FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0296/94 Received:11-MAY-94 Type:FULL

Name: Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Demolish existing bungalow and erect two bungalows with garages and vehicular accesses
Location : Railway Lane Sutton Bridge
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 bricks 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 Those trees shown to be retained on the plan accompanying the application shall not be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.

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

4 The proposed hedging shown on the plan accompanying the application (drawing no. 771765/1A received by the Local Planning Authority on 11 May 1994) shall be planted in its entirety within a period of two years beginning with the date on which development of the land is commenced. It shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The hedging shall be allowed to reach a height of at least one metre.

Reason: In the interests of the visual amenities of the locality.

5 Before development is commenced the existing dwelling upon the site

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

shall be demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

6 Before the dwellings are occupied the scheme of screening shown on the plan accompanying the application shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority.

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

This permission is granted in accordance with the application submitted as revised by the amended details (drawing no. 771765/1A) received by the Local Planning Authority on 11 May 1994.

Director of Planning and Building Control Services
16-JUN-94 H18/0296/94

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. H18/0296/94

Date Registered 24 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 424343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Railway Lane, Sutton Bridge, Spalding, Lincs (including demolition of existing bungalow)

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 No. Bungalows with garages and vehicular accesses

OFFICE COPY

Please complete

Signed. B. S

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £280.00 ... If you consider no fee is payable include a written explanation instead.

Date 23rd March 1994 ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ☐

Please state Site Area ☐ (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☒

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ☐

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ☐

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many: 8
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
	See enclosed drawings
D. Please state type and colour of materials for facing external walls:	~~Banbury Buff Rustic facing bricks~~
E. Please state type and colour of roofing materials.	Marley Modern Smooth Grey conc. int. tiles
F. Has a survey of the site been undertaken? State Yes or No	Yes

5. GENERAL INFORMATION Please complete each section

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

Building Land

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: Railway Lane
Will there be—
Individual access(es) [✓]
New estate road [ ]

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

On site parking/garaging

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	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 [ ]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	Yes	➡ Application No. H18/0282/91

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.

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

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

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

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

Owner's Name: Mrs Childs/Mr Barton/Miss Barton

Address of owner at which notice was served:
C/O 30 Burney Road
King's Lynn
Norfolk

State Date notice served:
31st March 1994

Signed R.S. (Applicant / Agent) Date 31.03.94

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed R.S. (Applicant / Agent) Date 31.03.94

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

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

State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION H18/0296/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ – Scale dwg: DNG 18/4 Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

(1) Four copies of 1:200 plan required accurately showing the position, species and spread of existing trees upon the site and also showing which trees are to be removed/retained.

(2) Please complete section 5 of the enclosed planning application form and return.

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed.....DMG Date.....11/5

Valid date: 11/5

Amended description: Same.

Superseded plans indicated ☑

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC ✓
WM ✓
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DAVID GODLEY

Senior Officer Confirmed .....

Date 11/7/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Cottage currently on site.
Neighbours : Bungalow to east side.
Boundaries : No footpath. Existing drive.
Site Features : Open to rear.

Inspected by DMG
Date 14/4

Site Notice posted by ***Individual Resident Notices required:***
Date
Expiry DMG 14/4

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
27/5	B. Gilhan	Requested brick ~~details~~ ~~from~~ sample since no details of proposed brick within office.
10/6	Mr Drummond.	Advised him of above and he stated that he raised no objections to details of the brick being "reserved".

Case Officer Conclusions DMG 10/6.

Inside IBD. ~~Outside~~ Has previously had outline consent for 2 dwellings (just expired). No objections to amended plan showing retention of majority of trees. Frontage development. Proposal for bungalows which are more appropriate than houses on this site. Neighbours not affected to such a degree, in my opinion, as to justify refusal.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

(Approve (or equiv)) Refuse (or adverse)

Signed DMF Date 10/6

Notes:

~~Disabled~~
~~Prev conditions~~
~~Amended plans –~~
~~Dwg no:~~
~~Received:~~

CONDITIONS/~~REASONS~~:

TL1

(2) SC12 — bricks only.

(3) Those trees shown to be retained ~~shall not be felled~~ on the plan accompanying the application SC4 shall not be lopped, topped ~~or~~ felled or uprooted. ~~Any~~ Any trees dying or becoming dangerous shall be replaced with trees of such size and species as ~~agreed~~ may be ~~agreed~~ agreed with the LPA.

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

4 (3) The proposed hedging shown on the plan accompanying the application (dwg n° 771765/1A received by the Local Planning Authority SC8 on 11/5/94) shall be planted in its entirety within a period of two years beginning with the date on which development of the land is commenced. It shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The hedging shall be allowed to reach a height of at least 1 metre

(5) (4) Before development is commenced the existing dwelling upon the site shall be SC6 demolished and rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

(6) (5) Before the dwellings ~~are~~ are occupied the ~~the~~ Scheme of Screening shown on SC5 the plan accompanying the application shall be fully implemented, to the reasonable satisfaction of the LPA.

Note

(7) (1) SA1 — dwg n° 771765/1A rec'd by the LPA on 11/5/94

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks
works restricted ✓

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £280.

Receipt No P4068

Date first Rec'd 24 MAR 1994

Registration

Reference H18/0296/94.

Cross-Ref B18/0181/94.

Date 25/3

Validation

TYPE ~~RMA~~ FULL

Site area

No of dwellings 2.

Floorspace

Earlier permission – Ref:

(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £280.

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 290 OS Plots

Grid ref 547140 320550

Ward V Parish S. BRIDGE

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –

HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ~~3009~~ 2013 ☐

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

282/91

480/90

705/91

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H18/0296/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H18/0619/94 Received:28-JUN-94 Type:CONDITION COMPLIANCE

Name: Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: External materials to be Banbury Buff Rustic facing bricks & Marley Modern Smooth Grey conc. int. roof tiles.

Location : Railway Lane Sutton Bridge
Spalding

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

sgd B SMITH
Director of Planning and Building Control Services

13-JUL-94 H18/0619/94

BRIAN SMITH P 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

H18/0296/94

FULL

Applicant: Mr D Drummond
Tel:

Agent: Status Design
0406 424343 B Gilham

Description: Demolish existing bungalow and erect two bungalows with garages and vehicular accesses

Location: Railway Lane
Sutton Bridge
Spalding
Lincs

Valid date:	11-MAY-94	Terminal date:	06-JUL-94
Target dates:		Target Committee:	22-JUN-94
To case officer	18-MAY-94	Report deadline:	08-JUN-94
Inspected by	25-MAY-94	Agreed TD Ext:	
Extra contacts	01-JUN-94	Case Officer:	
Report if not clear by	15-JUN-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		14-APR-94	05-MAY-94 ✓
Clerk to Sutton Brid	0406 350802	13-MAY-94	27-MAY-94
Cllr C J T H Brewis	0406 350818	13-MAY-94	20-MAY-94
Cllr D Dewsberry	0406 350947 (Of	13-MAY-94	20-MAY-94

L.C.C – Ds Attached for DS

BRIAN SMITH [illegible] 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

H18/0296/94

FULL

Applicant: Mr D Drummond
Tel:

Agent: Status Design
0406 424343 B Gilham

Description: Demolish existing bungalow and erect two bungalows with garages and vehicular accesses

Location: Railway Lane
Sutton Bridge
Spalding
Lincs

Valid date: ~~05-APR-94~~ 11-MAY-94
Target dates:
To case officer 12-APR-94
Inspected by 19-APR-94
Extra contacts 26-APR-94
Report if not clear by 10-MAY-94

Terminal date: ~~31-MAY-94~~ 06-JUL-94
Target Committee: ~~11-MAY-94~~ 22-JUN-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~13~~ 14-APR-94	~~04~~ 05-MAY-94
Clerk to Sutton Brid	0406 350802	12-APR-94	26-APR-94
Cllr C J T H Brewis	0406 350818	12-APR-94	19-APR-94
Cllr D Dewsberry	0406 350947 (Of	12-APR-94	19-APR-94

L.C.C. Obs Attached ✓ CS 13/4/94

GROUP 'D'

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

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

17 MAY 1994

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0296/94

Applicant: Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Demolish existing bungalow and erect two bungalows with garages and vehicular accesses

Location: Railway Lane Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 11-MAY-94

13-MAY-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 27-MAY-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
The Village Hall
51 Bridge Road
Sutton Bridge
Spalding Lincs PE12 9SF

FOR PARISH COUNCIL USE ONLY

Comments: REVISED PLAN ALL TREES IN EXISTENCE NOW

Signed: [signature]

NO OBJECTIONS
[signature] Clerk.
25.5.94

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAY 1994
Attention of
DPO NRM
DOPO BG
JC ACP
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0296/94

Applicant: Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

S... D.C.
11 ... 1994
REF Valid

Description: Demolish existing bungalow and erect two bungalows with garages and vehicular accesses

Location: Railway Lane
Sutton Bridge
Spalding
Lincs

Type: FULL

Date received: 24-MAR-94

19-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
Four copies of a 1:200 plan required accurately showing the position, species and spread of existing trees upon the site and also showing which trees are to be removed/retained.
Please complete Section 5 of the enclosed planning application form and return.
Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

GROUP 'D'

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0296/94

Applicant: Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Demolish existing bungalow and erect two bungalows with garages and vehicular accesses

Location: Railway Lane Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 05-APR-94

12-APR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 26-APR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
The Village Hall
51 Bridge Road
Sutton Bridge
Spalding Lincs PE12 9SF

FOR PARISH COUNCIL USE ONLY

Comments: VISITED 2 BUNGALOWS ADJACENT AND 1 BUNGALOW OPPOSITE NO OBJECTIONS TO PLANS

Signed:

Approved by Parish Council.

J Hammerton. Clerk.

S.H.D.C. PLANNING DEPT.
DG
Village YES/NO

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 10th May 1994

Our Ref: 771765/BG/AEW

Your Ref: H18/0296/94

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs,

Re: PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO BUNGALOWS AT RAILWAY LANE SUTTON BRIDGE FOR MR D DRUMMOND

Further to you letter dated 19th April 1994, please find enclosed 4 No. copies drawing no. 771765/1 indicating details of existing trees as required, together with returned application form with Part 5 duly completed and 1 No. copy of your letter.

I trust you now find everything in order for the application to proceed.

Yours faithfully

B. Gilham F.F.B.

Enc.

1994
REF .....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0296/94

Applicant: Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Demolish existing bungalow and erect two bungalows with garages and vehicular accesses

Location: Railway Lane Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 05-APR-94

Dear Cllr C J T H Brewis

12-APR-94

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 19-APR-94 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

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1994 DG

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

I have no objections if frontage development only

Signed: Clir Brewis

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H18/0296/94.

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. Address or location

RAILWAY LANE, SUTTON BRIDGE.

3. Name, classification and number of road

UC

4. Date application referred 13-4-94.

5. State whether outline, detailed application etc.

FULL.

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

DEMOLISH EXISTING BUNGALOW & ERECT 2 BUNGALOWS.

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

Delete as appropriate

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

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

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

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

Date: 13-4-94 Signed: [signature]
Director of Highways and Planning

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 31st March 1994

Our Ref: 771765/BG/AEW

Your Ref: H18/0296/94

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

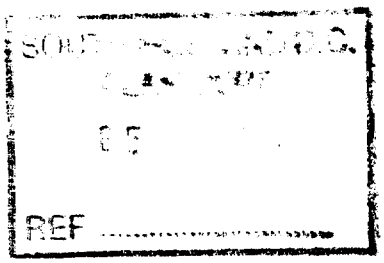
Dear Sirs,

RE: PROPOSED 2 NO. BUNGALOWS AT RAILWAY LANE SUTTON BRIDGE FOR MR D DRUMMOND

Further to your letter dated 29th March 1994, I would be grateful if this application could be changed to a 'Full' application as suggested and enclose duly completed Certificate B in respect of the ownership of the site.

Yours faithfully

B. Gilham F.F.B.



Enc.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0296/94

Applicant: Mr D Drummond
Arddleen
Sutton Gate
Sutton St James
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

SOUTH HOLLAND D.C.
PLANNING
05
REF Valid

Description: Erect two bungalows with garages and vehicular accesses

Location: Railway Lane
Sutton Bridge
Spalding
Lincs

Type: RESERVED MATTERS

Date received: 24-MAR-94

29-MAR-94

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:

The site appears to be different from that of the outline. Please either change the application to full or alter the site location plan accordingly.

Application to be changed to full ✓ done 5/4

Please return the additional copy of this letter with your reply.
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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 23rd March 1994

Our Ref: 771765/BG/AEW

Your Ref:



South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs,

Re: PROPOSED 2 NO. BUNGALOWS AT RAILWAY LANE SUTTON BRIDGE FOR MR D DRUMMOND

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771765/1, /2 & /3.
3. Cheque to the value of £280.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd 771765/1, /2 & /3 and Soils Report by Deesigns.
3. Cheque to the value of £146.87 in respect of submission fees.

Total cheque £426.87

Yours faithfully

B. Gilham F.F.B.

Enc.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4068
Date received : 24-MAR-94

Received from

Mr D Drummond

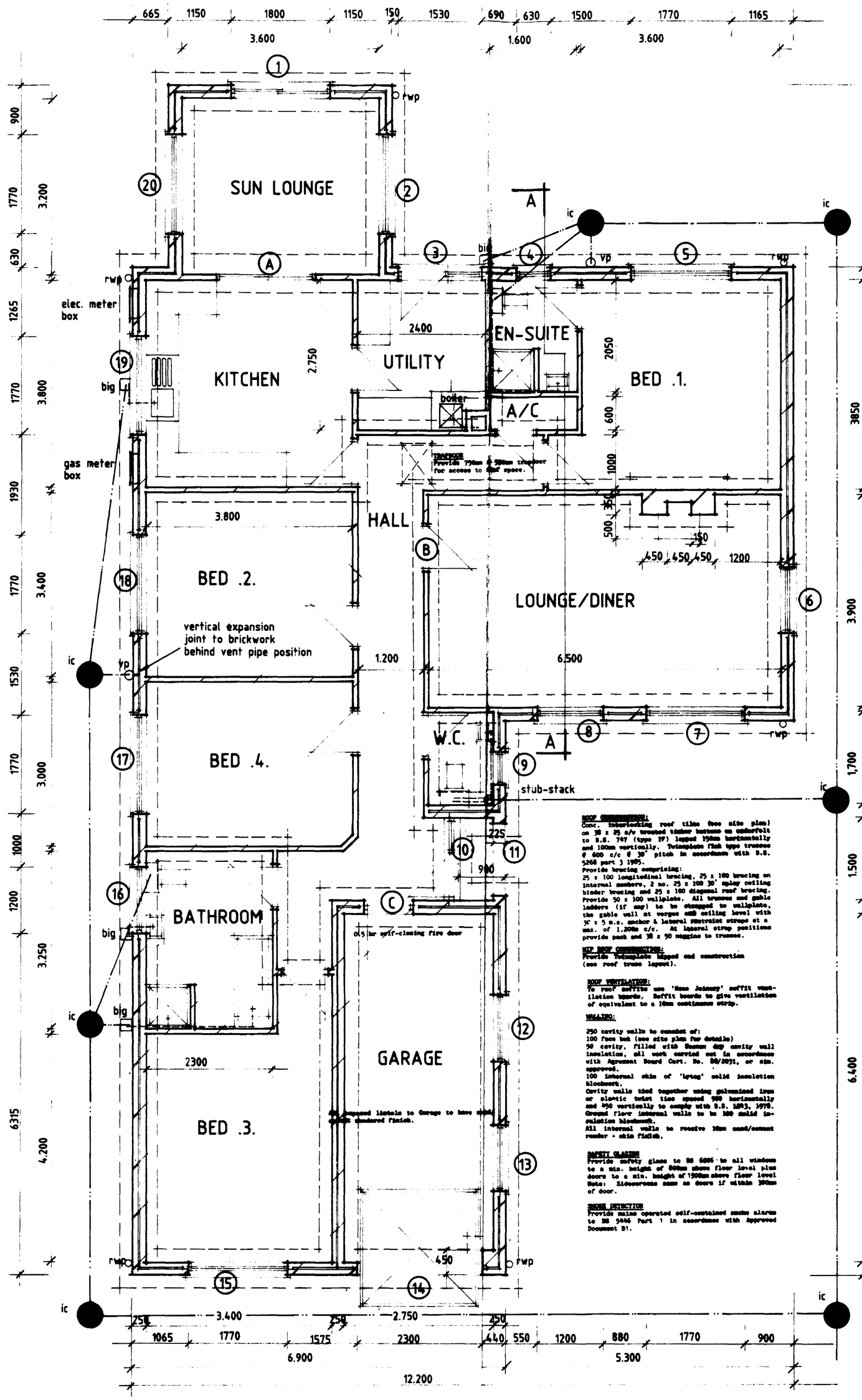
Address

Arddleen
Sutton Gate
Sutton St James
Spalding

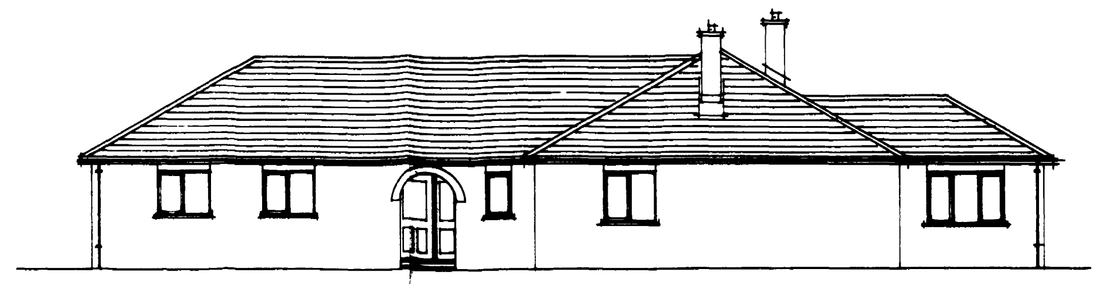
Fee paid	£	280.00
VAT	£	0.00
Total received	£	280.00

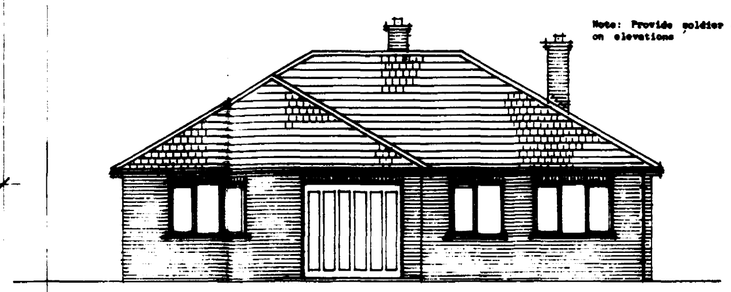
Cash/Cheque : Cheque

Signed.....K. Lowe...
(Authorised Collector)



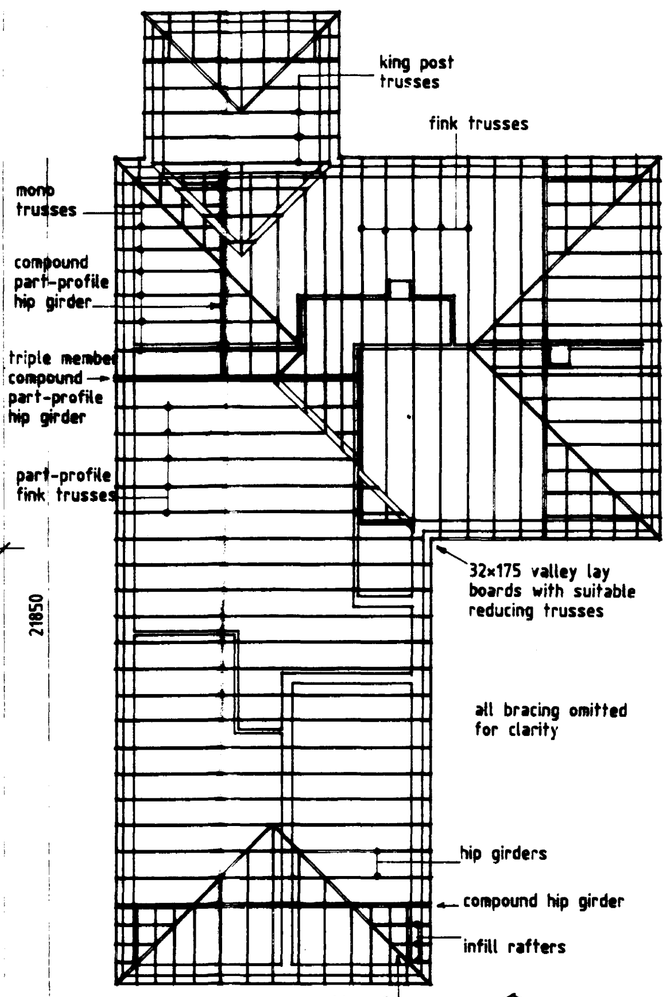




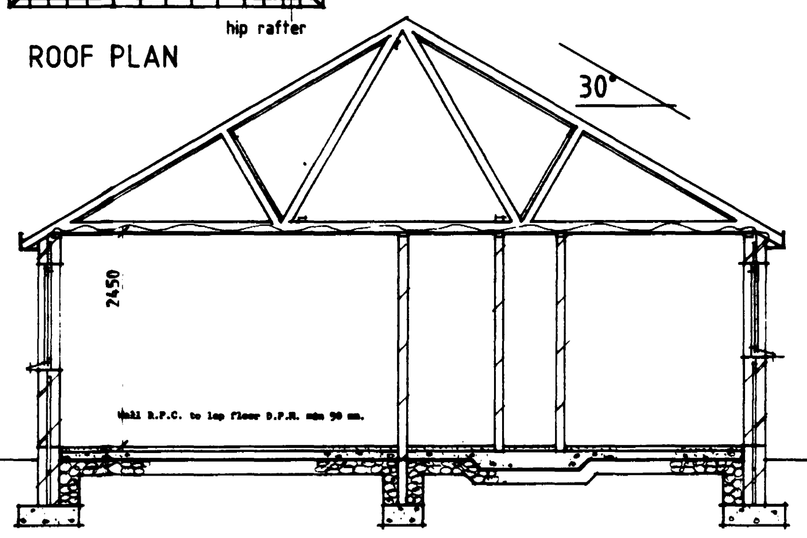


Note: Provide soldier course hat where shown on elevations





ROOF PLAN



SECTION A-A

JOINERY & LINTEL SCHEDULE

No.	reference	lintel	lg
1	PATIO DOOR 1800x2100	L1/S	2100
2	312CC	—"—	—"—
3	FNS-DDR90/ 110C	L1/MD	1950
4	110C	L1/S	1050
5	312CC	L1/MD	2100
6	212C	L1/S	1500
7	312CC	L1/MD	2100
8	212C	—"—	1500
9	110C	L1/S	1050
10	FE150R-DDR30D	L1/MD	1800
11	SEMI-CIRCULAR ARCH SELF SUPPORTING	N/A	
12	210C	L1/HD	1500
13	—"—	—"—	—"—
14	2134x2134 UP & OVER DOOR HENDERSON LINCOLN OR SIMILAR	L1/S	2700
15	312CC	L1/S	2100
16	210C	L1/MD	1500
17	312CC	—"—	2100
18	—"—	—"—	—"—
19	310CC	L1/S	—"—
20	312CC	—"—	—"—
A	INTERNAL PATIO DOOR 1800x2100	100 BOX	
B	HALL/LOUNGE OPENING	—"—	1200
C	HALL/GARAGE	L1/S	—"—

All specified Joinery'ie by Messrs. Boulton & Paul Joinery Ltd. sedtec P.I. softwood range. (Opp) denotes 16mm bevelled. Lintels are by T.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide trickle ventilator manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

LINTELS:
To be by T.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and cleared cavities provide bit. felt d.p.c. both horizontally and vertically.

INTERNAL LINTELS
To be T.G. type 100 internal lintels.

ROOF CONSTRUCTION:
Concrete interlocking roof tiles 6no slte plan) on 38 x 25 a/c treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Tetrahedron Tank type trusses @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 30° splay ceiling internal members. 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing.
Provide 50 x 100 wallplates. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide noch and 38 x 50 noggins to trusses.

HIP ROOF CONSTRUCTION:
Provide Tetrahedron hipped end construction (see roof truss layout).

ROOF VENTILATION:
To roof soffits use 'Mono Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

WALLING:
250 cavity walls to consist of:
100 Fenc bak (see site plan for details)
50 cavity, filled with Rockwool dpg cavity wall insulation, all work carried out in accordance with Agreement Board Cert. No. 86/2021, or otn. approved.
100 internal skin of 'Aerag' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic ferbet tied spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1979.
Ground floor internal walls to be 400 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render - skim finish.

SAFETY GLAZING
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level Note: Sidescreens same as doors if within 300mm of door.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

GROUND FLOOR CONSTRUCTION:
To underpinned screed 100 conc on 1.200 gauge polythene d.p.m. on 150 mill blinding and compacted hardcore.
Garage floor to be on for domestic except omit sand/cement screed.
NOTE: Domestic garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to maintain 225 below lowest d.p.c. level.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P min.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Fine lines to B.S. 1181, 1971 (members up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
250mm Ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document #1/2/3 Part H. Non-combustible in 75mm conc. casing - clay pot. Provide 40kn lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bat or otn. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external partition to suit client. To be completely sealed ground in non-combustible material. To be min. 595mm, not 1.0m above footpath to base.

CEILING INSULATION:
Provide 'Quilta 200' by Silvacet Ltd. or similar by approved manufacturer to extract ventilation of 200 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable counter bound by Silvacet Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec.
Both systems to offer intermittent operation

BATHROOM:
Provide Nuffair 2000 by Silvacet Ltd or similar by approved manufacturer to extract ventilation of 180 cu. m/hr (approx 27.5 l/sec) or 70 cu.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

HOT WATER STORAGE:
Provide system approved by British Board or Agrement and install by B.S.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

ROOF INSULATION:
Provide 150mm of Cyplus 1000 by Cyproc Insulation Ltd.

HEATING SYSTEM:
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATION PIPES AND TANKS
All pipes which do not contribute to the heating of the building will be insulated to BS4422:1977

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 3mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board.

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 Ø downpipes.
25 x 175 p.s.e. fascia

BOILER:
Provide gas fuelled type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (where s'ated). Boiler sited at least 90mm from all walls and fitted with cast iron outlet flue with enclosure plate and condensation vessel in brickwork flue. (Cast iron flue to be 3m long). Flue to discharge into brick conventional flue as detailed for open fire. Provide permanent to Utility under drive, sectional area not less than boiler outlet. Min. 10.000mm to be rund in conjuction with approved document J1/2/3.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 MAR 1994
REF ..0296/94

DETERMINED PLAN

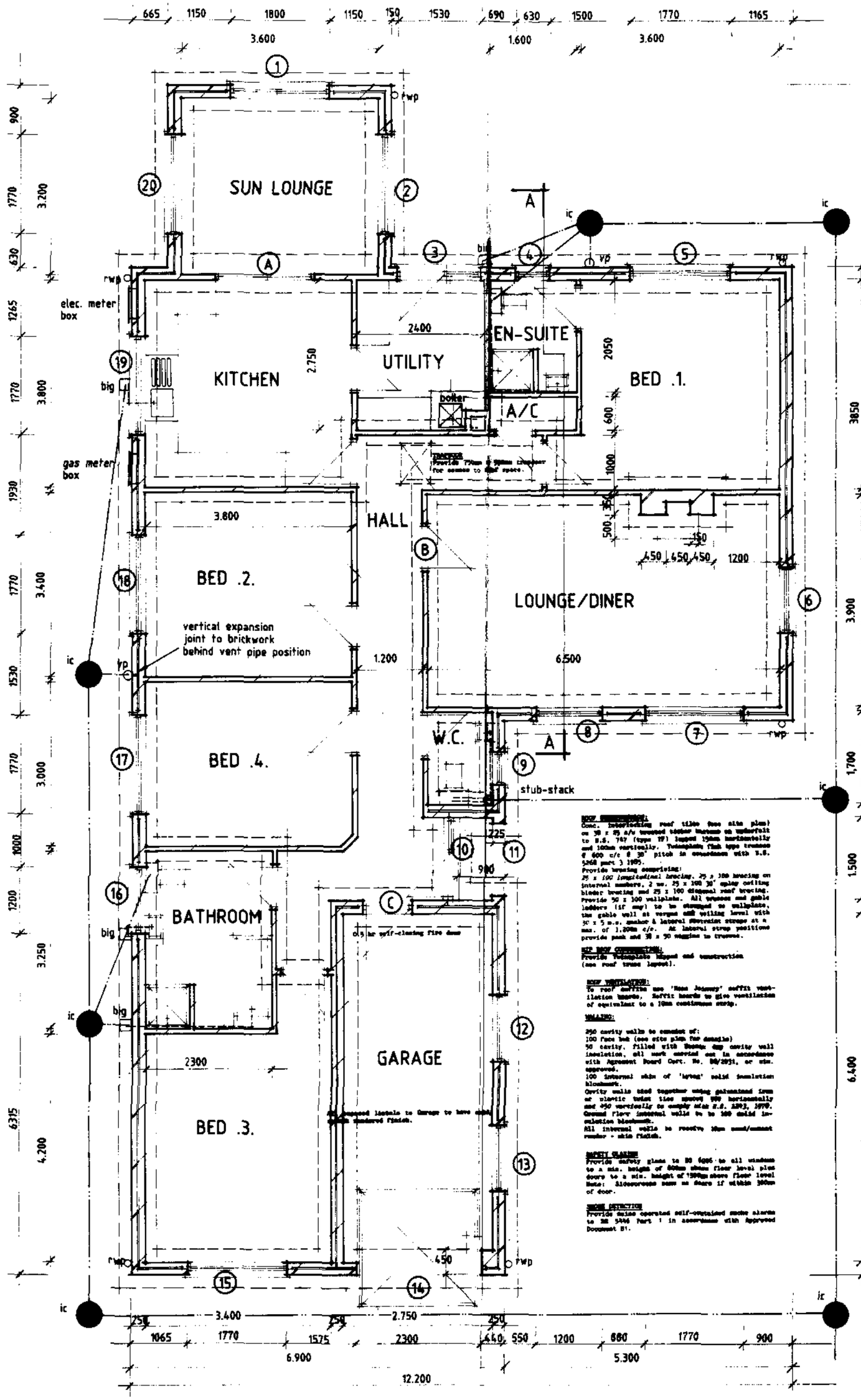
DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

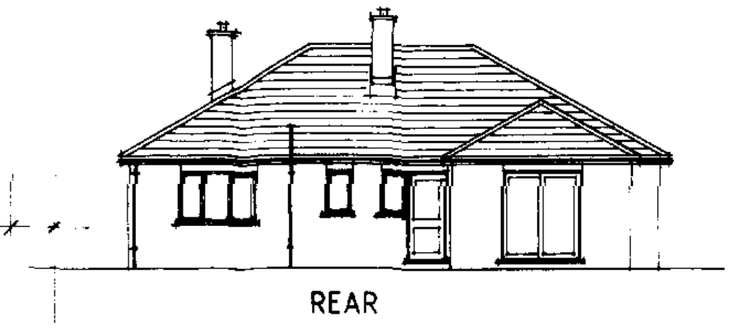
PROPOSED 2No. BUNGALOWS AT RAILWAY LANE, SUTTON BRIDGE

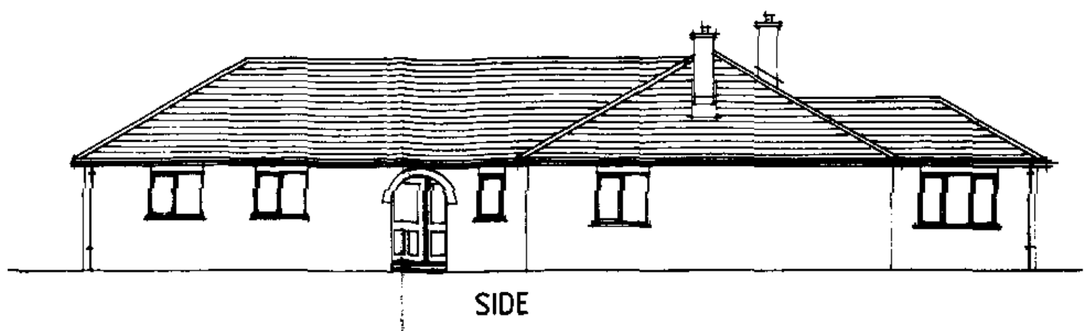
MR. D. DRUMMOND

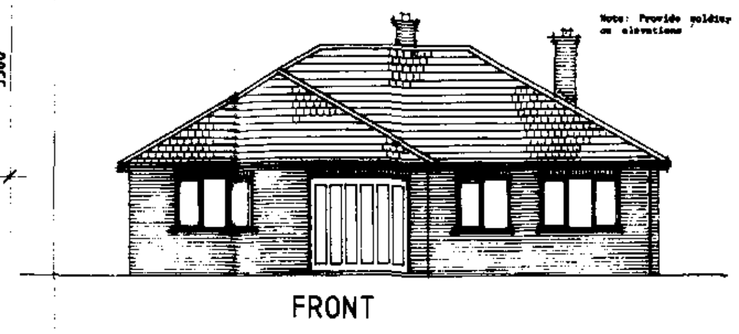
Scales- 1:50 1:100
Date- mar 94
Drawn- jpw
Drg. no.- 771765/3

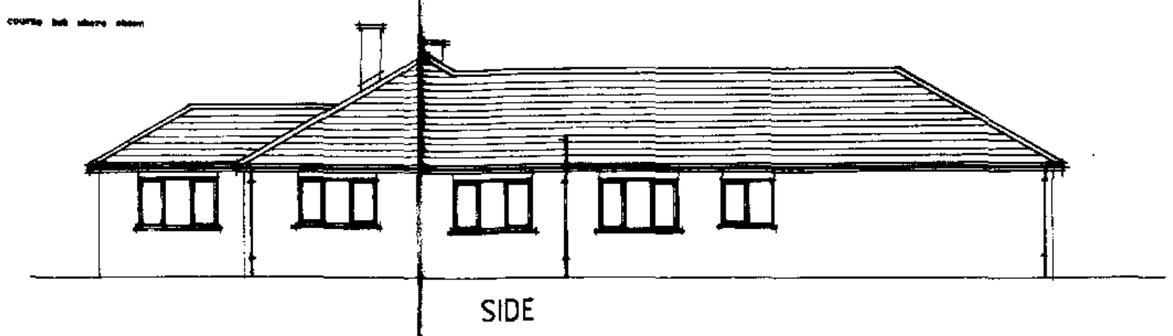
Status House, 4 Princes Street, Holbeach, Lincs. PE12 7PB
Tel: 0406 424343 Fax: 0406 490702

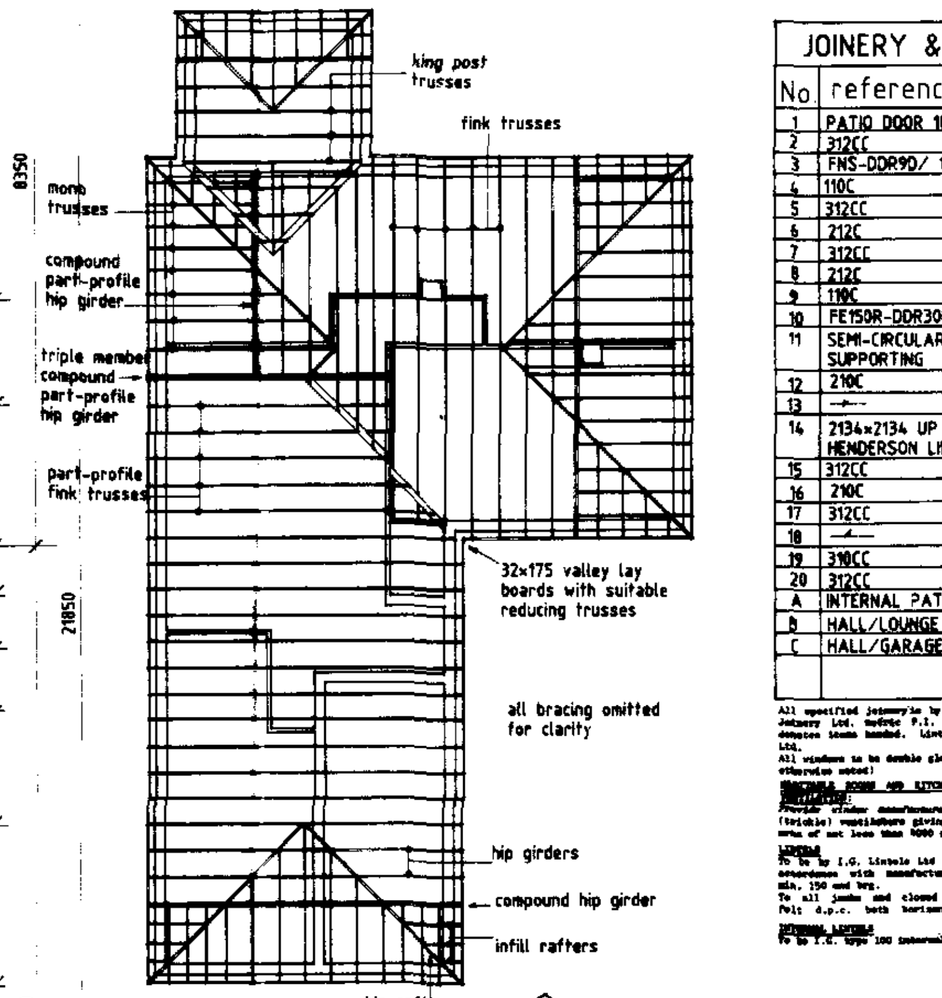




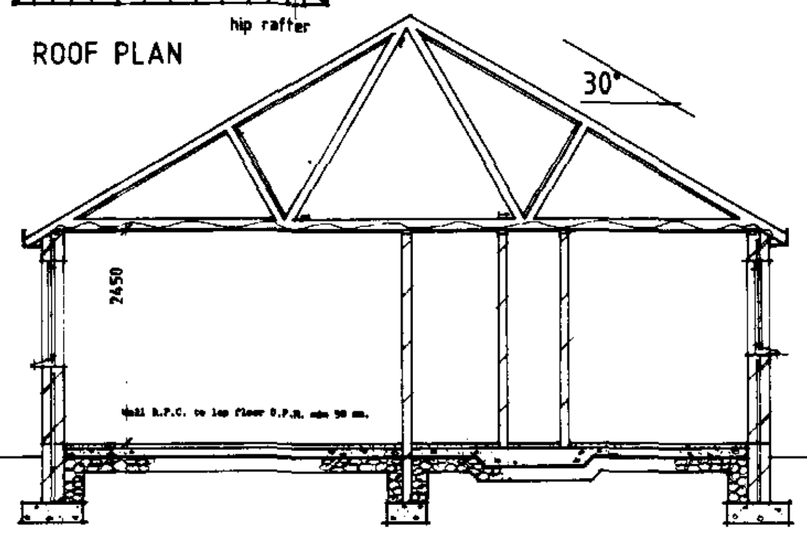








ROOF PLAN



SECTION A-A

JOINERY & LINTEL SCHEDULE

No	reference	lintel	% a lg
1	PATIO DOOR 1800x2100	L1/	2100
2	312CC	—"—	—"—
3	FNS-DDR90/ 110C	L1/HD	1950
4	110C	L1/S	1050
5	312CC	L1/HD	2100
6	212C	L1/	1500
7	312CC	L1/HD	2100
8	212C	—"—	1500
9	110C	L1/S	1050
10	FE150R-DDR30D	L1/HD	1800
11	SEMI-CIRCULAR ARCH SELF SUPPORTING	N/A	
12	210C	L1/HD	1500
13	—"—	—"—	—"—
14	2134x2134 UP & OVER DOOR HENDERSON LINCOLN OR SIMILAR	L1/S	2700
15	312CC	L1/S	2100
16	210C	L1/HD	1500
17	312CC	—"—	2100
18	—"—	—"—	—"—
19	310CC	L1/S	—"—
20	312CC	—"—	—"—
A	INTERNAL PATIO DOOR 1800x2100	100 BOX	
B	HALL/LOUNGE OPENING	—"—	1200
C	HALL/GARAGE	L1/S	—"—

All specified joinery to be Messrs. Swallow & Pym Joinery Ltd. Norfolk P.I. softwood range. (Opp) Hardwood doors to be handed. Lintels are by T.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

ROOF CONSTRUCTION:
Concrete interlocking roof tiles (see site plan) on 38 x 25 s/s treated timber battens on underfelt to B.S. 747 (type 1F) laped 150mm horizontally and 100mm vertically. Tedwigdale fink type trusses @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
35 x 100 longitudinal bracing, 25 x 38b bracing on internal members, 2 no. 75 x 38b 30° valley ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 valleplate. All trusses and gable ladders (if any) to be strapped to valleplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At internal strap positions provide peak and 38 x 50 noggins to trusses.

ROOF ROOF CONSTRUCTION:
Provide Velux/similar flashed and constructed (see roof truss layout).

ROOF VENTILATION:
To roof soffits use 'Mono Joinery' soffit ventilation boards. Redfix boards to give ventilation of equivalent to a 10mm continuous strip.

WALLING:
250 cavity walls to consist of:
100 face bak (see site plan for details)
50 cavity, filled with Dunbar Amp cavity wall insulation, all work carried out in accordance with Agrement Board Cert. No. 86/2931, or other approved.
100 internal skin of 'Aerag' solid insulation blockwork.
Cavity walls bond together using galvanised iron or plastic bonds (see approved DPC horizontally and 450 vertically to comply with B.S. 5628, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render - skim finish.

SAFETY GLAZING:
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level Note: Discourteous name as there if within 300mm of door.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

ROOF INSULATION:
Provide 'Rockwool' quilt between and over ceiling joists to give a total thickness of 300mm.

FLOOR CONSTRUCTION:
Ground floor slab to be 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A engs comm. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to brow of earthen to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Shallow walls or where possible step, strip foundations:
700 x 225 to carry walls
450 x 225 to 250 walls
To accommodate internal walls thickness and ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at corners, breast and to be 300mm thick.
Foundations taken down to an approved 1in1 base, subject to local authority specifications. Foundations to be C15P mix.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liner to B.S. 1181, 1971. Insulation by). Build into brick jambs of open fire 2 no. metal combustion problem.

FLUE CONSTRUCTION:
200mm d clay flue liners to B.S. 1181, 1971. 100mm brick surround. Flue to finish past ridge as stated in approved document, F1/2/5 Part H, non-combustible to 750mm conc. casing - clay pot. Provide 40kn lead flashing to flue at roof intersection. Provide 2 no. concrete bed engineering bot or equ. as d.p.c.
NOTE: No timber or be plinth 50mm of chimney.

WATER BOARD
Position gas and electricity meter boxes if required in external position to suit elevation. To be completely sealed around in non-combustible material. To be min. 350mm, max 1.0m above footpath to base.

ROOF VENTILATION:
Provide a 25mm gap in roof space to be supported on battens to spread the load to B.S. 5268 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 4lb lead to valleys to make completely watertight.

POINTING:
Provide wide footpaths around buildings as shown and to fall 75mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

FOUL WATER DRAINAGE:
Foul water drains to be 100 ø uplasticised clay pipes 'Supersalvo' flexible jointed to fall 1:70 bedded in 50 mm gravel. Under buildings drains to be encased in 150 mm gravel with 11mm over pipes at wall abutments.
NOTE: Encased pipes at wall abutments with 50 compressible material.
100 ø soil and vent pipe to extend 900mm above window head and be terminate in bullen finial.
B & V P to be fitted with access plate 84 brass 92mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 38mm ø

SURFACE WATER DRAINAGE:
100mm ø vitrified clay pipes 'Supersalvo' flexible jointed to fall 1:70 bedded in 50 mm gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings.

CONNECTION TO FOUL AND SURFACE WATER SEWERS:
Connection to be made in accordance with B.S. 8301.

NOTE:
Where flexible pipes are not under a road and have less than 0.6m cover, concrete surround should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION:
'Supersalvo' polypropylene inspection chambers bedded on 150mm conc. Form protective 225mm thick conc. collar around head of I.C. with 38mm protection from cover. Covers to be Grade C - light duty cupvalor covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

GARAGE FLOOR CONSTRUCTION:
Concrete slab to be 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A engs comm. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to brow of earthen to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Shallow walls or where possible step, strip foundations:
700 x 225 to carry walls
450 x 225 to 250 walls
To accommodate internal walls thickness and ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at corners, breast and to be 300mm thick.
Foundations taken down to an approved 1in1 base, subject to local authority specifications. Foundations to be C15P mix.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liner to B.S. 1181, 1971. Insulation by). Build into brick jambs of open fire 2 no. metal combustion problem.

FLUE CONSTRUCTION:
200mm d clay flue liners to B.S. 1181, 1971. 100mm brick surround. Flue to finish past ridge as stated in approved document, F1/2/5 Part H, non-combustible to 750mm conc. casing - clay pot. Provide 40kn lead flashing to flue at roof intersection. Provide 2 no. concrete bed engineering bot or equ. as d.p.c.
NOTE: No timber or be plinth 50mm of chimney.

WATER BOARD
Position gas and electricity meter boxes if required in external position to suit elevation. To be completely sealed around in non-combustible material. To be min. 350mm, max 1.0m above footpath to base.

KITCHEN VENTILATION:
Provide Vanflo VF2 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 288 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable window hooded by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 36 l/sec. Both systems to offer intermittent operation

BATHROOM
Provide Vanflo 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 180 cu. m/hr (approx 27.5 l/sec) or 70 cu.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

HOT WATER STORAGE:
Provide cylinder approved by British Board or Agrement and install by B.S.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

HOT STORAGE
Provide 150mm of Cyglas 1000 by Cyprus Insulation Ltd.

HEATING ZONING:
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATION PIPES AND VALVES:
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and skim 3mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board.

RAINWATER GOODS ETC:
P.V.C. rainwater goods. 100 half round gutters and 65 ø downpipes.
Fr 1 175 p.c.c. Fascia

BOILER:
Provide gas fuelled type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (above g'late). Boiler sited at least 30mm from all walls and fitted with cast iron outlet flue with cement plate and communication recess in brickwork flue. (Cast Iron flue to be 3m long). Flue to discharge into brick conventional flue as detailed for open fire. Provide permanent to Utility where cross sectional area not less than boiler outlet. 10.000mm² to be read in conjunction with approved document J1/2/3.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 MAR 1994
REF ..S/2916/94

DETERMINED PLAN

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED 2No. BUNGALOWS
AT RAILWAY LANE,
SUTTON BRIDGE

MR. D. DRUMMOND

Scales- 1:50 & 1:100
Date- mar 94
Drawn- jpw
Drg. no.- 771765/3

Station House, 4 Princes Street,
Holbeach, Lincs. PE12 7PB
Tel: 0406 424343 Fax: 0406 490702

SUN LOUNGE

KITCHEN

UTILITY

EN-SUITE

W/C

BED 1.

HALL

BED 2.

LOUNGE/DINER

BED 4

BATHROOM

GARAGE

BED 3.

REAR

SIDE

FRONT

SIDE

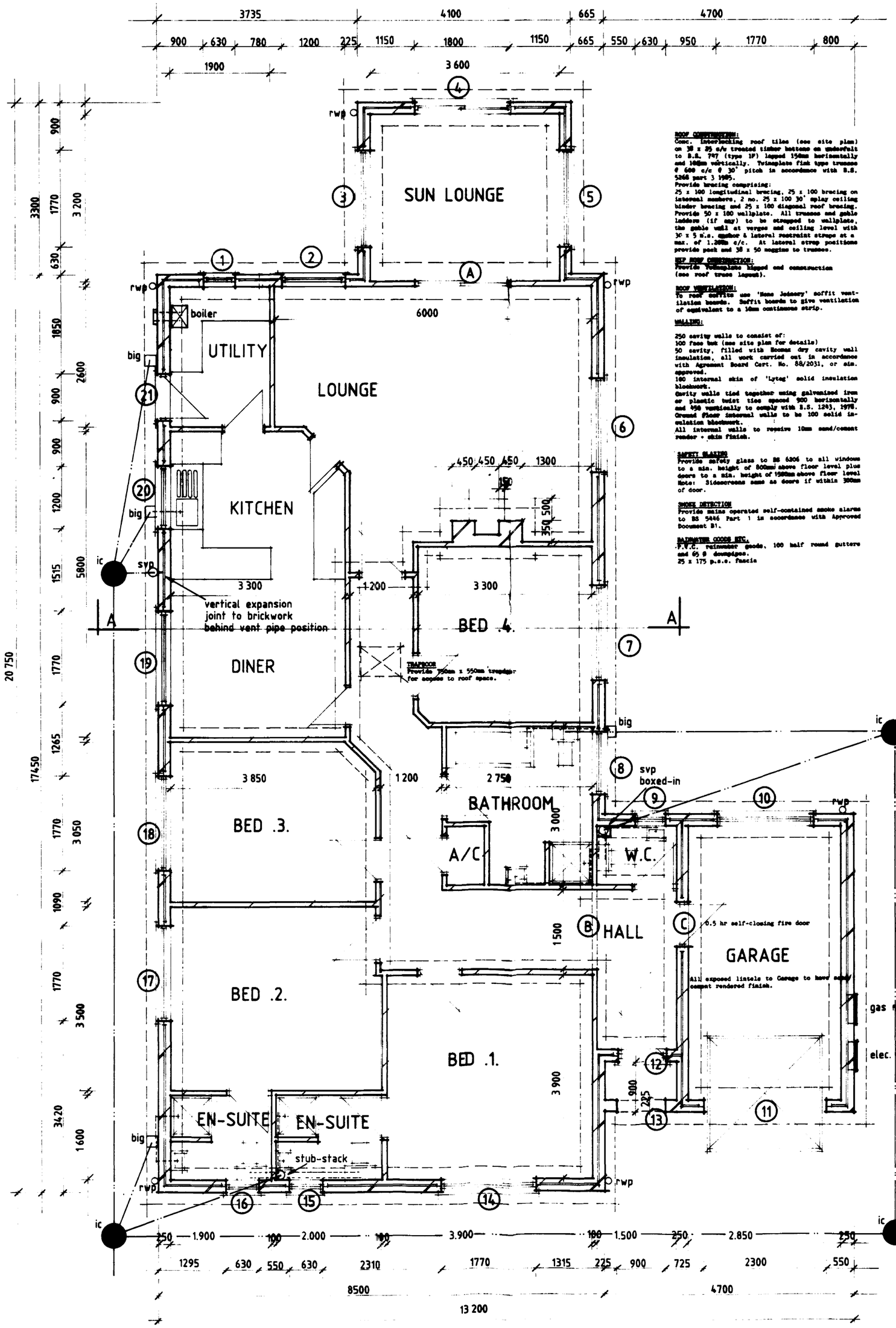
JOINERY & LINTEL SCHEDULE

ROOF PLAN

SECTION A-A

Status

DETERMINED PLANS



ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 e/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 140mm vertically. Twinspinn fink type trusses @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on lateral members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable laddows (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. gambar & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

SELF ROOF CONSTRUCTION:
Provide Polycarbonate hinged end construction (see roof truss layout).

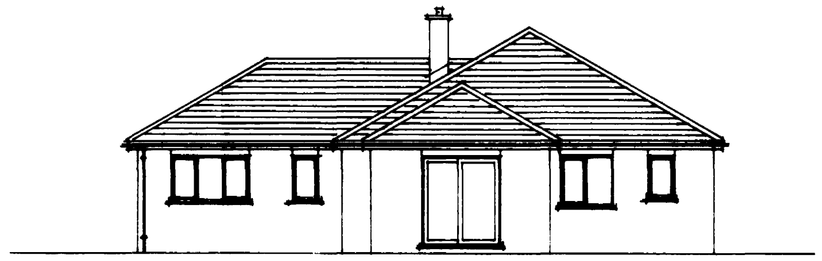
ROOF VENTILATION:
To roof soffits use 'Home Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

WALLING:
250 cavity walls to consist of:
100 face brk (see site plan for details)
50 cavity, filled with Knauf dry cavity wall insulation. All work carried out in accordance with Agrement Board Cert. No. 88/2031, or simi. approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 horizontally and 900 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

SAFETY GLAZING:
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level
Note: Sidescreens same as doors if within 300mm of door.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

RAINWATER GOODS REC.
P.V.C. rainwater goods, 100 half round gutters and 65 ø downpipes.
25 x 175 p.a.s. Fascia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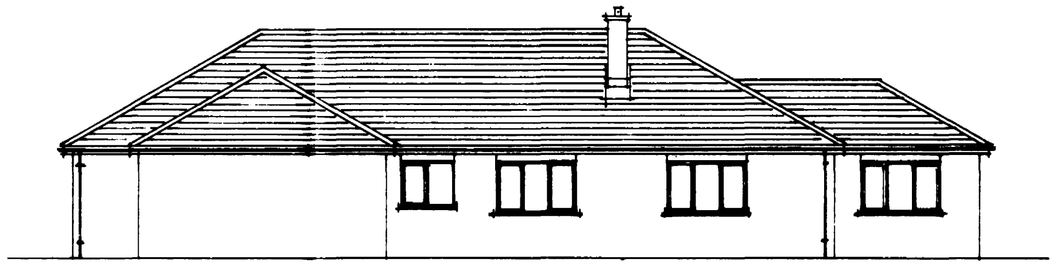
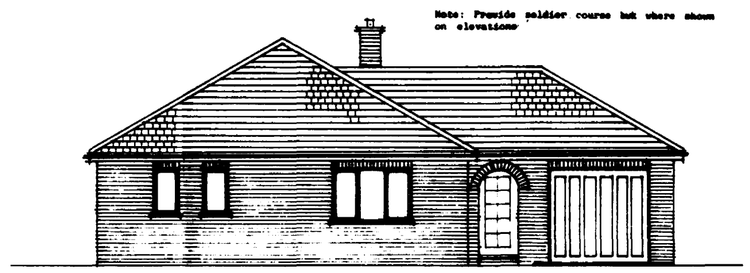
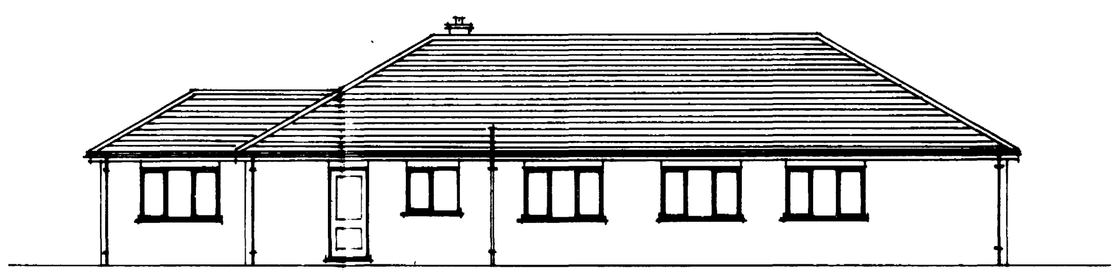

SIDE


Note: Provide soldier course bat where shown on elevations
FRONT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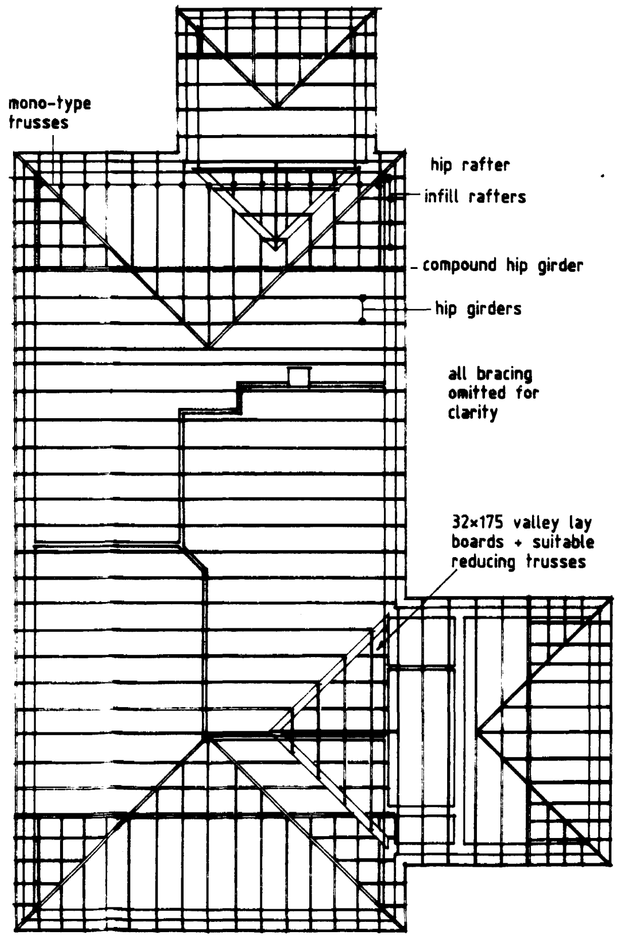


ROOF PLAN

JOINERY & LINTEL SCHEDULE			
No.	reference	lintel	% a lg
1	110C	L1/S	1050
2	212C	—"—	1500
3	312CC	—"—	2100
4	PATIO DOOR 1800×2100	—"—	—"—
5	312CC	—"—	—"—
6	—"—	L1/HD	—"—
7	—"—	—"—	—"—
8	210C	—"—	1500
9	110C	L1/S	1050
10	310CC	—"—	2100
11	2134×2134 UP & OVER DOOR HENDERSON LINCOLN OR SIM.	L1/HD	2700
12	FNS-DDR 5D	L1/S	1200
13	SEMI-CIRCULAR ARCH SELF SUPPORTING	N/A	
14	312CC	L1/S	2100
15	110C	—"—	1050
16	—"—	—"—	—"—
17	312CC	L1/HD	2100
18	—"—	—"—	—"—
19	—"—	—"—	—"—
20	210C	—"—	1500
21	FNS-DDR8D	—"—	1200
A	INTERNAL PATIO DOOR 1800×2100	100 BOX	2100
B	SHALLOW ARCH	—"—	1800
C	GARAGE/HALL DOOR	L1/S	1200

All specified joinery is by Messrs. Boulton & Paul Joinery Ltd, Metric P.L. softwood unless. (Opp) denotes items bonded. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

VENTILATION: ROOMS AND KITCHENS - BACKDRAUGHT VENTILATION
Provide window manufacturers suitable head (fanlight) ventilators giving a total opening area of not less than 6000 sq. mm.

INTERNAL LINTELS
To be I.G. type 100 internal lintels.

GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 300 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 100mm below domestic floor level.

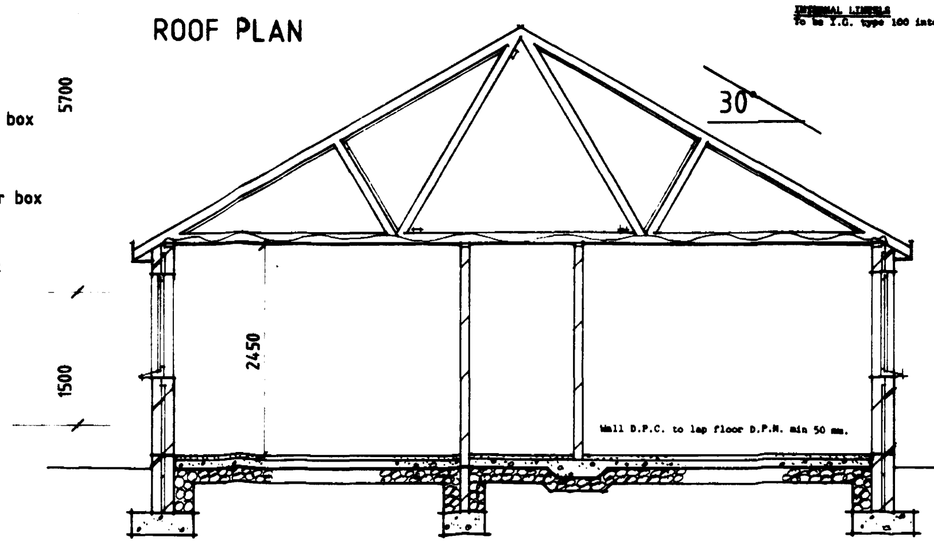
SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved fire base, subject to local authority specifications. Foundations to be C15P mix.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (sockets up). Build into brick jambs of open fire 2 no. metal anchorage points.

FLUE CONSTRUCTION:
225mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in 75mm conc. capping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bat or simi. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.



SECTION A-A

ROOF PANS:
Provide pans to roof space to be supported on battens to spread the load to B.S. 1688 Part 3, 1985.

VALLEYS:
Use fibreglass valleys or provide 41b lead to valleys to make completely watertight.

PAVINGS:
Provide with footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

FOUL WATER DRAINAGE:
Foul water drainage to be 100 ø vitrified clay pipes 'Supersalvo' flexible jointed to fall 1:70 bedded in 50 mm gravel. Under buildings drains to be encased in 150 mm gravel with lineal over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 ø soil and vent pipe to extend 900mm above window head and to terminate in Ballcon finial.
S & V P to be fitted with access plate at base 40mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm ø

SURFACE WATER DRAINAGE:
100mm ø vitrified clay pipes 'Supersalvo' flexible jointed to fall 1:70 bedded in 50 mm gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.9m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm sand gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION:
Manufacturers polypropylene inspection chambers bedded on 150mm conc. Form projecting 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty circular covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

BOILER:
Provide wall mounted balanced flue type gas fired boiler of required rating in accordance with schedule to be kept 50mm from all walls. Radior outlet to have protective guard cover.

KITCHEN VENTILATION:
Provide Nicoll 250 by Silavent Ltd. or similar to approved manufacturer to extract ventilation of 220 cu.m./hr. (approx 61.5 l/sec).
Alternative method - provide suitable cooker hoods by Silavent Ltd or similar by approved manufacturer to extract ventilation of at least 30 l/sec. Both systems to offer intermittent operation

BATHROOM:
Provide Mayfair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 100 cu. ft./hr (approx 27.5 l/sec) or 70 cu.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

HOT WATER STORAGE:
Provide system approved by British Board or Agrement and install by B.S.A. approved installer. System to be vented and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

ROOF INSULATION
Provide 150mm of Oppiac 1080 by Gypsoc Insulation Ltd.

HEATING SYSTEM:
Provide a room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422:1977

CEILINGS:
To all roof ceilings provide 12.7 Gypsoc Duplex plasterboard and either 3mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gypsoc Fireline board.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
24 MAR 1994
REF ...H/2316/94...

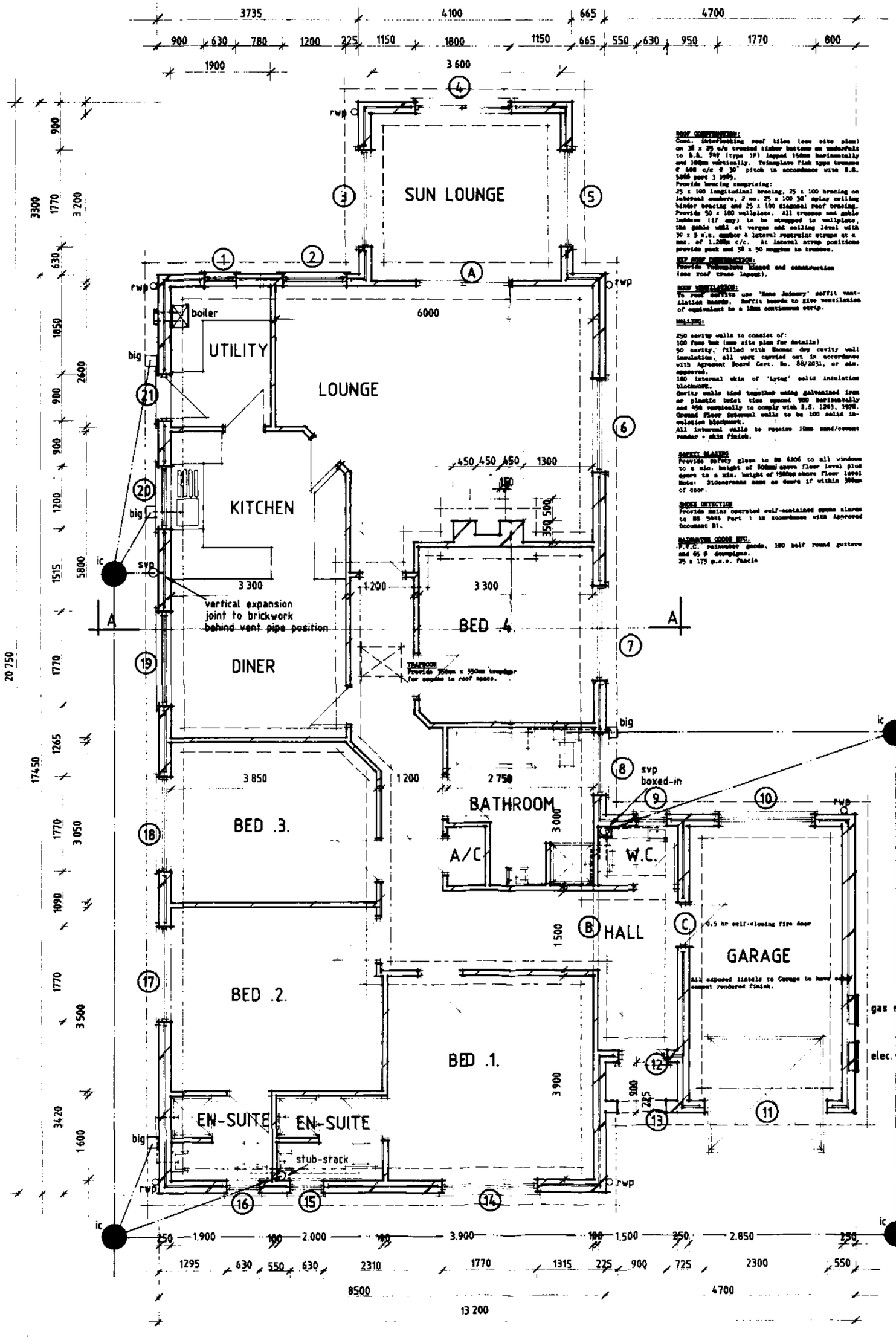
DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED 2No. BUNGALOWS AT RAILWAY LANE, SUTTON BRIDGE

MR. D. DRUMMOND

Scales- 1:50 1:100
Date- mar 94
Drawn- jpw
Drg. no.- 771765/2

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 480702



ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 o/w treated timber battens on underfelt to B.S. 747 Type 1F1 lapped 150mm horizontally and 100mm vertically. Trimaplate flak type treated @ 600 c/c @ 30° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 s.w. gambor & lateral restraint straps at a max. of 1.20m c/c. At inbetween straps positions provide pack and 38 x 50 noggins to trusses.

SELF ROOF CONSTRUCTION:
Provide Polycarbonate blinged and construction (see roof truss layout).

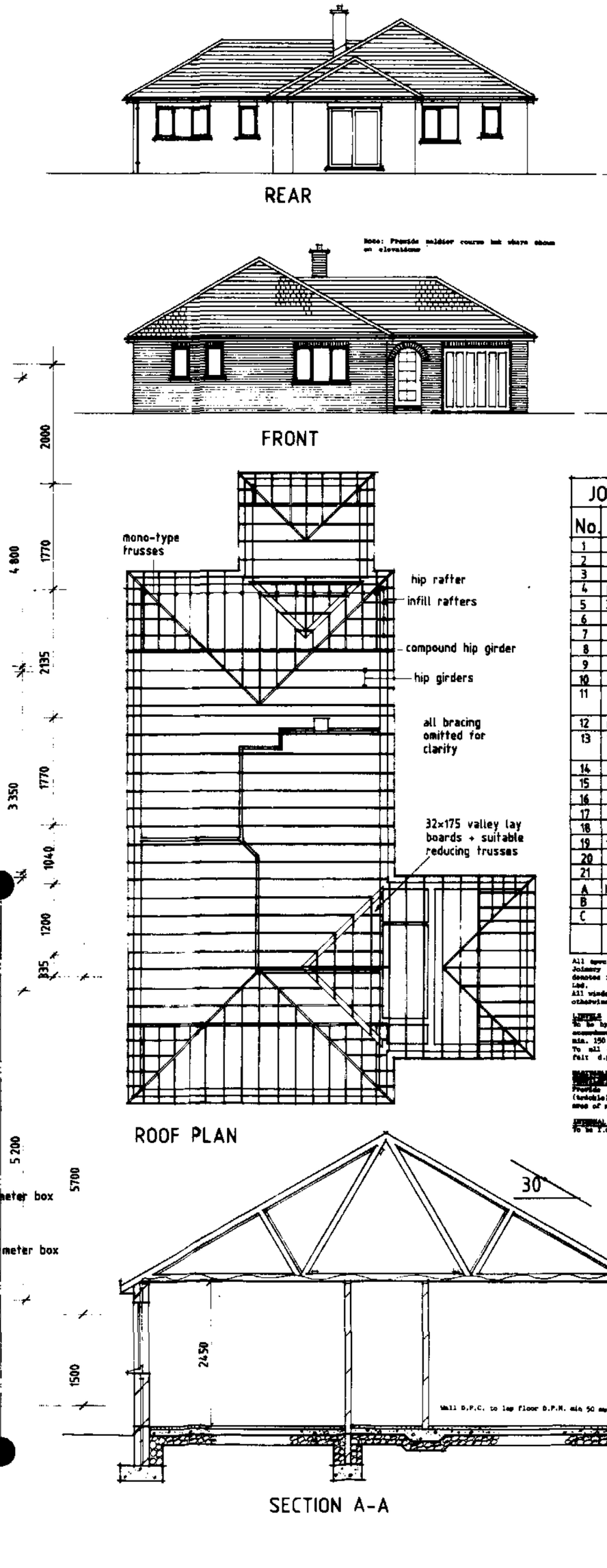
ROOF VENTILATION:
To roof cavities use 'Mono Joinery' soffit ventilation boards. Soffit boards to give ventilation of equivalent to a 10mm continuous strip.

WALLING:
250 cavity walls to consist of:
100 fros bat (see site plan for details)
50 cavity, filled with Rockwool dry cavity wall insulation. All work carried out in accordance with Agrement Board Cert. No. 84/2031, or otherwise approved.
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Ground floor internal walls to be 100 solid insulation blockwork.
All internal walls to receive 10mm sand/cement render + skim finish.

SAFETY GLAZING:
Provide safety glass to BS 6206 to all windows to a min. height of 800mm above floor level plus doors to a min. height of 1500mm above floor level. Note: Sidelights same as doors if within 300mm of door.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS 5446 Part 1 in accordance with Approved Document B1.

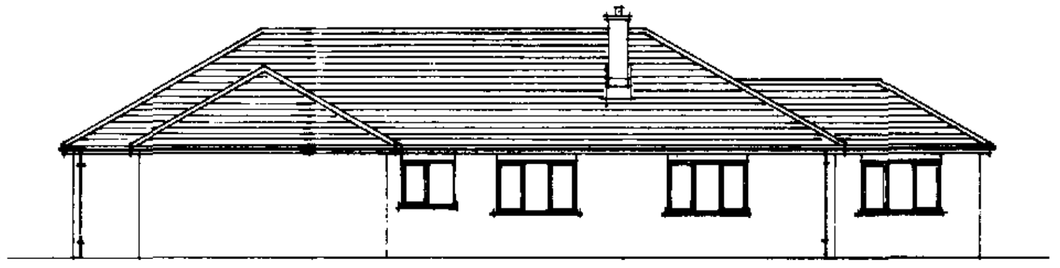
RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 d/p downpipes.
75 x 175 p.v.c. fascia



ROOF PLAN

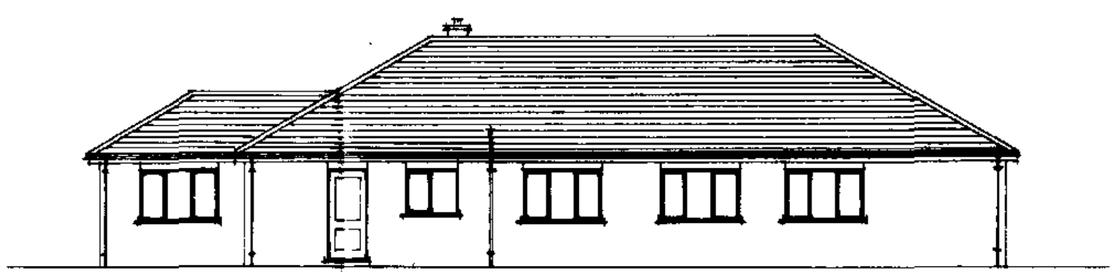
SECTION A-A

REAR



SIDE

FRONT



SIDE

JOINERY & LINTEL SCHEDULE			
No.	reference	lintel	% Ig
1	110C	L1/S	1050
2	212C	—"—	1500
3	312CC	—"—	2100
4	PATIO DOOR 1800×2100	—"—	—"—
5	312CC	—"—	—"—
6	—"—	L1/HD	—"—
7	—"—	—"—	—"—
8	210C	—"—	1500
9	110C	L1/S	1050
10	310CC	—"—	2100
11	2134×2134 UP & OVER DOOR HENDERSON LINCOLN OR SIM.	L1/HD	2700
12	FNS-DDR 5D	L1/S	1200
13	SEMI-CIRCULAR ARCH SELF SUPPORTING	N/A	
14	312CC	L1/S	2100
15	110C	—"—	1050
16	—"—	—"—	—"—
17	312CC	L1/HD	2100
18	—"—	—"—	—"—
19	—"—	—"—	—"—
20	210C	—"—	1500
21	FNS-DDR8D	—"—	1200
A	INTERNAL PATIO DOOR 1800×2100	100 BOX	2100
B	SHALLOW ARCH	—"—	1800
C	GARAGE/HALL DOOR	L1/S	1200

All specified joinery is by Meadows, Boulton & Paul Joinery Ltd, Securis P.L. softwood hanger. (Gap) denoted items moulded. Lintels are by I.C. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

LINTELS
To be by I.C. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end bre.
To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically.

KITCHEN, BATH AND KITCHEN - EXTRACTION
Provide window manufacturers suitable hood (turbine) ventilators giving a total opening area of not less than 6000 sq. cm.

EXTERNAL LINTELS
To be I.C. type 100 internal lintels.

GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 300 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.
NOTE: Ensure garage floor is min. 300mm below domestic floor level.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Mask mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

FOUNDATIONS:
Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Wider foundations at chimney breast and to be 500mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P min.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181. 1971 (sockets up). Build into brick jambs of open fire 2 no. metal shoberggs petrick.

FLUE CONSTRUCTION:
225mm Ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part 3, to terminate in 75mm conc. coping + clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering bat or slate at d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 550mm, max 1.0m above footpath to base.

ROOF TIMBERS:
Roof timbers to be sized to suit loadings as shown on roof layout plan.
Provide 38x38 s.w. purlin to roof apex to be supported on hangers to support the load to B.S. 5268 Part 3, 1985.

CEILINGS:
Use fibreglass wallage or provide 4lb lead to wallage to make completely watertight.

CHIMNEYS:
Provide wide footpaths around buildings as shown and to fall 25mm away. Constructed of 75mm conc. on 100mm compacted hardcore.

FOUL WATER DRAINAGE:
Foul water drains to be 100 Ø vitrified clay pipes 'Supersalvo' flexible jointed to fall 1:70 bedded in 50 mm gravel. Under buildings drains to be encased in 150 mm gravel with lintel over pipes at wall abutments.
NOTE: Surround pipes at wall abutments with 50 compressible material.
100 Ø soil and vent pipe to extend 900mm above highest head and be terminated in bubious finish.
S & V P to be fitted with access plugs at base 450mm int. Ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm Ø

SURFACE WATER DRAINAGE:
100mm Ø vitrified clay pipes 'Supersalvo' flexible jointed to fall 1:70 bedded in 50 mm gravel. Pipes to discharge into 1.200m Ø soakaways sited 5.00m from buildings.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging across the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover, reinforced conc. bridging should be used instead of paving slabs.

SUPERSALVO CHAMBER CONSTRUCTION:
Manholes polypropylene inspection chambers bedded on 150mm conc. Form proprietary 225mm thick conc. collar around head of I.C. with 300mm projection from cover. Covers to be Grade C - light duty classic covers unless I.C.'s are in driveways where Grade B - medium duty covers are to be used.

BOILER
Provide wall mounted balanced flue type gas fired boiler of required rating in position shown to be kept 50mm from all walls Boiler outlet to have protective guard cover.

KITCHEN VENTILATION:
Provide Xpelair 2000 by Silavent Ltd. or similar by approved manufacturer to extract ventilation of 180 cu. m./hr (approx 37.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

BATHROOMS:
Provide Xpelair 2000 by Silavent Ltd or similar by approved manufacturer to extract ventilation of 180 cu. m./hr (approx 37.5 l/sec) or 70 sq.m/hr (approx 19.5 l/sec). System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by British Board or Agrement and installed by A.S.A. approved installer. System to be insured and insulated in accordance with B.S. 5615 1985. Provide thermostatic control.

ROOF INSULATION
Provide 270mm of Upsulex 1080 by Upsvec Insulation Ltd.

HEATING SYSTEM
Provide a full central thermocoon or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATION PIPING AND DUCTS
All pipes 35mm Ø and smaller in unheated spaces.

CEILINGS:
To all roof ceilings provide 12.7 Gyproc Duplex plasterboard and either 2mm skim or Artex finish.
NOTE: To garage ceiling provide 12.7mm Gyproc Fireline board.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 MAR 1994
REF. comb/94

DETERMINED PLAN

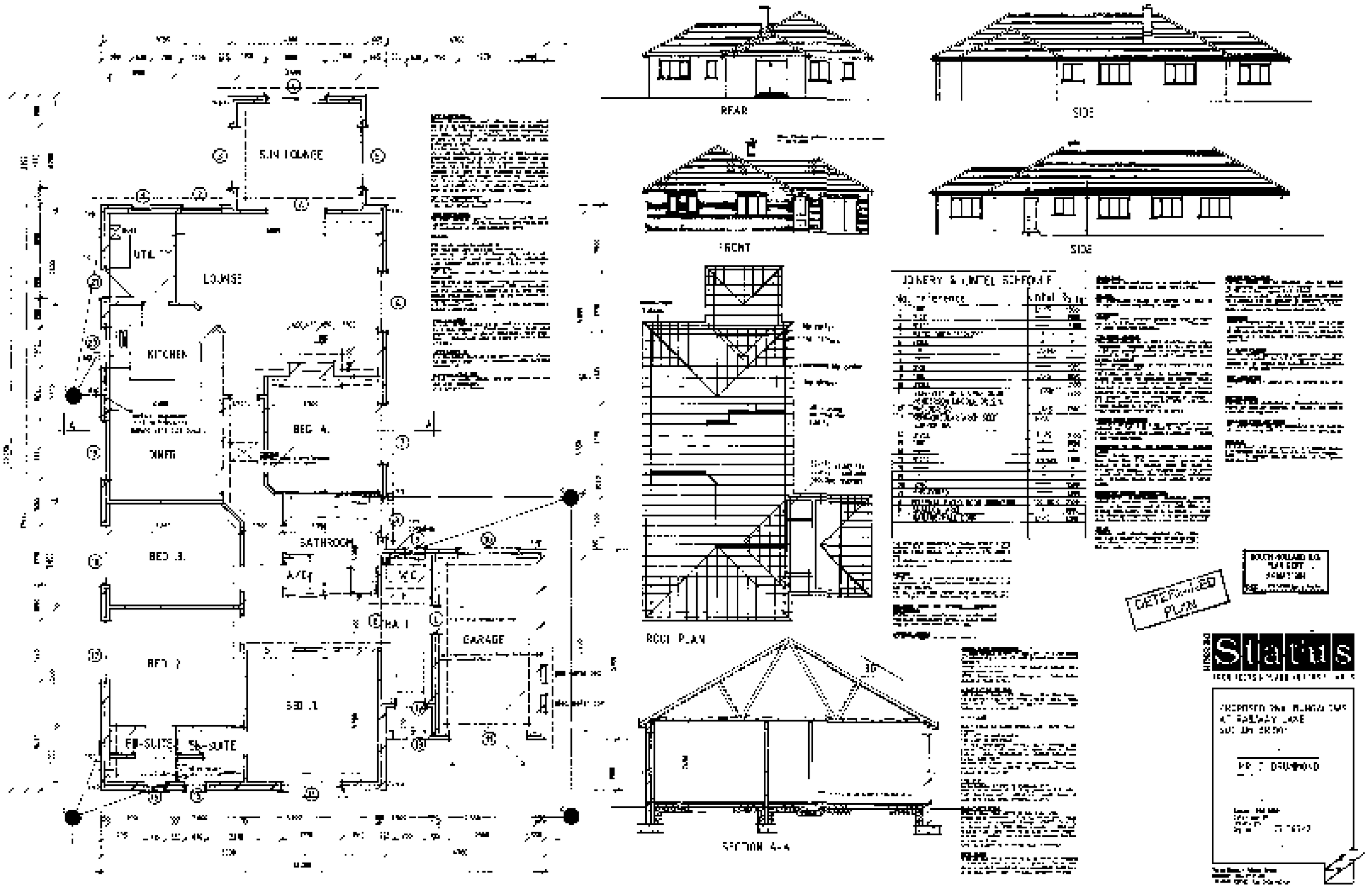
DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED 2No. BUNGALOWS
AT RAILWAY LANE,
SUTTON BRIDGE

MR. D. DRUMMOND

Scales- 1:50 1:100
Date- mar 94
Drawn- jpw
Drg. no.- 771765/2

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 480702


SUN LOUNGE
UTIL
LOUNGE
KITCHEN
DINING
BED 4.
BATHROOM
A/C
W.C.
BED 3.
HA 1
GARAGE
BED 2
BED 1
EN-SUITE
EN-SUITE
REAR
SIDE
FRONT
SIDE
ROOF PLAN
SECTION A-A
DETERMINED PLAN
Status

Notes and Revisions

Do not scale from this drawing.

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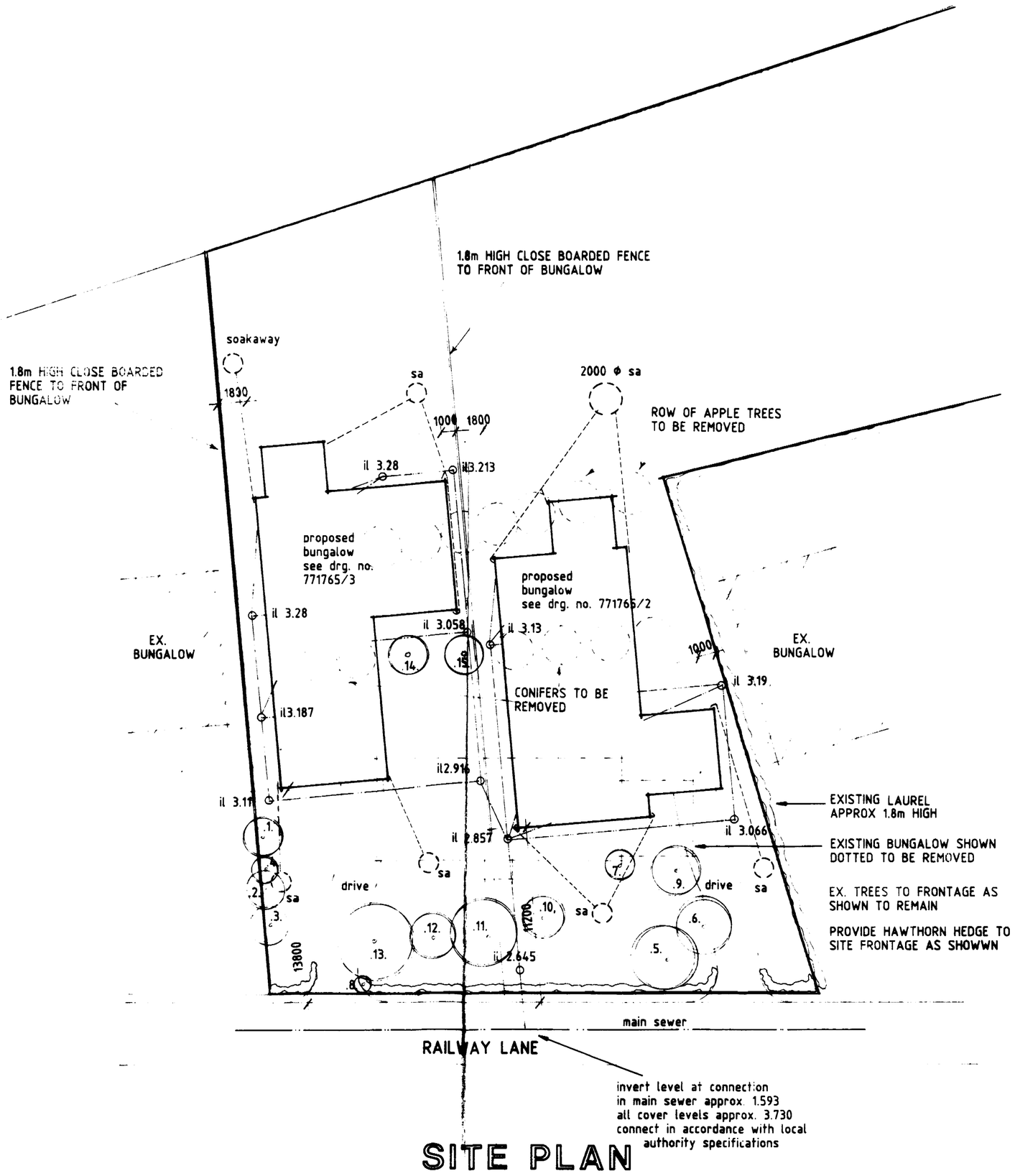
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.



SITE PLAN

ALL LEVELS ARE ABOVE ORDNANCE DATUM

ACCESS
Vehicular accesses to be min. 2.5 m wide and constructed all to L.A. requirements.

DRIVES
75 (19 down) washed gravel on 100 blinded and consolidated hardcore base. 50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.

LANDSCAPING/SCREENING

PROVIDE SCREEN FENCES AS SHOWN

PLANT HAWTHORN HEDGE TO SITE FRONTAGE AS SHOWN

EXISTING TREES TO REMAIN WHERE POSSIBLE AS SHOWN.

EXTERNAL MATERIALS

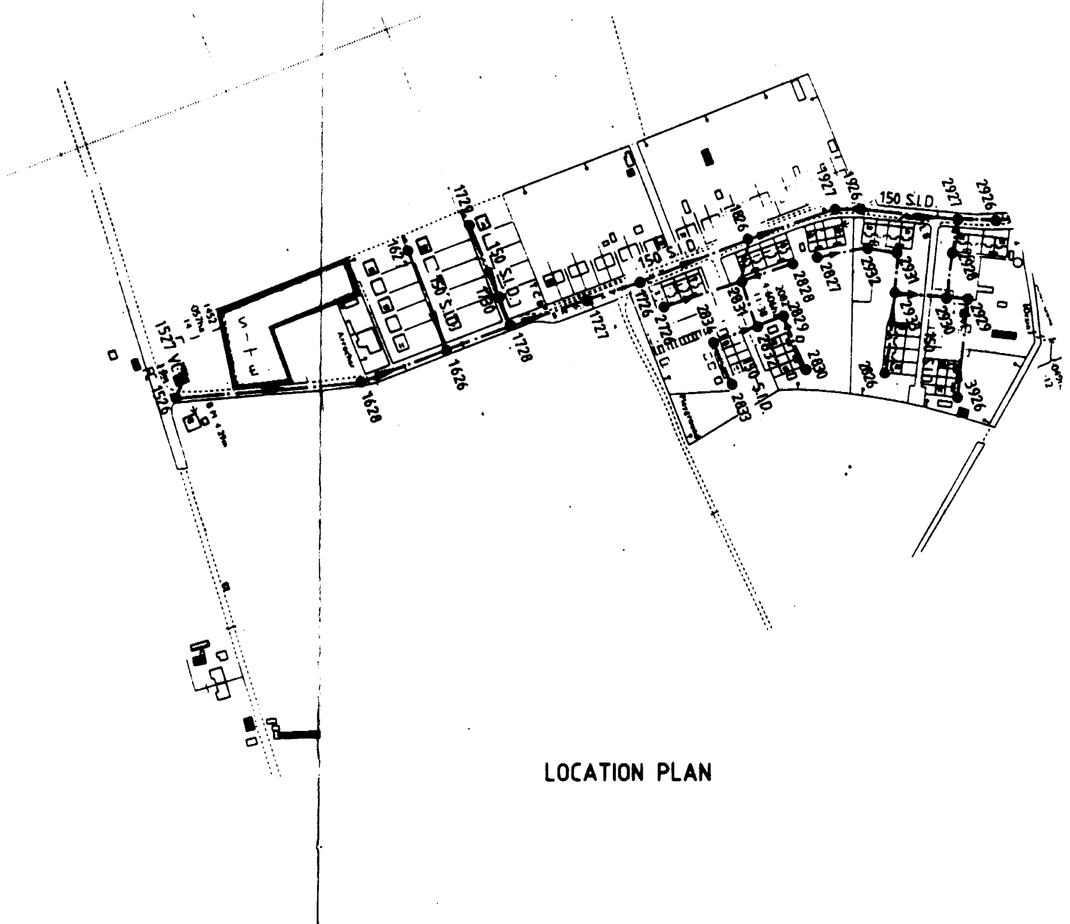
MARLEY, MODERN, SMOOTH GREY CONC. INT. ROOF TILES

~~BANBURY BUFF RUSTIC FACING BRICKS~~. Details as agreed with Mr Drummond 10/6.

EXISTING TREES TO REMAIN

1 - CONIFER 2.4m SPREAD
2 - CONIFER 2.4m SPREAD
3 - CONIFER 2.4m SPREAD
4 - FLOWERING CHERRY 1.8m SPREAD
5 - CONIFER 3.6m SPREAD
6 - CONIFER 3.0m SPREAD
7 - CONIFER 1.8m SPREAD
8 - CONIFER 0.6m SPREAD
9 - HORSECHESTNUT 9.0m SPREAD
10 - MOUNTAIN PINE 2.4m SPREAD
11 - WILLOW 4.5m SPREAD
12 - FLOWERING CHERRY 3.0m SPREAD
13 - WILLOW 10.5m SPREAD
14 - CONIFER 2.4m SPREAD
15 - CONIFER 2.4m SPREAD

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. No.s 771765/2 & 3 + SOIL REPORT BY DEESIGNS



LOCATION PLAN

DESIGN **Status** ARCHITECTS & PLANNING CONSULTANTS

SOUTH HOLLAND D.C.
PLAN DEPT
11 MAY 1994
REF ...296/94

PROPOSED 2No BUNGALOWS AT RAILWAY LANE, SUTTON BRIDGE FOR

MR. D. DRUMMOND.

1:2500 1:200 771765/1
MARCH-94 B.GILHAM.
A TREES ADDED

AMENDED PLAN
Ref.

DETERMINED

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel: 0406 424343 Fax: 0406 490702

Notes and Revisions

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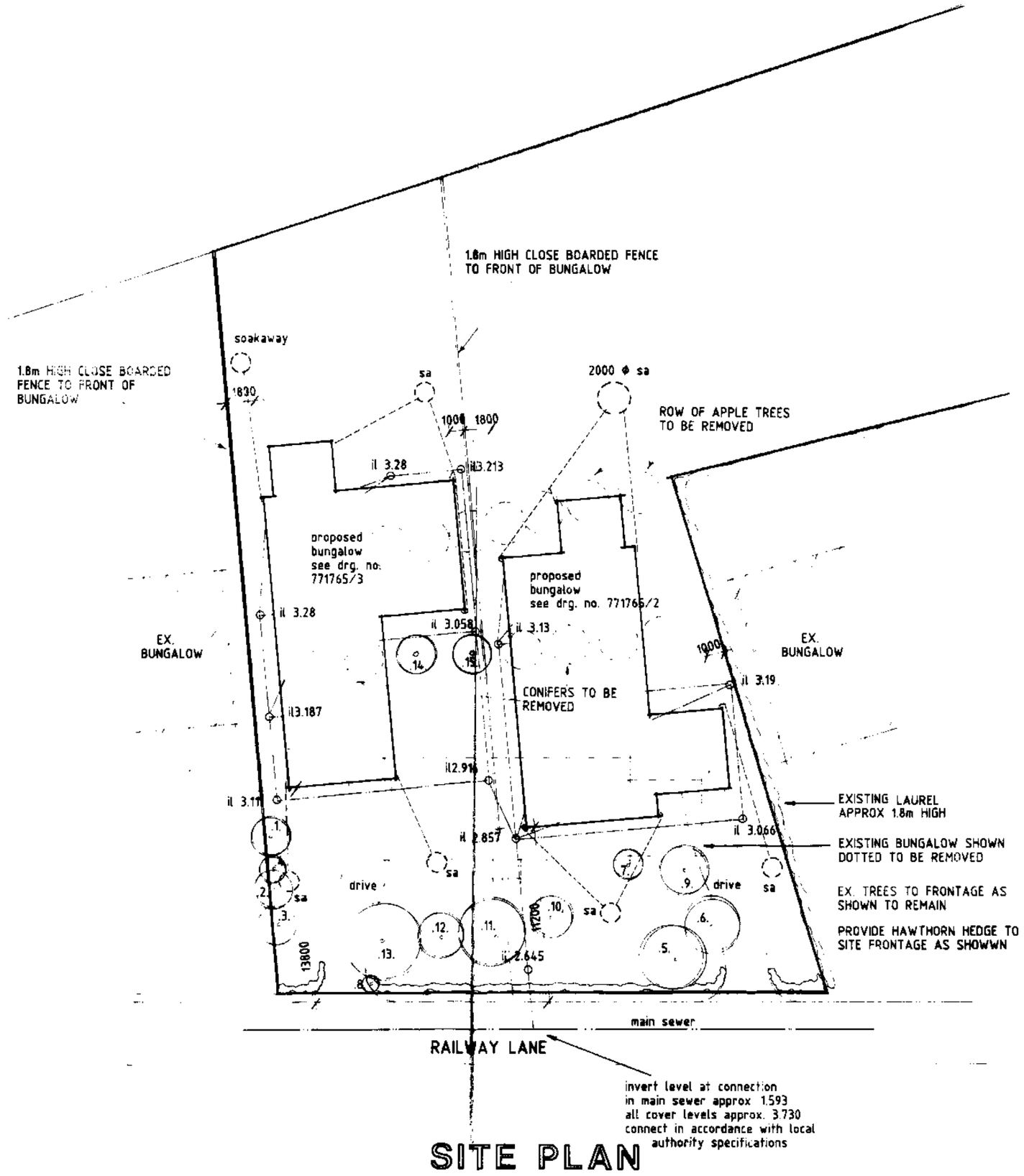


SITE PLAN

ALL LEVELS ARE ABOVE ORDNANCE DATUM

ACCESSES
Vehicular accesses to be min. 2.5 m wide and constructed all to L.A. requirements.

PATHS
75 (3 down) washed gravel on 100 blinded and consolidated hardcore base 50 x 125 conc. edging verge bedded and haunched in weak mix conc.

LANDSCAPING/SCREENING

PROVIDE SCREEN FENCES AS SHOWN

PLANT HAWTHORN HEDGE TO SITE FRONTAGE AS SHOWN

EXISTING TREES TO REMAIN WHERE POSSIBLE AS SHOWN.

EXTERNAL MATERIALS

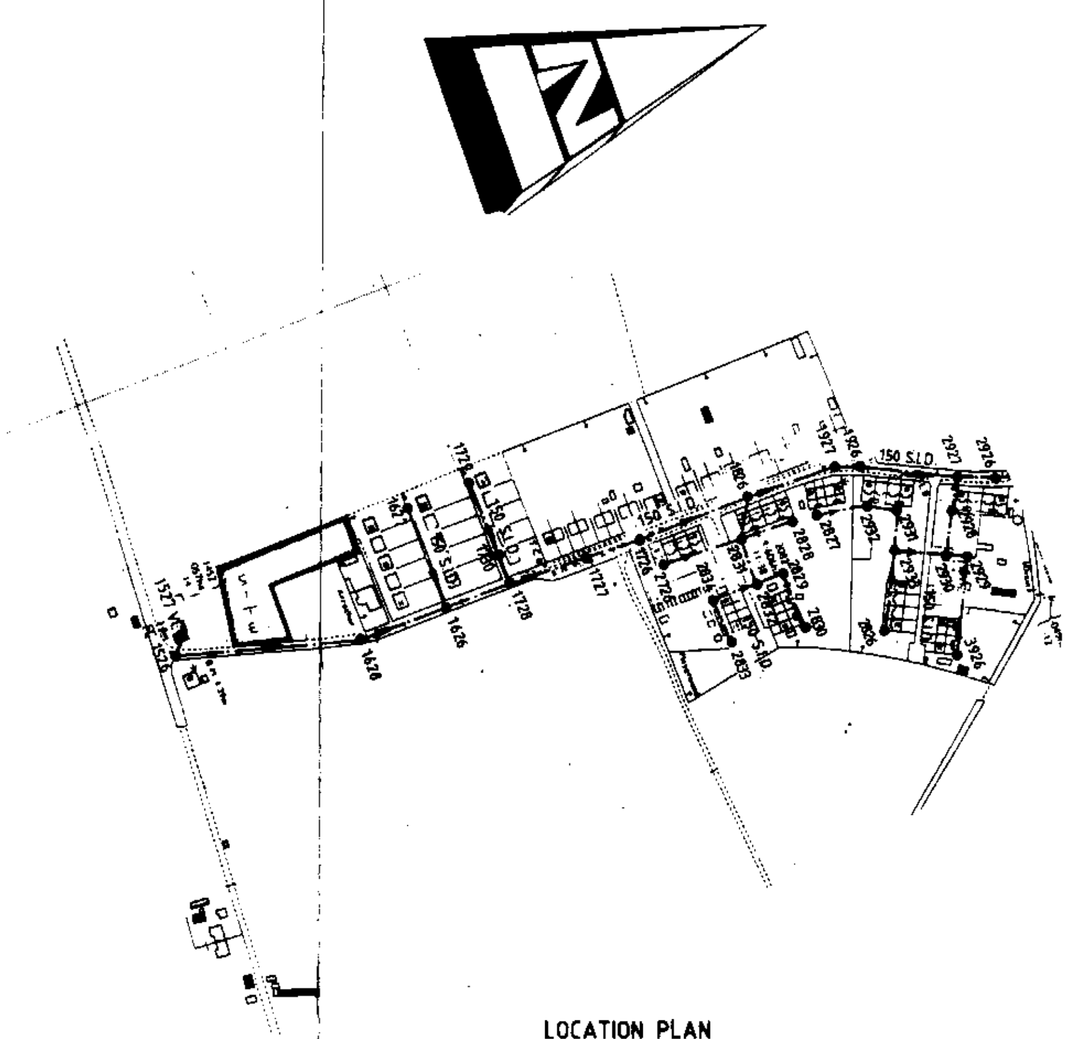
MARLEY, MODERN, SMOOTH GREY CONC. INT. ROOF TILES

~~BANBURY BUFF RUSTIC FACING BRICKS~~. Details as agreed with Mr Drummond 10/6.

EXISTING TREES TO REMAIN

1 - CONIFER 2.4m SPREAD
2 - CONIFER 2.4m SPREAD
3 - CONIFER 2.4m SPREAD
4 - FLOWERING CHERRY 1.8m SPREAD
5 - CONIFER 3.6m SPREAD
6 - CONIFER 3.0m SPREAD
7 - CONIFER 1.8m SPREAD
8 - CONIFER 0.6m SPREAD
9 - HORSECHESTNUT 9.0m SPREAD
10 - MOUNTAIN PINE 2.4m SPREAD
11 - WILLOW 4.5m SPREAD
12 - FLOWERING CHERRY 3.0m SPREAD
13 - WILLOW 10.5m SPREAD
14 - CONIFER 2.4m SPREAD
15 - CONIFER 2.4m SPREAD

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. No.S 771765/2 & 3 + SOIL REPORT BY DEESIGNS


SITE
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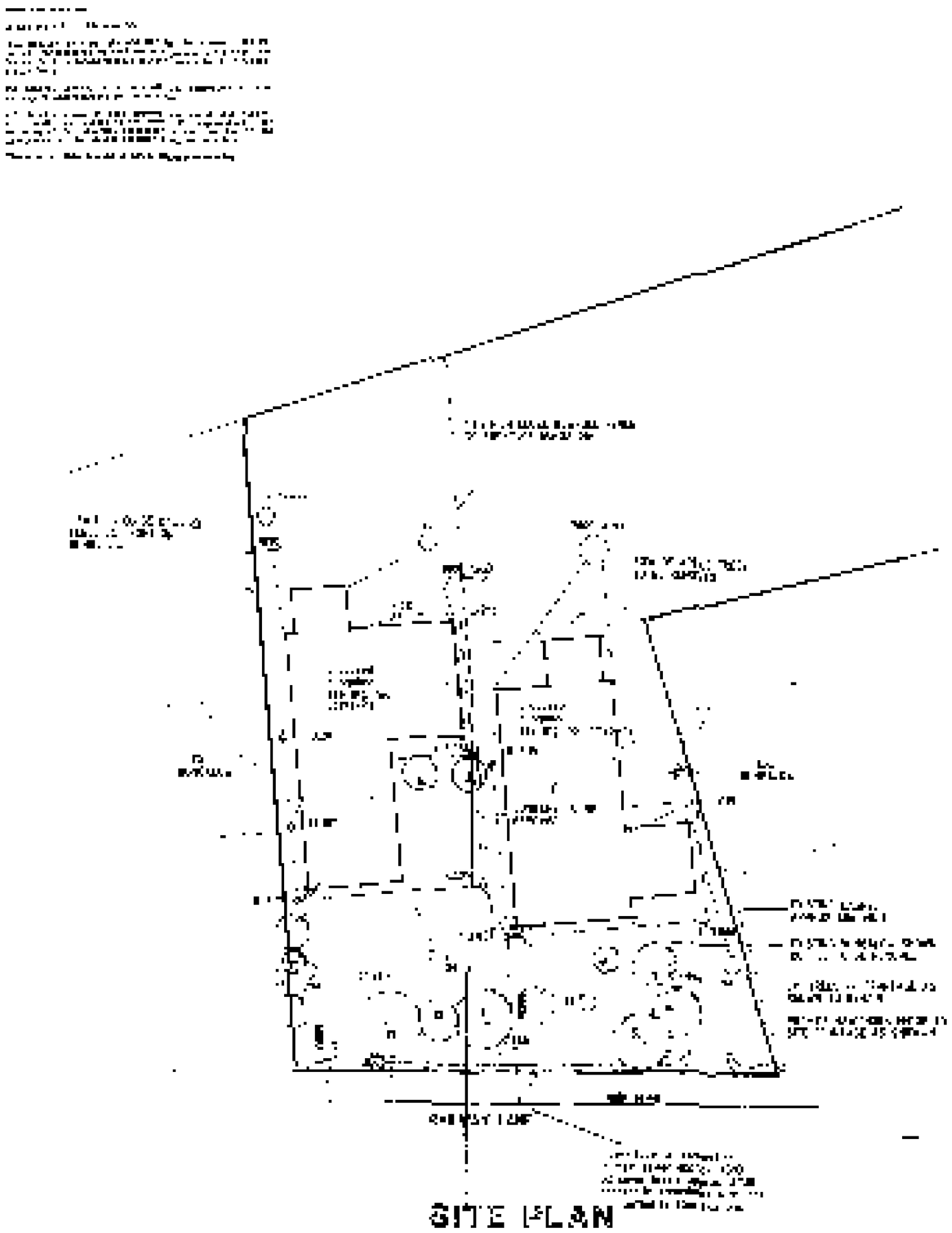
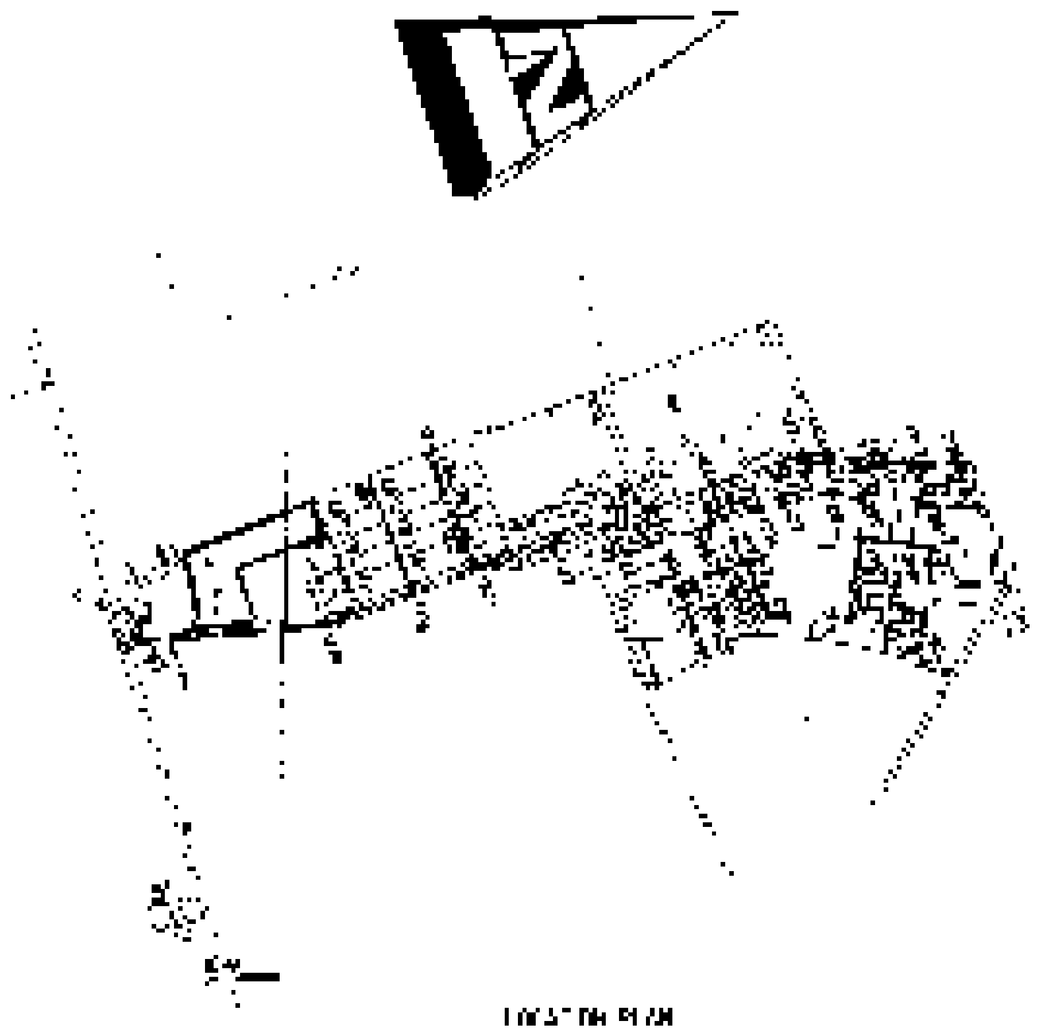


ALL LEVELS ARE ABOVE ORDNANCE DATUM



THIS DRAWING TO BE READ IN CONJUNCTION WITH DWG. No.s 7/1/C/2 & 3 - SOIL REPORT BY DESIGNS

DESIGN Status

AMENDED PLAN

DETERMINED