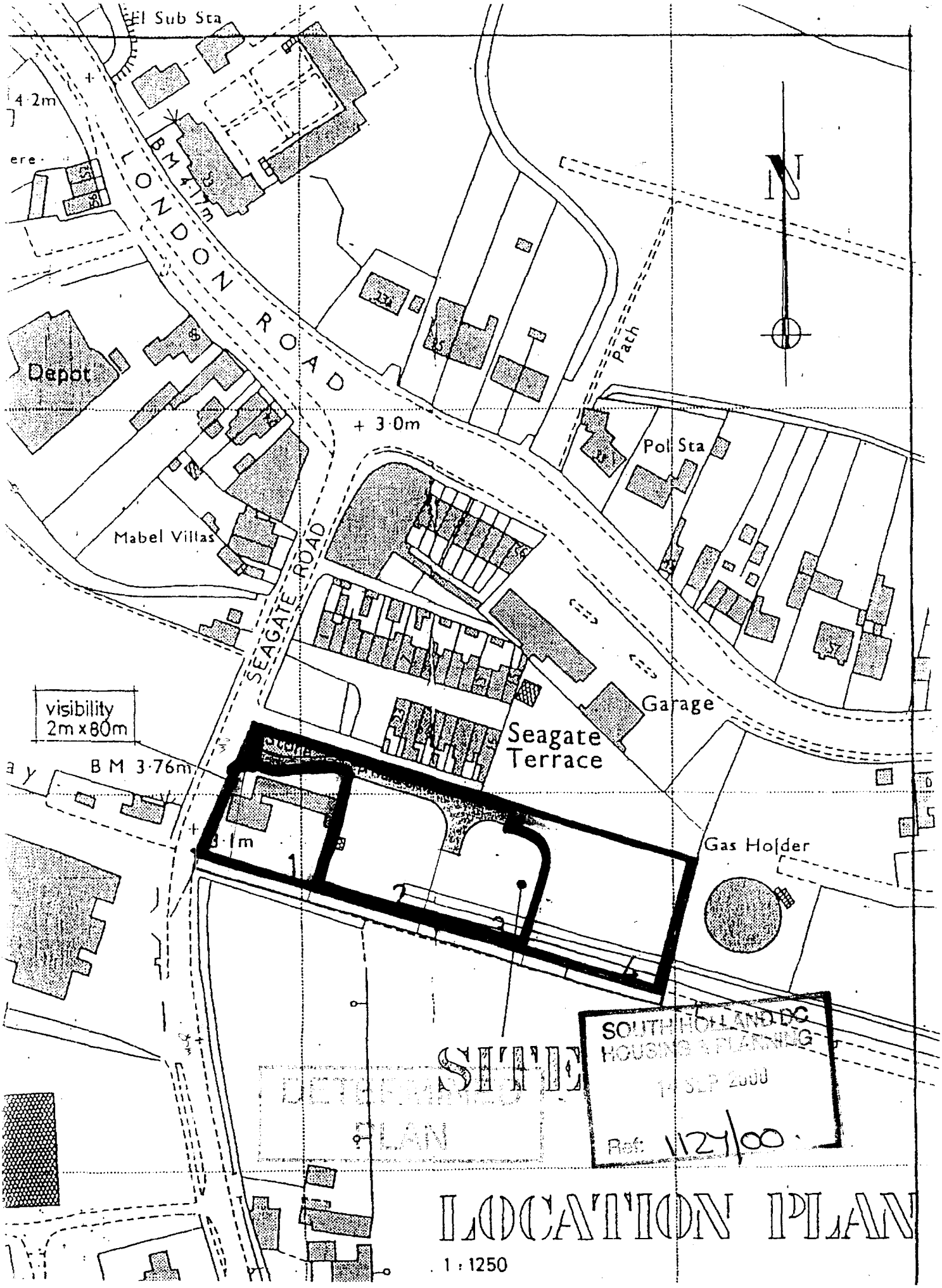
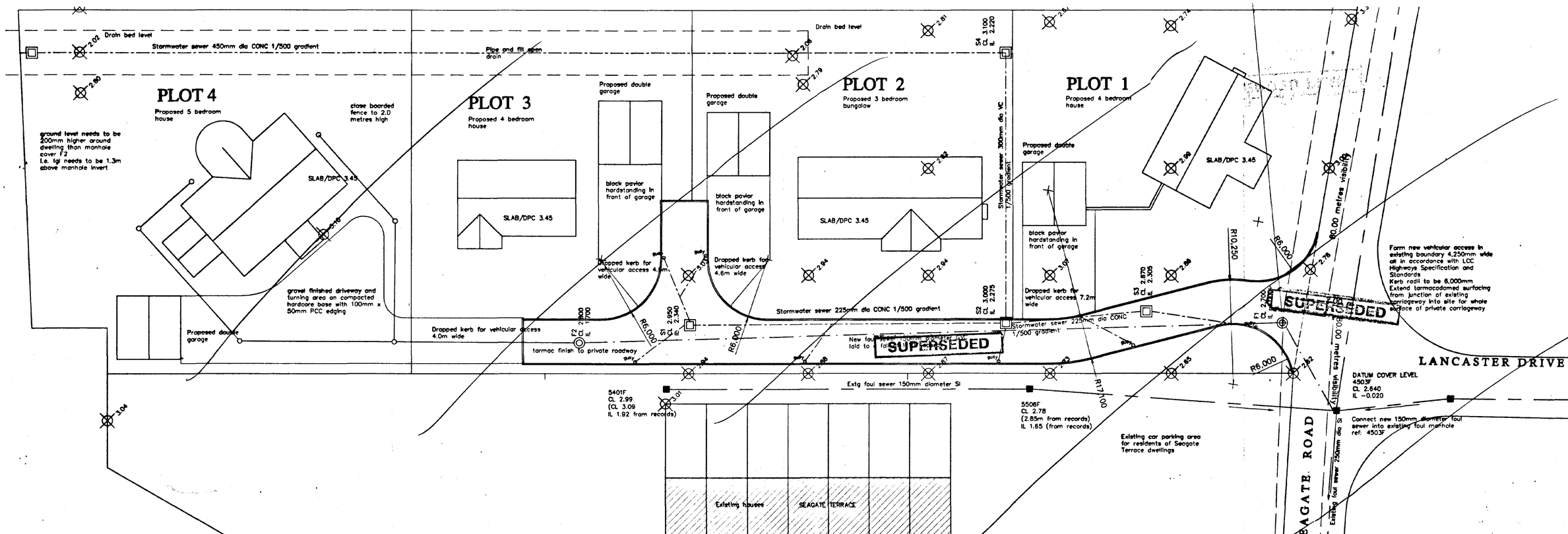
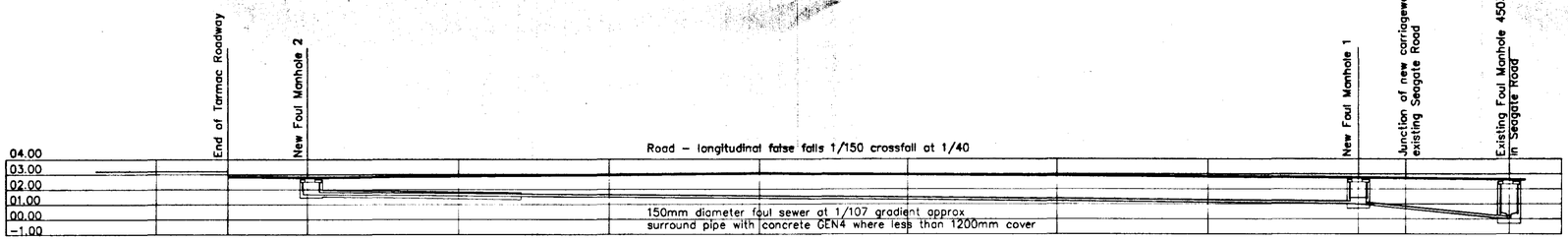

El Sub Sta
4·2m
BM 4·17m
LONDON ROAD
Depot
+ 3·0m
Path
Pol Sta
Mabel Villas
SEAGATE ROAD
visibility
2m x 80m
BM 3·76m
Seagate
Terrace
Garage
Gas Holder
N
SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2000
Ref: 127/00
SITE
LOCATION PLAN
1 : 1250



LAYOUT PLAN

Scale: 1 : 200



EXISTING GROUND LEVEL metres AOD cover of MH 4503 as Datum	3.000	3.000	3.000	3.000	2.900	2.900	2.900	2.950	2.750	2.870	2.680	2.640	AOD
PROPOSED GROUND LEVEL (Carriageway levels on low side) (of crossfall)	3.000	2.800	2.750	2.850	2.920	2.990	2.920	2.850	2.780	2.710	2.695	2.640	
FOUL SEWER INVERT			1.700							1.000		-0.02	
STORM SEWER INVERT													
DISTANCE in metres	90.00	85.27	80.00	70.00	60.00	50.00	40.00	30.00	20.00	10.00	06.87	00.00	

LONGITUDINAL SECTION

Scale: 1 : 200

SUPERSEDED

AMENDMENTS

A Visibility splays indicated as 2.0m x 80.0m as per original outline planning permission

12 October 2000

L. A. Building Design
Architectural and Surveying Practice
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Telephone/Fax: Spalding (01775) 711437

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

AMENDED PLAN
Ref.

SOUTH HOLLAND DC HOUSING & PLANNING
24 OCT 2000
Ref: 1127/00

DETERMINED PLAN

project
Proposed Residential Development on Building Plots at Seagate Road Long Sutton Spalding Lincolnshire

client
Maytree Designs Limited

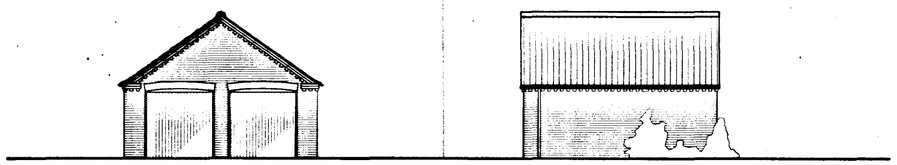
drawing
Block Plan Roads and Sewers

date	scale(s)
August 2000	1/200
drawn by Peter S Lithgow	checked
job no. 20/03	drawing no. 02A

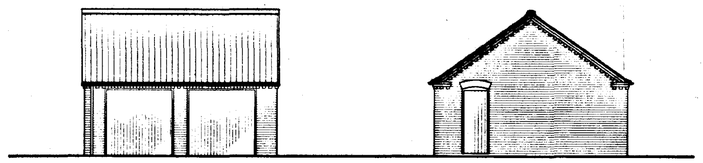
AMENDED PLAN

DETERMINED PLAN

E L E V A T I O N S

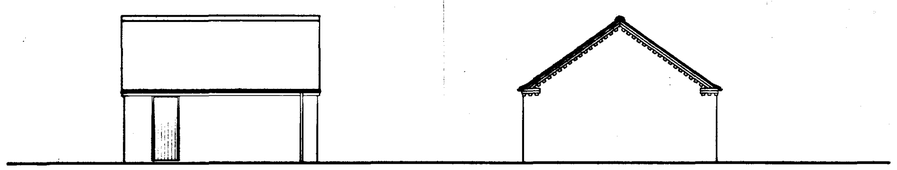


FRONT SIDE



FRONT SIDE

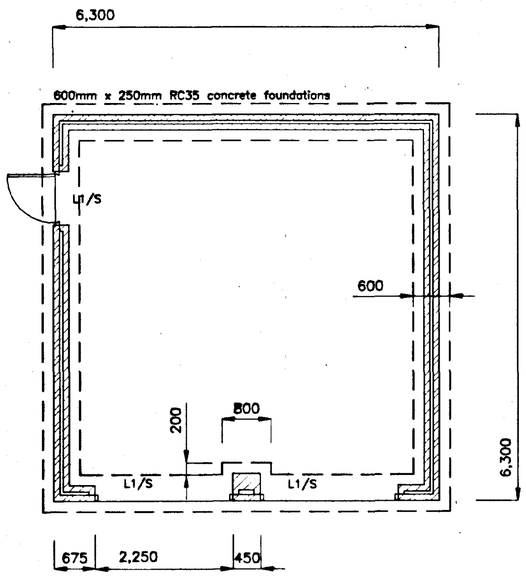
(alternative)



SIDE REAR

P L A N 1:50

Vertical dpcs at all cavity closures using ZEDCORE or equal polythene material



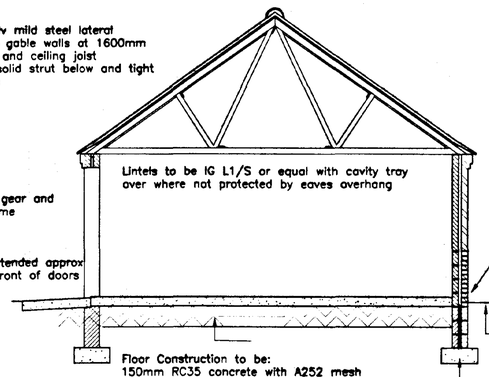
S E C T I O N 1:50

Roof covering to be in concrete interlocking tiles to match dwelling on 25mm x 40mm treated softwood tiling battens at guage centres on untearable underlay
All roof tiling to be in accordance with the tile manufacturer's specification and recommendations and in accordance with BS5534

30mm x 5mm galv mild steel lateral restraint straps to gable walls at 1600mm intervals at rafter and ceiling joist component level, solid strut below and tight pack against walls

Canopy door with gear and treated timber frame

Concrete apron extended approx 1000mm beyond front of doors



Floor Construction to be:
150mm RC35 concrete with A252 mesh reinforcement on 300 micron polythene damp proof membrane on 350mm fully compacted graded type 1 aggregate with sand blinding

Roof construction to be in TWINAPLATE trussed rafter roof system with trusses at 600mm centres maximum braced with 100mm x 25mm SC3 timbers longitudinally and diagonally in accordance with BS5268:Pt3:1985 whole roof bracing

Eaves and verges to be in brick detailing work with oversails and dentilled brickwork to match dwellings

Rainwater goods to be coloured PVC-U half round 115mm gutters and 68mm diameter downpipes to discharge to soakaway min 5000mm from dwelling and all other buildings

External walling to be in cavity construction with 103mm external leaf in clay facing brickwork to match dwelling with 50mm clear cavity and 100mm medium density concrete block to inner leaf
Wall ties to be galv steel wire to BS1273 at 900mm centres horizontally and 450mm centres vertically staggered 450mm every alternate ties course

Damp proof course in ZEDCOR heavy duty polythene with embossed face located in all walls horizontally at 150mm above finshed ground level

Ground Level

Natural ground level to be raised by approximately 450mm to suit new dwelling slab datum level

Foundations to be mass concrete RC35 strips 600mm wide x 250mm deep with nominal reinforcement A393 mesh in bottom
Where foundation below garage door openings provide additional layer of mesh in top section of foundation
Foundations to be on firm consistent formation suitably loadbearing

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2000
Ref: 1127/00

L. A. Building Design
Architectural and Surveying Practice
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Telephone/Fax: Spalding (01775) 711437

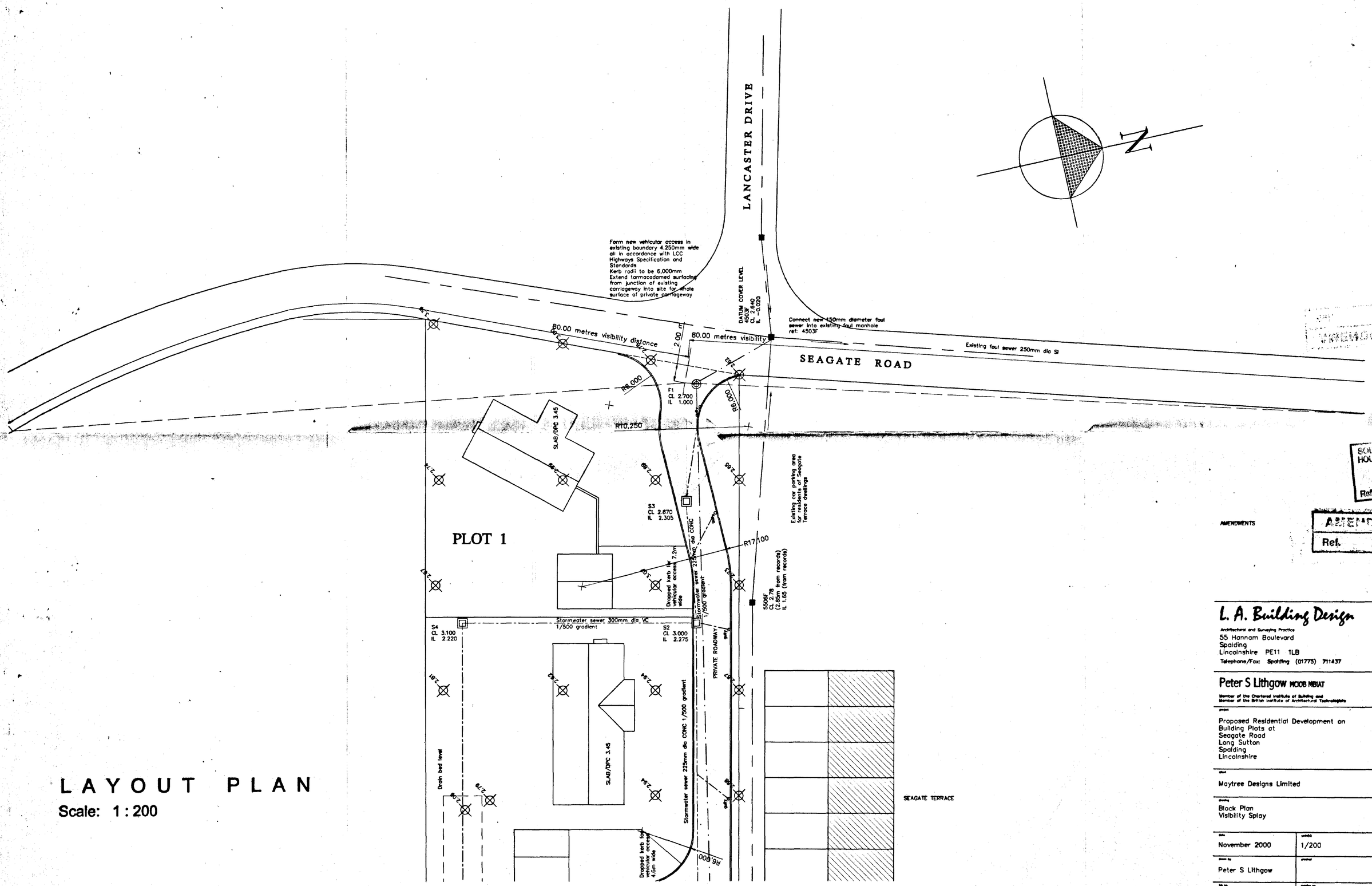
Peter S Lithgow MCIOB MBIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
Proposed Residential Development on Building Plots at
Seagate Road
Long Sutton
Spalding
Lincolnshire

client
Maytree Designs Limited

drawing
Type Design
Double Garage

date	scale
Sep 2000	1/100 & 1/50
drawn by: Peter S Lithgow	checked
job no: 20/03	drawing no: 07



LAYOUT PLAN

Scale: 1 : 200

SOUTH HOLLAND
HOUSING & PLANNING
15 NOV 2000
Ref: 1127/00

AMENDMENTS

AMENDED PLAN
Ref.

L. A. Building Design
Architectural and Surveying Practice
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Telephone/Fax: Spalding (01775) 711437

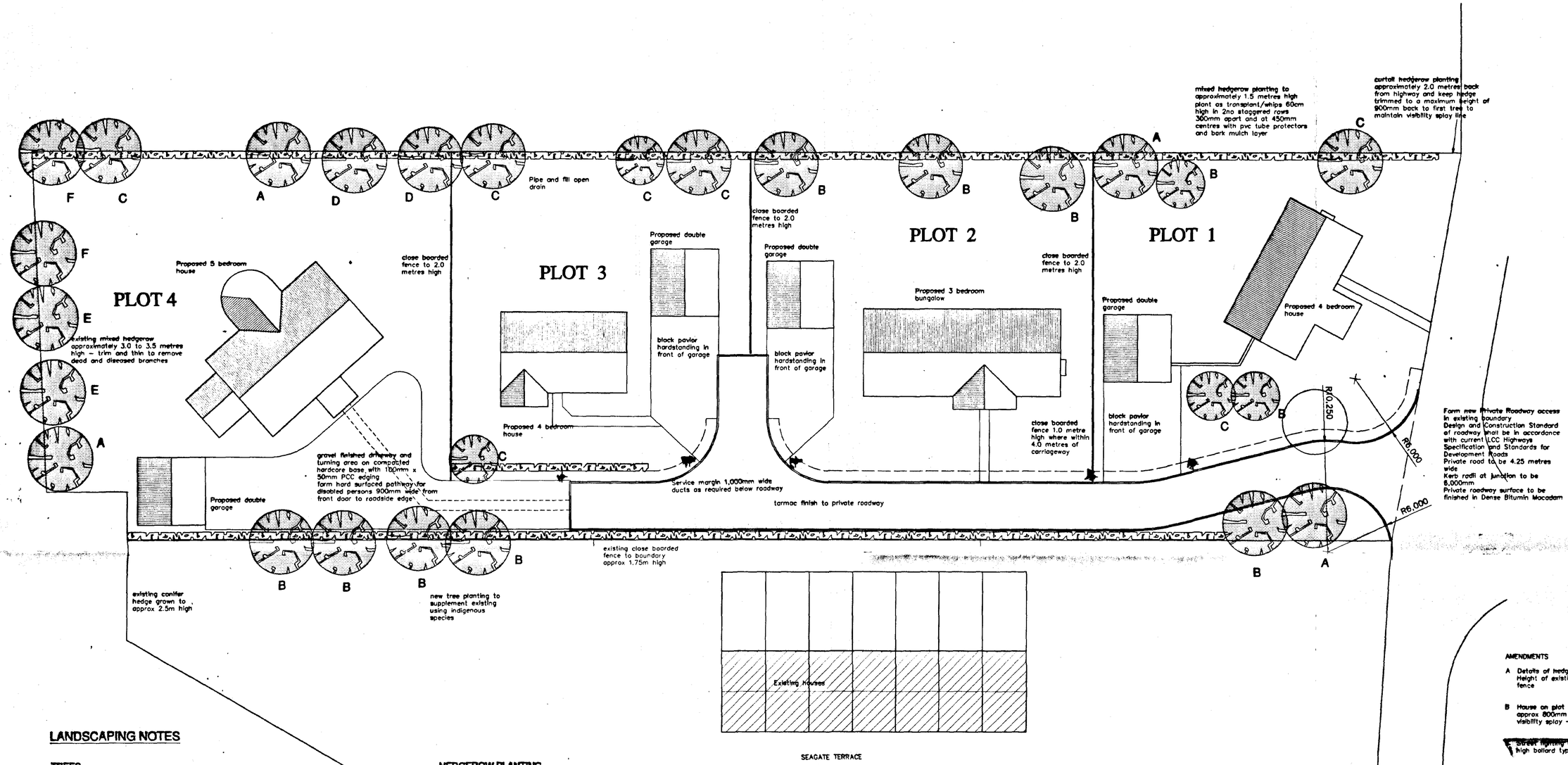
Peter S Lithgow MCIOB MBIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
Proposed Residential Development on Building Plots at
Seagate Road
Long Sutton
Spalding
Lincolnshire

client
Maytree Designs Limited

drawing
Block Plan
Visibility Splay

date	scale
November 2000	1/200
drawn by: Peter S Lithgow	checked
job no: 20/03	drawing no: 10



LANDSCAPING NOTES

TREES

A	Betula pendula	1.8m feathered rootballed
B	Acer campestre	1.8m feathered rootballed
C	Sorbus aucuparia	1.8m feathered rootballed
D	Fagus sylvatica	1.8m feathered rootballed
E	Acer psuedoplatanus	1.8m feathered rootballed
F	Quercus robur	1.8m feathered rootballed

All transplants to be staked and tied with proprietary pvc tube protectors, ground to be thoroughly prepared and improved ready for planting
Ground to be mulched around transplants with bark chippings and a granular contact fertiliser combined herbicide to be applied around base of trees

HEDGEROW PLANTING

Species:

Sambucus nigra	Common Elder	–	5%
Ligustrum vulgare	Common Privet	–	25%
Crataegus mongyna	Common Hawthorn	–	30%
Acer campestre	Field Maple	–	15%
Hedera helix	Ivy	–	10%
Rosa canina	Dog Rose	–	15%

Mixed hedgerow planting to approximately 1.5 metres high
Plant as transplant/whips 45 – 60cm high in 2no staggered rows 300mm apart and at 450mm centres with pvc tube protectors and bark mulch layer
Single species to be planted in clusters of 3, 5, 7 or 9 etc in random sequence to give appearance of a naturally established hedgerow

[redacted] 600mm high bollard type street lighting with dusk to dawn switch control

BLOCK PLAN

Scale 1 : 200

AMENDMENTS

A Details of hedgerow species
Height of existing close boarded fence
20th October 2000

B House on plot 1 moved back approx 800mm to accommodate visibility splay – see drg no 10
7th November 2000

C Street lighting bollard 600mm high bollard type street lights
7th December 2000

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AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 DEC 2000
Ref. 1127/00

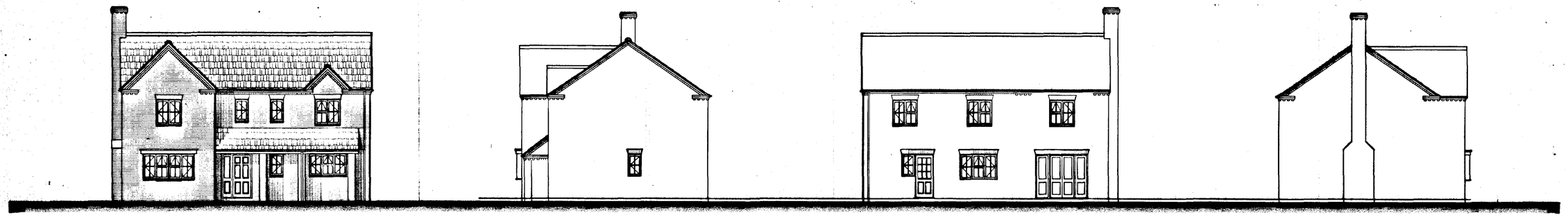
Proposed Residential Development on Building Plots at
Seagate Road
Long Sutton
Spalding
Lincolnshire

Maytree Designs Limited

Block Plan

March 2000	1/200
Peter S Lithgow	
20/03	01C

E L E V A T I O N S

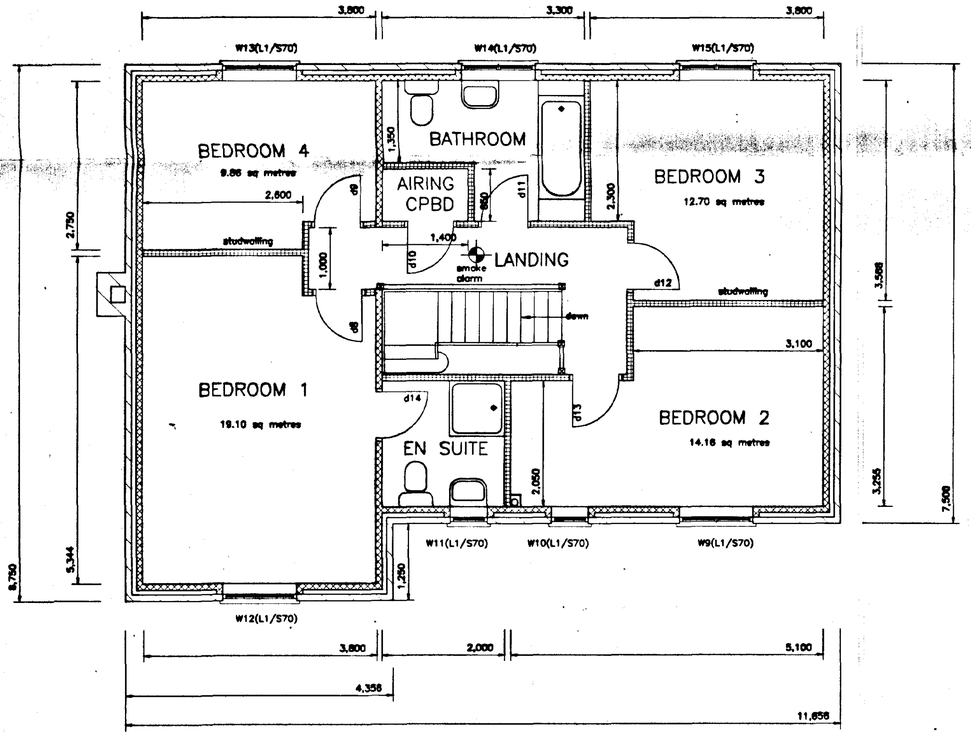


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



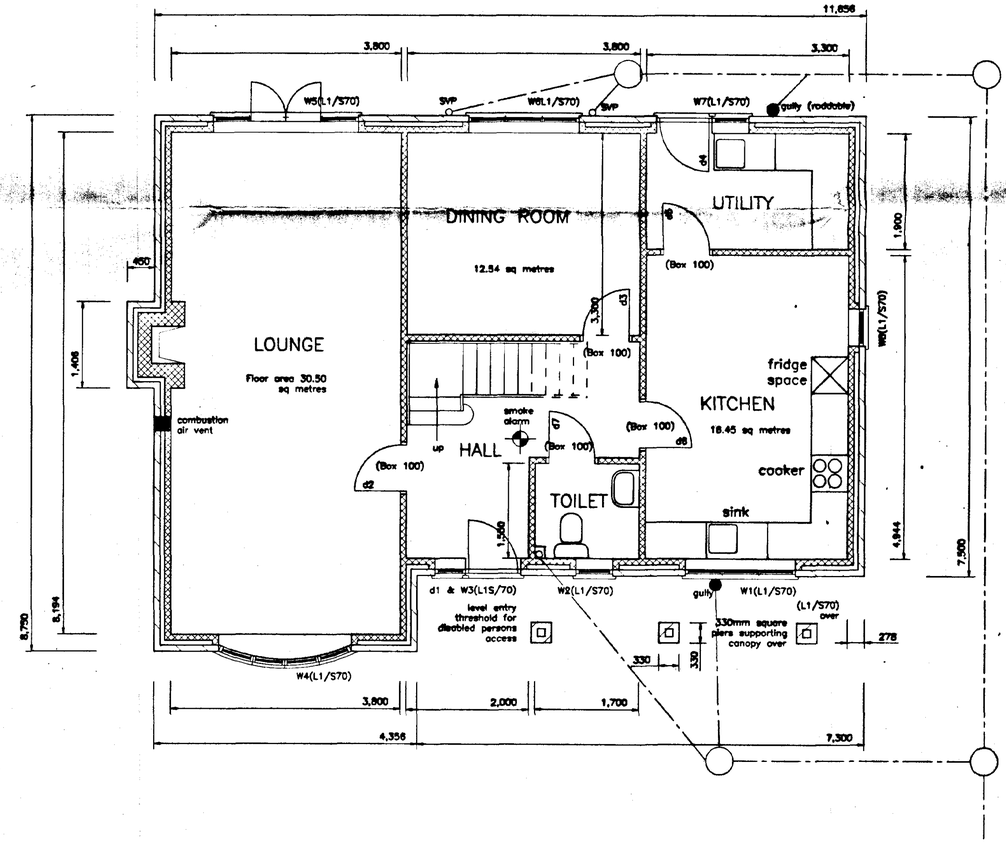
Gross Floor Areas (approx)

First Floor Area
GFA 81.65 sq metres

Ground Floor Area
GFA 81.65 sq metres

Total Floor Area
GFA 163.30 sq metres

FIRST FLOOR PLAN



GROUND FLOOR PLAN

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2000
Ref: H21/00

L. A. Building Design
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Peter S Lithgow MCIOB MCIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

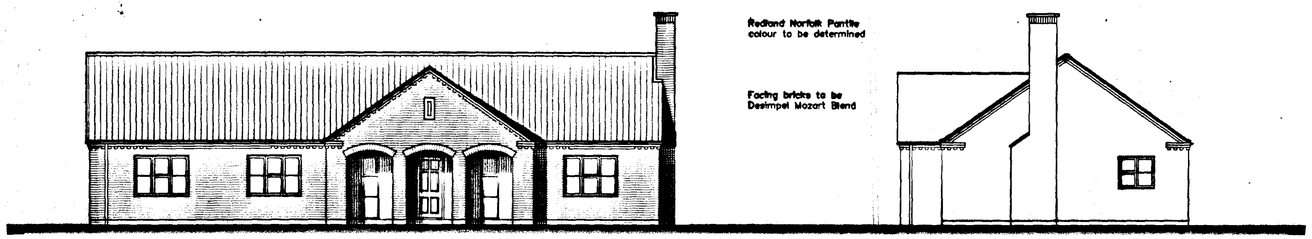
project
Proposed Four Bedroom Dwelling
On Building Plot at
Seagate Road
Long Sutton
Spalding
Lincolnshire

client
Maytree Designs Limited

drawing
Elevations -
Floor Plans
General Arrangement (Mirrored type)

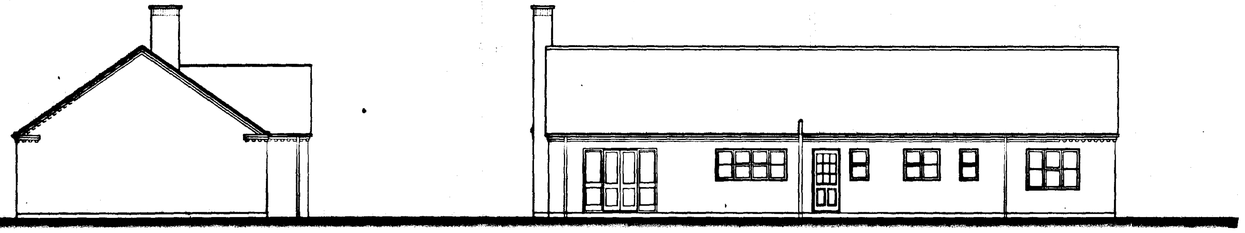
date	scale
31/8/2000	1/100 & 1/50
drawn by	checked
Peter S Lithgow	
job no	drawing no
20/03	05

E L E V A T I O N S



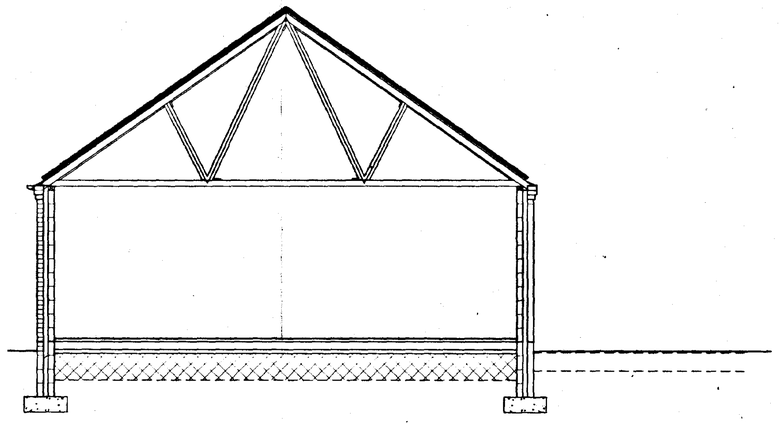
F R O N T

S I D E



S I D E

R E A R



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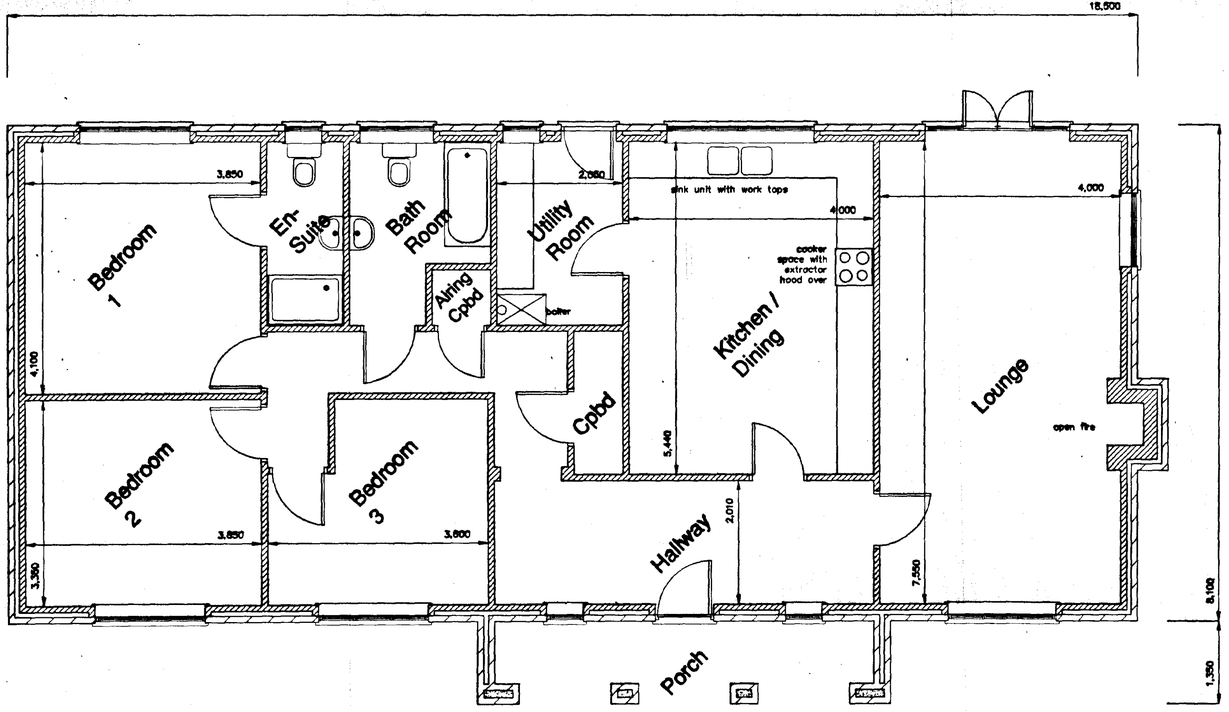

F L O O R L A Y O U T P L A N

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2000
Ref: H/21/00

L. A. Building Design

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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 on
Building Plots at
Seagate Road
Long Sutton
Spalding
Lincolnshire

client
Maytree Designs Limited

drawing
Type Design
Three Bedroom Bungalow

date	scale
September 2000	1/100 & 1/50
drawn by	checked
Peter S Lithgow	
job no	drawing no
20/03	04