SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0853/93 Received:06-OCT-93 Type:FULL

Name: Geest Prepared Foods
West Marsh Road
Spalding
Lincs
PE11 2BB

Agent: Geest Properties Ltd
White House Chambers
Spalding
Lincs
PE11 2AL

Description: Five portable buildings

Location : West Marsh Road 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 At the expiration of a period of five years from the date of this permission the five portacabins hereby permitted shall be removed and the site reinstated to the satisfaction of the Local Planning Authority.

Reason: The buildings are of a temporary nature and by reason of their materials and design may become dilapidated and cause injury to the amenities of the locality, and this condition is imposed to enable the Local Planning Authority to review the situation.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
11-NOV-93 H16/0853/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0853/93

Date Registered 07 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GEEST PREPARED FOODS
WEST MARSH ROAD
SPALDING
LINCS
PE11 2BB
Tel. No. (0775) 761111

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

GEEST PROPERTIES LTD.
WHITEHOUSE CHAMBERS
SPALDING
LINCS PE11 2AL.
Tel. No. (0775) 761111 EXT 2705
(Personal contact name) S.C. BARNES.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST MARSH ROAD, SPALDING LINCS PE11 2BB.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

5 NO PORTABLE BUILDINGS.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £440.00. If you consider no fee is payable include a written explanation instead.

Signed. S. Barnes. Date. 9/6/93 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: 5 NO PORTAKABINS.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 227 sq. metres

B. Please state size of any new structure:- (a) max. height: 3.039 M metres

(b) max. length: 12.11 M metres

(c) max. width: 3.914 M metres

C. Please state type and colour of materials for facing external walls: PLASTISOL STEEL - GREY

D. Please state type and colour of roofing materials. PROFILED SHEETING - GREY

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. FOOD PREPARATION FACTORY

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

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

or

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

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

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 EXISTING SURFACE WATER DRAINS

B. For estate developments, please state how highway surface water will be disposed of N/A

C. Please state whether a land drain will be affected NO.

D. Foul sewerage will be disposed of to:

Mains sewer N/A Cesspool N/A Septic tank N/A

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	YES	→ 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):

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ✓

Proposed total gross floorspace 227 sq. m. Previous total gross floorspace 0 sq. m.

This new total includes the following net floorspace:

Retail sq. m. Office 227 sq. m. Industrial sq. m. Warehousing sq. m.

Other sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	AS EXISTING	AS EXISTING	AS EXISTING
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	NO		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES.		
If so, please explain the relationship	OFFICES FOR PRODUCTION FACTORY		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	N/A		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	AS EXISTING		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	AS EXISTING		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	NONE		

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 (e.g. owner, prospective purchaser)

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 6/9/93

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 6/9/93

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 .....

acy :
bours :
laries :
eatures :

:ted by PM 15-10

lotice posted by PM

y 15-10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Officer Conclusions

Sportacabins already in site
OK, will be good appearance of large Bzine

:OMMENDATION/DECISION

-DETERMINATION

itted Dev (or equiv) .....
Development (or equiv) .....
Response after Direction .....

r Officer confirmed .....

lrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed PM Date 8-11

MITTEE

lrmed as agenda .....

-COMMITTEE

irmed as agenda .....

:S AUTHORISED

ion Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

SCHEDULE OF CONDITIONS

1 At the expiration of a period of five years from the date of this permission the five portacabins hereby permitted shall be removed and the site reinstated to the satisfaction of the Local Planning Authority unless a further planning application has been submitted and approved for their retention.

Reason: The buildings are of a temporary nature and by reason of ~~the~~ materials and design may become dilapidated and cause injury to the amenities of the locality, and this condition is imposed to enable the Local Planning Authority to review the situation.

DC INSTRUCTION SHEET

APPLICATION REF: H16/0552/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

PM 8-10

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

Extra Consultations:

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

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

RECONSULTS

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed ..PC..... Date....11/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 440.

Receipt No P3224

Date first Rec'd 07 SEP 1993

Registration

Reference H16/0853/93

Cross-Ref R

Date 8/9/93

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 £ 440
Additional £ 40.
Refund £

Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Receipt No P3224 Date
Voucher No Date

Information

Index sheet 183 OS Plots
Grid ref 523633 340640
Ward R Parish SPALDING
Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

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

Linked to site Ref 1706 ☐
Linked to property Ref ☐
Dist Bound ☐
Other: Sugar Beet ☐

Planning Records:
Earlier apps

190/93
253/93
447/93

Also see attached map.

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

Geest Properties Ltd
White House Chambers
Spalding
Lincs
PE11 2AL

Mr P J Udy

PJU/LAC
H16/0853/93

For attention of S L Barnes

11 November 1993

Dear Sir/Madam

Five Portable Buildings, West Marsh Road, Spalding

I refer to the above planning application and enclose the decision notice.

I write to express my concern that the five portacabins were on site before it was possible for my Authority to issue a decision notice and it has been noted on a number of recent planning applications that work has commenced prior to planning permission being granted.

Although I accept that the premature commencement of development, without receiving planning permission, is not an offence it is done entirely at your own risk. I would therefore be grateful if in the future you would follow the normal planning procedure and await a formal decision notice before commencing your development.

Yours faithfully

p.p. N R Midlen
Principal Planning Officer
Development Control

Enclosure

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

H16/0853/93
FULL

Applicant: Geest Prepared Foods
Tel: 0775 761111

Agent: Geest Properties Ltd
0775 761111 S L Barnes

Description: Five portable buildings

Location: West Marsh Road
Spalding
Lincs

Valid date:	06-OCT-93	Terminal date:	01-DEC-93
Target dates:		Target Committee:	17-NOV-93
To case officer	13-OCT-93	Report deadline:	03-NOV-93
Inspected by	20-OCT-93	Agreed TD Ext:	
Extra contacts	27-OCT-93	Case Officer:	
Report if not clear by	10-NOV-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 227 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: HAZ

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert	MIN	15-OCT-93	05-NOV-93
Cllr Mrs A J Teale	0775 766412 (Of	11-OCT-93	18-OCT-93

SITE RECORD

Grid ref: 525520 323640
OS Sheet: 183 Parcel:

H.C.C – No objections JCS 14/10/93

APPLICATION REFERENCE: H16/0853/93 DATE RECEIVED: 06-OCT-93

TYPE: Full

DESCRIPTION: Five portable buildings

LOCATION: West Marsh Road, Spalding.

APPLICANT: Geest Prepared Foods AGENT: Geest Properties Ltd

REASON FOR COMMITTEE CONSIDERATION

The portacabins are already on site and it has been noticed on a number of recent planning applications that work has commenced before planning permission has been issued.

RECOMMENDATION

A *Grant Permission.*

B *Authorise the Director of Planning and Building Control Services to write to the applicant company to express the Planning Committee's concern ~~upon~~ about the siting of these five portable buildings before this planning application could be determined, ~~and the general habit of~~ and that this has occurred with ~~respect to~~ other recent planning applications. ~~which have been submitted.~~*

COMMENTS

1 The portacabins are located near to the main office building and are directly adjacent to the large factory building which fronts West Marsh Road. The portacabins are visible from West Marsh Road across the car park.

2 It is considered that they are visually acceptable since they merge into the general appearance of industrial buildings and associated car parking.

REPRESENTATIONS

County Highway: No objections.

Public: The site notice expires on the 5 November 1993 and any responses will be verbally reported.

SCHEDULE OF CONDITIONS

1 At the expiration of a period of five years from the date of this permission the five portacabins hereby permitted shall be removed and the site reinstated to the satisfaction of the Local Planning Authority unless a further planning application has been submitted and approved for their retention.

Reason: The buildings are of a temporary nature and by reason of their materials and design may become dilapidated and cause injury to the amenities of the locality, and this condition is imposed to enable the Local Planning Authority to review the situation.

I don't think this needs to go to the - we can still write

DC 1/11

BRI[illegible] 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: H16/0853/93

Applicant: Geest Prepared Foods
West Marsh Road
Spalding
Lincs
PE11 2BB

Agent: Geest Properties Ltd
White House Chambers
Spalding
Lincs
PE11 2AD

SOUTH H[illegible] D.C.
PLAN DEPT
06 [illegible]
REF Valid

Description: Five portable buildings

Location: West Marsh Road
Spalding
Lincs

Type: FULL

Date received: 07-SEP-93

27-SEP-93

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:

- A further fee of £40 is required. (See attached revised rates).

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

Principal Administrative Officer

GEEST

Geest Properties Ltd
White House Chambers
Spalding
Lincolnshire PE11 2AL

Tel: 0775 761111
Fax: 0775 712359

Our ref: SLB/BAW

24th September, 1993

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

Dear Sirs,

RE: APPLICATION NO.H16/0853/93 - FIVE PORTABLE BUILDINGS

Further to your letter dated 9th September regarding the above application, please find enclosed four copies of a 1:2500 location plan, duly coloured.

With regard to the fee, this was calculated on the following basis -

Each portable building = 12.11m long x 3.94m = **47.71 sq.m.**

Therefore for 5 no. buildings = 5 x 47.11 sq.m. = **238.55 sq.m.**

Therefore **238.55 sq.m.** = 3.18 - therefore round up to 4
75 sq.m. (new floorspace) (from fee scale)

Fee = 4 x £110 = **£440.00**

I enclose copy of your letter as requested and trust the above is acceptable.

Yours faithfully,
GEEST PROPERTIES LIMITED

S.L.BARNES

Enc.

SOUTH HOLLAND D.C.
PLAN DEPT
27 SEP 1993
REF 0853/93

Registered in England, No. 884013
Registered Office As above

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3352
Date received : 06-OCT-93

Received from

Geest Properties Ltd.

Address

White House Chambers
Spalding

Fee paid	£	40.00
VAT	£	0.00
Total received	£	40.00

Cash/Cheque : Cheque

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

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: H16/0853/93

Applicant: Geest Prepared Foods
West Marsh Road
Spalding
Lincs
PE11 2BB

Agent: Geest Properties Ltd
White House Chambers
Spalding
Lincs
PE11 2AL

SOUTH HOLLAND D.C.
PLAN DEPT
27 SEP 1993
REF .....

Description: Five portable buildings

Location: West Marsh Road
Spalding
Lincs

Type: FULL

Date received: 07-SEP-93

09-SEP-93

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:

- A further fee of £40 is required.
- Four copies of a 1:2500 site location plan with site outlined in red and any other land outlined in blue.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3224
Date received : 07-SEP-93

Received from

Geest Properties Ltd.

Address

Whitehouse Chambers
Spalding

Fee paid	£	440.00
VAT	£	0.00
Total received	£	440.00

Cash/Cheque : Cheque

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

MALVERN AVENUE

MALVERN CLOSE

LADYWOOD ROAD

PENNYHILL CLOSE

Depot

Sheds

Mkt

Circ Mopper Mkt

Dia 7.0m

Circ Diagram

N

Mkt

TK

Cemy

Cul

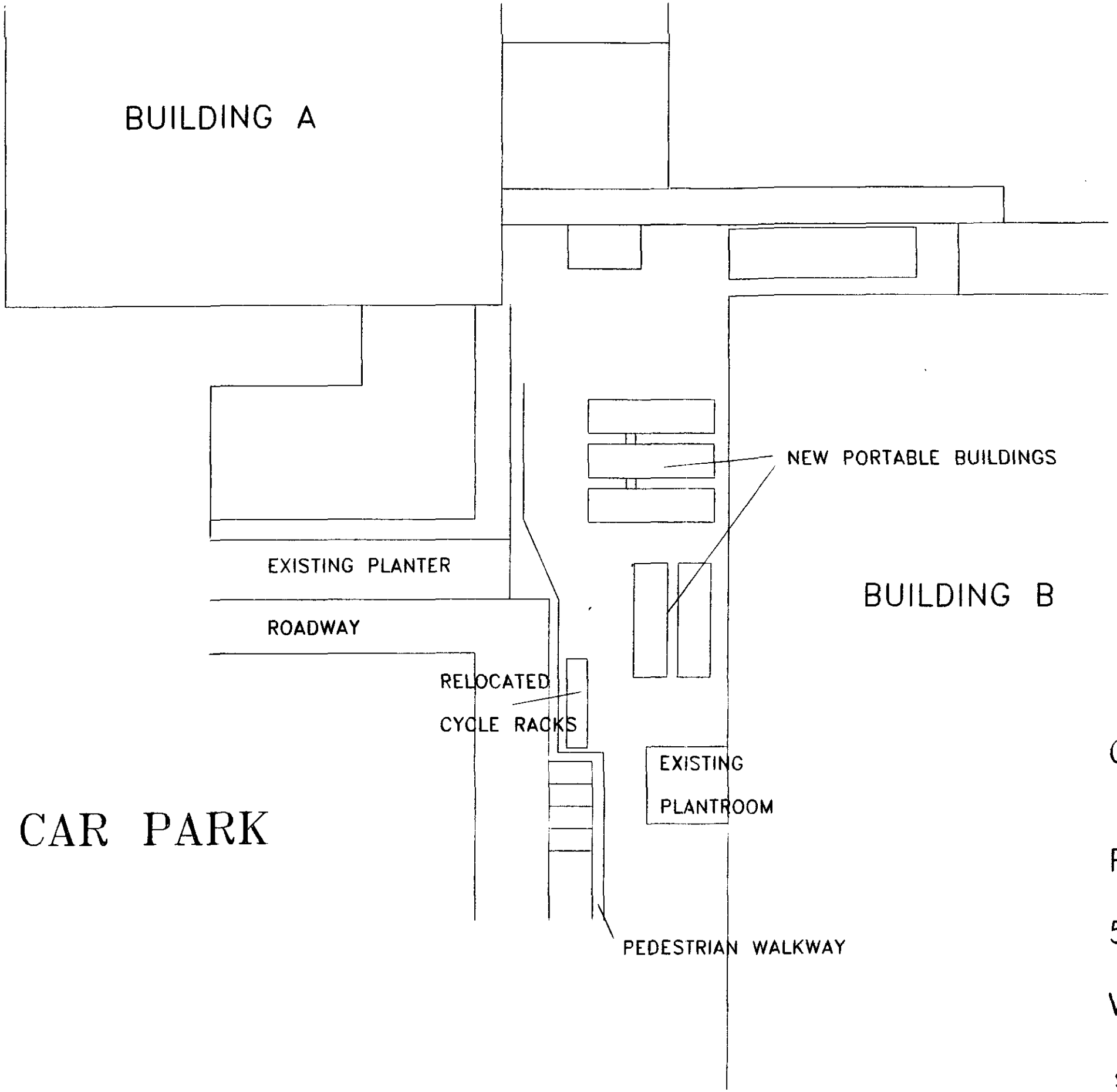
Dism

INFORMATION PURPOSES ONLY

SOUTH HOLLAND D.C.
PLAN DEPT
27 SEP 1993
REF 0853/93

SPALDING

Settling Pond
Settling Pond
Settling Pond
Settling Pond
Drain
Drain
Drain
Drain
Drain
Drain
FB
4818
155·69
1229
·2·26
1215 · 5·73
1415 · 5·88
R D Bdy
U D Bdy
Def
Cooling Twrs
Cannery
Shed
Hostel
Works
Works
Works
Allotment Gardens
Track
Track
Hopper
Tank
Depot
Builder's Yard
Builder's Yard
Ward Bdy
E D Bdy
C R
Def
West Marsh Road
Holbeach Road
The Pigeon (P H)
GP
BM 5·35m
Wks
Sonoma Nursery
Orch
Ash Court
St Paul's
TCB
Malvern Close
Malvern Avenue
Penn Hill Close
Penn Hill Road
Oakley Drive
Meadow Close
Avenue
BM 3·91m
BM 3·92m
3·4m
3·7m
4·3m
5·2m
4·9m
Bdy
Bdy
Bdy



SOUTH HOLLAND D.C.
PLAN DEPT.
07 SEP 1993
REF 0852/93

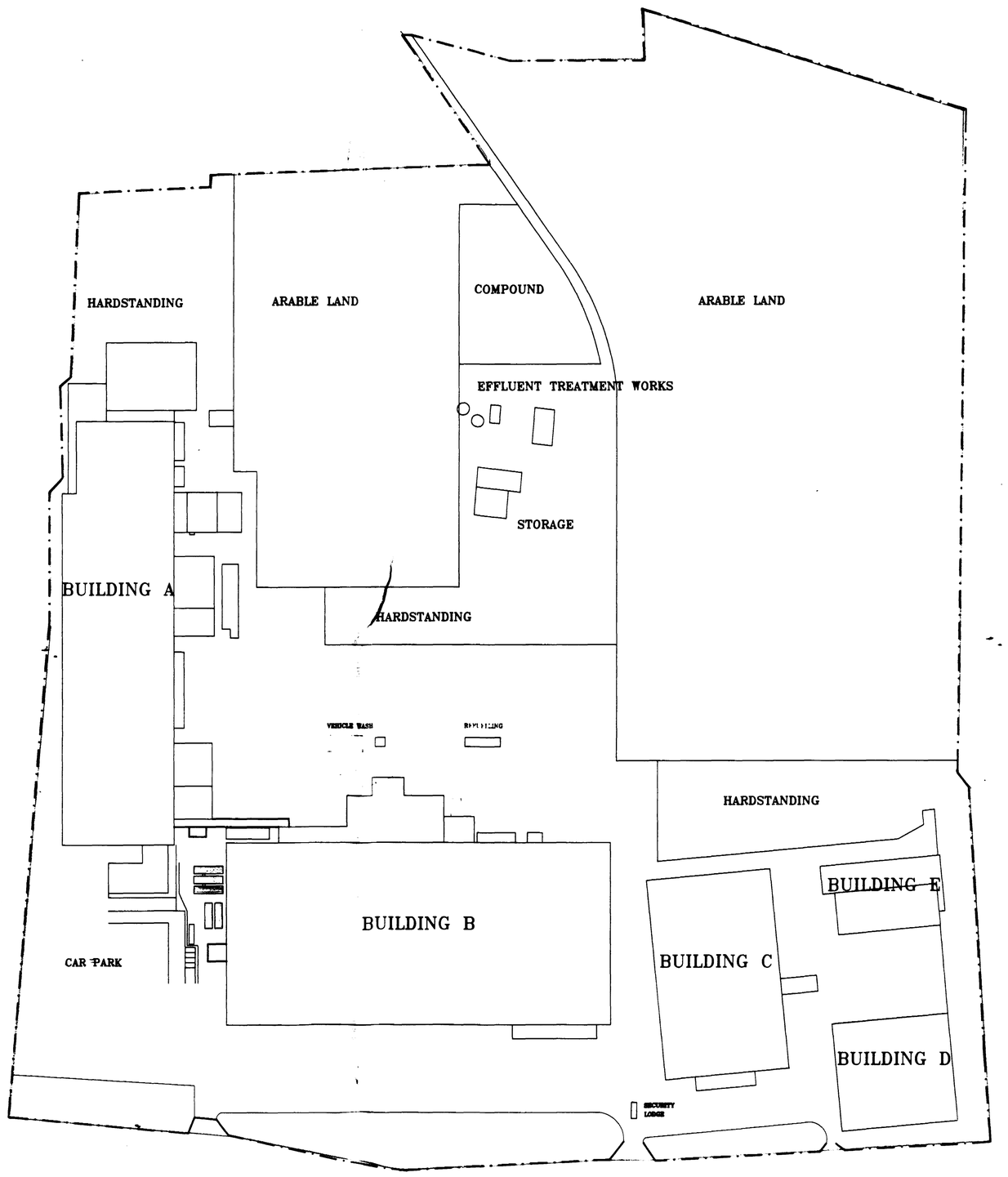
GEEST PROPERTIES LTD

PROPOSED SITING OF

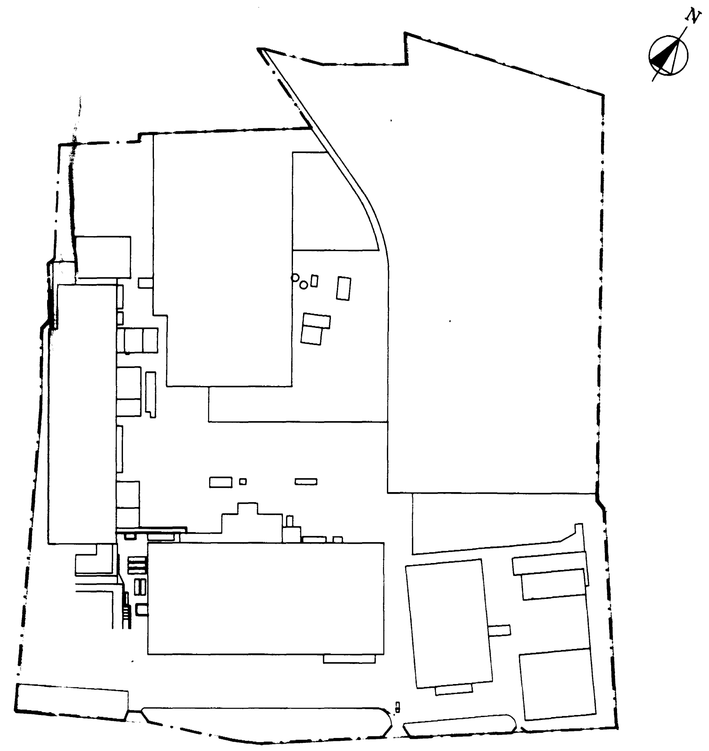
5 No PORTABLE BUILDII

WEST MARSH ROAD

SCALE 1:500 DATE 1/9/93



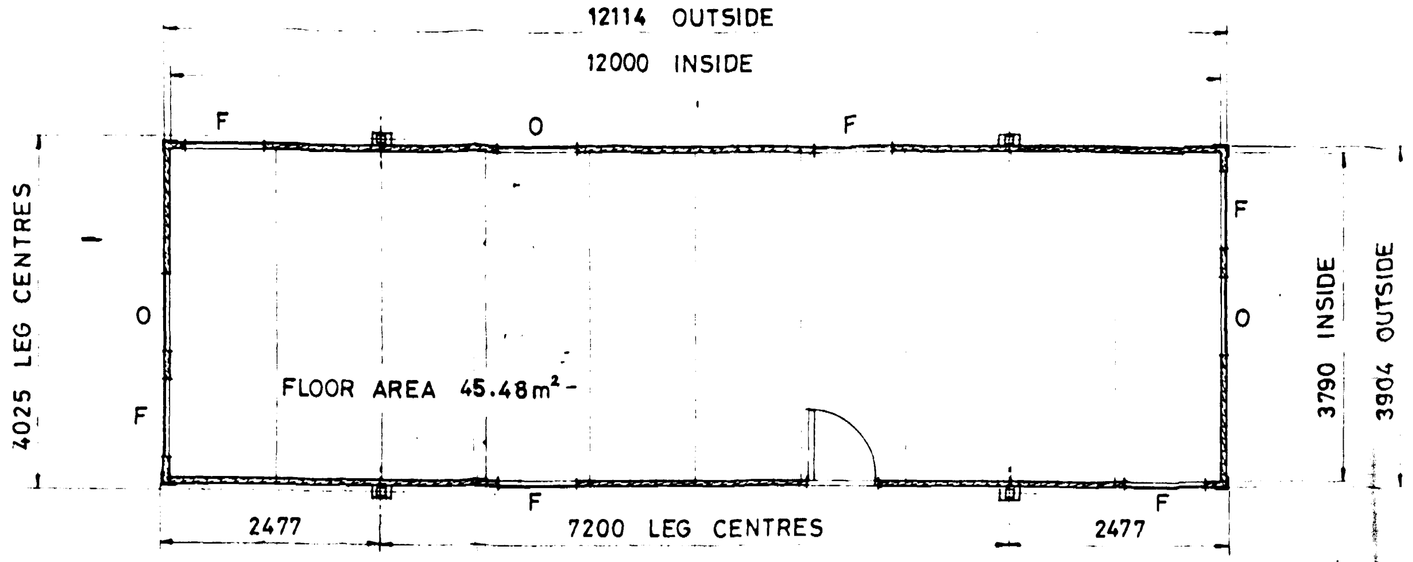
SITE PLAN



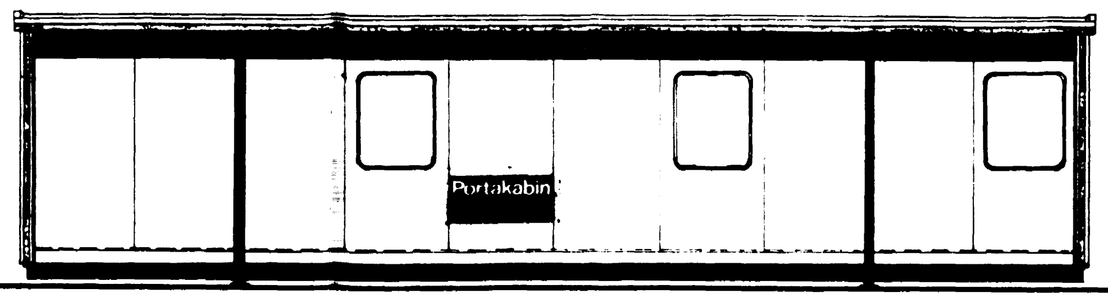
BLOCK PLAN

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0953/93

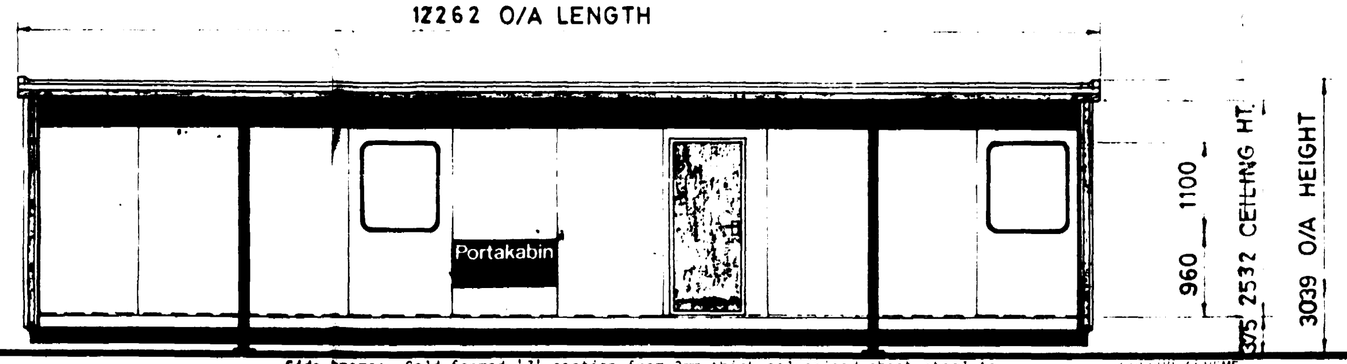
SITE PLAN WEST MARSH ROAD SPALDING	GEEST PROPERTIES LTD WHITEHOUSE CHAMBERS SPALDING LINCS PE11 2QS TEL: (0775) 761111 FAX: (0775) 712359
SCALE 1:1250 1:2500 DATE 25/3/93	



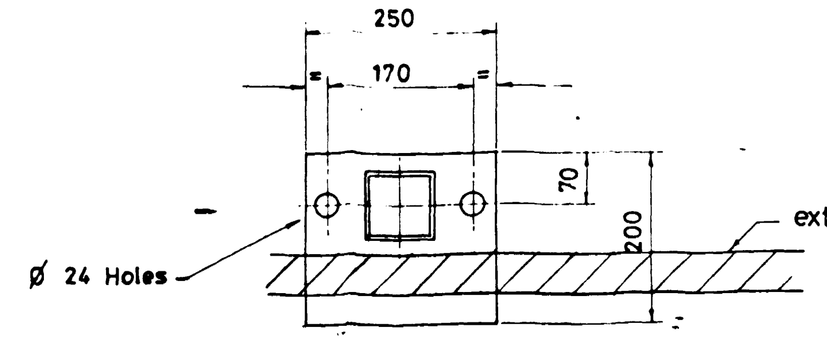
Plan



Side Elevation

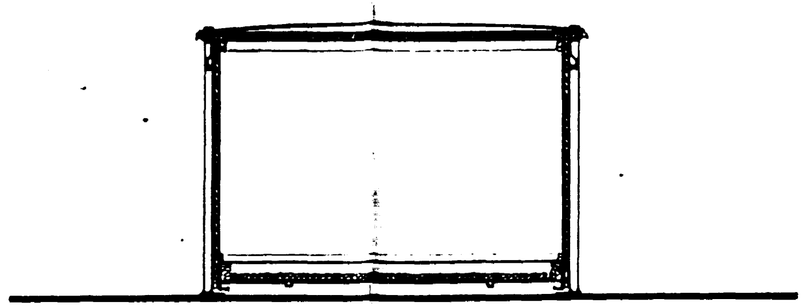


Side Elevation

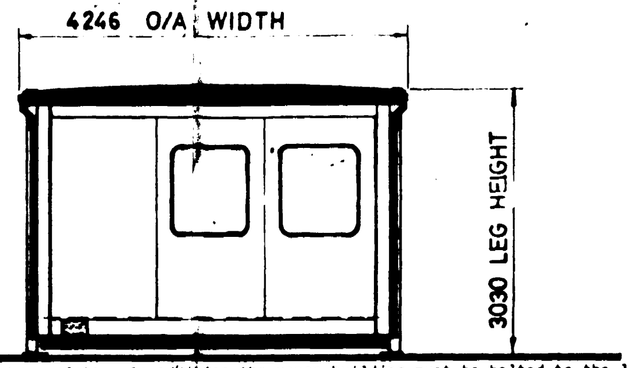


Leg Base Plate Detail
(plan view)

KEY
O - Opening Window
F - Fixed Window



Cross Section



End Elevation

FLOOR

All welded galvanised structural steel floor frame comprising two main side beams and joists at 400mm nominal centres. Underdrawn with an aluminium foil-faced thermal insulation blanket. Structural board floor deck with fully bonded vinyl covering. Two underfloor timber runners.

Floor frame: Unless stated otherwise all floor frame sections are cold formed from galvanised sheet steel as defined in BS 2989: 1982, structural steel grade Z22, coating type G600, normal spangle finish N and passivated. All welds are cleaned, wire brushed and overpainted with zinc rich paint.

Side beams: Inwardly lipped channel section, 3.175mm thick x 305mm deep x 89mm flanges with 19mm lips. Outside face of bottom flange and web, are overpainted with bituminous coating.

End floor joists: Odd leg channel section with inward lip, 2.5mm thick x 180mm deep x 60mm bottom flange. 55mm top flange with 13mm lip.

Intermediate floor joists: Inwardly lipped channel section, 2.5mm thick x 180mm deep x 55mm flanges with 13mm lips.

Floor runners: Square section 59mm x 59mm softwood, screw fixed to floor joists.

Floor deck: 18mm thick structural board which betters the requirement of BS 5669: 1979 for type II/III.

Floor covering: 2mm thick vinyl which satisfies the requirements of BS 3261: Part 1: 1973, table 1 for type A material classification and UEAtc (European Union of Agrément) Directives for the Assessment of Manufactured Plastic Flooring (M.O.A.T. No. 36 : 1987) for G4w flooring classification.

Floor insulation: 8mm thick thermal insulation blanket consisting of two layers of polyethylene bubble sheet sandwiched between aluminium foil. Agrément Certificate No. 8471329 refers.

End wall skirt: One piece hinged skirt, cold formed in 0.9mm thick Colorcoat HP200 plastisol steel, fitted below each end wall.

WALLS

Composite sandwich construction comprising a softwood frame and vinyl covered gypsum wallboard internal lining. Plastisol steel external cladding, 1.2m wide nominal cavities filled with rigid polymer insulation. Overall wall thickness is 57mm.

Wall frame: Softwood 47mm thick posts, 46mm thick top and bottom rails connected with 13mm steel corrugated fasteners.

Timber preservation: Timber bottom rails double vacuum treated with protim. Preservation complies with requirements of BS 5589: 1978.

Wall external cladding: 0.6mm thick Colorcoat HP200 plastisol steel. Face side finish leathergrain embossed, nominal film thickness 200 microns. Agrément Certificate No. 87/1866 refers.

Wall internal lining: 9.5mm thick gypsum wallboard, prelaminated with textured vinyl covering. Vertical edges and bottom edge of boards are sealed.

Wall insulation: All cavities insulated and filled with rigid polymer insulation, bonding the complete assembly into a one piece composite sandwich construction.

Skirting and high level trunking: White rigid PVC trunking system which provides a service duct for electrical cables.

ROOF

Curved warm deck roof consisting of a composite sandwich construction one piece structural roof panel with two integral steel compression cross members positioned at Lodastrut leg centres. Radius of curvature of roof deck 95.96m. Roof panel made up of a softwood perimeter frame, studding of rigid polymer insulation/plywood composites, profiled plastisol steel deck and interior polyester steel ceiling with all cavities filled with rigid polymer insulation. Panel is fixed to and supported by two main galvanised steel side beams. Each beam incorporates two fabricated steel spigot assemblies each making a structural connection with a Lodastrut leg. Each spigot assembly has an integral lifting/double stacking adaptor for use when crane handling the building and for connecting double stacked buildings.

Side beams: Cold formed 'Z' section from 3mm thick galvanised sheet steel to EU147, structural steel grade Fe E 250 G, coating type Z275, normal spangle finish N, surface appearance as coated A, and to FD148 for dimensions and shape (galvanised sheet steel). Beams finished with a powder coating.

Spigot assemblies: Welded fabrication of sections in structural steel to BS 4360: 1986, grade 43A and hot-rolled steel square hollow sections to BS 4848: Part 2: 1976 from structural steel to BS 4360: 1986, grade 43C. Lifting/double stacking adaptor machined from steel to BS 970: Part 1: 1983, ref. 212 M36 (in. No. 8M). Assemblies are shot blasted and overpainted with anti-corrosive primer and gloss enamel.

Compression cross members: Welded fabrication of cold formed sections in structural steel to BS 4360: 1986, grade 43A and hot-rolled steel square hollow sections to BS 4848: Part 2: 1975 in structural steel to BS 4360: 1986, grade 43C.

Roof panel frame: Softwood 90mm thick side rails. End posts profiled to suit curvature of roof 129mm thick at mid length down to 104mm thick at ends. Composite studs of moulded rigid polymer insulation bonded to 9mm thick WBP plywood. End posts connected to side rails with wood screws.

Roof panel deck: Profiled (trapezoidal) sheeting in Colorcoat HP 200 plastisol coated galvanised steel sheet 0.55mm thick. Face side finish leathergrain embossed, nominal film thickness 200 microns. Agrément Certificate No. 87/866 refers.

Roof panel ceiling: 0.6mm Colorcoat interior polyester steel. Smooth face side finish, nominal film thickness 22 microns.

Roof panel insulation: All cavities insulated and filled with rigid polymer insulation, bonding the complete assembly into a one piece composite sandwich construction.

RAINWATER SYSTEM

Curved roof directs rainwater to a full length anodised aluminium extruded gutter at each side of roof. Silver anodised to BS 1615: 1987, grade AA20. Gutters discharge into 64 mm vertical 114 diameter grey ABS fall pipes positioned on the side walls at corners of building. Fall pipes on double stacked upper buildings are fitted with an offset to discharge onto lower building roofs.

LODASTRUT LEG ASSEMBLIES

Welded fabricated assembly of hollow section outer and inner leg, which fits within the outer and freely telescopes. Holes through the inner leg at equal centres and a hole through the outer leg facilitates locking of the legs together by a steel pin through both. The holes in the inner leg enable it to be extracted or retracted with the outer leg in increments of 70mm, with 4 no. assemblies fitted to a building the inner legs can be extracted or retracted to raise or lower the building. An optional hydraulic jack is available for the leg assemblies to enable one man to raise or lower a building. Assemblies are shot blasted and overpainted with anti-corrosive primer and gloss enamel.

Outer leg: 100mm x 100mm x 5mm thick steel hollow section leg, 120mm x 80mm x 6.3mm thick steel hollow section spacer, 10mm and 15mm thick steel flat bar mounting plates. Hollow sections hot-rolled to BS 4848: Part 2: 1975 in structural steel to BS 4360: 1986, grade 43C. Flat bar to BS 4360: 1986, grade 43A.

Inner leg: 80mm x 80mm x 5mm thick steel square hollow section leg to BS 4848: Part 2: 1975 from structural steel to BS 4360: 1986, grade 43C. 10mm thick steel baseplate to BS 4360: 1986, grade 43A.

WALL TRIMS

Cold formed trims in 0.6mm thick Colorcoat HP200 plastisol steel. Face side finish leathergrain embossed, nominal film thickness 200 microns. Agrément Certificate No. 87/1866 refers. All trims fixed with stainless steel screws.

EXTERNAL DOORS

Fully insulated, Colorcoat HP 200 plastisol steel skins, silver anodised aluminium frame incorporating weather and draught seal. Anodising to BS 1615: 1987, grade AA20.

WINDOWS

Single glazed fixed or top hung opening types. Silver anodised aluminium internal and external frames separated by a PVC thermal break. Anodising to BS 1615: 1987, grade AA10 for internal frames and AA20 for external frames.

COLOUR SCHEME

External			
Walls and wall trims	-	Silk Grey	nearest BS ref. 10 A 05
End roof trims	-	Blue Grey	nearest BS ref. 18 B 29
Roof side beams	-	Blue Grey	BS 4800 18 B 29
Roof	-	White	nearest BS ref. 00 E 55
Lodastrut legs	-	Blue Grey	nearest BS ref. 18 B 29
Floor side beams	-	Black	BS 4800 00 E 53
End wall skirt	-	Black	nearest BS ref. 00 E 53
Doors	-	Red	nearest BS ref. 04 E 53
Internal			
Walls and ceiling	-	Dolomite white	BS 4800 22 B 15
Floor	-	Black with white fleck	

THERMAL INSULATION

Thermal insulation, in terms of calculated heat loss, comfortably meets the requirements of the Building Regulations 1985 : Schedule 1. Part L : 'Conservation of fuel and power - resistance to the passage of heat'.

Average 'u' value (Floor, Walls and Roof) - 0.42 W/m^2K

FIRE PERFORMANCE

Pullman Series buildings have been 'fire engineered' to assess satisfactory performance of the materials and structure.

Roof: external	-	Designated FAA when tested in accordance with BS 476: Part 3.
Ceiling:	-	Class 'O' Classification as defined in The Building
Walls: external cladding & internal lining		Regulations 1985: Schedule 1: Part B: Appendix A paragraph A8 (b). Tested in accordance with BS 476: and BS 476: Part 6.
Walls: inside to outside	-	Half hour fire resistance (30 minutes stability, 30 minutes integrity and 15 minutes insulation)assessment of performance when tested in accordance with BS 476: Part 8.
Combined roof and floor assembly: (Double stacked buildings)	-	Half hour fire resistance (30 minutes stability, 30 minutes integrity and 15 minutes insulation)assessment performance when tested in accordance with BS 476: Part 8.
Underside of floor:	-	Class 1 surface spread of flame. Tested in accordance with BS 476: Part 7.

DESIGN LOADS

Roof	-	0.75 kN/m^2 (15 lbf/ft^2) BS 6399: Part 3: 1988
Floor	-	3.0 kN/m^2 (62 lbf/ft^2) BS 6399: Part 1: 1984
Basic Wind speed	-	50 m/s (112 mph) CP3: Chap V: Part 2: 1972

FOUNDATIONS

The building is to be sited on simple pad foundations or level hard standing capable of taking the all-up weight of building, including the design roof, floor and wind loads. Foundations are to be designed in accordance with BS 8004: 1986 with level tops to a tolerance +3mm. Type of foundations for the building will also depend on site conditions and bearing pressure of sub strata. Clients are advised to seek competent professional advice as to type and size of foundations.

SITING

Buildings must be sited with all Lodastrut legs fully retracted, with the leg pin fitted through hole in each outer leg and the pin chain pulled tight and located on the chain hook to secure pin. After siting buildings, the top of each Lodastrut leg is to be fitted with a cover cap retained on the roof.

Single storey buildings: On sites known locally for abnormal winds buildings are to be anchored to the foundations through the holes in each leg baseplate.

Double stacked buildings: Buildings having the same leg centre dimensions can be used in the double stacked mode, neither being a dedicated lower nor upper building. The lower building must be anchored to suitable foundations through the holes in each leg base plate. In addition the upper building must be bolted to the lower building at each of the Lodastrut legs. After siting lower building the lifting/double stacking adaptors are left in the raised position and the lifting shackles removed. If necessary, each adaptor is to be turned until the axis of its lifting hole (eye) is parallel with the long sides of the roof. The upper building is sited with its legs locating over the lifting/double stacking adaptors. An M22 x 130mm hex. head bolt supplied is fitted through the bottom hole in each leg and through the linking adaptor to connect the buildings. Each bolt is retained by an M22 self locking nut supplied. A plain M22 washer supplied is fitted beneath each nut. Each nut and bolthead is covered by a black plastic cap.

Levelling of buildings: Single and double stacked buildings can be levelled using steel shims positioned between Lodastrut leg base plate and foundations. Each shim must be at least equal in size to the base plate and positioned to support its full area. On buildings which require anchoring to the foundations, shims will need holes for anchor bolts. Max. total thickness of shims under any Lodastrut leg- 12mm.

HANDLING

Lodastrut legs: All buildings are fitted with the Portakabin Ltd. telescopic Lodastrut leg system. A hydraulic jack can be supplied for the leg system to enable the building to be lifted and lowered by one man for transportation. The jack, handle and jacking brackets are supplied in a bag stored within the building.

Crane: All buildings have an integral lifting adaptor within the top of each Lodastrut leg to accept a lifting shackle enabling building to be crane handled. Buildings can be lifted with a four leg chain sling connected to the lifting shackles.

Slings: Four leg chain sling capable of handling total weight of building. Slingleg lengths to be as detailed under 'crane lifting dimensions'. Sling to be supplied by others.

Shackles: Shackles to BS 3032: 1958, Largo dee shackle Harris-Walton Ltd., part no. HW 180/8, safe working load 5100 kg. Alternative; large bow shackle Harris-Walton Ltd., part no. HW 182/8, safe working load 4800 kg. Shackles can be supplied as an option.

Crane lifting dimensions:

Minimum sling leg length (90° between opposite sling legs)	-	6.0m
Minimum hook height from ground level	-	7.4m
Minimum hook height to erect two storey building	-	10.5m

Handling weights: The maximum all up weight for all buildings being lifted by the Lodastrut leg system or crane, when the top angle between opposite sling legs is no greater than 90°, must not exceed the maximum handling weight of 10500 kg.

Building weight empty - 5585 kg

SOUTH HOLLAND D.C.
PLAN DEPT.
07 SEP 1983
REF. 0652/93

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Title
Pullman PK404
Specification Drawing

Scale 1:50 , 1:5	Drawn S Watt	
Date 29-11-82	Checked	G F 0 0 0 1 P