FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0687/92 Received:22-JUN-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect 3 detached bungalows

Location : Plots 11a, 12, 13, Phase 7 Aalsmeer Rise
Holland Park Spalding Lincs

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

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

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

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

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

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

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

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

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

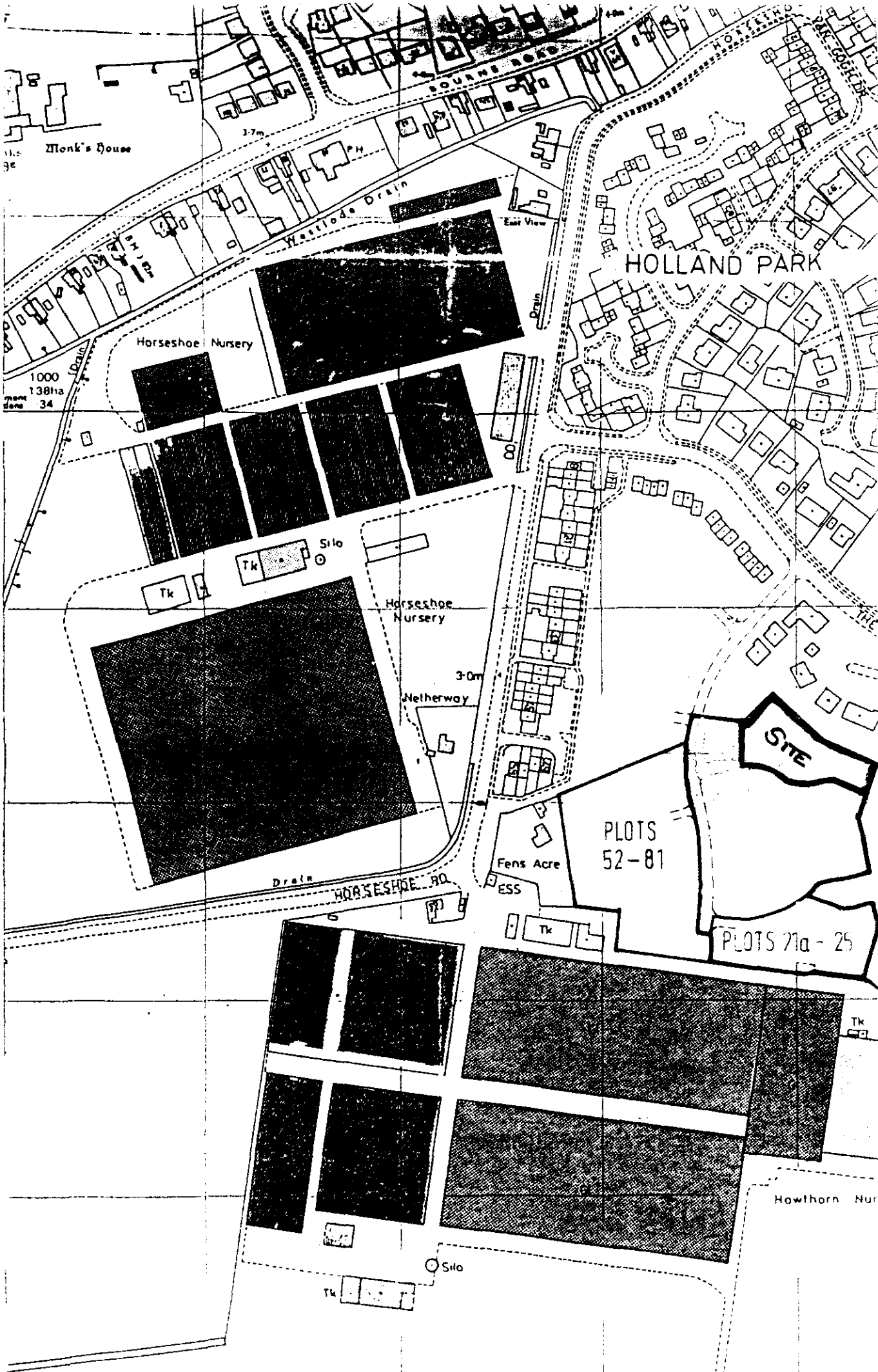
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
05-AUG-92 H16/0687/92

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

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

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



LOCATION PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0687/92

Date Registered 22 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING, LINCS.

Tel. No. (0406) 380532

NAME AND ADDRESS OF AGENT

(if form completed by ~~agent~~)

– OFFICE COPY

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 11a, 12, 13 PHASE 7, AALSMEER RISE, HOLLAND PARK, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT 3 DETACHED BUNGALOWS

Please complete

Signed. Alan J. Finch

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £330 If you consider no fee is payable include a written explanation instead.

Date. 22:6:92

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 3 (THREE).

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

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

C. Please state type and colour of materials for facing external walls: PLEASE REFER TO MATERIALS SCHEDULE

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

C. What provision will be made for garages or parking within the site? MINIMUM OF GARAGE + 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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. *Please state how surface water will be disposed of* TO SOAKAWAYS

B. For estate developments, please state how highway surface water will be disposed of TO S.W. SEWER

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

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

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNERS .

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed Alan J. Finch (Applicant/~~Agent~~) Date 22.6.92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed Alan J. Finch Applicant/~~Agent~~ Date 22.6.92 .

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neighbours Yes — Other

Boundaries — Site Features

Inspected by: Ray
date: 7-7

Case Officer Conclusions (issues)

3 plots. Impact of road has reduced rear gardens. Adjacent dwellings at Marford Mill 1.8-2.0m trellis topped fence.

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals –

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

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

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

(Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No .... Nil fees (not first Submission) / Other info. viz: Signed ..... / Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

Grant Permission - P/01.27-7

1) S(27)

2 (7A)

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... TL

Other

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

APPLICATION REF:

DIRECTIONS

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

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

[Indicate if other Regs] Precise details, for non-standard direction:

Pan 25-6 72 28/6

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
~~5+7 Aalsmeer Rise~~.

~~4 Grey Friars~~

Residents (Delivery):
5 + 7 Aalsmeer Rise, [redacted] Sp.

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

4 x TfL Parkway, [redacted] Sp.

Consultant : Name
Order No:
Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 330

Receipt Issued ..... No A331

Date First Received 22 JUN 1992

REGISTRATION

REFERENCE ...H16/0687/92.....

Cross-Ref R.....

Date 23/6/92

VALIDATION Date 22/6/92

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

Site area ..... No. of dwellings 3 Floorspace .....

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

Earlier permission ref .....

EH:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 330 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 24.6.92

Index Sheets 215 OS Nos ..... Grid Ref 5[illegible]34900 3[illegible]

Ward ...T... Parish ...[illegible]...

Inside IBD YES Inside L2 area YES

IR Rural	☐	C1	☐
IR Bypass	☐	L3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade ☐

Linked to site.....Ref...688.. Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0687/92 Received:22-JUN-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect 3 detached bungalows

Location : Plots 11a, 12, 13, Phase 7 Aalsmeer Rise
Holland Park Spalding Lincs

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

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

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

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

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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.

Authorised to issue:

31-JUL-92 H16/0687/92 AD..AP..4/8 DC..PP..4/8

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0687/92 Type: FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erect 3 detached bungalows

Location: Plots 11a, 12, 13, Phase 7
Aalsmeer Rise
Holland Park
Spalding Lincs

Valid date: 22-JUN-92
Target dates:
To case officer 27-JUN-92
Inspected by 02-JUL-92
Extra contacts 07-JUL-92
Report if not clear by 27-JUL-92

Terminal date: 17-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 3 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	25-JUN-92	09-JUL-92
Cllr Mrs A M Newton	0775 762210	25-JUN-92	09-JUL-92
Cllr R C West	0775 760231 (Of	25-JUN-92	09-JUL-92
The Occupier		10 JUL 92	24 JUL 92
The Occupier		"	"
Owner/Occupier		"	"

L C C - Obs Attached JCB 25/6/92

SITE DETAILS

Grid ref: 523480 321800
OS Sheets: 219 Parcel:

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

Telephone: (0775) 761161
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Cllr R C West	0775 760231 (Of	25-JUN-92	09-JUL-92

LCC - Obs Attached to CAS 25/6/92

SITE DETAILS

Grid ref: 523480 321800
OS Sheets: 219 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: Sx20N Heathd District Council

Application Reference H16/0684/92

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	3	4	2	1	5

2. Address or location

Plots 11a, 12, 13, Phase 7 Heathland Park Spilsby

3. Name, classification and number of road

U/C

4. Date application referred 25 - 6 - 92

5. State whether outline, detailed application etc.

Full

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

3 Dwellings Bungalows

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: 25 6 92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

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) C2(a)

Delete as appropriate

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

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

(1) C 2(a)

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

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

Our Ref: AJF/hmr

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

22nd June 1992

Dear Sir,

Re: Plots 11a - 13 Phase 7 Aalsmeer Rise, Holland Park, Spalding

On 26th March 1992 full planning permission was granted for development on plots 10a - 29 Phase 7 (ref H16/0157/92). Estate roads have now been constructed and a discrepancy has been revealed which affects plots 10a - 13. The proposed dwellings for plots 10a and 11 are no longer possible and plots 11a - 13 are subject to minor amendment in order that the designs for these plots remain as previously approved.

I therefore submit a full application for plots 11a, 12 and 13. Bungalow designs remain identical, position of plots 12 and 13 from boundaries of existing dwellings remain unchanged. Plot 11a whilst now having a somewhat irregular shaped rear garden has limited rear aspect and would appear to be acceptable.

The only plots not re-submitted at this stage are plots 10a and 11. The two options being considered are a) a pair of linked detached as per plots 16 - 21 or b) a single detached house. Because of the uncertainty of the housing market we wish to refrain from making an application until a definite proposal can be made. Whichever option we choose I am certain that due to the size of the remaining land it will not prejudice the development hereby submitted.

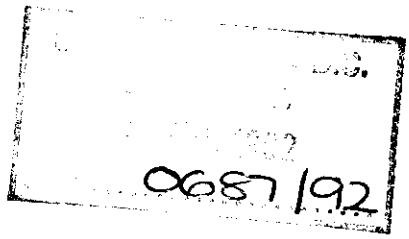
I trust that the relevant simplicity of this application will enable a favourable decision to be forthcoming. Should you require any further information please contact the undersigned.

Yours faithfully,

Alan J. Finch

ALAN J FINCH

0687/92



BROADGATE BUILDERS
(SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE
WESTON HILLS, SPALDING, LINCS.

STD 0406 380381 OR 380532

EXTERNAL MATERIALS SPECIFICATION

PLOTS 10A - 29 PHSE 7 HOLLAND PARK

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

SPECIFICATION 18.05.92

HOLLAND PARK

THE PARKWAY

HORSESHOE ROAD

PHASE FIVE

PHASE SEVEN

PHASE SIX

public open space

LEIDEN FIELDS
sheltered housing scheme

HAWTHORN BANK

N

SPRUCEGATE II

AZALEA

CAMELLIA

LIMEGATE

ROSEGATE

MAGNOLIA

ASHGATE

ALDERGATE

KEMPASGATE

WILLOWGATE

BIRCHGATE

ASPENGATE

OAKGATE

ALDERHGATE

proposed open space
TO BE PART OF SEPARATE APPLICATION

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

existing trees retain

BLOCK PAVING

PUBLIC FOOTPATH

open space

Fens Acre

approved development
H16/1126/91

tank

store

one way

existing concrete roadway

COLLECTION POINT

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

glasshouses

PROPOSED CASH & CARRY

cars

concrete

offices

goods delivery

anticipated junction position serving remaining phase of Holland Park development

existing landscaped bund

LANDSCAPING & FENCING PROPOSALS

TREE PLANTING

AH	aesculus hippocastanum
AP	acer pseudoplatanus
AR	acer campestre 'elegans'
BP	betula pendula
FSP	fagus sylvatica 'purpurea'
MJD	malus 'john downie'
MP	malus 'profusion'
SJR	sorbus 'joseph rock'

FENCE TYPES

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

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

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

SCREEN PLANTING REAR OF PLOTS 22-26 38-41,51
CHAMAECYPARIS LAWSONIANA 'ALLUMII' (lawson cypress)
planting ht. 1.5-1.8m @ 900 c/c
planting strip to be 10m from fenceline

H	RE POSITIONING PLOTS 11A - 13	22-6-92	AF

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

NOTES

D.C.
26 MAR 1992
0661/92

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

TITLE

HOLLAND PARK SPALDING

Phase 7 PLOTS 11 - 51

REVISED PLOTS 11a - 13

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

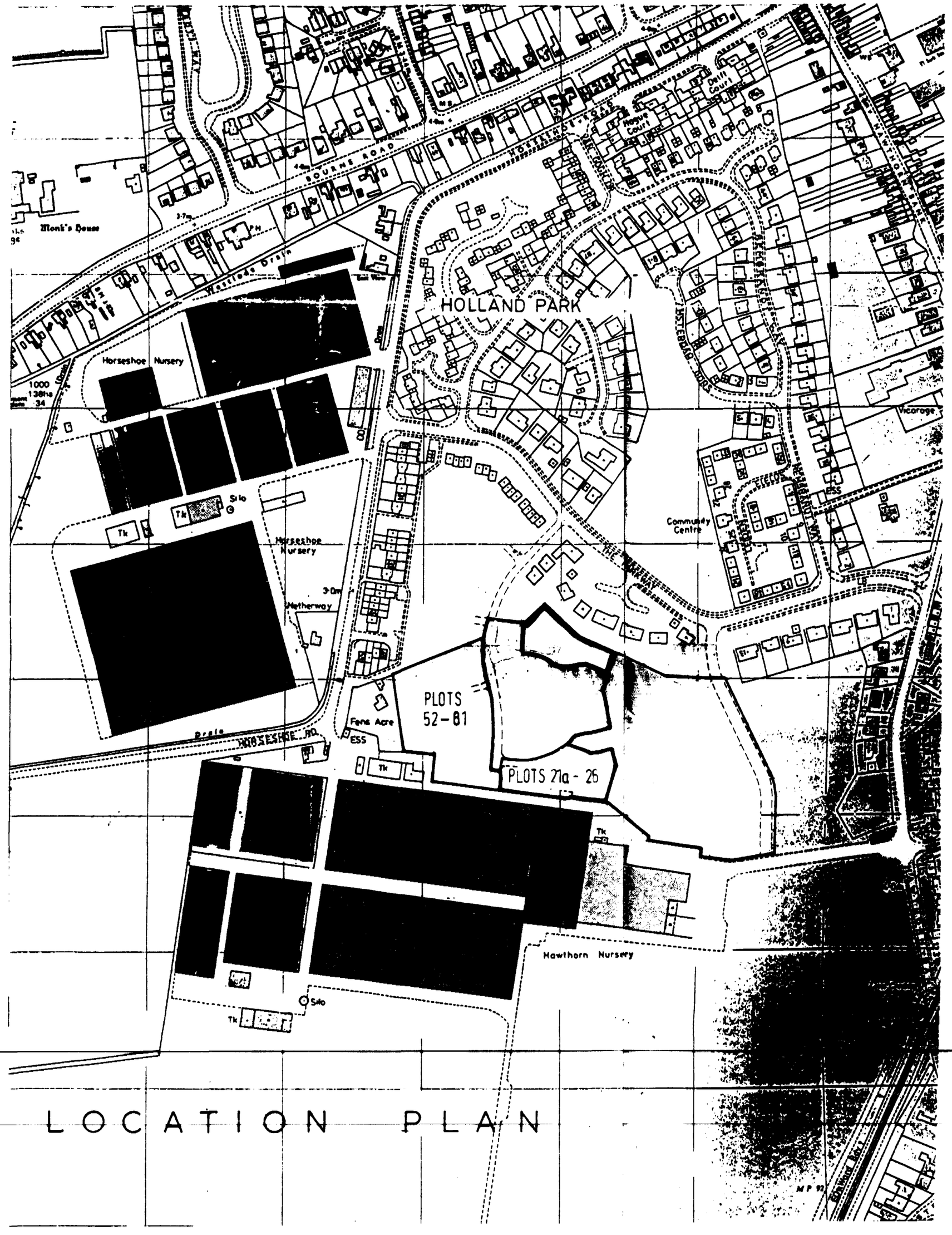
REVISIONS	DES	DATE	BWSM
a	planting ht's screen plant. specified to south bdy	17-12-91	AJF
B	Revised scheme plots 10a-29	5-2-92	AJF
C	Revised scheme plots 21a-26	3-4-92	AJF
D	INVERT LEVELS ADDED TO PLOTS 11a - 15	5-5-92	AJF
E	" " " 10a + 11	7-5-92	AJF
F	Invert levels added to Plots 16-21.	26-5-92	AJF
G	INVERT LEVELS ADDED TO PLOTS 21A - 29	5-6-92	AJF

PLANNING

BUILDING REGS.

CHECK BY

N



LOCATION PLAN

SOUTH HOLLAND D.C.
PLANNING DEPT.
22 JUN 1992
REF ...0087/92

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

RESIDENTIAL DEVELOPMENT
PHASE 7
HOLLAND PARK, SPALDING.

LOCATION PLAN

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

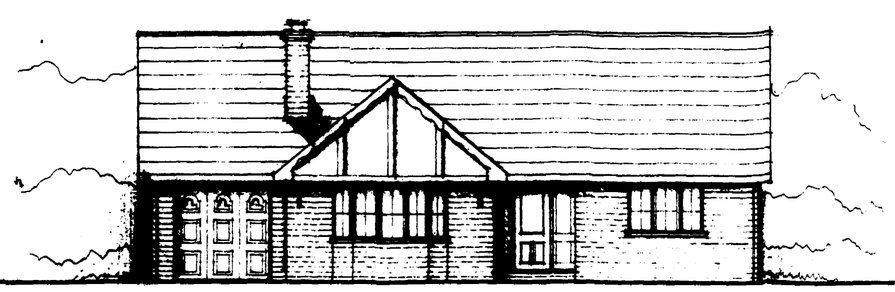
REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS.

CHECK BY

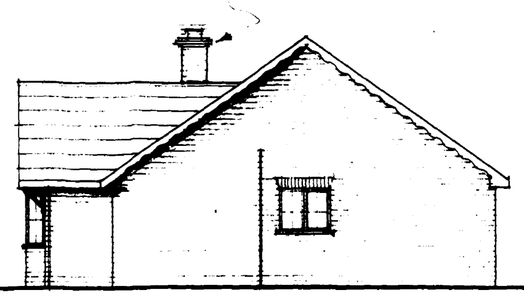
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marley modern roof tiles

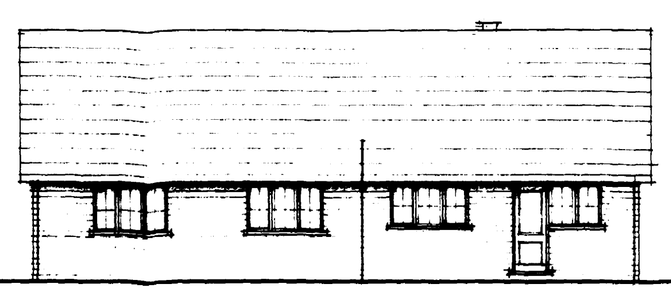


front elevation

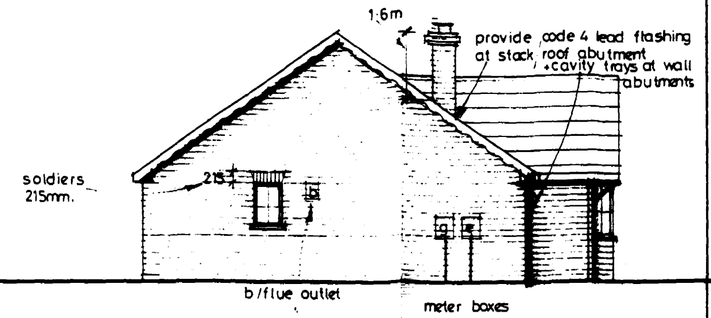
CHIMNEY TO TERMINATE WITH 4 no ROWS OF CORBELLED BRICKWORK TOP 2 ROWS TO BE ENGINEERING BRICKS



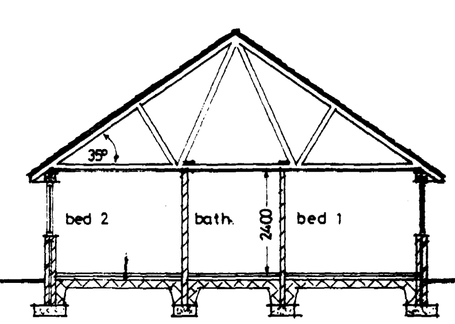
side elevation



rear elevation



side elevation



section a-a

note: 600mm footings to bungalow.

METER BOXES
POSITION GAS AND ELECTRIC BOXES AS SHOWN. BOXES TO BE 500mm MIN - 1.00 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.

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

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

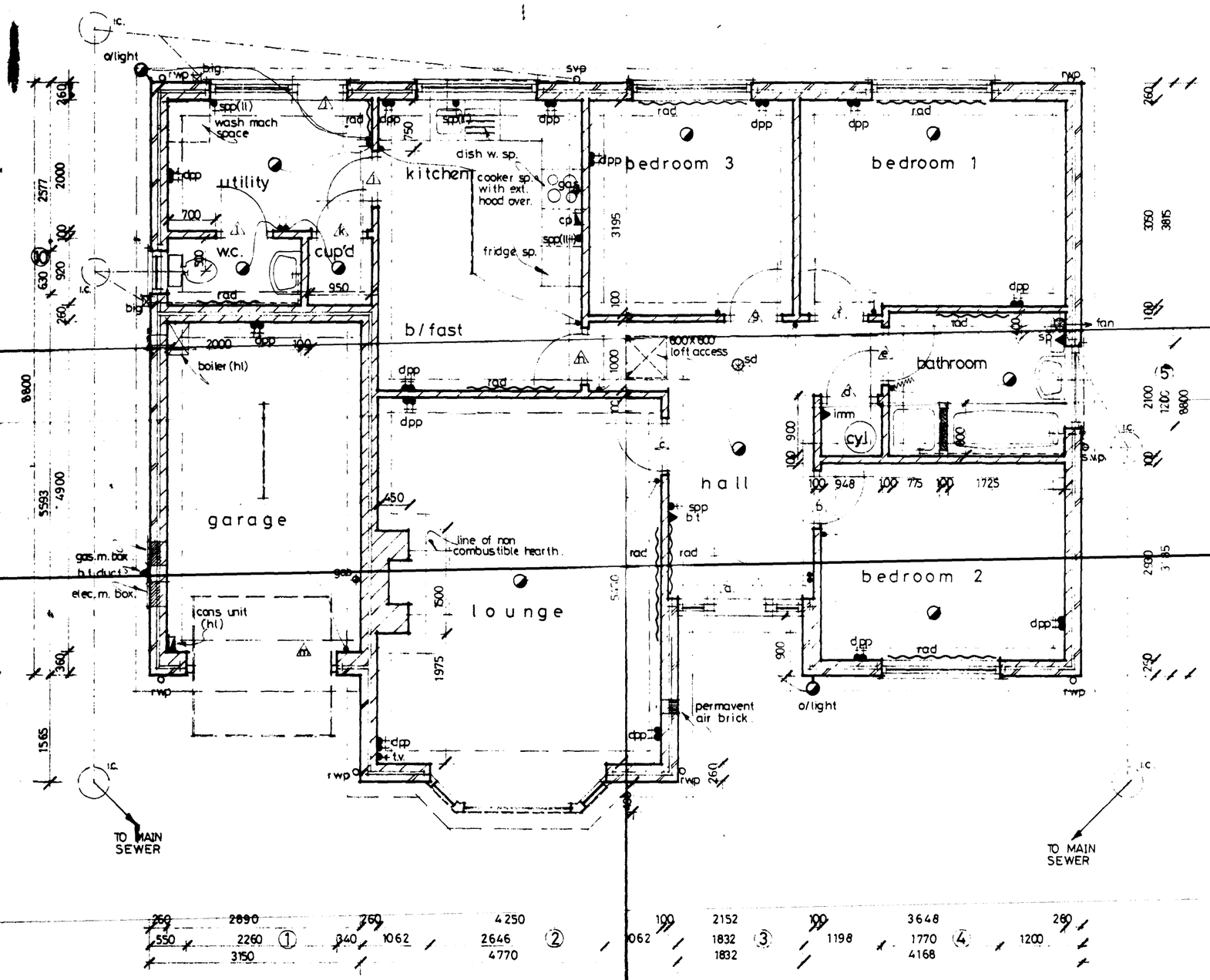
PROVIDE 12.5 mm GYPROC DUPLEX PLASTERBOARD + ARTEX FINISH WITH 100mm FIBREGLASS INSULATION LAID BETWEEN CEILING JOISTS

OVER GARAGE PROVIDE 12.5mm GYPROC FIRELINE BOARDING + ARTEX FINISH. NO INSULATION

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

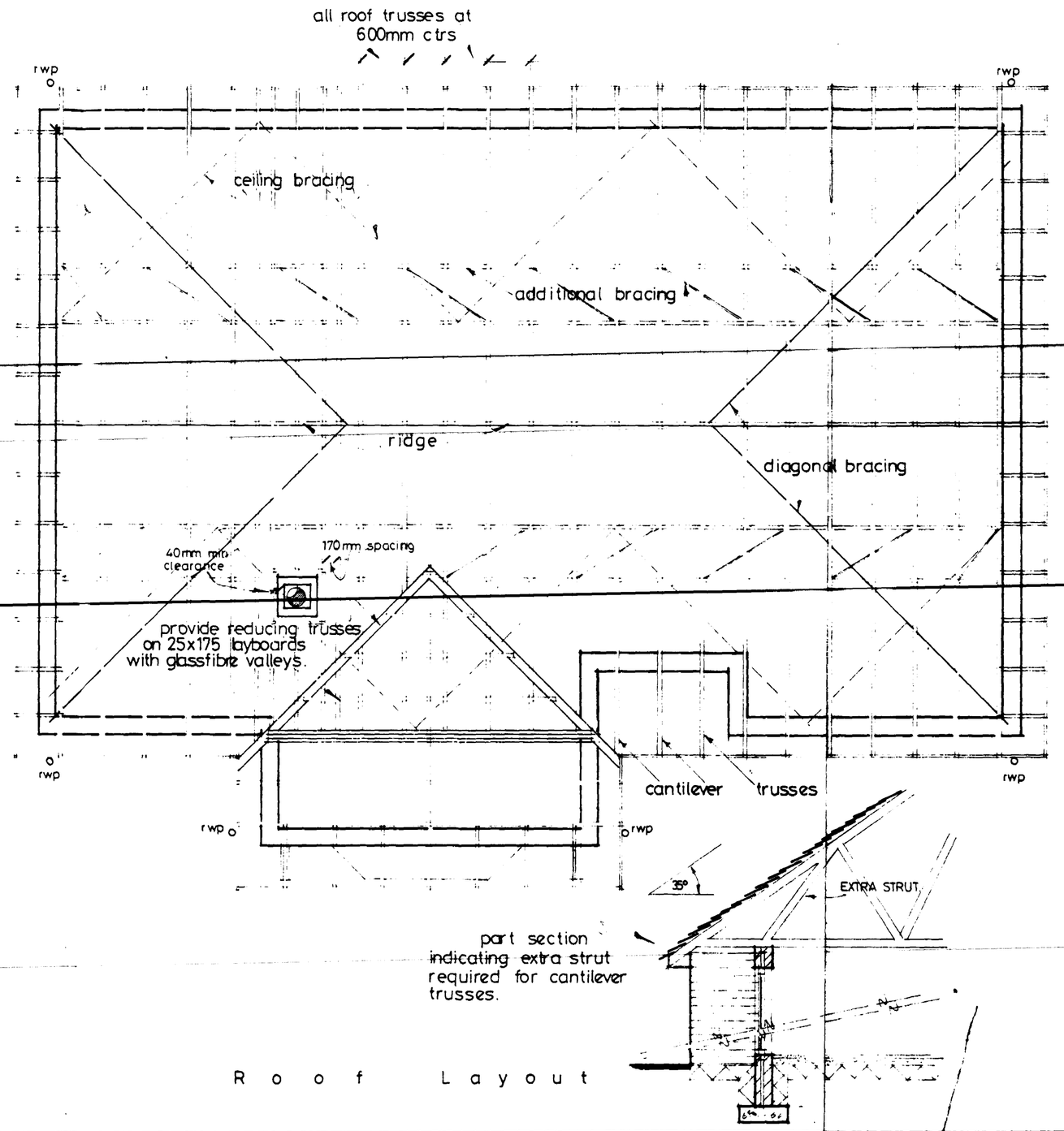
13920 o/a

890 | 2050 (9) | 1002 | 1770 | (8) | 1528 | 1770 | (7) | 1800 | 1770 | (6) | 1340
260 | 3050 | 100 | 3050 | | 100 | 3050 | | 100 | 3950 | | 260



260 | 2890 | 260 | 4250 | 100 | 2152 | 100 | 3648 | 260
550 | 2260 (1) | 340 | 1062 | 2646 (2) | 1062 | 1832 (3) | 1198 | 1770 (4) | 1200
3150 | | | 4770 | | | 1832 | | 4168 |

Ground Floor Layout



part section indicating extra strut required for cantilever trusses.

Roof Layout

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	GARAGE DOOR	UF7070W	L1/S 2700
2	SPLAY WINDOW	SP3/C113C/C313CC/ C113C	L1/S 3000
3	DOOR / SIDELIGHTS FED	18/29/5140F	L1/S 2250
4	WINDOW	C312CC	L1/S 2100
5	WINDOW	C210C	L1/S 1500
6	WINDOW	C312CC	L1/S 2100
7	WINDOW	C312CC	L1/S 2100
8	WINDOW	C310CC	L1/S 2100
9	DOOR / WINDOW	MWC210C26	L1/S 2400
10	WINDOW	C110C	L1/S 1050

ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1100MM LONG

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

SOUTH HOLLAND D.C.
22 JUN 1992
0687/92

Broadgate Builders

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

TITLE
STANDARD DWELLING TYPE

A Z A L E A
PLOT 12, 28, 29, AS PLAN

PHASE 7 HOLLAND PARK
floor- roof plan, section + elevations

DATE 28-FEB-1992 | DRAWN MACKENZIE
DRWG. No 92023-12/28/29 | SCALE 1-100, 1-50

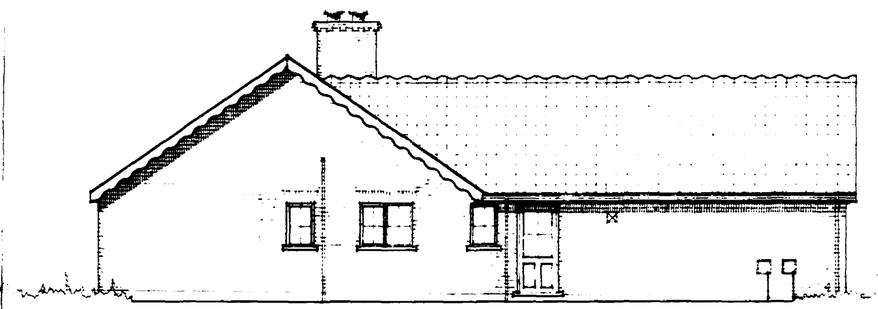
REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS.
CHECK BY

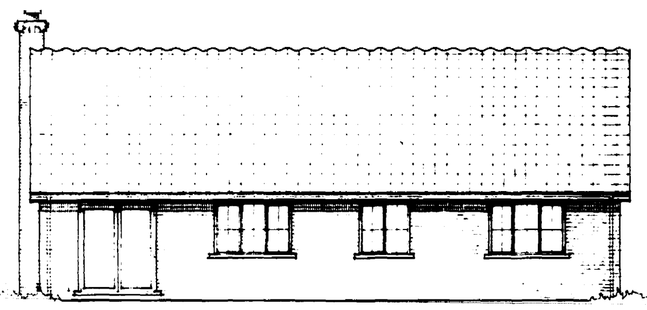
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



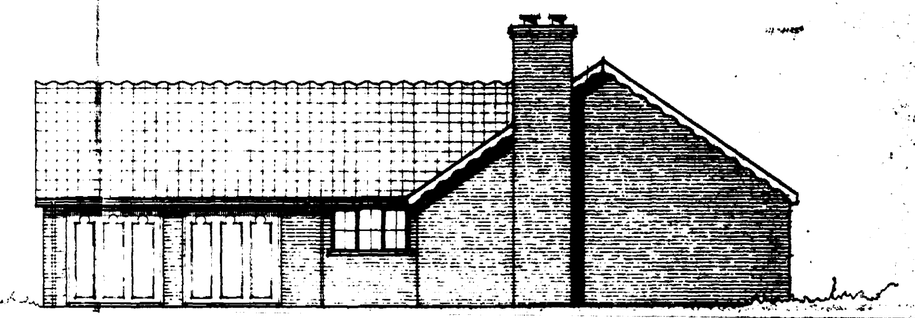
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

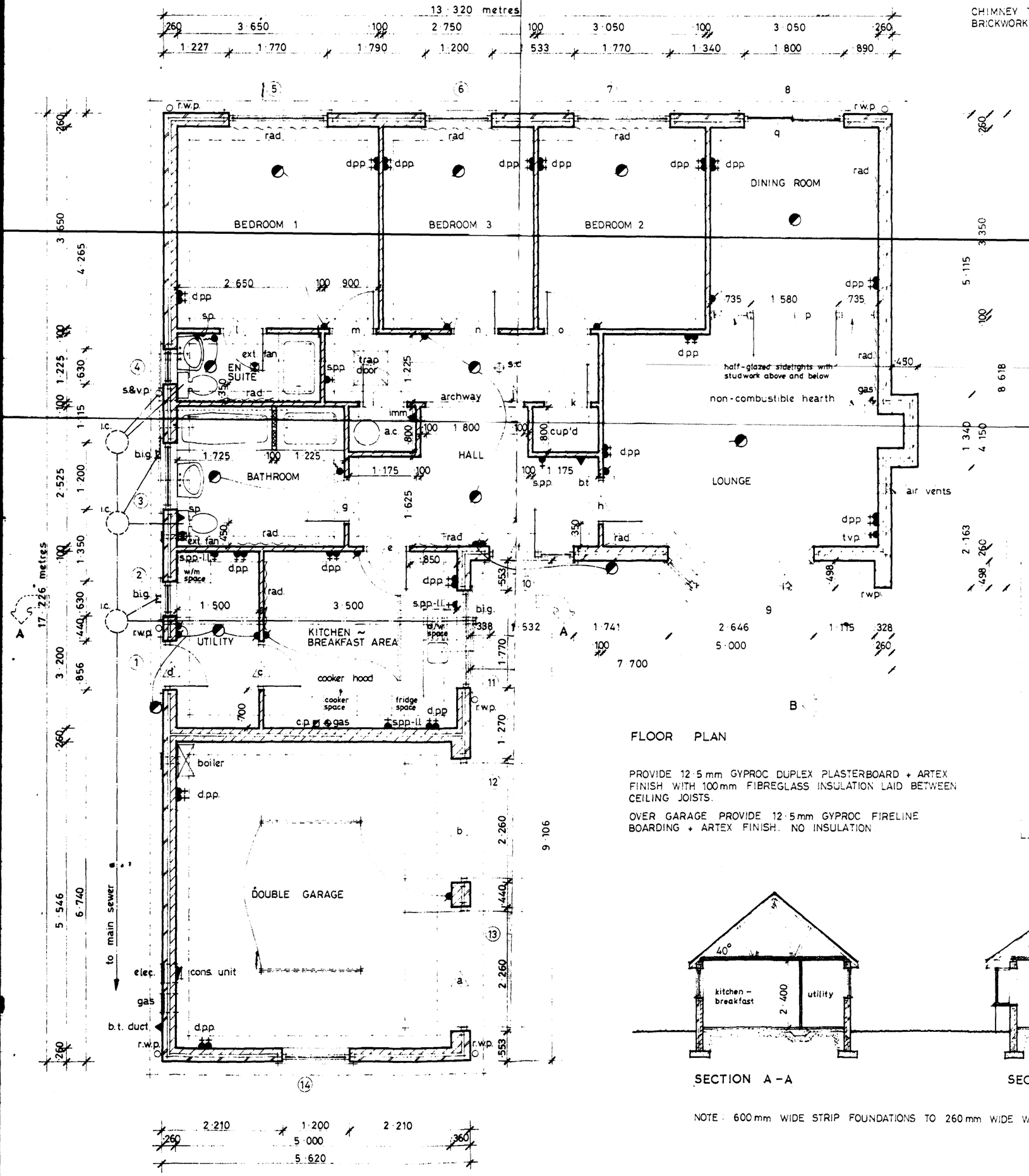


SIDE ELEVATION

CHIMNEY TO TERMINATE WITH 4 no ROWS OF CORBELLED BRICKWORK TOP 2 ROWS TO BE ENGINEERING BRICKS

CHIMNEY TO TERMINATE 600mm ABOVE RIDGE.

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



FLOOR PLAN

PROVIDE 12·5 mm GYPROC DUPLEX PLASTERBOARD + ARTEX FINISH WITH 100mm FIBREGLASS INSULATION LAID BETWEEN CEILING JOISTS.

OVER GARAGE PROVIDE 12·5mm GYPROC FIRELINE BOARDING + ARTEX FINISH. NO INSULATION

INTERNAL LINTEL SCHEDULE

C	I.G. INTERNAL TYPE	–	1200
E	"		"
G	"		"
H	"		"
I	"		"
J	I.G. 100mm BOX BEAM	–	2100
K	I.G. INTERNAL TYPE	–	1200
L	"		"
M	"		"
N	"		"
O	"		"

LINTEL REF: I.G. LINTELS Ltd

METER BOXES
POSITION GAS AND ELECTRIC BOXES AS SHOWN. BOXES TO BE 500mm MIN – 1·00 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

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

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

PATIO DOORS
PATIO DOORS TO CONTAIN NIGHT VENTS OF 10,000 sq. mm

TRAP DOOR
600 x 600 TRAP DOOR ACCESS TO ROOF SPACE

DOOR, WINDOW AND LINTEL SCHEDULE

1.	DOOR	FN26M	IG L1-S 1200
2.	WINDOW	C110C	IG L1-HD 1050
3.	WINDOW	C210C	IG L1-S 1500
4.	WINDOW	C110C	IG L1-S 1050
5.	WINDOW	C312CC	IG L1-S 2100
6.	WINDOW	C212C	IG L1-S 1500
7.	WINDOW	C312CC	IG L1-S 2100
8.	PATIO DOORS	1.8M WIDE	IG L1-S 2400
9.	BAY WINDOW	SP3: 1no C313CC 2no C113C	IG L1-HD 3000
10.	DOOR / SIDELIGHT	FE15329 / SL48F (OPP)	IG L1-S 1950
11.	WINDOW	C310CC	IG L1-S 2100
12.	GARAGE DOOR	UF7070N	IG L1-HD 2700
13.	GARAGE DOOR	UF7070N	IG L1-HD 2700
14.	WINDOW	C213	IG L1-S 1500

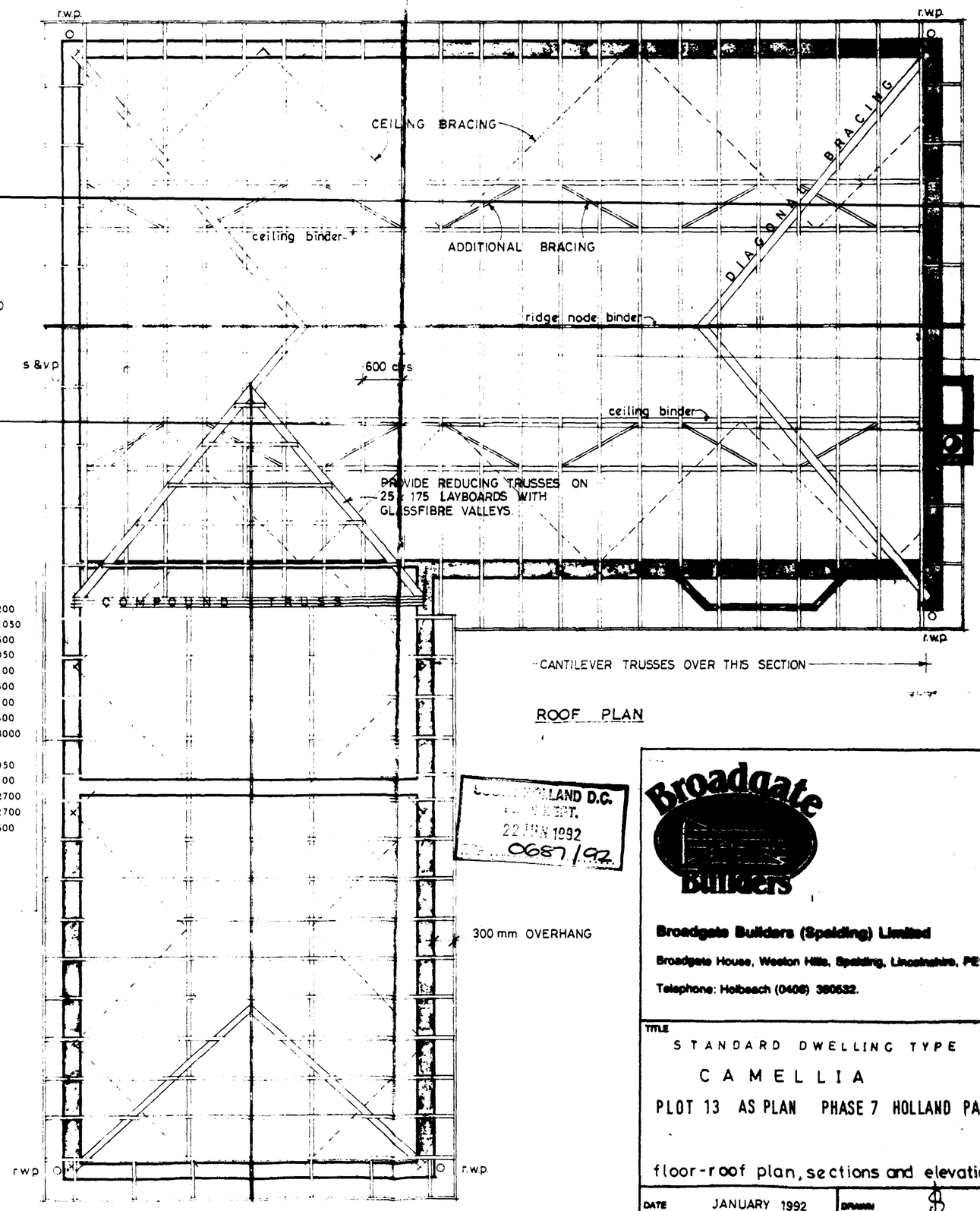
JOINERY REF: BOULTON AND PAUL

ALL WINDOWS TO BE DOUBLE GLAZED

SECTION A–A

SECTION B–B

NOTE: 600mm WIDE STRIP FOUNDATIONS TO 260mm WIDE WALLS.



ROOF PLAN

HOLLAND D.C.
RECEIVED
22 JAN 1992
0687/92

Broadgate Builders

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

TITLE
STANDARD DWELLING TYPE
CAMELLIA
PLOT 13 AS PLAN PHASE 7 HOLLAND PARK

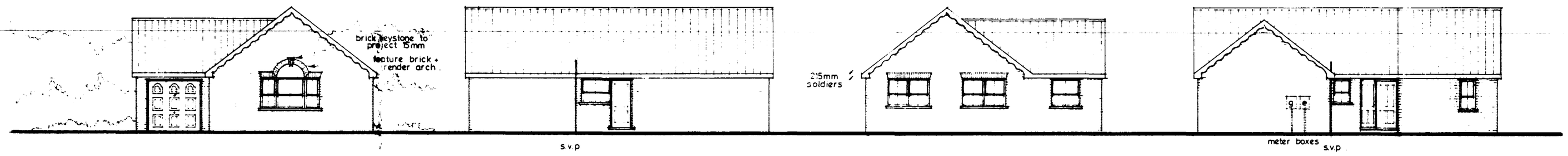
floor-roof plan, sections and elevations

DATE	JANUARY 1992	DRAWN	
DRWG. No.	92023 – 13	SCALE	1·50, 1·100.

REVISIONS	DES.	DATE
A	ROB'S AMENDMENTS.	22·1·92
B	Footprint from Council	24·3·92

PLANNING
BUILDING REGS.
CHECK BY

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Front | Side | Rear | Side

NOTES

Provide 12.5 plasterboard + artex finish with 100mm fibreglass insulation laid between ceiling joists

provide 12.5mm gyproc fireline boarding + artex finish to garage ceiling.

Boiler : Wall mounted gas balance flue boiler (hi level) with durable guard over outlet

Meter boxes : Position gas + electric boxes (as shown) boxes to be 500mm min - 1000mm max above path level consumer unit at high level

Cylinder : 30 gallon foam lagged indirect cylinder with immersion heater (3 kw)

Trap door : to be 600x600 access in roof space

DOOR, WINDOW AND LINTEL SCHEDULE

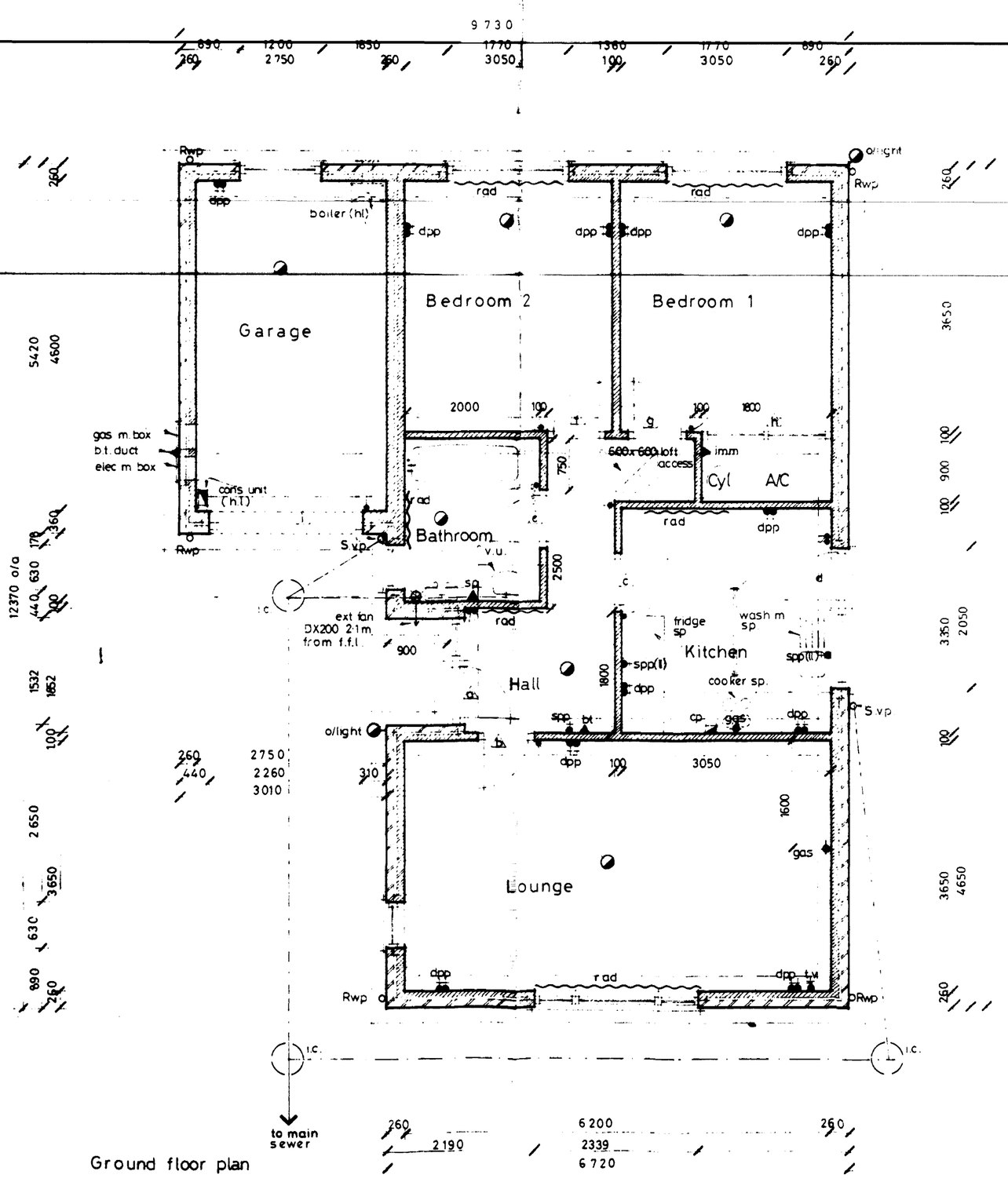
NO	TYPE	REF	LINTEL
1	COMBINED WINDOW	VC113/VC213/VC113	L1/S 2700
2	WINDOW / DOOR	MNVC21026	L1/S 2400
3	WINDOW	VC312	L1/S 2100
4	WINDOW	VC312	L1/S 2100
5	WINDOW	VC212	L1/S 1500
6	GARAGE DOOR	UP7070R	L1/S 2700
7	WINDOW	VC110	L1/S 1050
8	DOOR / SIDELIGHT	PE15328/SL48F	L1/S 1950
9	WINDOW	VC113	L1/S 1050

ALL WINDOW STYLES TO BE : REGENCY STYLE - VERTICAL BAR BOULTON AND PAUL JOINERY

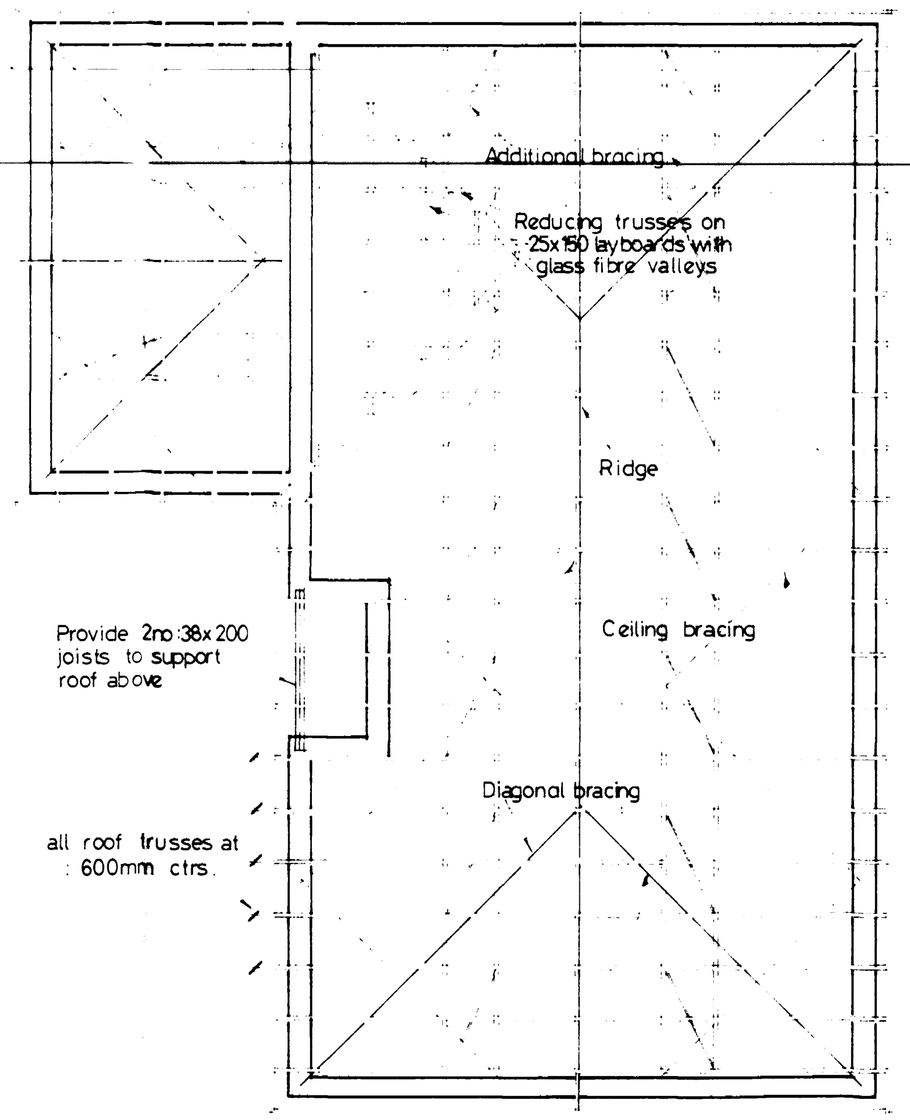
ALL WINDOWS TO BE DOUBLE GLAZED

ALL LINTEL REFS BY I.G. LINTELS

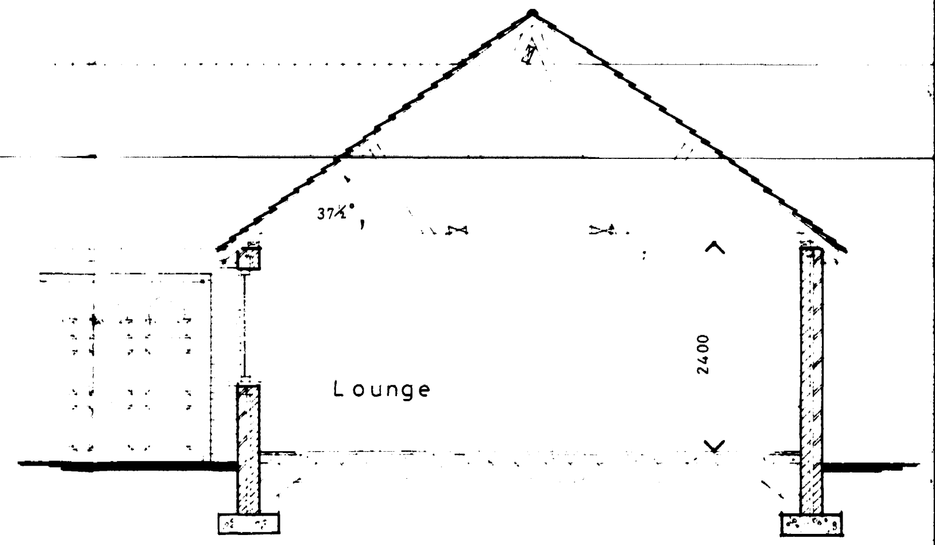
INTERNAL LINTELS TO BE: I.G. INTERNAL TYPE 1100MM LONG EXCEPT REF H



Ground floor plan



Roof plan



Section

Note
600mm footings to bungalow

SOUTH HOLLAND D.C.
PLANNING DEPT.
22 JUN 1992
0687/92

Broadgate Builders

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

TITLE
Standard Dwelling Type

S P R U C E G A T E II
Plot 11a - Phase 7, Holland Park, Spalding.

Floor plans and Elevations.

DATE May - 19 - 1992	DRAWN MBW/DAVIS
DRWG No 92023 / 11a	SCALE 1-100 , 1-50

REVISIONS	DES	DATE	SHEET

PLANNING	BUILDING REGS
CHECK BY	

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