Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

BRICK	Butterley Kirton	TILE	Marley Anglia Plus
X	Old English Harvest Multi Rustic.	1	Heritage Burnt Red
Y	Old English Rose Rustic.	2	Old English Dark Red
Z	Chatsworth Grey Rustic.	3	Smooth brown

Plinth detail and damp proof course : Butterley Wetmgroves -
With Old English Harvest Multi Rustic : Smooth Chocolate
With Old English Rose Rustic & Chatsworth Grey Rustic : Smooth Red.
Isolated Canopy Details - Marley Plain, in corresponding colours to main roof.

Phase IV Development

Crossgate Lane

North

Entrance wall det 1

access r.d.1.

Note
roof pitches for plots
2, 3, 55, 56, 64 & 65
to be 30° all other plots
35°.

FLAXMILL LANE

CROSSGATE LANE

COLLECTOR RD

ACCESS WAY 1

ACCESS WAY 2

ACCESS ROAD 1

Existing road widened to 5.500 from this point

1800 high brick wall

1800 high fence

visibility splay

Existing Line Conifers

New hedge

PHASE ONE

SURFLEET ROAD

indicates area of synthetic ground surface 10·0m x 5·0m - Playtop 85' 25mm thick black surfacing

Rear Boundary - Plot nos 48 - 56 -
new areas of hedge as spec. existing hedge trimmed to appx. 1800 high
install temporary fence of 1560 h. interwoven panels behind new areas of hedge

AMENDED PLAN

HOLLAND D.C. PLAN DEPT 26 SEP 1994 REF 800/94

SCHEDULE OF TYPES.

EB3A	3	Bed. det. Bungalow.	10no.
EB2A	2	Bed Bungalow.	4no.
EB2B	2	Bed semi Bungalow.	2no.
EH3A	3	Bed det. House.	10no.
EH3B	3	Bed semi House.	5no.
EH3C	3	Bed semi House.	5no.
EH3F	3	Bed det. House.	4no.
EH2A	2	Bed semi House.	6no.
EH3D	3	Bed semi House.	3no.
EH3E	3	Bed det. House.	9no.
EH2D	2	Bed semi House	2no.
EH2E	2	Bed semi House.	1 no.
EH3G	3	Bed semi House.	4no.
EB2C	2	Bed det. Bungalow.	2no.
EB2D	2	Bed det Bungalow.	4no.
Total			71no.

LANDSCAPING SCHEME.

(a) WHITEBEAM (Sorbus aria)
(b) ROWAN (Sorbus aucuparia)
(c) ALDER (Alnus glutinosa)
(d) SILVER BIRCH (Betula pendula)
(e) PILLAR APPLE (Malus tschonowski)

Rev c.c. 30-6-94 Conservatory Brought to REAR OF DWELLING ON PLOT 48.
Rev dd. 20-7-94 Location plan removed Phase IV added. Conservatory moved to REAR OF DWELLING ON PLOT 14
Rev EE. 12/8/94 GARAGE TO PLOT 48 CHANGED FROM SINGLE TO DOUBLE.
Rev FF 19 9 94 GARAGE LOCATION INDICATED ON PLOT 14

BOUNDARY DETAILS.

1800 high close boarded fencing.
Lincolnshire post & rail fencing.
Lincolnshire post & rail fence on boundary with hedge comprising mixture of following in 2 staggered rows at 300 cc's
Hawthorn with 25% Holly
1800 high close boarded fence with brick piers as dwg no 562A/91/39
1800 high brick wall as drg no 562A/91/37

MASTER SITE LAYOUT

Rev. BB SWELLING TYPE EH3E on 9 No PLOTS
Rev. AA PLOTS 49 & 51A1 SWELLING TYPES AMENDED 12.9.94 PLOTS 51/55 SWELLING TYPES AMENDED 4.5.94
Rev. Z. PLOTS 51-55 SWELLING TYPES AMENDED 4.5.94
Street Lighting
STREET LIGHTING POSITIONS AS REQUIRED BY HIGHWAYS AUTHORITY TO BE IN ACCORDANCE WITH L.C.C. SPECIFICATION 5/38 & 18/1 GENERALLY BUT SEE 5/35 IR.L.184 TO FOOTPATH LINK.
(Lo) REPRESENTS NUMBERING.
Rev. Y. 16.3.94 PLOTS 36-42 REVISED
Rev. X. 7.3.94 PLOTS 36-42 REVISED
Rev. W - 21.1.94 FOOTPATH 24 ACCESS WAY 2 LEFT HAND SIDE THROW UP FRONT ADJACENT TO ENTRANCE OF PLOT 15
Rev. V. - 21.12.93 FOOTPATH FROM JUNCTION TO P.13 SECONDARY DIVERTED.
Rev. U - ACCESS WAY 2 AMENDED TO ACCESS RD 1. 15.12.93. FOOTPATH NO 12 ADDED
Rev. T. HOUSE TYPES CHANGED ON PLOTS 89, 38, nos 39 - 6.12.93
Rev. S PLOT 48 MATCHING ALTERED FROM 'X3' TO 'Z2'
Rev. R. PLOTS 43-50 INC. AMENDED TO CLIENTS REQUIREMENTS. 28/7/93
Rev. P. SITE BOUNDARY TO REAR OF PLOTS 47 & 48 AMENDED
7-6-93.
Rev. O. PLOTS, 24, 25, 26, 27, 28, & 29. MATERIALS AMENDED.
Rev. N - PLOTS 25, 26, 27, 28 (TYPES AMENDED) BOUNDARY & TYPE RE-POSITIONED - PLOT 29.

Rev. M - [illegible] CLOSE AMENDED
Rev. L - REVISED TO CROSSING LAND MANAGER RE REMOVAL TO ENABLE INSPECTION.
BOUNDARY TO PLOT 48 AMENDED
Rev. K - ACCESS WAY & ADDED
BOUNDARY TO CROSSGATE LANE AMENDED. GARAGE DIMENSIONS OF TYPES AMENDED. 05.01.94
Rev. J - PLOT 50 AMENDED. VISIBILITY SPLAYS PROVIDED TO HIGHWAYS REQUIREMENTS
Rev. H PLANNING APPROVED WORK. REMOVED TIMBER FENCE, REDUCE HEIGHT REVISED.
Rev. G - PLOTS 64 AND 65 AMENDED - TO CLIENTS REQUEST - 17th MAY 93.
Rev. F - STREET LIGHTING ADDED AND NUMBERED BY CLIENTS REQUEST - 17th MAY 93.
Rev. E & E1 - PLOTS 43 TO 46 INCLUSIVE ADDED TO PLOT NUMBERS 4, 5, 28, 51 & 53 CORRECTED - 6.7.93
Rev. D - TOE-IN-FOR HEDGE ADJ. TO PLOTS 33 TO 39 AMENDED TO FOOTPATH. 8/6/93
REV. C - HOUSE TYPE REFERENCES TO PLOT NUMBERS 4, 5, 28, 51 & 53 CORRECTED - 6.7.93
REF. 19 MATERIALS & SPACE ALLOCATED FOR 19 NO TWO PLOTS 38 & 39 REMAINING AND NOTE TO ROOF PITCHES APPROVED 21/11/91
A - revised to planning officers requirements - 27/9/91

EASTMAN HOMES

RESIDENTIAL DEVELOPMENT SURFLEET ROAD, PINCHBECK, SPALDING
for EASTMAN SECURITIES

DETERMINED PLAN

LAYOUT E
1:500
SCALE
DATE
562A, 91, 23
DRAWING No.

PROVISIONAL

CAD Custom Aided Design
22 & 104 NEWLAND, LINCOLN LN1 1YA
0522 6/3800

Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

Plan

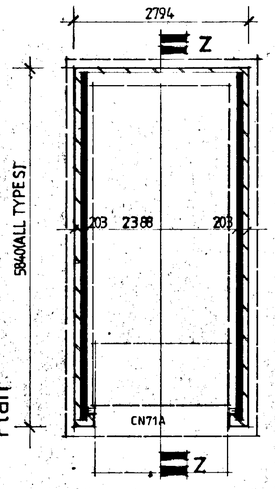
Section

Front elevation

Side elevation

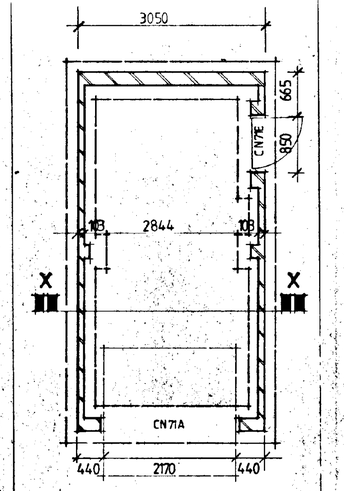
Rear elevation

Side elevation

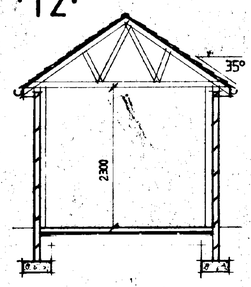


Small single garage
TYPE 1
·T1·

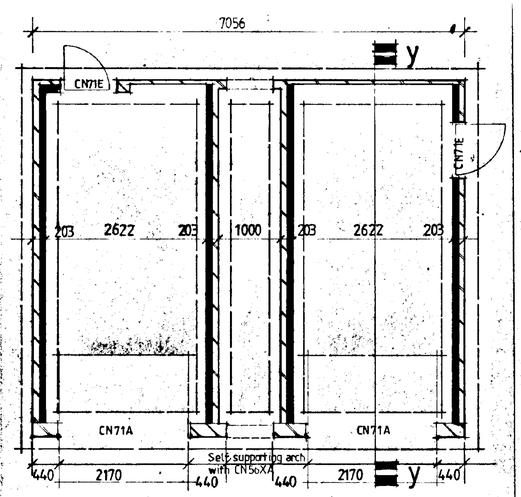
T1.1
Where ridge runs length of garage construct side walls in 103 brwk with intermidiate piers as T2: front and rear walls brwk /blwk 203 tk.



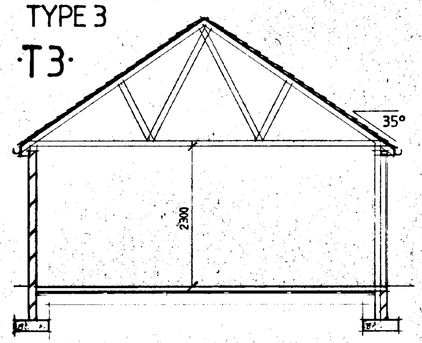
Single garage
TYPE 2
·T2·



Section X:X



Single garage block
TYPE 3
·T3·



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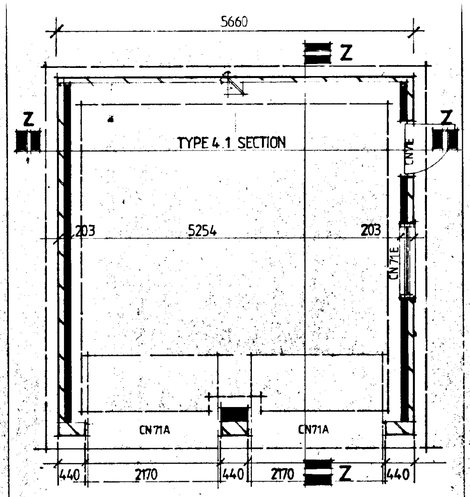
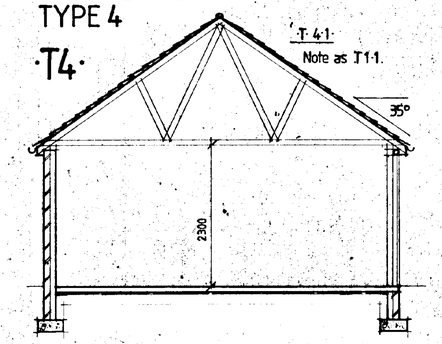
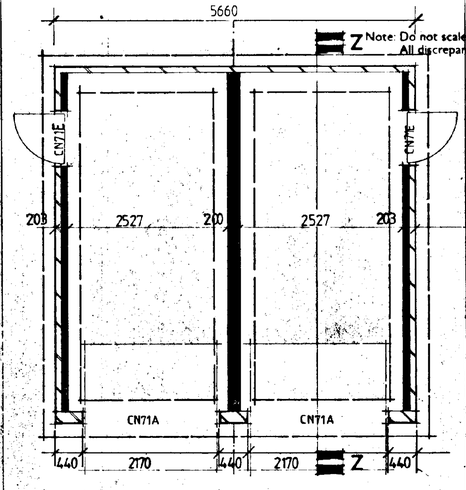


Double garage
TYPE 4
·T4·

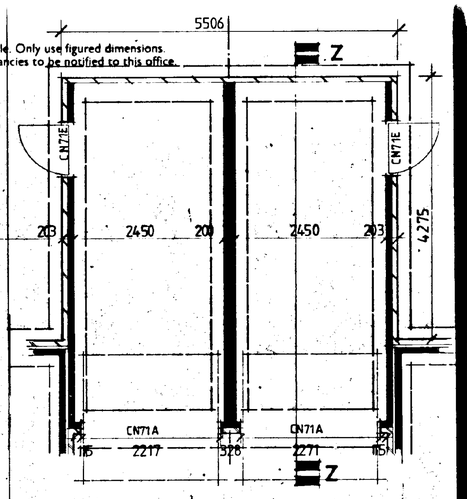
·T4.1·
Note as T1.1.



Section Z:Z



Two garage block
TYPE 5 ·T5·



Attached two garage block
TYPE 6 ·T6·

GARAGE SPECIFICATION

DRAINAGE
100mm diameter "Osma" or similar approved dreinspipes at a fall of 1 in 40 laid strictly in accordance with manufacturers written instructions in 150mm thick granular bed and surround.
100mm diameter "Osma" or similar approved uPVC half round gutters with 83mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB
To be strictly in accordance with Structural Engineer's designs and calculations (when applicable) or as follows:

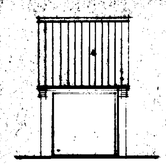
Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil). 450 x 225mm concrete foundations to brick/block walls.

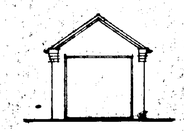
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 5328 : Mix C10P) on 300mm.u. polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

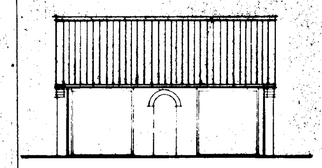
WALLS.
External Walls - 102.5mm facing brickwork to outer leaf with 100mm blockwork backing. Wire ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire ties at 225mm centres vertically at jambs of openings.
Party Wall Two skins of 100mm thick blockwork. Wire ties at 900mm centres horizontally and 450mm centres vertically staggered. Both skins of blockwork taken up to underside of roof construction and firestopped.

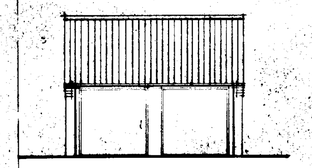
DOORS
Garage Doors - "Hendersons" standard range as specified on elevations. 2130mm wide x 1981mm high in "Boulton & Paul" or similar approved 75 x 75mm softwood frame.
Side Door - "Crosby" standard door as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Door single glazed in 5mm glass.

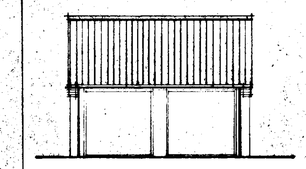
T1.1, 4.1. Sidewalls to be 102.5 brwk with intermidiate piers at openings. Rear wall to be 203 brwk & blockwork

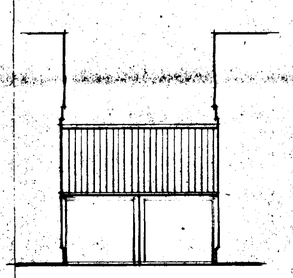


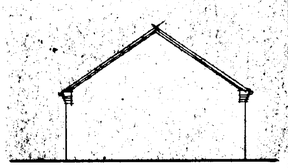


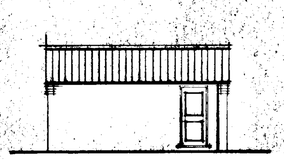


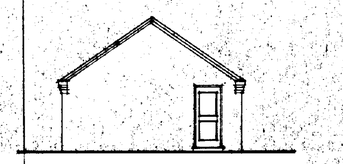


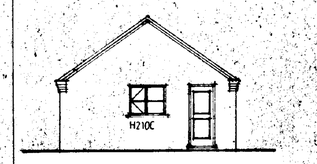


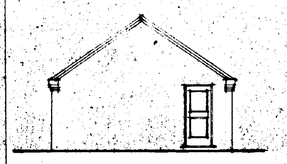


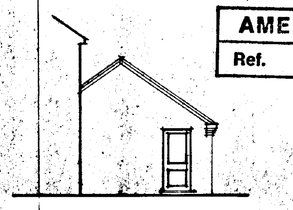


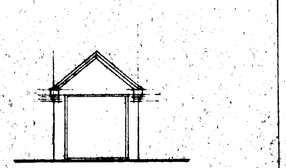


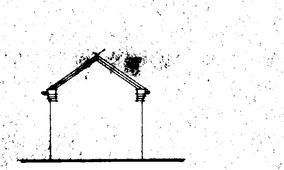


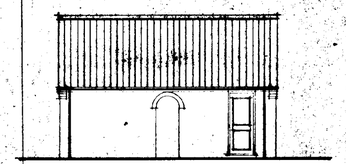


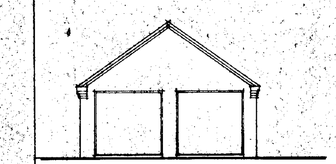


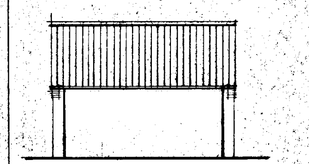


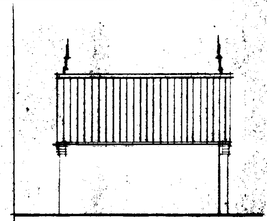






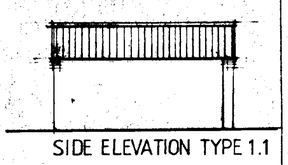


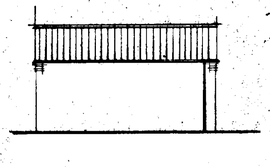


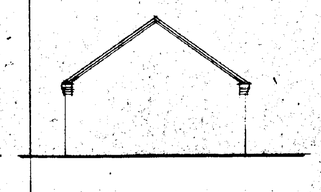


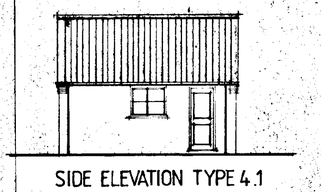
FRONT ELEVATION TYPE 1.1

FRONT ELEVATION TYPE 4.1









SIDE ELEVATION TYPE 1.1

SIDE ELEVATION TYPE 4.1

AMENDED PLAN
Ref.

2 6 SEP 1994

DETERMINED PLAN

Rev B = Internal dimensions to garages amended 16-8-94
Rev A = Garage dimensions amended. Blockwork piers amended. 5-8-94

RESIDENTIAL DEVELOPMENT
FOR EASTMAN SECURITIES LTD

CAD ARCHITECTS-PLANNING CONSULTANTS
182 & 184 Newland • Lincoln • LN1 1YA
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STANDARD GARAGE DETAILS — DRAWN

1:50. / 1:100 — SCALE — JUNE '93 — DATE — ROR

Standard detail sheet 4 — REV B — DRAWING No