SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Reference: H16/0647/93 Received:08-JUL-93 Type:LISTED BUILDING

Name: Longhurst Housing Ass. Ltd & South Holland District Council & Broadgate Builders (Spalding) Ltd

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Conversion into 20 new self- contained flats and the construction of 14 self- contained flats
Location : 45, 48 & Long's Warehouse Double Street Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the works for the following reason(s):

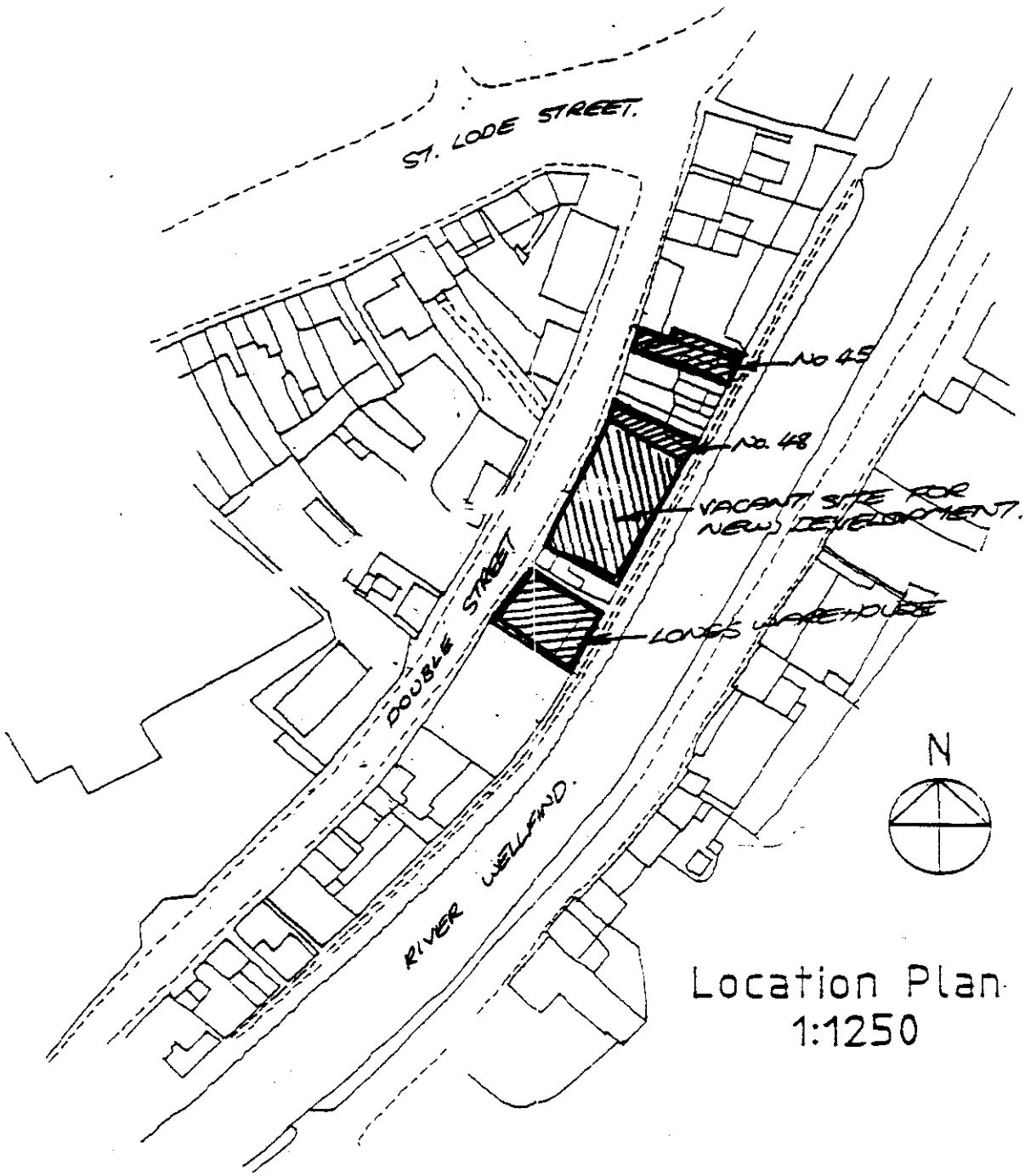
1 In the opinion of the Local Planning Authority, the design of the proposed link roof to Longs Warehouse will significantly affect the appearance of the roof of the building, and be harmful to its architectural and historic character and architectural character.

Director of Planning and Building Control Services
23-SEP-93 H16/0647/93

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)



Location Plan
1:1250

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUL 1993
REF. 0647/93

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

HOUSING PARTNERSHIP INITIATIVE FOR ROOSEIDE DEVELOPMENT. DOUBLE STREET, SPALDING. LONGHURST HOUSING ASSOC., SOUTH HOLLAND DISTRICT COUNCIL BROADGATE HOMES

Date JANUARY 1993.

Drawn by

No. 12275. B

Scale 1:1250

Checked by

ADDEL PW/ST3

H16/0647/93

08 JUL 1993

LONGHURST HOUSING ASSOCIATION LTD, FRIARS HOUSE, SHODFRIARS OFFICE CENTRE, QUAKER LN, BOSTON, LINCS

SOUTH HOLLAND DISTRICT COUNCIL, PRIORY RD, SPALDING, LINCS

BROADGATE BLDS (SPALDING) LTD 519, BROADGATE WESTON HILLS, SPALDING, LINCS

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS

0205 364795

R W LOWE

DOUBLE STREET SPALDING LINCS

COPY

CONVERSION OF No 45, 48 & LONG'S WAREHOUSE INTO 20 NEW SELF CONTAINED FLATS AND THE CONSTRUCTION OF 14 No SELF CONTAINED FLATS

NAH.
for MELDRUM LEE & GILLATT

6/7/93

OWNERSHIP CERTIFICATES

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser

OWNER

2. **OWNERSHIP OF THE SITE**
This certificate is to make sure that the owners of land are aware of applications affecting 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 if the applicant is the owner of only part of the site) then you must give notice to all other owners and complete Certificate B.
You should use the notice at the bottom of the form to send to the owners. If you are the owner, or having a *freehold interest*, or having a *leasehold interest* with not less than [illegible] unable to trace the owner, please contact the Planning Office.

Certificate A No person other than the applicant was the owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed NAG for MELDRUM LEE & GILLATT Date 6/7/93

~~**Certificate B** The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.~~

Name and address of owner Date notice served

Signed Date

Use the notice below to notify any other owner of the building where necessary

DC INSTRUCTION SHEET

APPLICATION REF: H16/0647/93

Directions

Art 7 (Outlines) ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

pm 14-7

		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	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	Case Sec L + M. Joint Cttee	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

DSR

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry 26/4

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

ASBEFORE

Case Officer Conclusions

RECOMMENDATION/DECISION

NON–DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda ✓ 4 12/9

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 08 JUL 1993

Registration

Reference H16/0646/93

Cross-Ref already reg on prev. app

Date 9/7

Validation

TYPE NULL

Site area 0.0943

No of dwellings

Floorspace

Earlier permission – Ref:

(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid	Site plans		Fee		Inaccurate	
	Certificate		Fee (not free)		Incomplete	
					Unclear	
Fees	Correct fee £ NIL		Nil fee		Previous app – ref:	
					Type of app	
			Discounted		Reason:	
	Additional £		Receipt No		Date	
	Refund £		Voucher No		Date	

Information

Index sheet 291 OS Plots

Grid ref 530010 330340

Ward P Parish SPALDING

Inside IBD YES Inside LP area YES

Linked to site Ref 1478

Linked to property Ref

Constraints:

CA Cons Area	Y	TR Rural	–
LB Listed – Grade:	Y	BP TR proposed 67m	–
ARC Archaeology	–	LC Level Cross	–
AM Ancient Mon	–	FP Footpath	–
SSI Special Int	–	TPO Tree Pres	–
Hazards –		HAZ Site	–
Dist Bound	–	AIR Safeguard	–
		LIN Elect	–
		PIP Pipe	–
Other:	–	CON Waste/contamin	–

Planning Records:
Earlier apps

73/93 with
74 Nigel

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

APPLICATION REFERENCE: H16/0646/93 DATE RECEIVED: 08-JUL-93

TYPE: Full

DESCRIPTION: Conversion into 20 new self-contained flats and the construction of 14 self-contained flats

LOCATION: 45, 48 & Long's Warehouse, Double Street, Spalding

APPLICANT: Longhurst Housing Ass. AGENT: Meldrum Lee & Gillatt

APPLICATION REFERENCE: H16/0647/93 DATE RECEIVED: 08-JUL-93

TYPE: Listed Building

DESCRIPTION: Conversion into 20 new self-contained flats and the construction of 14 self-contained flats

LOCATION: 45, 48 & Long's Warehouse, Double Street, Spalding

APPLICANT: Longhurst Housing Ass. AGENT: Meldrum Lee & Gillatt

---

14 SEP 1993

REASON FOR COMMITTEE CONSIDERATION

Recommendation for refusal; objections also received.

RECOMMENDATION

H16/0646/93 - Refuse permission.

1. *In the opinion of the Local Planning Authority, the proposed external access stairs to the rear of Nos. 48 and 45 Double Street will seriously harm the residential amenities of adjoining properties 47 and 46 Double Street because of the overlooking and consequent loss of privacy that will result to these properties.*

2 *In the opinion of the Local Planning Authority, the revised link access at roof level to Longs Warehouse will significantly change the traditional roof silhouette of the warehouse, and will neither enhance nor protect the character of this part of the Spalding Conservation Area.*

H16/0647/93 - Refuse permission.

1 *In the opinion of the Local Planning Authority, the design of the proposed link roof to Longs Warehouse will significantly affect the appearance of the roof of the building, and be harmful to its architectural and historic character and architectural character.*

COMMENTS

1 These two applications involve alterations to the planning permission and Listed Building Consent granted earlier this year for the conversion of the Listed Long's Warehouse and 45, 48 Double Street and the construction of self-contained flats.

2 Five significant changes have been applied for:

(i) The widening of the right of way through from Double Street to the riverbank.

(ii) Alteration to the roof to the new flat building to form a hip, in order to avoid complications with the adjoining properties chimney.

(iii) The construction of sub-station in the rear garden of No. 48 sited within the traditional brick structure.

(iv) The deletion of the two-storey brick extensions to No. 48 and 45 Double Street (reducing the size of the flats) and their substitution by an open stairway giving access to the first floor.

(v) A change in the design of the access link between the two roofs of Longs Warehouse at attic level.

3 Alterations (i) (ii) and (iii) are acceptable (provided care is taken to ensure that the sub-station does not cause a noise nuisance) but it is considered that both the open access stairs and the changes to the roof of Longs Warehouse should be refused. The former because it will seriously interfere with the privacy of Nos. 46 and 47 Double Street, with residents climbing the stairs and being able to look directly into their groundfloor kitchen windows, which are effectively screened from groundfloor level by walls and the latter because it will make a major change to the appearance of the roof of Longs Warehouse, with the current very noticeable double roof with its valley being blocked.

4 In previous discussions on schemes to alter Longs Warehouse, it has always been stressed that the access way between these two roofs should be as low and innocuous as possible, and this was followed in the scheme approved under ref: H16/0074/93 early this year, but this present scheme proposes a new pantile roof the same ridge height as the existing double roof.

5 The points made by the Civic Society raise similar views to those considered by the Committee in dealing with the earlier applications.

6 Work has commenced on these buildings, and problems are emerging about the work currently proposed upon which it may be necessary to report verbally to Committee.

REPRESENTATIONS

Consultant Architect: Important that sub-station is built in suitable materials and the rear elevations to 45 and 48 made good. Change to new flat acceptable.

Spalding & District Civic Society: Concerned at view through to river - could be blocked by new wall/pillar, suggest replacement with steel post. Also consider passageway too narrow.

Public:	46 Double Street: Right of way between Double Street and river should be 1ft wider - original foundations exists to show this is so. Corridor between roofs on Long's Warehouse going to look odd - is it necessary? Staircases will take away all privacy, and being metal will cause disturbance when used late at night. Gable walls next to 54 Double Street should have light deflecting bricks.
Applicant:	Balconies to new stairs will be screened.

BRI. 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

H16/0647/93

LISTED BUILDING

Applicant: Longhurst Housing Ass. Ltd & Agent: Meldrum Lee & Gillatt
Tel: 0205 364795

Description: Conversion into 20 new self-contained flats and the construction of 14 self-contained flats
Location: 45, 48 & Long's Warehouse
Double Street
Spalding
Lincs

Valid date:	08-JUL-93	Terminal date:	02-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	15-JUL-93	Report deadline:	11-AUG-93
Inspected by	22-JUL-93		
Extra contacts	29-JUL-93	Case Officer:	
Report if not clear by	12-AUG-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 34 DWE
Category: Newbuild
Listed building: GRADE II
Conservation Area: SPALDING
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
	~~23-JUL-93~~	13-AUG-93
Site/Press Advert CLB	~~27-JUL-93~~	~~17-AUG-93~~
Spalding & District 0775 722475	20-JUL-93	03-AUG-93
Lincs/Sth Humb HB Jo	20-JUL-93	03-AUG-93
Cllr G J Hawkins	20-JUL-93	27-JUL-93

LCC - No Objections JC 22/7/93

Meldrum, Lee and Gillatt,
49 High Street,
Boston,
Lincs.
PE21 8SP.

Mr N Mullen

NBM/JJ B16/647/93
B16/0073/93 & B16/0074/93

10 Sep 1993

Dear Sir,

LONGS WAREHOUSE, DOUBLE STREET, SPALDING AND 45 AND 48 DOUBLE STREET.

I thank you for your faxed letter of 8th September, which generally accords with my notes of the meeting held on site on the 7th. There is one exception, and that relates to the wall along the low path, details of which are required of condition 3a of planning permission B16/0073/93. Whilst your letter of 31st July referred to the walls at the rear of 45 and 48 matching existing details this only relates to 47 and 48, and not to the new build work where there was not a wall. In any event, the majority of the walls behind 45 and 48 have now been demolished there being only one very small section, remaining and no gate pillars. Pillars to 46 and 47 still exist, but are of differing patterns and do not match those on the drawings. The Authority has always taken the view that the riverside frontage is equally, if not more, important than the Double Street frontage, and I think clear drawings of what is intended are needed here. I await to hear further from you concerning the proposed meeting with Mr Richardson when you have been able to contact him.

Yours faithfully,

N Mullen
Principal Planning Officer
Development Control

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

Job No. 12275

Date 8/9/93

To Mr Midlen

From J A Merrett

Of SHDC.

Project Double Street Spalding

letter dated 8/9/93 with sketch drawings

S.H.D.C. PLANNING DEPT.
- 6 SEP 1993

FAX TRANSMISSION

We are transmitting 5 pages
IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE IMMEDIATELY

Destination FAX No. 0775 710772

MLG 029/A

Your Ref NRM/JJ H16/0647/93
H16/0074/93

JAM/JC/12275

8 September 1993

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Longs Warehouse Double Street Spalding

Further to your letter dated 1 September 1993 and to this mornings meeting between the writer, Mr Midlen, Mrs Kerr and Mr Davies, we write to confirm the following:-

1) A further meeting to be arranged to include Mr Richardson (of SRC Ltd, Structural Engineers) to clarify and confirm the extent of the re-building of the rear wall as recommended in SRC Ltd's report dated 21 May 1993 (copy enclosed). From discussions with Mr R Mitchell of Broadgate Builders this work was limited to the extent indicated on the enclosed sketch and will be undertaken in salvaged bricks, with brick bonding to match the existing coursing haphazard bond.

2) As item 1) above a further meeting was required to clarify and confirm the full extent of the repairs to the gable walls.

3) A sample of the tie plate discs as recommended in SRC Ltd's report to be inserted to all first floor main beams was approved and a sketch elevation is enclosed indicating approximate locations.

4) Mrs Kerr suggested that the extent of the timber lintel replacement may mean that cast in-situ reinforced concrete lintels would help to tie the structure more effectively than using steel lintels as referred to in SRC Ltd's report. (Following the meeting it was subsequently confirmed that all specially manufacturerd and galvanised steel lintels had been delivered to site, these would be cloaked externally by timber fillets).

5) Mrs Kerr referred to previous discussions that extract terminals and air bricks/ventilation grilles through the existing walls should be avoided. Mr Merrett undertook to investigate the alternative of vertical ducts to roof terminals located in the valley areas, alternatively in line ridge tile terminals or cast iron brick size vent terminals (by Dorothea) would be acceptable. Further drawings will be submitted as a matter of urgency.

6) The roof link as revised is not acceptable and Mr Merrett undertook to reconsider the roof link height and construction to align with the height of the existing dormer windows to be flat topped and lead clad. Minimum internal headroom acceptable would be 2 m. Further drawings will be submitted as a matter of urgency.

7) Mrs Kerr confirmed that the shutters were acceptable as stated in MLG's letter dated 30 July. The sample window was acceptable, but it was requested that this sample be retained on site, cills to be as MLG letter dated 30 July. Trickle vents not to be installed.

8) A detail of the replacement dormers would be prepared by MLG to match existing profile, it was noted that the lead cladding to cheeks must not extend to the front face.

9) Regarding item d) of MLG letter dated 30 July 1992 a sample area of pointing was requested for inspection and approval by Mrs Kerr and Mr Midlen.

10) Regarding item F) of MLG letter dated 30 July 1992, should read "reclaimed Yorkstone flat topped".

Due to Mr Richardsons leave from the office at SRC Ltd a further meeting regarding items 1 and 2 was arranged during the afternoon of Wednesday 15 September 1993.

We trust the foregoing is a correct interpretation of our discussions and that the discussions clarify the extent of work intended to the Grade II Listed Building.

Should you require any further information please do not hesitate to contact the writer or Mr N Hutson.

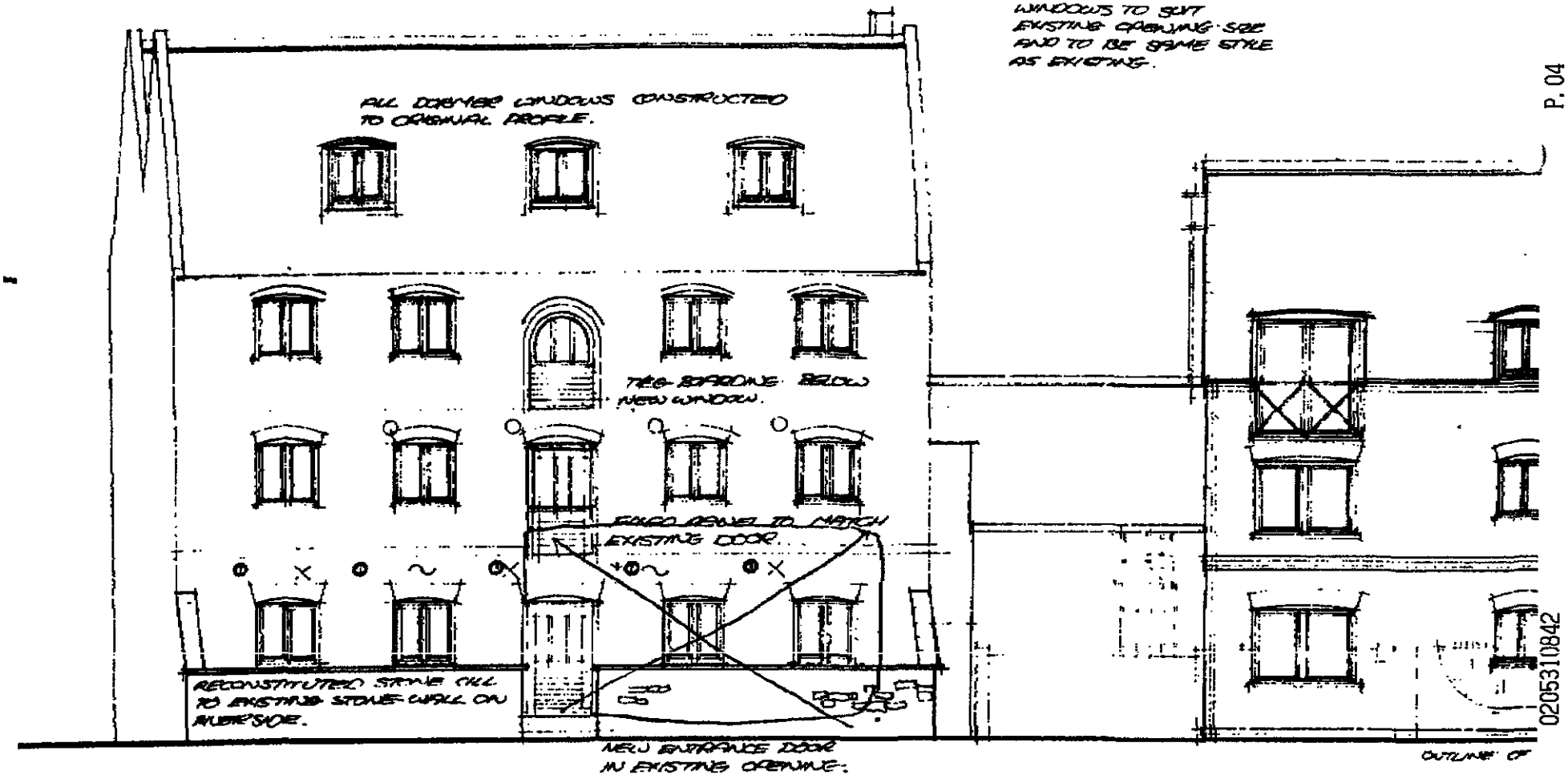
Yours faithfully

J A Merrett RIBA

Encs

cc Ms M Buckley Longhurst Housing Association Ltd
Broadgate Builders (Spalding) Ltd

8-SEP-93 WED 10:16 MELDRUM,LEE&GILLATT P.04

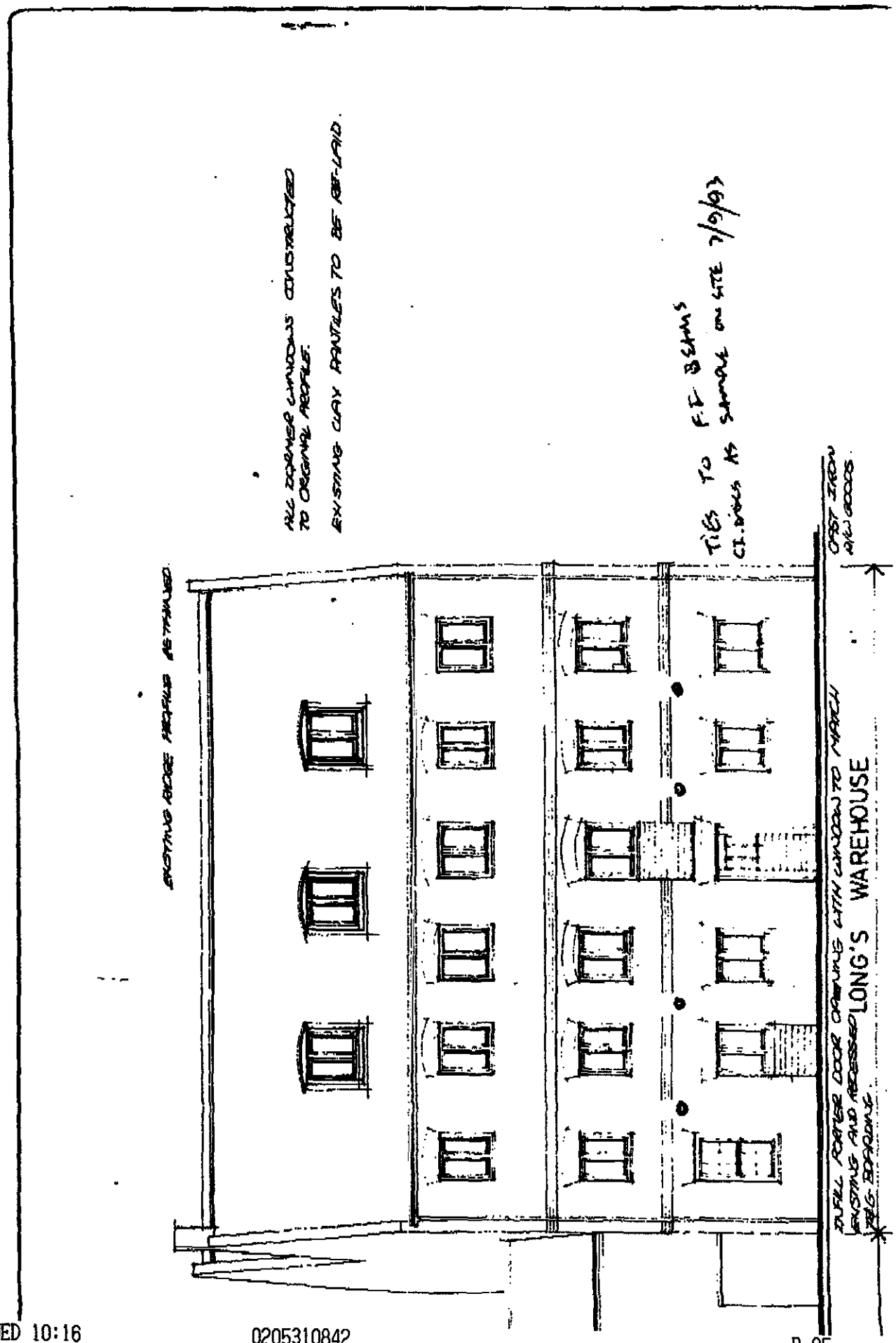


ELEVATION TO RIVERSIDE

BUILDING WALL TO BE DEMOLISHED + REBUILT.
7/9/93.

NOTE: ALL EXISTING TIE PLATES TO BE RETAINED ON BUILDING

P.04
02053110842
8-SEP-93 WED 10:16


ALL DORMER WINDOWS CONSTRUCTED TO ORIGINAL PROFILE.
EXISTING GREY PAINTWORK TO BE RE-PAINTED.
TIES TO F.F. BEAMS CLIMBING AS SHOWN ON SITE 7/9/93
LONG'S WAREHOUSE
EXISTING ROOF SLATES TO BE RE-USED

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA
K.A. Holroyd, RIBA
ASSOCIATES
B. G. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

JAM/JLM/12275

3rd September 1993

For the attention of Mr N Midlen

South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

Dear Sirs,

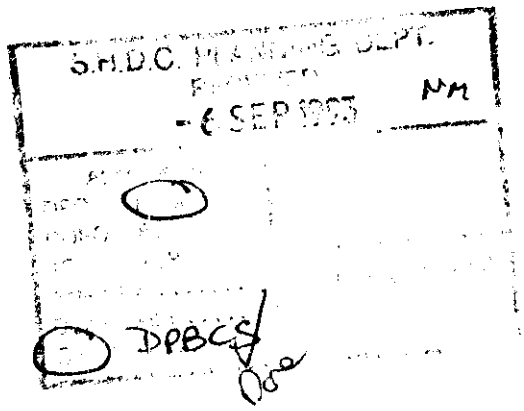
Re: Longs Warehouse, Double Street, Spalding.

We acknowledge receipt of your letter dated 1st September 1993 and confirm the writers telephone conversation with your office late yesterday to request that Mr Midlen contact the writer to arrange an early site meeting to clarify the matters raised.

May we suggest the morning of Tuesday 7th September or the afternoon of Wednesday 8th September, alternatively the late morning or afternoon of Wednesday 15th September.

Yours faithfully

J A Merrett, RIBA.



Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

RWL/NAH/JC/12275

27 August 1993

FOR THE ATTENTION OF MR N MIDLEN

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

SOUTH HOLLAND D.C.
PLAN DEPT
02 SEP 1993
REF .....

Dear Sirs

External Staircases to Nos 45 & 48 Double Street Spalding Lincs
Application Refs H16/0B46/93 and H16/0647/16

Further to our telephone conversation with Mr Midlen with regard to overlooking of neighbouring gardens, we now enclose copies of our drawing No 12275:54 which indicates more clearly our proposals for screening.

We trust these drawings can be considered together with those already deposited before the committee at the planning meeting on the 14 September 1993.

Yours faithfully

NMH

R W Lowe RIBA

S.H.D.C. PLANNING DEPT.

Encs

cc Ms M Buckley Longhurst Housing Association Ltd
Mr R Mitchell Broadgate Builders
Mr K Barker 46 Double Street Spalding

Also at
Skegness
&
Grantham

Engineers
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA
K.A. Holroyd, RIBA
Associates
B.G. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

Established 1900

Meldrum, Lee & Gillatt,
69 High Street,
Boston,
Lincs.
PE21 6SP.

Mr N Midlen

NRM/LJ B16/0647/93
B16/0074/93

01 Sep 1993

Dear Sir

PROPOSED CONVERSION OF LONGS WAREHOUSE, DOUBLE STREET, SPALDING TO 16 FLATS - GRADE II LISTED BUILDING.

As you will know, I am currently considering the listed building application B16/647/93 which involves differences to the scheme previously given listed building consent under ref: B16/0074/93. My liaison with the Building Control Section has revealed that they are in possession of a structural engineers report from Sicklebottom, Richardson, Cheng Associates which recommends, among other measures, the demolition and rebuilding of the riverside elevation from the lower yard level to the head of the second floor windows, the demolition and rebuilding of parts of the gable walls, (and also internal walls) and the insertion of tie-rods and washer plates on the Double Street frontage. None of these works are noticed as being proposed in the papers submitted with listed building applications B16/0074/93 nor are they included in the details of the current application B16/0647/93, and I assume therefore that your Clients are not proposing to undertake them. Certainly, these proposals would require a further listed building consent and would, therefore, be illegal if commenced.

I am also somewhat puzzled at an apparent contradiction between the plans received as a result of my Assistant Mr Roberts request for details of the proposed variation to the linking roof on the warehouse, which include details of various extractor fans and ducts from the kitchens and bathrooms to the flats. These are not shown on the elevations that have been submitted, nor were they mentioned at

the meeting you held on site with Mrs Kerr, when indeed it was emphasised that airbricks and ventilation grills would not be acceptable on this building. I urgently, therefore, need to know what is currently proposed and how it is intended to deal with the ventilation of the flats, and in particular the kitchens and bathrooms.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

cc Loughurst Housing Association Ltd
Broadgate Builders

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

RWL/NAH/TAE/12275

9 August 1993

FOR THE ATTENTION OF MR D J ROBERTS

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

Dear Sirs

Nos 45 48 and Longs Warehouse Double Street Spalding Lincs Application Refs H16/0646/93 & H16/0647/16

Further to the telephone conversation between Mr Roberts and our Mr Lowe, please find enclosed copies of drawing Nos 12275:19C and 12275:20C. We trust these drawings clarify the proposals for the roof link on the top floor of Longs Warehouse.

Yours faithfully

R W Lowe RIBA

Encs

S.H.D.C. PLANNING DEPT.
14 AUG 1993

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

R.W. Lowe, RIBA

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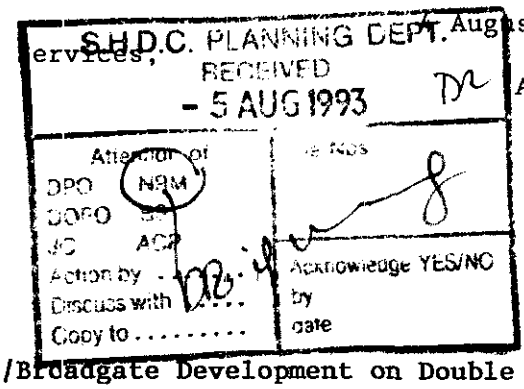
ESTABLISHED

1900

SPALDING & DISTRICT CIVIC SOCIETY

Please reply:
c/o Elsoms Seeds Ltd., Pinchbeck Road, Spalding, Lincs., PE11 1QG

Mr. B. Smith, Dip TR MRTPI,
Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
Spalding,
Lincs., PE11 2XE.



1st August 1993

AGK/JWG

Dear Sir,

Application No. H16/0647/93 - Longhurst/Broadgate Development on Double Street

Please excuse our slight delay on this subject as wehad our committee meeting last night.

We have no objection to the conversion of Long's Warehouse into twenty new self contained flats.

However we would like to develop the two points we made in our earlier letter on this development:

1. **The view through to the otherside of the river.** If, as it would appear, the S.H.D.C. is minded to approve no more than a small passageway/right of way at the north of the development, then the view through the central car-access archway becomes more important. The new plans show railings on the riverside boundary which should be acceptable provided the size of each upright is not too large and the gap between them is sufficient. Assuming these two aspects are acceptable, our point remaining concern in this respect is the brick pillar/wall section immediately to the north of a line straight through the archway. We suggest this is deleted as it will hinder a slightly slanting view through the arch. If it needs to be replaced from the structural support point of view, no doubt this could be achieved with a fairly slim, appropriate steel post.
2. **Passageway/right of way.** We continue to be concerned about this. Even if the Council consider that a relatively narrow passageway is sufficient, the current plan would hardly seem wide enough to take a wheelchair or two toddlers in a side-by-side pushchair. We think that the passageway should be wide enough to allow these to pass through easily.

Yours sincerely,

Anthony Keeling

Anthony G. Keeling,
Chairman.

EMPLOYMENT AGENCIES ACT 1973
(Section 2 (1)(a)(ii))
NOTICE OF APPLICATION FOR A LICENCE

THIS IS ... give notice of an intention to apply to the Secretary of State for Employment for a licence to carry on an employment agency and an employment business; which would trade under name of JC's Workforce at 11 Green Lane, ..alding, Lincs PE11 2YB.
The licence would cover the following types of employment: Agriculture.
If you wish to object to the grant of a licence you should write to the Department of Employment at Employment Agency Licensing Office, 14th Floor, 200 Broad Street, Birmingham B15 1PQ within 14 days of this notice. Anyone wishing to object on the grounds of planning or environmental matters should write also to the local planning authority by the same date (ask at the local council offices for the address to write to).

MRS J. C. WOOD,
JCs' Workforce,
11 Green Lane, Spalding,
Date: July 14, 1993. Lincs PE11 2YB.

5m WVN 4701 187 507SG23-7

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H16/0646/93
Longhurst Housing Ass Ltd FULL
Conversion into 20 new self-contained flats and the construction of 14 self-contained flats
45, 48 and Long's Warehouse, Double Street, Spalding, Lincs

H16/0647/93
Longhurst Housing Ass Ltd LISTED BUILDING
Conversion into 20 new self-contained flats and the construction of 14 self-contained flats
45, 48 and Long's Warehouse, Double Street, Spalding, Lincs

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
July 23, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

6mc WVN 1555 187/507SG23-7

LINCOLNSHIRE COUNTY COUNCIL
(SPALDING — WINSOVER ROAD / PARK ROAD)
(PROHIBITION OF WAITING) ORDER 19

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council propose to make an Order under Sections 1, 2, 4(2) and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984, the effect of which will be to prohibit waiting between 8 am and 6 pm each day on the following lengths of:

Winsover Road — North side: from Park Road, south westerly for 30 metres.
— South side: from St Johns Road, south westerly for 20 metres.
Park Road — Both sides: from Winsover Road, northerly for 63 metres.
St Johns Road — Both sides: from Winsover Road, southerly for 20 metres.

Exemptions are included which will permit waiting for disabled persons' vehicles and for the purpose of picking up and setting down passengers, loading and unloading goods, the maintenance of the roads, and works in connection with the supply of gas, electricity and water and any telegraphic line.
A copy of the proposed Order and a plan showing the lengths of road concerned with a Statement of Reasons for proposing to make the Order may be inspected at the address given below and the offices of the South Holland District Council, Priory Road, Spalding, during normal office hours.
Objections to the proposals, together with the grounds on which they are made, must be sent in writing to the undersigned by August 17, 1993.

Ashton Flower Bulbs, of 120 Fleet Road, Holbeach, Spalding, Lincs is applying to replace without change a licence to use 47 Bridge Road, Long Sutton, Spalding, Lincs as an operating centre for four goods vehicles and two trailers. Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

5m WVN 1536 187 507 SG23-7

GOODS VEHICLE OPERATOR'S LICENCE

PHILIP ALAN CONGREVE and WENDY CONGREVE, trading as Gedney Bulb Company, of Gedney, Spalding, Lincs are applying for a licence to use The Common, Middle Drove, Gedney Dyke as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6m WVN 1586 187 507 SG23-7

GOODS VEHICLE OPERATOR'S LICENCE

CONTANO (ALUMINIUM) LTD, of Horseshoe Road, Spalding, Lincs PE11 3JB is applying to replace without change a licence to use Horseshoe Road, Spalding, Lincs PE11 3JB as an operating centre for two goods vehicles and no trailers.
Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.
Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

5mc WVN 1536 187/507 SG23-7

GOODS VEHICLE OPERATOR'S LICENCE

RONALD GILBERT STOCKER, trading as Iceni Transport, of Iceni House, 85 Seas End Road, Surfleet, Spalding, Lincs PE11 4DQ is applying to change an existing licence as follows:
To keep an extra six vehicles and three trailers at the operating centre at Machins Yard, Surfleet Bank, Surfleet, Spalding, Lincs.
Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of their land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.
They must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

5mc WVN 1536 187/507 SG23-7

Pets

AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.

BLAZEGATE Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.

COCKER Spaniel puppies, excellent temperament, good pedigree and KC registered. Tel 0205 85607.

FENSEVER Licensed Boarding Kennels and

HAYCROFT Boarding Kennels, superior boarding for the particular pet owner. Inspections welcome, vaccinated pets only. Collection / delivery. Grooming service. Holbeach 22407.

PEDIGREE Persian cats in RSPCA care, need caring and loving homes. Tel (evenings) Holbeach 23762 or Spalding 712241.

WANTED: Parrots, Parakeets, Lovebirds, Budgies, Aviaries cleared, Aviary panels supplied. Cash waiting. Tel (0406) 330255.

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on vans, shop windows, signboards etc.
Tel: Mike Taylor
(0664) 480410
anytime or (0602) 899951 (evenings)
4m9800 WVN

Horses, Ponies & Riding

DALE Pony Colts for sale, fully reg, black, one placed second at show, June 1993. 0476 550 328.

FULL LIVERY AVAILABLE in pretty area near Spalding.
Fully qualified supervision, excellent care and attention. Brood mares welcome. Qualified midwife service. Help and instruction also available for problem horses.
Enquiries telephone
0406 540310
5m1535

Personal

GRAVE STONES cleaned from as little as £25; also additional inscriptions. No VAT. Tel Spalding 712744.
RELAXING. Therapeutic massage by qualified masseuse. Tel 0945 589697.
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RELAXING THERAPY
Massage by T.E.C. Qualified Masseurs.
Luxury Jaccuzi, Sauna, Steam Shower all included
Same day appointments.
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TELE-DATER
24-HOUR LINCS CONTACTS
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0338 405 426
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5m1519

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ALL YEAR TAN
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ACE Award 12/2 mains electric, gas bottles, battery, awning, immaculate, £1,650. Tel 0775 722928.
AVONDALE Osprey 3-4 berth, mains electric, oven, fridge, heater, £495 ono. Tel 0775 710085.
MOBILE Home for sale, 30ft, 2 bedrooms, fully fitted, £1,400. Tel Spalding 713438.
1974 MONZA 1200 S, tourer caravan, refurbished, vgc, mains, toilet, fridge, awning, plus extras, £775 ono. Tel Boston 820708, after 6 pm.

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evenings and weekends

Handy Numbers

AT Paul Taylor's only, £5 deposit rental television and video, 12 months' minimum contract. 0775 722786. Winsover Road, Spalding.
AT Paul Taylor's. We service televisions, videos, Hi-Fi, aerials and satellites, prompt attention. Genuine prices. 0775 584639, Winsover Road, Spalding.
CONSERVATORIES. Windows, UPVC, or hardwood, best deals available. Fully guaranteed. Free no obligation quotes. Tel (0664) 77886.
INSTALL a carbon monoxide detector in your home. Indicates escaping gases, as seen on That's Life, £69.33 including P&P. Quantity disc available. Tel (0406) 23033.

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SCARBOROUGH/FILEY. The Yorkshire coast's highest award park, ETB Rose Award 5 ticks, AA 5 Star. Luxury caravans for hire. Superb tent/ touring enclosure. Holiday homes for sale. Send for brochure to Flower of May, Dept 15, Scarborough, YO11 3NU. Tel 0723 584311.

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3 BEDROOM FULLY EQUIPPED STATIC CARAVAN
On a farm in the Snowdonia National Park.
Ideally situated for sightseeing. Vacancies 17th July to 24th July and from 14th August.
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Short-break special offer - 24 July to 27 August. Any four-days in a luxury caravan from £125.
- Heated indoor and outdoor pools
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LARGE am... clothes, age... good condi... 0406 35... Bridge).
LITTLE Tyke... suit age 1-3, ... 351092 (Sutt...
2 SNOW su... white, 1 ti... months, 12-... each, good ... 0775 (Spaldi...
CHILDS safet... 0775 724028
FRIDGE, bit ... working ord... 0406 371815

ATTRACTIVE ... own house, ... female, 35+, ... poss romanc... and GSOH. A... Box No SP81...
WIDOWER, 6... own car, seek... 65, for f/ship, ... ply to Box No...
SLIM, attracti... no Greek god... for age, seeks ... tive, sincere ... ALA. Photo ple... Box No SP815...
SINGLE fema... music, seeks ... GSOH, poss... photo please. ... No SP8156.
MALE, 25, seel... ing female, 20-... poss romar... please. Reply ... SP8157.
GENUINE, nat... ly gent, own ... home and car... f/ship, poss ro... similarly carin... Reply to Box N...
INCURABLY o... romantic gent... wishes to me... 35+, who ne... comfort of f/s... ship. Reply ... SP8160.
VEGETARIAN ... daughter 5, fa... pled, isolated, ... NS female, chi... tageous. Reply ... SP8161.

Antiques

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Lines open ...
Calls are ... cheap rate...

22.7.93

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of SPALDING .

Reference No: H16/0647/93
Description: Conversion into 20 new self-contained flats and the construction of 14 self-contained flats
Location: 45, 48 & Long's Warehouse
Double Street
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 13-AUG-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

23-JUL-93

SOUTH HOLLAND DISTRICT COUNCIL

598. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant	Proposal
H16/0647/93 Longhurst Housing Association	Listed Building Consent for conversion into 20 new self-contained flats and the construction of 14 self-contained flats at 45, 48 & Long's Warehouse, Double Street, Spalding.

(Councillor J. Clark declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H08/0651/93 V E Miller	Listed Building Consent for the erection of 12 shutters on existing windows at The Bell Inn, 83 High Street, Gosberton.

(c) **Application Deferred**

Consideration of the following application be deferred for the reason indicated:-

Plan No. and Applicant	Proposal
H05/0720/93 A Knight	Details of materials (Condition 5 of application H05/0457/93) at Mill Bank, Holbeach Fen.

(Pending a site inspection to assess the suitability of the proposed materials.)

(d) **Listed Building Consent**

Listed Building Consent be granted for the undermentioned developments in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H06/0400/93 Mrs E Bailey	Demolish garden wall and re-build same part to facilitate provision of approved access. Convert barn to dwelling house on land adjacent to Whiteacres, Gedney.

(It was reported that a petition containing 49 signatures objecting to the above development had been received.)

H14/0618/93 Mr & Mrs G Slinger	Conversion of outbuildings to form dwelling at "Otway House", Spalding Road, Pinchbeck.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

LATE CORRESPONDENCE DATE
REPORT PAGE REFERENCE

SOUTH HOLLAND D.C.
PLANNING
REF

JAM/JC/12275

9 September 1993

FOR THE ATTENTION OF MR N MIDLEN

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Application Reference H/16/0647/93 Double Street Spalding

Further to the writers meeting with Mr Midlen and Mrs Kerr on 7 September, we now enclose drawing nos 12275.54A and 12E which indicate the following revisions which we trust will satisfy the two objections as discussed:-

1) The currently approved scheme included two storey building extensions to the rear of Nos 45 and 48. The external staircases have been revised to circular type which will be constructed with side screens to prevent any overlooking and consequent loss of privacy to the adjacent properties No 46 and 47. By using circular staircases the projection will be limited and we trust that the enclosed drawing 12275.54A indicates that our proposals will provide attractive features to the rear of these otherwise delapidated properties.

2) The roof link access to Longs Warehouse has been revised to revert back to that on the originally approved drawings. We will endeavour to ensure that the height of the link is kept to a minimum bearing in mind the minimum internal 2 m headroom requested by your Building Control Department and the build up of the new flat roof construction. We will submit further detailed drawings when these are available.

Yours faithfully

J A Merrett RIBA

Encs

cc Ms M Buckley Longhurst Housing Association Ltd
Broadgate Builders (Spalding) Ltd

MSOAI

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

R.W. Lowe, RIBA

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

B. G. Hall, AMIAS

C.W. Mager, MBIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

C.L. Silvester, MSST

ESTABLISHED

1900



ELEVATIONS TO SUBSTATION

SIDE ELEVATION TO NEW DEVELOPMENT

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT
21 JUL 1993
REF 647/93

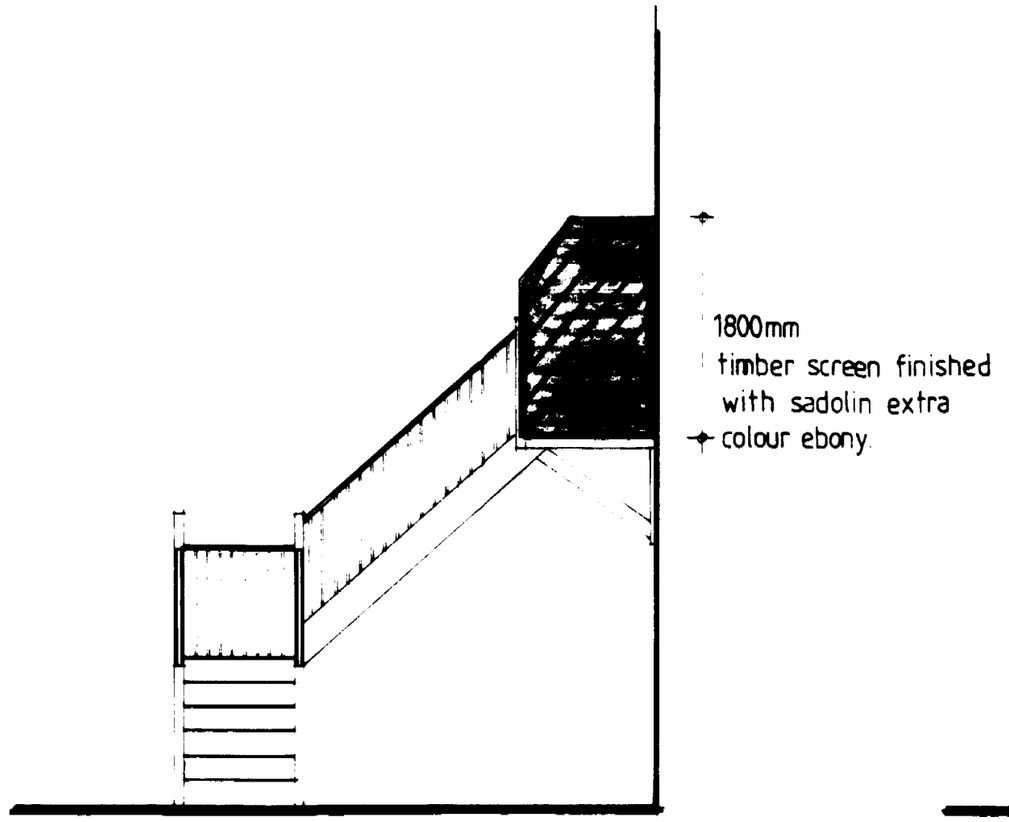
Housing Partnership Initiative for Riverside Development Double Street, Spalding

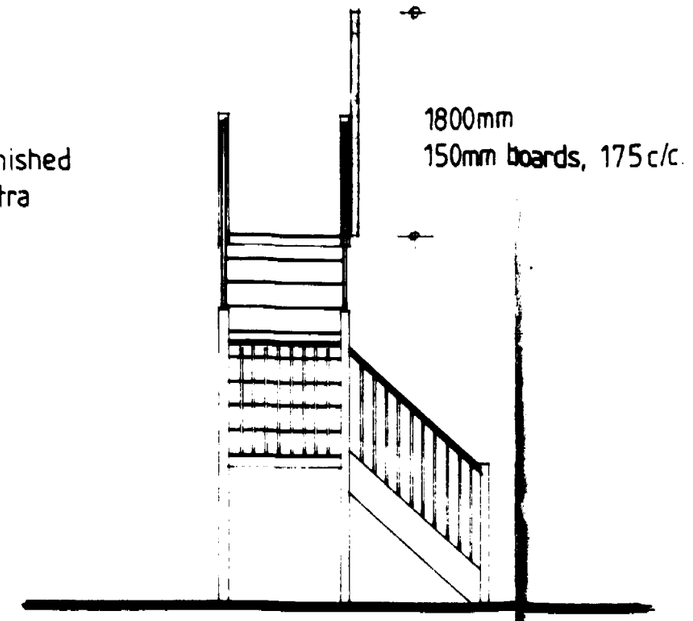
ELEVATIONS

LONGHURST

SOUTH HOLLAND

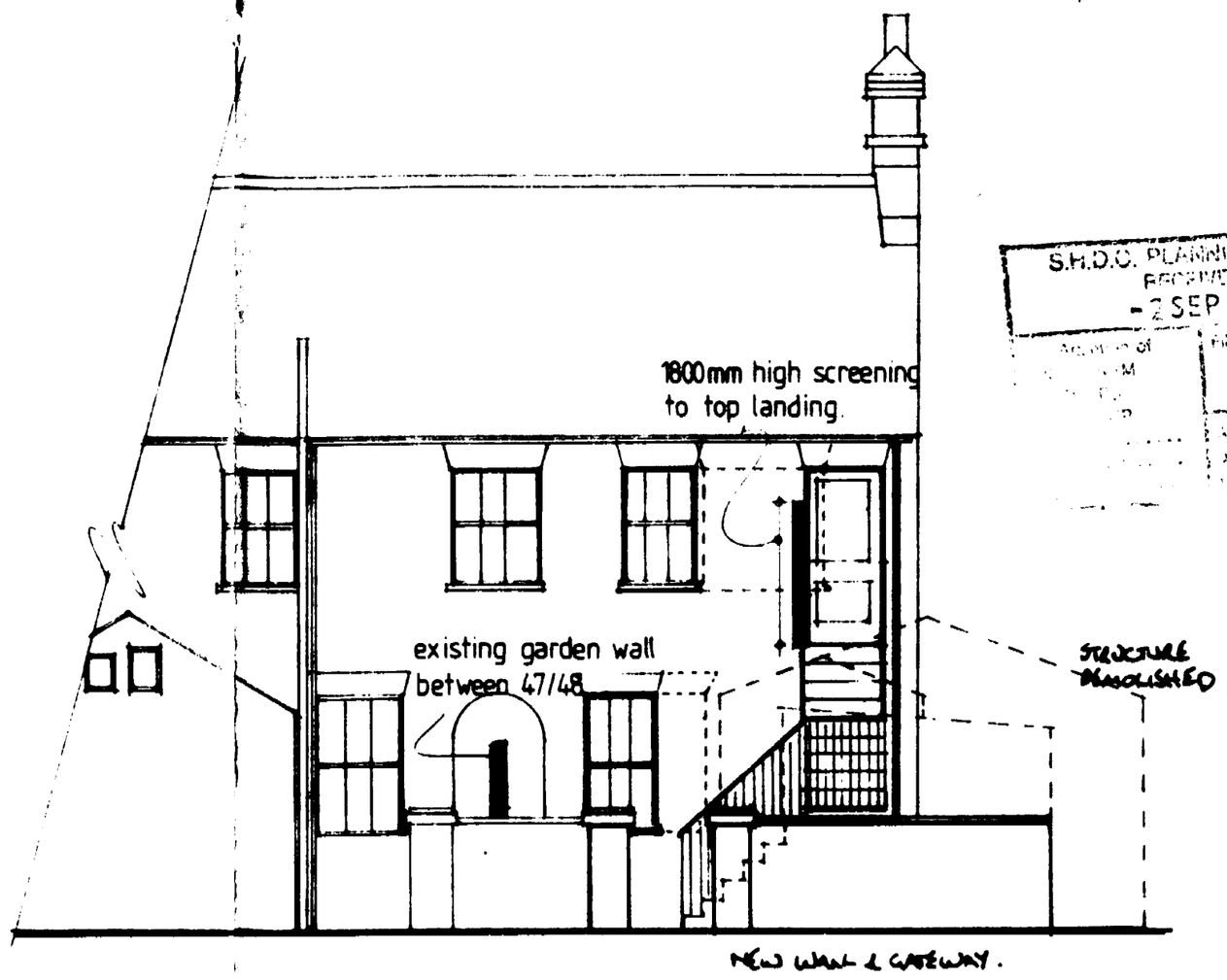
Broadgate Homes (Spalding) Limited







REAR ELEVATION NO. 48



NO. 45

RIVERSIDE DEVELOPMENT
DOUBLE STREET SPALDING LINCS.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 SEP 1993
Fire Nos.

LONGHURST HOUSING ASSOC.

SCREENING ON EXTERNAL STAIRS.
NO. 45 & NO. 48

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date AUGUST 1993
Drawn by MAH
Scale 1:50 1:75
Checked by RJL
Drawing No. 12275: 54
Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 921701



GROUND FLOOR PLANS

FIRST FLOOR PLANS.

SCHEDULE OF ACCOMMODATION

No'S 45 & 48	4 No. SELF CONTAINED FLATS
NEW DEVELOPMENT	14 No. SELF CONTAINED FLATS
LONGS WAREHOUSE	16 No. SELF CONTAINED FLATS
TOTAL -	34 No. SELF CONTAINED FLATS.

(of the above total, 5 No. are bedsits)

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

SOUTH HOLLAND D.C.
PLAN DEPT.
06 JUL 1993
REF. H647/93

REV A — FLAT 1 AMENDED 02/03/93

FLOOR PLANS.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (01205) 364795
Skegness (01754) 769766
Grantham (01476) 590129

Date: JANUARY 1993
Scale: 1:100
Drawing No.: 12275. 10
Revision: C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



SECOND FLOOR PLANS

THIRD FLOOR PLAN

SOUTH HOLLAND D.C.
PLANNING DEPT.
08 JUL 1993
REF 0647/93

A: amendments to flat 13 (new attachment) Jan 93

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

FLOOR PLANS

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

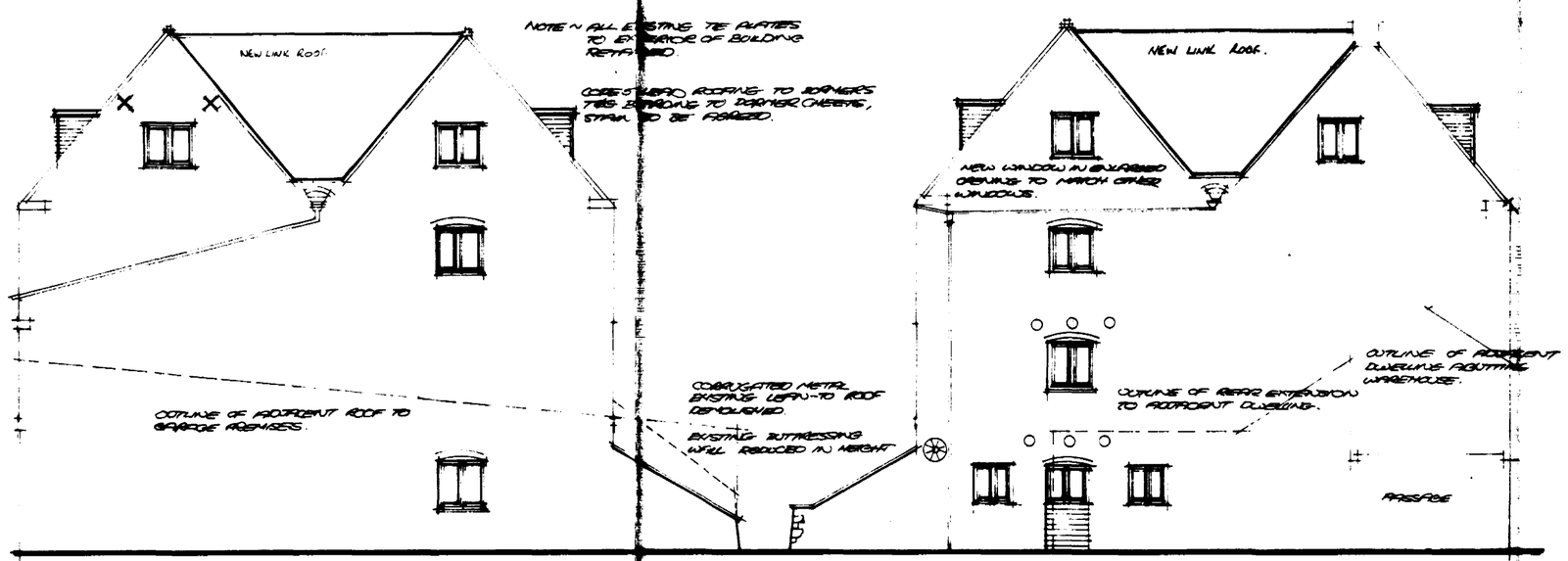
Issuing Office:
Boston (0205) 366795
Skegness (0754) 767066
Grantham (0476) 590129

Date: JANUARY 1993
Drawn by: AD
Scale: 1:100
Checked by:
Drawing No.: 12275 . 11
Revision: A

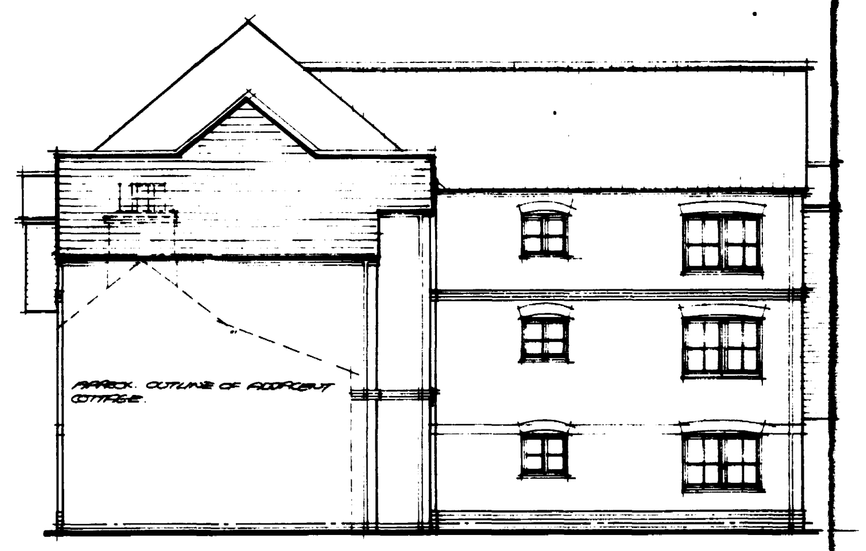
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AMS ADMIN. 912101/B

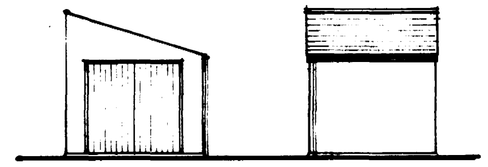




SIDE ELEVATIONS TO LONG'S WAREHOUSE



SIDE ELEVATION TO NEW DEVELOPMENT



ELEVATIONS TO SUBSTATION

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUL 1993
REF 0647/93

C: roof & fascia/bard. details to new dwellings/workshops added 8.8 1/6/93.
B: Area of terraces extended & link roof 2.6.93
REV A NEW DEVELOPMENT - FLAT 1 ELEVATION AMENDED 09/03/93

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND

Broadgate Homes
Broadgate Builders (Spalding) Limited

ELEVATIONS

MLG Meldrum Lee & Gilliatt
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767666
Grantham (0476) 590139

Date: JANUARY 1993
Scale: 1:100
Drawing No.: 12275.12
Revision: C
Drawn by: MJ
Checked by:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



SCHEDULE OF ACCOMMODATION

No'S 45 & 48	4 No. SELF CONTAINED FLATS
NEW DEVELOPMENT	14 No. SELF CONTAINED FLATS
LONGS WAREHOUSE	16 No. SELF CONTAINED FLATS
TOTAL -	34 No. SELF CONTAINED FLATS.

(of the above total, 5 No. are bedsits)

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

FLOOR PLANS.

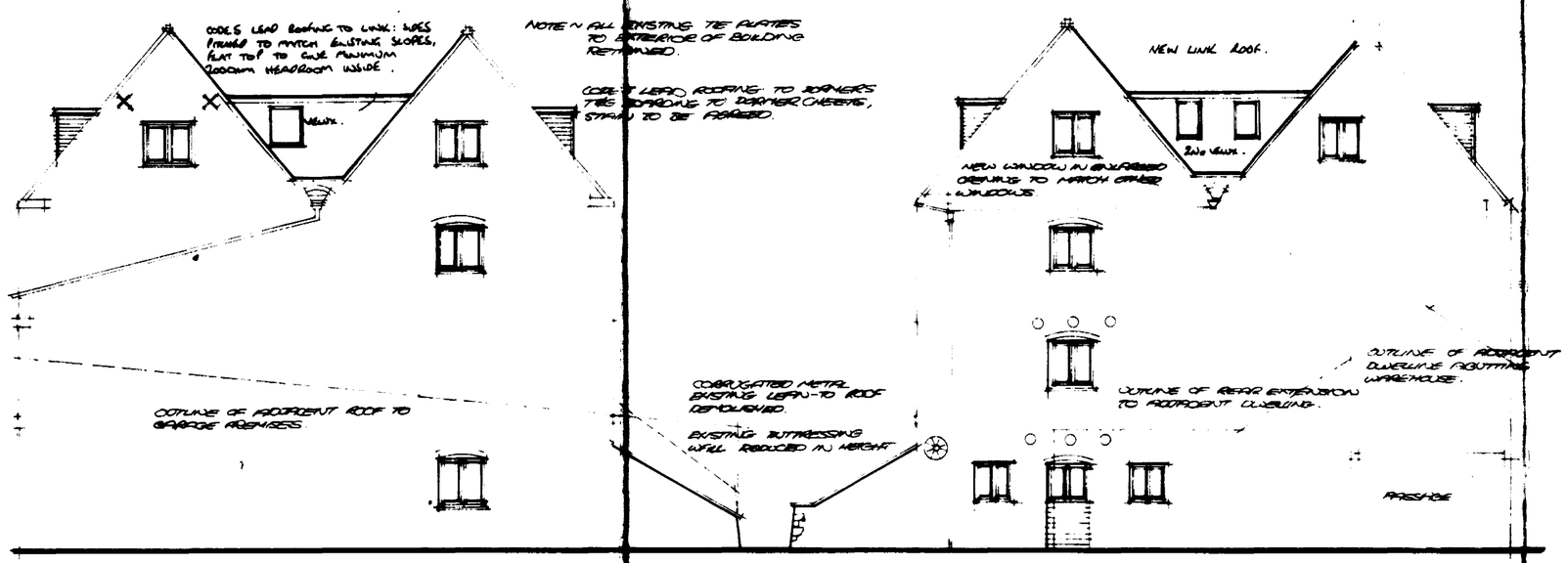
MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors, Management & Civil Consultants

Date: JANUARY 1993

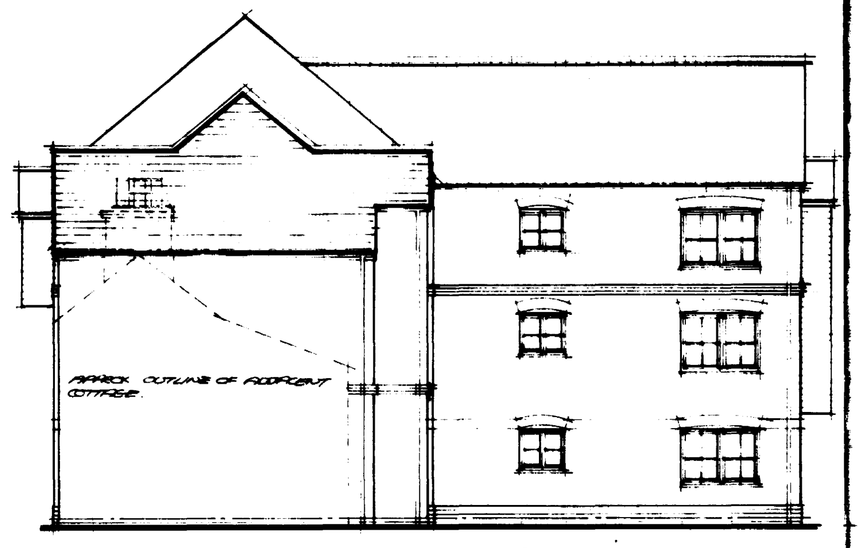
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Drawing No. 12275.10

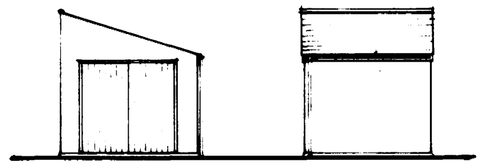




SIDE ELEVATIONS TO LONG'S WAREHOUSE



SIDE ELEVATION TO NEW DEVELOPMENT



ELEVATIONS TO SUBSTATION

APPROVED PLAN

E: LONG'S EAST LINK, PARAPET, LINTELS, PIPES ADDED, TERRACE ELE'S OMITTED 28.9.93
D: NEW BLOCK BRICKS TO LINK WALL REPLACED 20/7/93
C: PIPE & FRONT/REAR CABLES TO NEW SUBSTATION/SUBSTATION REVISED 1/6/93
B: REAR OF TERRACES AMENDED & LINK ROOF 2.6.93
REV A NEW DEVELOPMENT - FLAT 1 ELEVATION AMENDED 03/03/93

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

ELEVATIONS

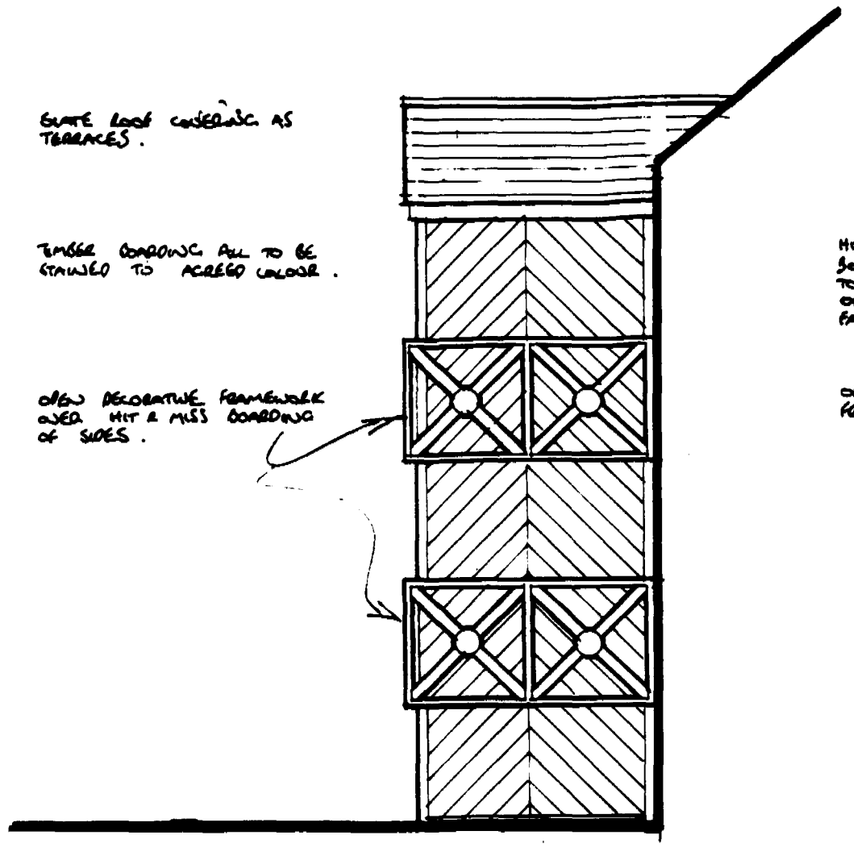
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 366793
Skegness (0754) 767066
Grantham (0476) 590129

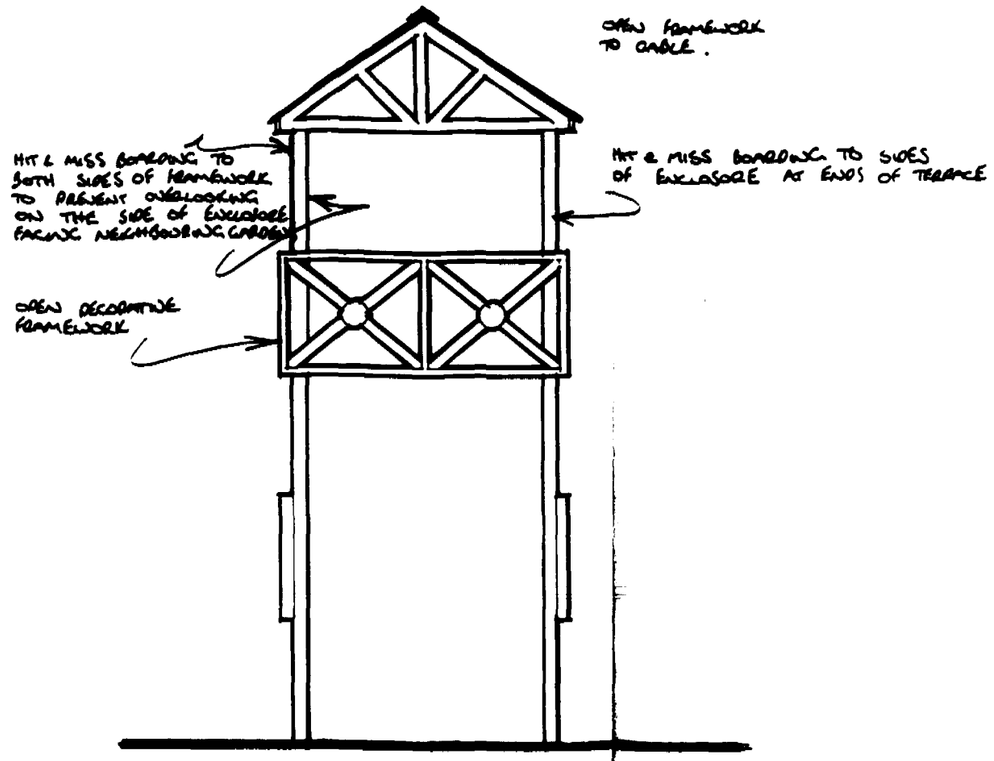
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Revision: E.
Checked by:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM AMDRL 012181-0



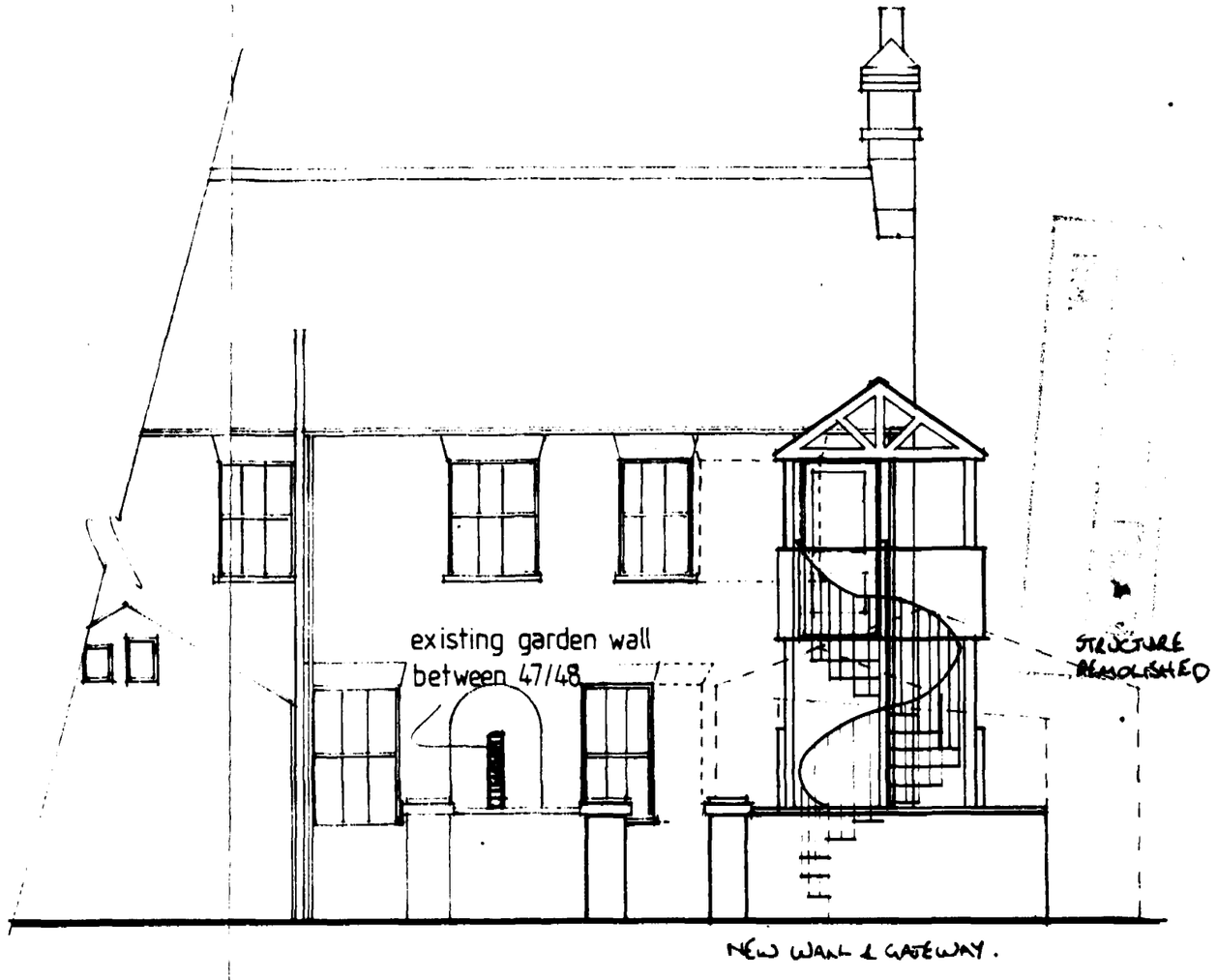
STAIRCASE ENCLOSURE -SIDE



ELEVATION TO RIVER



REAR ELEVATION NO. 48



NO. 45

A. SCREEN STAIRS & ENCLOSURE ADDED SEPT '93 MAH

RIVERSIDE DEVELOPMENT
DOUBLE STREET SPALDING LINCS.

LONGHURST HOUSING ASSOC.

SCREENING ON EXTERNAL STAIRS.
NO. 45 & NO. 48

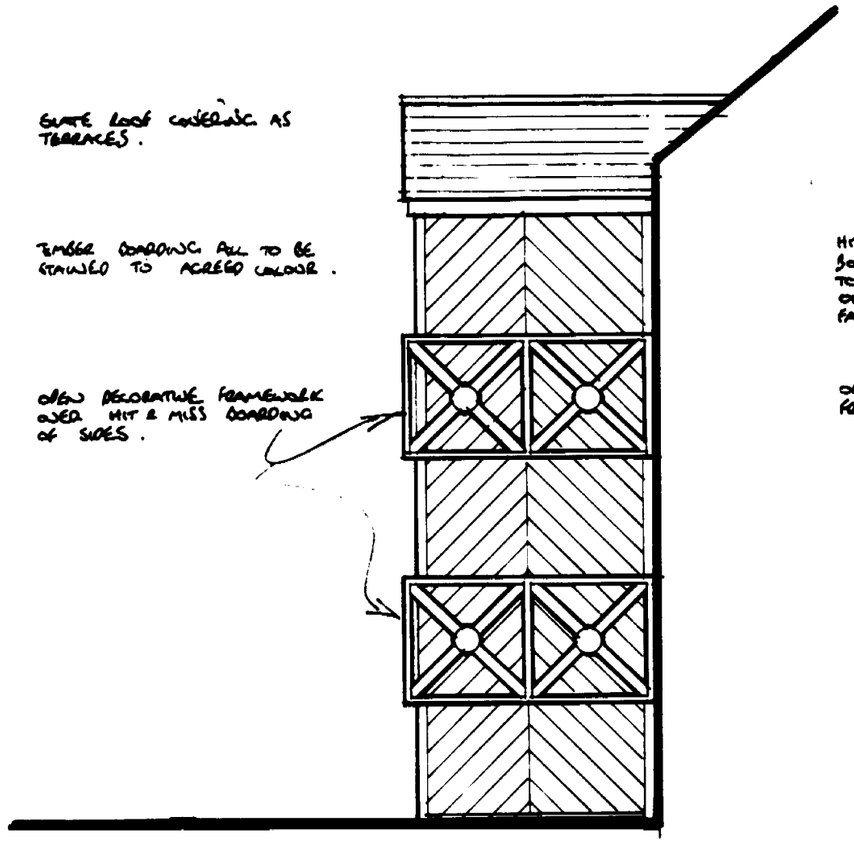
MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston 0205 364795
Skegness 0754 767066
Grantham 0476 590129

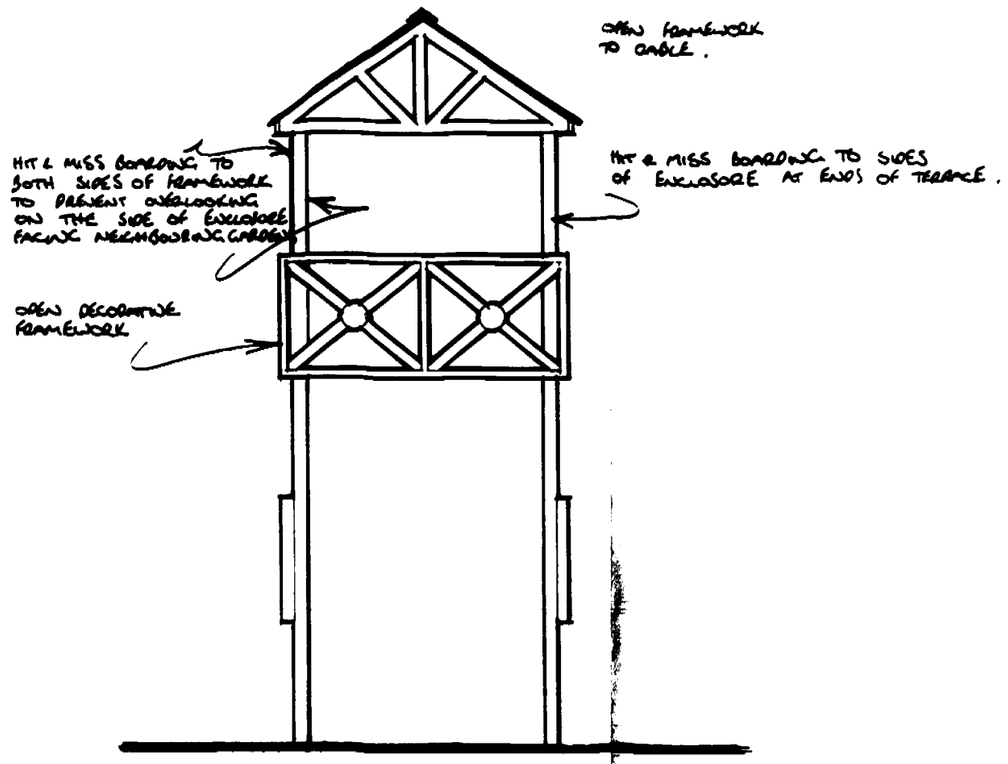
Date AUGUST 1993
Drawn by
Scale 1:50 1:75
Checked by
Drawing No 12275: 54
Revision A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

AM ADMEL 921701



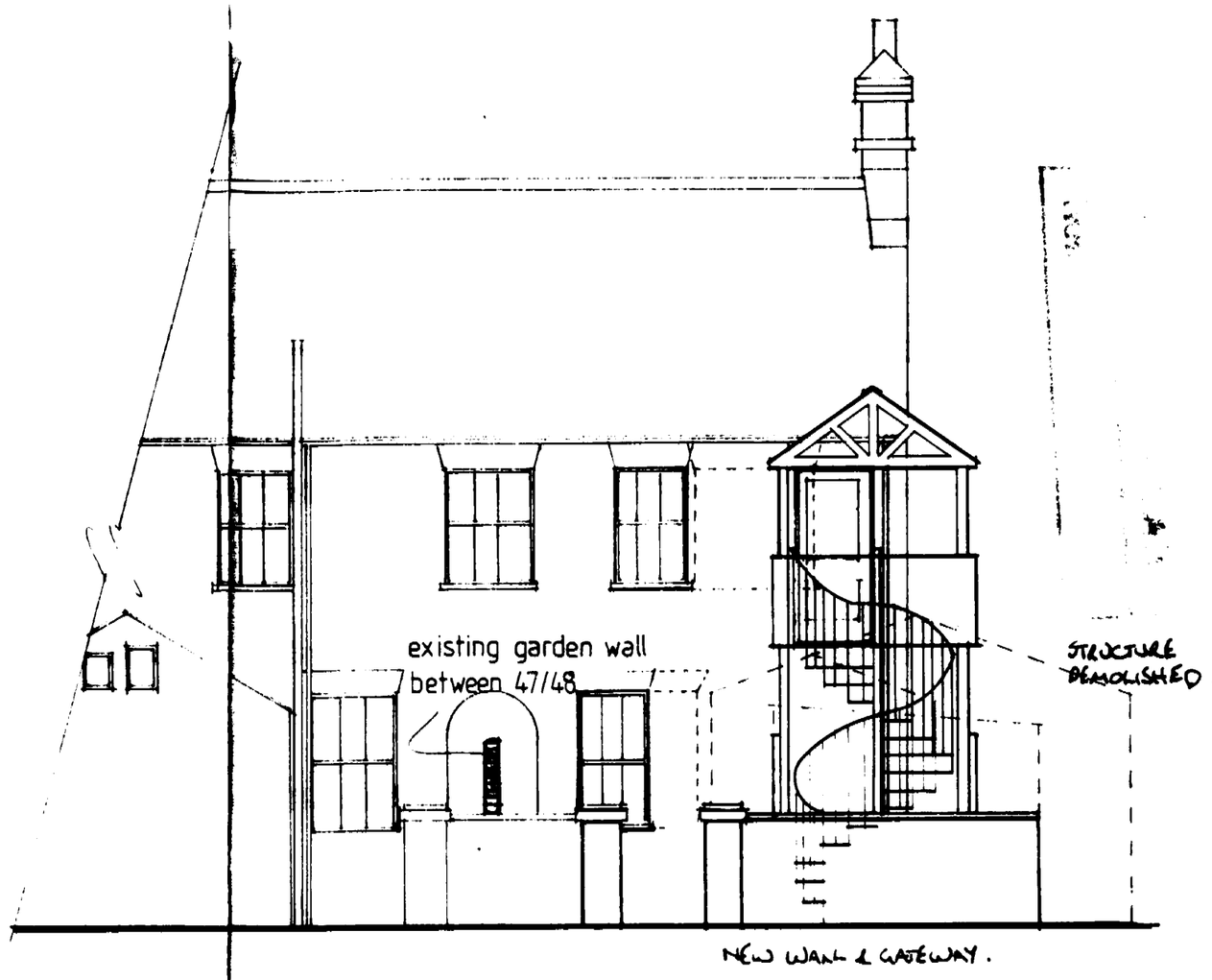
STAIRCASE ENCLOSURE - SIDE



ELEVATION TO RIVER



REAR ELEVATION NO. 48



NO. 45

A. GARDEN STORES & ENCLOSURE ADDED SEPT 93 'MAH

RIVERSIDE DEVELOPMENT
DOUBLE STREET SPALDING LINCS.

LONGHURST HOUSING ASSOC.

SCREENING ON EXTERNAL STAIRS.
NO. 45 & NO. 48

Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

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Grantham 0476 590179

Date AUGUST 1993 | Drawn by
Scale 1:50 1:75 | Checked by
Drawing No 12275: 54 | Revision A

Do not scale The Contractor is to check all dimensions on site and report any discrepancy to the Architect

AM ADREL 921701