

Welcome to the Planning Committee





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Site Location Plan

Scale 1:1250 @ A3

Site of works proposal outlined in red.

Other land in same ownership/control outlined in blue.

SCALE 1 : 1250 0m 10m 20m 40m 60m 80m 100m 120m
SCALE 1 : 1 0m 8mm 16mm 40mm 56mm 80mm 100mm



Site Block Plan as proposed

Scale 1:500 @ A3

Site of proposed works outlined in red

SCALE 1 : 500 0m 5m 10m 20m 30m 40m 50m
SCALE 1 : 1 0m 10mm 20mm 40mm 60mm 80mm 100mm



Client:
South Holland District Council

Project:
**Ayscoughfee Hall Museum & Gardens
Church Gate, Spalding, PE11 2RA
Proposed Conservation Works to War Memorial**

Drawing Number:
A1660-01 WM

Rev:
T1

Date: December 2024

Drawn by: AJO

Scale: As shown @ A3

Checked by: CLS

Drawing Title:

Site Location and Block Plans

LBC APPLICATION ISSUE

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Oglesby & Limb Ltd

Chartered Architect

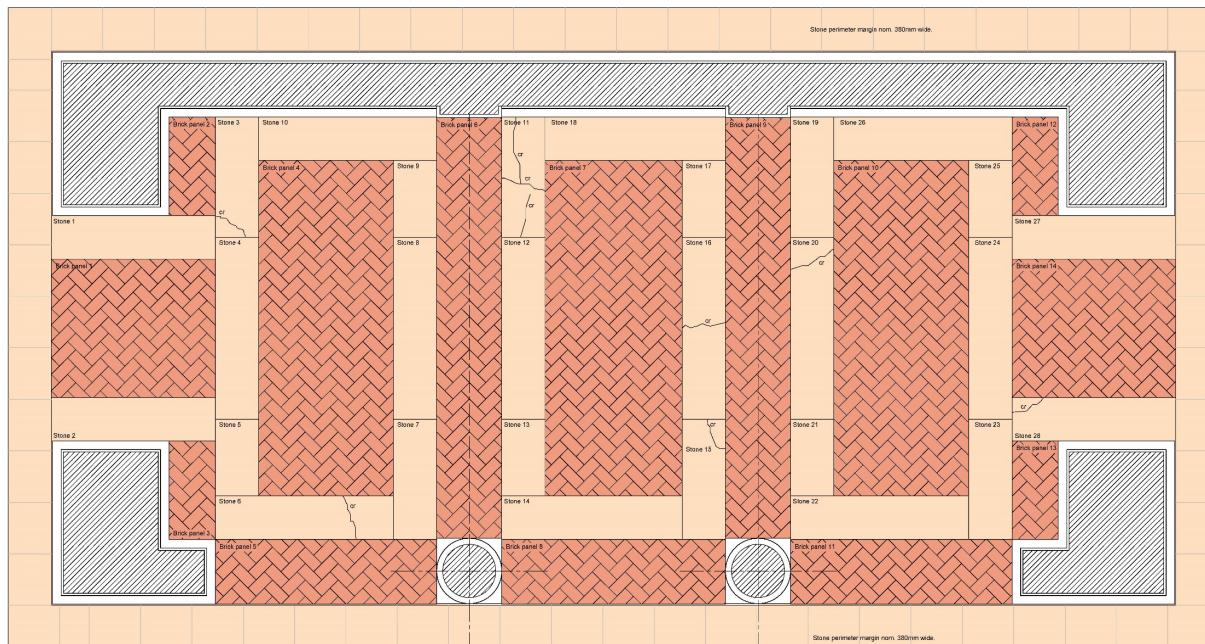
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Tel: 01775 761196

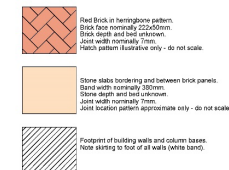
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Floor Finishes Materials Legend



Required works to floor

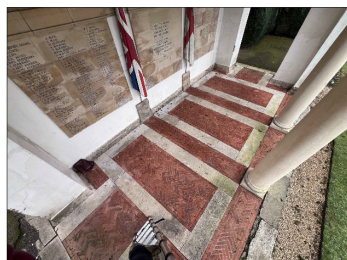
Brick Panels

- Brick Panels 1, 2, 3, 5, 6, 8, 9, 11, 12, 13 and 14:
Clean bricks and rake out joints and repoint.
- Brick Panel 4:
Carefully cut out and replace an area of 4 adjacent bricks, plus 1 individual brick.
Clean all bricks and rake out joints and repoint.
- Brick Panel 6:
Carefully cut out and replace 8 individual bricks.
Clean all bricks and rake out joints and repoint.
- Brick Panel 7:
Carefully cut out and replace 7 individual bricks.
Clean all bricks and rake out joints and repoint.
- Brick Panel 10:
Carefully cut out and replace an area of 3 adjacent bricks, plus 2 individual bricks.
Clean all bricks and rake out joints and repoint.

Stone Sections

- Stone Sections 1, 2, 4, 5, 7, 8, 9, 10, 12, 13, 14, 17, 18, 19, 21, 22, 23, 24, 25, 26 and 27:
DOFF clean stones and rake out joints and repoint.
- Stone Sections 3, 6, 11, 15, 16, 20 and 38:
Underlaid stone repairs to cracks in locations indicated on plan (c).
DOFF clean stones and rake out joints and repoint.

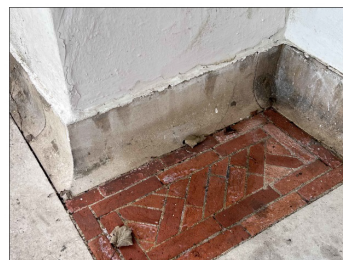
Floor Finishes Plan as existing
Scale 1:20
SCALE 1:20
SCALE 1:1



General high-level image of floor from east



View of Brick Panel 4 from north.
Crack in stone section 3 visible on left.



View of Brick Panel 2 from north.
Scheduled for DOFF clean and repoint only.



Detailed view of damaged brick surface in Brick Panel 4.
Scheduled for replacement of bricks, DOFF clean and repoint.

Ref	Date	Description	Initial
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Client:
South Holland District Council

Project:
Proposed Conservation Works to
Spalding War Memorial
Ayscoughlee Hall Gardens
Church Gate
Spalding
PE11 2RA

Drawing Title:
Floor Finishes Plan as existing
Identifying works required
LBC APPLICATION ISSUE

Date: Dec 2024
Drawn by: ajo
Checked by: ap
Scale: as shown @ A1

Drawing Number:
A1660-10
Rev:
T1

[illegible]

Drawing Number:	Rev:
A1660-11	T1

Anticipated roof finishes build up (not surveyed)
Cape parties
20mm timber slat battens
Roof felt
Timber batten boards (p/g)
Timber rafters
Roof void
Masonry gutting with rubble infill (part firm)

Required works to eaves and roof

Main Roof

The works required comprise the following:

- Numbering of all roof tiles including hips and ridges, following by careful removal and stacking
- Through clearing of all rafters, ridges and hips and identification of damaged tiles
- Removal of timber battens
- Removal of under felt
- Inspection of rafters and rafters for evidence of deterioration
- Partial replacement of defective timber rafters and batten by instruction
- As required
- Prevent treatment of any infestation (by instruction of Architect)
- Supply and installation of new treated roof rafters
- Supply and installation of new treated roof batten
- Refitting original rafters of all tiles including ridges and hips

Eaves soffit tiles

List the main roof tiles are removed it is not possible to determine whether the eaves soffit tiles can be removed and replaced. Should it be possible that the tiles can be removed, removed, cleaned and reinstalled in the original locations. Broken tiles are to be replaced with new to match. Should the work not be possible, then individual tile replacements will be required in the locations indicated on plan (et) and as described below.

Repair to be undertaken to damage / missing eaves tiles (et) by removal and replacement with new to match, of plain tiles in the following locations:

- et1 - Two broken tiles in lowest course above crack in cornice.
- et2 - Two broken tiles in lowest course above crack in cornice.
- et3 - One previously badly repaired tile at north-west corner of roof in lowest 2 courses. New to be installed with 40° pitch to match remaining cornice.
- et4 - Two broken tiles in lowest course above arch keystone on west elevation.
- et5 - 1 Two broken tiles in lowest course at south-west corner of roof.
- et6 - Two broken tiles in lowest course above crack in cornice.
- et7 - Two dislodged tiles in lowest course above crack in cornice.

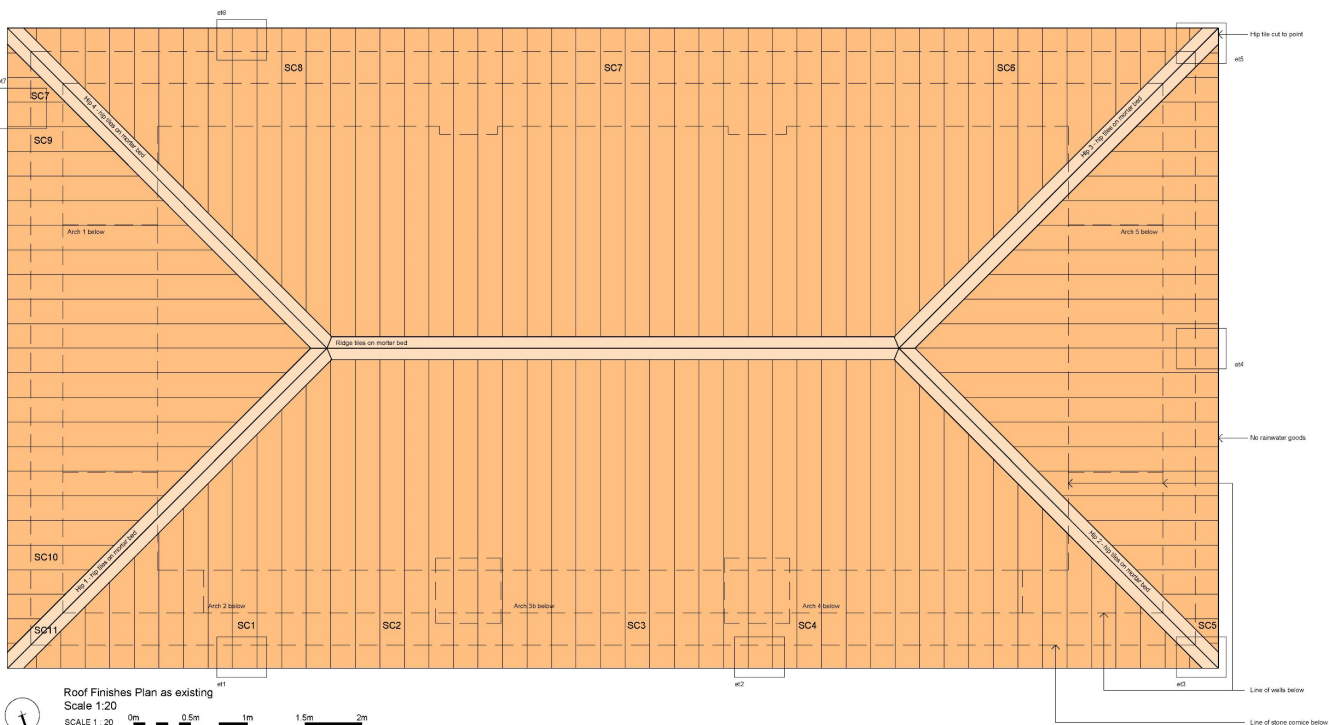
General

Full roof to be generally brush cleaned and left as a tidy manner on completion.

Stone Cornice

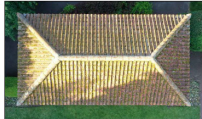
Repairs to be undertaken to repairable cracks and eroded stone (sc) in stone cornice in locations as indicated on plan and described below.

- SC1 - Two vertical crack through full depth of cornice.
- SC2 - Two diagonal crack through full depth of cornice.
- SC3 - Two vertical crack through full depth of cornice.
- SC4 - Two vertical and two diagonal crack through full depth of cornice.
- SC5 - Eroded cornice corner piece to be rebuilt.
- SC6 - Two diagonal crack through full depth of cornice.
- SC7 - Two vertical crack through full depth of cornice.
- SC8 - Two diagonal crack through top section of cornice.
- SC9 - Two diagonal crack through full depth of cornice.
- SC10 - Two diagonal crack through full depth of cornice.
- SC11 - Eroded cornice corner piece to be rebuilt.



Roof Finishes Plan as existing
Scale 1:20

SCALE 1:20
SCALE 1:1



Aerial view of roof



et5



SC1 and et1



SC2



SC3



SC4 and et2



SC5 and et3



et4



SC9 and et7



SC10 and SC11

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Ref.	Date	Description	Initial
X	20.09.20	Issue	AKL

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Client:
South Holland District Council

Project:
**Proposed Conservation Works to
Spalding War Memorial
Ayscoughfee Hall Gardens
Church Gate
Spalding
PE11 2RA**

Drawing Title:
**Roof Finishes Plan as existing
identifying works required**
LBC APPLICATION ISSUE

Date: **Dec 2024** Scale: **as shown @ A1**
Drawn by: **ajo** Checked by: **ap**

Drawing Number: **A1660-13** Rev: **T1**

Drawing Number:	Rev:
A1660-14	T1

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Required works

General Works

All works to stonework, wall render, stone string courses, cornices, ceiling vaulting, eaves and roof as described elsewhere.

Memorial Panels
Memorial Panels 1 (P1.1 to P1.15 inclusive), Memorial Panel 2 (P2.1 to P2.15 inclusive) and Memorial Panel 3 (P3.1 to P3.15 inclusive).

Memorial Panel 1
Complete panel (all sections) to be thoroughly DOFF cleaned.
Areas of suspected cementitious pointing to panels 2.2, 2.4, 2.7, 2.10, 2.11 etc to be carefully removed and reported in a suitable lime mix (unless removal causes damage to surrounding stone). Minor cracks to stone panels (1.6, 1.10 and 1.14 etc) to be repaired.
Works to stonework to be undertaken as specified including repointing in black.

Memorial Panel 2
Complete panel (all sections) to be thoroughly DOFF cleaned.
Areas of suspected cementitious pointing to panels 2.2, 2.4, 2.7, 2.10, 2.11 etc to be carefully removed and reported in a suitable lime mix (unless removal causes damage to surrounding stone). Minor cracks to stone panels (2.2, 2.3, 2.10, 2.11 etc) to be repaired.
The word (SPALLING) on panel 2.11 is to be removed (potential cut out and piece in new with matching stone).
Works to stonework to be undertaken as specified including repointing in black.

Memorial Panel 3
Complete panel (all sections) to be thoroughly DOFF cleaned.
Areas of suspected cementitious pointing to panels to be carefully removed and reported in a suitable lime mix (unless removal causes damage to surrounding stone). Minor cracks to stone panels (3.10 and 3.14 etc) to be repaired.
Works to stonework to be undertaken as specified including repointing in black.

Flags
Flag 1 plinth is badly cracked and eroded and is to be removed and replaced with new to match.

Flag 1 is to have paint sampling and analysis undertaken by Lincoln Conservation and the flag is then to be carefully rubbed down, any minor cracks are to be repaired, and the flag is then to be repaired with suitable paint as specified by Lincolnshire Conservation.

The existing flagpole is to be rubbed down and repaired, again with suitable paint as specified by Lincolnshire Conservation.

Flag 1 wreath and head detail is to be carefully cleaned, minor repairs implemented and both are then to be repaired with suitable paint as specified by Lincolnshire Conservation.

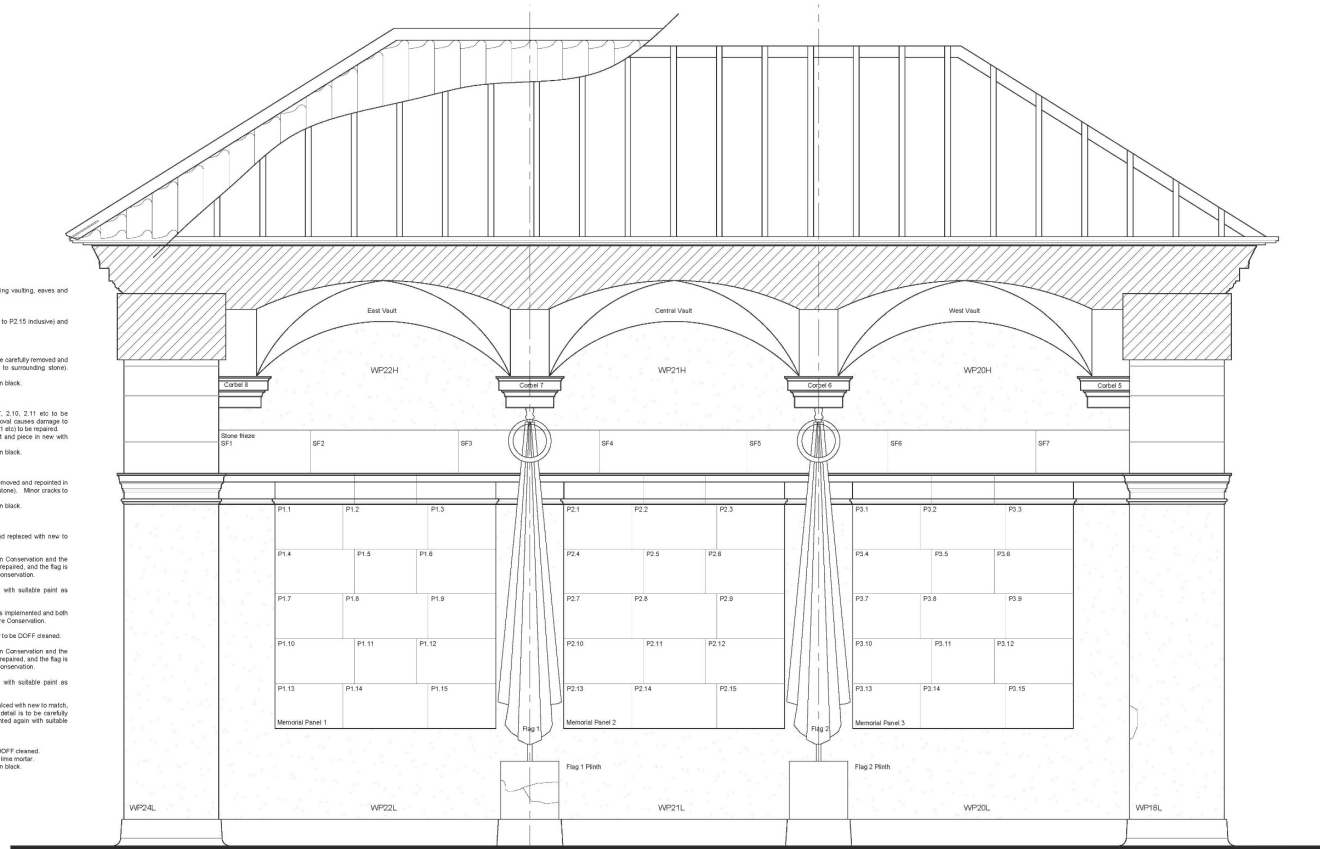
Flag 2 plinth is generally in reasonable condition and is therefore only to be DOFF cleaned.

Flag 2 is to have paint sampling and analysis undertaken by Lincoln Conservation and the flag is then to be carefully rubbed down, any minor cracks are to be repaired, and the flag is then to be repaired with suitable paint as specified by Lincolnshire Conservation.

The existing flagpole is to be rubbed down and repaired, again with suitable paint as specified by Lincolnshire Conservation.

Flag 2 wreath (damaged) is to be carefully removed and is to be repaired with new to match, if possible cast from the remaining wreath on Flag 2. The head detail is to be carefully cleaned, minor repairs implemented as required and is to be repaired again with suitable paint as specified by Lincolnshire Conservation.

Plinth
Complete these (all sections SP1 to SP7 inclusive) to be thoroughly DOFF cleaned.
Joints between these panel stones are to be repaired using suitable lime mortar.
Works to stonework to be undertaken as specified including repointing in black.



Longitudinal Section looking South as existing

Scale 1:20

SCALE 1:20
SCALE 1:1

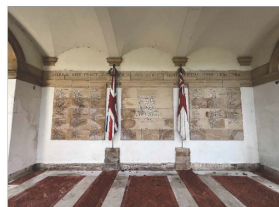
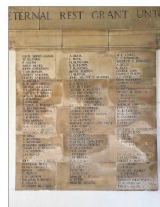


Image of Memorial Panels



Memorial Panel 1



Memorial Panel 2



Memorial Panel 3



Flag 1



Flag 1 wreath detail



Flag 2



Flag 2 wreath detail

Ref.	Date	Description	Initial
1	20.10.08	Issue	
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Client: South Holland District Council

Project: Proposed Conservation Works to Spalding War Memorial
Ayscoughfee Hall Gardens
Church Gate
Spalding
PE11 2RA

Drawing Title:
Longitudinal Section 1 as existing
identifying works required
LBC APPLICATION ISSUE

Date: Dec 2024
Drawn by: ajo
Scale: as shown @ A1
Checked by: ap

Drawing Number: A1660-15
Rev: T1

Required works

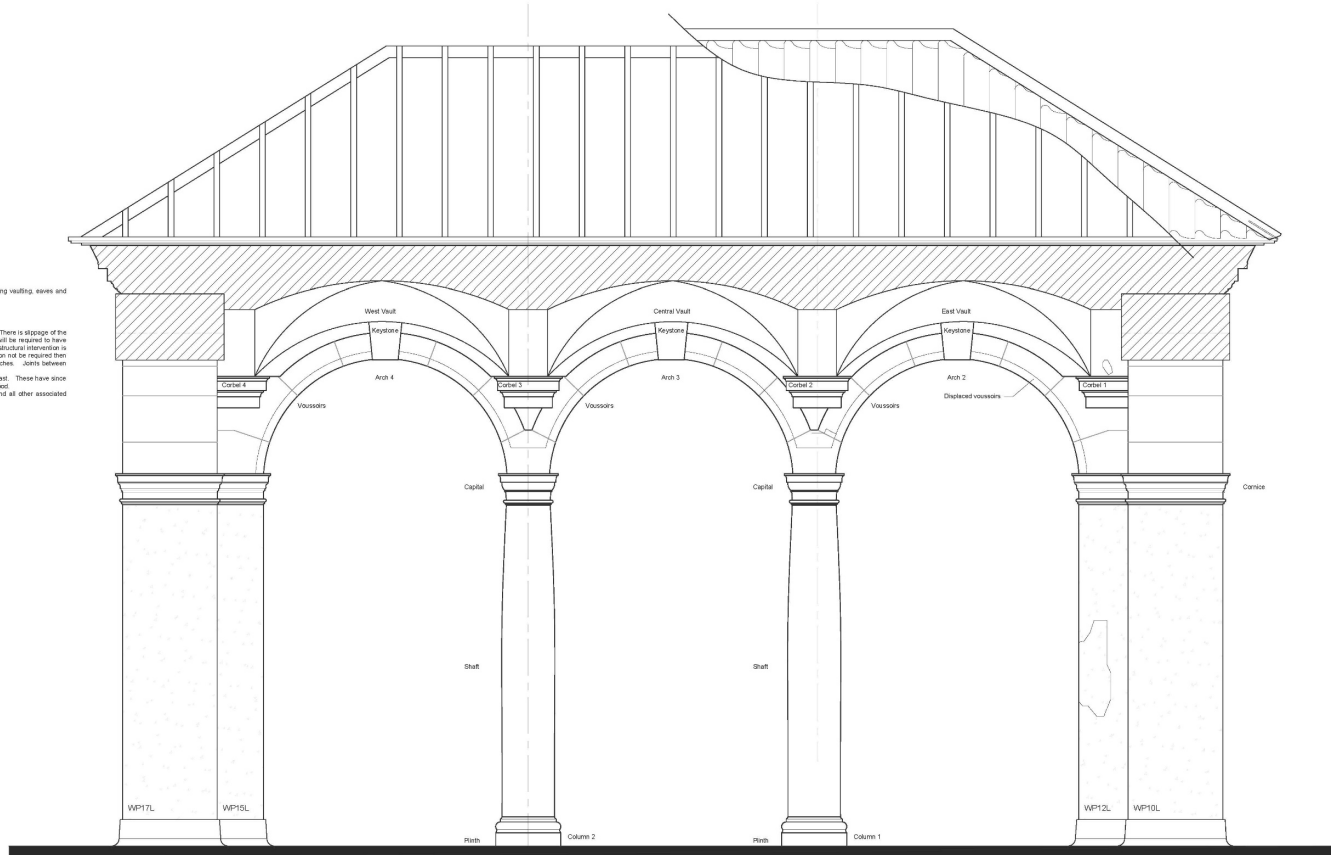
General Works

All works to skirting, wall render, stone string courses, corbels, ceiling vaulting, eaves and roof as described elsewhere.

Arches and keystones

In general the condition of the arches and keystones is reasonable. There is disappage of the voussoirs above to arches 2 and 3. In both cases the Contractor will be required to have these assessed by a Conservation Accredited Engineer and suitable structural intervention is to be implemented if recommended as essential. Spandrel intervention not be required then all minor cracks and gaps are to be filled and made good to all arches. Joints between voussoirs to all arches are to be repaired as appropriate.

All 5 keystones have had flange attached to the outer faces in the past. These have since been removed, but the flange holes in each arch are to be made good. All stone work to arches including voussoirs, keystones, corbels and all other associated components are to be thoroughly JOF cleaned.

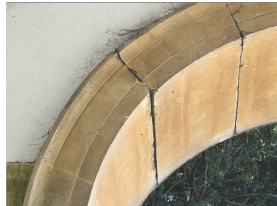


Longitudinal Section looking North as existing
Scale 1:20

SCALE 1:20
SCALE 1:1



General view of arches 4, 3 and 2.



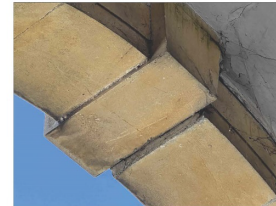
Arch 5 - Slipped voussoirs



Heavily discoloured Corbel stone



Removed fixing marks on keystones (typical)



Arch 2 slipped voussoirs

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Ref.	Date	Description	Initial

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Client:
South Holland District Council

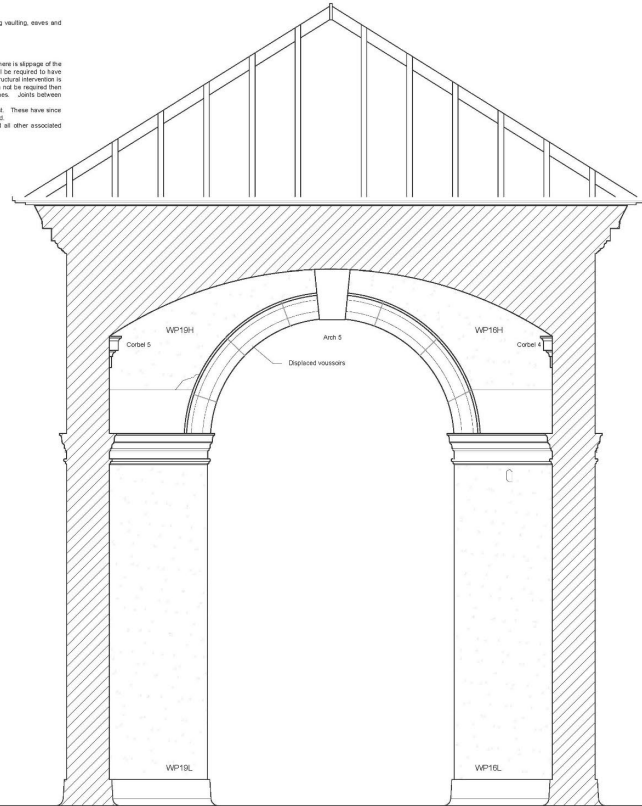
Project:
**Proposed Conservation Works to
Spalding War Memorial
Ayscoughfee Hall Gardens
Church Gate
Spalding
PE11 2RA**

Drawing Title:
**Longitudinal Section 2 as existing
identifying works required**
LBC APPLICATION ISSUE

Date: **Dec 2024** Scale: **as shown @ A1**
Drawn by: **ajo** Checked by: **ap**

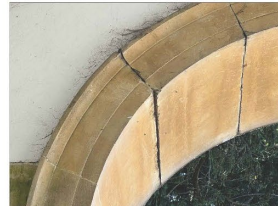
Drawing Number: **A1660-16** Rev: **T1**

All stone work to arches including voussoirs, keystones, corbels and all other associated components are to be thoroughly DOFF cleaned.



SCALE 1:1

SCALE 1:1



Arch 5 slipped voussoirs

Drawing Number:	Rev:
A1660-17	T1





1914 THEIR NAME LIVETH 1939
1918 FOR EVERMORE. 1945

LET US NOT FORGET THE MEN WHO SERVED AND LET US REMEMBER THEM

THEIR NAMES ARE IN THE BOOKS OF THE GREAT BRITAIN AND IRELAND



1914 THEIR NAME LIVETH 1939
1918 FOR EVERMORE. 1945





ETERNAL REST GRANT UNTO

CECIL SIDNEY ADAMS.
 W. ALLCOCK.
 E. ALLEN.
 ALEX. ALVES.
 JOHN ANDERSON.
 T. ANDERSON.
 ALBERT ANDREW.
 HARRY ANDREWS.
 A. ARCHER.
 A. R. ARTHURTON.
 GEORGE ASHLING.
 WILLIAM R. BAILEY.
 FRANCIS E. BAINES.
 SIDNEY BARFIELD.
 S. B. BARKER.
 J. BARLOW.
 GEORGE A. BARNETT.
 A. BATTERHAM.
 GEORGE H. BAXTER.
 J. H. BEEBY.
 S. B. BEECH.
 FRID. BEEKEN.
 H. R. BLACKBURN.
 N. BLACKBURN.
 ALBERT A. BLYTON.
 FREDERICK W. BONE.
 W. BOOT.
 A. BOOTHBY.
 C. BOOTHBY.
 BENJAMIN BORROWS.
 CHARLES E. BORROWS.
 T. A. BORROWS.
 J. H. BOWER.
 C. L. BRANFORD.
 JOHN BRANKY & PRICE.
 REGINALD BRICE.
 FRANK BRIDGES.
 FRANK J. BROWN.
 G. BROWN.
 J. W. BROWN.
 WILLIAM B. BROWN.
 R. BRUCE.
 CHARLES BRUTNELL.

A. BUCK.
 L. BUCK.
 H. BUFFHAM.
 B. BURROWS.
 T. BURROWS.
 BERTIE BURTON.
 H. BURTON.
 JOHN WALTER G. BURTON.
 V. BURTON.
 E. S. BUSLEY.
 J. W. BUTTERS.
 GEORGE E. BYCRAFT.
 WILLIAM CANNON.
 A. S. CATLIN.
 BENNY CHAMBERLAIN.
 W. E. CHAMBERLAIN.
 J. W. B. CHAPMAN.
 ROBERT CHAPPELL.
 ALFRED CHENEY.
 CHARLES CECIL CLARK.
 R. CLAYTON.
 W. A. CLIFTON.
 EDWARD ALBERT COLFMAN.
 JOHN COLEY.
 HENRY COLLIN.
 G. COOPER.
 L. COOPER.
 A. C. COULSON.
 HARRY M. CROWTHER.
 GERALD CUTFORTH.
 W. H. CUTTOO.
 JACK DADE.
 I. DARLEY.
 J. H. DARLEY.
 A. E. DAVIS.
 GEORGE DAVIS.
 C. F. DECAMPS.
 CECIL DENTON.
 J. DICKINSON.
 SAMUEL H. DOADES.
 A. DODD.
 WALTER DRIFFILL.

W. E. DRING.
 C. F. EDWARDS.
 WILFRED G. EDWARDS.
 A. EGGETT.
 L. ELEY.
 GEORGE ELIFF.
 HAROLD ELSOM.
 J. ELVIDGE.
 FRED FAULKNER.
 GEORGE H. FOREMAN.
 F. FOX.
 C. FREEMAN.
 SIDNEY W. FREEMAN.
 F. FROST.
 A. GAMBLIN.
 HENRY GAY.
 ARTHUR GIBBONS.
 JOHN VICTOR A. GILLED.
 W. E. GLENN.
 JACK GOODISON.
 H. GOODISON.
 G. GOODLEY.
 HARRY GOODRUM.
 D. GOODGER.
 ARTHUR C. COSTELOW.
 C. CREATHHEAD.
 C. GREEN.
 S. CROOBY.
 A. HANES.
 A. HANKIN.
 H. HARRIS.
 H. H. HOD.
 CHARLES L. HARVEY.
 J. H. HASTINGS.
 ROBERT A. HAYES.
 C. W. HEAD.
 G. HEALEY.
 LEONARD HEALEY.
 F. C. HEYHOE.
 J. HIND.
 HENRY HOLDERNESS.
 H. W. HURLING.
 JOHN E. HURREY.



UNT UNTO THEM O LORD AND LET LIGHT PERPETUAL

IN LOVE AND HONOUR
OF THESE WHO
GAVE THEIR LIVES
FOR THEIR COUNTRY
IN
THE YEARS OF WAR
MCMXIV-MCMXIX
THIS MEMORIAL IS RAISED
IN THEIR HOME
BY THE MEN AND WOMEN
OF
ST. ANDING.

HARDY ANDREW
JAMES A. BOWMAN
WILLIAM J. BUSH
GEORGE H. GEE
HERBERT HORRY
WILLIAM H. HOULDEN
HERBERT J. HOWE
WILLIAM S. HUDSON

R. W. KNOTT
JACK LEFEVRE
ROBERT J. MEATS
ARTHUR MOORE
ROBERT F. RAWLINS
FREDERICK B. PERKINS
FREDERICK W. PICKER
ROBERT J. PILES
JOHN S. RYLANDS

WALTER R. SAUNDERS
CHARLES H. STANCER
PERCIVAL H. STARK
CECIL G. STOREY
FRANK THOMPSON
WILLIAM WELLS
JOHN W. WILKINSON
JIM WILSON

L. C. HUTCHINSON
JAMES
V. W. JARVIS
C. KENDALL
T. KETTERINGHAM
JOHN KING
JOSHUA KING
W. KIRBY
A. KIRLEW
H. T. KNIGHTON
H. LANGFORD
R. A. LAWTON
C. MURRAY LEAN
JOHN E. LITTLE
GEORGE LITTLE
T. LONG
ERNEST LONG
J. NORMAN MUIR
A. M. LOVELL
A. LOWDEN
F. LYS
J. T. MACHIN
TOM MACHIN
C. M. E. MAXWELL
R. MACKMAN
WILLIAM MALL
A. MARCHANT
A. MARSHALL
A. MASON
H. MASON
F. MAXWELL
H. A. MAY
J. MERRYWE
ERIC S. MILLS
H. MURPHY
GEORGE
ARTHUR
C. NEWTON
FRED. NICHOLSON
E. A. NICHOLSON
R. H. G. NICHOLSON
JAMES PAGE





LORD AND LET LIGHT PERPETUAL SHINE UPON

IN LOVE AND HONOUR
OF THESE WHO
GAVE THEIR LIVES
FOR THEIR COUNTRY
IN
THE YEARS OF WAR
MCMXIV-MCMXIX
MEMORIAL IS RAISED
IN THEIR HOME
THE MEN AND WOMEN
OF
STANDING.

KNOTT
LEFEVRE
RT F. MEATS
UR MOOD
T F. RAWLINGS
RICK B. PERKINS
RICK W. PICKER
T. S. FOLLS
REYNOLDS

WALTER R. SAUNDERS
CHARLES H. STANCER
PERCIVAL H. STARK
CECIL G. STOREY
FRANK THOMPSON
WILLIAM WELLS
JOHN W. WILKINSON
JIM WILSON

I. C. HUTCHINSON
A. JAMES
A. W. JARVIS
C. KENDALL
T. KETTERINGHAM
JOHN KING
JOSHUA KING
W. KIPPY
A. KIRLEW
H. I. KNIGHTON
H. LANGFORD
R. A. LAWTON
C. MURRAY LEAPER
JOHN R. LISSETT
GEORGE LISTER
T. LONG
ERNEST LONGFORD

J. NORMAN M. LOSH
A. M. LOVE
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F. LYS
J. T. MACHIN
TOM MACHIN
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R. MACKMAN
WILLIAM MADDISON
A. MARCHANT
A. MARSHALL
A. MASON
H. MASON
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WILLIAM H. HOULDEN
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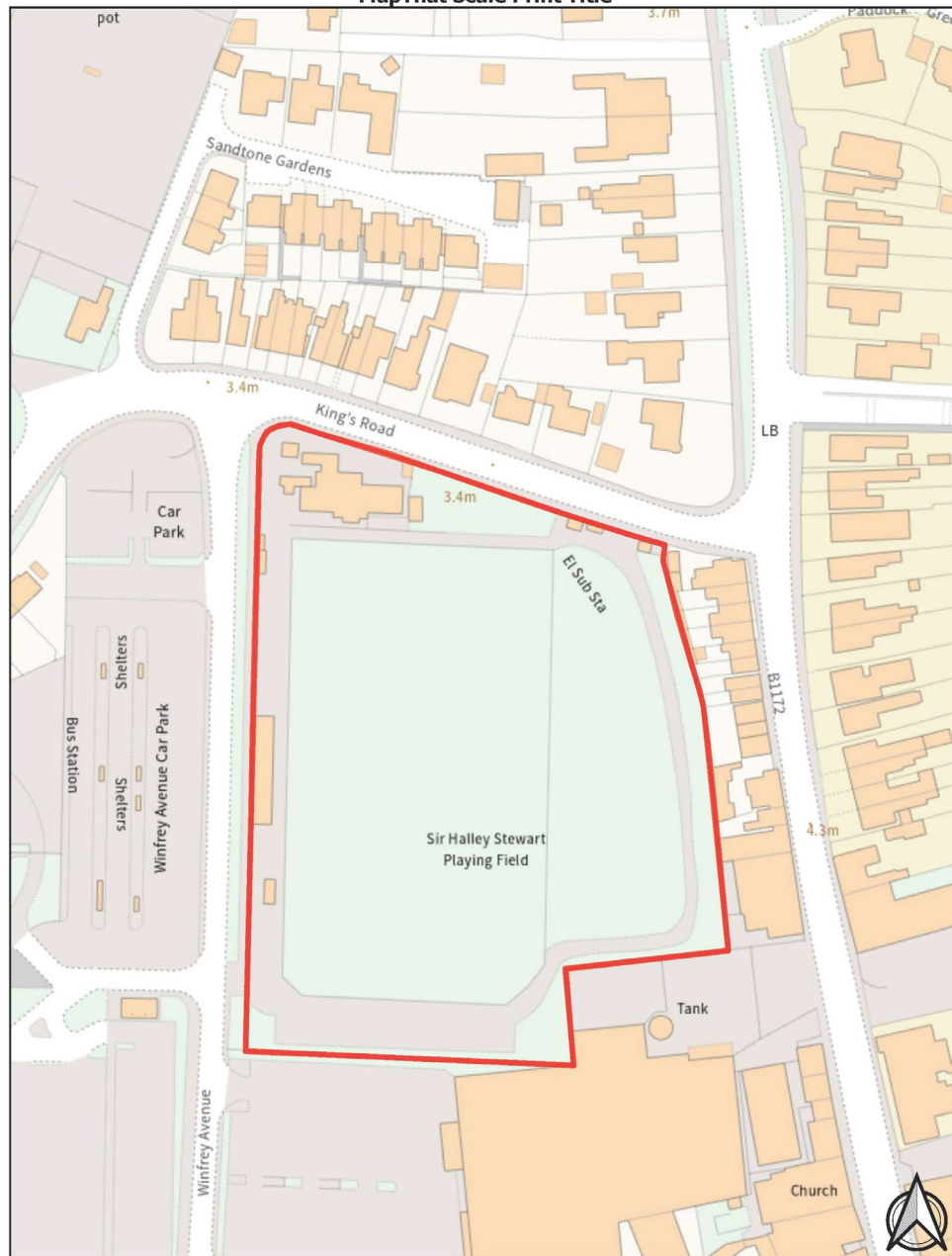




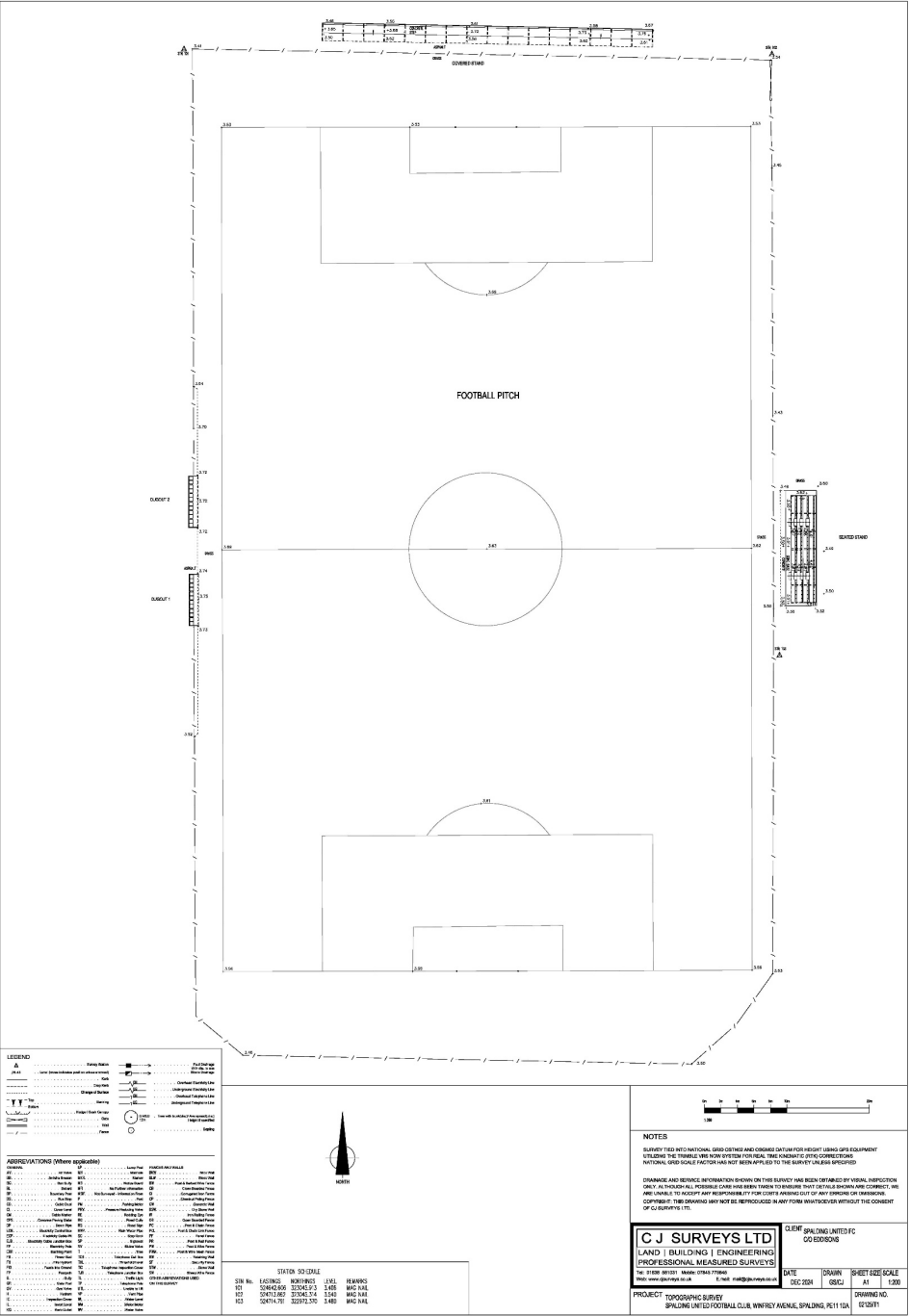




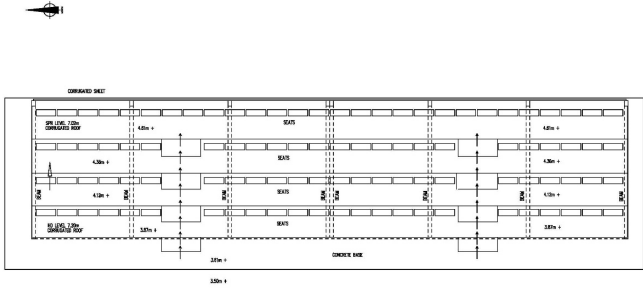
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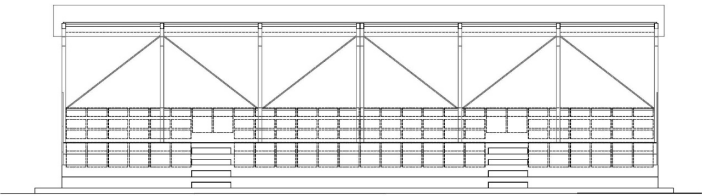




SEATED STAND FLOOR PLAN

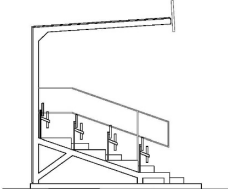


SEATED STAND
ELEVATION A - A'



DATUM 5.00m

SEATED STAND
ELEVATION B - B'



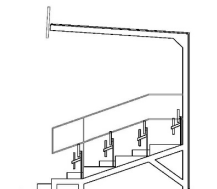
DATUM 5.00m

SEATED STAND
ELEVATION C - C'



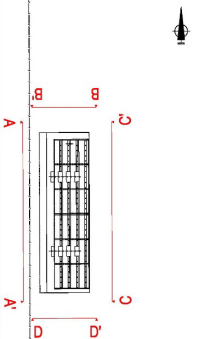
DATUM 5.00m

SEATED STAND
ELEVATION D - D'



DATUM 5.00m

LOCATION PLAN



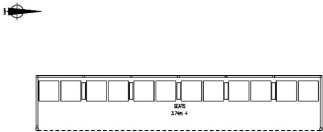
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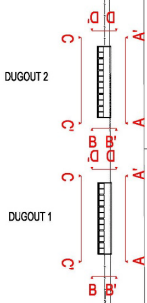
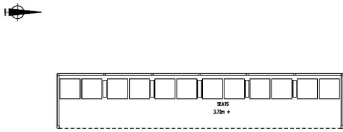
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PROJECT	SEATED STAND, FLOOR PLAN & ELEVATIONS SPALDING UNITED FOOTBALL CLUB, WINFREY AVENUE, SPALDING, PE11 1DA	DATE DEC 2024	DRAWN GSCJ
		SHEET SIZE A1	SCALE 1:50
		DRAWING NO. 02125E2	

DUGOUT 1 FLOOR PLAN

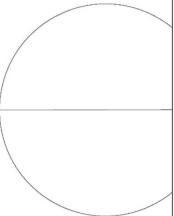


DUGOUT 2 FLOOR PLAN

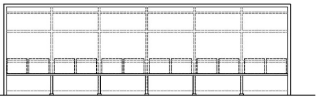


LOCATION PLAN

SCALE 1:50



DUGOUT 1
ELEVATION A - A'



DATUM 0.00m

DUGOUT 1
ELEVATION B - B'



DATUM 0.00m

DUGOUT 1
ELEVATION C - C'



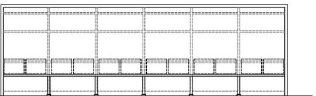
DATUM 0.00m

DUGOUT 1
ELEVATION D - D'



DATUM 0.00m

DUGOUT 2
ELEVATION A - A'



DATUM 0.00m

DUGOUT 2
ELEVATION B - B'



DATUM 0.00m

DUGOUT 2
ELEVATION C - C'



DATUM 0.00m

DUGOUT 2
ELEVATION D - D'



DATUM 0.00m



NOTES

SURVEY TIED INTO NATIONAL GRID OSGN22 AND OSGM22 DATUM FOR HEIGHT USING GPS EQUIPMENT UTILISING THE TRIMBLE VRS NOW SYSTEM FOR REAL TIME KINEMATIC (RTK) CORRECTIONS NATIONAL GRID SCALE FACTOR HAS NOT BEEN APPLIED TO THE SURVEY UNLESS SPECIFIED

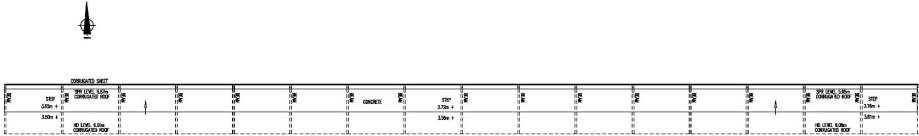
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CLIENT
SPALDING UNITED FC
C/O EDWARDS

DATE	DRAWN	SHEET SIZE	SCALE
DEC 2024	GS/CJ	A1	1:50
PROJECT		DRAWING NO.	
DUGOUT 1 & 2, FLOOR PLAN & ELEVATIONS		02125E3	
SPALDING UNITED FOOTBALL CLUB, WINFREY AVENUE, SPALDING, PE11 1DA			

COVERED STAND FLOOR PLAN



COVERED STAND
ELEVATION A - A'



DATUM 0.00m

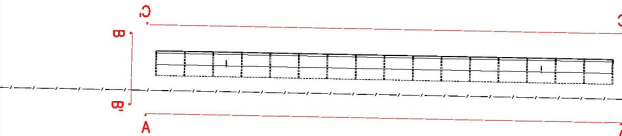
COVERED STAND
ELEVATION C - C'



DATUM 0.00m

LOCATION PLAN

SCALE 1:250



COVERED STAND
ELEVATION B - B'



DATUM 0.00m

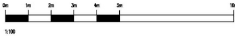
COVERED STAND
ELEVATION D - D'



DATUM 0.00m

LEGEND

Telephone Socket	Key symbol for direction of Staircase
Elbow Not Socket	Key Symbol - In direction of Stairs, Down etc
TV Aerial Socket	Key Symbol for floor to ceiling heights
Fire Alarm Break Glass	Walls & Solid Detail
Fire Alarm Sounder	Change in Floor Construction etc
Fire Exit Sign	"Hidden Detail" Under Stairs etc
Smoke Detector	"Overhead" Stairs, Roof Lights etc
Removable Fire Exit Sign	+FFL 1.00
Single Supply Socket	Finished floor level value
Double Supply Socket	SLL 1.00
Single Gang Light Switch	Height of window sill and window head from FL
Pullcord Switch	
Radiator	

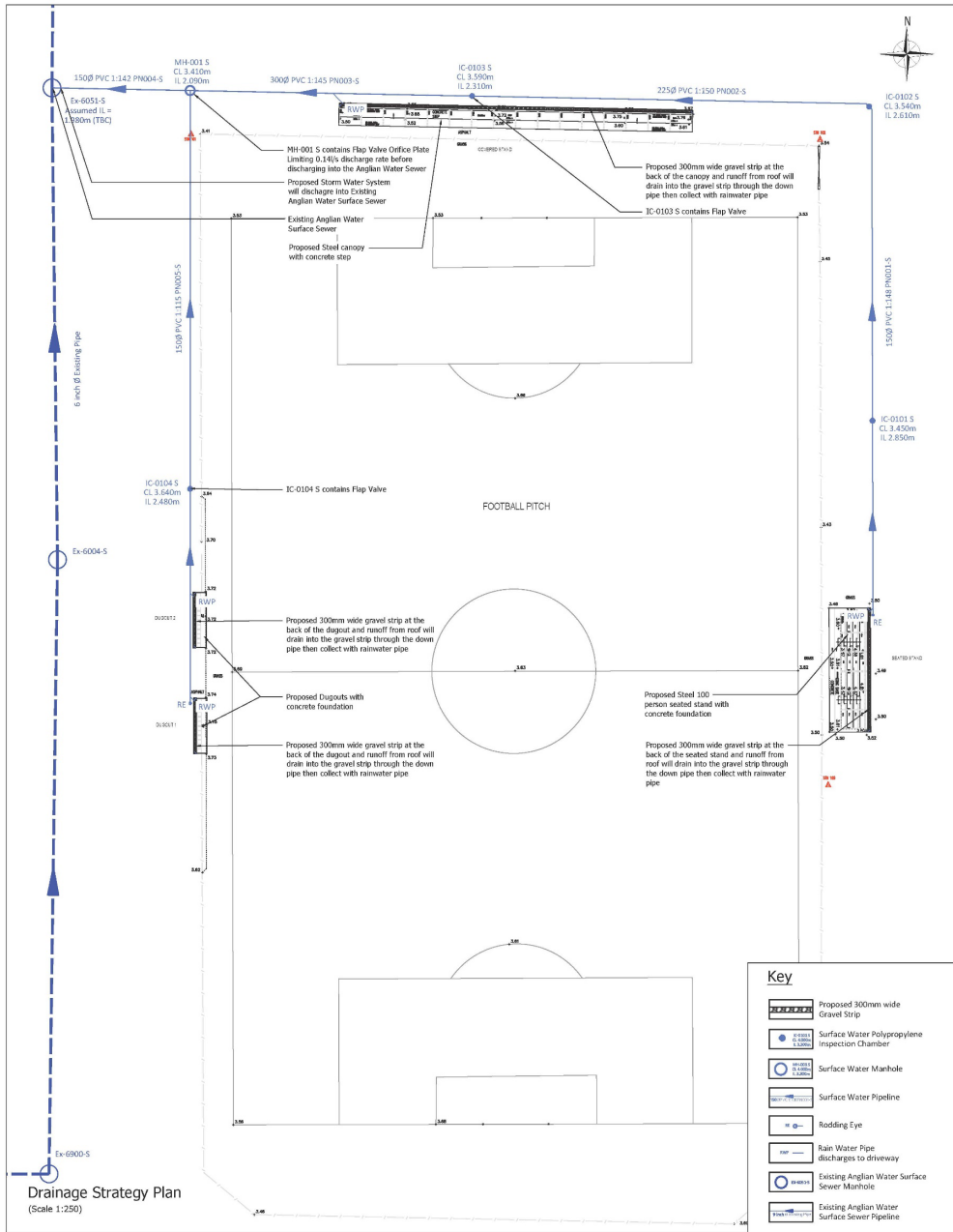


NOTES

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PROJECT COVERED STAND, FLOOR PLAN & ELEVATIONS SPALDING UNITED FOOTBALL CLUB, WINFREY AVENUE, SPALDING, PE11 1DA	DATE DEC 2024	DRAWN GSCJ	SHEET SIZE SCALE A1 1:100
			DRAWING NO. 02125E1



Project Details

The proposed site is Spalding United Football Club which is located in Spalding, Lincolnshire, with the postcode PE11 1DA. The site is situated in a predominantly urban area, surrounded by a mix of residential properties, local businesses, and recreational spaces. The approximate center of the site at National Grid Reference TF 24679 22992.

The proposed development includes construction of two dugouts, one proposed steel canopy with concrete foundation and one proposed steel 100 seated stand with concrete foundation. The total site area is less than a hectare (0.0134 ha). The proposed development area is within Flood Zone 3 and therefore flood risk assessment should be carried out.

Defined Plots

- Proposed Dugouts : 7.2 m²
- Proposed Canopy : 87.0 m²
- Proposed 100 person Steel Seated Stand : 61.0 m²
- Total Hardstanding Area : 155.2 m²

According to the British Geology Survey Map (Borehole Record), the ground condition is stiff grey brown clay with partings of silt and occasional coal gravel and the groundwater can be expected approximately 1.7m below ground level therefore it is not suitable for soakaway system.

Drainage Hierarchy

Drainage Hierarchy	Y/N	Comment
1. Infiltration to maximum extent	N	Ground Condition is not suitable for Soakaway System
2. Discharge to Surface Waters	N	None available
3. Discharge to Surface Water Sewer	N	Proposed Storm Water System will discharge into Existing Anglian Water Surface Sewer
4. Discharge to Combined Sewer	N	None available

Drainage and SUDS Strategy

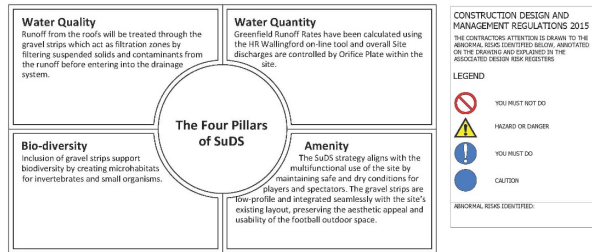
As stated in CIRIA SuDS Manual 2015 the objective of sustainable drainage systems is to maximize the benefits and minimize the negative impacts of surface water runoff from developed areas. By applying SuDS methodology, storm runoff from the Site is controlled to ensure that flow rates in downstream watercourses are not increased and the water is appropriately treated to remove any contaminants, thus ensuring the quality of the water in the natural environment downstream.

Drainage Strategy

Storm Water

- The drainage strategy has been designed to collect storm water runoff from the roofs for all storms up to 1:100-yr event + 40% climate change. The proposed storm water system will discharge into the existing Anglian Water Surface Sewer which is located on Winfrey Avenue Road.
- The runoff from the roofs will be directed into a proposed 300mm gravel strip via the downspouts, where it will undergo filtration. From there, it will be collected by rainwater pipes and discharged into the existing Anglian Water Surface Sewer System.
- Discharge from the Site will be restricted to green field runoff rate which is 0.14-/s at MH-001 S as an orifice plate before discharging into the existing sewer.
- The storm drainage system has been designed to contain all storm water on the site. Flooding will occur in 1 in 30-year storm event and there is no attenuation features required as the use of the site is associated with outdoor sports and therefore it is considered to be water compatible.

SUDS Strategy



Simple Pollution Indices:

Area	Pollution Indices			Proposed Treatment	Mitigation Indices			Residual Indices		
	TSS	Metals	Hydro-Carbons		TSS	Metals	Hydro-Carbons	TSS	Metals	Hydro-Carbons
Roofs	0.2	0.2	0.005	Filter Strip(Gravel Strip)	0.9	0.7	0.8	0.0	0.0	0.0

Key

- Proposed 300mm wide Gravel Strip
- Surface Water Polypropylene Inspection Chamber
- Surface Water Manhole
- Surface Water Pipeline
- Rodding Eye
- Rain Water Pipe discharges to driveway
- Existing Anglian Water Surface Manhole
- Existing Anglian Water Surface Sewer Pipeline

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Notes

- All dimensions are in millimetres unless stated otherwise.
- This drawing to be read in conjunction with all other relevant drawings and specifications.
- All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations.

STANDARD DRAINAGE NOTES:

- Except where specifically shown otherwise all below ground pipes / connectors shall be 100mm dia PVC (to BS 4680) or VC (to BS 5481) with flexible joints and laid to minimum falls of 1 in 40, except where connected to VIC when falls may be 1 in 80.
- All gravity pipe runs to be tested to a standing head of 1500mm head of water above the invert at the head of the pipe run (but not exceeding 4000mm at the lower end).
- For details of bed and surround requirements refer to long-sections and standard details. In all other situations provide 150mm of 10mm single sized rounded gravel bedding and surround.
- Except where specifically shown otherwise, pipes to be a minimum of 900mm below roads/highways and 600mm below garden/fields.
- Ventilating pipes to be provided at the head of each drain and to any branch longer than 6m where a single appliance is connected, or 12m where a group of appliances is connected.
- Step-irons shall not be fitted in any chambers unless specified otherwise.
- Manhole/Culvert covers shall be regulated to suit finished levels and consults.
- All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations.
- Drains passing beneath buildings to have minimum 100mm granular fill or flexible filling around pipe. Where the pipe crown is within 300mm of the underside of the slab, pipe shall be encased in concrete integral with the slab.
- Drains passing through walls below ground level to have minimum 50mm clearance all round and opening in walls to be masked all round with rigid sheet material to prevent ingress of fill or vermin. Openings in walls for pipes shall have concrete lintels to support wall construction above.
- Unless stated otherwise, pipes to be 150mm Diameter.

STANDARD ROADS / FOOTPATH NOTES:

- Existing structures to be broken out to minimum 400mm below top of finished surface level. Existing footpath to be broken out and rubble and existing sub-base to be removed off-site.
- Subgrade to be proof rolled with one pass of a smooth-wheeled roller having a mass per M-width of roll of not less than 2.100kg or a Vibrating Roller having a mass per M-width of roll of not less than 700kg or a Vibrating Plate Compactor having a mass per m2 of not less than 1400kg. Any soft spots shall be removed and replaced with Type 1 compacted in layers not exceeding 150mm thickness.
- All formations are to be treated with an approved herbicide before placing sub-base material to a geotextile separation membrane (Ternam 1000 or similar approved).
- All sub-base material is to be non-frost-susceptible. All concrete to be sulphate resisting.

POL	Preliminary Issue	EP	01/25
Rev	Amendments	Rev'd by	Date

Client

Spalding United FC

Project

Spalding United Football Club, Winfrey Avenue, Spalding

Title

Drainage Strategy

Job No	25011		
Drawing No	25011-001		
Status	Preliminary	Rev	P01
Scale	@A1	Date	01/25
Project Engineer	TBP	Drawn By	EP
		Checked By	TBP
		Approved By	



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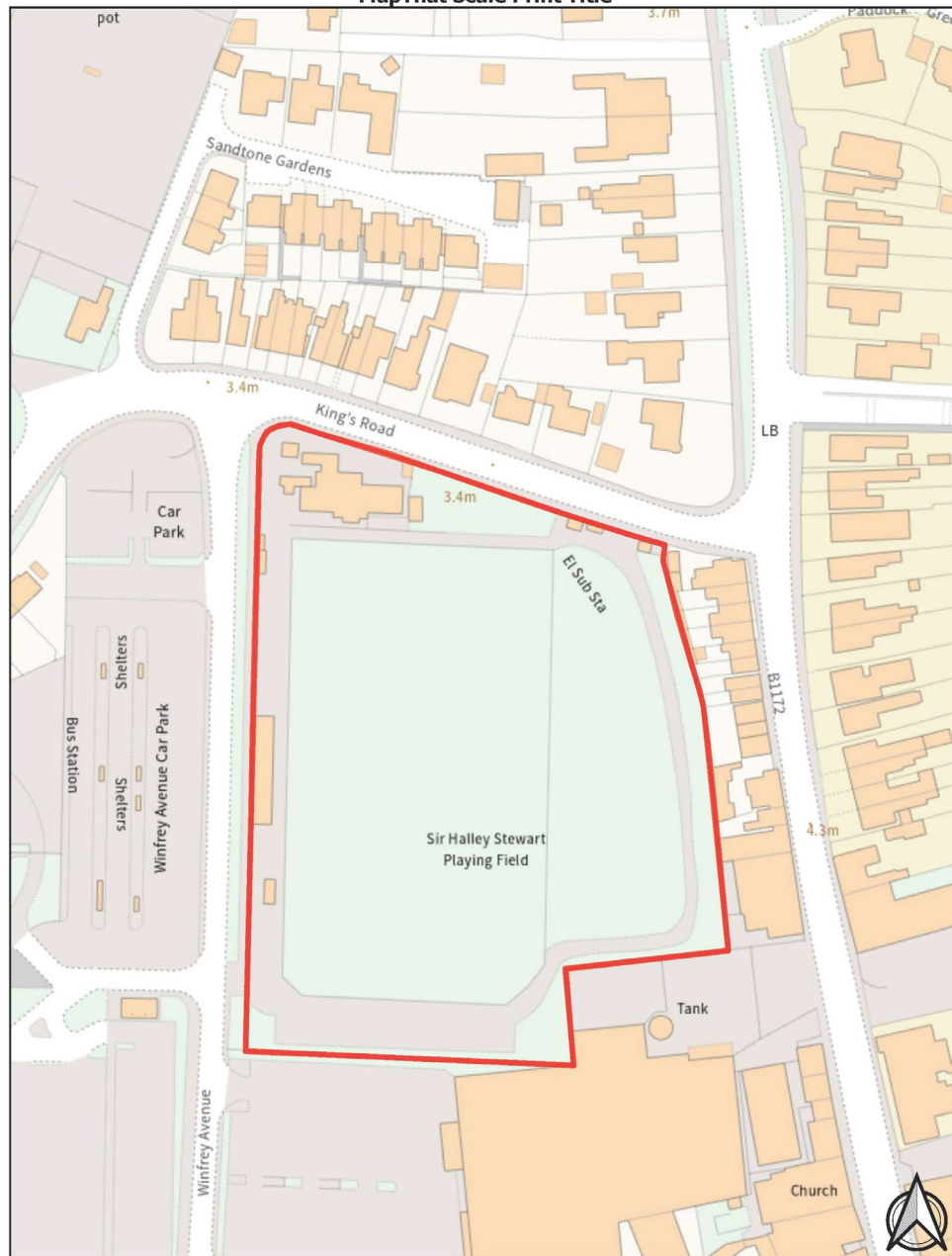


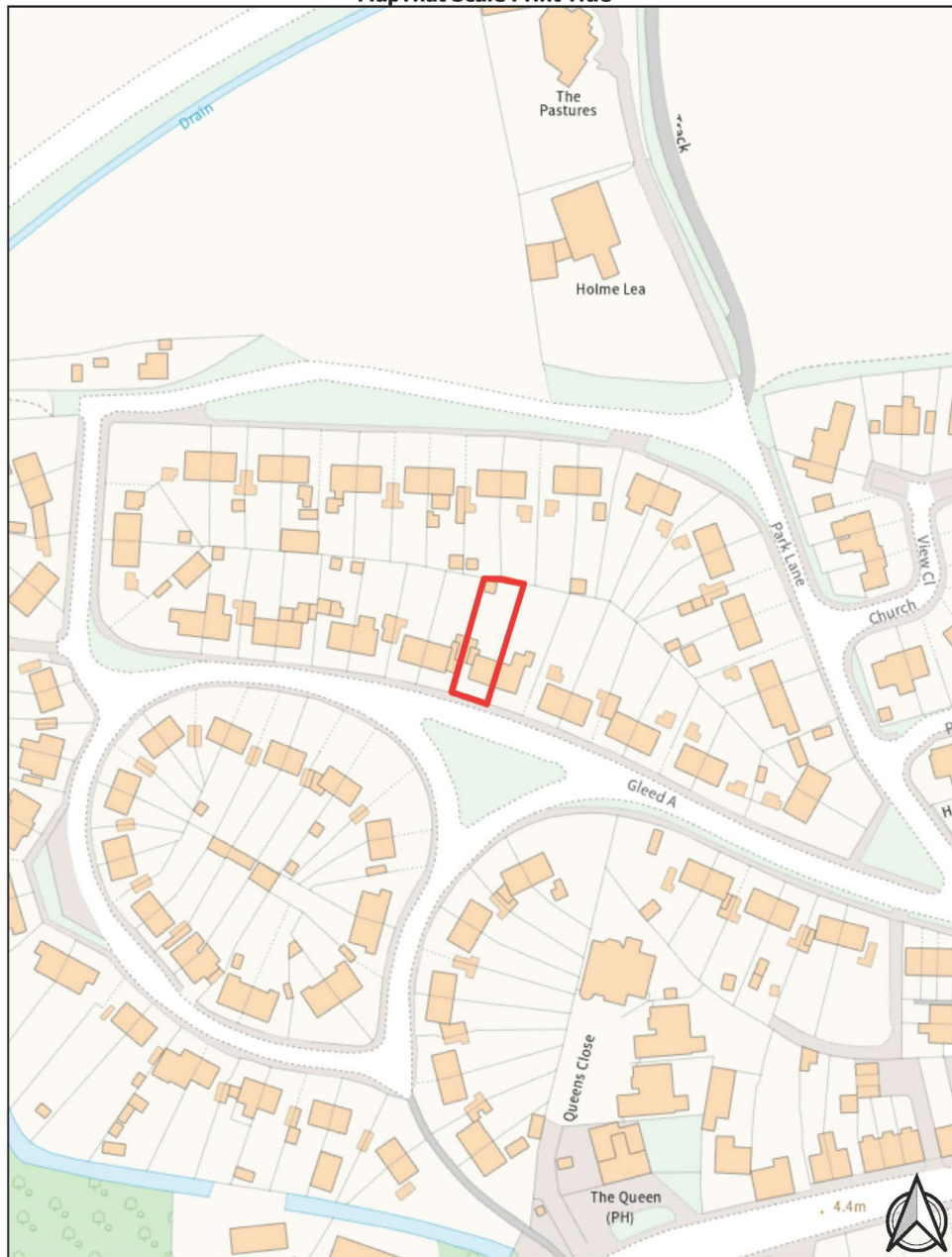


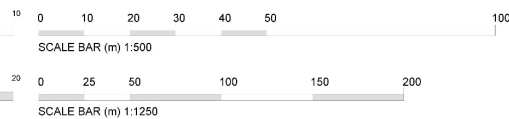
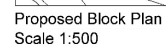
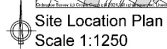
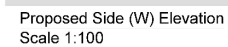
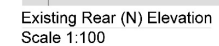
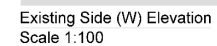
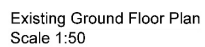




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REV	Amendments to be shown here	DATE
A	05/06/1970	DATE
PROJECT:		
SINGLE STOREY REAR EXTENSION		
DRAWING:		
EXISTING & PROPOSED FLOOR PLAN		SITE LOCATION PLAN
EXISTING & PROPOSED ELEVATION		PROPOSED FLOOR PLAN
SIZE:		CLIENT:
A1		SHDC Property Services
WALL LABEL	DOOR CASE	WHEEL

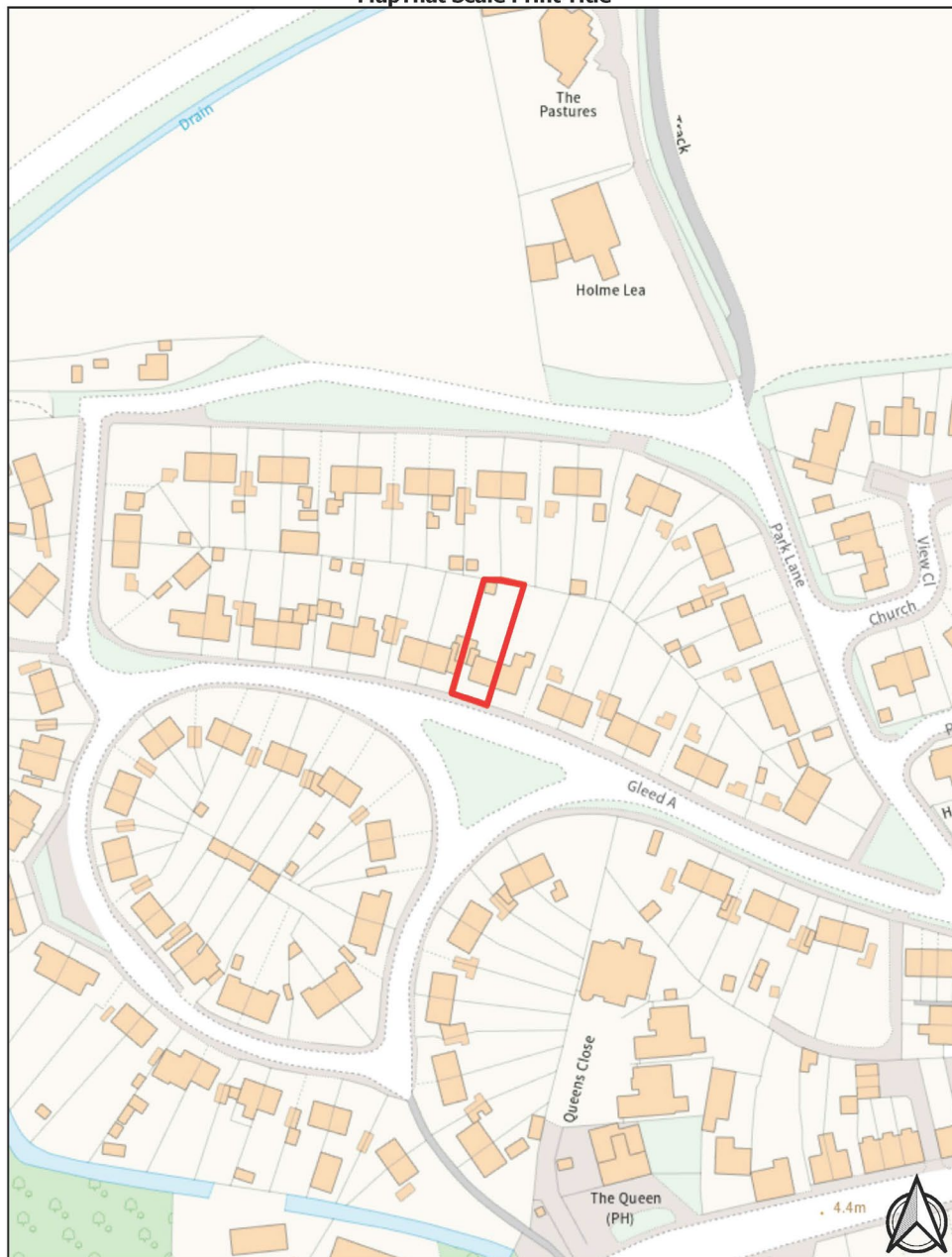
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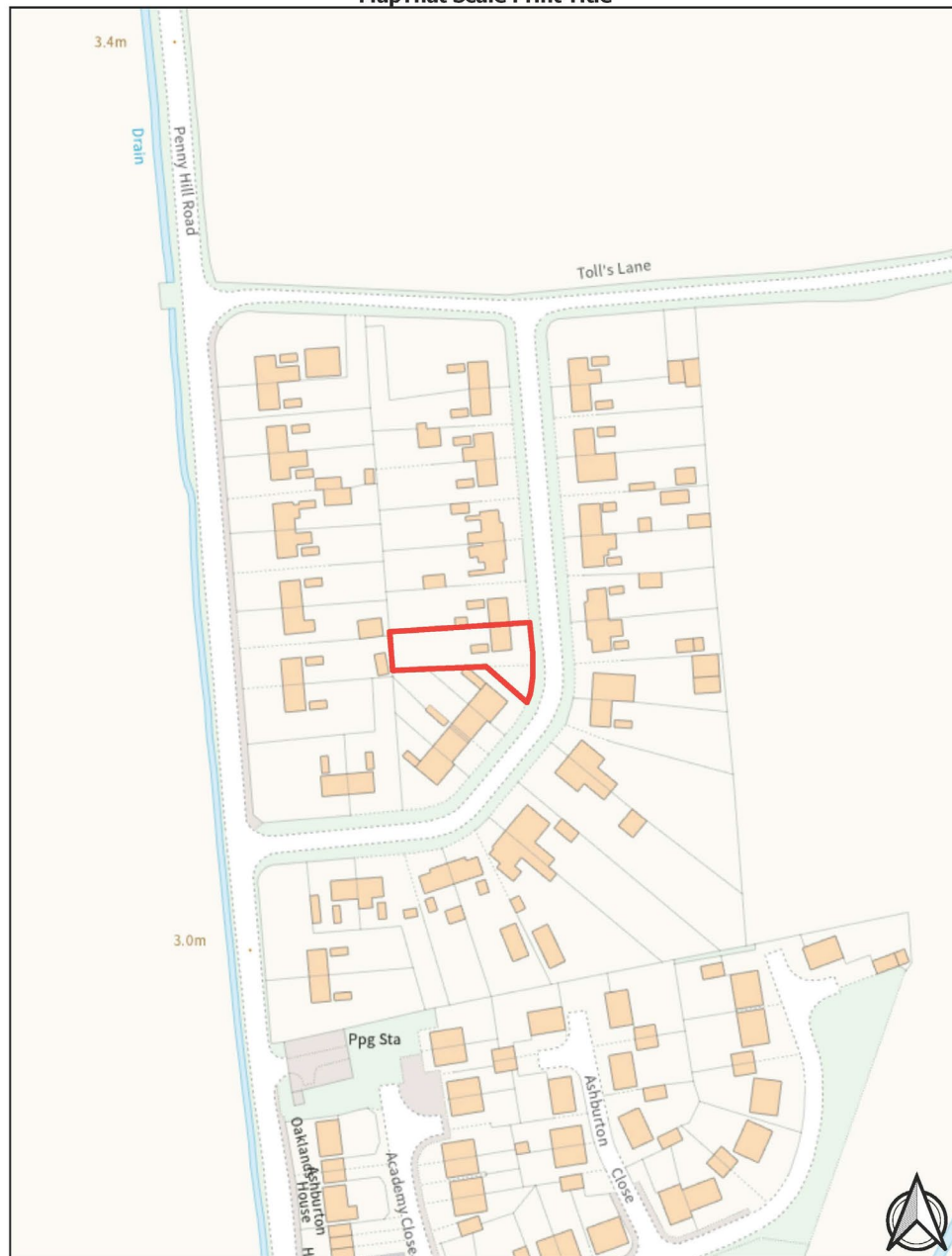


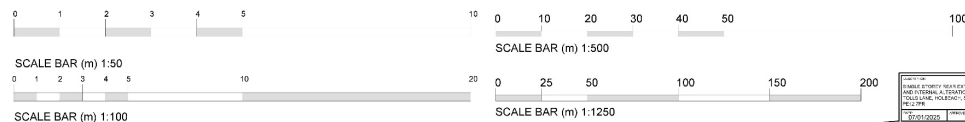
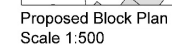
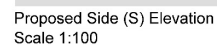
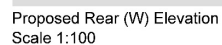
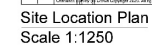
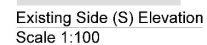
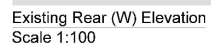












REV	05501970N	DATE
PROJECT: SINGLE STOREY REAR EXTENSION		
DRAWING: EXISTING & PROPOSED FLOOR PLANS SITE LOCATION PLAN EXISTING & PROPOSED ELEVATIONS PROPOSED ELOOR PLAN		
SIZE: A1		CLIENT: Westone Housing Ltd
TITLE 05501970N	DATE 05/05/01	DRAWN 05/05/01

DATE: 07/01/2025 DRAWN: J.T.

[illegible]



