SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H23/0323/94 Received:30-MAR-94 Type:FULL

Name: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Agent: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Description: Extension to dwelling, replacing existing flat roof garage and erection of detached garage
Location : Hayfield House Sholtsgate Whaplode 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 rendered areas shall be finished in a colour to be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The garage shall be used for purposes solely incidental to the occupation of the dwelling and shall not be used for any commercial purpose.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended drawings received by the Local Planning Authority on 7 June, 1994 and amendment received on 18 July, 1994.

Director of Planning and Building Control Services
16-AUG-94 H23/0323/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

**BRIAN SMITH** Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H23/0323/94 Received:30-MAR-94 Type:FULL

Name: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Agent: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Description: Extension to dwelling, replacing existing flat roof garage and erection of detached garage
Location : Hayfield House Sholtsgate Whaplode Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 rendered areas shall be finished in a colour to be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The garage shall be used for purposes solely incidental to the occupation of the dwelling and shall NOT BE USED FOR ANY COMMERCIAL PURPOSE

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended drawings received by the Local Planning Authority on 7 June, 1994 and amendment received on 18 July, 1994.

12-AUG-94 AD check.....

Authorised to issue (inc Delegation).....

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H23/0323/94

Date Registered 30 MAR 1994

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mr. C. N. DAWSON,
HAYFIELD HOUSE,
SHOLTSGATE,
NOHAPLODE,
SPALDING, LINCS.

Tel. No. 0406 422734.

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

AS APPLICANT.

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

AS APPLICANTS ADDRESS.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

EXTENSION TO DWELLING, REPLACING EXISTING FLAT ROOF GARAGE + ERECTION OF DETATCHED GARAGE.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70 If you consider no fee is payable include a written explanation instead.

Signed.. C.N. Dawson ..... Date 27th MARCH 94 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

**Now complete Parts 3 and 5 and an Ownership Certificate.**

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
**Now complete Part 4 only**

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
**Now complete an Ownership Certificate**

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
**Now complete an Ownership Certificate.**

## TYPE OF DEVELOPMENT

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

| | | |
|---|---|---|
| (i) New Dwellings | | If so, how many: |
| (ii) Other new building(s) | ✓ | |
| (iii) Alterations or extension | ✓ | |
| (iv) Change of use | | |

| | |
|---|---|
| 4. A. Please state site area (in all cases) | 0·1 hectares |
| B. If building works are proposed, please state extra floor space to be created: | 100 sq. metres |
| C. Please state size of any new structure:- (a) max. height: | 8 metres |
| (b) max. length: | 6·5. metres |
| (c) max. width: | 6·7 metres |
| D. Please state type and colour of materials for facing external walls: | REFER TO ELEVATIONS. |
| E. Please state type and colour of roofing materials. | REFER TO ELEVATIONS. |
| F. Has a survey of the site been undertaken? State Yes or No | No. |

5. **GENERAL INFORMATION** Please complete each section

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

RESIDENTAL.

**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:<br>Will there be—<br>Individual access(es)<br>New estate road |
| C. What provision will be made for garages or parking within the site? | | |

**TREES** Please tick **one** box

| | | |
|---|---|---|
| A. The proposal does **not** involve the felling of any trees | ✓ | |
| B. The proposal does involve the felling of one or more trees | | ➡ If so, please show details on plans. |

**DRAINAGE** Please complete

| | |
|---|---|
| A. Please state how surface water will be disposed of | NEW 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 | No. |

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [✓] Septic tank [ ]

**PLEASE COMPLETE IN ALL CASES**

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | No. | ➡ If so, **please give details in Part 6** |
| The proposal affects a listed building | No. | |
| The proposal affects a public right of way | No. | |
| The proposal is known to affect contaminated or filled land | No. | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes. | No. | ➡ If so, **please complete Part 7** |
| In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. | N/A | ➡ Date:<br>Consultee(s) |
| Is this application related to a previous submission? | No. | ➡ Application No. |

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ... B.M. Dawson ... (Applicant / ~~Agent~~) Date 27th March 94.

**Certificate B** The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed . . B.M. Dawson . . . . . (Applicant / ~~Agent~~) Date 27th March 94.

**Certificate 2** The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

# DC INSTRUCTION SHEET

APPLICATION NO: H23/0323/94

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

## Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

## Extra Consultations/Publicity Required

None identified initially ☑

RECONSULTS (revalidated) All ☐

| | Publicity: >> | Consultations: | |
|---|---|---|---|
| Departure | ..... | County | ..... |
| Setting of LB | ..... | E Heritage | ..... |
| Public Right of Way | ..... | Societies | ..... G ROW |
| Discretionary | ..... | | |

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

**Case Officer**: J.A. Blacklock

Senior Officer Confirmed .....DMG Date.....6/4 Recorded DC....

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

**Accuracy :**
**Neighbours :**
**Boundaries :**
**Site Features :**

RED BRICK/GREY CONC INTERLOCKING TILE.
ADJACENT PROPERTY TO SOUTH - BUFF BRICK BUNGALOW
ADJACENT PROPERTY TO NORTH - SOUTH BUFF BRICK BUNGALOW
(GARAGE ALREADY BEING CONSTRUCTED

**Inspected by** NF
**Date** 18/4/94

**Site Notice posted by** NF
**Date** 18/4/94
**Expiry**

**Individual Resident Notices required:**

**Addresses to be sent to –**

**Addresses delivered to –**

---

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

---

Case Officer Conclusions

# RECOMMENDATION/DECISION

**NON-DETERMINATION**

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

**COMMITTEE**

Confirmed as agenda .....

**SUB-COMMITTEE**

Confirmed as agenda .....

**DPBCS AUTHORISED**

Decision Issue confirmed .....

**DELEGATED DECISION**

## Case Officer

Approve (or equiv) — Refuse (or adverse)

Signed ..... Date 14/5/94

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

**CONDITIONS/REASONS:**

(1) STANDARD TIME CONDITION

(2) ~~SC13~~ THE RENDERED AREAS SHALL BE FINISHED IN A COLOUR TO BE AGREED IN WRITING WITH THE LPA.

(3) THE GARAGE SHALL BE USED FOR PURPOSES SOLELY INCIDENTAL TO THE OCCUPATION OF THE DWELLING AND SHALL

REASONS

(1) STANDARD

(2) IN THE INTERESTS OF VISUAL AMENITY

(3) IN THE INTERESTS OF RESIDENTIAL AMENITY

SM1 – DRAWINGS RECEIVED ON 7/6/94 AND AMENDMENT RECEIVED ON 18/7/94

**Condition monitoring:**

non-std expiry .....
prior submission ☑
prior siteworks ☑

HSE/works limited

- [✓] Determined plans indicated
- [ ] Departure approval confirmed
- [ ] Flag for on-site review

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 70.

Receipt No P4105

Date first Rec'd 30 MAR 1994

## Registration

Reference H23/0323/94

Cross-Ref B23/0196/94

Date 31-MAR-94 JAC

## Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ 70.

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

## Information

Index sheet 168 OS Plots
Grid ref 533700 324930

Ward 2 Parish WHAPLODE

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards –

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0293710

Dist Bound

Other:

Planning Records:
Earlier apps

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

E N 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

**H23/0323/94**
FULL

Applicant: Mr C N Dawson
Tel: 0406 422734

Agent: Mr C N Dawson
0406 422734

Description: Extension to dwelling, replacing existing flat roof garage and erection of detached garage
Location: Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

---

Valid date: 30-MAR-94
Target dates:
To case officer 06-APR-94
Inspected by 13-APR-94
Extra contacts 20-APR-94
Report if not clear by 04-MAY-94

Terminal date: ~~25-MAY-94~~ 12 Sept 94
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext: [redacted]
Case Officer:
J BLACKLOCK

---

DEVELOPMENT/CONSTRAINTS

Size: 100 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry | |
|---|---|---|---|
| Site/Press Advert MIN | 08-APR-94 | 29-APR-94 | |
| Clerk to Whaplode PC 0406 26739 | 20-JUL-94 | 03-AUG-94 | NOTIFIED OF AMENDMENT |
| Cllr A Biggadike | 20-JUL-94 | 27-JUL-94 | |

L.C.C. - No objections to S 28/7/94

B N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department.
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

**H23/0323/94**
FULL

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Tel: 0406 422734

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Description: Extension to dwelling, replacing existing flat roof garage and erection of detached garage
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Sholtsgate
Whaplode
Spalding Lincs

12 Sep 94
~~02 08 94~~

| | | | |
|---|---|---|---|
| Valid date: | 30-MAR-94 | Terminal date: | ~~25-MAY-94~~ |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 06-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 13-APR-94 | Agreed TD Ext: | |
| Extra contacts | 20-APR-94 | Case Officer: | |
| Report if not clear by | 04-MAY-94 | | J BLACKLOCK |

DEVELOPMENT/CONSTRAINTS

Size: 100 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MIN | 08-APR-94 | 29-APR-94 |
| Clerk to Whaplode PC 0406 26739 | 07-APR-94 | 21-APR-94 |
| Cllr A Biggadike | 07-APR-94 | 14-APR-94 |

L.C.C – No objections JBC 13/4/94

**MRS SALLY ALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

# REGISTER COPY TO EARLIER PERMISSION

Previous permission: H23/0323/94

Town and Country Planning Act 1990

## Approval required by Condition of Planning Permission

Reference: H23/0260/96 Received:20-MAR-96 Type:CONDITION COMPLIANCE

Name: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode, Spalding
Lincs, PE12 6TZ

Agent: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode, Spalding
Lincs, PE12 6TZ

Description: Details of materials/colour for rendered areas (Condition 2 of H23/0323/94)

Location : Hayfield House Sholtsgate
Whaplode Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

30-APR-96 H23/0260/96

4/7/94

Talecon with Mr Dawson.
Agreed rendering for
week of building —
ordinary reasoning.
Awarded plans to
follow.

Mrs J Harrington,
Clerk to Whaplode Parish Council,
Council Office,
2 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HC.

Mr J Blacklock

JB/JJ H23/0323/94
F.1870.23

18 May 1994

Dear Madam,

RE: ENFORCEMENT ENQUIRIES

Thank you for your letter dated 9th May 1994 in connection with the above.

I would advise you that the large wooden structure is intended as a garage and is currently the subject of an application (Ref: H23/0323/94) for planning permission to the dwelling and the erection of the said garage.

With regard to the property rear Holland Bridge, Randalls Bank, Whaplode Drove. I wonder if you could give more precise details as to the exact location of the site.

Yours faithfully

J Blacklock

N Midlen
Principal Planning Officer
Development Control

Mr C N Dawson,
Hayfield House,
Sholtsgate,
Whaplode,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ B23/0323/94

17 May 1994

Dear Sir,

EXTENSION TO DWELLING AND ERECTION OF DETACHED GARAGE - HAYFIELD HOUSE, SHOLTSGATE, WHAPLODE.

With refcrence to the above, I write to advise you I have reservations about the design of the dwelling in its extended form, notably, the employment of an asymmetrical roof and the mixture of brick and render in respect of the external walls.

Accordingly, I would be obliged if you would contact my Officer, Mr J Blacklock to arrange a mutually convenient time and date to discuss these matters at this office.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

WHAPLODE PARISH COUNCIL

**JILL HARRINGTON**

CLERK

Telephone: Holbeach (0406) 26739

Parish Council Office
2, Spalding Road
Holbeach
Spalding
LINCS
PE12 7HG

9th May 1994.

Dear Sir,

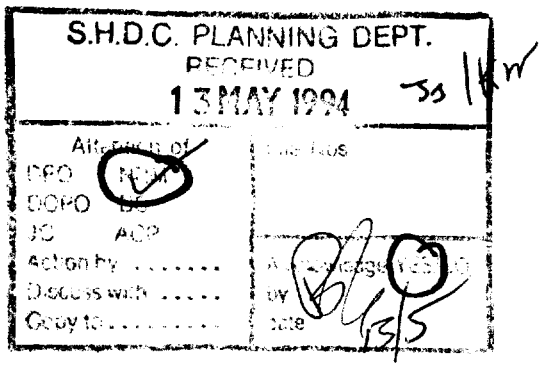
Concern was expressed at my recent Parish Council meeting regarding the increasing number of caravans at a property near Holland Bridge Randalls Bank Whaplode Drove and also a large wooden structure which has appeared in Sholtsgate.

Have you any information please?

Yours faithfully,

J. Harrington

Planning Dept.,
South Holland D.C.



**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: H23/0323/94

Applicant: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Agent: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Description: Extension to dwelling, replacing existing flat roof garage and erection of detached garage

Location: Hayfield House Sholtsgate
Whaplode Spalding Lincs

Type: FULL

Date received: 30-MAR-94

07-APR-94

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 21-APR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

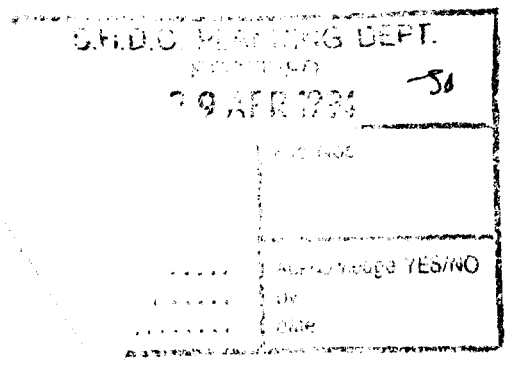
Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: NO OBJECTIONS.




Signed:

15th March 1994

Hayfield House
Sholtsgate
Whaplode
Spalding
Lincs

Chief Planning Officer
South Holland District Council
Dept. of Building Control
Priory Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
30 MAR 1994
REF. 0323/94.

Dear Sir,

Re: Proposed extension & detached garage to the above address

Please find enclosed for your consideration the submission for planning approval with regard to the above proposals.

If I could take this opportunity to confirm that the main lounge/bedroom extension is proposed to be constructed on the site of the existing single storey, flat roof, garage and utility accommodation, intended for demolition. With regard to external materials, the relevant information is shown on the elevation, including our intentions to render finish the existing house. The main reason for this being;

(a) the poor state of the bricks and its pointing.
(b) the proposals to reduce in size the existing windows.

Included with this cover letter are duplicate copies of the relevant drawings including location and site plans, together with a completed application form and a cheque to the value of £70:00 to cover the application fee.

I trust all of this will meet with your requirements, however should you require my assistance in answering any queries, please do not hesitate to contact myself at the above address.

Meanwhile I look forward to your reply.

Yours faithfully

C N Dawson

Mr C.N.Dawson
Property Owner

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4105
Date received : 30-MAR-94

Received from

C N & H C Dawson

Address

Hayfield House
Sholtsgate
Whaplode
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 70.00 |
| VAT | £ | 0.00 |
| Total received | £ | 70.00 |

Cash/Cheque : Cheque

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

# AMENDMENT RECORD SHEET - LIVE APPLICATION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 19/7/78

Terminal date/committee updated ..... ✓ 19/7

## DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? ~~Yes~~/No *

If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC ✓ None ☐

WM

Press

Residents

Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: ..... 19/7/94

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Public register updated:

## DC Professional Assessment

NOTES:

# PLANNING AMENDMENT

**For office use only**

Application No. H23/0323/94

Date Registered 18 JUL 1994

Case Officer SA

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

C.N.D AWSON
HAYFIELD HOUSE
SHALTGATE

Tel. No. WHALLEY 0406-422734

**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**

as above

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H23/0323/94

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A [ ]

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B [✓]

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed C.N.D. Dawson Date 6/8/94

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

external rendering to all existing & new extensions

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~

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

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

**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: H23/0323/94

Applicant: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Agent: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Description: Extension to dwelling, replacing existing flat roof garage and erection of detached garage

Location: Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Amendment: Alteration to roof.

10-JUN-94

Dear Sir/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 the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 02-AUG-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully

Director of Planning and Building Control Services

H23/0323/94

# AMENDMENT RECORD SHEET - LIVE APPLICATION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ TV

Registered .....

Terminal date/committee updated ..... ✓ 9/10/6

## DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *(ONLY IN PART)

Who do you need to reconsult as a result of this amendment? PC None ☑
WM
Press
Residents
Other -

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: ..... 9/6/94

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued: ✓ 9/6/6

Public register updated:

## DC Professional Assessment

NOTES:

# PLANNING AMENDMENT

**For office use only**
Application No. H23/0323/94
Date Registered 07 JUN 1994
Case Officer SD

1. Please complete in block letters
**NAME AND ADDRESS OF APPLICANT**

C.W. DAWSON
HAYFIELD HOUSE
SHOLTSGATE
WITHYLODE
Tel. No. 0406-422734

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

Tel. No. (Contact)

OFFICE COPY

Please complete in block letters
**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

As above

Please complete
**APPLICATION No.**
This amendment **cannot be considered** unless the relevant reference is stated

H23/0323/94

Building Regulation reference relating to same development (if any)

B23/0196/94

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.

[✓]

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ... C.W. Dawson ... Date ... 31/5/94 ...

3. Please complete in block letters
**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

alteration to Roof - full Hips in place of half Hips

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ — J. BLACKLOCK

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

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

**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: H23/0323/94

Applicant: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Agent: Mr C N Dawson
Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Description: Extension to dwelling, replacing existing flat roof garage and erection of detached garage

Location: Hayfield House
Sholtsgate
Whaplode
Spalding Lincs

Amendment: External rendering to all existing and new extensions

Dear Sir/Madam

20-JUL-94

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 02-AUG-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

Mrs J Harrington,
Clerk to Whaplode Parish Council,
Council Office,
2 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG.

Mr J Blacklock

JB/JJ H23/0323/94
F.1870.23

18 May 1994

Dear Madam,

RE: ENFORCEMENT ENQUIRIES

Thank you for your letter dated 9th May 1994 in connection with the above.

I would advise you that the large wooden structure is intended as a garage and is currently the subject of an application (Ref: H23/0323/94) for planning permission to the dwelling and the erection of the said garage.

With regard to the property rear Holland Bridge, Randalls Bank, Whaplode Drove, I wonder if you could give more precise details as to the exact location of the site.

Yours faithfully

J A Midlen
Principal Planning Officer
Development Control

Mrs J Harrington,
Clerk to Whaplode Parish Council,
Council Office,
2 Spalding Road,
Holbeach,
Spalding,
Lincs. PE12 7HG.

Mr J Blacklock

JB/JJ H23/0323/94
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Yours faithfully

J Blacklock

M Midlen
Principal Planning Officer
Development Control

[redacted]

Mr C N Dawson,
Hayfield House,
Sholtsgate,
Whaplode,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H23/0323/94

17 May 1994

Dear Sir,

**EXTENSION TO DWELLING AND ERECTION OF DETACHED GARAGE - HAYFIELD HOUSE, SHOLTSGATE, WHAPLODE.**

With reference to the above, I write to advise you I have reservations about the design of the dwelling in its extended form, notably, the employment of an asymmetrical roof and the mixture of brick and render in respect of the external walls.

Accordingly, I would be obliged if you would contact my Officer, Mr J Blacklock to arrange a mutually convenient time and date to discuss these matters at this office.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr C N Dawson,
Hayfield House,
Sholtsgate,
Whaplode,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H23/0323/94

17 May 1994

Dear Sir,

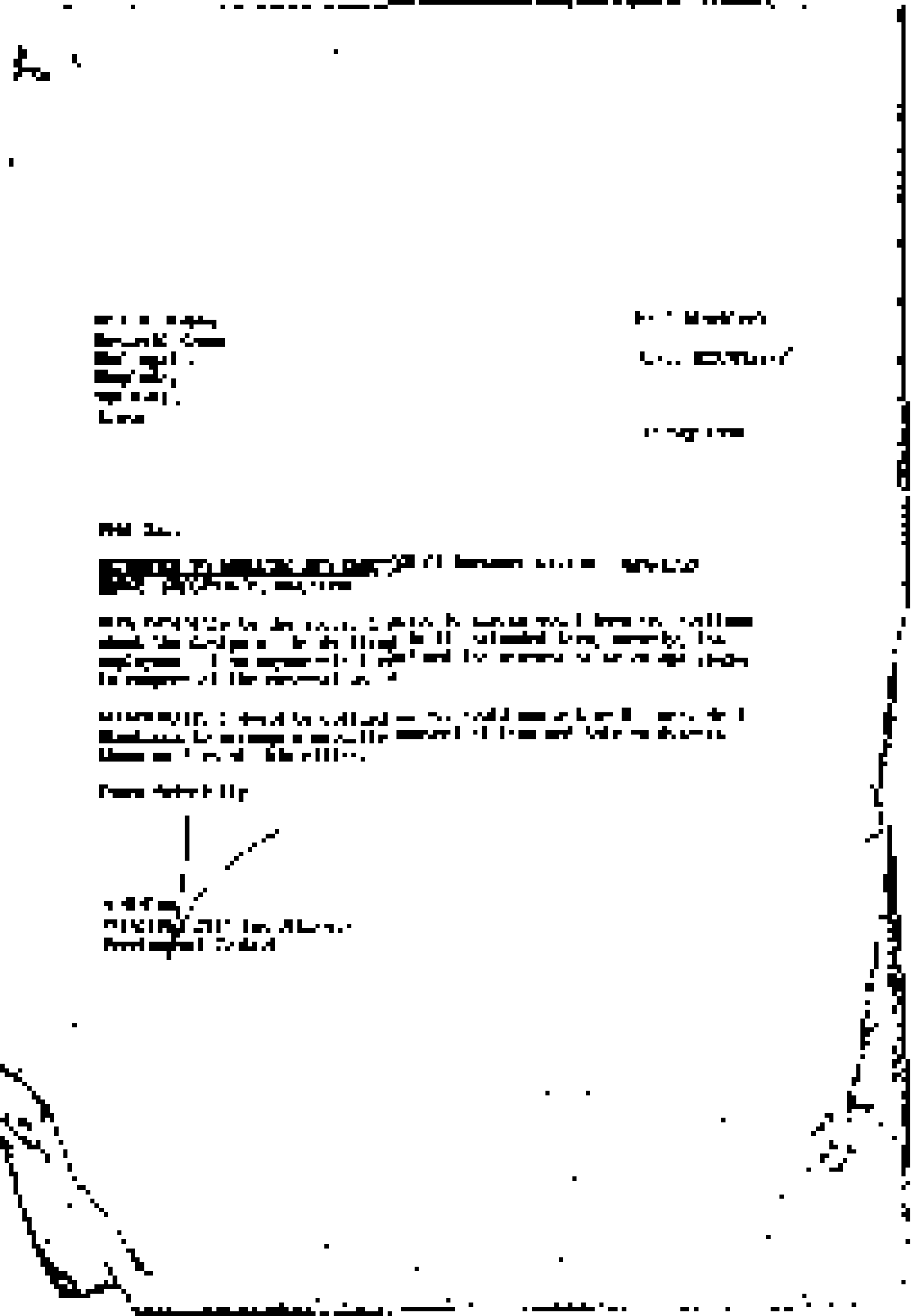
**EXTENSION TO DWELLING AND ERECTION OF DETACHED GARAGE - HAYFIELD HOUSE, SHOLTSGATE, WHAPLODE.**

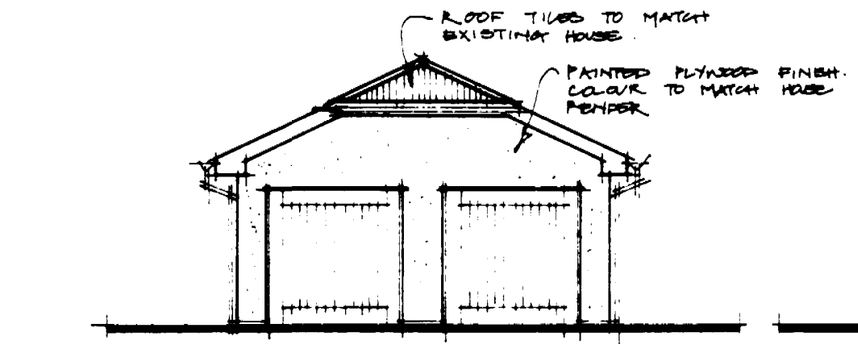
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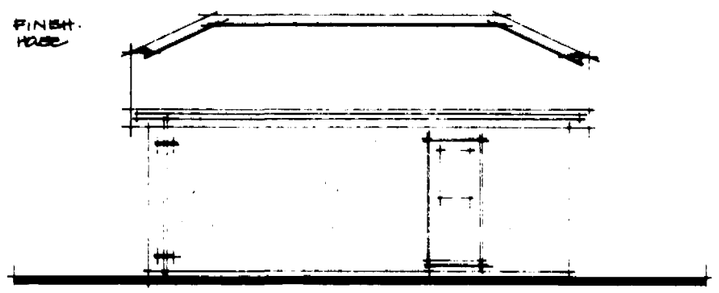
Yours faithfully

N Midlen
Principal Planning Officer
Development Control

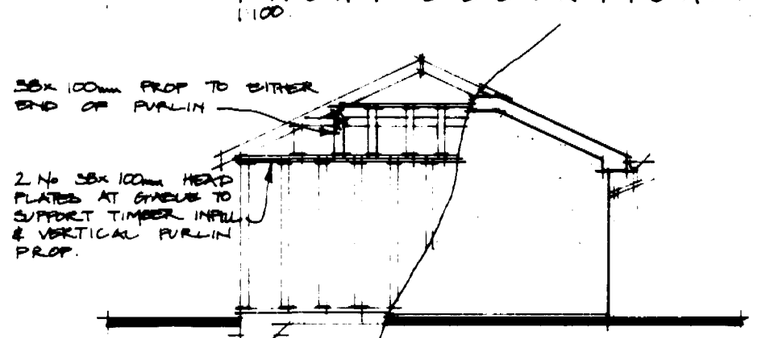




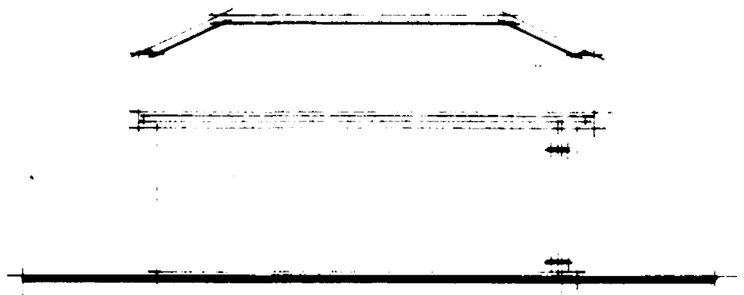

FRONT ELEVATION.
1:100.



SIDE ELEVATION.
1:100.

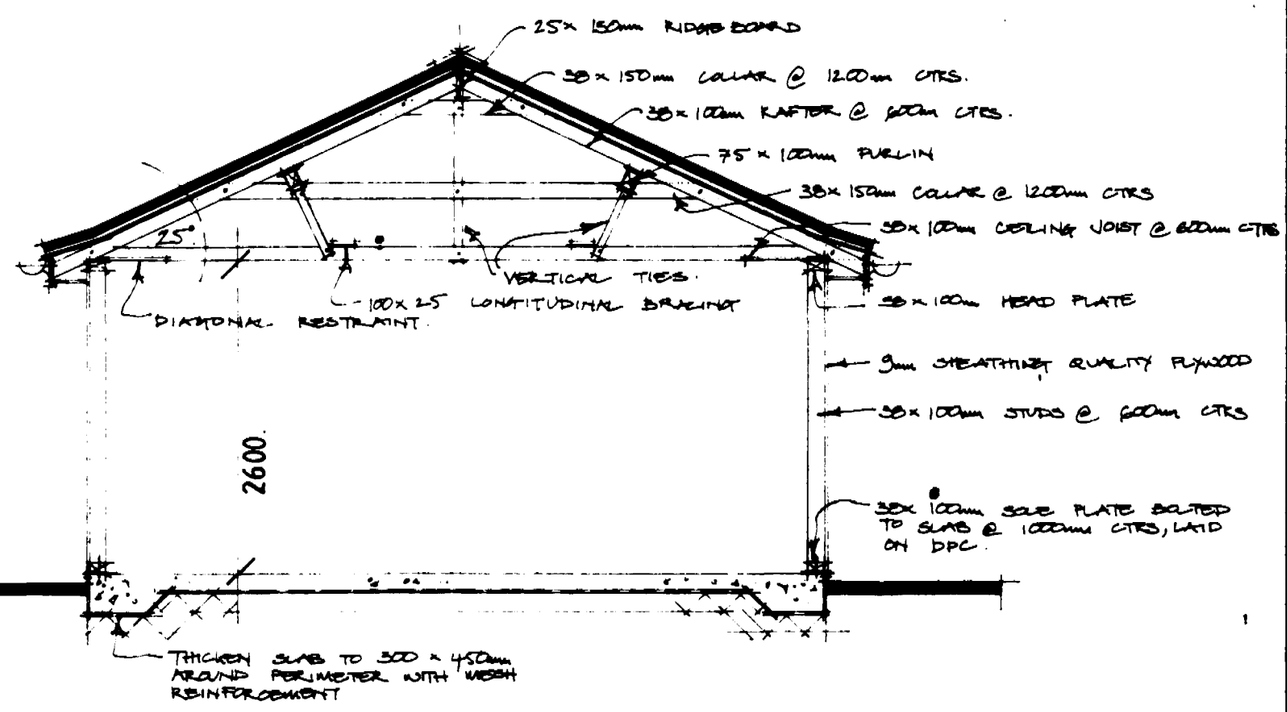



REAR ELEVATION. (SECTIONAL).
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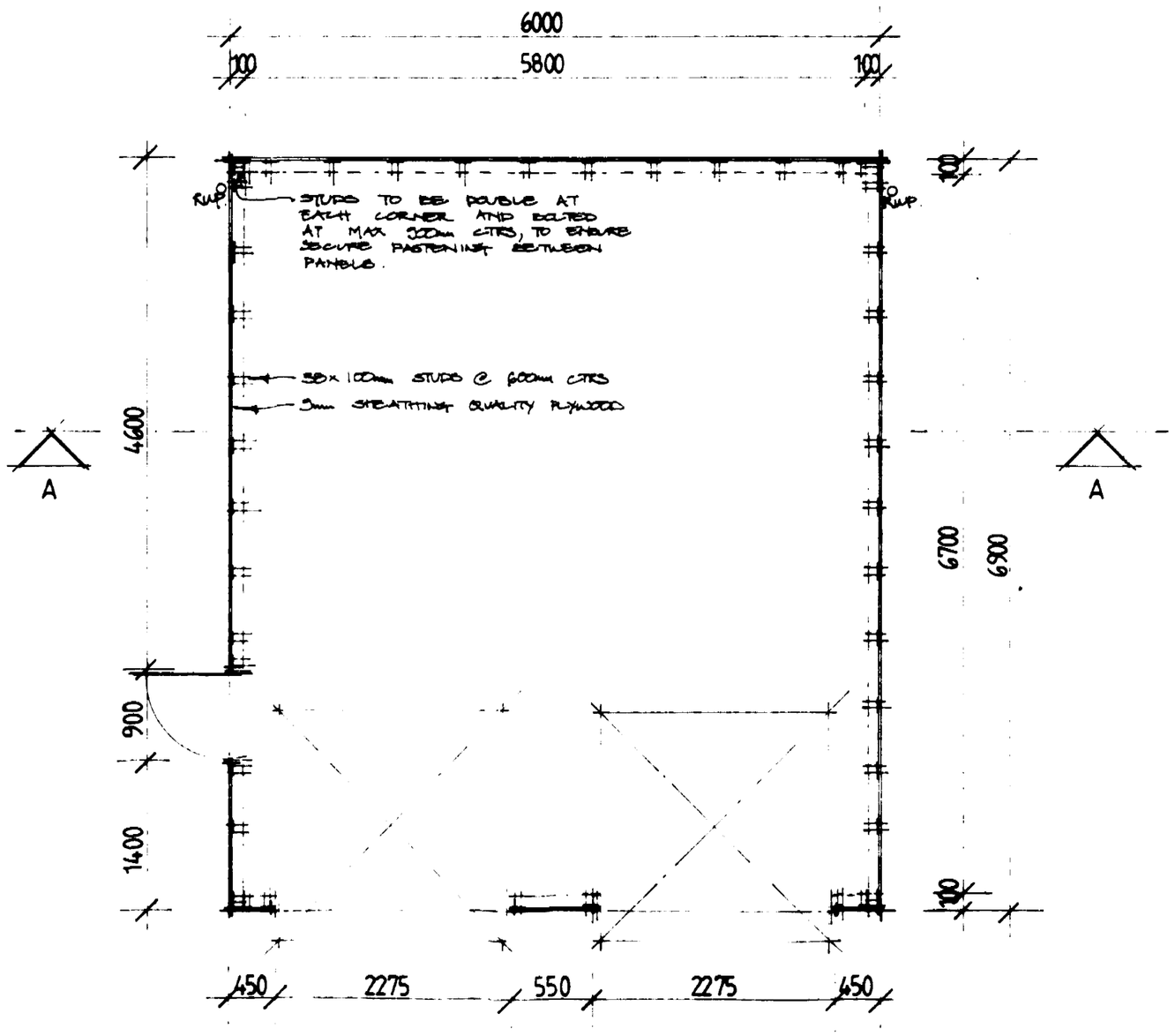


SIDE ELEVATION.
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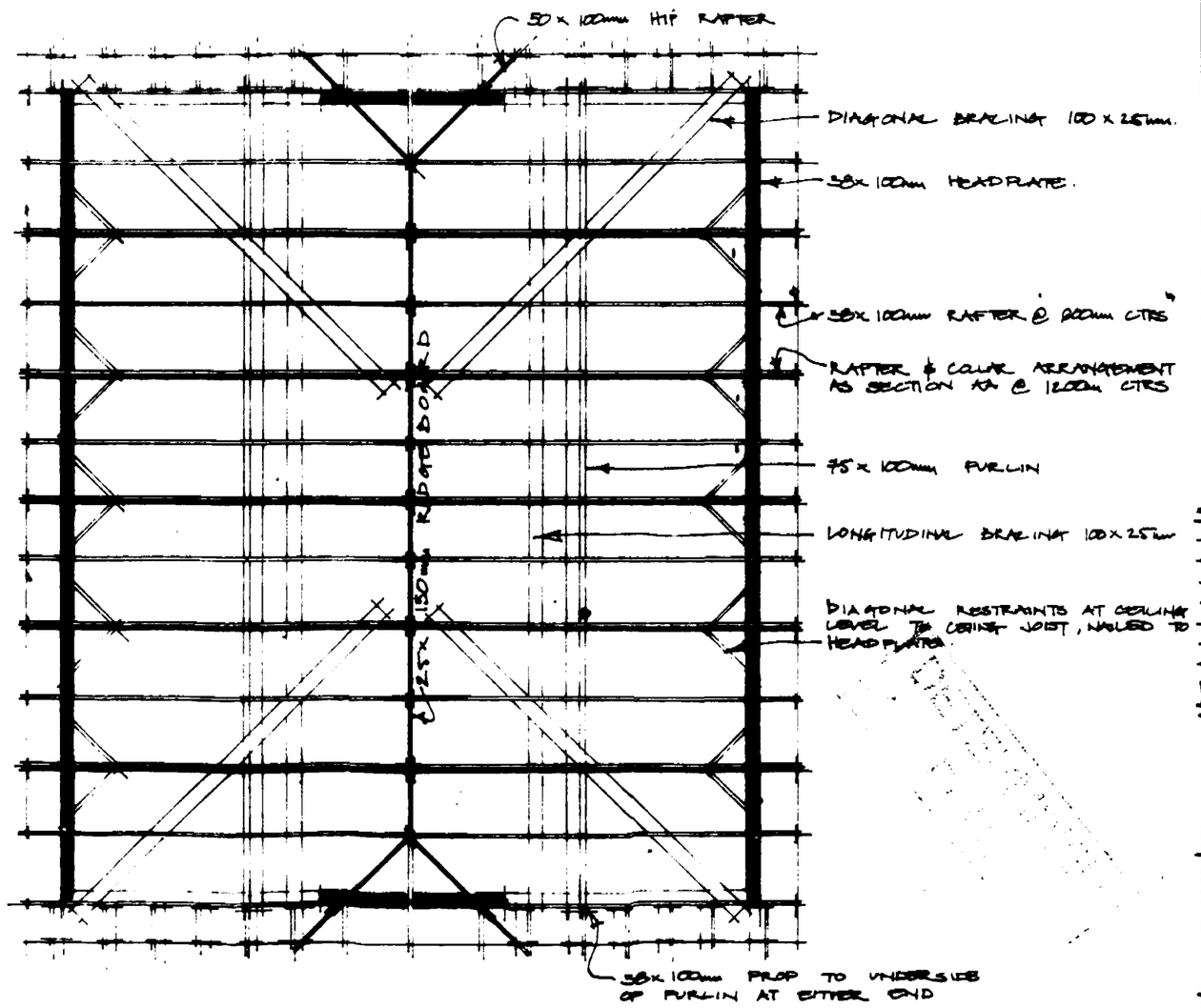
SECTION A-A. 1:50
ALL ROOF TIMBERS SECURELY FASTENED TOGETHER TO PREVENT ROOF SPREAD.




FLOOR PLAN.
1:50




RAFTER LAYOUT.
1:50




Construction Notes:

**GROUND PREPERATION.**
STRIP ALL TOP SOIL/VERITABLE MATTER FROM AREA PLUS 1m ALL AROUND, MIN 150mm DEPTH AND STORE IN STOCKPILE FOR RE USE LATER.

**FOUNDATIONS / SLAB.**
TO BE MINIMUM 100mm 30N GRADE CONCRETE ON 1200 GAUGE DPM (MIN 300 LAPS) ON 150mm DENSE BLINDED HARDCORE (OR MIN 600mm DEPTH). THICKEN SLAB TO 300 x 450mm AROUND PERIMETER AND ADD STEEL MESH REINFORCEMENT.

**EXTERNAL WALLS.**
1200 GAUGE POLYTHENE DPC TO BE PROVIDED AT THE BASE OF ALL WALLS. 100mm WALLS TO CONSIST OF 38 x 100mm STUDS @ MAX 600mm CTRS WITH 9mm SHEATHING QUALITY PLY NAILED TO STUDS VIA GALVANISED CLOUT NAILS. SOLE PLATE TO BASE OF WALLS TO BE EACH BOLTED TO SLABS AT 1000mm CTRS. PROVIDE 38x 100mm HEAD PLATE TO CARRY RAFTERS OVER. STUDS TO BE DOUBLED UP AT CORNERS, DRILLED AND BOLTED AT MAX 300mm CTRS VIA 12mm ϕ COACH BOLTS C/W PLATE WASHERS TO ENSURE SECURE FIXING BETWEEN PANELS.

**OPENINGS.**
DOUBLE STUD MEMBERS TO SPAN ALL OPENINGS BOLTED TOGETHER VIA 12mm ϕ COACH BOLTS @ 300mm CTRS.

**RAINWATER GOODS.**
115mm ϕ H/R uPVC GUTTERING FIXED LEVEL VIA STANDARD FASCIA BRACKET RUNS SEALED TO DRAIN AT GROUND LEVEL TO SOAKAWAYS (SEE DRAINAGE LAYOUT.).

**ROOF CONSTRUCTION.**
CUT RAFTERS BIRDSMOUTHED AND TIMBER NAILED TO HEAD PLATE AS SECTION A-A AND RAFTER LAYOUT. ALL STRUCTURAL MEMBERS TO BE AS SECTION A-A SECURELY FASTENED TOGETHER TO PREVENT ROOF SPREAD. 100x 25mm 3 No ROOF BRACING TO BE PROVIDED WHERE INDICATED

**ROOF COVERINGS.**
CONCRETE INTERLOCKING TILES TO MATCH EXISTING HOUSE LAYED ON 38x 25mm TREATED SW BATTENS FIXED TO SUIT ON BS 747 1F UNDERLAYABLE FELT. TILES TO BE SECURED TO MANUFACTURERS SPEC TO SUIT SITE LOCATION.

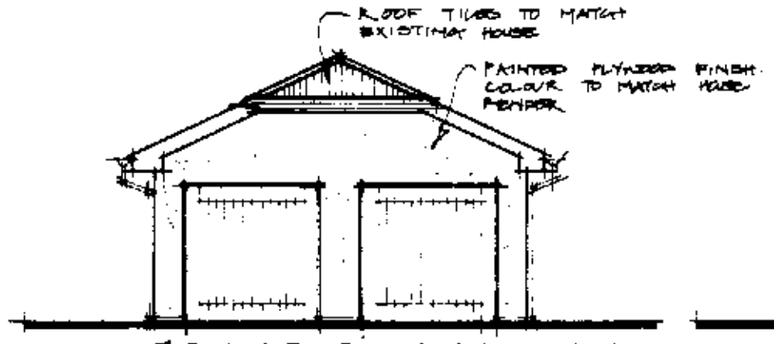
D.C.
31 MAR 1994
REF. 0323/94.

| Date | Description |
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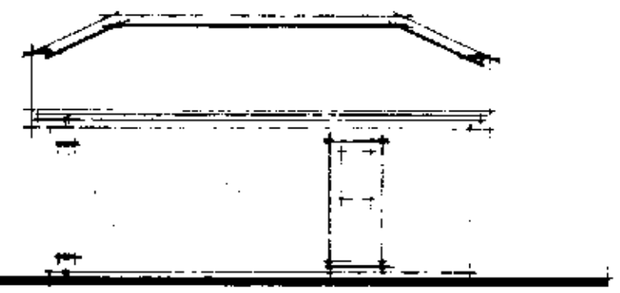
Project:
PROPOSED DETACHED ANNEXE
Mr & Mrs C.N. DAWSON,
HAYFIELD HOUSE,
SHOTTLEGATE,
WINGLOE, LINCS.

Drawing Title:
CONSTRUCTION DETAILS.

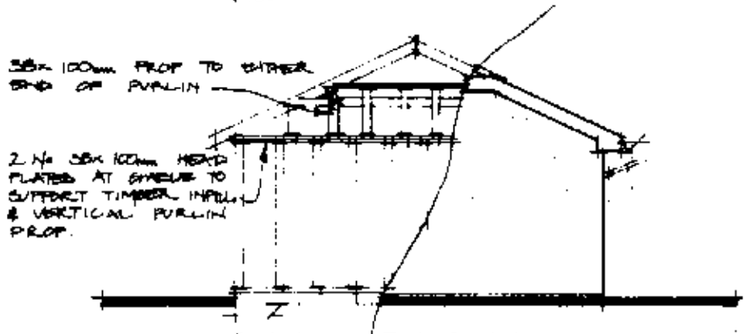
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Date: 28th MARCH 94.
Drawing No: /05.



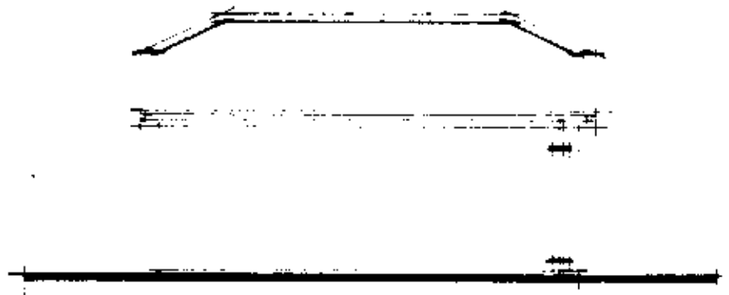

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1:100



SIDE ELEVATION.
1:100.

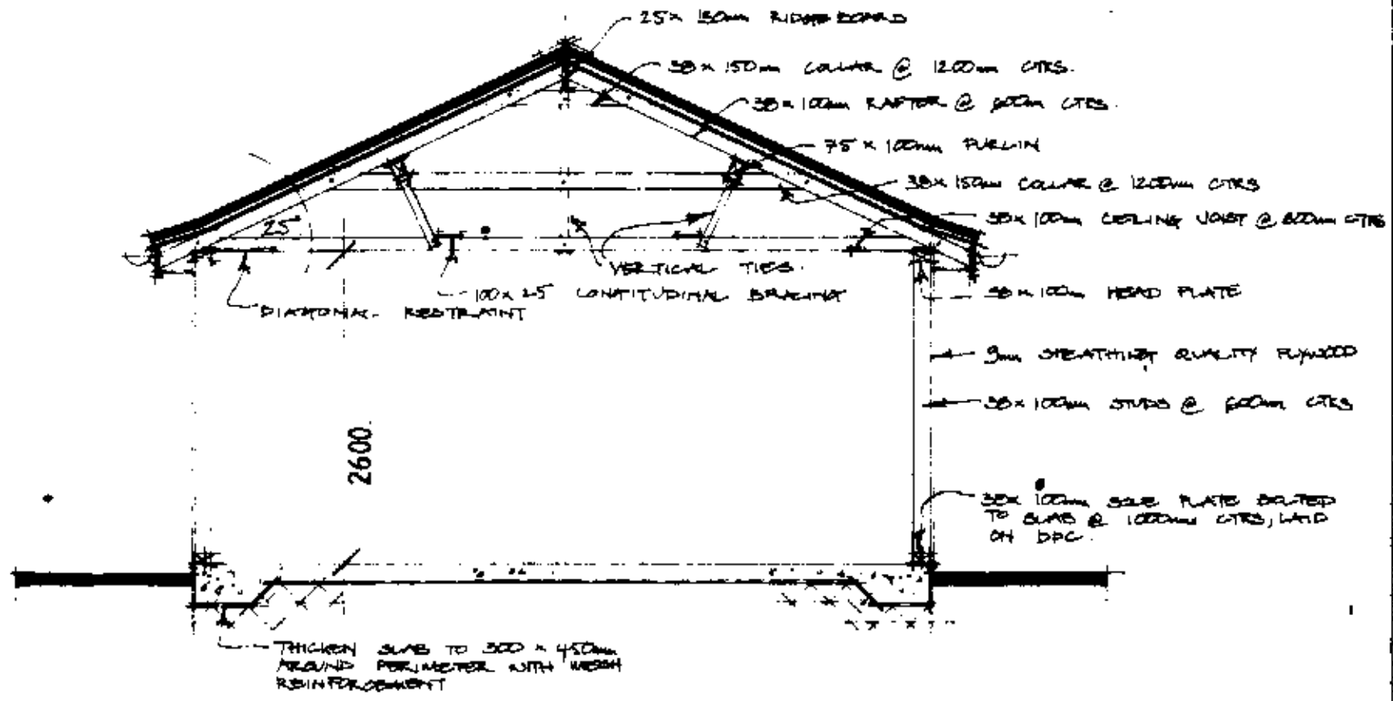



REAR ELEVATION.
(SECTIONAL).
1:100

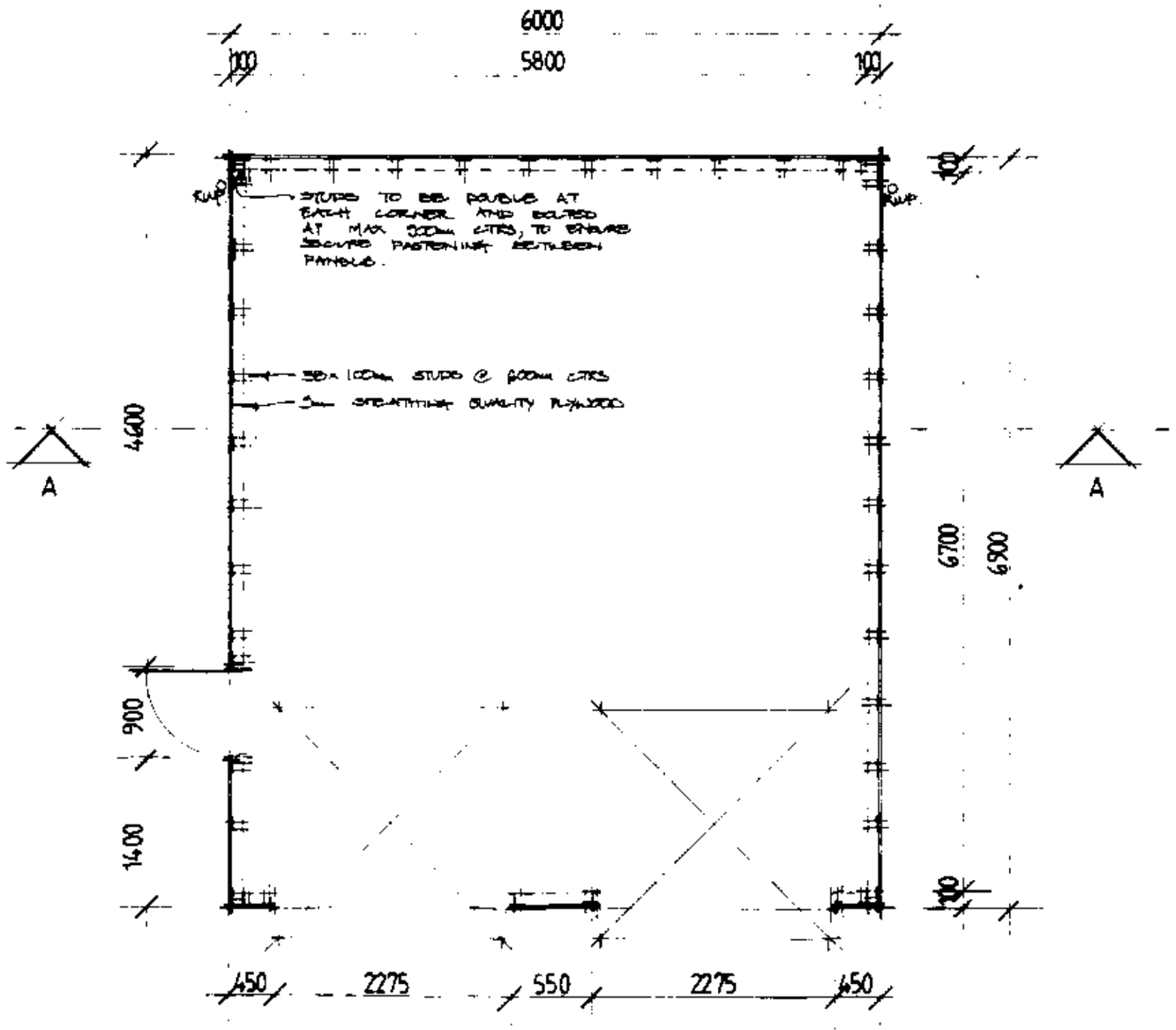


SIDE ELEVATION.
1:100.

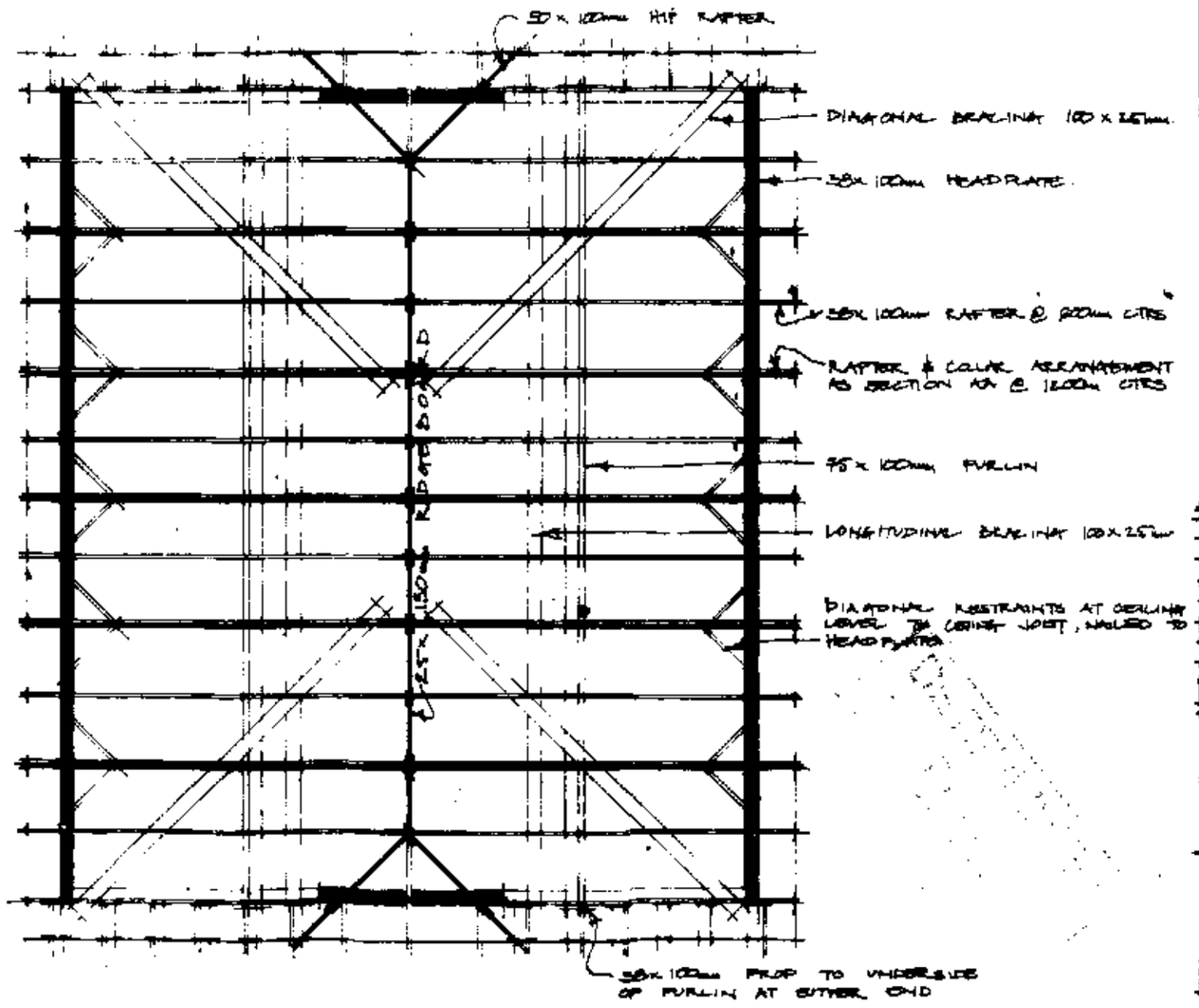
SECTION A-A. 1:50
ALL ROOF TIMBERS SECURELY FASTENED TOGETHER TO PREVENT ROOF SPREAD.




FLOOR PLAN.
1:50.




RAFTER LAYOUT.
1:50




Construction Notes:

**GROUND PREPERATION.**
STRIP ALL TOP SOIL/VEGETABLE MATTER. FILL ADEQUATE TO ALL AROUND; MIN 150mm DEPTH AND STORE IN STOCKPILE FOR RE USE LATER.

**FOUNDATIONS / SLAB.**
TO BE MINIMUM 100mm STH GRADE CONCRETE ON 1200 GAUGE DPM (MIN 300 LAPS) ON 150mm COMPACTED HARDCORE (OR MIN 600mm DEPTH) THICKEN SLABS TO 300 x 450mm AROUND PERIMETER AND ADD STEEL MESH REINFORCEMENT.

**EXTERNAL WALLS.**
GOOD GRADE POLYTHENE DPC TO BE PROVIDED AT THE BASE OF ALL WALLS. 100mm WALLS TO CONSIST OF 38 x 100mm STUDS @ MAX 600mm CTRS WITH 3mm BREATHING QUALITY PLY NAILED TO STUDS VIA GALVANISED CLOUT NAILS. SOLE PLATE TO BASE OF WALLS TO BE CORCH BOLTED TO SLABS AT 1000mm CTRS MAXIMUM WITH 100mm HEAD PLATE TO CARRY RAFTERS OVER. STUDS TO BE DOUBLED UP AT CORNERS, DRILLED AND BOLTED AT MAX 300mm APRT VIA 12mm ϕ COACH BOLTS C/W PLATE WASHERS TO ENSURE SECURE BOUND BETWEEN PANELS.

**OPENINGS.**
DOUBLE STUD MEMBERS TO JAMB ALL OPENINGS BOLTED TOGETHER VIA 12mm ϕ COACH BOLTS @ 300mm CTRS.

**RAINWATER GOODS.**
115mm ϕ H.R. uPVC GUTTERING FIXED LEVEL VIA STANDARD ENGRA BRACKETS RAFS SEALED TO DRAIN AT GROUND LEVEL TO SOAKAWAYS (SEE DRAINAGE LAYOUT).

**ROOF CONSTRUCTION.**
CUT RAFTERS BIRDSMOUTHED AND TAILS NAILED TO HEAD PLATE AS SECTION A-A AND RAFTER LAYOUT. ALL STRUCTURAL MEMBERS TO BE AS SECTION A-A SECURELY FIXED TOGETHER TO RESIST ROOF SPREAD. 100 x 25mm 3 NO ROOF BRACING TO BE PROVIDED WHERE INDICATED

**ROOF COVERINGS.**
CONCRETE INTERLOCKING TILES TO MATCH EXISTING HOUSE LAYED ON 50 x 25mm TREATED SW BATTENS @ GAUGE TO SUIT ON BS 747 1A UNDERLAYABLE FELT. TILES TO BE CUT TO MANUFACTURERS SPEC TO SUIT SITE LOCATION.

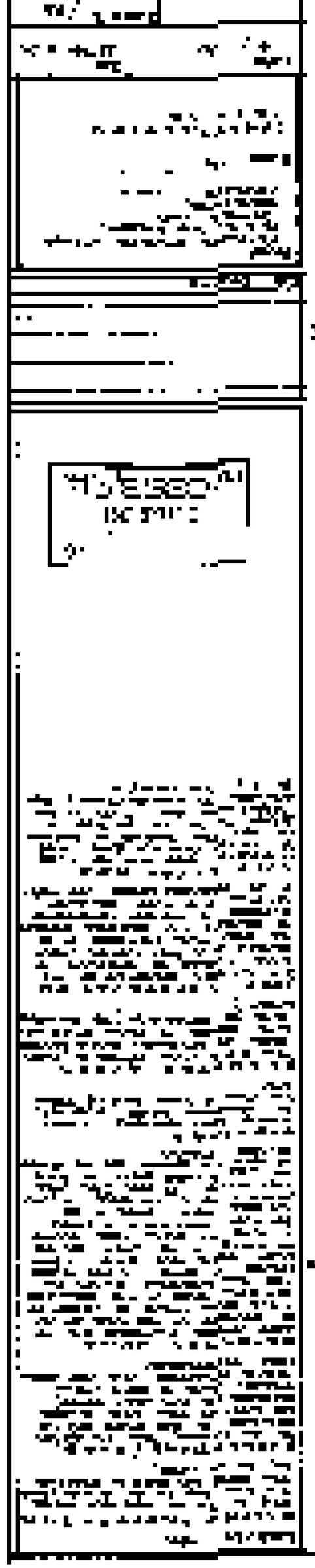

...D.C.
3 JAN 1994
REF. 0383/94.

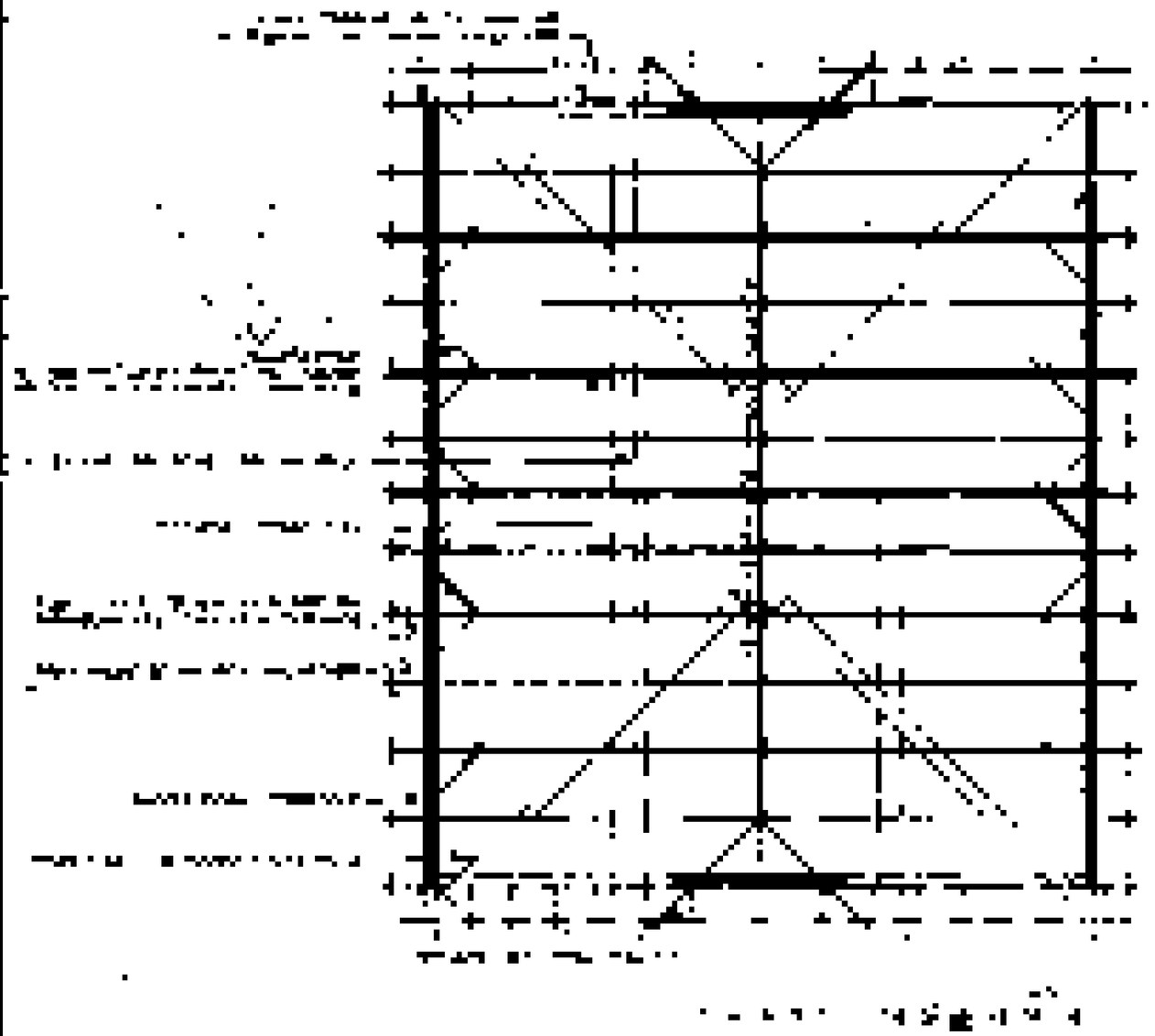

| Date | Description |
|---|---|

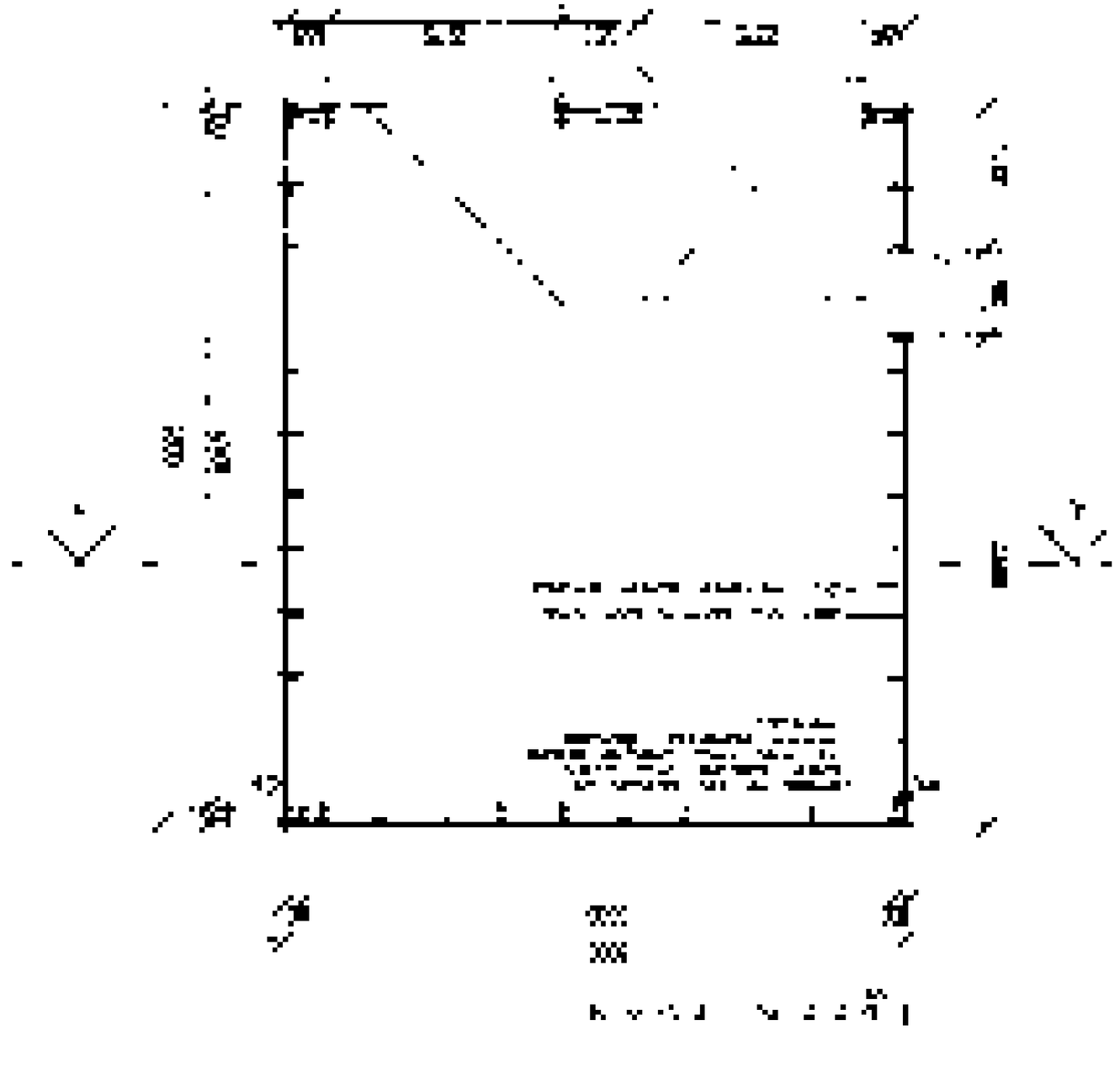
Project:
PROPOSED DETACHED GARAGE
Mr & Mrs C.N. DAWSON,
HAYFIELD HOUSE,
SKELLINGTHORPE,
WADDINGHAM, LINCS.

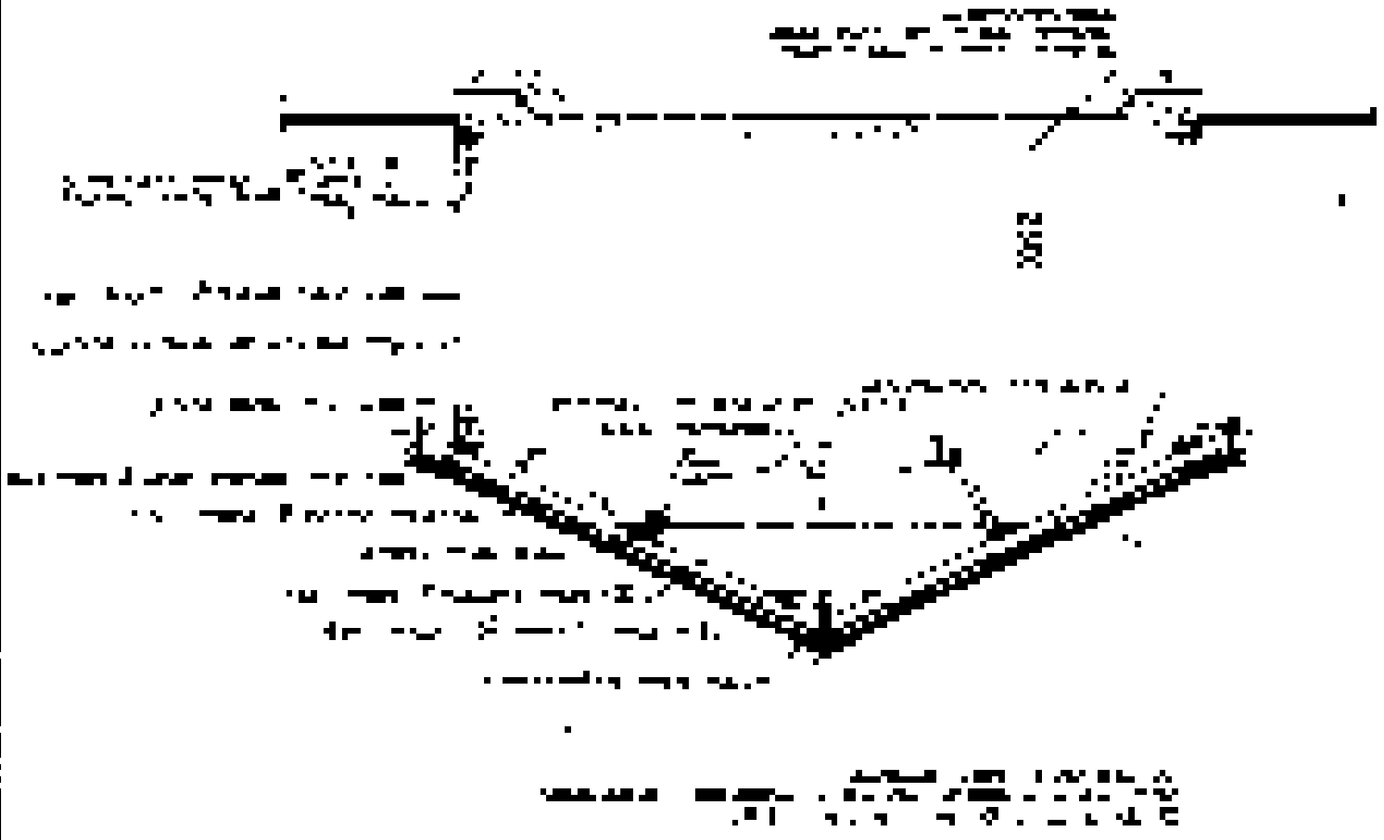
Drawing Title:
CONSTRUCTION DETAILS.

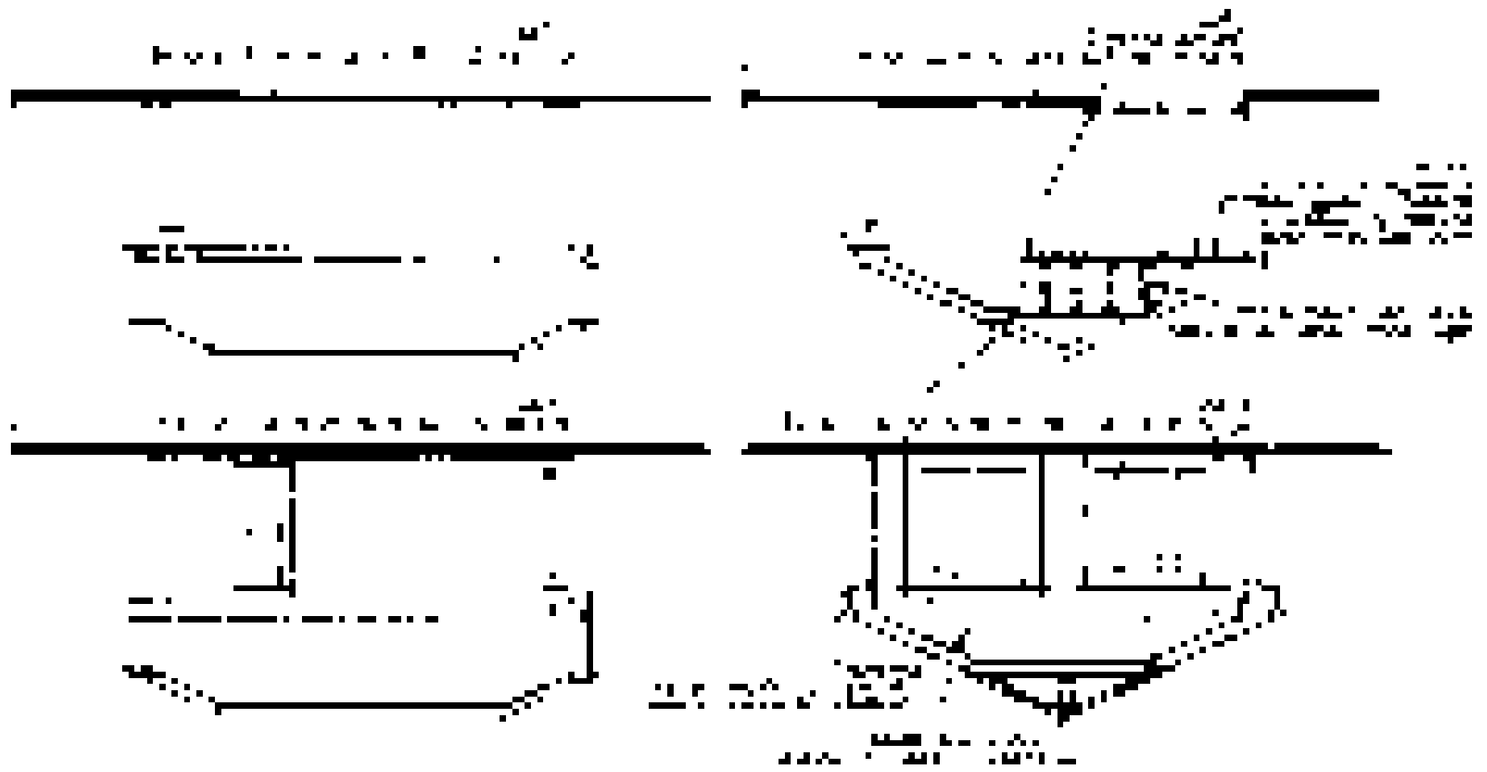
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Date: 25th MARCH 94.
Drawing No: /05.





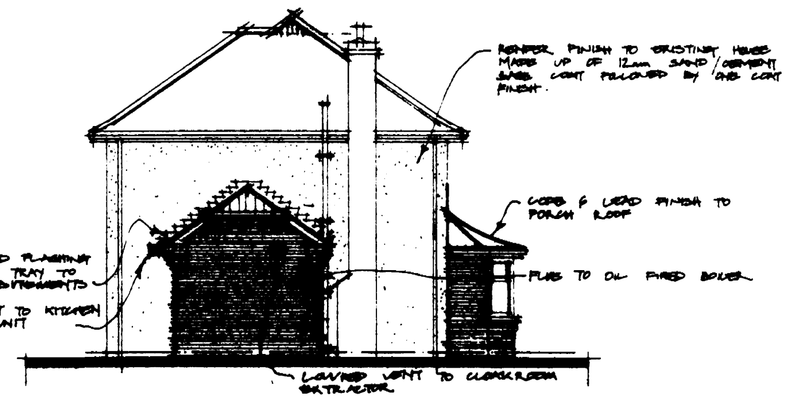






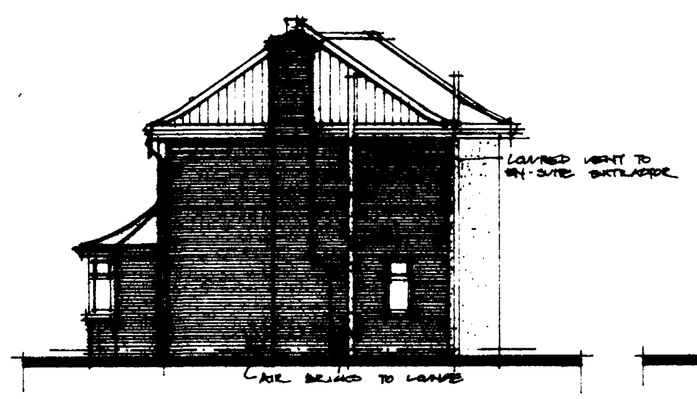



FRONT ELEVATION.
1:100.




SIDE ELEVATION.
1:100

*MATERIAL SCHEDULE.
BRICKS: TO MATCH EXISTING.
TILES: TO MATCH EXISTING. (CONCRETE INTERLOCKERS)



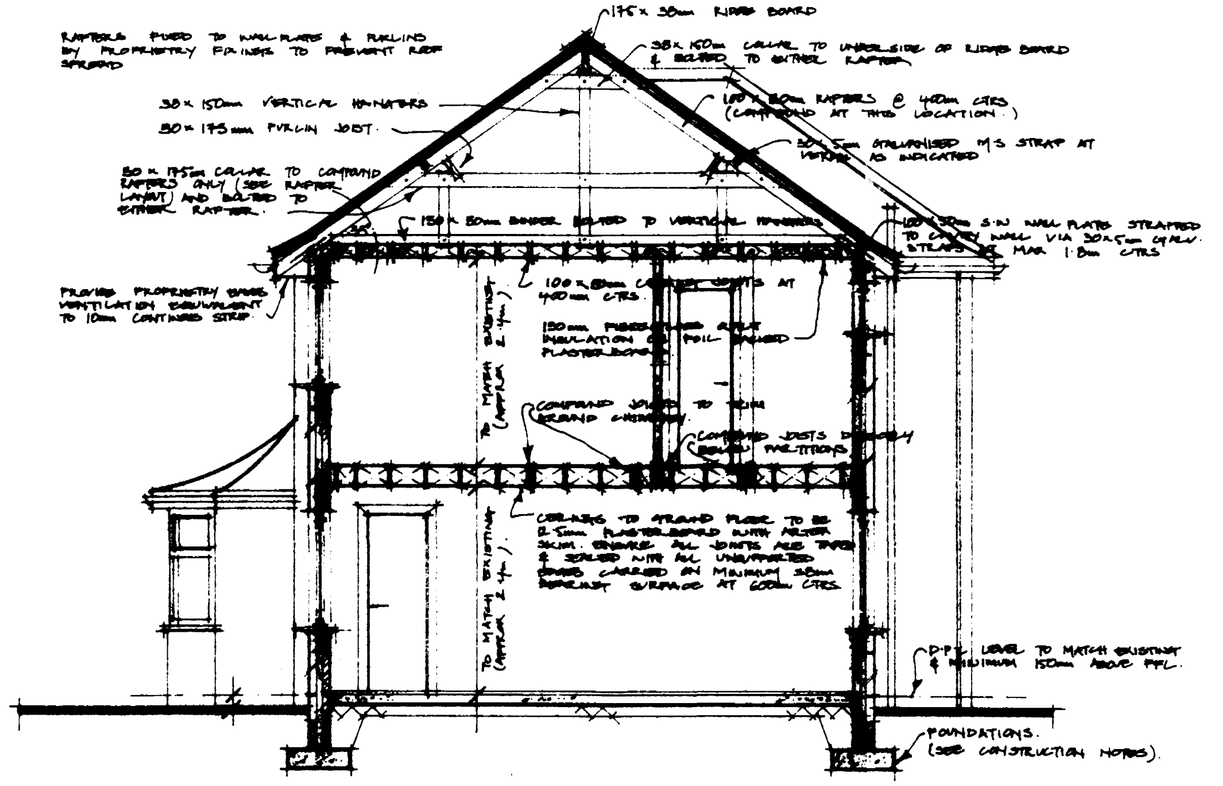

SIDE ELEVATION.
1:100.




REAR ELEVATION.
1:100

*SMOKE DETECTORS. (BS)
TO BE MAINS POWERED, SELF CONTAINED TO COMPLY TO BS 5446 PT1 (WITH BATTERY BACK-UP) ALARMS SHALL BE INTERLINKED SO THAT THEY ARE TRIGGERED SIMULTANEOUSLY IN THE EVENT OF A FIRE BEING DETECTED. ALARMS SHALL BE PERMANENTLY WIRED TO A DEDICATED MAINS CIRCUIT AT THE DISTRIBUTION BOARD, WITHOUT TO COMPLY TO 1991 EDITION OF THE IEE WIRING REGULATIONS. ALARMS SHALL BE SITUATED IN THE CENTRAL AREAS OF THE DWELLING AT EACH LEVEL, ON THE LANDING AT FIRST FLOOR LEVEL, AND WITHIN 3m OF BEDROOM DOORS.

*ROOF CONSTRUCTION BEHIND SHOWN ARRANGEMENT OF CAMPBOARD RAFTERS. SEE ROOF PLAN FOR THEIR LOCATIONS.




SECTION A-A.
1:50

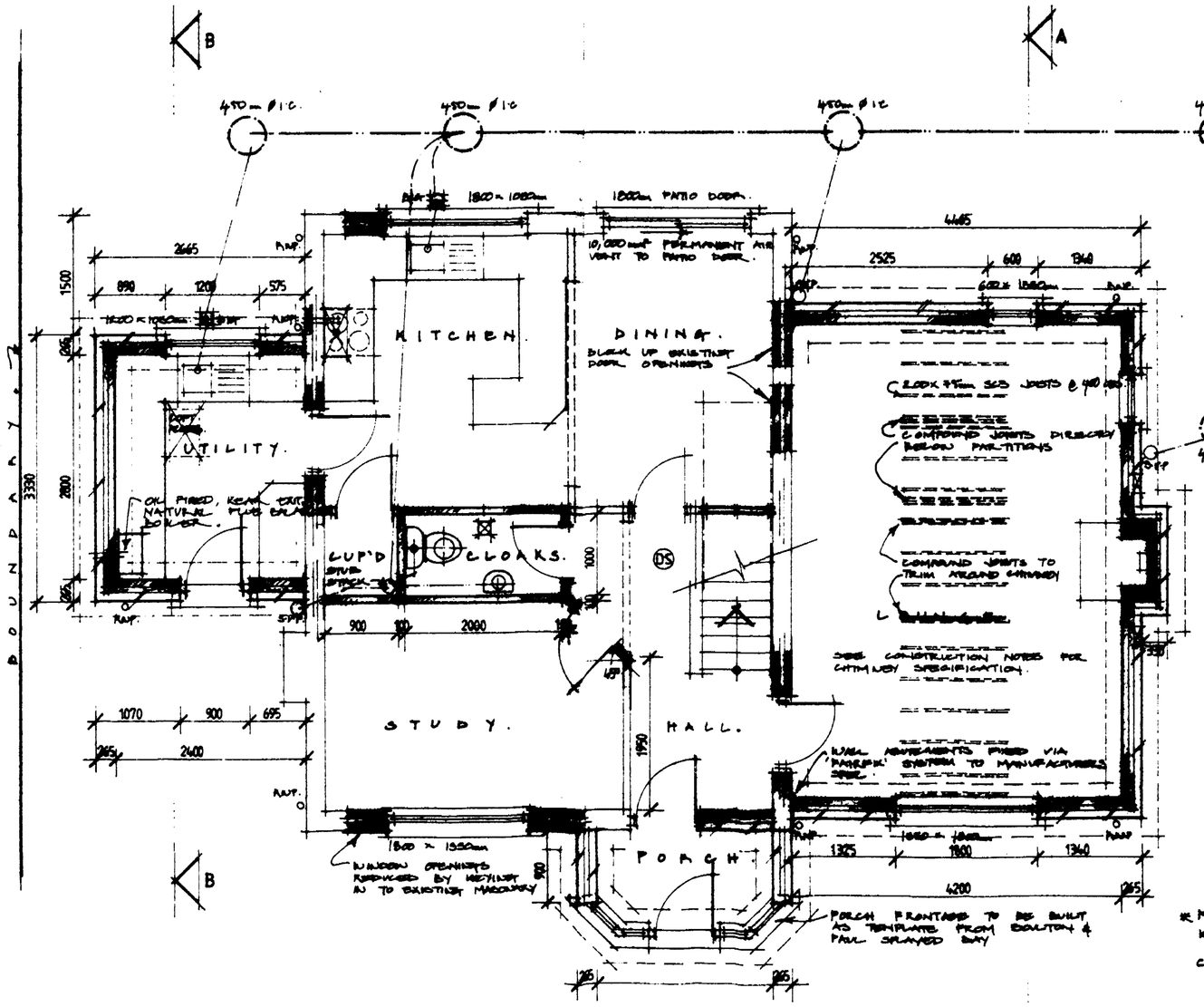
PROVISIONS TO MEET PART L.
HEAT LOSS CALCULATION FOR MAIN EXTENSION.

| NOTIONAL HOUSE: | AREA (m²) | U-VALUE | |
|---|---|---|---|
| ROOF: | 25.2. | 0.25 | 6.3. |
| EXPOSED WALL: | 61.56. | 0.45 | 27.7. |
| [illegible] | 7.56. | 5.7. | 43.1 |
| GROUND FLOOR. | 25.2. | 0.45 | 11.34. |
| | | TOTAL | 88.44 watt. |

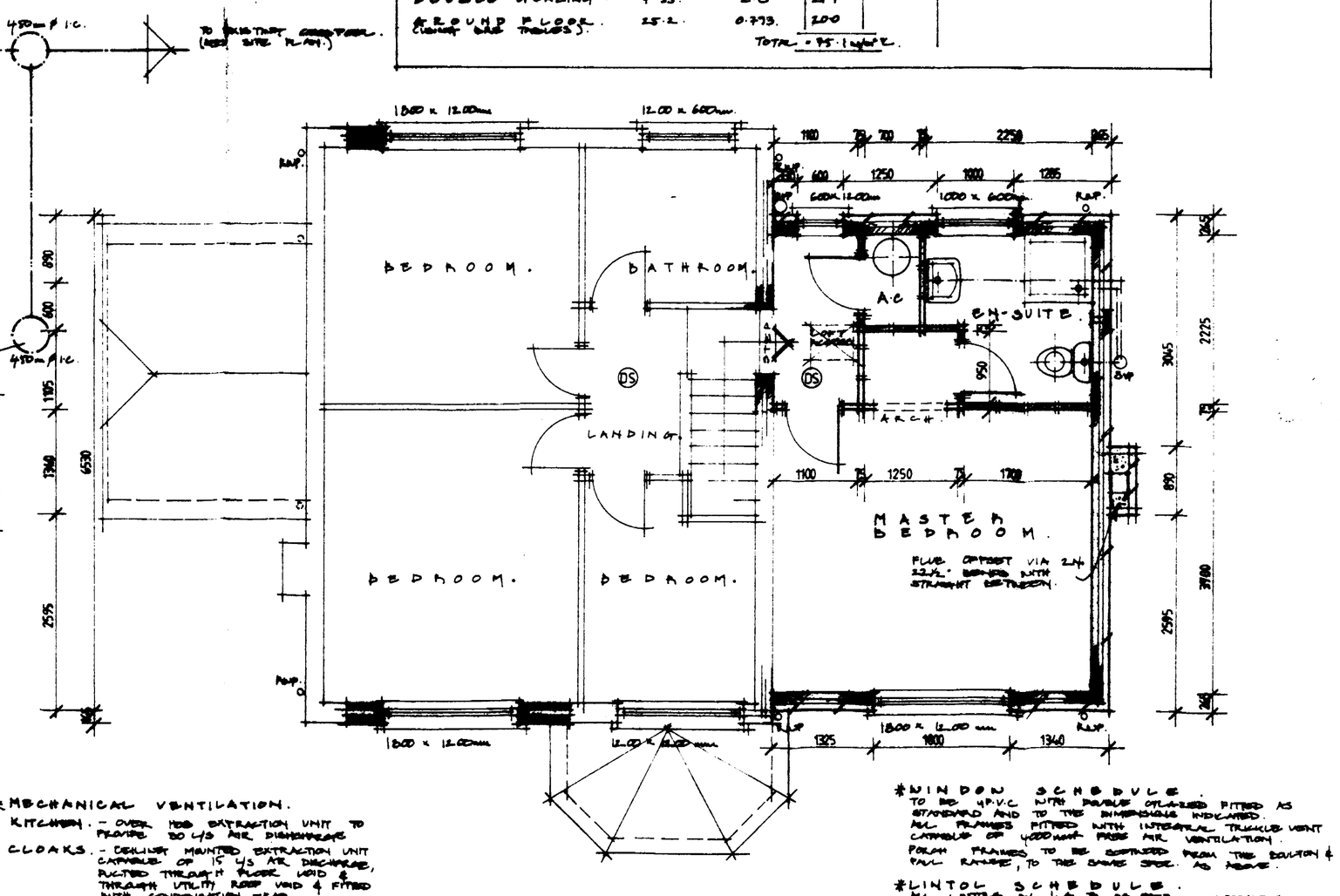
| PROPOSED HOUSE: | AREA (m²) | U-VALUE | |
|---|---|---|---|
| ROOF: | 28.2. | 0.25. | 7.0 |
| EXPOSED WALL: | 81.57. | 0.45. | 36.7 |
| DOUBLE GLAZING: | 7.53. | 2.8 | 21.1 |
| GROUND FLOOR (SUSPENDED TIMBER): | 25.2. | 0.793. | 20.0 |
| | | TOTAL | 84.8 watt. |

*ALL THE UTILITY ROOM & BEECH ARE UNDER 10m² INDIVIDUALLY UNDER PARAGRAPH 0.6 PART L OF THE CURRENT BUILDING REGS / CALCULATION DOES NOT APPEAR NECESSARY. HOWEVER, ALL ELEMENTS WILL MEET THE SAME SPECIFICATION AS THAT OF THE MAIN EXTENSION.

*DOMESTIC HEATING:
HEATING SYSTEM TO BE AN EXTENSION TO THE EXISTING HEATING SYSTEM TO BE IN ACCORDANCE WITH PART L/A OF THE BUILDING REGULATIONS TO COMPLY WITH CURRENT UNNECESSARY ENERGY USE.




GROUND FLOOR PLAN.
1:50.




FIRST FLOOR PLAN.
1:50

*MECHANICAL VENTILATION.
KITCHEN. - OVER HOB EXTRACTION UNIT TO PROVIDE 30 L/S AIR DISCHARGE.
CLOAKS. - CEILING MOUNTED EXTRACTION UNIT CAPABLE OF 15 L/S AIR DISCHARGE, DUCTED THROUGH FLOOR VOID & THROUGH UTILITY ROOF VOID & FITTED WITH CONDENSATION TRAP.
EN-SUITE. - WALL MOUNTED EXTRACTION UNIT TO PROVIDE 15 L/S AIR DISCHARGE.
- ALL TO EXPEL THROUGH PROPRIETARY LOUVRED VENT.
- CONNECT TO LIGHT SWITCH & FITTED WITH 15MIN OVERRUN TO CLOAKS ROOM WITH NO WINDOW. 1:50

*WINDOW SCHEDULE
TO BE UPVC WITH DOUBLE GLAZED FITTED AS STANDARD AND TO THE DIMENSIONS INDICATED. ALL OPENERS FITTED WITH INTEGRAL TRICKLE VENT CAPABLE OF 4000mm² FREE AIR VENTILATION.
FLUSH FRAMES TO BE SUPPLIED FROM THE BRICK & TAIL RANGE, TO THE SAME SPEC AS ABOVE.

*LINTOL SCHEDULE.
ALL LINTOLS BY 'A' TO BE SUPPLY INCORPORATING INSULATION AS STANDARD, INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

## Construction Notes.

GROUND PREPARATION.
STRIP ALL TOP SOIL/VEGETABLE MATTER FROM AREA OCCUPIED BY PROPOSED EXTENSIONS PLUS 1m ALL ROUND, PROVISIONALLY ALSO 400mm DEPTH, AND STORE IN SITE BOUNDARIES FOR LATER RE-USE.

FOUNDATIONS
UNLESS OTHERWISE STATED, STRIP FOUNDATIONS TO BE 650mm x 1.125m DEEPLY BELOW CAVITY WALL, STEP MIN. CALCULATED DEPTH TO MATCH EXISTING; SUBJECT TO 900mm MIN DEPTH (1000mm IN CLAY) AND TO THE APPROVAL OF THE LOCAL AUTHORITY BUILDING INSPECTOR FOLLOWING SITE VISIT.

GROUND FLOOR CONSTRUCTION.
IN-SITU CONCRETE STRIP/RAFT SLABS TO BE 100mm THICKNESS IN 1:3:6 MIX CONCRETE ON BED OF 1200 GAUGE DPM (LAPPED 150mm) ON 150mm BLINDED CLEAN HARDCORE (MAX 60mm AGGREGATE BELOW SLAB) DPM TO BE TURNED UP AND BED ALL WALLS AND FINISHED WITH DPC.
ABOVE GROUND FLOOR TO BE INSULATED TO THE SAME SPECIFICATION AS ROOF ABOVE. REMAINING EXISTING TIMBER SUSPENDED FLOOR, TRIMMED OUT SLABS TO 140 x 225mm DIRECTLY BELOW BLOCK WALL INTERNAL PARTITIONS.

SUB-STRUCTURE WALLS.
CLASS A BRICKS OR PC CLASSIFY BRICKS IN 1:3 MIX MORTAR, FILL VOLUNTARY TO WITHIN 225mm OF LOWEST DPC WITH 1:10 MORTAR OR LEAN MIX CONCRETE.

EXTERNAL WALLS
CLOSED CAVITY POLYTHENE TBC, TO BE PROVIDED AT BASE OF ALL WALLS 225mm EXTERNAL WALLS COMPRISE 102mm FACING BRICKWORK (OR LIGHTLY NOT LESS THAN WEIGHT BRICKS (NOT TO EXCEED 0.45 W/mK) CAVITIES TO BE FILLED WITH DRY FED MIN. CAVITY WALL BATTS FITTED TO MANUFACTURERS SPEC.
TRY ARCH OR SIMILAR AND APPROVED WALL TIES TO BE PROVIDED AT 900mm CRS VERTICALLY (225mm AT REVEALS) AND 450mm CRS HORIZONTALLY PROVIDE LEAD APRON FLASHING AT JUNCTION TO ALL STEPPED ABUTMENTS. CORE U-LEVEL WITH 150mm MIN UPSTAND TO ROOF TRAYS AND LEVEL WHERE ADJACENT TO BE PLASTERED TO WALL FACE / REVEAL. PROVIDE DPC AT 150mm CRS ABOVE FGL.

OPENINGS.
REFER TO WINDOW & LINTOL SCHEDULE.
ALL MATERIALS TO BE LOCATED IMPLIES VAPOUR AND AIR UNDERTAKE TO AVOID THE RISKS OF COLD BRIDGING (U-VALUE 0.18 W/m²K)

INTERNAL WALLS.
95 / 100mm LIGHTWEIGHT BLOCKS IN 1:1:6 MORTAR OR STUDWORK PARTITIONS AS SHOWN. STUDWORK PARTITIONS COMPRISE 95 x 50mm REBATED STUDS AT 400mm CTRS W/ COMPOSITE HEAD & SOLE PLATES AND INTERLAYERED NOGGINGS. PROVIDE 50mm INSULATION QUILT TO PARTITIONS WHERE AS SHOWN.

FIRST FLOOR CONSTRUCTION.
ALL JOISTS TO BE 200 x 47mm (OR MULTIPLES THEREOF) SC3 STRESS GR OR BETTER SPACED AT 400mm CTRS UNLESS OTHERWISE NOTED. ALL CANTILEVER JOISTS TO BE BOLTED TOGETHER AT 300mm CTRS WITH 2no 12mm BOLTS / COACH BOLTS WASHERS. ALL JOISTS TO TIMBER CONNECTIONS TO BE VIA 1.6mm THICK APPLY MILD STEEL HANGERS TO BS 1139 FIXED WITH 2 NO x 30mm NAILS. TYPICAL SPECIFICATION TO BE CONFIRMED. PROVIDE 38 x 38mm NOGGINGS BETWEEN JOISTS AT MID SPAN OR MAX 1.2m CTRS. PROVIDE SOLID BLOCKING UNDER FIRST FLOOR STUD PARTITION IS PERPENDICULAR TO JOISTS OR WHERE LOAD PLATED DOES NOT END ABOVE A JOIST.
FRAMING: 50 x 5mm GAUGE BEAM (SC3/HP) APPLY M.S. LATERAL RESTRAINT STRAPS TO GABLE WALL WALLS AT MID SPAN OR MAX 2.0m CTRS. PARTS MADE 50 x 3.15 x 50mm ADJUST BOARD WIDTH TO 2 x 22 WITH MIN 90mm BEARING ON SUPPORT. ALL BEAMS INCLUDING EXTENSION LOAD BEARING WALL STRUCTURAL TIMBERS TO BE LOAD VERIFIED BY CALCULATIONS TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL.

RAINWATER GOODS.
115mm ø H.R. GUTTERING / PIPES. LEVEL UNLESS STANDARD PROFILE BRACKETS AT 1800mm CTRS MAX. 65mm ø DOWNPIPES. PROVIDE 65mm ø CAST IRON RAINWATER PIPES TO ALL ROOF GUTTERS AT REAR OF PROPERTY.

SANITARY PIPEWORK.
INSTALLATION TO COMPLY WITH BS 5572.
SVPs TO BE 100mm ø UVC PIPES & FITTINGS TO BS 5481. ROUTE TO BE AGREED WITH BUILDING CONTROL OFFICER.
BRANCHES TO ALL SANITARY APPLIANCES AND AS THE BASIS OF ALL SANITARY WASTE PIPES OF 4 PVC TO BS 5255 WITH SEAL TRAPS.
32mm ø TO SINKS, WASHBOWLS & BATHS.
40mm ø TO LARGE BATHS & SINKS.
100mm ø TO TOILET BOWL.
INTERMEDIATE PIPES ø TO COMPLY TO ALL BUILDING OVER 1.7m. SVPs TO TERMINATE 900mm ABOVE ANY WINDOWS WITHIN 3m HORIZONTALLY THEN VENT OR ALTERNATIVELY PROVIDED.
BRANCH PIPES TO DISCHARGE NOT LESS THAN 450mm MIN ABOVE TRAP OR BEND AT TOP OF SVP. ALL BRANCH CONNECTIONS TO BE FULLY ACCESSIBLE. ALL STACKS TO FINISH MINIMUM 900mm ABOVE FINISHED FLOOR LEVEL.

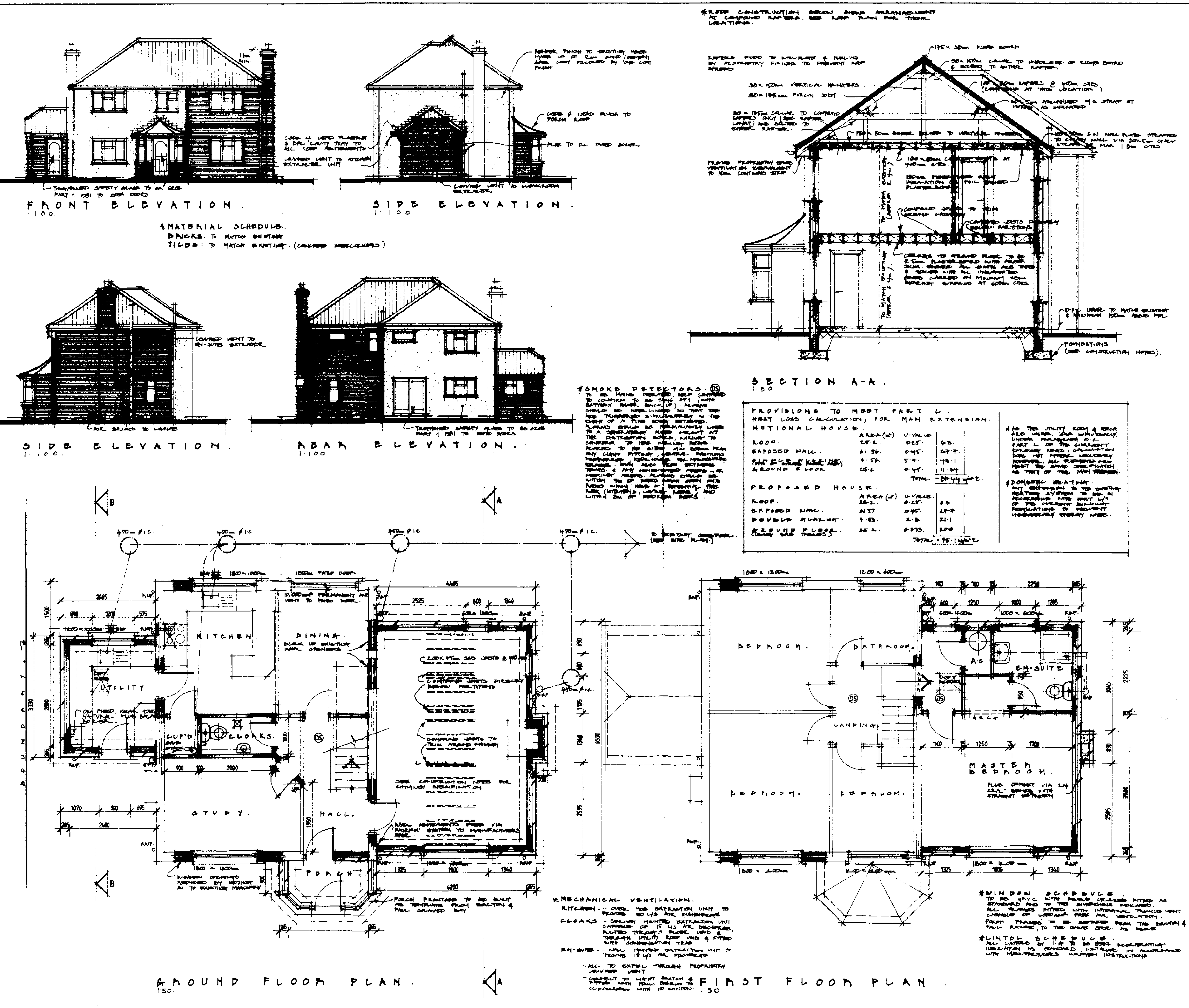
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07 JUN 1994
REF 0323/94

| | | |
|---|---|---|
| MAY 94 | HIP TO EXTENSION ROOFS & CORRIDOR | A |
| | VERANDA OMITTED (IN LIEU OF BRICK WALL) | |
| Date: | Description. | |

Project:
PROPOSED EXTENSION,
Mr & Mrs C.N. DAWSON,
HATFIELD HOUSE,
SHOLTS GATE,
WHAPLODE, LINCS.

Drawing Title:
CONSTRUCTION DETAILS.

Scales: 1:50 / 1:100.
Date: 7th MARCH '94
Drawing No: /01.
Revisions: A




PROVISIONS TO MEET PART L.
HEAT LOSS CALCULATION, FOR MAIN EXTENSION.

| NOTIONAL HOUSE. | AREA (m²) | U-VALUE | |
|---|---|---|---|
| ROOF. | 25.2. | 0.25. | 6.3. |
| EXPOSED WALL. | 61.56. | 0.45. | 27.7. |
| PLAN GLAZING (HOLE) | 9.56. | 5.7. | 45.1 |
| GROUND FLOOR. | 25.2. | 0.45. | 11.34 |
| | | TOTAL | = 90.44 w/m²c. |

| PROPOSED HOUSE. | AREA (m²) | U-VALUE | |
|---|---|---|---|
| ROOF. | 25.2. | 0.25. | 6.3 |
| EXPOSED WALL. | 61.57. | 0.45. | 27.7 |
| DOUBLE GLAZING. | 7.53. | 2.8. | 21.1 |
| GROUND FLOOR. | 25.2. | 0.773. | 20.0 |
| | | TOTAL | = 75.1 w/m²c. |

## Construction Notes.

GROUND PREPARATION.

FOUNDATIONS.

GROUND FLOOR CONSTRUCTION.

SUB-STRUCTURE WALLS.

EXTERNAL WALLS.

OPENINGS.

INTERNAL WALLS.

FIRST FLOOR CONSTRUCTION.

RAINWATER GOODS.

SANITARY PIPEWORK.

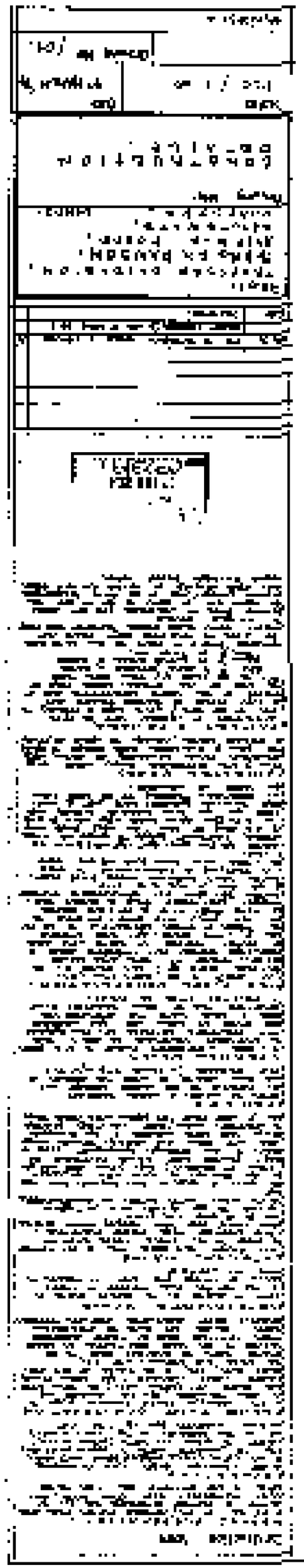
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REF 0323/94

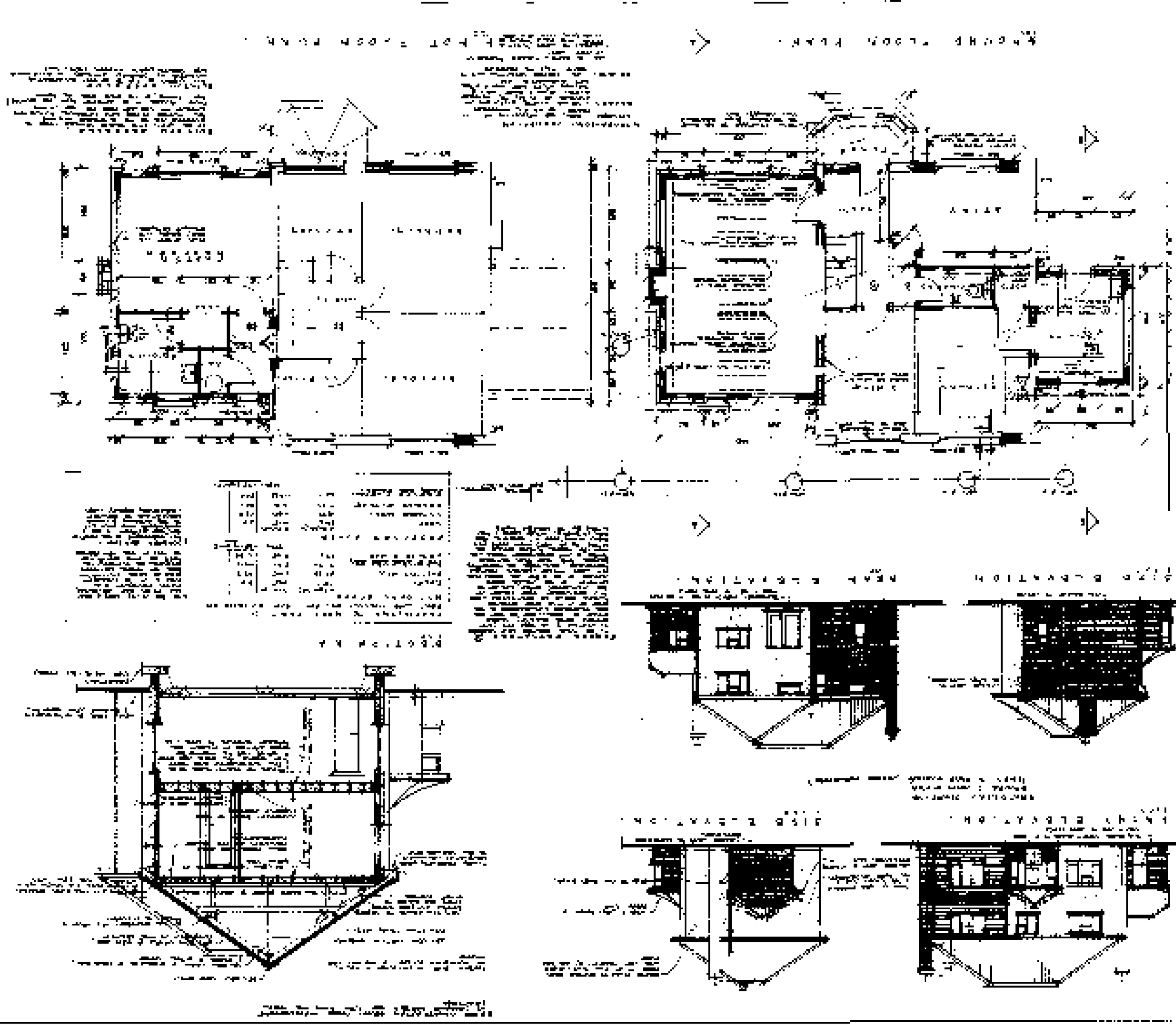
| Rev | Description |
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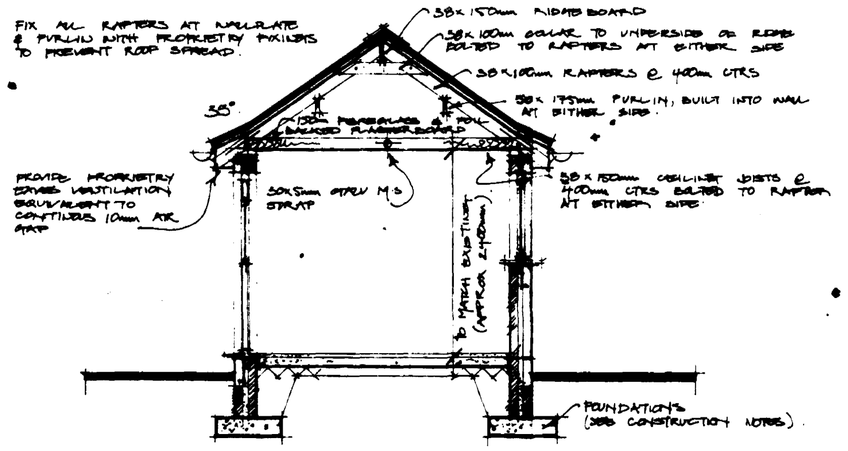
Project:
PROPOSED EXTENSION,
Mr & Mrs C.N. DAWSON,
HAYFIELD HOUSE,
SHOLTSGATE,
WHAPLODE, LINCS.

Drawing Title:
CONSTRUCTION DETAILS.

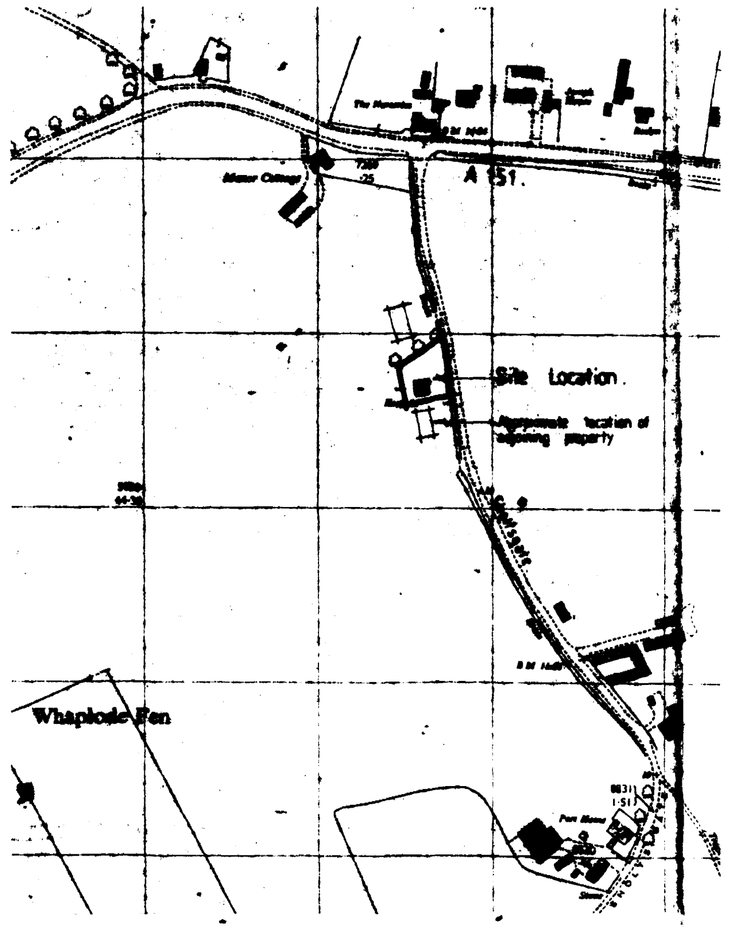
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Date: 7th MARCH '94.
Drawing No: /01.
Revisions: A.



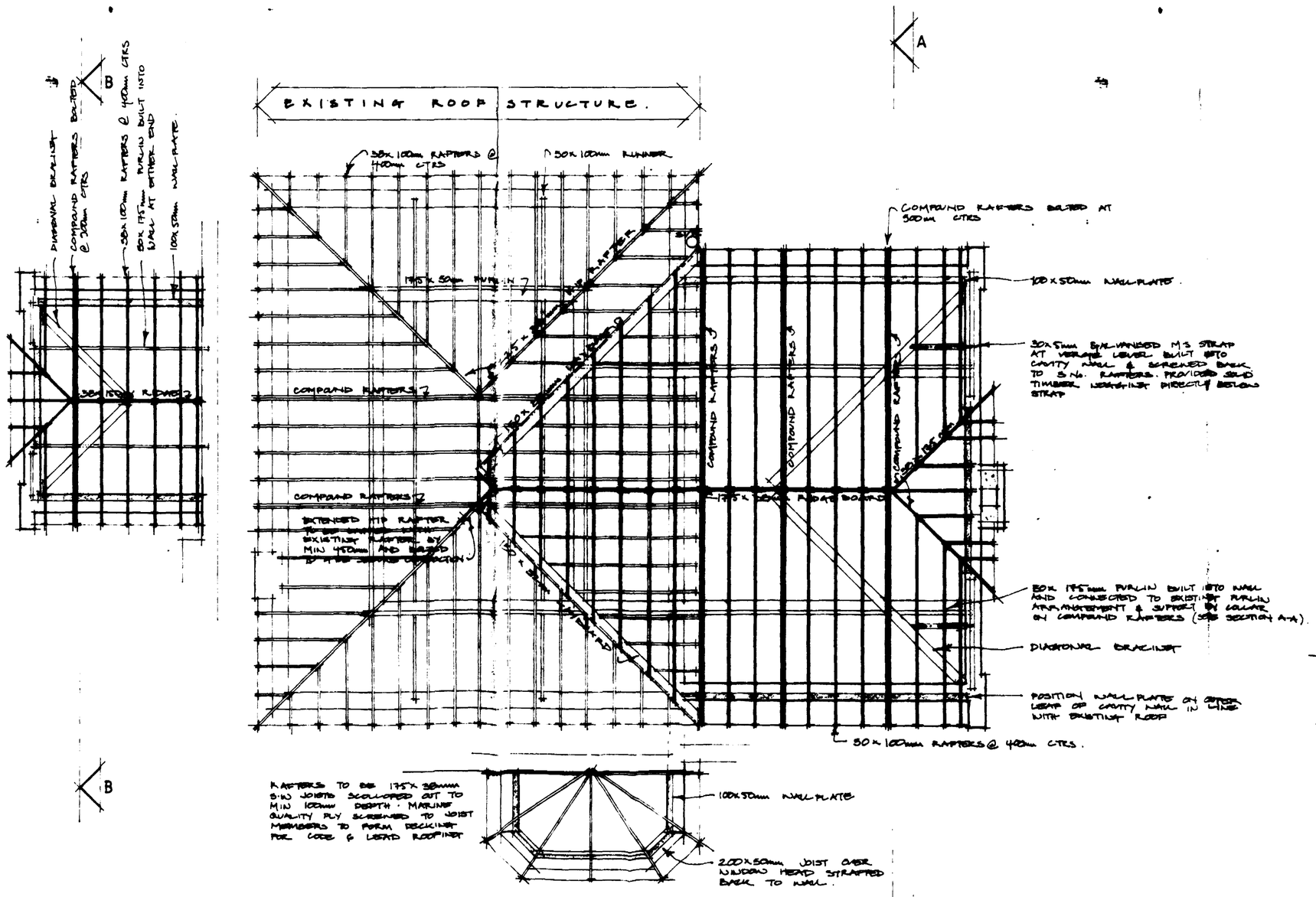




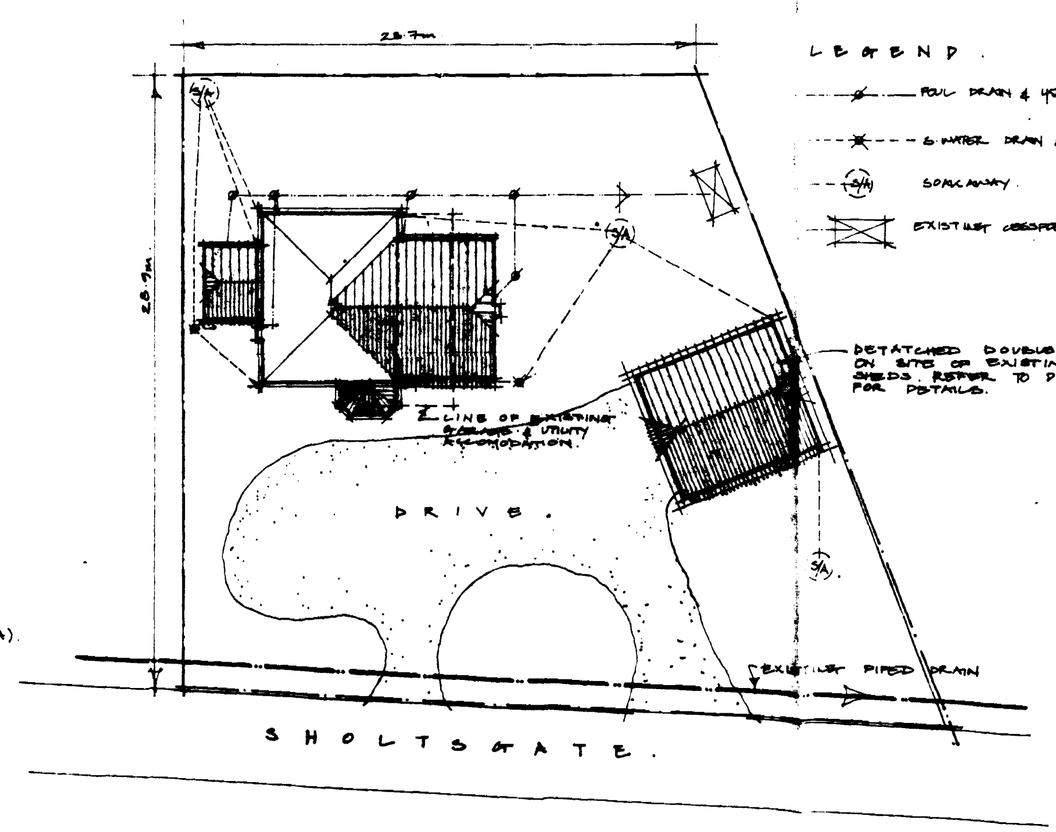

SECTION B-B.
1:50




LOCATION PLAN.
1:2500




GROUND FLOOR PLAN.
1:50




SITE PLAN.
1:200

## Construction Notes.

**ROOF COVERINGS.**
CONCRETE INTERLOCKING TILES FITTINGS AS SPEC. SPECIFICATION. 38x25mm TREATED SW BATTENS ; ABOVE TO SUIT TILING ON BITUMINOUS FELT TYPE 1F UNDERLAYING ROOFING FELT OR SIMILAR. ON CUT RAFTERS TILES FITTED TO MANUFACTURERS SPEC.

**ROOF CONSTRUCTION.**
WALL PLATING GENERALLY 100x50mm TREATED SW WITH HALF LAPPED JOINTS AND FULLY BEDDED, STRAPPED DOWN TO SUPPORTING WALL WITH 50x5mm GALVANISED M.S STRAPS @ 1.8m CTRS. CUT & PITCH RAFTERS TO BE FULLY SEASONED ASSEMBLED & TIMBERS LAYED TO ALL SURFACES AND HELD BY PROPRIETRY FIXINGS TO PREVENT ROOF SPREAD. ALL BEARINGS ON 100x25mm SAWN S.W. BEARERS IN STRICT ACCORDANCE WITH BS 5268 PT 6 1985 (AND ANY SUBSEQUENT AMENDMENTS) AS INDICATED.
PROVIDE 300x5mm GALVD. BENT (300/100) STRAP M.S STRAP TO EXTERNAL WALLS AT VERGE & ABUTMENT LEVELS AS INDICATED & FIXED VIA 5No. 37x5mm GALV. ROUND MILD NAILS TO 5No JOISTS/RAFTERS. C/W SOLID TIMBER BLOCKING SUPPORT & SPACER PACKING ALL STRUCTURAL TIMBERS TO BE KILN DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 22%.

**ROOF SPACE VENTILATION & INSULATION**
PROVIDE EAVES TO GIVE VENTILATION EQUIVALENT TO 4000mm²/METRES RUN VIA PROPRIETRY SYSTEM FITTED TO MANUFACTURERS SPEC.
INSULATION TO BE LAID ON TO 150mm THICK MINERAL FIBRE INSULATION. (U-VALUE OF 0.15W/m²K) MAINTAIN 50mm MIN. SPACE OVER INSULATION AT EAVES JUNCTION.
ROOF HATCH TO BE INSULATED UNDER FITTED COMPRESSIBLE SEAL. ALL PIPE RUNS THROUGH ROOF AND CEILINGS TO BE FULLY LAGGED TO PREVENT ENERGY LOSSES.

**FIRE PLACE.**
OPEN FIRES TO HAVE CLASS 1 FLUES COMPLETE WITH 450mm DIA. x H.M./SERVICEABLY LENGTH LINING LAID BEDDED UPPER WEIGHT WITH COMBINED LIGHT STARTER UNIT VOID AROUND FLUE TO BE FULLY PACKED WITH MINERAL WOOL INSULATION MATERIAL AS REQUIRED TO BE 300mm MIN PROJECTION & 300mm WIDER THAN HEARTH. TIMBER FLOOR TO BE REBATED 12.5mm MIN THICKNESS (COMPLETE FLOOR SLAB & SCREED) VENTILATION TO CLASS 1 INSTALLATIONS COMPRISE 2 No. 225 x 150 STEEL LOUVRED GRILLE WITH AIR BRICK, BLOCKED & INTERNAL GRILLE & MESH GRILLE TO GIVE 550,000 mm² FREE AIR.

**WALL, CEILING & FLOOR FINISHES.**
BLOCKWORK → 13mm SAND/CEMENT RENDER WITH PLASTER SKIM.
STUDWORK → 12.5mm PLASTERBOARD WITH PLASTER SKIM.
CEILINGS → PLASTER SKIM ON 12.5mm PLASTERBOARD.
FLOORS → 50mm SAND/CEMENT SCREED TO GRANITE FLOOR. 18mm T&G MOISTURE RESISTANT CHIPBOARD TYPE 4 TO BS 5669 TO 1ST FLOOR.

**FOUL DRAINAGE.**
100mm Ø PLASTIDRAIN LAID ON 150 GRAVEL BED AND SURROUND TO FALLS OF 1:40 TO INSPECTION CHAMBERS BY PLASTIDRAIN WHERE INDICATED FITTED TO MANUFACTURERS SPEC. 450mm Ø INSPECTION CHAMBER, MAX DEPTH 900mm MAX. DISTANCE FROM I/C TO CESS POOL TO BE 12.5m OR LESS.
100mm Ø S.V.P RISERS INDICATED & PROVIDED WITH LOOSE ACCESS PLATES MIN. OF 600mm ABOVE GROUND LEVEL.
BACK INLET GULLIES TO BE PROVIDED AS INDICATED AND TO INCORPORATE INTEGRAL LOOSE GRID FACILITY.
ALL FOUL DRAINAGE TO TERMINATE AT EXISTING CESS POOL & SEPTIC TANK PIT.

**SURFACE WATER DRAINAGE.**
100mm Ø PLASTIDRAIN LAID ON 150 GRAVEL BED AND SURROUND AT FALLS OF 1:40 TO SOAKAWAYS.
ALL SOAKAWAYS MIN 5.0m FROM ALL BUILDINGS.
ALL WORKS TO COMPLY WITH BS 8301 1985.

SOUTH HOLLAND D.C.
PLAN DEPT
30 MAR 1994
REF. 0383/94.

DETERMINED PLANS

| Date | Description. |
|---|---|

Project:
PROPOSED EXTENSION,
Mr & Mrs C.N. DAWSON,
HAYFIELD HOUSE,
SHOLTSGATE,
WHAPLODE, LINCS.

Title:
CONSTRUCTION DETAILS.

Scales: 1:50 / 1:200
Date: 9th MARCH '94
Drawing No: 02.

Revisions:

Project:
Proposed Extension,
No 4 Mr C.N. Dawson,
Harfield House,
Sholts Mart, Lincs.
Mhaplode,

Title:
Construction
Details.

Scales: 1:50 / 1:100 | Date: 9th March 94

Drawing No: 102.

Revisions:

| Date | Description |
|---|---|
| | |

DETERMINED
FP 494
SOUTH HOLLAND D.C.
PLAN DEPT
30MAR1994
REF. 0383/94

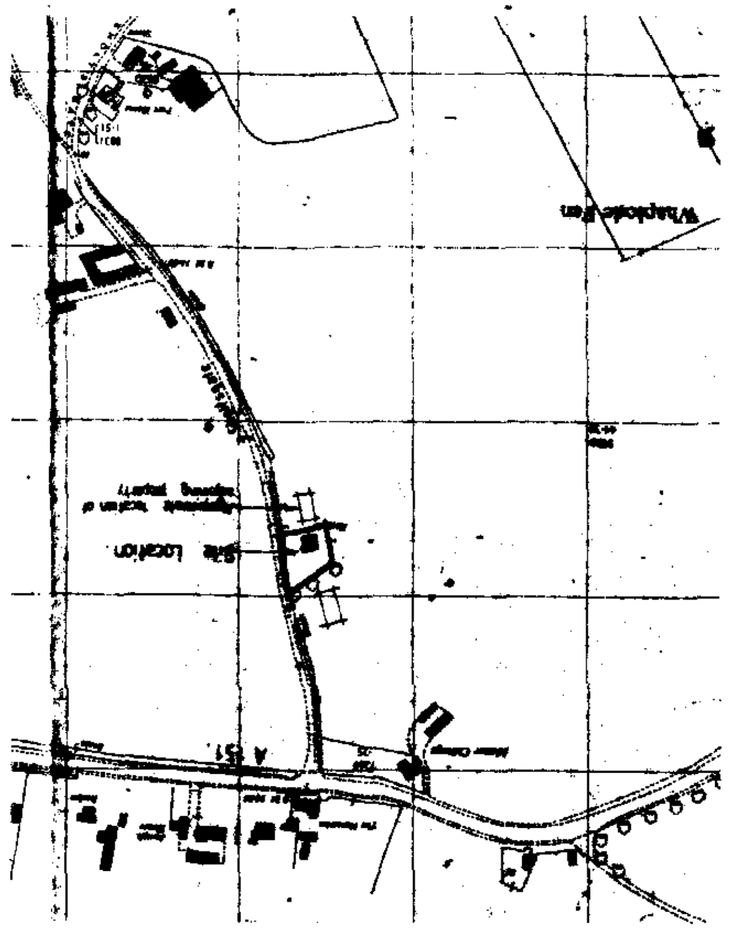
Construction Notes.

ROOF COVERINGS.
Concrete interlocking tiles fixings as brick manufacturers instructions. Eaves overhang 12" wide to Architects detail. Tiles to be cut and fitted to hips and valleys as manufacturers instructions. Tile fixer to be qualified & experienced.

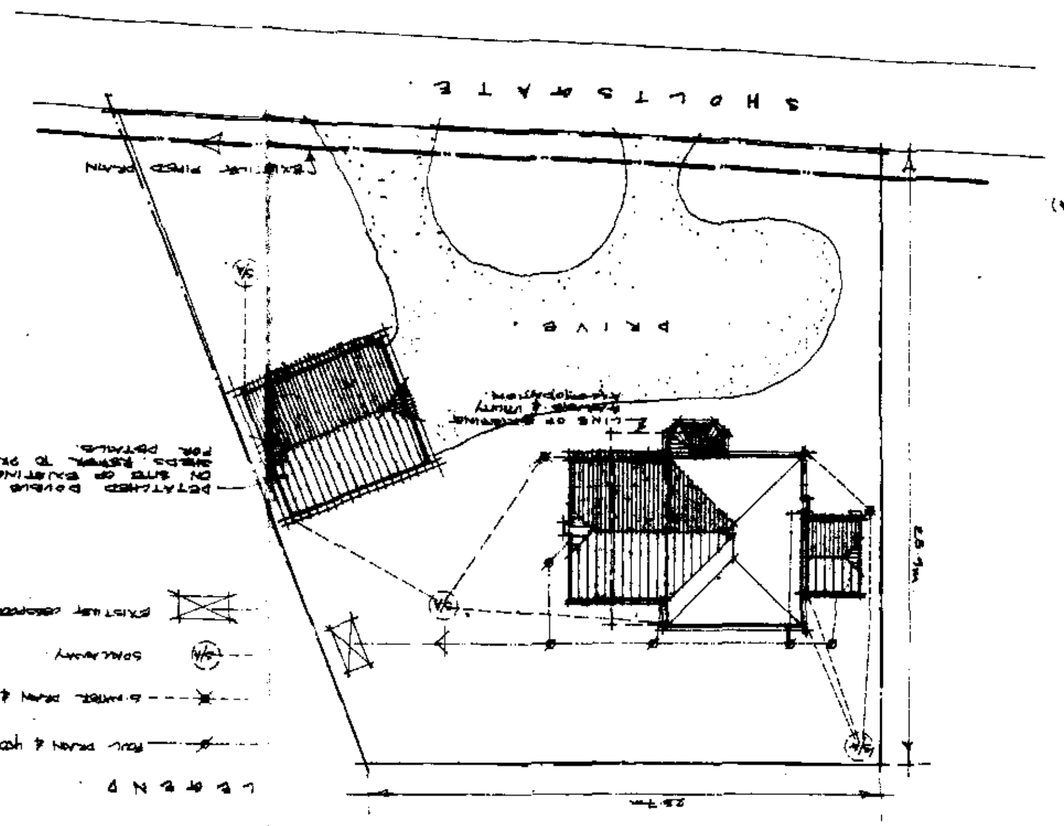
CONSTRUCTION.
Walls to be 215mm cavity brick walls to Engineers detail. Cavity to be filled with vermiculite insulation. Internal walls to be 100mm dense blockwork. Floors to be 150mm concrete slab on 1200g polythene dpm on 100mm hardcore bed. Provide 225mm wide x 150mm deep concrete strip foundations to all external walls and internal loadbearing walls. Provide 100mm deep concrete foundations to all internal non loadbearing walls. Provide 225mm wide x 150mm deep concrete foundations to all garden walls. Provide 100mm deep concrete foundations to all garden walls. Provide 100mm deep concrete foundations to all garden walls.

PLUMBING & DRAINAGE
All drainage to be in accordance with Building Regulations Approved Document H. All foul drains to be 100mm dia. uPVC pipes laid to minimum falls of 1:40 and bedded in pea gravel. All rainwater pipes to be 68mm dia. uPVC pipes. All gullies to be trapped. All rainwater pipes to discharge into soakaways as detailed on drawing. Soakaways to be 1.0m dia. x 1.0m deep filled with rubble. Soakaways to be sited not less than 5.0m from any building or road. Foul drains to be laid to a minimum fall of 1:40 and bedded in pea gravel. All drainage to comply with the requirements of the Building Regulations 1991 and to the satisfaction of the Local Authority.

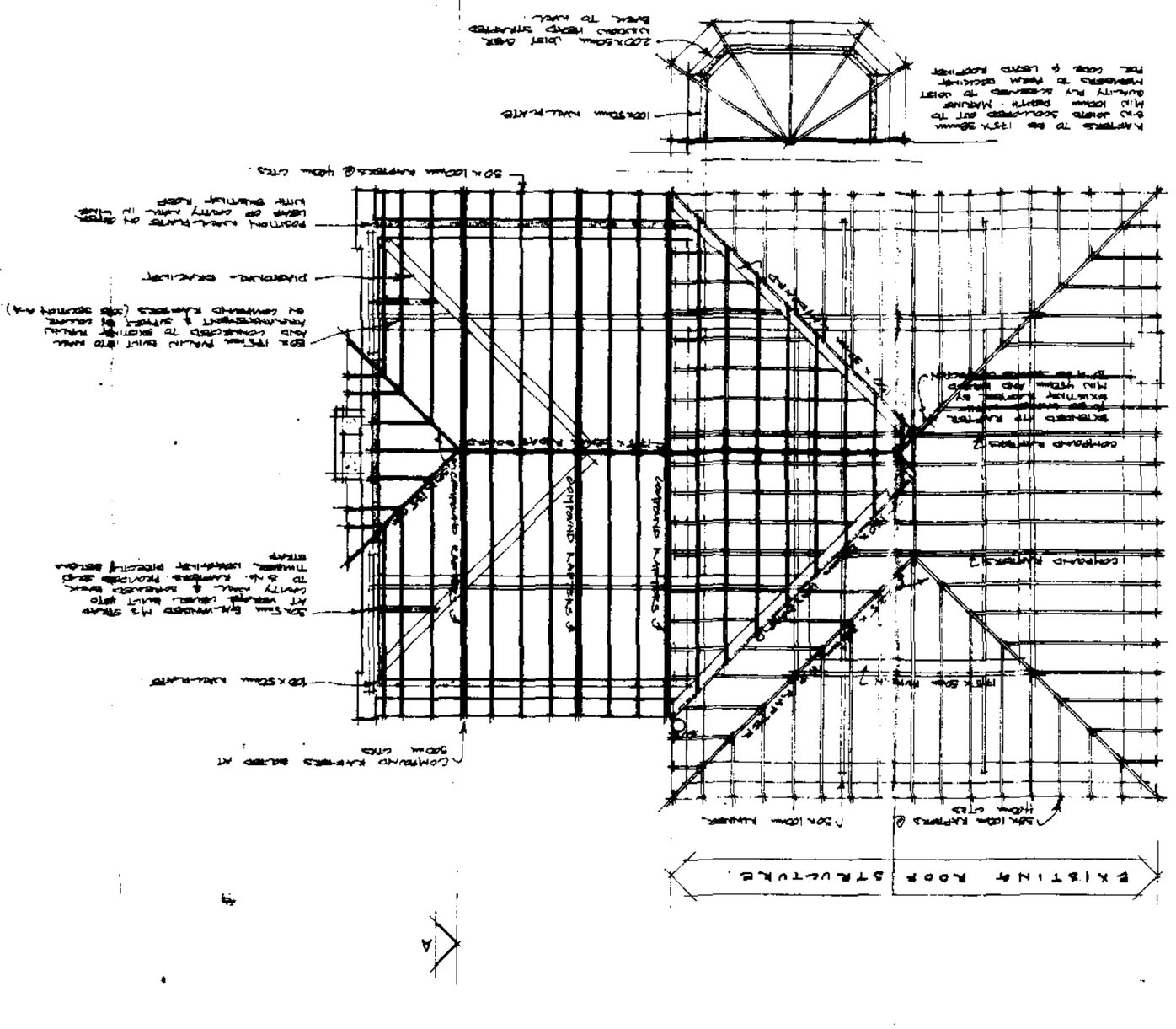
Location Plan
1:2500




Site Plan.
1:200




Ground Floor Plan.
1:50




Section B-B.
1:50

