FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0577/93 Received:19-JUL-93 Type:FULL

Name: Mr Harris
Horseshoe Lodge
Birds Drove
Sutton St James
Spalding Lincs

Agent: Ian Ibbetson & Associates
10 Farleigh Fields
Orton Wistow
Peterborough

Description: Domestic kennels

Location : Horseshoe Lodge Birds Drove
Sutton St James 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 The maximum number of dogs upon the site at any one time shall not exceed 12.

Reason: To enable the Local Planning Authority to re-assess the likely impact that an increase in the number of dogs would have upon the amenities of the locality.

3 The materials to be used for the construction of the proposed kennels shall match, as closely as possible, those used for the construction of the existing house.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
26-JUL-93 H20/0577/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/0577/93

Date Registered 18 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. HARRIS
HORSESHOE LODGE
BIRDS DROVE
SUTTON ST. JAMES

Tel. No.

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

IAN IBBETSON & ASSOCIATES
10, FARLEIGH FIELDS
ORTON WISTOW
PETERBOROUGH

Tel. No. 0733 236320
(Personal contact name) IAN IBBETSON

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HORSESHOE LODGE
BIRDS DROVE
SUTTON ST. JAMES

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DOMESTIC KENNELS

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £190.00. If you consider no fee is payable include a written explanation instead.

Signed.. Elspeth A. Weight..... Date 14th. JUNE. 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 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:
(ii) Other new building(s)	[ ]	
(iii) Alterations or extension	[✓]	
(iv) Change of use	[ ]	

4. A. Please state site area (in all cases)	72.	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:	4.0	metres
(b) max. length:	24.2	metres
(c) max. width:	4.3	metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXISTING	
E. Please state type and colour of roofing materials.	CONCRETE ROOF TILE TO MATCH EXISTING	
F. Has a survey of the site been undertaken? State Yes or No	NO	

5. GENERAL INFORMATION Please complete each section

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

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

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

or

B. There will be a new or altered access to a public road [ ] ➡ If so, name of road: Will there be— Individual access(es) [ ] New estate road [ ]

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO 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	N/A

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?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (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 . Elspeth A. Weight ..... (~~Applicant~~ / Agent) Date 14/6/93...

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.
Owner's Name:
Address of owner at which notice was served: 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 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 . . Elspeth A. Weight . . . . ~~(Applicant /~~ Agent) Date . 14. June. 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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : New dwelling.
Boundaries : Open countryside. Narrow lane.
Site Features : Trees along frontage. Houses further to west.

Inspected by DMC
Date 30/6

Site Notice posted by
Date
Expiry DMC 30/6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMC 21/7

No objection on policy grounds.
Open countryside. Sufficient distance from neighbour to ensure that they are not materially affected.
Acceptable in terms of appearance.

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 Recommendation

~~Approve (or equiv)~~ Refuse (or equiv)

Signed DMC Date 21/7

~~Notes:~~

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

Conditions/~~Reasons: (cont overleaf)~~

(1) The maximum number of days upon the site at any one time shall not exceed 12.

Reason: To enable the LPA to ~~monitor~~ the powers be likely ~~impact~~ that an increase in the number of days would have upon the amenities of the locality.

(2) The ~~materials~~ to be used for the construction of the proposed ~~kennels~~ shall match, as closely as possible, those used for the construction of the existing house.

In the interests of visual amenity.

DC INSTRUCTION SHEET

APPLICATION REF: H20/0577/9

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

DMF 2/7 ☑ Non Std

Precise details: (1) Details of the maximum number of dogs that will be on site at any one time.
(2) Will the proposal involve breeding?

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

		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	.....	
	~~NRA~~	.....	
WAT	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:

Case Officer

JOHN BLACKLOCK

Senior Officer Confirmed ..... Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No P 2854

Date first Rec'd 18 JUN 1993

Registration

Reference H20/0577/93

Cross-Ref B20/0360/93

Date 21-JUN-93

Validation

TYPE FULL

Site area 7259 mts
No of dwellings
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 316. OS Plots
Grid ref 538860 316590.

Ward W Parish S.S. James

Inside IBD No. Inside LP area No.

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

Linked to site Ref

Linked to property Ref 039384

Planning Records:
Earlier apps 1336/88
0151/89

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

BRIAN TH 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

H20/0577/93

FULL

Applicant: Mr Harris
Tel:

Agent: Ian Ibbetson & Associates
0733 236320

Description: Domestic kennels

Location: Horseshoe Lodge
Birds Drove
Sutton St James
Spalding

Valid date: ~~18-JUN-93~~ 19-JUL-93
Terminal date: ~~13-AUG-93~~ 13-SEP-93
Target dates:
To case officer 25-JUN-93
Inspected by 02-JUL-93
Extra contacts 09-JUL-93
Report if not clear by 23-JUL-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~29~~ 30-JUN-93	~~20~~ 21-JUL-93
Clerk to Sutton St J	24-JUN-93	08-JUL-93
Dir of Environmental	24-JUN-93	08-JUL-93
Cllr Mrs E O Hall-Pa 0945 700 829	24-JUN-93	01-JUL-93

L.C.C - No objections JEC 1/7/93

BRIAN TH 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

27

Application no: H20/0577/93

Applicant: Mr Harris
Horseshoe Lodge
Birds Drove
Sutton St James
Spalding Lincs

Agent: Ian Ibbetson & Associates
10 Farleigh Fields
Orton Wistow
Peterborough

Description: Domestic kennels

Location: Horseshoe Lodge Birds Drove
Sutton St James Spalding

Type: FULL

Date received: 18-JUN-93

24-JUN-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 08-JUL-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 J BLACKLOCK

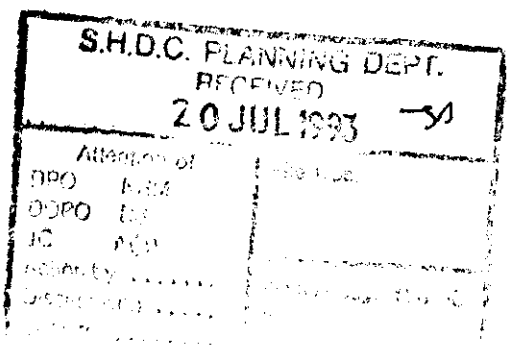
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

FOR PARISH COUNCIL USE ONLY

Comments: No objection, but would like to see Kennels further away from house.

Signed: J T Gleeson
Chairman of the Parish Council.



BRIAN [illegible]TH 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: H20/0577/93

Applicant: Mr Harris
Horseshoe Lodge
Birds Drove
Sutton St James
Spalding Lincs

Agent: Ian Ibbetson & Associates
10 Farleigh Fields
Orton Wistow
Peterborough

SOUTH HOLLAND D.C.
PLAN DEPT
19 JUL 1993
REF ..... Valid

Description: Domestic kennels

Location: Horseshoe Lodge
Birds Drove
Sutton St James
Spalding

Type: FULL

Date received: 18-JUN-93

06-JUL-93

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:

1 Details of the maximum number of dogs that will be on site at any one time?

2 Will the proposal involve breeding?

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 J BLACKLOCK

Yours faithfully

Principal Planning Officer

IAN IBBETSON mscet

and Associates

CONSULTANTS IN ARCHITECTURAL
BUILDING AND ENGINEERING DESIGN

Please reply to : 10 Farleigh Fields
Orton Wistow
Peterborough
Cambs.
PE2 6YB

Telephone : 0733 236320

Your Ref H20/0577/93

Our Ref ISI/EGW/1005

15 July 1993

South Holland District Council
Planning and Control Services
Council Offices
Priory Road
Spalding
Lincs.

F.A.O. Mr. J. Blacklock

Dear Sir

Erection of domestic kennels at Horseshoe Lodge, Birds Drove, Sutton St James

I refer to your letter of July 6th 1993 and would confirm the following points as such

1) The maximum number of dogs that will be on the site at any one time will be 12 (twelve).

2) The proposal does not involve any breeding.

I trust that this information is to your satisfaction and I look forward to hearing from you in the near future.

Yours faithfully

Ian S Ibbetson

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JUL 1993

SHDC PLANNING DEPT.
- 7 JUL 1993 SS

5th July 1993

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

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0188
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H20/0577/93

PROPOSAL: DOMESTIC KENNELS
LOCATION: HORSESHOE LODGE, BIRDS DROVE, SUTTON ST JAMES
APPLICANT: MR HARRIS

I refer to your consultation received on 5th July 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.
REASON: To prevent pollution of the water environment.

Advice to Applicant

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

A percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. They should be subject to the approval of your Council. If after tests it is found that soakaways do not work satisfactorily than we must be consulted further.

A copy of this letter has been sent to the applicant/agent.

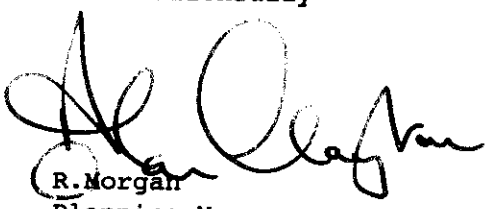
contd ...

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

NRA

Yours faithfully



R.Morgan
Planning Manager

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 1.7.93

OUR REF: JC/SS/PC

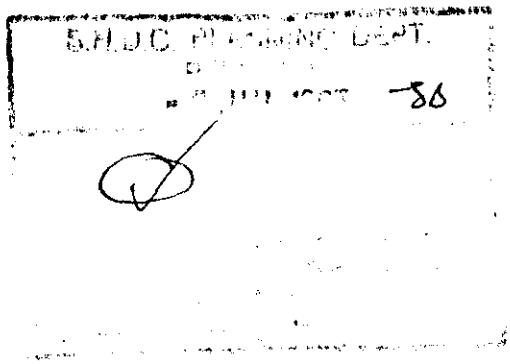
TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H20/0577/93
Kennels, Birds Drove, Sutton St. James

These kennels are in a relatively isolated location which subject to good management are unlikely to give rise to complaints.

I would, however, suggest that the number of dogs be restricted by agreement with the applicant up to a maximum of 12.

Director of Environmental Services



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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2854
Date received : 18-JUN-93

Received from

T C Harris & L J Pruhs

Address

Horseshoe Lodge
Birds Drove
Sutton St James
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

IAN IBBETSON mscet

and Associates

CONSULTANTS IN ARCHITECTURAL
BUILDING AND ENGINEERING DESIGN

Please Reply To : 10 Farleigh Fields
Orton Wistow
Peterborough
Cambs.
PE2 6YB

Our Ref ISI/EGW

14 June 1993

0577/93

Director of Planning & Building Services
Council Offices
Priory Road
Spalding
Lincs.
PE11 2XE

Dear Sir

Horseshoe Lodge, Birds Drove, Sutton St. James.

Please find enclosed planning and building regulation submissions for proposed kennels at the above site.

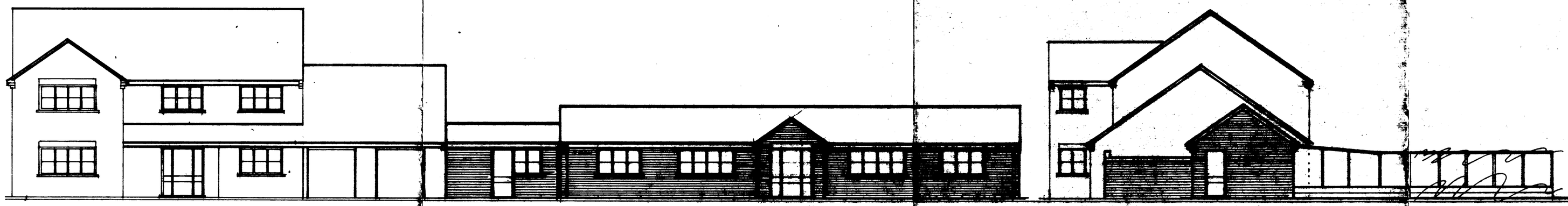
My client wishes to point out that the kennels are to be constructed for his personal use and are to be used in conjunction with his hobby.

I look forward to hearing from you in the near future.

Yours faithfully

Ian S Ibbetson

enc.



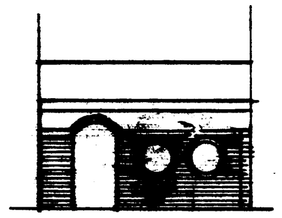
South East (front)

North East (side)

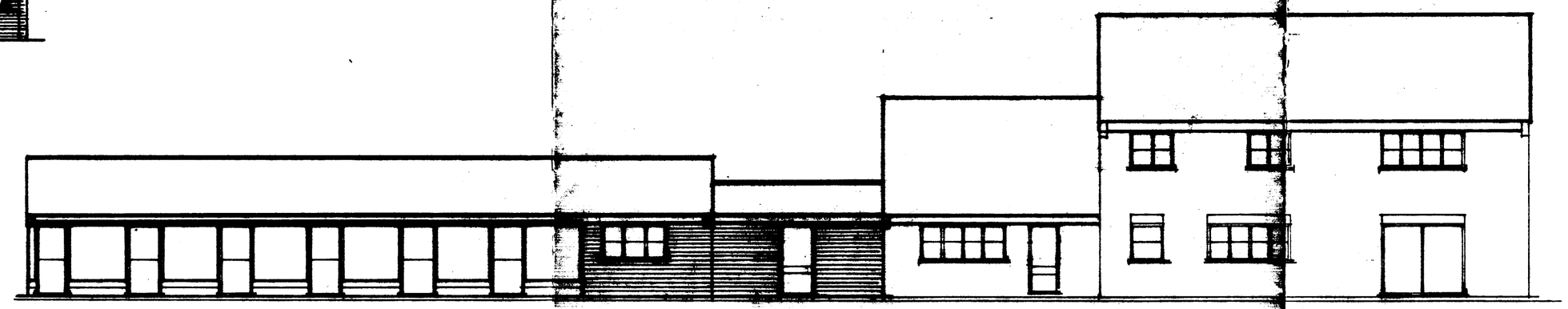
Dotted with coverdg agent to be in accordance with layout plan - to colour. DMG 3/6

All windows to be double glazed

All windows to new rooms to have 4000mm² trickle vent which is controlable.



Compound wall



North West (rear)

ROOF CONSTRUCTION

Precast concrete roof tiles to be fixed in accordance with BS 5534 : 1978 on 38 x 25 S.W. preservative treated battens at guage to suit tiles on roofing felt complying with B.S. 747 part 2 type 1F.

Tiles to suit roof pitch and to be installed in accordance with manufacuturers instructions.

Provide min 10mm air gap at fascia or soffit to provide adequate ventilation. Provide flyproof mesh to eaves gap.

150' fibreglass quilt to be laid between ceiling joists to give 'U' valve of 0.25w/m²°C

Fibreglass laid on 12mm plasterboard and artex finish.

PITCHED ROOF STRUCTURE

Prefabricated roof trusses to BS 5268 pt 3 a 600 crs. Certificate of suitability to be provided by manufacturer before erection.

Provide bracing to roof structure in accordance with manufacturers requirements.

LATERAL RESTAINT

Build in 30 x 5 galvanised M.S. straps @ 1800 max centres, straps to be 900 long, straps to be provided at 1st floor, 1st floor ceiling, and at rafter levels. Provide additional straps either side of openings to maintain number of straps as for equivalent uninterrupted wall. Provide blocking pieces between structural members where straps are a perpendicular to these members.

STRUCTURAL TIMBER/PRESERVATIVE TREATMENT

All structural timber to be SC3 grade to BS 4978 : 1978 unless specified otherwise and pressure impregnated with preservative in accordance with BS 4027 : 1974
All exposed timbers to be treated with preservative complying with BS 1282 : 1975

WALL CONSTRUCTION

100mm Facing Brick
50mm Brythern insulation
100mm Hamlite 3.5w/m² ~~ground quality~~ load bearing insulation blocks to BS6073:1981
Close cavity at all openings.

Build in stainless steel wall tiles to BS 1449 Part 2 @\900 horizontal 450 vertical centres and staggered, with additional wall ties at every block course at perimeter of all openings and where cavity is vertically closed.

Building in hyload or equivalent DPC complying with CP102 to all walls and to be positioned 150mm above ground level and to lap with DPM in floor slab.

Provide vertical DPC to perimeter of all openings and all gravity closures.

Wall below DPC level to be built up in 100 brickwork or class 'A' concrete blocks.

Internal walls to be built in 100mm/60mm hamalite built of DPC Blocks to be ~~grade~~ quality

FLASHINGS

Provide code 4 lead flashings also cavity trays walls where abutting roof areas. Flashings to have 150mm (min) upstand to wall face.

BELOW GROUND DRAINAGE

Lay 100mm UPVC drain pipes as indicated. All UPVC pipes and fittings to comply with BS 4660 : 1973 to be laid on 100mm pea gravel bed. Backfill drain excavation with pea gravel to a level of 100mm above crown of pipe.

Lintol over pipes or services where passing through walls.

ABOVE GROUND DRAINAGE

100mm waste to W.C.
40mm waste to basins.
Min 1-1½' gradient on waste runs. 75mm deep self resealable traps to appliances

PLANNING DEPT.
18 JUN 1993
REF 0677/93

All work to be carried out in accordance with Building Regulations and to comply with all relevant British Standards codes of practice and agreement certificates.

Any changes to the approved drawings to be agreed in writing with the Building Control Officer before being undertaken on site.

IAN IBBETSON MSIAAT
and Associates
CONSULTANTS IN ARCHITECTURAL BUILDING AND ENGINEERING DESIGN
0733 236320

Proposed Kennels at
Horsehoe Lodge Birds Drove
Sutton St James

Planning details

1: 50 1: 100