SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0331/92 Received:16-MAR-92 Type:FULL

Name: Jenemi Associates
c/o G R Merchant
4 Chapel Gardens
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 4 bedroomed house and garage
(Renewal of H17/1829/88)
Location : Plot 2 Station Road
Surfleet Spalding

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 vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

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.

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

Notes to Applicant:

Permission has been granted in respect of the revised brick type as confirmed by letter dated 13 May 1992.

Director of Planning and Building Control Services
21-MAY-92 H17/0331/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H17|0331|92

Date Registered 16 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JENEMI ASSOCIATES.
[redacted]
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

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

G.R. MERCHANT
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 30853
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 2. STATION ROAD, SURFLEET.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 BEDROOM HOUSE & GARAGE ([redacted]).

Please complete

Signed... G.R. Merchant... Date... 16.3.92...

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 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: | NO

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: | N/A

B. Please state size of any new structure:- (a) max. height: [redacted] metres
(b) max. length: metres
(c) max. width: SEE PLAN metres
metres

C. Please state type and colour of materials for facing external walls: NOTTINGHAM RUSTIC IVORY FACINGS.

D. Please state type and colour of roofing materials. SANDTOFT ROUBLE TAN TILES - SMOOTH RED.

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

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

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 | SOAKAWAYS.

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

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 ... (Applicant/Agent) Date 16.3.92

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 16.3.92

Certificate 2

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours As before Other

Boundaries open Site Features

Inspected by: PJH
date: 7-4

Case Officer Conclusions (issues)

Plot one being built at present Move to rear chalet
Built applic to Plot 2 beyond Plot 3
Shadow - does it matter to front garden Oblique views to
Case Officer Recommendations (summary) GRANT Plot one of Plot 1
(details overleaf) REFUSE

Recommended approvals -

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

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

Recommend approval against material objection — Yes .... / No ....
- Any objection received? No
- If yes, is any obj. material? Yes / No

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

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....
- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

Pers 8-5. DJR:

Is a renewal date like buck bit roads gated

Can you have RM as Fcl?

Grant Permissn

Repeat Cond^s and notes on 1829/88. If Renewed as

RM. BSP new ones need drafting

Grant permission

1 TL1

2 B22 – B21.

3 SC21

4 SC27.

5 Note Permission has been granted in respect of the material

which type as confirmed by letter dated 13/5/92.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

RE 13/7.

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)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Para 20-3 - check history of adjoining plots

DR 23/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 90, 92, 41, [redacted] } POSTED 8/4

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 :

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

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P 843

Date First Received .....

REGISTRATION

REFERENCE H17/0331/92

Cross-Ref ~~PAR~~ LLL 1993

Date 17/3/92 DAB

VALIDATION Date 17/3/92

Type FULL 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 .....

HM:-

	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 £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 17.3.93

Index Sheets 515 OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward [illegible] Parish [illegible]

Inside LBD [illegible] Inside LP Area [illegible]

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref.....398..... Linked to property.....Ref.....

Planning Records:
Earlier apps H17/1829/88
H17/0239/88
[illegible]
[illegible]

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

Inputs completed.....

PLANNING AMENDMENT

For office use only

Application No. H17/331/92

Date registered 13 MAY 1992

Case Officer P.J.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JENEMI ASSOCIATES.
C/O G.R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS

Tel. No. HOL 370853.

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

G.R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 370853. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 2. STATION ROAD. SURFLEET.

Please complete

EARLIER APPLICATION No.

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

H17/033/92.

Building Regulation reference relating to same development.

BR. 2677.

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 YES

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 G.R. Merchant Date 12.5.92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

4 BEDROOM HOUSE & GARAGE.

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)

CHANGE FACING BRICKS FROM NOTTINGHAM RUSTIC IVORY TO NOTTINGHAM RED RUSTICS AS REQUESTED BY D. ROBERTS.

State drawing no's of the current submission

—

State Officer dealing with the application, if known.

D. ROBERTS.

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

N/A

OFFICE USE ONLY

To D.C. 21/5/92

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... KL ...	
Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	..... KL	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:

Plan is OK DA 13/5/92

Signed: .....

Date: .....

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

NRA

National Rivers Authority
Anglian Region

8 April 1992

Our ref.GT/92/1/SH/0103

Dear Sir

PLANNING APPLICATION NO. H17/0331/92
PROPOSED ERECTION OF A HOUSE AND GARAGE AT PLOT 2, STATION ROAD, SURFLEET, BY JENEMI ASSOCIATES.

With regard to the above-mentioned application received on 26 March 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

This site referred to for development is located adjacent to the River Glen a main river under our jurisdiction for land drainage purposes. I shall be grateful if the Developer can therefore be made aware of the NRA Anglian Region's Land Drainage Byelaws which prohibit, without prior approval, the development of any land within a distance of 9 metres horizontally from the foot of any bank of the landward side or, where there is no bank, within 9 metres measured horizontally from the top edge of the batter enclosing the river.

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

Yours faithfully

R F Morgan
Planning Engineer

S.H.D.C. PLANNING DEPT.
RECEIVED
10 APR 1992 PU
Action by .....
Enclosure with .....
Copy to .....

cc G.R. Merchant
4 Chapel Gardens
Whaplode
Spalding, Lincs

VJC

ROGER HYDE
Regional General Manager

Aquc House
Horvey Street
Lincoln
LN1 1TF
Tel: 0522 5'3'00
Fax: 0522 512927

.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: H17/0331/92

Applicant: Jenemi Associates
c/o G R Merchant
4 Chapel Gardens
Whaplode
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 4 bedroomed house and garage
(Renewal of H17/1829/88)

Location: Plot 2 Station Road
Surfleet Spalding

Type: FULL

Date received: 16-MAR-92

20-MAR-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 30-MAR-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
27 MAR 1992 PU

Attention of
DPC NHM
DDPO BC
EC ACP
Action by .....
Discussed with .....
Reply required .....

File Nos.

Acknowledge YES/NO
by
Date

Signed: J. A. Dobney

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H17/0331/92

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	5	9	2	8	5

2. Address or location

Plot 2, Station Road, Surfleet

3. Name, classification and number of road

III

4. Date application referred 26 - 3 - 92

5. State whether outline, detailed application etc.

Full

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

4 Bed House & Garage (Renewal of ~~62~~ PP H17/1329/89)

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: 26 - 3 - 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)B22

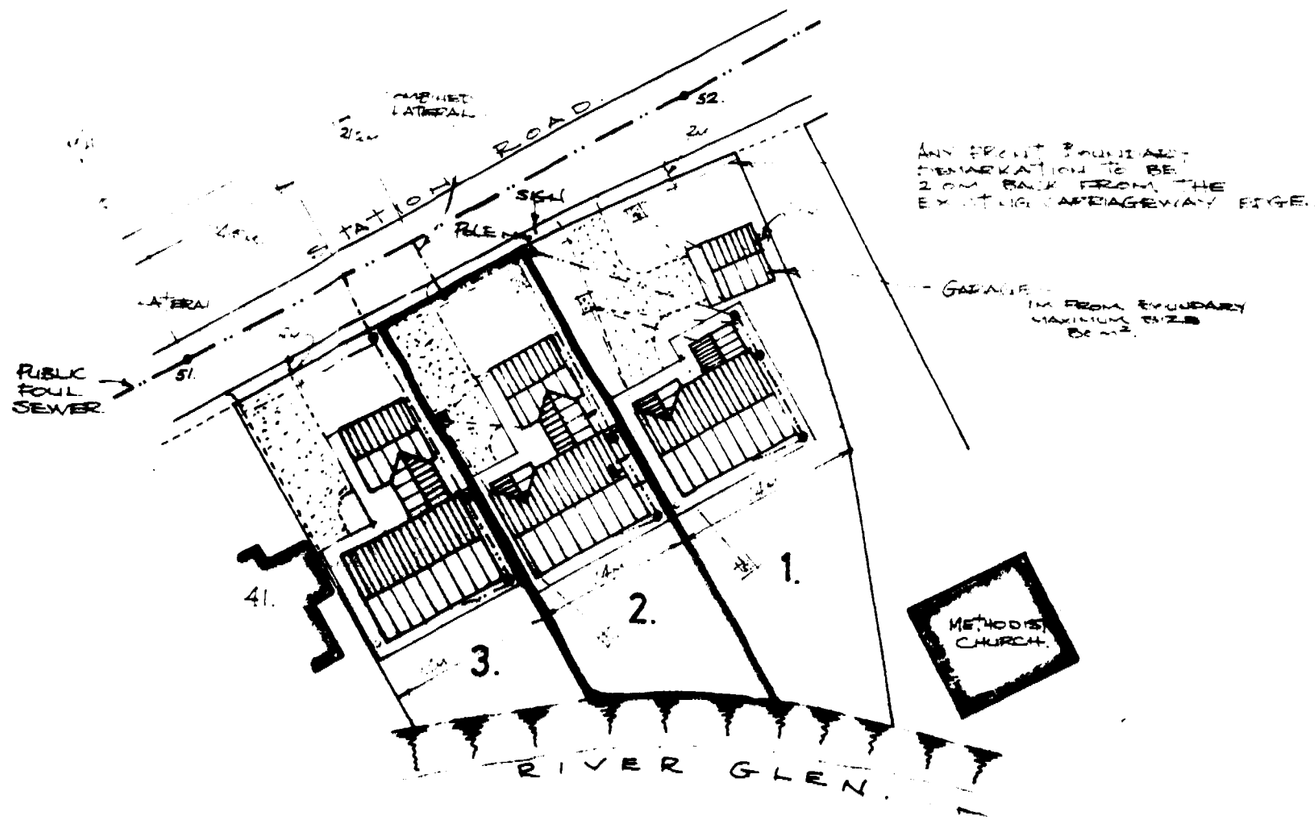
Delete as appropriate

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

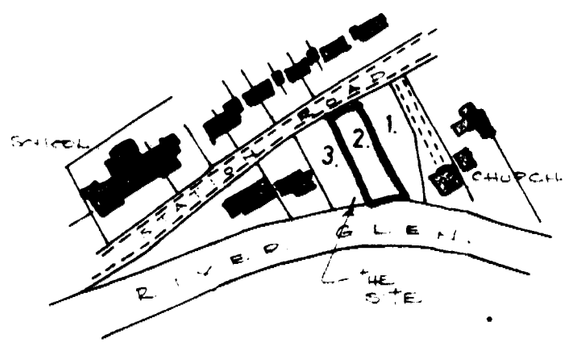
(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1)B21

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







LOCATION PLAN.
SCALE: 1/2500.

SITE PLAN.
SCALE: 1/500.

PUBLIC FOUL SEWER.

	COVER LEVEL	INVERT LEVEL.
M.H 51.	4.949	3.094.
M.H. 52.	4.652.	3.394.

D.P.C LEVELS FOR HOUSE 5.100.

ALL LEVELS RELATED TO METRES ABOVE O.D.NEWLYN.

OUTLINE PLANNING PERMISSION.
H7/0289/88. 6TH APRIL 1988.

FOR HOUSE DESIGNS & CONSTRUCTION DETAILS SEE THE FOLLOWING DRAWINGS.

PLOT 1. JA 4/1.
PLOT 2. JA 4/2.
PLOT 3. JA 4/3.

PLANNING LETTER DS/WHL/H7/1500/88.
C. 15.5.89 PLOT 3 TO BE HANDED.
B. 13.12.88. S.REGS AMENDMENTS - PLANNING AN. I/S.
A. 9.12.88. INCREASE WIDTH OF DRIVE - PLOTS 2&3. L.C.C. HIGHWAYS. G.MERCHANT.

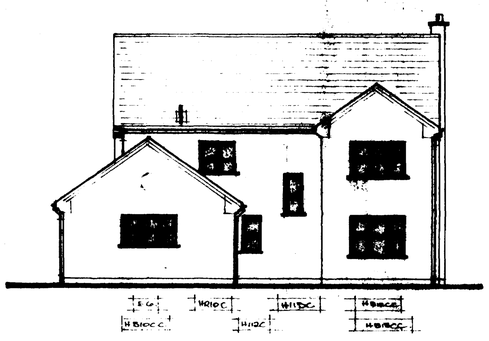
G.R.MERCHANT.
I. ENG(CEH) FSCET. FAWO.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT.
TEL. HOLBEACH(0406) 570858.

PROJECT:
RESIDENTIAL DEVELOPMENT.
STATION ROAD.
SURFLEET.

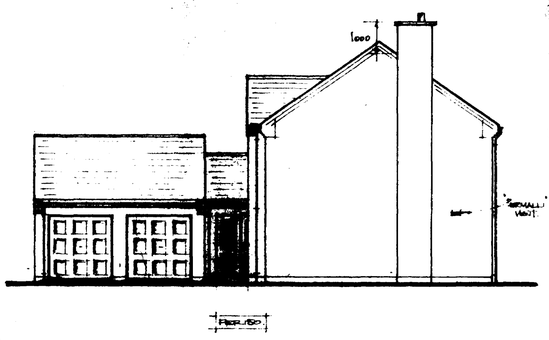
CLIENT:
JENEMI ASSOCIATES.

SOUTH [illegible] D.C.
[illegible] DEPT.
16 MAR 1992
REF. 0331/92

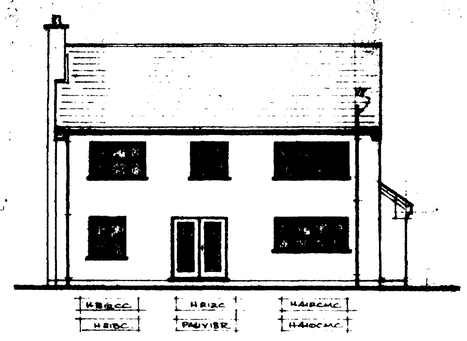
SCALES: AS INDICATED.
DATE: JULY 1988.
G.R.MERCHANT.
DRAWING NO: JA.4c.
REVISIONS: A. B. C.



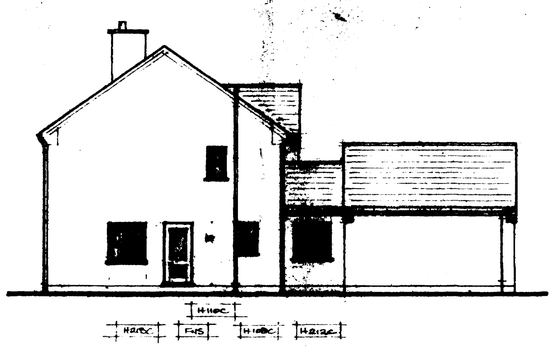
FRONT ELEVATION.



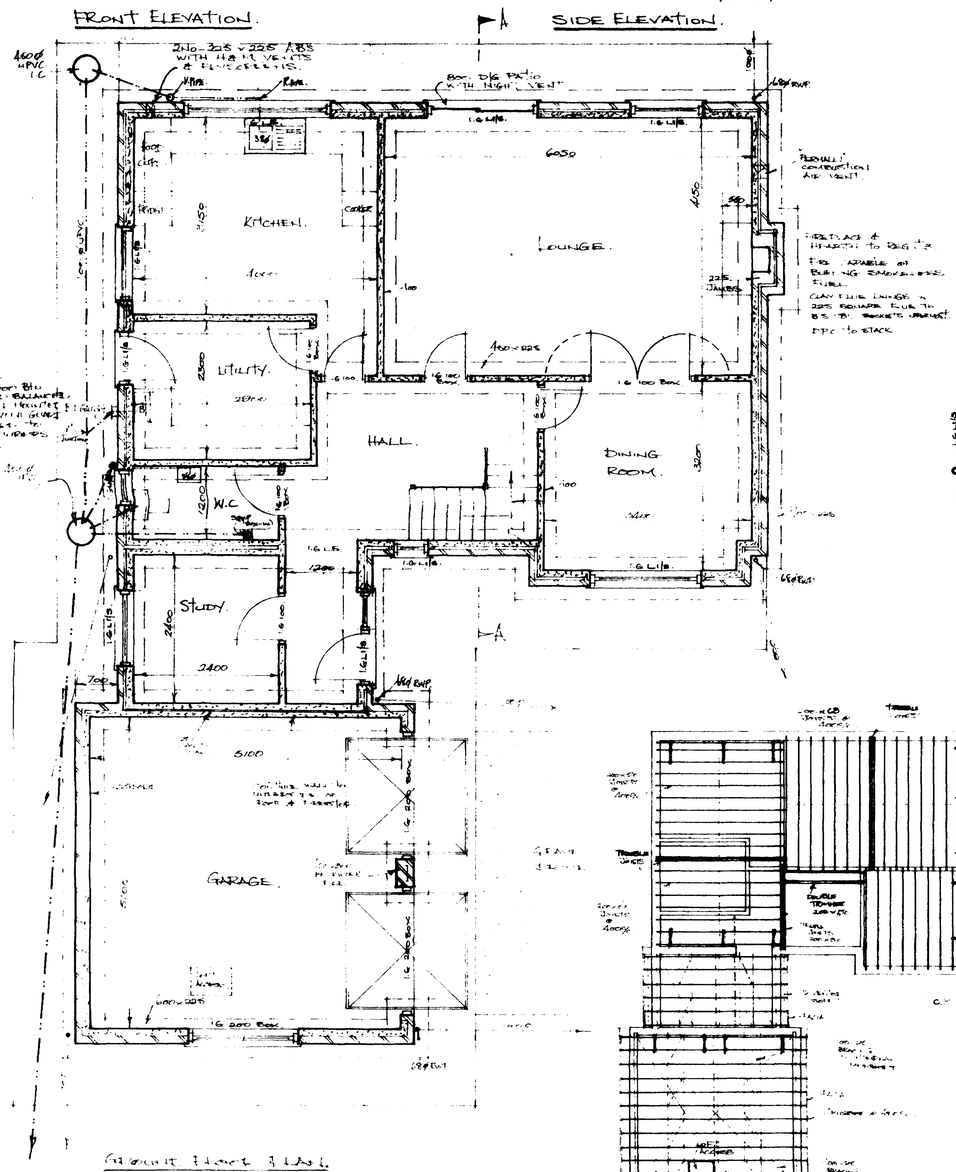
SIDE ELEVATION.

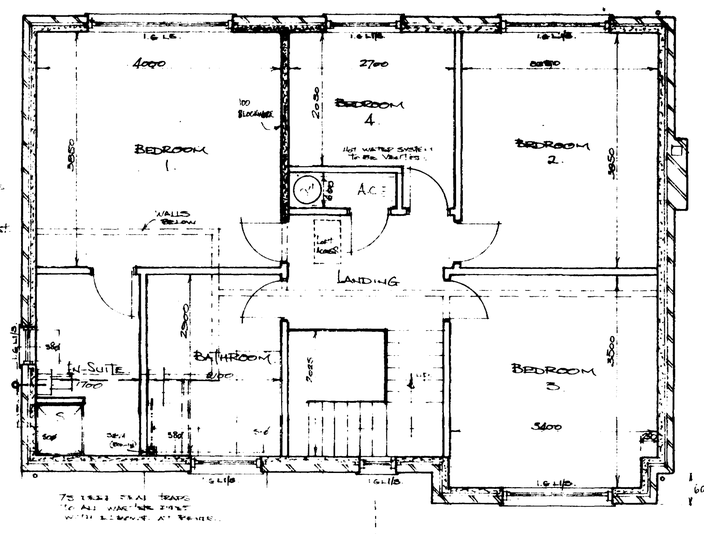


REAR ELEVATION.



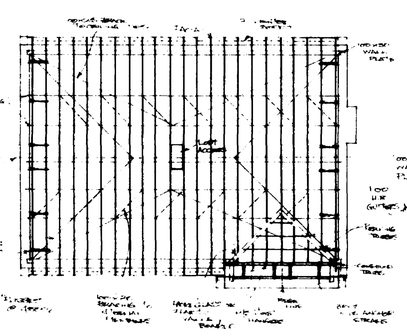
SIDE ELEVATION.



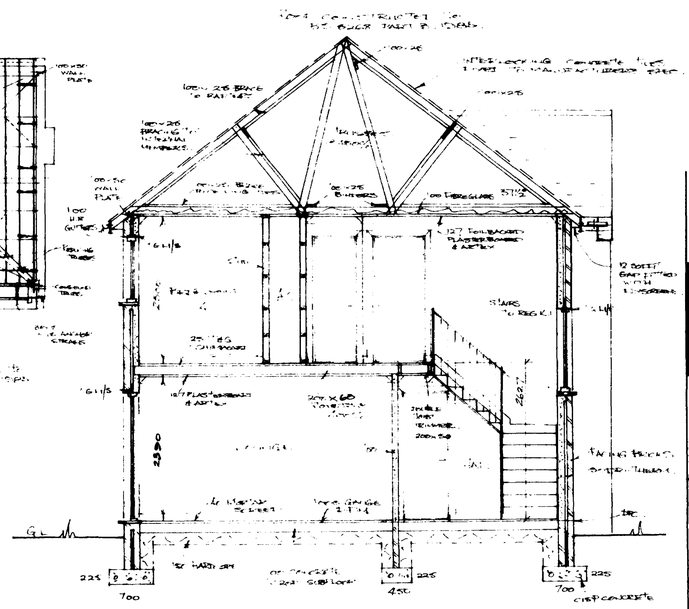


FIRST FLOOR PLAN.

First Floor Plan (joists & trusses)



Roof Plan.



SECTION AA.

CONSTRUCTION DETAILS.

ROOF: MARLEY ASHBURY DOUBLE ROMAN TILE - SLATE RED. INTERLOCKING CONCRETE TILES on 38x38 D.W BATTENS on TYPE 1F FELT, LAPPED 150 HORIZ' & 100 VERTICAL. PREFAB' PANL ROOF TRUSSES @ 450% 37½° PITCH. to B.S 5268. PART 3. 1988. TRUSSED, STRAPPED & VENTED & CEILING LEVELS @ 1800% WITH BOXES 4th ANCHOR STRAPS. 100x50 WALL PLATES. B.E 3 TIMBER. 100 FIBREGLASS.

CEILINGS: 12½ FOIL BACKED PLASTERBOARD FIRST FLOOR. 12½ PLASTERBOARD GROUND FLOOR. 12½ PLASTERBOARD to GARAGE. ARTEX OR SIMM. ALL CEILINGS.

WALLS: NOTTINGHAM RUSTIC - IVORY FACING BRICKS IN 250 CAVITY WALLS. 100 CELCON IN INNER SKIN. INSULATE CAVITY WITH 50 EXTHERM INSULATION. WALL TIES 900 HORIZ' 450 VERTICAL & EVERY 225 @ JAMBS. "CLASS A" SOLID CONCRETE BLOCKS BELOW DPC. PVC DPC TO ALL WALLS 150 ABOVE FINISHED G.L. PVC DPC TO ALL DOOR & WINDOW OPENINGS. CLOSE CAVITY @ ROOF LEVEL. FILL CAVITY to 150 BELOW D.P.C WITH LEAN MIX CONCRETE DOUBLE GLAZE ALL HABITABLE ROOM WINDOWS.

FLOOR: 4:0 MORTAR BORDED TO RECEIVE FLOOR FINISHES ON 100 CONCRETE (C20P) SUBFLOOR ON 1000 GAUGE DPM ON 150 HARDCORE, BLINDED & COMPACTED. DPM CONTINUOUS WITH DPC.

FOUNDATIONS: STRIP FOUNDATIONS IN C15P CONCRETE. 700x225 to CAVITY WALLS. 450x225 to PARTITION WALLS. 600x225 TO 225 SOLID WALLS. THICKEN BASE TO 450 WIDE x 250 THICK BELOW NON-LOADBEARING WALLS. FOUNDATIONS TAKEN DOWN TO SUITABLE LOAD BEARING STRATA, DETERMINED ON SITE WITH B.B.C.C. INSPECTOR.

DRAINS: 100ø UPVC DRAINS SURROUNDED IN 150 PEA GRAVEL. LAID to EVEN FALLS. 450x450 UPVC INSPECTION CHAMBERS. CONNECT TO PUBLIC FOUL SEWER. LATERAL I.C 1.0m INSIDE PLOT.

RAINWATER DISPOSAL: PVC RAINWATER GOODS. 100 H.R GUTTERS. 68ø D/PIPES to 100ø UPVC DRAINS to 1m³ SOAKAWAYS SITED AT LEAST 5m FROM ANY BUILDINGS.

LINTELS: I.G STEEL LINTELS to ALL DOOR & WINDOW OPENINGS AS DETAILED. WHERE DRAINS PASS THROUGH WALLS USE 2No - "SPANLITES" (OR SIMILAR) OVER.

JOINERY: FROM THE "BOULTON & PAUL" RANGE OF STANDARD JOINERY. "SADDLIN" OR SIMILAR FINISH.

STAIRS: to RES K.1. GOING 225. RISE 202. PITCH 41°. OPEN BALUSTRADE GAP 100 OR LESS. WIDTH 900. HANDRAIL 840 ABOVE PITCH LINE. LANDING BALUSTRADE 900 ABOVE FLOOR. FIRST - 12 GOINGS.

SOUTH HOLLAND D.C.
PLAN DEPT.
16 MAR 1992
F. 0331/92...

A 12.12.89 BUILDING REGS. AMENDMENTS - PLANNING DEPT.

G.R. MERCHANT.
I.ENG (CEI) FRICS. FAVO.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT.
TEL. HOLBEACH (0406) 370850.

PROJECT:
4 BEDROOM HOUSE & DOUBLE GARAGE.
PLOT 2. STATION ROAD.
SURFLEET.

CLIENT:
JENEMI ASSOCIATES.

SCALES:	DATE:
1/50 & 1/100.	Oct 1988.
G.R. MERCHANT.	DRAWING NO: JA 4/2 A

REVISIONS:
A