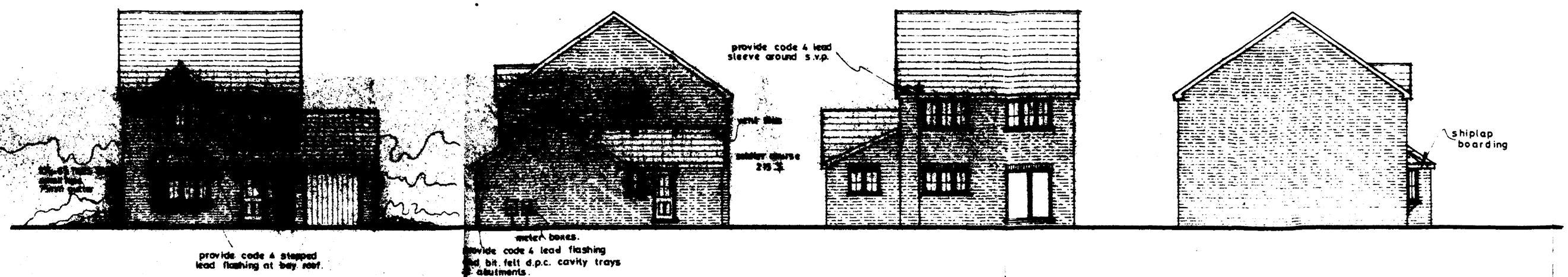
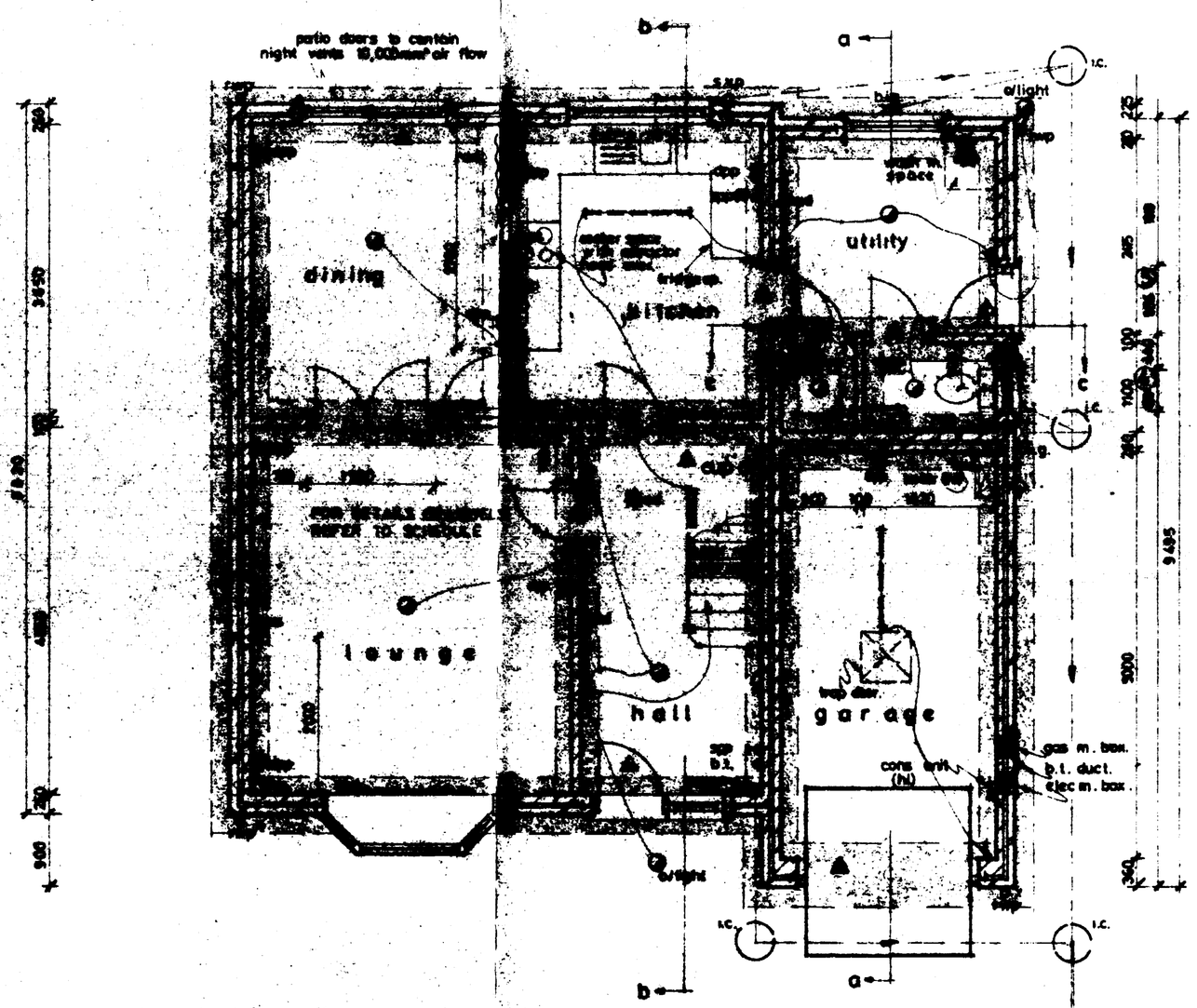


front elevation

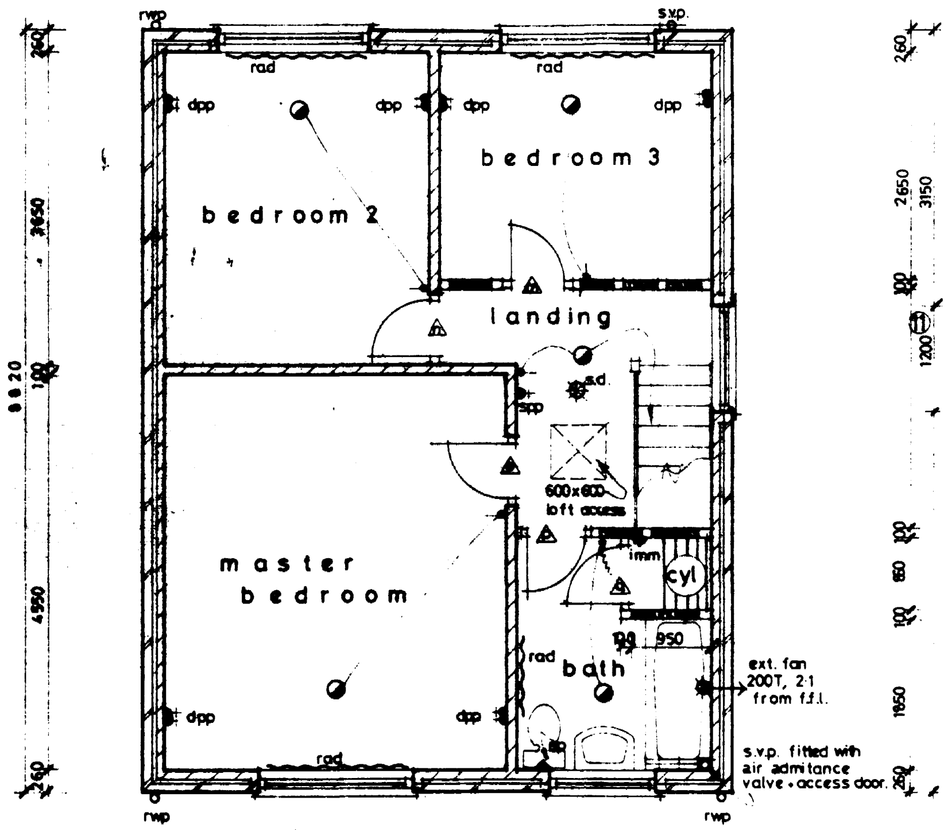
side elevation

rear elevation

side elevation



ground floor plan



first floor plan

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF:	LINTEL
1	SPLAY BAY	SP2/C113C/C213cc/C113c	L1/B
2	DOOR/WINDOW	FRP9m/C113c	L1/S 1950
3	GARAGE DOOR	wF7070R	L1/S 2700
4	WINDOW	HH10C	L1/S 900
5	DOOR	FP26m	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	INTERNAL TYPE	1200
d	BOX BEAM	1350
f	INTERNAL TYPE	1107
h	INTERNAL TYPE	1200
i	L1/HD	1200
j	INTERNAL TYPE	1100
k	INTERNAL TYPE	"
n	INTERNAL TYPE	"
o	INTERNAL TYPE	"

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 HOLLAND D.C. PLAN DEPT. 29 OCT 1993 REF. S/0553/93

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

STANDARD DWELLING TYPE

ASHGATE

PLOTS 81, 85 & DANIELS ACRE, SPALDING.

floor plans and elevations.

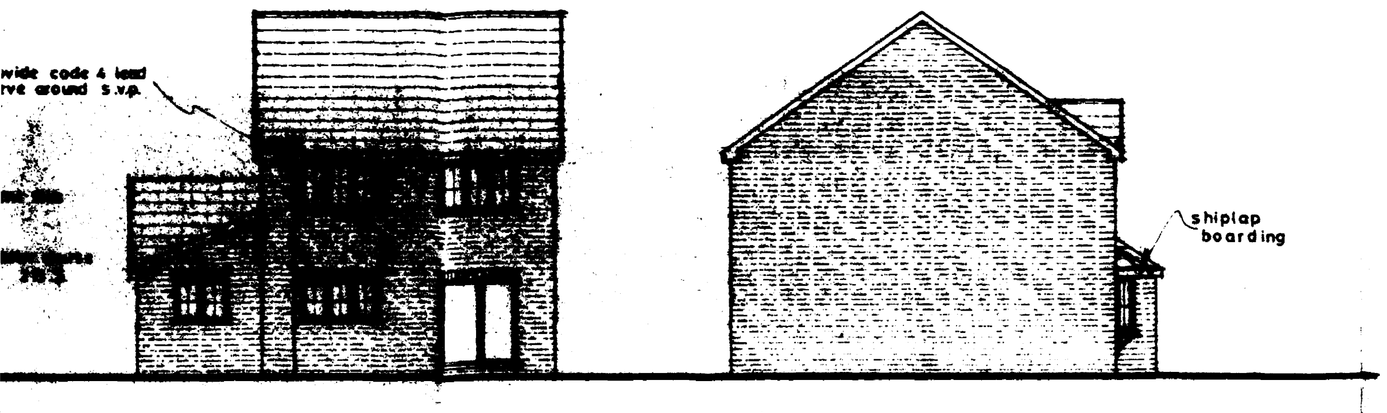
DATE JULY — 1991	DRAWN MSELDOWNS
DRWG. No. ASHGATE a	SCALE 1-100 , 1-50

REVISIONS	DES	DATE	DSGN
A	LINTEL SCHEDULE AMENDED 25 OCT	28.9.93	AE
	& LINTEL DETAILS		
B	REF 4 AMENDED, PIER CHANGED TO 440	29-6-95	MSELDOWNS

PLANNING | BUILDING REGS

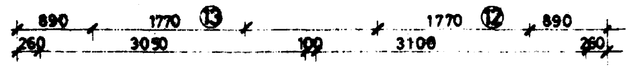
CHECK BY

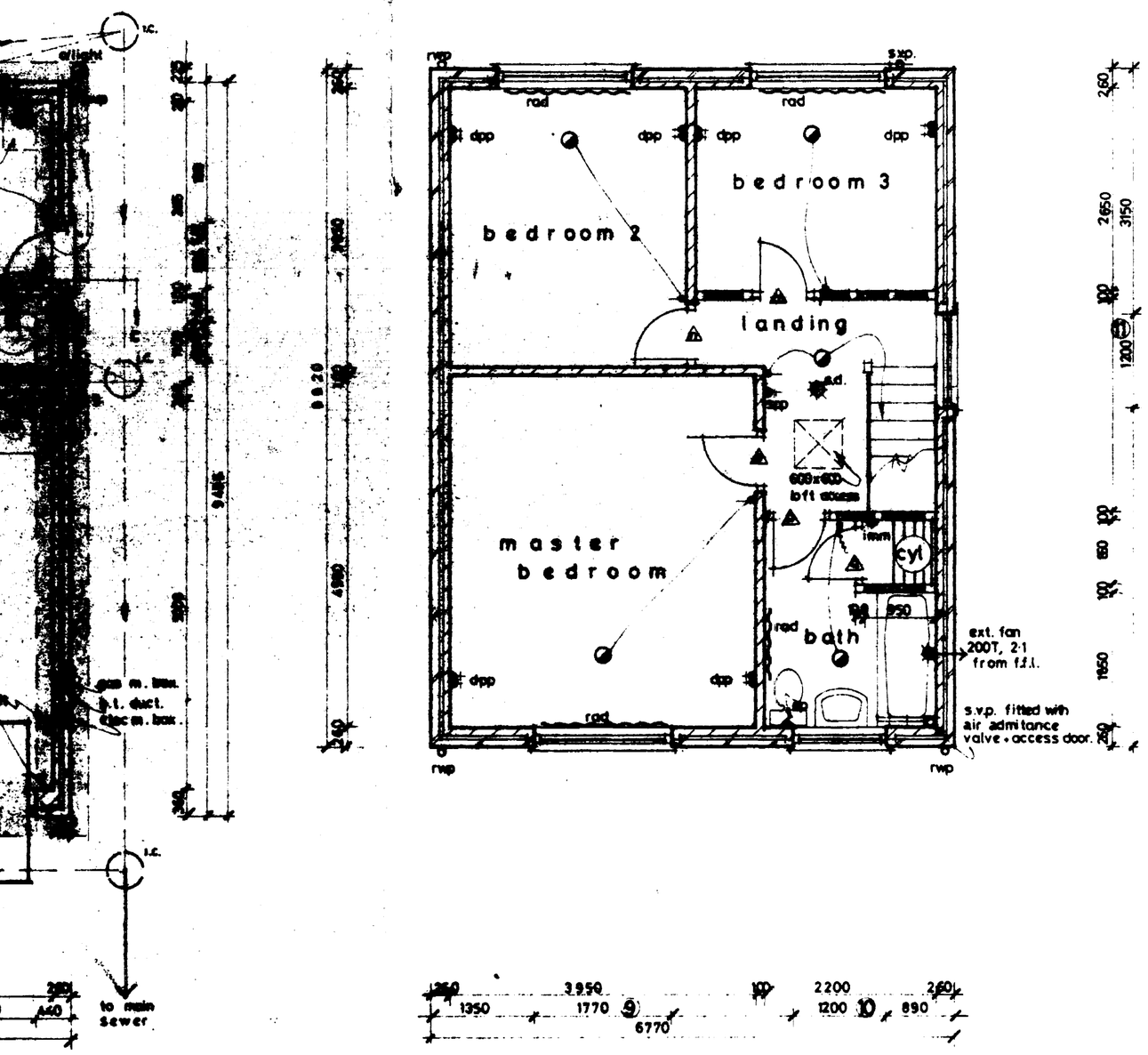
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



rear elevation

side elevation





first floor plan

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF.	LINTEL
1	SPLAY BAY	SPE/C113E/C213ee/C113c	L1/S2 2100
2	DOOR/WINDOW	SDE2ee/C113c	L2/S 2250
3	GARAGE DOOR	WF7870E	L1/S 2700
4	WINDOW	WW5DC	L1/S 1500
5	DOOR	FD30e	L1/S 1200
6	WINDOW	C210c	L1/S 1500
7	WINDOW	C2B0cc	L1/S 2100
8	PATIO DOORS	1.8m WIDE	L1/S 2250
9	WINDOW	C213cc	L1/S 1500
10	WINDOW	C313cc	L1/S 2100
11	WINDOW	B2B7e	L1/S 1500
12	WINDOW	C312cc	L1/S 2100
13	WINDOW	C312cc	L1/S 2100

INTERNAL LINTEL SCHEDULE

OPENING	REF	LENGTH
c	INTERNAL TYPE	1200
d	BOX BEAM	1050
f	INTERNAL TYPE	1100
h	INTERNAL TYPE	1200
i	LY/H8	1200
j	INTERNAL TYPE	1100
k	INTERNAL TYPE	"
n	INTERNAL TYPE	"
o	INTERNAL TYPE	"

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

n o t e s :

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 HOLLAND D.C.
PLAN DEPT.
26 FEB 1993
REF

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 81,85 & DANIELS ACRE,
SPALDING.

floor plans and elevations.

DATE JULY — 1991	DRAWN MR/DAVIS
DRWG. no. ASHGATE a	SCALE 1-100 , 1-50

REVISIONS	DES	DATE	DRN
A	LINTEL SCHEDULE AMENDED AS REF	14.9.91	AC
	V.S. LINE AMENDED		
B	REF 4 AMENDED, PIER CHANGED TO 440	29-6-92	MR/A

PLANNING | BUILDING REGS
CHECK BY

REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

SOUTH HOLLAND DISTRICT COUNCIL

10 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

11 Before any development is commenced the applicants shall submit to and agree with the Local Planning Authority details of the type and colour of the materials to be used for the areas of block paving and the development shall be completed in accordance with the agreed details.

Reason: To ensure a satisfactory development.

The applicant is advised that this permission does not infer approval to the sketch details shown on the submitted plan relating to the proposed terrace development.

Director of Planning and Building Control Services
28-SEP-93 H16/0683/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0683/93

Date Registered 20 JUL 1993

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)

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

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

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT DETACHED HOUSES INCLUDING ESTATE ROADS.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £2280... If you consider no fee is payable include a written explanation instead.

Signed A. J. Finch Date 19.7.93 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 Certificates**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: 19 (NINETEEN)
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: —

B. Please state size of any new structure:- (a) max. height: PLEASE REFER TO INDIVIDUAL DWELLING DESIGNS sq. metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: } TO BE NOTIFIED

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. DEVELOPMENT SITE.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site? MIN. GARAGE + VISITOR SPACE PER DWELLING.

TREES Please tick one box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of S.W. SEWER & 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

PLEASE COMPLETE IN ALL CASES

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

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed A. J. Finch (Applicant / ~~Agent~~) Date 19-7-93

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed A. J. Finch (Applicant / ~~Agent~~) Date 19-7-93

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

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

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

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF 0683/93

Our Ref: AJF/vdbc

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

19th July 1993

Dear Sirs,

RE: PLANNING APPLICATION - PLOTS 64-66, 72-87 DANIELS ACRE, SPALDING

I submit for your approval a full planning application a scheme for detached houses to be served by an extension of Chaldean Way and a single carriageway loop road running adjacent to the Vernatts Drain.

This proposal is consistent with the concept drawing provided to SHDC in 1992 when considering an application for detached bungalows (ref H16/1328/91). That phase is now well under construction, as is the more recently approved phase known as Daniels Gate (ref H16/0011/93).

Preliminary consultations have been undertaken with representatives of both SHDC Planning and L.C.C. Highways. The Welland and Deepings Internal Drainage Board have also been consulted. It is therefore hoped that a favourable decision can be obtained within a short period.

To assist you in considering the application I offer the following comments:

SINGLE CARRIAGEWAY ADJACENT VERNATTS DRAIN

It is considered a most appropriate application of this approved road layout serving low density housing overlooking the waterway.

Access points to the design and build plots are shown off the passing bays which should discourage on street parking.

Given the number of properties served I believe it unnecessary to provide a footpath and would hope that planning will also see the benefit in minimising the intrusion of hard surfacing in this riverside environment.

PUBLIC OPEN SPACE

The proposal is to link the linear open space to the rear of Baxter Gardens with a larger area of public open space adjacent to Two Plank Lane. The opportunity has been taken to provide native species planting such as field Maple and Ash to accompany the established hawthorn hedgerow alongside Two Plank Lane.

FUTURE PROPOSALS

To secure an imaginative and pleasing riverside scene we wish to design and construct individual houses alongside the Vernatts Drain. This will be undertaken within an agreed design brief to ensure a satis-factory scheme. An application will be made in the near future following discussion with the Planning Department.

The only other remaining area of 'Daniels Acre' to be subject to design and detailed application lies between Two Plank Lane and Chaldean Way. It is envisaged that a self contained scheme of mixed terrace housing would create a more appropriate and intimate relationship to the proposed green. The design would be essentially rural in character with varied rooflines, and car parking concealed within a courtyard.

PROPOSED EXTERNAL MATERIALS

At the time of submission a schedule of materials is not available but it is anticipated that this can be supplied in the near future.

I trust that the information submitted will enable you to reach a favourable decision, should you require any further assistance please contact the undersigned.

Yours faithfully

ALAN J. FINCH

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

gen to adjoin new dev u/c
Existing exposed Brick to East
Front hedge along 2 Plant Lane

Inspected by DP
Date 3/8

Site Notice posted by DP
Date
Expiry 3/8.

Individual Resident Notices required:

Addresses to be sent to –

Nos. 21+23 Bonte gardens
+ no 36 Hilborn Drive
+ no 4 Chaldean way

Addresses delivered to –

✓ done 4/8.

Case Officer Conclusions

File note Spoke to Alan Finch 24/9. Re. path & ponds he confirmed survey has been carried out & small area will be excavated & removed. Ecologist advice: B. Stuchbery is aware of this.

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 DP..... Date 24/9.

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

1. SC12.
2. Notwithstanding the details shown on the submitted plans the the applicants shall ~~submit~~ to before ~~the~~ development is commenced, submit for approval alternative details for the landscaping and tree planting for of the open space area during two planting seasons. Such details shall include details of positions, height on planting, and species of trees and shrubs. (PTO)

Block Plans
C3 (8)
SCC (9)
SCO (10)
SCE (11)

TL (1)
SC12 (2)
SCA (3)
SC27 (4)
SC8 (5)
C2 (6)
C2C (7)

Conditions re!

3. Sc 27.

4. Before any development is commenced the applicants shall submit to and agree with the Local Planning Authority details of a scheme to infill and thicken the existing hedgerow fronting Two Plank Lane. Such details shall include planting heights; numbers and species of all new plants, and shall include and identify individual trees which ~~shall~~ be allowed to grow above the height of the hedge. All planting shall be maintained for a period of 10 years with any losses being made good during that period. All new and existing hedgerow planting shall be allowed to attain a minimum height of 2 metres and shall be retained thereafter at not less than this height; and shall be retained as a continuous frontage feature in accordance with the approved plans.

Reason: In the interests of the visual amenities of the locality.

5. 6.7.87.- Repeat H/W as cond.

10. Before any development is commenced the applicants shall submit to and agree with the LPA details of the type & colour of the materials to be used for the area of block paving: & the development shall be completed in accordance with the agreed details.

(R. To ensure a satisfactory development)

Notes

[redacted]

ADMIN RECORD SHEET

Initial

Submitted Fee £ 2280

Receipt No P2998

Date first Rec'd 20 [illegible]

Registration

Reference H16/0683/93

Cross-Ref R

Date 21/7/93

Validation

TYPE FULL

Site area

No of dwellings 17

Floorspace

Earlier permission – Ref:

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

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ 2280

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 164 +183 OS Plots

Grid ref 524020 324030

Ward T

Parish SPALDING

Inside IBD NO

Inside LP area YES

Constraints:

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

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath 4
TPO Tree Pres ☐

Hazards –

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

Linked to site Ref 1503

Linked to property Ref

Dist Bound ☐

Other: Area of pits + ponds

Planning Records:
Earlier apps

599/93
1168/92
1074/88
731/89
799/89
335/93
147/93
131/93

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

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0683/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0669/94 Received:12-JUL-94 Type:CONDITION COMPLIANCE

Name: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Details of roads and sewers

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

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

05-AUG-94 H16/0669/94

John Honnor
Welland & Deeping Internal Drainage Board
Deeping House
Welland Terrace
London Road
Spalding
Lincs

Mr I Oliver

SAW/JC/IO/SAW
IO/H16/683/93
& E16/2701/94

8 December 1995

Dear Mr Honnor

Re : Landscape Details - Miles Bank / Venants's Drain, Spalding

After a somewhat considerable time, please find enclosed the planting details for the above and to the criteria as laid down at the initial meeting between yourself, Broadgate Builders and S.H.D.C.

Copies of these details have been passed to Howard Price of Broadgate Builders and Peter Moore of Environmental Services.

If you foresee any problems, please do not hesitate to contact Mr Oliver of my apartment as I understand Broadgate Builders will be wanting to install the planting before the end of this planting season.

Yours sincerely

J Curnock
Planning Policy Manager

Enc.

Mr Howard Price
Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

Mr I Oliver

SAW/JC/IO/SAW
IO/H16/683/93
E16/2701/94

8 December 1995

Dear Howard

Re : Landscape Details - Miles Bank / Vernants Drain, Spalding

After a somewhat considerable time, please find enclosed the planting details for the above, including those for the open space.

Yours sincerely

J Curnock
Planning Policy Manager

Enc.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
County Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0683/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/1109/93 Received:22-NOV-93 Type:CONDITION COMPLIANCE

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

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

Description: Details of type and colour of block paving - Marshalls Keyblok Buff (Condition 11 of H16/0683/93)

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

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

23-DEC-93 H16/1109/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0683/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/1108/93 Received:22-NOV-93 Type:CONDITION COMPLIANCE

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

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

Description: Details of external materials submitted (Condition 2 of H16/0683/93)

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

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

14-DEC-93 H16/1108/93

BRIAN SMITH Dip TP MRTPI
ctor 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

H16/0683/93

FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erect detached houses, including estate roads

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

Valid date: 20-JUL-93
Target dates:
To case officer 27-JUL-93
Inspected by 03-AUG-93
Extra contacts 10-AUG-93
Report if not clear by 24-AUG-93

Terminal date: 14-SEP-93
Target Committee: 14-SEP-93
Report deadline: 31-AUG-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 19 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT FP

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 21 Baxter Gardens		04-AUG-93	25-AUG-93
Owner/Occupier, 23 Baxter Gardens		04-AUG-93	25-AUG-93
Owner/Occupier, 36 Lilburn Drive		04-AUG-93	25-AUG-93
Owner/Occupier, 4 Chaldean Way		04-AUG-93	25-AUG-93
Site/Press Advert ROW		30-JUL-93	20-AUG-93
Cllr C F Fisher	0775 725983	27-JUL-93	03-AUG-93
Cllr Mrs A M Newton	0775 762210	27-JUL-93	03-AUG-93
Cllr R C West	0775 760231 (Of	27-JUL-93	03-AUG-93

SITE RECORD

Grid ref: 524020 324030
OS Sheet: 164 183 Parcel:

L.C.C. - Obs Attached Jocb 23/9/93
await amended plan CB 5/8/93

BRIAN SMITH Dip TP MRTPI
tor 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

H16/0683/93

FULL

Applicant: Broadgate Homes
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D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 19 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: PIT FP

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert ROW		30-JUL-93	20-AUG-93
Cllr C F Fisher	0775 725983	27-JUL-93	03-AUG-93
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Cllr R C West	0775 760231 (Of	27-JUL-93	03-AUG-93

SITE RECORD

Grid ref: 524020 324030
OS Sheet: 164 183 Parcel:

L C C

plan Vatu CB 28/7/93

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

FACSIMILE TRANSMISSION COVER SHEET

DATE 24/9/93

TO	FROM
NAME D Roberts	NAME Chris Briggs
SHDC	
ADDRESS Priory Rd Spalding	ADDRESS 4th Floor City Hall Beaumont Fee Lincoln LN1 1DN
FAX NO 0775 710772	TELEPHONE NO 0522 55 3127
	FAX NO 0522 553149

NUMBER OF PAGES TO FOLLOW: 1

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

Conditions for block paving

S.H.D.C. PLANNING DEPT.
RECEIVED
24 SEP 1993

4 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason

To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

5 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason

This form of construction would be permanently damaged, particularly from an appearance point of view.

Note

Conditions proposed for full/res. matters where estate layout is a mixture of traditional/concrete block construction, or where particular method of construction has not been decided at time of planning application being submitted.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0683/93

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	4	0	2	4	0

2. Address or location

Plots 64-66, 72-87 Daniels Acre, Spalding

3. Name, classification and number of road

UC

4. Date application referred 28-7-93

5. State whether outline, detailed application etc.

Full

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

Erect Dwellings inc Estate Road

7. Delete as appropriate

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

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

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

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

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

Date: 23-9-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:– In accordance with revised plans

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) C 2

(2) C 2(a)

(3) C 3

(4) -1(5) See attached sheets.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C 2

(2) C 2(a)

(3) C 3

(4) -1(5) See attached

Note:– use continuation sheet(s) as necessary.

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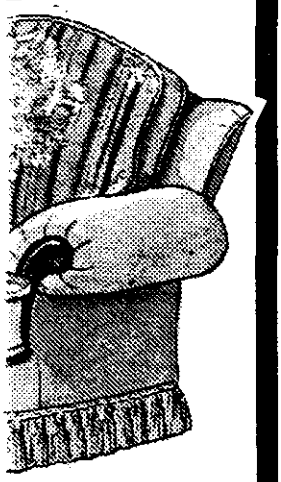

HF
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ANGLIAN REGION

THE LAND DRAINAGE IMPROVEMENT WORKS (ASSESSMENT OF ENVIRONMENTAL EFFECTS) REGULATIONS 1988 (SI No 1217)

NOTICE IS HEREBY GIVEN that the National Rivers Authority propose to carry out river improvement works to the River Welland between Spalding and Peakirk. The works will include the reinstatement and reforming of earth embankments and channel profiles, and the placing of random pitching stone to the sides of the river channel. The works are to be carried out under Section 165 of the Water Resources Act 1991.

With reference to the above mentioned Statutory Instrument, the Authority do not propose to prepare an environmental statement in relation to these works.

Any person who wishes to make representations in relation to the likely environmental effects of these proposals should do so in writing to the address shown below not later than August 31, 1993.

C. MASON,
Flood Defence Manager,
Kingfisher House, Goldhay Way,
Orton Goldhay, Peterborough PE2 5ZR.

£WVN 4n1829 187/507SG28-7

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

H16/0683/93 FULL
Broadgate Homes
Erect detached houses, including estate roads
Plots 64-66, 72-87, Daniels Acre, Chaldean Way, Spalding, Lincs

The following proposal(s) 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.

H09/0659/93 LISTED BUILDING
Mossop and Bowser
Internal refurbishment/alterations and part demolition with new extension at rear
The Beeches, Spalding Road, Holbeach, Spalding, Lincs

H16/0680/93 FULL.
Mr D. Vigrass
Replace shop front
9 Hall Place, Spalding, Lincs

H16/0681/93 ADVERTISEMENT
Mr D. Vigrass
Fascia sign
9 Hall Place, 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 30, 1993

SOUTH HOLLAND DISTRICT COUNCIL

© WVN 7n1909

Owners and occupiers of land (including building) in the vicinity of the operating Centre(s), if they believe that their use or enjoyment of their land will 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 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.

GOODS VEHICLE OPERATOR'S LICENCE

FOWLER WELCH LTD, of Holly Lodge, West Marsh Road, Spalding, Lincs PE11 3UW, is applying to replace with change a licence to use Holly Lodge, West Marsh Road, Spalding, Lincs PE11 3UW, as an operating centre for thirty goods vehicles and forty trailers, and to use West Marsh Road, Spalding, Lincs PE11 3SQ as an operating centre for twenty goods vehicles and thirty 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.

4n1863 187/507 SG30-7

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Lincolnshire County C
Office, High Road, W
Lincolnshire; and at th
Priory Road, Spalding.

PROCEEDINGS c
concurrently by virtue o

Department of Transpo
Local Authority Orders
Northern Regional Offi
Wellbar House, Gallow
Newcastle upon Tyne N
Ref: DN5065/55/7/11
DN5065/60/1/21

£WVN 7m1764

SOUTH HOLLAND DISTRICT COUNCIL PUBLIC HEALTH ACT 1925, SECTION 18 ALTERATION OF NAMING OF STREET — GEDNEY HILL

NOTICE IS HEREBY GIVEN that the South Holland District Council as the authority for the purposes of Section 18 of the Public Health Act 1925 intend to make an Order thereunder to assign new names to a street in Gedney Hill as set out in the schedule hereto and which is delineated on a map signed by me and deposited and available for inspection during the usual office hours at the offices of the Council at Priory Road, Spalding, and Notice Is Hereby Further Given that such Order will be made on or after the 31st day of August, 1993.

Any person aggrieved by the intended Order may within twenty-one days after the date hereof appeal to the magistrates court for the district against such an Order.

Dated the 30th day of July, 1993.

SCHEDULE

Description and Situation of Street	Colour on Map	Proposed name
That length of road, currently known as West Drove, Gedney Hill, from its juction with Lincolns Avenue continuing in a generally northerly direction to its junction with North Road.	Red	West Drove North
That length of road, currently known as West Drove, Gedney Hill, from its juction with Lincolns Avenue continuing in a generally southerly direction to its junction with Old South Eau Bank.	Blue	West Drove South

R. COLE,
Director of Administration.

SOUTH HOLLAND DISTRICT COUNCIL

5n£WVN 4774 187/507SG28-7

Notice of Appointment of Administrative Receivers

MAIN ROAD GARAGE (SUTTON BRIDGE) — IN ADMINISTRATIVE RECEIVERSHIP

Registered No: 401886

Nature of business: Motor Vehicle Retail and Petrol Sales.

Trade classification 19.

Date of appointment of administrative receivers: July 15, 1993.

Name of person appointing the administrative receivers: National Westminster Bank plc.

Amanda Robertson and R. M. Addy of Coopers and Lybrand, Mount Pleasant House, Huntingdon Road, Cambridge CB3 0BL. Joint Administrative Receivers.

Office Holder Numbers 7853 and 1031 respectively.

£WVN 4n4776 210/510SG30-7

Musical SG

Antiques SG

ANTIQUES wanted. Furniture, clocks, lamps, copper, brass, jewellery, silver, porcelain, glass, pictures. House and part houses cleared. B. Dean, Delgate Bank, Weston, Spalding. Tel Holbeach 370429.

Plant & Machinery SG

MINI Diggers for hire. Peljob EB12 on rubber tracks. Free delivery and pick up. Tel Holbeach 351394 or mobile 0850 882393.

ZEBRA
Established Rock Band
urgently requires a
BASS PLAYER
for local and regional gigs
Phone Andy on 0754-764678 (daytime) or Sandy on 0775-762646 (anytime)

5n1827

SpG
30.7.93.

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Broadgate Homes
is applying to the Council for planning permission for the following:

Reference No: H16/0683/93
Description: Erect detached houses,
including estate roads

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

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 20-AUG-93
Any observations should be sent to me by 20-AUG-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

30-JUL-93

SOUTH HOLLAND DISTRICT COUNCIL

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2998
Date received : 20-JUL-93

Received from

Broadgate Blds (Spalding) ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£	2280.00
VAT	£	0.00
Total received	£	2280.00

Cash/Cheque : Cheque

Signed.....K. Lowe..
(Authorised Collector)

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0683/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0522/96 Received:04-JUN-96 Type:CONDITION COMPLIANCE

Name: Broadgate Homes Limited
Broadgate House
Weston Hlls
Spalding
Lincs PE12 6DB

Agent: Broadgate Homes Limited
Broadgate House
Weston Hlls
Spalding
Lincs PE12 6DB

Description: Details of landscaping (Condition 3 of application H16/0683/93)

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

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

30-JUL-96 H16/0522/96

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0683/93

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

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

Description: Erect detached houses, including estate roads

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

Amendment: Amendments to Plot 64, door and windows repositioned on garage block

20-DEC-93

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 and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0683/93/4

Date Registered 16 DEC 1993

Case Officer PSV

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Tel. No. (0406) 380532

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

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

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

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H16/0683/93
Building Regulation reference relating to same development	—

2. Please tick **one** box only

A ☑ Amendment is proposed where permission already granted
If yes, submit two forms and two plans.

or

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

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 ..... Date 16.12.93

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	ERECT DETACHED HOUSES INCL. ESTATE ROADS.
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	PROPOSED AMENDMENTS TO PLOT 64 DOOR + WINDOWS REPOSITIONED ON GARAGE BLOCK.
State drawing no's of the current submission	—
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	NO
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	———

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0683/93

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

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

Description: Erect detached houses, including estate roads

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

Amendment Submitted: Hedge to be set back 1.8 metres for Plots 72 and 73 (drawing number 93029/001)

11-MAR-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Housing and Planning Services

SOUTH HOLLAND DISTRICT COUNCIL

0683/93

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0683/93 Received:20-JUL-93 Type:FULL

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

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

Description: Erect detached houses, including estate roads

Location : Plots 64-66, 72-87 Daniels Acre
Chaldean Way 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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Notwithstanding the details shown on the submitted plans the applicants shall, before development is commenced, submit for approval alternative details for the landscaping and tree planting of the open space area fronting Two Plank Lane. Such details shall include details of positions, heights on planting, and species of trees and shrubs.

Reason: In the interests of visual amenity of the locality.

4 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.

5 Before any development is commenced the applicants shall submit to and

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)

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

0683/93

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0683/93 Received:20-JUL-93 Type:FULL

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

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

Description: Erect detached houses, including estate roads

Location : Plots 64-66, 72-87 Daniels Acre
Chaldean Way 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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Notwithstanding the details shown on the submitted plans the applicants shall, before development is commenced, submit for approval alternative details for the landscaping and tree planting of the open space area fronting Two Plank Lane. Such details shall include details of positions, heights on planting, and species of trees and shrubs.

Reason: In the interests of visual amenity of the locality.

4 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.

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

Before any development is commenced the applicants shall submit to and
5 agree with the Local Planning Authority details of a scheme to infill and thicken the existing hedgerow fronting Two Plank Lane. Such details shall include planting heights; numbers and species of all new plants, and shall include and identify any individual trees which are to be allowed to grow above the height of the hedge. All planting shall be maintained for a period of 10 years with any losses being made good during that period. All new and existing hedgerow planting shall be allowed to attain a minimum height of 2 metres and shall be retained thereafter at not less than this height; and shall be retained as a continuous frontage feature in accordance with the approved plans.

Reason: In the interests of the visual amenities of the locality.

The roads and footways shall be laid out and made up in accordance with
6 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.

No dwelling to which this permission relates shall be commenced unless or
7 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.

Before any development is commenced the approval of the Local Planning
8 Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

Prior to any building works commencing on site, any roads and footways
9 to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests

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

of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

No materials shall be deposited, stored or processed (in any way) on
10 any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

Before any development is commenced the applicants shall submit to and
11 agree with the Local Planning Authority details of the type and colour of the materials to be used for the areas of block paving and the development shall be completed in accordance with the agreed details.

Reason: To ensure a satisfactory development.

The applicant is advised that this permission does not infer approval to the sketch details shown on the submitted plan relating to the proposed terrace development.

sgd B SMITH
Director of Planning and Building Control Services

28-SEP-93 H16/0683/93

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0683/93

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

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

Description: Erect detached houses, including estate roads

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

Amendment: Plot 65 - Amendments to materials and design (drawings 93029/001 REV H, 94014/001, 94014/002)

28-APR-94

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 and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

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 AMENDMENT

For office use only
Application No. H16/0683/93/A2
Date Registered 13 APR 1994
Case Officer DR

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)
Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOTS 64-66, 72-87 CHALDEAN WAY DANIELS ACRE, SPALDING.

OFFICE COPY

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H16/0683/93

Building Regulation reference relating to same development
B16/0665/93/B.

2. Please tick **one** box only
Amendment is proposed where permission already granted — A: √
If yes, submit two forms and two plans.
or
Amendment is to a proposal currently being considered — B:
If yes, submit four forms and four plans.

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 ..... A. J. Finch ..... Date ..... 13.4.94 .....

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECT DETACHED HOUSES inc. ESTATE ROADS.

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
PLOT 65 ONLY
EXTERNAL MATERIALS (BRICK CHANGE)
ENTRANCE PORCH CHANGED WITH DORMER WINDOW ABOVE.
SINGLE GARAGE DOOR TO REPLACE TWO SINGLES.
LEADED LIGHTS TO WINDOWS
FEATURE WINDOW TO BED ONE, NORTH ELEVATION
ADDITIONAL WINDOWS TO GARAGE AND EAST ELEVATION
CHIMNEY DESIGN CHANGED
BRICK GABLES & DETAILING PROVIDED

State drawing no's of the current submission
93029/001 REV H; 94014/001; 94014/002.
MATERIALS SCHEDULE

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
NO
(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
—

H16/0683/93.

AMENDED PLAN
Ref. A/2

EXTERNAL MATERIALS SCHEDULE - PLOTS 64-87 DANIELS ACRE

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

SOUTH HOLLAND D.C.
PLAN DEPT.
13 APR 1994
REF 0683/93

83	Ashgate	Elliott Brick Beldon Brindle	Marley Modern Smooth Brown
84	Chestnut	Elliott Brick Beldon Brindle Charnwood nat Red Arches	Marley Modern Smooth Brown
85	Ashgate	Elliott Brick Beldon Brindle	Marley Modern Smooth Brown
86	Chestnut II	Elliott Brick Beldon Brindle Charnwood nat Red Arches	Marley Modern Smooth Brown
87	Hazelgate	Elliott Brick Beldon Brindle Charnwood nat Red Plinth & Arches	Marley Mendip Mosborough Red

All properties to be Ivory paintwork.

19/11/93 AJF
14/1/94 AJF Amendment to detailing bricks
10/3/94 AJF Plot 77 substitution to house type - now Chestnut.
13/4/94 AJF. Amendment to Plot 65 - Brick type changed.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (01406) 380532
Fax: (01406) 380014

Our Ref: HRP/E16/64-87/193

Your Ref: H16/0683/93

Date: 5th March 1996

Ref: 0683/93

Director of Housing and Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re: Residential Development at Plots 64 - 66 and 72 - 87 Chaldean Way, Spalding

With reference to Planning Permission H16/0683/93 we have carried out the approved landscaping scheme as required by Condition 4.

Unfortunately the frontage hedge as shown on Plots 73 and 72 will have to be set back 1.8 metres because of Lincolnshire County Council's requirements for service margins.

The residents of Plot 72 have objected to the hedge being repositioned as they perceive the service margin to be a strip of no mansland that will not be maintained by the County Council. They have therefore requested that the hedging should be deleted from the landscaping requirements so that the service margin can be easily maintained as part of their lawn.

I would appreciate your early consideration of this proposal.

Yours faithfully,

Howard Price

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

PLANNING AMENDMENT

For office use only

Application No. H16/0683/93/3

Date Registered 06 MAR 1996

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Broadgate Homes
Broadgate
Weston Hills
Spalding

Tel. No.

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 64-66 + 72-87 Daniels Ave
Spalding

Please complete

APPLICATION No.

This amendment **cannot be considered** *unless the relevant reference is stated*

H16/0683/93

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted — ☑
If yes, submit two forms and two plans.

or

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

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erect detached houses inc. estate roads

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Hedge to be set back 1.8mts for plots 72 + 73

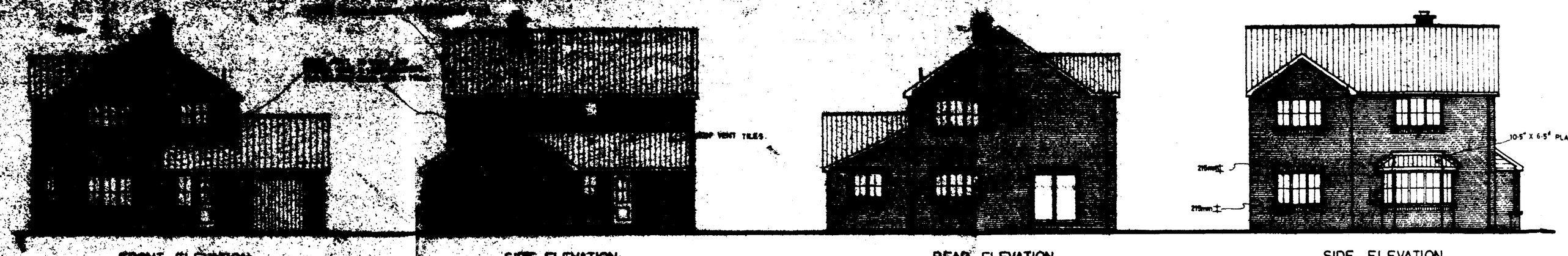
State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

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

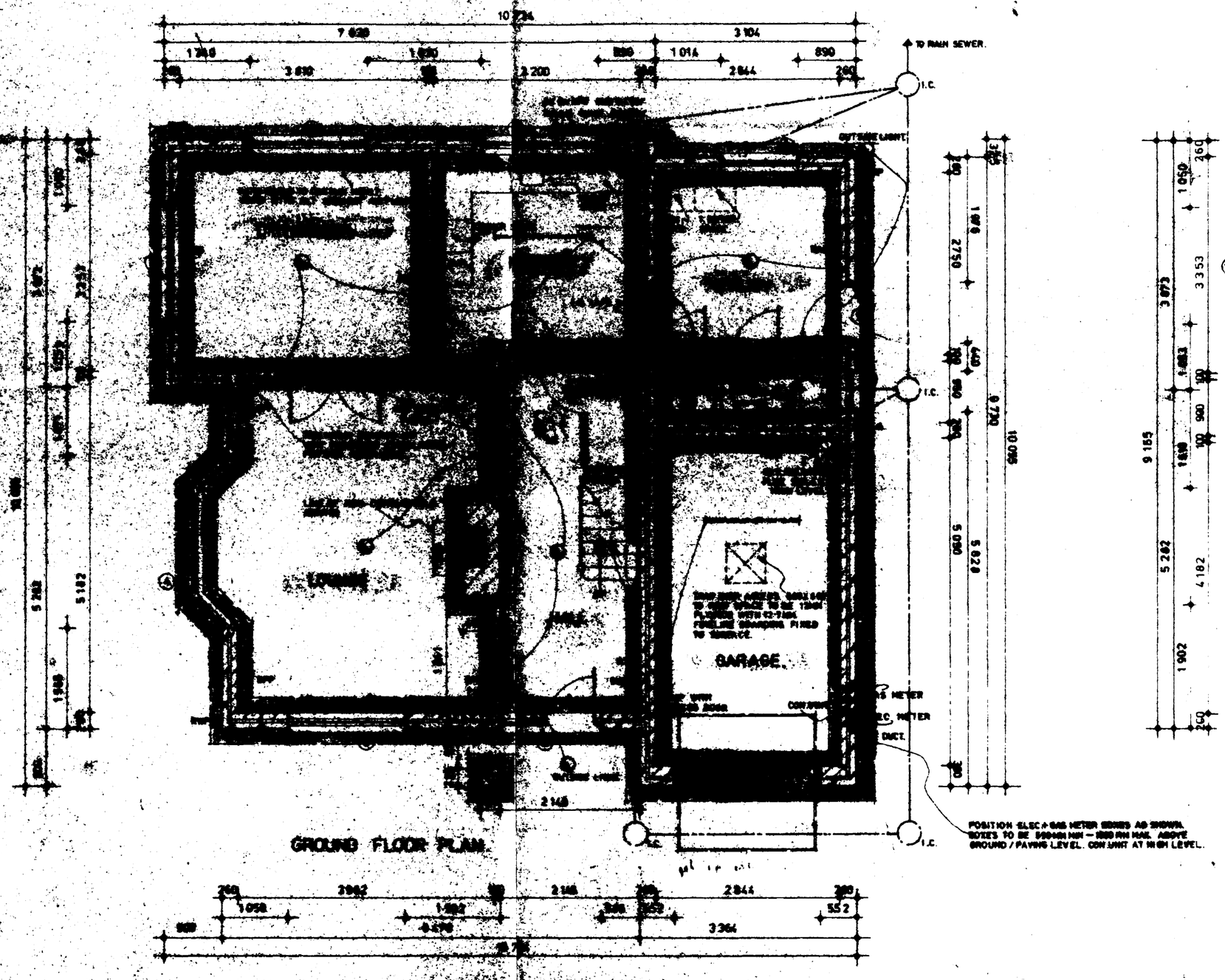


FRONT ELEVATION

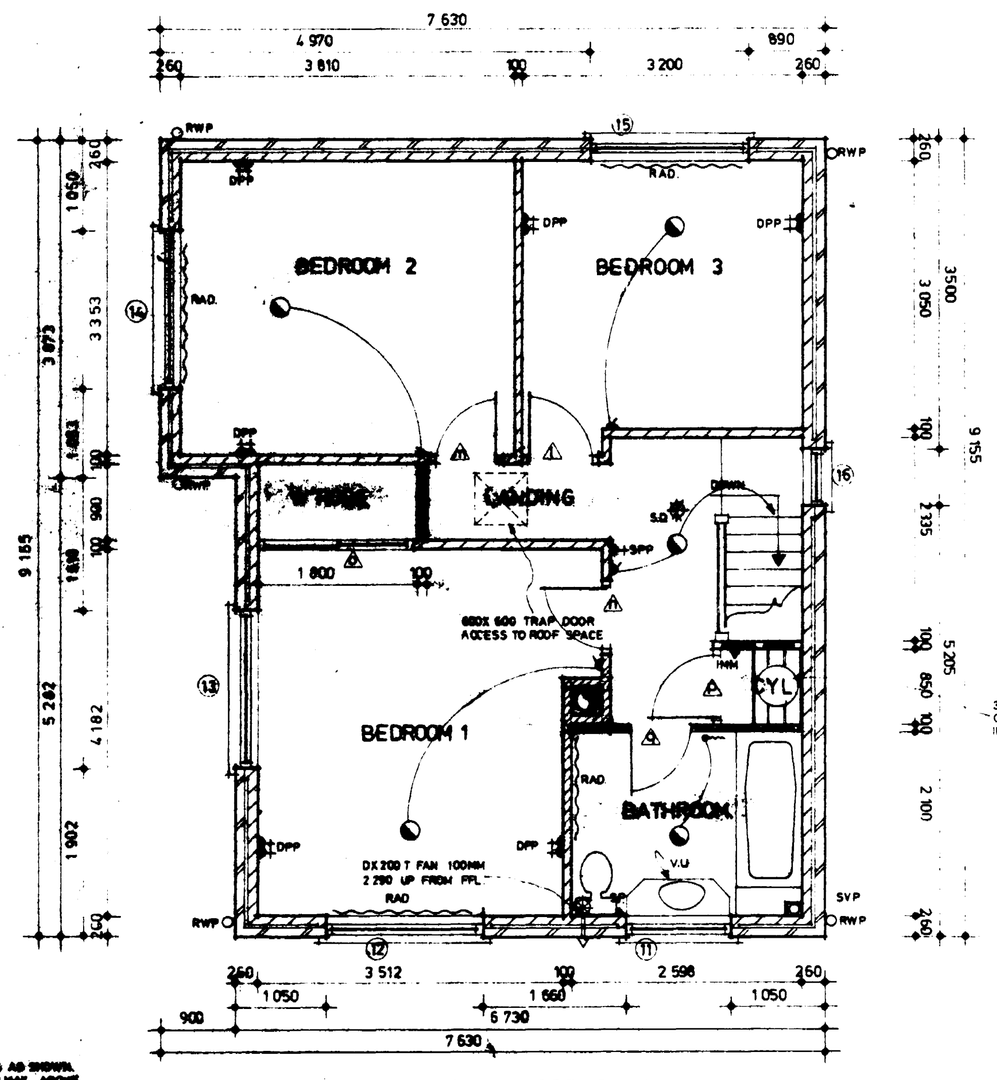
SIDE ELEVATION

REAR ELEVATION.

SIDE ELEVATION.



POSITION ELEC. METER SERVED AS SHOWN. BOXES TO BE 500mm MIN – 1200 mm MAX. ABOVE GROUND / PAVING LEVEL. CONSUMIT AT HIGH LEVEL.



FIRST FLOOR PLAN.

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

DOOR, WINDOW, LINTEL SCHEDULE

No.	Type	Ref	Lintel	
1	GARAGE DOOR	WF7070W	L1/HD	2700
2	DOOR/WINDOW	FW29W/C113C	L1/HD	2100
3	WINDOW	C313CC	L1/S	2100
4	SPLAY BAY WINDOW	SP3/C113C/C313/C313C	L1/HD	3000
5	WINDOW	C313CC	L1/S	2100
6	PATIO DOORS	1.8M WIDE	11/S	2400
7	WINDOW	C310CC	L1/S	2100
8	WINDOW	C210CC	L1/S	1500
9	DOOR	FW26W	L1/S	1300
10	WINDOW	C110C	L1/S	1050
11	WINDOW	C210CC	L1/S	1500
12	WINDOW	C312CC	L1/S	2100
13	WINDOW	C312CC	L1/S	2100
14	WINDOW	C312CC	L1/S	2100
15	WINDOW	C312CC	L1/S	2100
16	WINDOW	106A	L1/S	1050

WINDOW REFS - BOULTON AND PAUL ALL DOUBLE GLAZED
LINTEL REFS - I.G.

SOUTH HOLLAND D.C.
PLANNING
29 MAR 1991
DISTRICT

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

STANDARD DWELLING TYPE

KEMPASGATE 4

PLOTS 79+87- DANIELS ACRE, SPALDING.

FLOOR PLANS + ELEVATIONS.

DATE.	MAY 1990	DRAWN	Jeremy Naylor
DRWG. No.	K.G. 4. RH.	SCALE	1:50 1:100

REVISIONS	DES.	DATE	SIGN
a'	schedules added to plan.	31:1:91	
b	chimney at first floor repositioned stud partition between landing/bed1 wardrobe	8:2:91	
c	broadgate amendments	2-4-91	

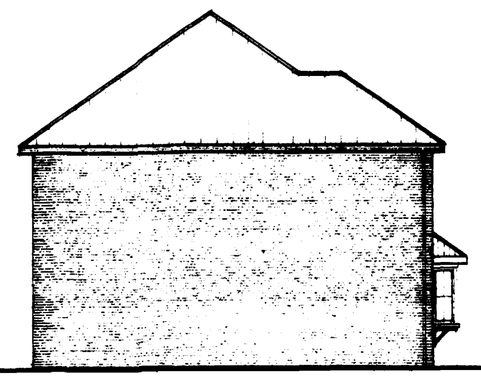
PLANNING

BUILDING REGS.

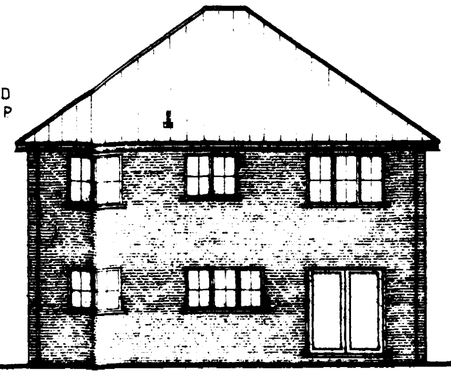
CHECK BY

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

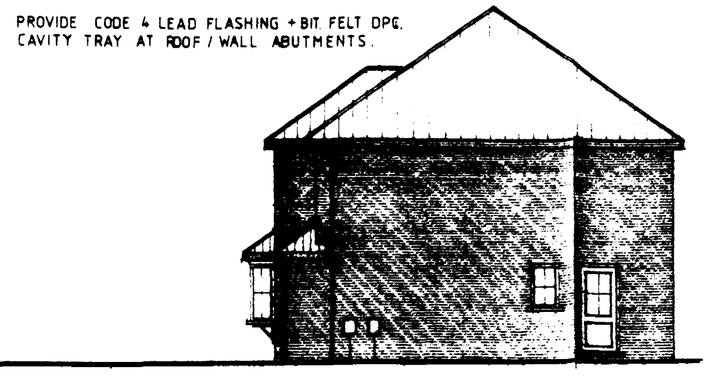
FRONT ELEVATION



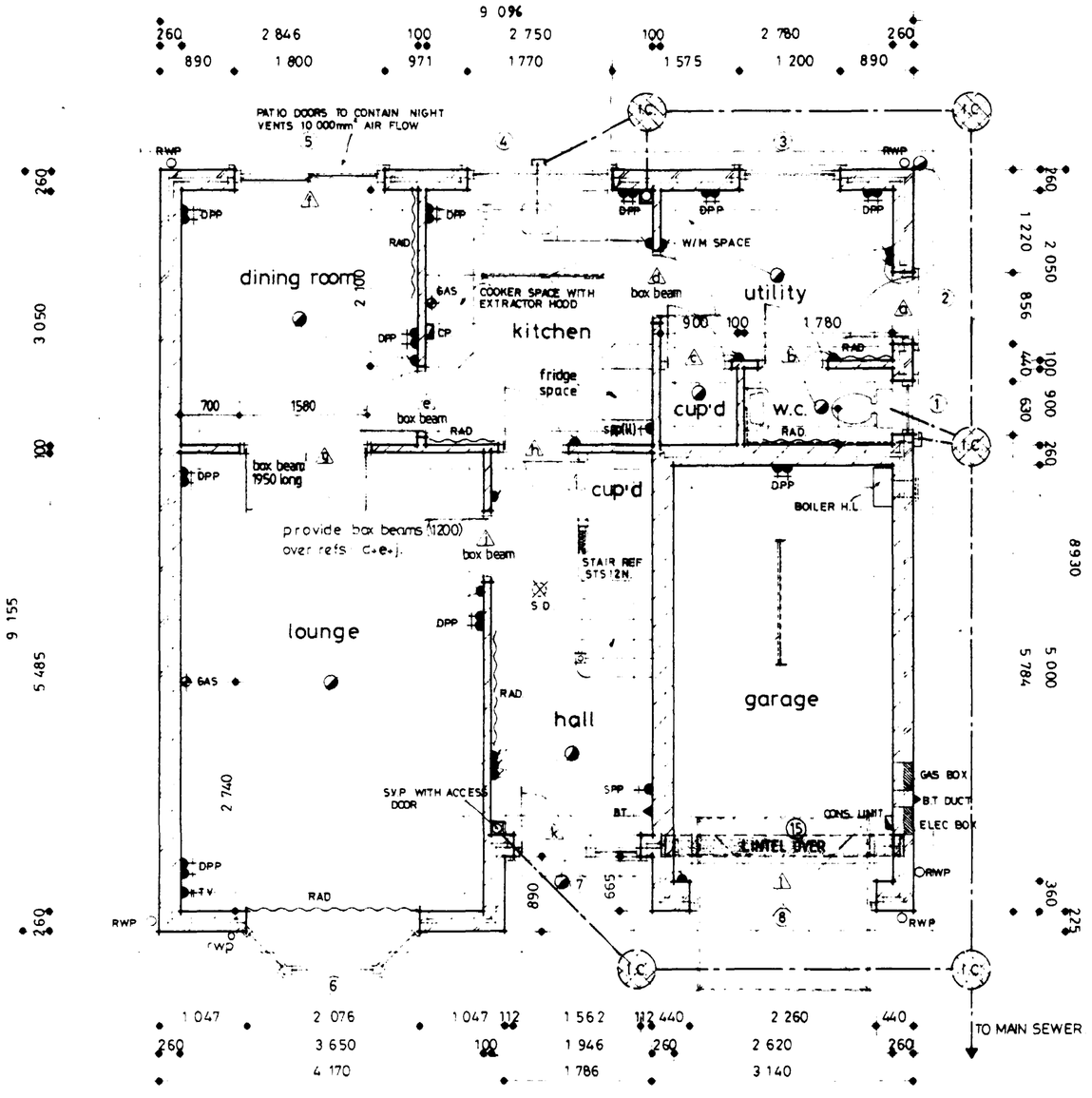
SIDE ELEVATION



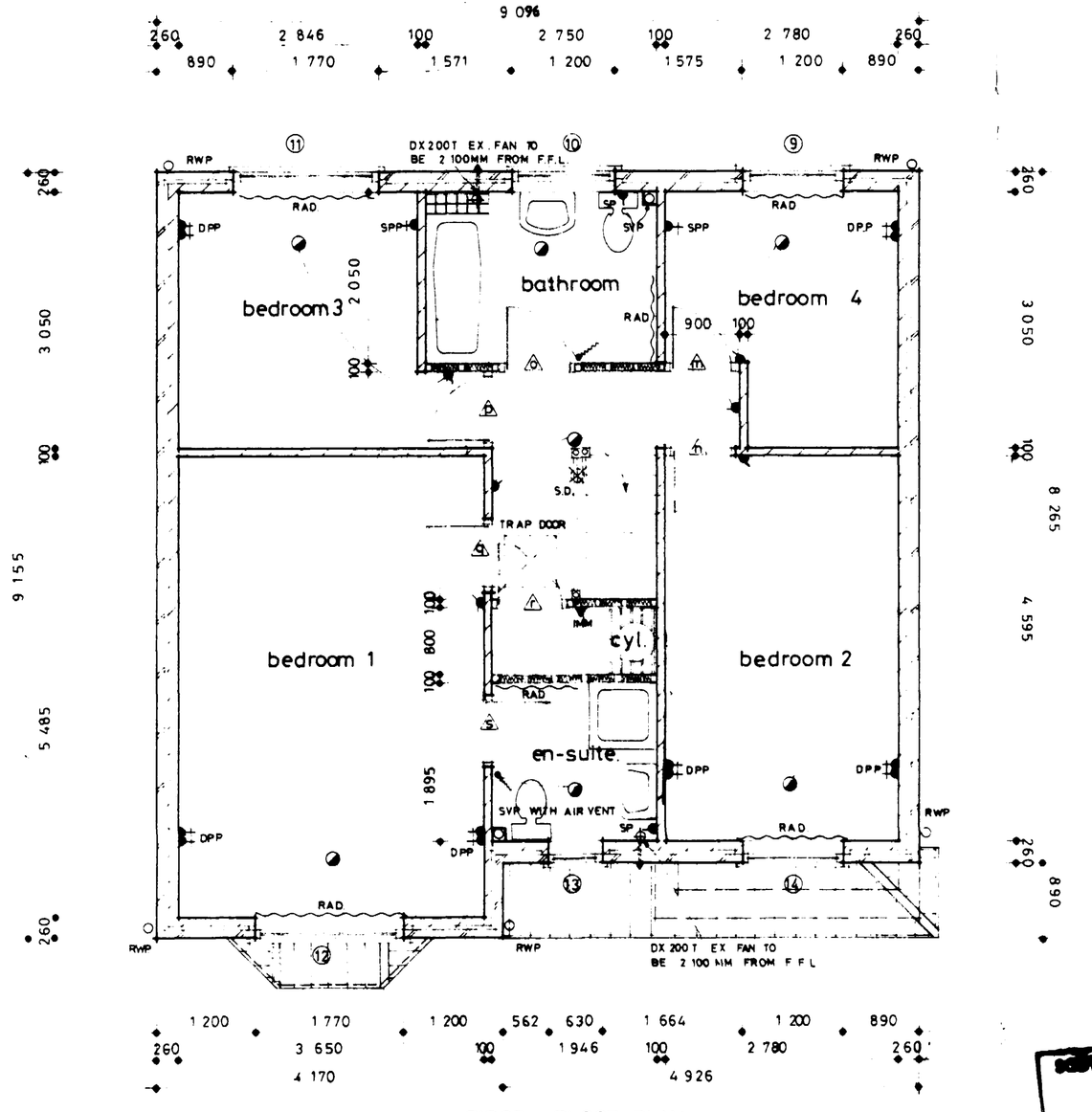
REAR ELEVATION



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 — 1 000mm MAX ABOVE PATH LEVEL. CONS. UNIT AT HIGH LEVEL.

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	UF7070N	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/HO	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 (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE

STANDARD DWELLING TYPE

ALDERGATE

PLOT 78, 82 DANIELS ACRE, SPALDING.

floor plans + elevations.

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

REVISIONS	BRIEF	DATE	DRGN
A.	[illegible]	10-1-91	[illegible]
B	LINTEL IN GARAGE INDICATED - REF 15	29-1-91	[illegible]
C	[illegible]	31-1-91	[illegible]
D	[illegible]	[illegible]	[illegible]
E	[illegible]	8.5.91	[illegible]
F			

PLANNING | BUILDING REGS.

CHECK BY

SOUTH HOLLAND D.C. PLAN DEPT. 20 JUL 1993 REF. 0633/93

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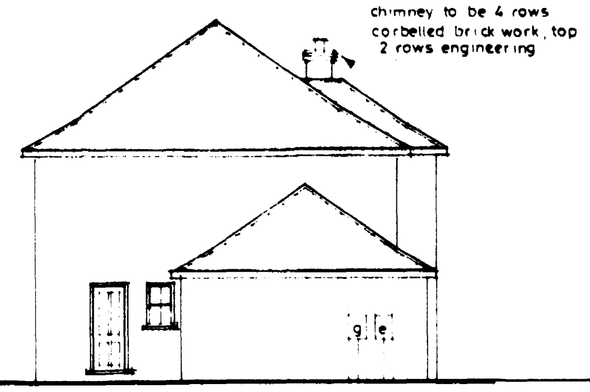
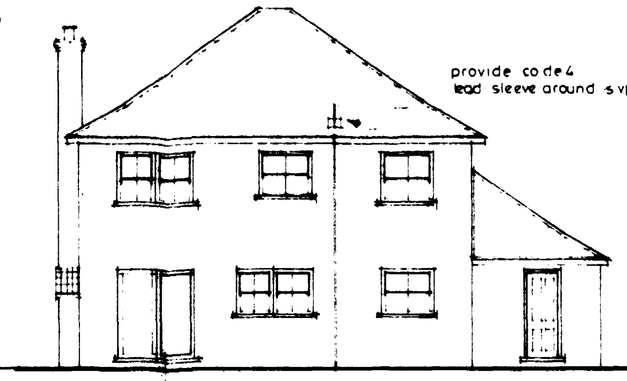
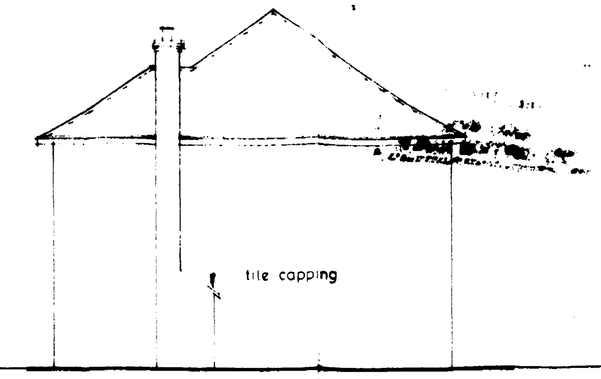
Front Elevation



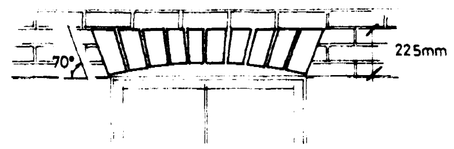
Side



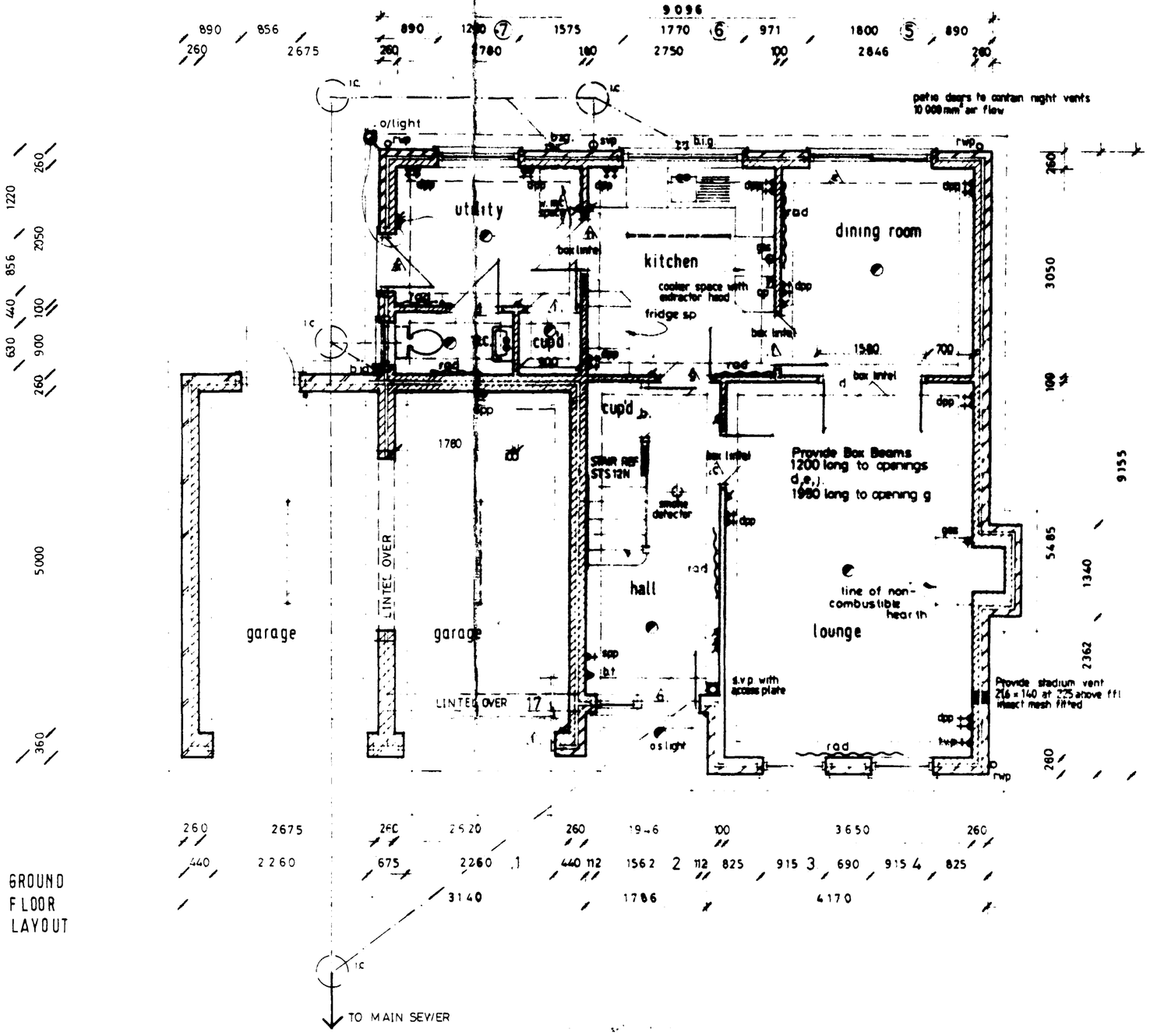
Rear

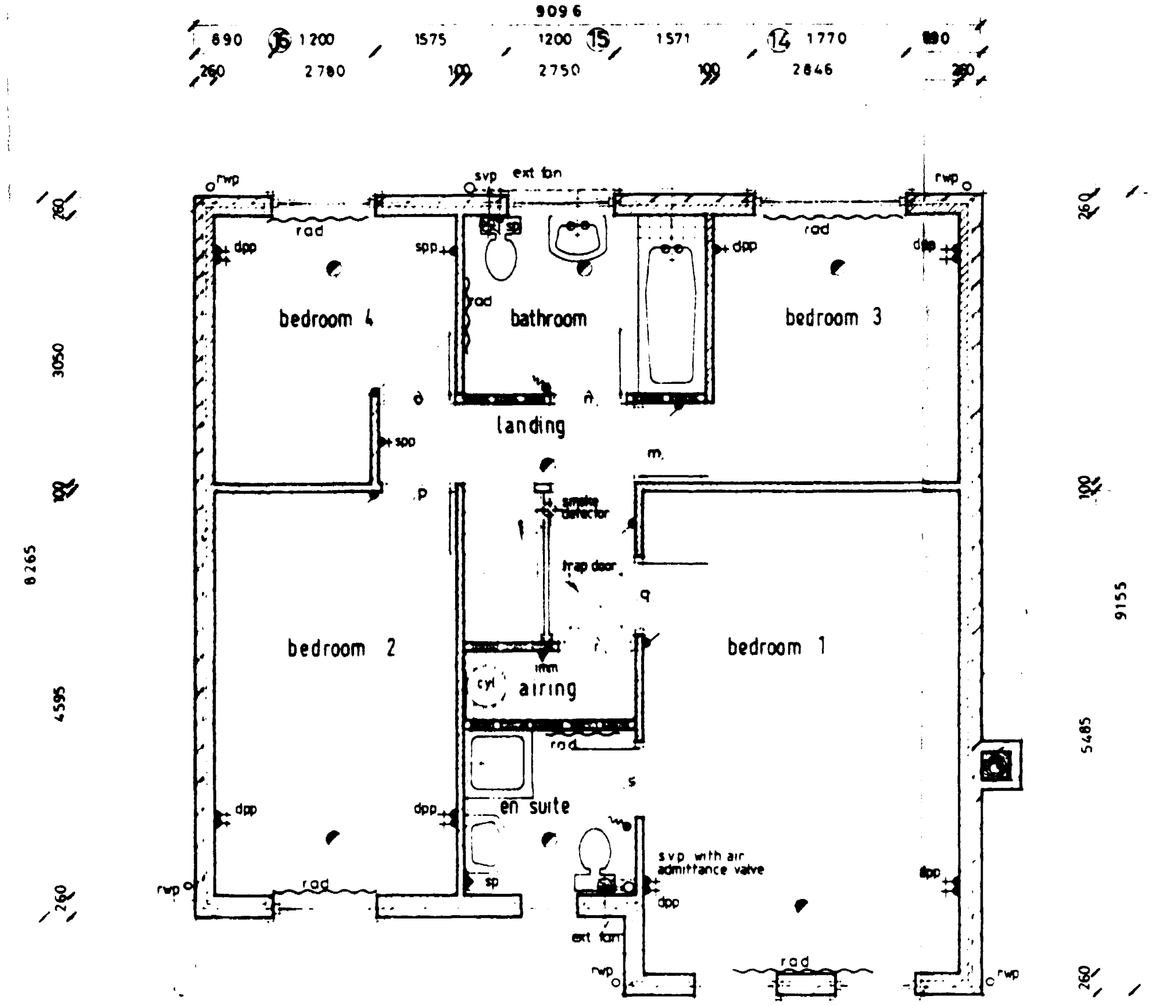


Side



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





DOOR - WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
1	Garage Door	UF7070N	LI/HD 2700
2	Garage Door	UF7070N	LI/S 2700
3	Window/Door	VC115/FN29m	LI/S 1350
4	Window	VC2N15	LI/S 1350
5	Window	VC2N15	LI/S 1350
6	Patio Doors	1.8m Wide	LI/S 2250
7	Window	VC310	LI/S 2100
8	Window	VC210	LI/S 1500
9	Door	FN26m	LI/S 1200
10	Window	VC110	LI/S 1200
11	Door	FX26m	LI/S 1200
12	Window	VC213	LI/HD 1500
13	Window	VC113	LI/S 1050
14	Window	VC2N13	LI/S 1350
15	Window	VC2N13	LI/S 1350
16	Window	VC312	LI/HD 2100
17	Window	VC210	LI/S 1500
18	Window	VC212	LI/HD 1500
19	Lintel		LI/HD 3000

Internal lintels to be I.G. Internal Type unless otherwise stated

All joinery refs by Boulton & Paul
All windows to be double glazed
All lintel refs by I.G. Lintels

SOUTH HOLLAND D.C.
PLAN DEPT.
28 JUL 1993
REF. S/0583/93

Broadgate Builders

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

TITLE
Standard Dwelling Type

CHESTNUT II

PLOTS 77, 86 - DANIELS ACRE, SPALDING.

FLOOR PLANS & ELEVATIONS

DATE	MARCH 26 93	DRAWN	
DRWG No	——	SCALE	1-100 , 1-50

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

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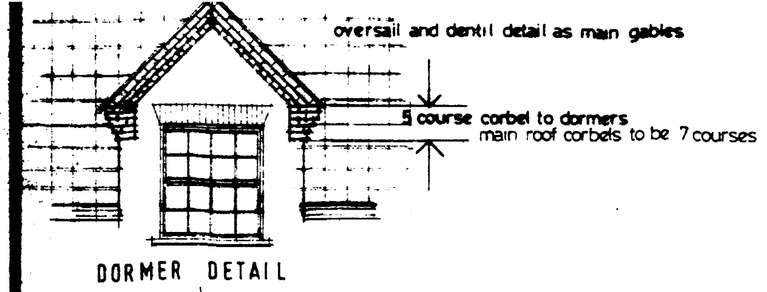
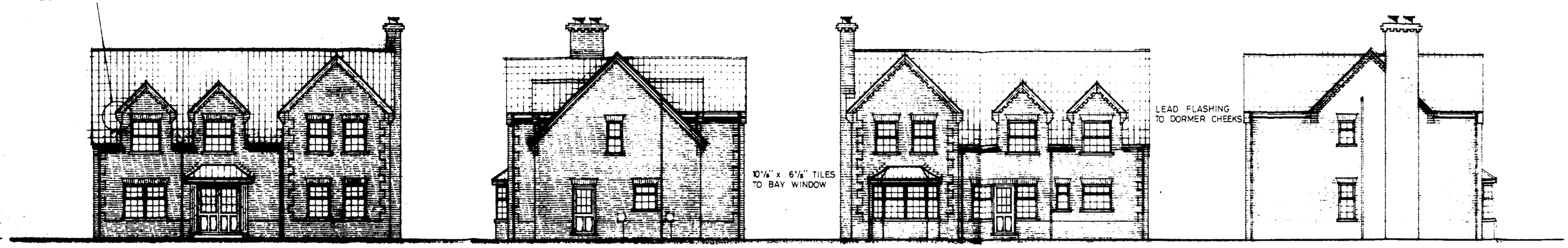
SUMMIT



DORMER DETAIL

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

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



Front Elevation

LEAD COVERING TO PORCH CANOPY

Side Elevation

Rear Elevation

PROJECT BRICK QUOINS 15mm

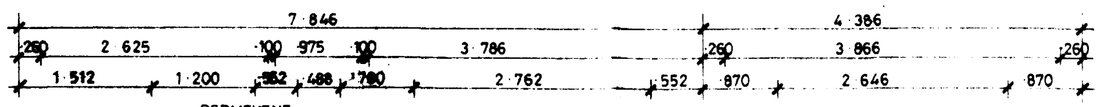
Side Elevation

DOOR, WINDOW AND LINTEL SCHEDULE.

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

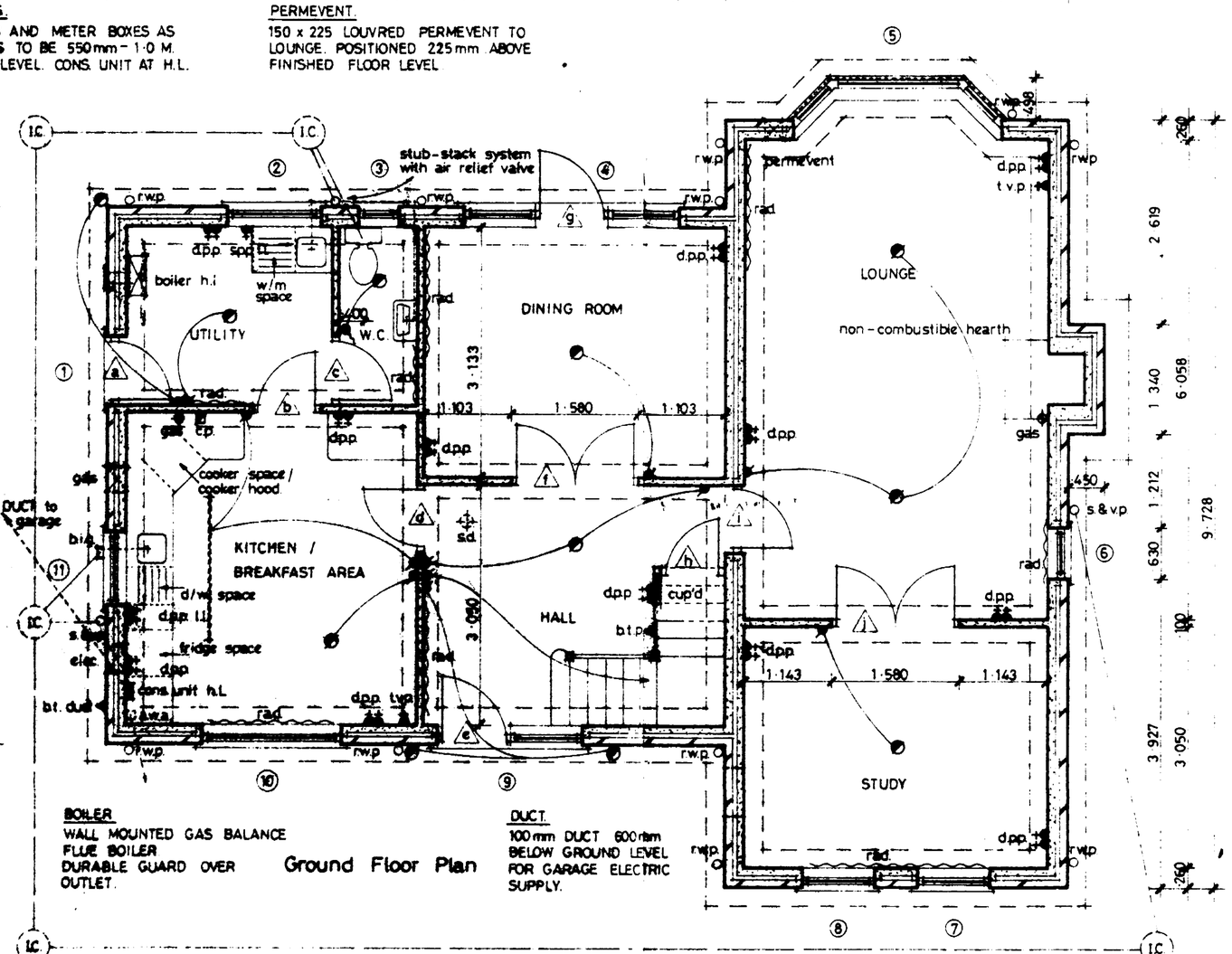
All joinery ref: Boulton and Paul

All windows are to be double glazed



METER BOXES.
POSITION GAS AND METER BOXES AS SHOWN. BOXES TO BE 550mm - 1·0 M. ABOVE PATH LEVEL. CONS. UNIT AT H.L.

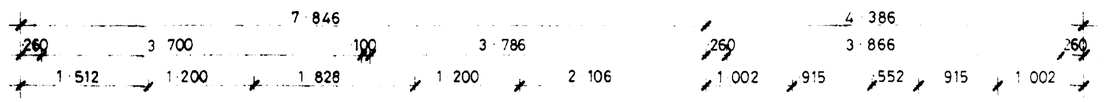
PERMEVENT
150 x 225 LOUVRED PERMEVENT TO LOUNGE. POSITIONED 225mm ABOVE FINISHED FLOOR LEVEL



Ground Floor Plan

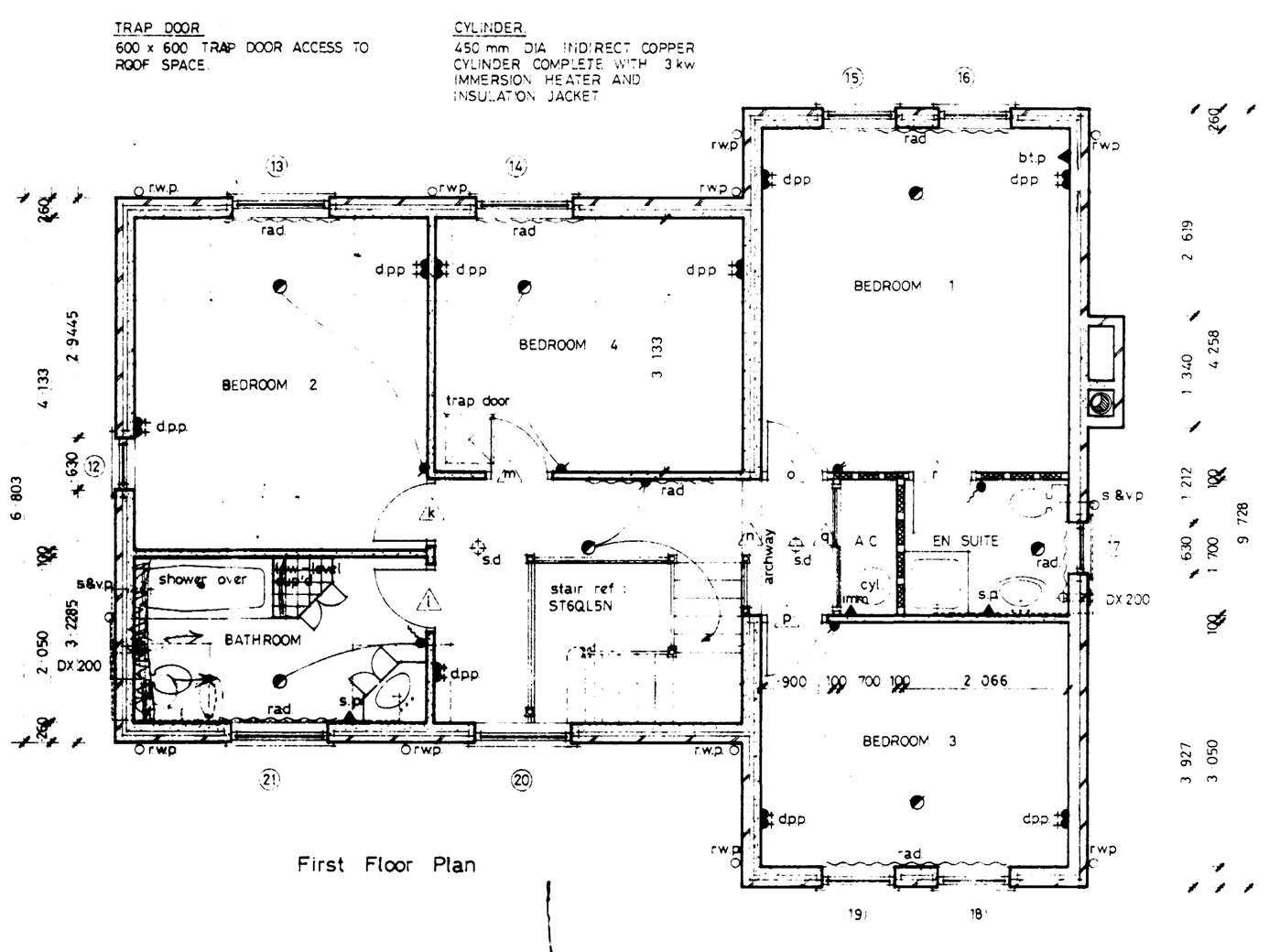
BOILER
WALL MOUNTED GAS BALANCE FLUE BOILER
DURABLE GUARD OVER OUTLET.

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



TRAP DOOR
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE.

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



First Floor Plan

INTERNAL LINTEL SCHEDULE

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

PLAN DEPT.
20 JUL 1993
REF 0683/93

Broadgate Builders

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

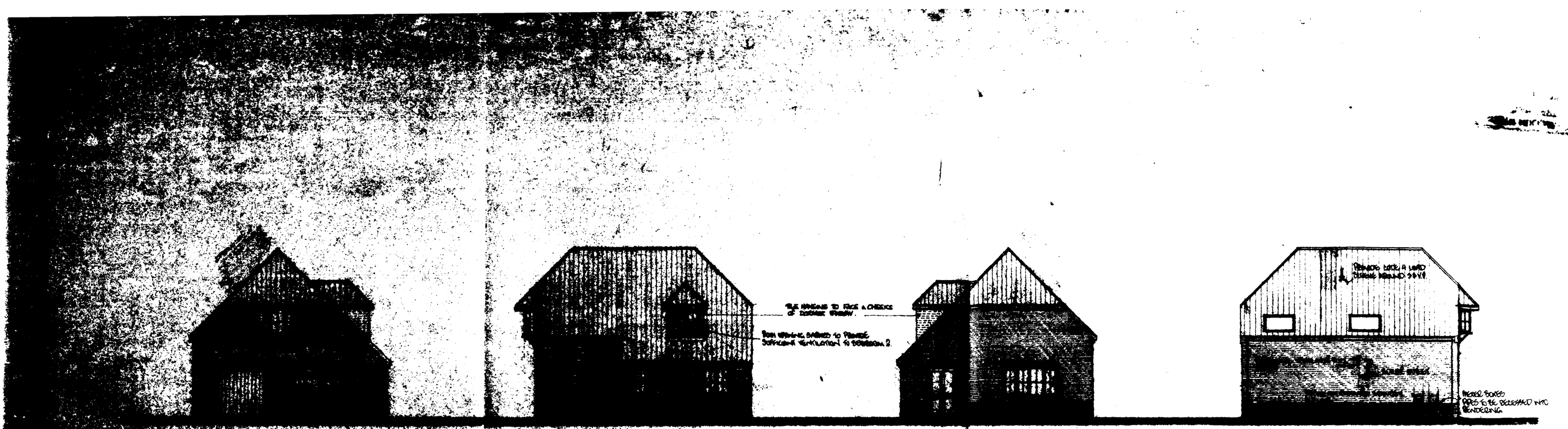
TITLE
Standard Dwelling Type – PINEGATE
PLOT 76 - DANIELS ACRE, SPALDING.
[handed design]

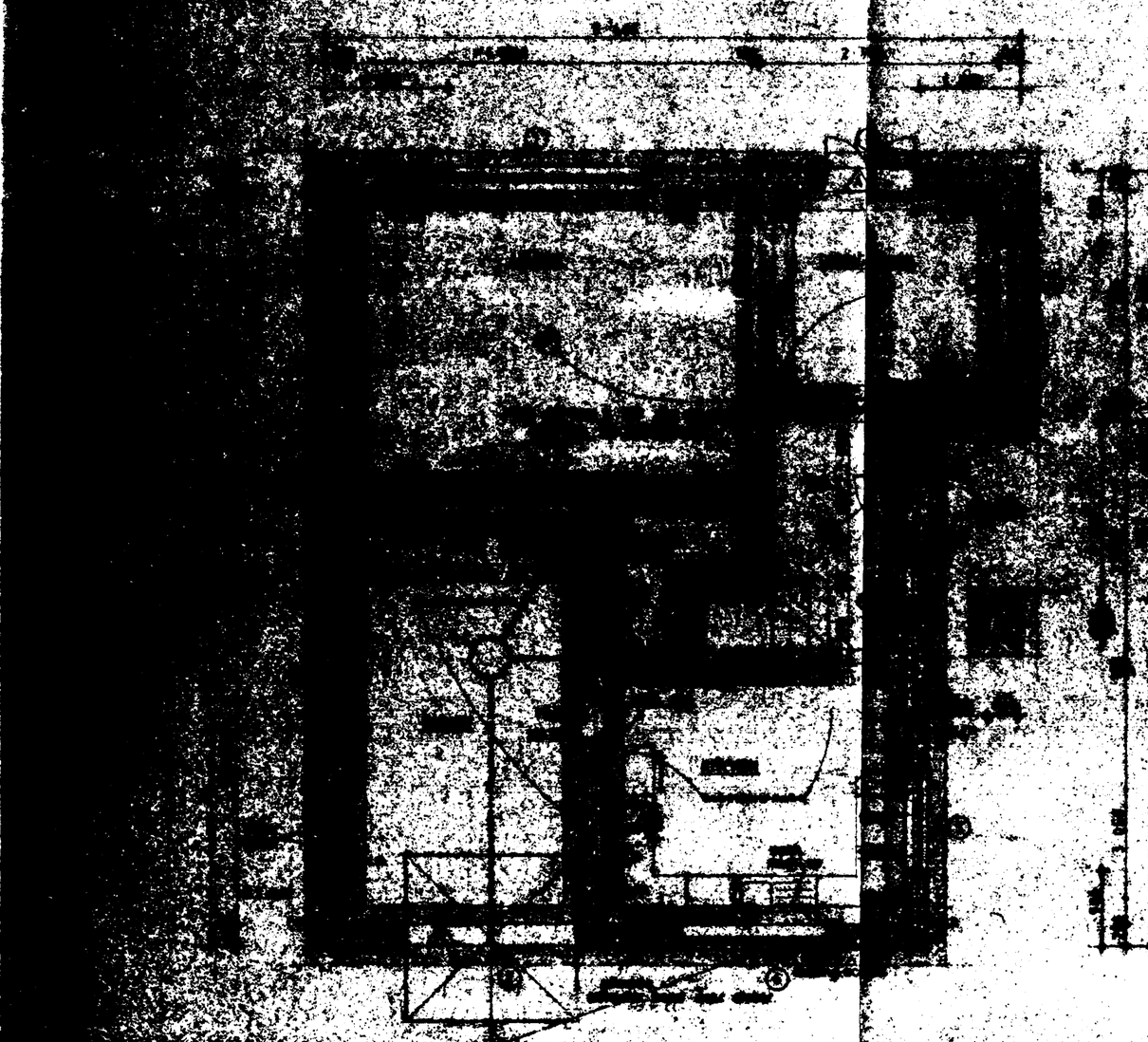
DATE	June 1991	DRAWN	
DRWG No	Pinegate - a	SCALE	1·50 , 1·100

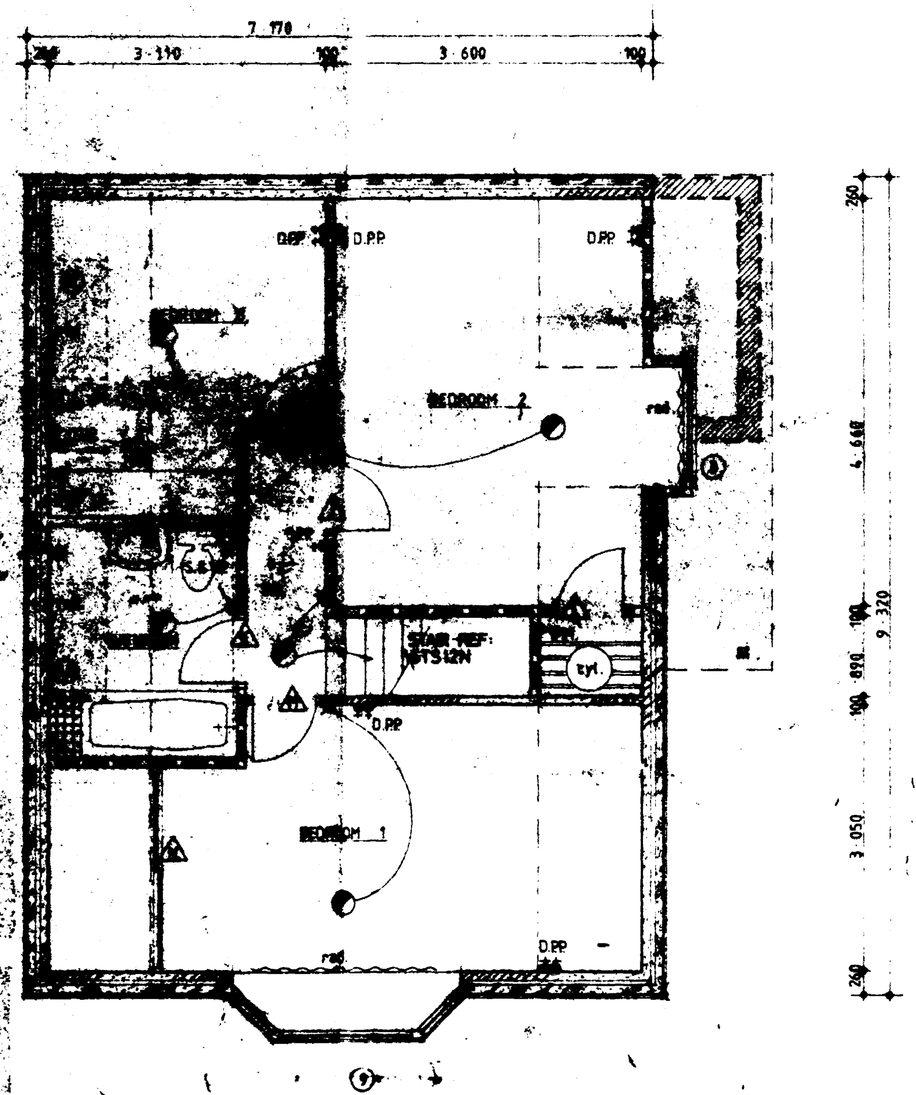
REVISIONS	DES.	DATE	SIGN
A	ENT. PRIVE REF AMENDED	5 9 91	
B	Ridge line reduced - eaves lowered at dormers - detail added	2 6 92	

PLANNING | BUILDING REGS.
CHECK BY

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







SCHEDULE OF

No.	Type	Joinery Ref	Lintel Ref
1	Window	C413CWC	LI/HD 1200
2	Pair of Doors	PCP120	LI/S 1500
3	Window	C2190C	LI/S 1200
4	Door/Window	C113C/FH29H	LI/HD 1050
5	Window	C210CC	LI/S 1500
6	Window	C310CC	LI/S 2100
7	Garage Door	SF7070H	LI/S 2700
8	Window	C212CC	Timber
9	Splay Bay	SF3/2 No.C112C/C312CC	LI/S 3600
10	Roof Light	Velux GGL 7 (obscure)	
11	Roof Light	Velux GGL 7 (obscure)	

INTERNAL LINTEL SCHEDULE

REF.	LINTEL TYPE
A	Ext Ref 2
B	Box 100/2100
C }	Box 100/2250
D }	
E	Ext Ref 4
F	Int 100/3600
G	LI/HD 1200
H	Ext Ref 7
I	Timber
J	Timber
K	Timber
L	Timber
M	Timber

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF. 0523/93

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380381 & 380532.

TITLE
standard dwelling type
WILLOWGATE IV
PLOT 75 - DANIELS ACRE,
SPALDING.
[handed design]
FLOOR PLANS / ELEVATIONS.

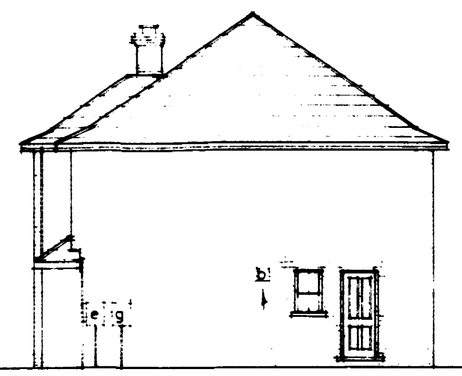
DATE April 1989 | DRAWN
DRWG. No. | SCALE 1:50, 1:100

REVISIONS	DES	DATE	APP
A	BB Amendments	15.6.93	
B	Building Control amendments, Bed 2 window	12.7.93	
C	Velux Detail	14.7.93	
D	Window & Door Elevations added	19.7.93	
E	Mineral Style Chimneys etc. Landscaping	21.7.93	

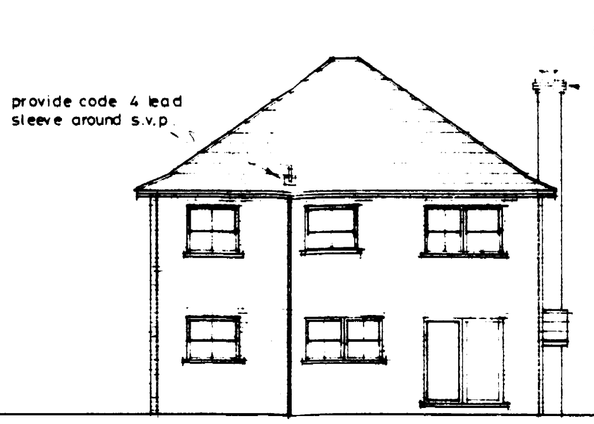
PLANNING | BUILDING REGS.
CHECK BY

BROADGATE BUILDERS (SPALDING) LTD.

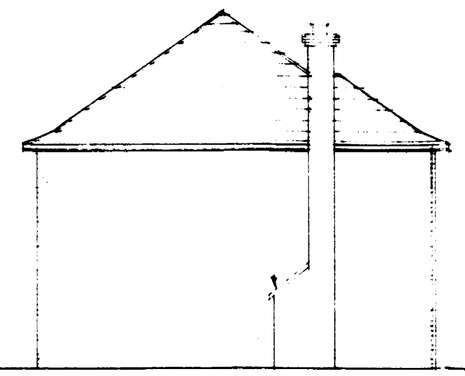
Front Elevation



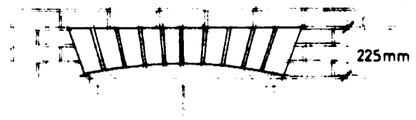
Side Elevation



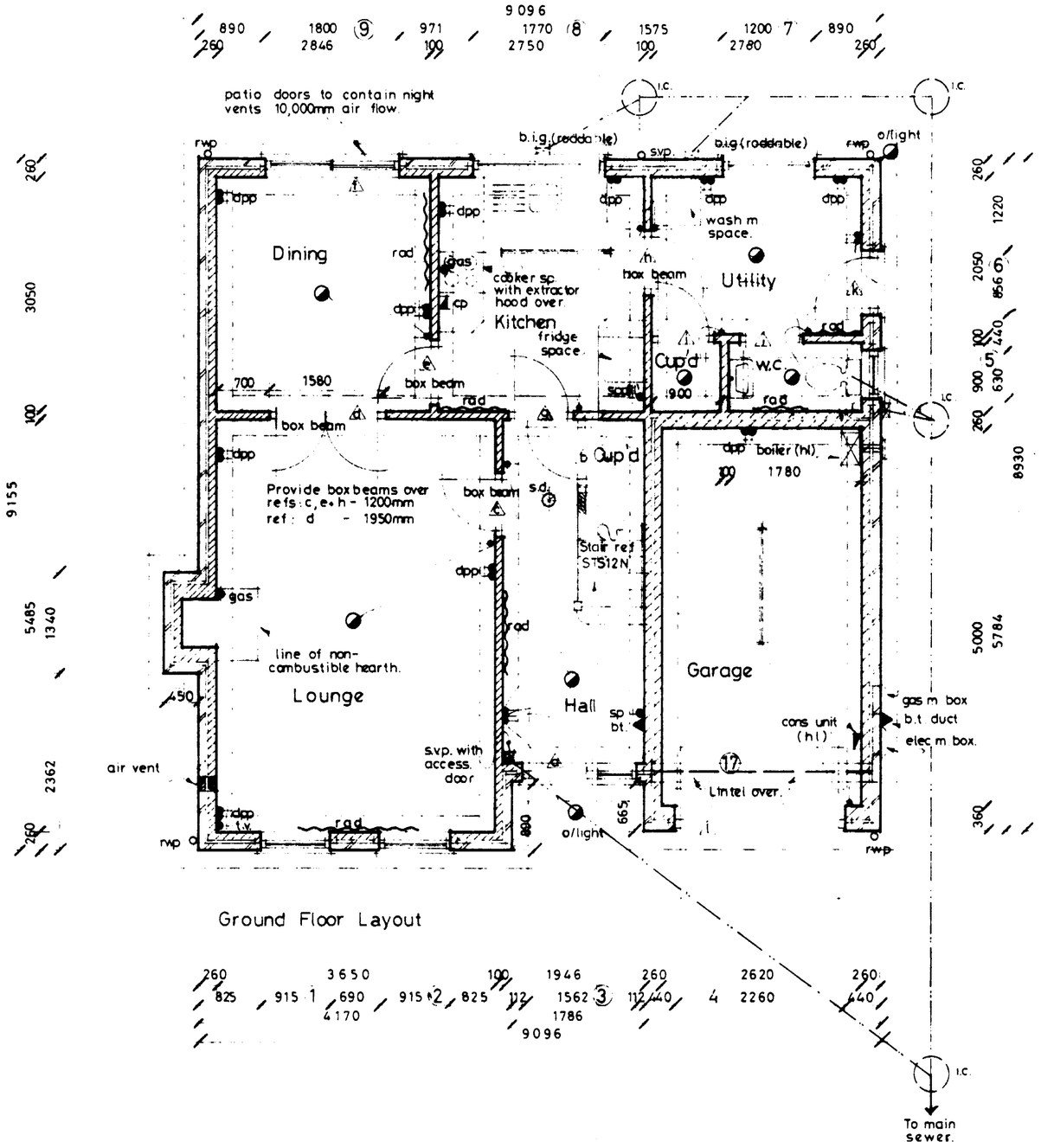
Rear Elevation



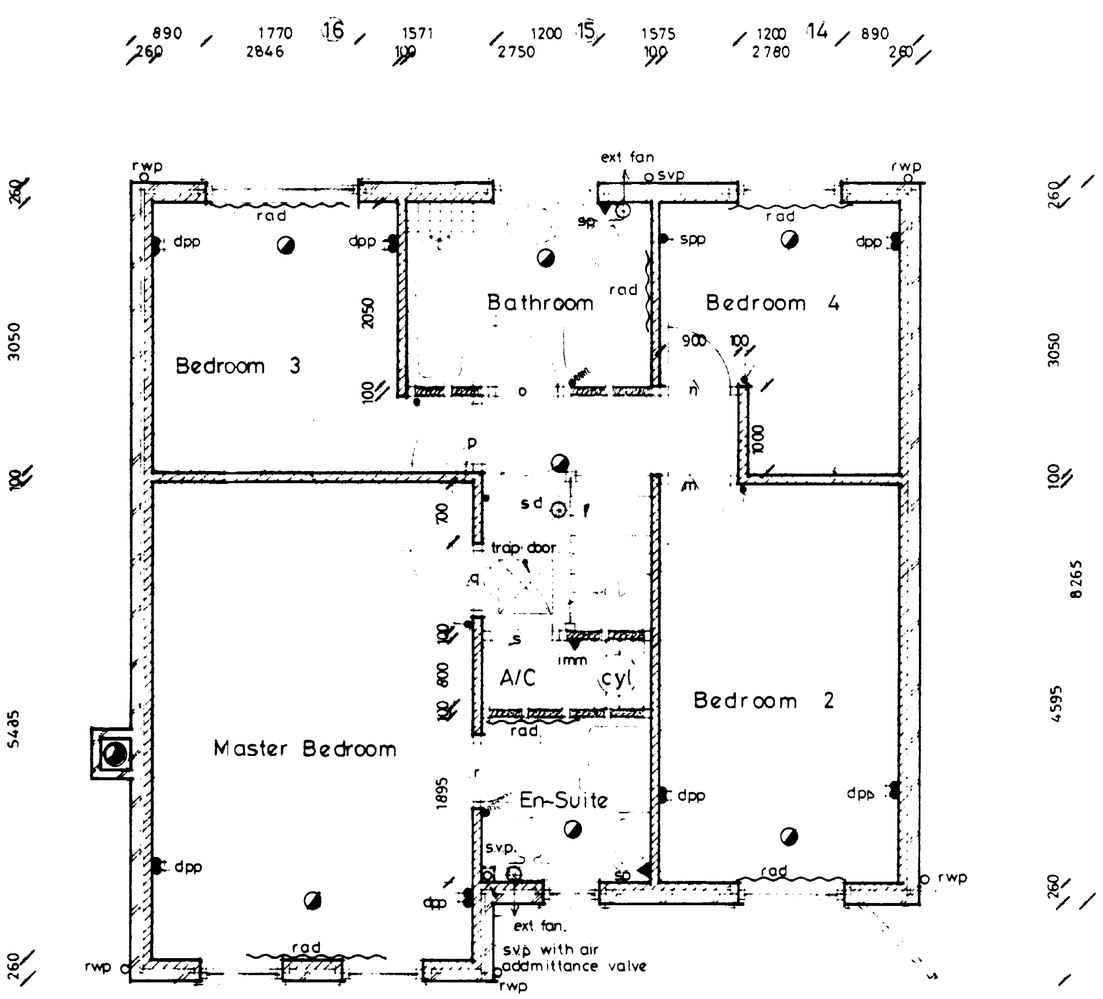
Side Elevation



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



Ground Floor Layout



First Floor Layout

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

METER BOXES

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

BOILER

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

CYLINDER

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

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

AIR VENT

Provide standard air vent 216mm x 140mm with insect mesh positioned 225mm above finish floor level.

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	WINDOW	VC2N15	L1/S 1350
2	WINDOW	VC2N15	L1/S 1350
3	DOOR + WINDOW	FX26M/VC115	L1/S 1950
4	[illegible]	[illegible]	L1/S 2700
5	WINDOW	VC110	L1/S 1050
6	DOOR	FX26M	L1/S 1200
7	WINDOW	VC210	L1/S 1500
8	WINDOW	VC310	L1/S 2700
9	FRENCH DOORS	1.8M WIDE	L1/S 2250
10	[illegible]	VC2N15	L1/S 1350
11	[illegible]	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]
13	WINDOW	VC112	L1/HD 1350
14	WINDOW	VC120	L1/HD 1650
15	WINDOW	VC312	L1/HD 2700
16	WINDOW	VC312	L1/HD 2700
17	LINTEL		L1/HD 2700

INTERNAL LINTELS

TO BE L.G. INTERNAL TYPE UNLESS OTHERWISE STATED

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

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone Holbeach (0406) 380532

TITLE

Standard Dwelling Type

CHESTNUT
PLOTS 74, 80, 84 ~ DANIELS ACRE, SPALDING.

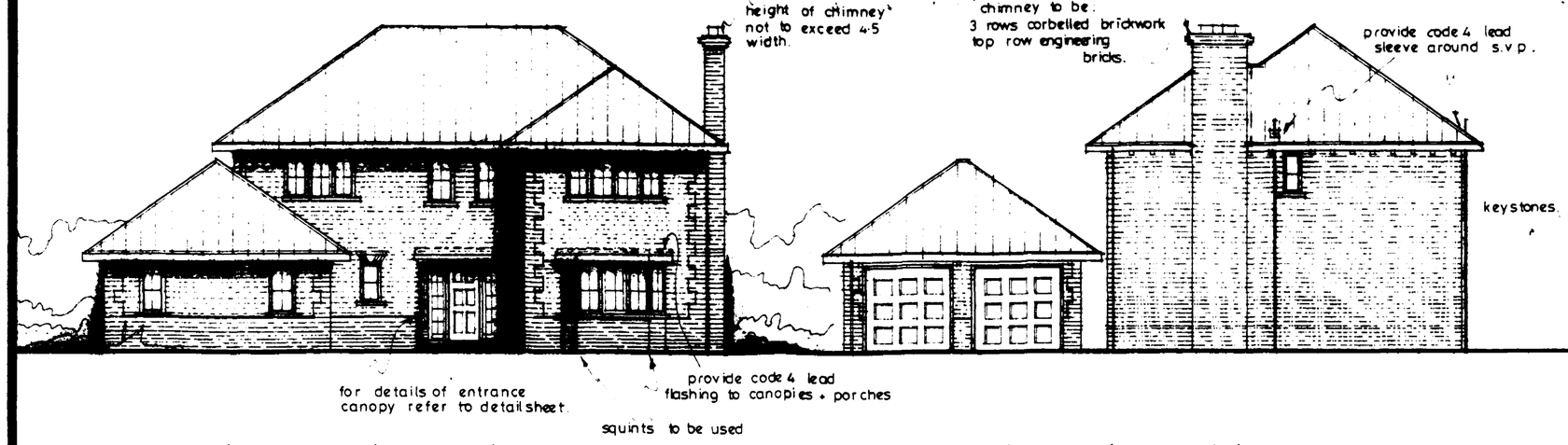
Floor Plans & Elevations.

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

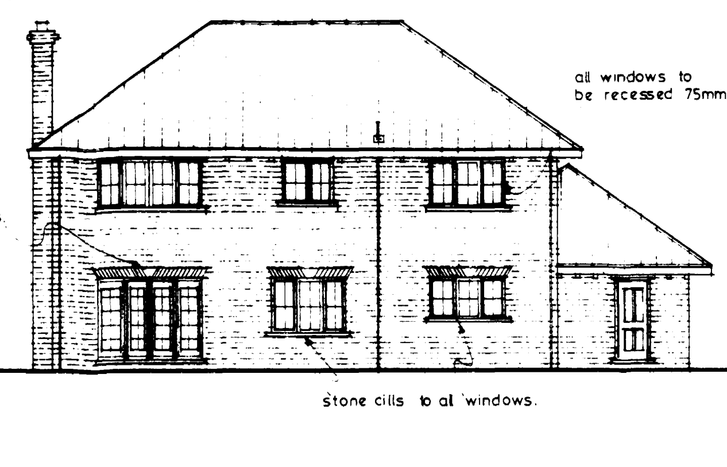
REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

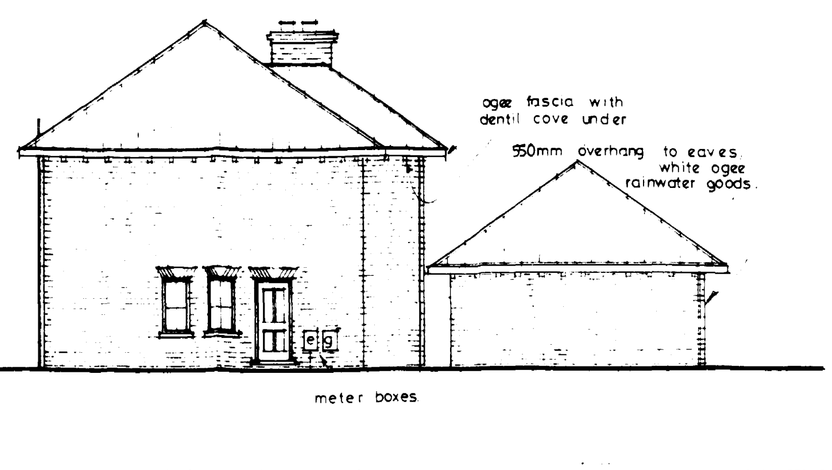
[illegible] D.C.
20 JUL 1993



front elevation

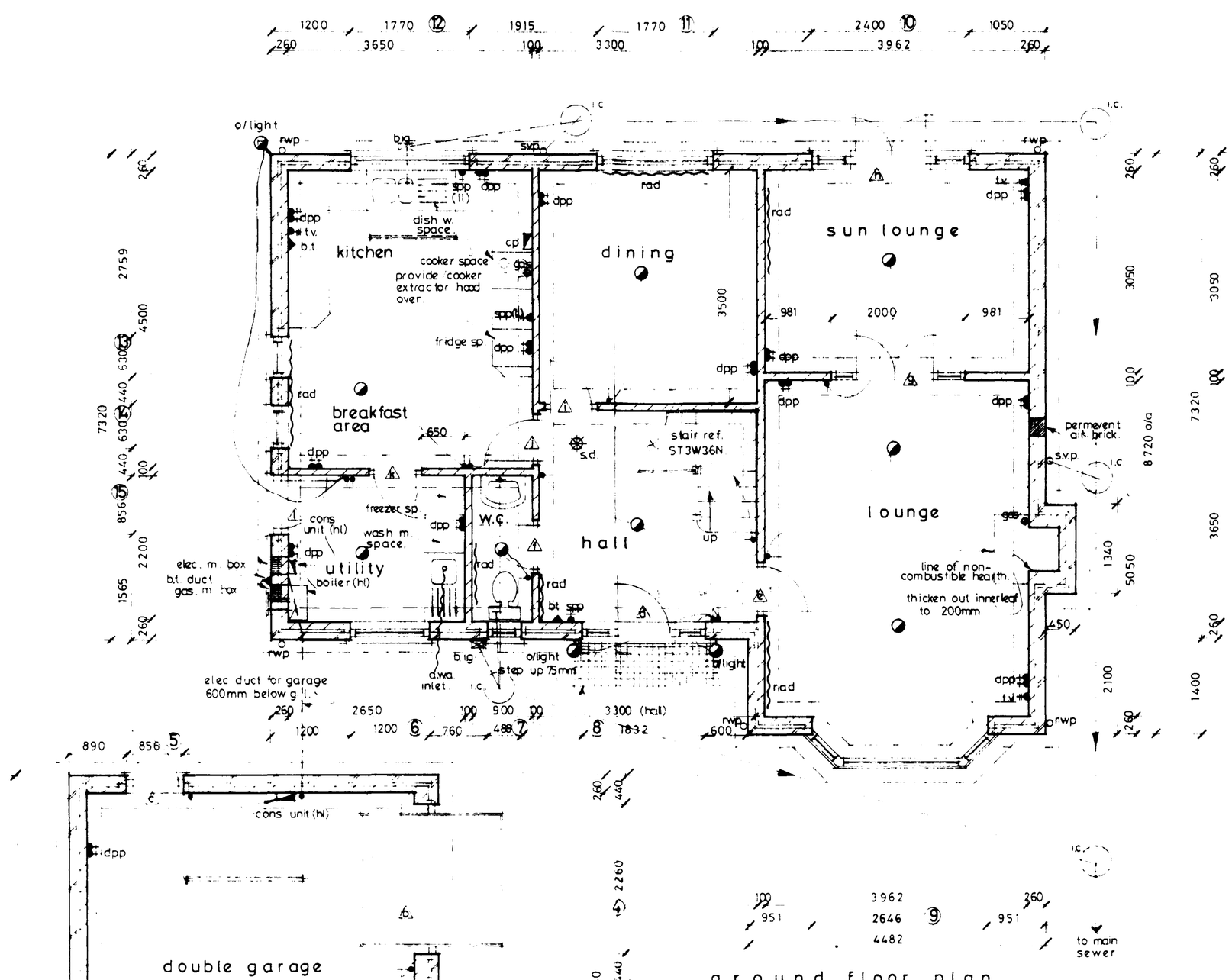


rear elevation

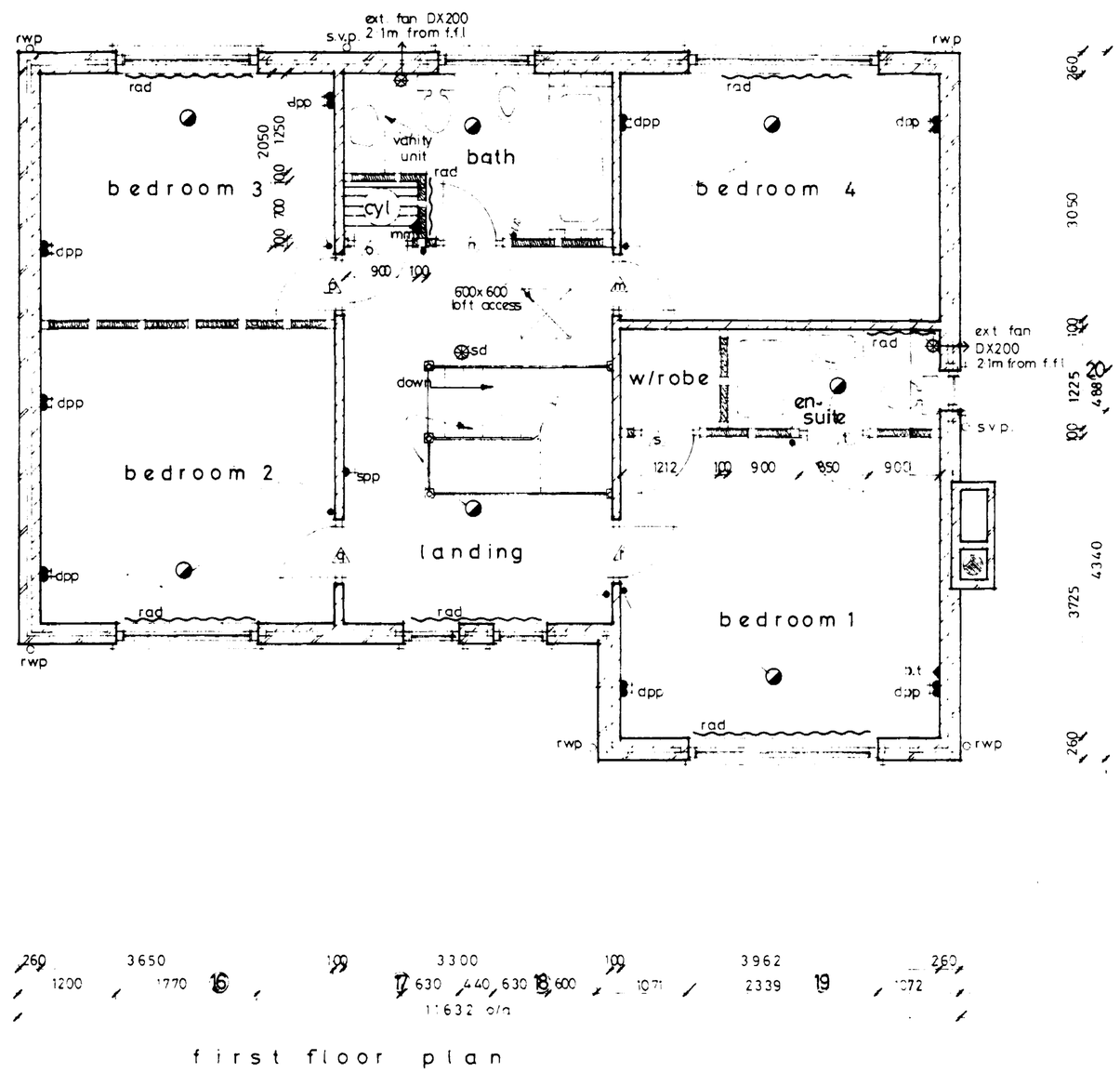


side elevation

side elevation



ground floor plan



first floor plan

note :

actual position of garage dependant on individual plot (refer to site plan).

NOTES :

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

wall mounted gas balance flue boiler at high level of required rating with durable 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.

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF	LINTEL
1.	WINDOW	C113C	L1/S 1050
2.	WINDOW	C113C	L1/S 1050
3.	GARAGE DOOR	UF707ON	L1/HD 2700
4.	GARAGE DOOR	UF707ON	L1/HD 2700
5.	DOOR	FX26N	L1/S 1200
6.	WINDOW	C210CC	L1/S 1500
7.	WINDOW	HN10C	L1/S 1050
8.	DOOR/SIDELIGHTS	FED1829/SL40B(2no. S/Lights)	L1/S 2250
9.	SPLAY/WINDOW	SP3/C113C/C313CC/C113C	L1/S 3000
10.	DOOR/SIDELIGHTS	FCF2240/SL55B (2no. S/Lights)	L1/HD 2700
11.	WINDOW	C313CC	L1/S 2100
12.	WINDOW	C310CC	L1/S 2100
13.	WINDOW	C113C	L1/S 1050
14.	WINDOW	C113C	L1/S 1050
15.	DOOR	FN26N	L1/S 1200
16.	WINDOW	C312CC	L1/HD 2100
17.	WINDOW	C113C	L1/S 1050
18.	WINDOW	C113C	L1/S 1050
19.	WINDOW	C412CMC	L§ 2700
20.	WINDOW	HN10C	L1/HD 900
21.	WINDOW	C412CMC	L§ 2700
22.	WINDOW	C210CC	L1/HD 1500
23.	WINDOW	C312CC	L1/HD 2100

ALL JOINERY REFS BY BOULTON AND PAUL
ALL WINDOWS TO BE DOUBLE GLAZED (EXCEPT 1 & 2)
ALL LINTEL REFS BY I.G.

INTERNAL LINTEL SCHEDULE

OPENING	REF	LENGTH
e	BOX BEAM	1200 ■■
f	BOX BEAM	1200 ■■
g	BOX BEAM	2700 ■■
i	BOX BEAM	1200 ■■
j	BOX BEAM	1050 ■■
k	INTERNAL TYPE	1050 ■■
m	INTERNAL TYPE	1050 ■■
p	INTERNAL TYPE	1050 ■■
q	INTERNAL TYPE	1050 ■■
r	INTERNAL TYPE	1050 ■■

ALL LINTEL REFS BY I.G.

SOUTH HOLLAND D.C. PLAN DEPT. 20 JUL 1993 REF. 0553/93

Broadgate Builders (Spalding) Limited

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

Telephone Holbeach (0406) 380532.

TITLE

STANDARD DWELLING TYPE

LIMEGATE
PLOT 72 - DANIELS ACRE,
SPALDING.

floor plans and elevations.

DATE JULY — 1993	DRAWN
DRWG No LIMEGATE	SCALE 1:100 1:50

REVISIONS	DES	DATE	SIGN
A	ELEC M BOX REPOSITIONED - REF		
	LOW BOY BEAMS.	10-9-93	MARK
B	B.T. DUCT REPOSITIONED	30.10.93	

PLANNING	BUILDING REGS
CHECK BY	

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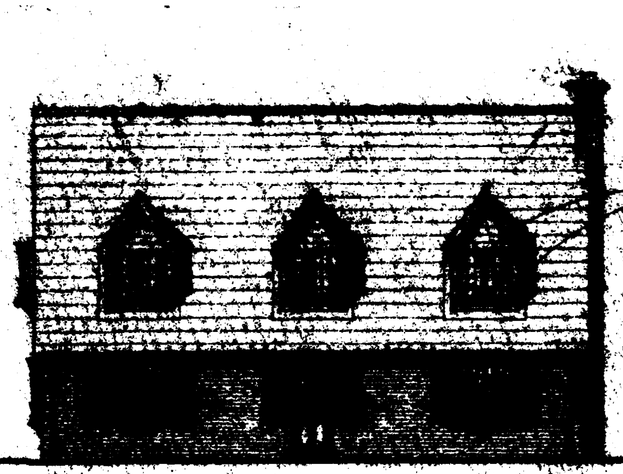
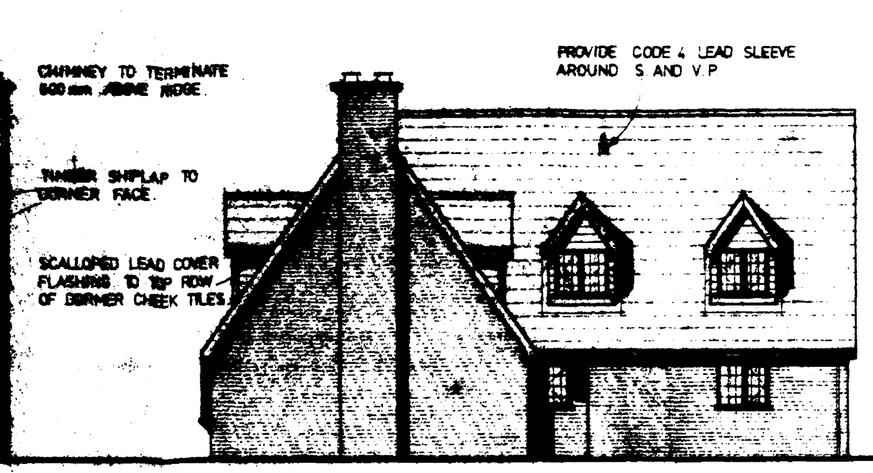
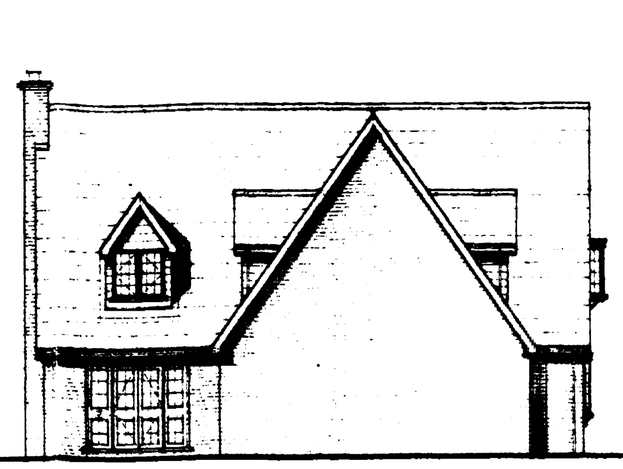
FRONT ELEVATION (facing Feathers Road)



FRONT ELEVATION (facing The Parkway)

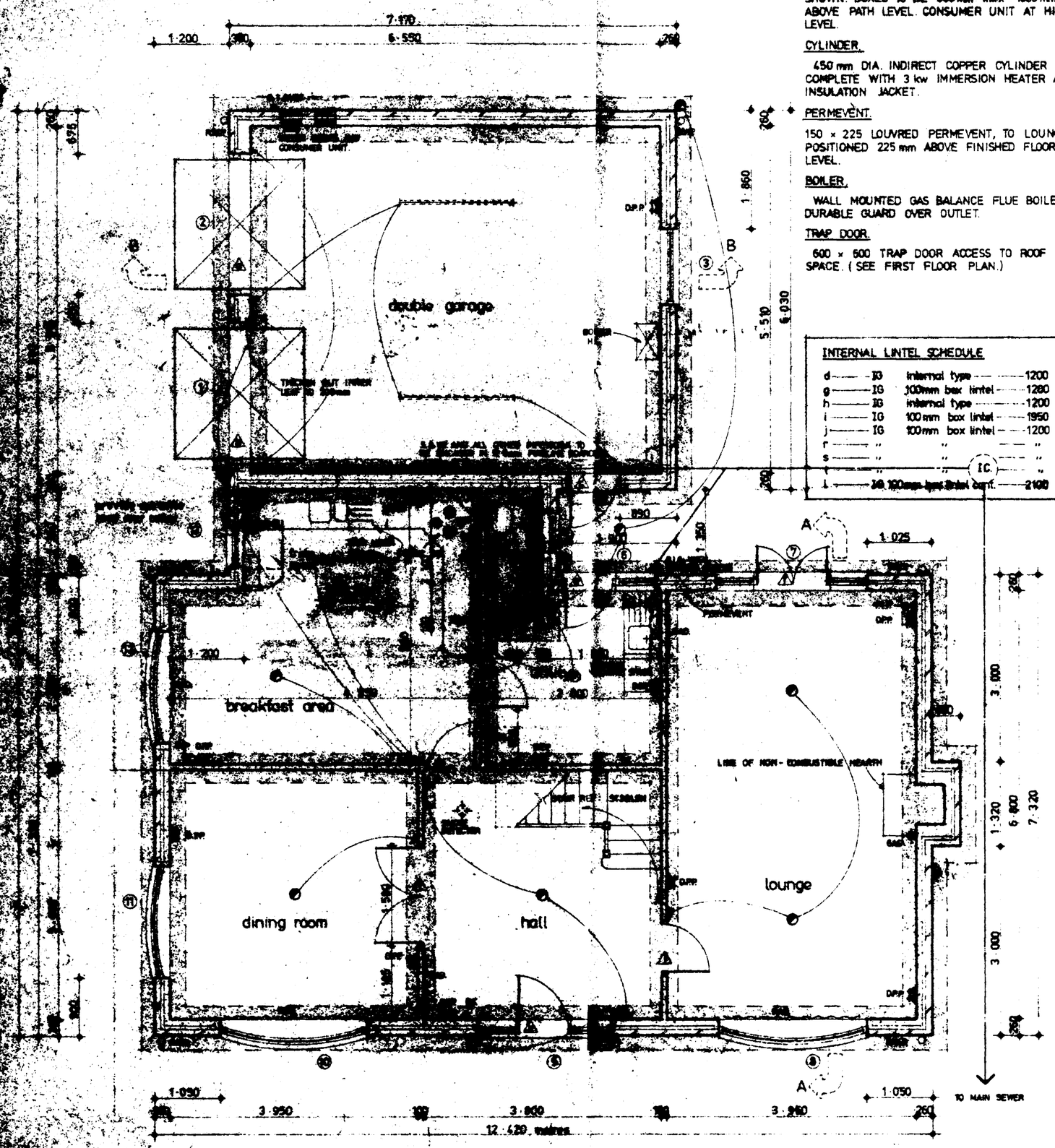


SIDE ELEVATION



REAR ELEVATION

PROVIDE CODE 4 LEAD FLASHING ABOVE ALL RELEVANT WINDOWS AND AROUND DORMERS.



GROUND FLOOR PLAN

METER BOXES.

POSITION GAS AND ELECTRIC METER BOXES AS SHOWN. BOXES TO BE 600mm min. - 1000 mm max. ABOVE PATH LEVEL. CONSUMER UNIT AT HIGH LEVEL.

CYLINDER.

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

PERMEVENT.

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

BOILER.

WALL MOUNTED GAS BALANCE FLUE BOILER. DURABLE GUARD OVER OUTLET.

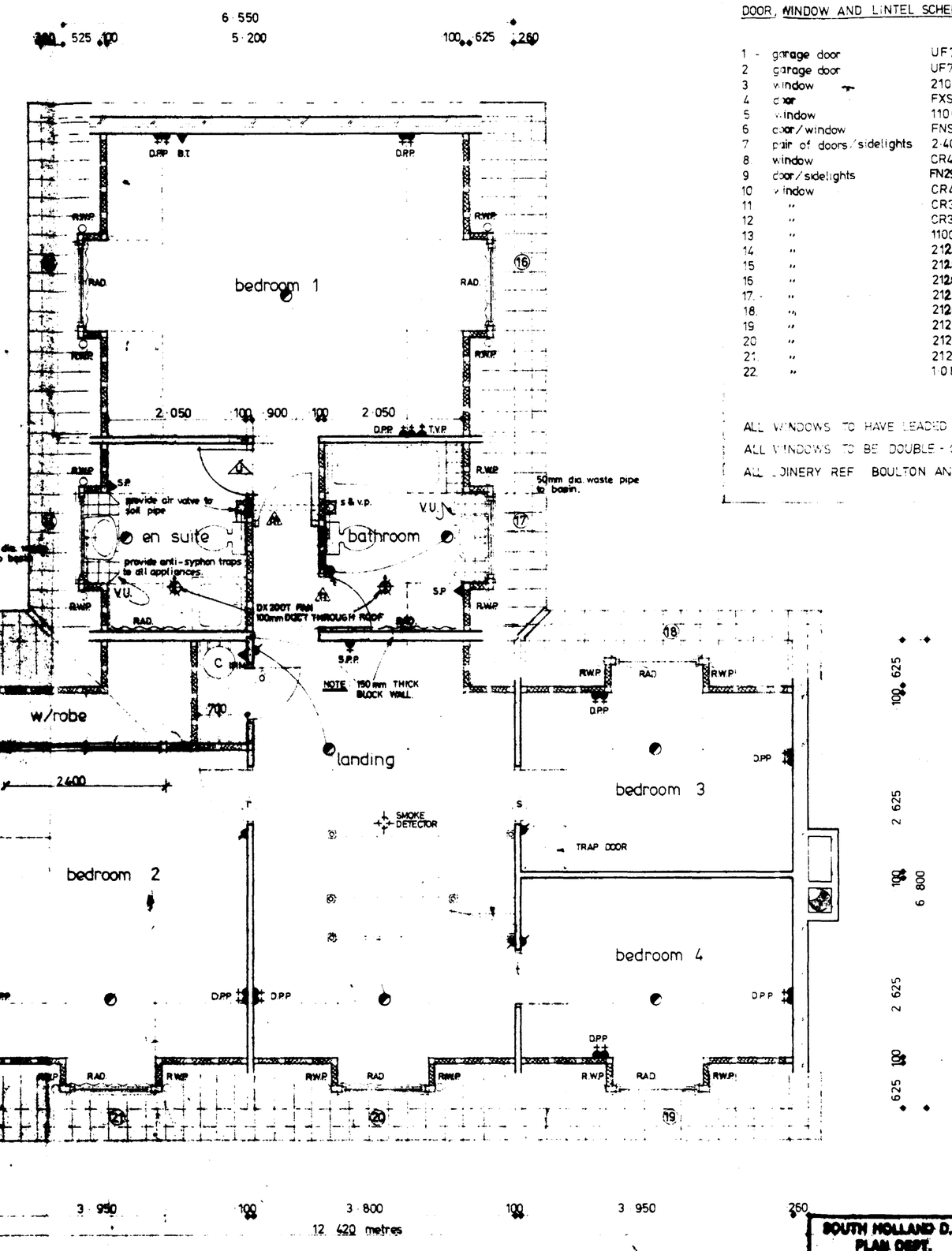
TRAP DOOR.

600 x 600 TRAP DOOR ACCESS TO ROOF SPACE. (SEE FIRST FLOOR PLAN.)

INTERNAL LINTEL SCHEDULE

d	IG	internal type	1200
g	IG	100mm box lintel	1260
h	IG	internal type	1200
i	IG	100 mm box lintel	1950
j	IG	100mm box lintel	1200
r	"	"	"
s	"	"	"
t	"	215 100mm box lintel	2100

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



FIRST FLOOR PLAN

DOOR, WINDOW AND LINTEL SCHEDULE

1	garage door	UF7070N	IG	L/S	2700
2	garage door	UF7070N	IG	L1/HD	2700
3	window	210C	IG	L1/S	1500
4	door	FXS	IG	L1/S	1350
5	window	110C	IG	L1/S	1050
6	door/window	FNS/110C	IG	L1/HD	1950
7	pair of doors/sidelights	2·400 M wide	IG	L1/HD	2700
8	window	CR4S	IG	L1/HD	2700
9	door/sidelights	FN29M /2no 113C	IG	L1/HD	2700
10	window	CR4S	IG	L1/HD	2700
11	"	CR3S	IG	L1/HD	2100
12	"	CR3S	IG	L1/HD	2100
13	"	110C	IG	L1/S	1050
14	"	212C	2no	50x100	1500
15	"	212C	"		"
16	"	212CC	"		"
17	"	212C	"		"
18	"	212CC	"		"
19	"	212CC	"		"
20	"	212C	"		"
21	"	212CC	"		"
22	"	1·0M x 1·2M deep	IG	L1/S	1350

ALL WINDOWS TO HAVE LEADED LIGHTS AS SHOWN ON ELEVATIONS
ALL WINDOWS TO BE DOUBLE-GLAZED
ALL JOINERY REF. BOULTON AND PAUL

VENTILATION PROVISION
ALL ROOMS TO BE SERVED BY WINDOW INCORPORATING VENT OPENING N.L.T. 1/20th FLOOR AREA

ADDITIONAL VENTILATION TO ROOMS
ALL WINDOWS TO HAVE PROPRIETARY TRICKLE VENTS INSTALLED TO WINDOW FRAME AT HIGH LEVEL VENT AREA TO BE N.L.T. 4000mm²
KITCHEN TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING N.L.T. 60 LITRES PER SECOND IN ADDITION TO TRICKLE VENT AS SPECIFIED ABOVE
BATHROOM TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING N.L.T. 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY.

SOUTH HOLLAND D.C. PLAN DEPT. 20 JUL 1993 REF. 0583/93

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding Lincolnshire PE12 6DB

Telephone Holbeach (0406) 380532

TITLE

STANDARD DWELLING TYPE

ROSEGATE

PLOT 66 - DANIELS ACRE, SPALDING.

FLOOR PLANS + ELEVATIONS.

DATE		DRAWN	
DRWG No	ROSE GATE	SCALE	1:50 1:100

REVISIONS	DES	DATE	SIGN
A	LINTELS TO OPENINGS 6 & 9 CORRECTED	June 90	gf
B	KITCHEN + CHIMNEY AMENDMENTS	11-6-91	mark d
C	EN-SUITE DOOR REPOSITIONED	2-7-91	mark d

PLANNING

BUILDING REGS

CLIENT

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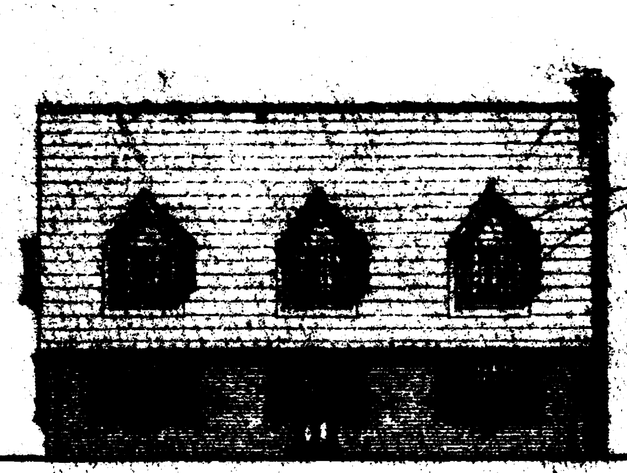
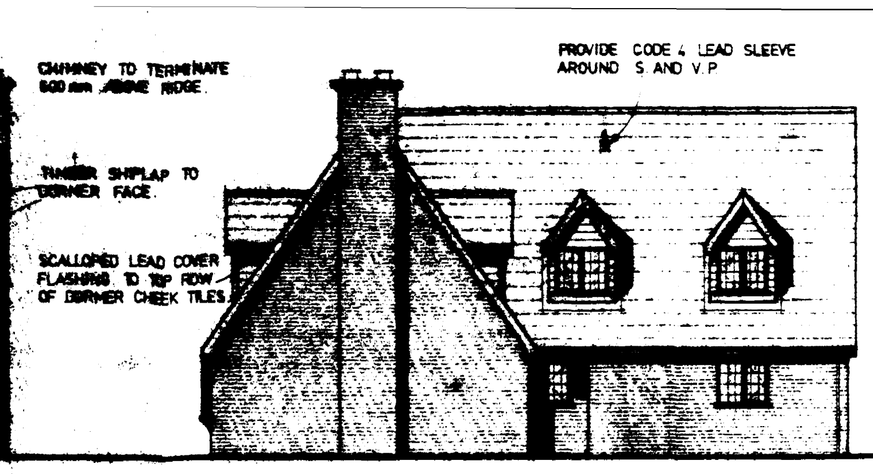
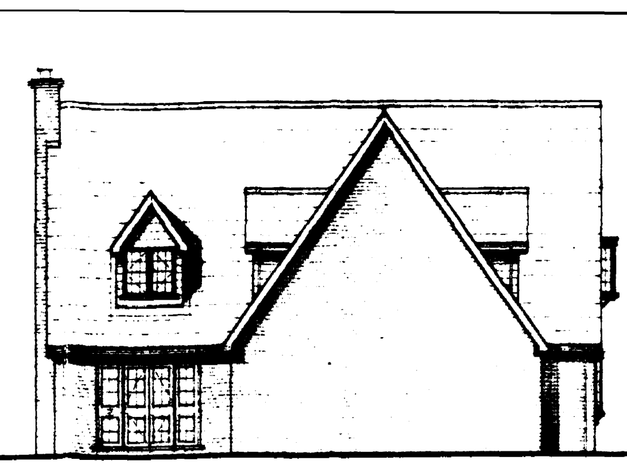
FRONT ELEVATION (facing Rosetown Bank)



FRONT ELEVATION (facing The Parkway)

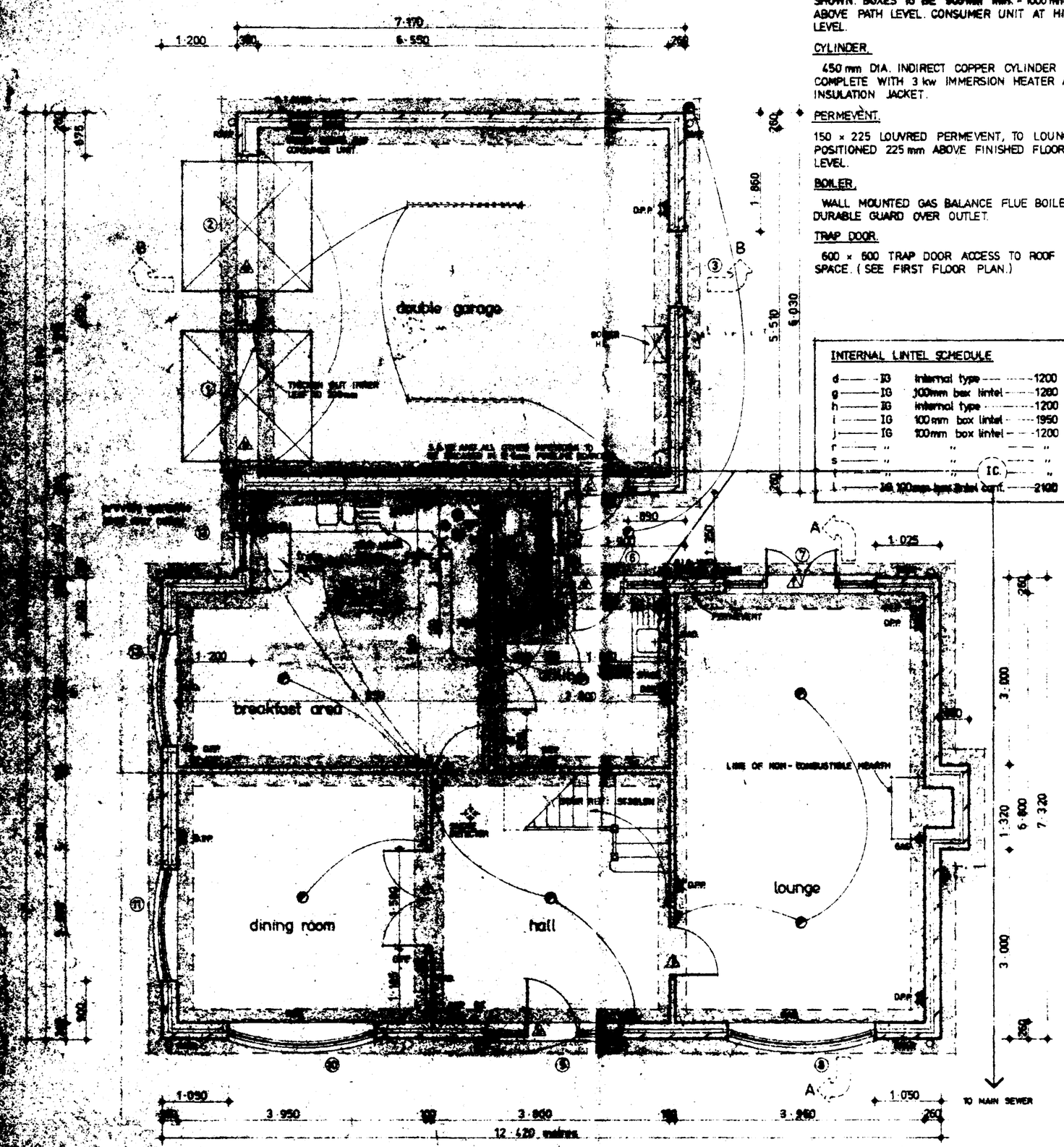


SIDE ELEVATION



REAR ELEVATION

PROVIDE CODE 4 LEAD FLASHING ABOVE ALL RELEVANT WINDOWS AND AROUND DORMERS.



GROUND FLOOR PLAN

METER BOXES

POSITION GAS AND ELECTRIC METER BOXES AS SHOWN. BOXES TO BE 1000mm min. - 1000 mm max. ABOVE PATH LEVEL. CONSUMER UNIT AT HIGH LEVEL.

CYLINDER

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

PERMEVENT

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

BOILER

WALL MOUNTED GAS BALANCE FLUE BOILER. DURABLE GUARD OVER OUTLET.

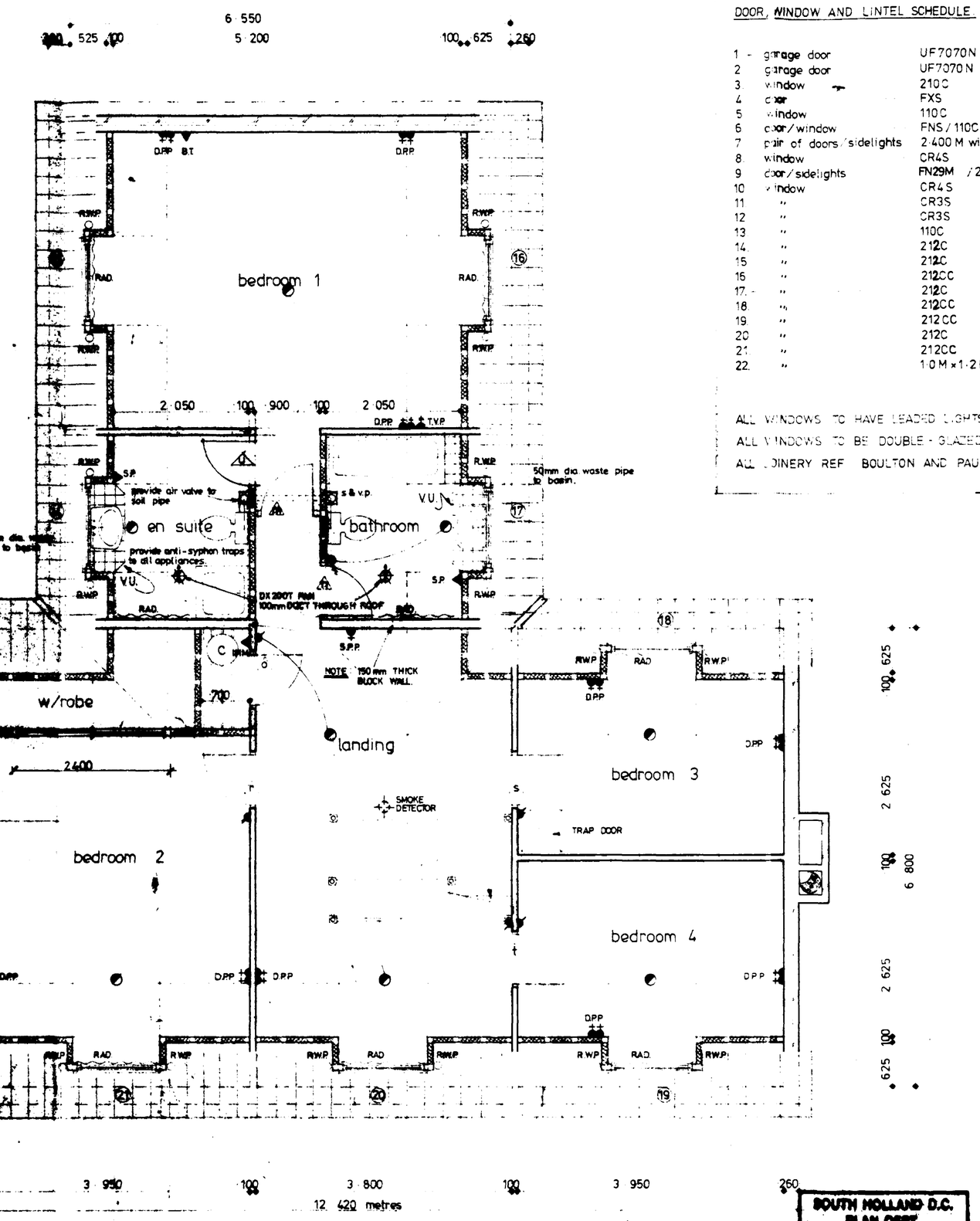
TRAP DOOR

600 x 600 TRAP DOOR ACCESS TO ROOF SPACE. (SEE FIRST FLOOR PLAN.)

INTERNAL LINTEL SCHEDULE

d	IG	internal type	1200
g	IG	100mm box lintel	1200
h	IG	internal type	1200
i	IG	100 mm box lintel	1950
j	IG	100mm box lintel	1200
r	"	"	"
s	"	"	"
t	"	"	"

AT ROOF-WALL ABUTMENTS PROVIDE STEPPED CAVITY TRAY WITH LEAD FLASHING



FIRST FLOOR PLAN

DOOR, WINDOW AND LINTEL SCHEDULE

1	garage door	UF7070N	IG	L/S	2700
2	garage door	UF7070N	IG	L1/HD	2700
3	window	210C	IG	L1/S	1500
4	door	FXS	IG	L1/S	1350
5	window	110C	IG	L1/S	1050
6	door/window	FNS/110C	IG	L1/HD	1950
7	pair of doors/sidelights	2400M wide	IG	L1/HD	2700
8	window	CR4S	IG	L1/HD	2700
9	door/sidelights	FN29M /2no.113C	IG	L1/HD	2700
10	window	CR4S	IG	L1/HD	2700
11	"	CR3S	IG	L1/HD	2100
12	"	CR3S	IG	L1/HD	2100
13	"	110C	IG	L1/S	1050
14	"	212C	2no 50x100		1500
15	"	212C	"		"
16	"	212CC	"		"
17	"	212C	"		"
18	"	212CC	"		"
19	"	212CC	"		"
20	"	212C	"		"
21	"	212CC	"		"
22	"	1.0M x 1.2M deep	IG	L1/S	1350

ALL WINDOWS TO HAVE LEADED LIGHTS AS SHOWN ON ELEVATIONS
ALL WINDOWS TO BE DOUBLE-GLAZED
ALL JOINERY REF. BOULTON AND PAUL

VENTILATION PROVISION
ALL ROOMS TO BE SERVED BY WINDOW INCORPORATING VENT OPENING N.L.T. 1/20th FLOOR AREA

ADDITIONAL VENTILATION TO ROOMS
ALL WINDOWS TO HAVE PROPRIETARY TRICKLE VENTS INSTALLED TO WINDOW FRAME AT HIGH LEVEL VENT AREA TO BE N.L.T. 4 000 mm²
KITCHEN TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING N.L.T. 60 LITRES PER SECOND IN ADDITION TO TRICKLE VENT AS SPECIFIED ABOVE
BATHROOM TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING N.L.T. 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY.

SOUTH HOLLAND D.C. PLAN DEPT. 20 JUL 1993 REF. 0193/93

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone Holbeach (0406) 380532

TITLE

STANDARD DWELLING TYPE

ROSEGATE

PLOT 66 - DANIELS ACRE, SPALDING.

FLOOR PLANS + ELEVATIONS

DATE		DRAWN	
DRWG No	ROSEGATE	SCALE	1:50 1:100

REVISIONS	DES	DATE	SIGN
A	LINTELS TO OPENINGS 6 & 9 CORRECTED	June 93	gf
B	KITCHEN - CHIMNEY AMENDMENTS	11-8-93	mark d
C	EN-SUITE DOOR REPOSITIONED	3-7-94	mark d

PLANNING | BUILDING REGS

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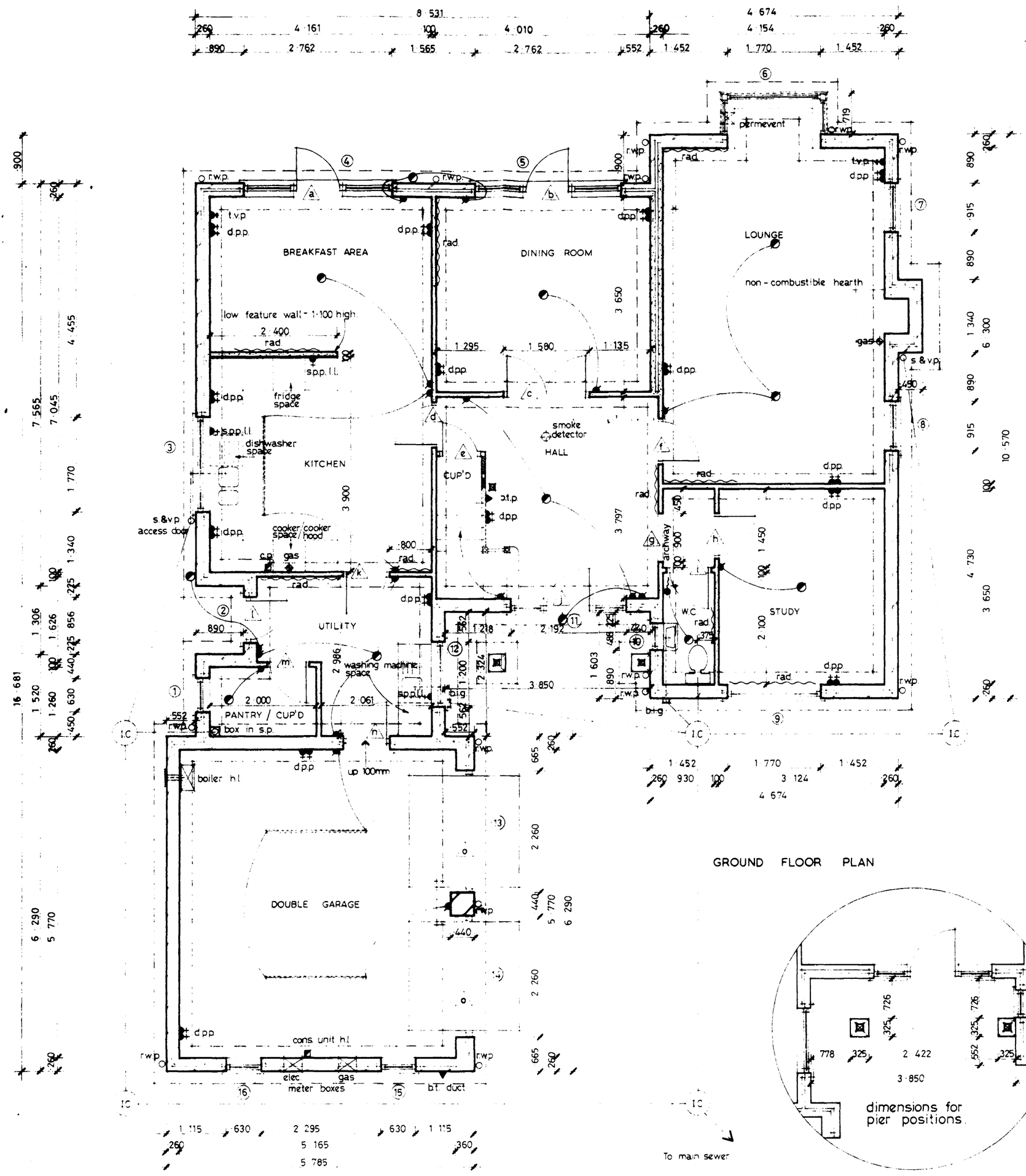
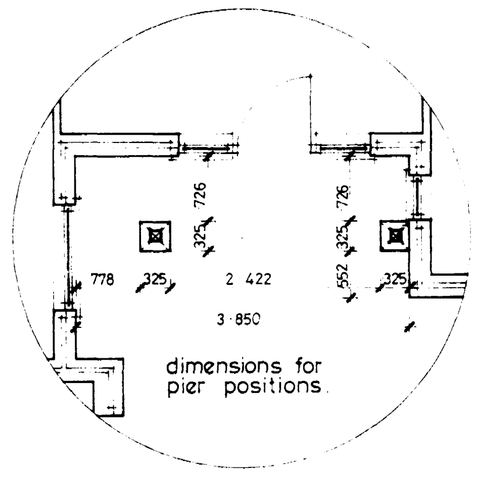
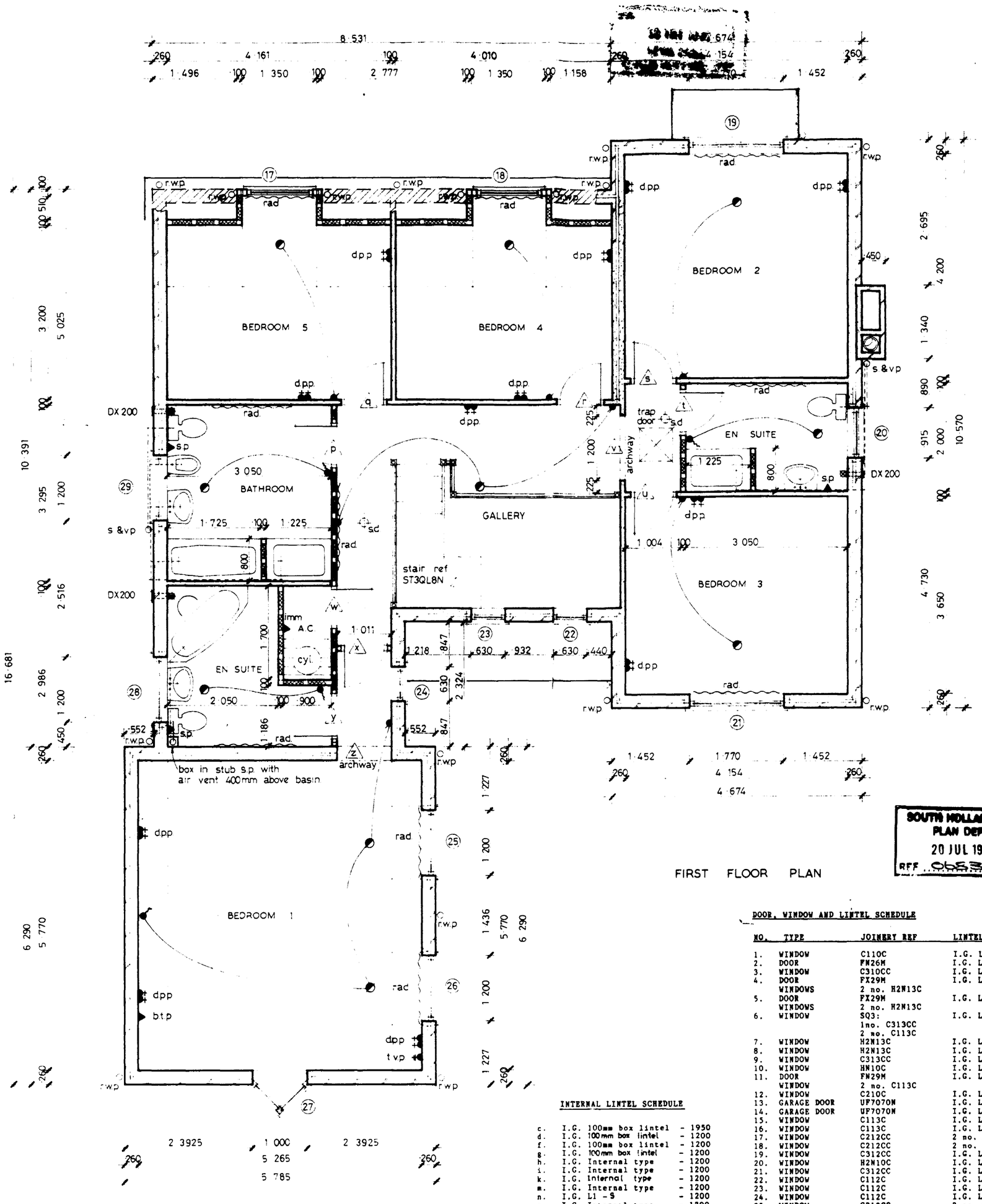






SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF. 0553/93

METER BOXES
POSITION GAS AND ELECTRIC METER BOXES AS SHOWN. BOXES TO BE 500 mm MIN. – 1 000 M. MAX. ABOVE PATH LEVEL. CONSUMER UNIT AT HIGH LEVEL.

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

TRAP DOOR
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE. SEE FIRST FLOOR PLAN.

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

BOILER
WALL MOUNTED GAS BALANCE FLUE BOILER. DURABLE GUARD OVER OUTLET.

NOTE 100 mm STEP BETWEEN GARAGE AND UTILITY TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL. ½ hr. SELF-CLOSING FIRE DOOR FRAME TO HAVE 25mm REBATES.

INTERNAL LINTEL SCHEDULE

c.	I.G. 100mm box lintel	- 1950
d.	I.G. 100mm box lintel	- 1200
f.	I.G. 100mm box lintel	- 1200
g.	I.G. 100mm box lintel	- 1200
h.	I.G. Internal type	- 1200
i.	I.G. Internal type	- 1200
k.	I.G. Internal type	- 1200
m.	I.G. Internal type	- 1200
n.	I.G. L1 - S	- 1200
p.	I.G. Internal type	- 1200
q.	I.G. Internal type	- 1200
r.	I.G. Internal type	- 1200
s.	I.G. Internal type	- 1200
u.	I.G. Internal type	- 1200
v.	I.G. 100mm box lintel	- 1500
w.	I.G. Internal type	- 1200
y.	I.G. Internal type	- 1200
z.	I.G. L - S	- 1350

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	JOINERY REF	LINTEL REF	
1.	WINDOW	C110C	I.G. L1-S	- 1050
2.	DOOR	FW26M	I.G. L1-S	- 1200
3.	WINDOW	C310CC	I.G. L1-S	- 2100
4.	DOOR	FX29M	I.G. L1-HD	- 3150
	WINDOWS	2 no. H2N13C		
5.	DOOR	FX29M	I.G. L1-HD	- 3150
	WINDOWS	2 no. H2N13C		
6.	WINDOW	SQ3: 1 no. C313CC 2 no. C113C	I.G. L1-S	- 2100
7.	WINDOW	H2N13C	I.G. L1-S	- 1350
8.	WINDOW	H2N13C	I.G. L1-S	- 1350
9.	WINDOW	C313CC	I.G. L1-S	- 2100
10.	WINDOW	HN10C	I.G. L1-S	- 900
11.	DOOR	FW29M	I.G. L1-S	- 2550
	WINDOW	2 no. C113C		
12.	WINDOW	C210C	I.G. L1-HD	- 1500
13.	GARAGE DOOR	UP7070M	I.G. L1-HD	- 2700
14.	GARAGE DOOR	UP7070M	I.G. L1-HD	- 2700
15.	WINDOW	C113C	I.G. L1-S	- 1050
16.	WINDOW	C113C	I.G. L1-S	- 1050
17.	WINDOW	C212CC	2 no. 50 x 100	- 1500
18.	WINDOW	C212CC	2 no. 50 x 100	- 1500
19.	WINDOW	C312CC	I.G. L1-S	- 2100
20.	WINDOW	H2N13C	I.G. L1-S	- 1350
21.	WINDOW	C312CC	I.G. L1-S	- 2100
22.	WINDOW	C112C	I.G. L1-S	- 1050
23.	WINDOW	C112C	I.G. L1-S	- 1050
24.	WINDOW	C112C	I.G. L1-S	- 1050
25.	WINDOW	C212CC	2 no. 50 x 100	- 1500
26.	WINDOW	C212CC	2 no. 50 x 100	- 1500
27.	WINDOW	SQR1	I.G. L1-S	- 1350
28.	WINDOW	C210C	I.G. L1-S	- 1500
29.	WINDOW	C210C	I.G. L1-S	- 1500

ALL JOINERY REF: BOULTON AND PAUL

ALL WINDOWS TO BE DOUBLE GLAZED

STANDARD DWELLING TYPE

LAURELGATE

LOCATION
PLOT 65 - DANIELS ACRE, SPALDING.
[h a n d e d d e s i g n]

DATE FEBRUARY 1991

DRAWN BY

DRAWING No LAURELGATE a.

SCALE 1 : 50

REVISIONS	DATE	SIGN
A Solid fuel fire in garage - 44ft²	12 JULY 1993	
B		
C		
D		
E		

Broadgate Homes

REDBANK POTS PART No 27, 750mm HIGH

PROVIDE CODE 4 LEAD SLEEVE AROUND S & V P

WINDOWS TO BE OBSCURED 75mm

STONE WINDOW CILLS.

LEAD TRAY TO FRONT ENTRANCE CANOPY

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

VENT 215mm x 140mm, WITH INSECT MESH, POSITIONED 225mm ABOVE

TRAP DOOR ACCESS TO ROOF SPACE (SEE FIRST FLOOR PLAN FOR ITS

DOOR, WINDOW, LINTEL SCHEDULE - BIRCHGATE

NO.	TYPE	REFERENCE	LINTEL	O/A
1	WINDOW	VB2N10	L1/S	1350
2	WINDOW	VB310	L1/HD	2100
3	WINDOW	VB316	L5	2100
4	COMBINATION DOOR/WINDOWS	VB116/FN29M/VB116	L1/HD	2700
5	WINDOW	VB116	L1/S	1050
6	WINDOW	VB116	L1/S	1050
7	WINDOW	VB2N16	L1/S	1350
8	WINDOW	VB2N16	L1/S	1350
9	COMBINATION DOOR/WINDOWS	VBN16/FN29M/VBN16	L1/S	2250
10	WINDOW	VB2N16	L1/S	1350
11	WINDOW	VB2N16	L1/S	1350
12	DOOR	FN26M	L1/S	1200
13	WINDOW	VB2N10	L1/S	1350
14	WINDOW	VB313	L5	2100
15	WINDOW	VB313	L1/S	2100
16	WINDOW	VB310	L1/S	2100
17	WINDOW	VB2N13	L1/S	1350
18	WINDOW	VB113	L1/S	1050
19	WINDOW	VB113	L5	1050
20	WINDOW	VB2N13	L1/S	1350
21	WINDOW	VB2N13	L1/S	1350
22	WINDOW	VB213	L1/S	1500
23	WINDOW	VB2N13	L1/S	1350
24	WINDOW	VB2N13	L1/S	1350

ALL JOINERY REF. BOULTON AND PAUL
DOUBLE GLAZED THROUGHOUT EXCEPT GARAGE
LINTEL REFERENCES I.G.

13 360

AUTO AIR ADMITTANCE VALVE TO BATHROOM

BEDROOM 3

BEDROOM 4

BATHROOM

EN SUITE

BEDROOM 2

BEDROOM 1

FAN IN BATHROOM & EN SUITE TO BE XPELAIR DX 200T 2 100 FROM F.F.L

SOUTH HOLLAND D.C. PLAN DEPT. 20 JUL 1993

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 366532.

Title

Standard Dwelling Type

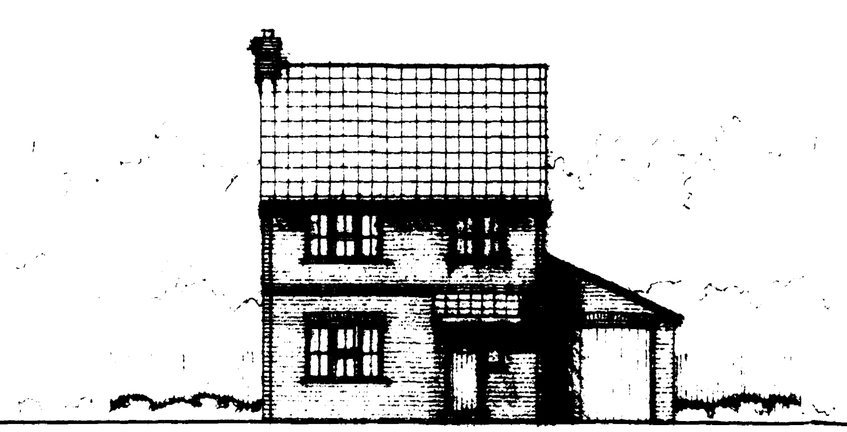
B I R C H G A T E

PLOT 64 - DANIELS ACRE, SPALDING.

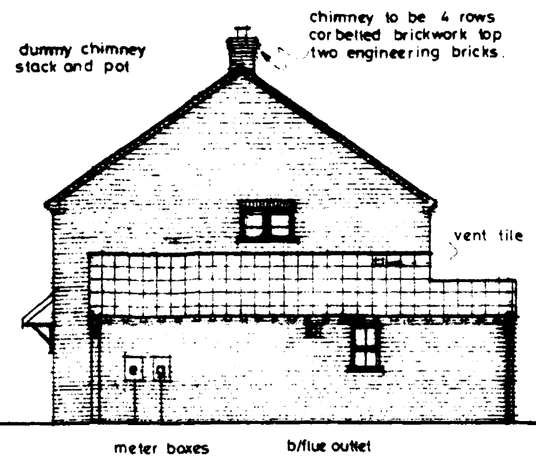
floor plans & elevations.

date May 1991

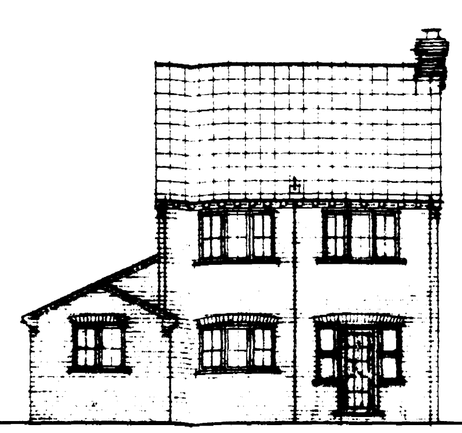
scale as.1



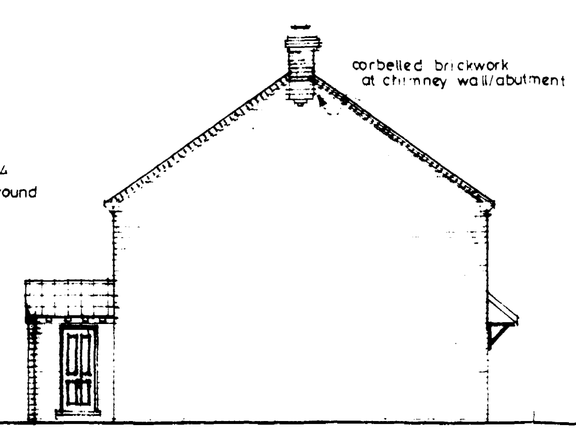
Front Elevation



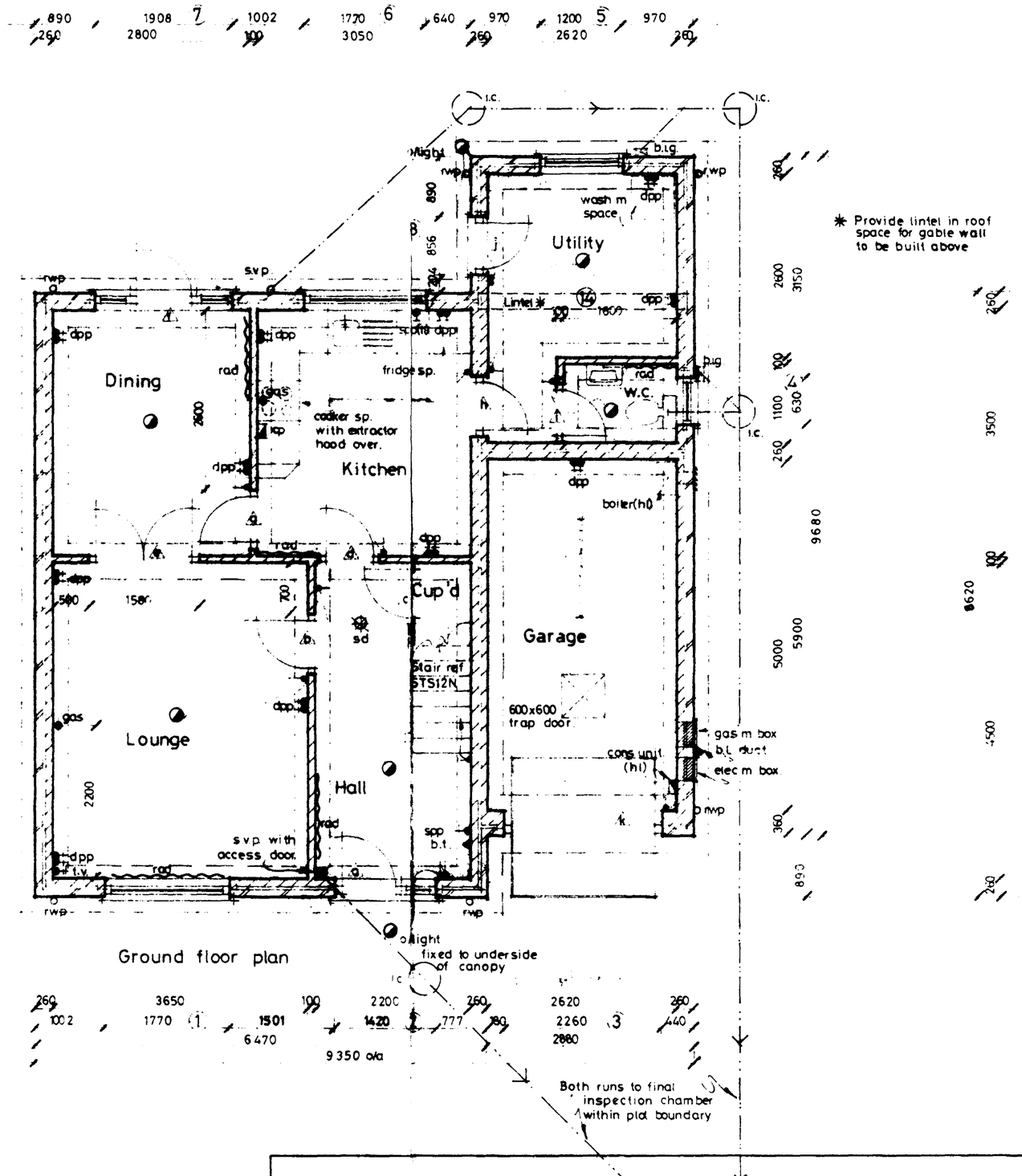
Side Elevation

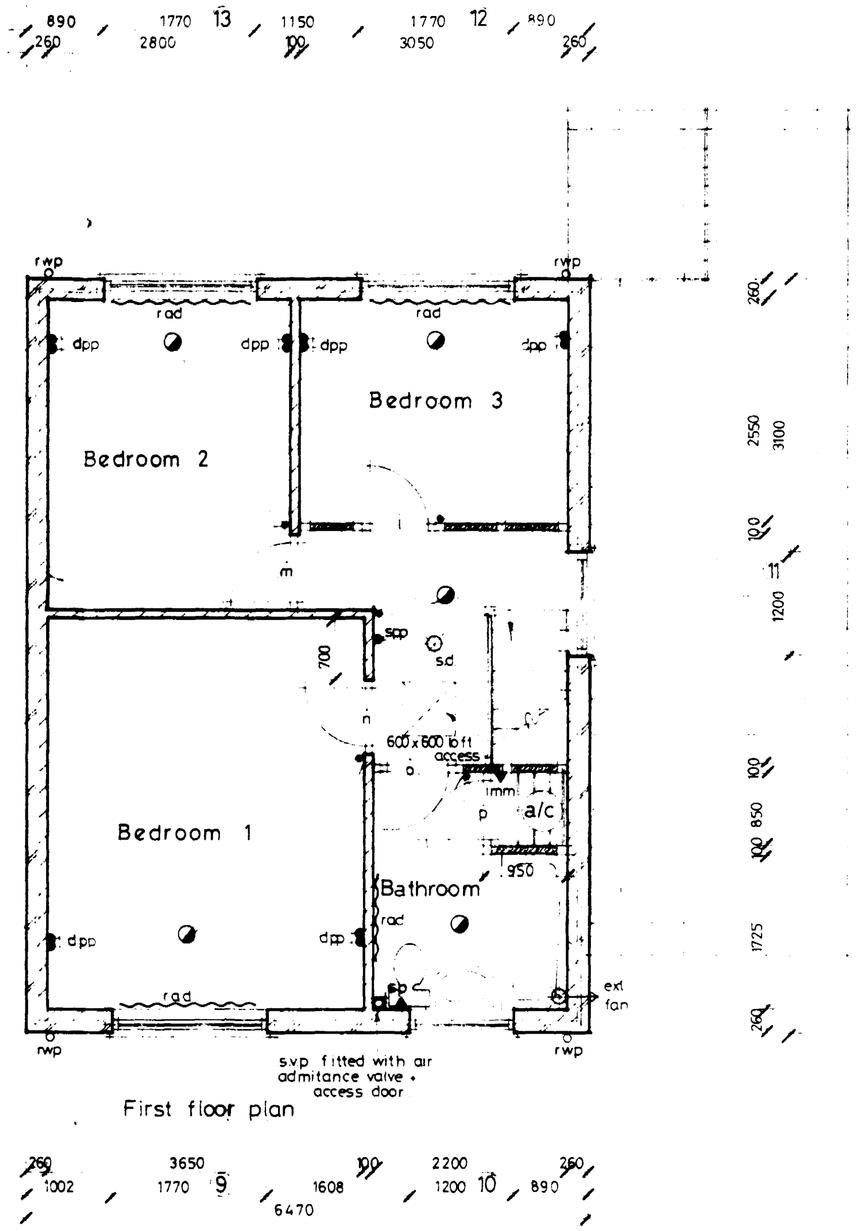


Rear Elevation



Side Elevation





DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	WINDOW	C313CDC	L1/S 2100
2	DOOR/WINDOW	FN29M/HN10C	L1/S 1900
3	GARAGE DOOR	UF7070W	L1/S 2700
4	WINDOW	C110D	L1/S 1050
5	WINDOW	C210C	L1/S 1500
6	WINDOW	C310CC	L1/S 2100
7	WINDOW/DOOR/WINDOW	HN13D/FR29M/HN13D	L1/S 4250
8	DOOR	FN26W	L1/S 1200
9	WINDOW	C312CDC	L1/S 2100
10	WINDOW	C212CC	L1/S 1500
11	WINDOW	H202C	L1/S 1500
12	WINDOW	C312CC	L1/S 2100
13	WINDOW	C312CC	L1/S 2100
14	LINTEL		L1/HD 3200

INTERNAL LINTELS

TO BE IG INTERNAL TYPE 1100MM LONG
EXCEPT REF b - BOX BEAM 1100MM LONG
c - BOX BEAM 1950MM LONG
e - BOX BEAM 1100MM LONG
h - L1/S 1350MM LONG
1+o+p - TIMBER CONSTRUCTION

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

METER BOXES

500mm min - 1000mm max centre with centre of consumer unit at high level.

BOILER

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

CYLINDER

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

TRAP DOOR : To be within a normal access in roof space

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone Holbeach (0406) 380532

TITLE

Standard Dwelling Type

YEWGATE

PLOT 83 - DANIELS ACRE, SPALDING.

Floor plans & Elevations

DATE 28 - SEP - 92	DRAWN
DRWG No	SCALE 1-100 , 1-50

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

SOUTH HOLLAND D.C. PLAN DEPT. 20 JUL 1993

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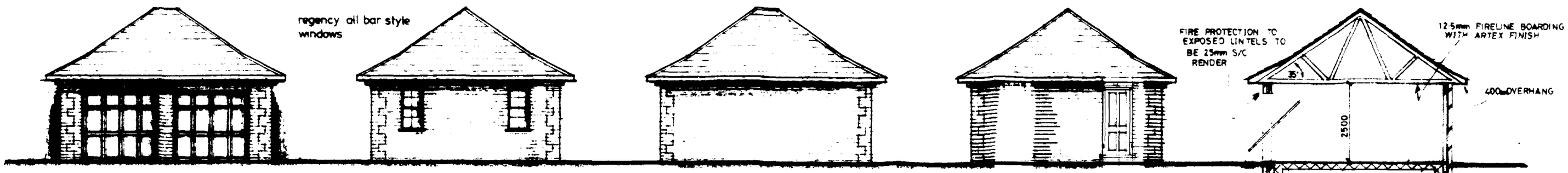


FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION | SECTION

WALLING BELOW D.P.C.

CLASS A BLOCKWORK TO BE USED BELOW D.P.C.

PROVIDE LINTELS TO WALLS WHERE PENETRATED BY SERVICES.

PROVIDE HORIZONTAL D.P.C. AT 150MM MIN. ABOVE FINISHED GROUND LEVEL.

D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.M.

LEAN MIX TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED HARDCORE 25MM SAND BLINDING, 1000G POLY D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSITE TO C15P MIX LAID TO FAIR FINISH.

EXTERNAL WALLS

260MM CAVITY WALL CONSTRUCTION TO COMPRISE: 100MM FACING BRICK (TO BS 3921 : 1974 FOR CLAY BRICK, BS 187 : 1978 FOR CALCIUM SILICATE BRICK).
60MM CLEAR CAVITY.
100MM BLOCKWORK INNER LEAF.

PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1978 INSTALLED AT 900MM C/C MAX. HORIZONTALLY, 450MM C/C VERTICALLY. TIES AT 300MM C/C MAX. VERTICALLY AT UNBONDED JUNCTIONS AND OPENINGS.

CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'s.

A

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

INSTALLATION TO BE TO BS 5534 PART 1 : 1978 WITH TILES LAID TO 75MM MIN. HEAD LAP.

38 X 25MM PRESERVATIVE TREATED S.W. BATTENS ON UNDERFELT TO BS 747 FELT TO BE LAPPED 150MM MIN.

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TWINAPLATE LTD IN ACCORDANCE WITH BS 5268 PART 3 : 1985.

TRUSSES TO BE INSTALLED AT 400MM C/C UNLESS INDICATED OTHERWISE ON ROOF PLAN.

100 X 75MM WALL PLATE STRAPPED TO WALLS AT 1.2M C/C MAX. USING 30 X 5MM GALVANISED STEEL STRAPS.

PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING CHORD MEMBERS TO GABLE WALLS. SPAN 2 NO. TRUSSES WITH NOGGINGS AND PACK H.L.T. 38MM THICK AND H.L.T. ¼ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

ROOF BRACING IS TO BE IN ACCORDANCE WITH THE BS 5268 PART 3 : 1985 AS INDICATED ON ROOF PLAN.

38 X 100MM RIDGE NODE BINDER, 50 X 100MM CEILING BINDERS, 38 X 100MM 45° DIAGONAL BRACING SECTIONS.

38 X 175MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH 6MM PLY SOFFIT.

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.

FOUNDATIONS

PROVIDE CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE FOLLOWING SIZES:- 700 X 225MM DEEP TO 260MM WALLS, 450 X 225MM DEEP TO 100MM LOADBEARING WALLS.

ALL CONCRETE TO BE C15P MIX.

FOUNDATIONS TAKEN DOWN TO A SUITABLE LOADBEARING SUB-STRATA AT MIN. DEPTH 450MM. IF SHRINKABLE SUB-SOIL IS ENCOUNTERED, FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF 1.0M BELOW FINISHED GROUND LEVEL.

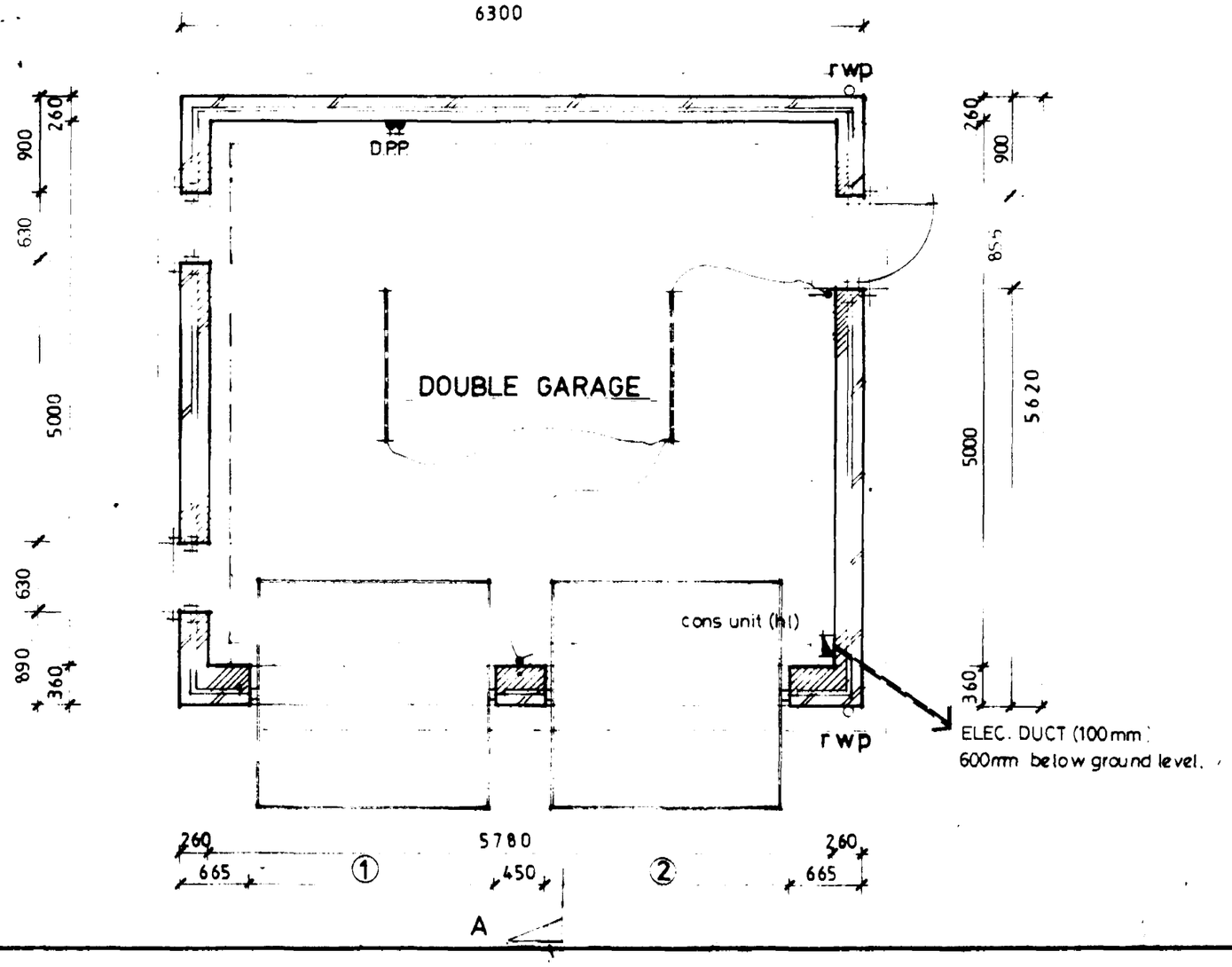
DRAINAGE - SURFACE WATER

100MM OGEE U.P.V.C. GUTTERS TO DISCHARGE INTO Ø68MM DOWNPIPES.

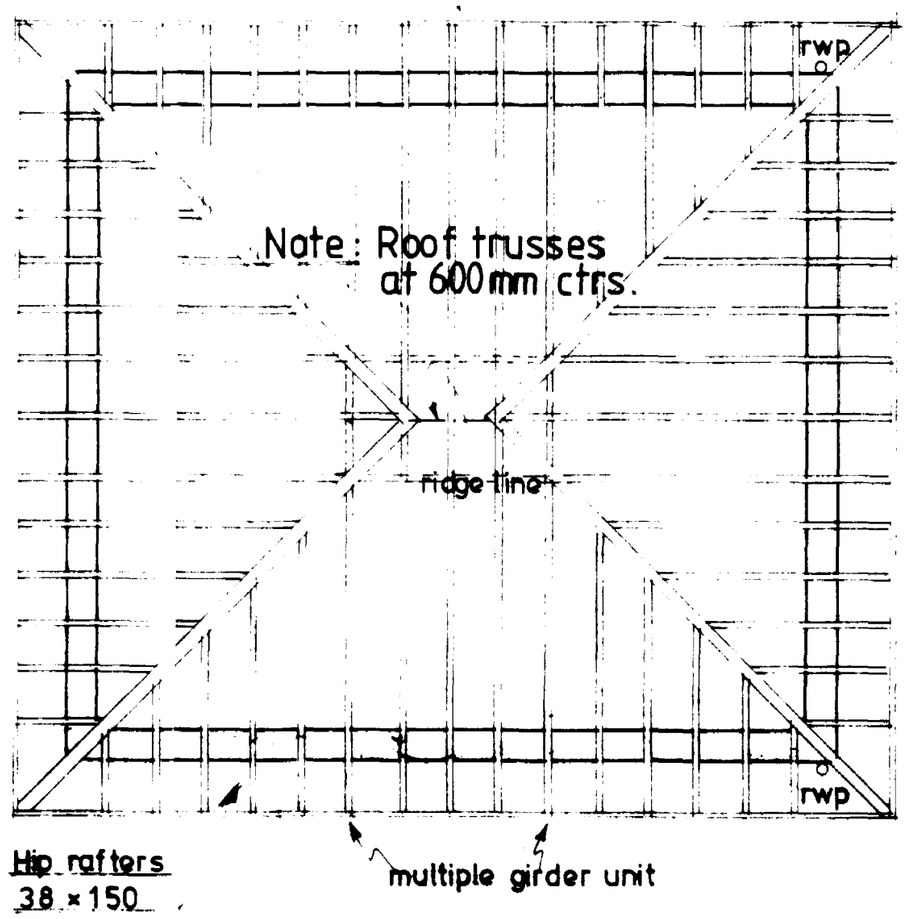
BELOW GROUND PIPEWORK TO BE Ø62MM U.P.V.C. FLEXIBLE JOINTED WITH 10MM MIN. PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO 1 : 70 FALL TO Ø1.2M SOAKAWAYS AT 5.0M MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER SEWER WHERE APPROPRIATE.

DOOR - WINDOW & LINTEL SCHEDULE			
NO	TYPE	REF	LINTEL
1	GARAGE DOOR	UF7070N	IG.L1/HD 2700
2	GARAGE DOOR	UF7070N	IG.L1/HD 2700
3	WINDOW	VB113	IG.L1/S 1050
4	WINDOW	VB113	IG.L1/S 1050
5	DOOR	FX26M	IG.L1/S 120
ALL WINDOW & DOOR REFS BOULTON + PAUL			

GROUND FLOOR LAYOUT



ROOF LAYOUT



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Broadgate Builders

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 0653/93

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

TITLE

STANDARD TYPE
DOUBLE GARAGE FOR THE
BIRCHGATE
PLOT 64 - DANIELS ACRE,
SPALDING.

DATE 16-FEB-90	DRAWN
DRWG No DOUBLE GARAGE	SCALE 1-50 1-100

REVISIONS	DES	DATE	SIGN
A	Garage dimensions	10.3.90	
B	window style change - ref 3 & 4	30.9.91	
C	Broadgate amendments	15-12-93	M.D.

PLANNING | BUILDING REGS

CHECK BY

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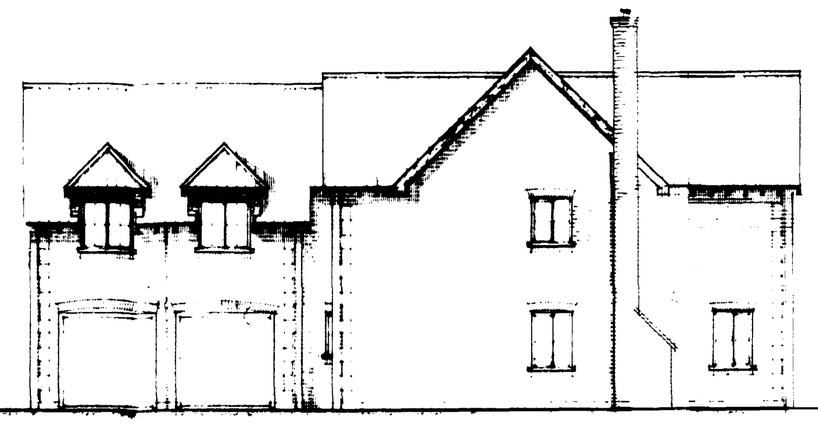
SUMMIT

Front Elevation



Side Elevation

AT ROOF - WALL ABUTMENTS PROVIDE STEPPED CAVITY TRAY WITH LEAD FLASHING

CHIMNEY TO TERMINATE 600mm ABOVE RIDGE WITH 3 courses CORBELLED ROW. TOP ROW ENG BRICKS

USE 267mm x 165mm ROOF TILES ON BAY ROOFS

EXPOSED RAFTER FEET FASCIA BOARD TO DORMERS ONLY SEE SECTION DRAWING

SOLDIER COURSE OVER EVERY DOOR AND WINDOW OPENING

\ HANDED DESIGN \

Rear Elevation

Side Elevation

ORIGINAL
AS APPROVED
H16/0683/93

PLAN
A/2
13 APR 1994
REF 0683/93

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

Standard Dwelling Type – LAURELGATE.

PLOT 65 - DANIELS ACRE,
SPALDING.

[handed design.]

DATE	Feb. 1991.	DRAWN	
DRWG. No	Laurelgate. b.	SCALE	1·100.

REVISIONS	DES.	DATE	CHKD
A	Amendments to all elevations.	10-9-93	M.D.

PLANNING	BUILDING REGS.
CHECK BY	

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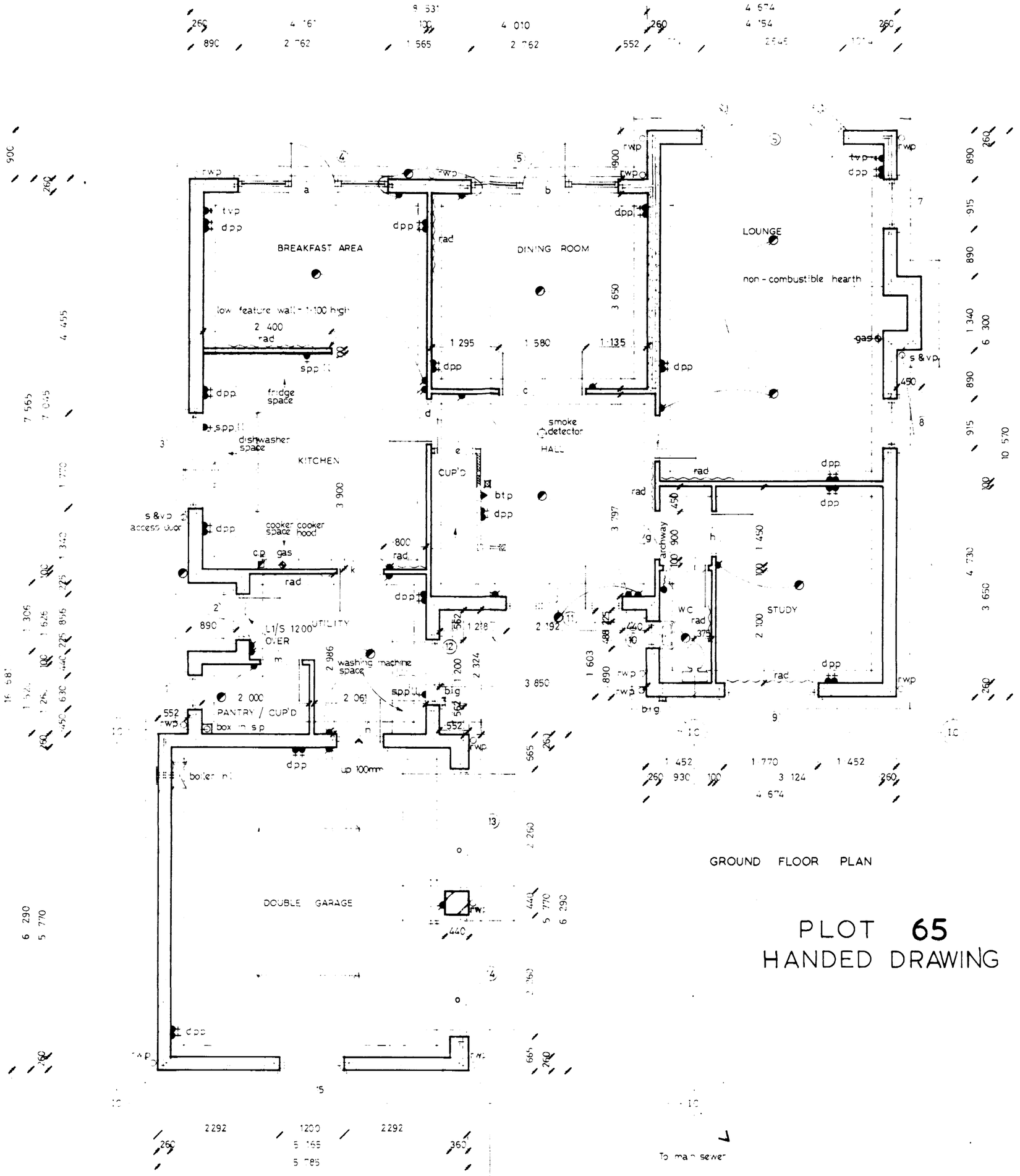
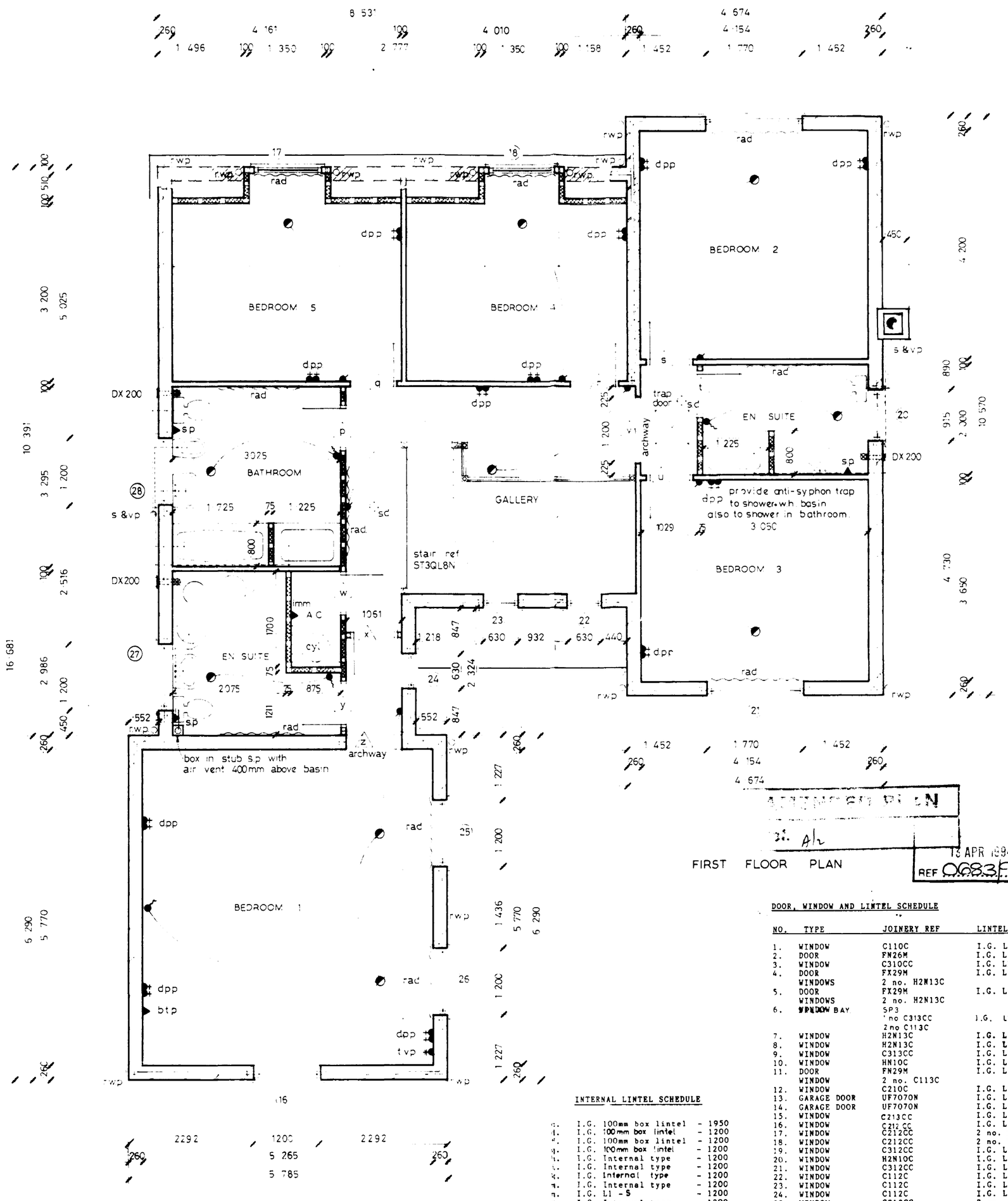


GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 65
HANDED DRAWING

METER BOXES
POSITION, SIZE AND ELECTRIC METER BOXES AS SHOWN. BOXES TO BE 500mm MIN - 1200 MAX ABOVE PATH LEVEL. CONSUMER UNIT AT HIGH LEVEL.

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

TRAP DOOR
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE SEE FIRST FLOOR PLAN.

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

BOILER
WALL MOUNTED GAS BALANCE FLUE BOILER DURABLE GUARD OVER OUTLET

NOTE 100 mm STEP BETWEEN GARAGE AND UTILITY TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL, ½ HR SELF-CLOSING FIRE DOOR FRAME TO HAVE 25mm REBATED

INTERNAL LINTEL SCHEDULE

a.	I.G. 100mm box lintel	- 1950
d.	I.G. 100mm box lintel	- 1200
e.	I.G. 100mm box lintel	- 1200
g.	I.G. 100mm box lintel	- 1200
h.	I.G. Internal type	- 1200
i.	I.G. Internal type	- 1200
k.	I.G. Internal type	- 1200
n.	I.G. L1 - S	- 1200
p.	I.G. Internal type	- 1200
q.	I.G. Internal type	- 1200
r.	I.G. Internal type	- 1200
s.	I.G. Internal type	- 1200
u.	I.G. Internal type	- 1200
v.	I.G. 100mm box lintel	- 1500
w.	I.G. Internal type	- 1200
x.	I.G. Internal type	- 1200
z.	I.G. L1 - S	- 1350

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	JOINERY REF	LINTEL REF	
1.	WINDOW	C110C	I.G. L1-S	- 1050
2.	DOOR	FN26M	I.G. L1-S	- 1200
3.	WINDOW	C310C	I.G. L1-S	- 2100
4.	DOOR	FX29M	I.G. L1-HD	- 3150
	WINDOWS	2 no. H2N13C		
5.	DOOR	FX29M	I.G. L1-HD	- 3150
	WINDOWS	2 no. H2N13C		
6.	WINDOW BAY	SP3		
		1no C313CC	I.G. L1-S	3000
		2no C113C		
7.	WINDOW	H2N13C	I.G. L1-S	- 1350
8.	WINDOW	H2N13C	I.G. L1-S	- 1350
9.	WINDOW	C313CC	I.G. L1-S	- 2100
10.	WINDOW	HN10C	I.G. L1-S	- 900
11.	DOOR	FN29M	I.G. L1-S	- 2550
	WINDOW	2 no. C113C		
12.	WINDOW	C210C	I.G. L1-HD	- 1500
13.	GARAGE DOOR	UF7070N	I.G. L1-HD	- 2700
14.	GARAGE DOOR	UF7070N	I.G. L1-HD	- 2700
15.	WINDOW	C213CC	I.G. L1-S	- 1500
16.	WINDOW	C212CC	I.G. L1-S	- 1500
17.	WINDOW	C212CC	2 no. 50 x 100	- 1500
18.	WINDOW	C212CC	2 no. 50 x 100	- 1500
19.	WINDOW	C312CC	I.G. L1-S	- 2100
20.	WINDOW	H2N10C	I.G. L1-S	- 1350
21.	WINDOW	C312CC	I.G. L1-S	- 2100
22.	WINDOW	C112C	I.G. L1-S	- 1050
23.	WINDOW	C112C	I.G. L1-S	- 1050
24.	WINDOW	C112C	I.G. L1-S	- 1050
25.	WINDOW	C212CC	2 no. 50 x 100	- 1500
26.	WINDOW	C212CC	2 no. 50 x 100	- 1500
27	WINDOW	C210C	I.G. L1-S	- 1500
28	WINDOW	C210C	I.G. L1-S	- 1500

ALL JOINERY REF: BOULTON AND PAUL

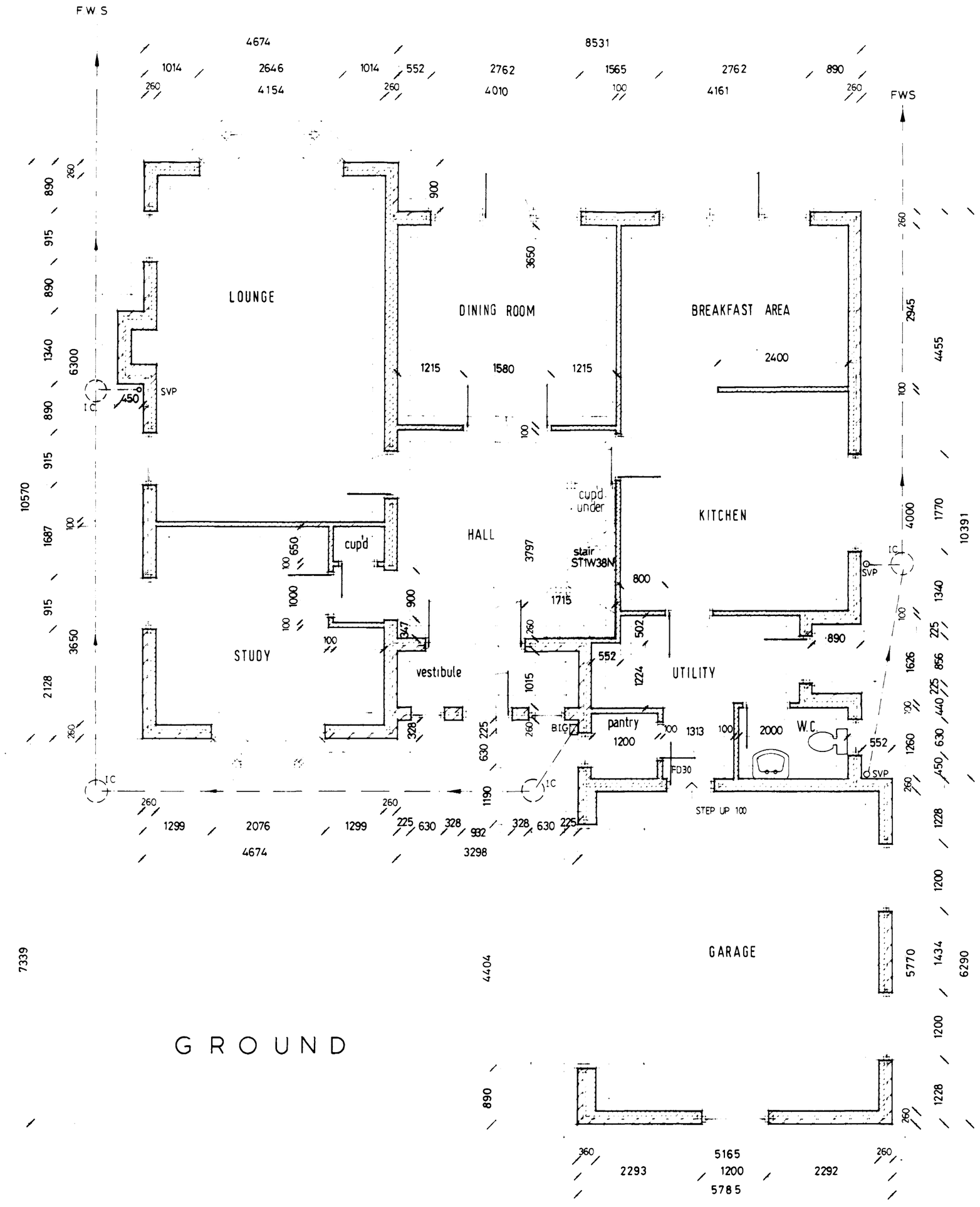
ALL WINDOWS TO BE DOUBLE GLAZED

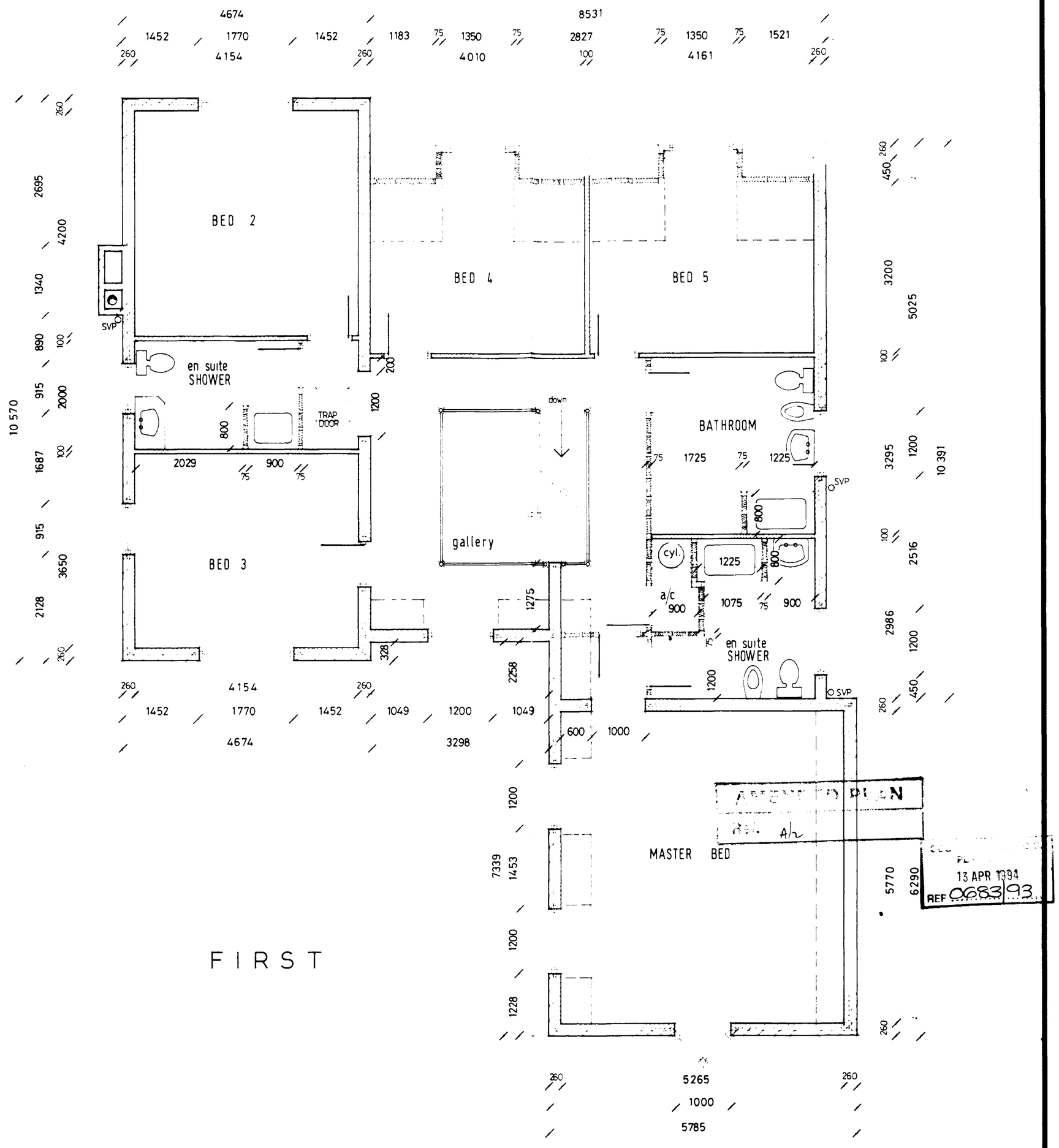
STANDARD DWELLING TYPE	LOCATION: PLOT 65 - DANIELS ACRE, SPALDING.	DATE: FEBRUARY 1991	DRAWN BY: TS
LAURELGATE	[handed design]	DRAWING No: LAURELGATE a	SCALE: 1 - 50

REVISIONS	DATE	SIGN
A. SOLID FUEL TO GARAGE - ADD	10 - JUNE - 1993	
B. BAY WINDOW STYLE CHANGED, WINDOWS CHANGED		
C. (REFS 15 16) CHIMNEY AMENDED, T POST REMOVED	9 - SEP - 1993	M.D
C. STUDWALLS 75mm DIMENSIONS AMENDED	15 - OCT - 1993	M.D
D. BUILDING CONTROL AMENDMENTS	14 - DEC - 93	M.D

ORIGINAL AS APPROVED
H16/0683/93

Broadgate Homes





GROUND

FIRST

Broadgate Homes
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380332

drawing

FLOOR LAYOUTS

PLOT 65 CHALDEAN WAY
Daniels Acre Spalding
FOR MR & MRS HANSON

APRIL 1994	1:50 SCALE
Alan J Finch	94014/001

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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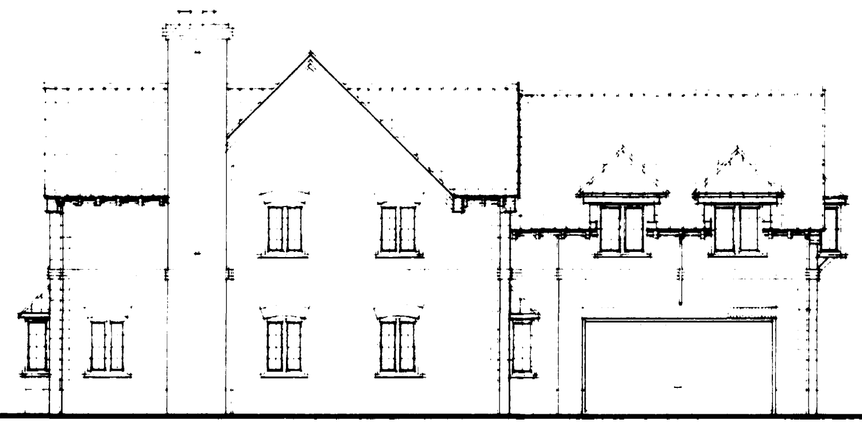
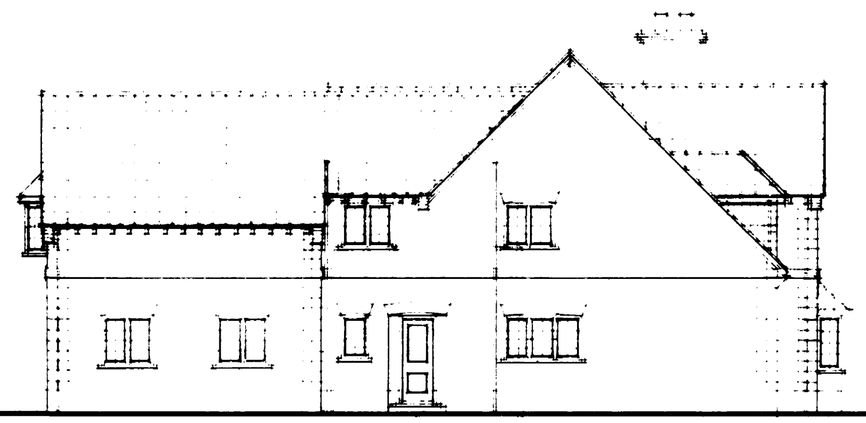
FRONT (north)



SIDE (east)

PROPOSED ELEVATIONS

REAR (south)



SIDE (west)

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AM ACOMB. 955321

ATTACHED PLAN
R.L. A/L

Broadgate Builders

13 APR 1994
REF 0683/93

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

TITLE
PLOT 65 CHALDEAN WAY
Daniels Acre Spalding
ELEVATIONS & SECTIONS
for Mr & Mrs. Hanson

DATE APRIL 1994	DRAWN stan j.finch.
DRWG No 94014/002	SCALE 1:100 1:50

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

cycle & pedestrian link to Pinchbeck

Two Plank Bridge

Vernatts Drain

9 metre byelaw limit imposed by Welland & Deepings I.D.B.

footpath

3.0m wide block paved road with passing bays.

5.0 metres (encroachment agreed with W&D.I.D.B.)

bank to be graded to road edge and grassed to satisfaction of drainage board at embankment to east

electric pole supply u/g south of vernatts

frontage hedge prunus lusitanica

SECTION OF HEDGEROW REQUIRED to be hawthorn
60/90cm in 2 rows staggered 600mm c/c
chain link or similar protective fence to be provided

open space

frontage hedge prunus lusitanica

Limegate
Sycamore
Mahoganygate III
Limegate
Mahoganygate III
Sycamore
Oakgate
Cypressgate
Rosegate
Birchgate

1.8m panel fence

rear garden

bank elevation rose

existing 2.0m high close boarded fence

end garage

existing 1.2m high panel fence

house

prunus lusitanica as to frontages plots 66-71

bungalow

Cypressgate
Chestnut
Pinegate
Willowgate IV
Chestnut
Aldergate
Hazelgate
Chestnut
Ashgate
Aldergate
Hazelgate
Chestnut II
Ashgate
Chestnut
Ashgate

footpath link to Two Plank Lane

PRIVATE DRIVE bonded shingle

proposed terraced scheme
subject to separate planning application

TWO PLANK LANE

CHALDEAN WAY

DANIELS GATE

DANIELS REACH

LILBURN DRIVE

BAXTER GARDENS

DANIELS ACRE

H	Plot 65 amended - Design & Build (Mr. Hanson)	11.4.94	ajf.
G	Plots 67a, 71 House type re-named 'SYCAMORE'	31.3.94	ajf
F	Plots 68,70 identified as Mahoganmyrtle III	29.3.94	ajf

NOTES

TREE PLANTING

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

PLANTING HEIGHTS TO TREES 18-24m STANDARDS SUITABLY STAKED & TIED

FRONT GARDENS SEEDED OR TURFED

FENCING

18m P INDICATES PROVISION OF 18m h. PANEL FENCE

w " " 18m high WALL

OTHERWISE REAR DIVIDING BOUNDARIES TO BE 0.6m post & wire

AMENDED PLAN
Rec. 4/4

Broadgate Builders

SOUTH HOLLAND D.C. PLANNING 13 APP 1994 REF 0683/93

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

TITLE
Residential Development
Plots 64-87
DANIELS ACRE SPALDING

SITE LAYOUT

DATE JULy 1993 | DRAWN alan j. finch.

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

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

PLANNING | BUILDING REGS.

CHECK BY

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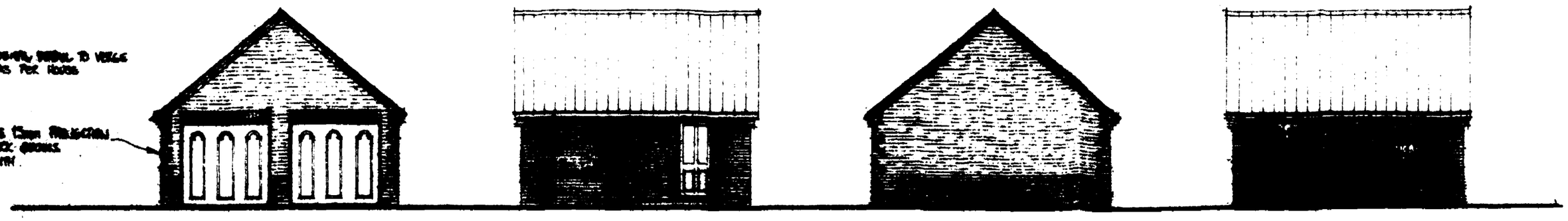
SUMMIT

7055 7887



front side rear side

[illegible]

[illegible] CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE [illegible] 700 X 200MM DEEP TO 260MM WALLS, 450 X 225MM DEEP TO [illegible]

[illegible] TO BE LAID ON A SUITABLE LOADBEARING SUB-STRATA AT MIN. DEPTH [illegible] IF UNSUITABLE GROUND IS ENCOUNTERED, FOUNDATIONS TO BE TAKEN DOWN TO [illegible] OF I.C.W. APPROVED CHECKD LEVEL.

[illegible] D.P.C.

CLASS A BLOCKWORK TO BE USED BELOW D.P.C.

PROVIDE LINTELS TO WALLS WHERE PENETRATED BY SERVICES.

PROVIDE HORIZONTAL D.P.C. AT 150MM MIN. ABOVE FINISHED GROUND LEVEL.

D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.M.

LEAN MIX TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED HARDCORE 25MM SAND BLINDING, 1000G POLY D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSITE TO C15P MIX LAID TO FAIR FINISH.

[illegible] COMPRISE:- 100MM FACING BRICK (TO BS 3921: [illegible] FOR CALCIUM SILICATE BRICK).

[illegible] CAVITY

PROVIDE [illegible] STEEL WALL TIES TO BS 1243 : 1978 INSTALLED AT [illegible] C/C HORIZONTALLY, 450MM C/C VERTICALLY. TIES AT 300MM C/C MAX. VERTICALLY AT [illegible] TO ALL OPENINGS.

CAVITY TO BE [illegible] ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'s.

DRAINAGE - SURFACE WATER

100MM HALF ROUND U.P.V.C. GUTTERS TO DISCHARGE INTO 68MM RONWPIPES.

BELOW GROUND PIPEWORK TO BE 68MM U.P.V.C. FLEXIBLE JOINTED WITH 300MM MIN. PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO 1 : 70 FALL TO 01.2M SOAKAWAY AT 5.0M MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER SEWER WHERE APPROPRIATE.

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

INSTALLATION TO BE TO BS 5534 PART 1 : 1978 WITH TILES LAID TO 75MM MIN. HEAD LAP.

38 X 25MM PRESERVATIVE TREATED S.W. BATTENS OR UNDERFELT TO BS 747 FELT TO BE LAPPED 150MM MIN.

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TWINAPLATE LTD. IN ACCORDANCE WITH BS [illegible] PART 3 : 1985.

TRUSSES TO BE INSTALLED AT 400MM C/C UNLESS INDICATED OTHERWISE ON ROOF PLAN.

100 X 75MM WALL PLATE STRAPPED TO WALL WITH 1.2M C/C MAX. USING 30 X 5MM GALVANISED STEEL STRAPS.

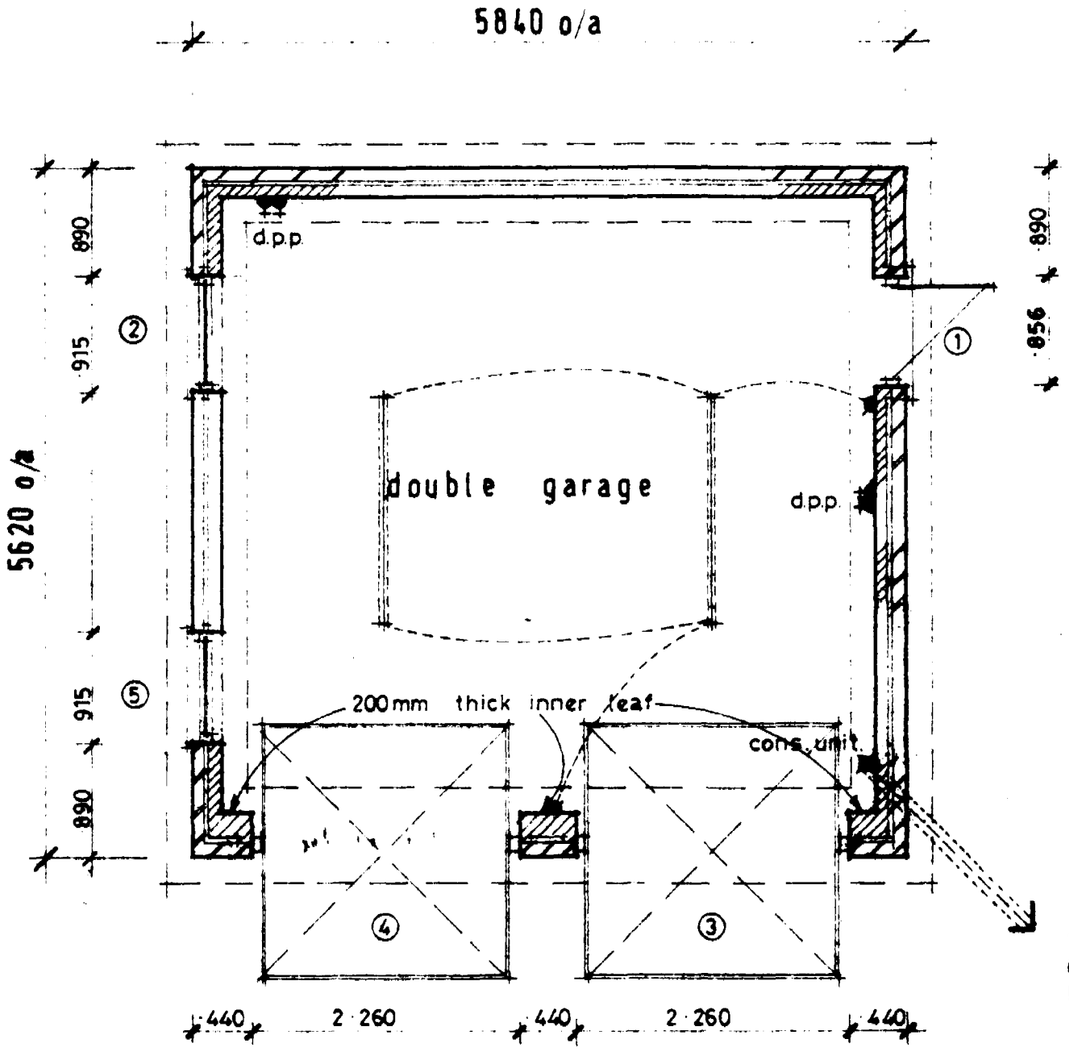
PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING CHORD MEMBERS TO GABLE WALLS. [illegible] 2 NO. TRUSSES WITH NOGGINGS AND PACK B.L.T. 38MM THICK AND B.L.T. 1.5M [illegible] OF ROOF TRUSS MEMBER RESTRAINED.

ROOF BRACING TO BE IN ACCORDANCE WITH THE BS 5268 PART 3 : 1985 AS INDICATED ON ROOF PLAN.

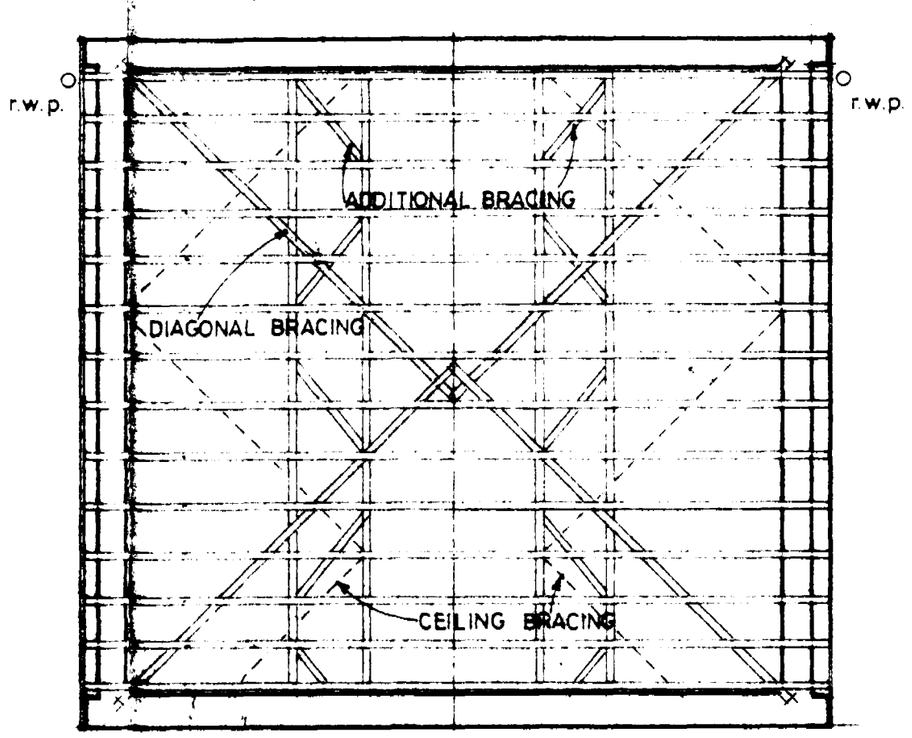
38 X 100MM RIDGE BOARD, 50 X 100MM CEILING BINDERS, 38 X 200MM 45° DIAGONAL BRACING SECTIONS.

38 X 175MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH 6MM PLY SOFFIT.

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.



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



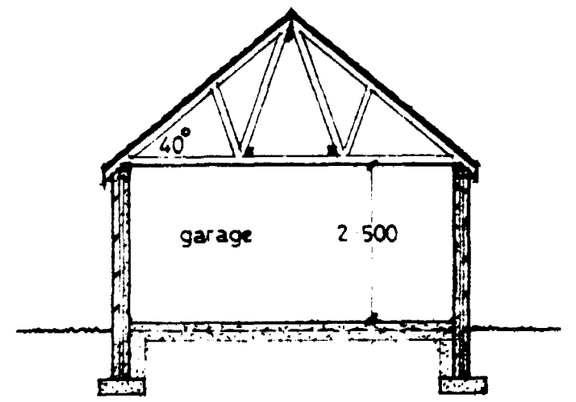
SCHEDULE

1.	DOOR	FX26M	I.G. L1/S	1200
2.	WINDOW	VB2N12	I.G. L1/S	1350
3.	G. DOOR	UF7070N	I.G. L1/S	2700
4.	G. DOOR	UF7070N	I.G. L1/S	2700
5	WINDOW	VB2N12	I.G. L1/S	1350

Provide 6mm masterboard to lintels for fire protection.

Provide continuous 10mm air gap at eaves.

12 5mm fireline boarding with artex finish to ceiling.



FOOTINGS TO 260mm WALLS TO BE 600mm.

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF. 0683/93

Broadgate Builders

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

TITLE

P I N E G A T E
DOUBLE GARAGE
PLOT 76 - DANIELS ACRE, SPALDING.

DATE	APRIL 1991	DRAWN	AF
DRWG No		SCALE	1:100/1:50

REVISIONS	DES.	DATE	DRN
A	[illegible] 15mm FIRECORD	5.5.93	AF

PLANNING | BUILDING REGS

CHECK BY

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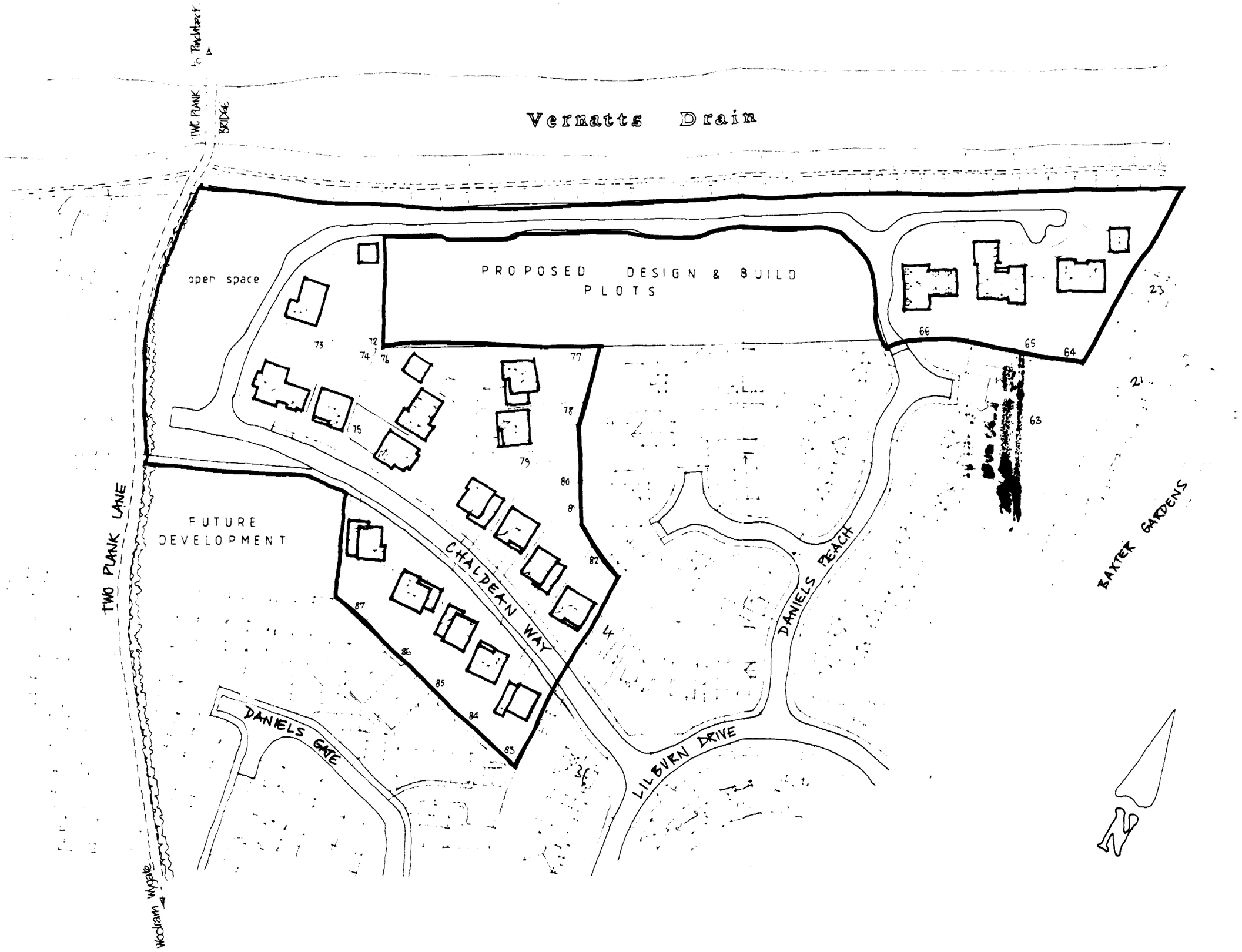

DANIELS ACRE PLOTS 64-87

SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF 0583/93

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Broadgate Builders

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

TITLE

Residential Development
Plots 64 - 87
DANIELS ACRE SPALDING.

LOCATION PLAN

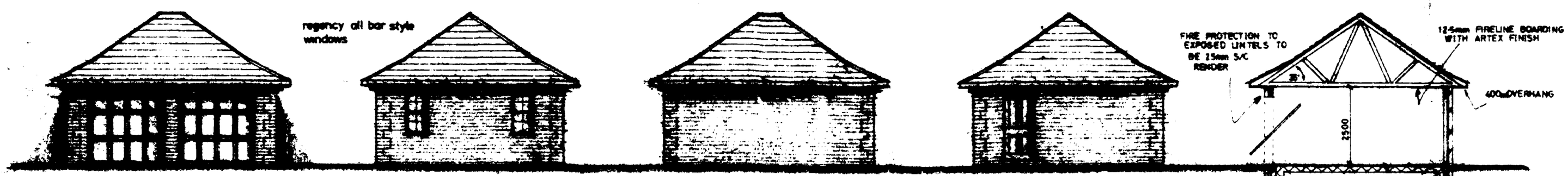
DATE JUL 1993	DRAWN alan j finch
DRWG. No 93029/002	SCALE 1:1000

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

SUMMIT

8819-1288T

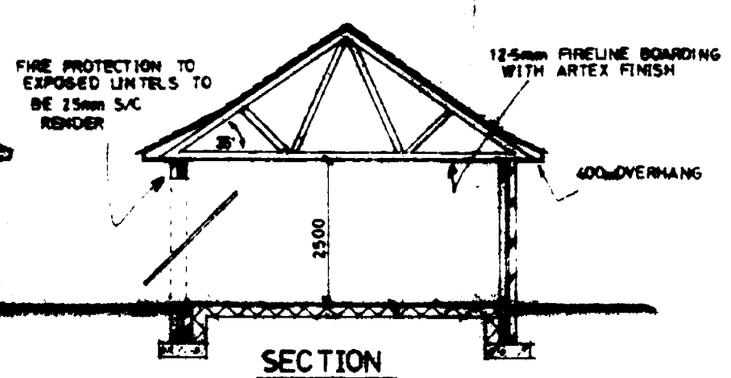


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

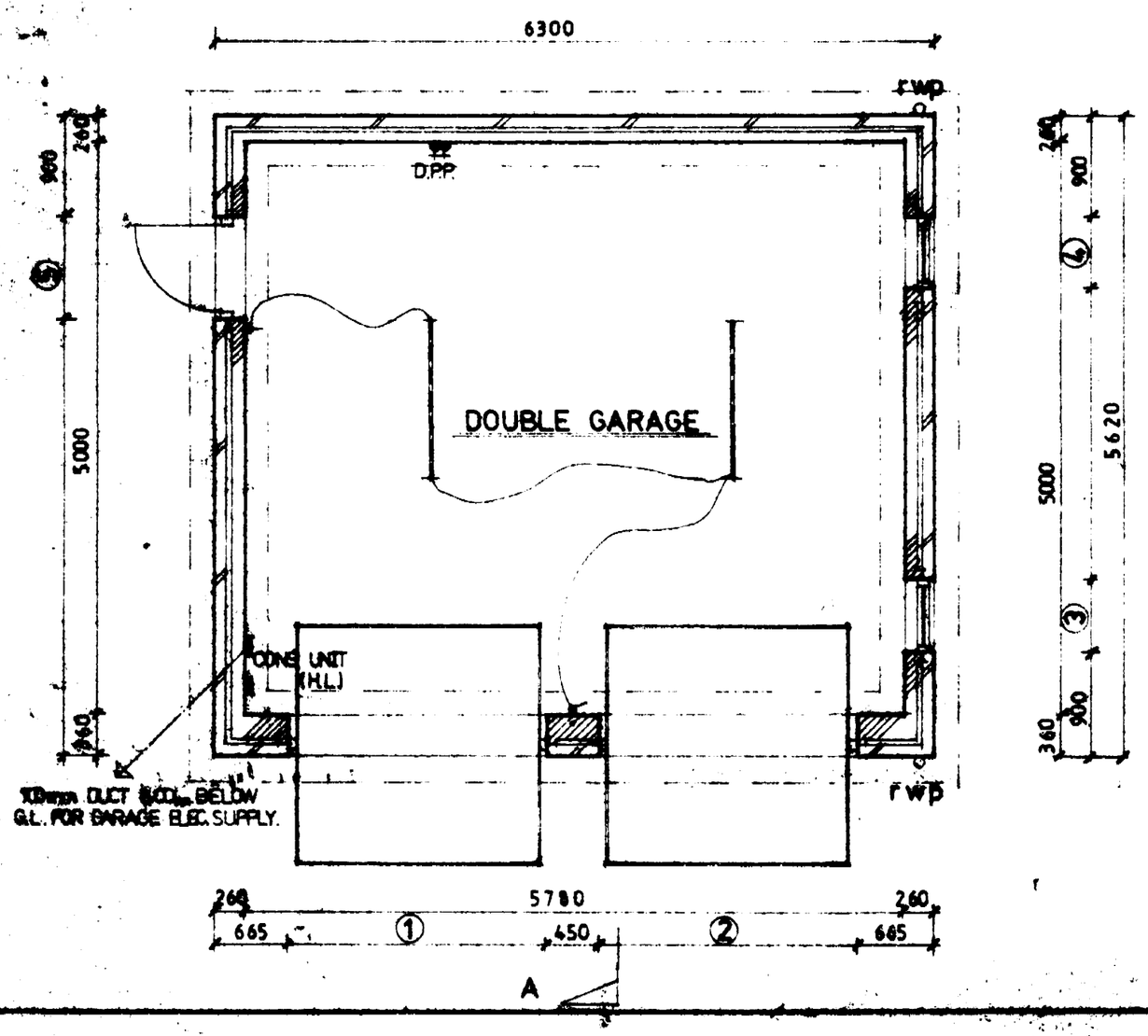
SIDE ELEVATION



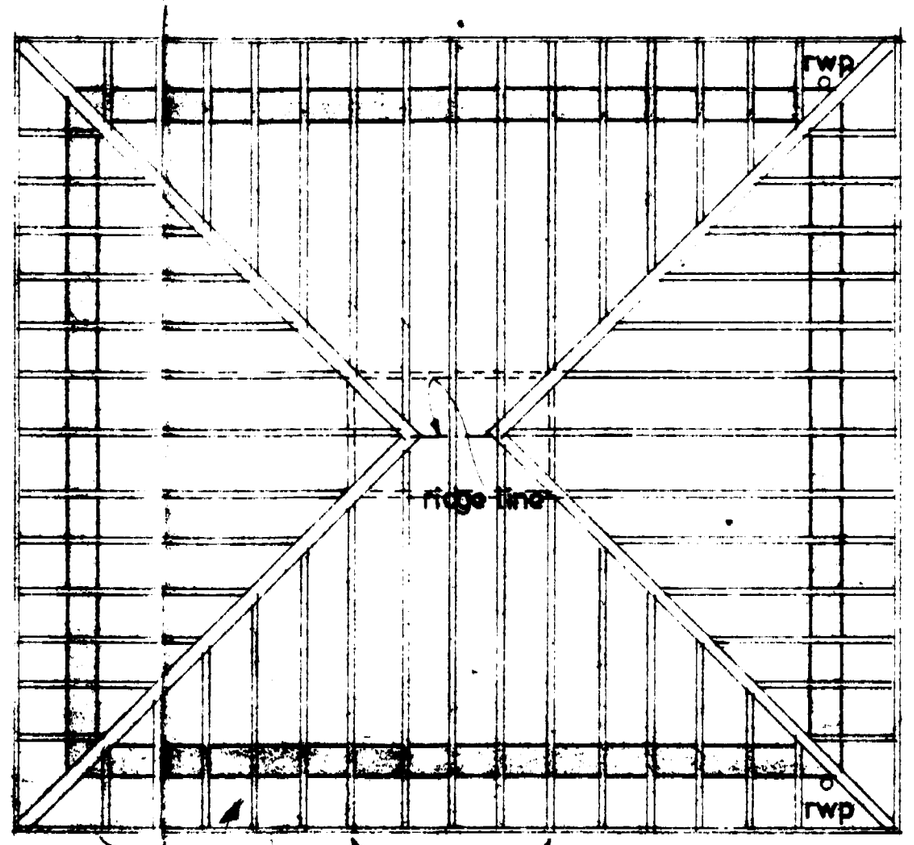
SECTION

DOOR - WINDOW & LINTEL SCHEDULE			
NO	TYPE	REF	LINTEL
1	GARAGE DOOR	UF7070N	I.G. L1/HD 2700
2	GARAGE DOOR	UF7070N	I.G. L1/HD 2700
3	WINDOW	VB113	I.G. L1/S 1050
4	WINDOW	VB113	I.G. L1/S 1050
5	DOOR	FX26M	I.G. L1/S 1200
ALL WINDOW & DOOR REFS BOULTON + PAUL			

GROUND FLOOR LAYOUT



ROOF LAYOUT



SOUTH HOLLAND D.C.
PLAN DEPT.
20 JUL 1993
REF. 0688/93

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

STANDARD TYPE

DOUBLE GARAGE FOR THE

BIRCHGATE

PLOT 64 - DANIELS ACRE,
SPALDING.

DATE 16-FEB-90	DRAWN
DRWG. No DOUBLE GARAGE	SCALE 1-50 1-100

REVISIONS	DES	DATE	SIGN
A	GARAGE DIMENSIONS	01.3.90	
B	window style change - ref 3 & 4	30.1.91	

PLANNING	BUILDING REGS
CHECK BY	

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