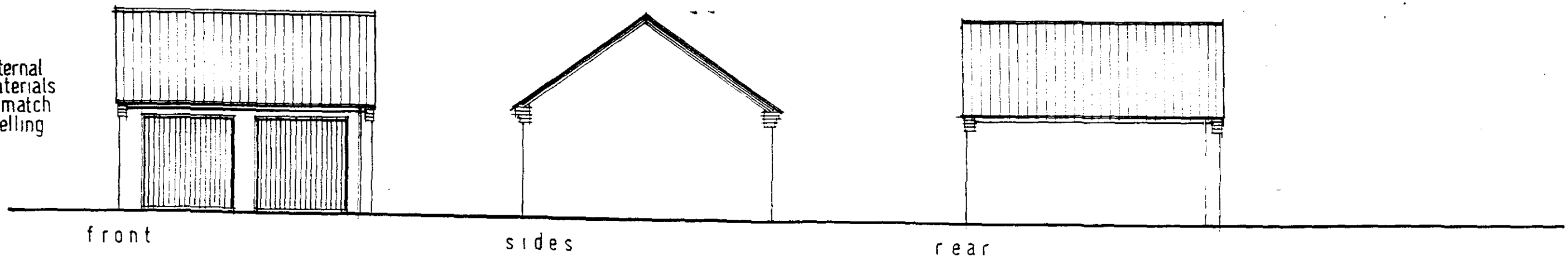
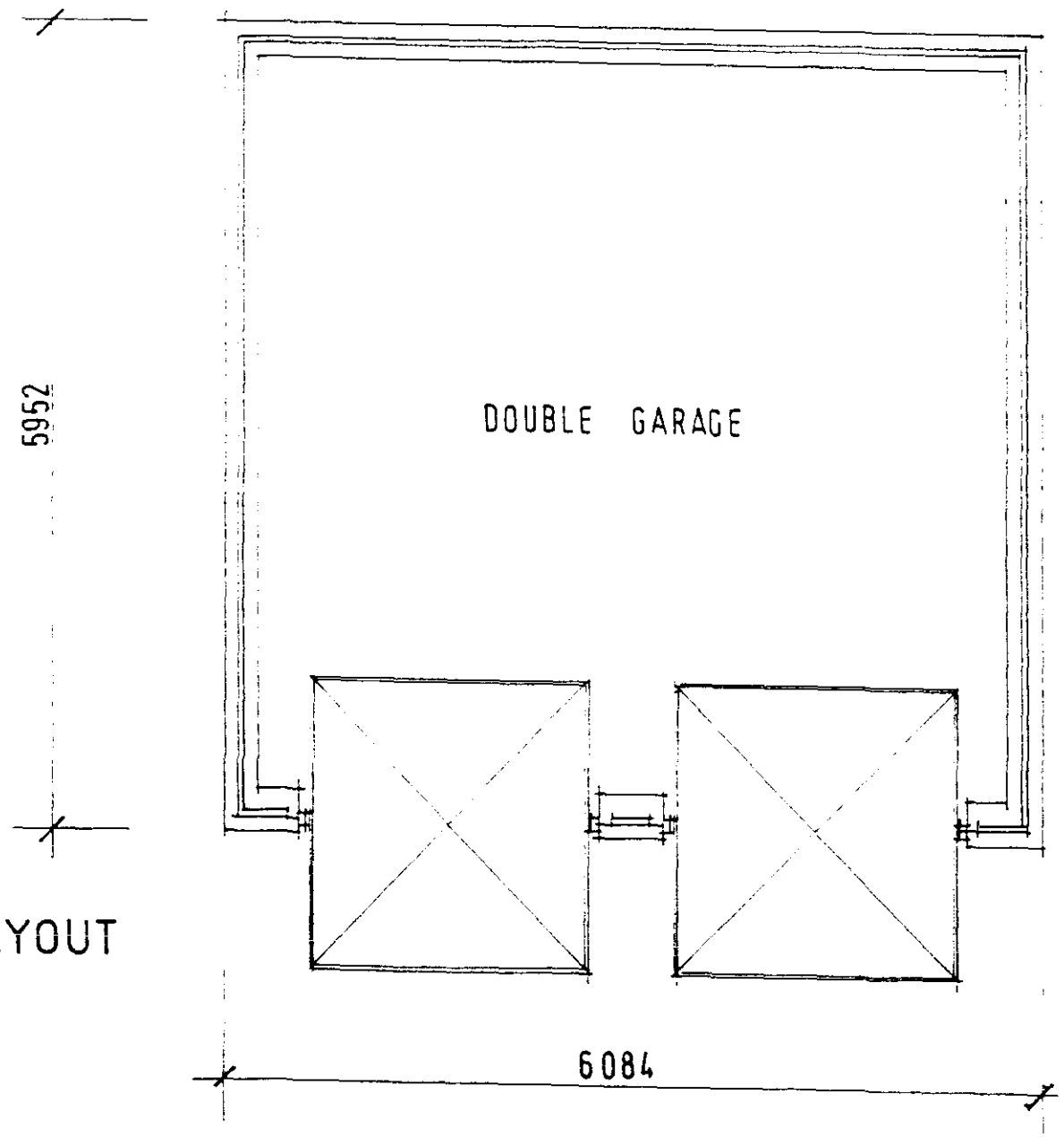
external materials to match dwelling

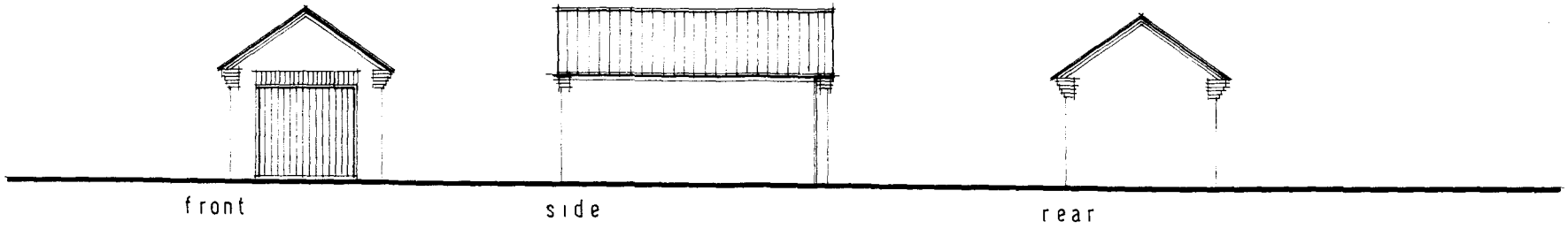


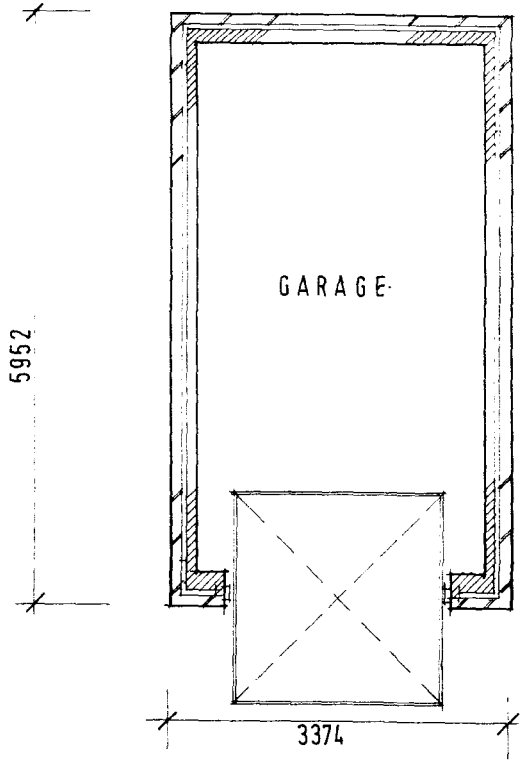
elevations



LAYOUT

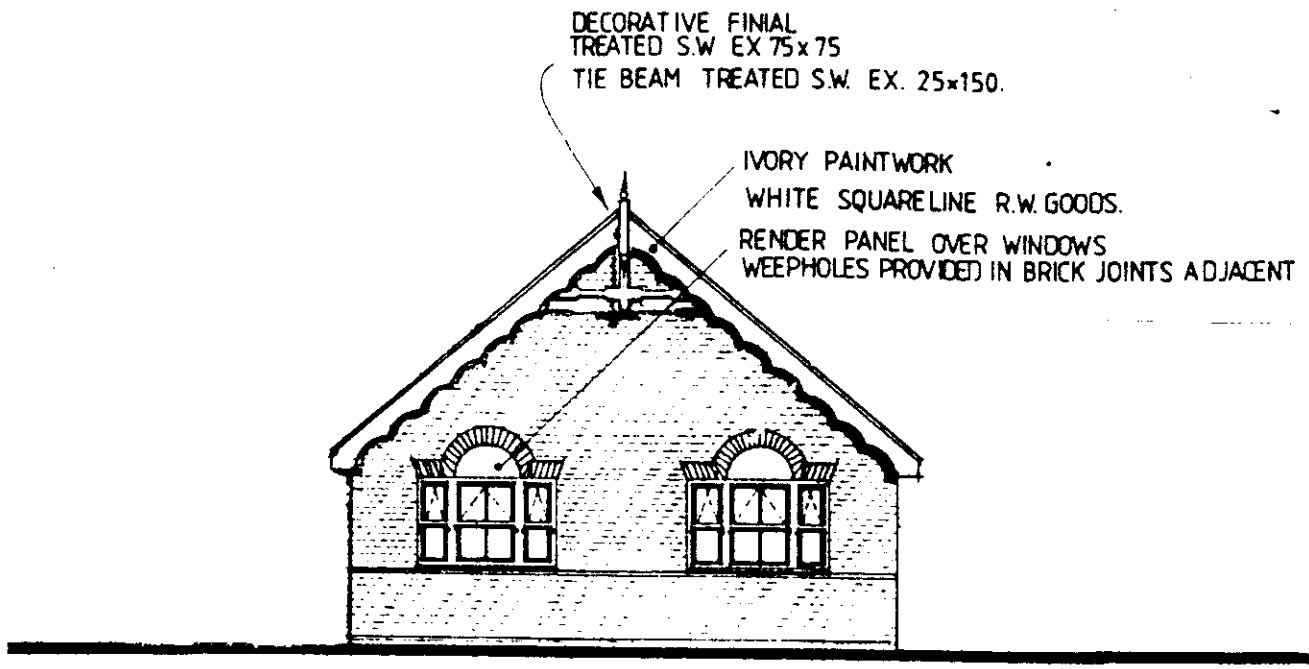
DOUBLE GARAGE





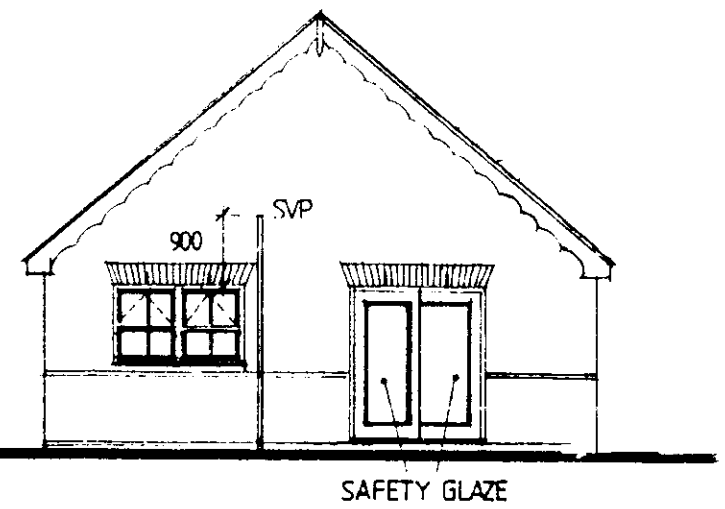
SINGLE GARAGE

- Floor Layout & Elevations

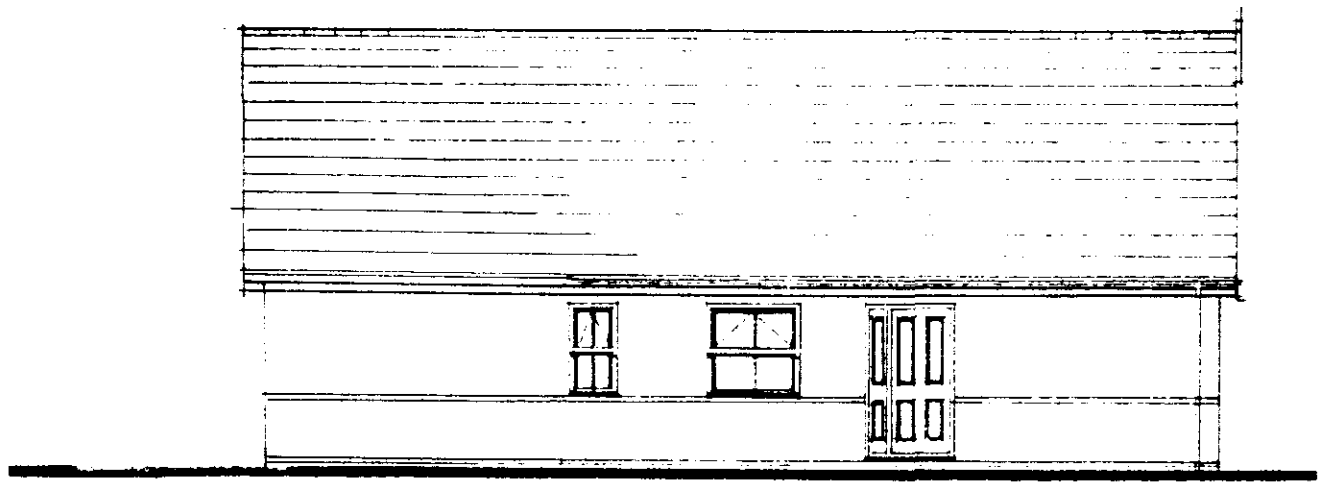


f r o n t

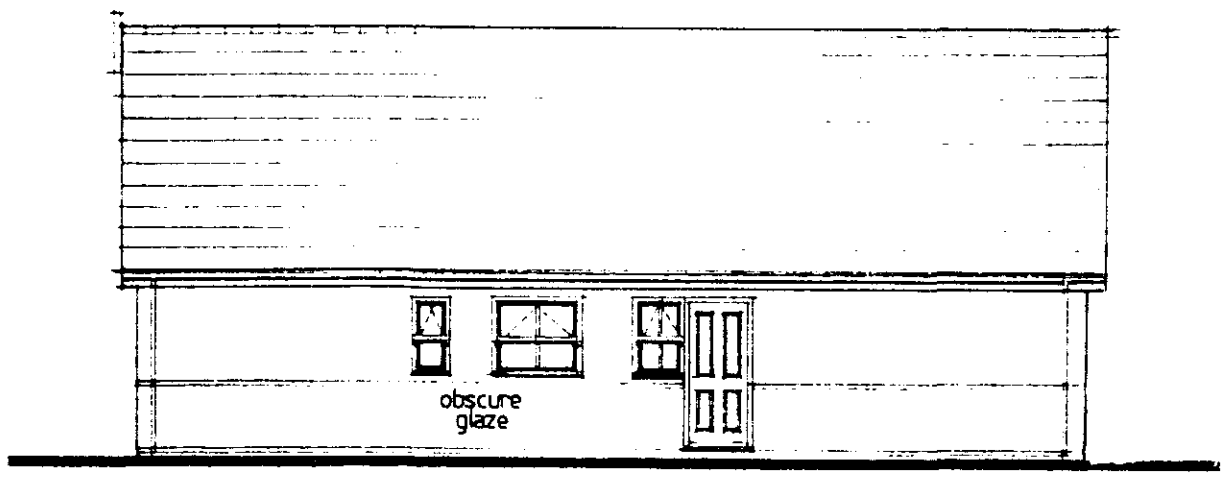
*STRING COURSE UNDER
CILL LEVEL OF 1200 deep WINDOW



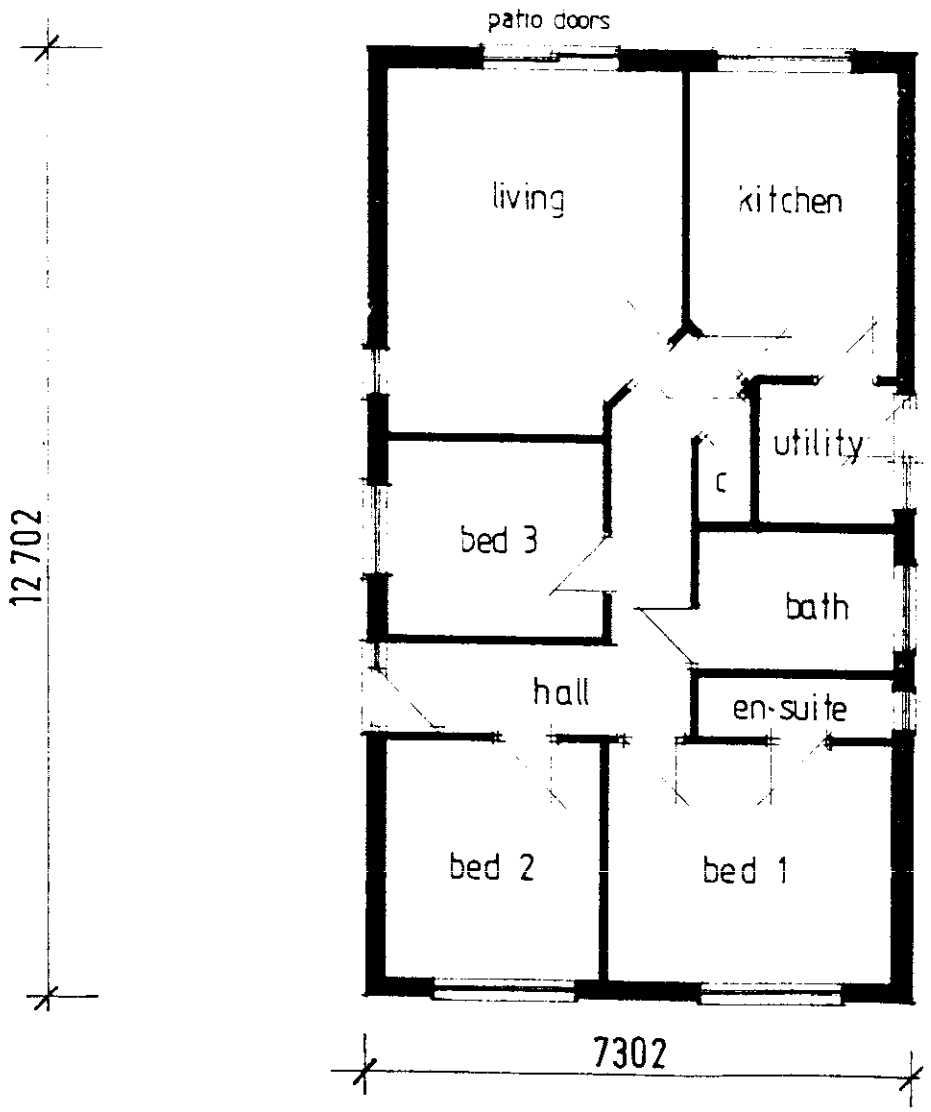
r e a r



s i d e

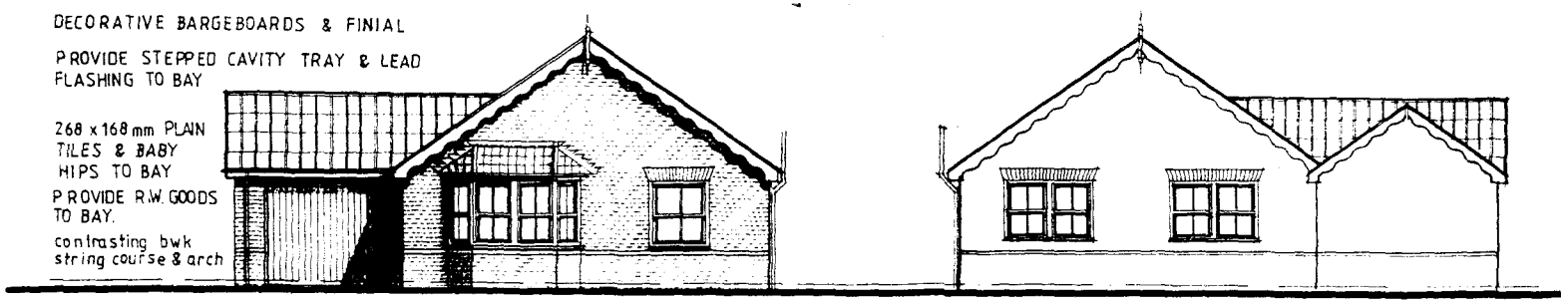


s i d e



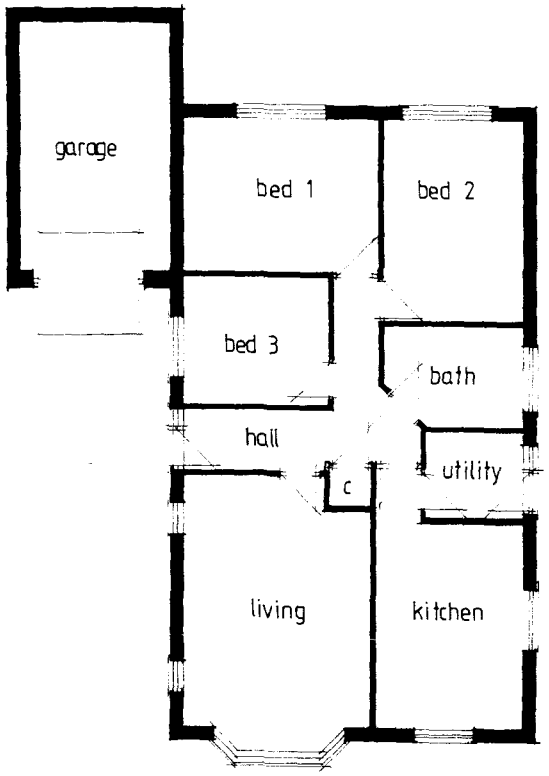
plot Four - *(handed design)*

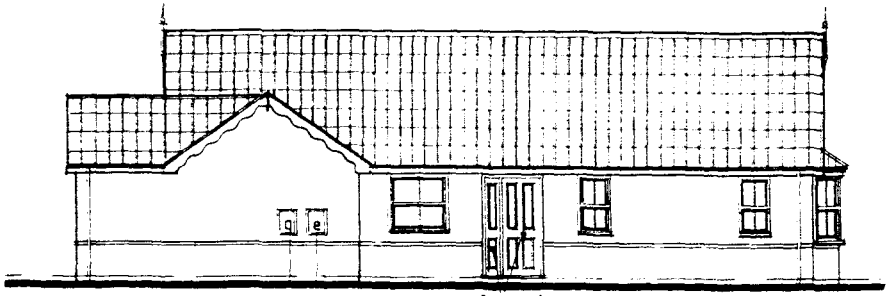
Floor Layout & Elevations



front

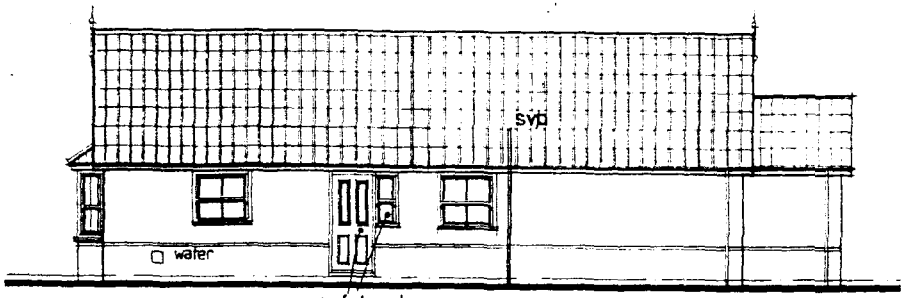
rear





side

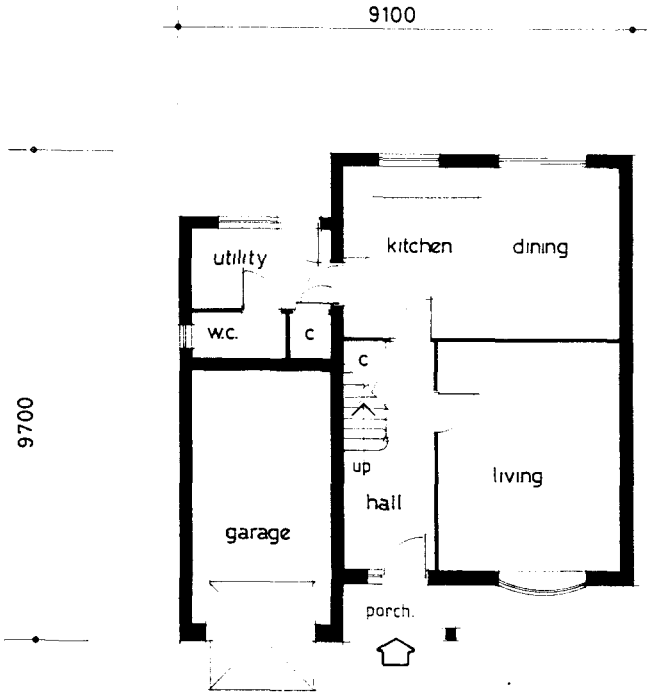
safety glaze
door & sidelight



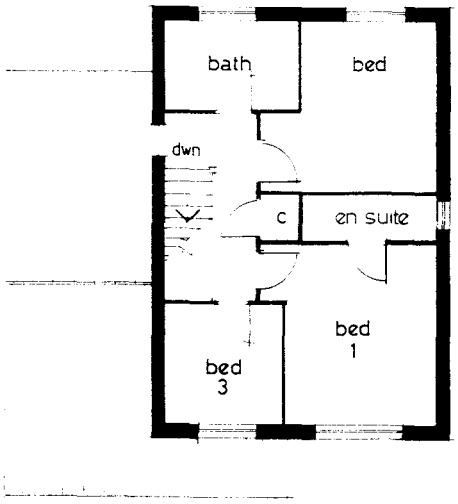
side

safety glaze
door & window

plot Three - *(handed design)*

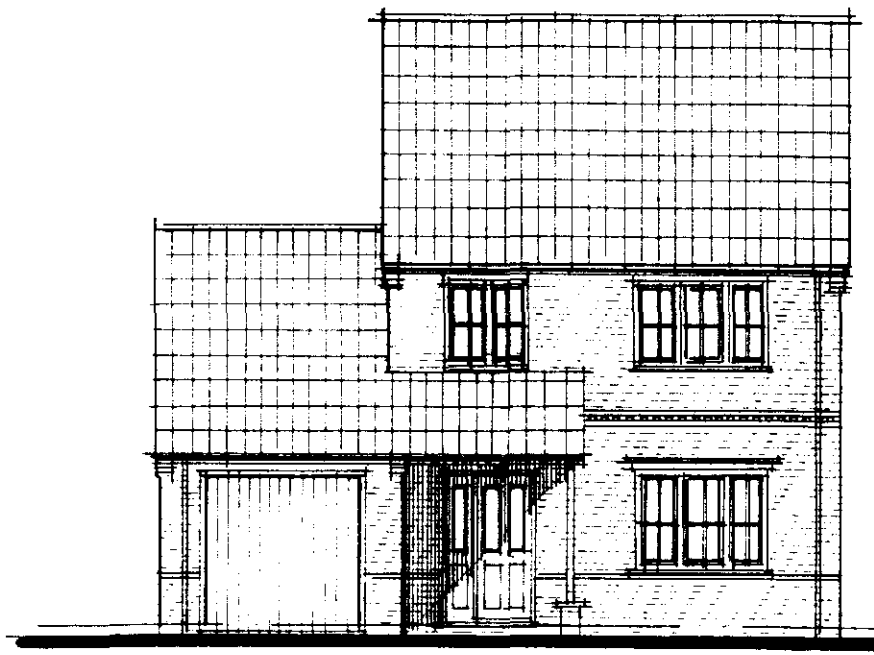


GROUND FLOOR

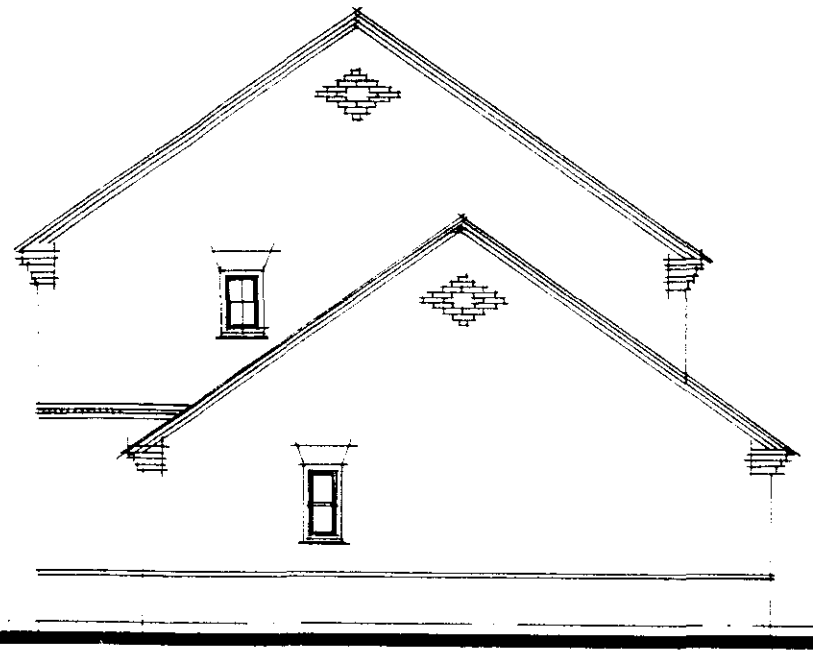


FIRST FLOOR

plot Two - floor layouts ***(handed design)***



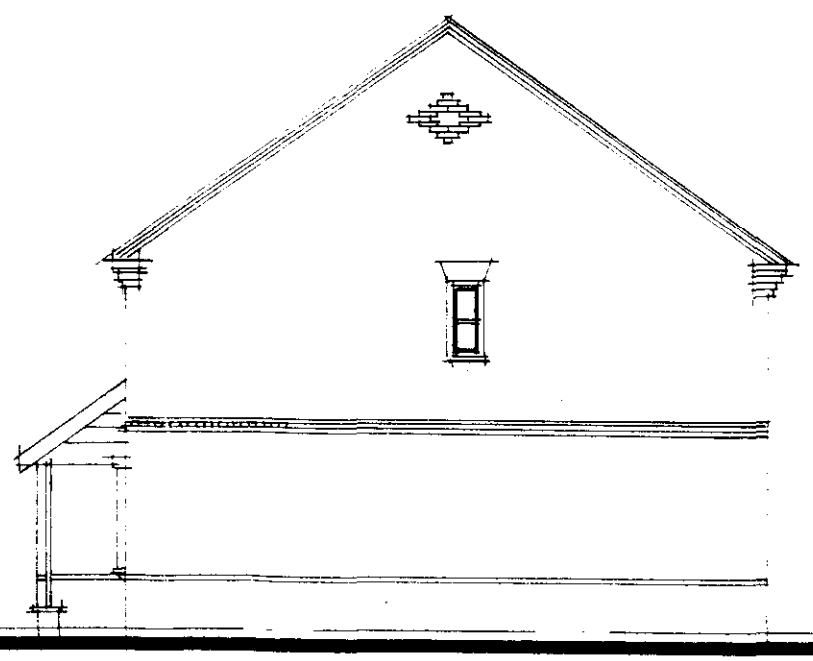
FRONT



SIDE

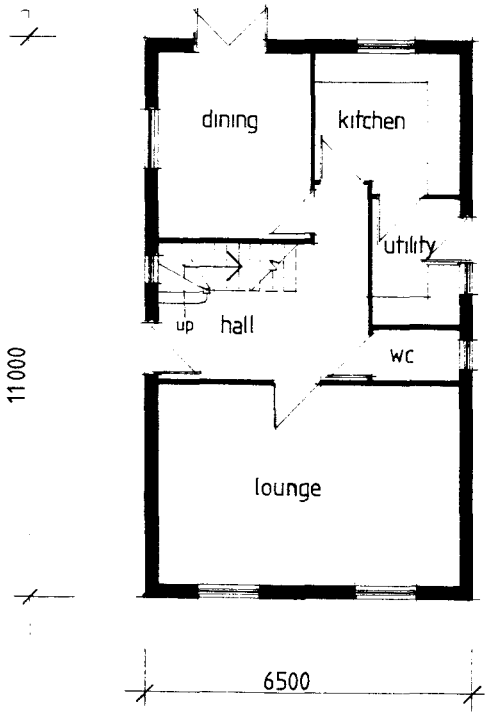


REAR

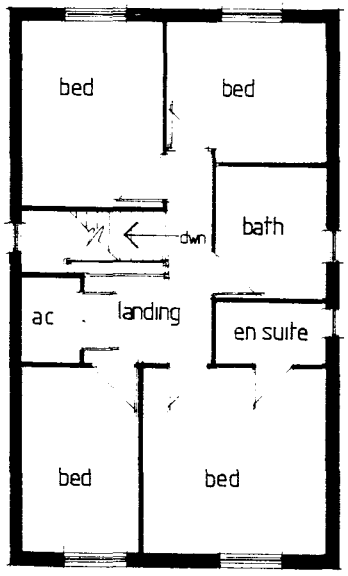


SIDE

plot Two - elevations ***(handed design)***

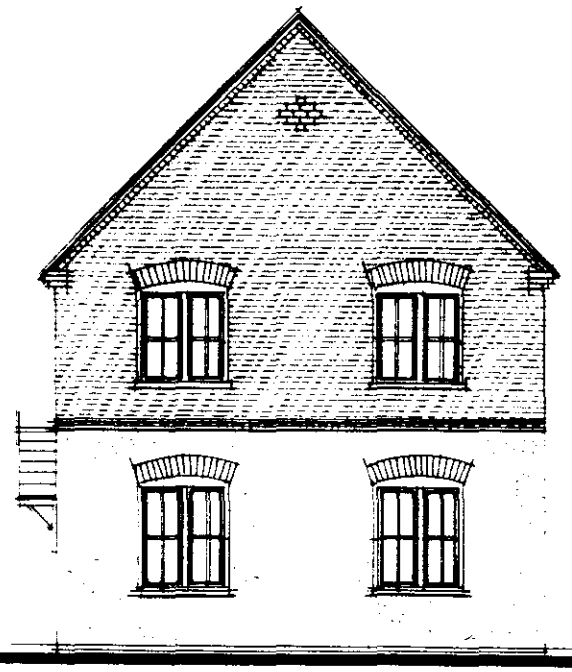


GROUND FLOOR

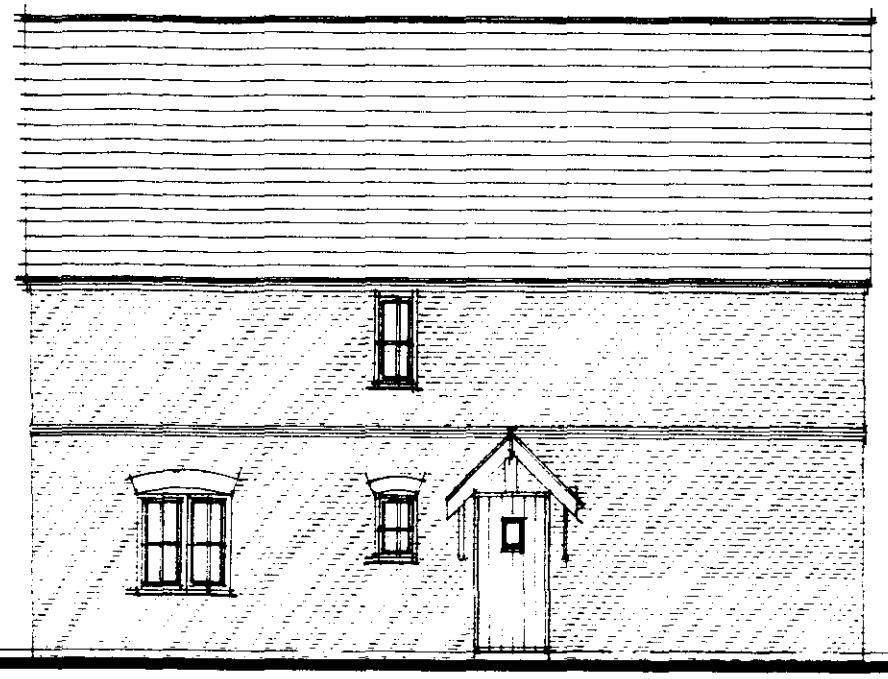


FIRST FLOOR

plot One - floor layouts



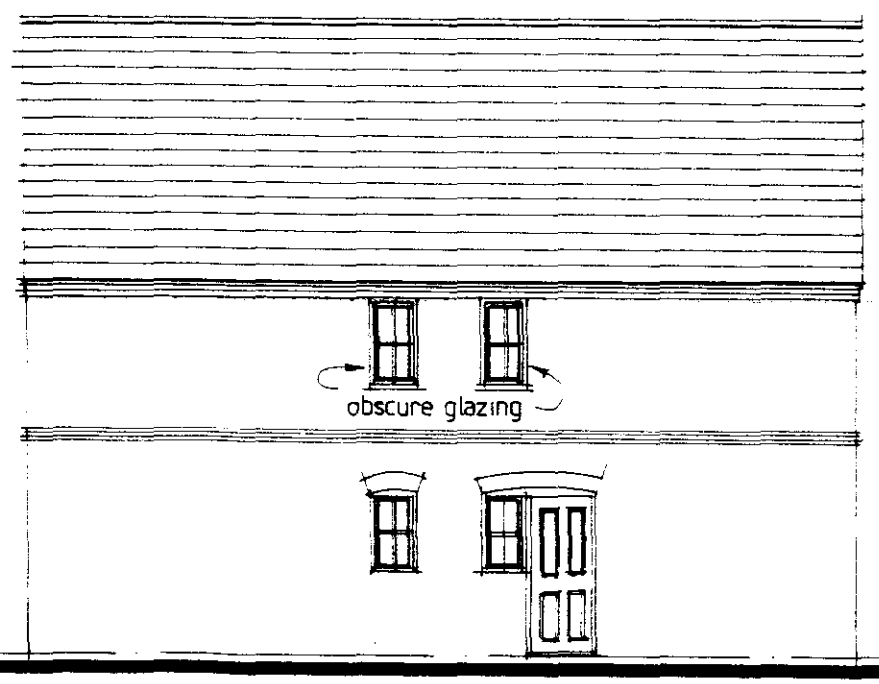
FRONT to STOCKWELL GATE (east)



SIDE (south)

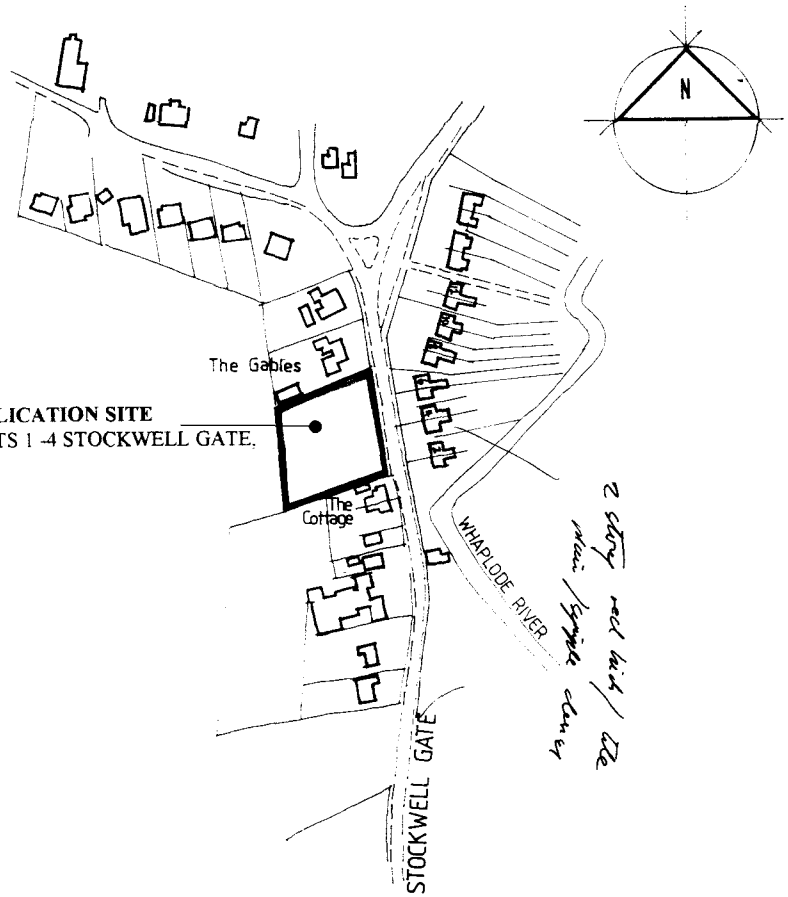


REAR (west)



SIDE (north)

plot One - elevations

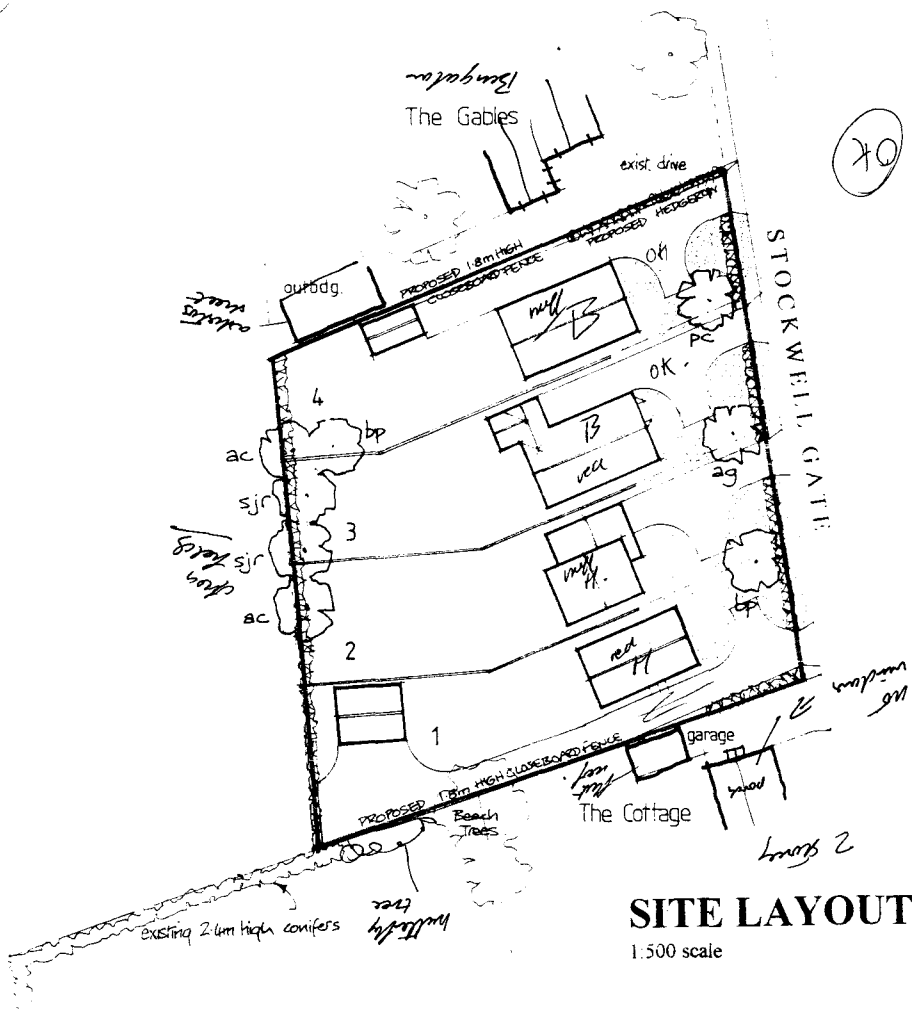


LOCATION PLAN

1 : 1250 scale

PROPOSED DWELLING MIX

PLOT 1 - 4 bed DETACHED HOUSE with detached double garage
PLOT 2 - 3 bed DETACHED HOUSE with integral single garage
PLOT 3 - 3 bed DETACHED BUNGALOW with attached single garage
PLOT 4 - 3 bed DETACHED BUNGALOW with detached single garage



SITE LAYOUT

1:500 scale

TRADITIONAL MIXED HEDGEROW to SITE BOUNDARIES WHERE SHOWN
TO CONSIST RANDOM MIX approx. 6 plants per metre run (30/60cm ht.)
60% CRATAEGUS MONOGYNA
15% LIGUSTRUM VULGARE
15% PRUNUS SPINOSA
10% CORYLUS AVELLANA

TREE PLANTING

ac	ACER CAMPESTRE (Field Maple)
ag	ACER GRISEUM (Paperbark Maple)
bp	BETULA PENDULA (Silver Birch)
pc	PYRUS CALLERYANA ' Chanticleer ' (Pear)
sjr	SORBUS ' Joseph Rock '

PLANTING HEIGHTS 1.8 - 2.4m USING SUITABLE STAKES & TIES

PROPOSED BOUNDARY TREATMENT
1.8m high CLOSEBOARD FENCE TO REAR DIVIDING BOUNDARIES
TAPERED DOWN AT REAR(WEST) BOUNDARY TO 1.2m HIGH
1.2m high PVC COATED C/LINK FENCE TO WEST BOUNDARY
WITH HEDGEROW PLANTED INSIDE

FRONT GARDENS TO BE TURFED
DRIVEWAYS TO BE WASHED GRAVEL

PROPOSED RESIDENTIAL DEVELOPMENT
STOCKWELL GATE, WHAPLODE

THIS SUBMISSION IS A RESERVED MATTERS APPLICATION RELATING TO OUTLINE PLANNING PERMISSION REF H23/0183/00 WHICH WAS GRANTED ON THE 13th JUNE 2000.
ALL MATTERS ARE DEALT WITH IN THIS APPLICATION i.e. DETAILED DWELLING DESIGNS inc. EXTERNAL MATERIALS, SITING & DESIGN OF VEHICULAR ACCESSES, AND LANDSCAPING TO THE PROPOSAL SITE.

THE PROPOSAL

THE DETAILED SCHEME COMPRISES FOUR DETACHED DWELLINGS - TWO BUNGALOWS AND TWO HOUSES. IT IS CONSIDERED THAT THE DENSITY AND MIX OF DEVELOPMENT IS SUITABLE IN THIS PARTICULAR LOCATION, WHERE A VARIETY OF DWELLING TYPES CURRENTLY EXISTS.

THE RELATIVE POSITIONING OF ADJACENT DWELLINGS HAS BEEN CAREFULLY CONSIDERED IN TERMS OF BUILDING LINE AND EXISTING FENESTRATION TO THE BUNGALOW AND COTTAGE WHICH ABUT THIS SITE TO THE NORTH AND SOUTH RESPECTIVELY.

EACH PLOT HAS BEEN PROVIDED WITH A TURNING FACILITY FOR VEHICLES IN ACCORDANCE WITH CONDITION 5 OF THE OUTLINE PLANNING CONSENT.

BOUNDARY TREATMENT REFLECTS THE RURAL CHARACTER OF THIS PART OF THE VILLAGE.
NATIVE SPECIES HEDGEROW IS SPECIFIED TO THE FRONTAGE OF THE PLOTS ONTO STOCKWELL GATE. WHERE PRIVACY IS CONSIDERED NECESSARY TO REAR GARDENS OF THE PLOTS AND THE ADJOINING PROPERTIES A CLOSEBOARD FENCE IS PROPOSED. THE REAR BOUNDARY ABUTS OPEN AGRICULTURAL LAND AND HERE IT IS CONSIDERED APPROPRIATE TO HAVE A 'SOFT' BOUNDARY ,AGAIN USING NATIVE HEDGEROW SUPPLEMENTED BY A CHAIN LINK FENCE TO KEEP PETS AND SMALL CHILDREN SAFELY WITHIN THE REAR GARDENS.

THE DWELLING DESIGNS PROPOSED ARE OF DIFFERING DETAIL TO PROVIDE VISUAL INTEREST TO THE SCHEME AND ITS CONTRIBUTION TO THE STREET SCENE ALONG STOCKWELL GATE BUT EXTERNAL MATERIALS ARE CONSCIOUSLY RESTRICTED TO AVOID A PIECE-MEAL DEVELOPMENT.

PROPOSED EXTERNAL MATERIALS

PLOT	ROOF	MAIN BRICK	DETAIL BRICK
1	CALDERDALE OLD PEAT	FALSTAFFE	CHARNWOOD RED
2	D. PANTILE BRACKEN	HARVEST BUFF	TUSCAN RED
3	CALDERDALE OLD PEAT	TUSCAN RED	HARVEST BUFF
4	D.PANTILE BRACKEN	HARVEST BUFF	TUSCAN RED

ROOF TILES - SANDTOFT

FACING BRICKS - FALSTAFFE ANTIQUE by DESIMPEL
CHARNWOOD RED by HANSON
TUSCAN RED & HARVEST MULTI by BAGGERIDGE

PROPOSED RESIDENTIAL DEVELOPMENT

STOCKWELL GATE WHAPLODE

by

GRANGE HOMES (Holbeach) Ltd.

RESERVED MATTERS APPLICATION
(O.P.P. Ref. H23/0183/00)

SOUTH HOLLAND DC
HOUSING & PLANNING
05 JUL 2001
Ref: 0926/01