APPLICATION No. H16/0961/93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0961/93 Received:07-OCT-93 Type:FULL

Name: Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincs

Agent: Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincs

Description: Erection of house and garage

Location : Plot 3, Monkshouse Court Monkshouse Lane
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 The site shall be landscaped in accordance with the approved landscaping scheme referenced H16/0235/89.

Reason: In the interests of visual amenity.

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

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

4 The developer shall (i) give a minimum of two weeks notice in writing of commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is of archaeological interest.

5 The preserved trees shall be protected during construction work by a substantial fence, (1.5 metres high and constructed 2 metres outside the

SOUTH HOLLAND DISTRICT COUNCIL

drip line of the trees), details of which shall be submitted to and approved by the Local Planning Authority before the fence is constructed and it shall be erected before construction work begins. No site huts shall be erected within the crown spread of the trees. No materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under them. No burning of goods shall take place within 3 metres of the crown of the trees and no services shall be routed under the corwn spread of the trees.

Reason: To protect the preserved trees in the interests of amenity.

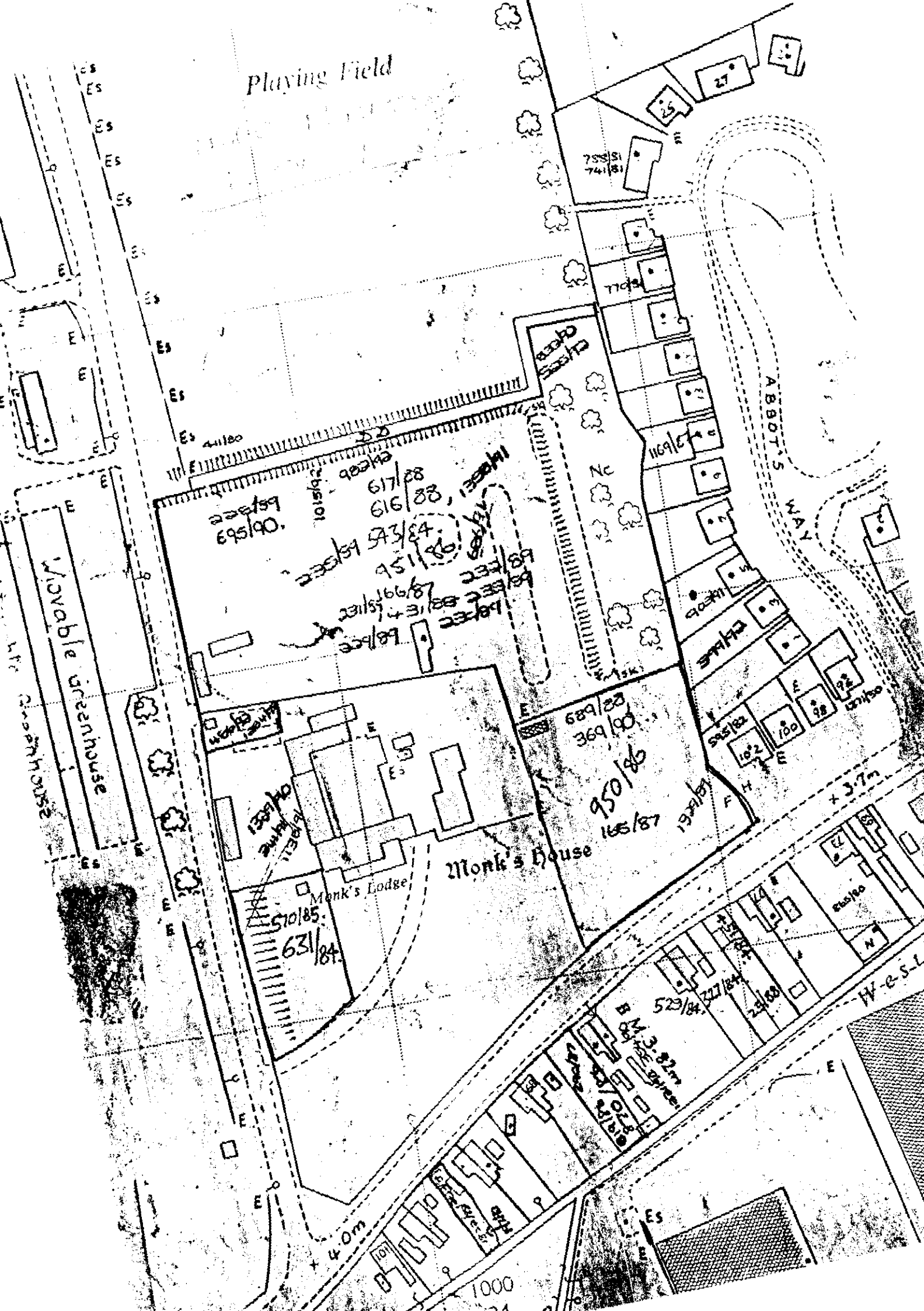
This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority

Director of Planning and Building Control Services
09-DEC-93 H16/0961/93

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)


Playing Field
ABBOT'S WAY
Monk's House
Monk's Lodge
Nc
1000

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0961/93

Date Registered 07 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

mr & mrs m Favell
14 mill Lane
Gosberton
Spalding
Lincs
Tel. No. 0775 840743

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot 3 monkshouse Court, monkshouse Lane, Spalding Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Construct House & Detached Garage

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed..... Date ...6.10.93..... 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 Certificates
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 pervious 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 Dwellings	✓	If so, how many: 1
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	— hectares
B. If building works are proposed, please state extra floor space to be created:	— sq. metres
C. Please state size of any new structure:- (a) max. height:	8.6 metres
(b) max. length:	10.6 metres
(c) max. width:	11.95 metres
D. Please state type and colour of materials for facing external walls:	Country Stone rough faced Witney coursed
E. Please state type and colour of roofing materials.	Bradstone cotswold lightweathered buff
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

Residential

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

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

or

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

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

Double Garage & turning area

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
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 ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	—	➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

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

Continue on separate sheet if necessary. Notice under section 27 of Town & Cou

7 INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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 ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ 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?			
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.			
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			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
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 ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

ry Planning Act 1971 served on Mr P Arnold.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Prospective Purchaser

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (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.

Owner's Name: Mr P. Arnold

Address of owner at which notice was served:
Monks House
Bourne Rd
Spalding

State Date notice served:
6.10.93

Signed ..... (Applicant / ~~Agent~~) Date 6:10:93

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 6:10:93

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.

Tenant's Name:
Address of tenant at which notice was served:

State Date notice served:

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

APPLICATION ASSESSMENT

Current App 8.6

Notes for Case Officer Consult Diane and trees

695/90 Plot 2 7.5m high
1015/92 Plot 4 6.1m high
37/93 Plot 4 6.1m high
982/92 Plot 5 5.0m high
Plot 6
1358/91 Plot 7 7.0m high
Plot 8 7.5m high
741/93
232/89 Plot 9 6.4m high
233/89 Plot 10 4.4m high

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM 15
Date 15-10

Site Notice posted by PM
Date
Expiry 15-10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Height reduced by amended, more acceptable

Case Officer Conclusions

Tree Conservation Trees protected - Plans seems right.
Will be forward of Plot 6 Church check AS site, Wash wall - Seems ok
Plot 2 has no of windows, check they're marked obscure - Sitting room + Kitchen Secondary windows

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed PM Date 19-11

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☑ Amended plans –
Dwg no:
Received: 11-11-93

Conditions/Reasons: (cont overleaf)

~~Const^n protection of TPO trees~~

~~Archaeology, Cond 7~~

1) The site shall be landscaped in accordance with the approved landscaping Scheme referenced H16/0235/89.
Reason: In the interests of visual amenity
2) SC27
3) Archaeological watching brief condition

PTO

4

4 The preserved [redacted] trees shall be protected during construction work by a substantial fence, 1.5 metres high and constructed 2 metres outside the drip line of the trees details of which shall be submitted to and approved by the Local Planning Authority before the fence is constructed and it shall be erected before construction work begins. No site huts shall be erected within the crown spread of the trees. No materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under them. No burning of goods shall take place within 3 metres of the crown of the trees and no services shall be routed under the crown spread of the trees.

Reason To protect the preserved trees in the interests of amenity

DC INSTRUCTION SHEET

APPLICATION REF: H16/0961/93

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:

PDM 12-10-93

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

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:

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed ..... Date...12/8 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P3363

Date first Rec'd 07 OCT 1993

Registration

Reference H16/0961/93

Cross-Ref R

Date 8/10

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of House + Garage

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

Fees
Correct fee £ 130
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 200 OS Plots
Grid ref 523140 303240

Ward T Parish SPALDING

Inside IBD YES 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 1711 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

See enc plan.

Previous 230/89

Saw Mr Farrell
18-8
wants to put
some state details
along eves.
Send ok
amendment to
follow.

PSM.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Destination Name: Montagu Lincolnshire.

Fax No: 0529 306327

Your Ref/Contact: No of Pages 2

Our Ref/Contact: P. J. Udy

Date: 22-12

Subject: Monkshouse Court

FAX MESSAGE

We put a 'watching brief' condition on a recent application on this site. We considered that could not justify a stronger condition since very few dwellings, if any, had had any conditions imposed.

You are aware of problems on this site and I understand you have a meeting with Mr N. Mullen in the near future.

The applicant has sent a letter giving notice of commencement of work which follows. I would be grateful if you would oversee the development. Thankyou.

Steve Hames phoned 22-12 doesn't allow funding, little can do.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1993
PU

who on gen & gen & wtr?

S.H.D.C.
Priory Rd
Spalding

14 Mill Lane,
Gosberton,
Spalding
Tel 840 743

15th Dec 1993
watching brief Condition

F.A.O. Council Archaeologist.

Dear Sir/Madam

I would like to give notice that we intend to start work on Plot 3 Monks House Court, Monks House Lane, Spalding, in approximately three weeks time. REF H16/0961/93.

Yours faithfully

Favell.

J. Favell (mrs)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0961/93 Received:07-OCT-93 Type:FULL

Name: Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincs

Agent: Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincs

Description: Erection of house and garage

Location : Plot 3, Monkshouse Court Monkshouse Lane
Spalding Lincs

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

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 The site shall be landscaped in accordance with the approved landscaping scheme referenced H16/0235/89.

Reason: In the interests of visual amenity.

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

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

4 The developer shall (i) give a minimum of two weeks notice in writing of commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is of archaeological interest.

5 The preserved trees shall be protected during construction work by a substantial fence, 1.5 metres high and constructed 2 metres outside the

drip line of the trees) details of which shall be submitted to and approved by the Local Planning Authority before the fence is constructed and it shall be erected before construction work begins. No site huts shall be erected within the crown spread of the trees. No materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under them. No burning of goods shall take place within 3 metres of the crown of the trees and no services shall be routed under the crown spread of the trees.

Reason: To protect the preserved trees in the interests of amenity.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority

22-NOV-93 AD check....A 22/11...

Authorised to issue (inc Delegation).....
12/11

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0961/93

FULL

Applicant: Mr & Mrs M Favell
Tel: 0775 840743

Agent: Mr & Mrs M Favell
0775 840743

Description: Erection of house and garage

Location: Plot 3, Monkshouse Court
Monkshouse Lane
Spalding
Lincs

06 JAN 94

Valid date:	07-OCT-93	Terminal date:	~~02-DEC~~-93
Target dates:		Target Committee:	17-NOV-93
To case officer	14-OCT-93	Report deadline:	03-NOV-93
Inspected by	21-OCT-93	Agreed TD Ext:	
Extra contacts	28-OCT-93	Case Officer:	
Report if not clear by	11-NOV-93		P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		15-OCT-93	05-NOV-93
Cllr C F Fisher	0775 725983	12-OCT-93	19-OCT-93
Cllr Mrs A M Newton	0775 762210	12-OCT-93	19-OCT-93
Cllr R C West	0775 760231 (Of	12-OCT-93	19-OCT-93

SITE RECORD

Grid ref: 523140 322240
OS Sheet: 200 Parcel:

L.C.C – Obs Attached jr 8 14/10/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pr Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0961/93

Applicant: Mr & Mrs M Favell
14 Mill Lane
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Spalding
Lincs

Agent: Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincs

Description: Erection of house and garage

Location: Plot 3, Monkshouse Court
Monkshouse Lane
Spalding
Lincs

Amendment: Dropped roof pitches, extra window in breakfast area
remove exposed rafters, replace with stone fascias

15-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 06-JAN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only
Application No. H16/0961/93
Date registered 11 NOV 1993
Case Officer PU

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
Mr & Mrs M Favell
14 Mill Lane
Gosberton
Tel. No. 0775 840743

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
Plot 3, Monks House Court, Monks House Lane, Spalding

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
16/0961/HX/x/93

Building Regulation reference relating to same development.

2. Please tick **one** box only
Amendment is proposed where permission already granted — A. [ ]
If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered — B. [✓]
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council — YES ~~NO~~

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed M. Favell Date 12.11.93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
House with detached garage

As **NOW PROPOSED**, if different
N/A

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
Roof Pitches dropped at request of Council
Extra window in breakfast area.
Change to window at front in breakfast area.
Remove exposed rafters replace with stone faschias

State drawing no's of the current submission
—

State Officer dealing with the application, if known.
P Udy.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
N/A

AMENDMENT RECORD SHEET - LIVE APPLICATION

/~min

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated ✓ 15/11

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment?

PC None ☑
WM
Press
Residents
Other - one extra extra arb Plot 4 bat house lobby tower drive

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: 15/11

Superseded details removed ☐

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

Saw mr farrell 5-11-93

has looked at roof + can reduce it by 600mm. Also would like to alter eves. Suggested he submits the alterations & we all have a look. would still be - 0.5m taller than most.

PM

Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincolnshire

P J Udy

PJU/SJS H16/0961/93

3 November 1993

Dear Sir and Madam

Construction of house and detached garage - Plot 3, Monkshouse Court, Monkshouse Lane, Spalding

I refer to your above application which was submitted on the 7 October 1993.

I write to request that you consider lowering the roof line of your proposed dwelling because it will stand much higher than the two properties on either side of your site. It is, therefore, considered that it will appear over dominant. It is in fact higher than any dwelling in this development.

I enclose the necessary amendment forms which you should complete and return with the amended plans, and I also enclose a standard letter which I would be grateful if you could complete and return as well within the next 14 days.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosure

Saw Mr Favell agreed for roof to be lowered wants to alter windows suggested does changes now. Would prefer pitch over bay retained, he does not want tiles ∴ agreed lead. may be OK

PM 24/1

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0961/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	3	1	2	2	2

2. Address or location

Plot 3 Monks House Court, Spalding

3. Name, classification and number of road

U C

4. Date application referred 14 - 10 - 93

5. State whether outline, detailed application etc.

Full

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

House & Garage

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: 14 - 10 - 93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

Delete as appropriate

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

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

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

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 : P3363
Date received : 07-OCT-93

Received from

M & J Favell

Address

14 Mill Lane
Gosberton
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

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: H16/0961/93

Applicant: Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincs

Agent: Mr & Mrs M Favell
14 Mill Lane
Gosberton
Spalding
Lincs

Description: Erection of house and garage

Location: Plot 3, Monkshouse Court
Monkshouse Lane
Spalding
Lincs

Amendment: Alteration to eaves

12-OCT-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered 7.1.08

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: PM 12-10-94

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

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H16/0961/93/A1

Date Registered 07 OCT 1994

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

mr M FAVELL
14 MILL LANE
GOSBERTON

Tel. No. 0775 840743

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot 3 MONKS HOUSE COURT, MONKS HOUSE LANE, SPALDING

Please complete

APPLICATION No.

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

~~B 16/0715/93~~
H16/0961/93

Building Regulation reference relating to same development (if any)

B16/0715/93

2. Please tick **one** box only

A — Amendment is proposed where permission already granted [✓]
If yes, submit two forms and two plans.

or

B — Amendment is to a proposal currently being considered [ ]
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 7/10/94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

FOUR BEDROOM DETACTCHED HOUSE & SEPERATE GARAGE

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

ALTERATION TO EAVES.

State drawing no's of the current submission

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

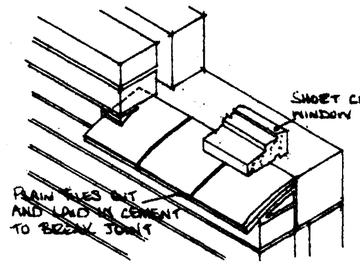
~~YES~~ / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? ~~NO~~ YES

WALL SPECIFICATION

100mm WIDE OUTER LEAF BUILT IN BRADSTONE IN ACCORDANCE WITH B.S 1881 PART 116 1983
60mm WIDE INSULATED CAVITY INSTALLED IN ACCORDANCE WITH AGREMENT BOARD CERTIFICATE No 86 - 1606.
100mm WIDE INNER LEAF BUILT IN TARMAC 'HEMELITE' BLOCKS OR SIMILAR APPROVED INSULATING BLOCKS.
APPLY SAND-CEMENT RENDER WITH SKIM FINISH TO INTERNAL FACE.
CAVITY WALLS TIED TOGETHER USING GALVANISED OR STAINLESS STEEL TWIST TIES SET AT 900mm MAX. CTRS HORIZONTALLY AND 450mm MAX CTRS VERTICALLY TO B.S. 1243. 1978.
TIES TO BE SET AT 300mm MAX CTRS VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.
CLOSE CAVITY AT ALL OPENINGS AND IN ROOF SPACE USING HORIZONTAL AND VERTICAL D.P.C's WITH INSULATED CAVITY CLOSURES TO PREVENT 'COLD BRIDGING' EFFECT.
USE CLASS A BLOCKS BELOW D.P.C. TO B.S. 6073.
AT A MIN. 150mm ABOVE FINISHED GROUND FLOOR LEVEL INSTALL A HORIZONTAL D.P.C. CONTINUOUSLY LAPPED WITH D.P.M.
INSTALL LINTELS WITHIN WALL OVER DRAIN PIPES AND OTHER SERVICES.
POUR LEAN MIX IN CAVITY UNTIL 225mm BELOW LOWEST D.P.C. LEVEL.

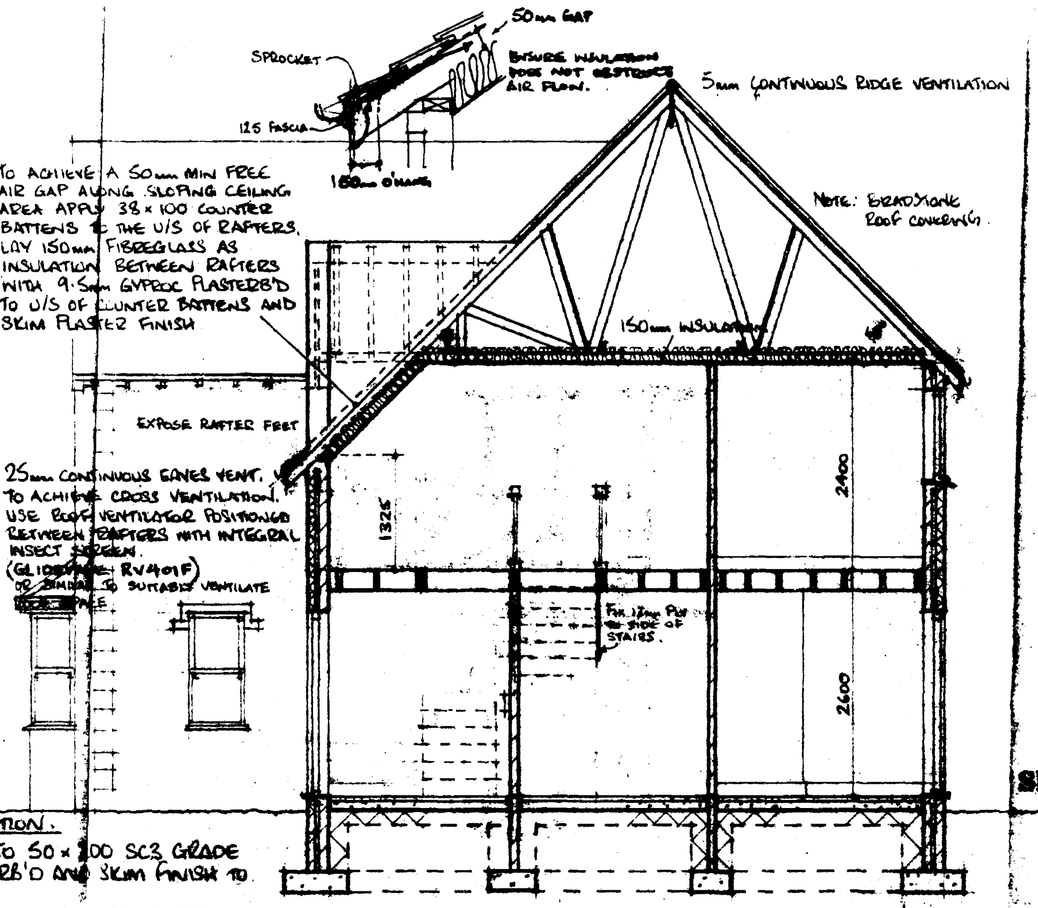


TILE CILL DETAIL n.t.s.

GLAZING SPECIFICATION

IN ACCORDANCE WITH PART N BUILDING REGS AND B.S. 6206 - 1981
DOUBLE GLAZING TO ALL EXTERNAL DOORS AND WINDOWS, AND WHERE NECESSARY INSTALL TOUGHENED / LAMINATED SAFETY GLASS SHOWING B.S. KITE MARK.

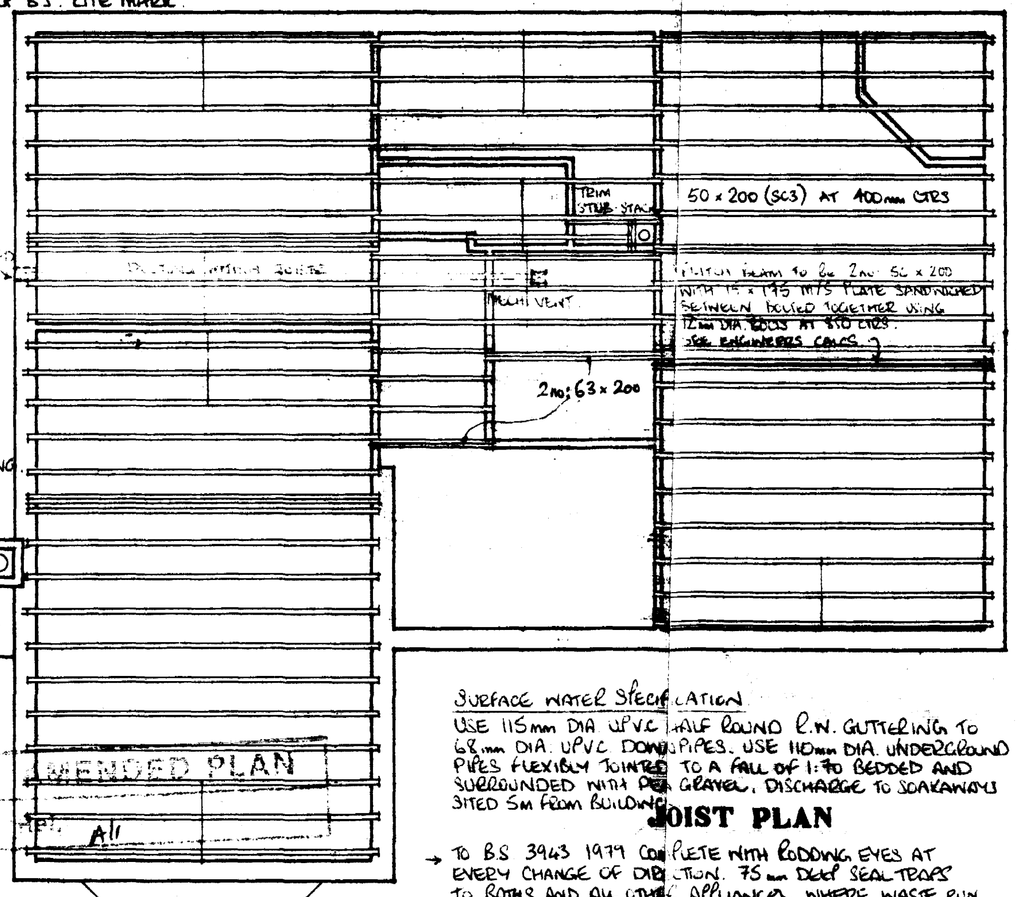
TO CONSTRUCT TIMBER STUD WALLS USE 50 x 75 HEAD AND SOLE PLATE 50 x 75 VERTICAL STUDS AT 400mm CTRS WITH 75mm THICK FIBREGLASS INSULATION BETWEEN.
FIX 9.5mm GYPROC PLASTERB'D TO BOTH SIDES AND SKIM FINISH.



SECTION

FIRST FLOOR FLOOR SPECIFICATION.

FIX 18mm MEYPOC DECKING TO 50 x 200 SC3 GRADE JOISTS. WITH 12.5mm PLASTERB'D AND SKIM FINISH TO UNDERSIDE.
INSTALL 5 x 50 GALVANISED STEEL LATERAL RESTRAINING STRAPS AT MAX. 2.0 METRE CTRS AND NOGGINGS MIN 38x38, TOGETHER WITH 38 x 38 HERRINGBONE STRUTTING AT MID-SPAN.



NOTE
DOUBLE UP JOISTS IN ADDITION TO SINGLE JOISTS SPACING

JOIST PLAN

SURFACE WATER SPECIFICATION

USE 115mm DIA UPVC HALF ROUND R.W. GUTTERING TO 68mm DIA UPVC DOWN PIPES. USE 110mm DIA UNDERGROUND PIPES FLEXIBLY JOINTED TO A FALL OF 1:40 BEDDED AND SURROUNDED WITH PEA GRAVEL. DISCHARGE TO SOAKAWAYS SITED 5m FROM BUILDING.

→ TO B.S 3943 1979 COMPLETE WITH RODDING EYES AT EVERY CHANGE OF DIRECTION. 75mm DEEP SEAL TRAPS TO BATHS AND ALL OTHER APPLIANCES. WHERE WASTE RUN EXCEEDS 3.0M PROVIDE ANTI-SYPHON TRAPS TO APPLIANCES FINAL DISCHARGE TO MAIN SEWER.
PROVIDE SUITABLE BRACING WHERE PIPES PASS THRU' WALLS. RIGID SHEET TO MASK 50mm CLEARANCE AROUND DRAIN OPENING IN WALL
PROTECT DRAINS UNDER DRIVEWAY - IF LESS THAN 600mm COVER - BY USING CONCRETE SLABS WITH 75mm PEA GRAVEL COVER.

FOUL DRAINS SPECIFICATION

USE 'BARTOL' OR SIMILAR INSPECTION CHAMBERS INSTALLED TO MANUFACTURERS INSTRUCTIONS WITH THE INTERNAL DIA. RELATED TO THE DEPTH IN ACCORDANCE WITH BS 5301: 1985
USE 100mm UPVC PIPES TO BS 4660: 1983 FLEXIBLY JOINTED AND LAID TO MANUFACTURERS INSTRUCTIONS TO A 1:40 FALL AND BEDDED & SURROUNDED IN 100mm PEA GRAVEL
USE 100mm UPVC SOIL AND VENT PIPES TO B.S 4514 1983 AND TO EXTEND MIN 900mm ABOVE WINDOW HEADS TERMINATING WITH GALVANISED FINIAL. PROVIDE ACCESS PLATE AT BASE.
USE 38mm UPVC WASTE PIPES (UNLESS SPECIFIED OTHERWISE)

VENTILATION SPECIFICATION

ALL WINDOWS TO PROVIDE MIN. 1/20th FLOOR AREA VENTILATION TO ROOM SERVED.
ALL WINDOWS HAVE TRICKLE VENTS INSTALLED IN HEAD OF WINDOW FRAME TO PROVIDE MIN. 4,000 mm².
IN STALL IN KITCHEN A MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING A RATE OF MIN. 60 LITRES / SECOND
INSTALL IN BATHROOM, ENSUITE AND INTERNAL W.C. A MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING A RATE OF MIN. 15 LITRES / SECOND.
THESE MECH. VENTS ARE IN ADDITION TO TRICKLE VENTS.

SMOKE DETECTORS SPECIFICATION

INSTALL A SMOKE DETECTOR IN HALL AND LANDING.
DETECTORS TO BE INTERCONNECTED, WIRED SEPERATELY AND FUSED AT DISTRIBUTION BOARD TO IEE WIRING REGULATIONS & TO B.S. 5446 PART 1.

HEATING SPECIFICATION

INSTALL WALL MOUNTED FAN FLUE GAS BOILER WITH DURABLE GUARD TO FLUE OUTLET MIN. 600mm AWAY FROM UTILITY WINDOW.
INSULATE CYLINDER, HOT WATER AND HEATING PIPES IN ACCORDANCE WITH BUILDING REGS 'L'
HOT WATER STORAGE SYSTEM (VENTED TYPE) TO BE INSULATED IN ACCORDANCE WITH B.S. 1566: PARTS 1 AND 2 OR BS 3198: 1981
INSTALL ROOM THERMOSTAT AND THERMOSTAT VALVES TO CONTROL HEAT OUTPUT.

FLUE AND OPEN FIRE SPECIFICATION.

FIT 225mm INT. DIA. CLAY FLUE LINERS SOCKETS UP IN ACCORDANCE WITH B.S 1181: 1989 INSIDE A 100mm THICK BRADSTONE SURROUND WHICH TERMINATES TO A HEIGHT THAT IS ACCEPTABLE TO BUILDING REGS
TRIM ROOF STRUCTURE AROUND FLUE AT ABUTMENT WITH CODE 4 STEPPED LEAD FLASHING. ENSURE NO TIMBER IS WITHIN 40mm OF FLUE.
OPEN FIRE CAPABLE OF BURNING SMOKELESS FUEL. NON-COMBUSTIBLE HEARTH TO PROJECT FROM WALL FACE 500mm AND PAST SIDES BY 150mm AND 125mm THICK. IN ACCORDANCE WITH APPROVED BUILDING DOCUMENT J.
PROVIDE AN AIR VENT IN LOUNGE TO PROVIDE VENTILATION OPENING EQUIVALENT TO 50% OF THE THROAT OPENING AREA. VENT POSITIONED 225mm ABOVE FINISHED FLOOR LEVEL

ROOF SPECIFICATION.

BRADSTONE COTSWOLD LIGHT WEATHERED BUFF LAID AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. TO B.S 5534 PART 1 1978
25 x 38 TREATED BATTENS ON UNDERFELT TO B.S 747. LAP FELT IN ALL CASES 150mm MIN
TRUSSED RAFTERS SPACED AT 400mm CTRS TO BE THAN APLATE LTH DESIGNED IN ACCORDANCE
STRAP 50 x 100 WALL PLATE TO WALLS MAX 2.0M CTRS USING 5 x 30 GALVANISED STEEL STRAPS MIN 1.0M IN LENGTH.
FROM RAFTER AND CEILING CHORD MEMBERS TO GABLE WALLS USE 5 x 30 GALVANISED STEEL STRAPS AT MAX. 2.0M CTRS. SPAN 2no. TRUSSES WITH NOGGINGS AND PACK N.L.T 38mm THICK AND N.L.T ½ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.
BRACE ROOF IN ACCORDANCE WITH B.S. 5268 PART 3 1985
USE 25 x 100 TIMBERS FOR RIDGE NODE BINDER, CEILING BINDERS AND DIAGONAL BRACING
SC3 GRADE TIMBER TO BE USED THROUGHOUT.
COMPOUND TRUSS TO SIT ON CONCRETE PADSTONES.
INSTALL WATER STORAGE TANK IN ACCORDANCE WITH TECH. BULLETIN No 4 T.P.A. SPAN SUPPORT MEMBERS OVER 4 TRUSSES.
FORM TRAP DOOR TO GAIN ROOF ACCESS IN ACCORDANCE WITH B.S 5268 PART 3 1985
LAY 150mm THICK FIBREGLASS INSULATION BETWEEN CEILING JOISTS COVERING ENTIRE ROOF AREA.
PROVIDE A 25mm CONTINUOUS GAP AT OPPOSING EAVES TO ACHIEVE CROSS VENTILATION IN ROOF SPACE AND 5mm CONTINUOUS GAP AT RIDGE. USE INSECT SCREEN.

CEILING SPECIFICATION.

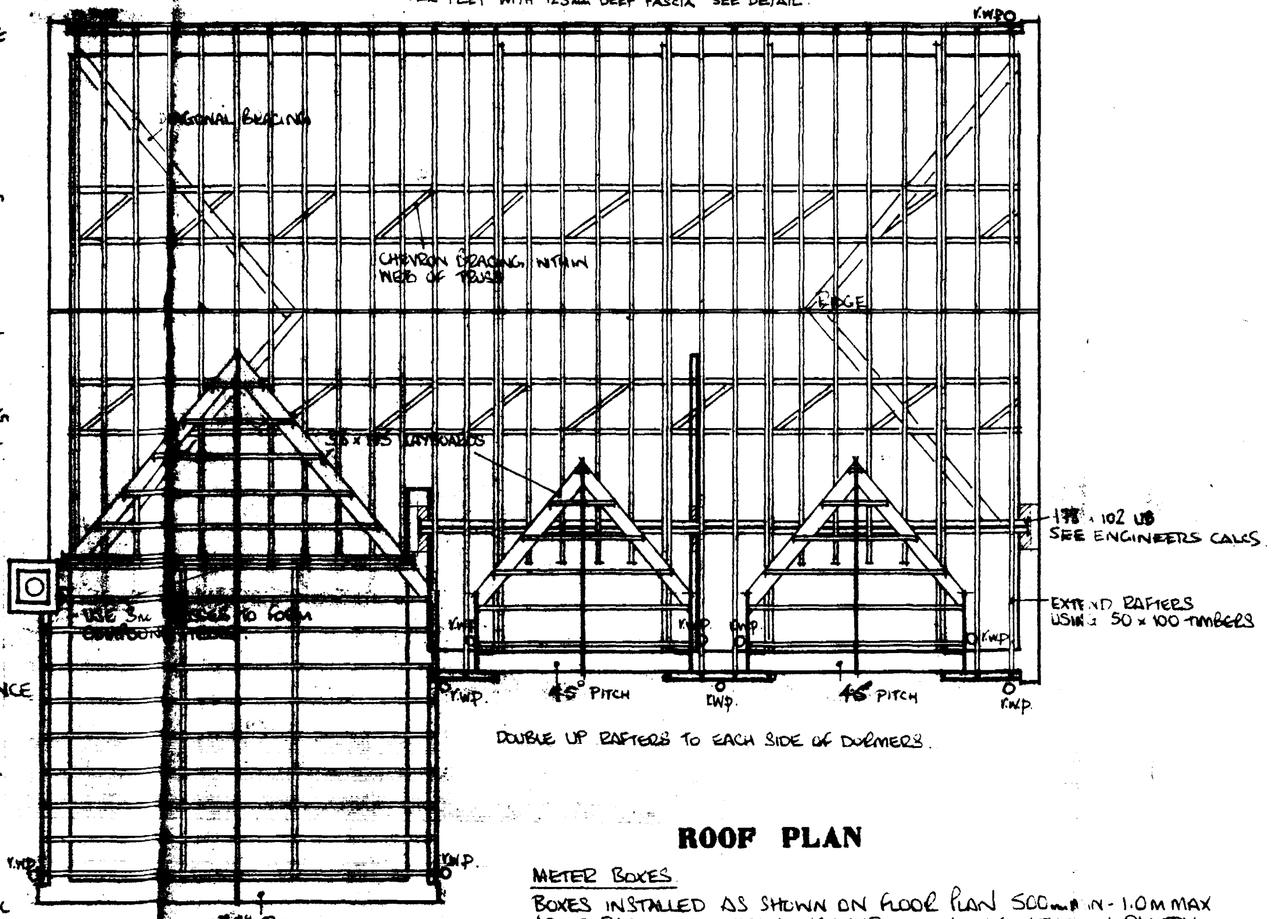
USE 12.5mm GYPROC PLASTERB'D WITH SKIM FINISH TO GROUND AND FIRST FLOOR CEILINGS.
PROVIDE ½ HOUR MODIFIED FIRE RESISTANCE BY TAPING AND FILLING ALL JOINTS BACKED BY NOGGINGS.

LINTELS

USE I.G. GALVANISED STEEL LINTELS IN ACCORDANCE WITH B.S. 5977.
IN ALL CASES PROVIDE MIN. 150mm END BEARING WITH BIT. FELT D.P.C CAVITY TRAY WHERE APPLIES TO B.S. 5628 PART 3 1985.

STAIRS SPECIFICATION

INSTALL STAIRCASE AS SHOWN ON PLAN. PITCH TO BE 42° MAX. AND RISING 2.600 METRES FROM FINISHED GROUND FLOOR TO FINISHED FIRST FLOOR IN 13no: EQUAL RISERS OF 200mm. GOINGS TO BE 225mm MEASURED AT CENTRE LINE OF TREADS, WITH A MINIMUM TREAD WIDTH OF 50mm AT NEWEL END.
900mm HIGH HANDRAIL ALONG BALUSTRADING IN ACCORDANCE B.S 6399: PART 1 1984 MEASURED VERTICALLY AT PITCH LINE TO FLIGHT. 2.0 METRE MIN. HEADROOM.
BALUSTRADING TO BE PROVIDED SO AS NOT TO ALLOW THE FREE PASSAGE OF A 100mm SPHERICAL OBJECT.



ROOF PLAN

METER BOXES

BOXES INSTALLED AS SHOWN ON FLOOR PLAN 500mm IN - 1.0M MAX ABOVE PATH LEVEL WITH CONSUMER UNIT AT HIGH LEVEL IN PANTRY.

GROUND FLOOR SPECIFICATION

LAY 150mm CONSOLIDATED HARDCORE WITH SAND BLINDING AS BASE, 1200 GAUGE POLYTHENE MEMBRANE CONTINUOUSLY LAPPED WITH D.P.C 100mm, 100mm CONCRETE OVERSITE WITH 50mm SAND AND CEMENT SCREED AS FINISH.

FOUNDATIONS

USE 700 x 225 FOOTINGS TO 260mm WALLS AND 450 x 225 FOOTINGS TO 100mm WALLS. CONCRETE MIX TO BE C15 P MIX.
FOUNDATIONS TAKEN DOWN TO A DEPTH OF 750mm - 1.0 METRE DEPENDING ON SUITABLE LOAD BEARING SUB-STRATA.

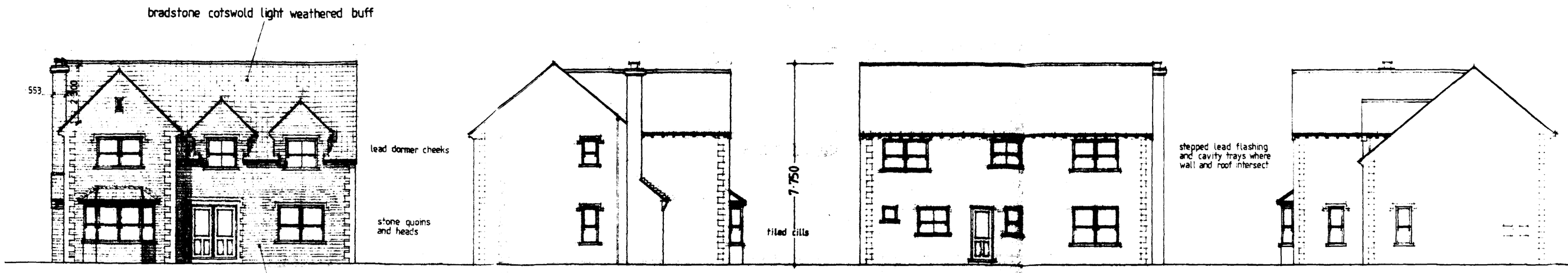
PROPOSED HOUSE AND GARAGE AT PLOT 3 MONKSHOUSE COURT, MONKSHOUSE LANE, SPALDING, LINCS, FOR Mr and Mrs M. FAVELL. 1-50.

096/93

PROPOSED HOUSE AND DETACHED GARAGE AT PLOT 3 MONKSHOUSE COURT, MONKSHOUSE LANE, SPALDING, LINCS. FOR Mr and Mrs M. FAVELL.

1:50 , 1:100

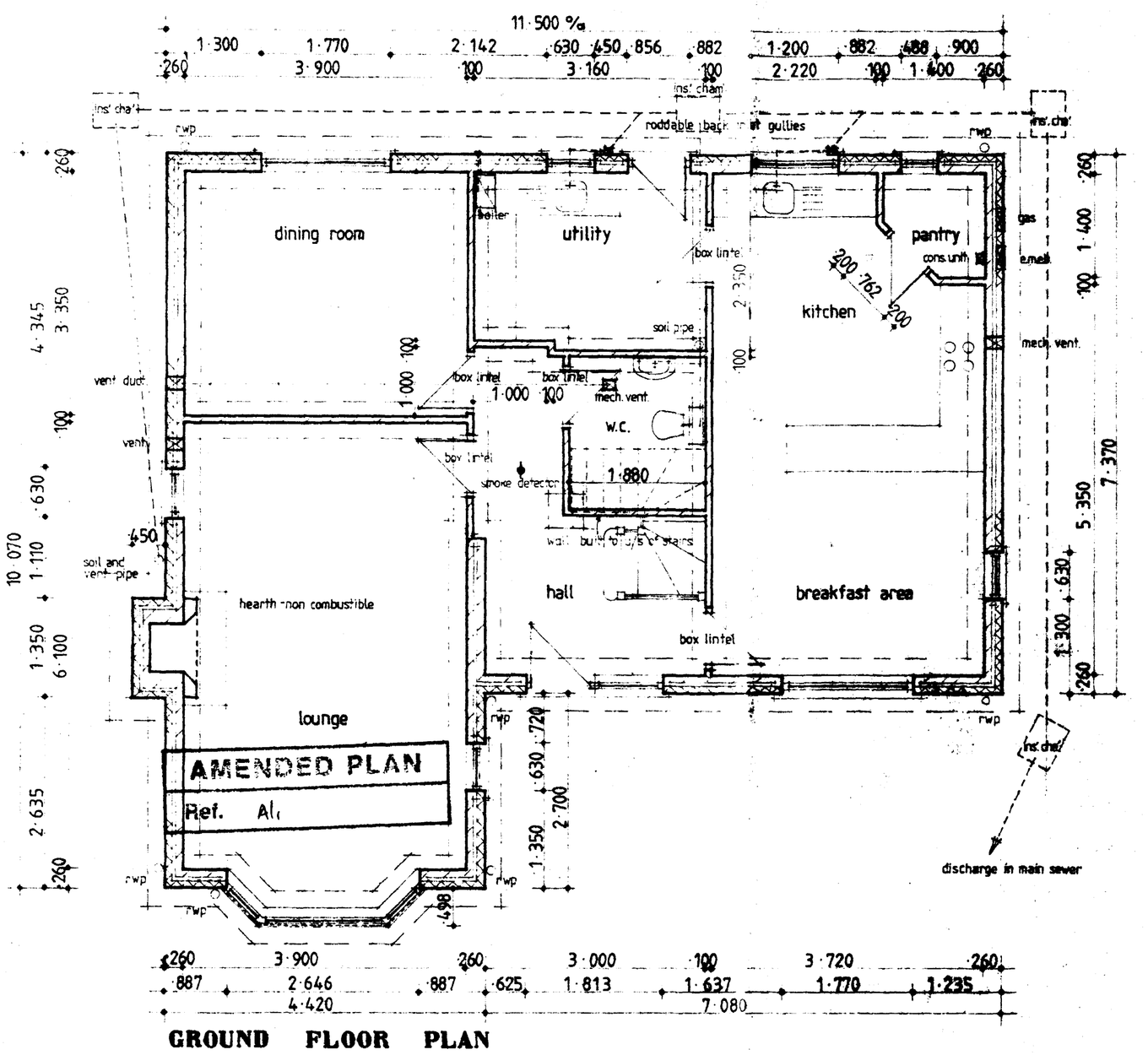
SRV4N12 L1-S. 2·10 | SRV 212 L1-S. 1·50 | SRV 212 L1-S. 1·50 | SRV109 L1-S. 1·05 | SRV4N12 L1-HD 2·10 | SRV210 L1-HD 1·50 | SRV4N12 L1-HD 2·10



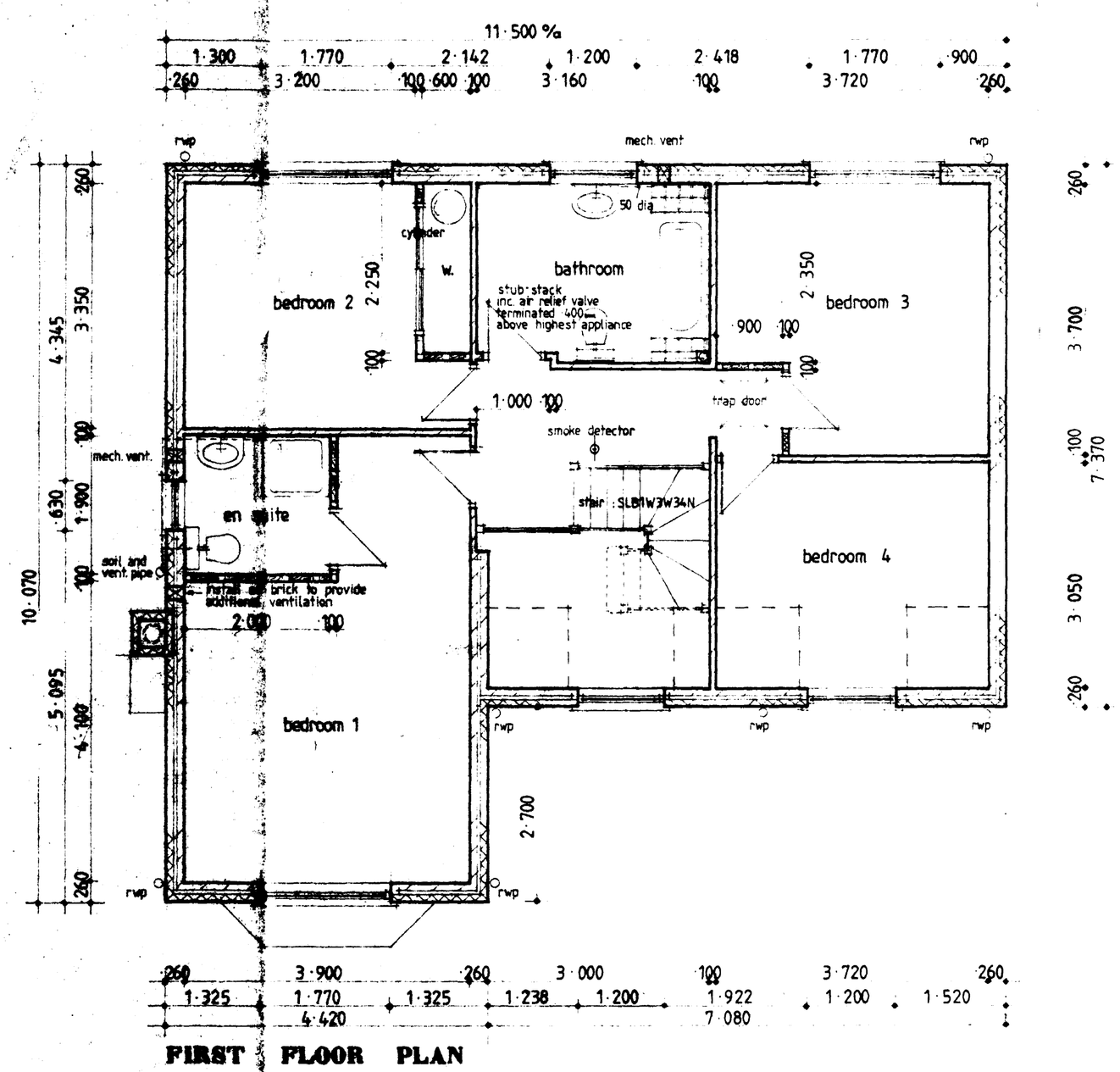
SOUTH **WEST** **NORTH** **EAST**

note: ref boulton and paul joinery I.G. lintels.

SP3, SRV4N15 2× SRV115 L1-HD. 3·00 | PURPOSE MADE L-S. 2·25 | SRV4N15 L1-S 2·10 | SRV115 L1-HD. 1·05 | N06L L1-S. 0·90 | SRV 210 L1-S. 1·50 | FN26M L1-S. 1·20 | SRV110 L1-S 1·05 | SRV4N15 L1-S. 2·10 | SRV115 L1-S. 1·05 | SRV115 L1-S 1·05



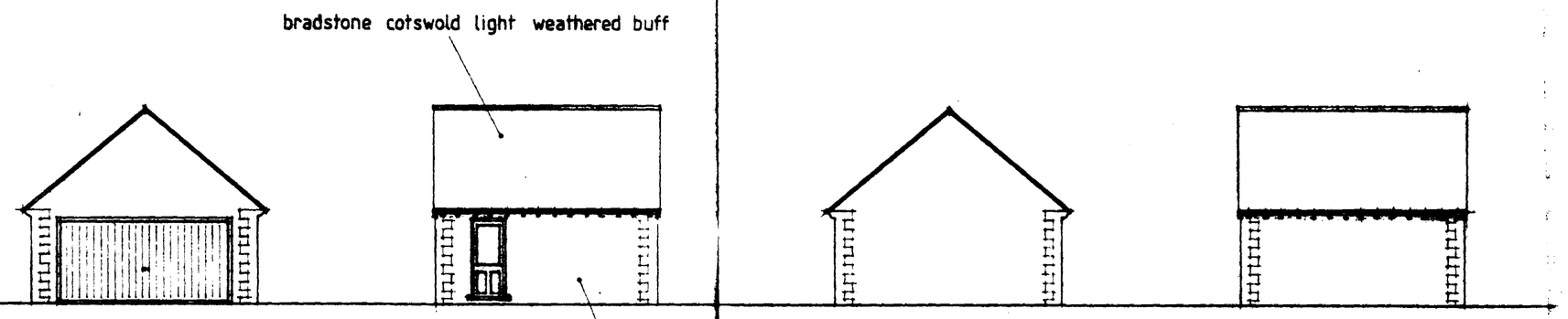
GROUND FLOOR PLAN



FIRST FLOOR PLAN

0961/93

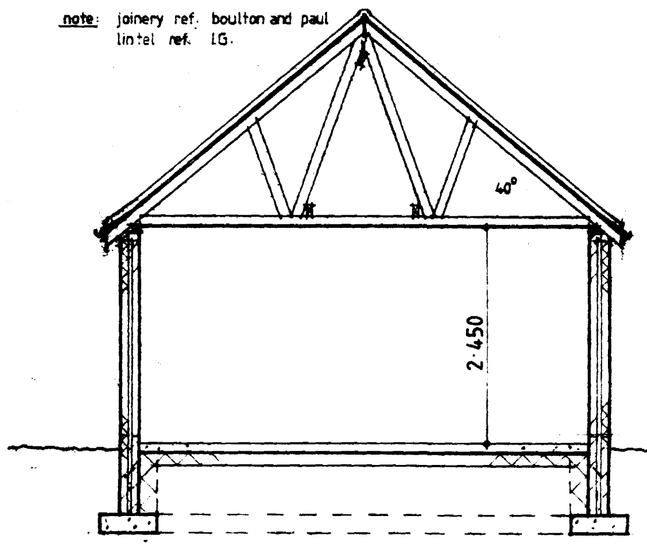
PROPOSED HOUSE AND DETACHED GARAGE AT PLOT 3 MONKSHOUSE COURT, MONKSHOUSE LANE, SPALDING, LINCS. FOR Mr and Mrs M. FAVELL. 1·50, 1·100.



UF14070N
L-S. 4·80.

FX26M
L1-S. 1·20

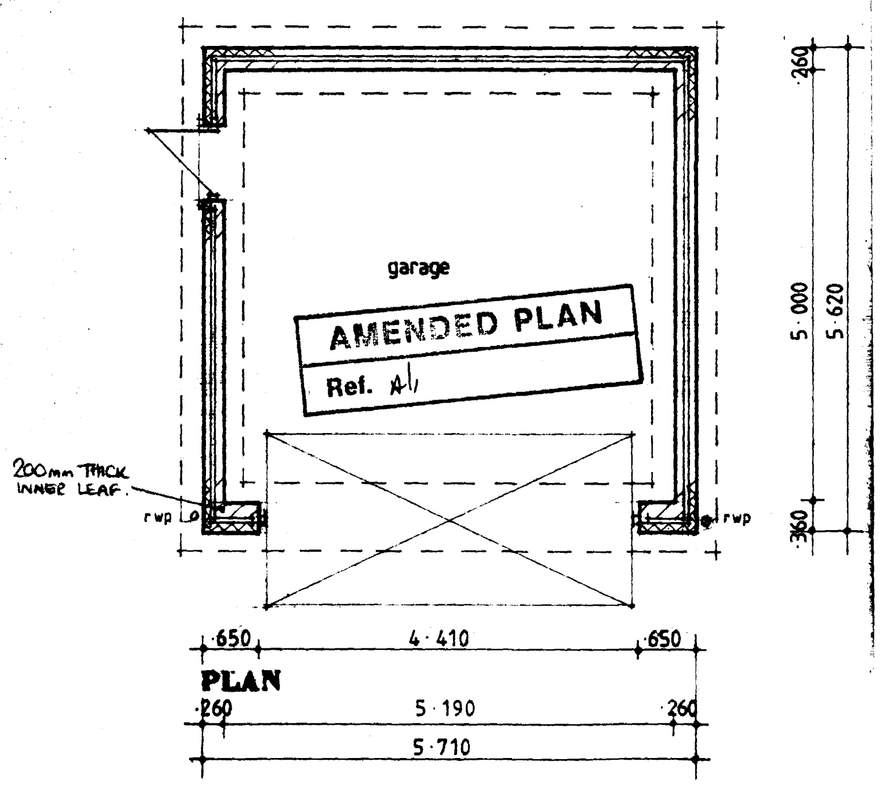
note: joinery ref. boulton and paul
lintel ref. LG.



25mm CONTINUOUS EAVES VENTILATION.

EXPOSE RAFTER FEET. FIX ON 125mm DEEP FASCIA USING SPROCKETS TO TOP OF RAFTER SEE DETAIL ON MAIN DWG.

SECTION



PLAN

ROOF SPECIFICATION

COVERING, FELT, TRUSS DETAILS AS MAIN ROOF. SEE MAIN ROOF SPEC. FOR DETAILS.

CEILING SPECIFICATION

NOTE: APPLY 25mm SAND AND CEMENT RENDER TO UNDERSIDE OF LINTELS TO PROVIDE SUITABLE FIRE PROTECTION.
USE 12·5mm FIRELINE BOARDING TO UNDERSIDE OF CEILING TIES TO FORM CEILING

WALL SPECIFICATION.

DETAILS OF WALLING AS MAIN WALL SPEC. SEE FOR DETAILS. EXCEPT OMMITT INSULATED CAVITY. NONE REQ'D

FLOOR SPECIFICATION.

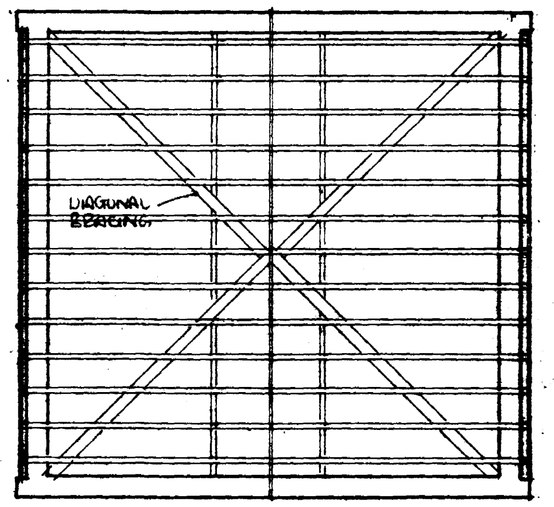
LAY 150mm CONSOLIDATED HARDCORE WITH SAND BLINDING AS BASE,
1200 GAUGE POLYTHENE MEMBRANE CONTINUOUSLY LAPPING @PC 100mm,
100mm CONCRETE OVERSITE. CONCRETE C15P MIX.

FOUNDATION SPECIFICATION.

USE 600 x 225 FOOTINGS. CONCRETE MIX TO BE C15P MIX.
FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF 750mm - 1·0 METRE DEPENDING ON SUITABLE LOADBEARING SUB-STRATA

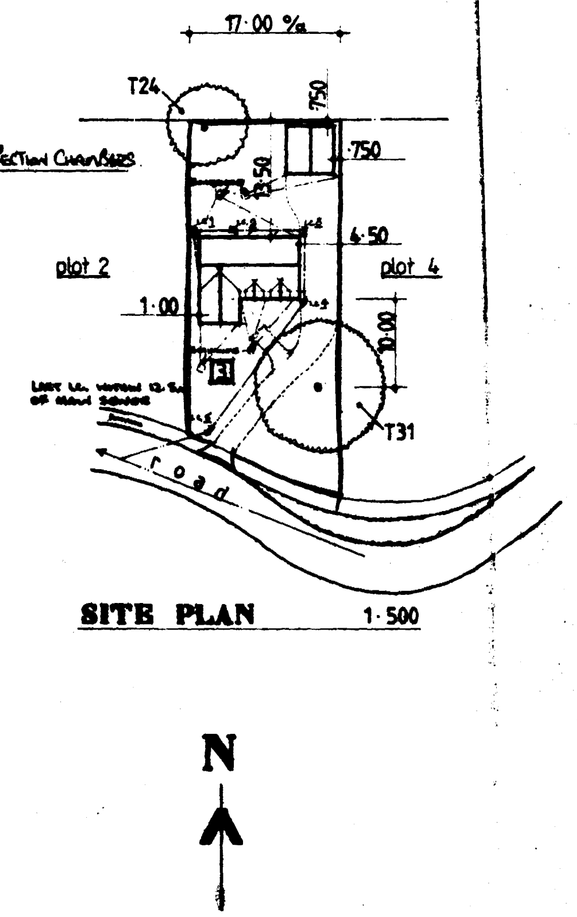
SURFACE WATER SPECIFICATION

AS SPEC FOR MAIN HOUSE. SEE MAIN SPEC. FOR DETAILS.



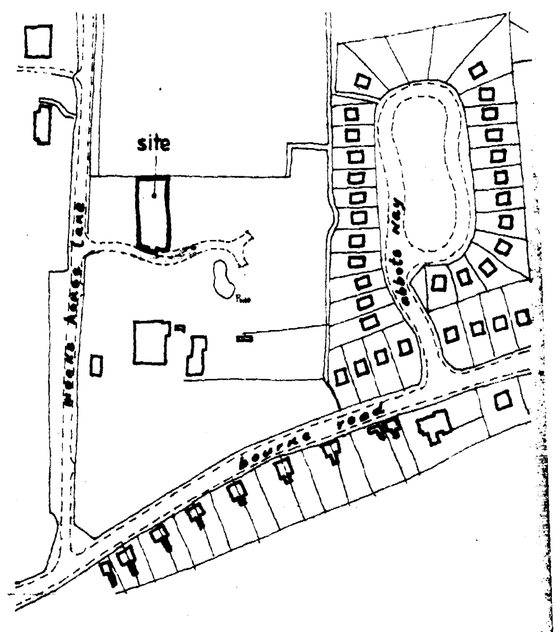
ROOF

INVERT LEVELS OF INSPECTION CHAMBERS.
I.C. 1 - 370mm
I.C. 2 - 440mm
I.C. 3 - 554mm
I.C. 4 - 668mm
I.C. 5 - 939mm



SITE PLAN 1·500

N



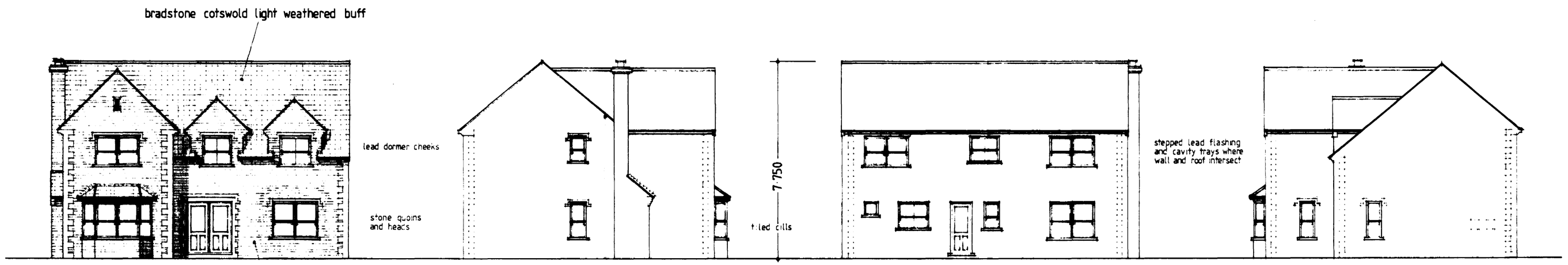
LOCATION PLAN 1·2500

PEF 0961/93

PROPOSED HOUSE AND DETACHED GARAGE AT PLOT 3 MONKSHOUSE COURT, MONKSHOUSE LANE, SPALDING, LINCS. FOR Mr and Mrs M. FAVELL.

1:50 , 1:100

SRV4N12 L1-S 2:10 | SRV212 L1-S 1:50 | SRV212 L1-S 1:50 | SRV110 L1-S 1:05 | SRV4N12 L1-HD 2:10 | SRV210 L1-HD 1:50 | SRV4N12 L1-S 2:10

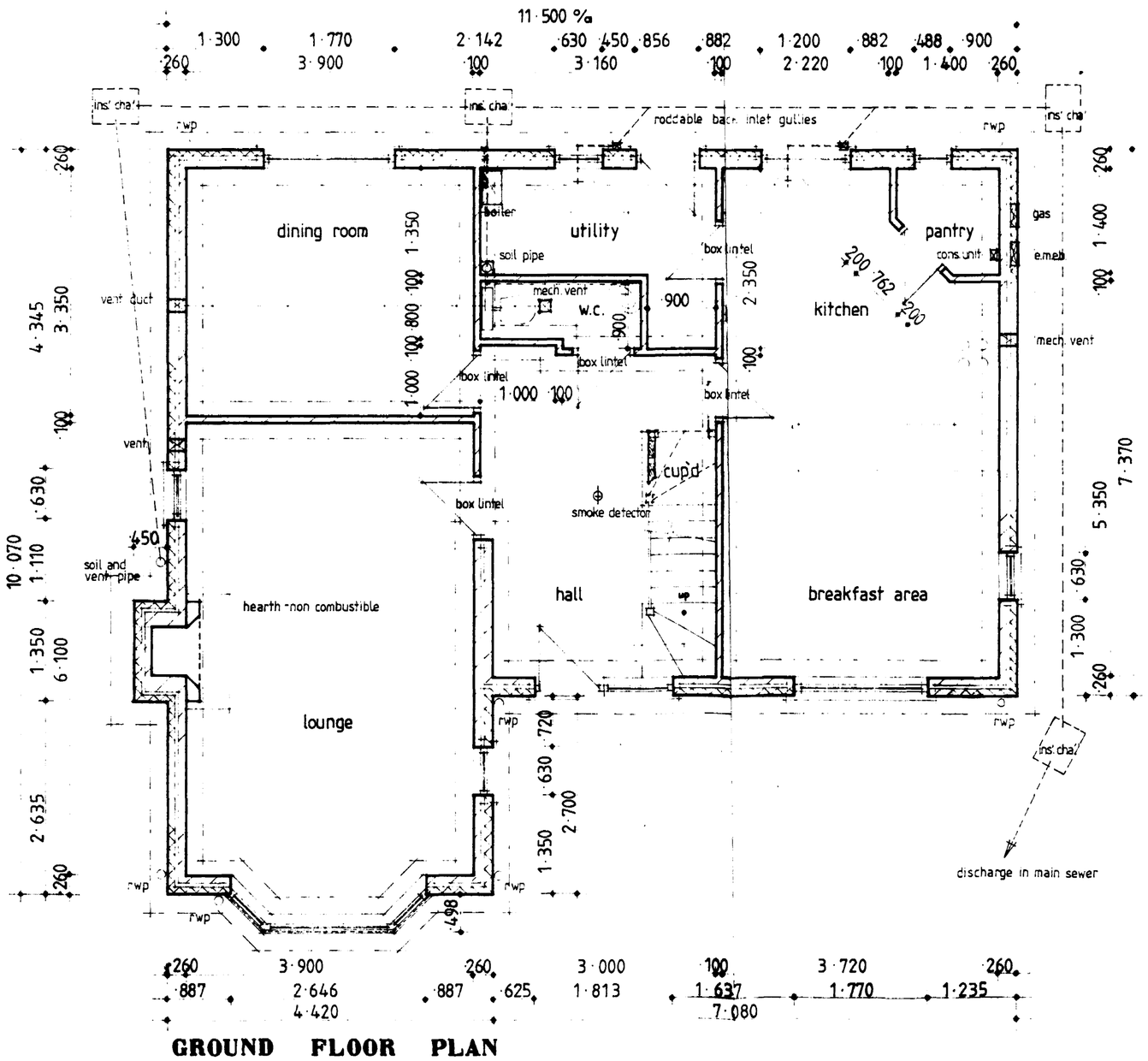


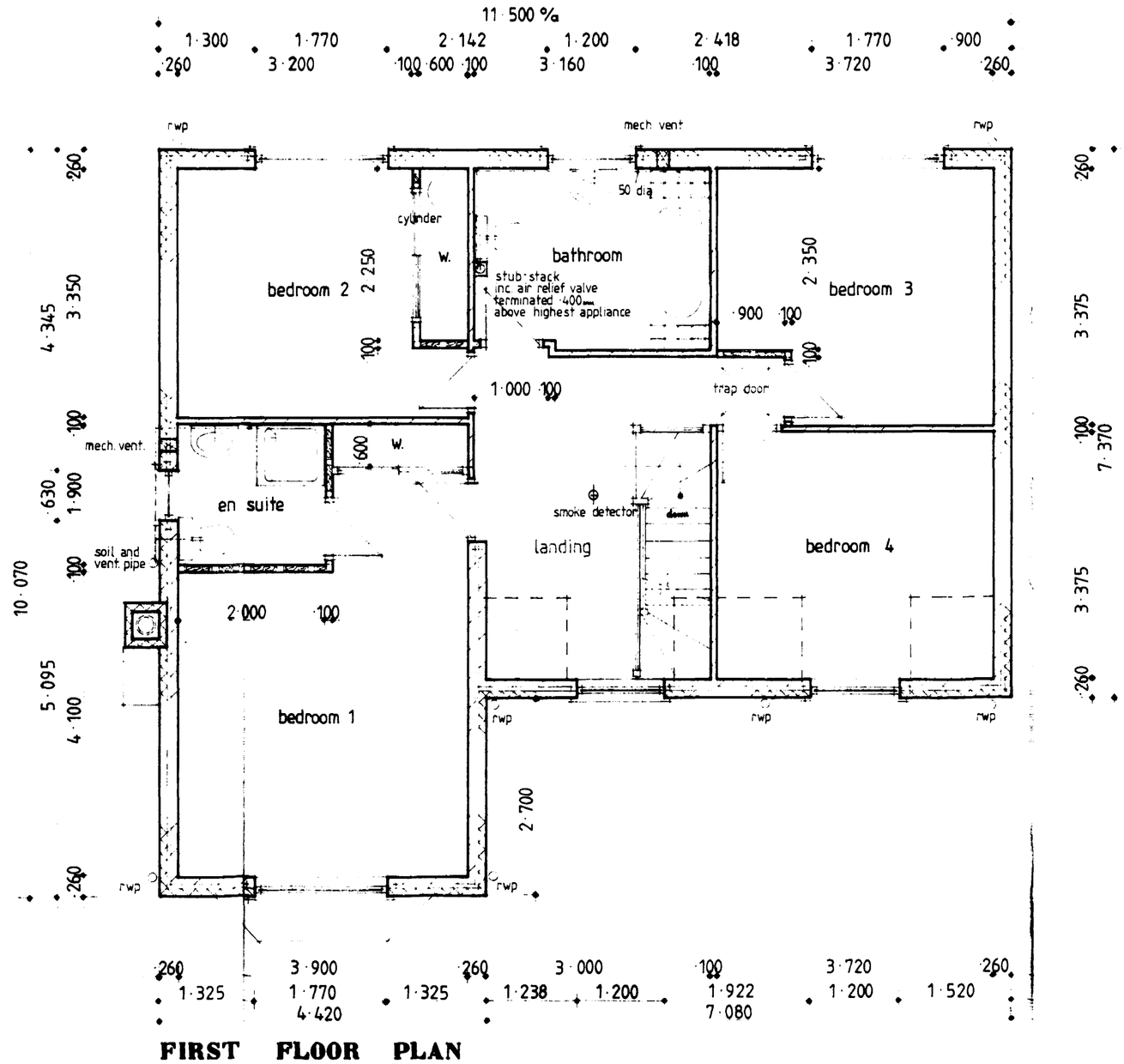
SOUTH **WEST** **NORTH** **EAST**

note ref boulton and paul joinery IG lintels

country stone rough faced witney - coursed

SP3, SRV4N15 2x SRV115 L1-HD 3:00 | PURPOSE MADE L-S 2:25 | **SRV4N15 L1-S 2:10** | SRV115 L1-HD 1:05 | N06L L1-S 0:90 | SRV210 L1-S 1:50 | FN26M L1-S 1:20 | SRV110 L1-S 1:05 | SRV4N15 L1-S 2:10 | SRV115 L1-S 1:05 | SRV115 L1-S 1:05

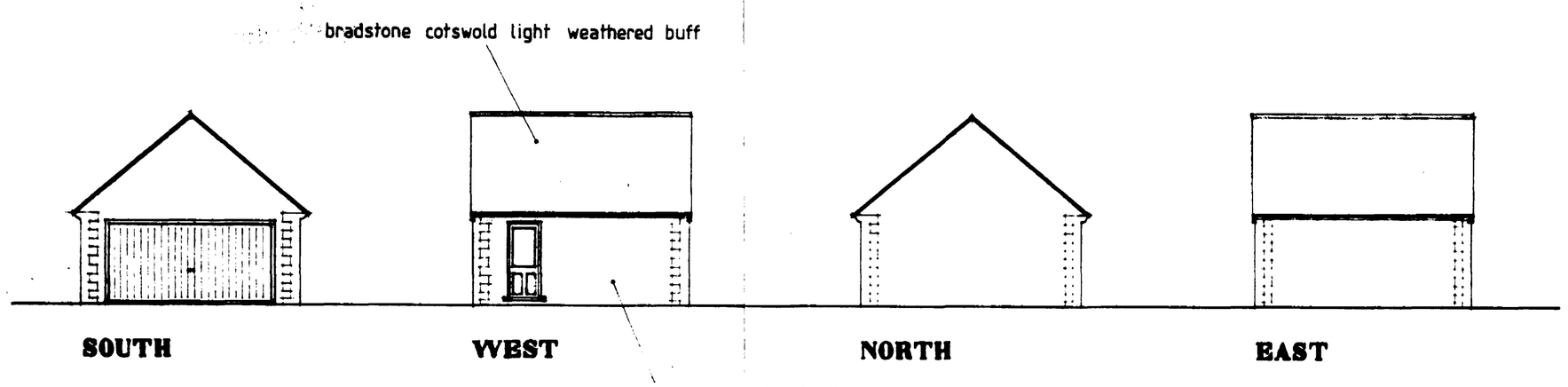




ARCHITECTS PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1993
REF ...S96.1.93...

PROPOSED HOUSE AND DETACHED GARAGE AT PLOT 3 MONKSHOUSE COURT, MONKSHOUSE LANE, SPALDING, LINCS. FOR Mr and Mrs M. FAVELL. 1·50, 1·100.

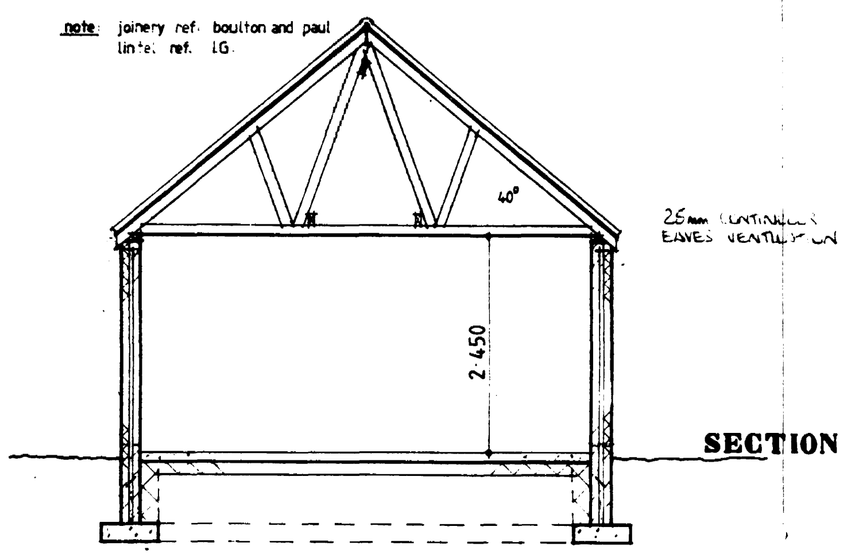


SOUTH **WEST** **NORTH** **EAST**

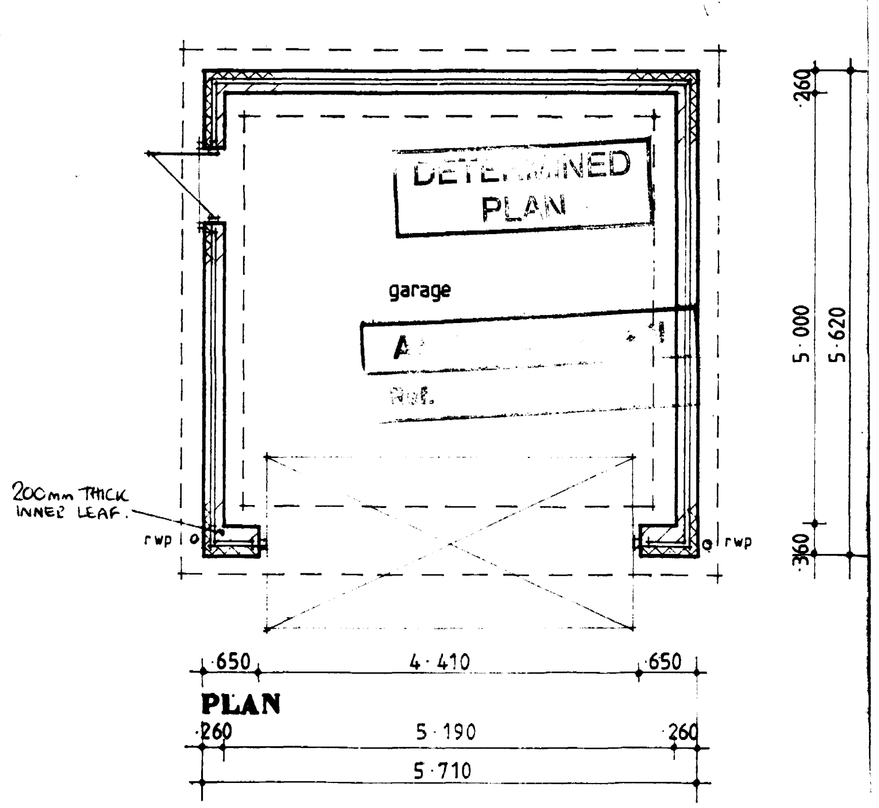
UF14070N
L-S. 4·80

FX26M
L1-S. 1·20

note: joinery ref: boulton and paul
lintel ref. LG.



SECTION



PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1993
REF ..0951/93..

ROOF SPECIFICATION
COVERING: FELT. TRUSS DETAILS AS MAIN ROOF. SEE MAIN ROOF SPEC FOR DETAILS

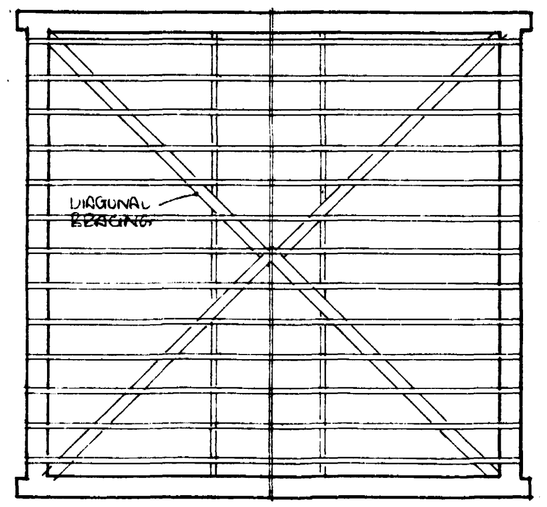
CEILING SPECIFICATION
NOTE APPLY 25mm SAND AND CEMENT RENDER TO UNDERSIDE OF LINTELS TO PROVIDE SUITABLE FIRE PROTECTION.
USE 12·5mm FIRELINE BOARDING TO UNDERSIDE OF CEILING TIES TO FORM CEILING

WALL SPECIFICATION
DETAILS OF WALLING AS MAIN WALL SPEC. SEE FOR DETAILS EXCEPT CAVITY INSULATED CAVITY NONE REQ'D

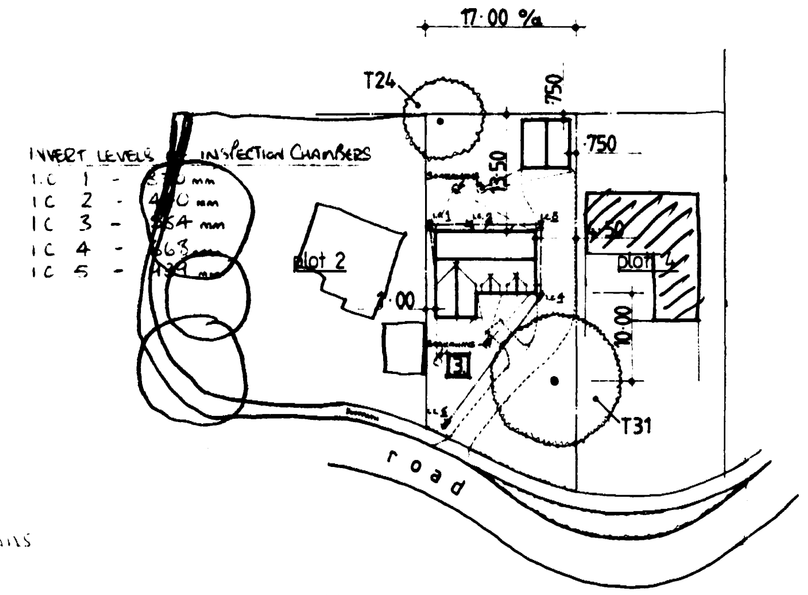
FLOOR SPECIFICATION
DRY 150mm CONSOLIDATED HARDCORE WITH SAND BLINDING AS BASE.
1200 GAUGE POLYTHENE MEMBRANE CONTINUOUSLY LAPPING DPC (100mm)
100mm CONCRETE OVERSITE. CONCRETE 1:3:6 MIX

FOUNDATION SPECIFICATION
USE 600 x 225 FOOTINGS CONCRETE MIX TO BE 1:3:6 MIX
FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF 750mm / 1 METRE DEPENDING ON SUITABLE LOADBEARING SUB-STRATA

SURFACE WATER SPECIFICATION
AS SPEC FOR MAIN HOUSE. SEE MAIN SPEC FOR DETAILS

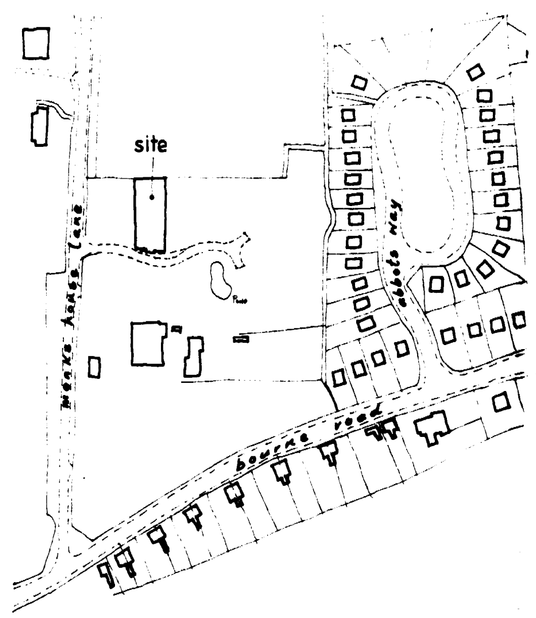


ROOF



SITE PLAN 1·500

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LOCATION PLAN 1·2500