S.H.I.D.B. DRAIN

9.0m S.H.I.D.B CLEARANCE REQUIREMENT

EX. TREES

.2.

.3.

.4.

.5.

BIODISC

BIODISC

BIODISC

BIODISC

BIODISC

EX. HIGH HEDGE

EX. BUNGALOWS

EX. HEDGE

EX. HOUSES

15m

18.5m

M.H.

SB

FALL

M.H.

FALL

EX.. TREES.

.1.

SB

FALL

1.8m HIGH CLOSE BOARDED TIMBER FENCE

PRIVATE DRIVE

FALL

EX. TREE

EX. HEDGE

M.H.

EX. TREES

1.8m WIDE SERVICE MARGIN

GULLIES

EX. HEDGE

FALL

EX. TREES

EX. HOUSE

EX. HOUSE

FALL

PROPOSED ACCESS

EX.. ACCESS

EX. FOOTPATH

VISIBILTY SPLAY
REMOVE EX. HEDGE AS NECESSARY

SEAS END ROAD

Dwellings
Plot 1 Matterdale
Plot 2 Grisedale
Plot 3 Grasmere
Plot 4 Crummock
Plot 5 Helvellyn

Garages
G.T.L./D.G/1 to Plot 2
G.T.L..D.G/2 to Plot 5

External Materials
Marley Mendip, Old English Dark Red roof tiles to Plots 1, 2, 5
Marley Mendip, Smooth Grey roof tiles to Plots 3, 4
LBC Kemptston, Cantana Antique facing bricks to Plots 1, 5
LBC Kempston, Sevillc Antique facing bricks to Plot 2
LBC Kempston, Andante Golden Buff facing bricks to Plot 3
LBC Kempston, Mozart Blend facing bricks to Plot 4

Private Drive
To be minimum 3.7m at narrowest point with 4.1m at passing areas. Radius at junction to be 6.0m.
Provide visibility area to frontage as shown. No obstacle in this area to be more than 6.00mm high.
Private drive to be block paved.

Foul Drainage
Provide Klargester Biodisc treatment plant to each property as shown with outfall connected to SHIDB drain to the rear. Outfall to be all in accordance with SHIDB requirements.

Notes and Revisions

Do not scale from this drawing.

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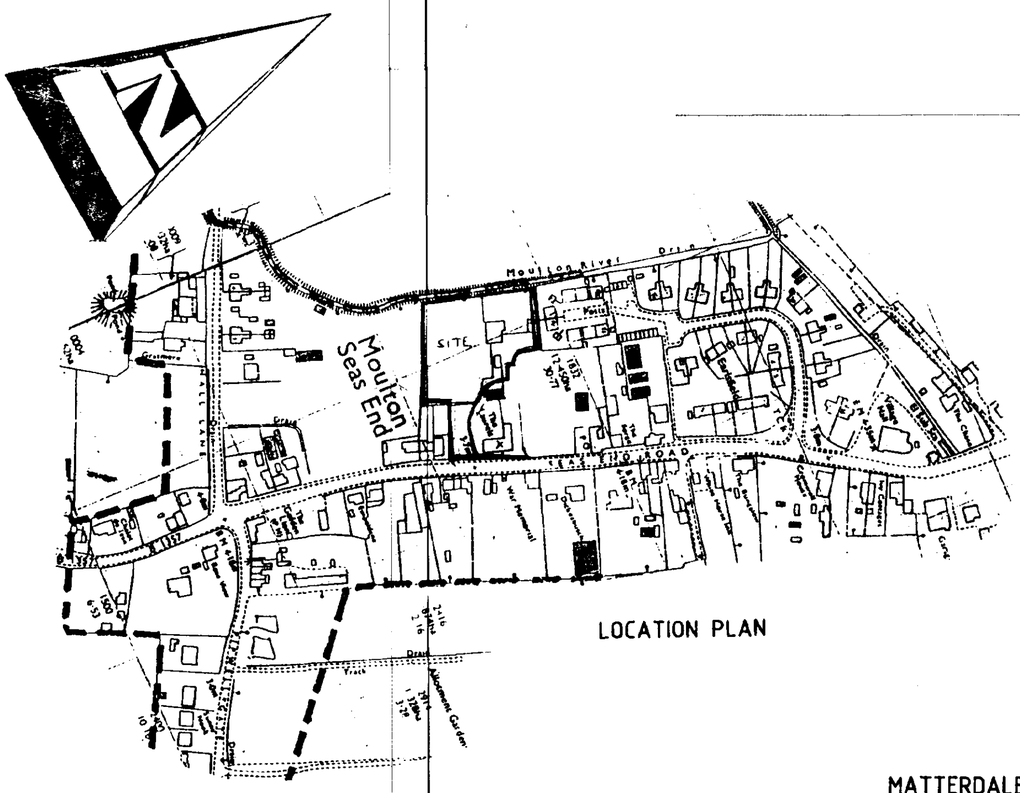
The General Contractor is to check all dimensions on site and report discrepancies to the Architect

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).



LOCATION PLAN

SITE PLAN

LANDSCAPING / SCREENING

EXISTING TREES & HEDGES TO REMAIN AS SHOWN

PLANT NEW TREES, MIN. HIEGHT ON PLANTING TO BE 2.0m

SB - SILVER BIRCH

PROVIDE CLOSE BOARDED FENCE TO BOUNDARY AS SHOWN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
Ref: 1270/98

THIS DRG. TO BE READ IN CONJUNCTION WITH MATTERDALE, GRASMERE, HELVELLYN, CRUMMOCK, GRISEDALE, G.T.L./D.G./1 & G.T.TL./D.G./2

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

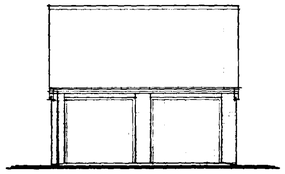
PROPOSED RESIDENTIAL DEVELOPMENT AT REAR OF THE LAURELS, SEAS END ROAD, MOULTON SEAS END

FOR

G. T. L. DEVELOPMENTS LTD.

1:200	772019/1
OCT-98	B.GILHAM

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



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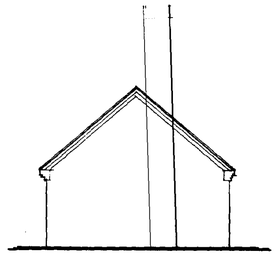

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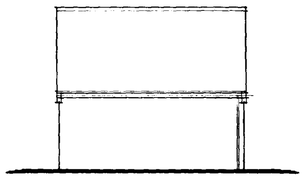

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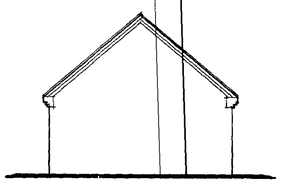


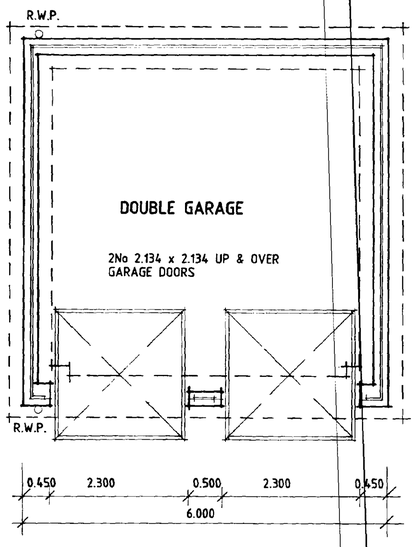
SIDE

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Butumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

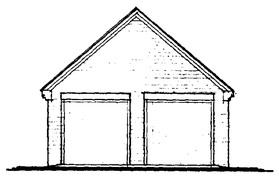


I.G. L1/S LINTELS.

UPVC WINDOWS

PLAN

G.T.L/D.G/1



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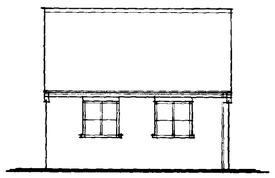

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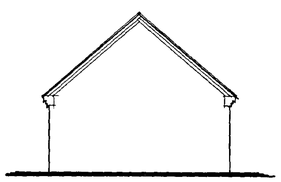

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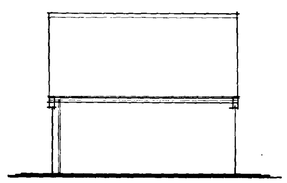


SIDE

WALL CONSTRUCTION
265mm cavity walls to consist of:-
100mm face brickwork (see site plan for details), 65mm cavity
100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 100mm sand/cement render and skim finish.

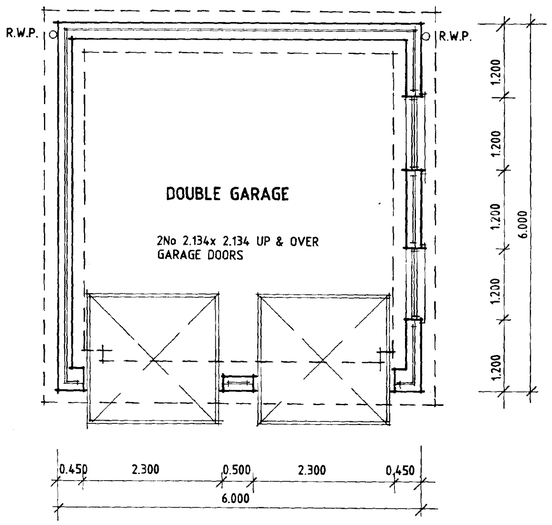
OVERSAILING GABLED AND CORBELLED EAVES
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

LINTELS
All coded lintels as stated in Schedule or marked on plan to be by I.G. to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

RAINWATER GOODS
P.V.C. rainwater goods 110 half round gutters and 68mm diameter downpipes.

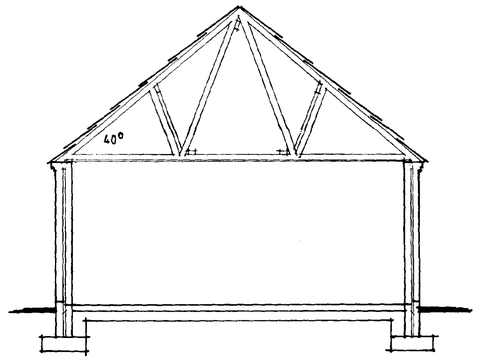
ROOF CONSTRUCTION
Concrete interlocking roof tiles (see site plan) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

GARAGE FLOOR CONSTRUCTION
100mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150mm, maximum 600mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.



PLAN

G.T.L/D.G/2



SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
Ref: 1270/98
APPROVED
PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

G. T. L. DEVELOPMENTS LTD.

G.T.L/D.G/1 & G.T.L/D.G/2 GARAGES

1:50 1:100 | NOV-96

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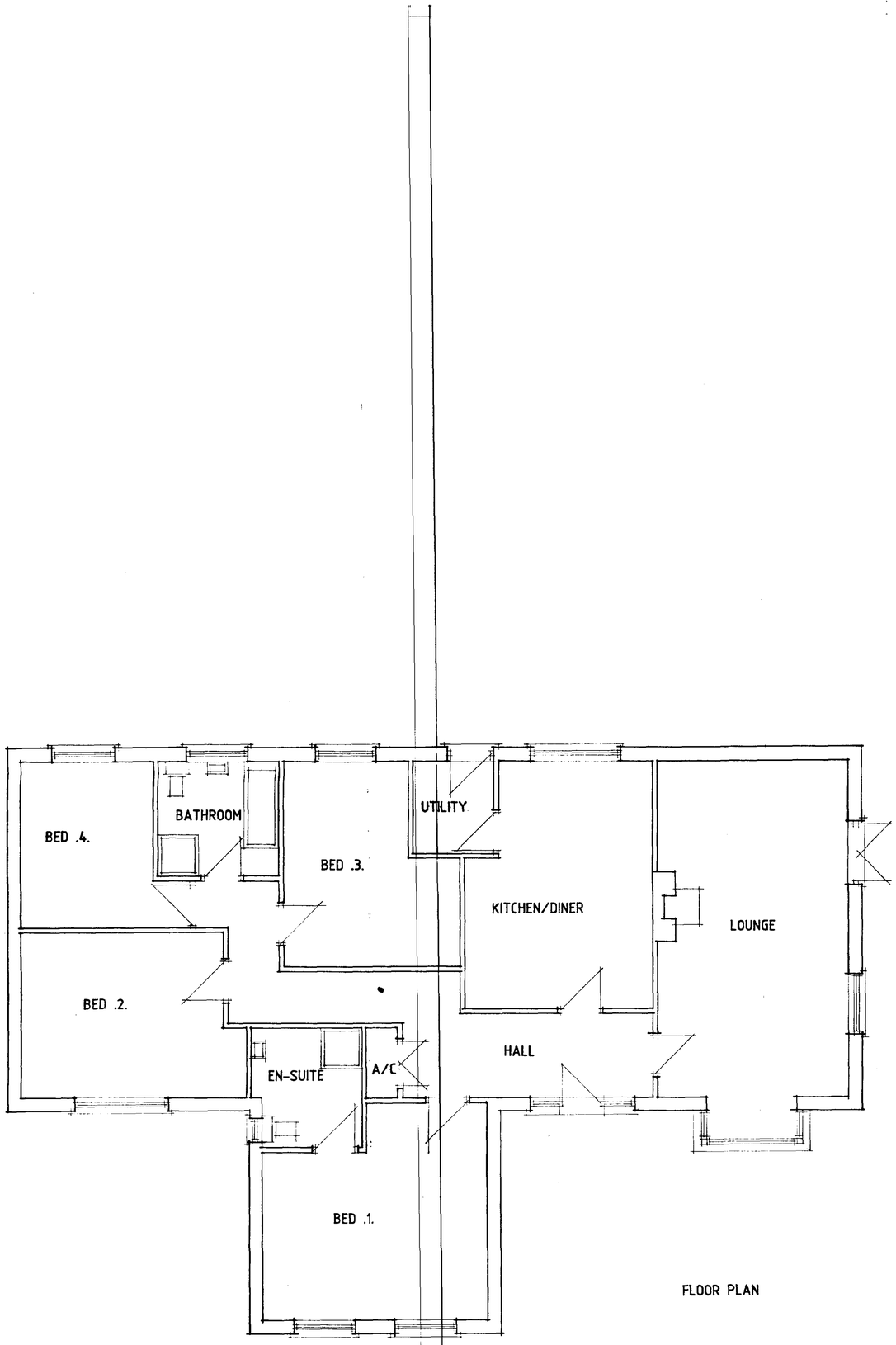
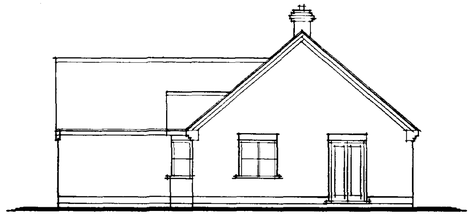


FLOOR PLAN



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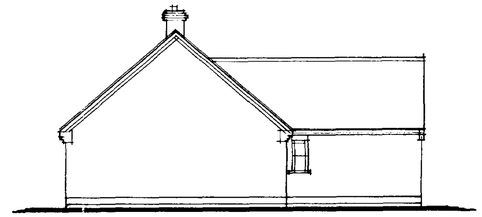

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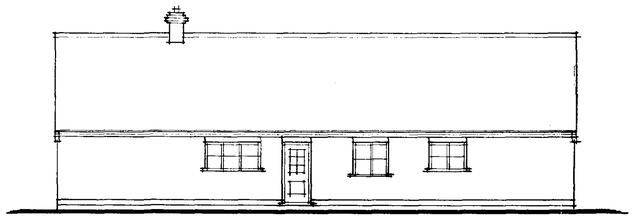

REAR

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
Ref: 1270/98

DESIGN Status
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G. T. L. DEVELOPMENTS LTD

GRISEDALE

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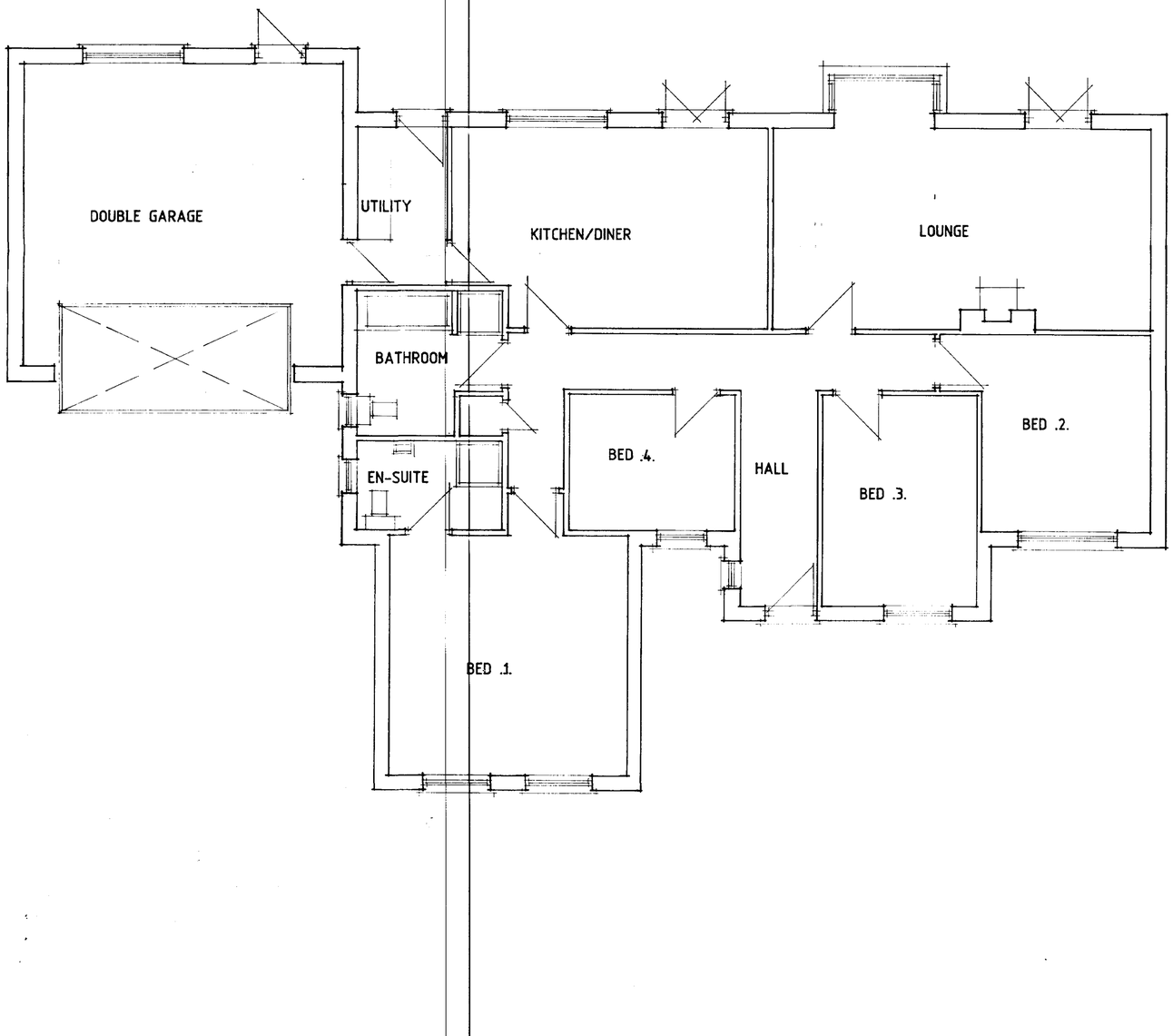

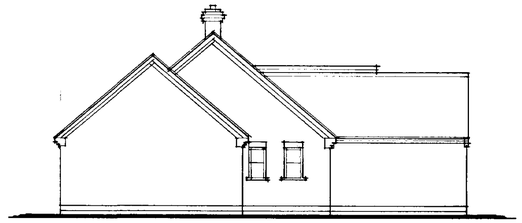

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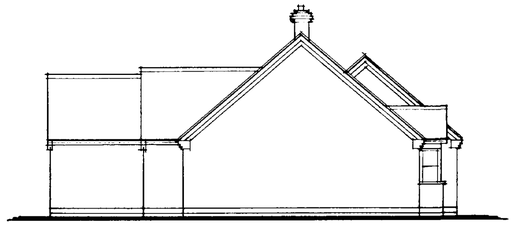

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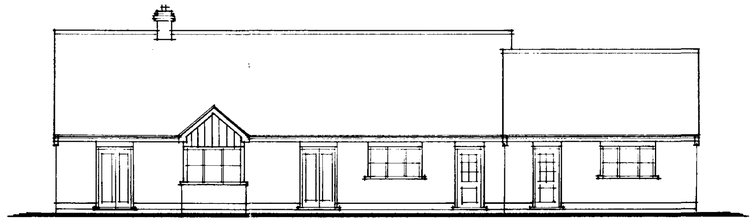

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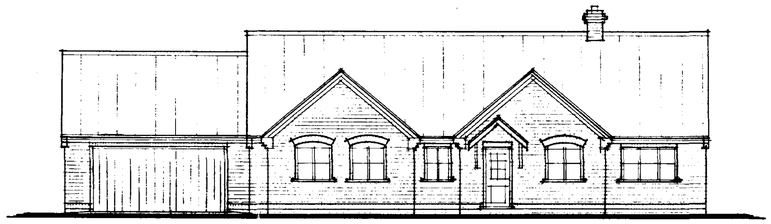

FRONT

DETERMINED PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
22 DEC 1998
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G. T. L. DEVELOPMENTS LTD

CRUMMOCK

1:50 1:100 | NOV-98

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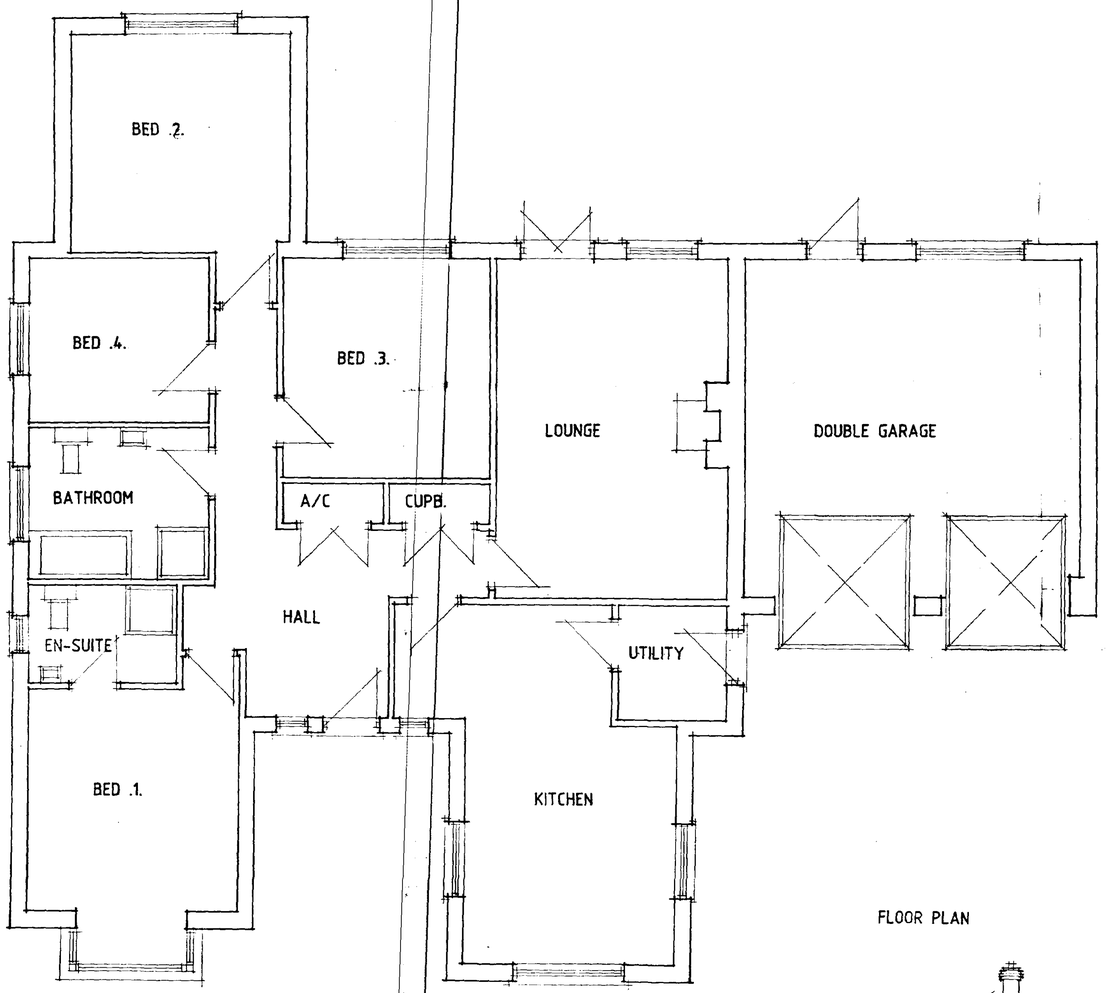
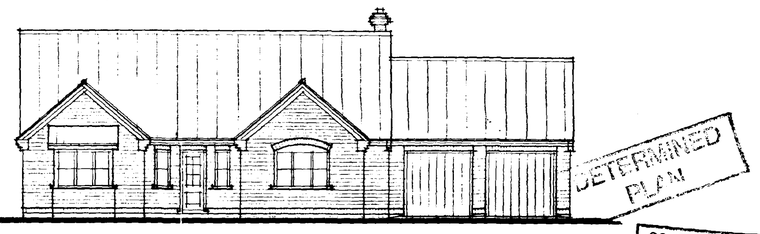


FLOOR PLAN



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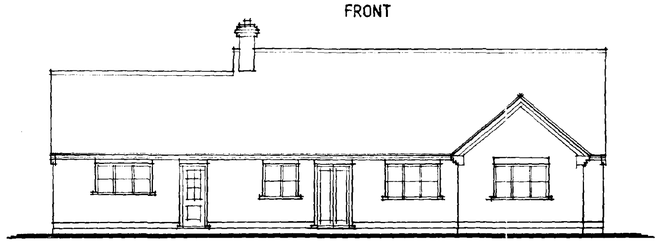

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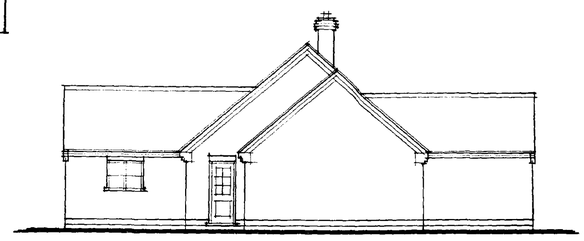

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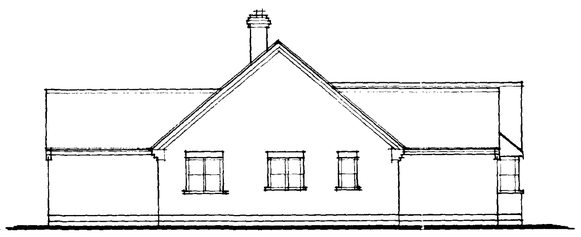

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DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
Ref: 1270/98

DESIGN Status
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MATTERDALE

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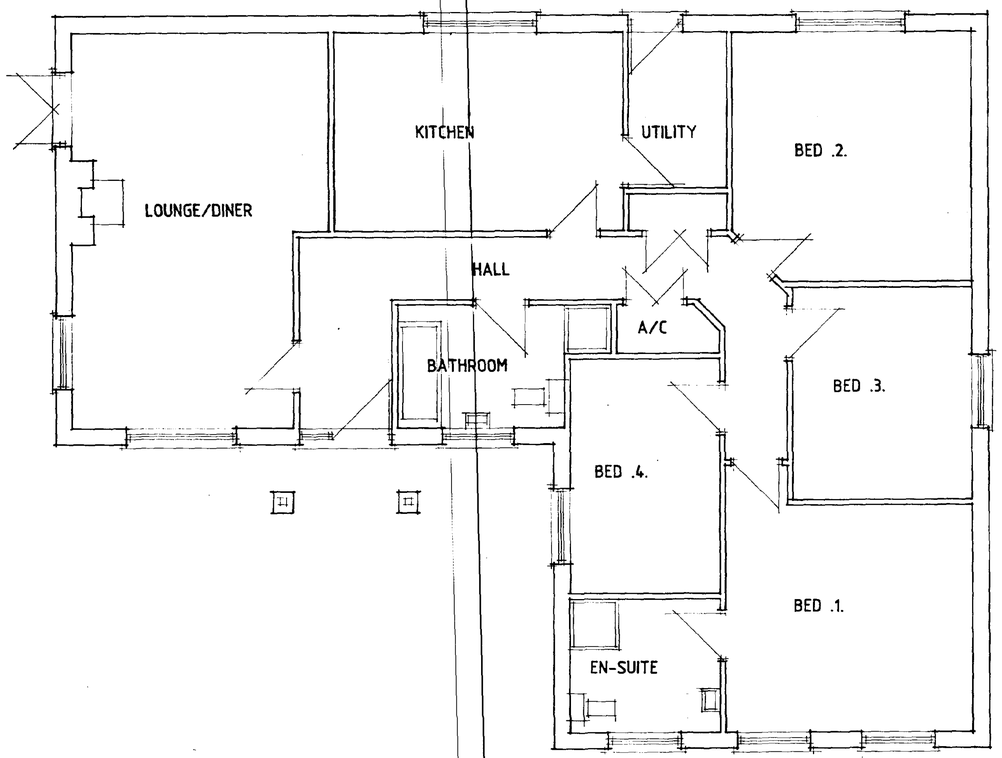

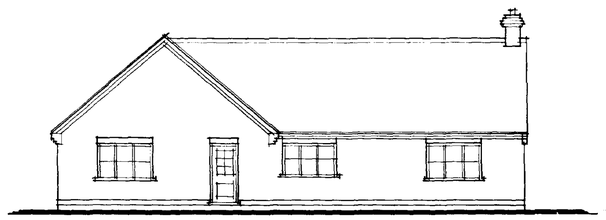

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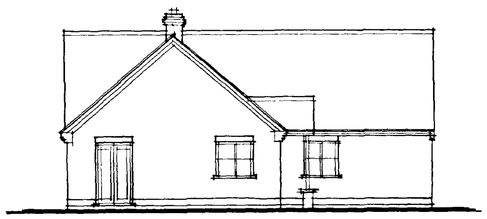

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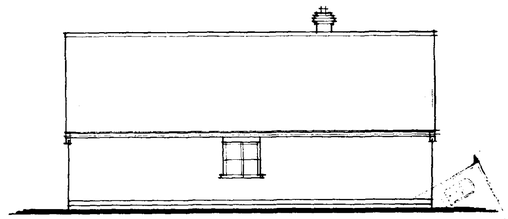

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SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
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G. T. L. DEVELOPMENTS LTD

HELVELLYN

1:50 | NOV-98

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Spalding, Lincs. PE12 7AP
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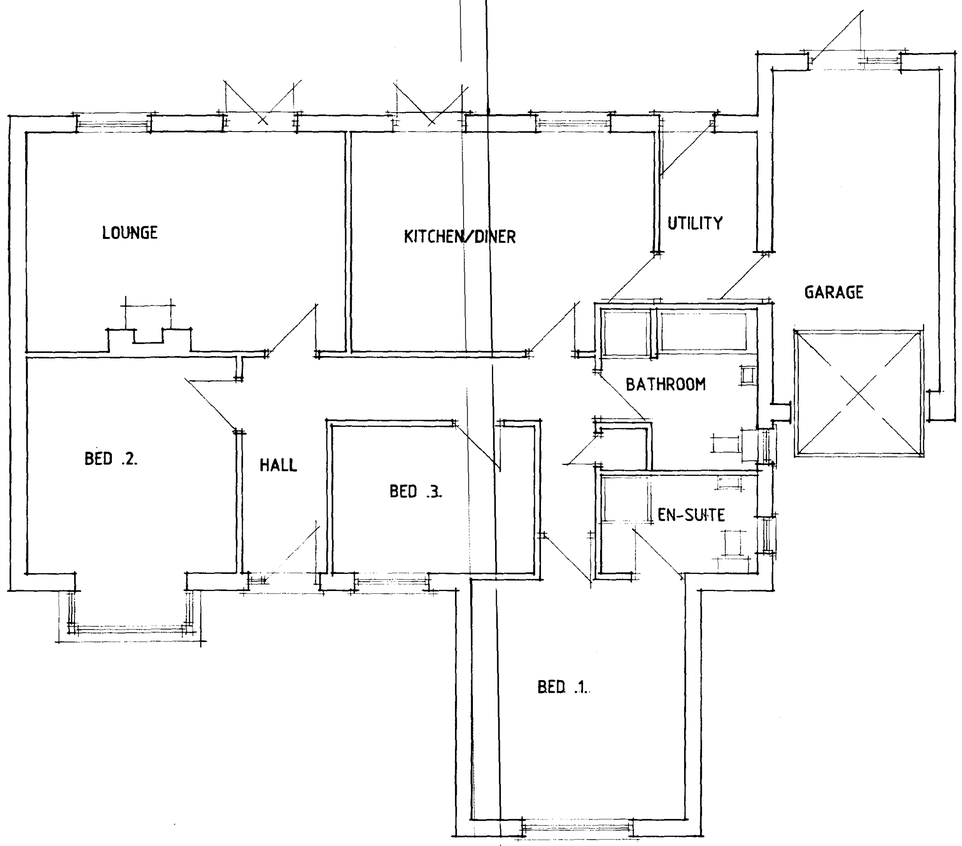

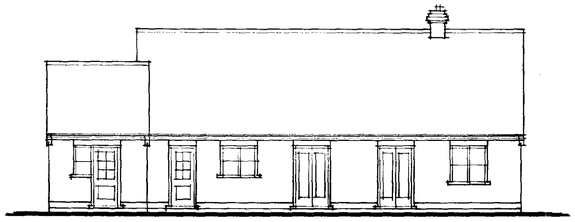

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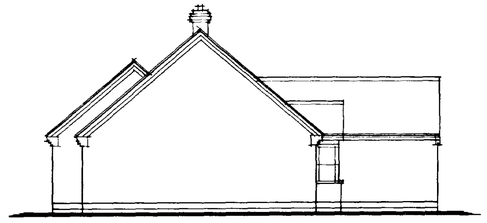

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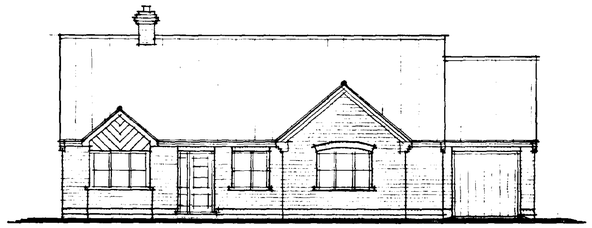

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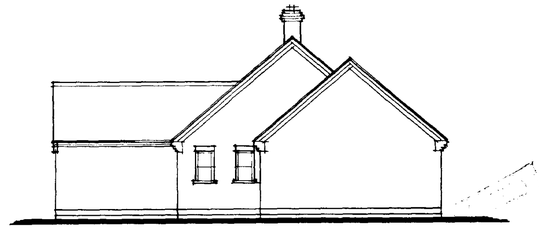

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DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

SOUTH HOLLAND DC
HOUSING & PLANNING
22 DEC 1998
Ref: 1270/98

G. T. L. DEVELOPMENTS LTD

GRASMERE

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