FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H17/0249/92 Received:13-APR-92 Type:RESERVED MATTERS

Name: Mr M Burrell
52 Crossgate Lane
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Ass.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erect 3 bed bungalow

Location : Stockhouse Lane Surfleet
Spalding Lincs

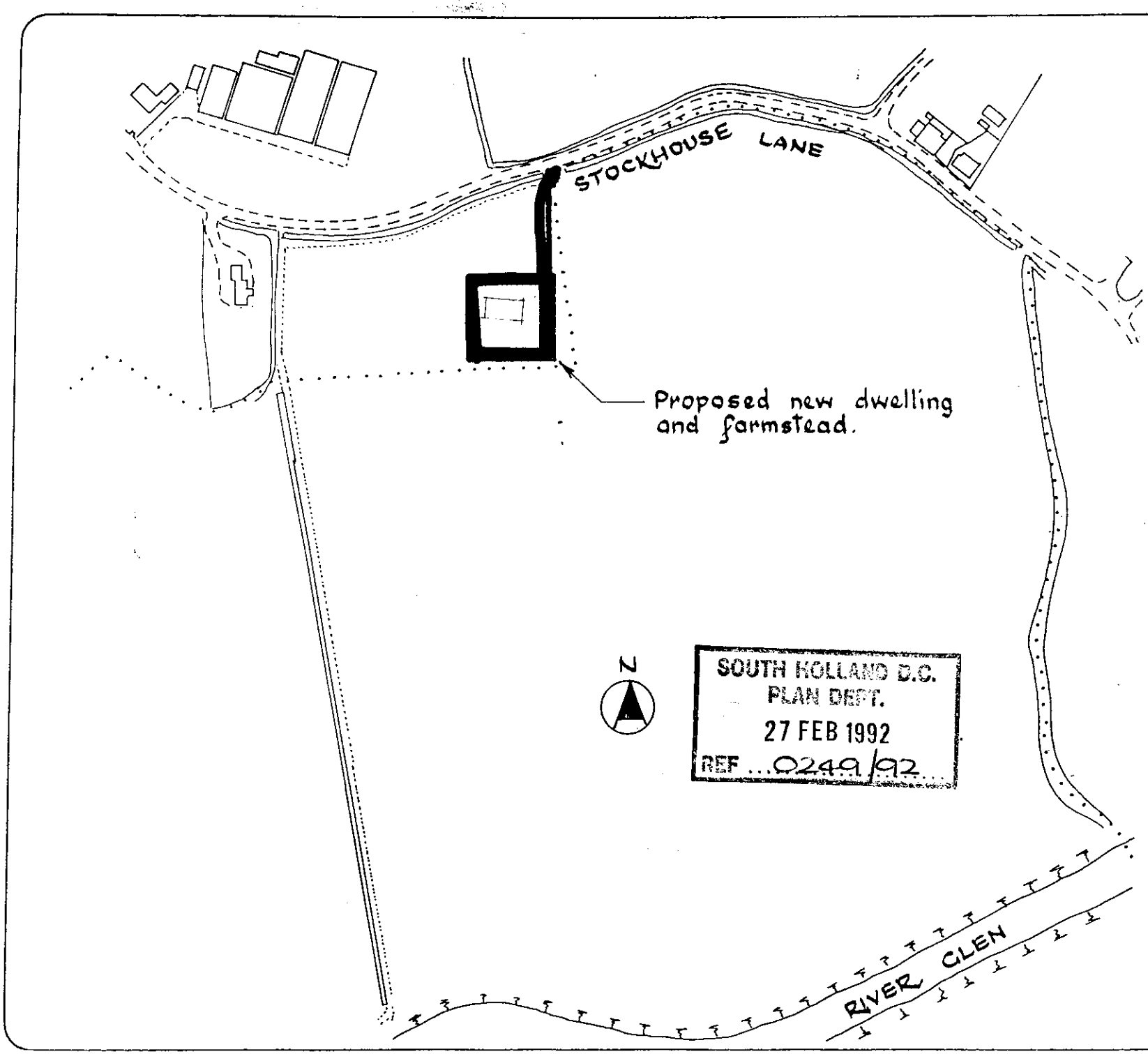
South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Director of Planning and Building Control Services
02-JUN-92 H17/0249/92

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)



Mr. M.W. BURRELL,
M/S. TEMPLE & BURRELL,
CROSSGATE HOUSE,
CROSSGATE LANE,
PINCHBECK,
SPALDING,
LINCS.

job title
PROP. NEW DWELLING & FARMSTEAD for AGRICULTURAL PURPOSES, STOCKHOUSE LANE SURFLEET, SPALDING, LINCS.

drawing title
SITE PLAN & MEANS of ACCESS

scale
1:2500

drawn
GWPetheram
13:3:91

dwg no

ADAS
DESIGN SERVICES
CERES HOUSE,
LINCOLN
0522 529951

PLANNING APPLICATION

For office use only

Application No. H17/0249/92

Date Registered 27 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. M. Burrell,
52 Crossgate Lane,
Pinchbeck,
Spalding,
Lincs.

Tel. No.

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

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA

Tel. No. 0775 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Stockhouse Lane, Surfleet, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 Bed Bungalow

Please complete

Signed. ..... Date. 26/02/92.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of 110.00..... 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. Yes

A. Please state Reference Number of outline permission. H17/271/91
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:

B. Please state size of any new structure:- (a) max. height: 6.0 metres

(b) max. length: 9.28 metres

(c) max. width: 17.03 metres

C. Please state type and colour of materials for facing external walls: LBC Claydon Red Multi

D. Please state type and colour of roofing materials. Marley Double Roman, Old English Dark Red

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.

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

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

or

B. There will be a new or altered access to a public road ☐ → If so, name of road:

Will there be —

Individual access(es) ☐

New estate road ☐

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	☐ →	If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public footpath	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices or shopping purposes	☐ →	If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐ →	Date: Consultee(s):
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.

Signed ..... (Applicant/Agent) Date 26/02/92

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:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... Applicant/Agent) Date 26/02/92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..NIL..

Receipt Issued ..... No. 9745

Date First Received 27 FEB 1992

REGISTRATION

REFERENCE ...H17/0249/92...

Cross-Ref ..B17/0150/92 (BR)

Date 28/2/92

VALIDATION Date 28/2/92

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

Site area ..... No. of dwellings ...1... Floorspace .....

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

Earlier permission ref H17/0271/91

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 £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 2.3.

Index Sheets ..SE5.. OS Nos ..... Grid Ref 534330 180070

Ward ..Lee.. Parish ...ST.MARGARET... TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ✓ Grade
Inside CBD ..NO.. Inside L2 Area..NO.. Level crossing ☐ T20 ✓
Footpath ☐ Other:

Linked to site.....Ref..362... Linked to property.....Ref.....

Planning Records:
Earlier apps B17/0271

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Boundaries

Neighbours NO

Other

Site Features New house to west
glasshouses opposite
new agri. building erected
green corrugated material

Inspected by: GS.
date: 22/4

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No
- [Reason:

No ....

Other circumstances needing Committee decision — Yes ....

- Flagged by Senior Officer
- Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

Yes ....

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

Delegation confirmed by Senior Officer
..22.4.15...

Recommendation/draft report produced.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

D2 21/4 check against 2/2.

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H17/0249/92 Received:13-APR-92 Type:RESERVED MATTERS

Name: Mr M Burrell
52 Crossgate Lane
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Ass.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erect 3 bed bungalow

Location : Stockhouse Lane Surfleet
Spalding Lincs

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

Authorised to issue:

27-MAY-92 H17/0249/92 AD. 26/5 .....DC. 1/6

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: H17/0249/92 Type: RESERVED MATTERS

Applicant: Mr M Burrell Agent: East Midlands Design Ass.
Tel: 0775 767968

Description: Erect 3 bed bungalow

Location: Stockhouse Lane
Surfleet
Spalding
Lincs

Valid date: 13-APR-92 Terminal date: 08-JUN-92
Target dates: Target Committee: 14-APR-92
To case officer 18-APR-92 Report deadline: 31-MAR-92
Inspected by 23-APR-92
Extra contacts 28-APR-92 Case Officer:
Report if not clear by 18-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Surfleet PC 0775 85 319	16-APR-92	30-APR-92	
Cllr J A Dobney	16-APR-92	30-APR-92	Ok

L.C.C — Obs Attached JC 23-4-92.

SITE DETAILS

Grid ref: 524330 328070
OS Sheets: 95 Parcel:

Design + materials ok
Species of landscaping ok – heights not given + all planting is off residential curtilage

DJR ok subj to Blue Line + extra planting

East
Midlands
Design
Associates

ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 91/65
Your Ref: H17/0249/92
Date: 13/04/92

South Holland District Council,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re : 3 Bed Bungalow at Stockhouse Lane, Surfleet for Mr. & Mrs. Burrell.

Further to our recent application regarding the above project we would be grateful if the application be determined without consideration of condition no. 5 of the outline decision.

The applicant has erected one agricultural building, as indicated on the submitted drawing, and would prefer to submit further proposals as required rather than attempt to forecast his future requirements at this stage.

Yours faithfully,

Andrew R. Lowther

PLANNING DEPT.
14 APR 1992
PU

B. N 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: H17/0249/92

Applicant: Mr M Burrell
52 Crossgate Lane
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Ass.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erect 3 bed bungalow

Location: Stockhouse Lane Surfleet
Spalding Lincs

Type: RESERVED MATTERS

Date received: 13-APR-92

16-APR-92

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 26-APR-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

O.K. BY Me

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

S.H.D.C. PLANNING DEPT.
RECEIVED
23 APR 1992 PJ

Signed: J A Dobney

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H17/0249/92.

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	4	3	2	8	0

2. Address or location

STOCKHOUSE LANE, SURFLEET.

3. Name, classification and number of road

III

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

R.M.

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

AGG - BUNGALOW.

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: 23-4-92 Signed: [signature]
Director of Highways and Planning

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: H17/0249/92

Applicant: Mr M Burrell
52 Crossgate Lane
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Ass.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erect 3 bed bungalow

SOUTH HOLLAND D.C.
REF .....

Location: Stockhouse Lane
Surfleet
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 27-FEB-92

03-MAR-92

Dear Sir/Madam

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

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

Landscaping details are required if the application is for all reserved matters.
To comply with condition 5 of the outline permission, details of the proposed farm buildings need to be submitted with the dwelling. Please refer to the outline planning permission H17/1306/91 for further requirements.

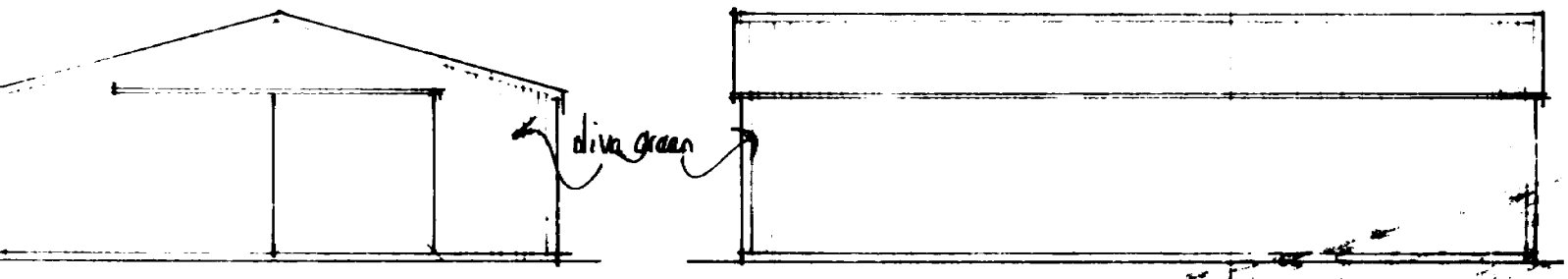
letter to follow re agric. buildings as existing + proposed

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

J Maxwell
Principal Administrative Officer

Please return with your reply



North (South similar excl. door)

East. West.

STOCKHOUSE LANE.

Hedging fencing

Carpinus betulus
Hornbeam.

existing Palatable...

Barbus
Whitebeam/
Rowan.

Existing agricultural building

Proposed future agricultural building

Storage area for agricultural machinery.

Proposed dwelling

Boarder consisting of traditional English trees

1e. Aesculus hippocastanum – horse chestnut
Acer Campestre – Field maple
Fagus Sylvatica – Common Beech
Betula pendula – Silver Birch.
Quercus robur/rubra – oak

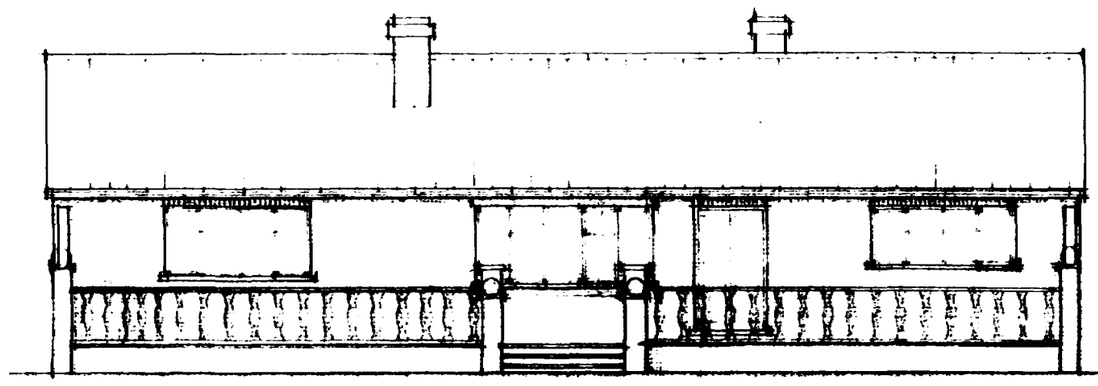
04
21/05/92

hedge - Crataegus monogyna Quickthorne.

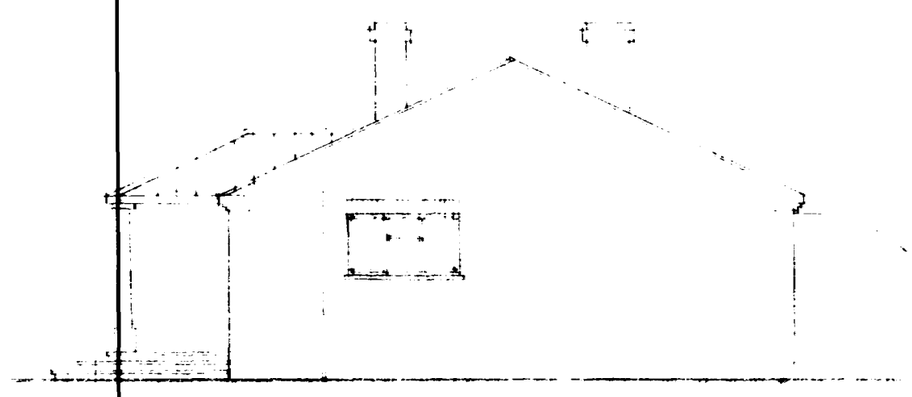
Hedging fencing

Quercus robur/rubra.
Oaks.

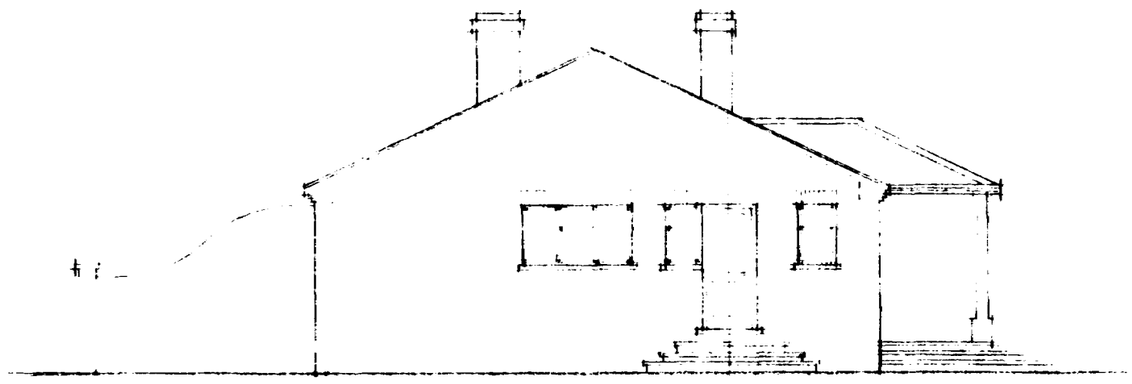
hedge - Crataegus monogyna Quickthorne.



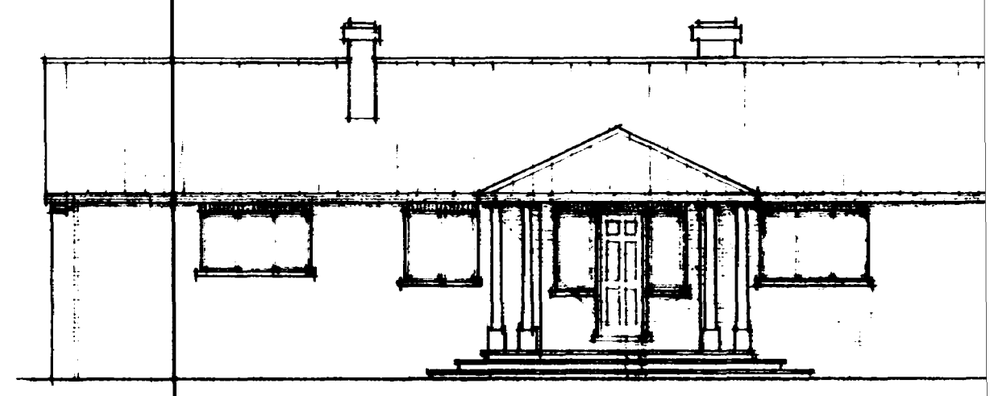
north



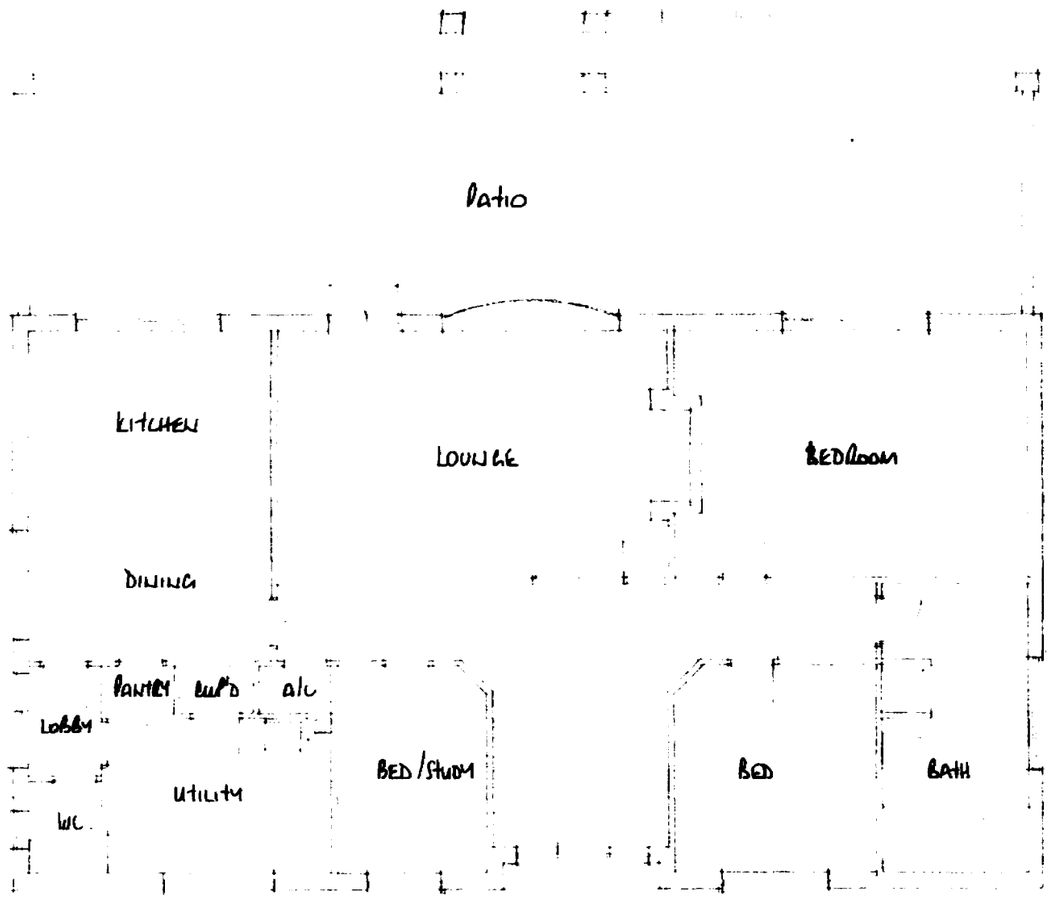
west

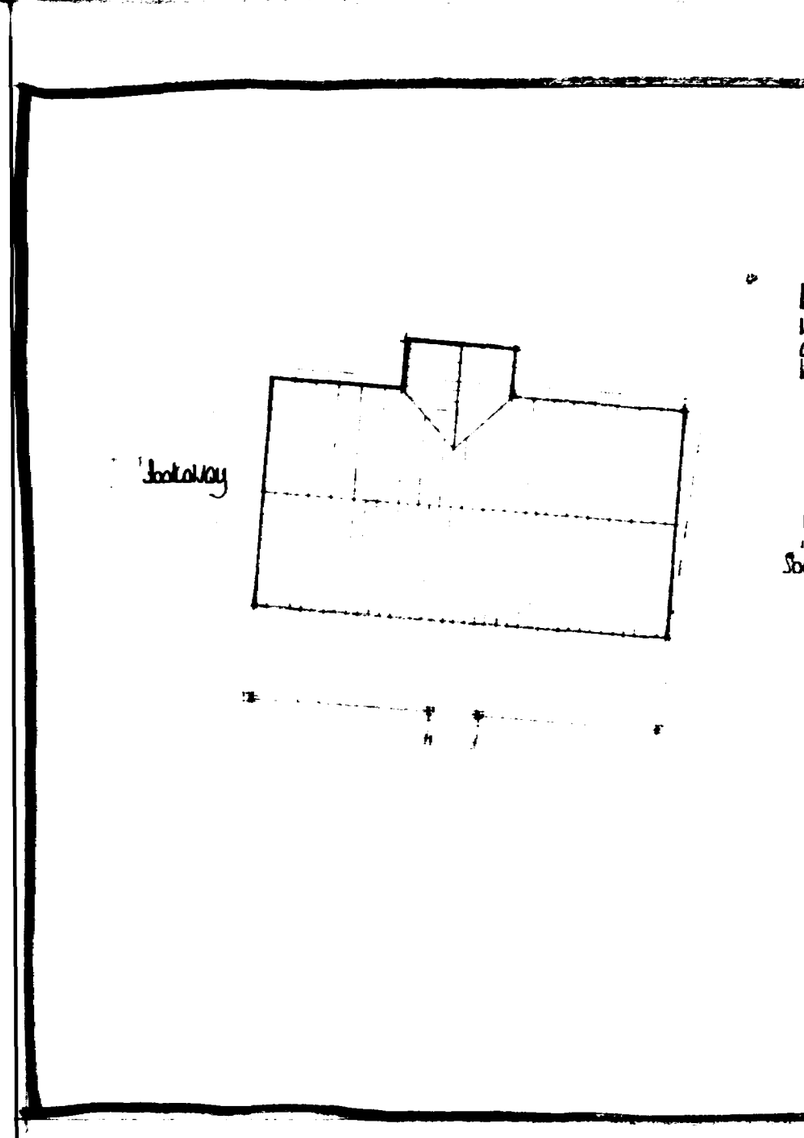


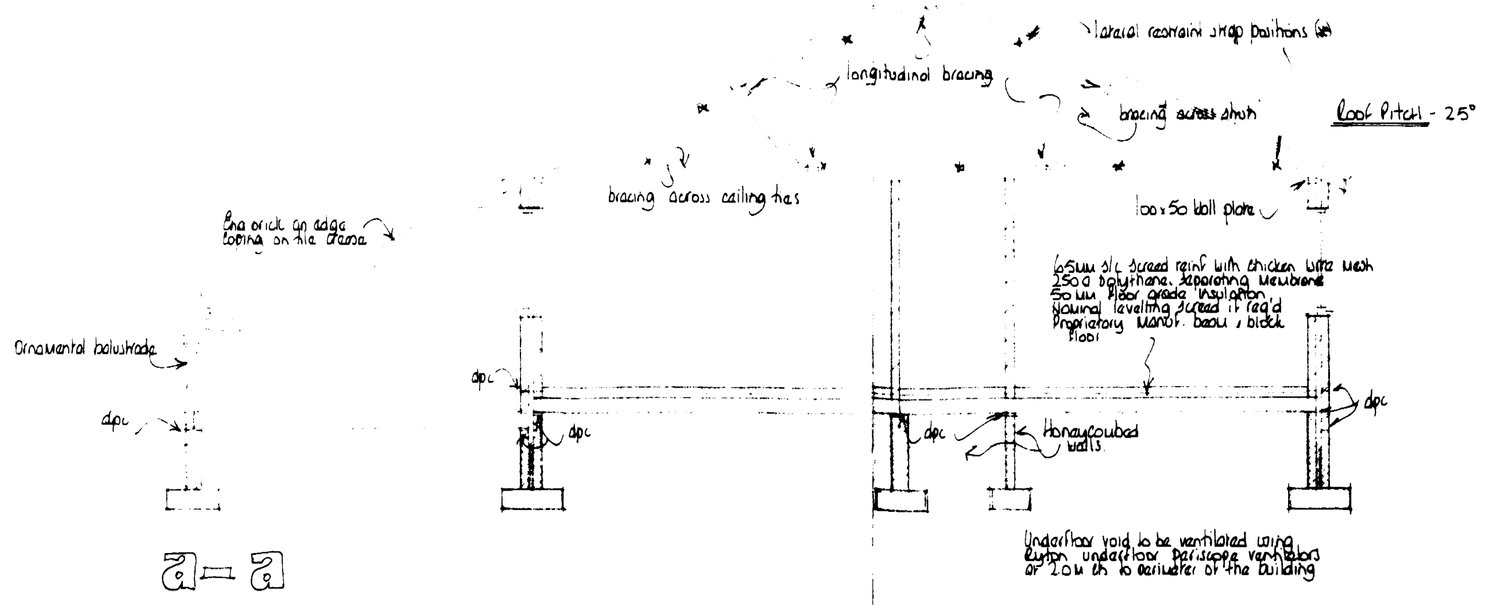
east

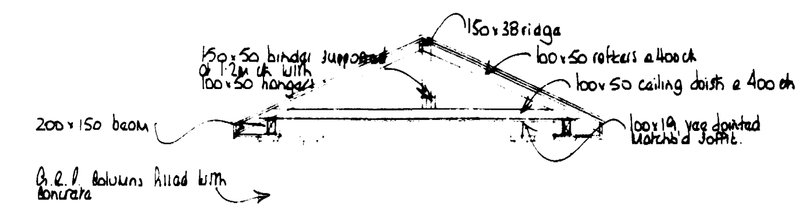


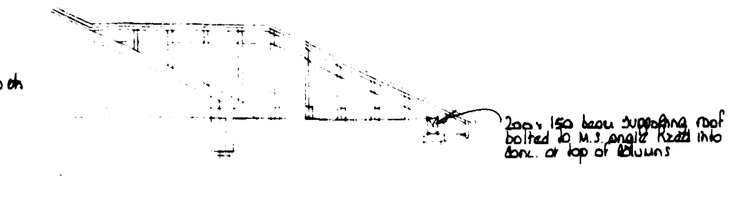
south

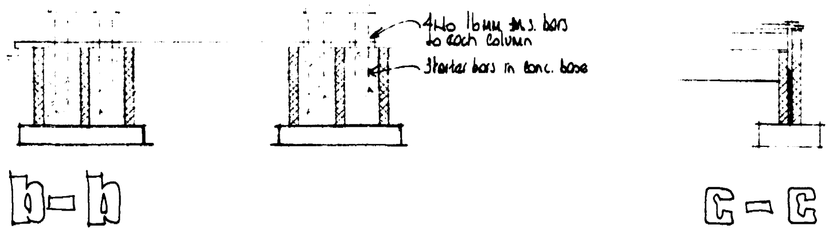


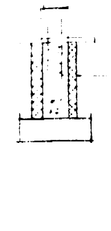






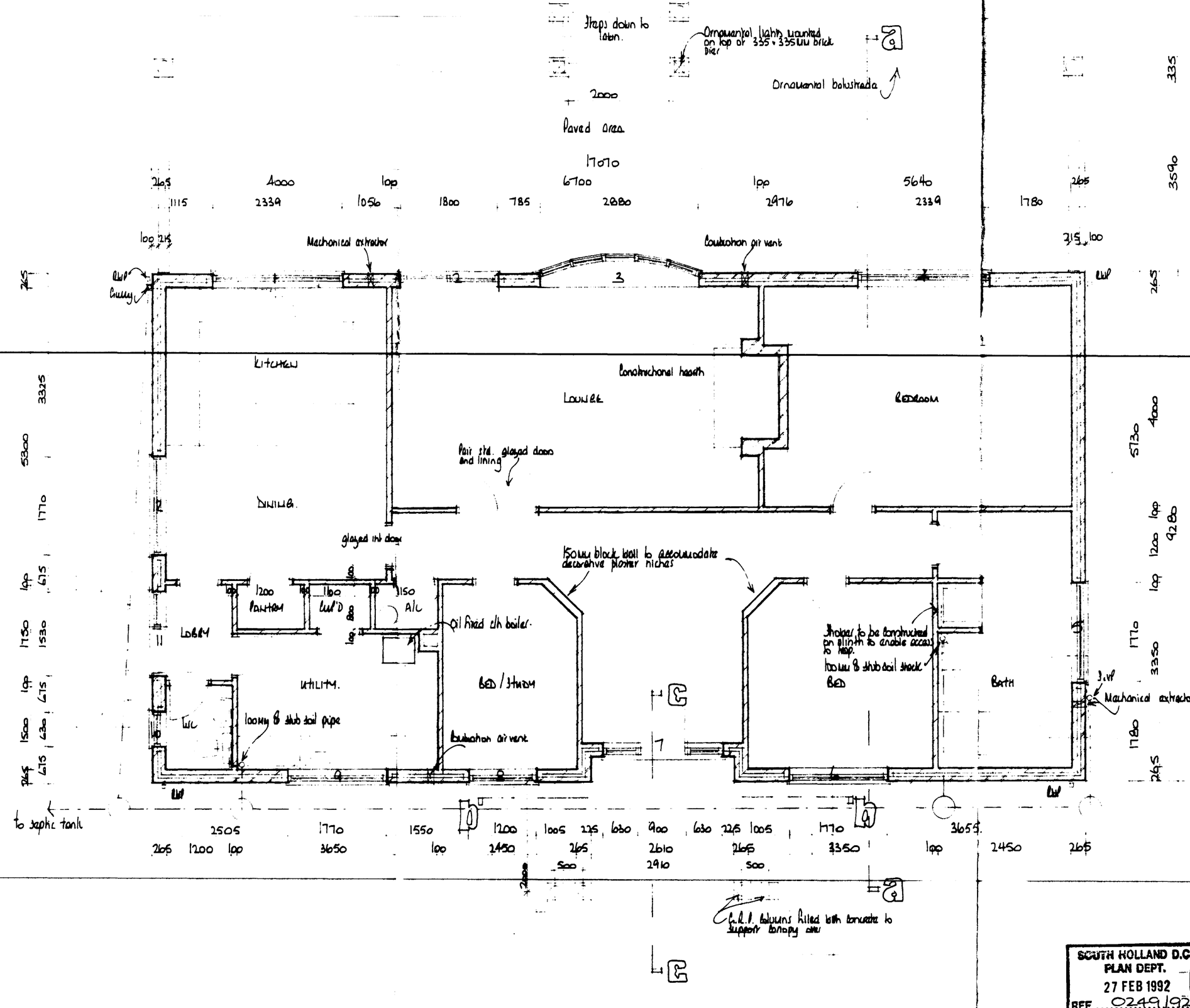






WINDOW/DOOR / LINTEL SCHEDULE

Location	Window/Door Ref	Lintel Ref & Length
1.	410 CVVC	L1/S 2100
2.	PDUV18L	L1/S 2100
3.	CR55/1136/1134/113B Fixed 1134/1134 CDD Door	L1/HD 3300
4	412 CVVC	L1/S 2100
5	310 CVC	L1/S 2100
6	312 CVC	L1/S 2100
7	113C/K415/113C CDD Door to client's choice	L1/S 2400
8	212 CV	L1/S 1500
9	310 CVC	L1/S 2100
10	110V	L1/S 900
11	MW110V	L1/S 1800
12	312 CVC	L1/S 2100



FOUNDATIONS

Foundations
For 265mm wall: 600 x 225mm
For 215mm: 450 x 230mm
For 100mm: 450 x 230mm

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept

WALL CONSTRUCTION

Below Ground
To be class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick
65mm mineral wool insulation
100mm load-bearing insulation blocks.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically, at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m^2°c.

All cavity walls to be closed at eaves with 100mm blockwork.

Internal Walls
To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

DPC in Walls
To be a min. 150mm above finished ground level.
A vertical dpc is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over - see lintel schedule

Lintels over openings in 100mm block walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. 1/2 hr fire resistance.

WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000m^2
See window schedule.

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 l/sec (30 l/sec if in cookerhood)

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15l/sec.

HOT WATER SYSTEMS

The hot water system is to be vented.

A 3kw immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

CHIMNEY/HEARTH CONSTRUCTION

Chimney to be lined with clay flue liners to BS1181 1971 Liners to be a min. 200mm internal diameter (if an inglenook the flue to is have a X-sectional area of 15% of the area of the recess opening) and slid socket uppermost Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner

Chimney to terminate as indicated on elevations and to be flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm

Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend to 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

Note Permanent air entry opening/s of at least 50% of the throat opening areas are to be provided to all rooms with open fires.

Flue to oil fired boiler to be fitted with a 900 right inspection tower of non combustible material and to contain a condensate collecting vessel.

Connecting flue from boiler to chimney to be 1.2mm thick steel (vitreous enamel or low carbon content)

The temperature below the appliance nor of the side or back plate is to exceed 100°C.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building
Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietory UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.
Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides of the opening to be masked with rigid sheet material with 50mm clearance of the pipe.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base
Finish at top, of 900mm above window head with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978
Below groud drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.

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	Date	Revisions

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Client
Mr & Mrs. Burrell

Job Title
3 No Bungalows at Stockhouse Lane, Surfleet.

Drawing Title
Plans, Sections

Scale 1:50

Date Feb 92 Dr

Drg No. 91/65/02. Rev

SOUTH HOLLAND D.C.
PLAN DEPT.
27 FEB 1992
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