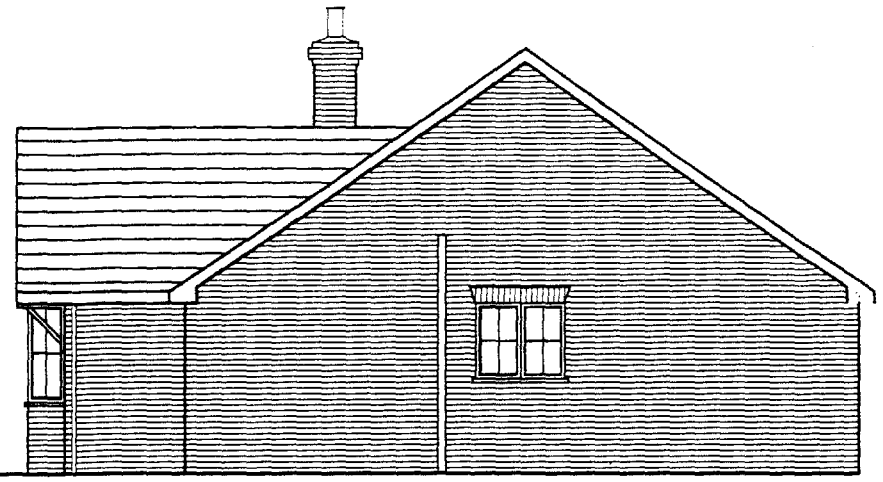
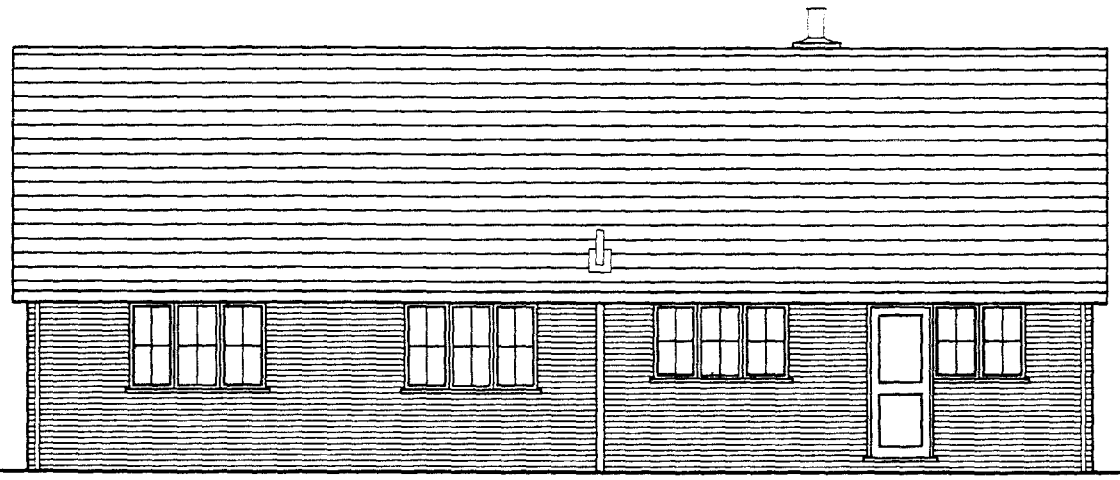


FRONT ELEVATION

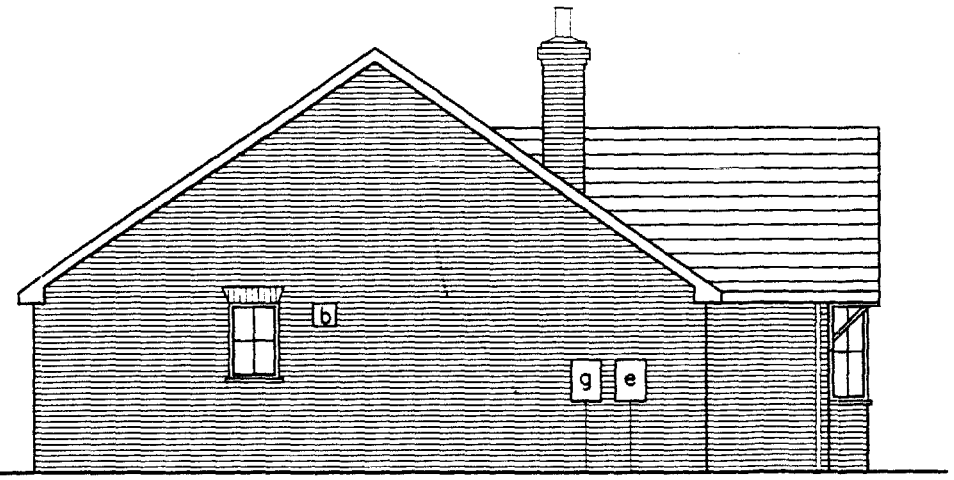


SIDE ELEVATION

DETERMINED
PLAN



REAR ELEVATION



SIDE ELEVATION

0412/97

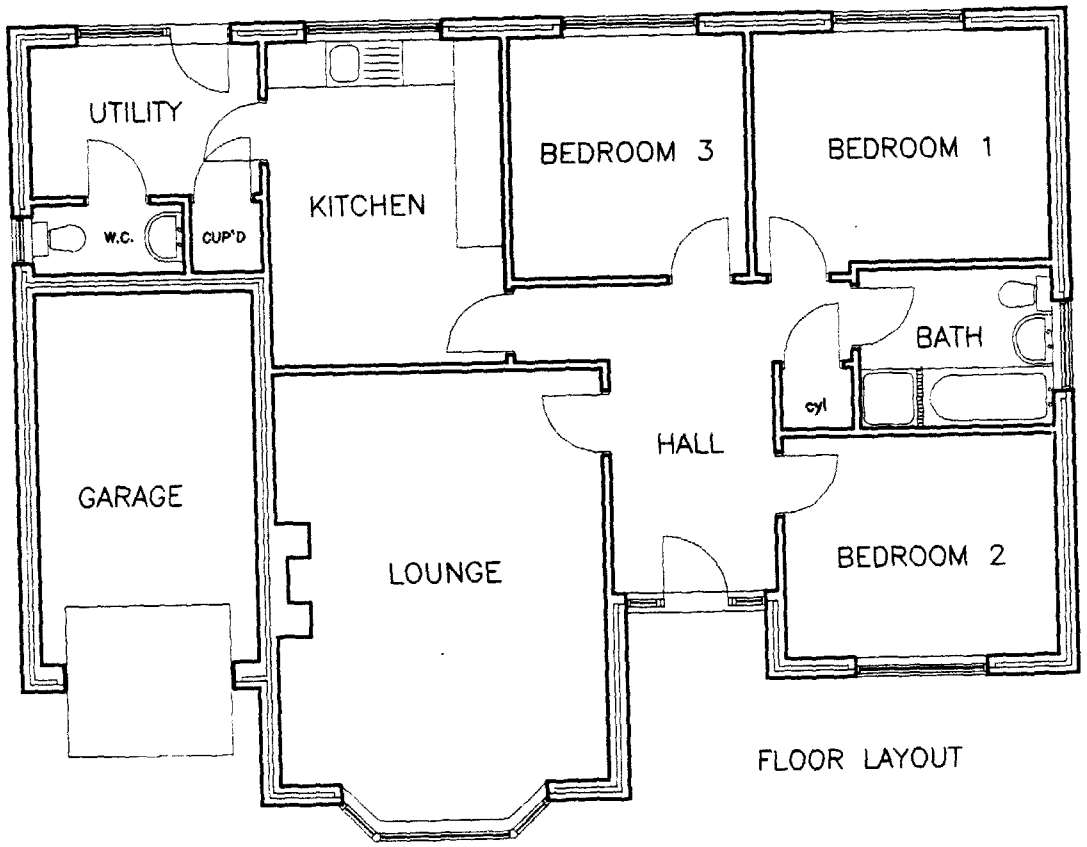
Broadgate
Builders
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DR.
Telephone: (01406) 360062 Fax: (01406) 360014

STANDARD DWELLING TYPE

AZALEA

PLOTS 5,16
STATION ROAD,
SURFLEET,
SPALDING

1:100 FEB 1997
96026/5,16 MD



FLOOR LAYOUT

0412/97

Broadgate Builders

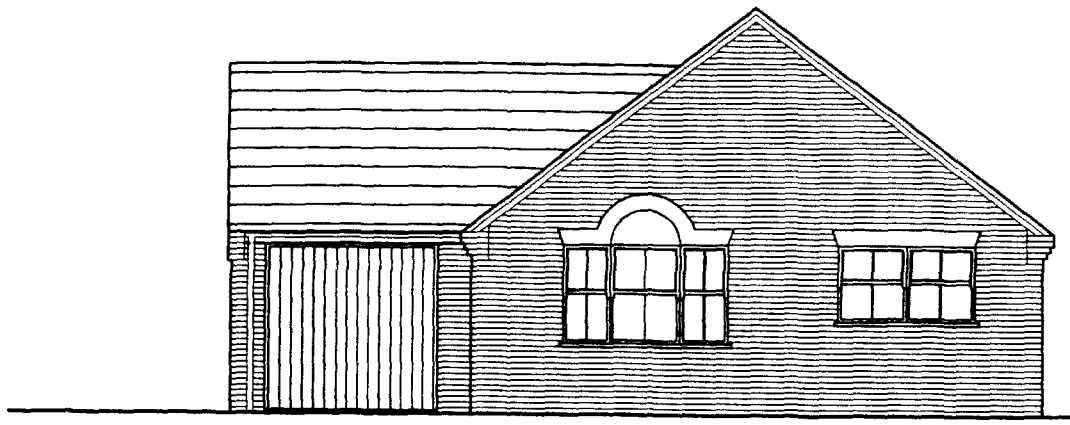
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DS.
Telephone: (01406) 350088 Fax: (01406) 350014

STANDARD DWELLING TYPE

AZALEA

PLOTS 5, 16
STATION ROAD,
SURFLEET,
SPALDING

1:100 FEB 1997
96026/5,16 MD



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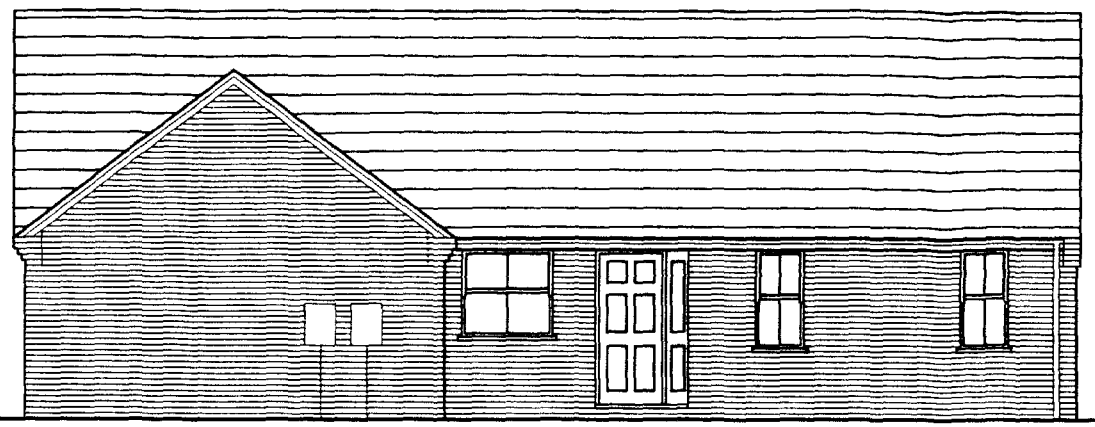

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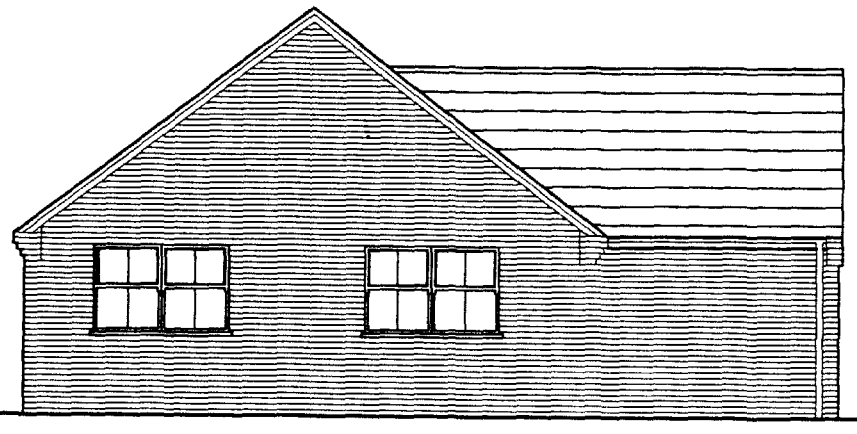

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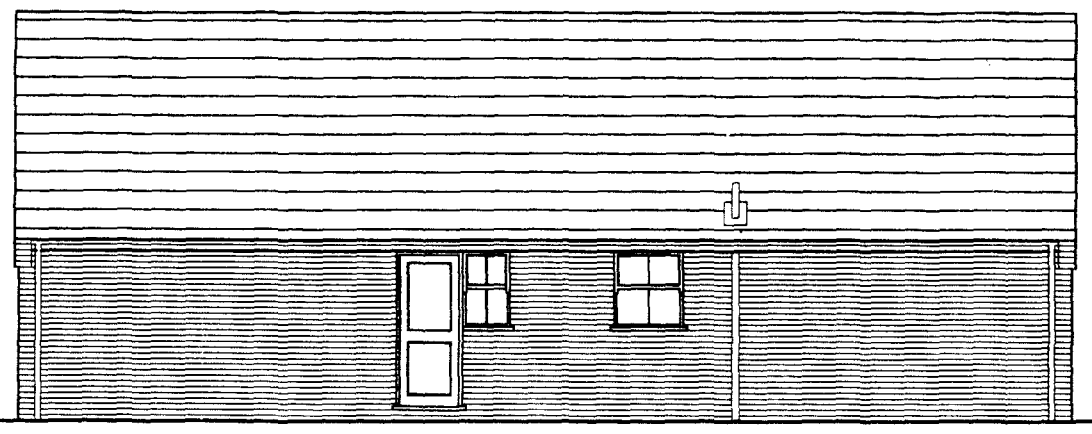

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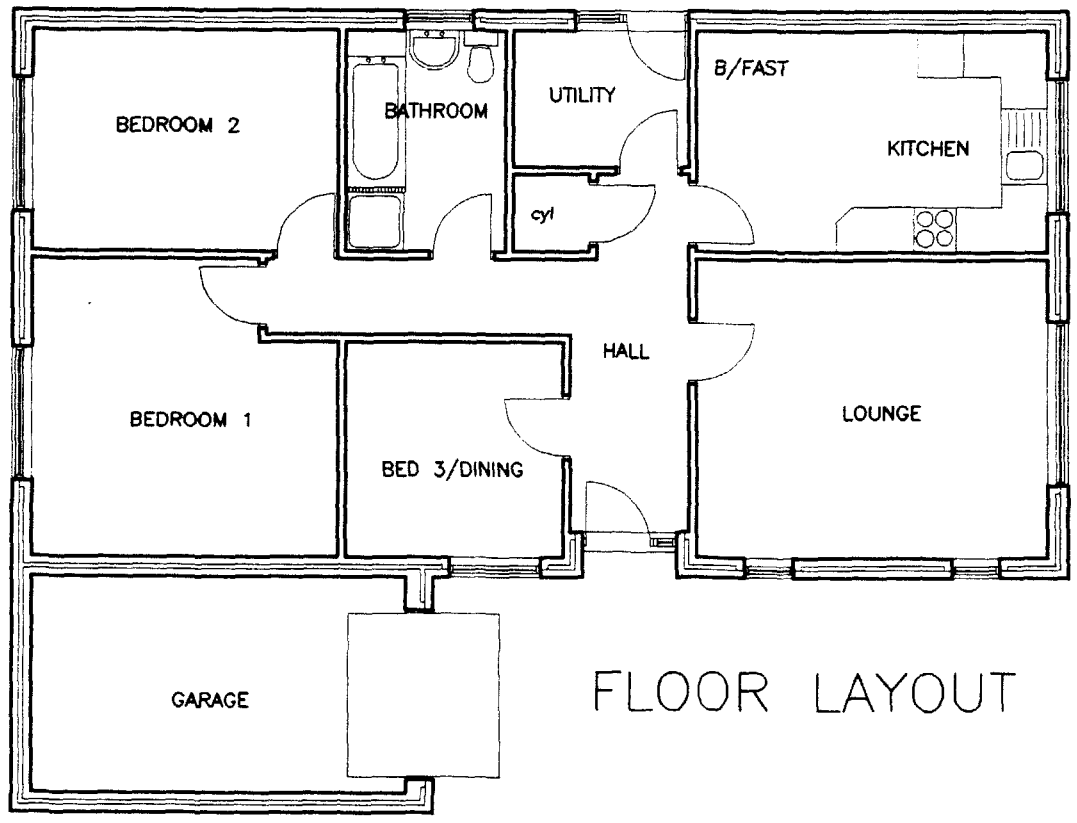


FLOOR LAYOUT

04/12/96

Broadgate Builders

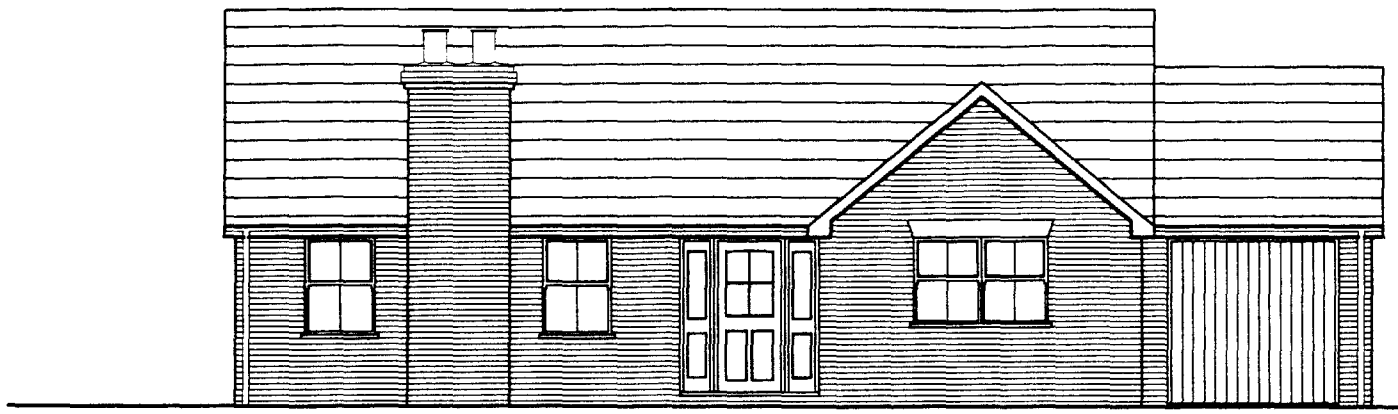
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6BB.
Telephone: (01406) 380632 Fax: (01406) 380814

STANDARD DWELLING TYPE

MAGNOLIA

PLOT 13
STATION ROAD,
SURFLEET,
SPALDING

1:100 FEB 1997
96026/13 MD



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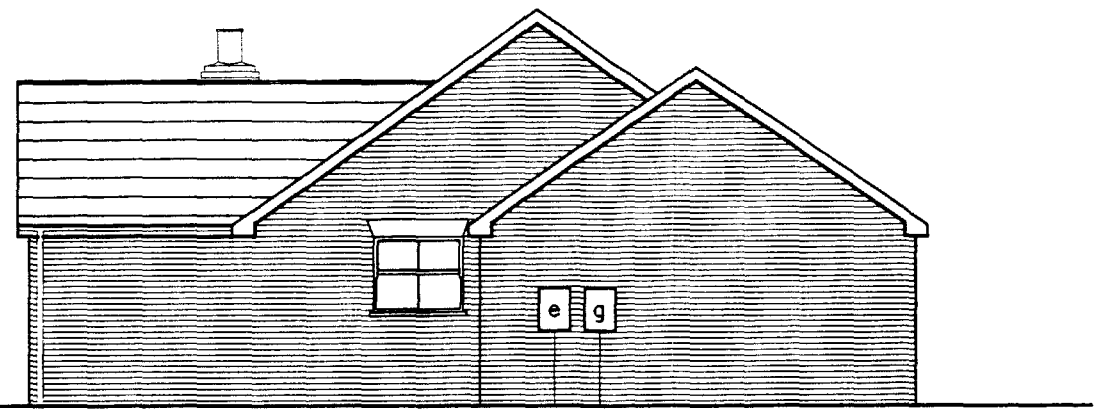

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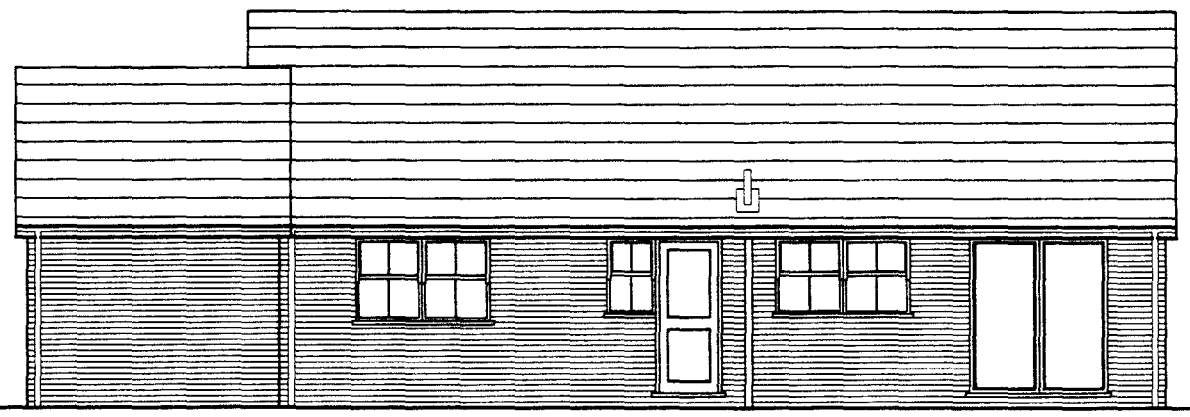

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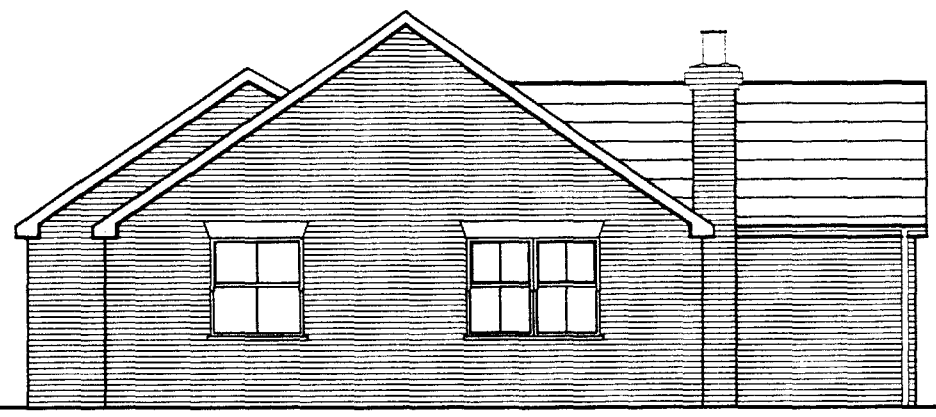


SIDE ELEVATION

0412/97.

Broadgate Builders

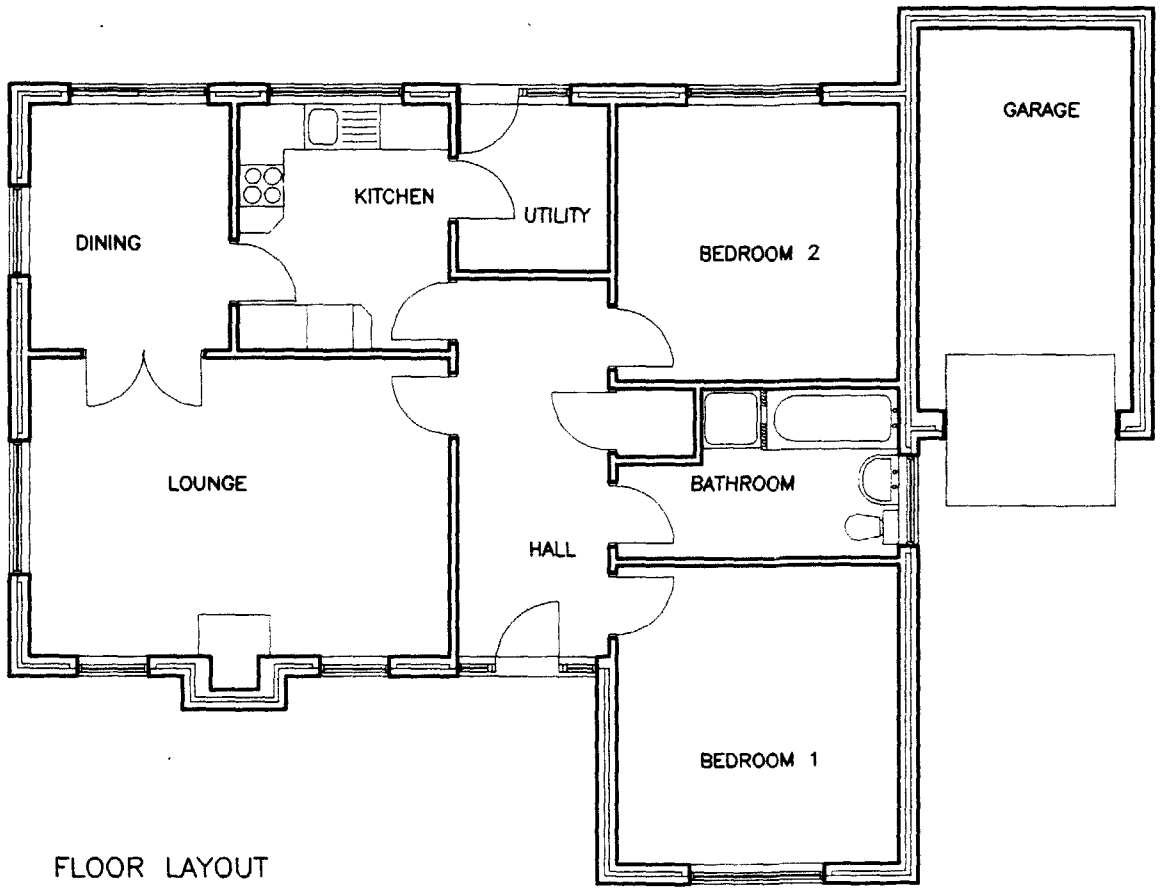
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6BB.
Telephone: (01406) 380582 Fax: (01406) 380014

STANDARD DWELLING TYPE

JASMINEGATE

PLOT 12
STATION ROAD,
SURFLEET,
SPALDING

1:100 FEB 1997
96026/12 MD



FLOOR LAYOUT

04/12/97

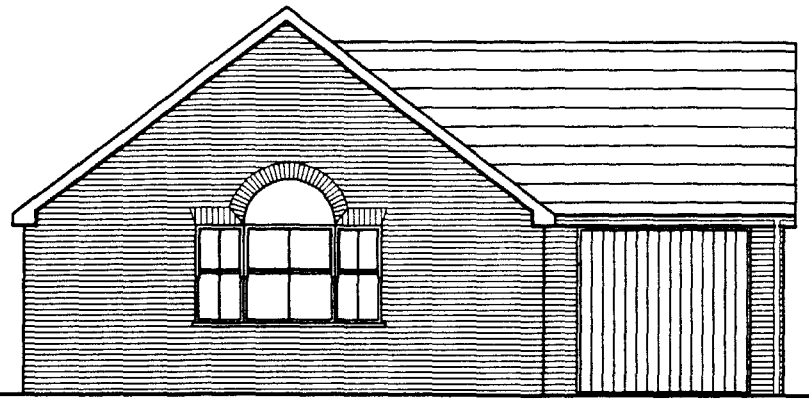
Broadgate
Builders
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380626 Fax: (01406) 380614

STANDARD DWELLING TYPE

JASMINEGATE

PLOT 12
STATION ROAD,
SURFLEET,
SPALDING

1:100 FEB 1997
96026/12 MD



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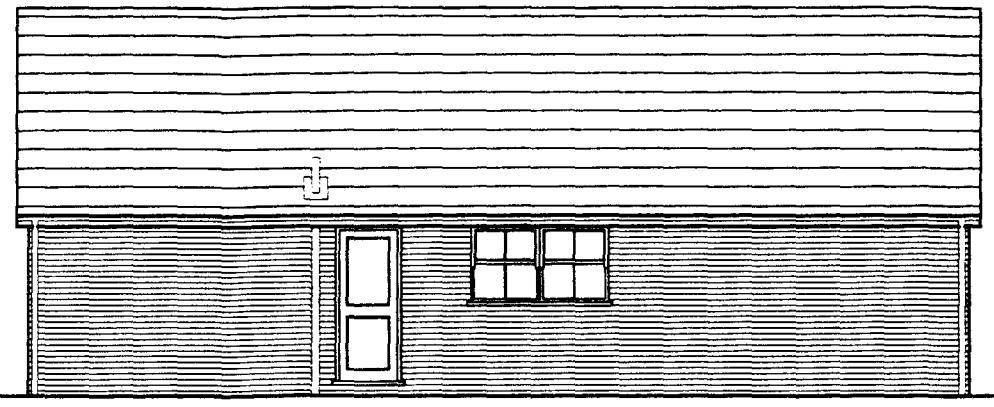

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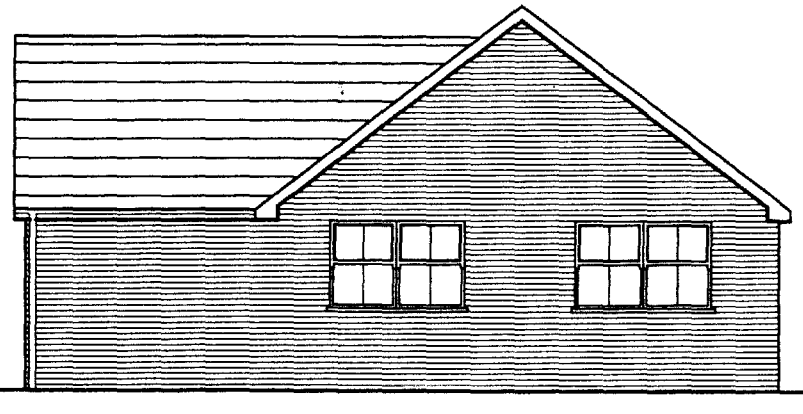
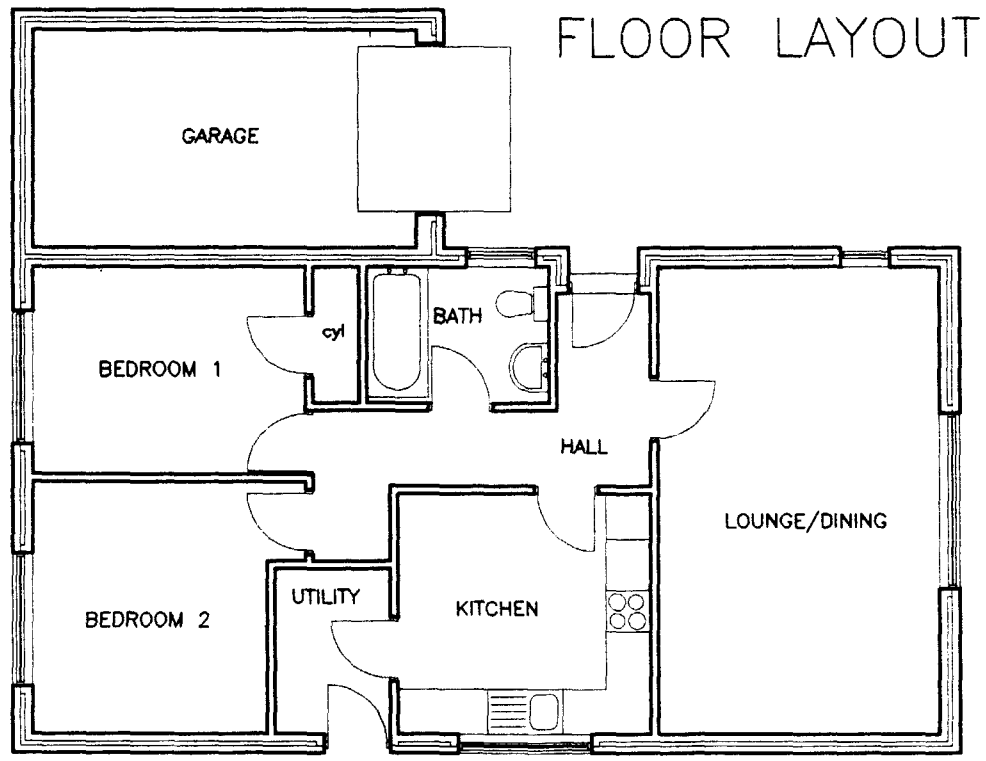


REAR ELEVATION



SIDE ELEVATION

FLOOR LAYOUT



0412/97.

Broadgate Builders

Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 370582 Fax: (01406) 370014

STANDARD DWELLING TYPE

SPRUCEGATE

PLOT 14
STATION ROAD,
SURFLEET,
SPALDING

1:100 FEB 1997
96026/14 MD

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N

Provide a 1.5m timber post and rail fence and a hawthorn hedge to boundary.

Tree Specification

All tree species to northern boundary and part of eastern boundary are to be semi-mature standards of 1.8-2.4m high.
Trees to be suitably staked and tied.

Provide a hawthorn hedge along eastern boundary with a 1.8m timber panel fence dwelling side of hedge. A 1.5m timber post & rail fence will be provided in various positions along boundary, as indicated.

Existing manhole
Approx.line of existing foul sewer (150mm dia)

LANDSCAPING SCHEME

Tree Specification

ac	acer campestre (field maple)
anv	acer negundo variegatum (ash leaved maple)
bp	betula pendula (silver birch)
fs	fagus sylvatica (common beech)
mgh	malus golden hornet (crab apple)
mp	malus profusion (crab apple)
pa	prunus avium (wild cherry)
pth	prunus tai haku (Japanese wild cherry)
sa	sorbus aucuparia (mountain ash)

All trees to be standards 1.5-1.8m high suitably staked and tied.

Front gardens are to be seeded/turfed.
Public open space area to be seeded/turfed.
Individual drives to be washed gravel.

Hedge species

cm - crataegus monogyna (hawthorn) planting to be double staggered rows at 450mm ctrs, 400mm between rows.
Plants to be 3 year old transplants (1+2), height to be 45/60cm.

Fence and wall types

p -	1.8m high timber panel fence.
p2 -	1.2m high timber palisade fence.
w -	1.8m high brick wall.
w2-	~~1.2m high brick wall.~~
pr -	1.5m high timber post & rail fence.
r -	600mm high, iron railings with brick piers.
g -	access gate.

plot divide boundaries are 450mm high concrete post and wire fences, unless otherwise stated.

Block paving

Marshalls keyblok bracken to areas indicated.

Location Plan
1:2500

Surfleet Reed Bed

Broadgate Homes

Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE
Proposed Residential Development off Station Road, Surfleet, Spalding, Lincolnshire

DETERMINATION PLAN

DRAWING
Site Layout

04/12/96

REV	DESCRIPTION	DATE	BY
A	PLANNING AND BROADGATE AMENDMENTS	4.12.96	MD
B	PLOTS 2+3 RE-POSITIONED 1.5m	21.1.97	MD
C	PLOT SUBSTITUTIONS TO 5,8,12-14,22, 26-30, Plots 15+21 repositioned. Elec sub station indicated.	19.2.97	MD

SCALE 1:500 | DRAWN MD
DATE SEP 1996 | DRAWING No. 96026/001A