SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H19/1044/93 Received:02-NOV-93 Type:RESERVED MATTERS

Earlier Permission: H19/1020/92

Name: A R & F J Wallis
289 Broadgate Road
Sutton St Edmund
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Proposed four bedroom dwelling house

Location : 289 Broadgate Road Sutton St Edmund
Spalding Lincs

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

This permission is granted in accordance with the application submitted as revised by the amended block plan, received by the Local Planning Authority on the 7 February 1994.

Director of Planning and Building Control Services
15-FEB-94 H19/1044/93

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)

DETERMINED

PROPOSED FOUR BEDROOM DWELLING HOUSE AT 289 BROADGATE ROAD SUTTON ST EDMUNDS NR SPALDING LINCS

SITE AND LOCATION PLANS CONSTRUCTION DETAILS

For A R & FJ WALLIS

PLAN

ype steel lintels to manufacturers
n. end bearing of 150mm. all external
mp proof installed to BS5628. See plan

of 50mm raised concrete hearth
in front and min 150mm to sides of
acilities for burning smokeless fuel
a fireguard. Line flue full height
clay rebated liners, laid socket
ft. above roof at inner face of stack.
ore than 45° (and preferably not more
cal. Provide 2no. 225mm air bricks to
permanent air supply to fire. Fit
at roof/wall abutment. No timber to
chimney. Incorperate 2 courses d.p.c
f. Terminate 600mm above ridge line.

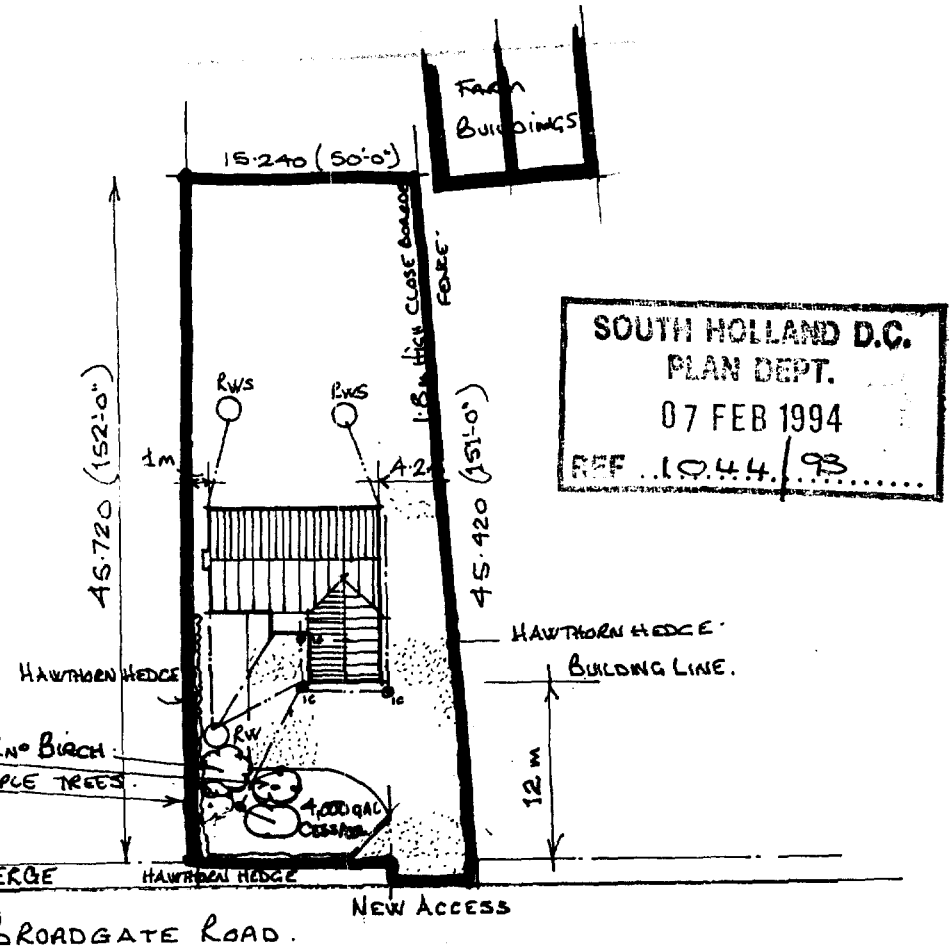
and Paul standard staircase. Going
ax 220mm. Max pitch 42° Tread depth
between handrail min. 850mm. Install
ermediate newel posts. Handrail to be
mm (min. 840mm) above pitch line and
g in scroll or other fittings.
adroom over all treads. No opening
s and treads to allow the passage of
re. Bullstrades to be constructed
id childrens temptation to climb.
lighting over stairs with 2 way
to floor and first floor.
drail along landing to be able to
force 0.36Kn for each metre leng

p. terminating in durable cage cover
pening window. Any sockets to s.v.p.
ve drain invert. Bath waste in 50mm
d shower wastes in 40mm dia. p.v.c.
m dia. p.v.c. Wastes exceeding 1.7
have anti-vac type fitted. Wastes
etres to have 76mm P traps fitted.
ower tray waste.

v.c. rainwater gutters. 68mm dia.
110mm dia. u.p.v.c. drains with
d to 1:40 falls in 150mm pea gravel
lm³ rubble filled soakaway min. 5m
undary.

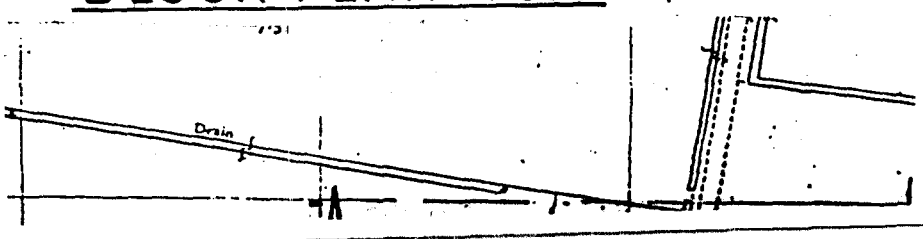
any gates to be set back min. 5m
rageway. Permanent space to be
or vehicles to enter and leave in
surface to drive. Foreground of
and planted at perimeters with

be planted within the 1st planting



SOUTH HOLLAND D.C.
PLAN DEPT.
07 FEB 1994
REF. 1044/93

BLOCK PLAN 1:500



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H19/1044/93

Date Registered 02 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A.R. & F.J. WALLIS
289, BROADGATE ROAD,
SUTTON ST. EDMUND
NR. SPALDING,
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
DAVID BROKER DESIGN
DANBROOKE HOUSE, STATION ROAD,
WISBECH ST. MARY, CAMBS.
PE13 4RW

Tel. No. 0945 410421
(Personal contact name) DAVID BROKER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

289, BROADGATE ROAD, SUTTON ST. EDMUND

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED FOUR BEDROOM DWELLINGHOUSE

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120 If you consider no fee is payable include a written explanation instead.

Signed David Broker Design. Date 29/10/1993

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**	H19/1020/92 SITING DESIGN EXTERNAL APPEARANCE ACCESS LANDSCAPING.

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

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

B. Please state size of any new structure:- (a) max. height: 9·4 metres

(b) max. length: 11·6 metres

(c) max. width: 12 metres

C. Please state type and colour of materials for facing external walls: IBSTOCK BRADGATE CREAM

D. Please state type and colour of roofing materials. REDLAND GROVEBURY FARM HOUSE RED · INTERLOCKING TILES

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? PARKING SPACE AVAILABLE FOR THREE VEHICLES

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 SOAKAWAY.

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):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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 David Broker Design (~~Applicant~~/Agent) Date 29/10/93

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 David Broker Design ~~Applicant~~/Agent) Date 29/10/93

Certificate 2

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

Signed Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Site presently vacant. "Potton" type dwelling to south.
Boundaries : 3 others further to N. Agricultural buildings adjacent.
Site Features : Bungalows opposite.

Inspected by DME
Date 11/11

Site Notice posted by
Date DMG
Expiry 11/11

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

YUK! – BASTARD GOTHIC

No Objection in principle to residential.
In respect of design/external appearance, not considered to be sufficient reason for refusal given other similar property in immediate locality.
Neighbours not materially affected. Satisfactorily complies with condition 5 of outline

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ **Refuse (or equiv)**

Signed DMG **Date** 9/2

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [✓] Amended plans –
  ~~Dwg no:~~ Ref H19/1044/9
  Received: 7/2/94.

Conditions/Reasons: (cont overleaf)

None.

DC INSTRUCTION SHEET

APPLICATION REF: H19/1044/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current	✓	✓	✓	✓	✓
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std: Details needed

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

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

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/ Drainage	Env Services	..✓..	
WAT	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

RECONSULTS

Press
PC
WM
Residents

Case Officer : David Geddes

Senior Officer Confirmed ..... Date 5/11/93 Recorded DC....

ADC N RECORD SHEET

Initial

Submitted Fee £ 120-00

Receipt No P3464

Date first Rec'd 02 NOV 1993

Registration

Reference H19/1044/93

Cross-Ref B19/0680/93

Date 3/11

Validation

TYPE RM

Site area

No of dwellings 1

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 £ 120

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 354 OS Plots
Grid ref 536603 183530

Ward W Parish SSE

Inside IBD YES Inside LP area NO
Partly

Linked to site Ref 1786

Linked to property Ref

Constraints:

CA Cons Area ☐

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

Hazards –

Dist Bound ☐

Other: ☐

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

TPO Tree Pres ☐

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

Planning Records:
Earlier apps

1020/92

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

H19/1044/93

RESERVED MATTERS

Applicant: A R & F J Wallis
Tel:

Agent: David Broker Design
0945 410421

Description: Proposed four bedroom dwelling house

Location: 289 Broadgate Road
Sutton St Edmund
Spalding
Lincs

Valid date:	02-NOV-93	Terminal date:	28-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	09-NOV-93	Report deadline:	23-NOV-93
Inspected by	16-NOV-93	Agreed TD Ext:	
Extra contacts	23-NOV-93	Case Officer:	
Report if not clear by	07-DEC-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	11-NOV-93	02-DEC-93 ✓
Dir of Environmental	12-NOV-93	26-NOV-93
Clerk to Sutton St E 0406 26739	05-NOV-93	19-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	05-NOV-93	12-NOV-93

L C C – Obs Attached JC 18/11/93

RIAN 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

H19/1044/93

RESERVED MATTERS

Applicant: A R & F J Wallis
Tel:

Agent: David Broker Design
0945 410421

Description: Proposed four bedroom dwelling house

Location: 289 Broadgate Road
Sutton St Edmund
Spalding
Lincs

Valid date:	02-NOV-93	Terminal date:	28-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	09-NOV-93	Report deadline:	23-NOV-93
Inspected by	16-NOV-93	Agreed TD Ext:	
Extra contacts	23-NOV-93	Case Officer:	
Report if not clear by	07-DEC-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	11-NOV-93	02-DEC-93
Clerk to Sutton St E 0406 26739	05-NOV-93	19-NOV-93
Cllr Mrs E O Hall-Pa 0945 700 829	05-NOV-93	12-NOV-93

L C C - Obs Attached JC 08/11/93

Town and Country Planning Act etc

DRAFT DECISION

Reference: H19/1044/93 Received:02-NOV-93 Type:RESERVED MATTERS

Name: A R & F J Wallis
289 Broadgate Road
Sutton St Edmund
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Proposed four bedroom dwelling house

Location : 289 Broadgate Road Sutton St Edmund
Spalding Lincs

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

This permission is granted in accordance with the application submitted as revised by the amended block plan, received by the Local Planning Authority on the 7 February 1994.

14-FEB-94 AD check....AP.15/2....

Authorised to issue (inc Delegation).....AJ.15/2

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/1044/93

Applicant: A R & F J Wallis
289 Broadgate Road
Sutton St Edmund
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Proposed four bedroom dwelling house

Location: 289 Broadgate Road
Sutton St Edmund
Spalding
Lincs

Amendment Submitted: Details of 1.8 metre high close boarded fence

08-FEB-94

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

SOUTH ... D.C.
REF ... Valid.

Please complete enclosed forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H19/1044/93

Date Registered 10 FEB 1994

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

AR - FJ WALLIS
280 BROADGATE ROAD
SUTTON ST ~~JAMES~~ EDMUNDS.
SPALDING LINCS

Tel. No.

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

DAVID BRAKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST MARY

Tel. No. 0945410421 (Contact) D. BRAKER.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE -

Please complete

EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H19/1044/93

Building Regulation reference relating to same development

B19/0680/93

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A [ ]

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B [✓]

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 D. Braker Date 7-2-94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED 4 BEDROOM DWELLING HOUSE.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

THE INCLUSION OF A 1.8m HIGH CLOSE BOARDED FENCE ALONG THE NORTHERN BOUNDARY.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES D M. Godfrey.

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

N/A

AMENDMENT RECORD SHEET - LIVE APPLICATION

.dmin

Validation:

Inadequate/Inappropriate ☑

Clarification/Details required:

Appears valid ☐

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☐
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) •

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

David Broker Design
ARCHITECTURAL TECHNICIANS

CONSULTANTS IN
PLANNING AND BUILDING DESIGN

COMPUTER AIDED DESIGN

Danbrooke House, Station Road, Wisbech St Mary, Cambridgeshire PE13 4RW
Telephone : (0945) 410421 Fax : (0945) 410400 VAT No. : 375 1293 57

Our Ref Your Ref 1044/93 Date

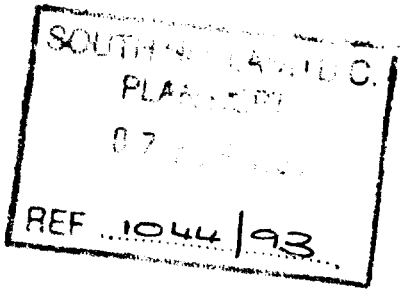
Mr. D.M. Gedney,
Planning Dept.,
South Holland District Council,
Priory Road,
Spalding
Lincs.

3rd. February 1994

Proposed 4 Bedroom Dwelling 298, Broadgate Road, Sutton St. Edmunds.

Dear Sir,

I enclosed revised block plans indicating a 1.8m high close boarded fence as requested.



Yours faithfully,

P P. David Broker Design

David Broker,
David Broker Design.

David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech
Cambs PE13 4RW

Mr D M Gedney

DMG/JK/H19/1044/93

27 January, 1994

Dear Sir

Planning Application H19/1044/93 - Proposed Four Bedroomed Dwelling House, 289 Broadgate Road, Sutton St Edmund (A R & F J Wallis)

I refer to my letter dated 30 November, 1993 in respect of the above.

The contents of the above suggest that the proposal would satisfactorily comply with Condition no: 5 of the Outline planning permission if a 1.8 metre high close-boarded fence were to be erected along the northern boundary of the site, between the rear corner and the proposed hawthorn hedging.

Accordingly, if you are agreeable to the above, could you please submit amended plans showing this as soon as possible.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 29.11.93

OUR REF: JCH/CAR/PN

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

YOUR REF:

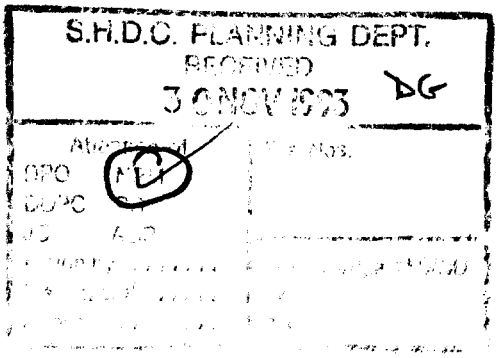
Planning Consent H19/1044/93

Dwelling, Broadgate, Sutton St. Edmund.

The adjacent grain store and farmyard has limited use and having assessed the noise from the fans, the proposed double glazed windows, subject to effective sealing of air gap surrounds will achieve a "good" internal noise standard in accordance with circular 10/73.

I would suggest that a 1.8m close-boarded fence is provided along the farmyard boundary.

M Director of Environmental Services.



D M Gedney

DMG/SAH H19/1044/93

David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs PE13 4RW

30 November 1993

Dear Sir

Planning Application H19/1044/93 - Proposed Four Bedroomed Dwelling House, 289 Broadgate Road, Sutton St Edmund, Spalding A R & F J Wallis

Thank you for your letter dated 23 November 1993 in respect of the above.

It is noted that your clients have stipulated that they have lived on site during the use of the driers (which are used for a few weeks a year) and that they have had no problem with noise levels.

Bearing in mind the above, plus the fact that the dwelling will have double-glazing, it is considered that the proposal would satisfactorily apply with condition no. 5, subject to a 1.8 metre high close-boarded fence along the northern boundary of the site between the rear corner and the proposed hawthorn hedging.

I look forward to your response in respect of the above therefore, and enclose a copy of the relevant amendment forms for you to complete and return if you require them.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Enc.

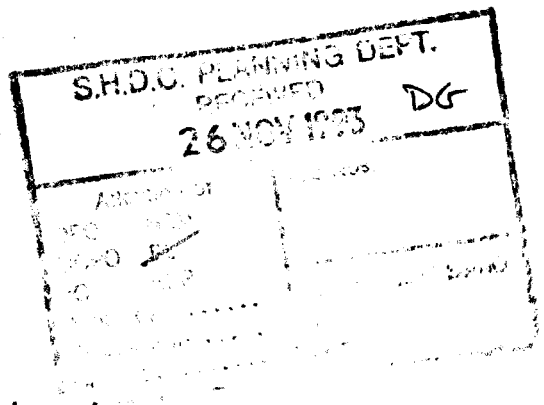
Our Ref: 93/1/SH/0306
Contact: G. Thornalley

Date: 24th November 1993

NRA

National Rivers Authority
Anglian Region

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



Dear Sir,

Planning Application No. H19/1044/93

Proposal: **ERECTION OF A HOUSE**
Location: **289 BROADGATE ROAD, SUTTON ST EDMUND**
Applicant: **A R & F J WALLIS**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

David Broker Design
ARCHITECTURAL TECHNICIANS

CONSULTANTS IN
PLANNING AND BUILDING DESIGN

COMPUTER AIDED DESIGN

Danbrooke House, Station Road, Wisbech St Mary, Cambridgeshire PE13 4RW
Telephone : (0945) 410421 Fax : (0945) 410400 VAT No. : 375 1293 57

Our Ref | Your Ref | Date

Mr. D.M. Gedney,
Planing Department,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE

23rd. November 1993

Ref: H19/1044/93
Proposed Dwellinghouse 289 Broadgate Road,
Sutton St. Edmunds.

Dear Sir,

I am in receipt of your letter of the 12th. November 1993 and confirm:

1. The facing brick to the ground storey of the dwelling is Ibstock Bradgate Regal.

2. Tree species identified on enclosed plan.

3. Hawthorn hedging now indicated to front and forward side boundaries.

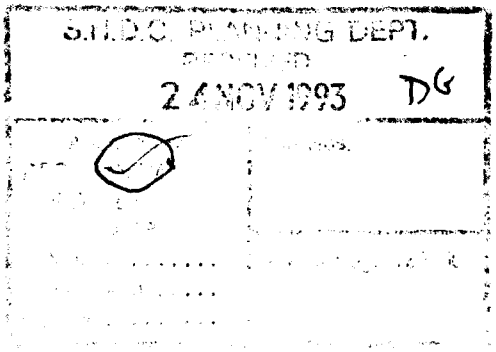
I have been approached by your Environmental Health officer about the limiting of noise nuisance from the adjacent farm (grain dryers), and enclose a letter from my client to cover this point.

Yours faithfully,

P.P. David Broker Design

David Broker,
David Broker Design.

Encl.



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: H19/1044/93

Applicant: A R & F J Wallis
289 Broadgate Road
Sutton St Edmund
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Proposed four bedroom dwelling house

Location: 289 Broadgate Road Sutton St Edmund
Spalding Lincs

Type: RESERVED MATTERS

Date received: 02-NOV-93

05-NOV-93

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 19-NOV-93. 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 St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: no objections

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1993

Attention of	File Nos.
DPO NSM	
CDPO RS	
JC AGP	
Action by	Acknowledge YES/NO
Discuss with	By
Copy to	Date

Signed: D Harrington
Clerk

289 Broadgate
Sutton St. Edmund
Spalding
Lincs.
PE12 0LR

17th November, 1993

Mr. Gedney
Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs.

Dear Mr. Gedney

Re: Planning Application - 289 Broadgate, Sutton St. Edmund

With reference to the planning application for the above address, we are aware of the condition of the outline planning consent concerning noise nuisance from the nearby grain dryers.

However, we have lived on site during the use of the dryers (they are used for a few weeks a year) and had no problems with noise levels. Therefore, we cannot see any reason for any special noise or dust precautions.

We hope the above clarifies the matter.

Yours sincerely,

A. R. & F. J. WALLIS

David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Wisbech
Cambs PE13 4RW

Mr D M Gedney

DMG/JK/H19/1044/93

12 November, 1993

F.A.O. Mr D Broker

Dear Sir

Planning Application H19/1044/93 - Proposed Four Bedroomed Dwelling House, 289 Broadgate Road, Sutton St Edmunds (A R & F J Wallis)

I refer to the above planning application recently submitted by yourself.

Firstly, details are required of the proposed brick to be used at ground floor level.

Secondly, could you please clarify which particular tree is which species?

Finally, it is considered that provision should be made for indigenous hedging (e.g. hawthorn) along the site's frontage and also the side boundaries forward of the building line.

Look forward to your response in respect of the above within the next 10 days and also enclose a copy of the relevant amendment forms should you require them.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H19/1044/93.

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

289 Broadgate Road, Sutton St Edmund.

3. Name, classification and number of road

III

4. Date application referred 10 - 11 - 93

5. State whether outline, detailed application etc.

F.A

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

4 Bed Dwelling

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: 10 - 11 - 93 Signed: J Emmerson

Director of Highways and Planning

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 : P3464
Date received : 02-NOV-93

Received from

Mr A R Wallis & Mrs F J Wallis

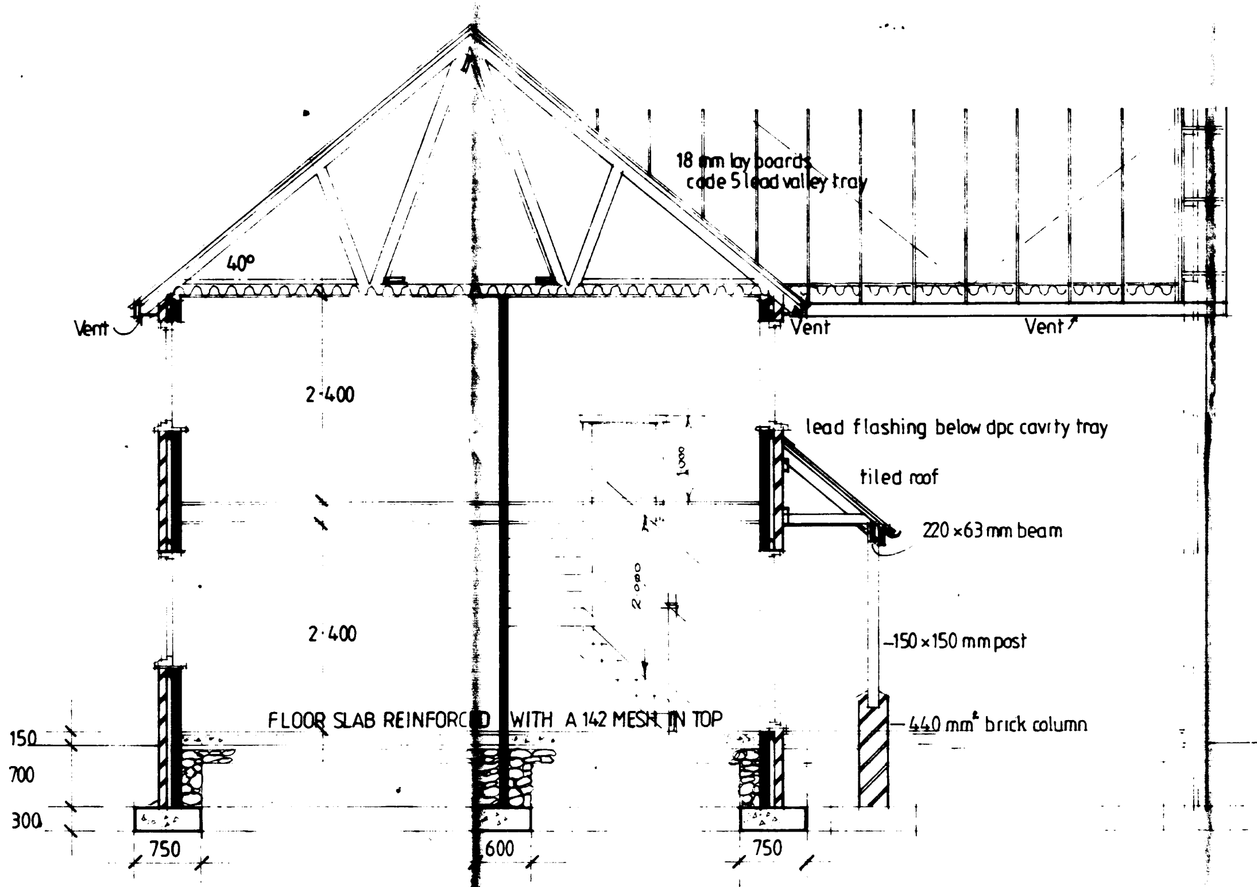
Address

289 Broadgate Road
Sutton St Edmunds
Spalding
Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....SA Hicks.....
(Authorised Collector)



SECTION

GLAZING
All double glazed. Obscure to be smooth or wire flemish glazing to B.S. 6262, with safety glass as required to BS 6206. All glass within 1.5m of floor to be toughened or laminated glass.

ELECTRICS
Electrical installation to comply with 15th. Edition IEE wiring regulations.
Note: Provide light fittings in roof space close to cistern and operated from within roof, close to access hatch.

SMOKE DETECTION
Handwired smoke detection sensor to be located in position labelled ...

FOUNDATIONS
Concrete strip foundations as dimensioned on drawing. Min depth 750mm or 1m where subsoil is of a shrinkable nature, widen foundations around projections/piers as applicable.

FLOORS
Ground bearing floor slab. 150mm consolidated and blinded hardcore back filled and rammed to internal foundation. 50mm Jablite insulation. 1200g polythene d.p.m. linked to d.p.c. 100mm site concrete thickened as necessary to 150mm beneath non load bearing partitions. 50mm cement sand screed. Ensure all pipework in floor is fully lagged.
FIRST FLOOR.
SC3 grade timber throughout unless otherwise specified. All joists at max 400mm c-c. Double joists beneath all studwork partitions. Treble joists to stairwell trimmers. All double and treble joists to be bolted together at 3rd. span with 10mm. dia. black bolts and toothed timber connectors. Infills and trimmers to be fixed with m/s joist hangers mechanically fixed. Incorporate joist size block bondings beneath partitions where purpendicular to joists direction. Incorporate 50x38mm or Catnic metal herringbone bracings at 2m centres. Lay 25mm moisture resistant T&G chipboard with P.V.A. glued joints and secure with 50mm screws at 150mm c-c. Provide support noggins beneath and cut out duct access to all pipework.
DAMP PROOF COURSE.
Incorporate Hi load Astos or similar d.p.c. min. 150mm above ground level and to side of all openings in cavity walls. Form D.P.C. cavity trays above s.G. lintels and above flashings at roof wall abutments as appropriate. Stepped Tray D.P.C. to gable roofs abuting walls. Incorporate 2 courses of engineering bricks to chimney above lead flashings.
DAMP PROOF MEMBRANE.
Incorporate d.p.m. to all ground floor construction. 1200g polythene linked to d.p.c. to dormer cheeks between internal lining and studs.
FLASHINGS.
Code 5 lead flashing at roofing/wall abutments, stepped as appropriate.
WALLS
Construct 2 leaves of 100mm blockwork with 50mm cavity. 6no. wire ties per 1m² and at 225mm c-c up reveals. 50mm Dry-therm insulation. Inner leaf rendered and skimmed internally outer leaf rendered with Tyrolene finish colour to clients choice. Use galvanized bell stop at reveals and base of rendering.

STUDWORK
100 x 50mm studs at 400mm c-c of sole head plates. Incorporate 2 rows of horizontal noggins between studs. Incorporate doorns and frames as indicated clad both sides with 9.5mm plasterboard and skim. Fill voids with 10mm glass fibre matt.
JOINERY
Standard Boulton and Paul frames, skirtings, architraves and mouldings.
CEILINGS
Install 12.5mm plasterboard and skim/artex throughout with sealed and supported cross joints. Noggins 38x50mm.
INSULATION
Lay 150mm fibreglass insulation between joists. Lag all pipework and tanks not in insulated are
LATERAL STRAPS B.
The roof to brickwork with Catnic straps at 2m c-cs. Prefix V.L. along plates. Prefix H.L. along and spanning min. 3no. ceiling joists rafters where trusses are parallel to walls. Fit noggins beneath straps to form 'solid Bridging'. The first floor to brickwork with Catnic straps at 2m c-c. Prefix V at joist ends. Prefix H along and spanning min. 3no. joist incorprating solid bridging 38 x 50mm for fixing.
TIMBER
All timber to be GS. Grade/SC3 class. All exposed timber to be tanalised material.
BOILER B
Install O.L fired domestic boiler to engineers and manufacturers specification. Fit balanced flue cage guard cover over, flue to be min. 600mm from any opening.
ROOF
Lay concrete interlocking tiles to manufacturers instructions. 25 x 38mm tile battens and sarking felt on ready made trusses at 600mm c-cs at 40° pitch braced together to B.S. 5268 1965 pt 3.
100 x 25mm binders to joists and ridge nodes and at plane of truss webs.
Install deminishing trusses/layboards and velley trays or tiles to roof intersections and girder trusses.
100 x 25mm diagonal bracings running from eaves to inner binders on top of ceiling joists and innner truss plane. 75 x 100 wall plates. Offset fascia board 200mm from brickwork. Soffit to be 6mm masterboard with continuous Glidvale soffit vent strip fitted, to achieve equivalent in area of 25mm free air gap running full length of eaves. Use code 4 stepped lead flashing at roof wall abutments.

LINTELS
Install L.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm. all external walls to have damp proof installed to BS5628. See plan for ref's no.

OPEN FIRE
Locate firegrate of 50mm raised concrete hearth projecting 500mm in front and min 150mm to sides of jambs. Provide fascilities for burning smokeless fuel and fastening of a fireguard. Line flue full height with 225mm dia. clay rebated linears, laid socket upward, to min. 1mt. above roof at inner face of stack. Offset flue not more than 45° (and preferably not more than 30°) to vertical. Provide 2no. 225mm air bricks to lounge to provide permanent air supply to fire. Fit flashing (Code 5) at roof/wall abutment. No timber to be within 40mm of chimney. Incorporate 2 courses d.p.c to stack above roof. Terminate 600mm above ridge line.
STAIRS
Install Boulton and Paul standard staircase. Going min.220mm. Rise max 220mm, Max pitch 42° Tread depth 250mm clear width between handrail min. 850mm. Install handrails with intermediate newel posts. Handrail to be at a height of 900mm (min. 840mm) above pitch line and landings, terminating in scroll or other fittings. Ensure min. 2m headroom over all treads. No opening between bullstrades and treads to allow the passage of a 100mm.dia. sphere. Bullstrades to be constructed vertically to avoid childrens temptation to climb. Provide artificial lighting over stairs with 2 way switch from ground to floor and first floor.
Bullstrade and handrail along landing to be able to resist a horizontal force 0.36kn for each metre long.
SOIL WASTES.
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. Any sockets to s.v.p. to be min. 450mm above drain invert. Bath waste 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 76mm P traps fitted. Provide access to shower tray waste.
STORM DRAINS.
112mm dia. h.r. p.v.c. rainwater gutters. 68mm dia. p.v.c. downpipes. 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m³ rubble filled soakaway min. 5m from building and boundary.

SITE
New access 4m wide, any gates to be set back min. 5m from edge of carrageway. Permanent space to be provided on site for vehicles to enter and leave in forward gear. Gravel surface to drive. Foreground of plot to be lawned and planted at perimeters with shrubs.
Trees indicated to be planted within the 1st planting season following the occupation of the dwelling and maintained thereafter.

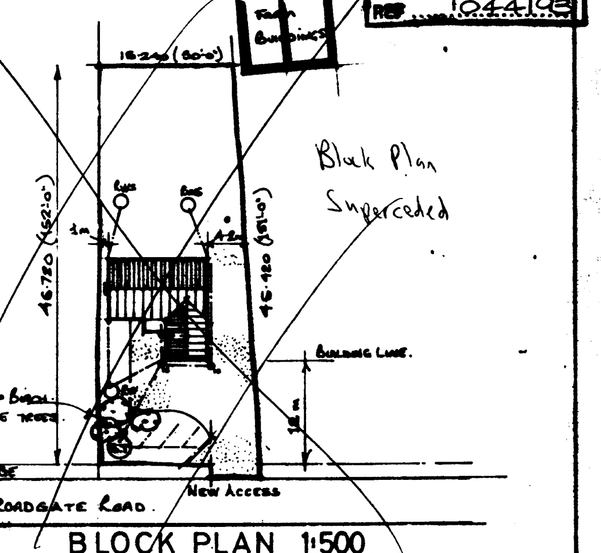
PROPOSED
FOUR BEDROOM
DWELLING HOUSE
AT 289 BROADGATE ROAD
SUTTON ST EDMUNDS
NR SPALDING
LINCS

DETERMINED
PLAN

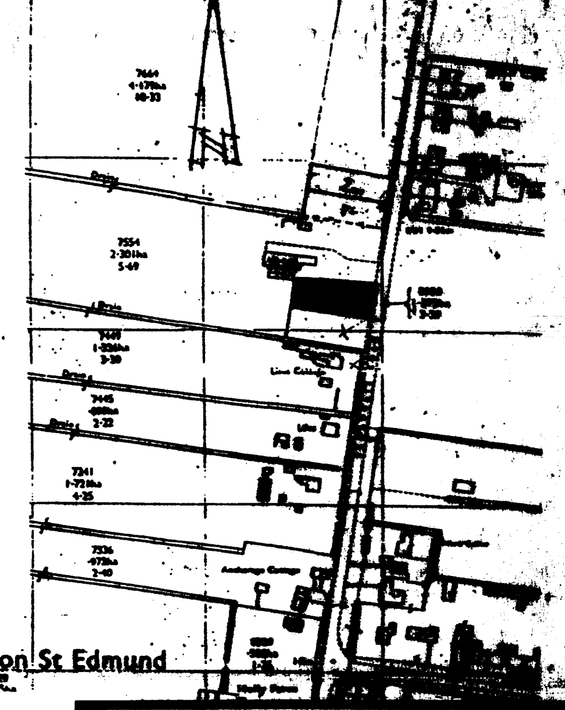
SITE AND LOCATION PLANS
CONSTRUCTION DETAILS

For A R & FJ WALLIS

SOUTH HOLLAND D.C.
PLAN DEPT.
02 NOV 1993
REF. 1044/93



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

Drg. no. 932525 21

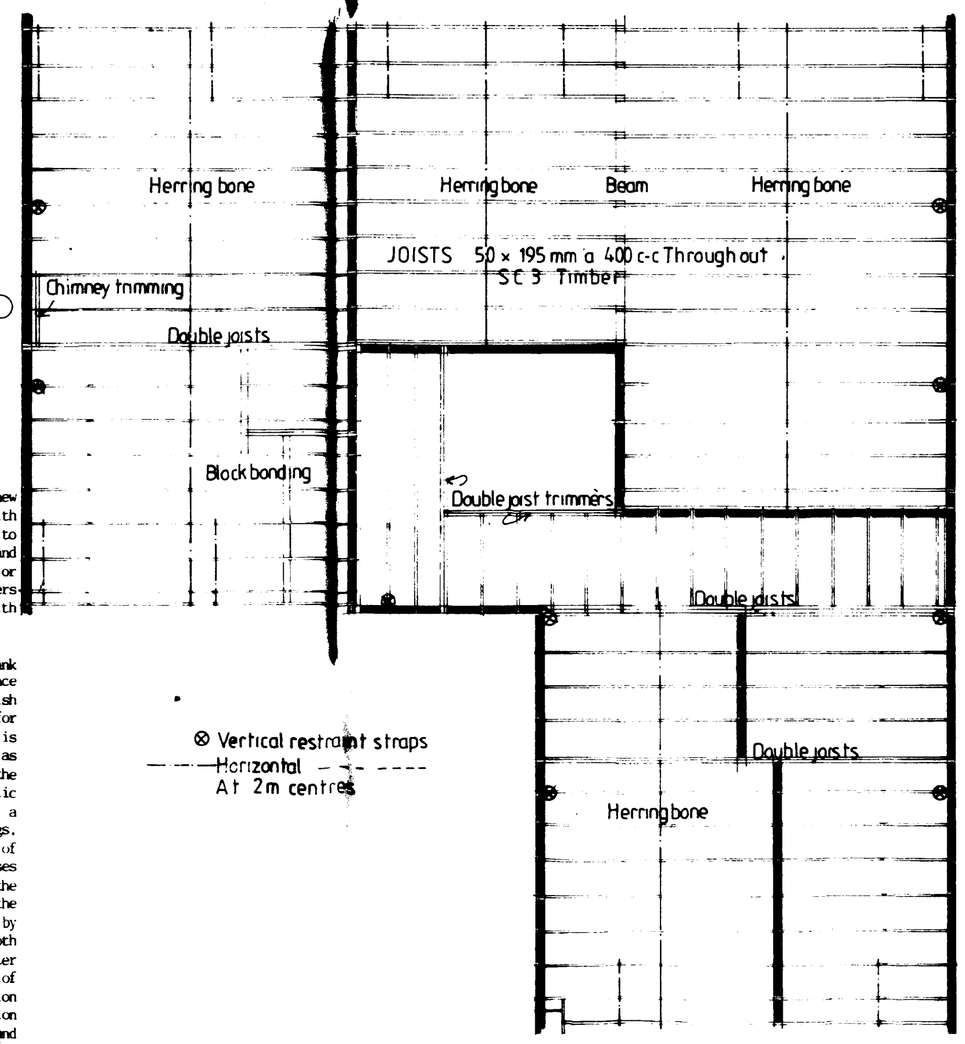
scale 1:50
date 25-10-93
drwn. DB chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

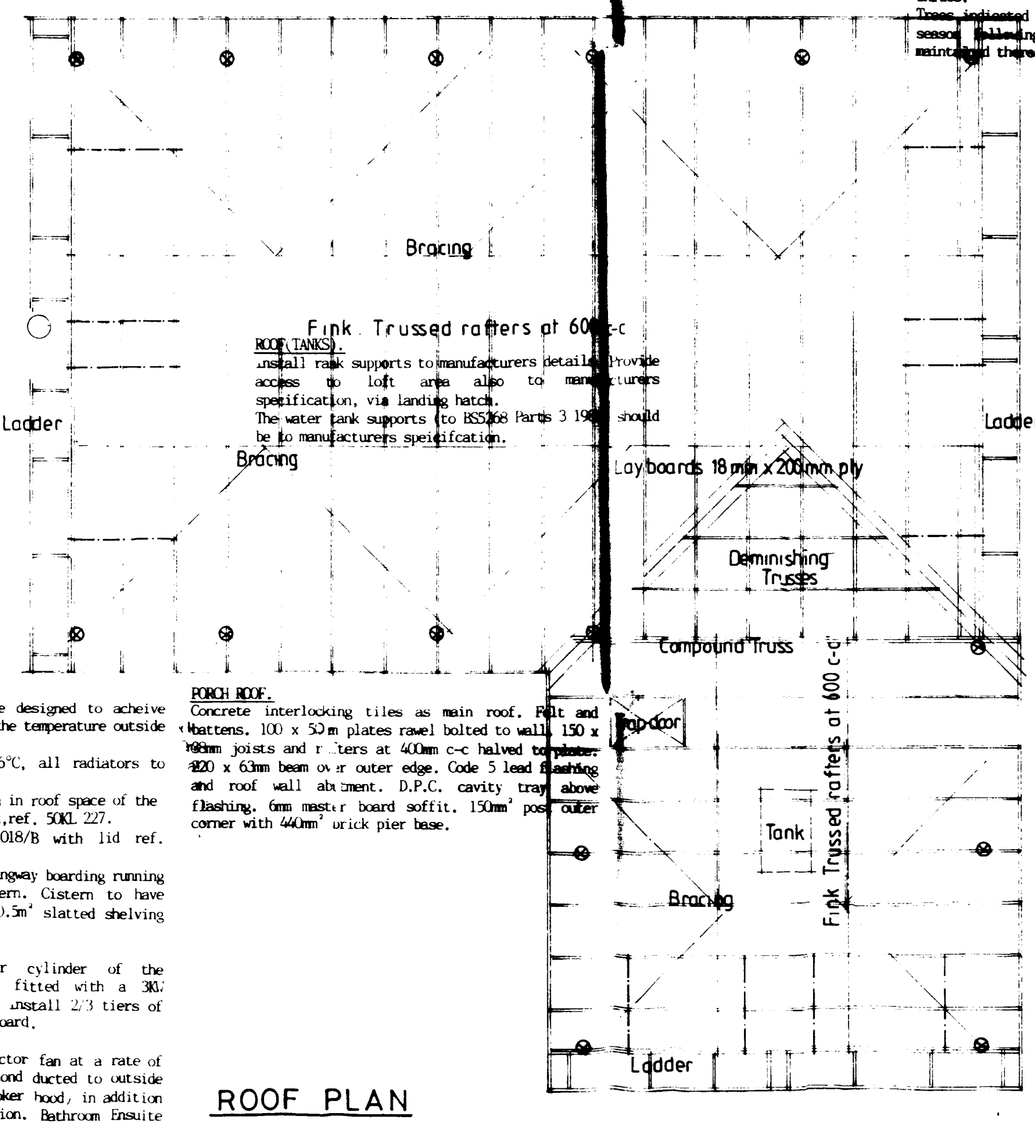
SOIL DRAINS
Design as specified above for storm drains, run to new septic tank/cesspool. Bridge drains beneath walls with p.s. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install 0mms shallow or universal u.p.v.c. inspection chambers to manufacturers instructions and to C.P.301. Fit covers and frames with concrete surrounds.

The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out tests and the minimum requirement is 25metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The council recommend that septic tanks,cesspools and settlement tanks are sited a minimum distance of 12 metres (40feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to a minimum, say 1 in 70, and the tank particulary the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of N.R.A. must be sought under the provisions of section 34 of the Control of Pollution Act1974, for permission to discharge sewage effluent into the underground strata. Anglian Water do not permit septic tank soakaway system to be situated with 5 meters of any watercourses or to discharge effluent directly or indirectly into the aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS, CAPACITY MUST BE USED.
UNTIL A SATISFACTORY SOAKAGE TEST HAS BEEN PROVEN A CESSPOOL AS SHOWN ON ALL PLANS.



FLOOR JOIST PLAN

HEATING AND HOT WATER
Oil fired central Heating to be designed to acheive temprature as set out below with the temperature outside as 1°C.
Kitchen 18°C, Bedrooms & Hall 16°C, all radiators to have thermostatic valves fitted.
Locate cold water storage cistern in roof space of the 0sms flow 50L 2278 type with lid,ref. 50KL 227.
Expansion cistern type 04KC 018/B with lid ref. 04KL018.
Both to be insulated. Provide gangway boarding running across from access hatch cistern. Cistern to have overflow pipes fitted. Provide 0.5m² slatted shelving in airing cupboard.
AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre-insulated and vented type fitted with a 3KW immersion heater and thermostat. Install 2/3 tiers of slatted shelving in studwork cupboard.
MECHANICAL VENTILATION.
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air (30 litres per second in cooker hood, in addition to 4,000mm³ background ventilation. Bathroom Ensuite and W.C. to have mechnical extractor fans at a rate of not less than 15 litres per second ducted to outside air.
All habitable rooms to have background ventilation of not less than 4,000mm² located as to avoid draughts.
Utility not to be used for preparation of foods.



ROOF PLAN

PORCH ROOF.
Concrete interlocking tiles as main roof. Felt and battens. 100 x 50mm plates rawel bolted to wall. 150 x 100mm joists and rafters at 400mm c-c halved to plate. 220 x 63mm beam over outer edge. Code 5 lead flashing and roof wall abutment. D.P.C. cavity tray above flashing. 6mm master board soffit. 150mm² post outer corner with 440mm² brick pier base.

· ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE · THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION ·

PROPOSED FOUR BEDROOM DWELLING HOUSE AT 289 BROADGATE ROAD SUTTON ST EDMUNDS NR SPALDING LINCS

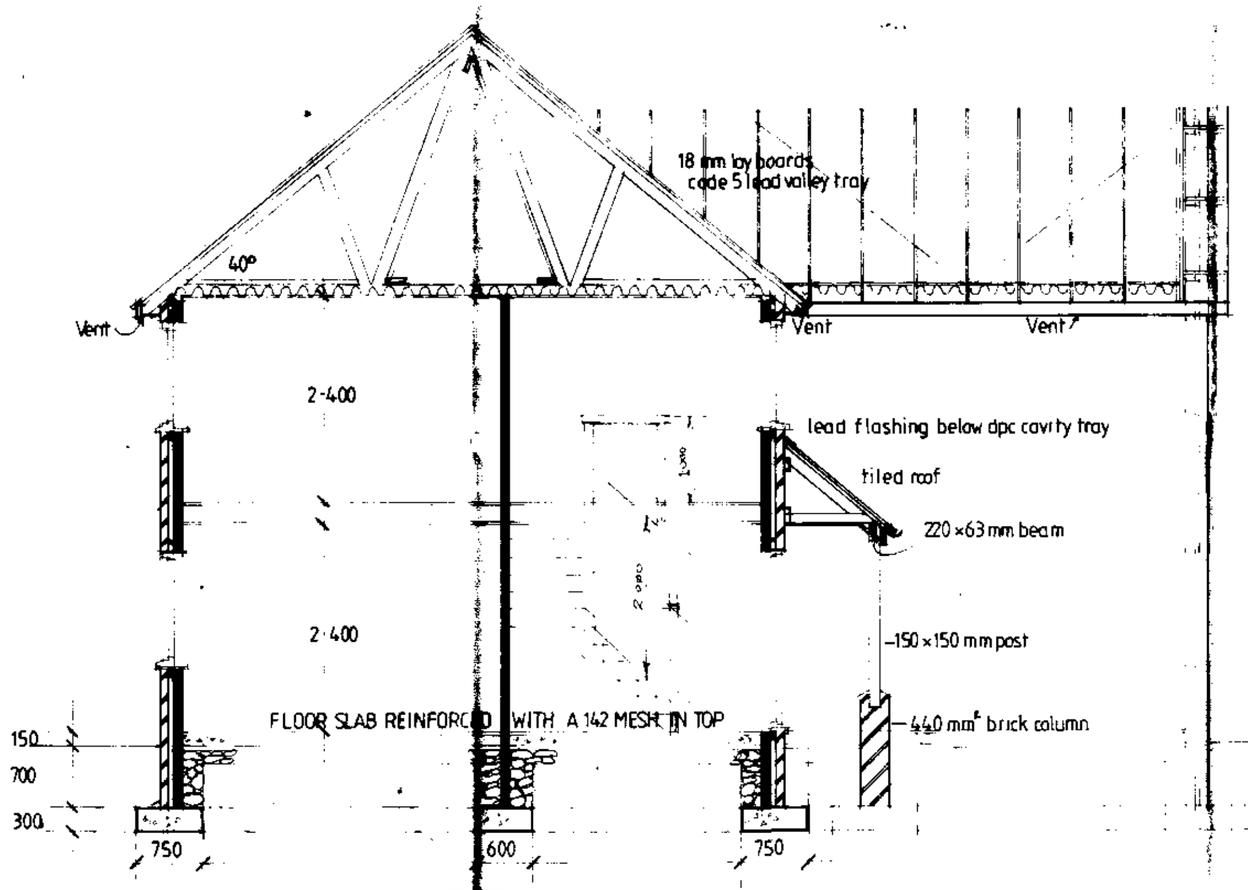
DETERMINED

PLAN

SITE AND LOCATION PLANS CONSTRUCTION DETAILS

For A R & F J WALLIS

SOUTH HOLLAND D.C. PLAN DEPT. 02 NOV 1993 REF 1044/93



SECTION

GLAZING
All double glazed. Obscure to be smooth or rough figured flemish glazing to B.S. 6262, with safety glass as required to BS 6206. All glass within 1.5m of floor level to be toughened or laminated glass.

ELECTRICS
Electrical installation to comply with 15th. Edition IEE wiring regulations.
Note: Provide light fittings in roof space close to cistern and operated from within roof, close to access hatch.

SMOKE DETECTION
Hardwired smoke detection sensor to be located in position labelled on plan.

FOUNDATIONS
Concrete strip foundations as dimensioned on drawing. Min depth 750㎜ or 1m where subsoil is of a shrinkable nature, widen foundations around projections/piers as applicable.

FLOORS
Ground bearing floor slab. 150mm consolidated and blinded hardcore back filled and rammed to internal foundation. 50mm Jablite insulation, 1200g polythene d.p.m. linked to d.p.c. 100mm site concrete thickened as necessary to 150mm beneath non load bearing partitions. 50mm cement sand screed. Ensure all pipework in floor is fully lagged.

FIRST FLOOR.
SC3 grade timber throughout unless otherwise specified. All joists at max 400mm c-c. Double joists beneath all studwork partitions. Treble joists to stairwell trimmers. All double and treble joists to be bolted together at 3rd. span with 10mm. dia. black bolts and toothed timber connectors. Infills and trimmers to be fixed with m/s joist hangers mechanically fixed. Incorperate joist size block bondings beneath partitions where purperdicular to joists direction. Incorperate 50x38mm or Catnic metal herringbone bracings at 2m centres. Lay 25mm moisture resistant T&G chipboard with P.V.A. glued joints and secure with 50mm screws at 150mm c-c. Provide support noggins beneath and cut out duct access to all pipework.

DAMP PROOF COURSE.
Incorperate Hi load Astos or similar d.p.c. min. 150mm above ground level and to side of all openings in cavity walls. Form D.P.C. cavity trays above L.G. lintels and above flashings at roof wall abutments as appropriate. Stepped Tray D.P.C. to gable roofs abuting walls. Incorperate 2 courses of engineering bricks to chimney above lead flashings.

DAMP PROOF MEMBRANE.
Incorperate d.p.m. to all ground floor construction. 1200g polythene linked to d.p.c. to dormer cheeks between internal lining and studs.

FLASHINGS.
Code 5 lead flashing at roofing wall abutments, stepped as appropriate.

WALLS
Construct 2 leaves of 100mm blockwork with 50mm cavity. 6no. wire ties per m^2 and at 225mm c-c up reveals. 50mm Dry-therm insulation. Inner leaf rendered and skimmed internally outer leaf rendered with Tyrolene finish colour to clients choice. Use galvanized bell stop at reveals and base of rendering.

STUDWORK
100 x 50mm studs at 400mm c-c of sole head plates. Incorperate 2 rows of horizontal noggins between studs. Incorperate doors and frames as indicated clad both sides with 9.5mm plasterboard and skim. Fill voids with 100mm glass fibre matt.

JOINERY
Standard Boulton and Paul frames, skirtings, architraves and mouldings.

CEILINGS
Install 12.5mm plasterboard and skim/artex throughout with sealed and supported cross joints. Noggins 38x50mm.

INSULATION
Lay 150mm fibreglass insulation between joists. Lag all pipework and tanks rooms in insulated are

LATERAL STRAPS B.
Tie roof to brickwork with Catnic straps at 2m c-cs. Prefix V.L. along gables. Prefix H.L. along and spanning min. 3no. ceiling joists rafters where trusses are parallel to walls. Fit noggins beneath straps to form 'solid Bridging'. The first floor to brickwork with Catnic straps at 2m c-c. Prefix V at joist ends. Prefix H along and spanning min. 3no. joist incorprating solid bridging 38 x 50mm for fixing.

TIMBER
All timber to be GS. Grade/SC3 class. All exposed timber to be tanalised material.

BOILER B
Install O.L fired domestic boiler to engineers and manufacturers specification. Fit balanced flue cage guard cover over, flue to be min. 600mm from any opening.

ROOF
Lay concrete interlocking tiles to manufacturers instructions. 25 x 38mm tile battens and sarking felt on ready made trusses at 600mm c-cs at 40° pitch braced together to B.S. 5268 1965 pt 3.
100 x 25mm binders to joists and ridge nodes and at plane of truss webs.
Install deminishing trusses/laybords and valley trays or tiles to roof intersections and girder trusses.
100 x 25mm diagonal bracings running from eaves to inner binders on top of ceiling joists and inner truss plane. 75 x 100 wall plates. Offset fascia board 200mm from brickwork. Soffit to be 6mm masterboard with continuous Glidvale soffit vent strip fitted,to achieve equivalent in area of 25mm free air gap running full length of eaves. Use code 4 stepped lead flashing at roof wall abutments.

LINTELS
Install L.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm. all external walls to have deep proof installed to BS5628. See plan for ref's no.

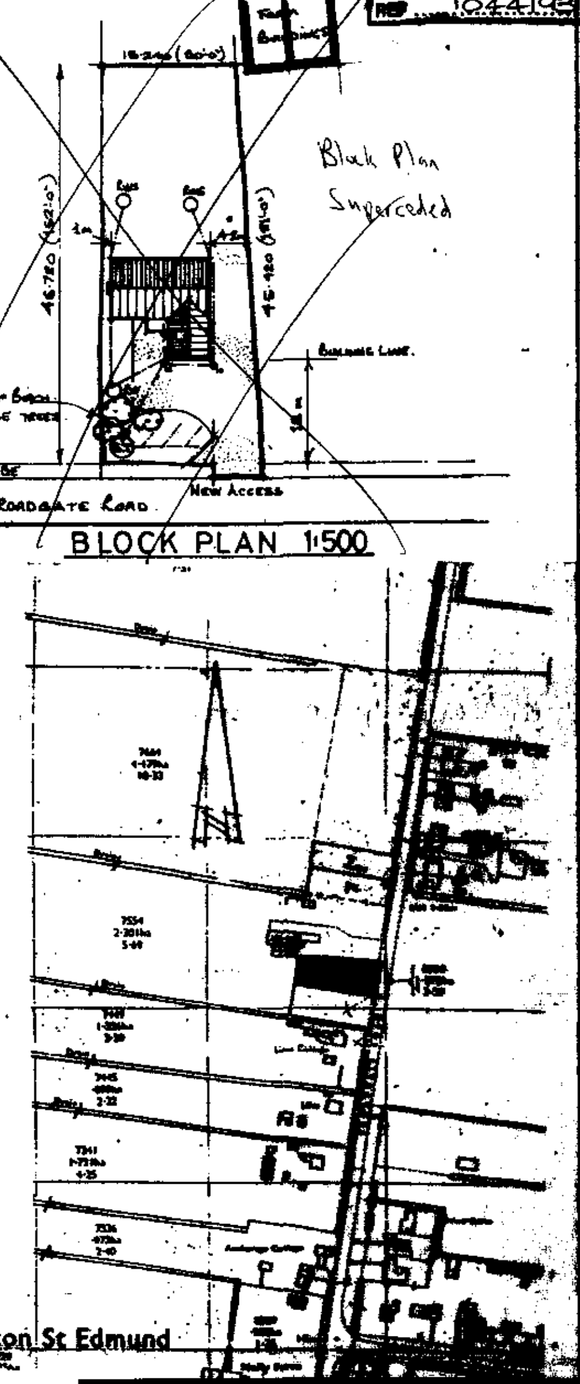
OPEN FIRE
Locate firegrate of 50mm raised concrete hearth projecting 500mm in front and min 150mm to sides of jambs. Provide facilities for burning smokeless fuel and fastening of a fireguard. Line flue full height with 225mm dia. clay rebated liners, laid socket upward, to min. 1mt. above roof at inner face of stack. Offset flue not more than 45° (and preferably not more than 30°) to vertical. Provide 2no. 225mm air bricks to lounge to provide permanent air supply to fire. Fit flashing (Code 5) at roof/wall abutment. No timber to be within 40mm of chimney. Incorperate 2 courses d.p.c to stack above roof. Terminate 600mm above ridge line.

STAIRS
Install Boulton and Paul standard staircase. Going min.220mm. Rise max 220mm. Max pitch 42° Tread depth 250mm clear width between handrail min. 850mm. Install handrails with intermediate newel posts. Handrail to be at a height of 900mm (min. 840mm) above pitch line and landings,terminating in scroll or other fittings. Ensure min. 2m headroom over all treads. No opening between bullstrades and treads to allow the passage of a 100mm.dia. sphere. Bullstrades to be constructed vertically to avoid childrens temptation to climb. Provide artificial lighting over stairs with 2 way switch from ground to floor and first floor. Bullstrade and handrail along landing to be able to resist a horizontal force 0.36kn for each metre long.

SOIL WASTES.
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. Any sockets to s.v.p. to be min. 450mm above drain invert. Bath waste 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 76mm P traps fitted. Provide access to shower tray waste.

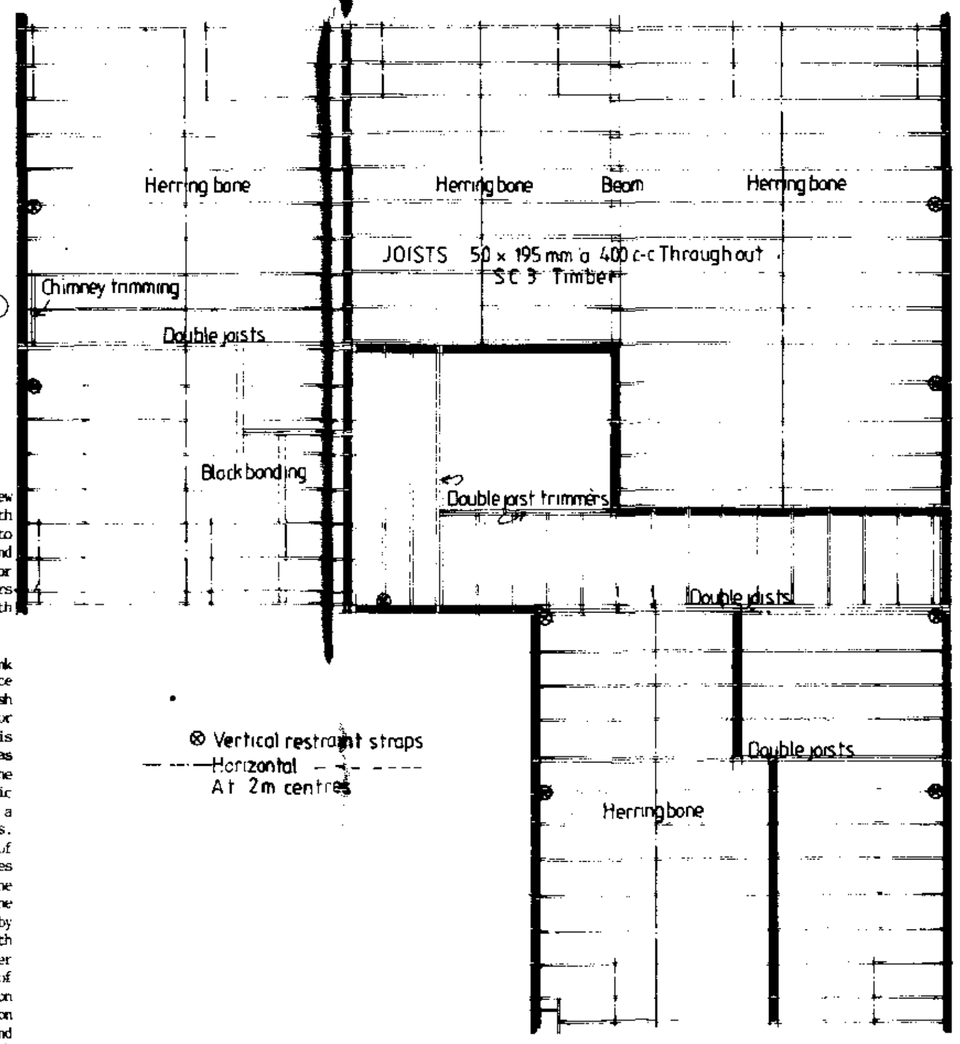
STORM DRAINS.
112mm dia. h.r. p.v.c. rainwater gutters. 68mm dia. p.v.c. downpipes, 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm per 1m wide surrounds and run to 1m³ rubble filled soakaway min. from building and boundary.

SITE
New access 4m wide, any gates to be set back min. 5m from edge of carriageway. Permanent space to be provided on site for vehicles to enter and leave in forward gear. Gravel surface to drive. Foreground of plot to be lawned and planted at perimeters with shrubs.
Trees indicated to be planted within the 1st planting season following the occupation of the dwelling and maintained thereafter.



SOIL DRAINS
Routes as specified above for storm drains, run to new septic tank/cesspool. Bridge drains beneath walls with pvc. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install 0mms shallow or universal u.p.v.c. inspection chambers to manufacturers instructions and to C.P.301. Fit covers and frames with concrete surrounds.

The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out tests and the minimum requirement is 22metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The council recommend that septic tanks,cesspools and settlement tanks are sited a minimum distance of 12 metres (40feet) from dwellings. Applicants are further advised that during times of sustained weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to a minimum, say 1 in 70, and the tank particulary the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of N.R.A. must be sought under the provisions of section 36 of the Control of Pollution Act1974, for permission to discharge sewage effluent into the underground strata. Anglian Water do not permit septic tank soakaway system to be situated with 5 meters of any watercourse or to discharge effluent directly or indirectly into the aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS, CAPACITY MUST BE USED.
UNTIL A SATISFACTORY SOAKAGE TEST HAS BEEN PROVEN A CESSPOOL IS SHOWN ON ALL PLANS.

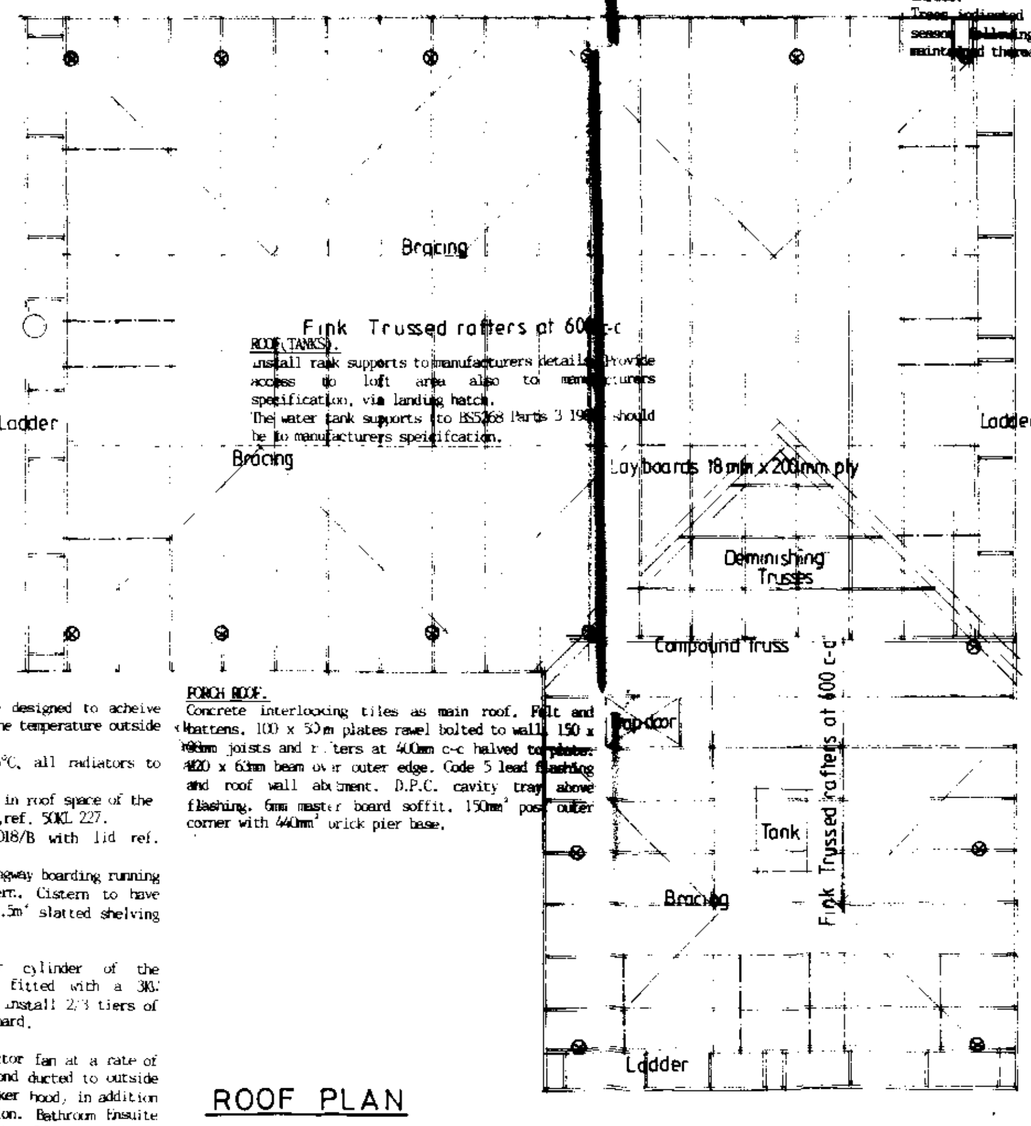


FLOOR JOIST PLAN

HEATING AND HOT WATER
Oil fired central Heating to be designed to achieve temperatures as set out below with the temperature outside as 1°C.
Kitchen 18°C, Bedrooms & Hall 16°C, all radiators to have thermostatic valves fitted.
Locate cold water storage cistern in roof space of the Osmm flow 50L 2278 type with lid,ref. 50KL 227.
Expansion cistern type 04KC 018/B with lid ref. 04KL018.
Both to be insulated. Provide gangway boarding running across from access hatch cistern. Cistern to have overflow pipes fitted. Provide 0.5m² slatted shelving in airing cupboard.

AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre-insulated and vented type fitted with a 3KW immersion heater and thermostat. Install 2/3 tiers of slatted shelving in studwork cupboard.

MECHANICAL VENTILATION.
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air (30 litres per second in cooker hood, in addition to 4,000mm² background ventilation. Bathroom Ensuite and W.C. to have mechnical extractor fans at a rate of not less than 15 litres per second ducted to outside air.
All habitable rooms to have background ventilation of not less then 4,000mm² located as to avoid draughts.
Utility not to be used for preparation of foods.



ROOF PLAN

PORCH ROOF.
Concrete interlocking tiles as main roof. Felt and battens. 100 x 50mm plates ravel bolted to wall. 150 x 50mm joists and rafters at 400mm c-c halved together. 220 x 63mm beam over outer edge. Code 5 lead flashing and roof wall abutment. D.P.C. cavity tray above flashing. 6mm master board soffit. 150mm² post outer corner with 440mm² brick pier base.

LOCATION PLAN 1:2500

Drg. no. 932525 21

scale	1:50
date	25-10-93
drwn.	DB chkd.
revised	
issued	

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE · THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

PROPOSED
FOUR BEDROOM
DWELLING HOUSE
AT 289 BROADGATE ROAD
SUTTON ST EDMUNDS
NR SPALDING
LINCS

SITE AND LOCATION PLANS
CONSTRUCTION DETAILS

For A R & P J WALLIS

SECTION

FLOOR JOIST PLAN

ROOF PLAN

BLOCK PLAN 1:500

LOCATION PLAN 1:2500

Dwg no 932525 01

scale 1:50
date 29-10-93
drawn DB chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE (0945) 61 421

DAVID BROKER DESIGN
DANEBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

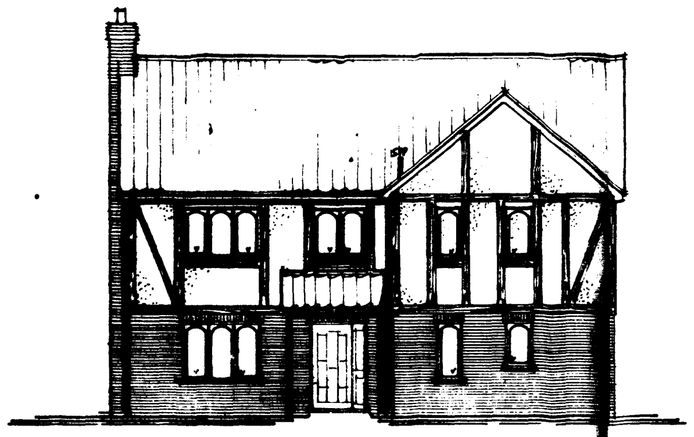
PROPOSED
FOUR BEDROOM
DWELLING HOUSE
AT 289 BROADGATE ROAD
SUTTON ST EDMUND
NR SPALDING
LINCS

ELEVATIONS AND FLOOR PLANS

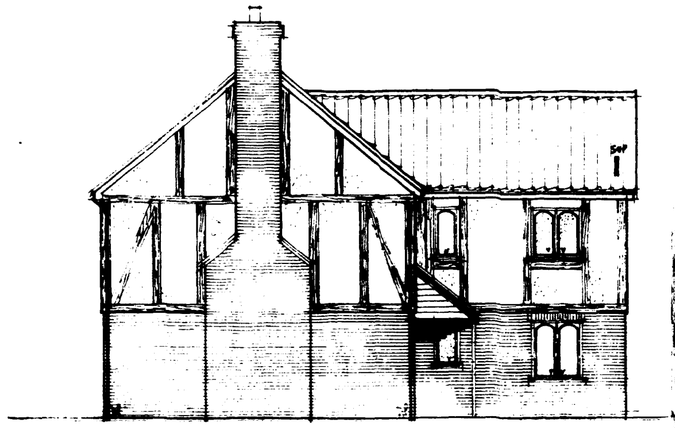
For AR & FJ WALLIS

DETERMINED
PLAN

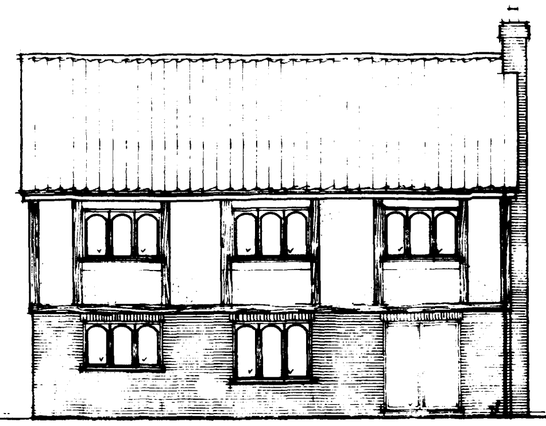
SOUTH HOLLAND D.C.
PLAN DEPT.
02 NOV 1993
REF H44/93



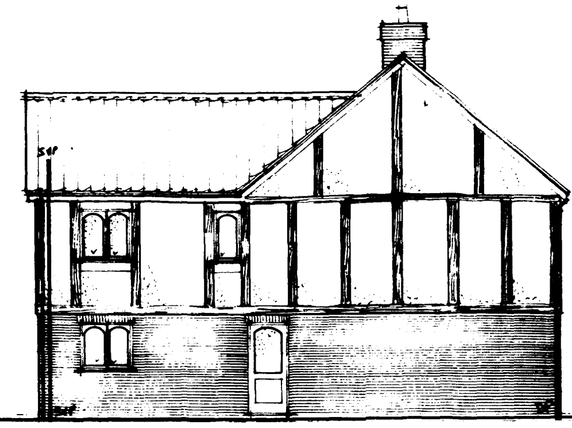
FRONT ELEVATION



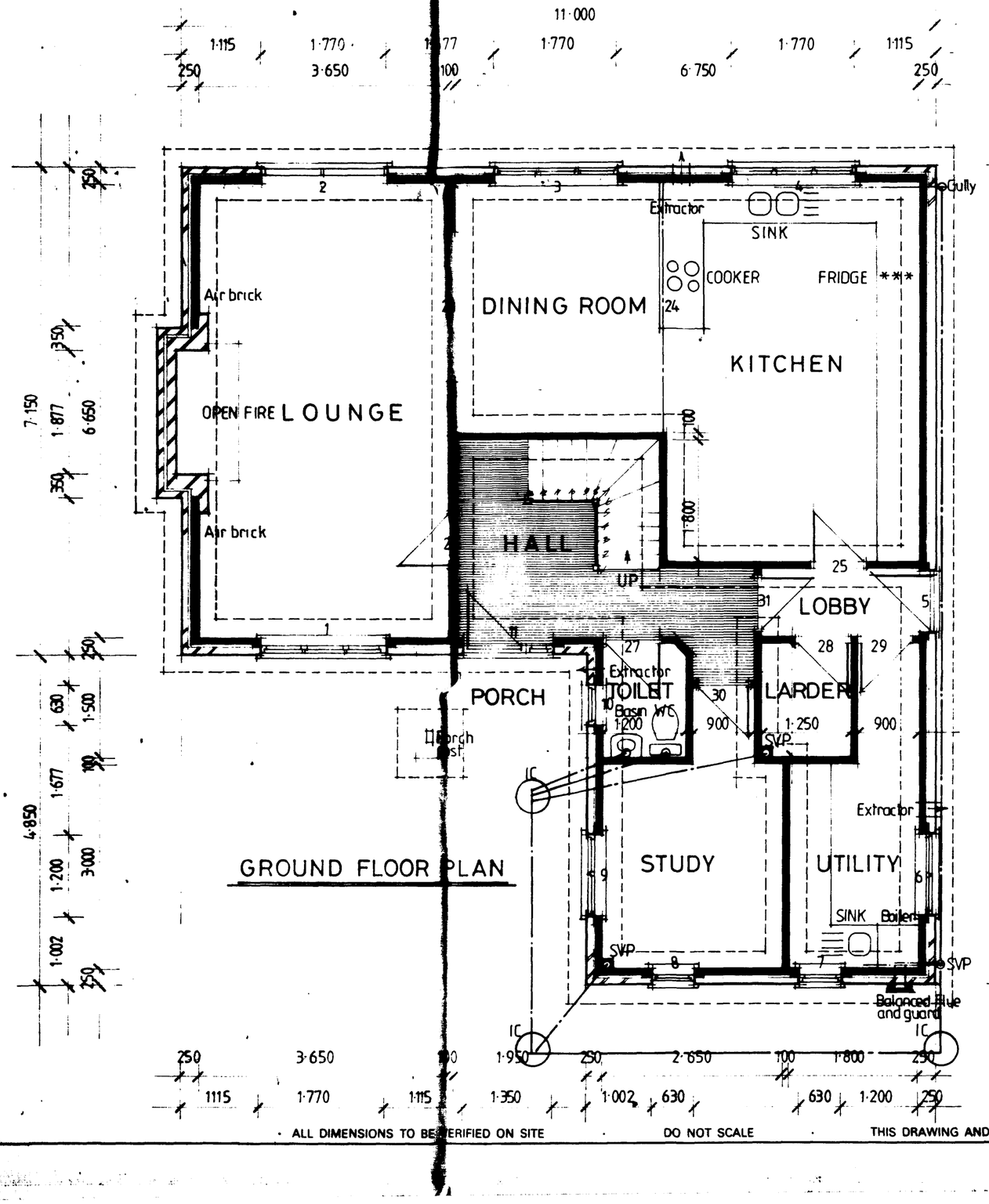
SIDE ELEVATION

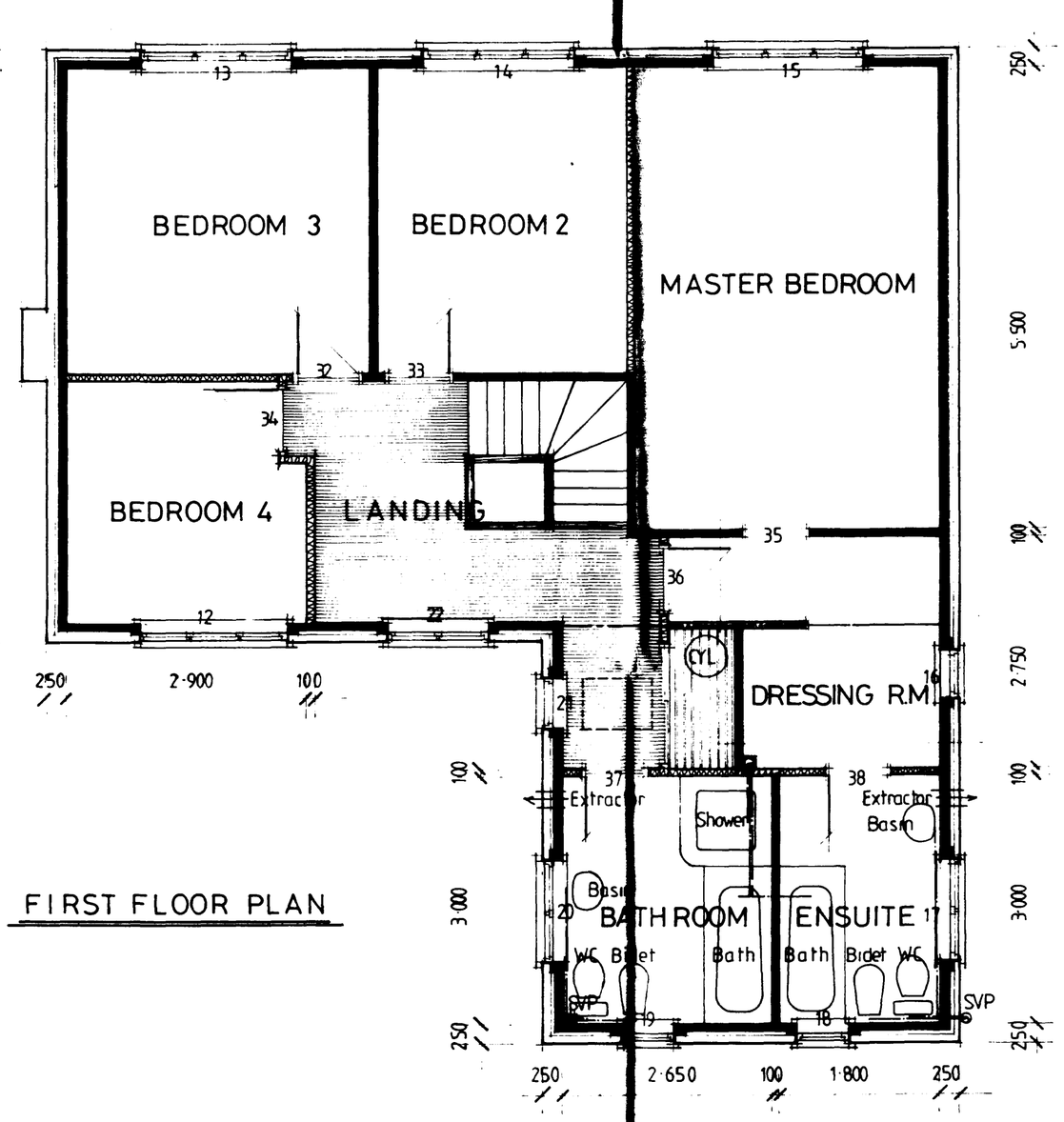


REAR ELEVATION



SIDE ELEVATION





Lintel Schedule.
All Lintels 150mm End Bearing.

1.	Type	IG	L 1/S	Length	2.100
2.	Type	IG	L 1/S	Length	2.100
3.	"	"	"	"	"
4.	"	"	"	"	"
5.	"	"	"	"	1.200
6.	"	"	"	"	1.500
7.	"	"	"	"	.900
8.	"	"	"	"	.900
9.	"	"	"	"	1.500
10.	"	"	"	"	.900
11.	"	"	"	"	1.650
12.	"	"	"	"	2.100
13.	"	"	"	"	2.100
14.	"	"	"	"	2.100
15.	"	"	"	"	2.100
16.	"	"	"	"	.900
17.	"	"	"	"	1.500
18.	"	"	"	"	.900
19.	"	"	"	"	.900
20.	"	"	"	"	1.500
21.	"	"	"	"	.900
22.	"	"	"	"	1.500
23.	"	IG Box 100x225 deep		Length	2.550
24.	"	Steel Beam see seperate detail.			
25.	"	IG Box 100x75 deep		Length	1.200
26.	"	IG Box 100x75 deep		Length	1.200
27.	"	IG Internal 100		Length	1.200
28.	"	IG Internal 100		Length	1.200
29.	"	IG Internal 100		Length	1.200
30.	"	IG Internal 100		Length	1.200
31.	"	IG Internal 100		Length	1.200
32.	"	Timber			
33.	"	IG Internal 100		Length	1.200
34.	"	IG Internal 100		Length	1.200
35.	"	IG Internal 100		Length	1.200
36.	"	Timber			
37.	"	Timber			

Drg. no. 532524-21
scale 1:50 1:100
date 25-10-93
drwn. DB chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

DETERMINED
PLAN

ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE ·

THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

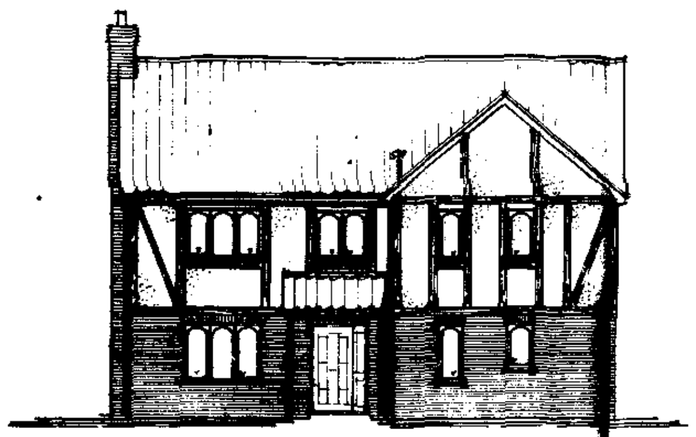
PROPOSED
FOUR BEDROOM
DWELLING HOUSE
AT 289 BROADGATE ROAD
SUTTON ST EDMUND
NR SPALDING
LINCS

ELEVATIONS AND FLOOR PLANS

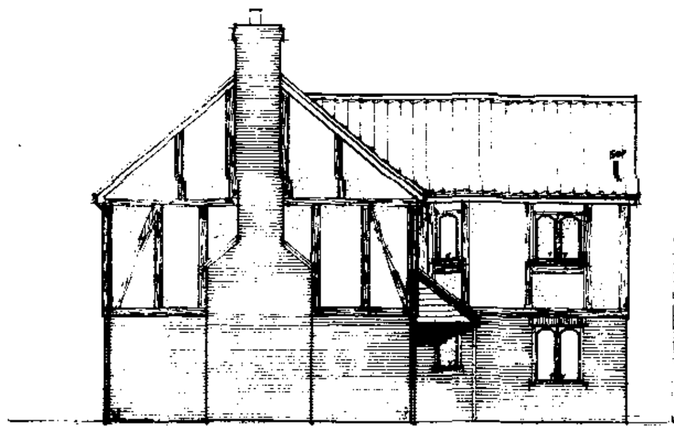
For AR & FJ WALLIS

DETERMINED
PLAN

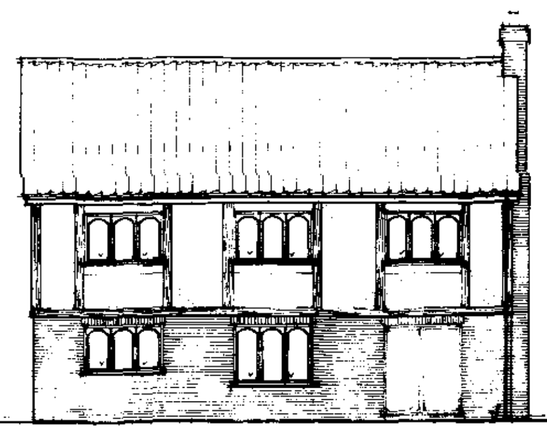
SOUTH HOLLAND D.C.
PLAN DEPT.
02 NOV 1993
REF 1044/93



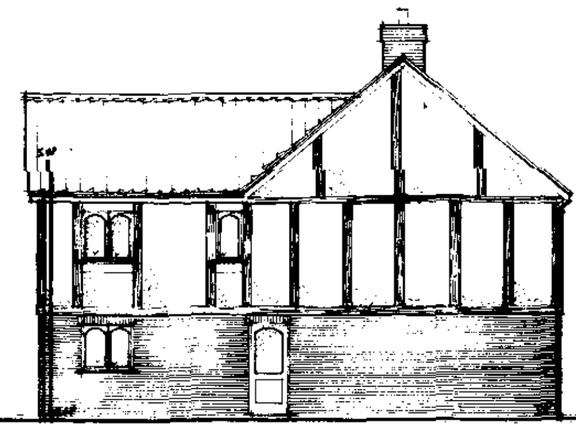
FRONT ELEVATION



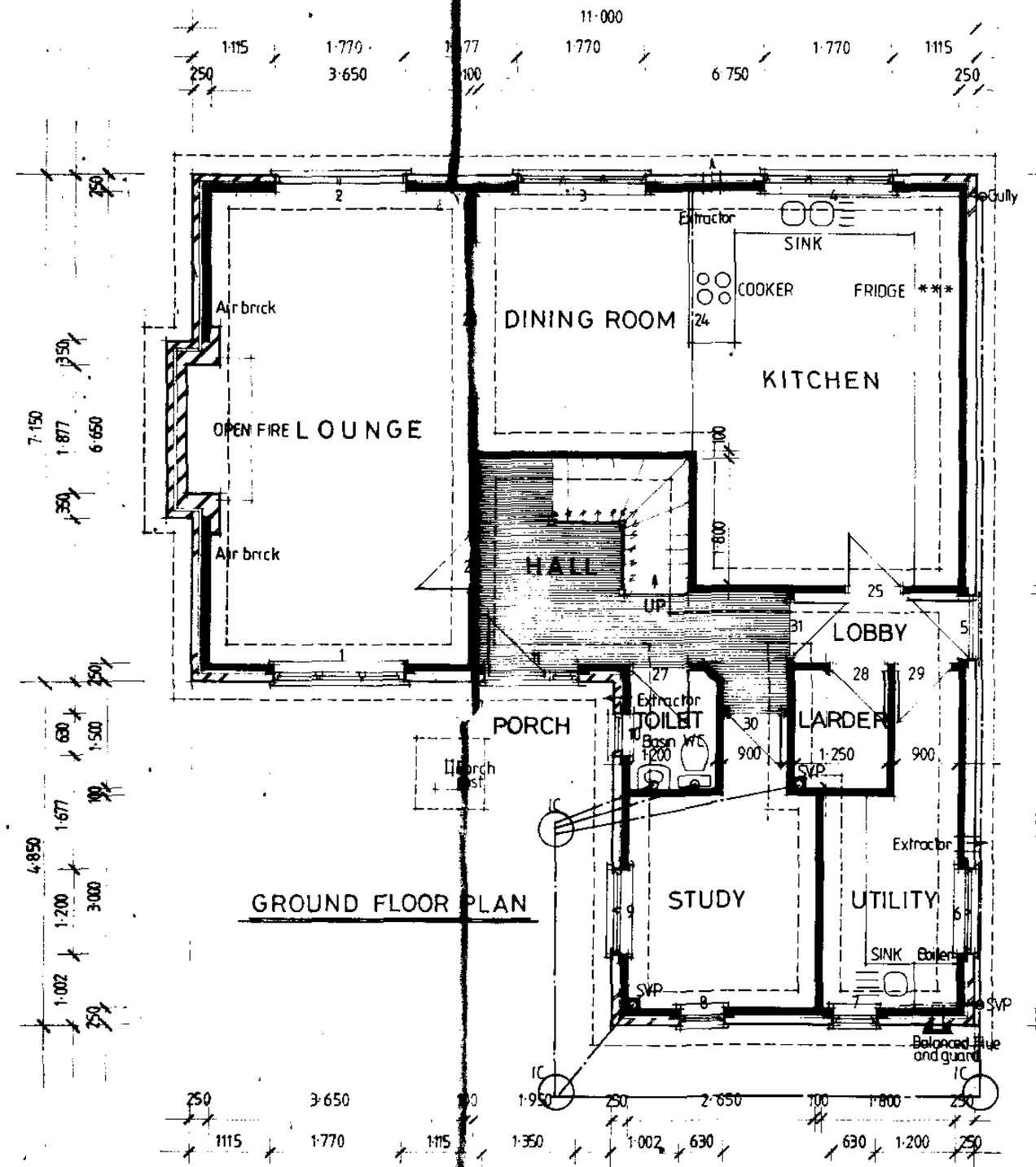
SIDE ELEVATION



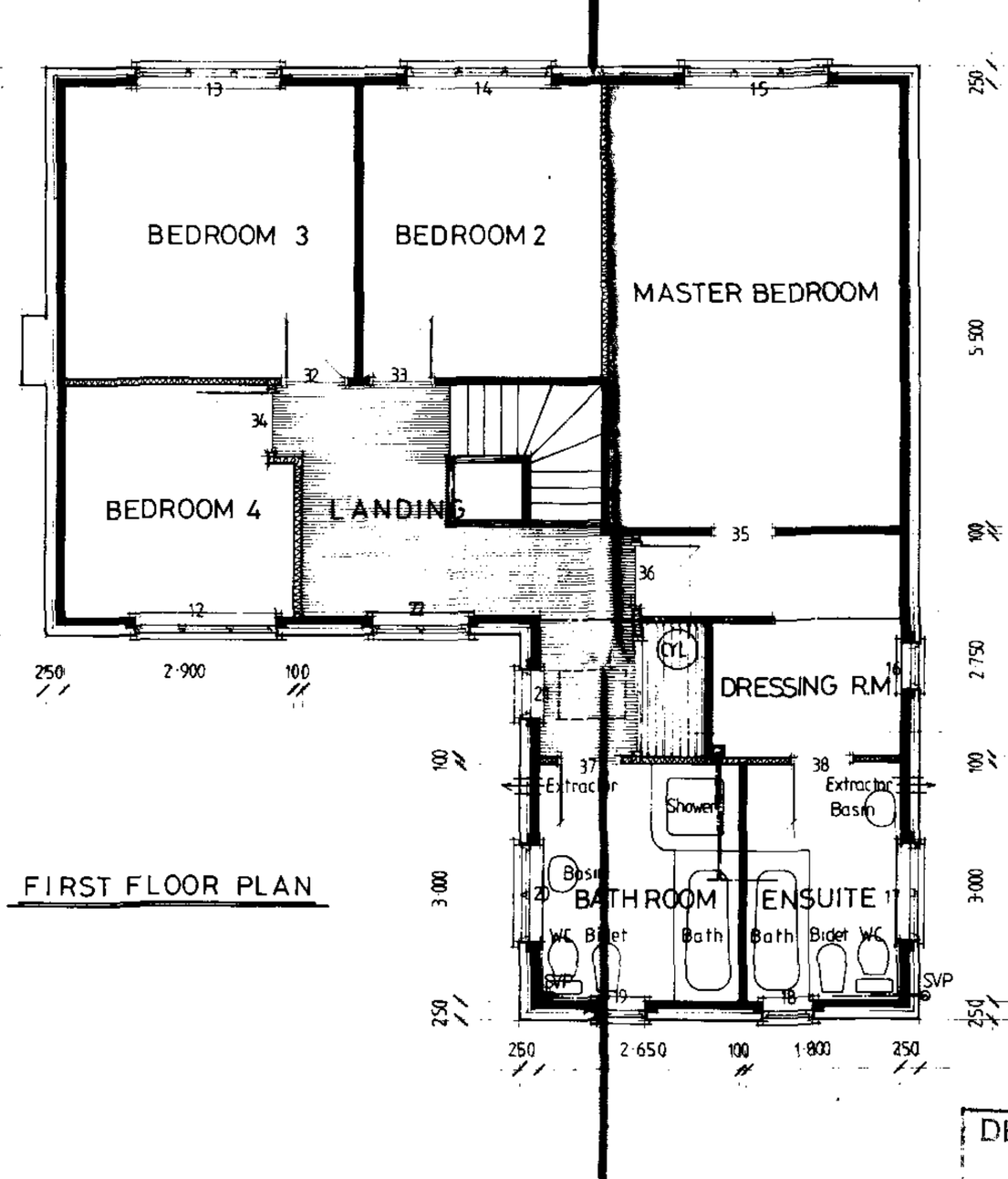
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Lintel Schedule.
All Lintels 150mm Bnd Bearing.

1.	Type	IG	L 1/S	Length	2.400
2.	Type	IG	L 1/S	Length	2.100
3.	"	"	"	"	
4.	"	"	"	"	
5.	"	"	"	"	1.200
6.	"	"	"	"	1.500
7.	"	"	"	"	.900
8.	"	"	"	"	.900
9.	"	"	"	"	1.500
10.	"	"	"	"	.900
11.	"	"	"	"	1.650
12.	"	"	"	"	2.100
13.	"	"	"	"	2.100
14.	"	"	"	"	2.100
15.	"	"	"	"	2.100
16.	"	"	"	"	.900
17.	"	"	"	"	1.500
18.	"	"	"	"	.900
19.	"	"	"	"	.900
20.	"	"	"	"	1.500
21.	"	"	"	"	.900
22.	"	"	"	"	1.500
23.	"	IG Box 100x225 deep		Length	2.550
24.	"	Steel Beam see seperate detail.			
25.	"	IG Box 100x75 deep		Length	1.200
26.	"	IG Box 100x75 deep		Length	1.200
27.	"	IG Internal 100		Length	1.200
28.	"	IG Internal 100		Length	1.200
29.	"	IG Internal 100		Length	1.200
30.	"	IG Internal 100		Length	1.200
31.	"	IG Internal 100		Length	1.200
32.	"	Timber			
33.	"	IG Internal 100		Length	1.200
34.	"	IG Internal 100		Length	1.200
35.	"	IG Internal 100		Length	1.200
36.	"	[illegible]			
37.	"	Timber			

Drg. no. 532524-21
scale 1:50 1:100
date 25-10-93
drwn. DB chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

DETERMINED
PLAN

ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE · THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

PROPOSED
FOUR BEDROOM
DWELLING HOUSE
AT 285 BROADGATE ROAD
SUTTON ST EDMUND
NR SPALDING
LINCS

ELEVATIONS AND FLOOR PLANS

FOR MR & T J WOLLIS



FRONT ELEVATION



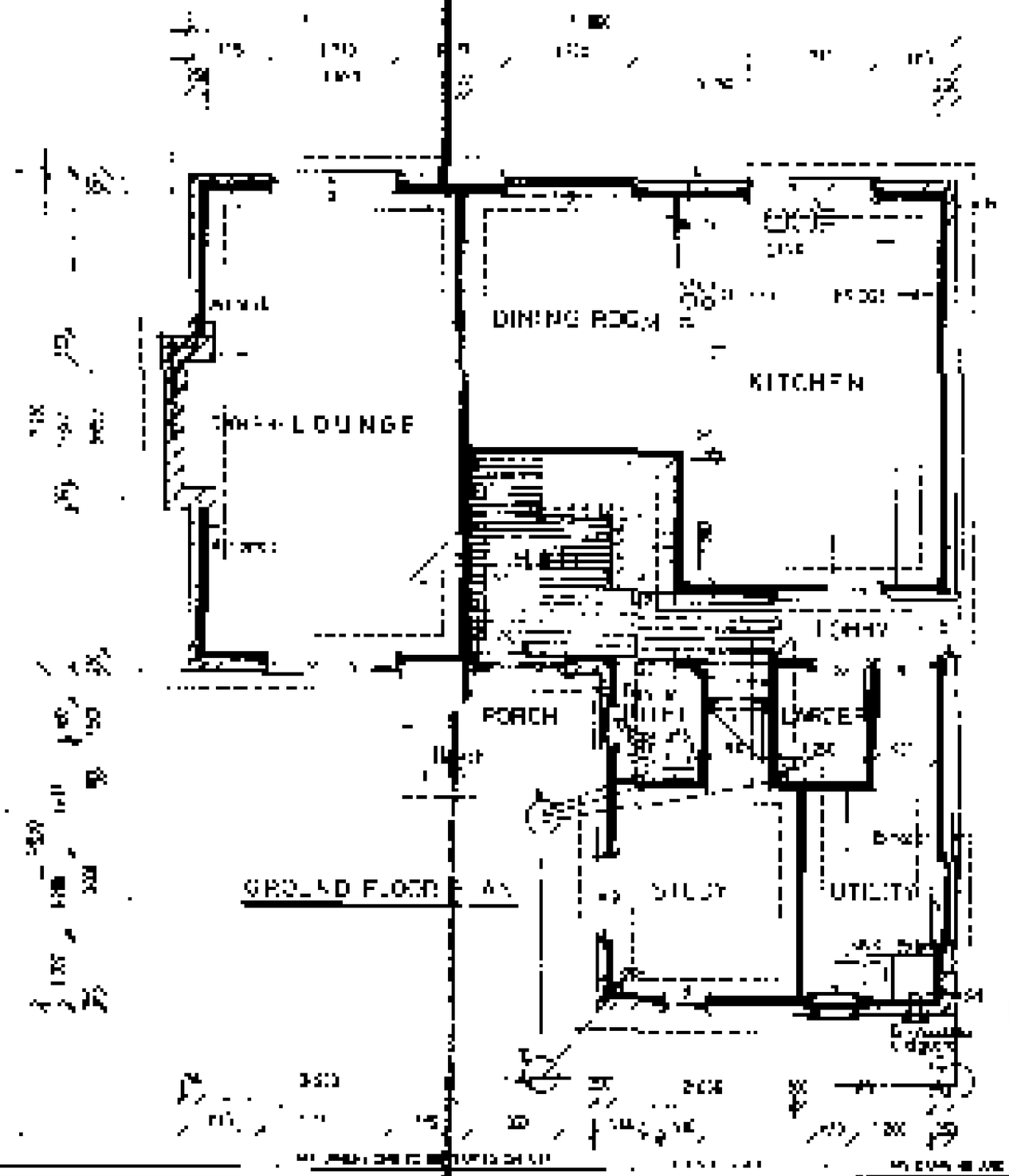
SIDE ELEVATION



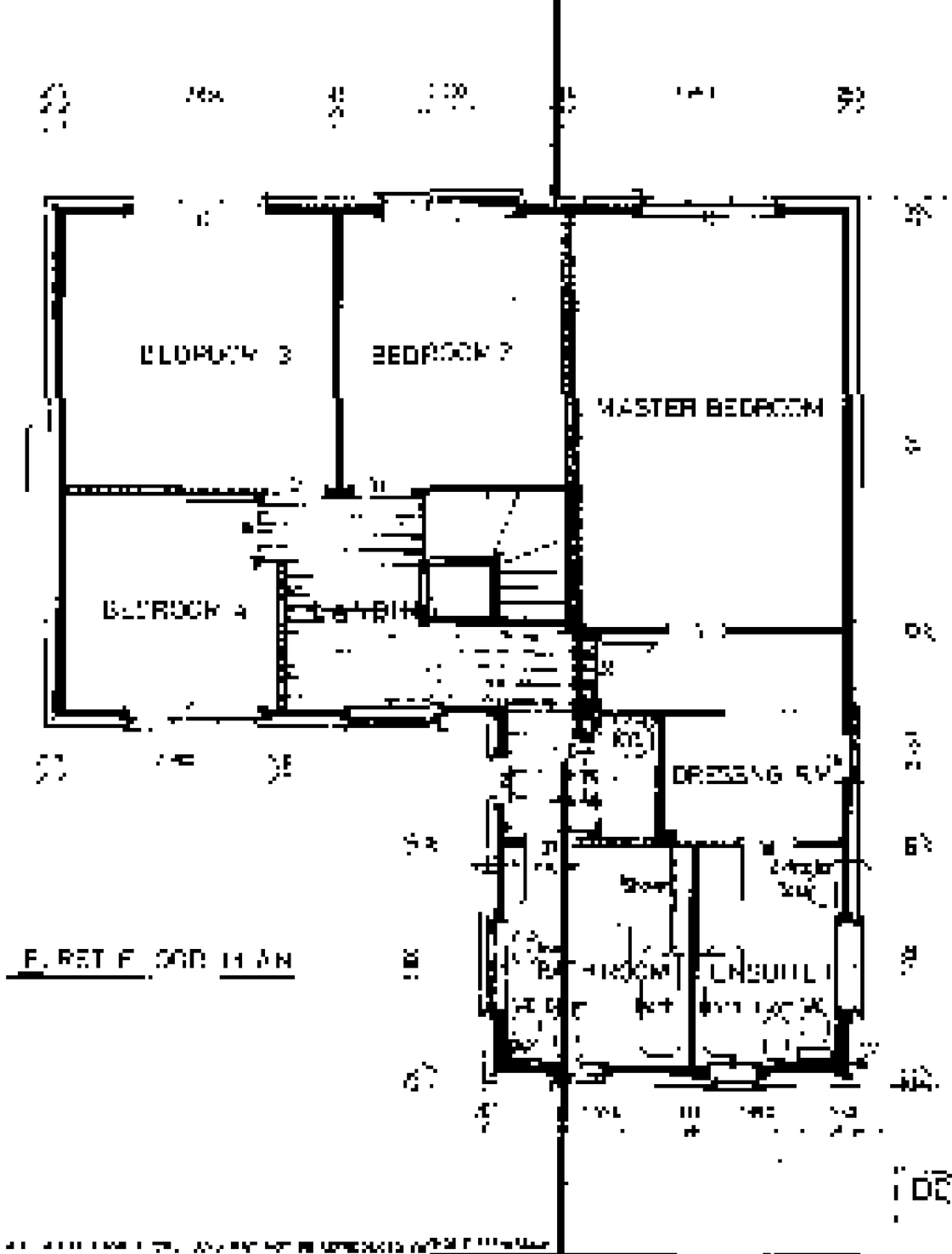
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DETACHED

DAVID HICKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE [illegible]

DAVID HICKER DESIGN
HAVENBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.