sharman architecture

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Project:	Land at 59 Westlode Street. Spalding. PE11 2AE.
Planning:	Planning conditions.
Date:	22nd August 2026.

Planning permission reference no:
H16-2095-23
Dated 26th MAY 2026

Condition C11:

Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Answer.
Please refer to the following enclosed details.

59 WESTLODE STREET. SPALDING. PE11 2AE

drawing number
WS/07/A

N NE E SE S SW W NW

G1.50
S4.00
H6.00

KO

GATE

EXISTING WALL

LOCKABLE BOLLARD

6382

2250

EXISTING WALL

PUBLIC FOOTPATH

EXISTING BUILDING

EXISTING BUILDING

PLOT 1.2 & 3

LOCKABLE BOLLARD

FIXED BOLLARD

400

2 TAYLOR TYPE BINS

GATE

NO DIG CONSTRUCTION TO THE AREA COVERED BY THE CYCLE STORE

G1.00
S3.00
H10.00

NEIGHBOURS EXISTING WALL

SHADED AREA DENOTES PHASE 2
CONDITIONS APPLICATION FOR THIS PERMISSION
TO BE MADE SEPARATELY.
THIS IS FOR PERMISSION H16-0816-17 & DATED 4TH DECEMBER 2017

STORE FOR 8 NUMBER CYCLES.
SEE DETAILS ENCLOSED

NEIGHBOURS EXISTING WALL

PLOT AND BOUNDARY FENCING AS PER SPECIFICATION NOTE ABOVE

PLOT 7

PLOT 4 & 5

PATIO CONSTRUCTION AS PATHS.
SEE SPECIFICATION NOTE ABOVE

DENOTES EXISTING GROUND LEVELS

EXISTING WALL

PLOT 6

4800

PLOT 8

G1.40
S3.00
H8.00

CYCLE STAND

FINISHED FLOOR LEVEL 5.600
FRA STATED A MINIMUM OF 5.250 ABOVE 0D

18MM GRAVEL INFILL

EXISTING WALL

EXTERNAL FACE OF BRICK AT PLINTH LEVEL

EXISTING DILAPIDATED FENCE REMOVED AND REPLACED WITH AN 1800MM HIGH CLOSE BOARDED FENCE

EXISTING BUILDING
REMOVE IVY CLIMBING UP WALL.
MAKE GOOD ANY NECCESSARY POINTING

18MM GRAVEL INFILL

NEIGHBOURS EXISTING WALL CLEANED AND REPOINTED AS NECCESSARY

G0.80
S3.00
H10.00

FENCE

WALL

EXISTING DILAPIDATED FENCE REMOVED AND REPLACED WITH AN 1800MM HIGH CLOSE BOARDED FENCE

15
10
5
0
SCALE BAR Metres

BOUNDARY FENCING
BOUNDARY FENCING TO THE SITE AND PLOT BOUNDARIES TO BE 1800MM HIGH CLOSE BOARDED FEATHER EDGED FENCING.
GARDEN GATES TO GIVE A CLEAR 850MM WIDE OPENING AND TO BE PROVIDED WITH 1 PAIR OF ANTI LIFT HEAVY DUTY T HINGES, 1 SUFFOLK LATCH & 1 SLIDING BOLT.
FENCE BOARDING TO BE FROM 90MM X 13MM TO 6MM FEATHER EDGED TIMBERS.
ALL FENCING TO BE FROM GREEN TANALISED PRESSURE TREATED TIMBER AND TO BE RETAINED IN THAT COLOUR.
PRESERVATIVE TO GIVE 30 YEARS OF LIFE TO THE FENCE.
FENCING PALINGS FIXED TO 3 ARRIS RAILS CUT FROM 100MM X 100MM TIMBER.
FENCING RAILS SECURED TO 125MM X 100MM CONCRETE POSTS AT 2400MM MAXIMUM CENTRES.
POSTS SET 750MM IN THE GROUND IN 450MM X 450MM PLAIN CONCRETE BASE.

HARDSURFACES
PATHS TO FRONT OF DWELLINGS TO BE 1200MM WIDE AND 900MM TO REAR
PATHS TO BE FROM 600MM X 600MM X 38MM INDIAN STONE PAVINGS
LAID ON 50MM SHARP SAND WITH PORTLAND CEMENT MIXED IN TO THE TOP ON 150MM DOT TYPE 1 GRANULAR FILL ON TERRAM 500 GEOTEXTILE.
FORMATION LAYER TO BE COMPACTED PRIOR TO COMMENCEMENT OF THE WORKS.

LEVEL ACCESS TO BE PROVIDED AT DWELLING ENTRANCES.

BINS ARE STORED TO THE REAR OF THE DWELLINGS IN THE POSITIONS AS SHOWN AND ARE LOCATED ON A HARDSTANDING FORMED FROM PRECAST CONCRETE PAVINGS ON A CONSOLIDATED HARDCORE SUB BASE.
THE BINS ARE TO BE LEFT AT THE BIN COLLECTION POINT ON THE BIN COLLECTION DAYS.

DRAINAGE & SITE LEVELS
REFER TO MTC (INFRASTRUCTURE ENGINEERS) DETAILS

FINISHED FLOOR LEVEL SET BY THE INFRASTRUCTURE ENGINEER IN CONNECTION WITH THE EXISTING DRAIN INVERT LEVEL.

PURPLE TEXT DENOTES EXISTING GROUND LEVELS.

NEW GROUND AND PATH LEVELS WILL BE AS THESE OR LOWER.

HARD LANDSCAPE AND LEVELS PLAN

title: **LANDSCAPING & FENCES**	scale: **1:100 @ A2**	date: SEPTEMBER 2026
contract: **59 WESTLODE STREET. SPALDING.**	revision: A 03/09/2026 PRODUCED FOR PLANNING CONDITION	

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