SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/1031/92 Received:30-SEP-92 Type:RESERVED MATTERS

Earlier Permission: H16/0783/92

Name: Pearson & Alluzi
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Pearson & Alluzi
Glenmore
Horseshoe Road
Spalding
Lincs

Description: Four two-bedroomed starter homes with access and car parking
Location : Building Plot, Bourne Road Pode Hole
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 The front boundary of the site shall be delineated by a wall, details of which shall be submitted to and agreed with the Local Planning Authority, and the wall shall be constructed before any of the dwellings are occupied.

Reason: In the interest of the amenities of the locality.

Notes to Applicant:

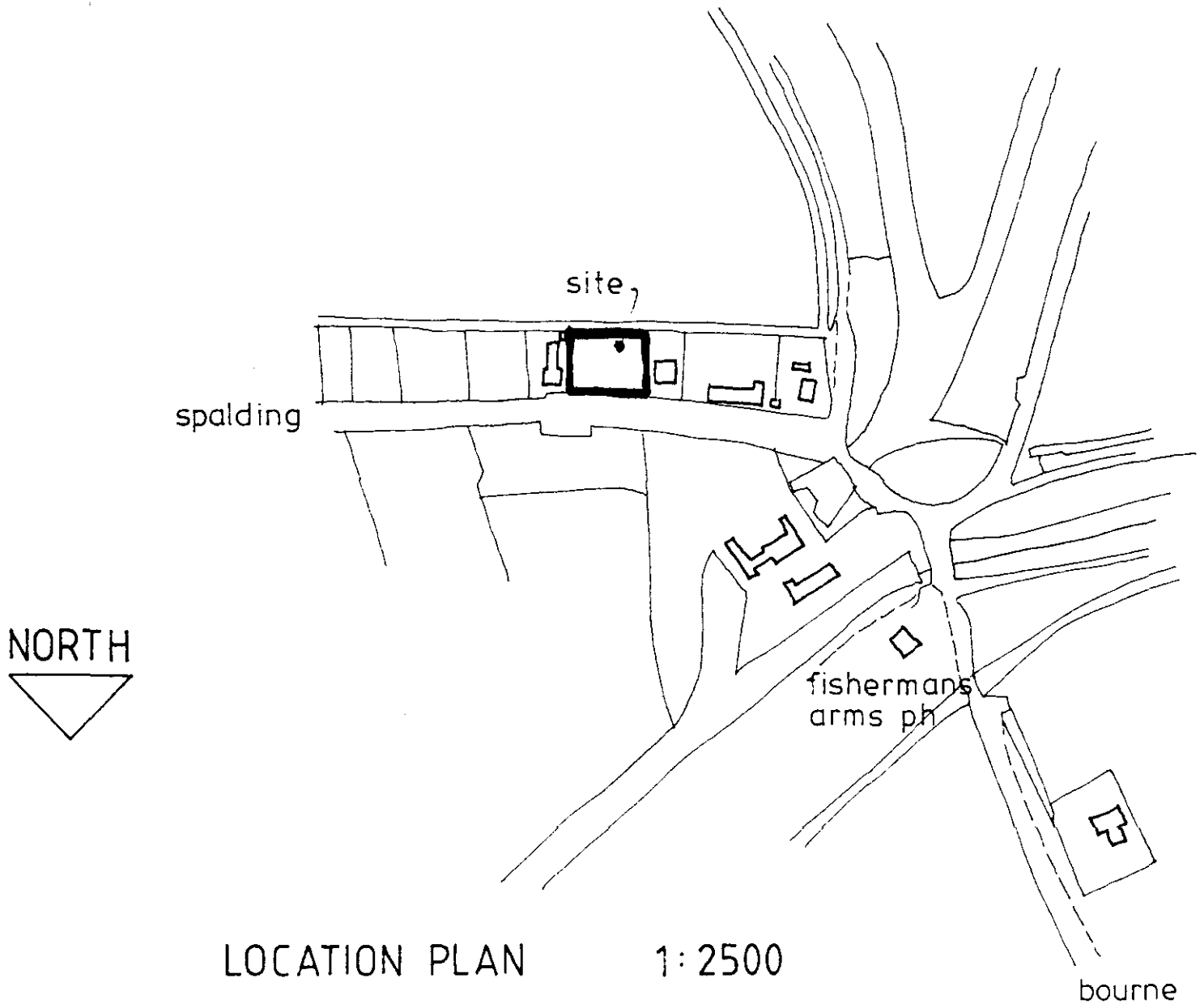
This permission is granted in accordance with the application submitted as revised by the letter (re: facing bricks) received by the Local Planning Authority on 18 November 1992.

Director of Planning and Building Control Services
23-NOV-92 H16/1031/92

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)



LOCATION PLAN 1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1031/92

Date Registered 30 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PEARSON & ALIZZI
CLENMORE
HORSESHOE ROAD
SPALDING.

Tel. No.

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

BUILDING PLOT BOURNE ROAD RODEHOVE SPALDING LINES

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED 4 No 2 BED STARTER HOMES WITH ACCESS + CAR PARKING

Please complete

Signed... R. ...

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £440 If you consider no fee is payable include a written explanation instead.

Date. 28th Sept 1992

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**	H16/1035/92 ALL

X

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: 4

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

B. Please state size of any new structure:- (a) max. height: 8·50 metres

(b) max. length: 8·03 metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: BUTTERO CHIPS / RENDER GREY 8·60

D. Please state type and colour of roofing materials. RED TILES / SLATE

E. Has a survey of the site been undertaken? State Yes or No YES

5. GENERAL INFORMATION Please complete each section

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

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of DRAIN / DYKE

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

C. Please state whether a land drain will be affected YES

D. Foul sewerage will be disposed of to:

Mains sewer Cesspool Septic tank BIOLOGICAL TREATMENT PLANTS

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	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.	NO	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

X Signed ..... (Applicant/~~Agent~~) Date 28-9-92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

X Signed ..... Applicant/~~Agent~~) Date 28-9-92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer ..PAL.....

Senior Officer 14/11

Case Officer Recommendation

Approve ✓ Refuse

Signed ..PL PAL.. 14/11

Conditions/Reasons (continue overleaf)

1. The Front boundary of No 16 shall be delineated by a wall, details of which shall be submitted to and agreed with the LPA, and the wall shall be erected/constructed before any of the dwellings are occupied. OR. in the interests of the amenity of the locality.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

Note (2) SW1 -- Key letter dated 18/11/92. re: paving Brick.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PSM 2-10. Change knights & Old Englishes Rose Stub
Wall & front?
PZ 4/10

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer PM

Recorded on board:

Site visited 6-9.
Site Notice Posted 6-9.

Notes

Side fences are under construction. Concrete Plinth + posts, timber cross beams

Access also in. Privet hedge needs either removing or cutting very low.

Bungalow to right P.O. to left.

Two pairs of cottages opposite

ADMIN RECORD SHEET

Initial

Submitted Fee £ 440

Receipt Issued

Date first Rec'd 30 SEP 1992

Registration

Reference H16/1031/92

Cross-Ref B16/0781/92

Date 1/10/92

Validation

TYPE RM

Earliest permission

Site area

No of dwellings 4

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 440

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref H16/0783/92

RM

	Siting	Design	Ext app	Access	Landscaping
Previous	✓		✓	✓	
Current		✓	✓		✓

Index sheets 218

OS No's

Grid ref 521440 321940

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD Yes

Inside LP area No

Linked to site

Ref 694

Linked to property

Ref

Planning Records: Earlier apps 783/92

B Reg Records:
Already submitted – Ref
Request
Requested

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1031/92 Type: RESERVED MATTERS

Applicant: Pearson & Alluzi Agent: Pearson & Alluzi
Tel:

Description: Four two-bedroomed starter homes with access and car parking

Location: Building Plot, Bourne Road
Pode Hole
Spalding
Lincs

Valid date: 30-SEP-92 Terminal date: 25-NOV-92
Target dates: Target Committee: 18-NOV-92
To case officer 05-OCT-92 Report deadline: 04-NOV-92
Inspected by 10-OCT-92
Extra contacts 15-OCT-92 Case Officer:
Report if not clear by 04-NOV-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Cllr C F Fisher	0775 725983	07-OCT-92	21-OCT-92	Amended location
Cllr Mrs A M Newton	0775 762210	07-OCT-92	21-OCT-92	
Cllr R C West	0775 760231 (Of	07-OCT-92	21-OCT-92	
Site/Press Advert MIN		07-OCT-92	28-OCT-92	

L C C - Obs Attached J2 05 3/10/92

SITE DETAILS

Grid ref: 521440 321940
OS Sheets: 218 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1031/92 Type: RESERVED MATTERS

Applicant: Pearson & Alluzi Agent: Pearson & Alluzi
Tel:

Description: Four two-bedroomed starter homes with access and car parking

Location: Glenmore
Horseshoe Road
Spalding
Lincs

Valid date: 30-SEP-92 Terminal date: 25-NOV-92
Target dates: Target Committee: 18-NOV-92
To case officer 05-OCT-92 Report deadline: 04-NOV-92
Inspected by 10-OCT-92
Extra contacts 15-OCT-92 Case Officer:
Report if not clear by 04-NOV-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	05-OCT-92	19-OCT-92
Cllr Mrs A M Newton	0775 762210	05-OCT-92	19-OCT-92
Cllr R C West	0775 760231 (Of	05-OCT-92	19-OCT-92
Site/Press Advert MIN		06-OCT-92	27-OCT-92

SITE DETAILS

Grid ref: 521440 321940
OS Sheets: 218 Parcel:

Pearson and Arizzi,
Glenmore,
Horseshoe Road
Spalding,
Lincs.

Mr D Roberts

D/R/JJ R16/1031/92

12 Nov 1992

Dear Sir,

PROPOSED FOUR STARTER HOMES, BOURNE ROAD, PODE HOLE, SPALDING.

Thank you for your letter of 8th November 1992 confirming that a front boundary wall will be built, and the planting heights of the proposed trees. I regret however that I cannot agree with your comments regarding the proposed use of grey facing bricks. I accept that some of the nearby dwellings are rendered, but this has no doubt been applied over an original red/brown brick. There is no historical widespread use of grey bricks in this location and in my opinion their use in this instance would be inappropriate.

I would repeat my earlier request therefore that the brick type be amended to be of a red/brown type. There are several from the Butterly range which would be appropriate, such as Old English Rose Rustic or Old English Mixture Rustic. I would be grateful therefore if you could confirm the use of such bricks within the next 7 days.

Unless such confirmation is received I shall have to prepare a report on the application for consideration at the District Council's Planning Committee meeting on 8th December 1992. Any such report would reflect my concern over the grey bricks as presently proposed.

I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

S.H.D.C. PLAN...NG DEPT.
RECEIVED
18 NOV 1992
PJ

Attention of
DPO NPM
DOPO BS
IC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
cv

Pearson & Allen
'Glenmore'
Hatherop Rd
Siddington

17th Nov 1992.

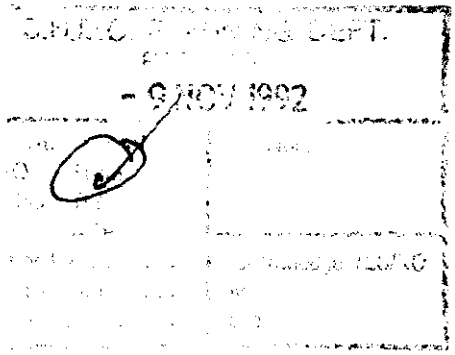
Dear Sir,

In reply to your letter dated 12th Nov. we are willing to comply with your request by using a red brick for the starter homes at Pole Hole

The type we are considering using are Butterley Old English Rose Rustic.

yours faithfully

R. Pearson



Ferraro & Muzzi
'Glenmore'
Horncastle Rd.
Spalding.
8th Nov. 1992.

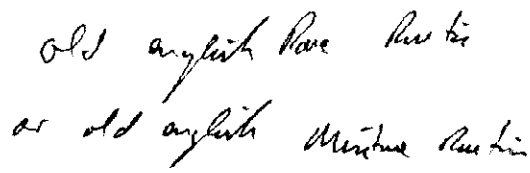
Dear Sir.

In reply to your letter regarding the three points raised by yourself for the planning application of our four starter homes at Pode Hole.

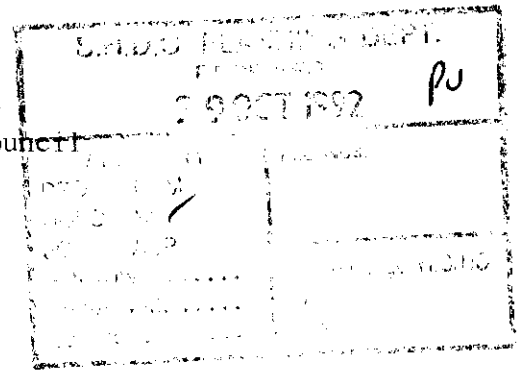
We were intending to build a brick wall along the front boundries and also the [redacted] silver birch mentioned would be at a planting height of eight feet.

But as far as the choice of brick is concerned we feel that the type chosen would blend in better with the surrounding properties as all of them in the immediate area are either rendered, pebble dashed or painted.

Yours faithfully R. Ferraro



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



NRA

National Rivers Authority
Anglian Region

26 October 1992

Our Ref: GT/92/1/SH/0284

Dear Sir

PLANNING APPLICATION NO H16/1031/92
FOR PROPOSED ERECTION OF 4 NO DWELLINGS
AT BOURNE ROAD, PODE HOLE, SPALDING
FOR PEARSON & ALLUZI

With regard to the above-mentioned application received on 14 October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. It is recommended that the developer installs one package treatment plant to serve the whole development.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

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

cont / .. .. ..

ROGER HYDE
Regional General Manager

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

NRA

Our Ref: GT/92/1/SH/0284

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

This site is within the Welland & Deepings Internal Drainage Board's area. The IDB's byelaws apply.

Yours faithfully

R F Morgan
Planning Engineer

cc: Pearson & Alluzi
Glenmore
Horseshoe Road
SPALDING
Lincs

MV

Messrs Pearson & Alluzi
"Glenmore"
Horseshoe Road
Spalding
Lincs

Mr P J Udy

PJU/JP/
B16/1031/92

28 October, 1992

Dear Sir

Building Plot - Bourne Road, Pode Hole, Spalding

I refer to the above referenced Reserved Matters application.

I would be grateful if you would inform me of the size the two Silver Birch trees will be when they are planted.

There does not seem to be any delineation between the front of the site and the footpath. It is considered that the erection of a small stub wall, which need not be excessively tall, would finish off the front elevation of the site and provide a clear indication of where the public street changes into semi-public/private residential curtilage. It will also be appreciated if the brick was changed from Butterley Chatsworth grey to a red/brown coloured brick.

I await your comments and amended plans, for which I enclose the relevant amendment forms.

Yours faithfully

P J Udy

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/6/1031/92

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	1	4	2	1	9

2. Address or location

Bourne Road, Pode Hole, Spalding.

3. Name, classification and number of road

A(A151)

4. Date application referred

8-10-92

5. State whether outline, detailed application etc.

R.M.

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

4 - Two Bed Starter Homes.

7. Delete as appropriate

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

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

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

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

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

Date: 8/10/92 Signed: [signature]
Director of Highways and Planning

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Pearson & Alluzi
is applying to the Council for planning permission for the following:

Reference No: H16/1031/92
Description: Four two-bedroomed starter homes with access and car parking

Location: Building Plot, Bourne Road
Pode Hole
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours for a period of 21 days beginning with the date shown below.
Any observations should be sent to me, quoting the above reference number also within 21 days of the date shown below.

B Smith
Director of Planning and Building Control Services

Date of Notice: 7 October 1992

SOUTH HOLLAND DISTRICT COUNCIL

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/1031/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0768/93 Received:10-AUG-93 Type:CONDITION COMPLIANCE

Name: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

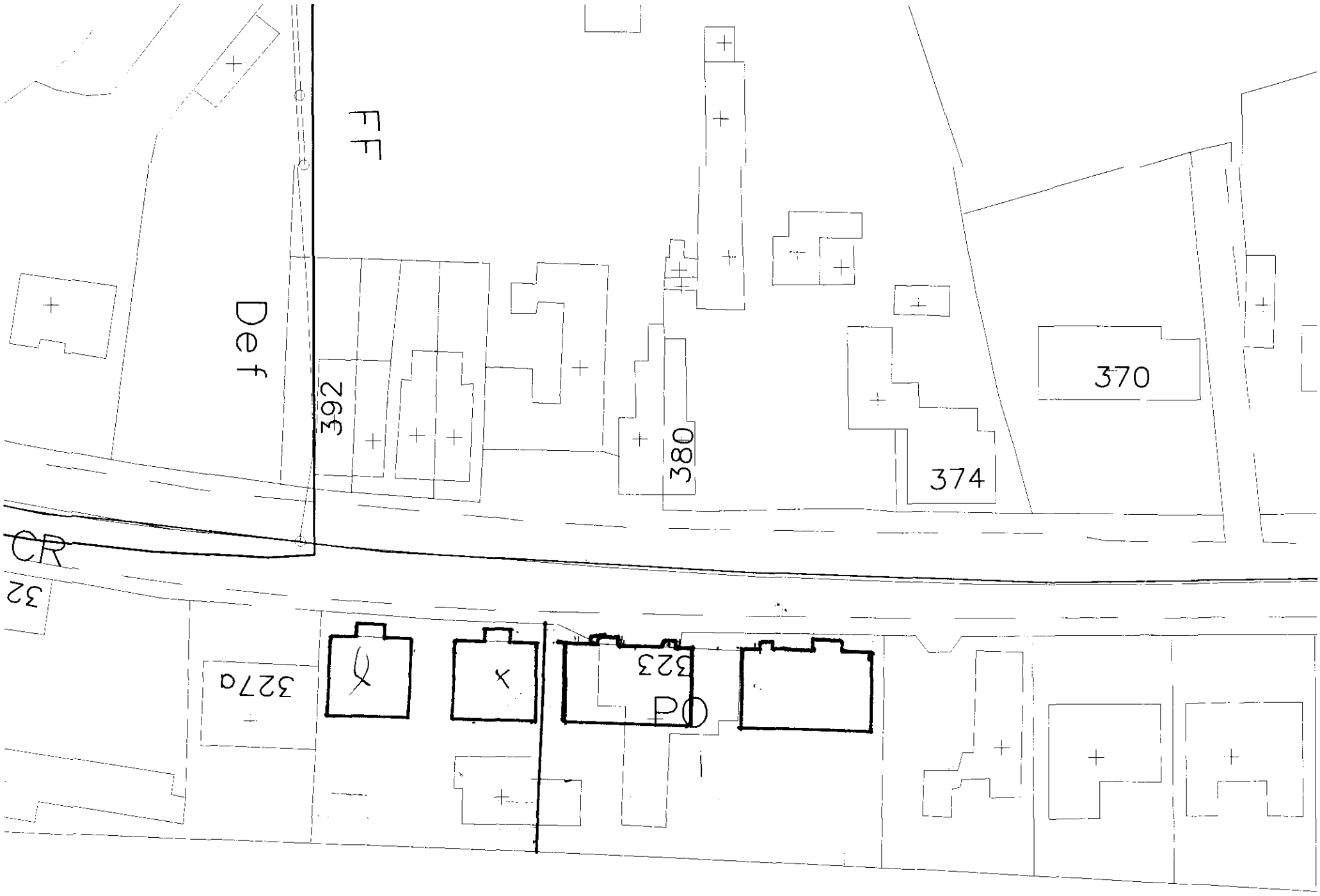
Description: Boundary wall details (Condition 1 of application H16/1031/92)

Location : Building Plot Bourne Road
Pode Hole Spalding, Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

20-AUG-93 H16/0768/93



Spoke to C Langstaff 15-11.
Can probably get 6 on Site but tight.
I think main influence numbers is parking, 4 spaces + difficult to manage what remains. Some garden space for 2.
Have to move plug to other Site Support has gone bigger for climb.

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Tel 01775 761161

Author:

Scale:

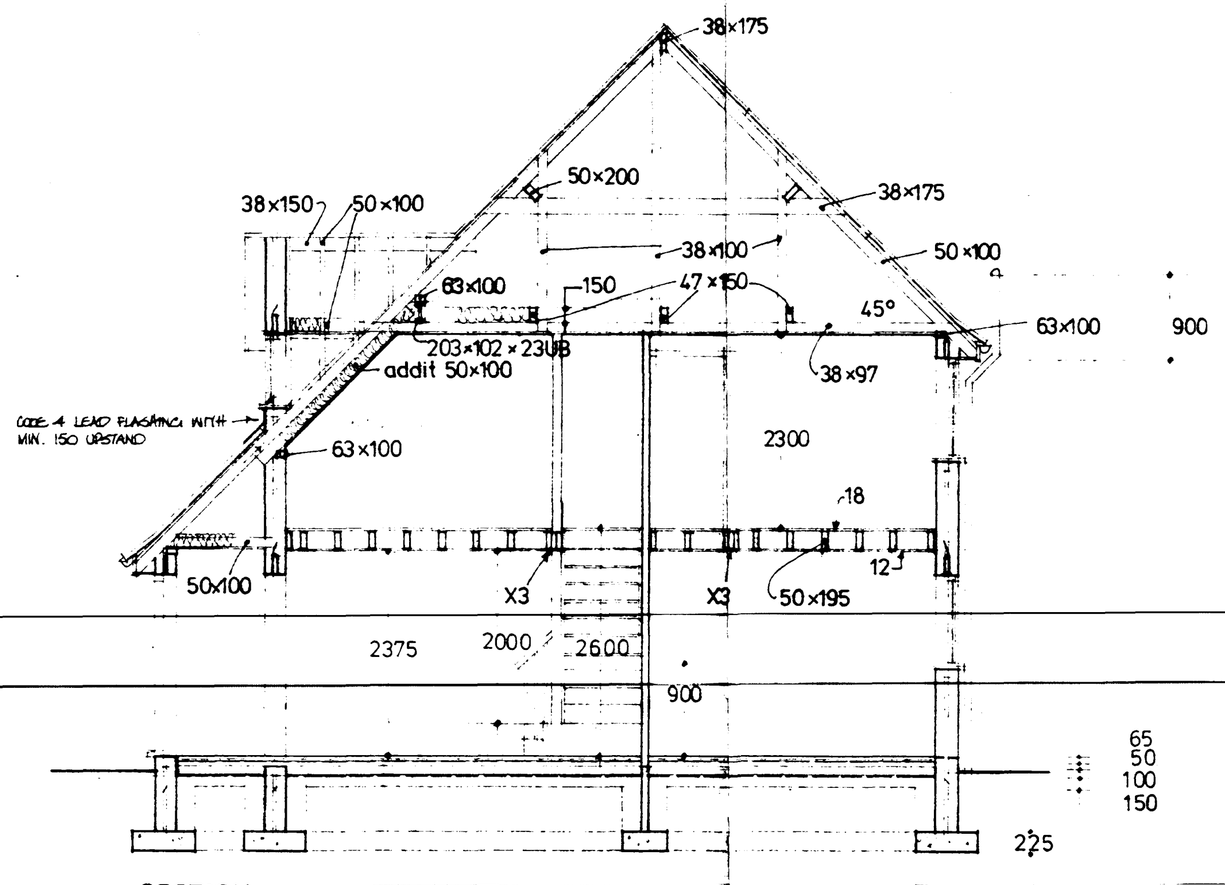
Date:

Area:

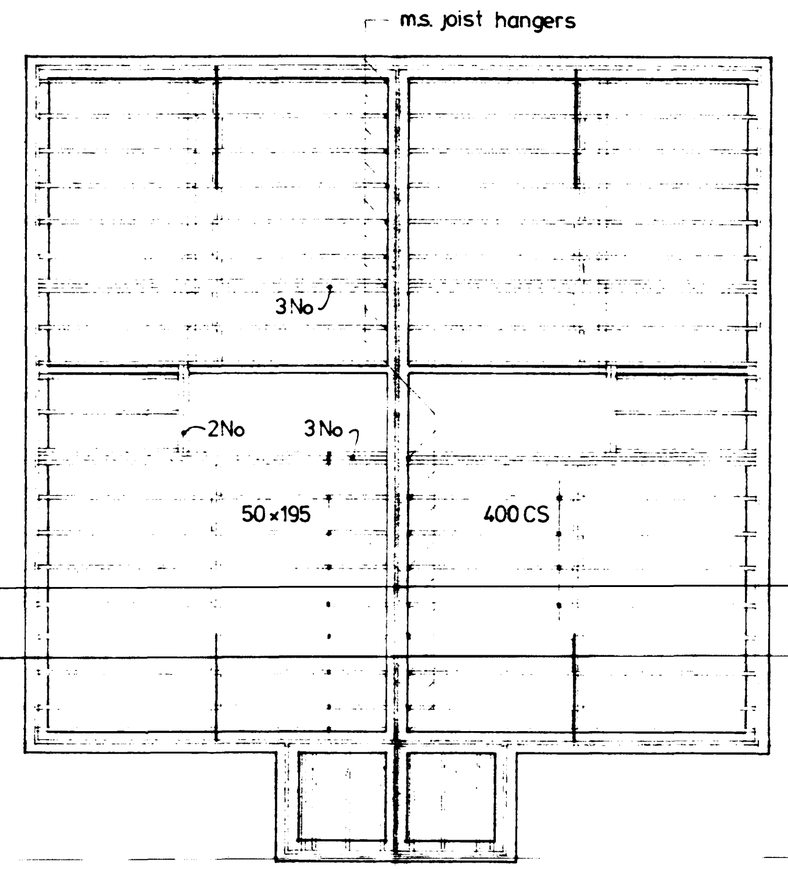
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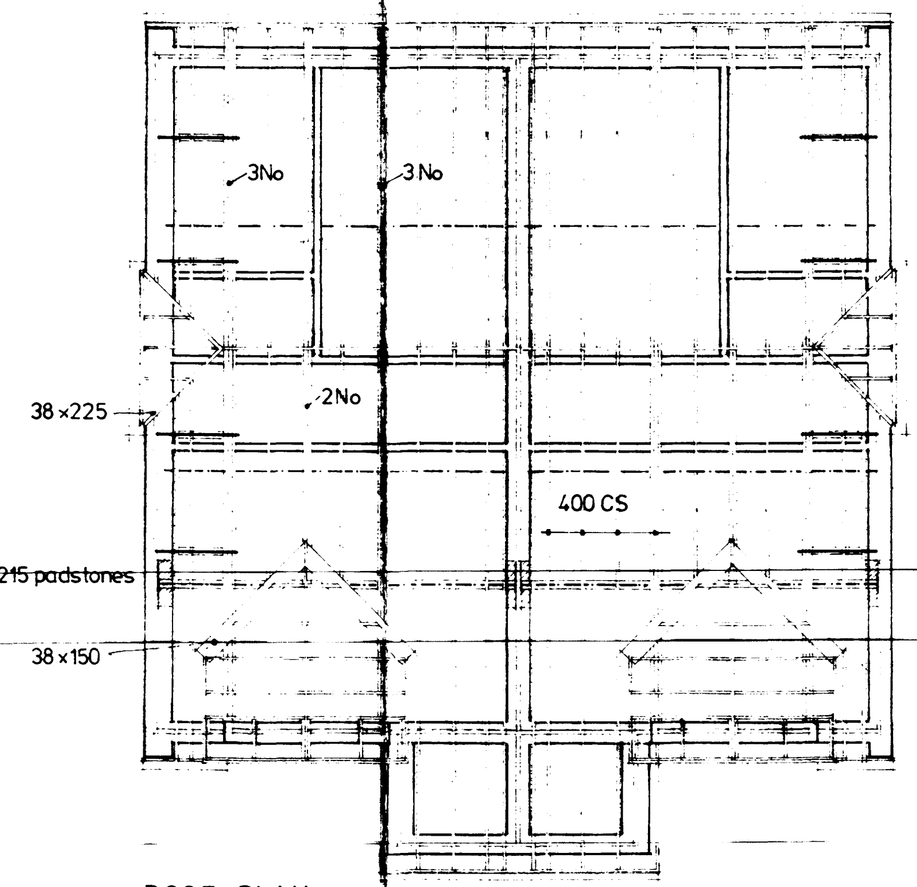
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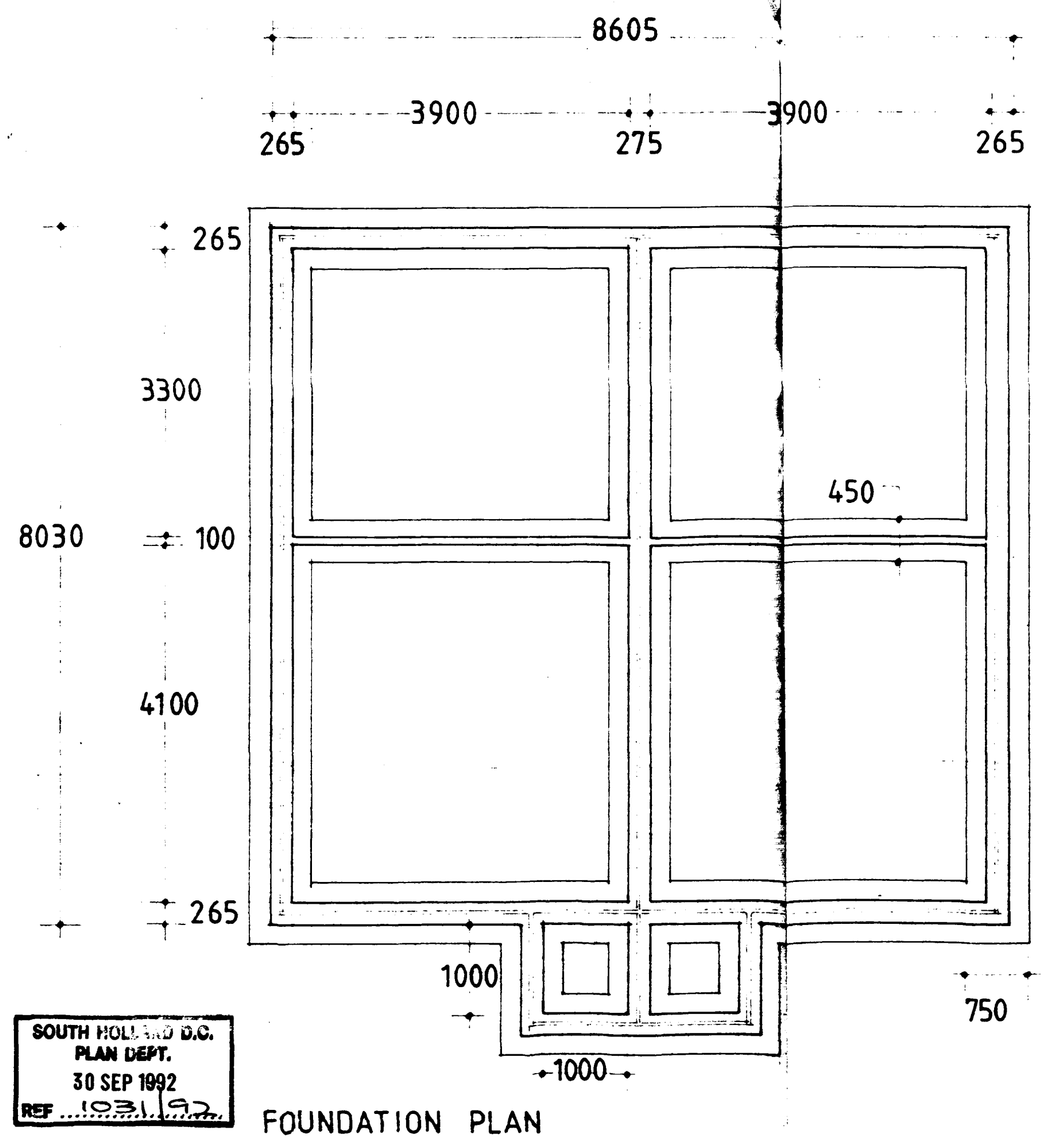
SECTION



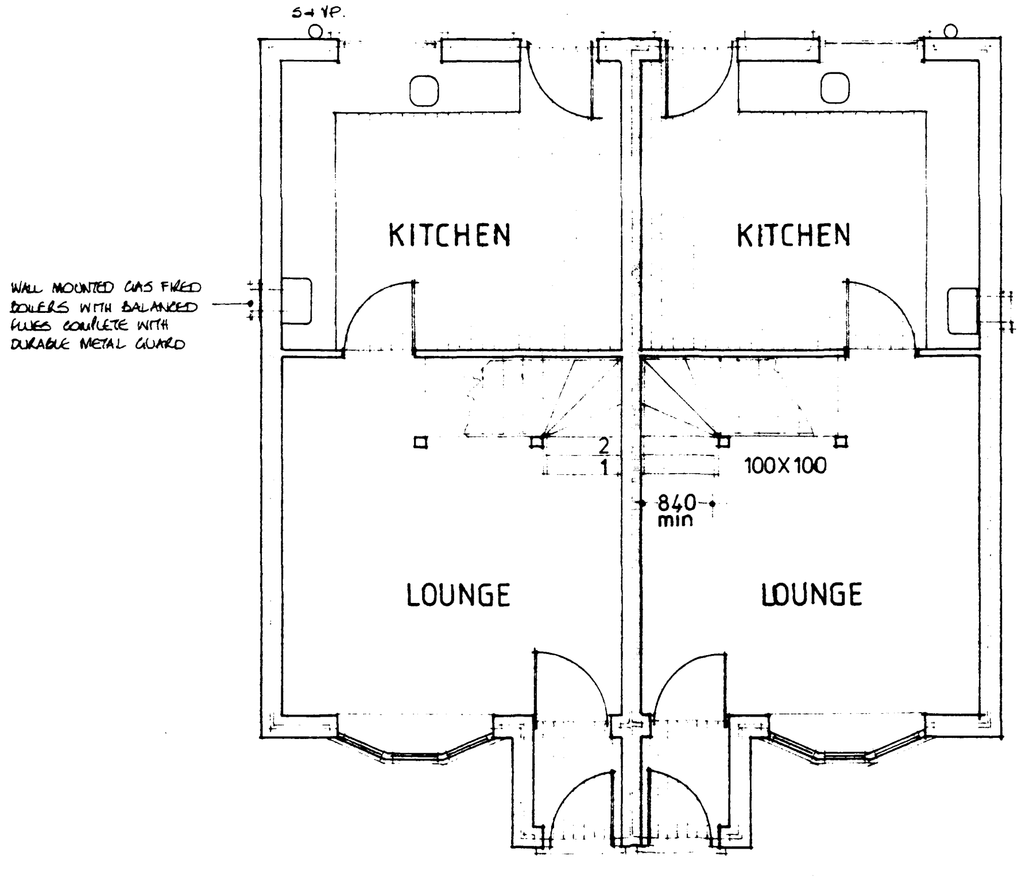
FIRST FLOOR JOIST PLAN



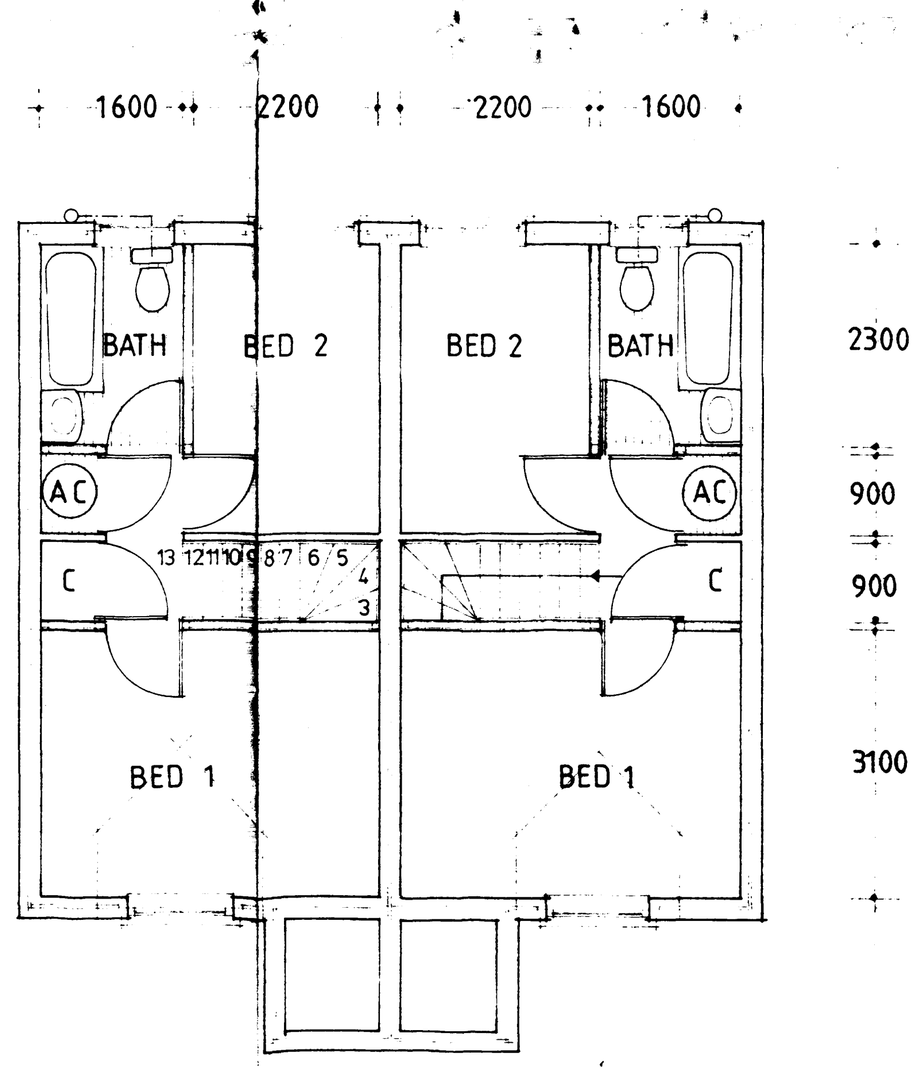
ROOF PLAN



FOUNDATION PLAN



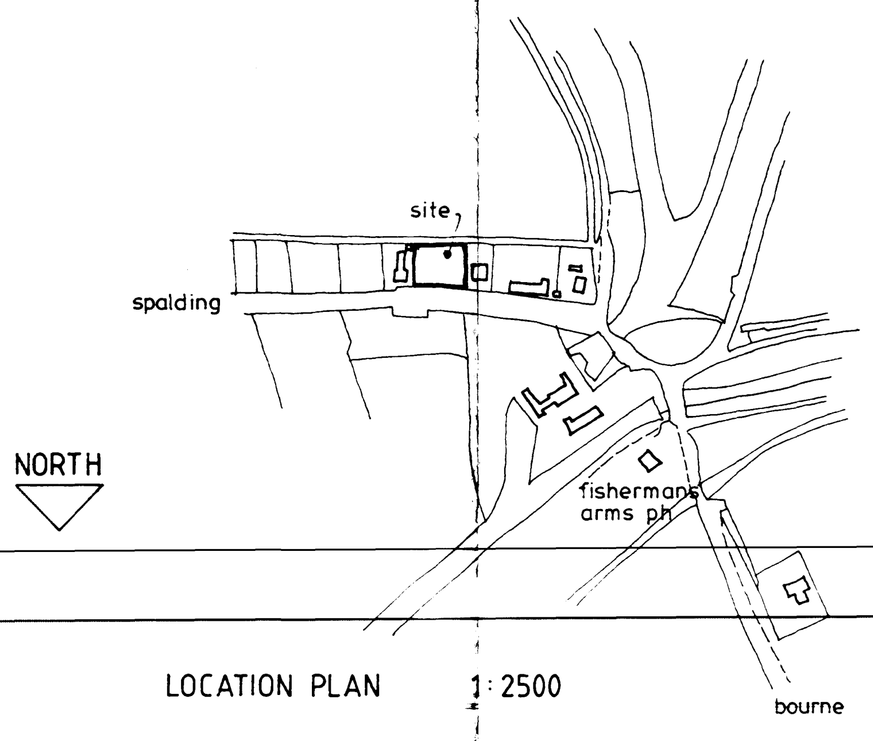
GROUND FLOOR PLAN



FIRST FLOOR PLAN

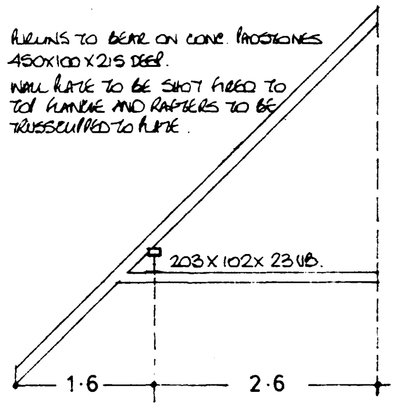
SOUTH HOLLAND D.C.
PLAN DEPT.
30 SEP 1992
REF 1031/92

PROPOSED 4No. TWO BEDROOM STARTER HOMES WITH ACCESS AND CAR PARKING AT BOURNE ROAD PODE HOLE SPALDING FOR PEARSON AND ALUZZI BUILDERS LAYOUT DRAWING 1No. PAIR (pairs identical) SCALE 1:50 09.92



LOCATION PLAN 1:2500

NORTH

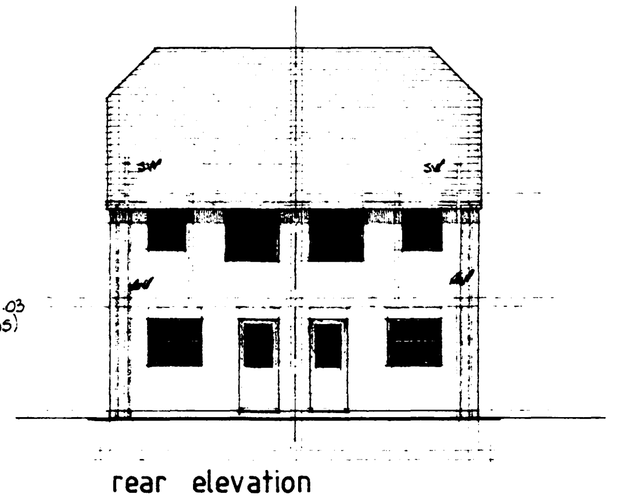


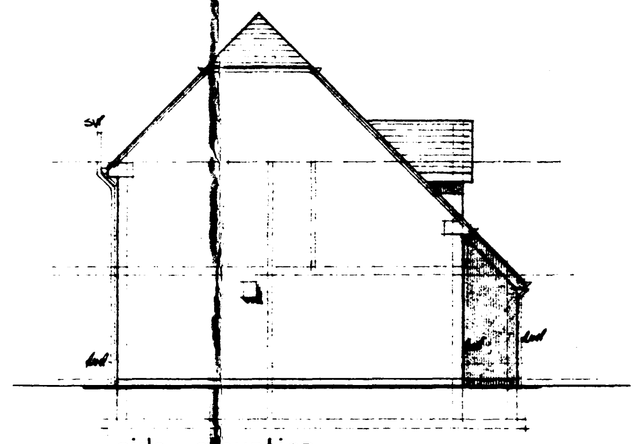
PURLINS TO BEAR ON CONC. PROTECTIONS
450X100 X 215 DEEP.
WALL PLATE TO BE SHOT FIXED TO TOP RUNNING AND RAFTERS TO BE TOENAILED TO PLATE.

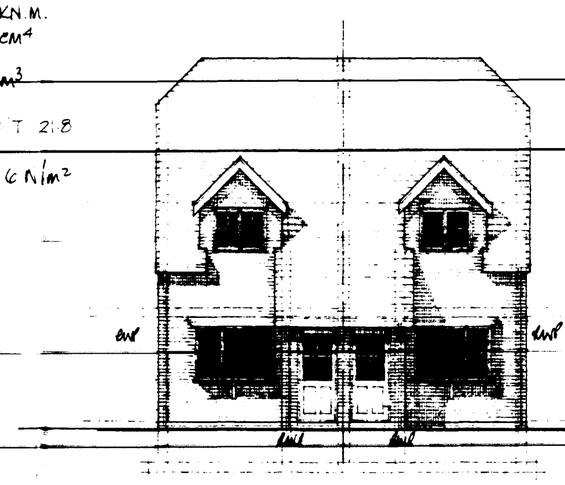
LOADINGS: ROOF TILES: 0.6 KN/M² BATTENS & C&V 0.03
TIMBER 0.18 INSULATION 0.02 FINISHES 0.12 (0.95)
DEAD LOAD: LIVE/SNOW 0.75 LIVE ATTIC 0.25 (1.0)
LIVE LOAD / TOTAL D.L.+L.L. = 1.95 KN/M²

LOADING TO PURLIN
1.95 X 2.6/2 2.53
1.95 x 1.6/2 1.56
4.09

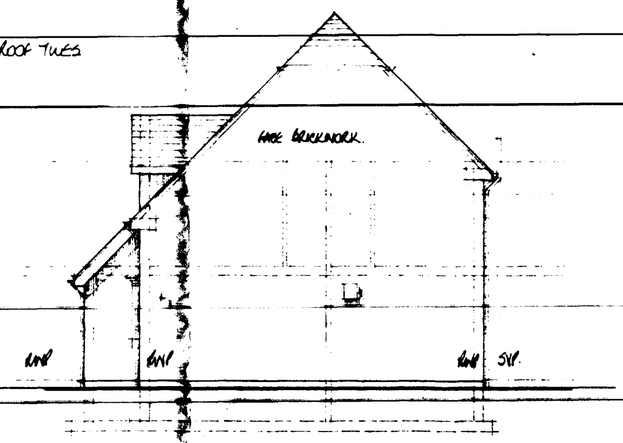
TOTAL LOAD D.L+L.L.
SPAN OF PURLIN 3.900
BM 4.09 x 3.900²/8 7.7 KN.M.
I REQD. 2.1N/ X 4.09 x 3.9³ 524 CM⁴
TRY 203X102X23 UB.
I XX 2090 CM⁴ Z = 206.0 CM³
ε 3.900 X 10 = 3900
ε U = 3900 / 23.7 = 164.5 > T 2.8
fpc = 81 N/MM²
fa = 7.7 x 10⁶ / 194 x 10³ = 39.6 N/M²





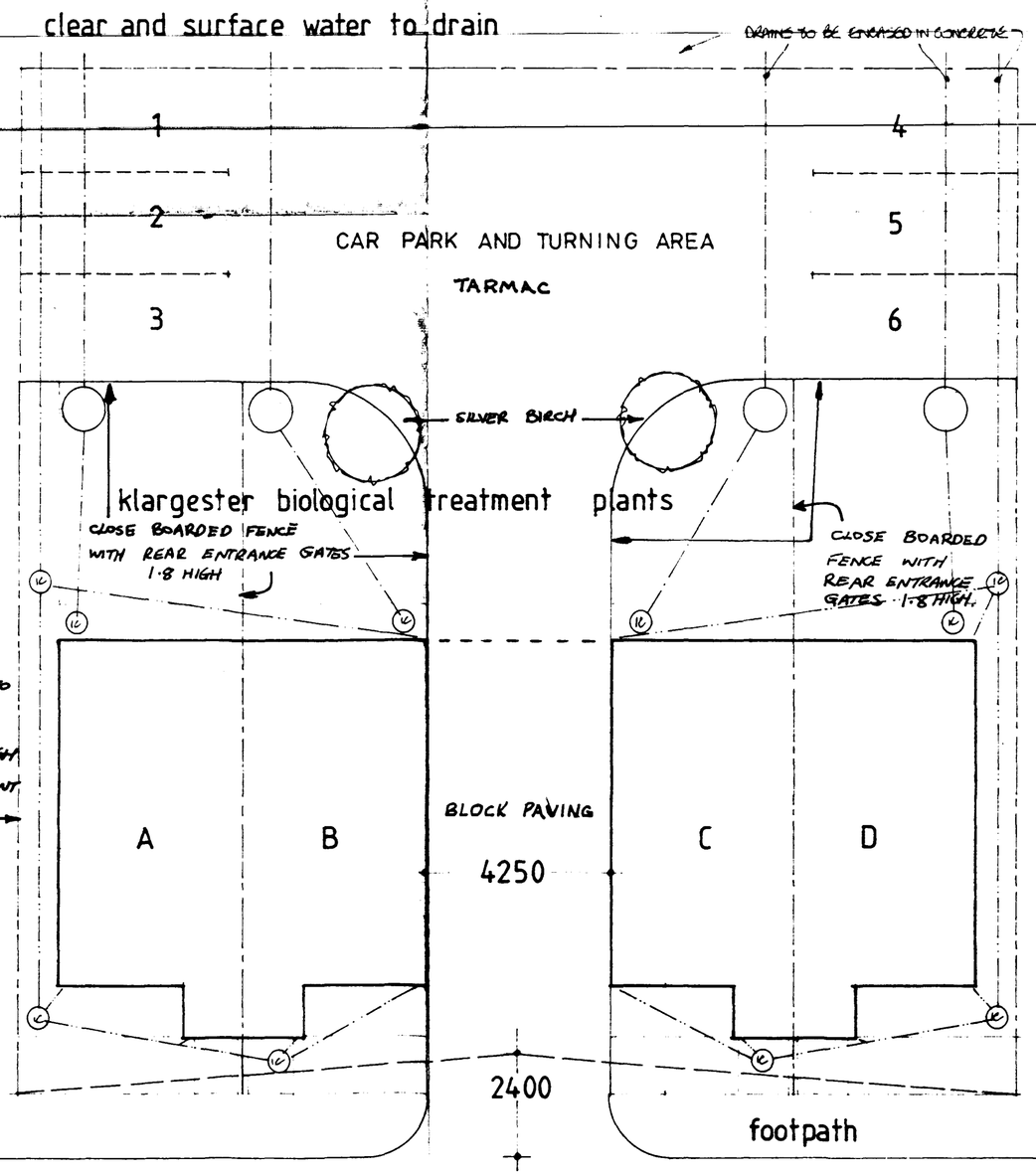


INTERLOCKING CONCRETE ROOF TILES



clear and surface water to drain

DRAINS TO BE ENCASED IN CONCRETE



front elevation

side elevation

ROOF: INTERLOCKING CONCRETE ROOF TILES TO BS 473: 300 PART 2 1971 LAID WITH MINIMUM HEAD LAP OF 75MM EACH TILE NAILED AND FIXED IN ACCORDANCE WITH RECARD TO WIND SPEED ROOF PITCH AND EXPOSURE CATEGORY AS DETAILED IN C.P.3 CHAPTER V. 1972 ON 25 X 38 SOFTWOOD TREATED BATTENS ON UNTEARABLE ROOFING FELT TO BS 747 TYPE 1F AND IN ALL CASES TO BE LAPPED BY 150 BOTH HORIZONTALLY AND VERTICALLY 38X175 RIDGE AND HIP PIECE: 38X175 COLLAR: 50X200 PURLINS: 38 X 100 HANGERS: 47 X 150 CEILING BINDERS: 50X 100 RAFTERS AT 400 CENTRES: 38X 97 CEILING JOISTS AT 400 CENTRES: 65X100 WALL PLATES: LINCRUSTA TUBS MEMBERS TO BE FORMED FROM 3NO AND 2 NO MEMBERS BOLTED TOGETHER INCLUDING TOOTH PLATE CONNECTORS AND WASHERS: 150MM GLASSFIBRE INSULATION QUILT: WITHIN EAVE OF ROOF ENSURE MIN. 50MM AIR FLOW GAP: VENTILATION TO ROOF VIA EAVES AND RIDGE: AT EAVES AN AIR GAP AT LEAST EQUAL TO A CONTINUOUS STRIP 25 MM WIDE AND AT RIDGE WITH VENTILATED RIDGE TILES WITH AIR GAP AT LEAST EQUAL TO A CONTINUOUS STRIP 5MM WIDE: 25 X 175 FASCIA BOARDS: 6MM EXT GRADE PLYWOOD SOFFIT: 20X5 GALVANISED METAL STRAPS TO ACT AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAXIMUM 2.0M CENTRES RONDO SOLID BRIDGING BENEATH STRAPS OVER AT LEAST 3 MEMBERS: RONDO PLYROOF SCREENS TO VENTILATORS: ALL STRUCTURAL TIMBER MIN SC3 GRADE: CEILINGS TO BE 12.7MM GYPROC DURESK PLASTERBOARD ARTEX FINISH.

DORMERS: TILING, VENTILATION AND UNDERFELT AS MAIN ROOF: 38 X 150 RIDGE BOARDS: 50 X 100 RAFTERS AND CEILING JOISTS AT 400 CENTRES: 50X 100 HEAD PLATES: STUD CONSTRUCTION FROM 50 X 100 MEMBERS WITH COMPRESSED 150 GLASSFIBRE QUILT TO VOIDS: 12.7MM GYPROC DURESK PLASTERBOARD AND 9MM SKIM: EXTERNALLY - 12MM EXTERNAL GRADE PLYWOOD: BREATHER PAPER: SOFTWOOD TREATED BATTENS SET HORIZONTALLY. MIN 10MM THICK. T & G JOINTED BOARDING SUBJECTED TO SUITABLE PRESERVATIVE TREATMENT: 38X 150 LAY BOARDS: VULCANISED FIBREGLASS TROUGH VALLEYS: CODE 4 LEAD FLASHING TO ABUTMENTS. 150 UPSTAND.

FIRST FLOOR: 18MM T & G FLOORING GRADE CHIPBOARD ON 50 X 195 SC3 GRADE FLOOR JOISTS AT 400 MM CENTRES: 30 X 5 GALVANISED METAL STRAPS TO ACT AS ANCHOR AND LATERAL RESTRAINT STRAPS SET AT MAX. 2.0 M CENTRES AND TO SPAN AT LEAST 3 NO. JOISTS COMPLETE WITH SOLID BRIDGING BENEATH: PROVIDE SOLID BRIDGING AT MID SPAN WHERE JOISTS SPAN EXCEEDS 3.0M: WHERE STUD WORK WALLS RUN PARALLEL TO JOISTS PROVIDE ADDITIONAL MEMBERS AS SHOWN IN ADDITION TO NORMAL JOIST SPACING AND BOLT TOGETHER AND WHERE STUDWORK RUNS IN OPPOSITE DIRECTION TO JOISTS PROVIDE 50 X 100 SOLE PLATES.

STUDWORK: WALLS TO BE 38X75 VERTICAL STUDS AT 400 CENTRES CLAD ON BOTH SIDES WITH 12.7MM PLASTERBOARD: INSULATION QUILT TO VOIDS

WALLING: 215 CAVITY WALLING TO CONSIST OF 140 BRICKWORK TO BS 3921: 1974 FOR CLAY BLOCKS: 65 CAVITY WITH BUILT IN DEITHERM CAVITY INSULATION FIXED IN ACCORDANCE WITH MAKERS INSTRUCTIONS INNER LEAF TO BE 100 MM SOLID INSULATION BLOCKS 'TARMAC TOPBLOCK' OR SIMILAR: CAVITY WALLS TIED TOGETHER USING GALVANISED IRON TWIST TIES SET 900 HORIZONTALLY AND 450 VERTICALLY TO BS 1243/78 WALL TIES TO BE POSITIONED AT 300 VERTICAL CENTRES AT ALL UNBONDED CLOSURES OF CAVITY: AT EVERY CLOSURE OF CAVITY PROVIDE DPC FELT DPC TO CP121: EXTERNAL WALLS TO HAVE MAXIMUM U VALUE OF 0.45 W/M DEG C: AT EVERY CAVITY CLOSURE TO WINDOWS TO JAMBS LINTELS AND CILLS PROVIDE 'THERMABATE' FIXED IN ACCORDANCE WITH MAKERS INSTRUCTIONS: INTERNAL WALLS TO RECEIVE SAND AND CEMENT RENDER WITH 13MM SKIM.

SUB STRUCTURE: WALLING TO BE OF 100 MM CLASS A DENSE CONCRETE BLOCKS WITH LEAN MIX INFILL TO BASE OF CAVITY NO CLOSER THAN 225 TO DPC. DPC SET MIN 150 ABOVE GROUND LEVEL (FINISHED).

FOUNDATIONS: BENEATH WALLS AS SHOWN PROVIDE: UNDER CAVITY WALLING 225 X 750 STRIP CONCRETE AND BENEATH LOAD WALLING. 225 X 450 STRIP CONCRETE C15P MIX.

GROUND FLOOR: MINIMUM 150 WELL CONSOLIDATED HARDCORE WITH SAND BLINDING: 1200 G POLYTHENE MEMBRANE LAPPED CONTINUOUS WITH DPC BY 100MM: 100 MM CONCRETE LEAN OVERSITE: 50MM JABLITE FLOOR INSULATION BOARD: 500 G. POLYTHENE MEMBRANE: 65 MM SAND AND CEMENT SCREED WITH 1 LAYER LIGHTWEIGHT MESH REINFOLSEMENT OR CHICKEN WIRE.

VENTILATION: TO HABITABLE ROOMS PROVIDE RAPID VENTILATION AT LEAST 1/20TH OF FLOOR AREA TO ROOM PART OF WHICH IS AT LEAST 1.75 M ABOVE FLOOR LEVEL AND PROVIDE CONTROLLABLE BACKGROUND VENTILATION OF 4000 MM² TRICKLE VENTILATION: TO KITCHEN PROVIDE MECHANICAL EXTRACT OF AT LEAST 60 LITRES PER SECOND OR 30 LITRES PER SECOND IN A COOKER HOOD: TO BATHROOM PROVIDE MECHANICAL VENTILATION TO GIVE MIN. 3M³ AIR CHANGES PER HOUR WITH 15 MIN. OVERRUN AND AN EXTRACT RATE OF AT LEAST 15 LITRES PER SECOND: BACKGROUND VENTILATION TO KITCHEN WINDOW TO BE MIN. 4000 MM CONTROLLABLE.

HOT WATER SYSTEM: HOT WATER CYLINDER TO BE VENTILATED TO THE ATMOSPHERE AND INSULATED TO THE REQUIREMENTS OF REG. L.1. PROVIDE ROOM THERMOSTAT OR THERMOSTATIC RADIATOR VALVES AND THERMOSTAT AND 'PULL' SWITCH TO HOT WATER VESSELS: ALL PIPES NOT CONTRIBUTING TO USEFUL HEAT REQUIREMENT TO BE INSULATED.

STAIRS: STAIRCASE TO BE MAX PITCH 42° AND TO HAVE 13 NO EQUAL RISERS OF 200 MM. AND AN EQUAL GOING OF 225 MM. MIN. WIDTH 800 MM. GUARDING TO BE MIN. 840 ABOVE PITCH LINE AND 900 ON LANDINGS. NO GAPS IN GUARDING TO EXCEED 99MM.

DOUBLE GLAZING: DOUBLE GLAZE THROUGHOUT.

FOUL DRAINS: INSPECTION CHAMBER CONSTRUCTION TO BE 'BARTOL' OR SIMILAR AND INSTALLED TO MAKERS INSTRUCTIONS WITH THE INTERNAL DIA RELATED TO THE DEPTH IN ACCORDANCE WITH BS. 8301: 1985: FOUL DRAINAGE PIPES TO BE 100 MM UPVC TO BS 4660: 1983 FLEXIBLY JOINTED AND LAID TO MAKERS INSTRUCTIONS. FALL: 1-70: BED AND SURROUND 100 PEA GRAVEL: SOIL AND VENT PIPE TO BE 100 DIA PVC: BS 4514: 1983 AND TO EXTEND ABOVE WINDOW HEADS BY MIN. 900 MM TERMINATING WITH PVC BALLOON: WASTE PIPES TO BE 38 MM INT DIA: TO BS 3943: 1979 COMPLETE WITH BOSSING EYES AT EVERY CHANGE OF DIRECTION: 75MM DEEP SEAL TRAPS TO BOTH BASIN AND SINK. FOUL WATER TO KLARGESTER BIOLOGICAL TREATMENT PLANTS. CLEAN WATER TO DRAIN AT REAR.

SURFACE WATER: 115 DIA ½ ROUND PVC RAINWATER GOODS TO 68 MM DOWNPIPES: 110 DIA UNDERGROUND PIPES FLEXIBLY JOINTED FALLING 1-70 BED AND SURROUND 100 PEA GRAVEL OR CONC. WHERE SPECIFIED. DISCHARGE VIA SYSTEM SHOWN TO DRAIN AT REAR.

LINTELS: TO BE I.G. L/LS MIN. 150 END BEARINGS COMPLETE WITH CAVITY TRAY DPC'S.

BAY WINDOWS: SOLID TIMBER SUPPORT BRACKETS BUILT INTO BRICKWORK: HEADS TO BE 38X 100 JOISTS SPACED TO SUIT: 12.7 GYPROC DURESK PLASTERBOARD: 68 MM COVING BOARDING: 12 MM PLYWOOD: TOP SURFACE DRESSED WITH CODE 6 LEADED LEAD DRESSED UP WALLS BY 150. FASCIAS FORMED TO SUIT.

SOUTH [illegible] D.C.
PLAN DEPT.
30 SEP 1992
REF ...1193...

BOURNE ROAD

PROPOSED 4 No. TWO BEDROOM STARTER HOMES WITH ACCESS AND CAR PARKING AT BOURNE ROAD PODE HOLE SPALDING FOR PEARSON AND ALUZZI BUILDERS SCALE 1:100 09·92