR-92 8-MAY-92 Obj

SITE DETAILS

Grid ref: 523950 322990
OS Sheets: 200 Parcel:

E N 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: H16/0418/92

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Arch. Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of pair of two-bedroomed semi-detached houses
Location: 22 Wygate Road Spalding
Lincs

Type: FULL

29-MAY-92

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr R Smith
24 Wygate Road
Spalding
Lincs

Mr & Mrs Seraphine-Dunford
20 Wygate Road
Spalding.

OBJECTION

Edward Saunders
Chartered Architect
The Continent
Ticknall
Derby DE7 1JZ
Tel. Melbourne 863234

29th.May 92.

Dear Sir,

22 Wygate Road, Spalding. Application for Pair of Semi-Detached Houses. Ref. H16/0418/92.

I have been engaged by Mr.Roger Smith of 24 Wygate Rd., to represent him in the above matter and to present his objections to the proposed development on the land adjacent to his house. Although we have no objections to the land being developed in a sensitive manner, we do have grave objections to the development as proposed which I list below;

1. The position of the new houses as shown on the drawing block off the light to Mr.Smith's kitchen window.

2. As there is so little space between the houses we believe they will appear to be excessively cramped, thus cheapening all the properties. This effect will be worsened by the cars parked in front of the houses. We believe this can be improved by setting the new development back to a line behind Mr.Smith's Kitchen window as shown on the enclosed drawing.

3. We believe that the present proposals are an over development of the site, and that a single storey bungalow, not exceeding Mr. Smith's semi-bungalow in height, would be more environmentally suitable.

Would you please note that this is described as a full application, but there is no drawing showing detailed plans and elevations on display at your office.

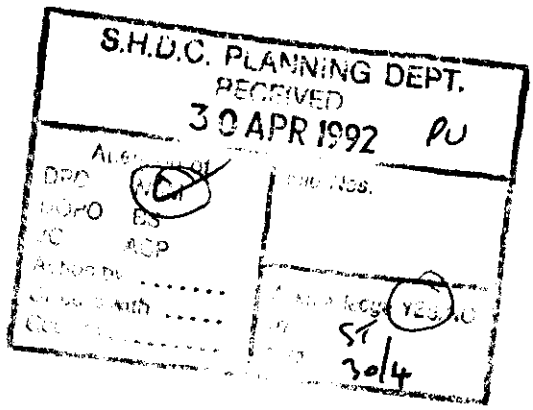
Would you please reply to Mr. Smith's address below.

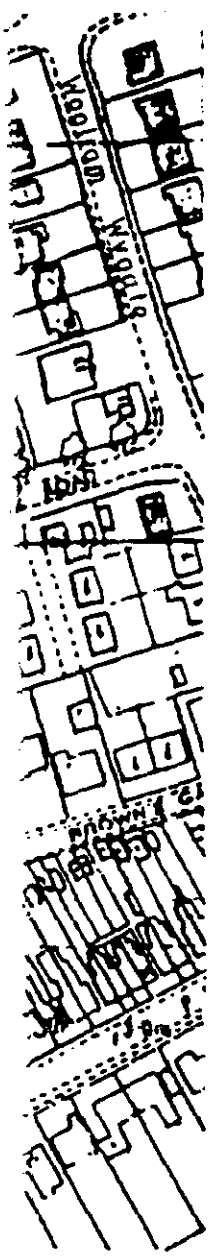
Yours faithfully,

Edward Saunders

E.J.Saunders, R.I.B.A.

24 Wygate Road,
Spalding,
Lincs.





0·9 post & wi
fence

Proposed 1·8m
close boarded
timber fence
to rea perimeter

exist 1·2m high
timber fence

925 4·387 4·387 0·9

SUGGESTED MINIMUM BUILDING LINE
TO CLEAR MR. SMITH'S WINDOW

KITCHEN WINDOW

MR. ROGER SMITH
24 WYGATE RD.

h.g.

col

parking

m.s

parking

l.a.

6·25

3·05

Exist Lime tree

Footpath

Proposed 0·75 high
brick wall 4·6m. long.

Sewer conection to
E.A requirements.

Exist F.S.M.H.

ndscape to consist of:-

- Hebe albicans 20-30cm
- Cotoneaster conspicuus 20-30cm.
- Magnolia stellata 40-60cm
- Lavandula spica 40-60cm

Block plan 1:200

CONTRACTOR
ON SITE BE
COI

revision	date	init.

COOPER AR
36a M
LINCS.

client
PATTERSO

project
PROPOSED P
2 BEDROOME
WYGATE RO
SPALDING,
LINC'S.

drawing
SOUTH
PL
03
DRG ..0

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

15th May 1992.

Dear Sirs,

Re: Patterson Properties. 22. Wygate Road, Spalding. H16/0418/92.

We write to request that the above application be withdrawn and that the enclosed application be accepted as a replacement. We understand that this will not attract a submission fee.

Trusting this meets with your approval we remain.

Yours Faithfully.



John Cooper.
COOPER ARCHITECTURAL DESIGN.

New Application
submitted H16/0542/92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0418/92.

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	3	9	2	2	9

2. Address or location

22 Wygate Road, Spalding.

3. Name, classification and number of road

UC

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

Full.

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

Pair of 2 bed Semi-Detached Houses

7. Delete as appropriate

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

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

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

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

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

Date: 30/4/92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

Delete as appropriate

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

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

The proposed dwellings do not provide adequate off street parking for visitors to these proposed properties, as recommended in the adopted parking guides.
If permitted the proposal would lead to vehicles waiting on the adjoining highway, exacerbating an existing on street parking problem, to the detriment of highway safety.

Note/ This objection could be overcome by setting back the building a further 5m to provide 4 spaces

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

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

SOUTH HOLLAND DISTRICT COUNCIL.
PLANNING DEPT;
PRIORY Rd,
SPALDING,
LINCS..

22/4/92.

SOUTH HOLLAND D.C.
PLANNING DEPT
24 APR 1992
REF .....

REF: N°: H16/0418/92.

PLEASE FIND ENCLOSED AMENDED FORMS AS REQUESTED.

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

Telephone: (0775) 761161
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Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

SOUTH HOLLAND D.C
PLAN DEPT
[illegible]92
REF .....

Description: Erection of pair of two-bedroomed semi-detached houses

Location: 22 Wygate Road
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 03-APR-92

07-APR-92

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:

The submitted application cannot be accepted as Reserved Matterss as the previous outline permission H16/0712/91 was for one dwelling only. If you wish to proceed with the submitted proposal the application needs to be for full planning permission and three forms are returned for amendment and completion where necessary.

Please return the extra 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 Maxwell quoting the above reference.

Yours faithfully

A Maxwell
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

Telephone: (0775) 761161
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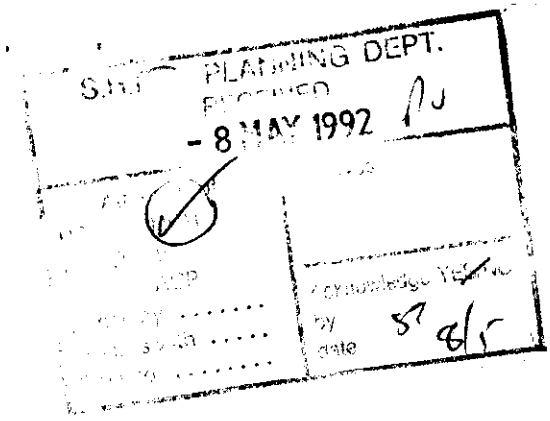
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A Maxwell
Principal Administrative Officer

9/4/92 Mr. Patterson called
Amended form to
FULL



Mr. & Mrs. I. Seraphine-Dunford,
20 Wygate Road,
Spalding,
Lincs., PE11 1NT
Tel. Spalding 760541

4/5/92



Deear Sir/Madam

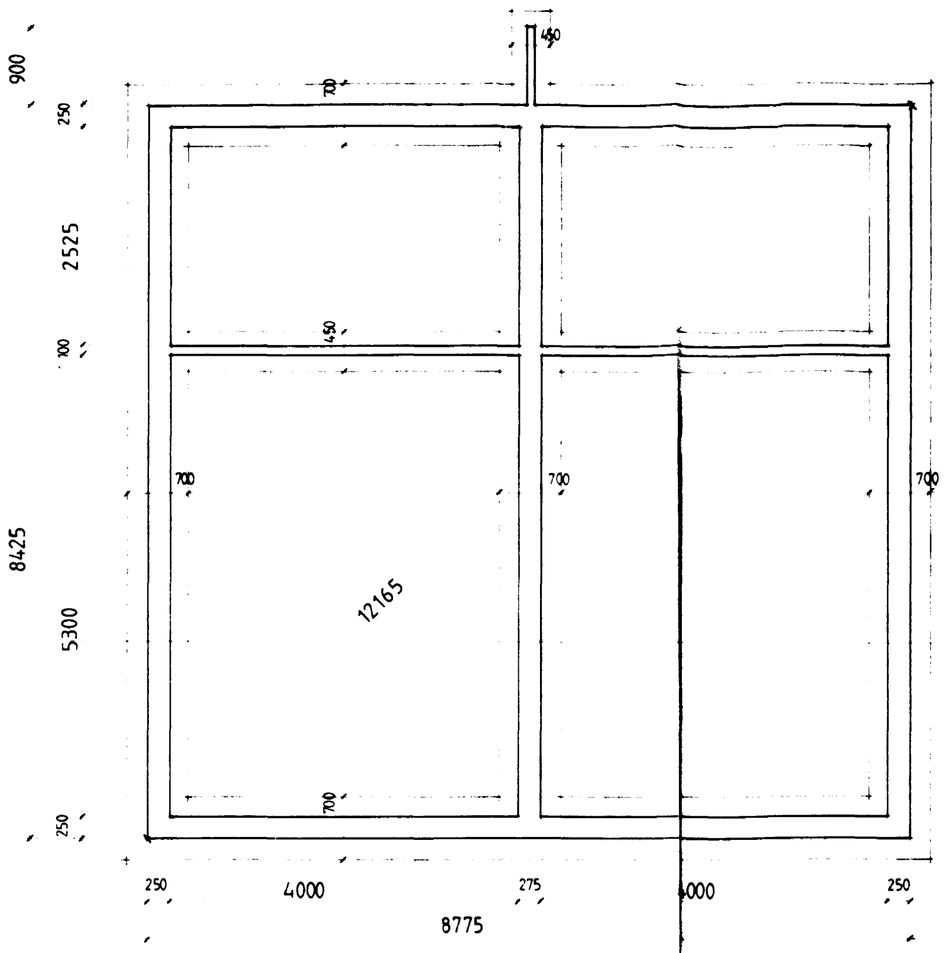
Application No. H16/0418/92

After inspection of the plan I feel that two dwellings on this site will not be suitable. These houses will be overlooking my property and there are no proposal of installing any fencing and my privacy will be affected.

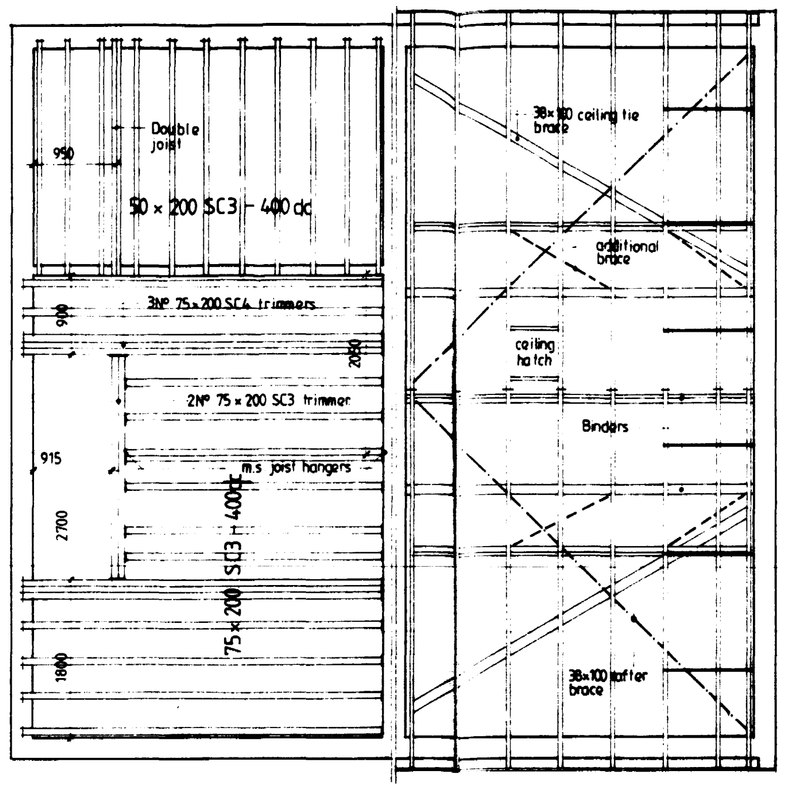
Hoping my objection will be taken into consideration when these plans are considered

Yours sincerely

H Seraphine-Dunford (Mrs)

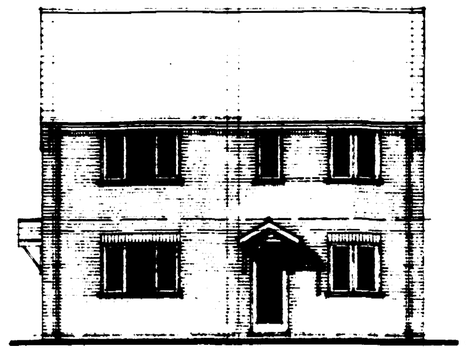


Foundation Plan

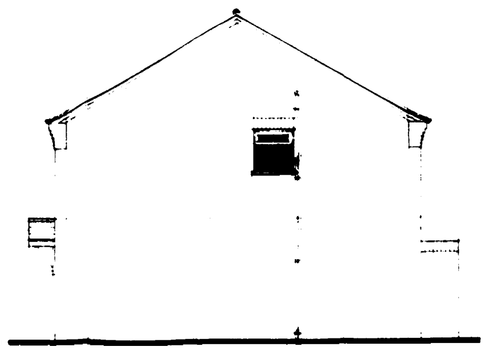


Joist Plan.

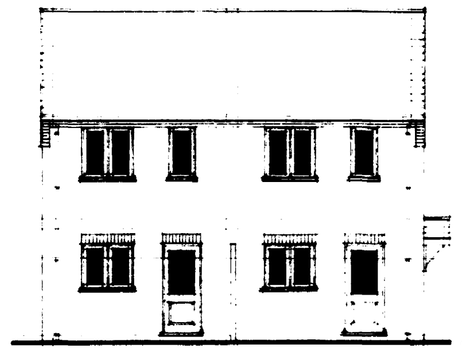
Roof Plan.



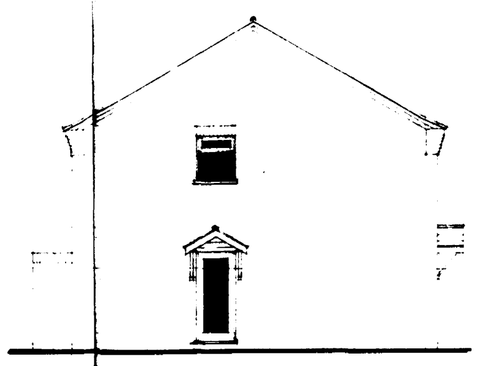
Front Elevation



Side Elevation.



Rear Elevation



Side Elevation

PARTY WALL
275mm cavity wall to consist of 2No. leaves 'Thermalite' solid insulation blocks with min laid weight per leaf of 136kg/m2: Wall ties positioned at 450mm vertically and set 900mm horizontially: Both faces to recive 10mm s/c render and 3mm skim. Party walls to recive no insulation: All party walls to be taken up to under side of roof construction and fire stopped. Code 4 lead flashings and cavity trays at all roof/wall abutments.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. A to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 20mm Celotex RF1 insulation board, insert 25mm insulation board to perimeter of all oversite on 100g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore:
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION.
19mm T&G flooring grade chipboard on 50/75 x 200 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.8m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone stratting at mid span of joists where span exceeds 3.6m: Provide 2No joists bolted together under all first floor walls where not supported on blockwork below.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations be follows: Under 284c cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all ST3 mix to B.S. 5328 1990. All foundations on stone subsoil or good load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations should be taken down to a depth of 1 metre below ground level.

ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:Pt 2 1971: on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 Chapter V part 2 1972. Incomplete specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. Trusses to be fink type at 600c/c to a pitch of 30 deg 38 x 100 ridge and binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.8m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 176 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gaps and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. Close cavity at plate level.

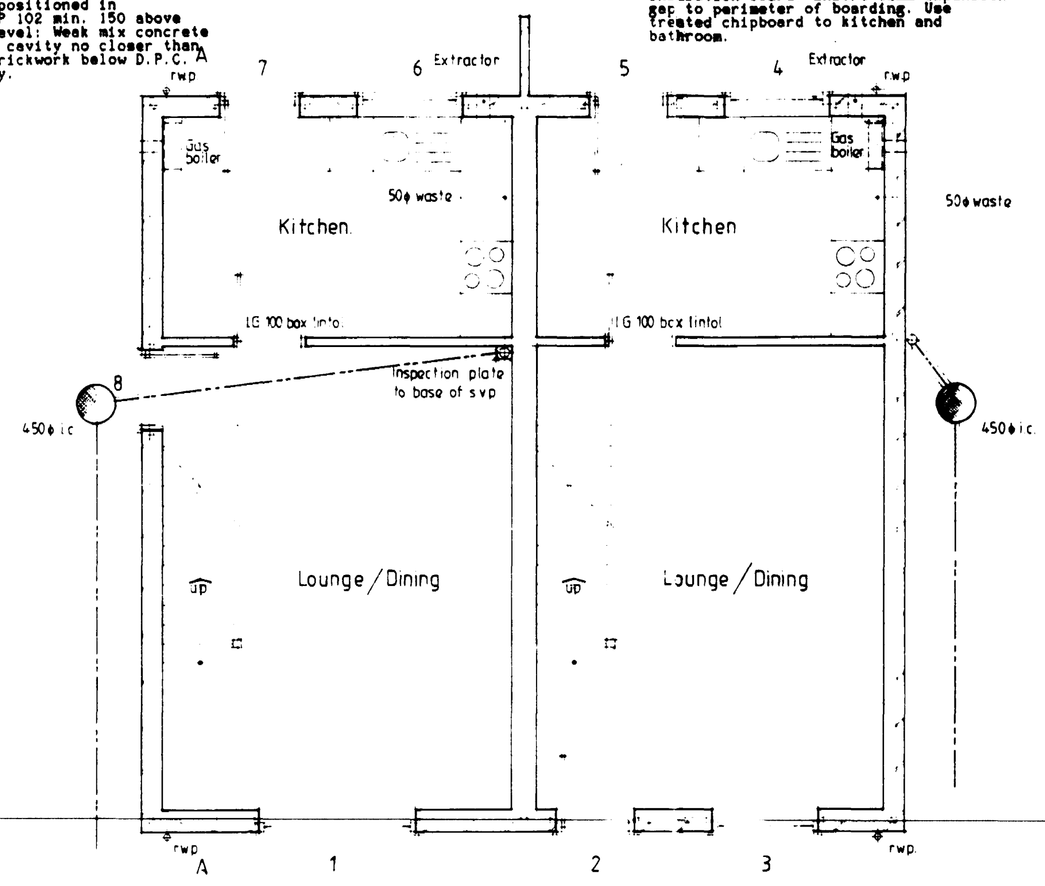
CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
250 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1067 . 100mm Thermalite "Turbo" solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closers and provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 W/m2 deg. C.: Internal walls of 100mm Thermalite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except garage). Stud walls to consist of 38 x 100mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

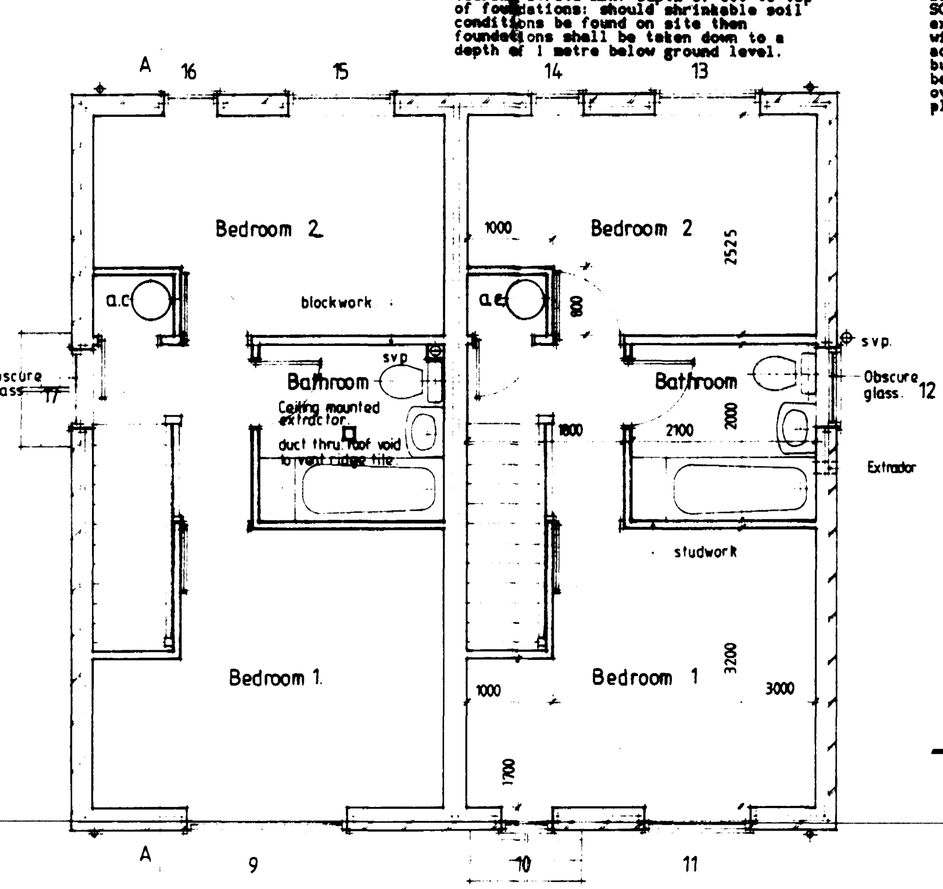
HOT WATER AND SPACE HEATING
Provide wall mounted gas fired boiler, and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.1 part 3. Hot water radiators to be fitted with thermostatic control valves

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 838 o/a strings 13No. risers of 200mm on 25 x 225: 225 going on 38 x 250: pitch 42 deg. min. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 840 or max. 1000 above pitch line. 100 x 100 softwood newel post. 0mm between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the load specified in Table 1 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high

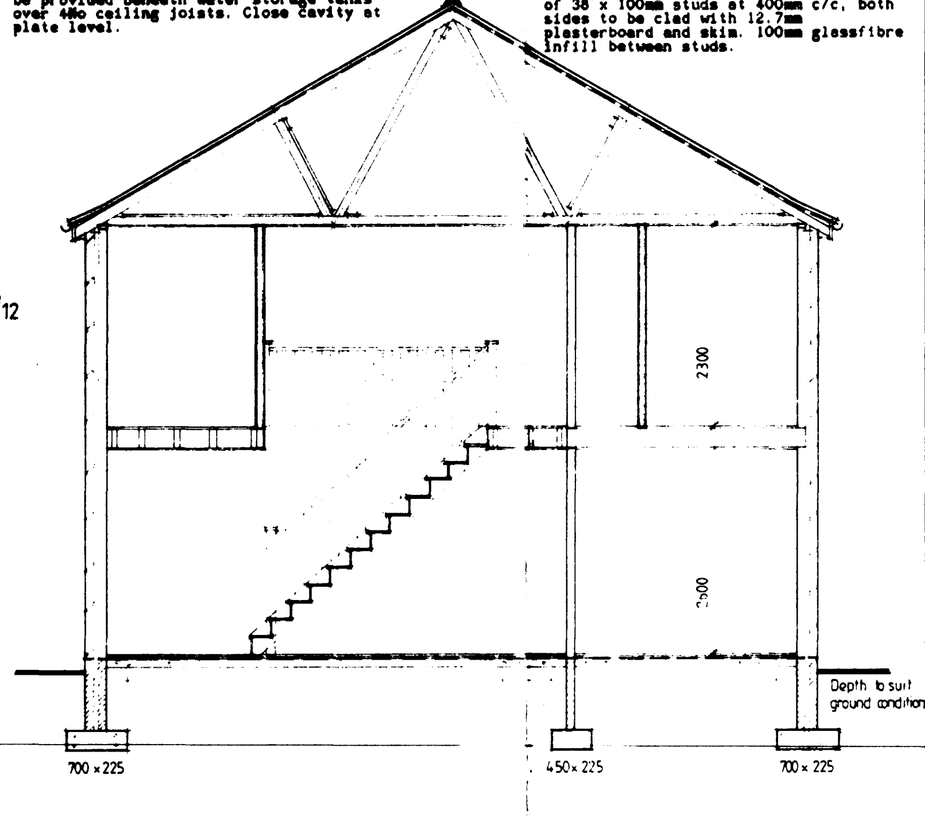
LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be corrugated steel.



Ground Floor



First Floor



Section A - A

Notes & Schedules

Postn	Joinery	Lintol	Length
1	3?2CC	IG L?1S	2?00
2	FNS	IG L?1S	1200
3	2?0CC	IG L?1S	1500
4	2100CC	IG L?1S	1500
5	FNS	IG L?1S	1200
6	2100C	IG L?1S	1500
7	FNS	IG L?1S	1200
8	FNS	IG L?1S	1200
9	3?2CC	IG L?1S	2100
10	??2C	IG L?1S	900
11	2?2CC	IG L?1S	1500
12	2N10W	IG L?1S	1200
13	2?2CC	IG L?1S	1500
14	??2C	IG L?1S	900
15	2?2CC	IG L?1S	1500
16	??2C	IG L?1S	900
17	2N10W	IG L?1S	1200

Boulton & Paul Joinery.

FOUL DRAINAGE.
Inspection chamber construction to be "Osma" and installed in accordance with makers instructions with the internal diameter related to the depth in accordance wice with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1978 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps:

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes B.S. dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

DOUBLE GLAZING.
Double glaze property throughout .

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the flour area. Window heads to be fitted with hit and miss ventilators to give min 4000mmsq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechenical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BROMAVON HOUSE BOSTON
FLEET SPALDING LINCS PE12 6LF
TEL 0406 22044

client
PATTERSON PROPERTIES.

project
PROPOSED PAIR OF SEMI DETATCHED 2 BEDROOMED HOUSES.
WYGATE ROAD,
SPALDING,
LINC'S.

drawing
SOUTH ... PLANNING
03 APR 1992
REF ..S/418/92...

scale	drawing no
1:50 1:100	LS 9163:1
date	drawn
MARCH '92.	

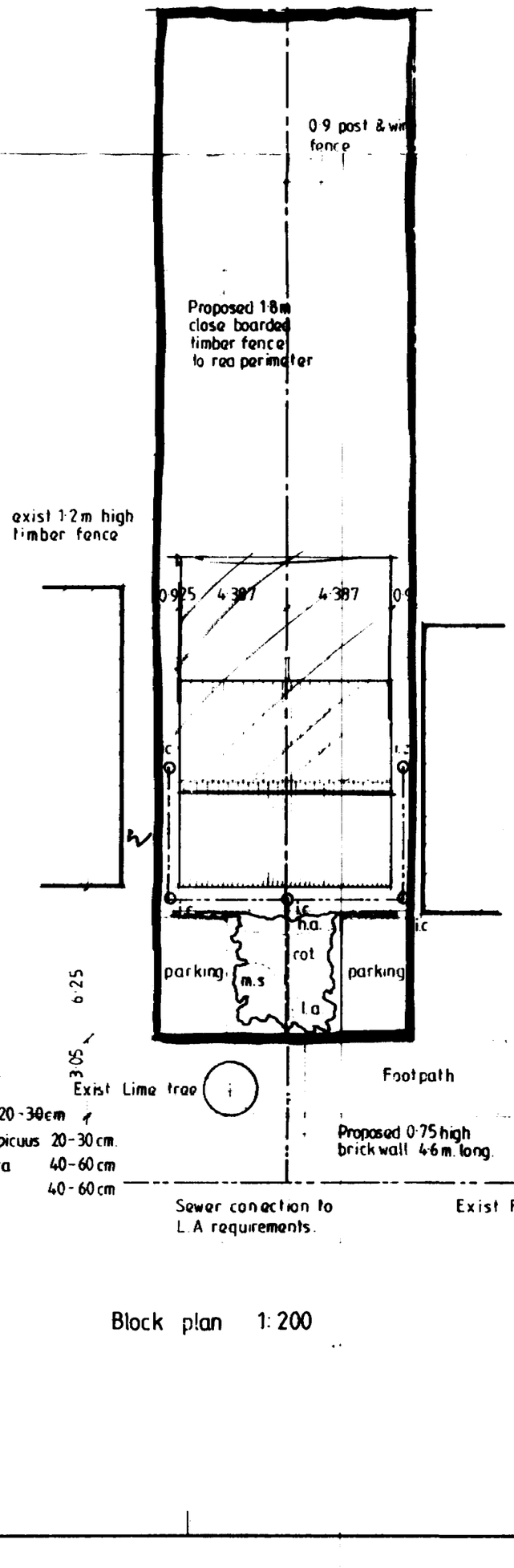
SUMMIT

0293 1917

Notes & Schedules



Location Plan. (For identification only.)



Block plan 1:200

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE, LONG SUTTON,
LINCS PE12 9JF TEL 0406 362982
FAX 0406 364301

client
PATTERSON PROPERTIES.

project
PROPOSED PAIR OF SEMI DETATCHED 2 BEDROOMED HOUSE.
WYGATE ROAD,
SPALDING,
LINC'S.

drawing

SOUTH HOLLAND D.C.
PLAN DEPT.
03 APR 1992
04/8/92

scale	drawing no
	LS 9163: 2
date: MARCH '92	drawn