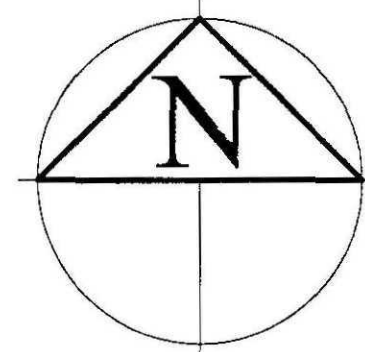




retain existing ash trees and mixed native hedging to site boundaries & frontage with Back Lane & Daniels Gate

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

existing house

existing house

HOUSE TYPE LEGEND

Plots 1 & 2 4 Bed / 7 person = 111.3m² (1198ft²)
Plots 3 - 9 3 Bed / 5 person = 82m² (882.6ft²)
Plots 10 - 15 2 Bed / 3 Person = 60m² (645.8ft²)
Plots 16 - 19 2 Bed / 4 Person = 70.3m² (756.7ft²)

Parking Spaces = 2 per unit

Total number of dwellings = 19

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 Dryer

4m² Garden Shed (internal area)
6m² req'd for 4 Bed houses
(on concrete base)

Paths - 900mm (min)
(1200mm (min) level landings at all door positions,
in accordance with Part M - Building Regulations).

WB Water Butt (on slab base)

MB 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 n. v 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.
- Groundcover 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.

existing house

DPC3.170

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

Retain

SHDC
Planning & Development
7 APR 2009
Ref: 0245109

Rev	Description	Date

stepfordhomes

Heatherdown, Elm Lane, Low Fulney, Spalding, Lincs PE12 6EQ
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Project	Scale
Affordable Housing Scheme at: Daniels Gate & Back Lane, Long Sutton, Spalding, Lincolnshire. PE12 9DL	1:200 Date April 2009 Drawing No. 08/011/092

Title	Revision
Site Layout	