APPLICATION NO. : H16.1007.92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1007/92 Received:24-SEP-92 Type:FULL

Name: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: 4 bedroom detached house and garage

Location : Plot 1, land east of new distributor road
Holland Park Spalding

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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

4 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

5 The area of land between the existing tree on site and the public highway, as shown on the plan attached to the decision notice, shall be laid to grass and thereafter retained in this condition and no planting or fencing other than that shown on the approved plans shall be carried out.

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

6 Prior to the development being commenced, all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1.2 metres high consisting of chestnut paling firmly secured top and bottom to line wires fixed to fencing posts at a minimum 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when development is completed and building work ceases.

Reason: To safeguard the existing trees during the development.

7 Under no circumstances shall any material, machinery, tools, fuel, etc, be stored, nor any builders huts and the like of temporary/permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are necessitated passing within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall there be a machine dig within the fenced areas.

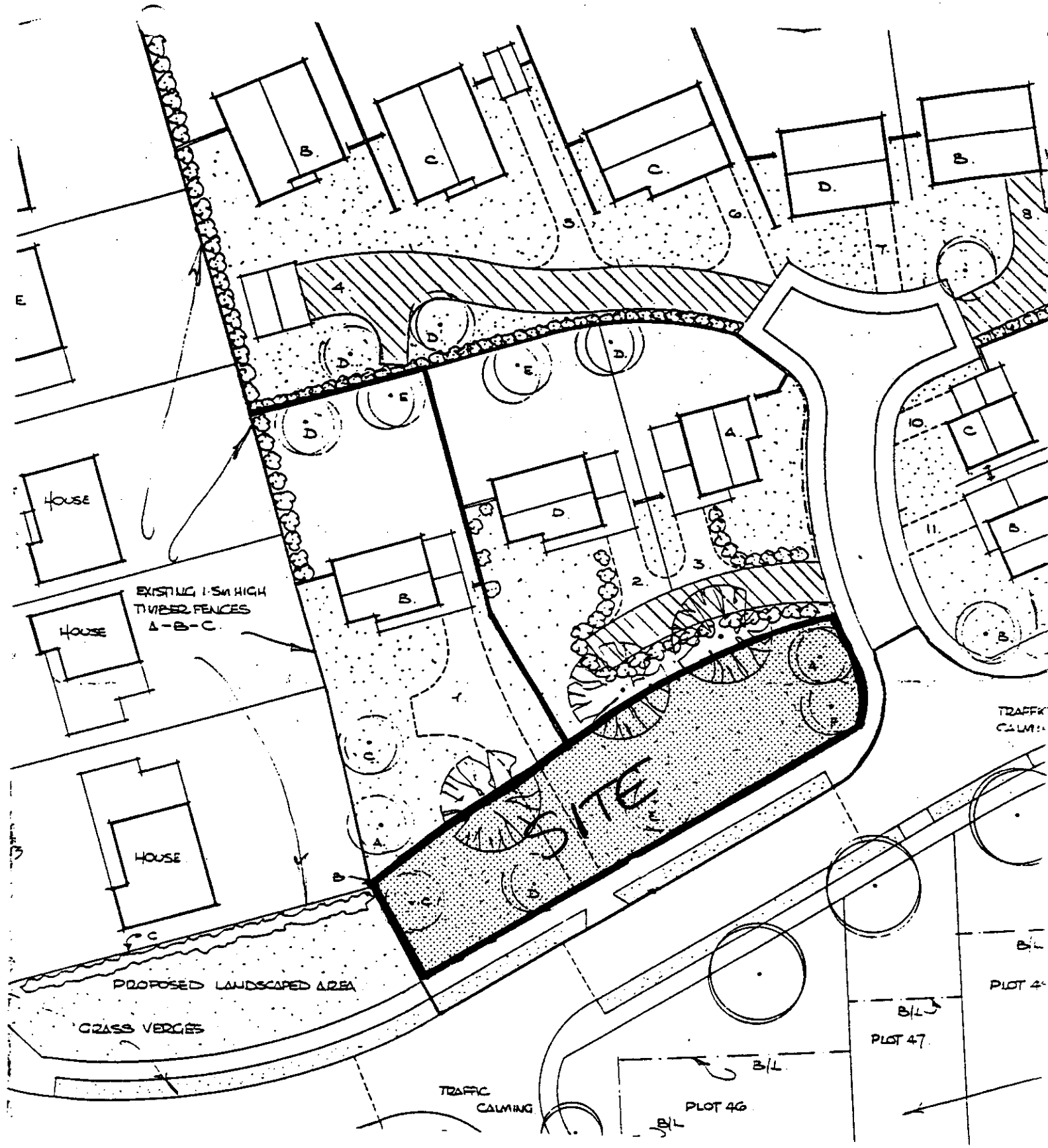
Reason: To safeguard the existing trees during the development.

Director of Planning and Building Control Services
08-DEC-92 H16/1007/92

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)



PLAN ATTACHED
TO DECISION NOTICE

REF. H16/1007/92.

DECEMBER 1992

OFFICE
1684.

APPLICATION ASSESSMENT 1007/92

Notes for Case Officer

Site Inspection

Site features

Inspected by DZ
Date 2/10

Notice posted by DZ
Date 2/10

Accuracy

Other

Sto Backcomb Houses in the Parkway
Screenfence on boundary
Bungalows one way to Rear
3 Mature trees on Frontage.

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed DZ 3/12

DPO Auth from 30/11/92 Sub.

Conditions/Reasons
(continue overleaf)

grant permission

Repeat 6 no conds
From committee Agenda
of 18/11/92.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction:

Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PJM 29-9
1/10

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		.....
Other: Rec. consult NOS: 7-9-10-13 - The Parkway. + Roll. (29/10)	.....	Order No 1/10/92

Case Officer

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110.

Receipt Issued P1703

Date first Rec'd [illegible]92

Registration

Reference H116/1007/92

Cross-Ref R

Date 25-SEP-92

203

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £110.

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 219

OS No's

Grid ref 523650 321790

Ward T

Parish Spalding

Inside IBD Yes

Inside LP area Yes

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref 738

Linked to property

Ref

Planning Records: 1147/91
Earlier apps 885/92.

B Reg Records:
Already submitted - Ref
Request
Requested

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1007/92

Date Registered 24 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P. L. ELY (Contractors) Ltd,
HIGH ROAD, WHAPLODE,
SPALDING, LINCS.

Tel. No. (0406) 340483

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

PLOT No 1,
Land east of new local Distributor Road, Holland Park,
Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

4 Bedroom Detached House + Garage.

Please complete For above,

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110-00. If you consider no fee is payable include a written explanation instead.

Signed R. Kelly Sales Manager Date 23/9/92

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: One.

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

B. Please state size of any new structure:- (a) max. height: Please Consult the plans enclosed. metres

(b) max. length: metres

(c) max. width: metres

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

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.
Vacant land with outline Res. Dev. Consent

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: Un-known
Will there be —
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? One Garage.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Soakaways.

B. For estate developments, please state how highway surface water will be disposed of: N/A.

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.	N/A	→ Date: Consultee(s): N/A.
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.

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 R. KELLY Sales Manager, (Applicant/~~Agent~~) Date 23/9/92

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 R. KELLY Sales Manager. ~~Applicant~~/Agent) Date 23/9/92

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 N/A.

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 .....

849. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H23/0507/92 Mr & Mrs G Fletcher	Retention of dwelling without complying with agricultural occupancy condition (previous permission EE 76/74) at "Treetops", Millgate Road, Whaplode St Catherine.

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H09/0799/92 Mr & Mrs K Storey	Double garage and garden store at 33 North Parade, Holbeach.

(To enable the Director of Planning and Building Control Services to submit a report to a future meeting formalising the reasons for refusal.)

(Councillor T.G.M. Tyler declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H12/0881/91 D J Mountain	Retention of dwelling without restricted occupancy condition (H12/0649/86) at Lutton Gowts, Long Sutton.

(To enable the Director of Planning and Building Control Services to consider further representations from the applicant, and to report thereon to a future meeting.)

H07/0383/92 G H Miller	O.A.	Residential development at Mole Drove, Gedney Hill.

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

H23/0785/92 Metfield Estates Ltd	19 dwellings comprising of 5 bungalows, 4 detached and 10 semi detached houses including associated access road at Cob Gate, Whaplode.

(To enable the Plans Sub-Committee to consider the proposal in greater detail and determine the application.)

H16/0925/92 Mr N & Mrs W Revill	Dwelling and garages at Cowbit Road, Spalding.

(To enable the Director of Planning and Building Control Services to consider further information now received, and to submit a further report to a future meeting.)

H16/1007/92 P L Ely (Contractors)	House and garage at Plot 1, East: new local distributor road, Holland Park, Spalding.

(To enable the Plans Sub-Committee to consider the proposal in greater detail in conjunction with application references H16/1010/92, H16/1011/92, and further applications now received in respect of adjoining land.)

APPLICATION REFERENCE: H16/1007/92 DATE RECEIVED: 24 September 1992

APPLICANT: P L Ely (Contractors)
High Road
Whaplode
Spalding
Lincolnshire

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Full

DESCRIPTION: Four-bedroomed detached house and garage

LOCATION: Plot 1, East: new local distributor road, Holland Park, Spalding

APPLICATION REFERENCE: H16/1010/92 DATE RECEIVED: 24 September 1992

APPLICANT: P L Ely (Contractors)
High Road
Whaplode
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Link detached three-bedroomed houses with garages

LOCATION: Plots 12 and 13, East: new local distributor road, Holland Park, Spalding

APPLICATION REFERENCE: H16/1011/92 DATE RECEIVED: 24 September 1992

APPLICANT: P L Ely (Contractors)
High Road
Whaplode
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Two-bedroomed detached bungalow and garage

LOCATION: Plot 14, East: new local distributor road, Holland Park, Spalding

Ward Member: In relation to all applications - Is this the best road layout we can achieve? If not please send to Committee; if so, I agree you can deal with.

County Highways: Request conditions.

Public Objections: H16/1007/92 - Expires 19 November - Any response will be reported.

PREVIOUS DECISIONS
H16/1147/91 - Outline - Residential development - Permission Granted.

PLANNING ISSUES

1 Main issue is whether the layout is acceptable for this location given that it will establish the pattern for the remainder of the development.

CONCLUSIONS

1 The applications are for four plots of a larger development site off Hawthorn Bank. Other applications for the remainder of the development have been submitted and should be reported to the next Committee Meeting on the 8 December 1992. The total development will comprise fourteen houses and bungalows. Permission for the estate road into the site has already been granted.

2 The development recognises the existence of three mature trees within the larger site and will ultimately comprise a mix of dwelling types. The orientation of the dwellings around the existing trees will result in an 'open feel' to the development. The bungalow on Plot 14 takes account of the existence of the adjacent Commercial Access Road, and screen fencing is proposed to afford protection to the amenities of future occupants.

3 It is considered that the developments now proposed are appropriate for this estate location.

RECOMMENDATION

H16/1007/92 - Director of Planning be authorised to grant permission providing no objections are received before the expiration of resident consultations, subject to the following conditions:

1 SC27 - (implementation of planting).

2 B22 - (access and turning space to accord with application).

3 C2(a)- (road construction).

4 The area of land between the existing tree on site and the public highway, as shown on the plan attached to the decision notice, shall be laid to grass and thereafter retained in this condition and no planting or fencing other than that shown on the approved plans shall be carried out.

5 Prior to development being commenced, all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1.2 metres high consisting of chestnut paling firmly secured top and bottom to line wires fixed to fencing posts at minimum 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when development is completed and building work ceases.

6 Under no circumstances shall any material, machinery, tools, fuel etc be stored, nor any builders huts and the like of temporary/permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are necessitated passing within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall there be a machine dig within the fenced areas.

Reasons

1 Standard.

2 B21.

3 Standard.

4 In the interests of maintaining the visual amenities of the locality.
5&6 To safeguard the existing trees during the development.

H16/1010/92 - Grant Permission.
1 SC21 - (landscaping scheme).
2 SC27 - (implementation of planting).
3 B22 - (access and turning space to accord with application).
4 C2(a)- (road construction).

Reasons
1 Standard.
2 Standard.
3 B21.
4 Standard.

H16/1011/92 - Grant Permission.
1 SC27 - (implementation of planting).
2 B22 - (access and turning space to accord with application).
3 C2(a)- (road construction).
4 The fences shown on the submitted plans shall be constructed before the dwelling is occupied.

Reasons
1 Standard.
2 B21.
3 Standard.
4 In the interests of the amenities of future occupants.

BRIAN SMITH D 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

Ensure Plot 1 on decision notice please

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1007/92

Type: FULL

Applicant: P L Ely (Contractors) Ltd
Tel: 0406 370483

Agent: P L Ely (Contractors) Ltd
0406 370483

Description: 4 bedroom detached house and garage

PLOT 1

Location: Land east of new local distributor road
Holland Park
Spalding

Valid date: 24-SEP-92
Target dates:
To case officer 29-SEP-92
Inspected by 04-OCT-92
Extra contacts 09-OCT-92
Report if not clear by 29-OCT-92

Terminal date: 19-NOV-92
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier 11 The Parkway		29-OCT-92	19-NOV-92
Owner/Occupier 7 The Parkway		01-OCT-92	22-OCT-92
Owner/Occupier 9 "		"	"
Owner/Occupier 10 "		"	"
Owner/Occupier 13 "		"	"
Cllr C F Fisher	0775 725983	01-OCT-92	15-OCT-92
Cllr Mrs A M Newton	0775 762210	01-OCT-92	15-OCT-92
Cllr R C West	0775 760231 (Of	01-OCT-92	15-OCT-92
Site/Press Advert MIN		~~06~~ 2-OCT-92	~~27~~ 23-OCT-92

L.C.C. - Obs Attached [illegible] 8/10/92

QUALITY HOMES Ely

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref: H16/1007/92 H16/1010/92,H16/1011/92 | Our Ref: RKE/EW/HP-P | Date: 23rd November, 1992.

Dear Sir,

Reference: Plots 1, 12/13 & 14 Holland Park, Spalding.

Further to the above, separate, full applications for above and the agenda for Planning Committee (page 40) on 18th November.

In response to the decision to go to sub-committee on 30th November for reasons not made apparent to me when I telephoned today.

Please ensure that the sub-committee are aware that the road layout is already approved under H16/0885/92 granted on 6th October.

I ask you to point this out bearing in mind that ward members abbreviated comments reguarding road layout mentioned on the above document. Strictly speaking the road layout is NOT part of any application now being considered.

As previously pointed out to you we expect to start work on the Road for adoption, very soon in order to ensure continued employment for our roadworks team. A Bond and adoption agreement under the Highway Act should become effective any time now.

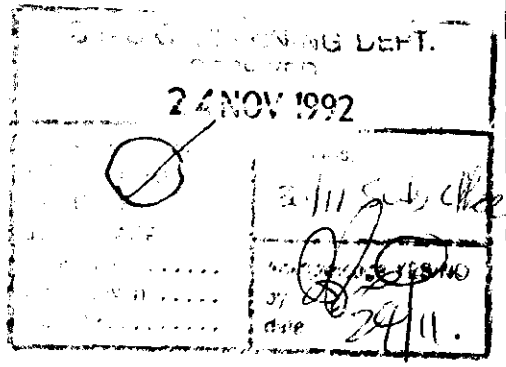
Yours faithfully,
for P. L. Ely (Contractors) Limited

P. L. Ely
Director

Late Com ola
DE 25/11

The Director of Planning & Building Control Services,
South Holland District Council,
SPALDING.

BY HAND



Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

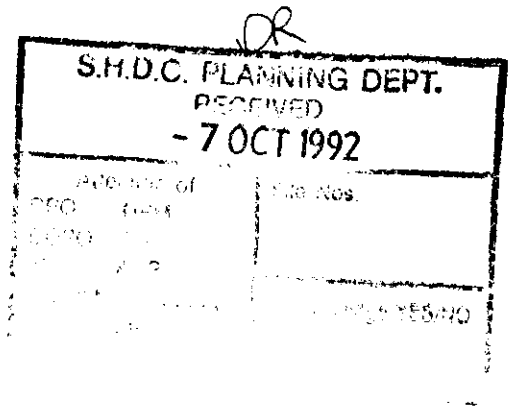
John Honnor
General Manager

Our Ref. SWP/TF/P/S/13
Your Ref.

This matter is
being handled by
Stan Pywell

5th October, 1992

Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.



Dear Sirs,

Planning Application Ref. H16/1007/92, H16/1010/92
and H16/1011/92 - Residential Development
Holland Park - P.L. Ely (Contractors) Ltd.

I refer to the above planning applications and to the Holland Park site.

Surface water may be discharged into the Board's Hall Drain which was piped under early phases of the development of this site.

The Board's consent will be required to discharge surface water and this is conditional on the payment of the appropriate development contribution to cover the cost of further improvements downstream.

The contribution is at present assessed at £ 27,384 + V.A.T. per impervious hectare.

Yours faithfully,

Senior Engineer.

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: H16/1007/92

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: 4 bedroom detached house and garage

Location: Land east of new local distributor road
Holland Park Spalding

Type: FULL

Date received: 24-SEP-92

01-OCT-92

Dear Cllr Mrs A M Newton

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 11-OCT-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs A M Newton
234 Pennygate
Spalding
Lincs
PE11 1LN

I request that this application be considered by Planning Committee, because

Is this the best road lay-out we can achieve? If not please send to Committee.

Signed: If so, I agree you can deal with

AMN

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 OCT 1992

Attention of
DPO NHM
DOPO BS
JO ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

BRIA.. 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: H16/1011/92

Applicant: P L Ely (Contractors) Ltd.
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd.
High Road
Whaplode
Spalding
Lincs

Description: 2 bedroom detached bungalow and garage

Location: Plot 14, Land east of new local distributor road, Holland Park Spalding

Type: FULL

Date received: 24-SEP-92

01-OCT-92

Dear Cllr Mrs A M Newton

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 11-OCT-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

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Director of Planning and Building Control Services

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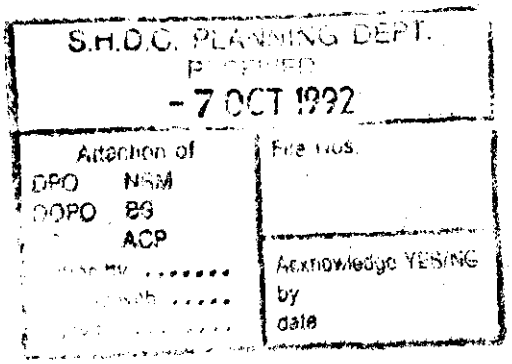
234 Pennygate
Spalding
Lincs
PE11 1LN

I request that this application be considered by Planning Committee, because

Signed:



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: H16/1010/92

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of two dwellings with linked garages

Location: Plots 12 & 13, Land east of new local distributor road
Holland Park Spalding

Type: FULL

Date received: 24-SEP-92

01-OCT-92

Dear Cllr Mrs A M Newton

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D J ROBERTS

As applications can be determined under delegated powers in many cases, please let me know by 11-OCT-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs A M Newton
234 Pennygate
Spalding
Lincs
PE11 1LN

I request that this application be considered by Planning Committee, because

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 OCT 1992

Attention of	File Nos.
DPO NRM	
DOPO BS	
IC ACP	
... by	Acknowledge YES/NO
... with	by
.....	date

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/1007/92.

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. Address or location
(Plot 1) Holland Park, Spalding (624's).

3. Name, classification and number of road
U C

4. Date application referred 8-10-92.

5. State whether outline, detailed application etc.
Full C.

6. Description of proposed development/change of use including access details
(Plot 1) Detached House & Garage

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: 8-10-92. Signed: [signature]
Director of Highways and Planning

SEARCH RECORD ESTATES ETC.

Estate Name: Holland Park
Address: Off Horseshoe Road, Spalding

Main Developer: Broadgate Builders Ltd

Streets: Delft Court, Hague Court, Rembrandt Way, Van Gogh Drive, Amsterdam Gardens, Leiden Fields, The Parkway The Wyke & The Wende, Amstel Close, Aalsmeer Rise, Haarlem Court, Breda Court, Limburg Drive, Heren Place

SUMMARY OF PLANNING REGISTER

Reference	Applicant	Description	Decision	Plots Affected
H16/1126/91	Broadgate Bldrs	Res Dev 30 Dwells (Off Aalsmeer Rise)	Consent 7.2.92	52-81 Phase 7
H16/1147/91	P L Ely	Res Dev (Outline)	Consent 11.12.91	
H16/0157/92	Broadgate Bldrs	Revised Scheme Erect Detached Houses & Bungalows	Consent 26.3.92	10a-29 Phase 7 Aalsmeer
H16/0427/92	Broadgate Bldrs	Revised Scheme Six Detached Houses	Consent 7.4.92	21A-26 Phase 7 Aalsmeer
H16/0484/92	Broadgate Bldrs	Detailed design for surface water run-off (Condition 7 H16/1126/91)	Consent 10.6.92	52-81 Phase 7
H16/0496/92	Broadgate Bldrs	Details of acoustic fence, rear of plots 67-72 (Condition 3 H16/1126/91)	Consent 8.6.92	52-81 Phase 7 Aalsmeer
H16/0564/92	Broadgate Bldrs	External materials	Consent 22.6.92	10A-21 27-29
H16/0578/92	Broadgate Bldrs	Ext	Consent 6.7.92	3 Phase 7 Aalsmeer
H16/0687/92	Broadgate Bldrs	3 Detached Bungalows	Current Application	11a,12 & 13 Phase 7 Aalsmeer

SEARCH RECORD ESTATES ETC.

Estate Name: Holland Park
Address: Off Horseshoe Road, Spalding

Main Developer: Broadgate Builders Ltd

Streets: Delft Court, Hague Court, Rembrandt Way, Van Gogh Drive, Amsterdam Gardens, Leiden Fields, The Parkway The Wyke & The Wende, Amstel Close, Aalsmeer Rise, Haarlem Court, Breda Court, Limburg Drive, Heren Place

SUMMARY OF PLANNING REGISTER

Reference	Applicant	Description	Decision	Plots Affected
H16/0919/92	Broadgate Bldrs	Res Dev comprising two linked-detached houses	Current Application	10a & 11 Phase 7
H16/0885/92	P L Ely	Collector road to serve development with footways	Current Application	

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/1007/92/A1 Date Received: 05 01 93

Applicant: P L Ely (Cont) Ltd
High Road
Whaplode
Spalding
Lincs

Agent:

Description of Original Development: 4 bedroom detached house and garage

Location: Land East of New Local Distributor Road, Holland Park, Spalding

Amendment Submitted: Amendment to brickwork

21 January 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H16/1007/93/AM

Date registered 05 JAN 1993 PU

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Please complete

EARLIER APPLICATION No.

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

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.
State whether amendment has been requested by the Council ☐

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

QUALITY HOMES Ely

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
	RKE/EW/HP-P	5th January, 1993.

Dear Sir,

Reference: Holland Park Spalding

Further to Planning Consent being granted on the 14 dwellings at above we would like to use some brickwork features as indicated on the duplicate plans enclosed for your file.

Our approach is that we hope you are able to write back noting this minor revision to the approved plans as has been the case on previous occasions.

Please find enclosed some photographs showing some of the features now proposed.

Enclosed: 2 plans for each of the following files

Plot 1	H16/1007/92 - G
Plots 2 & 3	H16/1092/92 - G
Plots 4, 5 & 6	H16/1115/92 - G
Plots 7, 8 & 9	H16/1114/92 - G
Plots 10 & 11	H16/1078/92 - G
Plots 12 & 13	H16/1010/92 - G
Plot 14	H16/1011/92 - G

The Bricks to be used are shown on the schedule on the approved site layout.

A photocopy of this letter for each file is also enclosed.

Yours faithfully,
P. L. Ely (Contractors) Limited

R. Kely

Richard K. Ely
Sales Manager & Designer

SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1993
REF ..... Ack. KL

The Director of Planning Building Control Services,
South Holland District Council,
Spalding.

Enc.

BY HAND

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: H16/1007/92/A2 Date Received: 18-FEB-93

Applicant: P L Ely (Contractors) Ltd Agent:
High Road
Whaplode
Spalding
Lincolnshire
PE12 6TG

Description of Original Development: Four-bedroomed detached house and garage

Location: Plot 1, East of Hoekman Way, Holland Park, Spalding

Amendment: Amended site layout and location plans

22 February 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

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

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

Yours faithfully

Director of Planning and Building Control Services

amd. 2

PLANNING AMENDMENT

For office use only

Application No. H16/1007/92/AR

Date registered 18 FEB 1993

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ELY

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

East of Hookman Way, Spalding PLOT 1

Please complete

EARLIER APPLICATION No.

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

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

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As ***NOW PROPOSED***, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

QUALITY HOMES Ely

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
H16/1007/92	RKE/EW/HP-P	18th February, 1993.

Dear Sir,

A/2

Reference: Holland Park Spalding
14 Plots East of Hoekman Way
H16/1007/92 - Plot 1

Further to your Authority's Full Planning Consent for above. As you may be aware the original site layout was drawn based upon a survey plan provided by Broadgate Builders and prior to the installation of Hoekman Way.

Having started the road approved separately under H16/0885/92 (and hence set out the plots) it has become apparent that the original plans are in-accurate in some respects.

We have therefore instigated our own survey and now enclosed an amended site layout for each file above.

We would appreciate a letter by reply assuming you are happy for development to proceed in accordance with the enclosed.

Yours faithfully,
P. L. Ely (Contractors) Limited

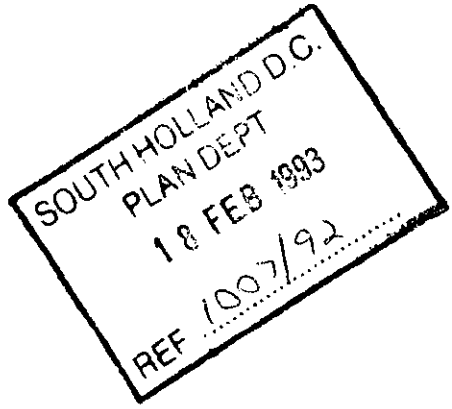
R. Kely

Richard K. Ely
Sales Manager & Designer

Attn: Mr B. Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
SPALDING.

Enc.

BY HAND





Indented Quoins in Contrasting Brick



Front view showing Soldiers over windows



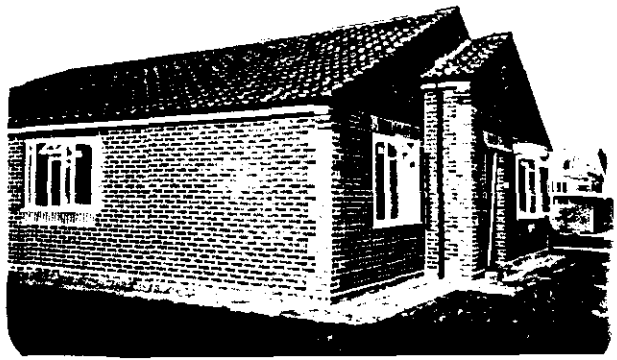
"Diamond" Feature

P.L. Ely (Contractors) Ltd

Brickwork Features.

SOUTH HOLLAND D.C.
REF 1007/97

Overall view.





Indented Quoins in contrasting Brick



Front View showing Soldiers over windows



"Diamond" Feature.

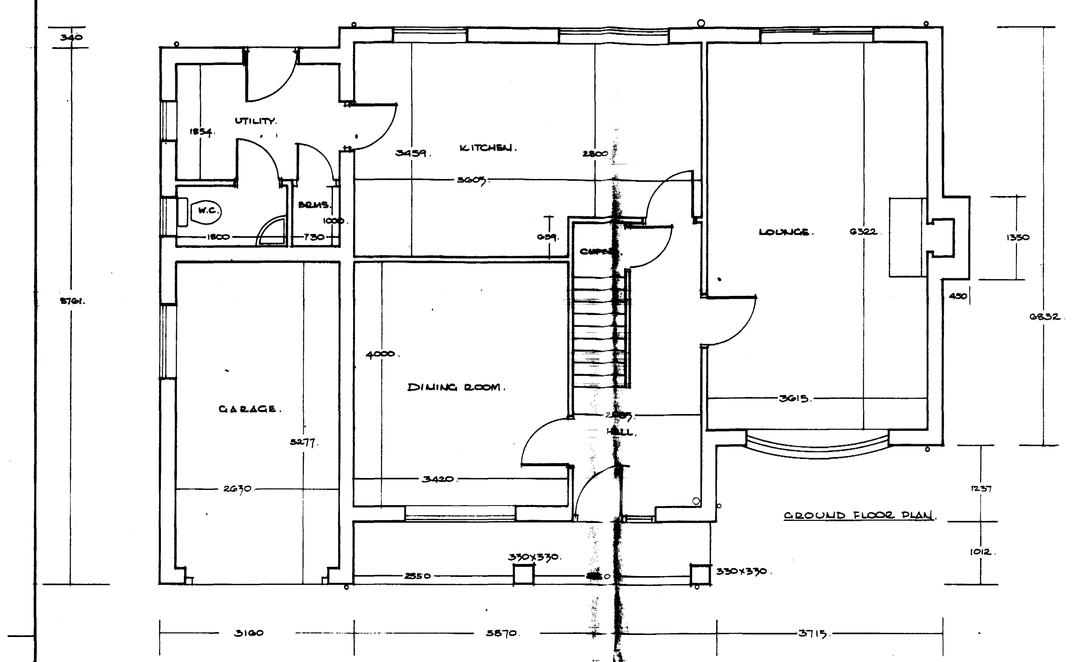
SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1988
REF 1007/88

P.L. ELY (Contractors) LTD

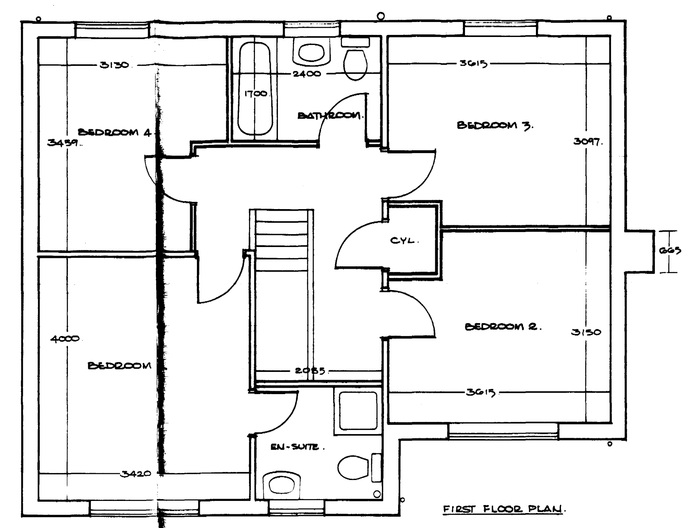
Brickwork Features.

Overall View





GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

SOUTH HOLLAND D.C.
PLANNING
24 SEP 1992
REF 100792



ELEVATIONS: FRONT SIDE REAR SIDE.

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT:
OXFORD TYPE 4 BEDROOM HOUSE
SINGLE GARAGE.
HOLLAND PARK SPALDING.
PLOT 1 OPP THIS.

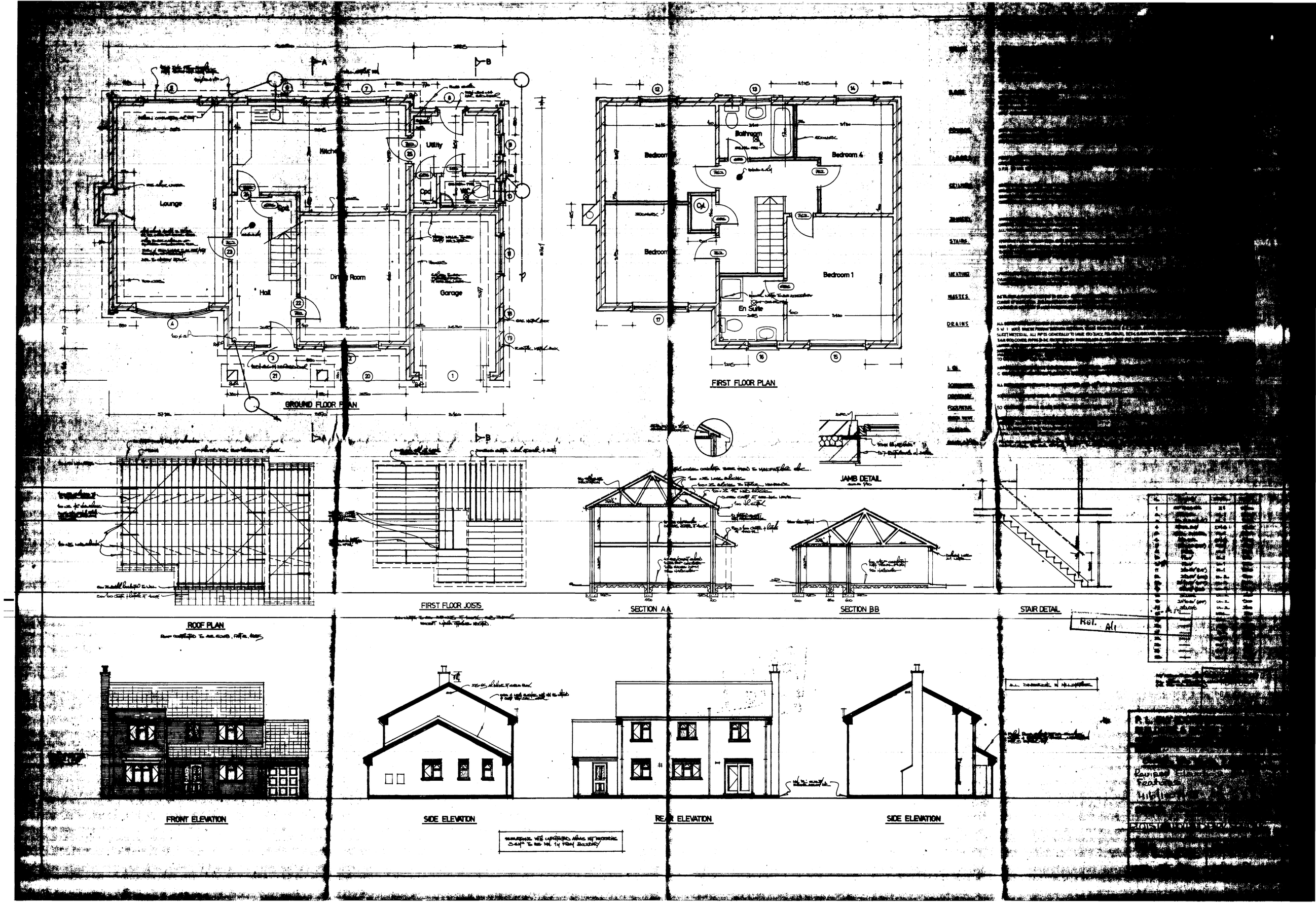
DRAWINGS: FULL.

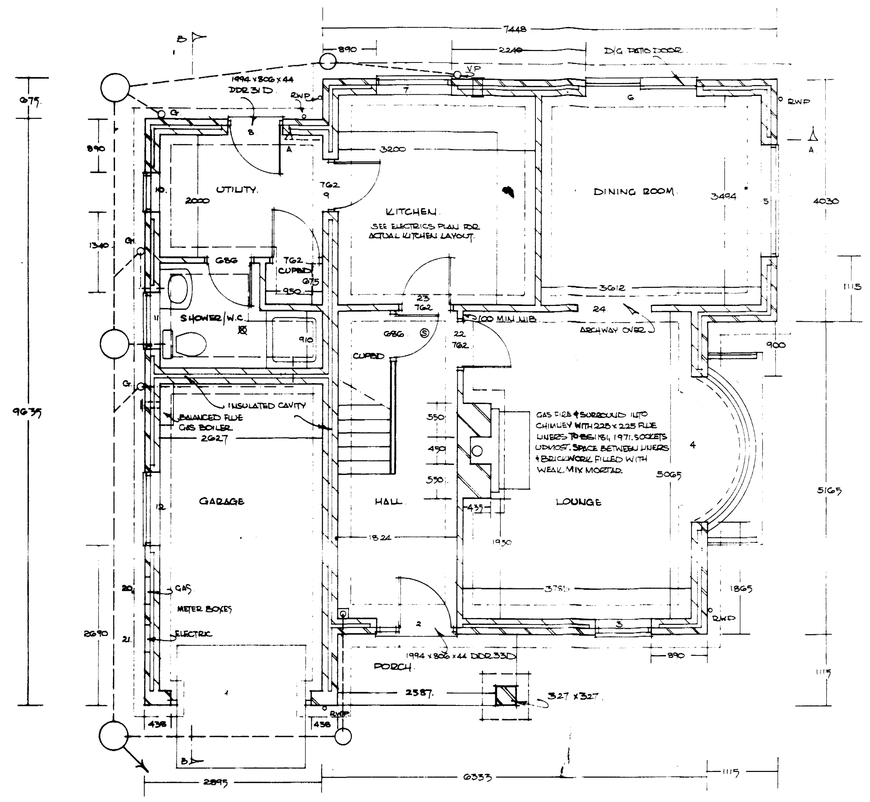
SCALES: 1/50 1/100.

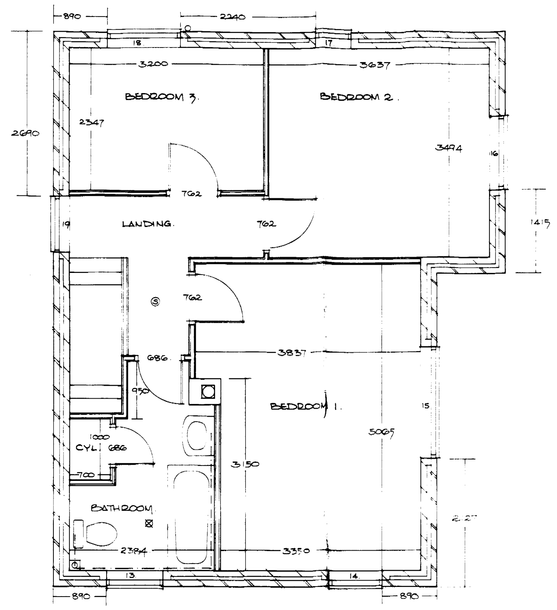
DESIGN/PLAN No: 366.

DATE: AUGUST 1992.

DRAWN: DLE.

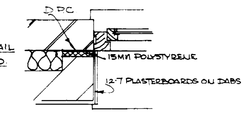

Lounge
Kitchen
Utility
Dining Room
Hall
Garage
GROUND FLOOR PLAN
Bedroom
Bathroom
Bedroom 4
Bedroom
Bedroom 1
En Suite
FIRST FLOOR PLAN
JAMB DETAIL
ROOF PLAN
FIRST FLOOR JOISTS
SECTION AA
SECTION BB
STAIR DETAIL
FRONT ELEVATION
SIDE ELEVATION
REAR ELEVATION
SIDE ELEVATION





No	ITEM/DESIGN	LINTEL	LENGTH
1	UP TO 2600 H.D.	2U	2100
2	FB 2.5 TE (DP)	UL1	1650
3	2M/2.0CV (DP)	UL1	1800
4	PWV	UL1/2	2700
5	3.1 E CWL	UL2	2400
6	—	UL2	2400
7	2.0CV (DP)	UL1	1800
8	FWS	UL2	1200
9	—	UL1	1200
10	1.0 W	UL1	900
11	2.1 CW W	UL1	1800
12	2.1 D CV (DP)	UL1	1800
13	2M/2.0CV (DP)	UL1	1800
14	2M/2.0CV (DP)	UL	1800
15	3.6 D.C.	UL2	2700
16	2.0CV (DP)	UL2	1500
17	1.8 V	UL1	900
18	2.0CV (DP)	UL1	1800
19	BAY/OGEE	UL2	2200
20	—	VTB1	750
21	—	VTB1	750
22	—	EW1	1200
23	—	EW1	1200
24	ARCH/WAY.	SW	1950

1 = 2850 ALTS TO PORCH
BAY WINDOW TO BE CAVITY/SCAMS/V.V.V/SCOPE
ALL LINTELS MIN 150 BAND BEARING



CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 102½ FACING BRICKS. CAVITY INSULATED WITH CI. 5618.1, FULLY STRENGTH BONDED BRICK, THREE LEVELS TO BE 300 LYING THE SMALL BLOCKS PLASTERED TWO COAT INTERNALLY. WALLS TWO STOREYS HIGH. BRICKWORK 200 HORIZONTALLY AND VERTICALLY EVERY 3.0m BY 3.6m. ALL GORDIAN LINTEL LINTELS INDICATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYING. INTERNAL BLOCKS PLASTERED TWO COAT OR 12.5 D PLASTERBOARD WITH SKIM FINISH. D.P.C. TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BENCH CONCRETE WITH 3 D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & BANDED CEMENT STRIPS AT EAVES LEVEL TO AVOID INTERNAL BRIDGING

ALL RAG SLATE BELOW D.P.C. TO BE MIN 'L' QUALITY

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 LEGGLAP ON 38 x 25 TORRETED S.W. BATTENS ON TYPE 'F' ROOFING FELT LAPPED 150 LAPS IN EACH DIRECTION

EAVES/VERGES FIRE-RESISTANCE CEILING: 100x47 TIMBER AT 450 CENTRES STRAPPED AT VERGES @ EVERY THIRD, LEVELLED AND 12.5 PLASTERBOARD WITH 30 x 5 m.m. GALVANISED STRAPS 1200 LONG WALL PLATES 100 x 25 FASCINGS & FASCI ROOF ALL AS DETAILED CONSTRUCTED TO BS. 5268 PT 3: 1985 LONG EAVES TILE ABOVE TO BE EQUIVALENT TO 600 D.E. GUTTER & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C.15 P CONCRETE (OR CO.P MIX) DESIGNED BY ENGINEER (SEE CONSTRUCTION DETAILS) 600 WIDE x 225 DEEP UNDER CAVITY WALLS, 450 x 225 UNDER PARTY OR INTERNAL LOAD BEARING WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA. PIERS OR PILES WHERE DETERMINED ON SITE WITH 3 N D.C. BUILDING INSPECTOR. GOOD CLEAN CONCRETE TO BE USED IN ALL FOUNDATIONS. 225 DEEP STRIP FOOTINGS UNDER INTERNAL NON-LOAD BEARING PARTITIONS. 600 x 225 FOUNDS LAID AT 2.0 DEEP BELOW NATURAL GROUND LEVEL UNDER PARTITION WALLS

FLOORS FIRST FLOOR TO BE 19 T & G CHIPBOARD FLOORING GRADE CHIPBOARD (TYPE 4/IN HOUSE DESIGNED) ON 50 x 200 JOISTS AT 400 CENTRES. 50 x 200 JOISTS TO BE SUPPORTED ON 100 x 100 TIMBER WALL PLATES ON 100 THICK BLOCKWORK WALLS. GROUND FLOOR CEILINGS TO BE 12.5 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. ALL TO HAVE ARTEX FINISH

GROUND FLOOR CEILINGS TO BE 12.5 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. ALL TO HAVE ARTEX FINISH

MIN 150 FIBREGLASS INSULATION TO ROOFSPACE MIN 50 VENTILATION GAP & ROOF INSULATION AT EAVES. ROOFSPACE VENTILATED TO BSS 5.2 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP (AND VENTILATING SOFFIT BOARDS) & TRIADIC EAVES VENTS. GARAGE CEILINGS LIKEWISE TO BE LAID WITH 3 LAYERS OF G.WATERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & P STANDARD RANGE. ALL TO HAVE MIN 4000MM² OPENING VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT CLOAKS) NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN 1/20TH ROOM FLOOR AREA.

ALL WINDOWS TO DOUBLE GLAZED WITH PHILIPS 'A' GLASS

STAIRS STRAIGHT FLIGHT STAIRS TO RISE: ZONE 2.540 m (240) STATES, 2700 GOING IN 12NO TREADS. PITCH OF STAIRWAY NOT TO EXCEED 42° 850 CLEAR WIDTH OF STAIRWAY. 25 TEDDON PLYWOOD RISERS. BALUSTRADE (WHERE REQUIRED) & DETAILS (SEE SHEET NO 2 DRGS) TO BE OF TO 25 TRIANGLE FLEMING LAID BOTH SIDES WITH HARDWOOD RAIL TO ARM REST & LANDING. HARDWOOD CAPPING. HANDRAIL TO BE CONTINUOUS UPON SIDE OF STAIRS TERMINATING IN A SCROLL

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BSS 5.4. SYSTEM TO BE FULLY PUMPED. CENTRAL HEATING TO BE FULLY PUMPED TO RADIATORS & HOT WATER CYLINDER TO BE INDIRECT WITH THERMOSTATIC TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH BSS 5.4 SECTION 2

WASTES BATH, SINK & SHOWER WASTES TO BE 40 DIAM WASTES TO BE 30. ALL TO LEAD TO DEEP SEAL TRAPS RODDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED MAXIMUM LENGTHS (TOILETS WASTES) 100 DIAM. S.V.P. PIPES TO LEAD ACROSS PLATES AT RAISED DIAGRAM. CLOSE OF TERMINALS MIN 900 ABOVE APPARENT WINDOW SILLS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (FOR ¼ L GO 1 in 40 : FOR ½ L GO 1 in 20) AND BE PROVIDED WITH ACCESS EYES AT CHANGES OF DIRECTION & GRADIENT. DRAINS TO BE LAID IN TRENCH WITH CONCRETE BED & SIDE SURROUND AS SHEET MATERIAL. ALL PIPES GENERALLY TO LAID SO THAT PIPE RUNS BETWEEN MANHOLES ARE NOT MORE A SINGLE LENGTH OF PIPE. WHERE THIS IS NOT POSSIBLE, JOINTS SHOULD BE MADE WITH FLEXIBLE COUPLINGS. ALL DRAINS TO BE PROTECTED BY CONCRETE SURROUND AS DETAILED BELOW:- WHERE COVER IS LESS THAN 900 BUT NOT LESS THAN 300 DEEP, PIPES TO BE SURROUNDED IN CONCRETE NOT LESS THAN 150 THICK ALL ROUND. WHERE COVER IS LESS THAN 300 BUT NOT LESS THAN 150 DEEP, PIPES TO BE SURROUNDED IN CONCRETE NOT LESS THAN 150 THICK ALL ROUND. WHERE COVER IS LESS THAN 150 DEEP, PIPES TO BE SURROUNDED IN CONCRETE NOT LESS THAN 150 THICK ALL ROUND. WHERE DRAINS PASS UNDER BUILDINGS, PIPES TO BE SURROUNDED IN CONCRETE NOT LESS THAN 150 THICK ALL ROUND. WHERE DRAINS PASS THROUGH WALLS, PIPES TO BE SURROUNDED IN CONCRETE NOT LESS THAN 150 THICK ALL ROUND. WHERE DRAINS PASS UNDER BUILDINGS, PIPES TO BE SURROUNDED IN CONCRETE NOT LESS THAN 150 THICK ALL ROUND. WHERE DRAINS PASS THROUGH WALLS, PIPES TO BE SURROUNDED IN CONCRETE NOT LESS THAN 150 THICK ALL ROUND.

I.Cs INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. GARAGE G. COVERS USED GENERALLY & GREASE & WATER IN & DRIVE SET ON 150 THICK CONCRETE PLINTH

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN. 1M³ RUBBLE SOAKAWAYS SITED MIN. 5M FROM ANY BL. LDING

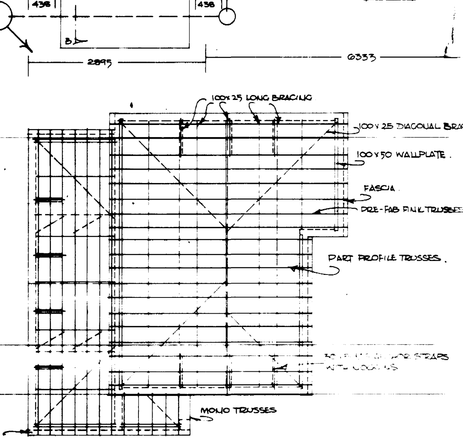
DRIVEWAY 50 (MIN CLEAR) MINIATO GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

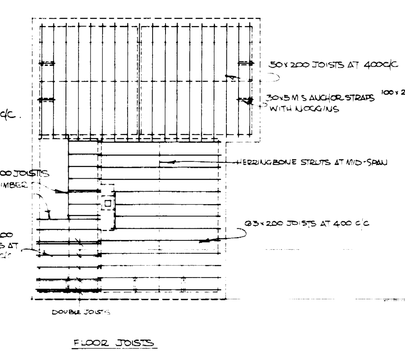
MECH VENT EXPO VENTILATION EXTRACTION FANS TO BE PROVIDED IN KITCHENS (MIN 60 LITRES PER SECOND) & BATHROOMS (MIN 45 LITRES PER SECOND). ALL DUCT WORK IN LOFT SPACE TO BE INSULATED

SMOKE ALARMS FINAL DETAILS W/KITCHEN W.C.D., BATHROOM CAT.E 240 : SHOWER ROOM CAT.E 240. PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL TO BE INTERCONNECTED + MAINS OPERATED WITH SEPERATE FUSE TO B.S. 5446/PT1 : 4 TO APPROVED DOCUMENT B1.

SIGNAGE ALL SIGNAGE TO BE TO APPROVED DOCUMENT M. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED SAFETY GLASS TO BS 6206 : 1981

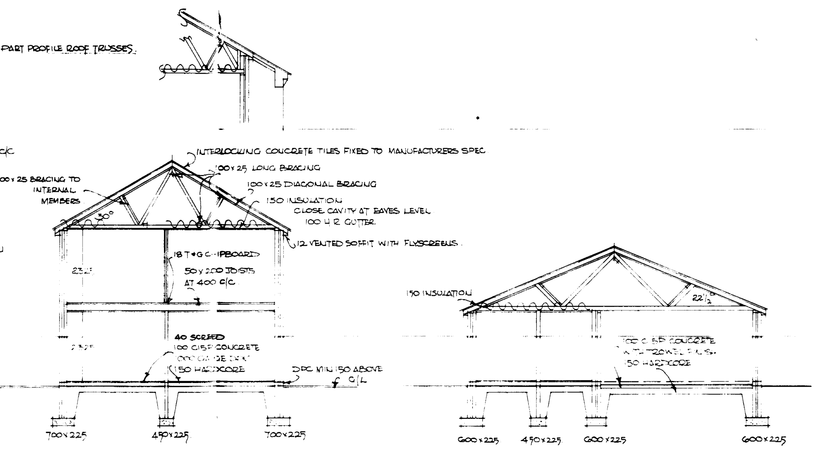


ROOF PLAN
ROOF CONSTRUCTED TO B.S. 5268 PT 3: 1985



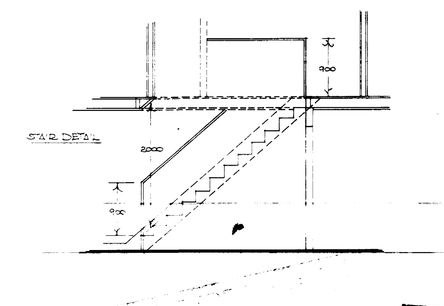
FLOOR JOISTS

SCALE 1:100
ALL DIMENSIONS IN MILLIMETRES



SECTION A-A

SECTION B-B

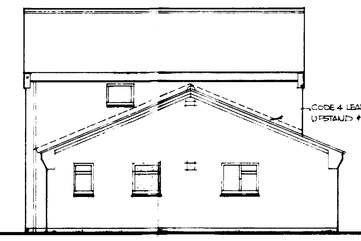


STAIR DETAIL



FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

SOUTH HOLLAND D.C.
PLANNING DEPT
05 JAN 93
1007
REF H66/1092/92

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT
PROPOSED NORFOLK TYPE HOUSE & GARAGE
Revised Elevations: Brick Features
H66/1092/92

DRAWINGS FULL WORKING DRAWINGS

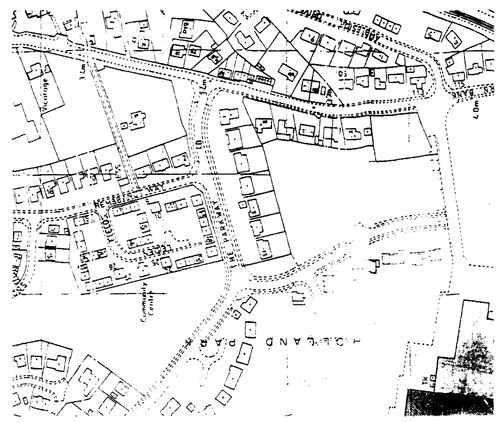
PLOTS 3 & 4 HOLLAND PARK, SPALDING.

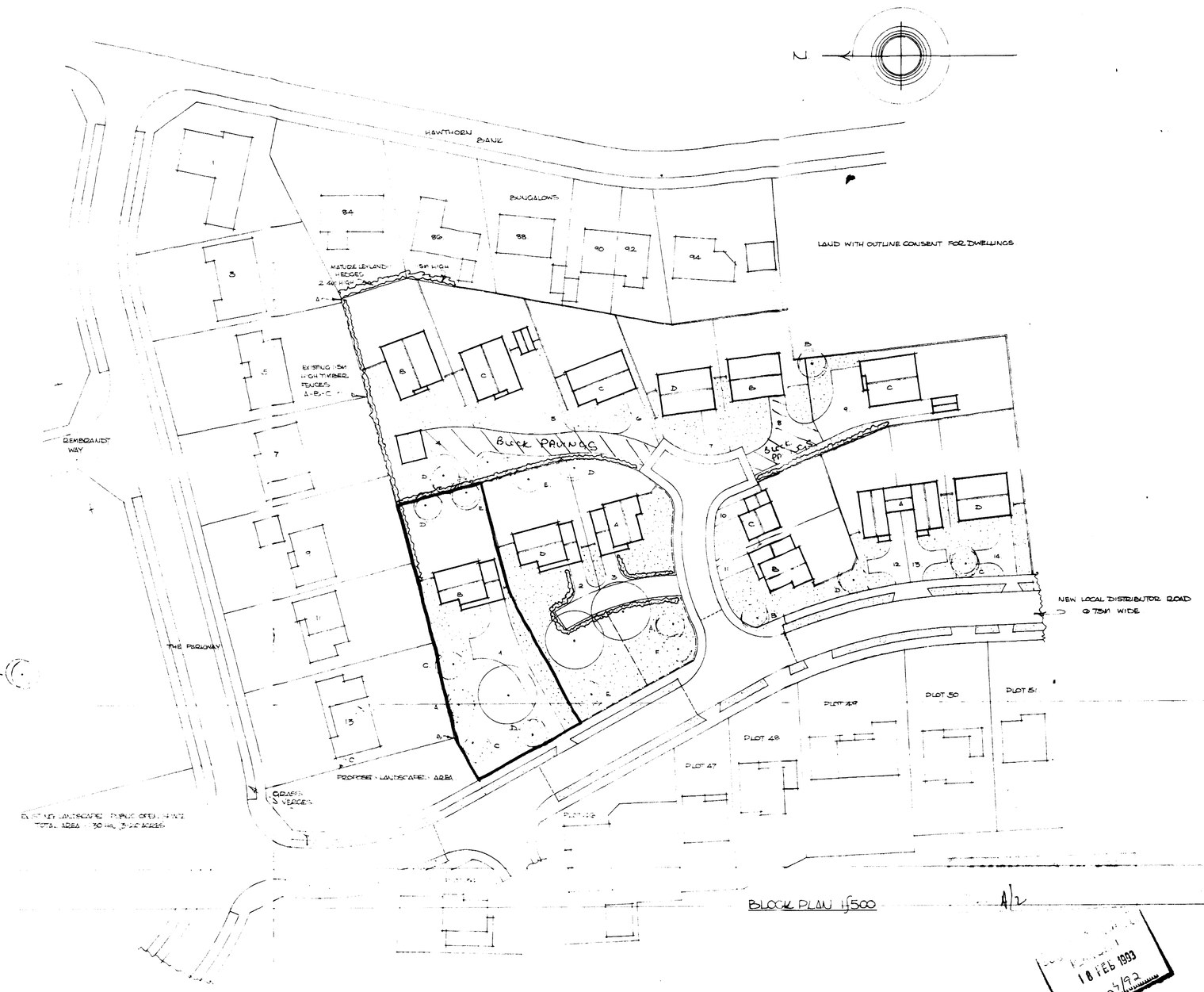
SCALES 1:50 1:100 1:10 | DESIGN/PLAN No 374

DATE JUNE 1992. REVISED FEB/MAR 1993 | DRAWN P. L. ELY

3/11

LOCATION PLAN 1/2500





BLOCK PLAN 1:500 A/2

KEY

WALL 2M - FENCES 450 HIGH
1.80 HIGH VERTICAL CLOSE BOARD FENCES TO BS 1722 + BS 3470
TRIANT GARDENS SHRUBS OR TURFED

CONIFER HEDGES: PICEA SMALLTICA SET IN DOUBLE STAGGERED ROWS 300 BETWEEN ROWS @ AT 450 CENTRES

NEW TREES TO THE STANDARDS & ARCHITECTS TENDER - STAKED WITH DIA TREE TIE

A PRUNUS AVIUM 'PLENA'
B SWEDISH WHITEBEAM SORBUS ARIA
C FLOWERING RED HAWTHORN CRATAEGUS OXYACANTHA
D SILVER BIRCH BETULA ALBA
E WHITE BIRCH BETULA PEND. VAR VERRUCOSA
F WILD CHERRY PRUNUS AVIUM

STANDARD COMBINATIONS FOR EXTERNAL MATERIALS

COMBINATION	GENERAL WALLING FACING	BRICK FOR TRIMMERS	SMOOTH ASHLAR PERIMETER COPE TILES
A	IMPERIAL CAMBRIDGE ANGLIA MULT	TYPICAL RED MULT	OLD ENGLISH DARK RED
B	BAGGERIDGE TYPICAL GOLDEN RED MULT	GOLDEN BROWN	OLD ENGLISH DARK RED
C	IMPERIAL CAMBRIDGE GOLDEN BROWN	TYPICAL RED MULT	BROWN
D	IMPERIAL CAMBRIDGE ANTIQUE BROWN	TYPICAL RED MULT	WORKINGTON RED

ALL FACINGS BELOW DPC IN BAGGERIDGE TYPICAL RED MULT - F.L. ONLY

ALL STANDARD WALLING TO BE LAID IN ENGLISH BOND WITH PERPENDS IN LINE. ALL EXTERNAL WALLING TO BE LAID IN ENGLISH BOND WITH PERPENDS IN LINE.

ALL ROOFING TO BE IN BLUE/GREY SLATES

ALL EXTERNAL WALLING TO BE LAID IN ENGLISH BOND WITH PERPENDS IN LINE.

ALL ROOFING TO BE IN BLUE/GREY SLATES

LOWER PORTIONS STREET LIGHT NO + SEPARATE WATER DRAINAGE TO THE SPECIFICATION OF LINCOLNSHIRE COUNTY COUNCIL AND APPROVED BY THE APPROVAL OF ANGLIAN WATER.

ALL ROOFING TO BE IN BLUE/GREY SLATES

SEPARATE FOUL DRAINAGE SYSTEMS WITH CONNECTION TO PUBLIC SEWER AND SOAKAWAYS TO GENERAL SATISFACTION OF ANGLIAN WATER AUTHORITY

PLANNING APPLICATION NO. 92/0/1396

RECEIVED
10 FEB 1993
ANGLIAN WATER
REF

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT HOLLAND PARK, SPALDING, LINCOLNSHIRE (OFF HAWTHORN WAY)

DRAWINGS SITE LAYOUT & LOCATION PLANS

SCALES 1:500 & 1:2500

DESIGN/PLAN No

DATE JANUARY 1993

DRAWN R.V.E.

P1