SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0639/93 Received:22-JUL-93 Type:FULL

Name: Fenland Aero Club
Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Extension and refurbishment of existing clubhouse

Location : Fenland Airfield Holbeach St Johns
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 brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing building.

Reason: In the interests of visual amenity.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
16-SEP-93 H23/0639/93

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)

EAST ELLOE No 2 E D

331 332 333 334 335

2500
·362ha
5·84

5800
·546ha
1·35

4500
·990ha
Scone 2·45

Drain

Hangar

B M 3·35m

3791
·053ha
·13

Pond

Stone

Drain 2·7m

Lark

Whaplode
Lodge

Signal
Square

Club

Control
Tower

Track

Stone

Holbeach St Johns Airfield

SOUTH HOLLAND D.C.
PLAN DEPT
22 JUN 1993
639/93

2561
26·545ha
65·59

Drain

Drain

Drain

CRANES GATE

Ward Bdy
Def

4349
·845ha
·209

Airstrip (Grass)

Windsock

South Holland District Council

PRODUCED ON LICENSE FROM THE
ORDNANCE SURVEY. THE PLAN MUST
NOT BE COPIED FOR ANY PURPOSE.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

H23

Application No. H09/0639/93

Date Registered 08 [illegible] 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

FENLAND AERO CLUB
FENLAND AIRFIELD
HOLBEACH ST JOHNS
SPALDING, LINCS

Tel. No. —

NAME AND ADDRESS OF AGENT

(if form completed by agent)

J HARRALL (DIP ARCH), 2 POST OFFICE LANE, WISBECH, CAMBS, PE13 1HQ

Tel. No. 0945 476800

(Personal contact name) J. HARRALL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FENLAND AERO CLUB, FENLAND AIRFIELD, HOLBEACH ST JOHNS, SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION & REFURBISHMENT OF EXISTING CLUBHOUSE.

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.. N G Bassett (Agent).. Date 7 July 1993 ..... 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. If building works are proposed, please state extra floor space to be created:	56·00 sq. metres
B. Please state size of any new structure:- (a) max. height:	4·20 metres
(b) max. length:	13·60 metres
(c) max. width:	11·60 metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

EXISTING FENLAND AERO CLUB CLUBHOUSE

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

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

or

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

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	EXISTING SYSTEM
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:	AS EXISTING SEPTIC TANK
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.	YES	➡ 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.

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 203 sq. m. Previous total gross floor space 147 sq. m.

This new total includes the following net floorspace:

Retail / sq. m. Office 16 sq. m. Indistrial / sq. m. Warehousing / sq. m.

Other 40 sq. m. ➡ If so, please state use: CLUBROOM DINING / LOUNGE AREAS.

	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?	NIL	NIL	NIL
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
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.	N/A		
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	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	IDENTICAL USE		
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: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	N/A		
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)	EXISTING PARKING FACILITIES		
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)	TEN VEHICLES PER DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	RAMP ACCESS TO ENTRANCE		

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 M.G Bassett (Agent) (Applicant / Agent) Date 7 July 1993

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 M.G Bassett (Agent) (Applicant / Agent) Date 7/7/93

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 : Current clubhouse profiled steel cladding with asbestos roof. Central tower of brick construction. Scrap yard to east.

Inspected by DMG
Date 4/9

Site Notice posted by DMG
Date
Expiry 4/8

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed ..... Date.....

COMMITTEE

Confirmed as agenda ✓ 4/4/9

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H09/0639/93

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:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

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

Case Officer

DAVID GEDNEY

Senior Officer Confirmed ..... Date..... 27/5

Recorded DC....

ADMIN RECORD SHEET

Initi...

Submitted Fee £ 120

Receipt No P29954

Date first Rec'd 08 JUL 1993

Registration

Reference H09/0639/93 H123

Cross-Ref R

Date 9/7

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 5659 mtrs

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 298 OS Plots
Grid ref 533970 181560

Ward Z Parish Whapload

Inside IBD No Inside LP area No

Linked to site Ref

Linked to property Ref 0289838

Constraints:

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

Hazards –
Dist Bound
Other: Airfield 2km

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 1063/93

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

BRIAN SMITH C.P. 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

COM

SOUTH HOLLAND DISTRICT COUNCIL

H23/0639/93

FULL

Applicant: Fenland Aero Club
Tel:

Agent: J Harrall (DIP ARCH)
0945 476800

Description: Extension and refurbishment of existing clubhouse

Location: Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Valid date: 22-JUL-93
Target dates:
To case officer 29-JUL-93
Inspected by 05-AUG-93
Extra contacts 12-AUG-93
Report if not clear by 26-AUG-93

Terminal date: 16-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 56 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: AIR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~06~~ 04-AUG-93	~~27~~ 25-AUG-93
Clerk to Whaplode PC 0406 26739	30-JUL-93	13-AUG-93
Cllr A Biggadike	30-JUL-93	06-AUG-93

L.C.C No Objections JCB 5/8/93

APPLICATION REFERENCE: H23/0639/93 DATE RECEIVED: 22-JUL-93

TYPE: Full

DESCRIPTION: Extension and refurbishment of existing clubhouse

LOCATION: Fenland Airfield, Holbeach St Johns.

APPLICANT: Fenland Aero Club AGENT: J Harrall (DIP ARCH)

REASON FOR COMMITTEE CONSIDERATION

Objection received.

14 SEP 1993

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

1 Proposal provides club members with the opportunity to view landing and descending aircraft whilst using club facilities, which presently is not possible to the same extent.

2 Proposal considered acceptable in terms of appearance and will not materially affect neighbouring property.

3 The objector's comments are noted. However, the points raised are not considered to be sufficient to justify a refusal.

REPRESENTATIONS

Parish Council: In agreement.

Public: Objection received from owner/occupiers of "Greenbanks" (summarised).

- Extension cost considerable amount of money which would need to be raised and maintained by increasing custom.
- Extension and increase in interest/number of people using facilities would only add to already unacceptable noise level.
- Would lead to increase in people wishing to fly and extension of flying time.
- Recent accident. Can the Aero Club guarantee the safety of all aircraft, homes, residents and the public both

now and in the future?

- Just how far are they planning to extend and increase size of aircraft? Would have detrimental affect on the surrounding area.
- Would it be possible to consider limitation of flying times (e.g. no later than 8.00 pm and no earlier than 10.00 am on Sundays).

SCHEDULE OF CONDITIONS (1) TL

(2) The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing building.

SCA

Reason: In the interests of visual amenity.

ARCHITECTURAL SERVICES

JERRY HARRALL DIP/ARCH

Job 82

26 August 1993

N R Midlen
Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Ref:

Contact:

Dear Sir

RE: PLANNING APPLICATION H23/0639/93 - EXTENSION AND REFURBISHMENT OF EXISTING CLUBHOUSE - FENLAND AIRFIELD, HOLBEACH ST JOHNS, SPALDING, LINCS.

Thank you for your letter dated 24 August, 1993 in respect of the above project.

I confirm that the profiled steel cladding to the roof will be dark green (eg. olive or BS 12 D 45).

We now hope that you are in a position to proceed with the Application.

Yours faithfully

J Harrall

S.H.D.C. PLANNING DEPT.
27 AUG 1993
14/9 office

2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800

Mr J Harrall
2 Post Office Lane
Wisbech
Cambridgeshire
PE17 1BG

D M Cadney

DMC/SJS
H23/0639/93
305 92

24 August 1993

Dear Sir

Planning Application H23/0639/93 - Extension and refurbishment of existing clubhouse - Fenland Airfield, Holbeach St Johns, Spalding

Thank you for your letter, dated 12 August 1993, in respect of the above.

Within it you stipulate that the profiled steel cladding to the roof will be green so as not to act as a distraction to incoming aeroplanes. It is assumed that this will be a dark green (eg. olive or BS 12 D 45) and could you please therefore confirm that this will be case.

I look forward to your response in respect of the above within the next 10 days, so that I am in a position to proceed with the application.

Yours faithfully

N R Mitchell
Principal Planning Officer
(Development Control)

ARCHITECTURAL SERVICES
JERRY HARRALL DIP/ARCH

Ref:

Contact:

Job 82

12 August 1993

Mr D M Gedney
South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

Re: Planning Application No. H23/0639/93: Extension and Refurbishment of Existing Clubhouse, Fenland Airfield, Holbeach St. John, Spalding.

In response to your letter dated the 10 August 1993, I can confirm that the profiled steel cladding to the roof will be a green colour so it is not to act as a distraction to incoming aeroplanes. I trust the Application can proceed as normal.

Yours faithfully

J Harrall

S.H.D.C. PLANNING DEPT.
RECEIVED
16 AUG 1993 DG

Attached (N)
DEO (N)
DOPO
IC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by SF
date 16/9

2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800

Mr J Barnall
2 Post Office Lane
Wisbech
Cambridgeshire
PE13 1AG

D M Godfrey

DMG/SJS
H23/0639/93
JOB 82

10 August 1993

Dear Sir

Planning Application H23/0639/93 - Extension and refurbishment of existing clubhouse - Fenland Airfield, Holbeach St Johns, Spalding

I refer to the above planning application recently submitted by yourself on behalf of the Fenland Aero Club.

It is noted that the proposed material for the roof is a profiled steel cladding. Could you please, therefore, provide details of the colour within the next 10 days, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0639/93

Applicant: Fenland Aero Club
Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Extension and refurbishment of existing clubhouse

Location: Fenland Airfield Holbeach St Johns
Spalding Lincs

Type: FULL

Date received: 22-JUL-93

30-JUL-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 13-AUG-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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 AUG 1993
DG

FOR PARISH COUNCIL USE ONLY

Comments:
All councillors are in agreement with these plans.

Signed:

C Bett

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

1123
Application no: H09/0639/93

Applicant: Fenland Aero Club
Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 ~~HG~~

SOUTH HOLLAND D.C.
PLAN DEPT
22 JUL 1993
REF Valid

Description: Extension and refurbishment of existing clubhouse

Location: Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Type: FULL

Date received: 08-JUL-93

09-JUL-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:

Four copies of a 1:2500 site location plan with the site outlined in red and any adjoining land in blue. Copies can be purchased from this office (Those submitted show insufficient detail).

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

K Lowe
Principal Administrative Officer

ARCHITECTURAL SERVICES
JERRY HARRALL DIP/ARCH

Job 82

19 July 1993

Mrs K Lowe
Principal Administrative Officer
Planning and Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Ref:

Contact:

Dear Mrs Lowe

Re: Planning Application No. H09/0639/93: Fenland Aero Club, Extension and Refurbishment of Existing Clubhouse.

Further to your letter dated 9 July 1993, please find enclosed four copies of the requested Location Plan.

We trust this Application can now be processed and should you require any further information, please do not hesitate to contact this office.

Yours faithfully

M G Bassett

SOUTH HOLLAND D.C.
PLAN DEPT
22 JUL 1993
REF .....

Encs.

2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800
Fax: (0945)

BRIAN SMITH Dip TP MRTPI
Dir 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2954
Date received : 08-JUL-93

Received from

Fenland Aero Club

Address

Fenland Airfield
Holbeach St Johns
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

ARCHITECTURAL SERVICES
JERRY HARRALL DIP/ARCH

08 JUL 1993
S2F 0639/93

Job 82

6 July 1993

Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Ref:

Contact:

Dear Sir

Re: Proposed alterations and extensions to Fenland Aero Club.

On behalf of our clients, the Committee of the Fenland Aero Club, this practice is submitting a Full Planning Application for the above project. To assist you in the processing of this Application the following documents are enclosed:-

1. A completed Application Form.

2. Six copies of the Scheme Drawings and Survey Drawings.

3. A fee cheque for £121.00.

You will note from the Scheme Drawing that it is proposed to demolished the bar and lounge area of the existing Club-house and extend the existing building with an office and additional lounge and then re-roof the entire building with the exclusion of the viewing tower. The design provides club members with the opportunity to view landing and descending aircraft while using club facilities which is at present not possible to the same extent. I trust all that has been submitted will be sufficient for you to process this Application.

Yours faithfully

J Harrall

Encs.

2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800
Fax: (0945)

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: H23/0639/93

Applicant: Fenland Aero Club
Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Extension and refurbishment of existing clubhouse

Location: Fenland Airfield Holbeach St Johns
Spalding Lincs

Type: FULL

24-SEP-93

Dear Sir/Madam,

PLANNING APPLICATION

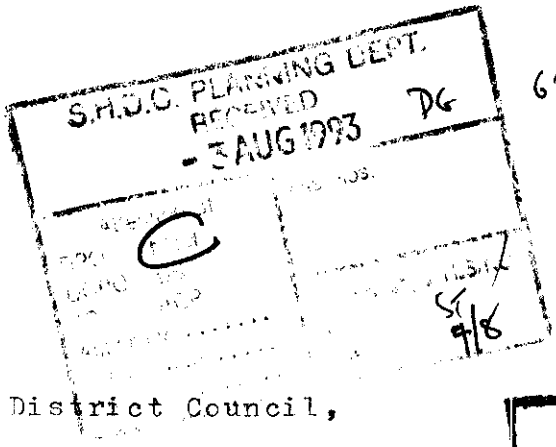
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:-

Mr & Mrs Marsh
Greenbanks
Little Dog Drove
Holbeach St Johns
Spalding, Lincs. PE12 8RR



639/93

Greenbanks,
Little Dog Drove,
Holbeach St. Johns,
Spalding,
Lincs.
PE12 8RR

Planning Dept.
South Holland District Council,
Priory Road,
Spalding,
Lincs.

OBJECTION

July 30th, 1993.

Dear Sirs,

with reference to the current planning application by the Fenland Aero Club, Holbeach St. Johns, I wish to raise the following objections.

Extension to the facilities would no doubt cost a considerable amount of money which would need to be raised and maintained by an increase in 'custom'.

I have already submitted a complaint to the Enviromental Health Department (Sean Lawson, as yet no reply but a copy of the letter is enclosed) with regard to the noise levels at the airfield and feel an extension and the certain increase in interest and the number of people using the facilities would only add to the alre y un-acceptable level of noise.

There is only a certain amount of time available and the inevitable increase in people wishing to flymeans the flying time is bound to extend, getting later into the evening and earlier on a Sunday morning. (They already continue past 9p.m. and begin at 7.45a.m. on a Sunday.)

I would also like to question the safety of the aircraft in view of the crash of the aircraft which didn't quite make the runway. The subsequent report into the crash covered by the Spalding Guardian critisised the maintenance of the aircraft. Some parts had not been checked since 1976. As the aircraft fly, come in to land and take off very low over near-by homes and propertys can the Aero Club guarentee the safety of all aircraft, homes, residents and the public both now and in the future???

I hope these objections are considered very carefully when the application is assessed along with an eye to the future. Just how far are they planning to extend and increase the size of aircraft? It is inevitable that the increase in noise and traffic would have a

'Greenbanks,'
Little Dog Drove,
Holbeach St. Johns,
Spalding,
Lincs.
PE12 8RR

July 2nd, 1993.

Dear Mr. Lawson,

with regard to the airfield at Holbeach St. Johns and the flying activities thereon.

I wish to make a complaint about the hours of use and th the way the airfield is used. Following several complaints by myself and quite a few of our neighbours and families in the area we reached agreement with the airfield representatives, that flying of the microlights particularly, should cease at 8p.m.

Although they kept to this agreement last year and despite being reminded of this arrangement they have failed to keep to this timetable this year.

The microlights do not begin to fly until the evening and on numerous occasions I have just put my young children in bed at 7.30p.m. or 8p.m. when they start to fly. The children find it impossible to sleep as the microlights take off, do a short circuit very close to our property and land only to take off immediately and repeat the whole process with their engines at full revs. the entire time.

The flights of the microlights and other aircraft oftent continue until 9.30p.m. and begin at 7.45a.m. on a Sunday. Although the other aircraft usually fly all day on a Sunday the microlights stop about 9a.m. and do not fly again until 7 or 8p.m. when the children have again just gone to bed.

The pilots say that flying is part of their leisure time after work but we feel we should also be allowed to relax after work to enjoy <u>our</u> leisure time without the constant noise and interference from other people. We would also like to see a complete ban on flying on a Sunday to allow at least one day free of the noise.

Furthermore we also believe it is an invasion of privacy as the aircraft fly low over the houses and gardens only to be back a few minutes later for another circuit. (It is almost like being spied on.)

We are not the only residents in the vicinity to feel we have a justified complaint and can provide a quite sizeable petition of local people who also object if neccesary.

We would be most grateful if you could look into the matters of noise, invasion of privacy and disturbance of peace. We look forward to your reply at your earliest convenience.

Yours Sincerely,

Mr J Marrall
2 Post Office Lane
Wisbech
Cambs PE13 1HG

Mr D M Gedney

DMG/JR/H23/0639/93

9 February, 1994

Dear Sir

Planning Permission H23/0639/93 - Extension and Refurbishment of Existing Clubhouse, Fenland Airfield, Holbeach St Johns, Spalding (Fenland Aero Club)

I refer to the above planning permission.

The Building Inspector has indicated that the applicants propose to modify the approved development by slightly increasing its size and also incorporating columns, etc. Accordingly, I will be pleased to receive amended plans indicating this within the next 14 days.

Finally, I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take proceedings against any breach of planning control. Therefore, if such an application is not received within the specified period, it will be necessary to report the situation to the Planning Committee for any action they may care to take.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

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: H23/0639/93

Applicant: Fenland Aero Club
Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Extension and refurbishment of existing clubhouse

Location: Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Amendment: Modifications to elevations, plus slight increase in size. Drawing Nos. 82/04 and 05A.

28-FEB-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 there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H23/0639/93 /A

Date Registered 16 FEB 1994

Case Officer SD

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR PAUL COULTEN
NO4 BRIDGE STREET,
WISBECH.
CAMBS.

Tel. No.

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

J. HARRALL (DIP-ARCH).
2. POST OFFICE LANE
WISBECH CAMBS.

Tel. No. (0945) 476800 (Contact) JH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FENLAND AERO CLUB.
HOLBEACH ST. JOHNS. SPALDING. LINCS.

Please complete

APPLICATION No.

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

H23/0639/93.

Building Regulation reference relating to same development (if any)

HD/SBCO/CRC.

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 S.M. Dawing Date 14.2.94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

EXTENSION & REFURBISHMENT OF EXISTING CLUBHOUSE.

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.)

EXISTING SCHEME HAS BEEN MODIFIED TO INCORPORATE BRICK COLUMNS, BETWEEN GLAZED SCREENS. THUS INCREASING SIZE SLIGHTLY, OF EXTENSION.

State drawing no's of the current submission

82/04-E05A.

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

~~YES~~ / NO — CLIENTS REQUEST AT WORKING DRAWING STAGE. BEFORE SUBMITTION.

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

N/A.

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☑

Clarification/Details required:

Appears valid ☐

Registered .....

DC Procedural Assessment

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

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: 25/2

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

[redacted]

Modifications to elevations, plus slight increase in size.

Acceptance issued:

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

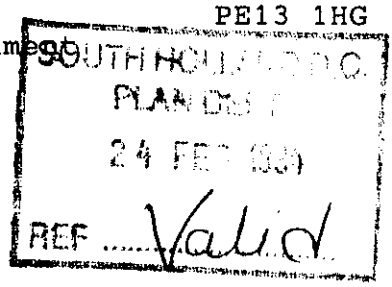
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0639/93

Applicant: Fenland Aero Club
Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Extension and refurbishment of existing clubhouse



Location: Fenland Airfield
Holbeach St Johns
Spalding
Lincs

Amendment Submitted: Incorporate brick columns between glazed screens, thus incease size of extension (drawing 82/04 & 05A)
17-FEB-94

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please provide two copies of the appropriate drawing showing the amendment

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

ARCHITECTURAL SERVICES
JERRY HARRALL DIP/ARCH

Job 82

15 February 1994

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of Mr D M Gedney.

Dear Sir

RE: EXTENSION AND REFURBISHMENT OF EXISTING CLUBHOUSE - FENLAND AIRFIELD, HOLBEACH ST JOHNS, SPALDING, LINCS.

In response to your letter dated the 9 February 1994 enclosing two copies of your planning amendment forms, which our practice has now completed and enclose for inclusion with the above Planning Application. Please note that these amendments were undertaken at the working drawing stage as per the request of the client. It was necessary to introduce the masonry piers to form encasement around the structural stanchions supporting above steel rafter beams. This was however the recommendation of the Structural Engineer at the design stage.

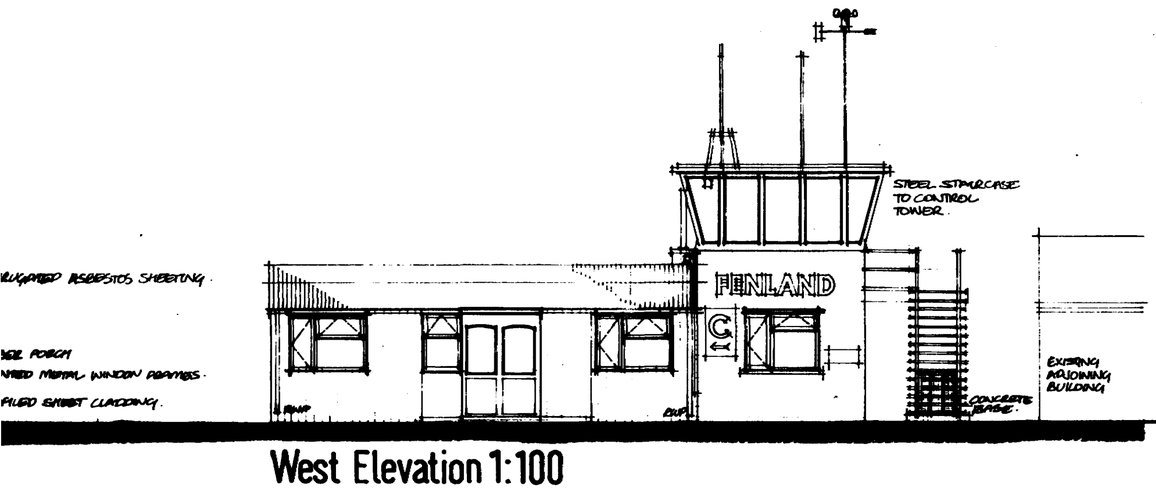
Should you have any further queries, please do not hesitate to contact our office as soon as possible.

Yours faithfully

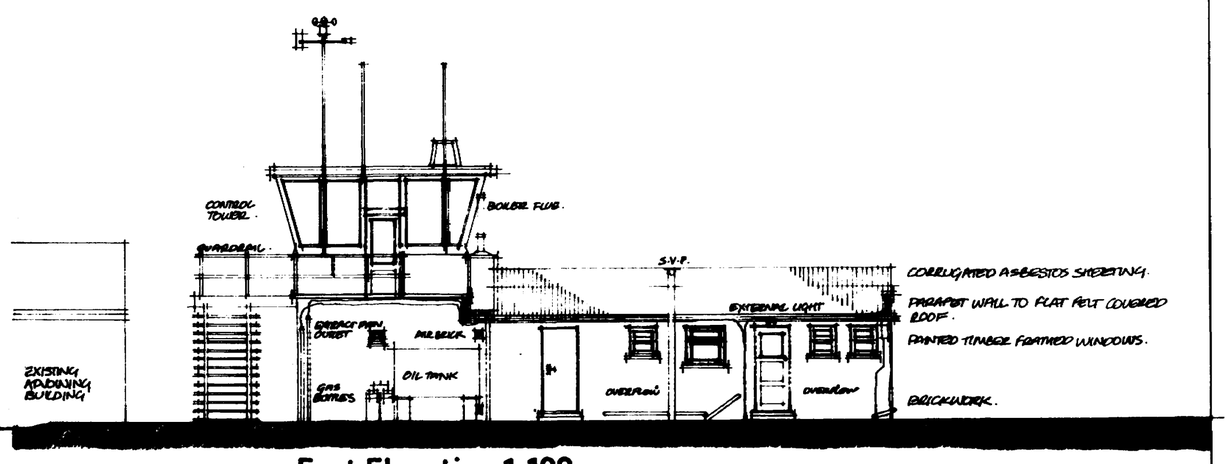
S M Dewing
on behalf of Jerry Harrall (DIP/ARCH)

Enc.

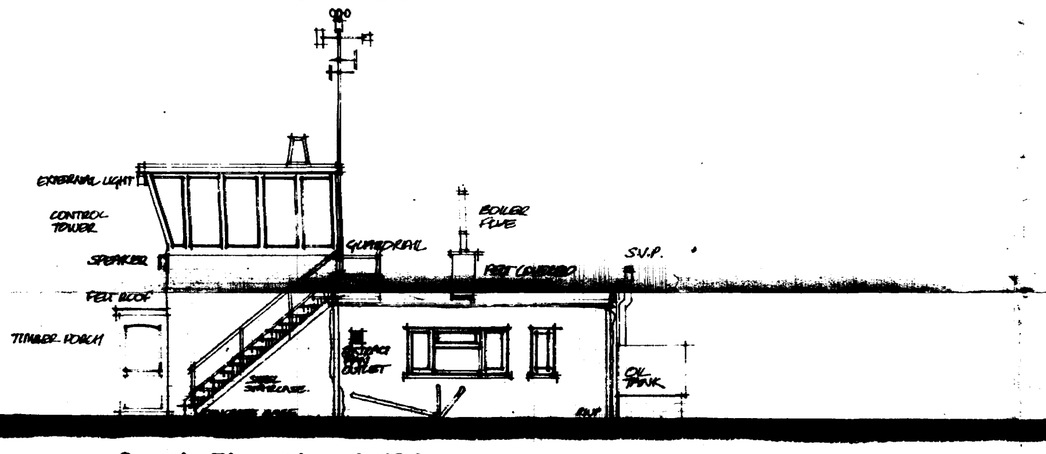
2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800



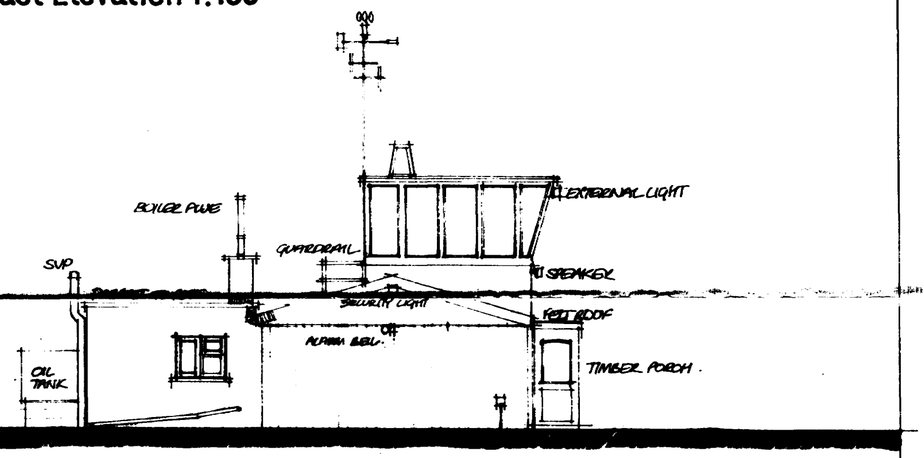
West Elevation 1:100



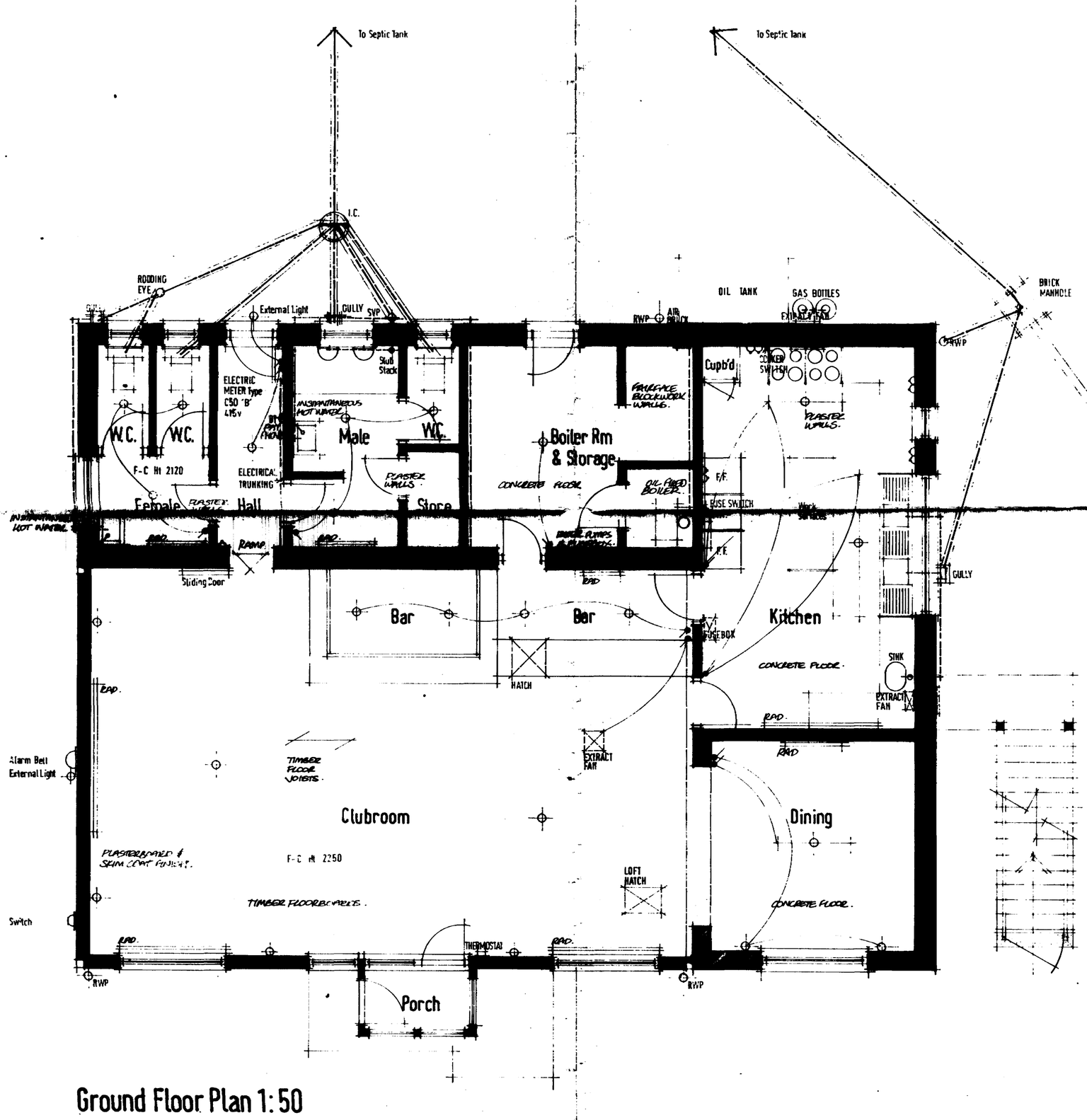
East Elevation 1:100



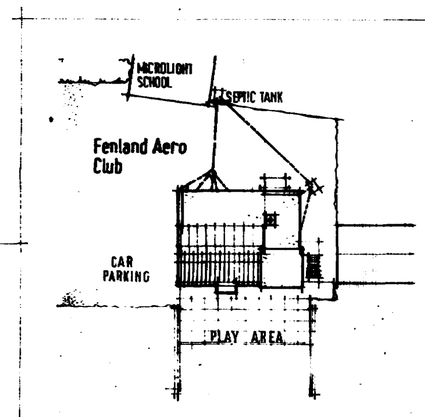
South Elevation 1:100



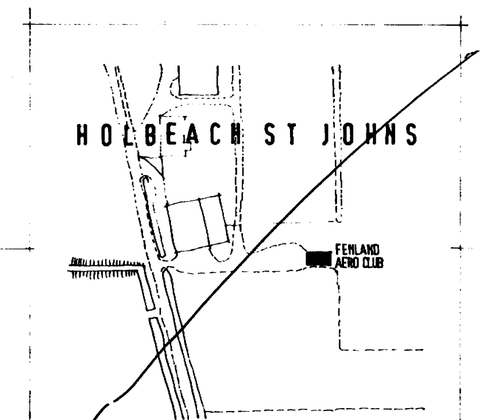
North Elevation 1:100



Ground Floor Plan 1:50



Site Plan 1:500



Location Plan 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUL 1993
0639/93

FENLAND AERO CLUB

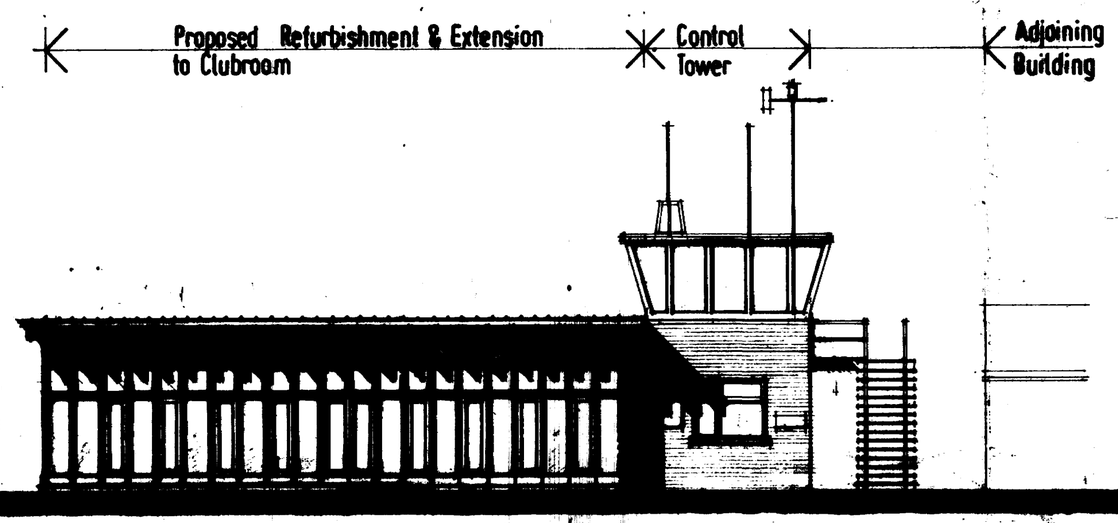
Proposed Extension and Refurbishment of The Clubhouse, Holbeach St Johns, Lincs.

SURVEY DRAWING

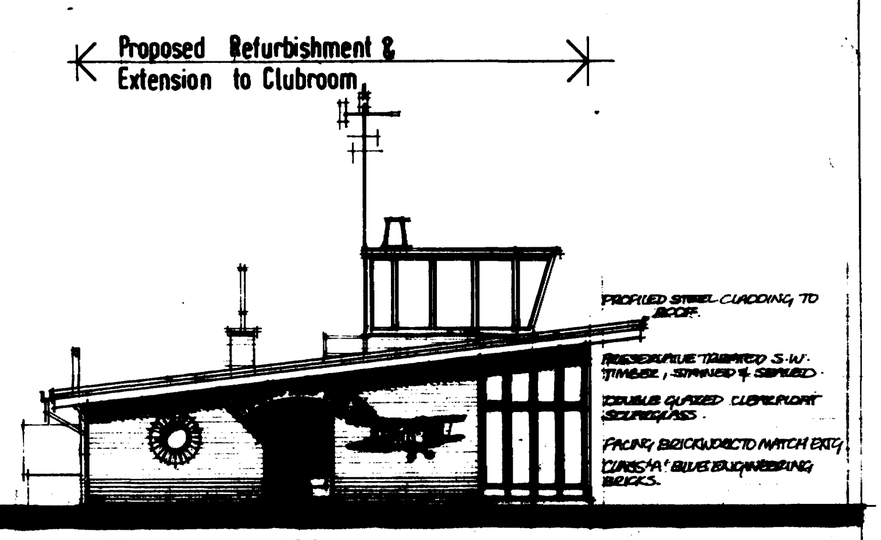
J HARRALL (Dip-Arch)
2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG
Tel: (0945) 476800

92/02

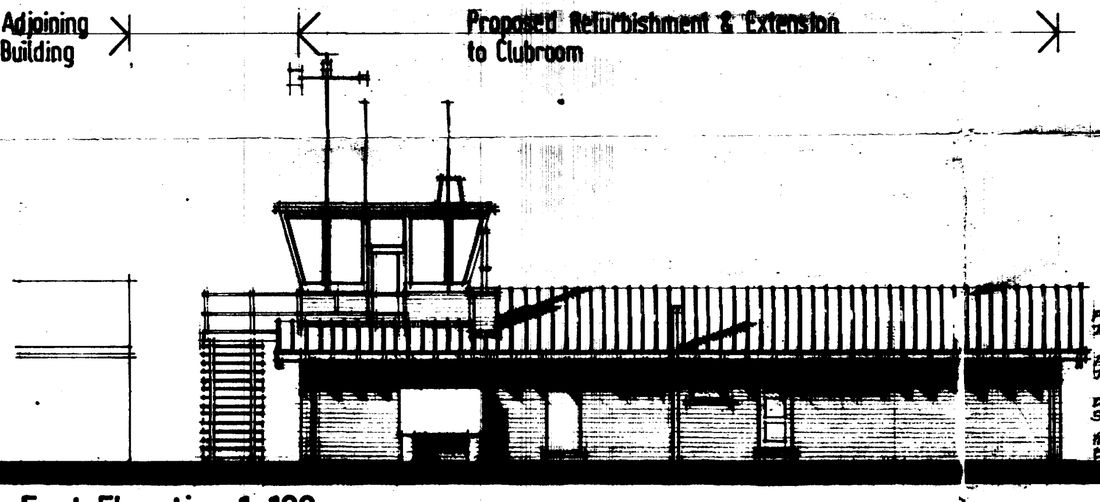
JUNE 1993



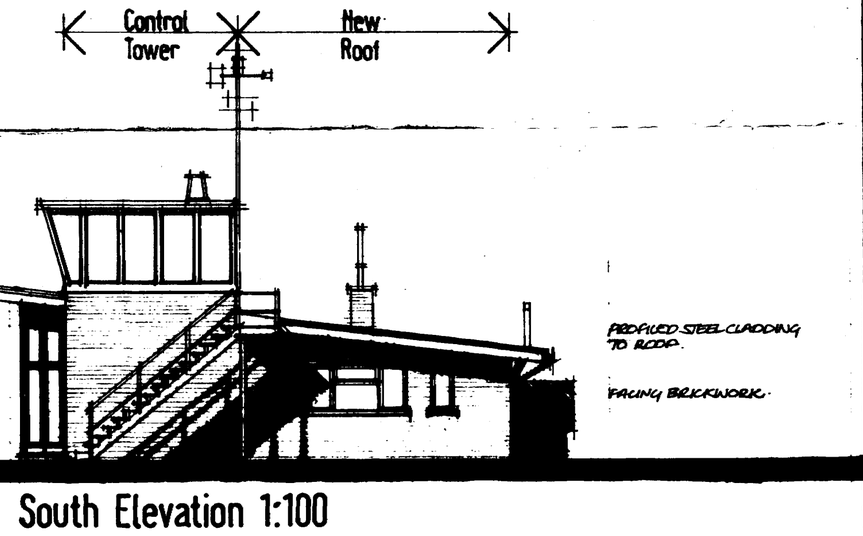
West Elevation 1:100



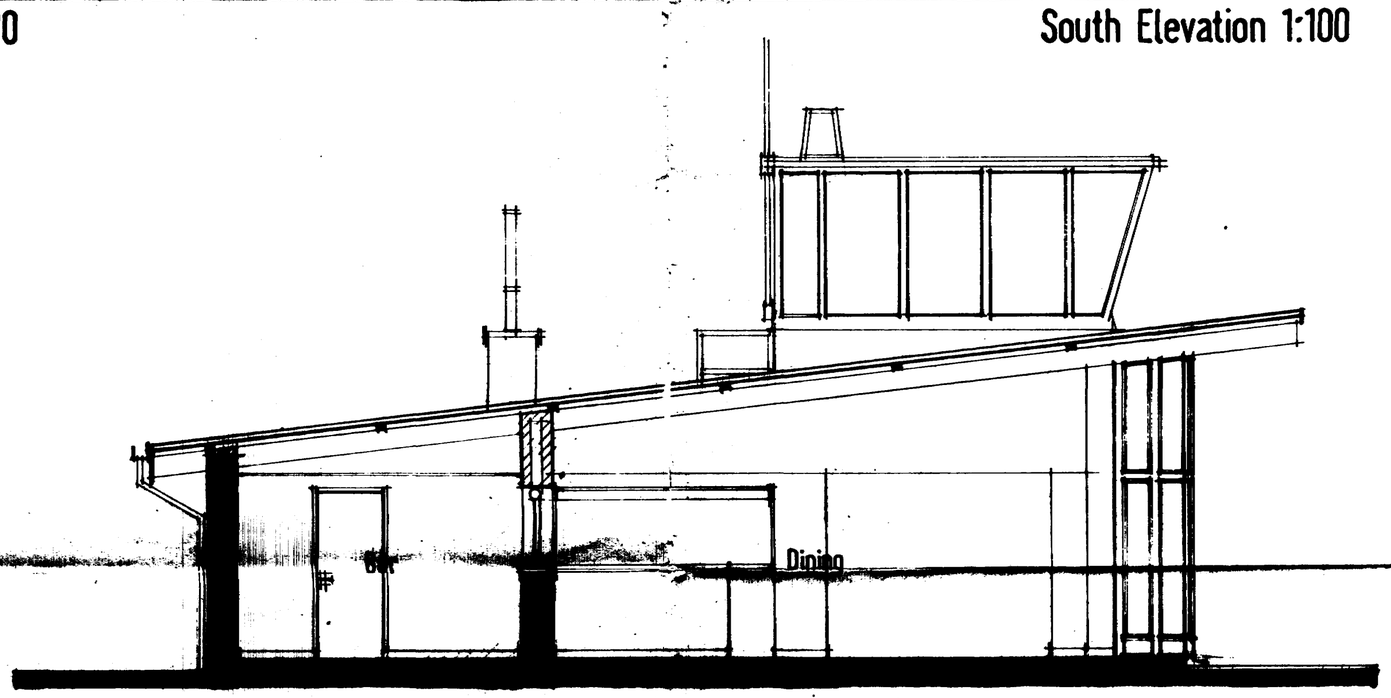
North Elevation 1:100



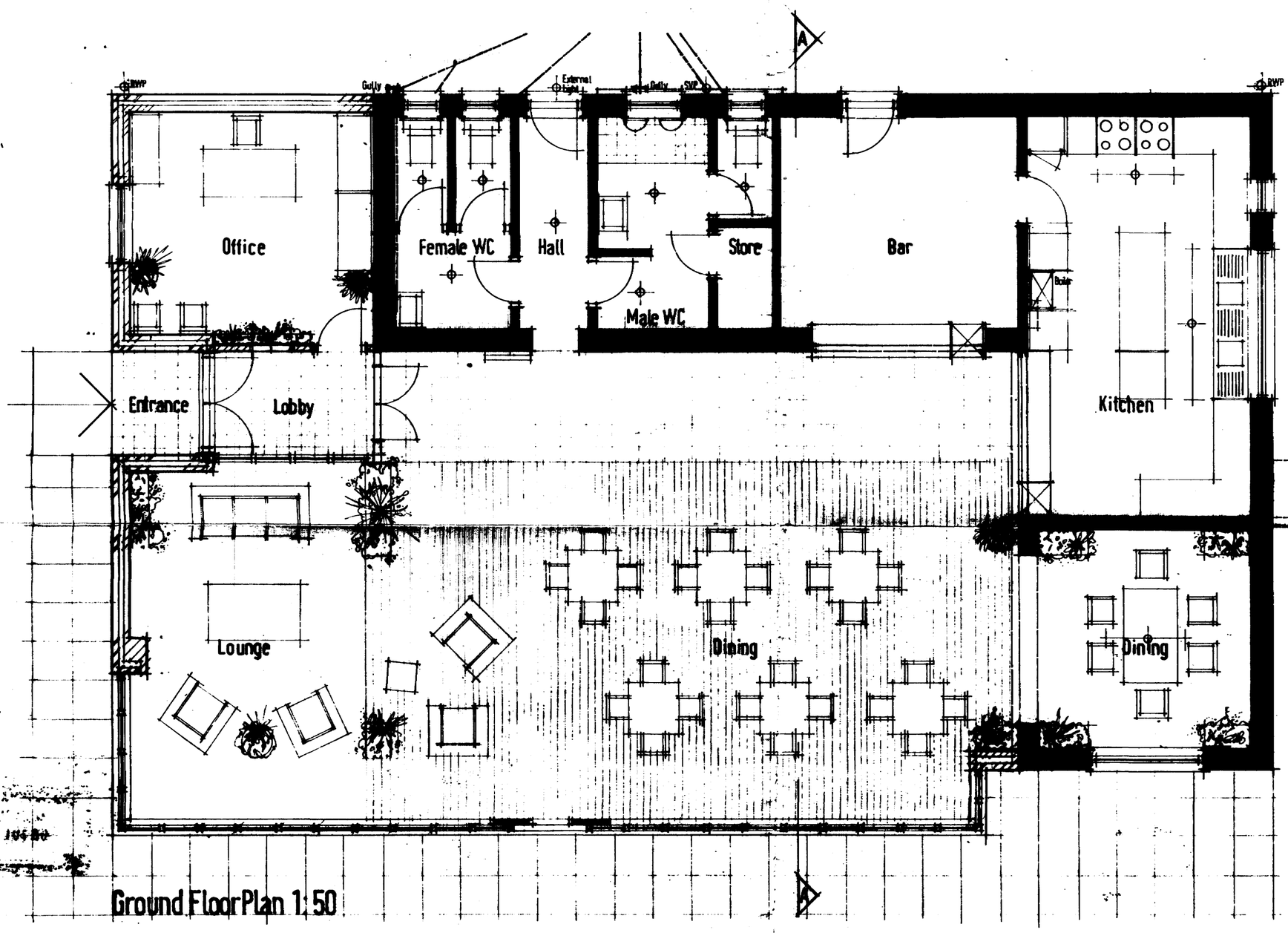
East Elevation 1:100



South Elevation 1:100



Section A-A 1:50



Ground Floor Plan 1:50

SOUTH HOLLAND D.C.
PLAN DEPT.
06 JUL 1993
0639/93

FENLAND AERO CLUB

SCHEME DRAWING

Proposed Extension and Refurbishment of The Clubhouse, Holbeach St Johns, Lincs.

J HARRALL (Dip-Arch)
2 Post Office Lane,
Wisbech, Cambs.
PE13 1HQ
Tel: (0945) 476800

92/03

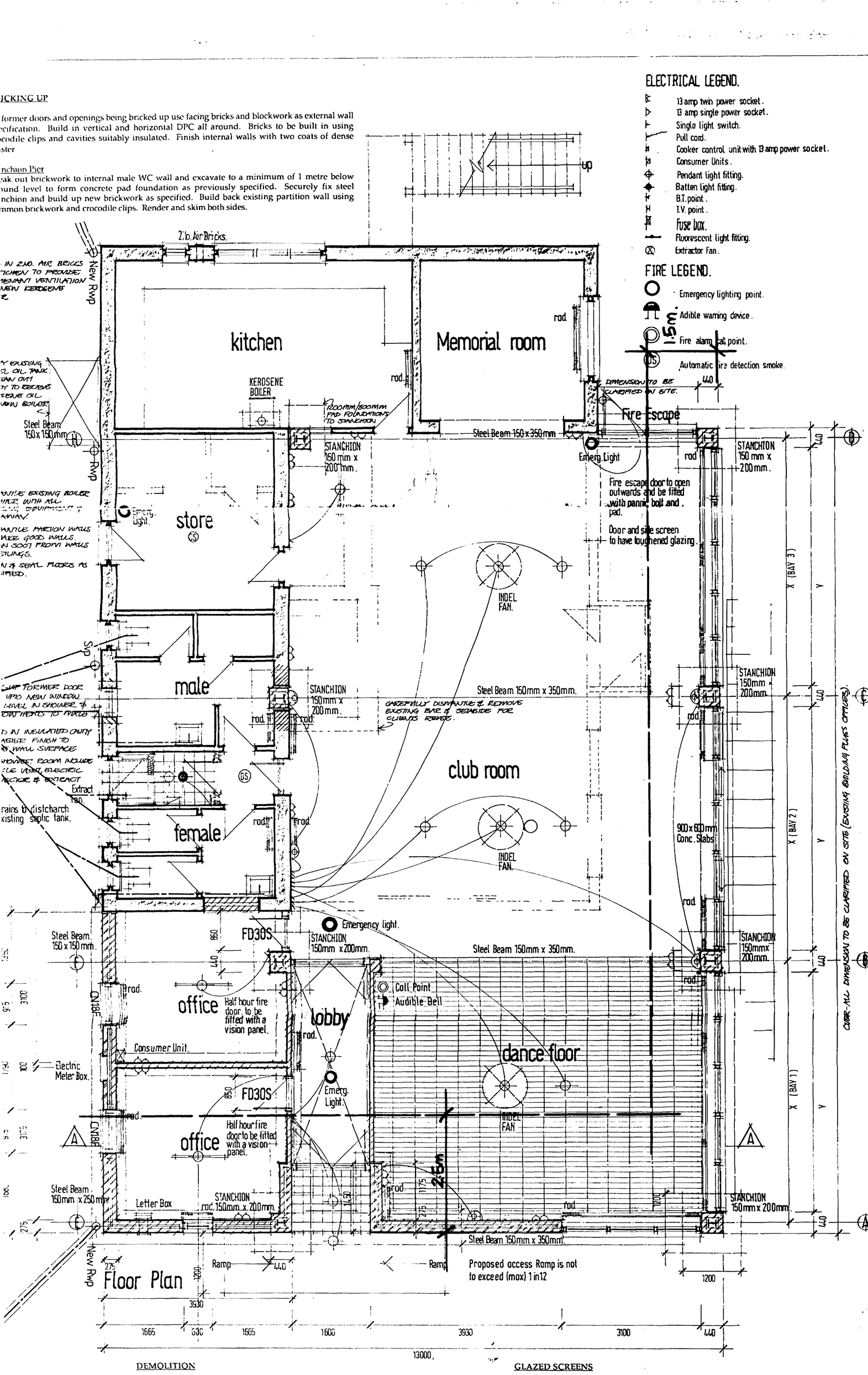
JUNE 1993

ICKING UP

former doors and openings being bricked up use facing bricks and blockwork as external wall cification. Build in vertical and horizontal DPC all around. Bricks to be built in using codile clips and cavities suitably insulated. Finish internal walls with two coats of dense ister

nchion Pier

ak out brickwork to internal male WC wall and excavate to a minimum of 1 metre below ound level to form concrete pad foundation as previously specified. Securely fix steel nchion and build up new brickwork as specified. Build back existing partition wall using mmon brickwork and crocodile clips. Render and skim both sides.



Floor Plan

ELECTRICAL LEGEND.

- 13 amp twin power socket.
- 13 amp single power socket.
- Single light switch.
- Pull cord.
- Cooker control unit with 13 amp power socket.
- Consumer Units.
- Pendant light fitting.
- Batten light fitting.
- B.T. point.
- T.V. point.
- Fuse box.
- Fluorescent light fitting.
- Extractor Fan.

FIRE LEGEND.

- Emergency lighting point.
- Adible warning device.
- Fire alarm call point.
- Automatic fire detection smoke.

DEMOLITION

Bar
Carefully dismantle existing drinks bar and set aside for clients reuse.

Clubroom
Dismantle double pitched prefabricated club-room and cart away. Secure all services from remaining buildings including all doors and openings. Grub up existing foundations and consolidate all existing underground services.

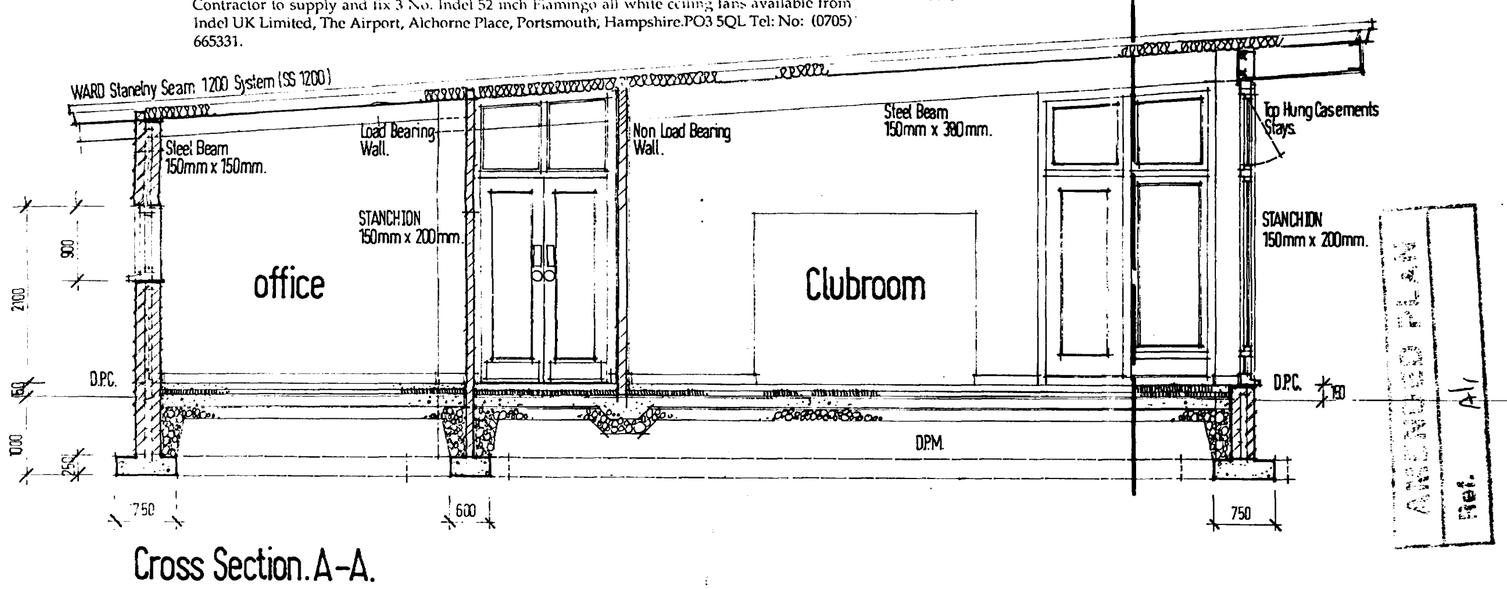
Store
Carefully dismantle existing partition walls within store and cart away. Make good remaining partition walls

CEILING FANS

Contractor to supply and fix 3 No. Indel 52 inch Flamingo all white ceiling fans available from Indel UK Limited, The Airport, Alchorne Place, Portsmouth, Hampshire.PO3 5QL Tel: No: (0705) 665331.

GLAZED SCREENS

Joinery manufacturer to supply and erect five glazed screens in accordance with the working drawings. Ex 100 x 75 pressure impregnated softwood timber, Mullions and Transons splayed both sides. Ex 100 x 100 screen head pressure impregnated softwood timber splayed and rebated to receive DPC. Hardwood screen cill to be suitably rebated to receive weather bar and drip. Opening casement windows to be top hung using stainless steel butts, opening handles and stays. Build in two sliding doors opening outside with proprietory opening mechanisms and double seals. All glass to be sealed, double glazed toughened units comprising 6 mm clear float glass, 12 mm void, 6 mm PILKINGTON 'K' low Em issivity glass internally. Glazed screens to receive clear stain finish. Build in trickle vents to all fixed and opening casements including doors. Window boards to be constructed of softwood timber, bullnosed edge ready to receive clear stain finish as screen. Build in vertical and horizontal DPC all round, staple to frame. Apply clear mastic sealant around perimeter of the frame and fix frame to brickwork with proprietory frame fixers. Build in a nylon weather bar to top of brickwork and to sit within hardwood cill.



Cross Section. A-A.

FOUNDATIONS

Strip Foundations
Trench excavation to a firm base a minimum of 1000 mm below ground level (unless otherwise agreed with Building Control Officer). 750 mm wide for 275 mm cavity walls. 600 mm wide for internal walls up to 150 mm wide. Back fill excavation with ready-mix concrete grade C20P to BS5328 or a 1:2:4 mix will be satisfactory. Foundation depth to be a minimum of 250 mm thickness. Foundation excavation to be inspected by Local Authority Building Control Officer and details confirmed by a Structural Engineer.

Stanchion Foundations
Stanchion foundations to be a minimum of 1000 mm below ground level, 1200 mm x 1200 mm wide and 250 mm thick. Two layers of A142 steel reinforcement mesh to be installed with a minimum of 50 mm top and bottom cover. Detailed calculations in support of this specification to be provided by a Structural Engineer.

EXTERNAL WALLS

100 mm Class B Engineering Bricks below DPC to be as BS3921: 1974. Cavity below DPC to be filled with lean mix concrete and splayed outwards. DPC to be installed to BS5628: Part 3: 1985 and in full accordance with the manufacturer instructions, a minimum of 150 mm above ground level and to project beyond the external face by 5 mm. External walls above DPC to consist of: 10 mm facing bricks to BS3921: 1974 and to match existing facing work. 75 mm cavity to include 75 mm cavity fill insulation (Crown Dritherm Batts 75 mm thick). 100 mm high insulation load bearing blocks to BS6073: 1981. Close cavities with blocks at wall head and at all openings. Build in stainless steel wall ties to BS1449: Part 2: 1983 at 900 mm horizontal, 450 mm vertical centres and staggered with additional wall ties at every block course at perimeter of all openings where cavity is vertically closed. Build in DPC complying with CP102 to all walls to be positioned 150 mm above ground level and to lap 150 mm with dpm in floor slabs. Provide vertical DPC to perimeter of all openings, (stapled to all window/door frames etc) and all cavity closers.

External Cavity Wall U-Valve

	m	Thermal conductivity W/mK	Thermal resistance m^2 K/W
Wall surface			0.06
Brick outer leaf	0.1	0.84	0.12
Thermal insulation (Cavity fill)	0.075	0.037	2.03
Block inner leaf	0.1	0.17	0.59
Dense plaster	0.015	0.50	0.03
Inner surface			0.12
			2.95

U-Value = $\frac{1}{\text{Total Resistance}}$ = 0.34 W/m^2K

Stanchion Walls
Construct stanchion walls with Class B Engineering bricks below DPC and Facing bricks above as specified under external walls. Stanchion pier to measure 450 mm x 450 mm wide and to be back filled with concrete splayed outwards below DPC and infilled around stanchion and brickwork with 75 mm cavity fill insulation (Crown Dritherm Batts 75 mm thick). Where cavity walls abut brick piers cavity to be closed using proprietory insulated cavity closers to reduce cold bridging. Build in decorative band coursing with Blue Class A Engineering bricks to below and above DPC as specified on elevations.

GROUND FLOOR CONSTRUCTION

Excavate soil to reduced levels. Lay 150 well consolidated hardcore and blind with 25 mm of sand. Where a greater depth of hardcore is required, build up in layers not exceeding 150 mm. On blinding lay 1200 gauge polythene dpm and turn up wall face and lap 100 mm with DPC in wall. Pour grade C20P concrete to a depth of 150 mm. Paint concrete slab with three coats of liquid Synthaproof dpm (water based dpm). Paint up wall face and lap 100 mm with DPC in wall. Build in 25 mm thick extruded polystyrene rigid insulation board (Crown Rocksill floor slab UF100) incorporating a vertical perimeter strip. Build in a separating layer of 500 gauge polythene to be placed between the insulation and screed. 65 mm (3:1) sand/cement screed reinforced with galvanised chicken wire mesh. U-Value 0.45 W/m^2K.

Dance Floor (Bay 1)
Construct dance floor over proposed new 150 mm concrete slab and painted dpm. Form perimeter of dance floor with planed ex 75 mm x 75 mm preservative treated timber joists (not to be fixed into floor slab). Lay intermediate joists with planed ex 75 mm x 50 mm joists at 400 mm centres (not to be fixed to slab). (Planed 75 x 50 noggins to be placed at 1200 centres between joists to ensure a stiff fixing frame). Between joists lay 75 mm thick extruded polystyrene rigid insulation board (Crown type). Over joists lay and screw fix planed 80 mm thick x 96 wide Eroco timber floor boards, tongued and grooved, or similar hard softwood suitable for dance floor use. Boards to be fixed down with brass counter-sunk screws with brass washers. Floor board to finish level with floor screed.

INTERNAL WALLS

Blockwork
Build 100 mm load bearing walls in blockwork built off DPC complying with CP102 off 600 mm wide concrete foundation. Plaster walls both sides with two coats of dense plaster finish. Load bearing walls to be 4 N/mm^2 high insulation blocks. Blockwork to continue above ceiling finish

Studwork
100 mm x 50 mm vertical studs at 600 mm centres.
100 mm x 75 mm sole plate.
100 mm x 50 mm headplate and noggins to all un-supported edges of plasterboard. Fix quilt insulation to studs where indicated on plans. Cover studs with 12.7 mm plasterboard, scrim vertical and horizontal joints ready to receive skim coat finish.

DRAINAGE

Soakaways
Construct new rainwater soakaway where indicated on plan at least 5 metres from any building. Soakaway to be 1 m^3 below invert backfilled with granular material 150 mm to 10 mm. The end of the inlet pipe should be surrounded by only the large pieces to ensure that the rainwater can flow freely into the main mass of granular material. Above the pipe the size of the pieces should be gradually reduced until the surface of the granular material at about 500 mm below the ground surface can be blinded with sand and a sheet of 1200 gauged polythene before covering with topsoil. Lay 100 mm diameter UPVC rainwater drain pipe on 100 mm pea gravel bed backfilled drainage excavation with pea gravel to a height of 100 mm above ground and pipe.

PLUMBING (BS5572: 1979)

40 mm shower waste (up to 3 metre run) 50 mm diameter common waste where individual runs exceed maximum permissible with rodding eyes at all changes in direction. 1.5° gradient to waste runs. 75 mm deep sealed traps to all fittings. All plumbing work to comply with BS3943, 4514 and 5354 as applicable.

VENTILATION

Windows
Opening casement windows to exceed 5% of the relevant floor area and part of which is to be 1.7 m above the floor. All windows to include proprietary 4000 mm^2 trickle ventilators and should be controllable, secure and located so as not to cause draughts.

Kitchen
Mechanical extract fan to provide not less than 60 litres/s (30 litres/s in a cooker hood ducted to the external air). In addition background ventilation of 4000 mm^2 is to be provided and must be fully controllable, secure and located so as not to cause draughts. Alternatively provide mechanical ventilation operating continuously and providing (nominally) one air change per hour.

Bathrooms
Mechanical extract fan to provide 15 litres/s with 15 minute over-run. Ventilation ducts to be insulated where passing through a cold roof to avoid possible water damage to the ceiling mounted extract motor.

SMOKE DETECTORS

Smoke alarms to be mains operated with battery back up to conform to BS5446 Part 1: 1990.

MAIL BOX

Contractor to supply and fix a Renz mailbox delivery flap Ref. No. 14.130 together with a telescopic shute Ref. No. 14.125 and Renz brown enamelled surface mounted mailbox Ref. No. 10.033 available through Laidlaw and Thompson (East Anglian Limited) 30 Clifton Road, Cambridge. CB1 4ZH. Telephone No. (0223) 212567.

DECORATIONS

Matt emulsion to walls and ceilings. Eggshell finish to all internal joinery except where otherwise specified. Colours to be agreed with client.

RAMP

Construct concrete ramp to fall 1:80 away from building built of 150 mm of hardcore and 150 mm of concrete. Concrete to be stipple brush finished.

ROOF CONSTRUCTION (REVISED)

Construct roof using Ward Moduclad standing seam system SS1200 to be a twin construction, incorporating a liner tray fixed down on to galvanised 'Z' purlins. Provide 4 no. anchor fixing (4 no. per/panel) as fixing for SS1200 sheet panels, fixed above 'Z" purlins. Refer to manufacturers deskin details for clarification. Provide 100 mm insulation between liner tray and cladding sheet. Roof cladding supplier is to supply all necessary eaves gutter trays, down pipes, ridge, verge and eaves cloakings, together with all proprietary sheet fixings and seals. Purlins are to span across 350 x 150 mm and 200 x 150 mm steel RSJ. Centres as indicated on ground floor plan. All spans, spacings are subject to the Structural Engineers requirements. Steel rafters are to be supported at eaves by 200 x 150 mm steel stanchions. Encases within masonry piers. Welded or plate connections in accordance with Structural Engineers requirements. Provide 2 no. layers of 12.7 plasterboard and skim coat to underside of purlins fixed to 75 x 50 mm softwood noggins at 400 mm c/c clad beams also with two layers of 12.7 mm plasterboard and skim finish.

ANCILLARY PLANS Ref. A1

639/93

FENLAND AERO CLUB

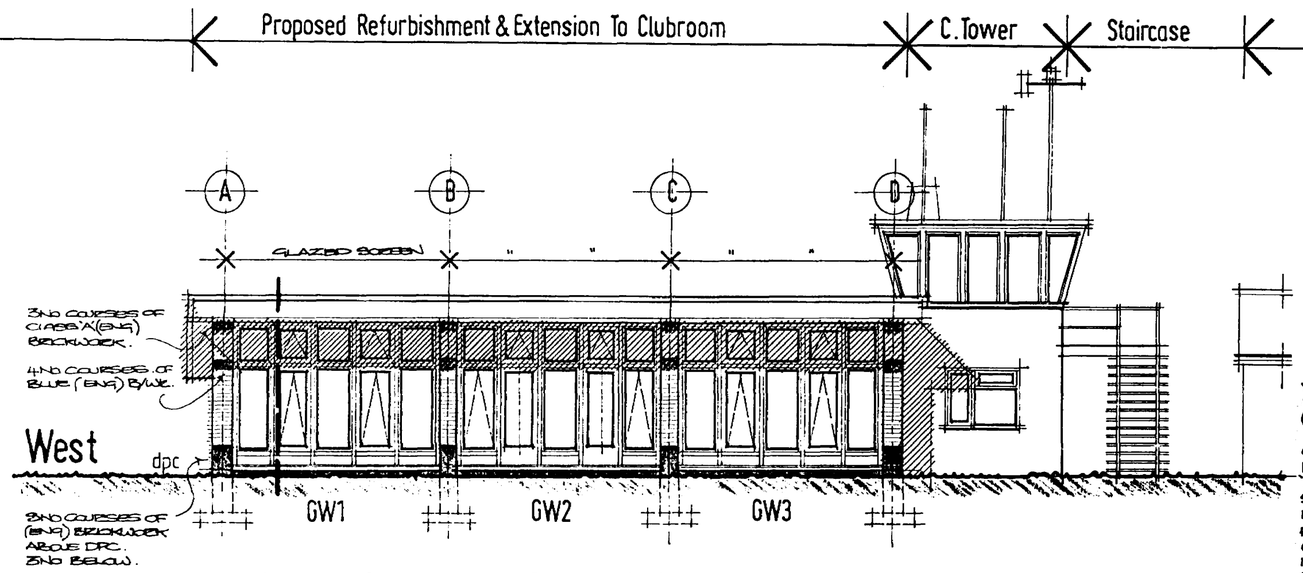
Working Drawing

Proposed Extension and Refurbishment of The Clubhouse, Holbeach St Johns, Lincs.

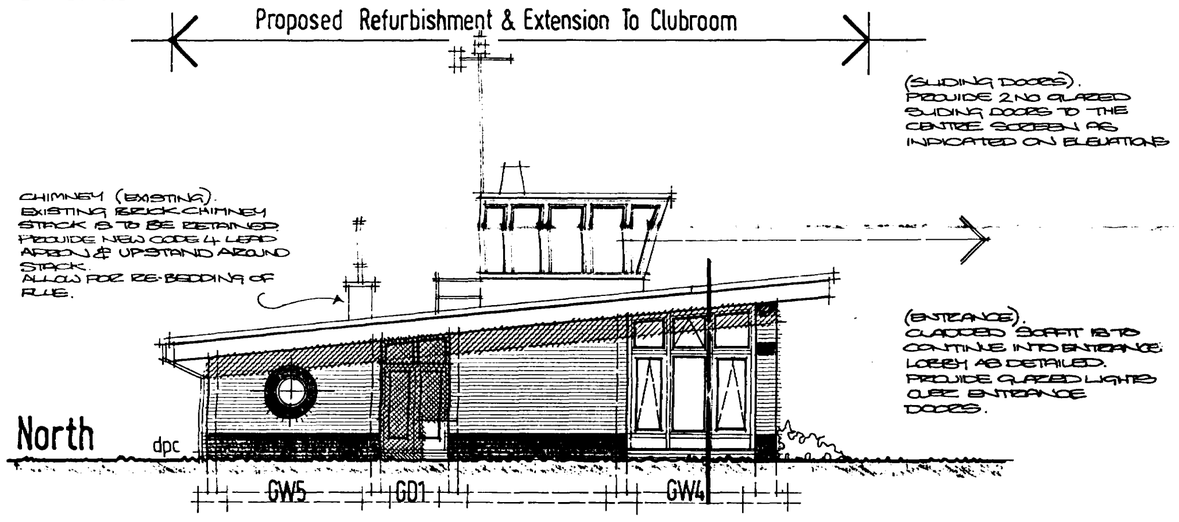
J HARRALL (Dip-Arch)
2 Post Office Lane,
Wisbech, Cambs.
PE13 1HG. Tel:(0945) 476800.

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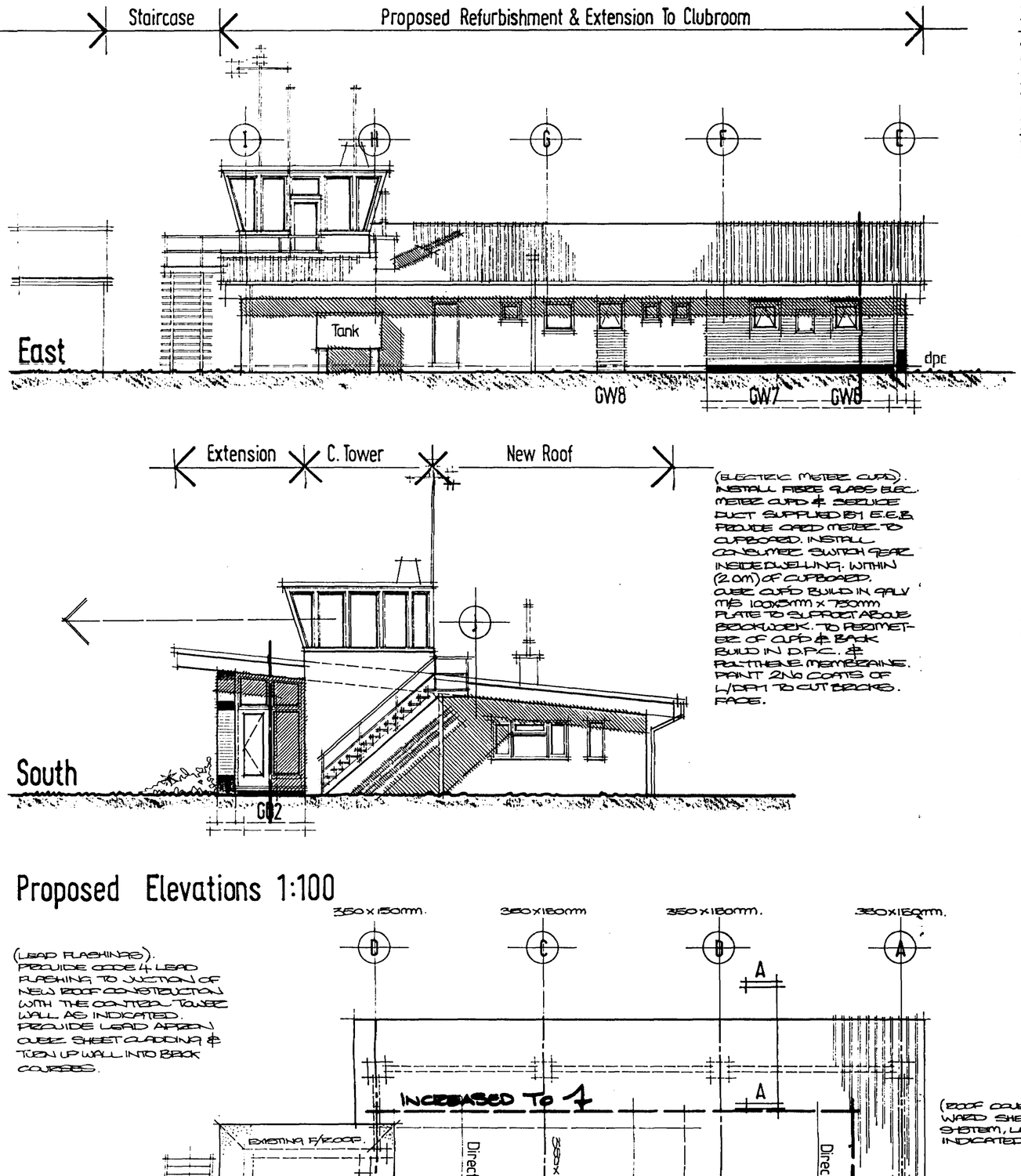
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(SLIDING DOORS). PROVIDE 2 NO GLAZED SLIDING DOORS TO THE CENTRE SCREEN AS INDICATED ON ELEVATIONS



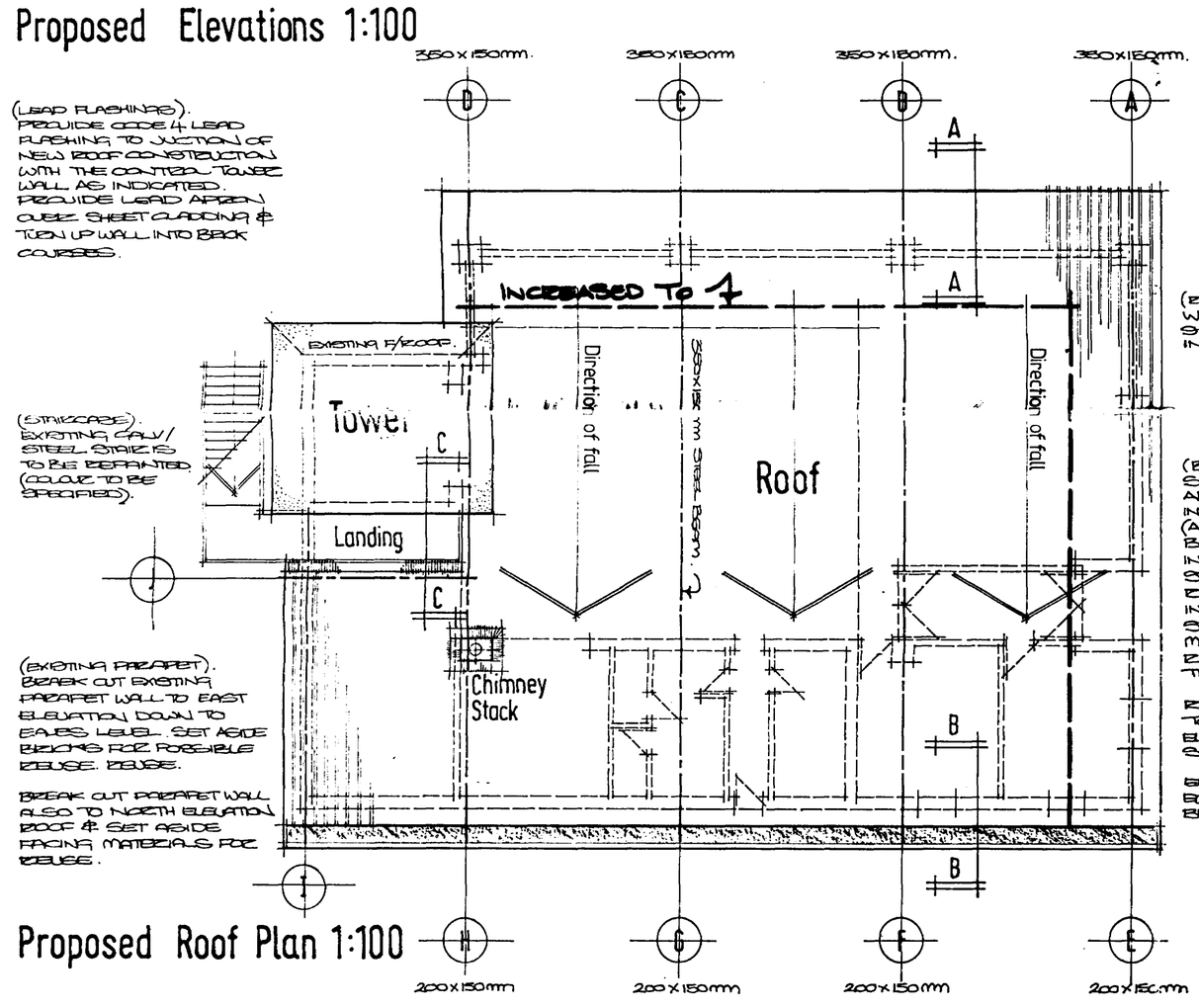
(ENTRANCE). CLADDED SOFFIT IS TO CONTINUE INTO ENTRANCE LOBBY AS DETAILED. PROVIDE GLAZED LIGHTS OVER ENTRANCE DOORS.



(ELECTRIC METER CUPD). INSTALL FIBRE GLASS ELEC. METER CUPD & SERVICE DUCT SUPPLIED BY E.E.B. PROVIDE CARD METER TO CUPBOARD. INSTALL CONSUMER SWITCH GEAR INSIDE DWELLING. WITHIN (2.0M) OF CUPBOARD. OVER CUPD BUILD IN GALV M8 100X5MM x 750MM PLATE TO SUPPORT ABOVE BRICKWORK. TO PERIMETER OF CUPD & BACK BUILD IN D.P.C. & POLYTHENE MEMBRAINE. PAINT 2NO COATS OF W/PRM TO CUT BRICKS FACE.

Proposed Elevations 1:100

(LEAD FLASHINGS). PROVIDE CODE 4 LEAD FLASHING TO JUNCTION OF NEW ROOF CONSTRUCTION WITH THE CONTROL TOWER WALL AS INDICATED. PROVIDE LEAD APRON OVER SHEET CLADDING & TURN UP WALL INTO BRICK COURSES.



Proposed Roof Plan 1:100

(ROOF COVERING). WARD SHEET CLADDING SYSTEM, LAID TO FALL AS INDICATED ON ROOF PLAN.

(BEAMS) STEEL RAFTER BEAMS ARE TO BE POSITIONED AS INDICATED ON PLAN. (APPROX 5000MM C/F). BEAM REFERANCES A-D INDICATE 350X150MM STEEL BEAMS. REFERANCES E-I INDICATE 200X150MM STEELS OVER EXISTING MASONRY CONSTRUCTION REF I. INDICATES STEEL TIE BEAM POSITION.

ROOF CONSTRUCTION TO NORTH, EAST & SOUTH ELEVATIONS IS TO OVERSAIL BY (MAX) 500MM.

EAVES TO WEST FACING ELEVATION TO OVERSAIL BY 1200MM.

WARD CLADDING SYSTEM, MODULAID STANDING SEAM (1200 SYSTEM). REF "SS 1200.

CLADDING SHEETS ARE TO BE FIXED ON TO 150X100MM 'Z' PURLINS @ CENTRES SPECIFIED BY STRUCTURAL ENGINEER. PROVIDE 80MM ROCKWOOL OR (SIMILAR APPROVED) MAT INSULATION BETWEEN 'Z' PURLINS AS DETAILED.

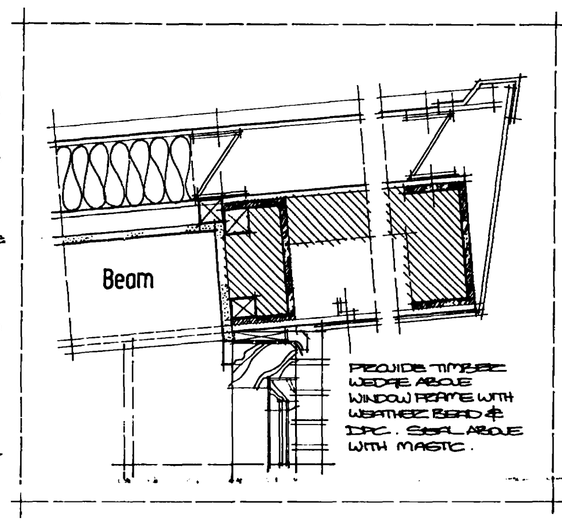
PROVIDE 350X150MM STEEL BEAMS AS ROOF STRUCTURE (TO BE CONFIRMED BY STRUCTURAL ENG). BRACE BETWEEN STEELS WITH STEEL 'U' BEARING AS INDICATED. ON DETAIL (A).

PROVIDE 50X50MM S/W NOGGING, TO PROVIDE FIXING NOGGINS TO ALL UNSUPPORTED EDGES OF PLASTERBOARD. PROVIDE 12.7MM D/FLEX P/B & SKIM FINISH.

FIRE ALARM

Fire alarm to be installed by specialists contractor and is to include an audible warning bell together with two emergency lighting points (to BS5266) and one fire alarm call point.

Construction Details



NOTE: ALL CAPPINGS, FIXINGS, CONNECTORS & PROFILES ARE SUBJECT TO SPECIAL -IST DESIGN BY: PROFILE CLADDING MANUFACTURER.

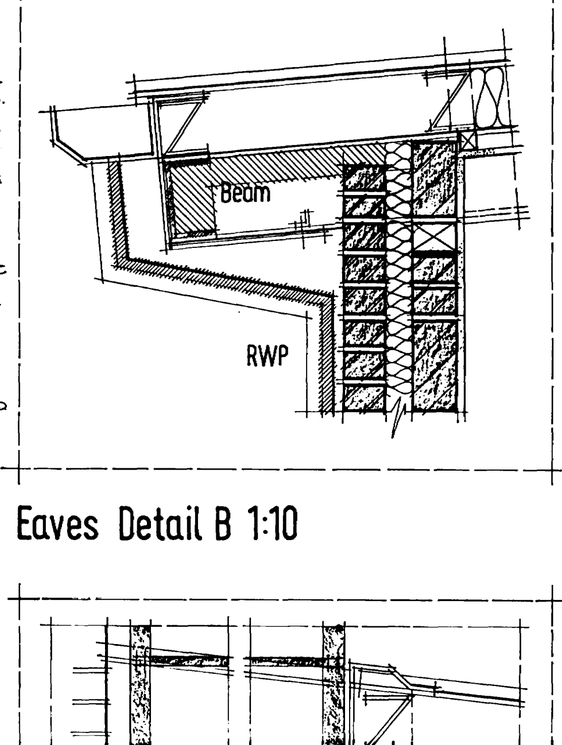
SCREENS JOINERY MANUFACTURER TO SUPPLY & ERECT FIVE GLAZED SCREENS IN ACCORDANCE WITH THE DETAILS PROVIDED. ALLOW FOR 6X 100X75MM PRESSURE IMPREGNATED SOFT WOOD TIMBER. AS DETAILED.

Eaves Detail A 1:10

WARD CLADDING SYSTEM TO BE INSTALED & FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS & RECOMMENDATIONS.

PROVIDE (MIN) 200MM WIDE PROFILE GUTTER & DOWN PIPES AS DETAILED. TYPE & METHOD OF FIXING SUBJECT TO SPECIALIST DESIGN.

PROVIDE 200X150MM STEEL BEAMS AS NEW ROOF STRUCTURE TO REAR OF BUILDING, SPANNING BETWEEN EXISTING WALLS. REFER TO LAYOUT DRAWING NO 92/02 FOR SECTION. BEAMS E & F TO BE SUPPORTED AT END SPAN BY 275MM CAVITY WALL CONSTRUCTION AS DETAILED (REFER TO LAYOUT PLAN). DRAWING 92/02.



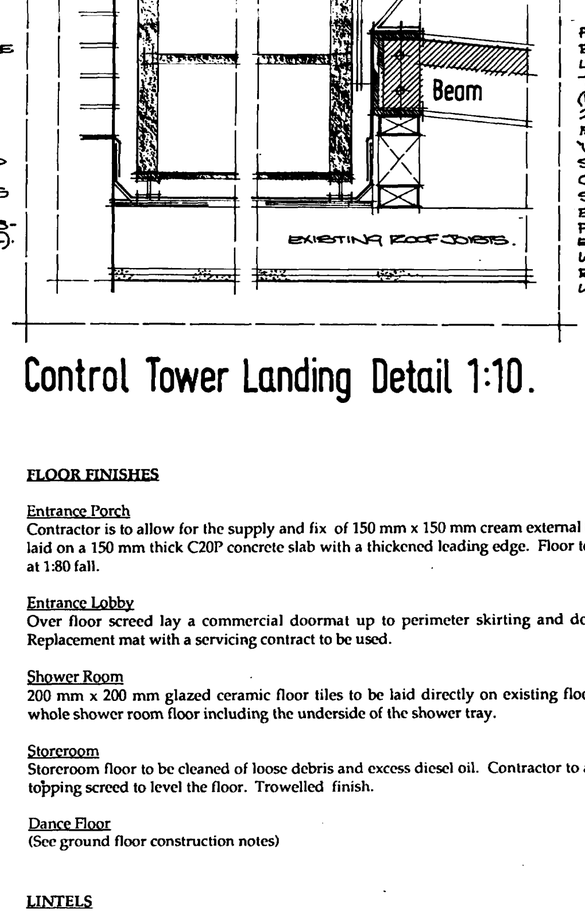
FIRE PROTECTION. ALL STEEL BEAMS ARE TO BE PROTECTED BY PROVIDING 2NO LAYERS OF 12.7MM PLASTERBOARD & SKIM COAT FINISH TO UNDERSIDE AS CEILING FINISH.

STEEL SUPPORT POSTS (STANCHIONS) ARE TO BE PROTECTED BY 100MM FACING BRICKWORK AS DETAILED ON FLOOR PLAN. WITHIN BRICK PIERS.

PROVIDE 100X75MM S/W CONTINUOUS WALLPLATE BELOW 200X150MM STEEL RAFTER. STEEL BEAM TO BE FIXED TO WALLPLATE & BELOW BLOCKWORK USING GALVANIZED STEEL STRAPS. (S/ENGINEER) IS TO ADVISE.

Eaves Detail B 1:10

(ROOF COVERINGS). PROVIDE TIMBER ANGLE FILLET TO ROOF/WALL JUNCTIONS & COVER WITH 2NO LAYERS OF HIGH PERFORMANCE ROOFING FELT LAPPED UP WALL 150MM (MIN). PROVIDE CODE 4 LEAD FLASHING LAPPED OVER ROOFING FELT AS INDICATED. (FLASHING TO BE CURSED INTO C/TOWER WALL).



PROVIDE 'WARD VERGE' CLADDING PROFILE TO SPECIALIST DESIGN AS DETAILED.

PROVIDE STEEL 'U' BEAM BRACING ACROSS STAIR LANDING TO CONTROL TOWER AS DETAILED. (REFER TO ROOF PLAN). 200X150MM STEEL RAFTER IS TO BE CUT INTO STEEL 'U' BEAM & BOLTED BOTH SIDES. CONSTRUCT 100X48MM S/W STUDWORK BELOW 'U' BEAM & CLAD WITH 15MM PLYWOOD. DECK ACCESS EXISTING ROOF TIMBERS WITH PLYWOOD ALSO. REACH TO REMOVE ROOF WEATHERINGS.

Control Tower Landing Detail 1:10.

FLOOR FINISHES

Entrance Porch
Contractor is to allow for the supply and fix of 150 mm x 150 mm cream external floor tiles to be laid on a 150 mm thick C20P concrete slab with a thickened leading edge. Floor to fall outwards at 1:80 fall.

Entrance Lobby
Over floor screed lay a commercial doormat up to perimeter skirting and door thresholds. Replacement mat with a servicing contract to be used.

Shower Room
200 mm x 200 mm glazed ceramic floor tiles to be laid directly on existing floor finish to the whole shower room floor including the underside of the shower tray.

Storeroom
Storeroom floor to be cleaned of loose debris and excess diesel oil. Contractor to allow for a thin topping screed to level the floor. Trowelled finish.

Dance Floor
(See ground floor construction notes)

LINTELS

All steel lintels to be manufactured by Catnic Components Ltd and supplied and fixed in line with Catnic's own lintel schedule. Weep holes to be positioned above all window/door openings. 13 mm sand/cement render to all lintels to give half hour fire resistance. 100 mm x 65 mm pre-stressed concrete lintels to support walls where drains pass through. All lintels to be installed in accordance with manufacturer's instructions with a minimum 150 mm end bearing.

STRUCTURAL TIMBER PRESERVATIVE TREATMENT

All new structural timber to be SC3 Grade to BS4978: 1978 unless otherwise specified and pressure impregnated with preservative in accordance with BS4027: 1974. All exposed timbers to be treated with preservative complying with BS1282: 1975.

CENTRAL HEATING (Kerosene Oil Boiler)

Carefully dismantle and remove existing diesel oil boiler including all radiators, pipework and electrical control gear. Install a new Kerosene oil boiler with an output range of a 150,000 to 200,000 BTU's, working output to be specified by Heating Engineer. Existing stack is to be utilised for a new stainless steel 150 mm diameter flue as specified by a Heating Engineer. New boiler is to be linked with existing immersion indirect heater for hot water supply to kitchen and toilets. Additional permanent ventilation exceeding 10,000 mm^2 is to be built into the kitchen via two clay air bricks 215 mm x 215 mm wide, one at high level and one at low level. Heating engineer is to allow for the sizing of seven double fin conventional flow and return radiators to the Memorial Room, kitchen, WC's and offices in positions shown on drawing. Heating Engineer is to allow for the sizing of four Myson type flow and return fan convector radiators along the rear walls of bays one, two and three. Heating Engineer is to size flow and return convector type skirting board radiators adjacent the glazed screens as located on the working drawing. In producing his specification, the Heating Engineer is to take account of three number electrical propeller type ceiling fans in creating a downward air movement. To the new shower room, a wall mounted convector fan is to be provided.

SOUTH HOLLAND D.C. PLANNING DEPT. 24 FEB 1994 REF 639/93

FENLAND AERO CLUB

WORKING DRAWING

Proposed Extension and Refurbishment of The Clubhouse, Holbeach St Johns, Lincs.

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