SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0145/03 Received: 11-FEB-03 Type: FULL

Name: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Description: Residential development Plots 23 - 46 (revised scheme)

Location : Land off Stockwell Gate Whaplode

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 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.

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

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

4 Before any development is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

7 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

9 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

10 Before any dwelling is commenced details of the exact position, layout and equipment to be used with regard to the children's play area shall be submitted to and approved in writing by the Local Planning Authority. The public open space and the children's play area shall be provided in their entirety before any of the dwellings on plots 27, 28, 32, 33 and 34 are offered for sale.

Reason: In the interests of visual amenity and residential amenity of future occupiers.

11 Before development is commenced details of a scheme to provide lighting to the private drives

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

shall be submitted to and approved in writing by the Local Planning Authority. Such lighting shall thereafter be provided prior to occupation of any dwelling to which the particular private drive relates.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

Note(s):

The determined plans are:
House Type Portfolio received on 11 Feb 03.
Amended Dwg nos. AH2209/001A and Worcester Design (Rev A) received on 6 Mar 03.

Provision should be made to ensure that future occupiers of the development are made aware of the requirement to provide a childrens play area. This could be achieved by means of a site notice on the public open space or by the inclusion of such information in the sales particulars.

Head of Planning & Development
17 APR 2003 H23/0145/03

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0145/03 Received: 11-FEB-03 Type: FULL

Name: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Description: Residential development Plots 23 - 46 (revised scheme)

Location : Land off Stockwell Gate Whaplode

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 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.

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

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

4 Before any development is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

7 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

9 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

10 Before any dwelling is commenced details of the exact position, layout and equipment to be used with regard to the children's play area shall be submitted to and approved in writing by the Local Planning Authority. The public open space and the children's play area shall be provided in their entirety before any of the dwellings on plots 27, 28, 32, 33 and 34 are offered for sale.

Reason: In the interests of visual amenity and residential amenity of future occupiers.

11 Before development is commenced details of a scheme to provide lighting to the private drives shall

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

be submitted to and approved in writing by the Local Planning Authority. Such lighting shall thereafter be provided prior to occupation of any dwelling to which the particular private drive relates.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

Note(s):

The determined plans are:
House Type Portfolio received on 11 Feb 03.
Amended Dwg nos. AH2209/001A and Worcester Design (Rev A) received on 6 Mar 03.

Provision should be made to ensure that future occupiers of the development are made aware of the requirement to provide a childrens play area. This could ~~possibly~~ be achieved by means of a site notice on the public open space or by the inclusion of such information in the sales particulars.

Head of Planning & Development
17 APR 2003 H23/0145/03

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H23/0145/03 Received: 11-FEB-03 Type: FULL

Name: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Description: Residential development Plots 23 - 46 (revised scheme)

Location : Land off Stockwell Gate Whaplode

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 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.

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

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

4 Before any development is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

7 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

9 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

10 Before any dwelling is commenced details of the exact position, layout and equipment to be used with regard to the children's play area shall be submitted to and approved in writing by the Local Planning Authority. The public open space and the children's play area shall be provided in their entirety before any of the dwellings on plots 27, 28, 32, 33 and 34 are ~~commenced~~. offered for sale

Reason: In the interests of visual and residential amenity. of future occupiers.

11 Before development is commnced details of a scheme to provide lighting to the private drives shall be submitted to and approved in writing by the Local Planning Authority. Such lighting shall thereafter be provided prior to occupation of any dwelling to which the particular private drive relates.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

Note(s):

The determined plans are:
House Type Portfolio received on 11 Feb 03.
Amended Dwg nos. AH2209/001A and Worcester Design (Rev A) received on 6 Mar 03.

Provision should be made to ensure that future occupiers of the development are made aware of the requirement to provide a childrens play area. This could ~~possibly~~ be achieved by means of a site notice on the public open space or by the inclusion of such information in the sales particulars

Head of Planning & Development
15 APR 2003

H23/0145/03

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H23/1145/03 Received: 18-SEP-03 Type: CONDITION COMPLIANCE

Name: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Spalding Lincs

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Spalding Lincs

Description: Details of highway construction, surface water, drainage, LCC technical approval and private drive (Conditions 4, 7, 9 & 11 of H23/0145/03)

Location : Land off Stockwell Gate Whaplode

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:

Note(s):

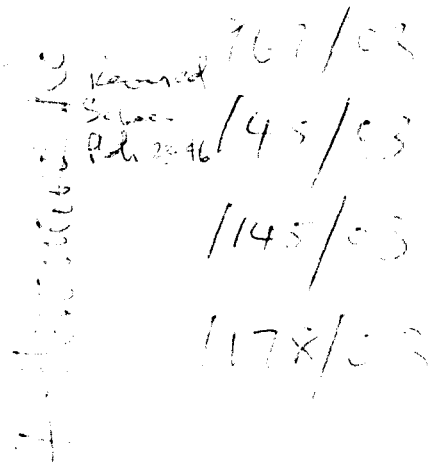
The determined plans are:
1:1250 site location plan and guard rail details, received 15 January 2004.
Dwg. no. AH2209 - Drainage and Street Lighting, received 18 September 2003.
Dwg. nos. 9112/04/01F, /02H, /03A, /04, /05, /06, /07F, /08D, /09B and /10D, received 18 September 2003.

Head of Planning & Development
30-JAN-04

H23/1145/03

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

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services



Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H23/0967/03 Received: 05-AUG-03 Type: CONDITION COMPLIANCE

Name: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall, Vicarage Lane
Long Sutton
Spalding, Lincs. PE12 9AF

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall, Vicarage Lane
Long Sutton
Spalding, Lincs. PE12 9AF

Description: Details of external materials (Condition 3 of application H23/0145/03)

Location : Land off Stockwell Gate Whaplode

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:

Note(s):

The determined plans are:
Brick and tile specification received 5 August 2003.

Head of Planning & Development
05-NOV-03

H23/0967/03

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

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H23/1178/03 Received: 26-SEP-03 Type: CONDITION COMPLIANCE

Name: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton, Lincs PE12 9AF

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton, Lincs PE12 9AF

Description: Details of layout and position of equipment for children's play area (Condition 10 of H23/0145/03)

Location : Land off Stockwell Gate Whaplode

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:

Note(s):

The determined plans are:
Dwg no. AH2209/001C and layout and equipment specification received 26 September 2003.

Head of Planning & Development
07-NOV-03

H23/1178/03

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

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Director of Rural Services

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1184/92 Received:26-NOV-92 Type:FULL

Name: Metfield Estates Ltd
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erect 46 dwellings with associated garaging and road construction
Location : Stockwell Gate Whaplode
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 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.

3 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been

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)

constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

5 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planing Authority for the disposal of foul and surface water.

Reason: To ensure a satisfactory drainage of the site.

6 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

7 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

8 Prior to any dwellings becoming occupied the footway fronting plots 1, 20, 21 and 22 shall be constructed as shown on the submitted plans in accordance with details to be approved.

Reason: To ensure safe and adequate pedestrian access for the residents of this site and their visitors.

9 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

10 Before the occupation of the dwellings hereby approved on plots 1, 2, 16, 20, 24, 28, 29, 32, 38, 44 and 46 a screen fence or wall shall be provided along their respective boundaries with the adjacent highway or private drive. Details of the screening or walling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of their erection of construction.

Reason: In the interests of residential amenity.

11 Notwithstanding the provisions of Class A of the Town and Country Planning General Development Order 1987, the dwellings hereby approved on plots 11 to 15 shall not be extended or enlarged.

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of residential amenity.

12 Before the occupation of the last dwelling to be completed in terms of this permission, the public open space and toddlers play area shown on the approved plan shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

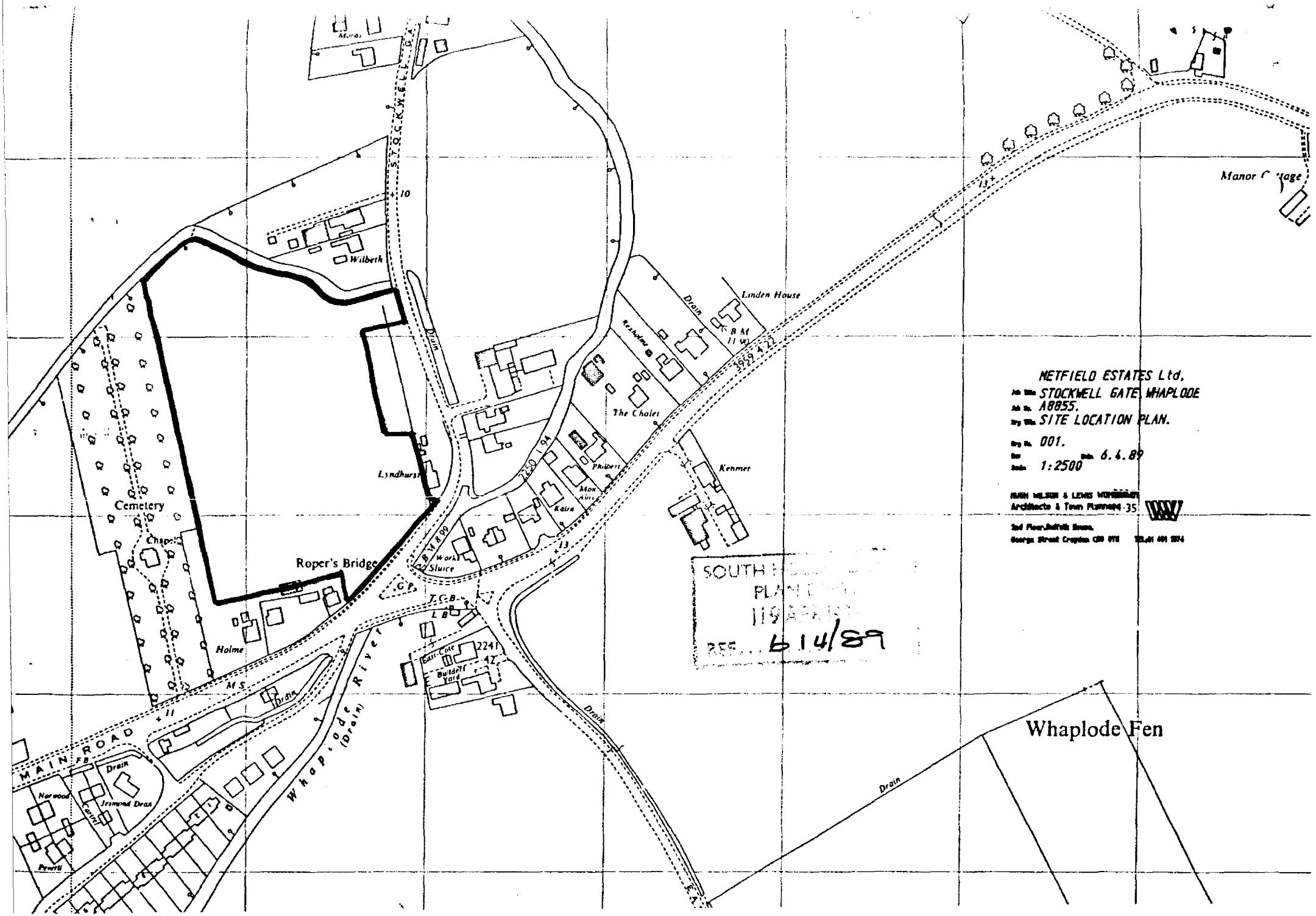
This permission is issued in accordance with amended plans received by the Local Planning Authority on 5 January 1993.

Director of Planning and Building Control Services
01-FEB-93 H23/1184/92

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

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

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


METFIELD ESTATES Ltd,
STOCKWELL GATE, WHAPLODE
A8855.
SITE LOCATION PLAN.
001.
6.4.89
1:2500
Architects & Town Planners
Wilbeth
Lyndhurst
Roper's Bridge
Cemetery
Chapel
Holme
Linden House
The Chalet
Kenmer
Philbert
Kairn
Works Sluice
East Cote
Builders Yard
Whaplode River (Drain)
MAIN ROAD
Norwood
Jesmond Dean
Peverill
Drain
Whaplode Fen
Manor Cottage
STOCKWELL GATE
SOUTH
PLAN
119
REF. 614/89

APPLICATION REFERENCE: H23/1184/92 DATE RECEIVED: 26-NOV-92

TYPE: Full

DESCRIPTION: Erect 46 dwellings with associated garaging and road construction

LOCATION: Stockwell Gate, Whaplode

APPLICANT: Metfield Estates Ltd AGENT: John Finch Ptnrs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

REASON FOR COMMITTEE CONSIDERATION

Objection to proposed development.

RECOMMENDATION

Grant permission, subject to no objection from Parish Council on amended scheme.

PLANNING ISSUES

1 Compliance with Structure Plan.
It is considered the proposed development is in accordance with Policy 5A of the Structure Plan.

2 Intrinsic merits of the scheme.
The application follows upon discussions with the applicant arising from the refusal of permission for 59 dwellings (application no. H23/0409/92 reported to Committee in August 1992).
The development, in its amended form, now provides for 46 dwellings (38 houses and 8 bungalows) at a density of 8.11 dwellings per acre. A central public open space has been provided giving a focal point to the development.
It is considered the density and character of the proposed development is compatible with this 'sensitive' site at the edge of the village.

3 Effect on amenities of properties adjoining the site.
It is not considered any adjoining properties would be adversely affected. The objectors property (a bungalow) would have bungalows built behind it with houses to the north east. The nearest of the latter would be some 25m from the objector's bungalow.

REPRESENTATIONS

Parish Council: The Parish Council are agreeable to the latest proposals. We are appreciative of the developers and Planning Department in producing a layout which is as sympathetic as possible with neighbouring properties (comment on application as originally submitted).

Public: Objection from neighbouring householder on grounds of overlooking.

Applicant: Following discussions with officers and the Chairman and Vice Chairman of the Committee the application has been revised and the following is an explanation by the applicants of changes which have been made and also a commentary on some of the issues which were raised:-

Dwellings types ME3 on plot nos 11, 12, 13, 14 and 15 have been repositioned to increase the rear garden depth to 12.000m minimum with a subsequent minor realignment of the public footpath adjacent to the public open space but without compromising the area of land allocation for public open space set out in the Council's policy standards.

We enclose an extract of the site plan indicating plot nos. 11-15 inclusive indicating the car parking and landscaped areas hatched. A description of the conveyancing and maintenance of this amenity area is also attached, prepared by the applicant's Solicitors, to clarify Members concerns. From this it will be noted that maintenance remains the responsibility of the relevant owners and in no way involves the Local Authority.

This description reads as follows:-

"Responsibility for the maintenance of the car spaces and garden area shown hatched on the attached plan will be retained by the developer, subject to rights being granted to the owner of each plot and a contribution by him to the cost of maintenance.

Having regard to the concepts of English land law this can best be organised by creating the relationship of landlord and tenant.

Accordingly each plot will be sold under a 999 year lease with no rent in terms of money being required. The purchaser will be granted a designated car space together with rights of access to the car space and his plot. The three remaining spaces will be available for use by visitors to the five plots on a first come first serve basis. In return for the payment of a service charge the developer will maintain and repair etc the said area.

The service charge will be one fifth of the costs involved including an administration charge."

(However, the applicants stress that "These legal explanations do not form part of the planning application to be considered, or to

which any conditions apply, as you will appreciate that conveyancing is not a planning matter").

With regard to the conveyancing and rights of way of private drives, these will be dealt with in an identical manner to those described for the Cobgate scheme, application H23/0785/92. There is a 6.000 long private hardstanding area surfaced with either pea shingle or brick pavious in front of each garage to plot nos. 1, 2, 6, 7, 8, 16, 17, 18, 19, 21, 22, 25, 26, 27, 28, 41 and 42. The extent of this will be delineated by a single row of brick paviours at right angles to the driveway. The hardstanding is conveyed with the respective dwelling and is private space. The remainder of the private shared drive is surfaced with pea shingle set in a double tar binder and is conveyed as described by the Solicitor's explanation with the respective owners solely sharing rights of way and maintenance costs.

We further understand that there are concerns regarding maintenance of properties, particularly gable walls sited directly on the boundaries or at a distance of 1.000m therefrom. We confirm that every conveyance will contain a clause providing right of access for neighbours to enter adjoining land for maintenance purposes. A typical extract from a legal conveyance will be submitted with this additional information to assist Members understanding of this matter which is now also covered by Parliamentary Statute.

With regard to the shared drives to plot nos. 3-4, 6-7, 9-10, 18-19, 26-27 and 29-30, the driveways have been segregated with a central hedge/division to identify individual garage driveways. We consider that vehicles leaving the garges to plot nos. 6 and 7 will reverse directly onto the adjoining adoptable access way whilst plot 8 driveway has been amended to ease the turning area to enable the owner to egress in a forward gear.

Shared private drives are a common feature of contemporary residential developments and have had a major affect in creating a rural and intimate character to such developments. It is a feature considered to be acceptable by many County and District Councils nationwide and forms part of their Design Guide principles.

SCHEDULE OF CONDITIONS

1 SC27 (Implementation of planting)
2 C2 (Estate road implementation)
3 C2a (Road construction)

4 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

5 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

6 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

7 Prior to any dwellings becoming occupied the footway fronting plots 1, 20, 21 and 22 shall be constructed as shown on the submitted plans in accordance with details to be approved.

8 F4 (Parking)

9 Before the occupation of the dwellings hereby approved on plots 1, 2, 16, 20, 24, 28, 29, 32, 38, 44 and 46 a screen fence or wall shall be provided along their respective boundaries with the adjacent highway or private drive. Details of the screening or walling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of their erection or construction.

10 Notwithstanding the provisions of Class A of the Town and Country Planning General Development Order 1987, the dwellings hereby approved on plots 11 to 15 shall not be extended or enlarged.

11 Before the occupation of the last dwelling to be completed in terms of this permission, the public open space and toddlers play area shown on the approved plan shall be provided to the satisfaction of the Local Planning Authority.

Reasons

1 Standard

2 C2

3 C2a

4 To ensure a satisfactory drainage of the site.

5 To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

6 This form of construction would be permanently damaged, particularly from an appearance point of view.

7 To ensure safe and adequate pedestrian access for the residents of this site and their visitors.

8 F4

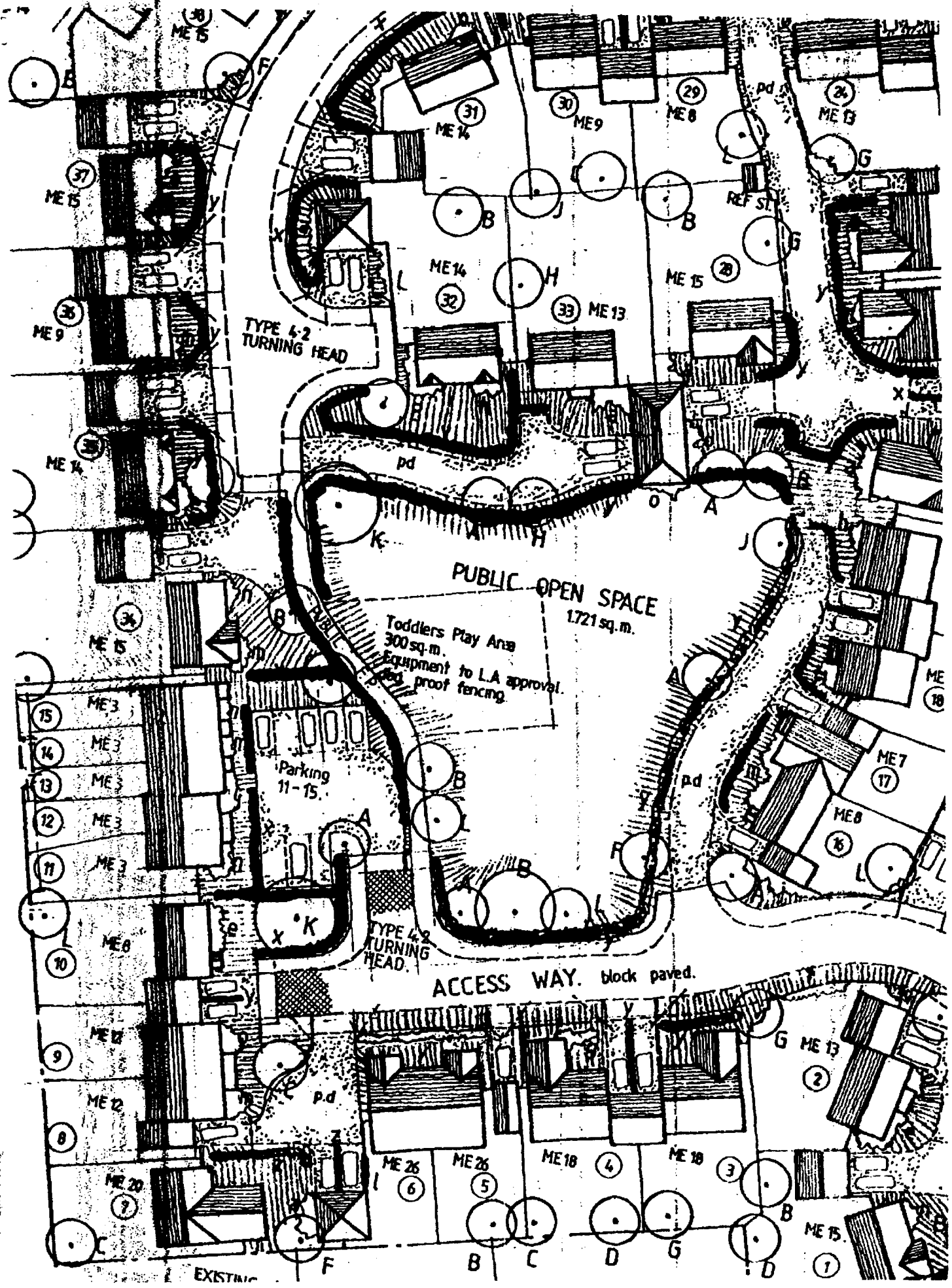
9&10 In the interests of residential amenity.

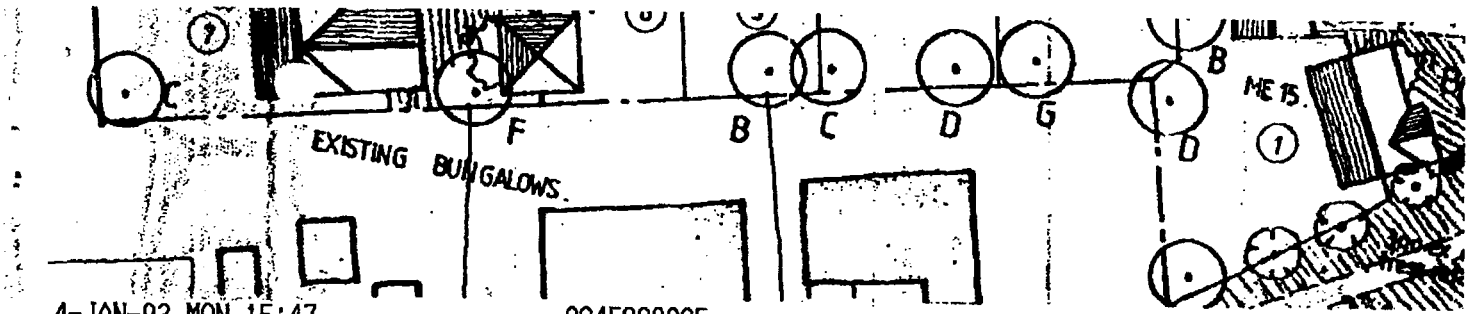
11 In the interests of visual and residential amenity.

Note

This permission is issued in accordance with amended plans received by the Local Planning Authority on 5 January 1993.

Associates; Richard Horley B.Sc. B. Arch. RIBA David Coker MBIAT




EXISTING BUNGALOWS
F
B
C
D
G
B
D
MEWS

EXPLANATORY MEMORANDUM AND ADDITIONAL INFORMATION SUBMITTED IN RESPECT OF DETAILED FULL PLANNING APPLICATION REF: H23/1184/92 BY METFIELD ESTATES LTD., FOR 46 NO. DWELLINGS AT STOCKWELL GATE, WRAPLODE, LINCOLNSHIRE.

At a meeting held on 14th December, 1992 at the Local Authority offices attended by The Chairman and Vice Chairman of your Planning Committee, Mr. Brian Smith, and Mr. Blacklock of your Planning Department and the Applicants and their professional advisors, a number of Member's concerns were discussed which required either amendment to the layout or clarification of conveyancing intentions, principally relating to the shared private drive proposals and maintenance of common areas.

We set out below a further explanation of those agreed items for Members consideration and clarification. Revised, drawing No. 1635:22.A has been submitted and will be available for inspection.

1.00 Dwelling Types ME3 on Plot Nos. 11, 12, 13, 14 and 15 have been repositioned to increase the rear garden depth to 12.000m minimum with a subsequent minor realignment of the public footpath adjacent to the Public Open Space but without compromising the area of land allocation for Public Open Space set out in the Council's policy standards.

2.00 We enclose an extract of the site plan indicating plot Nos. 11-15 inclusive indicating the car parking and landscaped areas hatched. A description of the conveyancing and maintenance of this amenity area is also attached, prepared by the Applicant's solicitor, to clarify Members concerns. From this it will be noted that maintenance remains the responsibility of the relevant owners and in no way involves the Local Authority.

3.00 With regard to the conveyancing and rights of way of private drives, these will be dealt with in an identical manner to those described for the Cobgate scheme, application H/23/0785/92 for which a legal interpretation was forwarded to your department on 22nd December, 1992. There is a 6.000 long private hardstanding area surfaced with either pea shingle or brick paviours in front of each garage to plot Nos. 1, 2, 6, 7, 8, 16, 17, 18, 19, 21, 22, 25, 26, 27, 28, 41 and 42. The extent of this will be deliniated by a single row of brick paviours at right angles to the driveway. The hardstanding is conveyed with the respective dwelling and is private space. The remainder of the private shared drive is surfaced with pea shingle set in a double tar binder and is conveyed as described by the Solicitor's explanation with the respective owners solely sharing rights of way and maintenance costs.

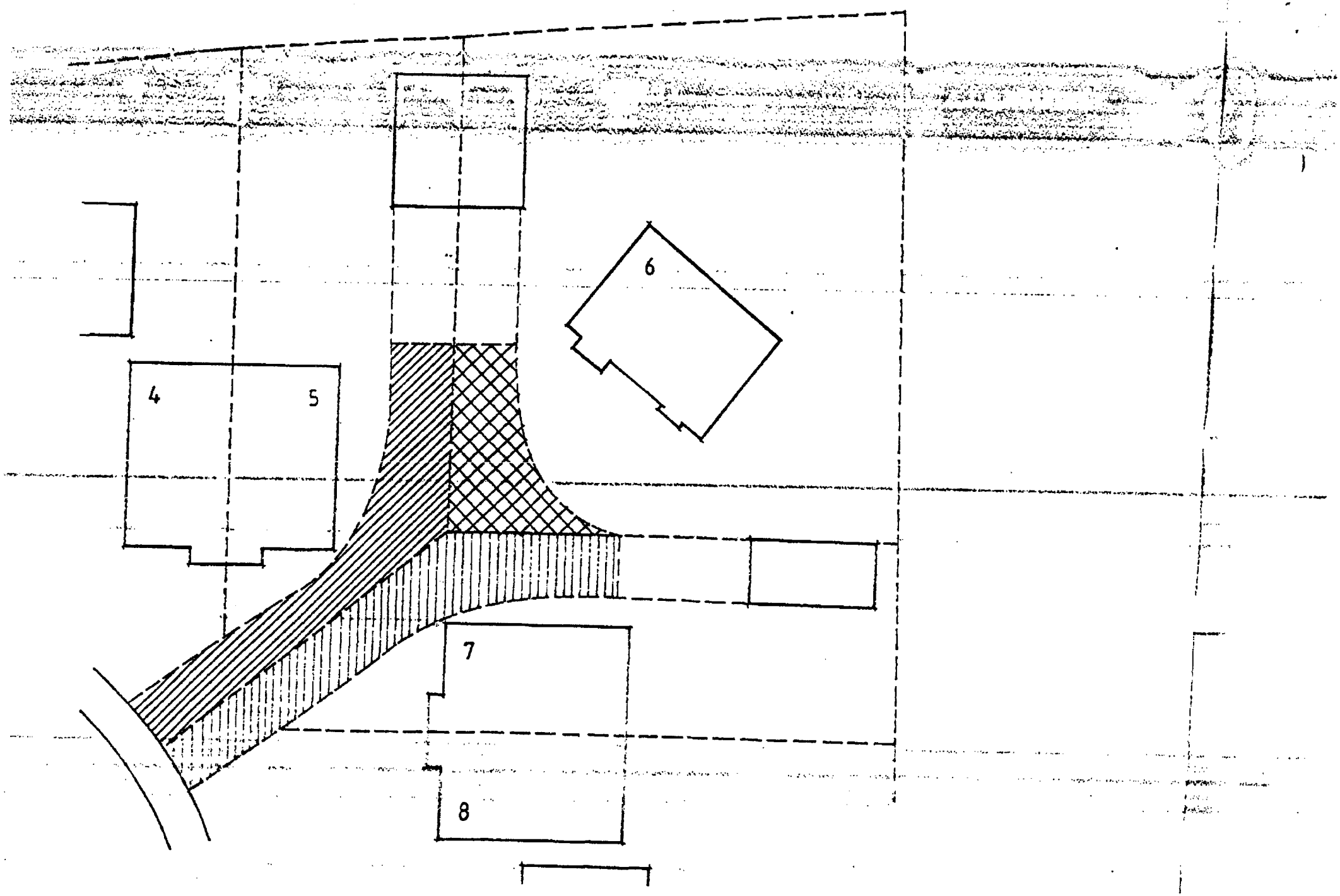
4.00 We further understand that there are concerns regarding

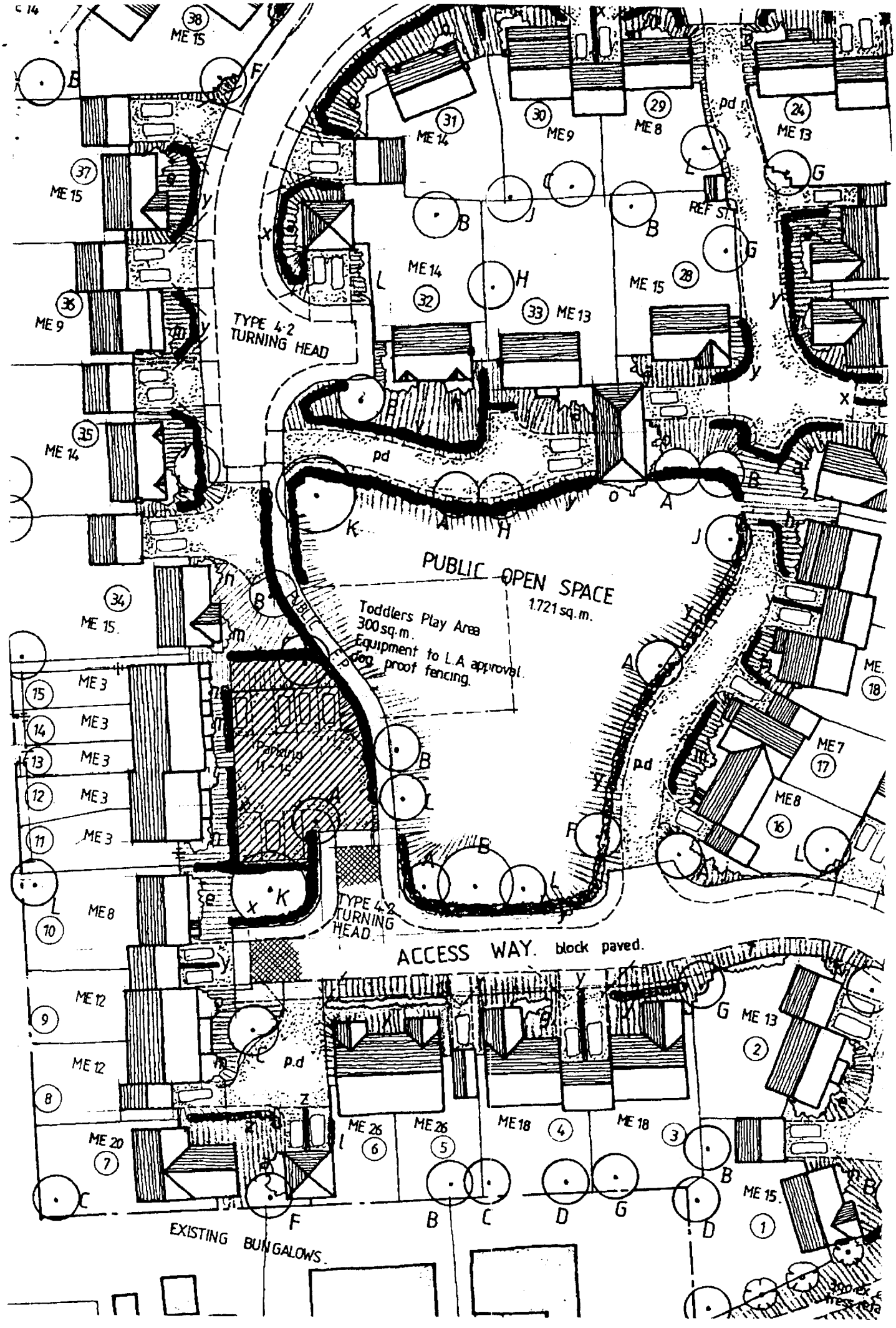
maintenance of properties, particularly gable walls sited directly on the boundaries or at a distance of 1.000m. therefrom. We confirm that every conveyance will contain a clause providing right of access for neighbours to enter adjoining land for maintenance purposes.
A typical extract from a legal conveyance will be submitted with this additional information to assist Members understanding of this matter which is now also covered by Parliamentary Statute.

5.00 With regard to the shared drives to plot Nos. 3-4, 6-7, 9-10, 18-19, 26-27 and 29-30, the driveways have been segregated with a central hedge/division to identify individual garage driveways.
We consider that vehicles leaving the garages to plot Nos. 6 and 7 will reverse directly onto the adjoining adoptable access way whilst plot 8 driveway has been amended to ease the turning area to enable the owner to egress in a forward gear.

6.00 Shared private drives are a common feature of contemporary residential developments and have had a major affect in creating a rural and intimate character to such developments. It is a feature considered to be acceptable by many County and District Councils nationwide and forms part of their Design Guide Principles.
We list below a selection of Local Authorities where we have employed private drives on new residential developments on a regular basis without any cause for concern either by the Members, Planners, applicants or ultimately the occupiers:-

.01 St. Edmundsbury District Council - Suffolk
.02 North Norfolk District Council - Norfolk
.03 Chelmsford Borough Council - Essex
.04 Colchester Borough Council - Essex
.05 Forest Heath District Council - Suffolk
.06 East Herts District Council - Hertfordshire
.07 Brentwood District Council - Essex
.08 Horsham District Council - Sussex
.09 Uttlesford District Council - Essex
.10 Mid-Suffolk District Council - Suffolk
.11 Maldon District Council - Essex
.12 Tring District Council - Hertfordshire
.13 Castle Point District Council - Essex
.14 Basildon District Council - Essex
.15 Mid-Sussex District Council - Sussex
.16 Braintree District Council - Essex
.17 Babergh District Council - Suffolk
.18 Tendring District Council - Essex
.19 London Borough of Havering


6
4
5
7
8



PUBLIC OPEN SPACE
1.721 sq.m.
Toddlers Play Area
300 sq.m.
Equipment to L.A approval.
dog proof fencing.
TYPE 4·2
TURNING HEAD
TYPE 4·2
TURNING
HEAD
ACCESS WAY. block paved.
EXISTING BUNGALOWS.
REF ST.
ME 15
ME 14
ME 9
ME 8
ME 13
ME 3
ME 7
ME 12
ME 20
ME 26
ME 18
pd
p.d

THE JTS PARTNERSHIP

Chartered Valuation Surveyors · Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

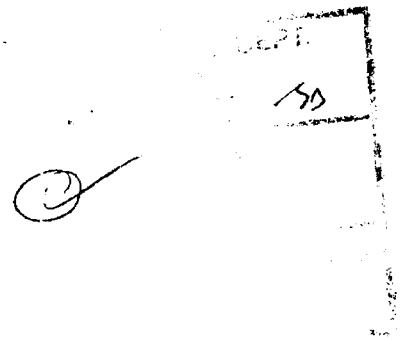
Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664
Fax: (01277) 215487

Our Ref GDF/KC/3296

28 February 1995

Mr B Smith
Director of Planning & Building Control
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



For the attention of Mr Blacklock

Dear Sir

STOCKWELL GATE, WHAPLODE

Further to the meeting held on 9 December 1994 at your offices with Mr Blacklock, we have been instructed by our client, Metfield Estates, to submit for your consideration and comments a scheme for the revision of housing types on Phase 2 Stockwell Gate in Whaplode.

Accordingly, we are pleased to enclose a coloured copy of drawing No. 1635:60 which has been prepared by Mr Michael Smith, Architect of the John Finch Partnership. Please telephone Mr Smith on 01245 354319/250780 if you wish to discuss any details of the layout with him.

The reasons behind the proposed revisions are set out in the remainder of this letter, but prior to the submission of a formal application we should be grateful for any guidance arising out of your discussions with a senior member of the Development Committee.

Justification Statement

Planning permission was granted for 46 dwellings on this site in February 1993 under reference H23/1184/92. The first phase of the development has been undertaken by the construction of the southern access road and the completion of 17 units overlooking the area of Public Open Space. The completed units have been let (not sold) to local people by New Homes, who have been appointed as letting agents by the builder. As your members will be aware, it has proved very difficult in the current housing market to find purchasers in this area particularly for larger three and four bedroom units. Many house owners still suffer from negative equity or do not feel sufficiently secure to take on additional mortgage responsibilities at the present time.

The developer has succeeded in identifying a market for the smaller units for rent from persons mainly already living in the locality. There is no market for larger units for sale. The submitted revisions to the permitted scheme (second Phase) are designed to address this problem by creating some additional units to rent and at the same time to improve the overall appearance of the development.

In this latter regard, the revised plans make full use of the open space feature by replacing plots 28, 32 and 33 with a group of 4 dwellings gathered around the green similar to the completed houses to the east. The replacement units are shown as plots 29, 47, 48 and 49 on the enclosed plan and comprise type ME7 and ME8 dwellings. The resulting street scene overlooking the Public Open Space is illustrated on the elevation.

The terraced housing to the west is proposed to be reinforced by the addition of 3 type ME2 units on plots 50, 51 and 52. This will ensure visual continuity and harmony in this part of the site whilst providing variety and a contrast of style with the other houses facing the green as befitting its village location.

Overall, plot numbers 23, 24, 25, 29, 30, 31, 32, 33, 34, 47, 48, 49, 50, 51 and 52 have been revised. The revised scheme is shown coloured on drawing No. 1635:60. There are 6 additional units in total , with 9 dwelling units replacing the 6 detached houses lying immediately north of the green.

In terms of the Local Plan Policies contained within the South Holland 2000 Consultation Draft Plan, the proposals would thus lead to a small increase in the number of units on site. However, this increase would be de minimis in terms of the 6000 new dwellings allocated to South Holland District by the Structure Plan in the period 1988 - 2001 and would comply with policies:

a) To allow small scale residential development within villages and to enable the development of communities without damaging their character.

b) To provide a range of sizes, locations and types of housing sites, to offer flexibility and choice to house-builders and the occupiers of dwellings.

c) To minimise the extension of settlements into the open countryside.

d) Although the accommodation provided does not come under the normally accepted definition of 'affordable housing', the letting of these units to local people is undoubtedly fulfilling a local need which is not met elsewhere.

Policy RD1 identifies Whaplode as a village where residential development would normally be granted and the Proposals Plan shows the site allocated for "committed residential development".

Other policies within the Draft Plan concentrate upon the effect of development on amenities, the appearance of the units themselves and the adequacy of access and parking arrangements. Density of development is not prescribed by the policies but we set out below the factors which support the current revisions to the layout in terms of the above policies.

1 The revised scheme takes full advantage of the open space provision, which has already been levelled and seeded, by orientating units to face the green in a manner typical of a village street layout. This arrangement not only 'closes' the space in a visually satisfying manner, but gives residents a pleasant outlook and will help provide security for any children playing on the green.

2 The revised units will be served from the northern access road. By providing smaller units in this area, a significant variation in densities across the northern part of the site will be achieved which will help provide a mixed environment in the scheme.

By way of concluding the factors which support the proposed revisions we would note that Whaplode is not a 'commuter' location nor is it conveniently located to serve the large employment centres in Lincolnshire. In a depressed housing market little demand for new houses for sale can be expected from newcomers and the local market is not geared to the more expensive three and four bed units. On the other hand, the provision of small houses to let on the open market has clearly fulfilled a local need, and it is this market which the developer wishes to serve.

Should you consider that a meeting to discuss this matter would be beneficial, please do not hesitate to contact us. We look forward to your comments and feedback in due course.

Yours faithfully

The JTS Partnership

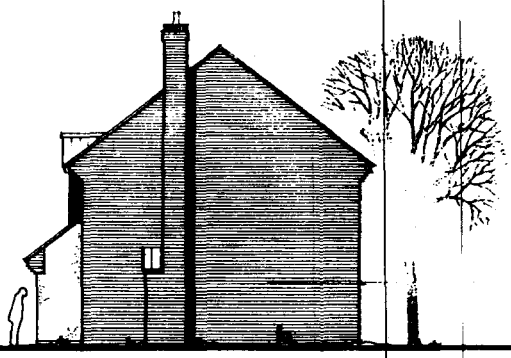
THE JTS PARTNERSHIP

Enc

John – Concerned at 5 off private drive (Plots 26-30) & lack of turning facility on this long drive. Also numbers have risen from 46 to 52. CS 9/5/95



Front elevation

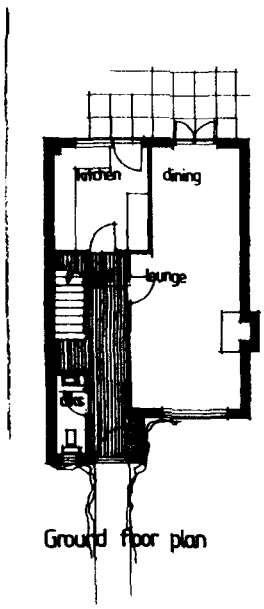


Side elevation

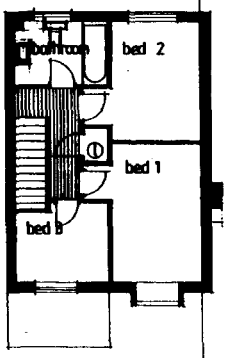


Rear elevation

Side elevation



Ground floor plan



First floor plan

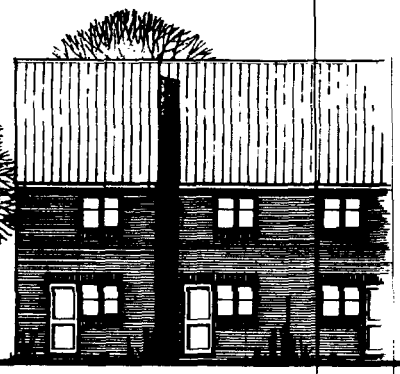
SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
REF 1184/92

FLOOR AREA - 80 m² (861 ft²).

Stockwell Gate, Whaplode for Metfield Estates Ltd		
House type ME 6.		scale 1:100
John Finch Partnership	Architects	date 01.1992
		drawing no. 1635:03 rev.



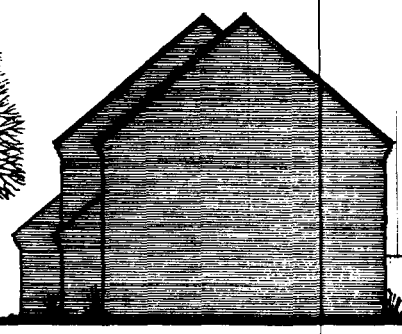
Front Elevation (paired).



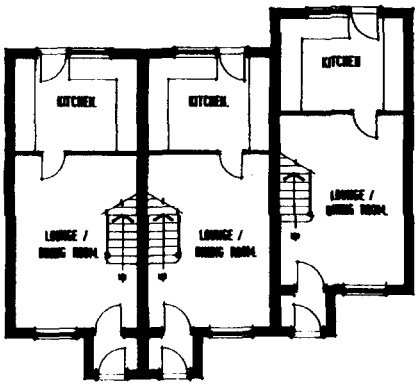
Rear Elevation.



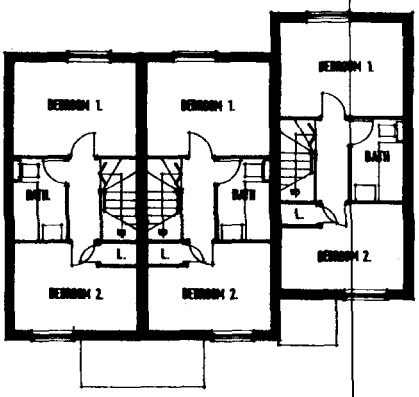
Front Elevation (staggered).



Side Elevation.



Ground Floor Plan.

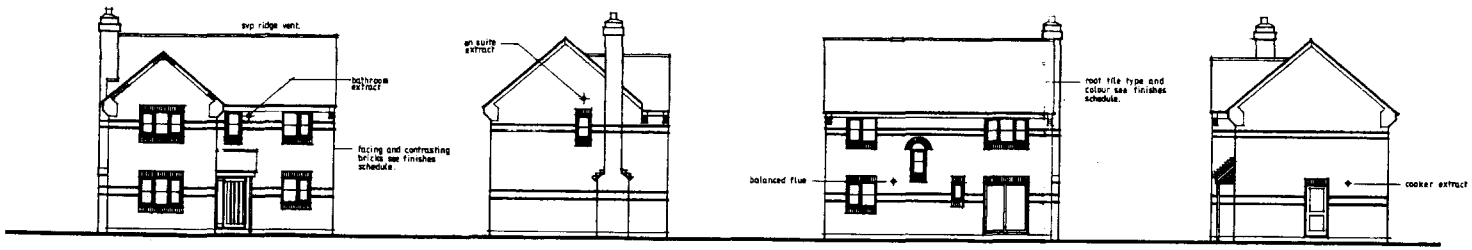


First Floor Plan.

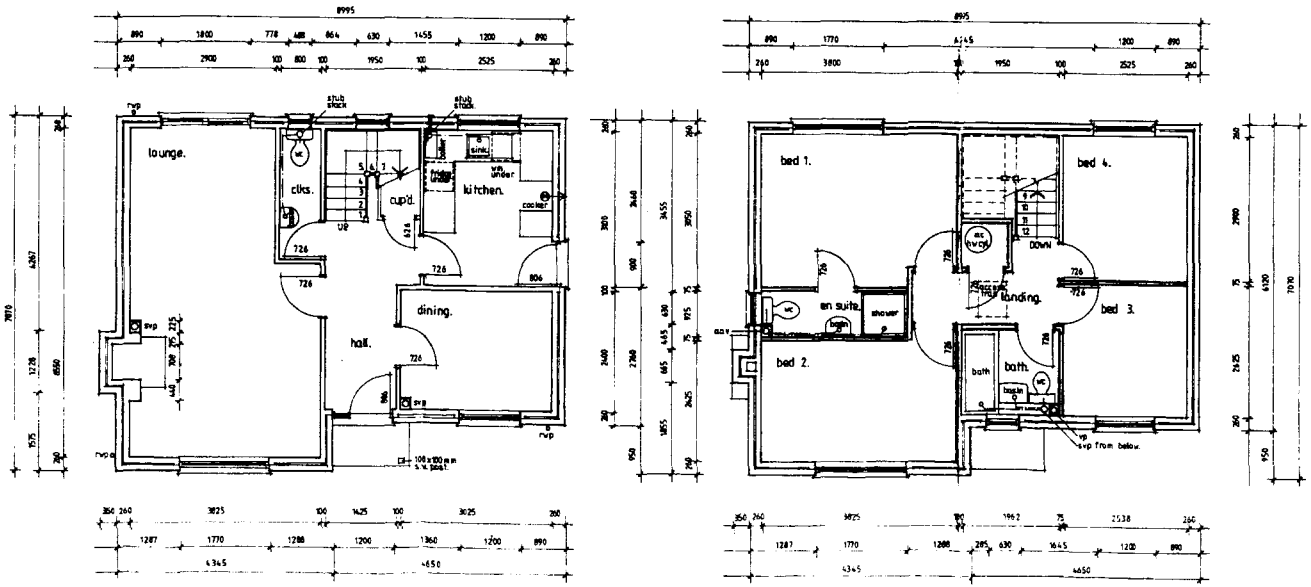
SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
1184/92

FLOOR AREA = 53·67m² (577·7 ft²).

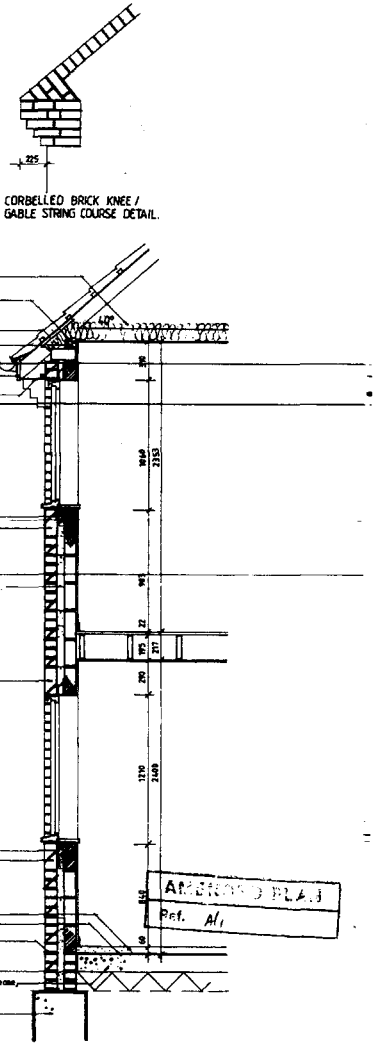
Stockwell Gate, Whaplode for METFIELD ESTATES LTD.	
House Type ME 3.	scale 1:100.
John Finch Partnership — Architects	date MARCH 1992.
	drawing no. 1635:02 — rev.



FRONT ELEVATION. SIDE ELEVATION. REAR ELEVATION. SIDE ELEVATION.



GROUND FLOOR PLAN. FIRST FLOOR PLAN.



TYPICAL SECTION.

SOUTH HAMS D.C.
PLANNING
15 APR 1993
REF 1184/93

STOCKWELL GATE WHAPLODE.
for Metfield Estates Ltd.

H.T. ME 15. 1 of 2.

scale 1:100, 1:50

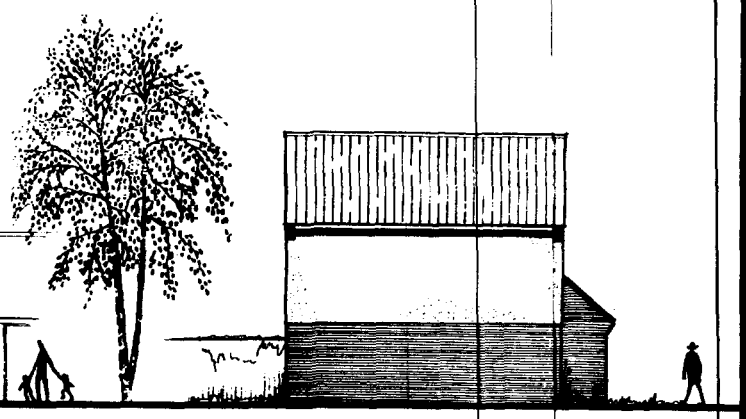
date MARCH 1993

John Finch Partnership Architects

drawing no. 1635: 44



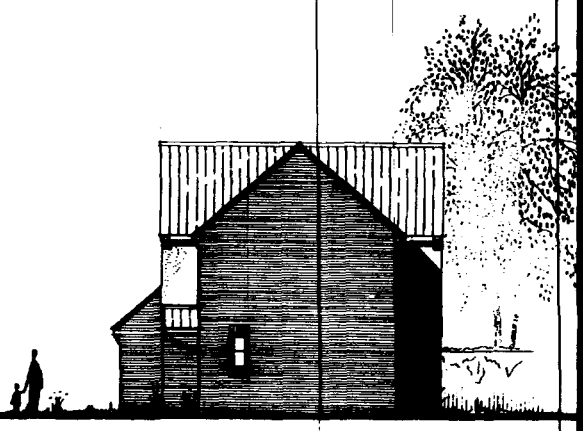
Front Elevation.



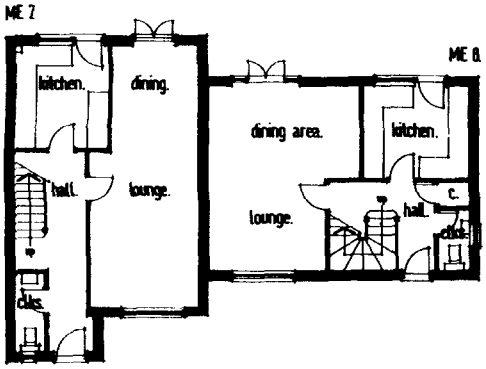
Side Elevation.



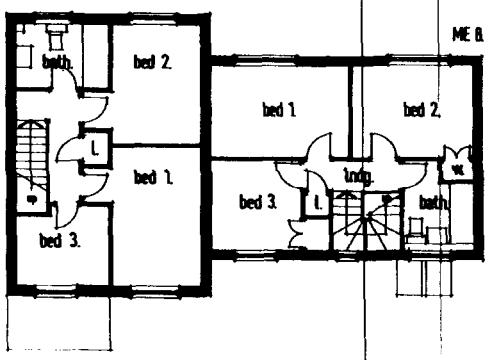
Rear Elevation.



Side Elevation.



Ground Floor Plan.



First Floor Plan.

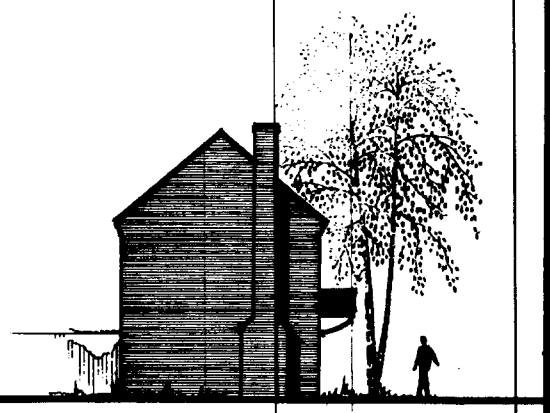
SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
REF 1184/92

FLOOR AREAS - ME7 = 80 m² (861 ft²).
ME8 = 78 m² (839·5 ft²).

Stockwell Gate, Whaplode for Metfield Estates Ltd.	
House Types ME 7/8.	scale 1:100.
John Finch Partnership — Architects	date MARCH 1992.
	drawing no. 1635:05 — rev.



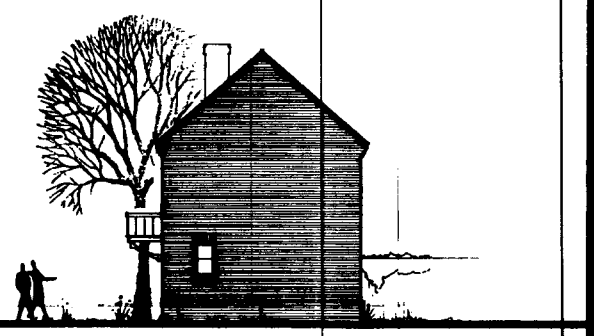
Front Elevation.



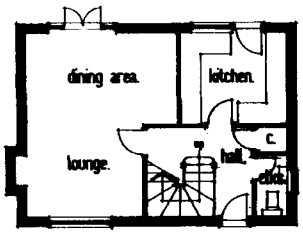
Side Elevation.



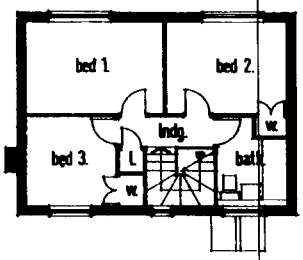
Rear Elevation.



Side Elevation.



Ground Floor Plan.



First Floor Plan.

SOUTH HOLL ... D.C.
PLAT ... T.
11 NOV 1992
REF ... 1184 | 92

FLOOR AREA - 78 m² (839·5 ft²).

Stockwell Gate, Whaplode for Metfield Estates Ltd.	
House Type ME 8.	scale 1:100.
John Finch Partnership — Architects	date MARCH 1992.
	drawing no. 1635:06 — rev.



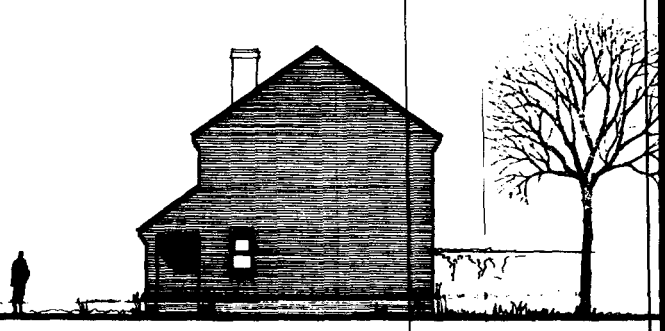
Front Elevation.



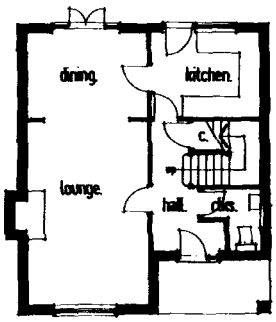
Side Elevation.



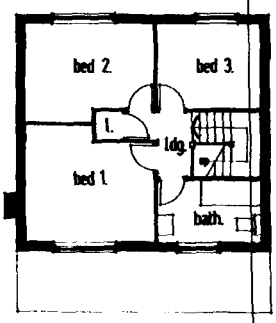
Rear Elevation.



Side Elevation.



Ground Floor Plan.

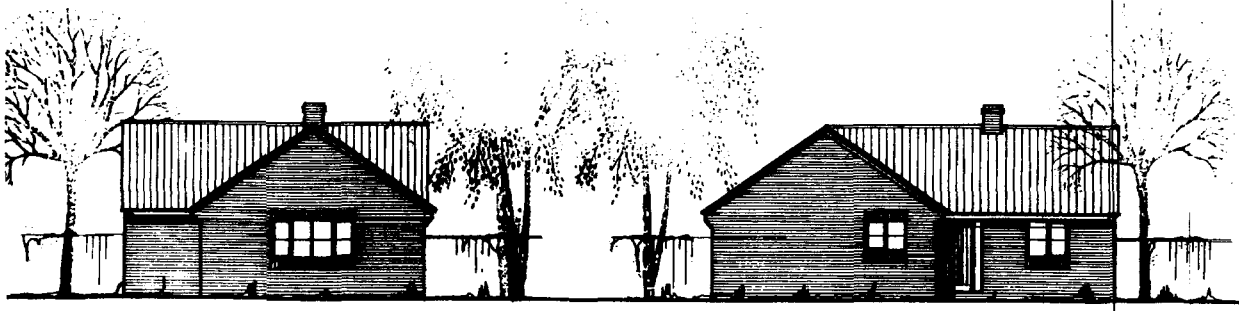


First Floor Plan.

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
1184/92

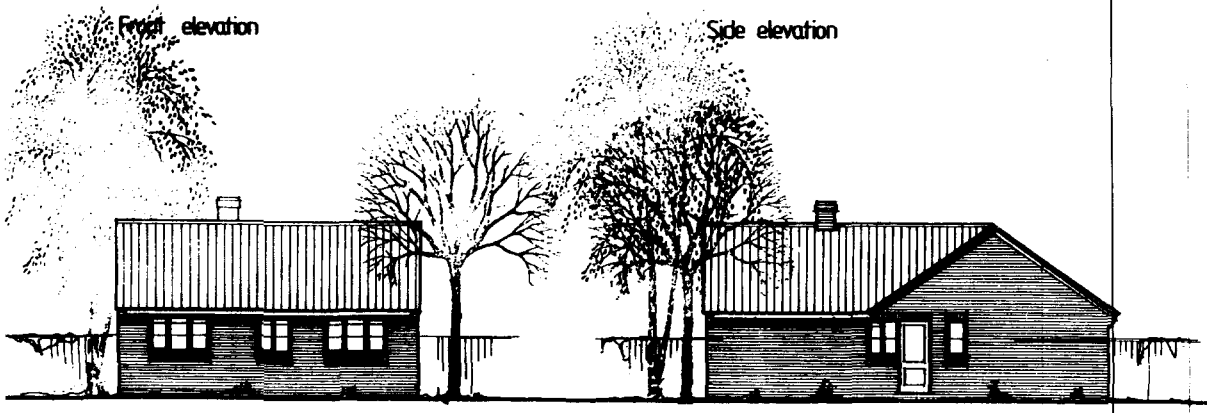
Floor Area - 89·05 m² (958·5 ft²).

Stockwell Gate, Whaplode for Metfield Estates Ltd.	
House Type ME 9.	scale 1:100.
John Finch Partnership — Architects	date MARCH 1992.
	drawing no. 1635·07 — rev.



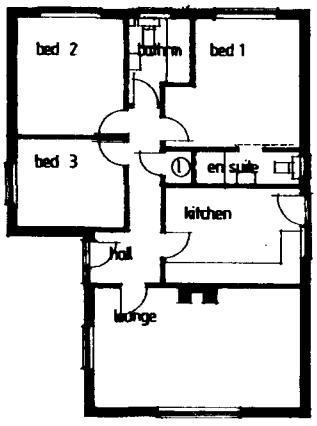
Front elevation

Side elevation



Rear elevation

Side elevation

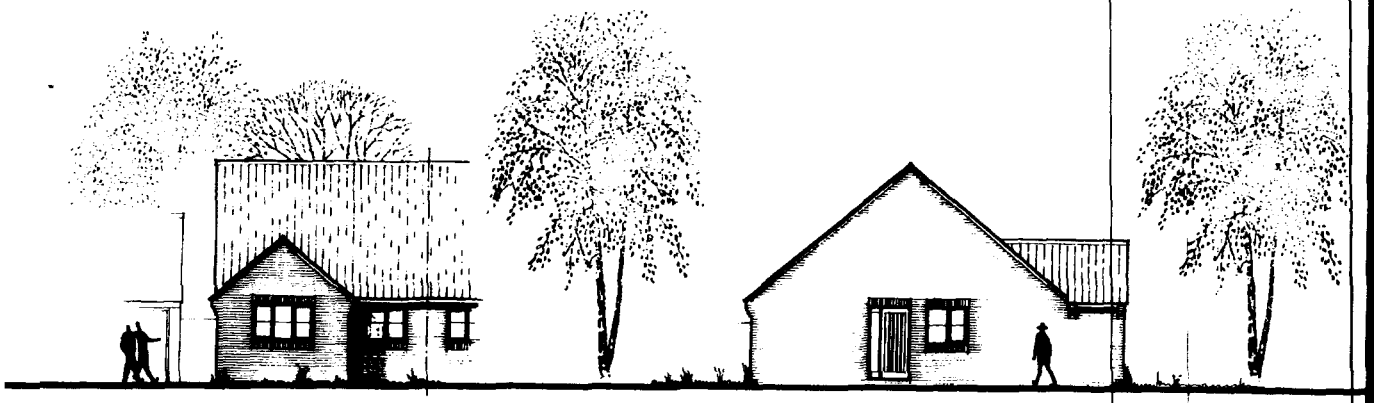


Plan

Floor area = 77.8 m²

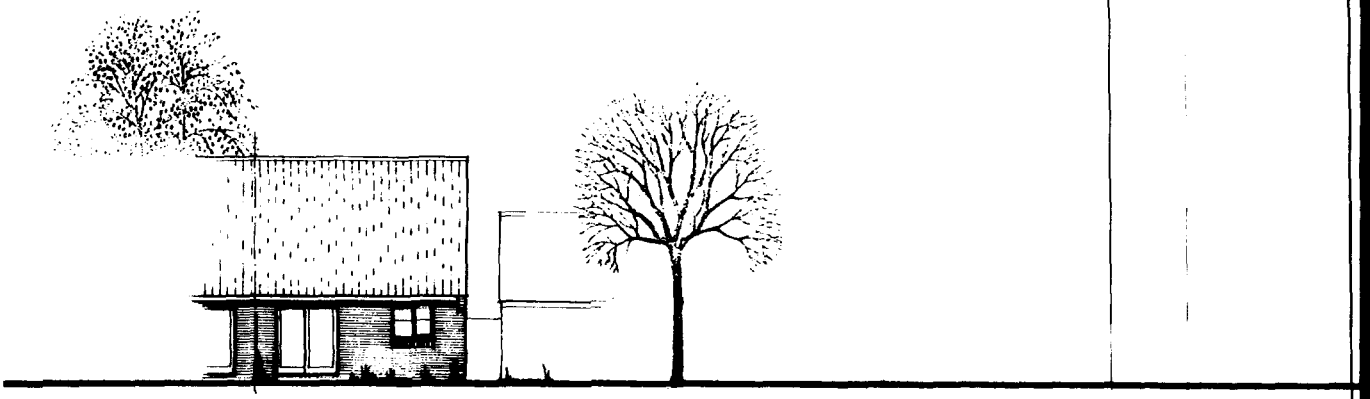
SOUTH HO
PLAN
11 NOV 1992
REF ... 92

Stockwell Gate, Whaplode for Meffield Estates Ltd	
House Type ME 20	scale 1:100
John Finch Partnership Architects	date 03:1992
	drawing no. 1635:14 rev.

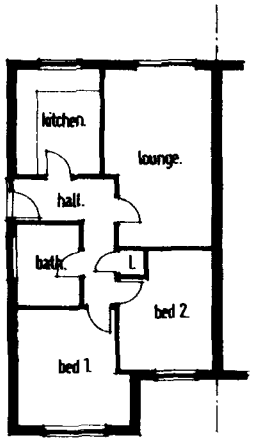


Front Elevation.

Side Elevation.



Rear Elevation.



Floor Plan.

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
REF ....1184/92....

FLOOR AREA = 53·76m² (578ft²).

STOCKWELL GATE, WHAPLODE. for Metfield Estates Ltd.		
House Type ME 26.		scale 1:100.
John Finch Partnership	Architects [illegible]	date July 1992.
		drawing no. 1635-21. rev.

1635.FS.

STOCKWELL GATE.

PLOT	BRICK	CONTRASTING	ROOF TILE	PORCH TILE	RENDER	DOOR COLOUR
1	B1	B3	T1	T3	-	D2
2	B2	B3	T1	T1	-	D3
3	B4	B2	T2	-	-	D4
4	B4	B2	T2	-	-	D4
5	B1	B3	T2	-	-	D3
6	B1	B3	T2	-	-	D1
7	B1	B3	T2	-	-	D1
8	B4	B2	T1	T3	-	D4
9	B4	B2	T1	T3	-	D2
9/10g	B2	B2	T1	-	-	D2
10	B2	B3	T1	T3	-	D2
11	B1	B3	T1	T1	-	D3
12	B1	B3	T1	T1	-	D4
13	B1	B3	T1	T1	-	D2
14	B1	B3	T1	T1	-	D1
15	B1	B3	T1	T1	-	D3
16	B2	B3	T2	T3	-	D3
17	B2	B3	T2	T3	R2	D1
18	B1	B3	T1	T1	R1	D3
19	B1	B3	T1	-	-	D3
20	B1	B3	T1	T1	-	D1
21	B4	B2	T1	T1	-	D4
22	B2	B3	T1	T3	-	D3

BRICKS B1 - LBC KEMPSTON OXBURGH RED
B2 - LBC KEMPSTON MARLOW RED MULTI
B3 - LBC KEMPSTON MELFORD YELLOW
B4 - LBC KEMPSTON COPPERFIELD MULTI

ROOFING T1 - NORFOLK PANTILE-BRECKLAND BLACK OR ANGLIA PLUS/BURNT RED
T2 - NORFOLK PANTILE TERRACOTTA OR ANGLIA PLUS/MOSBOROUGH RED
T3 - PLAIN TILE/BRECKLAND BLACK OR HERITAGE BURNBT RED

RENDER R1 - WEATHERSHIELD 0020-G90Y
R2 - WEATHERSHIELD 0010-R10B

WINDOWS & DOOR FRAMES S1 - SADOLINS EXTRA DARK PALISANDER

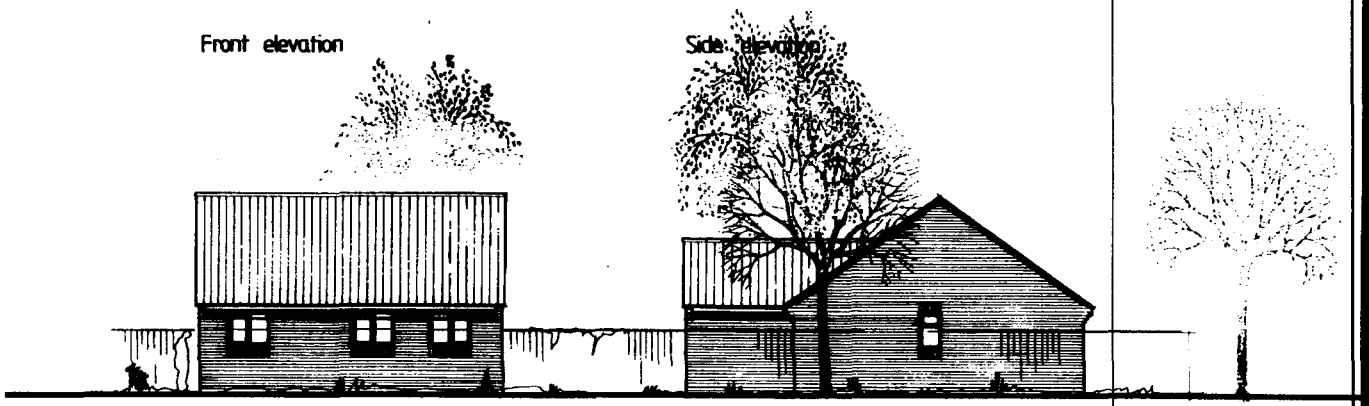
JOINERY S2 - SADOLINS CLASSIC DARK PEAT

Continued..2.



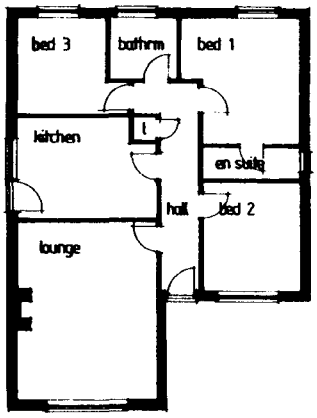
Front elevation

Side elevation



Rear elevation

Side elevation



Plan

SOUTH HO... PLAN DE...
11 NOV 1992
REF 1184 92

Stockwell Gate, Whaplode for Metfield Estates Ltd	
House Type ME 18	scale 1:100
John Finch Partnership — Architects	date 03:1992
	drawing no. 1635:13 — rev.

general notes

The drawing is the copyright of the Architects and can only be reproduced with their written permission.

Dimensions must always be accepted on site. Discrepancies are to be reported to the Architects before proceeding.

USE 38mm x 200mm SC3 GRADE CLASS FLOOR JOISTS AT MAXIMUM 400mm CTRS.

Provide 38mm x 38mm softwood herringbone strutting between joists and to be at centre line of span

19mm tongue and grooved boarding or flooring grade chipboard laid in accordance with manufacturers recommendations.

185mm x 185mm chimney flue. All timber to be at least 40mm away from chimney flue.

Where floor joists abuts trimmers to stairwell, they are to be supported by galvanised mild steel joist hangers.

Build in joists into walls as required.

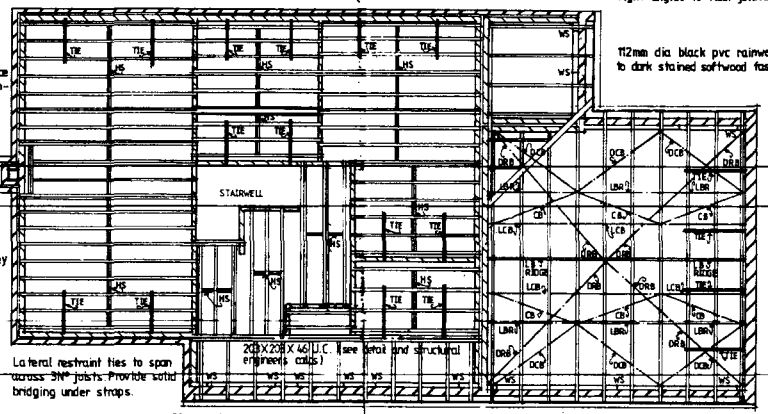
Lateral restraint ties to span across 3N° joists. Provide solid bridging under straps.

38mm x 100mm insitu rafters at max 600mm ctrs.

Bed 75mm x 100mm softwood wall plate anchored down with 30mm x 5mm x 700mm wall straps at max. 2metres ctrs.

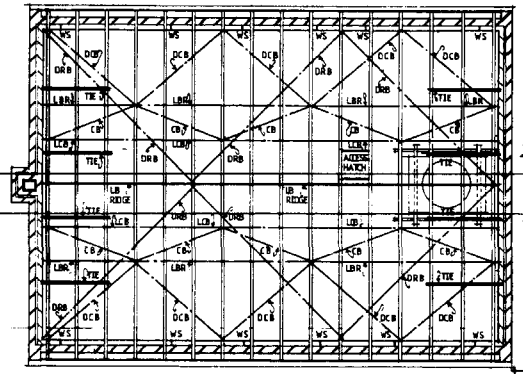
If stud partition walls at first floor level are not supported by double joists under then they are to be built up off 75mm x 100mm timber sole plates running at right angles to floor joists.

112mm dia. black pvc rainwater gutter to dark stained softwood fascia boards.



FLOOR JOIST PLAN

112mm dia. black pvc rainwater gutter fixed to dark stained softwood fascia boards.



Bed 75mm x 100mm softwood wall plate anchored down with 30mm x 5mm x 700mm wall straps at max 2metres ctrs.

ROOF PLAN

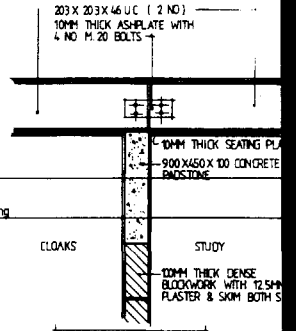
Lateral restraint ties to gable walls and at ceiling level to be 30mm x 5mm x 700mm Batt M30S galvanised anchor straps. Provide solid bridging under straps.

WATER TANK SUPPORTS

Water tank support constructed of
2N° 38mm x 75mm Timber bearers on
2N° 50mm x 150mm timber cross bearers on
2N° 50mm x 75mm timber spreaders spanning
4N° ceiling joists

Standard Gangnail or similar approved roof trusses at max. 600mm ctrs.

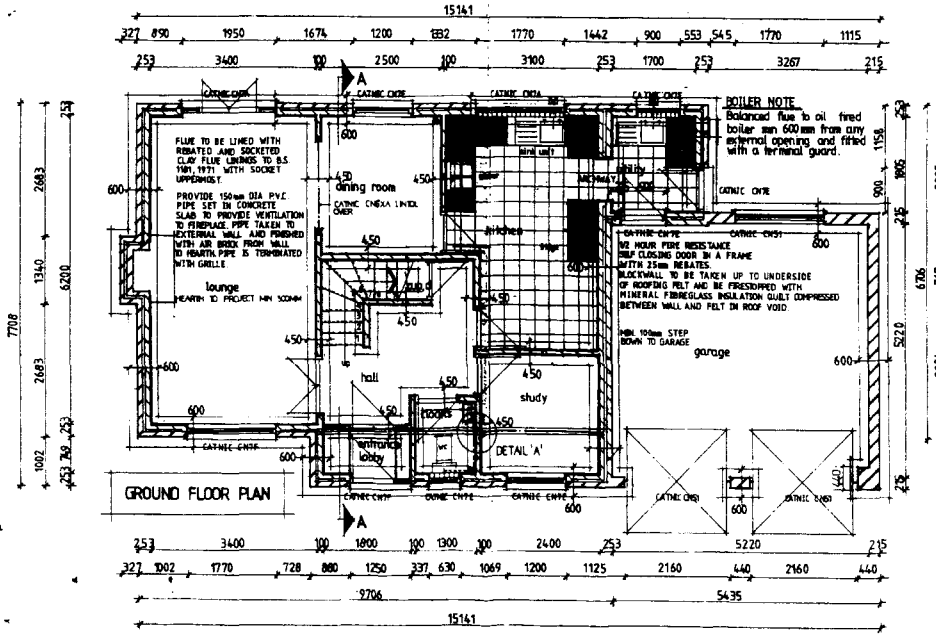
All roof bracings are to be in accordance with B.S. 5268 1985 : Part 3



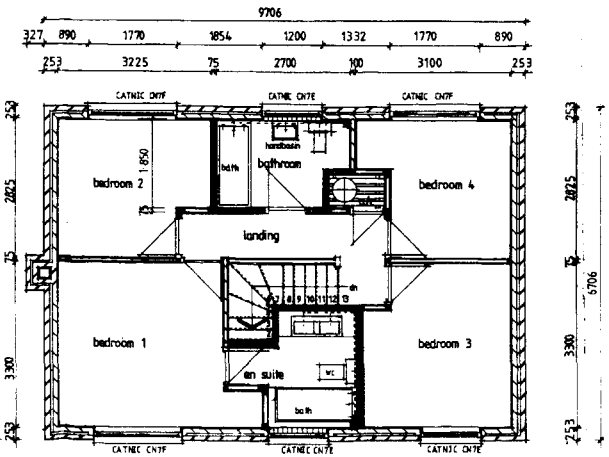
DETAIL AT 'A' SCALE 1:10

LEGENDS

LBR	= 25mm x 100mm LONGITUDINAL BRACING RAFTER
LCB	= 25mm x 100mm LONGITUDINAL CEILING BRACING
DRB	= 25mm x 100mm DIAGONAL RAFTER BRACING
DCB	= 25mm x 100mm DIAGONAL CEILING BRACING
LB RIDGE	= 25mm x 100mm LONGITUDINAL BRACING TO RIDGE
CB	= 25mm x 100mm CHEVRON BRACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN

STAIRCASE DETAILS

Standard Boulton & Paul softwood staircase (ref N° ST3W45N). 13N° at 200mm = 2600mm. 223mm going. Min 2000 clear headroom height measured vertically above pitch line. Handrails to be min 840mm measured above pitch line. 900mm on landing. vertical balusters max 100mm openings to landing / balustrade to stairs

WASTES

100mm dia. pvc wastes to wc to s&vp or direct to manhole. 38mm dia pvc and bath (75mm deep seal trap) 32 mm dia pvc waste to handbasin all to B.I.g. (75mm deep seal traps). Wastes over 1:700m in length to be fitted with anti-syphonage traps.

INTERNAL STUDWORK CONSTRUCTION

75mm x 50mm timber studwork construction at 400mm ctrs with noggins at 400 ctrs and staggered with 12.5mm plasterboard to both sides. 75mm x 100mm timber sole plate. Provide 75mm fibreglass quilt insulation to bathroom and en suite studwork, as shown on plan, to provide adequate sound insulation.

BEAM NOTE

Beams to floor space to be encased in two layers of 12.5mm plasterboard to 1/2 hour fire protection. Provide padstones at under each end of beam (see FORDHAM JOHNS calculation sheets).

B	GARAGE PIER AMENDED LINTOL ADDED OVER DINING / LOUNGE	18-
A	BEAM SIZE ADDED AND DETAIL AT 'A'	
	OIL FIRED BOILER ADDED	
	HEARTH PROJECTION MIN 500MM	
	STAIRCASE NOTE ADDED	22.9.89

revision

contract [redacted]

drawn P.S.

checked

METFIELD ESTATES LIMITED

detail 4 BED DETACHED

date JULY 89

scale 1/50

TYPE C [ME16]

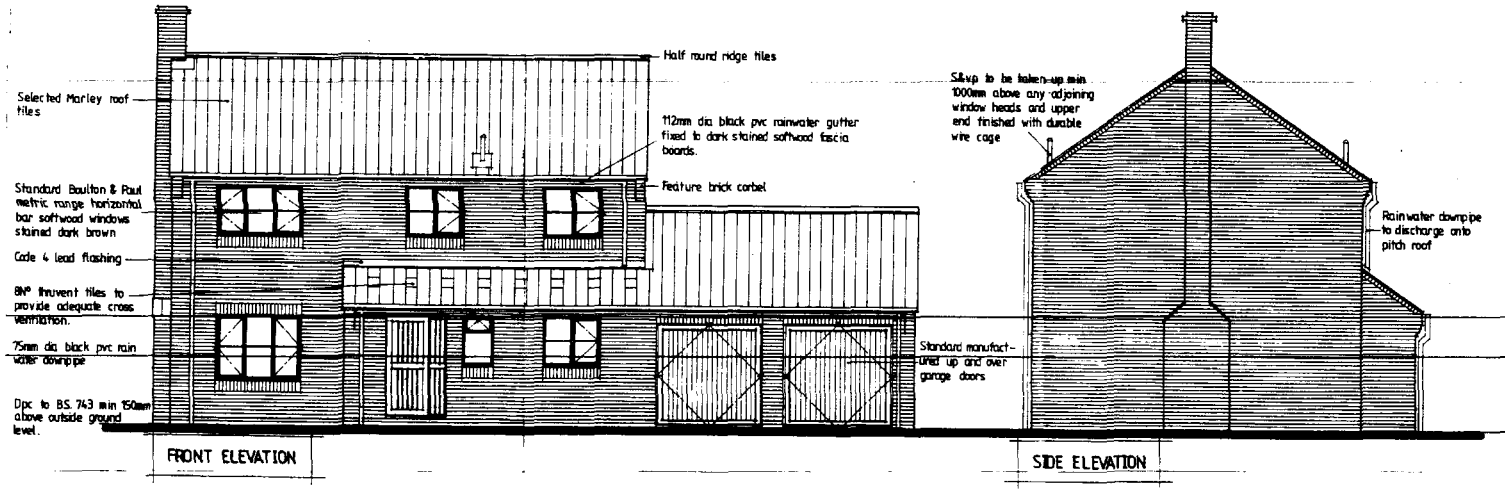
drawing no: 4742/11B

SOUTH HOLLAND D.C. PLAN DEPT. 11 NOV 1982

chartered architects
consultant engineers
surveyors . designers

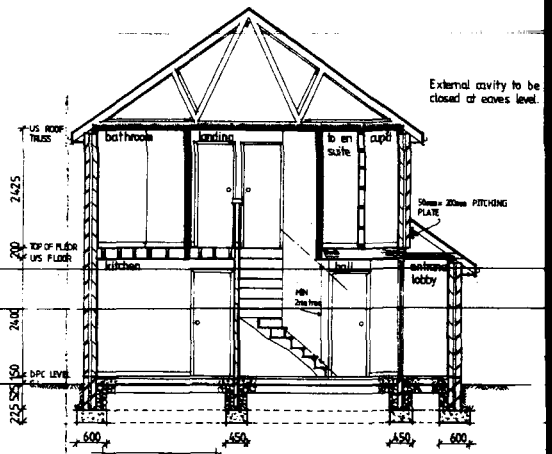
30 South Quay Gt Yarmouth

36/40 Palace Ave. Paignton



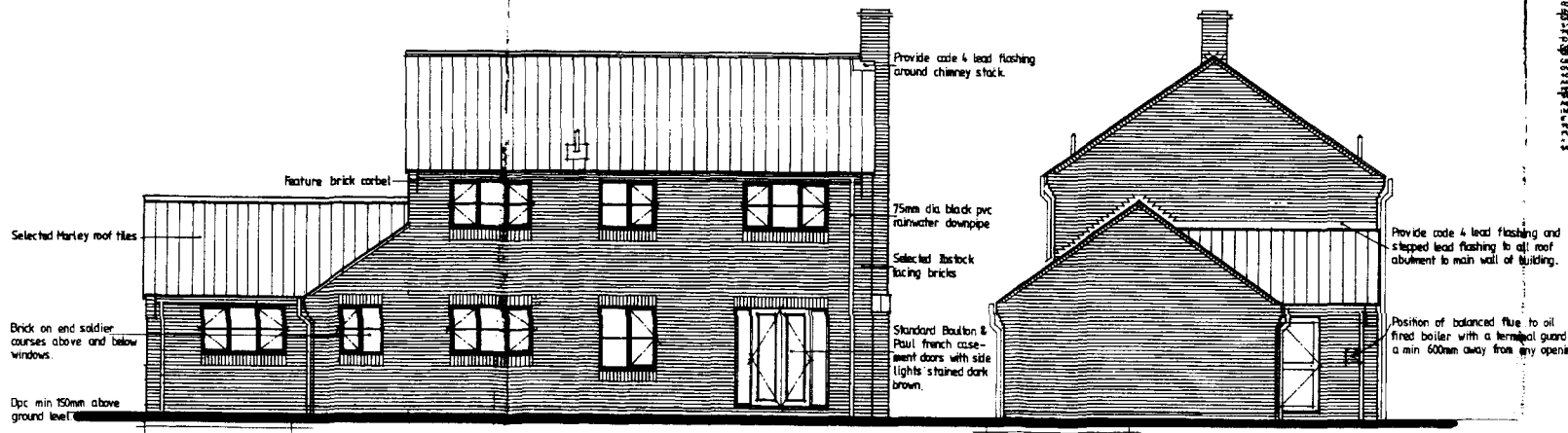
FRONT ELEVATION

SIDE ELEVATION



SECTION AA

depth of foundations to Practice Note 3 if clay subsoils are found



REAR ELEVATION

SIDE ELEVATION

general notes

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
1184/92

A FOUNDATION NOTE ADDED
BALANCED FLUE AMENDED 22.9.89

revision

contract

[redacted]

drawn P.S.

checked

METFIELD ESTATES LTD

detail

4 BED DETACHED

TYPE C (ME16)

date JULY 89

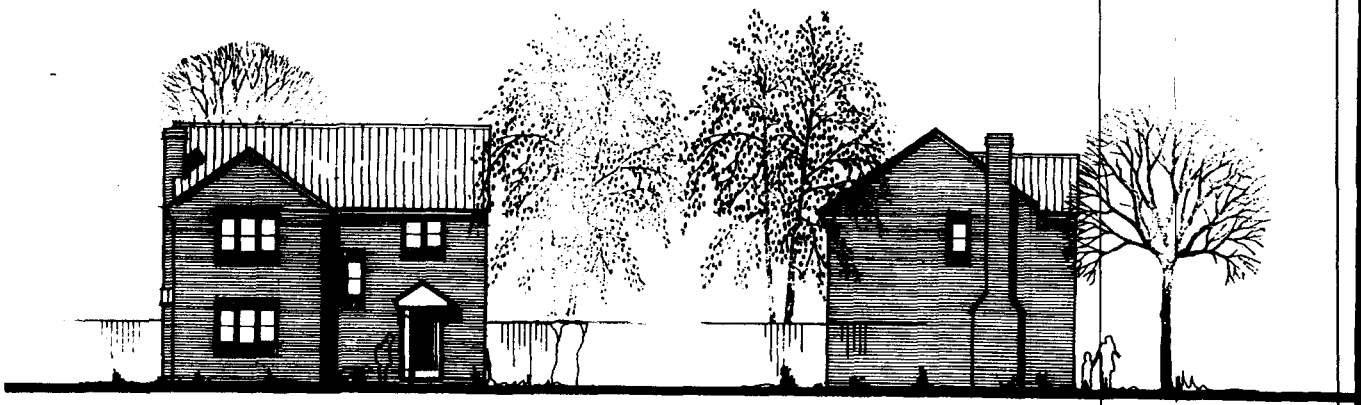
scale 1/50

drawing no: 4742/12 A

chartered architects
consultant engineers
surveyors . designers

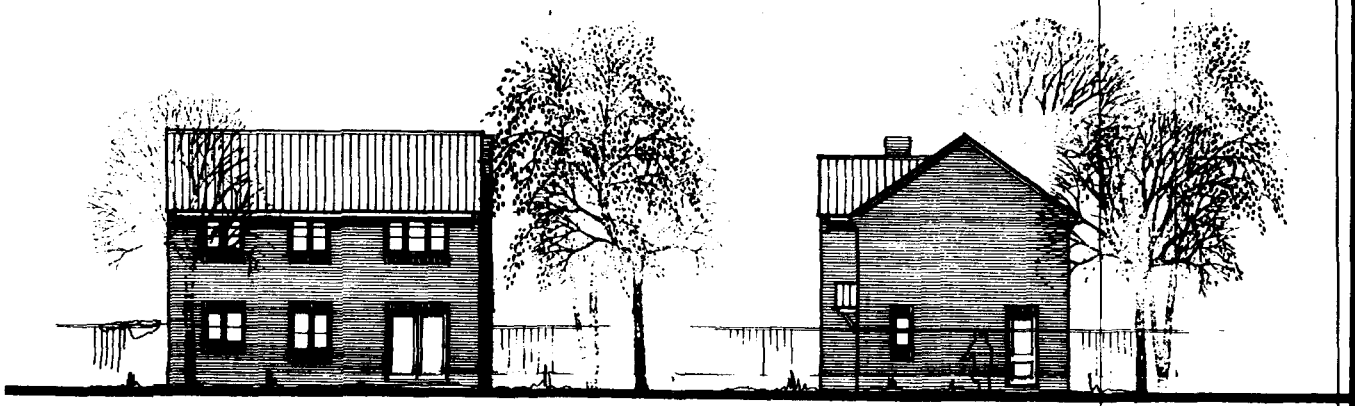
30 South Quay Gt Yarmouth

(0493) [redacted]
Telex No. [redacted]



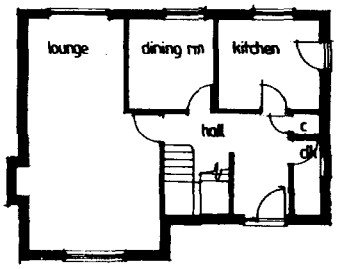
Front elevation

Side elevation



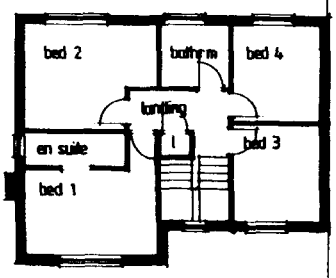
Rear elevation

Side elevation



Ground floor plan

Floor area = 102·86 m²



First floor plan

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
REF. H184/92

Stockwell Gate, Whaplode
for Metfield Estates Ltd

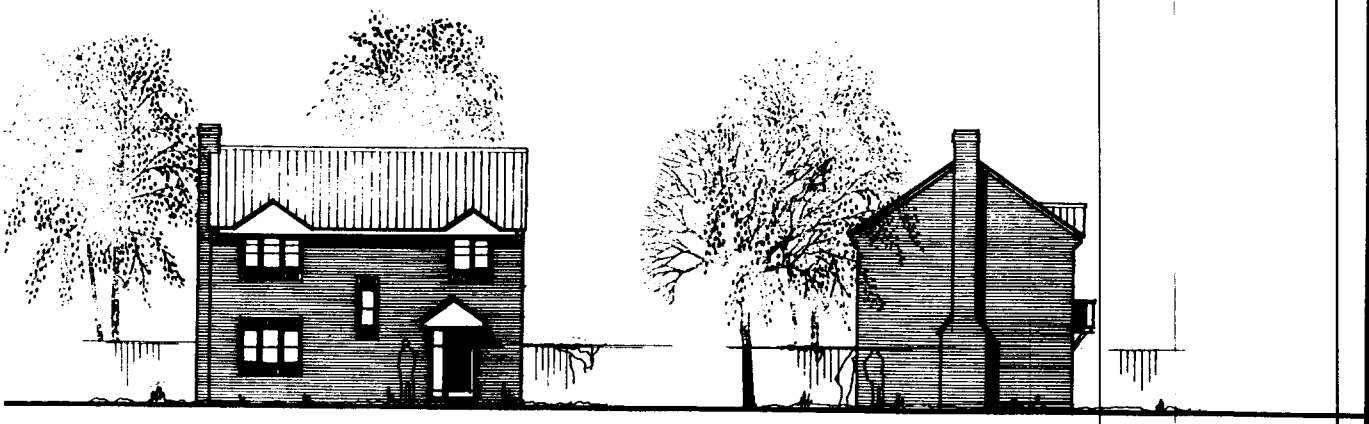
House Type ME 15

scale 1:100

date 03·1992

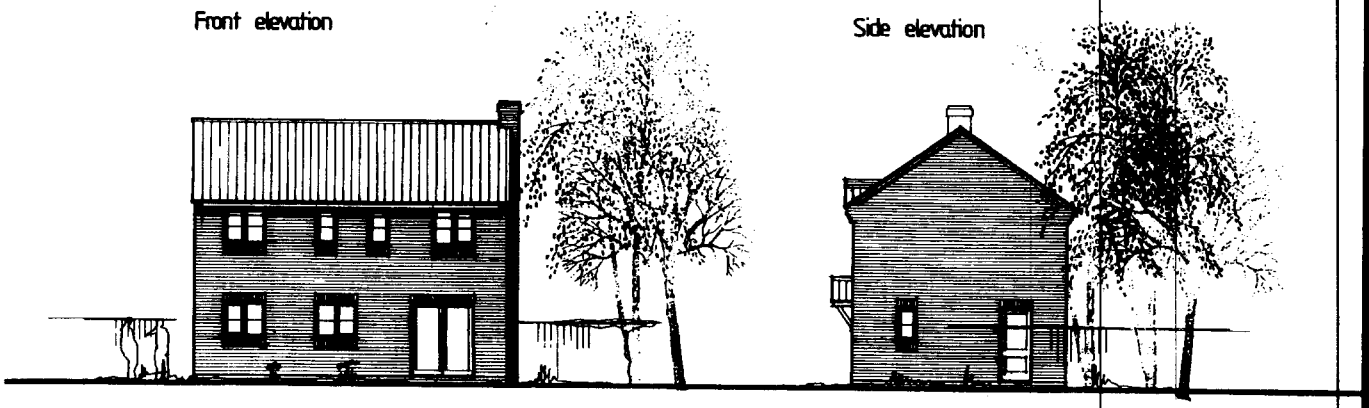
drawing no. 1635·12 rev.

John Finch Partnership Architects



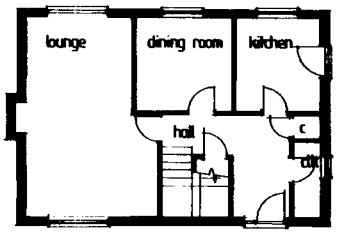
Front elevation

Side elevation



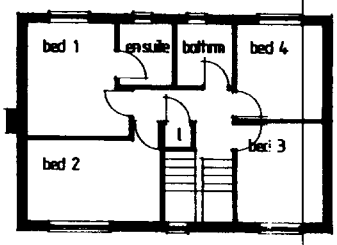
Rear elevation

Side elevation



Ground floor plan

Floor area = 96·9 m²



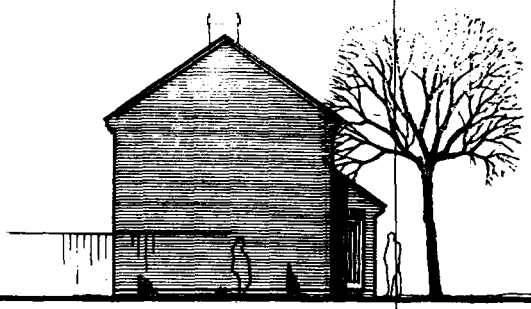
First floor plan

SOUTH HO[illegible] D.C.
PLA[illegible] T.
11 NOV 1992
FILE [illegible]

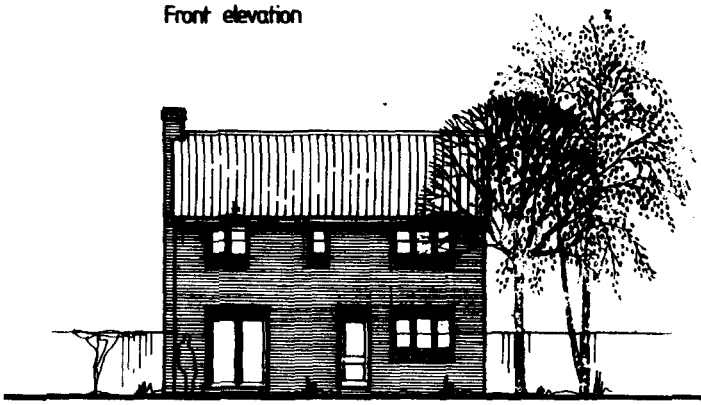
Stockwell Gate, Whaplode for Metfield Estates Ltd		
House Type ME 14		scale 1:100
John Finch Partnership Architects [illegible]		date 03/1992
	drawing no. 1635:11	rev.



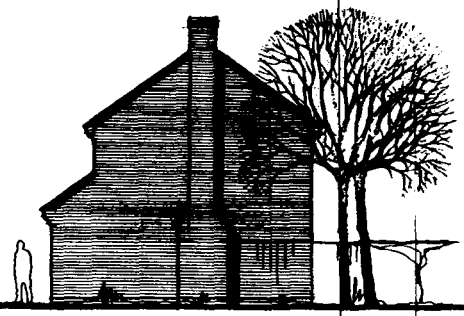
Front elevation



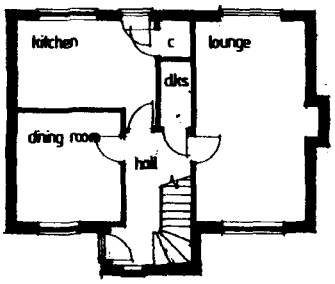
Side elevation



Rear elevation

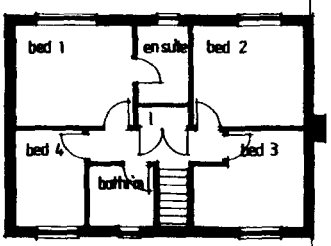


Side elevation



Ground floor plan

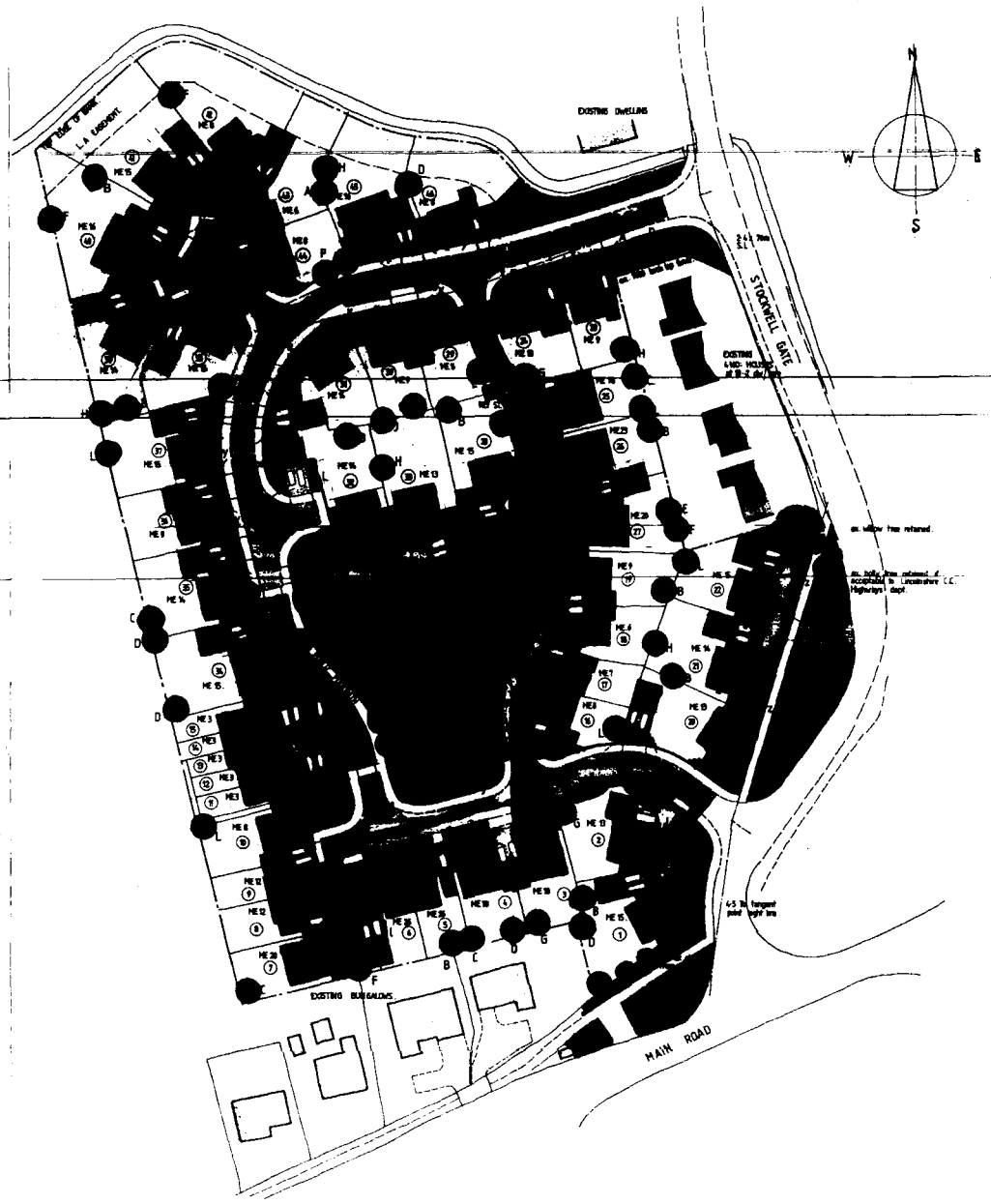
Floor area = 99·7m



First floor plan

SOUTH HOLLAND D.C.
PLANNING
11 NOV 1992

Stockwell Gate, Whaplode for Metfield Estates Ltd		
House Type ME 13	scale 1:100	
John Finch Partnership Architects	date 08.1992	
	drawing no. 1635·10	rev.



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1993
Attention of
DPO MPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.

John Finch Partnership
Architects

scale 1:500 date: Nov 92 drg. 1635 : 22

SCHEDULE OF ACCOMMODATION

2 Bedroom Terraced Houses ME.3
3 Bedroom Semi-detached Houses ME.7,8,&12.
3 Bedroom Detached Houses ME.6,8,&9.
4 Bedroom Detached Houses ME.13,14,15,&16.
2 Bedroom Bungalows ME.26.
3 Bedroom Semi-detached Bungalows ME.18.
3 Bedroom detached Bungalows ME.18,20&23.

TOTAL

SITE AREA = 2.293 Ha (5.67 Acres)

DENSITY = 8.11 Dwellings/Acre

PARKING = 150% for 2 Bedroom Terraced Houses
Min. 200% otherwise.

ALL PRIVATE DRIVES TO BE 4.250mm MIN. WIDE.

PLANTING SCHEDULE.

TREES. (All heavy standard size 3.4-4.25 high)

A Acer Platanoides (Norway Maple)
B Betula Pendula (Silver Birth)
C Carpinus Betula Fastigiata (Hornbeam)
D Crataegus x prunifolia (Hawthorn)
E Fagus Sylvatica (Beech)
F Fraxinus Excelsior (Ash)
G Malus "John Downie" (Crab Apple)
H Prunus avium "Plena" (Wild Cherry)
J Prunus sargentii (Sargent Cherry)
K Quercus Robur (English Oak)
L Tilia cordata (Small-leaved Lime)

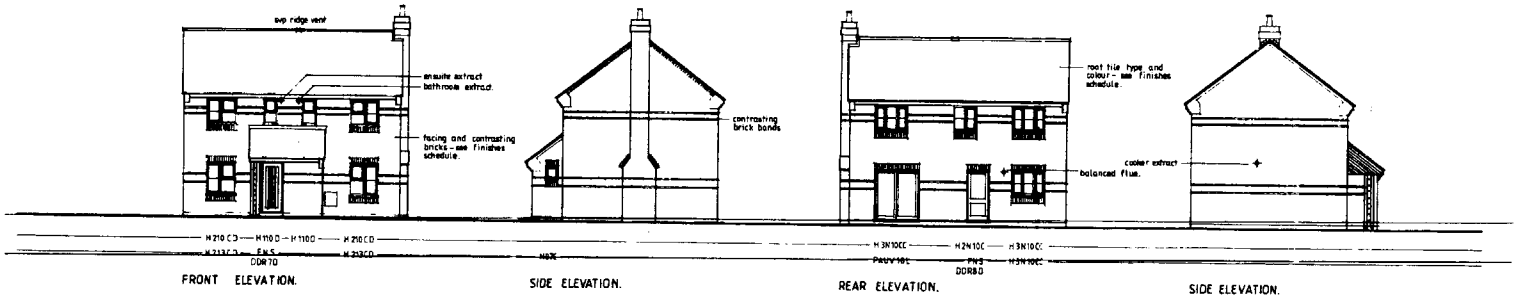
GRAINED AREAS

SHRUBS AND CLIMBERS

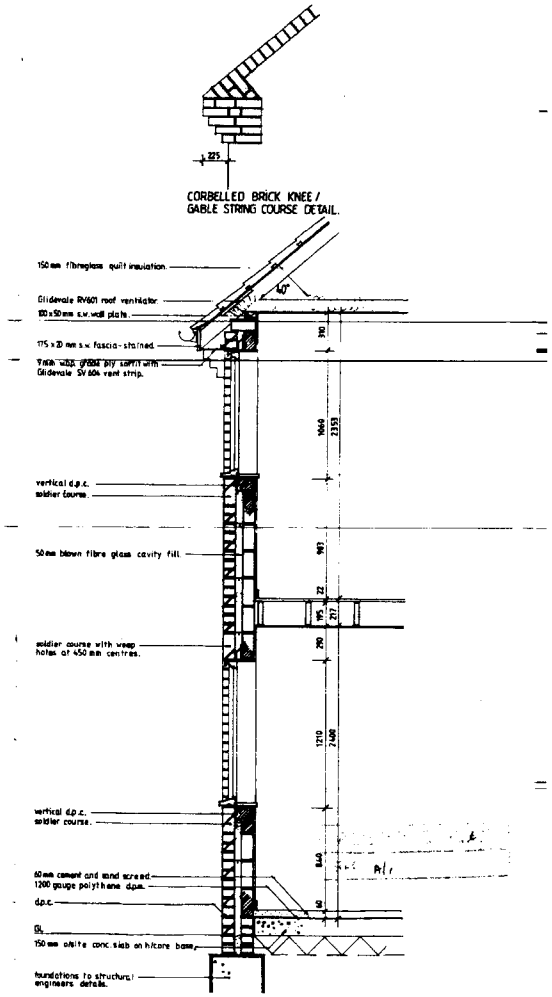
a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x ambrosii
d Crataegus monogyna and Corylus avellana
e Hoeuthea dulcinoides
f Hedera helix
g Hypericum calycinum
h Juniperus horizontalis
j Lavendual "Hidcote"
k Lonicera spp
l Chaenomeles japonica
m Potentilla "Longacre"
n Rosa "Rosemi"
o Spiraea bulanda "Goldflame"

GRAINED GRASSES

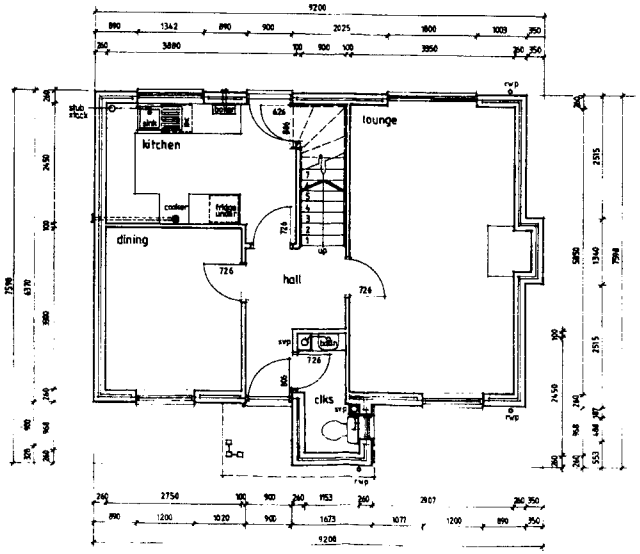
x Fagus sylvatica
y Ilex aquifolium
z Prunus laurocerasus



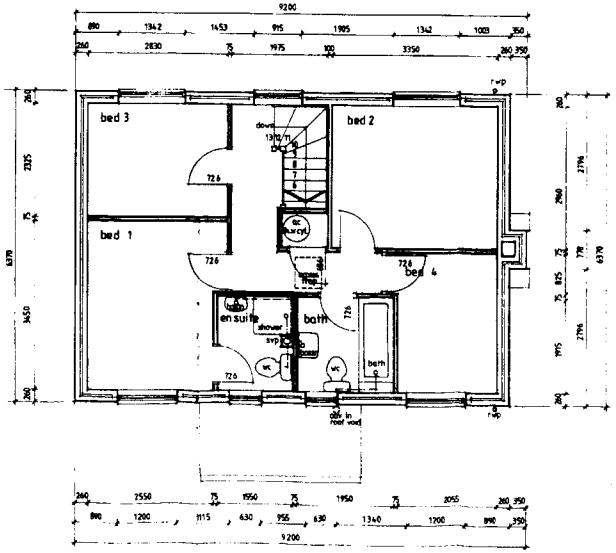
FRONT ELEVATION. SIDE ELEVATION. REAR ELEVATION. SIDE ELEVATION.



TYPICAL SECTION.



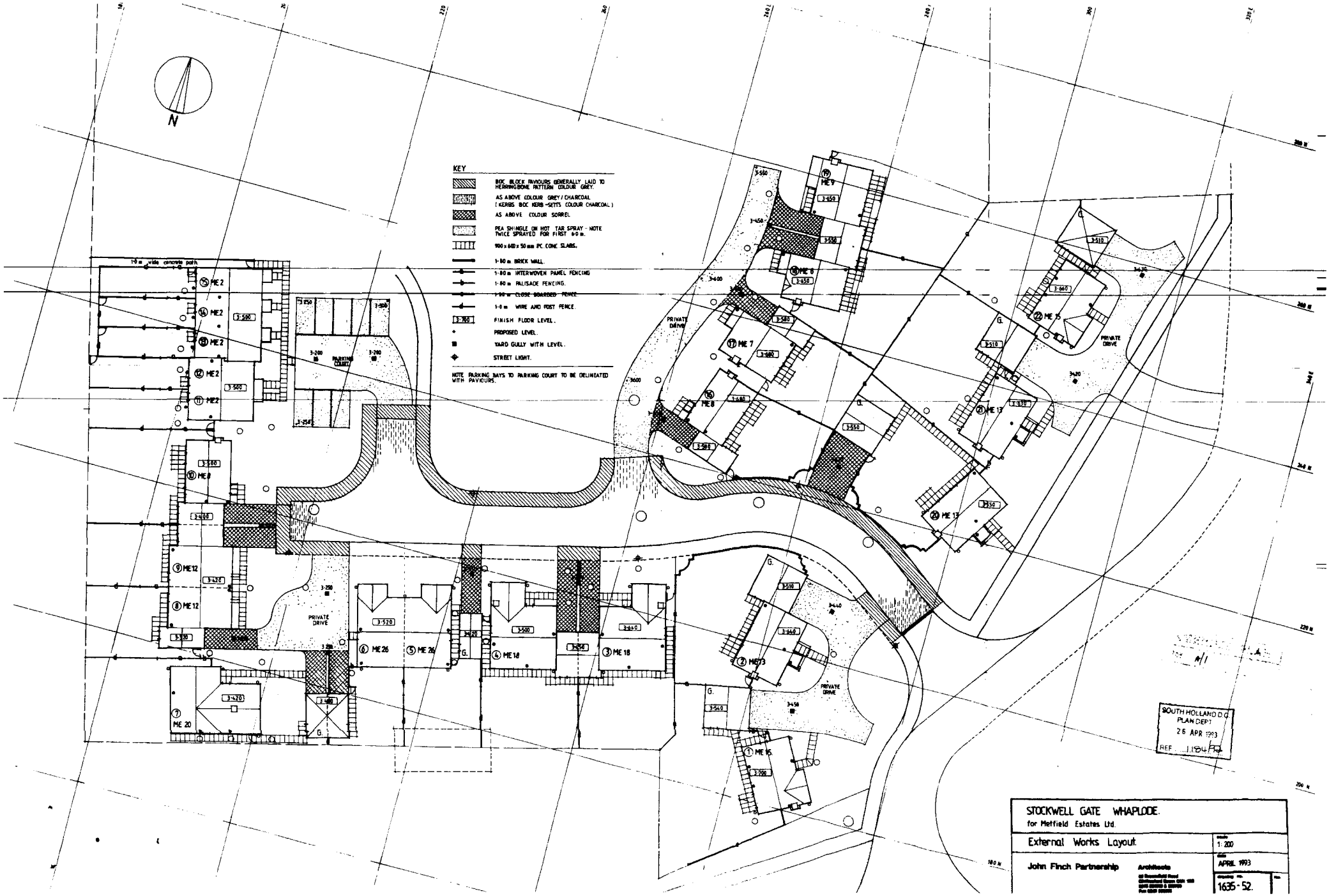
GROUND FLOOR PLAN.

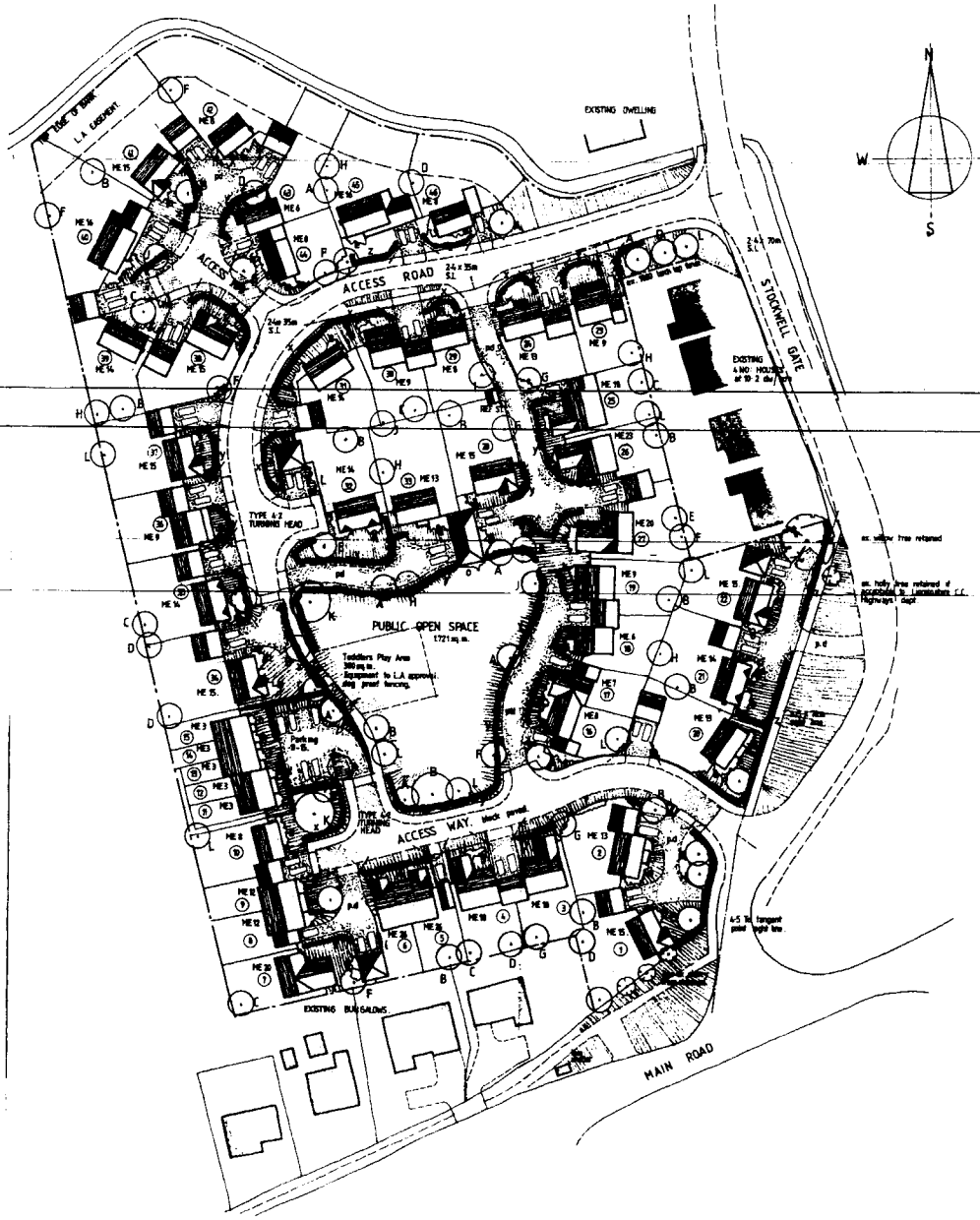


FIRST FLOOR PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT
19 APR 1993
REF 184/92

STOCKWELL GATE WHAPLODE for Metfield Estates Ltd.	
H.T. ME 13 1 of 2	1:100 1:50 1:20
John Finch Partnership Architects	MARCH 1993


N
KEY
BOX BLOCK PAVIOURS GENERALLY LAID TO HERRINGBONE PATTERN COLOUR GREY.
AS ABOVE COLOUR GREY / CHARCOAL (KERBS BOX KERB-SETTS COLOUR CHARCOAL)
AS ABOVE COLOUR SORREL
PEA SHINGLE ON HOT TAR SPRAY - NOTE TWICE SPRAYED FOR FIRST 6·0 m.
900 x 600 x 50 mm PC CONC SLABS.
1·80 m BRICK WALL.
1·80 m INTERWOVEN PANEL FENCING
1·80 m PALISADE FENCING.
1·80 m CLOSE BOARDED FENCE.
1·0 m WIRE AND POST FENCE.
FINISH FLOOR LEVEL.
PROPOSED LEVEL.
YARD GULLY WITH LEVEL.
STREET LIGHT.
NOTE PARKING BAYS TO PARKING COURT TO BE DELINEATED WITH PAVIOURS.
1·0 m wide concrete path
PRIVATE DRIVE
PARKING COURT
SOUTH HOLLAND D.C. PLAN DEPT 26 APR 1993 REF 1184/FP
STOCKWELL GATE WHAPLODE.
for Metfield Estates Ltd.
External Works Layout.
1:200
APRIL 1993
1635 - 52.
John Finch Partnership Architects



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership Architects

scale 1:500 date : Nov 92 drg. 1635 : 22

SOUTH HOLLAND D.C.
PLANNING DEPT.
11 NOV 1992
REF ...

SCHEDULE OF ACCOMMODATION

2 Bedroom Terraced Houses ME.3
3 Bedroom Semi-detached Houses ME.7.8.412.
3 Bedroom Detached Houses ME.6.8.49.
4 Bedroom Detached Houses ME.13.14.15.416.
2 Bedroom Bungalows ME.20.
3 Bedroom Semi-detached Bungalows ME.18.
3 Bedroom detached Bungalows ME.18.20&23.

TOTAL

SITE AREA = 2.393 Ha (5.91 Acres)

DENSITY = 8.11 Dwellings/Acre

PARKING = 150% for 2 Bedroom Terraced Houses
Min. 200% otherwise.

ALL PRIVATE DRIVES TO BE 4.250mm MIN. WIDE.

PLANTING SCHEDULE

TREES. All heavy standard size 3.4-4.25 high)

A Acer Platanoides (Norway Maple)
B Fagus Sylvatica (Beech)
C Prunus avium 'Plena' (Wild Cherry)
D Prunus serrulata (Serrated Cherry)
E Quercus Robur (English Oak)
F Tilia cordata (Small-leaved Lime)

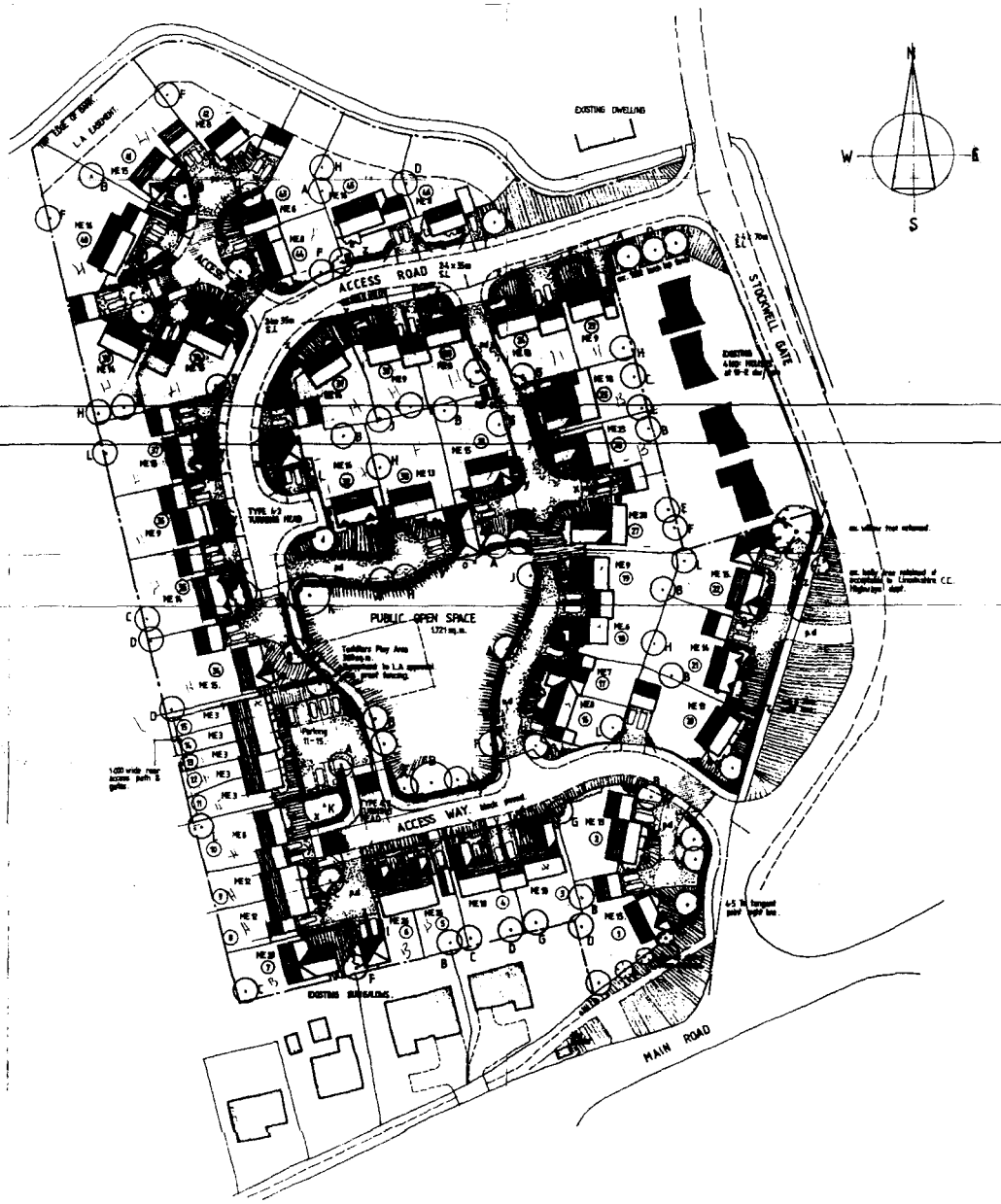
SHRUBS AND CLIMBERS

a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x watereri
d Crataegus monogyna and Corylus avellana
e Euonymus fulbeides
f Ribes Sanguineum
g Hypericum calycinum
h Juniperus horizontalis
i Lavandula "Hidcote"
j Lonicera spp
k Rhododendron ponticum
l Potentilla "Longacre"
m Rosa "Rosaral"
n Spiraea bumalda "Goldflame"

GRASSED AREAS

GROUND COVER

o Fagus sylvatica
p Ilex aquifolium
q Prunus laurocerasus



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership

Architects

scale 1:500 date: Nov 92 drg. 1635 : 22.A.

SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1993
REF 1184/92

SCHEDULE OF ACCOMMODATION

2 Bedroom Terraced Houses NE.3
3 Bedroom Semi-detached Houses NE.7.8.A12.
3 Bedroom Detached Houses NE.6.8.A8.
4 Bedroom Detached Houses NE.13.14.15.A16.
2 Bedroom Bungalows NE.26.
3 Bedroom Semi-detached Bungalows NE.18.
3 Bedroom detached Bungalows NE.18.20A22.

TOTAL

SITE AREA = 2.283 Ha (5.67 Acres)

DENSITY = 8.11 Dwellings/Acre

PARKING = 150% for 2 Bedroom Terraced Houses
Min. 200% otherwise.

ALL PRIVATE DRIVES TO BE 4.250mm MIN. WIDE.

PLANTING SCHEDULE.

TREES. (Well heavy standard when 3.4-4.5m high)

A Acer Platanoides (Norway Maple)
B Betula Pendula (Silver Birch)
C Carpinus betula fastigiata (Hornbeam)
D Crataegus x prunifolia (Hawthorn)
E Fagus Sylvatica (Beech)
F Fraxinus Excelsior (Ash)
G Malus "Gala Jamaica" (Crab Apple)
H Prunus avium "Plena" (Wild Cherry)
J Prunus serrulata (Sargent Cherry)
K Quercus Robur (English Oak)
L Tilia cordata (Small-leaved Lime)

SHRUBS AND CLIMBERS

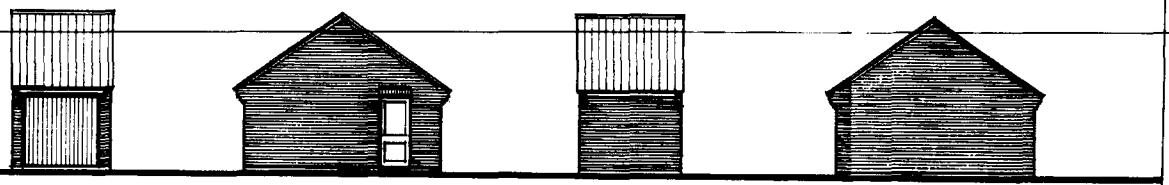
a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x watereri
d Crataegus monogyna and Carpinus avellana
e Euonymus dulcinea
f Hedera helix
g Hypericum calycinum
h Amelanchier horizontalis
i Lonicera "Hidcote"
j Lonicera spp
k Chaenomeles japonica
l Pyracantha "Lesquere"
m Rosa "Nevada"
n Spiraea bulmada "Goldflame"

GRASSED AREAS

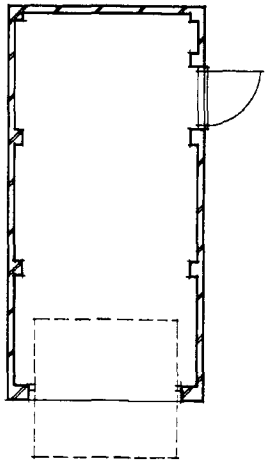
GRASSED AREAS

x Fagus sylvatica
y Rhus aquifolium
z Prunus laurocerasus

8 Bungs



front side rear side



plan

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992

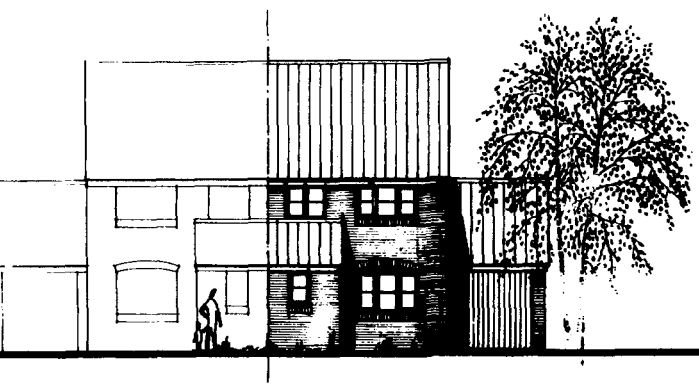
Stockwell Gate, Whaplode
for Metfield Estates Ltd

Single garage

scale 1:100 1:50

date 03:1992

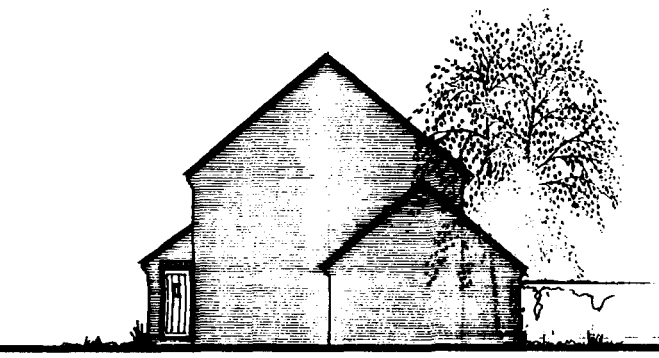
John Finch Partnership Architects



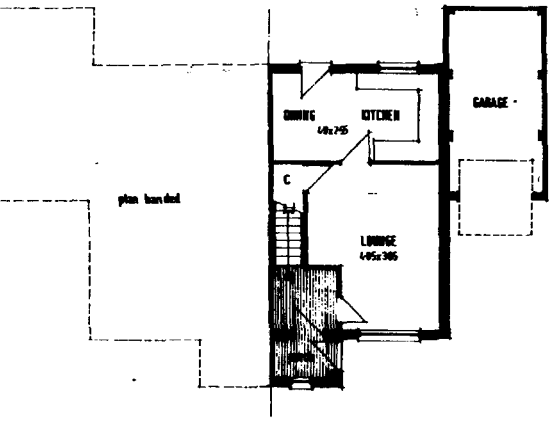
FRONT ELEVATION



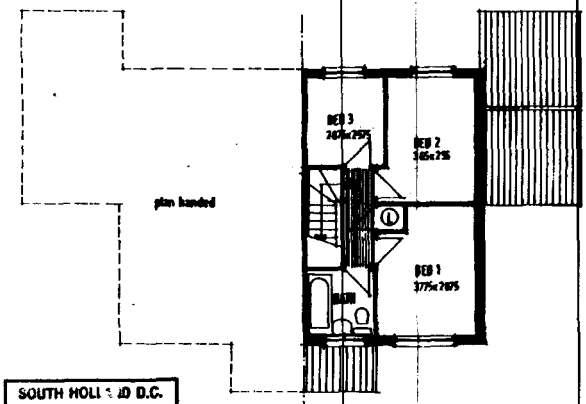
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR

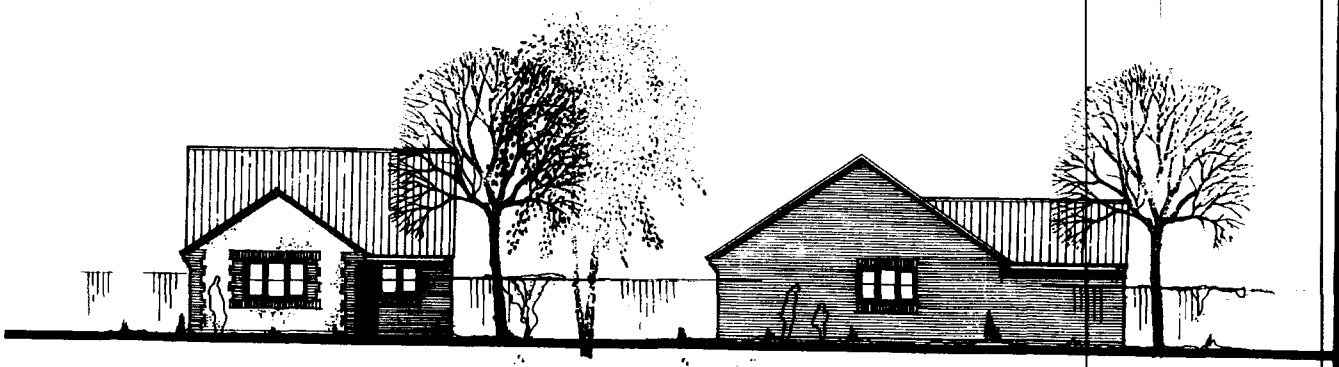


FIRST FLOOR

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992

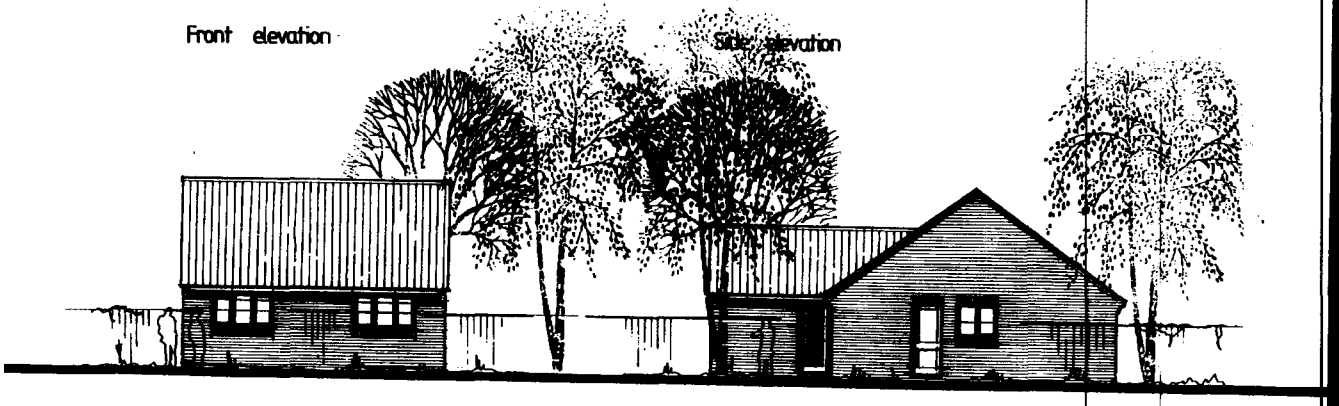
FLOOR AREA = 75·86 m² (816·5 ft²) EXCLUDING GARAGE.

Stockwell Gate, Whaplode FOR METFIELD ESTATES LIMITED	
House Type ME 12.	scale 1:100
John Finch Partnership — Architects	date 2·92
	drawing no. 1635·09 — rev.



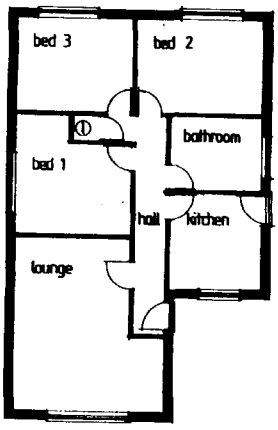
Front elevation

Side elevation



Rear elevation

Side elevation

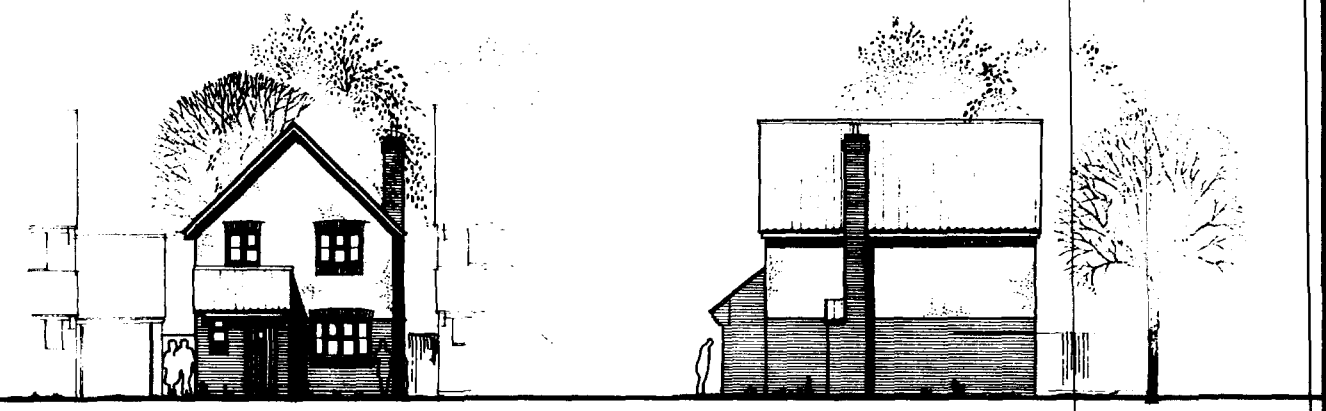


Plan

Floor area 70·19 m²

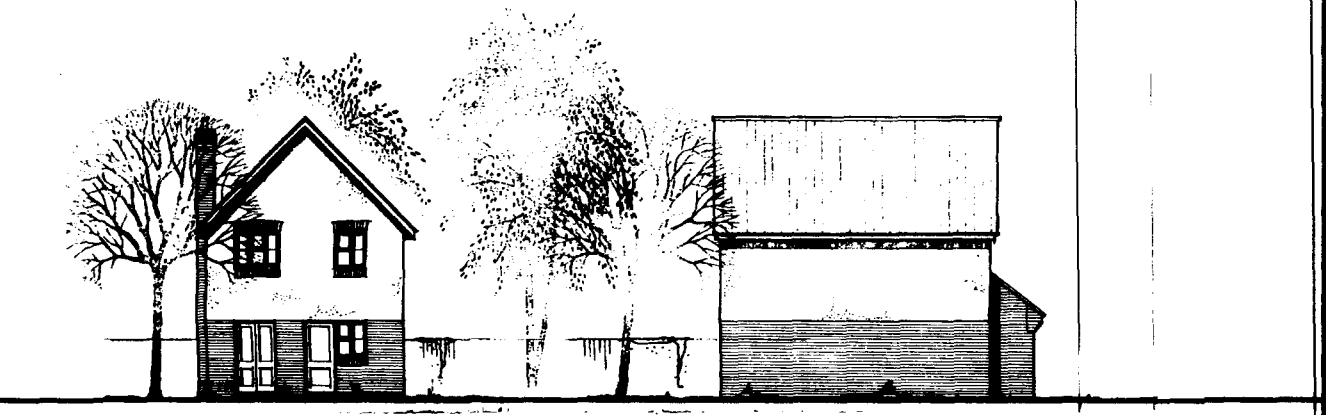
SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
FILE ....1184 | 92

Stockwell Gate, Whaplode for Metfield Estates Ltd	
House type ME 23	scale 1:100
John Finch Partnership Architects [illegible]	date 03:1992
	drawing no. 1635:15



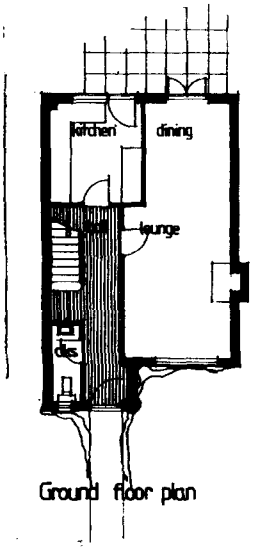
Front elevation

Side elevation

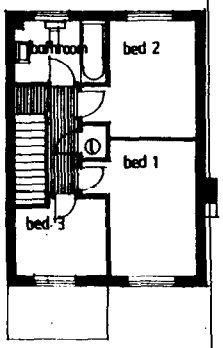


Rear elevation

Side elevation



Ground floor plan

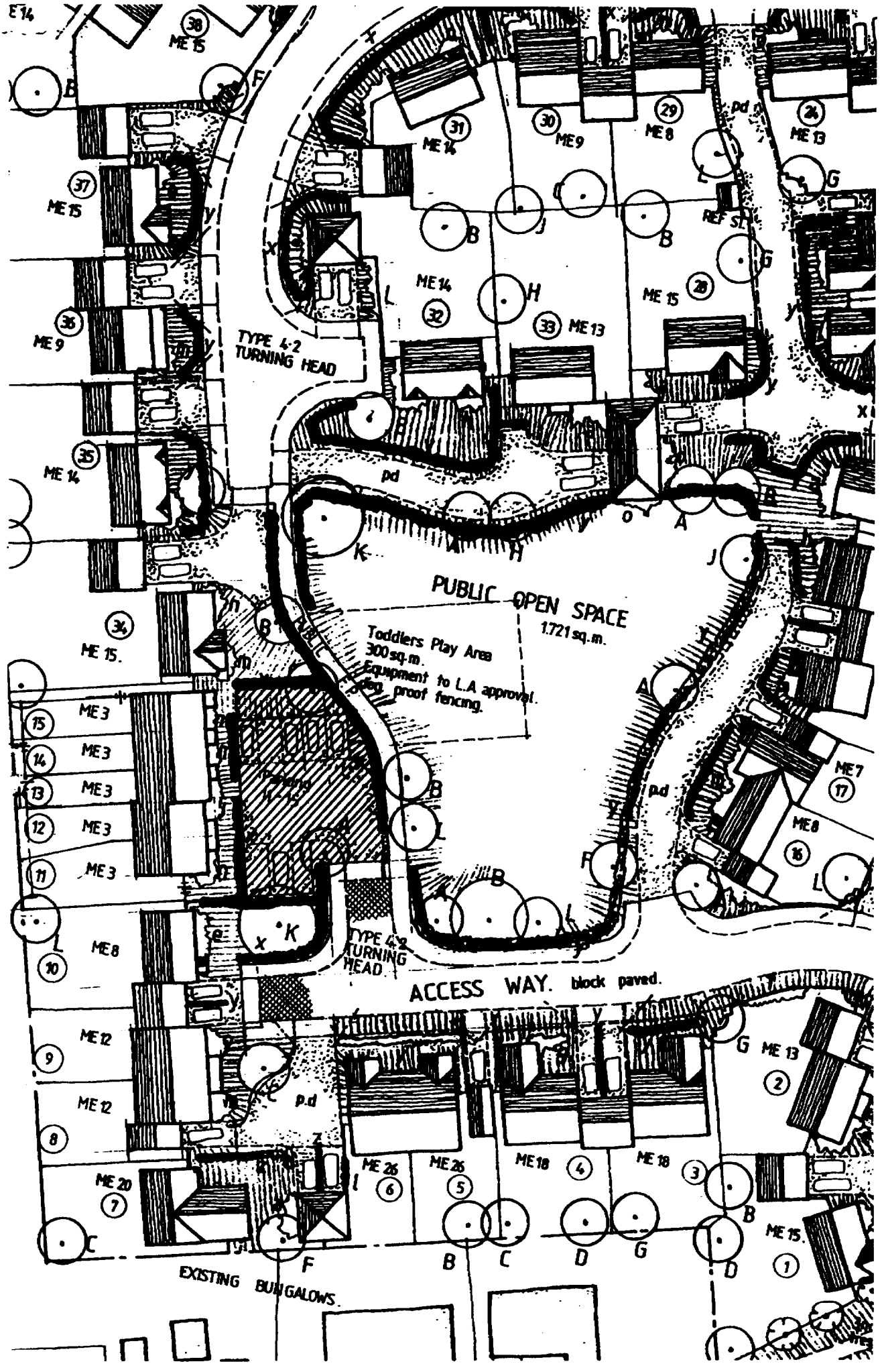


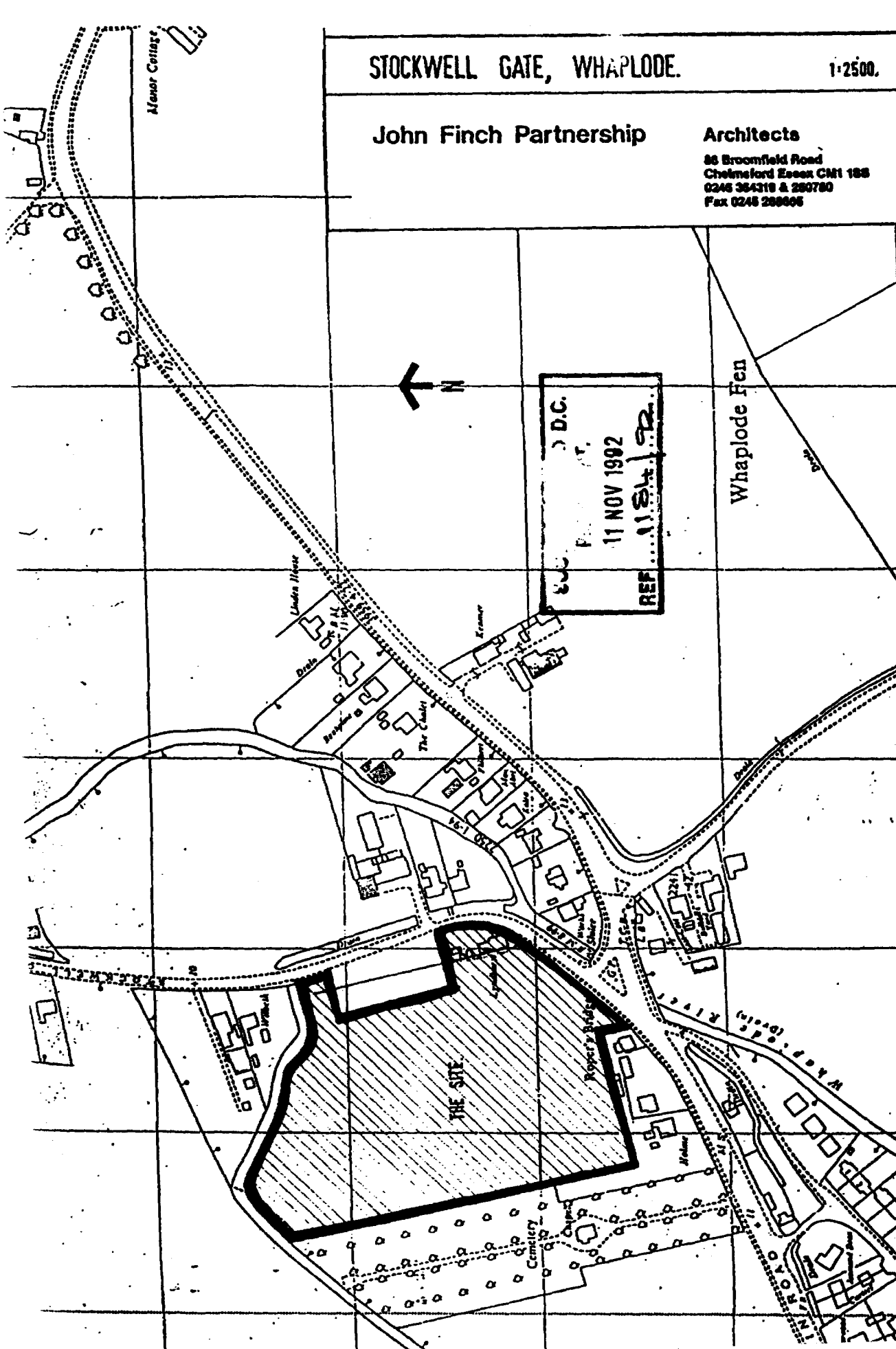
First floor plan

SOUTH HOLLAND D.C.
PLANNING DEPT.
11 NOV 1992

FLOOR AREA - 80m² (861 ft²).

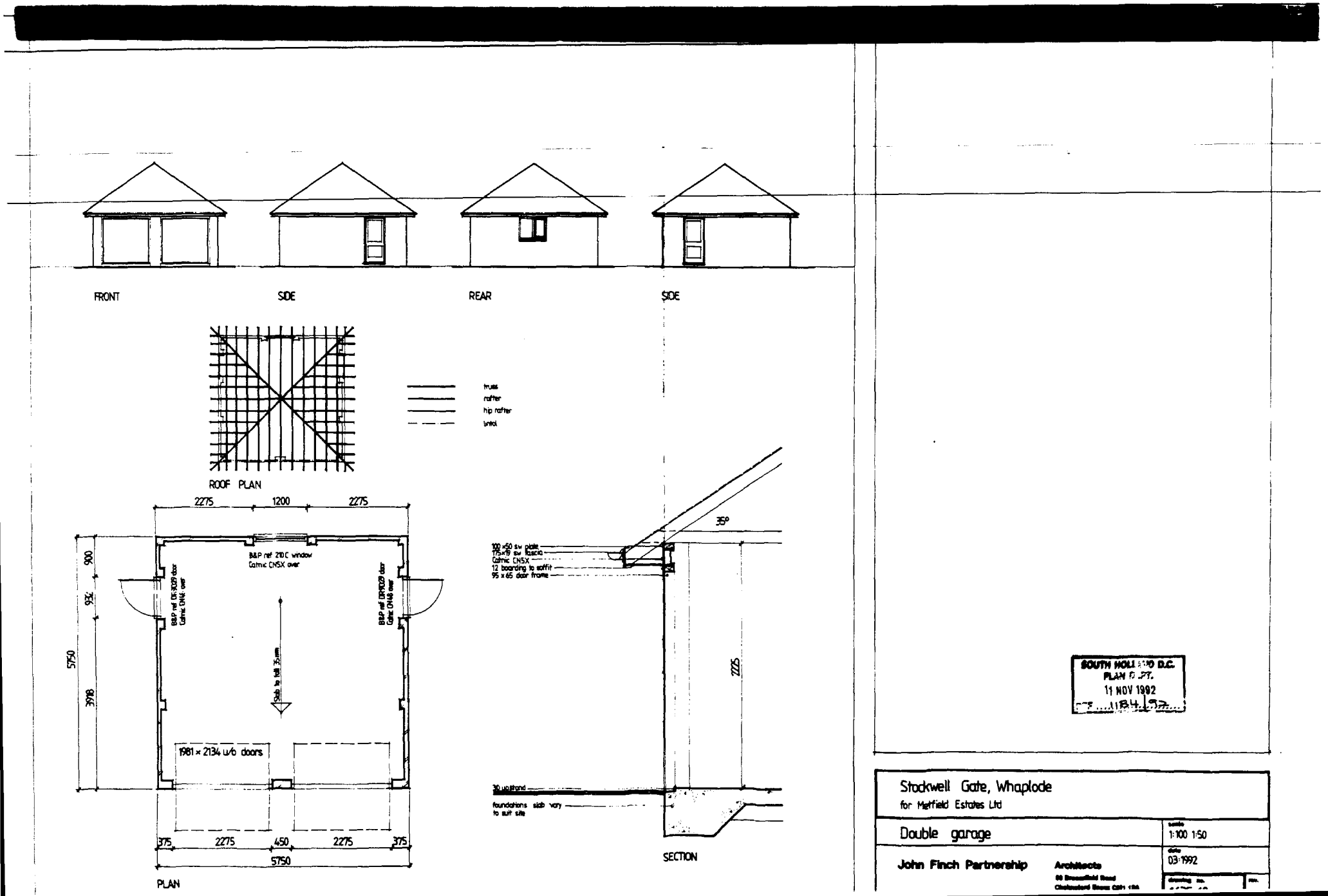
Stockwell Gate, Whaplode for Metfield Estates Ltd		
House type ME 7.		scale 1:100
John Finch Partnership	Architects	date 02·1992
		drawing no. 1635·04 rev.

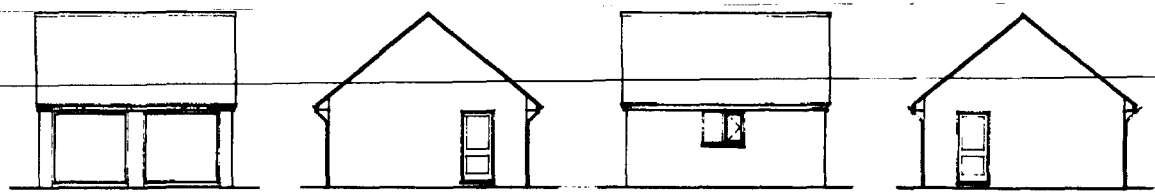

PUBLIC OPEN SPACE
1721 sq.m.
Toddlers Play Area
300 sq.m.
Equipment to L.A approval.
Dog proof fencing.
TYPE 4-2 TURNING HEAD
TYPE 4-2 TURNING HEAD
ACCESS WAY. block paved.
EXISTING BUNGALOWS
ME 15
ME 14
ME 9
ME 8
ME 13
ME 3
ME 12
ME 20
ME 26
ME 18
ME 7
pd


STOCKWELL GATE, WHAPLODE.
1:2500.
John Finch Partnership
Architects
86 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 260780
Fax 0245 268605
Manor Cottage
Whaplode Fen
N
11 NOV 1992
REF
Linden House
The Chalet
THE SITE
Roper's Bridge
Cemetery
Whaplode River
Drain

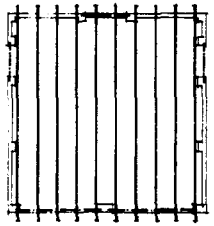
DOORS D1 - GREEN BS 16 D 45
D2 - RED BS 04 D 45
D3 - BLUE BS 16 E 53
D4 - BLUE BS 20 D 45

Contrasting bricks to all soldier courses, corbelled knees and gable string courses, up to dpc and 2 courses above and to band courses, all as indicated on elevations.

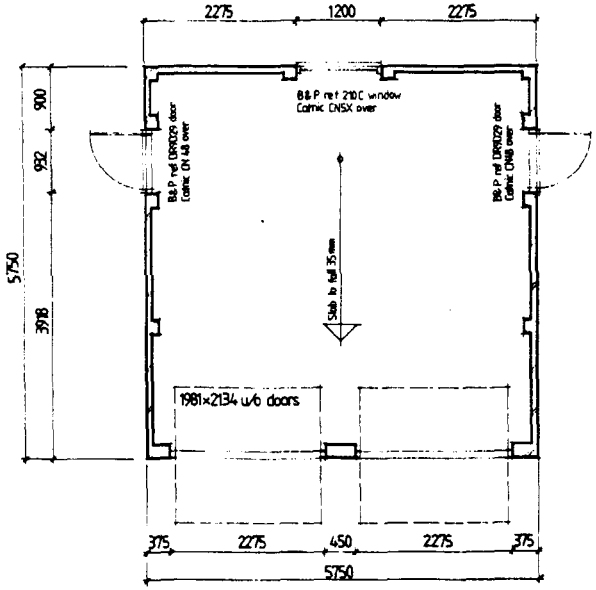

FRONT
SIDE
REAR
SIDE
ROOF PLAN
truss
rafter
hip rafter
lintol
2275
1200
2275
B&P ref 210C window
Catnic CN5X over
B&P ref DR9029 door
Catnic CN4X over
B&P ref DR9029 door
Catnic CN4B over
Slab to fall 35mm
1981 × 2134 u/o doors
900
932
3918
5750
375
2275
450
2275
375
5750
PLAN
35°
100 ×50 sw plate
175×19 sw fascia
Catnic CN5X
12 boarding to soffit
95 x 65 door frame
2225
30 upstand
foundations slab vary
to suit site
SECTION
SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
1184/92
Stockwell Gate, Whaplode
for Metfield Estates Ltd
Double garage
scale
1:100 1:50
date
03:1992
John Finch Partnership
Architects
drawing no.
rev.



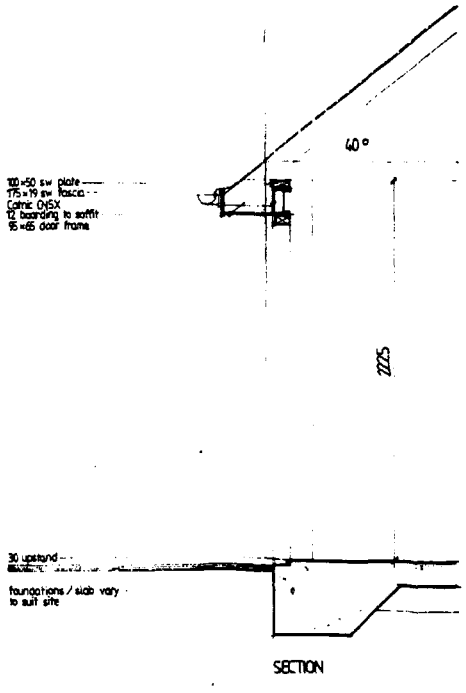
FRONT SIDE REAR SIDE



ROOF PLAN



PLAN



SECTION

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
H/1184/92

Stockwell Gate, Whaplode
for Metfield Estates Ltd

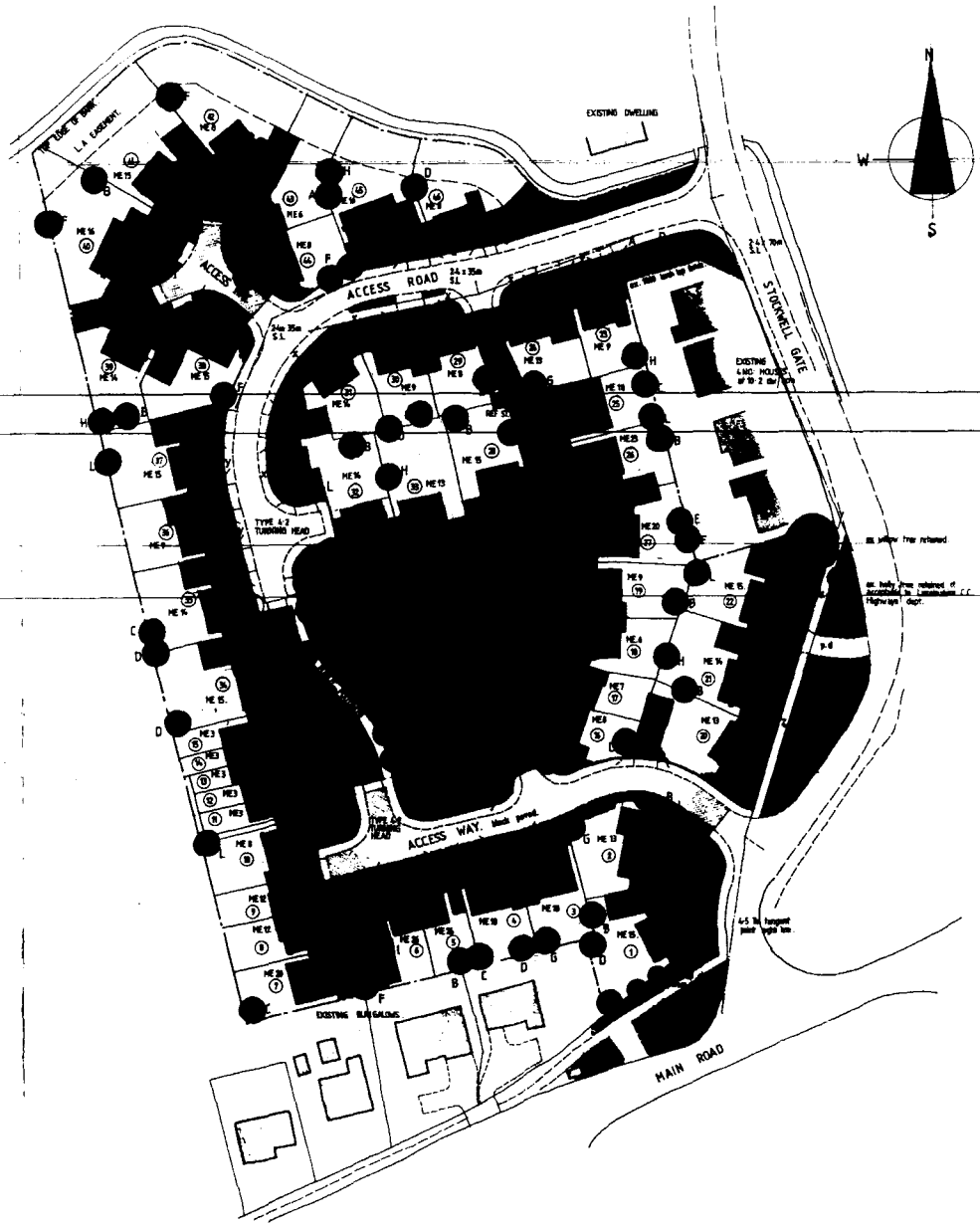
Garage details

scale 1:100 1:50

date 03:1992

drawing no. rev

John Finch Partnership Architects
88 Broomfield Road
Chelmsford Essex CM1 1SS



STOCKWELL GATE
WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership — Architects

scale 1:500 date: Nov 92 drg. 1635 : 22

SCHEDULE OF ACCOMMODATION

2 Bedroom Terraced Houses ME.3
3 Bedroom Semi-detached Houses ME.7,8,812.
3 Bedroom Detached Houses ME.4,6,8,40.
4 Bedroom Detached Houses ME.13,14,15,816.
2 Bedroom Bungalows ME.28.
3 Bedroom Semi-detached Bungalows ME.18.
3 Bedroom detached Bungalows ME.18,20&23.

TOTAL

SITE AREA = 3.383 Ha (6.69 Acres)

DENSITY = 6.11 Dwellings/Acre

PARKING = 150% for 2 Bedroom Terraced Houses
Min. 200% otherwise.

ALL PRIVATE DRIVES TO BE 4.250mm MIN. WIDE.

PLANTING SCHEDULE.

TREES. 1011 heavy standard size 3.4-4.25 high)

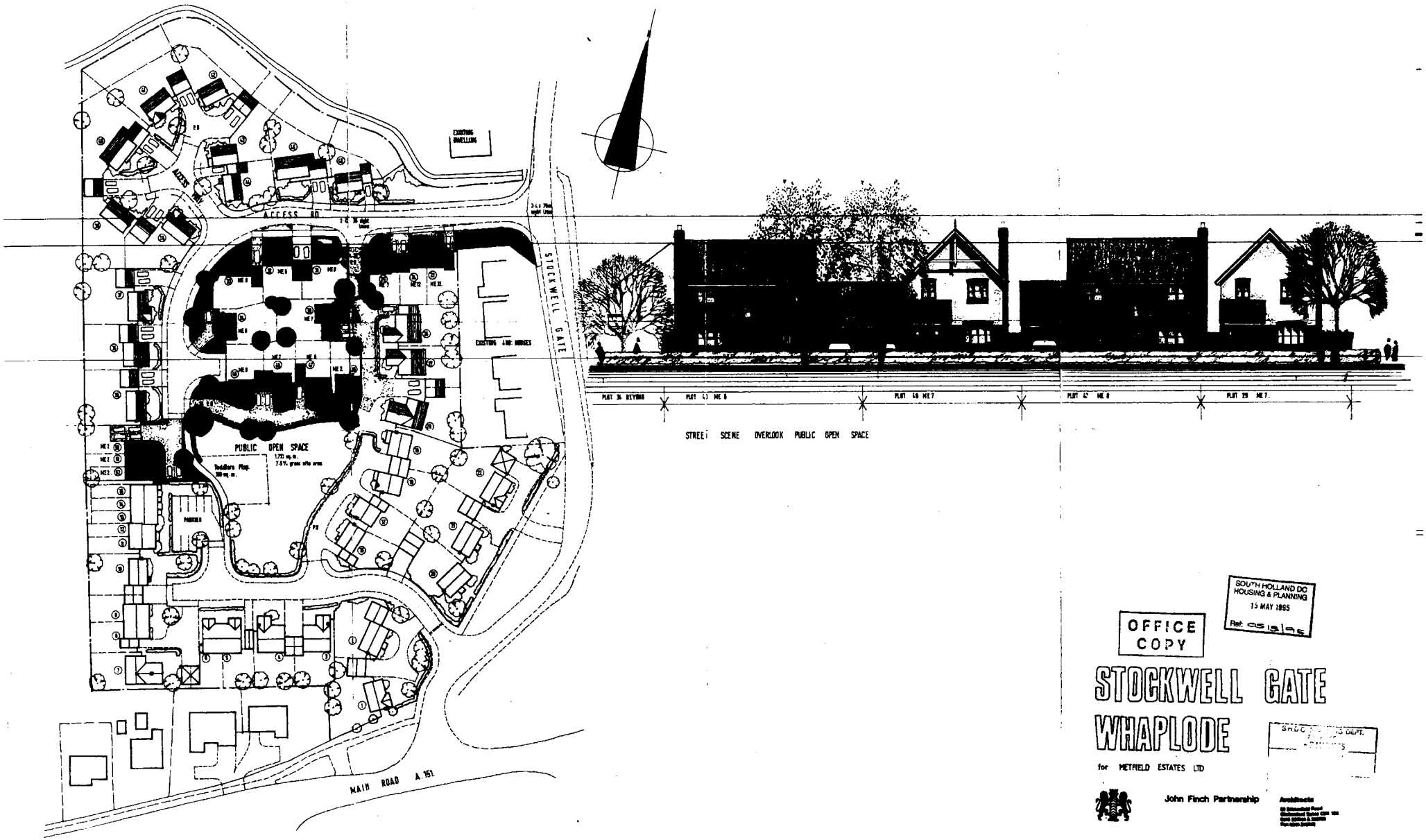
A Acer Platanoides (Norway Maple)
B Betula Pendula (Silver Birch)
C Carpinus betula fastigiata (Hornbeam)
D Crataegus x prunifolia (Hawthorn)
E Pyrus kyloshica (Manchi)
F Prunus Serrulata (Ash)
G Malus 'John Downie' (Crab Apple)
H Prunus avium 'Plena' (Wild Cherry)
I Prunus sargentii (Sargent Cherry)
J Quercus Robur (English Oak)
K Tilia cordata (Small-leaved Lime)

HEDGES AND SHRUBS

a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x wateri
d Crataegus monogyna and Ilex aquifolium
e Euonymus fortunei
f Hebrew hebe
g Hypericum calycinum
h Juniperus horizontalis
i Lavandula "Hidcote"
j Lonicera spp
k Osmanthus japonica
l Potentilla "Longacre"
m Rosa "Nozomi"
n Spiraea bumalda "Goldflame"

GRASS AREAS

o Pyrus sylvestris
p Ilex aquifolium
q Prunus lusitanicum



SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1995
Ref: 05/5/95

OFFICE COPY

STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership

Architects

scale 1:500 date: Jan.95 drg. 1635 : 60

ABBREVIATED PLA
Ref.
SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1993
1184/92
REF

ARRANGEMENTS FOR DRIVES SHARED BY THREE OR FOUR PLOTS

The submitted drawing refers to the relevant drive as a "shared drive and turning area" and that that area of land is in joint ownership. It is apprehended that this language was used in a non-technical sense.

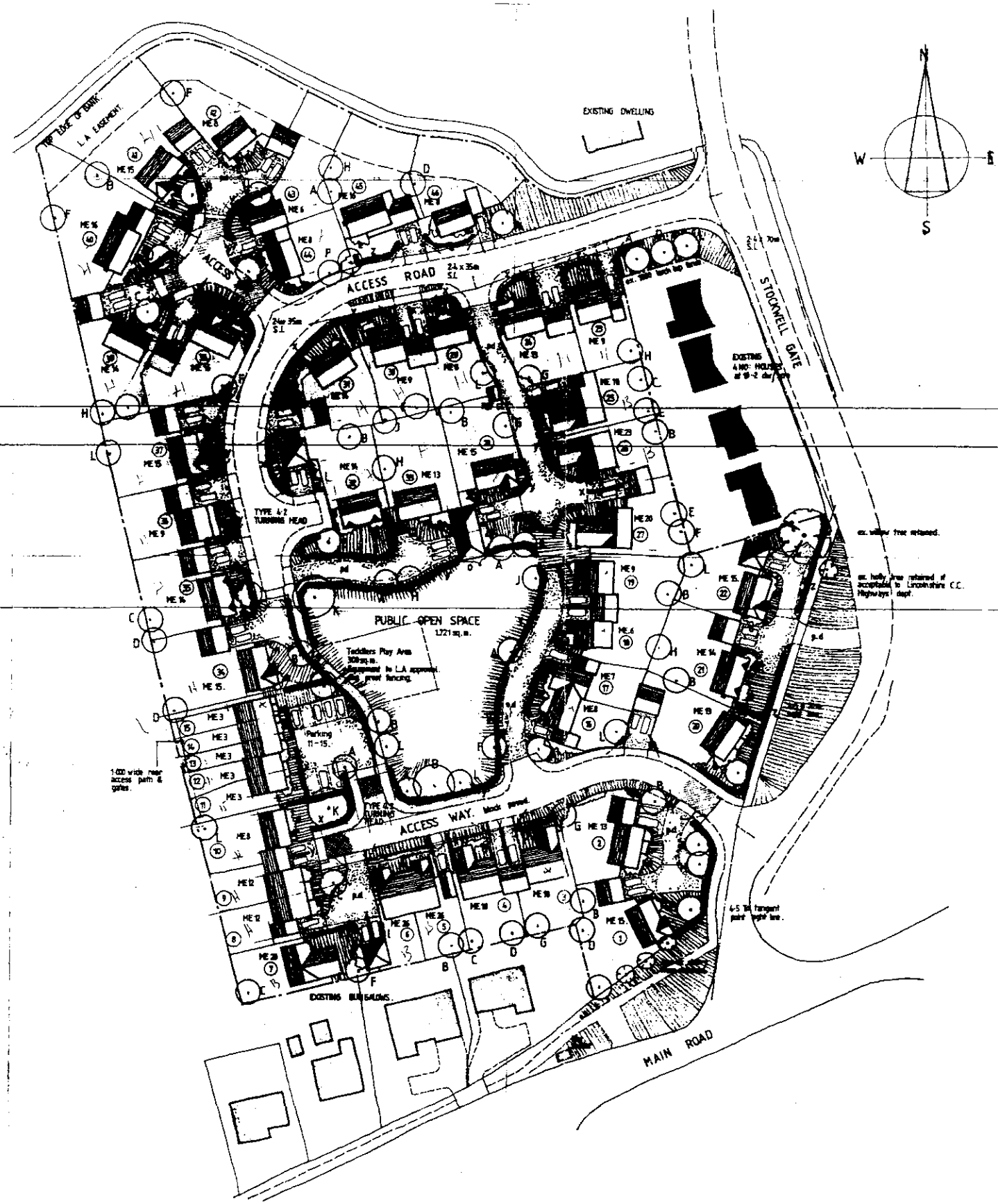
The effect of the arrangements set out below will be that the area will be shared but it is not practical for it to be jointly owned.

The intended arrangements in accordance with normal conveyancing practice are shown by way of example on the attached plan of Plots 5, 6 and 7 Cobgate and the arrangements for other similar drives will follow the same principles at Stockwell Gate.

The part hatched angularly will be conveyed with Plot 5, the part cross hatched will be conveyed with Plot 6 and the part hatched vertically will be conveyed with Plot 7. The boundaries will be shown by suitable markings on the surface.

The relevant plot owner will be responsible for the repair and maintenance of his part.

Each plot owner will have rights to use the other two parts subject to not creating any nuisance or obstruction and each plot owner will be subject to the rights granted to the other two and the arrangement will be supported by cross covenants.



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership — Architects

AMENDED PLAN

scale 1:500 date: Nov 92 drg. 1635 / 22.A

SOUTH HOLLAND D.C. PLAN DEPT 05 MAY 1993 REF 1184/PP

SCHEDULE OF ACCOMMODATION

2 Bedroom Terraced Houses ME.3
3 Bedroom Semi-detached Houses ME.7.8.412.
3 Bedroom Detached Houses ME.6.8.48.
4 Bedroom Detached Houses ME.13.14.15.816.
2 Bedroom Bungalows ME.26.
3 Bedroom Semi-detached Bungalows ME.18.
3 Bedroom detached Bungalows ME.18.20&23.

TOTAL

SITE AREA = 2 293 Ha (5.67 Acres)

DENSITY = 8.1° Dwellings/Acre

PARKING = 150% for 2 Bedroom Terraced Houses
Min. 200% otherwise.

ALL PRIVATE DRIVES TO BE 4.250mm MIN. WIDE.

PLANTING SCHEDULE

TREES. (All heavy standard size 3.4-4.25 high)

A Acer Platanoides (Norway Maple)
B Betula Pendula (Silver Birch)
C Carpinus betula fastigiata (Hornbeam)
D Crataegus x prunifolia (Hawthorn)
E Fagus Sylvatica (Beech)
F Prunicus Excelsior 'Wood'
G Salix "Sata Aquatic" (Crack Willow)
H Prunus avium "Plena" (Wild Cherry)
J Prunus serrulata (Chinese Cherry)
K Quercus Robur (English Oak)
L Tilia cordata (Small-leaved Lime)

SHRUB AREAS

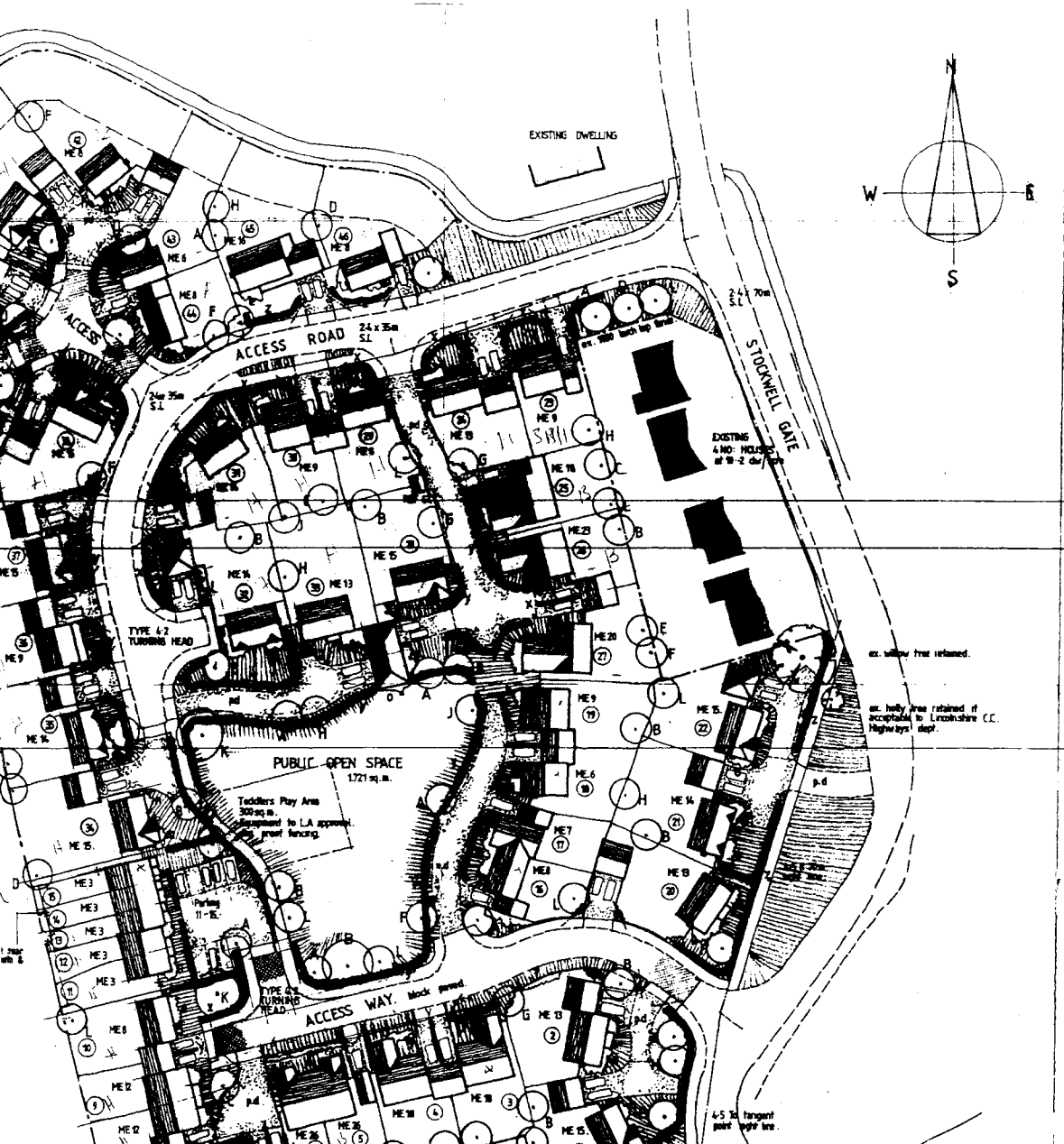
SHRUBS AND CLIMBERS

a Berberis Stenophylla atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x skogsholmi
d Crataegus monogyna and Corylus avellana
e Deutzia delinsiae
f Hedera helix
g Hypericum calycinum
h Juniperus horizontalis
j Lonicera "Hidcote"
k Lonicera nop
l Choisenalia ternata
m Potentilla "Longacre"
n Rosa "Nozomi"
o Spiraea bulmada "Goldflame"

GRASS AREAS

x Fagus sylvatica
y Ilex aquifolium
z Prunus laurocerasus

8 Blocks
33



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership Architects

scale 1:500 date: Nov 92 drg. 1635 : 22.A.

ALY. A. 29.10.92. PLOT NOS: 8-75 ADJUSTED PUBLIC F.P. REALIGNED
F.D. MONITORING PARKING AREAS IDENTIFIED

AMENDED PLAN
Ref

SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1993
REF 1184/92

SCHEDULE OF ACCOMMODATION

2 Bedroom Terraced Houses ME.3
3 Bedroom Semi-detached Houses ME.7.8.&12.
3 Bedroom Detached Houses ME.6.8.&9.
4 Bedroom Detached Houses ME.13.14.15.&16.
2 Bedroom Bungalows ME.26.
3 Bedroom Semi-detached Bungalows ME.18.
3 Bedroom detached Bungalows ME.18.20&23.

TOTAL

SITE AREA = 2.293 Ha (5.67 Acres)

DENSITY = 8.11 Dwellings/Acre

PARKING = 150% for 2 Bedroom Terraced Houses
Min. 200% otherwise.

ALL PRIVATE DRIVES TO BE 4.250mm MIN. WIDE.

PLANTING SCHEDULE.

TREES. (All heavy standard size 3.4-4.25 high)

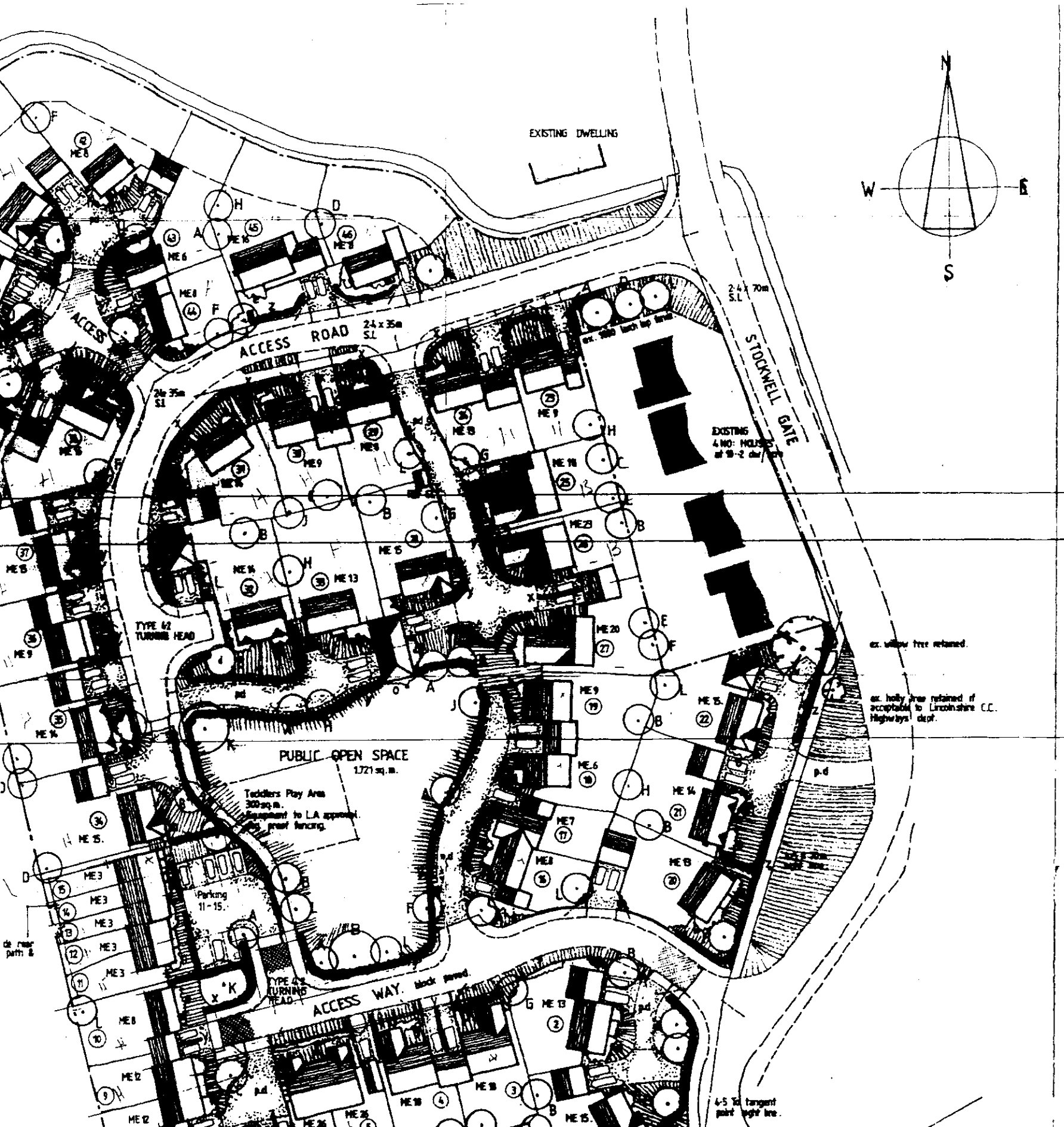
A Acer Platanoides (Norway Maple)
B Betula Pendula (Silver Birch)
C Carpinus betula fastigiata (Hornbeam)
D Crataegus x prunifolia (Southern)
E Fagus Sylvatica (Beech)
F Fraxinus Excelsior (Ash)
G Malus "Aebe Dennis" (Crab Apple)
H Prunus avium "Plena" (Wild Cherry)
J Prunus sargentii (Sargent Cherry)
K Quercus Robur (English Oak)
L Tilia cordata (Small-leaved Lime)

GRASSED AREAS.

SHRUBS AND CLIMBERS

a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x ubtarari
d Crataegus monogyna and Corylus avellana
e Rosettus deltoides
f Hedera helix
g Hypericum calycinum
h Juniperus horizontalis
j Lavendual "Hidcote"
k Lonicera spp
l Chaenomeles japonica
m Potentilla "Longacre"
n Rosa "Rosand"
o Spiraea bulmada "Goldflame"

GRASSED BERMS



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership **Architects**

65 Broomfield Road
Chelmsford Essex CM1 1SS
(0245) 355000 & 355010
Fax (0245) 354856

AMENDED PLAN

Ref

scale 1:500 date : Nov 92 drg. 1635 : 22.A.

REV. A. 29.11.92. PLOT NOS: 8-15 ADJUSTED PUBLIC O.S. REJIGGED
P.D. MOVED/ONE PARKING SPACE ADDED

SOUTH HOLLAND D.C.
PLAN DEPT
05 JAN 1993
REF 1184/P

SCHEDULE OF ACCOMMODATION

2 Bedroom Terraced Houses ME.3
3 Bedroom Semi-detached Houses ME.7.8.12.
3 Bedroom Detached Houses ME.6.8.9.
4 Bedroom Detached Houses ME.13.14.15.16.
2 Bedroom Bungalows ME.25.
3 Bedroom Semi-detached Bungalows ME.18.
3 Bedroom detached Bungalows ME.18.20&23.

TOTAL

SITE AREA = 2.293 Ha (5.67 Acres)

DENSITY = 8.11 Dwellings/Acre

PARKING = 150% for 2 Bedroom Terraced Houses
Min. 200% otherwise.

ALL PRIVATE DRIVES TO BE 4.250mm MIN. WIDE.

PLANTING SCHEDULE

TREES. (All heavy standard size 3.4-4.25 high)

A Acer Platanoides (Norway Maple)
B Betula Pendula (Silver Birch)
C Carpinus betula fastigiata (Hornbeam)
D Crataegus x grandifolia (Hawthorn)
E Fagus Sylvatica (Beech)
F Fraxinus Excelsior (Ash)
G Malus "John Downie" (Crab Apple)
H Prunus avium "Plena" (Wild Cherry)
J Prunus serrulii (Serrulii Cherry)
K Quercus Robur (English Oak)
L Tilia cordata (Small-leaved Lime)

GRASS AREAS

SHRUBS AND CLIMBERS

a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x watereri
d Crataegus monogyna and Corylus avellana
e Euonymus alatusius
f Hedera helix
g Hypericum calycinum
h Juniperus horizontalis
j Lavandula "Hidcote"
k Lonicera spp
l Chaenomeles japonica
m Potentilla "Longacre"
n Rosa "Rosaii"
p Spiraea bumalda "Goldflame"

GROUND COVER