SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Refusal of Planning Permission

Reference: H16/0954/91 Received:28-OCT-91 Type:FULL

Name: Mr & Mrs P Chapman
27 Belvedere Close
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: New bungalow with siting of a temporary caravan until building complete (Outline H16/1519/88)
Location : Land adj. 99 Pinchbeck Rd Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority, the proposed development would result in an over-development of the site to the detriment of the amenities of future occupiers owing to a lack of garden space and in particular space between the proposed bungalow and the railway.

Notes to Applicant:

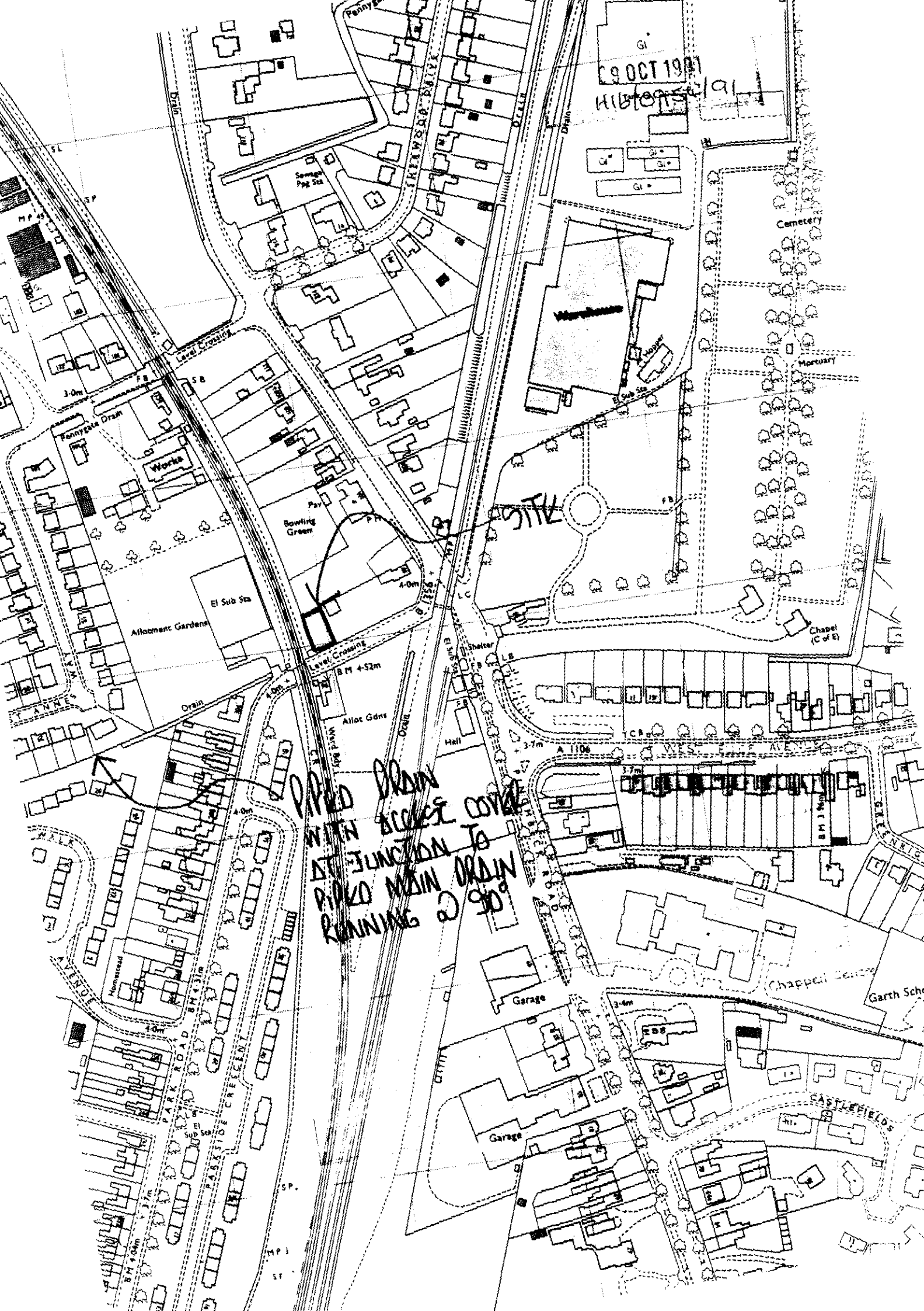
The applicant is advised that in the opinion of the Sub-Committee the proposals incorporated within outline application H16/1519/88 provide a more appropriate form of development.

Director of Planning and Building Control Services
20-FEB-92 H16/0954/91

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)


09 OCT 1991
Cemetery
Mortuary
Chapel (C of E)
Bowling Green
Allotment Gardens
El Sub Sta
Works
Level Crossing
Pennygate Drain
Drain
Hall
Shelter
Garage
Garage
Chapel
Garth Sch
PARK ROAD
PARKSIDE CRESCENT
CASTLEFIELDS
WEST END AVENUE
A 1106
PIPED DRAIN WITH ACCESS COVER AT JUNCTION TO PIPED MAIN DRAIN RUNNING @ 90°
SITE

PLANNING APPLICATION

For office use only

Application No. H16/0951/91

Date Registered 09 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS V. CHAPMAN
27 BULWORTH CLOSE,
SPALDING, LINCS.

Tel. No.

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

M. WATSON
13 WIMBERLEY WAY,
PINCHBECK, SPALDING,
LINCS.

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJOINING 99 PINCHBECK RD., SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW BUNGALOW WITH SITING OF A TEMP CARAVAN UNTIL BUILDING COMPLETE (OUTLINE PLANNING H16/1519/88)

Please complete

Signed. M Watson Date. 27/10/91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £104 If you consider no fee is payable include a written explanation instead.
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: ONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 5.000 sq. metres

B. Please state size of any new structure:- (a) max. height: 17.628 metres

(b) max. length: 12.075 metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY OLDFORD STONE MIXTURE

D. Please state type and colour of roofing materials. MARLEY MODUAL SMOOTH BROWN

5. GENERAL INFORMATION Please complete each section

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

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: PARK RD

Will there be — Individual access(es) ✓ New estate road

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

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 TO DRAIN & 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		→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath		
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices or shopping purposes		→ 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.

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)

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: Mr & Mrs R S Ward. State Date notice served: 27/10/91

Signed M Miller (Applicant/Agent) Date 27/10/91.

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 M Miller Applicant/Agent) Date 27/10/91

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 .....

RIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0954/91 Type: FULL

Applicant: Mr & Mrs P Chapman Agent: M Watson
Tel:

Description: New bungalow with siting of a temporary caravan until building complete (Outline H16/1519/88)
Location: Land adj. 99 Pinchbeck Rd Spalding Lincs

Valid date:	28-OCT-91	Terminal date:	23-DEC-91
Target dates:		Target Committee:	10-DEC-91
To case officer	02-NOV-91	Report deadline:	26-NOV-91
Inspected by	07-NOV-91		
Extra contacts	12-NOV-91	Case Officer:	
Report if not clear by	02-DEC-91	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of	12-NOV-91	26-NOV-91
British Rail Propert	071-837 5800	14-NOV-91	28-NOV-91
Department of Transp	0602 476121	14-NOV-91	28-NOV-91
East Midlands Electr	0205 365181	22-NOV-91	06-DEC-91
Owner/Occupier, 99 Pinchbeck Road		22-NOV-91	06-DEC-91
Owner/Occupier, The Gate House, Park Road,		22-NOV-91	06-DEC-91
Owner/Occupier, The Royal Mail Cart, Pinchbeck Rd,		22-NOV-91	06-DEC-9
LCC	OBS Attached	21/11/91	
EH	Comments		

SITE DETAILS

Grid ref: 524610 323620
OS Sheets: 183 Parcel:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Residents notified on site visit:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer;

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 — No ....

[Reason:

Other circumstances needing Committee decision — Yes .... — Flagged by Senior Officer Signed ..... — No ....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No .... — Nil fees (not first Submission) — Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

M 14/11

CONSULTATION/PUBLICITY REQUIRED Pam 11-11-91

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0954/91.

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	4	6	2	3	6.

2. Address or location
Rear of 99 Pinchbeck Road Spalding.

3. Name, classification and number of road
Access off Park Road - U

4. Date application referred
21-11-91

5. State whether outline, detailed application etc.
Full.

6. Description of proposed development/change of use including access details
New Bungalow with Temp Caravan until Building Complete

7. 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:—

Delete as appropriate

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: 27/11/91 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) B22.

(2). Before the dwelling is occupied the caravan shall be removed from the proposed location ~~is sited~~

Delete as appropriate

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

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

(1) B21

(2) To enable the full width of the drive to be used by vehicles visiting this site in the interests of highway safety.

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

Conditions/Reasons

PJH 3-1-92

Grant Permission.

1) Sc 21

2) Sc 27

44. HEDGES - RETENTION

3) The Southern ..... {boundary} ~~(boundaries)~~ of the site shall be delineated by {a} hedge(s) of ~~Northern~~ of a height of at least .One. metres and in the event of the existing hedge(s) being removed {it} ~~(they)~~ shall be replaced within .Two.. months by {a} hedge(s) of ~~Northern~~ Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all lossess shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least One.. metres.

REASON FOR CONDITION

In the interests of the visual amenity of the street scene

4) Sc 25 ..1.8m.. ~~western boundary~~ ... building ... occupied.

5) B22. reason Bx

6) Before the dwelling is occupied the caravan shall be removed from the proposed location.

Reason To enable the full width of the drive to be used by vehicles visiting the site in the interests of highway safety + ~~etc~~ to. visual amenity

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other 1) Applicants attention is drawn to the letters received from British Gas Property Board dated 20 December 1991 and East Midland Electricity dated 4 December 1991, copies of which are enclosed.

2) The Environmental Services Department advise that as to the proximity of the Electricity Substation, mechanical ventilation to the smaller bedrooms should be considered to reduce disturbance from it

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 OCT 1991

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	Date

13 WIMBERLEY WAY
PINCHBECK
SPALDING
LINCS

7TH OCT 1991

APPLICATION REF:- INVALID 1717

NEW BUNGALOW WITH SITING OF A TEMPORARY CARAVAN ON LAND ADJOINING 99 PINCHBECK RD., SPALDING, LINCS. FOR MR & MRS P. CHAPMAN.

DEAR MR. PICKERING

WITH REFERENCE TO THE ABOVE APPLICATION WOULD YOU PLEASE PUT THIS ON HOLD & RETAIN THE PLANNING FEE UNTIL I HAVE REVISED THE DRAWINGS.

YOURS SINCERELY
M. J. WATSON (AGENT)

PLANNING DEPT
SOUTH HOLLAND DISTRICT COUNCIL.
COUNCIL OFFICES,
PRIORY RD.
SPALDING.

13 WIMBERLEY WAY
PINCHBECK
SPALDING
LINCS

27TH OCT. 1991

SOUTH HOLLAND D.C.
PLAN DEPT
28 OCT 1991
REF.....

NEW BUNGALOW WITH SITING OF A TEMPORARY CARAVAN ON LAND ADJOINING 99 PINCHBECK RD. SPALDING LINCS FOR MR & MRS P. CHAPMAN INVALID 1717

DEAR MR. PICKERING

PLEASE FIND ATTACHED 2 NO COPIES OF REVISED DRAWINGS 1^A & 2^A & PLANNING FORMS. WOULD YOU PLEASE DESTROY PREVIOUS DRAWINGS 1 & 2 & PLANNING FORMS LOCATION PLANS & FEES TO BE RE-USED

YOURS SINCERELY
M. J. WATSON (AGENT).

SOUTH HOLLAND DISTRICT COUNCIL.
COUNCIL OFFICES,
PRIORY RD.,
SPALDING.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991 PU
Attention of
DPO NRM
PO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/DES

Dear Sir

PLANNING APPLICATION H16/0954/91
PROPOSED NEW BUNGALOW WITH SITING OF A TEMPORARY CARAVAN ON LAND ADJACENT TO 99 PINCHBECK ROAD, SPALDING FOR MR & MRS P CHAPMAN

With regard to the above-mentioned application received on 20 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Yours faithfully

R F Morgan
Planning Engineer

cc. M Watson, 13 Wimberley Way, Pinchbeck, Spalding, Lincs - Agent

DES

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 25.11.91

OUR REF: JC/SS.

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H16/0954/91
Bungalow, 99 Pinchbeck Road, Spalding

I write with reference to the above and would advise that subject to acoustic screening of the western boundary of the site the design of the dwelling would appear appropriate.

I trust this information is of assistance to you.

Chapman
pp Director of Environmental Services

Verbally Mech Vent to bed – GF 98 Sch?.

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1991

Attention of
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

London & South East Region

British Rail Property Board
London & South East Region
Great Northern House
79/81 Euston Road
London NW1 2RT
Telephone 071-837 5800
Fax 071-922 4600

South Holland District Council
Planning Department
Council Officer
Priory Road
Spalding
Lincolnshire.
PE11 2XE

Ext. 56425

y/r: H16/0954/91
o/r: NE/ASU/ES/PE/91/228

26th November 1991

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990: PROPOSED NEW BUNGALOW WITH SITING OF A TEMPORARY CARAVAN UNTIL BUILDING IS COMPLETE. LAND ADJACENT 99 PINCHBECK ROAD, SPALDING

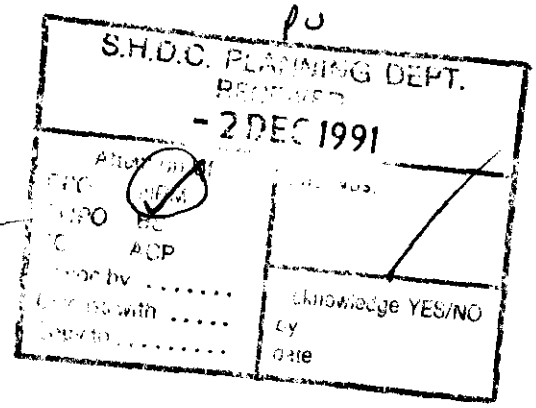
With reference to this planning application.

The location is immediately adjacent to Level Crossing No. 72, I have therefore had to request the advice of the Operating Department.

I will be replying as soon as I receive their comments.

Yours faithfully

E. Sargieson
SURVEYING ASSISTANT



s351nx07-5
l.t. 25.11.91

Printed on recycled paper

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.11.91

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H16/0954/91
Bungalow, 99 Pinchbeck Road, Spalding

I write further to my memorandum of the 25th instant and would confirm that a 1.8m close boarded fence along the western boundary is acceptable subject to mechanical ventilation to the one bedroom facing the Electricity Substation being provided.

Director of Environmental Services

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
28 NOV 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....

File Nos.

Acknowledge YES/NO
by
date

East Midlands Electricity

Our Ref: MVJ/EO4.2/1991/3754
Your Ref: H16/0954/91

If telephoning please ask for: Mr. M. V. Jones
Ext: 3754

Sleaford Road, Boston,
Lincolnshire PE21 8EG

Tel: (0205) 365181
Facsimile: (0205) 310264

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.. PE11 2XE
F.A.O. MR. P. J. UDY

4 December 1991

Dear Sirs,

PLANNING APPLICATION FOR NEW BUNGALOW - LAND REAR OF 99 PINCHBECK ROAD, SPALDING

I refer to the above planning application and return copies of our mains records for the area.

From these you will see that there are various low and high voltage cables adjacent to and within the area concerned. There are especially high voltage cables towards the south west corner of the plot near to the Park Road railway crossing.

These cables from part of our main 11 KV distribution network for Spalding town and surrounding area and emanate from our Park Road 33/11 KV substation just over the railway.

These cable routes across the applicants land are held on a wayleave granted by the present owners, Mr. & Mrs. Ward.

It is important that this route is retained, and I would request that the applicant contacts this office at the earliest opportunity in order that our interests can be discussed in conjunction with his proposals.

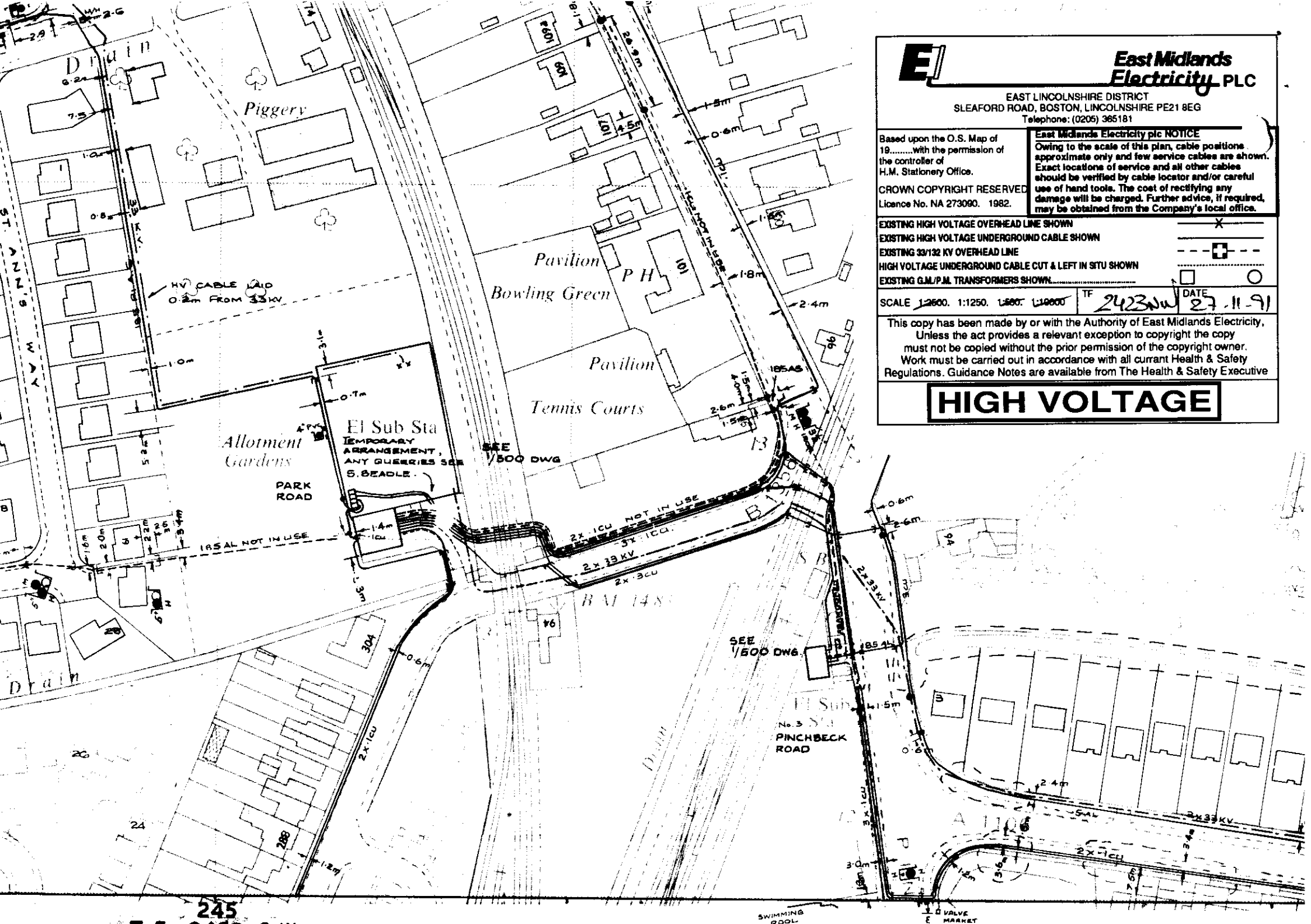
If you or the applicant require any further information then please contact my Planning Engineer, Mr. M. V. Jones, on the above telephone number.

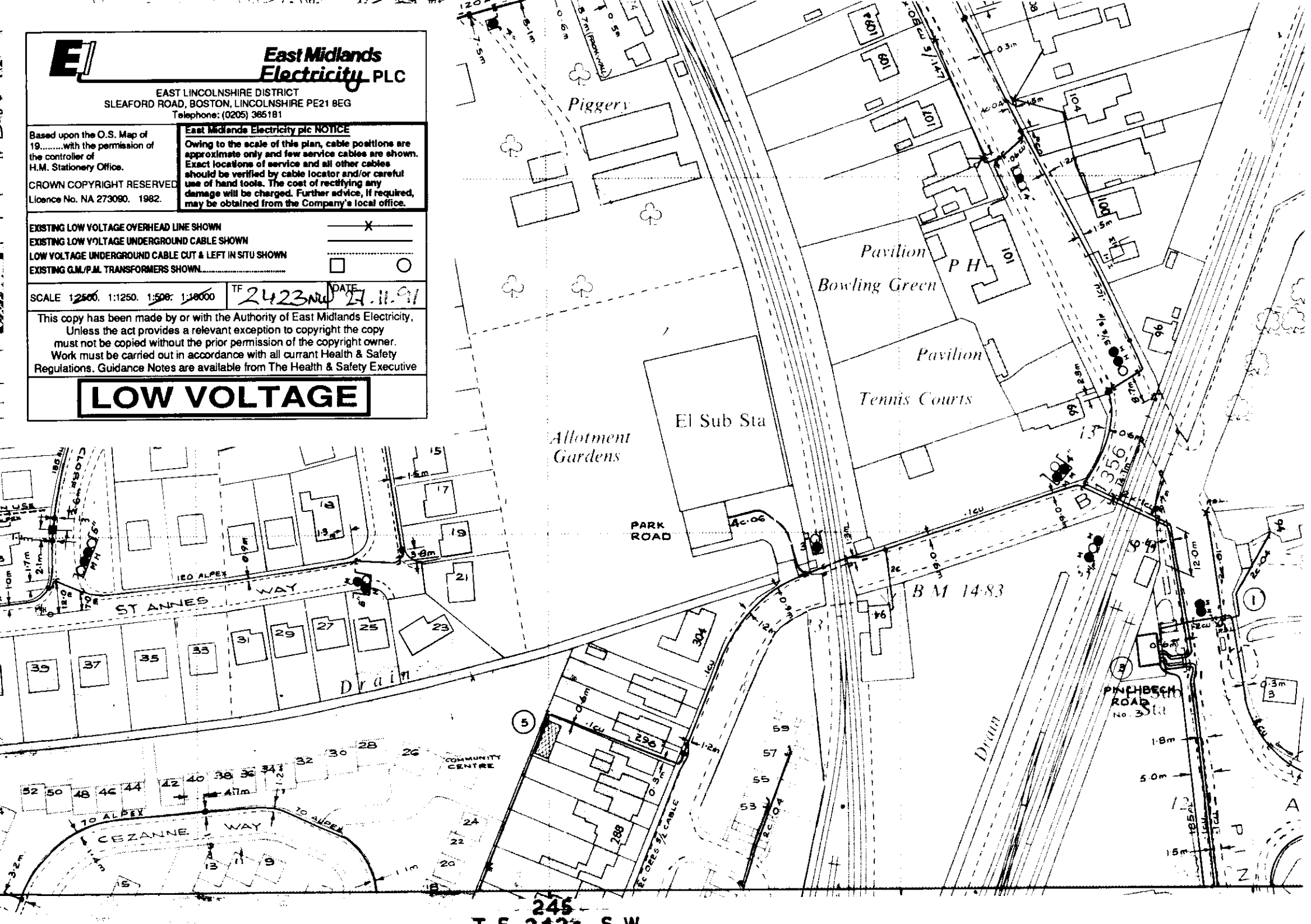
Yours faithfully,

pp (D. A. Tuley) District Planning Engineer
East Lincolnshire District.
DC

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 DEC 1991
Attention of
DPO NBW
DDPO BS
JC AGP
Action by .....
Copies to .....


East Midlands Electricity PLC
EAST LINCOLNSHIRE DISTRICT
SLEAFORD ROAD, BOSTON, LINCOLNSHIRE PE21 8EG
Telephone: (0205) 365181
Based upon the O.S. Map of 19.....with the permission of the controller of H.M. Stationery Office.
CROWN COPYRIGHT RESERVED
Licence No. NA 273090. 1982.
East Midlands Electricity plc NOTICE
Owing to the scale of this plan, cable positions approximate only and few service cables are shown. Exact locations of service and all other cables should be verified by cable locator and/or careful use of hand tools. The cost of rectifying any damage will be charged. Further advice, if required, may be obtained from the Company's local office.
EXISTING HIGH VOLTAGE OVERHEAD LINE SHOWN
EXISTING HIGH VOLTAGE UNDERGROUND CABLE SHOWN
EXISTING 33/132 KV OVERHEAD LINE
HIGH VOLTAGE UNDERGROUND CABLE CUT & LEFT IN SITU SHOWN
EXISTING G.M./P.M. TRANSFORMERS SHOWN.....
SCALE 1:2500. 1:1250. 1:500. 1:1000
TF 2423NW
DATE 27.11.91
This copy has been made by or with the Authority of East Midlands Electricity, Unless the act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner. Work must be carried out in accordance with all currant Health & Safety Regulations. Guidance Notes are available from The Health & Safety Executive
HIGH VOLTAGE
Drain
Piggery
Pavilion
Bowling Green
P H
Pavilion
Tennis Courts
Allotment Gardens
El Sub Sta
TEMPORARY ARRANGEMENT, ANY QUERIES SEE S.BEADLE.
PARK ROAD
HV CABLE LAID 0.2m FROM 33KV
185AL NOT IN USE
SEE 1/500 DWG
2x ICU NOT IN USE
3x ICU
2x 33KV
2x 3CU
185AL
SEE 1/500 DWG
No. 3
PINCHBECK ROAD
2x 33KV
2x 1CU
3x 1CU
SWIMMING POOL
VALVE HOUSE
MARKET
245


East Midlands Electricity PLC
EAST LINCOLNSHIRE DISTRICT
SLEAFORD ROAD, BOSTON, LINCOLNSHIRE PE21 8EG
Telephone: (0205) 365181
Based upon the O.S. Map of 19.....with the permission of the controller of H.M. Stationery Office.
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East Midlands Electricity plc NOTICE
Owing to the scale of this plan, cable positions are approximate only and few service cables are shown. Exact locations of service and all other cables should be verified by cable locator and/or careful use of hand tools. The cost of rectifying any damage will be charged. Further advice, if required, may be obtained from the Company's local office.
EXISTING LOW VOLTAGE OVERHEAD LINE SHOWN
EXISTING LOW VOLTAGE UNDERGROUND CABLE SHOWN
LOW VOLTAGE UNDERGROUND CABLE CUT & LEFT IN SITU SHOWN
EXISTING G.M./P.M. TRANSFORMERS SHOWN
SCALE 1:2500. 1:1250. 1:500. 1:1000
TF 2423NW
DATE 27.11.91
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LOW VOLTAGE
Piggery
Pavilion
Bowling Green
P H
Pavilion
Tennis Courts
El Sub Sta
Allotment Gardens
PARK ROAD
ST ANNES WAY
CEZANNE WAY
COMMUNITY CENTRE
Drain
PINCHBECK ROAD No. 3 Sta
B M 14·83
245

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY

TELEPHONE 0602 476121 Ext. 415
GTN 6202
FAX Ext. 560

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE
FAO Mr P J Udy

Your Ref: H16/0954/91

Our Ref: F246237

Date: 16th. December 1991

Dear Sir

PLANNING APPLICATION CONSULTATION - H16/0954/91

I have carefully reviewed the detailed application documents in relation to the development's proximity to the Park Road Level Crossing, and have the following observations which the Department would wish to be noted:

I am appraised by British Rail that it is their intention to plan the modernisation of the existing crossing by fitting new barriers, manually controlled and monitored by closed circuit television.

The6 metre wide driveway exit from the proposed plots 1 and 2 development, has a minimum clearance of just 14 metres from the railway crossing. This could cause problems for any vehicle wishing to exit and turn right into Park Road across the crossing.

In view of the above, I have referred these comments to British Rail for their further review and comment.

Yours faithfully

Previously approved 1619/88

G R HAIGH
for Director of Network Management and Construction

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991

ACP

Acknowledge TELNO

5th week in Mar Dead line?

London & South East Region

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

British Rail Property Board
London & South East Region
Great Northern House
79/81 Euston Road
London NW1 2RT Ext.56425
Telephone 071-837 5800
Fax 071-922 4600

yr: H16/0954/91
or: NE/ASU/ES/PE/91/228

20th December 1991

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990.
PROPOSED NEW BUNGALOW WITH SITING OF A TEMPORARY CARAVAN UNTIL BUILDING IS COMPLETE. LAND ADJACENT 99 PINCHBECK ROAD, SPALDING

With reference to this planning application, the Board's principal concern is that nothing should be done that would jeopardise the safety of Park Road Level Crossing (No.72).

I enclose a copy of the Operation Manager's comments on this aspect of the development.

The Board's Engineer is very concerned that nothing should be done to the drainage system just inside the planning area, parallel to Park Road, that may result in an adverse effect on the Board's property/railway.

Any raising of site levels must not result in surface water being directed towards the Board's property.

The development must be capable of being built and subsequently maintained without encroachment on to the Board's property.

Please advise me of the decision.

Yours faithfully

E Sargeson
Surveying Assistant

S.H.D.C. PLANNING DEPT.
RECEIVED
24 DEC 1991
Action by
DPO MW
DOPO BS
JO ASP
Acknowledge
Discuss with
Copy to

Printed on recycled paper

(a) I would wish to see a vandal resistant sturdy fence provided, at the developer's expense along the whole BR Boundary to prevent :-

(i) rubbish being blown or thrown on the Board's property,
(ii) trespass,
(iii) vandalism,
(iv) unofficial vehicular or footpath level crossings.

(b) Any existing footpath, occupation or accomodation level crossings along the section of the boundary with BR proposed for development, must be completely closed and fenced off.

(c) The developer, and the owners, or tenants of the future properties/ premises should be made aware that the Board requires to provide (or may require in the future), illumination, flashing road signals and audible warning units at the level crossing and reserves the right to operate existing and any future warning devices and level crossing equipment for its safe operation and can provide such equipment rooms, etc. for the Board's operational needs and convenience. The crossing is scheduled to be converted to Manually Controlled Barriers monitored by Closed Circuit Television. This must be made clear to the applicants, as must the fact that a lighting tower will probably have to be placed in the corner adjacent to the site. Towers and other equipment will be placed where B.R. feel to be the best position. The modernisation is being progressed in consultation with Lincolnshire County Council. It is, of course, a very long term plan.

(d) The Board reserves the right to provide any railway signals along any part of its railway. It should be noted that this has previously been the subject of strong public complaint at different sites, with suggestions that BR are causing private properties to be overlooked with loss of privacy with trains stopping at a new railway signal.

(e) The Board will require steps to be taken, and paid for by the developer, to mask any light on the site, or to prevent dazzle to trainmen from road vehicle lights.

(f) All works adjoining the BR boundary and any fencing proposals at this point must be progressed with and agreed by the Civil Engineer prior to any works commencing.

(g) No part of the development shall cause any existing level crossing road signs or signals or the crossing itself to be obscured and such sight lines shall be maintained for all times, either during the construction/operational period or as a permanent arangement. The same considerations apply to the rail approaches to the level crossing. This stipulation also includes the parking of vehicles, caravans, machines, equipment and materials etc. which again must not cause rail and road approach sight lines to be obstructed.

(h) It is important that you contact the Department of Signal and Telecommunications Engineering (Peter Hammond, 032-276[illegible] regarding the likelihood of B.R. needing to purchase any of the land for level crossing modernisation.

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

Mr P Udy

PJU/JJ H16/954/91

9th January 1992

Dear Councillor Evans,

NEW BUNGALOW WITH SITING OF A TEMPORARY CARAVAN, LAND ADJACENT 99 PINCHBECK ROAD, SPALDING.

I refer to your recent visit to the Planning Department when you spoke to my Planning Assistant Mr Udy.

As he stated, the reason for the delay in the determination of the application was owing to awaiting replies to consultations with the Department of Transport and British Rail. These have now been received. I can understand that this delay is frustrating to the applicant Mr Chapman but given the proximity of the site to the railway crossing it was considered prudent to await these comments.

I understand that it was also said that the application would be considered under the delegated procedure and that a decision should be issued by the week beginning 13th January. I have viewed the application and am reasonably satisfied with the proposal. It is however, a proposal which I consider should be determined by the Planning Committee and it has therefore been placed on the 21st January 1992 Committee agenda.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

cc Mr and Mrs P Chapman, 27 Belvedere Close, Spalding.

Mr M Watson, 13 Wimberley Way, Pinchbeck, Spalding.

*((i) To establish if the proposed dwelling can be satisfactorily sited within the curtilage of Greyfriars and (ii) to consider the effect of the development upon the Conservation Area and the setting of the listed building called Greyfriars.)

H09/1107/91
Mr D Bridger

O.A. 2 No building plots including highway improvements at Little Common Lane, Holbeach Clough. (See page 32 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To (i) assess the suitability of the site for the proposal and (ii) be better aware of on-site conditions.)

H09/1332/91
J Pateman & A Candler

O.A. Building plot at Creewood Close, Holbeach. (See page 48 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site for the proposed development.)

H16/0954/91
Mr & Mrs P Chapman

New bungalow with siting of a temporary caravan until building complete. (Outline planning H16/1519/88) on land adjoining 99 Pinchbeck Road, Spalding. (See page 50 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site for the proposed development.)

H11/1135/91
Broadgate Builders

Change of use from Class A1 (shop) to Class A3 (Food & Drink) at 14 Market Street, Long Sutton. (See page 52 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site and premises for use under Class A3 of the Town and Country Planning (Use Classes) Order 1987.)

*Denotes reason for site inspection.

4. Estate development - To consider the following application:-

Plan No. and Applicant	Proposal
H16/1126/91 Broadgate Homes	Residential development, plots 52/81, Phase 7 (30 plots), terraced houses and bungalows off Aalsmeer Rise, Holland Park, Spalding. (See page 36 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

58. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H09/1332/91 J Pateman & A Candler	O.A.	Building plot at Creewood Close, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H16/0954/91 Mr & Mrs P Chapman	New bungalow with siting of a temporary caravan until building complete (Outline planning H16/1519/88) on land adjoining 99 Pinchbeck Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H11/1135/91 Broadgate Builders	Change of use from Class A1 (shop) to Class A3 (Food & Drink) at 14 Market Street, Long Sutton.

(Pending a site inspection to assess the suitability of the site and premises for use under Class A3 of the Town and Country Planning (Use Classes) Order 1987.)

(d) **Applications Approved Subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H06/1045/91 Mrs S E Scrimshaw	Dwelling, double garage and six stables at The Old Rectory, Church End, Gedney.

(To (i) restrict the occupancy of the dwelling to a person or persons employed in connection with the use permitted under reference H06/1392/90 and (ii) ensure that the dwelling is not occupied until the six traditional stables have been erected and are ready for use.)

H20/1116/91 Mr & Mrs W J Groom	Use of land for siting of residential caravan at Sutton Hovels, Corner of Jarvis Gate and Broad Gate, Sutton St James.

(To ensure that the agricultural holding is not sold or otherwise disposed of separately from the site of the caravan.)

(It was also agreed that access arrangements would be clarified in respect of the site.)

H05/1130/91 A J Congreve	Change of use from previously agricultural land to parking for two goods vehicles and trailers at Torrington Lodge, Torrington Lane, Fleet Church End.

(To ensure that the parking is limited to one heavy goods vehicle tractor unit and one trailer.)

89. PLANNING APPLICATIONS (Continued)

Plan No. and applicant		Proposal
H09/1332/91 J Pateman & A Candler	O.A.	Building plot at Creewood Close, Holbeach.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that, if permitted, the proposal would result in a cramped and incongruous form of development in that part of Holbeach, which would by reason of overlooking and loss of privacy be detrimental to the residential amenities which the neighbouring occupiers and any future occupiers of the proposed dwelling would have a reasonable right to enjoy and which could also set a precedent for similar applications which would be difficult to resist.

H16/0954/91 Mr & Mrs P Chapman	Bungalow with siting of a temporary caravan until building complete (outline planning H16/1519/88) on land adjoining 99 Pinchbeck Road, Spalding.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that the proposal, if permitted, would result in an overdevelopment of the proposed site. It was also agreed to advise the applicant that in the opinion of the Sub-Committee the proposals incorporated within outline application H16/1519/88 provided a more appropriate form of development.

H11/1135/91 Broadgate Builders	Change of use from class A1 (shop) to Class A3 (Food & Drink) at 14 Market Street, Long Sutton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services subject to the reason for refusal referring to the intrinsic elements of the ground floor layout of the building as it adjoins the application site.

90. ESTATE DEVELOPMENT

Plan No. and Applicant	Proposal
H16/1126/91 Broadgate Homes	Residential development, plots 52/81, Phase 7 (30 plots), terraced houses and bungalows off Aalsmeer Rise, Holland Park, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(End of Minutes)

APPLICATION REFERENCE: H16/0954/91 DATE RECEIVED: 09/10/91

APPLICANT: Mr & Mrs P Chapman
27 Belvedere Close
Spalding
Lincs

AGENT: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

TYPE: Full

DESCRIPTION: New bungalow with siting of a temporary caravan until building complete (Outline Planning H16/1519/88)

LOCATION: Land adjoining 99 Pinchbeck Road, Spalding

County Highways: Requests conditions.

Environmental Health: 1.8 metre fence on western boundary is acceptable, subject to mechanical ventilation to one bedroom facing electricity sub-station.

E.M.E.B: Various low and high voltage cables within and adjacent area concerned held on wayleave granted by present owners.

D.O.T: British Rail intend to modernise crossing. Access has minimum clearance of just 14 metres from crossing. Could cause problems for any vehicle wishing to exit and turn right into Park Road across the crossing.

British Rail: The development must be capable of being built and maintained without encroachment onto Board's property. Proposal must not effect drainage of the railway.

PREVIOUS DECISIONS
H16/1519/88 - 3 dwellings with garages and vehicular access points and access for retained property - Granted.
Planning Policy/DOE Advice Circular 22/80. Development Control Policy & Practice.

CONCLUSIONS
1 The proposal is for a bungalow immediately beside the railway line. The plot has Outline permission which fixed the means of access. The D.O.T.'s comments cannot override the application because the Outline is still valid.
2 The Royal Mail Cart is to the rear of the site, with a green area immediately bounding the site. There is a 1.2 metre wall on this boundary and there are permitted development rights to raise this to two metres, if the wall is owned by the applicant.
3 Government advise that the size of garden amenity areas are for the developer to determine and not necessarily a planning issue. Although the garden area is small, it will not overlook, or be overlooked and on balance the proposal is acceptable.

RECOMMENDATION - Grant permission.

1 SC21 (Landscaping scheme).
2 SC27 (Implementation of planting).
3 The southern boundary of the site shall be delineated by a hedge of hawthorn of a height of at least 1 metre and in the event of the existing hedge being removed, it shall be replaced within 6 months by a hedge of hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years beginning with the date of completion of the planting and during that period, all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1 metre.
4 SC25 (Screening by fences)...1.8 metres...western boundary...building...occupied.
5 B22 (Access and turning space).
6 Before the dwelling is occupied, the caravan shall be removed from the proposed location.

Reasons

1-2 Standard.
3 In the interests of the visual amenity of the street scene.
4 Standard.
5 B21.
6 To enable the full width of the drive to be used by vehicles visiting the site in the interests of highway safety and visual amenity.

Notes

1 Applicants attention is drawn to the letters received from British Rail Property Board dated 20 December, 1991 and East Midlands Electricity Board dated 4 December, 1991, copies of which are enclosed.
2 The Environmental Services Department advise that owing to the proximity of the Electricity Sub-Station, mechanical ventilation to the smaller bedroom should be considered to reduce disturbance from it.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0954/91 Received:28-OCT-91 Type:FULL

Name: Mr & Mrs P Chapman
27 Belvedere Close
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: New bungalow with siting of a temporary caravan until building complete (Outline H16/1519/88)
Location : Land adj. 99 Pinchbeck Rd Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

1 In the opinion of the Local Planning Authority, the proposed development would result in an over-development of the site to the detriment of the amenities of future occupiers owing to a lack of garden space and ~~any gap with the railway.~~ in particular space between the proposed bungalow and the railway.

Notes to Applicant:

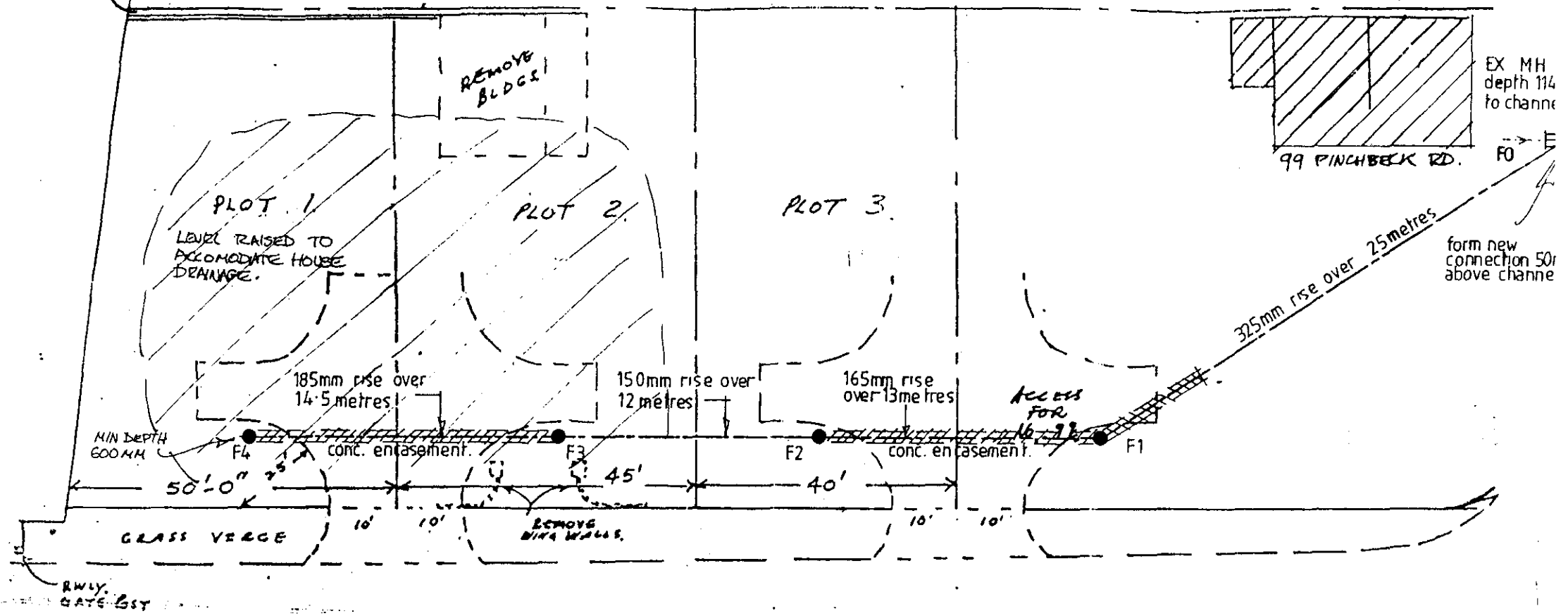
The applicant is advised that in the opinion of the Sub-Committee the proposals incorporated within outline application H16/1519/88 provide a more appropriate form of development.

Authorised to issue:

14-FEB-92 H16/0954/91 AD..M.....DC..M...

44 PINCHBECK ROAD - PROPOSED FOUL DRAIN

TO BE INSTALLED BY MR WARD OWNER OF EXISTING PLOTS UNTIL SOLD



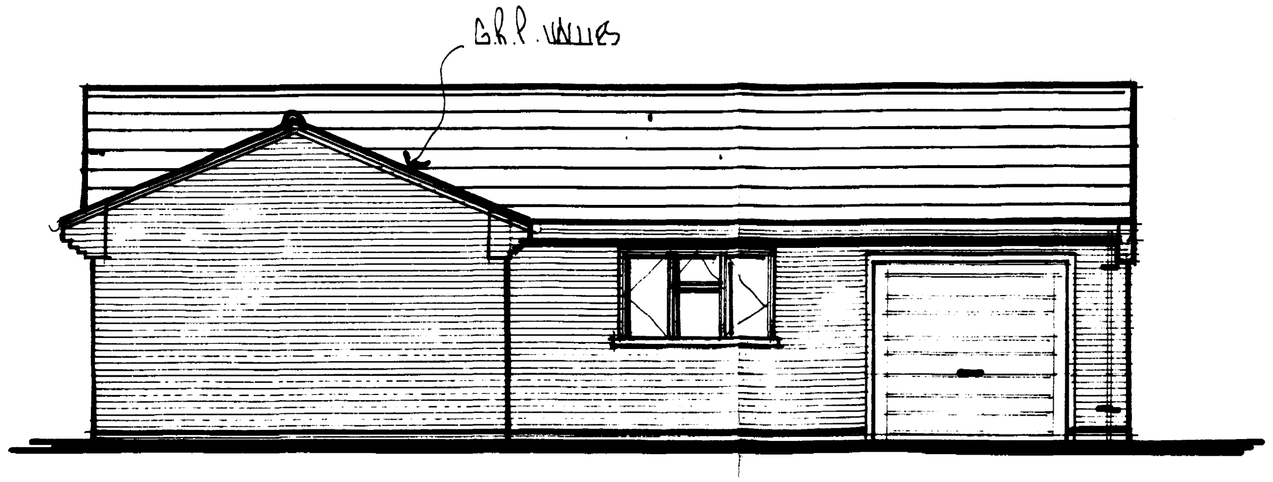
100 Ø BARTOL PLASTIDRAIN LAID ON PEA GRAVEL BED +SURROUND AT 1:80 MINIMUM GRADIENT TO B/REG H1 1985 PARTS 2·10 – 2·14.
POLYPROPOCENE INSPECTION CHAMBERS 450 MM MIN DIA TO BE PROVIDED AS SHOWN + INSTALLED AS MANUFACTURERS INSTRUCTIONS.
600 MM MIN COVER REQD TO PIPES OR PROTECT WITH PAVING SLAB BRIDGING ON 75MM MIN PEA SHINGLE AS DIA A4. CONCRETE ENCASE MENT REQD TO PIPES UNDER DRIVES (< 750 MM COVER) TO HAVE 100 MM CONC. ENCASEMENT C/W COMPRESSABLE BOARD @ JOINTS.

SCALE 1:250

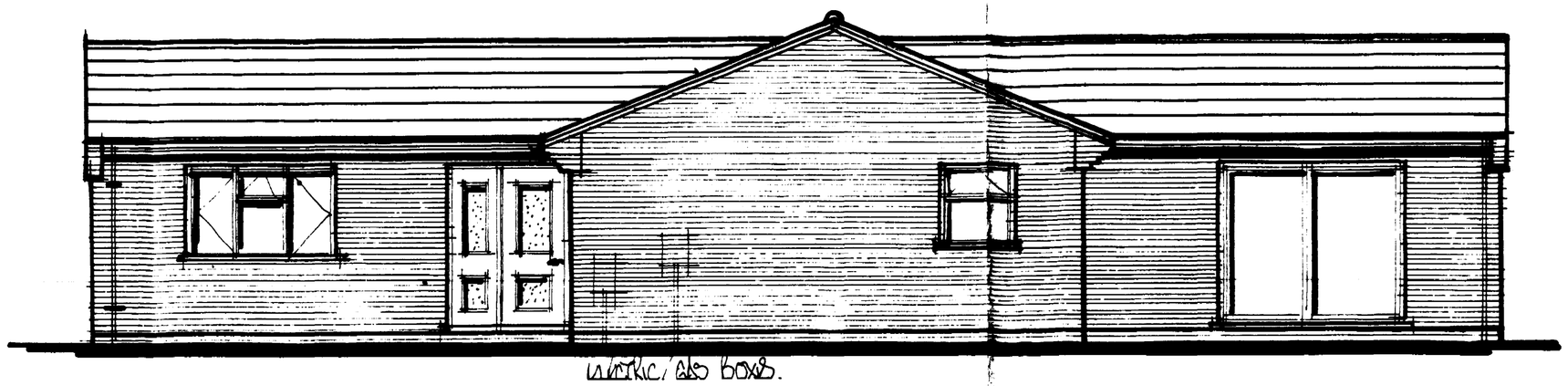
ALL DRAINAGE WORKS TO: BS 8301:1985 C of P FOR BUILDING DRAINAGE.

SOUTH HOLLAND D.C.
PLAN DEPT
09OCT1991
REF... 0954/91

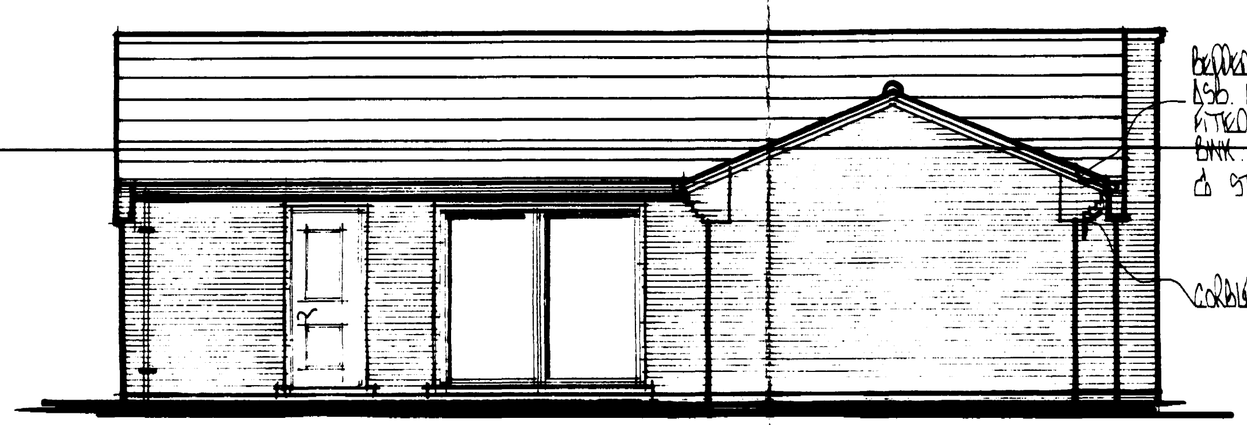
PROPOSED BUNGALOW ON LAND ADJOINING 99 PINCHBECK ROAD SPALDING LINCS (OUTLINE PLANNING PERMISSION H16/1519/88 GRID REF: 524610 323620)
FOR MR & MRS. P. CHAPMAN, 27 BELVEDERE CLOSE, SPALDING, LINCS PE11 2UT.



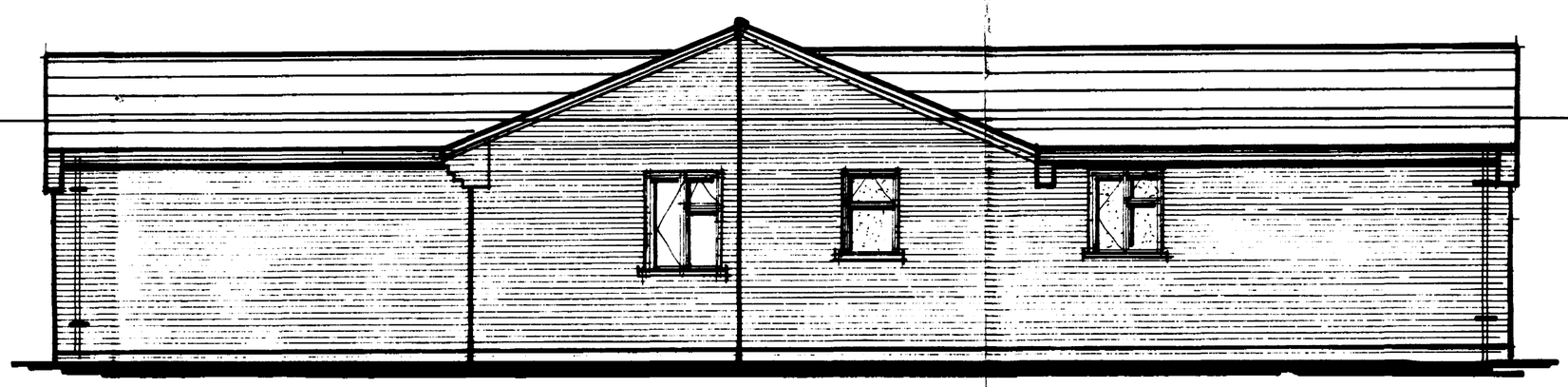
FRONT ELEVATION
SCALE 1:50



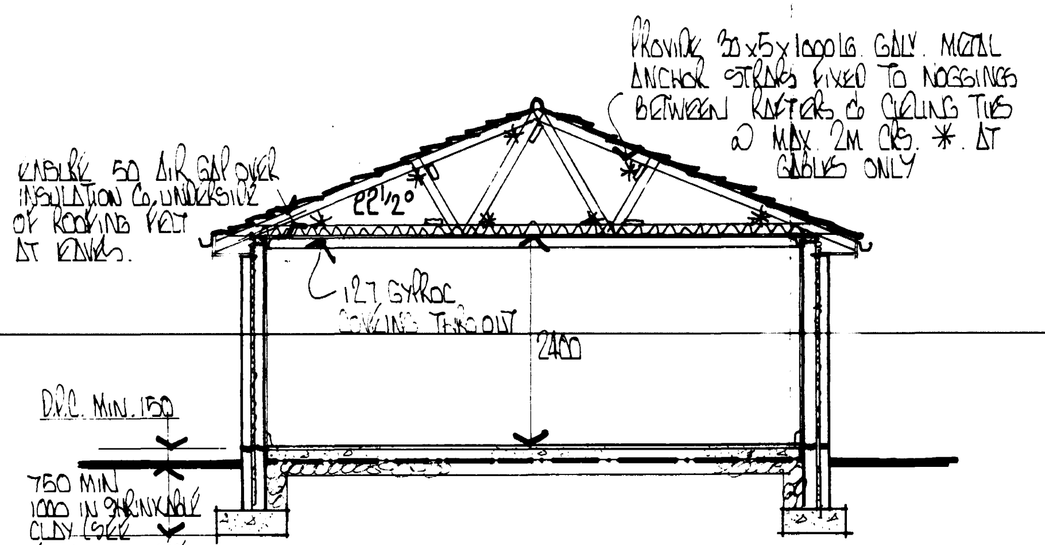
SIDE ELEVATION



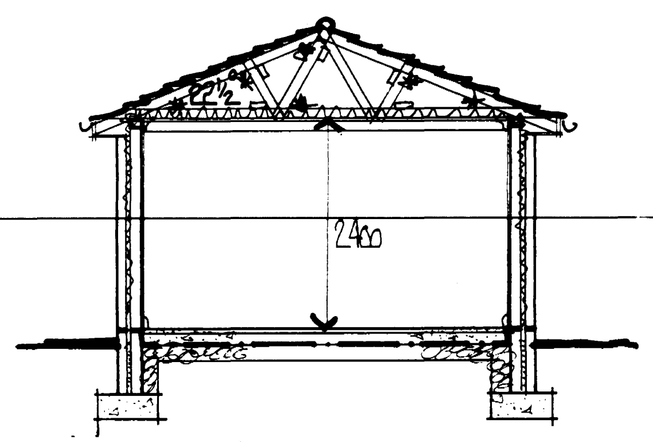
REAR ELEVATION



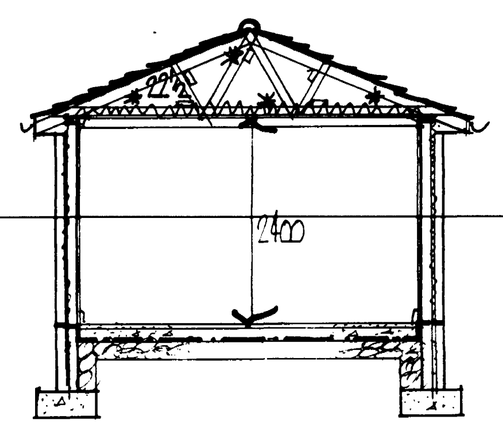
SIDE ELEVATION



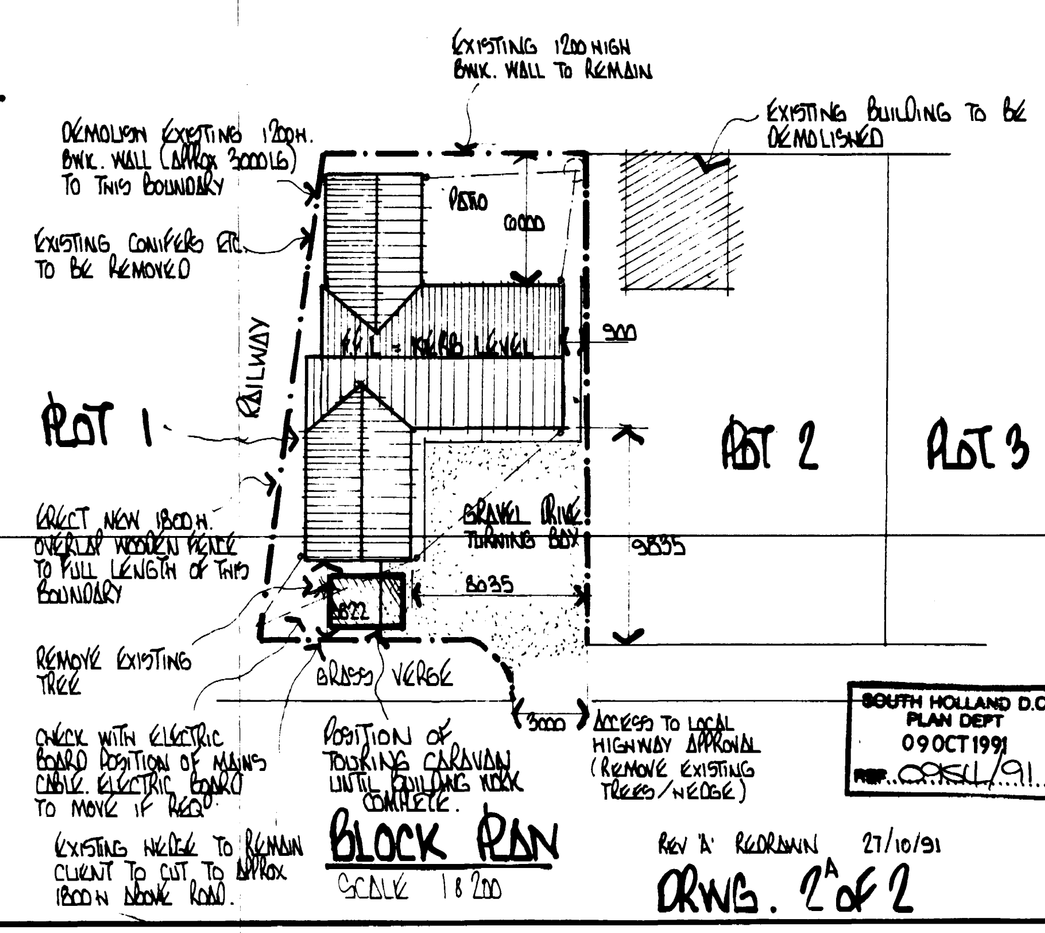
SECTION X-X
SCALE 1:50



SECTION Y-Y



SECTION Z-Z



BLOCK PLAN
SCALE 1:200

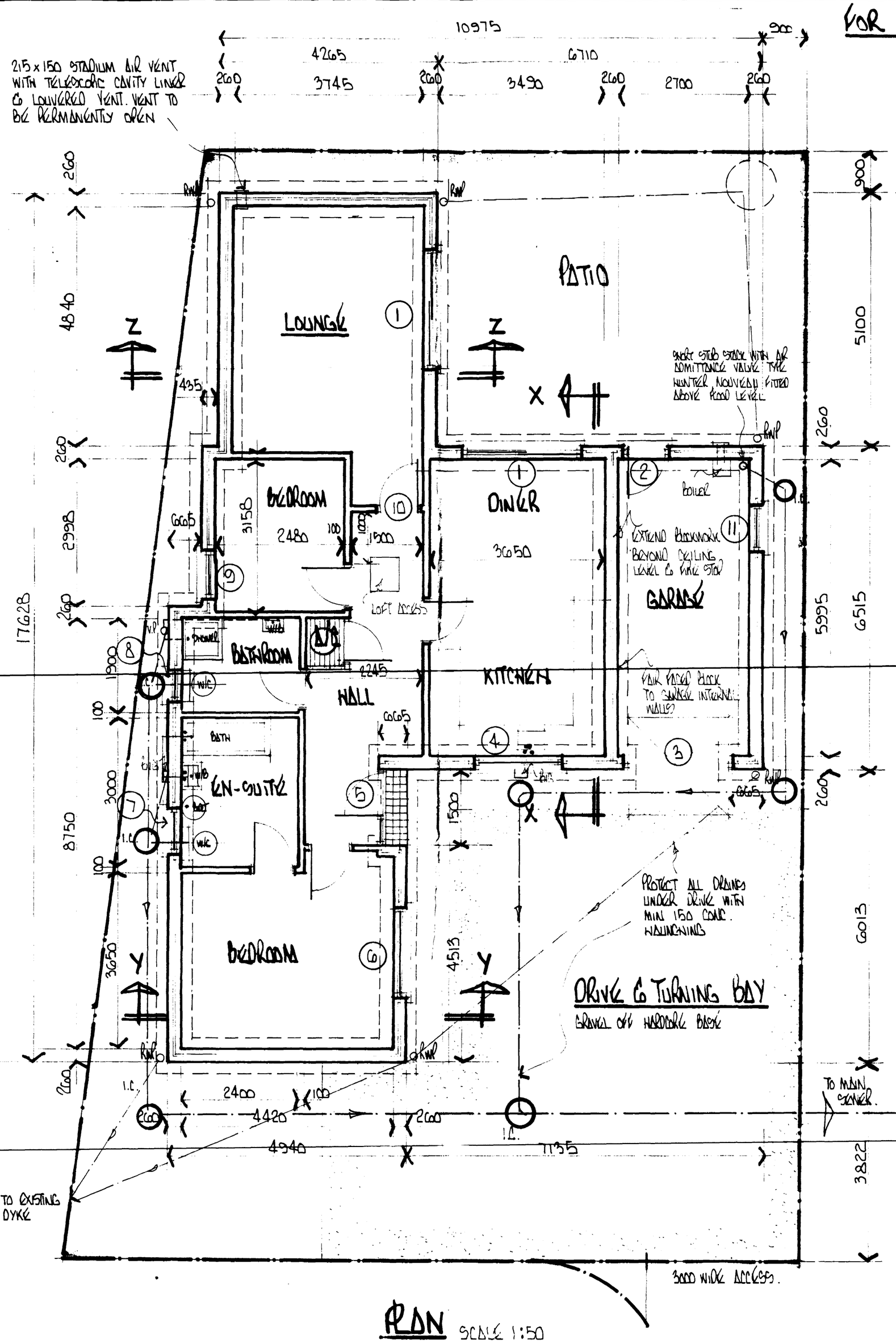
SOUTH HOLLAND D.C.
PLAN DEPT
09 OCT 1991
REF. CORSL/91

REV 'A' REDRAWN 27/10/91

DRWG. 2^A of 2

PROPOSED BUNGALOW ON LAND ADJOINING 99 PINCHBECK ROAD SPALDING LINCS. (OUTLINE PLANNING PERMISSION H16/1519/88 GRID REF: 524610 323620)

FOR MR & MRS. P. CHAPMAN, 27 BELVEDERE CLOSE, SPALDING, LINCS. PE11 2UT

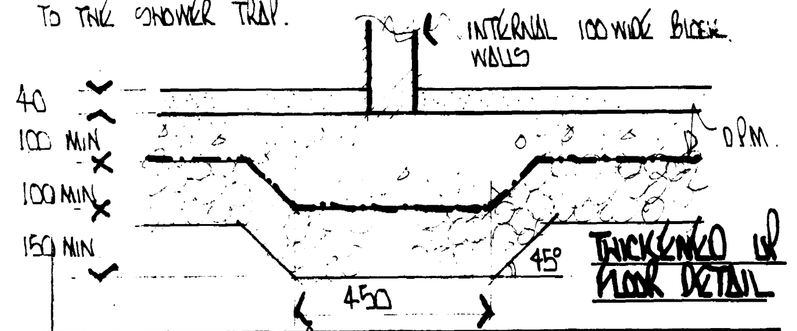


PLAN SCALE 1:50

THE MIN. FOOD STORAGE CAPACITY IS 1.75 CU.M. THIS CAN BE IN THE FORM OF A PANTRY OR SUCH OTHER FITMENTS FOUND IN OR OFF A KITCHEN. I.E. FITTED UNITS, REFRIGERATOR, OR FREEZER. AN AMALGAM OF ANY OF THE ABOVE WHICH PROVIDES 1.75 CU.M. IS SATISFACTORY. SOME PART MUST BE CAPABLE OF BEING VENTILATED BY NAT. OR MECHANICAL MEANS.

DRAINS

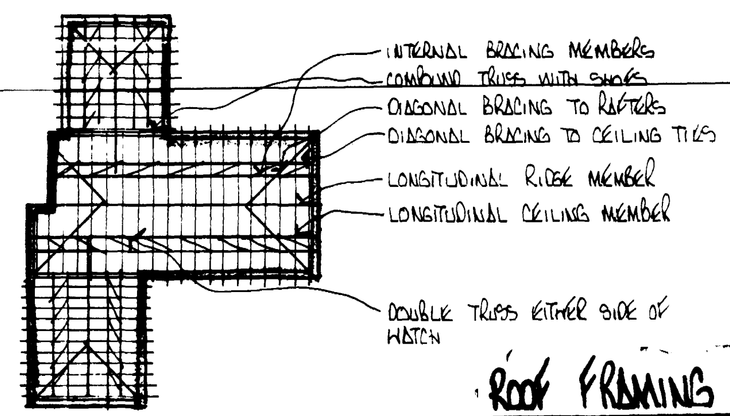
ALL TO BE 110Ø U.P.V.C POLYDRAIN OR SIMILAR APPROVED LAID TO A SELF CLEANSING GRADIENT. BRANCH DRAINS MIN. 1 IN 70 MAIN DRAINS MIN. 1 IN 130. WHEN PASSING THRO. WALLS PROVIDE CONC. LINTOL OVER. ALL JUNCTIONS TO HAVE SLOW BENDS. PROTECT ALL DRAINS WITH LESS THAN 600 COVER WITH CONC. PATHS. PIPES TO BE LAID ON SELECTED BACKFILL & GRANULAR BED. ALL I.C.'S TO BE POLYDRAIN HIGH DENSITY BLACK POLYTHENE OR SIMILAR APPROVED WITH LIP SEAL & CAST IRON LID. TO ALL WASTE PIPES PROVIDE 75 DEEP SEAL TRAP & RODDING POINT. 40Ø P.V.C. PIPE TO KITCHEN SINK / W.B's / 50Ø P.V.C. PIPE TO SHOWER. (ACCESS SHOULD BE MAINTAINED TO THE SHOWER TRAP.



THICKENED UP FLOOR DETAIL

REF.	QTY	JOULTON & PAUL SOFTWOOD WINDOWS OR P.V.C. EQUIVALENT	I.G. INSULATED LINTOLS U.N.O	LENGTH
1	2	2400 W x 2100 H. DOUBLE GLAZED ALUMINIUM PATIO DOORS		
2	1	6/NS (FRAME)	L1/G	1200
3	1	UF7070NG	L1/G	2550
4	1	310CVC	L1/G	2100
5	1	FGR150	L1/G OVER PORCH NOT ROOF	1800
6	1	312CVC	L1/G	2100
7	1	2N10CV	L1/G	1200
8	1	N10V	L1/G	750
9	1	2N12CV	L1/G	1200
10	7	INTERNAL 750 W. DOORS	PRESTRESSED CONC. LINTOLS	1000
11	1	2N12W	L1/G	1200

PATIO DOORS TO HAVE NIGHT VENTS TO GIVE 10000 mm² VENTILATION.
SAFETY GLASS TO PATIO DOORS
ALL WINDOWS EXCEPT GARAGE TO HAVE DOUBLE GLAZED SEALED UNITS.



ROOF FRAMING PLAN

TRUSSES AT 600 CRS ALL FRAMING 25x100.

ALL DIMNS TO BE CHECKED ON SITE BEFORE COMMENCING WORK.

FOUNDATIONS

700 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TO ALL CAVITY BWK. (260) CONC. MIX C15P. ALL TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA IF ANY NON LOAD BEARING SUB STRATA IS ENCOUNTERED THE ARCHITECT MUST BE INFORMED BEFORE LAYING ANY CONCRETE TO THE FOUNDATIONS. THE ADVISE OF A CONSULTING ENGINEER WILL BE OBTAINED. ALL TO LOCAL BUILDING INSPECTORS APPROVAL. SEE DETAIL ON THICKENED UP FLOOR SLAB LOCAL TO ALL INTERNAL 100 WIDE BLOCK WALLS.

WALLS

260 CAVITY BWK. COMPRISING :- 102 FACING BWK. BUTTERLY BEHIND SANDSTONE MASONRY 58 CAVITY WITH 50 DRITHERM INSULATION LAID TO MANF. INSTRUCTIONS 100 CELCON BLOCK OR SIMILAR APPROVED RENDER & SKIM INTERNAL WALLS. MORTAR TO B.R.E. DIGEST NO 178 & C.P. 121 PART 1 1973 & AS RECOMMEND BY BWK/BLOCK MANF. GALV. OR SIMILAR WALL TIES AT 900 CRS. HORIZONTAL 450 CRS. VERTICAL (STAGGERED) & AT 300 CRS. VERTICAL AS NEAR TO DOOR/WINDOW JAMBS AS POSSIBLE. TIES TO BE BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP & FITTED IN ACCORDANCE WITH BS5628. D.P.C's AROUND ALL OPENINGS. CLOSE CAVITY AT RAKE LEVEL. LEAN MIX TO CAVITY MIN. 150 BELOW D.P.C. CLASS 'A' CONC. BLOCKS BELOW GROUND LEVEL. ALL BWKS. BELOW D.P.C. TO BE F.L. QUALITY. 50 x 100 WALLPLATE OFF MORTAR BED WITH 30 x 5 x 1000 GALV. METAL ANCHOR STRAPS AT MAX. 2 M. CRS. TO GABLES PROVIDE NOGGINGS MIN. 38 THK. BET. RAFTERS & CEILING JOISTS WITH GALV. METAL ANCHOR STRAPS AS ABOVE. PROVIDE HORIZONTAL D.P.C's ABOVE ALL I.G. LINTOLS. 100 HAEMELITE 'B' INSULATION BLOCK OR SIMILAR APPROVED RENDER & SKIM BOTH SIDES TO ALL INTERNAL WALLS.
1000 GAUGE D.P.M

FLOOR

150 MIN. CONSOLIDATED HARDCORE BLINDED ↓100 MIN. CONCRETE C10P MIX. 40 MIN. SAND / CEMENT SCREED. SEE DETAIL OF THICKENED UP FLOOR SLAB UNDER INTERNAL 100 WIDE BLOCK WALLS. MAX. HARDCORE THICKNESS TO BE GOV & WELL COMPACTED IN 150 LAYERS.

ROOF

MARLEY CONC. INTERLOCKING ROOF TILES OR SIMILAR APPROVED TYPE :- MARLEY 'MENDIP' SMOOTH BROWN. LAID TO MANF. INSTRUCTIONS OFF 38 x 25 T.T. TILING BATTENS OFF 1 LAYER OF UNDERSARKING FELT TO COMPLY WITH BS. 747 TYPE 1 F WITH 150 LAPS. 'TWINPLATE' 'FINK' ROOF TRUSSES OR SIMILAR APPROVED AT 600 CRS. WITH LOFT ACCESS & ACCOMMODATION FOR WATER TANK ETC. 150 F/G INSULATION. 12 FOIL BACKED PLASTERBOARD & ARTEX FINISH TO GARAGE CEILING PROVIDE 12 GYPROC FIRELINNING BOARD & ARTEX FINISH ALL FITTED TO MANF. INSTRUCTIONS. TRUSSES TO COMPLY WITH BS 5268 PART 3 1985. ROOF TILES TO HAVE 75 HEADLAP. FASCIA BOARD & SOFFIT TO BE WHITE P.V.C. PROVIDE SOFFIT WITH CONTINUOUS 10 AIR GAP WITH FLY PROOF MESH. FASCIA BOARD TO HAVE SOFTWOOD UNDERFASCIA. 68Ø P.V.C. RWPs 100 H.R. P.V.C. GUTTERS.

BOILER

WALL MOUNTED POTTERTON PROFILE GAS BALANCED FLUE BOILER COMPLETE WITH FLUE TERMINAL GUARD OR SIMILAR APPROVED. INSULATE ALL PIPEWORK TO FLOOR & ROOF.

RAPID VENTILATION (KITCHEN)

MECHANICAL EXTRACTION TO EXTERNAL AIR 60 LITRES PER SECOND OR 30 LITRES PER SECOND IF A COOKER HOOD FITTED.

BACKGROUND VENTILATION (KITCHEN)

4000 SQ MM TRICKLE VENTILATOR OR MECHANICAL ONE CHANGE PER HR.

BATHROOM / ENSUITE

MECHANICAL VENTILATION TO EXTERNAL AIR. 15 LITRES PER SECOND

LOUNGE / BEDROOMS RAPID VENTILATION

ONE OR MORE VENTILATION OPENINGS WITH TOTAL AREA AT LEAST 1/20TH FLOOR AREA OF ROOM. & SOME PART OF THE VENTILATION OPENING AT LEAST 1.75M ABOVE F.F.L.

LOUNGE / BEDROOMS BACKGROUND VENTILATION

4000 SQ MM TRICKLE VENTILATOR OR SIMILAR. OPENING SHOULD BE CONTROLLABLE & SECURE & LOCATED TO AVOID UNDUE DRAUGHTS.

HOT WATER CYLINDER TO HAVE FACTORY FITTED INSULATED JACKET. C/W THERMOSTAT CONTROLS & TIME SWITCH

REV'A REDRAWN 27/10/91

DRWG. 1 OF 2

SOUTH HOLLAND DIC. PLAN DEPT 09 OCT 1991 REF... 09.91/91