RIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Approval of Reserved Matters

Reference: H20/1166/91 Received:04-DEC-91 Type:RESERVED MATTERS

Name: J M Ward
"Glenside"
Station Road
Long Sutton
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom house and garage

Location : Part O.S. 5389 Baulkins Drove
Sutton St James 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:

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Your attention is drawn to conditions 4 and 5 on outline planning permission H20/0259/91 dated 4 December 1991.

Director of Planning and Building Control Services
09-JAN-92

H20/1166/91

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.

DAS
9/1

PLANNING APPLICATION

For office use only

Application No. H20/1166/91.

Date Registered 28 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. M. WARD.
'GLENSIDE'
SUTTON ROAD.
LONG SUTTON.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
11 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
PE12 6UG.

Tel. No. 460 370853
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PART OS 5589. BAULKINS DROVE. SUTTON-ST-JAMES.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM HOUSE & GARAGE.

Please complete

Signed. G.R. Merchant. Date. 26.11.91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92
If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [✓]

A. Please state Reference Number of outline permission. — H20/0259/91.
B. Please state which reserved matters are dealt with in this application. — 1 & 2.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 294 m² POLYTUNNELS. (3,166 ft²) APPROX. sq. metres

B. Please state size of any new structure:- (a) max. height: 9.2 metres

(b) max. length: 9.2 metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: HEPWORTH - RUTLAND RED RUSTICS

D. Please state type and colour of roofing materials. SANDTOFT IDEALE PANTILES - AUTUMN BROWN.

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

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

or

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

Will there be — Individual access(es) ☐ New estate road ☐

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ → If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ → If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. ☐ → Date: Consultee(s):

Is this application related to a previous submission ☐ → Application No.:

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

Continue on separate sheet if necessary. SECTION 106 AGREEMENT.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 26.11.91

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~~ 26.11

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... ~~Applicant~~/Agent) Date 26.11.91

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 .....

RIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1166/91 Type: RESERVED MATTERS

Applicant: J M Ward Agent: G R Merchant
Tel: 0406 370853

Description: 3 bedroom house and garage

Location: Part O.S. 5389
Baulkins Drove
Sutton St James
Spalding, Lincs

Valid date: 04-DEC-91 Terminal date: 29-JAN-92
Target dates: Target Committee:
To case officer 09-DEC-91 Report deadline:
Inspected by 14-DEC-91
Extra contacts 19-DEC-91 Case Officer:
Report if not clear by 08-JAN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	09-DEC-91	23-DEC-91
Cllr Mrs E O Hall-Pa 0945 700 829	09-DEC-91	23-DEC-91
C.C.C - CBS Attached FCR 12/12/91		
"Rushmere", Baulkins Drove, S.S.J.	19-DEC-91.	02-JAN-92.

SITE DETAILS

Grid ref: 539500 317860
OS Sheets: 301 Parcel:

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92

Receipt Issued ..... No. 12314

Date First Received 28 NOV 1991

REGISTRATION

REFERENCE H20/1166/91

Cross-Ref B20/0686/91

Date 29/11/91

VALIDATION 4/12/91 Date 2/12/91

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

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

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

Earlier permission ref H20/0259/91

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 92 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date .....

Index Sheets 2001 OS Nos ..... Grid Ref 5 [illegible] 31 [illegible]

Ward ..... Parish .....

Inside IBD NO Inside LP Area NO

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

Linked to site.....Ref...161.... Linked to property.....Ref.....

Planning Records:
Earlier apps B 259/91
413/73

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

Inputs completed 9/12/91

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features Overlooking and outbuilding land has outline consent. Hawthorn bushes at the front should be retained for access p

Inspected by: DMG
date: 16/12

Residents notified on site visit: Rushmere, Bankside Drive - Post

Case Officer Conclusions (issues)

Site already has outline consent.
Proposal satisfactorily complies with conditions.
Hawthorn hedge to be retained.

Case Officer Recommendations (summary). Consent
(details overleaf)

Delegation
Recommended approvals – Confirmed by Case Officer: DMG 3/1

Departure from policy — Yes ____ No →

Ward member request — Yes ____ No →

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

Yes ____ [Reason:

Other circumstances needing Committee decision — Yes ____ Flagged by Senior Officer Signed ..... → No

[Reason: ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ____ Fil fees (not first Submission) / Other info., viz: Signed ..... → Yes

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
DMG 7/1
.....

Recommendation/draft report produced..... Amended/confirmed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) HM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

79/7/12

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1166/91

Applicant: J M Ward
"Glenside"
Station Road
Long Sutton
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: 3 bedroom house and garage

Location: Part O.S. 5389 Baulkins Drove
Sutton St James Spalding, Lincs

Type: RESERVED MATTERS

Date received: 04-DEC-91

09-DEC-91

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 24-DEC-91. 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 James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

FOR PARISH COUNCIL USE ONLY

Comments: N o n e

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991
Action of
File Note
Acknowledge YES/NO
by
Date

Signed: J E Hanna

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council Application Reference H20/1166/91.

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		
	3	9	5	1	7	2

2. Address or location

Pt OS 5389, Baulkins Drove, Sutton St James

3. Name, classification and number of road

UC

4. Date application referred 12-12-91

5. State whether outline, detailed application etc.

R.M.

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

House & Garage

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: 12/12/91 Signed: [signature]
Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: H20/1166/91

DATE RECEIVED: 28 11 91

APPLICANT: J M Ward
"Glenside"
Station Road
Long Sutton
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

DESCRIPTION OF DEVELOPMENT : Three bedroom house and garage

LOCATION: OS:5389 Baulkins Drove, Sutton St James

SOUTH HOLLAND D.C.
PLAN DEPT
04 DEC 1991
REF .....

2nd December 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

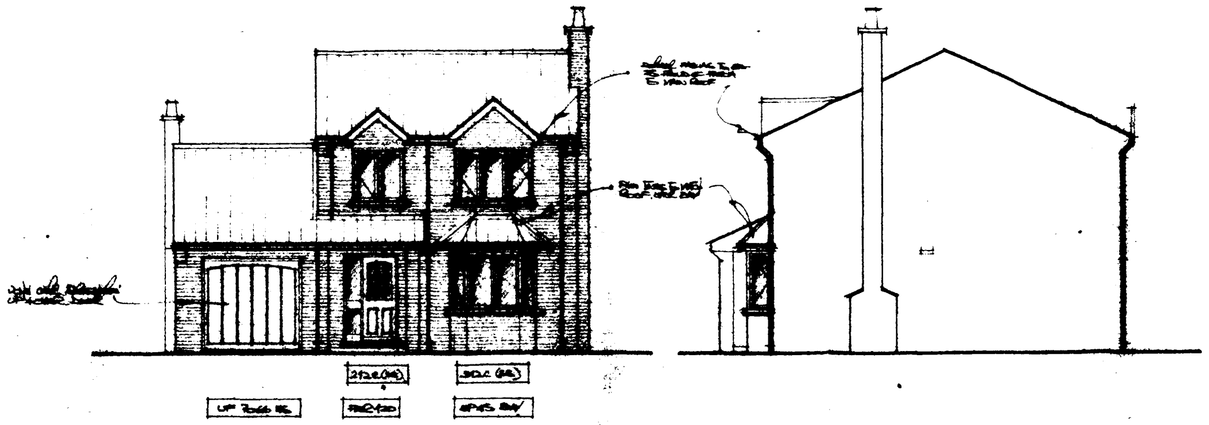
✓ The submitted application cannot be dealt with until the outline planning permission has been issued.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee received will be reimbursed.

Yours faithfully

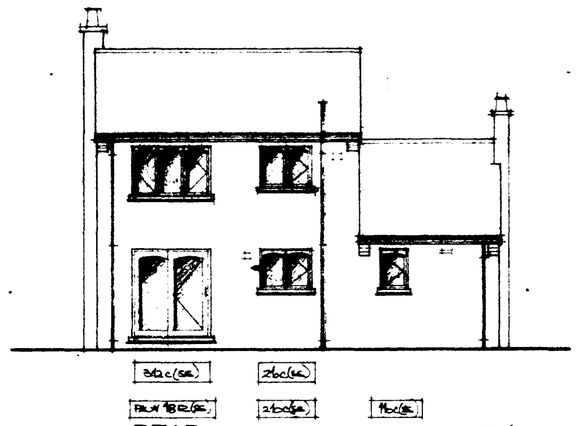
pp Director of Planning &
Building Control Services

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

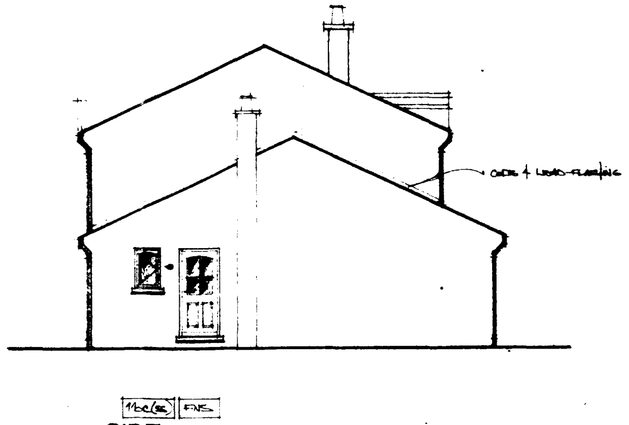


FRONT

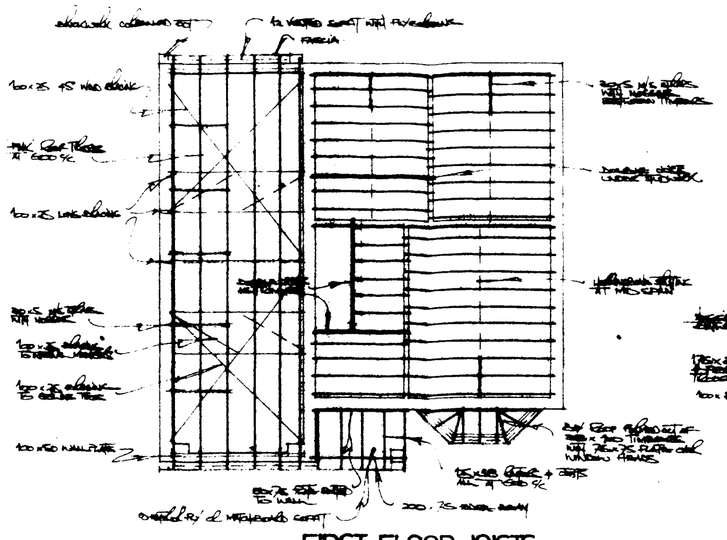
SIDE



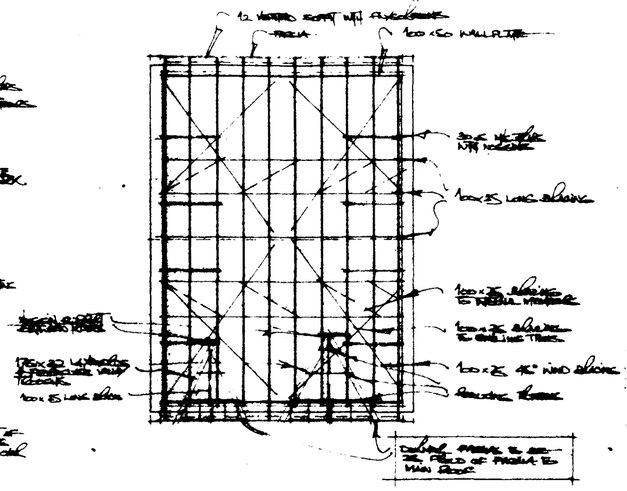
REAR



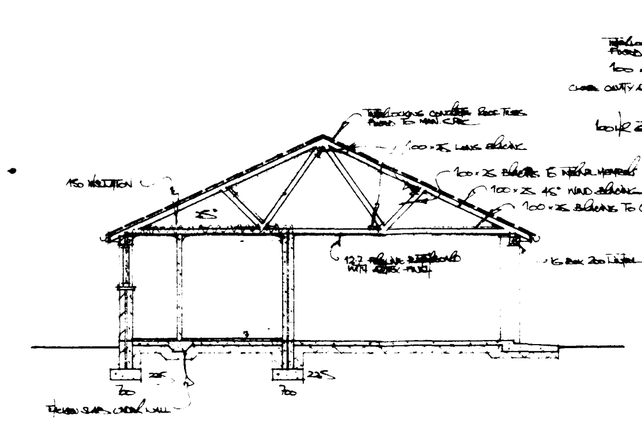
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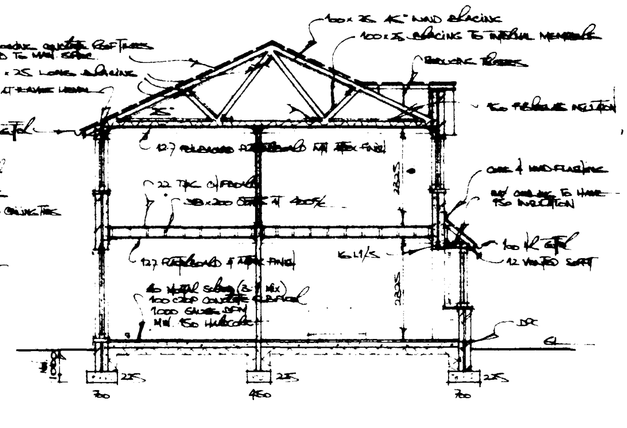
FIRST FLOOR JOISTS



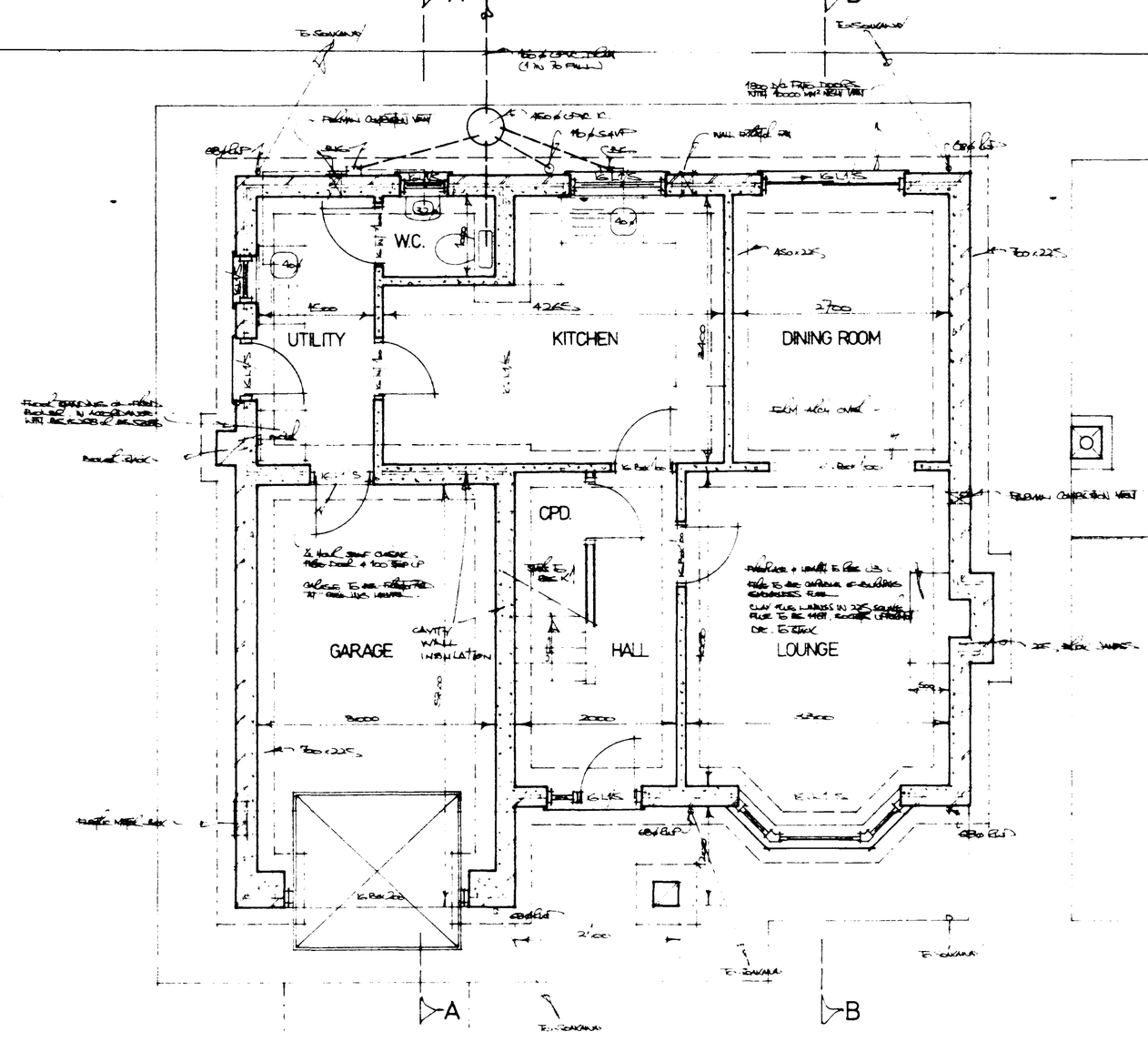
ROOF PLAN



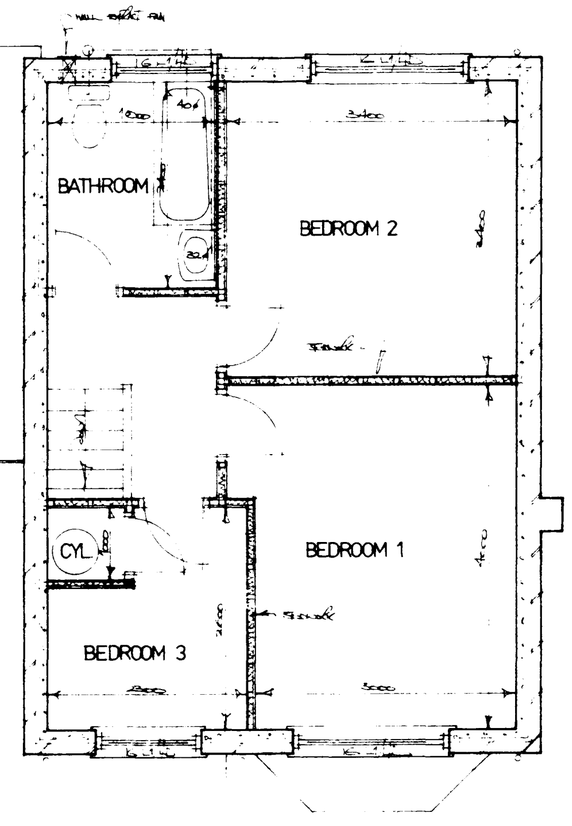
SECTION AA



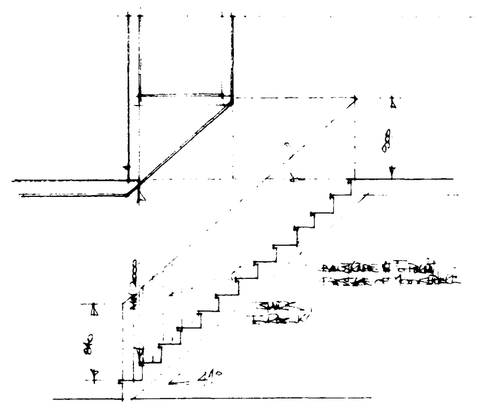
SECTION BB



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



STAIR DETAIL

EXTERNAL WALLS
Walls in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

DPC & DPC COURSES
Polythene embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leads of cavity walling, piers and columns. dpcs to be lapped with dpcs to provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip footings width x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Minimum floor slab to 230 x 600 wide under non-loadbearing partition walls. Foundations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
Provide R.C. LINTELS in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be R.C. Beam lintels. All lintels to have minimum bearings and bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL 114 treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type) Patio doors to be fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. Use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm pea gravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea gravel surround on haunched back trench. Cast where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

STAIRCASE
Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42deg with a rise of 202mm and going of 228mm. Handrail to be 850mm above the pitch line of the staircase and 900mm on landing. Balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.

DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 mm squared area vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

WALL TILING
Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops. Ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION
Allow for decorating all new surfaces ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

BRICKWORK
Brickwork to be constructed in accordance with the [illegible] shown on the drawings. All bricks to be B.S. grade selected properly [illegible] to an acceptable texture [illegible] appropriate [illegible] mortar. Plates to [illegible] rafters [illegible] shall be of an approved [illegible] and designed, constructed, [illegible] and erected in accordance with B.S. [illegible] 1986.

ROOF COVERING
Concrete interlocking tiles, to be [illegible] in accordance with the manufacturer's [illegible] to BS 5534 Pt 1 1978. Bottom [illegible] to be secured at eaves to [illegible] type [illegible] with minimum 150mm lap.

ROOF TIMBERS
Provide and fix 38mm x 5mm patent [illegible] mild steel straps at 1.8 metre centres [illegible] to wallplate to [illegible] wallplate.

DAMP PROOF COURSE
Provide a [illegible] DPC 150mm lapped and grouted [illegible] mixed particles bonded on B.S. [illegible] over full width of the [illegible] cavity. The damp proof course shall [illegible] not less than 150mm above ground [illegible]. Build [illegible] walls to full bearing width of wall, but ensure not to encroach into the cavity.

INSULATION
Lay 25mm PERIMELASH between joists and [illegible] minimum 50mm gap between top of insulation and marking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel RAFTSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD screw tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1000 gauge DPM lapped with DPC. 150mm min hardcore blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

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PROJECT:
3 BEDROOM HOUSE & GARAGE
BUILKINS GROVE
SUTTON-ST-JAMES

CLIENT:
M WARD
"GLENDALE"
STATION ROAD
LONG SUTTON
SPALDING

H2C/1166/91

SCALES:

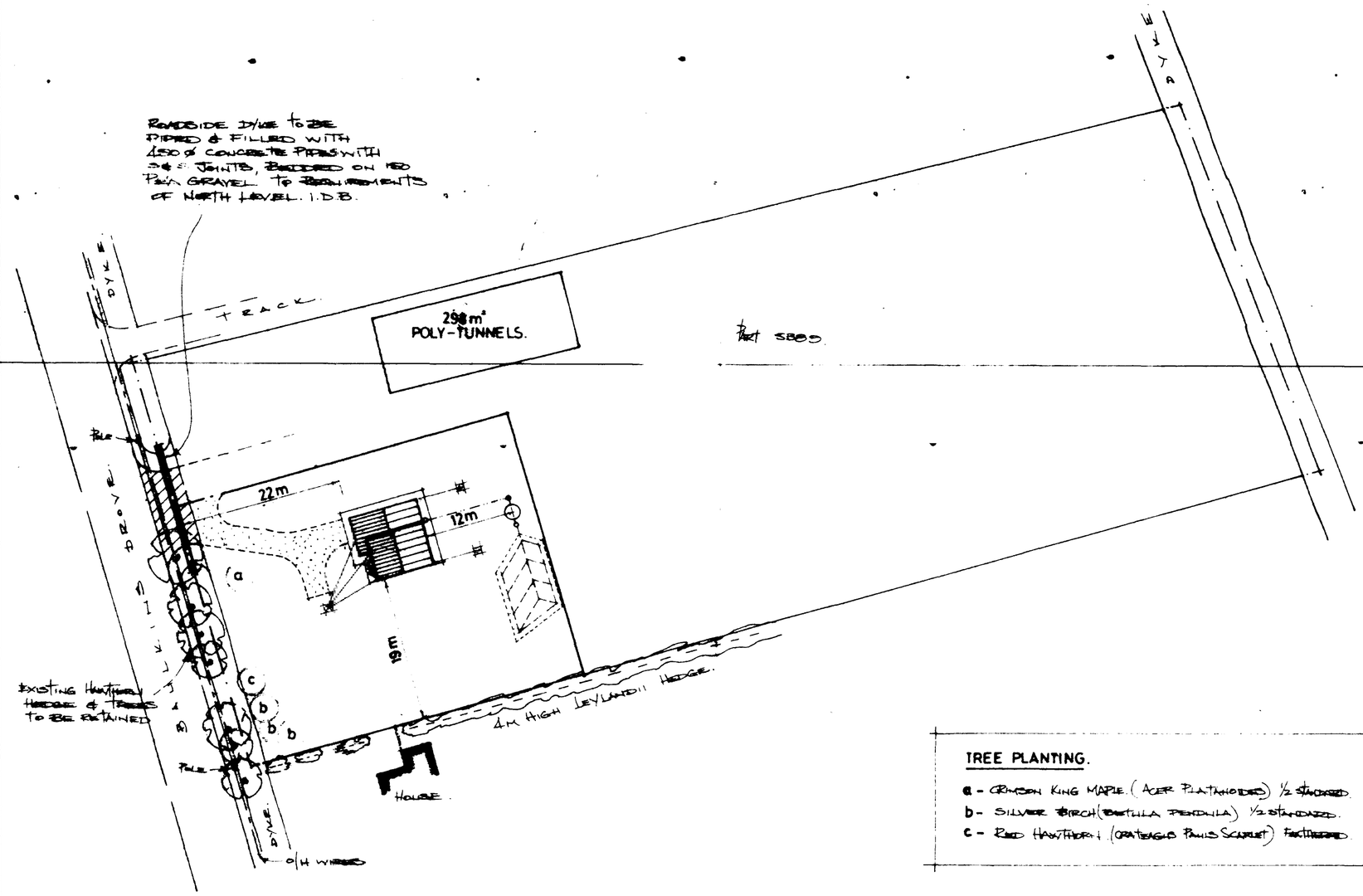
DATE:

DRAWING No.:

REVISIONS:

SUMMIT

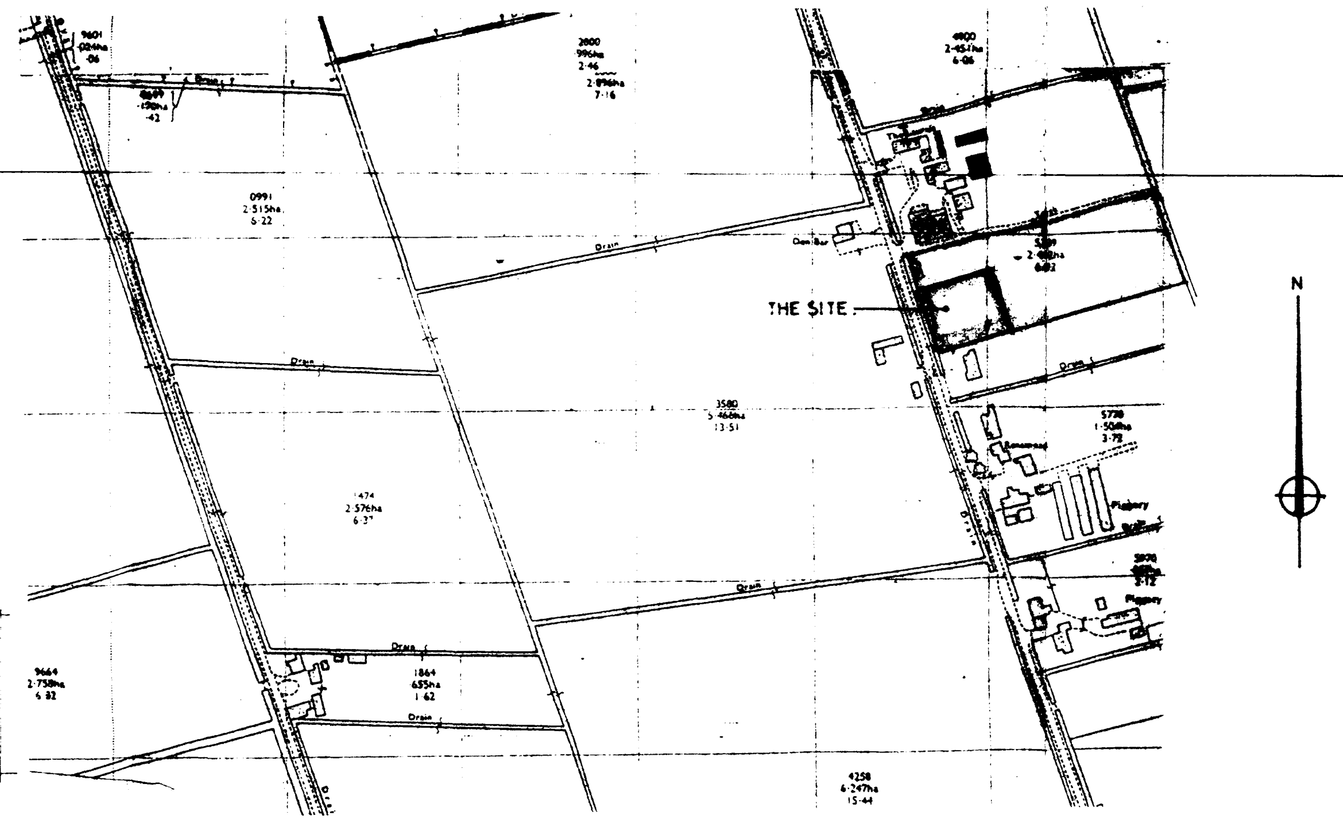
ROADSIDE DYKE TO BE PIPED & FILLED WITH 450 ø CONCRETE PIPES WITH 24 ø JOINTS, BEDDED ON RED PEA GRAVEL. TO REQUIREMENTS OF NORTH LEVEL I.D.B.



SITE LAYOUT.
SCALE: 1/500.

TREE PLANTING.

a - CRIMSON KING MAPLE (ACER PLATANOIDES) ½ STANDARD.
b - SILVER BIRCH (BETULA PENDULA) ½ STANDARD.
c - RED HAWTHORN (CRATAEGUS PAULS SCARLET) FACTHEDGE.



LOCATION PLAN.
SCALE: 1/2500.

[redacted]

[redacted] the Council [redacted] to all other [redacted] to consult with the Local [redacted] in respect of any proposed discharge [redacted] to the [redacted] that in the circumstances [redacted] to [redacted] such consultation [redacted] Section 32 of [redacted] 1991. The applicant is responsible for ensuring that the design and [redacted] in all respects of any proposed discharge [redacted] is carried out by [redacted] and that the [redacted] to the ground. The Council recommend that septic tanks, soakaways and settlement tanks be placed at a minimum distance of 10 metres (30 feet) from dwellings. Applicants are [redacted] that during times of [redacted] rainfall, the ground water level rises [redacted]. It is essential that drainage [redacted] to the septic tank are kept to the [redacted] size 1 to 75, and the tank [redacted] especially the bottle type, is rectified by [redacted] the neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not [redacted] septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an 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, (4000 GALLONS) CAPACITY MUST BE USED.

H20/1166/91.

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J. M. WARD.
'GLENDALE'
STATION ROAD.
LONG SUTTON.
SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	NOV 1991
G.R.MERCHANT.	DRAWING No.: JMW.2.

REVISIONS: