

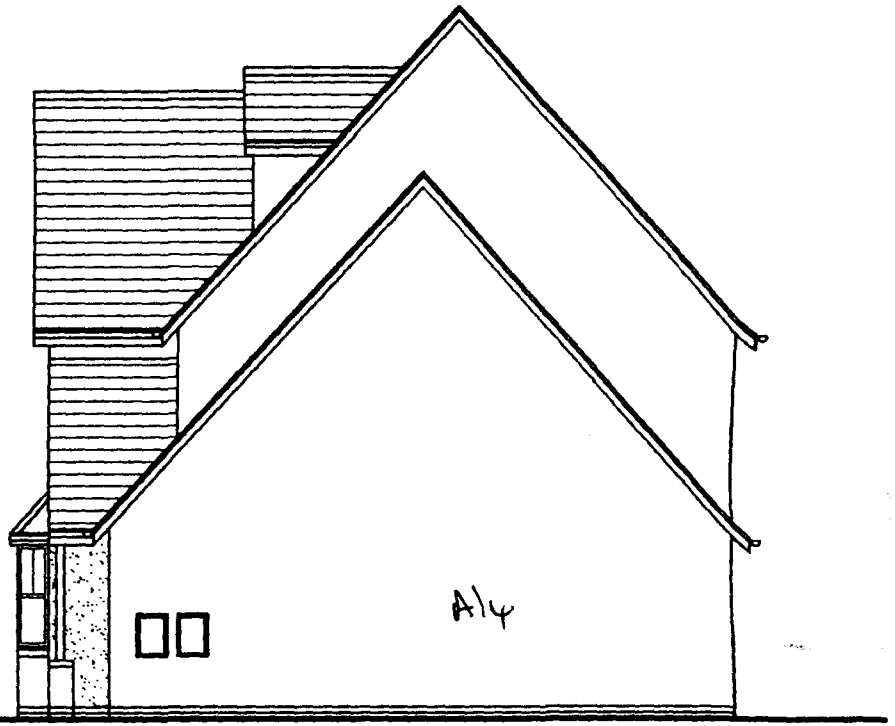
RESIDENTIAL DEVELOPMENT WIGNALS GATE/SPALDING ROAD, HOLBEACH. For:TUDOR HOMES.

LOCATION PLAN 1:2500

DETERMINED
PLAN



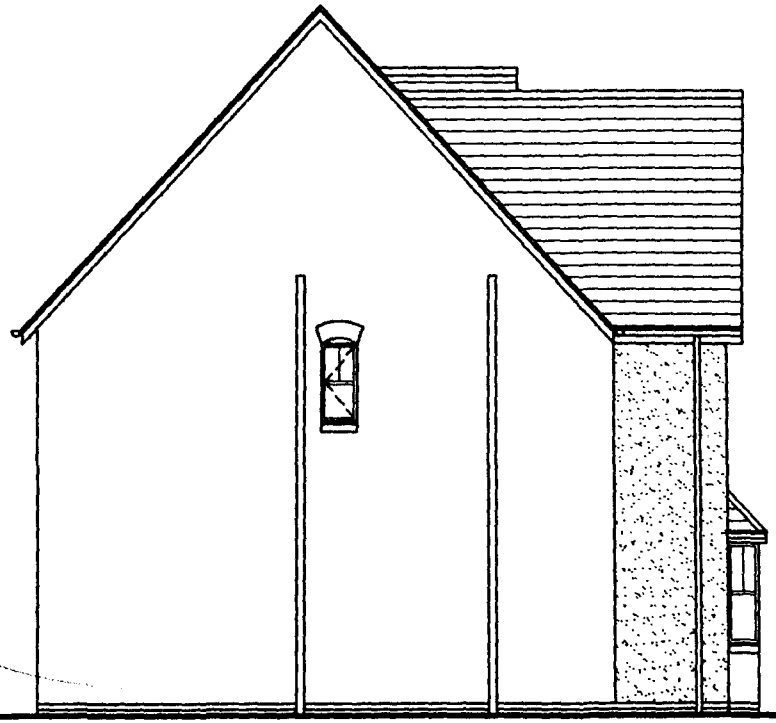
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SIDE ELEVATIONS

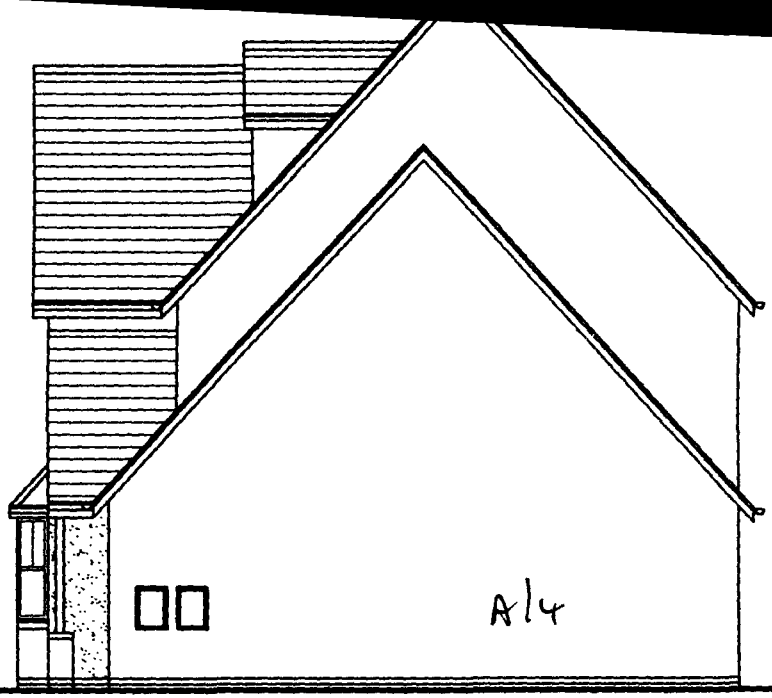


REAR ELEVATION



SHDC
Planning & Development
20 JAN 2004
Ref 065/03





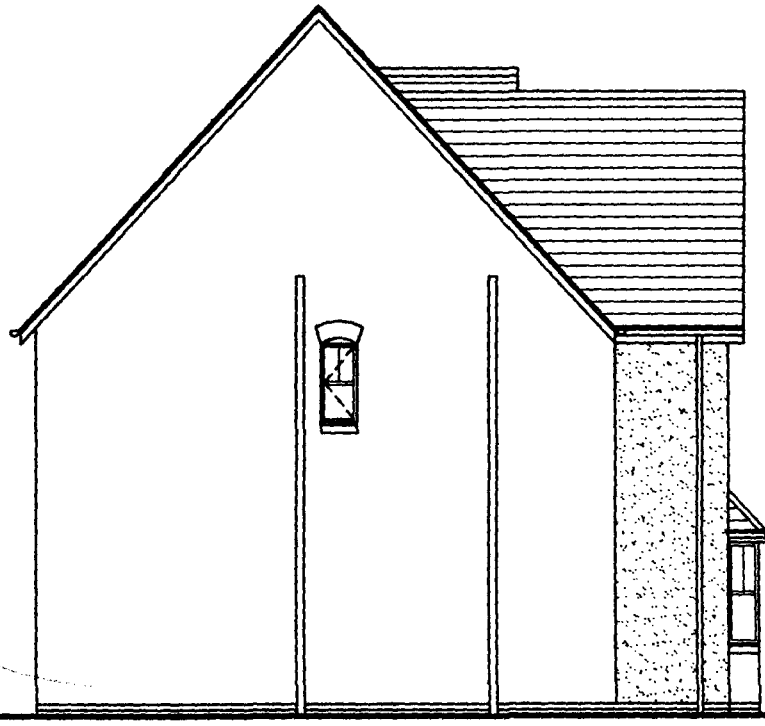
A/4

FRONT ELEVATION

SIDE ELEVATIONS



REAR ELEVATION



SHDC
Planning & Development
20 JAN 2004
Ref 0625/03



FRONT ELEVATION 1:100



SECTION A A 1:100



SECTION B B 1:100

SHDC
Planning & Development
21 JAN
06/103

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

PROPOSED HOUSES
WIGNALS GATE
HOLBEACH

DETERMINED
PLAN

BARRINGTON COURT

CLIENT

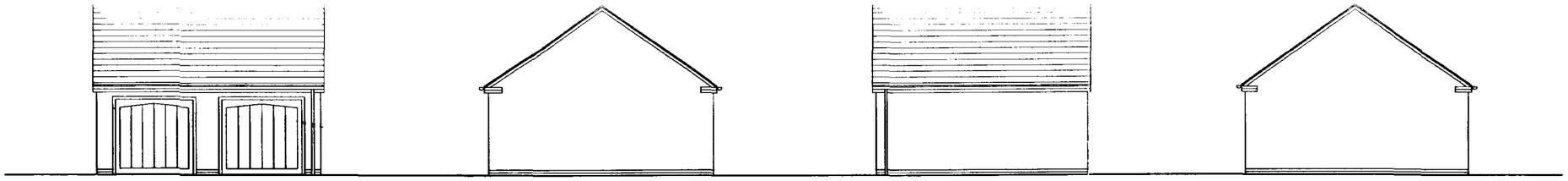
TUDOR HOMES

DATE Jan 2003 SCALE 1:100 JOB No. 2802/8

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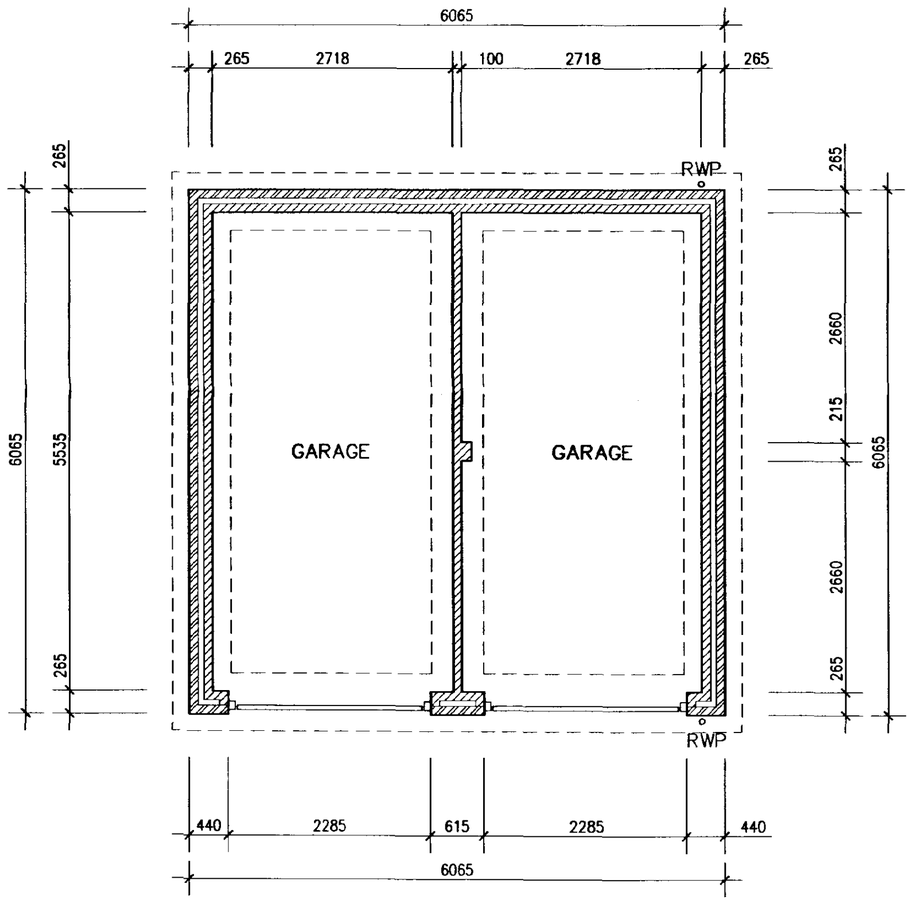


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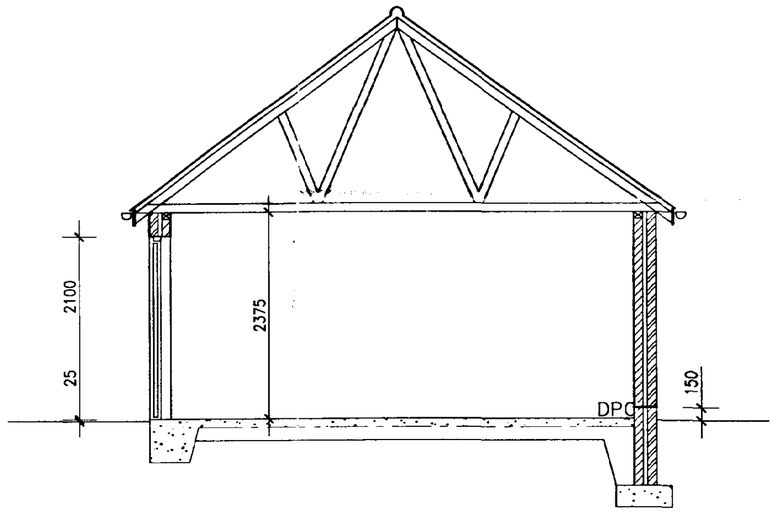
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



LAYOUT PLAN



SECTION

SHDC
Planning & Development
21 JAN 2003
Ref 0657/02

REVISION

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED DOUBLE GARAGE

DETERMINED
PLAN

DOUBLE GARAGE

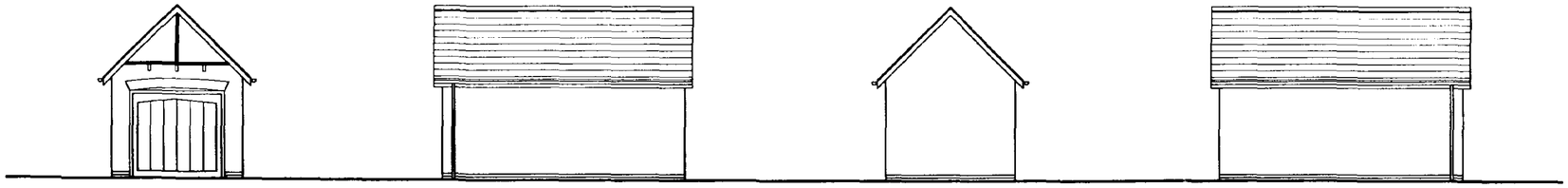
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TUDOR HOMES

DATE Feb 2002 SCALE 1:50 1:100 JOB No

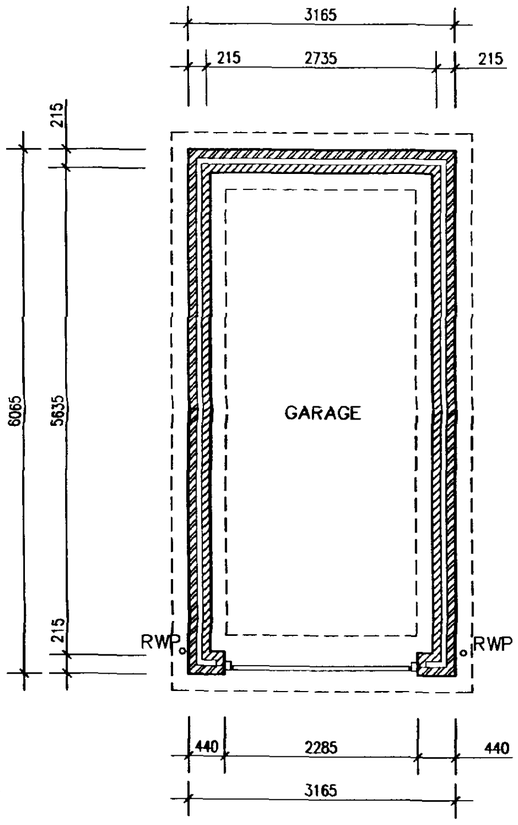
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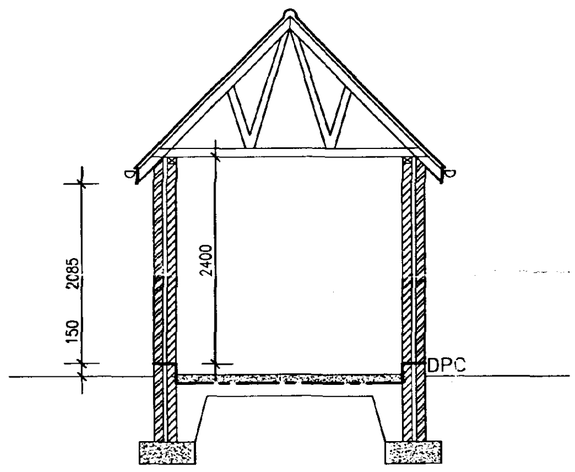
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FRONT SIDE REAR SIDE



LAYOUT PLAN



SECTION

SHDC
Planning & Development
21 JAN 2002
Ref 0657/01

REVISION:

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ARCHITECTURAL DESIGN AND BUILDING

PROJECT

PROPOSED SINGLE GARAGE

DETERMINED
PLAN

SINGLE GARAGE

CLIENT

TUDOR HOMES

DATE Feb 2002 SCALE 1:50 1:100 JOB No.

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FRONT ELEVATION



SIDE ELEVATION



REAR E_EVATION



SIDE ELEVATION

SHDC
Planning & Development
21 JAN 2003
065/03
Ref:

REVISION:

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ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSES

DETERMINED
PLAN

RUFFORD

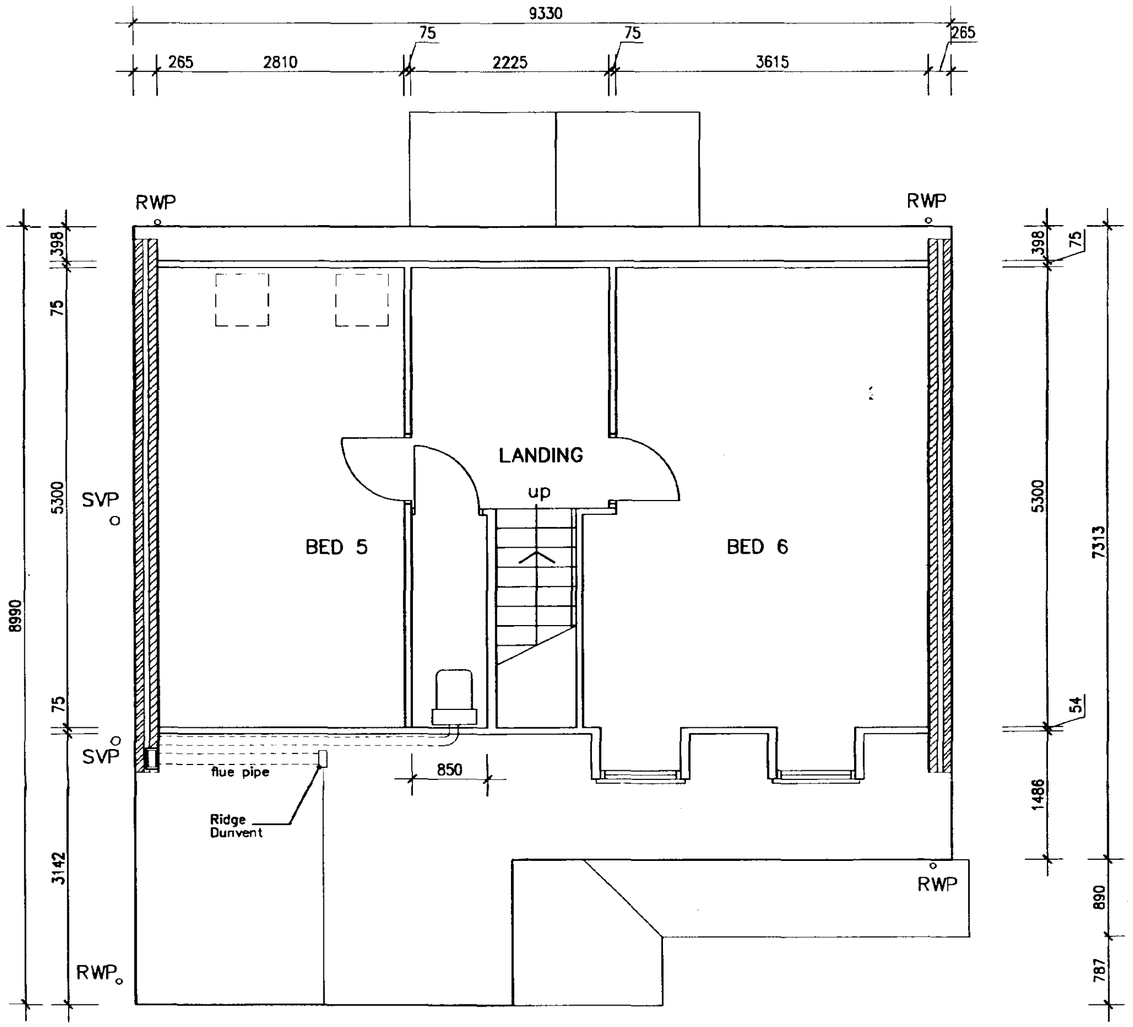
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SECOND FLOOR LAYOUT PLAN

SHDC
Planning & Development
21 JAN 2003
0615/02

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED
PLAN

THE ARAGON (MARK 2)

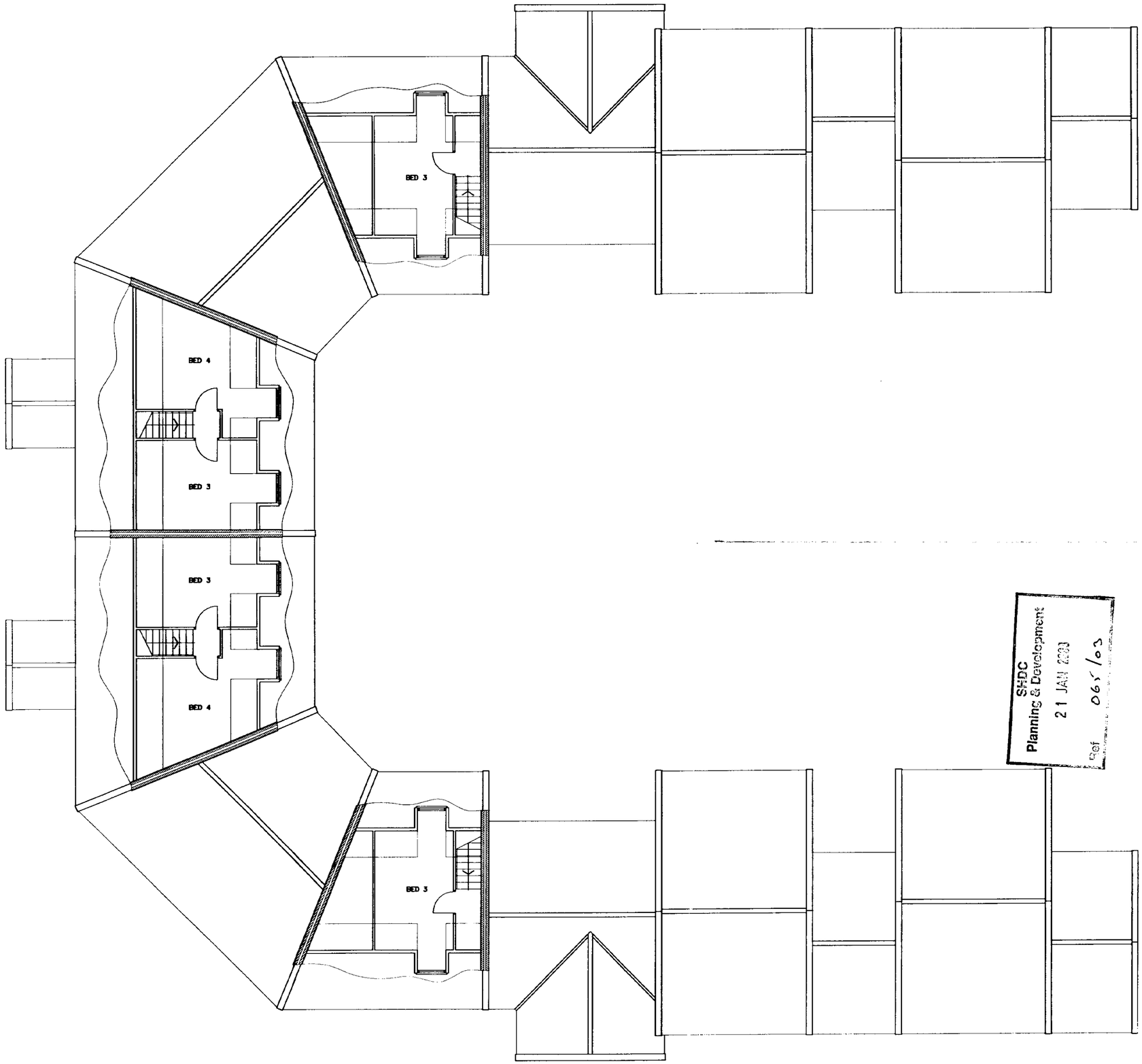
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B
A

B
A

SEC OND FLOOR LAYOUT PLAN 1:100

SHDC
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21 JAN 2003
Ref 06/03

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ARCHITECTURAL DESIGN AND BUILDING

PROJECT

PROPOSED HOUSES
WIGNALS GATE
HOLBEACH

DETERMINED
PLAN

BARRINGTON COURT

CLIENT
TUDOR HOMES

DATE Jan 2003 SCALE 1:100 JOB No 2802/6

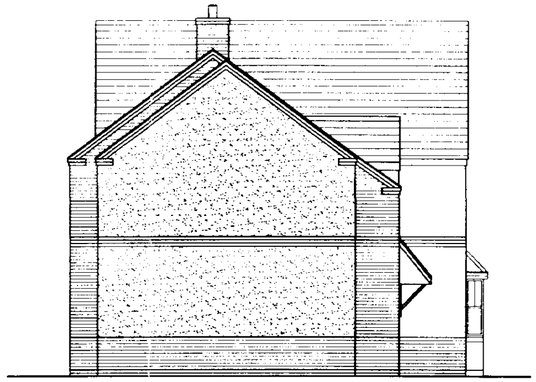
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

SHDC
Planning & Development
21 JAN 2003
063/02

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PROJECT
PROPOSED HOUSES

DETERMINED
PLAN

MELFORD

CLIENT
TUDOR HOMES

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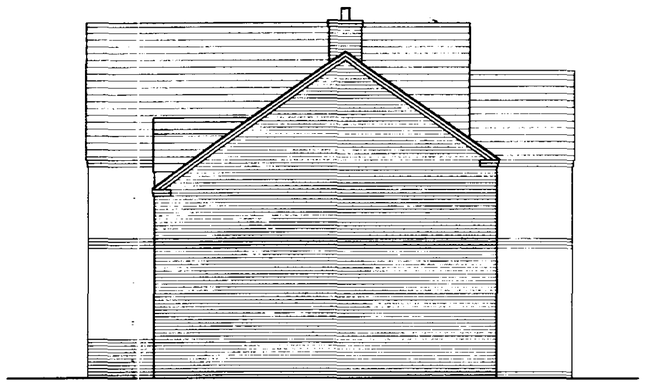
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

SHDC
Planning & Development
21 MAY 2003
0615/03

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PROJECT

PROPOSED HOUSES

DETERMINED
PLAN

NUNNINGTON

CLIENT

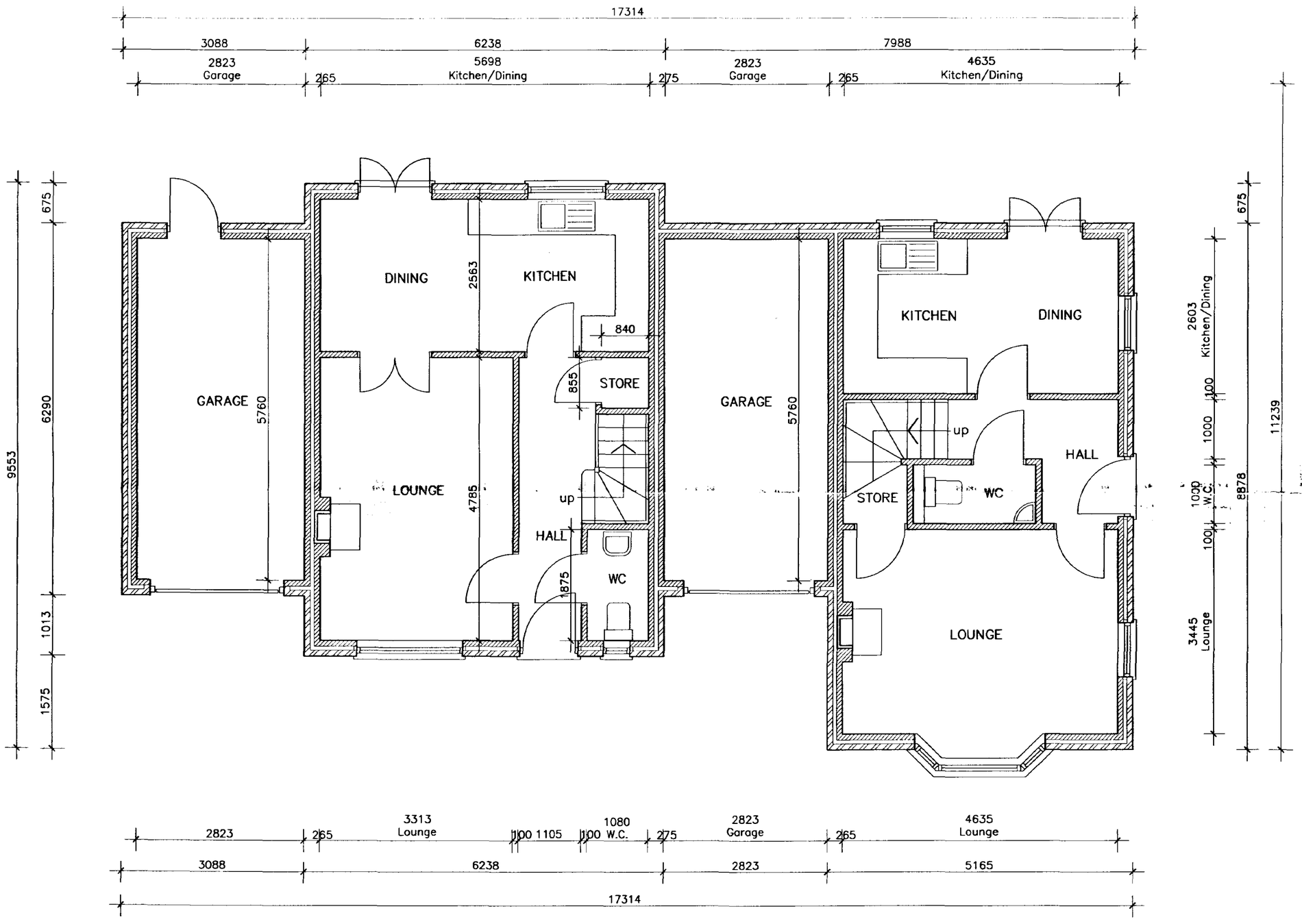
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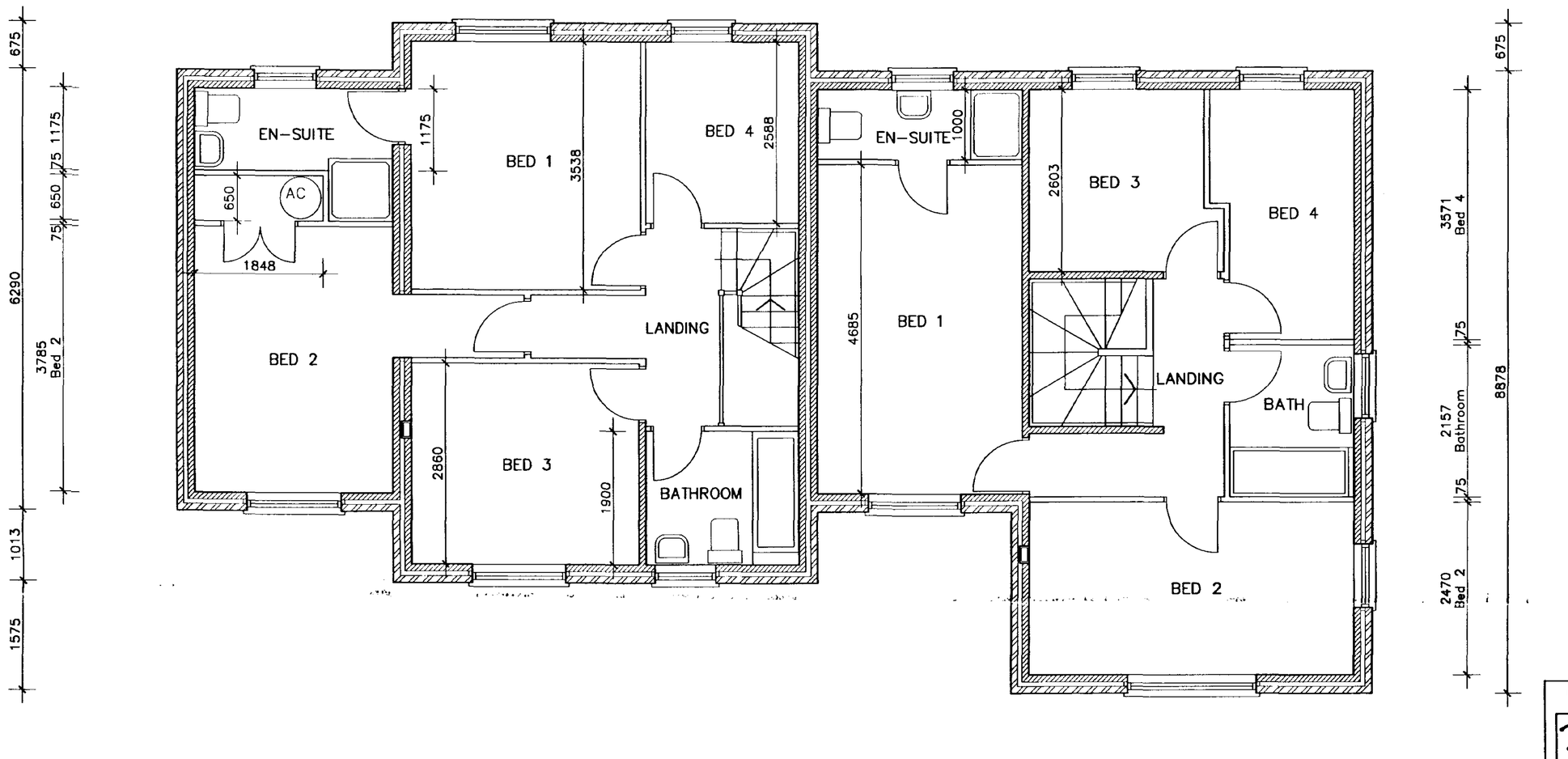
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GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

S&DC Planning & Development
21 JAN 2003
Ref. 06/190

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSES

DETERMINED PLAN

MELFORD

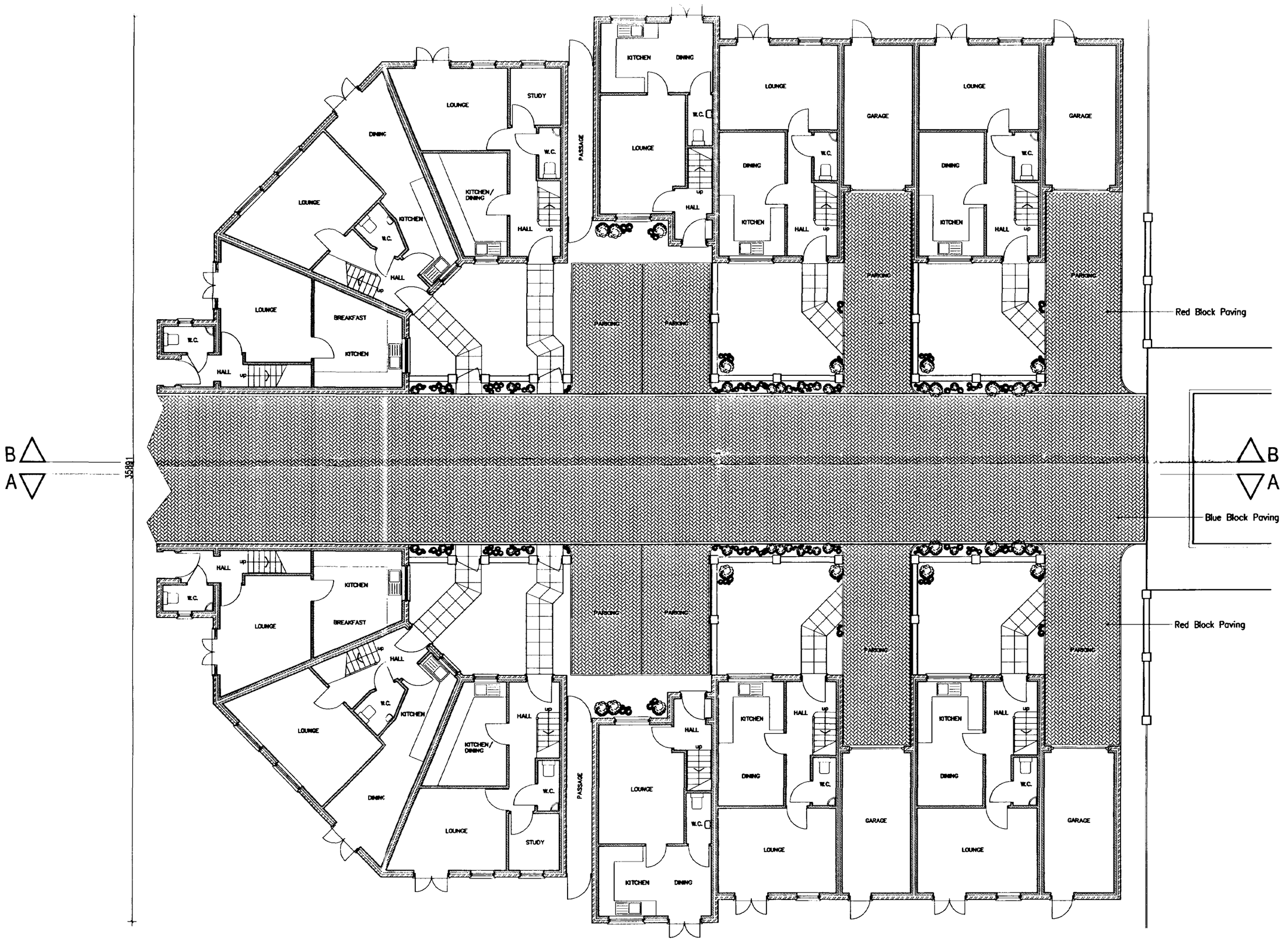
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TUDOR HOMES

DATE Jan 2003 SCALE 1:50 1:100 JOB No.

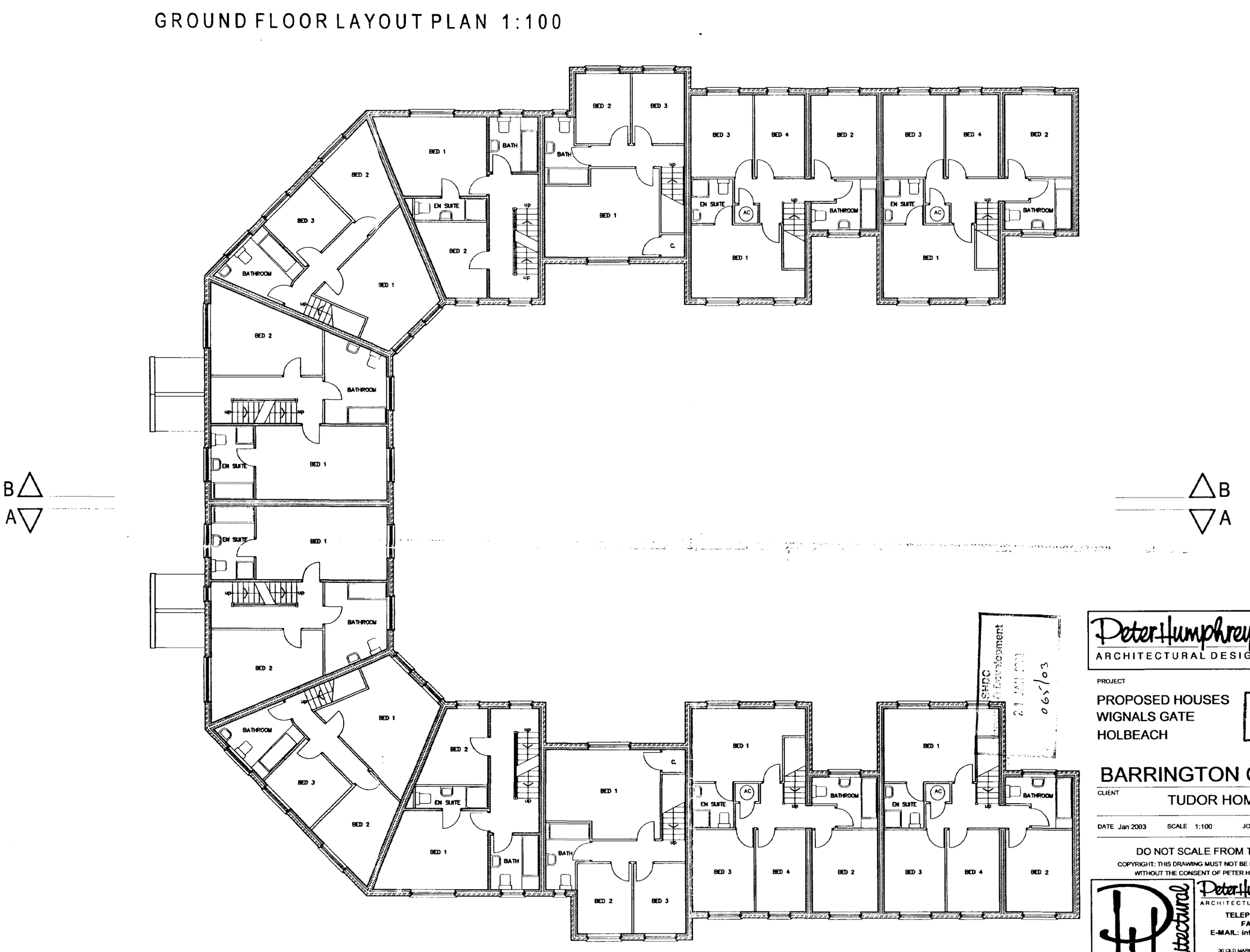
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GROUND FLOOR LAYOUT PLAN 1:100



FIRST FLOOR LAYOUT PLAN 1:100

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

PROPOSED HOUSES
WIGNALS GATE
HOLBEACH

DETERMINED
PLAN

BARRINGTON COURT

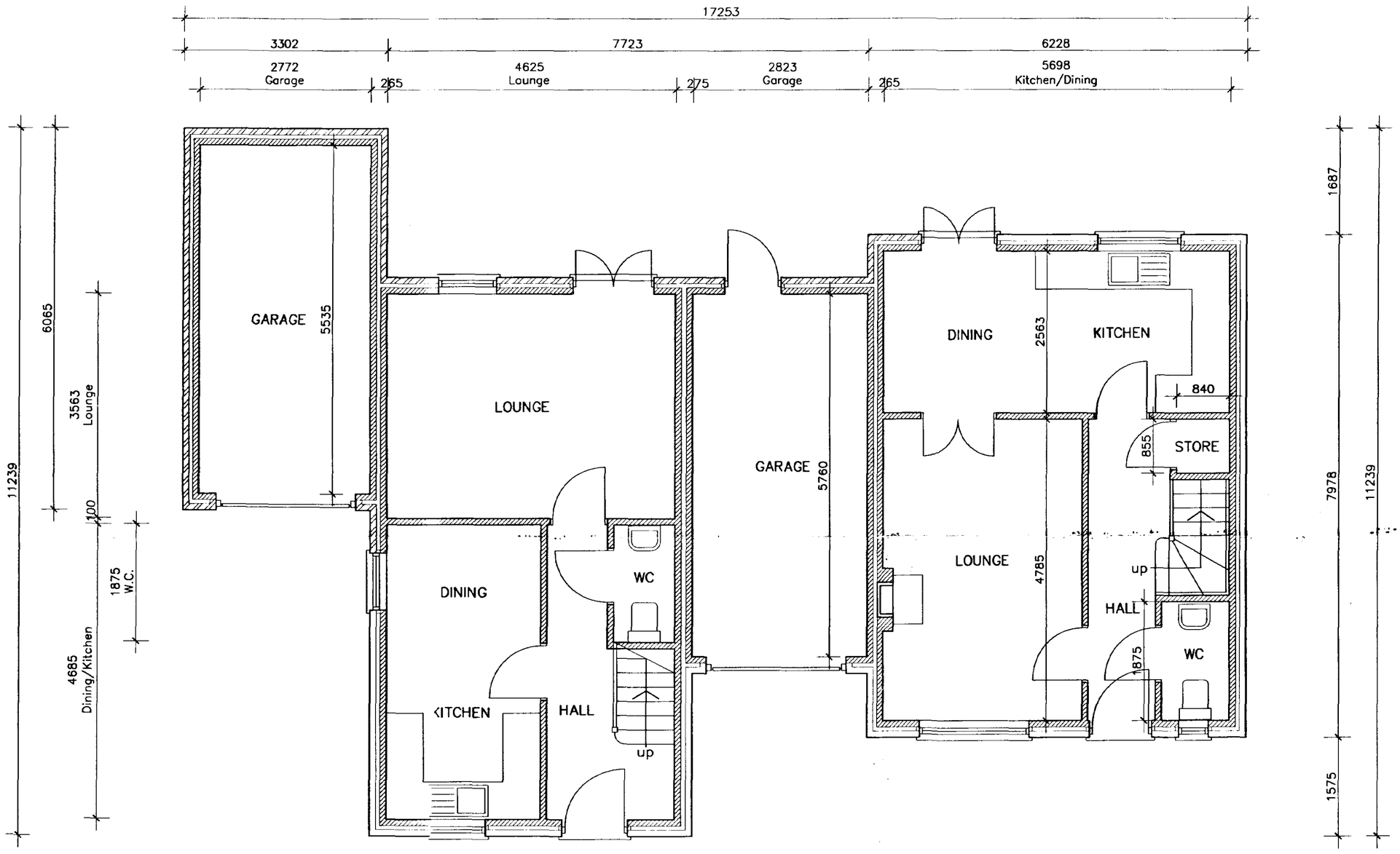
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TUDOR HOMES

DATE Jan 2003 SCALE 1:100 JOB No. 2802/5

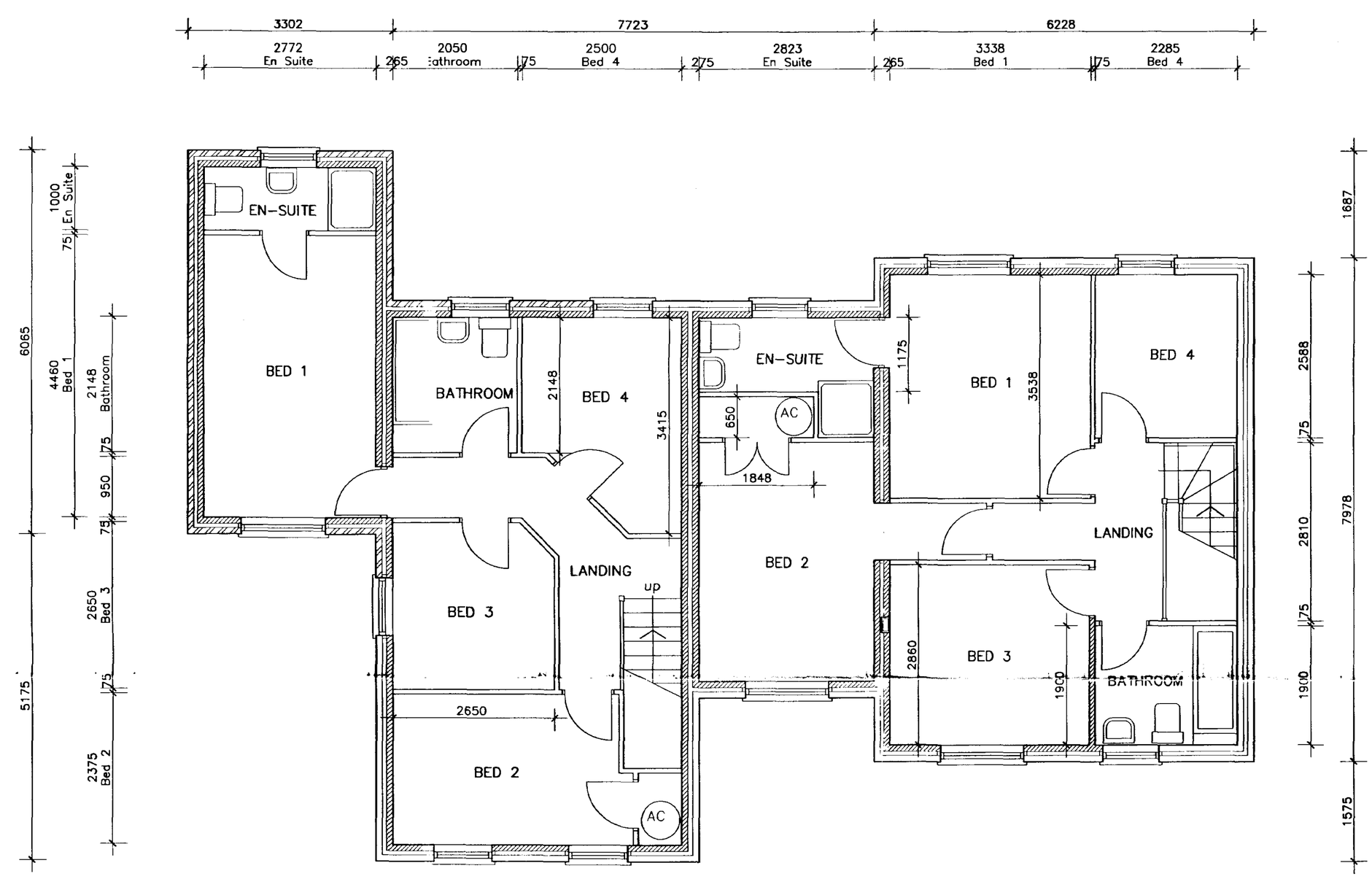
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GROUND FLOOR LAYOUT PLAN



FIRST FLOCR LAYOUT PLAN

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSES

DETERMINED PLAN

NUNNINGTON

CLIENT
TUDOR HOMES

DATE December 2002 SCALE 1:50 1:100 JOB No.

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FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SECTION AA 1:100

SECTION BB 1:100

SHDC Planning & Development 065/03

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

PROPOSED HOUSES
WIGNALS GATE
HOLBEACH

DETERMINED PLAN

BARRINGTON COURT

CLIENT

TUDOR HOMES

DATE Jan 2003 SCALE 1:100 JOB No. 2802/7

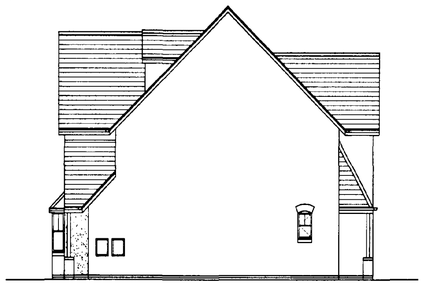
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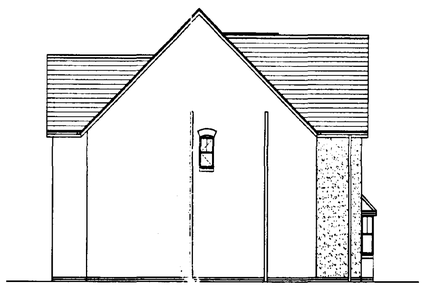
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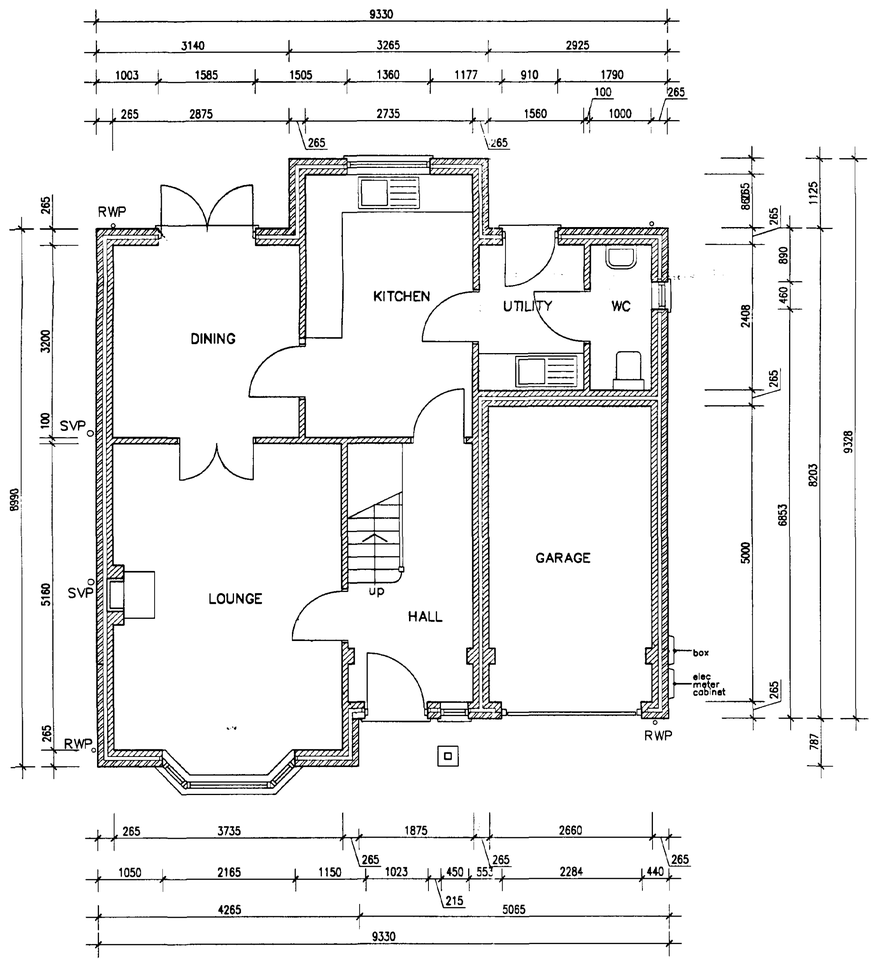
SIDE ELEVATION



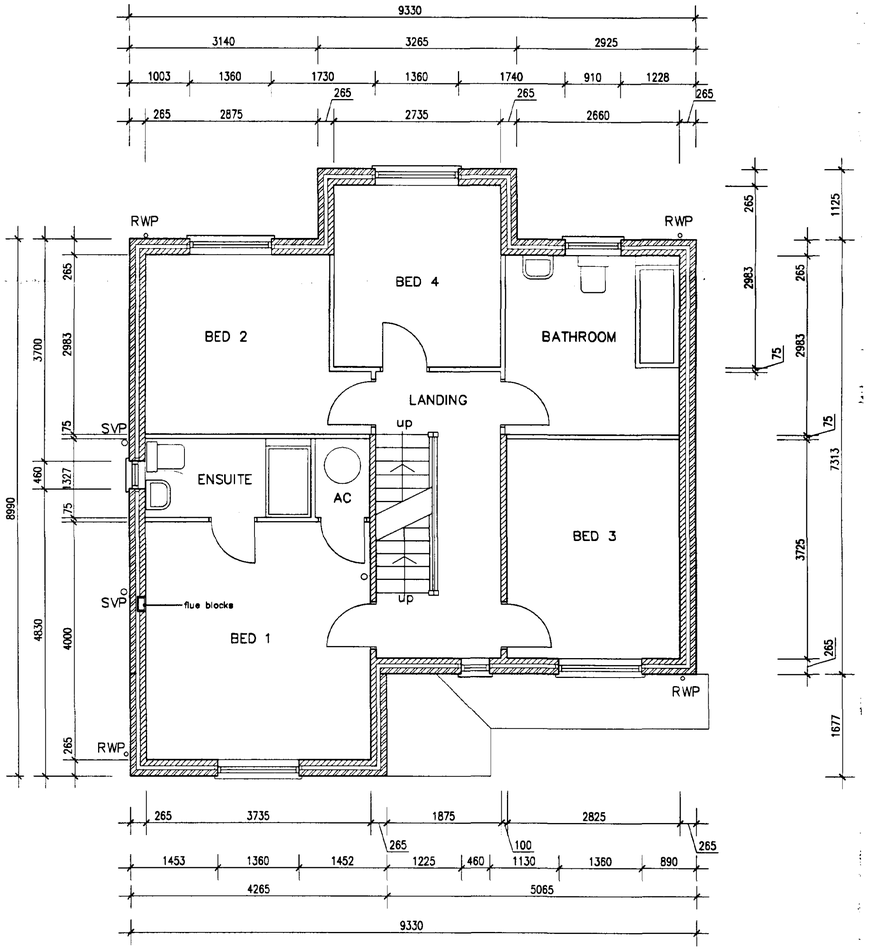
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

DETERMINED PLAN

SHDC
Planning & Development
21 JAN 2003
065/03

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

THE ARAGON (MARK 2)

CLIENT
TUDOR HOMES

DATE October 2002 SCALE 1:50 1:100 JOB No.

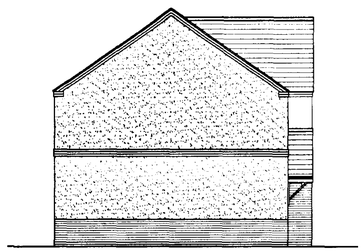
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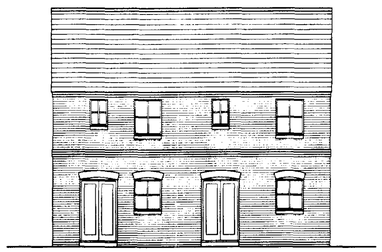
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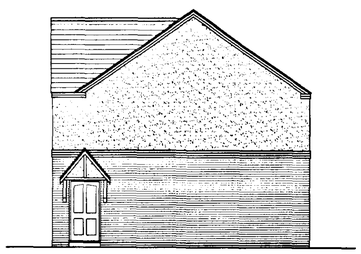
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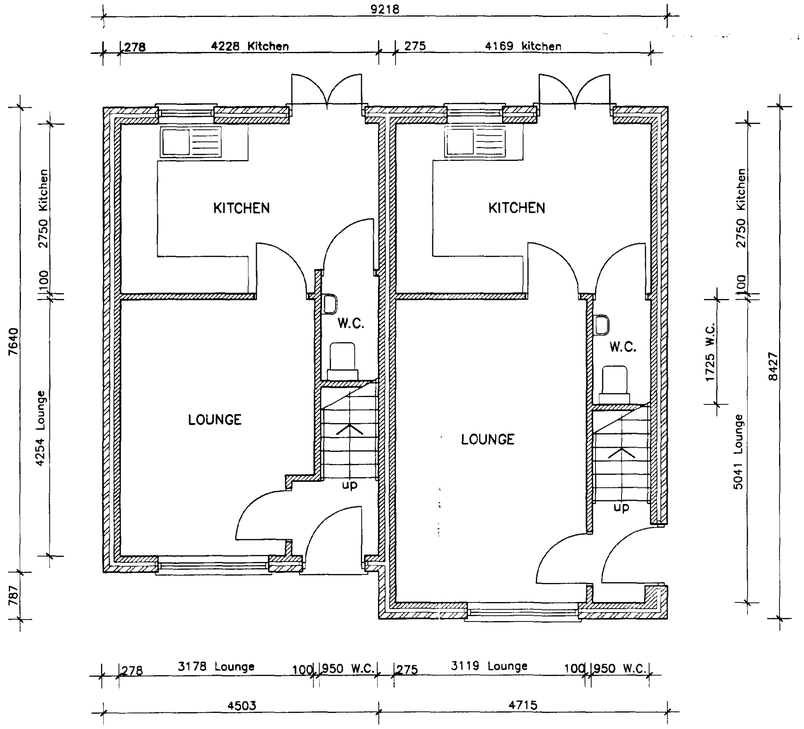
SIDE ELEVATION



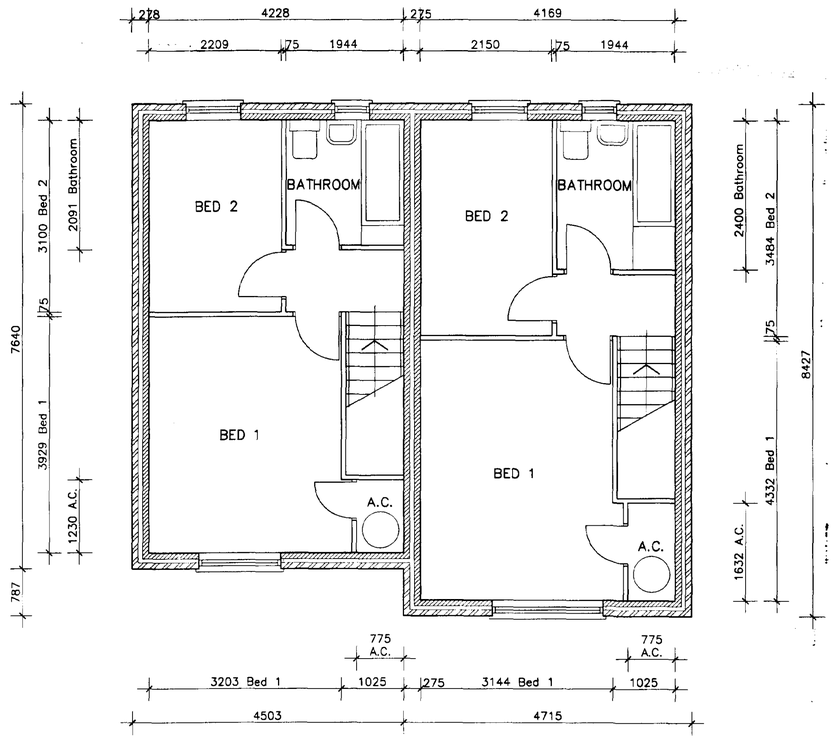
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

SHDC
Planning & Development
21 JAN 2003
065/03

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSES

DETERMINED PLAN

SALISBURY

CLIENT
TUDOR HOMES

DATE December 2002 SCALE 1:50 1:100 JOB No.

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LAP
TOTAL AREA 189m²
ACTIVITY ZONE 100m²
600mm GUARD RAIL AROUND PERIMETER OF LAP WITH ENTRANCE BARRIER TO PREVENT CHILDREN ENTERING AND LEAVING SITE AT SPEED.PLANTING TO INCLUDE PLANTS THAT WILL ENABLE CHILDREN TO EXPERIENCE NATURAL SCENT,COLOUR AND TEXTURE. TREES TO HAVE CLEAR STEMS TO PROVIDE A DEGREE OF SHADE AND ALLOW VISIBILITY FROM HOUSING.FEATURES TO INCLUDE FOOTPRINT TRAIL,MUSHROOM SEATINGAND 2 No. SPRUNG TOYS ie: HAGS ROCKING HORSE AND HAGS TURTLE.

AREA OF OPEN SPACE 1533m²(7.5%)

COMBINED AREA 1722m² = 8.42% OF SITE.

TYPE OF DWELLING	AMOUNT
2 BED TERRACE	10
3 BED TERRACE	9
4 BED TERRACE	12
5 BED TERRACE	2
2 BED SEMI	4
3 BED SEMI	4
4 BED SEMI	4
3 BED DETACHED	5
4 BED DETACHED	12
6 BED DETACHED	3
TOTAL	65 HOUSES

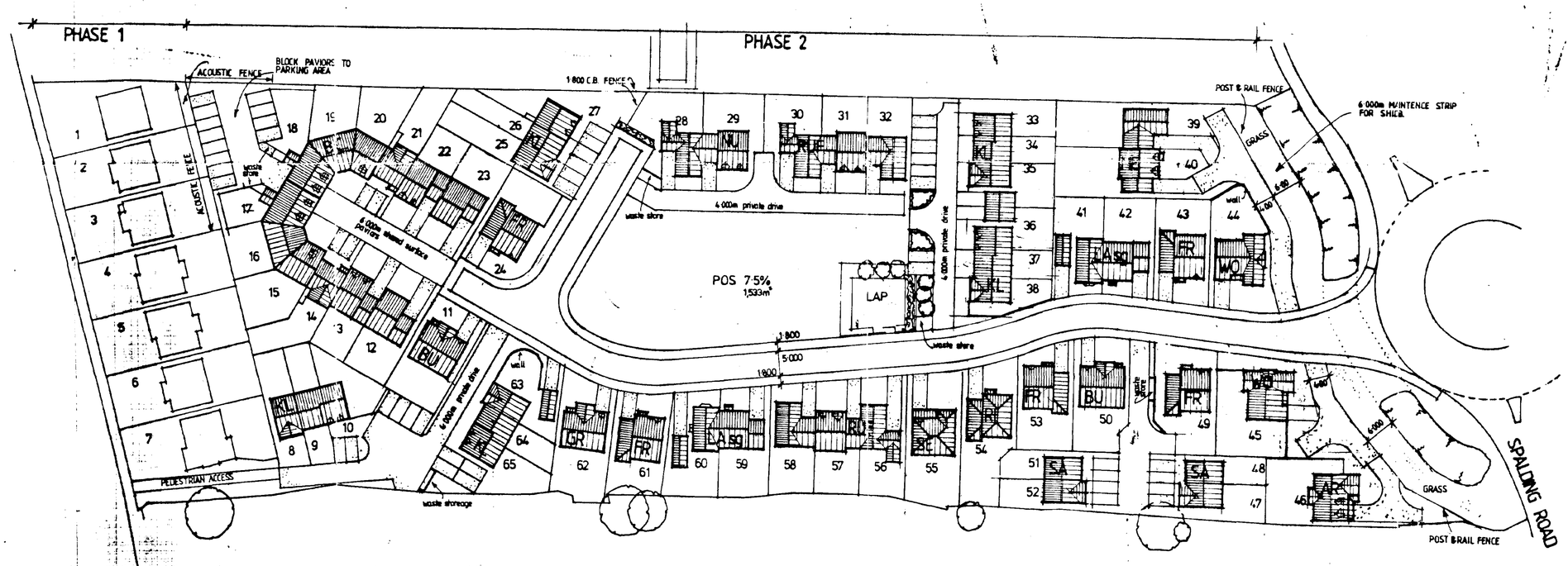
PLOT	MAIN BRICK	CONTRASTING BRICK	RENDER PANELS	ROOF FINISH
24,61	HARRIER RED MULTI		WHITE	NATURAL RED
43,53	KESTRELL BUFF MULTI		CREAM	SLATE GREY
33,34,35,45,51,52,57, 59,60	KESTREL BUFF MULTI	HARRIER RED MULTI	WHITE	SLATE GREY
25,26,27,31,36,37,38	HARRIER RED MULTI	KESTRELL BUFF MULTI	WHITE	NATURAL RED
28,29,41,42,39,40,46, 47,48,55,56,58,63,64, 65.	MINSTER BECKSTONE	HARRIER RED MULTI	WHITE	SLATE GREY
8,9,10,50,54,62	KESTRELL BUFF MULTI	MINSTER BECKSTONE	CREAM	NATURAL RED
11,30,32,44,49	HARRIER RED MULTI	MINSTER BECKSTONE	WHITE	SLATE GREY

BRICKS FROM KEMPSTON RESERVE RANGE BY HANSON BRICK

BLOCK PAVING TO BE MARSHALL BRINDLE RED

ROOF TILES TO BE SANDTOFT SHIRE RANGE

HOUSE TYPE	REF.	TOTAL	BEDS.
KENTWELL	KL	15	2&3
BURGHLEY	BU	2	4
BARRINGTON COURT	BC	12	Mix
FRAMLINGTON	FR	4	3
NUNNINGTON	NU	2	4
MELFORD	ME	2	4
RUFFORD	RU	6	4
LANCASTER sg	LA sg	4	3
WOOTTON	WO	2	4
ARAGON mk.2	AR 2	1	6
SALISBURY	SA	4	2
BRIDEWELL	BR	1	4
RICHMOND	RI	1	3
SEYMOUR	SE	1	4
GREENWICH	GR	1	4



1. FENCE'S TO REAR GARDENS TO BULDING LINE OF DWELLING TO BE 1.800m CLOSE BOARDED FENCE.

PRIVATE DRIVES
ALL PRIVATE DRIVES TO BE SUITABLE FOR FIRE APPLIANCES.
- EXCAVATE TO FULL CONSTRUCTION DEPTH, REMOVING ALL TOPSOIL.
- COVER FORMATION WITH 1000 GAUGE GEOTEXTILE.
- 300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE.
- 20mm SHARP SAND BED.
- 60mm THICK CONCRETE PAVIORS.

SUPERSEDED
Ref A2

SHDC
Planning & Development
25 APR 2003
Ref 0065/03

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT TUDOR HOMES

DATE	SCALE	JOB No.
DEC. 2002	1:500	2802-2 KB

DATE REVISED	DETAILS
A. 8.2.03	MINOR AMENDMENTS
B. 4.3.03	Planning Amendments
C.	SHDB

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26 OLD MARKET · WISBECH · CAMBS · PE13 1NB
E-MAIL: ENQUIRIES@PHARCHITECTURAL.CO.UK

LAP
TOTAL AREA 189m²
ACTIVITY ZONE 100m²
600mm GUARD RAIL AROUND PERIMETER
OF LAP WITH ENTRANCE BARRIER TO
PREVENT CHILDREN ENTERING AND LEAVING
SITE AT SPEED.PLANTING TO INCLUDE PLANTS
THAT WILL ENABLE CHILDREN TO EXPERIENCE
NATURAL SCENT,COLOUR AND TEXTURE.
TREES TO HAVE CLEAR STEMS TO PROVIDE
A DEGREE OF SHADE AND ALLOW VISIBILITY
FROM HOUSING.FEATURES TO INCLUDE FOOTPRINT
TRAIL,MUSHROOM. SEATINGAND 2 No. SPRUNG
TOYS ie: HAGS ROCKING HORSE AND HAGS TURTLE.

AREA OF OPEN SPACE 1533m²(7.5%)

COMBINED AREA 1722m² = 8.42% OF SITE.

TYPE OF DWELLING	AMOUNT
2 BED TERRACE	10
3 BED TERRACE	9
4 BED TERRACE	12
5 BED TERRACE	2
2 BED SEMI	4
3 BED SEMI	4
4 BED SEMI	4
3 BED DETACHED	5
4 BED DETACHED	12
6 BED DETACHED	3
TOTAL	65 HOUSES

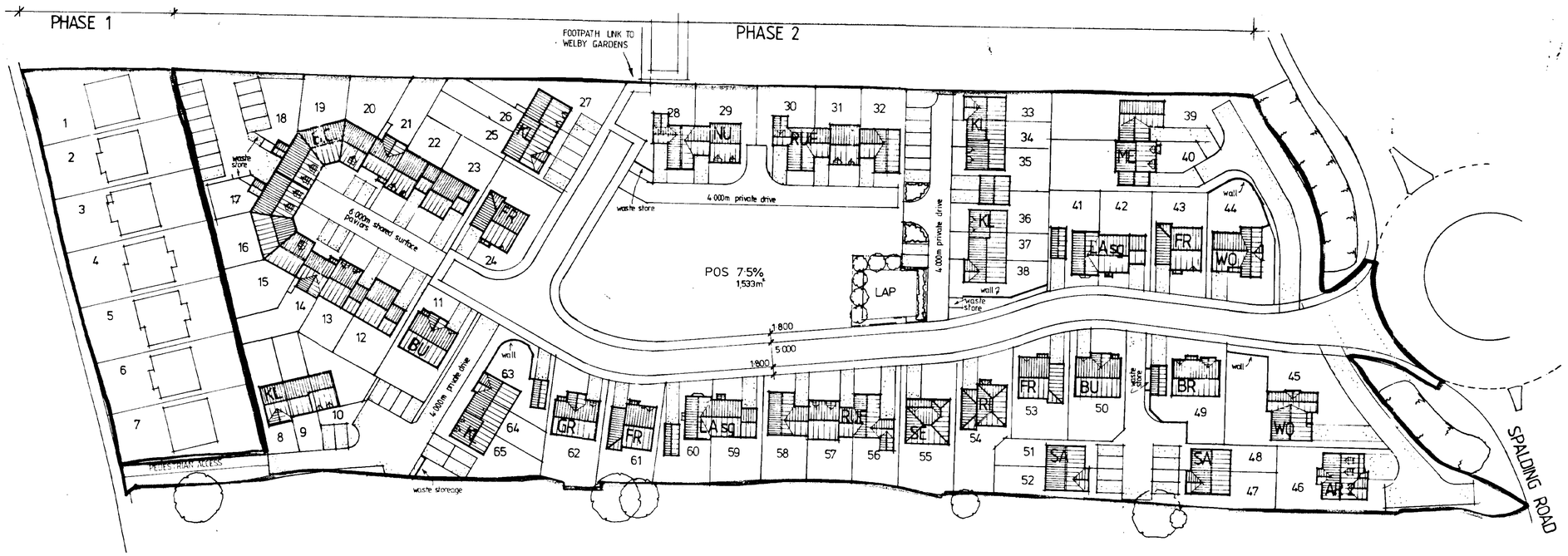
PLOT	MAIN BRICK	CONTRASTING BRICK	RENDER PANELS	ROOF FINISH
24,61	HARRIER RED MULTI		WHITE	NATURAL RED
43,53	KESTRELL BUFF MULTI		CREAM	SLATE GREY
33,34,35,45,51,52,57, 59,60	KESTREL BUFF MULTI	HARRIER RED MULTI	WHITE	SLATE GREY
25,26,27,31,36,37,38	HARRIER RED MULTI	KESTRELL BUFF MULTI	WHITE	NATURAL RED
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8,9,10,50,54,62	KESTRELL BUFF MULTI	MINSTER BECKSTONE	CREAM	NATURAL RED
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LANCASTER sg	LA sg	4	3
WOOTTON	WO	2	4
ARAGON mk.2	AR 2	1	6
SALISBURY	SA	4	2
BRIDEWELL	BR	1	4
RICHMOND	RI	1	3
SEYMOUR	SE	1	4
GREENWICH	GR	1	4



FENCE'S TO REAR GARDENS TO BULDING LINE OF DWELLING TO BE 1.800m CLOSE BOARDED FENCE.

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- 300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE.
- 20mm SHARP SAND BED.
- 60mm THICK CONCRETE PAVIORS.

SUPERSEDED

SUPPLIED
Planning & Development
21 JAN 2003
Ref 06/1/03

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT TUDOR HOMES

DATE	SCALE	JOB No
DEC. 2002	1:500	2802-2

DATE REVISED	DETAILS

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1. Soil Compaction

The following measures will be taken to ensure favourable growing conditions for planting on site.

- Major planting areas will be protected from storage of materials or heavy plant.
- Any areas found to be heavily compacted following building completion will have the sub-soil broken up before replacement of topsoil.
- All waste material will be removed from the planting areas prior to spreading topsoil.
- All topsoil brought onto site will be free of waste building rubbish and large stones.
- All pots and debris to be removed from site.

2. Planting and Establishment

- Each area to be planted will be rotavated to a minimum depth of 250mm and left as a fine tilth immediately prior to planting.
- All hedging plants to be container grown and in good condition prior to planting. Diseased or dying plants are not acceptable. Native type shrubs can be bare rooted if protected from drying out.
- All trees to be pit planted [the pit to be a minimum of 1m x 1m x 750mm deep].
- The bottom of the pit should be broken up and a tree stake driven into the pit to finish a maximum of one third of the tree height.
- The tree should be placed in the centre of the pit and any container cut away to allow root growth
- The pit should be backfilled and firmed down making sure the finished soil level is consistent with that of the tree in the ground.
- Trees that need stakes should be tied below the lowest branch. All trees and shrubs must be fitted with spiral rabbit guards.
- All plants should be watered prior to removing from pot.
- An adequate sized hole must be dug for each plant and care must be taken to ensure the finished soil is level with that of the plant in the pot.
- The plant should be well firmed in and then watered.
- A top dressing of suitable slow release fertiliser should be applied to all planted areas on completion.
- All planted areas to be covered with a coarse bark mulch to a minimum depth of 75mm to prevent water loss and deter weed growth.

3. Grass Seeding.

- All areas to be grass seeded in accordance with BS 4428
- Soil levels should be cultivated to a minimum depth of 150mm, stones over 25mm and rubbish removed and the area lightly compressed to provide a good seed bed.
- A pre-emergent weedkiller should be applied in accordance with manufacturers instructions, followed by a pre- seeding fertiliser at 50mg per sq. m, This should be worked into the top 50mm during final cultivation.
- Grass seed should be sown at a minimum rate of 30gms per sq. m using a general-purpose mix of Perennial Ryegrass, Fescue, Browntop and Meadowgrass in appropriate proportions.
- The soil surface should be left slightly proud of edging stones, kerbs, manhole covers and other hard surfacing to permit acceptable grass cutting

4. Maintenance

- Weeds must be adequately controlled for at least the first growing season.
- An area of at least 1000mm dia. kept weed free around each tree to prevent plant loss from competition.
- The coarse bark mulch should be topped up each year maintaining a depth of at least 75mm to keep in moisture and control weeds.

Native Type Planting at 2.5 per m^2

Along Northern 225 m^2 and

Southern boundary 55 m^2

Total Area approx.280 m^2

Total Number of Plants approx = 700

Botanical Name	Common Name	Size required	%	Plants
Acer campestre	Field Maple	30-60cm	20	140
Alnus glutinosa	Alder	30-60cm	20	140
Crataegus monogyna	Hawthorn	30-60cm	20	140
Euonymus europaeus	Spindle tree	30-60cm	20	140
Viburnum opulus	Guelder rose	30-60cm	20	140

Small Trees Suitable for Housing Areas. All trees to be planted as Standards [8-10cm girth] and protected by spiral rabbit guards.

Total Number of Street Trees to be planted.....70

Botanical Name	Abbreviation.	Common Name	Ultimate Spread	Total No.
Amelanchier arborea 'Robin Hill'	Am	Snowy Mesphilus	3m	21
Cotoneaster 'Cornubia'	Cot.		4m	12
Prunus 'Pandora'	PP	Cherry	4m	8
Prunus subhirtella 'Autumnalis Rosea'	PsubA	Winter cherry	2-3m	10
Sorbus 'Sheerwater Seedling'	SSS	Rowan	5m	19

Medium Trees for Open Space. To be planted as Heavy Standards [12-14cm girth] and protected by spiral rabbit guards.

Total number to be planted.....9

Betula jacquemontii	Bet.jac	White stemmed Birch	6m	9

Acoustic Planting to deaden the sound between plots 1-3 and car parking area. Supplied root balled in larger sizes [100-125cm where possible] for more instant impact. Planted close together to form barrier more quickly. 30 x 1m = 30m^2

Botanical name	Ht in 10yrs	Planting Density per m	No: needed
Carpinus betulus	2m	3	21
Cotoneaster lacteus	2.5m	2	14
Ilex aquifolium	1.5m	3	24
Viburnum rhytidophyllum	3m	1	8

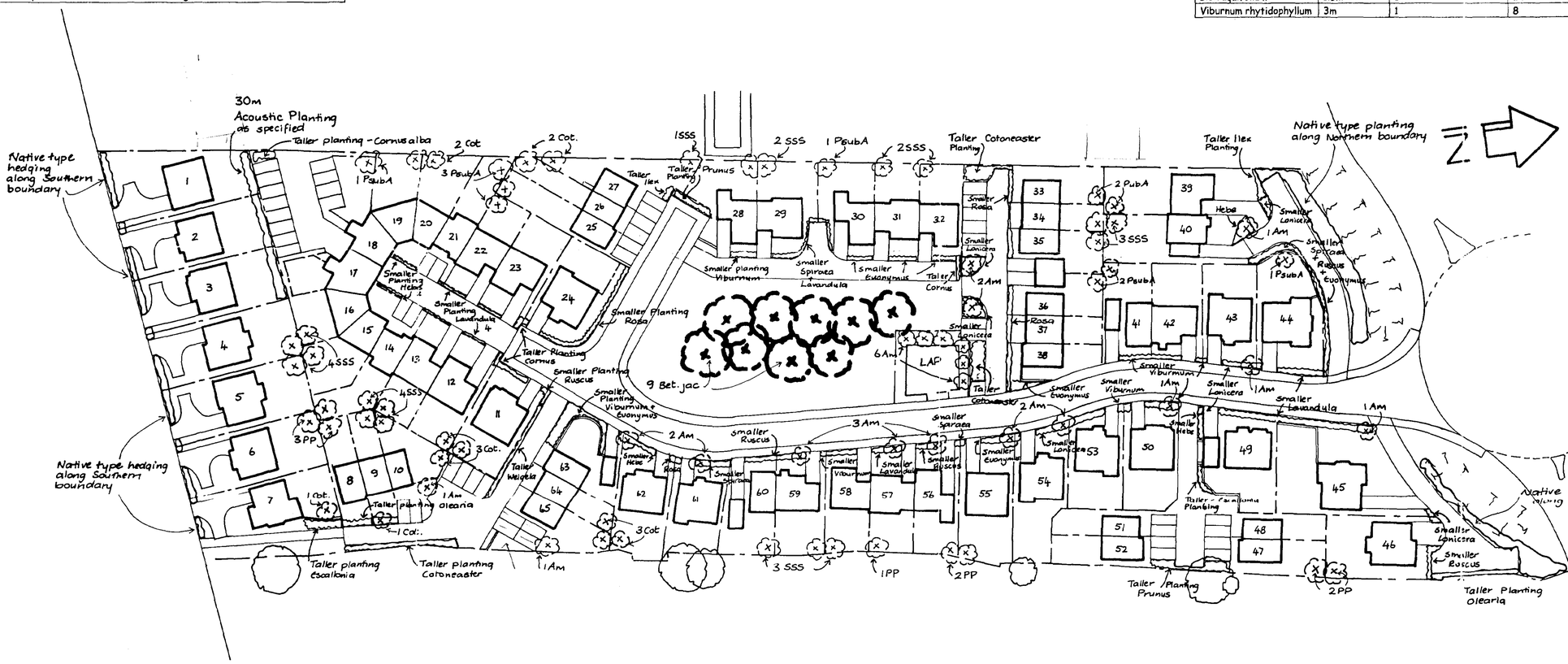
Hedging Areas 64 areas of planting used as hedging as shown in the following list, planted at the appropriate density

Taller Planting Areas
16 Areas

Plant	Areas	Plants per m^2	Ht. In 10yrs
Cornus alba 'Sibirica'	4	1	1.5m
Cotoneaster lacteus	3	1	3.0m
Escallonia 'Red Elf'	2	2	1.0m
Ilex J.C. van Tol	2	1	1.8m
Olearia xhaastii	2	2	1.2m
Prunus x cistena 'Crimson Dwarf'	2	2	1.2m
Weigela florida 'Foliis Purpureis'	1	2	1.3m

Shorter Planting Areas
48 Areas

Plant	Areas	Plants per m^2	Ht. In 10yrs
Euonymus 'Emerald Gaiety'	7	4	600mm
Hebe 'Red Edge'	5	4	450mm
Lavandula 'Sawyers'	8	4	600mm
Lonicera nitida 'Maygreen'	8	3	800mm
Rosa 'Surrey'	4	2	900mm
Ruscus aculeatus	5	3	800mm
Spiraea 'Anthony Waterer'	4	3	800mm
Viburnum davidii	7	3	800mm



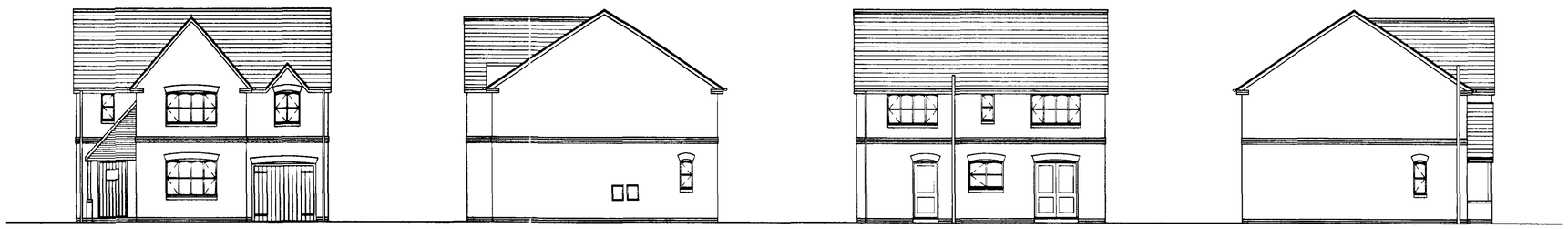
SUPERSEDED

Planning & Development
- 3 MAR 2003
06X/03

Sally Ann Jackson MA Dip LA Landscape Architect

Bottom Barn
1 St. Pega's Rd.
Peakirk
Peterborough PE6 7NF
Phone & Fax:01733 253660

Site	Wignals Gate, Holbeach	*Scale*	1:500
Client	Peter Humphrey Ass. For Tudor Homes	*Date*	March 2003
Title	Proposed Layout 1	*Drwg. No.*	23/G/500-1

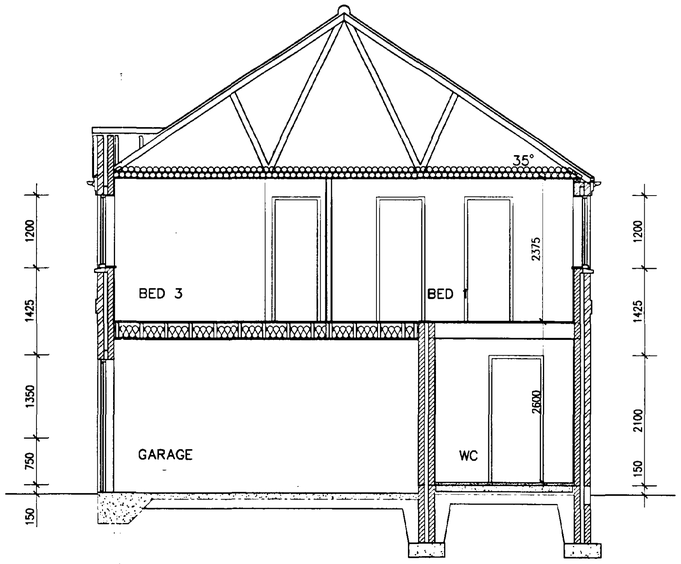


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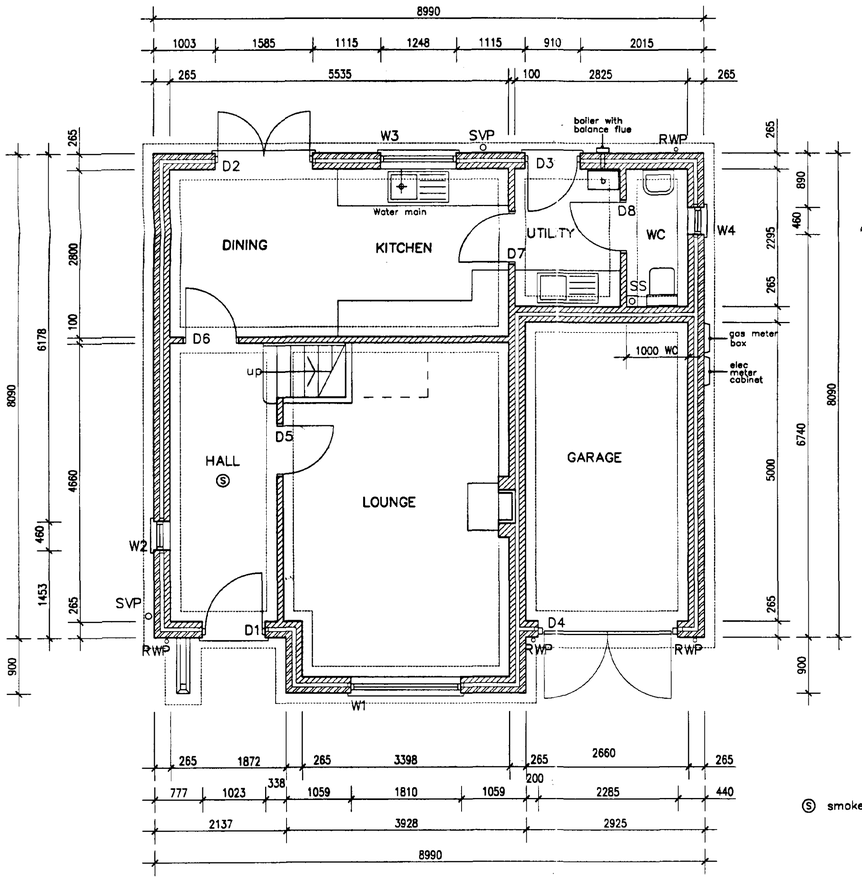
SIDE ELEVATION

REAR ELEVATION

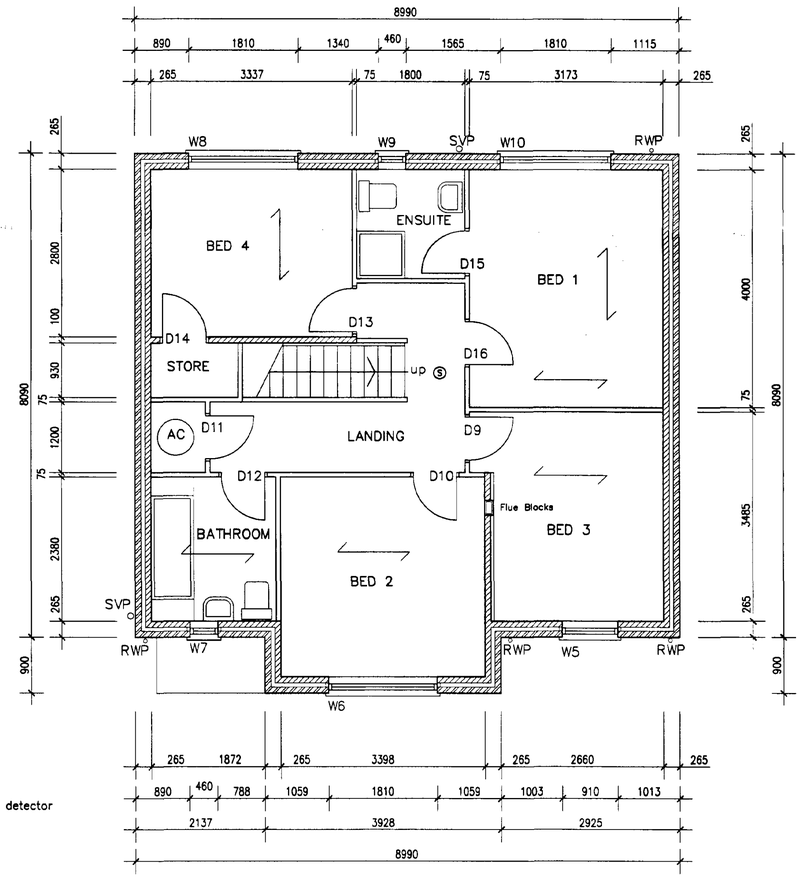
SIDE ELEVATION



SECTION



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

Ⓢ smoke detector

Planning Department
21 JAN 2003
065/03

REVISION: C False stack removed. 18/11/02
REVISION: B Flue blocks added and chimney stack opposited. 12/06/02
REVISION: A Minor amendment 12/04/02

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED PLAN

THE BURGHLEY

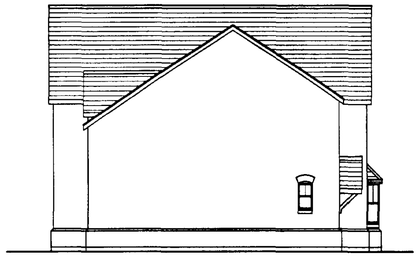
CLIENT
TUDOR HOMES

DATE Feb 2002 SCALE 1:50 1:100 JOB No.

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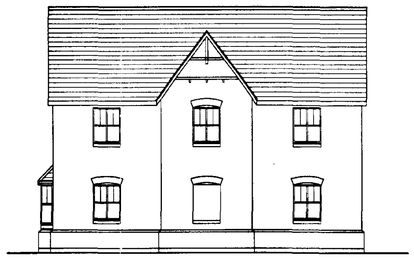
Peter Humphrey Associates
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E-MAIL: info@peterhumphrey.co.uk
30 OLD MARKET WISBECH CAMBS PE13 1NB



SIDE ELEVATION



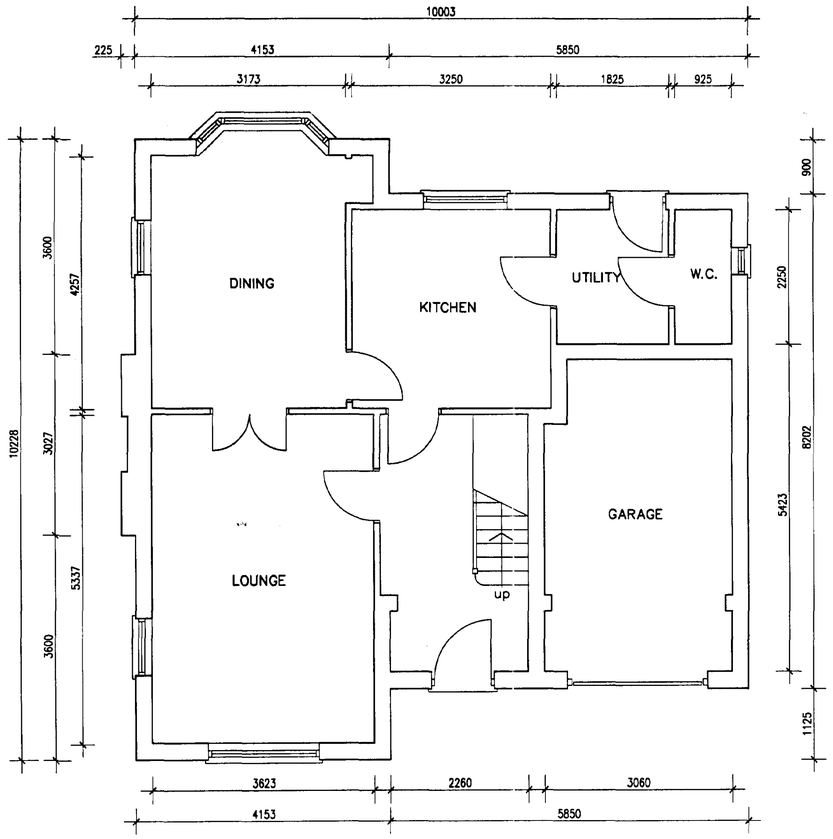
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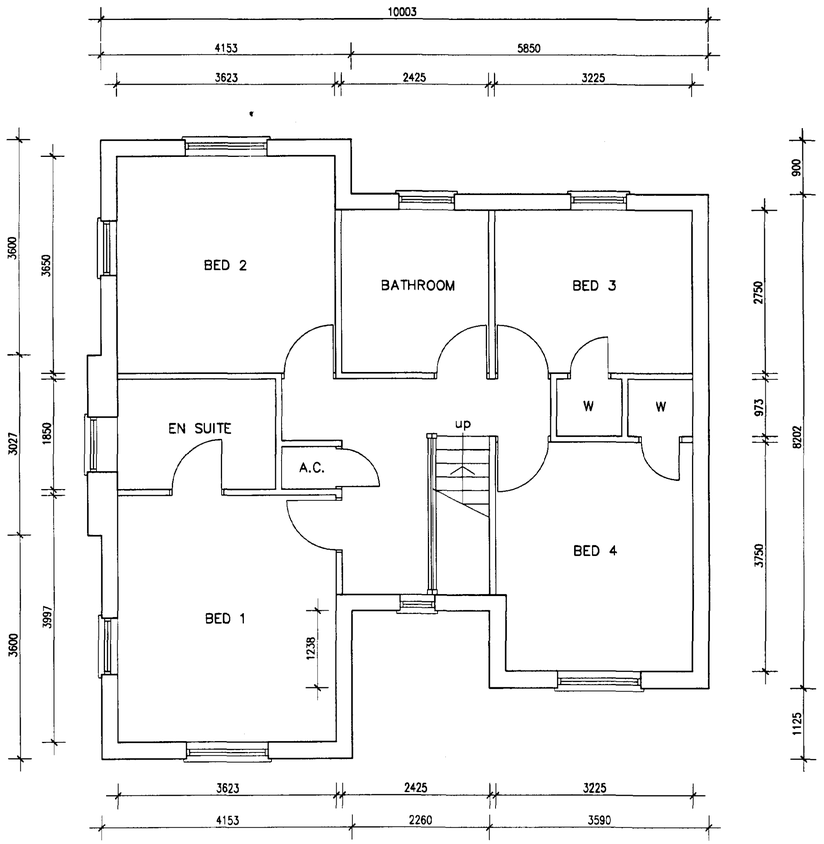
SIDE ELEVATION



FRONT ELEVATION



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

SHDC
Planning & Development
21/1 2003
03/0515/03
Ref 03/0703

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED PLAN

THE WOOTTON

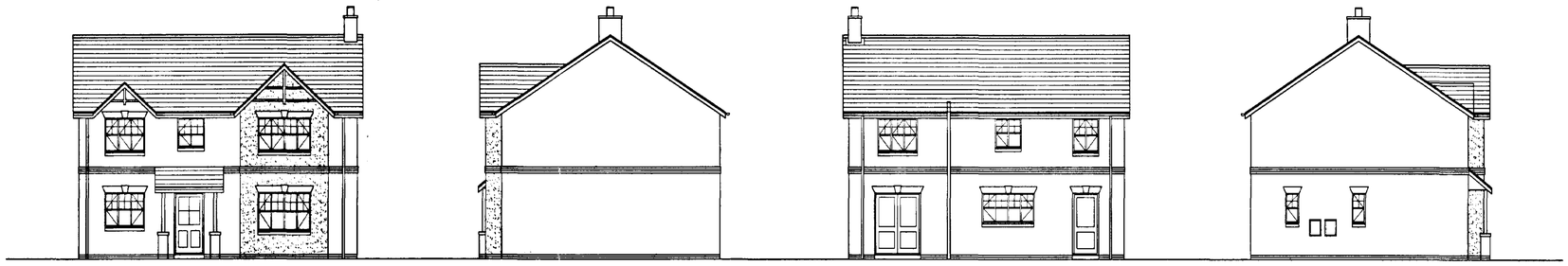
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TUDOR HOMES

DATE October 2002 SCALE 1:50 1:100 JOB No.

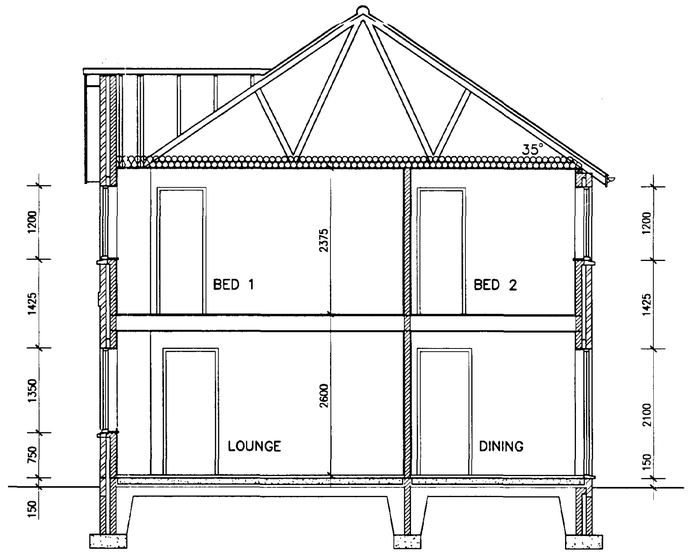
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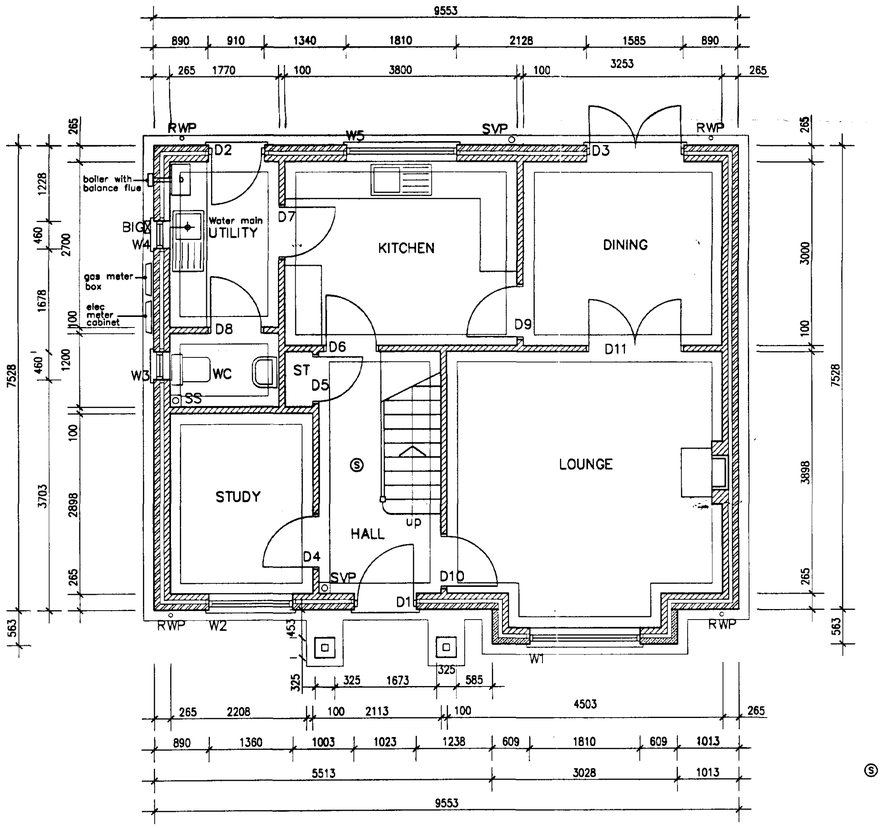
Architectural
Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING
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British Institute of Architectural Technologists



FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION

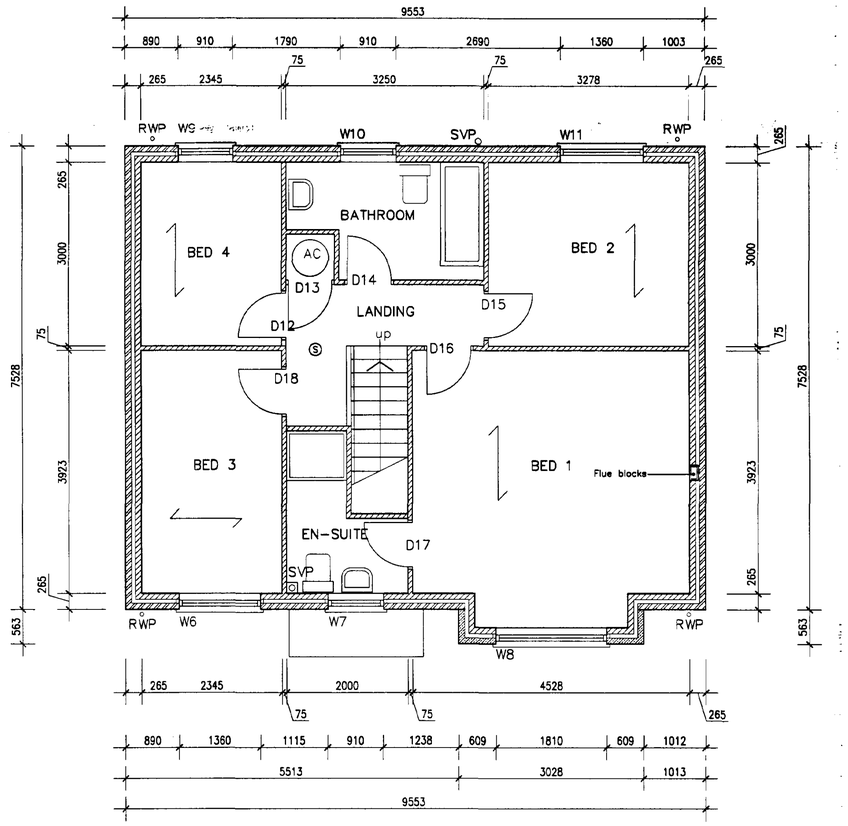


SECTION



GROUND FLOOR LAYOUT PLAN

Ⓢ smoke detector



FIRST FLOOR LAYOUT PLAN

SWDC
Planning Department
21 JAN 2003
065/03

Rev A: Flue blocks & smoke detectors positioned 12/06/02
Rev B: Minor Ammendment 01/10/02

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED PLAN

THE BRIDEWELL

CLIENT
TUDOR HOMES

DATE SCALE 1:50 1:100 JOB No.

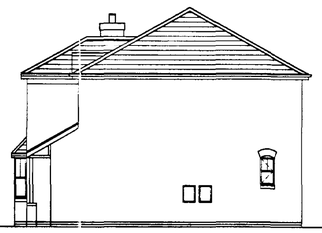
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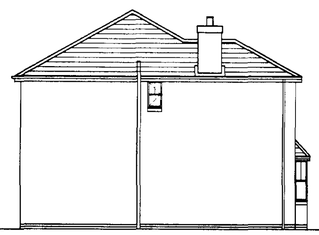
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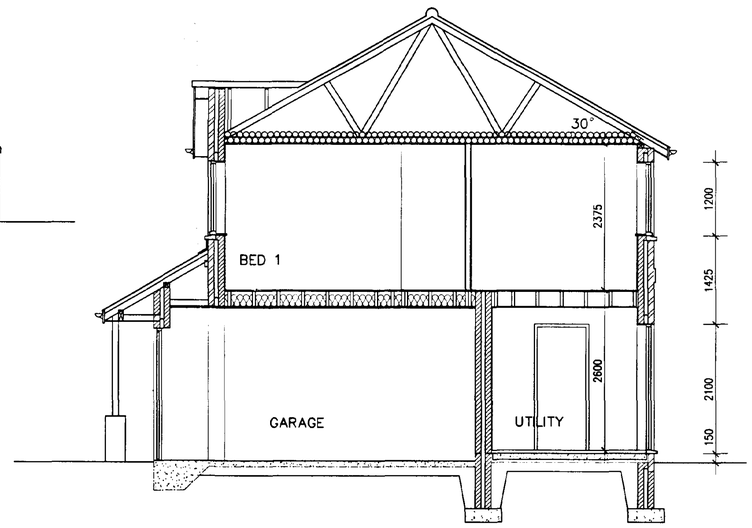
SIDE ELEVATION



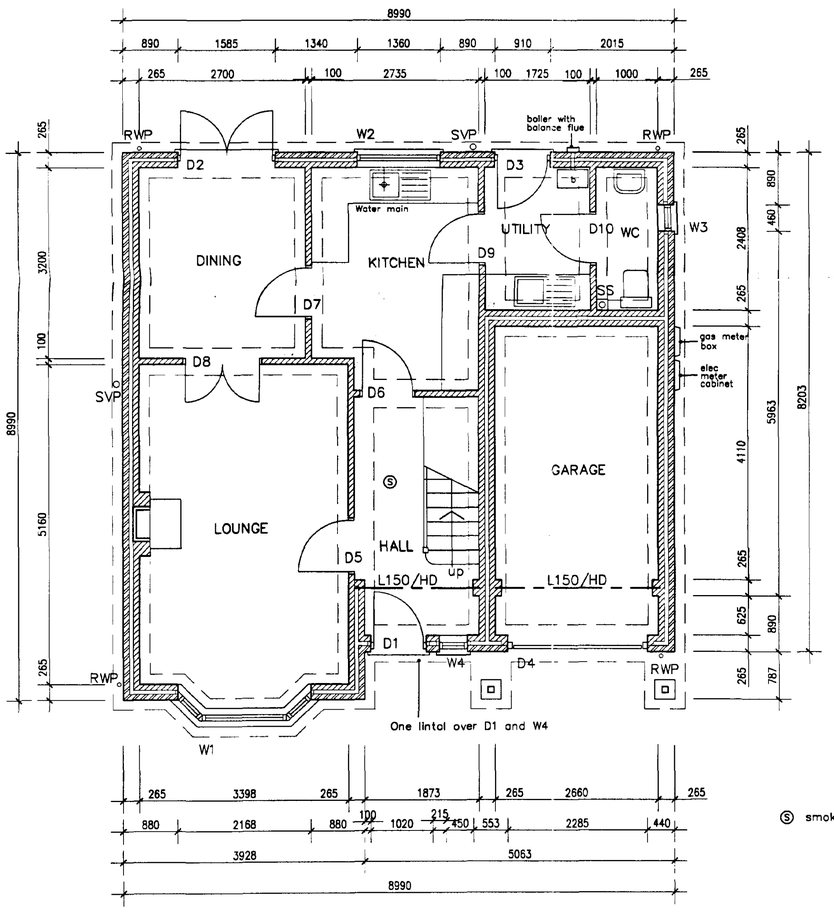
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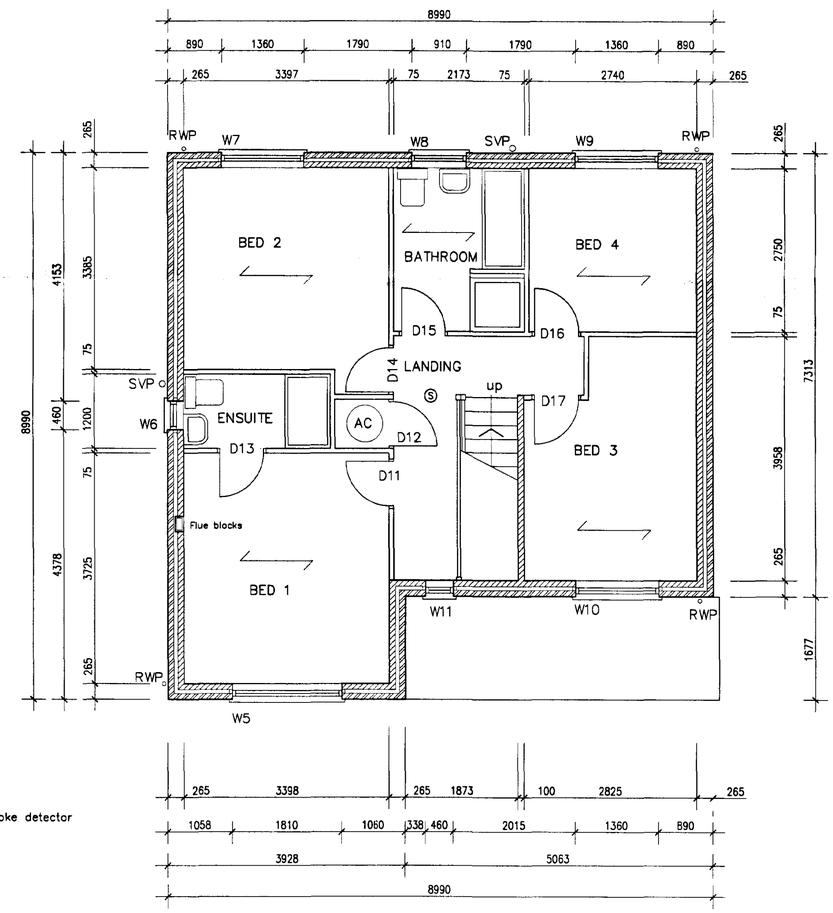
SIDE ELEVATION



SECTION



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

Ⓢ smoke detector

SHDC
Planning & Development
21 JAN 2003
Ref 065/03

Rev B: Flue blocks & smoke detectors positioned 12/06/02
Rev C: W11 amended and cavity wall adj. D1 added 31/10/02

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED PLAN

THE SEYMOUR

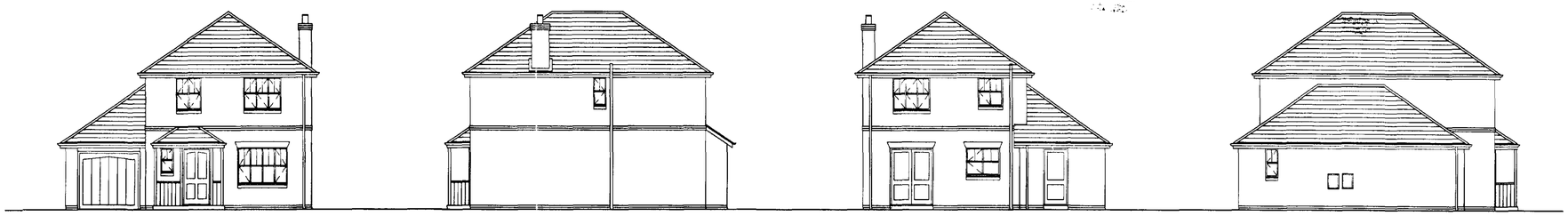
CLIENT
TUDOR HOMES

DATE Feb 2002 SCALE 1:50 1:100 JOB No.

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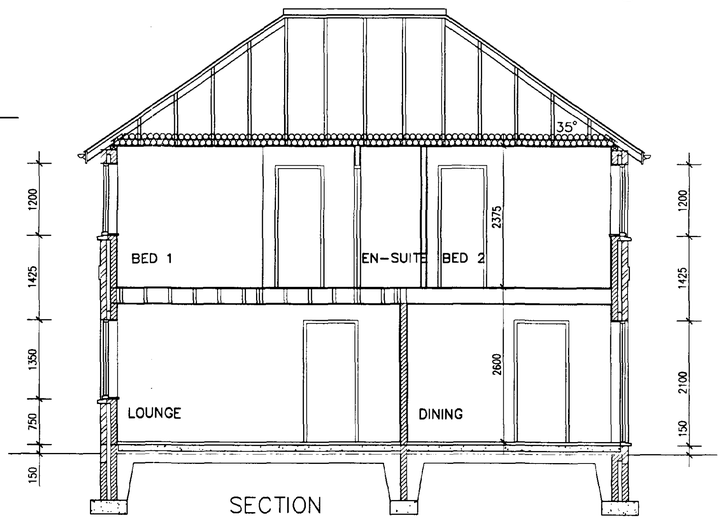


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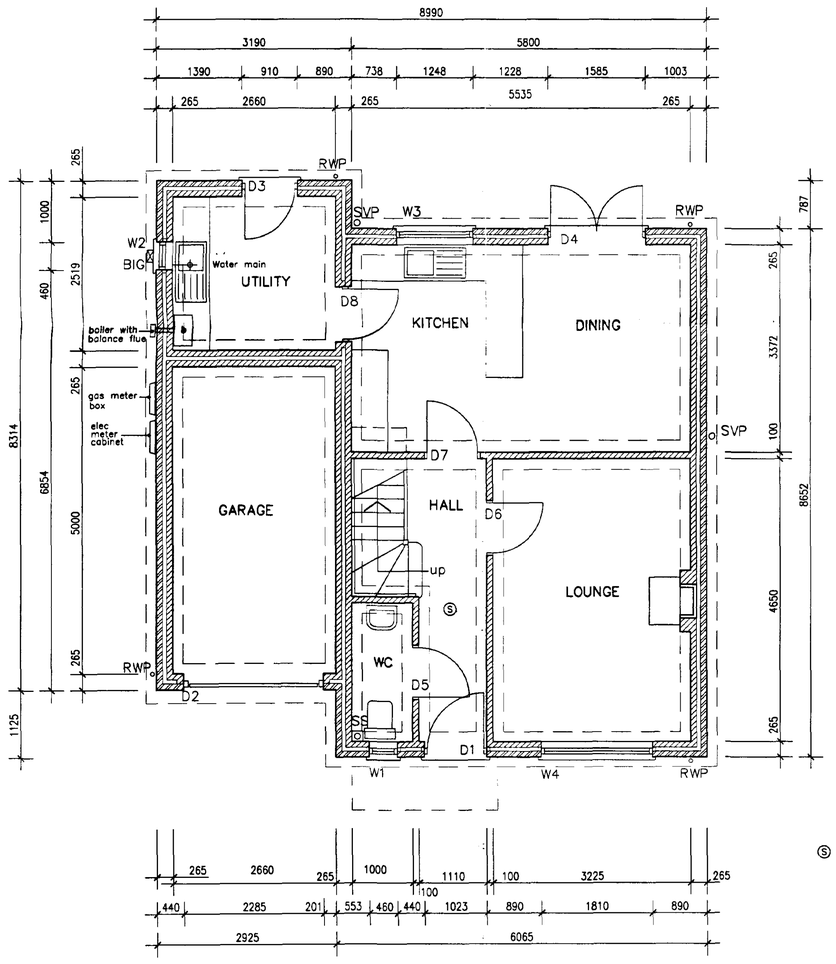
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

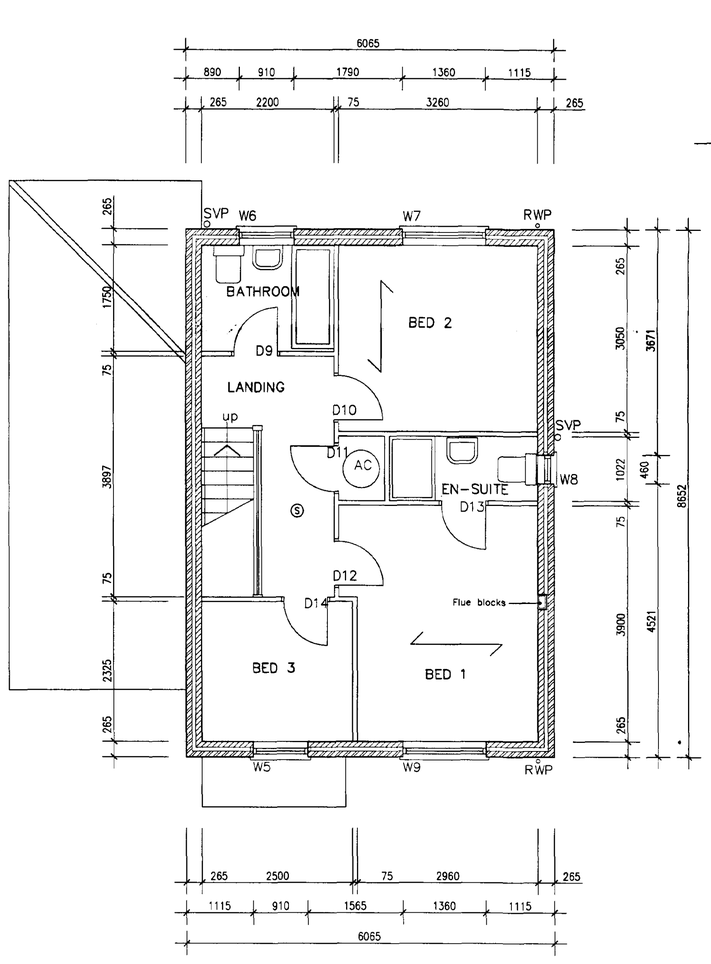


SECTION



GROUND FLOOR LAYOUT PLAN

Ⓢ smoke detector



FIRST FLOOR LAYOUT PLAN

PLANNING
21 JAN 2003
06/103

Rev A: Flue blocks & smoke detectors positioned 12/06/02

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED
PLAN

THE RICHMOND

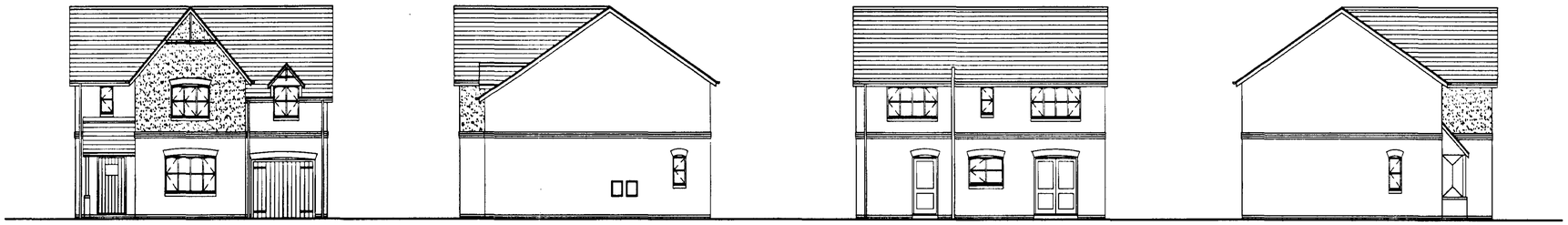
CLIENT
TUDOR HOMES

DATE Feb 2002 SCALE 1:50 1:100 JOB No

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British Institute of Architectural Technologists

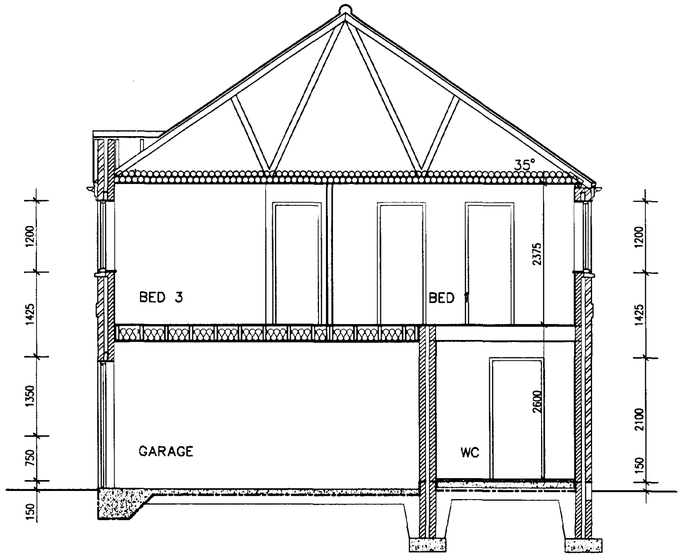


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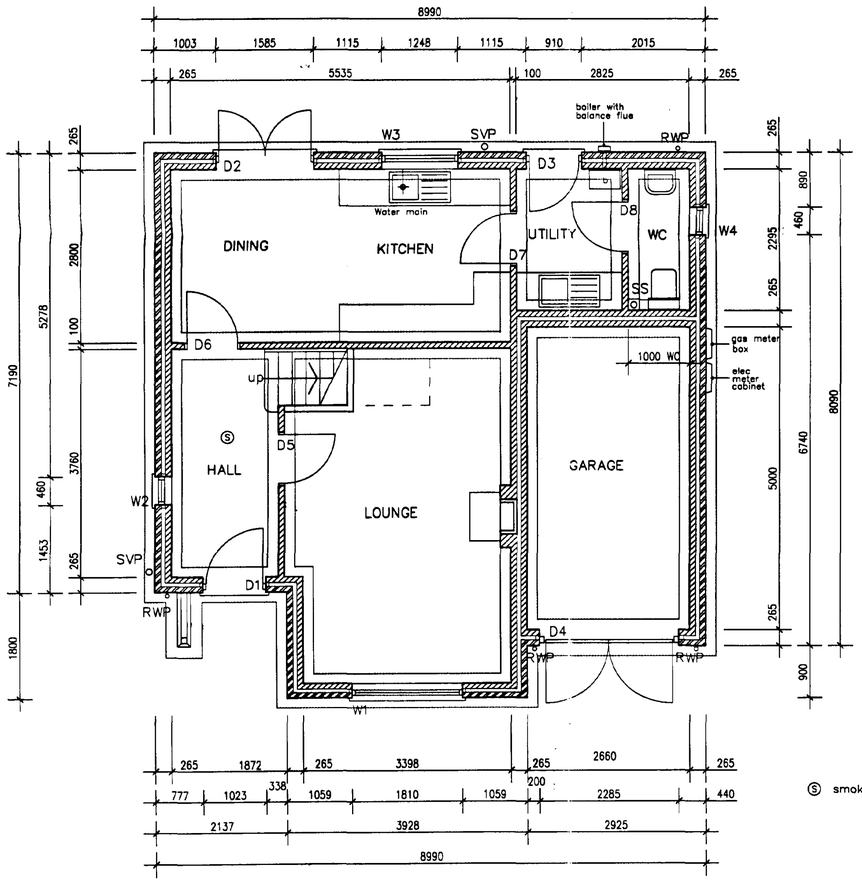
SIDE ELEVATION

REAR ELEVATION

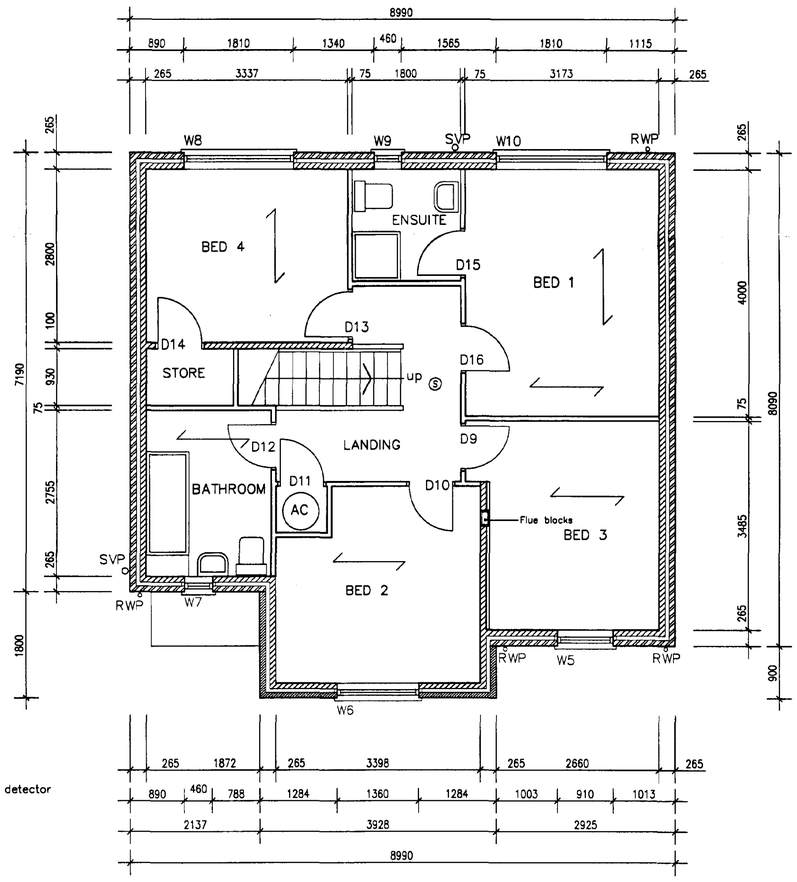
SIDE ELEVATION



SECTION



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

Ⓢ smoke detector

Plan... ...ment
21 JAN 2003
065/03

REVISION: B Felse stack removed 14/11/02
REVISION: A Flue blocks added and chimney stack opposited. 12/06/02

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED PLAN

THE GREENWICH

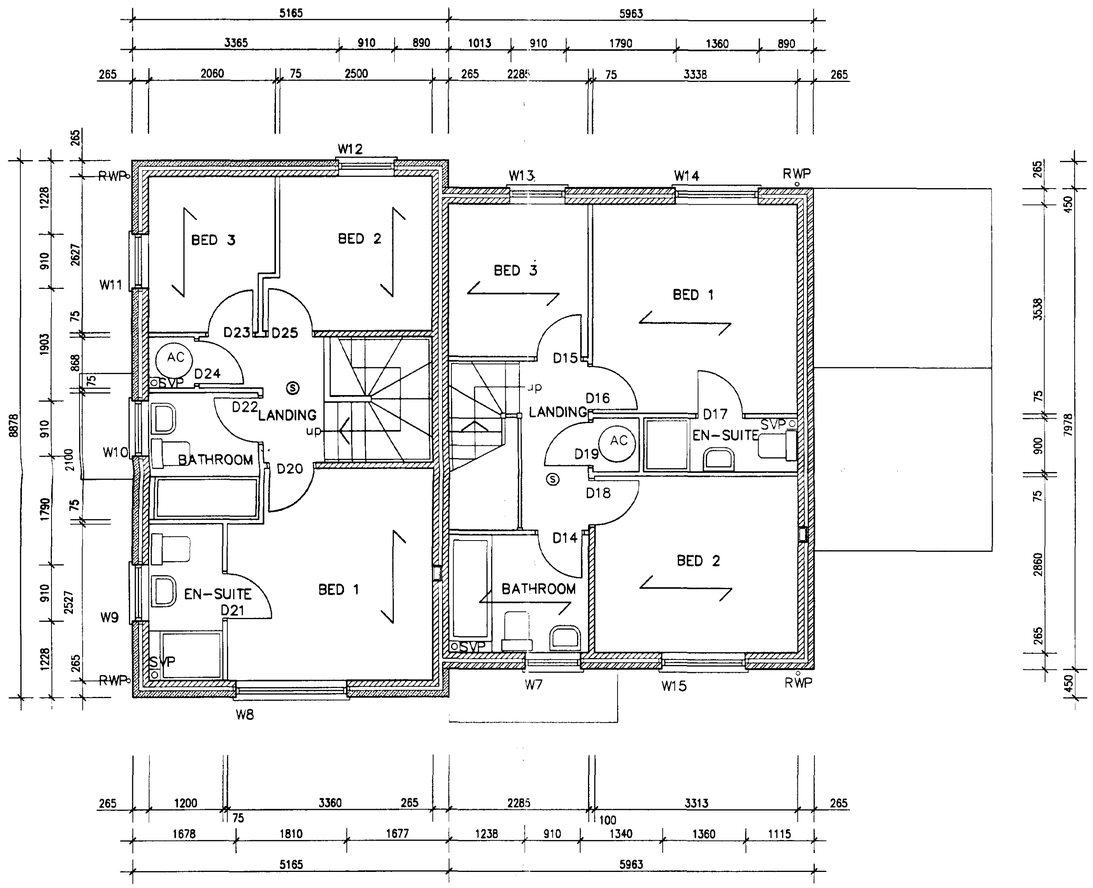
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TUDOR HOMES

DATE Feb 2002 SCALE 1:50 1:100 JOB No.

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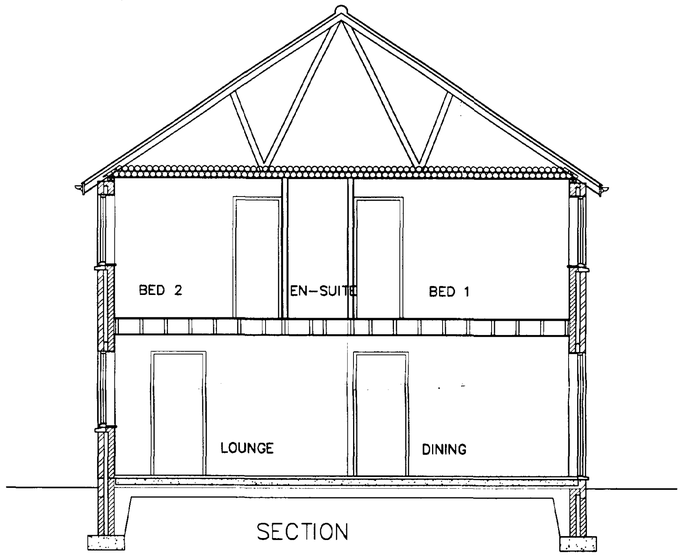
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British Institute of



FIRST FLOOR LAYOUT PLAN

Ⓢ smoke detector



SECTION

SWDC
Planning Department
21 JAN 2003
065/03

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED PLAN

THE LANCASTER S.G.

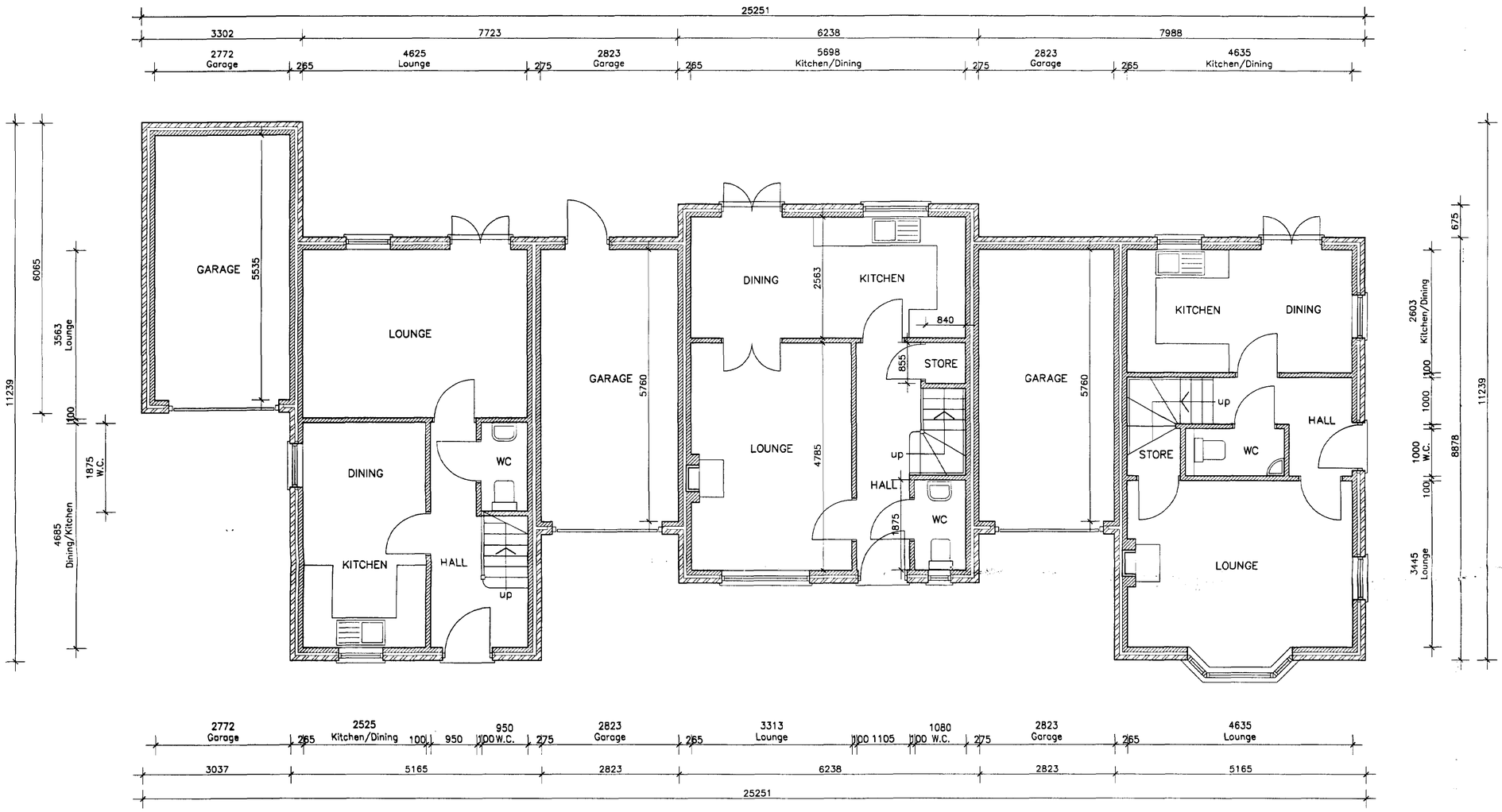
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TUDOR HOMES

DATE Jan 2003 SCALE 1:50 1:100 JOB No.

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GROUND FLOOR LAYOUT PLAN

21 JAN 2003
065/02

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSES

RUFFORD

DETERMINED PLAN

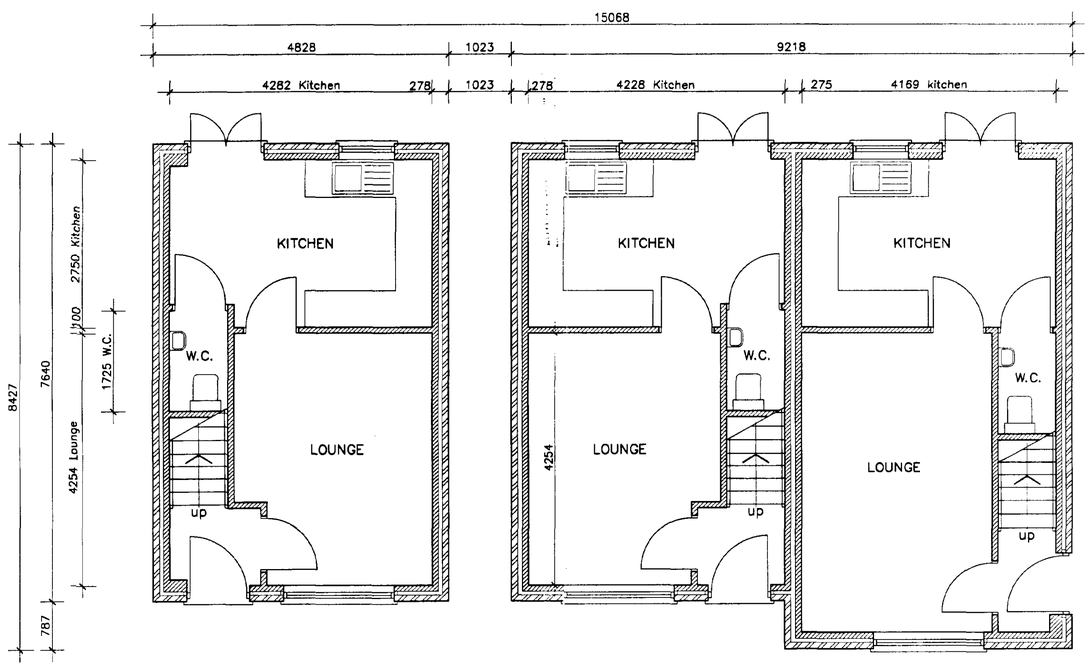
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TUDOR HOMES

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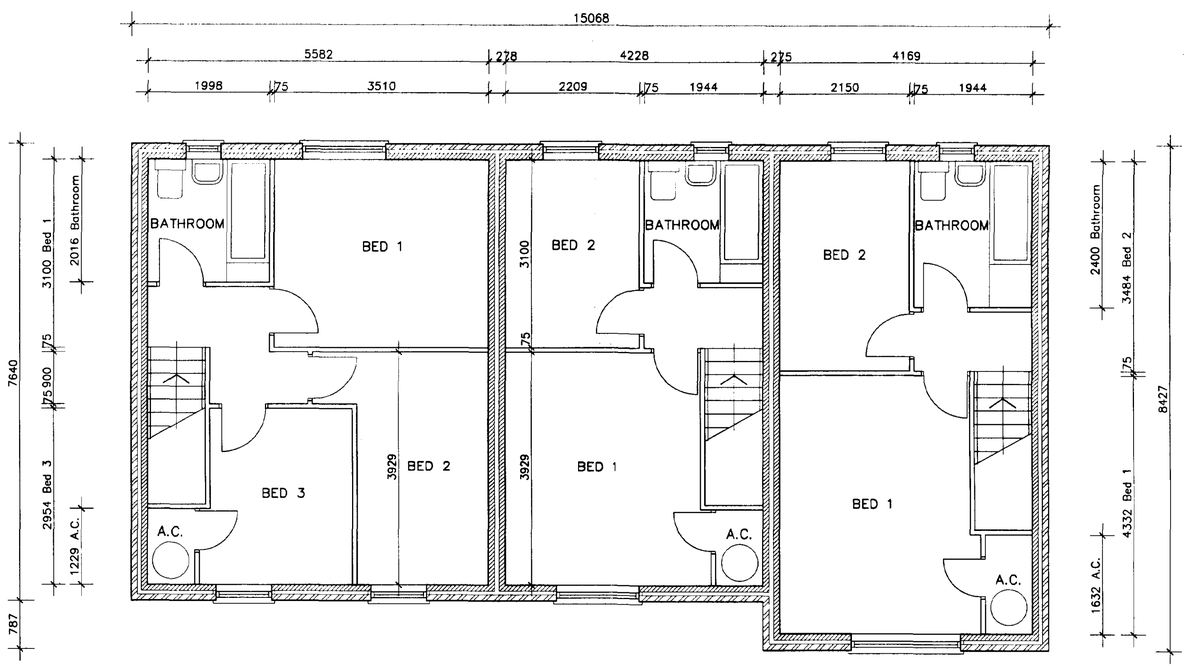
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GROUND FLOOR LAYOUT PLAN

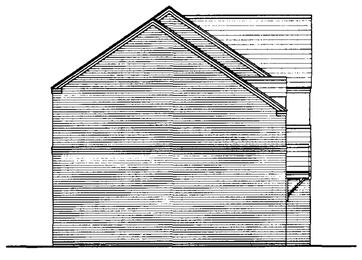


FIRST FLOOR LAYOUT PLAN

SHDC
Planning & Development
21 JAN 2003
Ref 0651/03



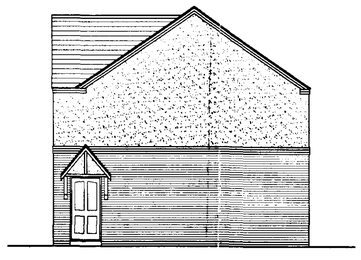
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSES

DETERMINED PLAN

KENTWELL

CLIENT
TUDOR HOMES

DATE December 2002 SCALE 1:50 1:100 JOB No.

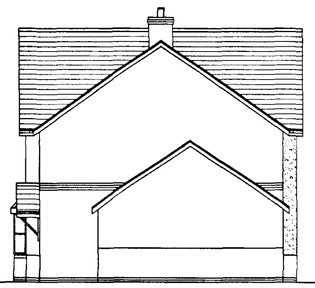
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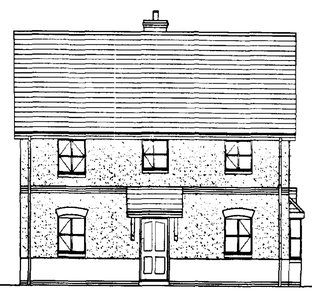
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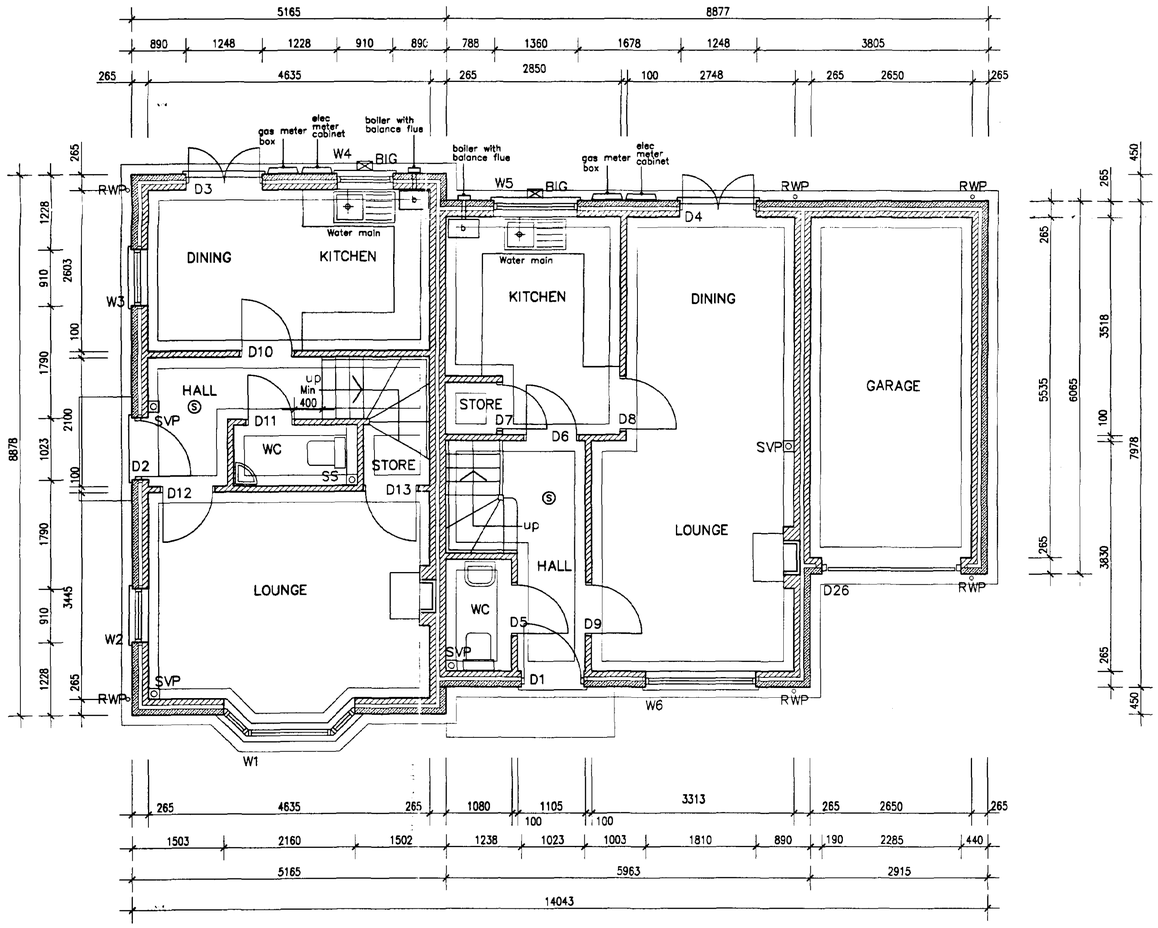
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR LAYOUT PLAN

Ⓢ smoke detector

DETERMINED PLAN

Planning Development

21 JAN 2003

Ref. 065/03

REVISION:

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

THE LANCASTER S.G.

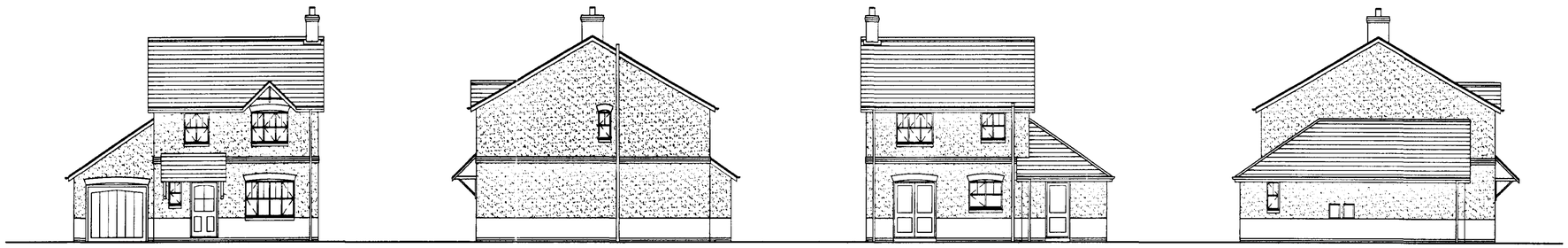
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TUDOR HOMES

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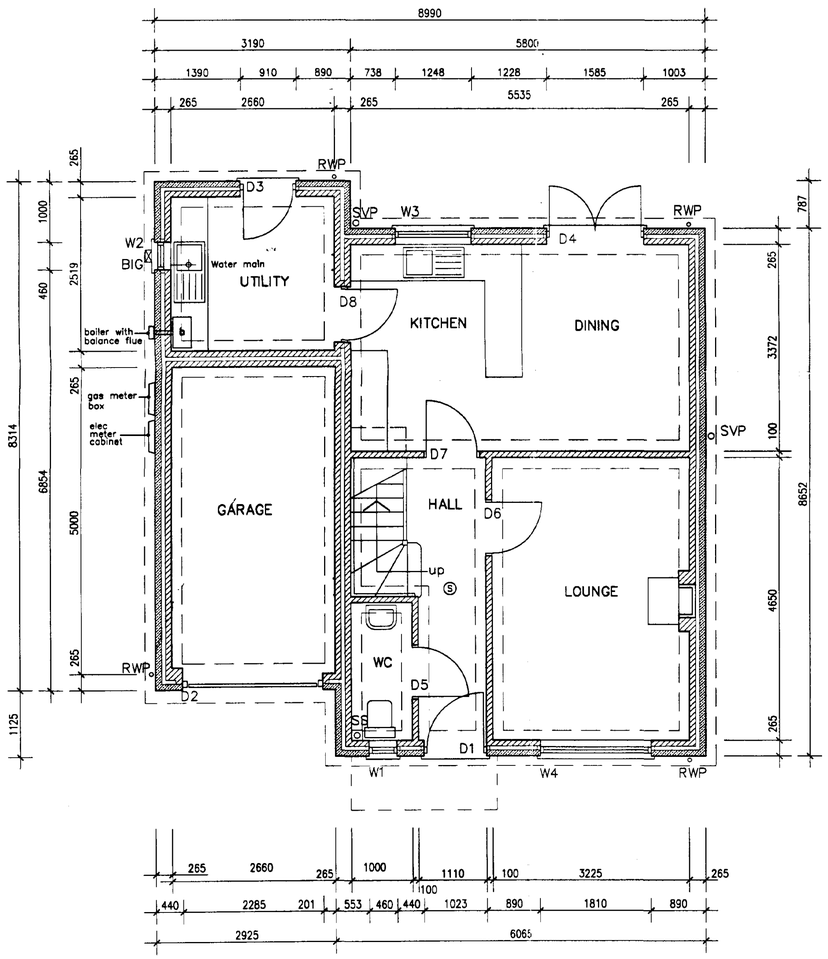
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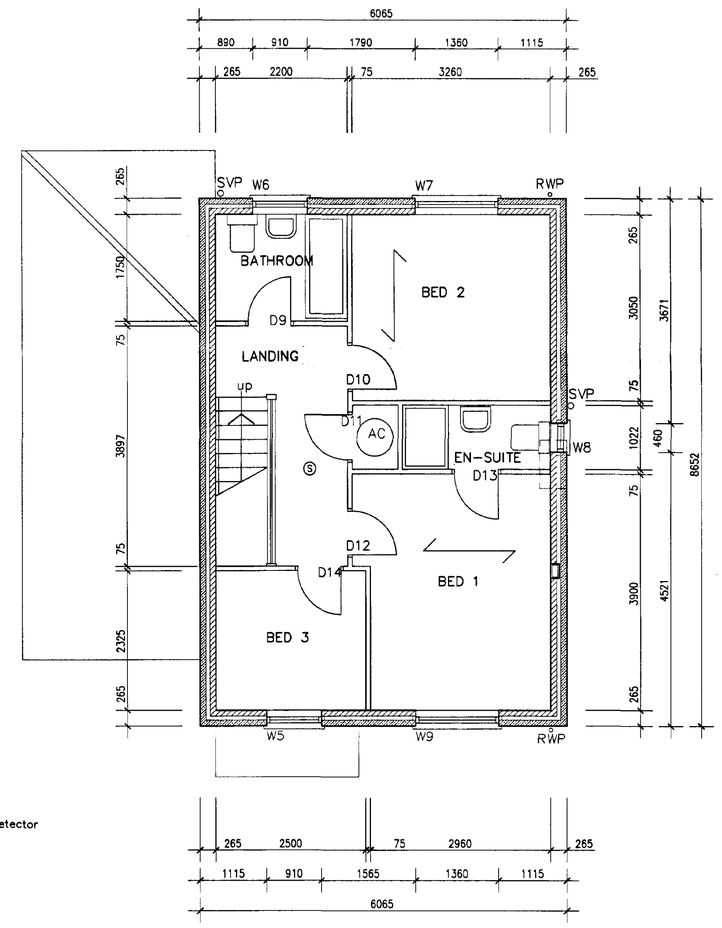


FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION

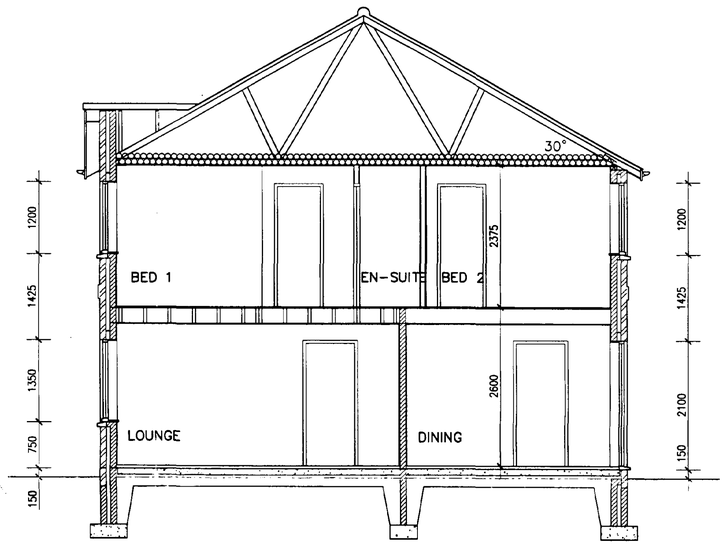


S smoke detector

GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN



SECTION

Planning Department
21 JAN 2003
065/03

REVISION: A MINOR AMENDMENT 12/04/02

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSE

DETERMINED PLAN

THE FRAMLINGTON

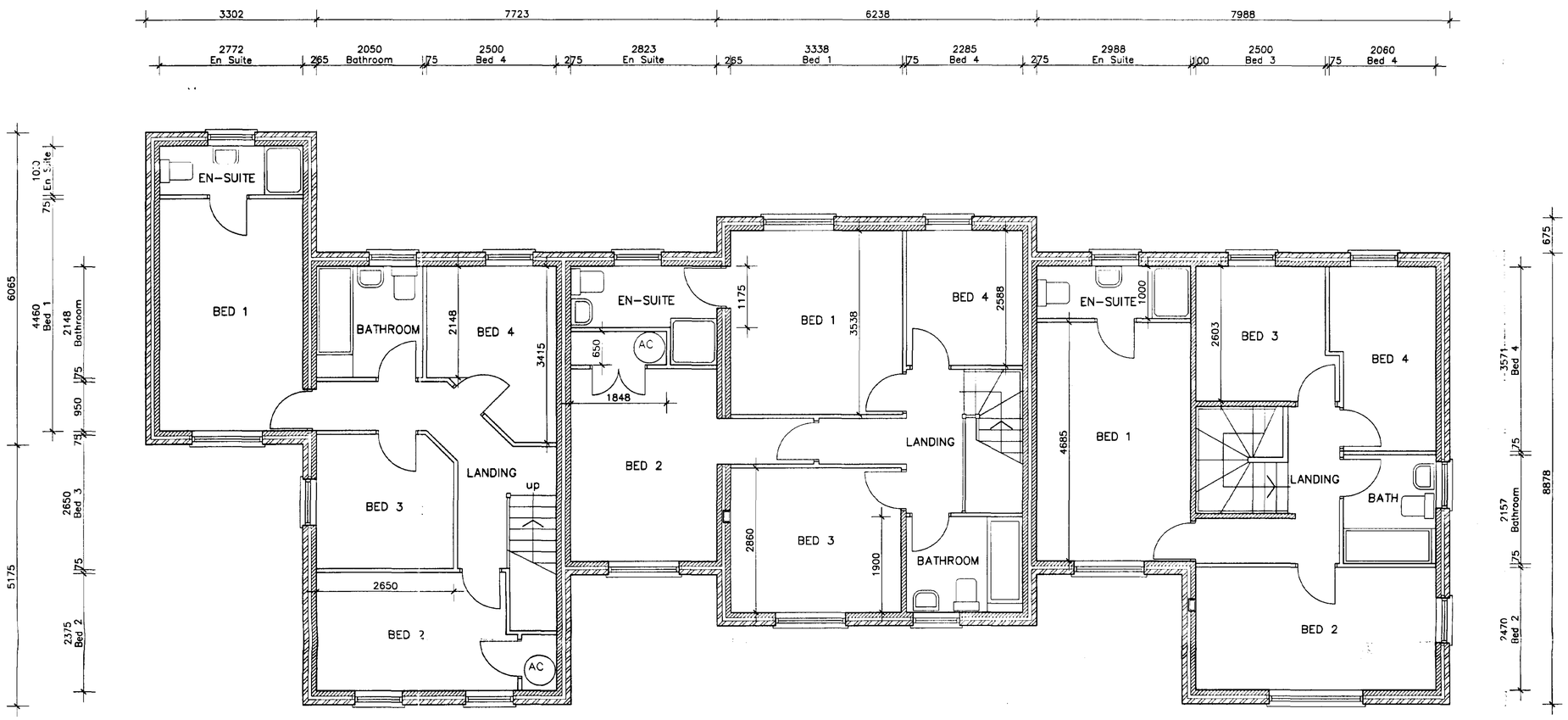
CLIENT
TUDOR HOMES

DATE SCALE 1:50 1:100 JOB No.

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FIRST FLOOR LAYOUT PLAN

PL... ...ment
21 JAN 2003
File 065/03

REVISION:

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PROJECT
PROPOSED HOUSES

DETERMINED PLAN

RUFFORD

CLIENT
TUDOR HOMES

DATE December 2002 SCALE 1:50 1:100 JOB No.

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LAP
TOTAL AREA 189m²
ACTIVITY ZONE 100m²
600mm GUARD RAIL AROUND PERIMETER OF LAP WITH ENTRANCE BARRIER TO PREVENT CHILDREN ENTERING AND LEAVING SITE AT SPEED.PLANTING TO INCLUDE PLANTS THAT WILL ENABLE CHILDREN TO EXPERIENCE NATURAL SCENT,COLOUR AND TEXTURE. TREES TO HAVE CLEAR STEMS TO PROVIDE A DEGREE OF SHADE AND ALLOW VISIBILITY FROM HOUSING.FEATURES TO INCLUDE FOOTPRINT TRAIL,MUSHROOM. SEATINGAND 2 No. SPRUNG TOYS ie: HAGS ROCKING HORSE AND HAGS TURTLE.

AREA OF OPEN SPACE 1533m²(7.5%)

COMBINED AREA 1722m² = 8.42% OF SITE.

TYPE OF DWELLING	AMOUNT
2 BED TERRACE	10
3 BED TERRACE	9
4 BED TERRACE	12
5 BED TERRACE	2
2 BED SEMI	4
3 BED SEMI	4
4 BED SEMI	4
3 BED DETACHED	5
4 BED DETACHED	12
6 BED DETACHED	3
TOTAL	65 HOUSES

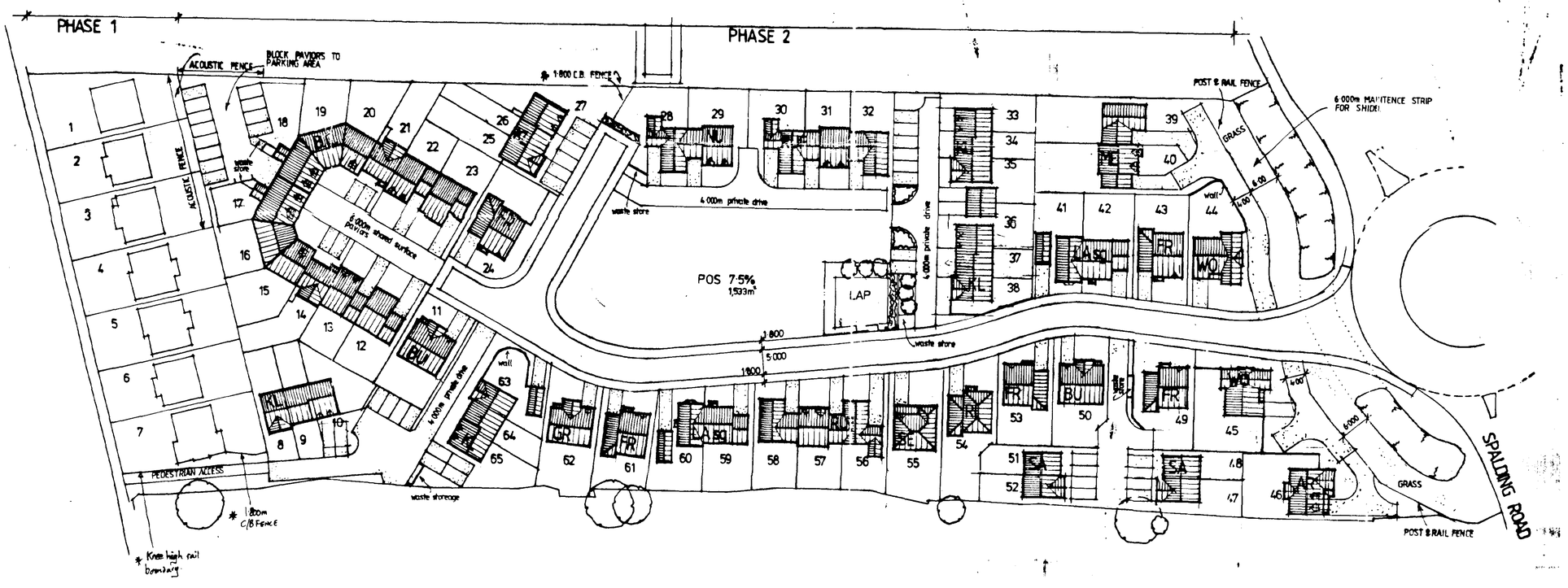
PLOT	MAIN BRICK	CONTRASTING BRICK	RENDER PANELS	ROOF FINISH
24,61	HARRIER RED MULTI		WHITE	NATURAL RED
43,53	KESTRELL BUFF MULTI		CREAM	SLATE GREY
33,34,35,45,51,52,57, 59,60	KESTREL BUFF MULTI	HARRIER RED MULTI	WHITE	SLATE GREY
25,26,27,31,36,37,38	HARRIER RED MULTI	KESTRELL BUFF MULTI	WHITE	NATURAL RED
28,29,41,42,39,40,46, 47,48,55,56,58,63,64, 65.	MINSTER BECKSTONE	HARRIER RED MULTI	WHITE	SLATE GREY
8,9,10,50,54,62	KESTRELL BUFF MULTI	MINSTER BECKSTONE	CREAM	NATURAL RED
11,30,32,44,49	HARRIER RED MULTI	MINSTER BECKSTONE	WHITE	SLATE GREY

BRICKS FROM KEMPSTON RESERVE RANGE BY HANSON BRICK

BLOCK PAVING TO BE MARSHALL BRINDLE RED

ROOF TILES TO BE SANDTOFT SHIRE RANGE

HOUSE TYPE	REF.	TOTAL	BEDS.
KENTWELL	KL	15	2&3
BURGHLEY	BU	2	4
BARRINGTON COURT	BC	12	Mix
FRAMLINGTON	FR	4	3
NUNNINGTON	NU	2	4
MELFORD	ME	2	4
RUFFORD	RU	6	4
LANCASTER sp	LA sp	4	3
WOOTTON	WO	2	4
ARAGON mk.2	AR 2	1	6
SALISBURY	SA	4	2
BRIDEWELL	BR	1	4
RICHMOND	RI	1	3
SEYMOUR	SE	1	4
GREENWICH	GR	1	4



* FENCE'S TO REAR GARDENS TO BULDING LINE OF DWELLING TO BE 1.800m CLOSE BOARDED FENCE.

PRIVATE DRIVES
ALL PRIVATE DRIVES TO BE SUITABLE FOR FIRE APPLIANCES.
- EXCAVATE TO FULL CONSTRUCTION DEPTH, REMOVING ALL TOPSOIL.
- COVER FORMATION WITH 1000 GAUGE GEOTEXTILE.
- 300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE.
- 20mm SHARP SAND BED.
- 60mm THICK CONCRETE PAVIORS. *

DETERMINED PLAN

Planning Development
20 JUN 2003
Ref 0065/03

A3

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT TUDOR HOMES

DATE	SCALE	JOB No
DEC. 2002	1:500	2802-2

DATE REVISED	DETAILS
A 6.3.03	MINOR AMENDMENTS
B 14.3.03	Planning Amendments
C 9/6/03	Planning

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76 OLD MARKET · WISBECH · CAMBS · F
E-MAIL ENQUIRIES@PHARCHITECTURA

LAP
TOTAL AREA 1998m²
ACTIVITY ZONE 100m²
600mm GUARD RAIL AROUND PERIMETER OF LAP WITH ENTRANCE BARRIER TO PREVENT CHILDREN ENTERING AND LEAVING SITE AT SPEED.PLANTING TO INCLUDE PLANTS THAT WILL ENABLE CHILDREN TO EXPERIENCE NATURAL SCENT,COLOUR AND TEXTURE. TREES TO HAVE CLEAR STEMS TO PROVIDE A DEGREE OF SHADE AND ALLOW VISIBILITY FROM HOUSING.FEATURES TO INCLUDE FOOTPRINT TRAIL,MUSHROOM SEATINGAND 2 No. SPRUNG TOYS ie: HAGS ROCKING HORSE AND HAGS TURTLE.

AREA OF OPEN SPACE 1533m²(7.5%)

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25,26,27,31,36,37,58	HARRIER RED MULTI	KESTRELL BUFF MULTI	WHITE	NATURAL RED
28,29,41,42,39,40,44, 47,48,55,56,58,63,64, 65	MINSTER BECKSTONE	HARRIER RED MULTI	WHITE	SLATE GREY
8,9,10,50,54,62	KESTRELL BUFF MULTI	MINSTER BECKSTONE	CREAM	NATURAL RED
11,30,32,44,49	HARRIER RED MULTI	MINSTER BECKSTONE	WHITE	SLATE GREY

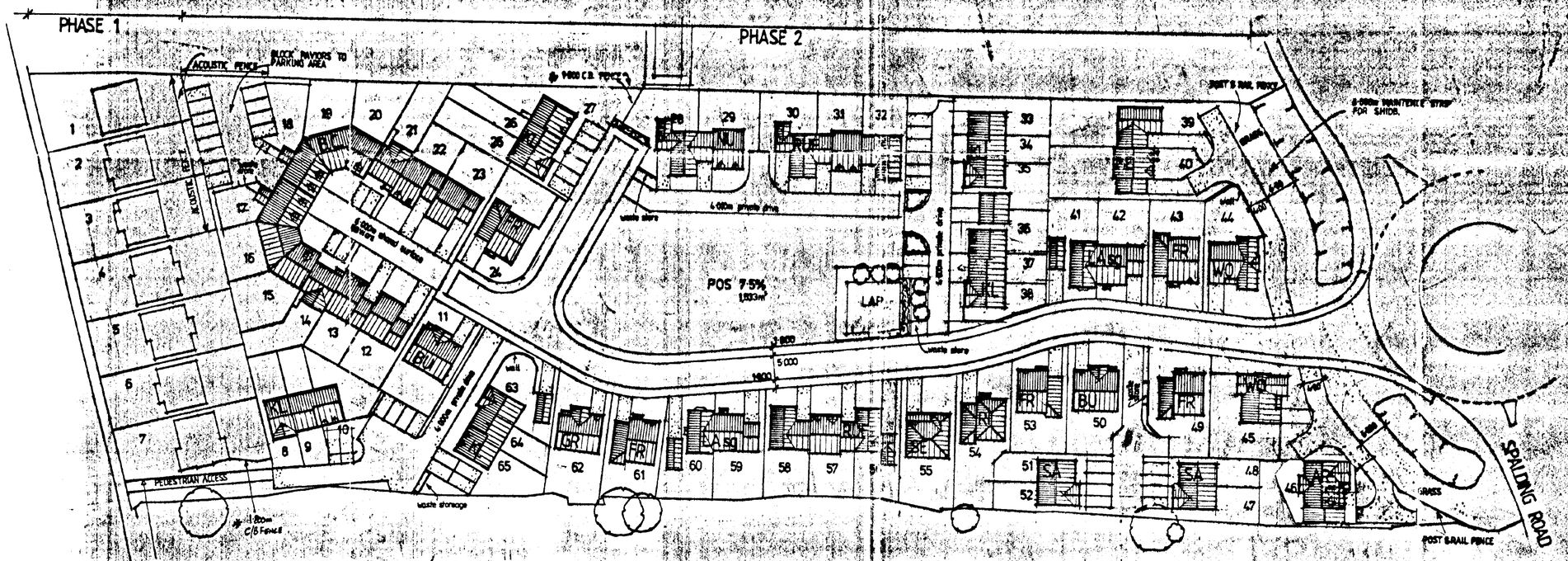
BRICKS FROM KEMPSTON RESERVE RANGE BY HANSON BRICK

BLOCK PAVING TO BE MARSHALL BRINDLE RED

ROOF TILES TO BE SANDTOFT SHIRE RANGE

HOUSE TYPE	REF.	TOTAL	BEDR.
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BURGHLEY	BU	2	4
BARRINGTON COURT	BC	12	Mix
FRAMLINGTON	FR	4	3
NUNNINGTON	NU	2	4
MELFORD	ME	2	4
RUFFORD	RU	6	4
LANCASTER sit	LA sit	4	3
WOOTTON	WO	2	4
ARAGON mk.2	AR 2	1	6
SALISBURY	SA	4	2
RICHMOND	RI	1	3
SEYMOUR	SE	1	4
GREENWICH	GR	1	4

TYPE OF DWELLING	AMOUNT
2 BED TERRACE	10
3 BED TERRACE	9
4 BED TERRACE	12
5 BED TERRACE	2
2 BED SEMI	4
3 BED SEMI	4
4 BED SEMI	4
3 BED DETACHED	5
4 BED DETACHED	12
6 BED DETACHED	3
TOTAL	69 HOUSES



FENCE'S TO REAR GARDENS TO BULDING LINE OF DWELLING TO BE 1.800m CLOSE BOARDED FENCE.

PRIVATE DRIVES
ALL PRIVATE DRIVES TO BE SUITABLE FOR FIRE APPLIANCES.
- EXCAVATE TO FULL CONSTRUCTION DEPTH, REMOVING ALL TOPSOIL.
- COVER FORMATION WITH 1000 GAUGE GEOTEXTILE.
- 300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE.
- 20mm SHARP SAND BED.
- 60mm THICK CONCRETE PAVIORS.

SHDC
PLANNING & DEVELOPMENT
0 3 SEP 2003
Ref. 0065/03

PLAN 1

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT
TUDOR HOMES

DATE	SCALE	JOB No.
DEC. 2002	1:500	2802-2

DATE REVISED	DETAILS
A 5.2.03	MINOR AMENDMENTS
B 4.3.03	Planning Amendments
C 9/6/03	Planning
D 17/9/03	Part 46 Amended

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39 OLD MARKET · WISBECH · CAMBS · PE13 1NB
E-MAIL: PHUMPHREY@ARCHITECTURAL.CO.UK

1. Soil Compaction
The following measures will be taken to ensure favourable growing conditions for planting on site.

- Major planting areas will be protected from storage of materials or heavy plant.
- Any areas found to be heavily compacted following building completion will have the sub-soil broken up before replacement of topsoil.
- All waste material will be removed from the planting areas prior to spreading topsoil.
- All topsoil brought onto site will be free of waste building rubbish and large stones.
- All pots and debris to be removed from site.

2. Planting and Establishment

- Each area to be planted will be rotavated to a minimum depth of 250mm and left as a fine tilth immediately prior to planting.
- All hedging plants to be container grown and in good condition prior to planting. Diseased or dying plants are not acceptable. Native type shrubs can be bare rooted if protected from drying out.
- All trees to be pit planted [the pit to be a minimum of 1m x 1m x 750mm deep].
- The bottom of the pit should be broken up and a tree stake driven into the pit to finish a maximum of one third of the tree height.
- The tree should be placed in the centre of the pit and any container cut away to allow root growth
- The pit should be backfilled and firmed down making sure the finished soil level is consistent with that of the tree in the ground.
- Trees that need stakes should be tied below the lowest branch. All trees and shrubs must be fitted with spiral rabbit guards.
- All plants should be watered prior to removing from pot.
- An adequate sized hole must be dug for each plant and care must be taken to ensure the finished soil is level with that of the plant in the pot.
- The plant should be well firmed in and then watered.
- A top dressing of suitable slow release fertiliser should be applied to all planted areas on completion.
- All planted areas to be covered with a coarse bark mulch to a minimum depth of 75mm to prevent water loss and deter weed growth.

3. Grass Seeding.

- All areas to be grass seeded in accordance with BS 4428
- Soil levels should be cultivated to a minimum depth of 150mm, stones over 25mm and rubbish removed and the area lightly compressed to provide a good seed bed
- A pre-emergent weedkiller should be applied in accordance with manufacturers instructions, followed by a pre- seeding fertiliser at 50mg per sq. m, This should be worked into the top 50mm during final cultivation.
- Grass seed should be sown at a minimum rate of 30gms per sq. m using a general-purpose mix of Perennial Ryegrass, Fescue, Browntop and Meadowgrass in appropriate proportions.
- The soil surface should be left slightly proud of edging stones, kerbs, manhole covers and other hard surfacing to permit acceptable grass cutting

4. Maintenance

- Weeds must be adequately controlled for at least the first growing season.
- An area of at least 1000mm dia. kept weed free around each tree to prevent plant loss from competition.
- The coarse bark mulch should be topped up each year maintaining a depth of at least 75mm to keep in moisture and control weeds.

Native Type Planting at 2.5 per m^2

Along Northern 225 $m^2$and

Southern boundary 55 m^2

Total Area approx.280 m^2

Total Number of Plants approx = 700

The planting along the northern boundary should match the existing planting fronting the development to the west. The following specification is only for guidance.

Botanical Name	Common Name	Size required	%	Plants
Acer campestre	Field Maple	30-60cm	20	140
Alnus glutinosa	Alder	30-60cm	20	140
Crataegus monogyna	Hawthorn	30-60cm	20	140
Euonymus europaeus	Spindle tree	30-60cm	20	140
Viburnum opulus	Guelder rose	30-60cm	20	140

Small Trees Suitable for Housing Areas. All trees to be planted as Standards [8-10cm girth] and protected by spiral rabbit guards. All trees to be staked to BS. 4428:1989

Total Number of Street Trees to be planted.....67

Botanical Name	Abbreviation.	Common Name	Ultimate Spread	Total No.
Amelanchier arborea 'Robin Hill'	Am	Snowy Mesphilus	3m	18
Cotoneaster 'Cornubia'	Cot.		4m	12
Prunus 'Pandora'	PP	Cherry	4m	8
Prunus subhirtella 'Autumnalis Rosea'	PsubA	Winter cherry	2-3m	10
Sorbus 'Sheerwater Seedling'	SSS	Rowan	5m	18

Medium Trees for Open Space. To be planted as Heavy Standards [12-14cm girth] and protected by spiral rabbit guards. All trees to be staked to BS. 4428:1989

Total number to be planted.....9

Betula jacquemontii	Bet.jac	White stemmed Birch	6m	9

Acoustic Planting to deaden the sound between plots -3 and car parking area. Supplied root balled in larger sizes [100-125cm where possible] for more instant impact. Planted close together to form barrier more quickly. 30 x 1m = $30m^2$

Botanical name	Ht in 10yrs	Planting Density per m	No: needed
Carpinus betulus	2m	3	21
Cotoneaster lacteus	2.5m	2	14
Ilex aquifolium	1.5m	3	24
Viburnum rhytidophyllum	3m	1	8

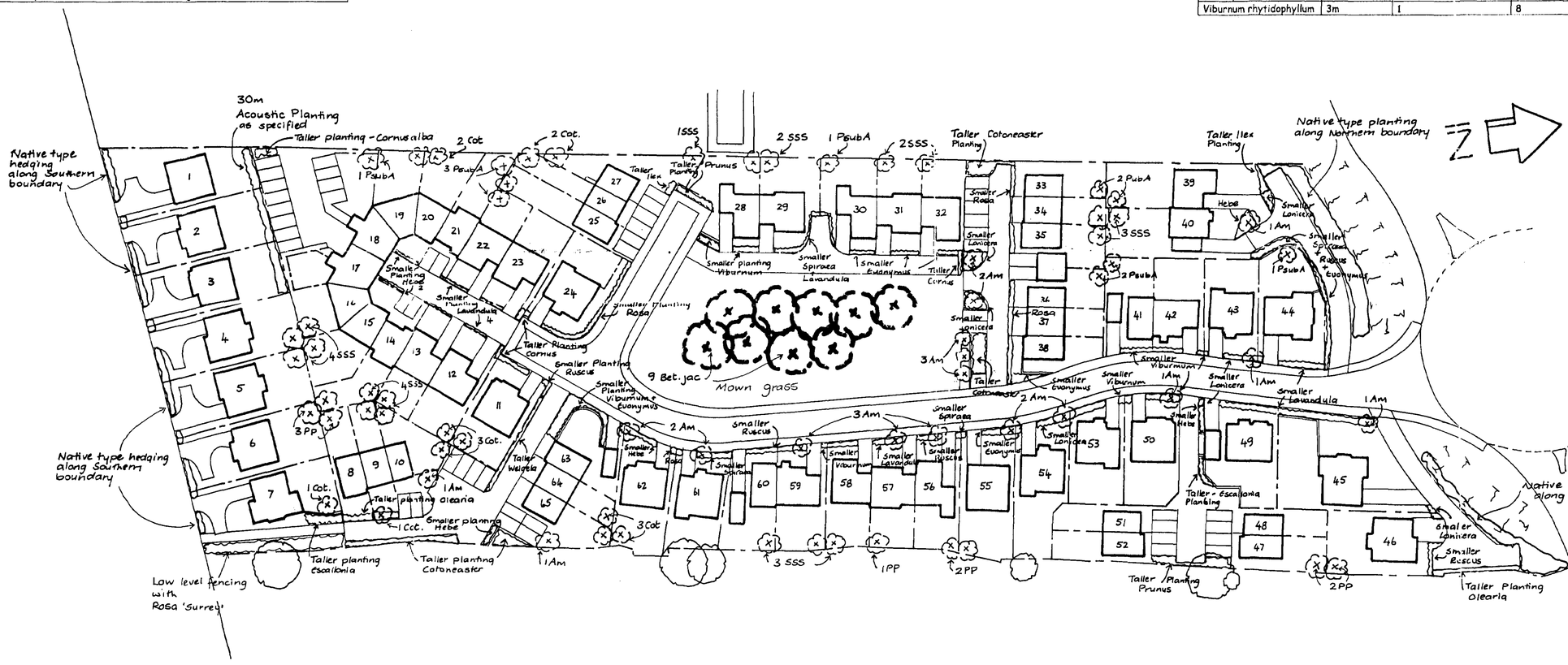
Hedging Areas 68 areas of planting used as hedging as shown in the following list, planted at the appropriate density

Taller Planting Areas
17 Areas

Plant	Areas	Size to be planted	Plants per m^2	Ht. In 10yrs
Cornus alba 'Sibirica'	4	3ltr	1	1.5m
Cotoneaster lacteus	4	3ltr [br if available]	1	3.0m
Escallonia 'Red Elf'	2	2ltr	2	1.0m
Ilex J.C. van Tol	2	2ltr	1	1.8m
Olearia xhaastii	2	2ltr	2	1.2m
Prunus x cistena 'Crimson Dwarf'	2	3ltr	2	1.2m
Weigela florida 'Foliis Purpureis'	1	2ltr	2	1.3m

Shorter Planting Areas
51 Areas

Plant	Areas	Size to be planted	Plants per m^2	Ht. In 10yrs
Euonymus 'Emerald Gaiety'	7	2ltr	4	600mm
Hebe 'Red Edge'	6	2ltr	4	450mm
Lavandula 'Sawyers'	8	2ltr	4	600mm
Lonicera nitida 'Maygreen'	8	2ltr	3	800mm
Rosa 'Surrey'	5	3ltr	2	900mm
Ruscus aculeatus	5	2ltr	3	800mm
Spiraea 'Anthony Waterer'	4	2ltr	3	800mm
Viburnum davidii	8	2ltr	3	800mm



A3

Planning Development
20 JUN 2003
Ref. 0065103

Sally Ann Jackson MA Dip LA Landscape Architect

Bottom Barn
1 St. Pega's Rd.
Peakirk
Peterborough PE6 7NF
Phone & Fax:01733 253660

Site	Wignals Gate, Holbeach	*Scale*	1:500
Client	Peter Humphrey Ass. For Tudor Homes	*Date*	June 2003
Title	Proposed Layout 2	*Drwg. No.*	23/G/500-2

1. Soil Compaction
The following measures will be taken to ensure favourable growing conditions for planting on site.

- Major planting areas will be protected from storage of materials or heavy plant.
- Any areas found to be heavily compacted following building completion will have the sub-soil broken up before replacement of topsoil.
- All waste material will be removed from the planting areas prior to spreading topsoil.
- All topsoil brought onto site will be free of waste building rubbish and large stones.
- All pots and debris to be removed from site.

2. Planting and Establishment

- Each area to be planted will be rotavated to a minimum depth of 250mm and left as a fine tilth immediately prior to planting.
- All hedging plants to be container grown and in good condition prior to planting. Diseased or dying plants are not acceptable. Native type shrubs can be bare rooted if protected from drying out.
- All trees to be pit planted [the pit to be a minimum of 1m x 1m x 750mm deep].
- The bottom of the pit should be broken up and a tree stake driven into the pit to finish a maximum of one third of the tree height.
- The tree should be placed in the centre of the pit and any container cut away to allow root growth
- The pit should be backfilled and firmed down making sure the finished soil level is consistent with that of the tree in the ground.
- Trees that need stakes should be tied below the lowest branch. All trees and shrubs must be fitted with spiral rabbit guards.
- All plants should be watered prior to removing from pot.
- An adequate sized hole must be dug for each plant and care must be taken to ensure the finished soil is level with that of the plant in the pot.
- The plant should be well firmed in and then watered.
- A top dressing of suitable slow release fertiliser should be applied to all planted areas on completion.
- All planted areas to be covered with a coarse bark mulch to a minimum depth of 75mm to prevent water loss and deter weed growth.

3. Grass Seeding.

- All areas to be grass seeded in accordance with BS 4428
- Soil levels should be cultivated to a minimum depth of 150mm, stones over 25mm and rubbish removed and the area lightly compressed to provide a good seed bed.
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- Grass seed should be sown at a minimum rate of 30gms per sq. m using a general-purpose mix of Perennial Ryegrass, Fescue, Browntop and Meadowgrass in appropriate proportions.
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4. Maintenance

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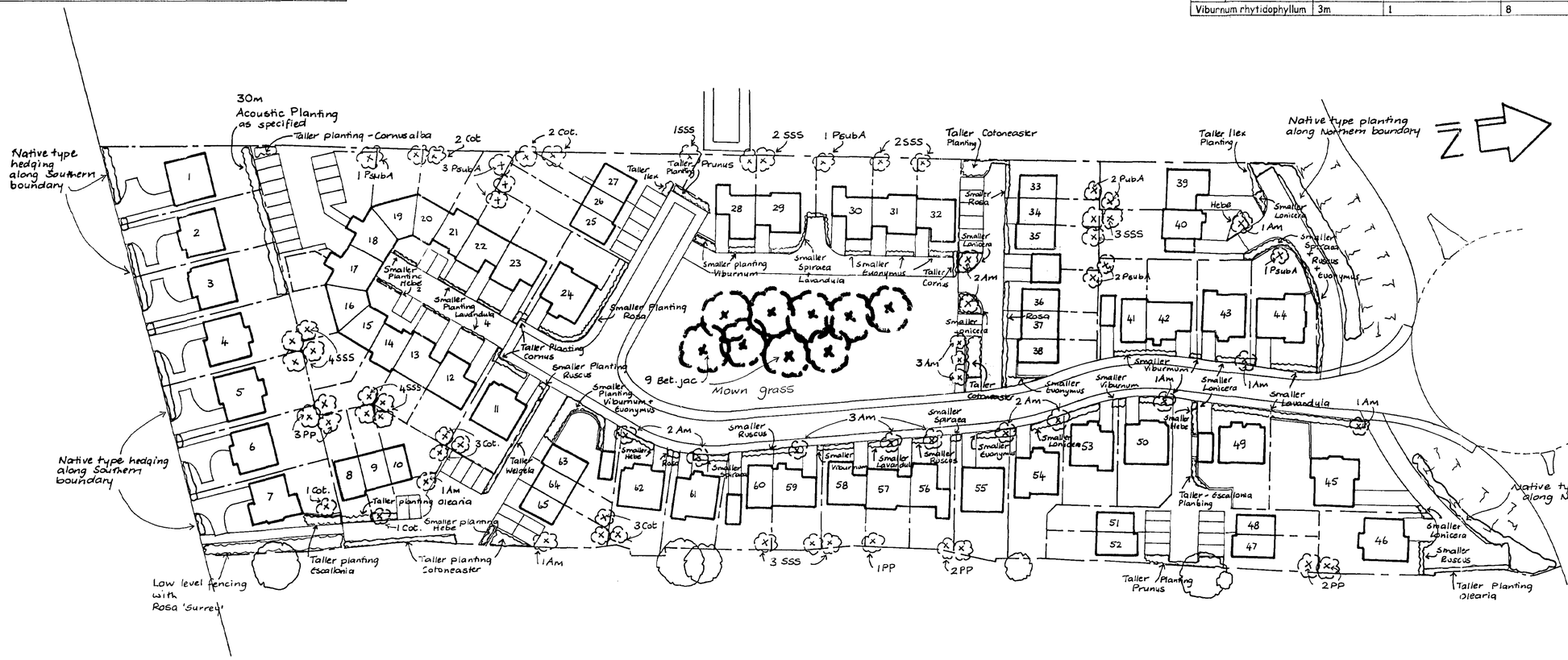
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Weigela florida 'Foliis Purpureis'	1	2ltr	2	1.3m

Shorter Planting Areas
51 Areas

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Rosa 'Surrey'	5	3ltr	2	900mm
Ruscus aculeatus	5	2ltr	3	800mm
Spiraea 'Anthony Waterer'	4	2ltr	3	800mm
Viburnum davidii	8	2ltr	3	800mm



DETERMINED PLAN

A3

Planning Development
20 JUN 2003
Ref. 0065/03

Sally Ann Jackson MA Dip LA Landscape Architect			
Bottom Barn 1 St. Pega's Rd. Peakirk Peterborough PE6 7NF Phone & Fax:01733 253660	*Site*	Wignals Gate, Holbeach	*Scale* 1:500
	Client	Peter Humphrey Ass. For Tudor Homes	*Date* June 2003
	Title	Proposed Layout 2	*Drwg. No.* 23/G/500-2

LAP
TOTAL AREA 189m²
ACTIVITY ZONE 100m²
600mm GUARD RAIL AROUND PERIMETER OF LAP WITH ENTRANCE BARRIER TO PREVENT CHILDREN ENTERING AND LEAVING SITE AT SPEED.PLANTING TO INCLUDE PLANTS THAT WILL ENABLE CHILDREN TO EXPERIENCE NATURAL SCENT,COLOUR AND TEXTURE. TREES TO HAVE CLEAR STEMS TO PROVIDE A DEGREE OF SHADE AND ALLOW VISIBILITY FROM HOUSING.FEATURES TO INCLUDE FOOTPRINT TRAIL,MUSHROOM. SEATINGAND 2 No. SPRUNG TOYS ie: HAGS ROCKING HORSE AND HAGS TURTLE.

AREA OF OPEN SPACE 1533m²(7.5%)

COMBINED AREA 1722m² = 8.42% OF SITE.

TYPE OF DWELLING	AMOUNT
2 BED TERRACE	10
3 BED TERRACE	9
4 BED TERRACE	12
5 BED TERRACE	2
2 BED SEMI	4
3 BED SEMI	4
4 BED SEMI	4
5 BED DETACHED	5
4 BED DETACHED	12
6 BED DETACHED	3
TOTAL	65 HOUSES

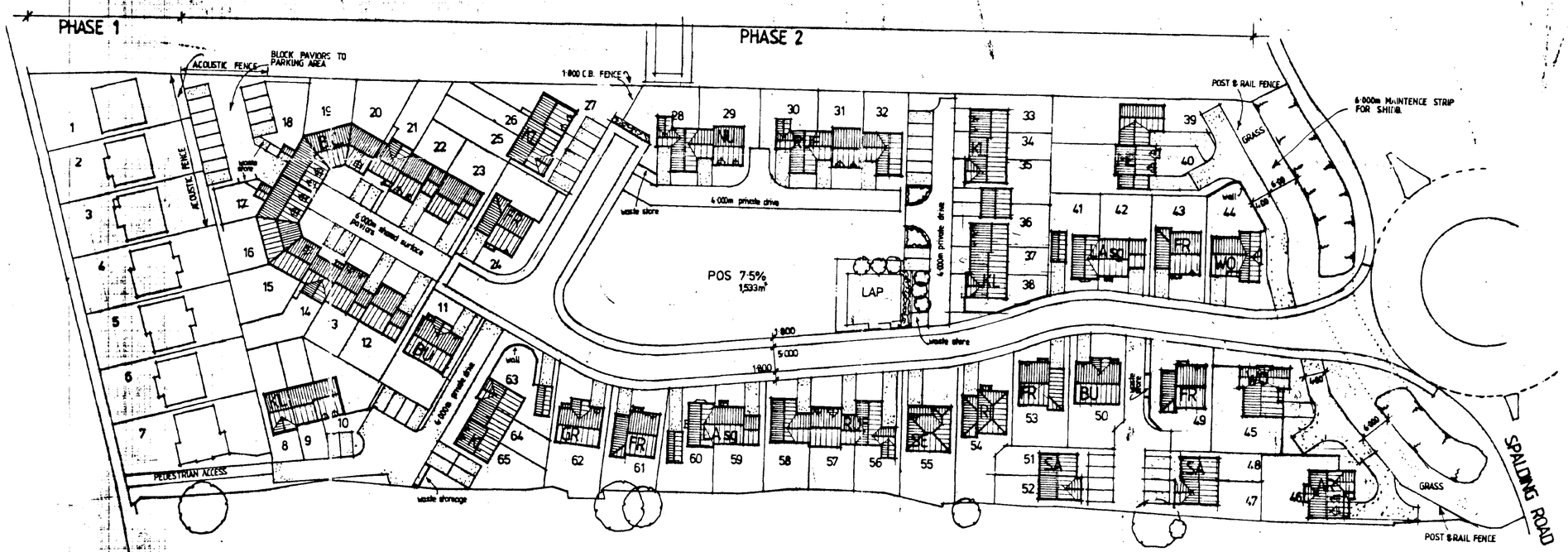
PLOT	MAIN BRICK	CONTRASTING BRICK	RENDER PANELS	ROOF FINISH
24,61	HARRIER RED MULTI		WHITE	NATURAL RED
43,53	KESTRELL BUFF MULTI		CREAM	SLATE GREY
33,34,35,45,51,52,57, 59,60	KESTREL BUFF MULTI	HARRIER RED MULTI	WHITE	SLATE GREY
25,26,27,31,36,37,38	HARRIER RED MULTI	KESTRELL BUFF MULTI	WHITE	NATURAL RED
28,29,41,42,39,40,46, 47,48,55,56,58,63,64, 65.	MINSTER BECKSTONE	HARRIER RED MULTI	WHITE	SLATE GREY
8,9,10,50,54,62	KESTRELL BUFF MULTI	MINSTER BECKSTONE	CREAM	NATURAL RED
11,30,32,44,49	HARRIER RED MULTI	MINSTER BECKSTONE	WHITE	SLATE GREY

BRICKS FROM KEMPSTON RESERVE RANGE BY HANSON BRICK

BLOCK PAVING TO BE MARSHALL BRINDLE RED

ROOF TILES TO BE SANDTOFT SHIRE RANGE

HOUSE TYPE	REF.	TOTAL	BEDS.
KENTWELL	KL	15	2&3
BURGHLEY	BU	2	4
BARRINGTON COURT	BC	12	Mix
FRAMLINGTON	FR	4	3
NUNNINGTON	NU	2	4
MELFORD	ME	2	4
RUFFORD	RU	6	4
LANCASTER sg	LA sg	4	3
WOOTTON	WO	2	4
ARAGON mk.2	AR 2	1	6
SALISBURY	SA	4	2
BRIDEWELL	BR	1	4
RICHMOND	RI	1	3
SEYMOUR	SE	1	4
GREENWICH	GR	1	4



FENCE'S TO REAR GARDENS TO BULDING LINE OF DWELLING TO BE 1.800m CLOSE BOARDED FENCE.

PRIVATE DRIVES
ALL PRIVATE DRIVES TO BE SUITABLE FOR FIRE APPLIANCES.
- EXCAVATE TO FULL CONSTRUCTION DEPTH, REMOVING ALL TOPSOIL.
- COVER FORMATION WITH 1000 GAUGE GEOTEXTILE.
- 300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE.
- 20mm SHARP SAND BED.
- 60mm THICK CONCRETE PAVIORS.

SUPERSEDED
AMENDED PLAN
Ref. A2

SHDC
Planning & Development
25 APR 2003
Ref 0065/03

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT TUDOR HOMES

DATE	SCALE	JOB No.
DEC. 2002	1:500	2802-2 KBC

DATE REVISED	DETAILS
A 5.2.03	MINOR AMENDMENTS
B 4.3.03	Planning Amendments
C	SHLOB

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Peter Humphrey Associates
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39 OLD MARKET · WISBECH · CAMBS · PE13 1NB
E-MAIL: ENQUIRIES@PHARCHITECTURAL.CO.UK
British Institute of Architectural Technologists

LAP
TOTAL AREA 189m²
ACTIVITY ZONE 100m²
600mm GUARD RAIL AROUND PERIMETER
OF LAP WITH ENTRANCE BARRIER TO
PREVENT CHILDREN ENTERING AND LEAVING
SITE AT SPEED.PLANTING TO INCLUDE PLANTS
THAT WILL ENABLE CHILDREN TO EXPERIENCE
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TREES TO HAVE CLEAR STEMS TO PROVIDE
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FROM HOUSING.FEATURES TO INCLUDE FOOTPRINT
TRAIL,MUSHROOM SEATINGAND 2 No. SPRUNG
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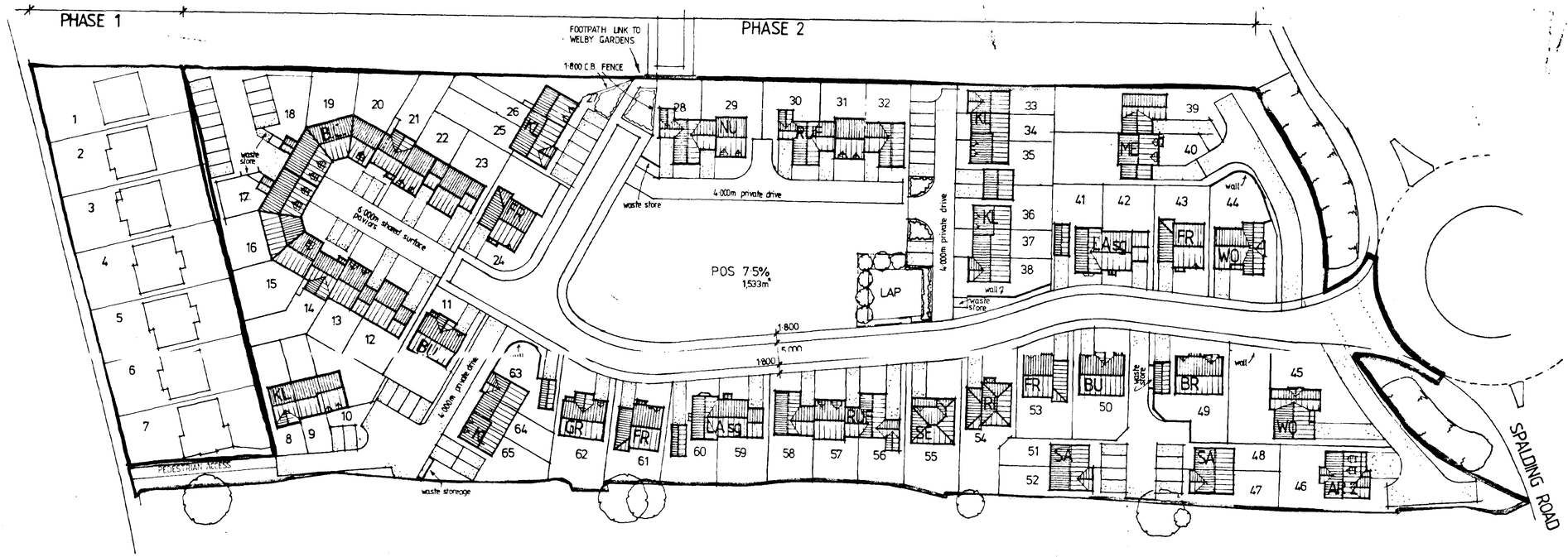
PLOT	MAIN BRICK	CONTRASTING BRICK	RENDER PANELS	ROOF FINISH
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SUPERSEDED

AMENDED PLAN
Ref.

South Holland Planning & Development
- 7 FEB 2003
Ref. H2890/03

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT TUDOR HOMES

DATE	SCALE	JOB No.
DEC. 2002	1:500	2802-2A

DATE REVISED	DETAILS
4.2.03	MINOR AMENDMENTS

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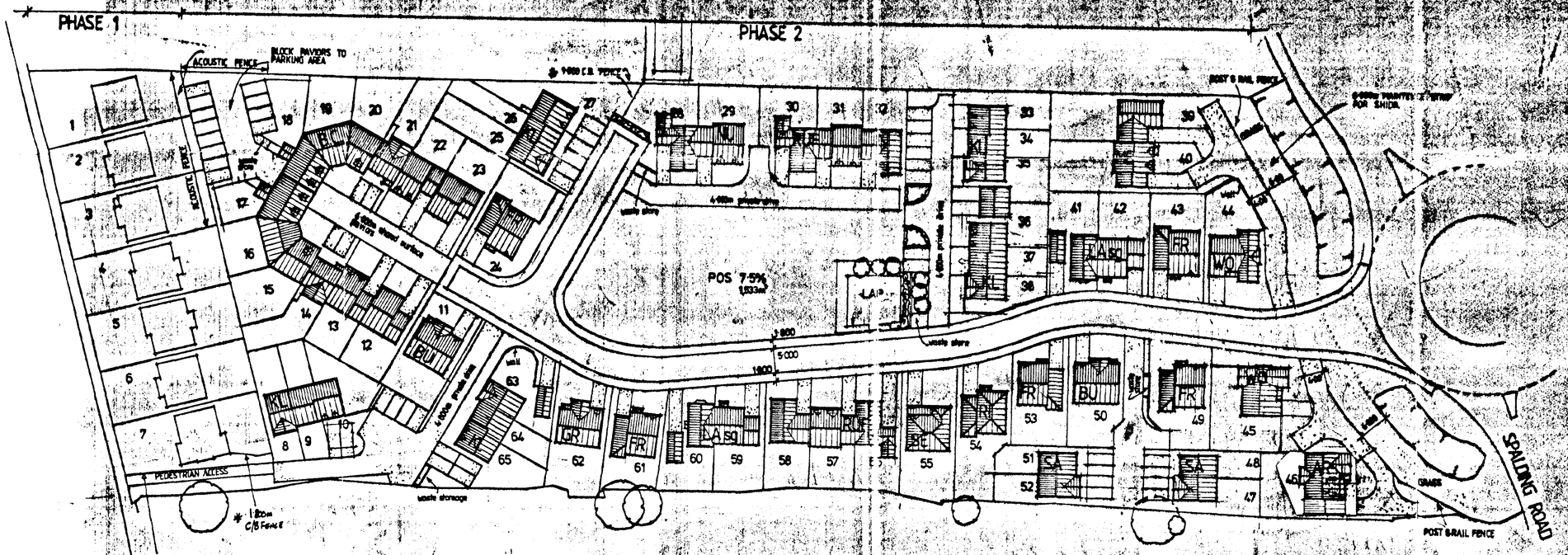
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SHDC
PLANNING & DEVELOPMENT
03 SEP 2003
Ref. 0065/03

AMENDED PLAN
Ref. 4A

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT TUDOR HOMES

DATE	SCALE	JOB No.
DEC. 2002	1:500	2802-2KBFD

DATE AMENDED	DETAILS
A 5.2.03	MINOR AMENDMENTS
B 4.3.03	Planning Amendments
C 9/6/03	Planning
D 1/9/03	Alt 46 Amended

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PENCE'S TO REAR GARDENS TO BULDING LINE OF DWELLING TO BE 1.800m CLOSE BOARDED PENCE.

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- COVER FORMATION WITH 1000 GAUGE GEOTEXTILE.
- 300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE.
- 20mm SHARP SAND BED.
- 60mm THICK CONCRETE PAVIORS.

LAP
TOTAL AREA 189m²
ACTIVITY ZONE 100m²
600mm GUARD RAIL AROUND PERIMETER OF LAP WITH ENTRANCE BARRIER TO PREVENT CHILDREN ENTERING AND LEAVING SITE AT SPEED.PLANTING TO INCLUDE PLANTS THAT WILL ENABLE CHILDREN TO EXPERIENCE NATURAL SCENT,COLOUR AND TEXTURE. TREES TO HAVE CLEAR STEMS TO PROVIDE A DEGREE OF SHADE AND ALLOW VISIBILITY FROM HOUSING.FEATURES TO INCLUDE FOOTPRINT TRAIL,MUSHROOM SEATINGAND 2 No. SPRUNG TOYS ie: HAGS ROCKING HORSE AND HAGS TURTLE.

AREA OF OPEN SPACE 1533m²(7.5%)

COMBINED AREA 1722m² = 8.42% OF SITE.

TYPE OF DWELLING	AMOUNT
2 BED TERRACE	10
3 BED TERRACE	9
4 BED TERRACE	12
5 BED TERRACE	2
2 BED SEMI	4
3 BED SEMI	4
4 BED SEMI	4
3 BED DETACHED	5
4 BED DETACHED	12
6 BED DETACHED	3
TOTAL	65 HOUSES

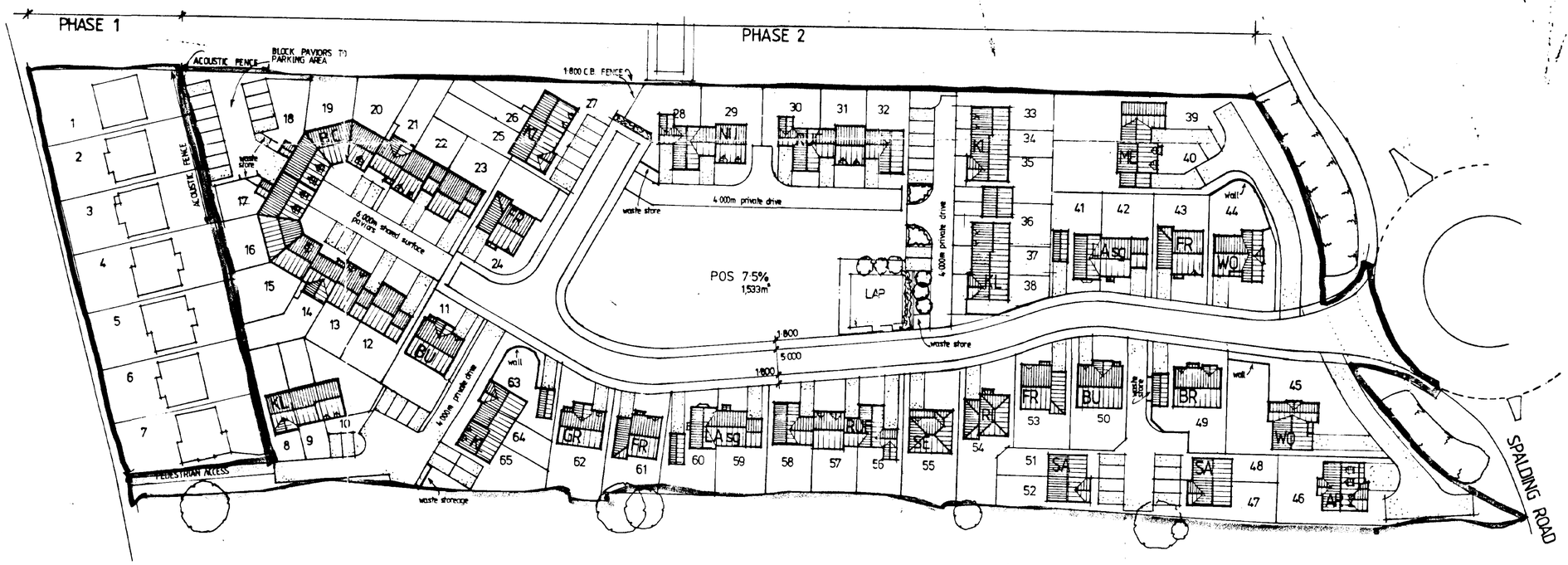
PLOT	MAIN BRICK	CONTRASTING BRICK	RENDER PANELS	ROOF FINISH
24,61	HARRIER RED MULTI		WHITE	NATURAL RED
43,53	KESTRELL BUFF MULTI		CREAM	SLATE GREY
33,34,35,45,51,52,57, 59,60	KESTREL BUFF MULTI	HARRIER RED MULTI	WHITE	SLATE GREY
25,26,27,31,36,37,38	HARRIER RED MULTI	KESTRELL BUFF MULTI	WHITE	NATURAL RED
28,29,41,42,39,40,46, 47,48,55,56,58,63,64, 65.	MINSTER BECKSTONE	HARRIER RED MULTI	WHITE	SLATE GREY
8,9,10,50,54,62	KESTRELL BUFF MULTI	MINSTER BECKSTONE	CREAM	NATURAL RED
11,30,32,44,49	HARRIER RED MULTI	MINSTER BECKSTONE	WHITE	SLATE GREY

BRICKS FROM KEMPSTON RESERVE RANGE BY HANSON BRICK

BLOCK PAVING TO BE MARSHALL BRINDLE RED

ROOF TILES TO BE SANDTOFT SHIRE RANGE

HOUSE TYPE	REF.	TOTAL	BEDS.
KENTWELL	KL	15	2&3
BURGHLEY	BU	2	4
BARRINGTON COURT	BC	12	Mix
FRAMLINGTON	FR	4	3
NUNNINGTON	NU	2	4
MELFORD	ME	2	4
RUFFORD	RU	6	4
LANCASTER sg	LA sg	4	3
WOOTTON	WO	2	4
ARAGON mk.2	AR.2	1	6
SALISBURY	SA	4	2
BRIDEWELL	BR	1	4
RICHMOND	RI	1	3
SEYMOUR	SE	1	4
GREENWICH	GR	1	4



FENCE'S TO REAR GARDENS TO BULDING LINE OF DWELLING TO BE 1.800m CLOSE BOARDED FENCE.

PRIVATE DRIVES
ALL PRIVATE DRIVES TO BE SUITABLE FOR FIRE APPLIANCES.
- EXCAVATE TO FULL CONSTRUCTION DEPTH, REMOVING ALL TOPSOIL.
- COVER FORMATION WITH 1000 GAUGE GEOTEXTILE.
- 300mm COMPACTED THICKNESS OF MOT TYPE 1 AGGREGATE.
- 20mm SHARP SAND BED.
- 60mm THICK CONCRETE PAVIORS.

AMENDED PLAN
Ref. A1

SHDC Planning & Development
17 MAR 2003
0965/03
Ref

SUPERSEDED

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
RESIDENTIAL DEVELOPMENT
WIGNALS GATE SPALDING ROAD
HOLBEACH.

CLIENT TUDOR HOMES

DATE	SCALE	JOB No.
DEC. 2002	1:500	2802-2 KB

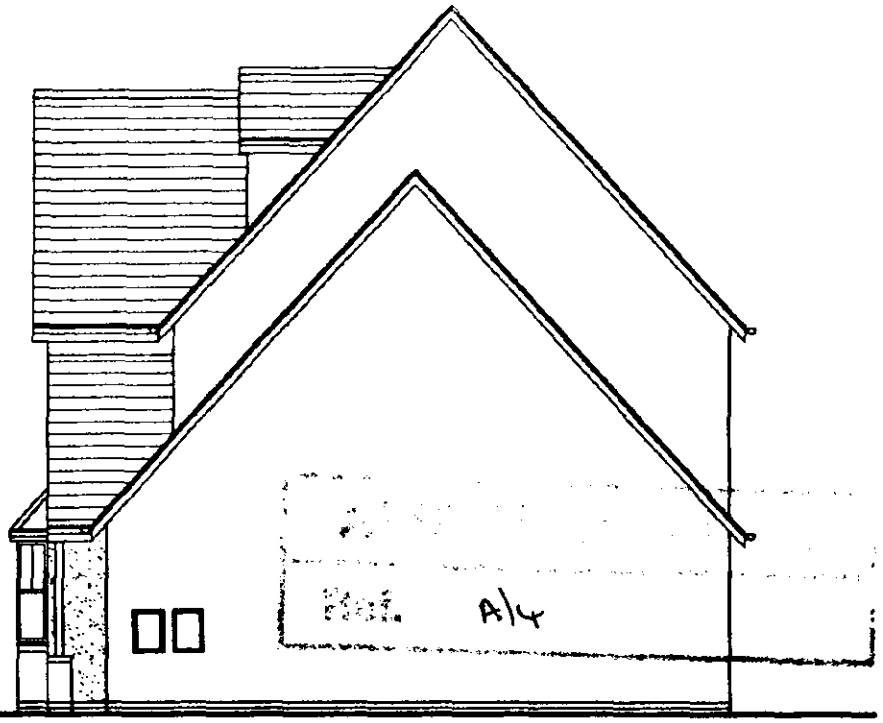
DATE REVISED	DETAILS
A 5.2.03	MINOR AMENDMENTS
B 14.3.03	Planning Amendments

DO NOT SCALE FROM THIS DRAWING
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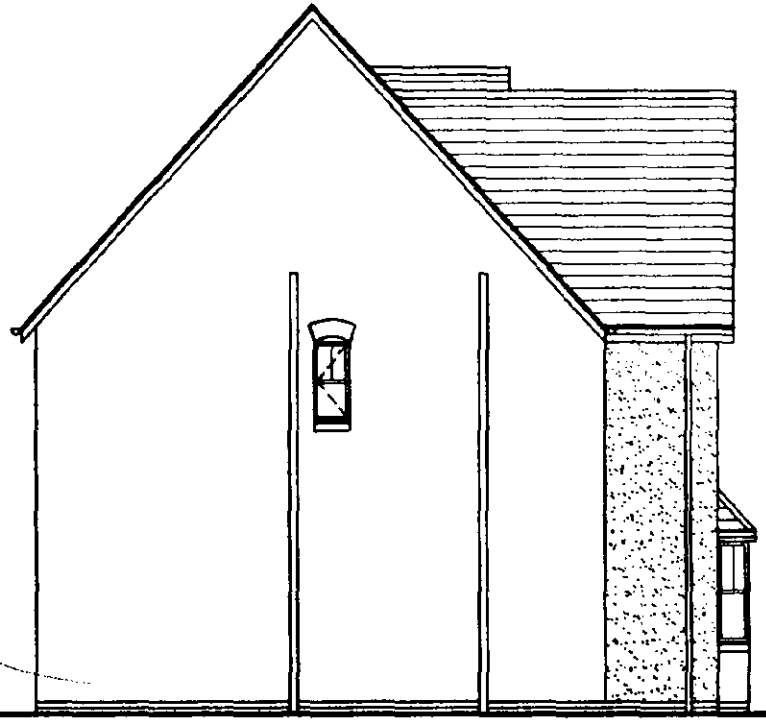
FRONT ELEVATION



SIDE ELEVATIONS

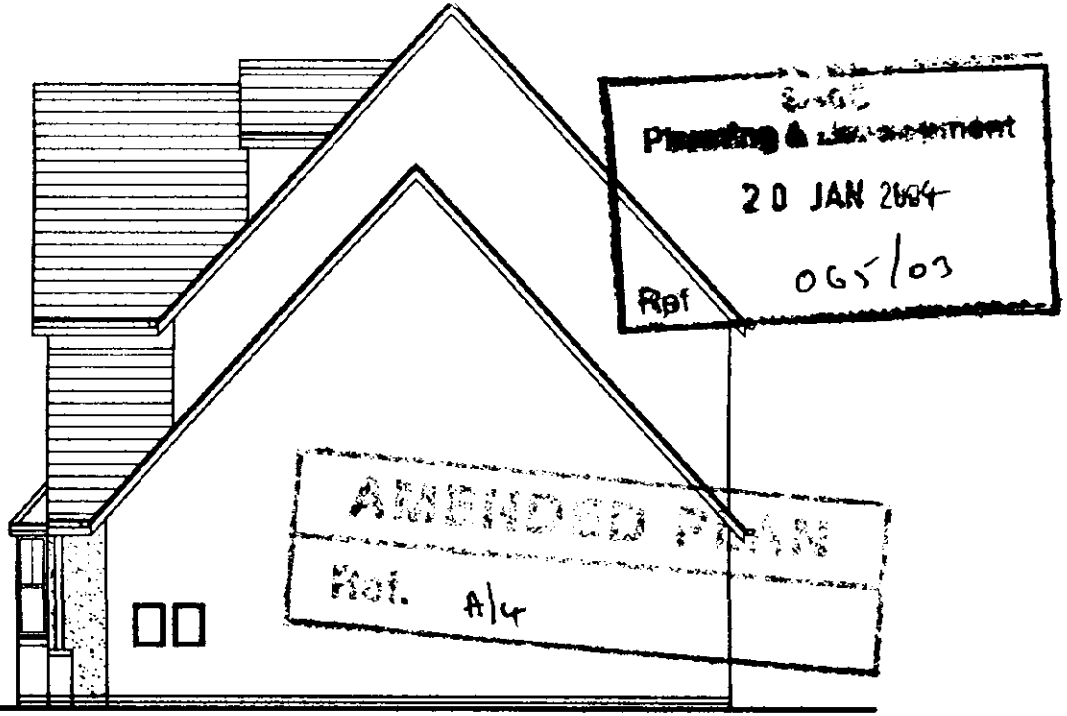


REAR ELEVATION



SHDC
Planning & Development
20 JAN 2004
Ref 0615/03





Planning & Development
20 JAN 2004
Ref 065/03

AMENDED PLANS
Ref. A/4

FRONT ELEVATION

SIDE ELEVATIONS



REAR ELEVATION

