SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H23/0333/94 Received:05-APR-94 Type:FULL

Name: Mr & Mrs A Munns
19 Paston Lane
Paston
Peterborough
Cambs

Agent: J R Wakerley
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Proposed 3 bed bungalow and single garage

Location : Adj. 17 Chapelgate Whaplode Drove
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

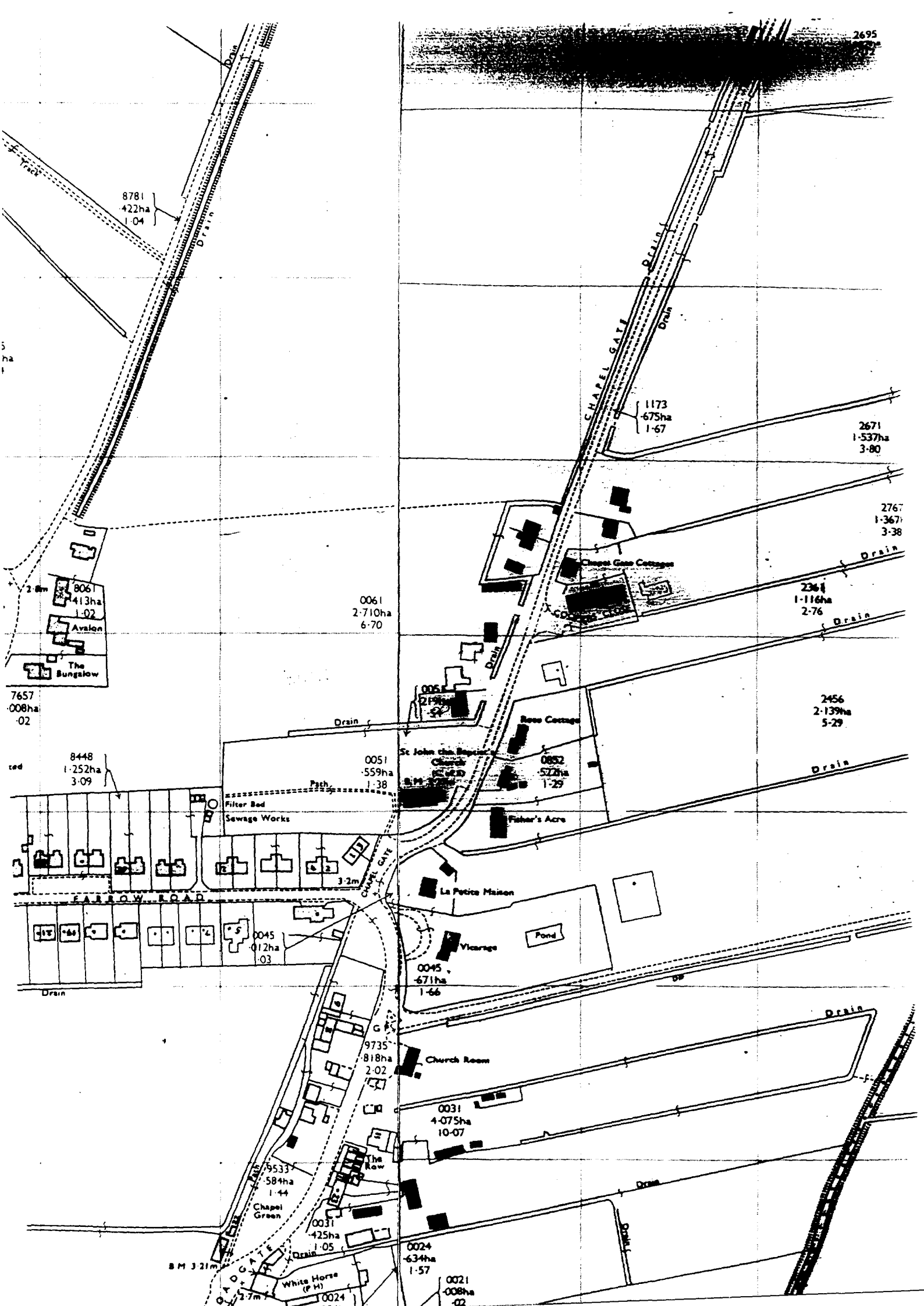
1 In the opinion of the Local Planning Authority, a bungalow of the type proposed, which takes up a high proportion of the site, would constitute a cramped and undesirable form of development out of character with the rural locality. As such, it is considered to be contrary to Structure Plan Policy 5A and also advice contained within Planning Policy Guidance Note No. 3, 1992 (Housing).

Director of Planning and Building Control Services
30-JUN-94 H23/0333/94

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)



2695
Track
Drain
8781
·422ha
1·04
CHAPEL GATE
Drain
1173
·675ha
1·67
2671
1·537ha
3·80
2767
1·367
3·38
Chapel Gate Cottages
Drain
2361
1·116ha
2·76
Drain
8061
·413ha
1·02
Avalon
The Bungalow
0061
2·710ha
6·70
Drain
7657
·008ha
·02
Drain
Rose Cottage
2456
2·139ha
5·29
8448
1·252ha
3·09
0051
·559ha
1·38
St John the Baptist's Church
0852
·522ha
1·29
Drain
Path
Filter Bed
Sewage Works
Fisher's Acre
3·2m
CHAPEL GATE
La Petite Maison
FARROW ROAD
0045
·012ha
·03
Vicarage
Pond
0045
·671ha
1·66
Drain
Drain
9735
·818ha
2·02
Church Room
0031
4·075ha
10·07
The Row
9533
·584ha
1·44
Chapel Green
Drain
0031
·425ha
1·05
Drain
0024
·634ha
1·57
B M 3·21m
White Horse (P H)
0021
·008ha
·02
2·7m
0024

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H23/0333/94

Date Registered 05 APR 1994

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR & MRS A. MUNNS
19 PASTON LANE, PASTON,
PETERBOROUGH CAMBS.

Tel. No.

**NAME AND ADDRESS OF AGENT**

(if form completed by agent)

J. R. WAKERLEY
DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE, THORNHAUGH
PETERBOROUGH PE8 6HW Tel: (0780) 783073

Tel. No.

(Personal contact name)

OFFICE COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

PLOT ADJ. TO 17 CHARELGATE, WHOPLODE DROVE, SPALDING LINCS.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

PROPOSED 3 BED BUNGALOW & SINGLE GARAGE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 140 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 30.3.94 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: 1 |
| (ii) Other new building(s) | | |
| (iii) Alterations or extension | | |
| (iv) Change of use | | |

| | |
|---|---|
| 4. A. Please state site area (in all cases) | 0·0497 hectares |
| B. If building works are proposed, please state extra floor space to be created: | 103 sq. metres |
| C. Please state size of any new structure:- (a) max. height: | 5.500 metres |
| (b) max. length: | 15.000 metres |
| (c) max. width: | 11.500 metres |
| D. Please state type and colour of materials for facing external walls: | WHITE WITH RED BRICKS |
| E. Please state type and colour of roofing materials. | GREY/BROWN AS AGREED |
| 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.

PART OF 17 GARDEN

**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: CHAPELGATE
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 NO

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: SOAKAWAY

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

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. | NO | ➡ Date: 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 ..... (~~Applicant~~ / Agent) Date 30.3.94

**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 ..... (~~Applicant~~ / Agent) Date 30.3.94

**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: H23/0333/94

## 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

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

Extra Consultations:

| | | | |
|---|---|---|---|
| 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 | County Waste Disposal Officer ✓ | | Specify: |

**Case Officer:** DAVID GODLEY

Senior Officer Confirmed ..... Date..... 11/4/94 Recorded DC....

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

**Accuracy :** Currently land associated with N°17.
**Neighbours :** Nissen hut building located on site
**Boundaries :** Adj drain.
**Site Features :** Cottage to north. Existing access.

**Inspected by** DMC
**Date** 14/4

**Site Notice posted by**
**Date**
**Expiry** DMG
14/4.

**Individual Resident Notices required:**

**Addresses to be sent to –**

**Addresses delivered to –**

---

Telephone/Visitor Record

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

---

Case Officer Conclusions

# ADMIN RECORD SHEET

**Initials** EC

## Registration

Submitted Fee £ 140.

Receipt No P4127

Date first Rec'd 05 APR 1994

Reference H23/0333/94

Cross-Ref B23/0206/94

Date 06-APR-94 LAC

## 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 £140
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

## Information

Index sheet 39D OS Plots
Grid ref 5 33070 31 36700

Ward 14
Parish WHAPLODE

Inside IBD YES
Inside LP area NO

Linked to site Ref 2031
Linked to property Ref

Constraints:

CA Cons Area
LB Listed – Grade: 4
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –
Dist Bound
Other: AREA OF PHS + PONDS

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps
1308/89
1660/89
423/91
867/91
1023/90

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

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Plan[illegible] & Building Control Department,
Cou[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

**H23/0333/94**
FULL

Applicant: Mr & Mrs A Munns
Tel:

Agent: J R Wakerley
0780 783073

Description: Proposed 3 bed bungalow and single garage

Location: Adj. 17 Chapelgate
Whaplode Drove
Spalding
Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 05-APR-94 | Terminal date: | 31-MAY-94 |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 12-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 19-APR-94 | Agreed TD Ext: | 28-JUN-94 |
| Extra contacts | 26-APR-94 | Case Officer: | |
| Report if not clear by | 10-MAY-94 | D M GEDNEY | |

---

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints: PIT
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MIN | ~~13~~ 14-APR-94 | ~~04~~ 05-MAY-94 ✓ |
| Heritage Lincolnshir | 12-APR-94 | 26-APR-94 |
| County Monuments Off | 12-APR-94 | 26-APR-94 |
| Clerk to Whaplode PC 0406 26739 | 12-APR-94 | 26-APR-94 |
| County Waste Regulat 0522 552222 | 18-APR-94 | 02-MAY-94 |
| Cllr N P Judge MBE 0406 330300 | 12-APR-94 | 19-APR-94 |

---

SITE RECORD

Grid ref: 532080 313670
OS Sheet: 352 Parcel:

L.C.C - Cons Attached [illegible]

SOUTH HOLLAND DISTRICT COUNCIL

**H23/0333/94**
FULL

Applicant: Mr & Mrs A Munns
Tel:

Agent: J R Wakerley
0780 783073

Description: Proposed 3 bed bungalow and single garage

Location: Adj. 17 Chapelgate
Whaplode Drove
Spalding
Lincs

28 Jun 94

---

Valid date: 05-APR-94
Target dates:
To case officer 12-APR-94
Inspected by 19-APR-94
Extra contacts 26-APR-94
Report if not clear by 10-MAY-94

Terminal date: ~~31-MAY-94~~
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE
Other Constraints: PIT
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MIN | ~~13~~ 14-APR-94 | ~~04~~ 05-MAY-94 |
| Heritage Lincolnshir | 12-APR-94 | 26-APR-94 |
| County Monuments Off | 12-APR-94 | 26-APR-94 |
| Clerk to Whaplode PC 0406 26739 | 12-APR-94 | 26-APR-94 |
| County Waste Regulat 0522 552222 | 18-APR-94 | 02-MAY-94 |
| Cllr N P Judge MBE 0406 330300 | 12-APR-94 | 19-APR-94 |

---

SITE RECORD

Grid ref: 532080 313670
OS Sheet: 352
Parcel:

L.C.C. - Obs Attached for CS

**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)

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Plan & Building Control Department.
Cou Offices,
Priory Road, Spalding.
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

# H23/0333/94

FULL

Applicant: Mr & Mrs A Munns
Tel:

Agent: J R Wakerley
0780 783073

Description: Proposed 3 bed bungalow and single garage

Location: Adj. 17 Chapelgate
Whaplode Drove
Spalding
Lincs

---

Valid date: 05-APR-94
Target dates:
To case officer 12-APR-94
Inspected by 19-APR-94
Extra contacts 26-APR-94
Report if not clear by 10-MAY-94

Terminal date: 31-MAY-94
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: PIT

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MIN | ~~13~~ 14-APR-94 | ~~04~~ 05-MAY-94 |
| Heritage Lincolnshir | 12-APR-94 | 26-APR-94 |
| County Monuments Off | 12-APR-94 | 26-APR-94 |
| Clerk to Whaplode PC 0406 26739 | 12-APR-94 | 26-APR-94 |
| Cllr N P Judge MBE 0406 330300 | 12-APR-94 | 19-APR-94 |

---

SITE RECORD

Grid ref: 532080 313670
OS Sheet: 352 Parcel:

L.C.C – Obs Attached JC 13/4/94.

COUNTY OFFICES
NEWLAND · LINCOLN

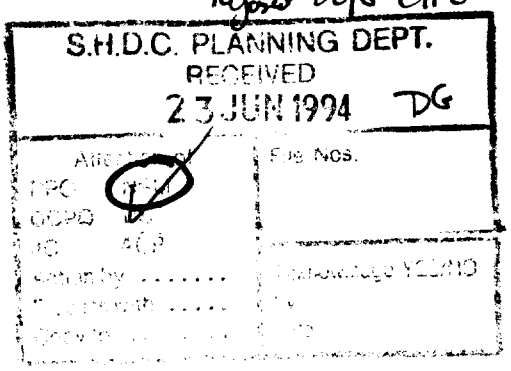
# LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL: 0522 575292
FAX NO 0522 530724

When calling please ask for: Mr I K George,
Asst Archaeological Officer
Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE




For the attention of D M Gedney

My ref: IKG/DEL/H23

13 June 1994

Dear Sirs

RE: PLANNING APPLICATION NO: H23/0333/94
PARISH: WHAPLODE

Many thanks for consulting the Lincolnshire County Council Archaeology Section regarding the above proposal. The scheme has now been appraised against the county Sites and Monuments Record.

This development is adjacent to the site of a Romano-British site of some significance. First reports of finds in this vicinity date to the early 19th century. Finds include considerable Roman pottery as well as building material and a possible altar stone. The suggestion is that this might represent the site of a public building of the Roman period. It is suggested that the groundworks proposed for this development, both foundation and service trenches, should be observed by an archaeologist undertaking a watching brief. This should be secured by way of a condition on the planning permission if granted.

**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

COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0333/94

Applicant: Mr & Mrs A Munns
19 Paston Lane
Paston
Peterborough
Cambs

Agent: J R Wakerley
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Proposed 3 bed bungalow and single garage

Location: Adj. 17 Chapelgate
Whaplode Drove
Spalding
Lincs

Amendment: Drive and landscape details submitted (drawing number 94-816)

10-MAY-94

Dear Sir/Madam

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 28-JUN-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

B Smith

Director of Planning and Building Control Services

# AMENDMENT RECORD SHEET – LIVE APPLICATION

**Admin.**

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HL

Registered .....

Terminal date/committee updated ..... ✓ 9/5

## 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: DM 9/5

Superseded details removed ✓

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

None.

Acceptance issued: ✓
Public register updated: 9/5

## DC Professional Assessment

NOTES:

# PLANNING AMENDMENT

**For office use only**

Application No. H23/0333/94

Date Registered 03 MAY 1994

Case Officer DG

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR & MRS A MUNNS
19 PASTON LANE,
PASTON PETERBORO"

Tel. No.

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

J.R. WAKERLEY
DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE, THORNHAUGH
PETERBOROUGH PE8 6HW. Tel: (0780) 783073

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

PLOT ADJ. TO 17 CHAPELGATE, WHOPLODE DROVE, SPALDING

Please complete

**APPLICATION No.**

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

DMG/SK/H23
0333/94

Building Regulation reference relating to same development (if any)

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 ..... Date 29.4.94

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

PROPOSED 3 BED BUNGALOW & SINGLE GARAGE

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.)

DRIVE & LANDSCAPE DETAILS.

State drawing no's of the current submission

94 - 816

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

YES / ~~NO~~ MR D.M. GEDNEY

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

NONE

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

SOUTH HOLLAND
Internal Drainage Board

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

Please contact Mr. Staines

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

Our Ref. RS/PAD/333/94/JAM Your Ref. JRW/SJW/816/1 Date 26 April 1994

Dear Sir,

**FULL PLANNING APPLICATION - MR. AND MRS. A. MUNNS**
**DWELLING ADJ. 17 CHAPELGATE, WHAPLODE DROVE**

Thank you for the drawing showing your above clients project regarding which I have the following observations for your consideration and their attention.

**No Board's watercourse adjoins the site which** drains via the bordering privately owned and maintained dyke to my Board's Groan's Hole Drain situated some 300 metres to the North East. This private dyke forms an extremely vital link in local drainage, serving in particular the St. John's Churchyard and developments along Farrow Road.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

Although not a matter under my Boards jurisdiction, I am concerned by the restricted nature of the site and the limited room available to install an adequate soakaway system for the septic tank, inefficiency of which could lead to pollution of the watercourse. A copy of this letter is accordingly being forwarded to the National Rivers Authority who will doubtless advise regarding appropriate clearances to be maintained in order to safeguard against effluent leading to pollution.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicants are advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T., although these figures are subject to periodic review.

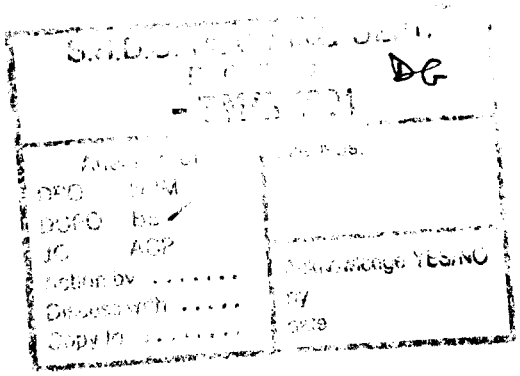
In that eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

J.R. Wakerley Esq
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Yours sincerely,

pp ENGINEER TO THE BOARD



COUNTY OFFICES
NEWLAND · LINCOLN

# LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: H23/0333/94
My Ref: RD7-030B/RG/LMS

Director of Planning &
Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

For further information contact
Mr R Gray
Telephone Lincoln (0522) 553096

28 April 1994

Dear Sir

PLANNING APPLICATION H23/0333/94 - LAND ADJACENT 17 CHAPELGATE, WHAPLODE DROVE, SPALDING, LINCS

The application site lies within 250m of the former landfill off Parson's Lane, Whaplode Drove, Spalding.

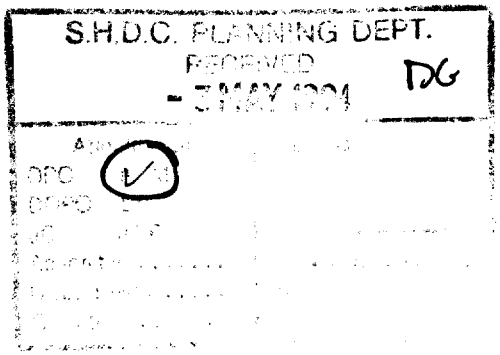
The site was notified to this office by your Authority,however, details of the types and depths of waste deposited, the site's period of use and the exact boundary of the waste are not available.

The Authority is not aware of any landfill gas related problems at the application site or in the surrounding area. It would seem reasonable to suggest therefore, that the development might suffer no further hazard from landfill gas than may already exist.

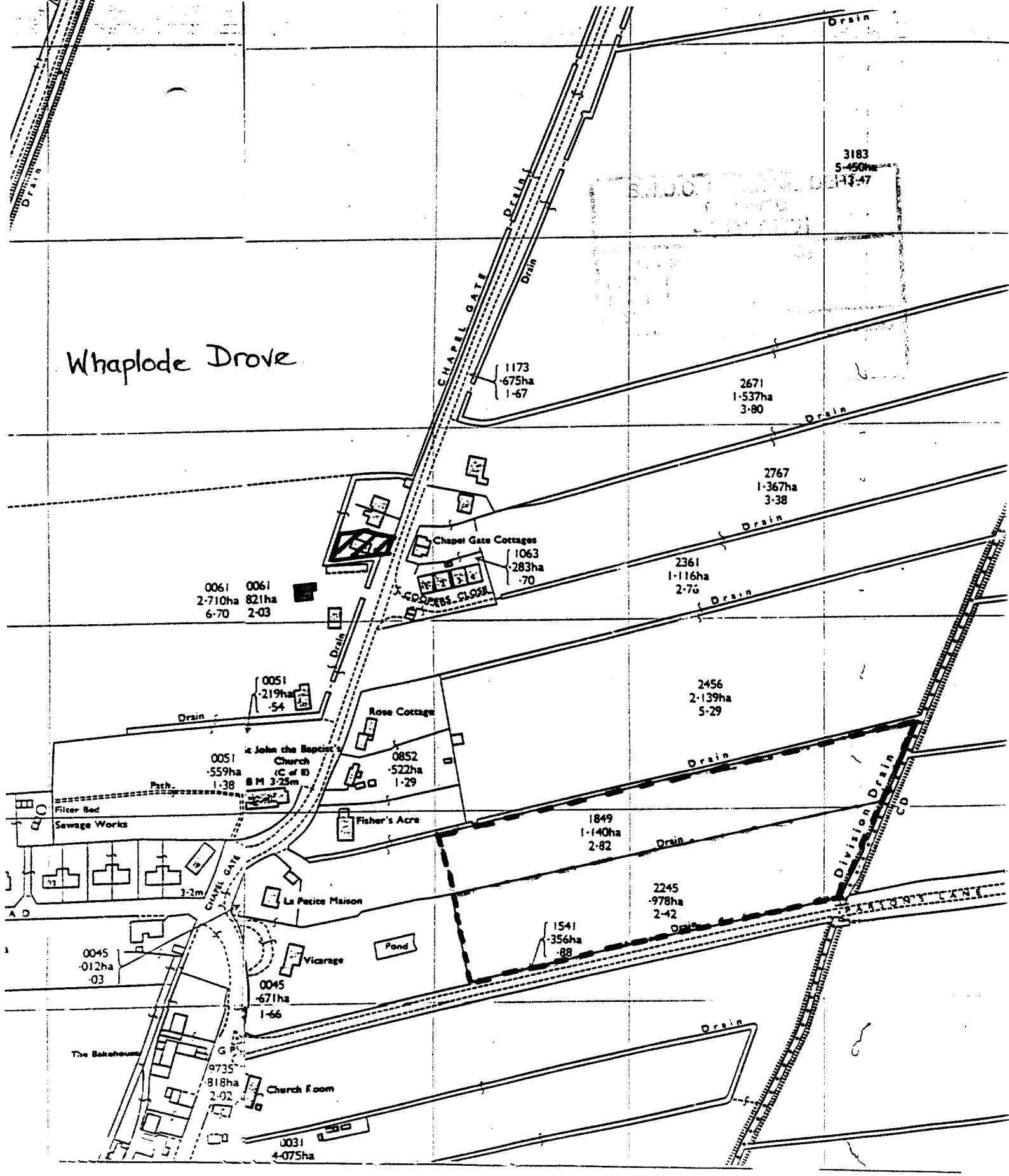
Yours faithfully

Paul Rudkin

County Waste Regulation Officer




11544.w51




**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**

PLANNING APPLICATION No.H23/0333/94

FORMER LANDFILL SITE (area edged in red)
(boundary not known, see letter)
APPLICATION SITE (area edged in blue and hatched)

SCALE : 1:2500 REF: RD7-030B

COUNTY WASTE REGULATION OFFICER
LINCOLNSHIRE COUNTY COUNCIL
DEPT. OF HIGHWAYS AND PLANNING
CITY HALL
BEAUMONT FEE
LINCOLN
LN1 1DN
TEL 0522 553082

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

*I do not agree to the amendment suggested or to an extension of time.

(*Please delete whichever does not apply)

Signed ..... Date 24-04-94

Application reference: H23/0333/94

19/04/94 - DMG/JK/H23/0333/94

I look forward to your cooperation in this matter. A copy of the decision notice when issued would be much appreciated.

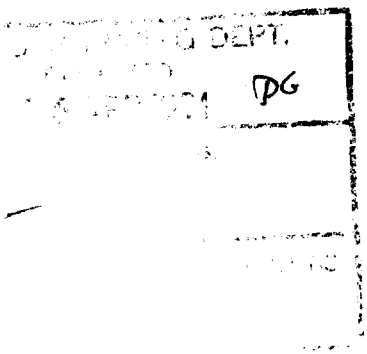
Yours faithfully

S. Catney

S J Catney
Archaeological Officer
for George Keeping
Countryside Manager

**Our Ref: GT/94/1/SH/0107**

20 April 1994



NRA

*National Rivers Authority*
*Anglian Region*

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

**PLANNING APPLICATION NO: H23/0333/94**
**PROPOSAL: 3 BEDROOM BUNGALOW AND SINGLE GARAGE**
**LOCATION: ADJACENT 17 CHAPEL GATE, WHAPLODE DROVE, SPALDING**
**APPLICANT: MR & MRS A MUNNS**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

pp.

**MERVYN PETTIFOR**
**Planning Manager**

EMF

**GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.**
**Regional General Manager**

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

**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: H23/0333/94

Applicant: Mr & Mrs A Munns
19 Paston Lane
Paston
Peterborough
Cambs

Agent: J R Wakerley
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Proposed 3 bed bungalow and single garage

Location: Adj. 17 Chapelgate Whaplode Drove
Spalding Lincs

Type: FULL

Date received: 05-APR-94

Dear Sir/Madam

12-APR-94

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 26-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 D M GEDNEY

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:

Only concern garage close to road and no turning area

Signed:

S. M. Mackman

S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1994 PG

J R Wakerley
3 Old Rectory Drive
Thornhaugh
Peterborough PE8 6HW

Mr D M Gedney

DMG/JK/H23/0333/94

19 April, 1994

Dear Sir/Madam

Planning Application H23/0333/94 - Proposed Three Bedroomed Bungalow & Single Garage, Adj. 17 Chapelgate, Whaplode Drove (Mr & Mrs A Munns)

I refer to the above planning application recently submitted by yourself.

Firstly, I would be pleased if you could submit four amended 1:500 site plans clearly showing the position of the proposed access, plus surfacing.

Secondly, it is considered that as much of the frontage hedging should be retained as possible (apart from the access) and also supplemented by additional frontage hedging where appropriate.

Further, it is noted that there are presently some trees upon the site, including a Silver Birch along the frontage. These should be retained as far as possible, and included as part of the landscaping scheme (some additional planting may be necessary).

I look forward to the receipt of amended plans indicating the above within the next 14 days, therefore, and also enclose copies of the relevant amendment form for you to complete and return with the plans in question.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H23/0333/94.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

| horizontal | | | | vertical | | |
|---|---|---|---|---|---|---|
| | | | | | | |

2. Address or location

Adj ~~13~~ 17 Charlgate, Wharfside Drove.

3. Name, classification and number of road

UC

4. Date application referred 13-4-94

5. State whether outline, detailed application etc.

Full.

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

Proposed 3 Bed Bungalow.

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: 13-4-94. Signed: [signature]
Director of Highways and Planning

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
County 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 : P4122
Date received : 05-APR-94

Received from

Timbergate Construction

Address

Adj. 17 Chapelgate
Whaplode Drove
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 140.00 |
| VAT | £ | 0.00 |
| Total received | £ | 140.00 |

Cash/Cheque : Cheque

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

COUNTY OFFICES
NEWLAND · LINCOLN

# LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

LATE OBS: Offr..... Date.....
Salient points highlighted

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL: 0522 575292
FAX NO 0522 530724

When calling please ask for: Mr I K George,
Asst Archaeological Officer
Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

22/6 cttee refusal

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUN 1994 DG
Attention
DPO NDM
DOPO BS
JC ACP
Action to .....

For the attention of D M Gedney

Yr ref: H23/0333/94
My ref: IKG/DEL/H23

22 June 1994

Dear Sir

RE: PLANNING APPLICATION NO: H23/0333/94
PARISH: SPALDING

Many thanks for consulting the Lincolnshire County Council Archaeology Section regarding the above proposal. The scheme has now been appraised against the county Sites and Monuments Record.

This development is adjacent to the site of a Romano-British site of some significance. First reports of finds in this vicinity date to the early 19th century. Finds include considerable Roman pottery as well as building material and a possible altar stone. The suggestion is that this might represent the site of a public building of the Roman period. It is suggested that the groundworks proposed for this development, both foundation and service trenches, should be observed by an archaeologist undertaking a watching brief. This should be secured by way of a condition on the planning permission if granted.



Director: G.N. Keighley

I look forward to your cooperation in this matter. A copy of the decision notice when issued would be much appreciated.

Yours faithfully

S. Catney

S J Catney
Archaeological Officer
for George Keeping
Countryside Manager

PLANNING COMMITTEE - 22nd June, 1994

401. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H07/1134/93<br>F C Congreve | O.A. | Six dwellings and private access off Hillgate, Gedney Hill. |
| H05/0085/94<br>Henry Scott & Son Ltd | O.A. | Demolish existing house, offices and warehouse for residential development, at OS Pt 3408, Old Main Road, Fleet Hargate. |
| H04/0254/94<br>Howse & Co Ltd | O.A. | Demolition of existing derelict building and erection of 14 two bed houses and 1 two bed flat and 23 car park spaces on land at rear of Todds Garage, Donington. |
| H09/0309/94<br>H G Dunning Esq | | Conversion and re-roofing plus sealing off existing access and forming new access all for disabled person at 10 St Polycarps Drive, Holbeach Drove. |
| H08/0412/94<br>Land and Buildings Consultancy | | Reserved matters relating to two bungalows at rear of Former Infant School, Sutton Bridge. |

(b) Applications Refused

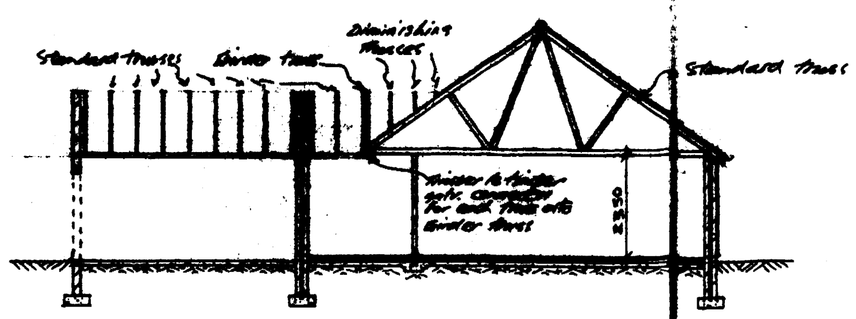
The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H09/0213/94<br>A R Bennett | | Two fascia signs, perspex, with timber side frames at Silverdale Veterinary Surgery, 21/23 Boston Road, Holbeach. |
| H16/0316/94<br>Mr R Stanton | | Demolition of existing dwelling and erection of three dwellings at 34 Holbeach Road, Spalding. |
| H23/0333/94<br>Mr & Mrs A Munns | | 3 bed bungalow and single garage adjacent 17 Chapelgate, Whaplode Drove. |
| H21/0404/94<br>B D Groves | O.A. | Dwelling and use of land for goods vehicle operation at White Cross Farm, Sutton St James. |

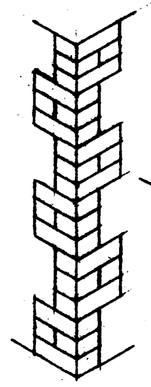
(Councillor C J T H Brewis requested that his vote against the above decision be recorded.)

DO NOT SCALE FROM THIS DRAWING.
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

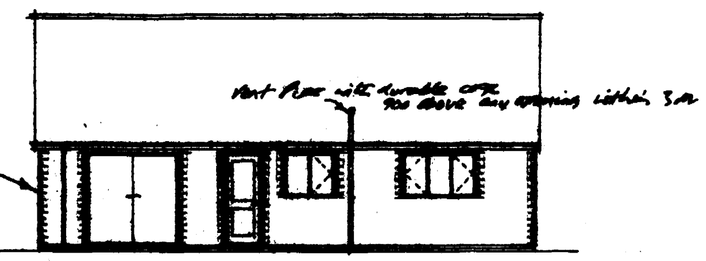
THIS DRAWING IS COPYRIGHT



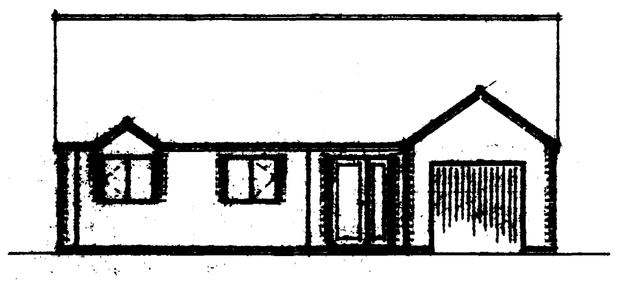

Cross-Section thro' 'A-A'



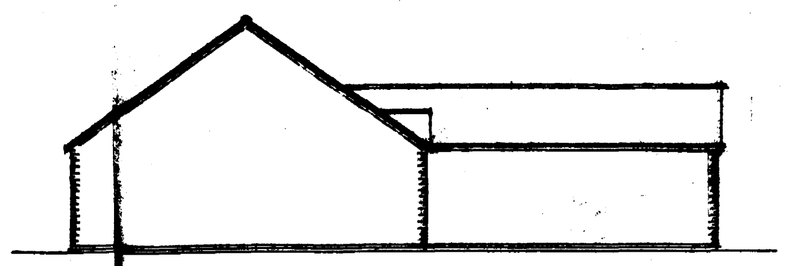
Corner Detail
1:20



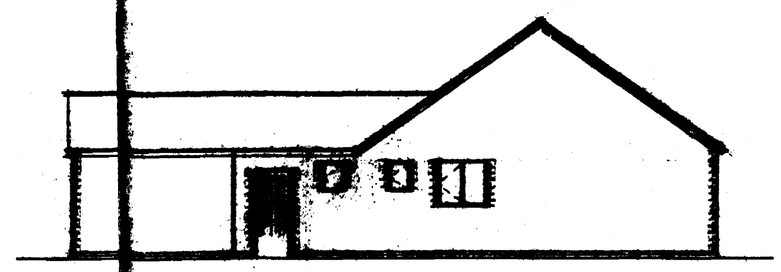

Proposed West Elevation



Proposed East Elevation



Proposed South Elevation



Proposed North Elevation

NOTES

**Walls:-** Concrete interlocking tiles (stock & colour agreed with planning Authy) on 25x38 tile batt on timber batt. (Fibre glass valleys) on trussed rafters designed & constr. in accordance with BS 5268 part 3 1985 with all necessary bracing i.e. runners in 100x25 at ridge & ceiling level and chevron bracing @ 2m max spacing fixed to gable walls at ridge & ceiling level with galv. straps at 1.8 c/c (1200x6x38)

**Roof:-** Lateral Restraint to gable walls at ridge & ceiling level with galv. straps at 1.8 c/c (1200x6x38)

**Roof Construction Trusses:-** to BS 5268 part 3 1985 trusses at right angles where lateral restraints are (100x50 section)

**Roof Ventilation:-** to have vented soffit to give equiv. to a min. 10mm wide continuous air gap to give cross flow ventilation across roof.

**Roof:- Insulation (Loft)** to be 150 thick fibre glass insulation to give U value of .25 w/m²K

**Walls:- (Ground)** to be cavity construction with 'Marley' Ashmore, Sandtoft, Wienerberger facings; external corners & window & door reveals & below DPC (to ground level) in stretcher bond (colour agreed with planning Auth) Where not externally to have 2 coat rendering with sand/cement rendering to BS. 5262. 60mm cavity with 50mm 'Dritherm' cavity ins. inner skin 100mm lightweight blockwork (Thermalite) to achieve U value of .45 w/m²K with the following:- 900 horizontally and vertically & 225 vertically at sides of unbonded plastic at all window & door openings. 150 flexible wall ties. & external & inner skins of cavity walls to return at reveals of openings for fire protection.

**Walls:- (Internal)** to be 100mm dense blockwork bonded with joints at 1.8m c/c.

**Ceilings:- (Ground)** to be 12.5mm plasterboard scrimmed & skimmed with 9mm Multi-Finish.

**Roof Construction (Roof)** rafters with sand/fat & 25x38 tile batts.

**Fences:-** (Rear) 1.8m high boarded fence with concrete posts & gravel boards.

(Front) 1.8m high boarded fence with concrete posts & gravel boards.

**Gates:-** (Front) 1.8m high boarded fence with concrete posts & gravel boards.

**Lintels:-** 1.0m steel flitch c/s with 100x100 insulation flush to FFD when roof loads are involved

**D.P.C.'s:-** 100mm wide black UPVC for walls 150 above outside ground level

**Windows:-** 'Thermabelt' cavity closers to all window & door openings to achieve min U value of 1.2 w/m²K

**Gutters & Downpipes:-** 125mm round gutter (ironite) to DPR (65 dia) in black UPVC to soakaways min. distance of 5m from buildings via 100mm UPVC pipe with 10mm joints sealed in and surrounded by 150 deep gravel.

**Windows & Doors:-** to be UPVC white (double glazed) by local supplier fitted to manf. inst.

**Glazing:-** to critical areas to be toughened to B.S. 6262 & 6206

**Floor Tiles & Skirting:-** All wet areas to be Ceramic throughout & primed / undercoat

**Joinery:-** Doors & Ceilings to have 2 coats of vinyl emulsion

**Skirtings & Architraves:-** 100mm SKIRTING in chamfered & rounded architrave 50mm DOME

**Foundations & Excavation & Services:-** to be strip foundation to consist 225 thick depth

**Drainage:-** Internally & externally to be taken to manf. point 3 (min depth 1000mm) Thickness class (150) under roof walls.

**Roof Covering:- Tiles & Battens:-** to be tiles used to be finished clear in sanding hand mix mortar mix 1:3

**Sanitary Ware & Bathroom:-** to Kitchen and Bathroom, Kitchen, Utility, Cloaks and Ground, Bathroom to Bedroom Ground Floor may be separated in accordance with 15 minute criteria

**Ventilation & Heat Ventilation:-** must be taken to ensure min 450 distance to external corners (measured externally)

**Plumbing:-** water supply 22mm diameter from mains in 15mm min 125 pipe to stop cock / rising main then distribution supply to all flats to 50 gall cylinder storage from kitchen high spec (as stated above & applied) pipes & fittings to be lagged to prevent insulation materials damaged but water cylinder fitted with immersion and thermostat & return from boiler. Hot & cold water supply by 15mm copper to bathroom & kitchen, sink waste from mains) Bath & sink waste to be in 40mm plastic with 'P' trap min depth 75mm WASH hand basins to be white but in 32mm plastic

All to run on gallop with 'P' sealing traps

**Drainage:-** 100mm UPVC with plastic joints bedded in & surrounded by 150mm pea gravel

Foul of size of 1no 410 to 2730 litre 'Klargester' oil interceptor and septic tank fitted in acc. with manf. inst.

**Inspection chambers:-** to be built in waterproof const. in semi engineering bricks 225 walls on 150 thick conc. base with light duty galv. frame & covers.

Size up to 600 deep 600x450 600 to 1000 deep 600x600 and to 1900 deep 1050x675 over 1900 deep 1372x762.

**Garage Doors:-** Manufacturers type 'Regent' up & over in timber frame clad doors to garage to be trimmed (edged & braced in timber frame.

**Electrical Intergrated** is 13 amp double sockets and light points as required also outdoor point and shaver socket.

**Smoke Detectors:-** to be in circulation areas and to be interlinked and on own fuse circuit one to be fitted each within 7m of living/kitchen doors and 3m from Bedroom doors.

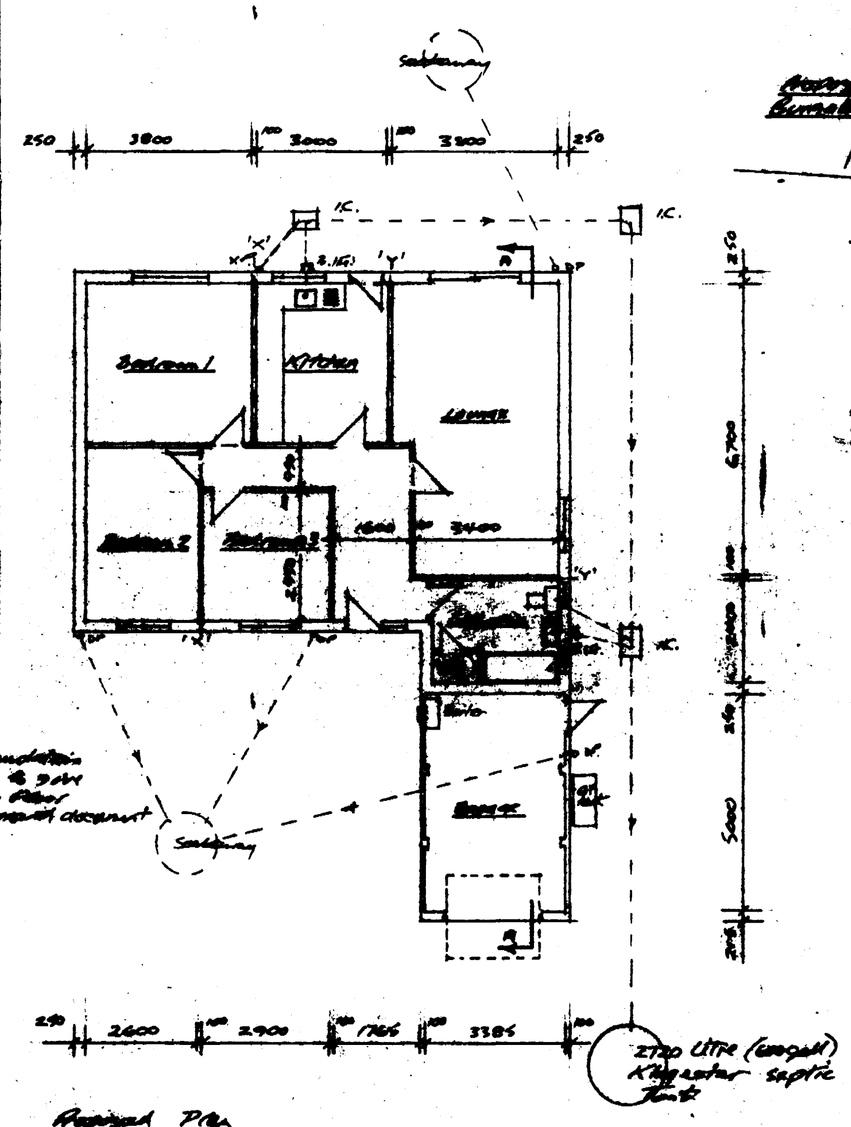
**Central Heating:-** with pump venting balanced flue min dist of 600 from any window or door opening. Boiler fitted with flue clock. (Calculations in acc. with manf. instructions) to have guard externally on balanced flue

Thermostatic room stat with radiators for central heating

Hot water by indirect return from boiler and time switch on time clock

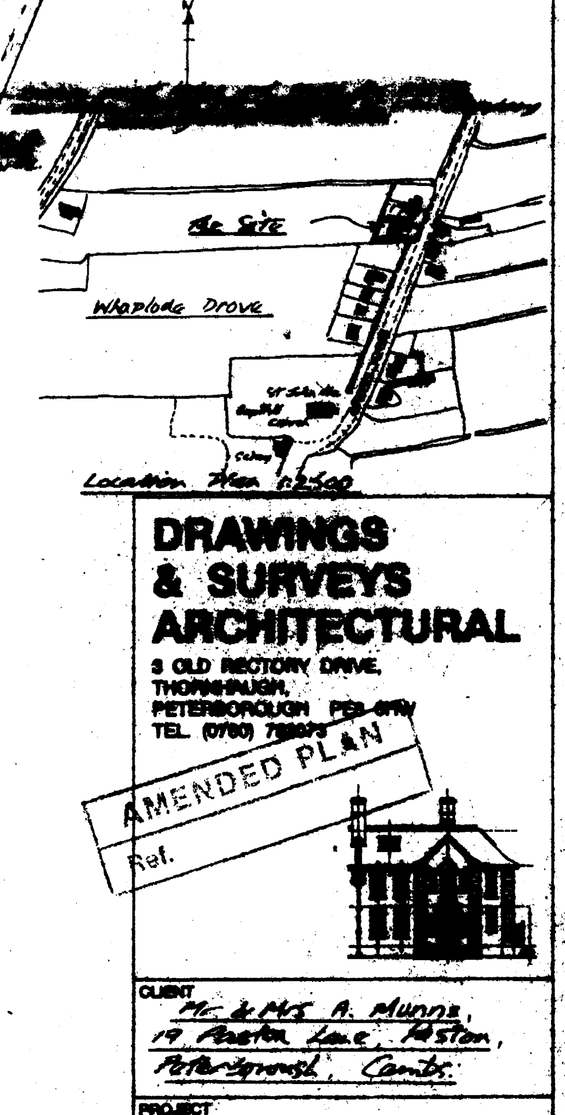
**Specification for Structural engineer** must be submitted for Building Control approval by Local Authority prior to commencement of any work.

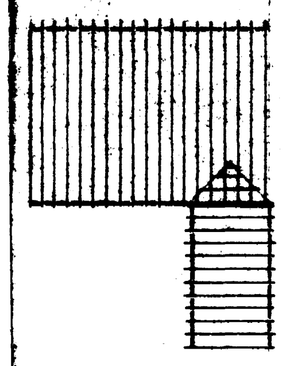
**Bedroom 3** Ground Floor window in bedroom 3 to be constructed from 100x50 timber in treated softwood. Sheet & Glass, Glazing & finish as shown.




Cook should 'X' & 'Y' to have foundation at same level as adjacent walls & shall substitute and to retain views & other steps to clause 1C 15 in approved document A1/B2

Proposed Plan



Roof Plan
1:200

SOUTH HOLLAND D.C.
PLAN DEPT
03 MAY 1994
REF. 0533 | 94

DETERMINED PLAN

**DRAWINGS & SURVEYS ARCHITECTURAL**
3 OLD RECTORY DRIVE,
THORNHOLME,
PETERBOROUGH PE3 6TW
TEL. (0780) 782572

AMENDED PLAN
Ref.

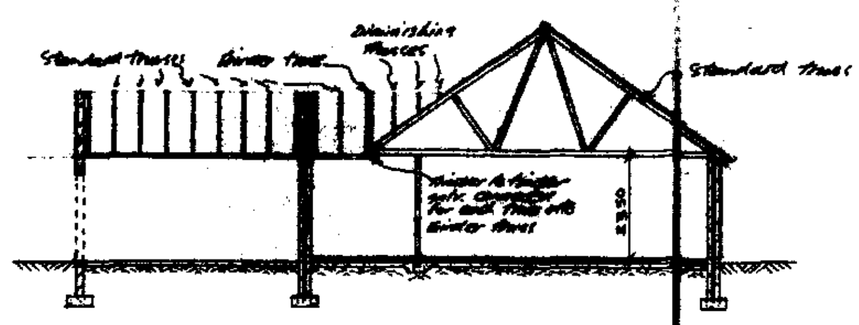
CLIENT
Mr. & Mrs A. Munns,
19 Preston Lane, Weston,
Peterborough, Cambs.

PROJECT
Proposed 3 Bedroom Bungalow & Single Garage at Plot adjacent to 10 & 17 Chapel Gate, Whaplode Drove, Spalding

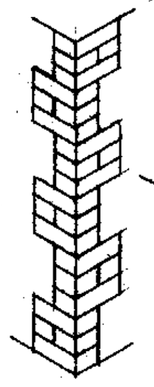
| SCALE | DRAWN | DATE |
|---|---|---|
| 1:100 | J.W. | 10.3.94 |

DRAWING No.
94-816

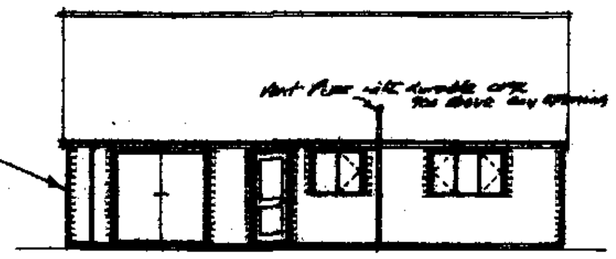
DO NOT SCALE FROM THIS DRAWING.
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.
THIS DRAWING IS COPYRIGHT



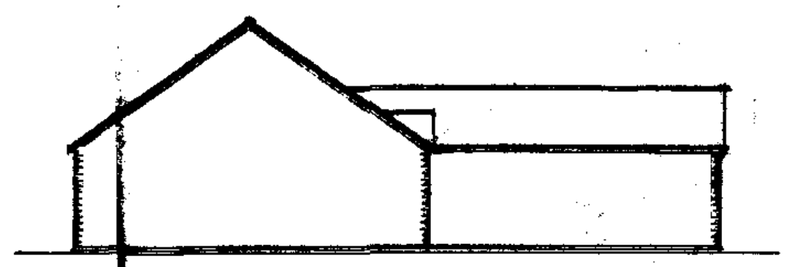

Cross-Section 'A-a' 'A-A'



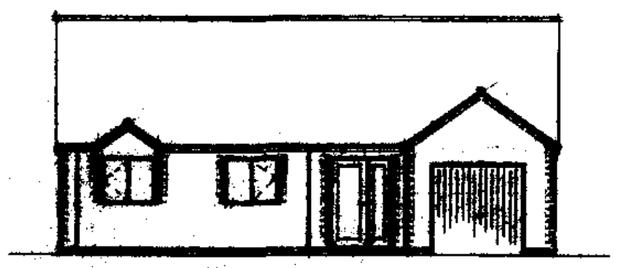
Corner Detail
1:20



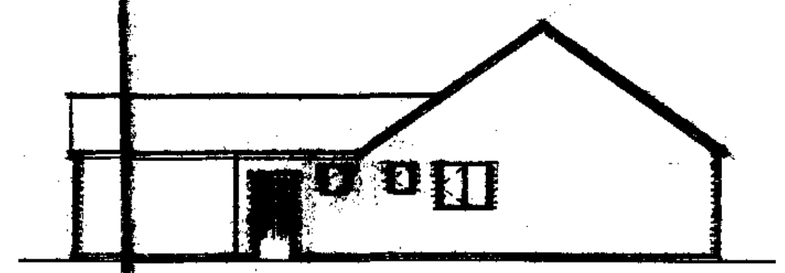

Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation

NOTES

**Walls:-** Concrete interlocking tiles (Ottrite & colour agreed with Planning Authy) on 25x38 thk. batt. on timber batt. (Marley slate battens) on breathing roofing membrane designed & constr. in accordance with BS 5268 part 3 1985 with all necessary bracing i.e. ridgeboard in 100x25 at ridge & gable level and chevron bracing UR on 100x50 wall plate securely fixed to blockwork with expansion bolts at 2 m c/s.

**Roof:- Internal Partitions** to rooms walls at ridge & ceiling level with pair studs at 1.8 c/c (100x6x38)

**Bracing (Roof):-** 6 No. 2nd & 3rd trusses at right angles where lateral restraint occ. (100x50 section)

**Roof Ventilation:-** to have ventilated soffit to give equiv. to a continuous air gap to give cross flow ventilation across roof.

**Roof:- Insulation (Loft)** to be 150 thick fibre glass insulation to give U value of .25 w/m²K

**Walls (Internal)** to be cavity construction with 'Thistle' plasterboard and skim coat; internal corners & window & door reveals & soffits (to ground level) in finishing limewash (colour agreed with planning dept)

**Windows:** generally to have 2 coat rendering with sandfloated finish to BS. 5262. 60 m c/c with 5mm 'Driflam' cavity ins. linear slabs 100 mm (approx) between (Rm. 1&2) to achieve U value of 1.8 w/m²K with the following:- 900 horizontal and vertically to BS vertically at sides of windows & door openings. 250 horizontal mastic pointing. The external mastic pointing to be flush finish.

**Walls:- (Internal)** to be studded partition faced in plasterboard & skim coat with joints at 1.8 m c/c.

**Ceilings:- (Internal)** to be 12.5 mm plasterboard skimmed & skim coat with 9mm Master.

**Wall construction (Cavity)** render with sandfloated finish to exterior skin finish.

**Fences:- (Boundary)** 75 thick sandfloated screed with chicken wire reinforcement on 50 mm thick slate (Ottrite, Marley Modern Antique) on 100 mm thick conc. substrate with 150 mm deep trench (cover backfilled to wall face) on 150 thick conc. foundation.

**Glazing:- (Windows)** double float glass to BS 952 Part 1 1983 Table 1 Class 'B' Safety Glass

**Lintels:-** 1.6 steel fibre lintels with insulation fibre to match wall cavity

**Damp Proof Course:-** 100 mm white bitumen DPC for walls 150 above outside ground level

**Ventilation:-** 'Vistamatic' cavity closers to all windows & door openings to achieve min. U value of 1.2 w/m²K

**Gutters & Downpipes:-** 125 mm round gutter (Ironite) to BPE (65 dia) in black UPVC to soakaways min. distance of 5m from buildings via 100 mm UPVC pipes with push fit joints bedded in and surrounded by 150 mm gravel.

**Windows & Doors:-** to be UPVC white (double glazed) by local supplier fitted to manufacturers instructions. All critical areas to be toughened to BS. 6262 & 6206

**Electrics & Pneumatics:-** All materials to be electrical shopping & painted / varnished

**Internal Finishes:-** Walls & Ceilings to have 2 coats of vinyl emulsion

**Skirtings & Architraves:-** 100 mm SKIRTING in chamfered & rounded architrave 50 m. DIAM

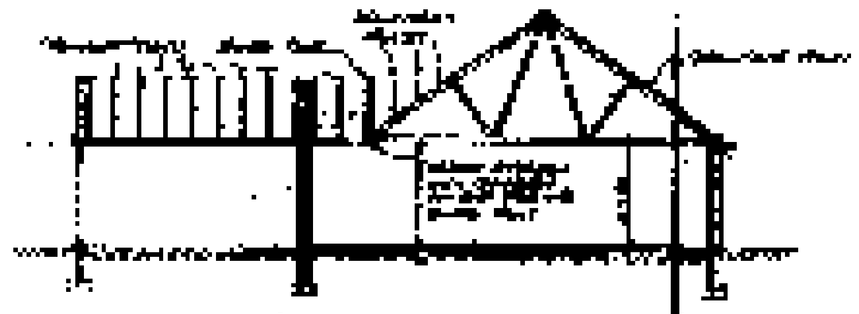
**Foundations & Strip Footings:-** to be strip foundation on joint 225 thick slight. A qualified engineer and all to conform to BS. 8110 part 1 1985 (min depth 1000 m.m.) thickness 600 (150) under load bearing walls.

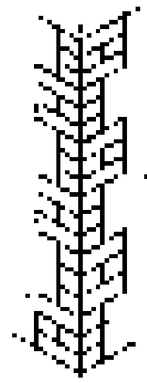
**Floor Construction:-** to be suspended timber floor with 100 x 50 joists at 400 c/c with 18 thick chipboard flooring tongued & grooved joints.

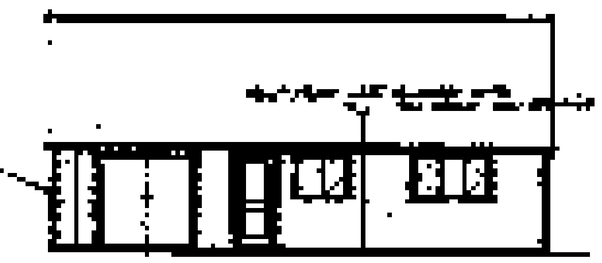
**Ventilation:-** to kitchen and bathroom, WC's, utility room, etc. UPVC air bricks per ground, bathroom to have extract fan which may be operated automatically with 15 minute overrun

**Insulation & Sound Deadening:-** must be used to ensure min. 450 mm thick to external corners (measured internally)

**Plumbing:-** mains supply with temperature stem mains in 15 mm dia. pipe to stop cock / mini return pipe from kitchen sink to hot water cylinder to be 15 mm dia. pipe to stop cock / mini return pipe from bathroom basin to hot water cylinder to be 15 mm dia. pipe to stop cock / mini return pipe from bathroom bath to hot water cylinder to be 22 mm dia. pipe to stop cock / mini return pipe from bathroom shower to hot water cylinder to be 15 mm dia. pipe to stop cock / mini return pipe from bathroom WC to hot water cylinder to be 15 mm dia. pipe to stop cock / mini return pipe from bathroom bidet to hot water cylinder to be 15 mm dia. pipe to stop cock / mini return pipe from bathroom basin to hot water cylinder to be 15 mm dia. pipe to stop cock / mini return pipe from bathroom bath to hot water cylinder to be 15

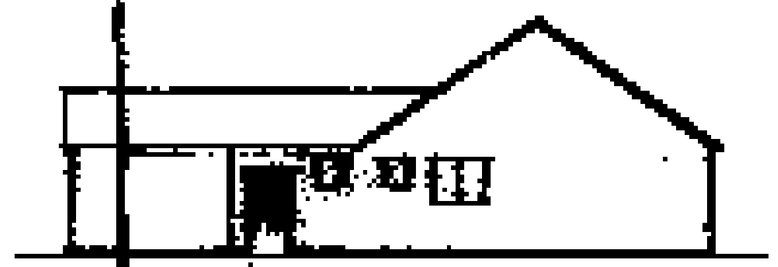


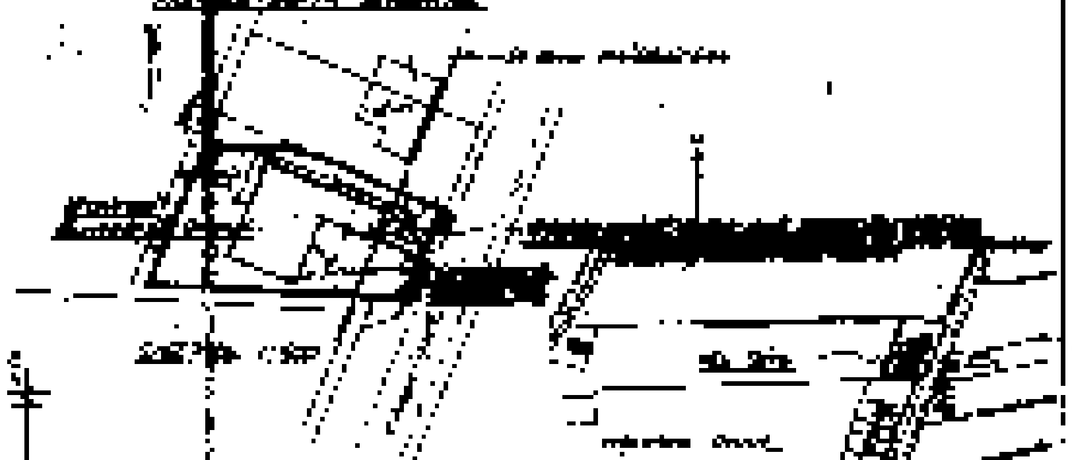


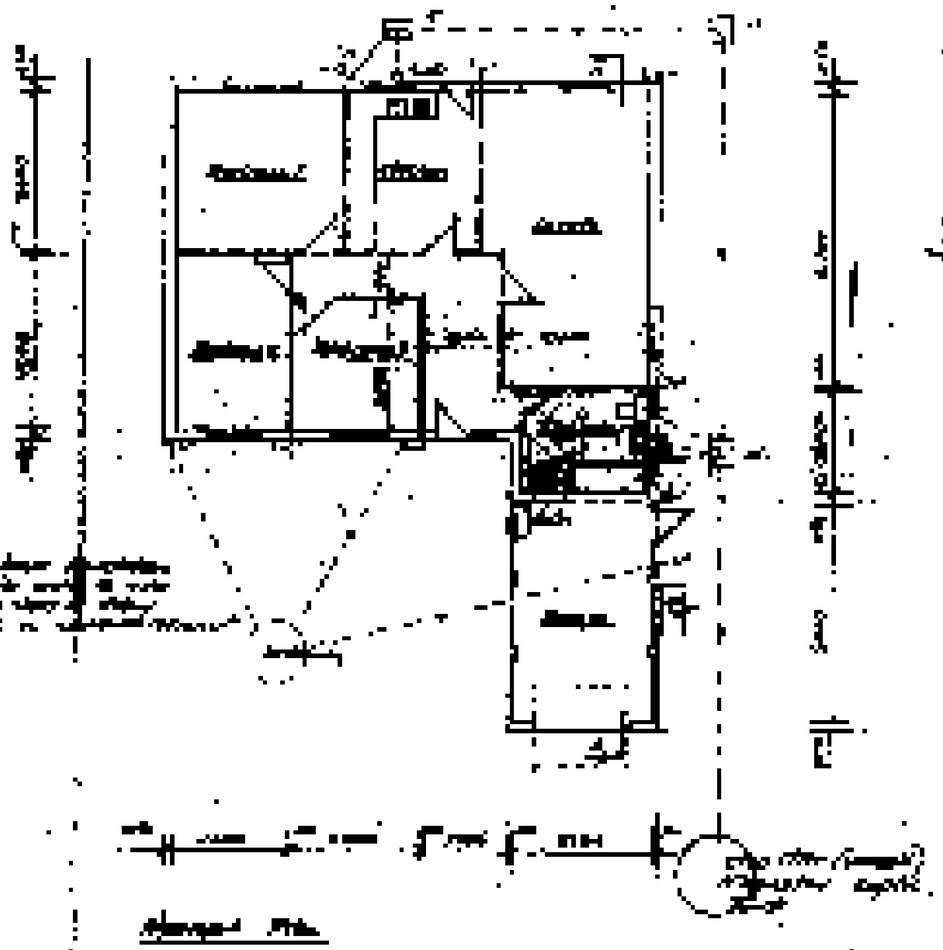




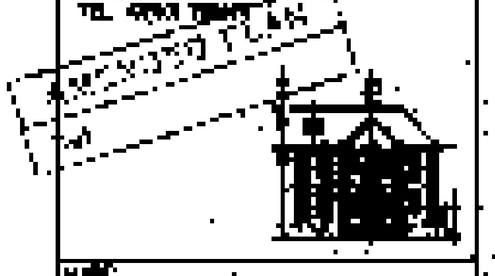












DRAWINGS & SURVEYS ARCHITECTURAL

DETERMINED PLAN