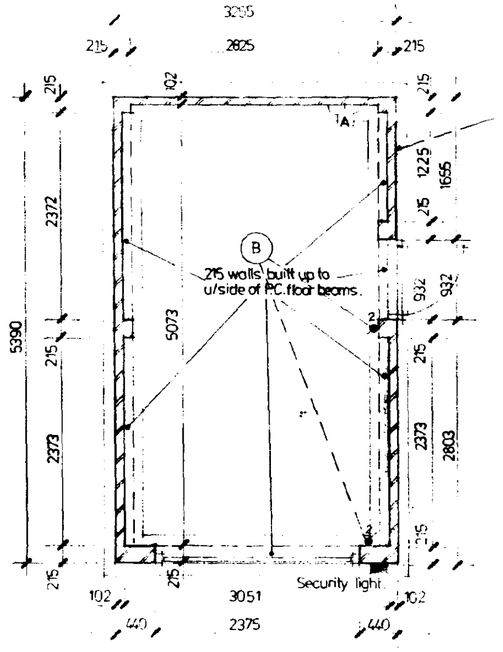
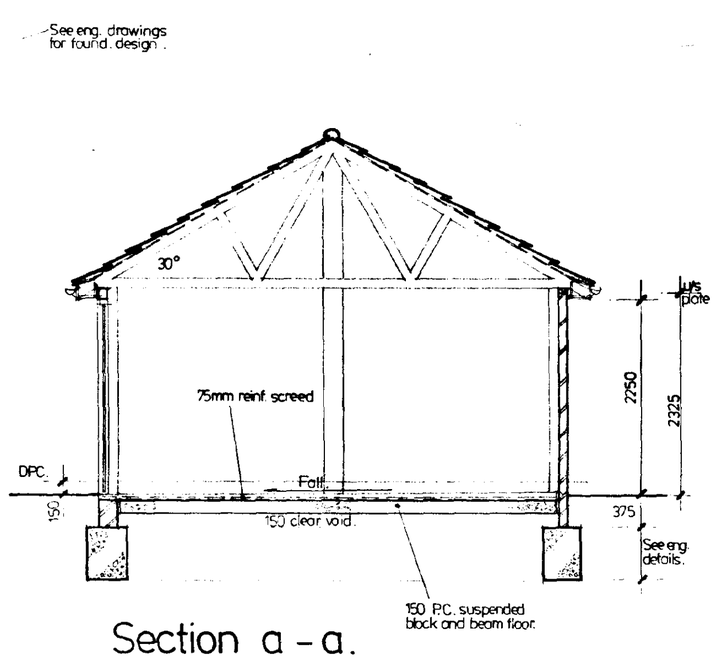


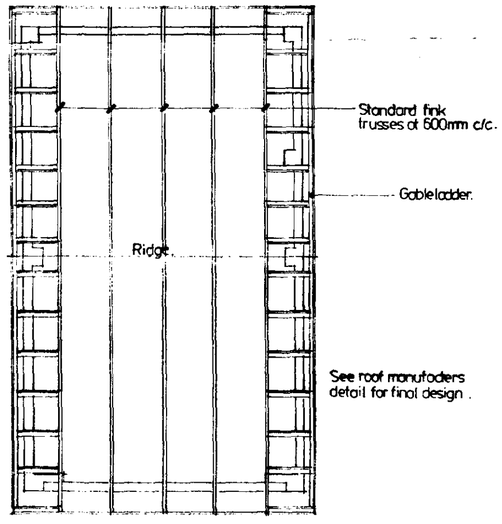
Front. Side. Rear. Side.



Plan.



Section a - a.



Roof Plan.

SOUTH HOLLAND DC
HOUSING & PLANNING
25 AUG 1999
Ref. S28/99

AMENDED PLAN
Ref.

rev	date
E	
D	
C	
B	
A	

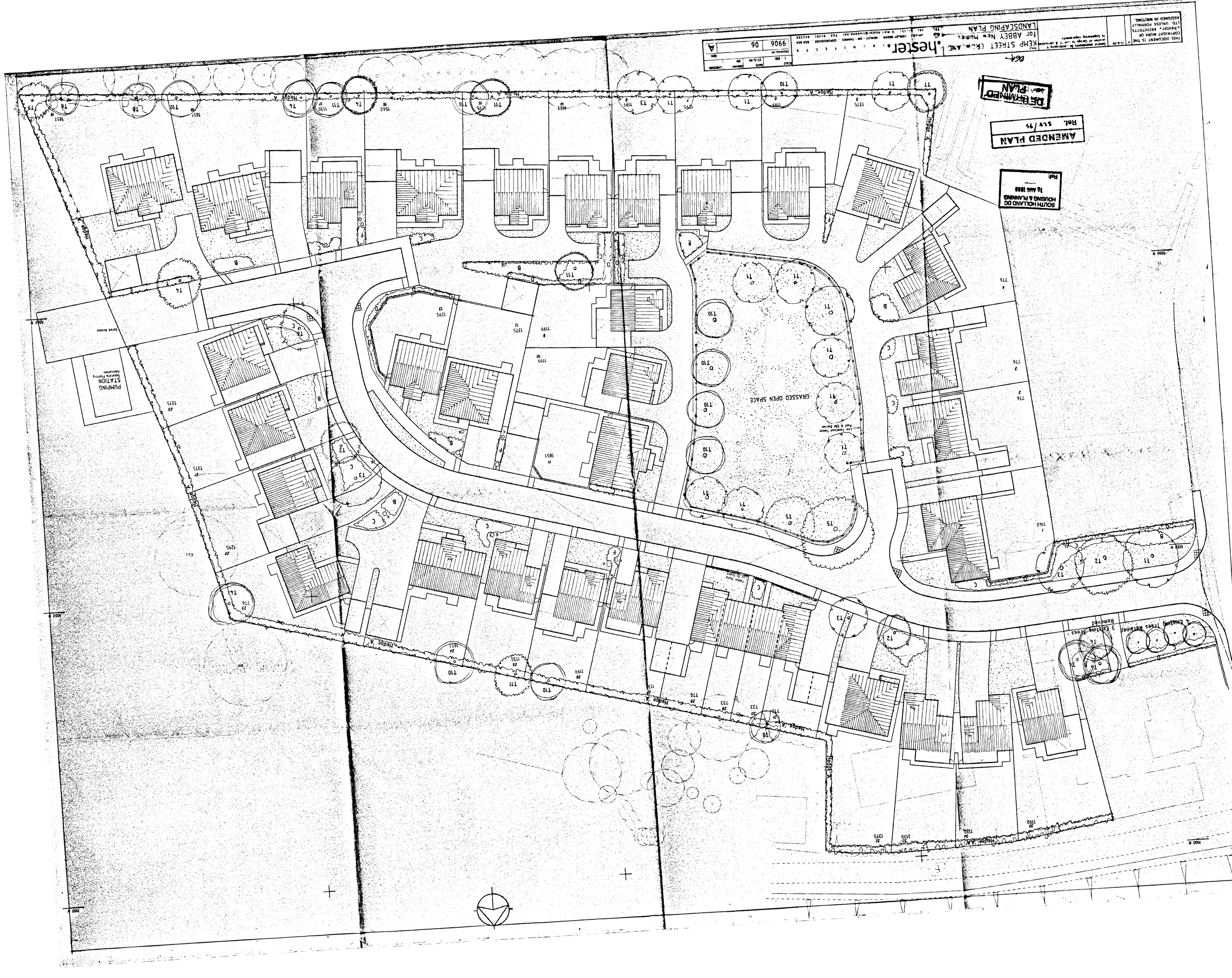
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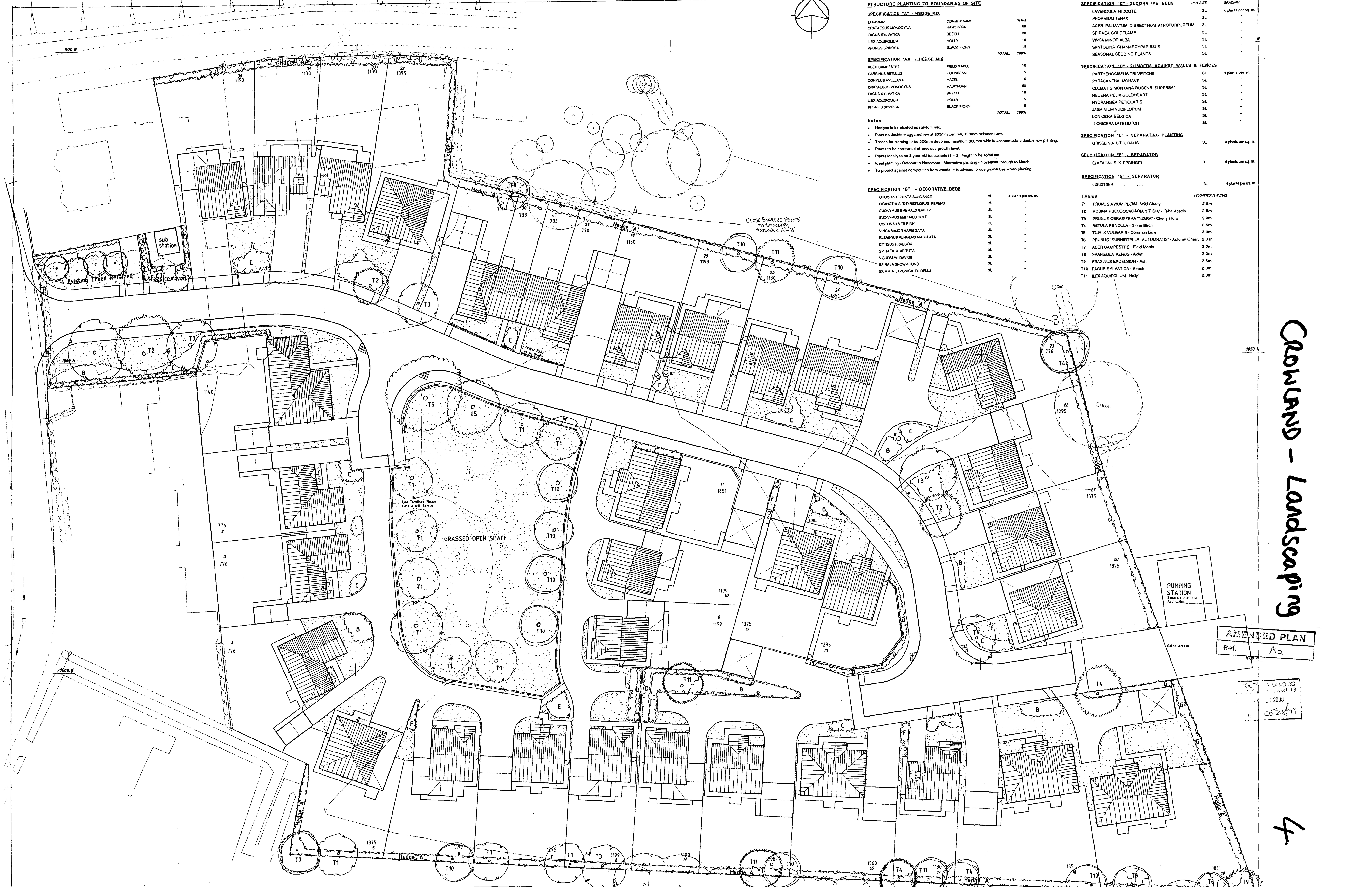
Abbey
Abbey Developments Limited,
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DT
Telephone: (01707) 651266 Fax: (01707) 646...

KEMP STREET,
CROWLAND.

DETACHED GARAGE TO PLOT 1.

scale 1:50
date AUG. 1999
drawing number
/DG1/1


DETERMINED PLAN
AMENDED PLAN
Ref. 517/95
SOUTH HOLLAND DC
HOUSING & PLANNING
16 AUG 1988
Ref.
KEMP STREET CRESCENT
for ABBEY New Homes
LANDSCAPING PLAN
Hedge A
GRASSED OPEN SPACE
PUMPING STATION
Existing Trees Retained
Remarked
Existing Trees
Gated Access



STRUCTURE PLANTING TO BOUNDARIES OF SITE

SPECIFICATION "A" - HEDGE MIX

LATIN NAME	COMMON NAME	% MIX
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	20
ILEX AQUIFOLIUM	HOLLY	10
PRUNUS SPINOSA	BLACKTHORN	10
	TOTAL:	100%

SPECIFICATION "AA" - HEDGE MIX

ACER CAMPESTRE	FIELD MAPLE	10
CARPINUS BETULUS	HORNBEAM	5
CORYLUS AVELLANA	HAZEL	5
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	10
ILEX AQUIFOLIUM	HOLLY	5
PRUNUS SPINOSA	BLACKTHORN	5
	TOTAL:	100%

Notes

- Hedges to be planted as random mix.
- Plant as double staggered row at 300mm centres, 150mm between rows.
- Trench for planting to be 200mm deep and minimum 300mm wide to accommodate double row planting.
- Plants to be positioned at previous growth level.
- Plants ideally to be 3 year old transplants (1 + 2), height to be 45/60 cm.
- Ideal planting - October to November. Alternative planting - November through to March.
- To protect against competition from weeds, it is advised to use grow-tubes when planting.

SPECIFICATION "B" - DECORATIVE BEDS

CHOISYA TERNATA SUNDANCE	3L	4 plants per sq. m.
CEANOTHUS THYRSIFLORUS REPENS	3L	"
EUONYMUS EMERALD GAIETY	3L	"
EUONYMUS EMERALD GOLD	3L	"
CISTUS SILVER PINK	3L	"
VINCA MAJOR VARIEGATA	3L	"
ELEAGNUS PUNGENS MACULATA	3L	"
CYTISUS PRAECOX	3L	"
SPIRAEA X ARGUTA	3L	"
VIBURNUM DAVIDII	3L	"
SPIRAEA SNOWMOUND	3L	"
SKIMMIA JAPONICA RUBELLA	3L	"

SPECIFICATION "C" - DECORATIVE BEDS

	POT SIZE	SPACING
LAVENDULA HIDCOTE	3L	4 plants per sq. m.
PHORMIUM TENAX	3L	"
ACER PALMATUM DISSECTRUM ATROPURPUREUM	3L	"
SPIRAEA GOLDFLAME	3L	"
VINCA MINOR ALBA	3L	"
SANTOLINA CHAMAECYPARISSUS	3L	"
SEASONAL BEDDING PLANTS	3L	"

SPECIFICATION "D" - CLIMBERS AGAINST WALLS & FENCES

PARTHENOCISSUS TRI VEITCHII	3L	4 plants per m.
PYRACANTHA MOHAVE	3L	"
CLEMATIS MONTANA RUBENS "SUPERBA"	3L	"
HEDERA HELIX GOLDHEART	3L	"
HYDRANGEA PETIOLARIS	3L	"
JASMINUM NUDIFLORUM	3L	"
LONICERA BELGICA	3L	"
LONICERA LATE DUTCH	3L	"

SPECIFICATION "E" - SEPARATING PLANTING

GRISELINIA LITTORALIS	3L	4 plants per sq. m.

SPECIFICATION "F" - SEPARATOR

ELAEAGNUS X EBBINGEI	3L	4 plants per sq. m.

SPECIFICATION "G" - SEPARATOR

LIGUSTRUM	3L	4 plants per sq. m.

TREES

		HEIGHT FOR PLANTING
T1	PRUNUS AVIUM PLENA - Wild Cherry	2.5m
T2	ROBINA PSEUDOCACACIA "FRISIA" - False Acacia	2.5m
T3	PRUNUS CERASIFERA "NIGRA" - Cherry Plum	2.0m
T4	BETULA PENDULA - Silver Birch	2.5m
T5	TILIA X VULGARIS - Common Lime	3.0m
T6	PRUNUS "SUBHIRTELLA AUTUMNALIS" - Autumn Cherry	2.0 m
T7	ACER CAMPESTRE - Field Maple	2.0m
T8	FRANGULA ALNUS - Alder	2.0m
T9	FRAXINUS EXCELSIOR - Ash	2.5m
T10	FAGUS SYLVATICA - Beech	2.0m
T11	ILEX AQUIFOLIUM - Holly	2.0m

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REV	DATE	AMENDMENT
A	13-8-99	General amendments to Landscaping & location of Garage to Unit 12 & correlation to Engineering requirements.
B	6.4.00	Substation shown, Plot 19 hedge rev.
C	4/12/00	Closeboarded fence added to rear of plots 23-27

TITLE: KEMP STREET, CROWLAND for ABBEY New Homes
LANDSCAPING PLAN

.hester. ARCHITECTS
OLD POST OFFICE . COOKLEY GREEN . HENLEY-ON-THAMES . OXFORDSHIRE . RG9 6EN
TEL : 01491 . 642351 . E-mail: hester@lineone.net . FAX : 01491 . 642350

SCALE	DATE	DRAWN	CHECKED
1 : 200	27-5-99	HV	
DRAWING Nº			REV.
9906	06		B

AMENDED PLAN
Ref. A2

0528/99

CROWLAND - Landscaping

4

STRUCTURE PLANTING TO BOUNDARIES OF SITE

SPECIFICATION "A" - HEDGE MIX

LATIN NAME	COMMON NAME	% MIX
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	20
ILEX AQUIFOLIUM	HOLLY	10
PRUNUS SPINOSA	BLACKTHORN	10
	TOTAL:	100%

SPECIFICATION "AA" - HEDGE MIX

ACER CAMPESTRE	FIELD MAPLE	10
CARPINUS BETULUS	HORNBEAM	5
CORYLUS AVELLANA	HAZEL	5
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	10
ILEX AQUIFOLIUM	HOLLY	5
PRUNUS SPINOSA	BLACKTHORN	5
	TOTAL:	100%

Notes

- Hedges to be planted as random mix.
- Plant as double staggered row at 300mm centres, 150mm between rows.
- Trench for planting to be 200mm deep and minimum 300mm wide to accommodate double row planting.
- Plants to be positioned at previous growth level.
- Plants ideally to be 3 year old transplants (1 + 2), height to be 45/60 cm.
- Ideal planting - October to November. Alternative planting - November through to March.
- To protect against competition from weeds, it is advised to use grow-tubes when planting.

SPECIFICATION "B" - DECORATIVE BEDS

CHOISYA TERNATA SUNDANCE	3L	4 plants per sq. m.
CEANOTHUS THYRSIFLORUS REPENS	3L	-
EUONYMUS EMERALD GAIETY	3L	-
EUONYMUS EMERALD GOLD	3L	-
CISTUS SILVER PINK	3L	-
VINCA MAJOR VARIEGATA	3L	-
ELEAGNUS PUNGENS MACULATA	3L	-
CYTISUS PRAECOX	3L	-
SPIRAEA X ARGUTA	3L	-
VIBURNUM DAVIDII	3L	-
SPIRAEA SNOWMOUND	3L	-
SKIMMIA JAPONICA RUBELLA	3L	-

SPECIFICATION "C" - DECORATIVE BEDS

	POT SIZE	SPACING
LAVENDULA HIDCOTE	3L	4 plants per sq. m.
PHORMIUM TENAX	3L	-
ACER PALMATUM DISSECTRUM ATROPURPUREUM	3L	-
SPIRAEA GOLDFLAME	3L	-
VINCA MINOR ALBA	3L	-
SANTOLINA CHAMAECYPARISSUS	3L	-
SEASONAL BEDDING PLANTS	3L	-

SPECIFICATION "D" - CLIMBERS AGAINST WALLS & FENCES

PARTHENOCISSUS TRI VEITCHII	3L	4 plants per m.
PYRACANTHA MOHAVE	3L	-
CLEMATIS MONTANA RUBENS "SUPERBA"	3L	-
HEDERA HELIX GOLDHEART	3L	-
HYDRANGEA PETIOLARIS	3L	-
JASMINUM NUDIFLORUM	3L	-
LONICERA BELGICA	3L	-
LONICERA LATE DUTCH	3L	-

SPECIFICATION "E" - SEPARATING PLANTING

GRISELINIA LITTORALIS	3L	4 plants per sq. m.

SPECIFICATION "F" - SEPARATOR

ELAEAGNUS X EBBINGEI	3L	4 plants per sq. m.

SPECIFICATION "G" - SEPARATOR

LIGUSTRUM	3L	4 plants per sq. m.

TREES

		HEIGHT/PLANTING
T1	PRUNUS AVIUM PLENA- Wild Cherry	2.5m
T2	ROBINA PSEUDOCACACIA "FRISIA" - False Acacia	2.5m
T3	PRUNUS CERASIFERA "NIGRA" - Cherry Plum	2.0m
T4	BETULA PENDULA - Silver Birch	2.5m
T5	TILIA X VULGARIS - Common Lime	3.0m
T6	PRUNUS "SUBHIRTELLA AUTUMNALIS" - Autumn Cherry	2.0 m
T7	ACER CAMPESTRE - Field Maple	2.0m
T8	FRANGULA ALNUS - Alder	2.0m
T9	FRAXINUS EXCELSIOR - Ash	2.5m
T10	FAGUS SYLVATICA - Beech	2.0m
T11	ILEX AQUIFOLIUM - Holly	2.0m

Hedge 'A'

4 Existing Trees Retained

4 Trees Removed

Sub station

Close Boarded Fence to Boundary between A - B

Timber Rails to Gates

Low Tanalised Timber Post & Rail Barrier

GRASSED OPEN SPACE

PUMPING STATION
Separate Planting Application

Gated Access

Exc.

AMENDED PLAN
Rec. 4.2.00

SOUTH DOWN PLANNING
6 JUL 2000
APP. 0528/99

THIS DOCUMENT IS THE COPYRIGHT WORK OF .hester. ARCHITECTS LTD. UNLESS FORMALLY ASSIGNED IN WRITING.	A	13-8-99	General amendments to Landscaping & location of Garage to Unit 17 & correction to Engineering requirements.	TITLE KEMP STREET, CROWLAND for ABBEY New Homes LANDSCAPING PLAN	.hester. ARCHITECTS OLD POST OFFICE . COOKLEY GREEN . HENLEY-ON-THAMES . OXFORDSHIRE . RG9 6EN TEL : 01491 - 642351 . E-mail:hester@lineone.net . FAX : 01491 - 642350	SCALE 1 : 200
	B	6 4 00	Substation shown, Plot 19 hedge rev			DATE 27-5-99
	C	4/12/00	Close boarded fence adjacent rear of plots 23-27 add			DRAWN HV
						CHECKED
						DRAWING No 9906 06
						REV. B

Crowland - Landscaping 4

STRUCTURE PLANTING TO BOUNDARIES OF SITE

SPECIFICATION "A" - HEDGE MIX

LATIN NAME	COMMON NAME	% MIX
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	20
ILEX AQUIFOLIUM	HOLLY	10
PRUNUS SPINOSA	BLACKTHORN	10
	TOTAL:	100%

SPECIFICATION "AA" - HEDGE MIX

ACER CAMPESTRE	FIELD MAPLE	10
CARPINUS BETULUS	HORNBEAM	5
CORYLUS AVELLANA	HAZEL	5
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	10
ILEX AQUIFOLIUM	HOLLY	5
PRUNUS SPINOSA	BLACKTHORN	5
	TOTAL:	100%

Notes

- Hedges to be planted as random mix.
- Plant as double staggered row at 300mm centres, 150mm between rows.
- Trench for planting to be 200mm deep and minimum 300mm wide to accommodate double row planting.
- Plants to be positioned at previous growth level.
- Plants ideally to be 3 year old transplants (1 + 2), height to be 45/60 cm.
- Ideal planting - October to November. Alternative planting - November through to March.
- To protect against competition from weeds, it is advised to use grow-tubes when planting.

SPECIFICATION "B" - DECORATIVE BEDS

CHOISYA TERNATA SUNDANCE	3L	4 plants per sq. m.
CEANOTHUS THYRSIFLORUS REPENS	3L	-
EUONYMUS EMERALD GAIETY	3L	-
EUONYMUS EMERALD GOLD	3L	-
CISTUS SILVER PINK	3L	-
VINCA MAJOR VARIEGATA	3L	-
ELEAGNUS PUNGENS MACULATA	3L	-
CYTISUS PRAECOX	3L	-
SPIRAEA X ARGUTA	3L	-
VIBURNUM DAVIDII	3L	-
SPIRAEA SNOWMOUND	3L	-
SKIMMIA JAPONICA RUBELLA	3L	-

SPECIFICATION "C" - DECORATIVE BEDS

	POT SIZE	SPACING
LAVENDULA HIDCOTE	3L	4 plants per sq. m.
PHORMIUM TENAX	3L	-
ACER PALMATUM DISSECTRUM ATROPURPUREUM	3L	-
SPIRAEA GOLDFLAME	3L	-
VINCA MINOR ALBA	3L	-
SANTOLINA CHAMAECYPARISSUS	3L	-
SEASONAL BEDDING PLANTS	3L	-

SPECIFICATION "D" - CLIMBERS AGAINST WALLS & FENCES

PARTHENOCISSUS TRI VEITCHII	3L	4 plants per m.
PYRACANTHA MOHAVE	3L	-
CLEMATIS MONTANA RUBENS "SUPERBA"	3L	-
HEDERA HELIX GOLDHEART	3L	-
HYDRANGEA PETIOLARIS	3L	-
JASMINUM NUDIFLORUM	3L	-
LONICERA BELGICA	3L	-
LONICERA LATE DUTCH	3L	-

SPECIFICATION "E" - SEPARATING PLANTING

GRISELINIA LITTORALIS	3L	4 plants per sq. m.

SPECIFICATION "F" - SEPARATOR

ELAEAGNUS X EBBINGEI	3L	4 plants per sq. m.

SPECIFICATION "G" - SEPARATOR

LIGUSTRUM	3L	4 plants per sq. m.

TREES

		HEIGHT ON PLANTING
T1	PRUNUS AVIUM PLENA - Wild Cherry	2.5m
T2	ROBINA PSEUDOCACACIA "FRISIA" - False Acacia	2.5m
T3	PRUNUS CERASIFERA "NIGRA" - Cherry Plum	2.0m
T4	BETULA PENDULA - Silver Birch	2.5m
T5	TILIA X VULGARIS - Common Lime	3.0m
T6	PRUNUS "SUBHIRTELLA AUTUMNALIS" - Autumn Cherry	2.0 m
T7	ACER CAMPESTRE - Field Maple	2.0m
T8	FRANGULA ALNUS - Alder	2.0m
T9	FRAXINUS EXCELSIOR - Ash	2.5m
T10	FAGUS SYLVATICA - Beech	2.0m
T11	ILEX AQUIFOLIUM - Holly	2.0m

Existing Trees Retained
4 Trees removed

Hedge 'A'

Low Tanalised Timber Post & Rail Barrier

Linear Rain Water Gully

GRASSED OPEN SPACE

sub station

PUMPING STATION
Separate Planting Application

Gated Access

1100 N
1050 N
1000 N

ARCHIVED PLAN
Ref. A//

A	13-8-99	General amendments to Landscaping & location of Garage to Unit 12 & correction to Engineering requirements.	
B	6 4 00	Substation shown, Plot 19 hedge new.	

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TITLE: KEMP STREET, CROWLAND for ABBEY New Homes
LANDSCAPING PLAN

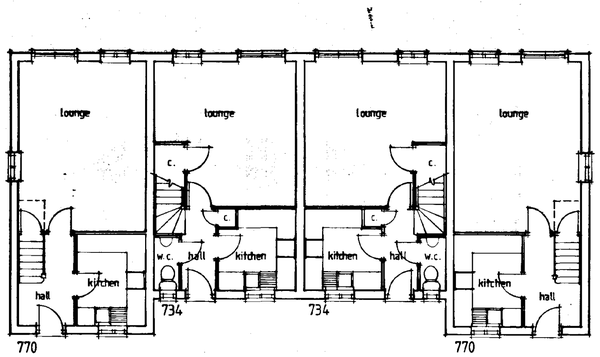
.hester. ARCHITECTS
OLD POST OFFICE . CODSLEY GREEN . HENLEY-ON-THAMES . OXFORDSHIRE . RG9 6EN
TEL: 01491 - 642351 . E-mail:hester@lineone.net . FAX: 01491 - 642350

SCALE	DATE	DRAWN	CHECKED
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DRAWING Nº			REV.
9906	06		B

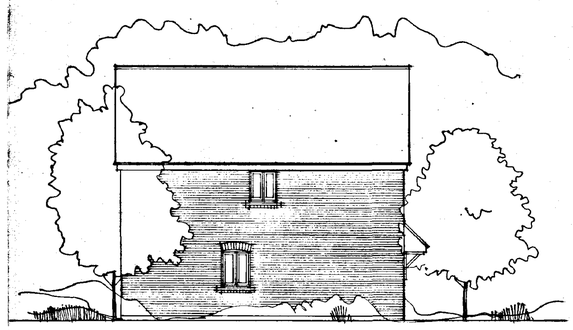
SOUTH HOLLAND DC
HOUSING & PLANNING
11 APR 2000
Ref: 528/99



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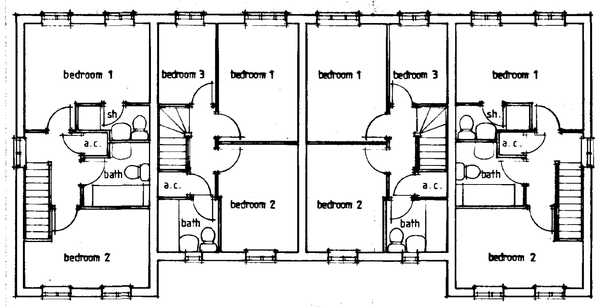


Ground Floor Plan



Side

Rear



First Floor Plan

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref. S28/99

AMENDED PLAN
Ref.

DETERMINED
PLAN

Abbey

Abbey Developments Limited
Abbey House, 9 Penshaw Road, Potters Bar, Hertfordshire, EN6 1QH
Telephone: 01707 643 000 Fax: 01707 660 616

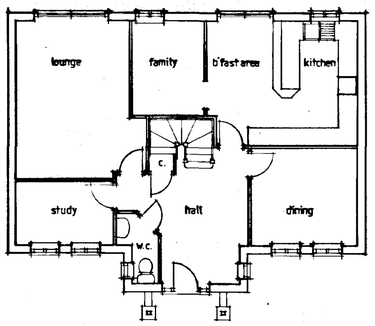
Crowland
Lincs.

House Types 734 & 770

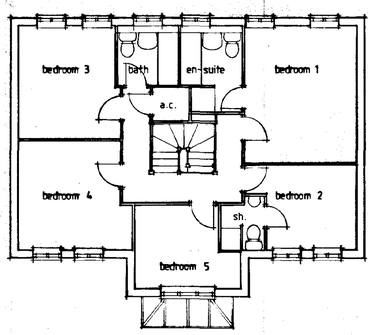
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drawn EWB



Front | Side | Rear | Side



Ground Floor Plan



First Floor Plan

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref: S18/99

AMENDED PLAN
Ref.

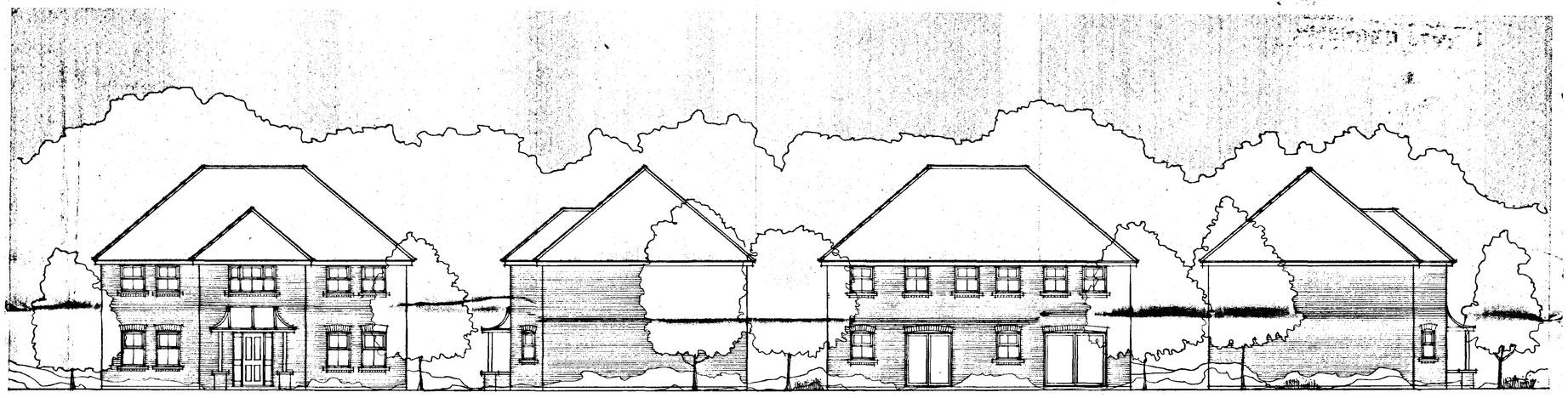
DETERMINED
PLAN

Abbey

Crowland
Lincs.

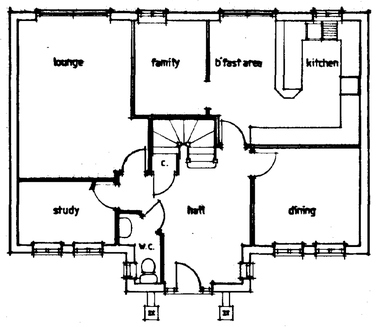
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date Aug 1999
drawn EWB

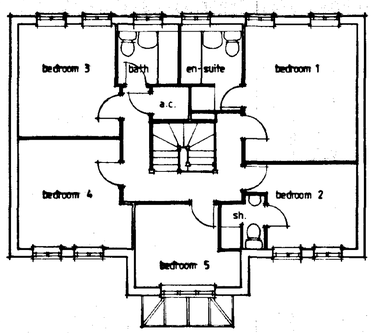


Front | Side | Rear | Side

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref: S28/99



Ground Floor Plan



First Floor Plan

AMENDED PLAN
Ref.

DETERMINED PLAN

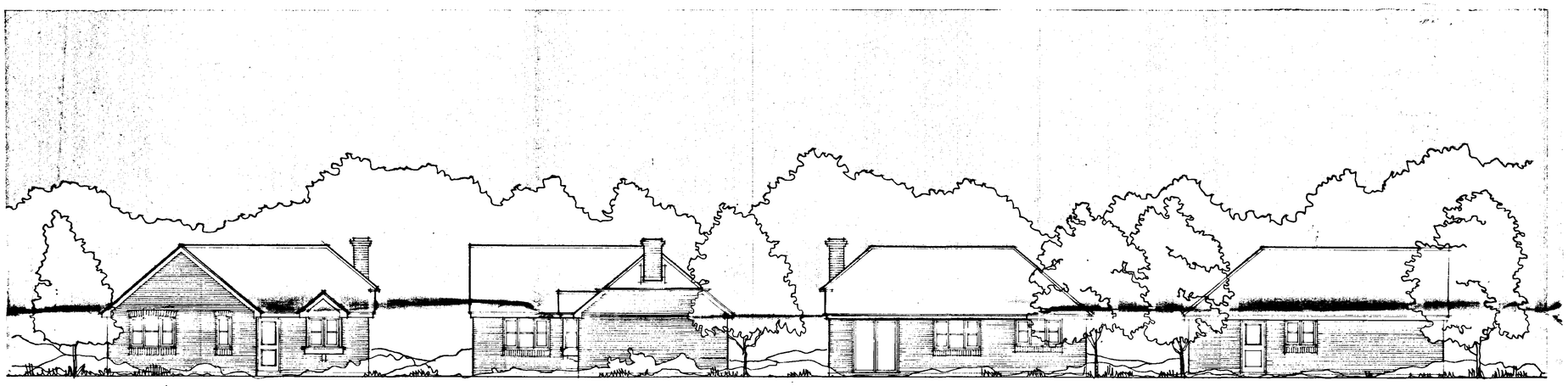
Abbey

Abbey Developments Limited
Abbey House, 2 St. Albans Road, Potters Bar, Hertfordshire EN6 1EY
Telephone (01707) 647744 Fax (01707) 646878

Crowland
Lincs.

House Type 1851 (H)

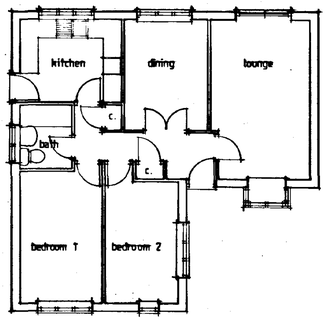
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date Aug 1999
drawn EWB



Front Side Rear Side

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref: S29/99

AMENDED PLAN
Ref.



Plan

DETERMINED
PLAN

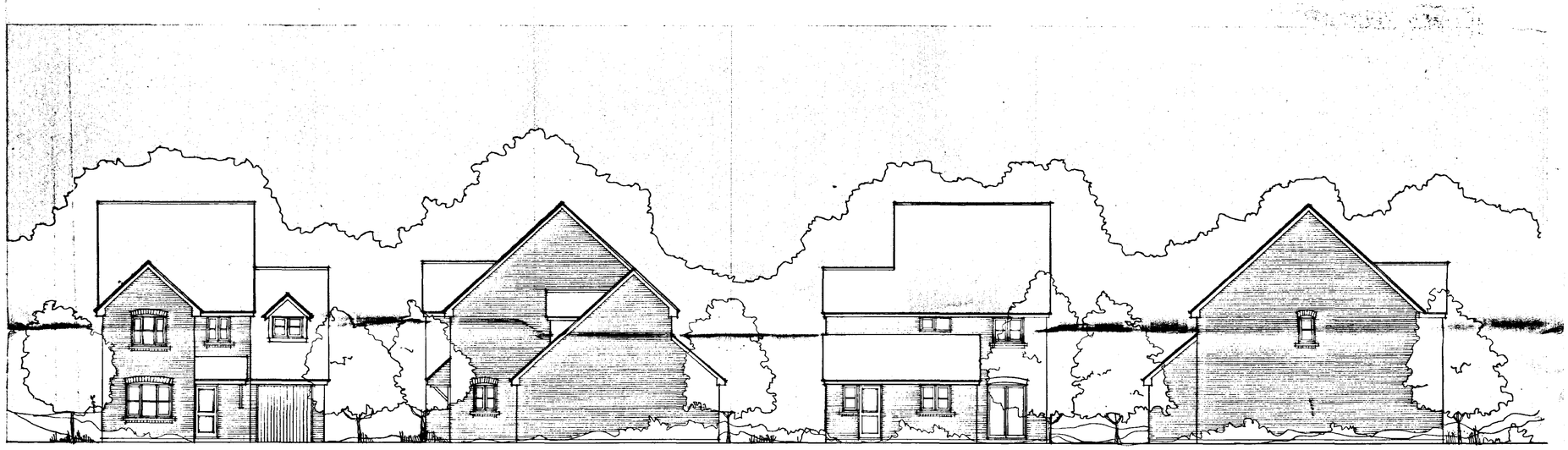
Abbey

Abbey Developments Limited
Abbey House, 73 Islington Road, Potters Bar, Hertfordshire EN6 5DA
Telephone: 01707 643261 Fax: 01707 646876

Crowland
Lincs.

House Type 776

scale 1:100
date Aug 1999
drawn EWB

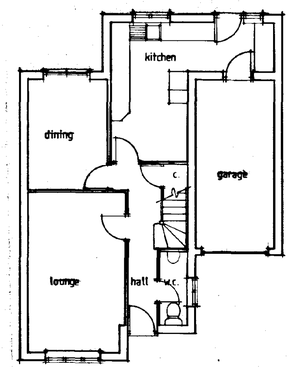


Front | Side | Rear | Side

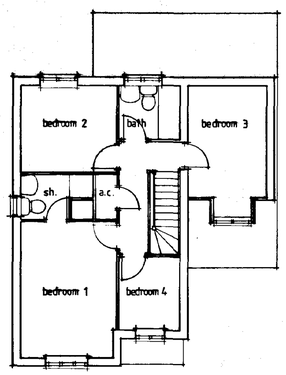
SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref: S/28/99

AMENDED PLAN
Ref.

DETERMINED
PLAN



Ground Floor Plan



First Floor Plan

Abbey

Crowland
Lincs.

House Type 1190

1:100
Aug 1999
EWB

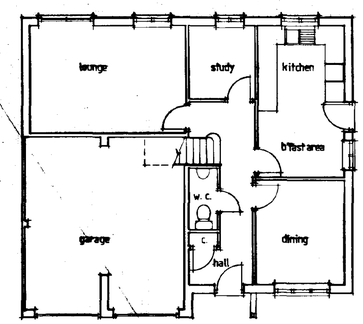


Front

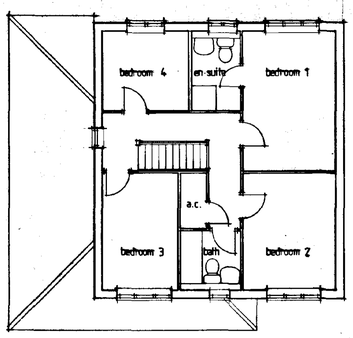
Side

Rear

Side



Ground Floor Plan



First Floor Plan

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref: S/28/99

AMENDED PLAN
Ref.

DETERMINED PLAN

Abbey

Crowland
Lincs.

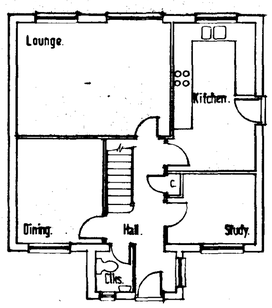
House Type 1375

scale 1:100
date Aug 1999
drawn EWB

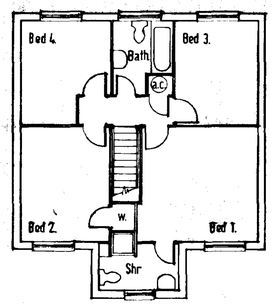
1295 – Long Melford



Front. Side. Rear. Side.



Ground Floor Plan.



First Floor Plan.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref: S28/99

AMENDED PLAN
Ref.

E		
D		
C		
B		
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rev.	date	

Abbey

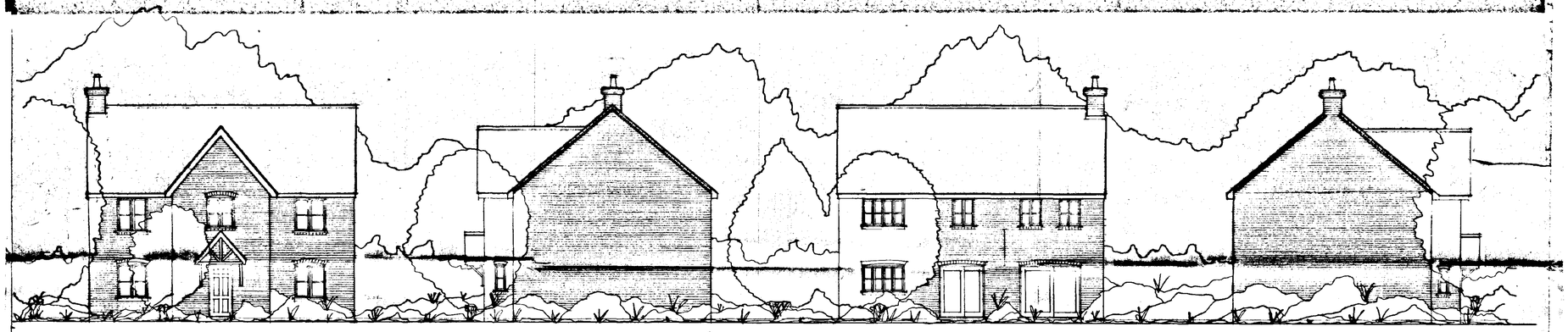
Abbey Developments Limited,
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone: (01707) 651266 Fax: (01707) 646836

DETERMINED PLAN

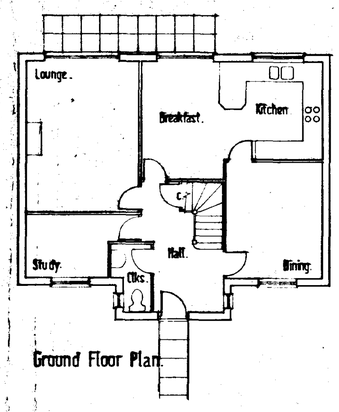
Crowland
Lincs.
House Type 1295 (Mortar Verge).

scale: 1:100 drawing number
date: Dec. 1997 1093/17
drawn: P.M.B.

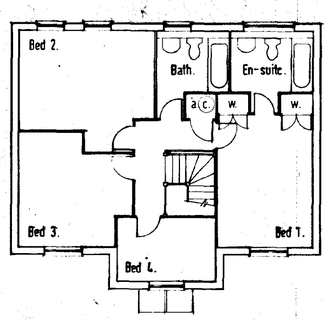
335/08 1560 Housetype



Front. Side. Rear. Side.



Ground Floor Plan.



First Floor Plan.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1999
Ref: S28/99

AMENDED PLAN
Ref.

DETERMINED PLAN

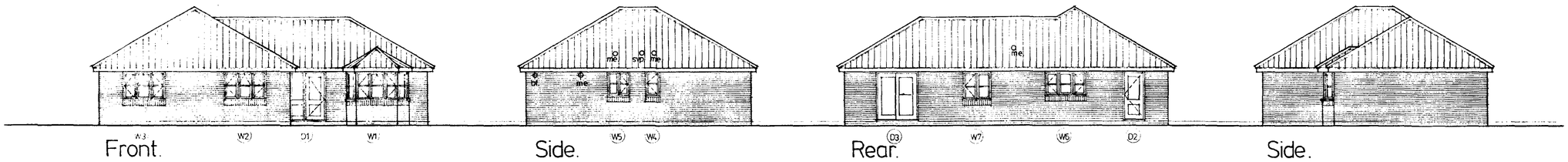
Abbey

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Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
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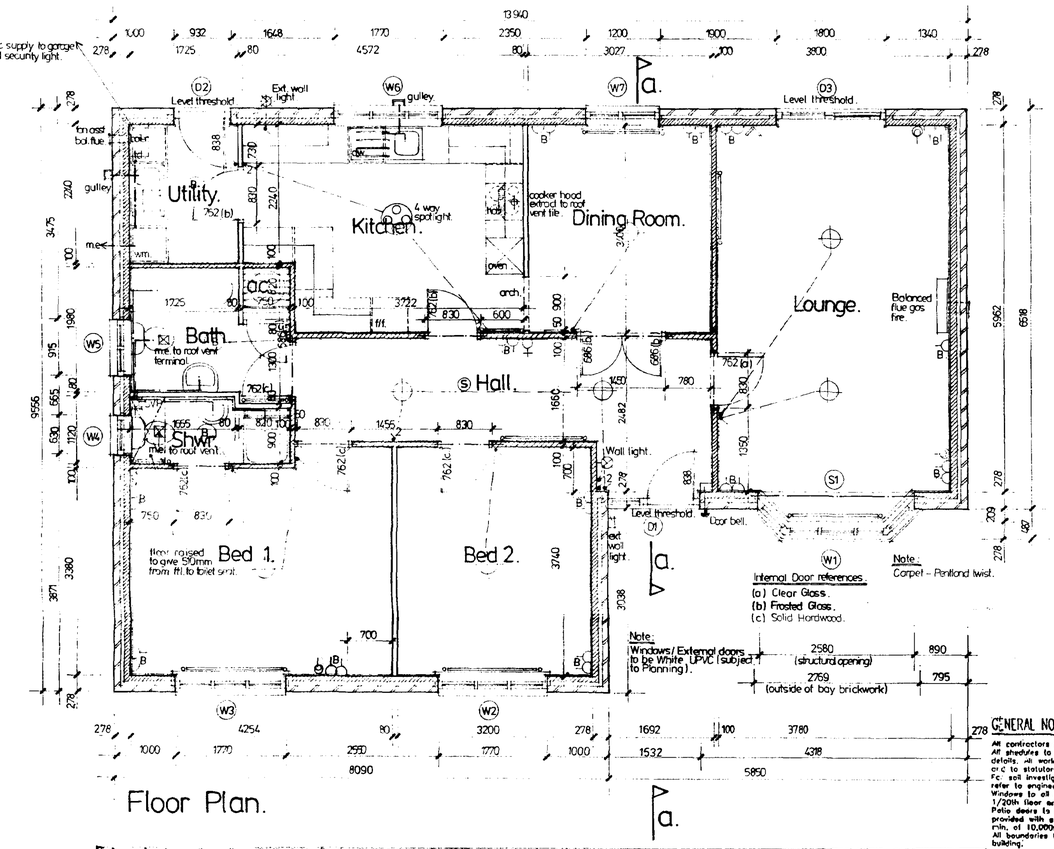
Crowland
Lincs.

House Type 1560 (Brick / Mortar Verge)

scale 1:100 drawing number 1093/18
date Dec. 1997
drawn P.M.B.

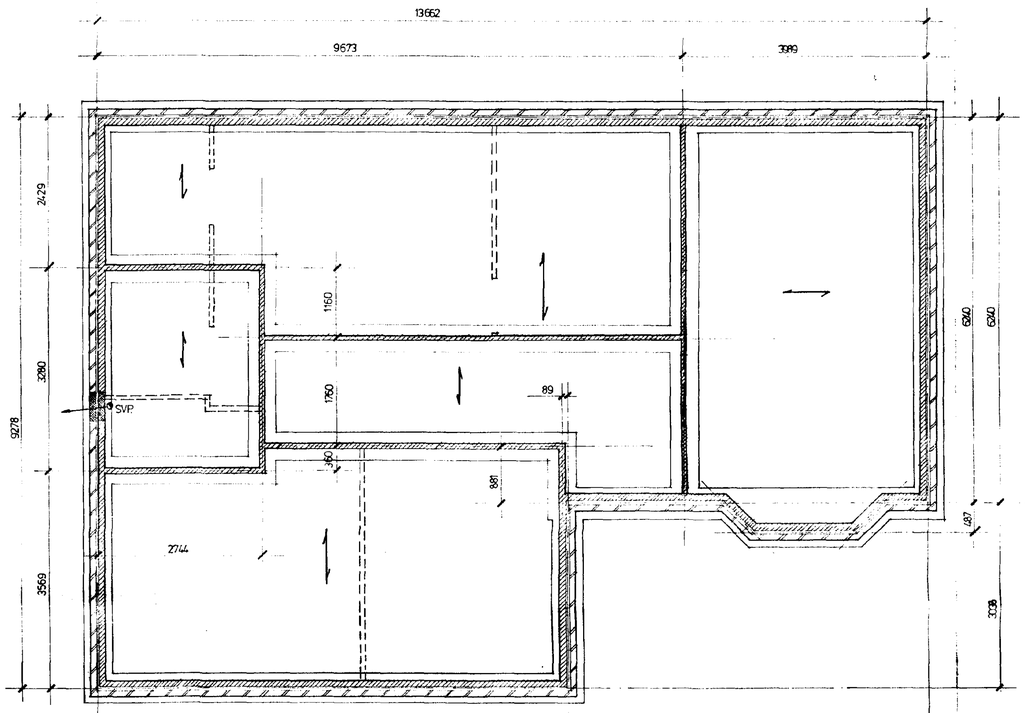


Front. Side. Rear. Side.

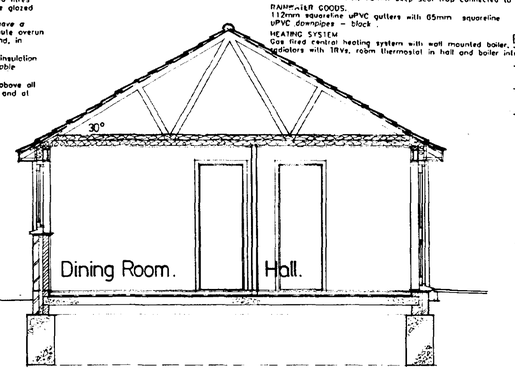


Floor Plan.

Roof Plan



Foundation Plan.



Section a - a.



Abbey Developments Limited.
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone: (0707) 651266 Fax: (0707) 646836

KEMP STREET, CROWLAND.

BUNGALOW TYPE DB2/1139.

scales 1:100, 1:50
date MAY 1999
drawn P.M.B.
drawing number /DB2/1139/1c.

GENERAL SPECIFICATION FOR RESIDENTIAL BUILDINGS UP TO 3 STOREYS. NOTE: All materials to be fixed in accordance with relevant codes of practice, British Standards, Building Regulations, manufacturers recommendations and instructions. All measurements are in mm. All structural timber to be SC4 grade unless specified otherwise. Double glazing to windows assumed unless specified otherwise. Minimum of 1m to all boundaries, all contractors to check and verify sizes on site and report any errors immediately. Do not scale.

FOUNDATIONS - Designed by engineer.
To be taken to a suitable, moisture stable base, free from any evidence of tree or shrub roots and desiccation and to be a minimum of 1m deep. Where near to trees or shrubs foundations to be to a suitable depth in accordance with NHBC current standards. Where stepped the upper level to be at least the same height as twice the height of the step and by the thickness of the foundation. Width of foundation to engineers design but to be a minimum of 450mm wide. Where sulphates are not present mix to be C20 to BS5328 (1990) pt7, otherwise to engineers design. All foundation to be to LA/NHBC approval. Where there is desiccation or tree influence forces of foundations to have 75mm "Claymaster" and 1000g polythene slip plane to take up any possible heave forces.

GROUND FLOOR
100mm concrete, C25 mix to BS5328 (1990) pt2 on 1200g polythene DPM lapped and sealed a minimum of 300mm and to be laid with DPC. DPM to be on sand blinding on 150mm well compacted hardcore. Where depth of hardcore would exceed 800mm or where there is a possibility of heave from the soil, a suspended floor of prestressed concrete beams and infill blocks (1.5N/mm2 - 1350kg) is to be used. Void below the floor to be 225mm for low, 175mm for medium and 725mm for high shrinkage potential soil. Where there is the risk of accumulation of explosive gas there are to be 215 x 65 vitrified clay engineers bricks at 1400mm centres to give an actual vent opening of at least 1500mm2 /m run of wall to cross ventilate the under floor void. Dwarfs to be laid on dry soil and to be treated with a proprietary weed killer. Floor finish to be 19mm C4 moisture resistant chipboard on 1000g polythene vapour check with 150mm taped and lapped joints on 50mm "Jabfile" insulation on floor slab.

CEILING FINISHES
12.5mm plasterboard and Artex finish to all ceilings.

EXTERNAL WALLS
Facing brick with bucket handle pointing outer leaf, 50mm clear cavity and 125mm insulating blockwork inner leaf with 9.5mm plasterboard dabbing internally. Double glazed windows with 16mm rebate to frames and water permeable sealant. Using 200mm roof insulation and 18mm chipboard on 50mm floor insulation this house would give an acceptable U value and SAP rating as long as the area of windows does not exceed 15% of the total floor area.
Brickwork to BS5628 pt3. All mortars to be class 3 unless otherwise stated (1 part OPC to 3.5 parts sand). Sand to comply with BS 200 table 1. Plasticiser to BS4887 and used strictly in accordance with manufacturers instructions.
Galvanised steel butterfly wall ties to BS1243. Two skins of common brickwork or suitable approved blockwork up to one course below ground level, followed by facing brickwork above up to DPC all in mortar with OPC. Use sulphate resisting cement where sulphates are present in the soil. Cavity filled with lime concrete mix to 225mm below DPC. Wall ties to space 750mm below DPC and 450mm centres horizontally, 450mm centres vertically at 225mm centres vertically at all gamble reveals and to be level with dry pointing downwards. PJ/thene DPC to BS8215 at minimum 150mm above finished ground level. Cavities to be closed at reveals with insulating blockwork inner leaf returned to inside face of outer leaf with "Airvalve" insulating DPC 5-screen. This is to be levelled to window/ door frames and to extend into cavity by 25mm "Supergold" lintels to manufacturers schedule. All lintels to have minimum 150mm bearings with plastic sleeve and weep holes every 450mm centres (min. of 2 per lintel) in course above bottom of lintel. All other lintels to have a cavity tray. Cavity to be closed at eaves level with galvanised slate. Roof insulation to be taken over top of wall between trusses and to extend down to cavity closer. Cavity is to be kept free from mortar droppings with a cavity batten as work proceeds. Fluid outer leaf first in max. 675mm lifts.
Cavity width to be constant throughout its height. Provide expansion joints at 12m max. centres in brickwork. Joints to be formed using 18mm gap with 20 x 5 x 200mm snap head galvanised flats at 225mm centres vertically with one end bedded with a plastic slip, where joint is at the party wall junction use galvanised butterfly ties at 225mm centres vertically to tie the external brick skin to the inner leaf either side of the party wall cavity. Use a "compriband" filler capable of being compressed down to 15% of its original width, set back from the wall face by 10mm, with a backing strip and a 2 part polysulphide sealant. Continuous plaster bond beam around window & door openings to prevent air infiltration. Walls between integral garage & hab. areas to be 150mm thick insulating blockwork (k=0.19 W/mK) & 25mm Gyproc LD laminated plasterboard internally to achieve U value of 0.51 W/m2K.

PARTITION WALLS
Metal stud partitions 81mm O/A lined in accordance with manufacturers instructions. Using 25mm mineral wool insulation quilt within partitions which separate a bath or shower room from an habitable room.

PITCHED ROOFS
Trussed rafters to CP112 to be approved by LA 21 days before erection on site. Trusses to be at max. 800mm centres with bracing, erection procedure and openings in accordance with BS5268 pt3 and the TTPA recommendations. Solid packing around perimeter to support ceiling. 100 x 50mm treated sail plates held down at 2m centres with 30 x 6mm galvanised mild steel straps. Use similar straps at 2m centres at ceiling and rafter level and taken over 3 rafters or ceiling joists with solid packing between. 150 x 25mm barge boards, 200 x 25mm fascias. 175 x 32mm valley boards. 175 x 50mm hip rafters or as specified by truss manufacturer for infill areas. 6mm external quality ply soffit boards with 38 x 38mm tanning nailed down from trusses. Provide the equivalent of a continuous 10mm gap for cross ventilation for roof pitches over 15 deg. 125mm gap for pitches under 15 deg.) at opposite eaves and around all hips. Use "Cavitvent" 594804 soffit vent or similar approved and RY 601 plastic inserts between trusses to maintain clear ventilation gap over insulation. Insulation to be 200mm thick to give a U value of 0.25W/mK. Use ORM valleys and reinforced valking tail to be used unless specified otherwise and tiled in accordance with manufacturers instructions as appropriate to the local area. Install proprietary stepped cavity trays at any roof abutment with code 4 lead flashing. Loft hatch to be insulated & draughtstripped.

RAINWATER GOODS
100mm half round gutters & 68mm circular downpipes to be uPVC

HEATING & HOT WATER
Gas fired wall mounted close & balanced flue boiler with metal guard at outlet less than 1.8m from ground level. Boiler to serve central heating system in accordance with NHBC grade 1 standard. 115 litre factory insulated indirect HW cylinder with immersion heater & cylinderstat. Pipework within 1m of hot water cylinder to be insulated.

DRAINAGE
Drainage to BS5572 (1978) and BS6367 (1983). 100mm dia. pipes to have min. fall 1:40, 150mm dia. pipes to have min. fall 1:80 or as specified on the drainage layout. All pipes to be flexible. Where pipes pass under buildings with invert levels pipes to be encased in 150mm concrete with a 13mm compressible movement joint every 3m. Where trench is further than 1m from building it is to be filled with concrete to a level below the lowest level for the building and equal to the distance from the building minus 150mm. Use 75 x 100 x 450mm long reinforced concrete p'late lintels where pipes pass through walls (maintain 50mm gap around pipes and mask gaps around pipes against the ingress of vermin.
225mm dia. access fittings to have max. 600mm invert
150mm dia. inspection chambers to have max. 1000mm invert
1200 x 750mm manholes to have max. 2700mm invert
Use 1200 x 840mm manholes for inverts over 2200mm.
All manholes to have cover and frame suitable for position of manhole.
Concrete manholes to be bedded and surrounded by 150mm of concrete.
Sink waste gullleys to be back inlet type. Use air admittance valves (AAV) with current agrement certificate where indicated.

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WINDOW SCHEDULE

No.	SIZE (WxH)	LINTEL
W1	1770x1200	
also 2 no 630x1200 (Bay)		
W2	1770x1200	
W3	1770x1200	
W4	630x1050	
W5	915x1050	
W6	1770x1050	
W7	1200x1200	

STRUCT. OPENINGS.
S1 2580 Clear

DOOR SCHEDULE

No	ROOM	SIZE (WxH)	LINTEL
D1	Entrance	1532x2100	
D2	Utility	932x2100	
D3	Lounge	1800x2100	

AMENDED PLAN
Ref.

rev	date	
E		
D		
C	18.8.99	AMENDED TO SUIT CLIENTS REQUIREMENTS.
B	16.6.99	Amended to suit clients and engineers requirements.
A	25/5/1999	Buttress wall added between lounge and dining/ hall.

PLANNING PLAN

GLAZING
Glazing in the following locations shall be safety glass to BS 6206. 1981.
a) All glass occuring within the area below 800mm above ffl.
b) All glass within doors and adjoining sidelights within 300mm of door. Where panes in doors exceed 900mm in any direction glass shall be to Class C.
Small panes with a maximum width of 250mm and less than 0.5m² between glazing beads may be of 6mm Annealed Glass.

GENERAL NOTES
All contractors to verify sizes and details on site. All shedules to be checked against manufacturers details. All work to comply with NHBC Specifications and to statutory regulations.
Fc. soil investigation and structural calculations refer to engineers details.
Windows to all rooms to have greater opening than 1/20th floor area of room serving.
Patio doors to lounge to be double glazed and provided with a high level ventilator which gives a min. of 10,000sq mm of natural ventilation.
All boundaries to be a minimum of 1m away from building.

All windows, except where specified, to be double glazed sealed units to BS 5713 and kitemarked; to be fitted with a water vapour permeable sealant, a min. 15mm rebate and in accordance with manufacturers instructions.
All windows to hab. rooms to have a controllable trickle vent giving 8000sq mm background ventilation and 4000sq mm fitted to the top rail of the opening sash.

All kitchens to have a mechanical extract ventilator giving an extraction rate of not less than 60 litres per second, fitted to the non-opening single glazed sash or 30 l/s cooker hood.
Any room containing a bath or shower to have a mechanical extract ventilator, with a 15 minute overrun and an extraction rate of 15 litres per second, in order to achieve 3 air changes per hour.
3ox lintels to have min. 25mm polystyrene insulation fitted. All lintels in cavity walls to have suitable stop ends fitted
Alternate perpends left open for weepholes above all lintels within cavity walls (min. 2 per lintel) and at 2m max. centres below DPC level.

2:325 u/s plate
2:100 door/win.head
1:050 upper cill
0:900 lower cill
FFL/DPC 0.000
top of slab -0.075
SFL 0.150
top of found -0.300

PLUMBING
All sanitaryware pipework above ground level to comply with BS 5572 1978. Waste pipes and svp's to be in uPVC to BS 4514. No other waste pipe is to be within 200mm of the W.C. conection to stack. Cleaning access points are to be provided to all waste pipes, where change of direction occurs and at the base of all svp. Svp's are to be taken up through the roof space and connected to a ridge terminal unless otherwise stated. Svp ducts constructed of 12.7mm thick plasterboard on 50x50mm softwood framing with removeable access panels using cups and screws at appropriate points. Svp's to be wrapped in 25mm mineral wool insulation.

Wastes to be as follows:
Sink - 38mm dia., 75mm deep seal trap connected to svp.
Basins - 32mm dia., 75mm deep seal trap connected to svp.
W.C. - 100mm dia., ground floor with "S" trap taken to FW manhole, first floor with "P" traps connected to svp.
Bath - 38mm dia., 75mm deep seal trap connected to svp.
Shower - 38mm dia., 75mm deep seal trap connected to svp.

RAINWATER GOODS.
112mm squaredine uPVC gutters with 65mm squaredine uPVC downpipes - black

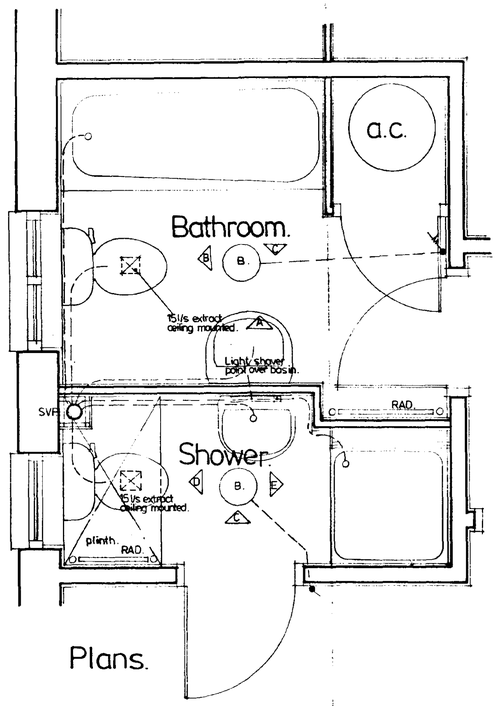
HEATING SYSTEM
Gas fired central heating system with wall mounted boiler. Radiators with TRVs, room thermostat in hall and boiler interlock.

Imposed snow loading to roof to be as follows:
a. Up to 100m above ordnance datum = 0.75kn/m2
b. Between 100m-200m above ordnance datum = 1.00kn/m2
c. Above 200m ordnance datum to BS 6399 pt.3

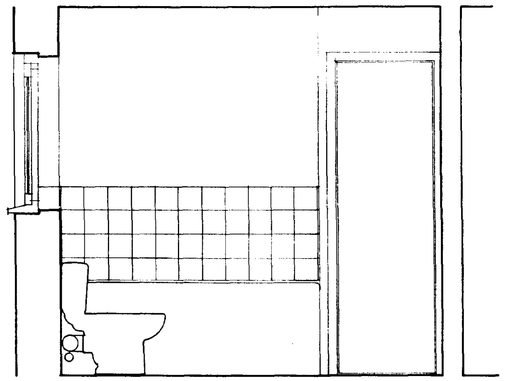
(S) = mains operated, self-contained, smoke detectors to be interconnected. If more than one, and wired to a separate fused circuit to BS 5446 pt 1.

ELECTRICAL LEGEND

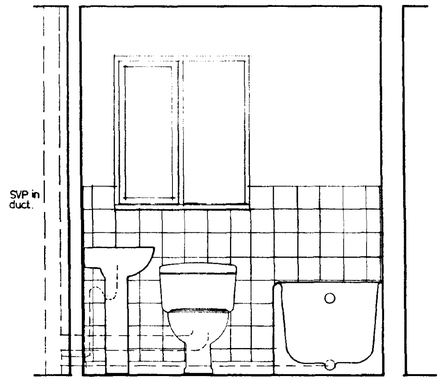
- A — Double SSO 1070mm above FFL
- B — Double SSO 225mm above FFL
- X — 15 amp switched spur for immersion heater
- One way twich
- Two way twich
- Ceiling pull cord switch
- Light switch on line diagram circuit with multiple switches wired in parallel/ceiling or wall light according to position
- T.V. outlet
- B.T. outlet
- Shaver and light point
- Thermostat
- (S) — Mains operated self contained interconnected smoke detectors to BS5446 pt1 to a seperate fused circuit
- Pendant light fitting
- (B) — Batten light fitting
- Extract fan (required extract rate shown for specific situation in l/s)
- Radiator - indicative sizes only
- P/T — DP switch and programmer for boiler
- Fluorescent light fitting and diffuser



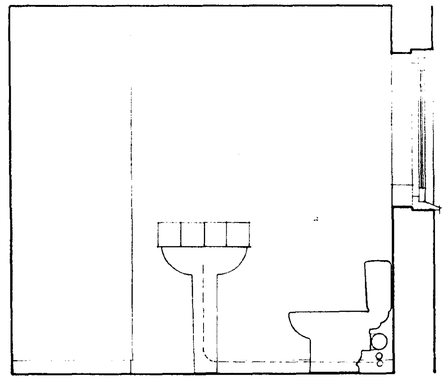
Plans.



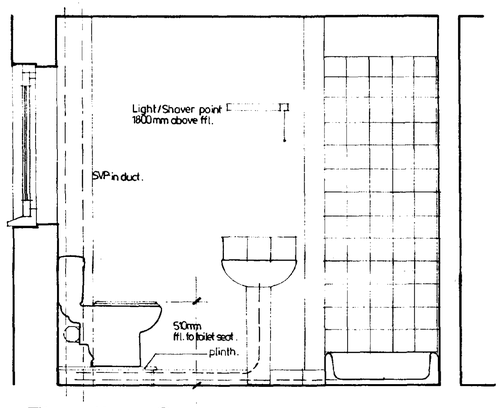
Elevation A.



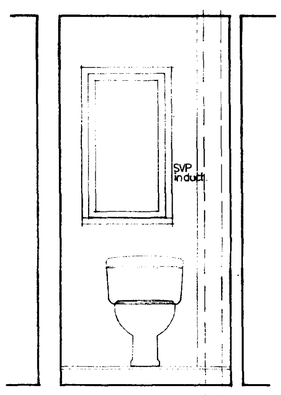
Elevation B.



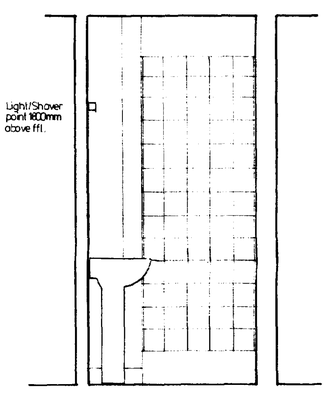
Elevation C.



Elevation C.



Elevation D.



Elevation E.

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AMENDED PLAN
Ref.

E		
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B		
A	17.8.99	AMENDED TO SUIT WORKING DRG & CLIENTS REQUIREMENTS
rev	date	

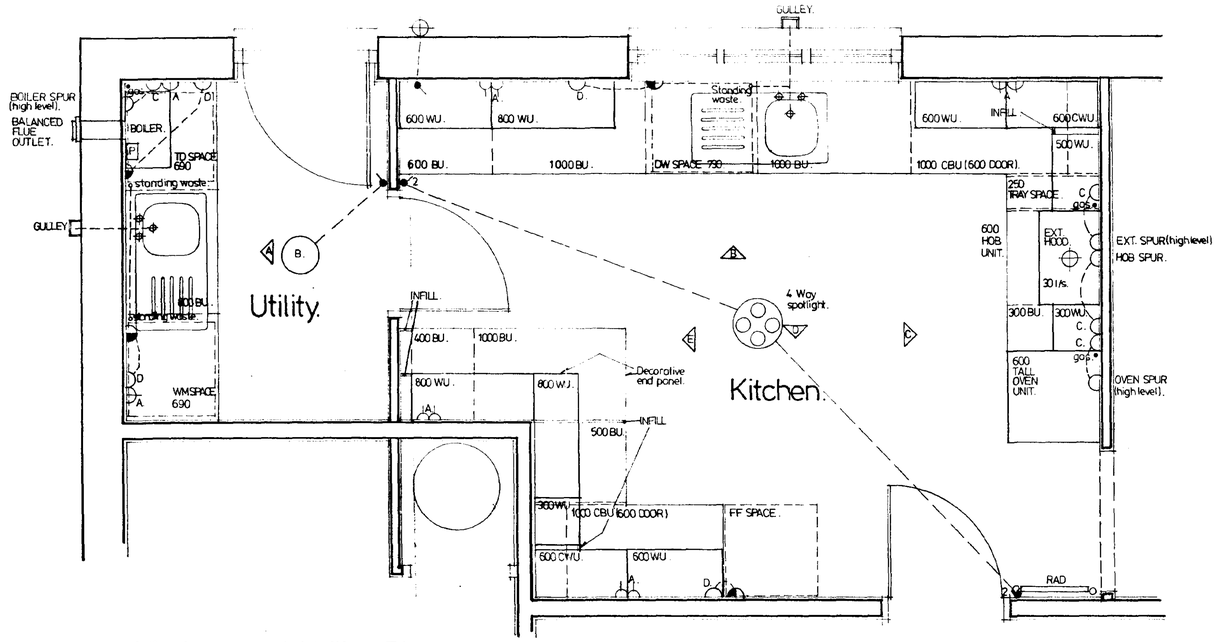
Abbey

Abbey Developments Limited,
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Telephone: (0707) 651266 Fax: (0707) 646836

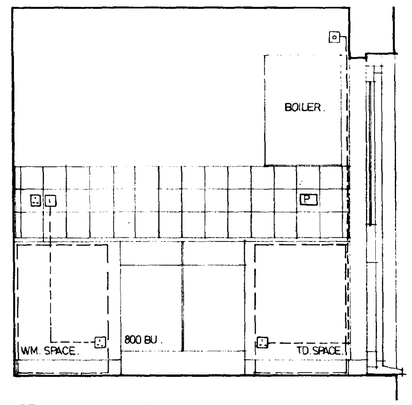
KEMP STREET,
CROWLAND.

BUNGALOW TYPE DB2/1139,
BATHROOM/SHOWER DETAILS.

scales 1:20	drawing number
date JUNE 1999	/DB2/1139/3A
drawn P.M.B.	



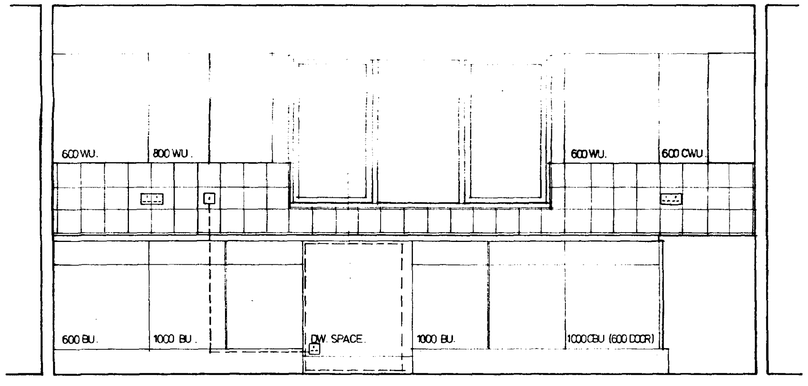
Kitchen and Utility Plans.



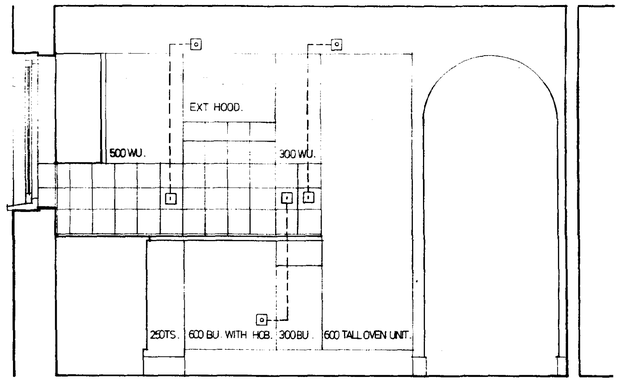
Elevation A.

Key.

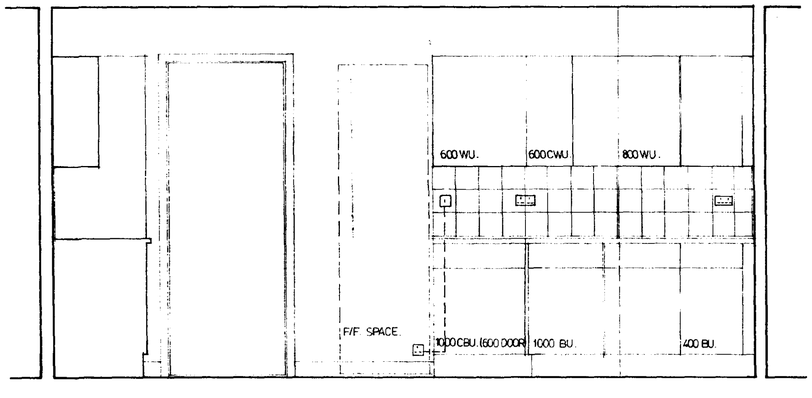
- TWO WAY SWITCH.
- ONE WAY SWITCH
- A — DOUBLE SSO 1055 ABOVE FFL
- B — DOUBLE SSO 225 ABOVE FFL
- C — DP SWITCH TO SPUR (30 amp when oven)
- D — DP SWITCH TO SO IN APPLIANCE SPACE.
- P — BOILER PROGRAMMER.



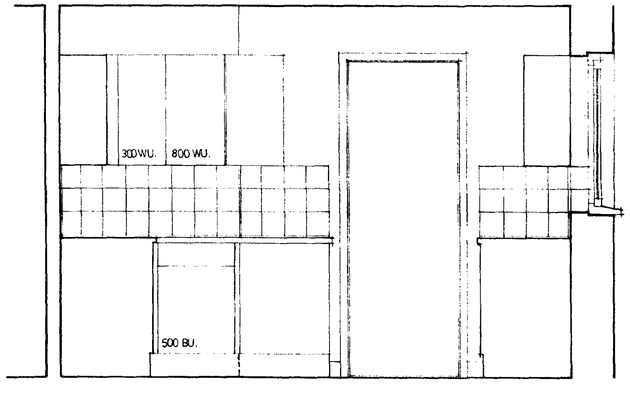
Elevation B.



Elevation C.



Elevation D.



Elevation E.

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HOUSING & PLANNING
25 AUG 1999
Date 5/8/99
AMENDED PLAN
Ref.

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B		
A	18.8.99	AMENDED TO SUIT CLIENTS REQUIREMENTS.

Abbey Developments Limited.
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone: (0707) 651266 Fax: (0707) 646836

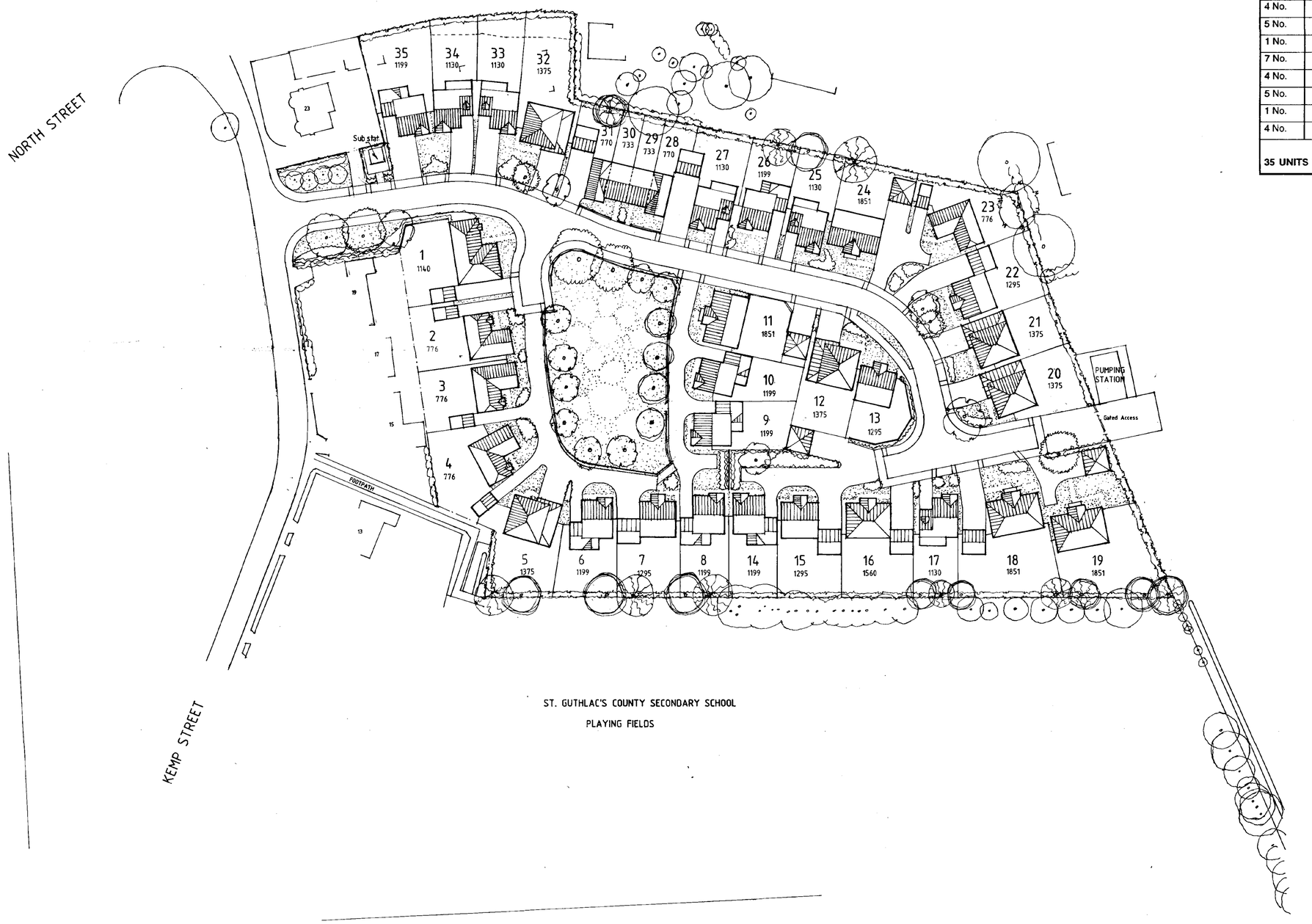
KEMP STREET,
CROWLAND.

DETERMINED PLAN

BUNGALOW TYPE DB2/1139,
KITCHEN/UTILITY DETAILS.

scales 1:20
date JUNE 1999
drawn P.M.B

drawing number
DB2/1139/2 A



SCHEDULE			
2 No.	733	HOUSES	1466
2 No.	770	HOUSES	1540
4 No.	776	BUNGALOWS	3104
5 No.	1130	HOUSES	5650
1 No.	1140	BUNGALOWS	1140
7 No.	1199	HOUSES	8393
4 No.	1295	HOUSES	5180
5 No.	1375	HOUSES	6875
1 No.	1560	HOUSES	1560
4 No.	1851	HOUSES	7404
35 UNITS TOTAL			**= 42, 312 SQ.FT.**

N

SOUTH HOLLAND DC
HOUSING & PLANNING
11 APR 2000
Ref:

SOUTH HOLLAND DC
HOUSING & PLANNING
11 APR 2000
Ref: S28/99

NOTES
All dimensions must be checked on site and not scaled from this drawing.

D	6 4 00	Sub station added
C	18 8 99	Roof shading revised
B	12-8-99	Drawing redrawn to Client & L.A. Landscape requirements
	Date	Revisions

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ARCHITECTS

OLD POST OFFICE
COOKLEY GREEN
HENLEY ON THAMES
OXFORDSHIRE
RG9 6EN
TEL: 01491 - 642 351
FAX: 01491 - 642 350
E-M: hester@lineone.net

Client
ABBEY DEVELOPMENTS LTD.

Job Title
KEMP STREET, CROWLAND
Scheme 5
for
ABBEY NEW HOMES

Drawing Title
GENERAL LAYOUT PLAN

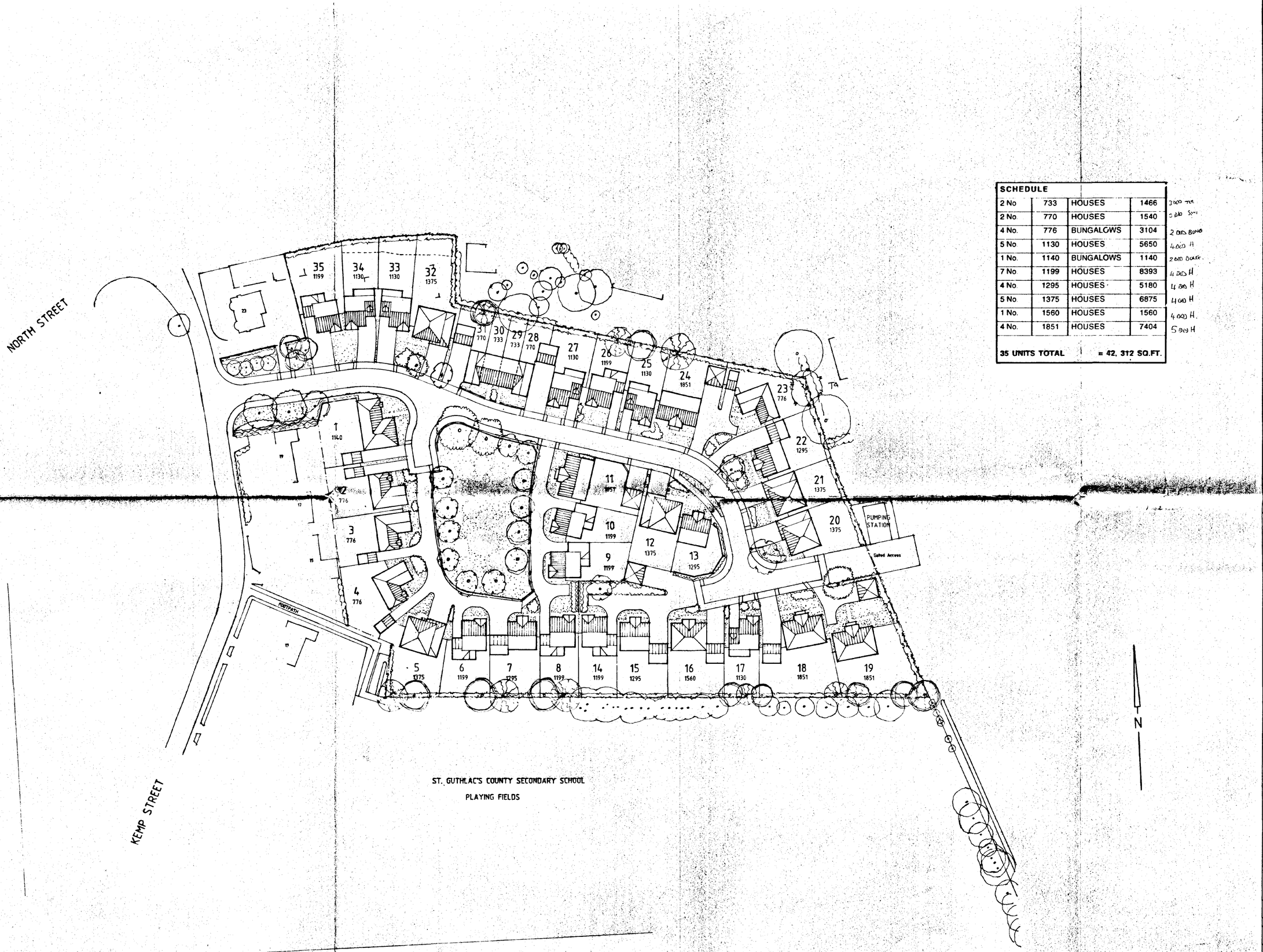
Scale
1 : 500

Date
12-8-99

Drawn by
HV

Drg No.
9906-05

Rev.
D



SCHEDULE				
2 No.	733	HOUSES	1466	3 bed mid
2 No.	770	HOUSES	1540	3 bed Semi
4 No.	776	BUNGALOWS	3104	2 bed Bung
5 No.	1130	HOUSES	5650	4 bed H
1 No.	1140	BUNGALOWS	1140	2 bed Bung.
7 No.	1199	HOUSES	8393	4 bed H
4 No.	1295	HOUSES	5180	4 bed H
5 No.	1375	HOUSES	6875	4 bed H
1 No.	1560	HOUSES	1560	4 bed H.
4 No.	1851	HOUSES	7404	5 bed H
35 UNITS TOTAL			= 42, 312 SQ.FT.	

NOTES
All dimensions must be checked on site and not scaled from this drawing.

B	12-8-99	Drawing redrawn to client & L.A. landscape requirements
	Date	Revisions

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Client
ABBEY DEVELOPMENTS LTD.

Job Title
KEMP STREET, CROWLAND
Scheme 5
for
ABBEY NEW HOMES

Drawing Title
GENERAL LAYOUT PLAN

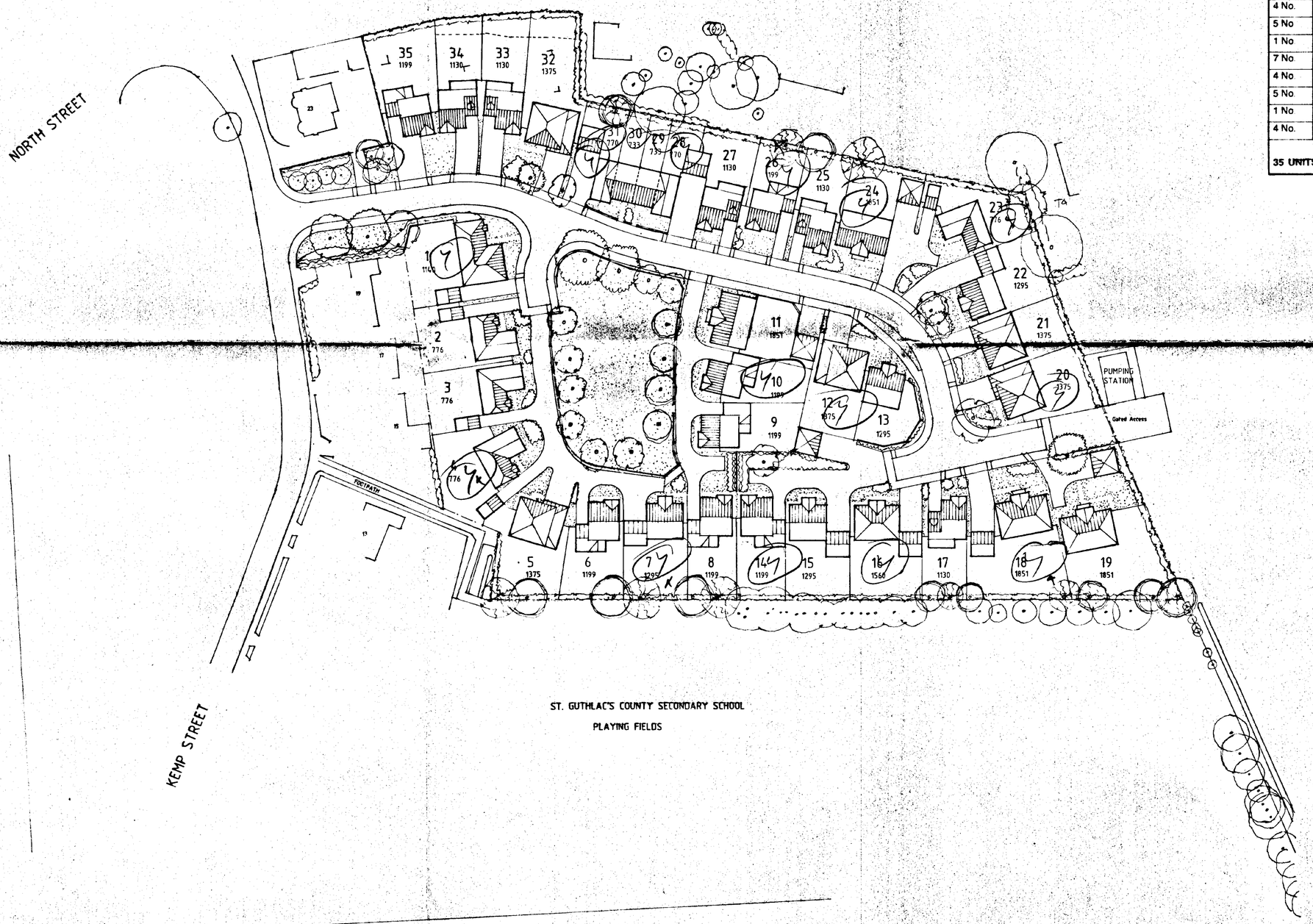
Scale
1 : 500

Date
12-8-99

Drawn by
HV

Drg No.
9906-05

Rev.
B



SCHEDULE			
2 No.	733	HOUSES	1466
2 No.	770	HOUSES	1540
4 No.	776	BUNGALOWS	3104
5 No.	1130	HOUSES	5650
1 No.	1140	BUNGALOWS	1140
7 No.	1199	HOUSES	8393
4 No.	1295	HOUSES	5180
5 No.	1375	HOUSES	6875
1 No.	1560	HOUSES	1560
4 No.	1851	HOUSES	7404
35 UNITS TOTAL			= 42, 312 SQ.FT.

N

AMENDED PLAN
Ref. SLP/99

SOUTH HOLLAND DC
HOUSING & PLANNING
16 AUG 1999
Ref:

NOTES
All dimensions must be checked on site and not scaled from this drawing.

B	12-8-99	Drawing redrawn to Client & L.A. Landscape requirements
	Date	Revisions

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E-M: hester@lineone.net

Client
ABBEY DEVELOPMENTS LTD.

Job Title
KEMP STREET, CROWLAND
Scheme 5
for
ABBEY NEW HOMES

Drawing Title
GENERAL LAYOUT PLAN

DETERMINED PLAN

Scale
1 : 500

Date
12-8-99

Drawn by
HV

Drg No
9906-05

Rev.
B