FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0405/92 Received:31-MAR-92 Type:FULL

Name: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Description: Erect detached dwelling Plot 32, substitution of house types
Location : Parkinsons Land Woolram Wygate
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.

Director of Planning and Building Control Services
18-MAY-92 H16/0405/92

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)

PLANNING APPLICATION

For office use only

Application No. H16/0405/92

Date Registered 31 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE,
WESTON HILLS,
SPALDING;
LINCS.
Tel. No. (0406) 380532

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PARKINSONS LAND, WOOLRAM WYGATE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT DETACHED DWELLING PLOT 32
SUBSTITUTION OF HOUSE TYPES.

Please complete

Signed. [signature]

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Date. 31.3.92

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 Certificate**

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 previous 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 building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: ONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: 9.0 metres
(b) max. length: 12.232 metres
(c) max. width: 9.72 metres

C. Please state type and colour of materials for facing external walls: 3 SEE MATERIAL SCHEDULE.

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.
DEVELOPMENT LAND.

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? DOUBLE GARAGE + 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 of more trees: → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: SOAKAWAY.

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

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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	YES	→ Application No: H16/0673/91

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.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 Deans (Applicant/~~Agent~~) Date 31·3·92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 Deans Applicant/~~Agent~~ Date 31·3·92

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..12..

Receipt Issued ..... No. P951

Date First Received 31 MAR 1992

REGISTRATION

REFERENCE H16/0405/92

Cross-Ref ..... R KL 6-4

Date 1/4/92 DAB

VALIDATION Date.....

Type ....GW.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:

- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees:

- Nil fee – previous app ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....

Correct fee £ ..... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..2-4..

Index Sheets 132 OS Nos ..... Grid Ref 5 23540 3 23300

Ward T Parish SPALDING

Inside IBD NC Inside LP Area LBS

- TR Rural ☐
- TR Bypass ☐
- Level crossing ☐
- Footpath ☐
- CA ☐
- LB ☐
- TPO ☐
- Other:

Grade

Linked to site.....Ref...449 Linked to property.....Ref.....

Planning Records: 500/92 158/92 B Reg Records:

Earlier apps

N.D 504/89 159/92 1630/89 Already submitted Ref.....

Requested .....

304/91 736/91

484/90 Sub 73/91

Sub 7 28/91

Inputs completed.....

DOR Send draft 60 to Nursery originally Part 15-4

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PDG
date: 14-4

Im closer

Case Officer Conclusions (issues)

Notes as 4024/92

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? No ....
Yes / No

[Reason:

Other circumstances needing Committee decision — Yes ....

Flagged by Senior Officer
Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)

Other info. viz:
Signed .....

Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

AP .CATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED Par 8-4 DR 8/4

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):
Woolrom Wyggate
Spalding

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0405/92 Received:31-MAR-92 Type:FULL

Name: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Description: Erect detached dwelling Plot 32, substitution of house types
Location : Parkinsons Land Woolram Wygate
Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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.

Authorised to issue:

15-MAY-92 H16/0405/92 AD..N.....DC..M....
15/5

APPLICATION REFERENCE: H16/0405/92 DATE RECEIVED: 31 March 1992

APPLICANT: Broadgate Builders (Spalding) Ltd
Broadgate House
Broadgate
Weston Hills
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Erect detached dwelling Plot 32, substitution of house types

LOCATION: Parkinsons Land, Woolram Wygate, Spalding.

County Highways: Request conditions.

Public Objections: One letter received from 45 Woolram Wygate.
- Currently work in Saudi Arabia.
- Haven't seen plans but assume that house will be overlooked. Have minimal rear garden, therefore gross invasion of privacy.
- Value would decrease.
- Strongly oppose any two storey development which overlook rear of our property.

PREVIOUS DECISIONS
Numerous applications for residential development.

PLANNING ISSUES
1 The proposal is to change a house type on the plot. The proposed house will sit on the site in a similar position and be approximately 11 metres from the boundary with 45 Woolram Wygate.
2 The gable which looks towards this boundary will have a secondary small bedroom window which will be 20 metres from the rear elevation of 45 Woolram Wygate.
3 This proposal is acceptable.

RECOMMENDATION - Grant permission.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0405/92 Type: FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Erect detached dwelling
Plot 32, substitution of
house types

Location: Parkinsons Land
Woolram Wygate
Spalding

Valid date: 31-MAR-92 Terminal date: 26-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 05-APR-92 Report deadline: 29-APR-92
Inspected by 10-APR-92
Extra contacts 15-APR-92 Case Officer:
Report if not clear by 05-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier		16 APR 92	30 APR 92
Cllr C F Fisher	0775 725983	06-APR-92	20-APR-92
Cllr Mrs A M Newton	0775 762210	06-APR-92	20-APR-92
Cllr R C West	0775 760231 (Of	06-APR-92	20-APR-92

LCC – Obs Attached Jo CB 8/4/92

SITE DETAILS

Grid ref: 523840 323300
OS Sheets: 182 Parcel:

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

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Application no: H16/0405/92 Type: FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Erect detached dwelling
Plot 32, substitution of
house types

Location: Parkinsons Land
Woolram Wygate
Spalding

Valid date: 31-MAR-92
Target dates:
To case officer 05-APR-92 7-4
Inspected by 10-APR-92
Extra contacts 15-APR-92
Report if not clear by 05-MAY-92

Terminal date: 26-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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L C C - Obs Attached for 8/4/92.

SITE DETAILS

Grid ref: 523840 323300
OS Sheets: 182 Parcel:

BRIAN SMITH Dip TP MRTPI
tor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
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Lincolnshire, PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0405/92

Applicant: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Description: Erect detached dwelling Plot 32, substitution of house types
Location: Parkinsons Land Woolram Wygate
Spalding

Type: FULL

28-MAY-92

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

Mr Sherry & Mrs Groote-Edwards
c/o Mr J N Edwards
15 Hewson Road
Humberston
Grimsby, S. Humberside

OBJECTION

Mr P G Sherry
Financial Controller
PO Box 100
Tabuk
Kingdom of Saudi Arabia

21 April 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1992
Attention of
DPO UBM
DCPO BS
ACP

South Holland District Council
Planning and Building Control Services
Spalding, Lincs

Fax No: 0775-761161

Dear Mr Udy

With reference to your recent letter concerning application number H16/0405/92, applicant Broadgate Builders, which was received by our tenants, Mr and Mrs Dickman, shortly after the 16 April 1992.

As the owners of 45 Woolram Wygate, we are naturally keen to review the planning application. Unfortunately, due to the fact that we currently work in Saudi Arabia, this is not possible. However, we assume from your letter that the proposed change of house type on Plot 32, refers to the land behind that of our neighbours, Mr and Mrs Stephen Watson.

Without having seen the plans we hereby assume that the rear of our own home will be overlooked and our comments therefore are:

Prior to purchasing 45 Woolram Wygate, Spalding, we expressed concern over the proposed use of the land at the rear of our property (now known as Parkinsons Land, Woolram Wygate).

We were 'strongly' assured by the Managing Director of Broadgate Builders, along with other staff, that under no circumstances would any of the properties erected, on this land, overlook the rear of our property.

We were shown plans that showed a house at the rear of our own, built at an angle of 45 degrees (ie side-on, with the possibility of one small bathroom window (frosted) on the side-wall over-looking our home.

Secondly, the property at the rear of Mr and Mrs Stephen Watson's would be a single-storey property, i.e. a bungalow.

Therefore, time-after-time we were assured that these plans would not change and as a result we purchased the property.

I would simply like to make the following points:

- Our home overlooks a reasonably busy road and adjacent houses - therefore, there is little or no privacy at the front of the property.
- There is minimal land (garden) at the rear of our property, therefore the erection of a house which overlooks our own, is a gross invasion of privacy.
- If a property is allowed to be built that overlooks our own, we would have absolutely no privacy, either at the front or the rear.
- The market value of our home would undoubtedly decrease.

In conclusion, we strongly oppose the erection of any two-storey property which overlooks the rear of our property, on the grounds of loss of privacy and breach of agreement by Broadgate Builders.

Should you wish to communicate with us please forward mail c/o Mr J N Edwards, 15 Hewson Road, Humberston, Grimsby, South Humberside. Tel: 0472-812790. Work fax number of Mr J N Edwards is 0469-571271

For urgent correspondence use fax number 00-966-4-423-4756.

Please acknowledge using receipt of this fax soonest.

Regards

Mr P G Sherry and Ms S De Groote-Edwards

LINC NSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H/610405/92.

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	3	8	2	3	3

2. Address or location

Plot 32, Parkinsons Land, Wourram Wygate Spalding

3. Name, classification and number of road — UC

4. Date application referred 8-4-92

5. State whether outline, detailed application etc.

Full.

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

Substitution of House Type

7. 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:—

Delete as appropriate

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: 8-4-92 Signed: [signature]
Director of Highways and Planning

368. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H13/1309/91 DGM Properties Limited	OA	Two residential building plots and extension of access road at Station Yard off Station Road, Moulton.
H18/0032/92 Nene Joinery Ltd		Proposed industrial building (joinery machine workshop and timber store) at West Bank, Sutton Bridge.

(Subject to condition no 4 being amended by the substitution of "30" for "13" in line 4.)

H11/0243/92 S J Wells	OA	Residential development (renewal of outline planning permission H11/0101/89) Land off Daniels Gate, Long Sutton.
H09/0320/92 Trustees of Gregory & Everard Trust	OA	Residential development (renewal of outline planning permission H09/1664/88) at Penny Hill Lane, Holbeach.
H20/0335/92 Mr W F Login	OA	Three bedroomed bungalow and garage (renewal of outline planning permission H20/0119/89) at 'Clanwood', Jarvis Gate, Sutton St. James.

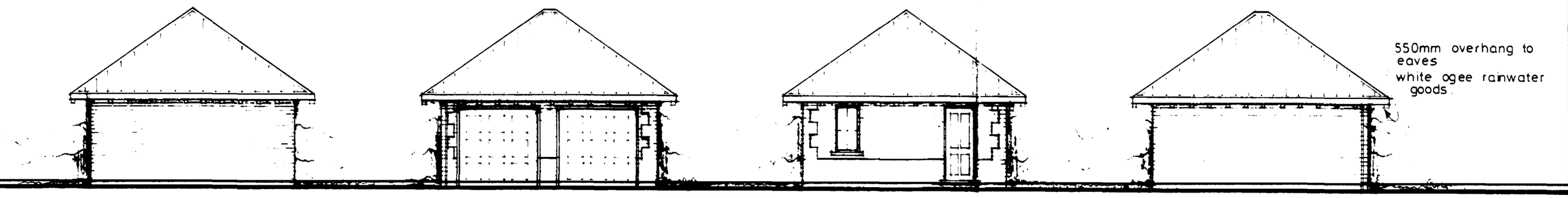
(It was also agreed that the applicant's attention would be drawn to the need to design a building to suit the unusual nature of the site.)

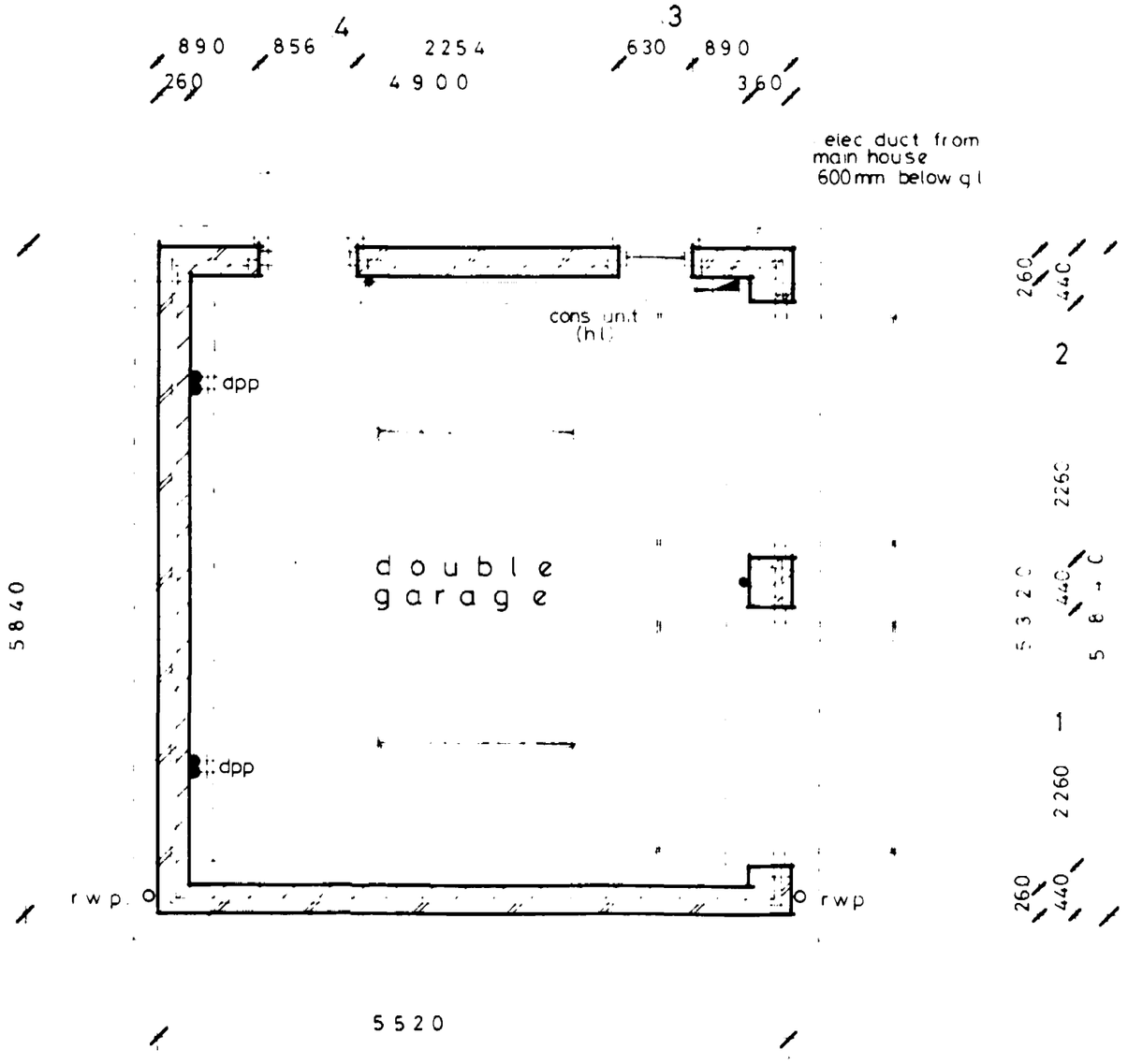
H19/0386/92 T Stevens, Esq.		House and garage at Broadgate, Sutton St. Edmund
H16/0399/92 Mr and Mrs C Reddin		Garage/porch extension at 2 Abbots Way, Spalding.
H16/0405/92 Broadgate Builders (Spalding) Limited		One detached dwelling, plot 32, (substitution of house types) on Parkinsons Lane, Woolram Wygate, Spalding
H06/0324/92 Mr and Mrs N Chapman		Extension to form bedroom at 25 Roman Bank, Gedney Dyke.
H16/1328/91 Broadgate Homes		Residential developement - plots 48-63 detached bungalows at Daniels Acre, Lilburn Drive, Spalding.
H02/0317/92 R G & S Barton	OA	Erection of dwelling and garage including details of means of access (renewal of H02/0454/89) at North Street, Crowland.

24	MULBERRYGATE	HAMILL LIGHT RED STOCKS WITH STONE QUOINS	MARLEY MENDIP SMOOTH GREY	PAINT
25	TULIPGATE	DESFORD SANDSTONE MIXTURE	REDLAND GROVEBURY FARMHOUSE RED	STAIN
26	ASPENGATE D/G	CAVENDISH HARVEST MIXTURE	REDLAND GROVEBURY FARMHOUSE ORANGE	STAIN
27	BIRCHGATE II	CHARNWOOD NATURAL RED STONE QUOINS, CILLS, LINTELS	MARLEY MODERN SMOOTH GREY RED HIPS AND RIDGES	PAINT
28	CYPRESSGATE	HAMILL LIGHT RED QUOINS & DETAILING, OLD DURHAM STOCKS MAIN BRICK	MARLEY MODERN SMOOTH GREY	PAINT
29	WILLOWGATE D/G	CHARNWOOD NATURAL RED PLINTH CAVENDISH HARVEST MIXTURE	REDLAND GROVEBURY FARMHOUSE ORANGE	STAIN
30	JASMINEGATE	HAMILL HARVEST MIXTURE	REDLAND GROVEBURY FARMHOUSE ORANGE	STAIN
31	BIRCHGATE	CHARNWOOD NATURAL REDS PLINTH & QUOINS, SOLDIERS OLD DURHAM STOCKS MAIN BRICK	MARLEY MODERN SMOOTH GREY RED HIPS	PAINT
32	PINEGATE	CHARNWOOD NATURAL REDS PLINTH, QUOINS, SOLDIERS OLD DURHAM STOCKS MAIN BRICK	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
33	MULBERRYGATE	DESFORD SANDSTONE MIXTURE	REDLAND GROVEBURY FARMHOUSE ORANGE	STAIN

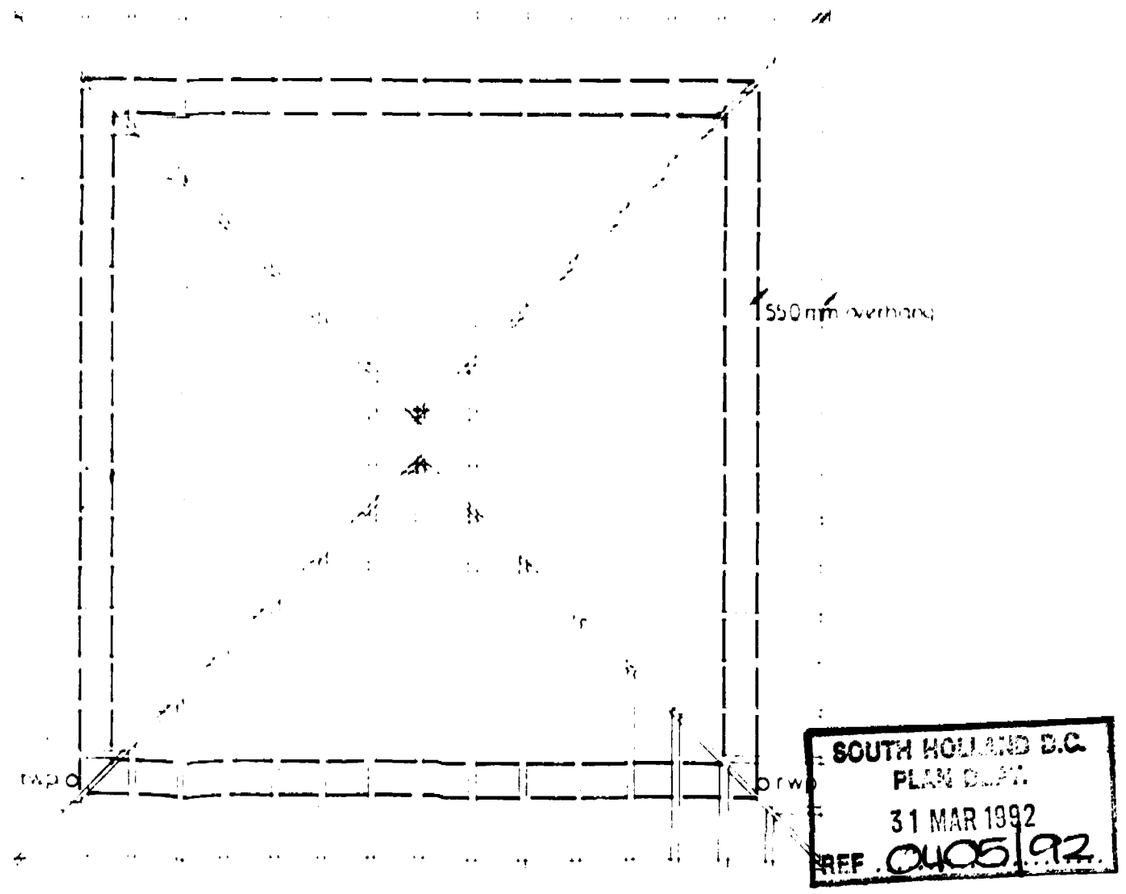
SPECIFICATION AMENDED 21/8/91
SPECIFICATION AMENDED 06.03.92

0405/92





FLOOR LAYOUT



ROOF LAYOUT

SOUTH HOLLAND D.C.
PLAN DEPT.
31 MAR 1992
REF. 0405/92

DOOR - WINDOW & LINTEL SCHEDULE

1	GARAGE DOOR	UF7070N	L1/S 2700
2	GARAGE DOOR	UF7070N	L1/S 2700
3	WINDOW	C 113 C	L1/S 1050
4	DOOR	FX26M	L1/S 1200

joinery refs by boulton + paul.
lintel refs by I. G. lintels.

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone Holbeach (0406) 380532

TITLE
detached double garage
PINEGATE

Plot 32,
parkinsons land, woolram wygate, spalding.

DATE SEP-11-91	DRAWN MARK DENNIS
DRWG No ———	SCALE 1-100, 1-50

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

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PROPOSED LANDSCAPING & FENCING

tree planting

ac
bp
mjd
mp
p
sjr

hedge planting to open space footpath link as shown

front gardens to be seeded turfed
individual drives to be washed gravel.

fencing proposals

- 1.8m high screen wall
- 1.8m high close boarded fence
- 1.2m high post & rail (PLOTS 15 to
- **1.8m high** trellis top fence (generally separating rear gdns.).
- 0.45m high concrete post & wire (separating front gdns.)

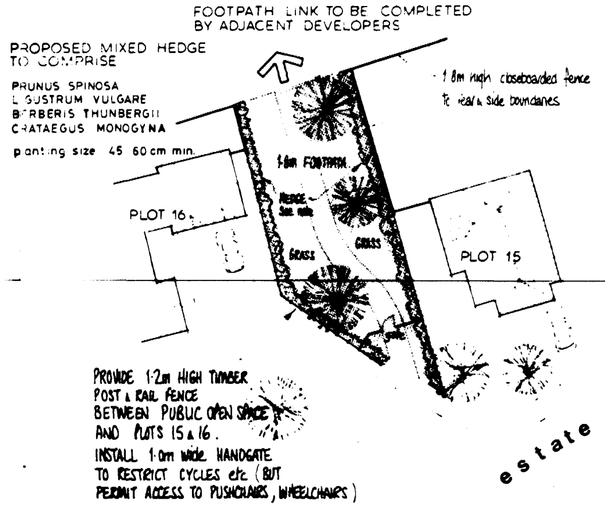
PRIVATE DRIVE SPECIFICATION

THE PRIVATE DRIVE SERVING PLOTS 25,26,27
TO BE CONSTRUCTED AS FOLLOWS

600mm MOT Type 1 SUB BASE
100mm of 20mm Nom. Single Graded Aggregate
50mm of 6mm Nom. Single Graded Aggregate wearing course

Note: 5mm per sq.yd. undipping
Every 1st 5 yds. Standard per 180m² of impermeable area

FOOTPATH LINK TO BE COMPLETED BY ADJACENT DEVELOPERS

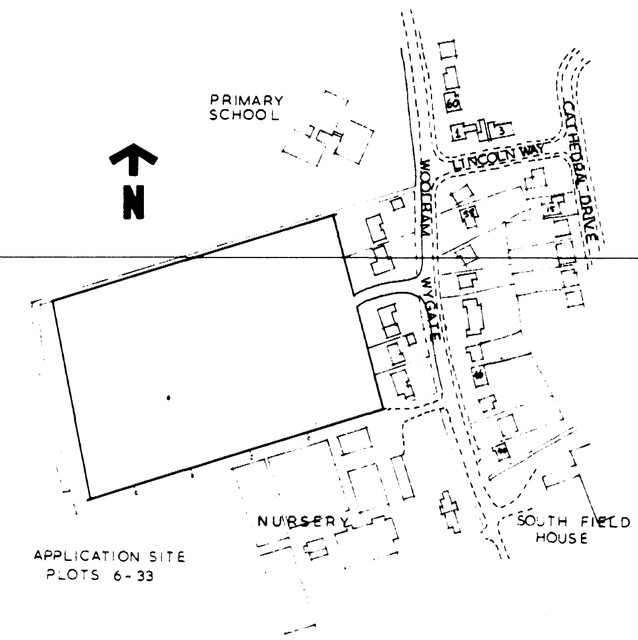


estate road

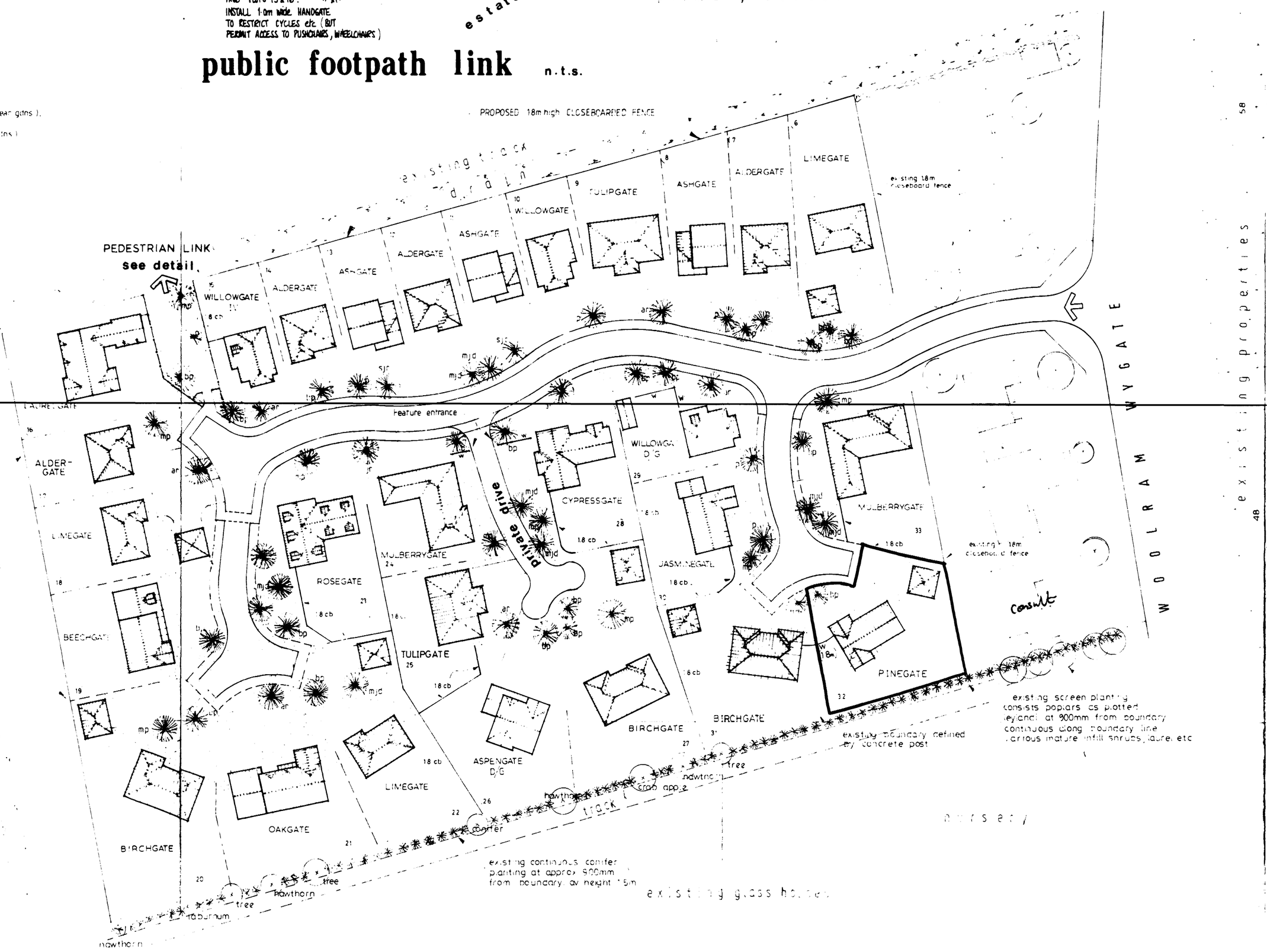
public footpath link n.t.s.

woolram wygate primary school

LINCOLN WAY



location plan 1:2500



SITE LAYOUT 1:500

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SOUTH HOLLAND D.C.
PLANS UNIT
31 MAR 1992
REF. 0405/92

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

RESIDENTIAL DEVELOPMENT
PARKINSONS LAND,
WOOLRAM WYGATE,
SPALDING.

PROPOSED SITE LAYOUT

DATE 3-APRIL-91	DRAWN
DRWG. No. 91003-001	SCALE 1:500 , 1:2500

REVISIONS	DES	DATE	SIGN
A	ADOPTABLE CUL DE SAC PROPOSED TO SERVE		
	PLOTS 19-22 SPECIFICATION ADDED	01.05.91	ajf
B	PLANNING AMENDMENT PLOT 19 CHANGED		
	from MAHOGANYGATE to ALDERGATE	25.7.91	AJF
C	PLOT SUBSTITUTION - PLOT 25 - 31		
asmineg	ate to TULIPGATE, tulipgate to PINEGATE	21-8-91	AJF
D	wall posts amended	21.8.91	AJF
E	PLOT 31 - SUBSTITUTE	6.3.92	AJF

PLANNING	BUILDING REGS
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CHIMNEY TO TERMINATE 600mm ABOVE RIDGE LINE

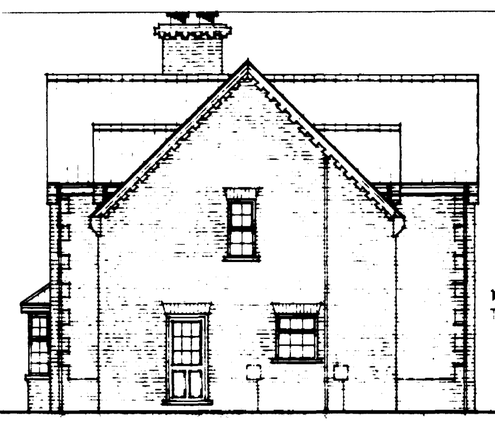
AT ROOF / WALL ABUTMENTS PROVIDE STEPPED CAVITY TRAY WITH LEAD FLASHING.

CHIMNEY TO TERMINATE WITH 3 no COURSES OF CORBELLED BRICKWORK. TOP ROW TO BE ENGINEERING BRICKS.



Front Elevation

LEAD COVERING TO PORCH CANOPY



Side Elevation

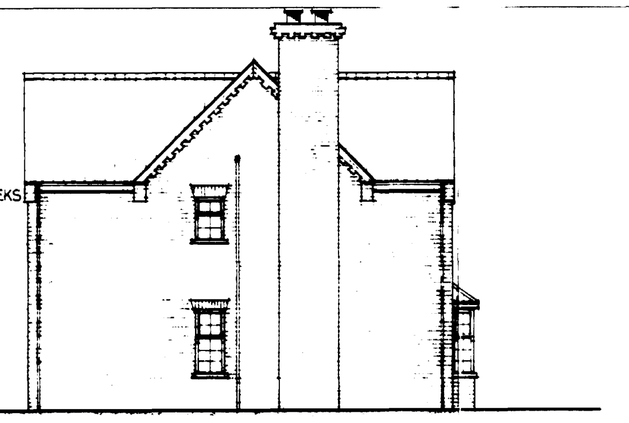
10"/8" x 6"/8" TILES TO BAY WINDOW



Rear Elevation

LEAD FLASHING TO DORMER CHEEKS

PROJECT BRICK QUOINS 15mm



Side Elevation

DOOR, WINDOW AND LINTEL SCHEDULE.

NO.	TYPE	JOINERY REF:	LINTEL REF:
1.	Door	FN26M	IG L1-S 1200
2.	Window	VB210	IG L1-S 1500
3.	Window	VBN10	IG L1-S 900
4.	Door Windows	FX29M 2 no. VB2N15	IG L1-HD 3150
5.	Window	SP3:- 1 no. VB315 2 no. VB115	IG L1-HD 3000
6.	Window	VB115	IG L1-S 1050
7.	Window	VB2N15	IG L1-S 1350
8.	Window	VB2N15	IG L1-S 1350
9.	Entrance Frame	FN5055M	IG L1-HD 2250
10.	Window	VB313	IG L1-S 2100
11.	Window	VB2N10	IG L-5 1350
12.	Window	VB113	IG L1-S 1050
13.	Window	VB213	IG L1-S 1500
14.	Window	VB213	IG L1-S 1500
15.	Window	VB2N13	IG L1-S 1350
16.	Window	VB2N13	IG L1-S 1350
17.	Window	VB110	IG L1-S 1050
18.	Window	VB2N13	IG L1-S 1350
19.	Window	VB2N13	IG L1-S 1350
20.	Window	VB213	IG L1-S 1500
21.	Window	VB213	IG L1-S 1500

All joinery ref: Boulton and Paul

All windows are to be double glazed

INTERNAL LINTEL SCHEDULE

b.	——	IG	Internal type	——	1200
c.	——	IG	Internal type	——	1200
d.	——	IG	Box lintel	——	1200
f.	——	IG	Box lintel	——	1950
i.	——	IG	L1-S	——	1200
j.	——	IG	Box lintel	——	1950
k. l.	} ——	IG	Box lintel (cont.)	——	2400
m.	——	IG	Internal type	——	1200
n.	——	IG	L1-S	——	2100
p.	——	IG	Internal type	——	1200

METER BOXES

POSITION GAS AND METER BOXES AS SHOWN. BOXES TO BE 550mm - 1.0 M. ABOVE PATH LEVEL. CONS. UNIT AT H.L.

PERMEVENT

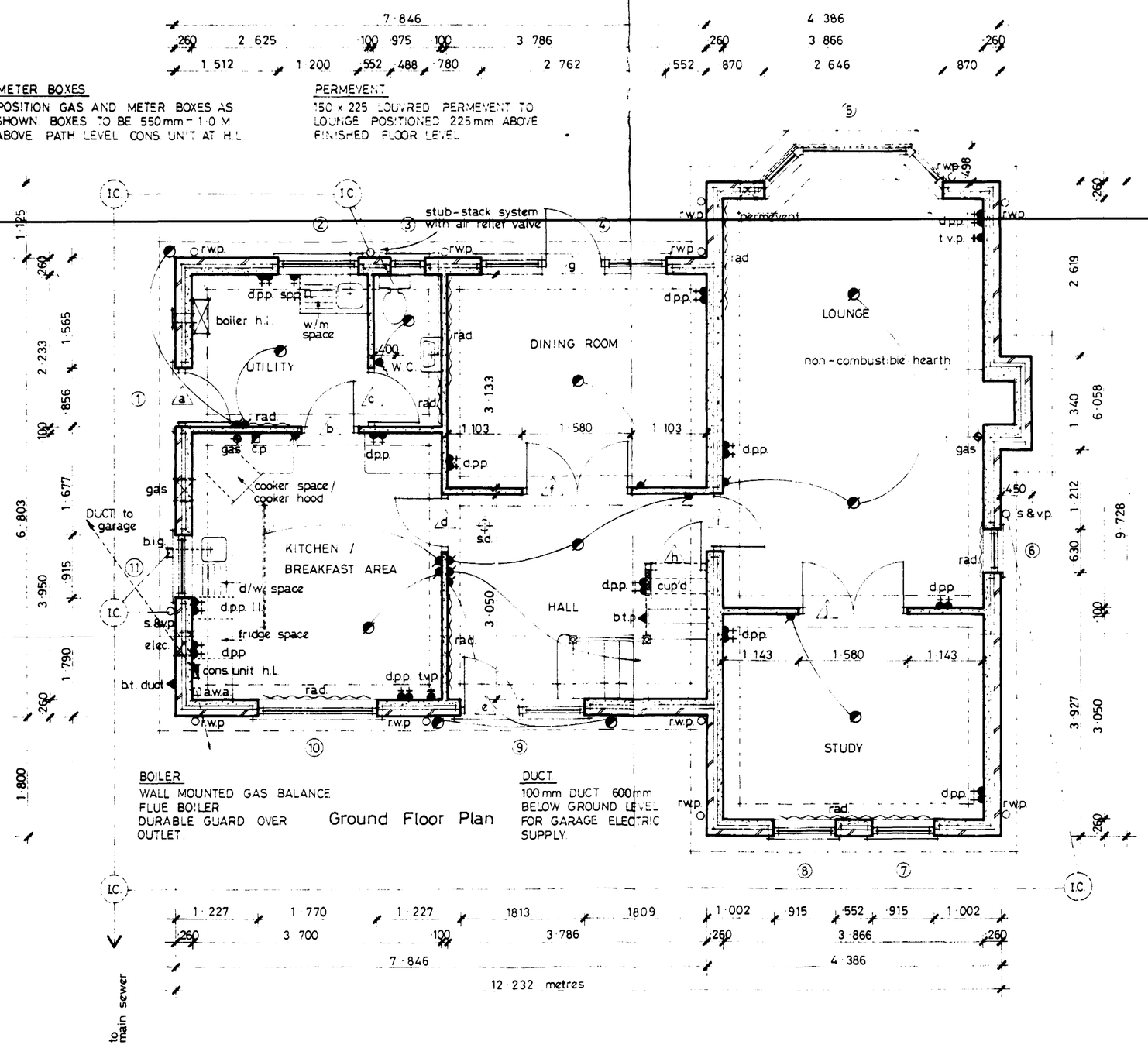
150 x 225 LOUVRED PERMEVENT TO LOUNGE POSITIONED 225mm ABOVE FINISHED FLOOR LEVEL.

TRAP DOOR

600 x 600 TRAP DOOR ACCESS TO ROOF SPACE

CYLINDER

450 mm DIA INDIRECT COPPER CYLINDER COMPLETE WITH 3 kw IMMERSION HEATER AND INSULATION JACKET



Ground Floor Plan

BOILER

WALL MOUNTED GAS BALANCE FLUE BOILER DURABLE GUARD OVER OUTLET.

DUCT

100mm DUCT 600mm BELOW GROUND LEVEL FOR GARAGE ELECTRIC SUPPLY.

First Floor Plan

12.232 metres

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SOUTH HOLLAND D.C. PLAN DEPT. 31 MAR 1992 REF H405/92

TITLE

Standard Dwelling Type – PINEGATE

PLOT 32 (as plan)

PARKINSONS LAND, WOOLRAM WYGATE, SPALDING.

DATE	June 1991	DRAWN	S
DRWG. No.	Pinegate - a	SCALE	1:50, 1:100

REVISIONS	DES.	DATE	SIGN
A	Entrance frame amended	9.9.91	AF

PLANNING | BUILDING REGS

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