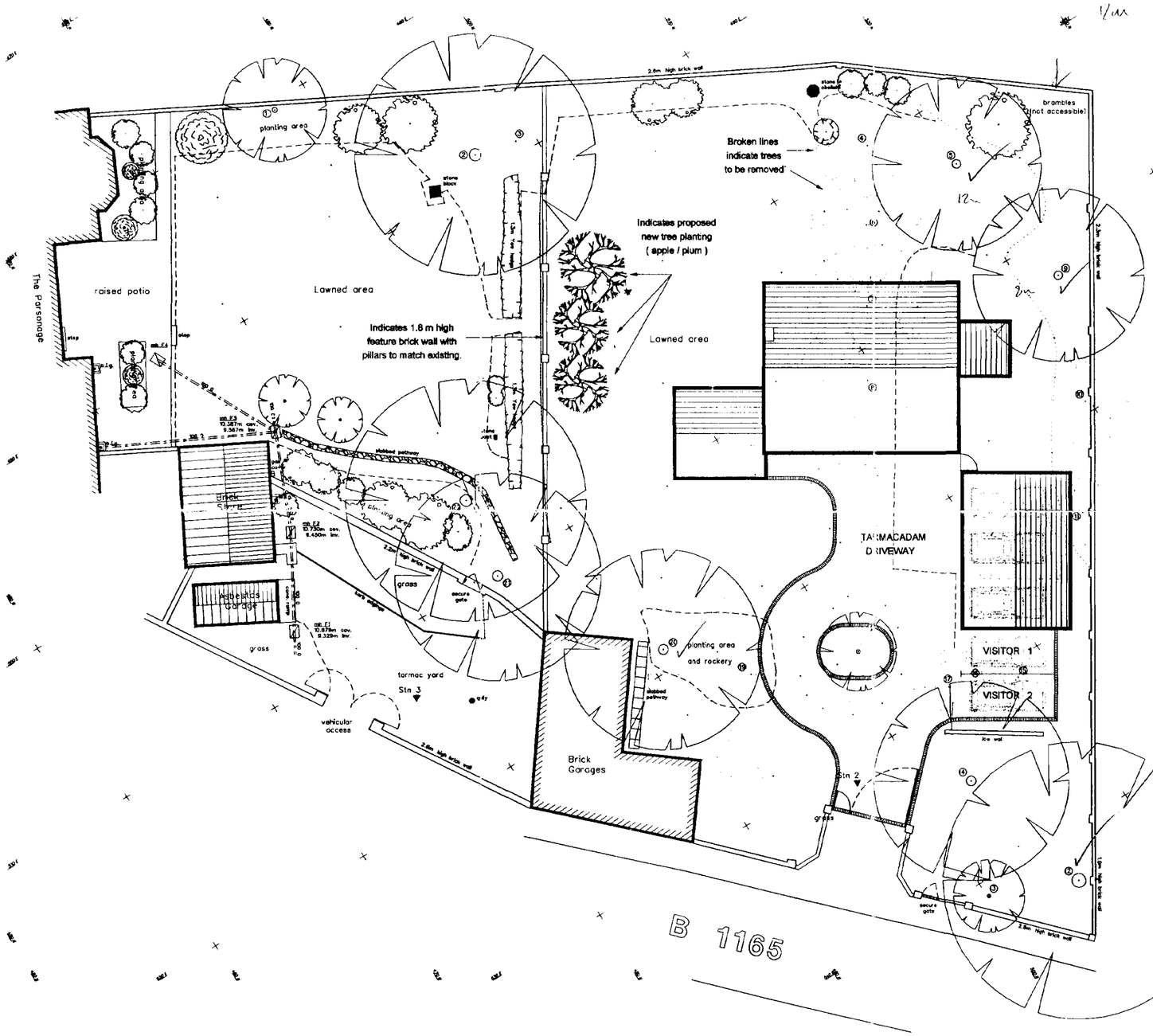
any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.



NOTES

Control & Datum Information

Survey orientation related to local metric grid aligned to magnetic north.

Elevation heights related to arbitrary datum on survey station Stn 1
Datum Value 10.000m

Survey Station Co-Ordinates

Stn 1	500.000 E	500.000 N	10.000m Elev.	Survey Nail
Stn 2	531.209 E	498.878 N	10.357m Elev.	Survey Nail
Stn 3	513.720 E	477.351 N	10.467m Elev.	Survey Nail

Arboricultural Data

1 -	Magnolia	0.34m girth
2 -	Lime	2.65m girth
3 -	------- (off set trunk)	1.20m girth
4 -	-------	0.87m girth
5 -	Apple	1.22m girth
6 -	Beech (cropped)	0.94m girth
7 -	Apple	0.72m girth
8 -	Apple	0.70m girth
9 -	Silver Birch	1.52m girth
10 -	Lilac	-------
11 -	Apple	0.58m girth
12 -	Ash	1.86m girth
13 -	Quince	0.83m girth
14 -	Yew	1.78m girth
15 -	Plum	0.51m girth
16 -	Holly	0.78m girth
17 -	Yew	0.55m girth
18 -	Wellingtonia	2.12m girth
19 -	Yew	2.00m girth
20 -	Yew	1.90m girth
21 -	Yew	2.80m girth
22 -	Oak	2.14m girth

Indicates trees to be removed

Ordnance Survey Grid Reference
OSGB TF 225 250

Spalding Rectory Feoffees **client**

Proposed New Parsonage **project**

Land to rear of existing Parsonage.
Church Street, Spalding, Lincs. **site location**

Site Layout Proposals (incorporating survey) **drawing**

1 : 200 **scale**

SHDC
Planning Development
- 5 JUN 2002
Ref 0644/02

October, 2001 **date**

01 / 050 / L / 02 D **drawing number**

revisions

Revision A - 19/11/01 - Building reduced in size to clients requirements
Revision B - 15/01/02 - Garage amendments, & Building repositioned to clients requirements
Revision C - 18/02/02 - Building repositioned & general amendments to clients requirements
Revision D - 30/05/02 - Amendments to clients requirements

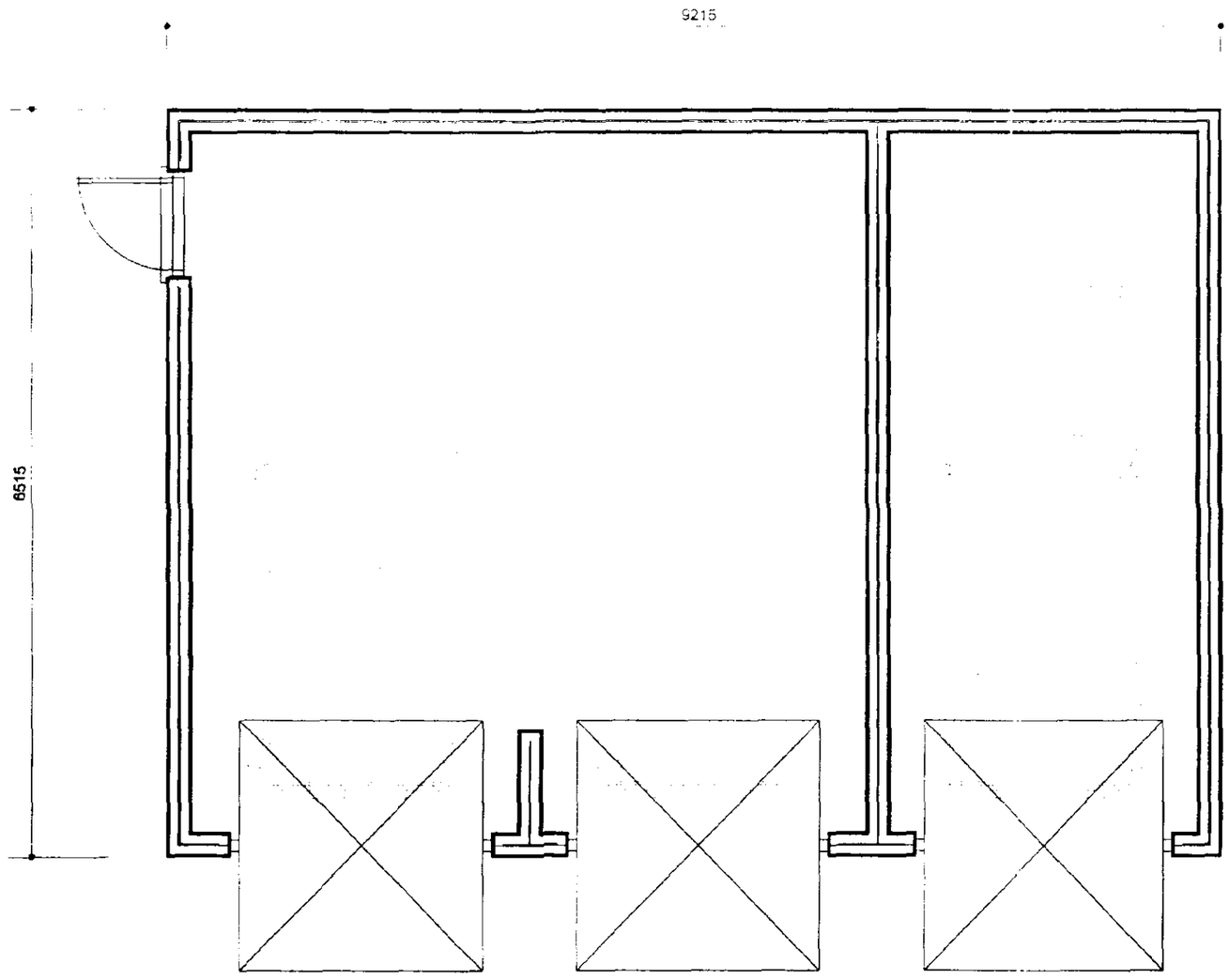
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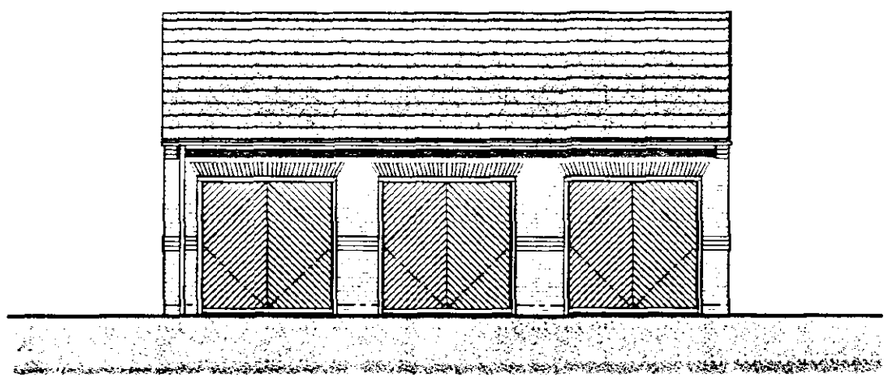
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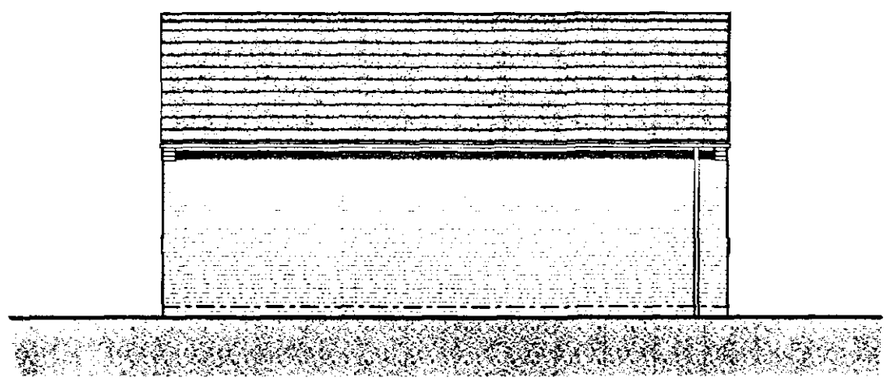
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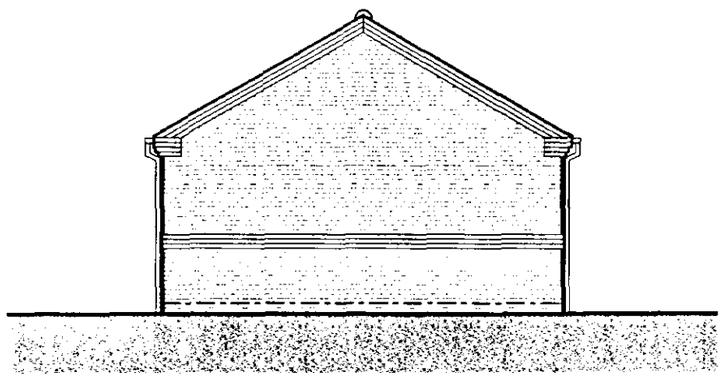
Layout Plan



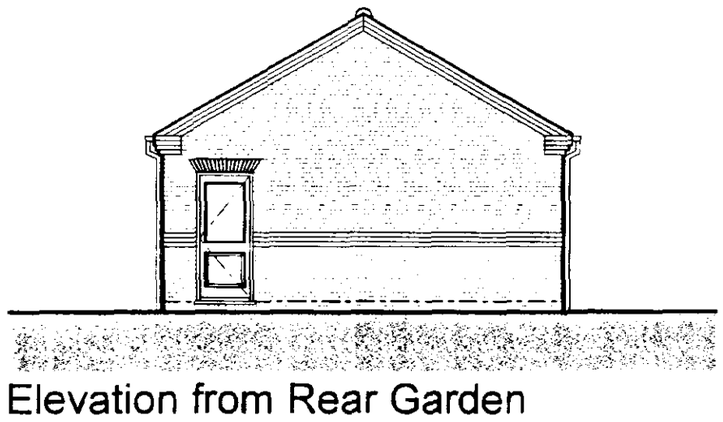
Front Elevation



Rear Elevation



Elevation from Church Street



Elevation from Rear Garden

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Spalding Rectory Feoffees — client

Proposed New Parsonage — project

Land to rear of existing Parsonage, Church Street, Spalding, Lincs. — site location

Garage Proposals — drawing

1 : 50 1 : 100 — scale

January, 2002 — date

SHDC
Planning & Development
14 OCT 2002
644/02
Ref

01 / 050 / L / 03 B — drawing number

AMENDED PLAN
Ref 4/1

Revision A - 18/02/02 - Amendments to clients requirments
Revision B - 11/10/02 - Amendments to Conservation Officers requirments — revisions

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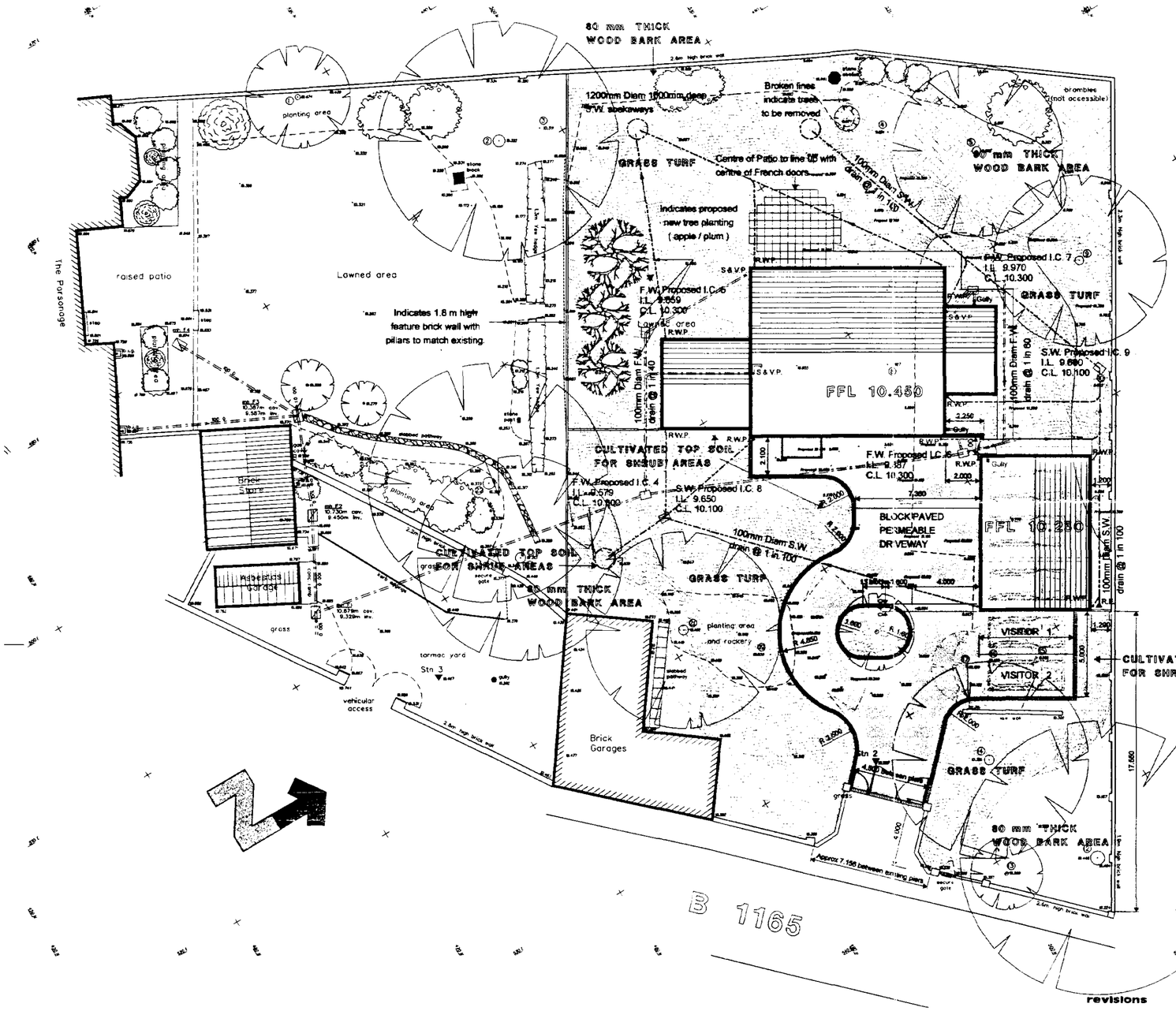
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DETERMINED PLAN

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.



NOTES

Control & Datum Information

Survey orientation related to local metric grid aligned to magnetic north

Elevation heights related to arbitrary datum or survey station Stn 1
Datum Value 10.000m

Survey Station Co-Ordinates

Stn 1	500.000 E	500.000 N	10.000m Elev.	Survey Nail
Stn 2	531.209 E	496.878 N	10.357m Elev.	Survey Nail
Stn 3	513.720 E	477.351 N	10.467m Elev.	Survey Nail

Arboricultural Data

1	Magnolia	0.34m girth	
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4	-------	0.67m girth	
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6	Beech (cropped)	0.94m girth	
7	Apple	0.72m girth	
8	Apple	0.70m girth	
9	Silver Birch	1.52m girth	
10	Lilac	-------	
11	Apple	0.58m girth	Indicates trees to be removed
12	Ash	1.86m girth	
13	Quince	0.83m girth	
14	Yew	1.79m girth	
15	Plum	0.59m girth	
16	Holly	0.78m girth	
17	Yew	0.55m girth	
18	Wellingtonia	2.12m girth	
19	Yew	2.00m girth	
20	Yew	1.90m girth	
21	Yew	2.80m girth	
22	Oak	2.14m girth	

Ordnance Survey Grid Reference
OSGB TF 225 250

Spalding Rectory Feoffees

Proposed New Parsonage

Land to rear of existing Parsonage, Church Street, Spalding, Lincs. — client

Site Layout Proposals (incorporating survey) — project

1 : 200 — site location

October, 2001 — drawing

01 / 050 / L / 02 F — scale

Revision A - 19/11/01 - Building reduced in size to clients requirements
Revision B - 15/01/02 - Garage amendments, & Building repositioned to clients requirements
Revision C - 18/02/02 - Building repositioned & general amendments to clients requirements
Revision D - 30/05/02 - Amendments to clients requirements
Revision E - 27/03/03 - Study moved, porch added & drive ammended to Planning requirements
Revision F - 12/05/03 - Roof layout ammended

date

drawing number

revisions

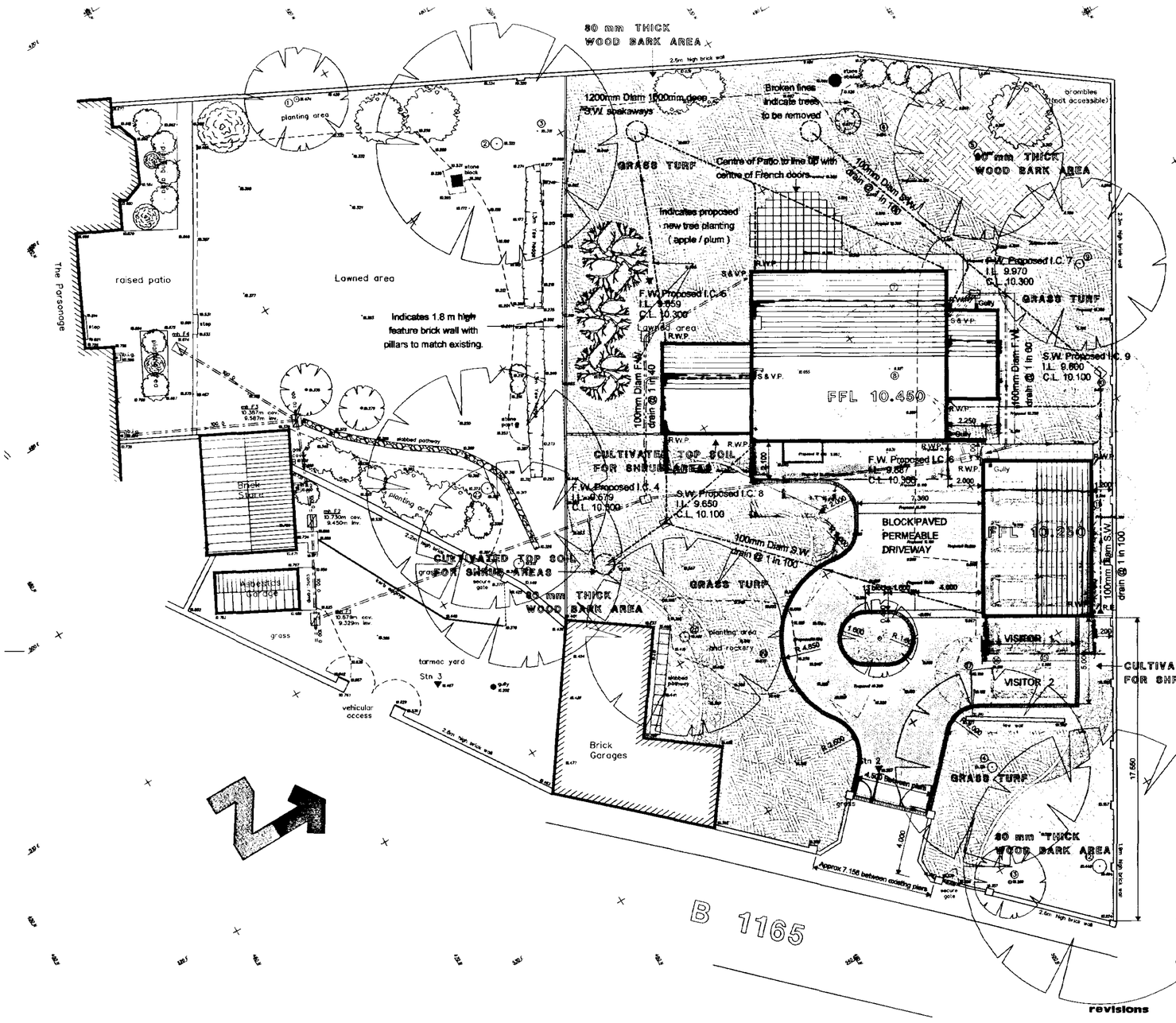
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nent
25 JUN 2003
Ref 0644/02
RETAIN

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.



NOTES

PROPOSED RE-SITING

Control & Datum Information

Survey orientation related to local metric grid aligned to magnetic north.

Elevation heights related to arbitrary datum on survey station Stn 1. Datum Value 10.000m

Survey Station Co-Ordinates

Stn 1	500.000 E	500.000 N	10.000m Elev.	Survey Nail
Stn 2	531.709 E	496.878 N	10.357m Elev.	Survey Nail
Stn 3	513.720 E	477.351 N	10.467m Elev.	Survey Nail

Arboricultural Data

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4	-------	0.67m	girth
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8	Apple	0.70m	girth
9	Silver Birch	1.52m	girth
10	Lilac	-------	-------
11	Apple	0.58m	girth
12	Ash	1.86m	girth
13	Quince	0.53m	girth
14	Yew	1.79m	girth
15	Plum	0.59m	girth
16	Holly	0.78m	girth
17	Yew	0.55m	girth
18	Wellingtonia	2.12m	girth
19	Yew	2.00m	girth
20	Yew	1.90m	girth
21	Yew	2.80m	girth
22	Oak	2.14m	girth

Indicates trees to be removed

Ordnance Survey Grid Reference
OSGB TF 225 250

Spalding Rectory Feoffees

Proposed New Parsonage

Land to rear of existing Parsonage, Church Street, Spalding, Lincs. — client

Site Layout Proposals (incorporating survey) — project

Ref A3

1 : 200 — site location

SHDC Planning & Development - 9 JUL 2003 Ref 0644/02

October, 2001 — drawing

01 / 050 / L / 02 F — scale

Revision A - 19/11/01 - Building reduced in size to clients requirements
Revision B - 15/01/02 - Garage amendments, & Building repositioned to clients requirements
Revision C - 18/02/02 - Building repositioned & general amendments to clients requirements
Revision D - 30/05/02 - Amendments to clients requirements
Revision E - 27/03/03 - Study moved, porch added & drive ammended to Planning requirements
Revision F - 12/05/03 - Roof layout ammended

date

drawing number

revisions

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DETERMINATION PLAN



PROPOSED STREET SCENE

(FROM B1165)

SHDC
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14 OCT 2002
Ref. 644/02

AMENDED PLAN
Ref. A1

client	Spalding Rectory Feoffees	drawing	Proposed Street Scene	drawing number	01 / 050 / L / S$ A
project	Proposed New Parsonage	scale	1 : 50	revisions	Revision A - 11/10/02 - General amendments to Conservation Office requirements.
site location	Land to rear of existing Parsonage, Church Street, Spalding, Lincs.	date	May 2002	copyright reserved	

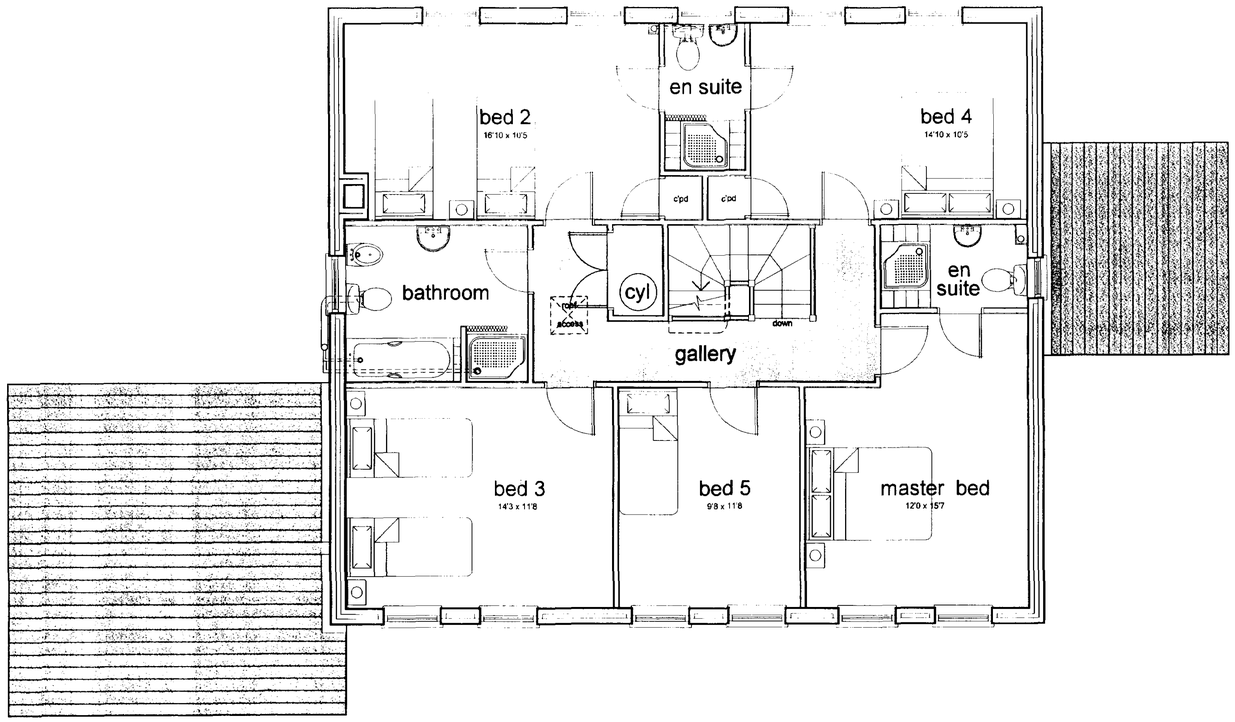
any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

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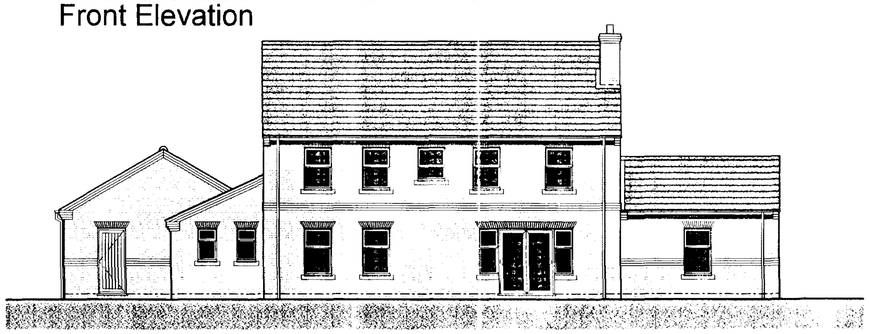
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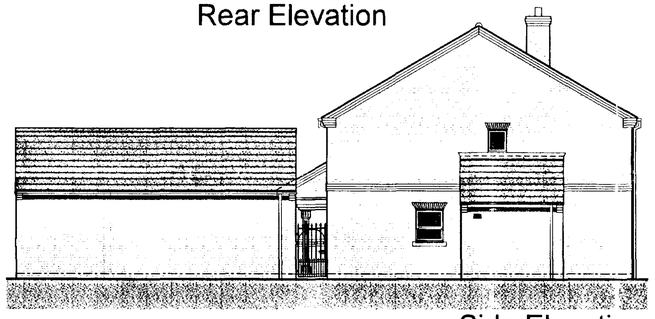
First Floor Plan



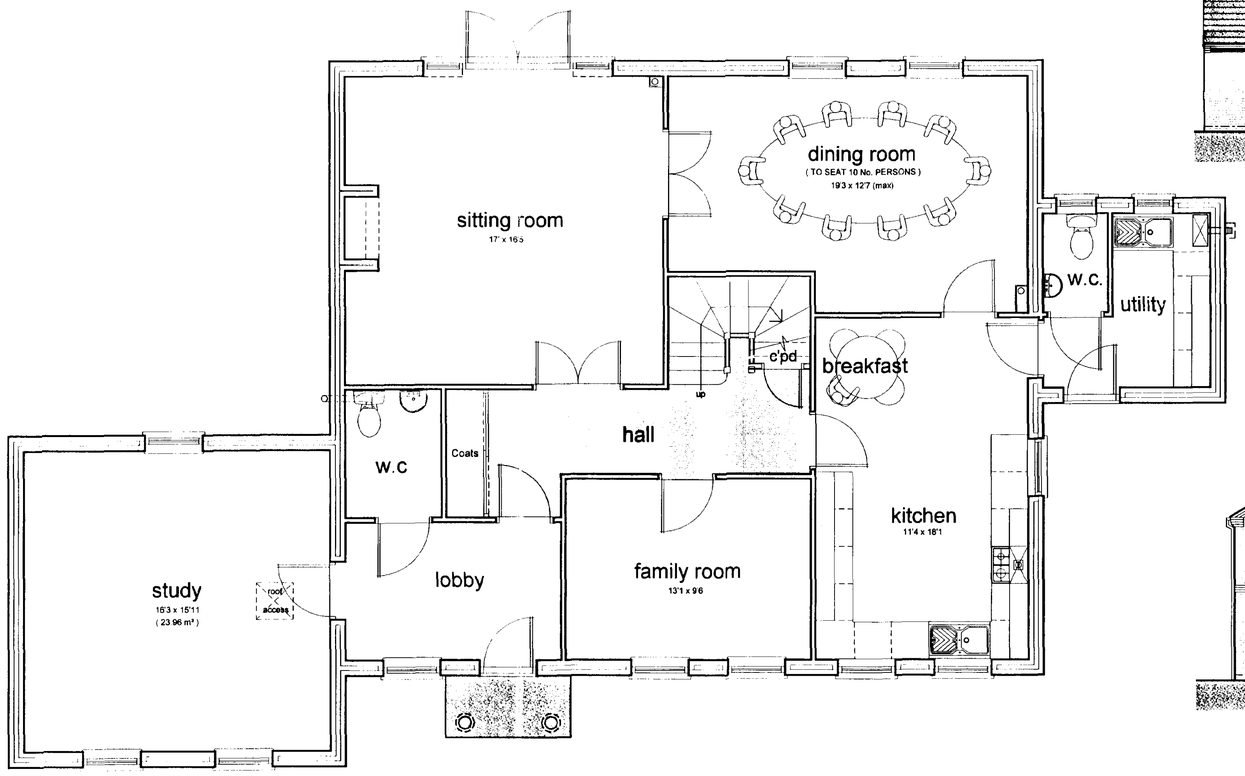
Front Elevation



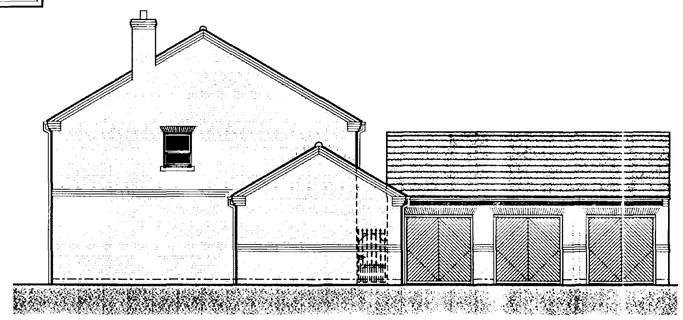
Rear Elevation



Side Elevation



Ground Floor Plan Gross floor area = 243.02 m² or 2614 ft² (excludes garage)



Side Elevation

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Spalding Rectory Feoffees — client

Proposed New Parsonage — project

Land to rear of existing Parsonage, Church Street, Spalding, Lincs. — site location

Plan & Elevation Proposals — drawing

1 : 50 1 : 100 — scale

SHDC Planning & Development 14 OCT 2002 Ref. 6441/02

September, 2001 — date

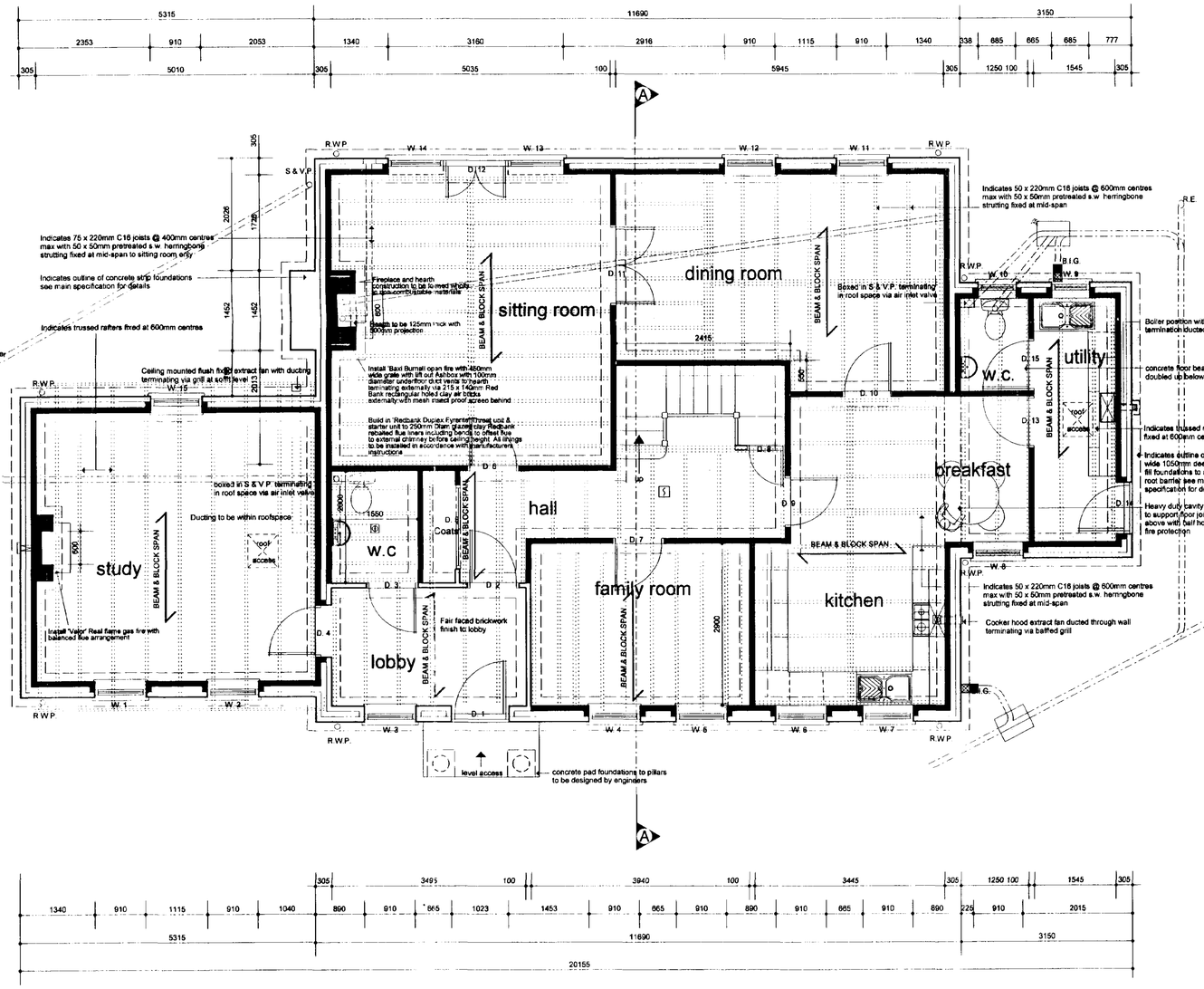
01 / 050 / L / 01 K — drawing number

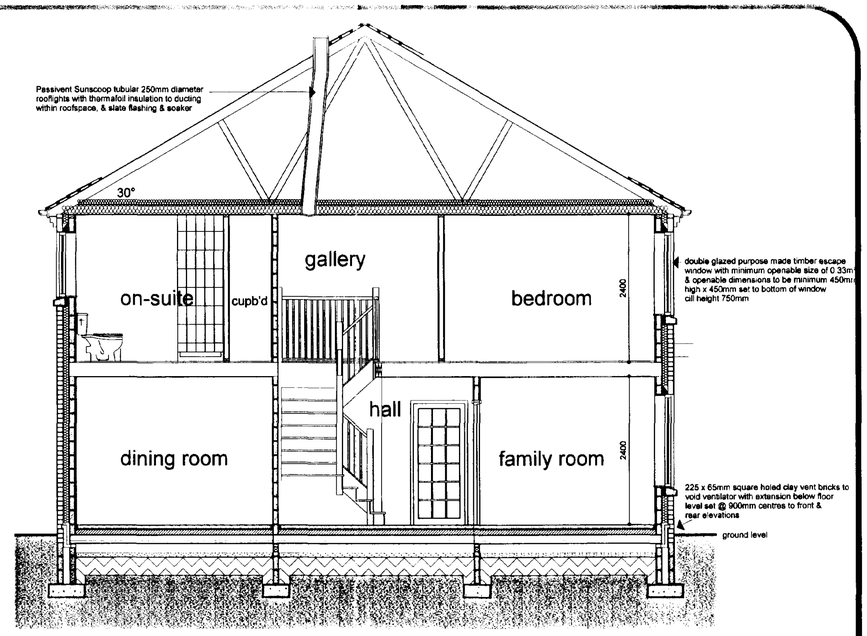
Revision A - 02/10/01 - Amendments to clients requirements
Revision B - 03/10/01 - Study increased in size
Revision C - 04/10/01 - Amendments to clients' requirements
Revision D - 10/10/01 - Amendments to clients' requirements
Revision E - 16/10/01 - Elevations added
Revision F - 19/11/01 - Plans & Elevations amended to client's requirements
Revision G - 15/01/02 - Garage amendments to clients requirements
Revision H - 17/01/02 - Internal amendments to clients requirements
Revision J - 18/02/02 - General amendments to clients requirements
Revision K - 11/10/02 - General amendments to Conservation Officers requirements. — revisions

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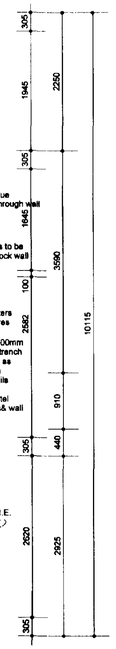
AMENDED PLAN Ref. n/

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Section A-A



BELOW GROUND DRAINAGE:
Foul Water:
100 mm diameter Hepworth Supersleve
vitrified clay pipework laid to falls maximum 1 in 40 minimum 1in 80 installed strictly inaccordance with manufacturer's written instructions. Pipework below paved/grassed areas and having at least 300 mm cover to be laid on 100 mm thick bed of pea gravel and the Trench backfilled with selected excavated material to a minimum depth of 150 mm above the crown of the pipe
Pipework below paved grassed areas and having less than 300 mm cover to be encased in concrete not less than 100 mm thick and having movement joints formed with compressible board at each socket or sleeve joint face.
Drain run passing beneath the building to be surrounded with minimum 100 mm granular fill except where the crown of the pipe is within 300 mm of the underside of the slab when the pipe should be encased in concrete integral with the slab.
Where a drain passes through a wall, form an opening to give at least 50 mm clearance all around the pipe and mask both sides of the opening with suitable rigid sheet material to prevent the ingress of fill or vermin. Ensure adequate lintel support over openings.
Inspection Chambers less than 1m Deep to have a minimum internal size of 600 x 450mm constructed with 225mm thick class B engineering brick walls on 1250 x 1100 x 150mm thick Gen 1 concrete base with 600 x 450mm clear opening size, class b cast iron cover & frame . Manholes over 1m deep not more than 2.0m deep to have a minimum internal size of 1200 x 750mm constructed with 225mm thick class B engineering brick walls on 1950 x 1500mm with approved Reinforced precast concrete reducing slab or cast insitu to Lincolnshire highways & A.W.A. approved standard specification. Reduced aperture 600 x 600mm square with cast iron class A 600 x 600mm internal size cover & frame. Include for step irons to B.S. 1247 & positioned as required by B.S.5911 Part 2. Benching to pipework in manhole to be 1:3 cement /sand mortar at 45 degrees
Gullies to be square with horizontal back inlet low-back P trap and rodding access, all to be bedded and surrounded in concrete
SURFACE WATER:
Pipework as for foul water except laid to falls of 1 in 60. Gullies to be as for foul water except without low back P trap. All surface water drainage for domestic properties to discharge to either granular fill soakaways (minimum 5.0 m from any building) or to the main surface water sewer system.
All drainage works to be carried out in accordance with BS 8301: 1985 and Approved Documents H1 and H3 of the Building Regulations 1991 (amended 1992)

MEANS OF ACCESS TO THE DWELLING:
Reasonable provision shall be made within the driveway & front door for a disabled person to approach and gain access into the dwelling from the point of alighting from a vehicle, approach having a gradient of not greater than 1 in 20 & crossfalls not greater than 1 in 40, will be formed using precast concrete block pavours Marshalls Priora or similar.

MEANS OF ACCESS INTO THE DWELLING:
Where the approach to the entrance consists of either a level or ramped approach then an accessible threshold which satisfies the requirements of both Part C2: Dangerous and offensive Substances and C4: Resistance to weather and ground moisture, shall be provided at the entrance.
The external door shall provide a minimum clear opening width of 775 mm.

CIRCULATION WITHIN THE ENTRANCE STOREY OF THE DWELLING:
Corridors or other access routes in the entrance storey serving habitable rooms and a room containing a w.c. (which may be a bathroom) on that level shall have an unobstructed width in accordance with table 1, section 7 of Approved Document M of the Building Regulations 1991 (1996 Edition). Local permanent obstructions such as radiators having a length of not greater than 2.0 m are acceptable provided that the unobstructed width of the corridor is not less than 750 mm for that length and that the obstruction is not sited opposite a door to a room to a room if it would prevent a wheelchair user turning into or out of the room.
Doors to habitable rooms and a room containing a w.c. shall be 838 mm wide in order to achieve minimum clear opening widths shown in table 1.

ACCESSIBLE SWITCHES AND SOCKET OUTLETS:
Switches and socket outlets for lighting and other equipment in habitable rooms shall be provided at appropriate heights between 450 mm and 1200 mm from finished floor level

Ground Floor W.C.
To be set out as illustrated as diagram 16 Section 4,Part M of the Building Regulations 1999 Edition, including all Hinged Rail & grab *rail supports bolted to walls.*

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Spalding Rectory Feoffees — **client**

Proposed New Parsonage — **project**

Land to rear of existing Parsonage,
Church Street, Spalding, Lincs. — **site location**

Ground Floor Plan & Section — **drawing**

1 : 50 — **scale**

March 2003 — **date**

01 / 050 / L / 04 A — **drawing number**

Revision A 20 / 06 / 03 Added Fireplace to Lounge & scheduled doors & windows — **revisions**

SHDC
Development
25 JUN 2003
Ref 0044/02

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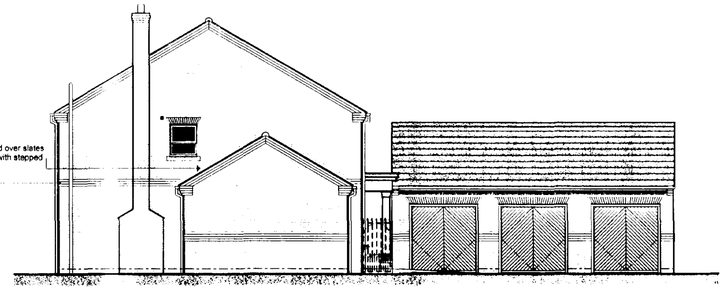
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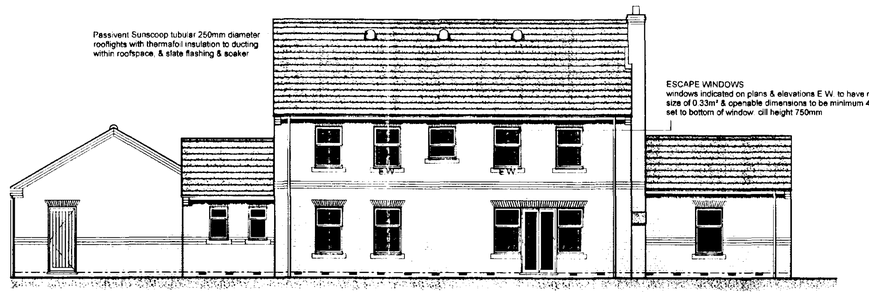
DETERMINED
PLAN



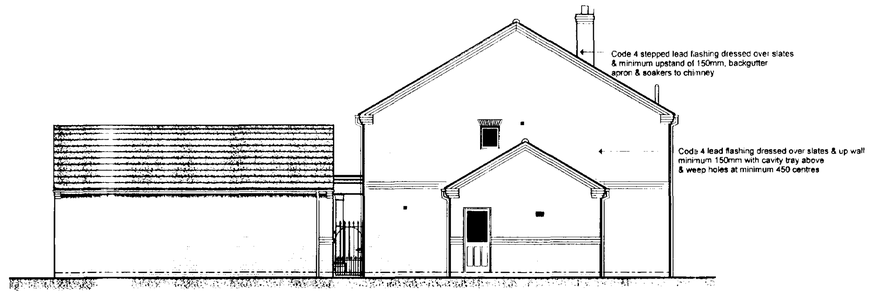
Front Elevation



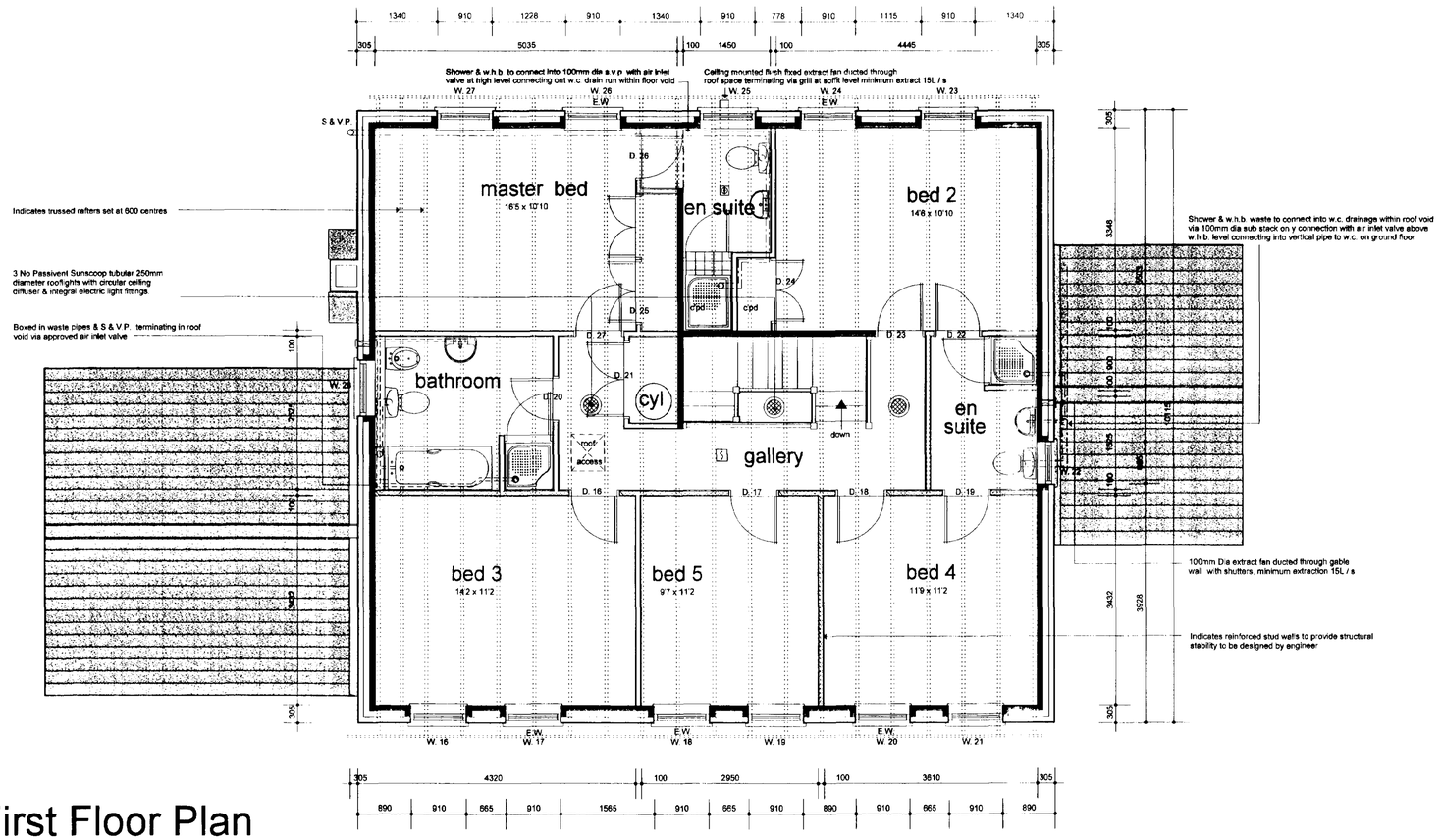
Side Elevation



Rear Elevation



Side Elevation



First Floor Plan

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figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Spalding Rectory Feoffees — client

Proposed New Parsonage — project

Land to rear of existing Parsonage, Church Street, Spalding, Lincs. — site location

First Floor Plan & Elevations — drawing

1 : 50 1:100 — scale

March 2003 — date

01 / 050 / L / 05 A — drawing number

Revision A 20 / 06 / 03 Fitted wardrobes added Eelevations changed to suit site layout & reduced size french doors — revisions

DC Development
25 JUN 2003
Ref 0644/02

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PLAN