SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1210/93 Received:17-JAN-94 Type:FULL

Name: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Erection of 12 flats and 1 house

Location : Abbey Print Site High Street
Spalding Lincs

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

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

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

2 Before any of the units of accommodation are occupied, the access and parking areas shown on the amended Drawing No: 93495/01A shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and visual amenity.

3 Before any of the units of accommodation are occupied, the walling and fencing shown on the amended Drawing No: 93495/01/A shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

4 Before any of the units of accommodation are occupied, the areas of paving between the units and the adjacent highway and the associated railings and gates shown on the amended Drawing No: 93495/01/A shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

5 Before the commencement of the development, the existing building on the site and associated area of land surfacing shall be demolished and broken up and all the materials removed from the site to the satisfaction of the Local Planning Authority.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

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)

6 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.

7 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.

8 Prior to development being commenced, the Walnut tree the subject of Tree Preservation Order No. 20 (1985) on the site shall be fenced off in a manner to be agreed in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed.

Reason: To safeguard the Walnut tree on the site which is the subject of a Tree Preservation Order No. 20 (1985).

9 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass 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 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

10 No materials shall be deposited, stored or processed (in any way) on the access or parking areas when those areas are surfaced with the approved brick pavers.

Reason: In the interests of visual amenity and highway safety.

11 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, there shall be no alterations to the external appearance of the dwellings.

Reason: In the interests of visual amenity.

12 Notwithstanding the details of roof cladding specified in the application, full details of an appropriate cladding, namely slates shall be submitted to and approved in writing by the Local Planning Authority.

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2X

SOUTH HOLLAND DISTRICT COUNCIL

Reason: The form of roof cladding specified in the application is unacceptable to the Local Planning Authority and details of an alternative form of roof cladding are required.

13 The windows shall have painted wooden frames and be of sliding sash construction.

Reason: In the interests of visual amenity.

14 The development when completed shall accord in every particular with the details of the submitted approved plans.

Reason: To define the terms of the application and to ensure a satisfactory form of development.

15 No demolition work of existing buildings shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological interest.

16 No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological interest.

17 The car parking spaces shall be delineated from the adjoining public car parking spaces by means to be agreed in writing by the Local Planning Authority.

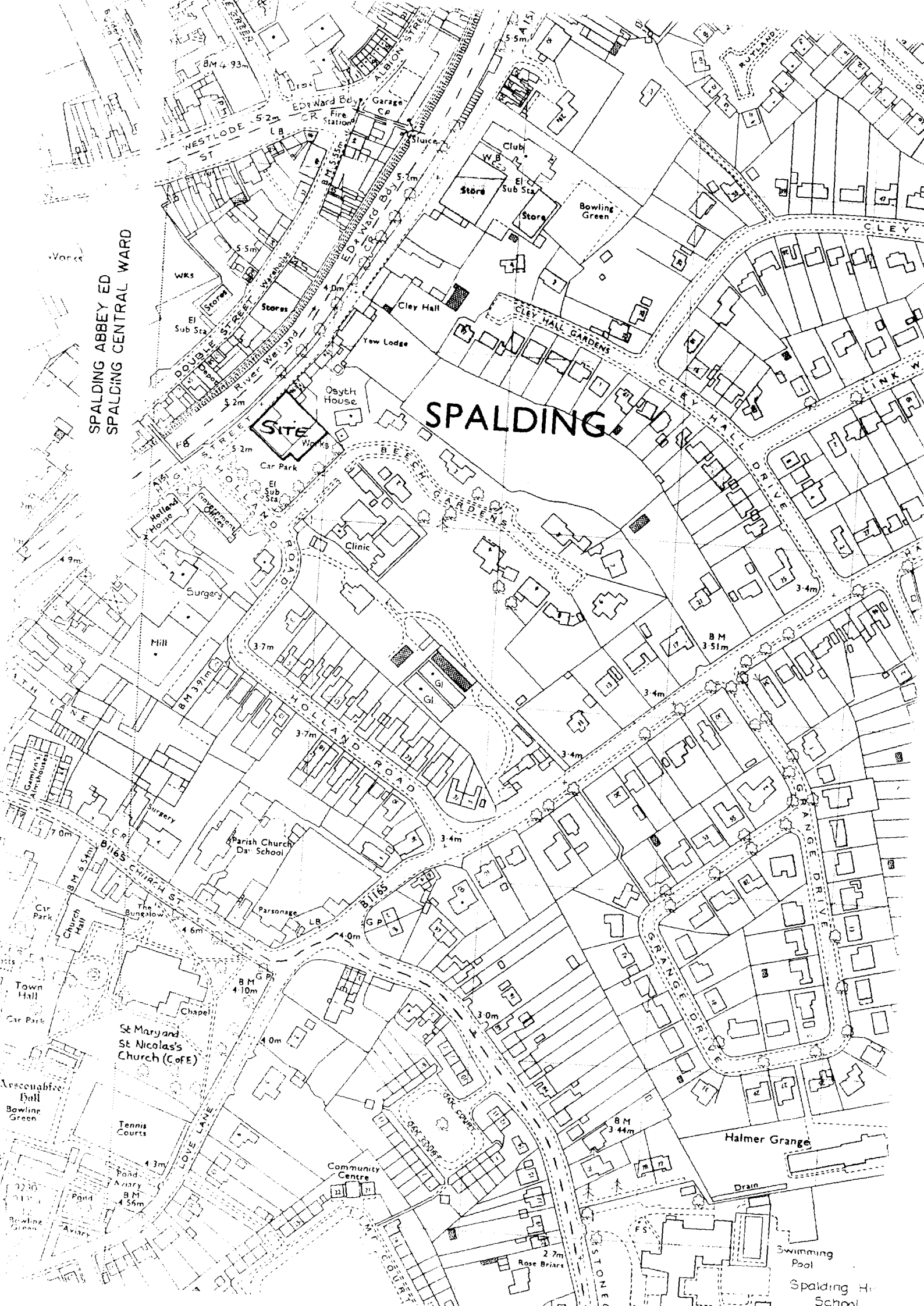
Reason: To define the terms of the permission.

Director of Planning and Building Control Services
02-MAR-94 H16/1210/93

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)


SPALDING ABBEY ED
SPALDING CENTRAL WARD
SPALDING
SITE
Works
Car Park
Osyth House
Yew Lodge
Cley Hall
Cley Hall Gardens
Bowling Green
Club
Store
El Sub Sta
Stores
Warehouse
WKS
Depot
River Welland
Double Street
Albion Street
Westlode Street
Fire Station
Sluice
Holland House
Government Offices
Surgery
Clinic
Beech Gardens
Holland Road
Mill
Parish Church Day School
Church Street
The Bungalow
Parsonage
Church Hall
Car Park
Town Hall
Chapel
St Mary and St Nicolas's Church (CofE)
Ascoughbee Hall
Bowling Green
Tennis Courts
Pond
Aviary
Love Lane
Community Centre
Oak Court
Rose Briars
Halmer Grange
Drain
Swimming Pool
Spalding High School
Grange Drive
Cley Hall Drive
Link Way
Rutland
Gamston's Almshouses
B1165
A151
BM 4.93m
BM 5.55m
BM 3.91m
BM 6.54m
BM 4.10m
BM 4.56m
BM 3.51m
BM 3.44m
5.5m
5.2m
4.0m
4.9m
3.7m
3.4m
7.0m
4.6m
3.0m
4.3m
2.7m
GP
FS
Gl

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1210/93

Date Registered 23 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DAVID PARKER HOMES
MILL GREEN ROAD
PINCHBECK
SPALDING
LINCOLNSHIRE, PE11 3PU
Tel. No.

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

CLIVE WICKS ASSOCIATES
OLD SCHOOL HOUSE
36 BOSTON ROAD
SLEAFORD, NG34 7EZ
Tel. No. 0529 414141
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ABBEY PRINT SITE, HIGH STREET, SPALDING

OFFICE COPY

Please complete

Signed ..... Date 20 DECEMBER 1993

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1,560 ..... If you consider no fee is payable include a written explanation instead.

Previous application No.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

12 NO. FLATS and 1 NO. HOUSE

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:
(ii) Other new building(s)	NO	
(iii) Alterations or extension	NO	
(iv) Change of use	NO	

4. A. If building works are proposed, please state extra floor space to be created:	730m^2 sq. metres
B. Please state size of any new structure:- (a) max. height:	10.8 metres
(b) max. length:	24.46 metres
(c) max. width:	11.6m metres
C. Please state type and colour of materials for facing external walls:	SEE DWG. NO. 93495/05
D. Please state type and colour of roofing materials.	CLAY PANTILES
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 - FORMER PRINTWORKS

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? — 13 SPACES AT REAR

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	EXISTING SW SEWER
B. For estate developments, please state how highway surface water will be disposed of	" " "
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	NO	
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.	N/A	➡ 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).

PROSPECTIVE PURCHASER.

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 .....

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: R. TEEUW

Address of owner at which notice was served: State Date notice served:

SPALDING ROAD, PINCHBECK PE11 3PB 20.12.1993

Signed ..... (Applicant / Agent) Date 20.12.1993

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 20.12.1993

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: H16/1210/93

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: PLEASE OUTLINE IN RED THE 1/100 SCALE BLOCK PLAN (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date..12/1/94

Revalidation after Direction

Information satisfactory Signed..... Date..12/1/94

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents
✓ ARCHAEOLOGY

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

Extra Consultations:

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

Case Officer: JOHN BLACKLOCK

Senior Officer Confirmed ... Date..12/1/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

DZ 7/2/94 Pre. smith VCA
Adjoin 4 Stacy Road Ruch
Bal of flats
New home to be of flats
obligatory contribut - Trust some screening
close to bus

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by MF
Date 24/1/94.

Site Notice posted by MJ.
Date 24/1/94.
Expiry

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 2/3/94

Notes:

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

CONDITIONS/REASONS:

APPROVE

AS PER COMMITTEE REPORT ~~(DATED)~~ EXCEPT FOR REASON (13) BUT ADD ADDITIONAL CONDITIONS

(14) No demolition work of existing buildings shall take place until ~~the applicant has secured~~ the implementation of a programme of archaeological work (HAS BEEN SECURED) in accordance with a written scheme of investigation which shall be submitted to and approved ~~by the district~~ IN WRITING BY THE LOCAL planning authority.

REASON THE SITE IS OF ARCHAEOLOGICAL INTEREST

(15) No development shall take place within the ~~area indicated~~ SITE until ~~the applicant has secured~~ the implementation of a programme of archaeological work (HAS BEEN SECURED) in accordance with a written scheme of investigation which has been submitted ~~by the applicant~~ (BY THE) and approved IN WRITING by the Planning Authority.

REASON THE SITE IS OF ARCHAEOLOGICAL INTEREST

Condition monitoring:

non-std expiry .....
prior submission ✓
prior siteworks ✓
~~hours/use restricted~~

Determined plans indicated ✓
Departure approval confirmed ☐
Flag for on-site review ✓

(16) THE CAR PARKING SPACES SHALL BE DELINEATED FROM THE ADJOINING PUBLIC CAR PARKING SPACES BY MEANS TO BE AGREED IN WRITING WITH THE LPA. REASON TO DEFINE THE TERMS OF THE PERMISSION.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1560

Receipt No P3669

Date first Rec'd 23 DEC 93

Registration

Reference H16/1210/93

Cross-Ref R

Date 29/12

Validation

TYPE FULL

Site area

No of dwellings 13

Floorspace

Earlier permission – Ref:

(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Section of 12 flats + 1 House

Invalid

Site plans ☐ Certificate ☐

Fee ☐ Fee (not free) ☐

Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees

Correct fee £ 1560

Nil fee ☐ Discounted ☐

Previous app – ref:

Type of app

Reason:

Additional £

Refund £

Receipt No

Voucher No

Date

Date

Information

Index sheet 201 OS Plots

Grid ref 5[illegible]3[illegible]760

Ward [illegible] Parish [illegible]

Inside IBD YES Inside LP area YES

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 1926

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:

Earlier apps

[illegible]

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

Application no: H16/1210/93

Applicant: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Erection of 12 flats and 1 house

Location: Abbey Print Site
High Street
Spalding
Lincs

Amendment: Amendment to right of way and car parking submitted (drawing number 93495/01E)

06-FEB-95

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 and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1210/93.

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. Address or location

Abbey Print Site, High St Spalding

3. Name, classification and number of road

amended

4. Date application referred 2-2-95.

5. State whether outline, detailed application etc.

Amendment.

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

Car Parking Amended.

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: 2-2-95 Signed: [signature]
Director of Highways and Planning

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ✓ KL

Clarification/Details required:

Appears valid ☐

Registered 19/1/98

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: D 2/2/98

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H16/1210/93

Date Registered

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DAVID PARKER HOMES LTD.
MILL GREEN ROAD,
PINCHBECK,
SPALDING, LINCOLNSHIRE, PE11 3PU.
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
CLIVE WICKS ASSOCIATES,
OLD SCHOOL HOUSE,
36 BOSTON ROAD,
SLEAFORD, LINCOLNSHIRE, NG34 7EZ.
Tel. No. 0529 414141 (Contact) P CHAMBERLAIN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FORMER ABBEY PRINT SITE, HIGH STREET, SPALDING.

Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H16/1210/93
Building Regulation reference relating to same development (if any)	B16/0514/94

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.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date . 25. JANUARY. 1995.....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	ERECTION OF 12 NO. FLATS AND 1 NO. HOUSE
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)	CAR PARKING AMENDED TO MAINTAIN RIGHT OF WAY FOR RESIDENTS OF BEECHFIELD HOUSE.
State drawing no's of the current submission	93495/01, 02, 03, 04 and 05.
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES / NO — NO
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	N/A

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

clive wicks associates

architects · designers · planning consultants

Old School House · 36 Boston Road · Sleaford
Lincolnshire · NG34 7EZ · Tel: 01529 414141
Fax: 01529 415757

Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield), R.I.B.A. Chartered Architect

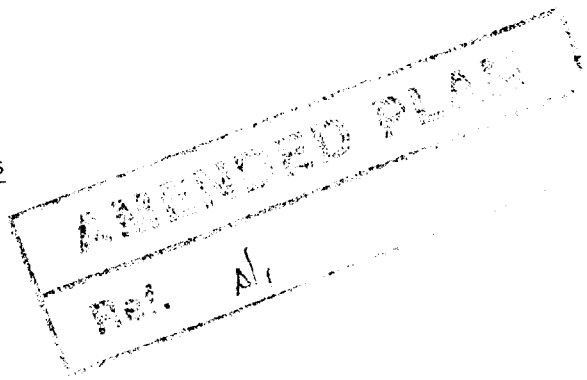
25 January 1995

Our ref: 93495/PC/CKGR

Your ref:

Director of Planning and
Building Control,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

For the attention of Mr. D. Roberts



Dear Sir,

Proposed Flats at High Street, Spalding
Application No. H16/1210/93

Further to your letter of 19 January 1995, please find enclosed 4 copies of drawing No. 93495/01E and 4 copies of the Planning Amendment forms duly completed.

Yours faithfully,

P. Chamberlain
Clive Wicks Associates

Encs.

clive wicks associates

architects · designers · planning consultants

Old School House · 36 Boston Road · Sleaford
Lincolnshire · NG34 7EZ · Tel: 01529 414141
Fax: 01529 415757

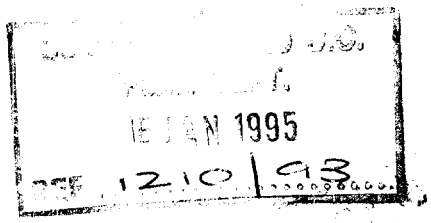
Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield), R.I.B.A. Chartered Architect

13 January 1995

Our ref: 93495/PC/CKGR

Your ref:

Director of Planning and
Building Control,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.



For the attention of Mr. D. Roberts

Dear Sir,

Proposed Flats at High Street, Spalding
Application No. H16/1210/93

Please find enclosed 2 copies of drawing No. 93495/01E. This has been amended to show a right of way for the residents of Beechfield House and the car parking has been changed accordingly.

Will you please consider this as a minor amendment to the original application.

Yours faithfully,

P. Chamberlain
Clive Wicks Associates

Encs.

c.c. D. Parker Homes

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: H16/1210/93

Applicant: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Erection of 12 flats and 1 house

Location: Abbey Print Site
High Street
Spalding
Lincs

Valid

Amendment Submitted: Amendment to right of way and car parking submitted (drawing number 93495/01E)

AMENDED PLANS 19-JAN-95

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete enclosed forms.

Note : Any amendment or revision will be accepted if accompanied by the appropriate forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/1210/93

Applicant: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Erection of 12 flats and 1 house

Location: Abbey Print Site
High Street
Spalding
Lincs

Amendment: Amend type of roofing ridge tile from roll top to universal angle (drawing number 93495/01)

02-JUN-95

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 and you may need to make a new submission.

Yours faithfully

Director of Housing and Planning Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 1/6/95

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: 2/6/95

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H16/1210/93/2

Date Registered 26 MAY 1995

Case Officer SB

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DAVID PARKER HOMES LTD
MILL GREEN RD
PINCHBECK, SPALDING LINCS.
Tel. No. 01775 722255.

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

ABBEY PRINT SITE, HIGH ST, SPALDING, LINCS.

Please complete

APPLICATION No.

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

H16/1210/93 (CONDITION 12).

Building Regulation reference relating to same development (if any)

B16/0514/94/R2.

2. Please tick **one** box only

Amendment is proposed where permission already granted — A ✓

If yes, submit two forms and two plans.

or

Amendment is to a proposal currently being considered — B

If yes, submit four forms and four plans.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 24.5.95

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

TO AMEND TYPE OF ROOFING TILE FROM RED TO UNIVERSAL RUSTIC. (WHERE VERGE TILE IS SPECIFIED A RED VERGE IS NOT AVAILABLE IN THE RANGE FROM REDLAND SEE ATTACHED LETTER) SAMPLES OF TILE SUPPLIED BY REDLAND (BROCHURE PAGE 8)

State drawing no's of the current submission

DRAWING NO (illegible)

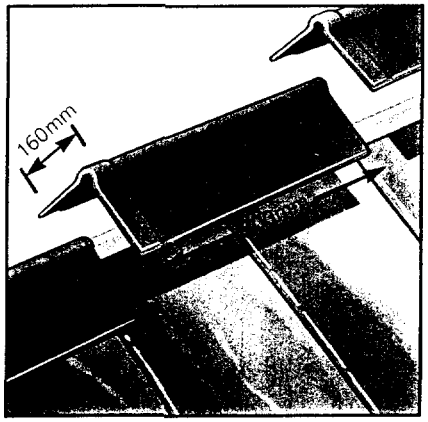
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

~~YES~~ / NO

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

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

Ridge – Roll top

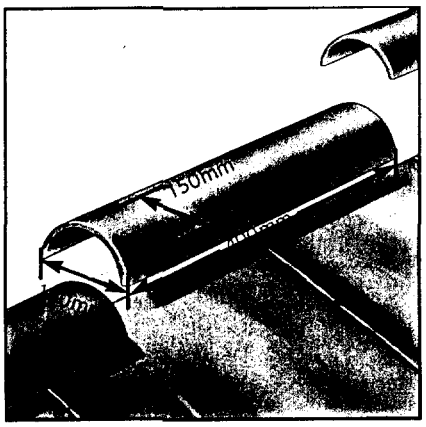


Lay extra underlay along ridge lapping each slope by 300mm. Maintain coursing by nailing a short slate course under ridge.

Fix roll top ridge by nailing two nails through metal clip into ridge board.

Place next ridge in position, nail as *before then bend clip to hold firm.*

Ridge – Half round

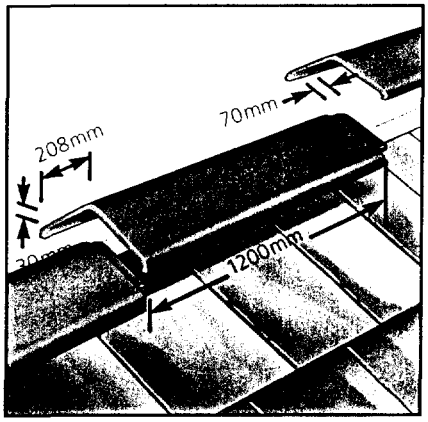


Lay extra underlay along ridge lapping each full course of slate on each slope by 300mm.

Maintain coursing by nailing a short slate course under ridge. Fix half round ridge by nailing two nails through metal clip into ridge board.

Place next ridge in position, nail as before then bend clip to hold firm.

Ridge – Universal angular

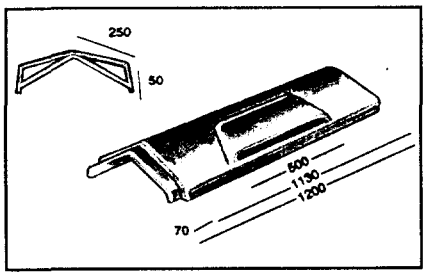


Complete slating on each slope by nailing top two slate courses to top battens.

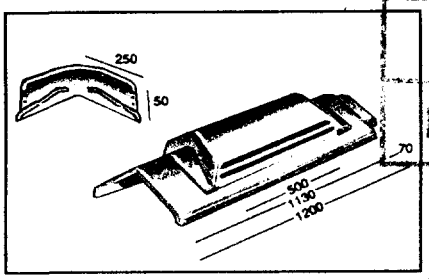
Position angular ridge, drill and screw end of ridge to the top battens on each slope using 50mm x 16sq roofing screws fitted with plastic washers. Then continue along ridge with successive angular ridges. Pitch to suit 90° through to 140°.

Block end ridges are also available.

Ridge – Universal angular air vent and gas vent ridge

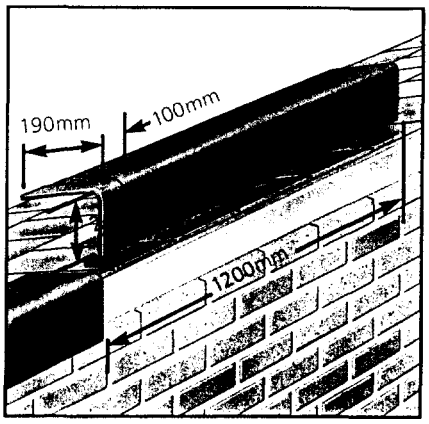


Ventilating Ridge



Gas Ventilating Ridge

Ridge – Mono pitch 70°



Lay underlay over ridge and lap by 150mm down wall.

Fix mono pitch ridge with 50mm x 16sq roofing screws with plastic washers, by screwing into ridge board and top batten.

Place next rivet in position and drill and screw to ridge board and top batten.

Clay Ridges

Clay Ridge tiles can be used with J.M.B. Mikroton slates; they should be fixed with a sand/cement mortar. For high elevations and severe exposure roofs, extra mechanical fixing should be used.
An additive should be added to the mortar to prevent shrinkage.

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAY 1993
Ref: 1210/93



David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr N Midlen

NRM/JJ H16/1210/93

10 Jan 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT, ABBEY PRINT SITE, HIGH STREET, SPALDING.

I am writing in reply to your letter of the 19th December 1994 concerning the above development, which I was concerned to see sought to blame my Council for the situation that arose in relation to Conditions 15 and 16 of your permission for the redevelopment of the Abbey Print site. I must entirely refute any suggestion that my Council acted either wrongly or insensitively in this case, indeed, I would say that in deciding not to pursue the matter, they proved how reasonably and understanding of your situation they could be.

Both Conditions 15 and 16 were written in clear and unambiguous English, and forbade any demolition or development taking place on the site until you had submitted to my Council a written scheme of investigation, that scheme had been approved by my Council, and the scheme that it provided for had been carried out. No such scheme of investigation was submitted and approved, although demolition work etc was carried out, and I simply do not understand how you can therefore claim to have complied with the conditions.

The reason why the Planning Committee decided to take no action was that they learnt that the County Archaeologist, who had asked us to impose these conditions, had now been speaking to you in terms of a "watching brief" during development, rather than an investigation before development. Whilst legally the conditions are those of this Council, they were imposed on the advice of the County Archaeologist, and the Planning Committee could understand how you could have become confused over the situation. They did, incidentally, ask me to write to the County Archaeologist to impress upon him their concern at what had occurred.

Had you attended the seminar arranged by my Council some months ago for local builders to explain to them the new requirements that the Government has imposed on planning authorities in relation to archaeology, I think you would have been better able to understand the situation. I do think it would be in your interest to familiarise yourself with these new requirements, since a builder that is unprepared for the possibility of needing to finance an archaeological investigation, with consequent delays to development, can find himself in serious financial problems.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

DAVID PARKER HOMES LTD

SHDC PLANNING DEPT.
RECEIVED
28 DEC 1994

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Your Ref: JB/JH/H16/1210/93.

19th. December 1994.

Dear Sirs,

Re: Residential Development, Abbey Print Site,
High Street, Spalding.

I confirm receipt of your letter of the 8th. inst and note that the Planning Committee resolved that no action be taken by the authorities on my supposed non-compliance of Conditions 15 and 16 of the above planning permission.

I would confirm again, that to my knowledge my company did comply with the conditions as stated and that the South Holland District Council itself did not fully understand the working and implications of such conditions and sought to blame the developer again, thus causing costly delays on the project at the expense of the developer.

I have given written instructions to the Archaeologists for a watching brief on the site, but obviously I am not able to finalize an exact date until after the receipt of building regulation approval for the ground improvement works. As soon as I have this Messrs Kellers, the company of whom will complete the works will be contacted and their start date passed on to Mr. Haynes the Archaeologist I have employed to carry out the watching brief.

Finally, I have now decided not to proceed with the acquisition of the Councils Holland Road car park area of land, of which would afford an additional six flats to be added onto the existing approved scheme, for reasons of which should be obvious.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

Project Design

Desk-top Assessments

Evaluations

Excavations

Watching Briefs

Project Management

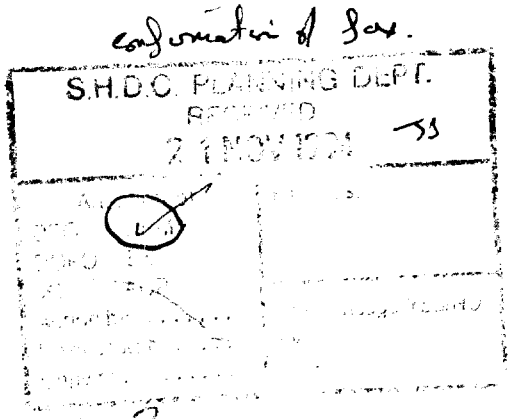
Building Surveys

Presentation

Interpretation

16th November 1994

Mr J Blacklock
South Holland District Council
Planning & Building Control Dept.
Council Offices
Priory Road
Spalding Lincolnshire
PE11 2XE



Dear Mr Blacklock

RE: ABBEY PRINT SITE, SPALDING, LINCOLNSHIRE

Please accept my apologises for not replying to your letter of the 7th November sooner. Having read the letter from David Parker Homes enclosed with your letter, it is apparent the developer is unaware of his obligation.

Regarding the inspection of the site with myself and Mr George of LCC. During our site meeting of the 10th of June 1994, it was made clear to Mr Parker that the visit was a preliminary inspection to establish the scope of works required to record the standing structure. Furthermore, during our site meeting detailed discussions between myself, Mr George and Mr Parker were conducted to determine the scope of recording required, and the practical problems that would be involved. It was certainly not the case that we left our meeting with Mr Parker with the impression that our site meeting constituted a survey of the structure.

As to the matter of the watching brief. As Mr Parker stated in his letter the original proposals for the development of the site involved minimal ground disturbance and were therefore unlikely to affect buried archaeological remains. However, following discussions with Phiiip Mitchell of David Parker Homes, it became clear that to improve ground conditions a series of rubble filled piles would have to be dug on the site. Following discussions with Mr George, it was agreed that the excavation of the piles would require an archaeological watching brief. This requirement was communicated to David Parker Homes and they agreed to meet our costs for the work and a faxed copy (the original has never been received) of an order.

Cont. . .

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

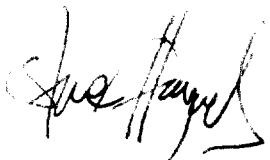
Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).

Subsequently, I received a letter from Mr Parker stating that he was not sure if a watching brief was required and asked if I could reconsider. I replied to this letter stating that it was not my decision to make whether a watching brief should be undertaken or not and referred him to South Holland District Council.

Since then I have received no further communication from David Parker Homes.

I trust that the foregoing provides the information that you require. Should you need any additional detail or clarifications of any points please do not hesitate to contact me.

Yours sincerely



Steve Haynes
Projects Manager

COUNTY OFFICES
NEWLAND · LINCOLN

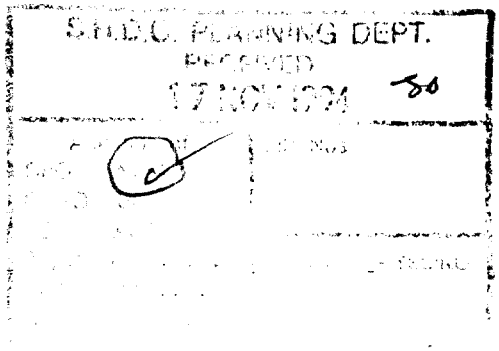
LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
Telephone: 01522 575292
Facsimile: 01522 530724

When calling please ask for: Mr I K George,
Assistant Archaeological Officer Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



For the attention of Mr J Blacklock

Yr ref: JB/JJ E16/2762/94
My ref: IKG/DEL/H16

15 November 1994

Dear Sir

RE: ABBEY PRINT SITE, HIGH STREET, SPALDING - H16/1210/93

Many thanks for forwarding the recent letter to you from Mr Parker of David Parker Homes Ltd regarding the archaeological matters of the above planning application. You are referred once again to Mr George's letter of 7 September 1994.

The wording of negative conditions puts the onus of action upon the applicant. If the applicant does not undertake the necessary action the condition is enforceable. This has been the perceived value of negative conditions since the case of Grampian Regional Council v City of Aberdeen District Council 1984.

David Parker Homes were required to submit to the planning authority schemes of works which would be subject to approval and implementation prior to development work commencing on the site. The clear responsibility was upon the applicant to assure the local planning authority that he had taken the necessary steps to secure a record of archaeological features both within the standing building and buried beneath it. Indeed before development work could commence the local planning authority had to acknowledge in writing its approval of the proposed scheme.

Director: G.N. Keighley

With this position in mind the meeting of 10 June was arranged in order to introduce Mr Parker to Mr Haynes, the Project Manager of Archaeological Project Services, an organisation capable of undertaking works to fulfil both condition 15 and 16. The meeting sought to discuss the types of works that would be necessary and how these could be built in to the overall site programme. Much of the meeting was spent discussing how the necessary works could be achieved. At the end of the meeting Mr Parker agreed to send Mr Haynes a copy of the plan of the drainage for the proposed new building. Information on such a plan would be crucial for Mr Haynes to be able to draw up the necessary scheme of works.

The plan of the drainage services was not forthcoming for sometime. It is understood Mr Haynes wrote to Mr Parker on 23 August to remind him to send the plan. This Mr Parker did on 1 September but in the covering letter he confirmed that the buildings on the site had been demolished.

In Mr Parker's letter to Mr Blacklock of 31 October it is claimed that Mr George and Mr Haynes 'showed no real interest' in the buildings. Mr George's recollection is that the three gentlemen spent approximately one hour investigating the structure internally and externally. Views were expressed on parts of the structure worthy of record and how this might be achieved and at no point did either Mr George or Mr Haynes make any notes or sketches which would constitute a record of the building. Mr Haynes explained to Mr Parker some of the techniques that might be adopted such as detailed photography and measured drawing.

As far as timing of the project was concerned, no progress could be made until Mr Parker had furnished Mr Haynes with a copy of the drainage service plans. Between the meeting of 10 June and his letter of 1 September Mr Parker did not communicate to Mr George the urgency of this scheme.

It is hoped the above will provide you with a clear picture of Mr George's view of this issue. Please do not hesitate to contact him if you wish to discuss the matter further.

Yours faithfully

Steve Catney

S J Catney
Archaeological Officer
for George Keeping
Countryside Manager

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration
FAO: Mr R Atkins

Our Ref: JB/JJ E16/2762/94

Your Ref:

Date: 17 Nov 1994

RESIDENTIAL DEVELOPMENT - ABBEY PRINT SITE - HIGH STREET, SPALDING - DAVID PARKER HOMES.

With reference to the above, I write to advise you that David Parker Homes are in breach of conditions 15 and 16 of the planning permission of H16/1210/93 relating to the above site.

These conditions provided for a scheme of archaeological work to be approved by the Local Planning Authority before the buildings on the site were demolished and other site works undertaken and for the approved scheme to be implemented to the satisfaction of the Local Planning Authority.

No such scheme has been forthcoming, the buildings on the site have been demolished and after an interval of inactivity, David Parker Homes has now given notice they intend resuming work.

I enclose the necessary documentation to enable you to establish the sequence of events and the approach which I have taken to date.

As you will see I intend reporting the matter to the Planning Committee at its meeting on 6th December 1994 and recommending that a Condition Compliance Notice should be issued, for whilst the building has gone, there remains the opportunity to prevent any further works being undertaken which might obliterate whatever may exist of archaeological interest beneath the building, and indeed, on the remainder of the site.

However, there is clearly a risk that in the intervening time, David Parker Homes may pre-empt the Committee's deliberations by resuming work - work which could be quickly undertaken and be a fait accompli.

As you will see from the correspondence I have raised the possibility of recourse to a Stop Notice or, alternatively, an injunction.

As I think we need to be prepared for immediate and effective action, I would favour the service of the latter: A Stop Notice will take a minimum of 3 days to come into effect.

Given the urgency of matters, I would appreciate it if you would alert the Council's Solicitors of the possibility that an injunction will be required.

N Midlen
Principal Planning Officer (DC)

Cllr. B. Alcock,
81 Postland Road,
Crowland,
Peterborough.
PE6 0JB.

Mr J Blacklock

JB/JJ H16/1210/93

16 Nov 1994

Dear Councillor Alcock,

RESIDENTIAL DEVELOPMENT - ABBEY PRINT SITE, HIGH STREET, SPALDING - PLANNING PERMISSION H16/1210/93.

With reference to the above, I enclose copies of correspondence which I trust you will find self explanatory.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

Enc.

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93

17 Nov 1994

Dear Sir,

PLANNING PERMISSION H16/1210/93 ABBEY PRINT SITE, HIGH STREET, SPALDING.

Thank you for your letter dated 15th November 1994 in connection with the above.

I note your intention to resume work on the site and I appreciate the reasons why you consider it imperative this course of action should be taken.

Nonetheless, I feel my advice to you give in my letter of 16th November 1994 applies with added force and I can only advise you further that if you proceed with a resumption of work it is entirely at your own risk.

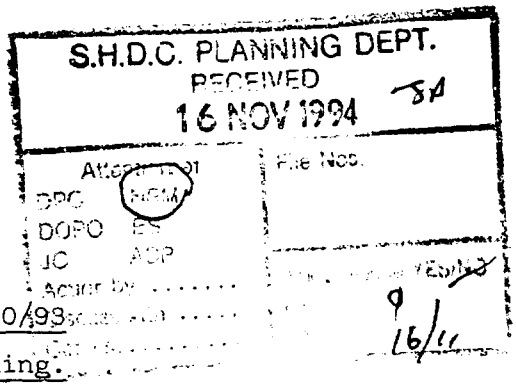
Yours faithfully

N Midlen
Principal Planning Officer
Development Control

DAVID PARKER HOMES LTD

South Holland District Council,
Planning & Building Control,
Priory Road,
Spalding,
Lincs.

15th. November 1994.



For the attention of Mr. J. Blacklock.

Dear Sir,

Re: Planning Permission Ref: H16/1210/93
Abbey Print Site, High Street, Spalding.

Whilst planning approval has been refused at this juncture to develop the above site in conjunction with part of the South Holland District Councils Holland Road car park for a total of nineteen in number flats, a re-submission of an amended planning application will shortly be made for further consideration and hopefully subsequent approval for the nineteen in number flats of which will slot into the above approved scheme and be termed as Phase II.

I am writing simply because I have not had the official go ahead to proceed with the approved application on the basis on non-compliance to certain Archaeological conditions imposed by the South Holland District Council but now have run out of time and simply have to proceed shortly to avoid the layoff of the remainder of my work force.

As discussed, the laying of the base stone onto the existing ground and formation of the reinforced concrete raft foundation virtually excludes any excavation into the existing ground say 1% of the base area at a maximum of 200mm and therefore negates the necessity for a watching brief.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

FAX TRANSMISSION

TO: Mr J. Blacklock	DATE: 16/11/94.
OF: SHDC: PLANNING & BUILDING CONTROL DEPT.	FROM: STEVE HAINES
PROJECT: ABBEY PLANT SITE: SPALDING.	

WE ARE TRANSMITTING 3 PAGES

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE IMMEDIATELY

SHDC PLANNING DEPT

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).

A P S
ARCHAEOLOGICAL PROJECT SERVICES

Project Design
Desk-top Assessment
Evaluations
Excavations
Watching Briefs
Project Management
Building Surveys
Presentation
Interpretation

16th November 1994

Mr J Blacklock
South Holland District Council
Planning & Building Control Dept.
Council Offices
Priory Road
Spalding Lincolnshire
PE11 2XE

Dear Mr Blacklock

RE: ABBEY PRINT SITE, SPALDING, LINCOLNSHIRE

Please accept my apologises for not replying to your letter of the 7th November sooner. Having read the letter from David Parker Homes enclosed with your letter, it is apparent the developer is unaware of his obligation.

Regarding the inspection of the site with myself and Mr George of LCC. During our site meeting of the 10th of June 1994, it was made clear to Mr Parker that the visit was a preliminary inspection to establish the scope of works required to record the standing structure. Furthermore, during our site meeting detailed discussions between myself, Mr George and Mr Parker were conducted to determine the scope of recording required, and the practical problems that would be involved. It was certainly not the case that we left our meeting with Mr Parker with the impression that our site meeting constituted a survey of the structure.

As to the matter of the watching brief. As Mr Parker stated in his letter the original proposals for the development of the site involved minimal ground disturbance and were therefore unlikely to affect buried archaeological remains. However, following discussions with Philip Mitchell of David Parker Homes, it became clear that to improve ground conditions a series of rubble filled piles would have to be dug on the site. Following discussions with Mr George, it was agreed that the excavation of the piles would require an archaeological watching brief. This requirement was communicated to David Parker Homes and they agreed to meet our costs for the work and a faxed copy (the original has never been received) of an order.

Cont. . . .

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

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A P S
ARCHAEOLOGICAL PROJECT SERVICES

Project Design
Desk-top Assessments
Evaluations
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Presentation
Interpretation

Subsequently, I received a letter from Mr Parker stating that he was not sure if a watching brief was required and asked if I could reconsider. I replied to this letter stating that it was not my decision to make whether a watching brief should be undertaken or not and referred him to South Holland District Council.

Since then I have received no further communication from David Parker Homes.

I trust that the foregoing provides the information that you require. Should you need any additional detail or clarifications of any points please do not hesitate to contact me.

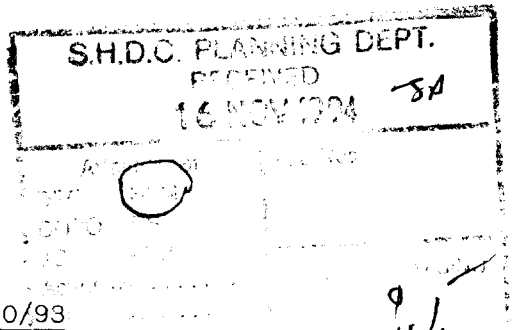
Yours sincerely

Steve ~~Haynes~~
Projects Manager

DAVID PARKER HOMES LTD

South Holland District Council,
Planning & Building Control,
Priory Road,
Spalding,
Lincs.

15th. November 1994.



For the attention of Mr. J. Blacklock.

Dear Sir,

Re: Planning Permission Ref: H16/1210/93

Abbey Print Site, High Street, Spalding.

Whilst planning approval has been refused at this juncture to develop the above site in conjunction with part of the South Holland District Councils Holland Road car park for a total of nineteen in number flats, a re-submission of an amended planning application will shortly be made for further consideration and hopefully subsequent approval for the nineteen in number flats of which will slot into the above approved scheme and be termed as Phase II.

I am writing simply because I have not had the official go ahead to proceed with the approved application on the basis on non-compliance to certain Archaeological conditions imposed by the South Holland District Council but now have run out of time and simply have to proceed shortly to avoid the layoff of the remainder of my work force.

As discussed, the laying of the base stone onto the existing ground and formation of the reinforced concrete raft foundation virtually excludes any excavation into the existing ground say 1% of the base area at a maximum of 200mm and therefore negates the necessity for a watching brief.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

16/11/94. 3 40pm
RANG ME PARKERS OFFICE
— LEFT MESSAGE FOR HIM
TO RING ME ON 17/11/94
(MORNING).

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

LINCOLNSHIRE COUNTY COUNCIL RECREATIONAL SERVICES

County Offices
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Telephone: Lincoln (0522) 552222

Director of Recreational Services: G N Keighley MSc DipPE CertEd

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Conservation Countryside Forestry Grants Libraries Lincoln Castle Museums Public Halls Public Paths Tourism Windmills

0522 530724

Lincolnshire County Council
Archaeology Section
12 Friars Lane
LINCOLN
LN2 5AL

Tel: 0522 575292
Fax: 0522 530724

FACSIMILE HEADER PAGE

FROM: IAN GEORGE

TO: JOHN BLACKLOCK

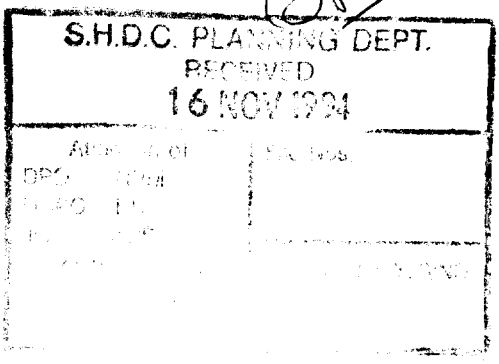
MESSAGE/INSTRUCTIONS

* URGENT *

Response to your letter of 7.11.94 re. H16/1210/93.

I hope you find this useful.

COPY



3

DATE 16.11.94

TOTAL PAGES

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL
RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
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Archaeology Section
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LINCOLN LN2 5AL
Telephone: 01522 575292
Facsimile: 01522 530724

When calling please ask for: Mr I K George,
Assistant Archaeological Officer Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

For the attention of Mr J Blacklock

Yr ref: JB/JJ E16/2762/94
My ref: IKG/DEL/H16

15 November 1994

Dear Sir

RE: ABBEY PRINT SITE, HIGH STREET, SPALDING - H16/1210/93

Many thanks for forwarding the recent letter to you from Mr Parker of David Parker Homes Ltd regarding the archaeological matters of the above planning application. You are referred once again to Mr George's letter of 7 September 1994.

The wording of negative conditions puts the onus of action upon the applicant. If the applicant does not undertake the necessary action the condition is enforceable. This has been the perceived value of negative conditions since the case of Grampian Regional Council v City of Aberdeen District Council 1984.

David Parker Homes were required to submit to the planning authority schemes of works which would be subject to approval and implementation prior to development work commencing on the site. The clear responsibility was upon the applicant to assure the local planning authority that he had taken the necessary steps to secure a record of archaeological features both within the standing building and buried beneath it. Indeed before development work could commence the local planning authority had to acknowledge in writing its approval of the proposed scheme.

Director: G.N. Keighley

With this position in mind the meeting of 10 June was arranged in order to introduce Mr Parker to Mr Haynes, the Project Manager of Archaeological Project Services, an organisation capable of undertaking works to fulfil both condition 15 and 16. The meeting sought to discuss the types of works that would be necessary and how these could be built in to the overall site programme. Much of the meeting was spent discussing how the necessary works could be achieved. At the end of the meeting Mr Parker agreed to send Mr Haynes a copy of the plan of the drainage for the proposed new building. Information on such a plan would be crucial for Mr Haynes to be able to draw up the necessary scheme of works.

The plan of the drainage services was not forthcoming for sometime. It is understood Mr Haynes wrote to Mr Parker on 23 August to remind him to send the plan. This Mr Parker did on 1 September but in the covering letter he confirmed that the buildings on the site had been demolished.

In Mr Parker's letter to Mr Blacklock of 31 October it is claimed that Mr George and Mr Haynes 'showed no real interest' in the buildings. Mr George's recollection is that the three gentlemen spent approximately one hour investigating the structure internally and externally. Views were expressed on parts of the structure worthy of record and how this might be achieved and at no point did either Mr George or Mr Haynes make any notes or sketches which would constitute a record of the building. Mr Haynes explained to Mr Parker some of the techniques that might be adopted such as detailed photography and measured drawing.

As far as timing of the project was concerned, no progress could be made until Mr Parker had furnished Mr Haynes with a copy of the drainage service plans. Between the meeting of 10 June and his letter of 1 September Mr Parker did not communicate to Mr George the urgency of this scheme.

It is hoped the above will provide you with a clear picture of Mr George's view of this issue. Please do not hesitate to contact him if you wish to discuss the matter further.

Yours faithfully

Steve Catney

S J Catney
Archaeological Officer
for George Keeping
Countryside Manager

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ E16/2762/94

16 Nov 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT - ABBEY PRINT SITE, HIGH STREET, SPALDING - PLANNING PERMISSION H16/1210/93.

Further to your telephone conversation with my Officer, Mr J Blacklock on 15th November 1994 in connection with the above, I write to confirm it is my understanding you will be writing to this Authority to give notice when you will be resuming work on the site in pursuance of planning permission H16/1210/93.

In the circumstances, therefore, I must re-iterate advice of my letter of 19th October 1994: you are currently in contravention of conditions 15 and 16 of planning permission H16/1210/93 and should desist from any further work on the site until the situation is rectified.

As my Officer, repeated to you, it is the expectation that the issue of contravention will be reported to the meeting of the Planning Committee on 6th December 1994.

I feel you should also be aware that the Authority has powers to ensure an immediate cessation of work through the service of a Stop Notice under Sections 183 and 184 of the Town and Country Planning Act 1990 and I cannot discount that recourse may be made to these provisions if circumstances dictate.

Alternatively the Authority is empowered to serve an injunction to secure the cessation of unauthorised work.

I trust these comments serve to set out the Authority's position clearly for you.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

Mr S Haynes,
A.R.S.
The Old School,
Cameron Street,
Heckington,
Sleaford,
Lincs.
NG34 9RW.

Mr J Blacklock

JB/JJ E16/2762/94

07 Nov 1994

Dear Sir,

ABBEY PRINT SITE, HIGH STREET, SPALDING
CONDITION COMPLIANCE - APPLICATION REF: NO H16/1210/93.

With reference to the above, I enclose a copy of a letter from David Parker Homes Ltd which I trust you will find self-explanatory.

I would welcome your views on the letter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Mr I George,
Archaeology Section,
Lincolnshire County Council,
12 Friars Lane,
Lincoln.
LN2 5AL.

Mr J Blacklock

JB/JJ E16/2762/94

07 Nov 1994

Dear Sir,

ABBEY PRINT SITE, HIGH STREET, SPALDING
CONDITION COMPLIANCE - APPLICATION REF: NO H16/1210/93.

With reference to the above, I enclose a copy of a letter from David Parker Homes Ltd which I trust you will find self-explanatory.

I would welcome your views on the letter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

- Solus
. Proposed system
& Ground Improvement for Abbey Printers Ltd
15/11

GROUND IMPROVEMENT
METHOD STATEMENT

THE DRY VIBRO REPLACEMENT SYSTEM USING STANDARD CRANE-HUNG VIBRATORS

KELLER

PLANT AND EQUIPMENT

The technique involves the use of a depth vibrator which is basically an electrically powered eccentric weight assembly rotating very rapidly within a heavy tubular steel casing.

The vibrator is powered by a 125 KVA diesel generator and develops high centrifugal forces in a horizontal plane at a frequency of 50 cycles per second.

The nominal length of the Keller vibrator is about 3.5 metres and extension tubes can be added as necessary depending upon the required depth of treatment. The diameter of the vibrator is approximately 0.3 metres and the weight of the complete basic unit is 3.0 tonnes. The nose of the vibrator is tapered to aid penetration of the ground, whilst vertical fins prevent the vibrator rotating during penetration. A portable compressor supplies the vibrator with air which emerges as high pressure jets from nozzles in the main steel housing just above the vibrator tip.

The whole assembly is suspended from a standard crawler mounted crane with a minimum jib length of 12 metres. Compressed air is the only jetting medium used in the dry vibro replacement process and this prevents suction in the ground as well as helping to cool the vibrator.

BASIC CONSTRUCTION PROCEDURE

The cycle of operations for this completely dry ground improvement technique is as follows:

The vibrator which is suspended from the crane is lowered onto the ground. Penetration of the fill and/or underlying weak soils is effected by a combination of the weight of the vibrator, the high frequency vibrations and the compressed air.

After reaching the required depth, the vibrator is held in the ground for a short time and then withdrawn. A small charge of clean, inert stone aggregate (normally in the range of 40mm to 100mm) is tipped into the hole and the vibrator is lowered again to compact the stone to interlock it with the surrounding soils.

By adding successive small charges of stone and compacting each one to carefully chosen levels of power consumption, a dense column of stone is built up to ground level.

HOW THE STONE COLUMNS WORK

In wholly granular soils the effect of the vibrations is to produce a marked improvement in the relative density of the soils, thus significantly improving the allowable bearing capacity and settlement characteristics.

In contrast, cohesive or clay type soils are unaffected by the vibrations and constructing the stone columns does not appreciably alter the shear strength of the clay in the short term. The clay soils do, however, confine the stone column and this passive resistance allows the stone column by virtue of its dense granular nature to develop a high bearing capacity relative to the surrounding clay.

In this way an overall improvement in bearing capacity is obtained and at the same time, the stiffness of the stone columns reinforces the clay, significantly reducing the amount of consolidation settlement that can occur.

On most sites underlain by made ground, the fill is generally a mixture of these extreme soil types, but nevertheless the formation of dense stone columns at appropriate intervals beneath the applied loadings strengthens the soil mass and generally assumes that total and differential movements are well within acceptable limits.

CONT.

Keller Foundations
Oxford Road
Ryton-on-Dunsmore
Coventry
CV8 3EG

Tel: 0203 303435
Fax: 0203 305230

The stone columns are normally constructed directly beneath main load bearing foundations, either in single or multiple rows beneath strip foundations or in groups beneath pad foundations. Beneath floor slabs the stone columns are usually installed on a rectangular grid with a triangular pattern sometimes being adopted beneath large areas of high intensity loading such as oil storage tanks.

The spacing and arrangement of the stone columns is dependant upon the soil conditions, the size of the foundations, the applied loadings and the settlement criteria for the structure to be supported on the treated ground.

THE MINIMUM CONSTRUCTION REQUIREMENT

Once the vibro design has been finalised then the next most critical factor is the actual construction of the stone columns.

It is essential that the stone aggregate is compacted and tightly interlocked with the surrounding soils throughout the full depth of each stone column and this fundamental objective is achieved by the staged construction process already described.

By compacting each charge of stone aggregate to pre-determined levels of power consumption, which may be varied according to depth and soil profile, more stone is automatically placed into the weaker parts resulting in the treated ground having the very much more uniform load bearing/settlement response normally required by the client.

Furthermore, with the ability to identify areas within a site where stone consumption is high and production relatively slow, plate load tests and other forms of testing can be targeted as necessary and full control of the treatment operation maintained.

Thus, sound construction procedures and a rapid response to observation of the work can ensure the proper application of the vibro replacment system.

SPECIFICATION FOR SHORT TERM PLATE LOAD TESTS ON STONE COLUMNS

The short term plate load test is carried out by excavating a shallow pit to a depth of approximately 600mm below the working platform and with a base size of about 1.0 metre square.

The area to be tested shall be cleared of all loose material before a 600mm diameter rigid steel plate is carefully bedded down onto the prepared surface.

The reaction for the tests is normally provided by the use of the plant on site e.g. the crane used for the installation of the stone columns. The loading arrangements shall be capable of transferring safely the maximum load required to the test area.

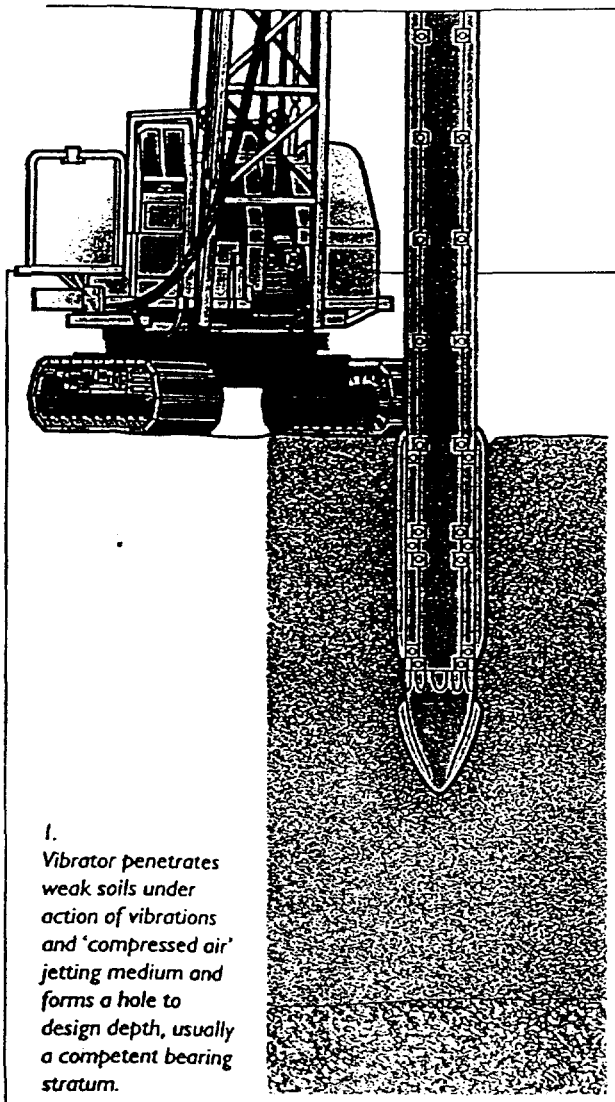
The load onto the circular steel bearing plate is applied centrally by means of a hydraulic jack calibrated in tonnes.

The vertical movement of the bearing plate is recorded by a minimum of two dial gauges capable of measurement to within 0.1mm. Each gauge is mounted on a reference frame supported on rigid supports well clear of the test area.

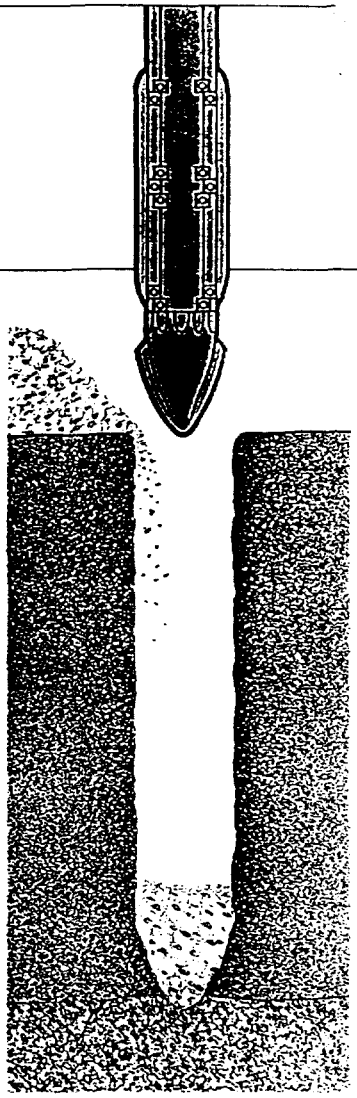
The load is applied in one tonne increments every five mintues and readings of the dial gauges are taken at the end of each five minute period. The load is applied upto the maximum which is held for a period of ten minutes before further readings are taken. After the load and settlements have been noted, the load is removed and the recovery of the bearing plate measured.

Keller Foundations
Oxford Road
Ryton-on-Dunsmore
Coventry
CV8 3EG

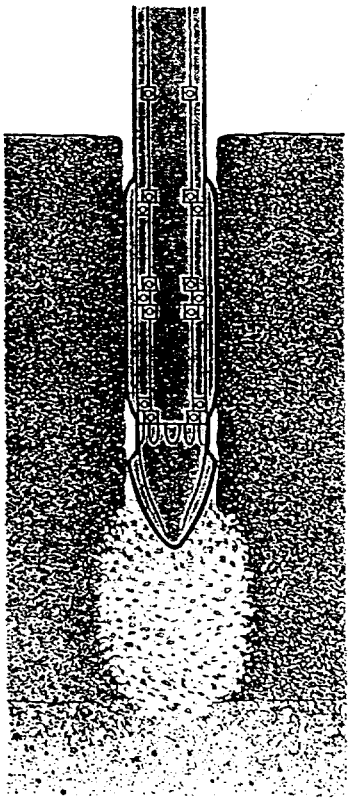
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Fax: 0203 305230



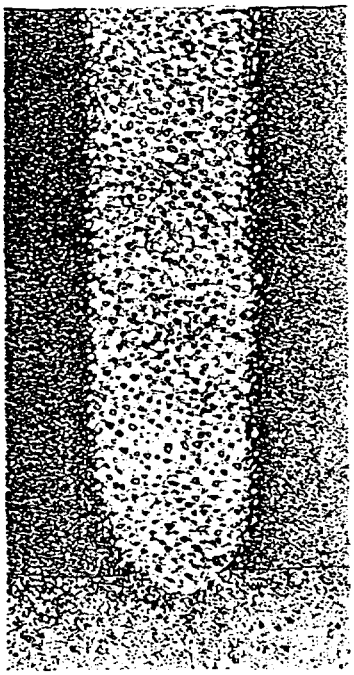
1.
Vibrator penetrates weak soils under action of vibrations and 'compressed air' jetting medium and forms a hole to design depth, usually a competent bearing stratum.



2.
After being held at depth for a short time, the vibrator is withdrawn and a charge of stone is placed into the hole.

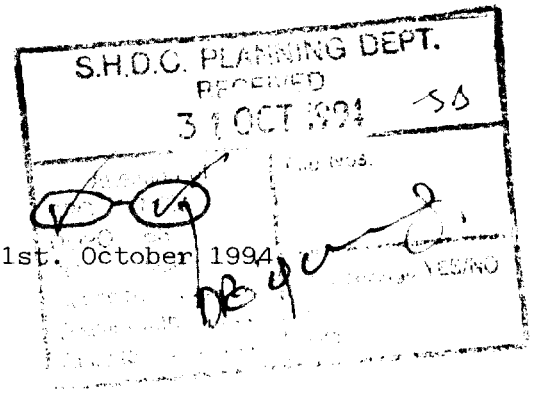


3.
The vibrator is reintroduced into the hole, the stone is compacted, forced out and tightly interlocked with the surrounding ground.



4.
By adding successive charges of stone and compacting each one, a column of very compact stone is built up to ground level. The reinforcing and compacting action of the stone columns serves to significantly improve the load bearing and settlement characteristics of the ground.

DAVID PARKER HOMES LTD



South Holland District Council,
Planning & Building Control,
Priory Road,
Spalding,
Lincs.

31st. October 1994

For the attention of Mr. J. Blacklock.

Dear Sir,

Re: Planning Permission Ref: H16/1210/93

Abbey Print Site, High Street, Spalding.

In further reference to the receipt of your letter of the 19th. inst and subsequent meeting of the 28th. inst, particularly relating to the non-compliance of Conditions 16 and 17 of the above planning permission as it would seem, obviously I was aware of this condition and sought to contact Mr. George of the archaeologist section of the Lincolnshire County Council prior to any demolition works on the old Abbey Print site being carried out, my letter of the 24th. of May 1994. A while later after receiving no reply to my letter I rang Mr. George and he directed me on to Mr. S. Haynes at Heckington, I expressed the urgency of the matter and that I was anxious to start demolition works to the site, subsequently a site meeting was arranged for June the 10th. 1994 with Mr. Haynes and Mr. George, who had said previously that he would like to attend such a meeting.

Both gentlemen inspected the superstructure of the building to be demolished with myself but showed no real interest in same, bearing in mind that I had expressed a wish to start demolition works as soon as possible to ensure a continuity of work for my employees.

Both Mr. Haynes and Mr. George expressed a more enthusiastic interest in the possible excavation works to the site, I explained that a reinforced concrete raft foundation was proposed for the flats and that as such there would be little or no excavation works quite the reverse, the ground level would have to be made up with stone prior to the laying of the concrete slab.

Mr. Haynes asked about the drainage trenches, here again I explained that with the make-up of the site there would be very little excavation into the existing ground, with that Mr. Haynes asked if I could supply him a plan of the proposed drainage runs to the flats, this I said certainly I would do, with that I shook hands with both of the gentlemen immediately prior to the meeting being concluded.

continued.....

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

On the 25th. of August 1994 I received a reminder from Mr. S. Haynes about the plan showing the drainage runs to the flats, plus a mention about the availability of the keys to the now demolished building.

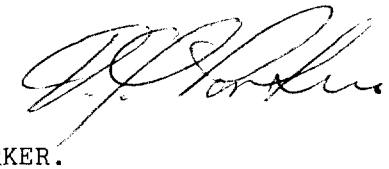
I wrote to Mr. Haynes on the 1st. of September 1994 sending the said plan and confirmed that the Abbey Print building had been demolished and the site cleared in preperation for the concrete raft foundation, again I mentioned in my letter the shallow depth of the drains, not realising that I was in contravention of any planning conditions for reasons stated early and that in my opinion, the shallow depth of the drainage trenches were of insufficient depth to warrant a survey of the site.

I have many other such letters confirming my innocence in the matter and truly thought that the measures and meetings that took place were in full compliance with the planning conditions.

I have been in negotiations with the South Holland District Council since a year last April for the development of this site and simply now need the work to ensure that my labour force is not put out of work, particularly prior to Christmas as this is the worst time of the year for finding re-employment.

I beg of you to be reasonable as I have been and allow me to simply get on with the job come Wednesday the 2nd. of November 1994.

Yours respectfully,
David Parker Homes Limited.



D.J. PARKER.
DIRECTOR.

28 October 1994

(1) Discussion with David and Jim Parker.

(2) ~~Agreed~~ Explained Condition Compliance provided / Condition Compliance Notices.

(3) Agreed:-

(a) Mr Parker to submit letter explaining how conditions listed have complied with

(b) Copy of letter to be sent to Mr George (LEC) and Mr Hayes (Archaeological project services) for comment.

(c) Submission of Report to Secretary of State.

(4) Received Messrs Parker they would be best advised to desist from further work until matter resolved.

COUNTY OFFICES
NEWLAND · LINCOLN

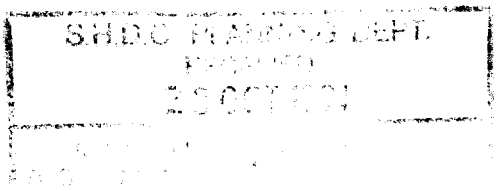
LINCOLNSHIRE COUNTY COUNCIL
RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

For the attention of J. Blackbeck.

Please find enclosed the inclusion omitted from my letter of 24 September.

Many thanks.

Ian George.



SPECIFICATION FOR ARCHAEOLOGICAL WATCHING BRIEF

AT THE

ABBEY PRINT SITE, HIGH STREET, SPALDING

PREPARED FOR

DAVID PARKER HOMES LTD

SEPTEMBER 1994

TABLE OF CONTENTS

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2 SITE LOCATION 1

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11 PROGRAMME OF WORKS AND STAFFING LEVELS 4

12 SPECIALISTS TO BE USED DURING THE PROJECT 4

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LIST OF FIGURES

Figure 1 General location plan ..... Between pages 1 and 2

Figure 2 Site location plan ..... Between pages 1 and 2

1 INTRODUCTION

1.1 This document comprises a specification for the archaeological watching brief at the former Abbey Print Works High Street Spalding. The location of the site is shown on figures 1 and 2.

1.2 This document contains the following parts:

1.2.1 Stages of work and methodologies.

1.2.2 List of specialists.

1.2.3 Programme of works and staffing structure of the project.

2 SITE LOCATION

2.1 Spalding is located approximately 27km southwest of Boston. The site is located southeast of the River Welland on the south side of High Street, immediately north of Holland Road, at national grid reference TF25202271

3 DESCRIPTION OF THE SCHEME

3.1 The scheme consists of the demolition and clearance of the buildings on the site (the Abbey Print Works) and the construction of flats and associated car parking.

4 AIMS AND OBJECTIVES

4.1 The aims of the watching brief will be:

4.1.1 To record the archaeological features exposed during ground works.

4.2 The objectives of the watching brief will be to:

4.2.1 Recover dating evidence for the archaeological features exposed.

4.2.2 Determine the sequence of the archaeological features present on the site.

5 SOILS AND TOPOGRAPHY

5.1 The site and immediate area are relatively flat lying at about 3m OD. The soils within Spalding have not been classified by the Soil Survey for England and Wales as they are within an Urban area.

6 THE ARCHAEOLOGY

6.1 Historical sources suggest that Spalding began as a Royal Estate centre before

Domesday, perhaps in the 7th or 8th century. The centre developed into a small town during the medieval period closely linked with the prior of St. Mary and St. Nicholas (which may be pre-conquest in foundation). The abbey was of considerable importance both to the town and in a wider perspective. At its dissolution in 1540 the abbey was one of the richest in Lincolnshire and was worth £133 6s 8d. By the early 14th century Spalding had grown to become one o the wealthiest settlements of the Fens, serving as a centre for the distribution of wool exports via Boston and Kings Lyn.

7 SITE OPERATIONS

7.1 General considerations

7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the watching brief.

7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists.

7.1.3 Methodology

7.1.4 The watching brief will be undertaken during the ground works phase of development, and includes the archaeological monitoring of all phases of soil movement.

7.1.5 The section of the trench will be observed regularly to identify and record archaeological features that are exposed and to record changes in the geological conditions. The section drawings of the trench will be recorded at a scale of 1:10. Should features be recorded in plan these will be drawn at a scale of 1:20. Written descriptions detailing the nature of the deposits, features and fills encountered will be compiled on Archaeological Project Services pro-forma record sheets.

7.1.6 Any finds recovered will be bagged and labelled for later analysis.

7.1.7 Throughout the watching brief a photographic record consisting of black and white prints (reproduced as contact sheets) and colour slides will be compiled. The photographic record will consist of:

7.1.7.1 The site during work to show specific stages, and the layout of the archaeology within the trench.

7.1.7.2 groups of features where their relationship is important

7.1.8 Should human remains be located the appropriate Home Office licence will be obtained before their removal. In addition, the Local Environmental Health Department and the police will be informed.

8.9.8 Interpretation of the archaeological features exposed, and their chronology and setting within the surrounding landscape.

8.9.9 Specialist reports on the finds from the site.

8.9.10 Appropriate photographs of specific archaeological features

9 ARCHIVE

9.1 The documentation and records generated during the watching brief will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long term storage and curation.

10 PUBLICATION

10.1 A report of the findings of the watching brief will be published in Heritage Lincolnshire's Annual Report and the journal of the Society for Lincolnshire History and Archaeology. The scope of such publication is dependant upon the results of the watching brief.

11 PROGRAMME OF WORKS AND STAFFING LEVELS

11.1 The watching brief will be integrated with the programme of construction.

11.2 An archaeological supervisor with experience of watching briefs will undertake the work.

12 SPECIALISTS TO BE USED DURING THE PROJECT

Task	Body to be undertaking the work
Conservation	City and County Museum, Lincoln
Pottery Analysis	To be appointed dependant upon the date of material
Human Remains Analysis	University of Sheffield

13 BIBLIOGRAPHY

Hodge CAH *et al*, (1984) Soil Survey of England and Wales No 13: Soils and their use in Eastern England

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93

19 Oct 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT, ABBEY PRINT SITE, HIGH STREET, SPALDING.

Thank you for your letter dated 13th October 1994 and enclosures in respect of the above.

I note your reference to a watching brief and to your view that in the present case, no such brief is necessary.

However the fact is that the existing building has been demolished and development elsewhere on the site has commenced in contravention of conditions 15 and 16 of planning permission H16/1210/93.

I am aware from correspondence received you have had a meeting with Mr George of the Lincolnshire County Council and Mr Haynes of Archaeological Project Services and that investigative work has been discussed but the onus is upon you, as the Developer, to produce the necessary scheme of archaeological investigative work, albeit with effect a specialist advice, of approval by this Authority.

In the circumstances, I shall have to report the non-compliance of the conditions to the Planning Committee.

Should you wish to discuss matters with my Officer, Mr J Blacklock, please do not hesitate to contact him.

In the meantime, I would strongly advise you to desist from further work of the site.

Yours faithfully

J A Blacklock.

pp N Midlen
Principal Planning Officer
Development Control

DAVID PARKER HOMES LTD

South Holland District Council,
Planning & Building Control,
Priory Road,
Spalding,
Lincs.

13th. October 1994.

For the attention of Mr. Blacklock.

Dear Sir,

Re: Planning Premission Ref: H16/1210/93

Abbey Print Site, High Street, Spalding.

I have been in consultation with the Lincolnshire County Council, their Archaeological Section in particular reference to a watching brief on the above site of which I feel sure is unnecessary in this instance and enclose herewith various copy letters and backing material to confirm this. Hopefully after reading the enclosures you will agree with me.

Thanking you in anticipation,

I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

It is left a waiting brief condition - it is an [illegible] scheme for investigation 14/10

S.H.D.C. PLANNING DEPT.
14 OCT 1994

Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

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10th October 1994

Mr. D.J. Parker
Director
David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincolnshire
PE11 3PU

Dear Mr Parker

RE: THE ABBEY PRINT SITE, HIGH STREET, SPALDING

With reference to your letter of the 3rd October 1994, and enclosed information regarding the foundations for the new structure on the above named site. The decision as to whether a watching brief is required on the site or not is a matter for South Holland District Council to determine, and not myself.

I would therefore respectfully suggest that you contact South Holland District Council to determine their views on the watching brief.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Steve Haynes
Projects Manager

cc Mr I.K. George Archaeology Section Lincolnshire, County Council

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).

DAVID PARKER HOMES LTD

Mr. S. Haynes,
APS The Old School,
Cameron Street,
Heckington,
Sleaford,
Lincs.
NG34 9RW.

3rd. October 1994.

Dear Sir,

Re: Abbey Print Site, High Street,Spalding.

I thank you for your letter of the 27th. ultimo, and really have had second thoughts as to whether a watching brief is necessary, I have enclosed a plan, Section A-A showing the proposed reinforced concrete raft foundations to the flats in relation to the existing ground level, per levels shown on sheet (1) Section A-A fronts onto High Street at (1) (2) and (3) L/A pavement level, rear of flats (10) to (15) inclusive.

Trial holes taken over the site as sheet (2) resulted in the findings as sheet (3), hardcore and concrete, all of which I suspect is no more than fifty years old.

As discussed briefly, varying thickness of stone will first be laid and compacted to align with the base of the proposed concrete floor slab to the flats, secondly a series of stone filled piles, approximately 170 in number will be driven through the newly compacted stone into the existing ground, pile length on average at 1.5 metres by say 300mm diameter, upon completion the slab area will be plate tested for the necessary load bearing capacity.

The next operation will be to set out the floor slabs to the flats, complete with the widths of the party wall and external wall thickened floor slab areas.

After setting out the thickened areas will be excavated and battered as plan,some areas will extend into the original ground areas (as sheet 2) by say a maximum of 200mm but most will be in the newly compacted stone.

Trusting that the aforementioned confirms that a watching brief will not be necessary in this instance,

I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

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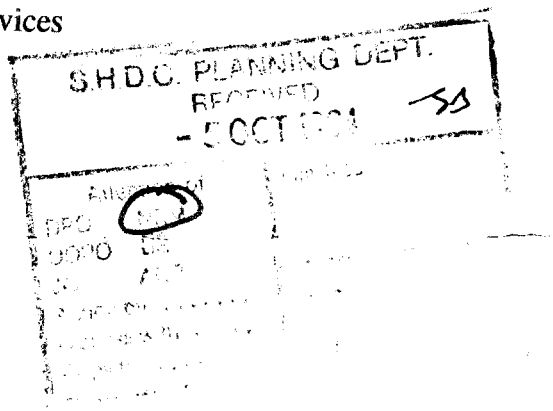
LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
Telephone: 01522 575292
Facsimile: 01522 530724

When calling please ask for: Mr I K George,
Assistant Archaeological Officer Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



For the attention of Mr J Blacklock

My ref: IKG/DEL/SH16

29 September 1994

Dear Sirs

RE: ABBEY PRINT WORKS, HIGH STREET, SPALDING

Further to the above, I am now in receipt of a draft specification for the archaeological watching brief. This has been produced by Steve Haynes of Archaeological Project Services, part of Heritage Lincolnshire.

I have made one or two small alterations to this specification which I have communicated to Mr Haynes. These aside this application should produce an adequate record of any archaeological features discovered. When carried out to this specification the condition of the planning permission will have been satisfactorily discharged. To confirm this a report will be produced of the findings.

5/10/94 TELECON WITH I. GEORGE
— INVESTIGATIVE REPORT TO BE SENT TO US.
JAR - 1 -

Director: G.N. Keighley

DAVID PARKER HOMES LTD

South Holland District Council,
Planning & Building Control,
Priory Road,
Spalding,
Lincs.

19th. September 1994.

For the attention of Mr. J. Blacklock.

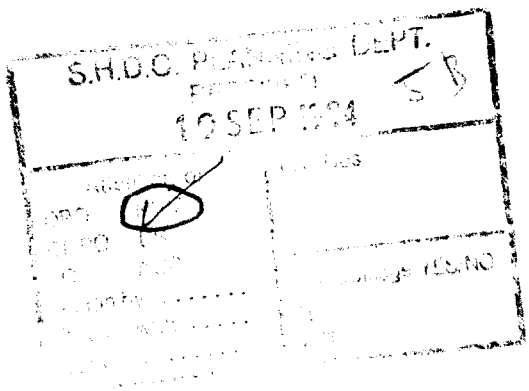
Dear Sir,

Re: Planning Permission Ref: H16/1210/93
Abbey Print Site, High Street, Spalding.

Please find enclosed various correspondence in respect of the archaeological interest relating to the above site and trust that this sufficiently explains the reasons for our actions.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.



Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

(1)

DAVID PARKER HOMES LTD

Mr.S. Haynes,
APS The Old School,
Heckington,
Sleaford,
Lincs.
NG34 9RW.

12th. September 1994.

Dear Sir,

Re: Abbey Print Site, Spalding.

I am in receipt of your letter of the 8th. inst and apologise for not knowing the procedures involved in such an instance, it is the first time that I have been involved with such a condition and obviously thought that I was fulfilling same by arranging a physical inspection by yourself and your colleague of the building prior to its demolition, thus enabling any necessary records and documentation to be carried out by your goodselves.

Respectfully no mention was made at that time that a further meeting would be necessary to make the aforementioned records and hence thought that it was now acceptable to proceed with the demolition works.

I would finally add, that I am anxious to proceed with the laying of the reinforced concrete raft foundations for the flats, works that do not include any excavations to the site at its existing level, quite the reverse, as stated in my letter of the 1st. inst the site will have to be made up at the rear by some 300mm, whether you need to survey the site as it stands or simply the shallow drainage excavations at a later date i.e. six months hence after the superstructures have been completed to the flats, as per your initial interest, I do not know and await to be advised.

Thanking you in anticipation,

I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
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8th September 1994

Mr D.J. Parker
Director
David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincolnshire
PE11 3PU

Dear Mr Parker

RE: ABBEY PRINT SITE, SPALDING

Thank you for your letter of the 1st September 1994 regarding the above named site. Having read the contents thereof it appears that there is some confusion as to the procedures involved. Firstly, the conditions of planning required the following: the building was to be recorded before demolition. As Mr George and myself said at our site meeting, this was to consist of a detailed record of the stone parts of the structure. As the building has been demolished, this condition cannot be discharged.

The second condition of planning related to an archaeological investigation before the commencement of construction works. The scope of such investigation is a matter South Holland District Council with advice from Mr George to determine and not myself. In any event a scheme of works will have to be prepared and undertaken in order to discharge the requirements of this condition.

I trust that the foregoing resolves the procedures required, and that we can be of further assistance with the preparation of the documentation required and the undertaking of the fieldwork.

Should you require any further information or have any queries please do not hesitate to contact me.

Yours sincerely

Steve Haynes
Projects Manager

cc Mr I. K. George Lincolnshire County Council

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).

DAVID PARKER HOMES LTD

Mr. S. Haynes,
APS The Old School,
Heckington,
Sleaford,
Lincs.
NG34 9RW.

1st. September 1994.

Dear Sir,

Re: The Abbey Print Site, High Street, Spalding.

I am in receipt of your letter of the 23rd. ultimo and would confirm that all of the Abbey Print buildings have been demolished and the site cleared in preperation for the reinforced concrete raft foundations proposed for the flats, all as discussed at our site meeting of the 10th. of June of this year.

I have enclosed a site layout of the proposed flats of which shows both the foul and surface water drain runs and would confirm that the depth of the foul drain at its connection point with the public sewer in High Street will be no more than 900mm from the finished level of the public footpath.

The site falls away from High Street by approximately 300mm in the depth of the flats and will need to be made up with type I and compacted with some ground improvement works and as such the various trench depths from the site as it now stands will be very shallow, varying in depth from say 300 to 450mm and therefore I suspect of insufficient depth to warrant a survey of the site.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738

Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co Sec. M.S. Parker



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23rd August 1994

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Mr. D.J. Parker
Director
David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincolnshire
PE11 3PU

Dear Mr Parker

RE: THE ABBEY PRINT SITE, HIGH STREET, SPALDING

With reference to your letter of the 17th June 1994, I writing to enquire if the drawings of the drainage have, as yet, been prepared. As we discussed at our site meeting, to able to quantify the amount of work required to record to the stone parts of the standing structure an additional site visit would be required.

I would therefore be most grateful if we could arrange a date when we can collect the keys for the site from yourself to undertake the site visit. On completion of the site visit I can prepare a scheme of works and costs for the survey.

I trust that the forgoing is acceptable and look forward to hearing from you in the near future.

Yours sincerely

Steve Haynes
Projects Manager

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).

DAVID PARKER HOMES LTD

Archaeologist Section,
Lincolnshire County Council,
12 Friers Lane,
Lincoln,
LNR 5AL.

24th. May 1994.

For the attention of Mr. I. George. 0522 575 792.

Dear Sir,

Re: Development Of A Site At High Street Spalding,
For Residential Purposes. - Application No.H16/11211/93.

I have approval to develop the above site and propose to make a physical start shortly, the South Holland District Council have also offered my company some further lands to extend the above proposed, subject to agreement with the District Valuer and as such to comply with the Goverment Directive, I herewith invite you on to the site per application known as the Abbey Print Works, High Street, Spalding and part of the adjacent car park owned by the South Holland District Council to carry out and complete your subsoil site investigations works as soon as possible. Abbey Print Works as per plan edged around in Blue, South Holland District car park disposal as edged around in Red same plan, provisional proposal by the South Holland District Council to ourselves as Plan (1).

Thanking you in anticipation,

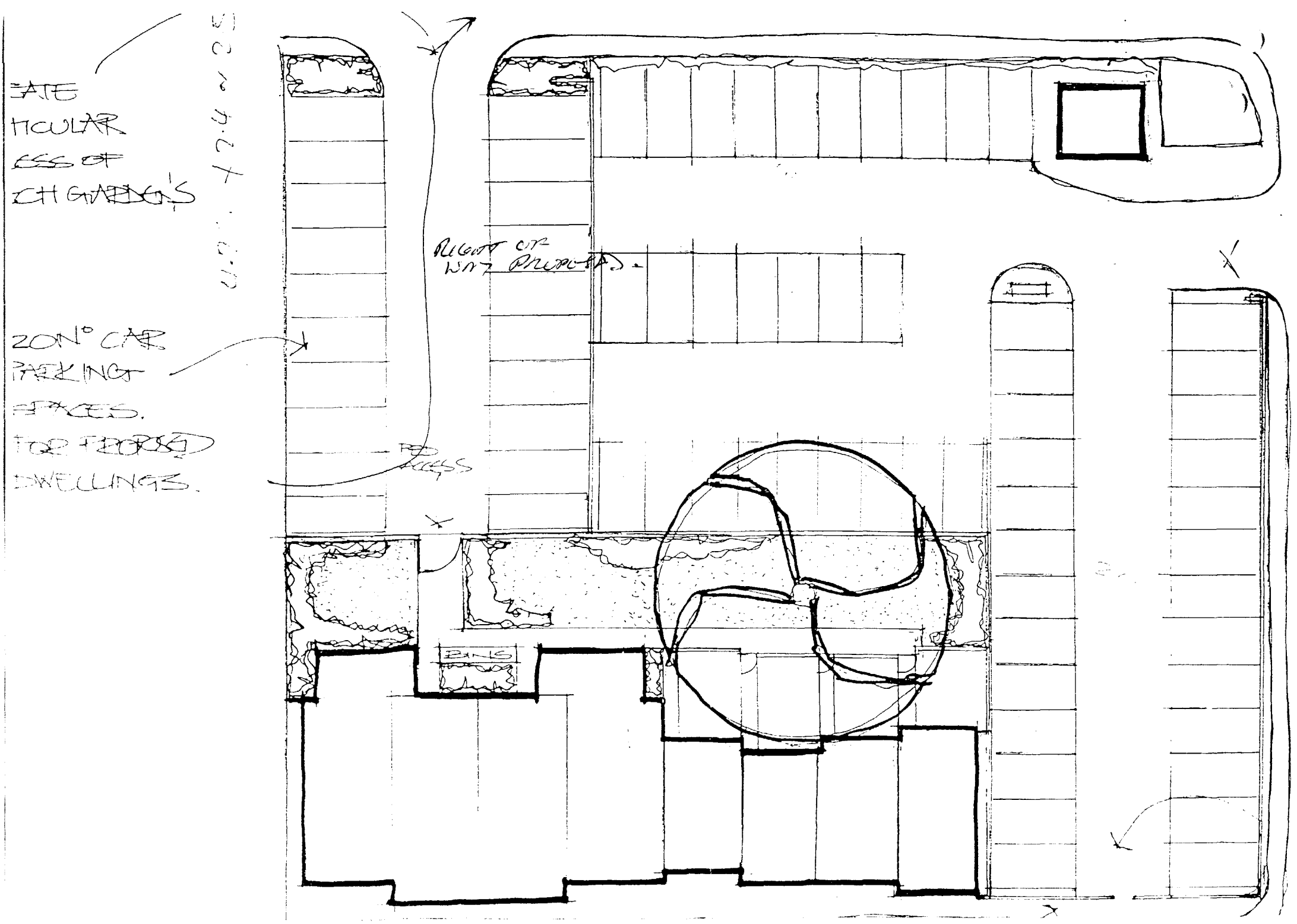
I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker


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LINCOLNSHIRE COUNTY COUNCIL RECREATIONAL SERVICES

County Offices
Newland
Lincoln LN1 1YL
Telephone: Lincoln (0522) 552222

Director of Recreational Services: G N Keighley MSc DipPE CertEd

Archaeology Archives Art Gallery Arts
Conservation Countryside Forestry Grants Libraries Lincoln Castle Museums Public Halls Public Paths Tourism Windmills

Lincolnshire County Council
Archaeology Section
12 Friars Lane
LINCOLN
LN2 5AL

Tel: 0522 575292
Fax: 0522 530724

FACSIMILE HEADER PAGE

FROM: IAN GEORGE

TO: JOHN BLACKLOCK.

MESSAGE/INSTRUCTIONS

Please find herewith a copy of Mr. Parker's letter of 1.9.94. I also enclose a copy of a further letter which I have just seen for the first time which may shed a little more light!

Yours etc!

Ian George

S.H.D.C. PLANNING DEPT.
RECEIVED
16 SEP 1994

DATE....16.09.94.....

TOTAL PAGES.....3.....
(including this one)

DAVID PARKER HOMES LTD

Mr.S. Haynes,
APS The Old School,
Heckington,
Sleaford,
Lincs.
NG34 9RW.

12th. September 1994.

Dear Sir,

Re: Abbey Print Site, Spalding.

I am in receipt of your letter of the 8th. inst and apologise for not knowing the procedures involved in such an instance, it is the first time that I have been involved with such a condition and obviously thought that I was fulfilling same by arranging a physical inspection by yourself and your colleague of the building prior to its demolition, thus enabling any necessary records and documentation to be carried out by your goodselves.

Respectfully no mention was made at that time that a further meeting would be necessary to make the aforementioned records and hence thought that it was now acceptable to proceed with the demolition works.

I would finally add, that I am anxious to proceed with the laying of the reinforced concrete raft foundations for the flats, works that do not include any excavations to the site at its existing level, quite the reverse, as stated in my letter of the 1st. inst the site will have to be made up at the rear by some 300mm, whether you need to survey the site as it stands or simply the shallow drainage excavations at a later date i.e. six months hence after the superstructures have been completed to the flats, as per your initial interest, I do not know and await to be advised.

Thanking you in anticipation,

I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738

FAO Liam George

DAVID PARKER HOMES LTD

From Steve Haynes

- 2 SEP 1994

Mr. S. Haynes,
APS The Old School,
Heckington,
Sleaford,
Lincs.
NG34 9RW.

1st. September 1994.

Dear Sir,

Re: The Abbey Print Site, High Street, Spalding.

I am in receipt of your letter of the 23rd. ultimo and would confirm that all of the Abbey Print buildings have been demolished and the site cleared in preperation for the reinforced concrete raft foundations proposed for the flats, all as discussed at our site meeting of the 10th. of June of this year.

I have enclosed a site layout of the proposed flats of which shows both the foul and surface water drain runs and would confirm that the depth of the foul drain at its connection point with the public sewer in High Street will be no more than 900mm from the finished level of the public footpath.

The site falls away from High Street by approximately 300mm in the depth of the flats and will need to be made up with type I and compacted with some ground improvement works and as such the various trench depths from the site as it now stands will be very shallow, varying in depth from say 300 to 450mm and therefore I suspect of insufficient depth to warrant a survey of the site.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.

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LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

S.H.D.C. PLANNING DEPT.
RECEIVED
15 SEP 1994

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL: 01522 575292
FAX NO 01522 530724

When calling please ask for: Mr I K George,
Asst Archaeological Officer
Ext 02

South Holland District Council
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

For the attention of: Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services

My ref: IKG/DEL/SH16

7 September 1994

Dear Sir

Re: ABBEY PRINT WORKS SITE, HIGH STREET, SPALDING

Further to your telephone conversation with Mr George on Friday 2nd September, please find enclosed a copy of the letter to Mr Haynes from David Parker.

As you can see Mr Parker confirms that the buildings on the site have been demolished. In a letter of 24 February Mr George indicated the perceived importance of obtaining a record both of the standing buildings or part thereof and below-ground archaeology. This was accepted by South Holland District Council as worthy advice and two suitable conditions were applied to the outline consent. Arrangements were made at a meeting on 10 June for Archaeological Project Services (part of Heritage Lincolnshire) to undertake this work. At this meeting on site it was made clear to Mr Parker how important much of the early stone masonry was and the need to record the buildings prior to development.

On 1 September 1994 David Parker wrote the enclosed letter. The action taken clearly makes it impossible to discharge the condition relating to the standing buildings. This has clearly given rise to a serious situation which has removed the opportunity to record an important element of Spalding's

Director: G.N. Keighley

M E M O R A N D U M

TO : Director of Environmental Services

FROM : Principal Building Control Officer

REF : BS/PBCO/CPC

DATE : 25th July, 1994

SUBJECT : **BUILDING ACT 1984 - SECTION 77**
POTENTIALLY DANGEROUS BOUNDARY WALL
SEPARATING OSYTH HOUSE & COUNCIL CAR PARK
AT HIGH STREET/HOLLAND ROAD, SPALDING

The said wall is owned by Mr. L.A. Scragg who lives in Beechfield Gardens adjoining the Council's car park. The wall is of brick construction on a random stone base. The brickwork in the lower half of the wall is in a very poor state, being badly eroded. The top half has been built later in common brickwork and gaps are evident along the length of the bed joints indicating a basic weakness in respect of its stability. The height of the wall is approximately 7' 0" high when viewed from the car park. There is a further 2' 0" or thereabouts drop to the garden level within Mr. Scragg's property.

Serious structural damage has been caused to the wall by a tree which is situated within the car park. The tree is in very close proximity to the wall and has several trunks. The base of the wall is being affected by the roots of the tree.

A meeting took place on Friday 22nd July between myself, Peter Moore and Mr. Scragg, and it was resolved to remove the upper part of the tree to prevent leverage against the wall. Mr. Scragg contends that a significant length of the wall has been disturbed by the tree and holds the Council liable for the cost of remedial work. The overall poor condition of the wall was drawn to Mr. Scragg's notice and whilst approximately 30 feet was attributed to the tree causing the damage, there was the question of betterment to consider. Any claim by Mr. Scragg would be referred to the Council's Insurers, however in the meanwhile Mr. Moore indicated that he would be seeking estimates for the remedial work, notwithstanding that the whole of the wall needs rebuilding. Further discussions are due to take place with Mr. Scragg on return from his holiday on Friday, 29th July 1994.

contd/.....

There are planning implications as this wall is situated in the Conservation Area and discussions have taken place with Roger Smith. I am mindful of trying to mitigate as much of the cost as possible and by way of an alternative to rebuilding the wall in its present form, a low level brick wall with piers at appropriate centres and infill timber boarding is proposed providing this is acceptable to all parties.

.....

B. STUCKEY
Principal Building Control Officer.

c.c. Director of Finance
R. Smith - Deputy Director Planning & Building Control Services

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93

24 May 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT, ABBEY PRINT SITE - HIGH STREET, SPALDING.

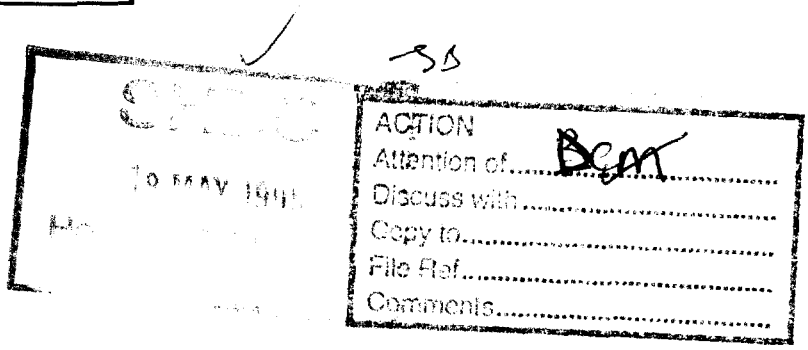
Thank you for your letter dated 17th May 1995 in connection with the above.

The details of the construction, siting and colour of the proposed railings are acceptable to this Authority.

Yours faithfully

N Midlen
Development Control Manager

DAVID PARKER HOMES LTD



South Holland District Council,
Planning & Building Control,
Council Offices,
Priory Road,
Spalding,
Lincs.

17th. May 1995.

Dear Sirs,

Re: Abbey Print Site, High Street, Spalding.

Planning Reference - H16/1210/93.

I herewith submit a plan with specification mentioned thereon (for the Councils early approval) of the design of steel railing fence and gates that we would wish to erect to the front,side and rear boundaries of the above site, front railings and gates to be at 1100mm high, as specified on the approved plan, remainder at a height of 1400mm, all fencing to be hot dipped galvanized and painted black after fixing.

Thanking you in anticipation,

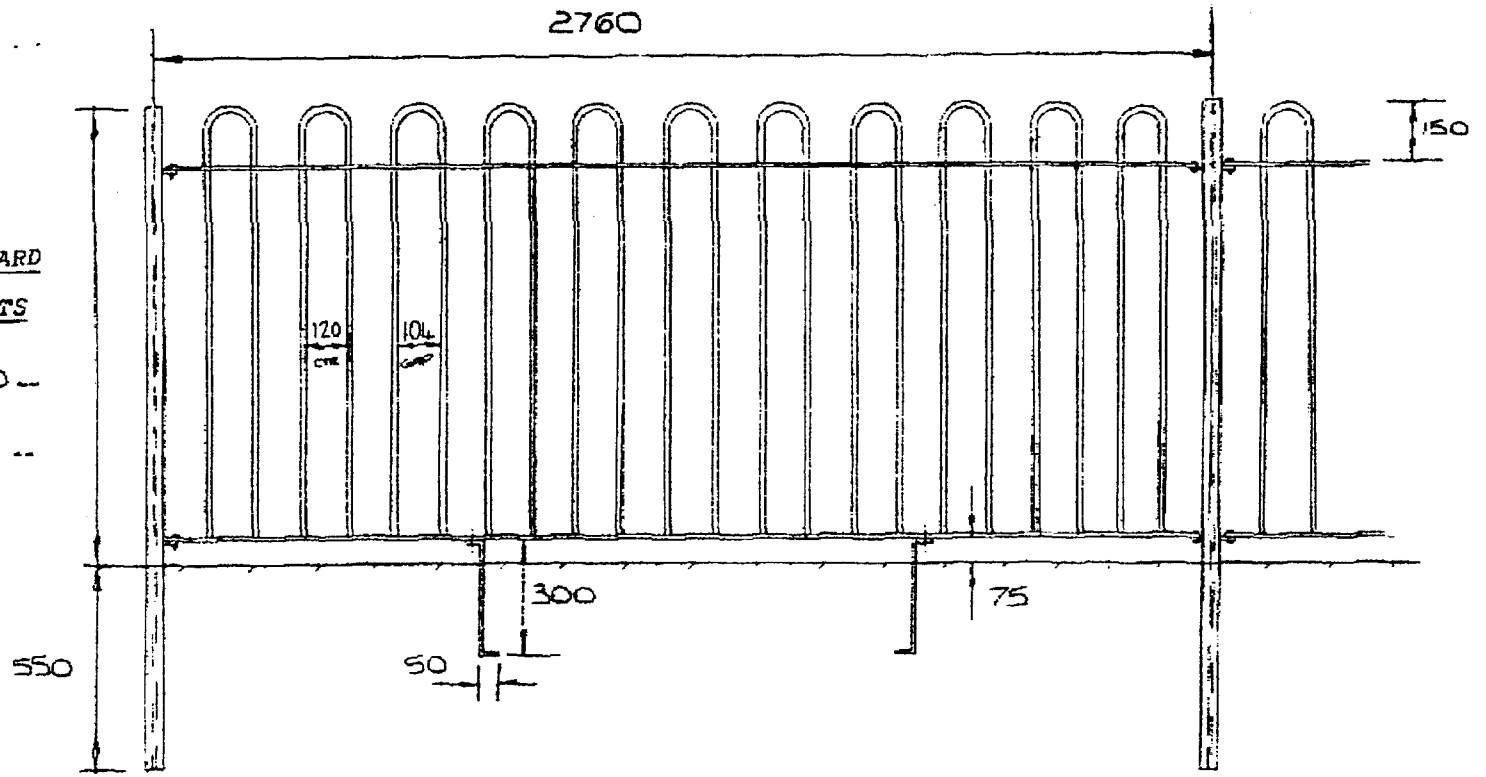
I remain,

Yours faithfully,
DAVID PARKER HOMES LIMITED.

D.J. Parker,
DIRECTOR.

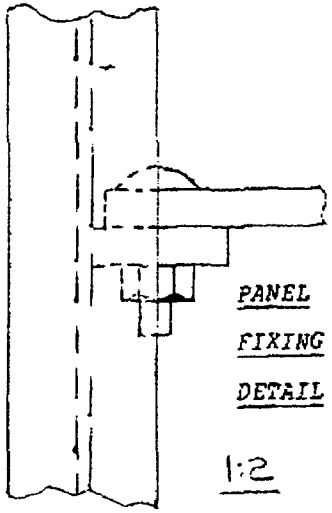
Enc:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker



STANDARD HEIGHTS

1200 mm
&
1400 mm



DAVID PARKER HOMES LTD

Mill Green Road, Pinchbeck,
Spalding, Lincolnshire, PE11 3PU
Tel: (0775) 722255

SPECIFICATION

STEEL BAR: 16mm Diameter
HORIZONTAL RAILS: 40 x 10 Flat
POSTS: 102 x 44 RSJ

FINISH: Hot Dip Galvanised to BS 729
PANELS MANUFACTURED TO BS 1722 Part 9

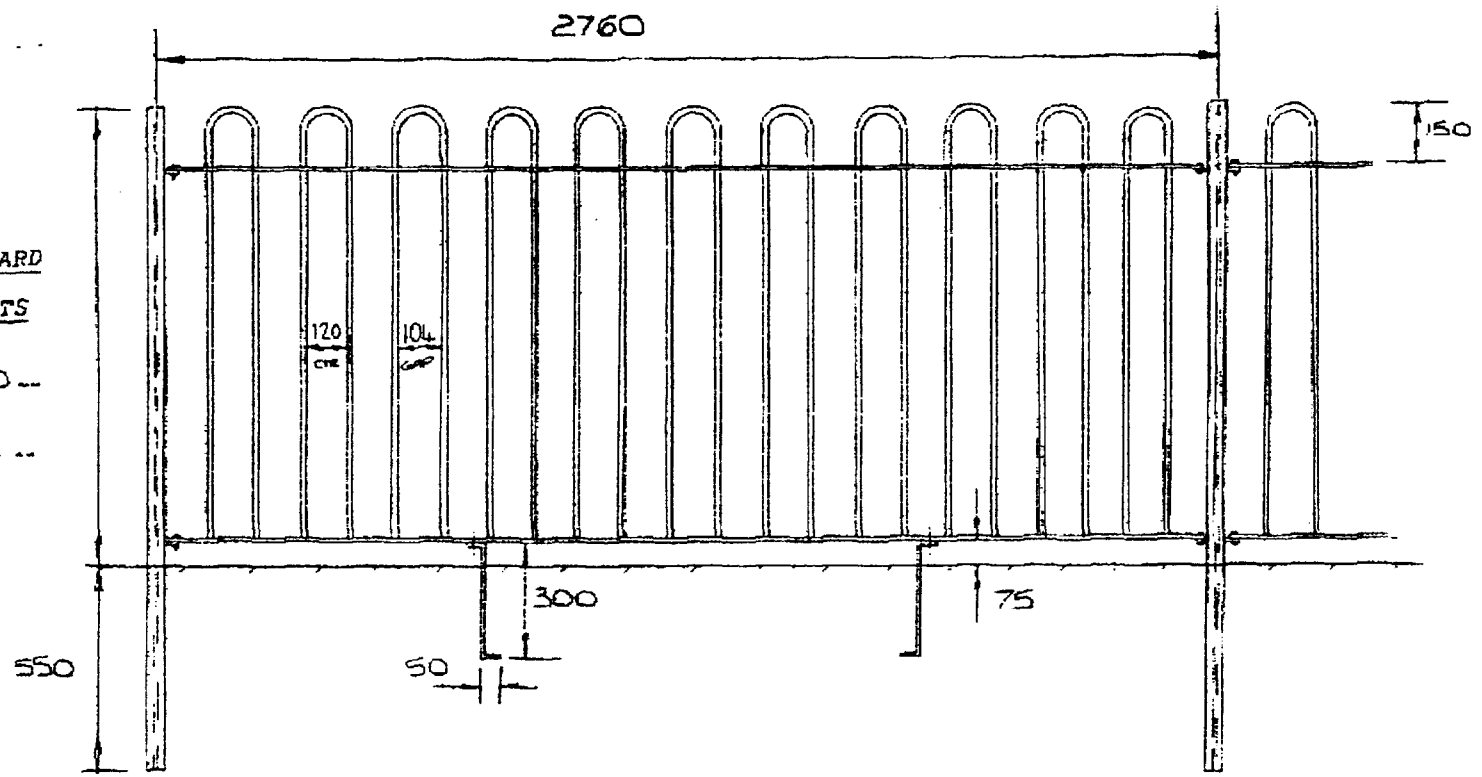
TYPE	HEIGHT
BT612	1200mm
BT614	1400mm

BOW TOP FENCING

(16mm Dia Bar)

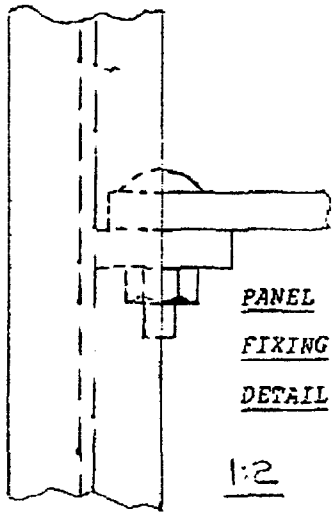
SCALE 1:20 1:2	
DRAWN BY RTB	DATE Nov '93
DRG. No. F 531	

17/05/95 09:44 A1 FENCING P.02



STANDARD HEIGHTS

1200 mm & 1400 mm



DAVID PARKER HOMES LTD

Mill Green Road, Pinchbeck,
Spalding, Lincolnshire, PE11 3PU
Tel: (0775) 722255

SPECIFICATION

STEEL BAR: 16mm Diameter
HORIZONTAL RAILS: 40 x 10 Flat
POSTS: 102 x 44 RSJ

FINISH: Hot Dip Galvanised to BS 729
PANELS MANUFACTURED TO BS 1722 Part 9

TYPE	HEIGHT
BT612	1200mm
BT614	1400mm

BOW TOP FENCING

(16mm Dia Bar)

SCALE 1:20 1:2	
DRAWN BY RTB	DATE Nov '93
DRG. No. F531	

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/1210/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0115/95 Received:06-FEB-95 Type:CONDITION COMPLIANCE

Name: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Agent: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Description: Details of cladding (Condition 12 of H16/1210/93)

Location : Abbey Print Site High Street
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

09-MAR-95 H16/0115/95

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/1210/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0039/95 Received:16-JAN-95 Type:CONDITION COMPLIANCE

Name: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Agent: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Description: Archaeological brief submitted (Condition 16 of H16/1210/93)

Location : Abbey Print Site High Street
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

15-FEB-95 H16/0039/95

David Parker Homes,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H16/1210/93

06 Mar 1995

Dear Sir,

H16/1210/93 - DAVID PARKER HOMES, 12 FLATS AND 1 HOUSE, ABBEY PRINT SITE, HIGH STREET, SPALDING.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 2nd March 1994.

Condition No 6 states:

"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."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

Enc.

cc: Clive Wicks Ass.

David Parker Homes,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H16/1210/93

25 Jan 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT, ABBEY PRINT SITE, SPALDING.

Further to my letter dated 23rd January 1995 in respect of the above, I would advise you that it is the expectation of this Authority that the details submitted in respect of the fencing of the Walnut Tree which is the subject of a TPO should provide for the fencing to be erected at least 4m from the bole of the tree.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93

23 Jan 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT, ABBEY PRINT SITE, SPALDING.

I am in receipt of your application for compliance with respect to Condition 15 of planning permission no H16/1210/93 which is currently being processed.

May I also draw your attention to Condition 8 and the need to agree in writing an appropriate form of protective fencing. I enclose a form in order that an application can be made for Condition Compliance in this respect.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/1210/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0082/95 Received:27-JAN-95 Type:CONDITION COMPLIANCE

Name: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs, PE11 3PU

Agent: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs, PE11 3PU

Description: Details of fence specification submitted (Condition 8 of H16/1210/93)

Location : Abbey Print site High Street
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

02-MAR-95 H16/0082/95

AGENDA ITEM NO. 7.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 6TH DECEMBER 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: RESIDENTIAL DEVELOPMENT ABBEY PRINT SITE - HIGH STREET, SPALDING - DAVID PARKER HOMES.

PURPOSE: **To report to Committee the non-compliance with conditions imposed with the permission for the above mentioned residential development.**

1.1 In March 1994, planning permission H16/1210/93 was granted for residential development (12 flats and 1 house) on the Abbey Print site, High Street, Spalding.

1.2 In June 1994 Conservation Area Consent H16/1211/93 was granted for the demolition of existing buildings on the same site.

1.3 Planning permission H16/1210/93 contained the following conditions:-

"No demolition work of existing buildings shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority".

"No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority".

1.4 These two conditions were imposed because the site, after consultation with the Archaeology Section, Lincolnshire County Council, was considered to be of archaeological interest, and the conditions would ensure that an adequate record could be made in the most effective manner. The conditions were also in accord with Policy E3 of the Spalding and Pinchbeck Local Plan Review which seeks to protect sites of archaeological interest, and the DoE Planning Policy Guidance Note 16 'Archaeology and Planning'.

1.5 The building has now been demolished and other site works undertaken without complying with these conditions. Subsequent to the receipt of the Decision Notices and prior to the works on site, there was no consultation with your officers to question the requirements of the conditions. Neither has a written scheme of investigation been submitted to the Authority by the Applicant nor a programme of archaeological work agreed.

1.6 The Developers contend that they have proceeded in good faith. At their request, a meeting was held with archaeological consultants (Archaeological Section, Lincolnshire County Council and Archaeological Services) in June 1994 to inspect the building and discuss archaeological requirements. They assert that:-

i) The Consultants showed 'no real interest' in the building,

ii) the need to undertake demolition as soon as possible was stressed,

iii) no further excavation works, entailing an archaeological involvement, were required as the ground level would be made up with stone on the site of the former building prior to the laying of the concrete slab over lay.

1.7 The Developers take the view, therefore, that having ascertained the opinion of their archaeological consultants and explained that no further archaeological investigations were required given the particular nature of the site works on the base of the former building, the terms of the conditions had been discharged or the rationale for them nullified.

1.8 The Archaeological Consultants contend that:-

i) The meeting of June 1994 was merely a preliminary inspection to establish the scope and explain the methodology of required archaeological work. It was not intended, at that stage, to conduct a detailed survey - an opinion clearly conveyed to the Developers.

ii) Interest was shown at the meeting in the archaeological worth of the building.

iii) The issue of further disturbance beneath the foundations of the demolished buildings was taken up with the Developers since it was known rubble filled piles would have to be dug to accommodate the concrete over lay. It was also known various drainage works were also envisaged. Accordingly, the view was taken these had archaeological implications which required an Archaeological Watching Brief. Drainage details were requested but were only forthcoming after the building had been demolished.

iv) The Developers agreed to a Watching Brief being prepared for such ground works on site and beneath the foundations of the demolished building (indeed, the Authority now has a copy of the Brief, supplied by the Consultants, not the Developers).

1.9 The conditions make it clear the onus is upon the Developers to supply the programme of archaeological work and once

approved by the Local Planning Authority, to secure its implementation and no matter whether Developers thought they had reached a clear understanding with their Consultants on the issue of archaeological investigations, recourse should have been had to this Authority to secure by verification an appropriate scheme of archaeological investigation.

1.10 As matters stand, the Developers' contention that further works on the foundation of the demolished building have no archaeological implications is not accepted. There is also the question of further site works on the remainder of the site necessitating appropriate safeguards in archaeological terms.

1.11 Whilst clearly nothing can now usefully be done to redress the situation with regard to whatever may have been of archaeological interest within the fabric of the building, the Authority can ensure that appropriate safeguards are imposed with regard to further work on the site by insisting upon the compliance with the conditions in the future.

1.12 It is appreciated that the Developers are anxious to resume work and to keep their labour force in employment as indeed, the Authority would wish to see the site redeveloped as a welcome feature to the Conservation Area.

1.13 However, this does not outweigh the necessity to ensure the terms of the permission are fully complied with.

1.14 A further meeting has been put in hand with the interested parties to take place before the 6th December next and the results of that meeting will be reported to the Committee.

2.0 **RECOMMENDATION**

Authorisation be given for the issue of a Condition Compliance Notice to ensure that the terms of Condition 16 of planning permission H16/1210/93 has been fully met.

Background papers: H16/1210/93

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

FAX TRANSMISSION

URGENT.

TO:	DATE:
MR S. BLACKLOCK	2/12/94
OF:	FROM:
SHDC	STEVE HAYNES

PROJECT:
ABBEY PRINT SITE.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1994
Attention of
DPC
ECFO

WE ARE TRANSMITTING 12 PAGES

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE IMMEDIATELY

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).

A P S
ARCHAEOLOGICAL PROJECT SERVICES

Project Design
Desktop Assessments
Evaluations
Excavations
Watching Briefs
Project Management
Building Surveys
Presentation
Interpretation

2nd December 1994

Mr J Blacklock
South Holland District Council
Planning & Building Control Dept.
Council Offices
Priory Road
Spalding Lincolnshire
PE11 2XE

A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

Project Design
Desk top Assessments
Evaluations
Excavations
Watching Briefs
Project Management
Building Surveys
Presentation
Interpretation

Dear Mr Blacklock

RE: ABBEY PRINT SITE, SPALDING, LINCOLNSHIRE

At the request of Mr Parker, please find attached a copy of our specification for the archaeological work on the above named site. Two fair copies of the document have been sent to Mr Parker to forward to yourself.

Should you have any further queries regarding the site please do not hesitate to contact me.

Yours sincerely,

Steve Haynes
Projects Manager

Archaeological Project Services
The Old School • Cameron Street • Heckington • Sleaford • Lincs • NG34 9RW
Tel. (0529) 61618 • Fax (0529) 61001

Archaeological Project Services is part of the Heritage Trust of Lincolnshire, a company limited by guarantee and a registered charity. Charity No: 1001463 • Company No: 2554738 (England).

SPECIFICATION FOR ARCHAEOLOGICAL WATCHING BRIEF

AT THE

ABBEY PRINT SITE, HIGH STREET, SPALDING

PREPARED FOR

DAVID PARKER HOMES LTD

NOVEMBER 1994

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LIST OF FIGURES

Figure 1 General location plan . . . . . Between pages 1 and 2

Figure 2 Site location plan . . . . . Between pages 1 and 2

1 INTRODUCTION

1.1 This document comprises a specification for the archaeological watching brief at the former Abbey Print Works High Street Spalding. The location of the site is shown on figures 1 and 2.

1.2 This document contains the following parts:

1.2.1 Stages of work and methodologies.

1.2.2 List of specialists.

1.2.3 Programme of works and staffing structure of the project.

2 SITE LOCATION

2.1 Spalding is located approximately 27km southwest of Boston. The site is located southeast of the River Welland on the south side of High Street, immediately north of Holland Road, at national grid reference TF25202271

3 DESCRIPTION OF THE SCHEME

3.1 The scheme consists of the demolition and clearance of the buildings on the site (the Abbey Print Works) and the construction of flats and associated car parking.

4 AIMS AND OBJECTIVES

4.1 The aims of the watching brief will be:

4.1.1 To record the archaeological features exposed during ground works.

4.2 The objectives of the watching brief will be to:

4.2.1 Recover dating evidence for the archaeological features exposed.

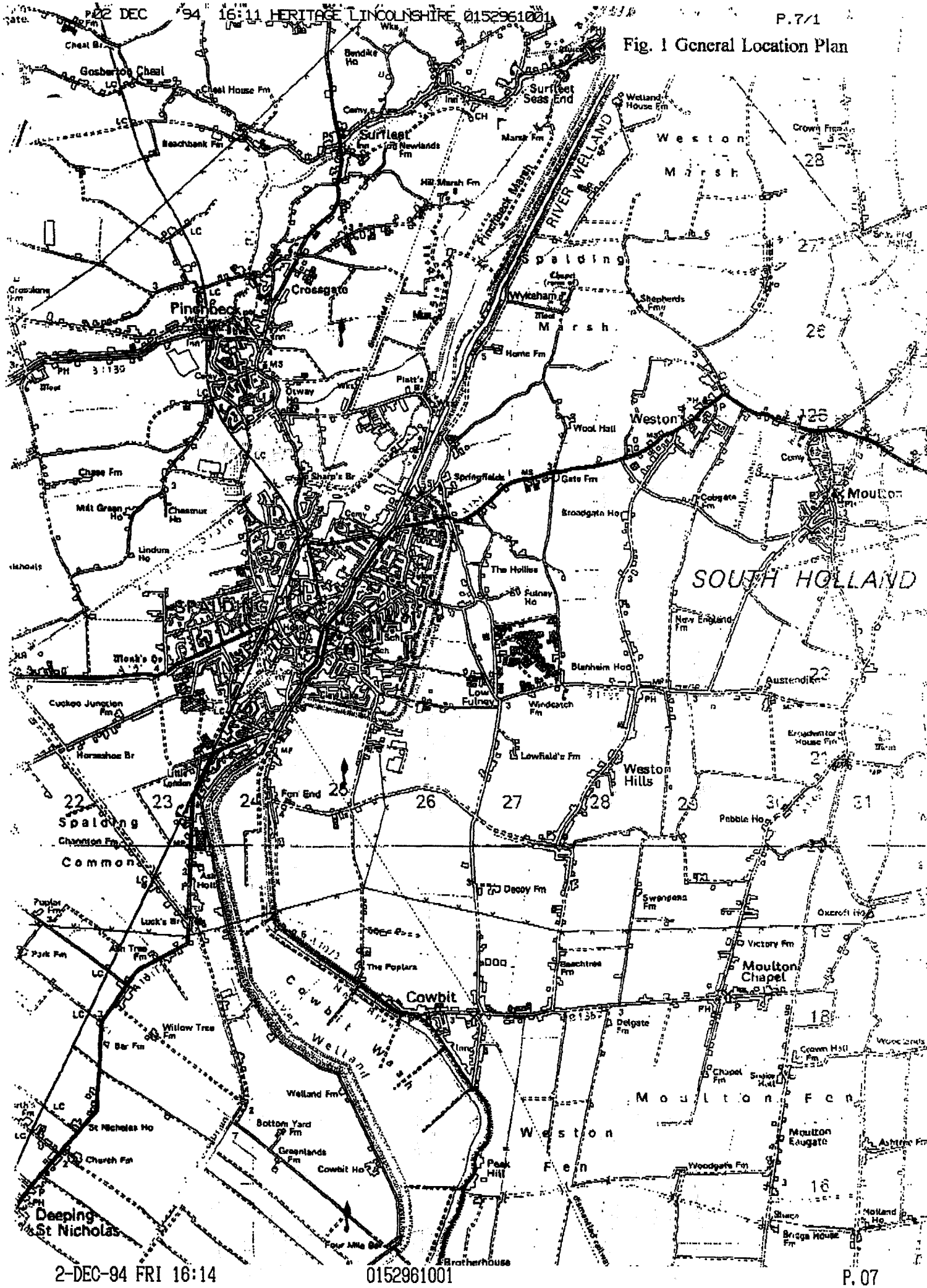
4.2.2 Determine the sequence of the archaeological features present on the site.

4.2.3 Determine the nature and function of the archaeological features identified.

5 SOILS AND TOPOGRAPHY

5.1 The site and immediate area are relatively flat lying at about 3m OD. The soils within Spalding have not been classified by the Soil Survey for England and Wales as they are within an urban area.

Fig. 1 General Location Plan



6 THE ARCHAEOLOGY

6.1 Historical sources suggest that Spalding began as a Royal Estate centre before Domesday, perhaps in the 7th or 8th century. The centre developed into a small town during the medieval period closely linked with the prior of St. Mary and St. Nicholas (which may be pre-conquest in foundation). The abbey was of considerable importance both to the town and in a wider perspective. At its dissolution in 1540 the abbey was one of the richest in Lincolnshire and was worth £133 6s 8d. By the early 14th century Spalding had grown to become one of the wealthiest settlements of the Fens, serving as a centre for the distribution of wool exports via Boston and Kings Lyn.

7 SITE OPERATIONS

7.1 General considerations

7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the watching brief.

7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists.

7.2 Methodology

7.2.1 The watching brief will be undertaken during the ground works phase of development. All phases of soil movement, including piling and the digging of services trenches will be monitored and the archaeological features exposed recorded.

7.2.2 The section of the trenches and other areas of excavation will be observed to identify and record archaeological features that are exposed, in addition to recording changes in the geological conditions. The section drawings of the trench will be recorded at a scale of 1:10. Should features be recorded in plan these will be drawn at a scale of 1:20. Written descriptions detailing the nature of the deposits, features and fills encountered will be compiled on Archaeological Project Services pro-forma record sheets.

7.2.3 Any finds recovered will be bagged and labelled for later analysis.

7.2.4 Throughout the watching brief a photographic record consisting of black and white prints (reproduced as contact sheets) and colour slides will be compiled. The photographic record will consist of:

7.2.4.1 The site during work to show specific stages, and the layout of the archaeology within the trench.

7.2.4.2 groups of features where their relationship is important

7.2.4.3 Should human remains be located the appropriate Home Office licence will be obtained before their removal. In addition, the Local Environmental Health Department and the police will be informed.

8 POST EXCAVATION

8.1 Stage 1

8.2 On completion of site operations, the records and schedules produced during the watching brief will be checked and ordered to ensure that they form a uniform sequence forming a level II archive. A stratigraphic matrix of the archaeological deposits and features present on the site will be prepared. All photographic material will be catalogued: the colour slides will be mounted on appropriate hangers and labelled and the black and white contact prints will be labelled, in both cases the labelling will refer to schedules identifying the subject/s photographed.

8.3 All finds recovered during the field work will be washed and marked and packaged according to the layer from which they were recovered. Any finds requiring specialist treatment and conservation will be sent to the conservation laboratory at the City and County Museum, Lincoln.

8.4 Stage 2

8.4.1 Detailed examination of the stratigraphic matrix to enable the determination of the various phases of activity on the site.

8.4.2 Finds will be sent to specialists for identification and dating.

8.5 Stage 3

8.5.1 On completion of stage 2, a report detailing the findings of the watching brief will be prepared.

8.5.2 The report will consist of:

8.5.2.1 A description of the archaeological setting of the watching brief.

8.5.2.2 Description of the topography of the site.

8.5.2.3 Description of the methodologies used during the watching brief.

8.5.2.4 A text describing the findings of the watching brief.

8.5.2.5 A consideration of the local, regional and national

context of the watching brief findings.

8.5.2.6 Plans of the archaeological features exposed. If a sequence of archaeological deposits is encountered, separate plans for each phase will be produced.

8.5.2.7 Sections of the archaeological features.

8.5.2.8 Interpretation of the archaeological features exposed, and their chronology and setting within the surrounding landscape.

8.5.2.9 Specialist reports on the finds from the site.

8.5.2.10 Appropriate photographs of specific archaeological features

9 ARCHIVE

9.1 The documentation and records generated during the watching brief will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long term storage and curation.

10 PUBLICATION

10.1 A report of the findings of the watching brief will be published in Heritage Lincolnshire's Annual Report and the journal of the Society for Lincolnshire History and Archaeology. The scope of such publication is dependant upon the results of the watching brief.

11 PROGRAMME OF WORKS AND STAFFING LEVELS

11.1 The watching brief will be integrated with the programme of construction.

11.2 An archaeological supervisor with experience of watching briefs will undertake the work.

12 SPECIALISTS TO BE USED

Task	Body to be undertaking the work
Conservation	City and County Museum, Lincoln
Pottery Analysis	To be appointed dependant upon the date of material

Human Remains Analysis	To be appointed dependant upon specialists availability.

13 BIBLIOGRAPHY

Hodge CAH *et al*, (1984) Soil Survey of England and Wales No 13: Soils and their use in Eastern England

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93

02 Dec 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT ABBEY PRINT SITE, HIGH STREET, SPALDING.

I have had sight of your letter of 23rd November 1994 addressed to Mr S Haynes of Archaeological Project Services and I thought it adviseable to write to you to urge upon you the need to secure a written archaeological brief from Mr Haynes, if you engage his services, so that a required programme of work could be undertaken before you resume construction work on the date which you state in your letter. I would also stress that the written brief must be agreed by this Authority and implemented to its satisfaction as per conditions 15 and 16 of planning permission H16/1210/93.

On a related issue, I have your letter of 4th October 1994 to hand concerning a variation in the window type on the rear elevation of the approved development and after careful deliberations I am drawn to the conclusion that planning permission would be required for the adoption of the revised window form as the change involved is more than minor in character.

I have to say, too, that I am doubtful that such a variation would find favourable consideration although I would stress this is a personal opinion and is offered without prejudice to my formal decision of the Authority.

I enclose a set of application forms.

Yours faithfully

pp N Midlen
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration
FAO: Mr R Atkins

Our Ref: JB/JJ H16/1210/93

Your Ref:

Date: 01 Dec 1994

DAVID PARKER HOMES - RESIDENTIAL DEVELOPMENT, ABBEY PRINT SITE, HIGH STREET, SPALDING.

I refer to the report on the agenda of the following Planning Committee meeting on 6th December concerning the above and enclose correspondence received subsequent to the preparation of the report which I think you need to be aware of.

In view of proximity of the intended date of the resumption of work on the site and the fact that the David Parker Homes are unlikely to be able to comply with the terms of the archaeological conditions 15 and 16 on the permission (copy enclosed) within the intervening time, I would be obliged if you would address the issue of whether an injunction should be resorted to as a matter of urgency.

N Midlen
Principal Planning Officer
Development Control

Enc.

FILE NOTE

NRM/JJ
01 Dec 1994
H16/1210/93

Meeting 2.30pm, 23rd November 1994.

Present: DPBCS, NRM, and David Parker of David Parker Homes

RE: TO CONSIDER THE ARCHAEOLOGICAL CONDITION IMPOSED ON H16/1210/93

David Parker briefly explained that he could not afford a delay in addition to all the previous delays that occurred on this site.

Brian Smith explained that, whilst it was accepted that the existing building on the site had now been demolished, and there was no possibility of recording any archaeological features of that, there was still the question of the excavations underground. David Parker explained that the proposal was to have a raft over the service, which would only be disturbed by a grid of 300mm diameter stone "ground strengthening" columns. Brian Smith advised David Parker to contact the Archaeological Consultants and get him to provide a scheme for works as soon as possible. It was pointed out that the archaeological excavation did not have to wait until the condition had been approved. It was possible to start straight away, and it could well be that the necessary work could be carried out by the Archaeologists before Parker was ready to start work. David Parker agreed to commission an archaeologist to draw up a scheme as soon as possible.

N Midlen
Principal Planning Officer
Development Control

DAVID PARKER HOMES LTD

P.O. 507

LATE OSS Ctte... Date... 28/11/94
Salient points highlighted

6/12 ctte

Mr. S. Haynes,
APS The Old School,
Cameron Street,
Heckington,
Sleaford,
Lincs.
NG34 9RW.

23rd. November 1994.

Dear Sir,

Re: The Abbey Print Site, High Street, Spalding.

I would consider that I had a constructive meeting today (date as letter) chaired by Mr. Brian Smith and supported by Nigel Midlen of the South Holland District Council at the Council Offices for 2.30pm, a meeting of which you were unable to attend through illness, of which I hope will soon pass.

I intend to start work on site (subject to the Planning Committees approval on the 6th. of December 1994) on the 7th. of December 1994 by laying the stone makeup on the site for the block of thirteen in numbers flats as approved and would wish to formally engage yourself to carry out a survey of the site as it exists prior to the placing of the stone to raise the site to the required floor level and if necessary will provide a man with an auger to put some test holes in the ground for you to examine.

I have explained the method of ground improvement works as proposed, my letter of the 3rd. of October 1994 only my understanding now is that the stone filled piles will be from 2-3 metres long.

Initially for the block of nineteen in number flats there were to be seventy four in number stone filled piles, set out in a grid to coinside with the cavity and party walls proposed, I have no plan available todate for the thirteen flats but suspect that there will be approximatley fifty four in number set out in a grid pattern and again would wish to formally engage your services, if necessary to inspect the pile bore holes in the most likely places of interest. As far as the archaeological aspect is concerned, it is our intention to start the piling works approximately one week after laying the stone base, i.e. say the 14th. of December 1994.

I am still hoping to secure planning permission for the balance of the High Street site, i.e. six additional flats on the Council car park area of which will be termed as Phase II of the development and if approved will engage yourself to inspect the Council car park area as obviously the tarmac has to be removed to allow the same ground improvement works to take place and for the whole to marry up with the original scheme.

continued.....

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

Trusting my terms of engagement fully comply with my legal obligations per conditions 15 and 16 of the planning permission H16/1210/93,

I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

c.c. to Mr. Brian Smith,
Chief Planning Officer,
South Holland District Council.

ABBEY PRINT

18.11.94.

P.S. FURTHER TO OUR DISCUSSION ON THIS MATTER, ARRANGEMENTS ARE IN HAND TO CONVENE A MEETING WITH PRINCIPAL PARTIES INVOLVED.

WITH COMPLIMENTS

B. SMITH.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL SERVICES

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

Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Cllr. B. Alcock,
Chairman of Planning Committee,
81 Postland Road,
Crowland,
Peterborough.
PE6 0JB.

Mr N Midlen

NRM/JJ H16/1210/93

17 Nov 1994

Dear Councillor Alcock,

ABBEY PRINT SITE, HIGH STREET, SPALDING.

I have been advised in writing by David Parker Builders that, in order to avoid laying off staff, they are intending to commence development on the above site in accordance with the planning permission H16/1210/93 which was issued on the 2nd March this year, without complying with the condition of that permission requiring, before development is commenced, an archaeological investigation of the site in accordance with a scheme to be submitted and agreed. They are already in breach of a similar condition which required such an investigation to be carried out for the demolition of the buildings on the site, and this matter is scheduled to be reported to the Planning Committee at their next meeting.

I have written to Parkers, drawing their intention not only to the possibility of serving a Condition Compliance Notice, but also to the powers the Authority has to serve a Stop Notice or an injunction under Section 187 of the Planning Act. Hopefully, this will change their minds, but, given that any archaeology that there is under the site could be destroyed very quickly, I have advised the Director of Administration of the situation, and requested him to alert the Council's Solicitors that an injunction to prevent the commencement of works until the conditions have been complied with may be necessary.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93

22 Sep 1994

Dear Sir,

RESIDENTIAL DEVELOPMENT ABBEY PRINT SITE - HIGH STREET, SPALDING.

I refer to your letter dated 20th July 1994 and subsequent discussion with my Officer, Mr Blacklock, in connection with the above.

I would advise you the Edwardian range of windows of Messrs John Carr are not considered an acceptable substitute for the windows approved in respect of this development.

Yours faithfully

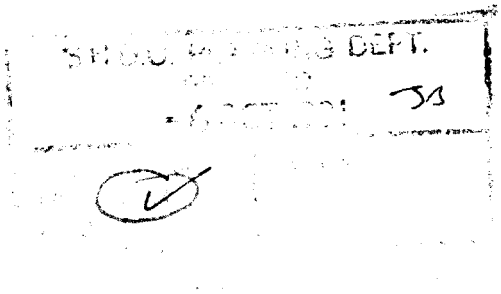
N Midlen
Principal Planning Officer
Development Control

DAVID PARKER HOMES LTD

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Your Ref: JB/JJ H16/1210/93

4th. October 1994.



For the attention of Mr. J. Blacklock.

Dear Sir,

Residential Development - Abbey Print Site
High Street,Spalding.

I thank you for your letter of the 22nd. ultimo in reply to my letter of the 20th. of July 1994 with the John Carr joinery catalogue and subesquent recent discussion with Mr. J. Blacklock.

I note that you do not consider the Edwardian range of windows suggested in my letter acceptable to use on the above proposed flat development, may I put it to the Council then that I use the sliding sash type windows to the front elevation of the building (looking on to High Street) and the Edwardian lookalike window,of which are more pratical, to the rear of the premises, a combination of windows of which you will find on most buildings of this period.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Environmental
Services

Our Ref: JB/JJ F.1870.16
H16/1210/93

Your Ref:

Date: 26 Sep 1994

ABBEY PRINT SITE, HIGH STREET, SPALDING.

I append for your information a copy of a letter which I trust you will find self-explanatory. I have asked my Enforcement Officer to keep an eye on the situation but as it is a very temporary use of land, I do not foresee any enforcement action regarding a material change of use being a realistic proposition.

N Midlen
Principal Planning Officer
Development Control

Enc.

DAVID PARKER HOMES LTD

South Holland District Council,
Planning & Building Control,
Priory Road,
Spalding,
Lincs.

19th. September 1994.

For the attention of Mr. J. Blacklock.

Dear Sir,

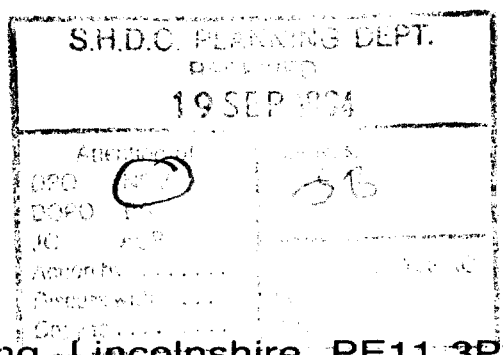
Re: Planning Permission Ref: H16/1210/93

Abbey Print Site, High Street, Spalding.

Although possibly a little previous and without permission the reason for the building blocks stacked on site to the rear of the site for the proposed flats is that the various manufacturers of same have cut back dramatically on production thus causing an artificial shortage and extended delivery of same of up to seven or eight weeks and obviously in our own interests not knowing exactly when we would be able to start on site had to have such a reserve.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.



Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

BR[illegible] SMITH Dip TP MRTPI
Direc[illegible] 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

H16/1210/93

FULL

Applicant: David Parker Homes
Tel:

Agent: Clive Wicks Associates
0529 414141

Description: Erection of 12 flats and 1 house

Location: Abbey Print Site
High Street
Spalding
Lincs

Valid date:	17-JAN-94	Terminal date:	14-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	24-JAN-94	Report deadline:	22-FEB-94
Inspected by	31-JAN-94	Agreed TD Ext:	
Extra contacts	07-FEB-94	Case Officer:	
Report if not clear by 21-FEB-94		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 13 DWE
Category: Newbuild
Listed building:
Other Constraints: TPO
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Councillors, EN *, ~~Davies~~, Goodley, ~~Davies~~	20-JAN-92	*03-FEB-94 27-JAN-94
Site/Press Advert CSA	25-JAN-94	15-FEB-94
Miss Diane Fairchild 0775 761161 Ext	20-JAN-94	03-FEB-94

SITE RECORD

Grid ref: 525080 322760
OS Sheet: 201 Parcel:

County Monuments Officer	24-JAN-94	07-FEB-94
Heritage Lincolnshire	24-JAN-94	07-FEB-94.

BR' SMITH Dip TP MRTPI
Direc .. of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Telephone: (0775) 761161
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Miss Diane Fairchild 0775 761161 Ext	20-JAN-94	03-FEB-94

SITE RECORD

Grid ref: 525080 322760
OS Sheet: 201 Parcel:

CONSULTATIONS CARRIED OUT

Cllr E N Davies	20-JAN-94	03-FEB-94
Cllr J Goodley	20-JAN-94	27-JAN-94
Cllr Mrs D F Davies	20-JAN-94	27-JAN-94

L.C.C. Obs Attached Jas 28/1/94.

COUNTY OFFICES
NEWLAND · LINCOLN

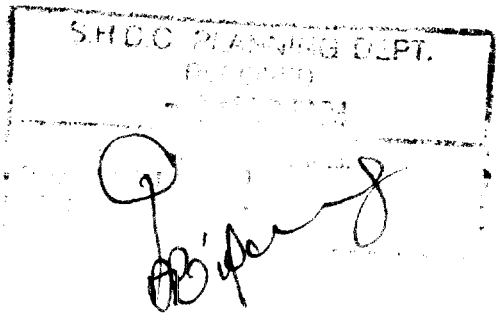
LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL: 0522 575292
FAX NO 0522 530724

When calling please ask for: Mr I K George,
Asst Archaeological Officer
Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



For the attention of N Midlen

My ref: IKG/DEL/SH16

24 February 1994

Dear Mr Smith

RE: PLANNING APPLICATION NO: H16/1210/93
PARISH: SPALDING

Further to recent communication regarding the above proposal, Mr Catney and Mr George have now been able to visit this site. There are a few matters of concern which ought to be borne in mind.

Firstly, the printing works is adjacent to a building which would appear to be a late Georgian warehouse. This has clearly been truncated on its south side and the print works incorporates remains of it. Secondly, an investigation of the rear of the building determined that limestone masonry survives to first floor level. There is also a boundary wall which extends behind the property, is cut by Holland Road and continues beyond that for about 6m. This clearly indicates the survival of early structures on this site.

These findings suggest that both above ground and below ground archaeology will need recording. This would best be covered by two conditions:

1 No demolition work of existing buildings shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a

Director: G.N. Keighley

written scheme of investigation which shall be submitted to and approved by the district planning authority.

2 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

These two conditions will ensure an adequate record can be made in the most effective manner and should substantially enhance the historical record of this important part of Spalding. To implement both conditions it will be necessary for a brief to be set by this office and for the developer to commission a contractor to undertake the work.

I look forward to your cooperation in this matter and I hope the condition will be suitable.

Yours sincerely

S. Catney

S J Catney
Archaeological Officer
for Countryside Manager

LINCOLNSHIRE COUNTY COUNCIL RECREATIONAL SERVICES

County Offices
Newland
Lincoln LN1 1YL
Telephone: Lincoln (0522) 552222

Director of Recreational Services: G N Keighley MSc DipPE CertEd

Archaeology Archives Art Gallery Arts
Conservation Countryside Forestry Grants Libraries Lincoln Castle Museums Public Halls Public Paths Tourism Windmills

CITY & COUNTY MUSEUM
12 FRIARS LANE
LINCOLN LN2 5AL
Tel: 0522 530401
Fax 0522 530724

FACSIMILE HEADER PAGE

FROM: IAN GEORGE

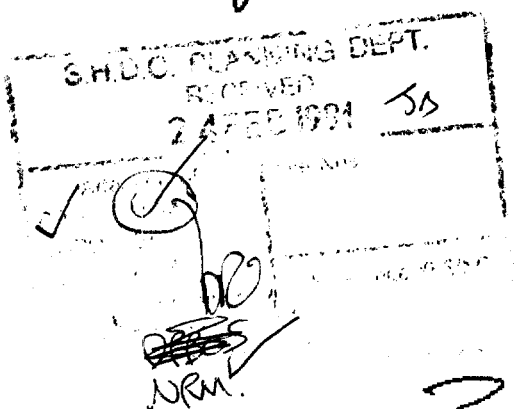
TO: JOHN BLACKLOCK / NIGEL MIDCEN

MESSAGE/INSTRUCTIONS

RE.: H16/1210/93

Enclosed letter. I shall 'phone to discuss this with you.

Ian.



3

DATE 24/02/94

TOTAL PAGES.....
(including this one)

COUNTY OFFICES
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LINCOLNSHIRE COUNTY COUNCIL
RECREATIONAL SERVICES DEPARTMENT County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

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Asst Archaeological Officer
Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

For the attention of N Midlen

My ref: IKG/DEL/SH16

24 February 1994

Dear Mr Smith

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Further to recent communication regarding the above proposal, Mr Catney and Mr George have now been able to visit this site. There are a few matters of concern which ought to be borne in mind.

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Director: G.N. Keighley

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I look forward to your cooperation in this matter and I hope the condition will be suitable.

Yours sincerely

S. Catney

S J Catney
Archaeological Officer
for Countryside Manager

Rough Notes for file.

Walnut Tree At The Former Abbey Printer Site, Re application H16/1210/93. Spalding TPO NO. 20 1985., T1.
(inspected 25.1.94).

A Fine Walnut tree of high amenity Value.

It has one rot pocket visible which was hard to assess from ground level.

Unfortunately at its' base, there is an old looking fungal fruiting body, stained green with algae and lichens. This appears to be of the Ganoderma species, which may cause basal rot.

Due to the trees high amenity value, Mr. P. Moore thought that it ought to be retained for as long as possible.

The tree grows between the former Abbey Printer Buildings and a South Holland District Council Car Park. On the printers side concrete is laid to near the trees' base, on the Car Park side tarmac. A small square open area is left at the base of the tree. The Abbey Printers Buildings being approximately 7.50 metres from the tree. The northern canopy reaching the Buildings.

Bearing in mind the trees' present incased position, providing the roots are not damaged when foundations are laid, I would have thought that the proposed Buildings would have little adverse affect on the tree. The main problem being, that with residential development in close proximity to the tree, there would

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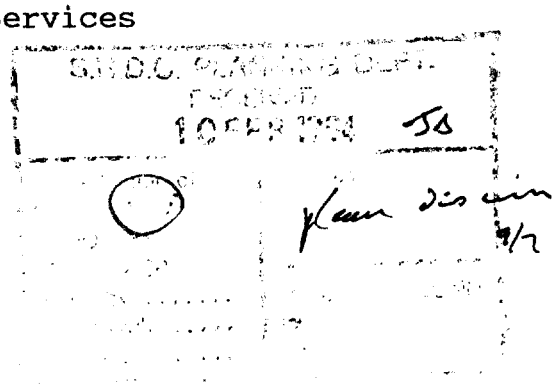
LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
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9/2/94 Archaeology Section
12 Friars Lane
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When calling please ask for: Mr I K George
Asst Archaeological Officer, Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



For the attention of J Blacklock

Yr ref: H16/1210/93
My ref: IKG/DEL/SH16a

4 February 1994

Dear Mr Smith

RE: PLANNING APPLICATION NO: H16/1210/93
PARISH: SPALDING

Many thanks for consulting the Lincolnshire County Council Archaeology Section regarding the above proposal. The scheme has now been appraised against the county Sites and Monuments Record.

Evidence suggests that this part of the town of Spalding has long been a focus of settlement. Grundy's town plan of Spalding produced in 1732 shows a street known as Church Gate running along the back of the river Welland. Along the street side are a number of properties attributed to various owners. Development along this frontage may well disturb archaeological remains of medieval and later properties and may provide crucial information on the history of Spalding. In line with PPG.16 I would suggest the applicant undertake a field evaluation prior to determination of the planning application. The report produced should enable the planning committee to satisfy itself that as much of the archaeological record as possible is being preserved *in situ*.

Director: G.N. Keighley

I look forward to your cooperation in this matter.

Yours sincerely

S. Calnan

for George Keeping
Countryside Manager

R Spoke to the garage 12/2/94

explained site was covered by Guidelines
the district appreciate this
explained concurrent c.A.C. application + consultation
& obtain pre-site disturbance
under circumstances he is happy that SC68 will
be appropriate & cover the circumstances of development.
no need for 106 to give effect to condition.

Our Ref: 94/1/SH/0022
Contact: Gill Thornalley

8/2/94

S.H.D.C. PLANNING DEPT.
RECEIVED
-7 FEB 1994

Date: 2 February 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

Planning Application No. H16/1210/93

PROPOSAL : RESIDENTIAL DEVELOPMENT
LOCATION : ABBEY PRINT SITE, HIGH STREET, SPALDING
APPLICANT : DAVID PARKER HOMES

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

Lincs Free Press 25th January 1994 17 14

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PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H03/0029/94
Gallaher Pension Fund
Erection of ten dwellings (renewal of H03/0427/89)
OS8321, Counter Drain Drove, Tongue End, Spalding, Lincs.

PERMISSION RENEWAL
H13/0030/94
Mr and Mrs Price — OUTLINE
Residential development
Rear 30 Seas End Road, Moulton Seas End, Spalding, Lincs.

H16/1229/93
Brookhouse Partnership — FULL
Residential development comprising of 21 dwellings
Land off Park Road, Spalding, Lincs.
The following application(s) do not accord with the provisions of the relevant Development Plan.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H14/0045/94
Broadgate Blds (Spalding) Ltd — OUTLINE
Food processing including offices and distribution (B1, B2 and B6)
Enterprise Way, Pinchbeck, Spalding, Lincs.

H16/0469/93
Mr S. H. Freir and Simons Estates — OUTLINE
Development of housing and retail foodstore
Land at Pinchbeck Road, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H08/1227/93
Mr and Mrs D. Brooks — OUTLINE
Residential development
33-37 Salem Street, Gosberton, Spalding, Lincs.

H11/0002/94
Johnson Fry Properties — LISTED BUILDING
Alterations to property and partial demolition
26 Market Street, Long Sutton, Spalding, Lincs.

H14/0032/94
Mr J. G. Sneath — FULL
Convert disused Chapel to residential accommodation
Money Bridge Lane, West Pinchbeck, Spalding, Lincs.

H14/0033/94
Mr J. G. Sneath — FULL
Convert and extend stables building to residential accommodation
Money Bridge, West Pinchbeck, Spalding, Lincs.

H16/0050/94
Alliance & Leicester BS — ADVERTISEMENT
Internally part illuminated projecting box sign
3 Market Place, Spalding, Lincs.

H16/1197/93
Messrs George Adams & Sons — S73A
CONTINUATION
Continuation of temporary planning consent for car parking
Crescent Gardens, Spalding, Lincs.

H16/1210/93
David Parker Homes — FULL
Erection of 12 flats and 1 house
Abbey Print Site, High Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
January 25, 1994.

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36	H16/1206/93 nson Land Development	DJR	DPBCS Auth subject to sect 278 agreement as recommended.
38	H09/1208/93 M Ayres	DMG	DPBCS Auth subject to driveway surfacing being tarmacadam instead of gravel.
40	H16/1210/93 David Parker Homes	JB	DPBCS Auth as recommended. Additional condition required re dedicated parking area and delineation of same. See DPBCS re archaeological matters. Cttee endorsed pursuit of further frontage development and rationalisation of public parking area.
42	H16/1211/93 David Parker Homes	JB	DPBCS Auth subject to sect 106 legal obligation as recommended. See DPBCS re archaeological matters.
43	H19/1223/93 N S Morris	DMG	Refused as recommended. Amend applicants name to read "Morris".
45	H11/1226/93 C R Neaverson	DMG	DPBCS Auth subject to sect 278 agreement as recommended. Amend description to read "Garden Centre".
48	H08/1227/93 Mr & Mrs Brooks	DJR	DPBCS Auth as recommended.
49	H23/0011/94 Mr D Burchnall	DMG	Grant as recommended.
50	H16/0015/94 Mr J Thurston	DJR	Refused as recommended.
52	H09/1239/90 Kings Quality Homes	NRM	Refused as recommended. Reasons on pages 57 and 58 of agenda. Amend 1st word of reason 6 on page 58 to read "Analysis".

17th Feb 94

Signed: .....

pp N Midlen
Principal Planning Officer

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of SPALDING .

Reference No: H16/1210/93
Description: Erection of 12 flats and 1 house

Location: Abbey Print Site
High Street
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 15-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

25-JAN-94

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

FIRST SCHEDULE

SPALDING T.P.O. No. 20 1985.

Tree Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
T1	Walnut Tree	On the southern boundary of the printer's works with the local authority car park, High Street, Spalding.

Trees Specified by References to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
None		

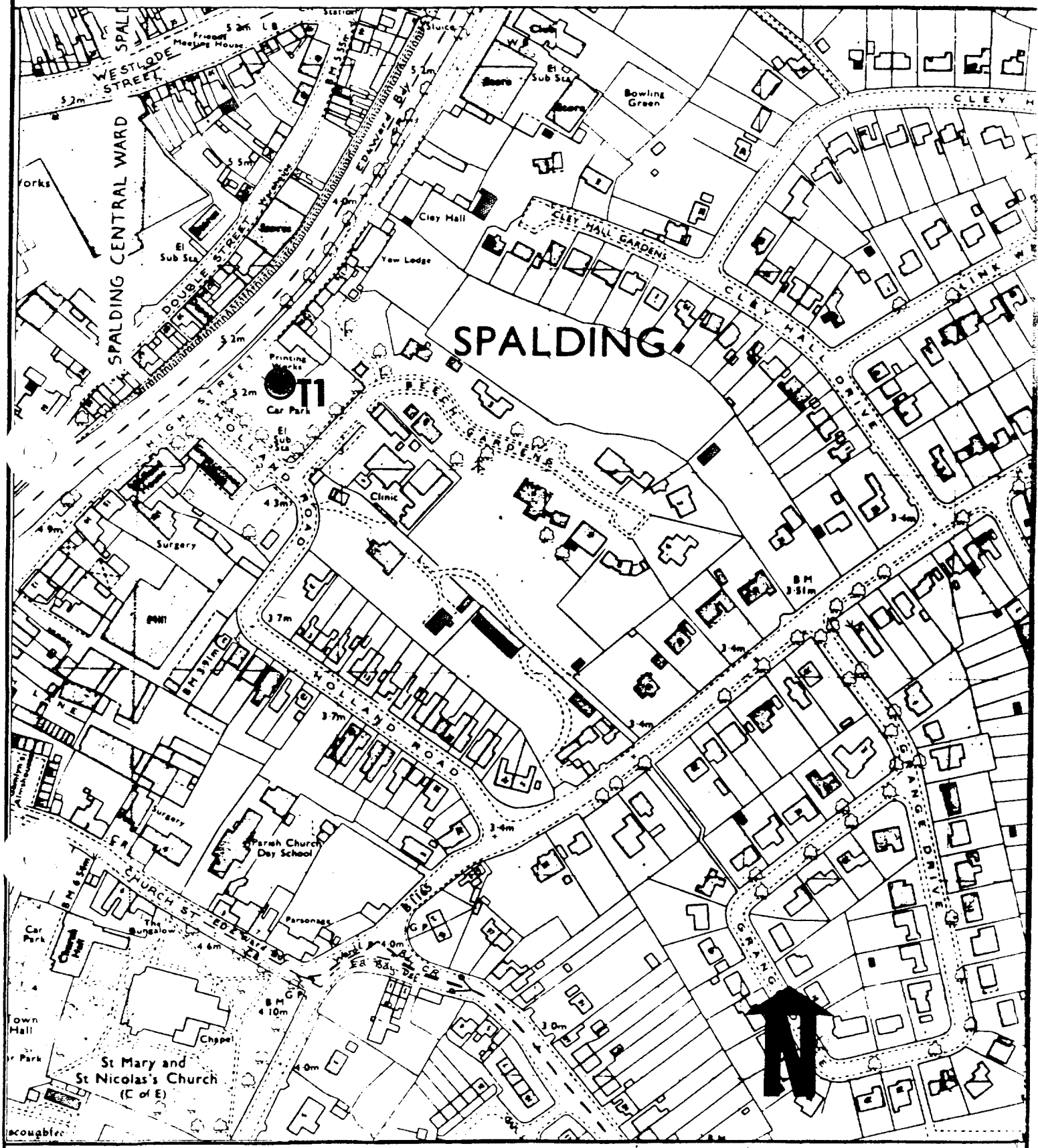
Groups of Trees
(within a broken line on the map)

No. on Map	Description	Situation
None		

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
None		

SOUTH HOLLAND DISTRICT COUNCIL

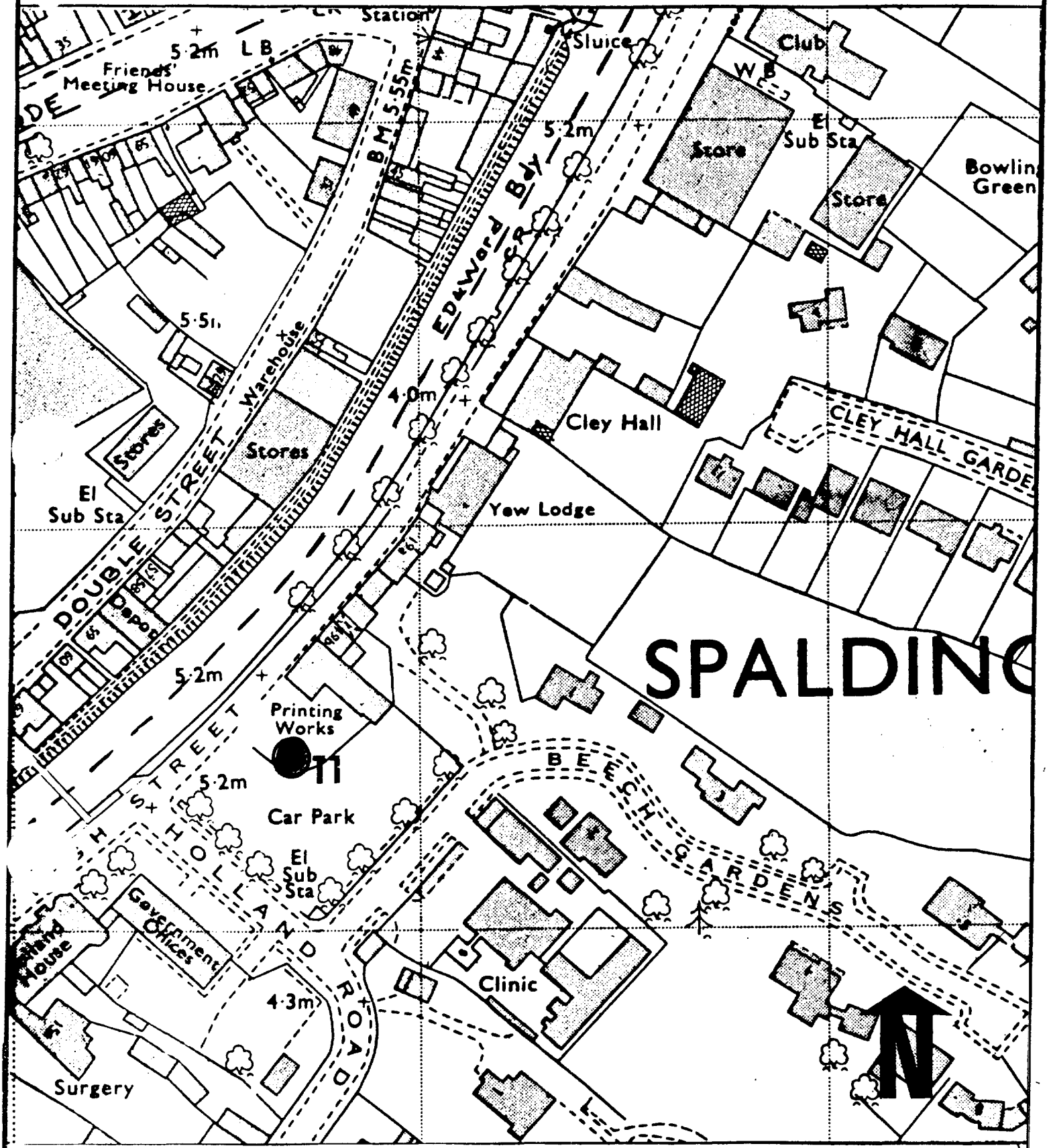


[SPALDING] TREE PRESERVATION ORDER No.20.1985.

PLAN No	1
SCALE	1:2500
DATE	JULY, 1985
BASE	TF 25 22

B.SMITH M.R.T.P.I.
District Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL



(SPALDING) TREE PRESERVATION ORDER No.20.1985.

PLAN No	2
SCALE	1:1250
DATE	JULY, 1985
BASE	TF25 22

B.SMITH M.R.T.P.I.
District Planning Officer

Mr D J Parker,
David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93
H16/1211/93

20 Jan 1994

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT - ABBEY PRINT WORKS, HIGH STREET, SPALDING.

Thank you for your letter dated 11th January 1994 in connection with the above.

I would advise your applications ref: H16/1210/93 and H16/1211/93 respectively were validated on 17th January 1994 and 21st January 1994.

I note your concern that your applications should be submitted to the Planning Committee on 25th January 1994 but because of the relatively short period in hand before the agenda is finished, I do not consider your expectations can be realised.

Naturally, every effort will be made to determine your applications as quickly as possible and I would anticipate that if there are no unforeseen difficulties, they would be reported to the Planning Committee on 16th February 1994.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1210/93

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. Address or location

ABBEY PRINT SITE, HIGH ST SPALDING

3. Name, classification and number of road

I

4. Date application referred 13-1-94

5. State whether outline, detailed application etc.

FULL

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

12 No FLATS & 1 No HOUSE

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: 19-1-94 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) Before the building is occupied the access and parking shall be provided as shown on the amended drawing No 93495/01A

Delete as appropriate

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

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

(1) To ensure adequate access and parking arrangements are provided in the interests of highway safety

Note/ There is no visitor parking provided for the flats, however there is an adjoining public car park and in the interests of development of this site I would not wish to object.

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

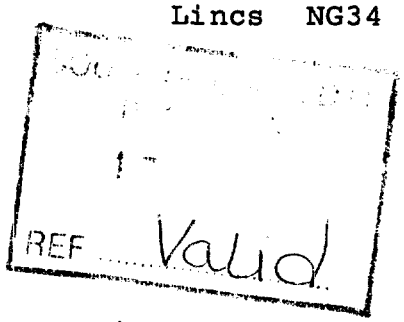
Application no: H16/1210/93

Applicant: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Erection of 12 flats and 1 house

Location: Abbey Print Site
High Street
Spalding
Lincs



Type: FULL

Date received: 23-DEC-93

13-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please outline in red the 1:100 scale block plan. Copies enclosed for your use.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

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

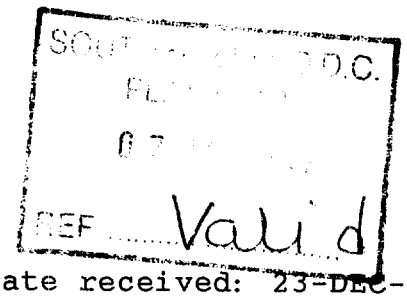
Application no: H16/1210/93

Applicant: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Erection of 12 flats and 1 house

Location: Abbey Print Site
High Street
Spalding
Lincs



Type: FULL

Date received: 23-DEC-93

29-DEC-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please complete part 1 of Ownership Certificate.

Certificate A or B should be signed, delete as appropriate.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

K Lowe
Principal Administrative Officer

clive wicks associates

architects · designers · planning consultants

Old School House · 36 Boston Road · Sleaford
Lincolnshire · NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757

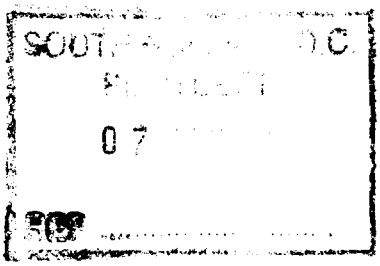
Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield), R.I.B.A. Chartered Architect

Our ref: 93495/CW/CKGR

Your ref:

5 January 1994

Mr B Smith Dip T P, MRTPI
Director of Planning & Building Control Services
Council Offices
Priory Road
SPALDING
PE11 2XE



Dear Sir

Erection of 12 Flats and 1 house, Abbey Print Site, High Street, Spalding
Application No. H16/1210/93

Further to your correspondence of 29 December 1993 I return herewith the Certificate of Ownership duly signed etc. for the application for Planning Permission and Conservation Area Consent.

Yours faithfully

Clive Wicks

Enc

PROPOSED FLATS

HIGH STREET
SPALDING

SOUTH HOLLAND D.C.
PLANNING DEPT.
23 DEC 1993
REF 1210/93

Design Strategy

Site

The site is in the Spalding Conservation area and is occupied by the redundant buildings of the former Abbey Print works. It is adjacent to a public car park.

Development along High Street is very much road frontage in type.

Design

We have in consultation with your planning officers created a mainly 3 storey scheme with a 2 storey dwelling on the south west gable.

The front elevation and roof pitches vary to create a scheme that appears to have evolved in time with the historical nature of the area.

We have reflected the character of this part of Spalding by using handmade mixed red bricks with a simple plain red brick used for detailing of low level plinth, window cills, lintols, and horizontal banding and eaves dentil coursing, all of which is in the local vernacular. Reconstructed stone lintols have been used as a contrast on the 2 storey house to give this unit a separate style from the remainder of the scheme, whilst at the same time linking it with the flats using the plain red banding at plinth level.

Simple metal railings set across the whole frontage reflect the Edwardian style of the project which is emphasised by the inclusion of detailed chimneys to break up the roof scape.

Different door styles have been incorporated to enhance the individuality of the units with matching doors only on units 2 and 3.

Car parking is provided to the rear of the scheme on a one to one basis. Visitors can use the immediately adjacent public car park.

Conclusion

We have made a positive attempt to reflect the local character rather than impose a dramatic different style of architecture on the site.

I would expect our scheme to blend immediately into its surroundings and make a positive contribution to the conservation area.

Clive Wicks Associates

clive wicks associates

architects · designers · planning consultants

Old School House · 36 Boston Road · Sleaford
Lincolnshire · NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757

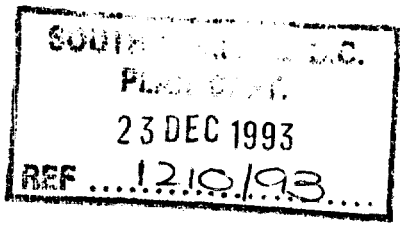
Clive Wicks B.A. Hons., Dip. Arch (Sheffield), R.I.B.A. Chartered Architect

Our ref 93495/CW/CKGR

Your ref:

20 December 1993

Mr B Smith MRTPI
Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincolnshire



Dear Sirs

Proposed Flats, High Street, Spalding

I have enclosed the following documentation in support of the above Planning Application:

a) 4 copies of Planning Application forms and 4 copies of Conservation Area Consent Forms completed.

b) 8 copies of drawing Nos. 93495/01, 02, 03, 04, 05.

c) A cheque in the sum of £1,560 to cover the Planning Fee.

d) A copy of our design strategy statement.

Yours faithfully

Clive Wicks

Enc

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 : P3669
Date received : 23-DEC-93

Received from

David Parker Homes Ltd.

Address

Mill Green Road
Pinchbeck
Spalding

Fee paid	£ 1560.00
VAT	£ 0.00
Total received	£ 1560.00

Cash/Cheque : Cheque

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

PLANNING COMMITTEE - 6th December, 1994

744. HIGH STREET, SPALDING - RESIDENTIAL DEVELOPMENT

The Director of Planning and Building Control Services reported that in March 1994, planning permission had been granted for residential development on the former Abbey Print site at High Street, Spalding, subject to conditions requiring various archaeological works to be carried out in accordance with written schemes of investigation to be submitted to and approved by the local planning authority.

Although the conditions had not been fully complied with, Members were advised that, since the report was written it had transpired that there had been some misunderstanding regarding the requirements of the archaeologists, who now intended to undertake only a watching brief, rather than submit a scheme of investigation for the site. Details of the watching brief had been received.

RESOLVED:

(a) No further action be taken regarding non-compliance with conditions 15 and 16 of planning permission H16/1210/93;

(b) No scheme of investigation be required in this instance; and

(c) Representations be made to the archaeologists to ensure that their requirements are clarified as early as possible in order to avoid a similar situation arising in the future.

745. A17 SUTTON BRIDGE - ASB GREENWORLD (633/94)

Further to the above minute, the Director of Planning and Building Control Services reported further on protracted negotiations which had been held with ASB Greenworld, Sutton Bridge following complaints regarding nuisance from noise, odour and dust from the application site.

With regard to odour, which principally arose from the operation of the granulator on the site, it was considered that this was not unduly detrimental to the residential amenity of the area. An Environmental Noise Assessment had also been provided by the applicant, and remedial measures subsequently adopted on the site, which were adequate to meet the requirements of the local authority regarding noise.

Concern was still expressed, however, regarding the issue of dust. Members were advised that condition 16 of planning permission H18/0485/93 required materials stored outside the building to be maintained in a state sufficient to ensure that the amenities of the neighbourhood were not adversely affected by odour, dust or grit. Although the Company had installed a mobile water sprinkler system, with a view to damping down material as it arrived on the site, this was rudimentary, and was not sufficient to cope with the problem at all times. In the circumstances, it was

78. PLANNING APPLICATIONS

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended, where indicated, in respect of the following proposals:-

Plan No. and Applicant		Proposal
H16/1159/93 Mr N Wilkins		Temporary marquee to the Market Place entrance of the Red Lion Hotel for period 2nd May to 29th August 1994 inclusive, at Red Lion Hotel, Market Place, Spalding.

(Subject to the Director of Planning and Building Control Services holding further discussions with the applicant to discuss the provision of measures to ensure that blind people and organisations are made aware of any temporary structures in advance of their erection.)

H02/1166/93 Mr & Mrs T B Foreman	O.A.	Residential development at land adjacent 23 Kemp Street, Crowland.
H16/1206/93 Hanson Land Developments Ltd	O.A.	Residential development at land off St Thomas's Road, Spalding.
H09/1208/93 M Ayres		Three bedroomed bungalow and garage at Hallgate, Holbeach.

(The Director of Planning and Building Control Services was authorised to negotiate with the applicant possible measures to increase the privacy of the objector and it was agreed that the drive should be surfaced in tarmacadam and not gravel.)

H16/1210/93 David Parker Homes		12 flats and 1 house at Abbey Print site, High Street, Spalding.

(The Director of Planning and Building Control Services was also authorised to enter discussions with the applicant to pursue possible further frontage development and the rationalisation of the public parking area.)

H11/1226/93 C R Neaverson		Garden Centre and restaurant/motel complex (renewal of application H16/0937/88) off Wisbech Road, Long Sutton.
H08/1227/93 Mr & Mrs D Brooks	O.A.	Residential development at 33-37 Salem Street, Gosberton.

H16/12.10/93

Mr D J Parker
Director
David Parker Homes Limited
Mill Green Road
Pinchbeck
Spalding
Lincs
PE11 3PU

Miss Berridge

JMB/KS/HE.247

5th July 1994

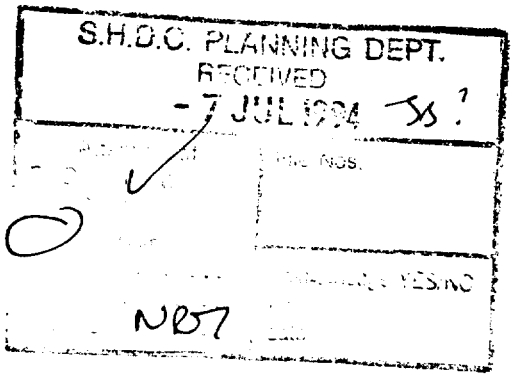
Dear Sir

DEVELOPMENT AT HIGH STREET, SPALDING - EXCHANGE OF LAND

I refer to your letter dated 30th June 1994 relating to the above and note that acceptance of the terms of exchange is conditional upon planning permission being received for the further development of the land. In the circumstances, I would inform you that I have today provisionally instructed the Council's solicitors, Maples and Son of 23 New Road, Spalding, to commence preparation of the contract documents, but will take no further action pending determination of the planning application to be submitted.

Yours faithfully

Director of Administration



DAVID PARKER HOMES LTD

The Director Of Administration,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Your Ref: JMB/PK/HE 247.

30th. June 1994.

Planning appl
not yet submitted
check indoever any appl
will be looked at favourab
J Bladdock 7-9

Dear Sir,

Development At High Street, Spalding, Lincs.

Exchange Of Land.

I am in receipt of your letter of the 27th. inst regarding the above and confirm that the District Valuers figure of £25,000.00 payable by David Parker Homes Limited to the Council as a nett sum for the exchange of the land as edged around in blue and red on the South Holland District Councils plan ref OGD29166/AC/JE dated the 22nd. of June 1994 is acceptable, but conditional on the South Holland District Council granting planning permission on the said land to allow a further six or seven one and two bedroom flats to be built fronting onto High Street, design as provisionally agreed to be the same or similar as those approved on the Abbey Print site adjacent to the land, under planning approval Ref: H16/1210/93.

I would also confirm that I agree to pay half of the Councils legal and surveyors fees in the matter and accept that the land will be subject to the restrictions contained within the recent planning obligations.

Finally I would confirm that David Parker Homes Limited have recently purchased the freehold to the Abbey Print site at High Street, Spalding and will shortly be making a planning application for the development of the said land on the basis of the aforementioned.

My Solicitors are Messrs Calthrops, 11 Market Place, Spalding, Lincs, Tel: 0775 724381 (Mrs. Mary Wheatley).

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

FILE HE 247

Mr D Parker
David Parker Homes Limited
Mill Green Road
Pinchbeck
Spalding
Lincs.
PE11 3PU

Miss Berridge

JMB/PK/HE.247

27th June, 1994

Dear Sir

DEVELOPMENT AT HIGH STREET, SPALDING
EXCHANGE OF LAND

I refer to your previous discussions with the Director of Planning and Building Control Services relating to the proposed exchange of land at High Street, Spalding and would advise you that the District Valuer's report has now been received in this matter.

The District Valuer is of the opinion that the sale of the land edged red on the attached plan, and the purchase of the land edged blue should result in a net payment to the Council of £25,000.

I should be most grateful if you would let me know as soon as possible whether the above terms are acceptable to you, to enable me to instruct the Council's Solicitors. I understand that the Council's legal and surveyors fees will be met equally by yourself and the Council, and I should be most grateful of you would also confirm in writing that this is acceptable.

You will, of course, appreciate that part of the land will be subject to the restrictions contained within the recent Planning Obligation.

I presume that the blue land is now in the ownership of David Parker Homes Limited and perhaps you would also confirm this when responding.

I look forward to hearing from you as soon as possible.

Yours faithfully,

Director of Administration

Valuation Office

DAVID PARKER HOMES LTD
EXCHANGE OF LAND
HIGH STREET, SPALDING

LOCATION	The subject property is situated to the north east of the centre of the Lincolnshire Town of Spalding.
DESCRIPTION	The subject land is shown edged yellow on the enclosed location plan. The site has frontage to High Street, Holland Road and Beech Gardens. The land edged green on the enclosed block plan is in the ownership of South Holland District Council and is currently used as a public car park. The land edged purple on the plan is in the ownership of David Parker Homes Ltd and is the site of the Abbey Printers building.
EXCHANGE	It is proposed that South Holland District Council sell the area edged red and purchase the area edged blue from the David Parker Homes Ltd.
PLANNING	Following informal discussions with a Planning Officer of South Holland District Council, I understand that the David Parker Homes Ltd have an existing planning consent on the land edged purple for 12 residential flats and one dwellinghouse. It is further understood that following the exchange of land, the developers will be able to construct 18 flats and one dwellinghouse on the revised site subject to the necessary planning consents being obtained. It is also possible that South Holland District Council's land edged green could be developed for residential purposes on its own.
COVENANTS & RESTRICTIONS	It is understood that as part of the existing planning consent, the developers will be required to arrange for an archaeological excavation of the site. It is understood that this condition will also apply to any revised planning consents on the site following the proposed exchange. I am unaware of any other onerous covenants and restrictions and have based my valuation accordingly.

TENURE	The land edged green is in the freehold vacant possession interest of South Holland District Council and the land edged purple is in the freehold vacant possession ownership of David Parker Homes Ltd.
OPINION OF VALUE	I am of the opinion that South Holland District Council should receive the sum of £25,000 (Twenty Five Thousand Pounds) in consideration for the proposed exchange of land. This value is based on current market values and is in accordance with the contents of this report.
REMARKS	It should be noted that a detailed site and soil survey has not been carried out and my valuation has been based on the assumption that there are no abnormal problems with the site.
VALIDITY	This report should not be considered valid for a period in excess of 4 months, nor if the circumstances are altered in any way.
	This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (see section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) and your Council is recommended to treat it accordingly.

District Valuer
Peterborough

22 June 1994

OGD 29166/AC/JE

0621e

Lincolnshire County Council,
County Offices,
Newland,
LINCOLN
LN1 1YL

J.Blacklock

JB/JH
H16/1210/93

IKG/DEL/H16

08 Dec 1994

Dear Sir,

RE: ABBEY PRINT SITE, HIGH STREET, SPALDING
APPLICATION H16/1210/93: DAVID PARKER HOMES LTD.

I write to advise you that on 6th December 1994 the Planning Committee resolved that no action be taken by this Authority in respect of non-compliance with conditions 15 and 16 of planning permission H16/1210/93 - a copy of the permission is attached.

In the circumstances, I feel there are lessons to be learned from this outcome, since clearly there was a mismatch between what the conditions provided for and what had been negotiated with David Parker Homes Ltd. Essentially, the Watching Brief negotiated with the applicant did not accord with the above mentioned conditions.

You may feel, therefore, as I do, that there is scope for a closer liaison on the required degree of control in archaeological matters, and accordingly I hope that in future we shall be more successful in this regard.

If you consider there would be a mutual advantage in discussing matters, please do not hesitate to contact my officer, Mr. Blacklock.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER
(DEVELOPMENT CONTROL).

David Parker Homes Ltd.,
Mill Green Road,
Pinchbeck,
SPALDING,
Lincs.

J.Blacklock

JB/JH
H16/1210/93

08 Dec 1994

Dear Sirs,

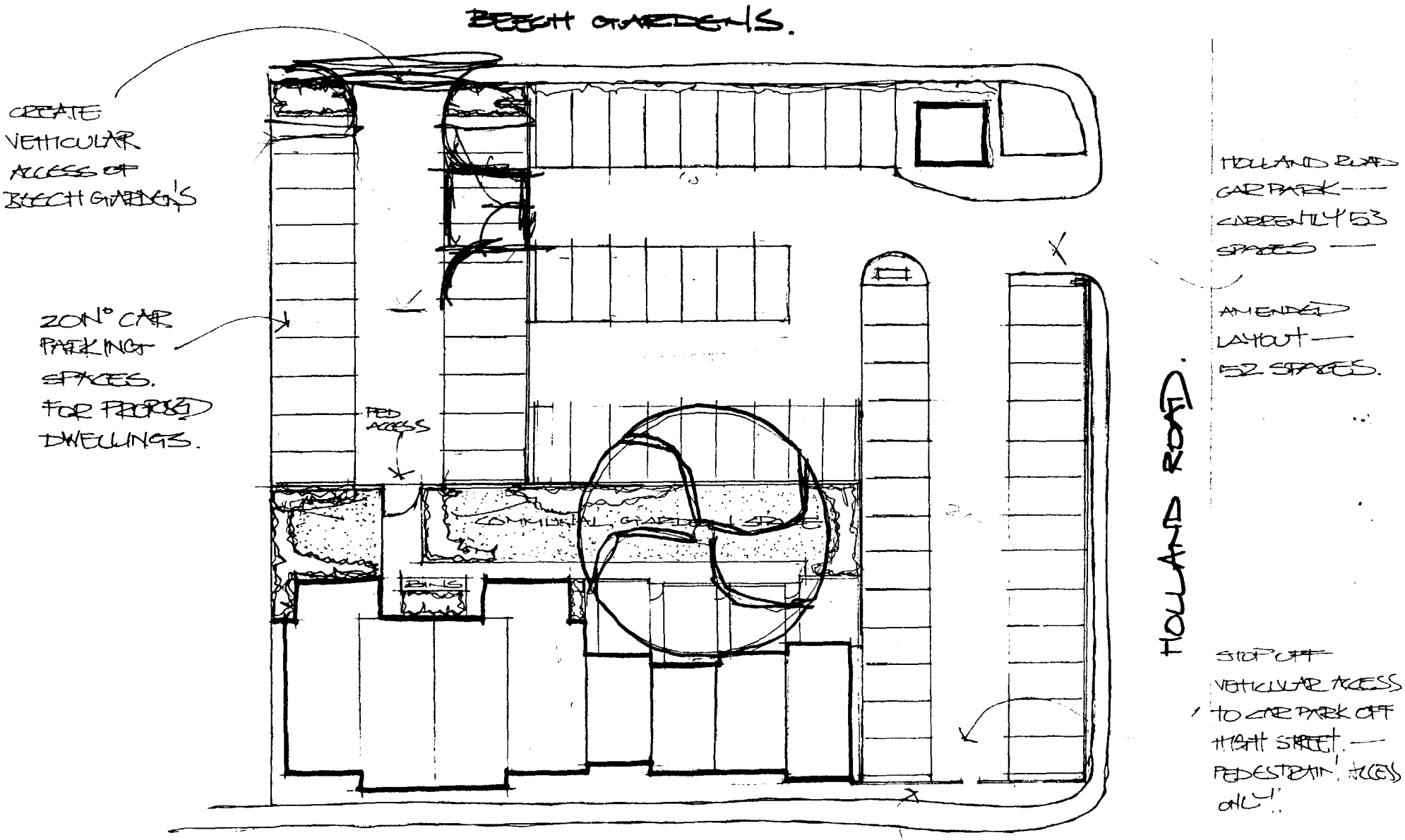
RE: RESIDENTIAL DEVELOPMENT: ABBEY PRINT SITE: HIGH STREET, SPALDING

With reference to the above, I write to advise you that at its meeting on 6th December 1994 the Planning Committee resolved that no action be taken by the Authority in respect of non compliance with conditions 15 and 16 of planning permission H16/1210/93.

However, may I suggest your best interests would be served if you finalised an agreement with Archaeological Project Services on an Archaeological Watching Brief and afforded that organisation the opportunity to implement the Brief.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER
(DEVELOPMENT CONTROL).



HOLLAND ROAD CARPARK – OPTION.

HIGH STREET.

14. January. 1994.

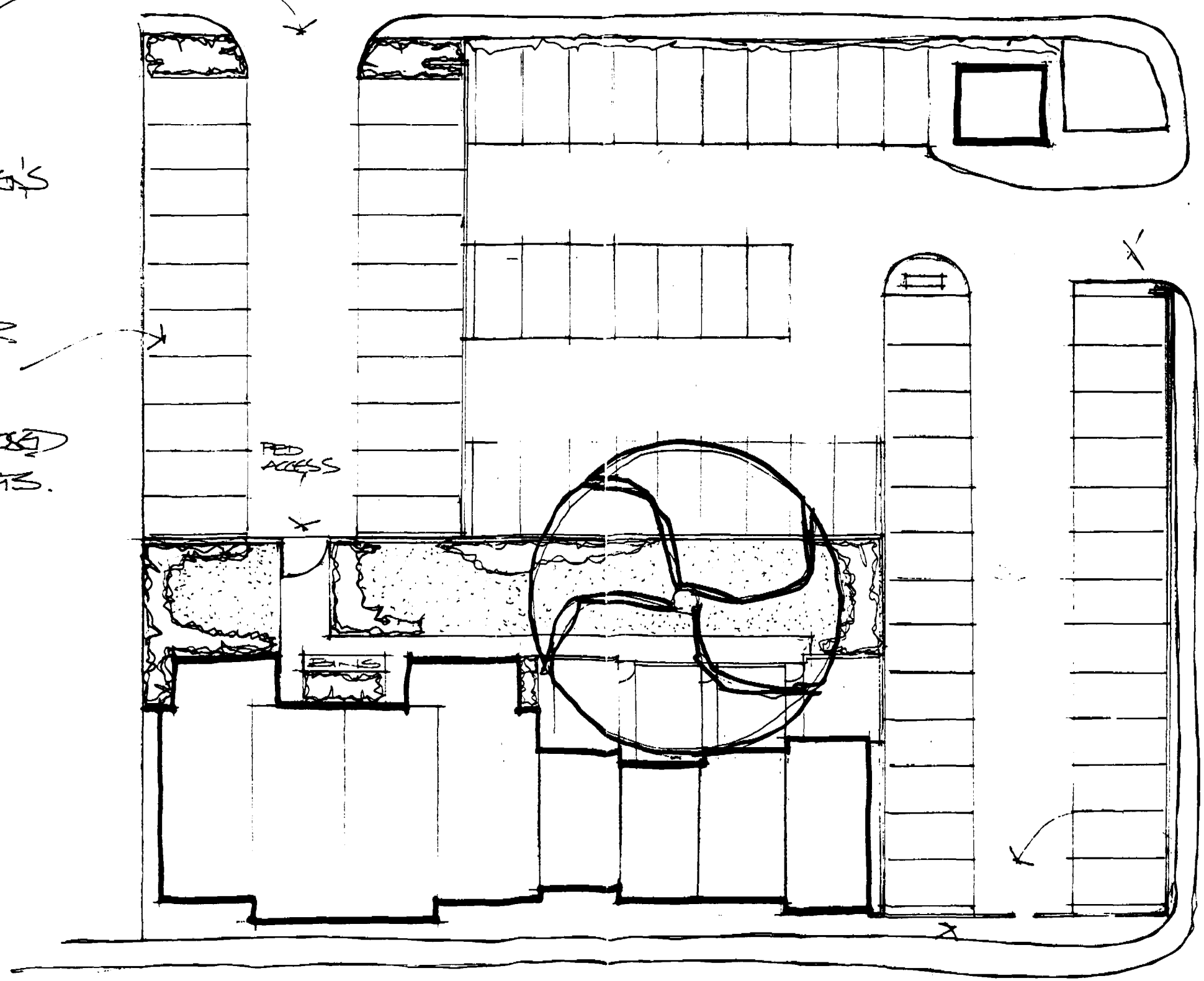
Discussed with Clive Wicks the comments of the County Surveyor. Clive said he would contact Chris Wicks to negotiate for 4.25m wide access or a width which could be accomodated.

Roy to response to include amended width details.

BEECH GARDENS.

CREATE VEHICULAR ACCESS OF BEECH GARDENS

ZON° CAR PARKING SPACES. FOR PROPOSED DWELLINGS.



HOLLAND ROAD.

HOLLAND ROAD CAR PARK — CURRENTLY 53 SPACES —

AMENDED LAYOUT — 52 SPACES.

STOP OFF VEHICULAR ACCESS TO CAR PARK OFF HIGH STREET. — PEDESTRIAN ACCESS ONLY.

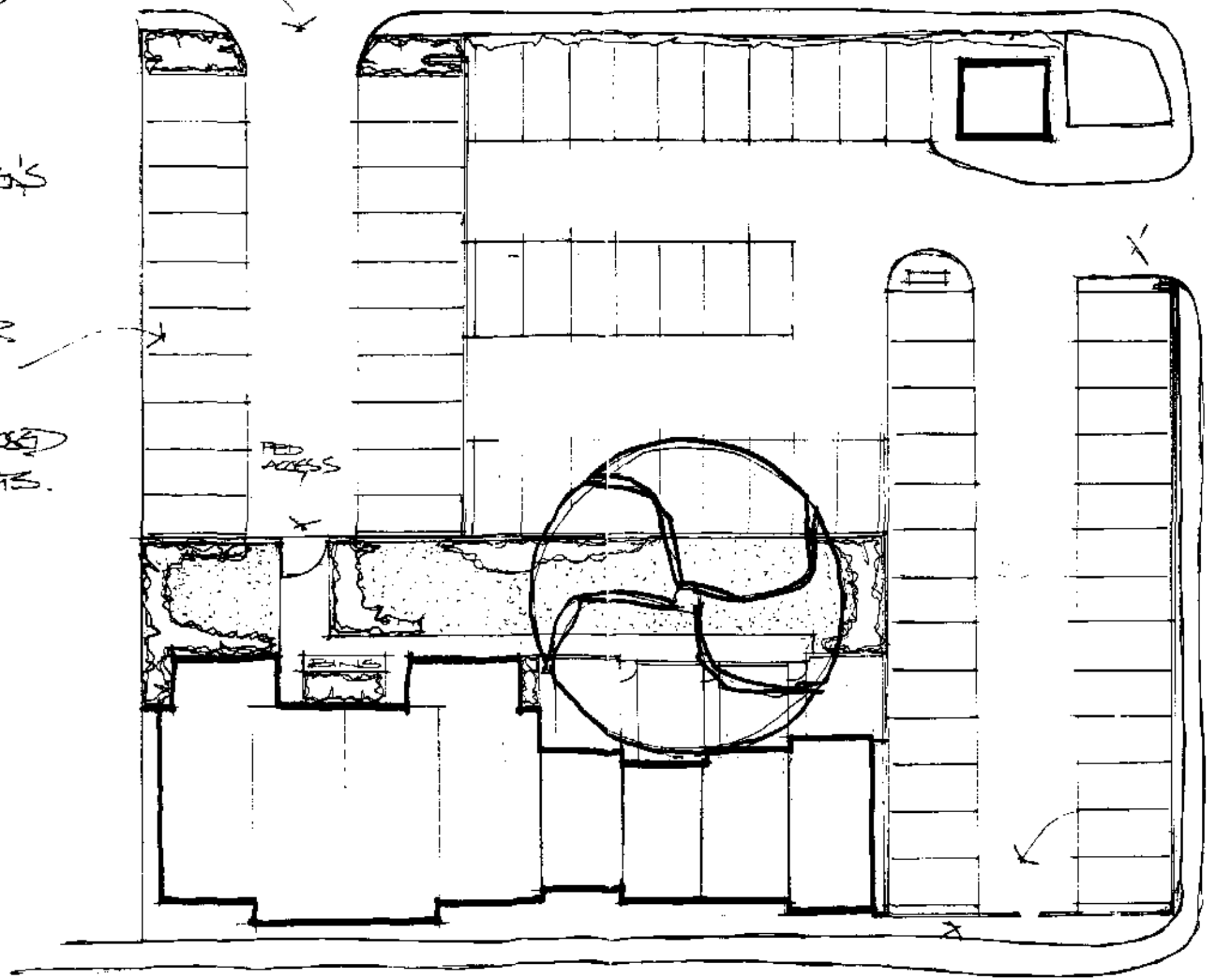
HIGH STREET.

EXTEND VERNACULAR BY WAY OF WALL FROM HOUSING AROUND HIGH ST/HOLLAND ROAD CORNER.

BEECH GARDENS.

CREATE VEHICULAR ACCESS OF BEECH GARDENS

ZONE CAR PARKING SPACES. FOR PROPOSED DWELLINGS.



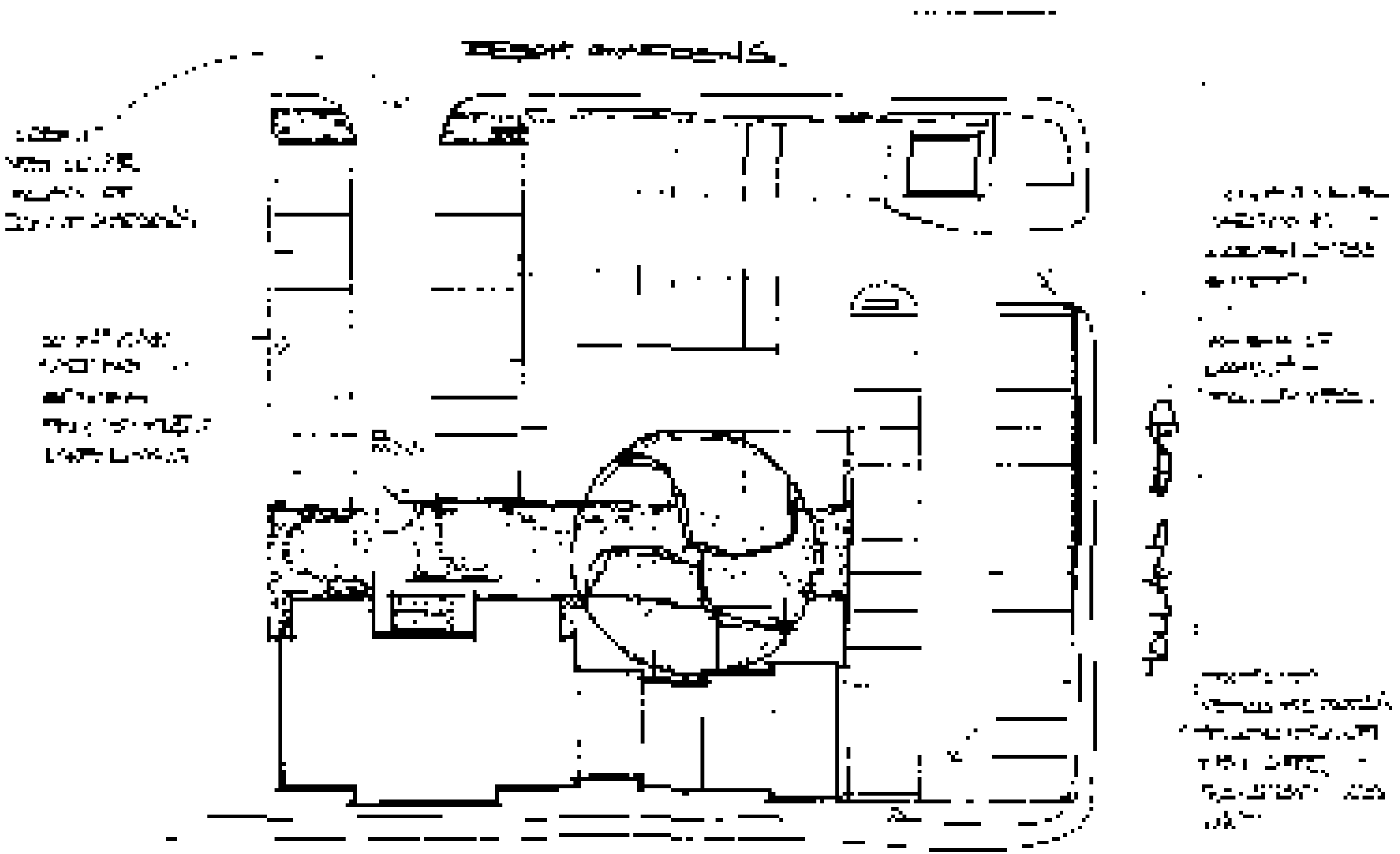
HOLLAND ROAD CAR PARK — CURRENTLY 53 SPACES —

AMENDED LAYOUT — 52 SPACES.

STOP OFF VEHICULAR ACCESS TO ONE PARK OFF HIGH STREET. — PEDESTRIAN ACCESS ONLY.

HIGH STREET.

EXTEND VERNACULAR BY WAY OF WALL FROM TOWN ST AROUND HIGH ST/HOLLAND ROAD CORNER.





Location Plan - 1:2500

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PARKING

Herringbone block pavers
(burnt brick)

(old english)

BINS

EXISTING WALNUT TREE

Walling
2050 high

close boarded
fence 1800 high

4250

Feature
walling

marley antique
burnt brick)

intersett old english

intersett
autumn mix

classico
charcoal

antique
autumn mix

Footpath

H I G H S T R E E T

Black painted galv. m.s. railings 1100 high
with gates

Site Plan - 1:100

A BUILDING LENGTH REDUCED, BUILDING REPOSITIONED JAN 94

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DETERMINED PLAN
SOUTH HOLLAND D.C.
REF. 12/0193

Project	Proposed flats at High Street, Spalding.	
Drwg.	SITE LAYOUT AND LOCATION PLAN	
Scale	1:100 1:2500	Date Dec 93
Drwg. no.	93 495 / 01	Rev. A

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Lincolnshire · NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757

clive wicks associates

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UDO 06149

PARKING

Herringbone block pavers
(burnt brick)

(old english)

BINS

EXISTING WALNUT TREE

Walling
2050 high

close boarded
fence 1800 high

4250

Feature
walling

marley antique
burnt brick)

intersett old english

intersett
autumn mix

classico
charcoal

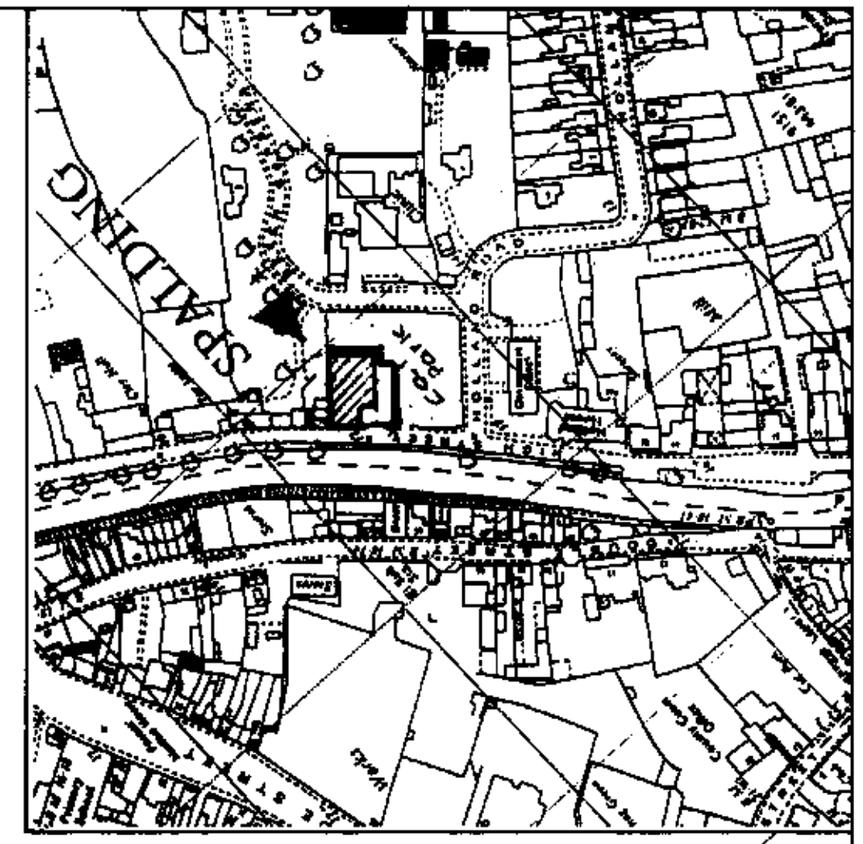
antique
autumn mix

Footpath

H I G H S T R E E T

Black painted galv. m.s. railings 1100 high
with gates

Site Plan – 1:100



Location Plan – 1:2500

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DETERMINED PLAN

A BUILDING LINE REVISED, BUILDING REPOSITIONED

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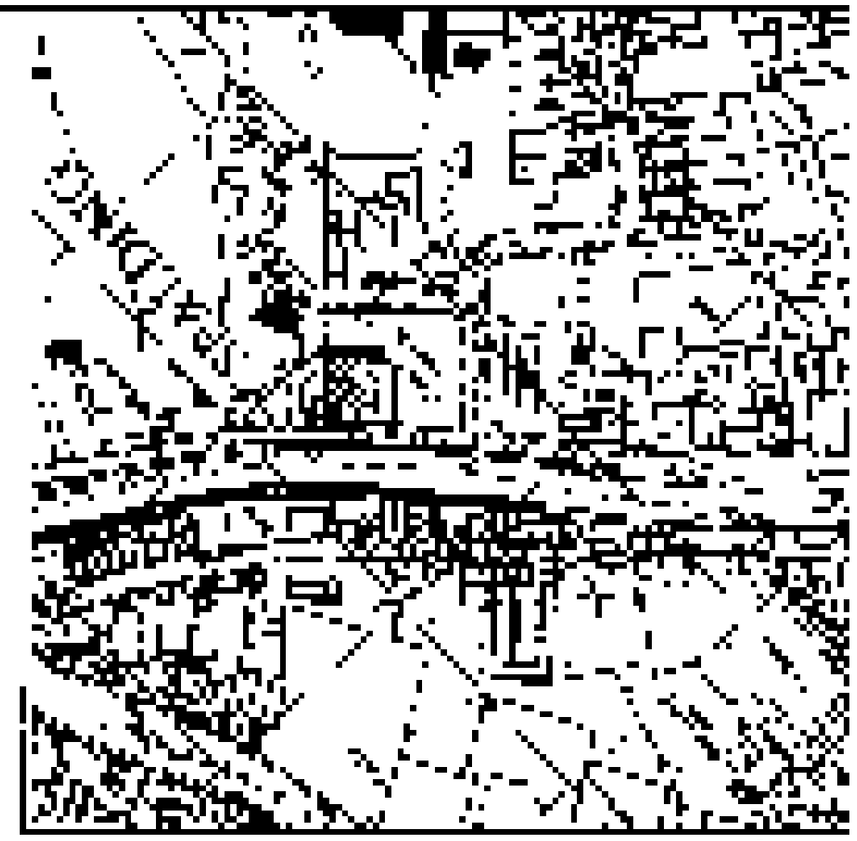
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Scale 1:100 1:2500	Date Dec 93
Drwg. no. 93 495 / 01	Rev. A

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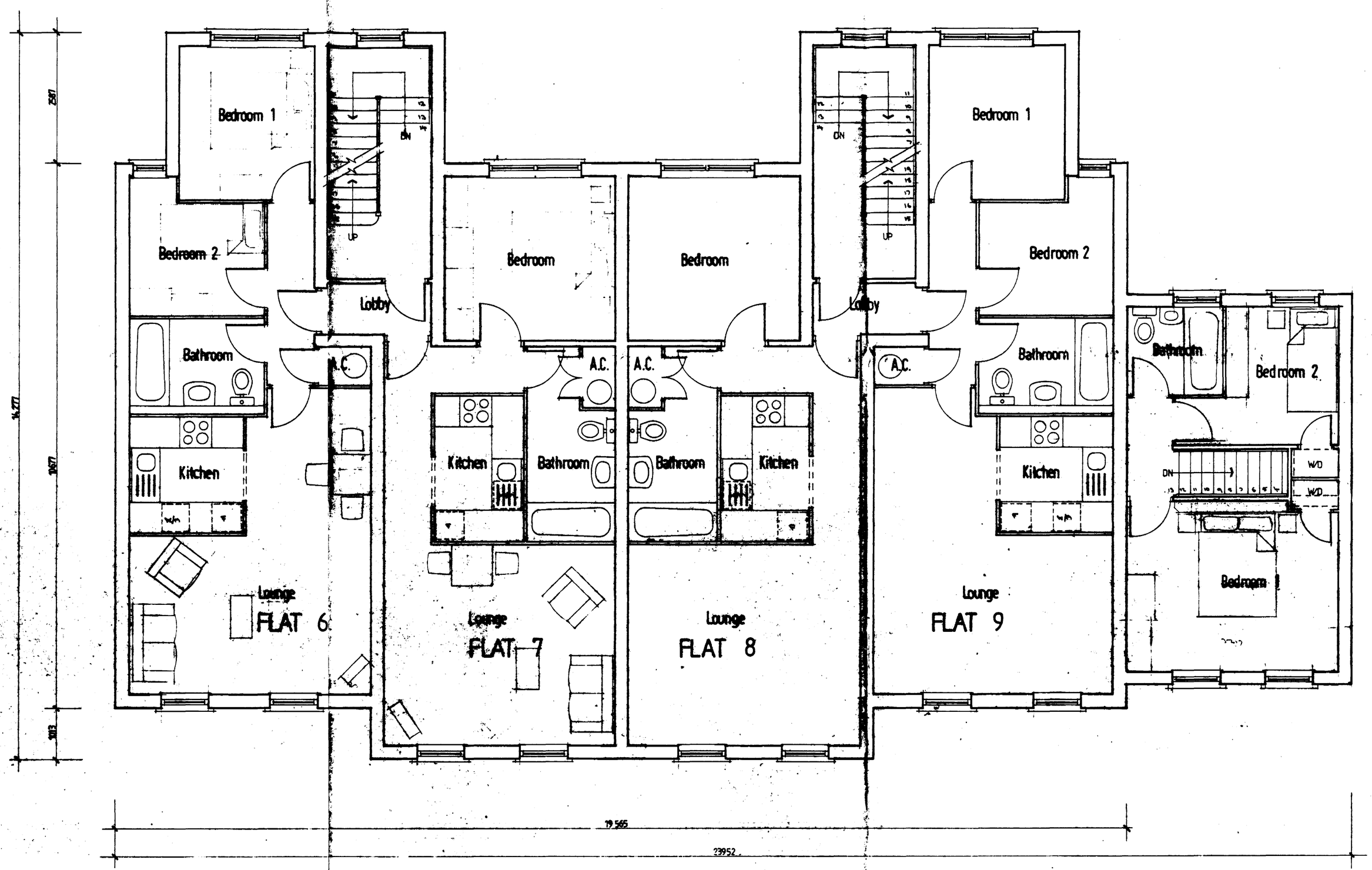
clive wicks associates

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Location Plan - 1:2500

Site Plan - 1:500



First Floor Plan

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
17 JAN 1994
REF 12.0/93

A 2 STOREY UNIT WIDTH REDUCED JAN 94

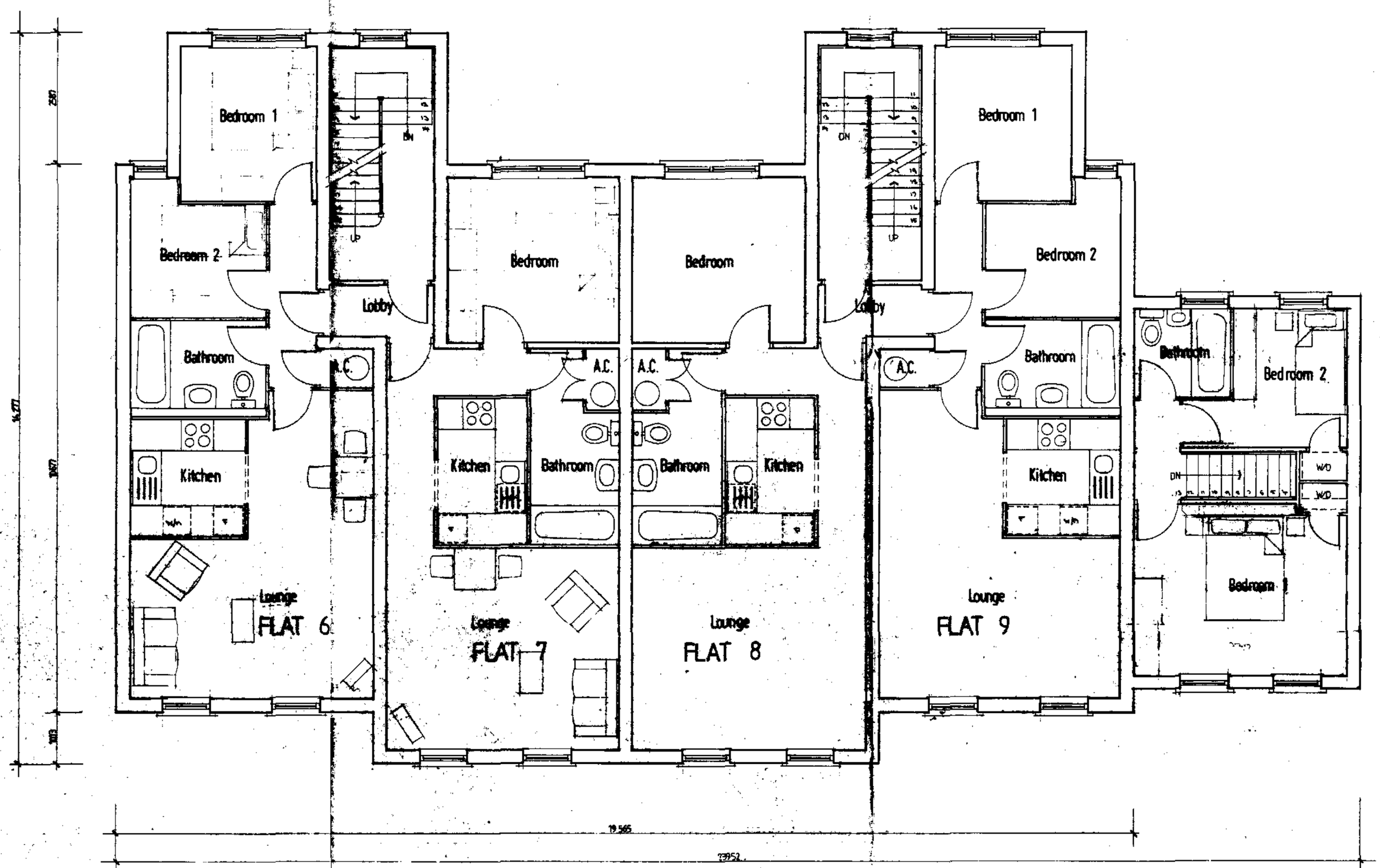
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Project: Proposed flats at High Street, Spalding.	
Drwg.: FIRST FLOOR PLAN	
Scale: 1:50	Date: Dec 93
Drwg. no.: 93 495 / 03	Rev.: A

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First Floor Plan

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
17 JAN 1994
REF 12.10/93

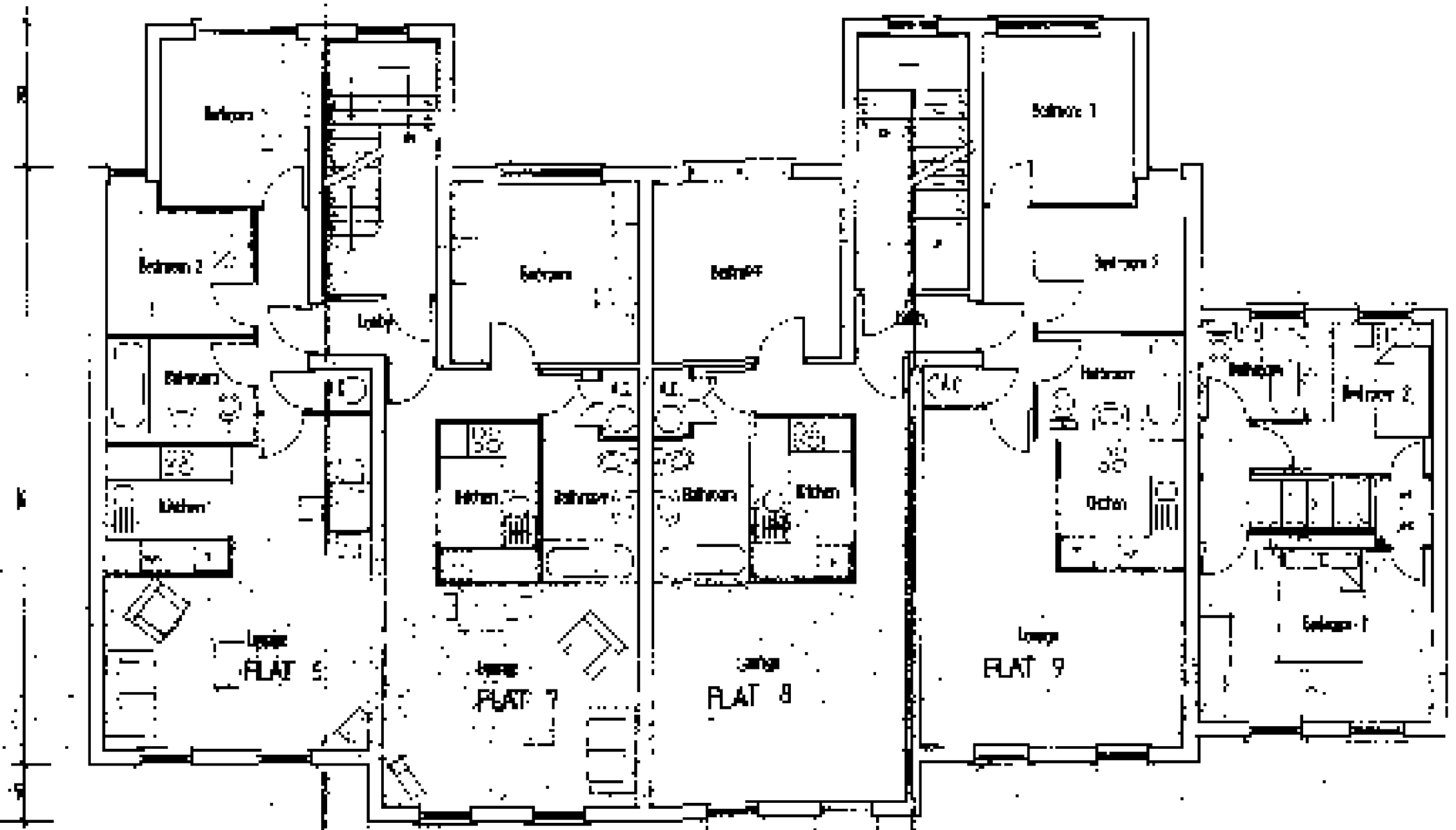
A 2 STOREY UNIT WIDTH REDUCED

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Project: Proposed flats at High Street, Spalding.	
Drwg.: FIRST FLOOR PLAN	
Scale: 1:50	Date: Dec 93
Drwg. no: 93 495 / 03	Rev: A

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First Floor Plan

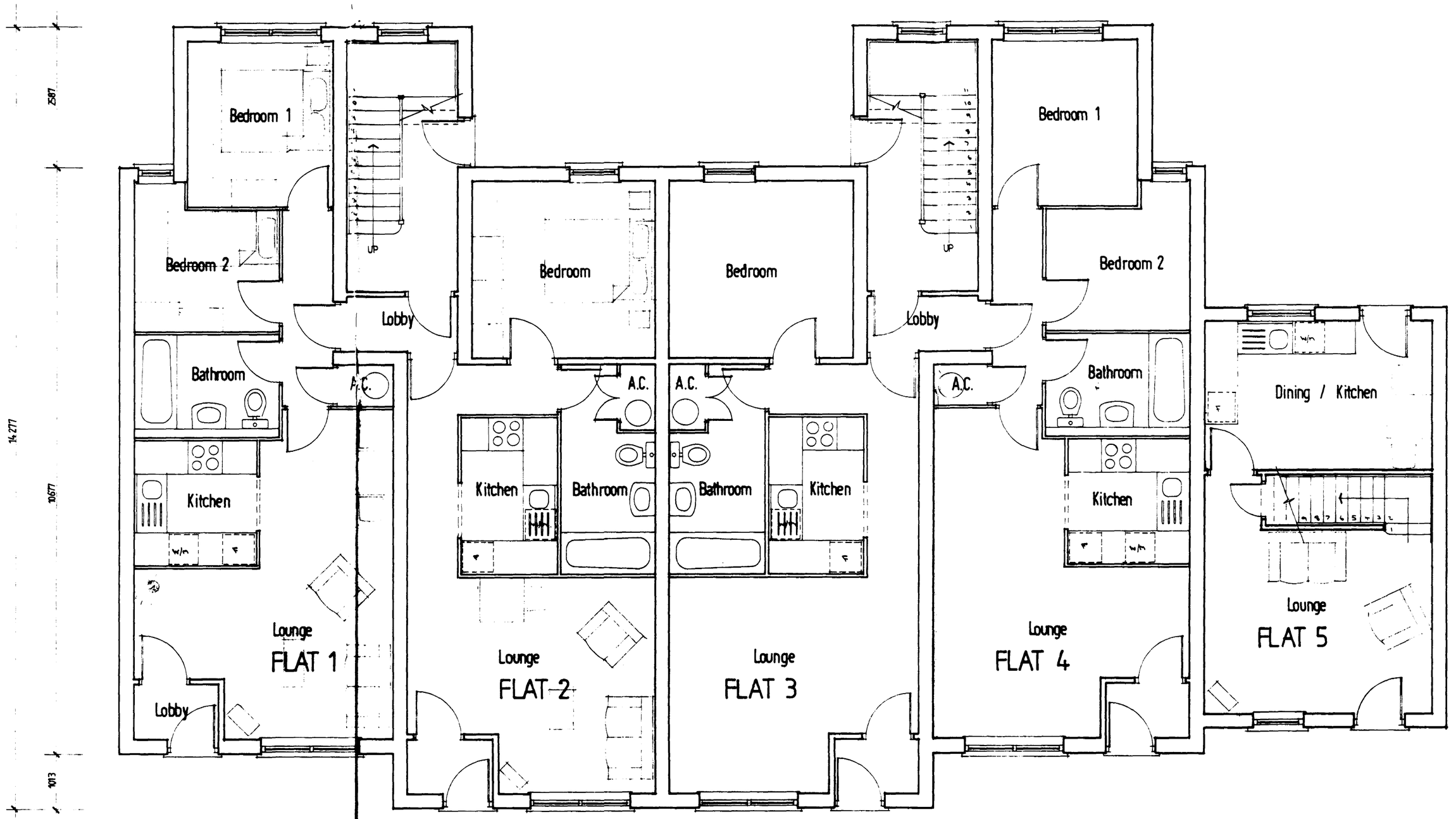
FLAT

Proposed Flats at
High Street, Epping.

FIRST FLOOR PLAN

1:50

Clive Lucas Associates



Ground Floor Plan

DETERMINED PLAN

SOUTH KESTEVEN D.C.
17 JAN 1994
S/S 1210/93

A 2 STOREY UNIT WIDTH REDUCED SMO 9/12

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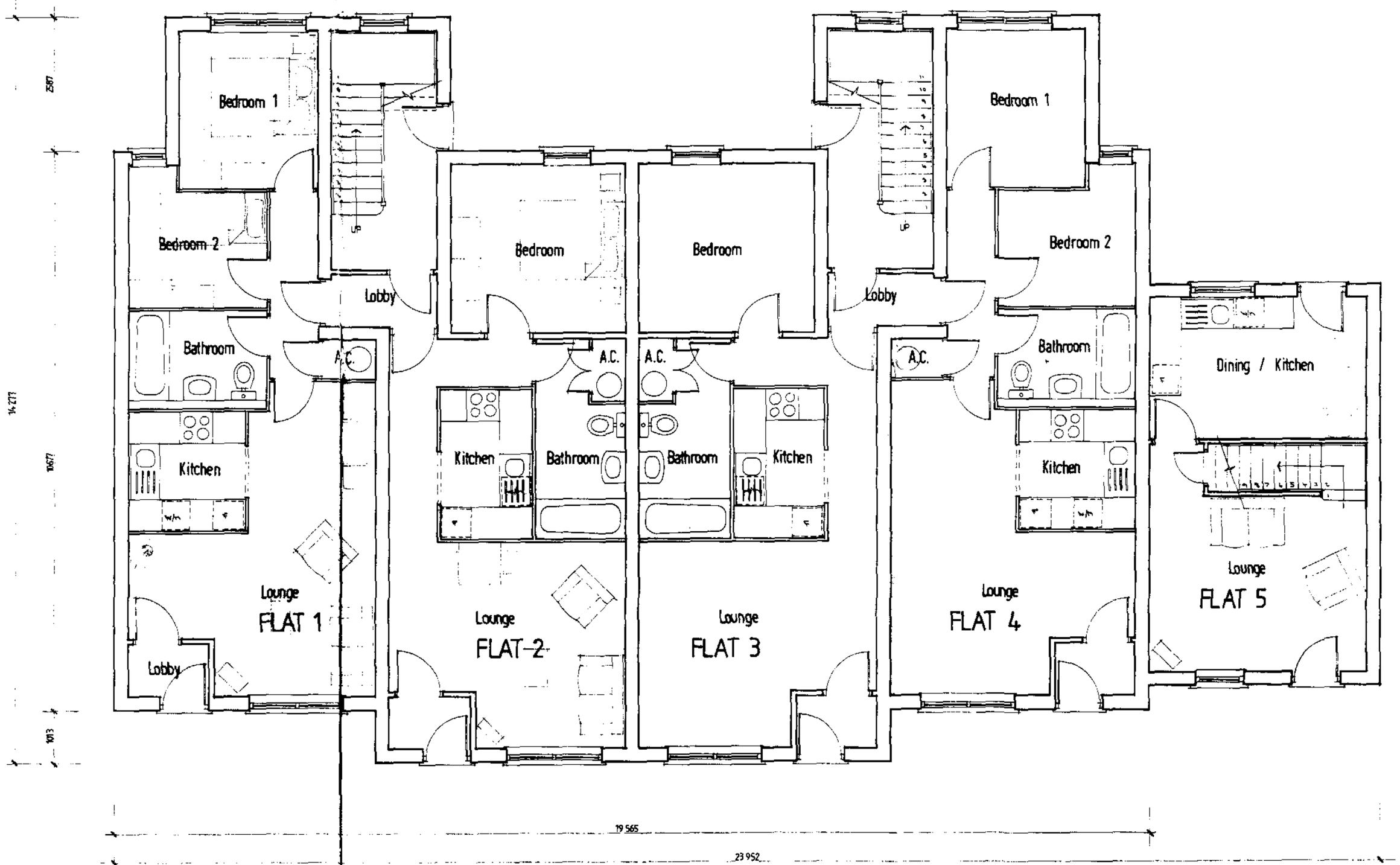
Project: Proposed flats at High Street, Spalding.	
Drwg.: GROUND FLOOR PLAN	
Scale: 1:50	Date: Dec 93
Drwg. no.: 93 495 / 02	Rev.: A

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UDO G6148



Ground Floor Plan

DETERMINED PLAN

SOUTH HOLLAND D.C.
12 MAY 1994
1210/93

A 2 storey unit width reduced

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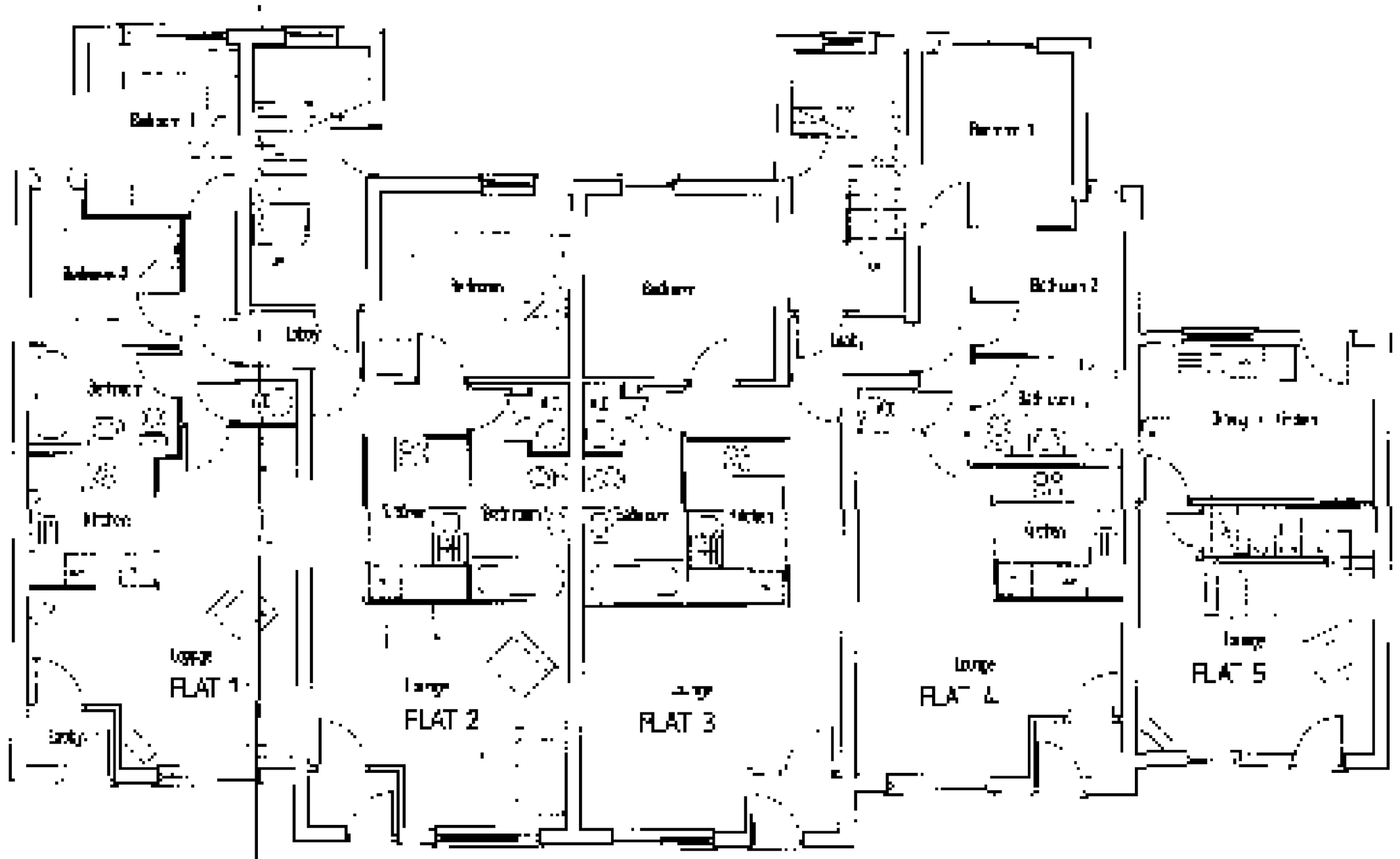
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Drwg.: GROUND FLOOR PLAN	
Scale: 1:50	Date: Dec 93
Drwg. no.: 93 495 / 02	Rev.: A

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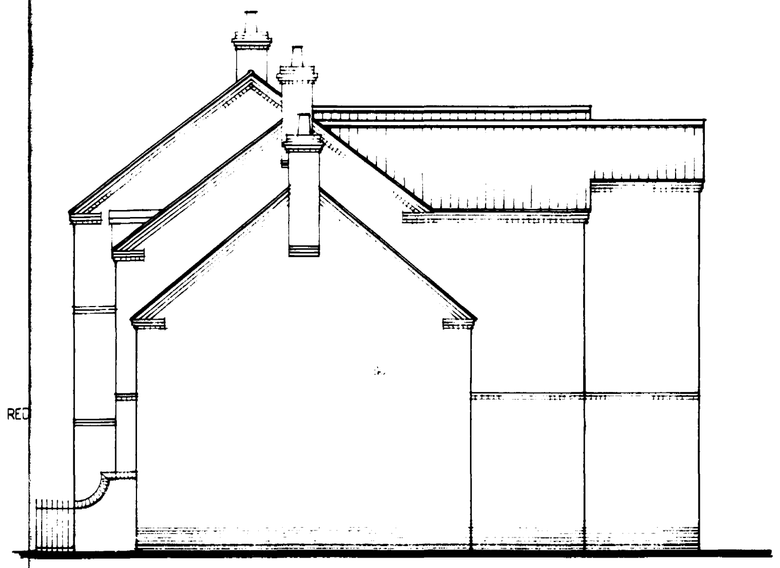
Ground Floor Plan

DETERMINED PLAN

Clive Lucas Associates



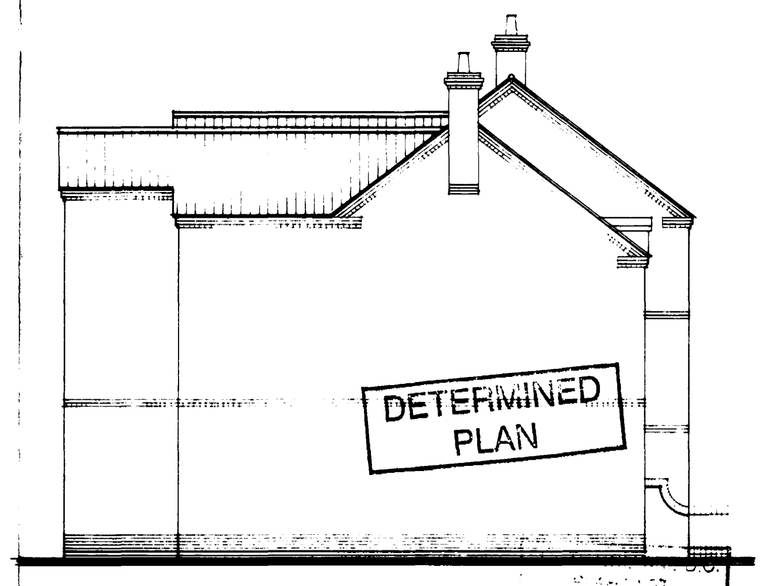
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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Project	Proposed flats at High Street, Spalding.	
Drwg.	ELEVATIONS	
Scale	1:50 1:100	Date Dec 93
Drwg. no.	93 495 / 05	Rev.

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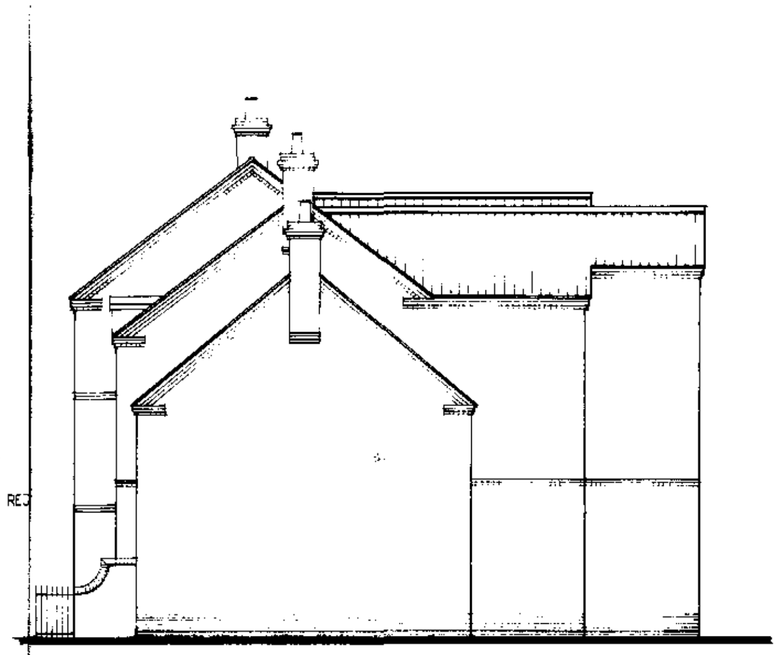
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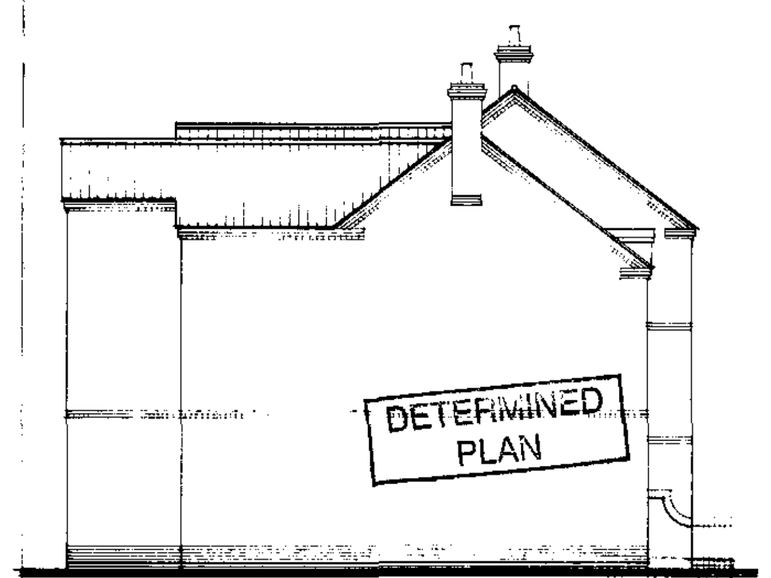
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

12/10/93

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Scale	1:50 1:100	Date Dec 93
Drwg. no.	93 495 / 05	Rev.

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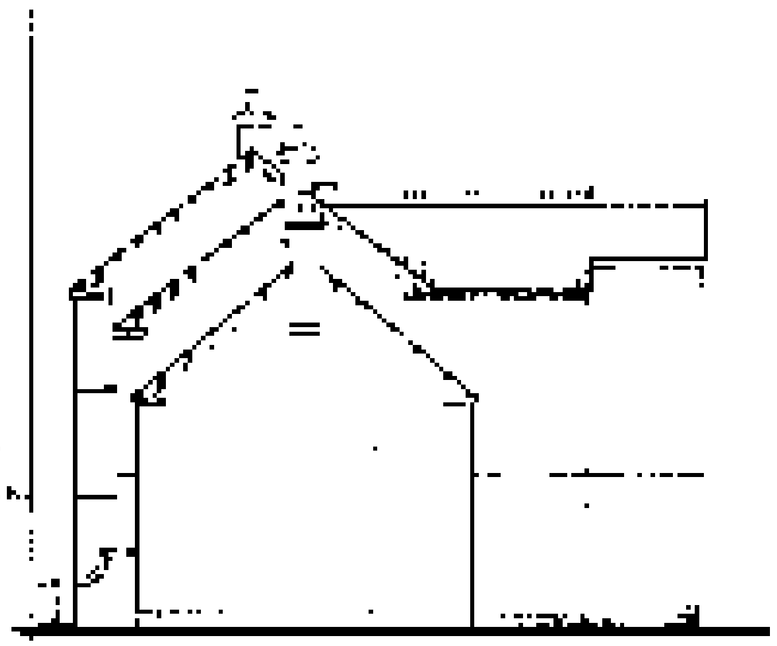
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UDO 58148



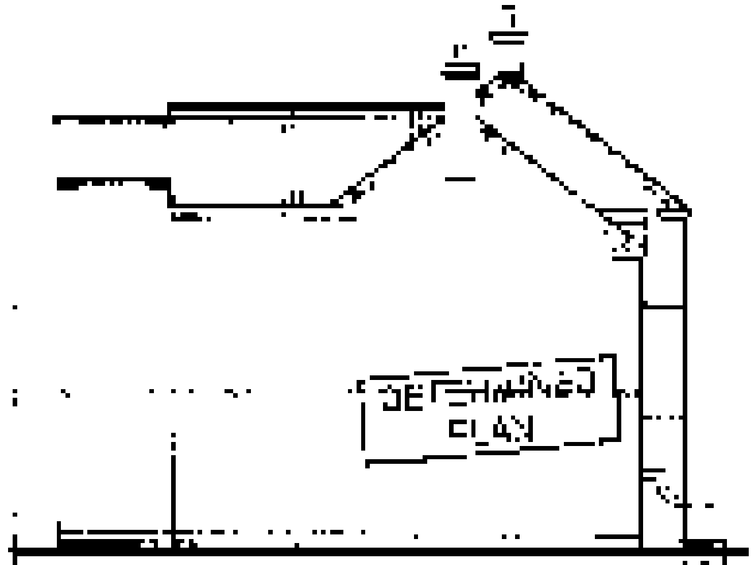
Front Elevation



Side Elevation



Rear Elevation

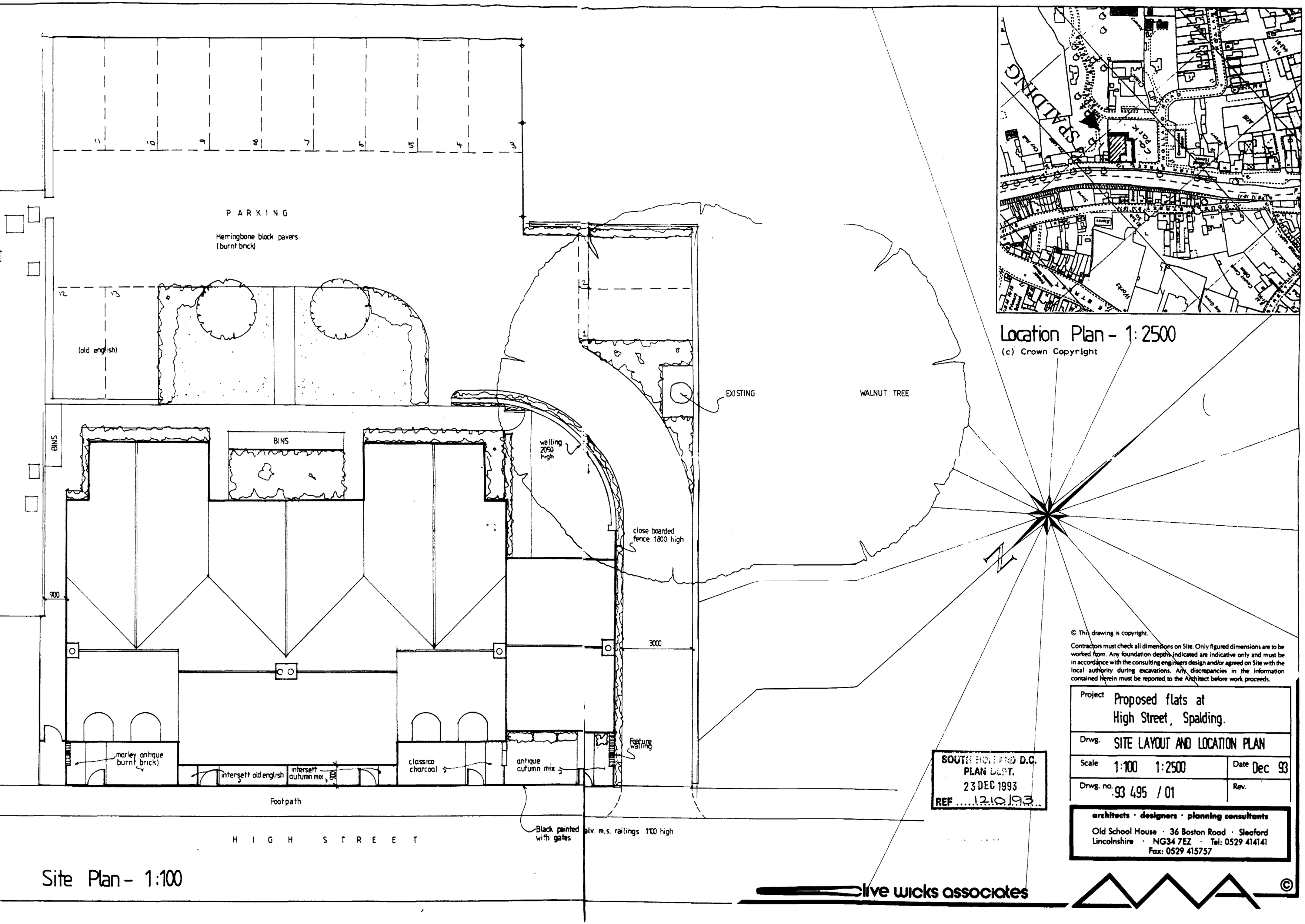


Side Elevation

Proposed Terrace
Plot Sizes Details

ELEVATIONS

drive ucko associates



Site Plan - 1:100

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF ....12.10.93...

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Project	Proposed flats at High Street, Spalding.	
Drwg.	SITE LAYOUT AND LOCATION PLAN	
Scale	1:100 1:2500	Date Dec 93
Drwg. no.	93 495 / 01	Rev.

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Fax: 0529 415757

clive wicks associates

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PARKING

Herringbone block pavers
(burnt brick)

(old english)

BINS

900

marley antique
burnt brick)

intersett old english

intersett
autumn mix

classico
charcoal

antique
autumn mix

Footpath

H I G H S T R E E T

walling
2050
high

EXISTING

close boarded
fence 1800 high

3000

Feature
walling

Black painted
with gates

alv. m.s. railings 1100 high

WALNUT TREE

Site Plan - 1:100



Location Plan - 1:2500

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SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 1210193

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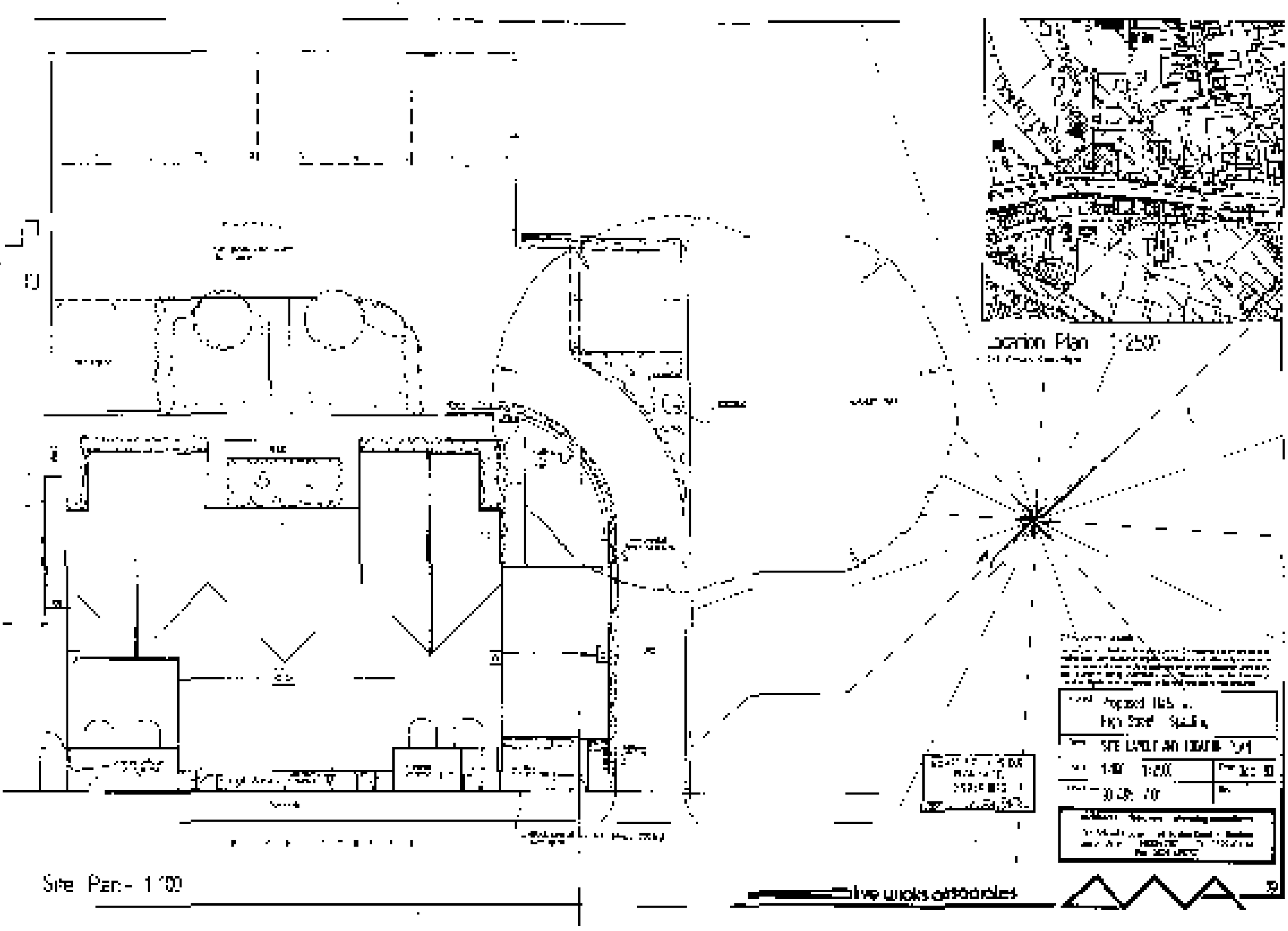
Project	Proposed flats at High Street, Spalding.
Drwg.	SITE LAYOUT AND LOCATION PLAN
Scale 1:100 1:2500	Date Dec 93
Drwg. no. 93 495 / 01	Rev.

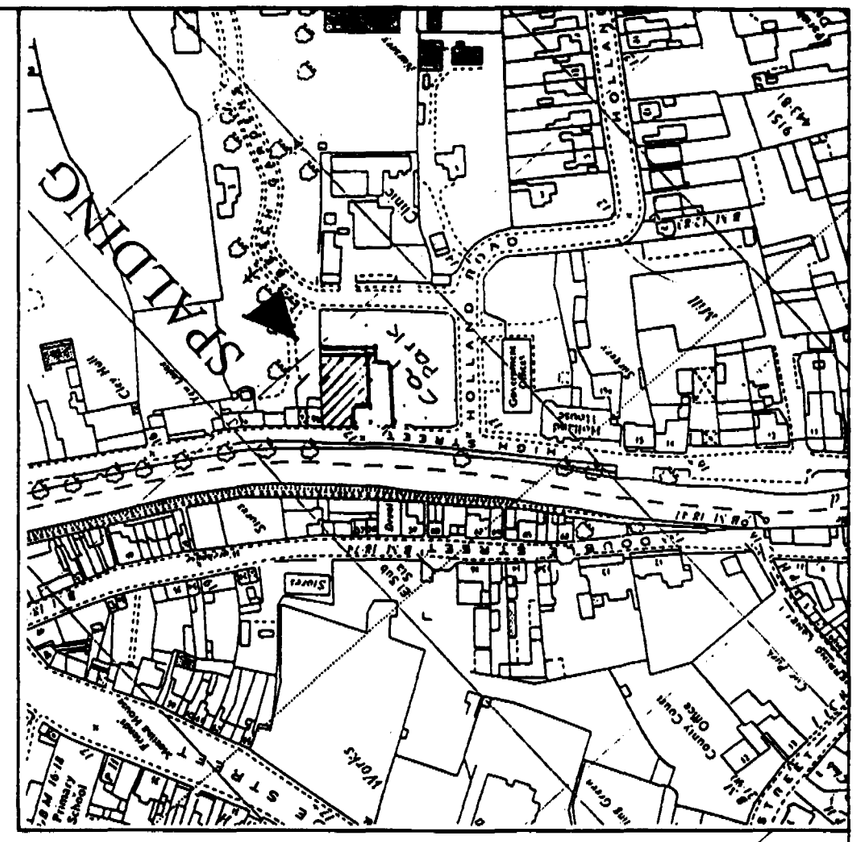
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Fax: 0529 415757

Clive Wicks Associates

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Location Plan 1:250
Site Plan - 1:200



Location Plan - 1:2500

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ACCESS TO BEECHFIELD HOUSE

F.W. DRAINS CONNECTED TO EXISTING COLLECTING CHAMBER BY SPECIALIST APPROVED SUB-CONTRACTOR.

EXISTING 100 ϕ PVC VACUUM SEWER

PARKING

Herringbone block pavers (burnt brick)

(old english)

150 ϕ RWP

BINS

100dia FO

100dia SWD

EXISTING WALNUT TREE

GLIDEVALE AV150 FASCIA VENTS AS REQUIRED

GLIDEVALE AV150 FASCIA VENT AS REQUIRED

GLIDEVALE AV150 FASCIA VENT GIVING EQUIV. 75 mm CONT. GAP.

GLIDEVALE AV150 FASCIA VENTS AS REQUIRED

GLIDEVALE AV150 FASCIA VENT GIVING EQUIV. 10 mm CONT GAP

GLIDEVALE AV150 FASCIA VENT OR SIMILAR GIVING EQUIV. 75 mm CONT. GAP.

GLIDEVALE AV150 FASCIA VENT OR SIMILAR GIVING EQUIV. 10 mm CONT. GAP.

GLIDEVALE AV150 FASCIA VENT OR SIMILAR GIVING EQUIV. 75 mm CONT. GAP.

valley gutter discharging into rw hopper head

code 5 lead valley gutter laid to falls

lead drip

code 4 lead valley gutter

110dia SVP

CONTINUOUS RIDGE VENTILATION EQUIV. 5mm CONT GAP.

CONTINUOUS EAVES VENT GIVING EQUIV. 5mm CONT GAP.

close boarded fence 1800 high

Inspection chambers situated in road to be 225 thick class B engineering brick walls built off 150 thick R.C. base slab. Provide R.C. cover slab. Cover to be heavy duty metal.

NOTE
Both foul and surface water drainage to be read in conjunction with Drg No 93 495 / 02

4250

100dia SWD

Feature walling

last inspection chambers to be within 12.5 of main sewers

150 ϕ S.W. SEWER DISCHARGING INTO RIVER VIA HEADWALL (SEE DETAIL)

Black painted galv. m.s. railings 1100 high with gates

□VT GLIDEVALE GI SLATTE VENT @ 900 C/S OR SIMILAR GIVING EQUIVILENT TO 15mm CONTINUOUS GAP.

▨VT2 GLIDEVALE G5 SLATTE VENT @ 900 c/s OR SIMILAR GIVING EQUIVILENT TO 25 mm CONTINUOUS GAP.

■VDT GLIDEVALE G9 MECHANICAL VENTILATION DUCT TERMINAL OR SIMILAR

PROVIDE GLIDEVALE SV60R SOFFIT VENTS OR SIMILAR TO ALL CORNER SOFFITS GIVING EQUIVILENT 75mm CONTINUOUS GAP.

marley antique (burnt brick)

intersett old english

intersett autumn mix

classico charcoal

antique autumn mix

Footpath

H I G H S T R E E T

Site Plan - 1:100

E - AMEND CAR PARKING JAN '95
D - DRAINAGE AMENDED JAN '95
C - ROOF VENTILATION INDICATED. DRAINAGE AMENDED NOV '94

REV B JUNE 94
FOUL/SUFACE WATER DRAINAGE ADDED

A BUILDING LINE/RESTRICTION ADDED

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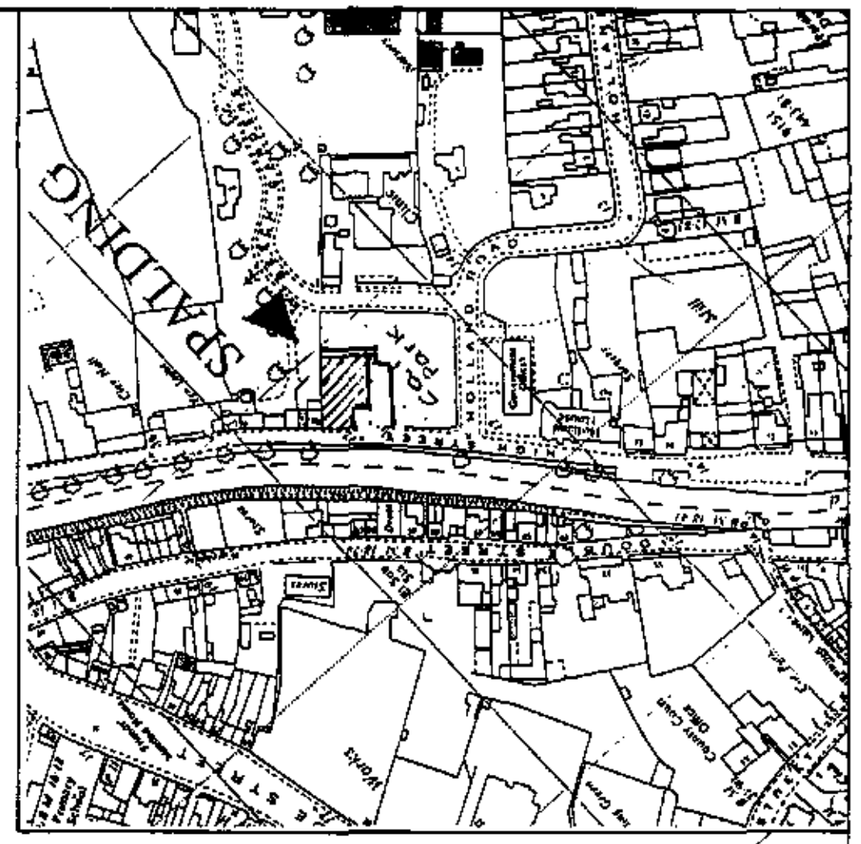
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Scale 1:100 1:2500	Date Dec 93
Drwg. no. 93 495 / 01	Rev. B E

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Lincolnshire · NG34 7EZ · Tel: 0529 414141
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clive wicks associates

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Location Plan - 1:2500

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ACCESS TO BEECHFIELD HOUSE

F.W. DRAINS CONNECTED TO EXISTING COLLECTING CHAMBER BY SPECIALIST APPROVED SUB-CONTRACTOR.

EXISTING 100 ϕ PVC VACUUM SEWER

PARKING

Herringbone block pavers (burnt brick)

(old english)

EXISTING WALNUT TREE

Close boarded fence 1800 high

inspection chambers situated in road to be 225 thick class B engineering brick manhole built off 450 thick R.C. cover slab. Provide R.C. cover slab. Cover to be heavy duty metal.

NOTE
Both foul and surface water drainage to be read in conjunction with Drg No 93 495 / 02

valley gutter discharging into rw hopper head

code 5 lead valley gutter laid to falls

lead drip

code 4 lead valley gutters

110dia SVP

100dia SVP

marley antique burnt brick

intersett oldenglish

intersett autumn mix

classico charcoal

antique autumn mix

Footpath

Feature walling

Last inspection chambers to be within 12.5 of main sewers

150 ϕ S.W. SEWER DISCHARGING INTO RIVER VIA HEADWALL (SEE DETAIL)

Black painted galv. m.s. railings 1100 high with gates

H I G H S T R E E T

Site Plan - 1:100

E - AMEND CAR PARKING JAN '95
D - DRAINAGE AMENDED JAN '95
C - ROOF VENTILATION INDICATED, DRAINAGE AMENDED NOV '94

REV B SEP 94
FOUL/SURFACE WATER DRAINAGE ADDED

A - BUILDING LINE REVISED, BUILDING REPOSITIONED

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Project	Proposed flats at High Street, Spalding.
Drwg.	SITE LAYOUT AND LOCATION PLAN
Scale 1:100 1:2500	Date Dec 93
Drwg. no. 93 495 / 01	Rev. B E

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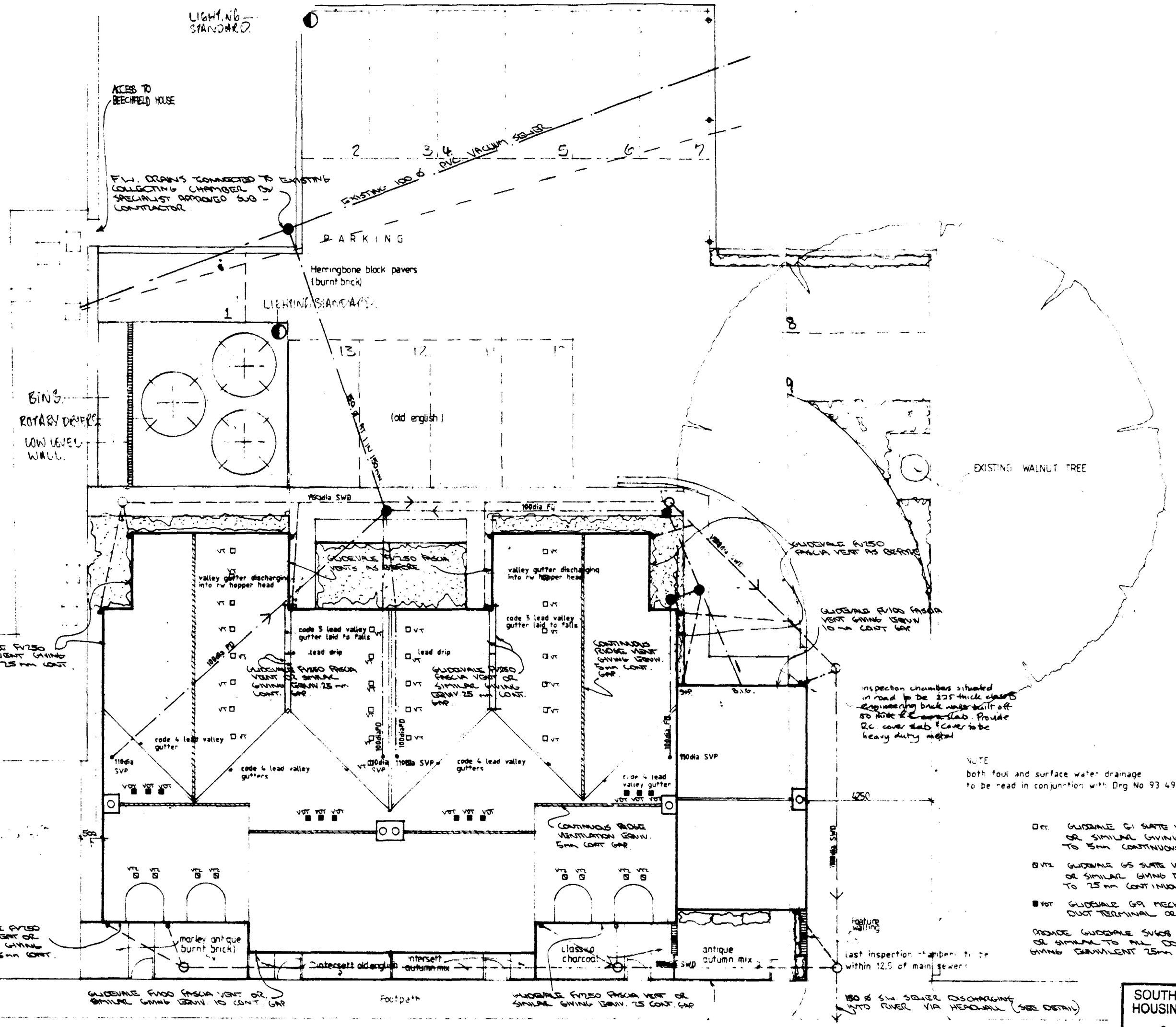
Location Plan - 1:2500

Site Plan - 1:100



Location Plan - 1:2500

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Site Plan - 1:100

F. BIN STORE, DRYERS & CAR PARK LIGHTING ADDED. APRIL 95.
E - AMEND CAR PARKING JAN '95
D - DRAINAGE AMENDED JAN '95
C - ROOF VENTILATION INDICATED, DRAINAGE AMENDED NOV '94
REV B
FOUL/SURFACE WATER DRAINAGE ADDED

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Rev.	F

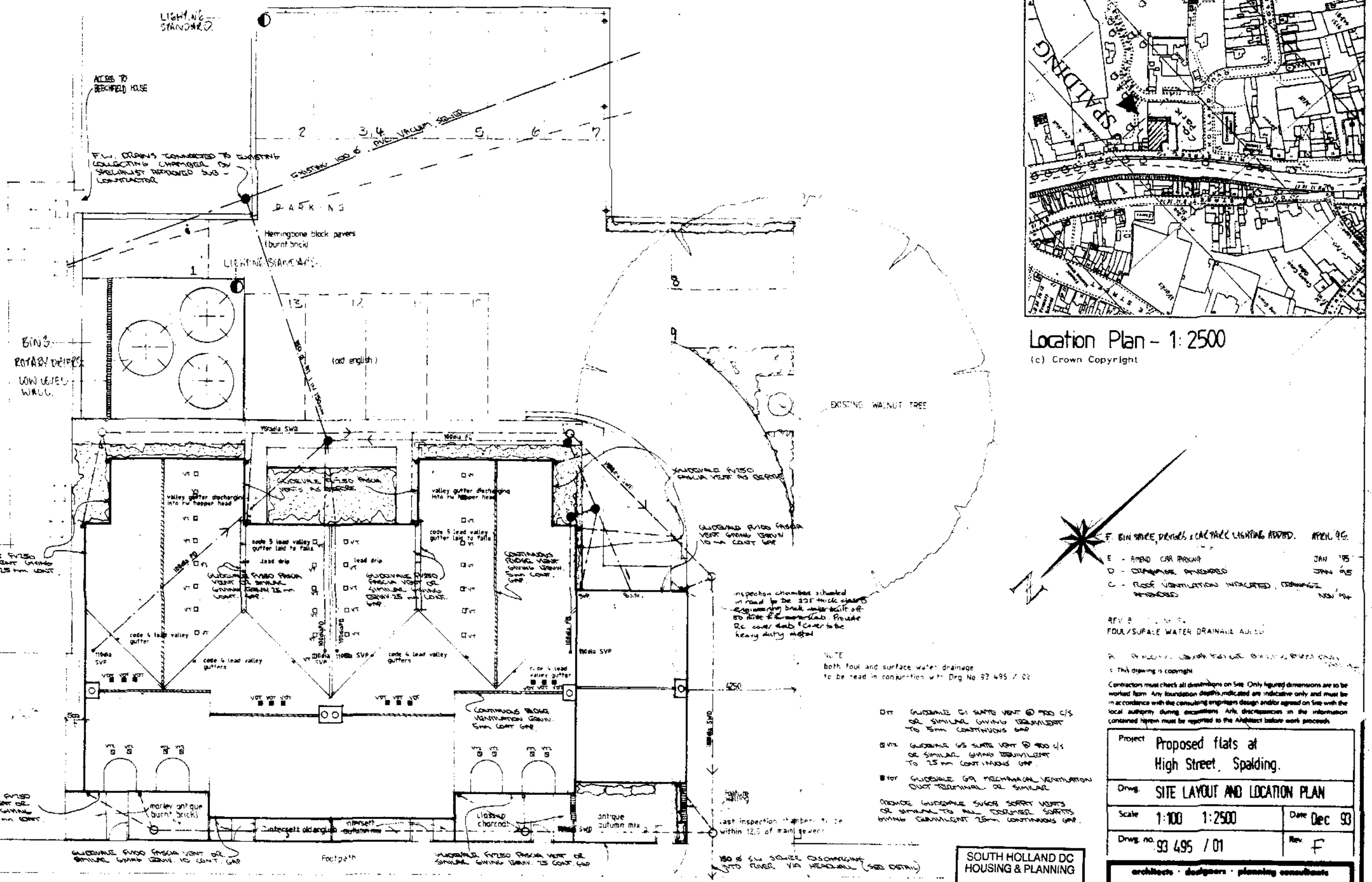
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SOUTH HOLLAND DC HOUSING & PLANNING
26 MAY 1995
Ref: 1210/93

AMENDED PLAN
Ref. A2

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UDO 66148



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Location Plan - 1:2500

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F BIN STORE, DRYERS & CAR PARK LIGHTING ADDED. APRIL 95
E - AMEND CAR PARKING JAN '95
D - DRAINAGE AMENDED JAN '95
C - FLOOR VENTILATIONS INDICATED, DRAINAGE AMENDED NOV '94
REV B
FOUL/SURFACE WATER DRAINAGE ADDED

NOTE
Both foul and surface water drainage to be read in conjunction with Drg No 93 495 / 02

Vt GLIDEVALE GV SLIMTEC VENT @ 1200 c/s OR SIMILAR GIVING EQUIVALENT TO 5mm CONTINUOUS GAP

Vts GLIDEVALE GS SLIMTEC VENT @ 900 c/s OR SIMILAR GIVING EQUIVALENT TO 7.5mm CONTINUOUS GAP

Vmr GLIDEVALE G9 MECHANICAL VENTILATION DUCT TERMINAL OR SIMILAR

PROVIDE GLIDEVALE SUPER SLIMTEC VENTS OR SIMILAR TO ALL CONCEALED SOFFITS GIVING EQUIVALENT 25mm CONTINUOUS GAP.

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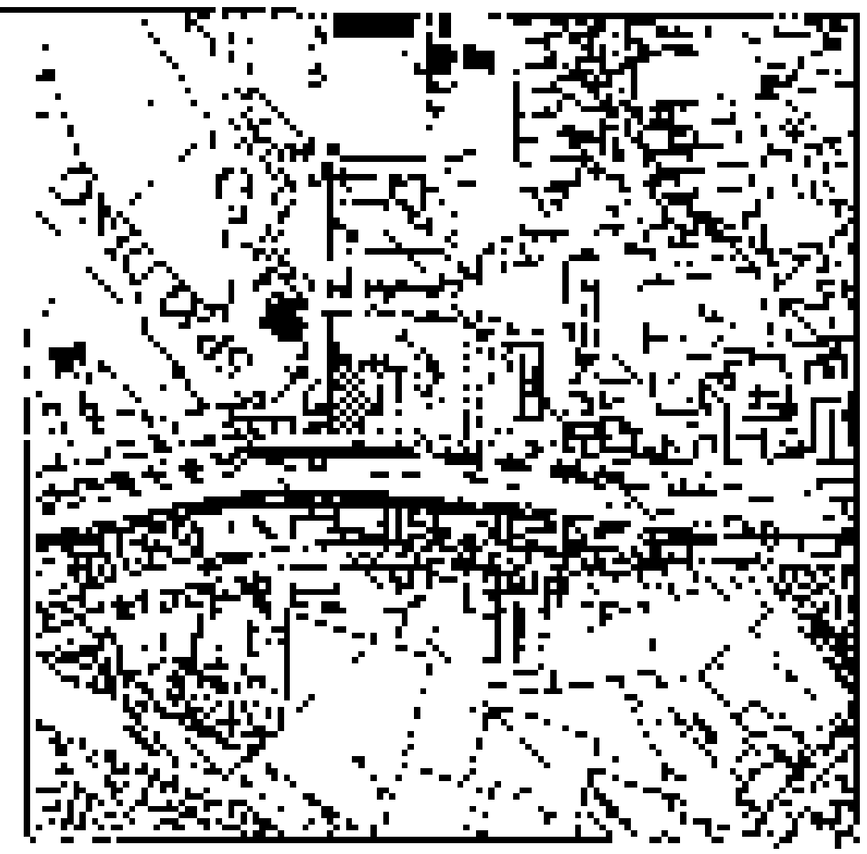
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SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAY 1995
Ref: 1210/93

APPROVED PLAN
Ref. A2

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