HOUSES & GARAGES:

Bungalows on Plots 1 and 9 to be type M109·1, drg. no. M109.
Bungalows on Plots 2, 6, 7 & 8 to be type M112·1, drg. no. M112.
Houses on Plots 3, 9, 10 & 11 to be type B101·1, drg. no. B101.
Houses on Plots 4 and 12 to be types D105·1 & 2, drg. no. D105.

(h) = 'handed' relative to detail plan.

Freestanding Garages on Plots 1, 4, 9 and 12 to be type G101·2, drg. no. G101.

EXTERNAL FINISHES:

WALLS: Houses and Garages on Plots 1-3/5-6/8-10/12 to be in Ibstock 'Red Multi Rustic' facing bricks.
Houses and Garages on Plots 4, 7 & 11 to be in Ibstock 'Light Buff Rustic' facing bricks.

ROOFS: All, including detached Garages where relevant, to be in Redland 'Norfolk' pantiles.
Plots 1-4/8-10 to be in 37 'Tile Orange'.
Plots 5-7/11-12 to be in 52 'Breckland Brown'.

ACCESS DRIVES and PUBLIC FOOTWAY:

Form individual access drives to each dwelling, each with reversing area, as shown. Surfaces to be tarmac.
Form new crossings over public footway in conjunction with new drives to Plots 1/3-7/9-11. Plots 2, 8 & 12 to utilise existing crossings.

Position of 30/40 mph sign, in area of Plot 3, to be adjusted if required by Highway Authority.

FENCES & BOUNDARIES:

SITE BOUNDARIES:

On west and east site boundaries, erect 1·8m high close boarded fences.
On south boundary, erect 1·2m high chainlink fence.

On north boundary, within site along highway frontage, plant new hawthorn hedge (See also 'Landscape & Planting').

PLOT BOUNDARIES:

New flank boundaries near Risegate Eau Road, where shown by solid single line with dots, to be fenced with 900mm high oak post and wire fence.
All other lengths of plot flank boundaries, ie. where shown by solid double line with dots, to receive 1·8m high closeboarded fencing.

LANDSCAPE & PLANTING:

There are no existing trees or hedges on site.
Plant new hawthorn hedge - shown thus: (=====) - along northern site boundary and related front area plot flank boundaries. The extent and alignment of the site boundary hedge to be to the satisfaction of the Highway Authority, relative to visibility lines to drives.

Within the plots, within and/or adjoining the new northern site boundary hedge, plant trees of the following species, where shown:-

A - Alnus Incana — Alder
W - Sorbus Aria — Whitebeam

Within back gardens, near southern site boundary, plant trees of the following species, where shown:-

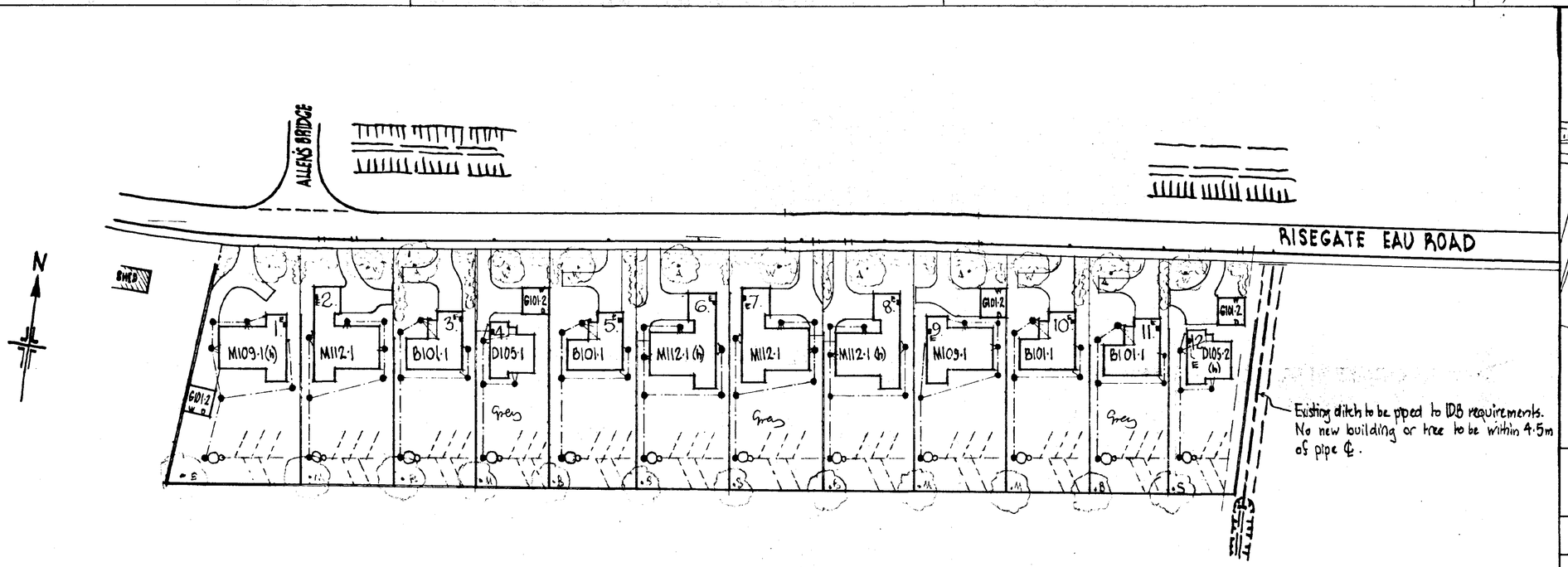
B - Betula Pendula — Birch
M - Acer Platanoides — Norway Maple
S - Acer Pseudoplatanus — Sycamore

DRAINAGE:

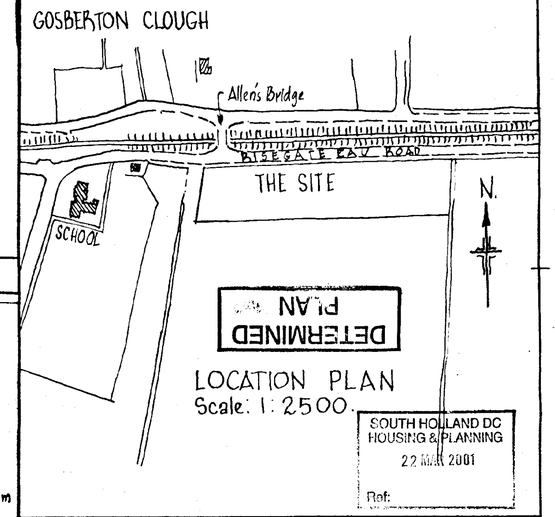
The foul drainage from dwellings to SepticTanks (ST), and the SW drainage from roof downpipes to soakaways, is all to be installed in the Hepworth 'Supersleve' system, and manufacturers recommendations are to be observed in all matters regarding manholes / IC's and pipes, including cover, bedding, backfilling, drains under Buildings, drains through walls, etc. The entire systems to be in accordance with the relevant parts of BRs 1985, H1 Section 2, and H3 Section 2. All the above new drains to be private, 100ϕ, to fall at 1 in 80 or steeper.

FOUL DRAINAGE: Each dwelling to be drained to 3750 gallon septic tank, located at least 12·0m from any dwelling. Outlet pipes, ie. Land Drains, from each ST, to be of such length as may be proven necessary following the carrying out of percolation tests. Land drains to be no closer than 8·0m from any building.
The entire land drainage and ST systems to be in accordance with BS: 6297:1983, and in accordance with South Holland D.C. 'Septic Tank Design' of 1993 and 'Septic Tank Land Drainage' of November 1992 documents, copies of the latter two of which are attached to Specification no. 981·3, as Appendices A and B thereto.
Land drain runs shown on layout Plan are nominal only, in terms of both alignment and length, pending the percolation tests referred to above.

S.W. DRAINAGE: Roof water from each dwelling and garage is to be carried by 100ϕ SW drains to soakaways within the garden of the dwelling concerned. All soakaways to be at least 5·0m from any building.



E = Electric Meter Points. (added 15/3/01)



RISEGATE EAU ROAD, GOSBERTON CLOUGH, LINCS.
Residential Development

LAYOUT PLAN

DIXON ARCHITECTS
Gerald Dixon, Dip.Arch., RIBA, Dip.TP — Jennifer Anne Dixon, Dip.Arch., RIBA
Chartered Architects and Planning Consultants 12 Oaklands Road London N20 8BA
Tel: 020 8445 1954 Fax: 020 8446 4015

Scale:	Date:	Drg. No:
1:500 & as shown	15/3/2001	981·2 A

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