

# LEGEND

- cb = 1.8m high timber close board fence
- p = 1.8m high timber palisade fence
- r = rear dividing gardens to be 1.8m high close board timber privacy fence (2m long) & 1.2m high close board fence with 600mm trellis top
- pw = 0.9m high post and wire (1 strand + concrete post)
- pr = 1.2m high timber post and rail (3 rails)
- k = 0.45m high timber knee rail
- g = personnel gate (lockable)
- gc = ground cover planting

SL Street Lights BL Bollard Lights

Rotary Driv

4m<sup>2</sup> Garden Shed (internal area)  
6m<sup>2</sup> req'd for 4 Bed houses  
(on concrete base)

Paths - 900mm (min)  
(1200mm<sup>2</sup> (min) level landings at all door positions  
in accordance with Part M - Building Regulations)

WB Water But (on slab base)

M Meter Box

BCP Bin Collection Point (2.5x1.5m slab base)

## LANDSCAPING

- Existing hedgerow & trees to site boundaries to be cleaned out and dead planting removed. Hedgerow to be supplemented where necessary by new planting Hawthorn, Blackthorn & Dogwood.
- Existing mature Ash tree to centre of site to be inspected to ascertain condition. Dead branches & ivy growth to be removed by specialist contractor.
- New frontage hedge to plots 7 - 9 & 10 - 12 to be laurel (Prunus Laurocerasus) 3 per metre run 40/60cm high.
- Ground cover planting to areas as shown on layout.

Street lighting to be designed by LCC.  
Private drive lighting to comply with Secured by Design

Individual driveways to be granite chippings with edge restraint  
Parking areas to be tarmac - unless stated otherwise.

## AMENDED PLAN

Ref:

SHDC  
Planning & Development  
20 MAY 2009

Ref: 02451009

| Rev | Description                                                              | Date    |
|-----|--------------------------------------------------------------------------|---------|
| A   | Alterations to layout following discussions with SHDC planning services. | 19.5.09 |

stepfordhomes

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|             |             |            |
|-------------|-------------|------------|
| Project     | Scale       | 1:200      |
| Date        | Date        | April 2009 |
| Drawing No. | Drawing No. | 08/011/002 |
| Title       | Revision    | A          |

Affordable Housing Scheme at:  
Daniels Gate & Back Lane,  
Long Sutton, Spalding,  
Lincolnshire.  
PE12 9DL

Site Layout

## HOUSE TYPE LEGEND

Plots 1 & 2 4 bed / 7 person = 111.3m<sup>2</sup> (1198ft<sup>2</sup>)  
Plots 3 - 9 3 Bed / 5 person = 82m<sup>2</sup> (882.6ft<sup>2</sup>)  
Plots 10 - 15 2 Bed / 3 Person = 60m<sup>2</sup> (645.8ft<sup>2</sup>)  
Plots 16 - 19 2 Bed / 4 Person = 70.3m<sup>2</sup> (756.7ft<sup>2</sup>)

Parking Spaces = 2 per unit

Total number of dwellings = 19

Daniel's Gate

Back Lane

retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate

provide tarmac apron to new driveways of Daniels Gate (to LCC spec & approval)

retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate

retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate

tarmac parking area

tarmac parking area

retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate

Foul Drainage  
All foul drainage from development to discharge into existing fw sewer located in Back Lane

existing house

Private Access Road

cut back overgrown vegetation from highway verge to expose frontage

Existing Foul Sewer

Back Lane

200x250 timber posts to define entrance

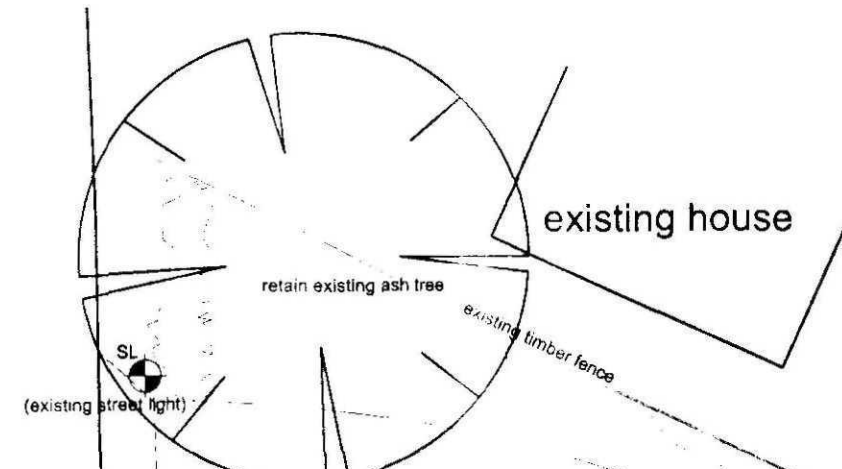
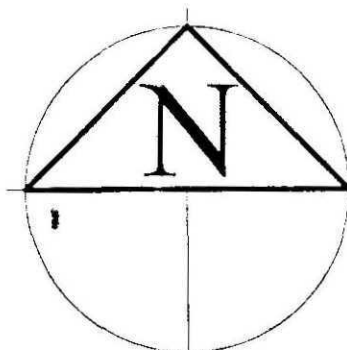
EPILP (existing street light)

existing house

DPC2.872

Fence

public footpath



remove existing hedge and provide 1.8m high close board fence (as agreed with residents)

existing 2.4m high mixed hedging



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CL2.717 IL2.887

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TYPICAL STREET SCENE FROM BACK LANE



TYPICAL STREET SCENE FROM BACK LANE



TYPICAL STREET SCENE FROM DANIELS GATE



TYPICAL STREET SCENE FROM DANIELS GATE

SHDC  
Planning & Development  
- 7 APR 2009  
Ref: 0245/09

DATE: 07/04/09

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Affordable Housing Development - Daniels Gate & Back Lane - Long Sutton - Spalding - Lincolnshire - PE12 9DL

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