APPLICATION NO. : H116/1049/91

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Town and Country Planning Act 1990

Planning Permission

FILE

Reference: H16/1049/91 Received:14-NOV-91 Type:FULL

Name: Simons Homes
Beech House
Witham Park
Waterside South
LINCOLN

Agent: Simons Design
Beech House
Witham Park
Waterside South
LINCOLN

Description: Erection of 7 detached houses & garages & associated external works
Location : Land of Haverfield Road Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 The roads and footways shall be laid out and made up in accordance with

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

7 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing no 2263/A1/7A) received by the Local Planning Authority on 9 January 1992.

Director of Planning and Building Control Services
27-FEB-92 H16/1049/91

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1049/91 Received: 14-NOV-91 Type: FULL

Name: Simons Homes
Beech House
Witham Park
Waterside South
LINCOLN

Agent: Simons Design
Beech House
Witham Park
Waterside South
LINCOLN

Description: Erection of 7 detached houses & garages & associated external works
Location : Land of Haverfield Road 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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 The roads and footways shall be laid out and made up in accordance with

the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

7 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing no 2263/A1/7A) received by the Local Planning Authority on 9 January 1992.

Authorised to issue:

25-FEB-92 H16/1049/91 AD..25/2.....DC..27/2..

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1049/91

Date Registered 1 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Simons Homes
Beech House, Witham Park,
Waterside South, LINCOLN

Tel. No. 0522 514513

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

Simons Design
Beech House, Witham Park,
Waterside South, LINCOLN

Tel. No. 0522 514513 D Faller
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Haverfield Road, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of 7 detatched houses and garages and associated external works.

Please complete

Signed... Dennis Faller... Date... 28/10/91...

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ..... 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:	

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:	8.4 metres
(b) max. length:	10.2 metres
(c) max. width:	7.8 metres
C. Please state type and colour of materials for facing external walls:	Facing brick, type and colour to be agreed.
D. Please state type and colour of roofing materials.	Eternit Rivendale Blue/Black Slates
E. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION *Please complete each section*

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

Vacant
Not Known

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

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

See Site Layout

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 combined sewer in road.
B. For estate developments, please state how highway surface water will be disposed of	To combined sewer in road.
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	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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

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

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

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

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

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
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 ☐		
What provision is being made for access to the premises for the disabled?			

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.

Signed Dennis Falla (Applicant/Agent) Date 29.10.91

Certificate B

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1

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

Signed Dennis Falla Applicant/Agent) Date 29.10.91

OR

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 01 NOV 1991

REGISTRATION

REFERENCE H16/1049/91

Cross-Ref ....KL....15:11..

Date 4/11/91

VALIDATION -14/11/91

Date 4/11/91

Type FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 7 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref H16/0172/91

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ✓ Accuracy ☐
Site plans ✓ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ ..... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.11.

Index Sheets 1991 OS Nos ..... Grid Ref 594700 393170

Ward ..P.... Parish ..SPALDING

TR Rural	✓	CA	-1C	Grade
TR Bypass	✓	LB	-	
Level crossing	✓	TPO	-KC	
Footpath	☐	Other:		

Inside IBD YES Inside LP Area YES

Linked to site.....Ref..1??.. Linked to property.....Ref.....

Planning Records:
Earlier apps
173/91 R
366/91 506/88 R
1723/77 G. 1795/88 R.
152

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Other

Boundaries Limits fully understood Site Features

Inspected by: PJH
date: 6-12-91

Residents notified on site visit: No Plans delivered 10-15 minutes

Case Officer Conclusions (issues)

Redevelopment Site) opposite ~~Sutton Court~~ Old High School, bungalows on Lodden Road + Cinema to North of site.
Opposite/NW Cinema TPO trees, High School 2m wall. Lodden Rd 1.8m wall 2½-3m wall. T.P.O Trees to high school

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

Any objection received? No
If yes, is any obj. material? No
Yes
Yes ____ — 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 ____ Til fees (not first Submission)
Other info. viz:
Signed .....
Yes ____

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
D2 24/2...

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

Conditions/Reasons

On basis of there being varying position of 3 storey development granted 1P. I don't think we can object to house & double garage & its effect on the two nearby trees. These new site plan is acceptable to L.C.C. + avenues overlooking possible + Grammar School interface.

Grant Permission Pgs. 21-2-91

SC12 --

SC21

SC27

C2

C2a

C3

Notes to applicant

Disabled access .....

Outstanding HM .....

Amended plans ..... 2263/A1/7A dated 9 Jan 1992

Other

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:

CONSULTATION/PUBLICITY REQUIRED Pon 17-11

MM 26/11

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name Bob Doughty.
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 .....

BRIAN 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: H16/1049/91 Type: FULL

Applicant: Simons Homes
Tel: 0522 514513

Agent: Simons Design
0522 514513

Description: Erection of 7 detached houses & garages & associated external works

Location: Land of Haverfield Road
Spalding
Lincs

Valid date:	14-NOV-91	Terminal date:	09-JAN-92
Target dates:		Target Committee:	02-JAN-92
To case officer	19-NOV-91	Report deadline:	19-DEC-91
Inspected by	24-NOV-91		
Extra contacts	29-NOV-91	Case Officer:	
Report if not clear by 19-DEC-91		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 7 DWE
Category: Newbuild
Listed building:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	19-NOV-91	03-DEC-91
Advertisement (Conservation Area)	22-NOV-91	13-DEC-91

SITE DETAILS

Grid ref: 524700 322170
OS Sheets: Parcel:

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

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To case officer 19-NOV-91
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Extra contacts 29-NOV-91
Report if not clear by 19-DEC-91

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Target Committee: 02-JAN-92
Report deadline: 19-DEC-91

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 7 DWE
Category: Newbuild
Listed building:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr G J Hawkins		19-NOV-91	03-DEC-91
Mr R Doughty	0529 21 646	27-NOV-91	11-DEC-91
Advert (Conservation Area)		22-NOV-91	12-DEC-91
L.C.C. – ~~see H/a/13 dated 5/12/91~~ OBs Attached		JE OS	16/1/92
Public Consultations		9 DEC 91	23 DEC 91

SITE DETAILS

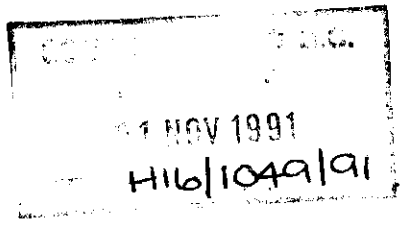
Grid ref: 524700 322170
OS Sheets: Parcel:

SIMONS
DESIGN

BEECH HOUSE
WITHAM PARK
WATERSIDE SOUTH
LINCOLN LN5 7JP
TEL: 0522 514513
FAX: 0522 533962

Our Ref: DF/TAC

28th October 1991



The District Planning Officer
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

Dear Sirs

2263 - LAND OFF HAVERFIELD ROAD, SPALDING, LINCS

Please find enclosed copies of a planning application form and drawings as listed on the attached drawing schedule all in connection with a full application for the erection of 7 no. detached dwellings.

This is a re-application following the refusal in respect of application reference H16/0172/91 and we therefore believe that no fee is payable.

Please note that the site layout has been adjusted to omit 1 no. proposed detached house and garage in order that the development can be set at an appropriate distance from the existing trees.

We also enclose a copy of the site plan on which is marked the location of a three storey block of flats on the site for which planning approval is already in existance.

Should you have any further queries in respect of the application, please do not hesitate to contact the writer.

Yours faithfully
SIMONS DESIGN

Dennis Faller

D FALLER

cc Mr H B Brookes - Simons Homes

SIMONS

SIMONS
DESIGN

SHEET NO:

PROJECT TITLE
HOUSING
HAVERFIELD ROAD
SPALDING
SIMONS HOMES
JOB NO: 2263

	DATE OF ISSUE			DATE OF RECEIPT		
DAY	4	24	13			
MONTH	3	10	11			
YEAR	91	91	91			

DRAWING TITLE	DRG NO.	AMENDMENTS
SITE LAYOUT	2263/A1/01	✓
3 BEDROOMED HOUSE	02	✓
4 BEDROOMED HOUSE	03	✓
3 BEDROOMED HOUSE	04	✓
4 BEDROOMED HOUSE	05	✓
EXTERNAL WORKS	06	
SITE PLAN.	07	✓
GARAGES. PLAN, ELEVATIONS.	08	✓

DISTRIBUTION	NUMBER OF COPIES
CONTRACTOR	
CLIENT B-BROOKES-SIMONS HOMES	1 1
QUANTITY SURVEYOR	
ENGINEER	
SERVICES CONSULTANT	
LOCAL AUTHORITY : BUILDING	
LOCAL AUTHORITY : PLANNING	4 4 4
FIRE OFFICER	
ENVIRONMENTAL HEALTH	

COMMENTS

PURPOSE OF ISSUE

SIMONS
DESIGN

SHEET NO:

PROJECT TITLE
HOUSING
HAVERFIELD ROAD
SPALDING
SIMONS HOMES
JOB NO: 2263

DATE OF ISSUE	
DAY	4 24
MONTH	3 10
YEAR	91 91

DATE OF RECEIPT	
DAY	
MONTH	
YEAR	

DRAWING TITLE	DRG NO.	AMENDMENTS
SITE LAYOUT	2263/A1/01	✓
3 BEDROOMED HOUSE	02	✓
4 BEDROOMED HOUSE.	03	✓
3 BEDROOMED HOUSE	04	✓
4 BEDROOMED HOUSE	05	✓
EXTERNAL WORKS	06	
SITE PLAN.	07	✓

DISTRIBUTION		NUMBER OF COPIES
CONTRACTOR		
CLIENT	B-BROOKES-SIMONS HOMES	1 1
QUANTITY SURVEYOR		
ENGINEER		
SERVICES CONSULTANT		
LOCAL AUTHORITY : BUILDING		
LOCAL AUTHORITY : PLANNING		4 4
FIRE OFFICER		
ENVIRONMENTAL HEALTH		

COMMENTS

[illegible] D.C.
01 NOV 1991
1049/91

PURPOSE OF ISSUE

BRIAN 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: H16/1049/91

Applicant: Simons Homes
Beech House
Witham Park
Waterside South
LINCOLN

Agent: Simons Design
Beech House
Witham Park
Waterside South
LINCOLN

Description: Erection of 7 detached houses & garages & associated external works

Location: Land of Haverfield Road
Spalding
Lincs

Type: FULL

Date ~~received~~: 01-NOV-91

05-NOV-91

14 NOV 1991

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

✓ The enclosed certificate needs to be completed where marked.

✓ Four detailed plans of the proposed garages.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

SIMONS
DESIGN

BEECH HOUSE
WITHAM PARK
WATERSIDE SOUTH
LINCOLN LN5 7JP
TEL: 0522 514513
FAX: 0522 533962

Our Ref: DF/TAC

12th November 1991

District Planning Officer
Planning Dept
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sirs

2263 - HOUSING DEVELOPMENT, HAVERFIELD ROAD, SPALDING - SIMONS HOMES
APPLICATION NO. H16/1049/91

Thank you for your letter dated 5th November 1991 in connection with the above.

Please find enclosed a copy of the application form with the appropriate certificate duly signed together with four copies of a drawing showing the garages proposed for the development.

Yours faithfully
SIMONS DESIGN

Dennis Faller

D FALLER

14 NOV 1991

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

Proposals in Conservation Areas

The proposal may affect the character or appearance of the Conservation Area of SPALDING

Reference No: H16/1049/91
Description: Erection of 7 detached houses & garages & associated external works

Location: Land off Haverfield Road
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

B. Smith
District Planning Officer

Council Offices
Priory Road
Spalding

22-NOV-91

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

8pa. 22.11.91

CARS

ROAD
A17)
601
m-4pm

SH, 23,000 ..... £1375
unroof, ... £3275
sunroof, ... £4375
White, ... £2895
ve average £3475
l, 2.3, pas, ... £4875
5-spd, ... £3875
oof, stereo, ... £3875
lver, stereo, ... £3275
ito, white, ... £4275
lver, radio, ... £3875
ed, alloys, ... £2595
stereo, etc. £1875
nally clean £3875
stereo, etc. £2275
ack, red, £2275

AFG AUTOCARE

PREPARE YOUR CAR FOR THE ONSLAUGHT OF WINTER WITH A

FREE

30 POINT WINTER SAFETY CHECK & REPORT
OR A

WINTER SERVICE

ALL MAKES & MODELS
ONLY **£49.95**

While you wait — no appointment necessary, or let us run you into town and collect you when your car is ready.



AFG AUTOCARE

WARDENTREE LANE, SPALDING

Tel: 0775 711611

This advert must be produced to qualify for the above offers. All prices include VAT.

2h3888

LOW MILEAGE CARS

1989 FORD SIERRA 2.0 Injection Ghia Estate. Radiant red, 34,000 miles with full service history, alloys, sunroof with Shield electric windows, central locking, power steering, heated screen, superb condition. £500 below recommended retail price **£7495**

1988 MG MAESTRO 2.0 Injection. Black, 38,000 miles, with full service history, sunroof, power steering, central locking, beautiful looking car in unmarked condition **£4750**

1987 (E) AUSTIN MINI ADVANTAGE. White, lady owner, 18,000 miles with full service history, radio, a nice Mini as you will find near perfect condition **£2995**

1988 CITROEN BX19 DTR Diesel. Metallic blue, two private owners, electric windows, power steering, central locking, 93,000 miles with complete service history, exceptional condition for mileage. Recommended retail price £4275. No offers please at **£3975**

1985 (C) TOYOTA CARINA 1.6 GL 5-dr. Two tone metallic beige, only 20,000 genuine miles from new, full service history, power steering, must be seen... **£3875**

ARRIVING WEEKEND

1989 FORD FIESTA XR2. Mercury grey, lady owner, 20,000 miles, mint condition **£5350**

1986 (D) FORD ESCORT XR3i. Red, later shape, alloys, sunroof **£3995**

HAMMOND BECK MOTORS

BEECHAMS GARAGE, SWINESHEAD, BOSTON.
Tel: BOSTON 820237 day — 820650 evenings

1h2588(2)

BARGAIN BUYS

QUALITY CURTAIN FABRICS
From £2 per yard
JACKSONS
Unit 11, Victor Way, off Cherryholt Road, Bourne
Tel: 0778 425711
1h3952 bbv8-11

AEG GAS HOB
White. As new
£65
Tel: Holbeach (0406) 25573
10kVN 8BSG22-11

Silvercross hard body pram with shopping tray. Folds down, vgc ..... £85 ono
Double raincover for Cindico pushchair. Good condition £15
Cindico pushchair with shopping tray. Good condition £25
Britax high/low chair. Good condition £15
Tel: 0406 370308
10kcWVN 3097

GARAGE SALE
at 8 Holland Road, Spalding
ON SAT. NOV 23 AND SUN. NOV 24, 10 AM-1 PM
Furniture, bedding, bric-a-brac etc
10kcWVN 3097

COMPUTER
Amstrad CPC 464 with colour monitor, joystick and dust covers. Lots of software. £150 ono
ALSO SNOOKER TABLE,

FULLY PORTABLE KEYBOARD OUTFIT
Comprising Elka 605, twin keyboard, drawbar organ, Elka amplifier and Elka rhythm box

PUBLIC NOTICES

GOODS VEHICLE
OPERATOR'S
LICENCE

H. Leverton Ltd, of Westlode Street, Spalding, Lincolnshire PE11 2AZ, is applying to replace with change a licence to use Westlode Street, Spalding, Lincolnshire PE11 2AZ, as an operating centre for 7 goods vehicles and 4 trailers, and to use 19 Fourth Avenue, Blue Bridge Industrial Estate, Colchester Road, Halstead, Essex CO9 2SY, as an operating centre for 4 goods vehicles and 1 trailer.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 *Hills Road, Cambridge* CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

4781

GOODS VEHICLE
OPERATOR'S
LICENCE

PUBLIC NOTICES

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following:

PROPOSALS IN CONSERVATION AREAS
The proposal may affect the character or appearance of the Conservation Area —
Reference No: H04/1051/91
Description: Change of use from shop to living accommodation
Location: 14-16 Church Street
Donington
Reference No: H02/1087/91
Description: Alteration to existing Chinese takeaway
Location: Hong Kong House
3A North Street
Crowland
Reference No: H16/1049/91
Description: Erection of 7 detached houses and garages and associated external works
Location: Land off Haverfield Road
Spalding

LISTED BUILDINGS IN CONSERVATION AREAS
The proposals affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area —
Reference No: H16/1069/91
Description: Alterations to rear of restaurant
Location: 44 Double Street
Spalding
Reference Nos: H21/1079/91 and H21/1080/91
Description: Conversion and extension of existing outbuilding to residential use
Location: Greyfriars
Tydd Gote
Wisbech

PLANNING APPLICATIONS
Reference No: H08/0936/91
Description: Proposed lake/reservoir
Location: Site off Quadring Road, Gosberton
Reference No: H08/0960/91
Description: Undercover unloading area, chill store, improved parking facilities, landscaping, lake/reservoir, etc
Location: Site off Quadring Road, Gosberton
Application and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
District Planning Officer
November 22, 1991

jc WVN 4763

DEPARTMENT OF TRANSPORT

ROAD TRAFFIC REGULATION ACT 1984 — SECTION 14

THE A16 TRUNK ROAD (PINCHBECK ROAD, SPALDING)
(TEMPORARY PROHIBITION AND RESTRICTION OF TRAFFIC)
(NO 2) ORDER 19

NOTICE IS HEREBY GIVEN that the Secretary of State for Transport intends to make an Order on the A16 Trunk Road at Spalding in the County of Lincolnshire.

The order is being made to enable the reconstruction of the carriageway after the removal of the disused railway crossing and will remain in force until the works have been completed. The works are expected to commence on December 1, 1991.

The effect of the Order will be as indicated by traffic signs, to close to traffic a length of the A16 from the southern edge of its junction with Park Road (B1356) southwards for a distance of 30 metres.

Exemptions will be provided in the Order to enable

No plans enclosed. copies requested 5/12. 5/12

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE AI

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

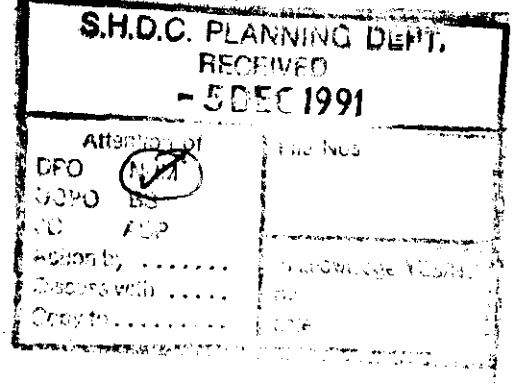
Tel. Swaton (0529 21) 646/7
Fax 0529 21 358
V.A.T. Reg. No. 364 7780 17

Your Reference H16 1049 91

Our Reference 106 10 C29 RD AKD

4 December 1991

PU



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr P J Udy

Dear Mr Smith

PROPOSED DEVELOPMENT BY SIMONS DESIGN, OFF HAVERFIELD ROAD, SPALDING.

Thankyou for your consultation of 27th November, 1991 and I wish to report as follows:

1. The site was inspected on Tuesday 3 December and the plan was found not to accurately portray the existing tree spreads in the vicinity of the garage block at the southeastern corner of the site. It should be ascertained whether the developer is fully aware of this canopy spread, for it may interfere with building progress or eventually overhang the garage. Alternatively, the garages should be resited.

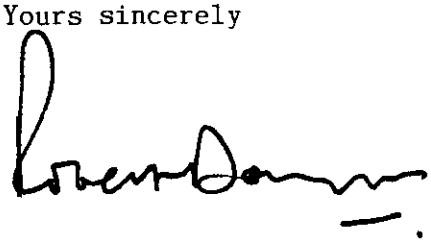
2. Apart from in the situation described in (1) above, no other individual trees will be affected by the development. There is, however, a leyland cypress hedge at about 10-12m in height along the southern half of the western wall boundary which will presumably come out. If they are not removed the aspect from the south western plot, which has little enough space to the fenestrated rear elevation as it is, will be quite funereal.

3. From a layout point of view you will perhaps have noted that the main windows of front elevations face each other just 19 metres apart. This is generally recogonised as being too close to maintain privacy one from the other.

4. There are no details of new landscape treatment and similarly there are no spaces allowed for new trees to provide continuity of cover in this part of Spalding. There would, of course, be precious little room for trees if the site was developed as proposed. I think new trees are important here, as will be the overall landscape treatment of this urban site.

Should you require any further information please do not hesitate to contact me. Yours plans are returned.

Yours sincerely



Robert Doughty

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To PWDY & HDC

Planning Reference H16/1049/91

The following are my observations upon the enquiry under the reference quoted above:—

HAVERFIELD ROAD, SPALDING.

With regard to this proposal there is inadequate standing room (minimum required 5·m) between the garage doors & the highway boundary as shown on the attached plan.

I shall be pleased if you will request the applicant to amend the plan to remove this problem.

Also a service margin 1·8m wide is required on the opposite side of the carriageway to the footway. This also requires sharing

Date 5/12/91

Signed ..... Director of Highways and Planning

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

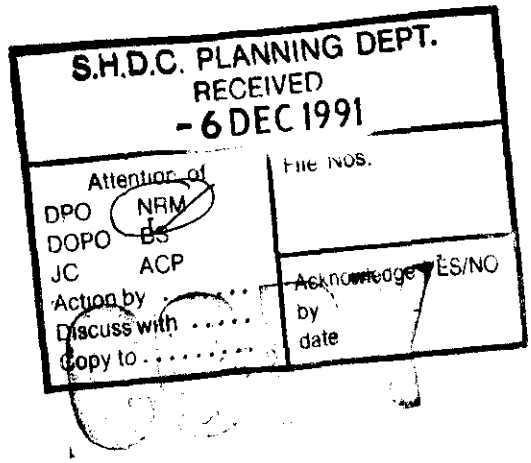
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference H16 1049 91

Our Reference 106 10 C29 RD AKD

Tel. Swaton (0529 21) 646/7
Fax 0529 21 358
V.A.T. Reg. No. 364 7780 17

4 December 1991



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr P J Udy

Dear Mr Smith

PROPOSED DEVELOPMENT BY SIMONS DESIGN, OFF HAVERFIELD ROAD, SPALDING.

Thankyou for your consultation of 27th November, 1991 and I wish to report as follows:

1. The site was inspected on Tuesday 3 December and the plan was found not to accurately portray the existing tree spreads in the vicinity of the garage block at the southeastern corner of the site. It should be ascertained whether the developer is fully aware of this canopy spread, for it may interfere with building progress or eventually overhang the garage. Alternatively, the garages should be resited.

2. Apart from in the situation described in (1) above, no other individual trees will be affected by the development. There is, however, a leyland cypress hedge at about 10-12m in height along the southern half of the western wall boundary which will presumably come out. If they are not removed the aspect from the south western plot, which has little enough space to the fenestrated rear elevation as it is, will be quite funereal.

3. From a layout point of view you will perhaps have noted that the main windows of front elevations face each other just 19 metres apart. This is generally recogonised as being too close to maintain privacy one from the other.

4. There are no details of new landscape treatment and similarly there are no spaces allowed for new trees to provide continuity of cover in this part of Spalding. There would, of course, be precious little room for trees if the site was developed as proposed. I think new trees are important here, as will be the overall landscape treatment of this urban site.

Should you require any further information please do not hesitate to contact me. Yours plans are returned.

Yours sincerely

Robert Doughty

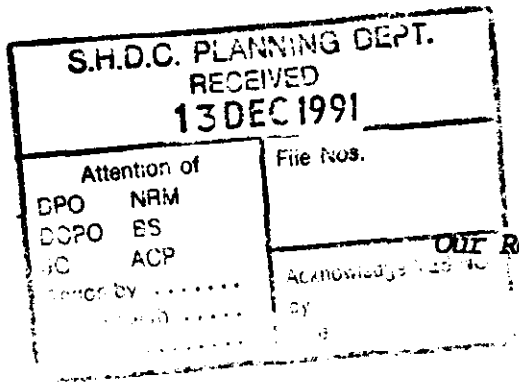
CONSULTATIONS - Delivered by Hand 9/12/91
GS.

LONDONROAD - 37A, 36, 35C, 35A, Elm Lodge
The Elms, 34, 33, 32, 31

HAVERFIELD RD - No. 1 ✓

Grammar School by post GS.

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



NRA
National Rivers Authority
Anglian Region

10 December 1991

Our Ref: GT/91/1/SH/0254

Dear Sir

PLANNING APPLICATION NO. H16/1049/91
PROPOSED ERECTION OF 7 DETACHED HOUSES & GARAGES
AT LAND OF HAVERFIELD ROAD, SPALDING FOR SIMONS HOMES

With regard to the above-mentioned application received on 27 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul and surface water drainage from the proposed development should be connected to the existing main sewers.

If there is not a foul or surface water sewer available to serve this development then we must be further consulted.

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.

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.

Yours faithfully

R F MORGAN
Planning Engineer

c.c. Simons Design, Beech House, Witham Park,
Waterside South, Lincoln.

SW

DR. KEVIN BOND
Regional General Manager

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

Simons [illegible]
[illegible]
[illegible] Park
Waterside [illegible]
[illegible]
[illegible]

[illegible]

[illegible]

[illegible] December 1991

Dear Sir

Proposed Development Of [illegible] House, Off [illegible] Road, Spalding

I have received some comments from the [illegible] County Highways department on your application. They require a [illegible] metre wide service margin at the opposite side of the carriageway to the [illegible] which needs to be shown on the plan. They also [illegible] a minimum of a 5 metre standing area between the garage and the highway boundary of the [illegible] bedroom house.

I am also concerned about the [illegible] dwelling marked [illegible] on the enclosed plan [illegible] the Grammar School [illegible] approximately 3 metres high. [illegible] would be restricted and there would be [illegible] with the four bedroomed house which [illegible] degrees [illegible]. If the marked dwelling was changed to a [illegible] bedroomed house these problems would be solved.

I would be grateful if you could consider these points and alter the plans as necessary. It may be of benefit [illegible] would be [illegible] to discuss these matters.

Yours faithfully

H R [illegible]
[illegible] Planning Officer
[illegible] Council

Enc

1049/91.

SIMONS
DESIGN

BEECH HOUSE
WITHAM PARK
WATERSIDE SOUTH
LINCOLN LN5 7JP
TEL: 0522 514513
FAX: 0522 533962

Our Ref: DF/TAC

7th January 1992

The Planning Dept
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

For the attention of Mr P J Udy

Dear Sirs

2263 - HOUSING DEVELOPMENT, HAVERFIELD ROAD, SPALDING
SIMONS HOMES

Thank you for your letter dated 20th December 1991 in connection with the above, received 2nd January 1992.

We have responded to highways matters by indicating a 1.8m wide service margin where no footway is provided adjacent to the turning head and we have repositioned the garage to the three bedroomed house to indicate a 5m standing area between the garage and the highway boundary.

Further to your comment in respect of the 4-bedroomed house adjacent to the Grammar School boundary, we have responded to the points you raised by re-orientating the house so that its gable wall faces the boundary and we have repositioned its garage against the boundary also.

This is done to overcome your comments in respect of potential overlooking and also in an effort to minimise the impact of potential adjacent development on the housing scheme.

Please find enclosed 4 copies of drawing 2263/A1/7A, we would be grateful if these could be substituted for the site plan previously submitted with the application and we would be grateful if the application could be put before the relevant committee at the earliest opportunity.

Cont....

Should you have any queries in respect of any of the above, please do not hesitate to contact the writer.

Yours faithfully
SIMONS DESIGN

Dennis Faller

D FALLER

cc H B Brooks - Simons Homes

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1049/91.

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	7	2	2	1

2. Address or location

Off Haverfield Road, Spalding

3. Name, classification and number of road

UC

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

Full.

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

Erection of 7 Houses & Garages.

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: 16/1/92 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) C2

(2) C 2(a)

(3) C3

~~(4)~~

Delete as appropriate

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

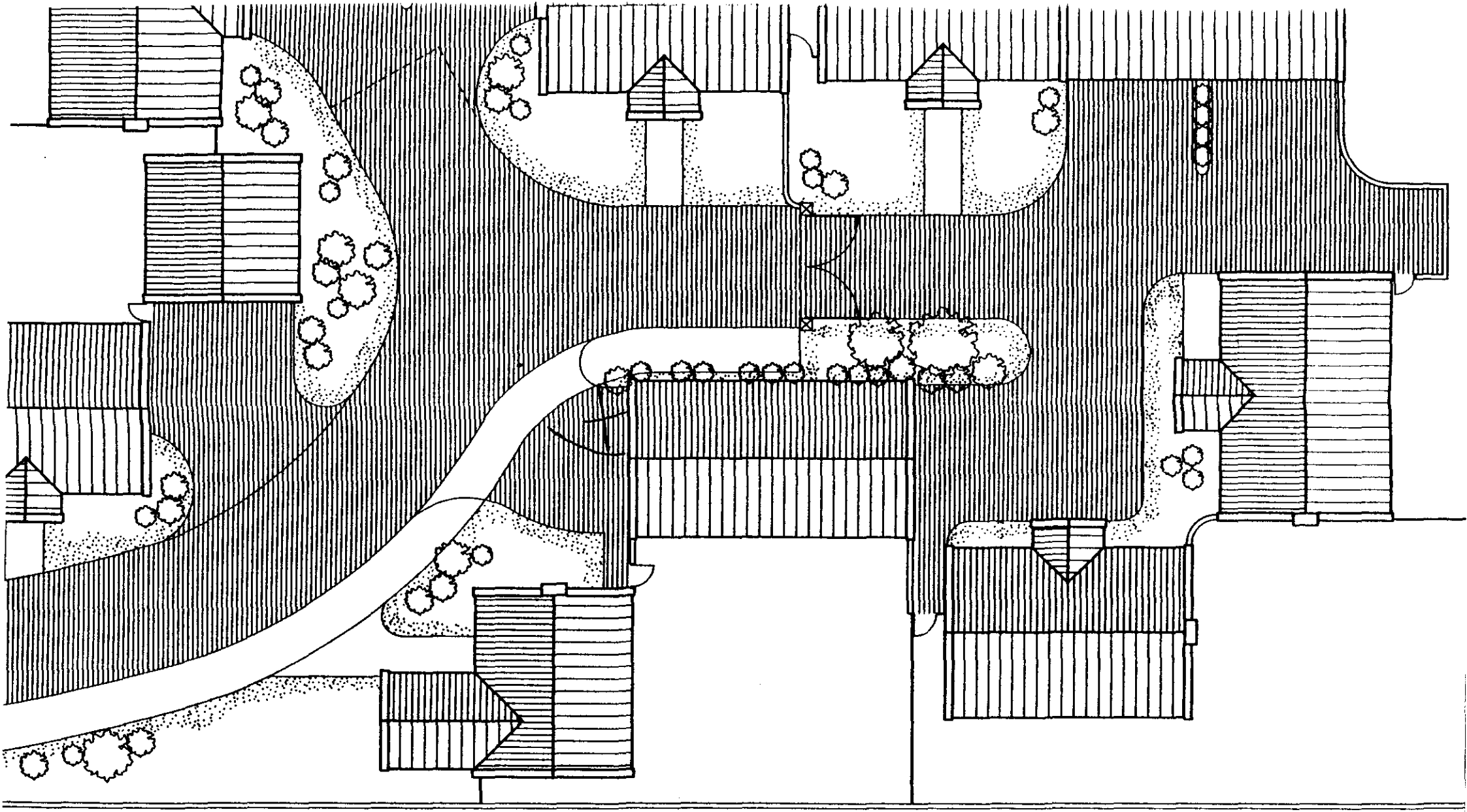
(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C2

(2) C 2as

(3) C3

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



PLANNING AMENDMENT

For office use only

Application No. H16/1049/91

Date registered 09 JAN 1992

Case Officer P.U

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
Tel. No.	Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

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.
State whether amendment has been requested by the Council ☐

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 ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... H.L.	
		H.L	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

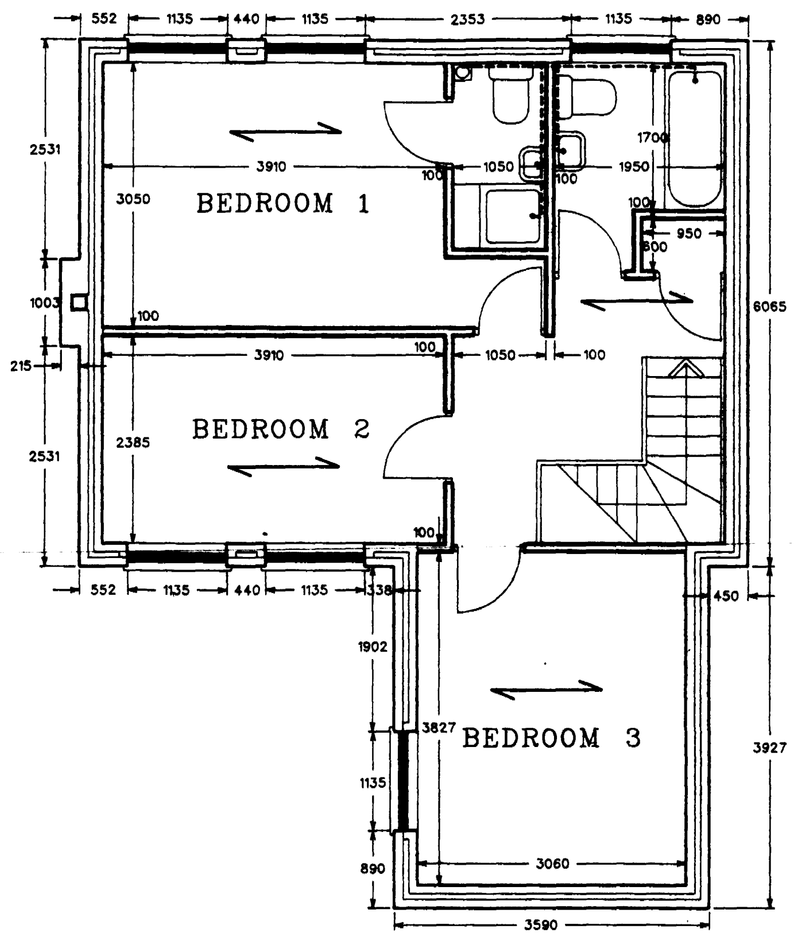
Details of fee required

Details accepted, if different:

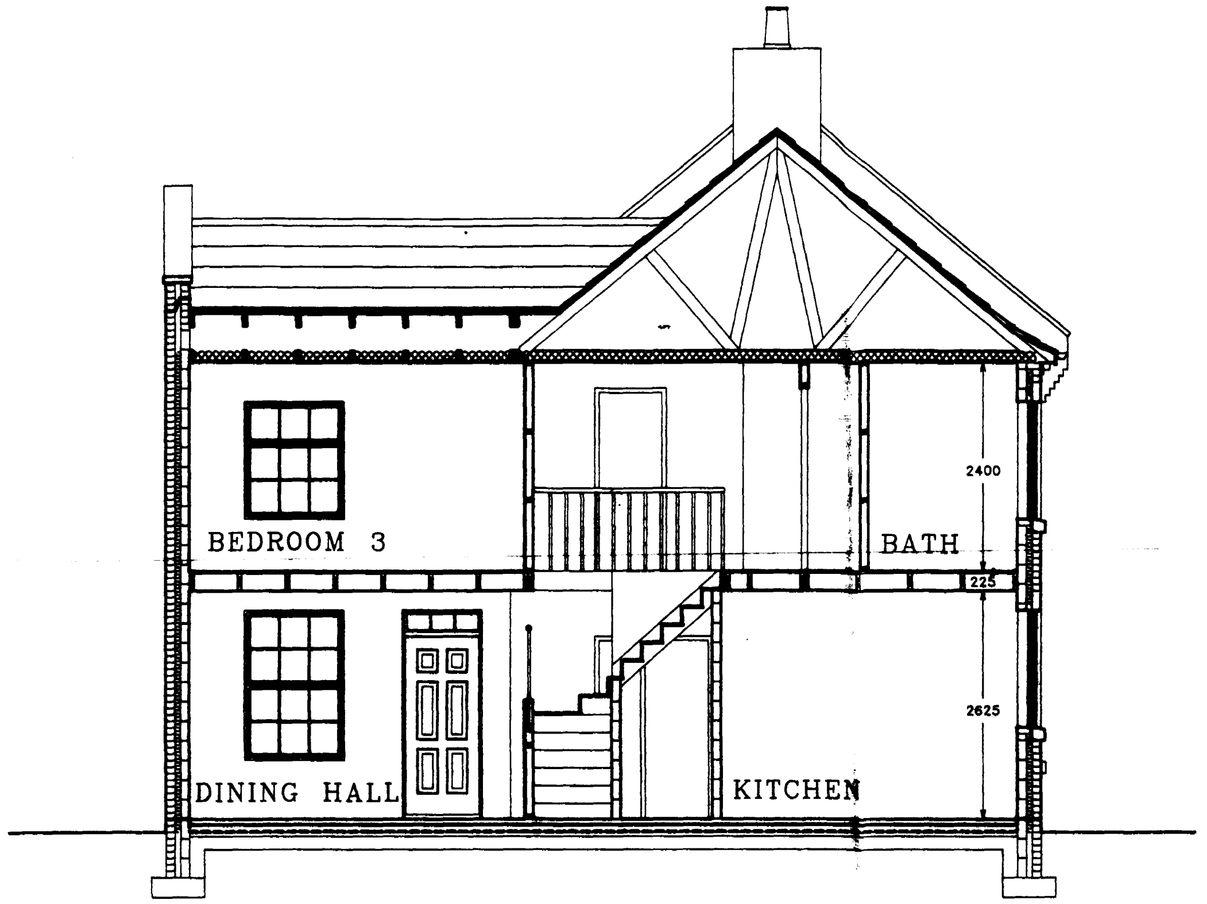
Notes: 1 copy & receipt

Signed: .....

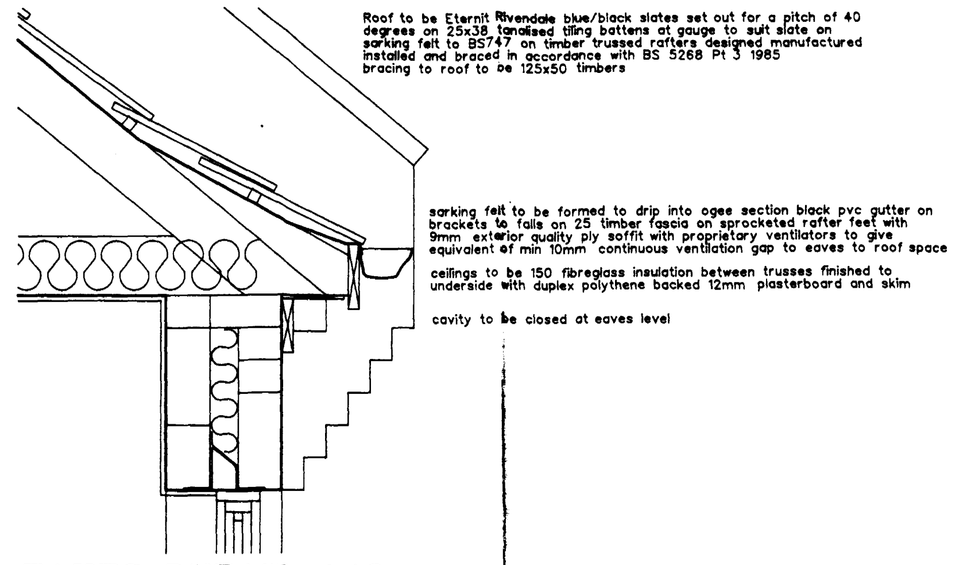
Date: .....



FIRST FLOOR PLAN 1:50



SECTION 1:50



EAVES DETAIL 1:10

GENERAL NOTES

ROOF

Roof to be Eternit Rivendale blue/black slates set out for a pitch of 40 degrees on 25x38 tanalised tiling battens at gauge to suit slate on sarking felt to BS747 on timber trussed rafters designed manufactured installed and braced in accordance with BS 5268 Pt 3 1985
bracing to roof to be 125x50 timbers

gable walls to be restrained at rafter and ceiling tie level with 30x6 galvd ms straps at max 2000 cts screwed to three rafters/ties and built in 100x50 timber noggins to be provided between rafters/ties at strap positions.

roof to be seated on 100x75 timber wallplates tied down at max 2000 cts with 30x6 galvd ms straps twice screwed and built in min 450 down wall

sarking felt to be formed to drip into ogee section black pvc gutter on brackets to falls on 25 timber fascia on sprocketed rafter feet with 9mm exterior quality ply soffit with proprietary ventilators to give equivalent of min 10mm continuous ventilation gap to eaves to roof space

cavity to be closed at eaves level

ceilings to be 150 fibreglass insulation between trusses finished to underside with duplex polythene backed 12mm plasterboard and skim

whole roof construction to achieve max U valve of 0.25 W/sqm degC

any access traps to roof to be insulated and draughtproofed

tank supports to roof space in accordance with BS5268 Pt 3 1985

porch roof and pilasters to be GRP as supplied by Hodkin & Jones

STAIRS

timber staircase to have max rise of 200mm min going of 220mm and min clear width of 800mm and be installed to achieve min clear headroom over pitch line of 2000mm
handrails to be provided to min one side of staircase set 900 above pitch line and whole staircase and balustrade to be constructed such that a 100 diam sphere will not pass through at any point
landing balustrades to be min 900 above finished floor level and constructed as staircase balustrades
staircase soffit to be underdrawn with 12mm plasterboard and skim

WALLS

all brickwork and blockwork to be bonded to the satisfaction of the local authority
cavity wall ties to be spaced max 900 horizontally and 450 vertically reduced to max 225 vertically at jambs of openings

external walls to be 100 facing brickwork 65 cavity with 65 urea formaldehyde cavity insulation 100 blockwork inner skin finished with 12mm two coat plasterwork to give max U value of 0.45W/sqm degC

cavities to be closed at jambs and cills of openings with thermabate insulated cavity closers or alternatively if lightweight aerated concrete blockwork is used internally, cavities may be closed traditionally with cut block and dpc but window frames must cloak blockwork by a minimum of 40mm

cavity insulation taken down to ground level in cavity

internal loadbearing walls to be 100 concrete blockwork finished both sides with 12mm two coat plasterwork and built off dpc with dpm dressed in off 100 type A concrete blockwork off 450 wide x 225 thick concrete strip footings min 600 below finished gl (1000 in clay) or to satisfaction of local authority

internal non loadbearing walls to first floor level to be 38x75 timber studs at max 400 cts finished both sides with 12mm plasterboard and skim
walls to be built off doubled floor joists where parallel to floor span or 38x75 timber sole plate where perpendicular to span

FLOORS

first floor to be 19mm flooring grade tongued and grooved chipboard on 50x225 timber joists at 600 cts with herringbone strutting at midspan and finished to underside with 12mm plasterboard and skim to give min half hour fire resistance (joists at 450 cts over living room)
walls parallel to joists to be restrained at max 2000 cts with 30x6 galvd ms straps screwed to 3no joists and built in with min 50x150 timber noggins between joists and strap positions
walls perpendicular to joists to be built solid into walls with restraint straps screwed to joists and built in at max 2000 cts

new ground floor slab to be 50 sand and cement screed on 100 oversite concrete on 1200 gauge polythene dpm on 50mm styrofoam or similar approved floor insulation on min 150 thoroughly blinded well consolidated clean stone hardcore as required. Hardcore laid down and compacted in max 150 thick layers subject to a maximum thickness of 600mm

floor to achieve max U value of 0.45W/sqm degC

FOUNDATIONS

wall below ground level to be 100 type A concrete blockwork 75 cavity filled to ground level with weak mix concrete

foundations to external walls to be 600 wide x 225 thick concrete strip footings min 600 below finished gl (1000 in clay) or to satisfaction of local authority
any steps in footings to be in accordance with the Building Regulations ie in units of 225mm with min lap of 450mm all to satisfaction of local authority

LINTOLS

Catnic lintols to be provided to all openings in cavity walls installed in accordance with manufacturers details and with min 150 end bearing and cavity tray dpc and weepholes over
lintols to be provided with reconstituted stone heads externally

all lintols to be used strictly in accordance with manufacturers recommendations

MISCELLANEOUS

cylinder with immersion heater controlled and insulated in accordance with part L of the Building regulations 1990

combustion air to be provided to lounge equal to 50sq mm per kw above 5kw rating of the appliance

Windows to achieve min 1/10th floor area natural light and min 1/20th floor area natural ventilation to habitable rooms and all windows to habitable rooms to have min 4000 sq mm of adjustable trickle ventilation built into frames
all glazing in doors and within 900 of finished floor level to be safety glass

chimney stack to have no 4 lead flashings and soakers at roof stack abutments

chimney stack constructed of 100 brickwork around min 185sq flue liner to BS1181 laid socket uppermost
no timber or combustible material within 200 of flue or 40mm from the face of the masonry surround

fireguard fixings to be provided to either side of fireplace recess

flue to terminate min 600 above ridge

hearth to project min 550 in front of fire jamb abd 150 to either side of recess

DRAINAGE AND EXTERNAL WORKS

all new drainage to be to BS8301 (code of practice for Building Drainage)
new foul drains to be 100 diam paragon plastic pipes laid to self cleansing falls in hand trimmed trenches to satisfaction of local authority
150 granular bed and surround to be provided to drains where under new building
relieving lintols (pcc) to be provided where all drains pass through walls
manholes to be preformed upvc type installed in accordance with manufacturers recommendations and fitted with medium duty covers and frames
all drains to be tested to the satisfaction of the local authority

new surface water drainage to be 100 diam flex jointed vit clay pipes laid to falls in hand trimmed trenches to soakaways min 5000 from buildings to satisfaction of local authority
rodding eyes and preformed inspection chambers to be provided on system as indicated

soil and vent pipe to terminate min 900 above any opening lights within 3500mm with anti bird cage vent pipe flased through roof with no 4 lead slate

boundary manhole within 12.5 metres of sewer connection

all drains to be tested to the satisfaction of the local authority

root barriers to be provided to the satisfaction of the local authority where any trees are within 5000 of the buildings and be constructed such that the distance of the tree when measured around the barrier is greater than 5000
root barriers to consist of 300 wide trenches excavated to below the level of root activity and lined with 1200 gauge polythene and filled with weak mix concrete

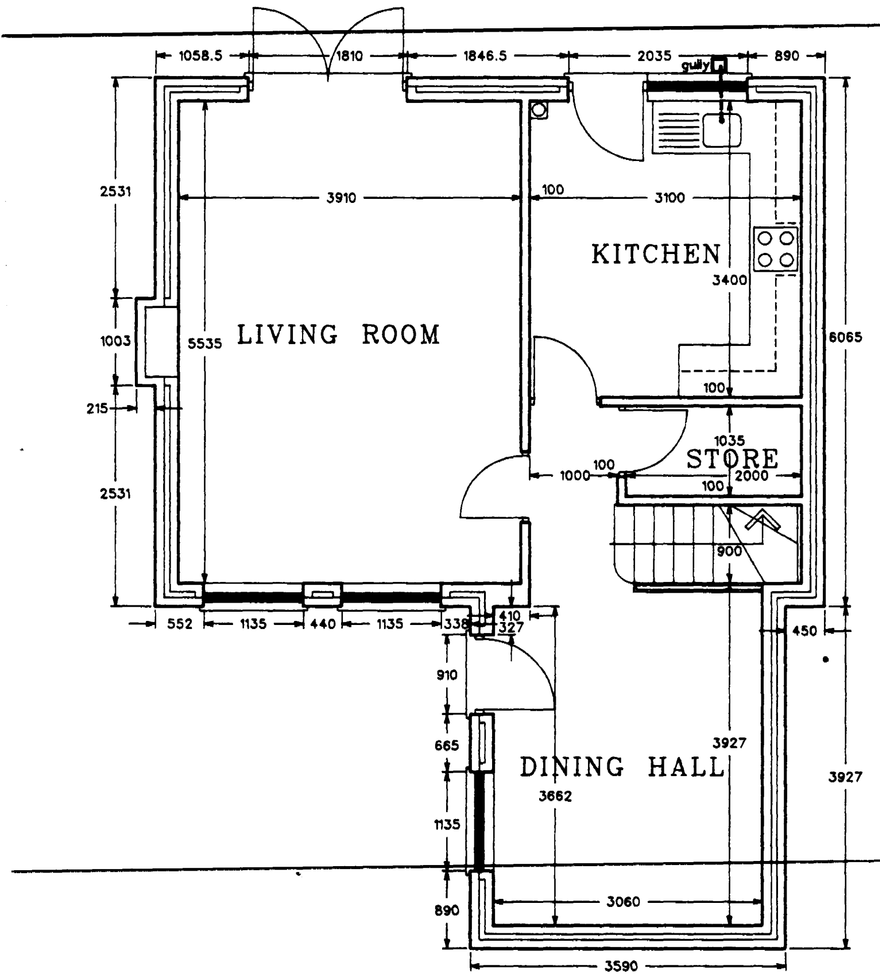
where trees are removed from below new buildings foundations in the locality will be taken down to the satisfaction of the local authority and works carried out in accordance with the guidance in NHBC practice note

all services information is plotted from information supplied by statutory undertakers and should be confirmed with them prior to works starting on site.

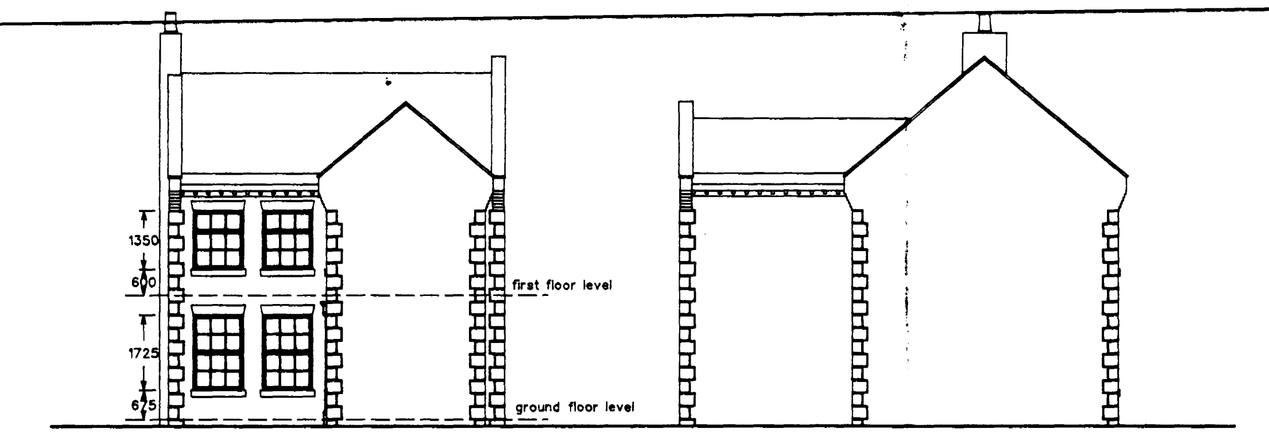
drainage connection levels to be checked prior to works starting on site.

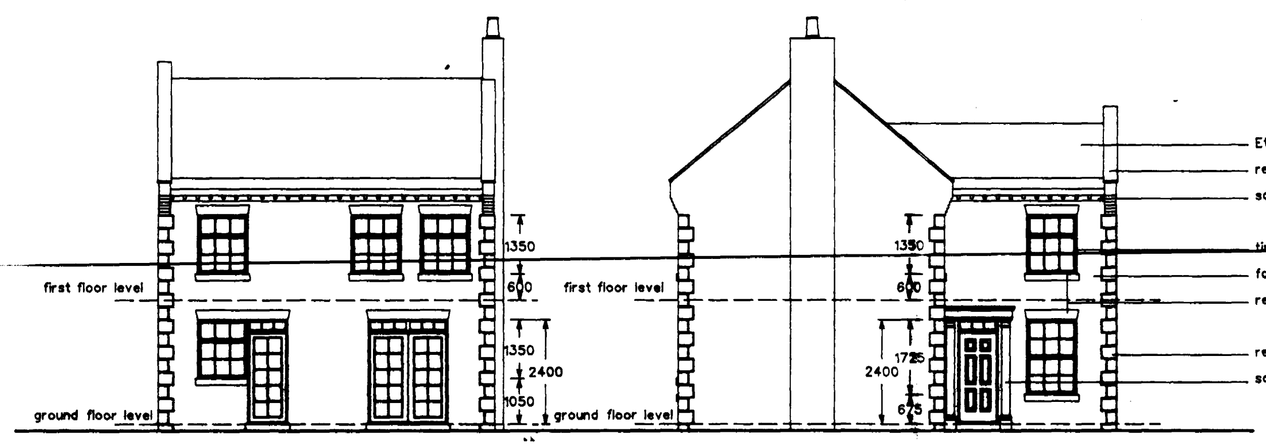
all vehicles to turn and leave site in forward gear

pavement crossing to be constructed to requirements of local authority highways department



GROUND FLOOR PLAN 1:50

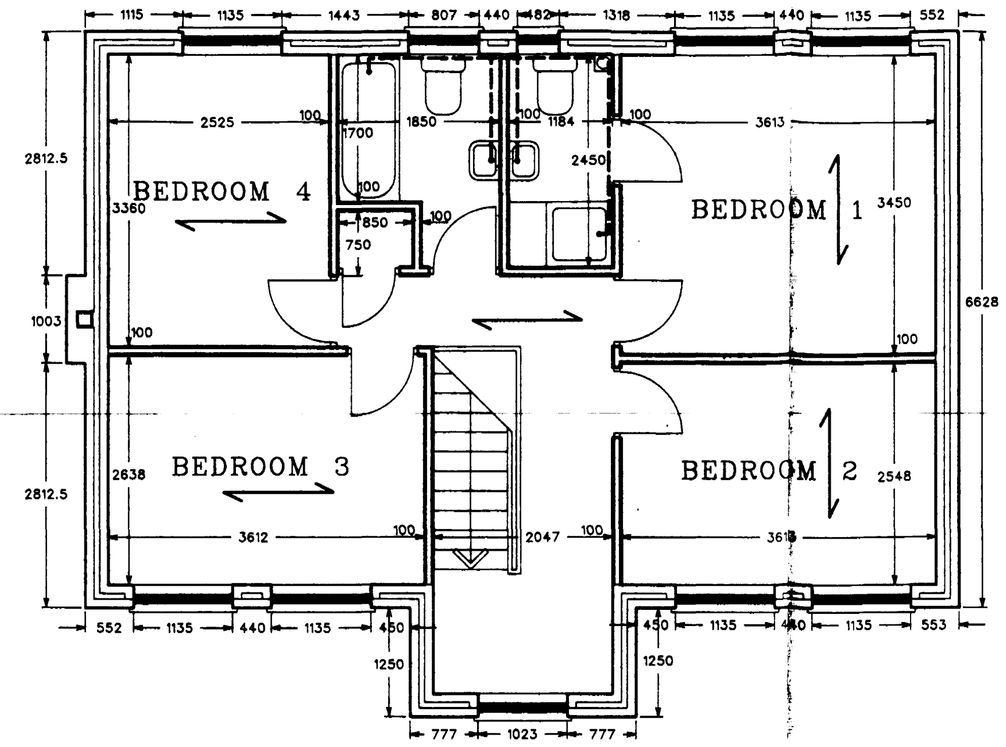




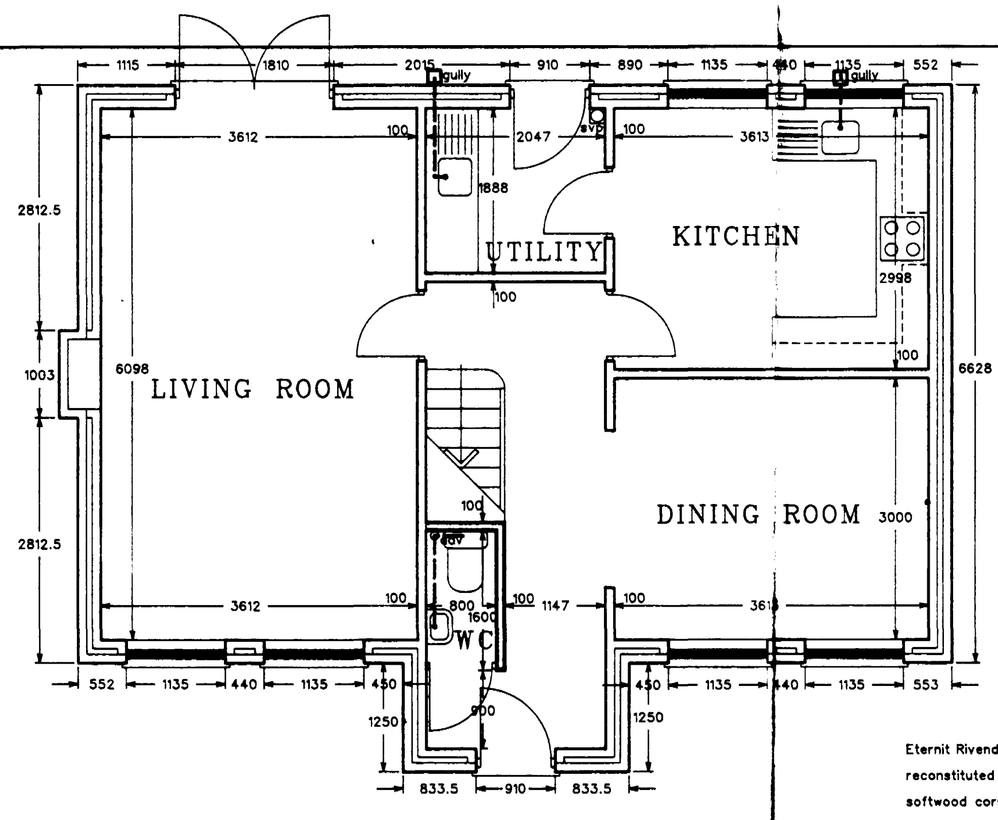
ELEVATIONS 1:100

D.C.
01 NOV 1991
H/a/1044/91

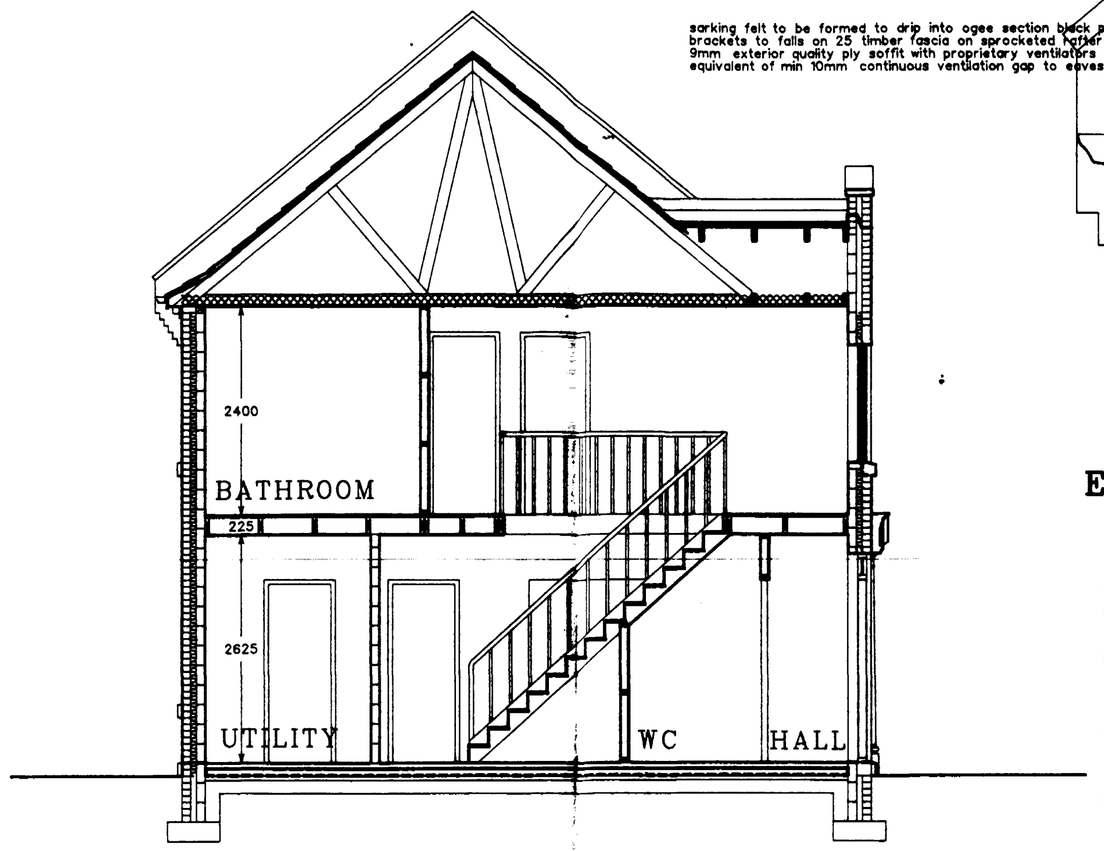
PROJECT: Site off Haverfield Road, Spalding	SIMONS
CLIENT: Simons Homes	
DRAWING: 3 Bedroomed House Plans, Elevations, Sections	
DATE: March 1991 DRAWN: FT	
SCALE: 1:50, 1:100, 1:10 JOB NO: 2263/A1/4	



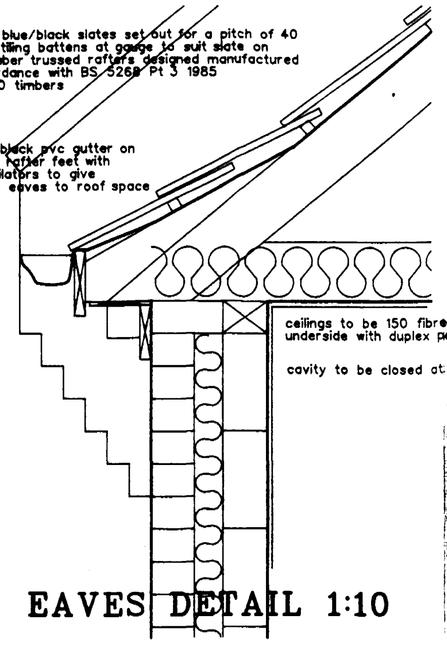
FIRST FLOOR PLAN 1:50



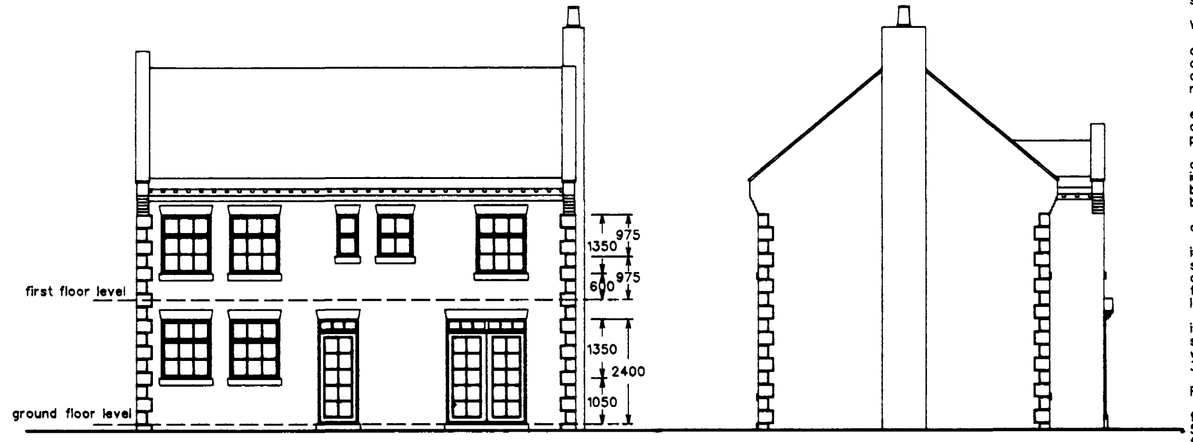
GROUND FLOOR PLAN 1:50

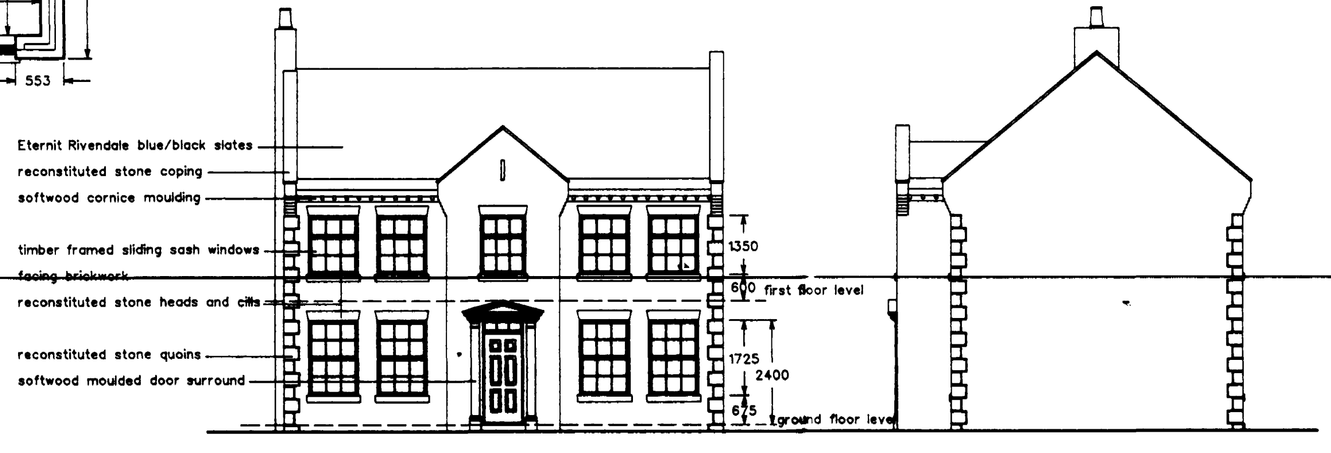


SECTION 1:50



EAVES DETAIL 1:10





ELEVATIONS 1:100

GENERAL NOTES

ROOF

Roof to be Eternit Rivendale blue/black slates set out for a pitch of 40 degrees on 25x38 tanalised tiling battens at gauge to suit slate on sarking felt to BS747 on timber trussed rafters designed manufactured installed and braced in accordance with BS 5268 Pt 3 1985 bracing to roof to be 125x50 timbers

gable walls to be restrained at rafter and ceiling tie level with 30x6 galvd ms straps at max 2000 cts screwed to three rafters/ties and built in 100x50 timber noggins to be provided between rafters/ties at strap positions.

roof to be seated on 100x75 timber wallplates tied down at max 2000 cts with 30x6 galvd ms straps twice screwed and built in min 450 down wall

sarking felt to be formed to drip into ogee section black pvc gutter on brackets to falls on 25 timber fascia on sprocketed rafter feet with 9mm exterior quality ply soffit with proprietary ventilators to give equivalent of min 10mm continuous ventilation gap to eaves to roof space

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boundary manhole within 12.5 metres of sewer connection

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root barriers to consist of 300 wide trenches excavated to below the level of root activity and lined with 1200 gauge polythene and filled with weak mix concrete

where trees are removed from below new buildings foundations in the locality will be taken down to the satisfaction of the local authority and works carried out in accordance with the guidance in NHBC practice note 3

all services information is plotted from information supplied by statutory undertakers and should be confirmed with them prior to works starting on site.

drainage connection levels to be checked prior to works starting on site.

all vehicles to turn and leave site in forward gear

pavement crossing to be constructed to requirements of local authority highways department

SOUTH ... F...
01 NOV 1991
REF H16/1049/91

PROJECT
Site off Haverfield Road, Spalding

CLIENT
Simons Homes

DRAWING:
4 Bedroomed House Plans, Section, Elevations

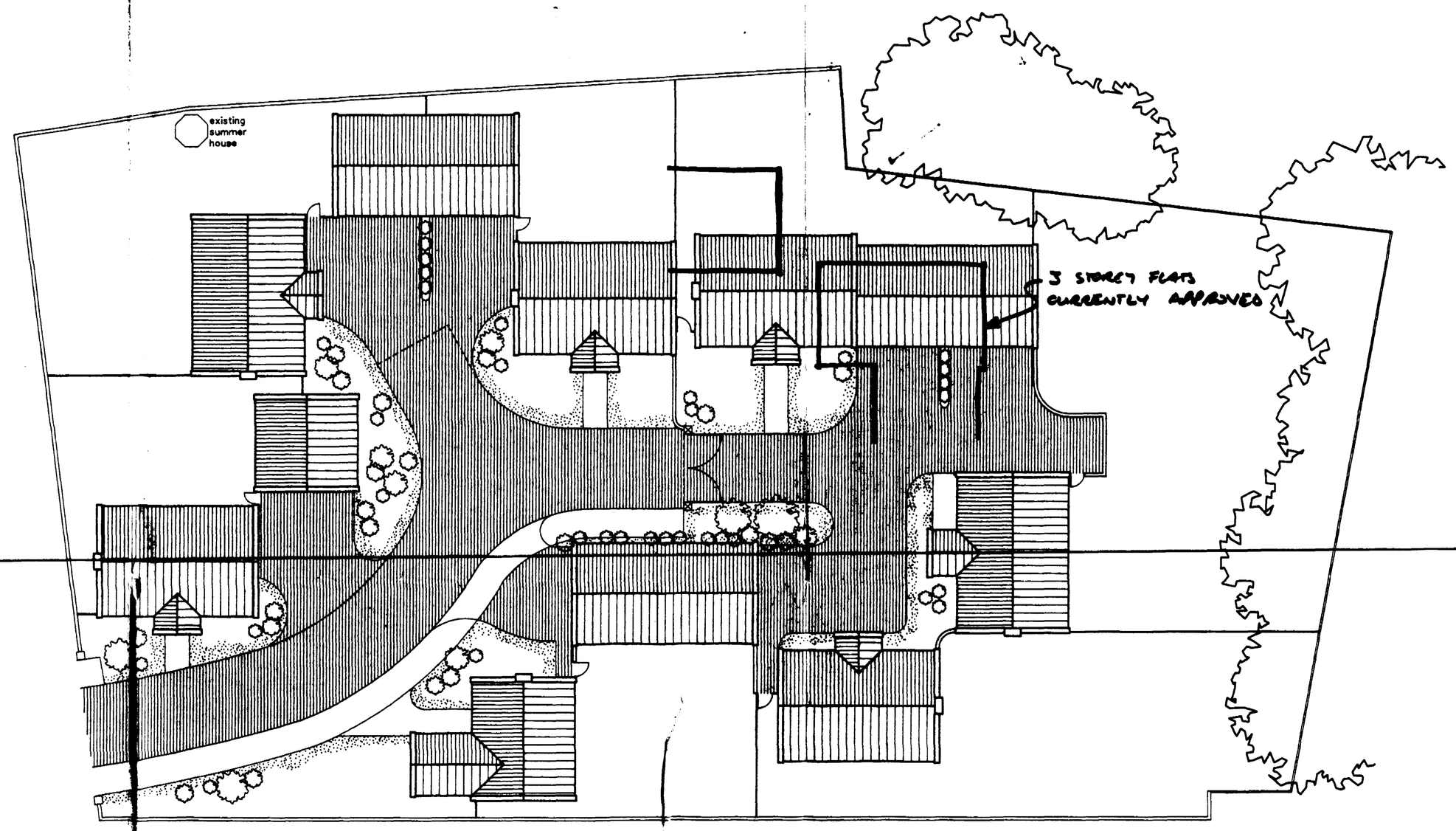
DATE March 1991 DRAWN FT

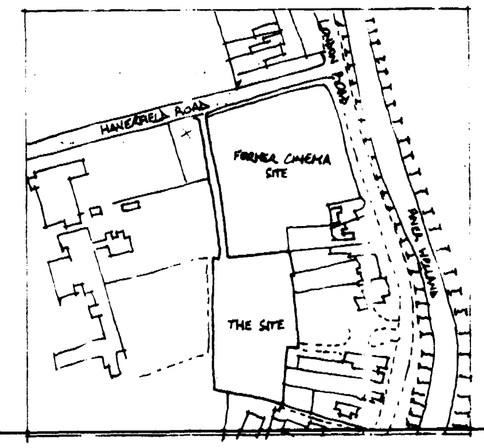
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SIMONS

OFFICE COPY

Plan as mentioned in letter dated 1.11.91.

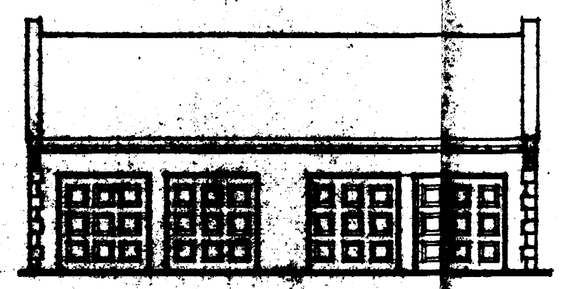




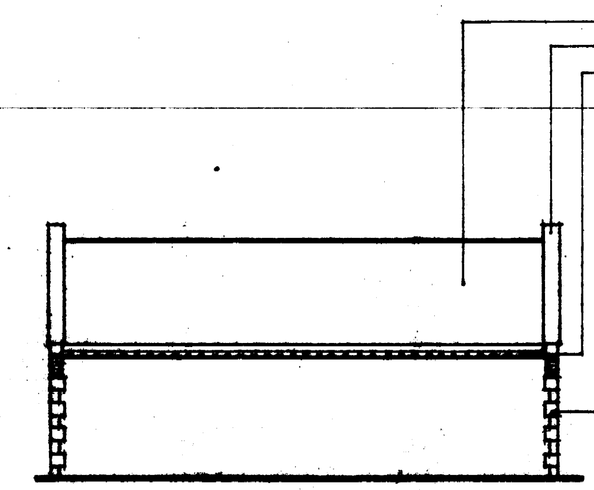
LOCATION PLAN 1:2500

SOUTH HOLLAND D.C.
01 NOV 1991
REF H16/1044/91
OFFICE COPY

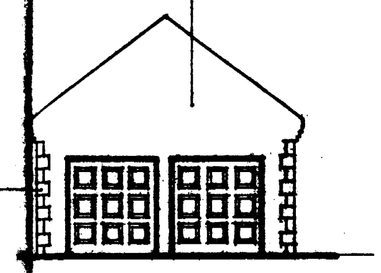
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CLIENT: Simons Homes	
DRAWING: Site Plan	
DATE: Sept 1991 / DRAWN: FT	
SCALE: 1:200 / JOB NO: 2263/A1/7	



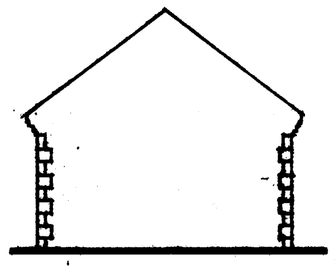
ELEVATION A (FRONT)



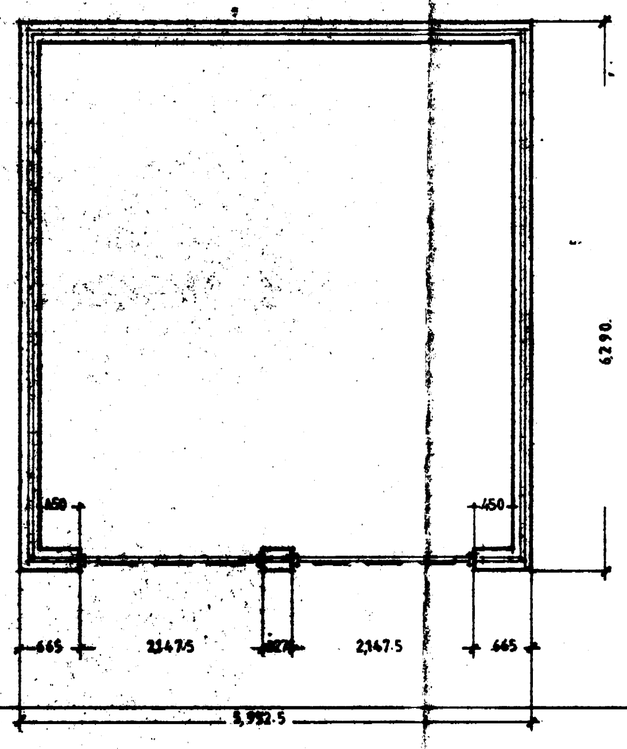
ELEVATION A (REAR)



ELEVATION B (FRONT)



ELEVATION B (REAR)



TYPICAL GARAGE PLAN (B)

14 NOV 1991
1049/91

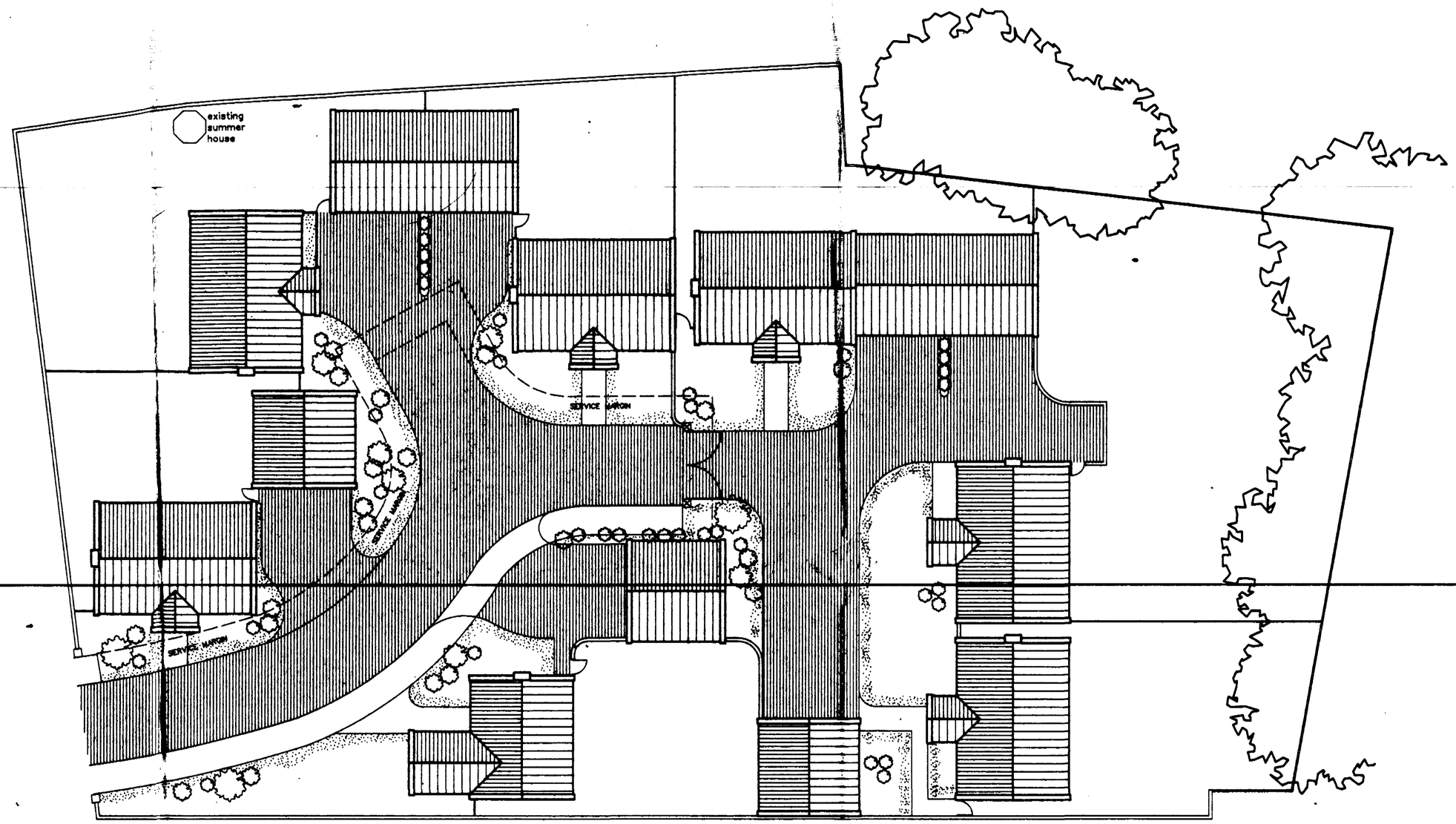
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SITE OFF HAVERFIELD RD
SPALDING

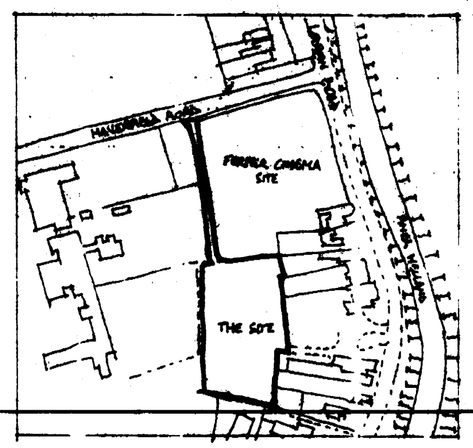
CLIENT
SIMONS HOMES

DRAWING
GARAGES - PLAN, ELEVATIONS

DATE NOV '91
DRAWN JE

SCALE 1:50 1:100
JOB NO 22 63/A1/08





LOCATION PLAN 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT
09 JAN 1992
REF 1994/91

A: 7/1/92/FT: house and garage rearranged, service margin added

PROJECT: Site off ~~Haverfield Road,~~ Spalding	SIMONS
CLIENT: Simons Homes	
DRAWING: Site Plan	
DATE: Sept 1991 / DRAWN: FT	
SCALE: 1:200 / JOB NO: 2263/A1/7A	