

NORTH

PLANNING
25-5500

222 BROAD GATE

222 BROAD GATE

NATURAL
STONE

BLACK
CHALK
STONE

NATURAL
STONE

BLACK
CHALK
STONE

COUNTRY
CHALK
STONE

NATURAL
STONE

COUNTRY
CHALK
STONE

BLACK
CHALK
STONE

COUNTRY
CHALK
STONE

BROAD GATE

222. BROAD GATE
PROPOSED LAYOUT
SCALE 1:500
AJC10393/F

NORTH

Map 1000
SE 500'

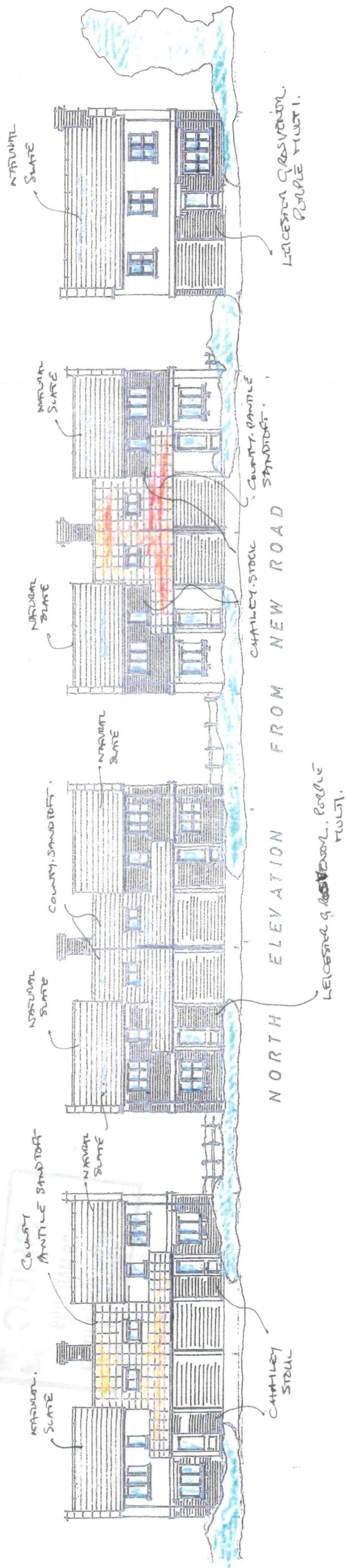
222 BROAD GATE



222. BROAD GATE
PROPOSED LAYOUT
SCALE 1:500
AJC10393/F

MARQUA SIBBOLD! 222 BROADGATE
(2)

Scale 1:200



3

222 BROADGATE
MATERIALS
TO BE
USED.



ELEVATION FROM BROADGATE

scale 1:200

222. BROAD GATE
PROPOSED LAYOUT
SCALE 1 : 500

NORTH



222. BROAD GATE
 PROPOSED LAYOUT
 SCALE 1:500

BROAD GATE

NORTH



Received
 Housing & Planning
 28 NOV 1988
 SHDC



1128/98 SS
Free

This item & letter come in
without any covering letter, with
heading, introduction etc. If we
know when & send it, we should
send it back.

DM

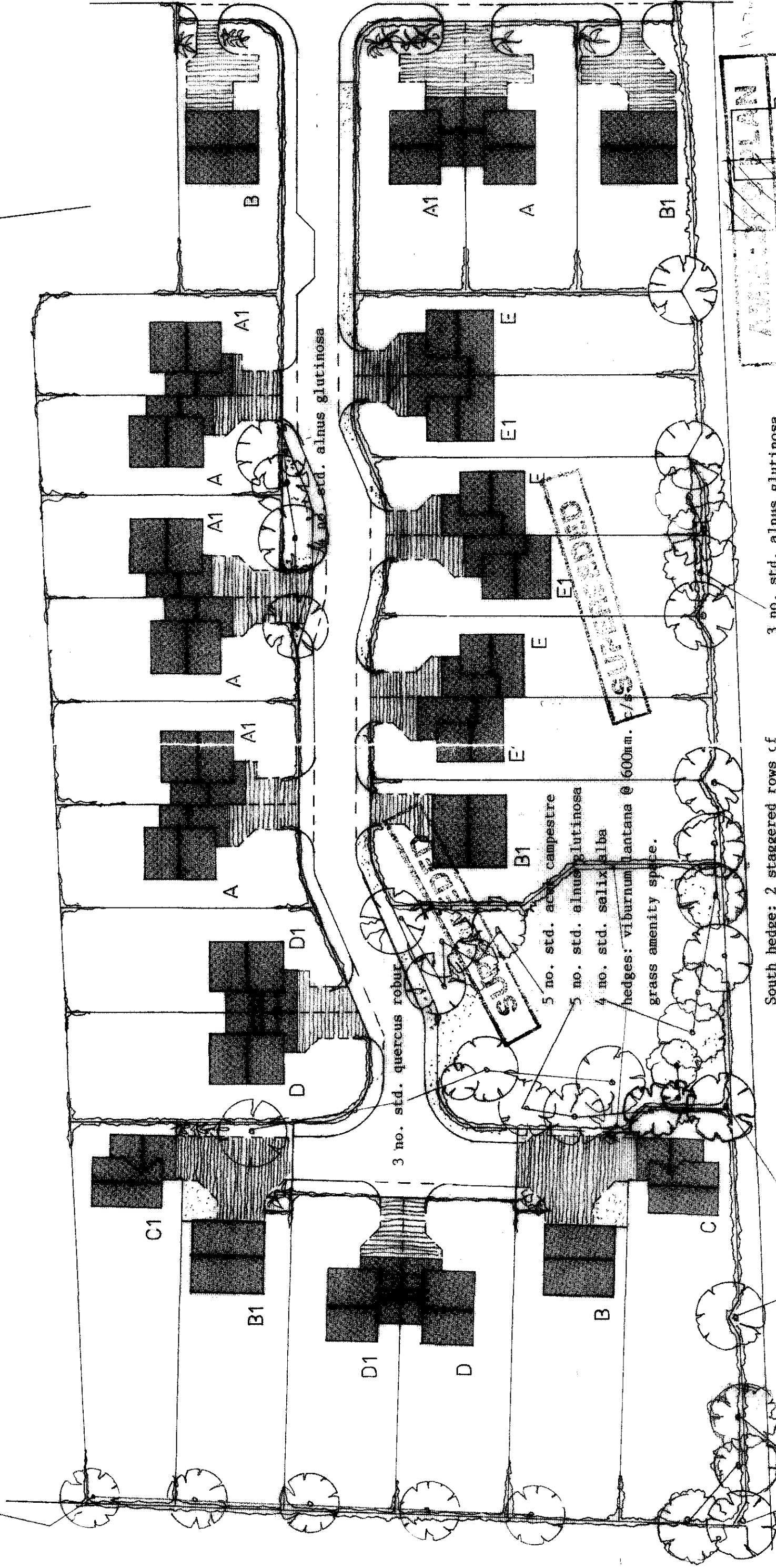
11/2/98

1/12/98.

DISCUSSION WITH MR JUDITH COKE.
LAYOUT TO BE SUBMITTED AS PART OF
APPROVAL OF RETIRED MATTERS APPLICATION
WITH A DEVELOPMENT APPLICATION.

5 no. std. fraxinus excelsior
West hedge: within rear gardens
2 staggered rows of crataegus
monogyna @ 400mm. c/s with
12 no. viburnum opulus

NORTH



South hedge: 2 staggered rows of
crataegus monogyna @ 400mm. c/s
with 20 no. Acer campestre + 20 no.
viburnum opulus + 20 no. rosa canina
+ 5 no. ilex aquifolium planted at
random along the length. All protected
with ventilated plastic plant guards or
hedge enclosed with lm. galv. wire netting
around whole length against animals.

3 no. std. salix alba

8 no. std. fraxinus excelsior

3 no. std. alnus glutinosa
5 no. std. acer campestre
5 no. std. alnus glutinosa
4 no. std. salix alba
hedges: viburnum lantana @ 600mm.
grass amenity space.

222. BROAD GATE
PROPOSED LAYOUT
SCALE 1 : 500
AJC10393/F Rev. A

SOUTH HOLLAND DC
HOUSING & PLANNING

10 MAR 1999

Ref:

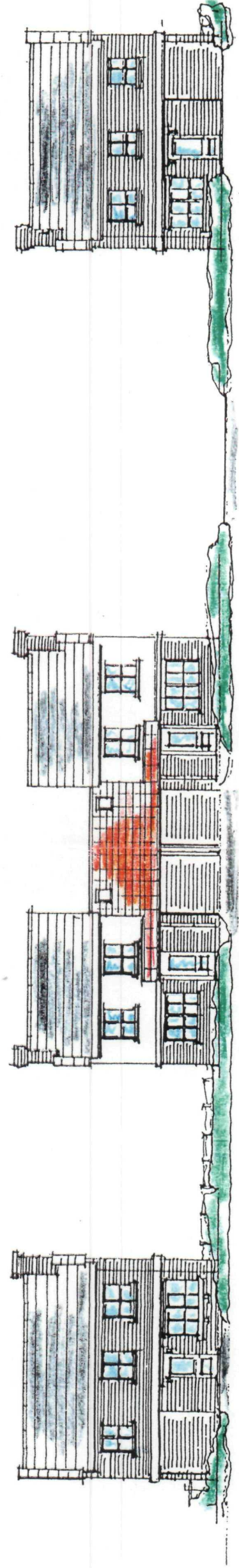
Rev A 399 modified landscape added



Chartered Surveyors

Centuries, 35 East Street, Blandford Forum, Dorset, DT11 7L
Tel. 01258 454029/455871

**PROPOSED DEVELOPMENT
OF
222 BROADGATE, WESTERN HILLS,
SPALDING, LINCOLNSHIRE**



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SITE PLAN

222. BROAD GATE
PROPOSED LAYOUT
SCALE 1:500
AJC10393/F

NORTH



LANDSCAPE PLAN



BROAD GATE

222 BROAD GATE
PROPOSED LANDSCAPING PLAN
SCALE 1:500
AJC 10393/G



5 no STD FRAXINUS EXCELSIOR

WEST
HEDGE: WITHIN REAR GARDENS
2 STAGGERED ROWS OF
CRATAEGUS MONOGYNA
@ 400 mm ϕ s WITH
12 no VIBURNUM OPULIS

3 no STD QUERCUS ROBUR

5 no STD ACER
CAMPESTRE

2 no ALNUS GLUTINOSA
STD

HEDGES: VIBURNUM
LANTANA @
600 mm ϕ s

3 no STD SALICARIA

GRASS

8 no STD FRAXINUS EXCELSIOR

SOUTH HEDGE: 2 STAGGERED ROWS OF CRATAEGUS MONOGYNA @ 400 mm ϕ s
WITH 20 no ACER CAMPESTRE + 20 no VIBURNUM OPULIS +
20 no ROSA CANINA @ 5 no ILEX AQUIFOLIUM PLANTED AT
RANDOM ALONG LENGTH.
ALL PROTECTED WITH VENTILATED PLASTIC PLANT GUARDS
OR HEDGE ENCLOSED WITH 1 m GAU. WIRE NETTING AROUND
WHOLE LENGTH AGAINST ANIMALS.
ALONG BANK OF DITCH

STATEMENT

REPORT ON PLANNING APPLICATION

222 BROADGATE, WESTON HILLS, SPALDING, LINCOLNSHIRE.

THE SITE

222 Broadgate development site is on flat land to the south of the village of Weston Hills.

The site has open fen land to the west and south and residential Housing, to the north is St John's Church and playing fields. Broadgate runs along the eastern boundary.

The existing development pattern of Broadgate and the majority of Weston Hills has been individual houses fronting on to the two main roads, with plots of between 10 and 15 metres width.

In addition, there is a cul-de-sac development to the north of St John's Church servicing approximately 26 dwellings.

The proposed housing development will provide 25 dwellings comprising four Semi-Detached, twelve Detached and nine Terraced properties, with frontages varying between 10 and 15 metres.

There will be four houses fronting directly on to Broadgate, continuing the pattern that exists along the street, the remaining 21 houses will be approached from a cul-de-sac, close, running west from Broadgate.

The site benefits from an orientation that gives optimum aspect to the south and west, therefore all the homes have been designed with Living Rooms positioned to take advantage of these views across the open countryside.

THE HOUSES

The design of the houses has been carefully developed to reflect the simplicity that a rural location requires, while allowing a limited range of locally used materials to give some variety.

The Walls will be built in light red multi stock brickwork, with some of the upper levels finished with natural finish render.

The main Roofs will be man made slate with red clay ridge tiles, but, to reflect a material found in a few of the older buildings in the village, the lower level roofs on some of the houses will be red clay pantiles.

Windows and doors will be painted timber.

Car Parking will be provided within the individual plots on the basis of two spaces per dwelling.

The houses fronting on to Broadgate, will have driveways large enough to allow vehicles to turn within the site.

HARD AND SOFT LANDSCAPING

The design of the Housing Close, follows the principles laid down in the Lincolnshire Development Road Layout Guide.

There are no significant trees on the site and therefore no trees can be retained.

The Amenity Play Area will provide a protected open space for the use of all the residents, particularly as a Safe Play Area for the younger children.

It will be enclosed on all sides by hedges with groups of trees on the north and south west, to provide shade, and protection for the adjoining houses.

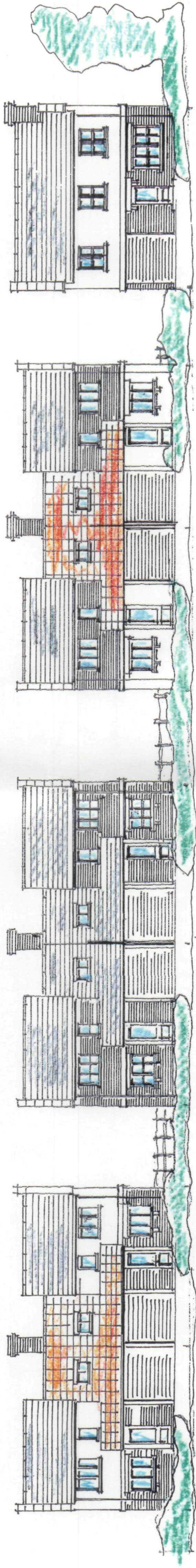
It is anticipated that the Open Space, together with the Housing Close, will be adopted by the Local Authority.

TOTAL SITE AREA approx: 15425 sq. metres.

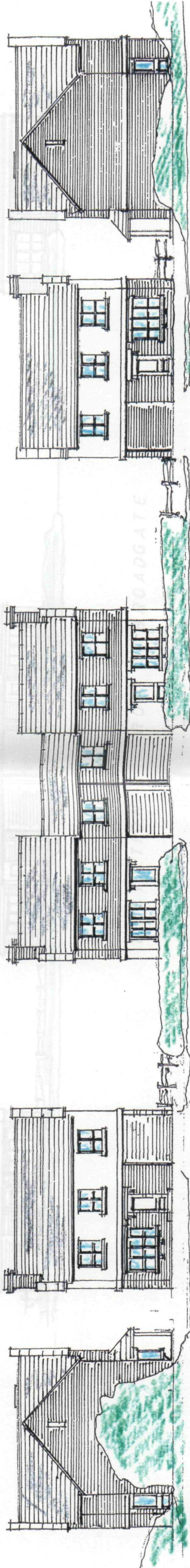
AREA OF OPEN SPACE approx: 800 sq. metres.

ELEVATIONS & FLOOR PLANS

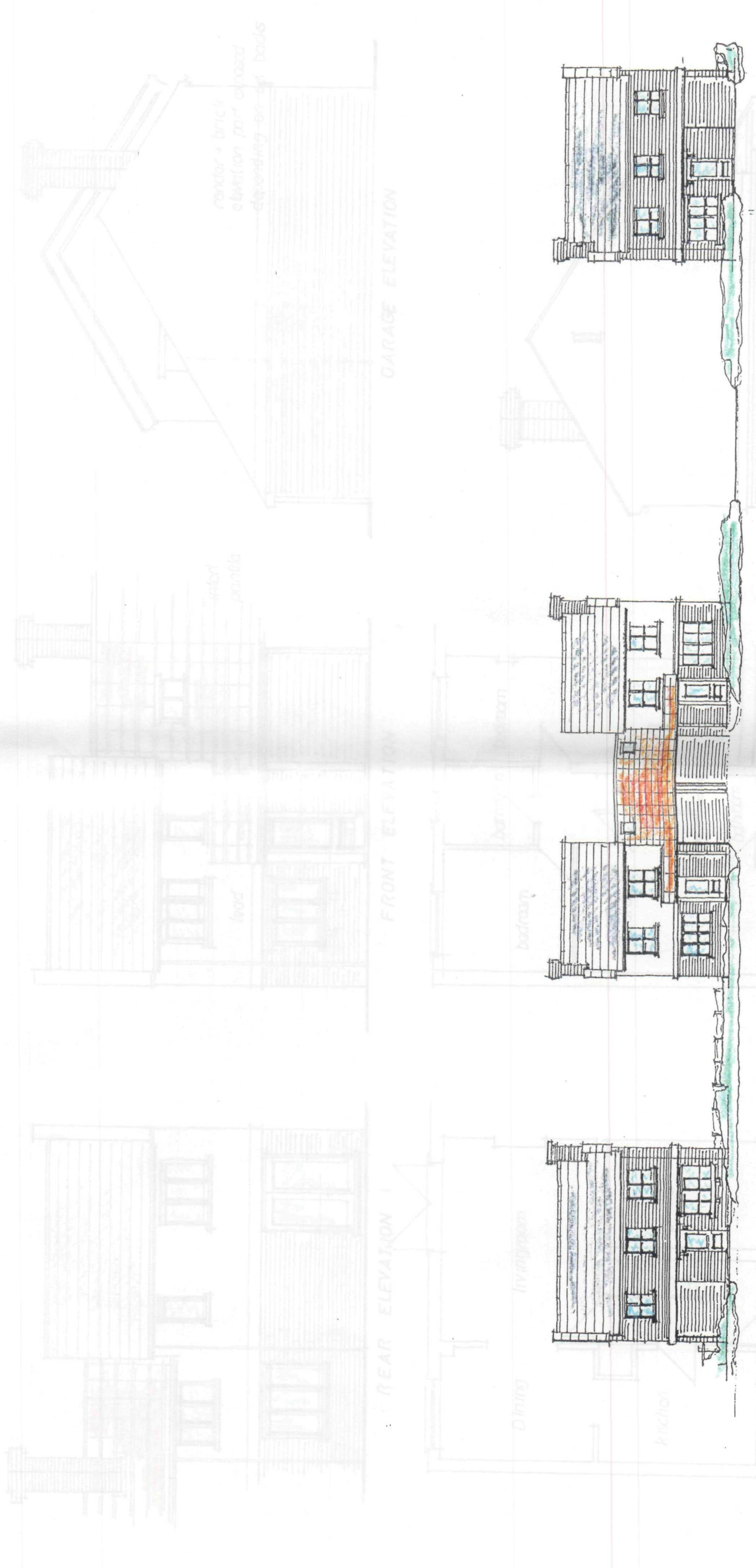
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NORTH ELEVATION FROM NEW ROAD



EAST ELEVATION FROM CUL DE SAC

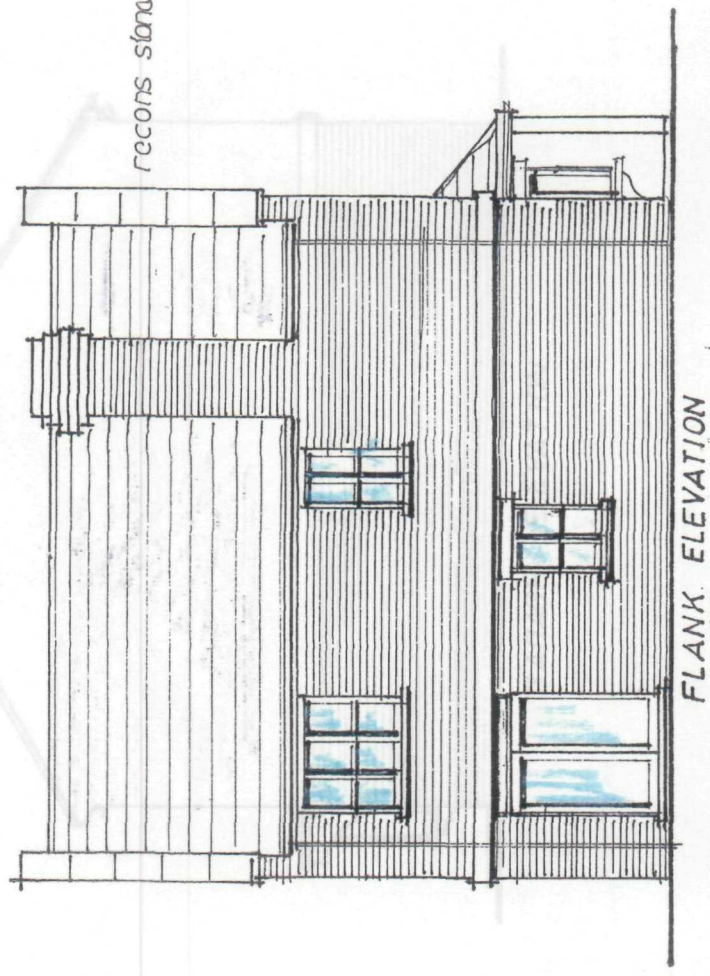
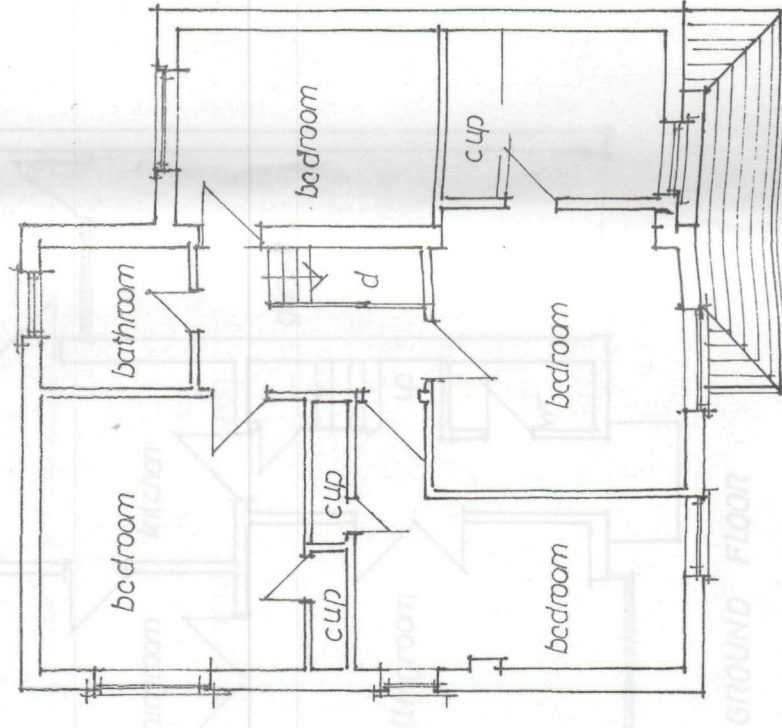
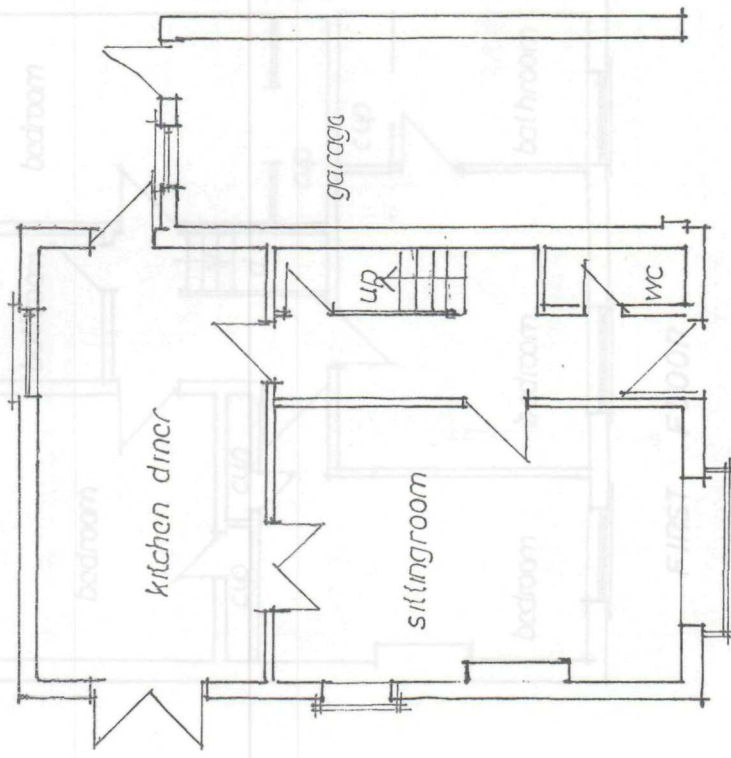
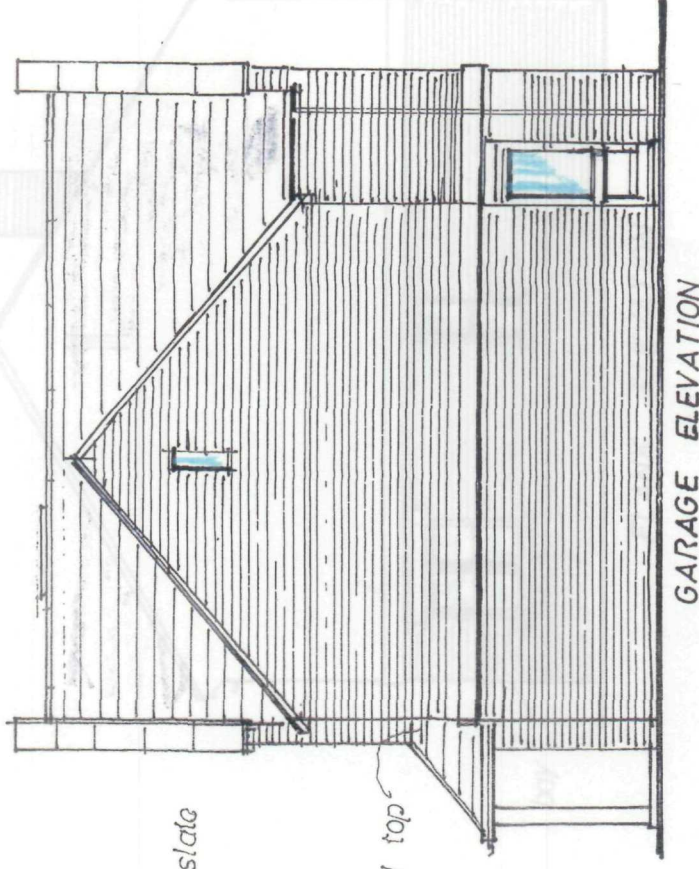
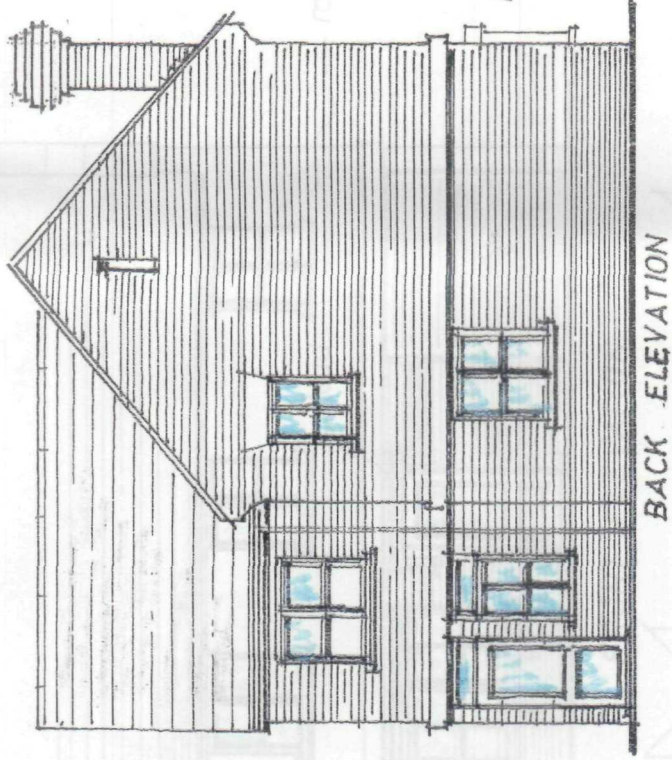


ELEVATION FROM BROADGATE
scale 1:200

NOTE
50% of Type E built of brick and brick & render

222 broadgate detached 4 bed type c1 (reverse c)

SCALE 1:100

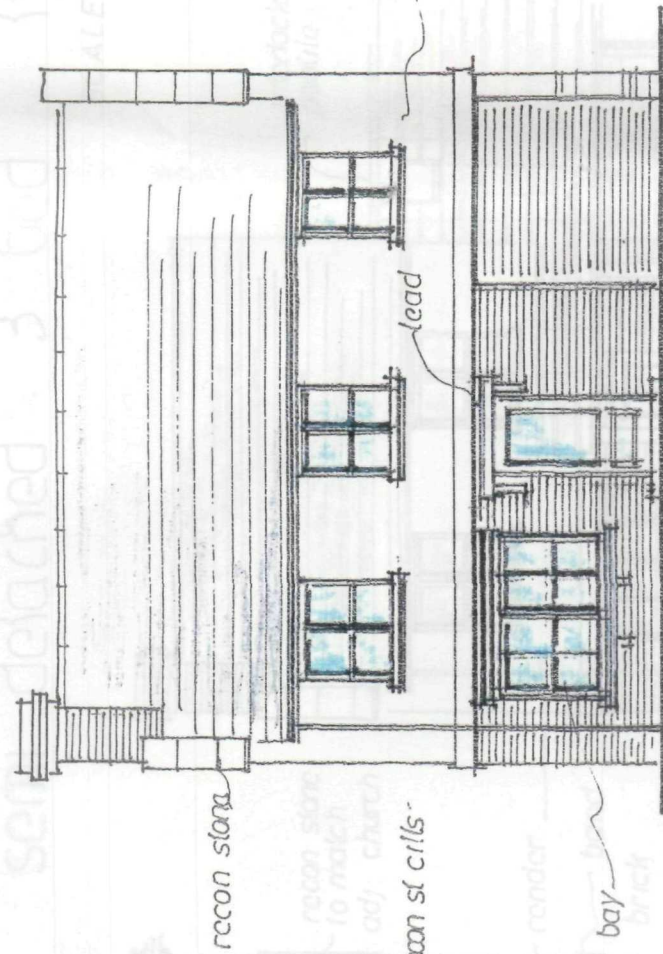


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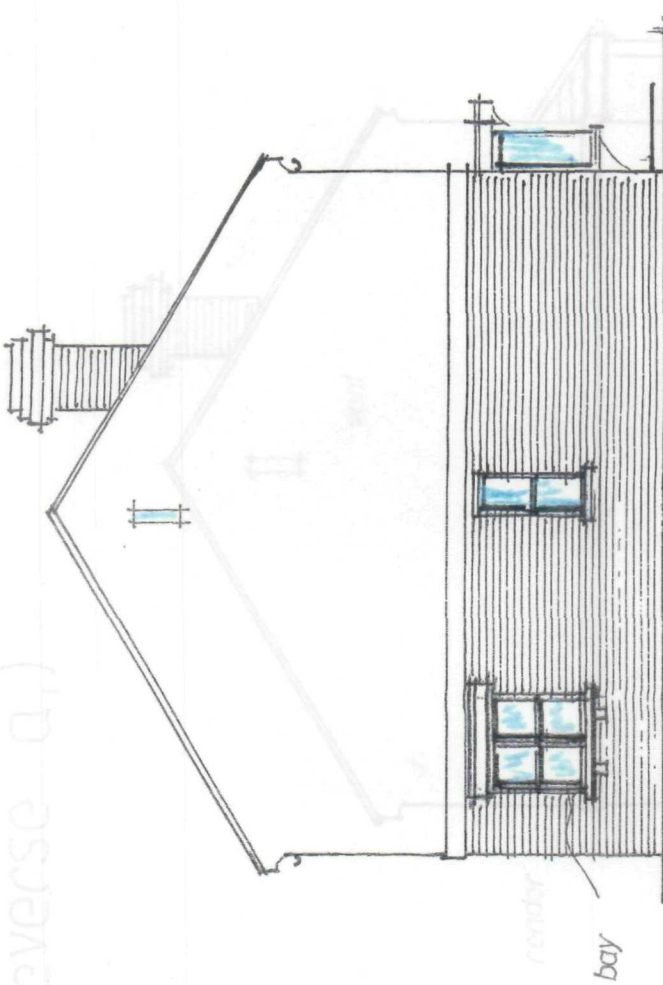
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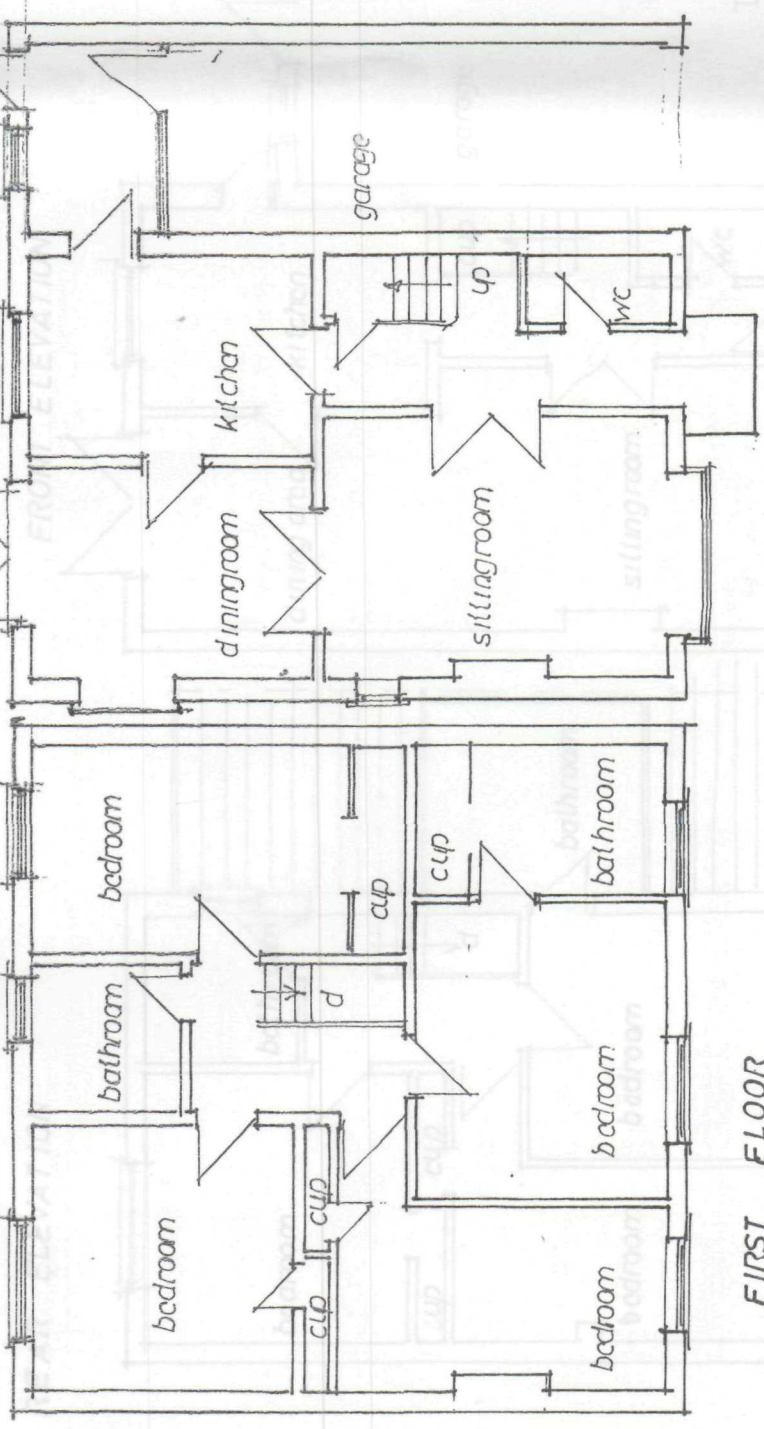
REAR ELEVATION



FRONT ELEVATION



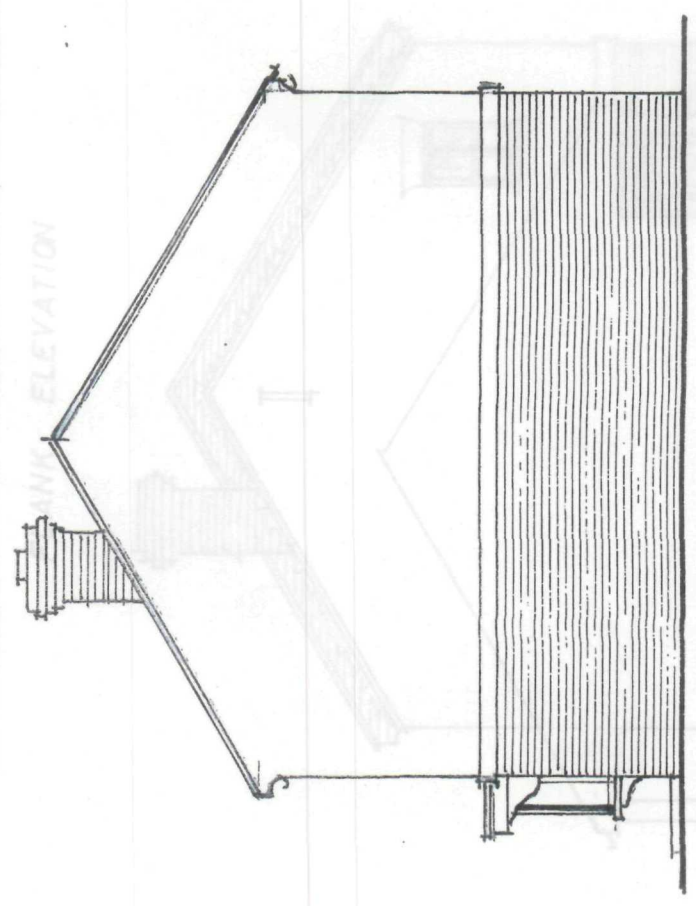
FLANK ELEVATION



GROUND FLOOR



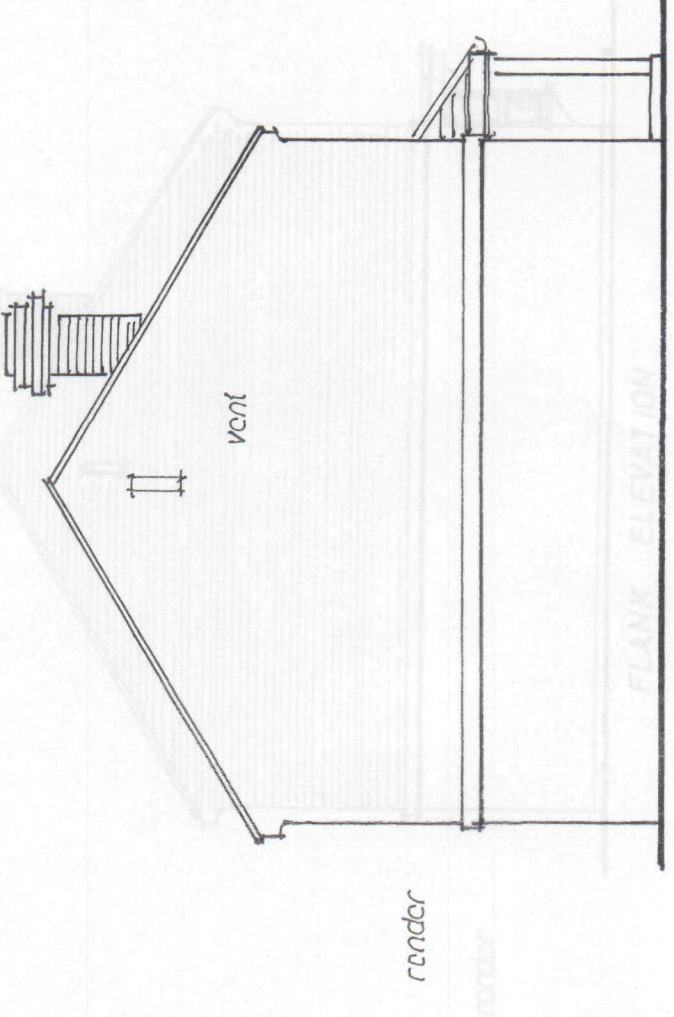
FIRST FLOOR



GARAGE ELEVATION

222 broadgate semi detached 3 bed type a (reverse a)

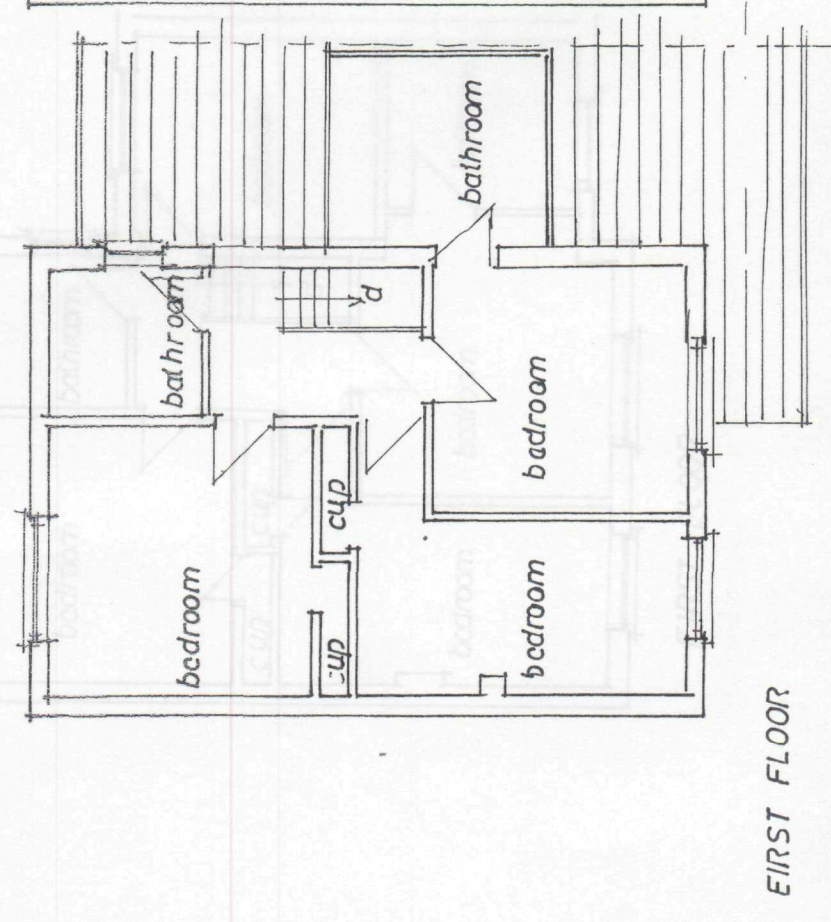
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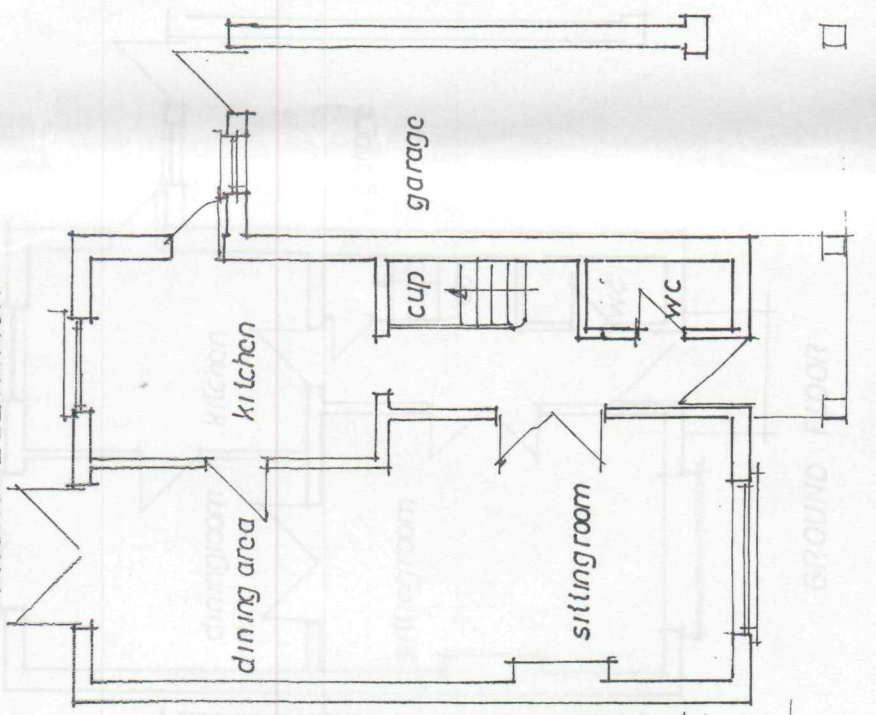
REAR ELEVATION

FRONT ELEVATION

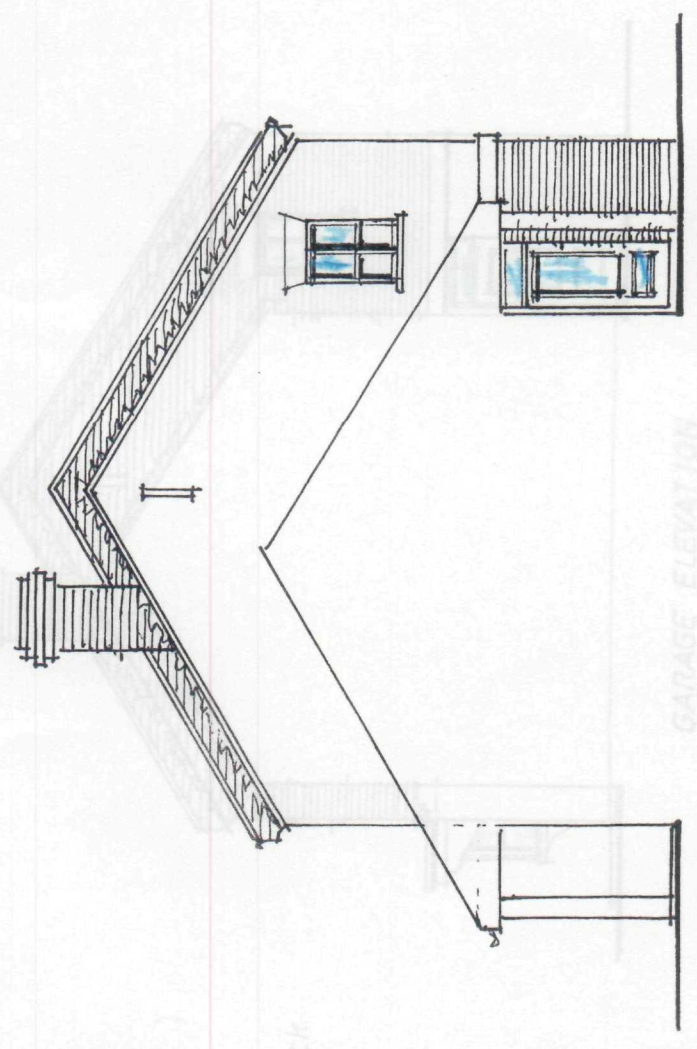
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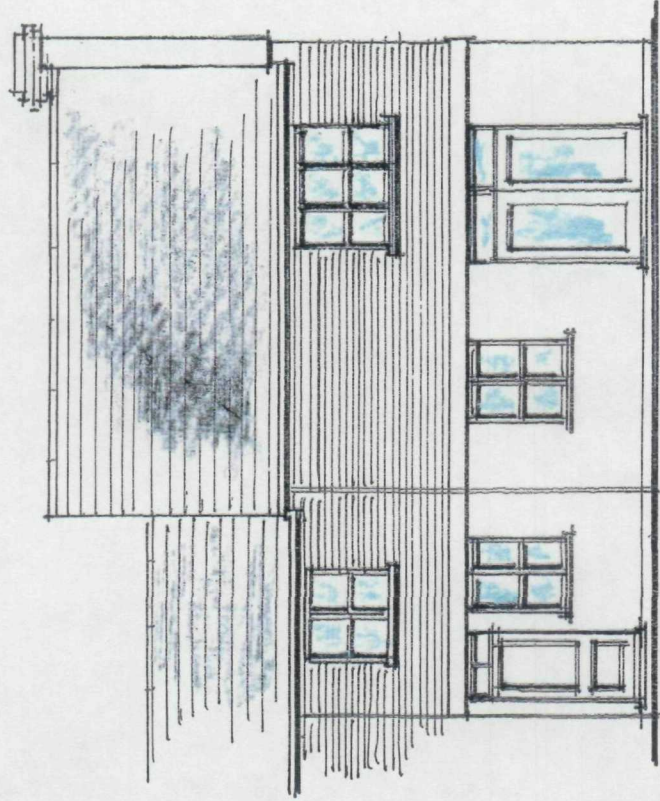
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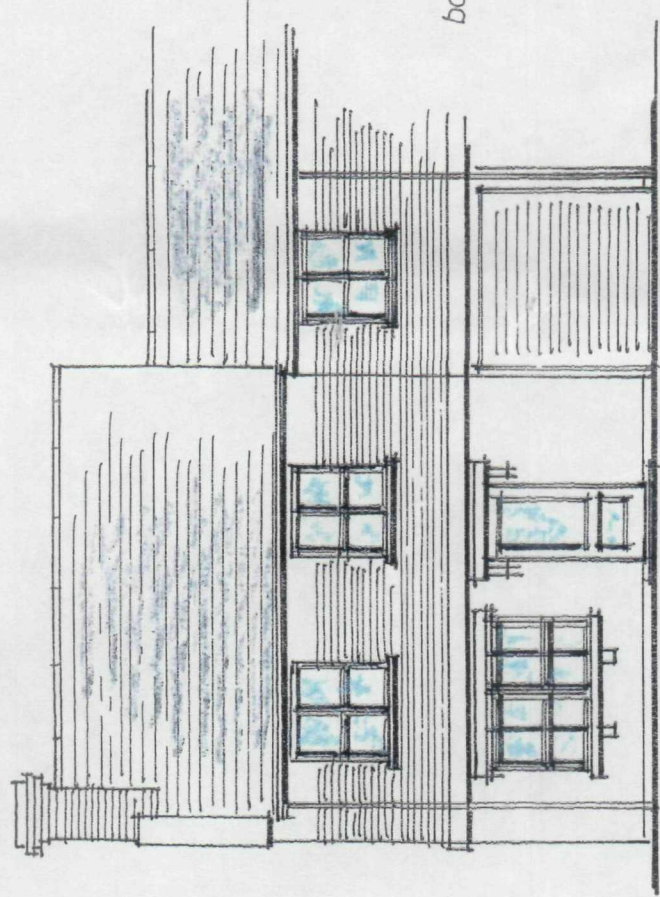
GROUND FLOOR



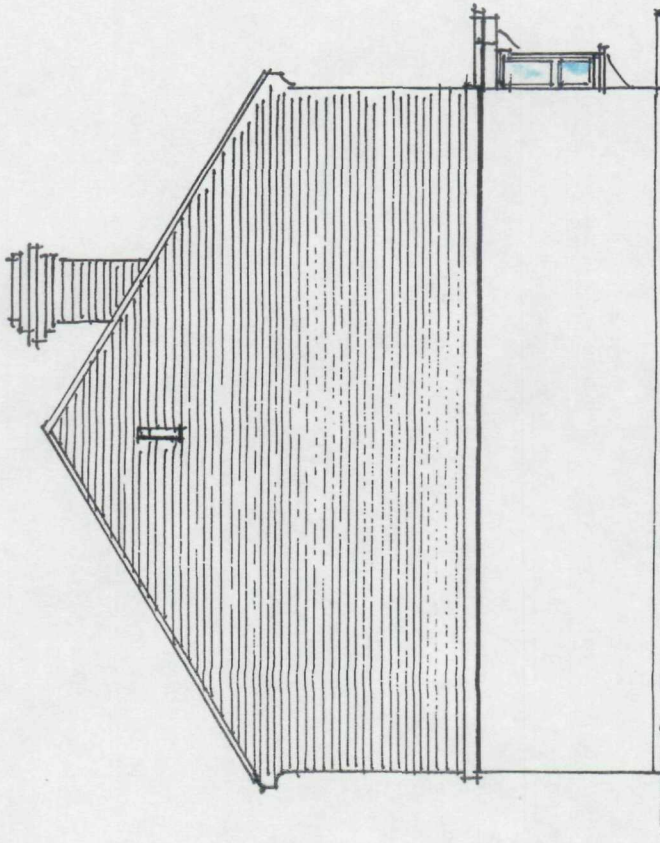
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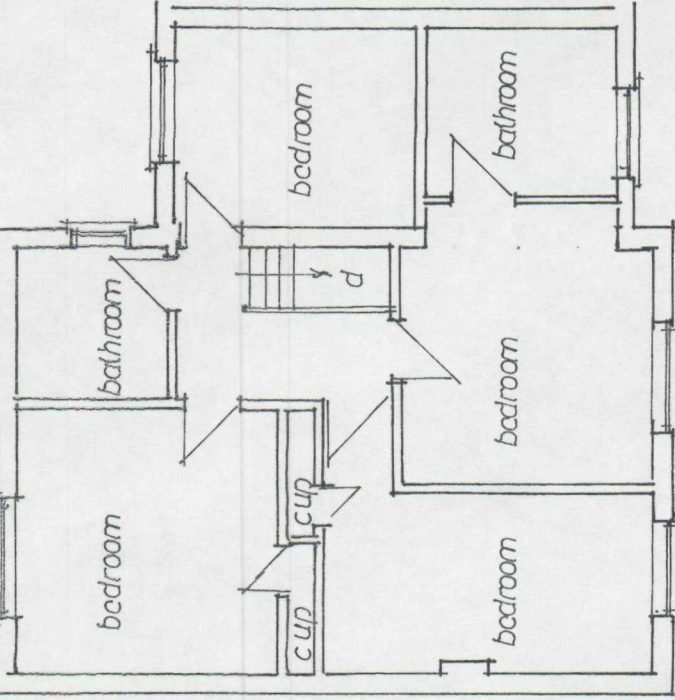
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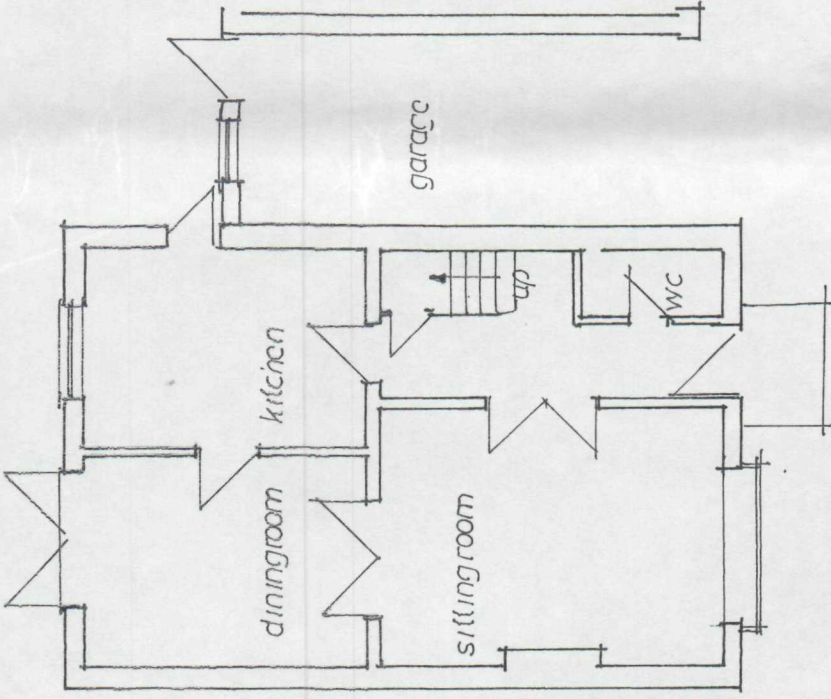
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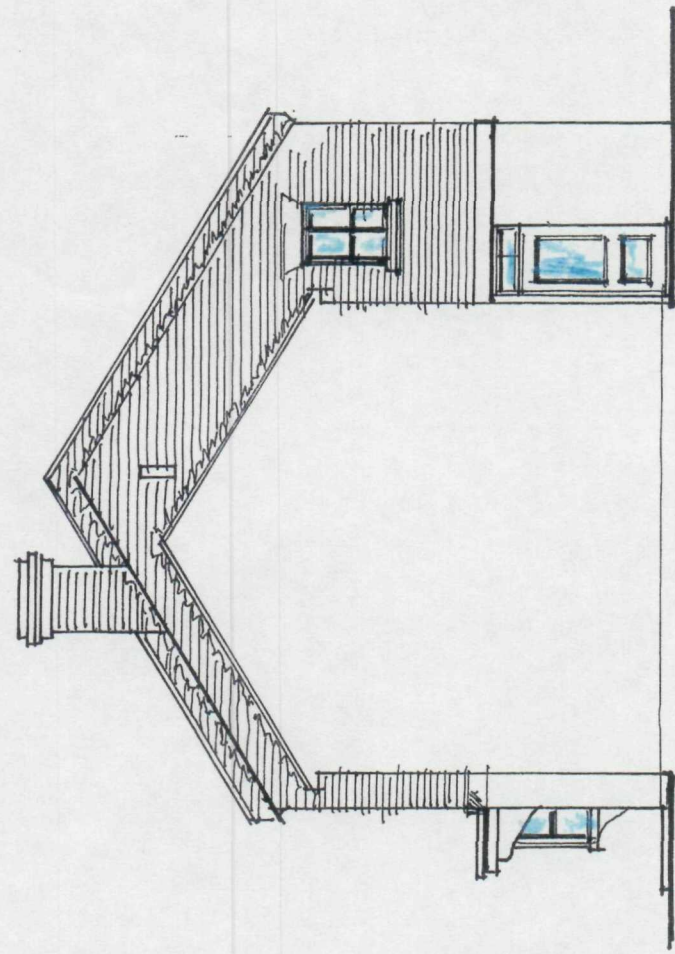
FLANK ELEVATION



FIRST FLOOR



GROUND FLOOR



GARAGE ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
30 DEC 1998
Ref: 1256/98



Chartered Surveyors
Centuries, 35 East Street, Blandford Forum, Dorset, DT11 7L
Tel. 01258 454029/455871

PROPOSED DEVELOPMENT
OF
222 BROADGATE, WESTERN HILLS,
SPALDING, LINCOLNSHIRE

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SITE PLAN



222. BROAD GATE
PROPOSED LAYOUT
SCALE 1 : 500
AJC10393 / F

SUPERSEDED

NOTED

LANDSCAPE PLAN



BROAD GATE



222 BROAD GATE
PROPOSED LANDSCAPING PLAN
SCALE 1:500
AJC 10393/G

SUPERSEDED

SUPERSEDED

SOUTH HEDGE : 5 No STD FRAXINUS EXCELSIOR
WITH 20 No CRATAEGUS MONOGYNA @ 400mm x 5m
WITH 20 No ACER CAMPESTRE + 20 No VIBURNUM OPULUS +
20 No ROSA CANINA @ 5m x 1m. ALL PLANTING PLANTED AT
RANDOM ALONG LENGTH.
ALL PROTECTED WITH VENTILATED PLASTIC PLANT GUARDS
OR HEDGES ENCLOSED WITH 1m GALV. WIRE NETTING AROUND
WHOLE LENGTH AGAINST ANIMALS.
ALONG BANK OF DITCH

WEST
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2 STAGGERED ROWS OF
CRATAEGUS MONOGYNA
@ 400mm x 5m
12 No VIBURNUM OPULUS

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5 No STD ACER CAMPESTRE

2 No ALNUS GLUTINOSA STD

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3 No STD SALICARIA

3 No STD GRASS

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TOTAL SITE AREA

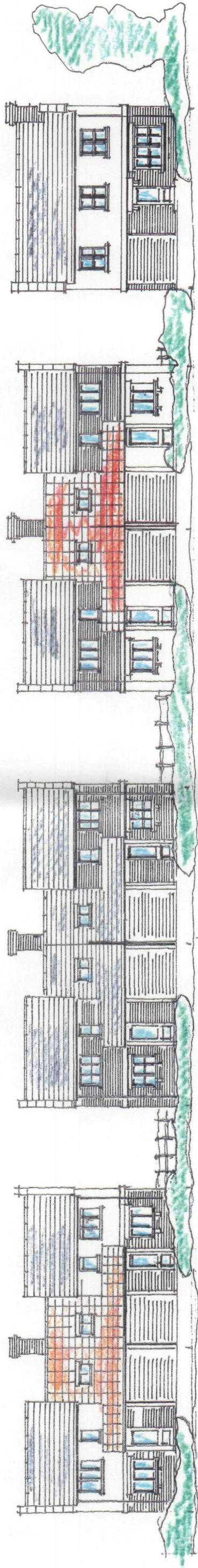
approx: 15425 sq. metres.

AREA OF OPEN SPACE

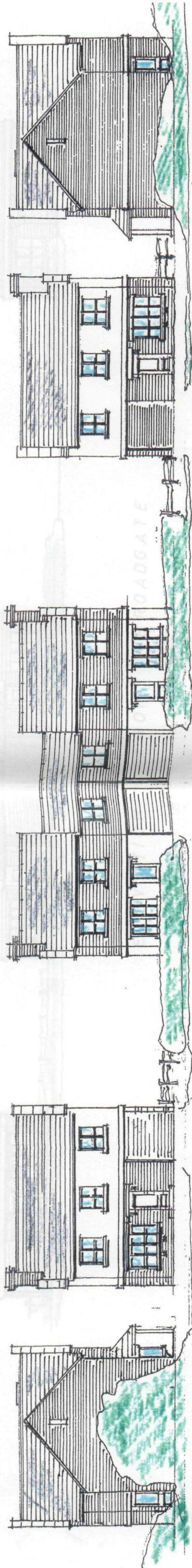
approx: 800 sq. metres.

ELEVATIONS & FLOOR PLANS

Scale 1:200



NORTH ELEVATION FROM NEW ROAD

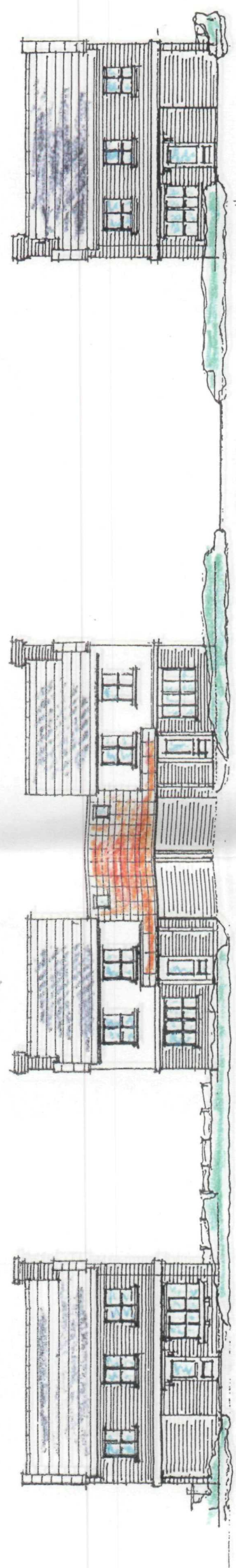


EAST ELEVATION FROM CUL DE SAC



Chartered Surveyors
C/o Messrs. 15 East Street, Blandford Forum, Dorset, DT11 7E
Tel. 01258 459029/455671

PROPOSED DEVELOPMENT
OF
222 BROADGATE, WESTERN HILL
SPALDING, LINCOLNSHIRE



ELEVATION FROM BROADGATE
scale 1:200



Chartered Surveyors
Centuries, 35 East Street, Blandford Forum, Dorset, DT11 7D
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**PROPOSED DEVELOPMENT
OF
222 BROADGATE, WESTERN HILLS,
SPALDING, LINCOLNSHIRE**



NOTE
50% of Type E built of brick red brick & render

222 broadgale detached 4 bed type c1 (reverse c)

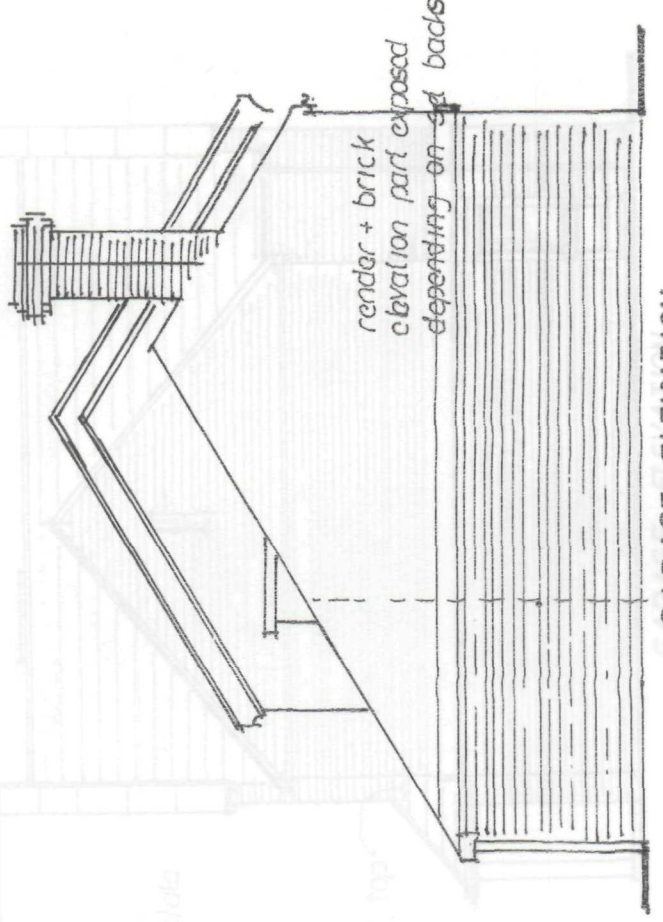
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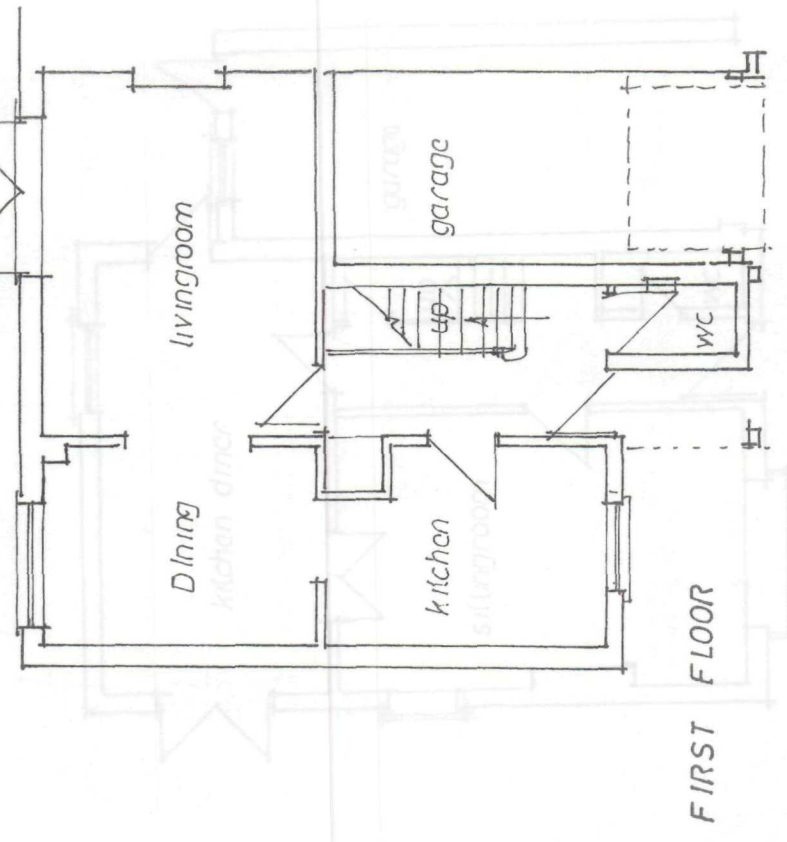
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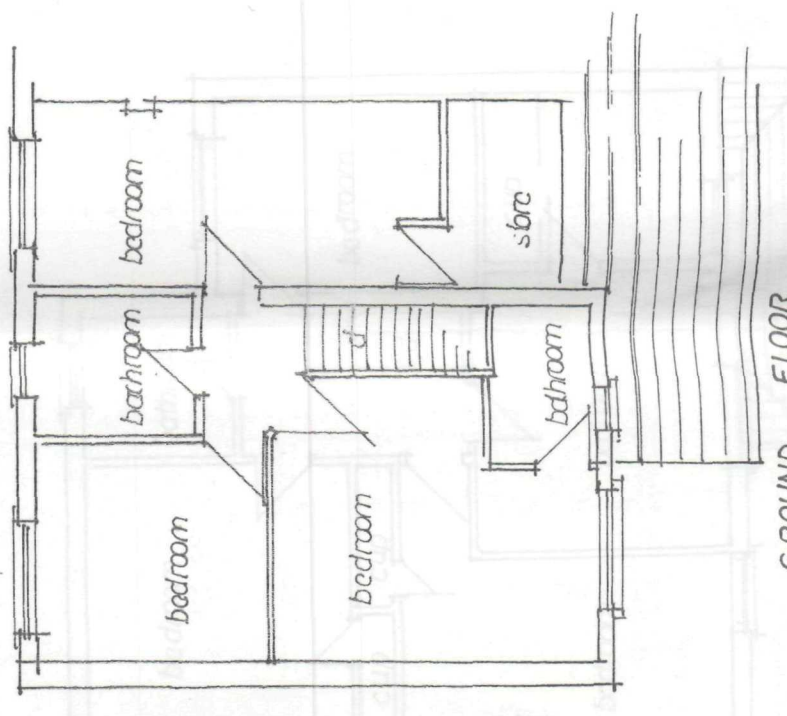
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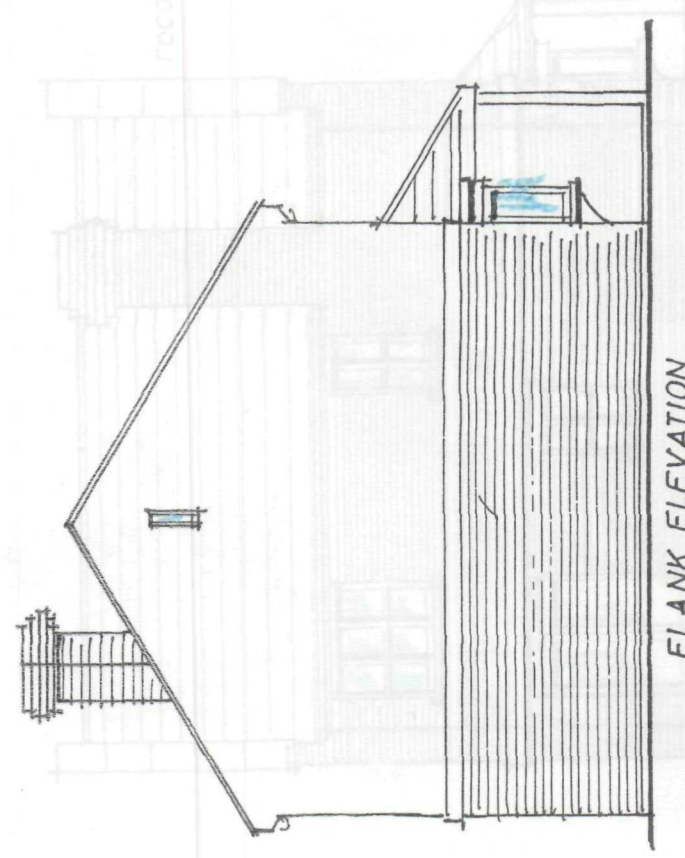
GARAGE ELEVATION



FIRST FLOOR



GROUND FLOOR

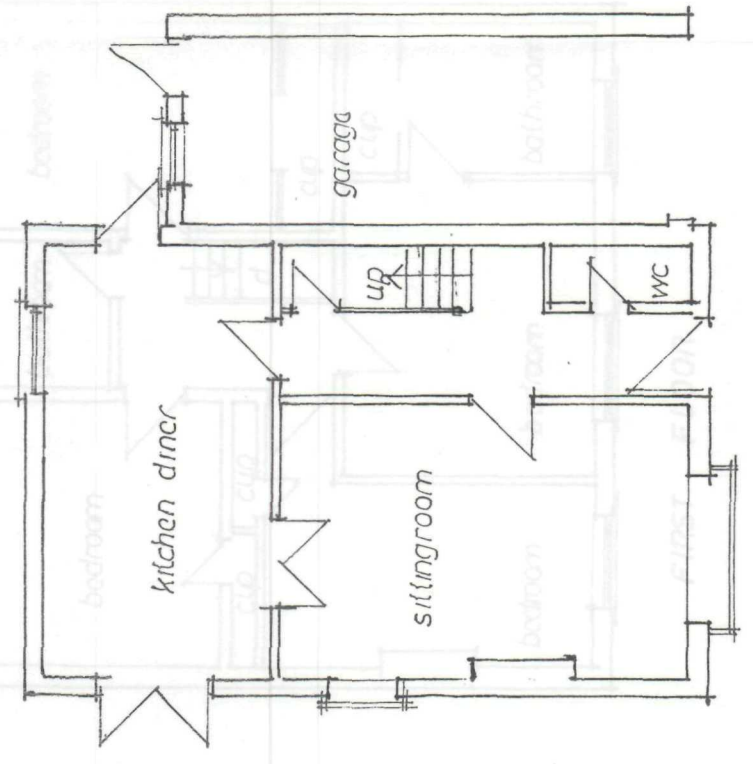
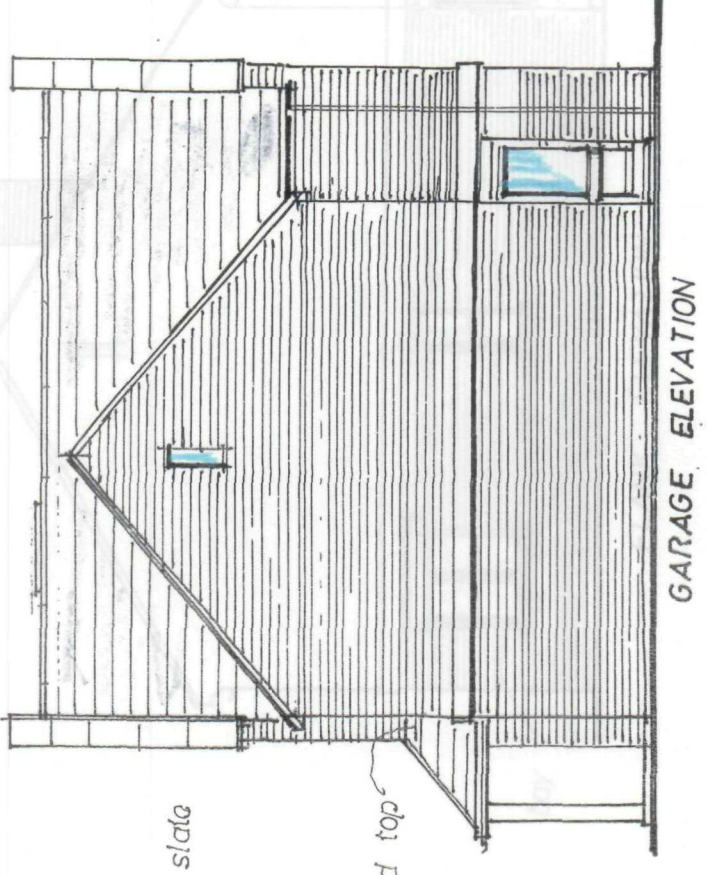
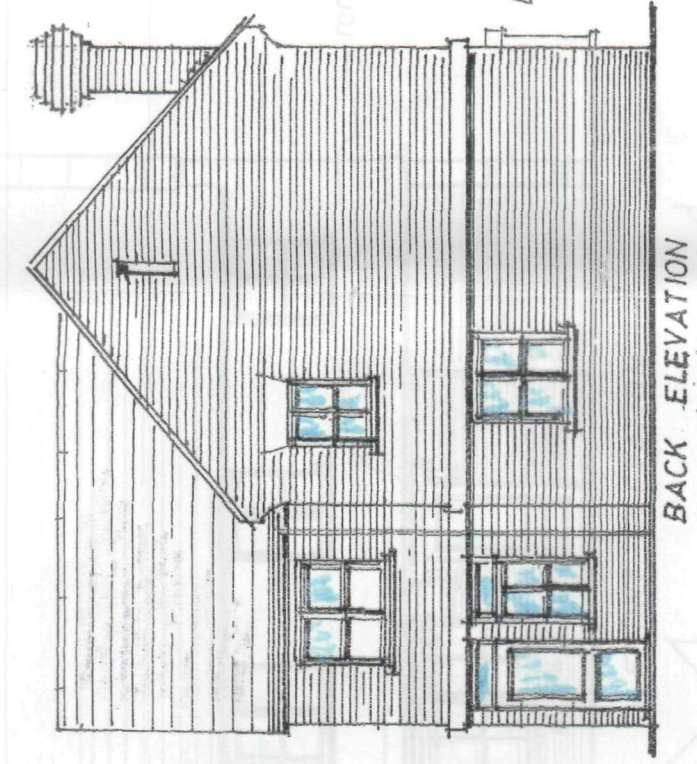


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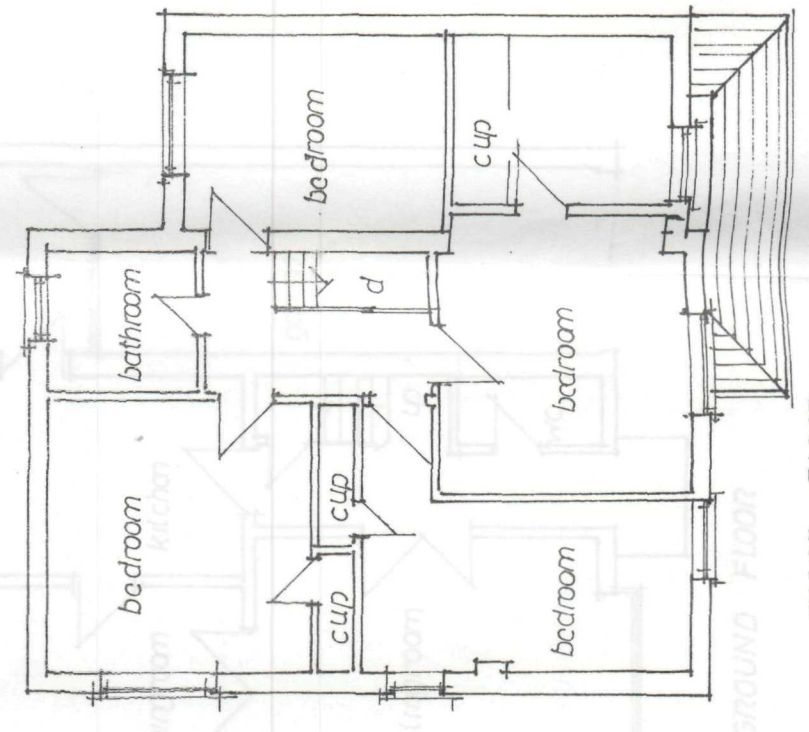
NOTE
50% of Type E built of brick not brick & render

222 broadgate detached 4 bed type c1 (reverse c)

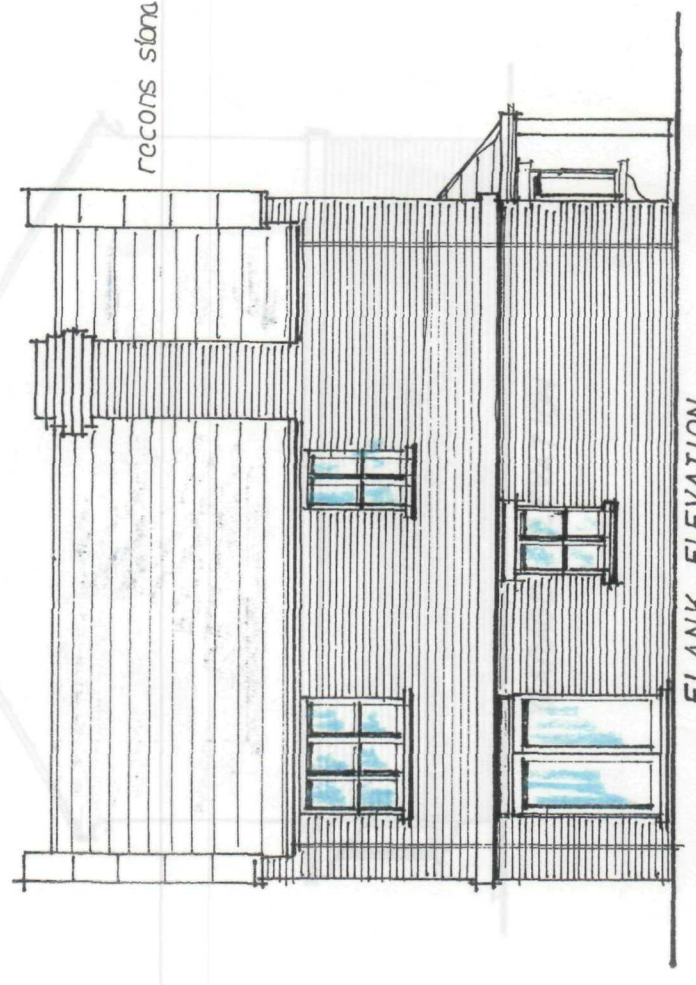
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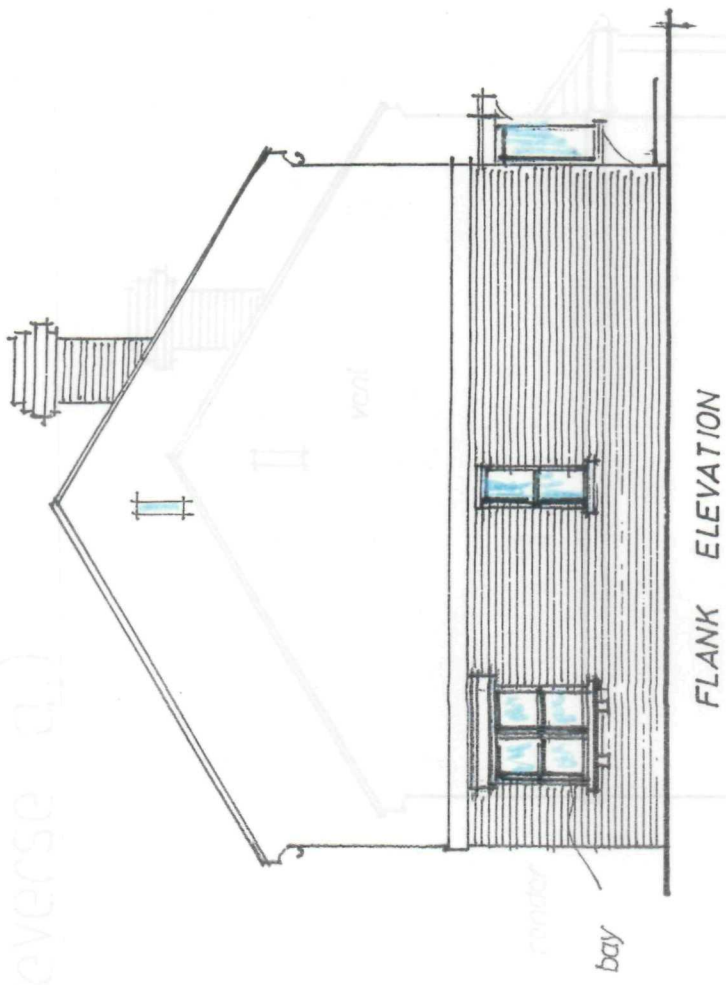
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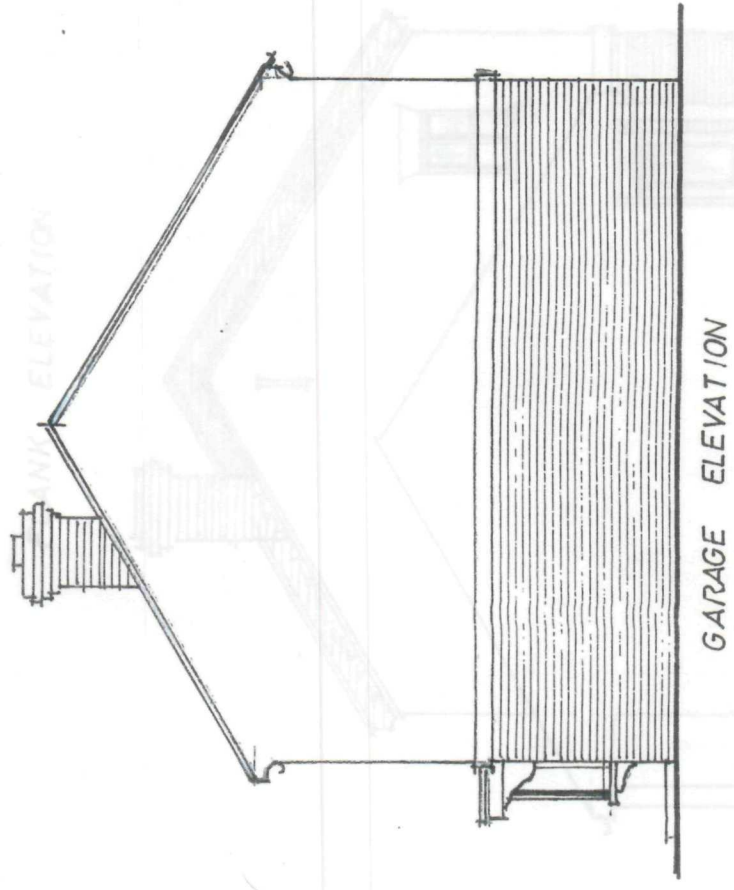
FIRST FLOOR



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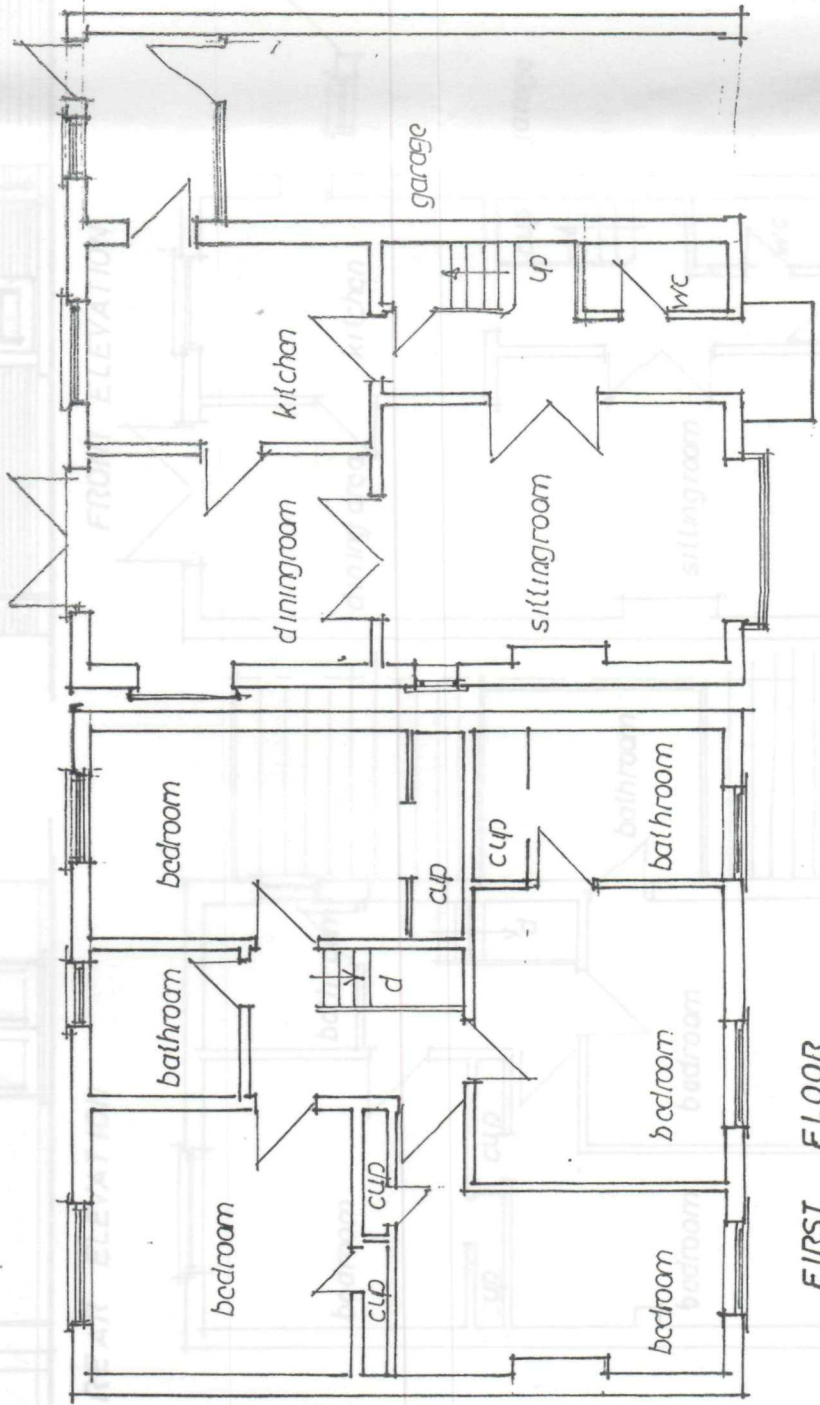
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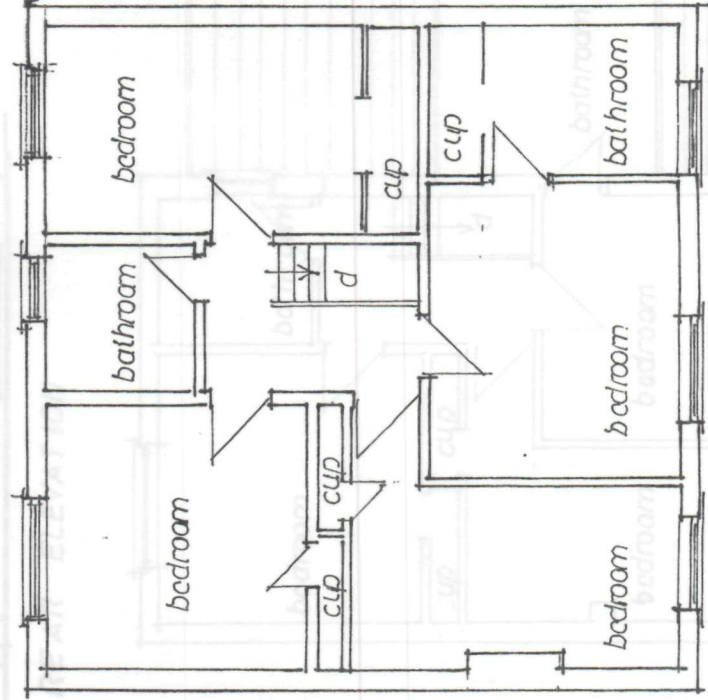
GARAGE ELEVATION



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

222 broadgate

Scale 1:100

detached 4 bed

type b (reverse b1)

Drawing no a/c/10803/1

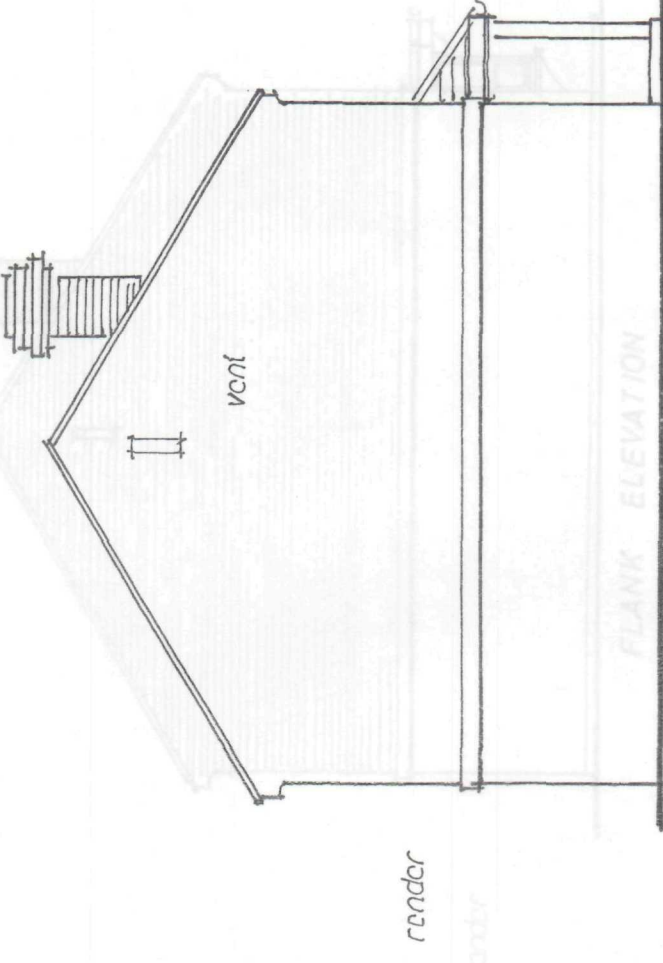
222 broadgate semi detached 3 bed type a (reverse a)

SCALE 1:100

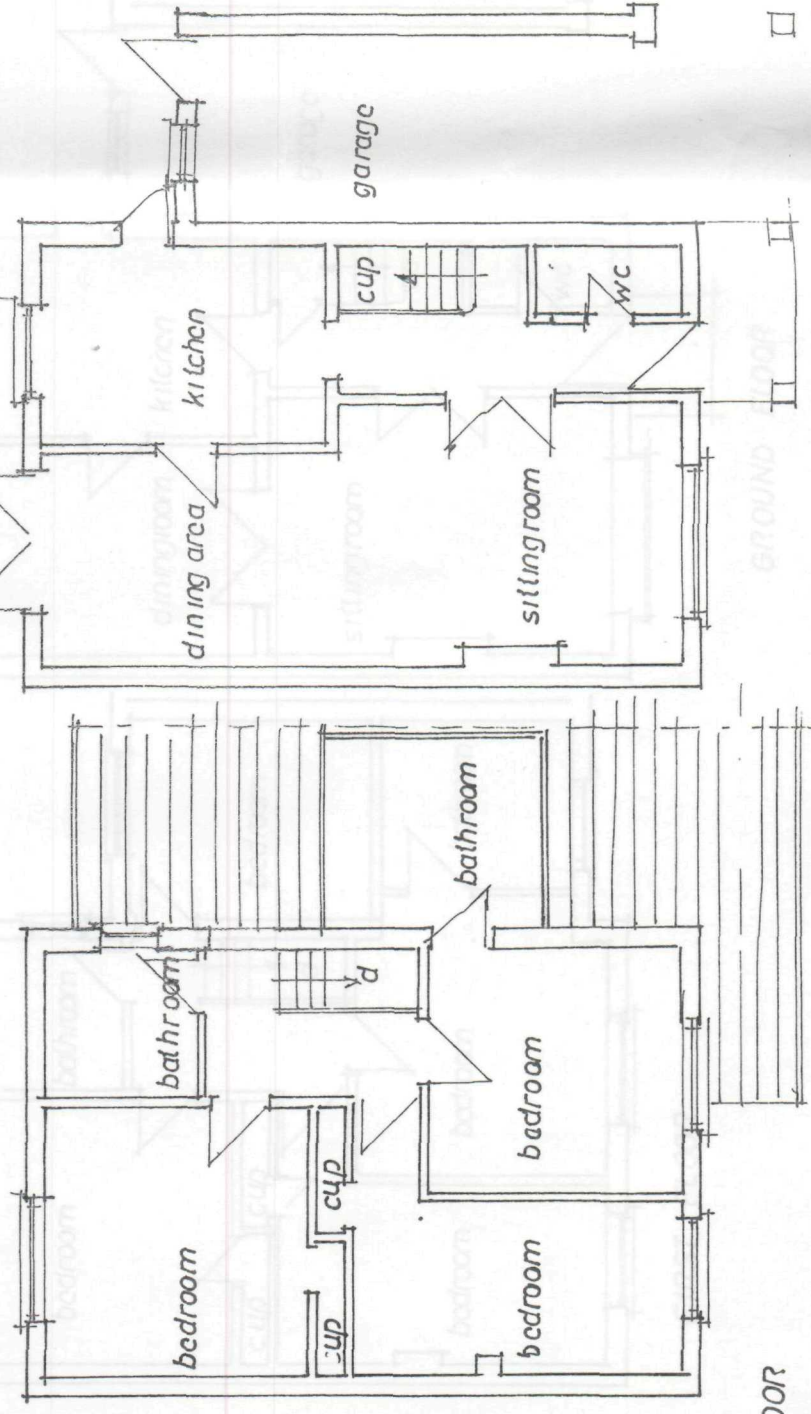


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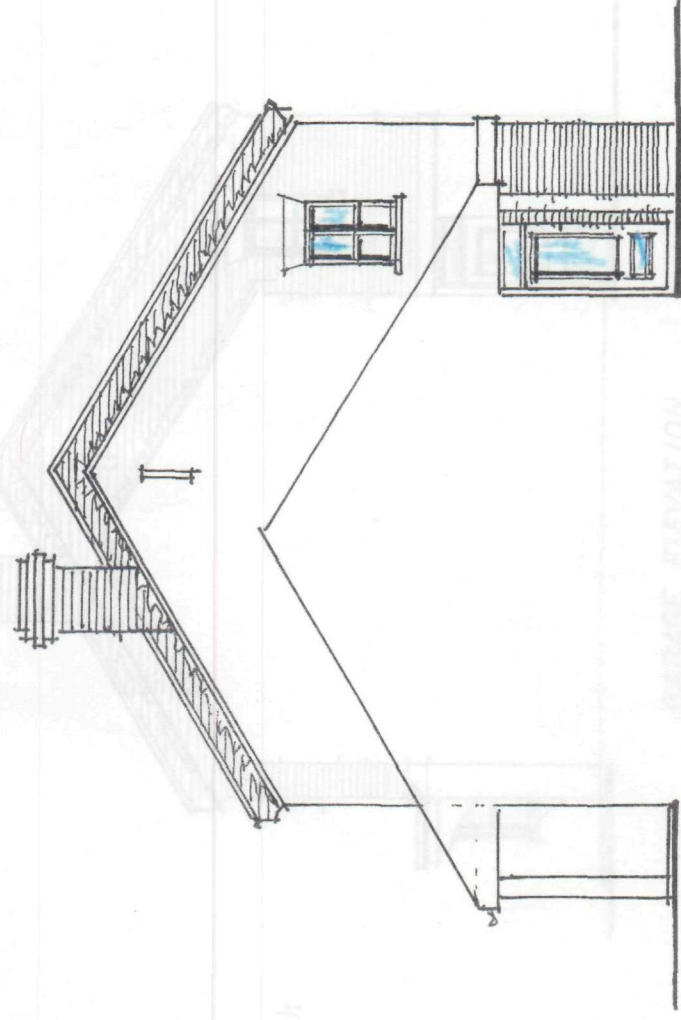
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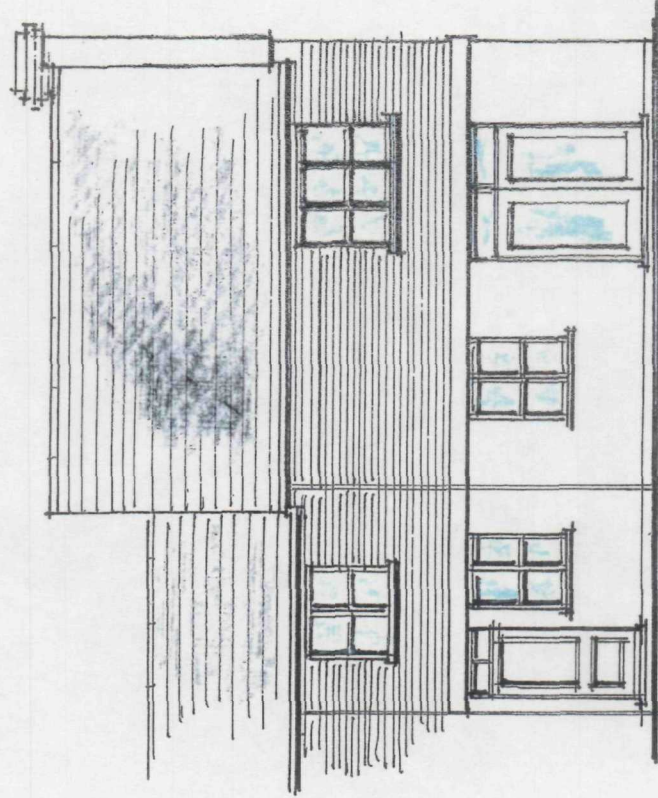
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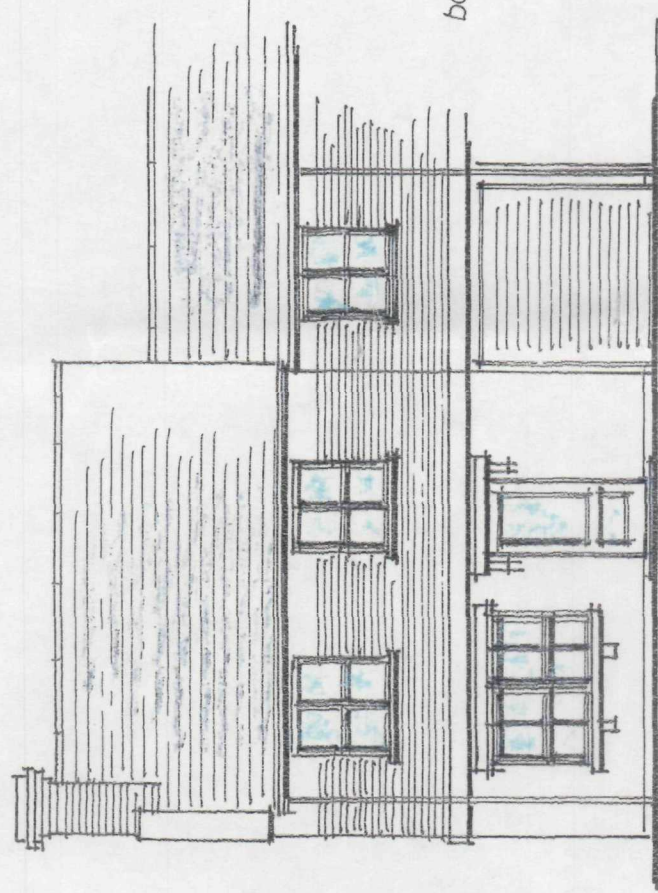
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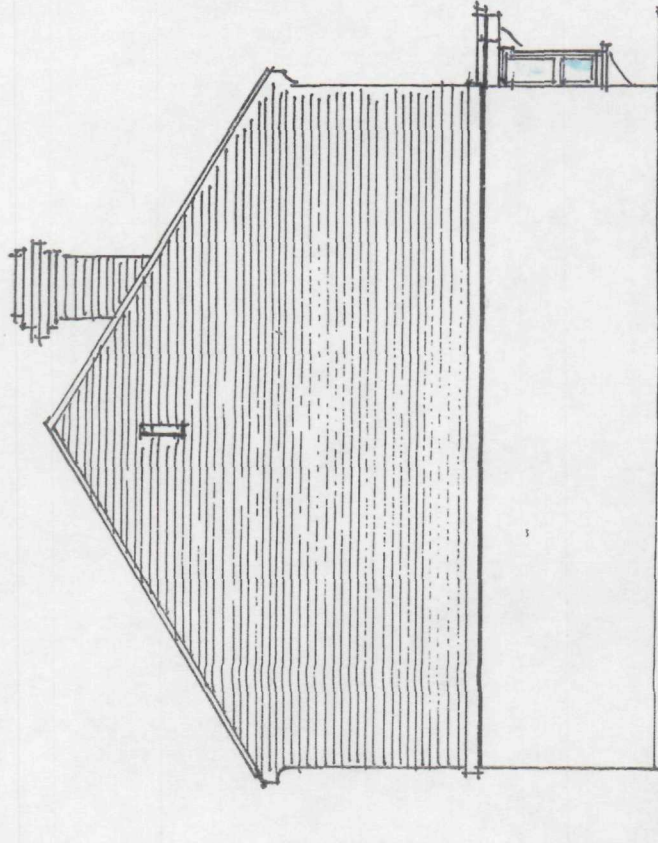
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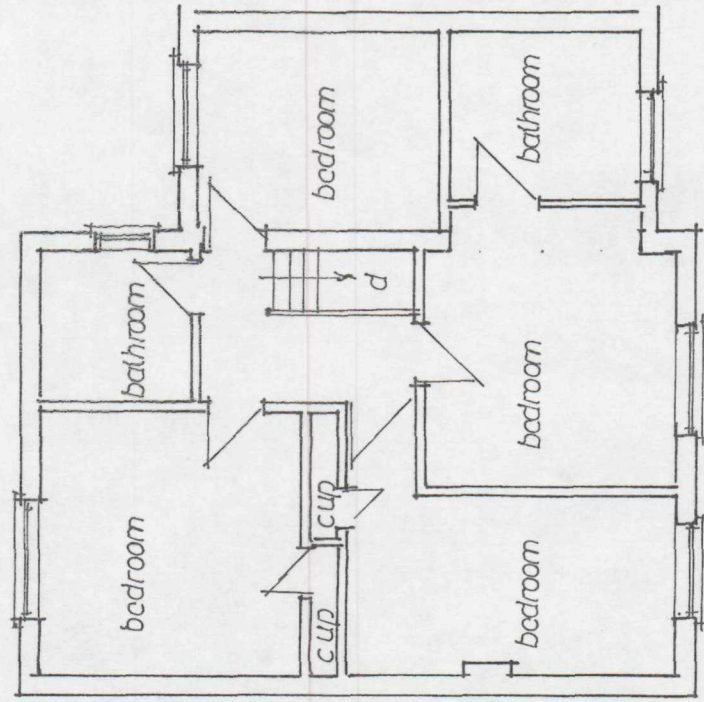
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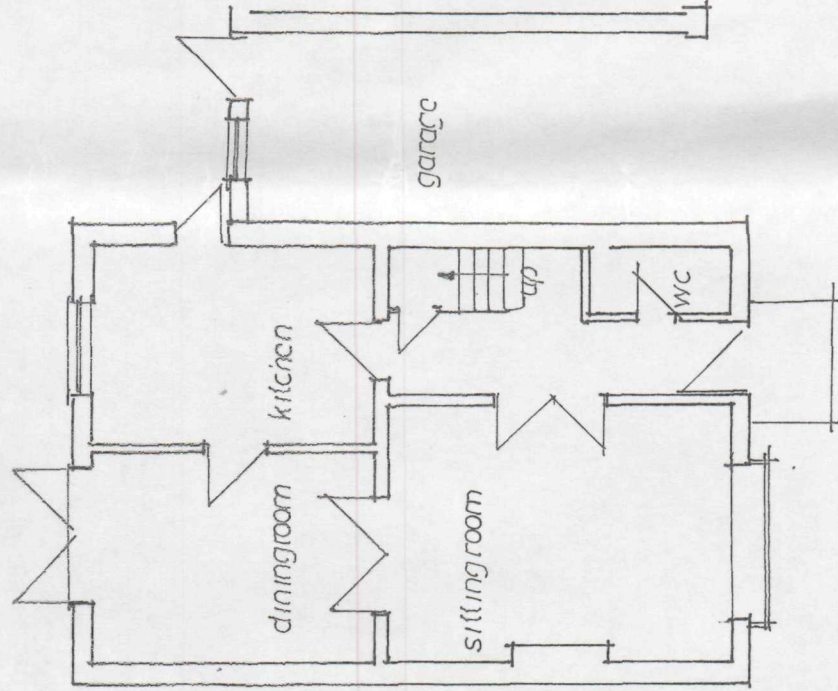
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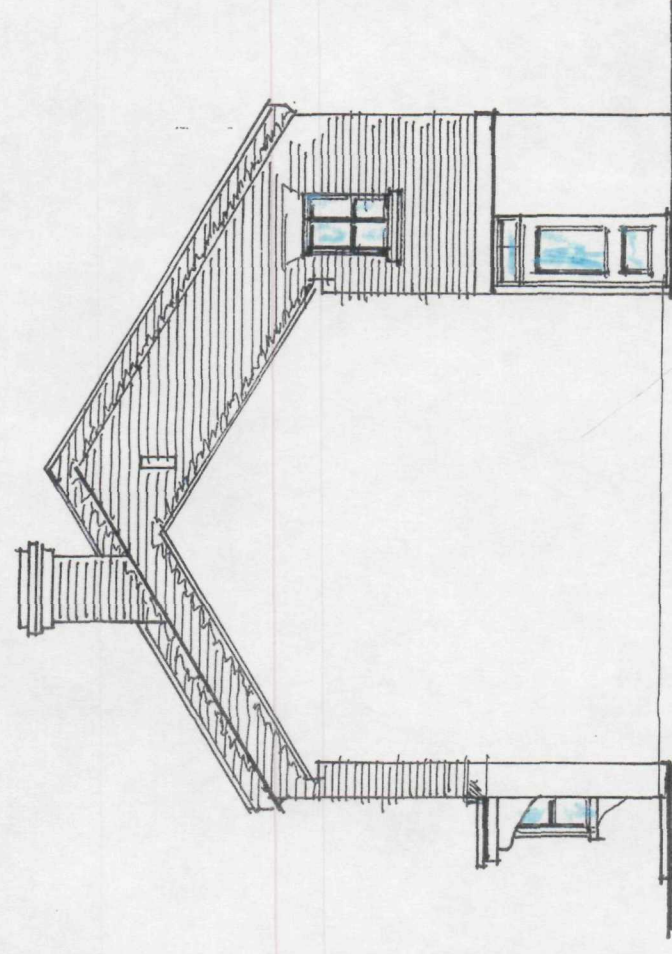
FLANK ELEVATION



FIRST FLOOR



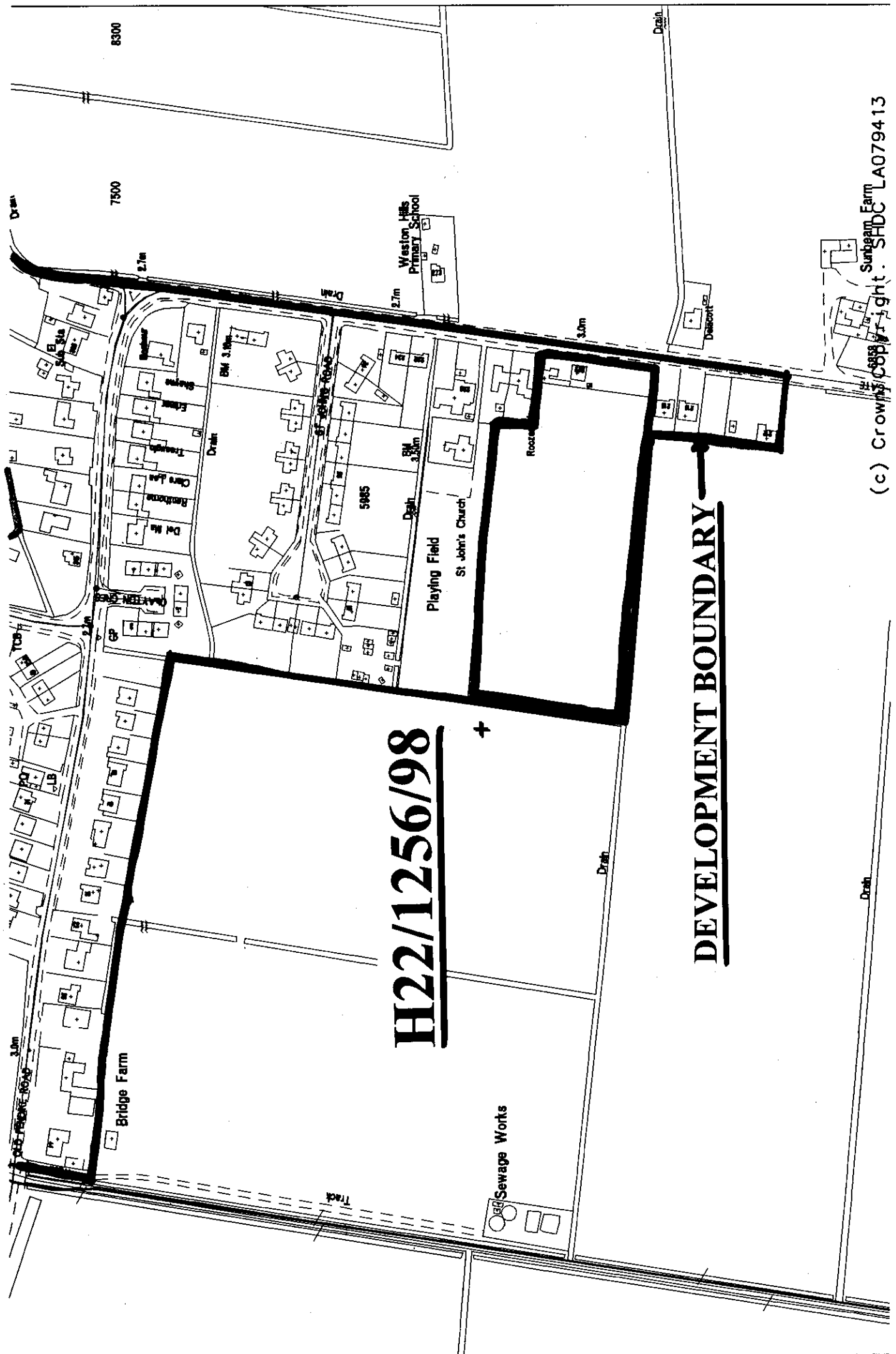
GROUND FLOOR



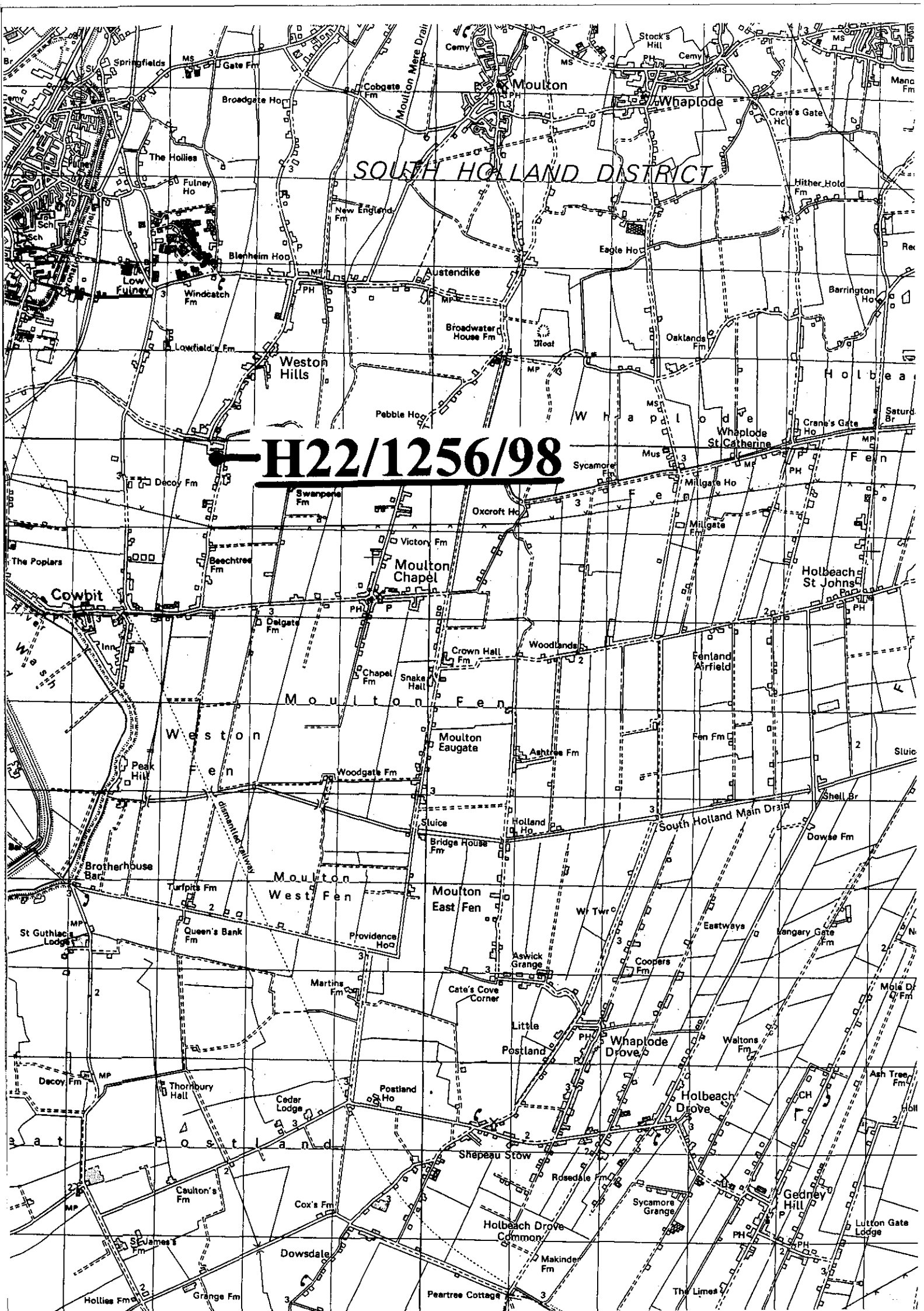
GARAGE ELEVATION

H22/1256/98

DEVELOPMENT BOUNDARY

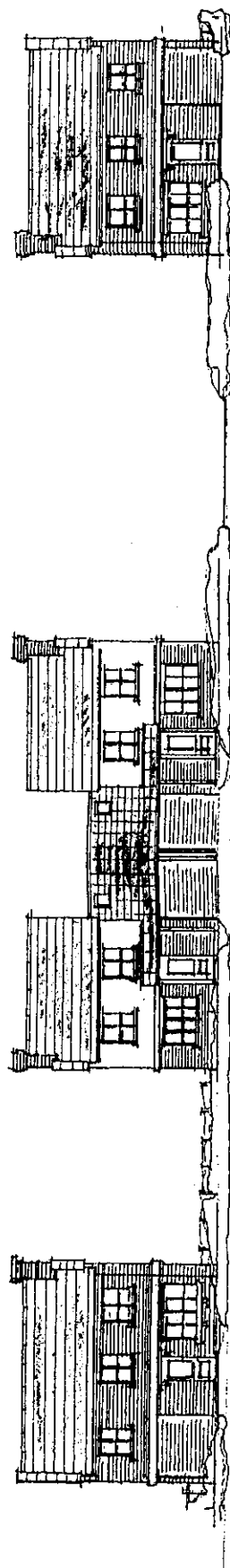


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SOUTH HOLLAND DISTRICT

H22/1256/98



ELEVATION FROM BROADGATE

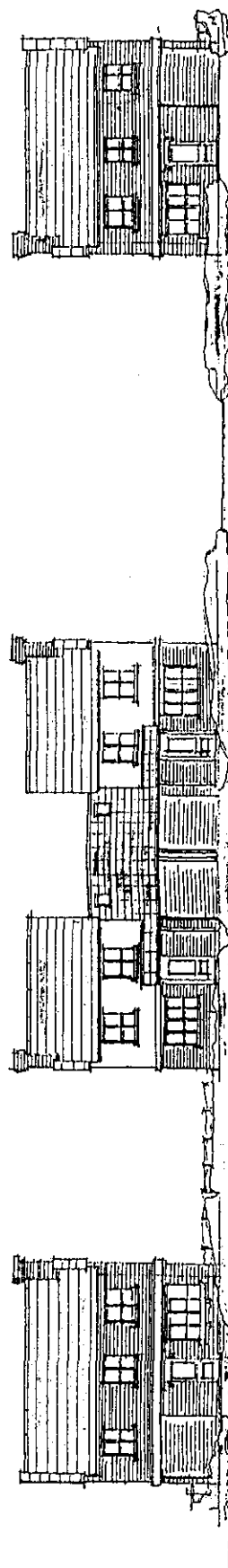
scale 1:200



Chartered Surveyors

Centurics, 35 East Street, Blandford Forum, Dorset, DT11 7D
Tel. 01258 454029/455871

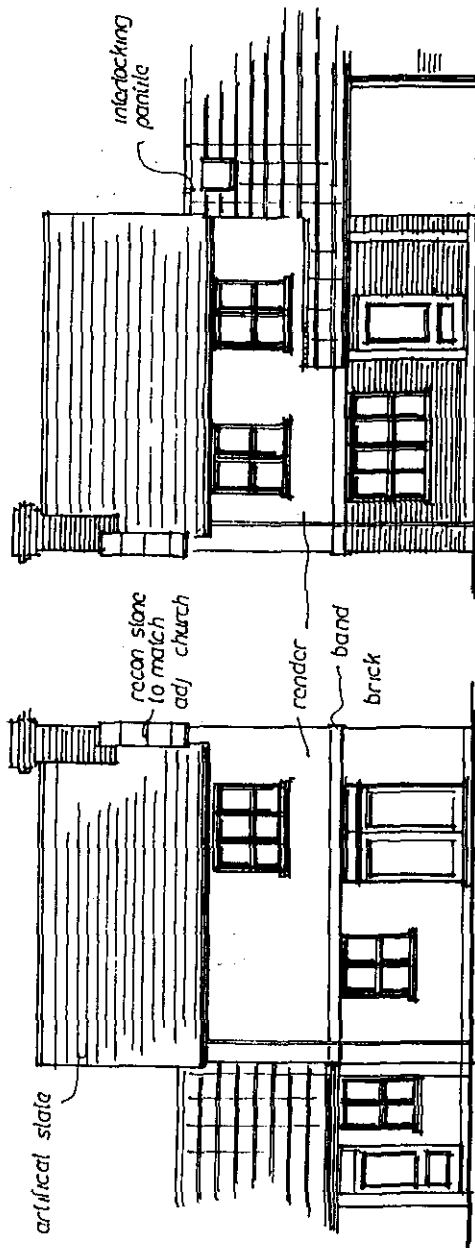
**PROPOSED DEVELOPMENT
OF
222 BROADGATE, WESTERN HILLS,
SPALDING, LINCOLNSHIRE**



H22/1256/98

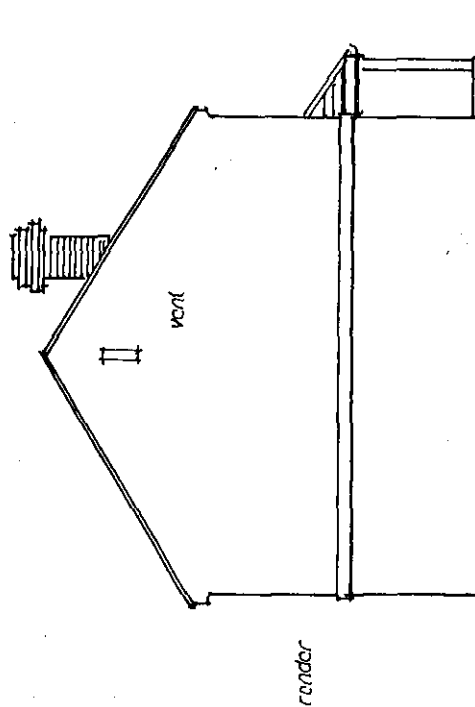
222 broadgate semi detached 3 bed type a (reverse a)

SCALE 1/100



REAR ELEVATION

FRONT ELEVATION

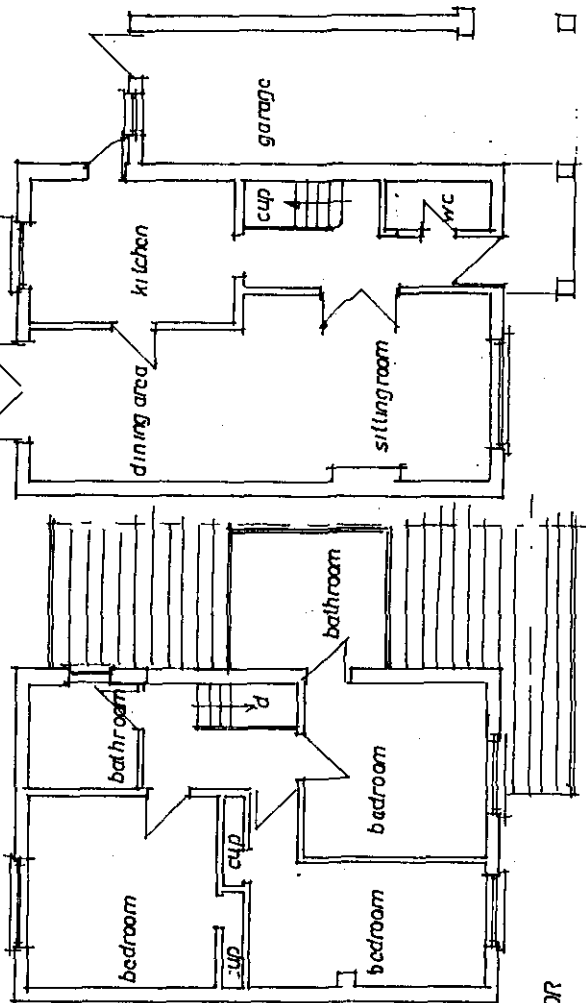


FLANK ELEVATION

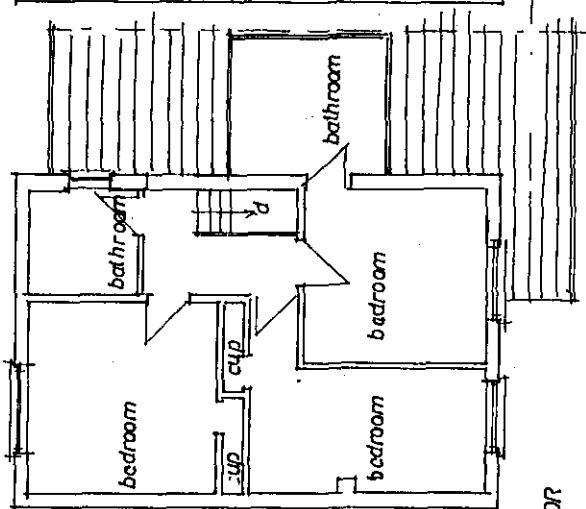
SOUTH HOLLAND DC
HOUSING & PLANNING

11 DEC 1998

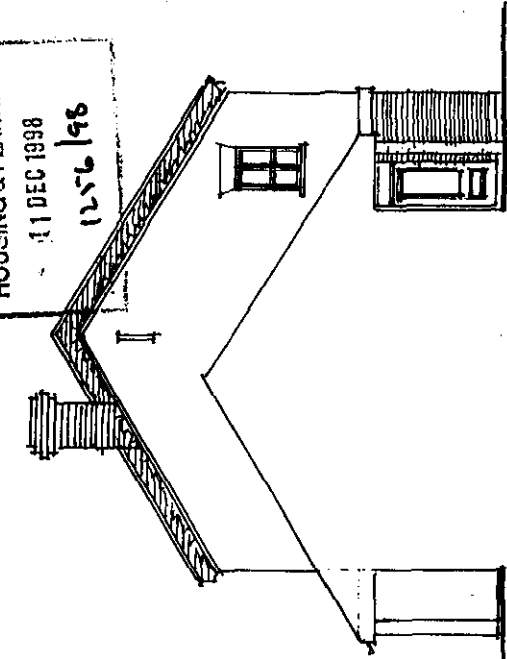
1256/98



GROUND FLOOR



FIRST FLOOR



GARAGE ELEVATION

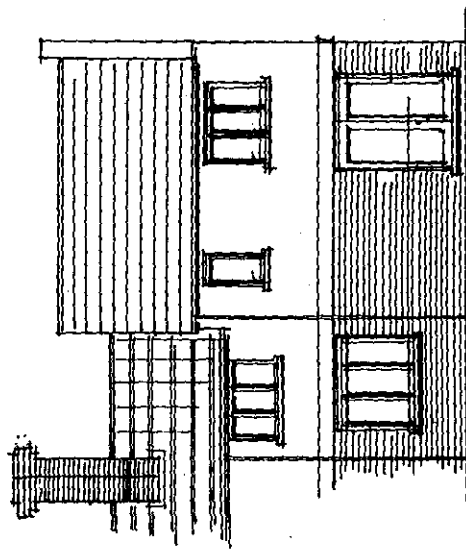
SOUTH HOLLAND DC
HOUSING & PLANNING

14 DEC 1998

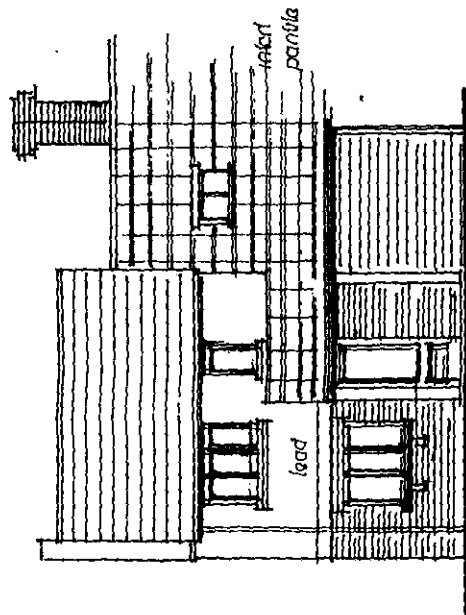
Ref:

drawing no a/c/10393/c

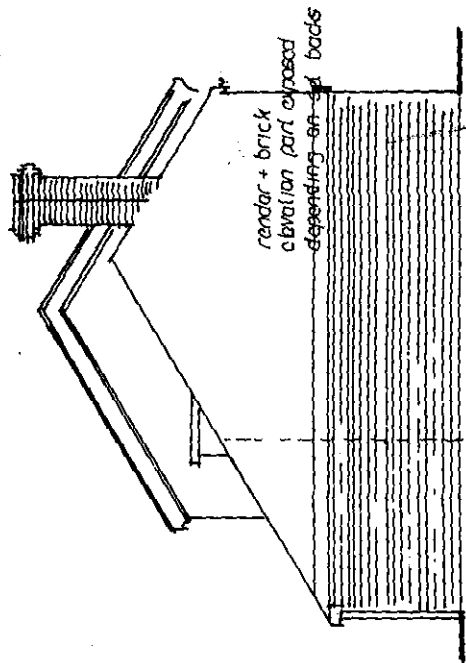
H22/1256/98



REAR ELEVATION

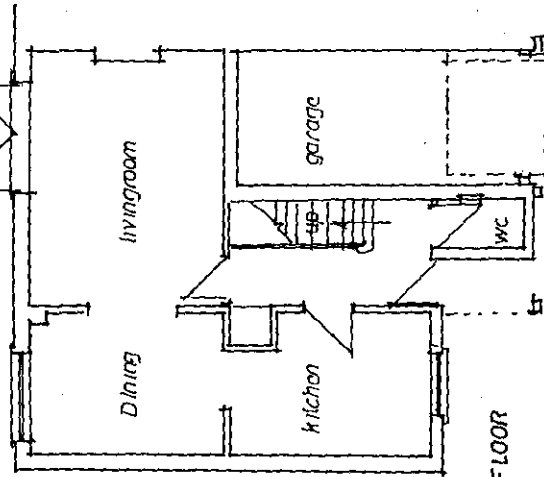


FRONT ELEVATION

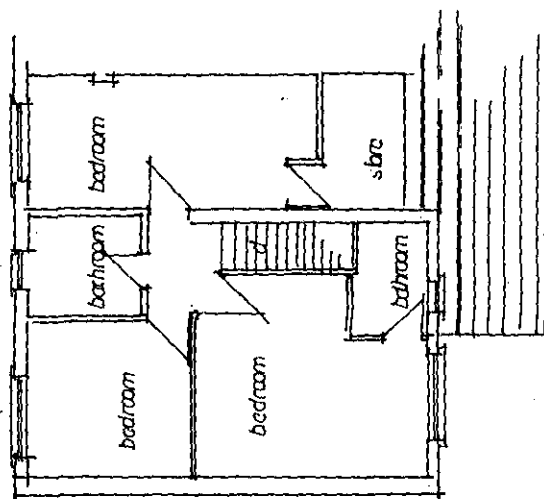


GARAGE ELEVATION

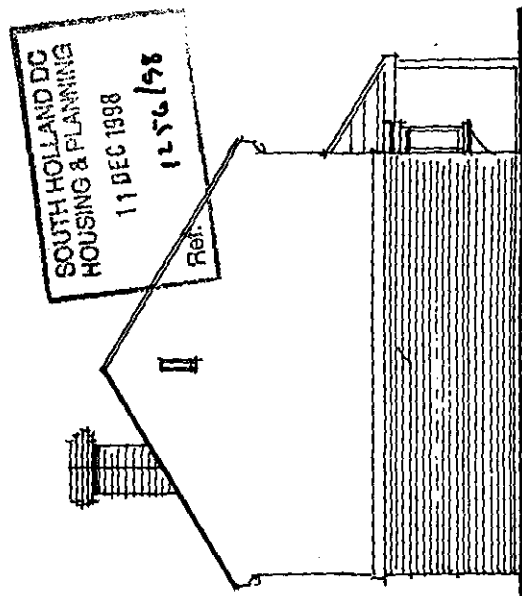
render + brick
elevation part exposed
depending on set backs



FIRST FLOOR



GROUND FLOOR



FLANK ELEVATION

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11 DEC 1998
1256/98
Ref.

NOTE
50% of Type E built of brick not brick+render

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14 DEC 1998

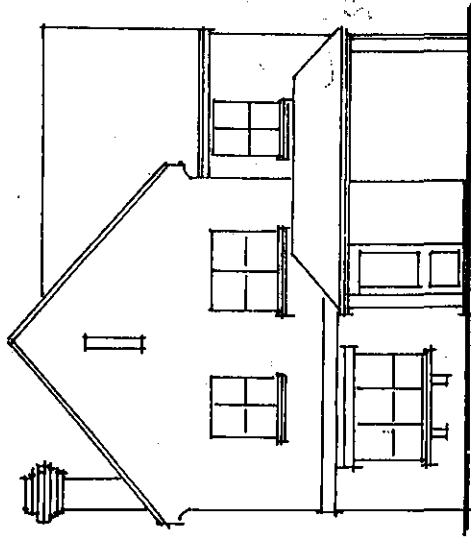
222 broadgate semi detached 3 bed north access type e1 (reverse e)
SCALE 1:100
drawing no ajc/10357/d

SOUTH HOLLAND CO
 HOUSING & PLANNING
 14 SEP 1998
 Pch

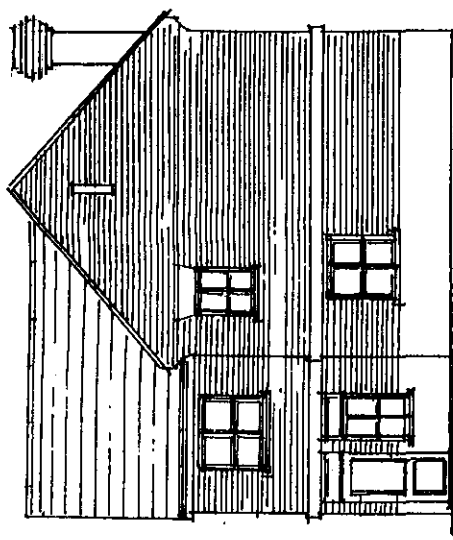
H22/1256/98

AS-10393/E
 222 Broomgate

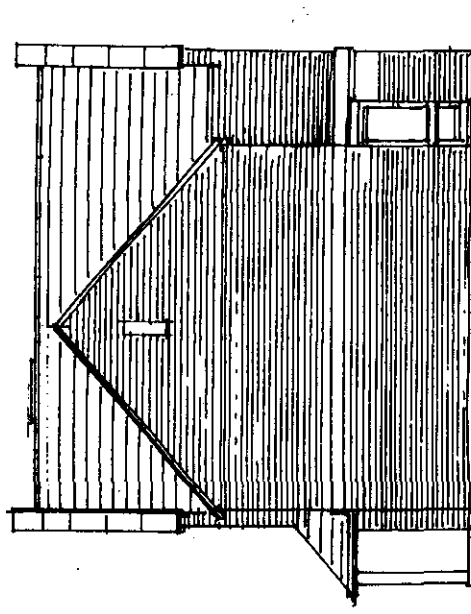
C' (REVERSE C)
 1:100



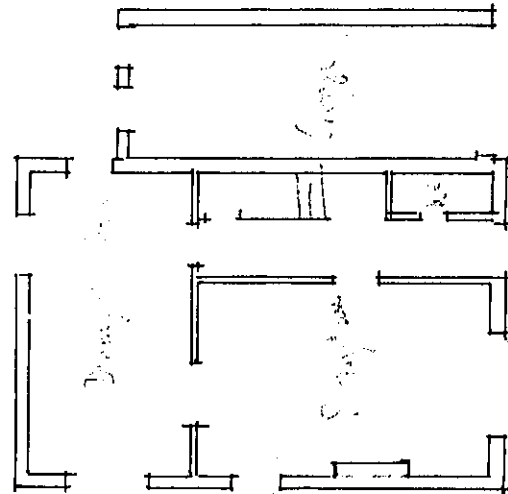
FRONT



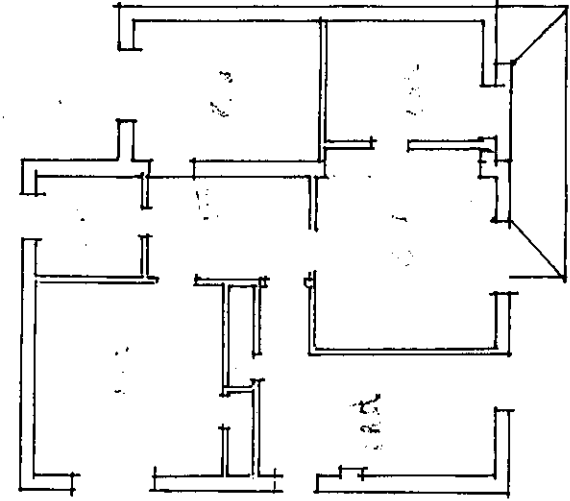
BACK



Garage
ELEVATION

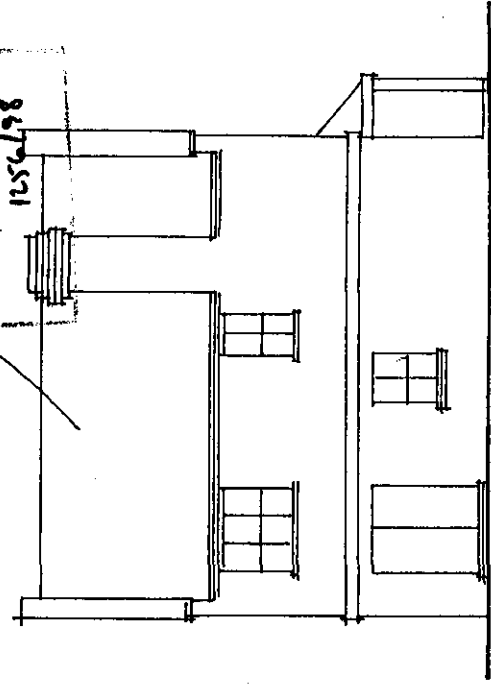


Ground floor



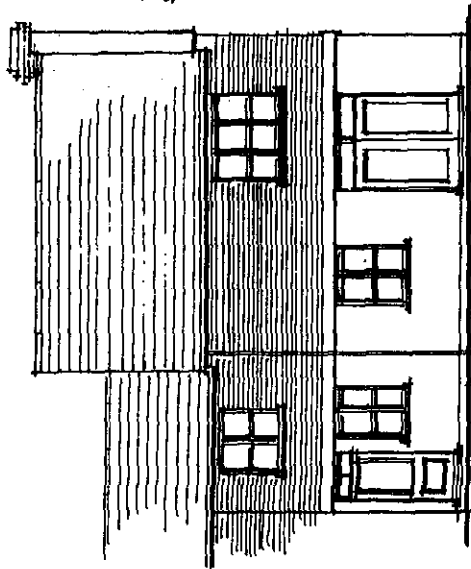
FIRST FLOOR

SOUTH HOLLAND CO
 HOUSING & PLANNING
 11 SEP 1998
 1256/98

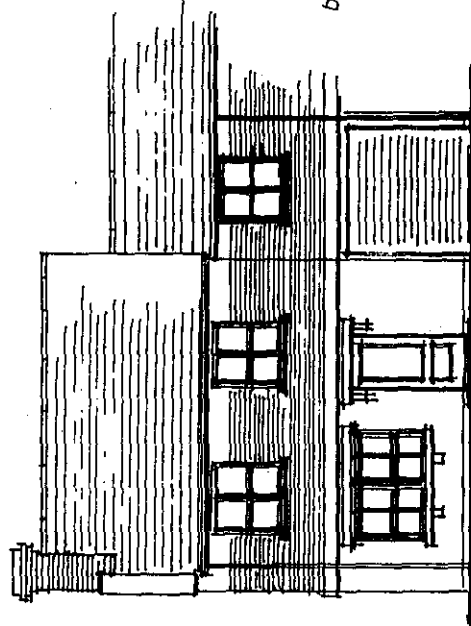


FLANK ELEVATION

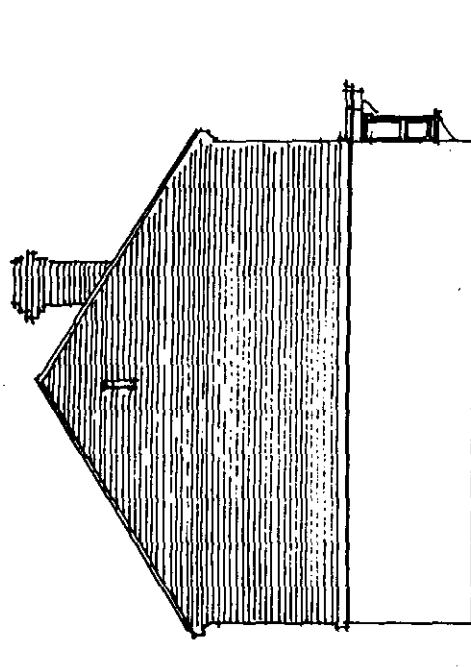
H22/1256/98



REAR ELEVATION



FRONT ELEVATION



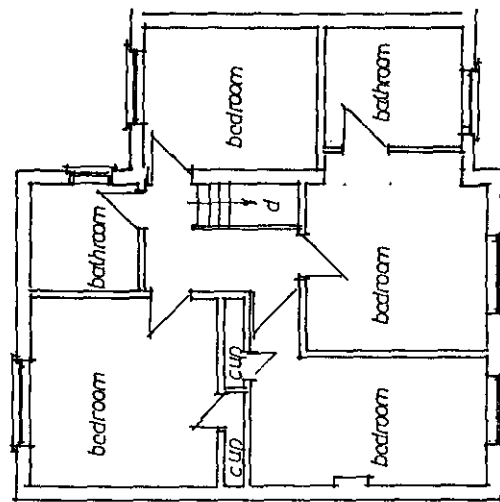
FLANK ELEVATION

artificial
slate

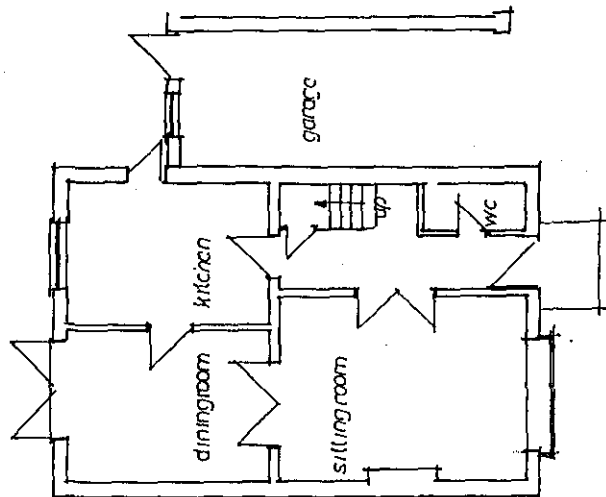
lard

band

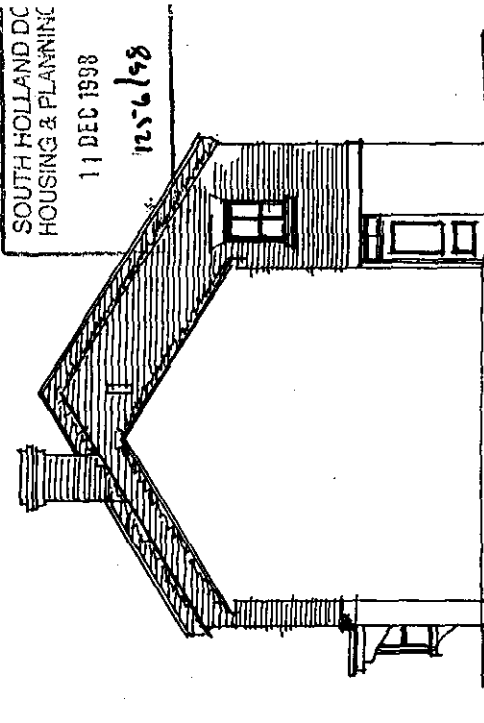
render



FIRST FLOOR



GROUND FLOOR



GARAGE ELEVATION

brick

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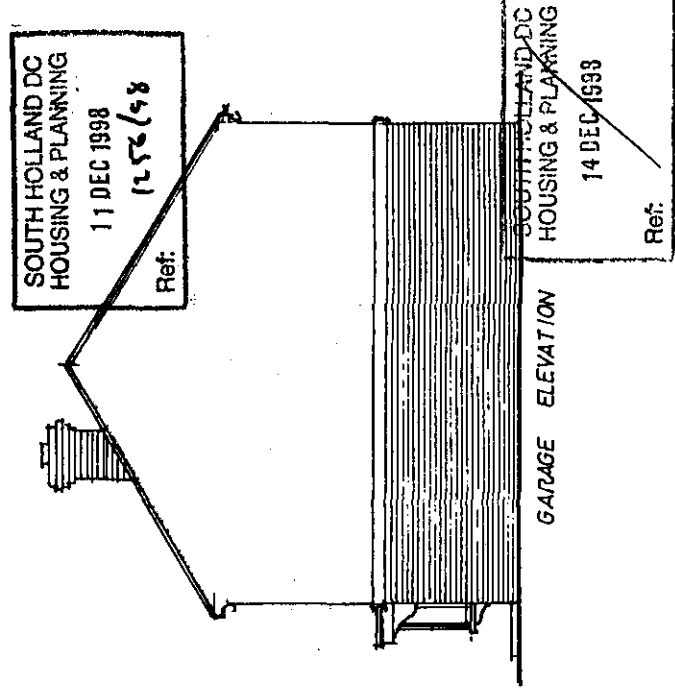
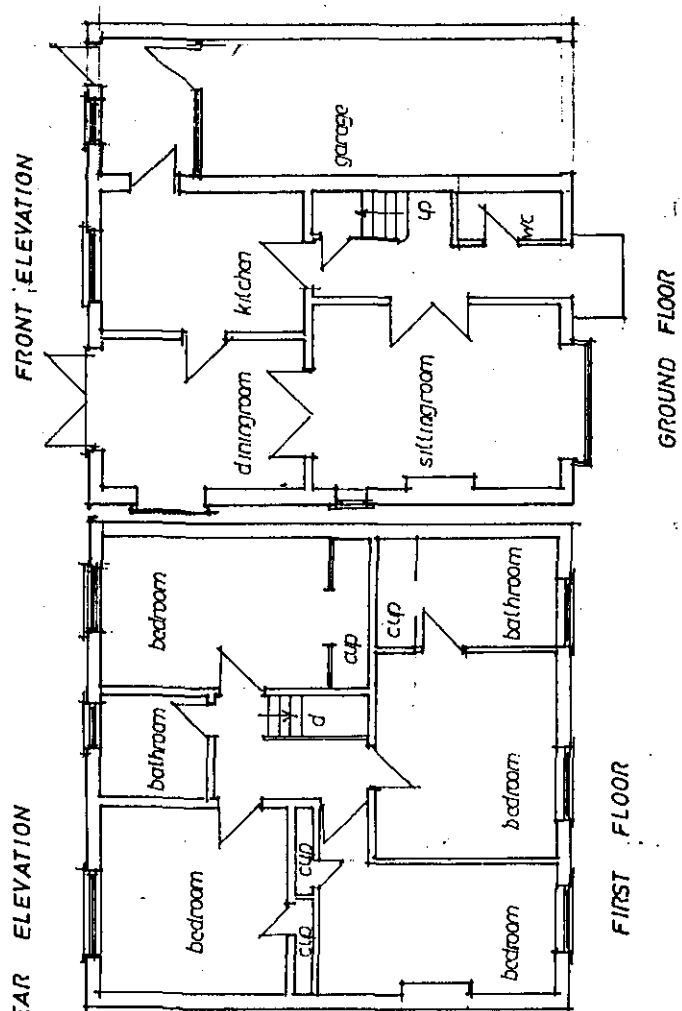
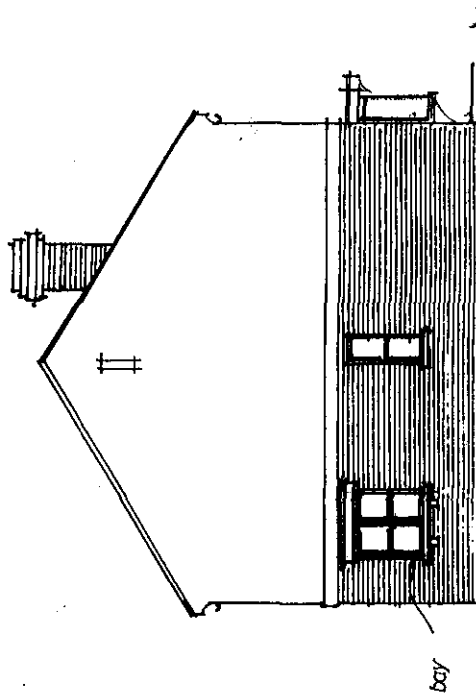
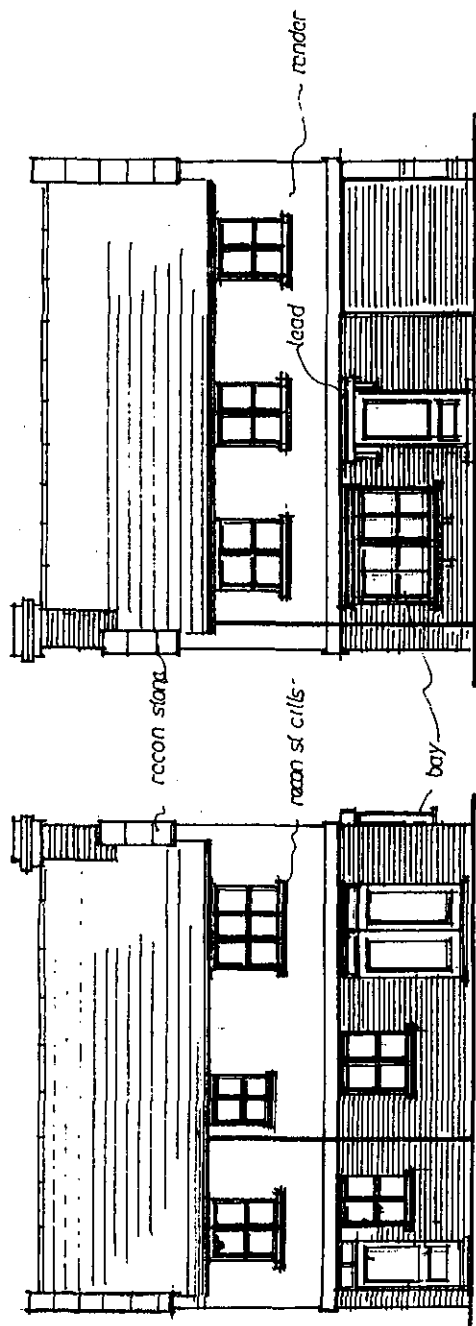
14 DEC 1998

Ref:

drawing no 015/1033/2E

222 broadgate semi detached 4 bed type d (reverse d1)

H22/1256/98



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HOUSING & PLANNING
11 DEC 1998
Ref: 1256/98

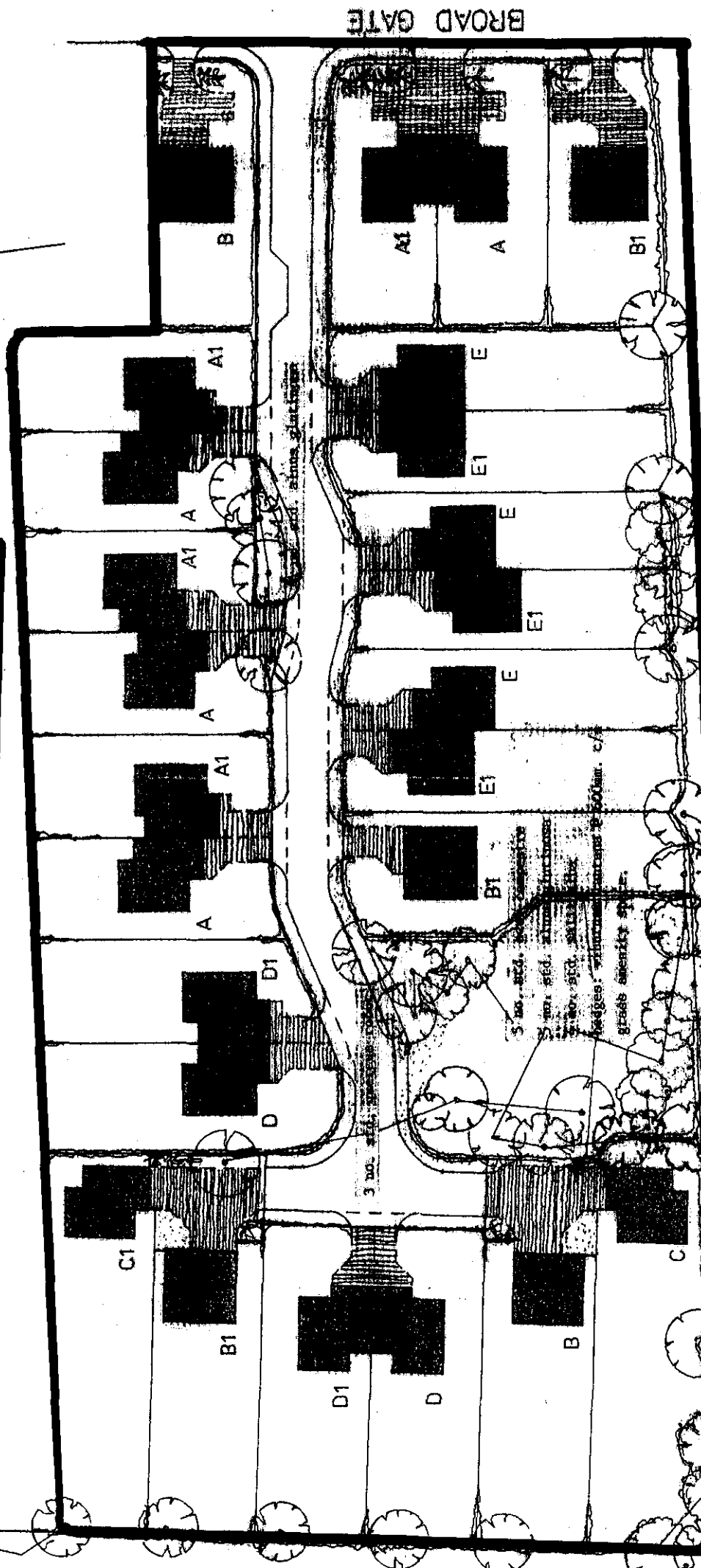
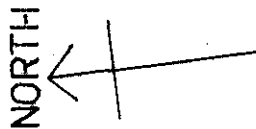
SOUTH HOLLAND DC
HOUSING & PLANNING
14 DEC 1998
Ref:

Drawing no 910/10003

222 broadgate detached 4 bed type b (reverse b)

West hedge: within rear gardens
2 2 staggered rows of *crataegus*
monogyna @ 400mm. c/s with
12 no. *viburnum opulus*

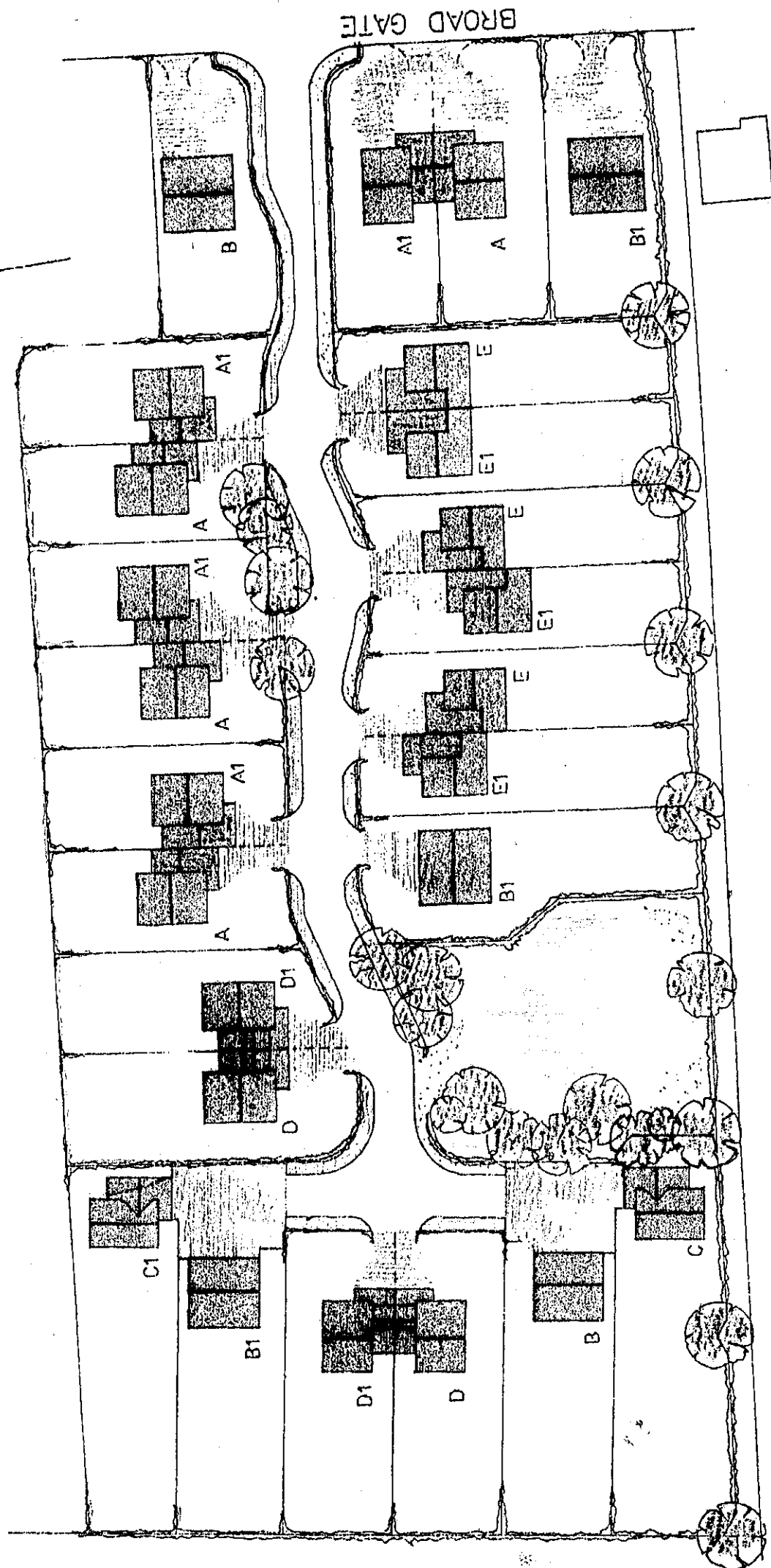
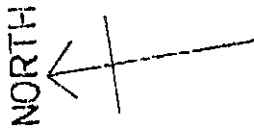
3 no. std. salix alba
8 no. std. fraxinus excelsior



South hedge: 2 staggered rows of
3 no. std. *claus glutinosa*

South hedge: 2 staggered rows of
crataegus monogyna @ 400mm. c/s
with 20 no. Acer campestre + 20 no.

viburnum opulus + 20 no. *rosa carina*
+ 5 no. *ilex aquifolium* planted at
random along the length. All protected
with ventilated plastic plant guards
enclosed with 1m. galv. wire netting.



222. BROAD GATE
PROPOSED LAYOUT
SCALE 1:500
AJC10393/F

INDICATIVE ONLY
H22/1128/98