BRIAN SMI . 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: H23/0223/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development
11 No houses with integral garages

Location: Cranesgate
Whaplode St Catherine
Spalding

Type: RESERVED MATTERS

Date received: 20-FEB-92

30-MAR-92

Dear Sir/Madam

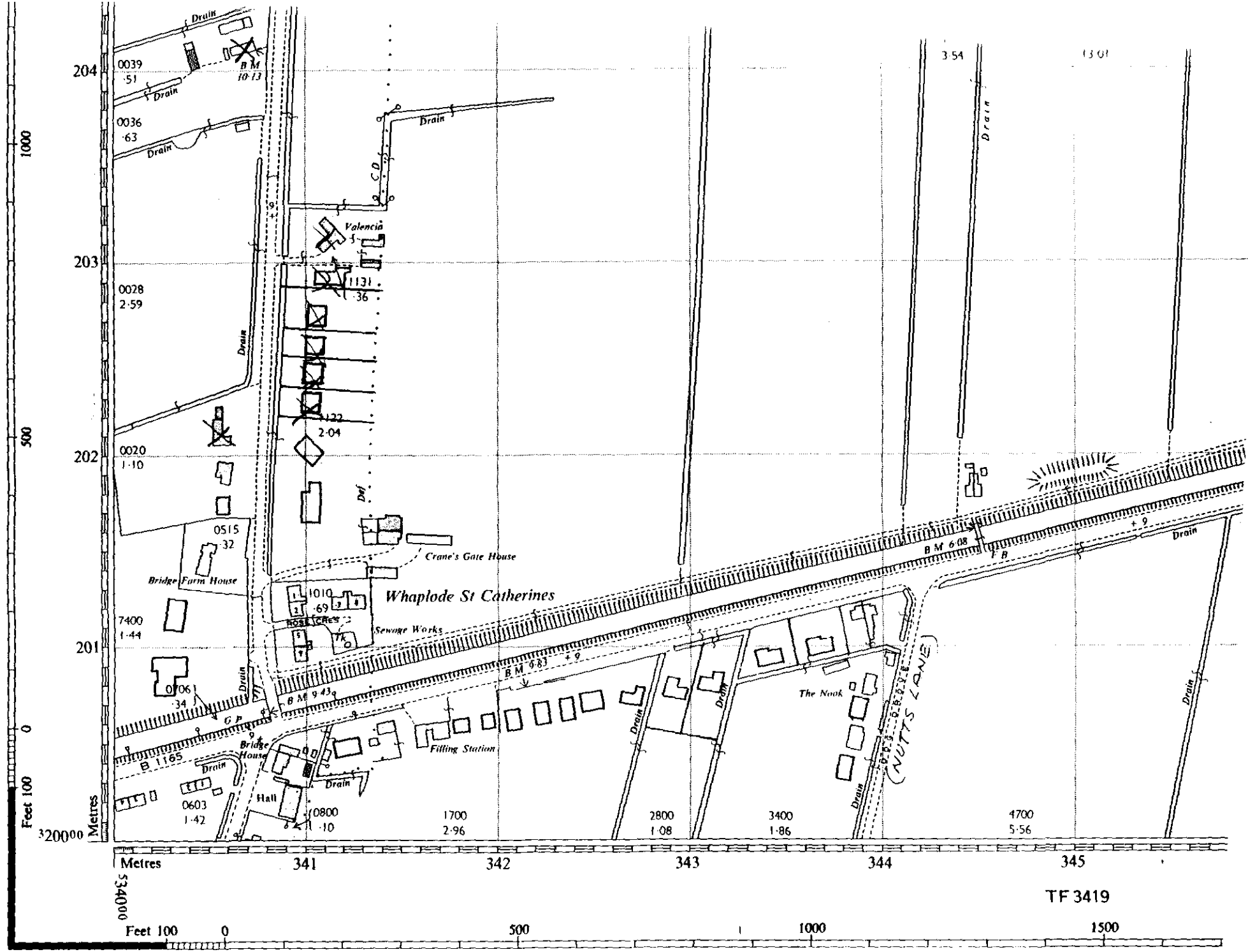
TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services



A

Made and published by the Director General of the Ordnance Survey, Southampton, 1970.
Reconstituted from former County Series plans and revised 1968.

Acres 0 1 2 3 4
Hectares 0 1

PLANNING APPLICATION

For office use only

Application No. H23|0223|92

Date Registered 20 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cranesgate, Whaplode St. Catherines, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development - 11 No. Houses with integral garages

Please complete

Signed. B. Gilham

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £1,210.00... If you consider no fee is payable include a written explanation instead.

Date...20th. February. 1992....

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**	H23/0561/90 1-3 inc.

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: metres
   (b) max. length: See enclosed drawing metres
   (c) max. width: metres
   C. Please state type and colour of materials for facing external walls: See site plan drawing KQH085/1
   D. Please state type and colour of roofing materials.
   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.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features Currently agricultural land. No footpath. Exposed rural location. Telegraph poles need removal?

Inspected by: DMG
date: 4/3

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf) GRANT / REFUSE

Recommended approvals -

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
- Yes / No .... [Reason:

Other circumstances needing Committee decision — Yes ....

- Flagged by Senior Officer
- Signed ..... / 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.....

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 Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

DMG 27/2 DM 28/2

Discuss with NLM.

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Owner/occupiers, Cranes Gate - (8 letters)

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 A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 121.0

Receipt Issued ..... No. P711

Date First Received ?? 1992

REGISTRATION

REFERENCE H23/0223/92

Cross-Ref R.....K1..24.2

Date 21/2/92 DAB

VALIDATION Date 21/2/92

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

Site area ..... No. of dwellings 11 Floorspace .....

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

Earlier permission ref H23/0561/90

EM:- Siting Design Ext app Access Lands

Previous					
Current	✓	✓	✓	✓	✓

Description

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

S63 Advert required ☐ Expiry date .....

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

Correct fee £ 121.0 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 24.2.92

Index Sheets 2444 OS Nos ..... Grid Ref S 34066 30366

Part ...2... Parish ...WINTERSLOW... TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ✓ Grade
Inside HDD ..YES.. Inside L2 area...N.C Level crossing ☐ TPO ☐
Footpath ☐ Other: ATTACHED

Linked to site.....Ref...R53 Linked to property.....Ref.....

Planning Records:
Earlier apps 54/90

3 Day Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

222. PLANNING APPLICATIONS (Continued)

(f) **Deemed Application by Lincolnshire County Council**

The Lincolnshire County Council be informed that this Authority objects to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services, and representations be forwarded to the Secretary of State for the Environment for consideration in association with application reference H16/0104/92:-

Plan No. and Applicant	Proposal
H16/0096/92 Lincolnshire County Council	Erection of Police Station and adjoining radio mast with garage and outbuildings, and construction of access and car park, on site to rear of Queensgate Hotel, Westlode Street, Spalding.

(g) **Application to be determined by Secretary of State**

The Secretary of State for the Environment be informed that this Authority objects to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H16/0104/92 Lincolnshire Police	Demolition of front and side brick boundary wall with access gates adjacent to Queensgate Hotel, Westlode Street, corner of "The Green", former Primary School, Spalding.

(h) **Applications Withdrawn**

It be noted that the undermentioned applications had been withdrawn:-

Plan No. and Applicant	Proposal
H16/0121/92 K Blundell	Change of use of vacant site to second hand car sales at High Street, Spalding.
H23/0223/92 Kings Quality Homes	Reserved matters relating to residential development (eleven houses with integral garages) at Cranesgate, Whaplode St Catherine.

(i) **Enforcement Action**

Arising from the refusal of application reference H09/0218/92 for the retention of a mobile home without complying with occupancy condition at "Holmlea", Damgate Road, Holbeach, the Director of Administration be authorised to take enforcement action under the provisions of sections 172/173 of the Town and Country Planning Act 1990 requiring the removal of the mobile home from the site within a period of 12 months from the date the enforcement notice takes effect, it being considered expedient to issue such a notice in the interests of the amenity of the area.

(O.A. denotes outline application.)

(Councillor C.J.T.H. Brewis left the meeting at this juncture.)

BRIAN SM..H 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

Comm

Application no: H23/0223/92 Type: RESERVED MATTERS

Applicant: Kings Quality Homes
Tel:

Agent: Status Design
0406 24343

Description: Residential development
11 No houses with integral garages

Location: Cranesgate
Whaplode St Catherine
Spalding

Valid date:	20-FEB-92	Terminal date:	16-APR-92
Target dates:		Target Committee:	14-APR-92
To case officer	25-FEB-92	Report deadline:	31-MAR-92
Inspected by	01-MAR-92		
Extra contacts	06-MAR-92	Case Officer:	
Report if not clear by	26-MAR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 11 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC		26-FEB-92	11-MAR-92
Cllr S W Hoyes	0406 370408	26-FEB-92	11-MAR-92
Owner/Occupier		6 MAR 92	20 MAR 92

LCC ~~S/H/1135 dated 29/2/12~~ OS Marked Jack 12-3-92.

SITE DETAILS

Grid ref: 534060 320300
OS Sheets: 244 Parcel:

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: H23/0223/92 Type: RESERVED MATTERS

Applicant: Kings Quality Homes
Tel:

Agent: Status Design
0406 24343

Description: Residential development
11 No houses with integral garages

Location: Cranesgate
Whaplode St Catherine
Spalding

Valid date: 20-FEB-92 Terminal date: 16-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 25-FEB-92 Report deadline: 31-MAR-92
Inspected by 01-MAR-92
Extra contacts 06-MAR-92 Case Officer:
Report if not clear by 26-MAR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 11 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC		26-FEB-92	11-MAR-92
Cllr S W Hoyes	0406 370408	26-FEB-92	11-MAR-92

L.C.C
See 11/A/33 dated 27/2/92 cb

SITE DETAILS

Grid ref: 534060 320300
OS Sheets: 244 Parcel:

APPLICATION REFERENCE: H23/0223/92 DATE RECEIVED: 20 February 1992

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincolnshire

TYPE: Reserved Matters

DESCRIPTION: Residential development (eleven houses with integral garages)

LOCATION: Cranesgate, Whaplode St Catherine, Spalding

Parish Council: All the Councillors agree that this seems far too crowded in context with the rest of the village. We feel that a more open rural approach is more in keeping.

County Highways: Request refusal.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Structure Plan Policy 5A.
Planning Policy Guidance Note 3, 1988 - "Land for Housing".
Planning Policy Guidance Note 7, 1992 - "The Countryside and the Rural Economy".

PREVIOUS DECISIONS
H23/0561/90 - Outline - Residential development, Cranesgate - Permitted.

PLANNING ISSUES
1 The determining issue is whether the proposed development is in character with the rural locality.
2 The site is currently agricultural land and has a frontage of 126 metres and depth of 36 metres approximately. It is located on the periphery of Whaplode St Catherines as one approaches the village from the north. Residential development is located immediately to the south and also opposite, as well as further to the north.
3 Members are reminded that an application for four dwellings of similar nature (H23/0036/92) on land immediately opposite is still under consideration.

CONCLUSIONS
1 The site already has outline permission for residential development (H23/0561/90).
2 In my opinion the scheme submitted is not satisfactory. The angle at which the dwellings are sited is uncharacteristic in that part of Cranesgate and the dwellings should, in my opinion, be more parallel with the line of the public highway but with a varied building line. The paired accesses shown are more urban in character and appearance and therefore inappropriate in that rural locality. The proposal would also be more appropriate if the dwellings were to have a more varied style with greater space between them. Native hedging (preferably hawthorn) should also be provided along the rear

boundary of the site.

RECOMMENDATION - Refuse Permission.

The site is located in a prominent position on the periphery of Whaplode St Catherine as one approaches the village from the north. As a consequence, it is considered that development upon this site should be essentially rural in character. The development proposed, however, is considered to be urban in the sense that the design of the dwellings are relatively standard and unvaried, with the use of paired accesses, added to which their general alignment as proposed and the relatively limited space between buildings, would appear as incongruous features in this part of Whaplode St Catherine. As such, the proposal is considered to be contrary to the aims of objectives of Structure Plan Policy 5A and also to the advice contained within Planning Policy Guidance Note 7, "The Countryside and the Rural Economy", both of which stress that development should be in character with its surroundings.

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

DMG 25/3

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1992 DG

Planning Department
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 23rd March 1992

The person dealing with this matter is: B. Gilham

Our Ref: KQH055/BG/AEW

Your Ref: H23/0223/92

Dear Sir,

Re: Proposed Residential Development at Cranesgate, Whaplode St. Catherines For Kings Quality Homes

I have been asked by my client to withdraw the above planning application. It is intended to submit a revised application shortly.

Yours faithfully

B. Gilham F.F.B.

BR 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: H23/0223/92

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential development 11 No houses with integral garages

Location: Cranesgate Whaplode St Catherine
Spalding

Type: RESERVED MATTERS

Date received: 20-FEB-92

26-FEB-92

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 12-MAR-92. 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 Whaplode PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:
All the ward Councillors agree that these seem far too crowded in context with the rest of the village. We feel that a more open rural approach is more in keeping.

Signed:
Catherine Bettinson.
6/3/92

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAR 1992
Acknowledged
DPC NAM
DPO DS
PC AMB
Action by .....
Checked .....
Date .....
Ack. Req. 5/3/92
Ref. Nos.
Date
Ref.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H23/0223/92.

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	4	0	2	0	3

2. Address or location

CRANESGATE, WHAPLODE ST CATHERINES

3. Name, classification and number of road

A4

4. Date application referred 27-2-92

5. State whether outline, detailed application etc.

R.M.

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

11 HOUSES WITH GARAGES.

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: 12-3-92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposed turning spaces are inadequate to allow vehicles to satisfactorily manoeuvre within the site in order to enter and leave in forward gear. If approved it will lead to vehicles having to reverse out onto this fast stretch of Class II County Road to the detriment of highway safety.

N.B. This objection can be easily overcome.

Note:— use continuation sheet(s) as necessary.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Gedney SHDC

Planning Reference H23/0223/92

The following are my observations upon the enquiry under the reference quoted above:—

Cranesgate - Shaplede St Catherines.

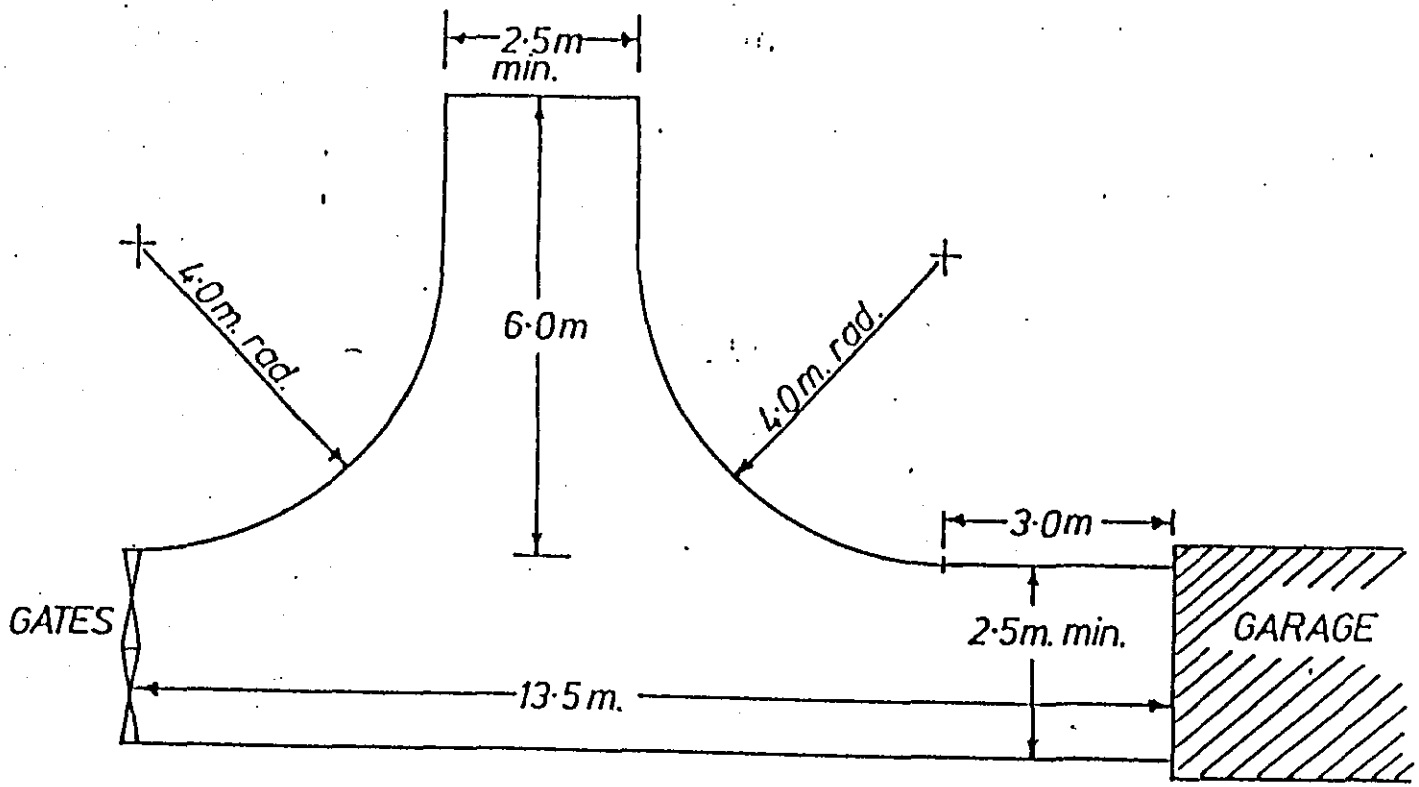
With reference to the proposed plan for this development, I would point out that the turning spaces shown for ~~plots~~ all the plots are inadequate and do not comply with my minimum requirements (a copy of which is enclosed).

I shall be pleased if you will arrange for an amended plan to be provided.

Date 27-2-92

Signed

Director of Highways and Planning



DETAIL OF DOMESTIC TURNING SPACE.

SCALE....1:100

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 20th February 1992

The person dealing with this matter is: B. Gilham

Our Ref: KQH085/BG/AEW

Your Ref:

Dear Sir,

Re: Proposed Residential Development at Cranesgate, Whaplode St. Catherines
For Kings Quality Homes

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing No'd KQH085/1, Highgrove, Windsor and Delamere
3. Cheque to the value of £1,210.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

White painted external doors and windows

Dark brown stained fascia boarding

Black upvc rainwater goods

All properties to have oversailing bwk not bargeboards

Provide cottage style windows to Plots 2 4 5 7 & 11 not shown on dwelling type plans

LANDSCAPING

All hedging indicated thus ⌒⌒⌒ to be Beech planted in two staggered rows with 5 plants per linear metre.

TREES

Large:–

A– Acer Platanoides Sel. Std.
B– Sorbus Aria Mitchellii Std.

Small:–

C– Cotinus Coggyoria 30–45 3L CG
D– Acer Hersii 120–150 CG

EXTERNAL MATERIALS

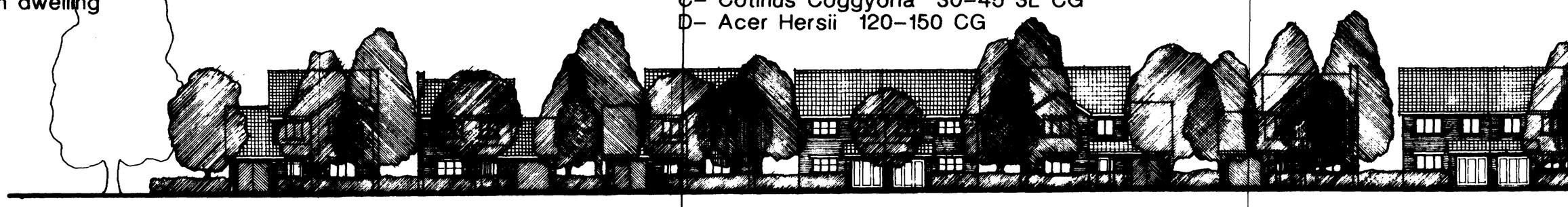
Marley mendip old english dark red interlocking tile to Plots 1 2 4 5 7 &

Marley mendip smooth grey interlockin tiles to Plots 3 6 8 9 & 10

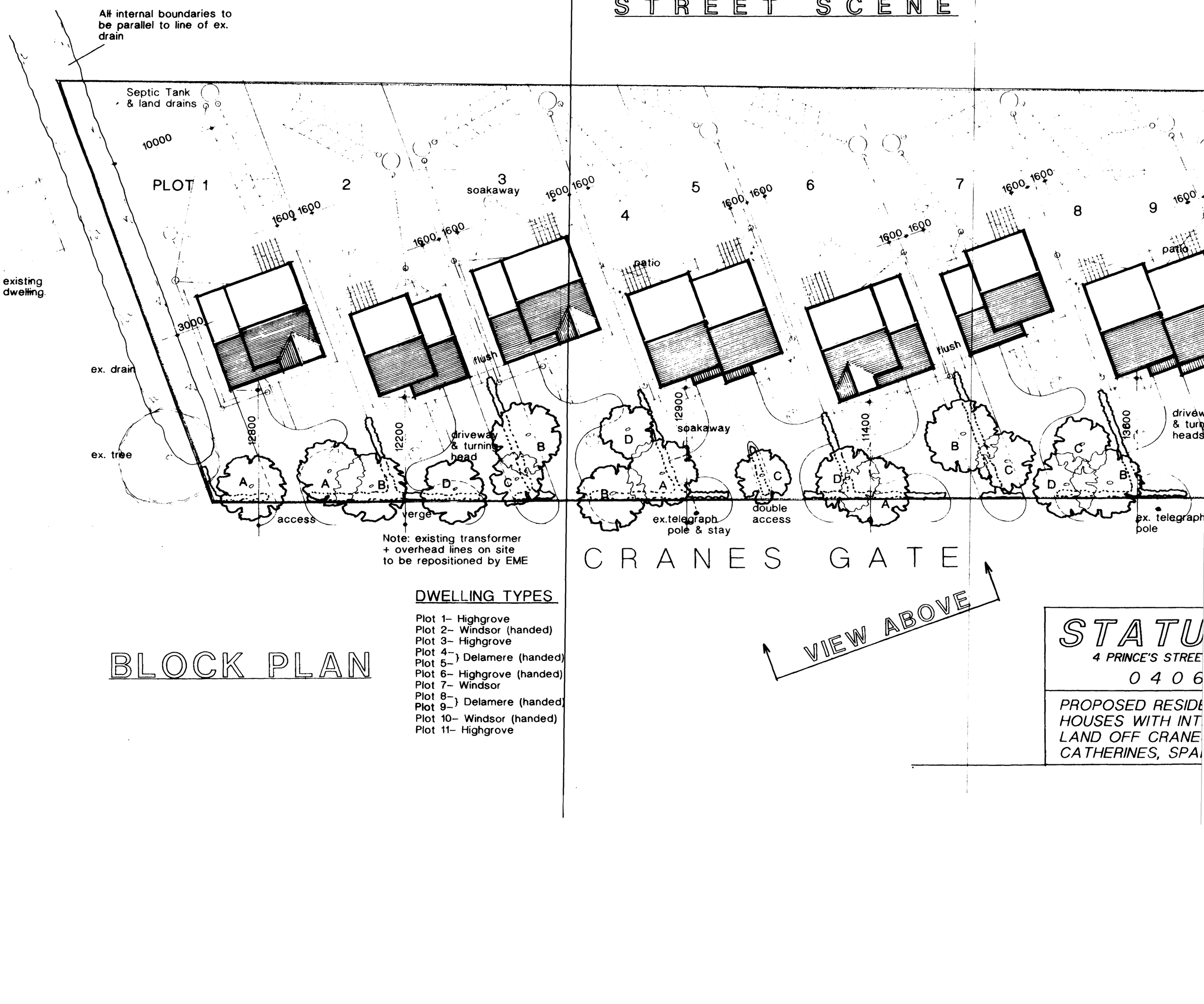
Butterley desford old english dark re facing brickwork to Plots 2 4 5 & 10

Ibstock carlton multi–red facing bwk to Plots 1 8 9 & 11

Baggeridge smoked russet stocks facing bwk to Plots 3 6 & 7



STREET SCENE



CRANES GATE

BLOCK PLAN

DWELLING TYPES

Plot 1– Highgrove
Plot 2– Windsor (handed)
Plot 3– Highgrove
Plot 4–} Delamere (handed)
Plot 5–}
Plot 6– Highgrove (handed)
Plot 7– Windsor
Plot 8–} Delamere (handed)
Plot 9–}
Plot 10– Windsor (handed)
Plot 11– Highgrove

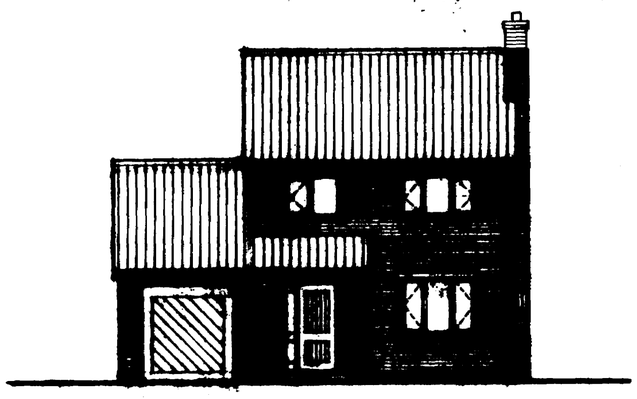
VIEW ABOVE

STATU

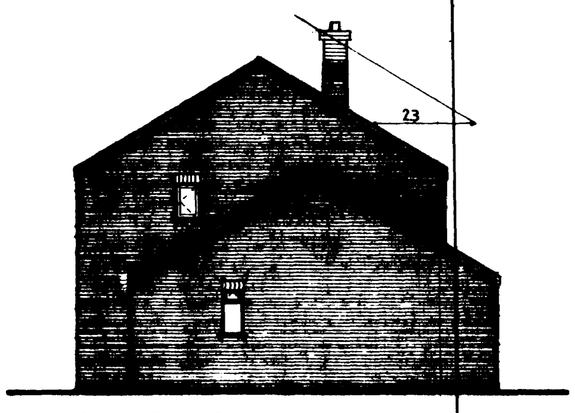
4 PRINCE'S STREE

0 4 0 6

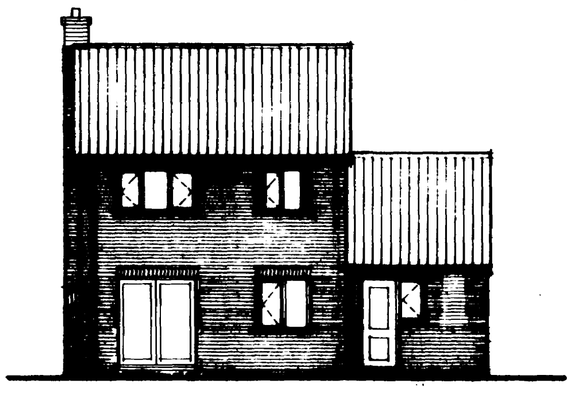
PROPOSED RESIDE
HOUSES WITH INT
LAND OFF CRANE
CATHERINES, SPA



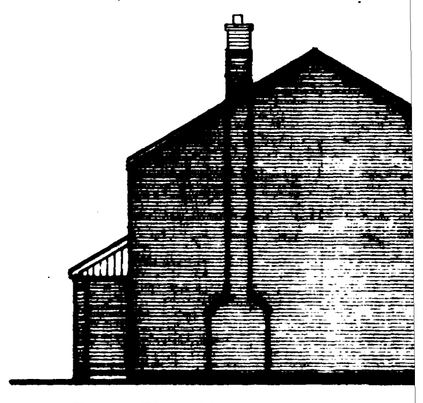
Front Elevation



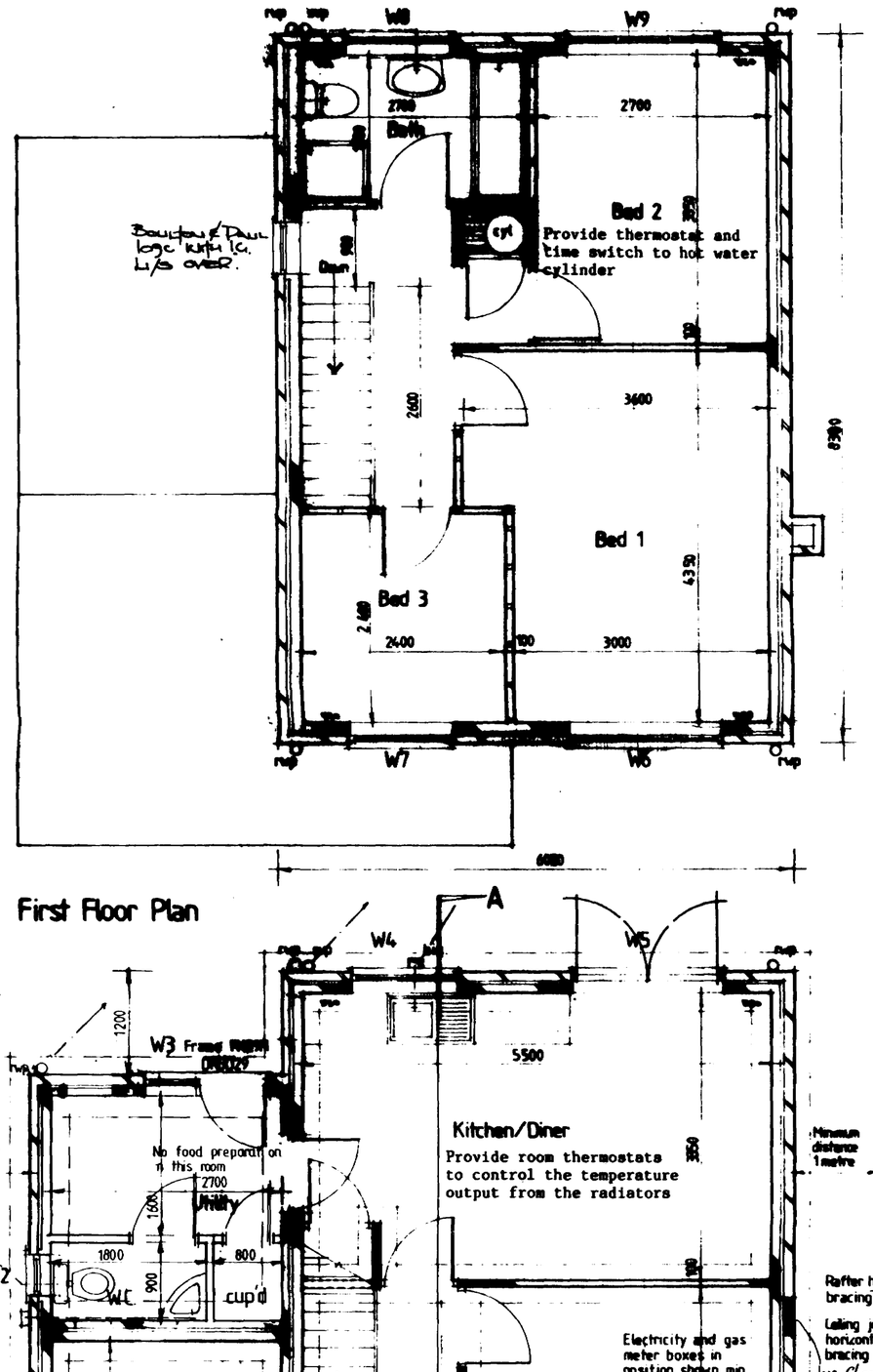
Side Elevation



Rear Elevation

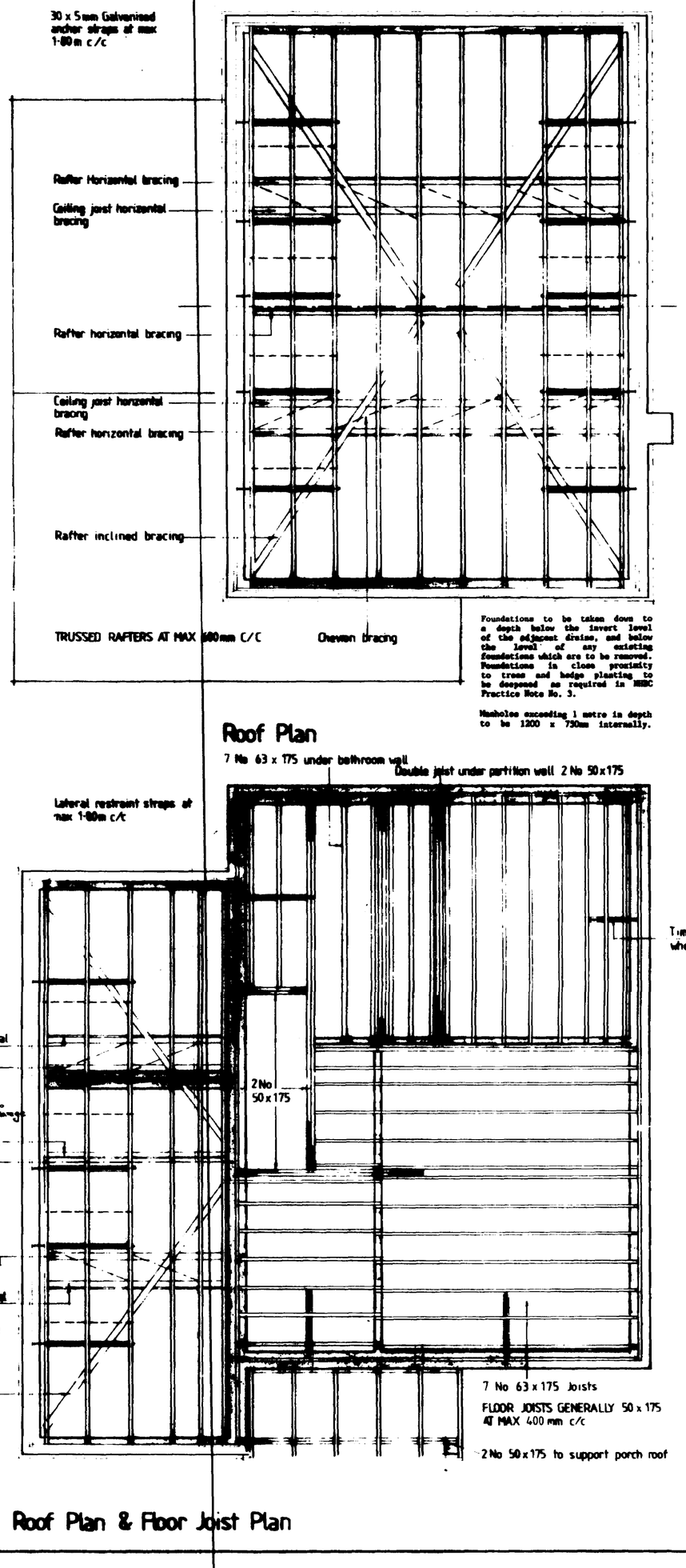


Side Elevation



Ground Floor Plan

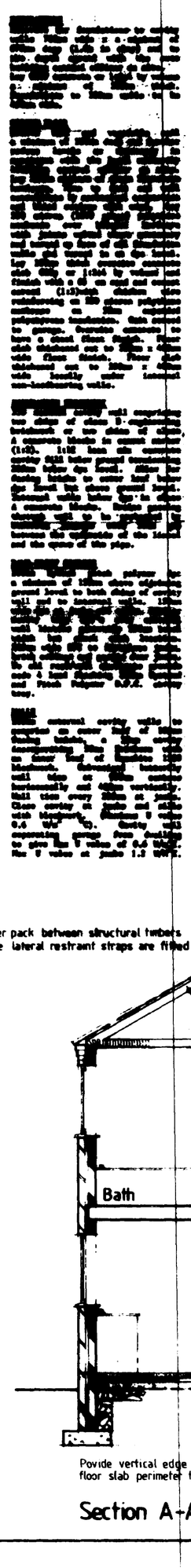
First Floor Plan

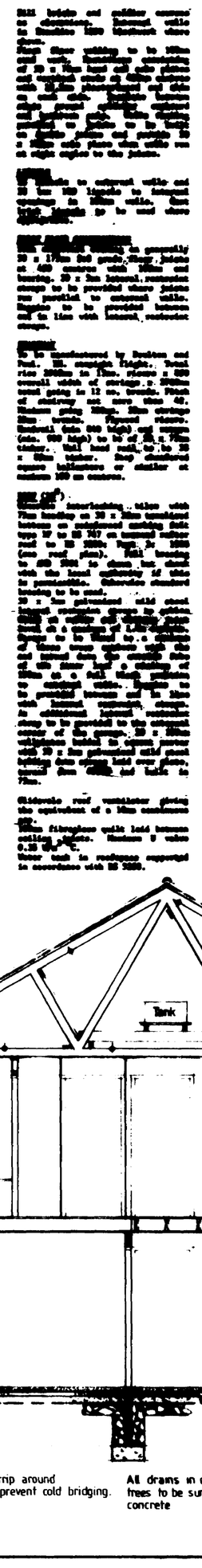


Roof Plan & Floor Joist Plan

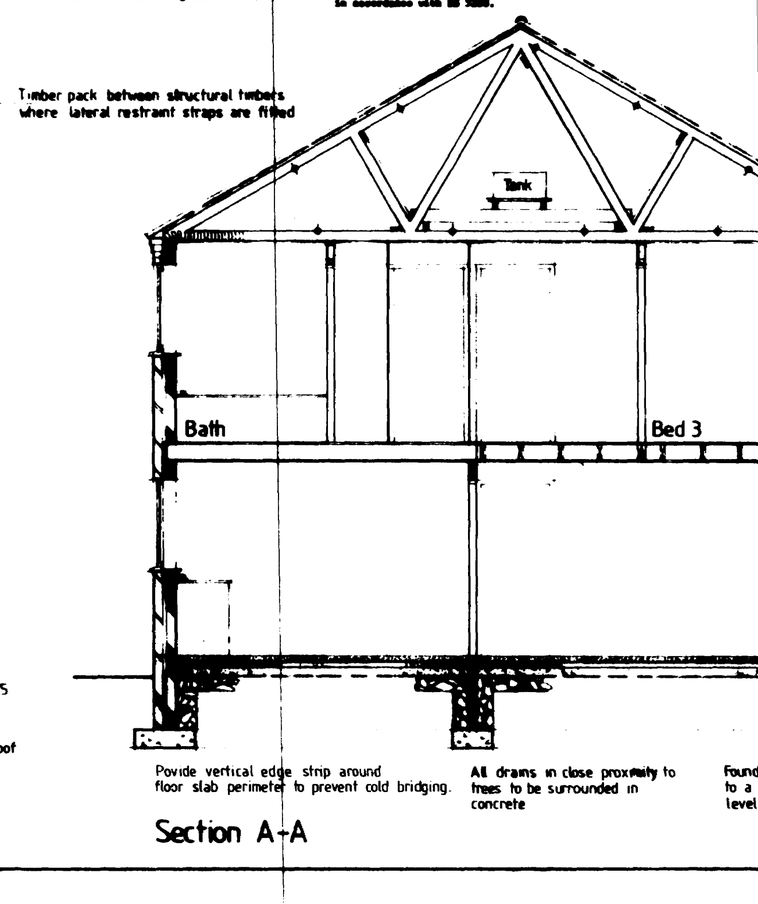
Foundations to be taken down to a depth below the invert level of the adjacent drains, and below the level of any existing foundations which are to be removed. Foundations in close proximity to trees and hedge planting to be deepened as required in NHBC Practice Note No. 3.

Manholes exceeding 1 metre in depth to be 1200 x 750mm internally.





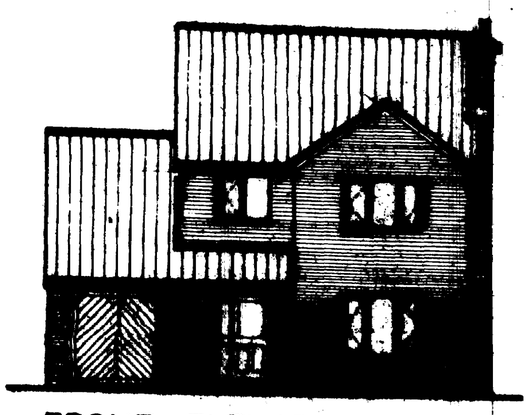




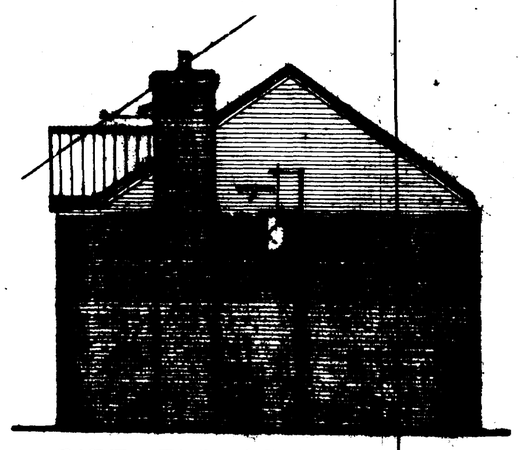
Section A-A

Povide vertical edge strip around floor slab perimeter to prevent cold bridging.

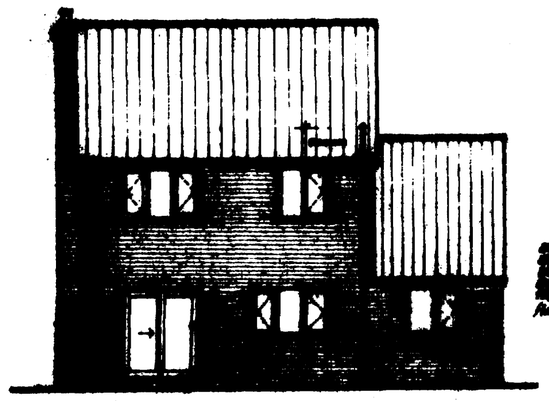
All drains in close proximity to trees to be surrounded in concrete



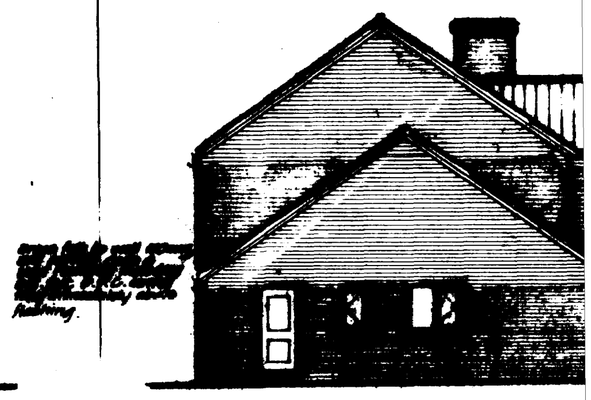
FRONT ELEVATION



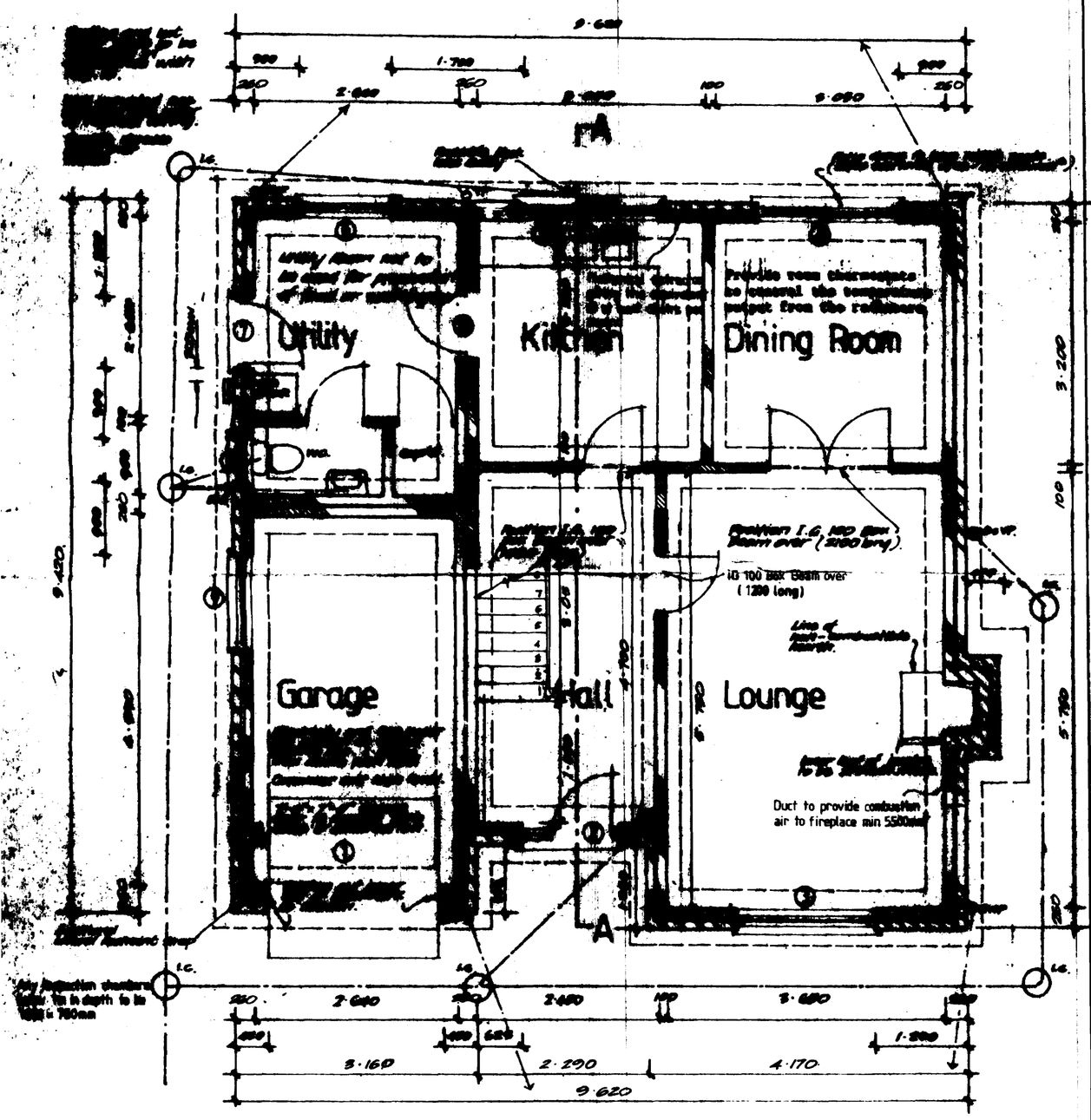
SIDE ELEVATION



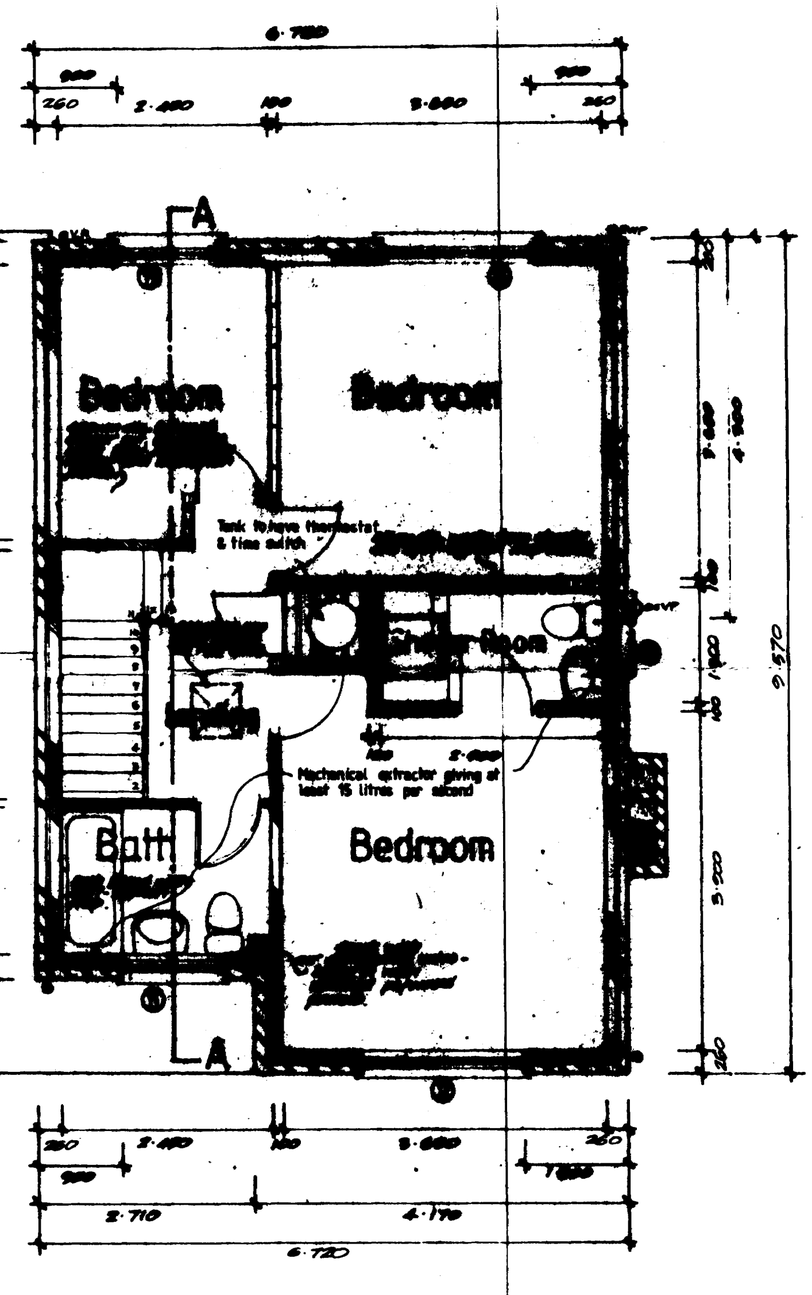
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Minimum distance between dwelling & boundary to be 1metre but check block plan for actual location

KINGS QUALITY HOMES
HOLBEACH MANOR
[illegible] ROAD HOLBEACH
LINCOLNSHIRE PE12 7AX

HIGHGROVE

DRAWING DESCRIPTION
PLANS, SECTION & ELEVATIONS.

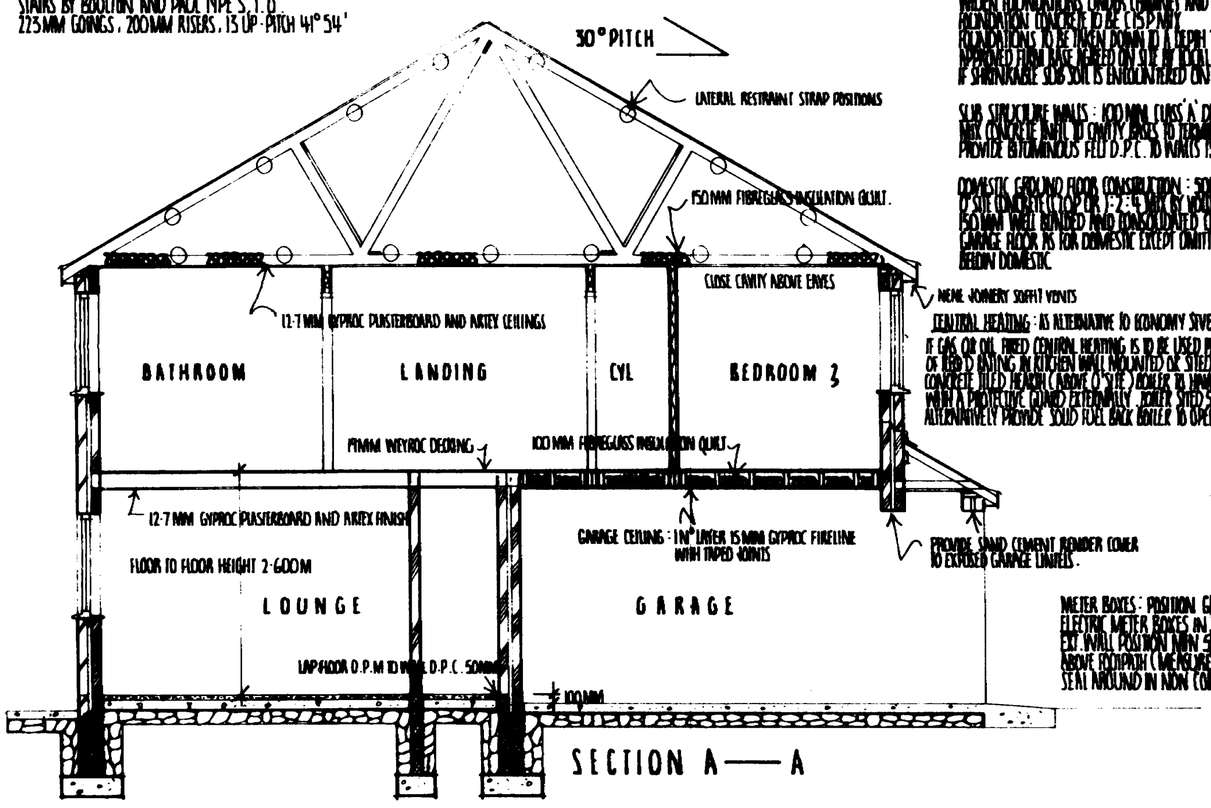
DATE DECEMBER 1989	DRAWN PWS		
DRAWING NO. HB/G/6B	SCALES 1:100 1:50		
PLANNING	BUILDING REGS		
CHECKED BY	ISSUED		

REVISIONS	DES		DATE	SIGN

THIS DRAWING M

NOTES
MIN. DWELLIN
Concrete block 6073 generally
Brickwork belo designation to

...RCASE DOUBLE UP JOISTS AT HEAD OF STAIRS AS TRIMMER . HANDRAIL TO STAIRS TO BE 840MM ABOVE PITCH LINE (MEASURED VERTICALLY) STAIRS TO HAVE 2 WAY LIGHTING ENSURE 2·0 M HEADROOM (MEASURED VERT. ABOVE PITCH LINE . STAIRS BY BOULTON AND PAUL TYPE S. T. D. 225 MM GOINGS . 200MM RISERS . 13 UP · PITCH 41° 54'



FOUNDATIONS : UNDER WALLS AS SHOWN DOTTED PROVIDE CONCRETE STRIP FOUNDATIONS 700 X 225 MM UNDER 265 MM AND 275 MM CAVITY WALLS 450 X 225 MM UNDER 100 MM INT. WALLS WHERE FOUNDATIONS UNDER CHIMNEY AND FORE 300 MM THICK FOUNDATION CONCRETE TO BE C15P MIX . FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH 750 MM BELOW GROUND LEVEL OR 10 IN APPROVED FIRM BASE AGREED ON SITE BY LOCAL AUTHORITY BUILDING INSPECTOR IF SHRINKABLE SOILS EXIST IS ENTOUNTERED ON SITE FOUNDATIONS TO BE TAKEN DOWN 1·0 M

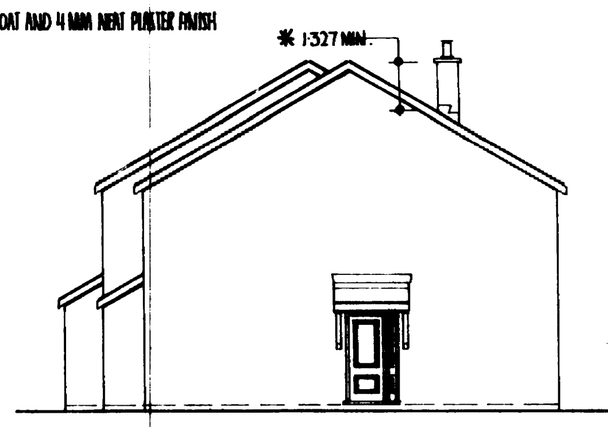
SUB STRUCTURE WALLS : 100 MM CLASS A DENSE CONCRETE BLOCKWORK . PROVIDE WEAK MIX CONCRETE FILL TO CAVITY BASES TO TERMINATE 225 MM BELOW DAMP D.P.C . PROVIDE BITUMINOUS FELT D.P.C. TO WALLS 150 MM ABOVE FOOTPATH LEVEL

DOMESTIC GROUND FLOOR CONSTRUCTION : 50 MM SAND / CEMENT SCREED (1 : 3) ON 100 MM C 7 SITE CONCRETE (TOP OR 1 : 2 : 4 MIX BY VOLUME) ON 1000 GAUGE P.V.C. D.P.M ON 150 MM WELL BONDED AND CONSOLIDATED CLEAN HARDCORE HARDCORE .
GARAGE FLOOR AS FOR DOMESTIC EXCEPT CAVITY SCREED AND PAINT FINISH TO SITE - FLOOR 100MM BELOW DOMESTIC .

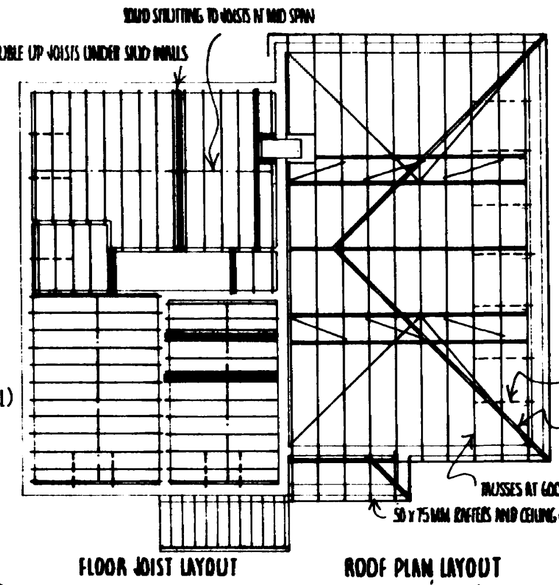
CAVITY WALL CONSTRUCTION : 265 MM CAVITY WALLS TO CONSIST : 100 MM EXTERNAL FACING BRICKWORK : BRICK BELOW D. P. C. TO BE E. L. DESIGNATED TO B. S. 3921 65MM CAVITY : TO BE FILLED WITH KNAUF EN THERMATIC SUPERMACOL OR DRITHERM CAVITY INSULATION TO ACHIEVE A U - VALUE NOT EXCEEDING 0·45 W/M²·K 100 MM INNER CAVITY LEAF OF LYTAG , SOLID INSULATION BLOCKWORK TO B. S. 6073 GENERALLY INT. WALLS TO BE 100 MM LYTAG BLOCKWORK OR STUD PARTITIONS ON FIRST FLOOR WHEN NOT BUILT OFF WALLS BELOW .
CAVITY WALLS TO BE TIED TOGETHER USING GALVANISED IRON OR PLASTIC TWIST TIES SPACED 900 MM HORIZONTALLY AND 450MM VERTICALLY . 300 MM WIDE HORIZONTAL DPC TO B. S. 6398 : 1983
PROVIDE BITUMINOUS FELT D.P.C AT EVERY CAVITY CLOSURE . PROVIDE DPC FELT D.P.C. CAVITY TRAYS ABOVE OPENINGS ON EXPOSED GROUND FLOORS . CLOSE CAVITY ABOVE EAVES . PROVIDE D.P.C . PROVIDE THERMABATE OR SIMILAR APPROVED CAVITY CLOSERS TO WINDOW AND DOOR JAMBS

INT. DOMESTIC WALL FINISH : 12 MM SAND CEMENT RENDER SCRATHCOAT AND 4 MM NEAT PLASTER FINISH

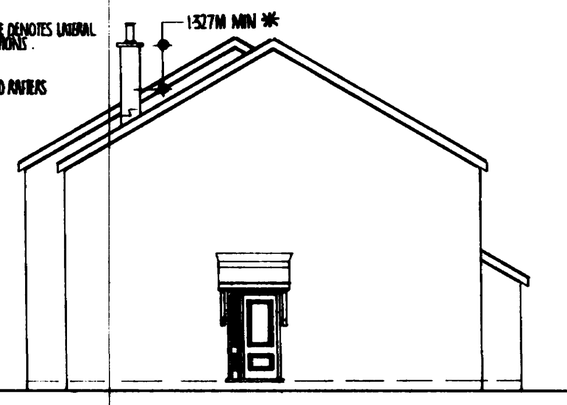
PITCHED ROOF CONSTRUCTION : CONCRETE INTERLOCKING ROOF TILES ON UNDERFELT TO B. S. 747 (TYPE 1F) LAPPED 150 MM IN ALL CASES . 38MM ROOF BATTENS AT 30° PITCH AND AT 600 CRS AND BEDDED IN MORTAR 25 X 100 MM CEILING AND LONGITUDINAL BINDERS AT WIDE JOINTS 25 X 100 MM CROWN BRACING ON INT. MEMBERS OF TRUSSES 25 X 100 MM 45° DIAGONAL BRACING TO GABLES 25 X 100MM DIAGONAL BRACING ON CEILING JOIST MEMBERS OF TRUSSES AND GABLE LADDERS TO BE STRAPPED TO GABLE END WALL WITH 30 X 5 MM GALVANISED DURAM RESTRAINT STRAPS AT MAX 2·0 M CRS TRUSSES AT STRAP POSITIONS TO BE 50 X 50 MM NOGGINGS TO WALL PLATE BEDDED ON SAND CEMENT AND FIXED IN POSITION BY GALVANISED ANCHOR STRAPS AT MAX 1·2 M CTRS . 25 X 175 P.S.E. H



SIDE ELEVATION



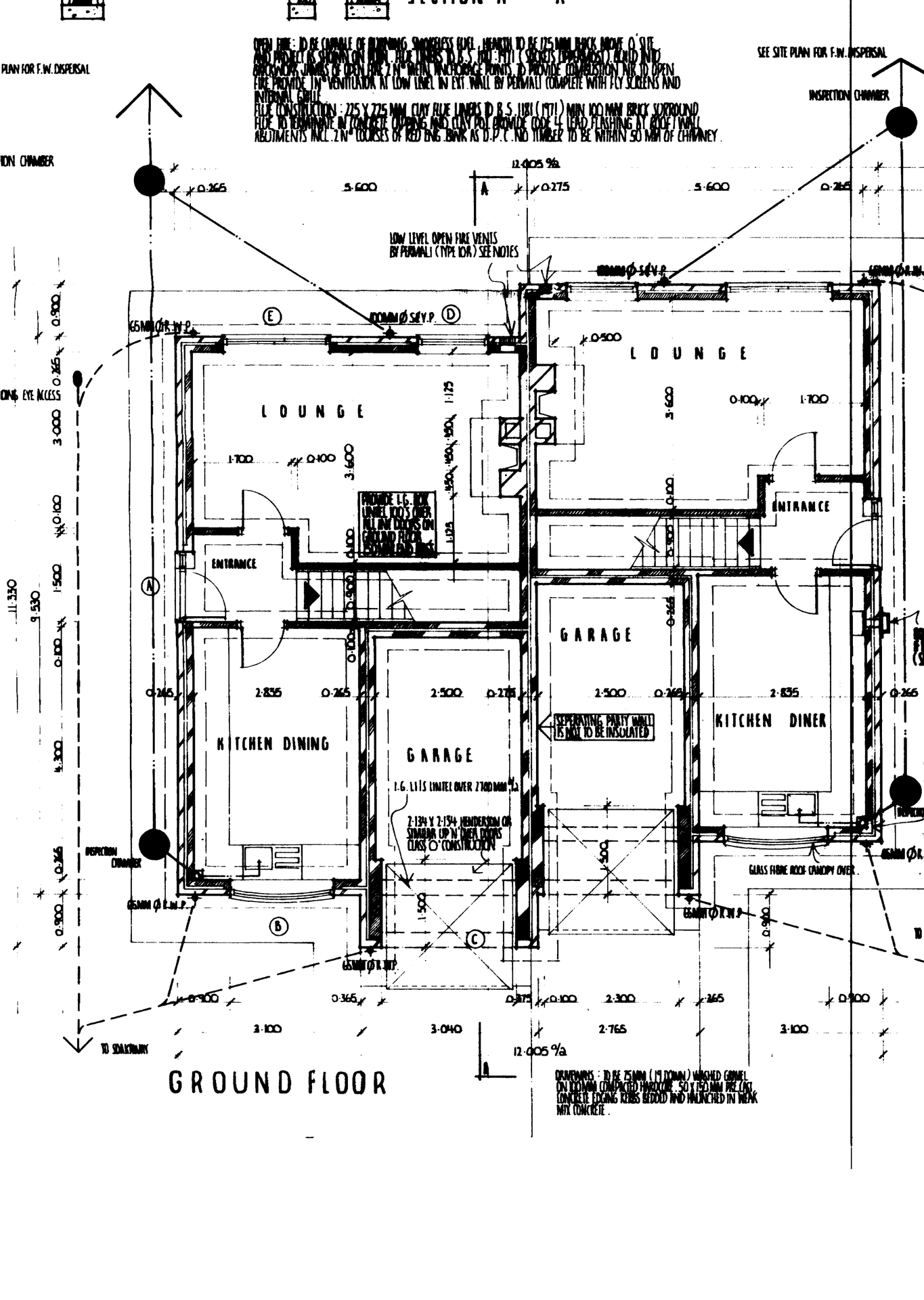
FLOOR JOIST LAYOUT

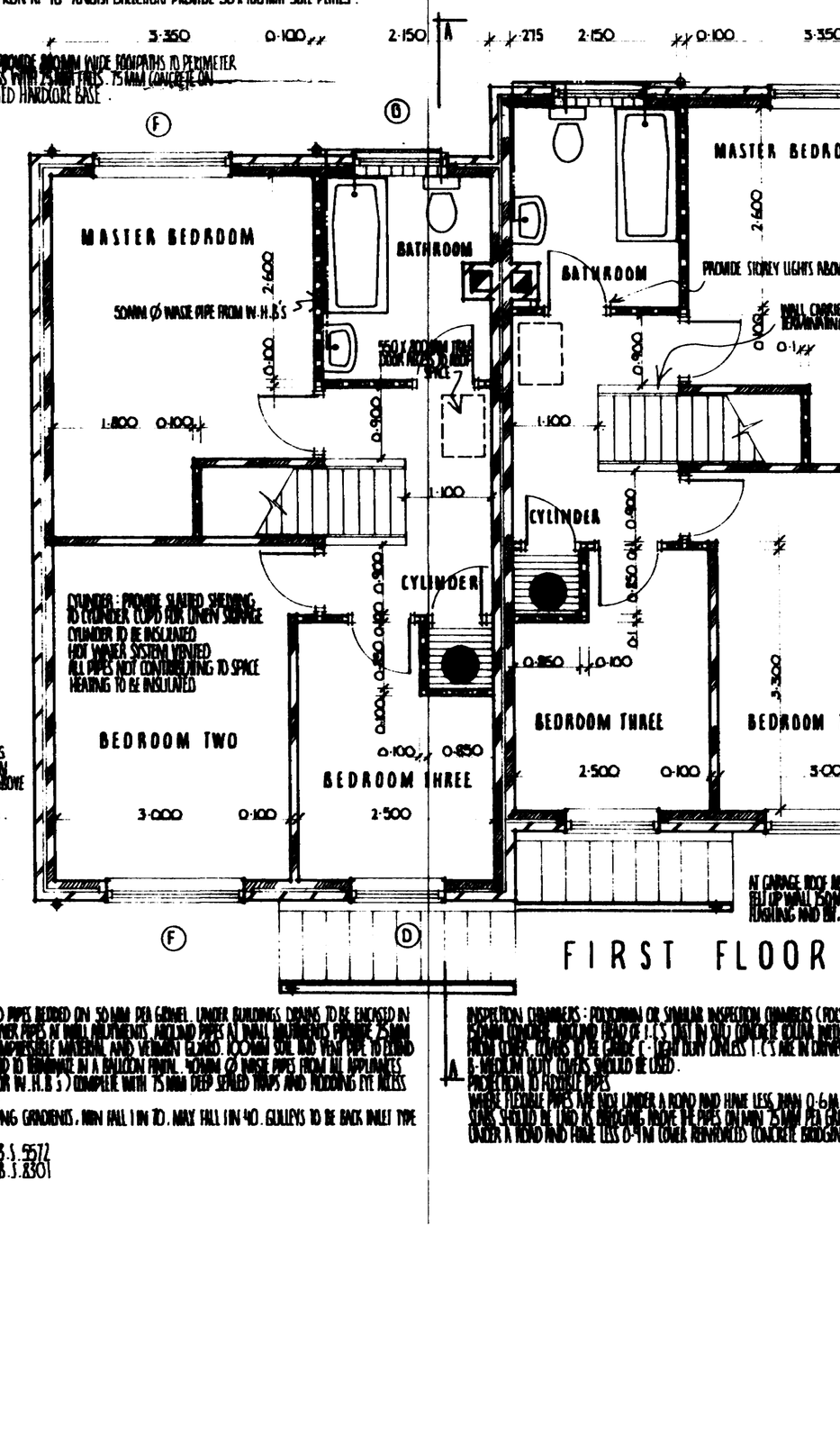


SIDE ELEVATION

ROOF PLAN LAYOUT

FIRST FLOOR CONSTRUCTION : 19MM CHIPBOARD GRADE WEYROC DECKING ON 50 X 175 MM SOLID JOISTS AT 400MM CRS . JOIST ENDS RESTS ON WALLS 100 MM AND SUPPORTED ON PARTY DIVIDING WALL ON CAVITY JOIST HANGERS .
PROVIDE 50 X 5 MM GALV. M. S. LATERAL RESTRAINT STRAPS TO JOISTS RUNNING TO WALLS AT 2·0 M CRS AT STRAP POSITIONS PROVIDE 50 X 100 MM NOGGINGS INBETWEEN JOISTS .
FIRST FLOOR PARTITION WALLS : 75 X 50 MM HEAD AND SOLE PLATES . 75 X 50 MM STUDDING AT 400 MM CTRS . 2 N° HORIZONTAL ROWS 50 X 75 MM NOGGING TO CENTRES . PROVIDE 12·7 MM PLASTERBOARD AND SKIM JOINT SIDES .
WHERE SOLID WALLS RUN PARALLEL TO JOIST DIRECTION PROVIDE 50 X 100 MM SOLE PLATES INBETWEEN JOISTS . SOLID WALLS RUNNING PARALLEL TO JOIST DIRECTION TO BE BUILT OFF DOUBLED UP JOISTS (IN 100 MM TO NORMAL JOIST SPACING)
WHERE SOLID WALLS RUN AT 90° TO JOIST DIRECTION PROVIDE 50 X 100 MM SOLE PLATES .





FOUL WATER DRAINAGE :
100MM Ø P.V.C. FLEXIBLY JOINTED PIPES BEDDED ON 50MM PEA GRAVEL UNDER BUILDINGS DRAINS TO BE ENCASED IN 150MM PEA GRAVEL WITH LINTEL OVER PIPES AT WALL ABUTMENTS . AROUND PIPES AT WALL ABUTMENTS PROVIDE 25MM CAP TO BE SURROUNDED WITH A COMPRESSIBLE MATERIAL AND VERMIN SEALED . 100MM SOIL AND VENT PIPE TO EXTEND 900MM ABOVE WINDOW HEADS AND TO TERMINATE IN A BALLOON FINIAL . 40MM Ø WASTE PIPES FROM ALL APPLIANCES (50MM Ø WASTE FROM W. C. PASTE IN W. H. B. S) COMPLETE WITH 75 MM DEEP SEALED TRAPS AND RODDING EYE ACCESS POINTS IN EASY ACCESSIBLE POSITIONS .
DRAINS TO BE LAID AS SELF CLEANSING GRADIENTS . MIN FALL 1 IN 80 . MAX FALL 1 IN 40 . GULLEYS TO BE BACK INLET TYPE WITH REMOVABLE GRATES .
ALL ABOVE GROUND DRAINAGE TO B. S. 5572
ALL BELOW GROUND DRAINAGE TO B. S. 8301

INSPECTION CHAMBERS : POLYTHENE OR SIMILAR INSPECTION CHAMBERS (POLYPIPE 450MM DIAMETER . BELOW GROUND HEAD OF F. C. S. ONLY IN SOLID CONCRETE SURROUND WITH 300 MM COVER , TOWARDS TO BE CARRIED OUT LIGHTLY UNLESS T. C. S ARE IN DRIVEWAYS
B - MEDIUM DUTY COVERS SHOULD BE USED .
PROJECTION TO FLEXIBLE PIPES
WHERE FLEXIBLE PIPES ARE NOT UNDER A ROAD AND HAVE LESS THAN 0·6 M. COVER STAPS SHOULD BE USED AS BRIDGING ABOVE THE PIPES ON MIN 25 MM PEA GRAVEL UNDER A ROAD AND HAVE LESS 0·9 M COVER REINFORCED CONCRETE BRIDGING S