SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0439/93 Received:15-JUN-93 Type:FULL

Name: Mr & Mrs N Pickett
Millgate Cottage Farm
Millgate Road
Whaplode
Spalding Lincs

Agent: Mr & Mrs N Pickett
Millgate Cottage Farm
Millgate Road
Whaplode
Spalding Lincs

Description: Change of use - garage into office

Location : Millgate Cottage Farm Millgate Road
Whaplode Spalding

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 use hereby permitted shall be restricted to the occupants of the adjoining dwelling (Millgate Cottage) and their employees.

Reason: In the opinion of the Local Planning Authority, the proximity of the dwelling to the office makes it unsuitable for occupation unconnected with the office.

Director of Planning and Building Control Services
21-JUL-93 H23/0439/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0439/93

Date Registered 11 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr And Mrs N Pickett
Millgate Cottage Farm
Millgate Road
Whaplode

Tel. No. 0406 - 370271

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

D. Munson
No 7 St Mary's Meadows
Gedney, Spalding, Lincs

Tel. No. 0406 362066
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Millgate Cottage Farm, Millgate Road, Whaplode

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Change of use. Garage into office

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00. If you consider no fee is payable include a written explanation instead.

Signed. D Munson Date 7.5.93 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)		hectares
B. If building works are proposed, please state extra floor space to be created:	NONE	sq. metres
C. Please state size of any new structure:- (a) max. height:	"	metres
(b) max. length:	"	metres
(c) max. width:	"	metres
D. Please state type and colour of materials for facing external walls:	EXISTING	
E. Please state type and colour of roofing materials.	"	
F. Has a survey of the site been undertaken? State Yes or No		N/A

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

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:
Will there be –
Individual access(es) ☐
New estate road ☐

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

TREES Please tick **one** box

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of
EXISTING DRAINS
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 ✓ EXISTING

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	YES	➡ 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. OFFICE REQUIRED FOR BUYING AND SELLING FARM PRODUCE - See letter ENCLOSED FROM MR PICKETT

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

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

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

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

Proposed total gross floorspace ☐ sq. m. Previous total gross floor space ☐ sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ sq. m. Warehousing ☐ sq. m.

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

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

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 7.5.93.

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 7.5.93.

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : (currently a garage. Existing driveway. Screened by 2m plus hedgerow. House further to NW Bungalow further to SW.

Inspected by DMG
Date 23/6

Site Notice posted by DMG
Date
Expiry 23/6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 11/7

Alterations can be carried out under pd since still a garage.

Change of use acceptable in policy grounds. Could even be argued that it is 'de minimis' and does not change the overall character of the residence.

Acceptable on highway + amenity grounds.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

(Approve (or equiv)) Refuse (or equiv)

Signed DMG Date 11/7 14/7/97

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons (cont overleaf)~~

1) The use hereby permitted shall be restricted to the occupants of the adjoining dwelling (Millgate Cottage) and their employees.

Reason: In the opinion of the LPA, the proximity of the dwelling to the office makes it unsuitable for occupation unconnected with the office.

DC INSTRUCTION SHEET

APPLICATION REF: H23/0439/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Consultation/Publicity Required

DMG 18/6

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

D.M.G.

Senior Officer Confirmed .....DMG Date...18/6 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No P3660

Date first Rec'd 11 ... 1993

Registration

Reference 423/0439/93

Cross-Ref E

Date 12-MAY-93

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 £ 120.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 284. OS Plots 321440.
Grid ref 532530

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 0292019

Dist Bound

Other:

Planning Records:
Earlier apps 0828/84

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

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

H23/0439/93

FULL

Applicant: Mr & Mrs N Pickett
Tel: 0406 370271

Agent: Mr & Mrs N Pickett
0406 370271

Description: Change of use - garage into office

Location: Millgate Cottage Farm
Millgate Road
Whaplode
Spalding

Valid date:	15-JUN-93	Terminal date:	10-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	22-JUN-93	Report deadline:	21-JUL-93
Inspected by	29-JUN-93		
Extra contacts	06-JUL-93	Case Officer:	
Report if not clear by	20-JUL-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	23 ~~25~~-JUN-93	14 16-JUL-93
Clerk to Whaplode PC 0406 26739	18-JUN-93	02-JUL-93
Cllr A Biggadike	18-JUN-93	25-JUN-93

LCC - No objections jc 24/6/93

AN 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: H23/0439/93

Applicant: Mr & Mrs N Pickett
Millgate Cottage Farm
Millgate Road
Whaplode
Spalding Lincs

Agent: Mr & Mrs N Pickett
Millgate Cottage Farm
Millgate Road
Whaplode
Spalding Lincs

Description: Change of use - garage into office

Location: Millgate Cottage Farm Millgate Road
Whaplode Spalding

Type: FULL

Date received: 15-JUN-93

18-JUN-93

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 02-JUL-93. 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:

We support this application.

Signed:

G. A. Laming

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1993

Attention of
DPO NFM
DDPO DS
JC AJP
Assembly .....
Committee .....
File No .....

File Nos.

Acknowledge YES/NO
by
date

DPB

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/PA-F/439/93/JAM Your Ref.

Date 25 May 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. N. PICKETT
CHANGE OF USE AT MILLGATE COTTAGE FARM, WHAPLODE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

Your clients will be aware that the watercourse along the sites Western boundary is my Board's Whaplode River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention.

I do not foresee that the proposal to use the existing garage as an office will affect my Board's interests but I will of course require full details should any new works be anticipated within the 9 metre clearance strip alongside the Board's watercourse.

A copy of this letter is being forwarded to the Director of Planning.

D. Munson, Esq.,
7 St. Mary's Meadows,
Gedney,
Spalding,
Lincs.

Yours faithfully,

J. J. Elsey.

ENGINEER TO THE BOARD

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

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

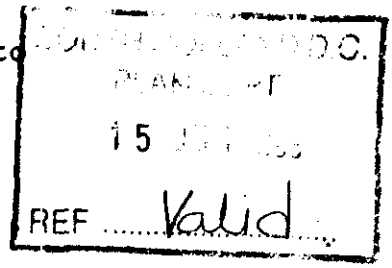
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0439/93

Applicant: Mr & Mrs N Pickett
Millgate Cottage Farm
Millgate Road
Whaplode
Spalding Lincs

Agent: D Munson
7 St Mary's Meadows
Gedney
Spalding
Lincs

Description: Change of use - garage into office



Location: Millgate Cottage Farm
Millgate Road
Whaplode
Spalding

Type: FULL

Date received: 11-MAY-93

13-MAY-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please confirm if application is just for change of use or if it is to include the extension.
Site plans need to be outlined in red. Three copies returned for your use

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

MILLGATE COTTAGE FARM,
MILLGATE ROAD,
WHAPLODE,
SPALDING,
LINCOLNSHIRE,
PE12 6RY
TEL. 0406 370271

Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
15 JUN 1993
REF H39/93

Dear Sir,

Re: Planning Application No: H23/0439/93

With reference to the above application, we hereby confirm that the proposed alteration from garage to office is being carried out to an existing garage, and that there is no extension work involved.

To this end I trust this meets with your approval, but should you require any further information please do not hesitate to contact me,

Yours faithfully,
T Pickett

T Pickett

Invalid

* Please confirm if application is just for change of use or if it's to include the extension

* site plans [redacted] needs to be outlined in red. Three copies returned for your use

0439/93

BI[illegible] SMITH Dip TP MRTPI
Director of [illegible]ing & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

Public Library

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2660
Date received : 11-MAY-93

Received from

N D & T D Pickett

Address

Millgate Cottage Farm
Millgate Road
Whaplode
Spalding

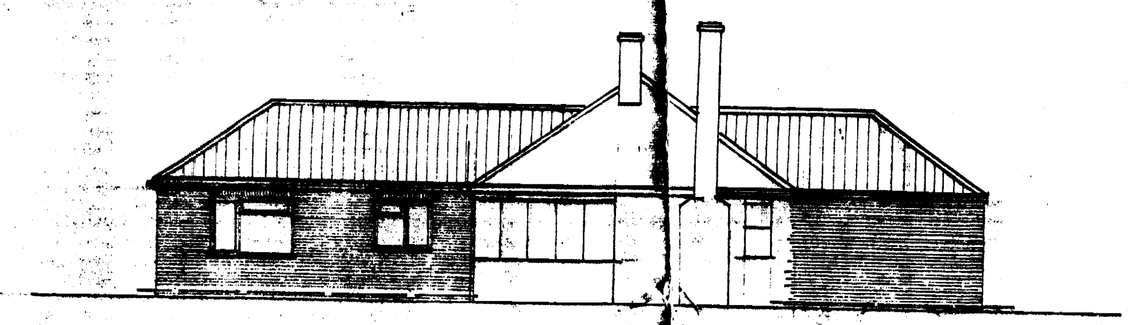
Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)



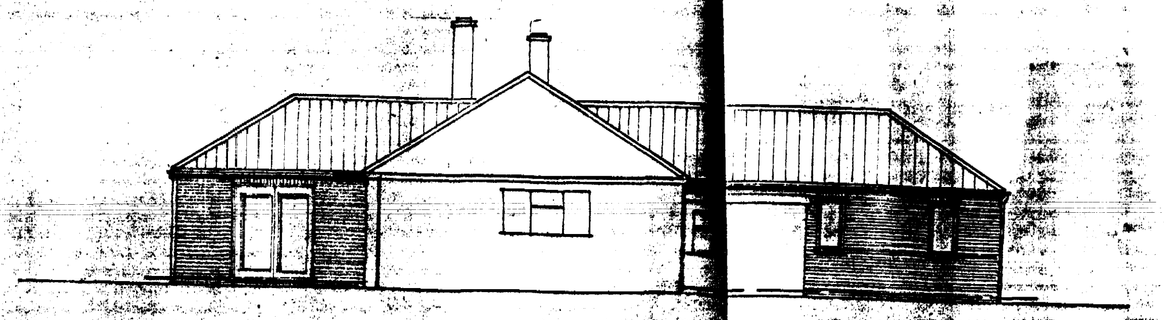
FRONT ELEVATION AS EXISTING



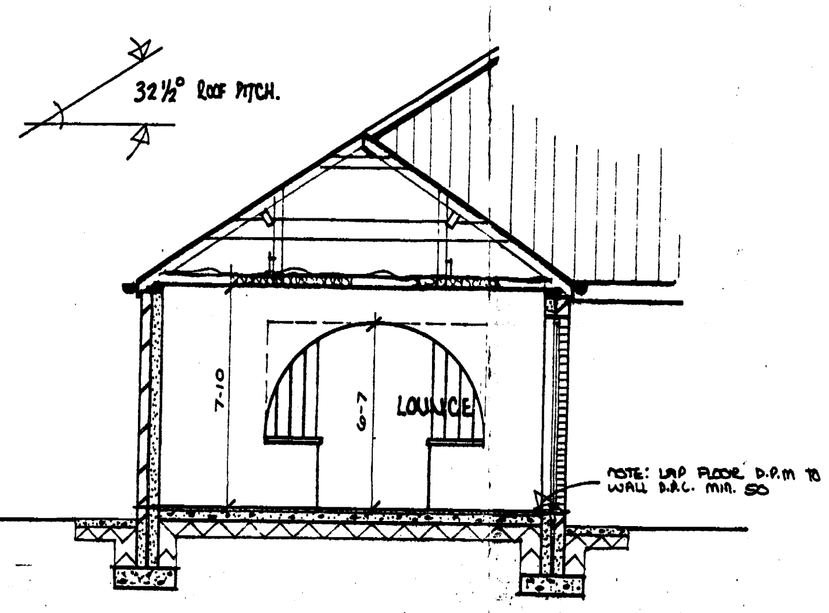
SIDE ELEVATION AS EXISTING



REAR ELEVATION AS EXISTING



SIDE ELEVATION AS EXISTING



TYPICAL SECTION.

GROUND FLOOR FLOOR CONSTRUCTION:
50 SAND CEMENT SCREED
100 CASTLE CONCRETE
1000 GAUGE P.V.C. D.P.M.
150 BLINDED PAD WELL CONSOLIDATED HARDCORE BASE.

WALLING:
250MM CAVITY WALL TO CONSIST OF:
100MM FACING BRICKWORK TO MATCH EXISTING.
50 MM CAVITY.
NOTE: CAVITY TO BE FILLED WITH SHELL DRY CAVITY WALL INSULATION. ALL WORK CARRIED OUT IN ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE No/82/1963.
100MM SOLID INSULATION BLOCKWORK 'LYTHIC' CAVITY. WALLS TIED TOGETHER USING GAL. IRON OR PLASTIC TWIST TIES SPACED 450MM VERTICALLY AND 900MM HORIZONTALLY TO B.S. 1243:1978.

GROUND FLOOR INTERNAL WALLS TO BE 100MM SOLID INSULATION BLOCKWORK & 100MM TIMBER STUDWORK.

100MM STUD WALLS TO CONSIST OF:
75x50 HEAD & SALE PLATES.
75x50 VERTICAL STUDS AT 400 CTRS
9MM GYPROC DUPLEX PLASTERBOARD + 3MM SKIM FINISH TO BOTH SIDES.
BETWEEN STUDS PROVIDE 75MM FIBREGLASS INSULATION QUILT.

INTERNAL WALL FINISH:
TO ALL INTERNAL BLOCK WALLS PROVIDE 10MM SAND CEMENT RENDERING WITH 2MM SKIM FINISH.

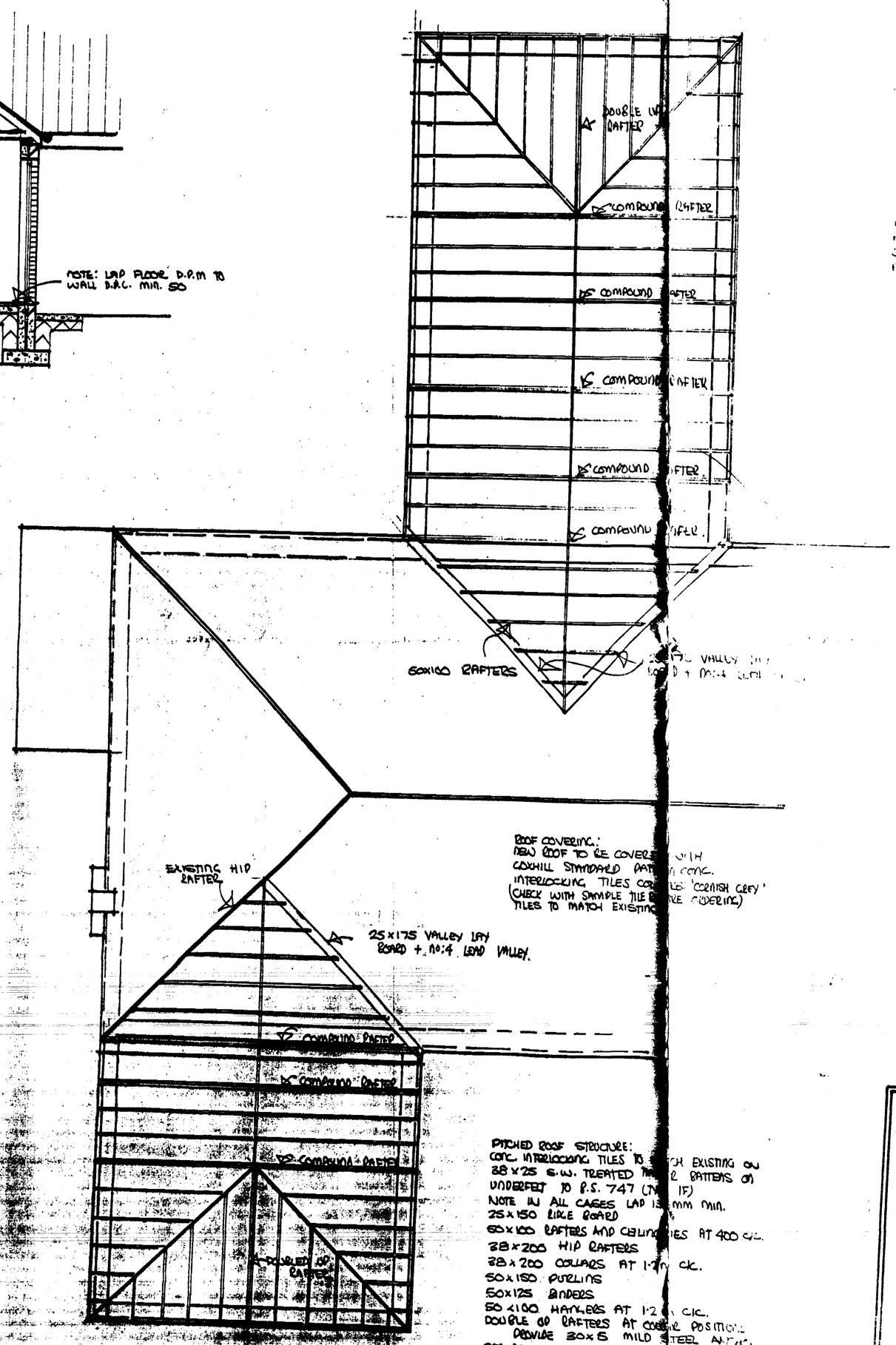
NOTE: EXTERNAL CAVITY WALLS TO HAVE MAX 'U' VALUE OF 0.6 W/M²K.

NOTE: AT EVERY CLOSURE OF CAVITY PROVIDE 2MT. FELT D.P.C. BOTH HORIZONTALLY AND VERTICALLY.

SUB-STRUCTURE WALLING:
100MM DENSE CONC. BLOCKS CLASS 'A' 2MT. FELT D.P.C. TO EXTERNAL WALL 150MM ABOVE GROUND LEVEL. MASS CONCRETE INFILL TO CAVITIES TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FOUNDATIONS:
CONCRETE WALLS AS SHOWN PROVIDE CONC. STEP FOUNDATION TO THE FOLLOWING SIZES:
700x225 TO 250 CAVITY WALLS
450x225 TO 100 SOLID WALLS
ALL CONC. TO BE C10P MIX.

FOUNDATIONS TAKEN DOWN TO A DEPTH OF 750 OR TO AN APPROVED BASE.



ROOF COVERING:
NEW ROOF TO BE COVERED WITH COXHILL STANDARD PATTERN CONC. INTERLOCKING TILES COLOUR 'SCOTTISH GREY' (CHECK WITH SAMPLE TILE BEFORE ORDERING TILES TO MATCH EXISTING)

PITCHED ROOF STRUCTURE:
CONC. INTERLOCKING TILES TO MATCH EXISTING ON 38x25 S.W. TREATED TILING BATTENS ON UNDERFELT TO B.S. 747 (TYPE 1F)
NOTE IN ALL CASES LAP IS 100mm MIN.
25x150 RIDGE BOARD
50x100 RAFTERS AND CEILING TIES AT 400 C/C.
38x200 HIP RAFTERS
38x200 COLLARS AT 1·2m C/C.
50x150 PURLINS
50x125 BINDERS
50x100 HANGERS AT 1·2m C/C.
DOUBLE UP RAFTERS AT CLOSURE POSITIONS
PROVIDE 30x5 MILD STEEL ANTI-SWAY STRAPS AND LATERAL RESTRAINING STRAPS TO ROOF STRUCTURE AT CEILING LEVEL AT 1·2m C/C.
50x100 WALL PLATE BEDDED ON S/E AND HELD IN POSITION BY 30x5 M/S ANCHOR STRAPS AT 1·2m CTRS
25x175 FASCIA BOARDING R.S.E.

RAIN WATER GOODS:
P.V.C. RAIN WATER GOODS 100 DIA. HALF ROUND GUTTERING WITH 68 DIA DOWNPIPE

CLOSE CAVITY ABOVE EAVES LEVEL.

NOTE: ALL STRUCTURAL TIMBER TO BE [illegible]

PI[illegible]
[illegible] TO BE
[illegible] PROVIDE
FOR [illegible] THE WORKS.
IF [illegible]

EXISTING
[illegible] LAYER
[illegible]
SAND [illegible] FILLED + 3mm
[illegible]

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAY 1993
REF. 0439/93

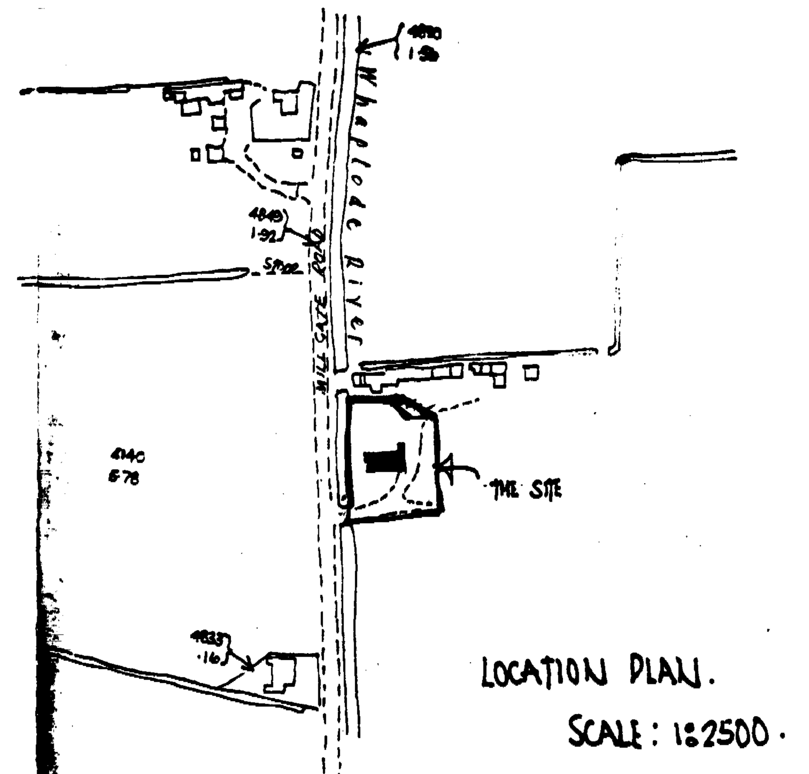
David Munson Construction
D. Munson, Assoc. C.I.O.B. S. A. Munson
7, St. Mary's Hogsdyke, Gedney, Spalding, Lincs., PE12 0DL
Tel.: 0406 363866
Fax: 0406
Mobile: 0860 709115

PROJECT:
Alterations & existing bungalow at Millgate Cottage Farm, Millgate Road, Whaplode, Spalding, Lincolnshire.

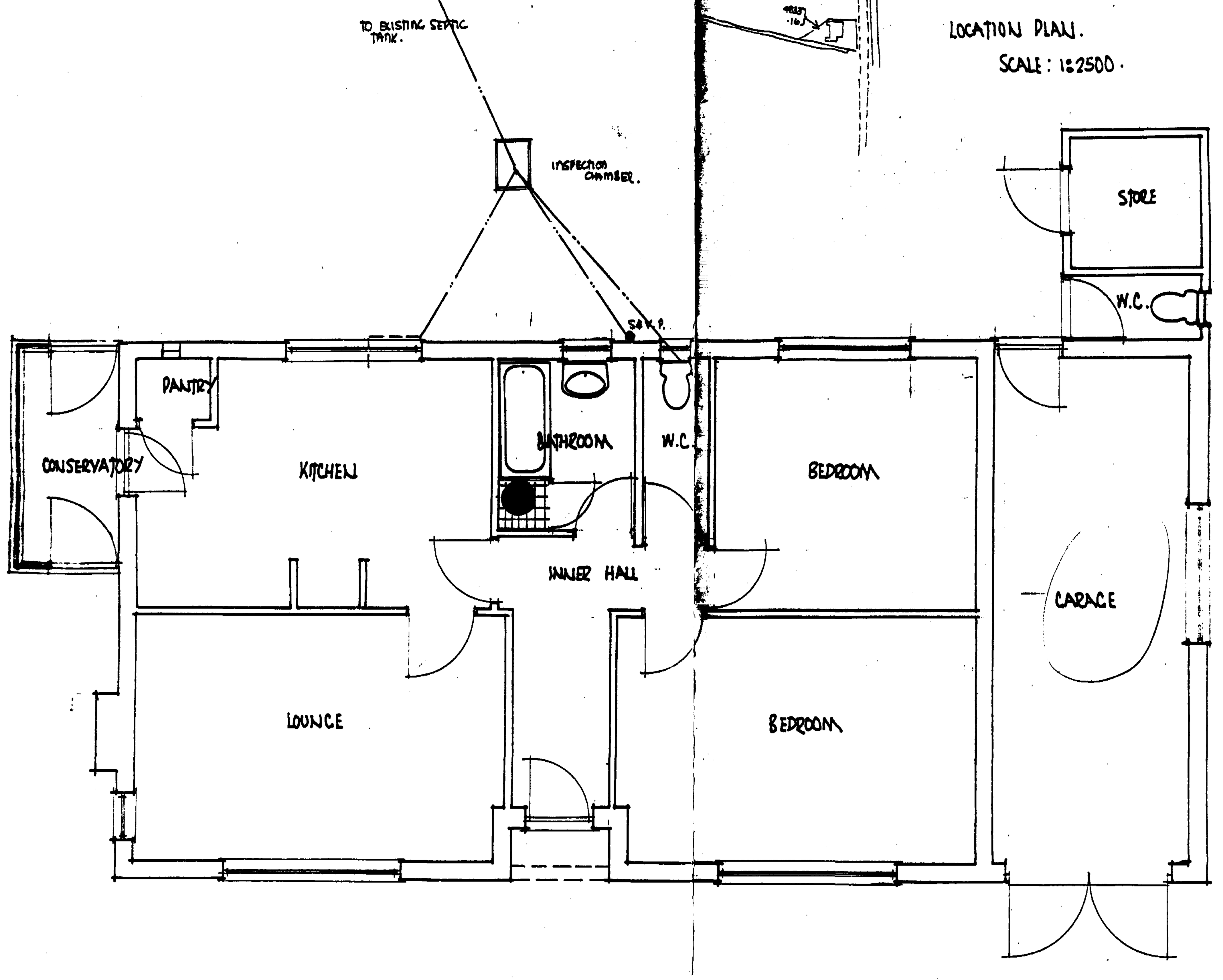
CLIENT:

- WHAPLODE -

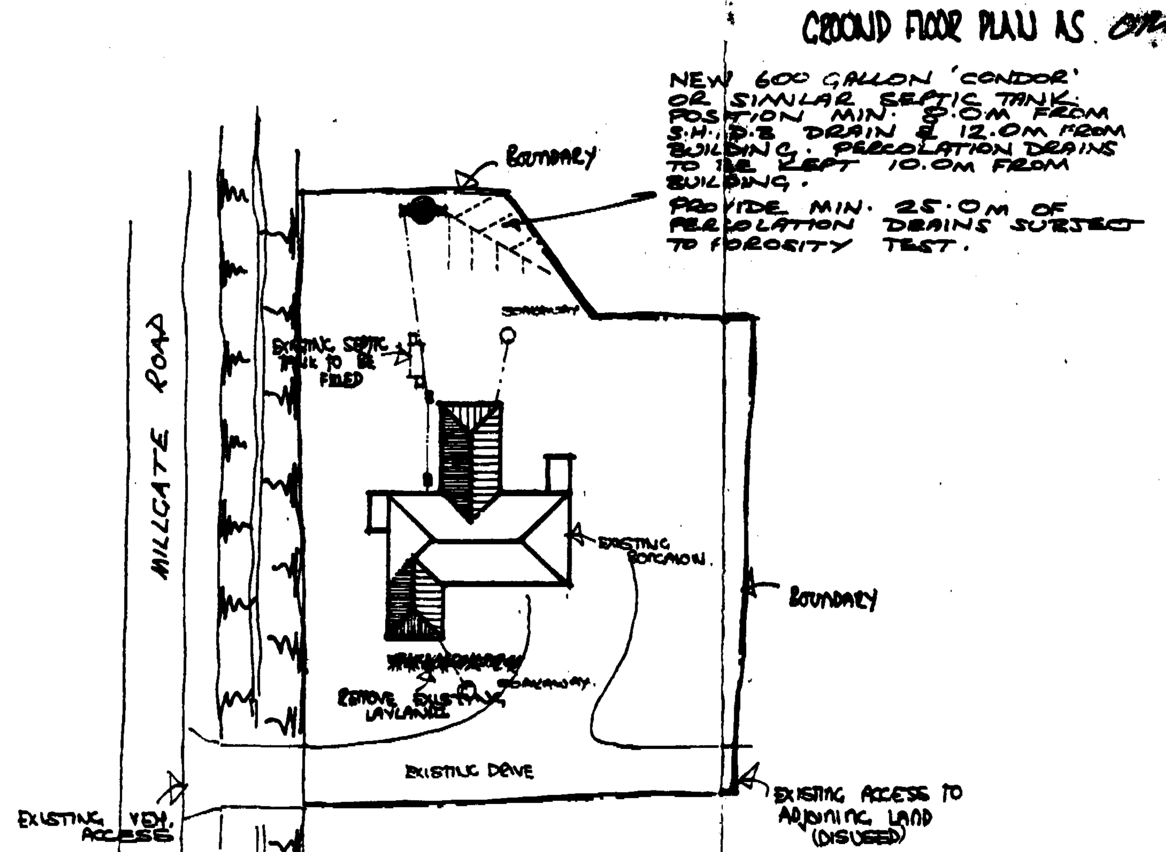
SURFACE WATER DRAINAGE:
100mm DIA. VITRIFIED CLAY PIPES (SECONDS) PIPES BEDDED AND SURROUNDED IN 100mm PEA GRAVEL. PIPES TO FALL AT 1:70. PIPES TO DISCHARGE INTO 1·2m ϕ SOAKAWAYS SITED 4·6m MIN. FROM ALL BUILDINGS (SEE BLOCK PLAN)



LOCATION PLAN.
SCALE: 1:2500.



GROUND FLOOR PLAN AS ORIGINAL

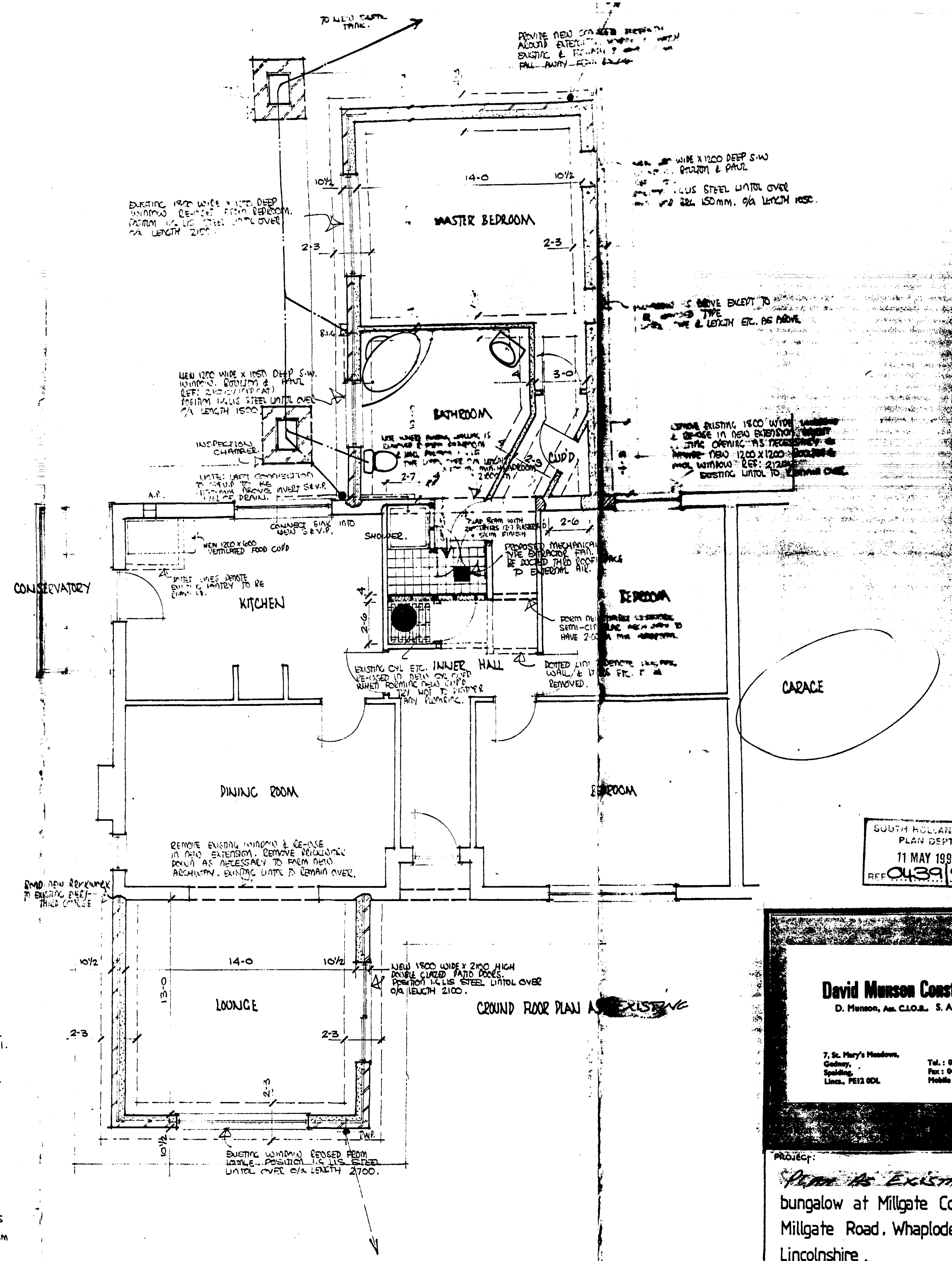


BLOCK PLAN
SCALE: 1:500.

DRAINAGE:
INSPECTION CHAMBER:
ALL INTERNAL DIMENSIONS OF INSPECTION CHAMBERS TO BE RELATED TO DEPTH IN ACCORDANCE WITH C.P. 301.
INSPECTION CHAMBER CONSTRUCTION:
225mm THICK CLASS 'B' ENG. BWK. SURROUND (WATER BONDED) 150 CONC. BASE SLAB. 100 CONC. COVER SLAB COMPLETE WITH STEEL LID + INSERT.
ALL INSPECTION CHAMBER JUNCTIONS TO BE SLOW BENDS.
ALL DRAINS TO BE LAID TO A SELF CLEANSING GRADIENT MIN. FALL 1:70 MAX FALL 1:40

FOUL WATER DRAINS:
100 VITRIFIED CLAY PIPES SUPERSLEVE FLEXIBLY JOINTED. PIPES BEDDED ON AND SURROUNDED IN 100 PEA GRAVEL
UNDER BUILDINGS DRAINS TO BE ENCASED IN 150mm PEA GRAVEL WITH LINTOL OVER PIPES AT WALL ABUTMENTS. NOTE: AROUND PIPES AT WALL ABUTMENTS ENCASE PIPE IN 25mm COMPRESSIBLE MATERIAL
100 P.V.C SOIL & VENT PIPE TO EXTEND 300 ABOVE DOOR & WINDOW HEADS AND TO TERMINATE IN BALLOON FINIAL. SOIL & VENT PIPE FITTED WITH ACCESS PLATE POSITION AT BASE.
38 INT. DIA. P.V.C. WASTE PIPES FROM ALL APPLIANCES COMPLETE WITH 75mm DEEP SEAL TRAPS AND RODDING EYE ACCESS POINTS AT EVERY CHANGE OF DIRECTION.

SEPTIC TANK: CONNECT FOUL DRAINS INTO NEW 600 GALLON CAPACITY 'CONDOR' SEPTIC TANK OR SIMILAR SEPTIC TANK TO COMPLY WITH BUILDING REGULATION N17 TANK TO BE COMPLETE WITH 25·000 M MIN LENGTH 100 ϕ LAND PERCOLATION DRAINS SUBJECT TO PERCOLATION TEST



GROUND FLOOR PLAN AS EXISTING

David Munson Construction
D. Munson, Ass. C.I.O.B., S. A. Munson

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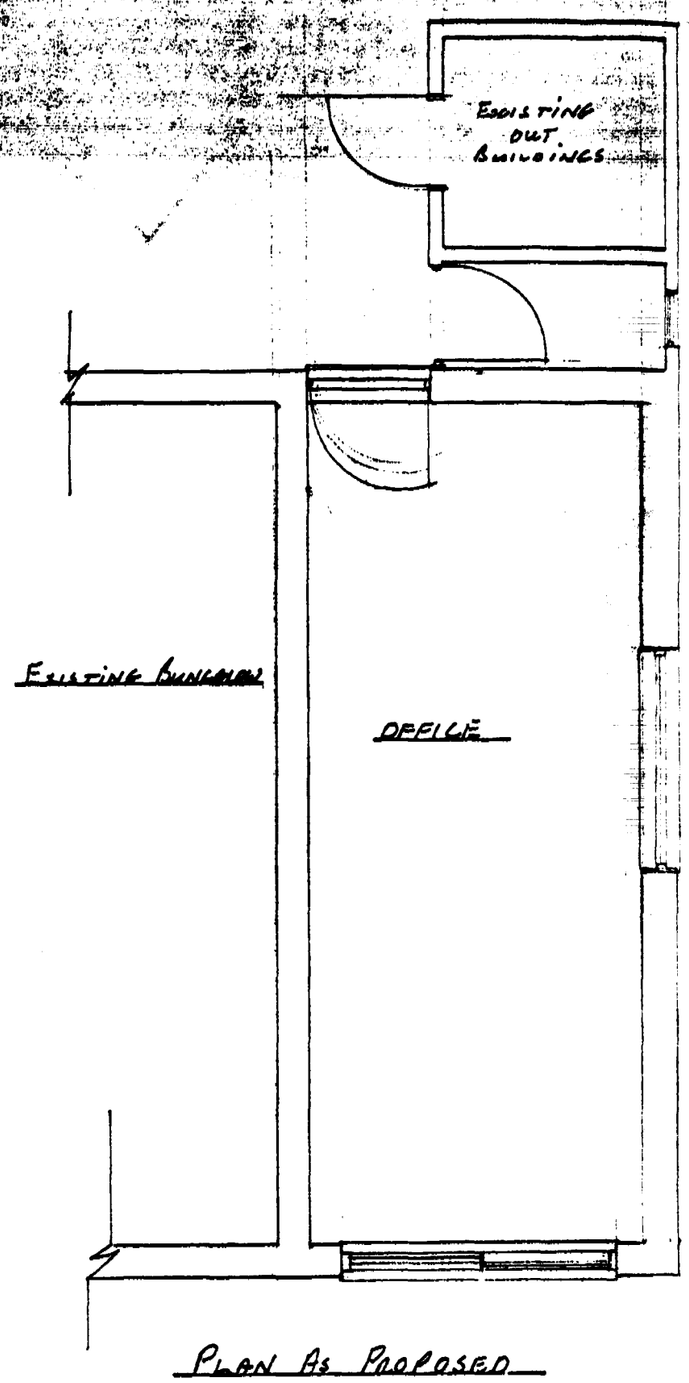
PROJECT: ~~Plan As Existing~~ bungalow at Millgate Cottage Farm, Millgate Road, Whaplode, Spalding, Lincolnshire.

CLIENT: Miss T.D.Drury & Mr N.D.Pickett

SCALE:	DRAWING NO:
1/4" - 1'-0"	
DATE:	DRAWN:

REVISION:	DATE:	DESCRIPTION:	SIGN:

A. 19.7.93 - SEPTIC TANK - REPOSITIONED.



PLAN AS PROPOSED

SPECIFICATION

EXISTING

EXISTING GARAGE CONSTRUCTION IS OF CAVITY BRICKWORK WITH CAVITY INSULATION

THE EXISTING GARAGE WINDOW IS DOUBLE GLAZING WITH SEALED UNITS

PROPOSED WORK

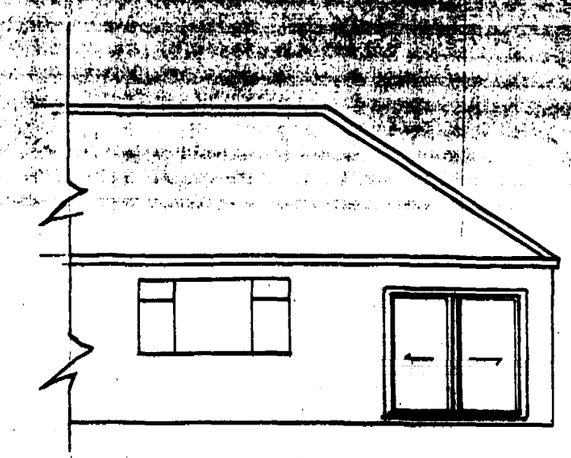
RE NEW REAR ENTRANCE DOOR AND FRAME WITH SOLID HARDWOOD DOOR AND HARDWOOD FRAME.

TAKE OFF AND REPLACE GARAGE DOOR'S WITH PURPOSE BUILT DOUBLE GLAZED PATIO DOOR'S IN EXISTING OPENING WITH CAVITY BRICKWORK UNDER 2 COURSES TO DPC LEVEL, INC DPC,

PROVIDE 150mm INSULATION ABOVE EXISTING CEILING

RENDER AND SILIM ALL EXISTING WALLS

TO EXISTING FLOOR LAY 300g POLYTHENE 25mm FLOOR INSULATION AND FINISH WITH T&G CHIPBOARD FLOORING



FRONT ELEVATION

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PROPOSED ALTERATION OF GARAGE TO OFFICE AT MILLGATE COTTAGE FARM MILLGATE ROAD, WHAPLODE, SPALDING LINC'S

CLIENT

MR & MRS N.D. PICKETT

SCALE 1/4" TO 1'-0
1/8 TO 1'-0