FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1010/92 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: Erection of two dwellings with linked garages

Location : Plots 12 & 13, Land east of new local 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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

4 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

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

SOUTH HOLLAND DISTRICT COUNCIL

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.

Director of Planning and Building Control Services
08-DEC-92 H16/1010/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1010/92

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)

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land east of new local Distributor Road, Holland Park, Plots 12 & 13 Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Link-detached 3 Bedroom Houses & Garages.

OFFICE COPY

Please complete For above

Signed R. Kely Sales manager Date 23/9/92

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220.00 If you consider no fee is payable include a written explanation instead.
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~~ TWO RES

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

B. Please state size of any new structure:- (a) max. height: Please consult the plans enclosed. sq. metres / 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 (Applicant/~~Agent~~) Date 23/9/92
Sales Manager

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

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 N/A

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 1010/92

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DR
Date 2/10

green obs (see notes on adj. app. obs)

Notice posted by DR
Date 2/10

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 DR 3/12

DPO Auth: Sub-Committee 30/11/92

Conditions/Reasons
(continue overleaf)

Consent

SC21

SC27

B22

C2(a)

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

PJH 29-9
DC 1/-

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	..... ✓	1/10/92
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer JC

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 220.

Receipt Issued P1706

Date first Rec'd 24 SEP 1992

Registration

Reference H16|1010|92

Cross-Ref K

Date 25-SEP-92 JAB

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £220

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 523700 321720.

Ward T

Parish Spalding

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area Yes

Linked to site 738

Ref

Linked to property

Ref

Planning Records:
Earlier apps 1147/91
885/92

B Reg Records:
Already submitted - Ref
Request
Requested

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

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

AGENT:

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:

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

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.

.RIAN 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 Type: FULL

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

Agent: P L Ely (Contractors) Ltd
0406 370483

Description: Erection of two dwellings with linked garages

Location: Plots 12 & 13, 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: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
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
Dir of Environmental		01-OCT-92	15-OCT-92
Site/Press Advert MIN		~~06~~ 02-OCT-92	~~27~~ 23-OCT-92

LCC - Obs Attached Jacks 8/10/92.

Dear Dave.

I see site as a whole.

See my comments on H16/1007/92

Angela Newton

10/10/92

Attn. Dave Roberts

contractors) Ltd
d
de
ing
s

ad

l: 24-SEP-92

01-OCT-92

al in your ward.
OBERTS

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

AMNewton

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

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

File Nos.

Acknowledge YES/NO
by
date

Welland and Deepings
Internal Drainage Board

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

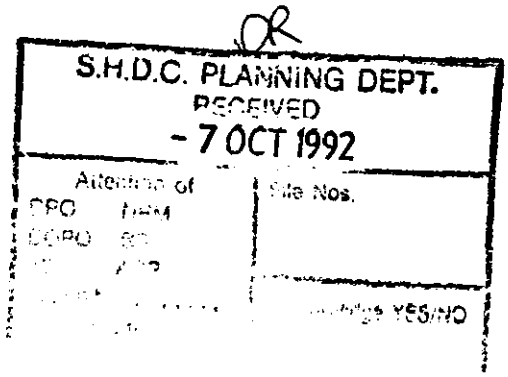
John Honnor
General Manager

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.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1010/92

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

Plots 12 & 13, Holland Park, Spalding

3. Name, classification and number of road (C.L.Y.'s)

U.C.

4. Date application referred

5. State whether outline, detailed application etc.

Full.

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

Link-Detached Houses & Garages.

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
[illegible]	P L Ely	Collector road to serve development with footways	Current Application	

849. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H16/1010/92 P L Ely (Contractors)		Link detached three-bedroomed houses with garages on Plots 12 and 13, 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 H16/1007/92, H16/1011/92, and further applications now received in respect of adjoining land.)

H16/1011/92 P L Ely (Contractors)		Bungalow and garage on Plot 14, East: new local distributor road, Holland Park, Spalding.

(To enable the Plans-Sub Committee to consider the proposal in greater detail in conjunction with planning application references H16/1007/92, H16/1010/92, and further applications now received in respect of adjoining land.)

H02/0908/92 Mr & Mrs P Tansley	O.A.	Residential development at Low Road, Crowland.

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

H02/0909/92 Mr & Mrs P Tansley		Retain Mallard House, Low Road, Crowland without complying with the restricted occupation condition.

(Pending a site inspection in order to assess the desirability of removing the condition.)

H16/1027/92 Fine Art Developments	O.A.	Conversion of existing warehousing to three retail units with car parking and service access at Low Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development, and to enable the Director of Planning and Building Control Services to submit a further report to this Committee detailing possible reasons for refusal based on the views expressed at the meeting and at the Plans Sub-Committee, as the Committee is minded to refuse planning permission for the development.)

(d) Applications Filed Away

The following applications be filed away, and no further action be taken thereon:-

Plan No. and Applicant	Proposal
H16/0376/89 Broadgate Builders	Conversion of warehouse to form eight dwellings at Long's Warehouse, Double Street, Spalding.
H16/0377/89 Broadgate Builders	Listed Building Consent for conversion to form eight dwellings at Long's Warehouse, Double Street, Spalding.

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: H16/1010/92/A1 Date Received: 05 01 93

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

Agent:

Description of Original Development: Erection of two dwellings with linked garages.

Location: Plots 12 & 13, 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. H16/1010/92/A1

Date registered [illegible] 1993

Case Officer PJ

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

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

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

APPROVED PLANS
K.L.

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: H16/1010/92/A2 Date Received: 18-FEB-93

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

Description of Original Development: Erection of two dwellings with linked garage

Location: Plot 12 & 13, East of Hoekman Way, 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. H16/0010/92/AR

Date registered

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 Hoekman Way, Spalding LOTS 12 + 13

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:
H16/1010/92	RKE/EW/HP-P	18th February, 1993.

Dear Sir,

Ref. A/2

Reference: ~~Holland Park Spalding~~
14 Plots East of Hoekman Way
H16/1010/92 - Plots 12 & 13

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

SOUTH HOLLAND D.C.
PLAN DEPT
18 FEB 1993
REF .....

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/A3 Date Received: 22-JUN-93

Applicant: P L Ely Ltd
High Road
Whaplode
Spalding
Lincs

Agent:

Description of Original Development: Erection of two dwellings with linked garages

Location: Plots 12 & 13 Hoekman Way, Holland Park, Spalding

Amendment Submitted: Proposed fire doors to rear of each garage and consequential change to rear elevation

Drawing Number(s): DN 249 Revised

22 June, 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

PLANNING AMENDMENT

For office use only

Application No. H16/1010/92/A3

Date registered 22 JUN 93

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Tel. No. (01406) 340483

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 12 & 13 Hookman Way Holland Park Spalding Lincs

Please complete

EARLIER APPLICATION No.

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

H16/1010/92

Building Regulation reference relating to same development.

B16/0005/93/6

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 / [redacted]

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 RKely for above Date 21/6/92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Erection of two dwellings with Linked Garages

As **NOW PROPOSED**, if different

Same

State details of amendments proposed

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

Proposed fire doors to rear of each garage and Consequential change to rear elevation.

State drawing no's of the current submission

DN 249 Revised.

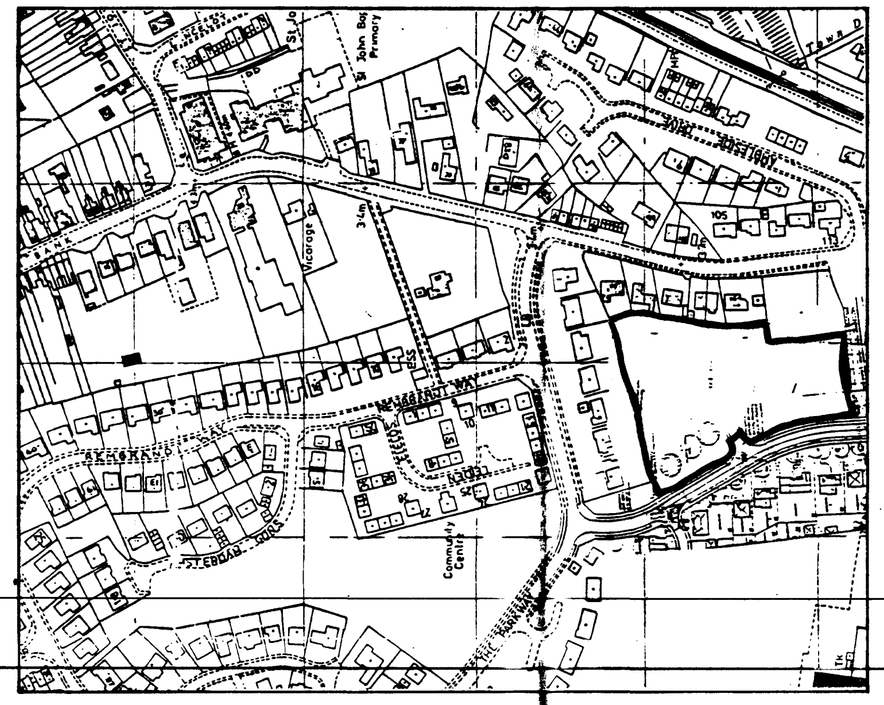
State Officer dealing with the application, if known.

Mr D. Roberts

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

Plots 1 – 11 incl.
Plot 14.

LOCATION PLAN 1/2500.



— — — KNEE RAIL FENCES 450MM HIGH.

═══ 1·80M HIGH VERTICAL CLOSE BOARD FENCES TO B.S.1722 & B.S.3470

FRONT GARDENS SEEDED OR TURFED.

COPPER BEECH HEDGES (FAGUS SYLVATICA) SET IN DOUBLE STAGGERED ROWS 300 BETWEEN ROWS & AT 450 CENTRES

NEW TREES TO BE STAUCHERED & SECURED TO TREATED STAKES WITH 2No TREE TIES.

A PAPERBARK MAPLE ACER GRISEUM
B SWEDISH WHITEBEAM SORBUS ARIA
C FLOWERING RED HAWTHORN CRATAEGUS OXYCANTHA
D SILVER BIRCH BETULA ALBA
E WHITE BIRCH BETULA PENDULA VERRUCOSA
F WILD CHERRY PRUNUS AVIUM

STANDARD COMBINATIONS FOR EXTERNAL MATERIALS

COMBINATION	GENERAL WALLING BRICKS	BRICKWORK FEATURES	SMOOTH MARLEY MODERN ROOF TILES
A	BELTON CAVENDISH PURPLE MULTI	TUSCAN RED MULTI	OLD ENGLISH DARK GREY
B	BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN	OLD ENGLISH DARK RED
C	BELTON CAVENDISH GOLDEN BROWN	TUSCAN RED MULTI	BROWN
D	BELTON CAVENDISH ANTIQUE BROWN	TUSCAN RED MULTI	MOSSBOROUGH RED

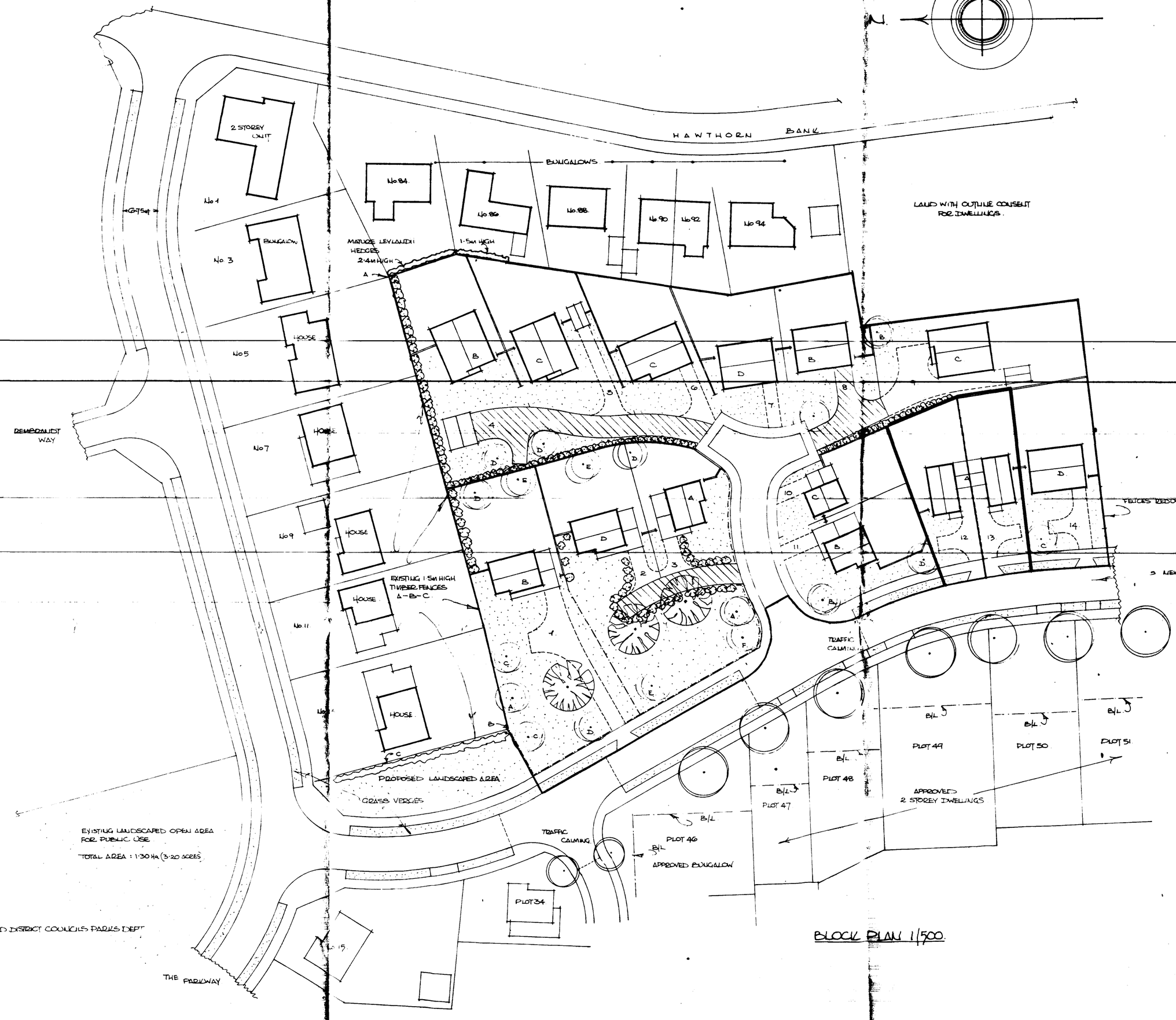
ALL FACEWORK BELOW D.P.C. IN BAGGERIDGE TUSCAN RED MULTI

ROADS, FOOTPATHS, STREET LIGHTING & SURFACE WATER DRAINAGE TO THE APPROVAL OF LINCOLNSHIRE COUNTY COUNCIL

FOUL SEWERS TO THE APPROVAL OF ANGLIAN WATER

ANY OPEN SPACES OR INCIDENTAL GRASS AREAS, AS MAY BE DETAILED FOR PUBLIC USE TO THE APPROVAL OF SOUTH HOLLAND DISTRICT COUNCILS PARKS DEPT

R.M.C. BRINDLE BLOCK PAVIOURS.



BLOCK PLAN 1/500.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 SEP 1992
REF 1010/92

OUTLINE PLANNING PERMISSION REF: H/G/1147/91. "RESIDENTIAL DEVELOPMENT" 24/2/92.

THE DESIGNER ACKNOWLEDGES THE PLANS & SURVEYS KINDLY PROVIDED BY MESSRS. BROADGATE BUILDERS (SPALDING) LTD.

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

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT OFF THE PARKWAY, HOLLAND PARK, SPALDING LINCS.

DRAWINGS BLOCK & LOCATION PLANS.

SCALES VARIOUS.

DATE APRIL 1992.

DESIGN/PLAN No.

DRAWN: P.L.ELY.

FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE PLAN

CONSTRUCTION DETAILS

WALLS. EXTERNAL WALLS OF 103 FACING BRICKS, CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BEADS, INNER LEAF TO BE 100 [illegible] THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BS. 1243: 1978 WITH MAX SPACINGS 900 HORIZONTALLY, 450 VERTICALLY & EVERY 225 AT JAMBS. ALL DORMAN LONG LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH SKIM FINISH. D.P.C.s TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN. 150 ABOVE G/L. BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING.
ALL BRICKS BELOW DPC TO BE MIN. "FL" QUALITY

ROOF. MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 HEADLAP ON 38 X 25 TREATED S. W. BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAP IN EACH DIRECTION.
35° PITCH PRE-FABRICATED 'FINK' ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX. 1800 CENTRES WITH 30 X 5 M.S. ANCHOR STRAPS. 100 X 50 WALLPLATES. 100 X 25 BRACING & PORCH ROOF ALL AS DRAWN. CONSTRUCTED TO BS. 5268 : PT. 3 : 1985.
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 H.R. GUTTER & 63 DIAM. DOWNPIPE.

FOUNDS. STRIP FOUNDATIONS OF C15P CONCRETE (OR C20P WHERE REINFORCEMENT USED). [illegible] UNDER CAVITY WALLS, [illegible] PARTITION WALLS & 600 X 225 UNDER SINGLE STOREY CAVITY WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE [illegible] STRATA DETERMINED ON SITE WITH S.H.D.C. BUILDING INSPECTOR.

FLOORS. FIRST FLOOR TO BE 18 T.& G. FLOORING GRADE CHIPBOARD (TYPE II/III WHERE REQUIRED) ON [illegible] SC3 TIMBER JOISTS [illegible]
GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUBFLOOR (OR C20P WHERE REINFORCED) ON 1000 GAUGE [illegible] D.P.M. ON MIN. 150 BLINDED & COMPACTED HARDCORE.

CEILINGS. GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. [illegible] MIN. 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN. 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOFSPACE [illegible] REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS [illegible] GARAGE CEILING & LINTELS TO BE LINED WITH 2 LAYERS OF G. PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT.

JOINERY. WINDOWS TO BE FROM THE B. & P. STANDARD RANGE. ALL TO HAVE MIN. 4000 mm² NIGHT VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE). NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA.
PILKINGTONS 'K' GLASS TO ALL DG GLAZED WINDOWS.

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE 2808 IN 13 NO. RISERS, 2700 GOING IN 12 NO. TREADS. PITCH OF STAIRWAY [illegible] 850 O/ALL WIDTH OF STRINGS. 32 STRINGS. 25 TREADS. PLYWOOD RISERS. BALUSTRADE (MIN. 840 HIGH) & RETURN (MIN. 900 HIGH) TO BE OF 50 X 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & HAVING HARDWOOD CAPPING. HANDRAIL TO BE CONTINUOUS UP ONE 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 REG. L1 SECTION 3. ALL [illegible] THERMOSTAT & TIME CONTROL TO BOILER & HOT WATER CYLINDER IN ACCORDANCE WITH REG. L1, PART 2.

WASTES. BATH, SINK & SHOWER WASTES TO BE 40. BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 1700 (32 WASTES). 100 DIAM. S. & V. PIPES TO HAVE ACCESS PLATES AT BASES & DURABLE CAGES AT TERMINALS MIN 900 ABOVE UPPERMOST WINDOW HEADS.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING [illegible] S.W. 1:200). WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID SHEET MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A DRIVE & HAVING LESS THAN 600 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. [illegible]

I.C. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC. SET ON 150 THICK CONCRETE BASE. GRADE 'C' COVERS USED GENERALLY & GRADE 'B' WHERE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

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

DRIVEWAY. 50 (19 CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE.

FOOTPATHS. 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX.

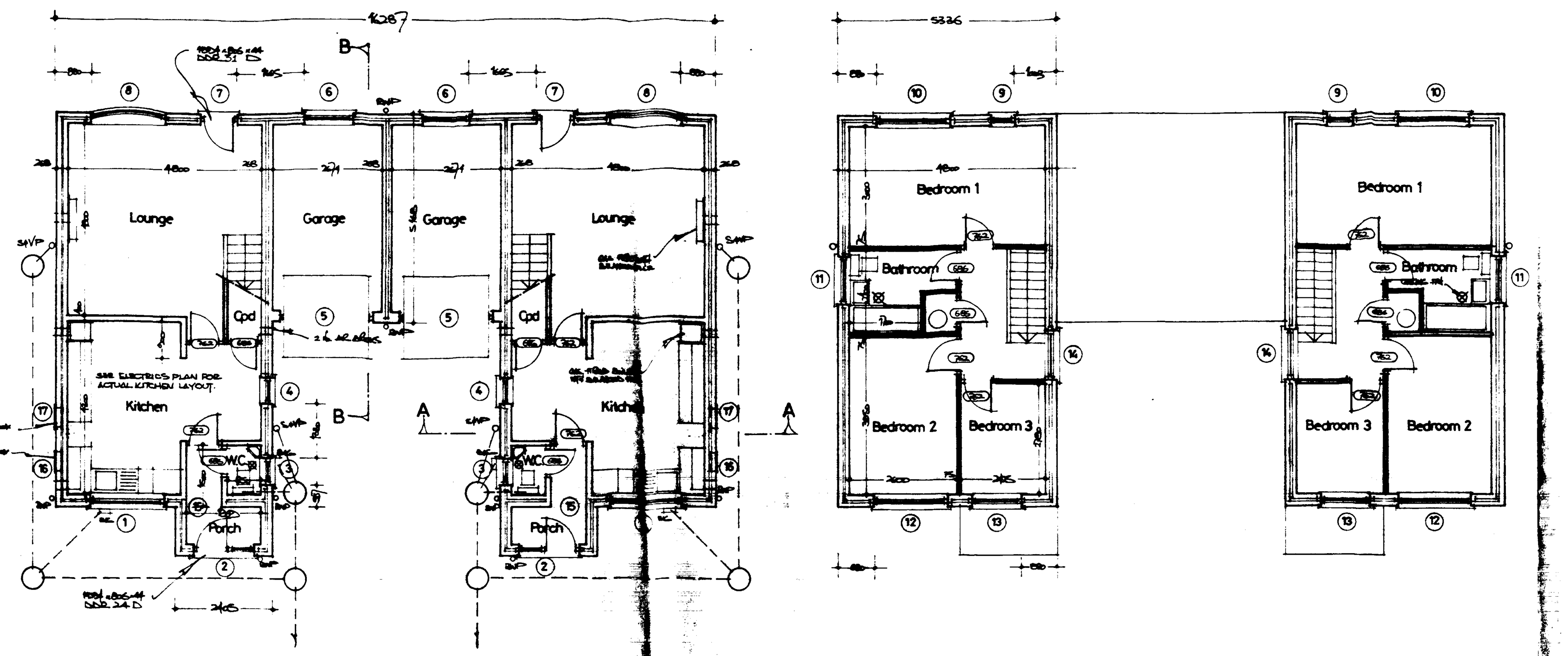
MECH. VENT. RAPID VENTILATION EXTRACTOR FANS TO BE PROVIDED IN KITCHENS (MIN. 60 LITRES PER SECOND) & BATHROOMS (MIN. 15 LITRES PER SECOND). ALL DUCT WORK IN LOFT SPACE TO BE INSULATED.

FAN DETAILS: KITCHEN: [illegible]. BATHROOM CMF 240 W.C. CMF 170.

EACH DWELLING					
No.	JOINERY	LINTEL	LENGTH	LH.	RH.
1	C 310 CDC	UL1	2100	—	—
2	FE 150 F	UL2	1800	OPP	CAT
3	C 110 D	UL1	1050	—	—
4	"	"	"	—	—
5	UF 7066 HS	Z1	2700	—	—
6	C 2N 10 D	UL2	1200	—	—
7	FNS	UL1	"	—	—
8	CR3S BAY	"	2100	—	—
9	C 110 D	"	1050	—	—
10	C 310 CDC	UL2	2100	—	—
11	C 210 CD	UL2	1500	OPP	CAT
12	C 310 CDC	UL1	2100	—	—
13	C 210 CD	"	1500	CAT	OPP
14	"	UL2	"	CAT	OPP
15	—	UL1	1200	—	—
16	—	MBL	750	—	—
17	—	MBL	"	—	—

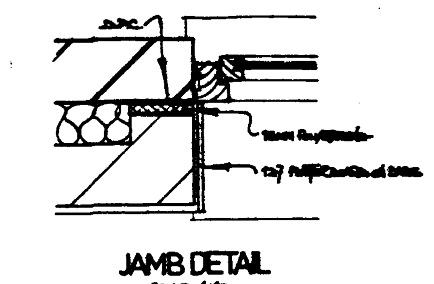
SHALLOW CIRCULAR BAY TO BE CR3S/C113C(OPP)/C113D/C113C(OPP)

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (MIN 150 END BEARING).

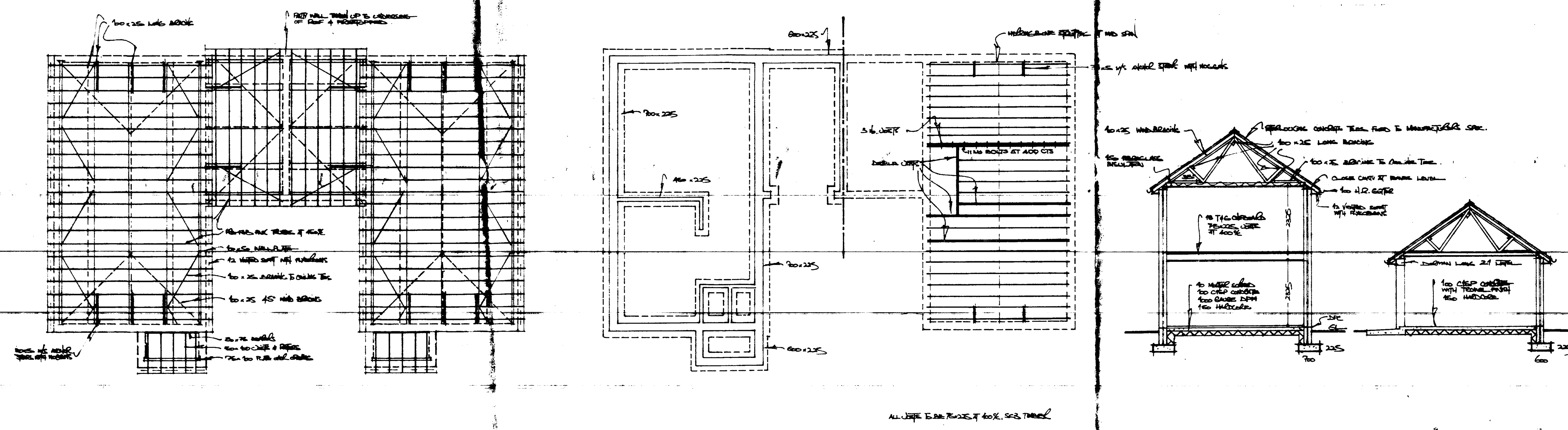


(L.H) GROUND FLOOR PLAN (R.H)

(L.H) FIRST FLOOR PLAN (R.H)



JAMB DETAIL



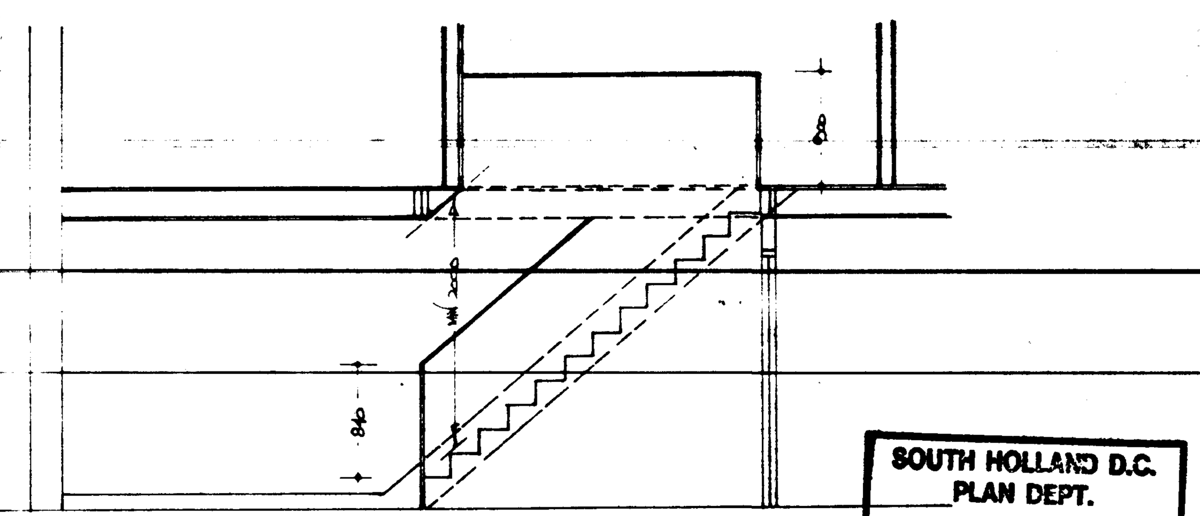
ROOF PLAN

FOUNDATION PLAN

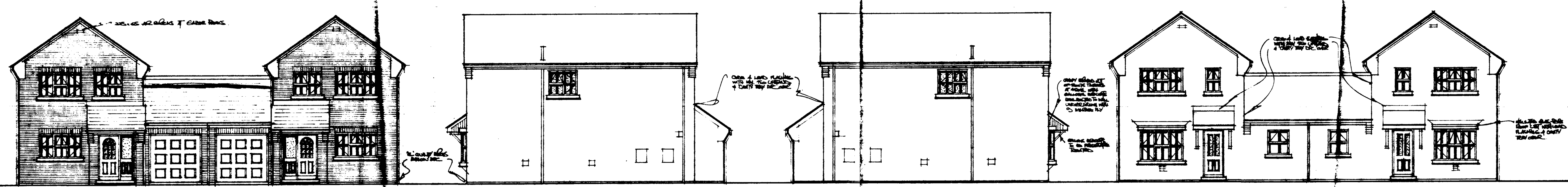
FIRST FLOOR JOISTS

SECTION A.A

SECTION B.B



STAIR DETAIL



FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

SOUTH HOLLAND D.C. PLAN DEPT. 24 SEP 1992 REF 1010/92


ALL DIMENSIONS IN MILLIMETRES

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

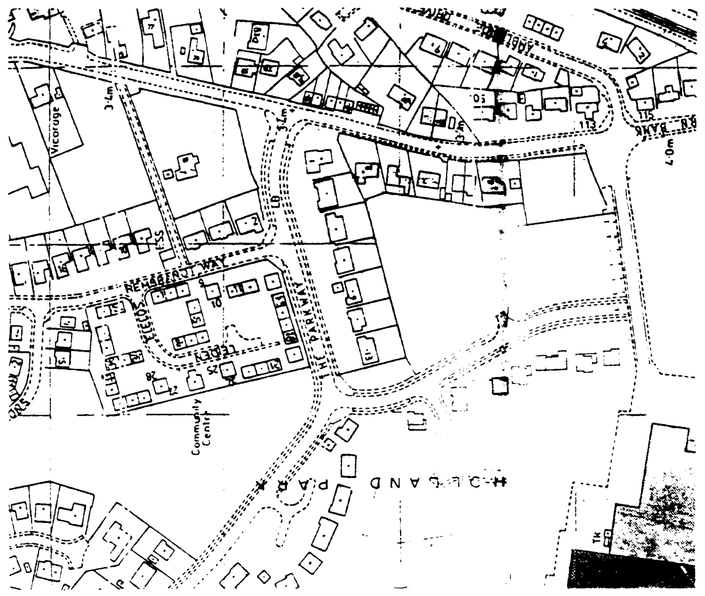
PROJECT: LINKED WARWICK TYPE HOUSES. HOLLAND PARK SPALDING PLOTS 12 + 13.

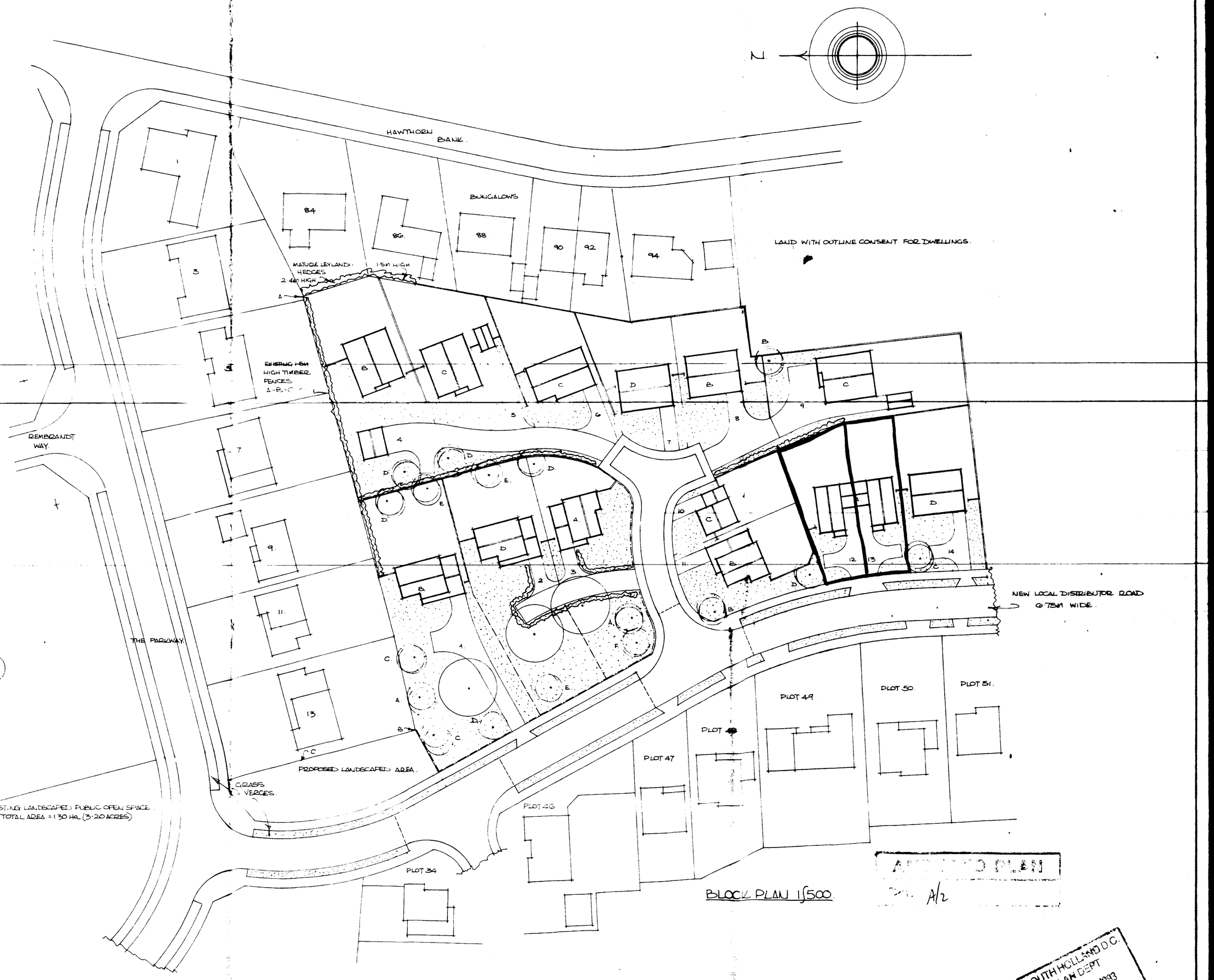
DRAWINGS:

SCALES: 1:100 | DESIGN/PLAN No: 242
DATE: NOV '90 | DRAWN:


CONSTRUCTION DETAILS
WALLS
ROOF
FOUNDS
FLOORS
CEILINGS
JOINERY
STAIRS
HEATING
WASTES
DRAINS
PROVIDE AS INDICATED, MAINS TO BS 5446 PT 1 TO APPROVED DOCUMENT B1.
ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206.
EACH DWELLING
No.
JOINERY
LINTEL
LENGTH
LH.
RH.
JAMB DETAIL
Lounge
Garage
Kitchen
Cpd
WC
Porch
Bathroom
Bedroom 1
Bedroom 2
Bedroom 3
(L.H)
GROUND FLOOR PLAN
(R.H)
FIRST FLOOR PLAN
ROOF PLAN
FOUNDATION PLAN
FIRST FLOOR JOISTS
SECTION A A
SECTION B B
STAIR DETAIL
AMENDED PLAN
Ref. A1
SOUTH HOLLAND D.C. PLAN DEPT
05 JAN 1993
REF
FRONT ELEVATION
SIDE ELEVATION
SIDE ELEVATION
REAR ELEVATION
P. L. ELY (CONTRACTORS)
BUILDERS &
HIGH ROAD, WHAPLODE, SPALDING
PROJECT
Revised Elevations. Brick Features.
H16 10/10/92

LOCATION PLAN 1/2500.





BLOCK PLAN 1/500

KNEE RAIL FENCES 450 HIGH
1.80 M HIGH VERTICAL CLOSE BOARD FENCES TO B.S 1722 + BS 3470.
POINT GARDENS SEEDED OR TURFED

COPPER BEECH HEDGES. FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS 200 BETWEEN ROWS & AT 450 CENTRES

NEW TREES TO BE STANDARDS + SECURED TO TREATED STAKES WITH 2 NO TREE TIES

A. PAPERBARK MAPLE ACER GRISEUM
B. SWEDISH WHITEBEAM SORBUS ARIA
C. FLOWERING RED HAWTHORN / CRATAEGUS OXYCANTHA
D. SILVER BIRCH / BETULA ALBA
E. WHITE BIRCH / BETULA PENDULA VERRUCOSA
F. WILD CHERRY / PRUNUS AVIUM

STANDARD COMBINATIONS FOR EXTERNAL MATERIALS

COMBINATION	GENERAL WALLING BRICKS	BRICKWORK FEATURES	SMOOTH MARLEY MEWDIP ROOF TILES
A	BELTON CAVENDISH PURPLE MULTI	TUSCAN RED MULTI	OLD ENGLISH DARK RED
B	BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN	OLD ENGLISH DARK RED
C	BELTON CAVENDISH GOLDEN BROWN	TUSCAN RED MULTI	BROWN
D	BELTON CAVENDISH ANTIQUE BROWN	TUSCAN RED MULTI	WOODBOROUGH RED

ALL FACEWORK BELOW DPC IN BAGGERIDGE TUSCAN RED MULTI - F.L. QUALITY

ALL SOAKAWAYS MIN 5M FROM ANY BUILDINGS.
ROADS, FOOTPATHS, STREET LIGHTING + SURFACE WATER DRAINAGE TO THE APPROVAL OF LINCOLNSHIRE COUNTY COUNCIL
FOUL SEWERS TO THE APPROVAL OF ANGLIAN WATER.

R.M.C BRINDLE BLOCK PAVIOURS

APPROX POSITION OF PREVIOUS FARM HOUSE ON PLOTS 2/3 POSITION OF WELLS, TANKS OR SOAKAWAYS UNKNOWN
BEWARE WHEN EXCAVATING FOUNDATIONS

SOUTH HOLLAND D.C.
PLAN DEPT
18 FEB 1993
REF 1.010/92

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

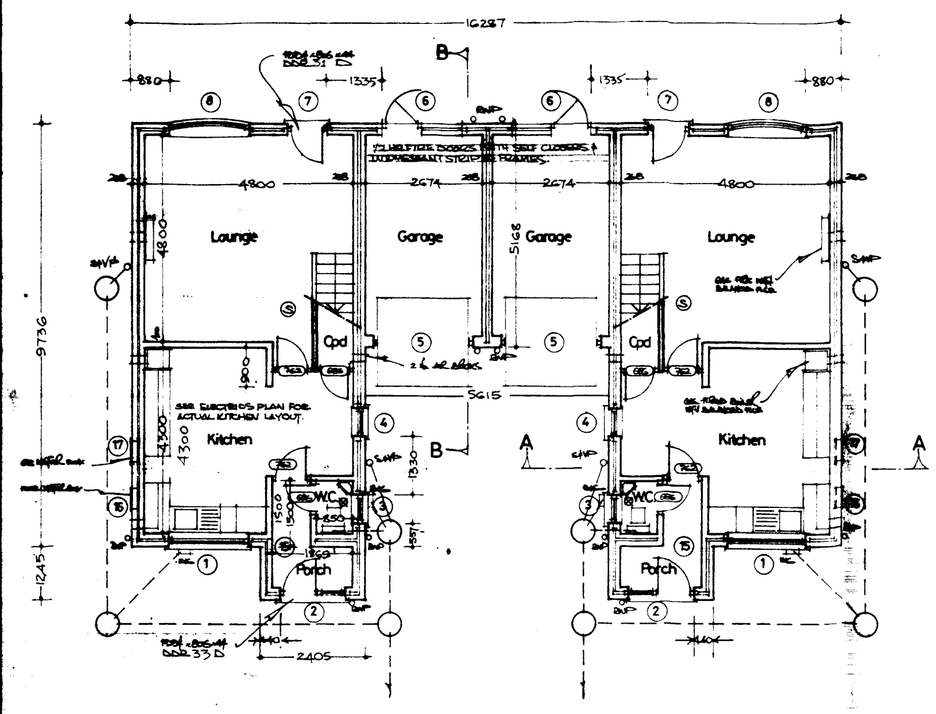
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT HOLLAND PARK SPALDING LINCOLNSHIRE (OFF HOSEMAN WAY)

DRAWINGS: SITE LAYOUT + LOCATION PLANS.

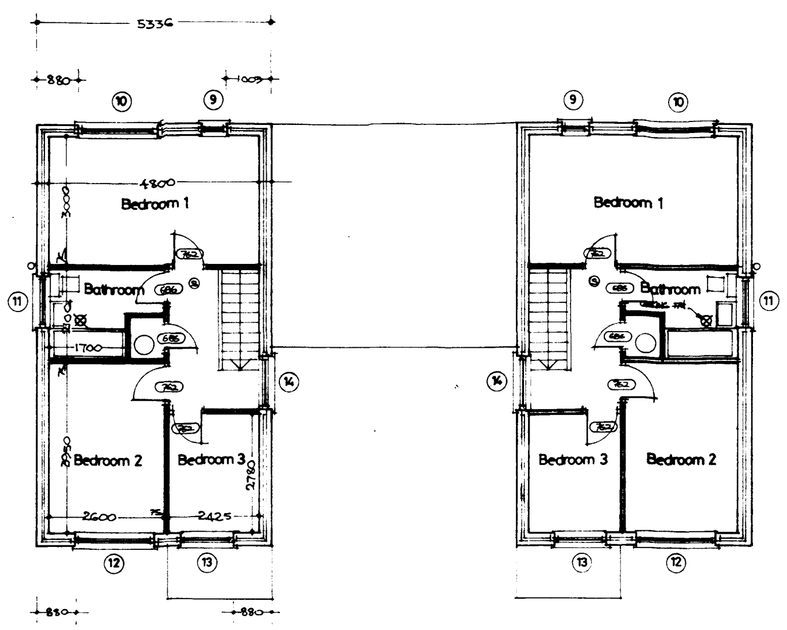
SCALES: 1:500 + 1:2500 | DESIGN/PLAN No:
DATE: JANUARY 1993. | DRAWN: R.K.E.

UD003396

P.2/13



(L.H.) **GROUND FLOOR PLAN** (R.H.)

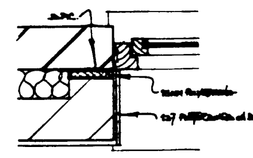


(L.H.) **FIRST FLOOR PLAN** (R.H.)

EACH DWELLING					
No.	JOINERY	LINTEL	LENGTH	LH	RH
1	C 345 CDC	UL1	2100	—	—
2	PIC 135 F	UL2	1650	OPP	OPT
3	C 1105	UL1	1050	—	—
4	"	"	"	—	—
5	UP 3066 45	2.1	2700	—	—
6	C 3N 105	UL2	2100	—	—
7	FNS	UL1	"	—	—
8	C 2 S S BAY	"	2100	—	—
9	C 1105	"	1050	—	—
10	C 345 CDC	UL2	2100	—	—
11	C 2105 CD	UL2	1500	OPP	OPT
12	C 345 CDC	UL1	2100	—	—
13	C 2105 CD	"	1500	OPT	OPP
14	"	UL2	"	OPT	OPP
15	——	UL1	1200	—	—
16	——	MBL	750	—	—
17	——	MBL	"	—	—

CANOPY OVER DOOR TO BE: CE86/C1186CAN/C1185/C1186CAN

ALL LINTEL HEIGHTS TO MANUFACTURERS SPEC. (ALL 150 THICK BRICK).



JAMB DETAIL

FOR DETAILS OF FACING BRICKS & ROOF TILES SEE SCHEDULE

CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 225 FACING BRICKWORK (QUALITY AND SPECIFICATION DETAILS AS SCHEDULE) WITH 100 THERMAL BLANKET & 50 AIRSPACE BETWEEN 215 CAVITY WITH WALL TIES AT 900 CRS HORIZONTALLY AND VERTICALLY EVERY 225 OR 300 CRS. ALL EXTERNAL WALLS BUTTERED. ALL BRICKWORK BELOW DPC IN WALLS TO BE 100 LYTAG THERMAL BLOCK PLASTERED TO INSIDE FACE TO GIVE 275 OVERALL THICKNESS WALLS. A.P. & TO ALL WALLS FOR DAMP PROOFING. REINFORCEMENT OVER D.P.C. REF. CAVITY TO BE CLOSED AT EAVES & GABLES WITH CEMENT STRIPPE BRICK LEVEL TO DPC HORIZONTAL. ALL BRICKS, BLOCKS ETC. TO BE APPROVED BY THE COUNCIL.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON BATTENS FIXED AT 345 CENTRES GRADED AT EVERY 6TH COURSE LAYING 150 LAP IN EACH DIRECTION. 345 PITCH PRE-TRIMMED STEEL ROOF TRUSSES AT 450 CENTRES DESIGNED AT EVERY 6TH TRUSS TO 30 X 5 M.S. ANCHOR STRAPS. 100 X 50 WALLPLATES. REINFORCING FIXED OVER ALL INTERNAL SUPPORTS. UPVC GUTTERING & DOWNPIPES TO BE EQUIVALENT TO 100 DIA. GUTTERING & 68 DIA. DOWNPIPE.

FOUNDS STRIP FOUNDATIONS OF 1:3:6 P CONCRETE TO DEPTH AND WIDTH AS SCHEDULE TO SUIT GROUND CONDITIONS. BRICK PARTY OR WALLS & 750 X 335 UNDER SINGLE SKIN CAVITY WALLS. FOUNDATIONS TO BE TAKEN DOWN TO DEPTH DETERMINED ON SITE WITH B.S. & D.C. BUILDING INSPECTOR.

FLOORS FIRST FLOOR TO BE 19 T & G CHIPBOARD FLOORING GRADE C2 LAID AT RIGHT ANGLES TO JOISTS. GLUED AND SCREWED. GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 DEEP CONCRETE BED ON 250 CONSOLIDATED HARDCORE ON D.P.M. ON MIN 150 RAMMED & COMPACTED HARDCORE.

CEILINGS GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. FIRE STOPPING TO BE PROVIDED AT ALL FLOOR AND CEILING LEVELS. MIN 150 FIREBLOCKING WITH MATERIAL TO BS 476 PART 4 OR 6 TO PREVENT FIRE SPREAD IN CONCEALED SPACES. EAVES VENTILATION TO BE PROVIDED AT 10 000 mm² PER METRE RUN. GARAGE CEILINGS & LINTELS TO BE LINED WITH 9.5 MINIMUM OF 12 MINUTES FIRE RESISTANCE.

JOINERY WINDOWS TO BE FROM THE C & P STANDARD RANGE. ALL TO HAVE MIN 6000 mm² VENT AREA EXCEPT GARAGE, KITCHEN, VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. PILKINGTONS 'K' GLASS TO ALL ENCLOSED WALKWAYS.

STAIRS STRAIGHT FLIGHT STAIRS TOTAL RISE 2800 IN 16 EQUAL RISERS AND GOING IN ONE FLIGHT. PITCH 42 1/2 DEG. 950 CLEAR WIDTH OF STAIRS 25 TREADS 25 RISERS 25 TREADS PLYWOOD RISERS. BALUSTRADE TO BE 900 HIGH TO BE OF 50 X 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD FIXED TO FRAMING AND CONTINUOUS UP ONE SIDE OF STAIRS TERMINATING IN A SCROLL.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE, NOT WATER HEATING TO BE VENTED. CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BSC 11 SECTION 3. ALL PIPING TO BE CONCEALED. THERMOSTATS: A TIME CONTROL TO BE INCLUDED & HOT WATER CYLINDER IN AIRING CUPBOARD WITH 150 DIA. LAGGING.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 DIA UNLESS NOTED OTHERWISE ALL TO HAVE 75 SEAL TRAPS. TRAPS TO BE WITHIN 450 OF CHANGE OF DIRECTION AND ACCESSIBLE FOR CLEANING. ALL PIPES TO BE CONCEALED WHERE POSSIBLE BOXED IN WHERE NECESSARY WITH 100 DIAM. S.V. PIPES & LEAD ACCESS PLATES AT BASE & DURABLE CASEMENT TERMINALS MIN 900 ABOVE OPENABLE WINDOW HEAD.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES WITH UNIFORM FALLS OF NOT LESS THAN 1 IN 40 S.W.I. 100 WASTE PIPING TO BE LAID IN TRENCH WITH PIPES EMBEDDED IN 150 THICK GRANULAR FILL MATERIAL OVER TRENCH BOTTOM SHEET MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BEDDING SURROUND. WHERE DRAINS PASS UNDER BUILDINGS THEY SHALL HAVE A MIN 600 COVER. PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE BUT NOT LESS THAN 75 MM CLEAR. WHERE DRAINS LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND. ALL DRAINS TO BE TESTED TO SURFACE WATER DRAINS TO HAVE BOSSING EYES AT EACH CHANGE OF DIRECTION. ALL DRAINS TO BE RODDABLE. WASTES TO CAP ALL ROOMS ABOVE. WASTE PIPES, TRADING VALVES, BATH OVERFLOWS, TAPS ETC. TO BE CONCEALED.

I. Cs. INSPECTION CHAMBERS NOT EXCEEDING 1500 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. C COVERS USED GENERALLY & GRADE B WHERE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO 1000 DIA PRECAST CONCRETE SOAKAWAY SURROUNDED WITH 300 CLEAR GRAVEL.

DRIVEWAY 50 (HOGGIN) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE EDGING SLABS ON 100 MIN THICK.

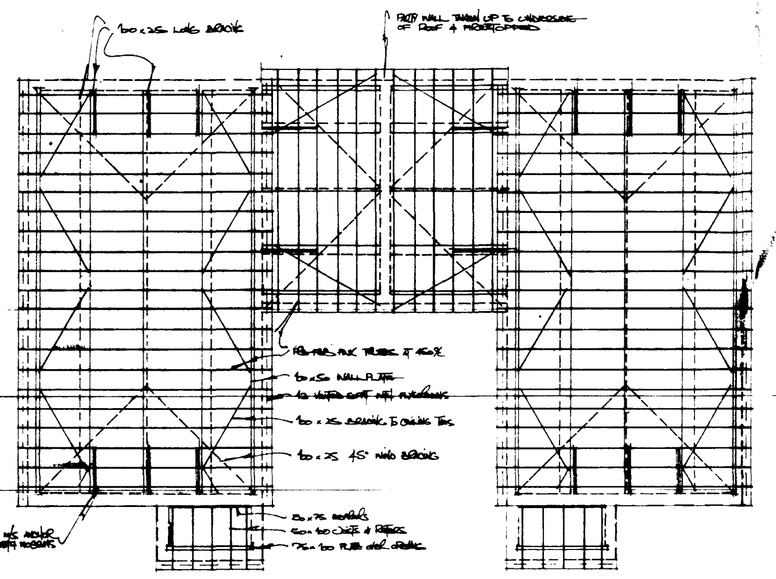
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON 100 CONCRETE & LEAN MIX.

MECH. VENT GRADE VENTILATION EXTRACTION FANS TO BE PROVIDED IN KITCHENS (MIN 60 LITRES PER SECOND) & BATHROOMS (MIN 15 LITRES PER SECOND) ALL DUCT WORK IN LOFT SPACE TO BE INSULATED.

FAN DETAILS KITCHEN WYG. BATHROOM CAME 240 IN C.I. CONE 170.

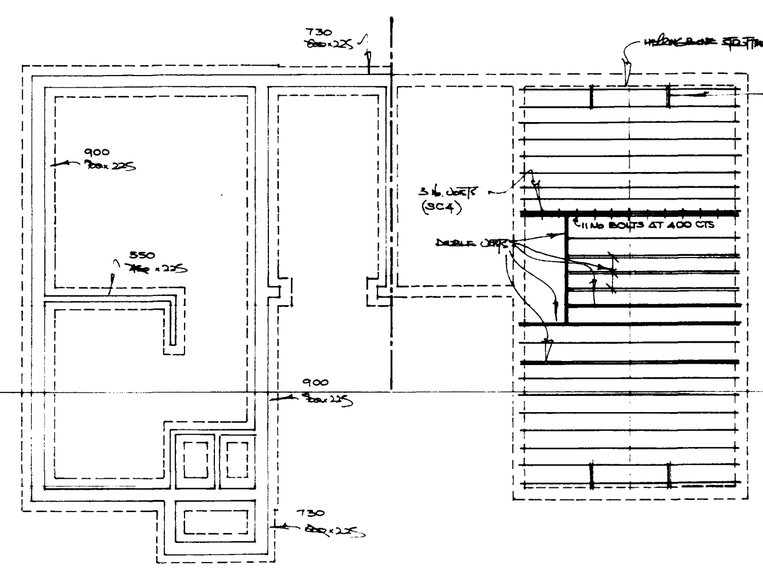
SMOKE ALARMS PROVIDE AS INDICATED, MAIN ONE TO EACH FLOOR, ALL TO BE INTERCONNECTED & BATTERY BACKED SEPARATE FUSE, TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE BY TOUGHENED GLASS TO BS S. GLAZING MBI.



ROOF PLAN

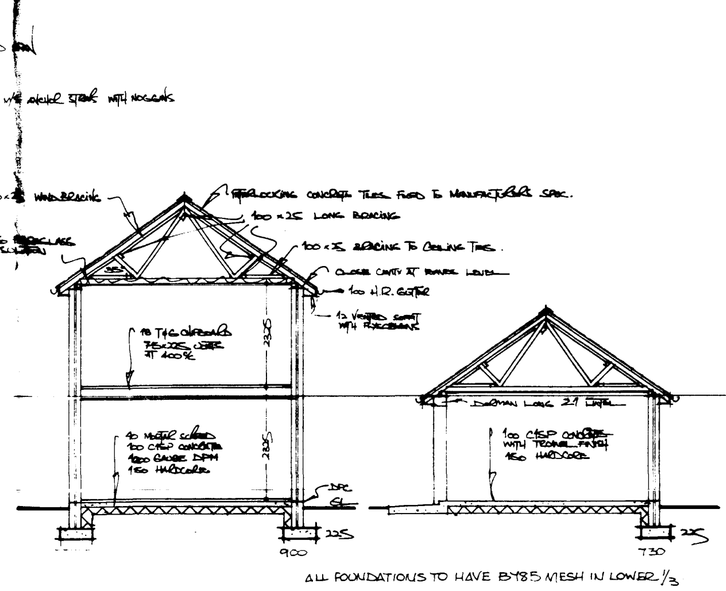
ROOF CONSTRUCTED IN OAK TIMBER, PARTIAL HIPS



FOUNDATION PLAN

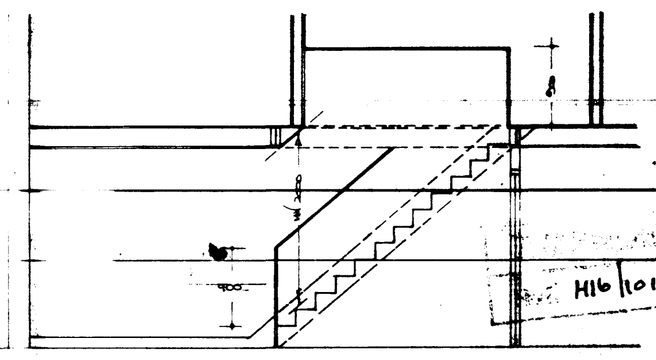
ALL JOISTS TO BE 75 X 225 AT 400 C.C. SCR. THROUGH

FIRST FLOOR JOISTS



ALL FOUNDATIONS TO HAVE B385 MESH IN LOWER 1/3

SECTION A A **SECTION B B**



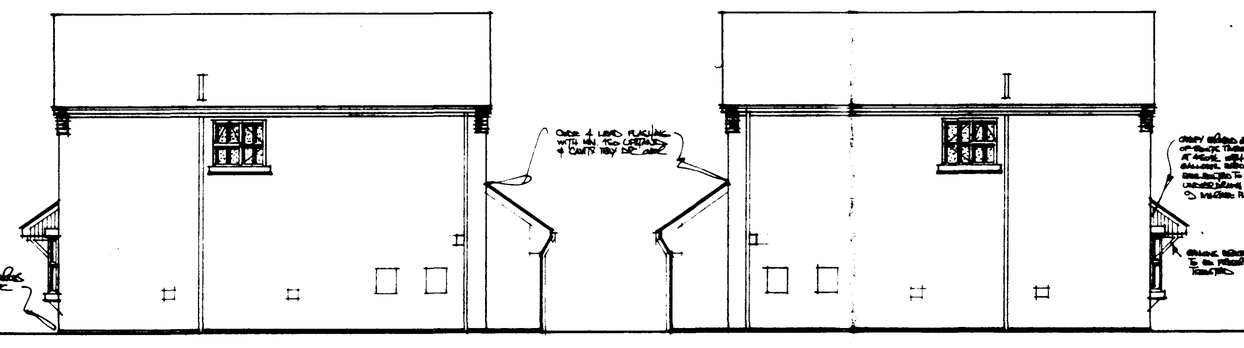
STAIR DETAIL



FRONT ELEVATION

1 All joints and edges in the plasterboard to the ground floor ceilings shall be taped and filled and supported by noggins.

2 The foundations and drains shall be installed with due regard to the stability of existing trees and proposed tree planting.



SIDE ELEVATION

3 The designer shall amend and incorporate all additional Local Authority notes shown on the approved deposited plan onto the negative of the plan prior to issuing prints for building purposes, in order to avoid any future client or onsite misunderstanding.

SIDE ELEVATION

Attention is directed to the agreement made by Mr A Ely that a copy of a recently produced 'Soils Report' is to be submitted for information purposes. This report is requested as soon as possible. The recommendations of the report should be implemented in full.



Approved windows slightly closer together,

REAR ELEVATION

H16 | 10 | 10 | 74/83 | 2249

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

PROJECT:
LINKED HARDWICK TYPE HOUSING

DRAWING:
PLOTS 12 & 13 HOLLAND DRIVE

SCALE: 1:100

DATE: MAY 1984

Revised