



lighting to private drive

L ♦ DENOTES LOCATION OF LAMP STD.
EACH PLOT 2-7 TO BE RESPONSIBLE
CONTRACTUALLY FOR MAINTENANCE
AND OPERATION OF LIGHT.
D/W WINDSOR Heritage Victorian Lantern
3m high or similar manufacture.

private drive
visibility splays of 2.4 m x 60 metres to be provided
at access

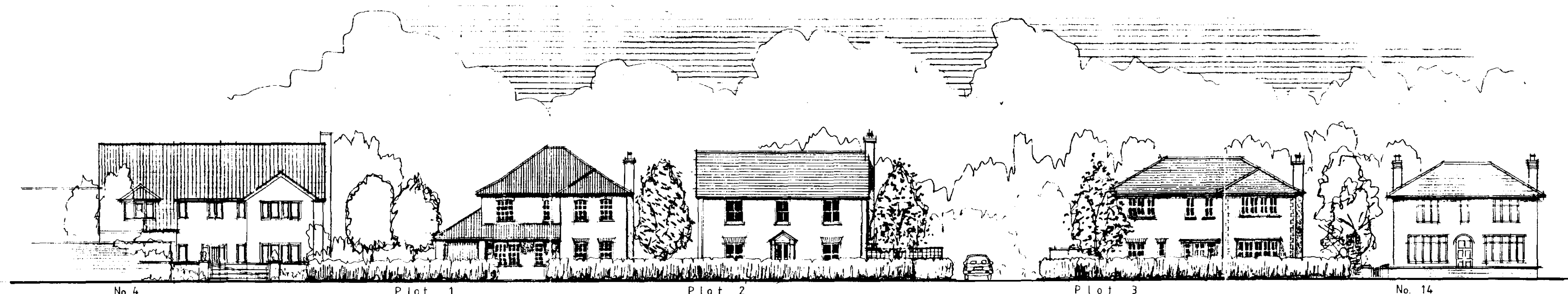
PRIVATE DRIVE TO BE 4.25m wide
PRIVATE DRIVE TO BE MACADAM FINISH
WITH RUMBLE/DEMARICATION STRIP 3.0m long
AS IDENTIFIED ON PLAN
CONSTRUCTION OF DRIVE TO BE TO
EQUIV. OF ADOPTABLE STD.
RUMBLE STRIP TO BE MARSHALLS
TEGULA SETTS.

frontage hedgerow

existing Hawthorn hedgerow is to be retained
vehicular access to Plot One and widening
at Private Drive junction to be only
removal permitted.
grass verge to be retained.

individual drives

TO BE SHINGLE



B r o a d L a n e F r o n t a g e

PROPOSED EXTERNAL MATERIALS

PLOT NO.	ROOF TILE	FACING BRICKS
1	REDLAND NORFOLK TERRACOTTA	IBSTOCK BRADGATE BRINDLE with bradgate red detail i.e. arches
2	REDLAND STONEWOLD SLATE GREY	" " " " " " " "
3	" " " "	IBSTOCK BRADGATE BRINDLE with bradgate multi cream panels to front elevation
4	" " " "	" " " " with bradgate red detailing
5	REDLAND NORFOLK TERRACOTTA	" " " " " " " "
6	" " " "	" " " " " " " "
7	REDLAND STONEWOLD SLATE GREY	" " " " " " " "

NOTE : RESPECTIVE DETACHED GARAGES TO BE IDENTICAL MATLS. TO DWELLING.

PROPOSED LANDSCAPING & FENCING

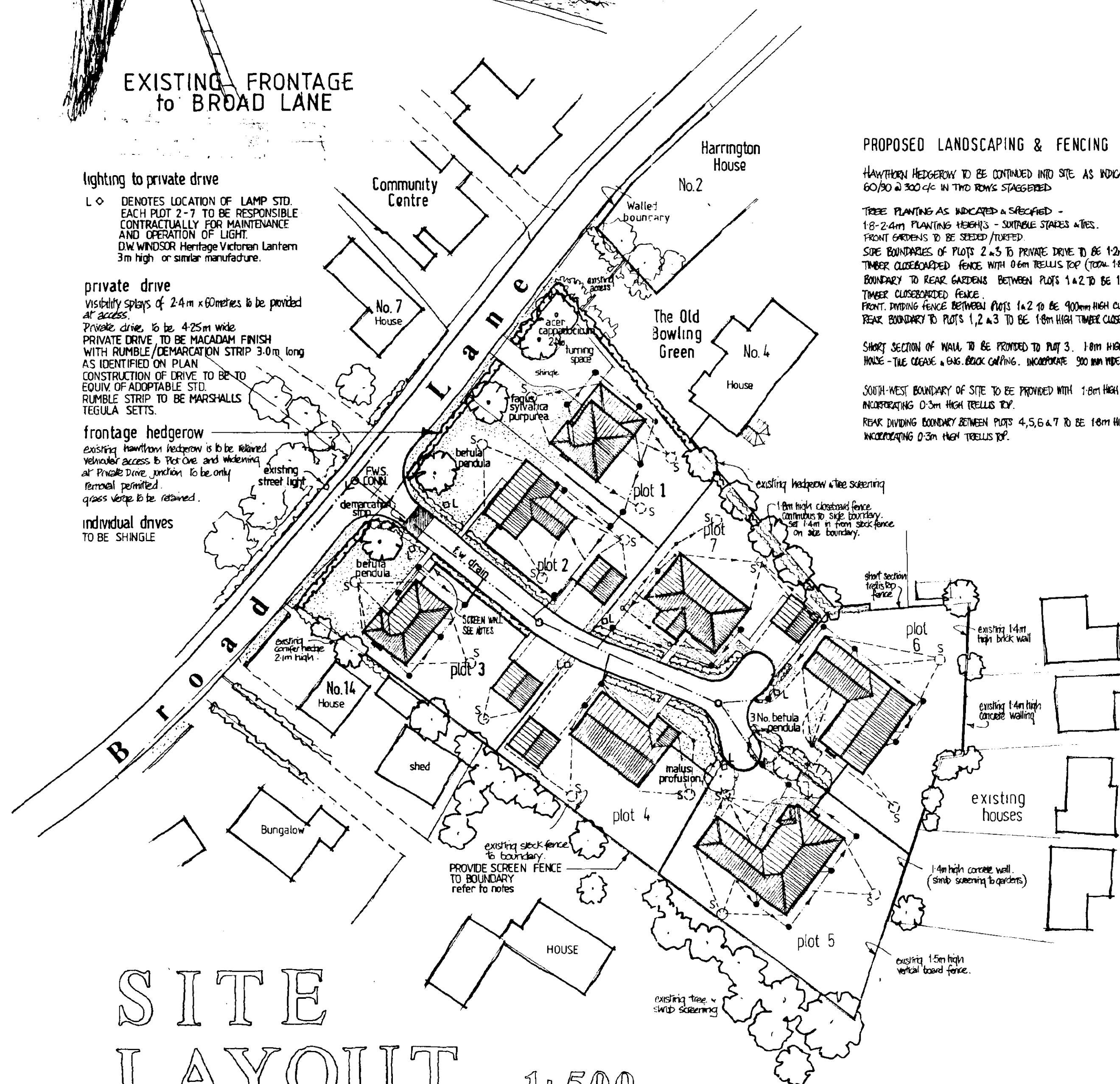
HAWTHORN HEDGEROW TO BE CONTINUED INTO SITE AS INDICATED
60/90 @ 300 c/c IN TWO ROWS STAGGERED

TREES PLANTING AS INDICATED & SPECIFIED -
 1.8-2.4m PLANTING HEIGHTS - SOUTHERN STARKS & PINES.
 FRONT GARDENS TO BE SEEDBED/TURFED
 SOIL BOUNDARIES OF PLOTS 2,3,5 TO PRIVATE DRIVE TO BE 1.2m HIGH
 TIMBER CLOSUREGATED FENCE WITH 0.6m RELLIS POST (TOTAL 18m HEIGHT) (PERSONNEL GATE ADJACENT GARAGE,
 BOUNDARY TO REAR GARDENS BETWEEN PLOTS 1,2,2 TO BE 18m HIGH
 FRONT CLOSUREGATED FENCE
 FRONT DIVIDING FENCE BETWEEN PLOTS 1,2 TO BE 900mm HIGH CLOSUREGATED FENCE.
 REAR BOUNDARY TO PLOTS 1,2 & 3 TO BE 18m HIGH TIMBER CLOSUREGATED FENCE.

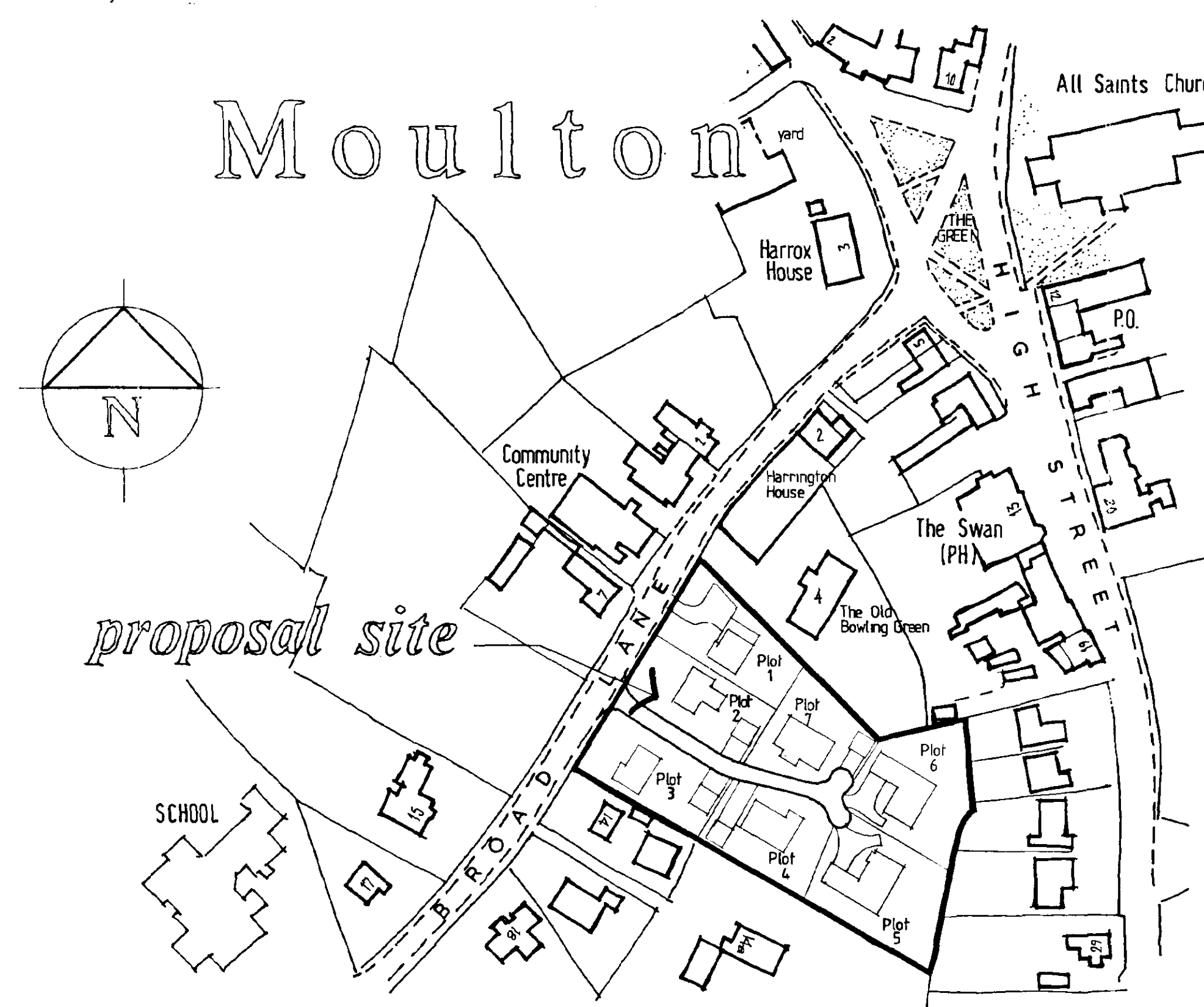
SHORT SECTION OF WALL TO BE PROVIDED TO PUT 3. 1.0m HIGH - BRICKS AS HOUSE - TILE CEASE & ENG. BRICK CAPPING. INCORPORATE 900 MM WIDE TIMBER GATE

SOUTH-WEST BOUNDARY OF SITE TO BE PROVIDED WITH 1.8m HIGH CLOSEBOARD FENCE INCORPORATING 0.3m HIGH TRELLIS TOP.

REAR DIVIDING BOUNDARY BETWEEN PLOTS 4,5,6 & 7 TO BE 1.8m HIGH CLOSEBOARD FENCE INCORPORATING 0.3m HIGH TRELLIS TOP.



SITE LAYOUT



LOCATION PLAN 1:1250



Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE

RESIDENTIAL DEVELOPMENT
BROAD LANE MOULTON
LINCS.

PLOTS 1-3 FOUR BEDROOMED HOUSES
PLOTS 4-7 THREE BEDROOMED BUNGALOWS

DRAWING

location plan
site layout

REV	DESCRIPTION	DATE	BY
A	(1) REVISED TURNING HEAD TO PRIVATE DRIVE AS AGREED WITH L.C.C. HIGHWAYS		
	(2) FENCING SPECIFICATION RE: PLOTS 2 & 3 SOW BOUNDARIES REVISED TO 12M ORCHARD FENCE WITH 0.6M TOBELL'S TOP		
	(3) NOTE RE: SURFACE TREATMENT OF PRIVATE DRIVE	28.9.96	ajf
B	F.W. A.S.W. DRAINAGE ADDED EXT. MATERIALS SPECIFIED: INC. PRIVATE DRIVE PRIVATE DRIVE SPEC. & LIGHTING PROVISION INDIVIDUAL DRIVE SPEC.	10.3.97	ajf

SCALE 1:1250 / 1:500 / 1:200 DRAWN *stan j. furch*

DATE 02/96 DRAWING NO. 9600/L / 001 REV. E