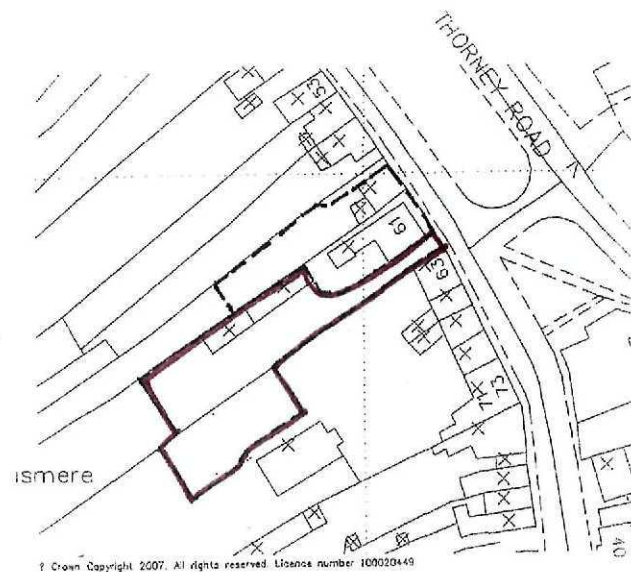
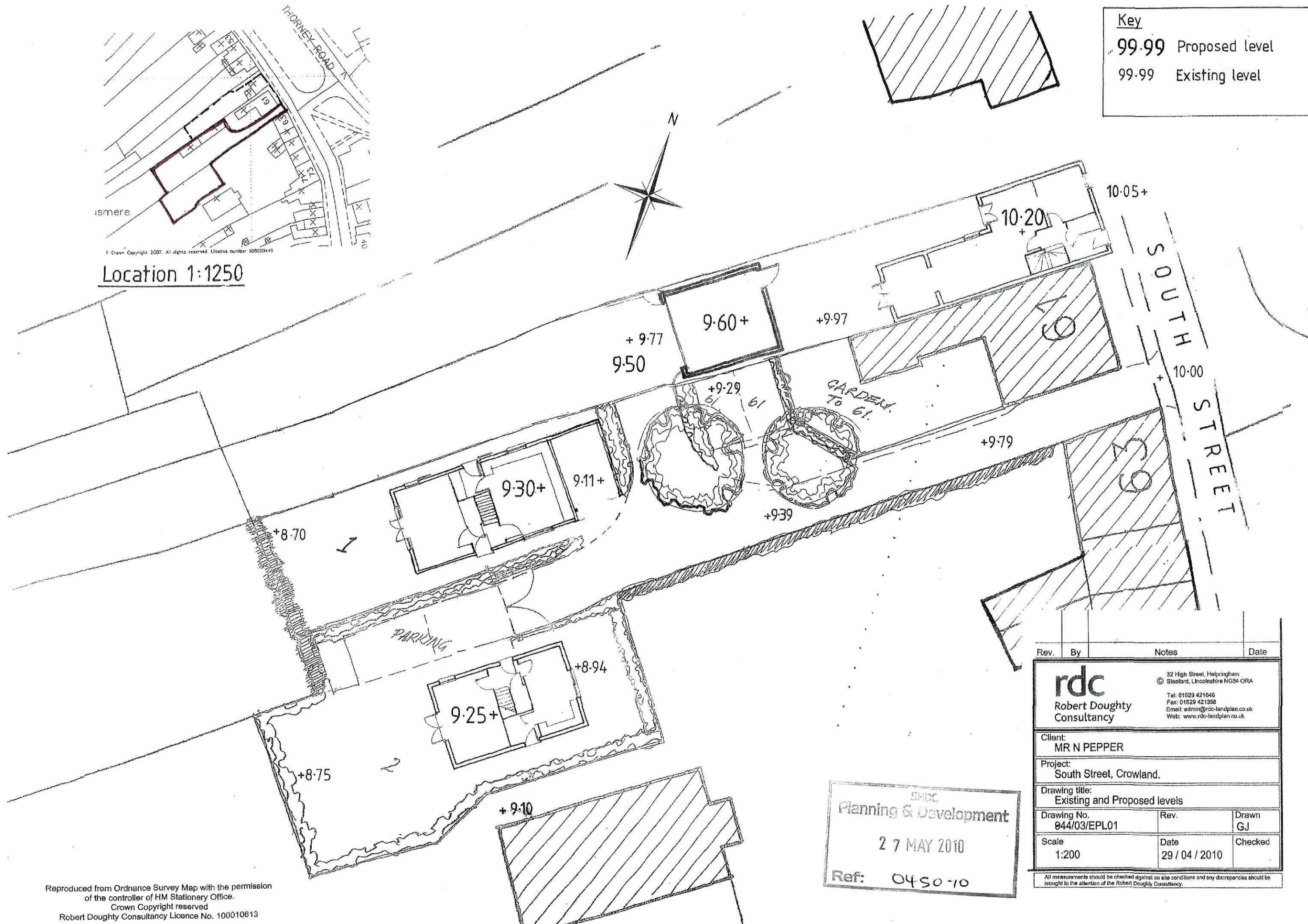




Location 1:1250

Key
 99.99 Proposed level
 99.99 Existing level



SHDC
 Planning & Development
 27 MAY 2010
 Ref: 0450-10

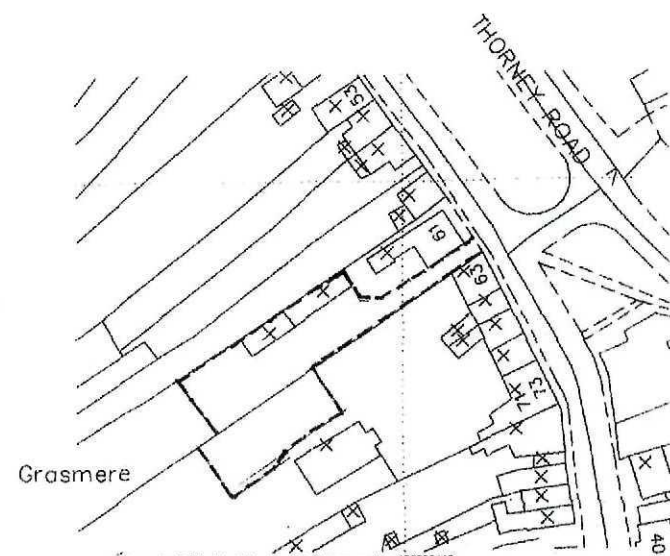
Rev.	By	Notes	Date
rdc Robert Doughty Consultancy			
Client: MR N PEPPER			
Project: South Street, Crowland.			
Drawing title: Existing and Proposed levels			
Drawing No. 044/03/EPL01	Rev.	Drawn GJ	
Scale 1:200	Date 29 / 04 / 2010	Checked	

PLANT SCHEDULE

Trees			
Qty	Species	Girth (cm)	Specification
2	Sorbus aria 'Majestica'	10-12	Standard

Hedging			
Qty	Species	Height (cm)	Specification
85	Escallonia macrantha	40-60	1 + 1
280	Crataegus monogyna	40-60	1 + 1

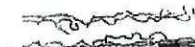
Double staggered rows of Crataegus and Escallonia, 40-60cm bare root plants. Plant at 40cm between rows, and 40cm between plants.



Location 1:1250



Existing planting



Proposed hedge planting



Proposed tree planting

30 no. Crataegus monogyna

1.0 m

85 no. Escallonia macrantha

2 no. Sorbus aria 'Majestica'

250 no. Crataegus monogyna

All new planting is to be maintained for 10 years until planting is established. Maintenance is to include watering, weed control and pruning. Maintenance programme to include visits at monthly intervals during the growing season.

Notes

- 1 Planting scheme to be implemented within a period of 12 months beginning with the date on which the development commenced.
- 2 Planting areas are to be cleared of vegetation and treated with herbicide (glyphosate or similar approved) prior to planting and cultivated to form a suitable planting medium.
- 3 Plants to be strong, well rooted British nursery stock, evenly developed with a single well defined leader. Main stems shall be straight and will be furnished with lateral shoots or buds as appropriate.
- 4 All hedge plants shall be planted in topsoil, minimum 300mm deep. Planting holes shall be excavated out to 300 x 300mm square, 300mm deep, and backfilled with a 50-50 mix of topsoil and peat free planting compost with 50gm slow release fertilizer (Enmag or similar) applied as a top dressing to each and every hole. Tree planting pits to be 600 x 600mm.
- 5 All trees and hedge plants to be protected in a bio-degradable spiral tree guard, and the base of the new hedge will be covered with 50mm bark mulch. Trees to be tied and staked where necessary.
- 6 All areas below new hedgelines to be kept free of weeds and grass by hand weeding and/or spot herbicide treatment, until hedges are well established. 600 diameter area to be kept weed free around each tree.
- 7 Plants shall be inspected and pruned of dead/broken/diseased branches. Any plants loosened by frost or wind shall be carefully re-firmed. Tree guards will be checked and repaired or replaced as necessary. All plants which die or show inadequate development shall be replaced the following planting season.
- 8 Once established hedges will be cut twice a year in order to maintain the hedges at a height of between 1.5-2.0 metres high.
- 9 New hedges and trees to be watered thoroughly during the May-October period after planting to prevent roots from drying out.

rdc

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Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client: N Pepper

Project: South Street, Crowland

Drawing title: Landscape Details

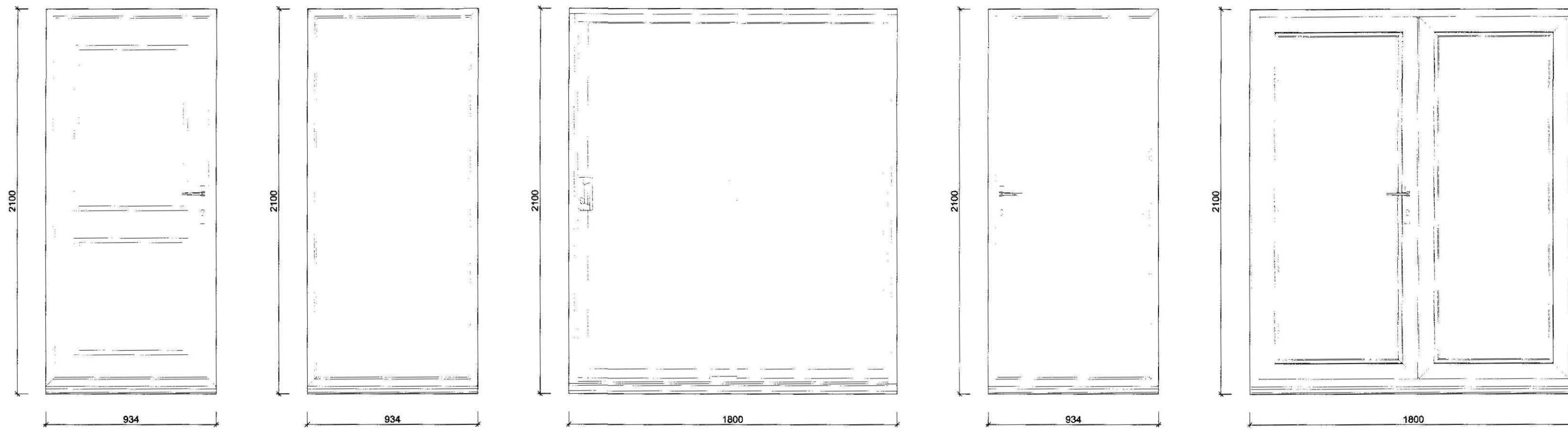
Job No.	Drawing No.	Rev.	Drawn
844 1	LD01		JR
Scale	Date	Checked	
1:200@A3	17/05/2010		

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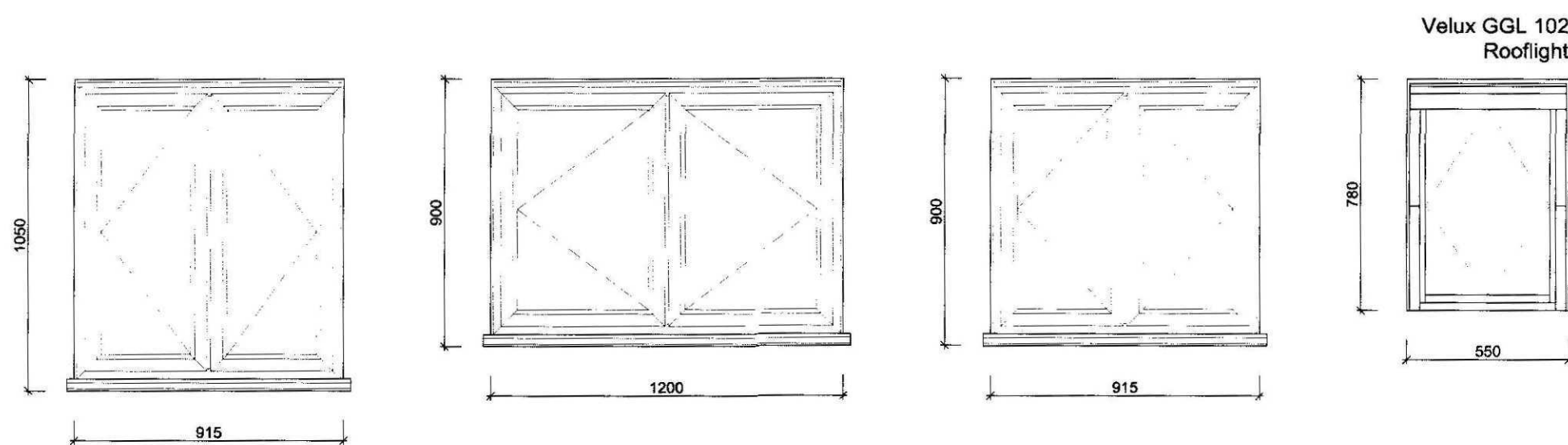
SHDC
Planning & Development

27 MAY 2010

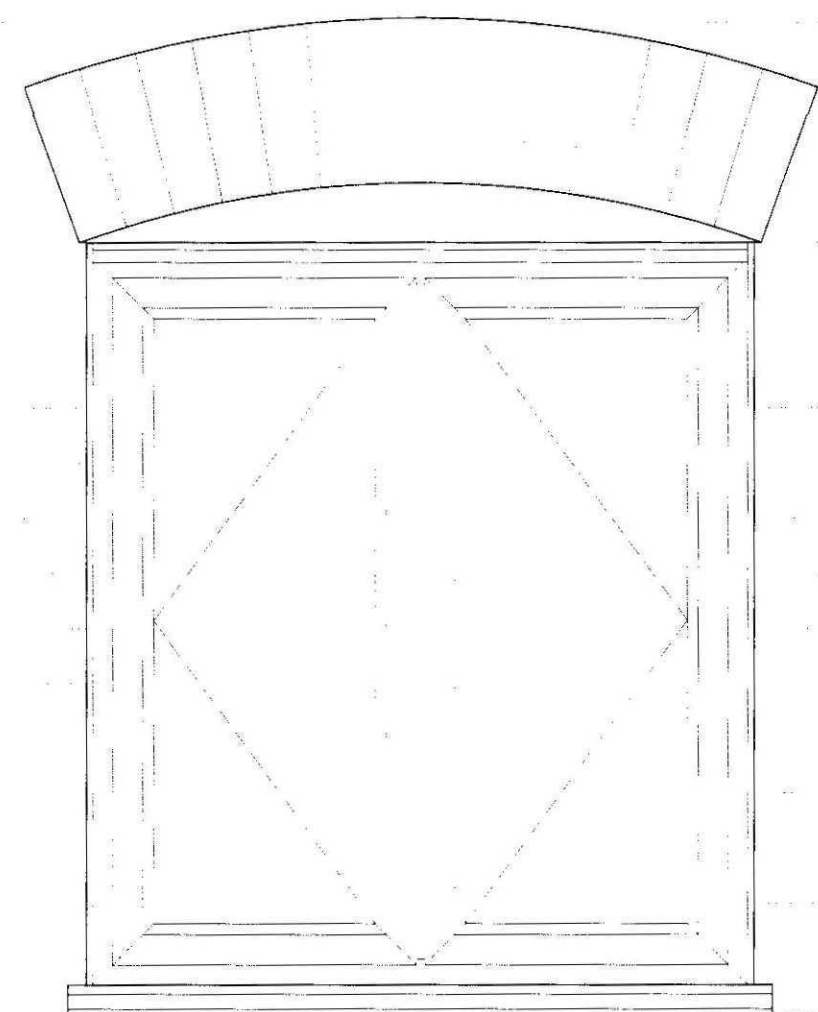
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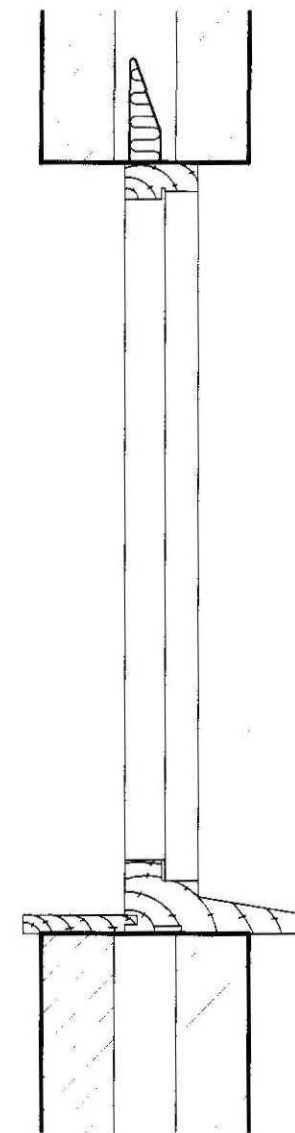
Door Elevations 1:20



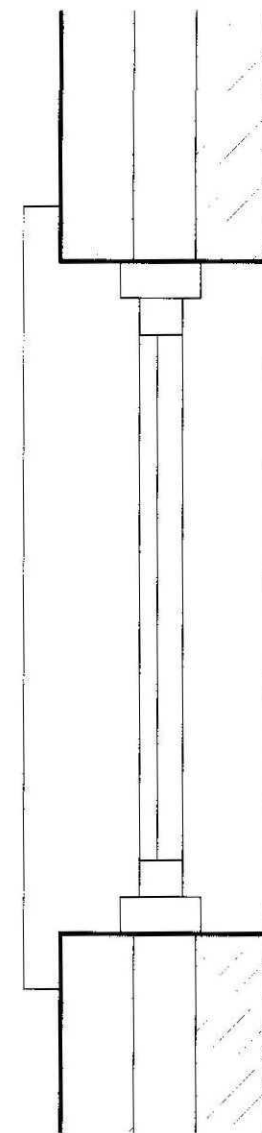
Window Elevations 1:20



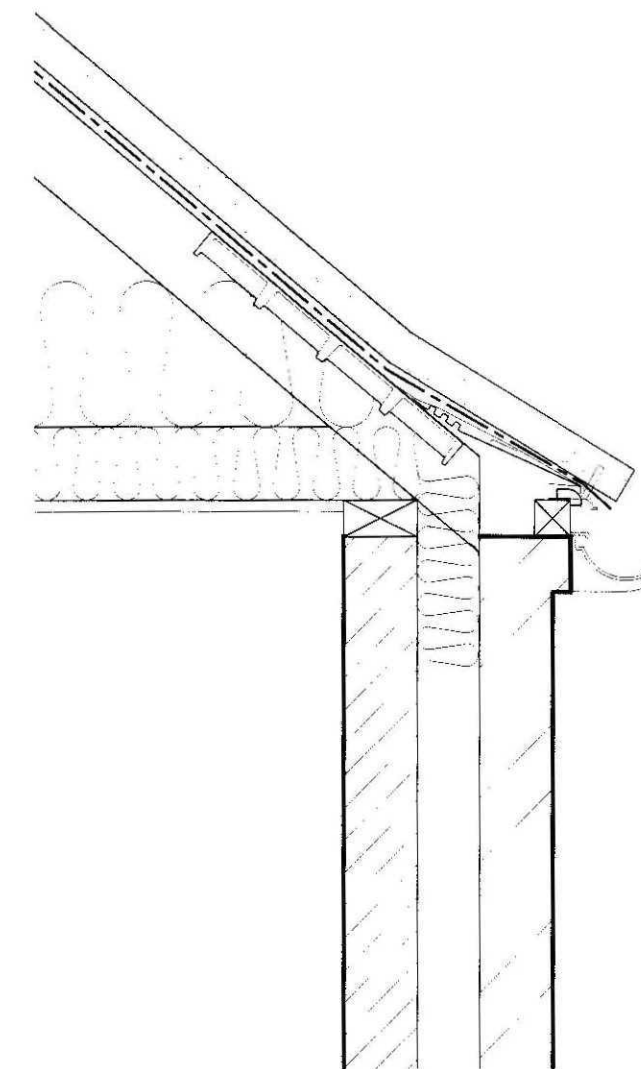
Window Detail Elevation 1:10



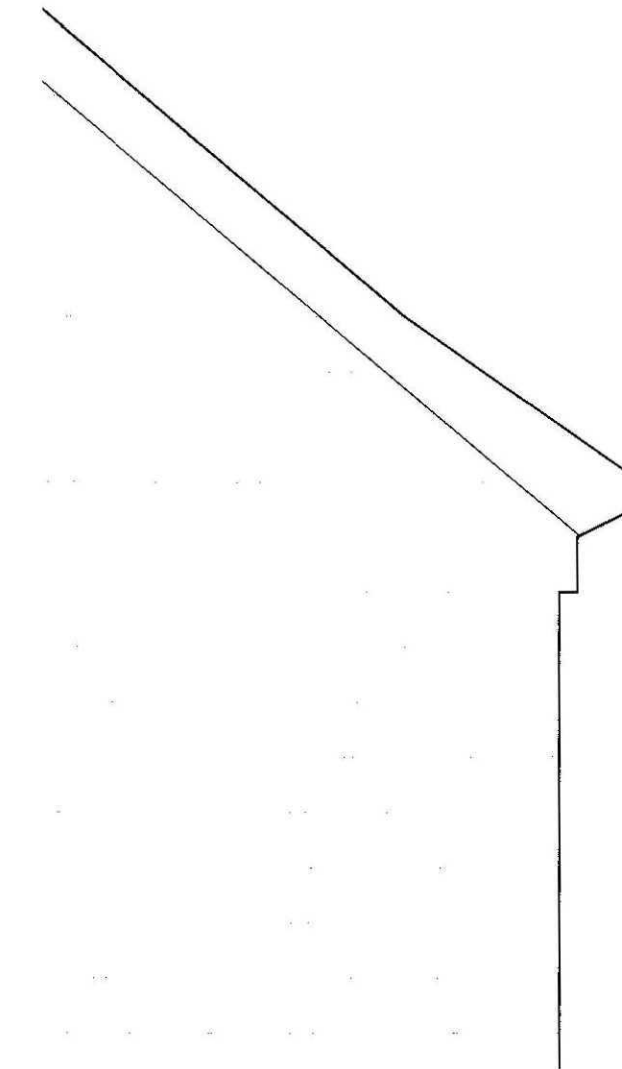
Window Section



Window Plan



Eaves Section



Verge Detail

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PLANNING PERMISSION ONLY

CDM NOTE:

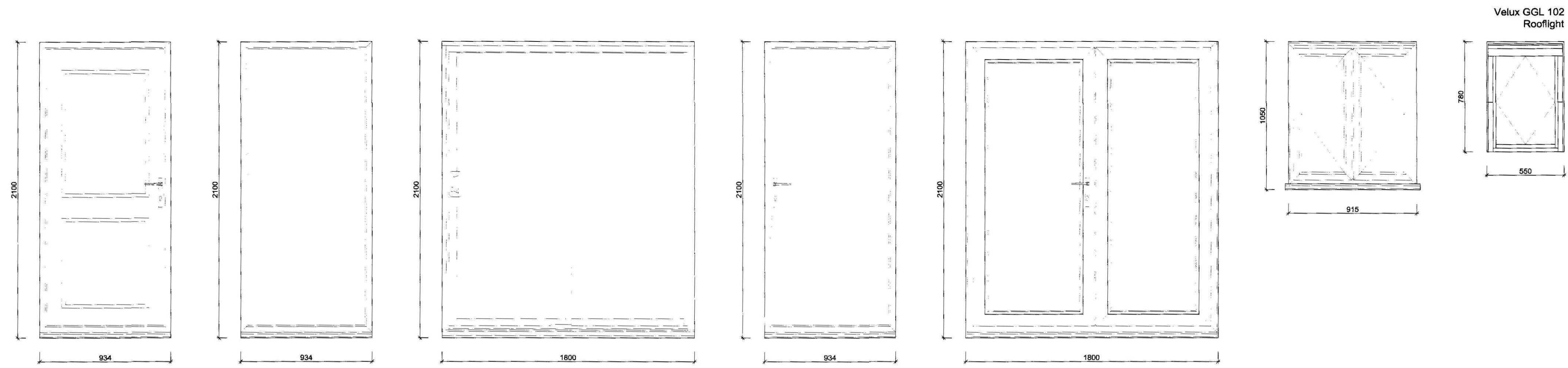
The design has been undertaken as far as possible to avoid risks to health and safety or to reduce and control the effects of any unavoidable risks.

All relevant information identifying the unavoidable risks has been passed to the planning supervisor for inclusion in the Health & Safety plan.

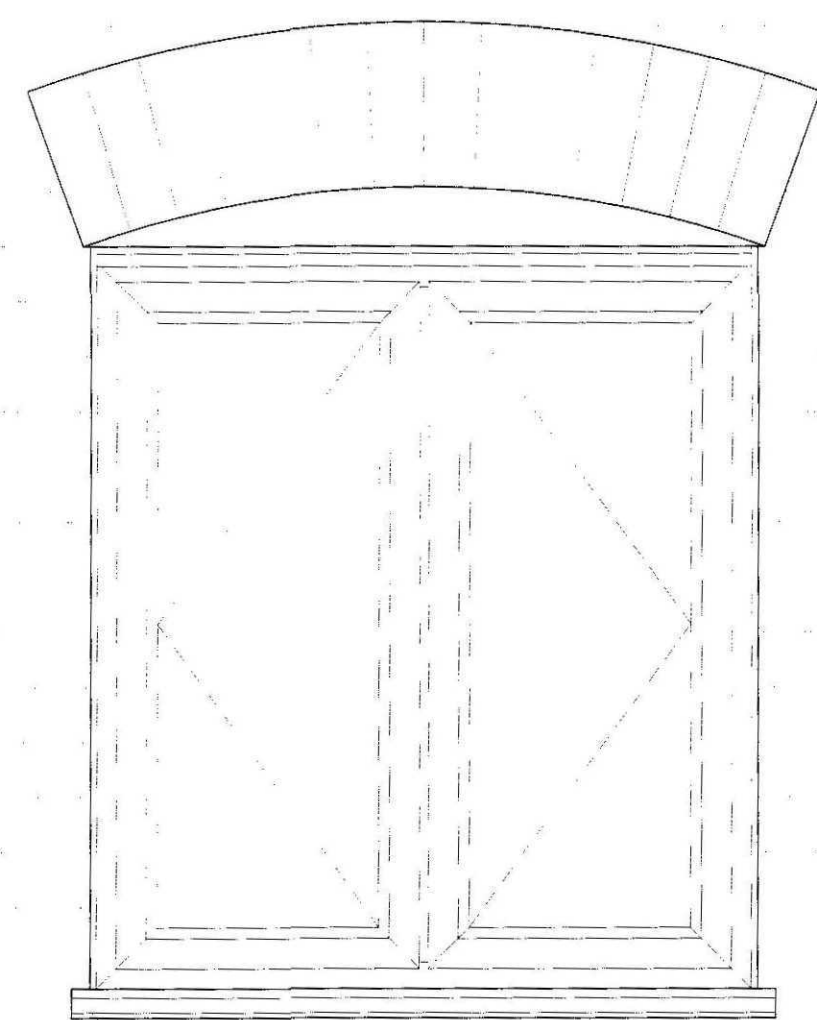
The Health & Safety plan will be issued by the planning supervisor with these drawings.

Rev.	By	Notes	Date
rdc Robert Doughty Consultancy			
Client: N Pepper			
Project: South Street, Crowland			
Drawing title: Planning Details Plot 1			
Drawing No. 844-01-01-PD01	Rev.	Drawn j.r.b.	
Scale 1:10 & 1:20 @ A1	Date 10-05-10	Checked	

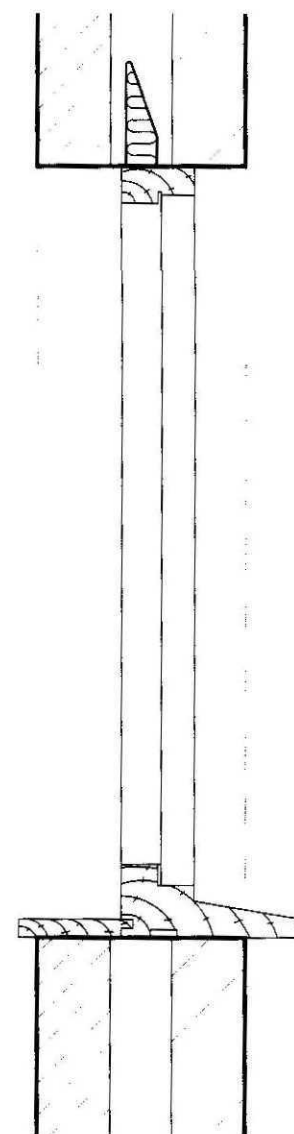
All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.



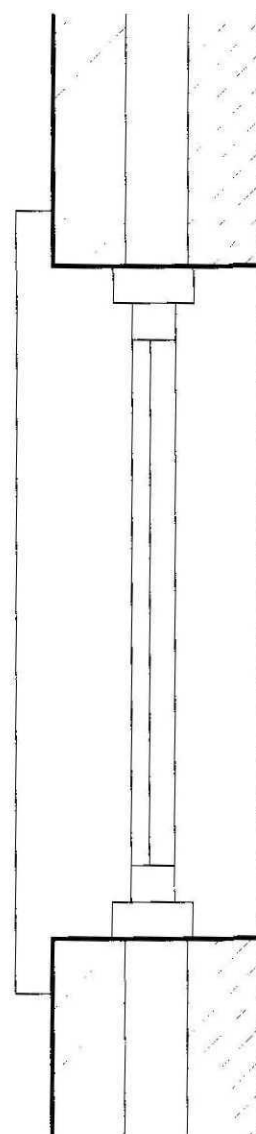
Door & Window Elevations 1:20



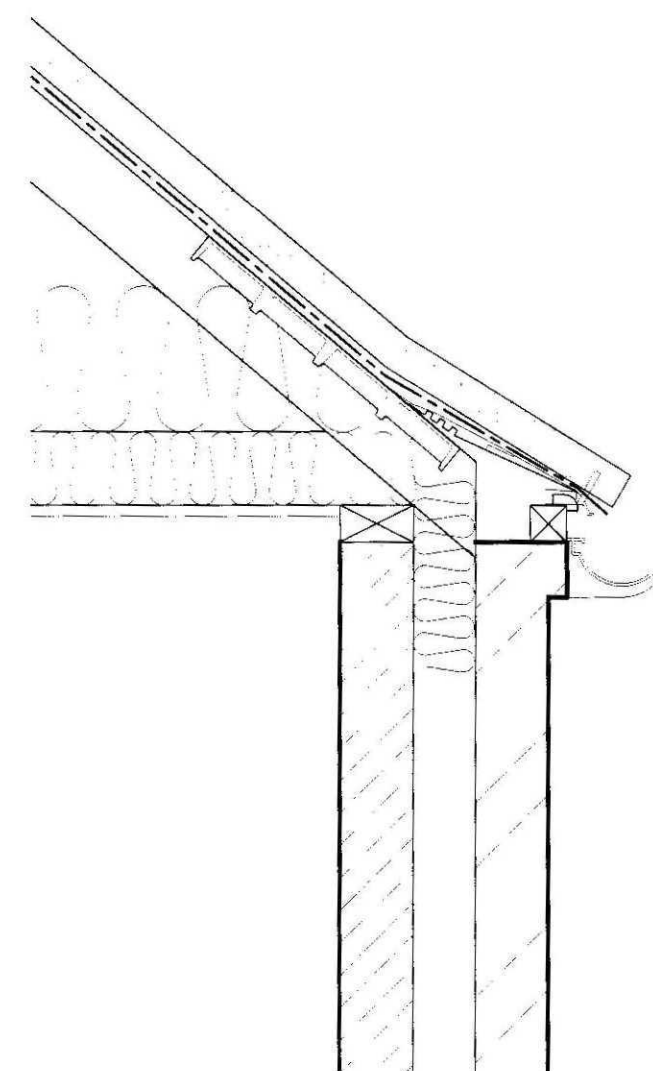
Window Detail Elevation 1:10



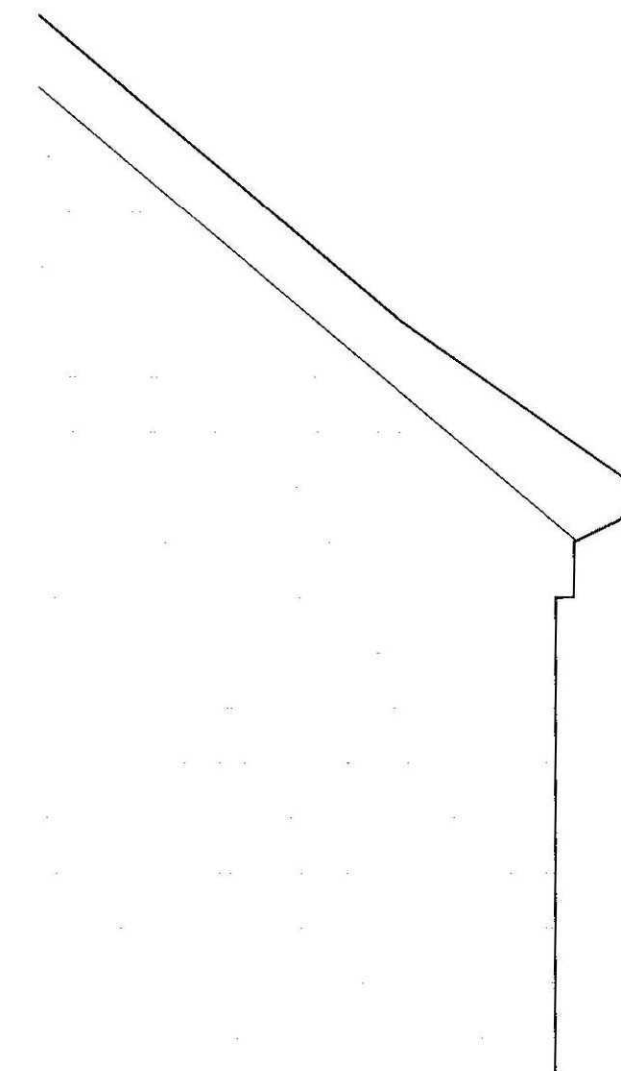
Window Section



Window Plan



Eaves Section

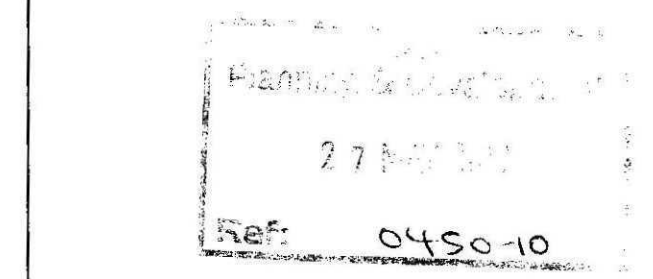


Verge Detail

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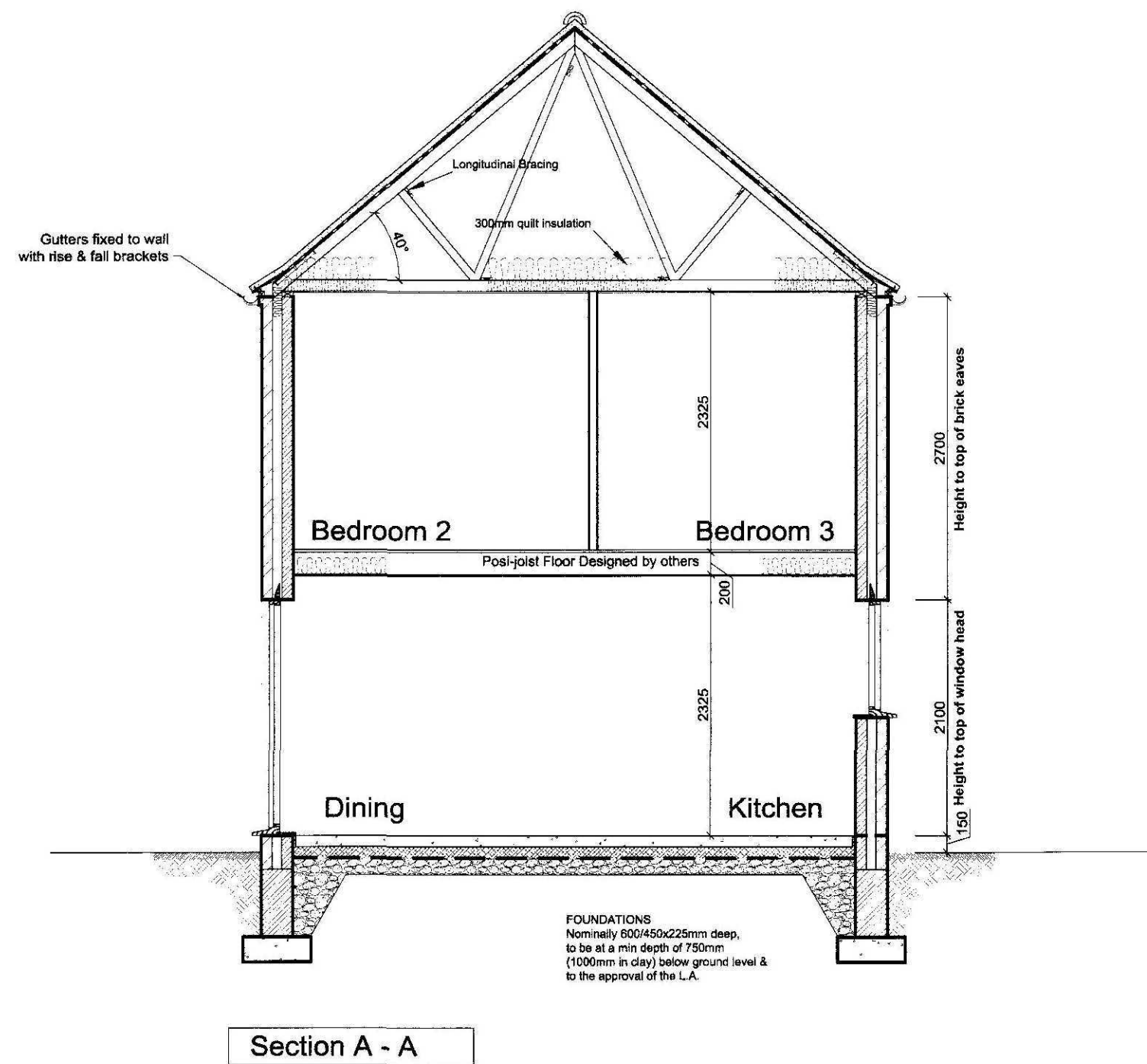


Rev.	By	Notes	Date

rdc Robert Doughty Consultancy		
32 High Street, Helpingsham Sleaford, Lincolnshire NG34 0RA Tel: 01529 421646 Fax: 01529 421358 Email: admin@rdc-landplan.co.uk Web: www.rdc-landplan.co.uk		
Client: N Pepper		
Project: South Street, Crowland		
Drawing title: Planning Details Plot 2		
Drawing No. 844-01-01-PD02	Rev.	Drawn j.r.b.
Scale 1:10 & 1:20 @ A1	Date 10-05-10	Checked

All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.

N.B. All elevations in facing brickwork unless otherwise stated



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BUILDING REGULATIONS
APPROVAL ONLY

Openings Schedule

Opening No	Opening width	Opening height	Lintel Code-Length
1	934	2100	CG70/100 - 1350
2	1800	2100	CG70/100 - 2100
3	2250	2225	CNT1A - 2550
4	915	1050	CG70/100 - 1200
5	934	2100	CG70/100 - 1350
6	915	2100	CG70/100 - 1350
7	1800	2100	CGH70/100 - 2100
8	#900	2034	CNSXA - 1200
9	#900	2034	Studwork
10	#900	2034	CNT1A - 1200
11	900	2034	CNSXA - 1200
12	915	900	CG70/100 - 1200
13	915	900	CG70/100 - 1200
14	915	900	CG70/100 - 1200
15	1200	900	CG70/100 - 1500
16	750	2034	Studwork
17	#750	2034	Studwork
18	#630	2034	Studwork
19	#630	2034	Studwork
20	#750	2034	Studwork
21	#630	2034	Studwork

Indicates 20 minute Fire Resisting Door with intumescent strip

CATNICK LINTELS SPECIFIED
LINTELS TO BE CONFIRMED WITH LINTOL MANUFACTURERS SCHEDULE & CHECKED AGAINST FLOOR JOIST AND ROOF TRUSS LAYOUT

Notes

Any Steelwork shown is indicative only. Refer to Engineers details and specification for final Design

Refer to truss manufacturers drawings for truss profiles and sizes of timber sections.

Roof trusses to be designed and fabricated by specialist in accordance with BS:5268:Part3:1998 with spacing at max. 600mm ctrs.

Longitudinal bracing and diagonal rafter and ceiling bracing to be 25x100mm basic section and fixed in accordance with BS:5268:Part3:1998 and NHBC requirements. Fixing to be 75x3.35mm galv. round wire nails to each trussed rafter member.

Roof ventilation using proprietary eaves and ridge vents in accordance with Approved Document F2.

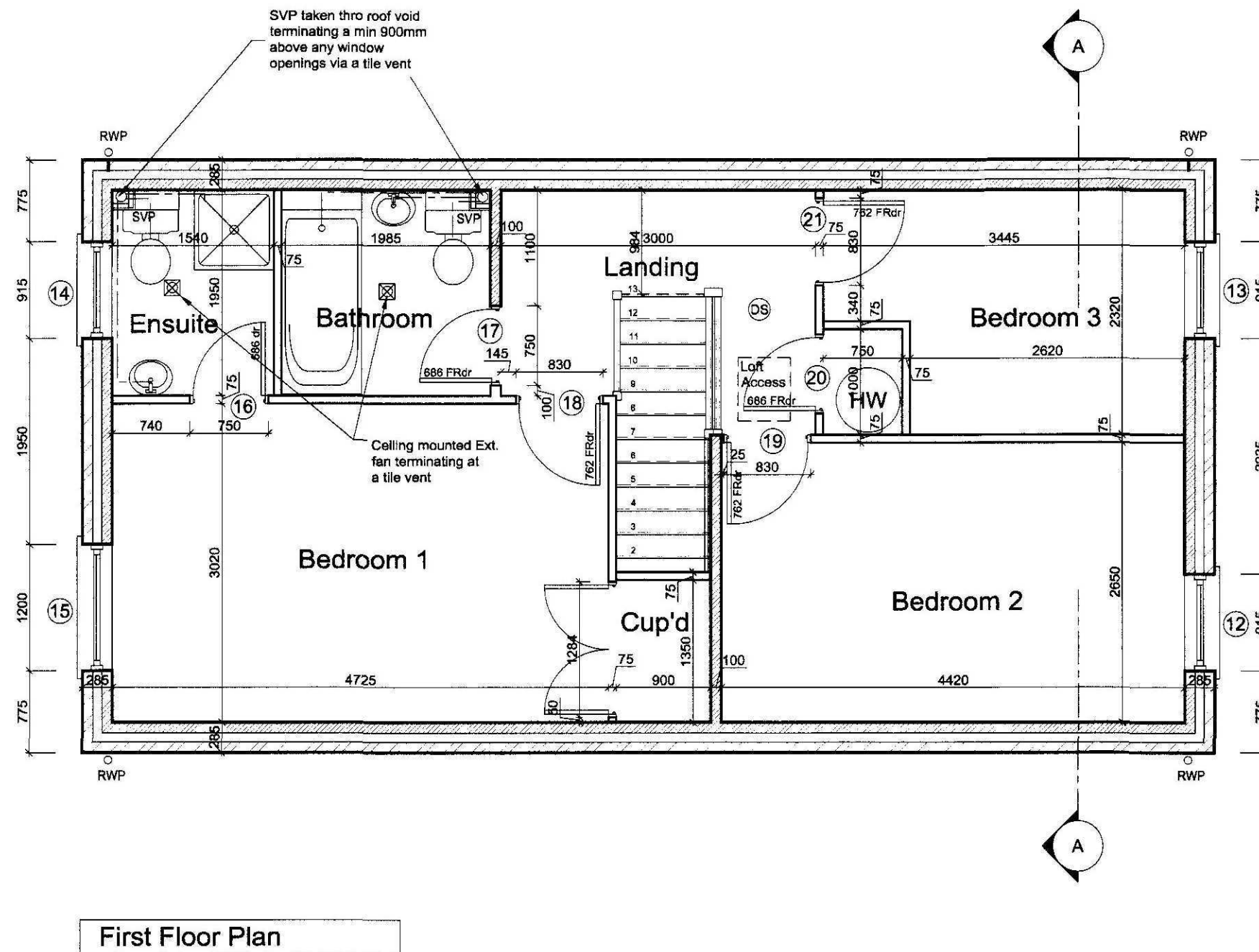
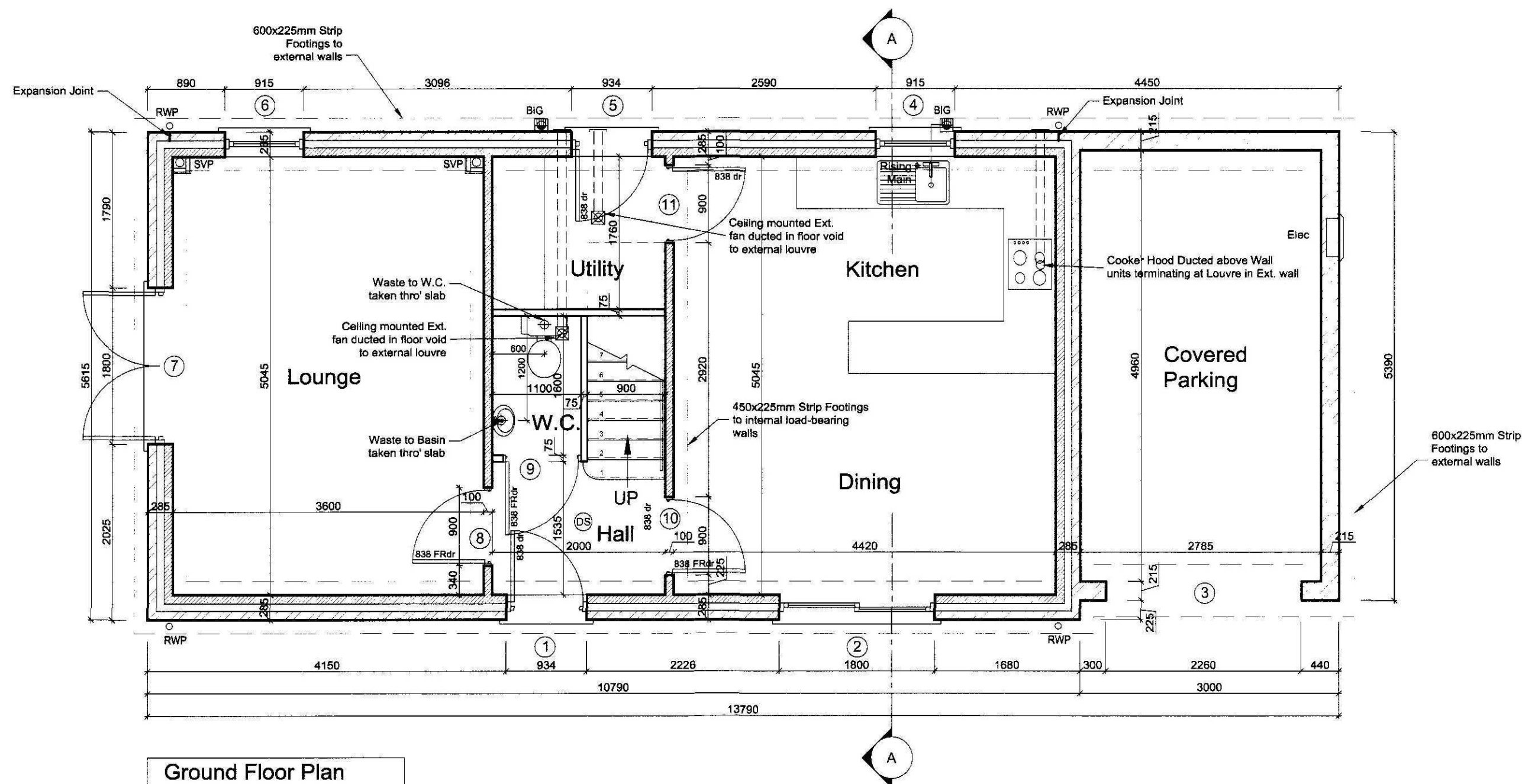
Please Note :
These drawings may be subject to the CDM Regulations and should be considered prior to work commencing on site

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A	JB	Meter box & gutter note added	10-05-10
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Rev.	By	Notes	Date

rdc Robert Doughty Consultancy		
Client: N Pepper		
Project: South Street, Crowland		
Drawing title: Building Regulation Details Plot 1		
Drawing No. 844-01-01-BR01	Rev. A	Drawn j.r.b.
Scale 1:50 & 1:100 @ A1	Date 16-04-10	Checked

All measurements should be checked against site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.

THIS DRAWING IS FOR THE
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BUILDING REGULATIONS
APPROVAL ONLY

Openings Schedule			
Opening No	Opening width	Opening height	Lintel Code-Length
1	934	2100	CG70/100 - 1350
2	915	2100	CG70/100 - 1350
3	1800	2100	CGH70/100 - 2100
4	934	2100	CGH70/100 - 1350
5	1800	2100	CGH70/100 - 2100
6	900	2034	CN100 - 1200
7	900	2034	CN100 - 1200
8	900	2034	Studwork
9	900	2034	CN5XA - 1200
10	915	1050	CG70/100 - 1200
11	915	1050	CG70/100 - 1200
12	915	1050	CG70/100 - 1200
13	830	2034	Studwork
14	830	2034	Studwork
15	750	2034	Studwork
16	750	2034	Studwork
17	830	2034	Studwork

CATN/C LINTELS SPECIFIED
LINTELS TO BE CONFIRMED WITH LINTOL MANUFACTURERS SCHEDULE & CHECKED
AGAINST FLOOR JOIST AND ROOF TRUSS LAYOUT

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and fixed in accordance with BS:5268:Part3:1998
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75x3.35mm galv. round wire nails to each
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drawings.

A JB Meter box & gutter note added 10-05-10

Rev. By Notes Date

rdc

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Web: www.rdc-landplan.co.uk

Client:

N Pepper

Project:

South Street, Crowland

Drawing title:

Building Regulation Details

Plot 2

Drawing No.

844-01-01-BR02

Rev.

A

Drawn

j.r.b.

Scale

1:50 & 1:100 @ A1

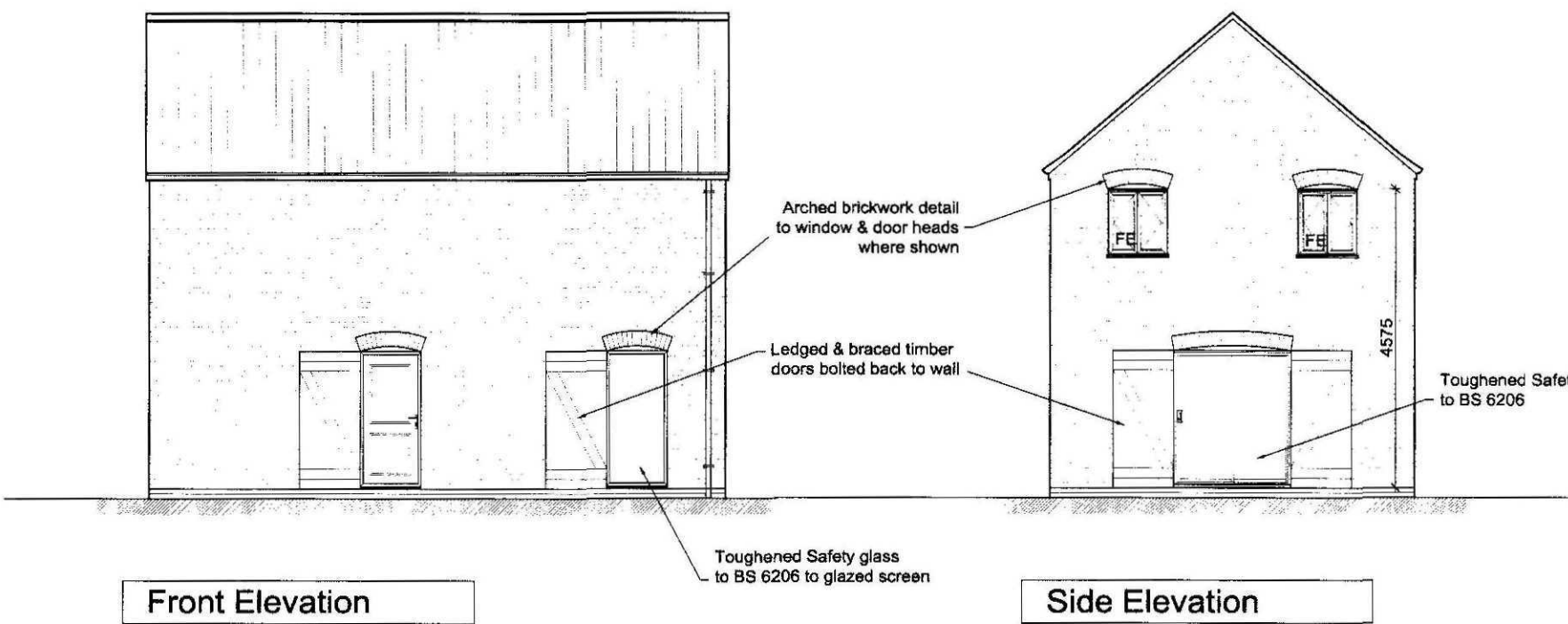
Date

14-04-10

Checked

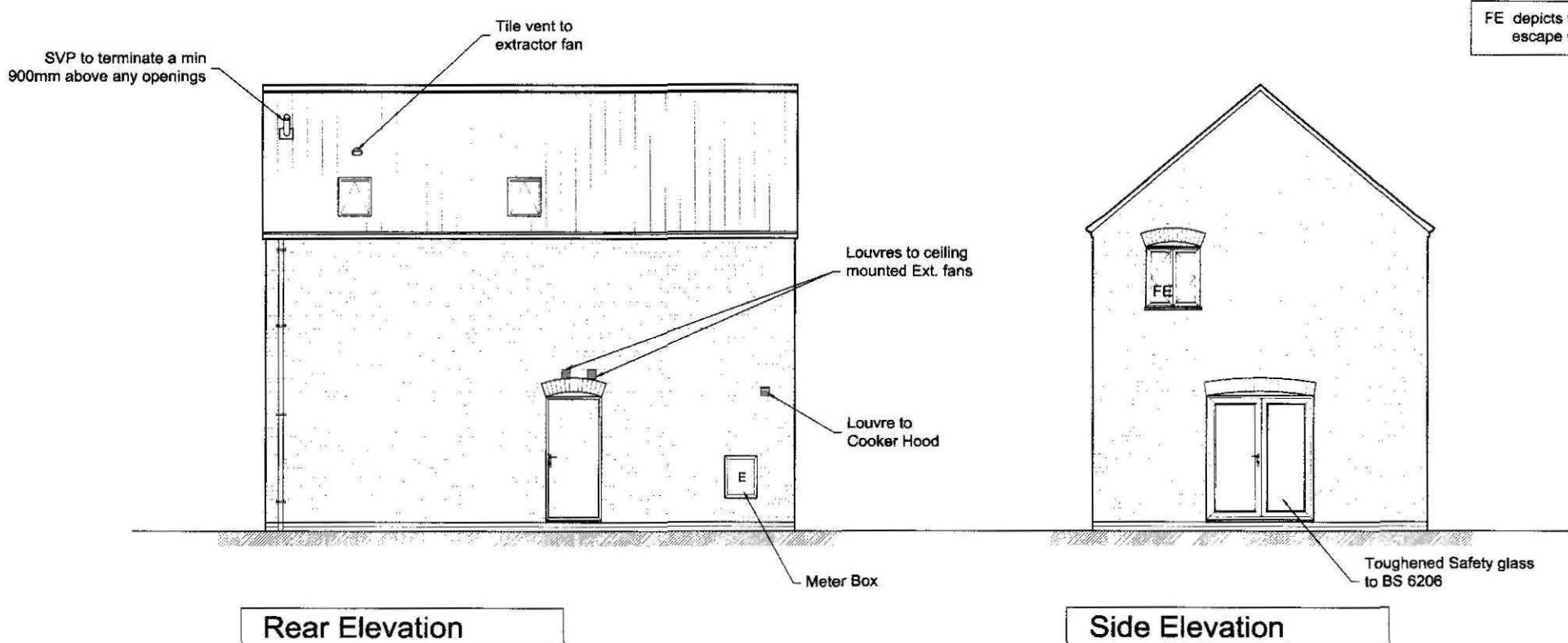
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Robert Doughty Consultancy

N.B. All elevations in facing
brickwork unless otherwise
stated



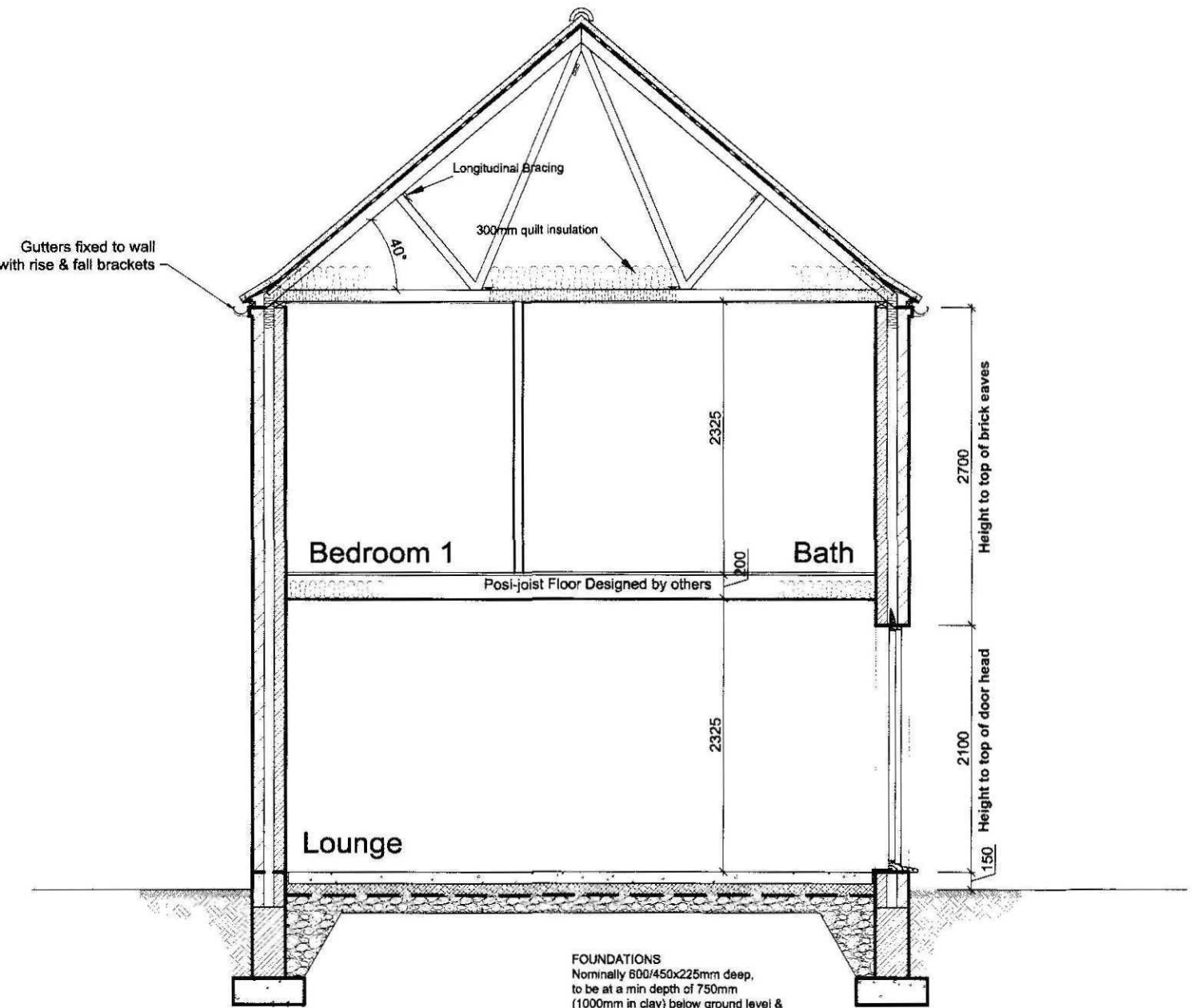
Front Elevation

Side Elevation

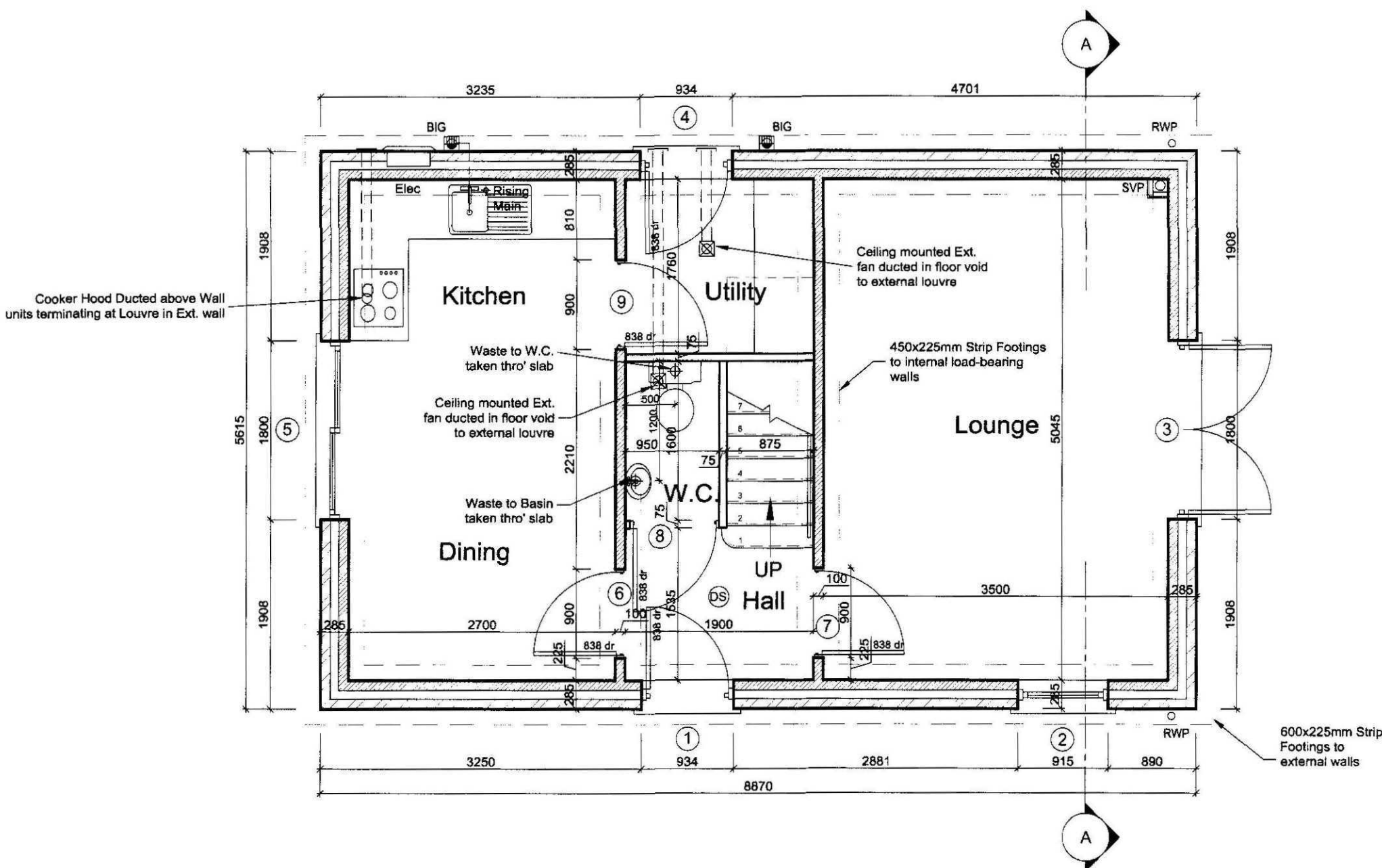


Rear Elevation

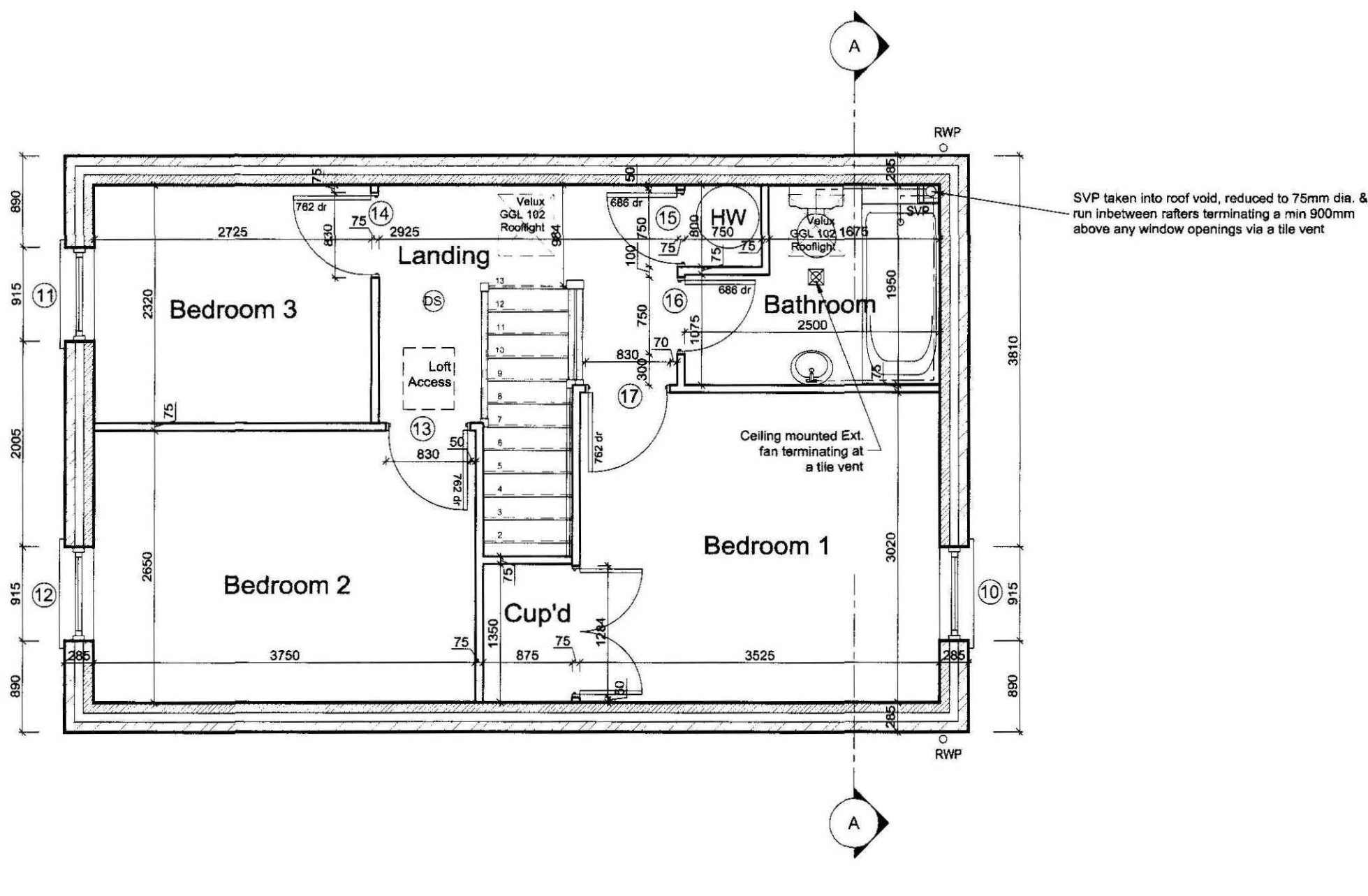
Side Elevation



Section A - A



Ground Floor Plan



First Floor Plan