Broadgate Homes

A151

HOLBEACH

SPALDING

Spalding Road

turnpike drain

LAND RETAINED BY LCC

existing hedgerow & boundary

existing housing fronting Spalding Road

rear gardens

drain

Windsor II

Windsor

Windsor II

Windsor

Windsor II

Windsor

Windsor

Windsor

Windsor II

Windsor

Windsor

Windsor

Windsor

A 151

Spalding Road

ALDING

LAND RETAINED BY LEC

existing boundary to trunking

existing housing fronting Spalding Road

existing dykes

established hedge

drain

TODDLERS PLAY AREA

Hazelgate 31 | Hollygate 32 | Mahoganygate III 33 | Willowgate 2E 34 | Hazelgate 35 | Chestnut 36 | Ashgate 37 | Mahoganygate III 38 | Hollygate 39 | Hazelgate 80 | Cedargate 81 | Chestnut 82 | Ashgate 83 | Hazelgate 79 | Windsor 11 78 | Windsor 76 | Windsor 75 | Windsor 11 72 | Windsor 68 69

Larchgate 30 | Mahoganygate III 29 | Magnolia II 28 | Sprucegate III 27 | Ashgate 26 | Willowgate 2E 25

Willowgate 2E 21 | Hollygate 22 | Chestnut 23 | Ashgate 24

Fairfax | Leyton | Windsor 11 | Windsor 11 | Hollygate 45 44 43 42 41 40 | Hollygate 46 | Hollygate 47 | Ashgate 50 | Hayfield II 48 49 | Fairfax 48 | Windsor 61 62 | Windsor 67 66 55 64 | Windsor 60 | Windsor 58 59 | Sprucegate III | Poplargate | Camellia II 18 | Azalea 17 | Gayfield II 12 | Fairfax 13 12 | Sprucegate III | Poplargate | Camellia II 16 | Chestnut 14 | Chestnut 15 | Rivergate 10 | Chestnut | Applegate II | Applegate | No 80

NURSERY

derelict glasshouses

foul drain

established hedgerow

agric. sheds

WIGNALS GATE

No.61 house

No.57 house

VISIBILITY SPLAY

VISIBILITY SPLAY

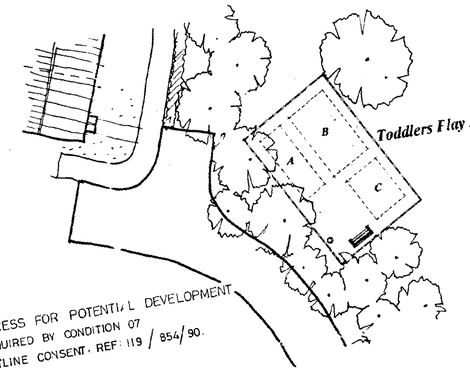
VISIBILITY SPLAY

Broadgate Homes

Toddlers Play Area. *(To Local Authority Standard.)*

Enclosure.
Provide a 1.2 metre high palisade fence to perimeter as indicated on plan incorporating a 0.9 metre wide self-closing handgate.

Equipment.
3 items of play equipment to be installed including safety surfacing plus a bench and a litter bin.
All items supplied by RECORD PLAYGROUND EQUIPMENT Ltd.
'A' - Single-seat SWING with cradle seat. Ref: RP181.
'B' - Two-seater SEE- SAW. Ref: RP270.
'C' - Pony SPRINGER. Ref: RP276.



ACCESS FOR POTENTIAL DEVELOPMENT REQUIRED BY CONDITION 07 OUTLINE CONSENT REF: 119 / 854/90.

PROPOSED EXTERNAL MATERIALS

FACING BRICK TO BE BUTTERLEY OLD SAXON NATURAL WITH OLD SAXON DARK MULTI DETAILING WHERE PROVIDED

ROOF TILES:

- ☐ REDLAND GROVEBURY TERRACOTTA Plots 1-11, 29-34, 40-47, 52-55, 72-74, 79-80.
- ☐ REDLAND REGENT FARMHOUSE RED Plots 12-21, 25-26, 35-39, 48-51, 75-78.
- ☐ REDLAND STONEWOLD SMOOTH GREY Plots 22-24, 27-28, 56-71, 81-83..

NOTE: ALL DWELLINGS TO BE LOCATED 1.0 METRE MINIMUM FROM ADJACENT PROPERTY BOUNDARIES.

WIGNALS GATE, HOLBEACH

SITE LAYOUT

LANDSCAPE & FENCING DETAILS ARE SPECIFIED ON DRG No 93039/002/R

REV	date	description	by
F	20.8.94	Access to plot 26 changed to suit Highways Dept. Plots 52-55 & 72-74 changed to suit housing association requirements.	AJF
G	5.1.95	PATHS AMENDED PLOTS 23, 38	MD
F	11.1.95	PLOT SUBSTITUTION PLOTS 52-59	MD
G	16.1.95	PLOT SUBSTITUTIONS PLOTS 45, 47	MD
H	15.8.95	AMEND SITE LAYOUT PLOT Nos 21-39 and 79-83	MD
I	18.5.96.	STREET LIGHTING TO PRIVATE DRIVES AMENDED NORTHERN BOUNDARY	AJF
J	6.6.96.	TODDLERS PLAY AREA DETAILS.	AJF

TITLE	SITE LAYOUT
JOBS No	93039/001/R
DATE	03 94
DRAWN	AJF
SCALE	1:500
REV A 20.8.94	HIGHWAY AMENDMENTS. THICKNESS OF 6.0m WIDTH OF ROAD INCREASED FOR 25.0m FROM JUNCTION TO PLOT 26 TO SUIT HIGHWAYS DEPT. PLOT 26 RE-POSITIONED. PLOTS 27-31 REMOVED TO ALLOW INCREASE TO 7.3m WIDTH OF ROAD. PLOTS 52-55 & 72-74 REVISED TO SUIT HOUSING ASSOCIATION REQUIREMENTS. FOOTPATH LINK TO PLOT 38 REMOVED.
REV B 5.1.95	

Broadgate Homes

Broadgate Homes Ltd, Broadgate House, Lancaster Road, Carnforth, Lancashire LA5 9LA

Broadgate Homes

HOLBEACH

A151

Spalding Road

SPALDING

LAND RETAINED BY LCC

existing boundary to boundary

existing housing fronting Spalding Road

drain

TODDLERS PLAY AREA

Hazelgate 31
Hollygate 32
Mahoganygate III 33
Willowgate 2E 34
Hazelgate 35
Hollygate 36
Ashgate 37
Mahoganygate III 38
Chestnut 39
Hazelgate 79
Cedargate 80
Chestnut 81
Ashgate 82
Mahoganygate III 83

Larchgate 30
Mahoganygate III 29
Magnolia II 28
Sprucegate III 27
Ashgate 26
Willowgate 2E 25

Hollygate 21
Chestnut 22
Ashgate 23
Sprucegate III 19
Poplargate
Camellia II 18
Azalea 17
Poplargate
Camellia II 16
Applegate II
Applegate
Rosegate 10
Chestnut 11
Poplargate 12
Fairfax 13
Gaylor II
Chestnut 9
Sprucegate III 8
Chestnut 14
Fairfax 15
Gaylor II

Windsor 11 78
Windsor 76
Windsor 75
Windsor 68 69
Windsor 72
Windsor 11 73
Windsor 67 66 65 64
Windsor 62
Windsor 61 60
Windsor 59 58
Windsor 11 40
Windsor 41 42 43
Windsor 11 44
Fairfax 45
Hollygate 46
Hollygate 47 50 51
Gaylor II 48
Fairfax 49
Ashgate
Rosegate
Chestnut II 3
Ashgate 4
Chestnut 6
Mahoganygate III 5
Ashgate
Cypressgate
Chestnut 55 54 53 52

NURSERY

derelict glasshouses

fruit trees

established hedgerow

agric. sheds

WIGNALS GATE

No.61

house

No.57

No.80

VISIBILITY SPLAY

ACCESS FOR POTENTIAL DEVELOPMENT REQUIRED BY CONDITION 07 OUTLINE CONSENT REF: H19 / 854/90.

Toddlers Play Area. ***(To Local Authority Standard.)***

Enclosure.

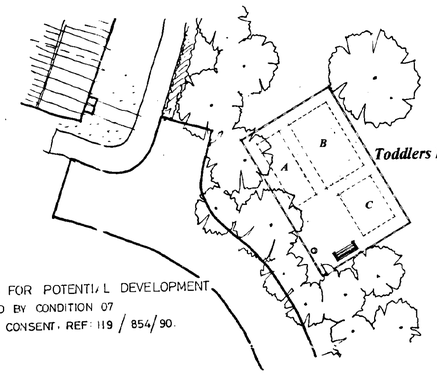
Provide a 1.2 metre high palisade fence to perimeter as indicated on plan incorporating a 0.9 metre wide self-closing handgate.

Equipment.

3 items of play equipment to be installed including safety surfacing plus a bench and a litter bin.

All items supplied by RECORD PLAYGROUND EQUIPMENT Ltd.

'A' - Single-seat SWING with cradle seat. Ref: RP181.
'B' - Two-seater SEE- SAW. Ref: RP270.
'C' - Pony SPRINGER. Ref: RP276.



Toddlers Play Area.

PROPOSED EXTERNAL MATERIALS

FACING BRICK TO BE BUTTERLEY OLD SAXON NATURAL WITH OLD SAXON DARK MULTI DETAILING WHERE PROVIDED

ROOF TILES:

- ☐ REDLAND GROVEBURY TERRACOTTA
  Plots 1-11, 29-34, 40-47, 52-55, 72-74, 79-80.
- ☐ REDLAND REGENT FARMHOUSE RED
  Plots 12-21, 25-26, 35-39, 48-51, 75-78.
- ☐ REDLAND STONEWOLD SMOOTH GREY
  Plots 22-24, 27-28, 56-71, 81-83..

07 JUN 1996
Ref: 0542/96.

NOTE: ALL DWELLINGS TO BE LOCATED 1.0 METRE MINIMUM FROM ADJACENT PROPERTY BOUNDARIES.

WIGNALS GATE, HOLBEACH

SITE LAYOUT

LANDSCAPE & FENCING DETAILS ARE SPECIFIED ON DRG No 93039/C02/R

rev	date	description	by
	20.5.94	Azalea to plot 26 Hamgate to plot 25	AJF
	20.5.94	Plots 52-55, 56-59 & 72-74 altered to suit Highway Authority requirements	AJF
E	5.1.95	PATHS AMENDED PLOTS 52-59	MD
F	11.1.95	PLOT SUBSTITUTION PLOTS 23, 38	MD
G	16.1.95	PLOT SUBSTITUTIONS PLOTS 46, 47	MD
H.	15.8.95	AMEND SITE LAYOUT PLOT Nos 21-39 and 79-83	AJF
I.	18.5.96.	STREET LIGHTING TO PRIVATE DRIVES ALONG NORTHERN BOUNDARY	AJF
J.	6.6.96.	TODDLERS PLAY AREA DETAILS.	AJF

TITLE	SITE LAYOUT	SRS No	93039/001/R
SCALE	1:500	DATE	03 94
		DRAWN	AJF

REV. A 20.5.94 HIGHWAY AMENDMENTS. TURNING HEAD NORTH OF PLOT 21 INCREASED. PLOT 21 re-positioned 2 metres away from rear of boundary of adjacent property. Pl. 22 moved 1 metre northwards to suit. Plots 52-55 junction to plots 72-74 road re-aligned to suit. Plots 52-55 parking court plot 45 re-aligned to 4.25m x 2.4m x 4.25m. Drainage + Crane Lia to suit re-aligned.

REV. B 13.1.95

Broadgate Homes
Rowdale, www.Broadgate Homes.co.uk Spalding, Lincolnshire PE11 2BD
Telephone Holbeach (0406) 22605

A151

HOLBEACH

SPALDING

Spalding Road

LAND RETAINED BY LEC

Broadgate Homes



ACCESS FOR POTENTIAL DEVELOPMENT REQUIRED BY CONDITION 07 OUTLINE CONSENT. REF: 119 / 854/90.

Toddlers Play Area. (To Local Authority Standard.)

Enclosure.

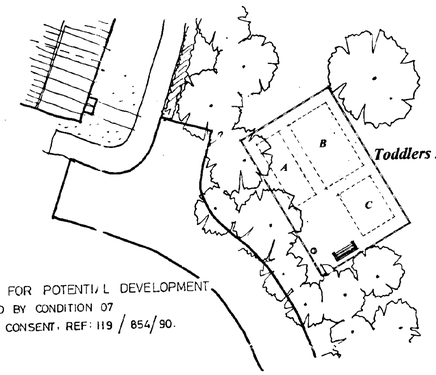
Provide a 1.2 metre high palisade fence to perimeter as indicated on plan incorporating a 0.9 metre wide self-closing handgate.

Equipment.

3 items of play equipment to be installed including safety surfacing plus a bench and a litter bin.

All items supplied by RECORD PLAYGROUND EQUIPMENT Ltd.

'A' - Single-seat SWING with cradle seat. Ref: RP181.
'B' - Two-seater SEE- SAW. Ref: RP270.
'C' - Pony SPRINGER. Ref: RP276.



Toddlers Play Area.

PROPOSED EXTERNAL MATERIALS

FACING BRICK TO BE BUTTERLEY OLD SAXON NATURAL WITH OLD SAXON DARK MULTI DETAILING WHERE PROVIDED

ROOF TILES:

- ☐ REDLAND GROVEBURY TERRACOTTA
  Plots 1-11, 29-34, 40-47, 52-55, 72-74, 79-80.
- ☐ REDLAND REGENT FARMHOUSE RED
  Plots 12-21, 25-26, 35-39, 48-51, 75-78.
- ☐ REDLAND STONEWOLD SMOOTH GREY
  Plots 22-24, 27-28, 56-71, 81-83..

RECEIVED 07 JUN 1996
Ref. 0542/96.

NOTE: ALL DWELLINGS TO BE LOCATED 1·0 METRE MINIMUM FROM ADJACENT PROPERTY BOUNDARIES.

WIGNALS GATE HOLBEACH

SITE LAYOUT

LANDSCAPE & FENCING DETAILS ARE SPECIFIED ON DRG No. 93039/002/R

rev	date	description	by
G	20.3.96	Azalea to plot 25 changed to Camellia to suit Landscape Architects requirements	AJF
H	20.3.96	Plots 54,55 & 56,57 re-plotted to suit Landscape Architects requirements	AJF
E	5.1.95	PATHS AMENDED PLOTS 52-59	MD
F	11.1.95	PLOT SUBSTITUTION PLOTS 23,38	MD
G	16.1.95	PLOT SUBSTITUTIONS PLOTS 46,47	MD
H	15.8.95	AMEND SITE LAYOUT PLOT Nos 21-39 and 79-83	AJF
I	18.5.96	STREET LIGHTING TO FOOTWAY DRIVES ALONG NORTHERN BOUNDARY	AJF
J	6.6.96	TODDLERS PLAY AREA DETAILS.	AJF

TITLE	SITE LAYOUT
SCALE	1:500
DRG No	93039/001/R
DATE	03.94
DRAWN	AJF

REV. A 20.5.94 — HIGHWAY AMENDMENTS TURNING HEAD NORTH OF PLOT 34 RELOCATED. PLOT 21 to ROAD No.1 & PLOTS 20/21 MOVED TO SUIT. PLOT 21 TO GARAGE TO PLOT 20 ADDED. JUNCTION TO PLOTS 43-71 MOVED TO ALIGN TO 7.5m. ADDED. FOOTPATH LINKED PLOT 40-43 MOVED TO 4.85m FROM KERB. SYCAMORE & CAMELLIA TREES SPREADED.

REV. B 15.8.94

Broadgate Homes — Broadgate House, Westrea Hills, Spalding, Lincolnshire PE11 2XD. Telephone Holbeach (0406) 1605

Spalding Road

A151

HOLBEACH

SPALDING

LAND RETAINED BY LEC

existing hedgerow & trees

existing housing fronting Spalding Road

TODDLERS PLAY AREA

Hazelgate | Cedargate | Chestnut | Ashgate | Mahoganygate III | Hollygate | Willowgate 2E | Larchgate | Magnolia II | Sprucegate III | Poplargate | Camellia II | Azalea | Rivergate | Applegate II | Fairfax | Gaylor II | Windsor II | Cypressgate

drain

NURSERY

derelict glasshouses

foul trap

established hedgerow

agric. sheds

WIGNALS GATE

No. 61 house

No. 57 house

No. 80

VISIBILITY SPLAY

ACCESS FOR POTENTIAL DEVELOPMENT REQUIRED BY CONDITION 07 OUTLINE CONSENT REF: 119 / 854/90.

Broadgate Homes

Toddlers Play Area. *(To Local Authority Standard.)*

Enclosure.

Provide a 1.2 metre high palisade fence to perimeter as indicated on plan incorporating a 0.9 metre wide self-closing handgate.

Equipment.

3 items of play equipment to be installed including safety surfacing plus a bench and a litter bin.

All items supplied by RECORD PLAYGROUND EQUIPMENT Ltd.

'A' - Single-seat SWING with cradle seat. Ref: RP181.

'B' - Two-seater SEE- SAW. Ref: RP220.

'C' - Pony SPRINGER. Ref: RP276.

Toddlers Play Area.

PROPOSED EXTERNAL MATERIALS

FACING BRICK TO BE BUTTERLEY OLD SAXON NATURAL WITH OLD SAXON DARK MULTI DETAILING WHERE PROVIDED

ROOF TILES:

- ☐ REDLAND GROVEBURY TERRACOTTA Plots 1-11, 29-34, 40-47, 52-55, 72-74, 79-80.
- ☐ REDLAND REGENT FARMHOUSE RED Plots 12-21, 25-26, 35-39, 48-51, 75-78.
- ☐ REDLAND STONEWOLD SMOOTH GREY Plots 22-24, 27-28, 56-71, 81-83..

RECEIVED UNDER HOUSE [illegible] 07 [illegible] 1996 Ref. osh2/96.

NOTE: ALL DWELLINGS TO BE LOCATED 1.0 METRE MINIMUM FROM ADJACENT PROPERTY BOUNDARIES.

WIGNALS GATE, HOLBEACH

SITE LAYOUT

LANDSCAPE & FENCING DETAILS ARE SPECIFIED ON DRG No 93039/002/R

rev	date	description
E	20.9.94	Access to plot 24 changed on plot 25 & 26 re-positioned
F	5.1.95	PATHS AMENDED PLOTS 52-59
G	11.1.95	PLOT SUBSTITUTION PLOTS 23, 38
H	16.1.95	PLOT SUBSTITUTIONS PLOTS 46,47
I	15.8.95	AMEND SITE LAYOUT PLOT Nos 21-39 and 79-88
J	10.5.96	STREET LIGHTING TO PRIVATE DRIVES ADDED

TITLE	SITE LAYOUT
JOB No	93039/001/R
SCALE	1:500
DATE	03 94
DRAWN	AJE

Broadgate Homes