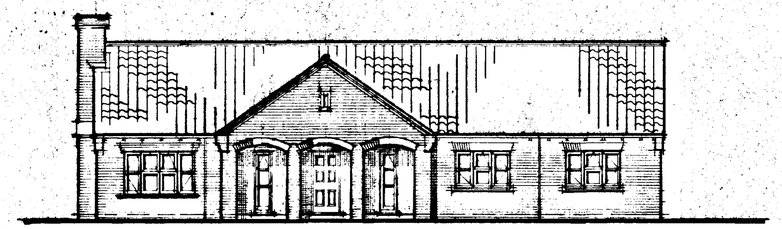
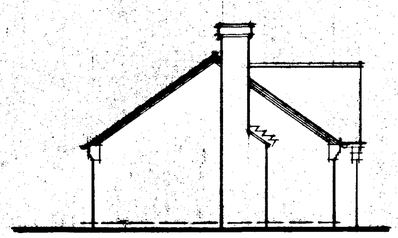
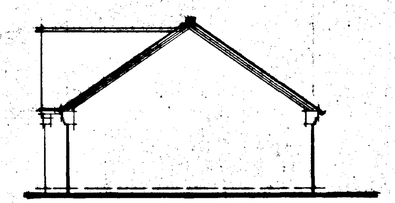
E L E V A T I O N S



FRONT



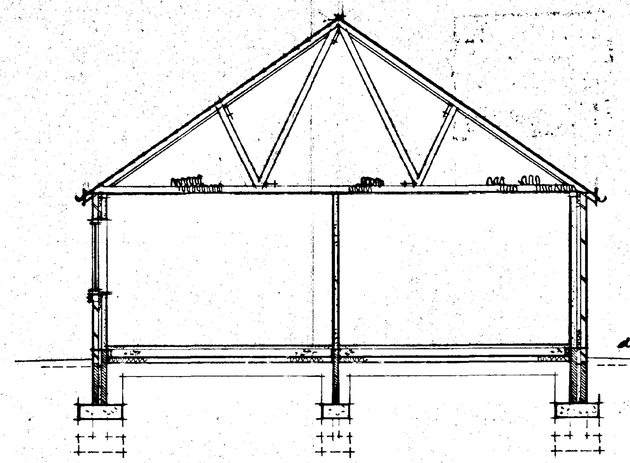
SIDE



SIDE

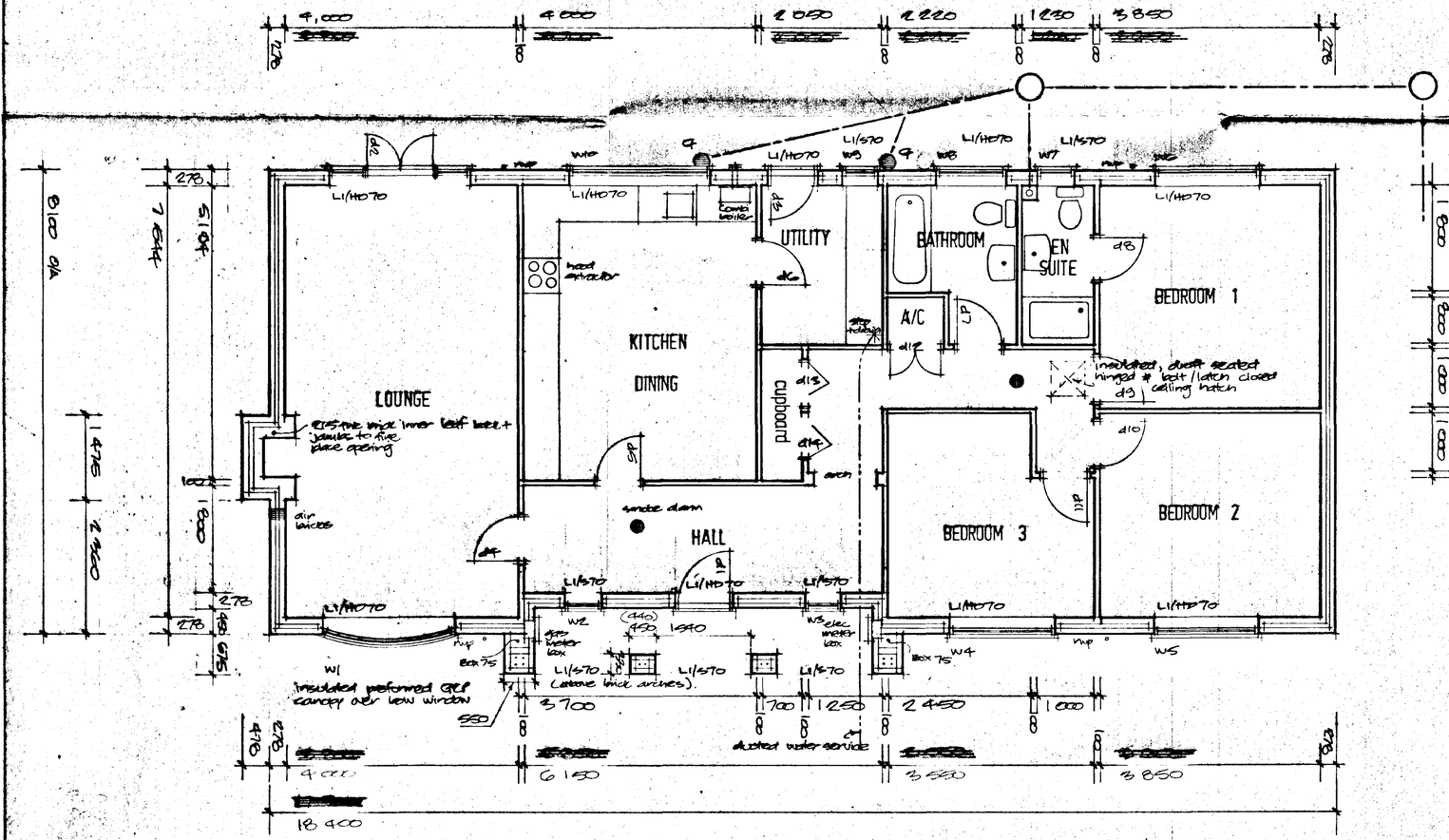


REAR



Foundation formation depth subject to proximity of trees & type of soil refer Guidance Chapter 4.2 to be followed. "Building Near Trees"

S E C T I O N



F L O O R L A Y O U T P L A N

DO NOT SCALE

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
55 Harmam Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711437
Peter S. Lithgow MCIOB MRTAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

Client
PROPOSED RESIDENTIAL DEVELOPMENT AT
THE ROYAL STANDARD SITE
LONDON ROAD
LONG SUTTON
SPALDING
LINCOLNSHIRE

Client
BAYTREE DESIGNS LIMITED

Drawing
TYPE DESIGN
THREE BEDROOMED DETACHED BUNGALOW

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAR 1999
Ref: 0289/99

DETERMINED
PLAN

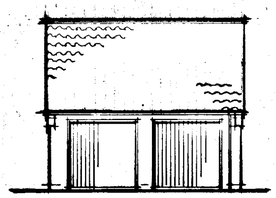
Scale
1:50, 1:100

Date
MAR 99

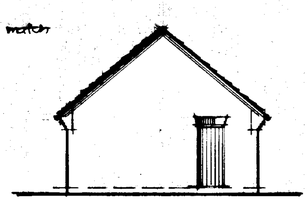
Drawing no
BP14

Issue no | revisions
2

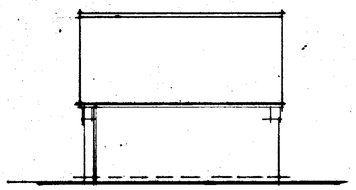
E L E V A T I O N S



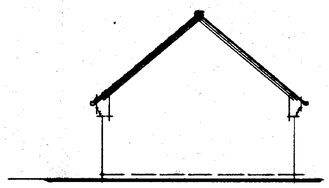
FRONT



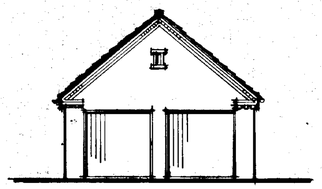
SIDE



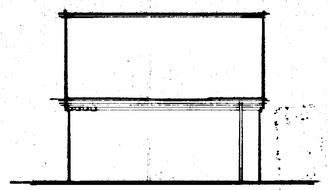
REAR



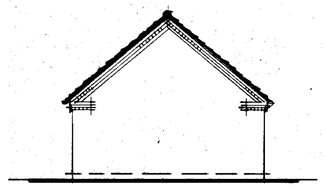
SIDE



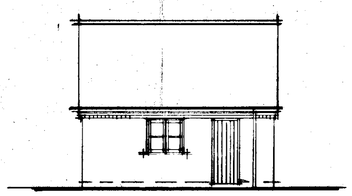
FRONT



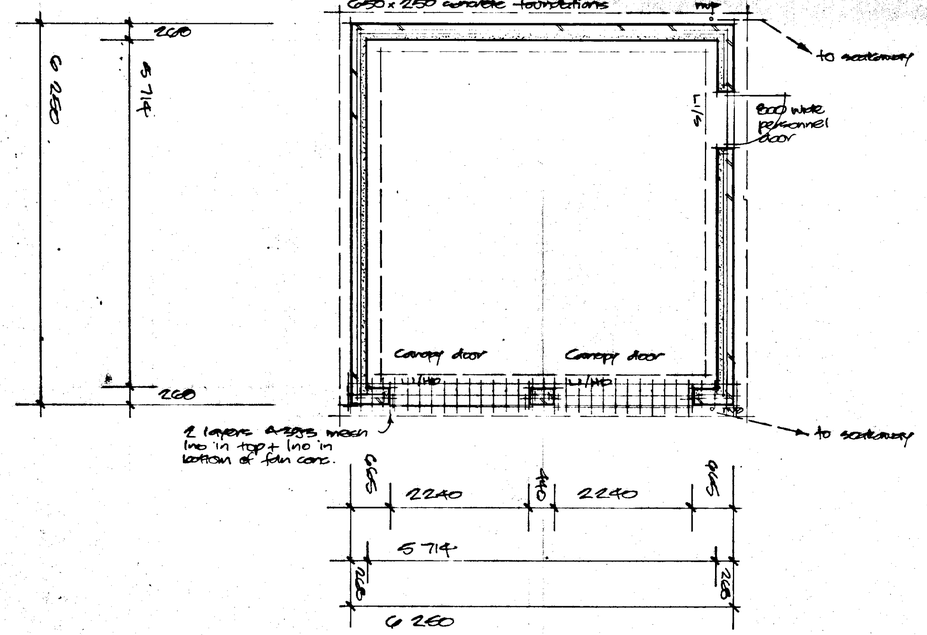
SIDE



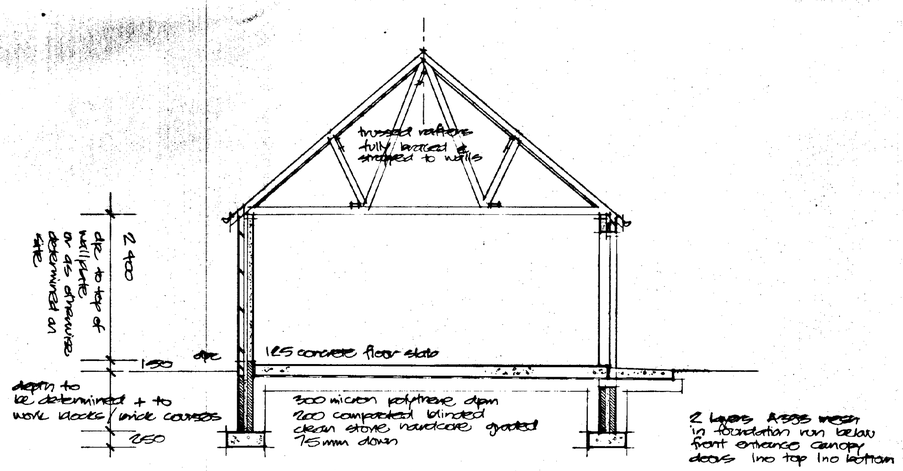
REAR



SIDE



P L A N



S E C T I O N

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

DETERMINED PLAN

L. A. BUILDING DESIGN

Architectural and Surveying Practice

65 Harrsam Boulevard
Spalding
Lincolnshire
PE11 1LB

Tel/Fax (01775) 711437

Peter S. Lithgow MCIOB MBIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAR 1999
Ref: H289/99

project
PROPOSED RESIDENTIAL DEVELOPMENT AT
THE ROYAL STANDARD SITE
LONDON ROAD
LONG SUTTON
SPALDING
LINCOLNSHIRE

client
MAYTREE DESIGNS LIMITED

drawing
DOUBLE GARAGE TYPE DESIGN

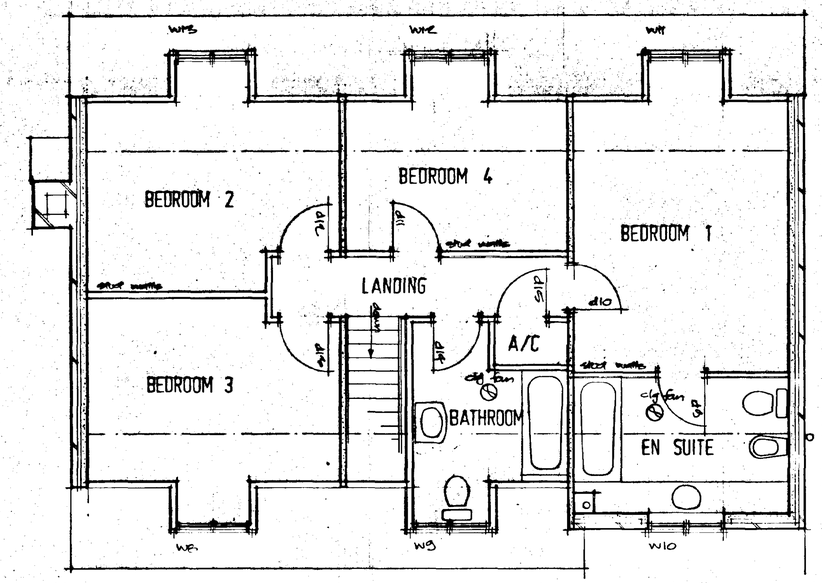
scale
1:100, 1:50

date
MAR 99

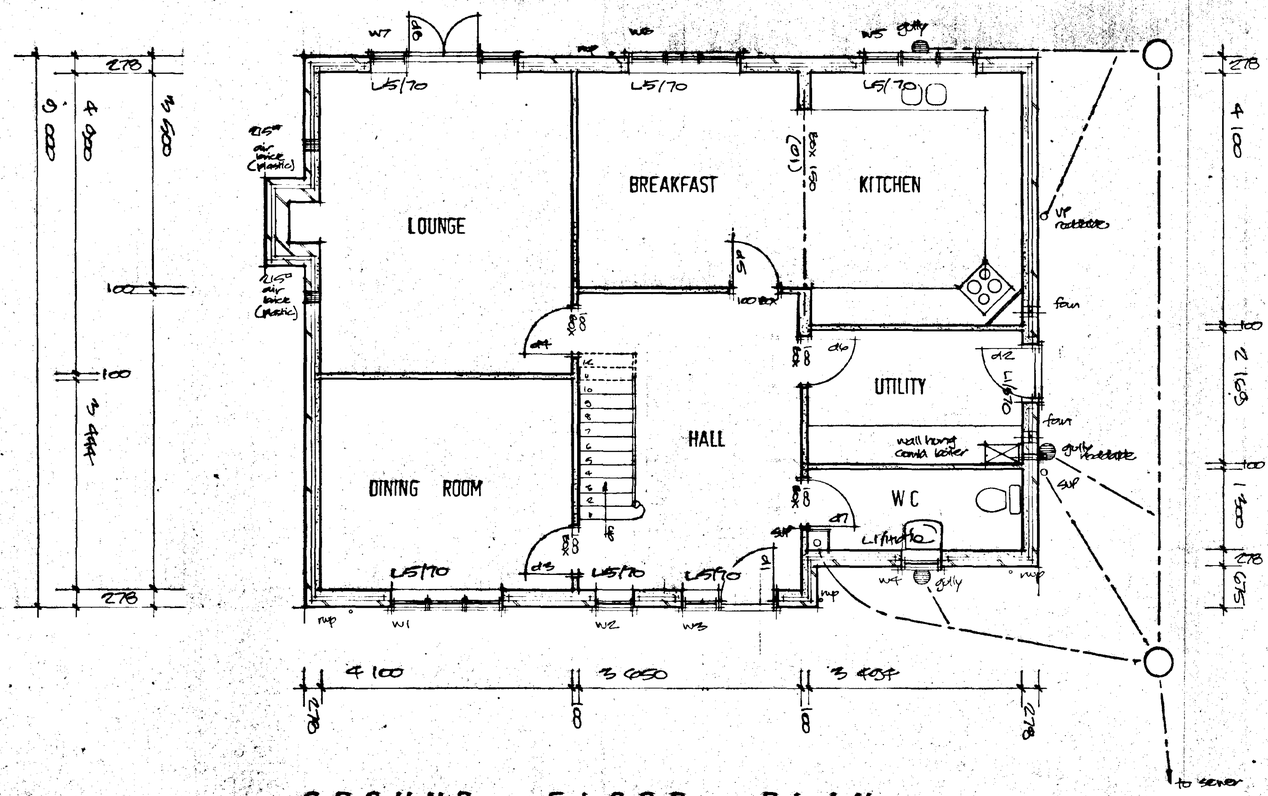
job no
99/14

dwg no
01

revisions



FIRST FLOOR PLAN

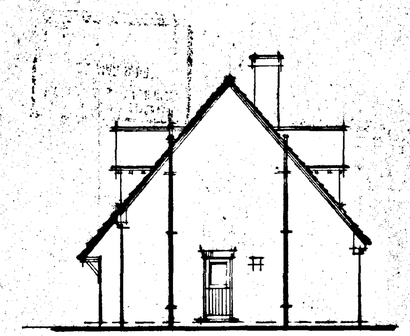


GROUND FLOOR PLAN

E L E V A T I O N S



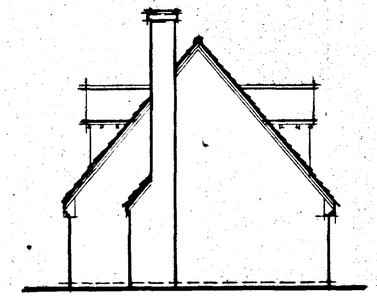
FRONT



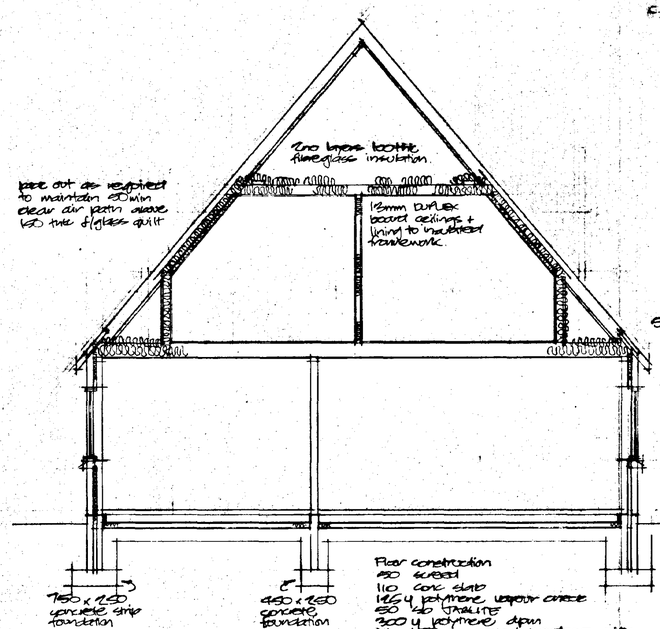
SIDE



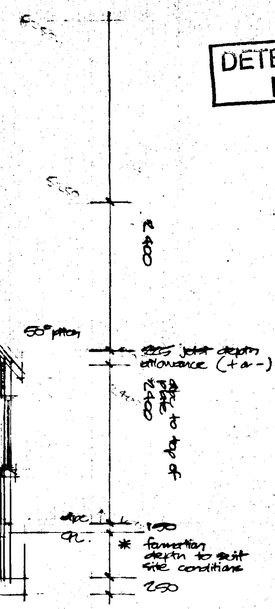
REAR



SIDE



SECTION



DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAR 1999
Plan: 0289/99

DRAWING TO BE READ IN CONJUNCTION WITH APPROPRIATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
65 Harmam Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711437
Peter S. Lithgow MCIOB MSIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

PROPOSED RESIDENTIAL DEVELOPMENT AT
THE ROYAL STANDARD SITE
LONDON ROAD
LONG SUTTON
SPALDING
LINCOLNSHIRE

MAYTREE DESIGNS LIMITED

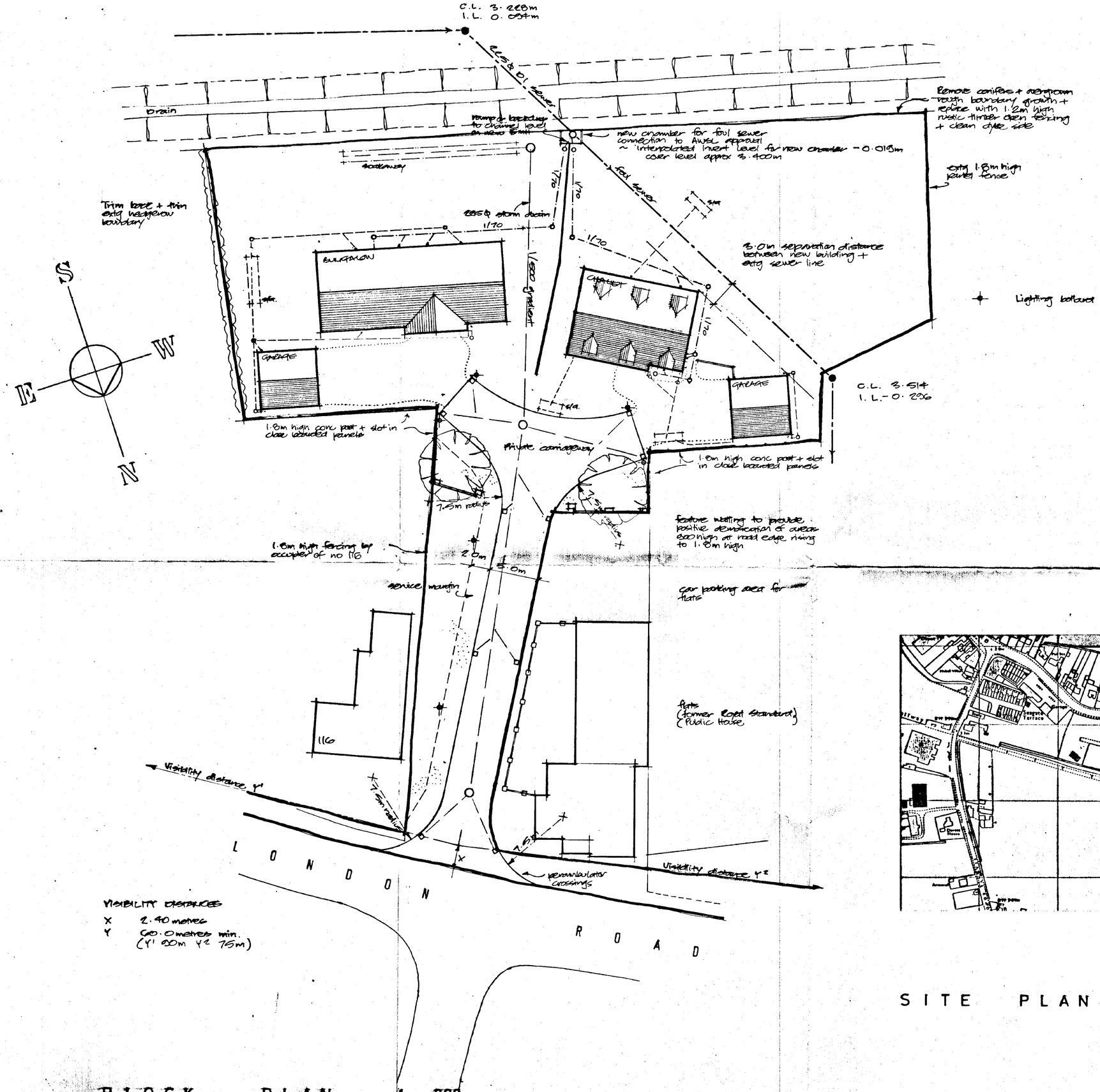
TYPE DESIGN
FOUR BEDROOMED DETACHED CHALET BUNGALOW

1:50, 1:100

MAR 99

Job no
9914

Dwg no



VISIBILITY DISTANCES
X 2.40 metres
Y 60.0 metres min.
(Y1 60m Y2 75m)

BLOCK PLAN 1 : 200

CARRIAGEWAY & FOOTWAY CONSTRUCTION

FOOTWAY SPECIFICATION
25mm of nominal dense bit. mac. wearing course
80mm of 20mm nominal dense bit. mac. basecourse
300mm Type 1 aggregate sub-base, (350mm at vehicular crossovers)

CARRIAGEWAY SPECIFICATION
40mm of nominal 10mm close grade bit. mac. wearing course
300mm of 20mm nominal dense bit. mac. basecourse
450mm of Type 1 aggregate sub-base
Geotextile, approved type, e.g. Terram 1500

ROAD GULLIES
Gullies to be EN 124 Group 4 (class D400)
Gully covers shall be hinged but not removable and shall have a nominal width of 450mm with a minimum area of waterway of 900cm².

PRIVATE CARRIAGEWAY
Private Carriageways to be constructed in commercial quality materials for the whole of its length. The carriageway shall include channel blocks where natural falls are less than 1/150. The carriageway width shall be not less than 5.0 metres between kerbs and shall be constructed with a 1/40 cambered cross section. A service margin of 2.0 metres shall be retained and marked a such.

Kerb radii at junction	7.5 metres
Visibility splays	X – 2.4 metres Y – 60 metres min as previously

PEDESTRIAN CROSSINGS
DOMESTIC
To be constructed in accordance with clause 7.8A
1:25 crossfall to carriageway as appropriate.

PEDRAMBULATOR CROSSINGS
To be constructed in accordance with clause 7.8.

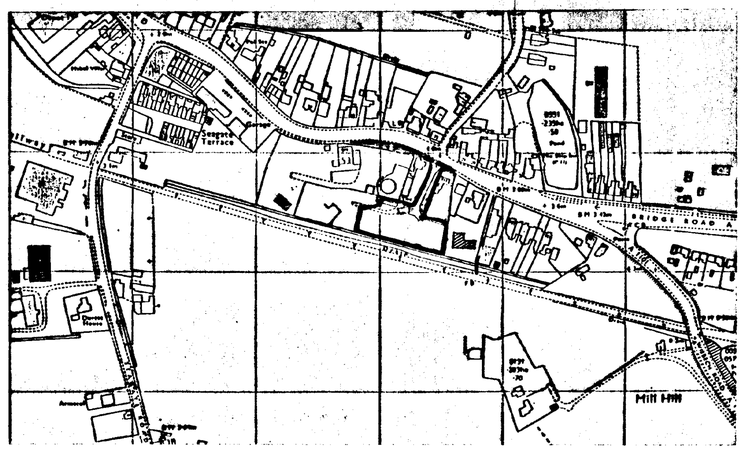
STREET SIGNS AND ROAD MARKINGS
Road markings to be as required by the Highways Department.
Give Way signs to be erected immediately prior to the junction of the Private Road with London Road and to the approval of the Highways Department.

LIGHTING
Street lighting columns to be bollard type in positions indicated on the drawing, i.e. to both sides of every vehicular access. All lighting to be supplied with REC supplies. All street lighting columns to be located within the "private curtilage" and set back from the highway construction by approximately 100mm.

GENERAL
Although the highway is not intended for adoption and will remain a "Private Carriageway" it shall be constructed as though for adoption. All Highway construction work and related drainage to be in strict accordance with this drawing, related drawings and the specification in all respects shall be to the current 'Layout Guide and Specification for Development Roads' in force in the County at the time of construction.

FOUL SEWER
The connections to the existing foul sewer shall be made within the curtilage of the rear gardens in a new manhole constructed over the existing sewer all to the approval of Anglian Water Services Limited.
In general all works to comply in all respects with the publication 'Sewers for Adoption', Third edition.

SURFACE WATER
Surface water from the carriageway to be run to a linear soakaway located at the rear of the site as indicated.
Surface water from dwellings to be taken to individual soakaways within the curtilage of the relevant properties.



SITE PLAN 1 : 2500

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
-2 JUN 1999
Ref: 0289/99

A sewer inserts + notes added Apr 99.

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
65 Hammam Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711439
Peter S. Lillingow MCIOB MRIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT THE ROYAL STANDARD SITE
LONDON ROAD
LONG SUTTON
SPALDING
LINCOLNSHIRE

DETERMINED PLAN

Client
MAYTREE DESIGNS LIMITED

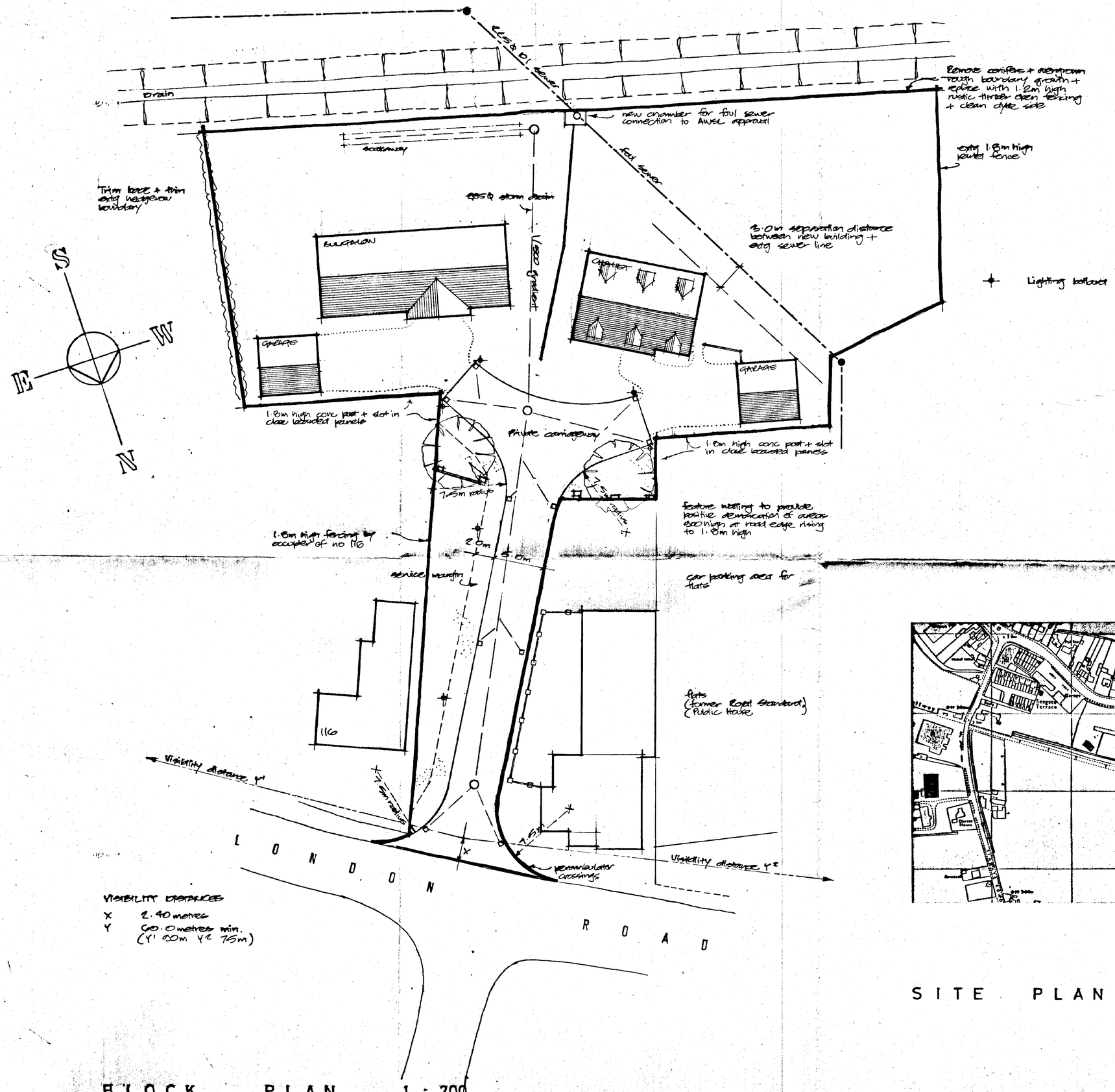
Drawing
SITE AND BLOCK PLANS

Scale
1:200 & 1:2500

Date
MARCH 99

Job no
99/14

Dwg no 01 revisions A



ROADWAY & FOOTWAY CONSTRUCTION

FOOTWAY SPECIFICATION
40mm of nominal dense bit. mac. wearing course
80mm of 20mm nominal dense bit. mac. basecourse
350mm Type 1 aggregate sub-base, (350mm at vehicular crossovers)

CARRIAGEWAY SPECIFICATION
40mm of nominal 10mm close grade bit. mac. wearing course
80mm of 20mm nominal dense bit. mac. basecourse
350mm of Type 1 aggregate sub-base
Geotextile, approved type, e.g. Terram 1500

ROAD GULLIES
Gullies to be EN 124 Group 4 (class D400)
Gully covers shall be hinged but not removable and shall have a nominal width of 450mm with a minimum area of waterway of 900cm².

PRIVATE CARRIAGEWAY
Private Carriageways to be constructed in traditional flexible materials for the whole of its length. The carriageway shall include channel blocks where natural falls are less than 1 in 50. The carriageway width shall be not less than 5.0 metres between kerbs and shall be constructed with a 1/40 cambered cross section. A service margin of 2.0 metres shall be retained and marked a such.

Kerb radii at junction	7.5 metres
Visibility splays	X – 2.4 metres
	Y – 60 metres min as previously

VEHICULAR CROSSINGS
DOMESTIC
To be constructed in accordance with clause 7.6A
1:25 crossfall to carriageway as appropriate.

PEDESTRIAN CROSSINGS
To be constructed in accordance with clause 7.8.

STREET SIGNS AND ROAD MARKINGS
Road markings to be as required by the Highways Department.
Give Way signs to be erected immediately prior to the junction of the Private Road with London Road and to the approval of the Highways Department.

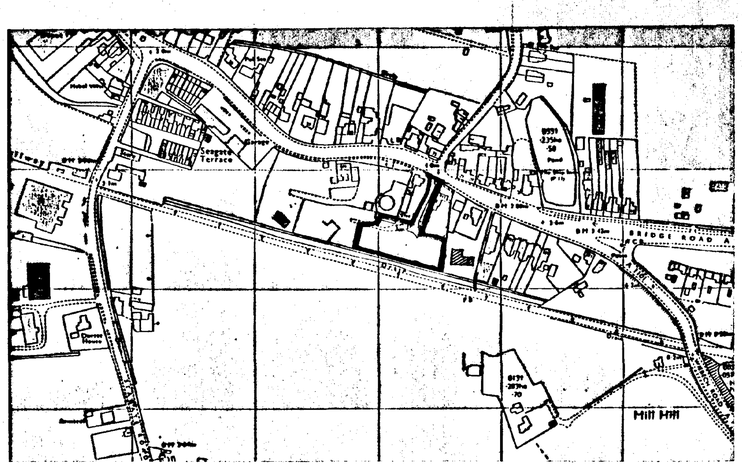
LIGHTING
Street lighting columns to be bollard type in positions indicated on the drawing, i.e. to both sides of every vehicular access. All lighting to be supplied with REC supplies. All street lighting columns to be located within the "private curtilage" and set back from the highway construction by approximately 100mm.

GENERAL
Although the highway is not intended for adoption and will remain a "Private Carriageway" it shall be constructed as though for adoption. All Highway construction work and related drainage to be in strict accordance with this drawing, related drawings and the specification in all respects shall be to the current **'Layout Guide and Specification for Development Roads'** in force in the County at the time of construction.

FOUL SEWER
The connections to the existing foul sewer shall be made within the curtilage of the rear gardens in a new manhole constructed over the existing sewer all to the approval of Anglian Water Services Limited.
In general all works to comply in all respects with the publication **'Sewers for Adoption'**, Third edition.

SURFACE WATER
Surface water from the carriageway to be run to a linear soakaway located at the rear of the site as indicated.

Surface water from dwellings to be taken to individual soakaways within the curtilage of the relevant properties.



SITE PLAN 1 : 2500

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
55 Hanham Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711439
Peter S. Lithgow MCIOB MBIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
PROPOSED RESIDENTIAL DEVELOPMENT AT
THE ROYAL STANDARD SITE
LONDON ROAD
LONG SUTTON
SPALDING
LINCOLNSHIRE

client
MAYTREE DESIGNS LIMITED

drawing
SITE AND BLOCK PLANS

scale
1:200 & 1:2500

date
MARCH 99

dwg no
99/14

dwg no revisions
01