IAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0924/91 Received:02-OCT-91 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed bungalow with garage including vehicular access

Location : Plot 1, Land off Fengate Drove
Weston Hills 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 approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
20-NOV-91

H22/0924/91

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.

22/11

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0924/91.

Date Registered 02 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach manor
FLEET ROAD
HOLBEACH LINCS.

Tel. No.

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

FLEETLAND DESIGN.
MYRTLE HOUSE
FLEET HARGATE
Spalding LINCS.
Tel. No. (0406) 26118.
(Personal contact name) J. CRUNKHORN.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 1, LAND OFF FENGATE DROVE, WESTON HILLS, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BUNGALOW WITH GARAGE INCL VEHICULAR ACCESS

OFFICE COPY

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. 28/9/91.....

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.
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 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: 1 NO

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: 5.300 metres
(b) max. length: 10.200 metres
(c) max. width: 12.50 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY BLABY RED MULTI HANDMADE

D. Please state type and colour of roofing materials. COXHILL BRINDLE WIELD.

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: FENGATE DROVE
Will there be —
Individual access(es) —
New estate road

C. What provision will be made for garages or parking within the site? GARAGE & PARKING AREA

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 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 NOT KNOWN
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. BUNGALOW APPROVED FULL PLANNING PERMISSION ON 7/1/91 REF 1300/90 PREVIOUSLY.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 ..... (~~Applicant~~/Agent) Date 28/9/91

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 .....

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 28/9/91

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 .....

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : ...H22/0924/91... BC ref : .....R.....

Type : .....Full.....

First received : 02 OCT 1991

VALID : .....

VALIDATION

Submission incomplete: Forms
Certificate
Site plans
Fees
Section 26
Other

Requested.....

INVALID REF:

Financial: CORRECT FEE £92
Submitted fee £92
Additional fee £ —
Refund needed £

Receipt no.10193
Receipt no....
Month.....

Non-fee earning - type
previous app ref:
other

INFORMATION

Site area H —
Floorspace M —
No of dwellings |

Plotted...7.-10

Location -

Index sheet no ...240...

Grid ref ....527700 330070.....

Ward .....X.....

Parish .....LAVERSTOCK.....

Local Plan area ...NO...

IBD Inside/Outside

Constraints -

TR
Rural(108)
Bypass
Level Cross

CA
LB
TPO

Other

Applications -

Last application

923/91

996/91

Other applications on site

1300/90

900/81

Other relevant apps

site 4

Data input.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries wire fence d/b Site Features Field
NW + mature hedgerow Tree.

Inspected by: PSG
date: 22-10

Residents notified on site visit: 299, 301, 303, 305 Broadgate

Case Officer Conclusions (issues) overhead cable crosses plot of immediately behind 2 bungalows, one of which has an access onto the site boundary. Leylandii hedge planted c 1m from boundary & new planted, storage of proposed bungalows, open aspect to rear, Standard garden

Case Officer Recommendations (summary) (details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

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? No
Yes No

Yes ---- No ----

[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 ---- Nil fees (not first Submission) Yes ----

ANY ONE OF ABOVE Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
.....

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

Conditions/Reasons

Grant Permission PSLL 11-10-91

Sc 27.

NB.
NRM okayed this as DPO. was originally going to committee due to objection on neighbouring plot.
PSLL. 11-11-91

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

FURTHER INFORMATION / CONSULTATIONS

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

PSV – 10-10-91

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 :

REVALIDATION

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 .....

IAN 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: H22/0924/91 Type: FULL

Applicant: Ashwood Homes
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed bungalow with garage including vehicular access

Location: Plot 1,
Land off Fengate Drove
Weston Hills
Spalding, Lincs

Valid date: ~~04~~ 02-OCT-91
Target dates:
To case officer 09-OCT-91
Inspected by 14-OCT-91
Extra contacts 19-OCT-91
Report if not clear by 08-NOV-91

Terminal date: ~~20~~ 22-NOV-91
Target Committee: 20-NOV-91
Report deadline: 06-NOV-91

Case Officer:
P J UDY

SITE DETAILS

Grid ref 527700 320070
OS Sheets 240
Listed building:
Conservation Area:

DEVELOPMENT

Size: 1 DWE

Category: Newbuild

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Weston PC	0406 370669	10-OCT-91	24-OCT-91	No Comment
Cllr T Barker	0406 380787	10-OCT-91	24-OCT-91	
L.C.C. - OBS ATTACHED		17/10/91	17/10/91	
Owner/occupiers 299, 301, 303, 305 Broadgate, Weston Hills		23/10/91	6/11/91	

AN 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: H22/0924/91

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed bungalow with garage including vehicular access

Location: Plot 1, Land off Fengate Drove
Weston Hills Spalding, Lincs

Type: FULL

Date received: 04-OCT-91

10-OCT-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-OCT-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 P J UDY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Weston PC
33 Small Drove
Weston
Spalding, Lincs
PE12 6HS

PJ

S.H.D.C. PLANNING DEPT.
RECEIVED
2 OCT 1991

FOR PARISH COUNCIL USE ONLY

Comments: NO COMMENT ✓

Signed: J. M. [illegible]
CHAIRMAN W.P.C.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H22/0924/91.

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		
	2	7	7	2	0	0.

2. Address or location

Plot 1 Fengate Drove, Weston Hills

3. Name, classification and number of road

U C

4. Date application referred 17-10-91

5. State whether outline, detailed application etc.

Full

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

Bungalow & 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: 17-10-91 Signed: [signature]
Director of Highways and Planning

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 OCT 1991
Attention of
DPO NRM
DOPO PS
File Nos.
PO

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-B/924/91/JAM Your Ref.

Date 24 October 1991

Dear Sirs,

FULL PLANNING APPLICATION - ASHWOOD HOMES
DWELLING AT PLOT 1, FENGATE DROVE, WESTON HILLS

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

I understand soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

No Board's watercourse adjoins the site, the dykes shown being privately owned and maintained.

I note the intention to pipe the adjoining private dyke to the rear of the site. You will I am sure recall that the appropriate specification was agreed in correspondence earlier this year and I would remind you that I am still awaiting confirmation of the adjoining riparian owners consent to the work that I would wish to inspect when piping commences.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

In this eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

A copy of this letter is being forwarded to the District Planning Officer in order he is aware of my observations.

Yours faithfully,

J J Ebey.

ENGINEER TO THE BOARD

Fleetland Design,
Myrtle House,
Fleet Hargate,
Spalding,
Lincs.

LINE DENOTES EXISTING PIPED DYKE.
CONCRETE POST.
NEW INSPECTION CHAMBER (300 MM SUMP)

SHALLOW DYKE PIPED USING 150 MM Ø CONCRETE POROUS PIPES 6" GRAVEL SURROUND LAID FLAT. HEADWALL TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE S.H.I.D.B.

EXISTING SMALL TREE

PROPOSED 1·8M HIGH CLOSE BOARDED TIMBER FENCE.

LOW POST AND WIRE FENCE BOUNDARY

EXISTING DENSE LAYLANDII HEDGING.

PLOT BOUNDARY.

THAMES

PLOT 2

KENSINGTON 'D'

PLOT 1.

T.P.

EXISTING SHED

EXISTING GREENHOUSE

EXISTING LOW POST AND WIRE FENCE BOUNDARY

DRIVEWAY/TURNING AREA.

DRIVE AND TURNING AREA

BEECH HEDGE

EXISTING 1·8M HIGH CLOSE BOARDED TIMBER FENCE

EX. CONC. POST.

EXISTING ACCESS

NEW ACCESS

T.P AND STAY

HIGHWAY GRASSED VERGE

EXISTING HARDSTANDING

T.P AND STAY

TURNING AREA AND FIELD ACCESS

FENGATE DRIVE

VERGE

EXISTING DRAIN

NEW 5·0M WIDE MINIMUM PLOT AND FIELD ACCESS TO L.A. HIGHWAYS APPROVAL AND SPECIFICATION

VERGE

GRASSED VERGE

AGRICULTURAL FIELD

PRIVATE DYKE

DRIVE

FIELD.

DOMESTIC BOUNDARY.

PRIVATE DYKE - CENTRE DENOTES BOUNDARY.

DOTTED LINE DENOTES DEVELOPMENT AREA BOUNDARY.

9·200
6·000
2·500
2·600
13·500
4·000
10·000
7·700
17·600
4·400
5·200
22·000

F.C. FLOWERING CHERRY.
W.C. WEEPING CHERRY.
BEECH HEDGE
S.B. SILVER BIRCH
M. MAPLE
H HOLLY.
P PRUNUS SARGENTI.

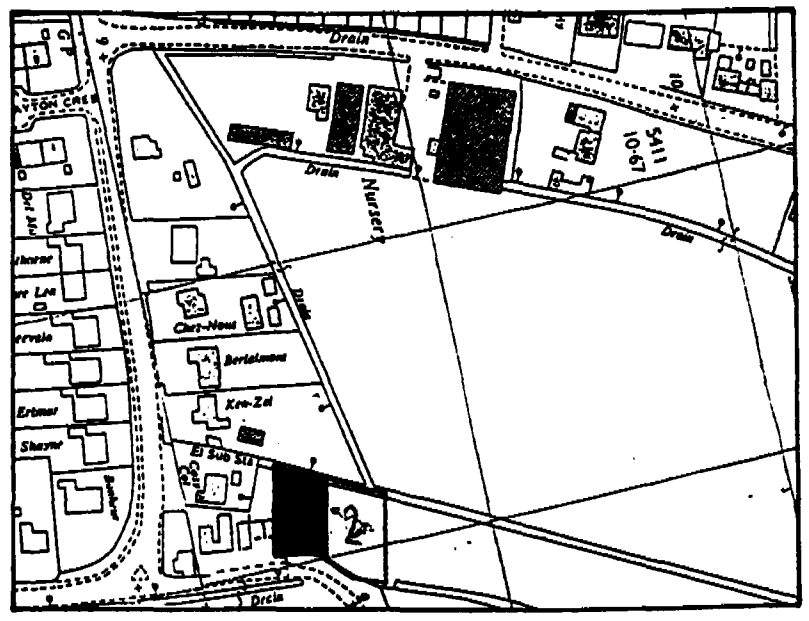
LANDSCAPING

LANDSCAPING. PROPOSED LANDSCAPING TO BE ADEQUATELY STAKED AND TIED AND MIN HIGHT ON PLANTING TO BE 2·0 METRES.
BEECH HEDGE TO BE SET 5 N° PLANTS PER METRE IN A DOUBLE STAGGERED ROW.

EXTERNAL MATERIALS:

PLOT 1 FACING BRICKWORK: BUTTERLEY BLABY RED MULTI HANDMADE
ROOF TILES: GOXHILL BLENDLE-WHIELD.

PLOT 2 FACING BRICKWORK: BUTTERLEY DESFORD BRINDLED RED
ROOF TILES: MARLEY FARMHOUSE RED.



LOCATION PLAN 1:2500

PRIVATE DYKE CENTRE DENOTES BOUNDARY.

DRG N° FD 0127/1

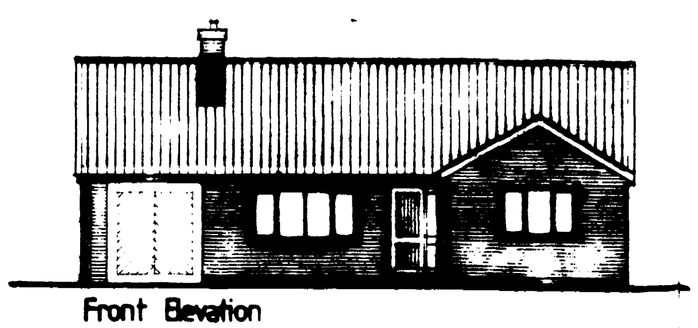
02 OCT 1991
H22/0924/91.

PROPOSED DWELLINGS WITH VEHICULAR ACCESSES AT LAND OFF FENGATE DROVE. WESTON HILLS SPALDING. LINCOLNSHIRE. FOR ASHWOOD HOMES.

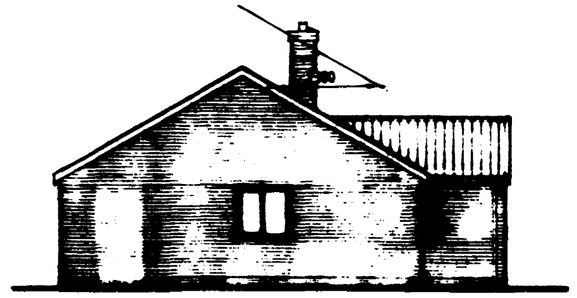
SCALE: 1:200.

FLEETLAND DESIGN.

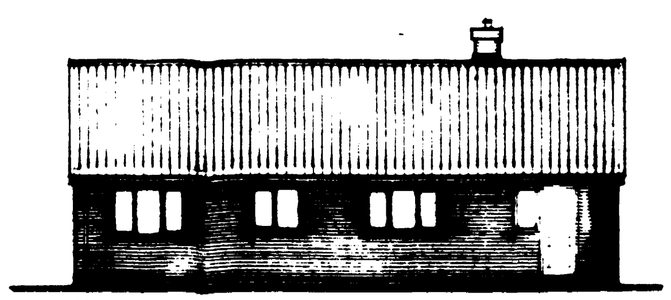
MYRTLE HOUSE FLEET HARGATE SPALDING LINCS.
(0406) 26118



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

FOUNDATIONS

Excavate for foundations to cavity walls 700mm wide x a minimum of 675mm deep (1.0m in clay) and to the depth agreed with the area building control officer on site. Lay 600mm concrete 1.2.4 by volume a minimum of 225mm thick. Foundations to 100mm walls to be 450mm wide.

GROUND FLOOR

Strip turf and vegetable soil a minimum of 150mm deep and further reduce levels as necessary in agreement with the local authority building control officer on site. Lay 150mm minimum of clean limestone hardcore, 75mm to dust, and well consolidate by mechanical compaction and blind surface with sand. Lay 300 micron (1200 gauge) polythene membrane over blinded hardcore with joints welted where necessary and turned up face of all foundation walls and turned in at dpc level. Lay 100mm thick oversite concrete slab C20P or 1:2:4 by volume and finish with a 65mm sand cement screed (1:3), on chicken wire reinforcing on 300 micron polythene membrane on 50mm expanded polystyrene floor insulation. Oversite concrete to have a steel float finish to garage. Floor slab thickened out to 250mm x 400mm wide locally under internal non-loadbearing walls.

EXTERNAL MASONRY

300mm nominal cavity wall comprising two skins of class B engineering brickwork or two skins of class A concrete blocks in cement mortar (1:1:6). 1:12 lean mix concrete spading fill below ground terminating 150mm below dpc level. Allow for facing bricks to outer leaf below dpc level but above ground level. External walls below dpc in class A concrete blocks. Drain passing through wall to be protected by concrete lintels with 50mm gap between the underside of the lintel and top edge of the pipe. Cavity to be filled below dpc level in 25:1 mix ballast to engineering brickwork.

ROOF, ROOF COVERING

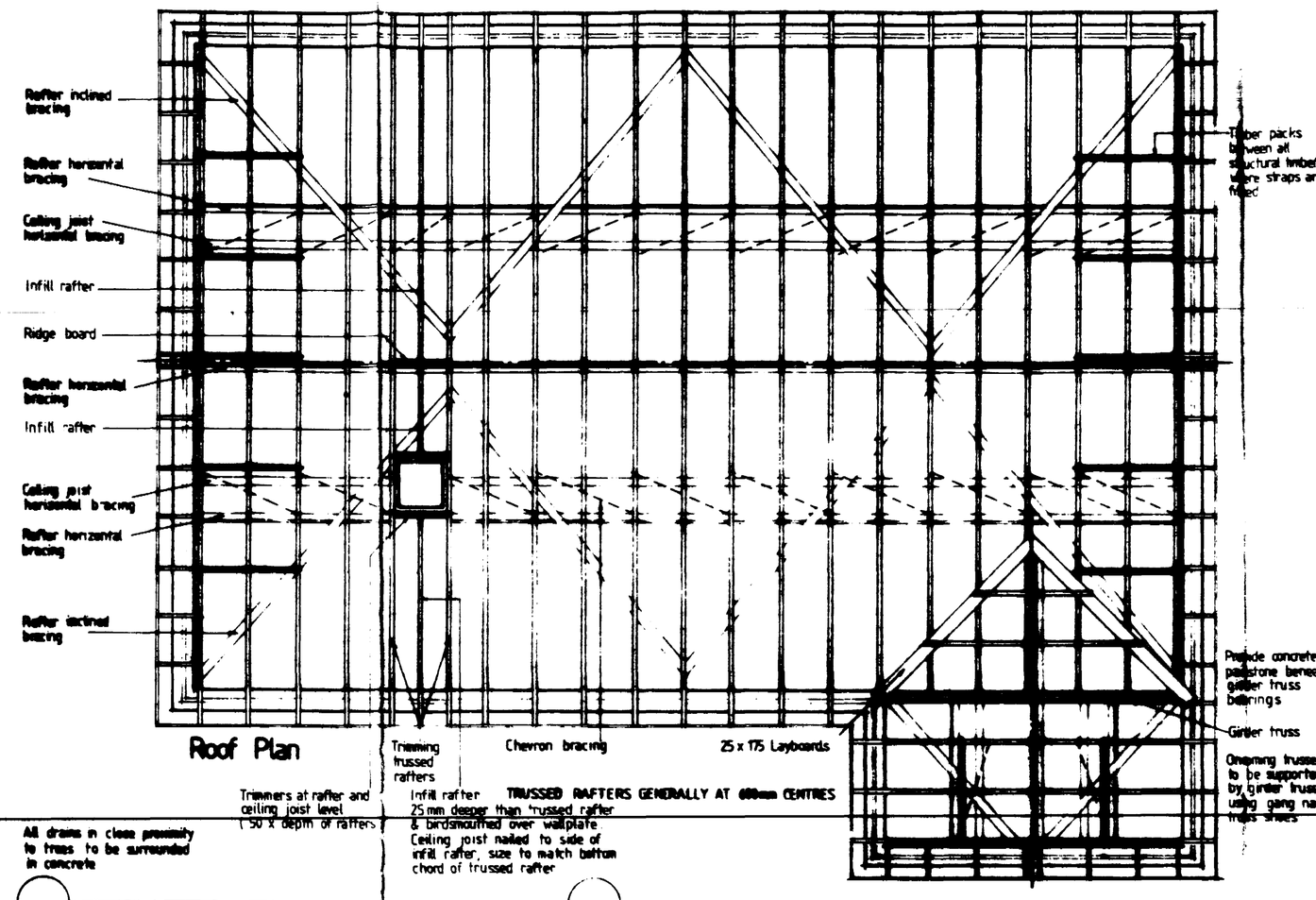
Provide pitch polymer dpc a minimum of 150mm above adjoining ground level to both skins of cavity infill and to internal walls. 150mm wide dpc at jambs and sills. Stainless cavity tray dpc's over external wall lintels generally 225mm total width but check each location. 250mm DPC to fireplace jambs and 300mm DPC to garage jamb.

WALLS

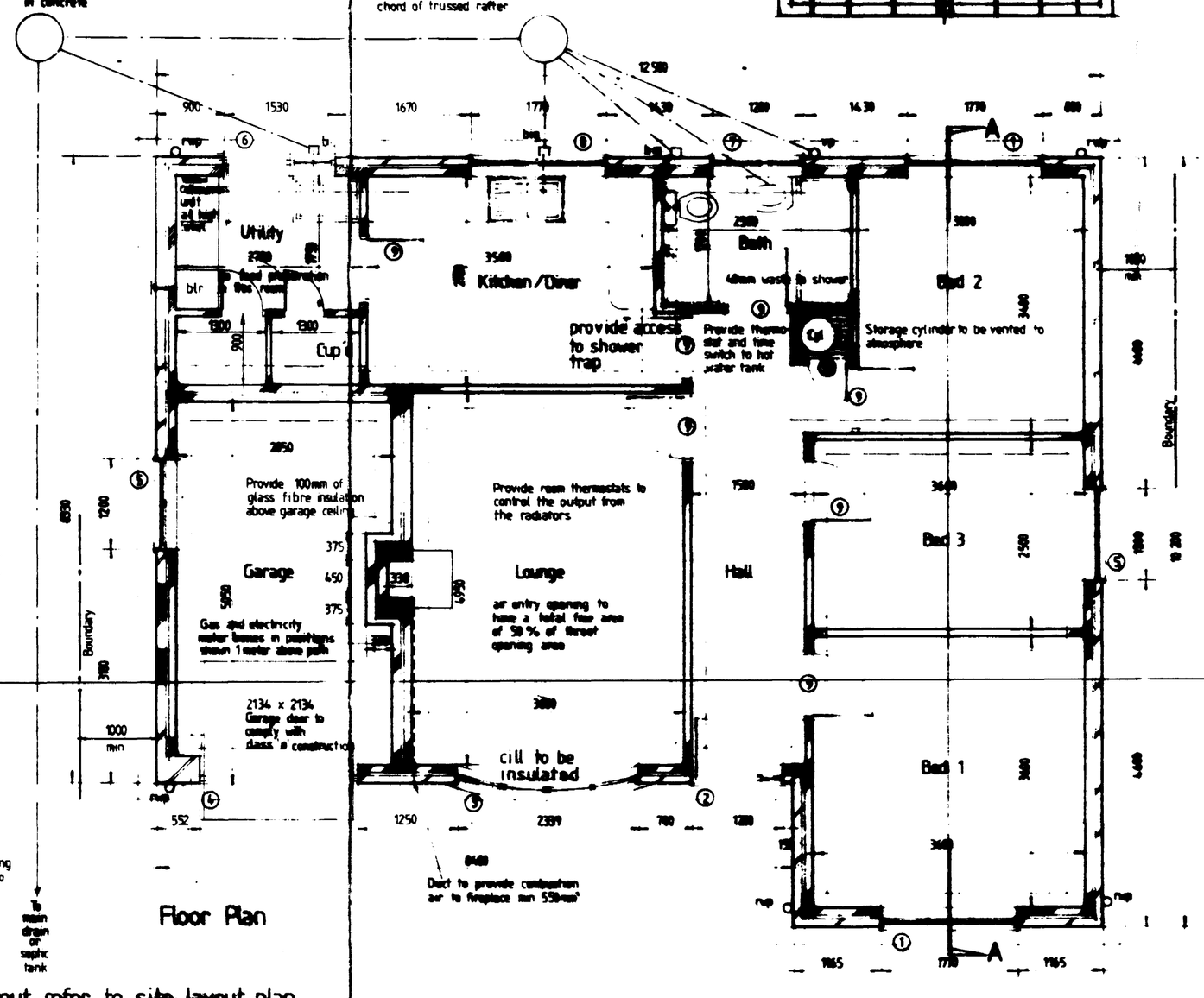
The external cavity walls to comprise an outer leaf of 102mm facing bricks, a 50mm cavity incorporating 50mm Britherm with an inner leaf of Hemelite 1350 blockwork. Galvanised butterfly wall ties at 900mm centres horizontally and 450mm vertically. Wall ties every 225mm at jambs. Close cavity at eaves, jambs and sills with blockwork, maximum U values 0.60 W/m²K. (maximum U value at jambs 1.2W/m²K).Haven detailing on elevations . Internal walls in Hemelite 1350 blockwork. To all external door and window jambs provide 'Thermabrake' cavity closer. All lintels over external openings to be 'IG' INSULATED LI range. Cavity insulation to carry up to window board level. Do not close cavity at cill.

LINTELS

IG insulated lintels to external walls and IG box 100 lintels to internal openings in 100mm walls.



Roof Plan



Floor Plan

For alternative drainage layout refer to site layout plan

ROOF 'A'

Concrete interlocking tiles with 75mm headlap on 38 x 38mm counterbattens on underlayment sarking felt type 1F to BS 747 on trussed rafters rated to BS 5268: Part 3: 1988 (low roof pitch). Full binding to BS 5534 to eaves but check with the local authority BC standard detailing to ensure suitable.

Hanging tapered battens supported on 25 x 175mm layboards laid over trussed rafters to suit tile centre. 38 x 5mm galvanised mild steel tapered counterbalance straps to be fixed at rafter and ceiling joist level at a maximum of 1.0m centres. Straps to be fixed to a minimum of three trusses centres with end turned down the outside face of the inner leaf a minimum of 150mm at a full block position to external walls. Hanger battens trenched in 15mm with lateral restraint straps. 38 x 100mm wallplates bedded in cement mortar with 30 x 5mm galvanised mild steel bedding down straps laid over plates, turned down 40mm and built in 75mm.

25 x 175mm fascia and 18 x 150mm soffit incorporating Glidevale roof ventilator giving the equivalent of a 10mm continuous gap.

150mm fibreglass quilt laid between ceiling joists. Maximum U value 0.35 W/m²°C.

CEILINGS

12.5 plasterboard and skim or dries to internal ceilings. 12mm coved and cornice render screedboard with 4mm neat plaster finish to all internal masonry surfaces except where shown to be dry lined with plasterboard. Change ceiling to to 12mm Supalux.

50 x 25mm architraves, 19 x 100mm skirtings and 25 x 50mm cornice rails.

25 x 200mm window boards on all rooms except bathroom which to be ceramic tiles. Plywood and splashbacks to sinks, bath, WC's, BC's and showers.

Paint or Sadolene to all wood timber surfaces.

PLUMBING AND DRAINAGE

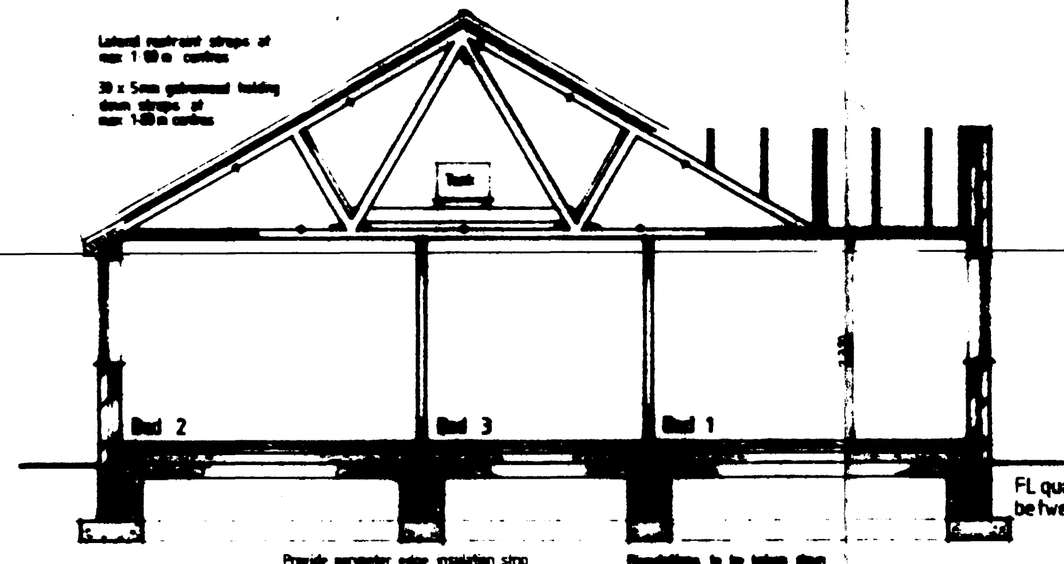
Cold water supply to sinks, bath, WC's, showers, BC's and storage cistern in roofspace. 54 gallon insulated cold feed tank in roofspace and 30 gallon indirect cylinder tank with Telemeg applied insulation in airspace provided. Bath filled with 15 mm connection tester. Hot water supply to sink, bath and BSB.

Provide insulation to all pipes within the roof space.

Mixed Showered supply internal wash hand basins, shower, sinks and bath 15mm to WC's, all with 75mm deep seal traps.

Lateral restraint straps at max 1.80 m centres

38 x 5mm galvanised holding down straps at max 1.80 m centres

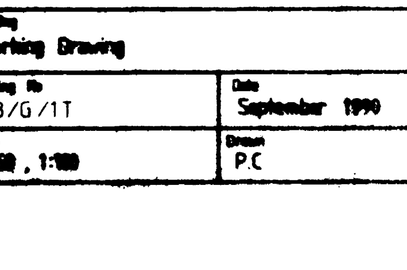


Section A-A

Provide perimeter edge insulation strip around floor slab at the junction with exposed walls

FL quality bricks between dpc and gl

Foundations to be taken down to a level below that of any existing foundations which are to be removed



Protection to drains with less than 600mm cover or passing beneath drives - 1:10

Lintel, window & door Schedule

1	SA/S	2000	2430C	2490 x 1200
2	"	3000	FD1230/FD1830/FD2030	3000 x 1200
3	L1/HD	3700	CD606/1230C/1530C/1830C/2130C/2430C	3000 x 2100
4	L1/HD	2400	CD7606D	
5	L1/S	1800	2030	1800 x 2100
6	"	3000	FD60/CD6000 / 1926	600 x 1926
7	"	1800	2340C	1800 x 2100
8	"	2000	2640D	2000 x 2100
9	Box 100	2000		
10	Box 140	600		

NOTE

STRUCTURAL CALCULATIONS FOR THE COMPOUND TRUSS TO BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORKS ON SITE

Concrete [illegible]

Brickwork [illegible] general)

Foundations [illegible] to be deepened as necessary [illegible]

A	Drains amended 1995 revisions		
B	Sewer omitted from utility, Utility door & window moved		
C	Soil & Vent running from utility bathroom amendments		
D	Piling regs.		

Project

KINGS QUALITY HOMES

Thames

Type Approval No.

D.C.

02 OCT 1991

H22/0924/91

Drawing

Working Drawing

Drawing No. B3/G/1T	Date September 1990
Scale 1:50 , 1:100	Drawn P.C