SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0250/94 Received:11-MAR-94 Type:FULL

Name: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: Erection of dwelling (substitute Chestnut house type)
Location : Plot 77 Daniels Acres
Chaldean Way Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
13-APR-94 H16/0250/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0250/94

Date Registered 11 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. (0406) 380532

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

~~OFFICE~~ COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 64-66, 72-87 DANIELS ACRE. CHALDEAN WAY, SPALDING, LINCS,

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SUBSTITUTION OF HOUSE TYPE,
PLOT 77. CHESTNUT HOUSE TYPE.

Please complete

Signed... [signature] ..... Date 10.3.94.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of N/A.....

If you consider no fee is payable include a written explanation instead.

Previous application No. H116/0683/93

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: ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	PLEASE REFER TO FLOOR PLANS AND ELEVATIONS. metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	} REFER TO MATERIAL SPEC.
E. Please state type and colour of roofing materials.	
F. 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.

DEVELOPMENT SITE

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?

MIN GARAGE + VISTOR SPACE.

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	S.W. SEWER
B. For estate developments, please state how highway surface water will be disposed of	S.W. SEWER
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	YES	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / ~~Agent~~) Date 10.3.94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / ~~Agent~~) Date 10.3.94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 11 MAR 1994

Registration

Reference H16/0250/94

Cross-Ref R

Date 14/3/94

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £NIL .

Nil fee
Discounted

Previous app – ref: 683/93
Type of app (substitution)
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 183 164 + OS Plots
Grid ref 5 24000 3 24000

Ward T Parish SPALDING

Inside IBD NO Inside LP area YES

Constraints:

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

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1503

Linked to property Ref

Dist Bound

Other: Area of pits + ponds

Planning Records:
Earlier apps

683/93
599/93
1168/92
1074/89
731/89
339/93
147/93
131/93

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/0250/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer : DR

Senior Officer Confirmed ..DR..... Date..16/3 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

DO chuckly - get started

See no objection to subdivision

Inspected by DR
Date 18/3

Site Notice posted by DR
Date
Expiry 18/3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed DC..... Date 8/4

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

1) S<27.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0250/94 Received:11-MAR-94 Type:FULL

Name: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs, PE12 6DB

Description: (Substitute ~~house type Plot 77~~, Chestnut house type) Erection of dwelling

Location : ~~Plots 64-66, 72-87~~ Plot 77 Daniels Acres
Chaldean Way Spalding

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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 approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

11-APR-94 AD check.....11/4.....

Authorised to issue (inc Delegation).....12/4.....

BRIAN S[illegible] 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

H16/0250/94

FULL

Applicant: Broadgate Builders Ltd
Tel: 0406 380532

Agent: Broadgate Builders Ltd
0406 380532

Description: Substitute house type Plot 77, Chestnut house type

Location: Plots 64-66, 72-87
Daniels Acres
Chaldean Way
Spalding

Valid date:	11-MAR-94	Terminal date:	06-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	18-MAR-94	Report deadline:	05-APR-94
Inspected by	25-MAR-94	Agreed TD Ext:	
Extra contacts	01-APR-94	Case Officer:	
Report if not clear by	15-APR-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~17~~ 18-MAR-94	~~07~~ 8-APR-94
Cllr C F Fisher	0775 725983	16-MAR-94	23-MAR-94
Cllr Mrs A M Newton	0775 762210	16-MAR-94	23-MAR-94
Cllr R C West	0775 760231 (Of	16-MAR-94	23-MAR-94

L.C.C. - Obs Attached fo cb 17/3/94

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0250/94.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Plots 64-66, 72-87 DANIELS ACRE SPALDING

3. Name, classification and number of road

U C

4. Date application referred 17-3-94

5. State whether outline, detailed application etc.

FULL.

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

SUBSTITUTE HOUSE TYPE PLOT 77

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. Does not wish to restrict the grant of permission.

b. ~~Requests that any permission given by the local~~ planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete ~~Form~~ T.R. 108 para ~~10b~~ as shown overleaf.

Date: 17-3-94 Signed: [signature]
Director of Highways and Planning

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF. 0250/94

Our Ref: MD/vdbc

Director of Planning & Building Control
South Holland District Council
Priory Road
SPALDING
Lincs

10th March 1994

Dear Sir,

RE: FULL APPLICATION, HOUSE TYPE SUBSTITUTION, PLOT 77, CHALDEAN WAY, SPALDING

I submit for your approval an application for substitution of house types to Plot 77 of our Chaldean Way development as approved under H16/0683/93.

The clearance between the dwelling on this plot and a filled pond to the north will be significantly improved by simply deleting the second garage to the Chestnut II design as approved previously and re-siting the single garage version of this house as shown on the revised site plan.

External materials remain as originally approved as does the landscaping. The distance between this proposed and the bungalow to the rear in Daniels Reach remains unchanged.

I trust this application will be acceptable to the Council and does not incur an additional fee as it is a re-submission within 12 months.

Yours faithfully

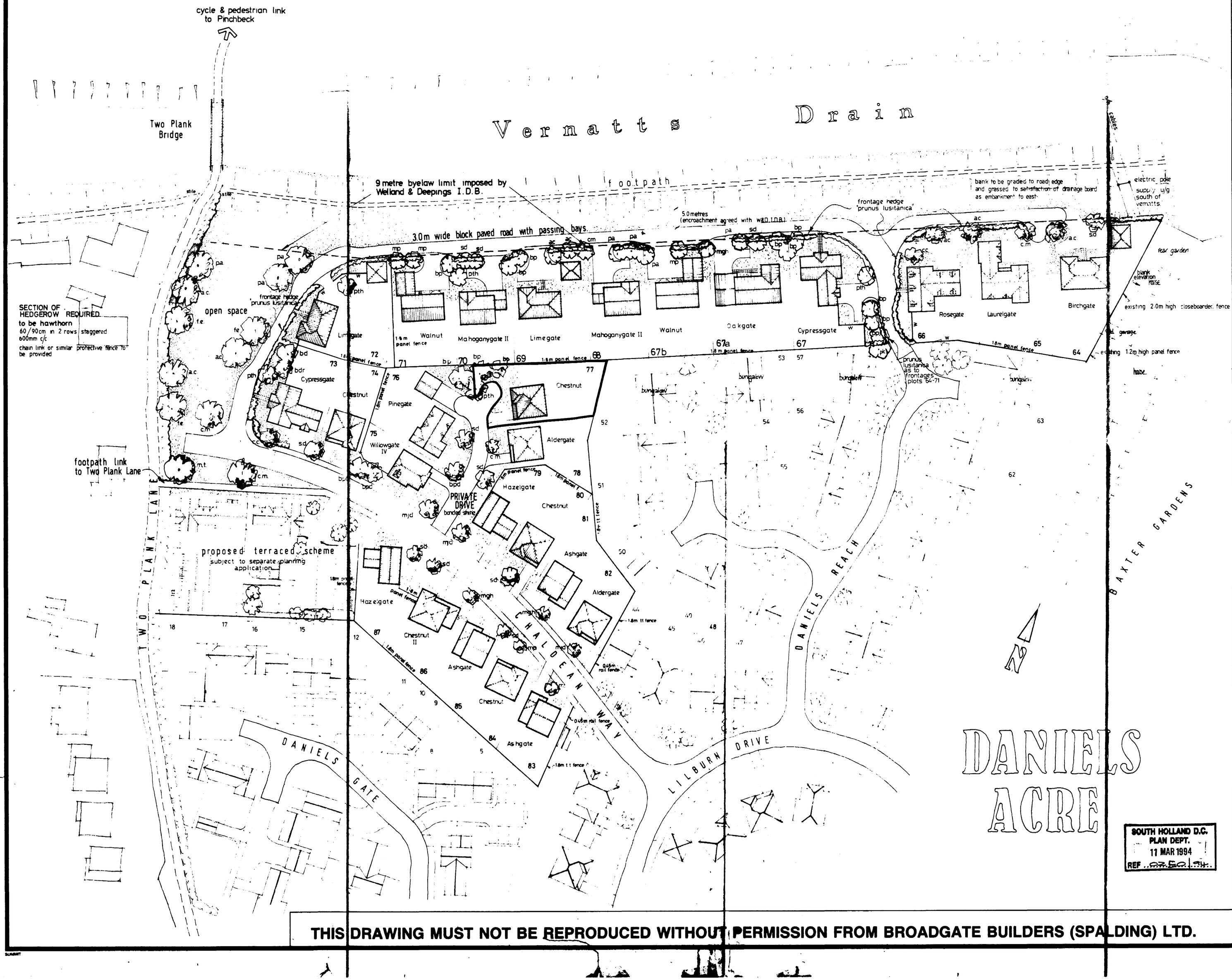
MARK DENNIS ABIAT

/

EXTERNAL MATERIALS SCHEDULE - PLOTS 64-87 DANIELS ACRE

Plot No.	House Type	Brick	Roof Tile
64	Birchgate	Baggeridge Farmhouse Brown Stock Charnwood Nat. Red Quoins, Arches, Plinth	Marley Modern Smooth Brown
65	Laurelgate	Marley Melton Argyll Multi	Marley Mendip Mosborough Red
66	Rosegate	Elliott Brick, Beldon Brindle	Marley Anglia Mosborough Red
72	Limegate	Farmhouse Brown Stocks Marley Mercia Clifton Buff Inset Panels	Marley Mendip Mosborough Red
73	Cypressgate	Farmhouse Brown Stocks Charnwood Nat. Red Detailing	Marley Modern Smooth Brown
74	Chestnut	Farmhouse Brown Stocks Charnwood Nat. Red Arches	Marley Modern Smooth Brown
75	Willowgate IV	Farmhouse Brown Stocks Charnwood Nat. Red Arches & Plinth	Marley Mendip Mosborough Red
76	Pinegate	Farmhouse Brown Stocks Charnwood Nat. Red Quoins & Detail, Plinth.	Marley Mendip Mosborough Red
77	Chestnut	Farmhouse Brown Stocks Charnwood Nat. Red Arches & Plinth	Marley Modern Smooth Brown
78	Aldergate	Farmhouse Brown Stocks	Marley Modern Smooth Brown
79	Hazelgate	Farmhouse Brown Stocks Charnwood Nat. Red Arches & Plinth	Marley Mendip Mosborough Red
80	Chestnut	Belton Cavendish Purple Mixture	Marley Modern Smooth Grey
81	Ashgate	Belton Cavendish Purple Mixture	Marley Modern Smooth Grey
82	Aldergate	Belton Cavendish Purple Mixture	Marley Modern Smooth Grey

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF 0250/94



NOTES

TREE PLANTING

ac.	acer campestre	field maple
bd	buddleia davidii	shrub
bdr	buddleia davidii 'royal red'	shrub
bp	betula pendula	silver birch
bpd	betula pendula 'dalecarlica'	swedish silver birch
cc	cotinus coggygria	smoke tree (large shrub)
cm	crataegus monogyna	hawthorn
fe	fraxinus excelsior	common ash
mgh	malus 'golden hornet'	flowering crab
mjd	malus 'john downie'	"
mp	malus 'profusion'	"
mt	malus tschonoskii	"
pth	prunus 'tai haku'	'great white cherry'
sd	sorbus discolor	mountain ash
pa	prunus avium 'plena'	wild cherry

PLANTING HEIGHTS TO TREES 1.8 - 2.4m STANDARDS SUITABLY STAKED & TIED

FRONT GARDENS SEEDED OR TURFED

FENCING

1.8m P INDICATES PROVISION OF 1.8m h. PANEL FENCE

W " " 1.8m high WALL

OTHERWISE REAR DIVIDING BOUNDARIES TO BE 0.6m post & wire

DETERMINED Plan

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

SOUTH HOLLAND D.C. PLAN DEPT. 11 MAR 1994 REF ..S/0.50/94..

TITLE

Residential Development
Plots 64 - 87
DANIELS ACRE SPALDING

SITE LAYOUT

DATE JULy 1993 | DRAWN alan j finch.

DRWG. No. 93029/001 | SCALE 1:500

REVISIONS	DES.	DATE	SIGN
A	Plot substitution. Plots 79, 83 + 87	17-11-93	M.D.
B	Trellis top fences omitted - panel type to be used	17-11-93	M.D.
C	Wall omitted panel fence between plts 86+87	5-1-94	M.D.
D	'as' location identified to Plot 72 between the garages	19.1.94	ajf.
E	PLOTS 67-71 DETAILED PLANNING		
	PLOT 77 SUBSTITUTION	10.3.94	ajf.

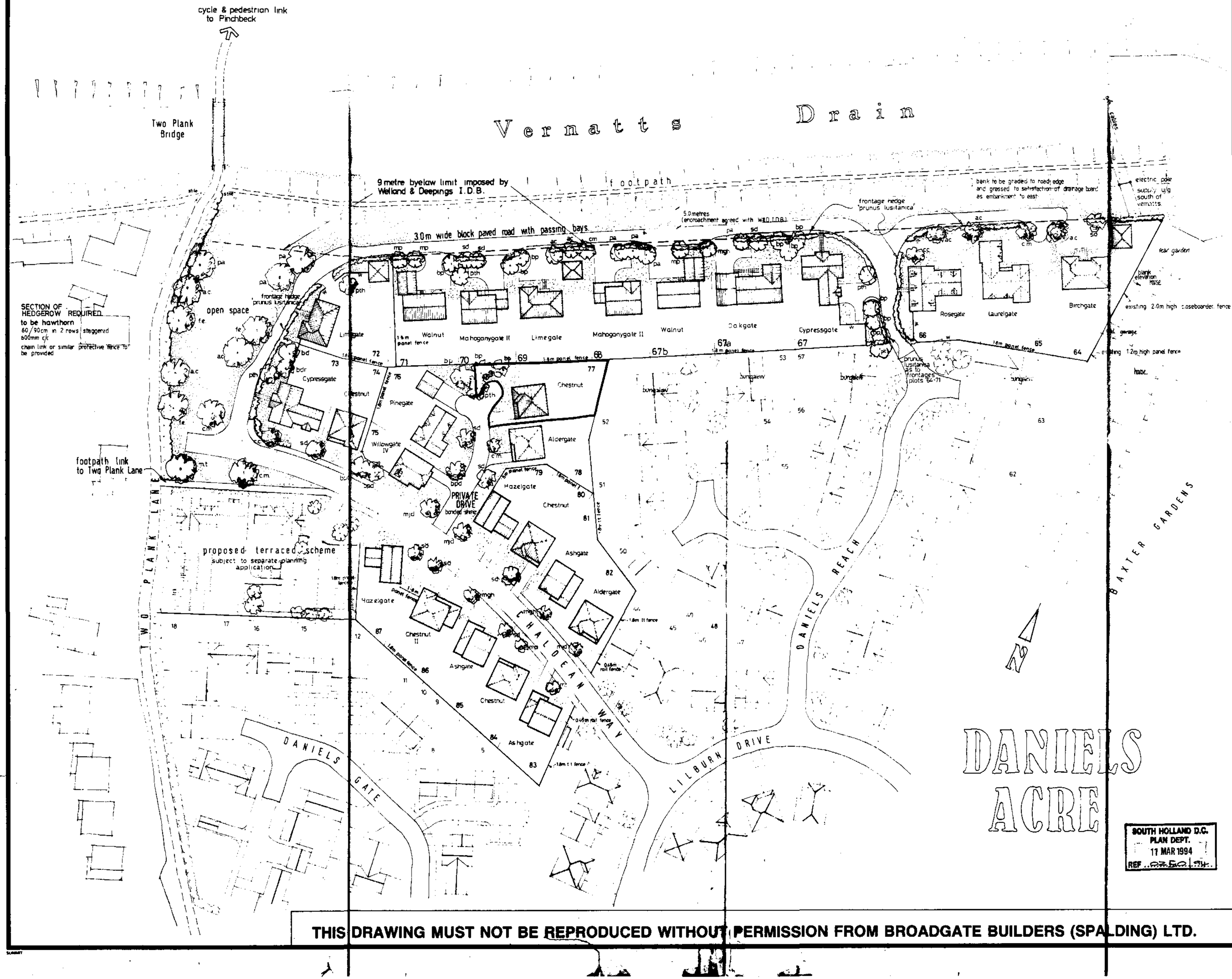
PLANNING | BUILDING REGS.

CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

SUMMIT

2055-78BT



NOTES

TREE PLANTING

a.c.	acer campestre	field maple
bd	buddleia davidii	shrub
bdr	buddleia davidii 'royal red'	shrub
bp	betula pendula	silver birch
bpd	betula pendula dalecarlica	swedish silver birch
cc	cornus cosgygria	smoke tree ('large shrub)
cm	crataegus monogyna	hawthorn
fe	fraxinus excelsior	common ash
mgh	malus 'golden hornet'	flowering crab
mjd	malus 'john downie'	"
mp	malus 'profusion'	"
mt	malus tschonoskii	"
pth	prunus 'tai haku'	'great white cherry'
sd	sorbus discolor	'Newmann ash
pa	prunus avium 'plena'	wild cherry

PLANTING HEIGHTS TO TREES 1.8 - 2.4m STANDARDS SUITABLY STAKED & TIED

FRONT GARDENS SEEDED OR TURFED

FENCING

1.8m P INDICATES PROVISION OF 1.8m h. PANEL FENCE

W " " 1.8m high WALL

OTHERWISE REAR DIVIDING BOUNDARIES TO BE 0.6m post & wire

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 17 MAR 1994 REF ..S/H/Eng/514..

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Plots 64-87
DANIELS ACRE SPALDING

SITE LAYOUT

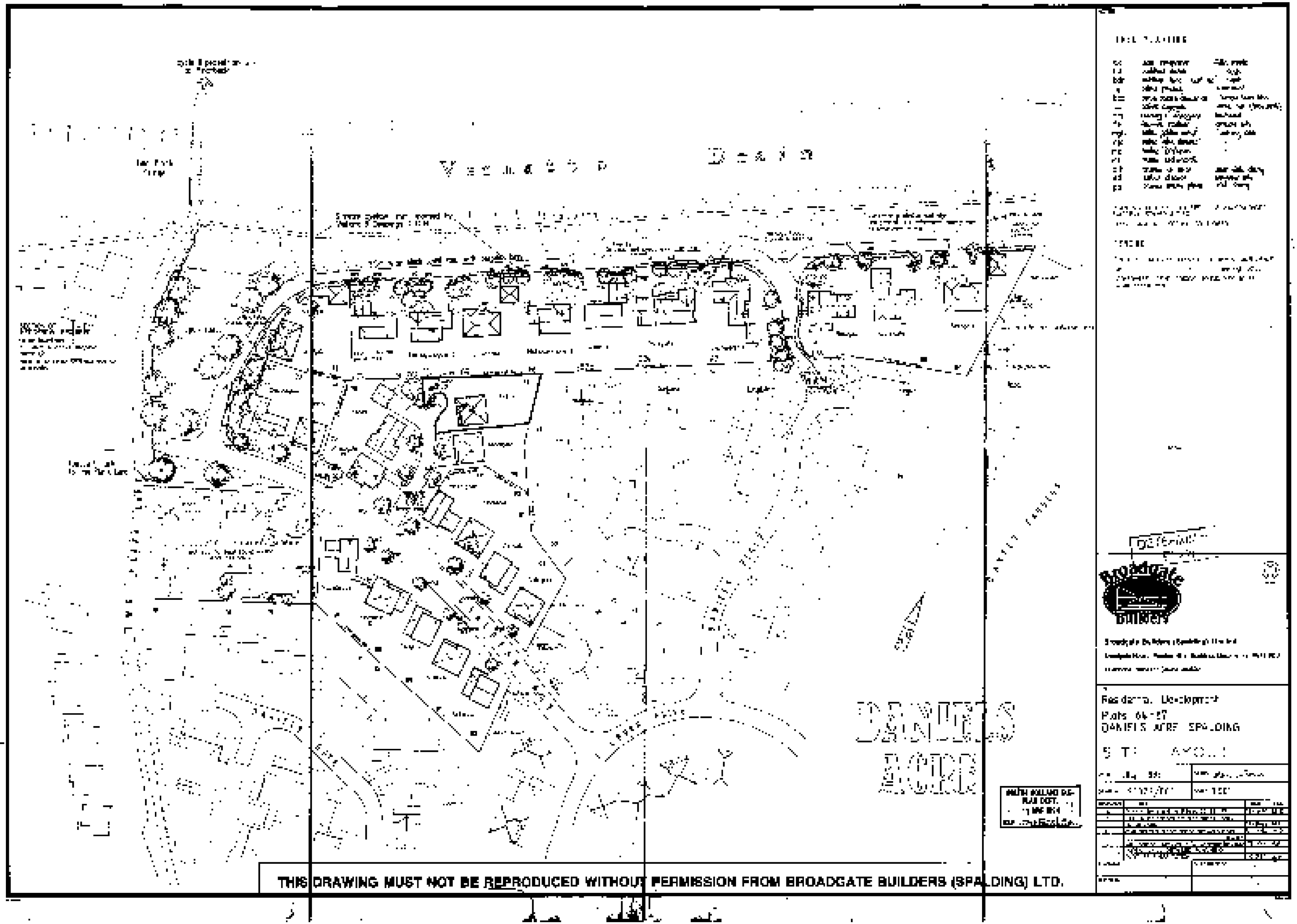
DATE	JULy 1993	DRAWN	alan j finch.
DRWG. No	93029/001	SCALE	1:500

REVISIONS	DES.	DATE	SIGN
A	Plot substitution. Plots 79 83+87	17-11-93	M.D.
B	Trellis top fences omitted-panel type to be used	17-11-93	M.D.
C	Wall omitted panel fence between plots 86+87	5-1-94	M.D.
D	Wall location identified to Plot 72 between Plot 71 garage	19.1.94	ajf.
E	PLOTS 67-71 DETAILED PLANNING		
	PLOT 77 SUBSTITUTION	10.3.94	ajf.

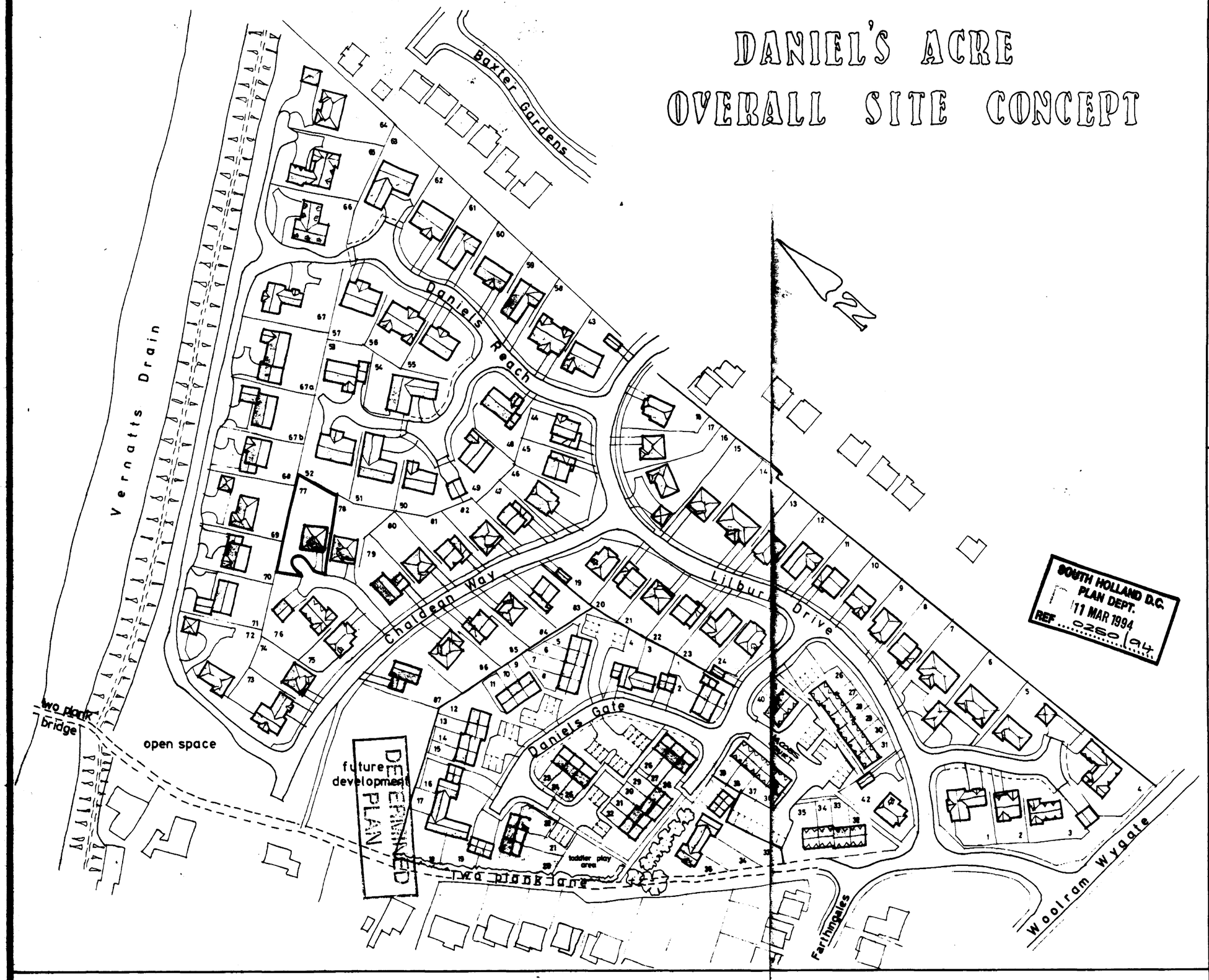
PLANNING BUILDING REGS.

CHECK BY

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DANIEL'S ACRE
OVERALL SITE CONCEPT



SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF 0260/94

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE
Residential Development,
Daniels Acre,
Spalding.

SITE CONCEPT PLAN

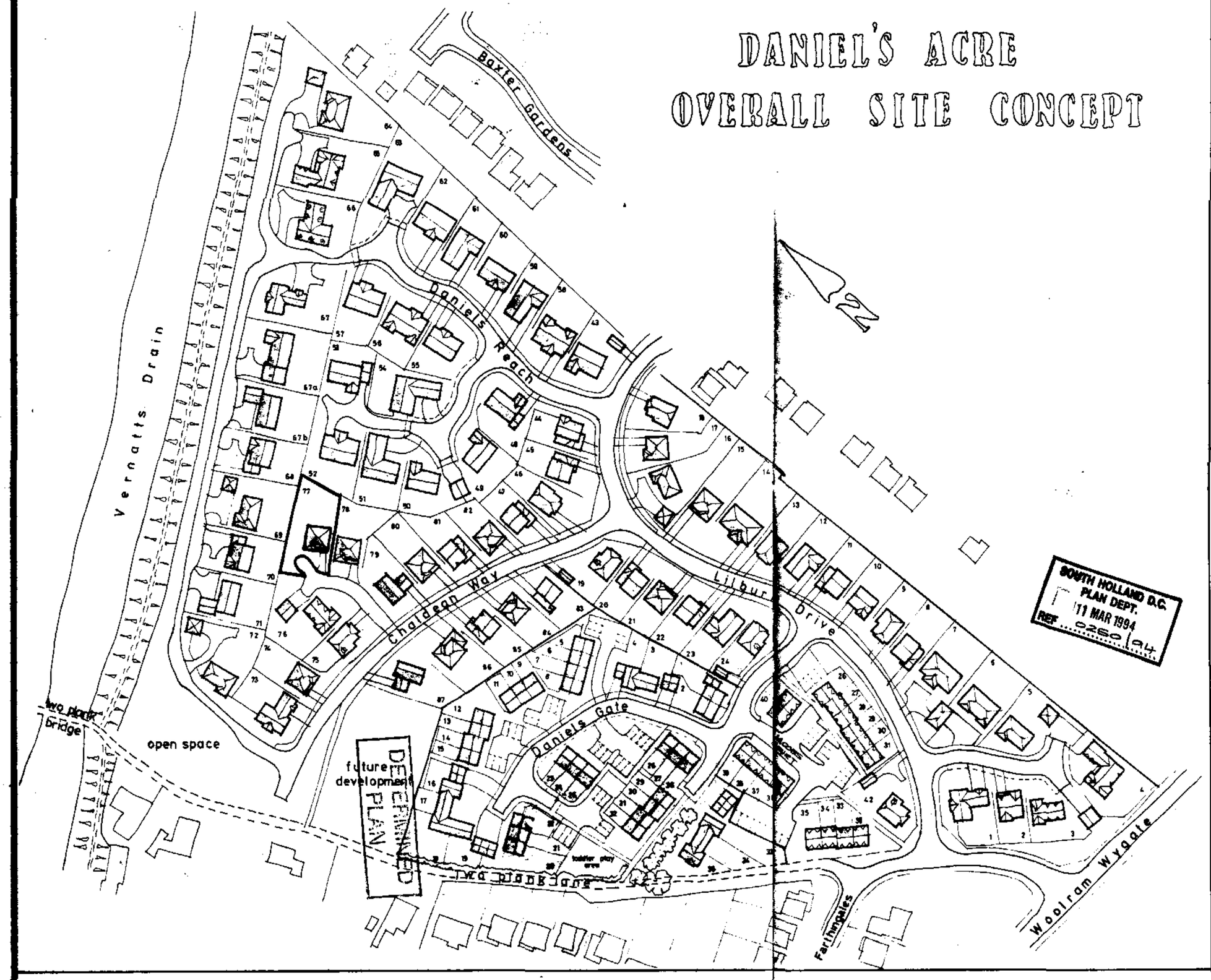
DATE 6-AUG-93	DRAWN MW/DWR
DRWG. No. 93029/SC	SCALE 1:1000

REVISIONS	DESCRIPTION	DATE	WHEN
A	Revised layout - Daniels Gate plots 26-35	9/93	MC
B	Plot Number corrections Plots 32-34 Number of	1/94	MC
C	Plots 67 - 71 added to plan. Plots 77, 78, 82 amended (house types)	10/3/94	M.D.

PLANNING | BUILDING REGS.
CHECK BY

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DANIEL'S ACRE
OVERALL SITE CONCEPT



SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF. 0260/94

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE
Residential Development,
Daniels Acre,
Spalding.

SITE CONCEPT PLAN

DATE 6-AUG-93	DRAWN MW/DWG
DRWG. No. 93029/SC	SCALE 1:1000

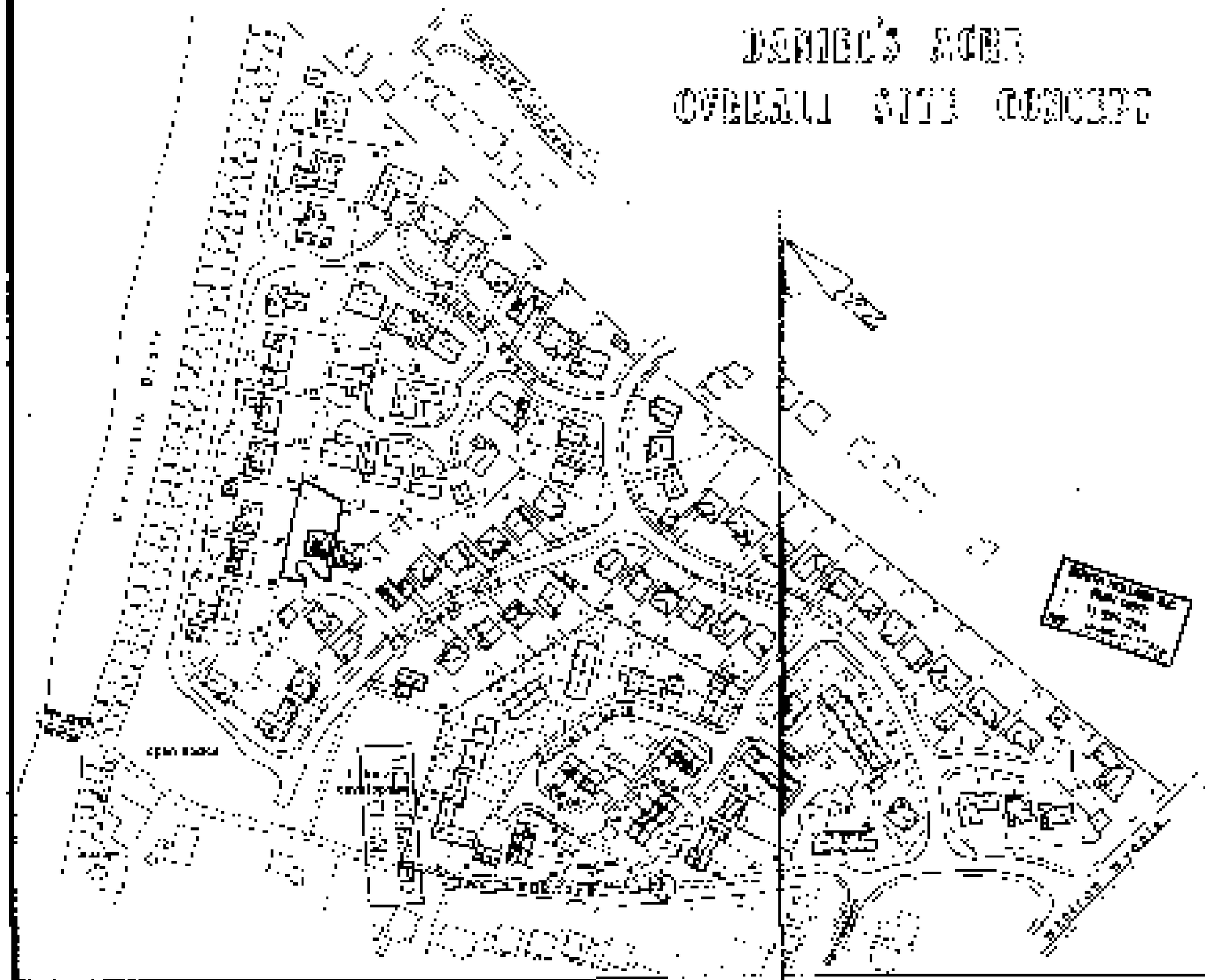
REVISIONS	DES.	DATE	DRWN
A	Revised layout - Daniels Gate plots 20-35	9/93	MW
B	Plot Number amendments Plots 32-34 deleted etc	1/94	MW
C	Plots 67-71 added to plan. Plots 77, 78, 82 amended (house types)	30/3/94	M.D.

PLANNING | BUILDING REGS.
CHECK BY

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DANIEL'S ACRE

OVERALL SITE CONCEPT



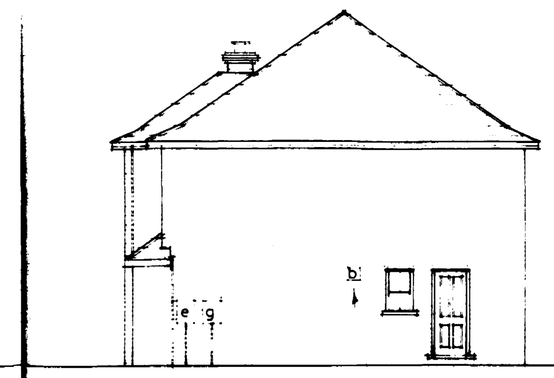
Residential Development,
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SITE CONCEPT PLAN

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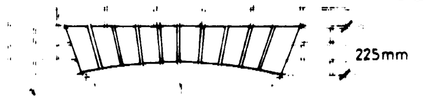


Front Elevation

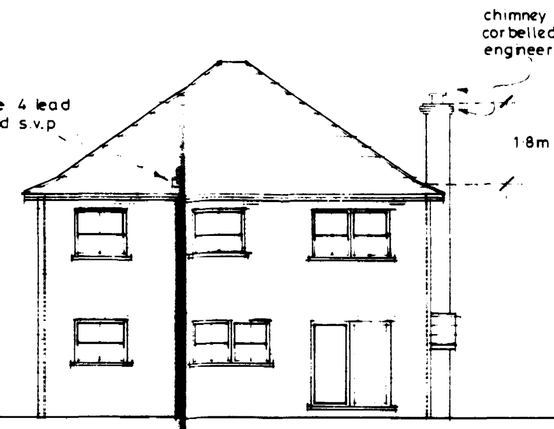


meter boxes b/flue outlet

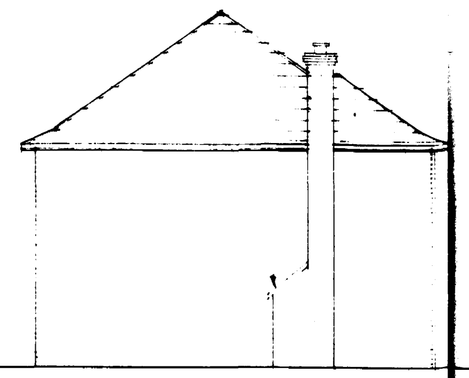
Side Elevation



Detail of arch above openings on front elevation only
1-20 scale

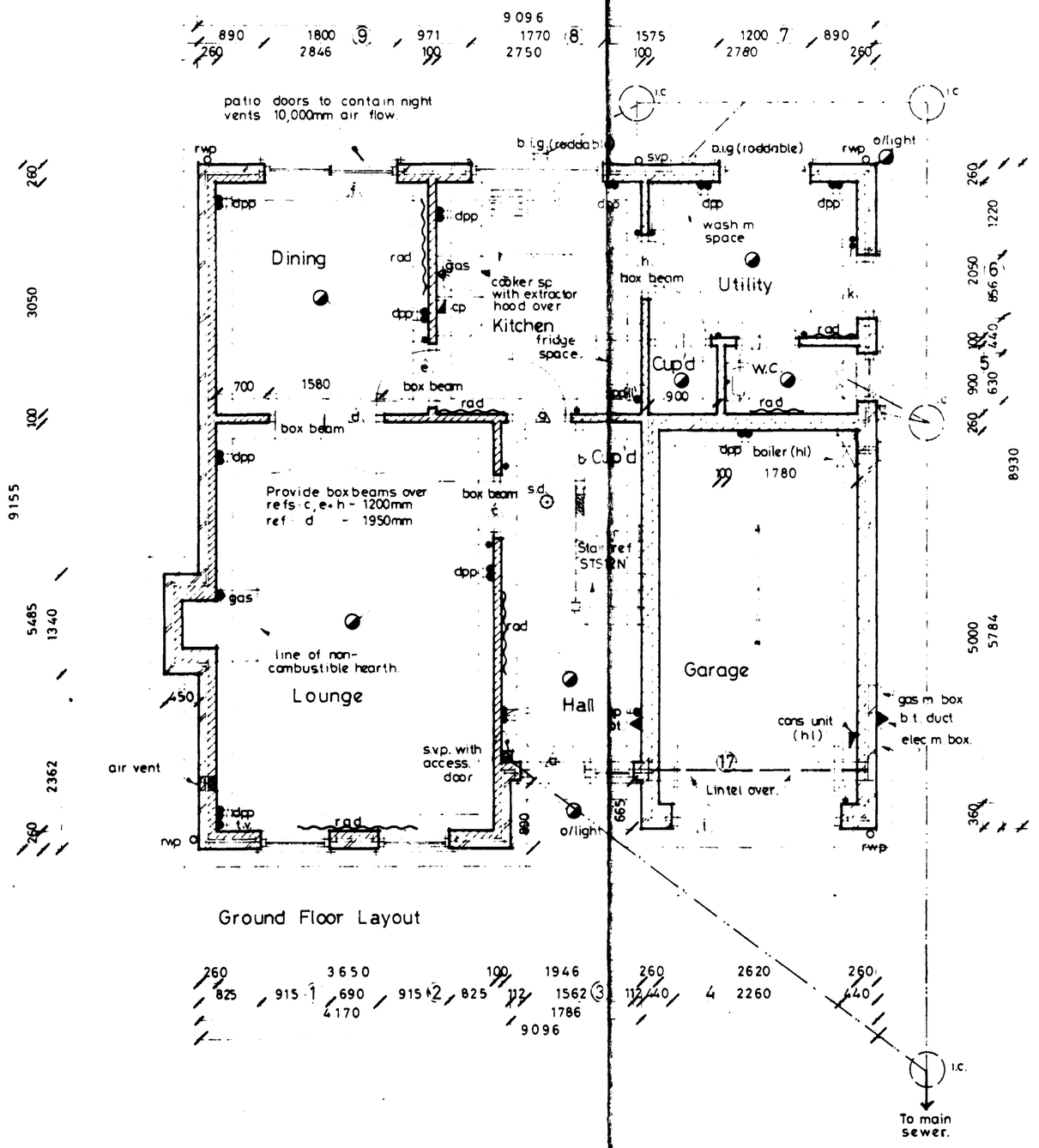


Rear Elevation

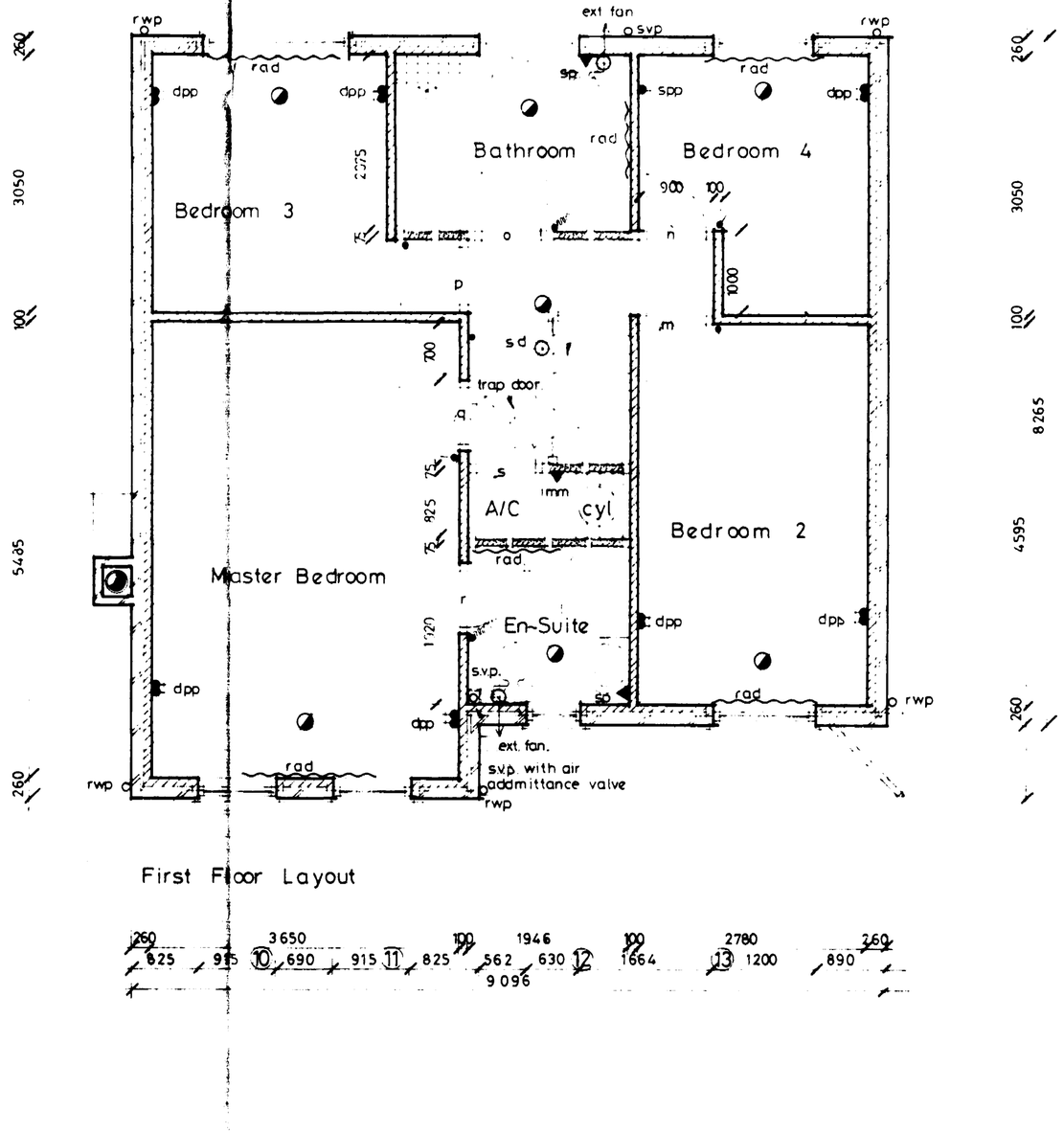


tile capping

Side Elevation



Ground Floor Layout



First Floor Layout

NOTES

METER BOXES

Position gas and electric meter boxes as shown. Boxes to be 500mm min - 1000m max above path level. Consumer unit at high level.

BOILER

Wall mounted gas balance flue boiler with durable guard over outlet (boiler at high level).

CYLINDER

90 gallon foam lagged indirect cylinder with immersion heater (3KW).

TRAP DOOR : To be 600mm x 600mm access in roof space

AIR VENT

Provide eyebrow air vent 215mm x 140mm with insect mesh positioned 225mm above finish floor level.

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	WINDOW	VC2N15	L1/S 1350
2	WINDOW	VC2N15	L1 S 1350
3	DORM WINDOW	FN20M VC115	L1 S 1950
4	GARAGE DOOR	SECTIONAL	L1 S 2700
5	WINDOW	VC210	L1 S 2050
-	DOOR	FN26M	L1 S 2200
7	WINDOW	VC211	L1 S 1400
8	WINDOW	VC321	L1 S 2100
9	PATIO DOORS	1.8M WIDE	L1 S 2250
10	WINDOW	VC2N17	L1 S 1350
11	WINDOW	VC213	L1 S 2450
12	WINDOW	VC213	L1 S 2050
13	WINDOW	VC213	L1 HD 2500
14	WINDOW	VC212	L1 HD 1950
15	WINDOW	VC213	L1 S 2500
16	WINDOW	VC312	L1 HD 2100
17	LINTEL		L1 HD 3000

INTERNAL LINTELS

TO BE L.G. INTERNAL TYPE UNLESS OTHERWISE STATED

ALL JOINERY REFS BY BOULTON AND PAUL
ALL WINDOWS TO BE DOUBLE GLAZED
ALL LINTEL REFS BY L.G. LINTELS

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB

Telephone Holbeach (0406) 380532

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 11 MAR 1994

TITLE

Standard Dwelling Type

CHESTNUT

PLOTS 77, 80, 84 & DANIELS ACRE, SPALDING.

Floor Plans & Elevations.

DATE 17 - AUG - 1992	DRAWN MARK DAVIS
DRWG No ——	SCALE 1-100 , 1-50

REVISIONS	DES	DATE	SIGN
A	Chimney height amended	7-9-93	M.D.
B	STUDWALLS 75mm DIMENSIONS AMENDED	14-10-93	M.D.

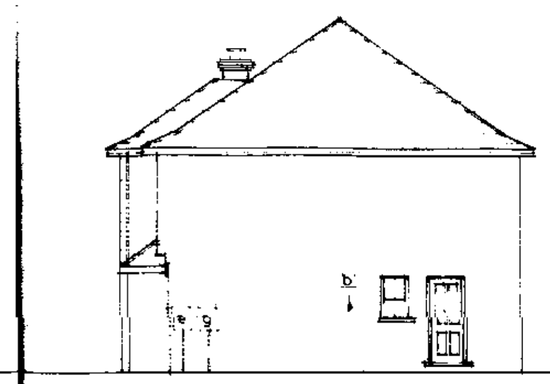
PLANNING | BUILDING REGS

CHECK BY

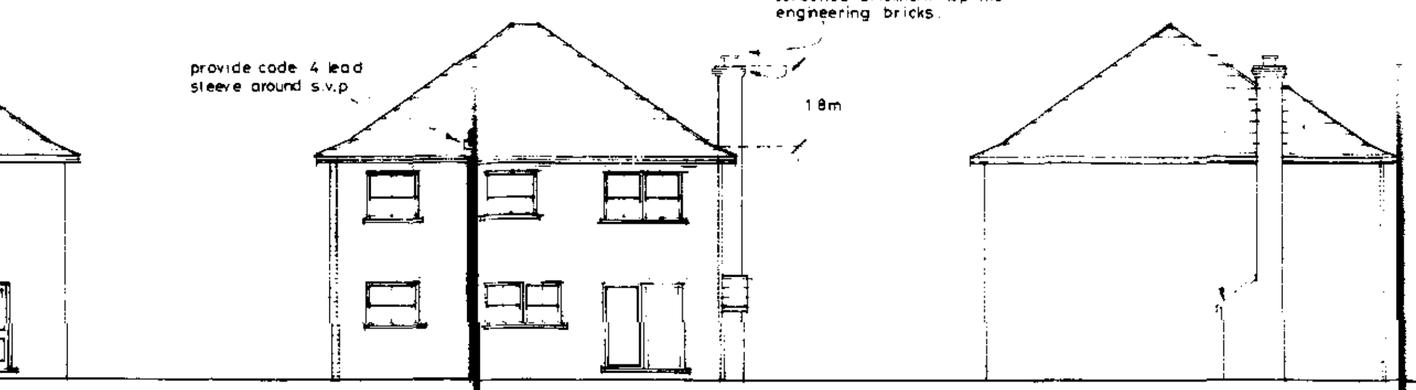
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Front Elevation

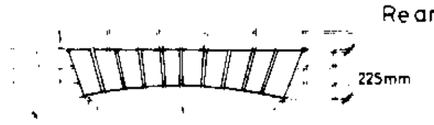


Side Elevation

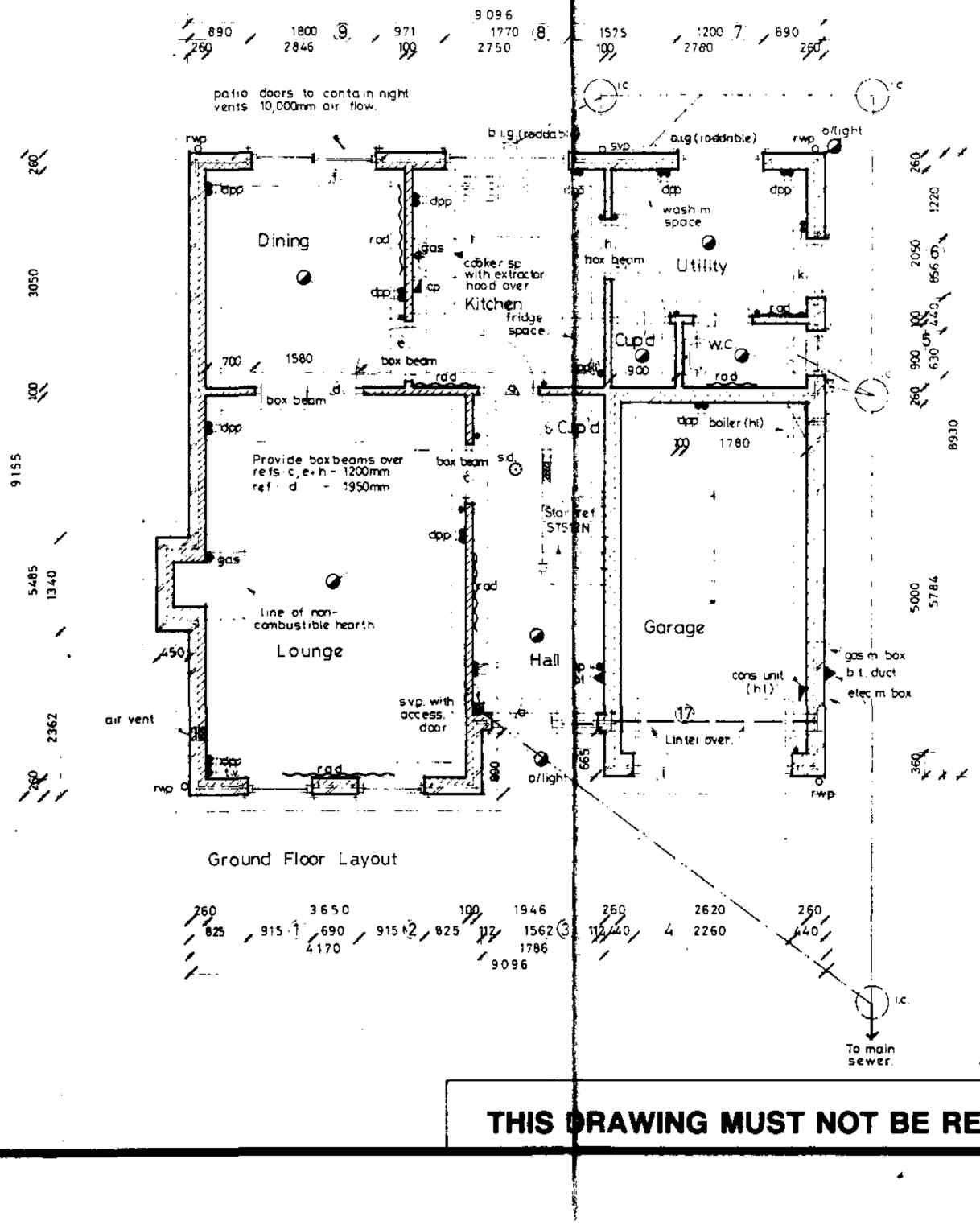


Rear Elevation

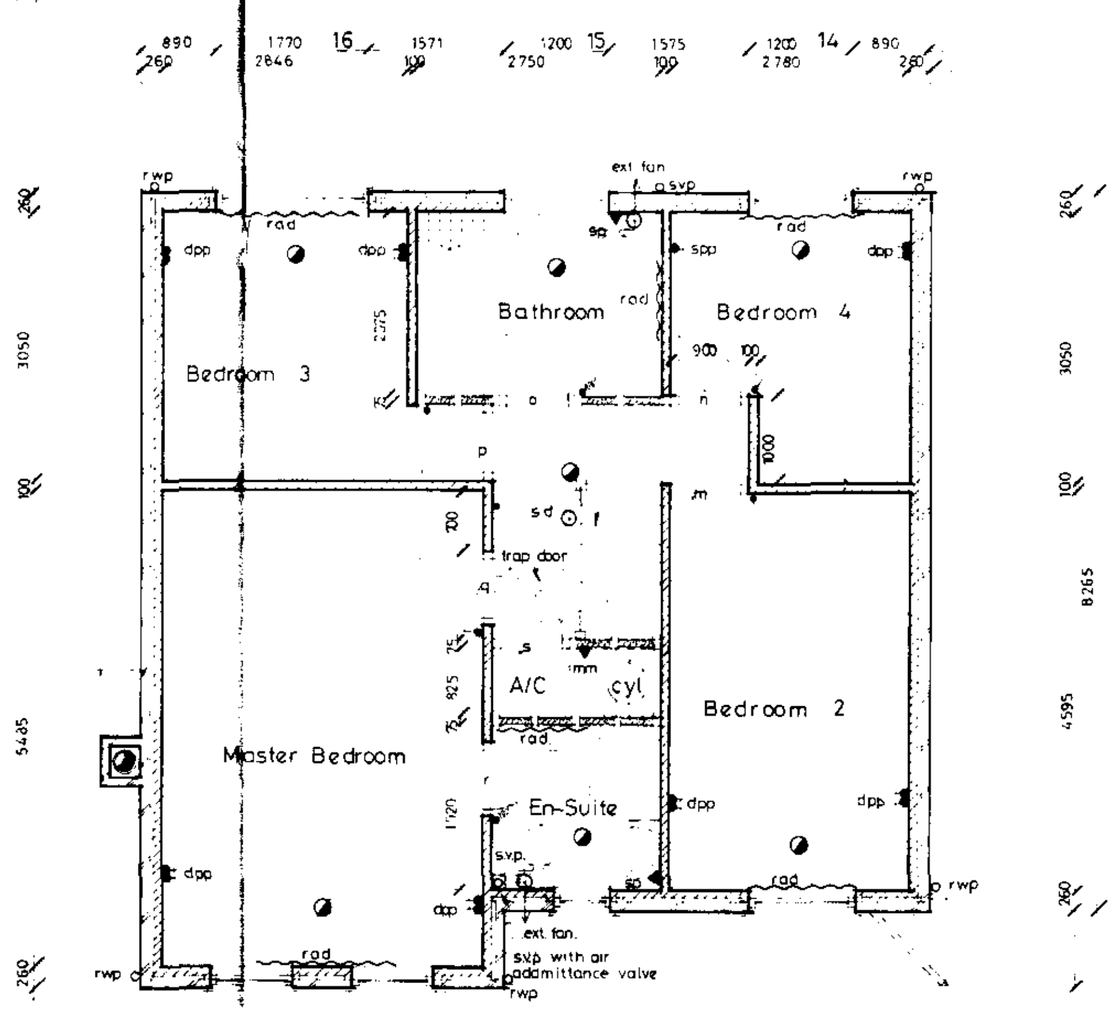
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Detail of arch above openings on front elevation only
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First Floor Layout

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Position gas and electric meter boxes as shown. Boxes to be 500mm min - 1000m max above path level. Consumer unit at high level.

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AIR LINE

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3	DOOR WINDOW	FW2496 WC2115	LI S 2350
4	GARAGE DOOR	SECTION	LI S 2700
5	WINDOW	WC2715	LI S 1350
6	DOOR	FW2496	LI S 2200
7	WINDOW	WC2115	LI S 1500
8	WINDOW	WC2115	LI S 2100
9	PATIO DOORS	FW2496 WIDE	LI S 2250
10	WINDOW	WC2415	LI S 1350
11	WINDOW	WC2415	LI S 1350
12	WINDOW	WC2115	LI S 1350
13	WINDOW	WC2715	LI RD 1500
14	WINDOW	WC2115	LI RD 1500
15	WINDOW	WC2115	LI S 1500
16	WINDOW	WC2715	LI RD 2100
17	CENTRE		LI RD 1000

INTERNAL LINTELS

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ALL CENTRE REFS BY L.G. LINTELS

Broadgate Builders

DETERMINED PLAN

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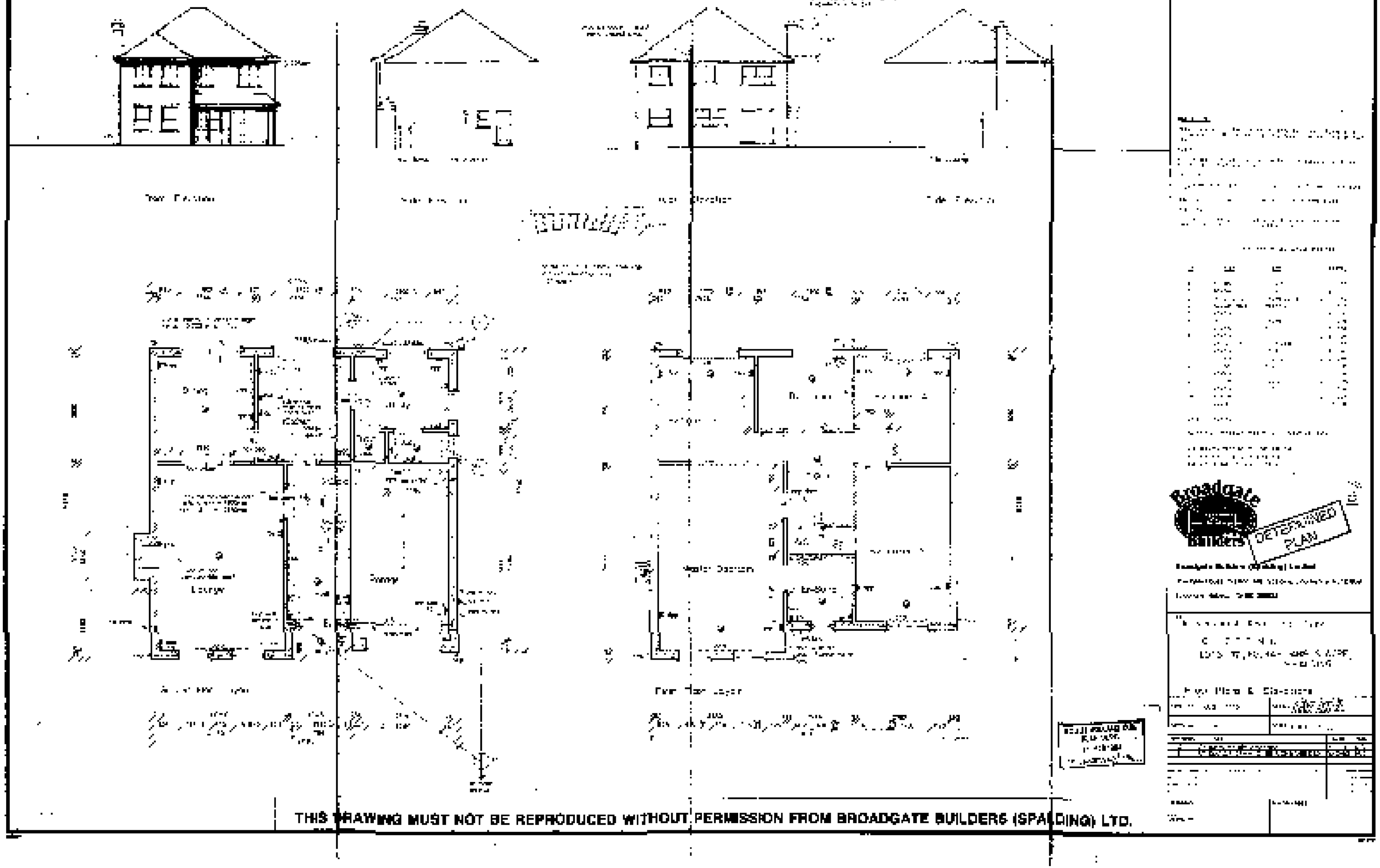
DATE 17 - AUG - 1992	DRAWN MB
DRWG No ——	SCALE 1-100 , 1-50

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PLANNING	BUILDING REGS
CHECK BY	

SOUTH HOLLAND D.C. PLAN DEPT. 11 MAR 1994

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