SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0427/92 Received:07-APR-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Erection of six detached houses (revised scheme)

Location : Plots 21A - 26, Phase 7 Aalsmeer Rise
Holland Park Spalding, Lincs

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

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

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

2 The 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.

3 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenity of the estate.

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

6 The acoustic fence to be erected on the southern boundary of the six plots shall be a 2.0 m high treated timber close-boarded fence of boards not less than 15mm thick providing not less than 7 kg/sq m superficial weight and constructed in accordance with BS 1722 Part 5 (1972) and shall be erected before any of the dwellings on these plots are occupied.

Reason: In the interests of the amenities of the future occupants and so that the fence as erected matches that approved to the west.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letters received by the Local Planning Authority on 22 May, 29 May and 4 June 1992 and plan ref. 91011/002 amended by Mr A J Finch on 29 May 1992.

Director of Planning and Building Control Services
16-JUN-92 H16/0427/92

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. H16/0427/92

Date Registered 07 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING, LINCS.
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 21A - 26 PHASE 7 AALSMEER RISE, HOLLAND PARK, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 6 DETACHED HOUSES (REVISED SCHEME)

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £660 If you consider no fee is payable include a written explanation instead.

Signed Alan J. Finch Date 7.4.92

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: SIX

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

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

PLEASE REFER TO INDIVIDUAL HOUSE PLANS — sq. metres / metres / metres / metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

} TO BE AGREED

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. — HORTICULTURAL

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? — MINIMUM GARAGE + SPACE PER PLOT

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* — SOAKAWAYS

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.	No	➡ Date: Consultee(s):
Is this application related to a previous submission	—	➡ Application No.:

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

Continue on separate sheet if necessary. REFER TO ACCOMPANYING LETTER.

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 Alan J. Finch (Applicant/~~Agent~~) Date 7.4.92

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 Alan J. Finch Applicant/~~Agent~~ Date 7.4.92

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 £ 660.

Receipt Issued ..... No. [illegible]

Date First Received 07 [illegible] 1992

REGISTRATION

Reference H16/0427/92

Cross-Ref [illegible] 15-4

Date 8/4/92

VALIDATION Date 8/4/92

Type 6dw Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 6 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 ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:

Ill fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 660 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.4.

Index Sheets [illegible] OS Nos ..... Grid Ref E 33590 I 31700

Part 1 Parish [illegible]

☒ Rural	☐	C1	☐	Grade
☒ Bypass	☐	C3	☐	
Level crossing	☐	CA	☐	
Footpath	☐	Other:		

Inside EDO NO Inside CP area YES

Linked to site ..... Ref 1463 Linked to property ..... Ref .....

Planning Records: 11 76 Res dw
Earlier apps 496 Cond Comp

3 Day Records:
Already submitted Ref .....
Requested .....

Inquiry completed .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 21-5

Case Officer Conclusions (issues)

Road w. Site gen, Glasshouses + Shed to rear
Phase to W. just begun

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
Yes ....

[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
DR 10/6

Recommendation/draft report produced.....

F U R T 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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	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

PDM 16-4

DC 21/4. check against previous approved plans. What about open space provision? When is this to be included?

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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 .....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0427/92 Type: FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erection of six detached houses (revised scheme)

Location: Plots 21A - 26, Phase 7
Aalsmeer Rise
Holland Park
Spalding, Lincs

Valid date: 07-APR-92 Terminal date: 02-JUN-92
Target dates: Target Committee: 13-MAY-92
To case officer 12-APR-92 16-4 Report deadline: 29-APR-92
Inspected by 17-APR-92
Extra contacts 22-APR-92 Case Officer:
Report if not clear by 12-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 6 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

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

L.C.C — Obs Attached JB cks 23/4/92.
EHL Comments

SITE DETAILS

Grid ref: 523520 321700
OS Sheets: 219 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0427/92 Received:07-APR-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Erection of six detached houses (revised scheme)

Location : Plots 21A - 26, Phase 7 Aalsmeer Rise
Holland Park Spalding, Lincs

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.

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.

3 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenity of the estate.

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

6 The acoustic fence to be erected on the southern boundary of the six plots shall be a 2.0 m high treated timber close-boarded fence of boards not less than 15mm thick providing not less than 7 kg/sq m superficial weight and constructed in accordance with BS 1722 Part 5 (1972) and shall be erected before any of the dwellings on these plots are occupied.

Reason: In the interests of the amenities of the future occupants and so that the fence as erected matches that approved to the west.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letters received by the Local Planning Authority on 22 May, 29 May and 4 June 1992 and plan ref. 91011/002 amended by Mr A J Finch on 29 May 1992.

Authorised to issue:

11-JUN-92 H16/0427/92 AD.....DC.....

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

Our Ref: AJF/hmr

Director of Planning and
Building Control Services
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

4th June 1992

For the attention of Mr P.J. Udy

Dear Sir,

Re: H16/0427/92 Plots 21A - 26 Phase 7
Holland Park, Spalding

Further to my letter of 29th May 1992 and subsequent telephone conversation of 3rd June 1992 it would appear that confirmation is required with specific regard to operating hours on adjacent land.

The letter submitted to you from the P.A. Moerman Group refers to normal working hours. These more specifically are 8.00am until 5.00pm. As the adjacent operations to our proposed development gave no cause for concern previously I see no reason for this application to be delayed any longer.

9/6/92
Satisfactory
J Chapman

Should any further information be required please do not hesitate to contact the undersigned as this application has now exceeded its determination date and an imminent decision would be welcomed.

Yours faithfully,

Alan J. Finch.

ALAN J. FINCH

S.H.D.C. PLANNING DEPT.
RECEIVED
4 JUN 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

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

Our Ref: AJF/at

Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

For the attention of Mr P. J. Udy

29th May 1992

Dear Sir

RE: H16/0427/92 PLOTS 21A - 26 PHASE 7
HOLLAND PARK, SPALDING

I understand that concern has been expressed by the Environmental Health Department with regard to likely activity on the land to the rear of the application site.

I would confirm that the operations on the adjacent land remain unchanged from those detailed in our original application ref H16/0769/91. I take the opportunity to enclose a further copy of a letter from the P. A. Moerman Group which gives details of working hours etc.

The original approved scheme proposed houses to the majority of plots on this boundary. In view of the unchanged activities adjacent and a similar housing proposal under this application I anticipate a favourable decision in the near future.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

Alan J. Finch.

ALAN. J. FINCH

J.C ok with hours
+ working hours are
controlled / known.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992 PJ

Attention of
DPO (NRM)
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

NHBC REGISTERED NUMBER 28899

p.a. moerman GROUP

P.A. MOERMAN LIMITED
Headquarters, Horseshoe Road
Spalding, Lincolnshire PE11 3YJ
Tel 0775 : 766268 Fax 0775 : 760811

SALES & MARKETING
Direct Lines
Tel 0775 : 766862
Fax 0775 : 711436

Your Ref: HRP/E10

16 July 1991

For the Attention of Mr H Price

Broadgate Builders (Spalding) Ltd
Broadgate House
Weston Hills
Spalding
Lincs
PE12 6BD

Dear Mr Price

Ref: Further Residential Development Holland Park, Spalding.

Thank you for the revised plan related to the Horseshoe site and access road.

We are pleased to confirm this fulfils our needs and are in agreement with your proposals.

We confirm that the Cash and Carry will be light traffic and only open five days per week with normal trading hours.

We confirm that we are re-locating at our Pinchbeck site and at least half of the glass house block known as Hawthorn Nursery will be moved by July '92 and the remainder within the year. Current lorries and covered vans operate normal working hours with the odd collection some Sunday mornings, there are no night collections.

We confirm there are no machines or heavy fans operating in this glass house block at night.

contd/.

REF
H16/0427/92

Broadgate Builders (Spalding) Limited

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

S.H.D.C. PLANNING DEPT.
RECEIVED
22 MAY 1992
PU

Attention of
DPC
DCPO BS
JC AMP
Date Nos.
Acknowledge YE
DV

EXTERNAL MATERIALS SPECIFICATION

PLOTS 10A - 29 PHSE 7 HOLLAND PARK

PLOT NO.	TYPE	BRICK	TILES	STAIN/PAINT
10A	ASHGATE	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY	PAINT
11	WILLOWGATE I	BUTTERLEY CHARNWOOD NATURAL RED PLINTH BELTON CAVENDISH HARVEST	REDLAND GROVEBURY FARMHOUSE RED	STAIN
11A	SPRUCEGATE II	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
12	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
13	CAMELLIS	BUTTERLY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
14	CAMELLIA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
15	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
16 - 21	APPLEGATE	BUTTERLEY CHATSWORTH GREY	REDLAND GROVEBURY FARMHOUSE RED	STAIN
21A	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
22	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
23	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
24	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
25	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
26	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
27	MAGNOLIA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
28	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
29	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT

SPECIFICATION 18.05.92

REF H16/0427/92

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

EXTERNAL MATERIALS SPECIFICATION

PLOTS 10A - 29 PHSE 7 HOLLAND PARK

PLOT NO.	TYPE	BRICK	TILES	STAIN/PAINT
10A	ASHGATE	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY	PAINT
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16 - 21	APPLEGATE	BUTTERLEY CHATSWORTH GREY	REDLAND GROVEBURY FARMHOUSE RED	STAIN
21A	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
22	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
23	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
24	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
25	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
26	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
27	MAGNOLIA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
28	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
29	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT

SPECIFICATION 18.05.92

REF
H16/0427/A2

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

EXTERNAL MATERIALS SPECIFICATION

PLOTS 10A - 29 PHSE 7 HOLLAND PARK

PLOT NO.	TYPE	BRICK	TILES	STAIN/PAINT
10A	ASHGATE	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY	PAINT
11	WILLOWGATE I	BUTTERLEY CHARNWOOD NATURAL RED PLINTH BELTON CAVENDISH HARVEST	REDLAND GROVEBURY FARMHOUSE RED	STAIN
11A	SPRUCEGATE II	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
12	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
13	CAMELLIS	BUTTERLY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
14	CAMELLIA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
15	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
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21A	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
22	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
23	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
24	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
25	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
26	ALDERGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
27	MAGNOLIA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
28	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
29	AZALEA	BUTTERLEY OLD ENGLISH ROSE	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT

SPECIFICATION 18.05.92

REF
H16/0427/92

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
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23	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
24	ASHGATE	OLDE SUSSEX RED BLEND	MARLEY MODERN SMOOTH GREY RED RIDGES	PAINT
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SPECIFICATION 18.05.92

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.4.92

OUR REF: JC/SS/PC

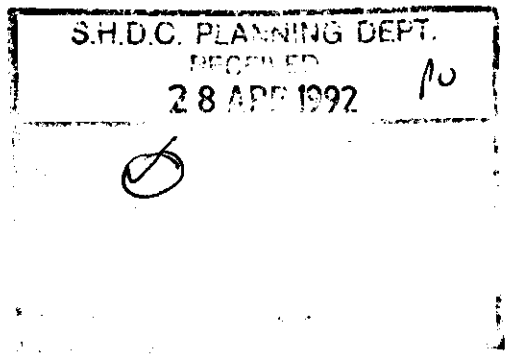
TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H16/0427/92
Detached dwellings, Holland Park, Spalding

I write with reference to my previous comments regarding this development and its relationship with the adjacent commercial site and would confirm that I would have no objections in principle to this proposal subject to confirmation that all commercial activities are restricted to the daytime as certain noisy unsociable hours activity could obviously give rise to complaints.

Thapman

Director of Environmental Services



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0427/92.

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	5.	2	1	7.

2. Address or location

Plots 21A-26, Phase 7, Malsmeer Rise, Holland Park Spalding

3. Name, classification and number of road

UC

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

Full.

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

Six Houses
(Revised Scheme)

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).

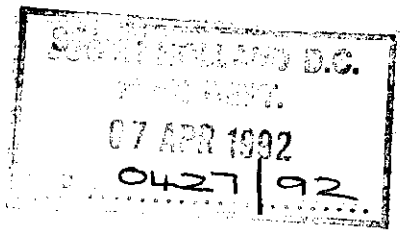
d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

✓

Date: 23-4-92. Signed: [signature] GS
Director of Highways and Planning

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

Our Ref: AJF/hmr



Director of Planning and
Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

7th April 1992

Dear Sir,

Re: Planning Application - Proposed Revised Layout to Plots 21a - 26 Phase 7 Holland Park, Spalding

On 26th March 1992 Full Planning Permission was granted for a revised scheme of detached houses and bungalows (ref H16/0157/92).

The housing market is proving to be totally unpredictable such that in order to continue operations we are forced to re-appraise our proposal for a small section of our approved layout.

I therefore submit for your consideration an application for revised house types to be known as Plots 21a - 26. The proposal consists of detached house types of varied elevational treatment in a cul-de-sac. A minimum of 3 metres is provided between dwellings and rear screening to the plots remains as previously approved. To assist you in considering the scheme I enclose a street elevation which will have the benefit of a limited variation of external materials once chosen.

My apologies that this site is before the planning department again within such a short period of time but as previously stated it is essential if we are to remain viable in housing development in the area.

Yours faithfully,

Alan J. Finch

ALAN.J. FINCH

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/0427/92/1 Date Received: 17/2/93

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

Agent:

Description of Original Development: Erection of 6 detached houses

Location: Plots 21A-26 Phase 7 Aalsmeer Rise, Holland Park, Spalding

Amendment Submitted: Alternative species of screen planting to rear boundary
(was Chamaecyparis Lawsoniana Allumii) now proposed - Cuppressocyparis 'Castelwellan'

Drawing Number(s): 91011/002 Rev. J

22 February, 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only
Application No. H16/0427/92/1
Date registered 17 FEB 1993
Case Officer PM

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS SPALDING
Tel. No (0406) 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)
—
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOTS 21A-26 PHASE 7 AALSMEER RISE, HOLLAND PARK, SPALDING, LINCS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H16/0427/92

Building Regulation reference relating to same development.
B16/0449/92/1
B16/0449/92/

2. Please tick **one** box only
Amendment is proposed where permission already granted
If yes, submit two forms and two plans
A. ✓

or

Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
B.

State whether amendment has been requested by the Council

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

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed Alan J. Finch Date 16.2.93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECTION OF 6 DETACHED HOUSES

As **NOW PROPOSED**, if different
—

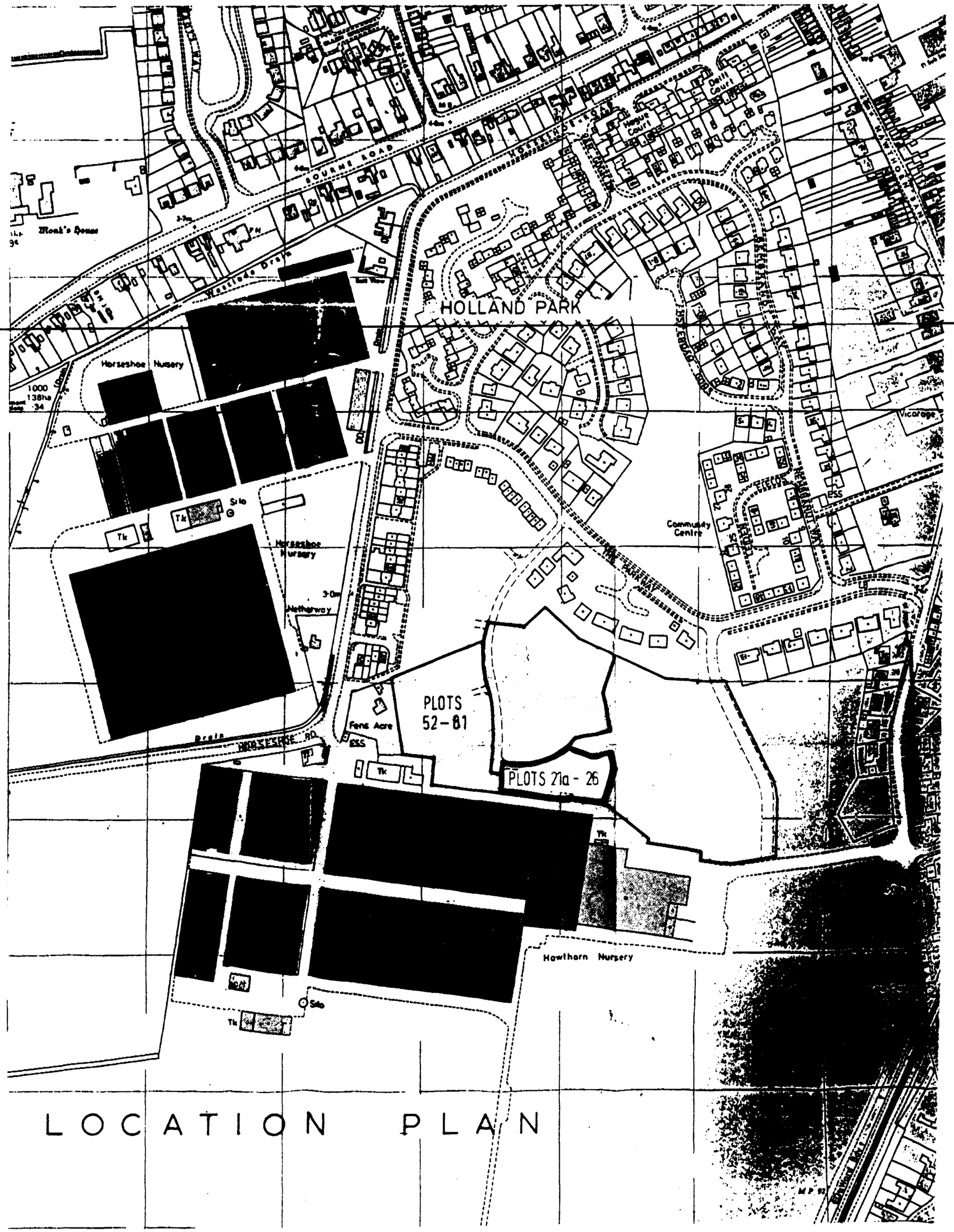
State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
ALTERNATIVE SPECIES OF SCREEN PLANTING TO REAR BOUNDARY
(WAS CHAMAECYPARIS LAWSONIANA ALUMII)
NOW PROPOSED – CUPRESSOCYPARIS 'CASTELWELLAN'
Tall variety but not quite as quick growing according to books

State drawing no's of the current submission
91011/002 REV J.

State Officer dealing with the application, if known.
MR D. ROBERTS.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
NONE.

N



LOCATION PLAN

S.C.C.
07 APR 1992
94/27/92

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

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

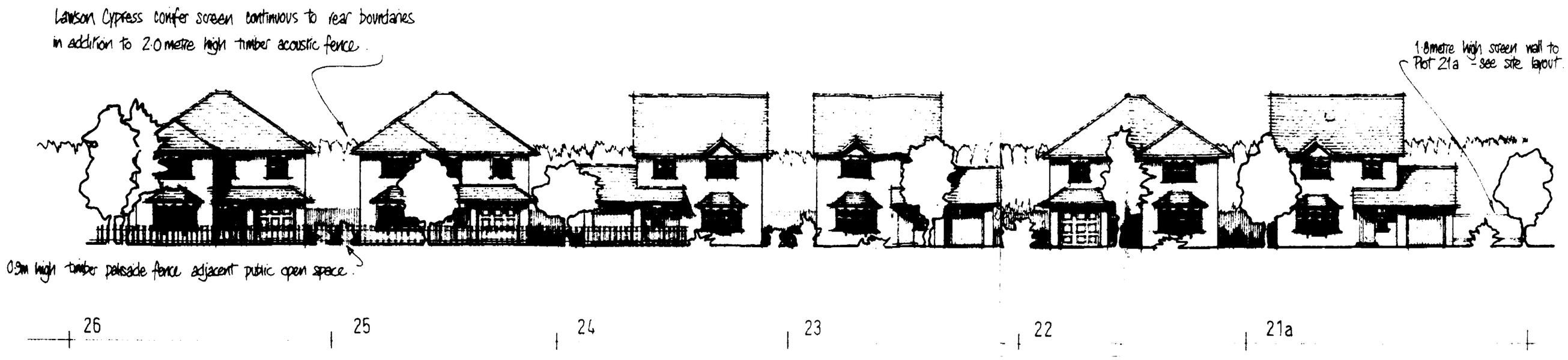
RESIDENTIAL DEVELOPMENT
PHASE 7
HOLLAND PARK, SPALDING.

LOCATION PLAN

DATE AUG 1991	DRAWN AJF
DRWG. No. 91011/2 LP	SCALE 1:2500

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	



Street Elevation

SOUTH HOLLAND D.C.
PLANNING
07 APR 1992
REF. S427/92

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

Broadgate Builders

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

TITLE
RESIDENTIAL DEVELOPMENT
HOLLAND PARK SPALDING

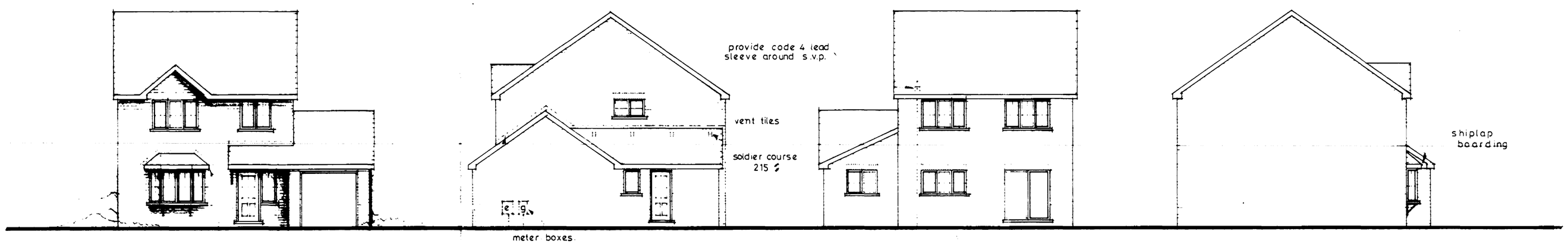
PHASE 7 PLOTS 11-51
REVISED LAYOUT PLOTS 21a - 26
STREET ELEVATION

DATE April 1992	DRAWN stan j finch.
DRWG. No. 91011/R2/SE	SCALE 1:200

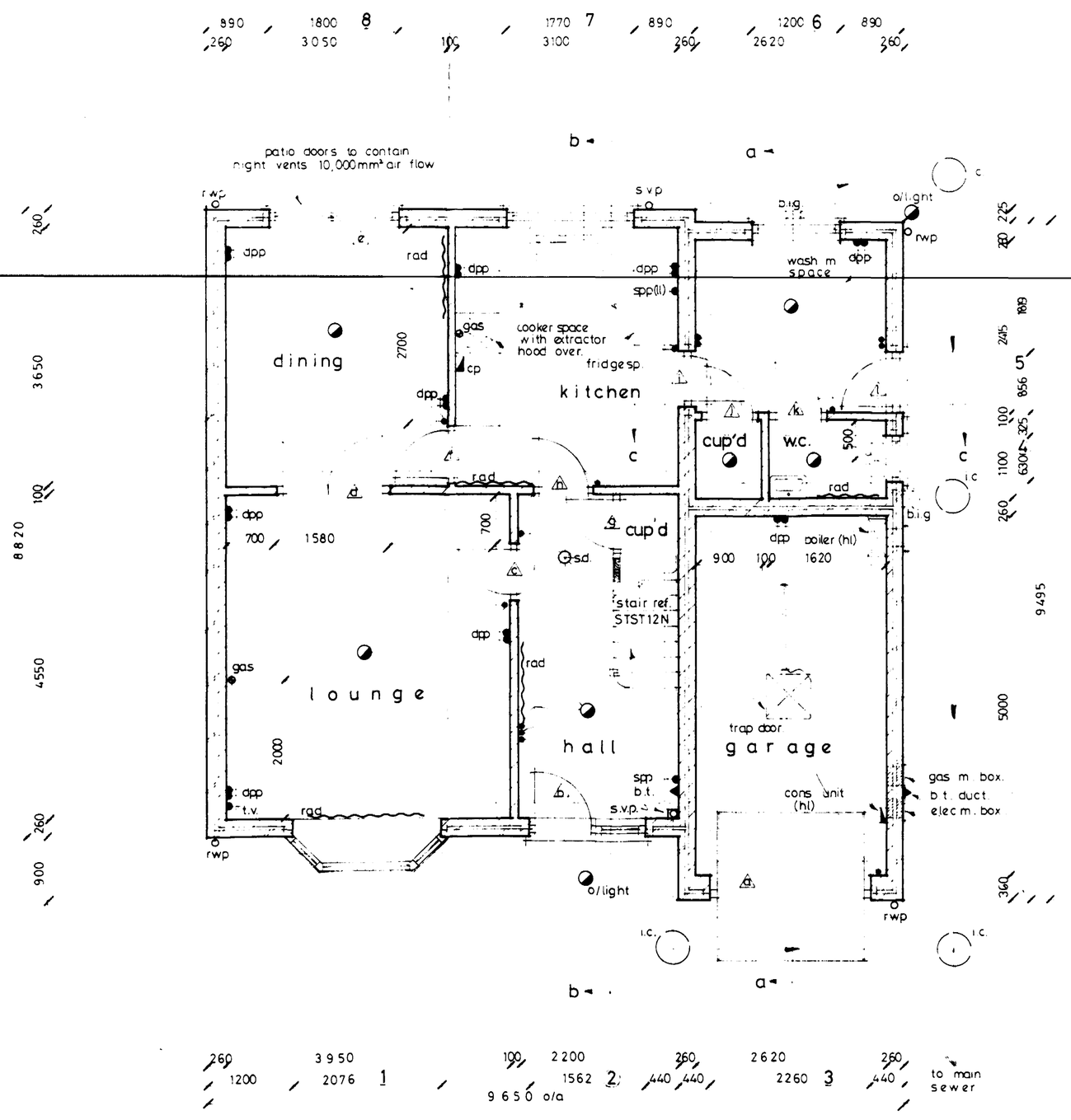
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

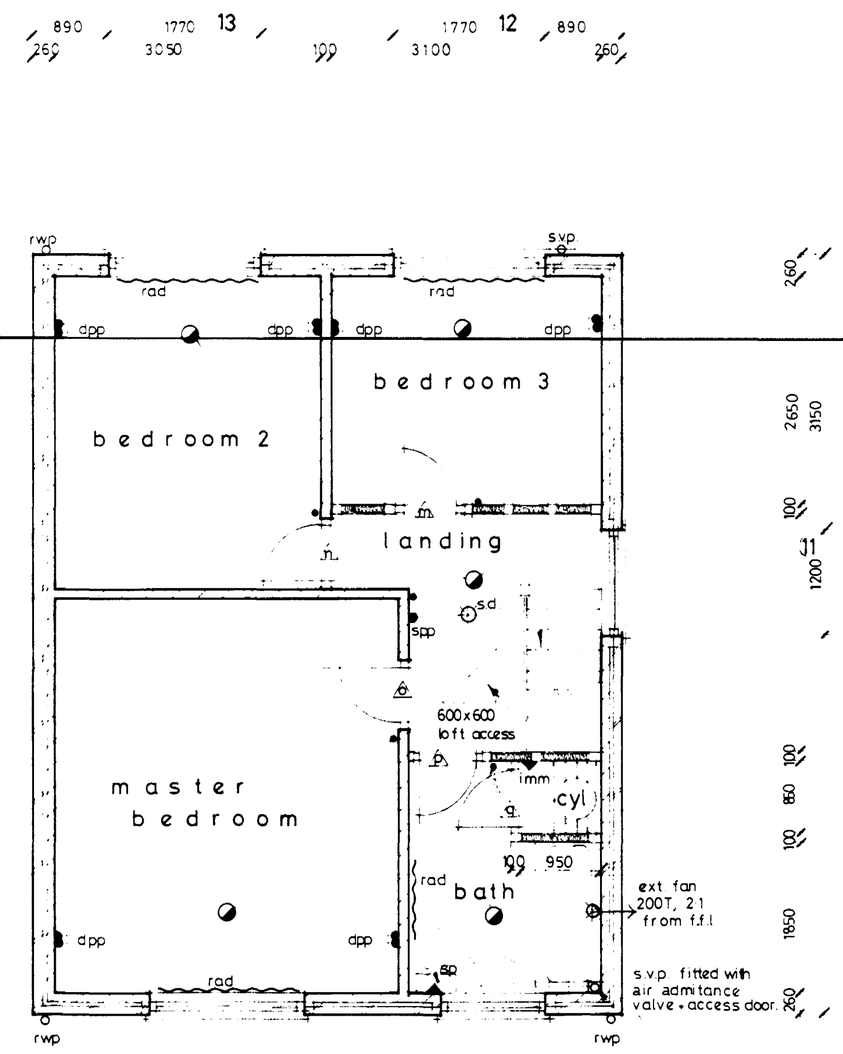
SUMMIT



front elevation | side elevation | rear elevation | side elevation



ground floor plan



first floor plan

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

NOTES

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF:	LINTEL
1	SPLAY BAY	SP2/C113C/C213cc/C113c	L1/HD 2400
2	DOOR/WINDOW	FN29m/C113c	L1/S 1950
3	GARAGE DOOR	uP7070N	L1/HD 2700
4	WINDOW	C110c	L1/S 1050
5	DOOR	FN26m	L1/S 1200
6	WINDOW	C210c	L1/S 1500
7	WINDOW	C310cc	L1/S 2100
8	PATIO DOORS	1.8m WIDE	L1/S 2250
9	WINDOW	C212cc	L1/S 1500
10	WINDOW	C312cc	L1/S 2100
11	WINDOW	H207c	L1/S 1500
12	WINDOW	C312cc	L1/S 2100
13	WINDOW	C312cc	L1/S 2100

INTERNAL LINTEL SCHEDULE

OPENING	REF	LENGTH
c	BOX BEAM	1200mm
d	BOX BEAM	1950
f	BOX BEAM	1200
h	INTERNAL TYPE	1200
i	BOX BEAM	1200
j	INTERNAL TYPE	1050
k	INTERNAL TYPE	1050
n	INTERNAL TYPE	1050
o	INTERNAL TYPE	1050

ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON AND PAUL
ALL LINTEL REFS BY IG LINTELS

notes :

30 gallon indirect copper cyl. complete with 3 kw immersion heater + insulation jacket.

wall mounted gas balance flue boiler (high level) of required rating with gaurd over outlet.

position gas + electric meter boxes as shown. boxes to be 550mm min 1000mm max above path level. consumer unit at high level.

SOUTH ... D.C.
07 APR 1992
REF. 91/27/192...

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE
STANDARD DWELLING TYPE

A S H G A T E
PLOTS 10a , 21a + 23 - PHASE 7,
HOLLAND PARK - SPALDING.

floor plans and elevations.

DATE JULY—1991	DRAWN MBL/DAWS
DRWG No 91011/ASH	SCALE 1-100 , 1-50

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

HOLLAND PARK

THE PARKWAY

public open space

N

LEIDEN FIELDS
sheltered housing scheme

PHASE FIVE

PHASE SEVEN

PHASE SIX

HORSESHOE ROAD

public footpath

HAWTHORN BANK

proposed open space
TO BE PART OF SEPARATE APPLICATION

ALDER RISE

Fens Acre

approved development H16-1126/91

tank

store

one way

existing concrete roadway

PROPOSED 2.0m high TIMBER ACOUSTIC FENCE continuous to rear bdy's. supplementary tree planting screen as indicated

COLLECTION POINT

glasshouses

one way

PROPOSED CASH & CARRY

offices

goods delivery

HAWTHORN BANK

traffic calming measures provided to satisfy L.C.C. Highways

BLOCK PAVING

existing trees to retain

PUBLIC FOOTPATH

open space
A.J. Finch
Developments Limited
29.5.92.

anticipated junction position serving remaining phase of Holland Park development

existing landscaped bund

WILLOWGATE I
ASHGATE
SPRUCEGATE II
TYPE B
TYPE A
TYPE C
LIMEGATE
ROSEGATE
ALDERGATE
KEMPASGATE
ASPENGATE 2
WILLOWGATE 4
BIRCHGATE
OAKGATE

LANDSCAPING & FENCING PROPOSALS

TREE PLANTING

AH	aesculus hippocastanum
AP	acer pseudoplatanus
AR	acer cappadocicum 'rubrum'
BP	betula pendula
FSP	fagus sylvatica 'purpurea'
MJD	malus 'John Downie'
MP	malus 'profusion'
SJR	sorbus 'joseph rock'

FENCE TYPES

w	1.8m high SCREEN WALL
cb	1.8m high CLOSEBOARDED FENCE
	1.8m high TIMBER PANEL FENCE
	1.8m high TRELLIS TOP FENCE
	0.45m high TIMBER NOTCHED POST & RAIL (dividing front boundaries).
	0.9m high TIMBER PALISADE FENCE (adj. open space)

front gardens to be seeded / turfed
individual drives to be washed gravel
street lighting to be to L.C.C. standards.

PLANTING HEIGHTS TO BE STANDARD 1.8–2.4m
using suitable staking & ties

SCREEN PLANTING REAR OF PLOTS 22-26 38-41, 51
CHAMAECYPARIS LAWSONIANA 'ALLUMII' (lawson cypress)
planting ht. 1.5-1.8m @ 900 c/c
planting strip to be 1.0m from fenceline

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

NOTES

SOUTH HOLLAND D.C.
PLANNING
07 APR 1992
0427/92

Broadgate Homes

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

TITLE

HOLLAND PARK SPALDING

Phase 7 PLOTS 11-51

REVISED SCHEME TO PLOTS 21a-26

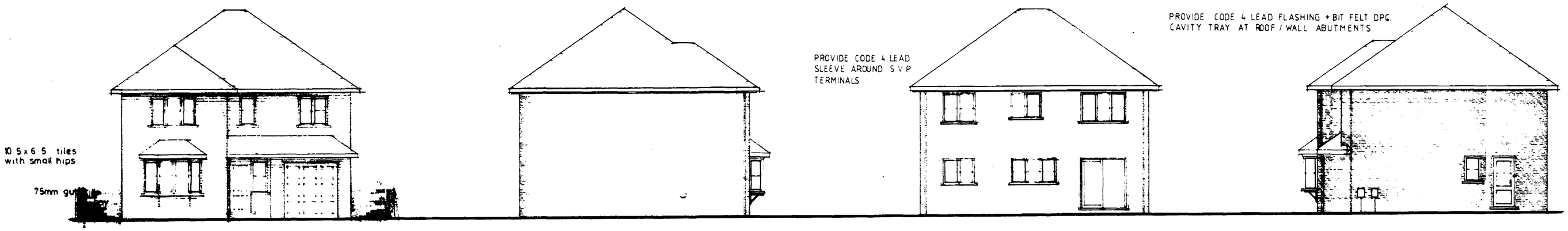
DATE	august 1991	DRAWN	a j finch
DRWG. NO	91011/002	SCALE	1:500

REVISIONS	DES	DATE	SIGN
a	planting ht.s screen plant. specified to south bdy	17.12.91	AJF
B	Revised scheme plots 10a-29	5.2.92	AJF
C	Revised scheme plots 21a-26	3-4-92	AJF

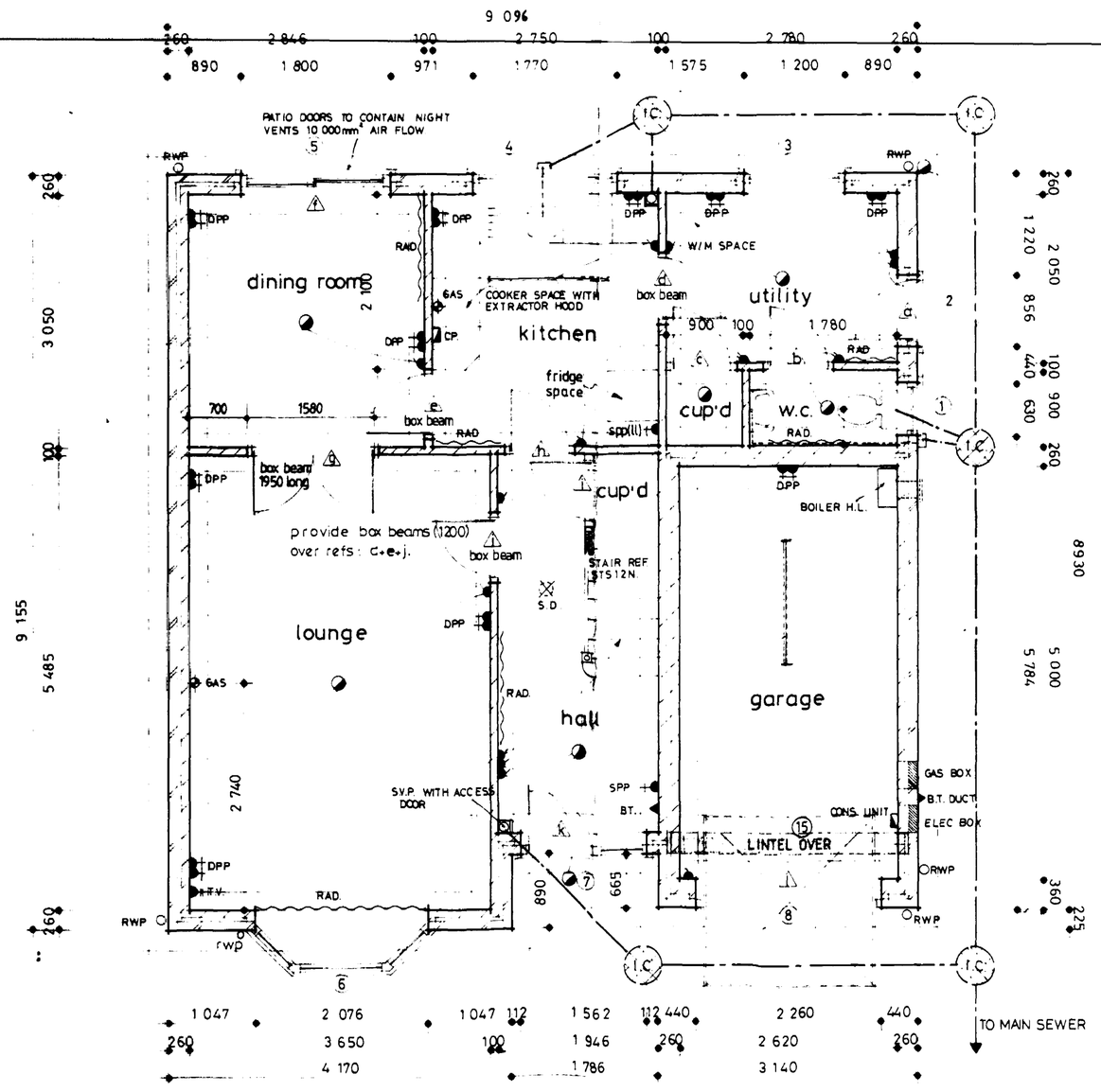
PLANNING

BUILDING REG

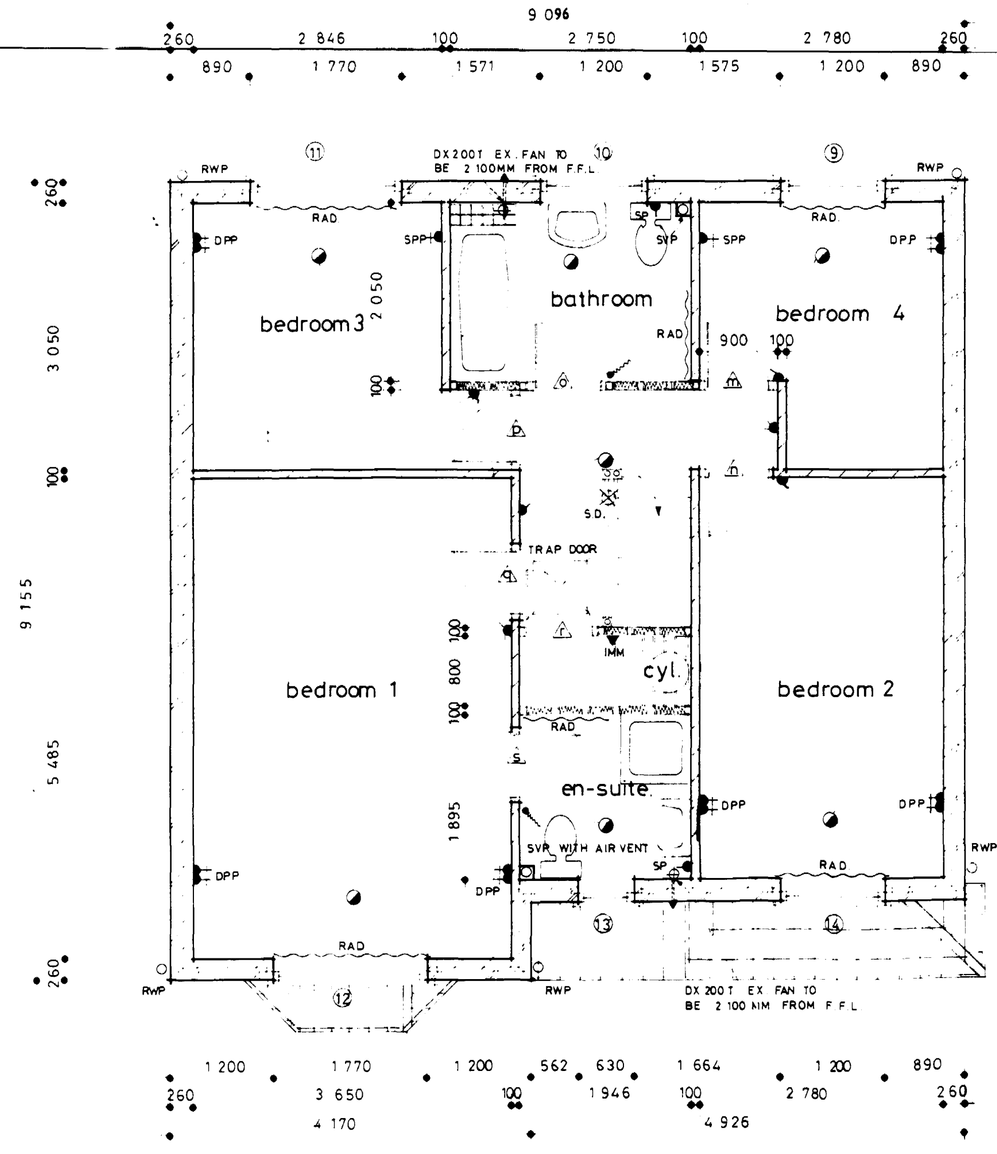
CHECK BY



FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

30 GALLON INDIRECT COPPER CYLINDER COMPLETE WITH 3KW IMMERSION HEATER AND INSULATION JACKET.

WALL MOUNTED GAS BALANCE FLUE BOILER HIGH LEVEL OF REQUIRED RATING WITH GUARD OVER OUTLET.

POSITION GAS + ELEC METERS AS SHOWN. BOXES TO BE 550mm MIN — 1000mm MAX ABOVE PATH LEVEL CONS UNIT AT HIGH LEVEL.

NOTES

DOOR, WINDOW & LINTEL SCHEDULE

1.	WINDOW	C110C	IG. L1-S	1050
2.	DOOR	FN26M	IG. L1-S	1200
3.	WINDOW	C210C	IG. L1-S	1500
4.	WINDOW	C310CC	IG. L1-S	2100
5.	PATIO DOORS	1.8M WIDE	IG. L1-S	2250
6.	WINDOW	SP2-C213CC 2 No. C113C	IG. L1-S	2400
7.	DOOR/WINDOW	FN29M C113C	IG. L1-S	1950
8.	GARAGE DOOR	UF7070S	IG. L1-HD	2700
9.	WINDOW	C212C	IG. L1-HD	1500
10.	WINDOW	C210C	IG. L1-S	1500
11.	WINDOW	C312CC	IG. L1-HD	2100
12.	WINDOW	C312CC	IG. L1-S	2100
13.	WINDOW	C112C	IG. L1-S	1050
14.	WINDOW	C212C	IG. L1-HD	1500
15	support in garage	—	IG L1/HD	3000

ALL JOINERY REF: BOULTON & PAUL

ALL WINDOW TO BE DOUBLE GLAZED

PROPRIETARY TRICKLE VENT INSTALLED TO WINDOW FRAME AT HIGH LEVEL VENT AREA TO BE N.L.T. 4000mm²

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

STANDARD DWELLING TYPE

A L D E R G A T E

Plot 22 (handed)
Plots 25+26 (as) Phase 7

HOLLAND PARK, SPALDING.

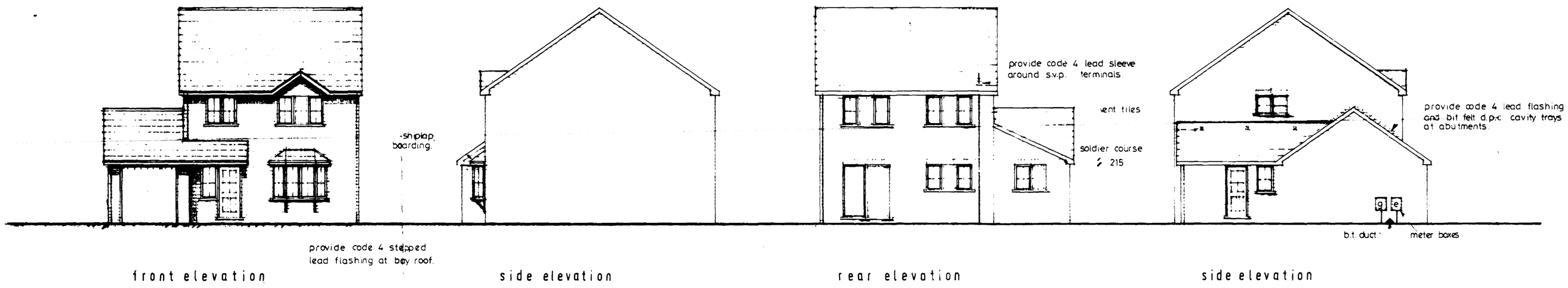
floor plans and elevations

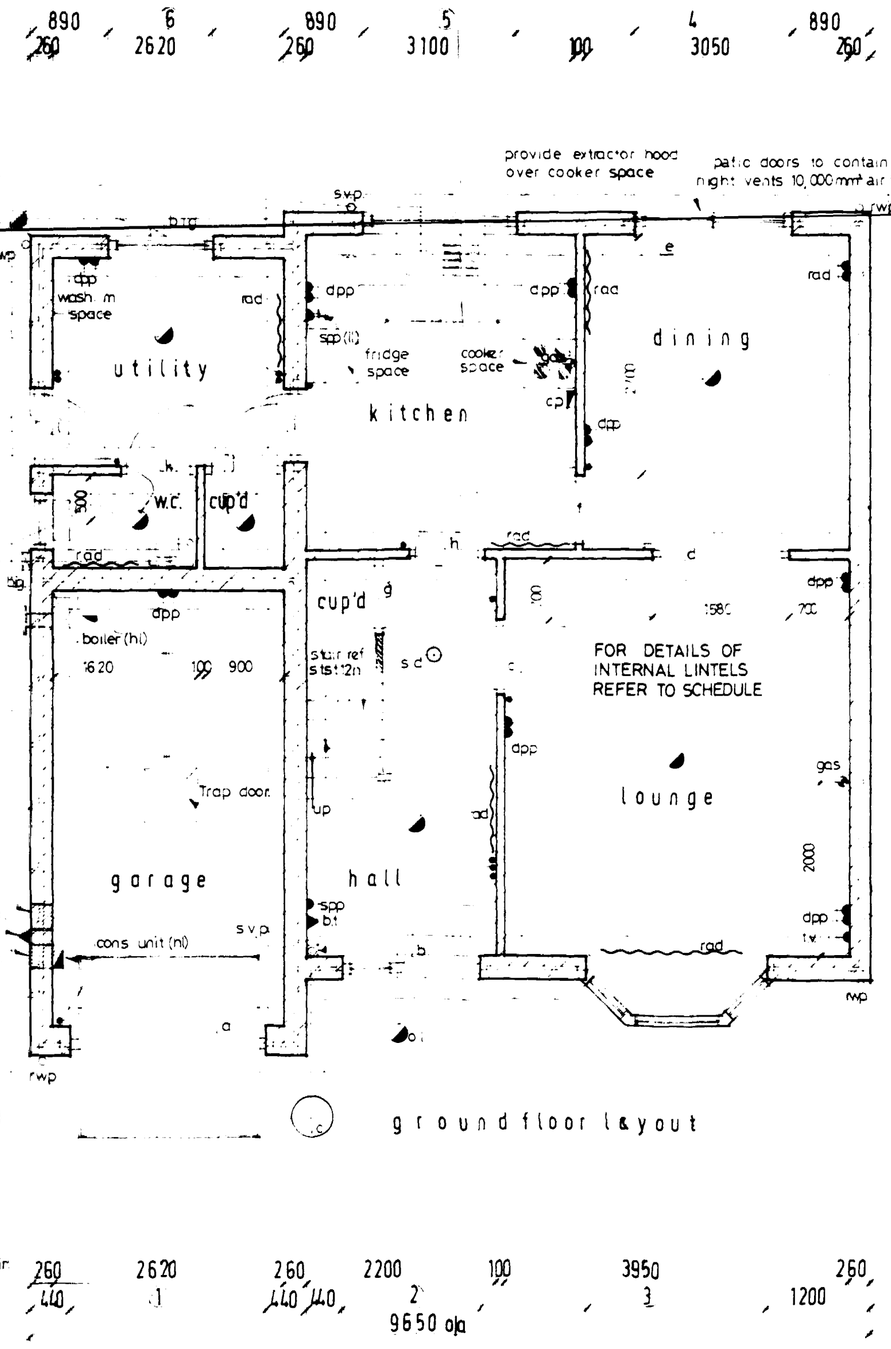
DATE	DECEMBER 1990	DRAWN	Jeremy Naylor.
DRWG. No.	aldergate	SCALE	1:50 / 1:100

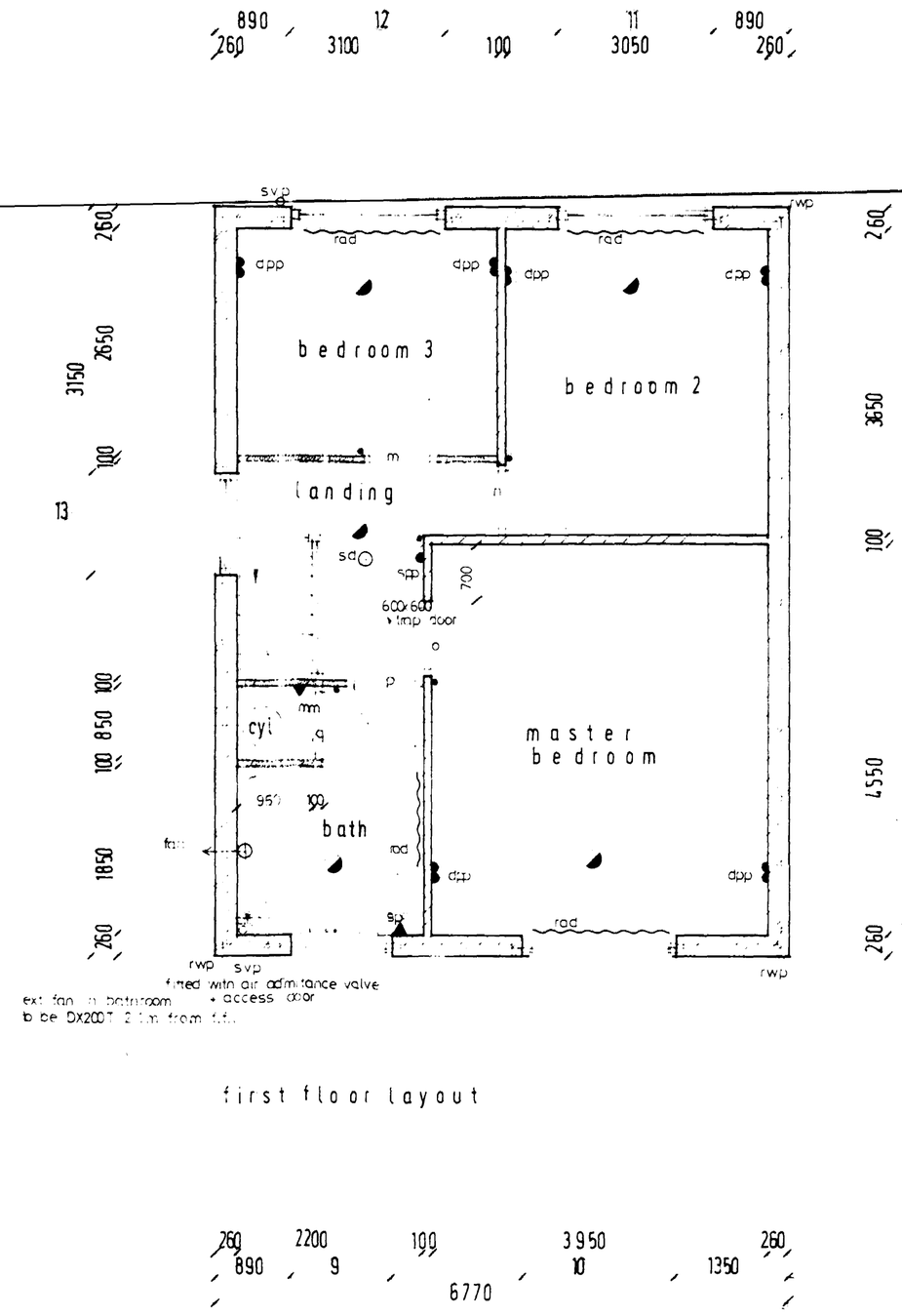
REVISIONS	DES.	DATE	SIGN
A	[illegible]	10-1-91	JAF
B	LINTEL IN GARAGE INDICATED - REF 15	29-1-91	JAF
C	BOX BEAMS TO REAR & T.P. - TILES & RIDGE	31-1-91	JAF
D	KITCHEN DIMENSIONS	4-2-91	JAF
E	DRAWING REF G INCREASED TO 1500mm BOX LINTELS INDICATED	8-5-91	JAF
F	ELEVATIONAL TREATMENT	7-4-92	JAF

PLANNING	BUILDING REGS

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







NOTES

ASHGATE II

DOOR - WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF	LINTEL
1	GARAGE DOOR	UF7076NS	L1/S 2700
2	WINDOW/DOOR	C113C PN29M	L1/S 1950
3	BAY WINDOW	SP2/C113C/C313CC/C113C	L1/RD 2400
4	PATIO DOORS	1.8M WIDE	L1/S 2250
5	WINDOW	C310CC	L1/S 2100
6	WINDOW	C210C	L1/S 1500
7	DOOR	PN26M	L1/S 1200
8	WINDOW	C110C	L1/S 1050
9	WINDOW	C212CC	L1/S 1500
10	WINDOW	C312CC	L1/S 2100
11	WINDOW	C313CC	L1/S 2100
12	WINDOW	C312CC	L1/S 2100
13	WINDOW	H207C	L1/S 1500

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

30 gallon indirect copper cyl. complete with 3kn immersion heater and insulation jacket.

wall mounted gas balance flue boiler high level of required rating with guard over outlet.

position gas and electric meter boxes as shown. boxes to be 550mm min, 1000mm max above path level. consumer unit at high level.

INTERNAL LINTEL SCHEDULE

Ref	Lintel type/length	Ref	Lintel type/length
A	Ext. Ref 1	J	Int. 100/1100
B	Ext. Ref 2	K	Int. 100/1100
C	Int. 100/1100	L	Exc. Ref 7
D	Box Beam 100/1950	M	Timber
E	Ext. Ref 4	N	Int. 100/1100
F	Int. 100/1100	O	Int. 100/1100
G	Timber	P	Timber
H	Int. 100/1100	Q	Timber
I	LHD/1200		

SOUTH HOLLAND D.C.
07 APR 1992
PLANNING

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

TITLE
standard dwelling type
ASHGATE II
PLOT 24 - PHASE 7
HOLLAND PARK, SPALDING
floor plans and elevations.

DATE 31-October-90 | DRAWN

DRWG No ashgate II | SCALE 1-50, 1-100

REVISIONS	DES	DATE	SIGN
A	[illegible]		
B	General amendments	9-8-91	
C	INTERNAL LINTEL SCHEDULE ADDED		
	Lintel ref 1 changed to L1/S	23-9-91	AJF

PLANNING | BUILDING REGS

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HOLLAND PARK

PHASE FIVE

PHASE SEVEN

PHASE SIX

THE PARKWAY

public open space

HORSESHOE ROAD

Public footpath

N

LEIDEN FIELDS
sheltered housing scheme

HAWTHORN BANK

proposed open space
TO BE PART OF SEPARATE APPLICATION

SPRUCEGATE
AZALEA
CAMELLIA
LIMEGATE
ASHGATE
ALDERGATE
KEMPSGATE
ROSEGATE
MAGNOLIA
WILLOWGATE
BIRCHGATE
OAKGATE
ASPENGATE

Fens Acre

approved development
H16/1126/91

PUBLIC FOOTPATH

open space

existing trees to remain

traffic calming measures provided to satisfy L.C.C. Highways

BLOCK PAVING

anticipated junction position serving remaining phase of Holland Park development

existing landscaped mound

existing concrete roadway

one way

PROPOSED 2.0m high TIMBER ACOUSTIC FENCE continuous to rear bdy's. supplementary tree planting screen as indicated

COLLECTION POINT

glasshouses

offices

PROPOSED CASH & CARRY

goods delivery

tank

store

LANDSCAPING & FENCING PROPOSALS

TREE PLANTING

AH
AP
AR
BP
FSP
MJD
MP
SJR

FENCE TYPES

1.8m high SCREEN WALL
1.8m high CLOSEBOARDED FENCE
1.8m high TIMBER RAIL FENCE
1.8m high TRELLIS TOP FENCE
0.45m high TIMBER KICKBOARD & RAIL (dividing front boundaries)
0.9m high TIMBER PALISADE FENCE (adj. open space)

front gardens to be seeded / turfed
individual drives to be washed gravel
street lighting to be to L.C.C. standards

PLANTING HEIGHTS TO BE STANDARD 1.8–2.4m
using suitable staking & ties

SCREEN PLANTING REAR OF PLOTS 22-26 38-41, 51
CUPRESSOCYPARIS 'Castelwellan'
planting nt. 0.9–1.2m @ 900 c/c
planting strip to be 1.0m from fenceline

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS

H	RE POSITIONING PLOTS 11A - 13	22 6 92	AF
J	WMU RE-ALIGNMENT PLOT 21A	5 8 92	AF
K	revised layout plots 10a-11	21 8 92	AF

NOTES

AMENDED PLAN
Ref. M

Broadgate Homes

SOUTH HOLLAND D.C.
PLAN DEPT
17 FEB 1993
REF H/16/1126/91

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

TITLE

HOLLAND PARK SPALDING
Phase 7 PLOTS 11 - 51
REVISED PLOTS 11a - 13

DATE	august 1991	DRAWN	a j finch
DRWG No	91011/002	SCALE	1 500

REVISIONS	DES	DATE	SIGN
a	planting hits screen plant. specified to south bdy	17-12-91	
B	Revised scheme plots 10a-26	5-2-92	AF
C	Revised scheme plots 21a-26	3-4-92	AF
D	INVERT LEVELS ADDED TO PLOTS 11a - 15	5-5-92	AF
E		7-5-92	AF