SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1095/93 Received:18-NOV-93 Type:FULL

Name: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs PE12 6DB

Description: Erection of 3 dwellings - substitution of plots 79, 87 and 83
Location : Plots 64-66, 72-87 Daniels Acre Chaldean Way 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 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.

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 development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
30-DEC-93 H16/1095/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1095/93

Date Registered 18 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Tel. No (0406) 380532

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

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

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PLOT SUBSTITUTION – PLOT 79 + 87 HAZELGATE HOUSE TYPE
PLOT 83 ASHGATE HOUSE TYPE

Please complete

Signed... [signature] ..... Date 17.11.93 .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £360.00 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 Certificates

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: 3
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	PLEASE REFER TO FLOOR PLANS + ELEVATIONS sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	} TO BE NOTIFIED.
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

TREES Please tick one box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	S.W. SEWER + SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	S.W. SEWER
C. Please state whether a land drain will be affected	No

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant / ~~Agent~~) Date 17.11.93

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... (Applicant / ~~Agent~~) Date 17.11.93

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

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/1095/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially PM 24-11

RECONSULTS (revalidated) ☐

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

All

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer : DR

Senior Officer Confirmed ..DR.... Date..24/11 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Access Road being constructed
See no problems with
substitution.

Inspected by DC
Date 30/11

Site Notice posted by DC
Date
Expiry 30/11
(on lamp post in
Chaldean way)

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ... Date.....23/12

Notes:

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

CONDITIONS/REASONS:

1) C2a (C2a)

2) Sc27.

3) Sc 12

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £360

Receipt No P3533

Date first Rec'd 18 NOV 1993

Registration

Reference H16/1095/93

Cross-Ref

Date 19-NOV-93 dAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of 3 Dwellings – Substitution of plots 79, 87 + 93

Invalid — Site plans / Certificate ☐ — Fee / Fee (not free) ☐ — Inaccurate / Incomplete / Unclear ☐

Fees — Correct fee £360 — Nil fee ☐ — Discounted ☐ — Previous app – ref: / Type of app / Reason:

Additional £ / Refund £ — Receipt No / Voucher No — Date / Date

Information

Index sheet 183 — OS Plots
Grid ref 524130 393990

Ward T — Parish SPALDING

Inside IBD YES — Inside LP area NO

Constraints:

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

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

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

Linked to site — Ref 1827
☐ Dist Bound

Linked to property — Ref
☐ Other:

Planning Records:
Earlier apps

1328/91
902/91
147/93
131/93
683/93
924/93
11/93
335/93
370/93

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/1095/93

FULL

Applicant: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Blds (Spalding)
Tel: 0406 380532 0406 380532

Description: Erection of 3 dwellings - substitution of plots 79, 87 and 83

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

Valid date:	18-NOV-93	Terminal date:	13-JAN-94
Target dates:		Target Committee:	05-JAN-94
To case officer	25-NOV-93	Report deadline:	22-DEC-93
Inspected by	02-DEC-93	Agreed TD Ext:	
Extra contacts	09-DEC-93	Case Officer:	
Report if not clear by	23-DEC-93		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		30-NOV-93	21-DEC-93
Cllr C F Fisher	0775 725983	24-NOV-93	01-DEC-93
Cllr Mrs A M Newton	0775 762210	24-NOV-93	01-DEC-93
Cllr R C West	0775 760231 (Of	24-NOV-93	01-DEC-93

SITE RECORD

Grid ref: 524130 323950
OS Sheet: 183 Parcel:

C C C - Ds, Attached JC B 25/11/93

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1095/93 Received:18-NOV-93 Type:FULL

Name: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs PE12 6DB

Description: Erection of 3 dwellings - substitution of plots 79, 87 and 83
Location : Plots 64-66, 72-87 Daniels Acre Chaldean Way Spalding

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

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

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

2 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.

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 development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

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

23-DEC-93

AD check.....29/12.....

Authorised to issue (inc Delegation).....29/12

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H96/1095/93.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	4	1	2	3	9.

2. Address or location

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

3. Name, classification and number of road

U C

4. Date application referred 25-11-93

5. State whether outline, detailed application etc.

Full.

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

Erection of 3 Dwellings
(Substitution of Plots 79, 82 & 83

7. Delete as appropriate

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

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

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

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

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

Date: 25/11/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1)C2(a1)

Delete as appropriate

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

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

(i)C2(a1)

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3533
Date received : 18-NOV-93

Received from

Broadgate Blds (Spalding) Ltd.

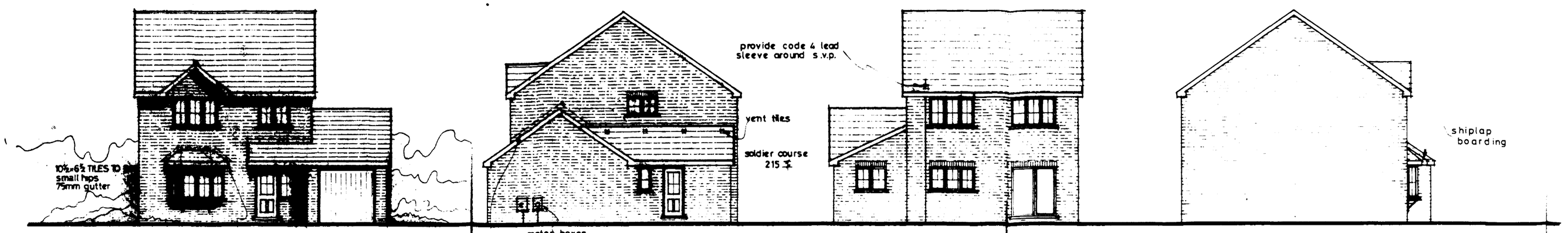
Address

Broadgate
Weston Hills
Spalding

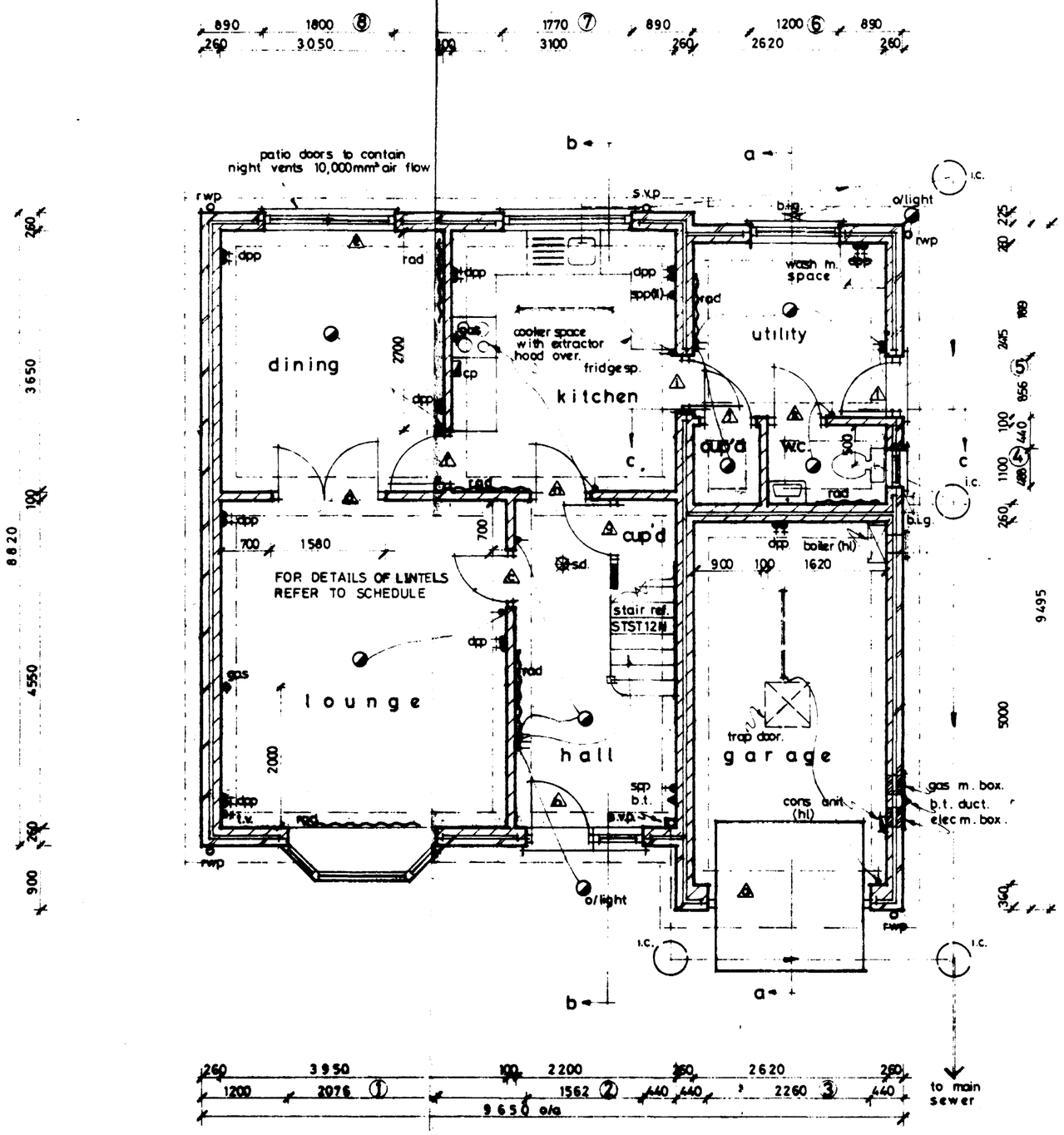
Fee paid	£	360.00
VAT	£	0.00
Total received	£	360.00

Cash/Cheque : Cheque

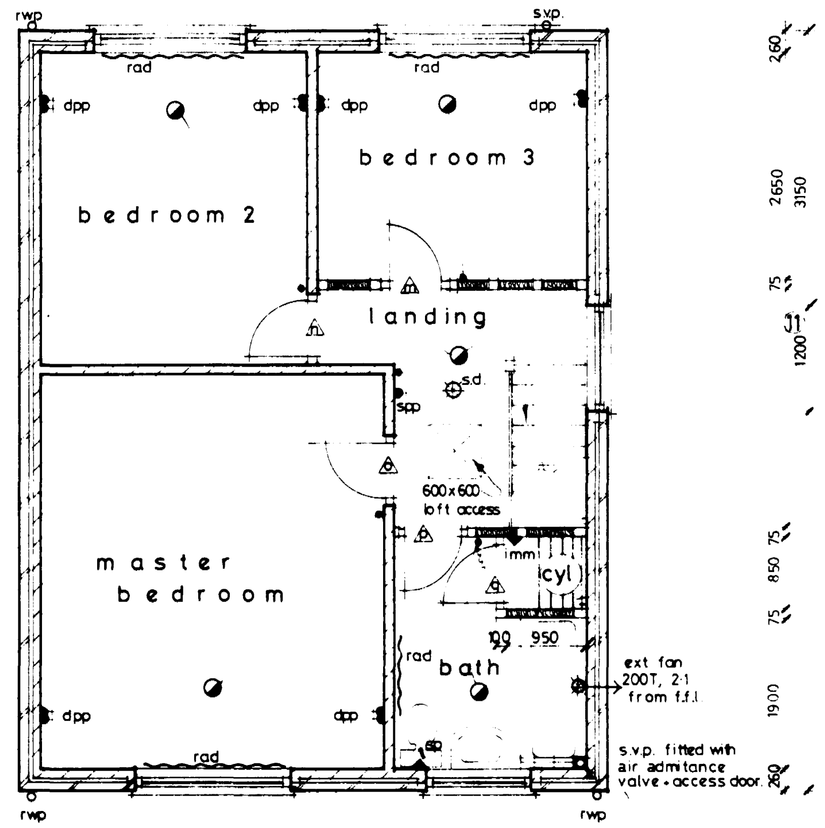
Signed..... K.E. Lowe..
(Authorised Collector)



front elevation | side elevation | rear elevation | side elevation



ground floor plan



first floor plan

NOTES

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF:	LINTEL
1	SPLAY BAY	SP2/C113C/C213cc/C113c	L1/HD 2480
2	DOOR/WINDOW	FW29m/C113c	L1/S 1950
3	GARAGE DOOR	UF7070W	L1/S 2700
4	WINDOW	HN10C	L1/S 900
5	DOOR	FW26m	L1/S 1200
6	WINDOW	C210c	L1/S 1500
7	WINDOW	C310cc	L1/S 2100
8	PATIO DOORS	1.8m WIDE	L1/S 2250
9	WINDOW	C212cc	L1/S 1500
10	WINDOW	C312cc	L1/S 2100
11	WINDOW	H207c	L1/S 1500
12	WINDOW	C312cc	L1/S 2100
13	WINDOW	C312cc	L1/S 2100

INTERNAL LINTEL SCHEDULE

OPENING	REF	LENGTH
c	INTERNAL TYPE	1100
d	BOX BEAM	1950
f	INTERNAL TYPE	1100
h	INTERNAL TYPE	1200
i	L1/HD	1200
j	INTERNAL TYPE	1100
k	INTERNAL TYPE	"
n	INTERNAL TYPE	"
o	INTERNAL TYPE	"

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

n o t e s :

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

wall mounted gas balance flue boiler (high level) of required rating with gaurd over outlet.

position gas + electric meter boxes as shown. boxes to be 550mm min 1000mm max above path level. consumer unit at high level.

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 18 NOV 1993 REF 1095/93

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

TITLE
STANDARD DWELLING TYPE

A S H G A T E
PLOTS 81, 83, 85 - DANIELS ACRE, SPALDING.

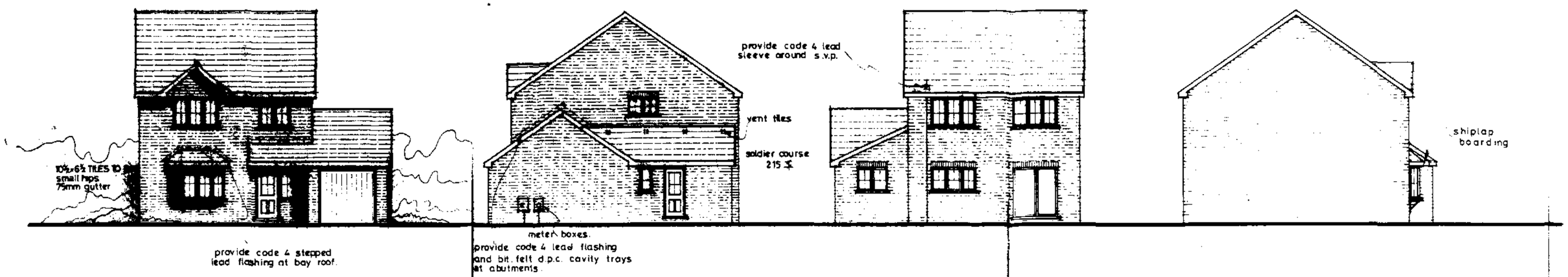
floor plans and elevations.

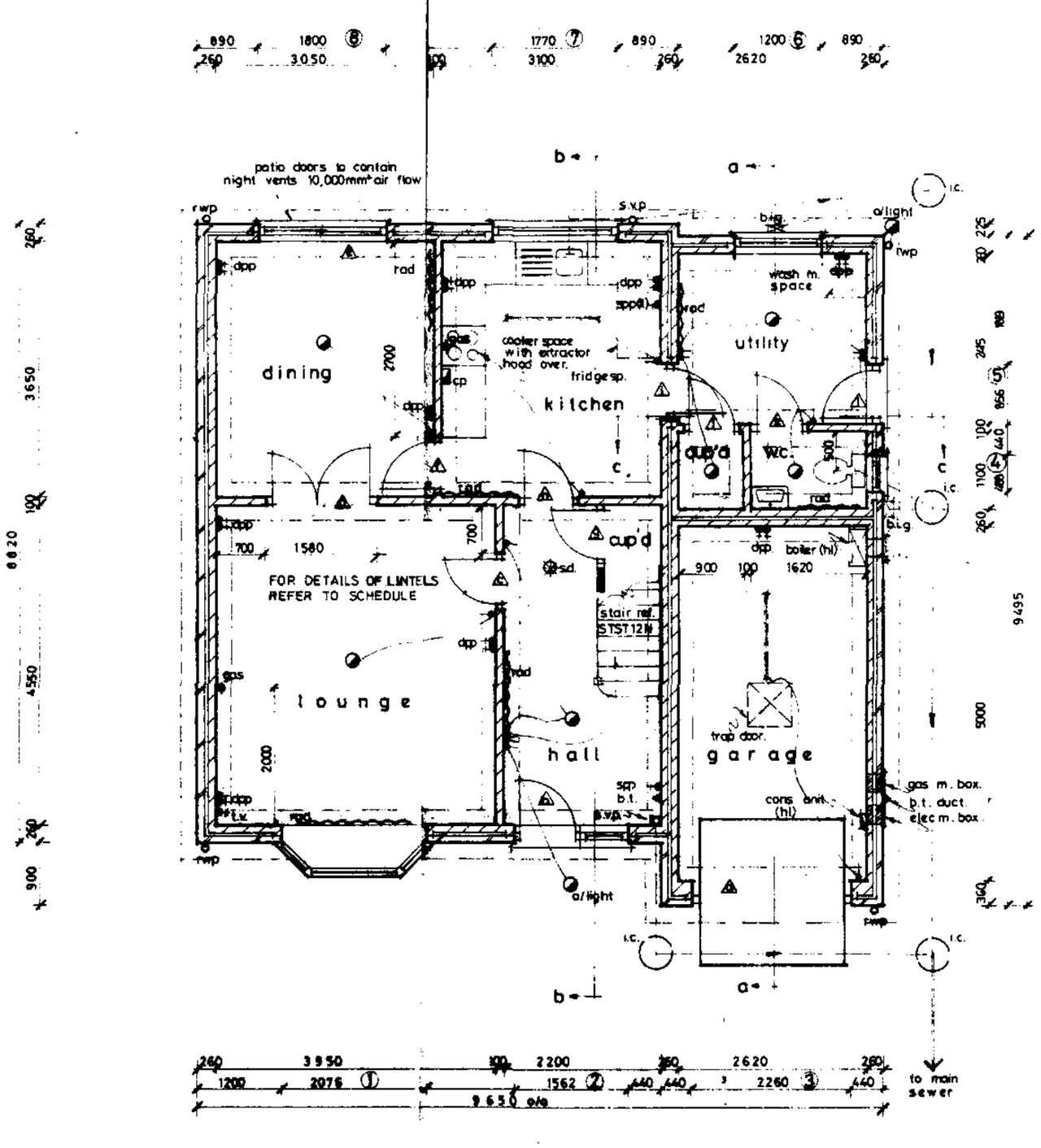
DATE JULY — 1991 | DRAWN MARLDOWNS
DRWG. No. ASHGATE a | SCALE 1-100, 1-50

REVISIONS	DES	DATE	DRGN
A	Lintel Reference 44 Amended as per	24.9.93	AC
	46 Lintel Schedule		
B	REF 4 AMENDED. PIER CHANGED TO 440	29-4-93	M.D.
C	STUDWALLS 75mm. DIMENSIONS AMENDED	15-10-93	M.D.
D	PLOT 83 ADDED TO PLAN.	17-11-93	M.D.

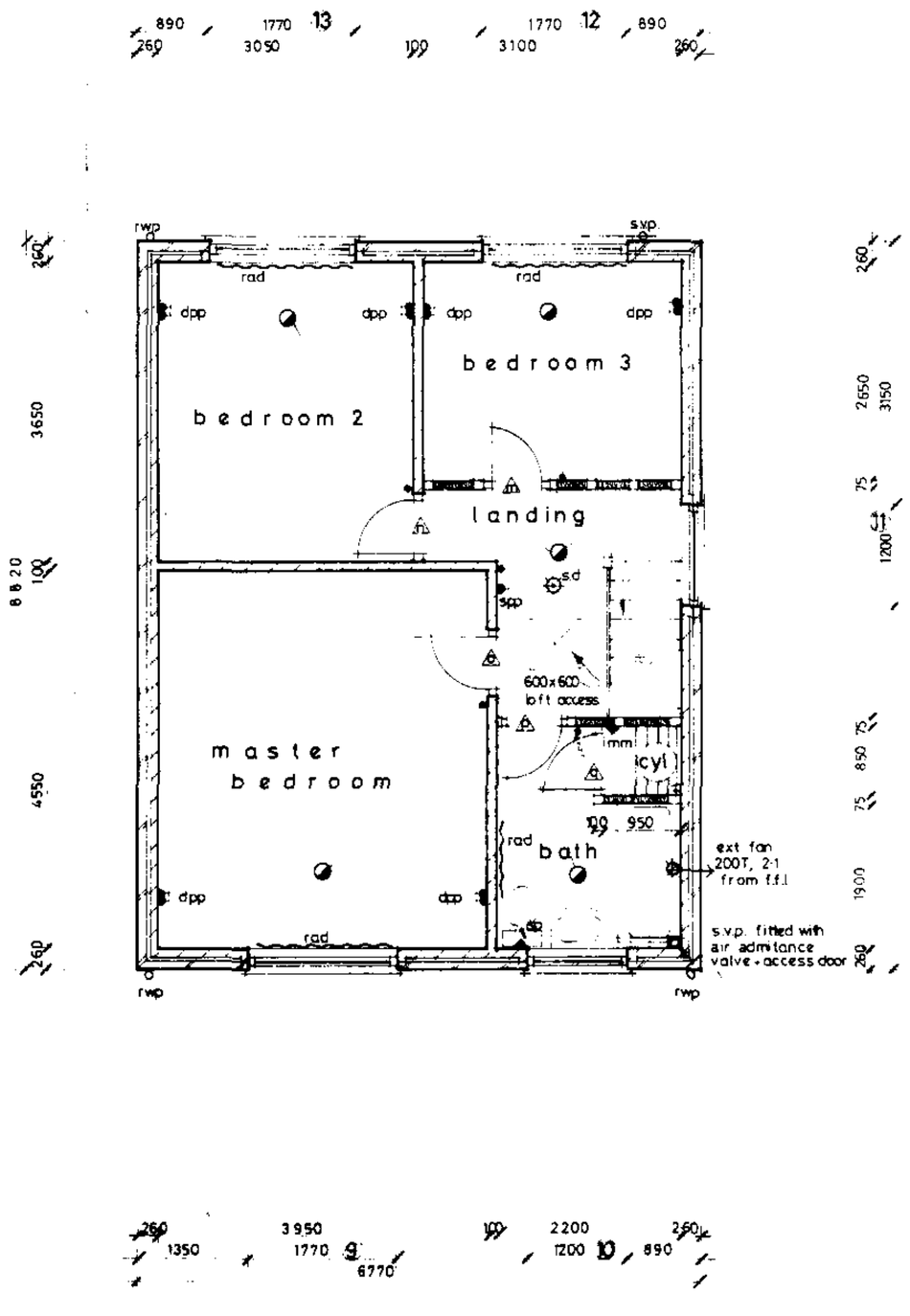
PLANNING | BUILDING REGS.
CHECK BY

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





ground floor plan



first floor plan

NOTES

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3	GARAGE DOOR	UF7070N	L1/S 2700
4	WINDOW	HN10C	L1/S 900
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6	WINDOW	C210c	L1/S 1500
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10	WINDOW	C312cc	L1/S 2100
11	WINDOW	H207c	L1/S 1500
12	WINDOW	C312cc	L1/S 2100
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c	INTERNAL TYPE	1100
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position gas + electric meter boxes as shown. boxes to be 550mm min 1000mm max above path level. consumer unit at high level.

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 18 NOV 1993 REF 1095/93

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 8DB.
Telephone: Holbeach (0406) 380532

TITLE
STANDARD DWELLING TYPE

ASHGATE
PLOTS 81, 83, 85 - DANIELS ACRE, SPALDING.

floor plans and elevations.

DATE JULY — 1991 | DRAWN MARK DAWS

DRWG. No. ASHGATE a | SCALE 1:100, 1:50

REVISIONS	DES	DATE	SIGN
A.	Lintel References amended as per J.G. Lintel Schedule.	24.9.91	AF.
B	REF 4 AMENDED. PIER CHANGED TO 440	29-4-92	[illegible]
C	STUDWALLS 75mm DIMENSIONS AMENDED	15-10-[illegible]	M.D.
D	PLOT 83 ADDED TO PLAN.	17-11-93	M.D.

PLANNING | BUILDING REGS

CHECK BY

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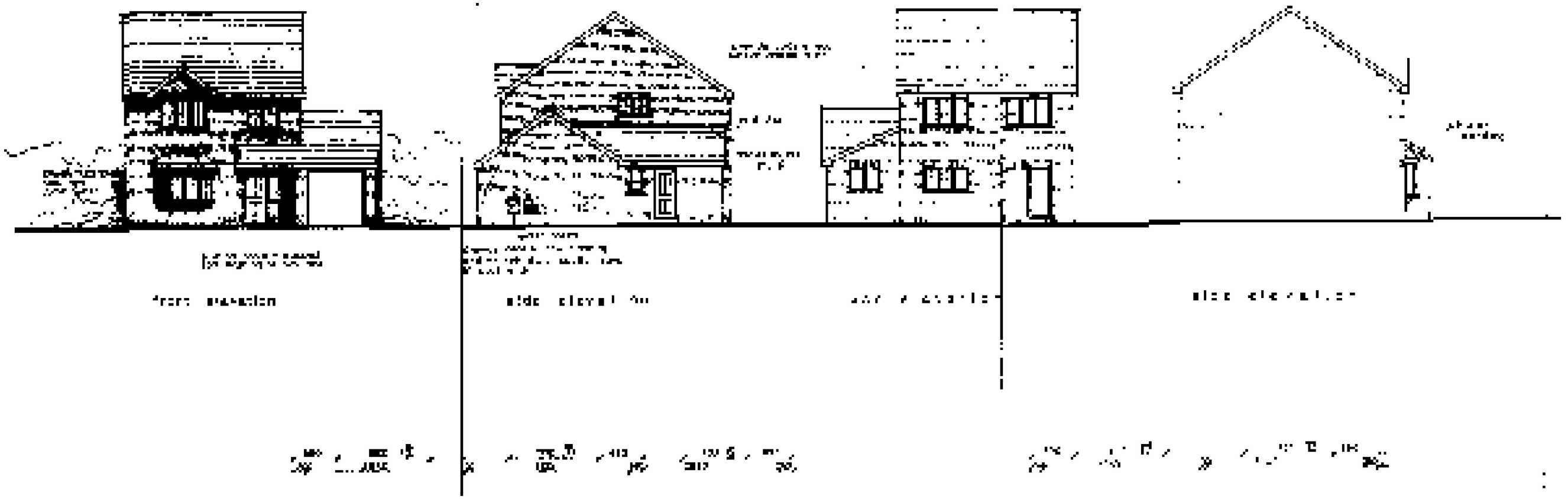

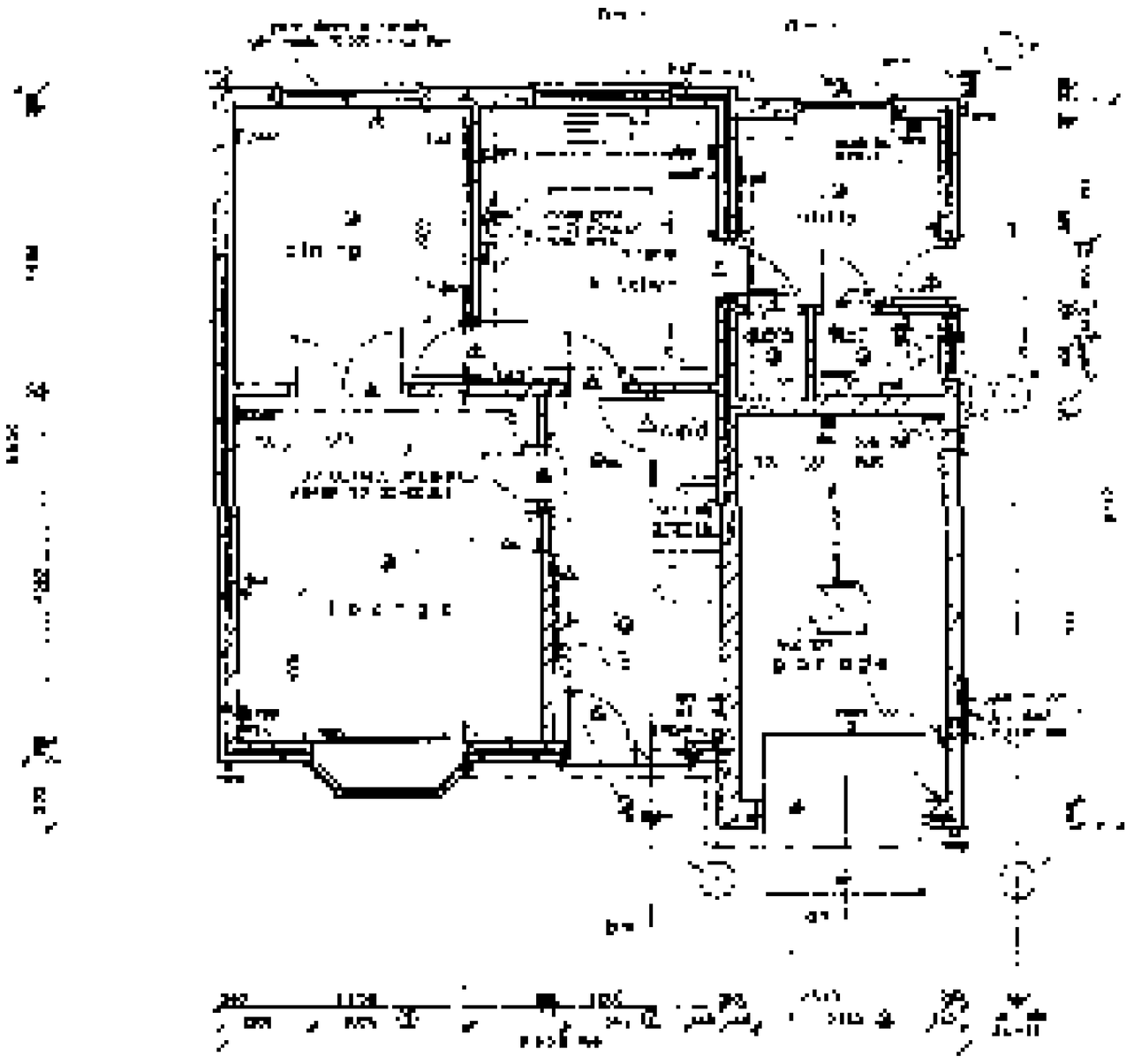

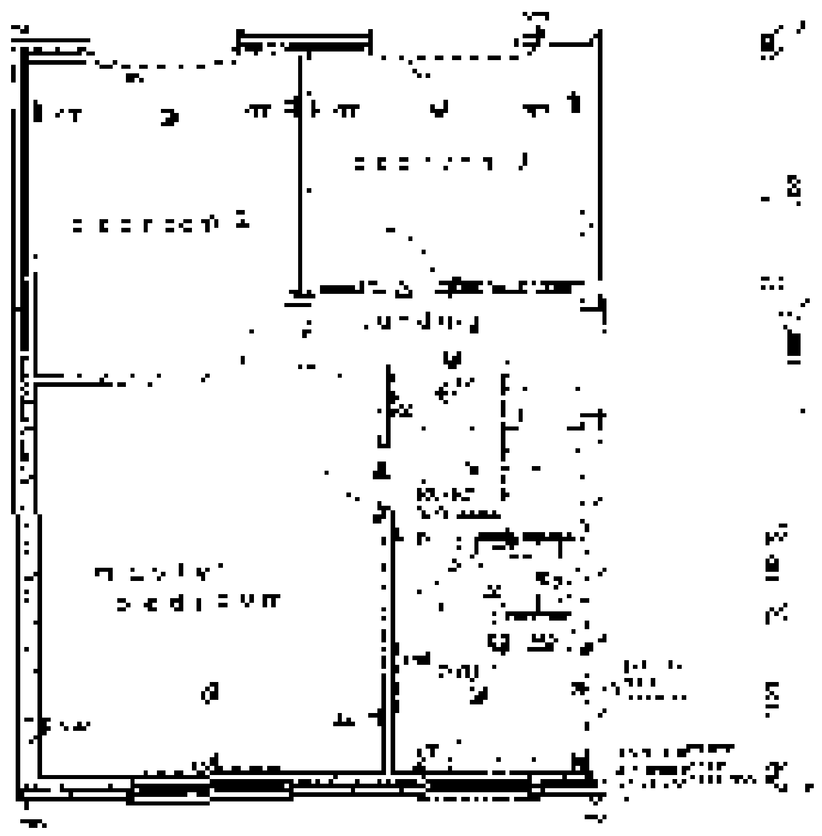

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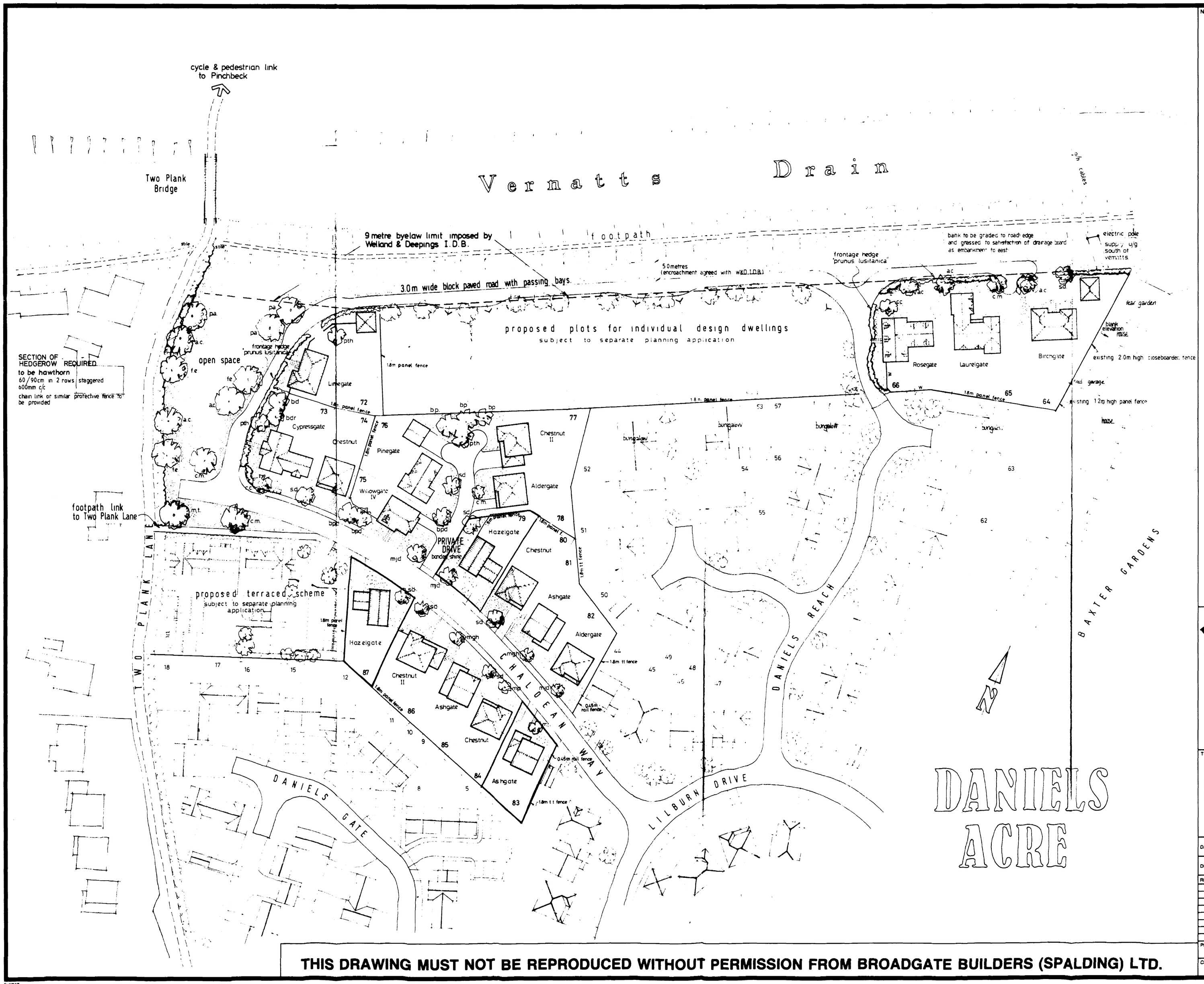

NOTES

TREE PLANTING

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

PLANTING HEIGHTS TO TREES 1.8-2.4m STANDARDS SUITABLY STAKED & TIED

FRONT GARDENS SEEDED OR TURFED

FENCING

1.8m P INDICATES PROVISION OF 1.8m h. PANEL FENCE
W " " 1.8m high WALL

OTHERWISE REAR DIVIDING BOUNDARIES TO BE 0.6m post & wire

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 18 NOV 1993 REF 1095/93

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Plots 64-66 & 72-87
DANIELS ACRE SPALDING

SITE LAYOUT

DATE	JULy 1993	DRAWN	alan j. finch.
DRWG. No.	93029/001	SCALE	1:500

REVISIONS	DES.	DATE	SIGN
A	Plot substitution. Plots 79, 83-87	17-11-93	M.D.
B	Trellis top fences omitted-panel type to be used	17-11-93	M.D.

PLANNING | BUILDING REGS.

CHECK BY

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cycle & pedestrian link to Pinchbeck

Two Plank Bridge

Vermatts Drain

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

footpath

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

3.0m wide block paved road with passing bays

proposed plots for individual design dwellings
subject to separate planning application

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

electric pole supply u/g south of vermitts

frontage hedge prunus lusitanica

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

open space

frontage hedge prunus lusitanica

1.8m panel fence

Limegate

Cypressgate

Chestnut

Pinegate

Willowgate IV

Chestnut II

Aldergate

Hazelgate

Chestnut I

Ashgate

Aldergate

Chestnut II

Ashgate

Chestnut

Ashgate

PRIVATE DRIVE
bonded shingle

proposed terraced scheme
subject to separate planning application

footpath link to Two Plank Lane

TWO PLANK LANE

HALOEAN WAY

DANIELS GATE

DANIELS REACH

LILBURN DRIVE

BAXTER GARDENS

Rosergate

Laurelgate

Birchgate

rear garden

blank elevation raise

existing 2.0m high closeboarded fence

garage

existing 1.2m high panel fence

house

bungalow

0.45m rail fence

1.8m tt fence

DANIELS ACRE

N

NOTES

TREE PLANTING

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

PLANTING HEIGHTS TO TREES 1.8 - 2.4m STANDARDS SUITABLY STAKED & TIED

FRONT GARDENS SEEDED OR TURFED

FENCING

1.8m P ..NDICATES PROVISION OF 1.8m h. PANEL FENCE
W " " 1.8m high WALL
OTHERWISE REAR DIVIDING BOUNDARIES TO BE 0.6m post & wire

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Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Plots 64-66 & 72-87
DANIELS ACRE SPALDING

SITE LAYOUT

DATE July 1993	DRAWN stan j. finch
DRWG. No. 93029/001	SCALE 1:500

REVISIONS	DES.	DATE	SIGN
A	Plot substitution Plots 79 83-87	17-11-93	M.D.
B	Trellis top fences omitted-panel type to be used	17-11-93	M.D.

PLANNING | BUILDING REGS

CHECK BY

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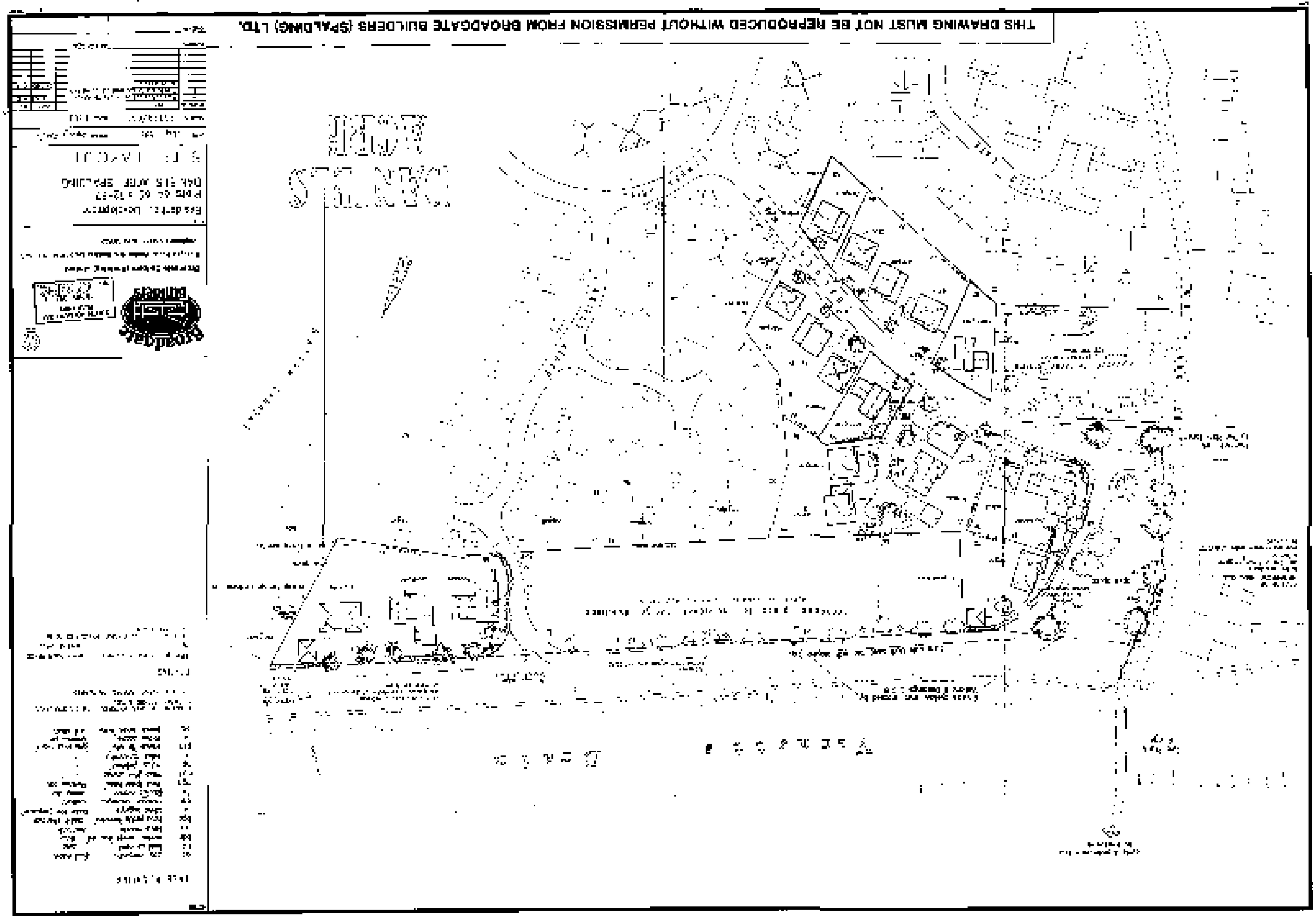
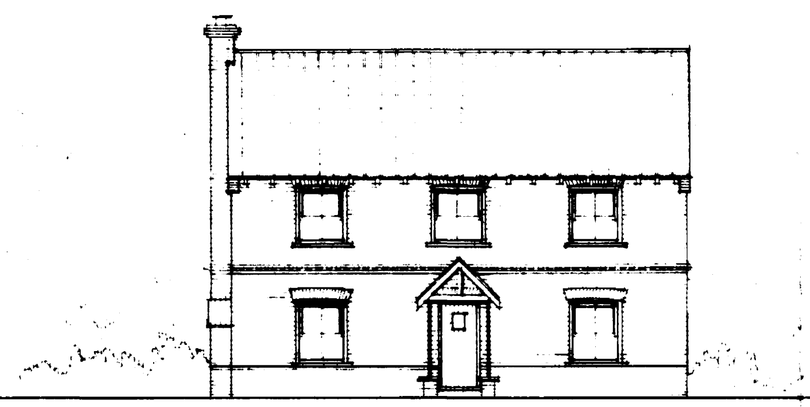
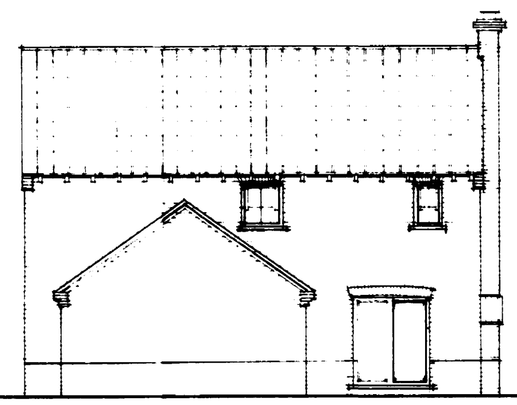




Front elevation



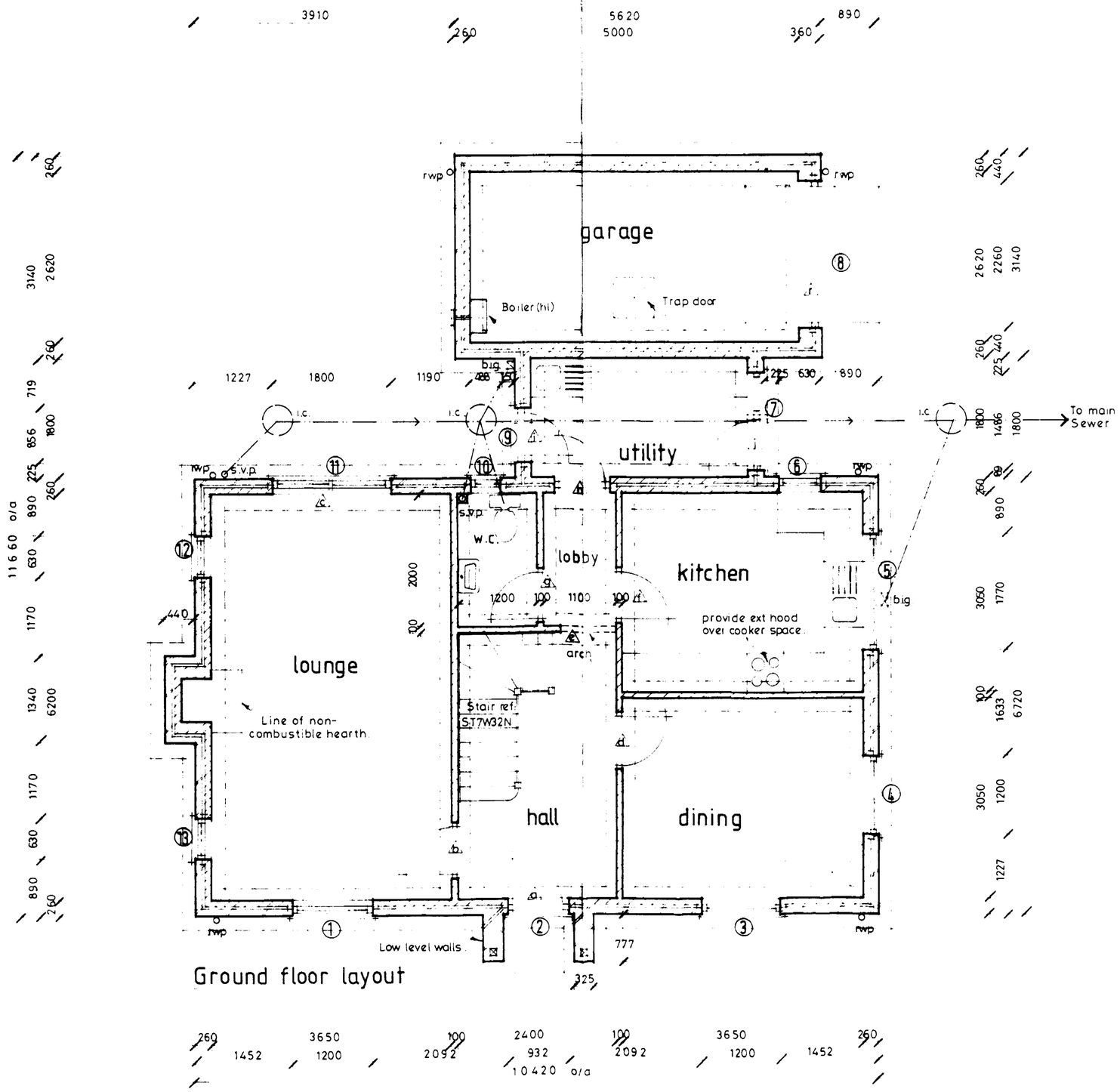
side



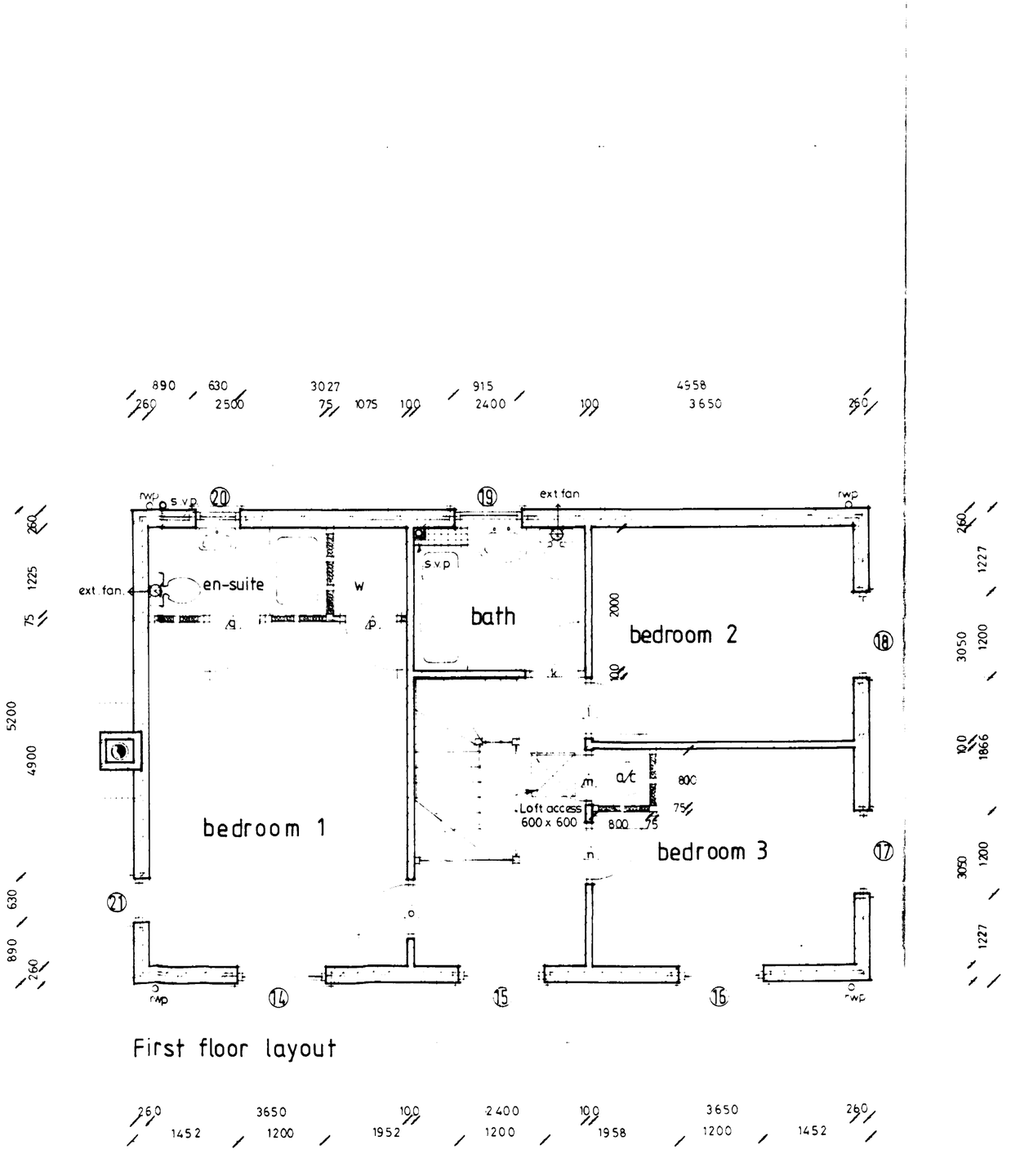
rear



side



Ground floor layout



First floor layout

NOTES

DOOR - WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
1	Window	SRV215	LI/S 1500
2	Door	FN29m	LI/S 1350
3	Window	SRV215	LI/S 1500
4	Window	SRV215	LI/HD1500
5	Window	SRV4N10	LI/S 2100
6	Window	SRV110	LI/S 1050
7	Door/Window	FN26m/SRV110	LI/HD1800
8	Garage Door	UF7070N	LI/HD2700
9	Door	FN26m	LI/HD1200
10	Window	SRN10	LI/S 900
11	Patio Doors	1.8m Wide	LI/S 2250
12	Window	SRV115	LI/HD1050
13	Window	SRV115	LI/S 1050
14	Window	SRV213	LI/S 1500
15	Window	SRV213	LI/S 1500
16	Window	SRV213	LI/S 1500
17	Window	SRV213	LI/S 1500
18	Window	SRV213	LI/S 1500
19	Window	SRV2N09	LI/S 1350
20	Window	SRV110	LI/S 1050
21	Window	SRV113	LI/S 1050

Internal Lintels

To be I.G. internal type 1200mm long.

Except Ref: D — Box Beam 100 1200mm long.
Ref: H — LI/S 1200

Joinery Refs by Boulton and Paul.
Lintel Refs by I.G. Lintels
Windows to be double glazed.

Broadgate Builders

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Telephone: Holbeach (0406) 380532

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1095/93

TITLE

Standard Dwelling Type

HAZELGATE

PLOTS 79 - 87 DANIELS ACRE
SPALDING.

FLOOR PLANS AND ELEVATIONS

DATE NOV - 93	DRAWN MARK DOWNS
DRWG No ——	SCALE 1-100 , 1-50

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
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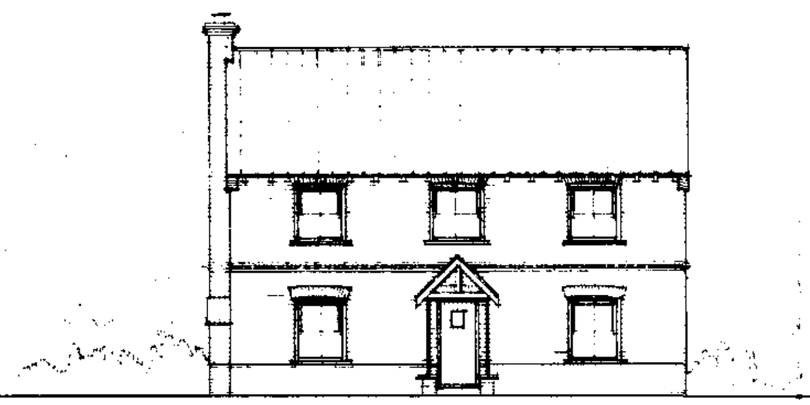
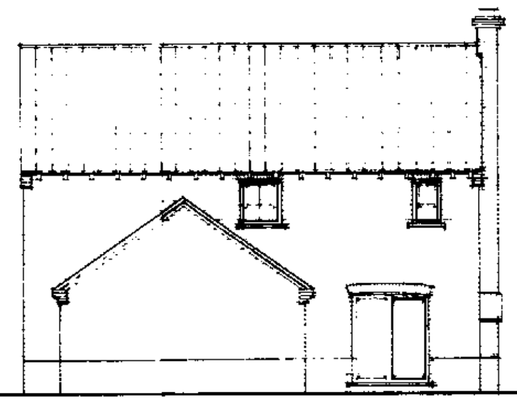


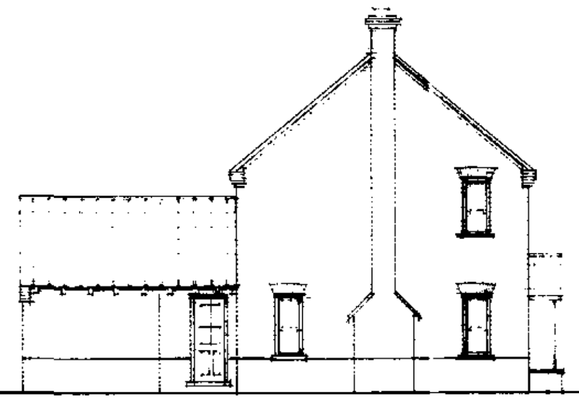
Front elevation



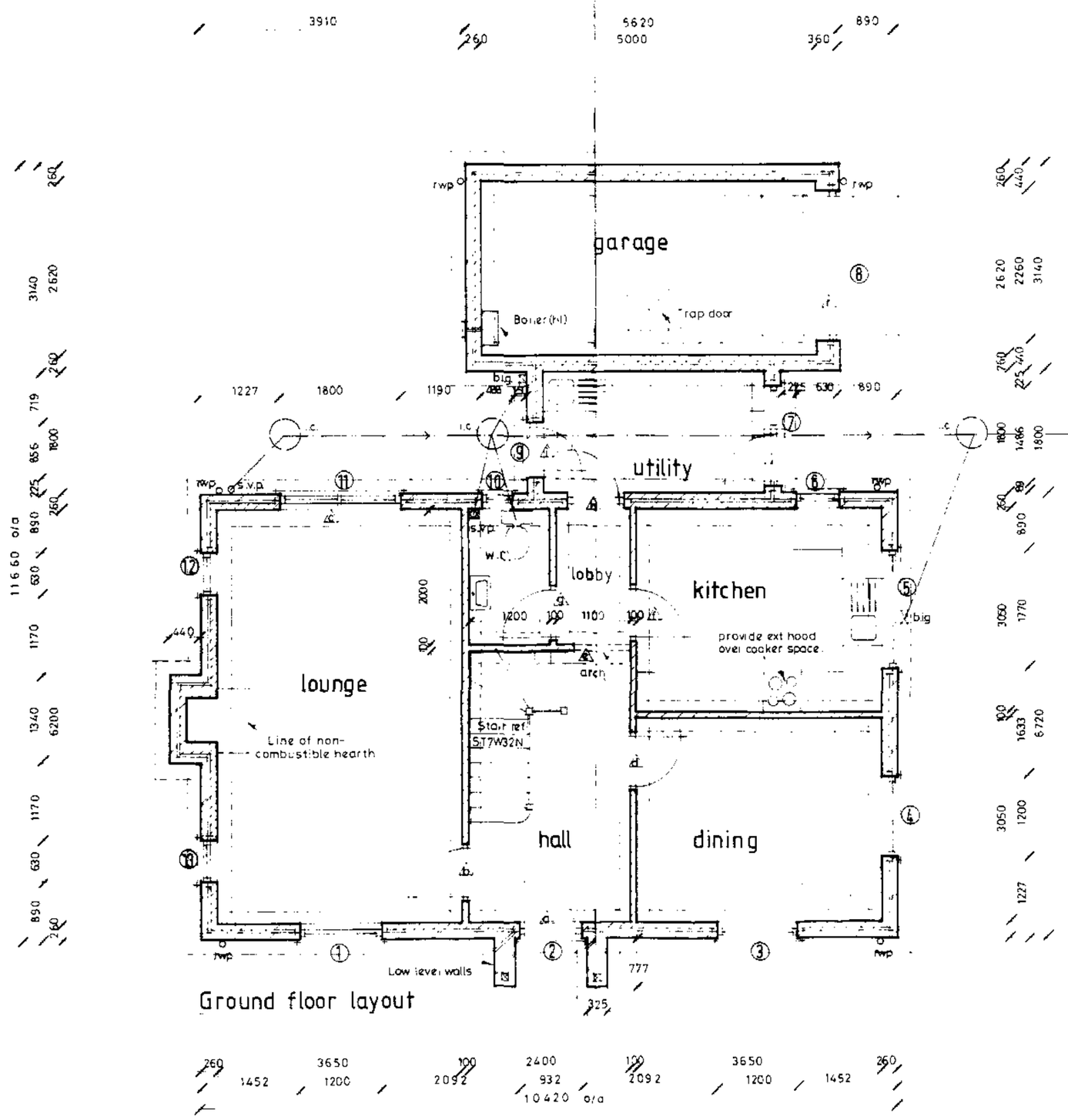
side



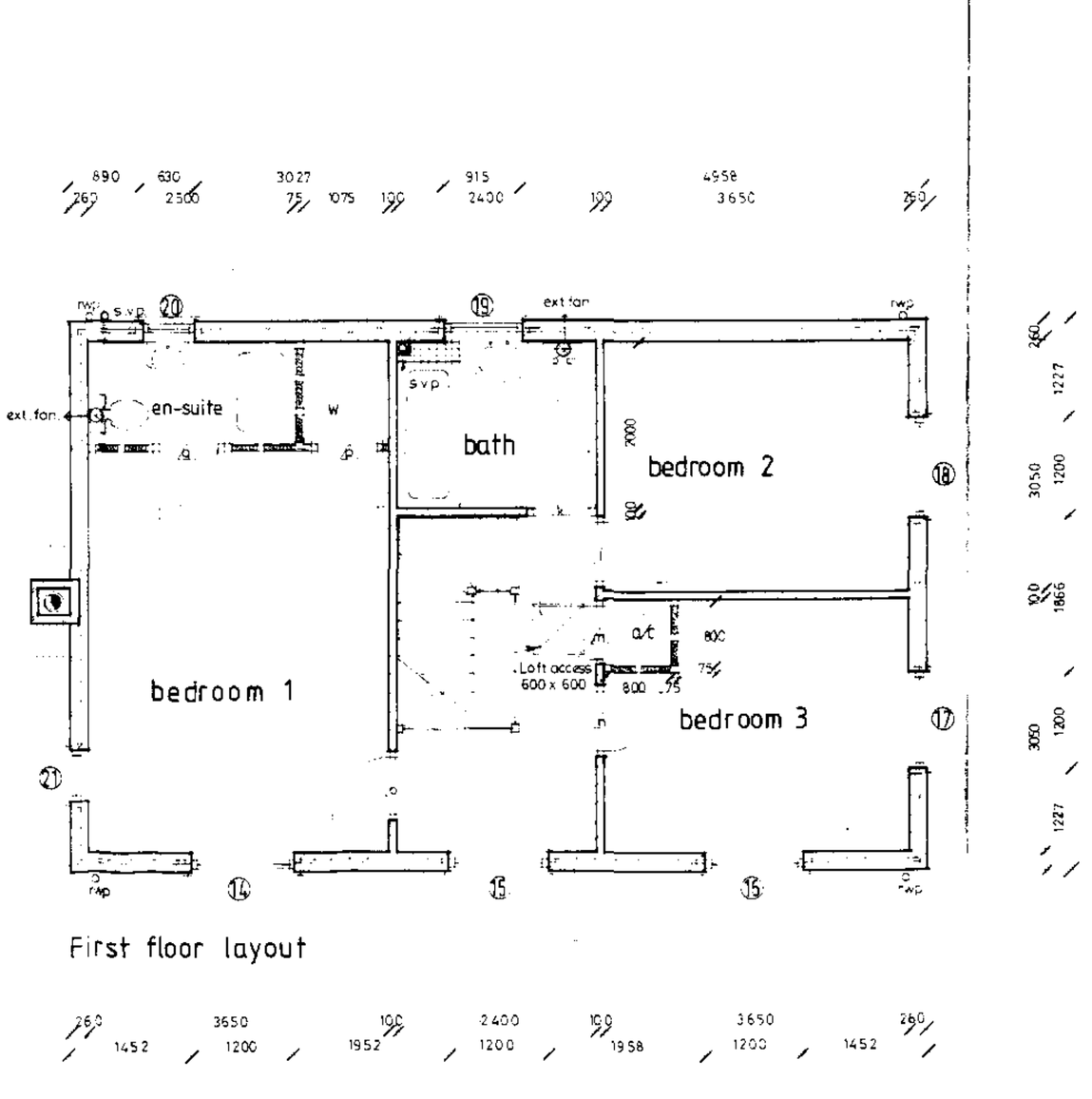
rear



side



Ground floor layout



First floor layout

NOTES

DOOR - WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
1	Window	SRV215	LI/S 1500
2	Door	FN36m	LI/S 1350
3	Window	SRV215	LI/S 1500
4	Window	SRV215	LI/WD1500
5	Window	SRV6N10	LI/S 2100
6	Window	SRV110	LI/S 1050
7	Door/Window	FN26m/SRV110	LI/WD1800
8	Garage Door	LPT070N	LI/WD2700
9	Door	FN26m	LI/WD1200
10	Window	SRN10	LI/S 900
11	Patio Doors	1.8m Wide	LI/S 2250
12	Window	SRV115	LI/WD1050
13	Window	SRV115	LI/S 1050
14	Window	SRV215	LI/S 1500
15	Window	SRV215	LI/S 1500
16	Window	SRV213	LI/S 1500
17	Window	SRV213	LI/S 1500
18	Window	SRV213	LI/S 1500
19	Window	SRV2N09	LI/S 1350
20	Window	SRV110	LI/S 1050
21	Window	SRV113	LI/S 1050

Internal Lintels

To be I.C. internal type 1200mm long.

Except Ref: D — Box Beam 100 1200mm long.
Ref: H — LI/S 1200

Joinery Refs by Boulton and Paul.
Lintel Refs by I.C. Lintels
Windows to be double glazed.

Broadgate Builders

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1095/93

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532

TITLE

Standard Dwelling Type

HAZELGATE

PLOTS 79 - 87 DANIELS ACRE
SPALDING.

FLOOR PLANS AND ELEVATIONS

DATE NOV - 93	DRAWN MARK DAVIS
DRWG No ——	SCALE 1-100 , 1-50

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
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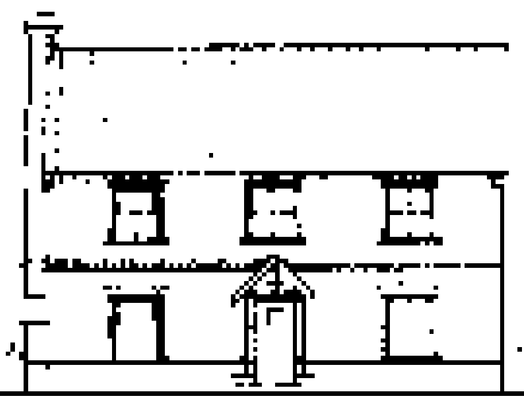


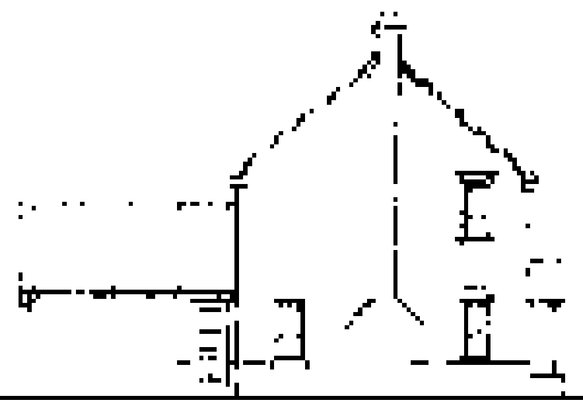
Front elevation



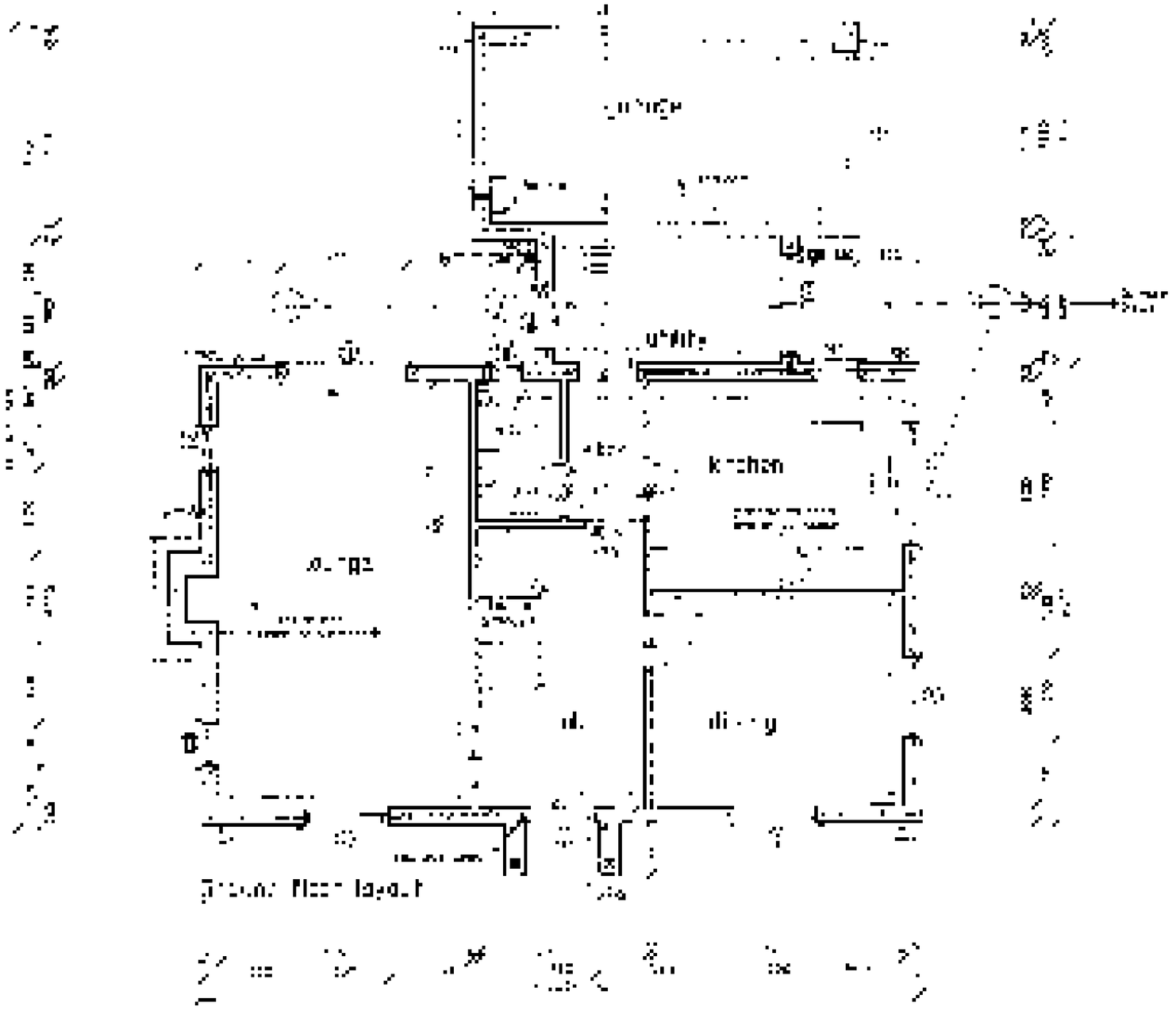
side



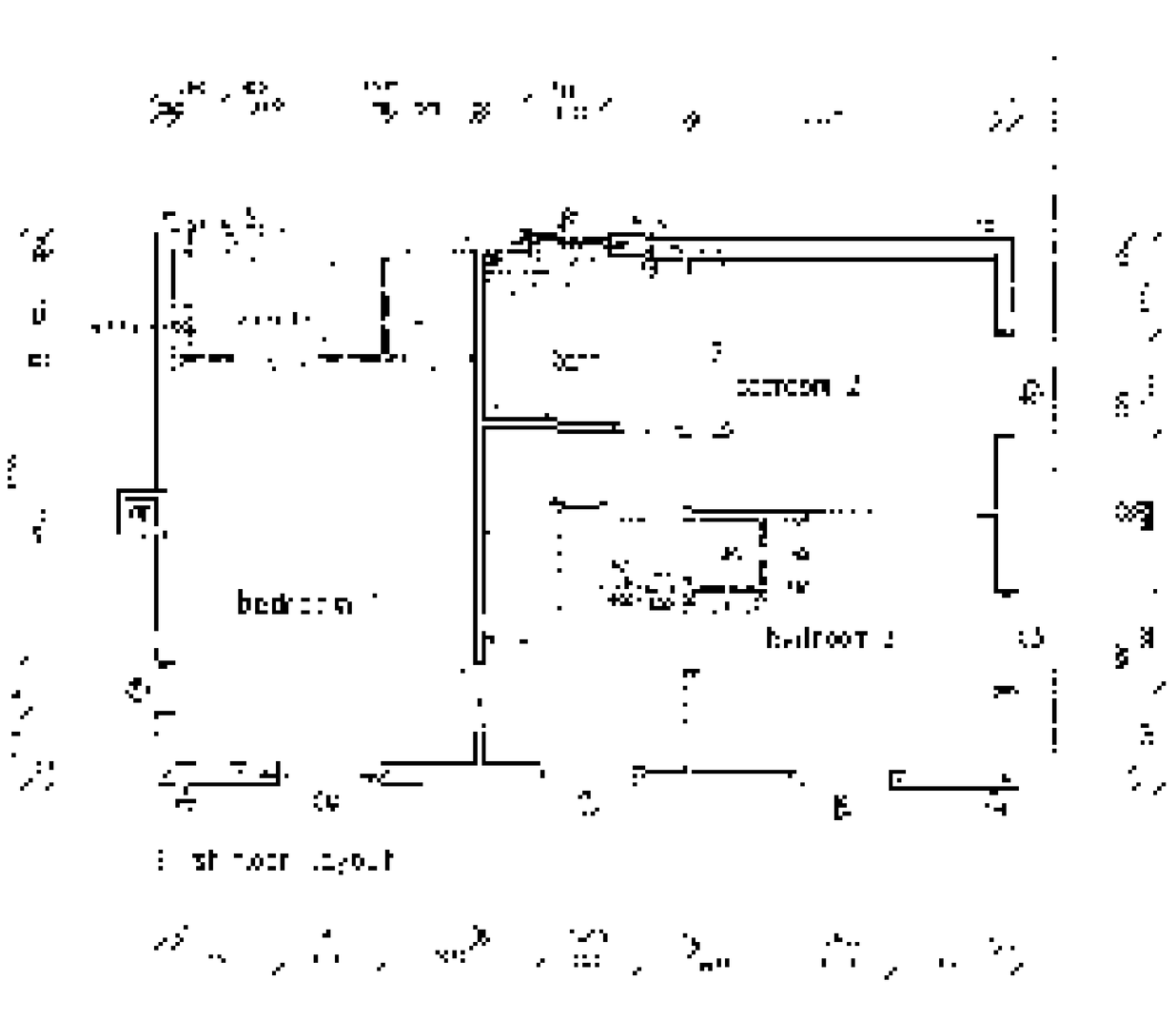
rear



side



Ground floor layout



First floor layout

Broadgate Builders

HAZEL GATE

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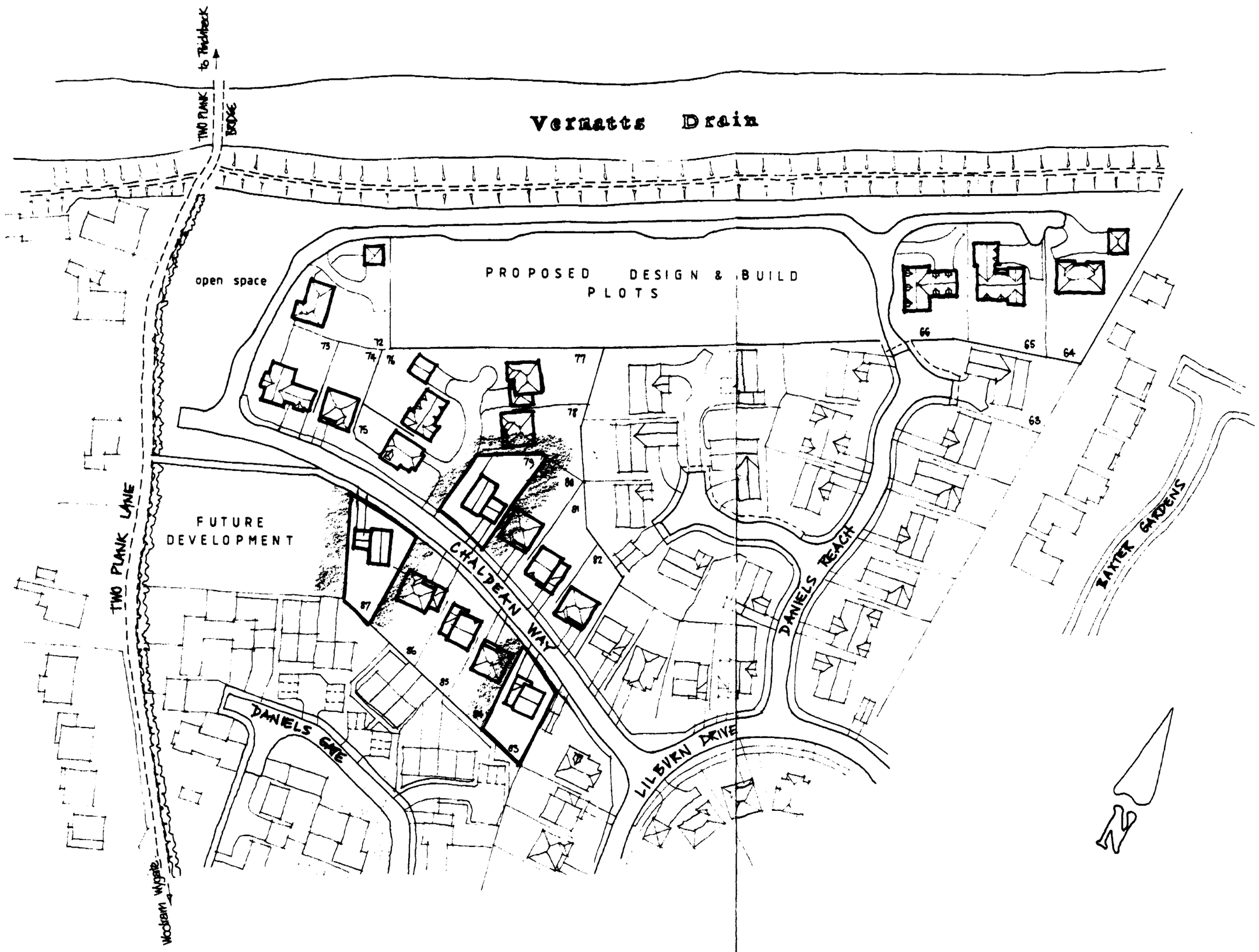

DANIELS ACRE PLOTS 64-87

Broadgate Builders

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1095/93

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
Plots 64 - 87
DANIELS ACRE SPALDING.

LOCATION PLAN

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

REVISIONS	DES.	DATE	SIGN
A	PLOT SUBSTITUTION. PLOTS 79, 83-87.	17-11-93	M.D.

PLANNING	BUILDING REGS.
CHECK BY	

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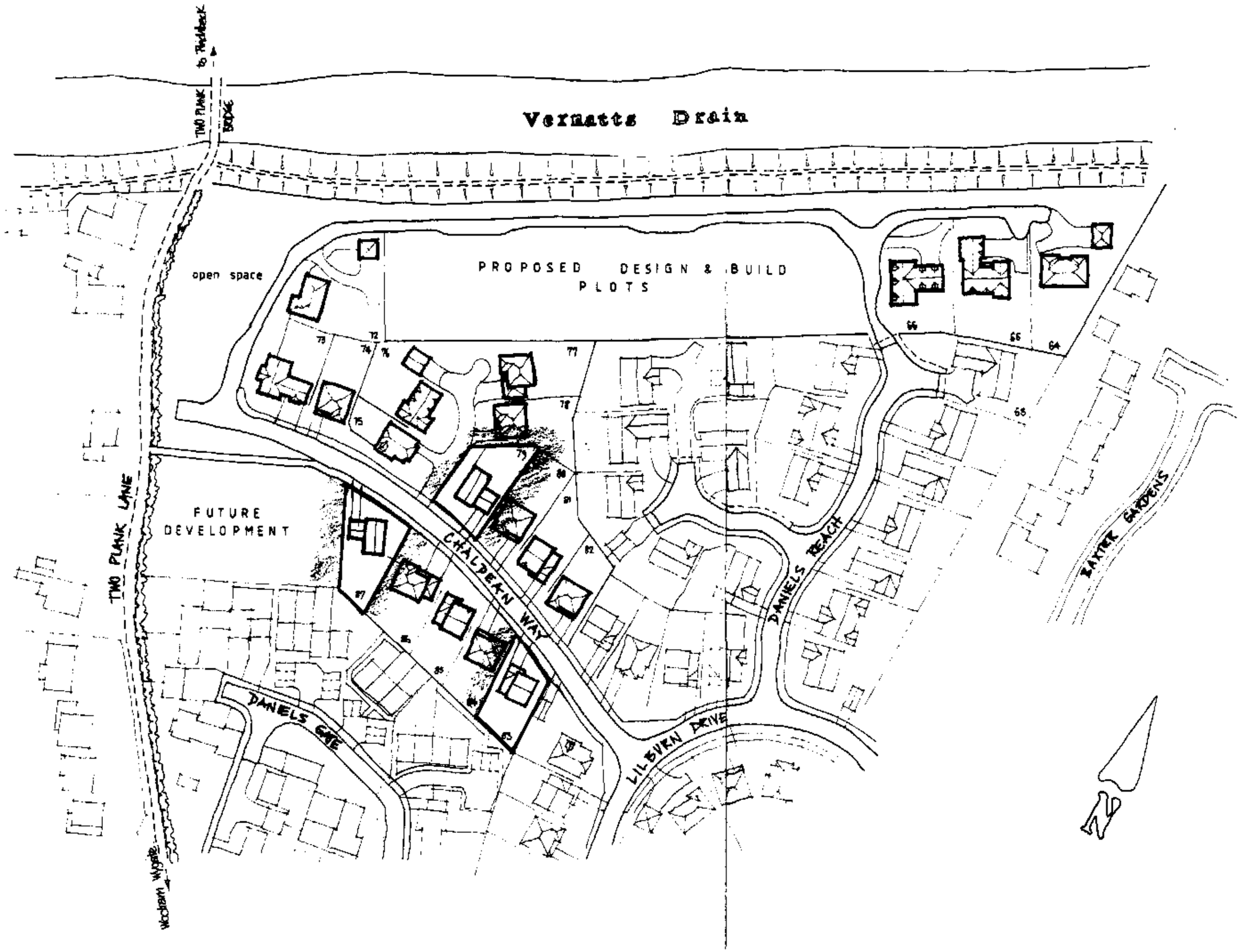

DANIELS ACRE PLOTS 64-87

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Broadgate Builders

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18 NOV 1993
REF 1095/93

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TITLE

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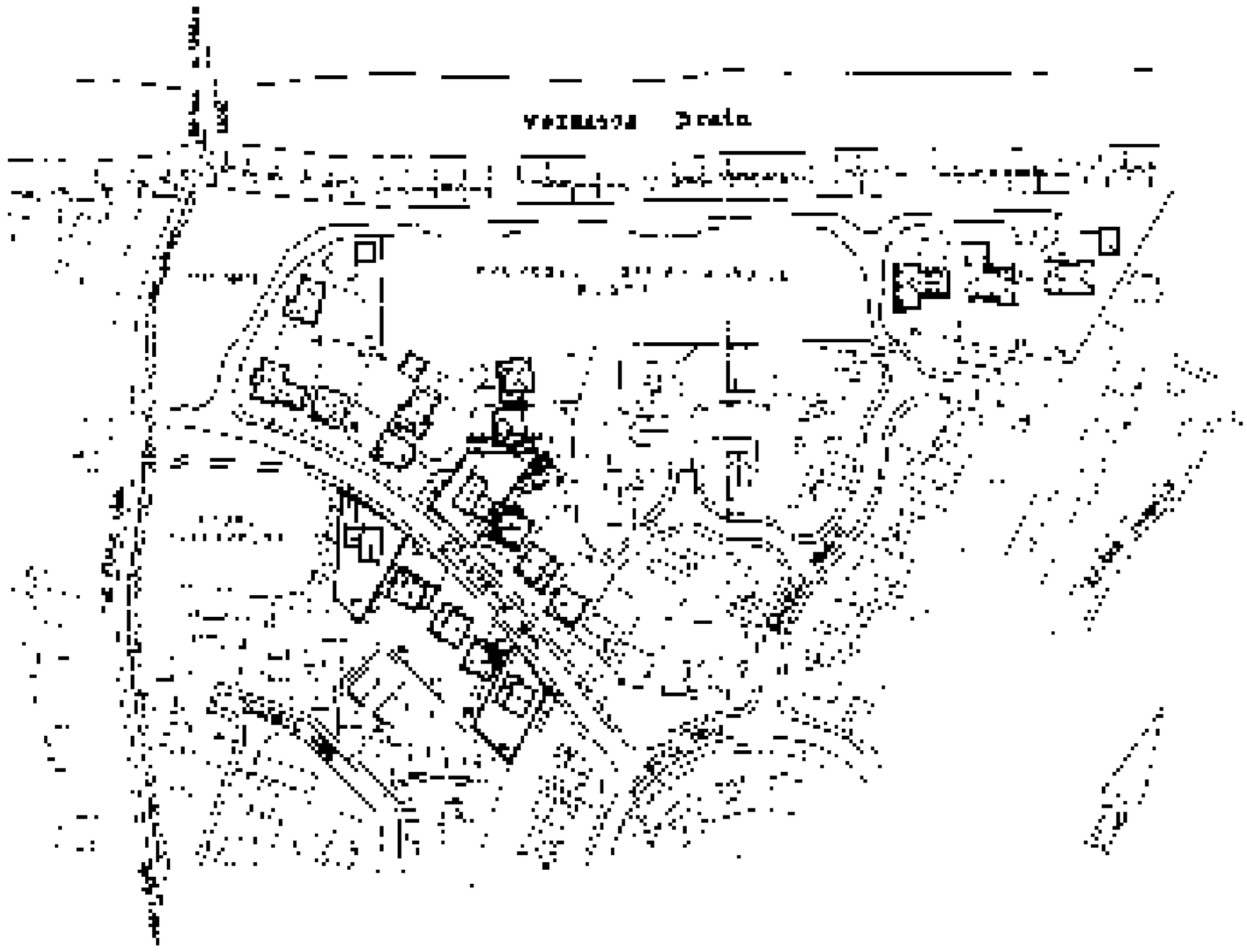
Plots 64 - 87
DANIELS ACRE SPALDING.

LOCATION PLAN

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

REVISIONS	DES.	DATE	SIGN
A	PLOT SUBSTITUTION PLOTS 79, 83-87.	12-11-93	M.D.

PLANNING	BUILDING REGS.
CHECK BY	



DANIELS ACRE PLOTS 64-67

Broadgate Builders

Residential Development
Plots 64 - 67
DANIELS ACRE SPALDING.

LOCATION PLAN

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