BRIAN ITH 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

Approval of Reserved Matters

Reference: H20/1250/91 Received:04-DEC-91 Type:RESERVED MATTERS

Name: Mr P Mason
103 Chapelgate
Sutton St. James
Spalding
Lincs

Agent: Cooper Architectural Design
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Erection of 3 bed house and garage

Location : Adj. 103 Chapelgate 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:

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

H20/1250/91

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.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently garden. Existing access. Some windows on side elevation. Explanation hedge along by boundary

Inspected by: DMG
date: 18/12

Residents notified on site visit: 113 Chapelgate = ~~[illegible]~~ Post

Case Officer Conclusions (issues)

Satisfactorily complies with conditions on outline planning permission.
Acceptable in terms of design.
Neighbours not materially affected.

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

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	Yes ---- Any objection received? No / If yes, is any obj. material? Yes / No [Reason:	No ✓
Other circumstances needing Committee decision	Yes ---- Flagged by Senior Officer Signed ..... [Reason:	No ✓
		ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on first applic.	No ---- Nil fees (not first Submission) / Other info. viz: Signed	Yes ✓
	ANY ONE OF ABOVE	

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

Delegation confirmed by Senior Officer
.....

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) RM :

	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:

CONSULTATION/PUBLICITY REQUIRED D2 17/12 — Care after check again O/C

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92.00

Receipt Issued ..... No. 8337

Date First Received 04 DEC 1991

REGISTRATION

REFERENCE H20/1250/91

Cross-Ref R.....b.....

Date 5/12/91

VALIDATION Date 6/12/91

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 H20/0026/91

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 5.12.91

Index Sheets 223 OS Nos ..... Grid Ref 534770 181910

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

Inside IBD ..NO.... Inside LP Area.....

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

Linked to site.....Ref.164.... Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

PLANNING APPLICATION

For office use only

Application No. H20/1250/91

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. P MASON
103 CHAPELGATE
SUTTON ST JAMES
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE
LONG SUTTON
LINCS. PE12 9JF

Tel. No. 0406 362982
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

adj 103 CHAPELGATE SUTTON ST JAMES

OFFICIAL COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION of 3 BED HOUSE & GARAGE

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92.00 If you consider no fee is payable include a written explanation instead.

Signed. ..... Date. 2/12/91 .....

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.	H20/0726/91
B. Please state which reserved matters are dealt with in this application.	ALL
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: sq. metres

B. Please state size of any new structure:- (a) max. height: 8·100 metres

(b) max. length: 10·65 metres

(c) max. width: 9·00 metres

C. Please state type and colour of materials for facing external walls: BUTTERLY KIRTON OLD ENGLISH RED RUSTIC.

D. Please state type and colour of roofing materials. CONC TILE DOUBLE PANTILE FARM HSE RED

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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.

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).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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:
MR. B. MASON
103 CHAPEL GATE
SUTTON ST JAMES

State Date notice served:
3/12/91

Signed ..... (~~Applicant~~/Agent) Date 2/12/91

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 2/12/91

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 .....

BRIAN .TH 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: H20/1250/91 Type: RESERVED MATTERS

Applicant: Mr P Mason
Tel:

Agent: Cooper Architectural Design
0406 362982

Description: Erection of 3 bed house and garage

Location: Adj. 103 Chapelgate
Sutton St. James
Spalding
Lincs

Valid date: 04-DEC-91 Terminal date: 29-JAN-92
Target dates: Target Committee: 21-JAN-92
To case officer 09-DEC-91 Report deadline: 07-JAN-92
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	10-DEC-91	24-DEC-91
Cllr Mrs E O Hall-Pa 0945 700 829	10-DEC-91	24-DEC-91
L.C.C. – OBS Attached for CB	12-12-91	
113 Chapelgate, Sutton St James	19-DEC-91.	02-JAN-92.

SITE DETAILS

Grid ref: 539170 318190
OS Sheets: 283 Parcel:

BR N 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: H20/1250/91

Applicant: Mr P Mason
103 Chapelgate
Sutton St. James
Spalding
Lincs

Agent: Cooper Architectural Design
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Erection of 3 bed house and garage

Location: Adj. 103 Chapelgate Sutton St. James
Spalding Lincs

Type: RESERVED MATTERS

Date received: 04-DEC-91

10-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 25-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: None

Signed:

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1991

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H20/1250/91

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	1	1	8	1

2. Address or location

ADJ 103 CHAPELGATE, SUTTON ST JAMES

3. Name, classification and number of road

II

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

3 BED 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

*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

APPLICATION REF: H20/1250/91/A1

DATE AMENDMENT RECEIVED: 6 May 1992

APPLICANT: Mr P Mason
103 Chapelgate
Sutton St James
Spalding
Lincolnshire

AGENT: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincolnshire

DESCRIPTION OF ORIGINAL DEVELOPMENT: Erection of three-bedroomed house and garage

LOCATION: Adjacent: 103 Chapelgate, Sutton St James, Spalding, Lincolnshire

AMENDMENT SUBMITTED: Bricks required Butterley Kirton, Burghley Red Rustic in lieu of Kirton Old English Rose Rustic

11 May 1992

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

N25

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: H20/1250/91/A2 Date Received: 21 January 1993

Applicant: Mr P Mason
103 Chapel Gate
Sutton St James
Spalding
Lincolnshire

Agent:

Description of Original Development: Erection of three-bedroomed house and garage

Location: Adjacent: 103 Chapel Gate, Sutton St James, Spalding

Amendment Submitted: Brick amended: Butterley Waingrove Red Rustic
Tiles amended: Marley Double Roman Old English Dark Red

29 January 1993

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only
Application No. H20/1250/91 R /A2
Date registered 21 JAN 1993
Case Officer DG

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
MR. P. MASON,
103 CHAPEL GATE
SUTTON ST JAMES
SPALDING
LINCS
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
ADJ. 103 CHAPEL GATE SUTTON ST JAMES

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H20/1250/91 A1.

Building Regulation reference relating to same development.
B20/0044/92.

2. Please tick **one** box only
A. Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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 ..... Date 20/1/93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECTION OF THREE. RED HOUSE + GARAGE

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
BRICK AMENDED TO:
BUTTERLEY WAINGROVE RED RUSTIC.
TILES AMENDED TO:
MARLEY DOUBLE ROMAN
OLD ENGLISH DARK RED

State drawing no's of the current submission
/

State Officer dealing with the application, if known.
D. GEDNEY

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

OFFICE USE ONLY

To D.C. 21 MAR 1994

Validation	Adequate detail Acknowledged	☐ A	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed RS
	Referred to case officer	.....	Officer .....
	Amended plans received	☑	No further action .....
	Amended plans needed	✓	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	HC	

		Principal D.C. Check	Case Officer
		.....	28/1
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

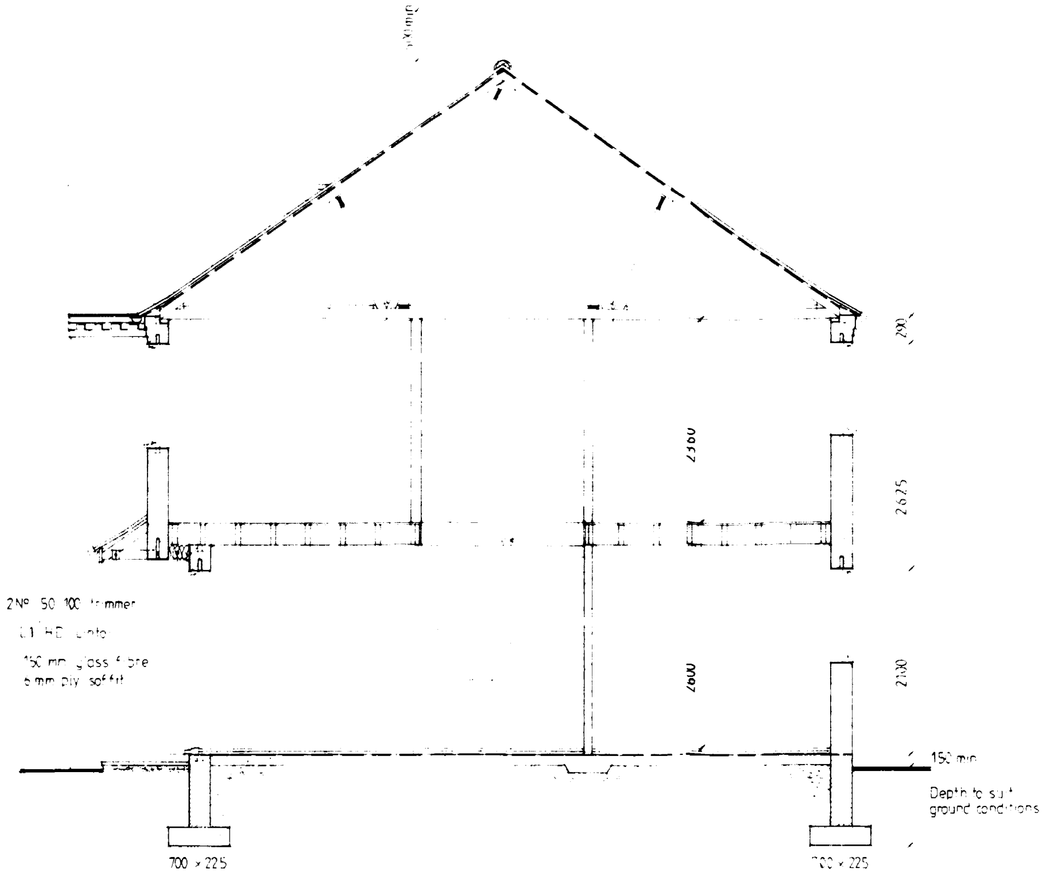
Details of fee required

Details accepted, if different:

Notes:

Signed: .....

Date: .....



Section A - A

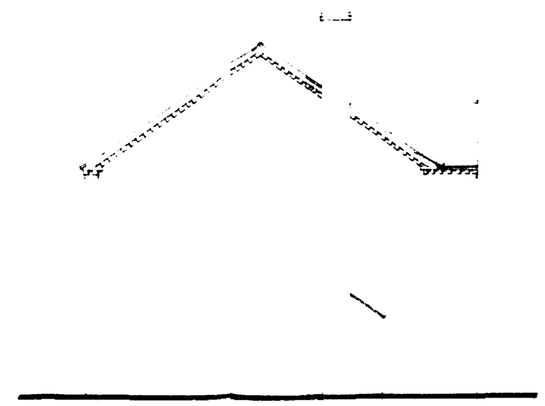
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (Sandtoft Double Pantile) to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 35 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restreint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen to front of garage only: Fit Glidevale FV100 eave vent to top of brick eaves: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

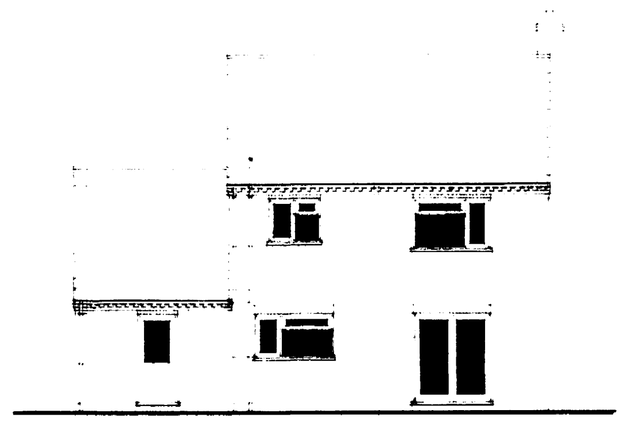
LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be corrugated steel. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim..



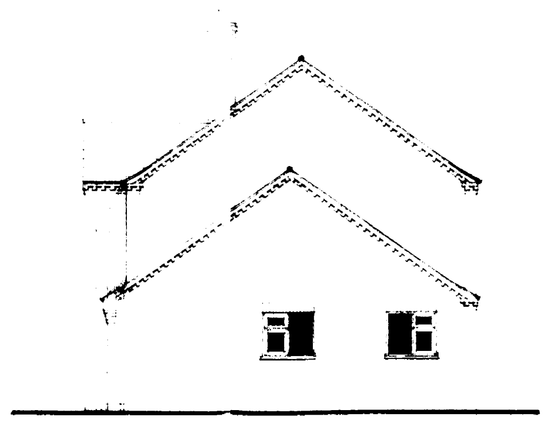
North Elevation



East Elevation



South Elevation



West Elevation

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 914 o/a strings 13 No. risers of 200mm ex 25 x 225: 223 going ex 22 x 250: Winder treads to be min 50mm at newel: pitch 42 deg. max. Head room 2.0m min. measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 840 or max. 1000 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue as required, no timber within 40mm of Flue: At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

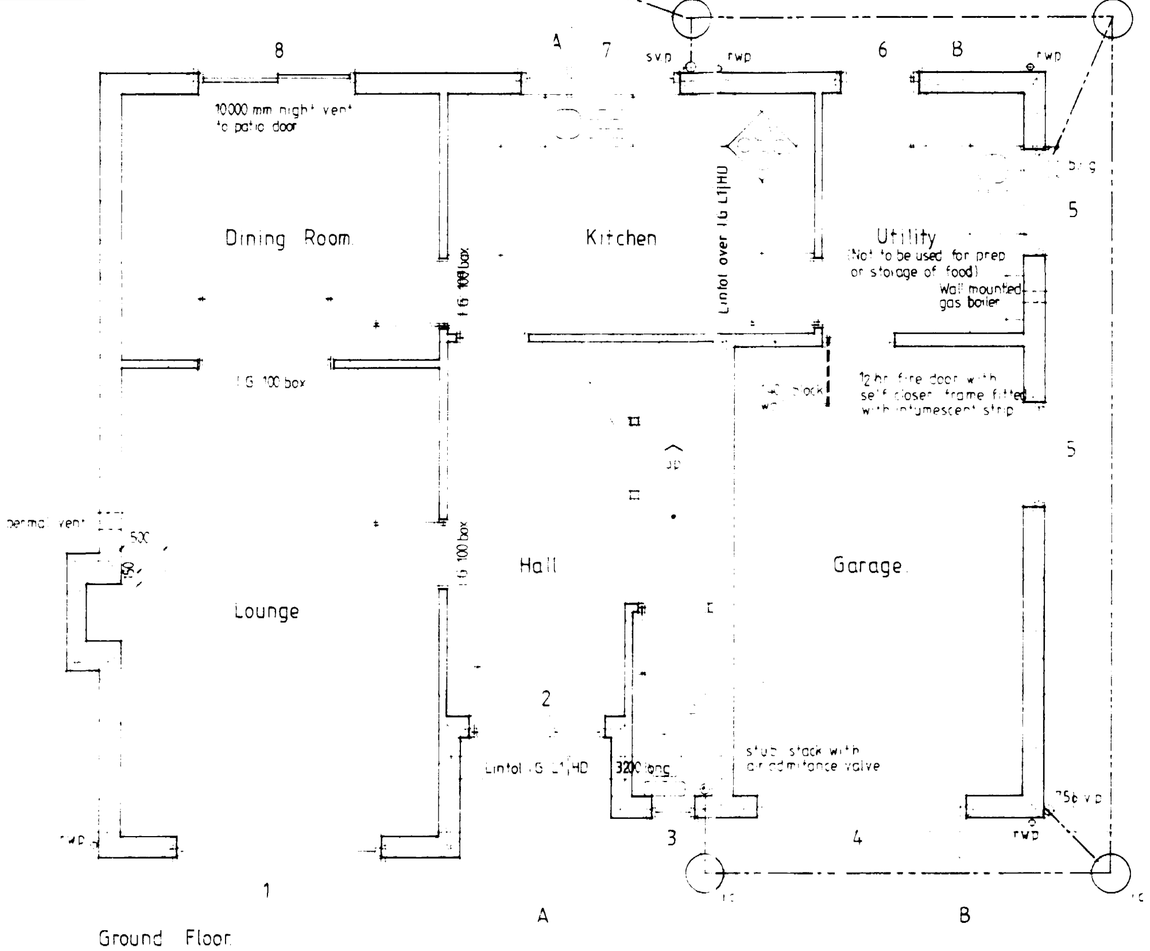
OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material and be min. 125 thick and project from wall face by 500 and passed sides by min. 150mm. In accordance with approved document part J. (part C 1-25) Appliance to be in accordance with building regulations. Provide 225 x 150 louvered permanent vent positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintol over chimney opening.

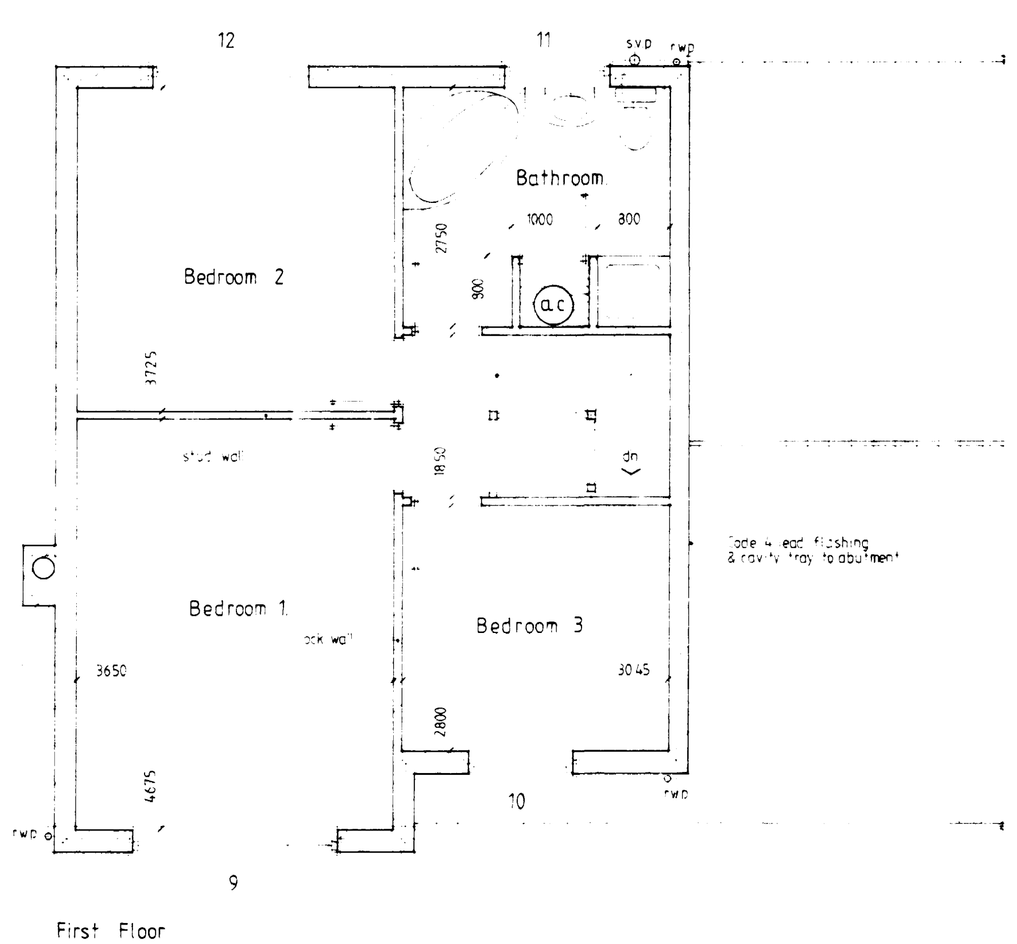
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:40 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

DOUBLE GLAZING.
Double glaze property throughout excluding garage.

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmsq permanent free air ventilation per room. All kitchens to have in addition to above Wall Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING
Provide wall mounted gas fired boiler, and electric immersion heater. Flue to boiler to be fitted with wire guard externally. Vented hot water storage cylinder. Water filled radiators to receive thermostatic control valves: All hot water storage tanks and pipework to be insulated to B.S.Li part 3.





Notes & Schedules

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE LONG SUTTON LINCS PE12 9JP TEL 0406 363782 FAX 0406 364381

client
MR P MASON

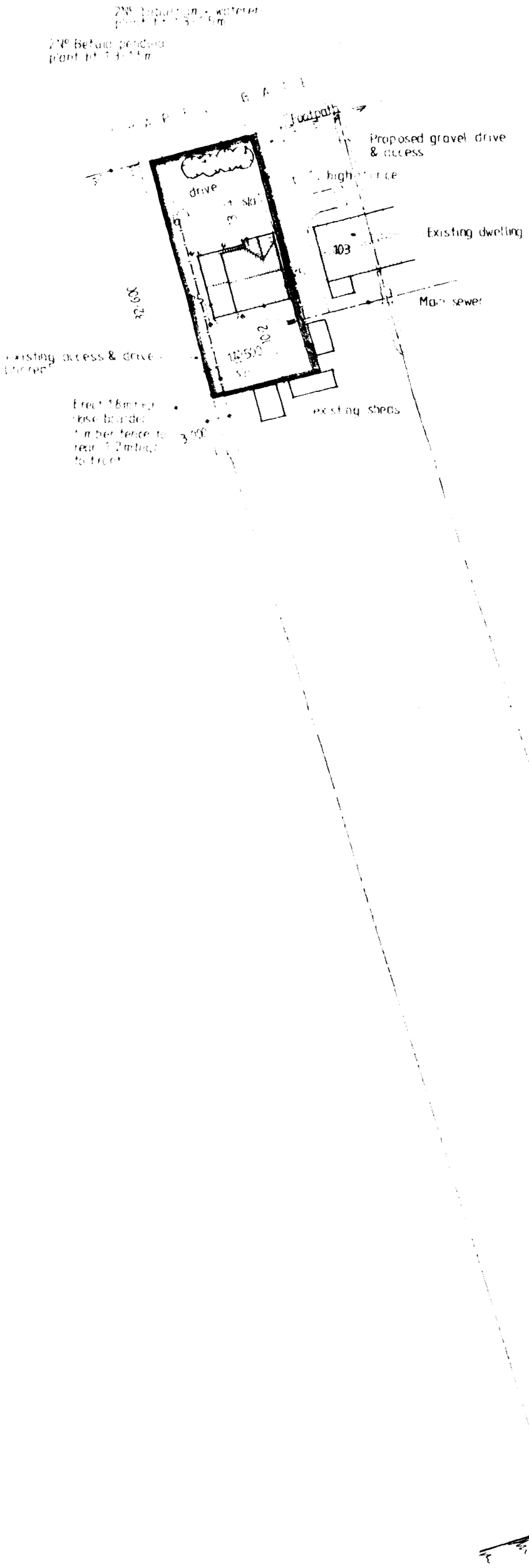
project
PROPOSED THREE BEDROOM HOUSE
CHAPELGATE,
SUTTON ST JAMES,
SPALDING,
LINCS

drawing
Floor plans, Section, Elevations

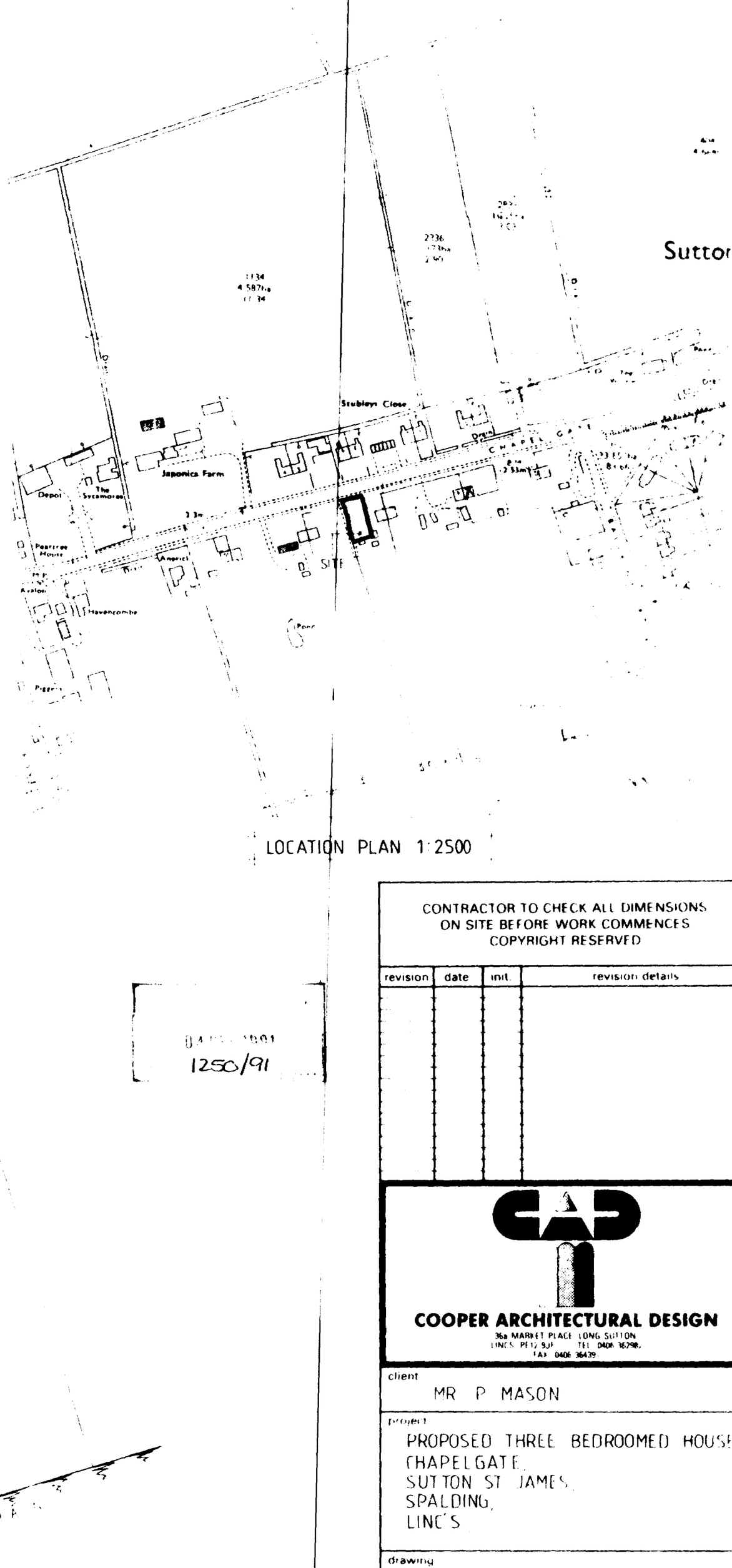
scale	drawing no
1:50 1:100	LS 9111 1
date	drawn
NOV '91	

SUMMIT

Notes & Schedules



SITE PLAN 1:500



LOCATION PLAN 1:2500

1250/91

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COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE LONG SUTTON
LINCS PE12 9JF TEL 0406 363981
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client
MR P MASON

project
PROPOSED THREE BEDROOMED HOUSE
CHAPELGATE,
SUTTON ST JAMES,
SPALDING,
LINC'S

drawing
Block & Location plan

scale	drawing no
1:500 1:2500	LS 9111 B
date: NOV '91	drawn