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.

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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.

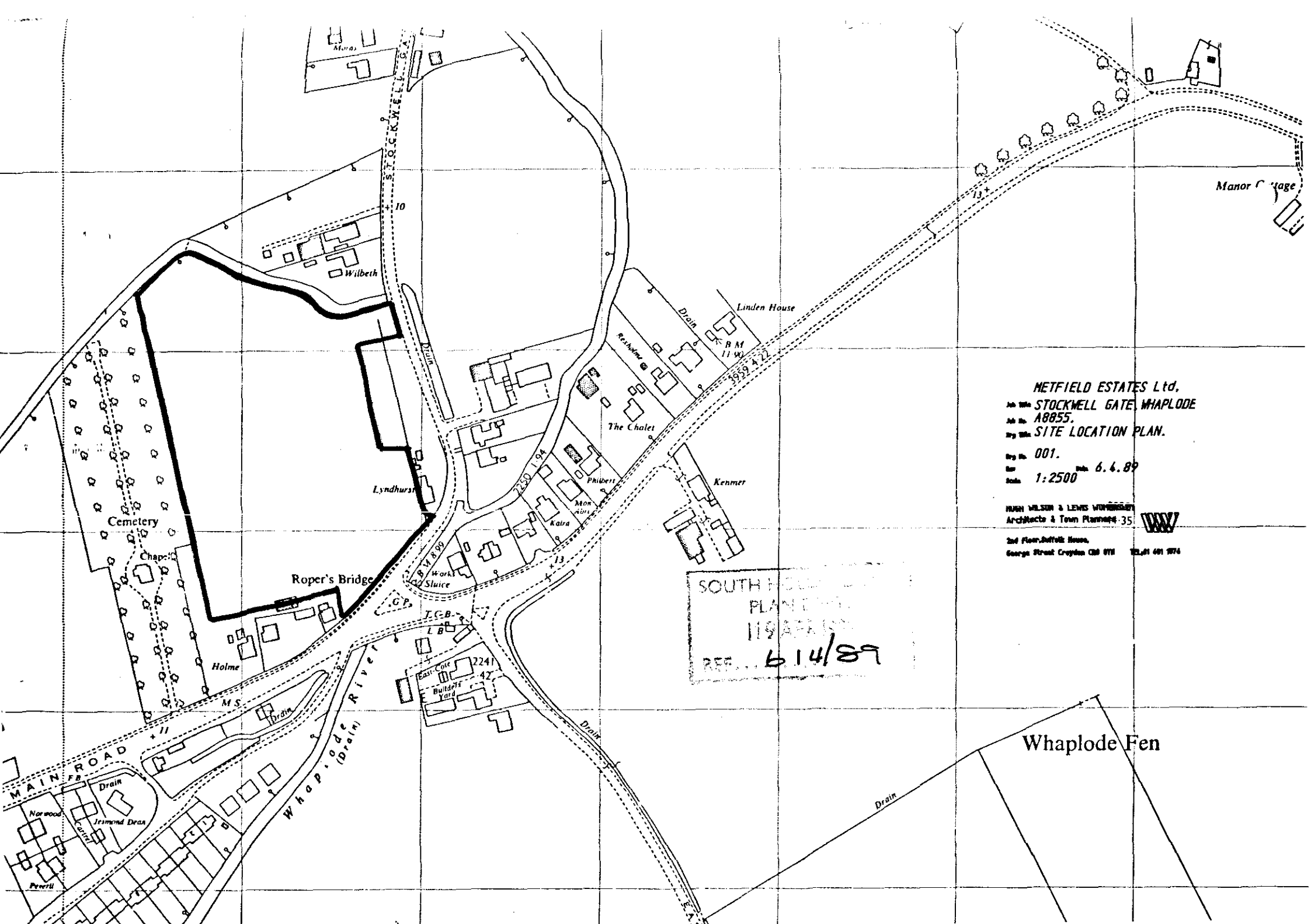
This permission is issued in accordance with amended plans received by the Local Planning Authority on 5 January 1993.

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)


STOCKWELL GATE
Wilbeth
Lyndhurst
Cemetery
Chapel
Roper's Bridge
Holme
Drain
Linden House
The Chalet
Kenmer
Philbert
Kaira
Mon Abri
Residence
B M 11.90
Works
Sluice
G P
T C B
L B
East Cote
Builder's Yard
2241
42
MAIN ROAD
F B
Norwood
Jesmond Dean
Peveril
Whaplode (Drain)
River
Manor Cottage
Whaplode Fen
METFIELD ESTATES Ltd.
STOCKWELL GATE, WHAPLODE
A8855.
SITE LOCATION PLAN.
001.
1:2500
6.4.89
HUGH WILSON & LEWIS WOMERSLEY
Architects & Town Planners
SOUTH HOLLAND
PLANNING
REF. 614/89

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23 | 1184 | 92

Date Registered 11 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

METFIELD ESTATES LTD,
305 BALLARDS LANE,
LONDON N12 8NP

Tel. No.

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

JOHN FINCH PARTNERSHIP
88 BROOMFIELD ROAD,
CHELMSFORD, ESSEX CM1 1SS

Tel. No. *0245 354319*
(Personal contact name) *MR. M. SMITH OR MR. B. CLAY*

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STOCKWELL GATE, WHAPLODE, NR. SPALDING, LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 46 NO. DWELLINGS WITH ASSOCIATED GARAGING AND ROAD CONSTRUCTION

Please complete

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

Signed *JOHN FINCH PARTNERSHIP* Date *10.11.92*

Previous application No. *H/23/0614/89*

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: 46
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	N/A sq. metres
B. Please state size of any new structure:- (a) max. height:	) metres
(b) max. length:	) N/A metres
(c) max. width:	) metres
C. Please state type and colour of materials for facing external walls:	) MATERIALS TO BE AGREED
D. Please state type and colour of roofing materials.	) WITH LOCAL AUTHORITY
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

VACANT SITE WITH PLANNING PERMISSION

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road		
or		
B. There will be a new or altered access to a public road	✓ ➡	If so, name of road: STOCKWELL GATE Will there be— Individual access(es) ✓ New estate road ✓
C. What provision will be made for garages or parking within the site?		WITHIN CURTILAGE/PARKING COURT

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓
B. The proposal does involve the felling of one or more trees	➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO EXISTING MAINS SEWER
B. For estate developments, please state how highway surface water will be disposed of	TO EXISTING MAINS SEWER
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed *JOHN FINCH PARTNERSHIP* (Applicant / Agent) Date *10.11.92*

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed *JOHN FINCH PARTNERSHIP* ~~(Applicant~~ / Agent) Date *10.11.92*

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ___ Highway S/W ___ Agric appraisal ___

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:	Departure	_____	_____
	Setting of LB	_____	_____
	Public Right of Way	_____	_____
	Discretionary	_____	_____
Extra Consultations:	Dept of Transport	_____	_____
	Environmental Serv.	_____	_____
	LB/Cons. Area - Local	_____	_____
	- Local & National	_____	_____
	- English Heritage	_____	_____
	Consultant: Name_____ _____		_____ Order No ____
	Other:	_____	_____

Case Officer JOHN BLACKWELL Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features
open fields

Other

Inspected by
Date

Notice posted by
Date 7/12/92

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued P1954

Date first Rec'd 11 NOV 1992

Registration

Reference H23/1184/92

Cross-Ref R

Date 12/11/92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 46

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee £5060

Additional Refund

Receipt 1954 Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 1659

OS No's

Grid ref 533140 394950

Ward 22

Parish CUMBERLOW

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 457

Linked to property

Ref

Planning Records:
Earlier apps
Refused 4C91/89 - 116/96
Outline Approved 1361/89 - 66-3/96
Full Approved 614/91 - 714/96 Refused
3217 41-3/96
4-36/96
5 19/96

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

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/refused etc on the following conditions/reasons:

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

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.

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.

29-JAN-93 AD check....AL 29/1..

Authorised to issue (inc Delegation).....AL.....

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.

BRIAN SMI Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1184/92 Type: FULL

Applicant: Metfield Estates Ltd
Tel:

Agent: John Finch Partnership
0245 354319 M Smith/B Cla

Description: Erect 46 dwellings with associated garaging and road construction

Location: Stockwell Gate
Whaplode
Spalding
Lincs

Valid date: 26-NOV-92
Target dates:
To case officer 03-DEC-92
Inspected by 06-DEC-92
Extra contacts 10-DEC-92
Report if not clear by 31-DEC-92

Terminal date: 21-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 46 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	27-NOV-92	11-DEC-92
Cllr A Biggadike	27-NOV-92	11-DEC-92
Site/Press Advert MAJ	01-DEC-92	22-DEC-92

L.C.C. ~~plan taken 2/12/92~~ Obs Attached JC 10/12/92.
Clerk to Whaplode PC 8-JAN-93 22-JAN-93 (Amended plans

SITE DETAILS

Grid ref: 533150 324460
OS Sheets: 168 Parcel:

B[illegible]N SMITH Dip TP MRTPI
D[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1184/92

Applicant: 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

Type: FULL

04-FEB-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr A Close
Camille
High Road
Whaplode
Spalding, Lincs. PE12 6TJ

13/1/93

LATE OBS: Offr. ... Date ...
Salient points highlighted

A CROSE
CAMILLE
HIGH ROAD
WHAPLODE
SPALDING
LINCS
PE12 6TJ
JAM 9. 1993

APPLICATION No H23, 1184/92.

Dear Sir,

After inspecting the revised lay-out of the proposed development I am pleased to note that the houses to the rear of our bungalow have been replaced by bungalows.

However I still wish to object to the fact that we are still going to have one bedroom overlooked by a house to the side elevation

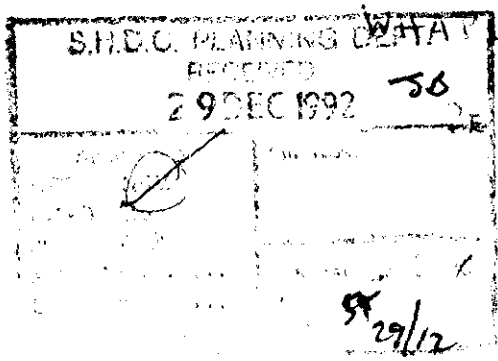
S.H.D.C PLANNING DEPT.
1 - [illegible] 50

Yours Faithfully
Crose.

5
15/1

[redacted]

[redacted] A CLOSE
CAMILLE
HIGH ROAD
[redacted] WATFORD



Ref Planning Application
H23/1154/92

Dear Sir,

I have just learned today about the above. I would be obliged if you will carry over my objections which I raised on Plan Application H23/0409/92 to apply to the above my main objection as previously stated was to the erection of houses which would over-look our bungalow.

Yours Faithfully

[redacted]

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

NB: Amended plans received

Application No: H23/1184/92

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

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

Description: Erect 46 dwellings with associated garaging and road construction

Location: Stockwell Gate, Whaplode

Type: Full

Date Received: 26-Nov-92

8 January 1993

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 22 January 1993. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J Blacklock.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

FOR PARISH COUNCIL USE ONLY

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road
Holbeach
Spalding Lincs

Comments:

No further observations.

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JAN 1993

Allocation of
DPO NBM
DDPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....

Site Nos.

Acknowledge YES/NO
by
date

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

LATE OBS: Offr. ... Date. 2/2.
Salient points highlighted

1635/BC /EFJ.

South Holland District Council,
Planning & Building Control Department,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

19th January, 1993.

f.a.o. Mr. Blacklock.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

Further to our recent telephone conversation with your Mr. Blacklock, we enclose a coloured copy of our site layout, drawing No. 1635:22, for presentation at the forthcoming Committee Meeting.

Yours faithfully,

B. Clay

Enclosure.

SOUTH HOLLAND D.C.
PLAN DEPT
20 JAN 1993
REF .....

1184/92

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1993

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

Anglian Water

LATE OSS: Offr. ... Date. 18/1/93
Salient points highlighted

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

...G DEPT.
...1993 36

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920134

Your ref H23/1184/92

12-JAN-93

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : STOCKWELL GATE, WHAPLODE, NR SPALDING
Applicant: METFIELD ESTATES LIMITED

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer, which is 200 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

An alternative method of surface water disposal should therefore be considered.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (Services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,

Les Outram
Acting Customer Services Manager

CHARTER MARK

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S Blacklock SHDC

Planning Reference H23/1184/92

The following are my observations upon the enquiry under the reference quoted above:—

Development At Stockwell Gate Wrapbode

I have no objections to the amended layout subject to the previous condutions

Date 7/1/93

Signed

Director of Highways and Planning

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/MS/EFJ.

Mr. B. Smith.
Director of Planning,
South Holland District Council,
Planning & Building Control Department,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

4th January, 1993.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.
Application Ref: H23/1184/92.

Further to our meeting with your Chairman, Vice-Chairman, Mr. Blacklock and yourself on 14th December, 1992, we now enclose four copies of an Explanatory Memorandum and additional information submitted as part of the above application.

Four copies of the revised drawing 1635:22A are enclosed. These have now been amended to accord with the matters discussed at our meeting.

Four copies of the Solicitor's legal explanations and extract are also enclosed for Members consideration. However, we would clarify 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.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,

Michael Smith.

Enclosures.

Copy: L. Harvey Esq.
G. Frall Esq.
D. Chanan Esq.

SOUTH HOLLAND D.C.
PLANNING
05
REF Acht KL

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

John Finch RIBA
Michael Smith Dip Arch. RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

FAX TO: SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPT.
ATTENTION OF: MR. BLACKLOCK. - URGENT.
FAX NO: 0775. 710772.
DATE: 4. January 1993.
SUBJECT: Stockwell Gate. Whaplode.

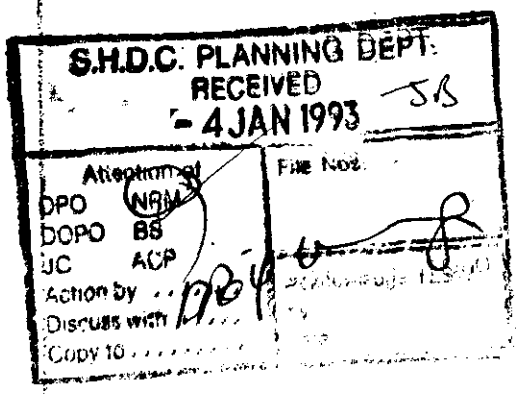
NO. OF PAGES (INCLUDING THIS PAGE) 11.

Dear Sir.

Attached letter & enclosures which are being forwarded to you by Express Post tonight together with an extract of revised dwg 1635:22A. which covers the amendments made to the drawing.

We are most anxious that this application is determined @ the forthcoming meeting on 26. Jan. 93 Should you have any queries please telephone us.

Yours faithfully.



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/MS/EFJ.

Mr. B. Smith.
Director of Planning,
South Holland District Council,
Planning & Building Control Department,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

4th January, 1993.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.
Application Ref: H23/1184/92.

Further to our meeting with your Chairman, Vice-Chairman, Mr. Blacklock and yourself on 14th December, 1992, we now enclose four copies of an Explanatory Memorandum and additional information submitted as part of the above application.

Four copies of the revised drawing 1635:22A are enclosed. These have now been amended to accord with the matters discussed at our meeting.

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Should you have any queries, please do not hesitate to contact us.

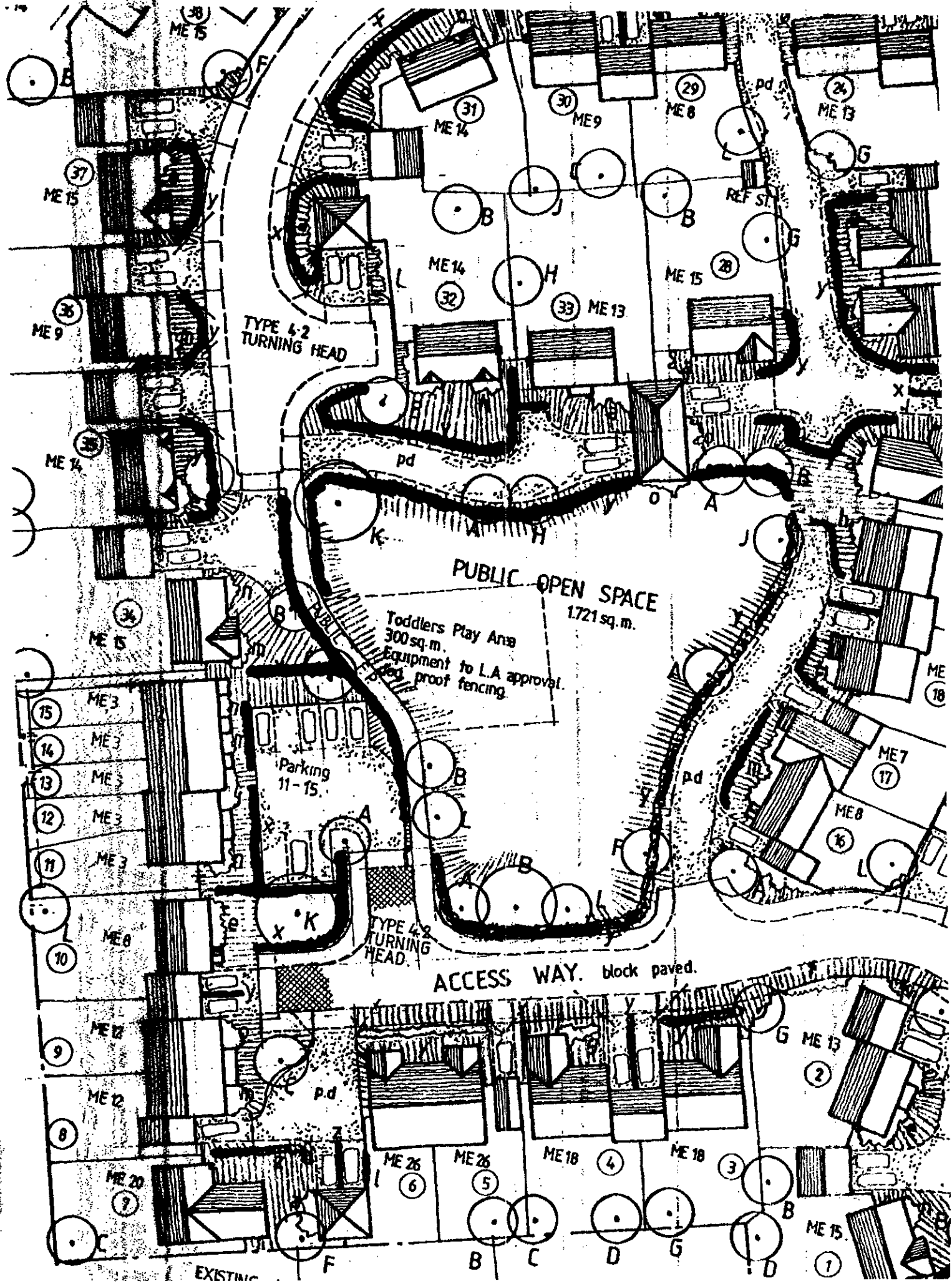
Yours faithfully,

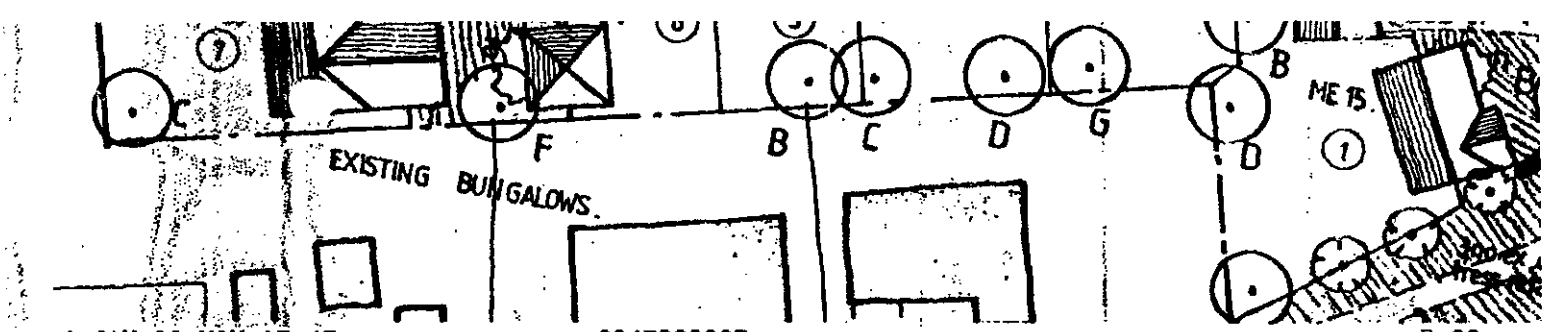
Michael Smith.

Enclosures.

Copy: L. Harvey Esq.
G. Frall Esq.
D. Chanan Esq.

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




EXISTING BUNGALOWS.
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B
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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 deliginated 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	

.16	Braintree District Council	- Essex
.17	Babergh District Council	- Suffolk
.18	Tendring District Council	- Essex
.19	London Borough of Havering	
.20	Tumbridge Borough Council	- Kent

21 Mid-Sussex District Council - Sussex
22 Ramsgate District Council - Kent

This list is not exhaustive but represents examples of our personal experiences on residential developments varying from 5 to 250 dwelling developments.

We trust that the above information, read in conjunction with revised drawing ~~1640:15A~~, satisfies Members concerns on these matters. 1635:22A.

JOHN FINCH PARTNERSHIP
08 BROOMFIELD ROAD
CHELMSFORD, CM1 1SS.

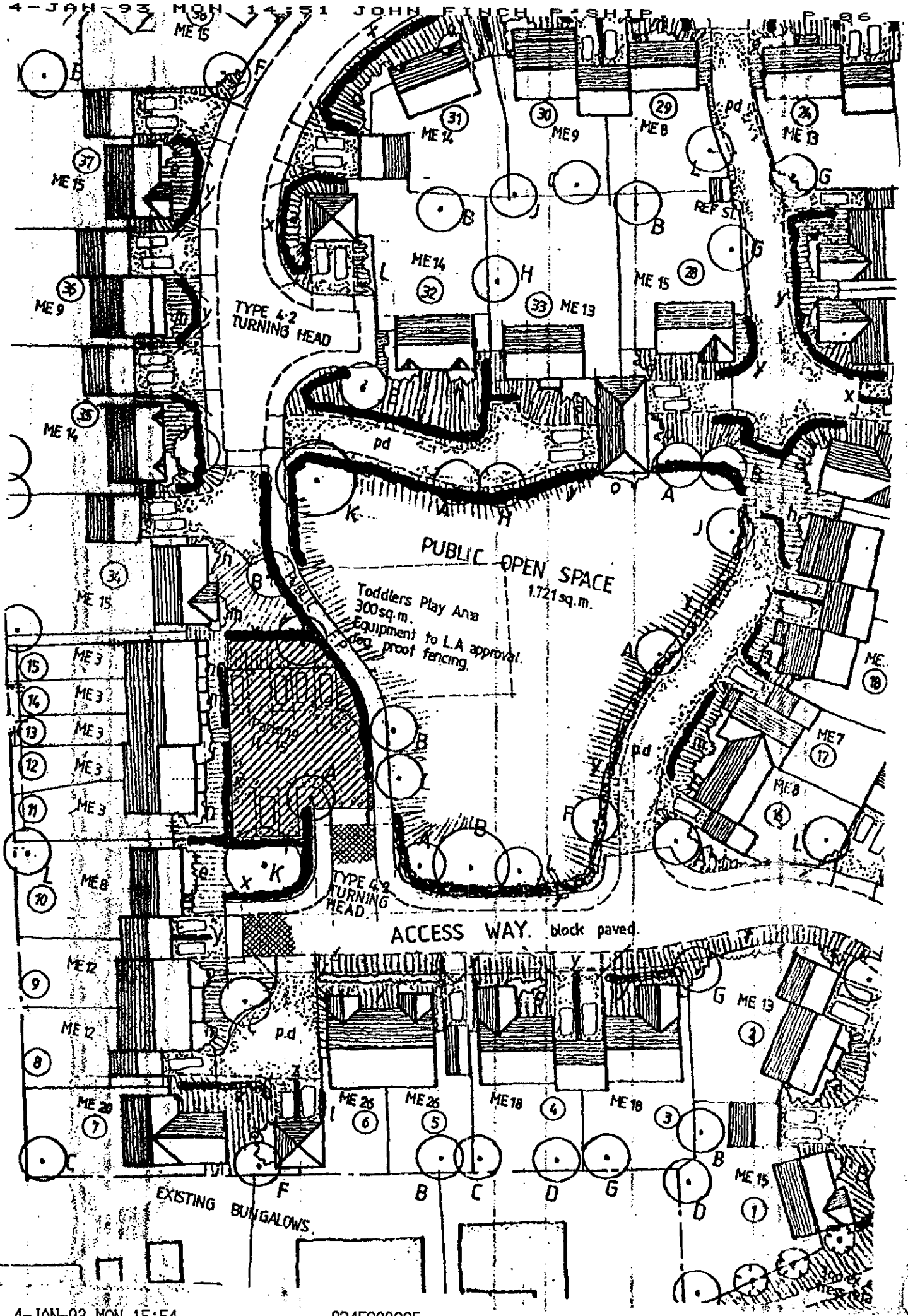
STOCKWELL GATE: PLOTS 11-15 AND AMENITY AREA: MAINTENANCE OF AMENITY AREA

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 served 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.


ME 15
ME 14
ME 9
ME 8
ME 13
ME 15
ME 14
ME 15
ME 9
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ME 14
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ME 3
ME 3
ME 8
ME 12
ME 12
ME 20
ME 26
ME 26
ME 18
ME 18
ME 13
ME 15
ME 7
ME 8
ME
TYPE 4-2 TURNING HEAD
TYPE 4-2 TURNING HEAD
PUBLIC OPEN SPACE
1,721 sq.m.
Toddlers Play Area
300 sq.m.
Equipment to L.A approval.
dog proof fencing.
ACCESS WAY. block paved.
EXISTING BUNGALOWS.
REF ST.
pd
p.d

HOW WILL OWNER OF ONE PROPERTY OBTAIN ACCESS TO ADJOINING PROPERTY TO REPAIR HIS PROPERTY WHEN SUCH ACCESS IS NECESSARY?

In accordance with normal conveyancing practice each Property will be granted on sale the following right:

> "The right at all reasonable times on reasonable written notice to enter upon any adjoining property for the purpose of inspecting maintaining repairing and renewing the Property together with contractors plant and equipment subject to the persons exercising this right making good at their own expense to the reasonable satisfaction of the owner for the said adjoining property all damage occasioned thereby"

The Property will be made subject to the same right in favour of the adjoining properties.

These rights will in effect become attached to the Property so that the benefit and burden will pass on each subsequent sale.

We would, incidentally, mention that the Access to Neighbouring Land Act 1992 would give the owner of the Property rights to the same effect.

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.

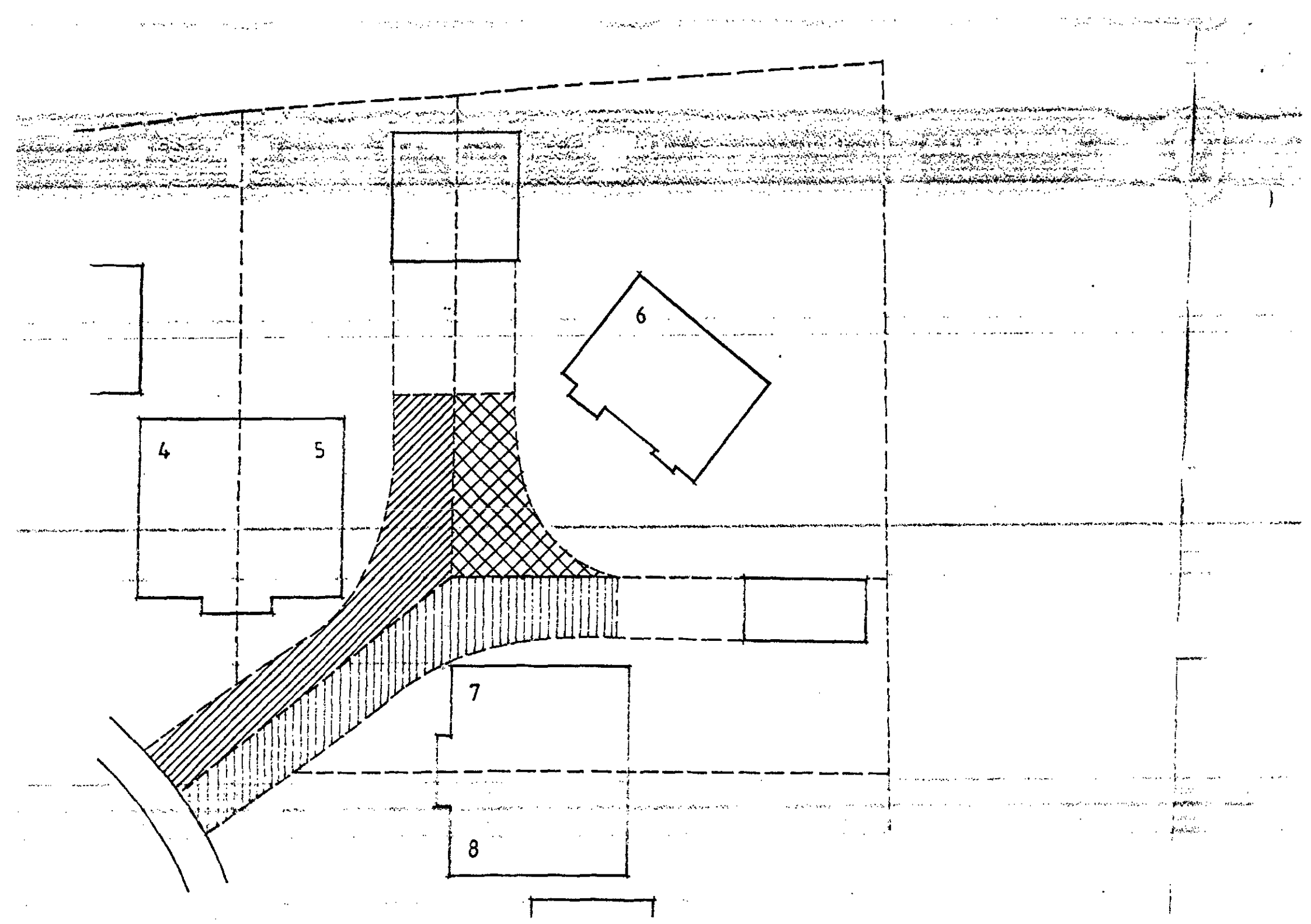
The effect of the arrangements set out below will be that the area will be shared but it is not practical for it to be jointly owned.

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 an 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.


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30/12/92.

Planned John Finch Partnership
& submitted with any amended
plans would be submitted
following discussions on 14/12/92.

Neither Mr Coker or Mr Smith were
in office.

31/12/92. Rang John Finch Partnership —
no reply.

5/1/93

Saw Mr Thos [redacted] Close
(objectors) and explained
terms of amendments now
proposed.

Mr Thos Close still not to
object and will be writing
in accordingly.

[signature]

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 DEC 1992 SB

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1184/92

Applicant: 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

Type: FULL

Date received: 26-NOV-92

27-NOV-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 12-DEC-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Signed: J R Ellis

The Parish Council are agreeable to the latest proposals, and are appreciative of the Developers and Planning Department in producing a layout which is as sympathetic as possible with neighbouring properties.

LINC[illegible]LNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SHDC District Council Application Reference H23/1184/92

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	3	1	2	4	4

2. Address or location

STOCKWELL GATE, WHARLTON

3. Name, classification and number of road

III

4. Date application referred 3-12-92

5. State whether outline, detailed application etc.

FULL.

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

RESIDENTIAL DEVELOPMENT
- 46 DWELLINGS.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission~~.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b~~ as shown overleaf.

Date: 9/12/92 Signed [signature] Director of Highways and Planning

approval

CONCRETE BLOCK PAVING - PLANNING CONDITIONS

(4) 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.

(5) 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 would be permanently damaged, particularly from an appearance point of view.

Note

Conditions proposed for full/res. matters where estate layout is a mixture of traditional/concrete block construction, or where particular method of construction has not been decided at time of planning application being submitted.

PUBLIC NOTICES

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949

WILDLIFE AND COUNTRYSIDE ACT 1981

DECLARATION OF NATIONAL NATURE RESERVE

PARISHES OF GEDNEY, LUTTON, SUTTON BRIDGE, SANDRINGHAM, NORTH WOOTTON, SOUTH WOOTTON, CLENCHWARTON AND TERRINGTON ST CLEMENTS COUNTIES OF LINCOLNSHIRE AND NORFOLK

NOTICE IS HEREBY GIVEN in pursuance of Section 19 of the National Parks and Access to the Countryside Act 1949 and Section 35 of the Wildlife and Countryside Act 1981 that by the National Nature Reserve No 2 Declaration 1992 made on the First day of December 1992 the Nature Conservancy Council for England declared that the land containing 9,802.00 hectares or thereabouts in the Parishes of Gedney, Lutton, Sutton Bridge, Sandringham, North Wootton, South Wootton, Clenchwarton and Terrington St Clements in the Counties of Lincolnshire and Norfolk and shown hatched on the plan attached to the said Declaration is being held by the Nature Conservancy Council for England and managed as a nature reserve.

Certified copies of the Wash No 2 Declaration 1992 have been deposited for public inspection free of charge during normal office hours at the offices of Lincolnshire County Council, 4th Floor, City Hall, Beaumont Fee, Lincoln, LN1 1DN; Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH; The Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX and South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE and at the offices of the Nature Conservancy Council for England at Monkstone House, City Road, Peterborough, Cambridgeshire, and Northminster House, Peterborough, Cambridgeshire.

Dated the First day of December 1992.

J. M. SCHOFIELD,
On behalf of the Nature Conservancy Council for England.

©WVN 3815 187U1-12

SOUTH HOLLAND DISTRICT COUNCIL

REPRESENTATION OF THE PEOPLES ACT

DRAFT REGISTER OF ELECTORS 1993

Draft Registers of Electors of persons whose names are proposed for inclusion in the forthcoming Register of Electors 1993 are now available for inspection at the Council Offices, South Holland District Council.
In addition, appropriate parts of the Registers can be inspected at Spalding Head Post Office, Sub-Post Offices, Parish Churches, certain Libraries and the Citizens Advice Bureau within the South Holland District.
Any person who was resident within the South Holland District on the qualifying date, 10th October, 1992, is advised to inspect the Registers to make sure that his or her name is included.
To be able to vote in any election which may be held between 16th February 1992 and 15th February 1993 your name has to be on the Register of Electors and if it is not you should get in touch with the Electoral Registration Officer, South Holland District Council, Council Offices, Priory Road, Spalding, Lincs

PLANNING APPLICATIONS

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

H23/1184/92 Matfield Estates Ltd FULL
Erect 46 dwellings with associated garaging and road construction
Stockwell Gate, Whaplode, Spalding, Lincs

The following proposals do not accord with the provisions of the relevant Development Plan:

H14/1195/92 Broadgate Builders OUTLINE
Industrial/storage/hotel and car showrooms (Use Classes B, B2, B8 and C1)
East of Spalding Road Field nos 7572 and 9352, Pinchbeck, Spalding, Lincs

H14/1196/92 Broadgate Builders FULL
Industrial estate road
Land between Spalding Road (A16) and Enterprise Way, Pinchbeck, Spalding, Lincs

H14/1213/92 Allison Homes FULL
Erection of ten detached bungalows
Horsepit Lane (land to south) Pinchbeck, Spalding, Lincs

H14/1214/92 Allison Homes FULL
Erection of five detached bungalows
Horsepit Lane (land to south) Pinchbeck, Spalding, Lincs

H15/1079/92 Mr D. Casswell FULL
Conversion of existing barn to dwelling
"The Barn", Eaudike Farm, Watergate, Quadring Eaudike, Spalding.

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

H16/1202/92 Crescent Traders
ADVERTISEMENT
Wrought iron frame with wooden painted board below
The Hole in the Wall Passage (between Boots and Midland Bank), Spalding, Lincs

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

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services

2a3781©WVN 1 December, 1992

CHARITIES ACT 1992

Public Notice for the Transfer of Property under Section 43(2)(a) or (b)

Charity Commission Number: 232460

The Trustees of Spalding and District Sick Poor Fund of Spalding in the County of Lincoln Hereby Give Notice that they have passed a Resolution under Section 43(2)(a) of the Charities Act 1992 for the following purposes:

Transferring the property of the Charity named above to the following charity:
Charity Commission Number: 229268
Charity Name: Relief in Need Charity
Place: Spalding
County: Lincoln

Any interested person...

— matter adjourned if & to be agreed.
— Expect Mr Hayes NR affected by new layout.

Harvey — can I open to hear heads — yes (Alcock).—
Alcock → go and see PC!
— Mr Brigadyke to hear heads.

Abercrombie gate

— Consist of 43. (Use of road + 3 of Abercrombie gate).
— Scheme licensed for 63 (no problem already to ARM).
~~Alcock~~ Access Road — Brings visit result of Mr. Lowe
— does not by properly off public drive (Alcock)
B Smith — Can be prevented by public drive — by landscaping may help. (M. Smith — public drive induces / creates problem.
— Terraced properties could be problem.
Harvey — we want directions on Gabriel to do
Alcock — you have gone a long way — Mr Lowe members will try to many — most explain rationale
Harvey — I have consent for 47?
Bray — Committee not like of parking communal over
Harvey — don't like communal garage courts.
B Smith — How would communal parking be controlled
Harvey / B Smith — conveying arrangements for maintenance.
B Smith — you allowed explain conveying arrangements.

Summary — problems
(1) too many small units
(2) too much public drive
(3) too much shared ownership
(4) too many small gardens.
— purchase refuse
yes — Alcock 45% 50% against pressure (Alcock)
B. Smith — Committee allowed be aware of necessity to designed contents or its return.

P.C meeting necessary? (Layout) — yes — (Alcock / Smith)
Harvey — some steps could be aligned — but need attend another meeting to accept or reject the matter
Bray — communal area is possible problem.
Parking — even this people want small units
Alcock — slightly less access to gardens of small units.
Harvey — movements over (grassed) not acceptable (Alcock for maintenance purposes)
M Smith — less open space — larger gardens.
— reference to Committee (27 NE) → Sub-Committee to (18 Feb)
Alcock explain Committee request — Mr Smith keep Sub Committee)

DPC

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

56

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/1184/92/JAM Your Ref. 1635/BC/EFJ Date 25 November 1992

Dear Sirs,

FULL PLANNING APPLICATION - METFIELD ESTATES LTD
RESIDENTIAL DEVELOPMENT - STOCKWELL GATE, WHAPLODE

Thank you for the site plan No. 1635:22 showing your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

The watercourse along the sites Northern boundary is my Board's Crown Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the dwellings conform with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

Although not immediately adjoining the site, the watercourse to the East of Stockwell Gate is the Board's Whaplode River and is accordingly also subject to the Byelaws.

With reference to your letter of the 23rd inst., I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

I look forward to receiving further details of the highway surface water disposal system in due course and should you wish to discuss the provision of an outfall to my Board's system, please contact my assistant Mr. Staines. In the meantime I trust the following general advice will be of assistance.

Upon receipt of full details my Board will be recommended to grant approval for increased surface water run-off to be discharged directly into their watercourse via an approved outfall.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/MS/EFJ.

B. Smith Esq.,
Director of Planning,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

18th November, 1992.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

Further to our recently submitted revised planning application dated 10th November, 1992, we now enclose a fully coloured copy of the layout drawing 1635:22, together with a microfisch of the same coloured drawing for use at your Committee meeting.

We believe you now have all of the necessary information to determine this application but should you have any queries, please do not hesitate to contact us.

Yours faithfully,

Michael Smith.

Enclosures.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1992 JS
DPO
DOPO BS
'C ACP
Action by .....
Discuss with .....
Copy to .....

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1184/92

Applicant: 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 D.C.
PLAN DEPT
23 NOV 1992
REF.....

Type: FULL

Date received: 11-NOV-92

19-NOV-92

Dear Sir/Madam

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

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

A fee of £5060.
The proposal is of a different character and description to that approved under planning application H23/0409/92.

Please return the extra copy of this letter with your reply.

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

Yours faithfully

Principal Administrative Officer

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/BC/EFJ.

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

18th November, 1992.

f.a.o. Mrs. A.E. Maxwell.

Dear Sirs,

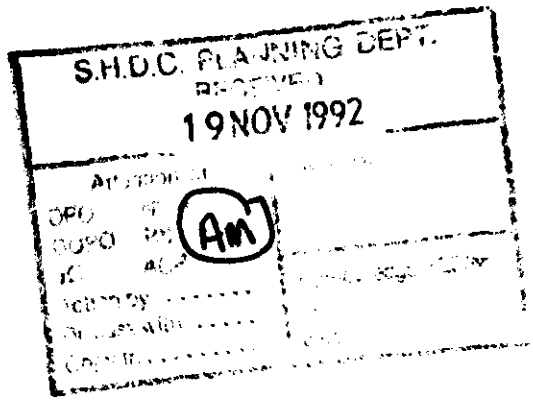
re: Stockwell Gate, Whaplode, Lincolnshire.

Following our telephone conversation this morning, we confirm that the previous application number should read H23/409/92 and not H/23/0614/89, as stated on the recently submitted planning application form.

We would be grateful if you would take this into account when determining the necessity of a planning fee.

Yours faithfully,

B. Clay



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

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership **Architects**

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/MS/PF

D.C.
NOV 1992
1184/92

B. Smith Dip.T.P. MRTPI.
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire PE11 2XE

10th November 1992

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire

Following your Council's refusal to our client's application H23/0409/92 on 2nd October 1992 and the informative note contained thereon we now enclose the following documents submitted as a full detailed application under the Town & Country Planning Act 1990:-

4 copies of application form including Certificate A.
4 copies of our Location Plan.
4 copies of each of drawing nos: 1635/02,03,04,05,06,07,09,10,11,12,13,14,15,16, 17,18,21 & 22 together with drawing nos: 4742:11B & 12A.

Since this application represents a resubmission of the previously refused application we understand that an application fee is not payable.

The application also represents a reduction in density to that commensurate with the previously approved application H/23/0514/89 allowing for the increased site area.

The drawings incorporate the requirements of Mr Briggs of Lincolnshire County Highways Department and bearing in mind the exhaustive consultations carried out during the previous application we trust that you will be able to make a favourable recommendation to your Committee at an early forthcoming meeting. The applicants are anxious to commence development of this site in the near future.

Should you have any queries please do not hesitate to contact us.

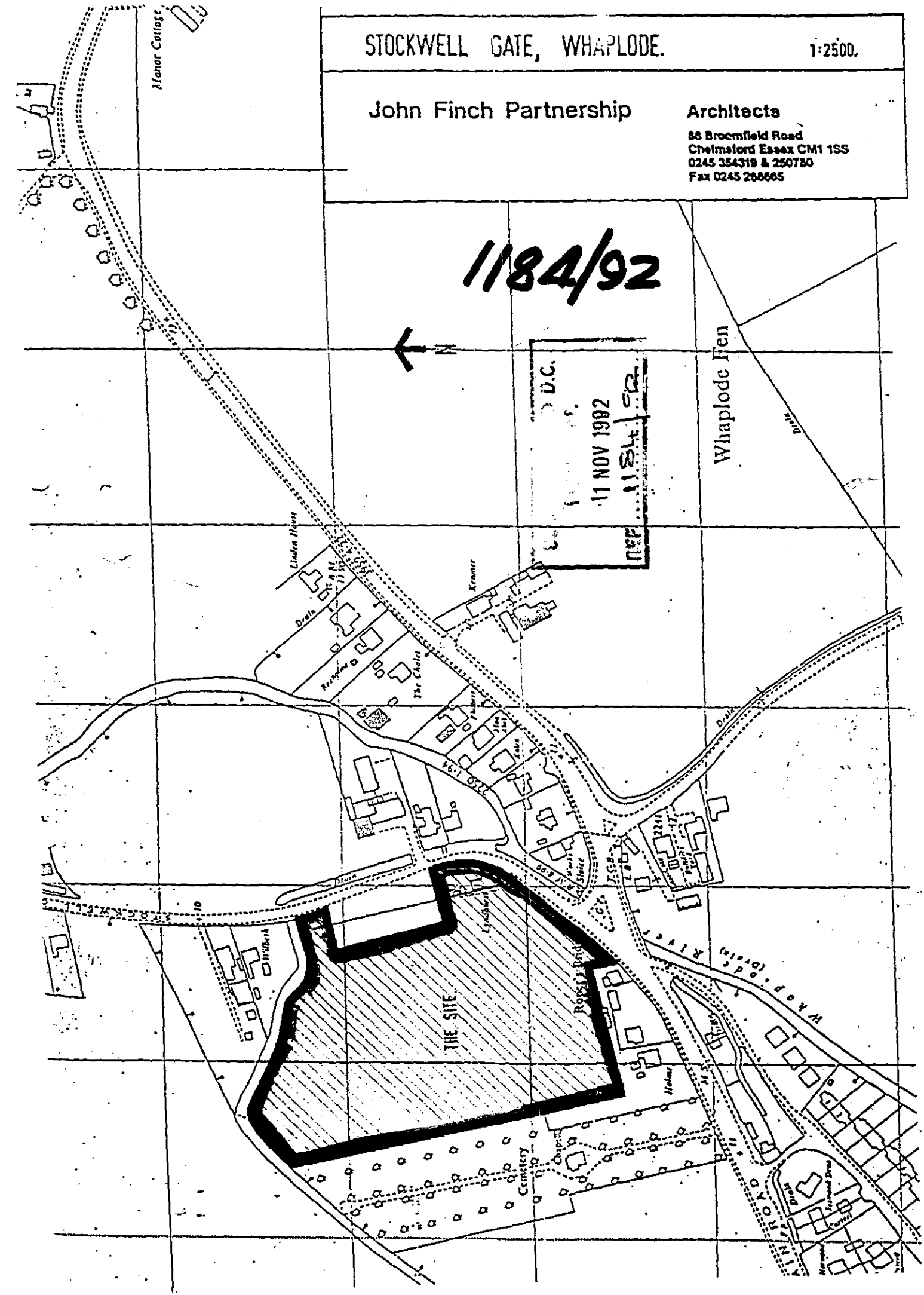
Yours faithfully,

Michael Smith

cc Metfield Estates Ltd
John Trott & Sons

S.H.D.C. PLANNING DEPT.
11 NOV 1992
Acknowledge YES/NO

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


STOCKWELL GATE, WHAPLODE.
1:2500.
John Finch Partnership
Architects
88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 250780
Fax 0245 268665
1184/92
N
D.C.
11 NOV 1992
Whaplode Fen
Manor Cottage
Linden House
Kramer
The Chalet
Bridge
Drain
THE SITE
Cemetery
Roman Bank
River Welland (Tidal)
Whaplode Drain
Holmes
Hammond Drove

The J. T. S. Partnership,
Barnard House,
The Drive,
Great Warley,
Brentwood,
Essex. CM13 3DJ.

Mr J Blacklock

JE/JT B23/1184/92

CDF/KC/3296

27 Mar 1995

Dear Sir,

STOCKWELL GATE, WHAPLODE.

Thank you for your letters dated 28th February 1995 and 15th March 1995 and enclosures in respect of the above.

I would advise you that I consider your revised proposal if submitted by way of a formal application would be likely to be recommended favourably to the Planning Committee although I cannot speak for the Committee itself.

I would add, however, that the concern which I know was expressed by Members in respect of the previous submission concerning density could be more easily met if the proposed layout could be 'loosened up' to a greater degree.

For your information, the Director of Planning and Highways has commented on your proposal to the effect that he would not wish to see all five dwellings (plots 26 and 30) serviced of a private drive - a drive which has no turning facility.

I hope these comments will be of assistance.

Yours faithfully

A Midlen
Principal Planning Officer
Development Control

55. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant	Proposal
H23/0785/92 Metfield Estates Ltd	19 dwellings comprising of 5 bungalows and 10 semi-detached houses and 4 detached houses including associated access road at Cob Gate, Whaplode.

(The Director of Planning and Building Control Services reported the receipt of an objection from the Parish Council.)

H15/1079/92 Mr D Casswell	Conversion of existing barn to dwelling at "the Barn", Eaudike Farm, Watergate, Quadring Eaudyke.

(It was also agreed that a policy report on the redevelopment of redundant farm buildings be submitted to the Committee in due course.)

H05/1158/92 Kings Quality Homes	Reposition drives to Plots 9, 10 and 11 as constructed (Retrospective application) at Parklands, Fleet Road, Fleet Hargate.

(It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H05/1123/92 Kings Quality Homes	Retrospective change of use from proposed footpath to amenity space and private garden at Parklands, Fleet Road, Fleet Hargate.

(it was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1166/92 Mr T J Street	Change of use to car dismantling at Riverside Cottage, Clay Lake, Spalding.
H05/1171/92 Mr A B Crowden	Occupation of extension to warehouse without complying with Condition 2 of H05/0218/90 requiring a 2 metre screen wall at Fleet Road Industrial Estate, Holbeach.
H23/1184/92 Metfield Estates Ltd	46 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode.
H03/1186/92 Mr C Bird	Change of use of stable block to dwelling at 16 Stowgate, Deeping St James.
H06/1207/92 Victory Hall Management Committee	New village hall to replace existing timber hall adjacent Victory Hall, Gedney.
H15/1243/92 Executors of F R Casswell	Conversion of redundant farm buildings into two dwellings at Bresby House, Quadring Eaudyke.

(It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1275/92 Mr & Mrs R Chapman	Proposed propagation house and replacement glasshouse at Tom Thumb Nursery, Woolram Wygate, Spalding.

Mr P McComb
"Dunromin"
High Road
Whaplode
Spalding
Lincs PE12 6TG

Mr D M Gedney

DMG/JK/H23/1184/92

6 June, 1994

Dear Sir

Planning Permission H23/1184/92 - Erect 46 Dwellings with Associated Garaging & Road Construction, Stockwell Gate, Whaplode

I refer to your recent letter enquiring whether consent was given to erect the garage immediately to the rear of your property.

In response, I have referred to the approved plans and can confirm that they include a double garage (associated with Plots 6 & 7) adjacent to the southern boundary of the site. I therefore enclose a plan of the relevant section of the site for your information.

I hope the above comments are of assistance to you.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Tele. 0406 371933.

Mr P. McComb.
Dunromin,
High Road
Whaplode
Spalding
Lincs PE12 6TG

OBJECTION

Dear Sir

Reference our telephone conversation this a.m. herewith letter on your advice, we how wish the new complex at "Stockwell Gate" can build to our boundary fence.

Was the building (double garage) on the original plans, or as it appears to us as a late after thought.

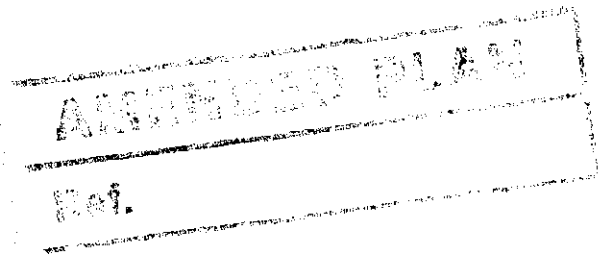
Leaving our view from the lounge which is at the rear of bungalow to neither have that opposite at either end of black weather tiles

Yours Sincerely

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAY 1994
SD

Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by
date 17/5



A

STOCKWELL GATE: PLOTS 11-15 AND AMENITY AREA:MAINTENANCE OF AMENITY AREA

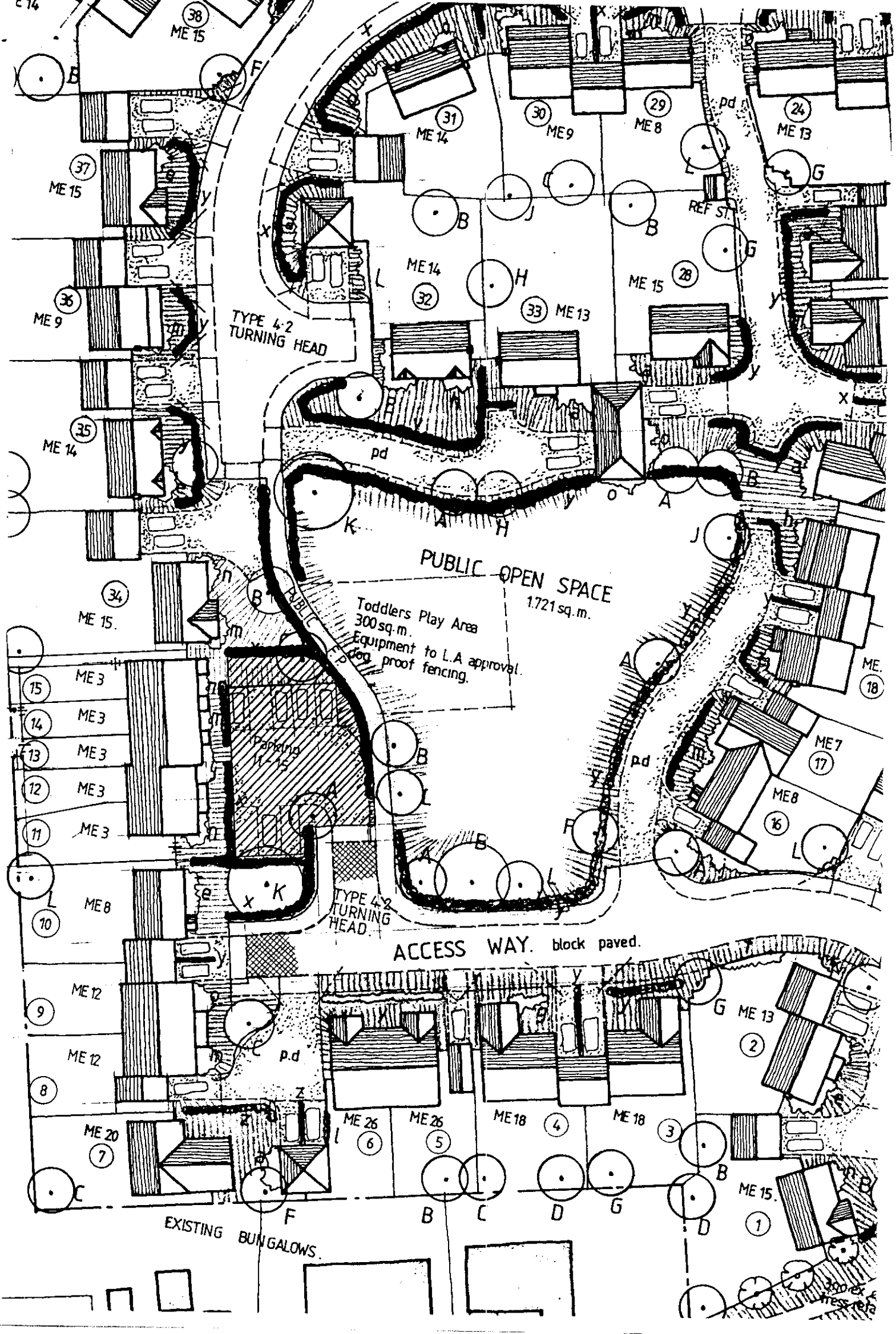
Responsibility for the maintenance of the car spaces and garden area shown hatched on the attached plan will be retained by the developer, subject to rights being granted to the owner of each plot and a contribution by him to the cost of maintenance.

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 served 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.




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.
pd
ME 15
ME 14
ME 9
ME 8
ME 13
ME 3
ME 12
ME 20
ME 26
ME 18
ME 7
ME 16
ME 17

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H23/1184/92/A1 Date Received: 19 04 93

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

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

Description of Original Development: Erect 46 dwellings with associated garaging and road construction

Location: Stockwell Gate, Whaplode

Amendment Submitted: Separation of plots 16 and 17 to form detached dwellings. Omit ME14 housetype from plot 21 and substitute with an ME13 type. Elevational amendments to the ME13 and ME15 house types.

Drawing Number(s): 1635:42 and 1635:44

7 May 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

Mr D Coker
John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Mr J Blacklock

JB/LAB
H23/1184/92
1635/DCC/EFJ

6 May 1993

Dear Sir

Planning Amendment - Stockwell Gate, Whaplode, Lincolnshire.

Please find enclosed a notice of acceptance of the amendments proposed in your letter of 23 April 1993.

May I draw your attention to the fact that cumulatively such amendments could radically change the character and appearance of the approved development and therefore I feel your client should be made aware that this authority will have this consideration very much in mind if further applications for amendments are submitted on an ad hoc basis and that such applications may well be resisted in favour of applications for planning permission.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

PLANNING AMENDMENT

For office use only

Application No. H23/1184/92/A1

Date registered 19 APR 1993

Case Officer SS

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
Tel. No.	Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	L.C.C – No objection 26/4/93
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐ ..... HL	Confirmed .....
Liaison with Building Control	Outside parameters	☑ HL	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	NHBC
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	~~Immaterial~~/acceptable as amendment	☑	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: ..... Date: 6/5/93

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/DCC/EFJ.

Your Ref: H23/1184/92

South Holland District Council,
Planning & Building Control Department,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

23rd April, 1993.

f.a.o. Mr. Blacklock.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

Further to our recent telephone conversation, we enclose two copies of our drawing 1635:52 showing the proposed arrangement of plots 16 and 17.

We also enclose two copies each of drawings 1635:56 and 57, which we submit (with 1635:52) for your approval to Condition 10 of the Planning Approval to the above.

If you have any queries concerning this, please do not hesitate to contact David Coker at this office.

Yours faithfully,

Enclosures.

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

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/DCC/EFJ.

Your Ref: H23/1184/92

South Holland District Council,
Planning & Building Control Department,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

A/1

15th April, 1993.

f.a.o. Mr. Blacklock.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

With regard to the Planning Approval granted on 1st February, 1993 for the above, we ask that the following minor revisions be considered as amendments to that Approval.

1. The separation of plots 16 and 17 to form detached dwellings.

2. To omit the ME14 house type from plot 21 and substitute this with an ME13.

3. To make minor elevational amendments to the ME13 and ME15 house types. See drawings 1635:42 and :44 enclosed.

If you have any comments regarding these revisions, please do not hesitate to contact David Coker at the above office.

Yours faithfully,

David Coker

Enclosures.

SOUTH HOLLAND D.C.
PLAN DEPT
19 APR 1993
REF H.L. Ack.

21/4/93.
Spoke to Mr Coker
- Requested plan showing separation of dwellings on plots 16 + 17.
- States Salvesen Bricks submitted were unacceptable.

ADVISED HIM THESE AMENDMENTS WERE AT OWN RISK - ANY FURTHER AMENDMENTS CONTAINING HOUSE TYPES / AMENDMENTS WOULD REQUIRE PERMISSION

AGREED:- (1) LAYOUT PLAN FOR PLOTS 16 + 17 TO BE SUBMITTED
(2) ALTERNATIVE BRICKS TO BE SUBMITTED.

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

THE JTS PARTNERSHIP

Chartered Valuation Surveyors · Town Planning Consultants

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

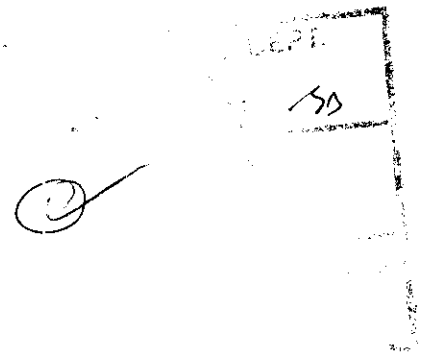
Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

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 developrnent 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 new long drive Also numbers have risen from 46 to 52. CL 9/5/95

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: **H23/1184/92**

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0912/93 Received:27-SEP-93 Type:CONDITION COMPLIANCE

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

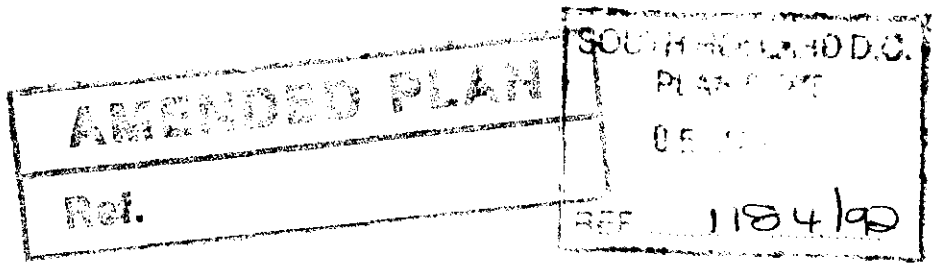
Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Colour and type of footpath anc road block paviors
(Condition 3 of application H23/1184/92)
Location : Stockwell Gate Whaplode
Spalding Lincs

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

sgd B SMITH
Director of Planning and Building Control Services

07-OCT-93 H23/0912/93



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, WHAPLODE, 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 deligniated 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
.20 Tumbridge Borough Council - Kent

.21 Mid-Sussex District Council - Sussex
.22 Ramsgate District Council - Kent

This list is not exhaustive but represents examples of our personal experiences on residential developments varying from 5 to 250 dwelling developments.

We trust that the above information, read in conjunction with revised drawing 1635:22A, satisfies Members concerns on these matters.

JOHN FINCH PARTNERSHIP
88 BROOMFIELD ROAD
CHELMSFORD, CM1 1SS.

ATTACHED PLAN
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.

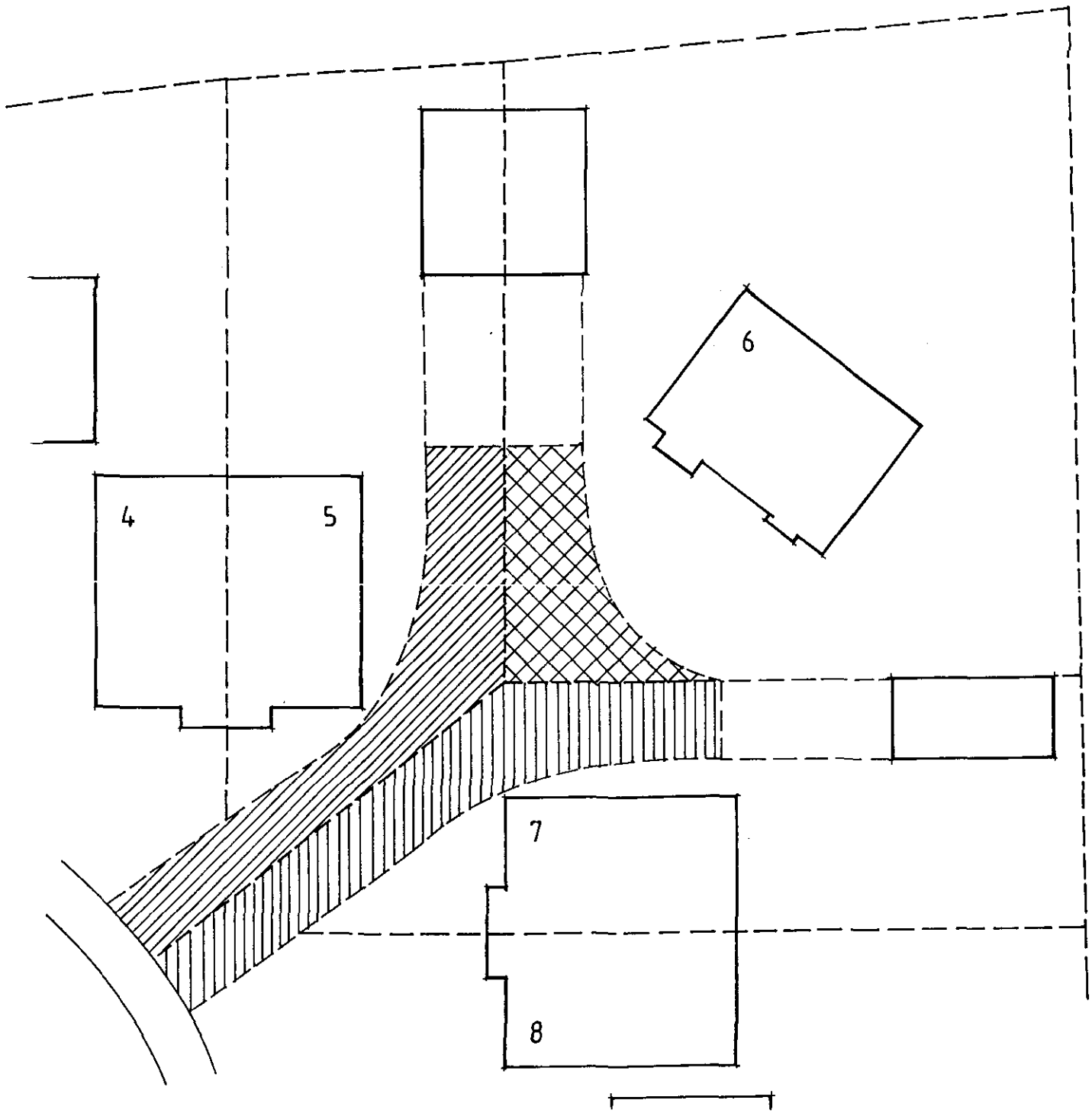
The effect of the arrangements set out below will be that the area will be shared but it is not practical for it to be jointly owned.

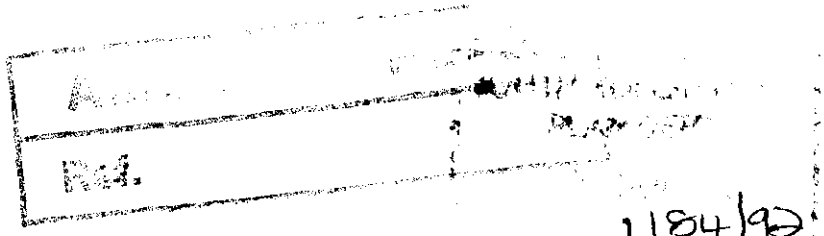
The intended arrangements in accordance with normal conveyancing practice are shown by way of example on the attached plan of Plots 5, 6 and 7 Cobgate and the arrangements for other similar drives will follow the same principles at Stockwell Gate.

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.


6
4
5
7
8



1184/92

HOW WILL OWNER OF ONE PROPERTY OBTAIN ACCESS TO ADJOINING PROPERTY TO REPAIR HIS PROPERTY WHEN SUCH ACCESS IS NECESSARY?

In accordance with normal conveyancing practice each Property will be granted on sale the following right:

> "The right at all reasonable times on reasonable written notice to enter upon any adjoining property for the purpose of inspecting maintaining repairing and renewing the Property together with contractors plant and equipment subject to the persons exercising this right making good at their own expense to the reasonable satisfaction of the owner for the said adjoining property all damage occasioned thereby"

The Property will be made subject to the same right in favour of the adjoining properties.

These rights will in effect become attached to the Property so that the benefit and burden will pass on each subsequent sale.

We would, incidentally, mention that the Access to Neighbouring Land Act 1992 would give the owner of the Property rights to the same effect.

John Finch Partnership,
42 Broomfield Road,
Chelmsford,
Essex.
CM1 1SS.

Mr T Rochford

H/TT 823/1184/92

16/03/96/SH

29 th Feb 1996

Dear Sir,

STOCKWELL GATE, WHAPLODE, SPALDING, LINCS.

Thank you for your letter dated 23rd February 1996 in connection with the above.

I would advise you that any consideration of amendments must be the subject of a formal application accompanied by the relevant plans.

Accordingly, I enclose amendment application forms and would be pleased to receive an application in due course.

Yours faithfully

T. Rochford

Development Control Manager

Encs.

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

86 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 01245 354319 & 250780
Fax: 01245 268665

1635/DCC/EFJ

Fax plus letter to:

South Holland District Council
Housing & Planning Services Department
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

f.a.o. Mr. Blacklock

23rd February 1996

Dear Sirs,

re: Stockwell Gate, Whaplode, Spalding, Lincs.

Our Client is considering some minor amendments to plots 1, 2 and 20, 21 and 22 as follows:-

1. Link garage of plots 1 and 22 to house via utility room.
2. Change all windows to "cottage style."
3. Add sculptured bargeboards.
4. Raise roof pitches 5°.
5. Add to front projection to form dining room extension to plots 2, 20 and 21..

Would you please confirm if the above alterations can be considered as a minor amendment to the existing approval, or whether you consider a further application to be necessary.

The above is obviously subject to you actually being presented with revised drawings.

Yours faithfully,

David Coker.

D. Coker.

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

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 01245 354319 & 250780
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1635/DCC/EFJ

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Yours faithfully,

D. Coker.

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership **Architects**

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/DCC/EFJ.

Ref: H23/1184/92

South Holland District Council,
Planning & Building Control Department,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

19th October, 1993.

f.a.o. Mr. Blacklock.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

Thank you for your letter dated 15th October, 1993.

Our Client's contractor is at present working to complete the road sub-base this week, with the kerbs being placed immediately after that operation has been completed. In any event, the roads and dwellings have been accurately set out.

As mentioned in my conversation, this Condition is very difficult to comply with from a practical point of view. We expect that compliance will be achieved within the next two weeks.

Yours faithfully,

Copy: Metfield Estates Ltd.

S.H.D.C. PLANNING DEPT.
RECEIVED
20 OCT 1993 -56
Files Nos

Mr D Coker
John Finch Partnership
88 Broomfield Road
Chelmsford
Essex CM1 1SS

Mr J Blacklock

JB/JF/B23/1184/92

1635/DCC/MRJ

20 July, 1993

Dear Sir

Stockwell Gate, Wimplode

With reference to your letter of 1 July, 1993, I would advise you that the submitted schedule finishes are acceptable to this Authority.

Yours faithfully

N R MIDDLEN
Principal Planning Officer (Development Control)

John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership **Architects**

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/DCC/EFJ.

Ref: H23/1184/92

South Holland District Council,
Planning & Building Control Department,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

1st July, 1993.

f.a.o. Mr. Blacklock.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

With regard to the above development, we enclose our proposed finishes schedule in respect of Phase 1, plots 1 - 22.

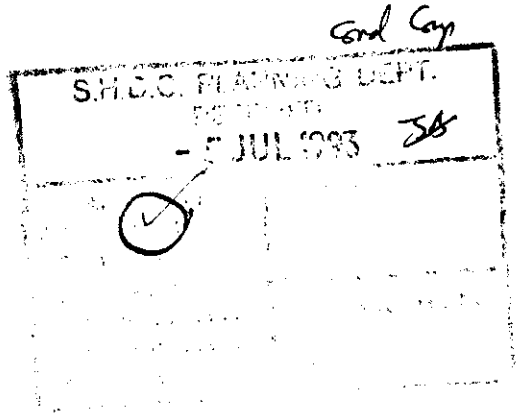
Would you please advise us of any comments you may have in respect of our proposals.

Yours faithfully,

David Coker.

Enclosure.

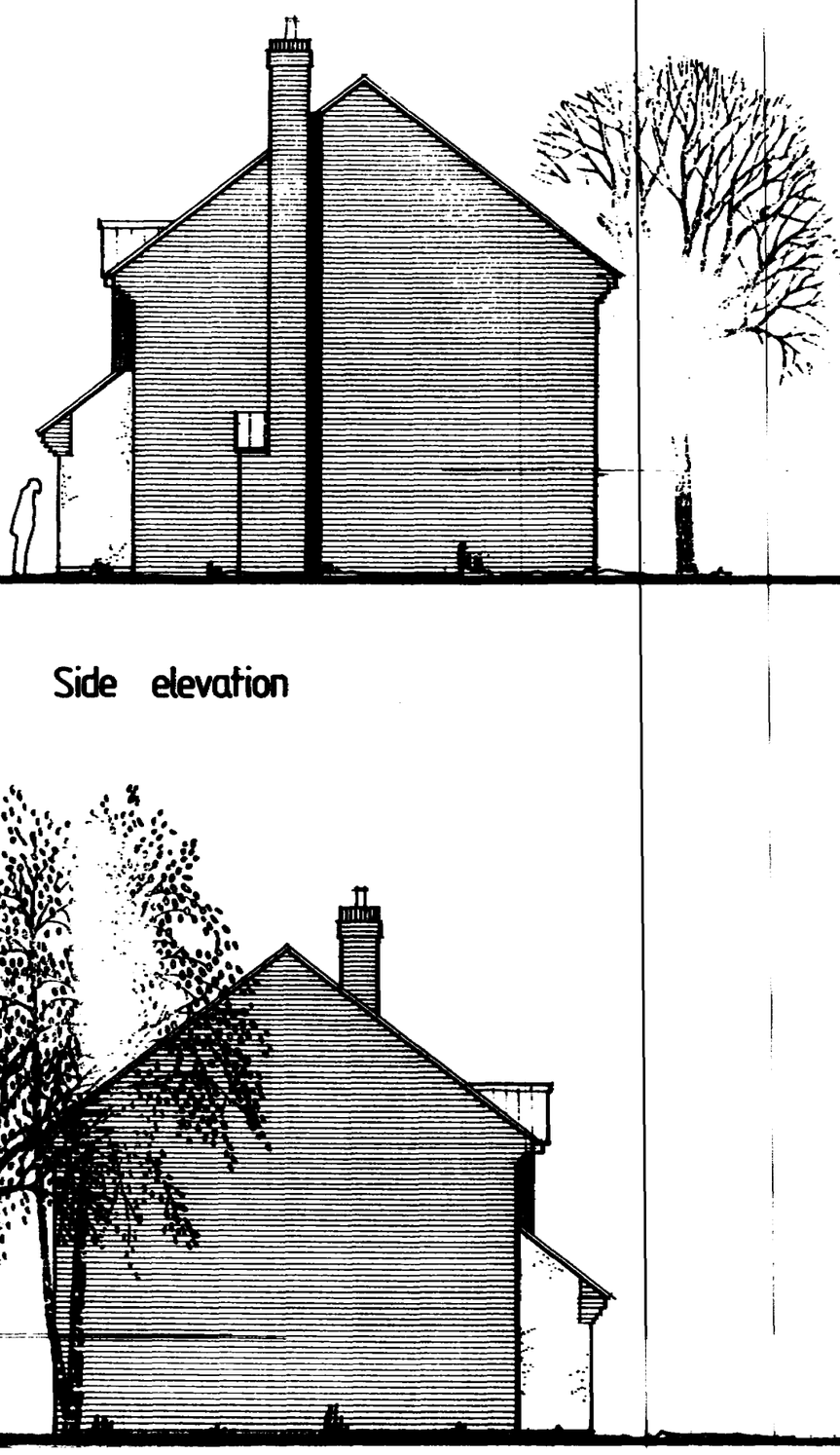
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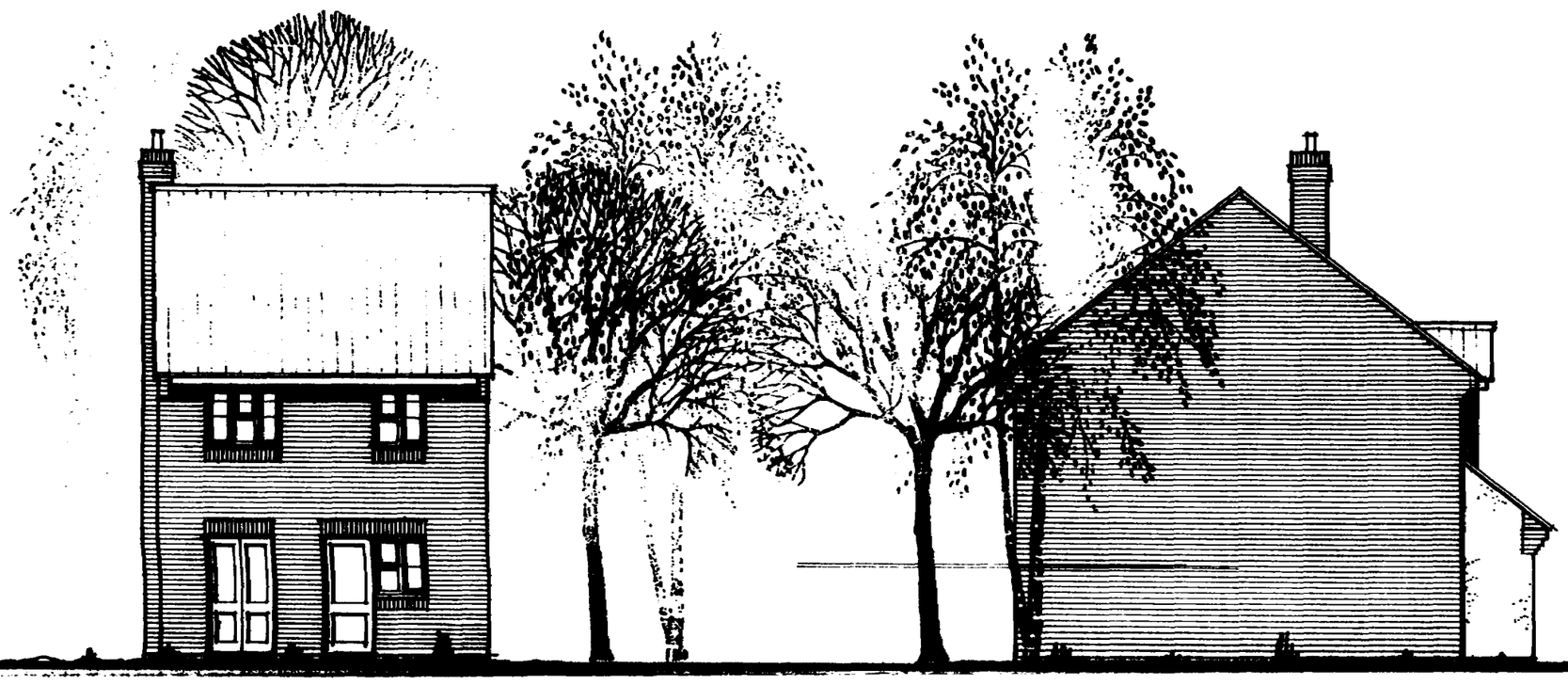
Front elevation



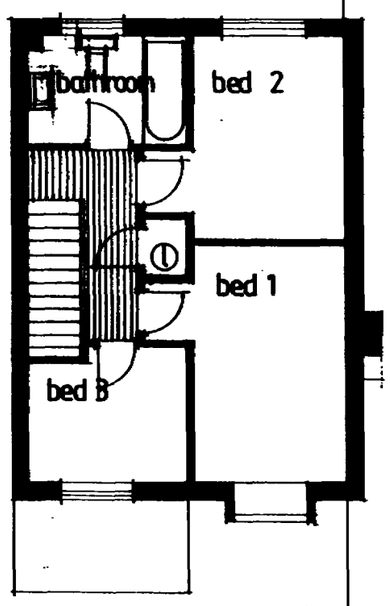
Side elevation



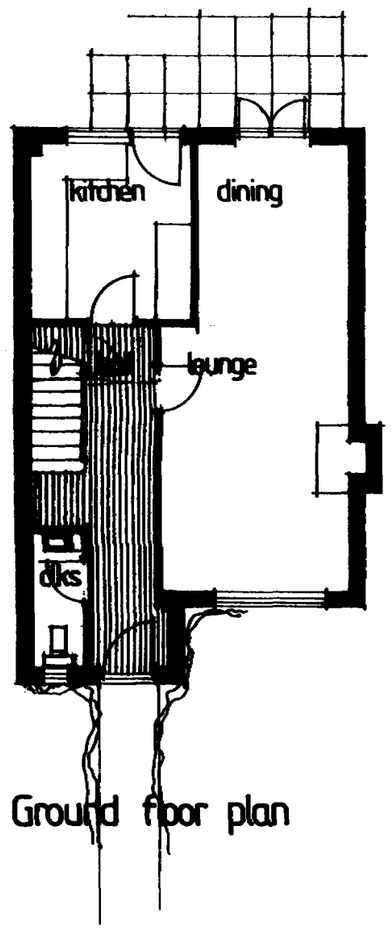
Rear elevation



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

date 01.1992

drawing no. 1635:03

rev.

John Finch Partnership Architects
88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 250780
Fax 0245 268695



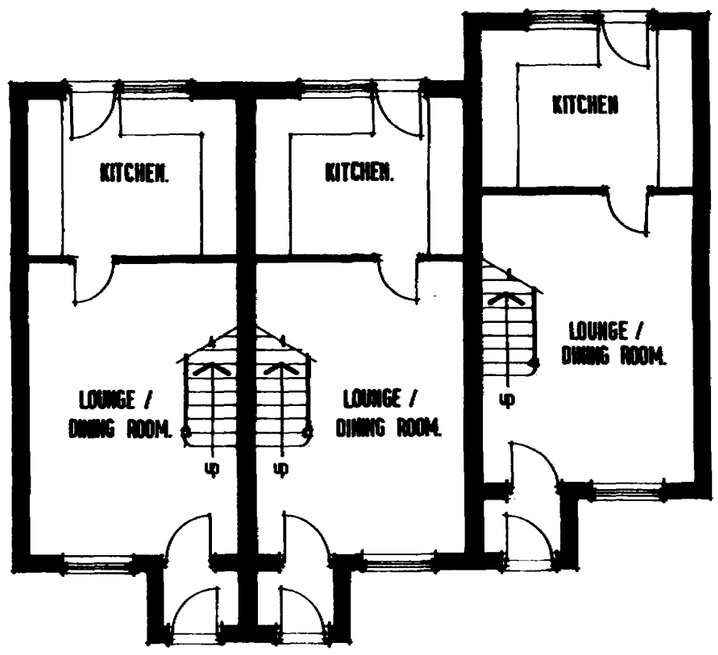
Front Elevation (paired).

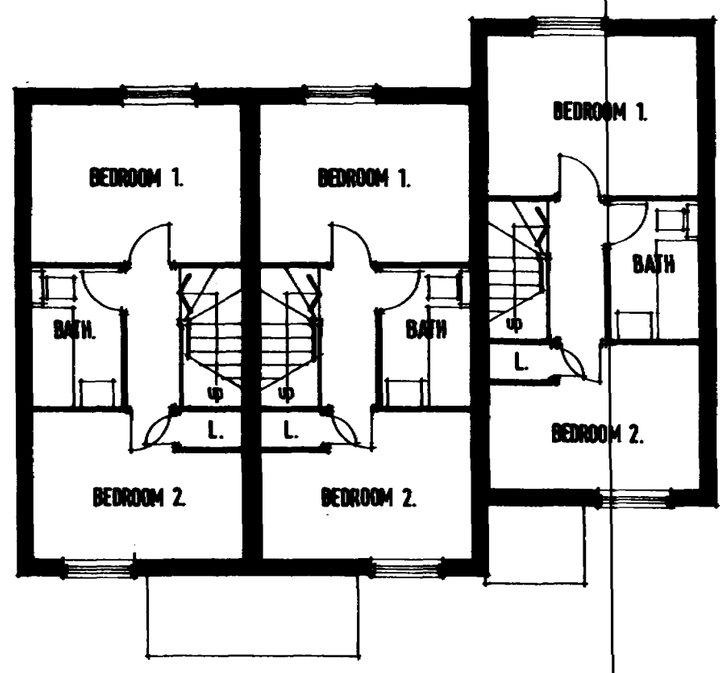
Rear Elevation.



Front Elevation (staggered).

Side Elevation.





Ground Floor Plan.

First Floor Plan.

FLOOR AREA = 53·67m² (577·7 ft²).

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

Stockwell Gate, Whaplode
for METFIELD ESTATES LTD.

House Type ME 3.

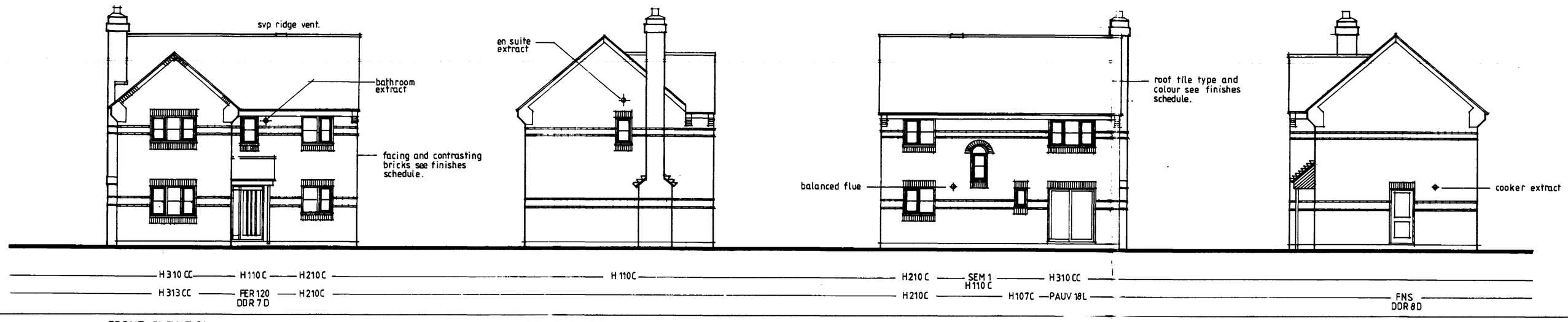
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date MARCH 1992.

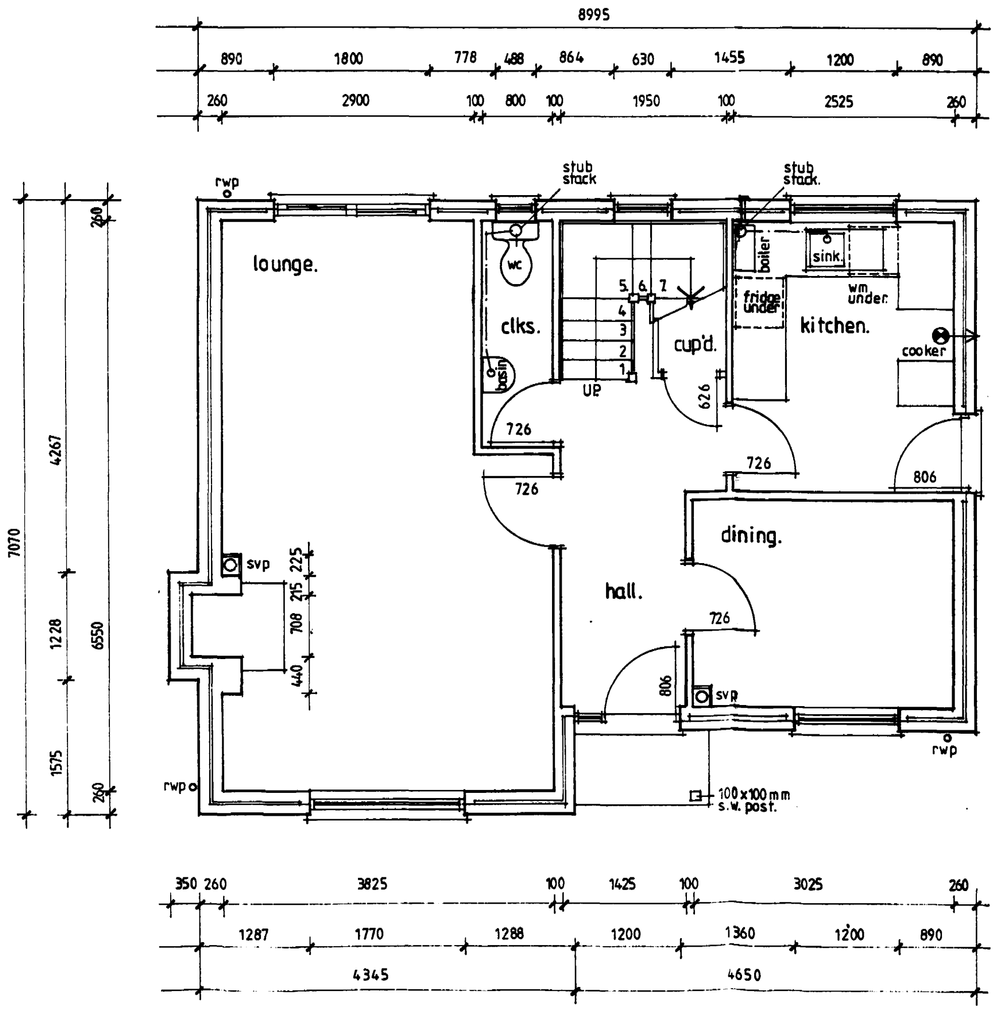
drawing no. 1635:02

rev.

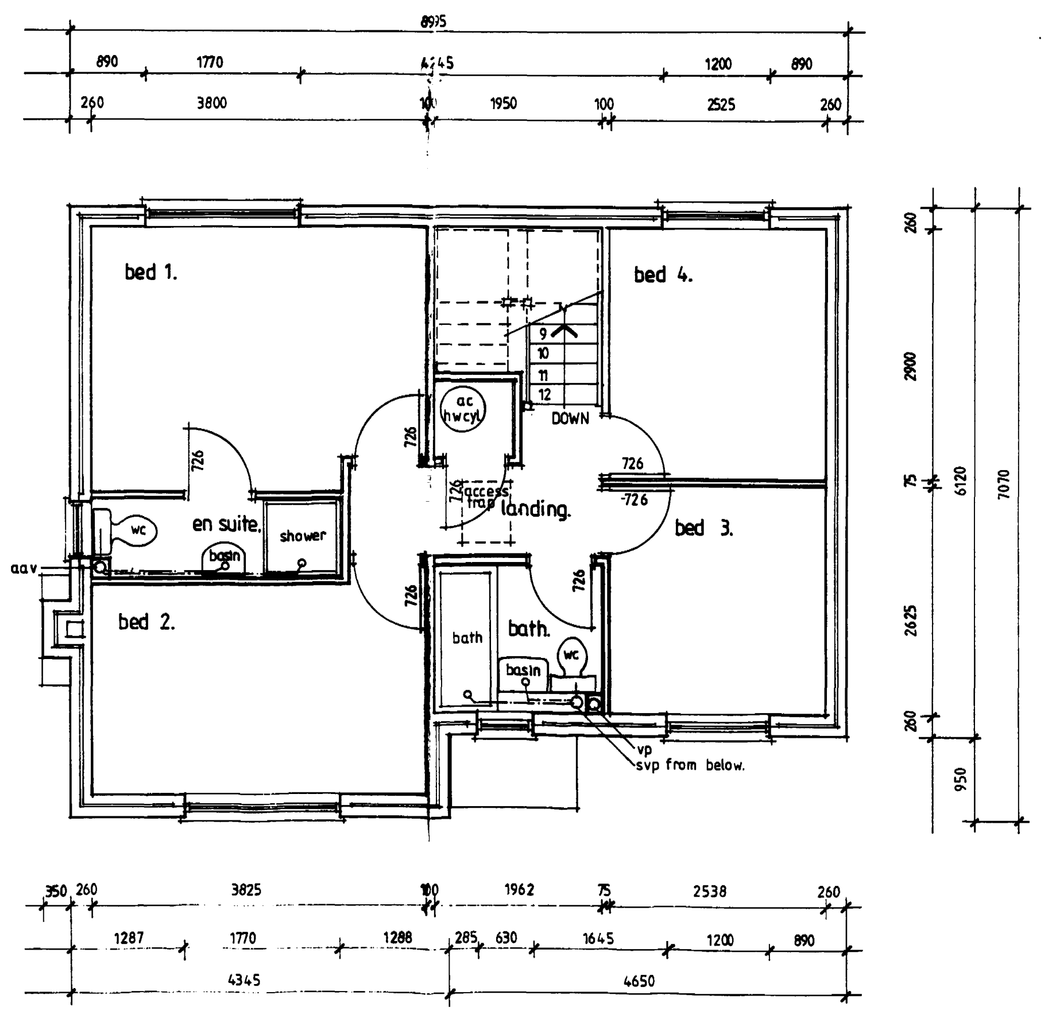
John Finch Partnership
Architects
86 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 259780
Fax 0245 259885



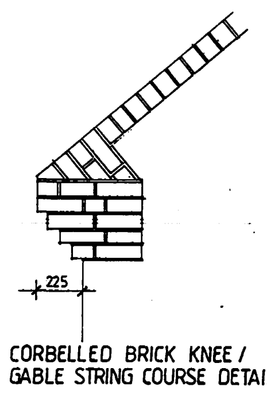
FRONT ELEVATION. SIDE ELEVATION. REAR ELEVATION. SIDE ELEVATION.



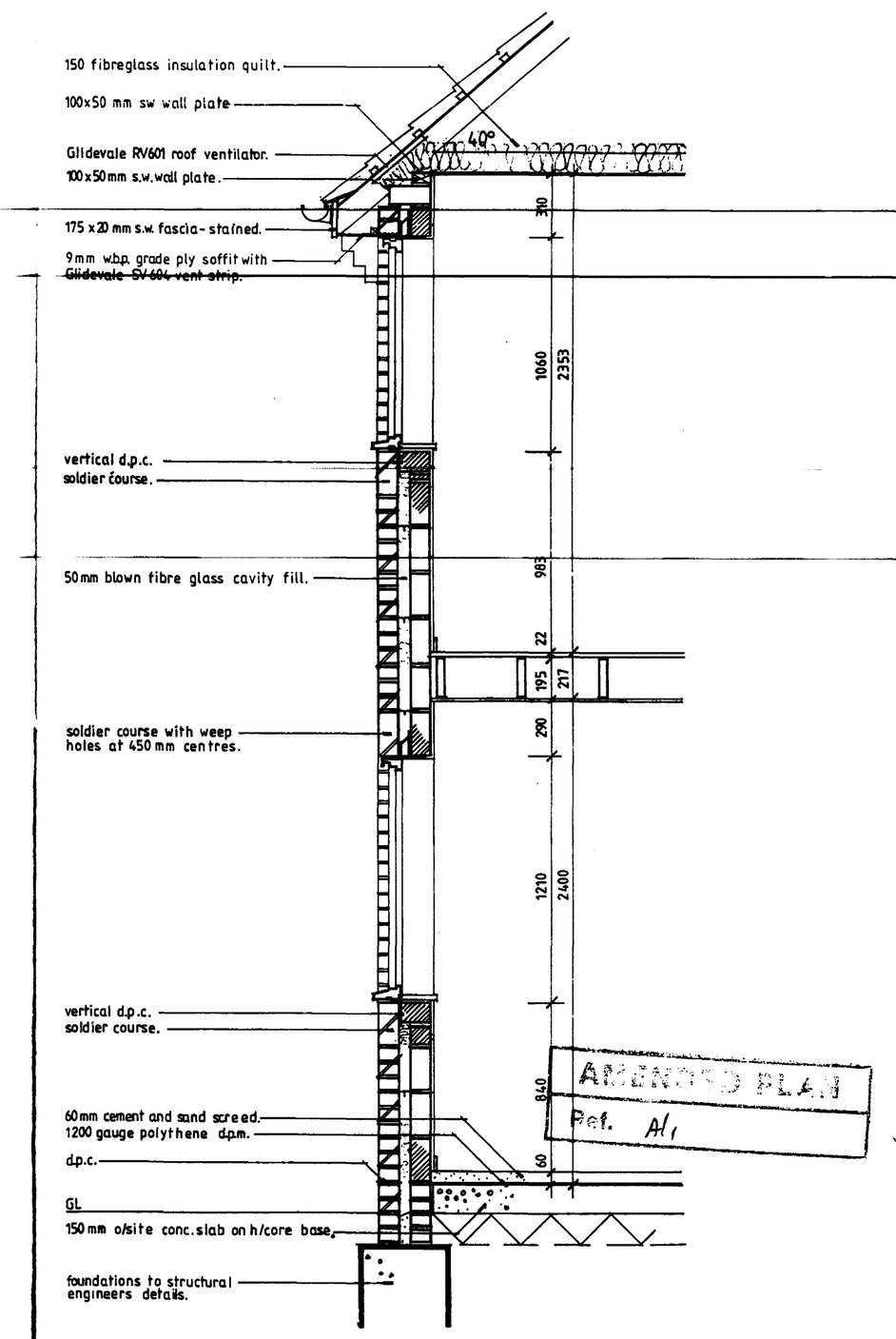
GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



CORBELLED BRICK KNEE / GABLE STRING COURSE DETAIL.



TYPICAL SECTION.

SOUTH HOLLAND D.C.
PLAN DEPT
19 APR 1993
REF H184/93

STOCKWELL GATE WHAPLODE.
for Metfield Estates Ltd.

H.T. ME 15. 1 of 2.

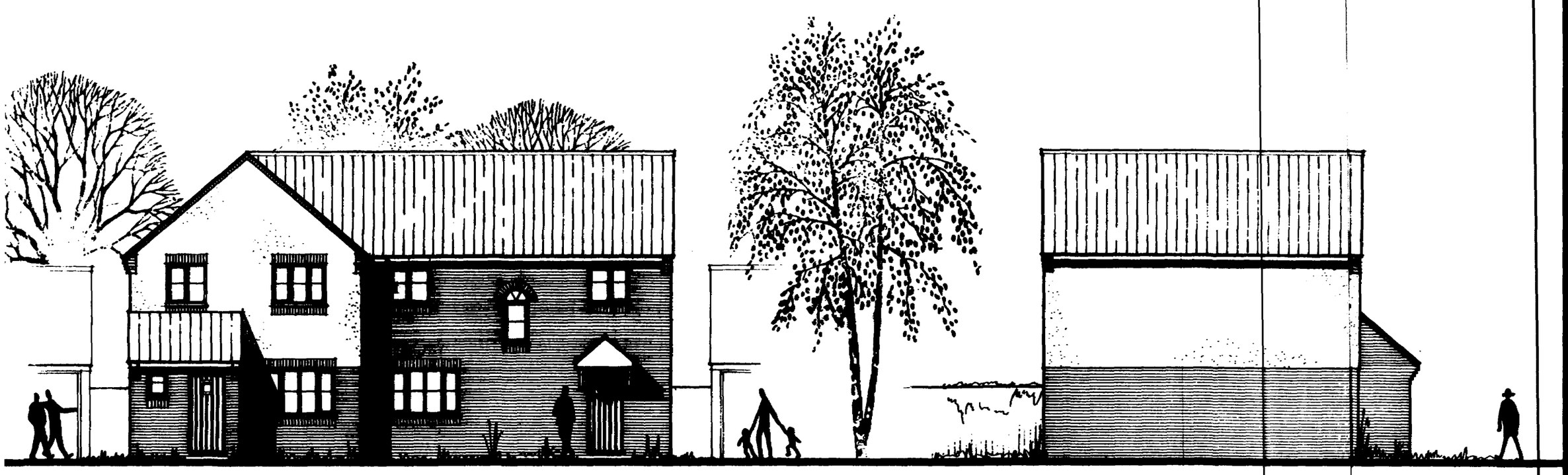
scale 1:100, 1:50.

date MARCH 1993

John Finch Partnership
Architects
88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354393 & 250780

drawing no. 1635:44

rev.



Front Elevation.

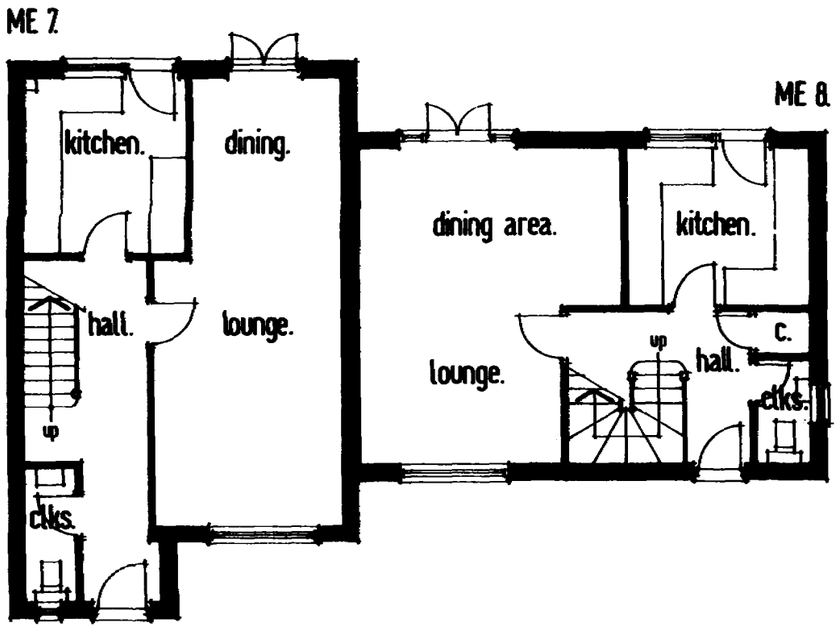
Side Elevation.



Rear Elevation.

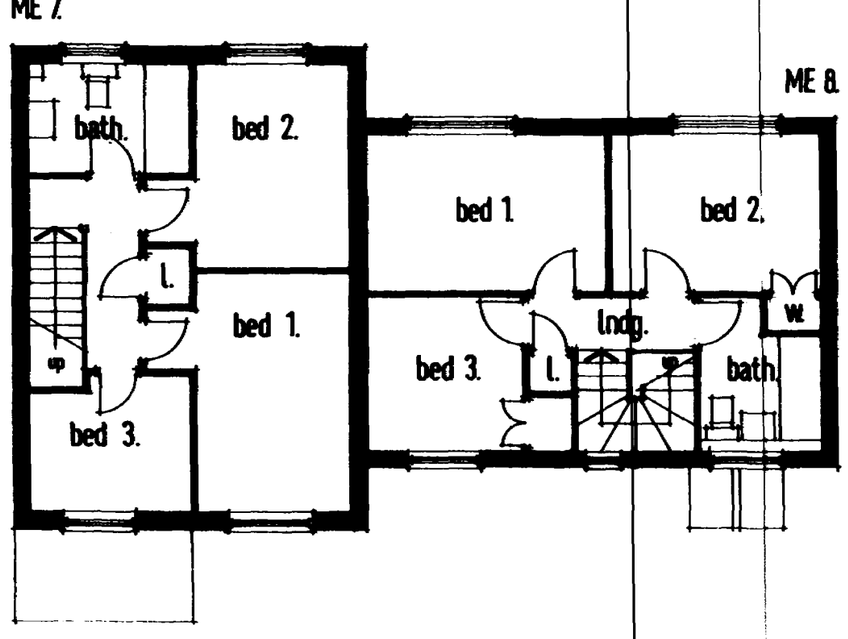
Side Elevation.

ME 7.



ME 8.

ME 7.



ME 8.

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.

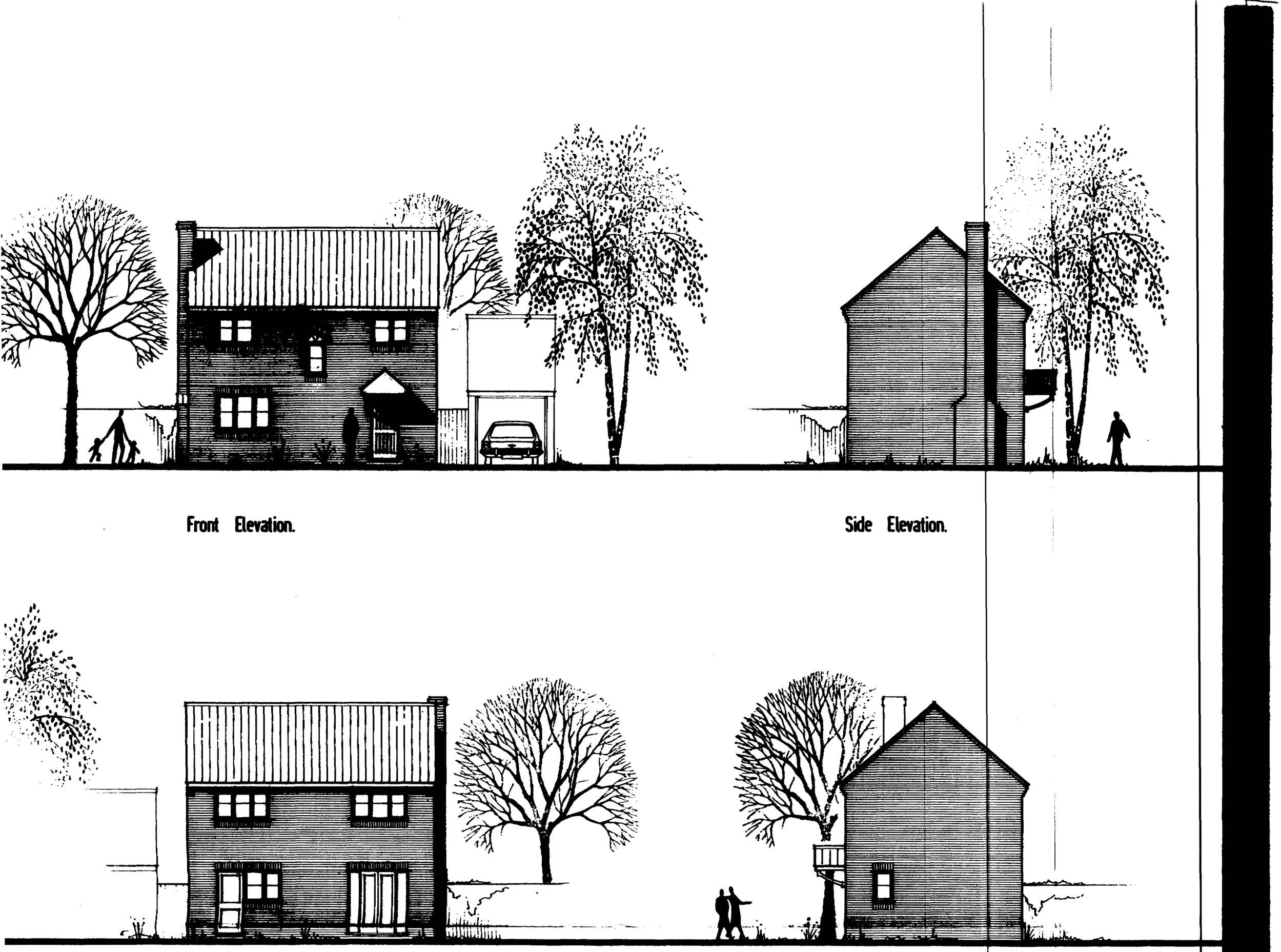
scale 1:100.

date MARCH 1992.

drawing no. 1635:05

rev.

John Finch Partnership Architects
86 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 280780
Fax 0245 268065

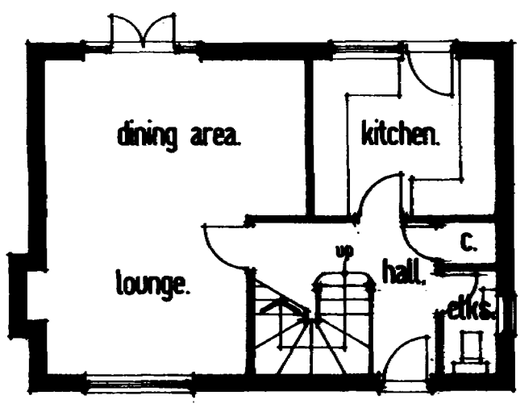


Front Elevation.

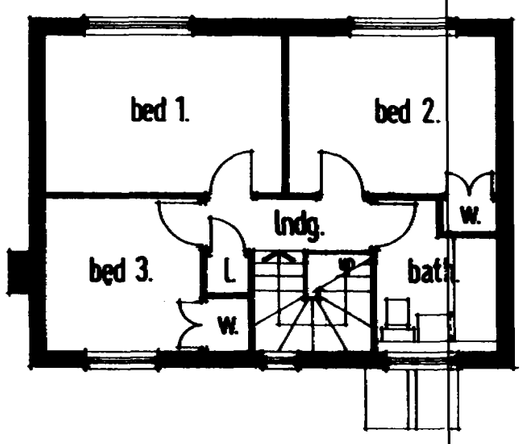
Side Elevation.

Rear Elevation.

Side Elevation.



Ground Floor Plan.



First Floor Plan.

SOUTH HOLL D D.C.
PLAT Y.
11 NDV 1992
REF 1184/92

FLOOR AREA = 78m² (839·5 ft²).

Stockwell Gate, Whaplode

for Metfield Estates Ltd.

House Type ME 8.

scale 1:100.

date MARCH 1992.

drawing no. 1635:06

rev.

John Finch Partnership

Architects

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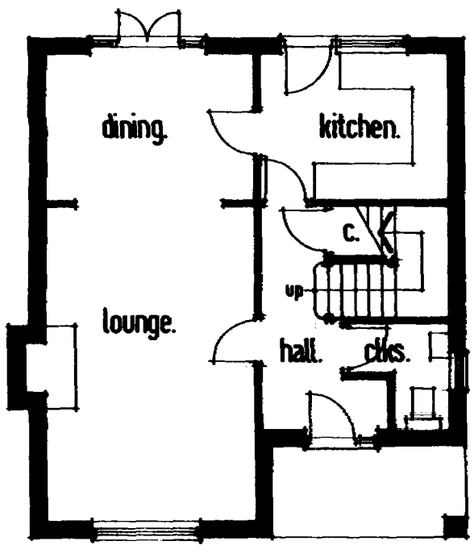


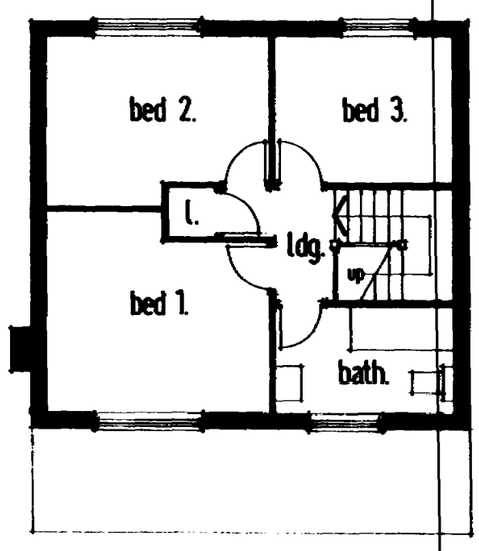
Front Elevation.

Side Elevation.

Rear Elevation.

Side Elevation.





Ground Floor Plan.

First Floor Plan.

SOUTH HOLLAND D.C.
PLANNING 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.

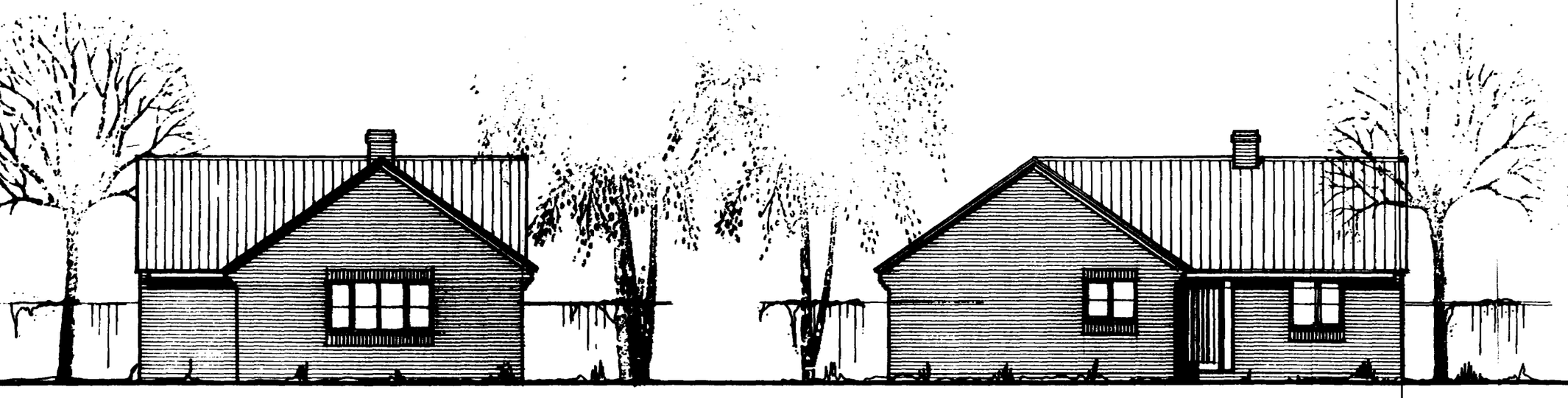
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date MARCH 1992.

drawing no. 1635:07

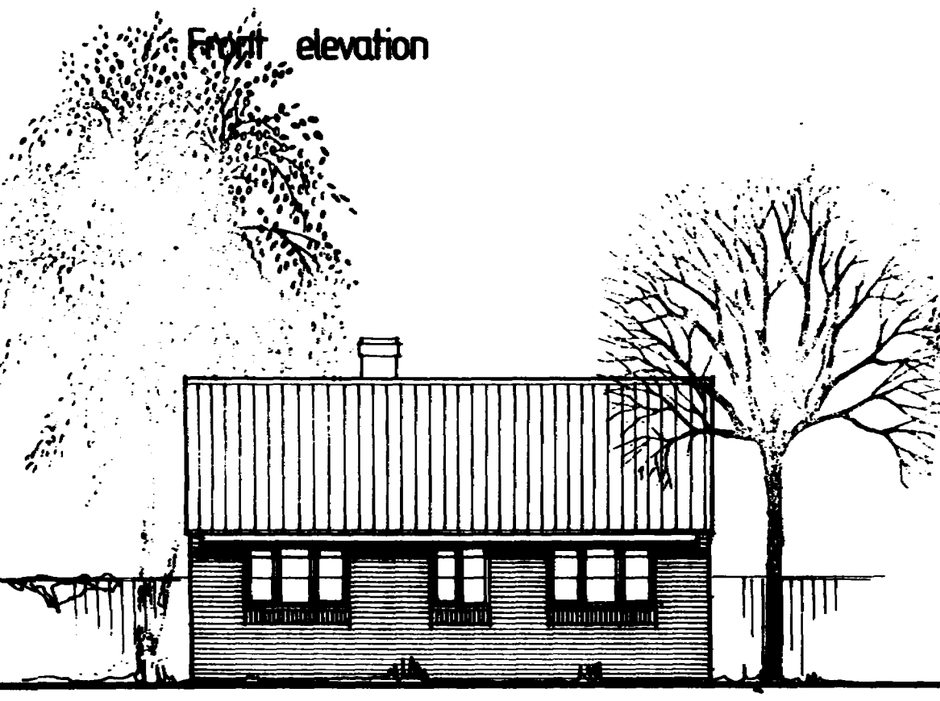
rev.

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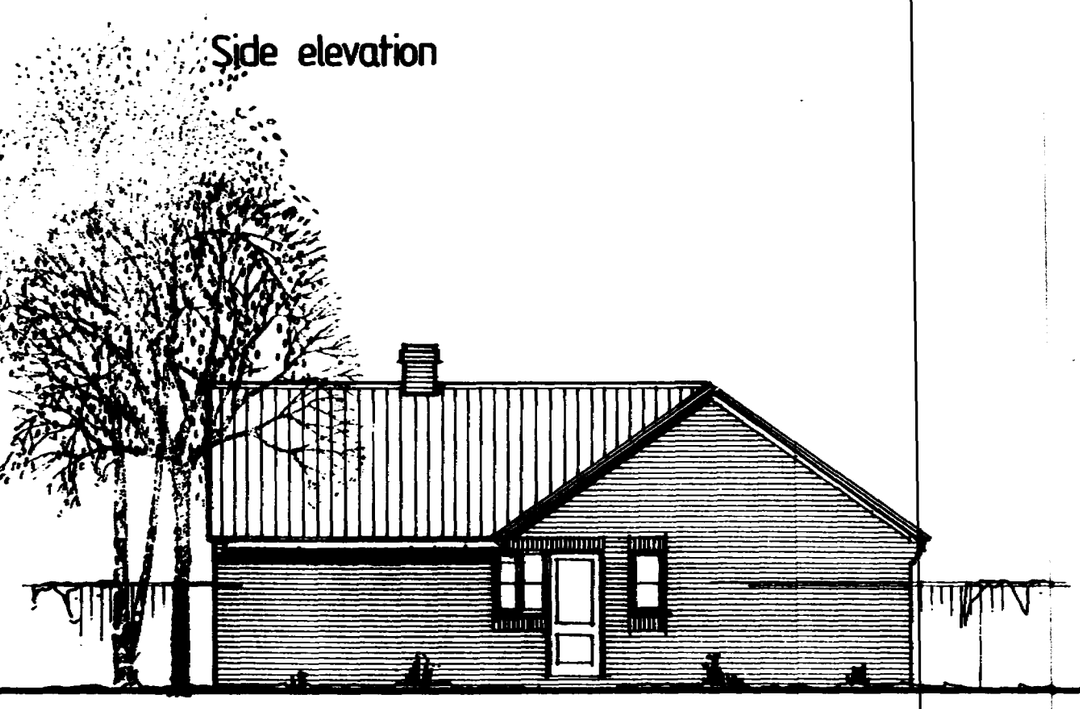


Front elevation

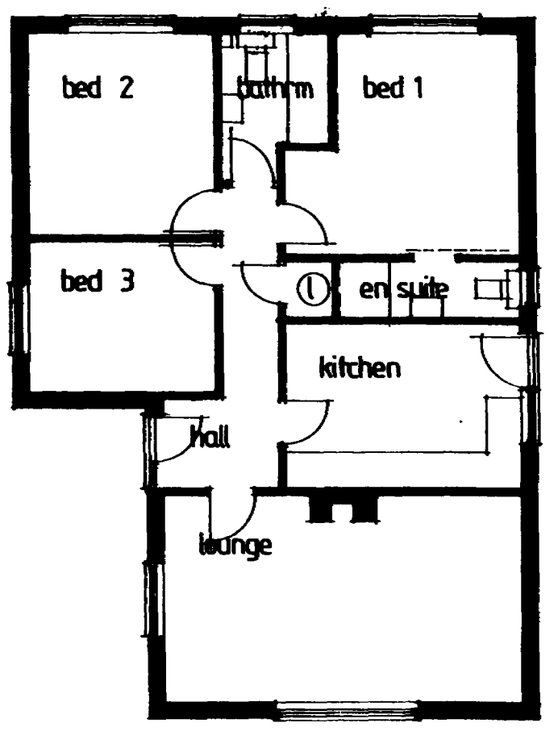
Side elevation



Rear elevation



Side elevation



Plan

Floor area = 77·8 m²

SOUTH HO
PLA
11 NOV 1992
REF 1184/92

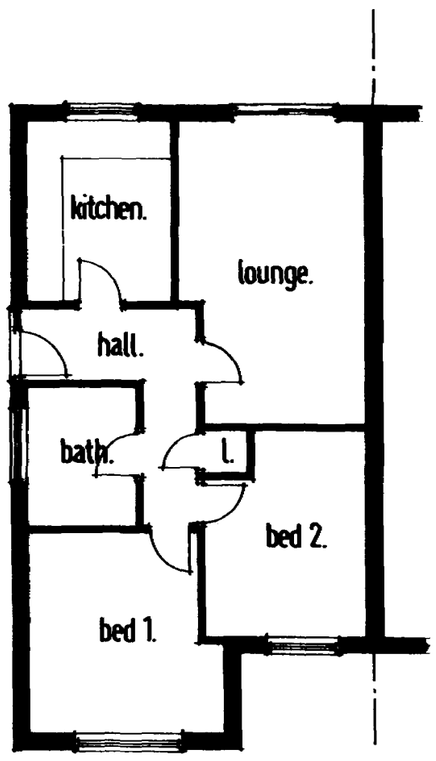
Stockwell Gate, Whaplode for Metfield Estates Ltd	
House Type ME 20	scale 1:100
John Finch Partnership Architects 88 Broomfield Road Chelmsford Essex CM1 1SS 0245 354319 : 260780 Fax 0245 266265	date 03:1992 drawing no. 1635:14 rev.



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.

date July 1992.

drawing no. 1635·21.

rev.

John Finch Partnership
Architects
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Chelmsford Essex CM1 1SS
0245 354319 & 250780
Fax 0245 269665

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

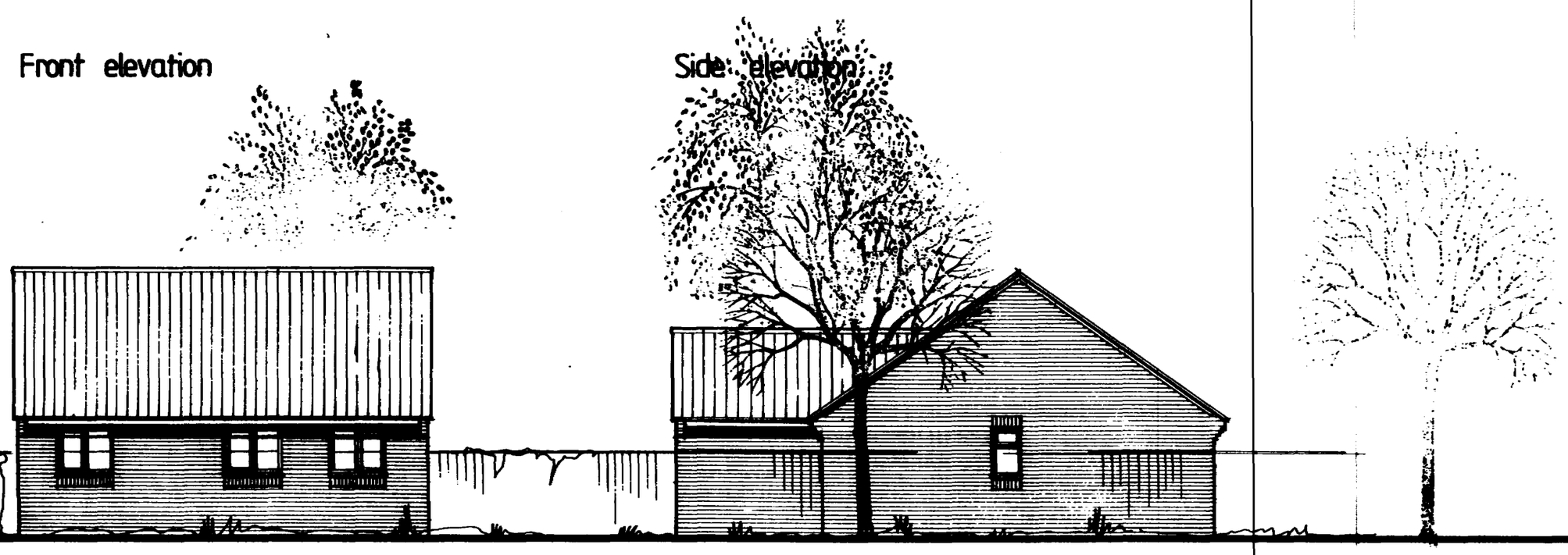
WINDOWS & DOOR FRAMES S1 - SADOLINS EXTRA DARK PALISANDER

JOINERY S2 - SADOLINS CLASSIC DARK PEAT

Continued..2.



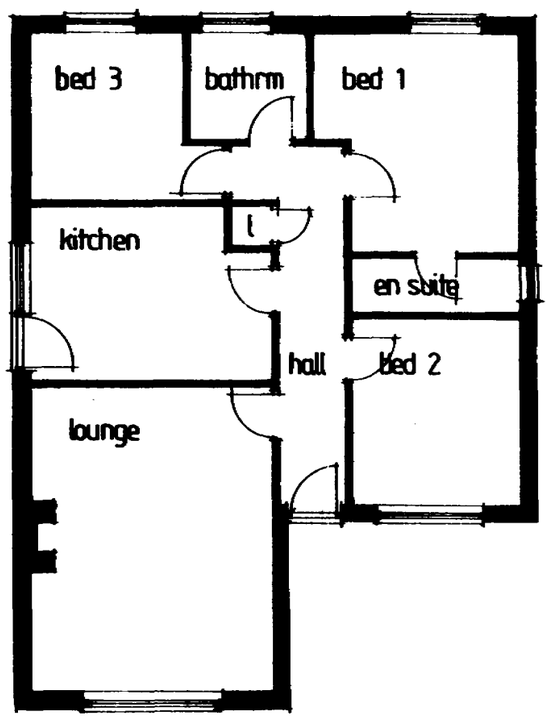
Front elevation



Side elevation

Rear elevation

Side elevation



Plan

SOUTH H... D.C.
PLA... D...
11 NOV 1992
REF ...1184 | 92

Stockwell Gate, Whaplode

for Metfield Estates Ltd

House Type ME 18

scale 1:100

date 03:1992

drawing no. 1635:13

rev.

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

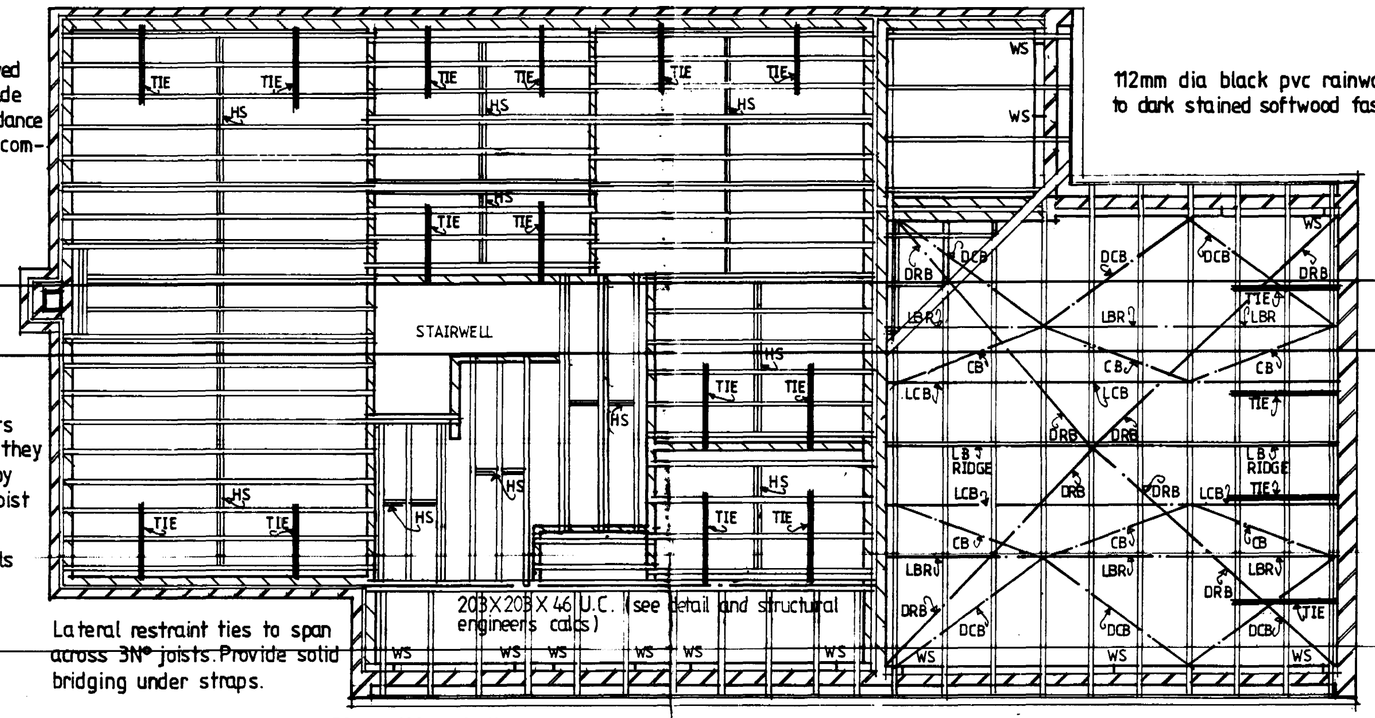
Provide 38mm × 38mm softwood herringbone strutting between joists and to be at centre line of span

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

185mm × 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.

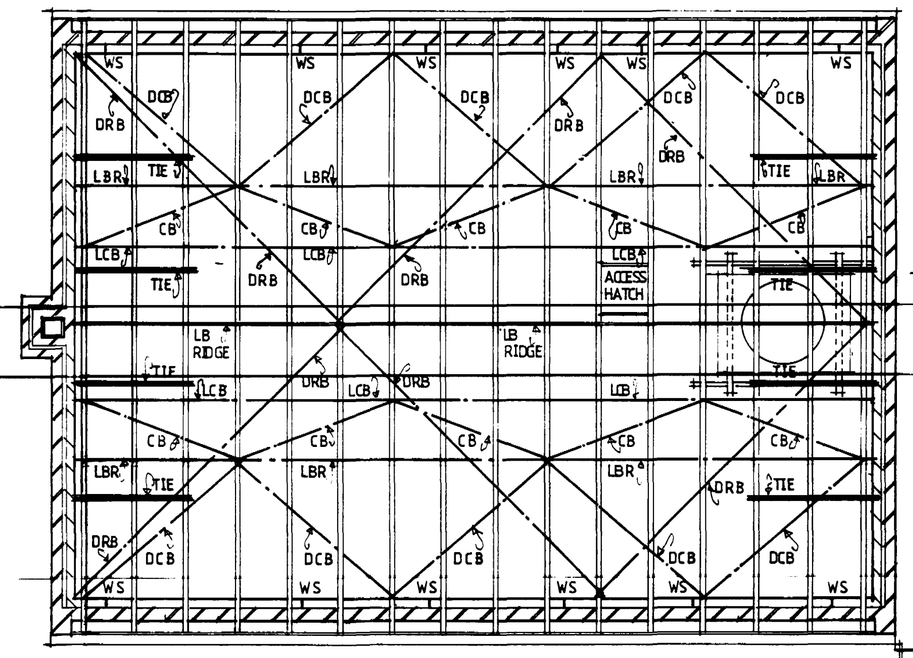
38mm × 100mm insitu rafters at max 600mm ctrs.

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

FLOOR JOIST PLAN

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

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



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

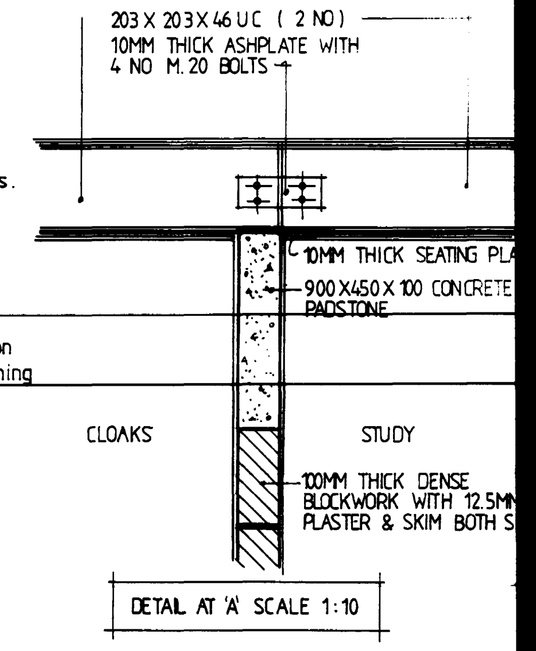
ROOF PLAN

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

WATER TANK SUPPORTS
Water tank support constructed of
2N° 50mm × 75mm timber bearers on
2N° 50mm × 150mm timber cross bearers on
2N° 50mm × 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

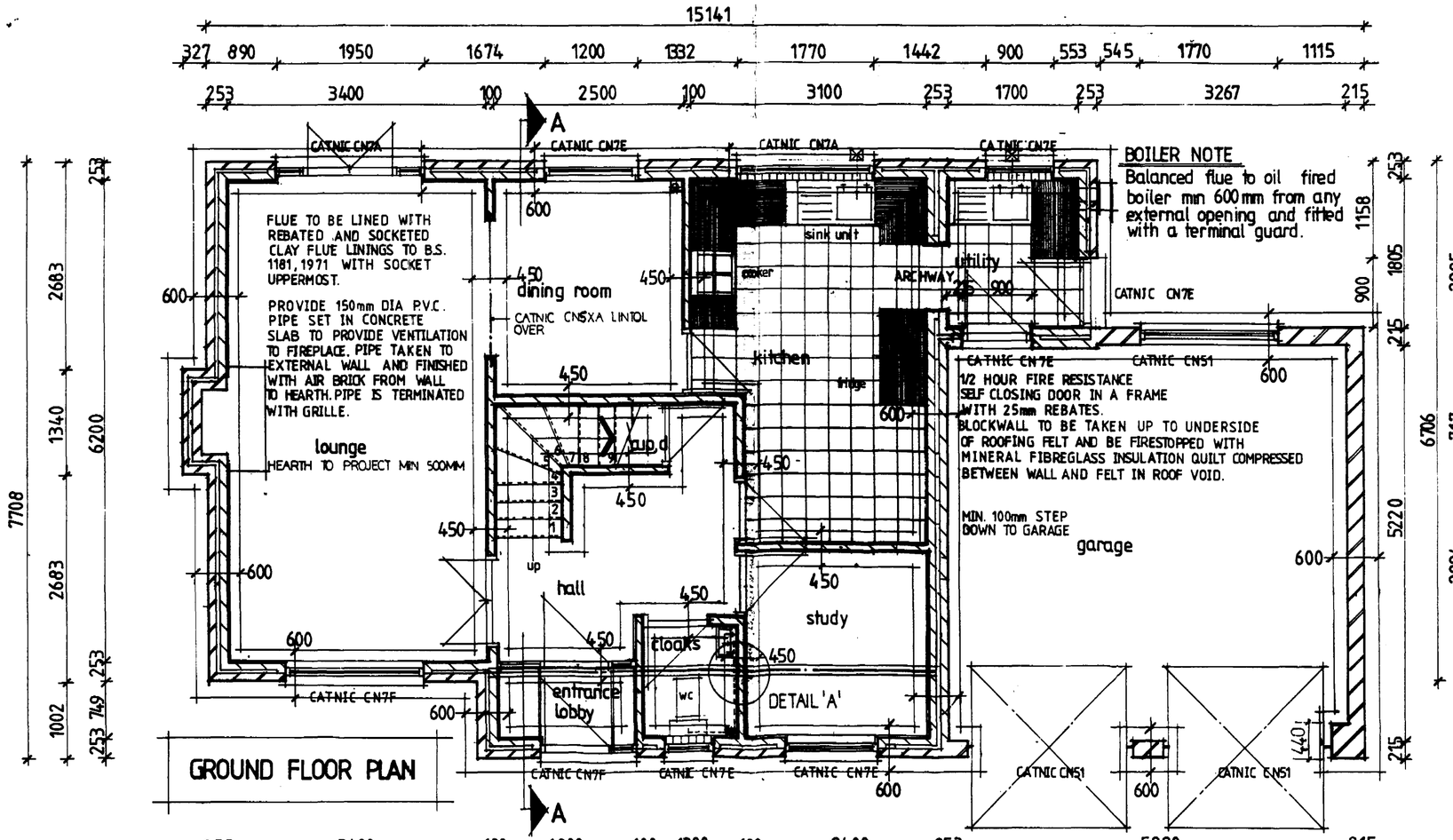
LEGENDS		
LBR	= 25mm × 100mm	LONGITUDINAL BRACING RAFTER
LCB	= 25mm × 100mm	LONGITUDINAL CEILING BRACING
DRB	= 25mm × 100mm	DIAGONAL RAFTER BRACING
DCB	= 25mm × 100mm	DIAGONAL CEILING BRACING
LB RIDGE	= 25mm × 100mm	LONGITUDINAL BRACING TO RIDGE
CB	= 25mm × 100mm	CHEVRON BRACING.

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 / balustrades to stairs

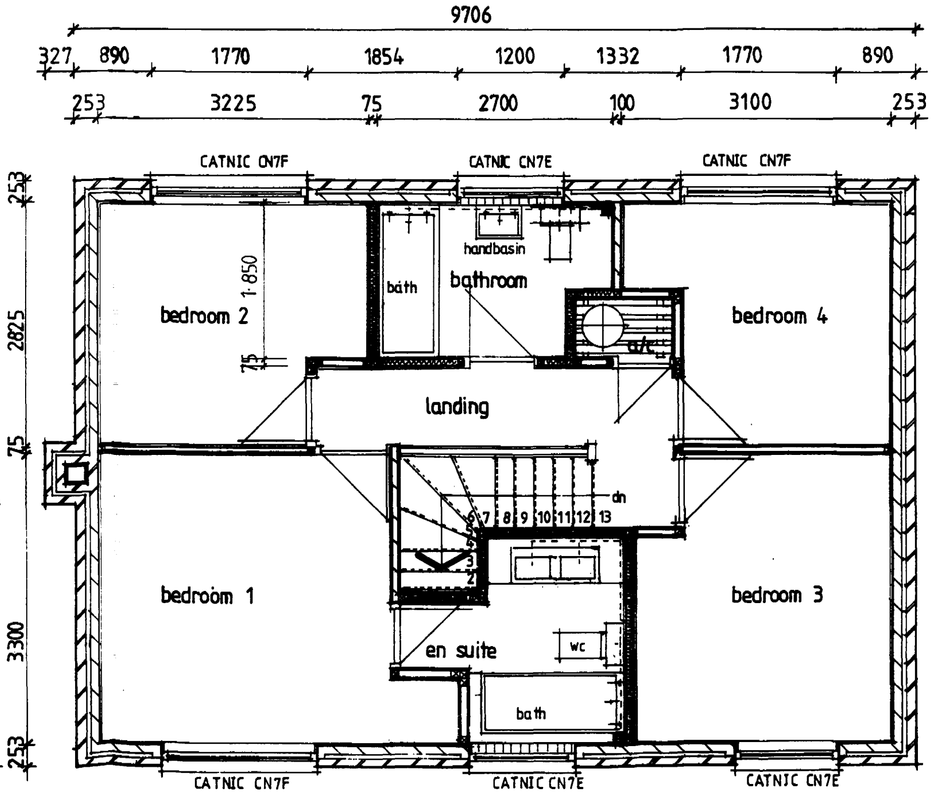
WASTES
100mm dia. pvc wastes to wc to s&vp or direct to manhole. 38mm dia pvc and bath (75mm deep seal trap.) 32 mm dia pvc waste to handbasin all to B.i.g. (75mm deep seal traps). Wastes over 1·700m in length to be fitted with anti-syphonage traps.

INTERNAL STUDWORK CONSTRUCTION.
75mm × 50mm timber studwork construction at 400mm ctrs with noggins at 400 ctrs and staggered with 12·5mm plasterboard to both sides. 75mm × 100mm timb 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 fo 1/2 hour fire protection. Provide padstones at under each end of beam (see FORDHAM: JOHNS calculation sheets).



GROUND FLOOR PLAN



FIRST FLOOR PLAN

B	GARAGE PIER AMENDED LINTOL ADDED OVER DINING / LOUNG	
A	BEAM SIZE ADDED AND DETAIL AT 'A'	16·
	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 [ME 16]

drawing no: 4742/11 B

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
184/92

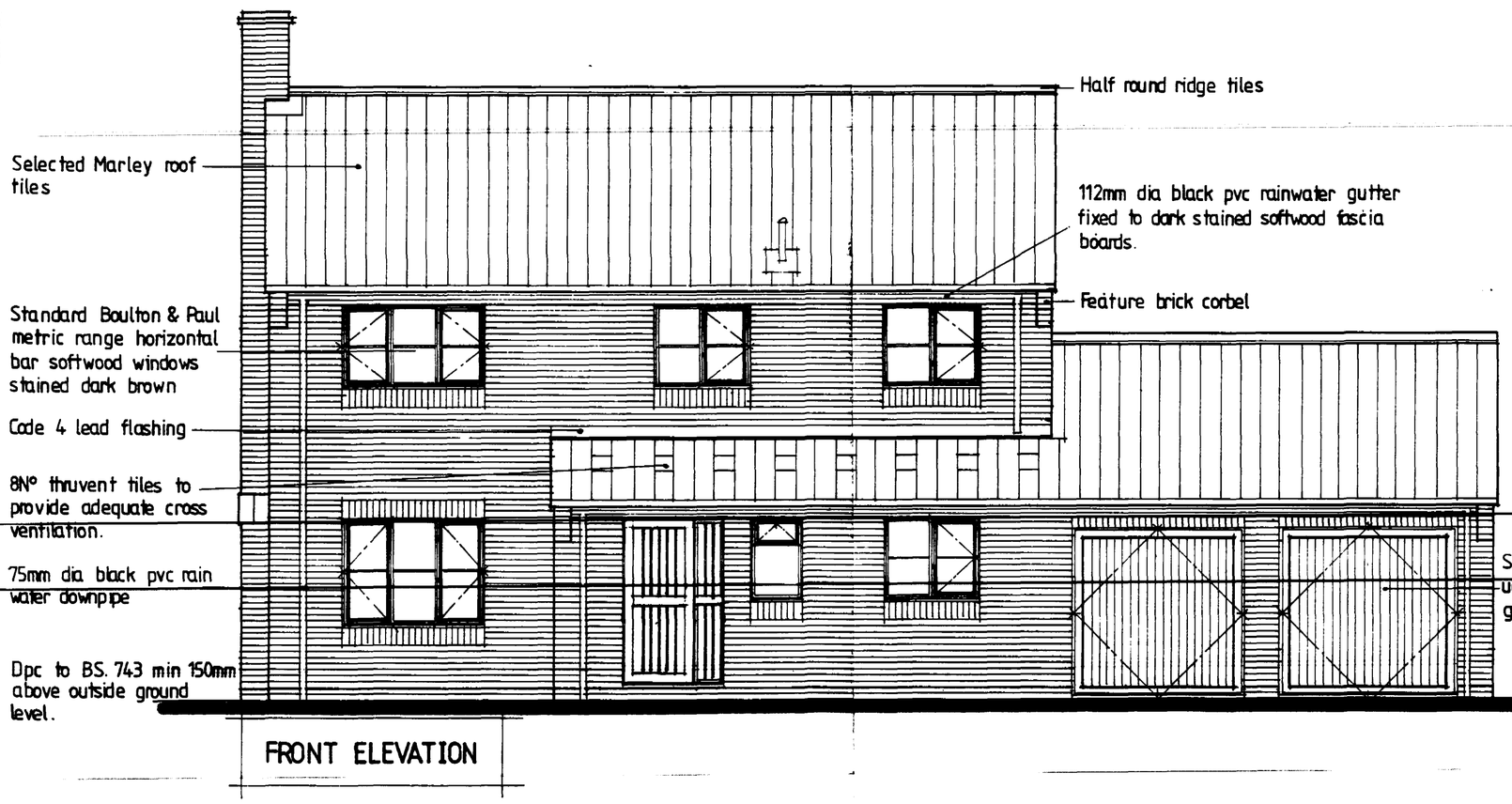
chartered architects
consultant engineers
surveyors . designers

26 South Quay Gt Yarmouth (0493) 842900. 85558
Telex No. 97529
38/40 Palace Ave. Paignton (0803) 55644

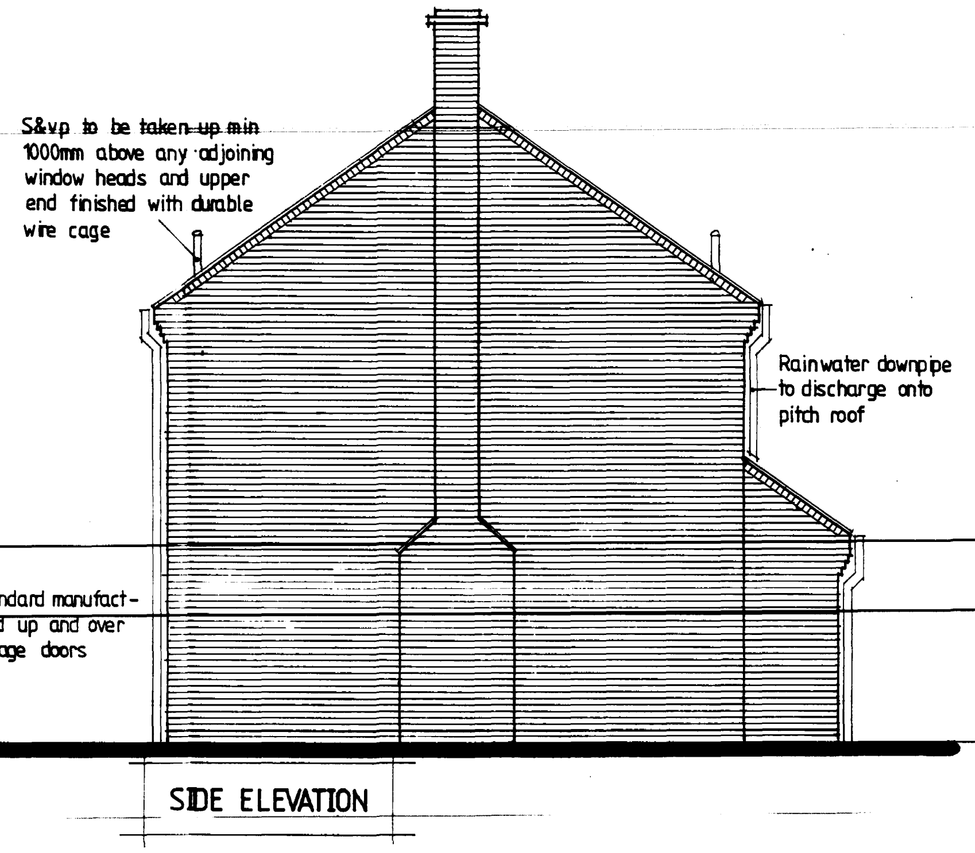
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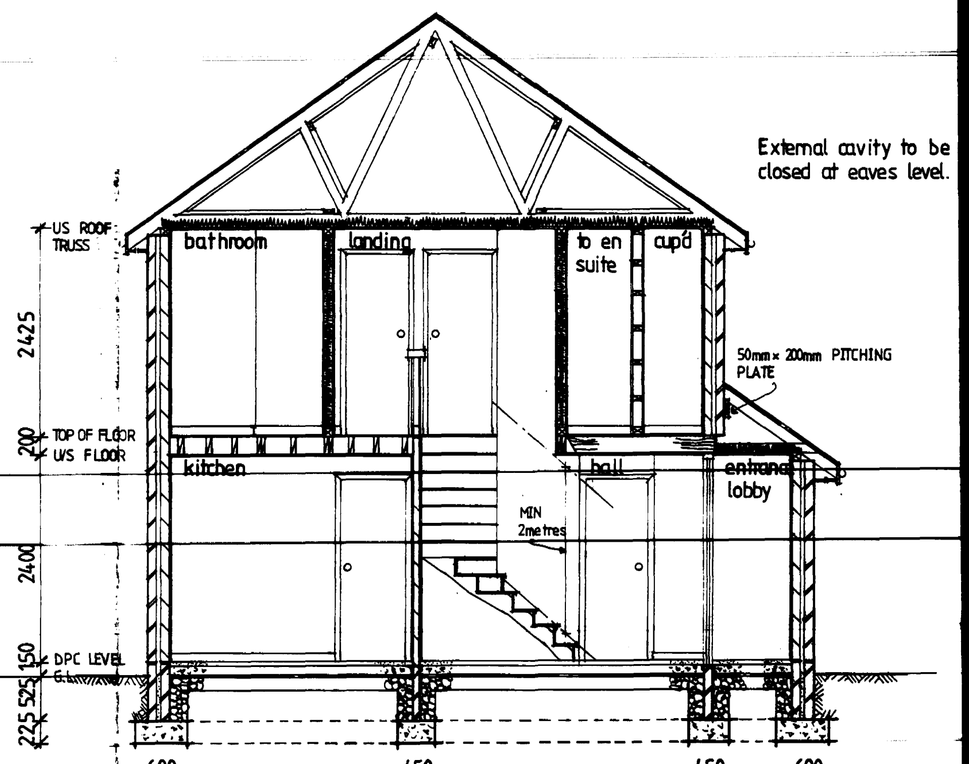
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FRONT ELEVATION



SIDE ELEVATION



SECTION AA

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

EXTERNAL WALL CONSTRUCTION
255mm CAVITY WALL CONSTRUCTION CONSISTING OF 105mm IRFEDGE FACING BRICKS, 50mm CAVITY WITH 25mm JABLITE INSULATION, 100mm LIGNACITE 5·5 N/mm² BLOCKWORK, 12·5mm PLASTREZ AND SKIM COAT FINISH. FIXED WITH WALL TIES MANUFACTURED IN ACCORDANCE WITH B.S. 1243, 1978 SPACED AT 450mm CTS VERTICALLY, 900mm HORIZONTALLY AND STAGGERED. ADDITIONAL TIES SPACED AT 225mm TO CORNERS AND REVEALS. WALL BELOW D.P.C. TO CONSIST OF 2 SKINS OF COMMON BRICKWORK WITH 50mm CAVITY, OUTER LEAF IN FOUR COURSE FACING BRICK BELOW D.P.C. LEVEL.

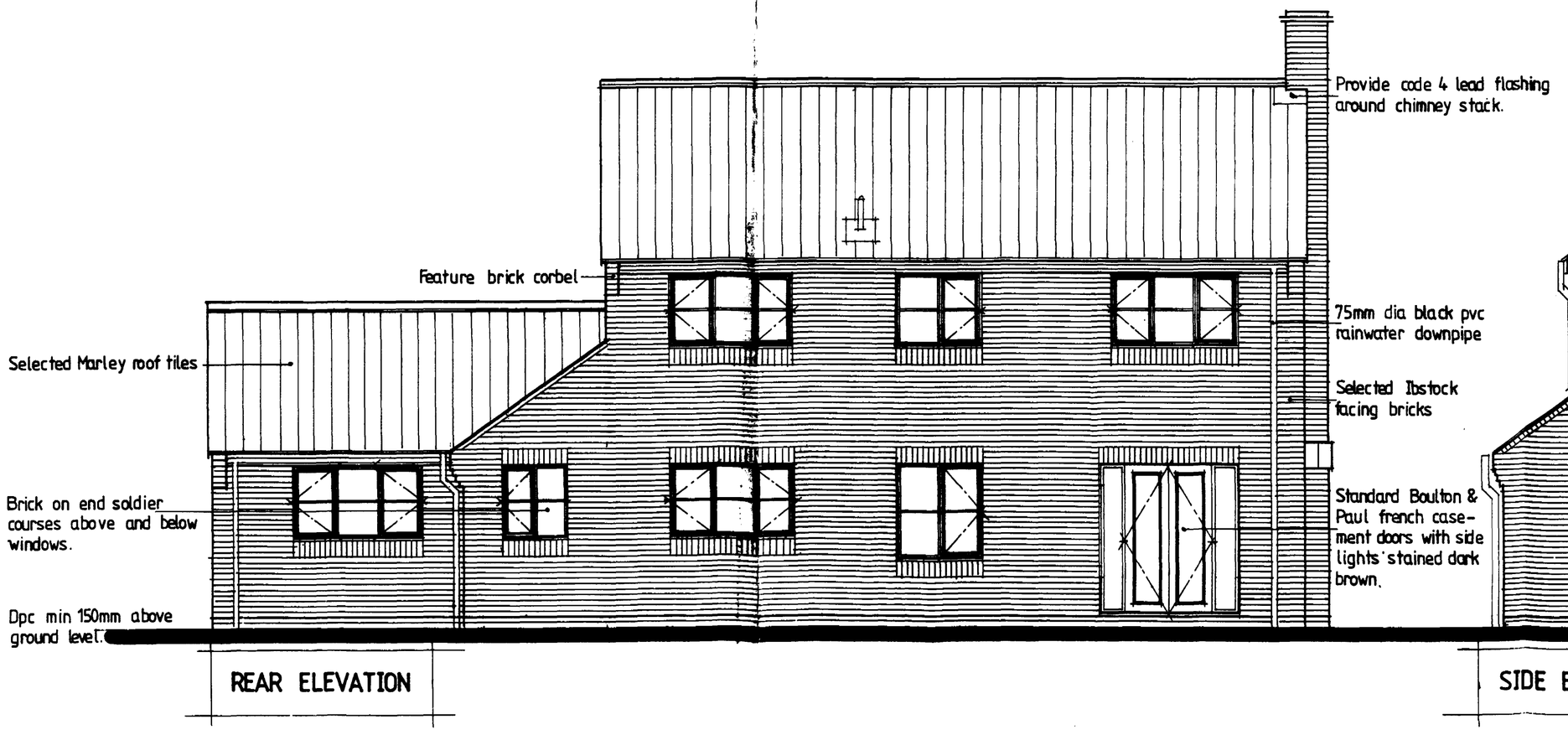
INTERNAL WALL CONSTRUCTION
GROUND FLOOR INTERNAL WALLS OF 100m LIGNACITE 3·5N/mm² BLOCKWORK CONSTRUCTION WITH D.P.C. TO B.S. 743 AT D.P.M. LEVEL. INTERNAL WALLS BELOW D.P.C. TO BE ONE SKIN OF COMMON BRICKWORK.

GROUND FLOOR CONSTRUCTION
SOLID FLOORS CONSISTING OF MIN 50mm 1:3 MIX CEMENT AND SCRED ON MIN 100mm 1:2·4·8 MIX CONCRETE OVERSITE SLAB ON 1000 GAUGE POLYTHENE D.P.M. ON 50mm SAND BLINDING ON 150mm WELL CONSOLIDATED AND APPROVED HARDCORE

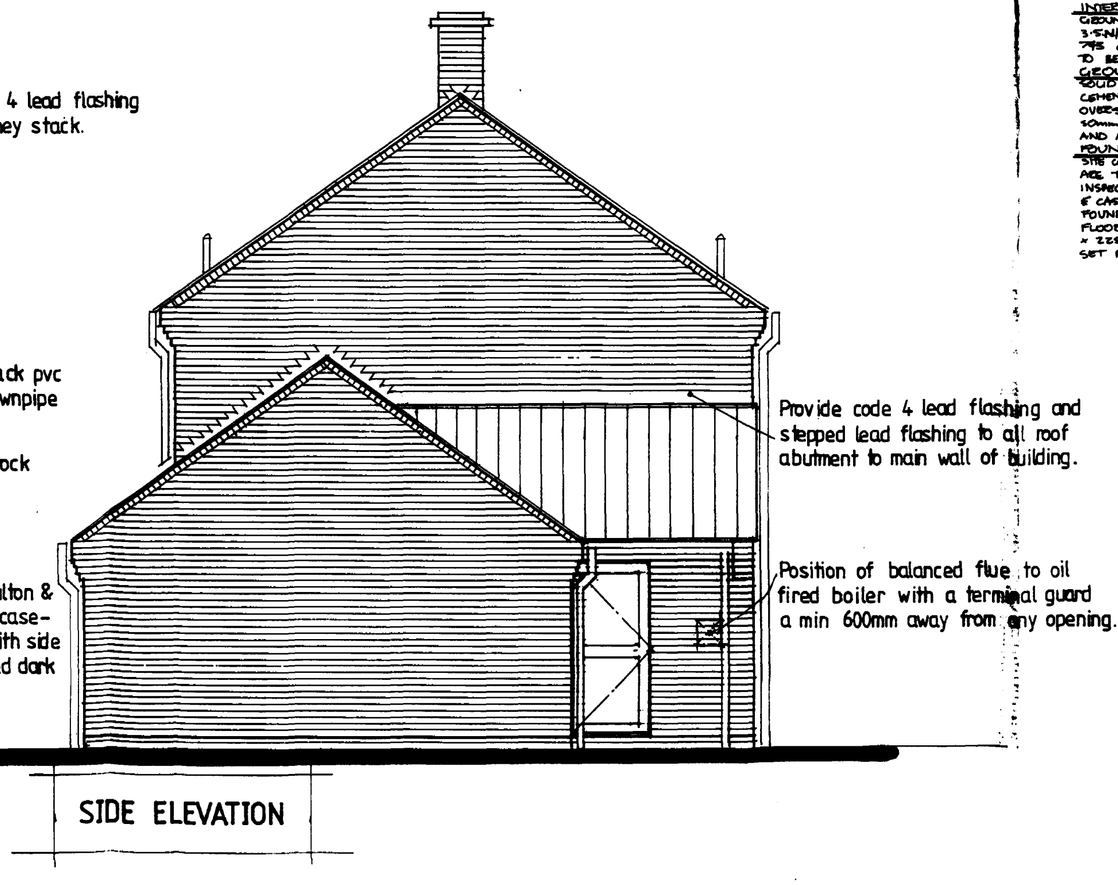
FOUNDATIONS TO BS. 8004: 1986.
SITE CONDITIONS MAY VARY. FOUNDATION WIDTHS AND DEPTHS ARE TO BE AGREED ON SITE WITH THE LOCAL BUILDING INSPECTOR. FOR CAVITY WALL CONSTRUCTION, EXCAVATE FOR 8' CAST 600mm x 225mm, 1:2:4 MIX, MASS CONCRETE STRIP FOUNDATIONS WITH MIN 525mm COVER. FOR GROUND FLOOR INTERNAL WALLS, EXCAVATE FOR 8' CAST 450mm x 225mm, 1:2:4 MIX MASS CONCRETE STRIP FOUNDATIONS SET BELOW HARDCORE LEVEL AS SHOWN ON SECTION.

STANDARD ROOF CONSTRUCTION
SELECTED MARLEY ROOF TILES TO SUIT 5·6° PITCH ON 25mm x 38mm PRETREATED S.W. BATTENS ON TYPE 1F UNDERLAY TO B.S. 747 ON ARGB STANDARD GUNNAIL OR SIMILAR TRUSSES AT 600mm CTS. DESIGNED TO SUIT SPAN AND LOAD EQUIVALENT OF THE BUILDING REGULATIONS. PROVIDE LATERAL AND DIAGONAL BRACING TO COMPLY WITH TRUSS MANUFACTURERS RECOMMENDATIONS. 12·5mm PLASTERBOARD CEILING SPIKED TO UNDERSIDE OF CEILING TIES. PROVIDE 100mm FIBREGLASS INSULATION TO ROOF VOID LAID BETWEEN CEILING JOISTS.

EAVES 100mm x 75mm SOFTWOOD WALL PLATES TIED DOWN WITH 30mm x 5mm x 700mm WALL STAPS BENT AND TAKEN DOWN UNDER FACE OF WALLS & FIXED WHERE 'WS' INDICATED ON ROOF PLAN. PROVIDE 10mm GAP FOR PERMANENT EAVES VENTILATION TO ROOF VOID, FIT SOFFIT VENTILATED ANTI VERMIN SCREEN



REAR ELEVATION



SIDE ELEVATION

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 [ME 16]

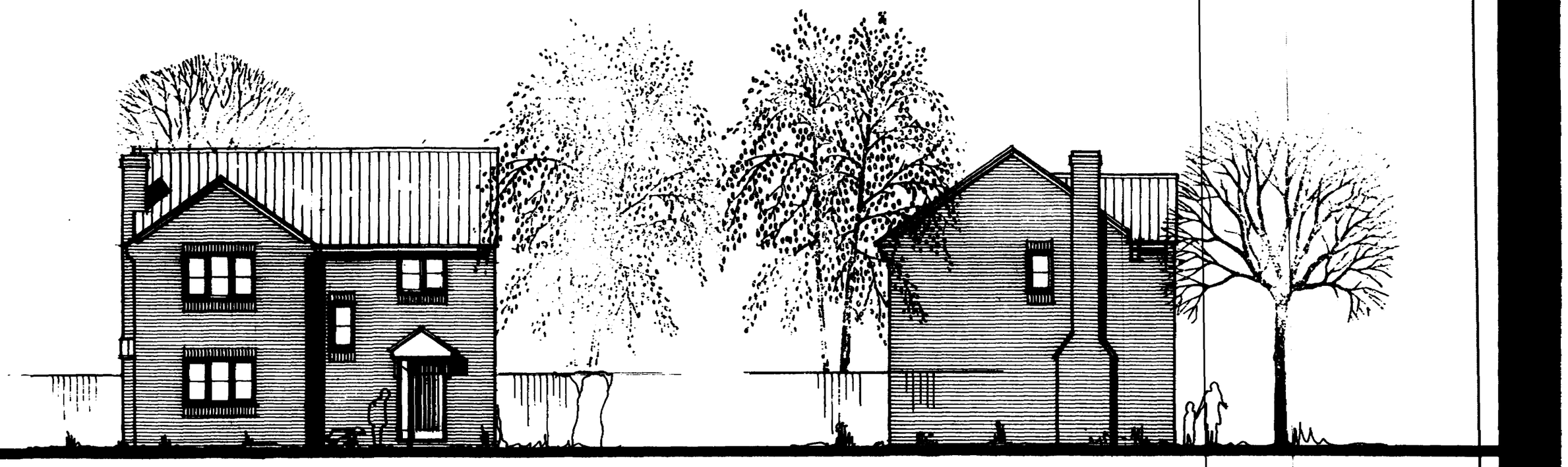
date JULY 89

scale 1/50

drawing no: 4742/12 A

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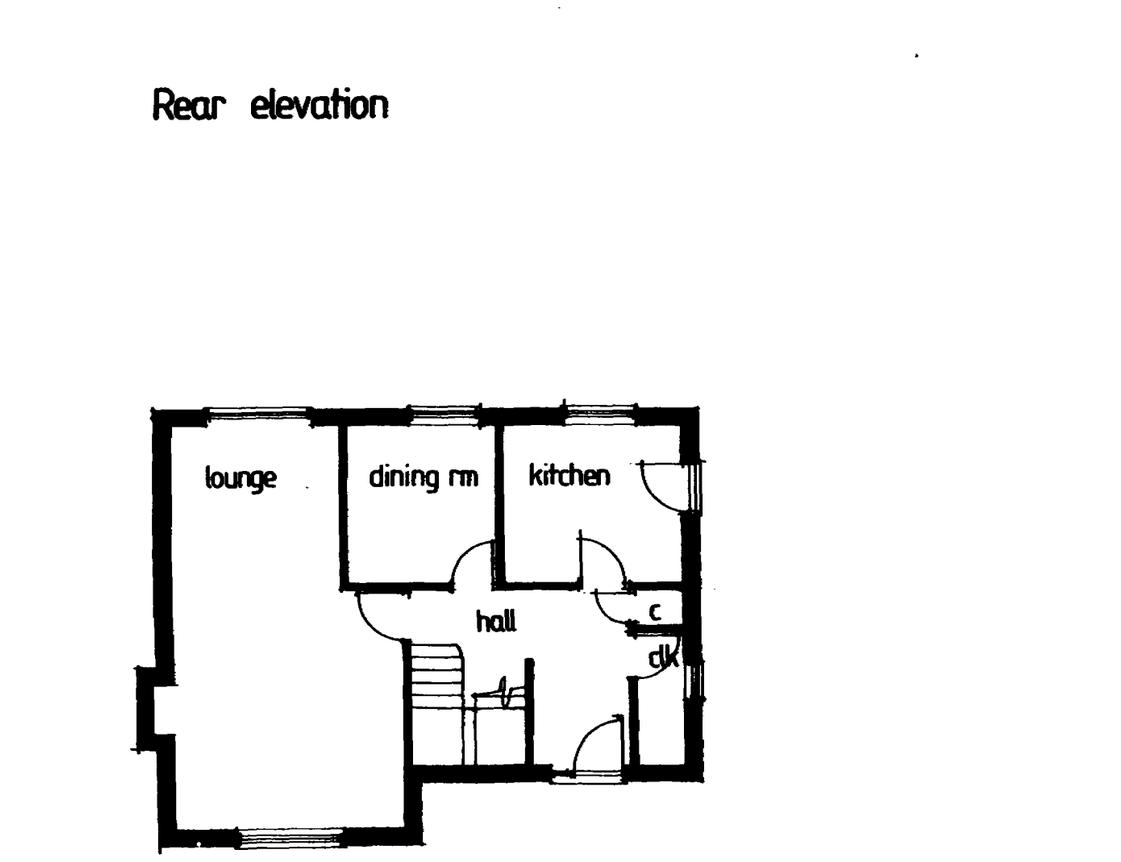
26 South-Quay Gt Yarmouth (0493) 842900. 855669
Telex No. 975329



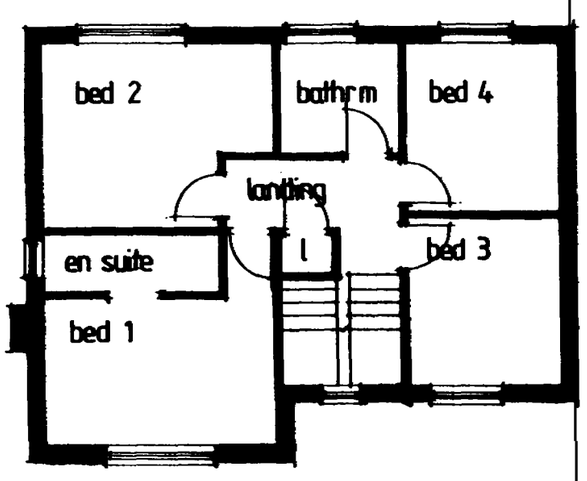
Front elevation



Side elevation



Rear elevation



Side elevation

Ground floor plan

Floor area = 102·86 m²

First floor plan

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

Stockwell Gate, Whaplode

for Metfield Estates Ltd

House Type ME 15

scale 1:100

date 03:1992

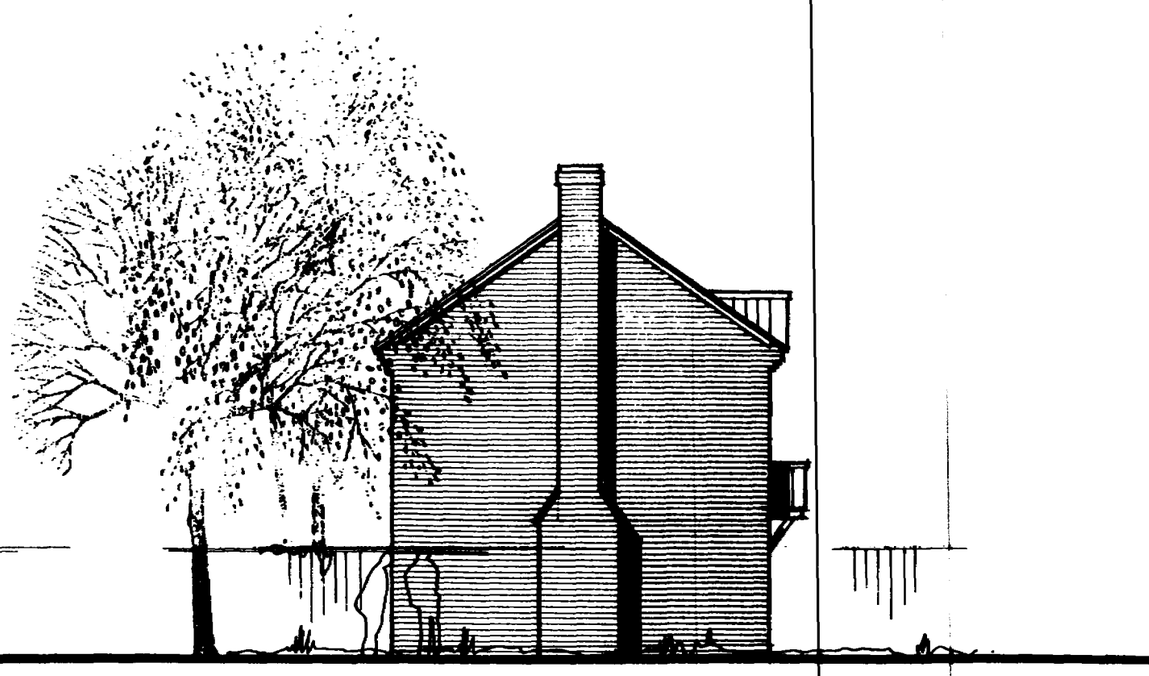
drawing no. 1635:12

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Chelmsford Essex CM1 1SS
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Fax 0245 268865



Front elevation



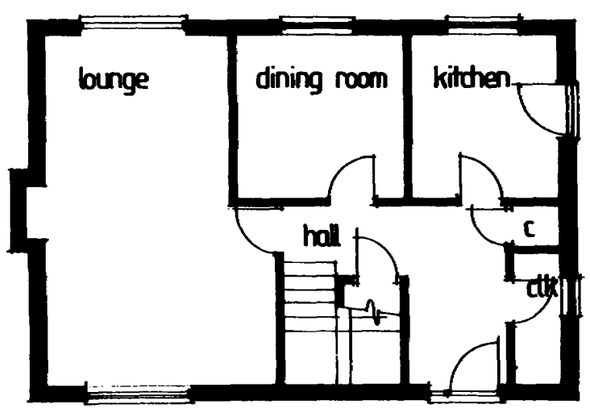
Side elevation



Rear elevation

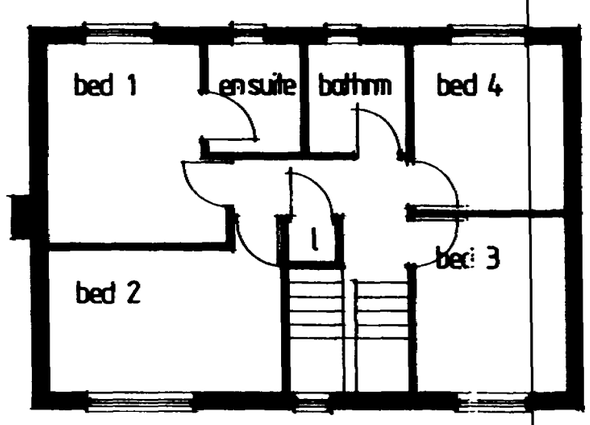


Side elevation



Ground floor plan

Floor area = 96·9 m²



First floor plan

SOUTH HO... D.C.
PLA... T.
11 NOV 1992
PTF ....1184/92...

Stockwell Gate, Whaplode
for Metfield Estates Ltd

House Type ME 14

scale 1:100

date 03:1992

drawing no. 1635:11

rev.

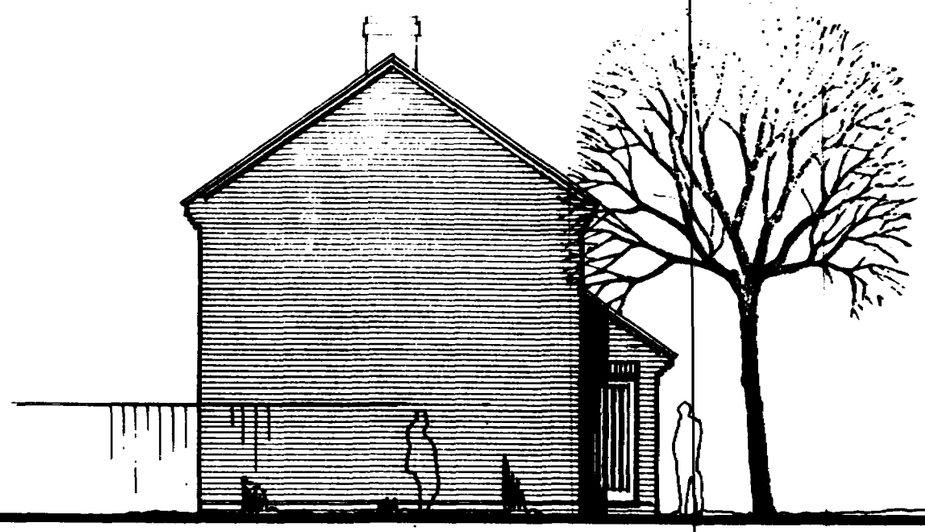
John Finch Partnership
Architects
86 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 250780
Fax 0245 268985



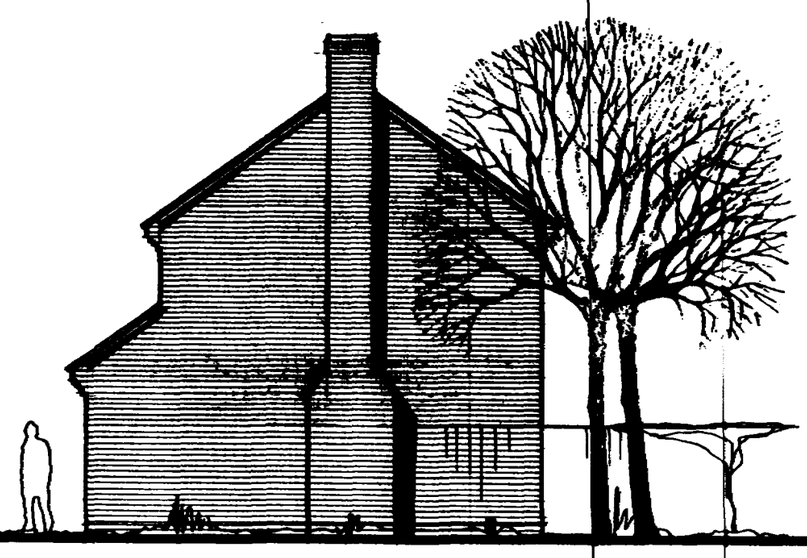
Front elevation



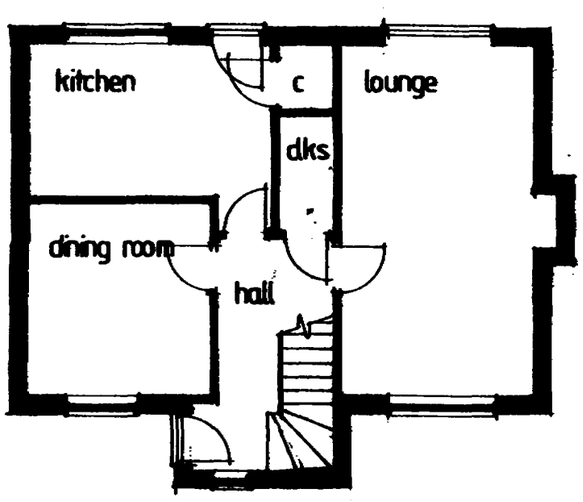
Rear elevation



Side elevation

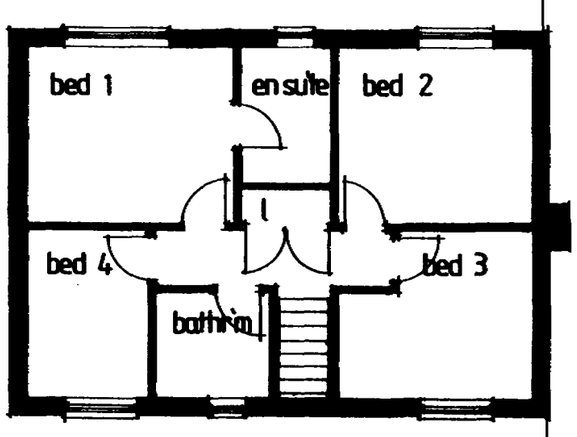


Side elevation



Ground floor plan

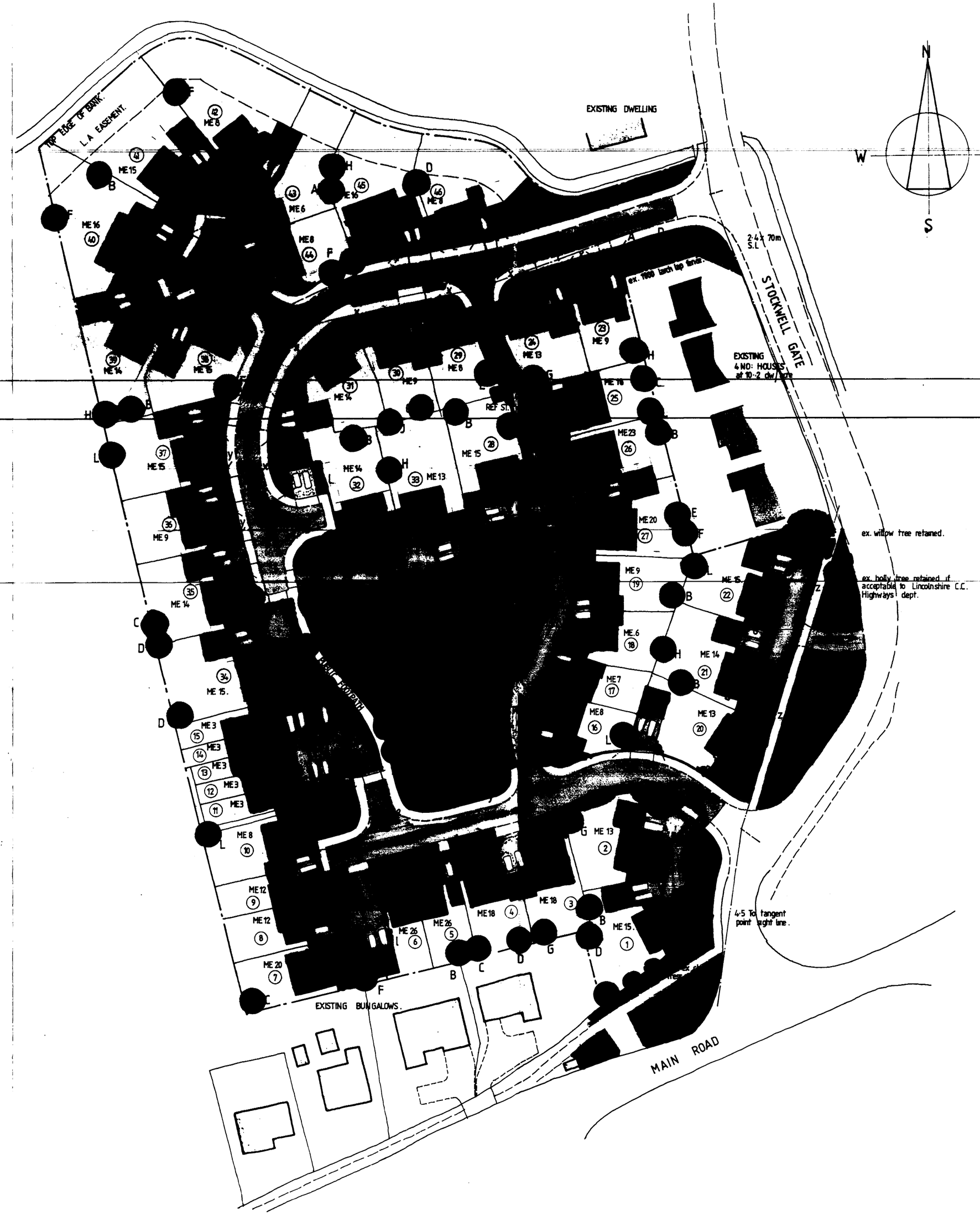
Floor area = 99·7m



First floor plan

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

Stockwell Gate, Whaplode for Metfield Estates Ltd		
House Type ME 13		scale 1:100
John Finch Partnership	Architects 88 Broomfield Road Chelmsford Essex CM1 1SS 0245 354319 & 259780 Fax 0245 269095	date 03:1992 drawing no. 1635:10 rev.



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

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

John Finch Partnership
Architects
83 Broomfield Road
Chelmsford Essex CM1 1RS
0245 354000 & 359750
Fax 0245 265935

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 (Hornbéam)
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 Robor (English Oak)
L Tilia cordata (Small-leaved Lime)

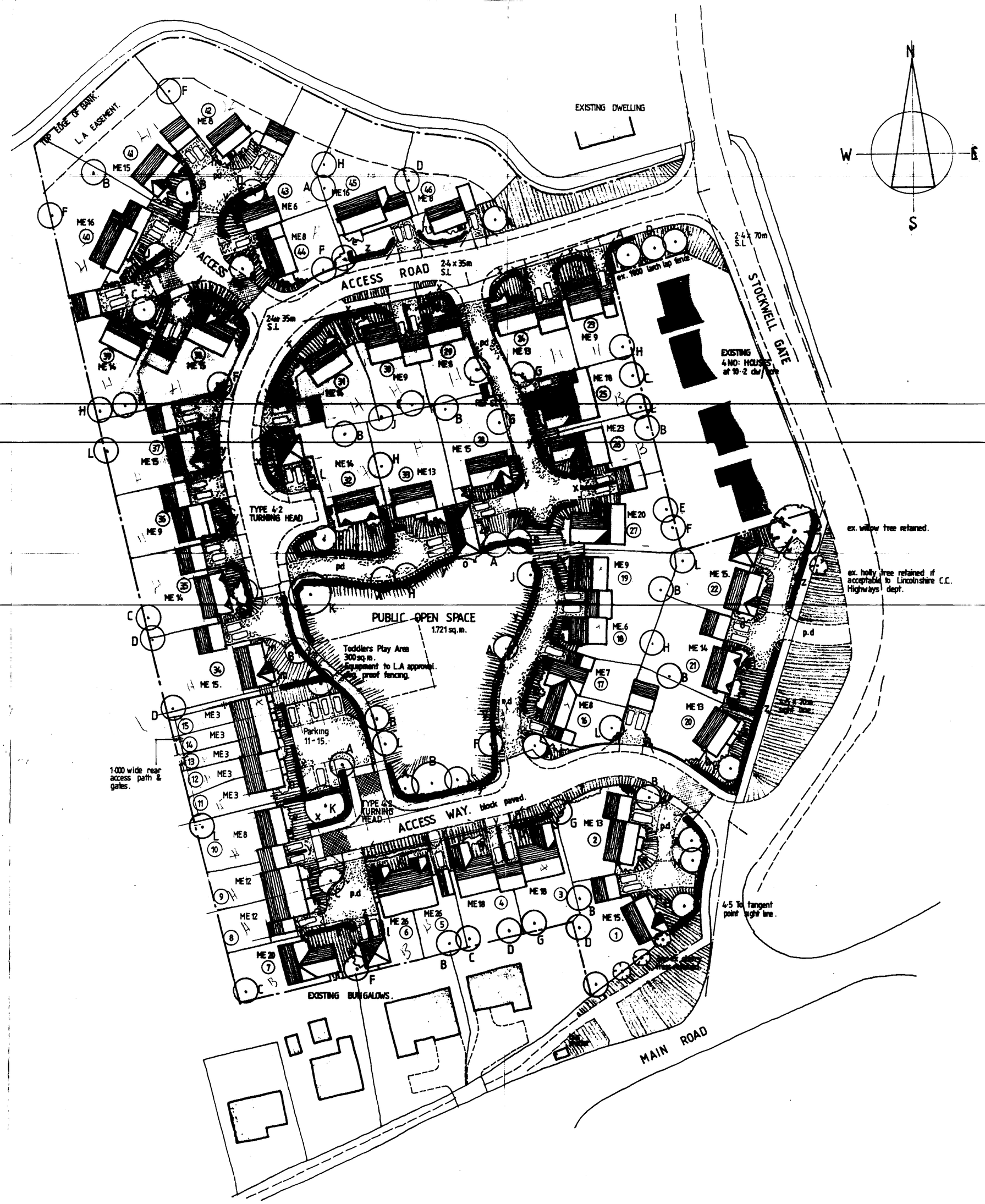
SHRUBS AND CLIMBERS

a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x waterreri
d Crataegus monogyna and Coryles avellana
e Deanthus deltoides
f Hedera helix
g Hypericum calycinus
h Juniperus horizontalis
j Lavendoul "Hidcote"
k Lonicera spp
l Chaenomeles japonica
m Potentilla "Longacre"
n Rosa "Mozoni"
o Spirea belmuda "Goldflame"

GRASSED AREAS.

HEDGES

x Fagus sylvatica
y Ilex aquifolium
z Prunus laurocerasus



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

AMENDED PLAN Ref

John Finch Partnership **Architects**

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

REV. A. 29.12.92. PLOT NOS: 8-15 ADJUSTED PUBLIC P.T. REALIGNED P.D. INDIVIDUAL PARKING AREAS ISSUED

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.

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D Crataegus x prunifolia (Hawthorn)
E Fagus Sylvatica (Beech)
F Fraxinus Excelsior (Ash)
G Malus "John Dunmis" (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.

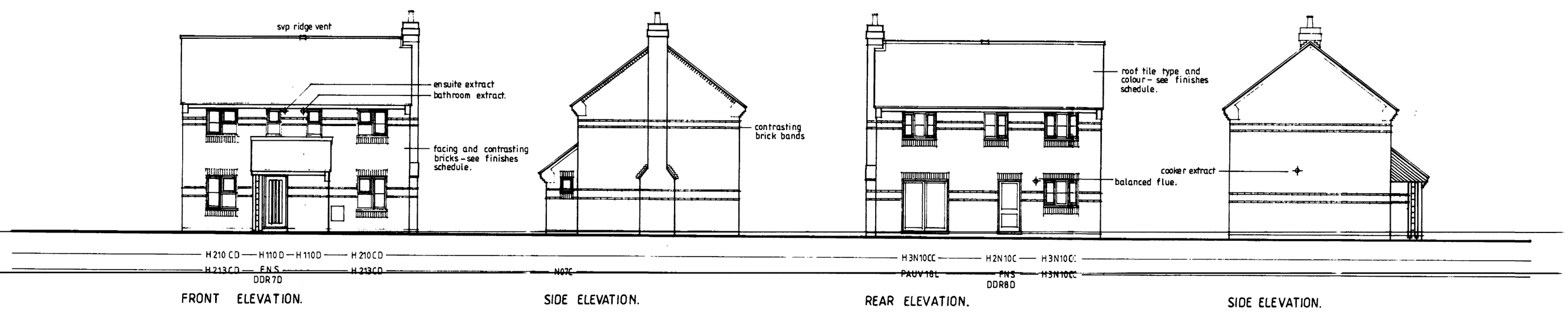
SHRUBS AND CLIMBERS

a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x wateri
d Crataegus oxeacyna and Corylus avellana
e Escallonia delticides
f Hedera helix
g Hypericum calycinum
h Juniperus horizontalis
j Lavendula "Hidcote"
k Lonicera spp
l Chaenomeles japonica
m Potentilla "Longacre"
n Rosa "Nozomi"
o Spiraa bolmada "Goldflame"

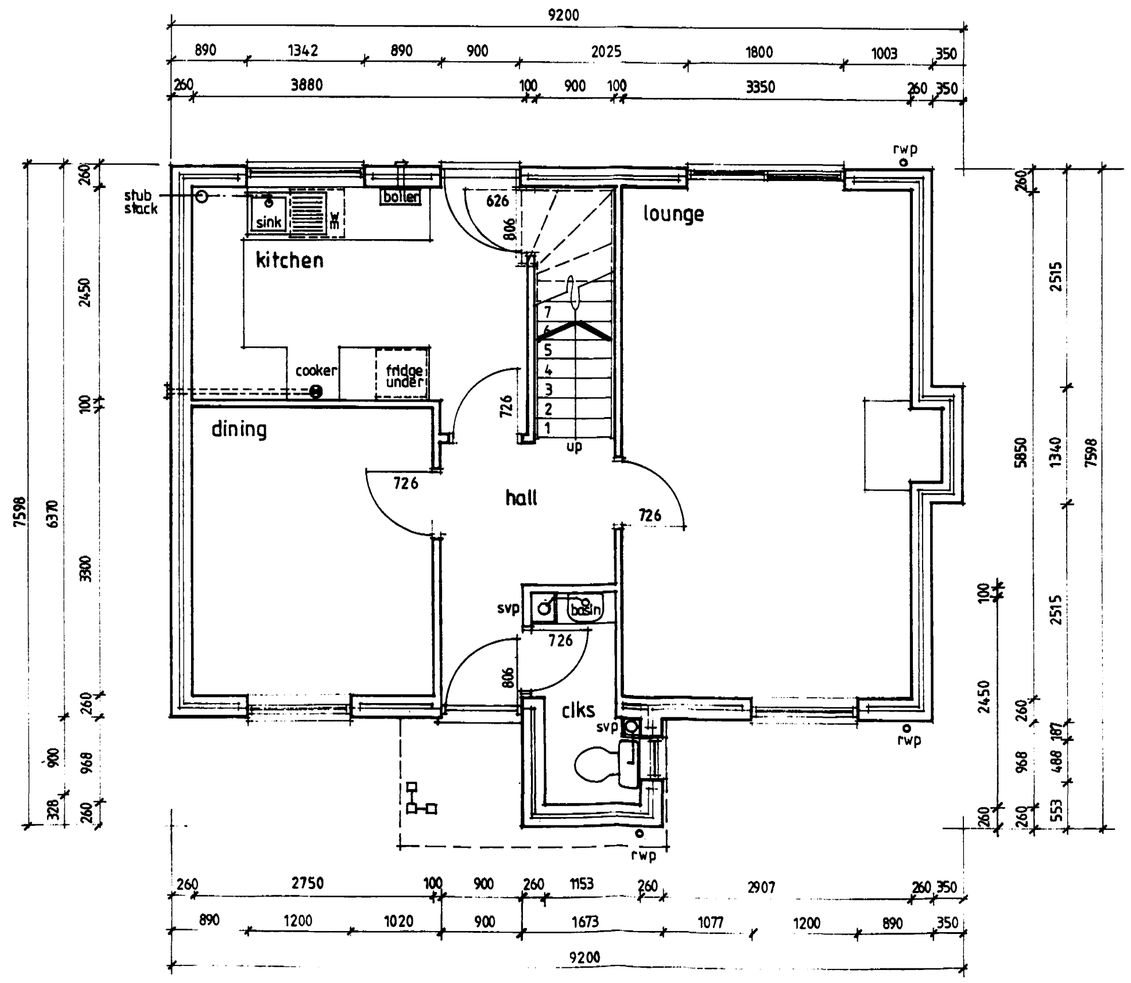
HEDGES

x Fagus sylvatica
y Ilex aquifolium
z Prunus laurocerasus

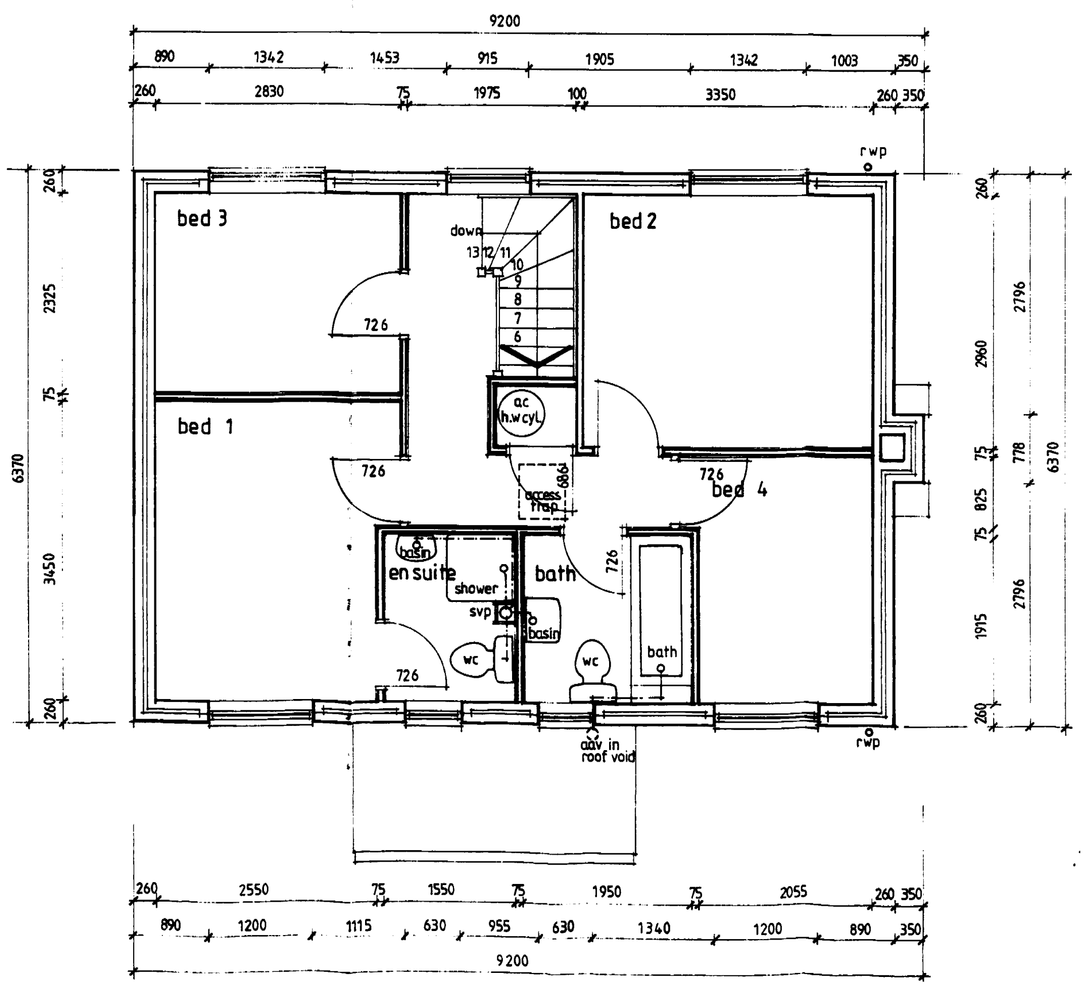
8 Bungs
32



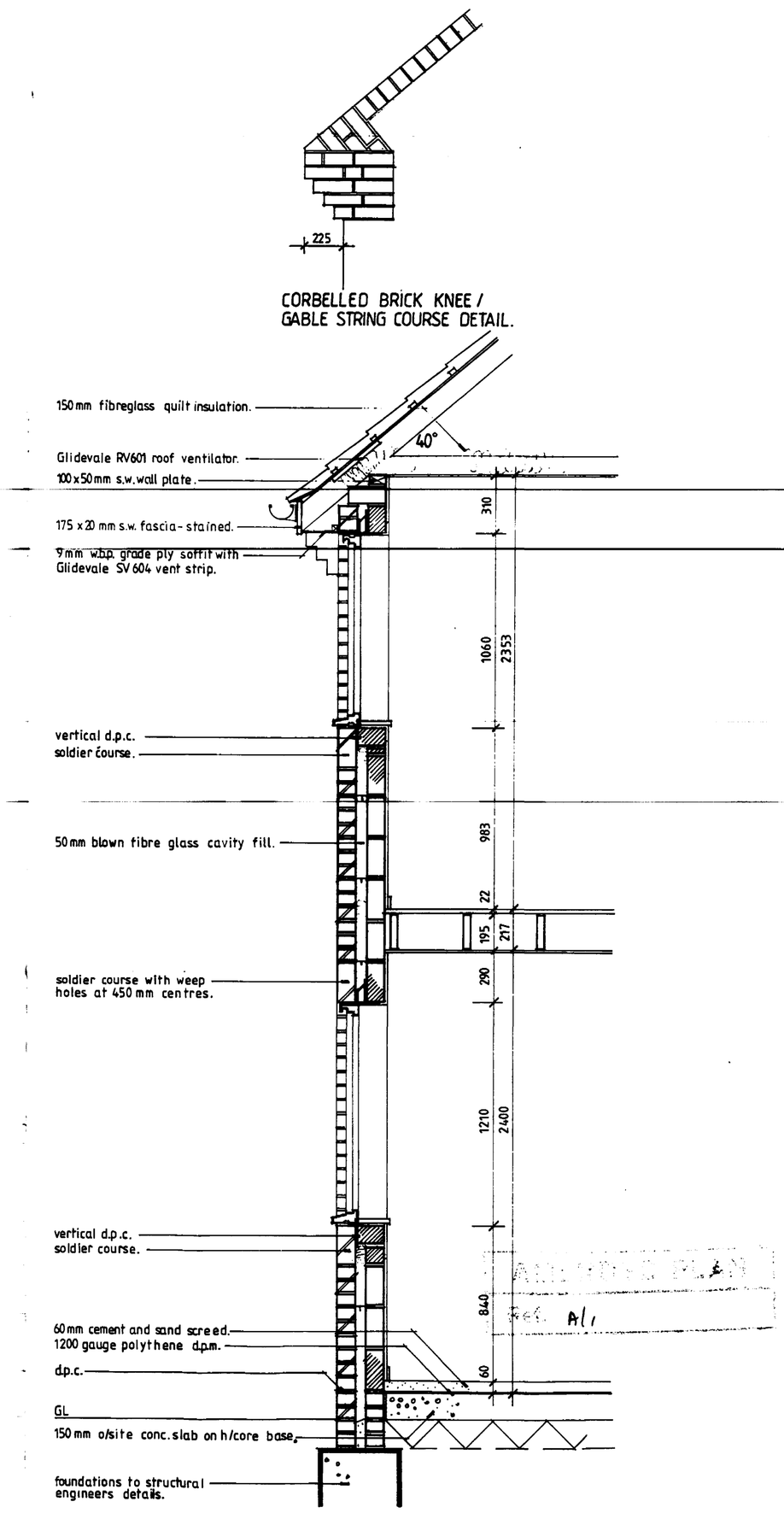
FRONT ELEVATION. SIDE ELEVATION. REAR ELEVATION. SIDE ELEVATION.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



TYPICAL SECTION.

SOUTH HOLLAND D.C.
PLAN DEPT
19 APR 1993
REF 118/93

STOCKWELL GATE WHAPLODE
for Metfield Estates Ltd.

H.T. ME 13 1 of 2

scale 1:100 1:50 1:20

date MARCH 1993

drawing no. rev.

John Finch Partnership Architects

N

1·0 m wide concrete path.

⑮ ME 2 · ⑭ ME 2 · ⑬ ME 2 · ⑫ ME 2 · ⑪ ME 2 · ⑩ ME 8 · ⑨ ME 12 · ⑧ ME 12 · ⑦ ME 20 · ⑥ ME 26 · ⑤ ME 26 · ④ ME 18 · ③ ME 18 · ② ME 13 · ① ME 15 · ⑯ ME 8 · ⑰ ME 7 · ⑱ ME 6 · ⑲ ME 9 · ⑳ ME 17 · ㉑ ME 13 · ㉒ ME 15

3·500 · 3·400 · 3·420 · 3·320 · 3·520 · 3·640 · 3·450 · 3·540 · 3·700 · 3·680 · 3·580 · 3·650 · 3·550 · 3·630 · 3·510 · 3·660

3·250 · 3·300 · 3·200 · 3·280 · 3·600 · 3·440 · 3·420

PARKING COURT

PRIVATE DRIVE

G.

KEY

- BDC BLOCK PAVIOURS GENERALLY LAID TO HERRINGBONE PATTERN COLOUR GREY.
- AS ABOVE COLOUR GREY / CHARCOAL (KERBS BDC 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 P.C. CONC. SLABS.
- 1·80 m. BRICK WALL.
- c — 1·80 m INTERWOVEN PANEL FENCING
- b — 1·80 m PALISADE FENCING.
- ~~1·80 m CLOSE BOARDED FENCE.~~
- d — 1·0 m WIRE AND POST FENCE.
- 3·700 FINISH FLOOR LEVEL.
- PROPOSED LEVEL.
- YARD GULLY WITH LEVEL.
- STREET LIGHT.

NOTE PARKING BAYS TO PARKING COURT TO BE DELINEATED WITH PAVIOURS.

18 N · 20 N · 220 N · 240 N · 260 N · 280 N · 300 N · 320 E · 340 E · 200 N · 220 N · 240 N · 260 N · 180 N

SOUTH HOLLAND D.C.
PLAN DEPT
26 APR 1993
REF 1194/93

A/1

STOCKWELL GATE WHAPLODE.
for Metfield Estates Ltd.

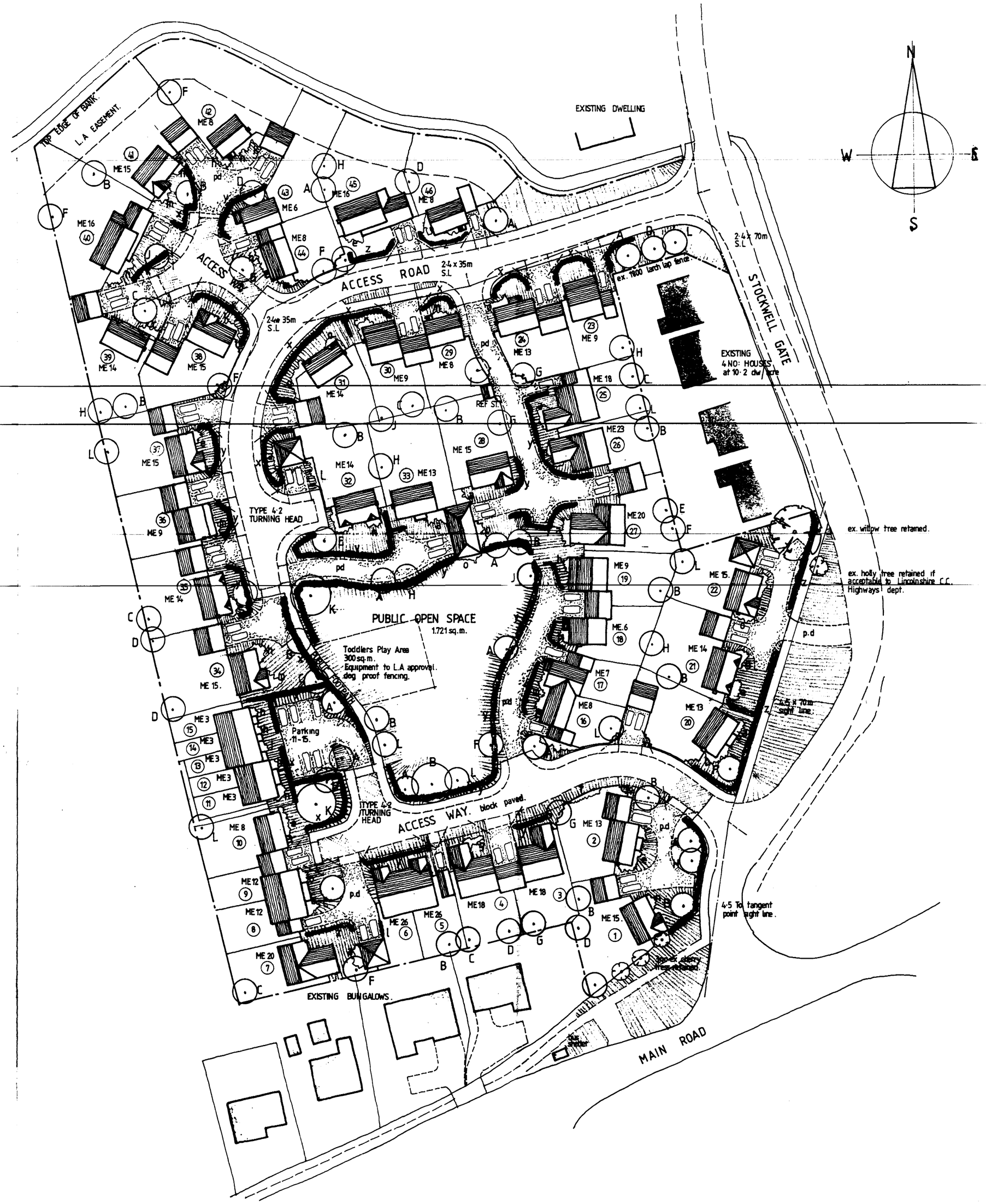
External Works Layout.

scale 1:200

date APRIL 1993

drawing no. 1635-52. rev.

John Finch Partnership Architects



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership **Architects**
68 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354299 & 260780
Fax 0245 268955

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

SOUTH HOLLAND D.C.
PLANNING DEPT.
11 NOV 1992
REF ... 1154 ...

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 He (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 (Horabean)
- 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)

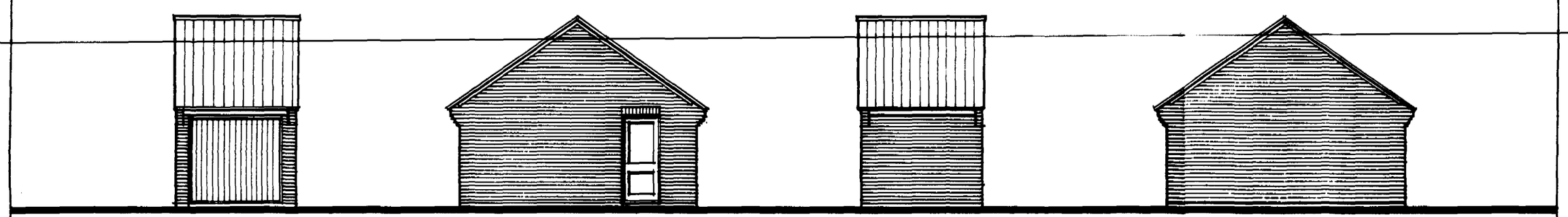
GRASSED AREAS.

SHRUBS AND CLIMBERS

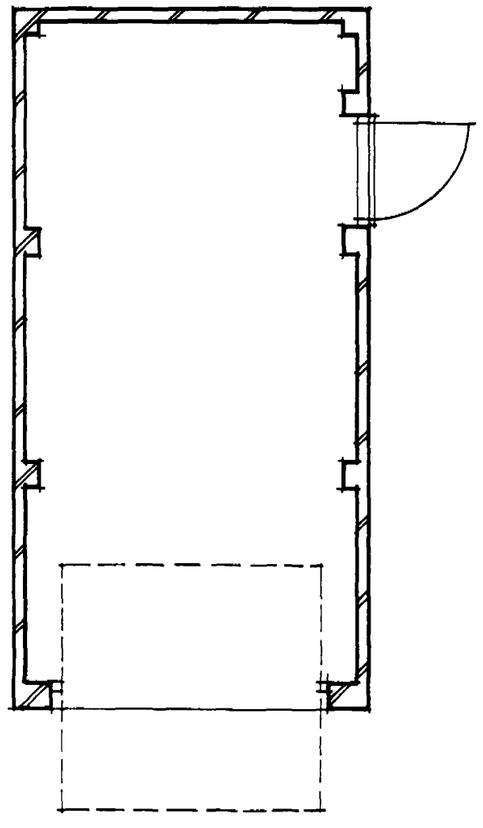
- a Berberis thumbergii atropurpurea
- b Cotoneaster horizontalis
- c Cotoneaster x watereri
- d Crataegus monogyna and Corylus avellana
- e Escallonia edlinoides
- f Hedera helix
- g Hypericum calycinum
- h Juniperus horizontalis
- j Lavendeal "Hidcote"
- k Lonicera spp
- l Chaenomeles japonica
- m Potentilla "Longacre"
- n Rosa "Rozomi"
- o Spirea bolmada "Goldflame"

HEDGES

- x Fagus sylvatica
- y Ilex aquifolium
- z Prunus laurocerasus



front side rear side



plan

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
APP. NO. H/54/92

Stockwell Gate, Whaplode

for Metfield Estates Ltd

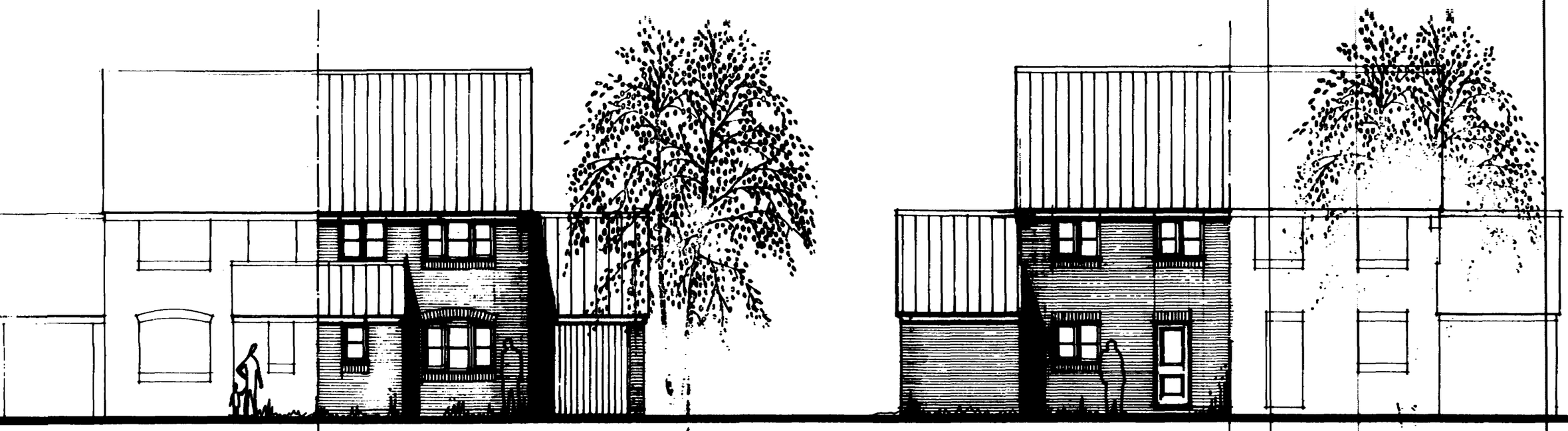
Single garage

scale 1:100 1:50

date 03:1992

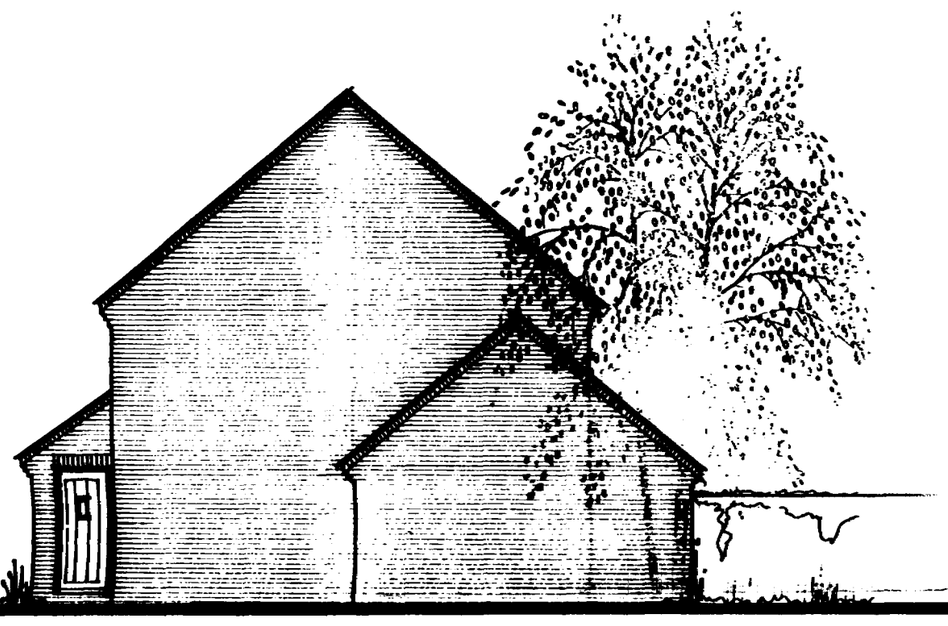
drawing no. rev.

John Finch Partnership Architects
88 Broomfield Road

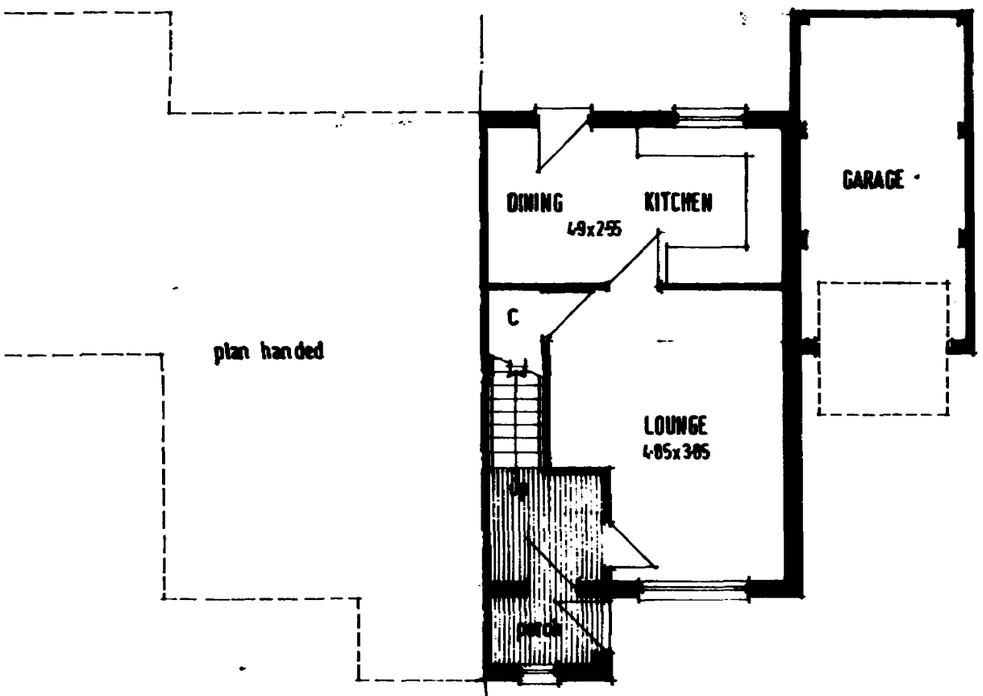


FRONT ELEVATION

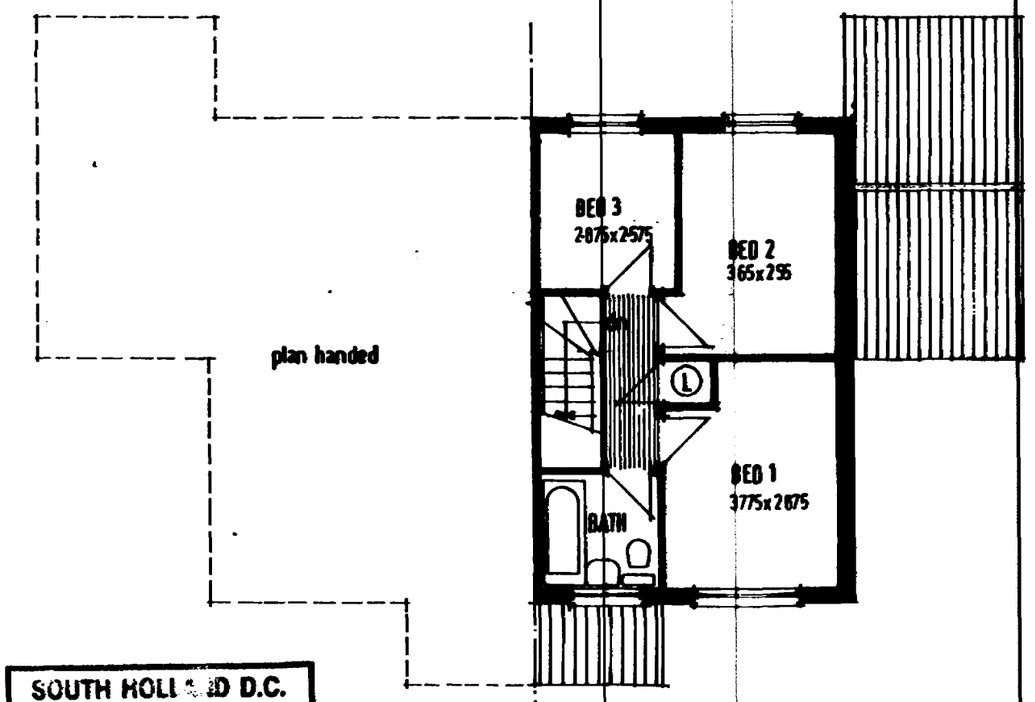
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

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

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

Stockwell Gate, Whaplode

FOR METFIELD ESTATES LIMITED

House Type ME 12.

scale 1:100

date 2·92

drawing no. 1635:09

rev.

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 260780
Fax 0245 269865

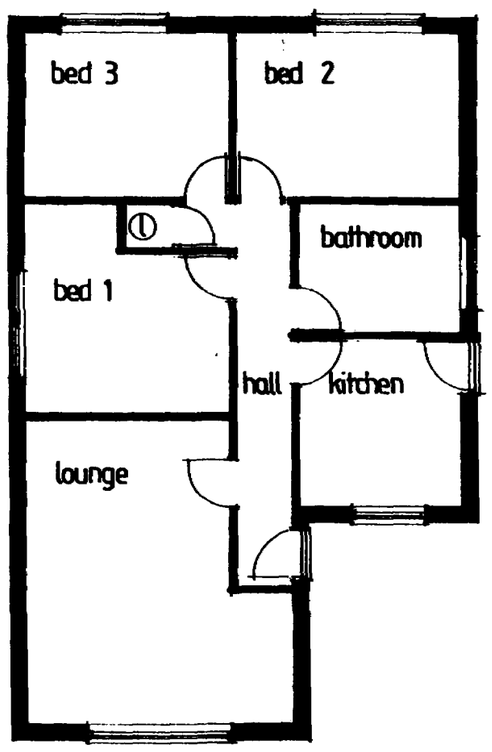


Front elevation

Side elevation

Rear elevation

Side elevation



Plan

Floor area 70·19 m²

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

Stockwell Gate, Whaplode

for Metfield Estates Ltd

House type ME 23

scale 1:100

date 03:1992

drawing no. 1635:15

rev.

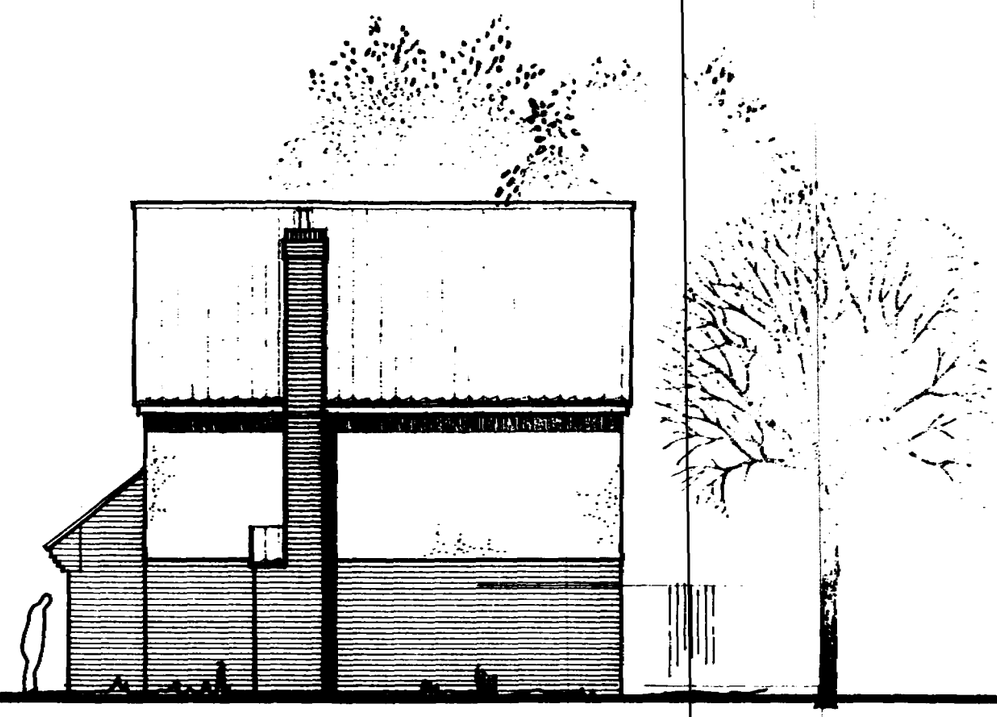
John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 280780
Fax 0245 280665



Front elevation

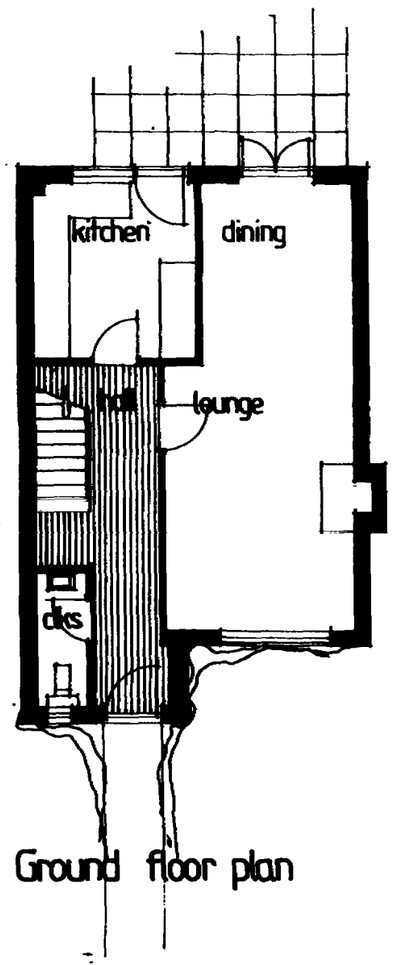


Side elevation

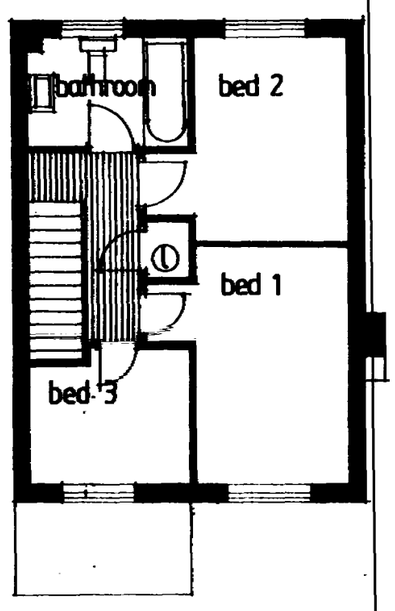


Rear elevation

Side elevation



Ground floor plan



First floor plan

SOUTH HOLLAND D.C.
PLANNING DEPT.
11 NOV 1992
FILE 1154/92

FLOOR AREA = 80m² (861 ft²).

Stockwell Gate, Whaplode
for Metfield Estates Ltd

House type ME 7.

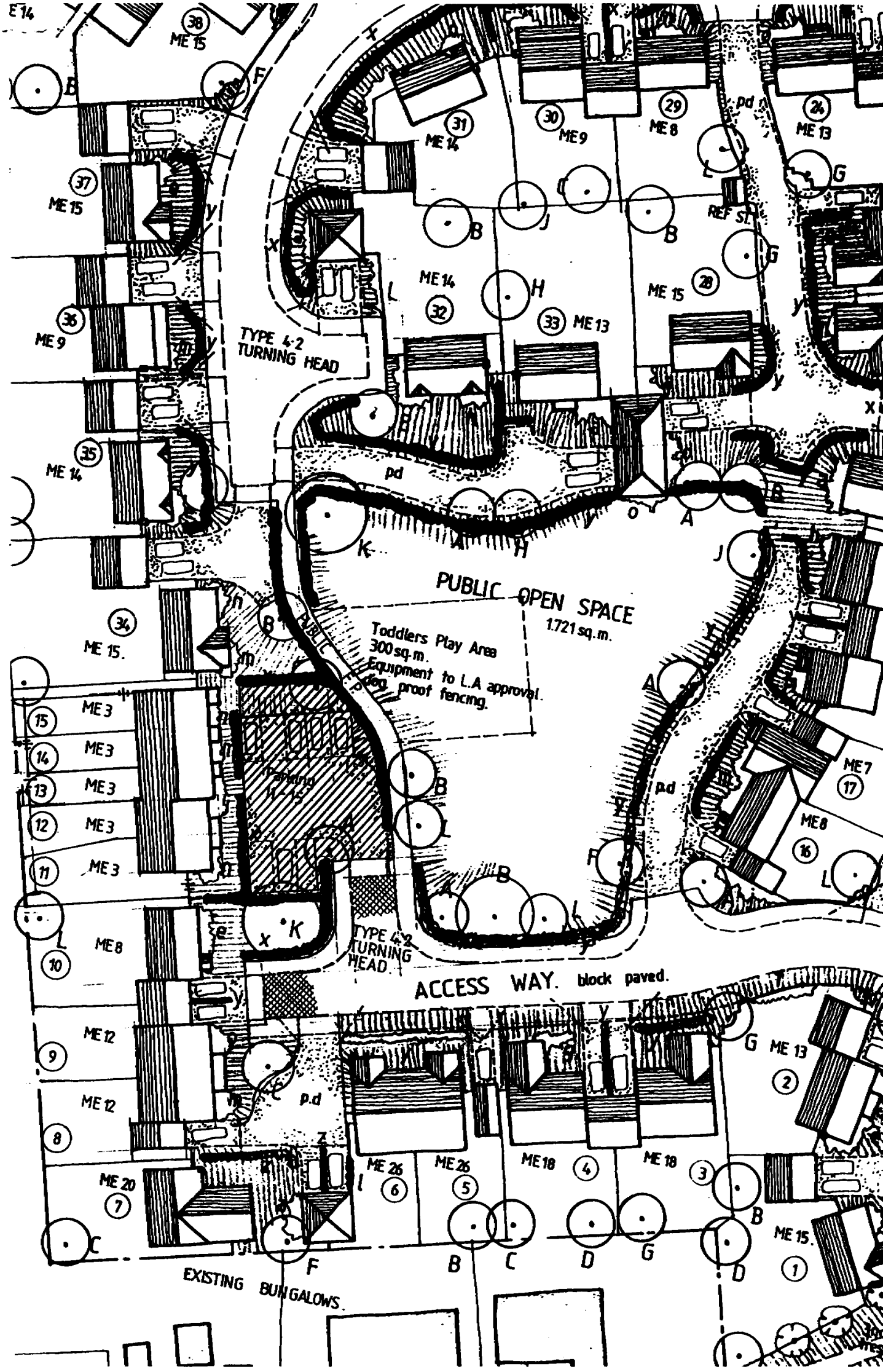
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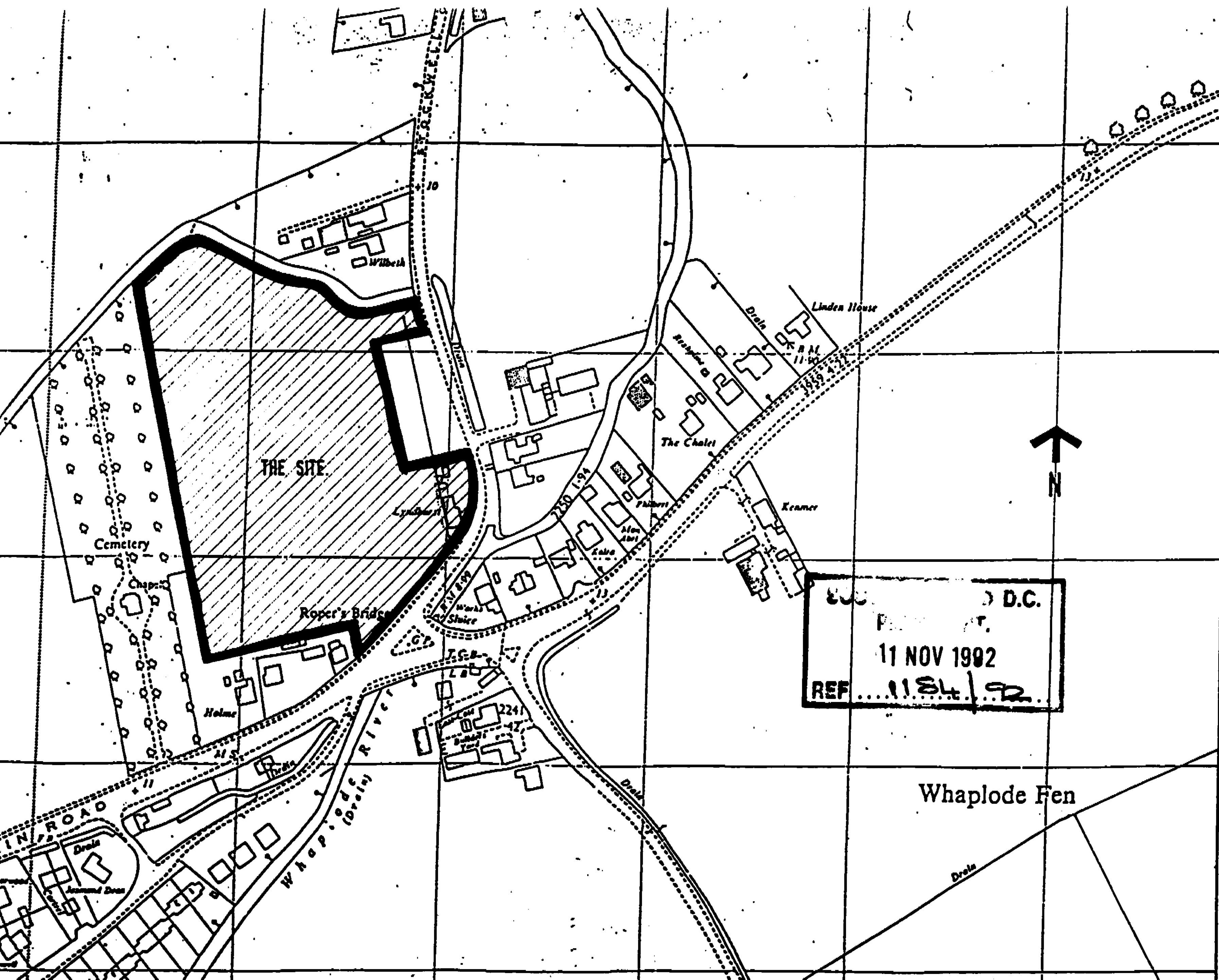
date 02:1992

drawing no. 1635:04

rev.

John Finch Partnership Architects
88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 280780
Fax 0245 280605


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
pd
ME 15
ME 14
ME 9
ME 8
ME 13
ME 3
ME 12
ME 20
ME 26
ME 18
ME 7
REF ST.



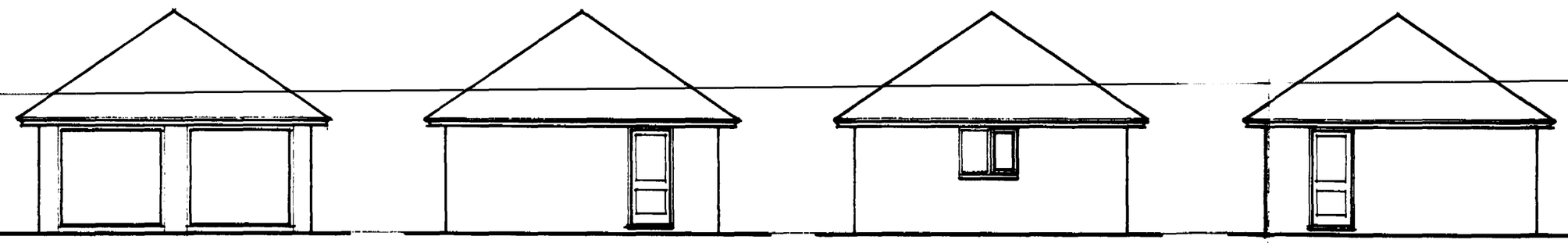
STOCKWELL GATE, WHAPLODE.

1:2500.

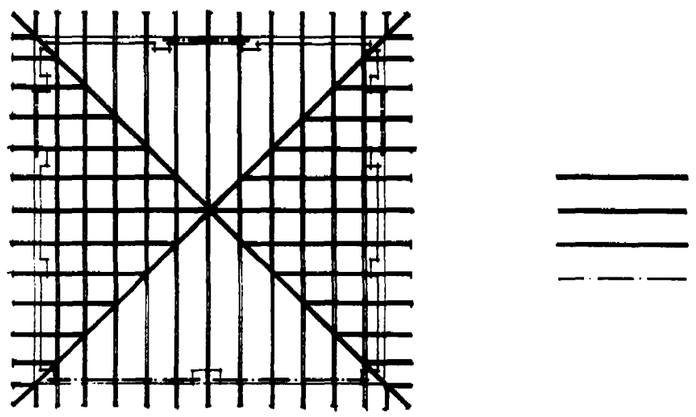
John Finch Partnership
Architects
88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 260780
Fax 0245 268006

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.

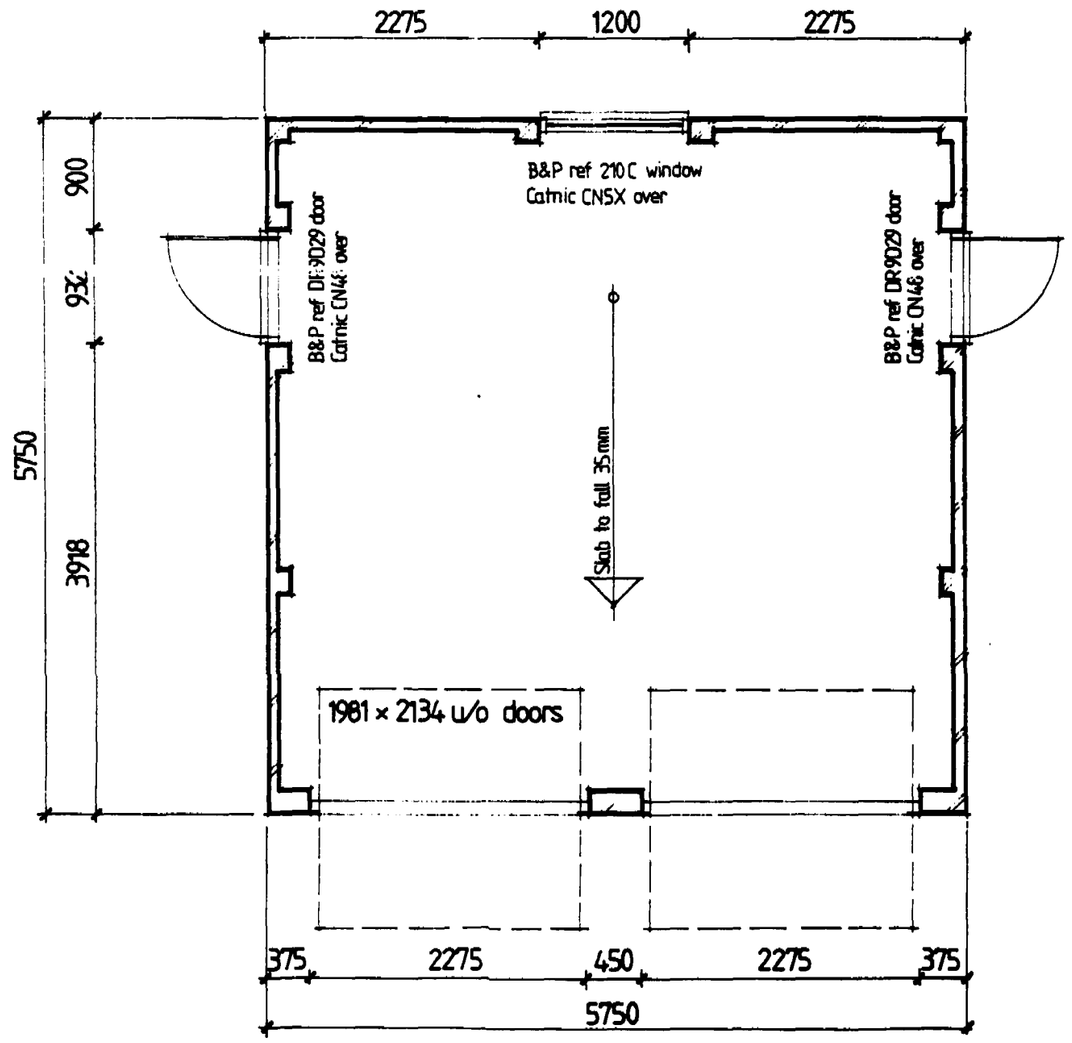


FRONT SIDE REAR SIDE

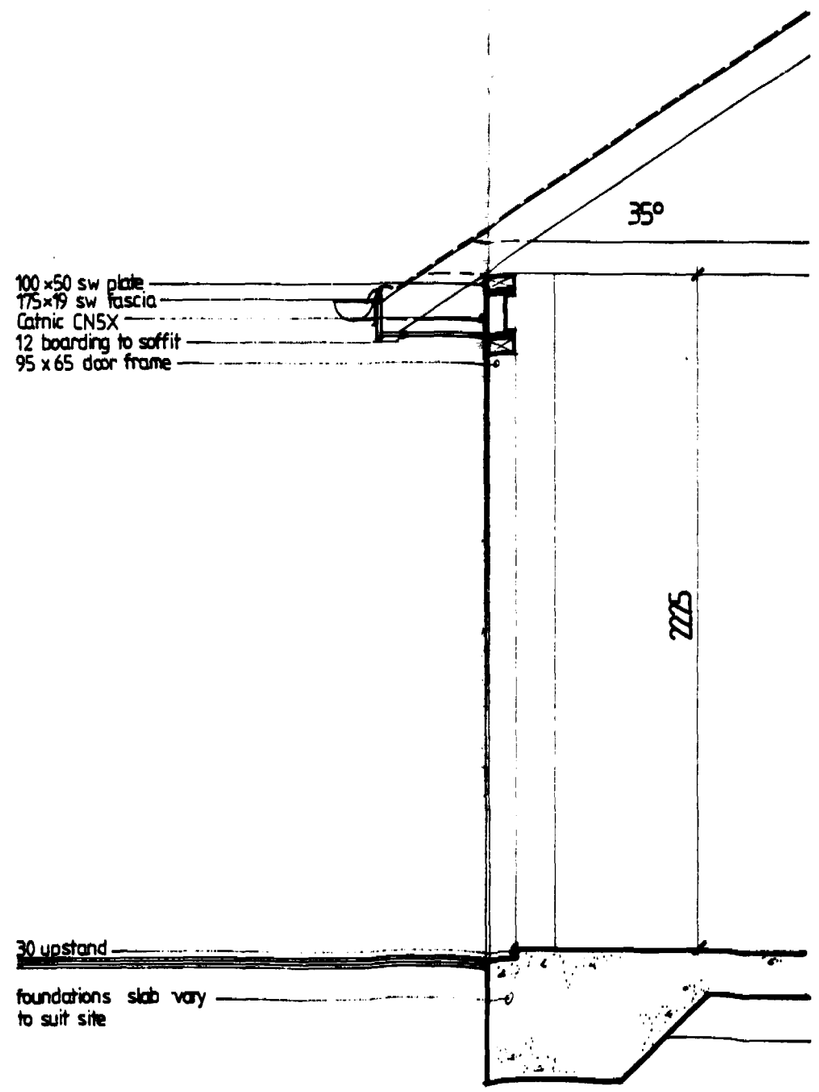


ROOF PLAN

truss
rafter
hip rafter
lintol



PLAN



SECTION

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

Stockwell Gate, Whaplode
for Metfield Estates Ltd

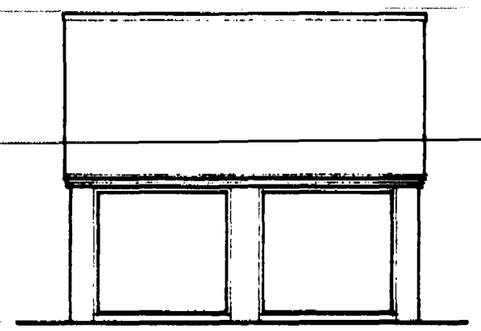
Double garage

scale 1:100 1:50

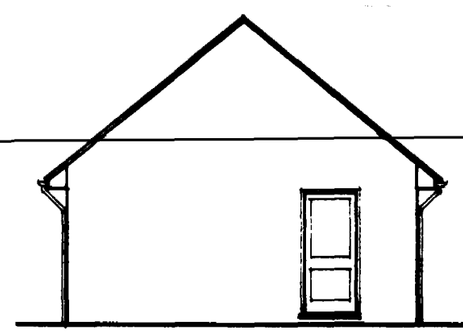
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drawing no. rev.

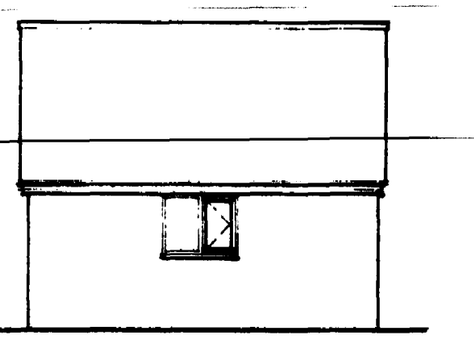
John Finch Partnership
Architects
86 Broomfield Road
Chelmsford Essex CM1 1RS



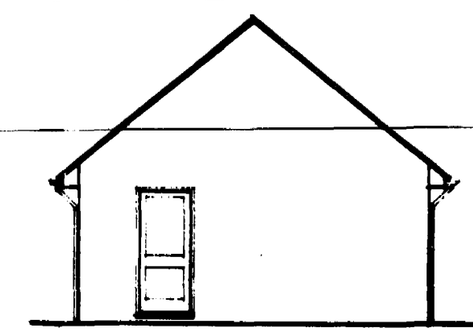
FRONT



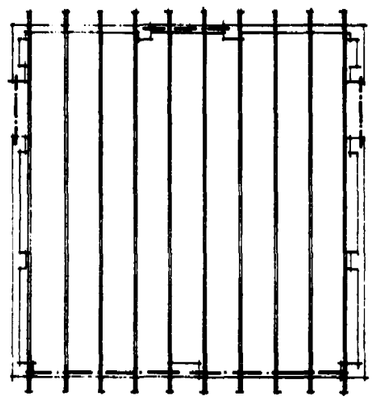
SIDE



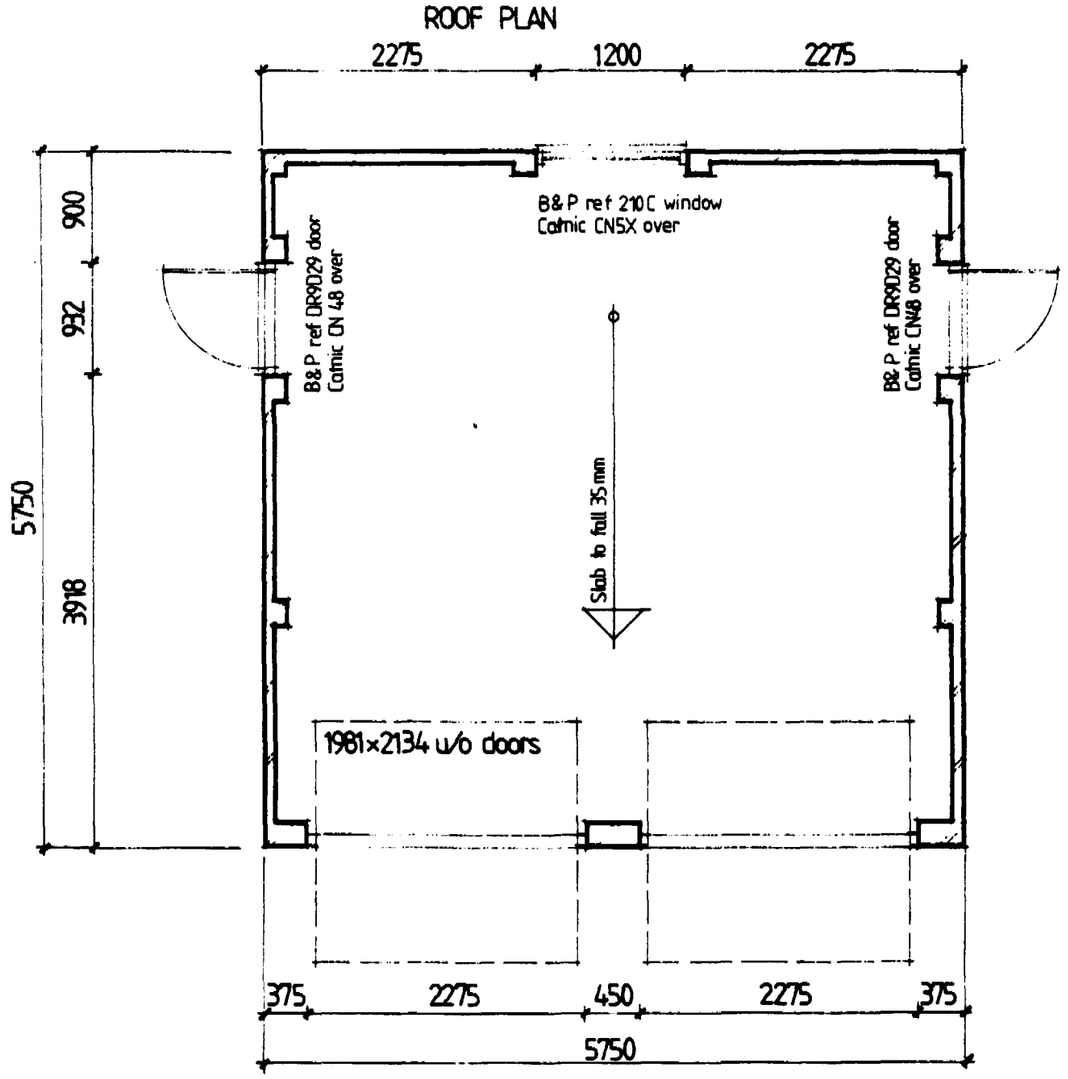
REAR



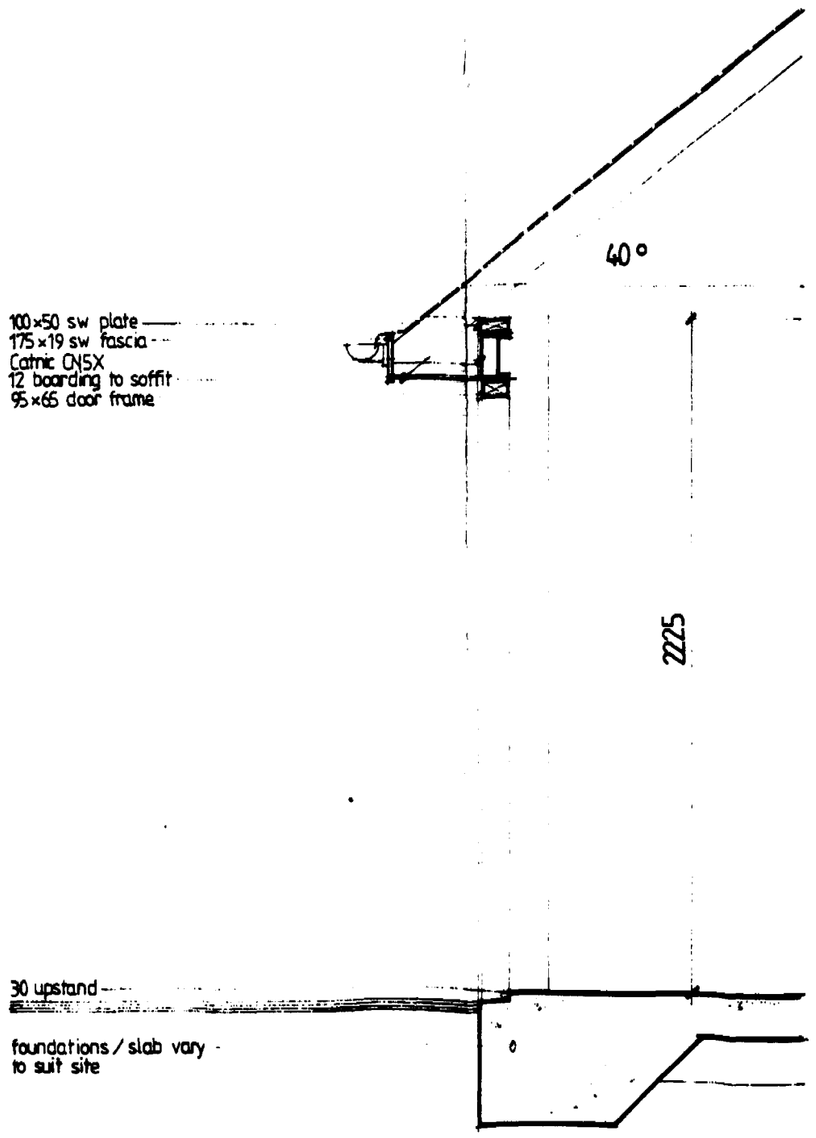
SIDE



ROOF PLAN



PLAN



SECTION

SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1992
184/92

Stockwell Gate, Whaplode
for Metfield Estates Ltd

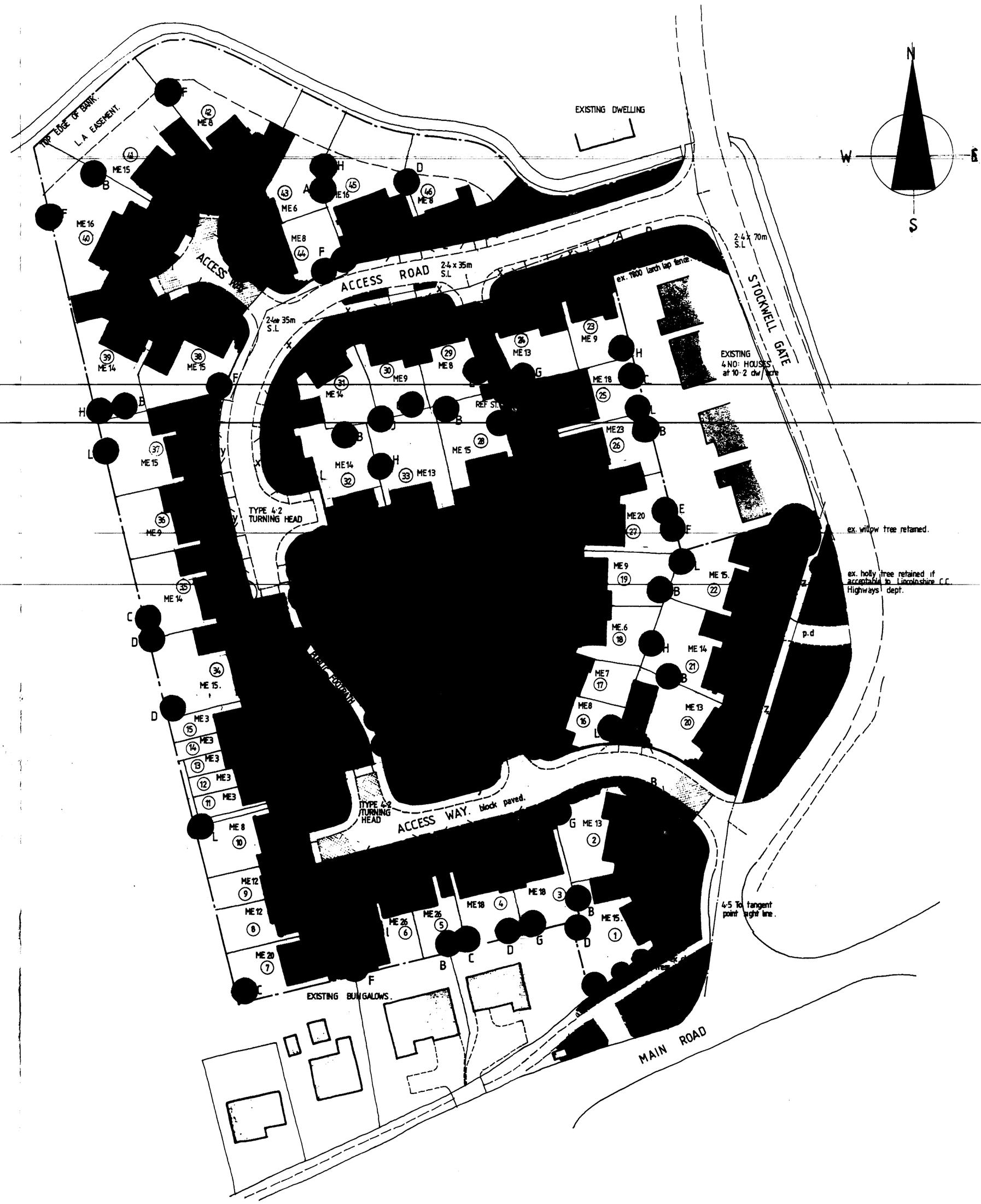
Garage details

scale 1:100 1:50

date 03:1992

drawing no. rev.

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



STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

John Finch Partnership

Architects

66 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354318 & 250780
Fax 0245 268695

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 = 2.303 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 (Hornbean)
- 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 Robor (English Oak)
- L Tilia cordata (Small-leaved Lime)

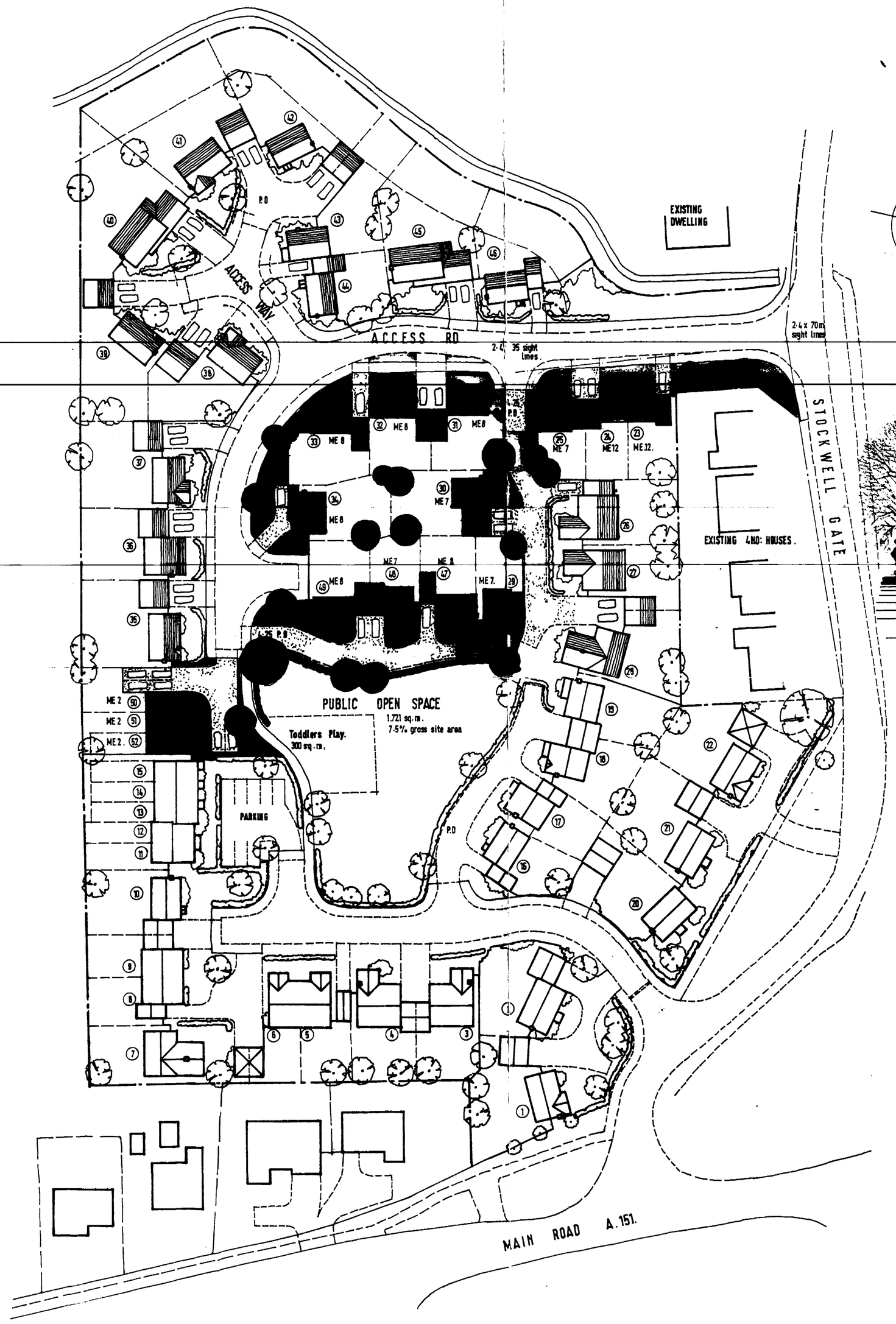
GRASSED AREAS.

SHRUBS AND CLIMBERS

- a Berberis thunbergii atropurpurea
- b Cotoneaster horizontalis
- c Cotoneaster x watereri
- d Crataegus monogyna and Corylus avellana
- e Deanthus deltoides
- f Hedera helix
- g Hypericum calycinum
- h Juniperus horizontalis
- j Lavendula "Hidcote"
- k Lonicera spp
- l Chaenomeles japonica
- m Potentilla "Longacre"
- n Rosa "Nozomi"
- o Spiraea bolmada "Goldflame"

HEDGES

- x Fagus sylvatica
- y Ilex aquifolium
- z Prunus laurocerasus





PLOT 34 BEYOND | PLOT 41 ME 8 | PLOT 46 ME 7 | PLOT 47 ME 8 | PLOT 29 ME 7.

STREET SCENE OVERLOOK PUBLIC OPEN SPACE

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1995
Ref: 0518/95

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STOCKWELL GATE WHAPLODE

for METFIELD ESTATES LTD

S.H.D.C. PLANNING DEPT.

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0245 354338 & 265750
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scale 1:500 date: Jan.95 drg. 1635 : 60