RESIDENTIAL DEVELOPMENT
by

ASHWOOD
H O M E S

Holbeach Manor Fleet Road Holbeach Spalding Lincs PE12 7AX Tel 01406 423388 Fax 01406 426237

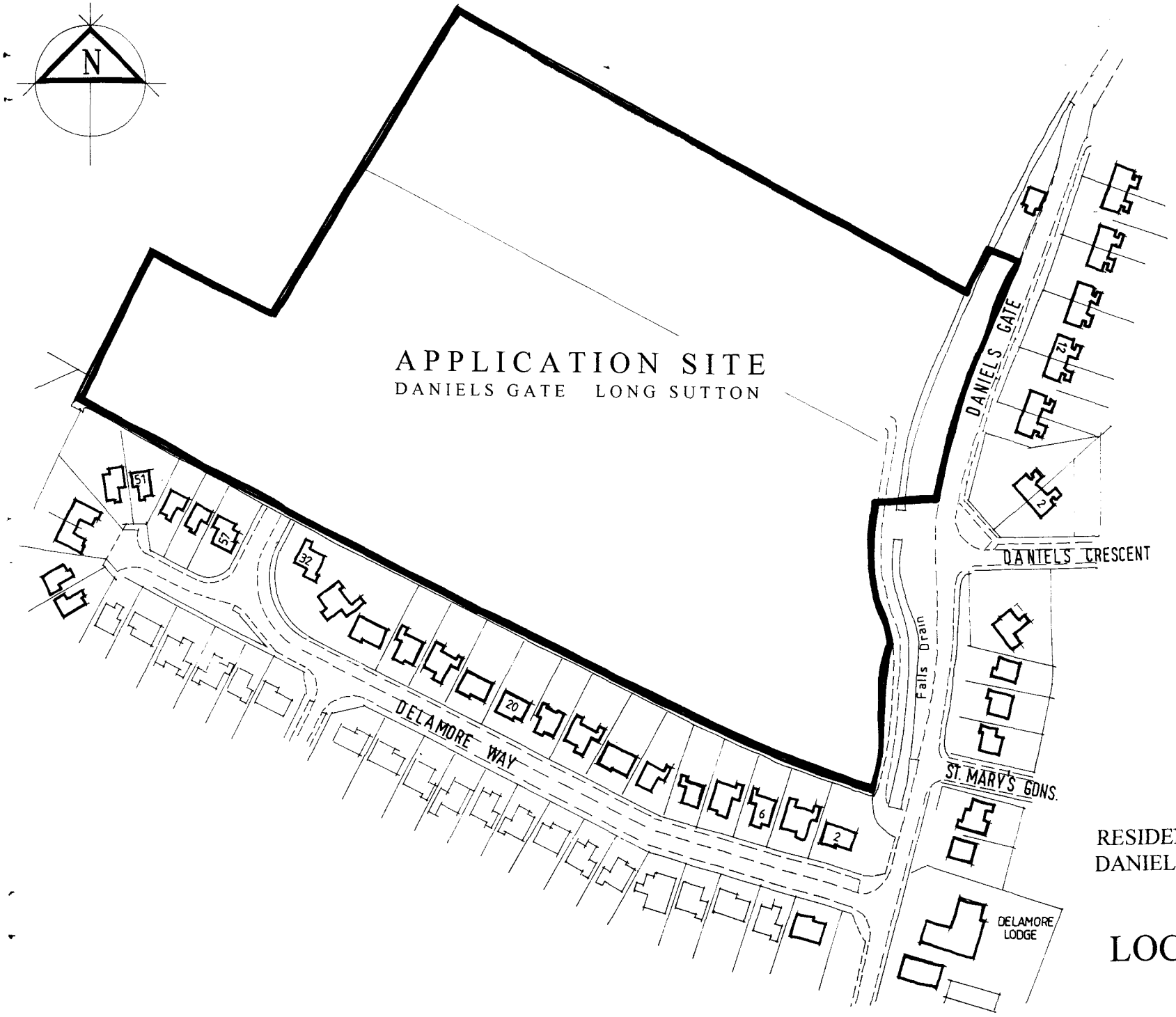
DANIELS GATE
LONG SUTTON

Ref: 0770/00

HOUSE TYPE PORTFOLIO

TO BE READ IN CONJUNCTION WITH SITE LAYOUT

Moulton Design
Planning & Architecture
63 East Cob Gate, Moulton, Lincolnshire PE12 6QJ
Tel / Fax 01406 373307 Principal : Alan J. Finch

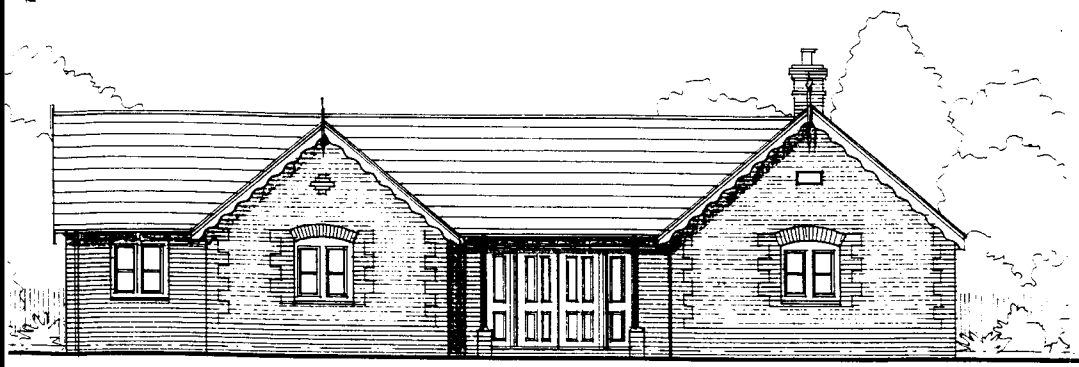


RESIDENTIAL DEVELOPMENT
DANIELS GATE LONG SUTTON

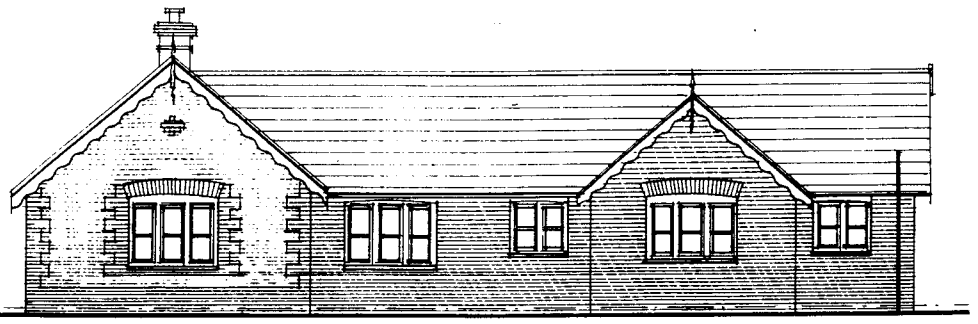
LOCATION PLAN

1:1250 scale

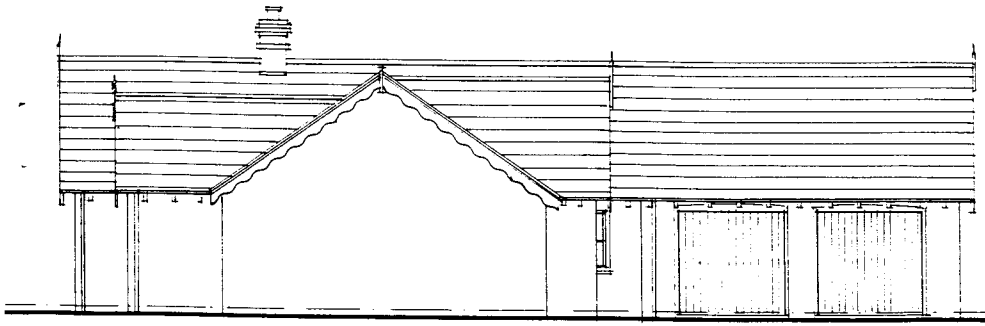
DERWENT 2 design - Elevations



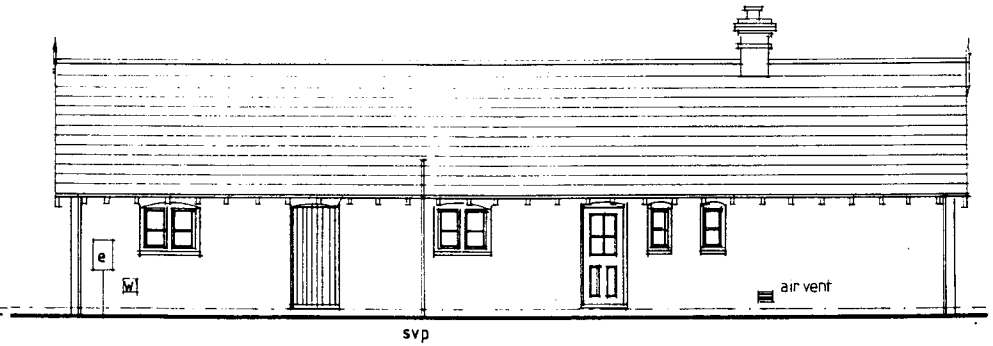
front



rear



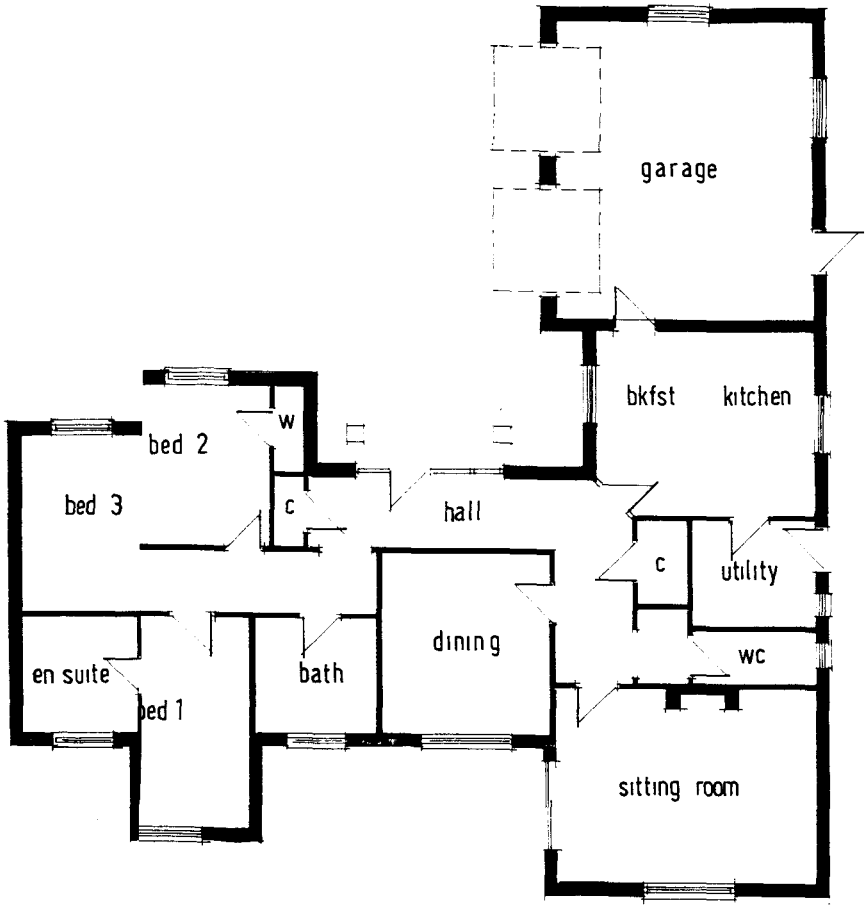
side



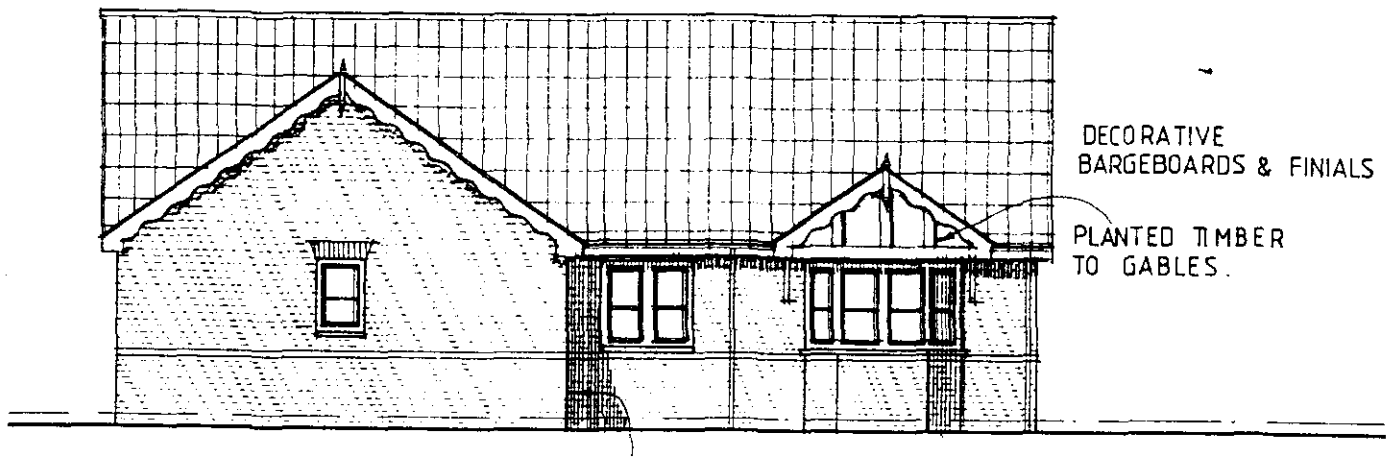
side

Plot 1

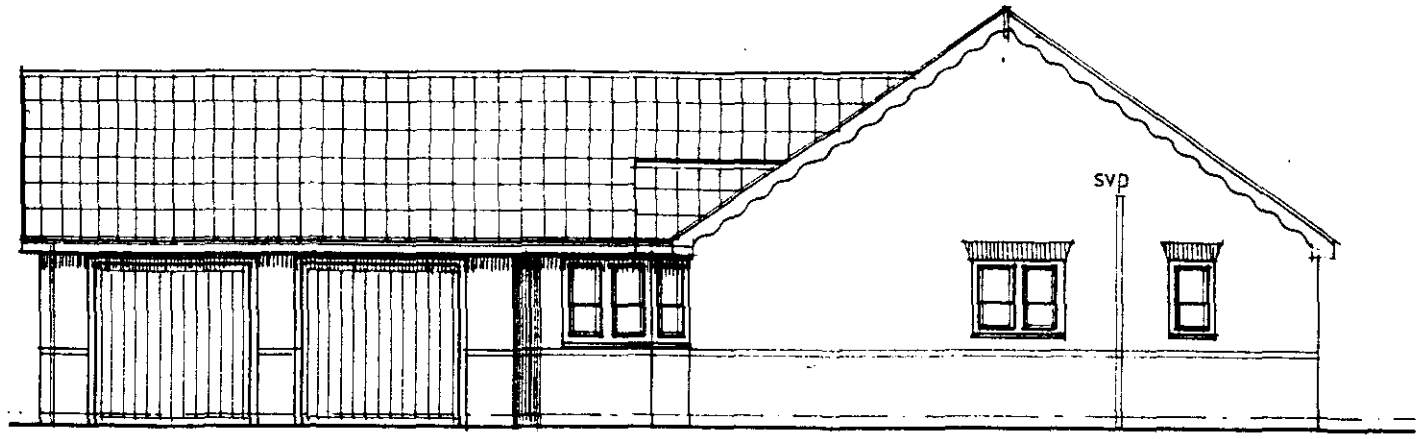
DERWENT 2 design - Floor Layout



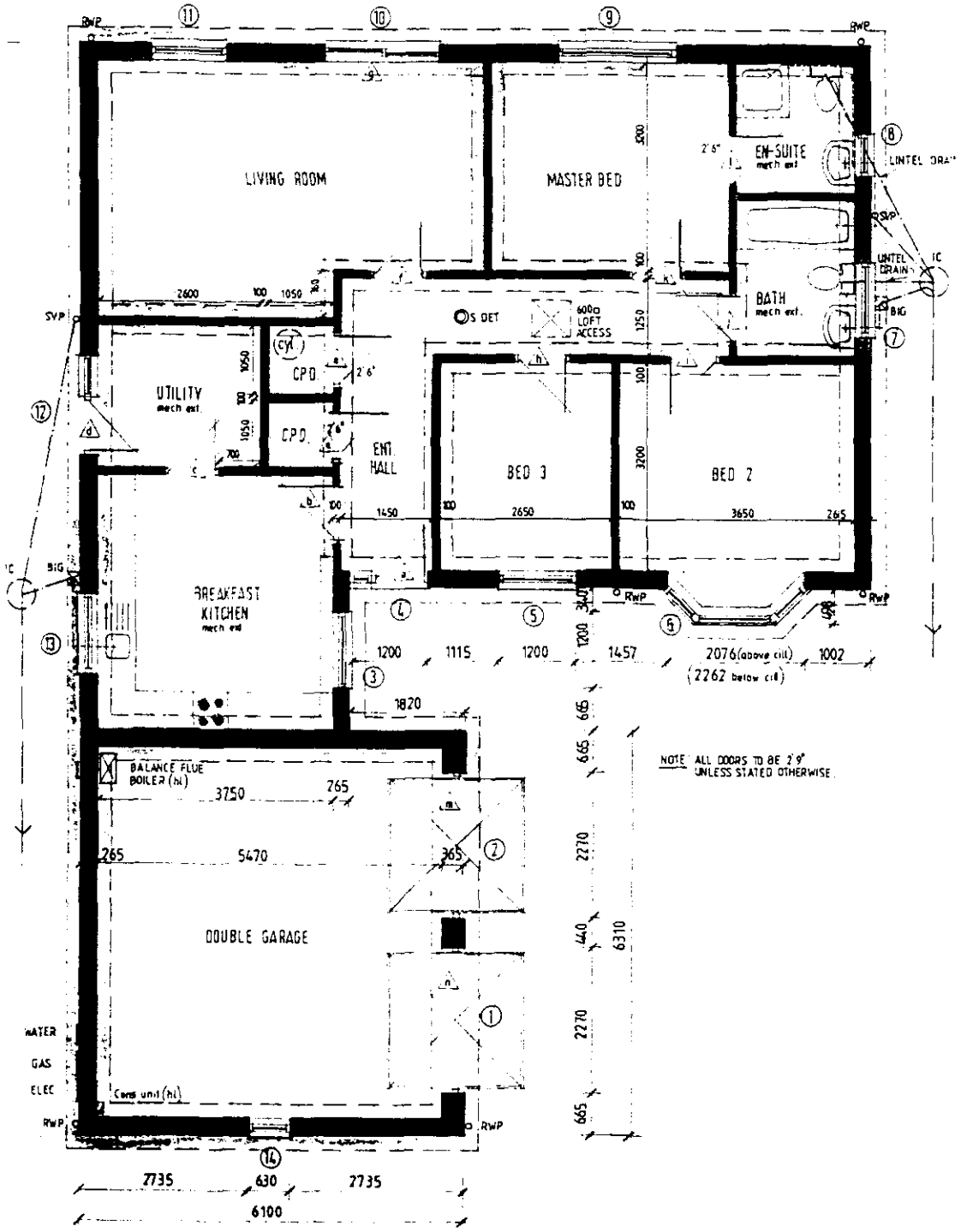
Plot 1

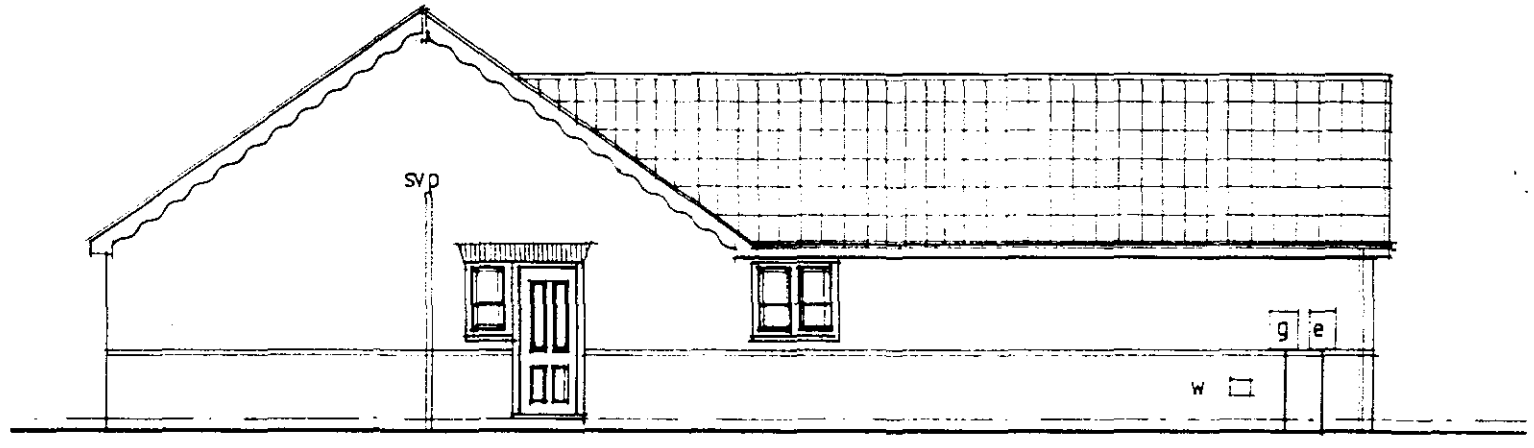


FRONT



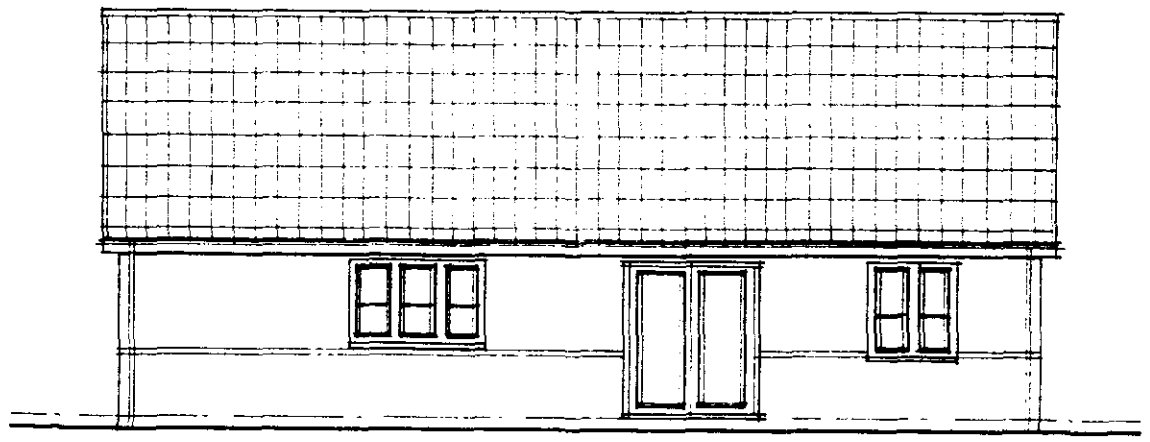
SIDE





SAFETY GLAZE DOOR & WINDOW

SIDE

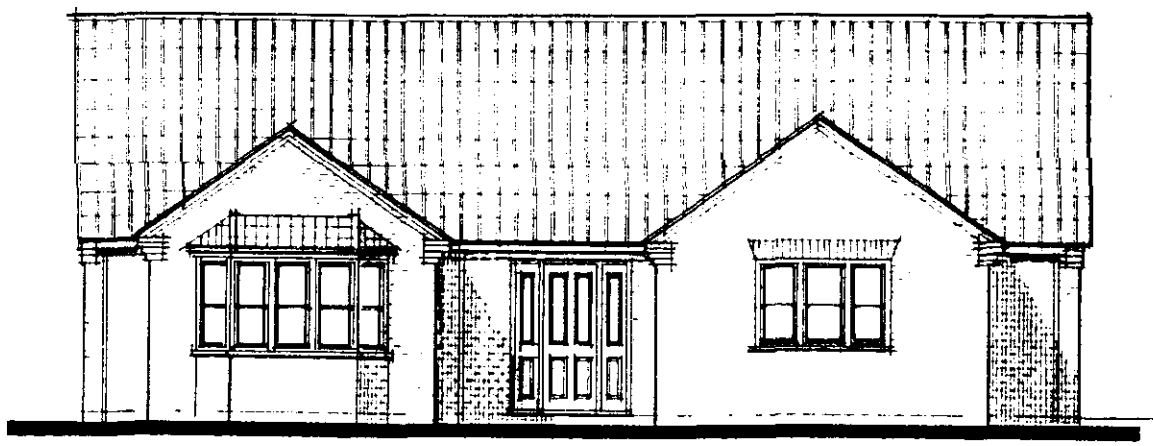


SAFETY GLAZE PATIO DOORS

REAR

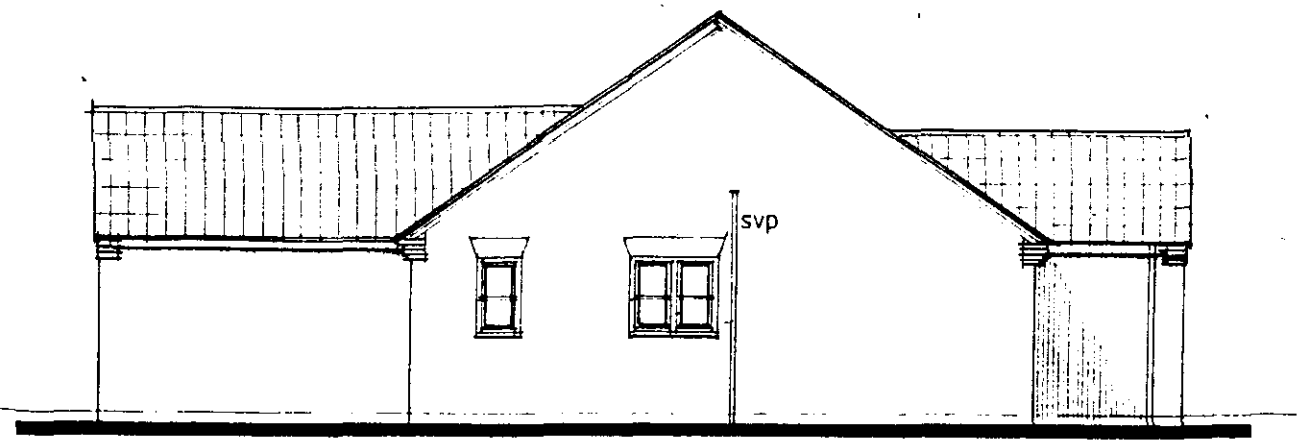
CAMELLIA DG -
Floor Layout & Elevations

Plot 23

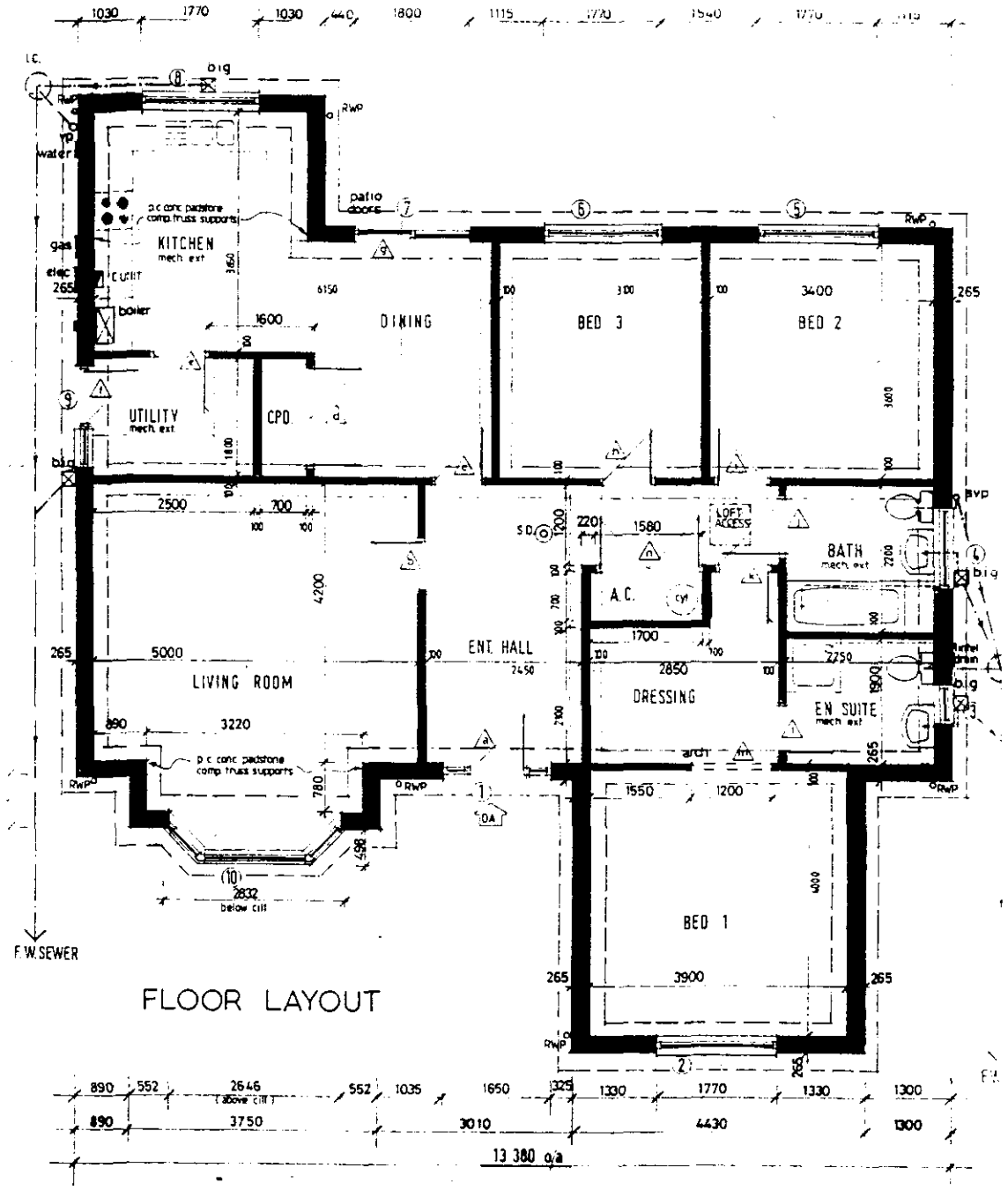


front

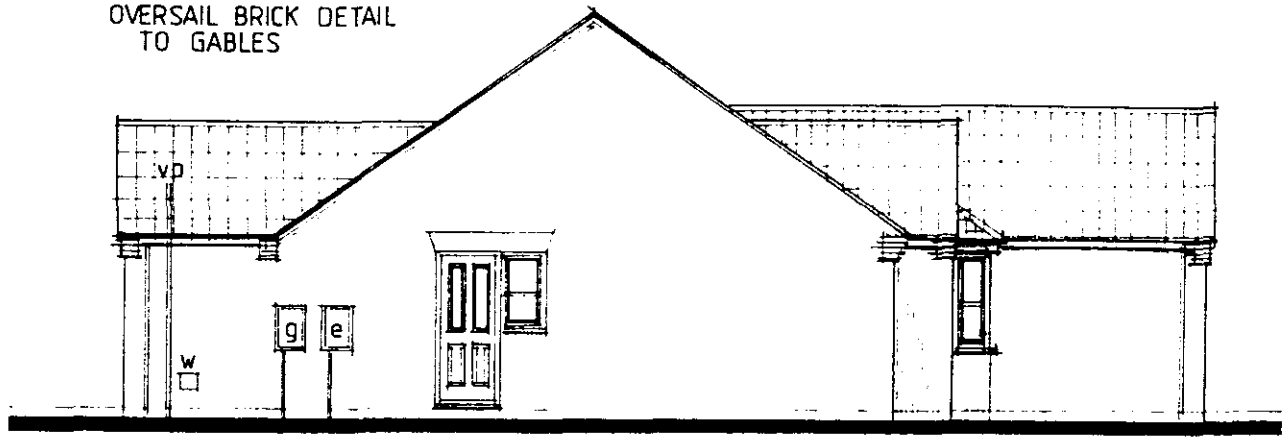
SAFETY GLAZE
door & s/lights



side

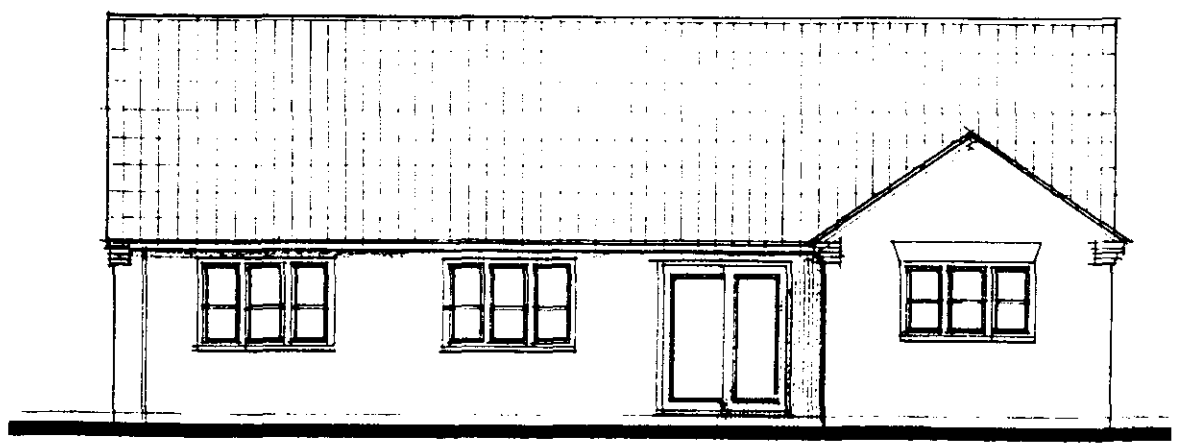


FLOOR LAYOUT



side

SAFETY GLAZE
door & window



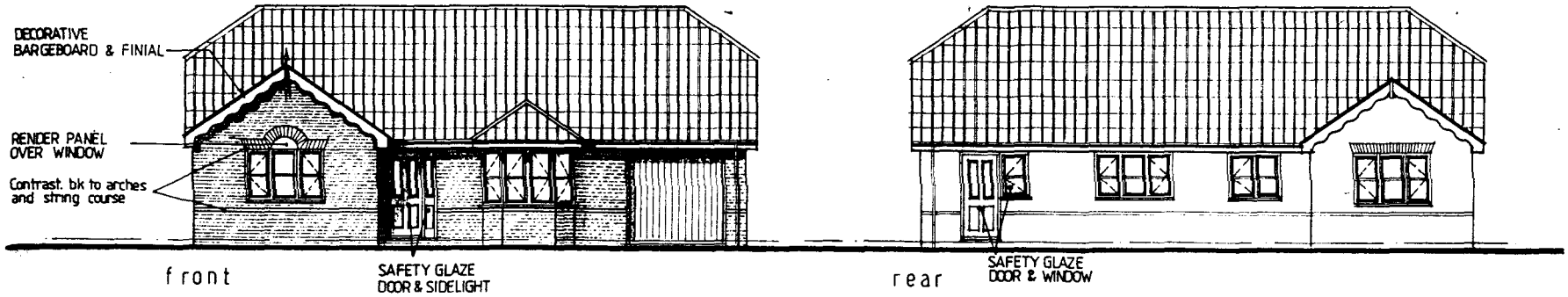
rear

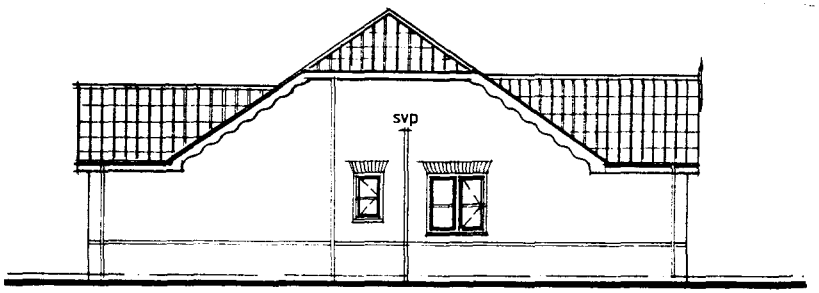
SAFETY GLAZE
doors

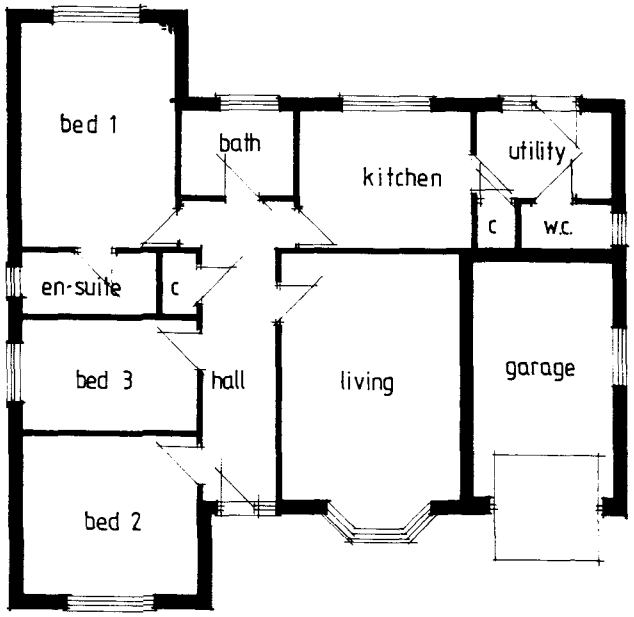
YORK - Floor Layout & Elevations

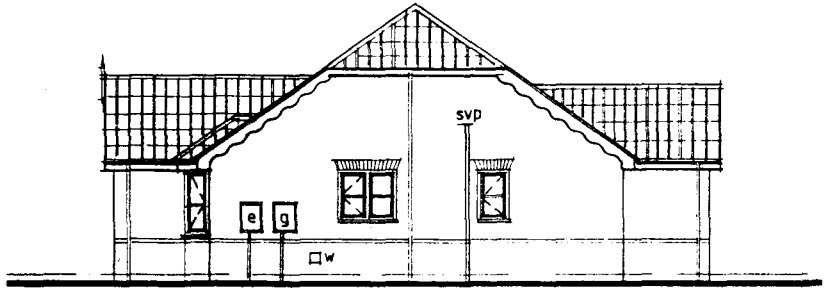
Plot 22

SANDOWN - Floor Layout & Elevations

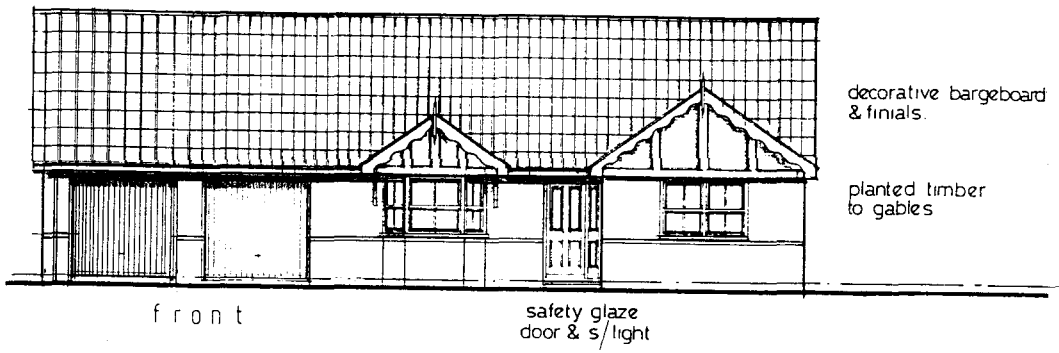


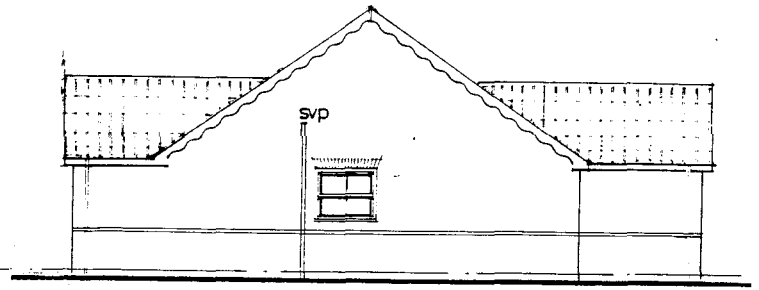


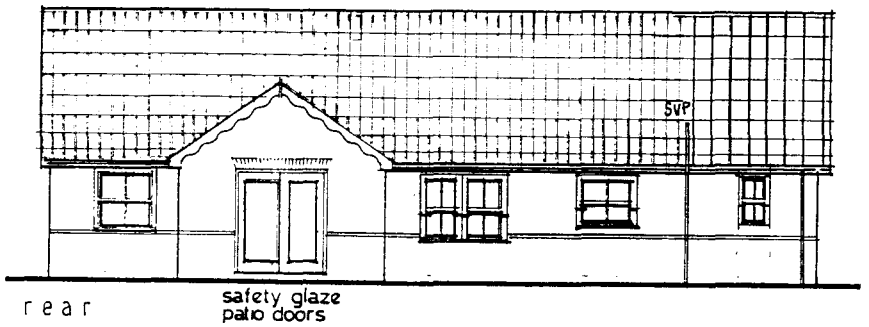


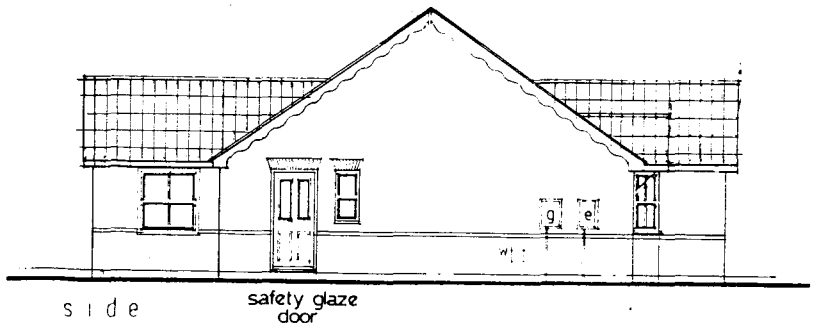


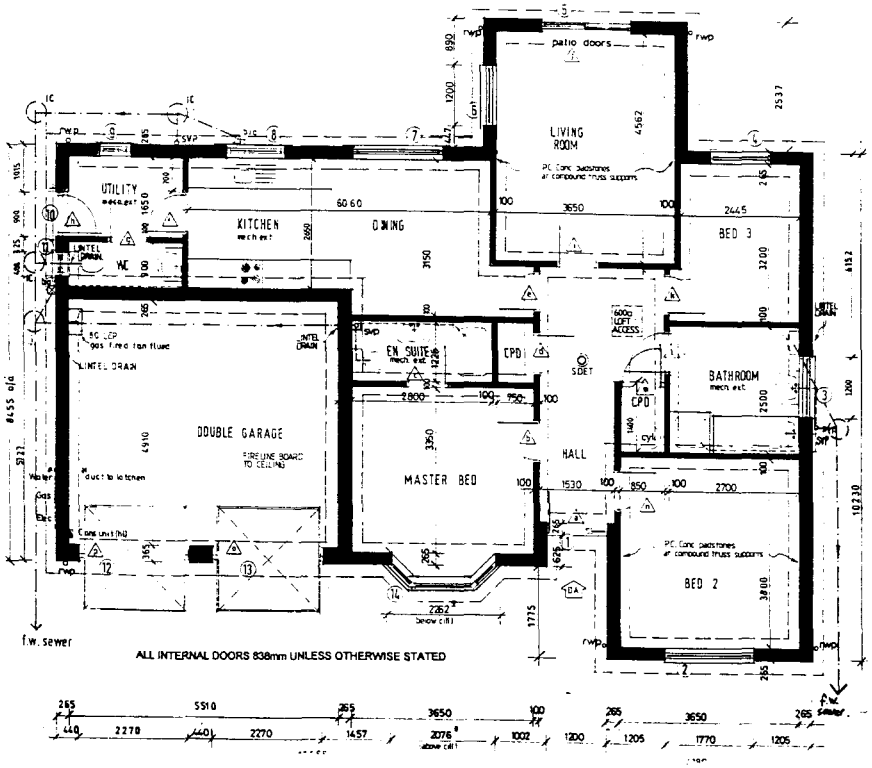
Plots 8, 10, 14, 17, 20, 39









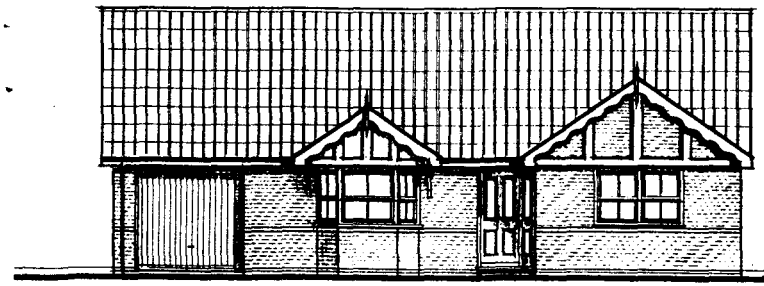


LEICESTER II -

Floor Layout & Elevations

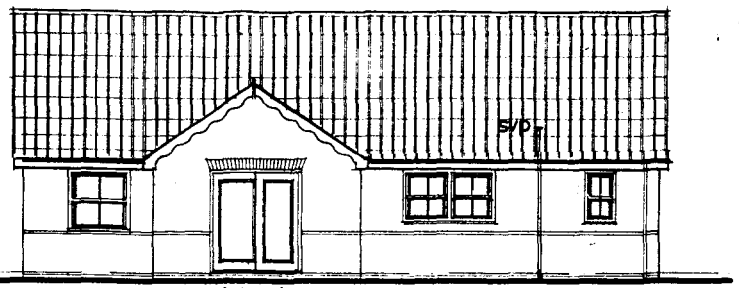
Plot 21

LEICESTER - Floor Lavout & Elevations



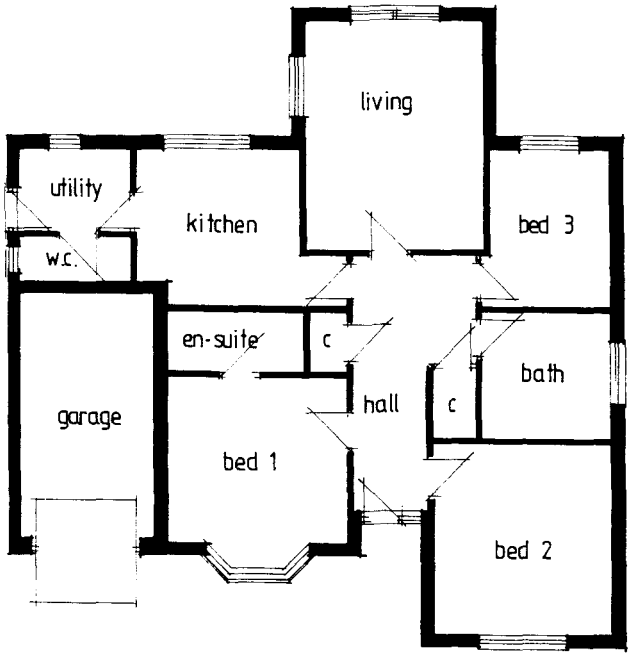
front

safety glaze
door & s/light



rear

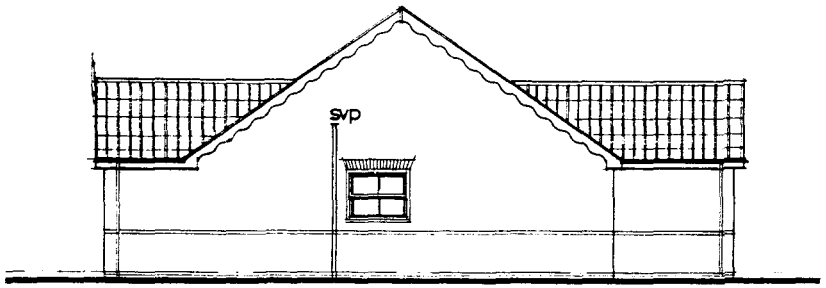
safety glaze
patio doors





side

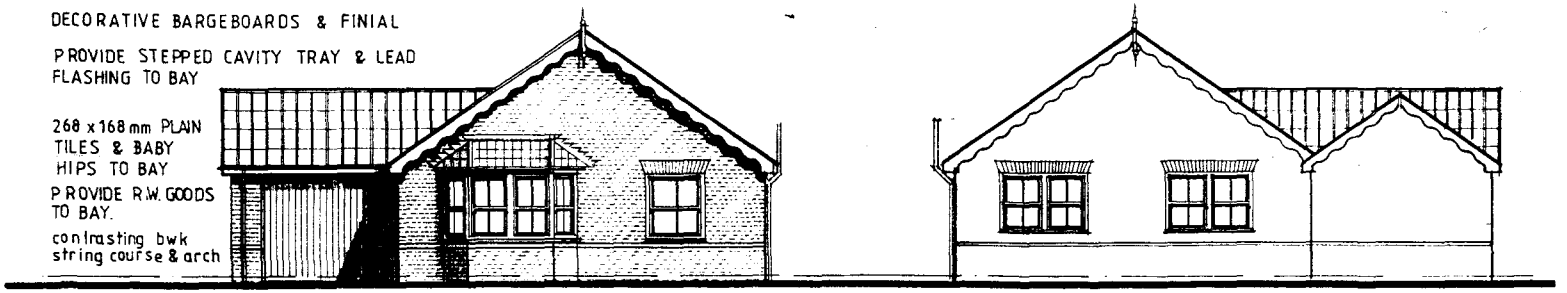
safety glaze
door



side

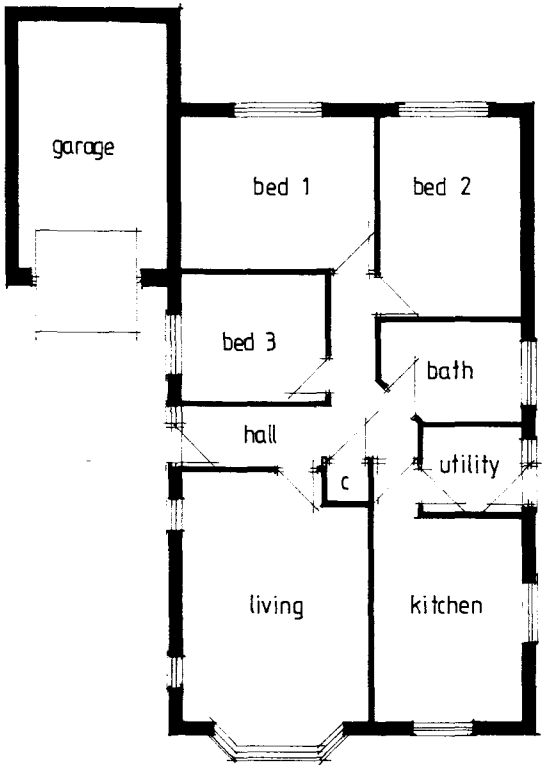
Plots 12, 15, 19

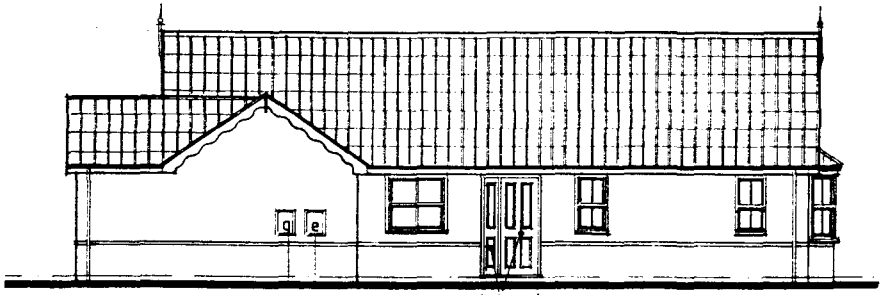
AINTREE - Floor Layout & Elevations



front

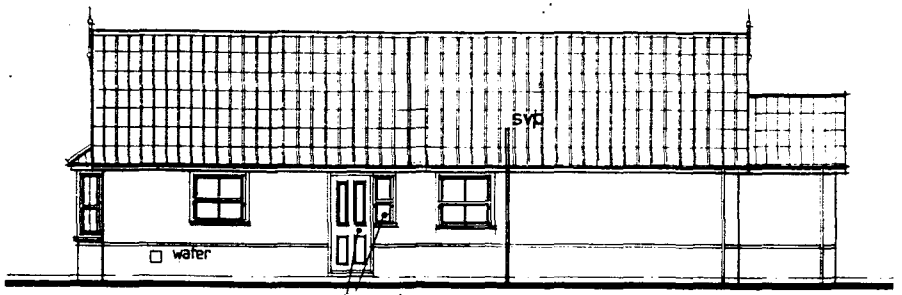
rear





side

safety glaze door & sidelight

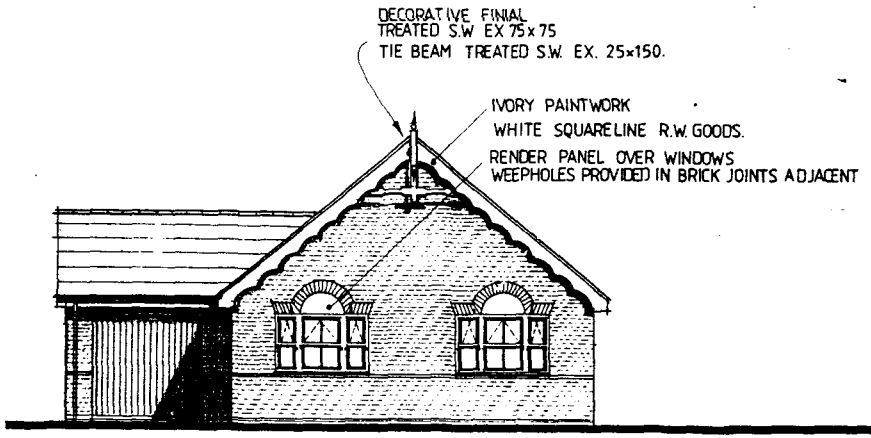


side

safety glaze door & window

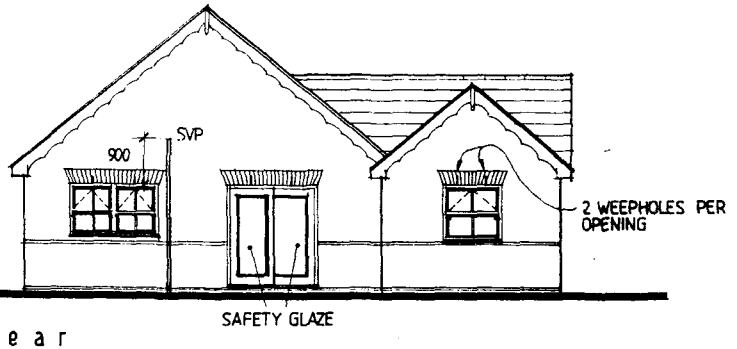
Plots 9, 16, 40, 46

RUTLAND - Floor Layout & Elevations

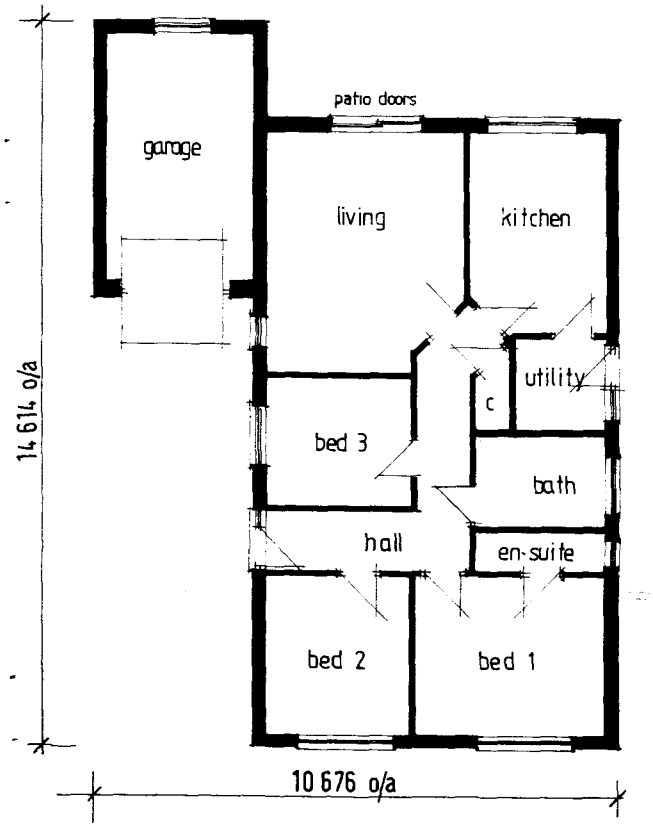


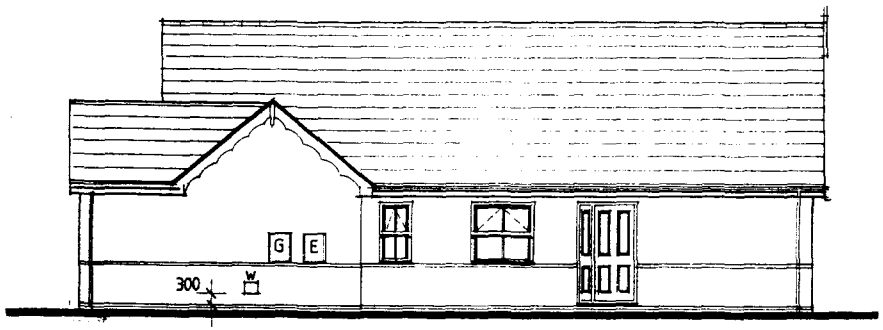
front

*STRING COURSE UNDER CILL LEVEL OF 1200 deep WINDOW

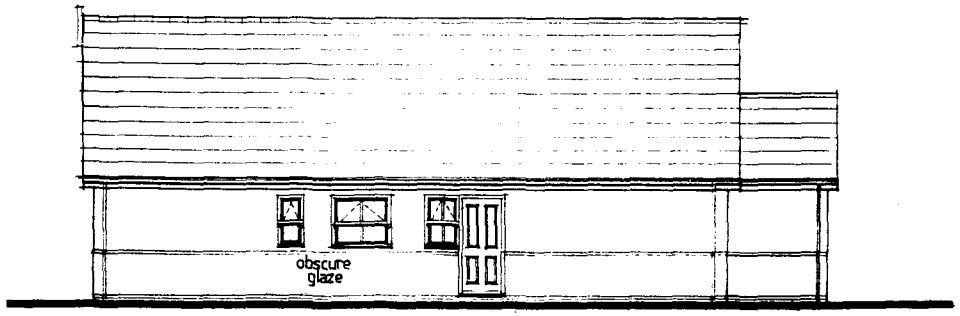


rear





side



side

RUTLAND DESIGN REV. A. 01/00 INT. LAYOUT

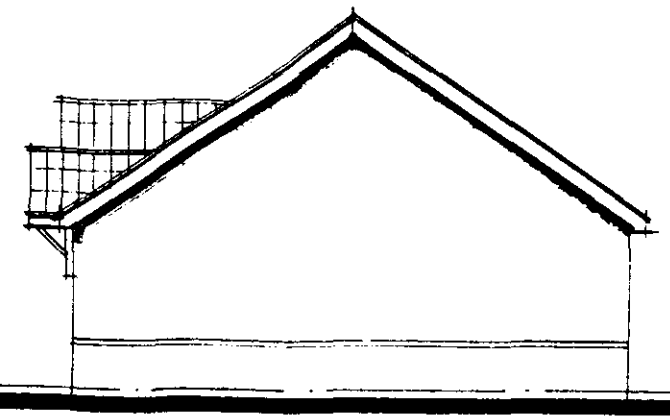
Plots 13, 18, 38

RUTLAND II - Floor Layout & Elevations



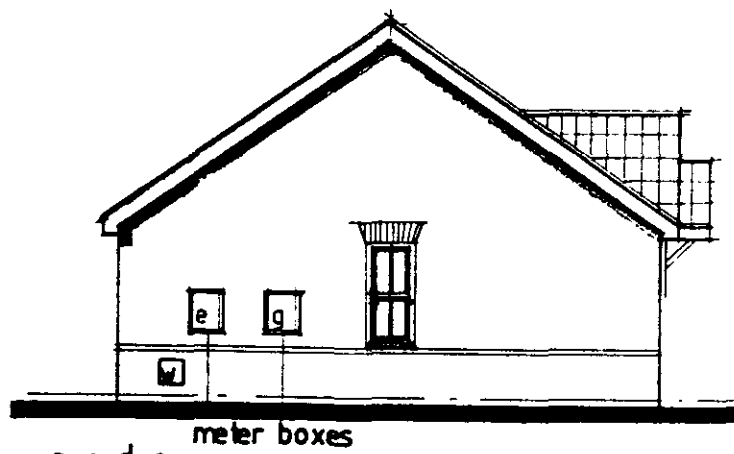
front





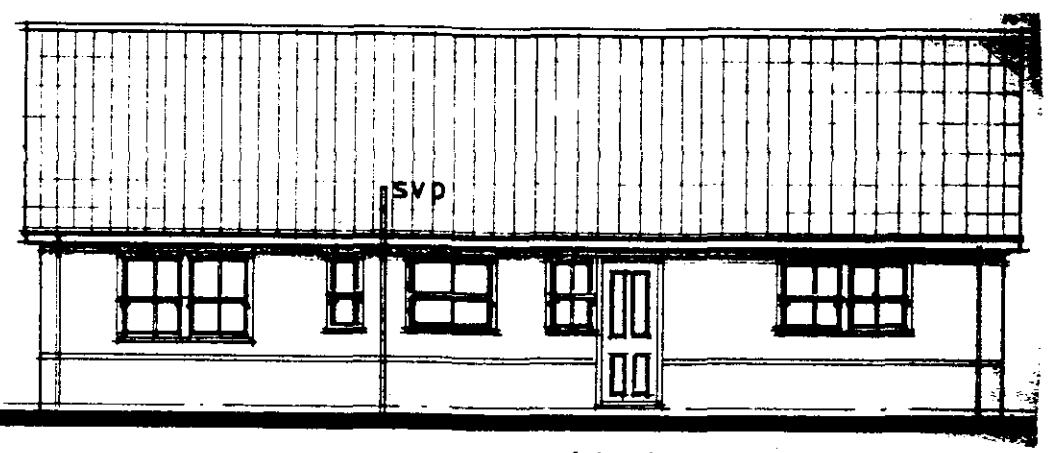
side

safety glaze
door & slight



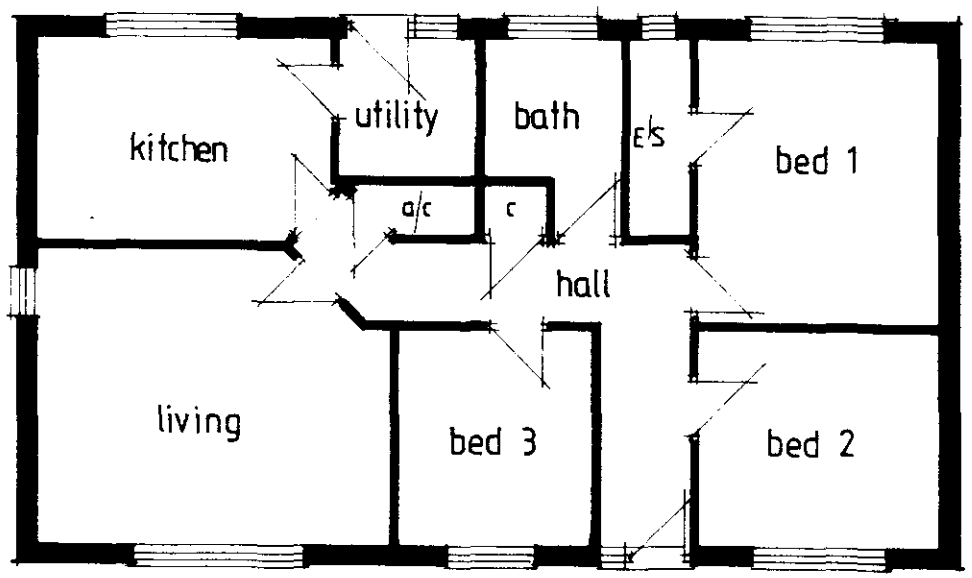
side

meter boxes



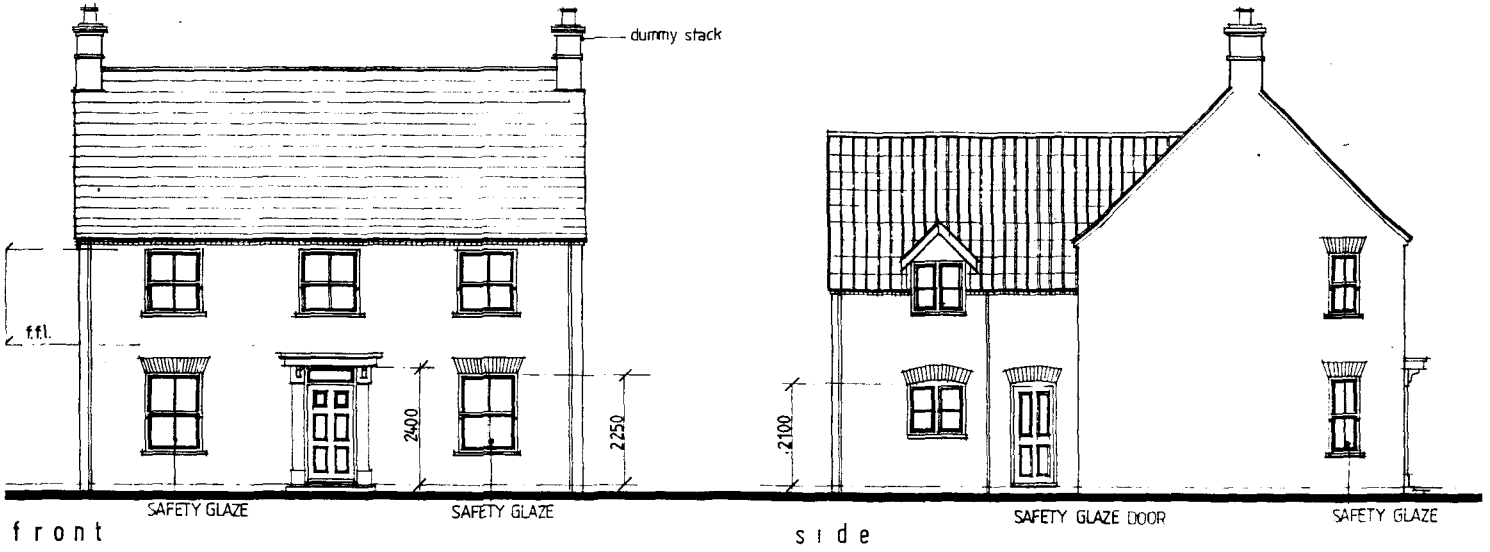
rear

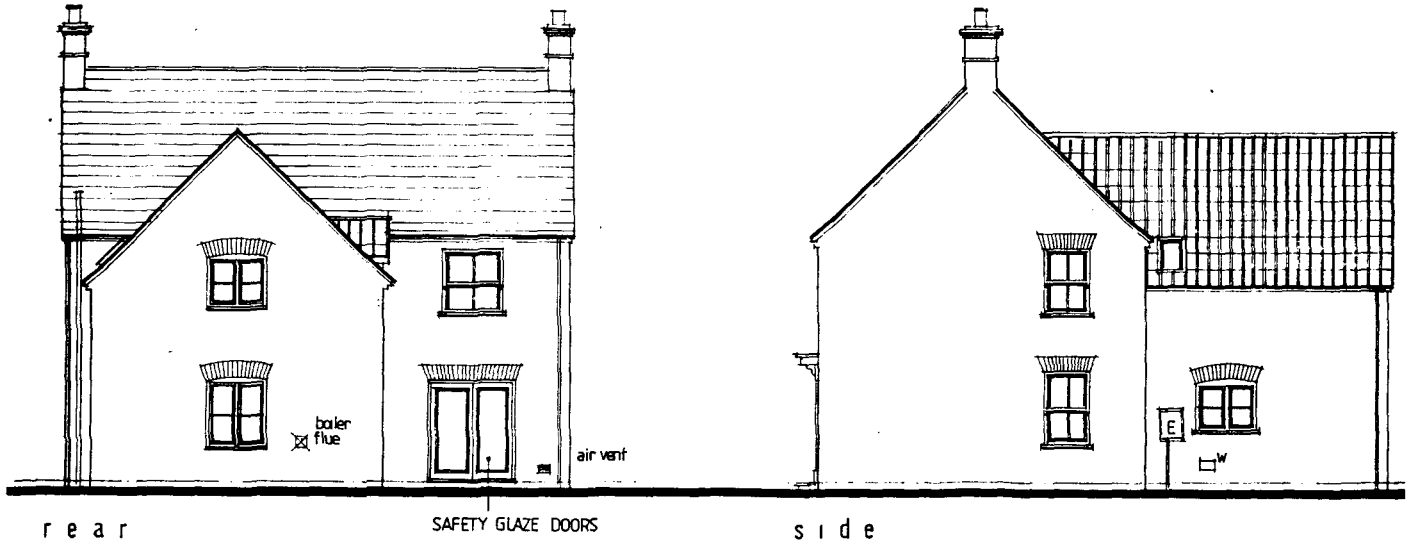
safety glaze
door & window



Plots 11, 24, 37, 45

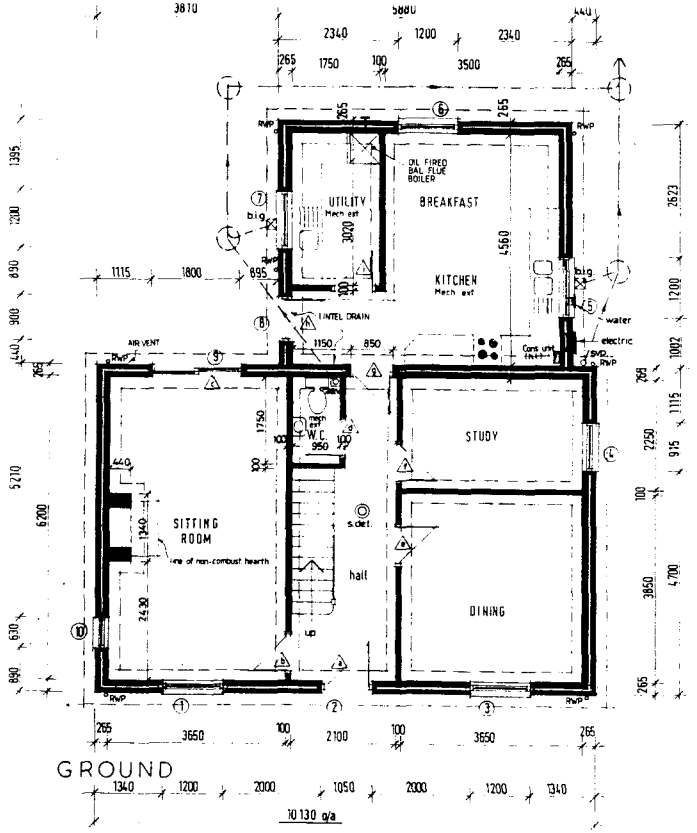
MEDWAY design - Elevations

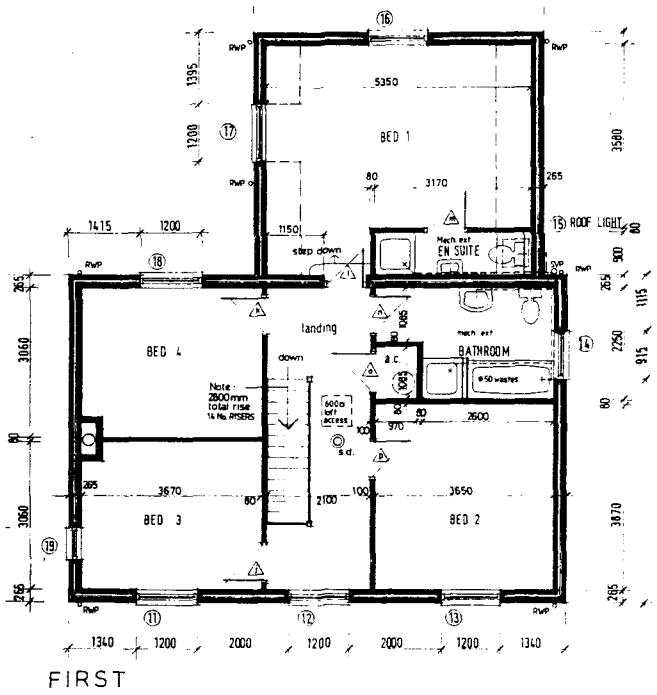




Plots 2,4

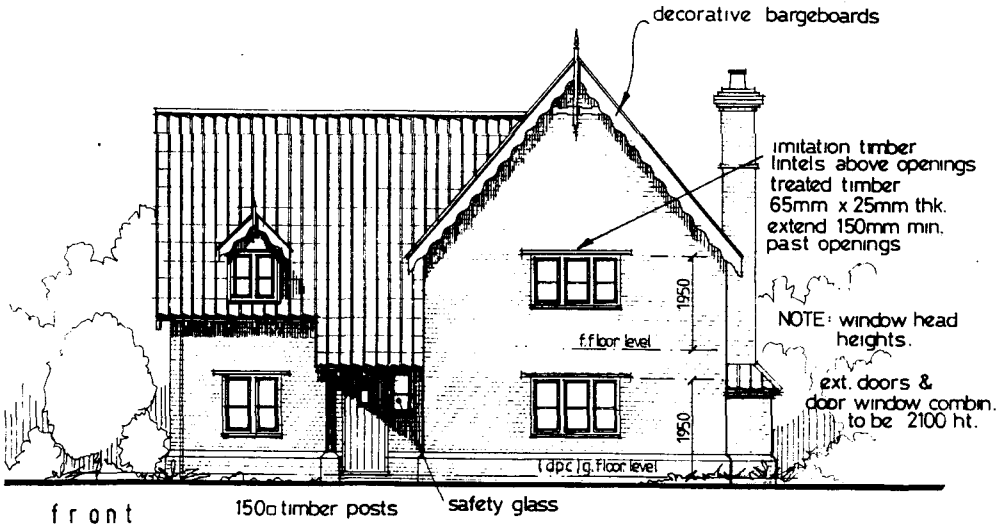
MEDWAY design - Floor Layouts



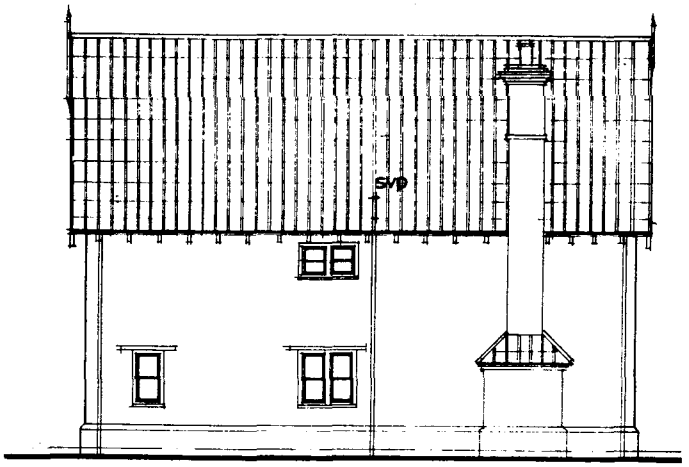


Plots 2,4

SHANNON design - Elevations



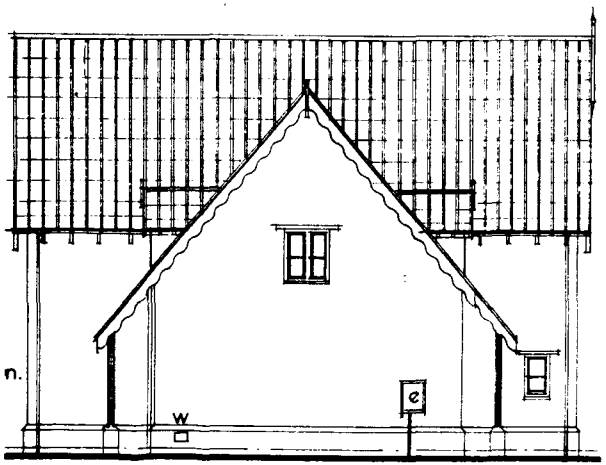
front



side



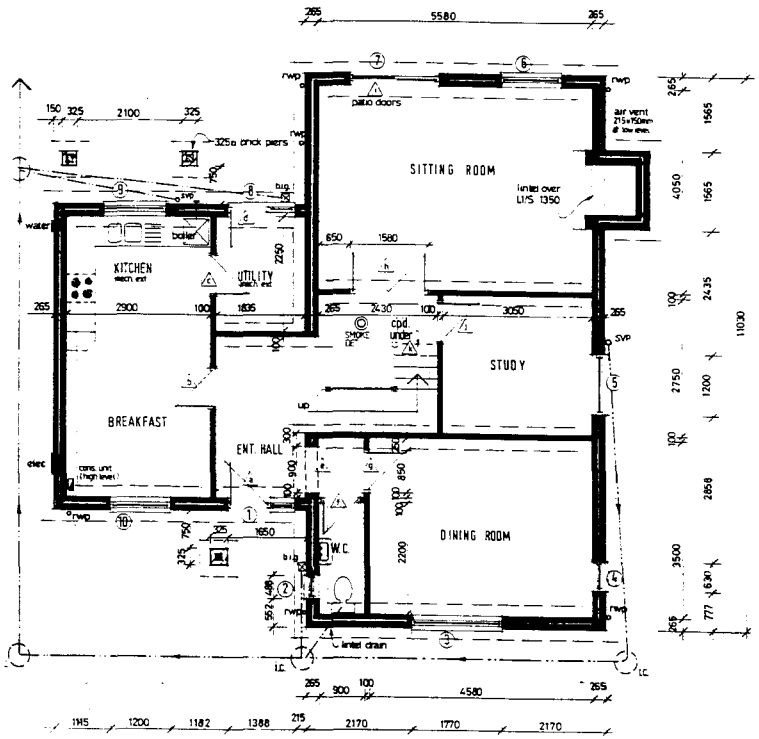
rear



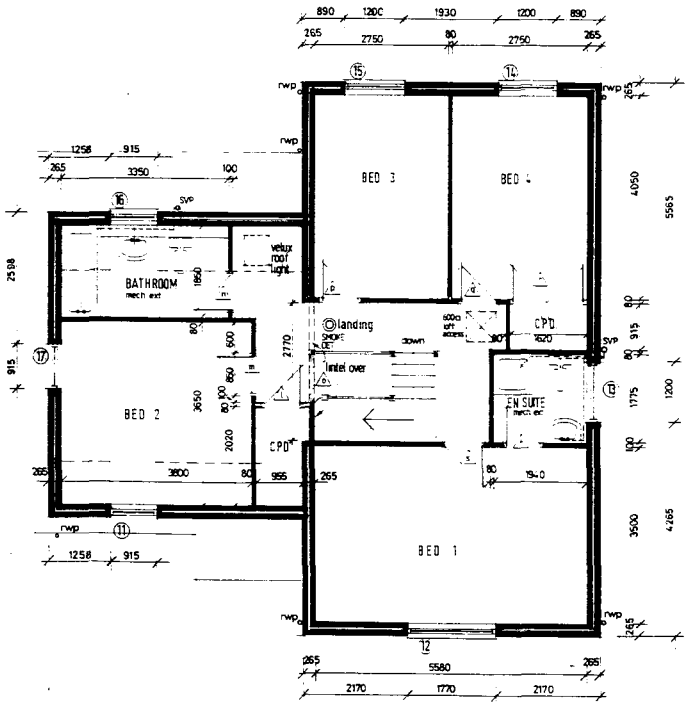
side

Plots 3,29

SHANNON design - Floor Layouts



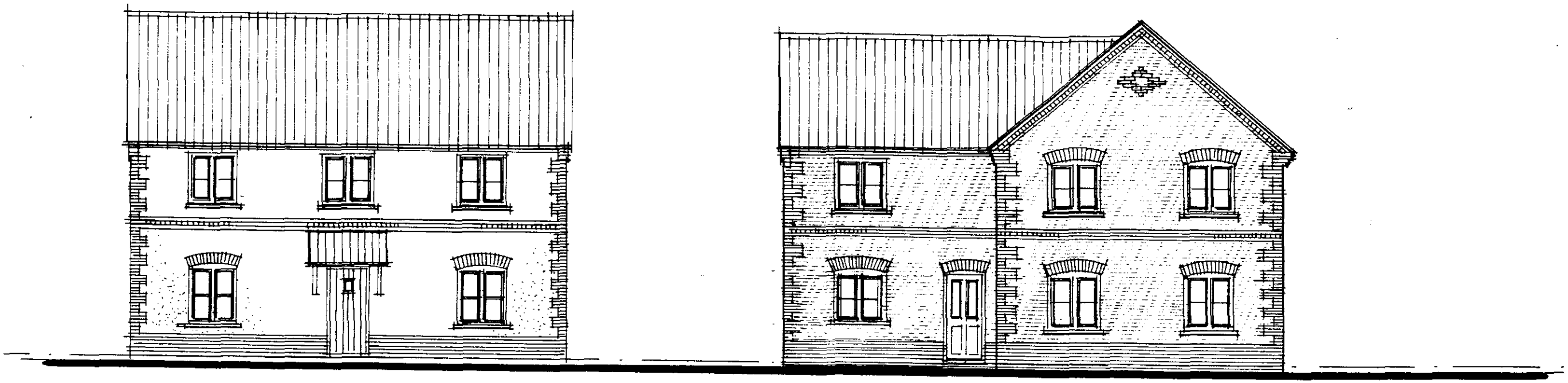
GROUND FLOOR

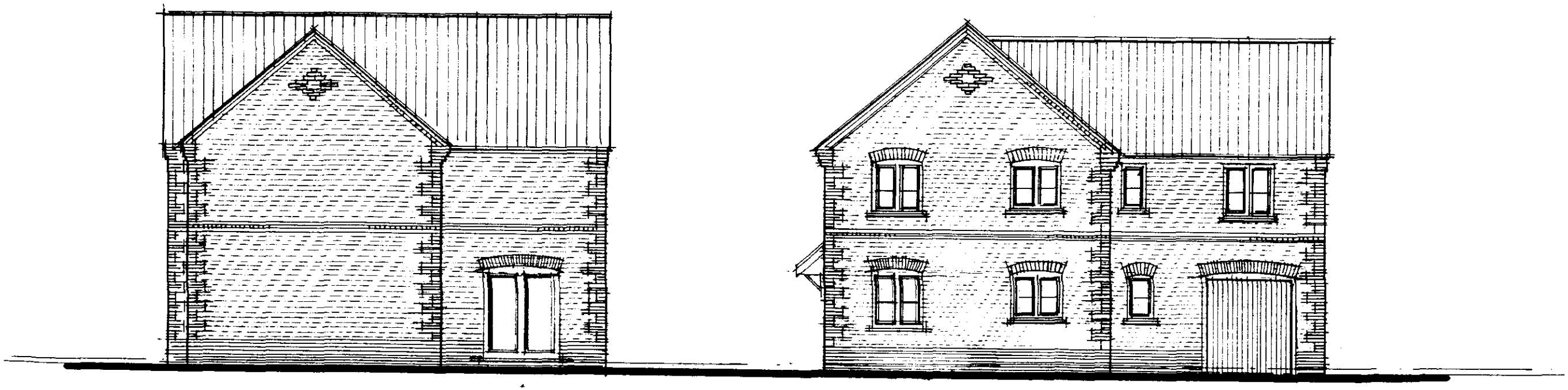


FIRST FLOOR

Plots 3,29

KEMPTON - Elevations

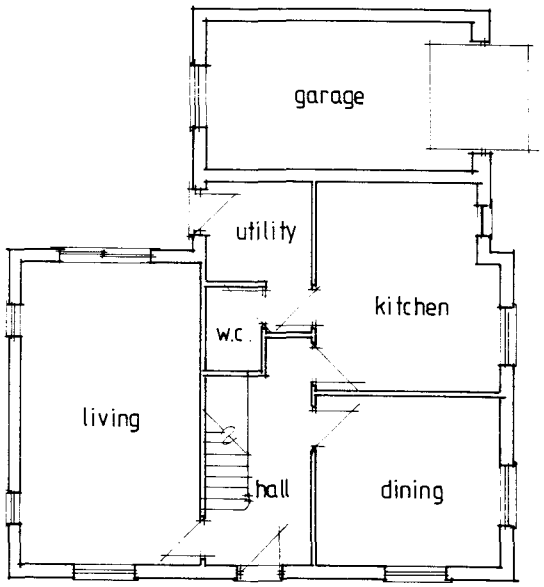




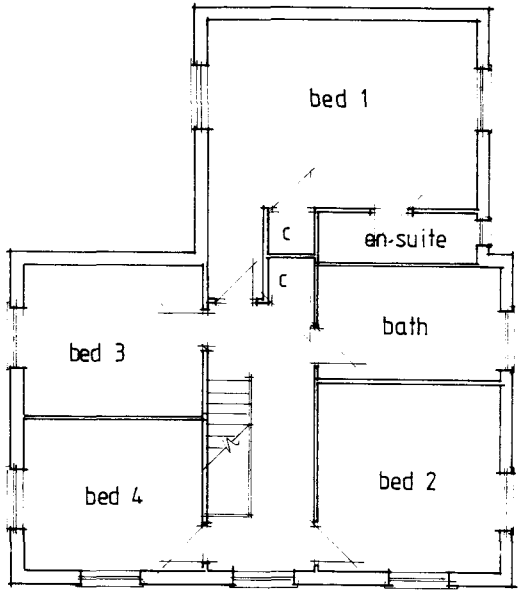
KEMPTON

Plots 41, 47, 50

KEMPTON - Floor Layout



GROUND



FIRST

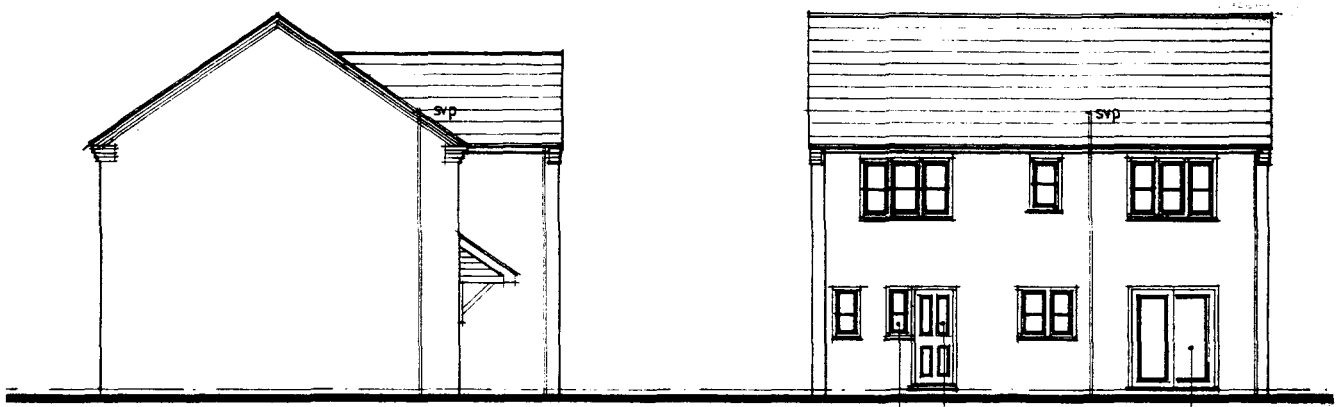
Plots 41, 47, 50

GLOUCESTER - Elevations



FRONT safety glaze front ent.

SIDE

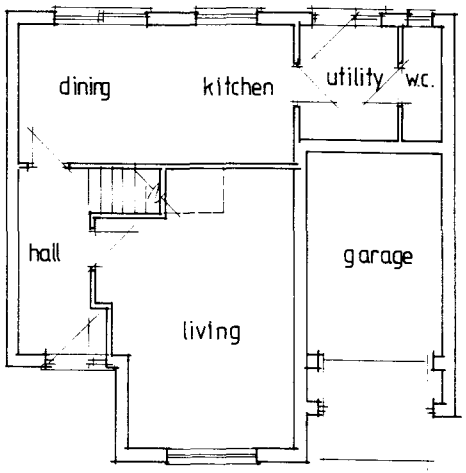


SIDE

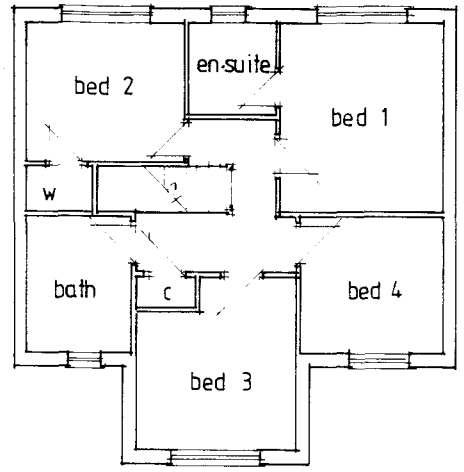
REAR safety glaze rear door/win & patio doors.

Plots 28, 33, 48

GLOUCESTER - Floor Layouts



GROUND



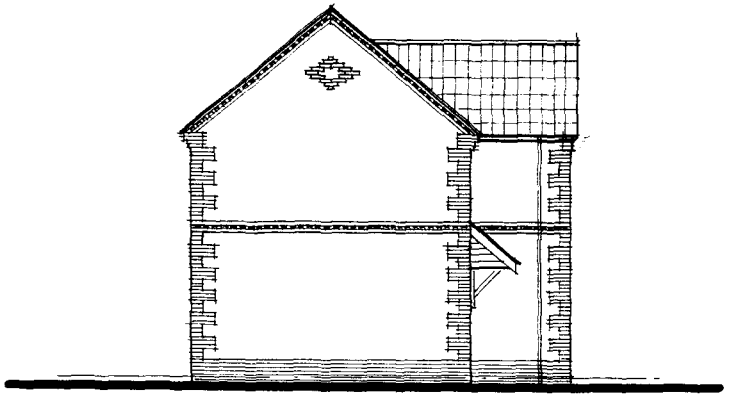
FIRST

Plots 28, 33, 48

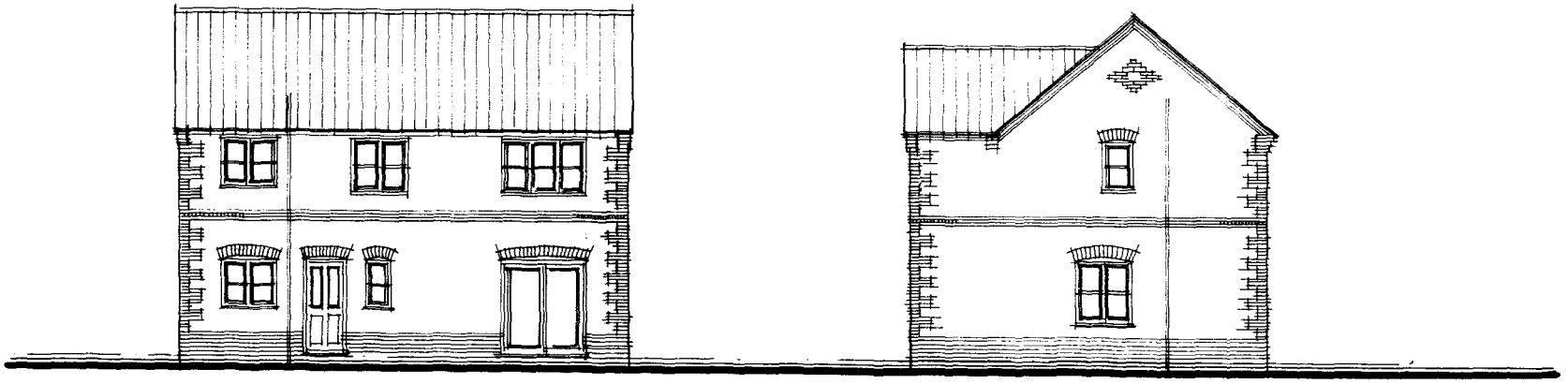
HAMILTON - Elevations



FRONT



SIDE



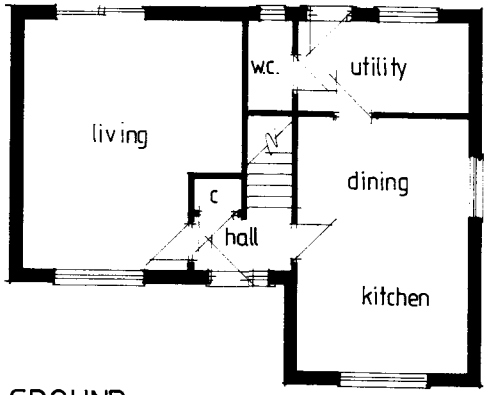
REAR

SIDE

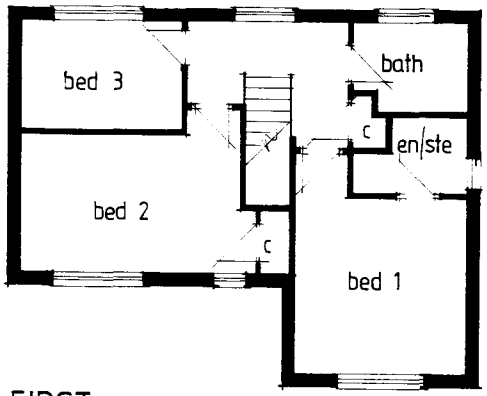
HAMILTON

Plot 5

HAMILTON - Floor Layouts

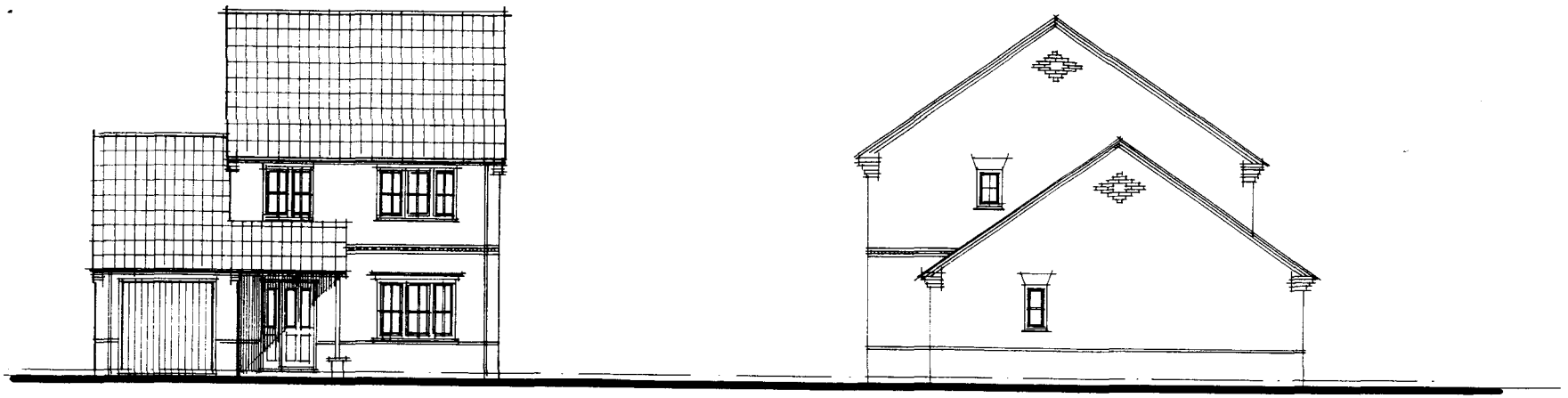


GROUND



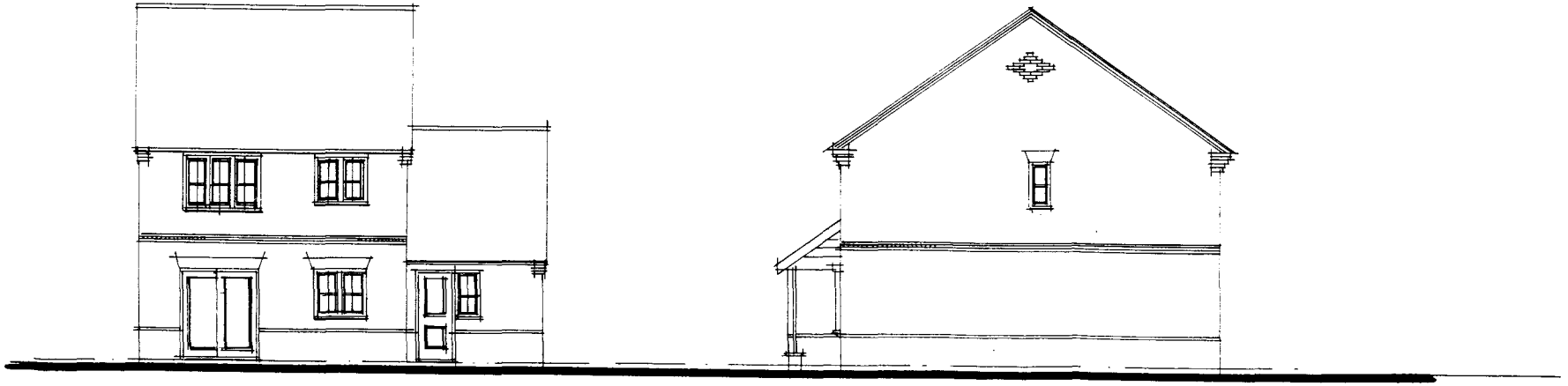
FIRST

Plot 5



FRONT

SIDE



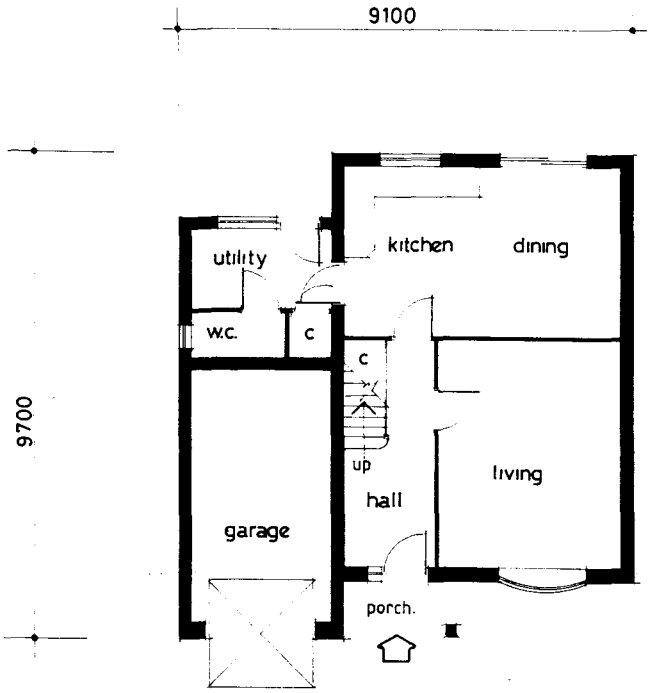
REAR

SIDE

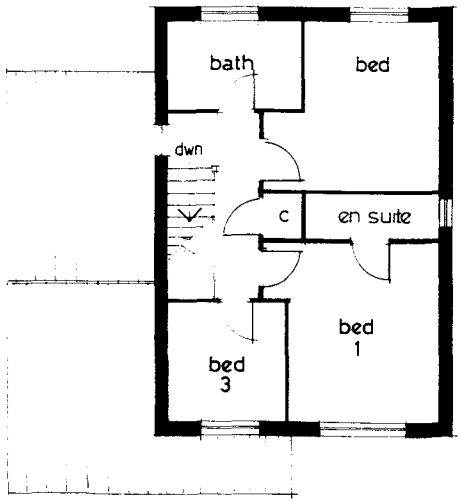
BIRCH

Plot 32

BIRCH - Floor Layouts



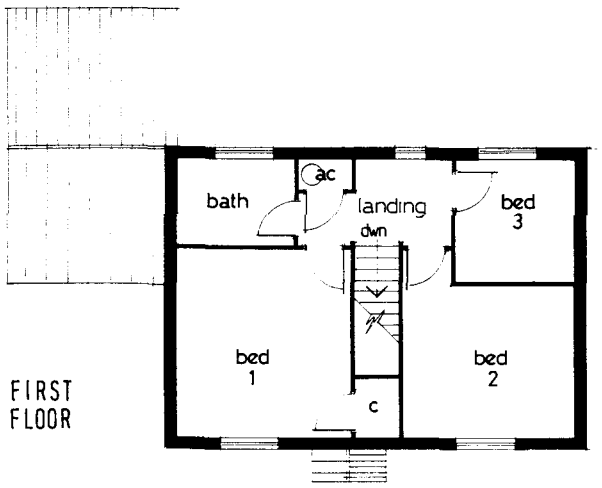
GROUND FLOOR

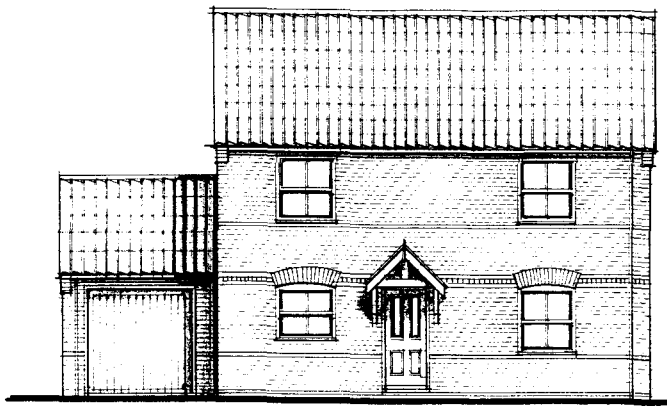


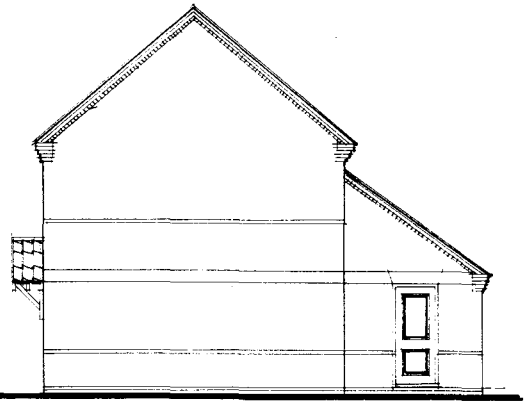
FIRST FLOOR

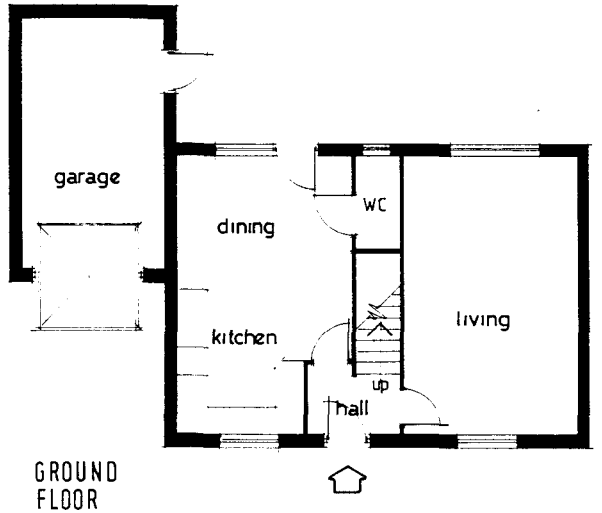
Plot 32

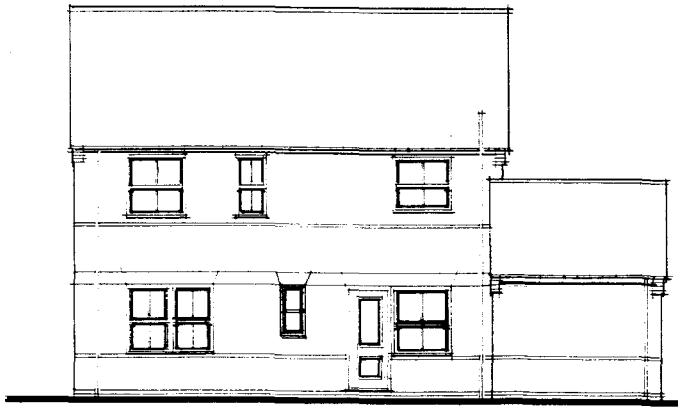
OAK - Floor Layout & Elevations

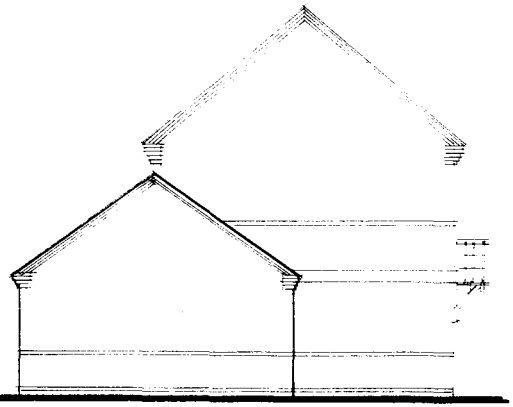










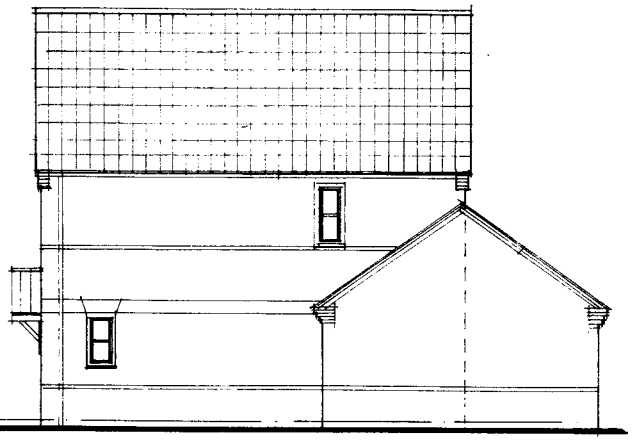


Plots 25, 49 attached garage
Plots 34, 42 detached garage

ELM / YEW - Elevations



FRONT



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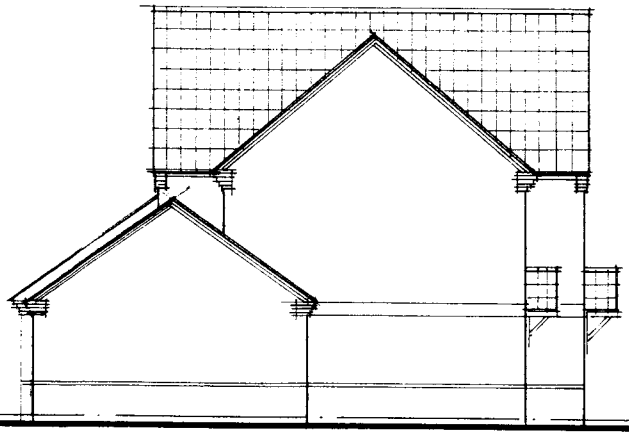
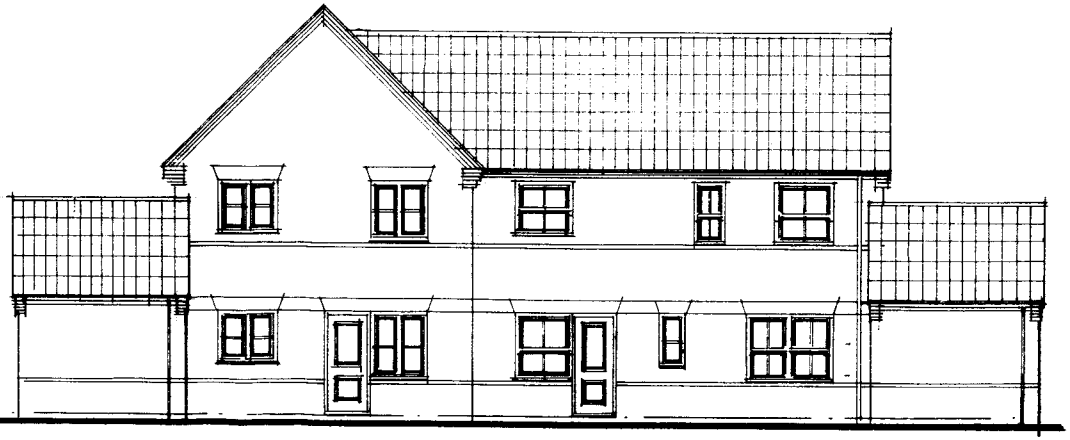


SIDE

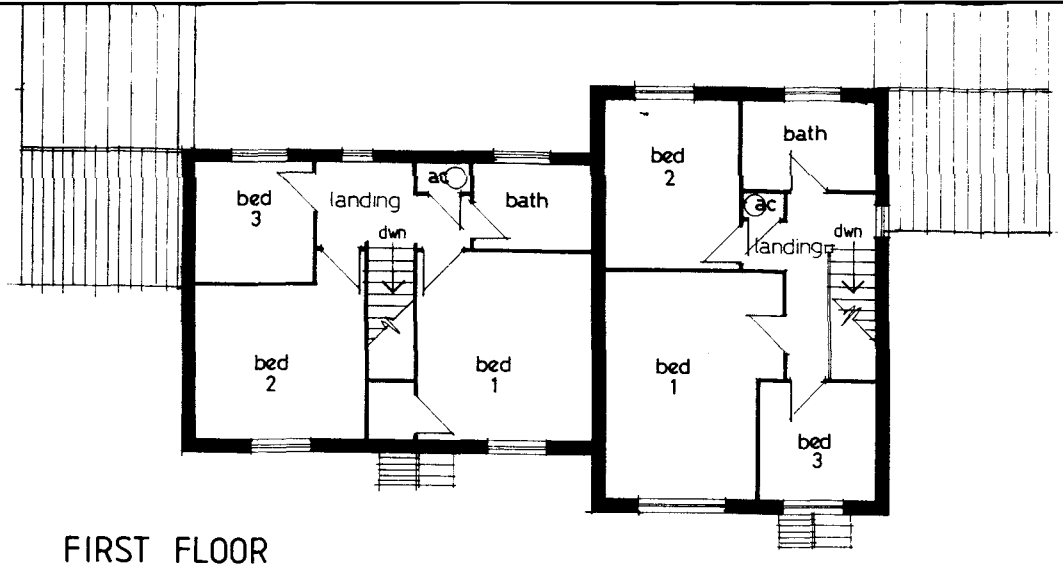


REAR

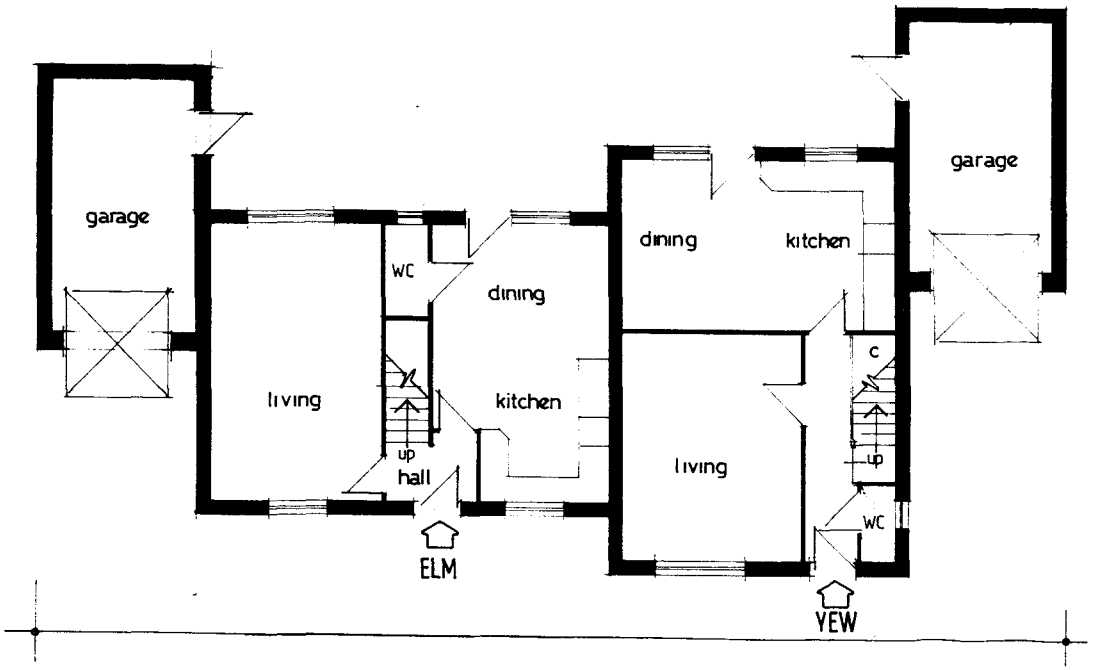
* PLOTS 7, 27, 35
DETACHED GARAGES

Plots 6/7*, 26/27*, 35*/36

ELM / YEW - Floor Layouts



FIRST FLOOR



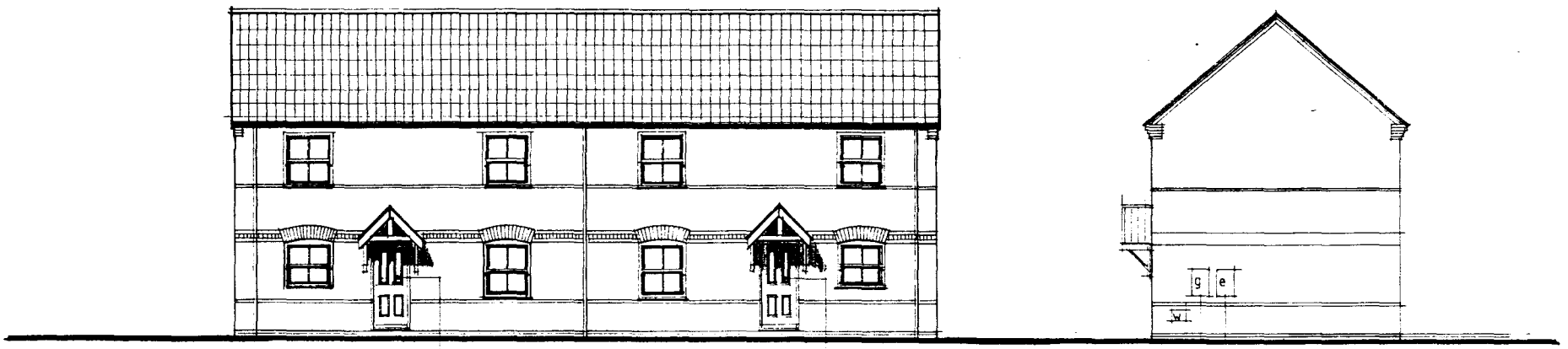
GROUND FLOOR

*PLOT 7 detached garage
PLOT 27 " "
PLOT 35 " "

Plots 6/7,*26/27,*35/36

ELM - Elevations

ASHWOOD HOMES
Holbeach Manor
Fleet Road Holbeach
Lincs PE12 7AX

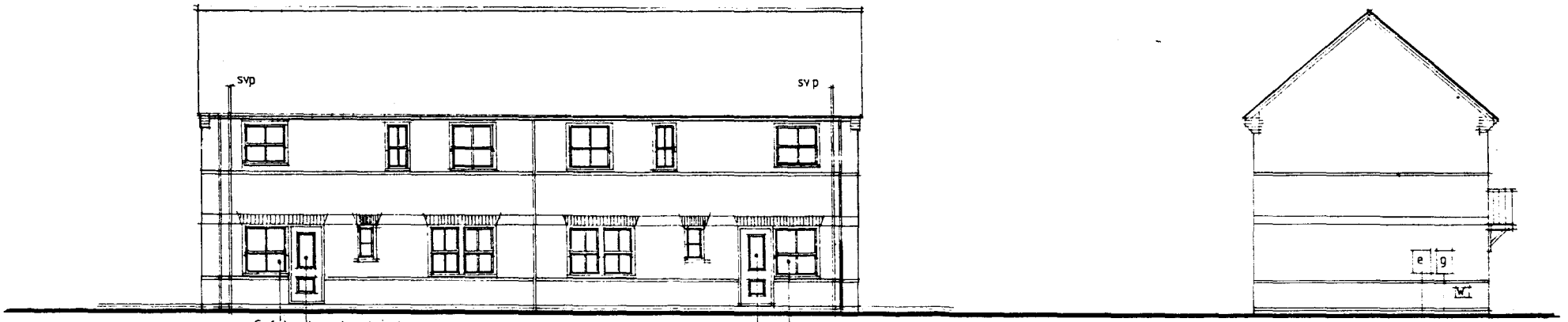


FRONT

Safety glaze door

Safety glaze door

SIDE



Safety glaze door/window

Safety glaze door/window

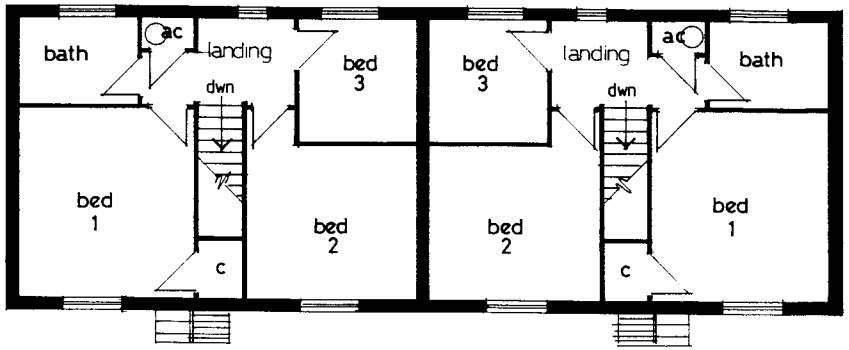
REAR

SIDE

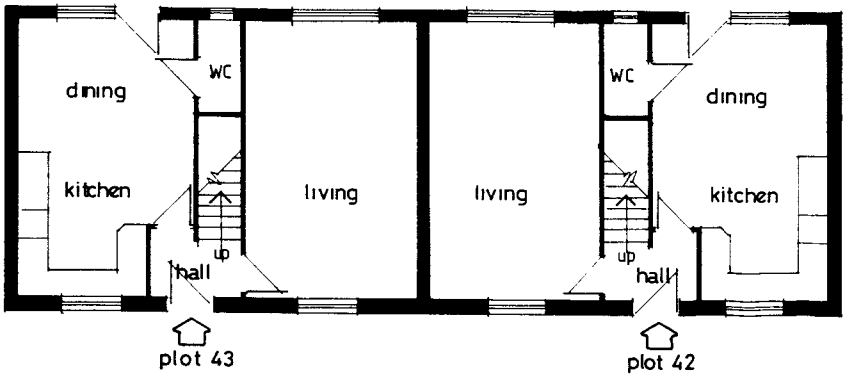
Plots 30/31, 43/44

ASHWOOD HOMES
Holbeach Manor
Fleet Road Holbeach
Lincs PE12 7AX

ELM - Floor Layouts

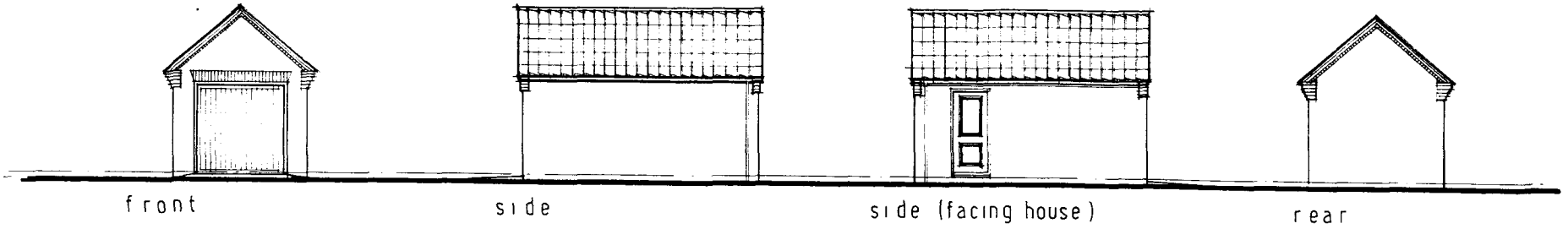


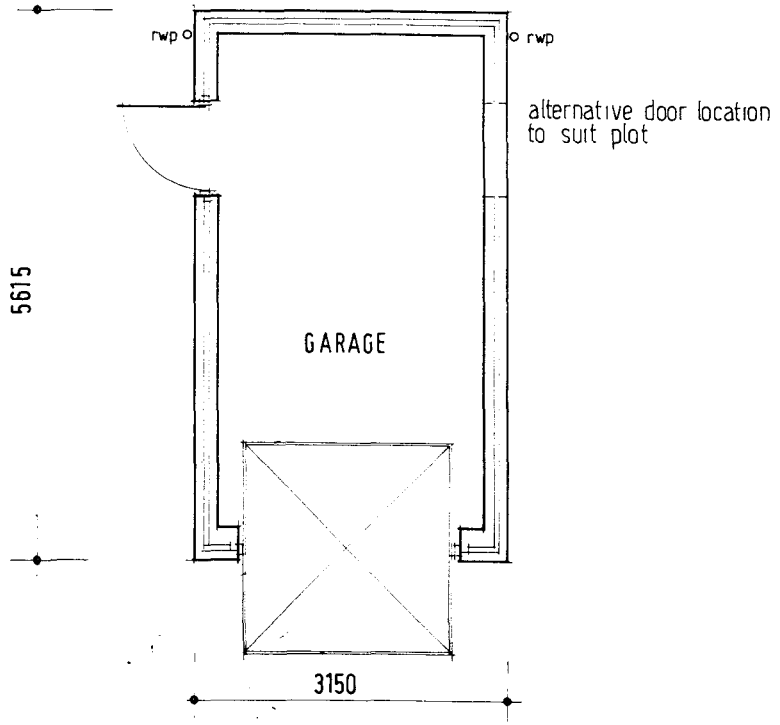
FIRST FLOOR



GROUND FLOOR

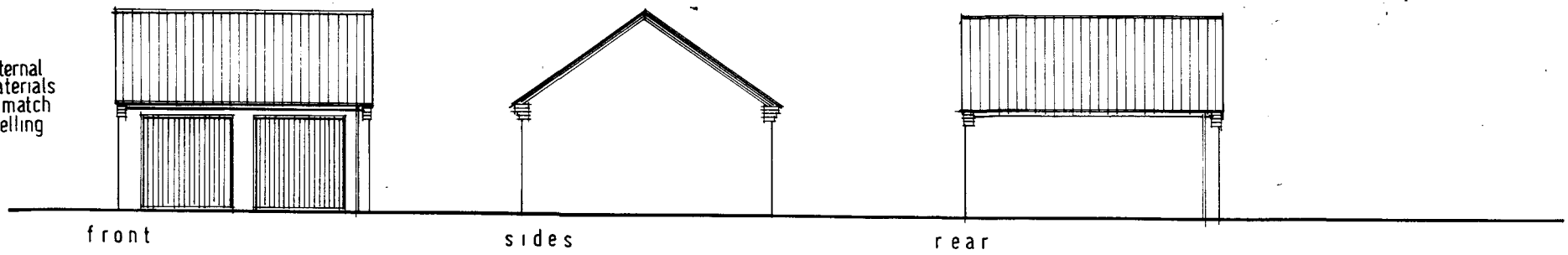
Plots 30/31, 43/44



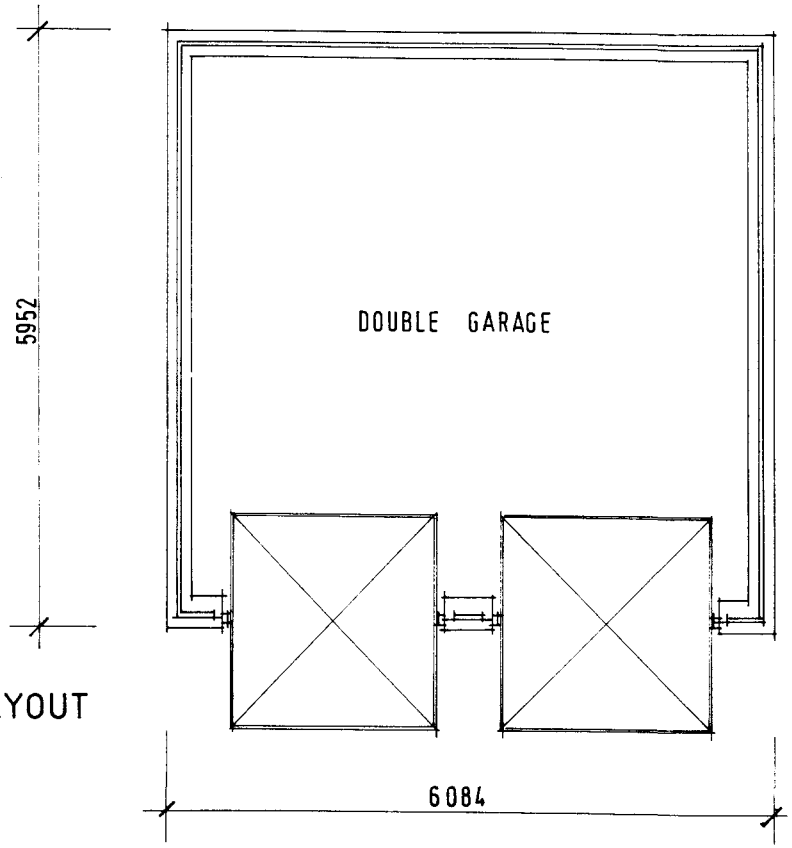


SINGLE GARAGE

external materials to match dwelling

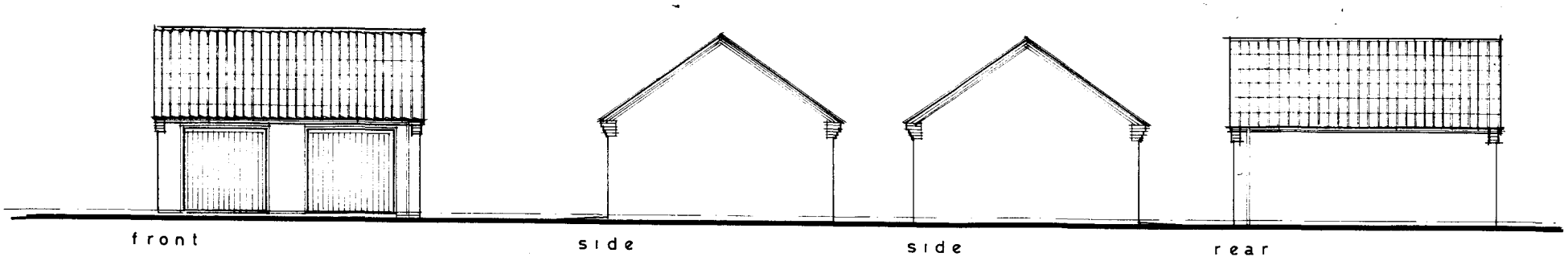


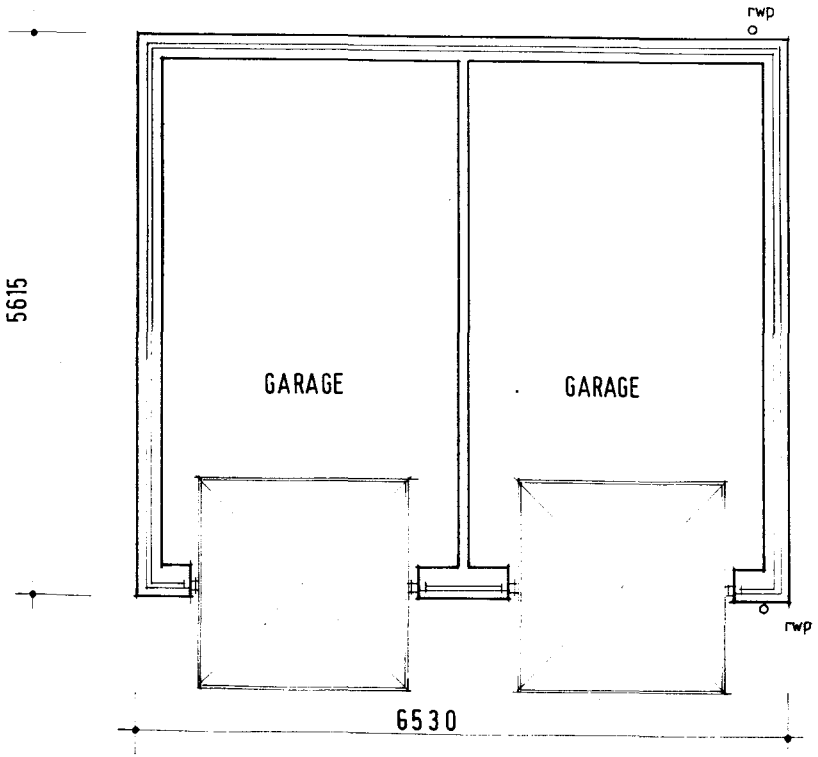
elevations



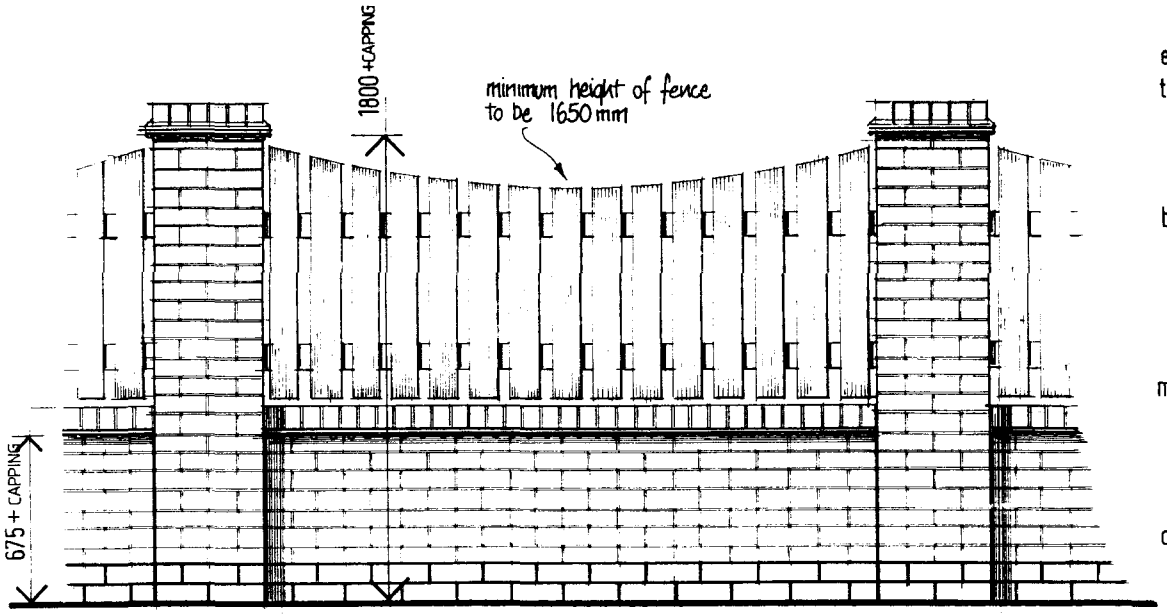
. LAYOUT

DOUBLE GARAGE





TWIN GARAGE



ELEVATION 1:20

eng. brick cappings

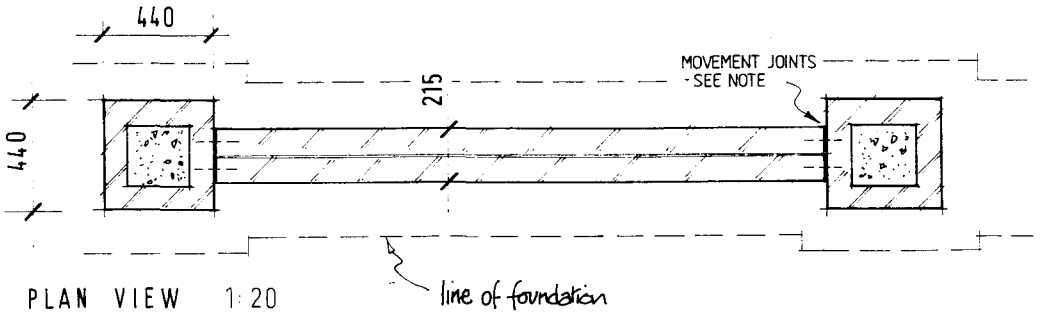
tile creasing - 2 courses clay tiles laid staggered joint in mortar desig. (i) (1 : 0-1/4 : 3 mix.) 45mm min. projection from brick. nibbed tiles to form effective drip.

boarding - preservative treated timber with galv. fixings.

movement joints - at pillar / wall abutment provide 12mm joint incorporate compressible filler & mastic sealant over. provide galv. s/steel wall ties at 225 c/c.

dpc - 3 courses eng. brick (type 1) (2 courses above g.level.) mortar desig. (i)

foundations - conc. strip foundation at 750 min. below g.level. 600mm. wide x 225 dp. conc.



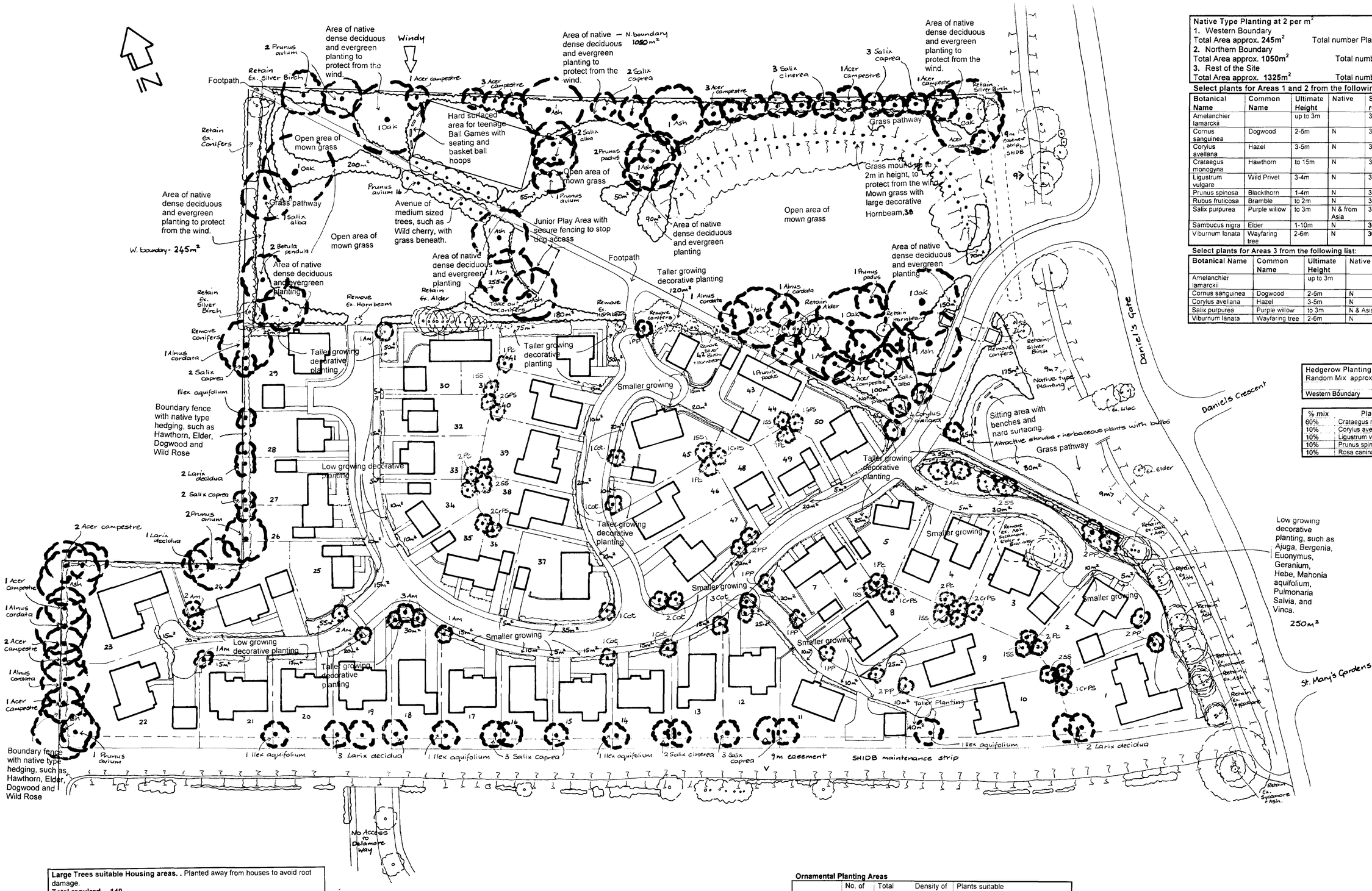
PLAN VIEW 1:20

ASHWOOD HOMES
Holbeach Manor
Fleet Road Holbeach
Lincs PE12 7AX

Boundary Wall / Fence Design Details

1:20 scale 02 / 98 alan j. finch.

detail sheet W1



Native Type Planting at 2 per m²

1. Western Boundary
Total Area approx. **245m²** Total number Plants = **490**
2. Northern Boundary
Total Area approx. **1050m²** Total number of plants = **2100**
3. Rest of the Site
Total Area approx. **1325m²** Total number of plants = **2650**

Select plants for Areas 1 and 2 from the following list:

Botanical Name	Common Name	Ultimate Height	Native	Size required	%	Total Area 1	Total Area 2
Amelanchier lamarckii		up to 3m		30-60cm	10	49	210
Cornus sanguinea	Dogwood	2-5m	N	30-60cm	10	49	210
Corylus avellana	Hazel	3-5m	N	30-60cm	10	49	210
Crataegus monogyna	Hawthorn	to 15m	N	30-60cm	20	98	420
Ligustrum vulgare	Wild Privet	3-4m	N	30-60cm	5	24	105
Prunus spinosa	Blackthorn	1-4m	N	30-6-cm	10	49	210
Rubus fruticosa	Bramble	to 2m	N	30-60cm	10	49	210
Salix purpurea	Purple willow	to 3m	N & from Asia	30-60cm	10	49	210
Sambucus nigra	Elder	1-10m	N	30-60cm	5	25	105
Viburnum lanata	Wayfaring tree	2-6m	N	30-60cm	10	49	210

Select plants for Areas 3 from the following list:

Botanical Name	Common Name	Ultimate Height	Native	Size required	%	Total No.
Amelanchier lamarckii		up to 3m		30-60cm	20	530
Cornus sanguinea	Dogwood	2-5m	N	30-60cm	20	530
Corylus avellana	Hazel	3-5m	N	30-60cm	20	530
Salix purpurea	Purple willow	to 3m	N & Asia	30-60cm	20	530
Viburnum lanata	Wayfaring tree	2-6m	N	30-60cm	20	530

Hedgerow Planting
Random Mix approx. 6 plants in staggered rows per metre run

		Total number of plants
Western Boundary	160m	960

% mix	Plant	Size to be planted	West
60%	Crataegus monogyna	30-60cm	576
10%	Corylus avellana	30-60cm	96
10%	Ligustrum vulgare	30-60cm	96
10%	Prunus spinosa	30-60cm	96
10%	Rosa canina	30-60cm	96

Large Trees suitable Housing areas. . Planted away from houses to avoid root damage.
Total required... 149
All trees to be planted as Standards [8-10cm girth] and protected by spiral rabbit guards, apart from Oak which should be planted in shelters.

Tree	Distance apart	Ultimate Height	Colour	Native	Number Required
Acer campestre	5m	15m	Lt green	N	18
Alnus cordata	7m	20m+	Dk.green	N	5
Betula pendula	14m	30m	Lt. green	N	2
Carpinus betulus	8m	30m	Dk.green	N	38
Corylus avellana	4m	5-10m	Dk. green	N	4
Fraxinus excelsior [Ash]	10m	45m	Dk. green	N	11
Ilex aquifolium	4m	25m	Ev. green	N	5
Larix decidua	8m	45m	Lt.green		8
Prunus avium	8m	25m	Lt. green	N	24
Prunus padus	7m	3-15m	Lt. green	N	4
Quercus robur [Oak]	10m	35m	Lt. green	N	5
Salix alba	7m	25m	Lt.green/grey	N	5
Salix caprea	4m	5-10m	Green/white	N	15
Salix cinerea	4m	3m+	Green/white	N	5

Small Trees Suitable for Housing Areas
Total Number of Street Trees to be planted.....66

Botanical Name	Abbreviation.	Common Name	Ultimate Spread	Girth size required	Total No.
Crataegus laevigata 'Paul's Scarlet'	CrPS	Red Hawthorn	3m	10-12cm	10
Amelanchier arborea 'Robin Hill'	Am	Snowy Mesphilus	3m	10-12cm	12
Cotoneaster 'Cornubia'	Cot.		4m	12-14cm	10
Prunus cerasifera 'Nigra'	Pr. c N	Purple leaved plum	4m	10-12cm	10
Prunus 'Pandora'	PP	Flowering Cherry	4m	10-12cm	12
Sorbus Arnoldiana 'Schouten'	SS	Mountain Ash var.	5m	10-12cm	12

Ornamental Planting Areas

	No. of areas	Total Area	Density of plants per m²	Plants suitable
Taller planting	20	720m²	1 2 1 or 2	Ceanothus, Cornus alba, Kerria Potentilla, Rosa Viburnum
Low growing and Smaller planting	33	460m²	6 4 3 or4 4 6 4	Ajuga Bergenia, Euonymus, Geranium Hebe Mahonia aquifolium Pulmonaria Salvia, Vinca
Attractive Garden type area	2	125m²	3 or 4 2 2 or 3 4 4 3 4 6	Hebe, Lavander Olearia Potentilla, Rosa, Senecio, Spiraea Achillea, Anemone japonica Centaurea, Crocosmia, Geranium Hemerocallis Lamium, Phlox, Stachys lanata Viola

Sally Ann Jackson MA Dip LA Landscape Architect

Bottom Barn
1 St. Pegas Rd.
Peakirk
Peterborough PE6 7NF
Phone 01733 253660
Fax: 01733 253660

Site	Daniels Gate Long Sutton	*Scale*	1:500
Client	Ashwood Homes	*Date*	May 2000
Title	Outline Proposals. Landscaping	*Drwg. No.*	20/H/100-1

HOUSE
16 JUN 2000
Ref: 0770/00

KEY LISTING

+555 GROUND LEVEL IS 555M
BM BENCHMARK
STN SURVEY STATION

FENCE
BF BOARDED
CLF CHAIN LINK
CE CHESTNUT
BWF BARBED WIRE
EF ELECTRIC
PRF POST + RAIL
PWF POST + WIRE
IR IRON RAIL
PF PANEL
PT POST
GP GATEPOST
GATE

MANHOLES
CP CATCH PIT
DP DOWNPIPE
VP VENT PIPE
RE RODDING EYE
CL COVER LEVEL
SL SOFFIT LEVEL
IL INVERT LEVEL

TREE GIRTH CIRCUM @5M
SPREAD RADIUS 6M
HEIGHT 16M
SPECIES ASH
TREE STUMP GIRTH CIRCUM @5M

HEDGE
OUTLINE OF BUSH / HEDGE

TRACK
BANKING

ROAD EDGE (NON KERBED)
FP FOOT PATH
BEP BACK EDGE FOOTPATH
DROP KERB
GULLY
KO KERB OUTLET

LP LAMPPOST
SIGN
MS MILE STONE
TS TRAFFIC SIGNAL
RS ROAD SIGN
BCN BELISHA BEACON
BD BOLLARD
HR HAND RAIL
CB CRASH BARRIER
BENCH
BS BUS STOP

BW WALL BRICK
SW STONE
CW CONCRETE
BLW BLOCK
RW RETAIN

CB BT CALL BOX
BTBX BT ABOVE GROUND BOX
BTMH BT MANHOLE
TP BT TELEGRAPH POLE
CATV CABLE TELEVISION
EP ELECTRICITY POLE
ELMH ELECTRICITY MANHOLE
ER EARTH ROD
GAS GAS
FH FIRE HYDRANT
FHPP FIRE HYDRANT W/POST
WM WATER METER
WSV WATER STOP VALVE
SV STOP VALVE
SVPP STOP VALVE W/POST
MTR METER
US UNIDENTIFIED SERVICE
TSCB TRAFFIC SIGNAL CNTL BOX

THE DEPICTION OF A WALL, FENCE OR HEDGE DOES NOT NECESSARILY REPRESENT A LEGAL BOUNDARY. IT IS THE CLIENTS RESPONSIBILITY TO CONFIRM LEGAL BOUNDARIES WITH THE VENDOR

TREE SCHEDULE.

TREE NO	GIRTH	SPREAD	HEIGHT
1	SAPLING	2.00	4.00
2	SAPLING	2.00	4.00
3	SAPLING	2.00	4.00
4	SAPLING	2.00	4.00
5	SAPLING	2.00	4.00
6	SAPLING	2.00	4.00
7	SAPLING	2.00	4.00
8	SAPLING	2.00	4.00
9	SAPLING	2.00	4.00
10	SAPLING	2.00	4.00
11	SAPLING	2.00	4.00
12	SAPLING	2.00	4.00
13	SAPLING	2.00	4.00
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36	SAPLING	2.00	4.00
37	SAPLING	2.00	4.00
38	SAPLING	2.00	4.00
39	SAPLING	2.00	4.00
40	SAPLING	2.00	4.00
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77	SAPLING	2.00	4.00
78	SAPLING	2.00	4.00

DELAMORE WAY

SOUTH HOLLAND DC
HOUSING & PLANNING
16 JUN 2000
Ref: 0706/00

Ratcliff Land & Engineering Surveys
8 Abbey Place, Thorney, Peterborough. PE6 0DA.
Tel/Fax 01733 270851

JOB TITLE
SURVEY OF LAND OFF DELAMORE WAY, LONG SUTTON.

SCALE 1:500
DATE FEB 2000.
DRAWING NUMBER 1341 Sh 1 OF 2.
CLIENT KINGSWOOD INVESTMENTS.

ASHWOOD
HOMES
Holbeach Manor Fleet Road Holbeach Spalding Lincs PE12 7AX Tel 01406 423388 Fax 01406 426237

allotments

BALL GAMES COURT

PUBLIC OPEN SPACE

TODDLERS PLAY ENCLOSURE

public footpath

ROUTE OF EXISTING PUBLIC FOOTPATH UNAFFECTED BY PROPOSED DEVELOPMENT

DRAIN CROSSING TO SHIDB APPROVAL

SINGLE ESTATE ROAD ACCESS AGREED WITH L.C.C. HIGHWAYS

DANIELS GATE

DANIELS CRESCENT

site entrance feature

private drive

public footpath

DRAIN

ST. MARYS GARDENS

EXISTING PUBLIC FOOTPATH Unaffected by development

SHIDB 9m BYELAW LIMIT

SHIDB MAINTENANCE STRIP 6.0m wide

existing houses

existing bungalows

DELAMORE WAY

gates

SOUTH... HOUSING & ... 16 JUN 2000 Ref: 0770/00

RESIDENTIAL DEVELOPMENT
DANIELS GATE
LONG SUTTON

PROPOSED BOUNDARY TREATMENT

pf 1.2m high timber palisade fencing

R 1.2m high metal bow top railings

W 1.8m high wall (as detail drg.)

REAR GARDENS TO BE GENERALLY ENCLOSED BY 1.8m HIGH CLOSEBOARD FENCE EXCEPT WEST BOUNDARY OF SITE ONTO OPEN FARMLAND WHERE 1.2m HIGH CHAINLINK FENCE & HEDGEROW PLANTING TO BE PROVIDED AS PER LANDSCAPING SCHEME

FOR DETAILS OF LANDSCAPING SCHEME REFER TO DRG. No. 20/H/100-1 (Sally Ann Jackson, Landscape Architect).

SITE LAYOUT

1 : 500 scale 06/00 000605 / 01

Moulton Design
Planning & Architecture
63 East Cob Gate, Moulton, Lincolnshire PE12 6QJ
Tel / Fax 01406 373307 Principal : Alan J. Finch

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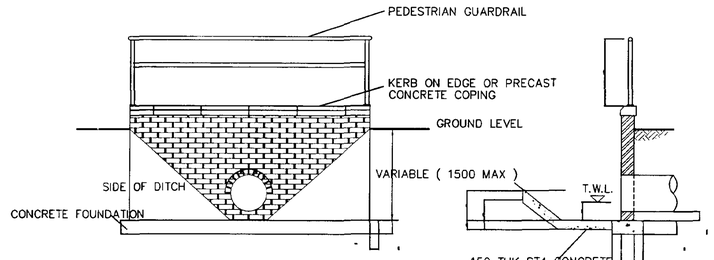
NOTES

1. DO NOT SCALE THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.



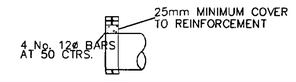
FRONT ELEVATION

SECTION

NOTES

1. BRICKWORK TO BE 'ENGLISH GARDEN WALL' BOND.
2. FOUNDATION TO BE GRADE C25P CONCRETE TO CLAUSE 2602
3. COLD WEATHER WORKING TO CLAUSE 1709
4. BRICKS TO BE CLASS B ENGINEERING BRICKS TO B.S. 3921
5. MORTAR TO BE CLASS 1 TO CLAUSE 2404
6. COPING TO BE PRECAST CONCRETE COPING TO B.S. 37989 OR PRECAST CONCRETE KERB TO B.S. 340 LAID ON EDGE.
7. OUTLET TO HAVE A MILD STEEL GRILLE
8. PEDESTRIAN GUARDRAIL TO BE GALVANISED MILD STEEL.

(CLAUSE NUMBERS REFER TO THE SPECIFICATION FOR HIGHWAY WORKS (H.M.S.O. 1986) AND AMENDMENTS.)



CONCRETE LINTEL PROTECTION TO PIPE
(ALTERNATIVE TO BRICK ARCH SHOWN ABOVE)

HEADWALL DETAIL A

OUTFALL UNIT TO DETAIL B

denotes STORM WATER DRAINAGE

denotes FOUL WATER DRAINAGE

denotes STORM WATER MANHOLE

denotes FOUL WATER MANHOLE

denotes GULLY

PF denotes: PRIVATE FOUL INSPECTION CHAMBER

PRIVATE FOUL IS INDICATIVE ONLY AND IS TO BE DETERMINED BY OTHERS TO SUIT DEVELOPERS REQUIREMENTS

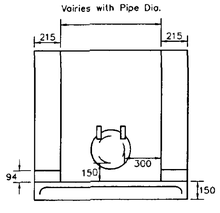
PS denotes: PRIVATE SURFACE WATER INSPECTION CHAMBER

PRIVATE SURFACE WATER IS INDICATIVE ONLY AND IS TO BE DETERMINED BY OTHERS TO SUIT DEVELOPERS REQUIREMENTS

STRUCTURAL CONCRETE TO BE IN ACCORDANCE WITH BS 5328 AND TO BE NOT LESS THAN GRADE FND2 WHEN REINFORCED AND GRADE GEN3 IN ALL OTHER SITUATIONS

CAST CONCRETE SHALL BE FINISHED TO PRODUCE A "FAIR" SURFACER WHERE EXPOSED AND SHALL HAVE A "ROUGH" FINISH IN ALL OTHER AREAS (Finishes as defined in Civil Engineering Specification for the Water Industry – 4th Edition)

EXTERNAL CORNERS OF CAST CONCRETE SHAL HAVE 30mm CHAMFERS



OPEN DITCH OUTFALL DETAILS

SCALE 1:20

DETAIL B

SOUTH HOLLAND DC
HOUSING & PLANNING
09 AUG 2000
Ref:

Rev.	Amendments	Rev'd By	Date
A	VISBILITY SPLAY ADDED	JB	AUG 00

Client: ASHWOOD HOMES

Project: DANIEL'S GATE, LONG SUTTON

Title: DRAINAGE LAYOUT

Job No: 32429

Drawing No: 32429/A1/03A

Status: PRELIMINARY

Scale: 1:500 | Date: JUN 00

Project Engineer: JPB | Drawn By: JB | Checked By:

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