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LANDSCAPING SCHEME.

Trees.

fs - Fagus Sylvatica.
ac - Acer Campestre.
an - Acer Negundo "variegatum".
cb - Carpinus Betulus.
bp - Betula Pendula.
pa - Prunus Avium.
Note : All trees to be 1.8 - 2.4 metre high standards suitably staked and tied.

Hedging.

h - To be mainly hawthorn with a mixture of blackthorn, hornbeam, beech, rose and holly. Plants used to be 300 - 450mm high sturdy transplants, two years old, planted in 2 rows staggered at 300mm ctrs.

Shrubs.

ch - Cotoneaster Horizontalis. 300 - 450mm spread, 3l. pot, planted at 600mm ctrs.
aj - Aucuba Japonica ' Variegata'. 450 - 600mm high, 3l. pot, planted at an average of 2.75 no./m. square with a 65mm layer of bark mulch spread over the planted areas.
bt - Berberis Thunbergii. 300 - 450mm high, 3l. pot, mixed with and planted as above.

Walling.

hw - 1.5 metre high brick wall with concrete pantile capping.
lw - 0.9 metre high brick wall with concrete pantile capping.
(see details below)

Fencing.

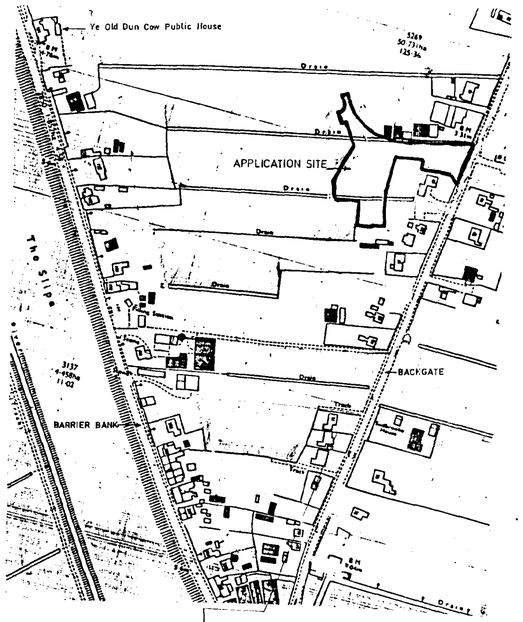
pr - 1.2 metre high timber post and rail fence.
p - 1.8 metre high timber panel fence.
pw - 450mm high post and wire.
cb - 1.8 metre high closeboard fence

EXTERNAL MATERIALS.

Roof tiles : Redland Grovebury Terracotta.
Facing bricks : Ibstock Bradgate Red.
Ibstock Bradgate Harvest Antique.

Block Paving.

Marshalls Keyblok - Bracken.



N

LAND OWNED BY BENNETT HOMES

5% OF OPEN SPACE IS INTENDED TO BE FORMED IN THIS AREA. (THIS IS TO LINK IN WITH THE OPEN SPACE SUGGESTED ON PRELIMINARY DRAWINGS PRODUCED BY THE ADJACENT DEVELOPERS.)

TEMPORARY TERMINATION

existing dyke used as temporary carrier drain from land drainage system

form new dyke and link up with temporary system

fill in dyke under site

remove existing leylandi

Retain Existing 4·0 metre high leylandi

SURFACE WATER SEWER

GAS GOVERNOR

no. 43

no. 49

various shrubs

4·5 x 90m VISIBILITY SPLAY

4·5 x 110m VISIBILITY SPLAY

JUNCTION AND COLLECTOR ROAD APPROVED UNDER REF: H01 - 0519 - 95.

approx. position of pipe

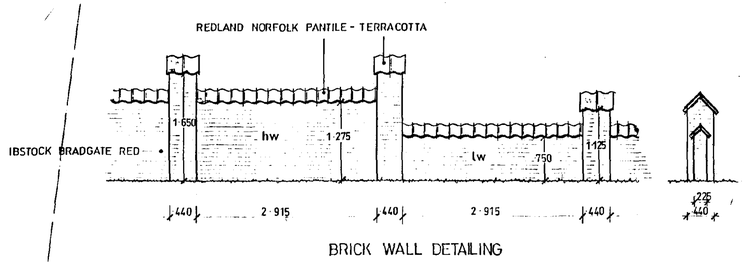
OUTLINE OF BUNGALOW CURRENTLY UNDER CONSTRUCTION

obscure glazing to landing window

gravel

BACKGATE

NOTE: ALL PARKING SPACES TO BE FINISHED IN TARMAC.



BRICK WALL DETAILING

Broadgate Homes

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

PROJECT TITLE

Proposed Residential Development off : Backgate, Cowbit, Spalding, Lincs. For LINCOLNSHIRE RURAL HOUSING ASSOCIATION Ltd. Plots 1-6.

DRAWING

Site Layout

DETERMINED PLAN

Ref: 0221/96.

REV	DESCRIPTION	DATE	BY
a.	S. WATER NOTES ADDED.	20.8.96	L
b.	Application site adjusted at 1:1250 scale.		
c.	Junction off Backgate - trees removed, shrubs put in place / Schedule amended.	27.10.96	CW
d. (rev)	DROP KERB POSITIONS SHOWN.	17.2.97	L
i)	PARKING SPACES TO PLOT 1 DEEPENED TO 6·0 METRES.		
ii)	EASTERN BOUNDARY SCREENED BY CLOSEBOARD FENCE.		
iii)	SECTION OF HAWK REMOVED BEYOND SITE TO THE NORTH.		

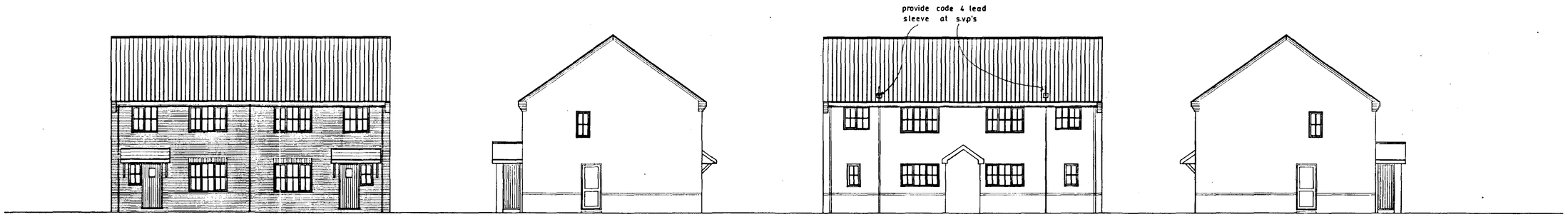
SCALE: 1:500, 1:2500

DRAWN: SW

DATE: June 1996

DRAWING No.: 96021/sl

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Front Elevation | Side Elevation | Rear Elevation | Side Elevation

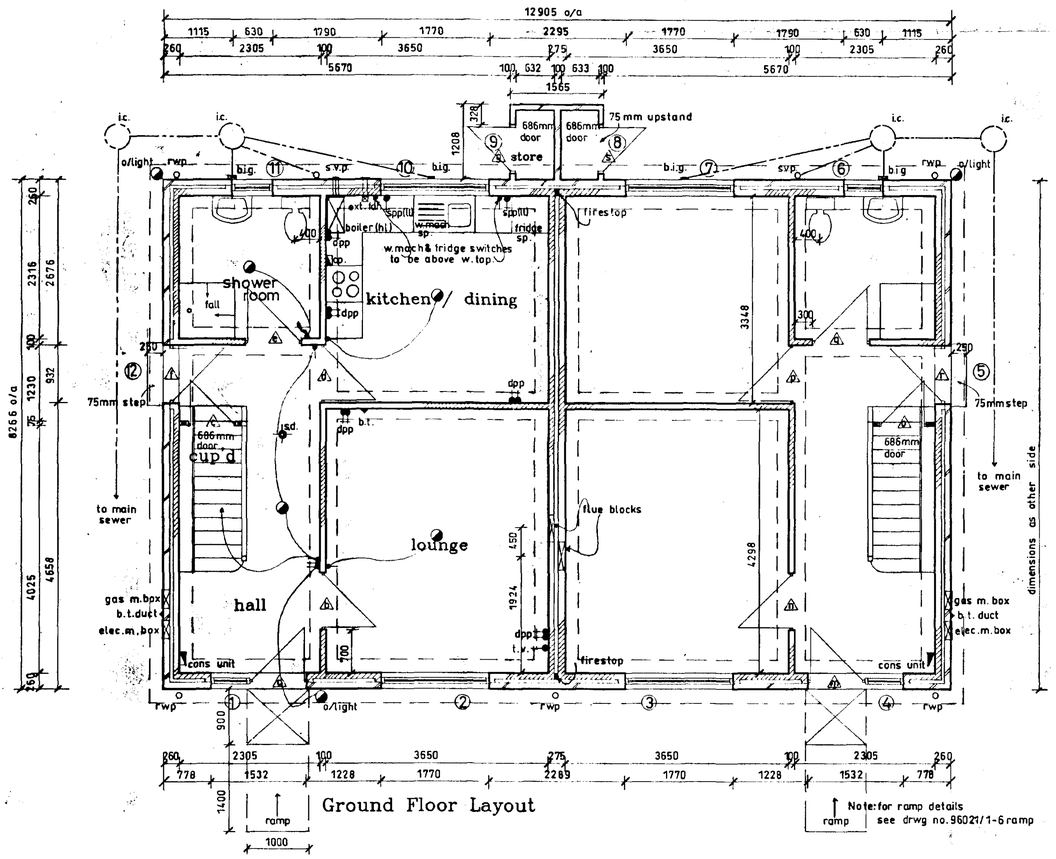
Note : Gas and electric meter boxes to be 500mm min - 1000mm max above path level.
Switches, socket outlets, consumer units, etc. to be between 600mm min - 1200mm max above finished floor level.
Note : Wall mounted gas balance flue boiler with durable guard over outlet. Boiler at high level.
Note : Loft access to be 725 x 562mm, Manthorpe GL 250 access door.
Note : All doors to be 838mm wide unless stated otherwise.
Note : Thresholds should not project more than 15mm above floor level.
Note : In shower room, floor area for shower to have a fall from finished floor level to gulley for water drainage.

Door, Window & Lintel Schedule

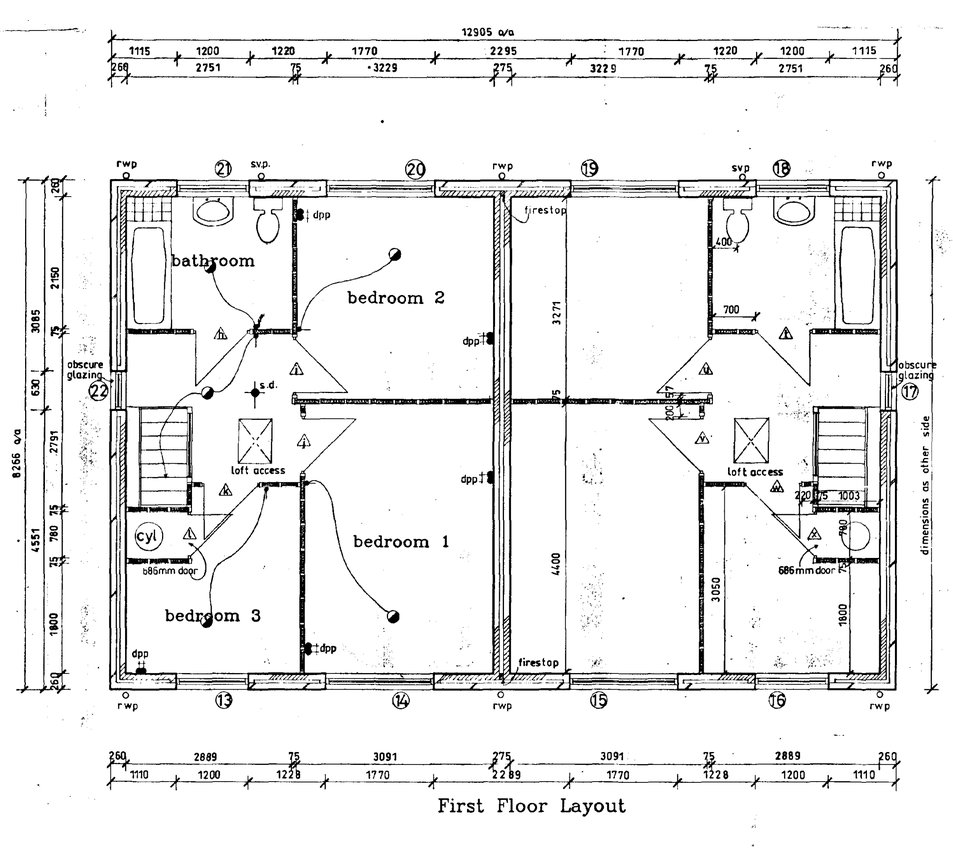
No	Type	Ref	Lintel
1	Entrance frame	1532 x 2100mm	L1/S 1950
2	Window	1770 x 1350mm	L1/S 2100
3	Window	1770 x 1350mm	L1/S 2100
4	Entrance frame	1532 x 2100mm	L1/S 1950
5	Door	932 x 2100mm	L1/S 1350
6	Window	630 x 1050mm	L1/S 1050
7	Window	1770 x 1050mm	L1/S 2100
8	Door	780 x 2100mm	——
9	Door	780 x 2100mm	——
10	Window	1770 x 1050mm	L1/S 2100
11	Window	630 x 1050mm	L1/S 1050
12	Door	932 x 2100mm	L1/S 1350
13	Window	1200 x 1200mm	L1/S 1500
14	Window	1770 x 1200mm	L1/S 2100
15	Window	1770 x 1200mm	L1/S 2100
16	Window	1200 x 1200mm	L1/S 1500
17	Window (obscure)	630 x 1200mm	L1/S 1050
18	Window	1200 x 1050mm	L1/S 1500
19	Window	1770 x 1200mm	L1/S 2100
20	Window	1770 x 1200mm	L1/S 2100
21	Window	1200 x 1050mm	L1/S 1500
22	Window (obscure)	630 x 1200mm	L1/S 1050

Internal lintels to be LG. Internal type 1200mm long

All Lintel refs by LG. Lintels
All windows to be double glazed



Ground Floor Layout



First Floor Layout

Broadgate Homes

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

PROJECT TITLE
Residential Development off :
Backgate, Cowbit, Spalding.
Plots 3-6.

For LINCOLNSHIRE RURAL HOUSING ASSOCIATION LTD.

DRAWING
ELEVATIONS
FLOOR PLAN

SOUTH KESTEVEN DISTRICT COUNCIL — Ref: 022/96

REV	DESCRIPTION	DATE	BY
A	FLOOR LAYOUT + NIGHTLOUS ALTERED	200297	CV

SCALE 1:100 1:50 | DRAWN CV

DATE Aug 1996 | DRAWING No. 96021 / 3-6a