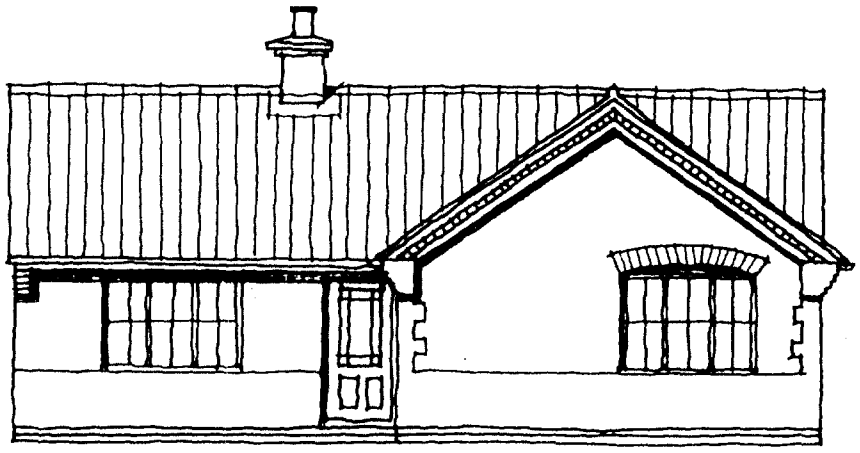
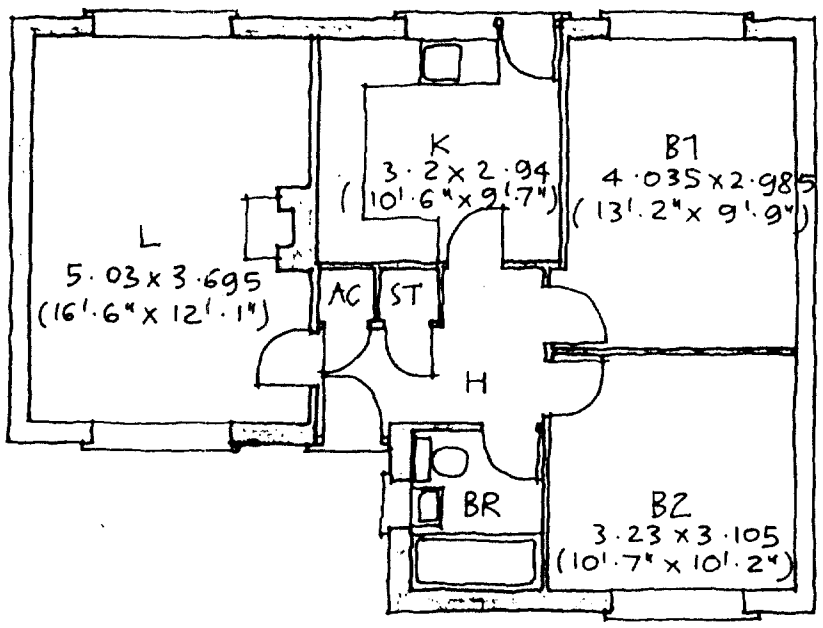


FRONT ELEVATION



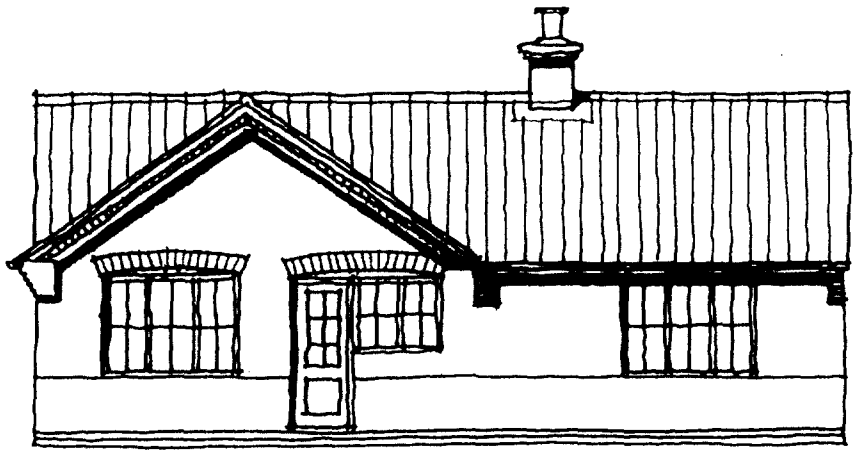
GROUND FLOOR PLAN

TWO BEDROOM BUNGALOW
61·56 SQ MTRS (662·63 SQ FT)
"THE KIMBERLEY" (LP II)
SHEET ONE

1/100

DETERMINED PLAN

0039/98



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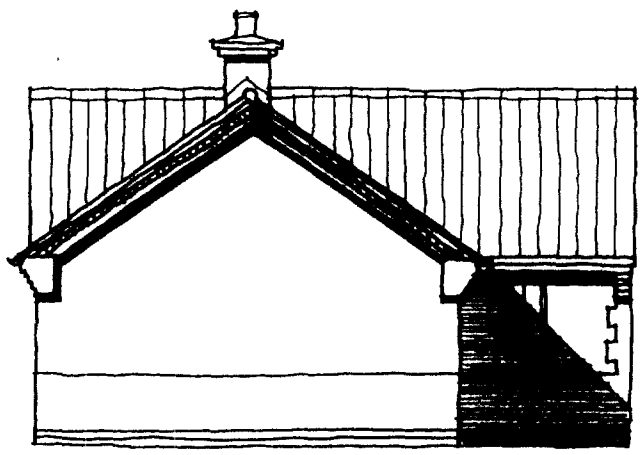
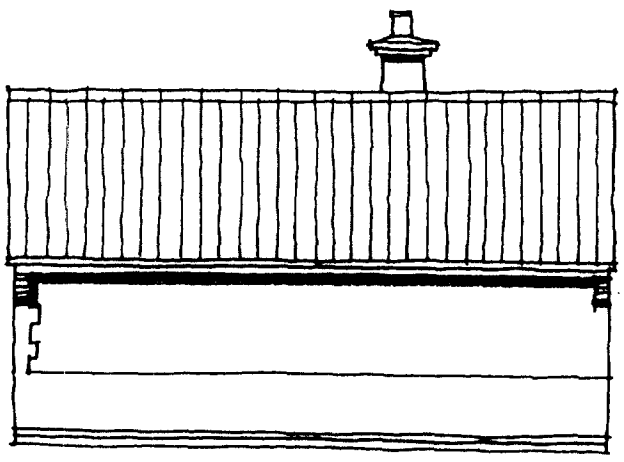


SIDE ELEVATION



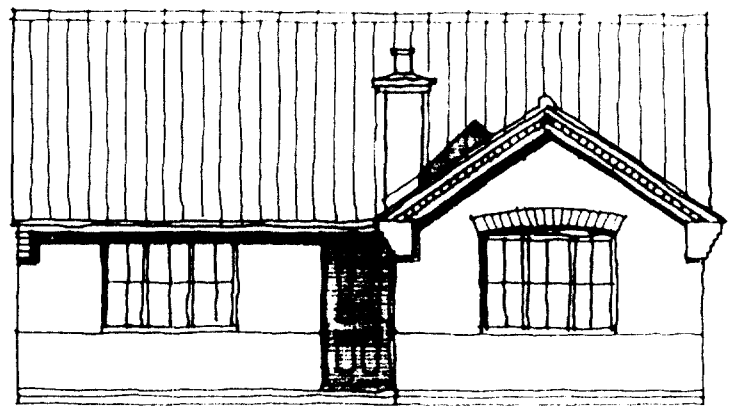
SIDE ELEVATION

TWO BEDROOM BUNGALOW
61·56 SQ MTRS (662·63 SQ FT)
"THE KIMBERLEY" (LP II)
SHEET TWO

1/100

DETERMINED
PLAN

0039/98



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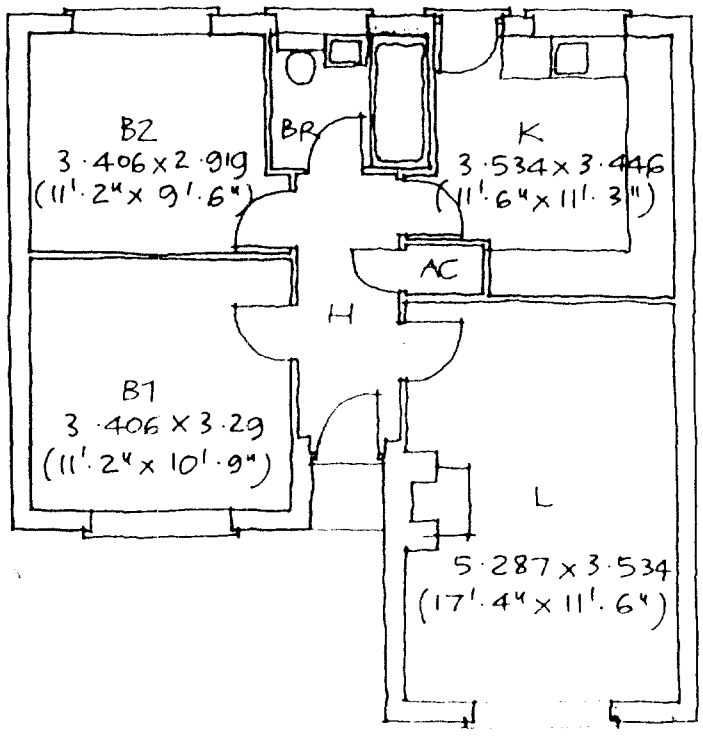


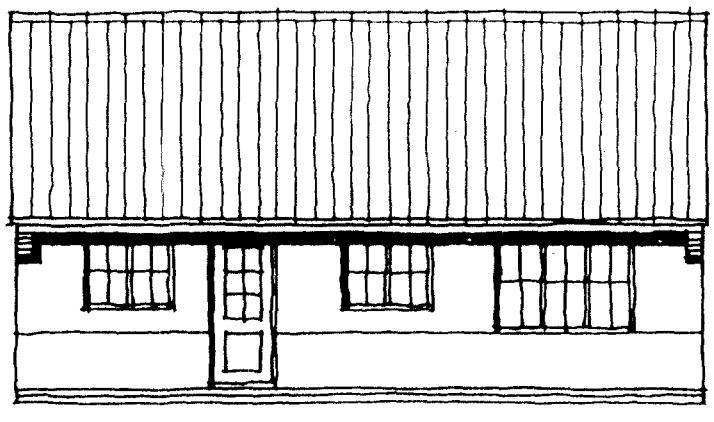
GROUND FLOOR PLAN.

TWO BEDROOM BUNGALOW
60·97 SQ MTRS (656·28 SQ FT)
"THE DRAYTON" (LV II)
SHEET ONE

1 / 100

DETERMINED
PLAN

0039/98



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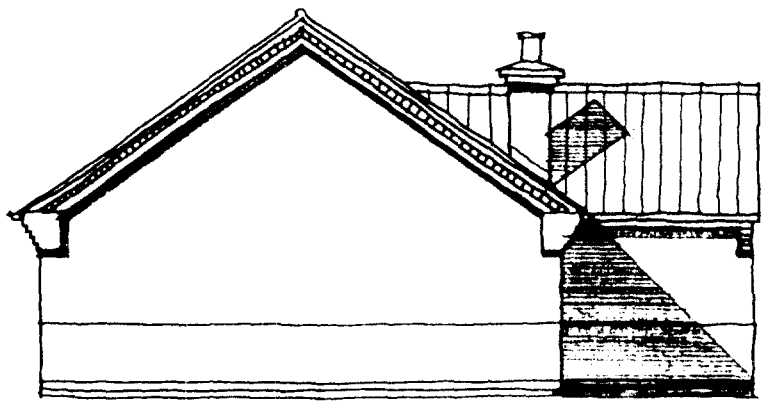

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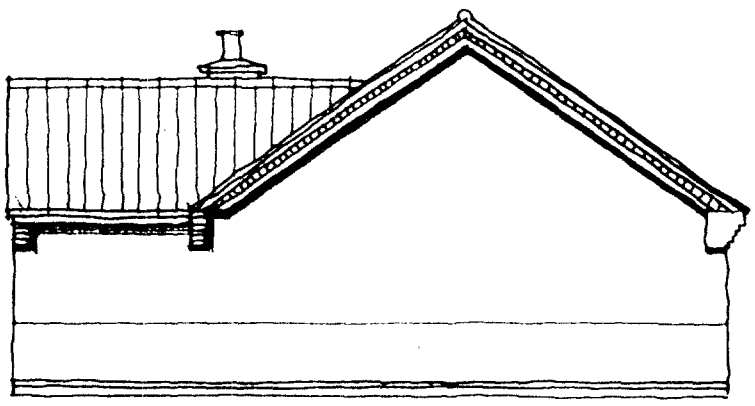


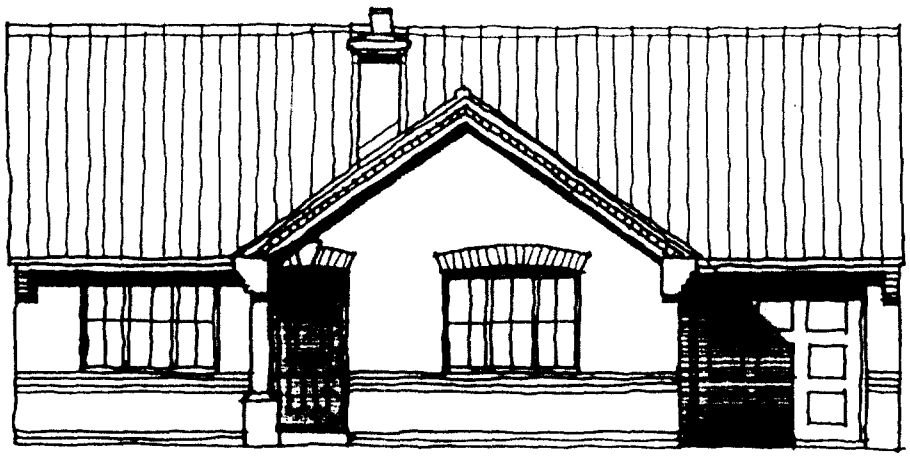
SIDE ELEVATION

TWO BEDROOM BUNGALOW
60·97 SQ MTRS (656·28 SQ FT)
"THE DRAYTON (LV II)
SHEET TWO

1/100

DETERMINED
PLAN

0039/98



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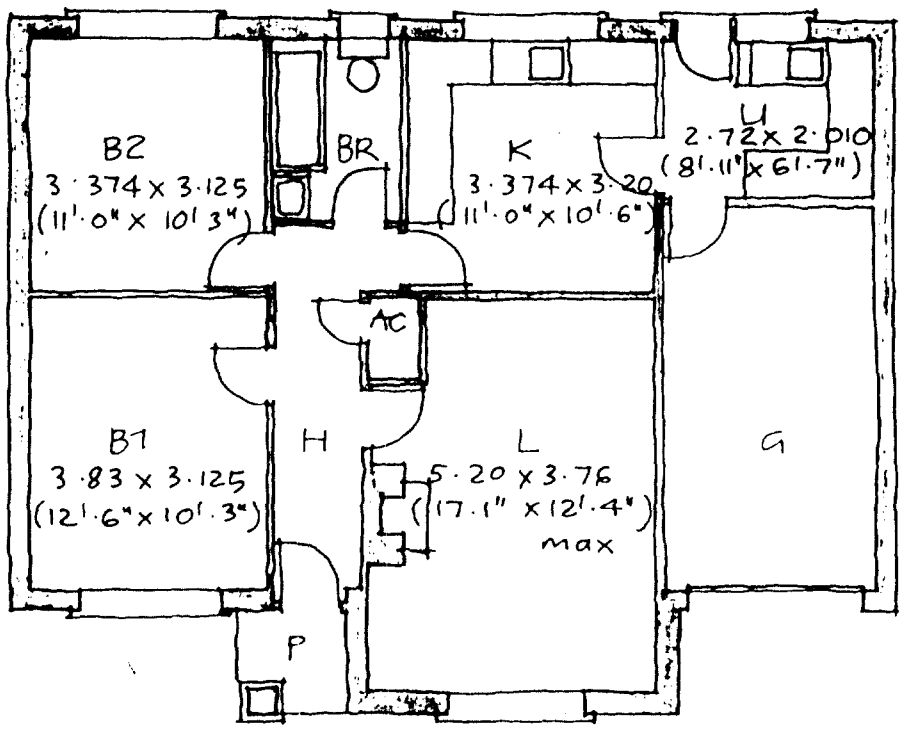


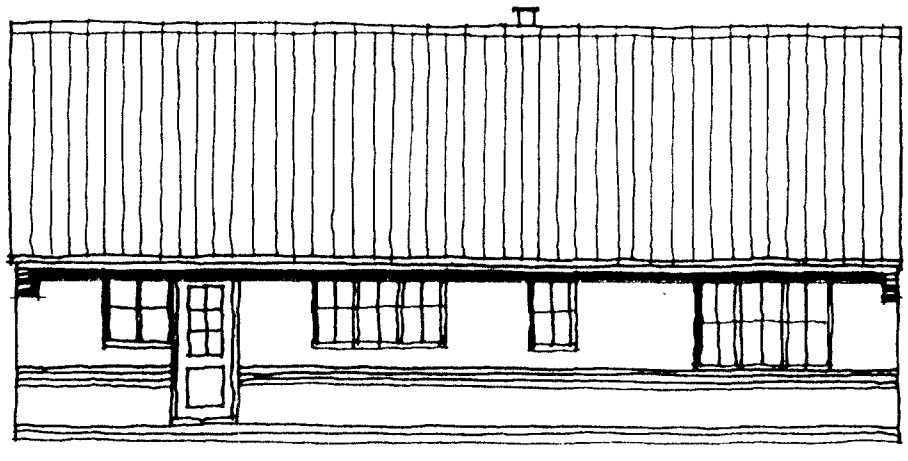
GROUND FLOOR PLAN

TWO BEDROOM GARAGE
70·71 SQ MTRS EXC GARAGE (761·12 SQ FT)
"THE HOLKHAM" (LM II)
SHEET ONE

1/100

DETERMINED PLAN

0039/98



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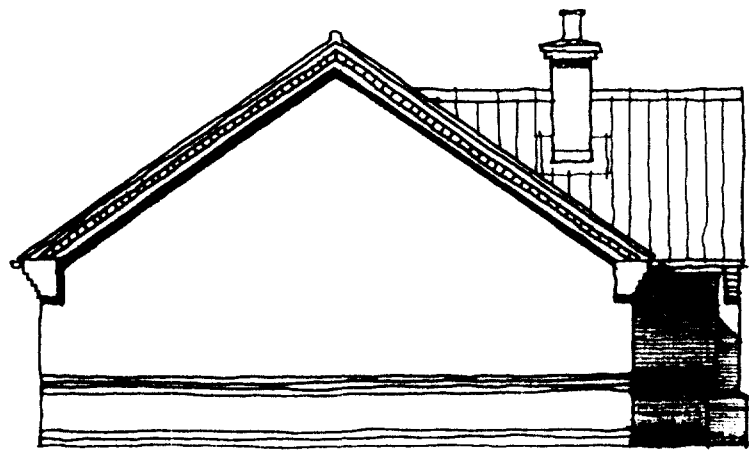

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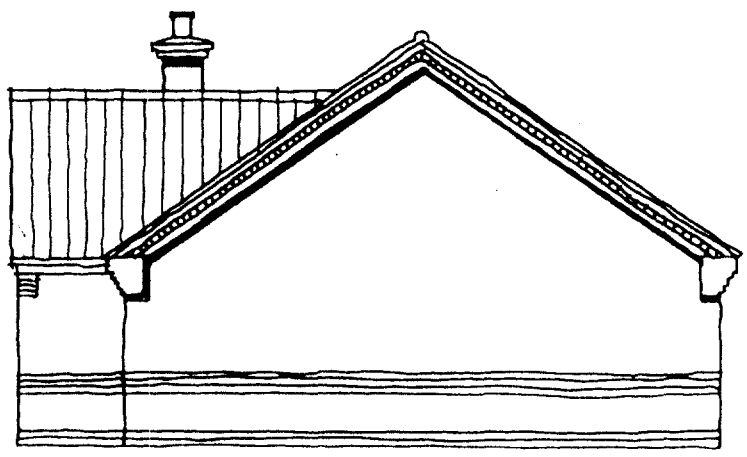


SIDE ELEVATION

TWO BEDROOM BUNGALOW
70·71 SQ MTRS EXC GARAGE (761.2 SQ FT)
"THE HOLKHAM" (LM II)
SHEET TWO

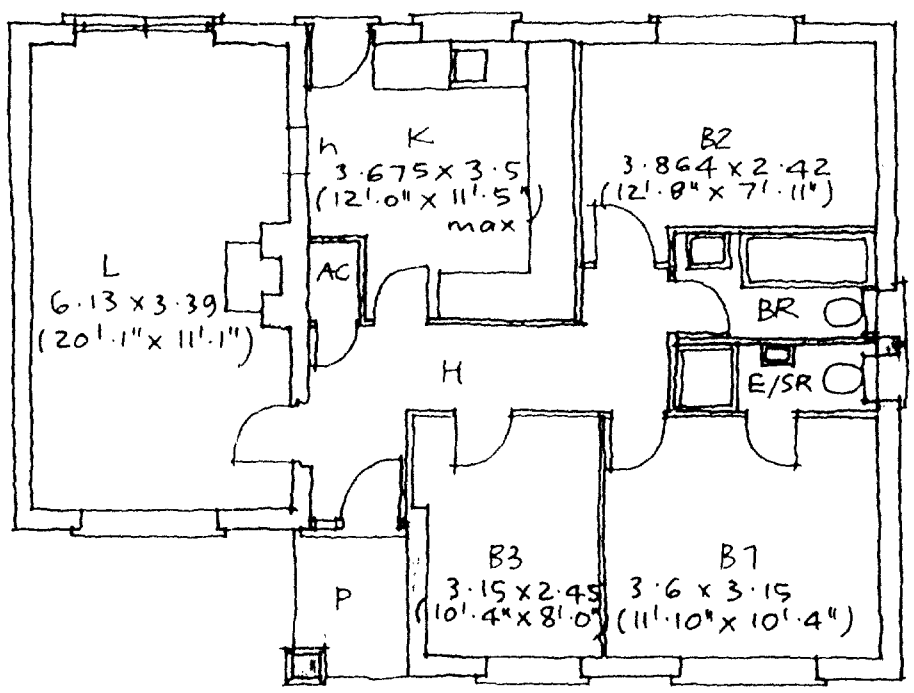
EXAMINED
PLAN

1/100

0039/98



FRONT ELEVATION



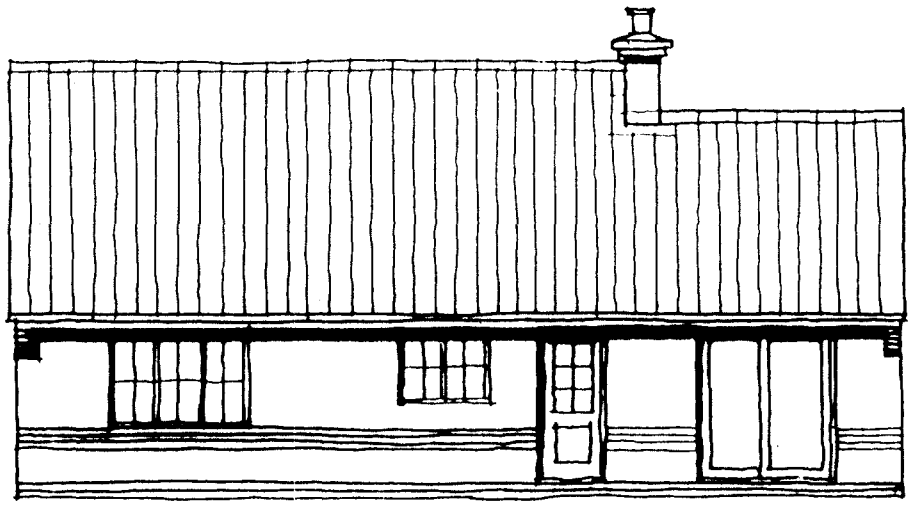
GROUND FLOOR PLAN

THREE BEDROOM BUNGALOW
79·63 SQ MTRS (857·13 SQ FT)
" THE BIRCHAM " (L198 II)
SHEET ONE

1/100

DETERMINED PLAN

0039/98



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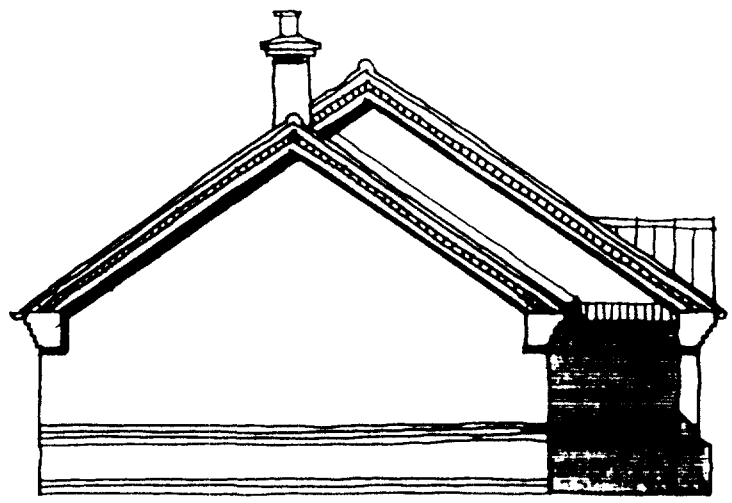

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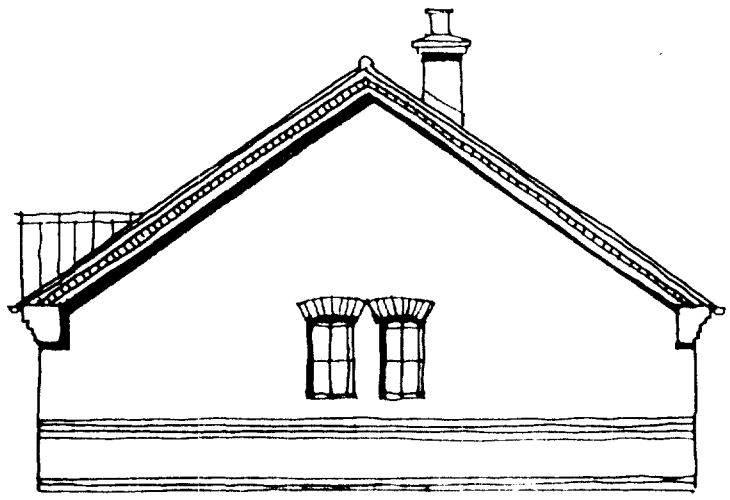
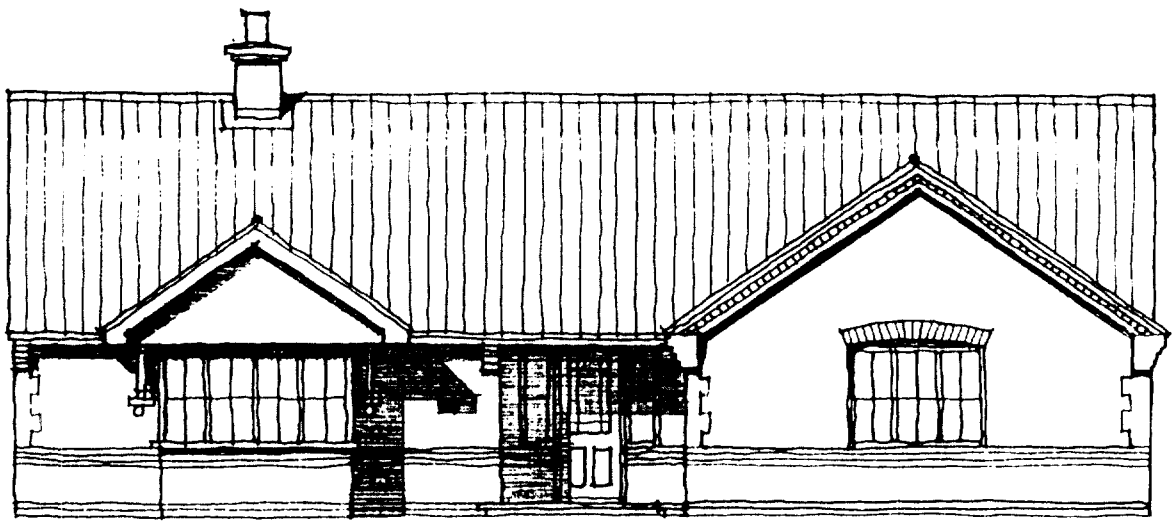


SIDE ELEVATION

THREE BEDROOM BUNGALOW
79·63 SQ MTRS (857·13 SQ FT)
" THE BIRCHAM " (L198 II)
SHEET TWO

1/100

0039/98



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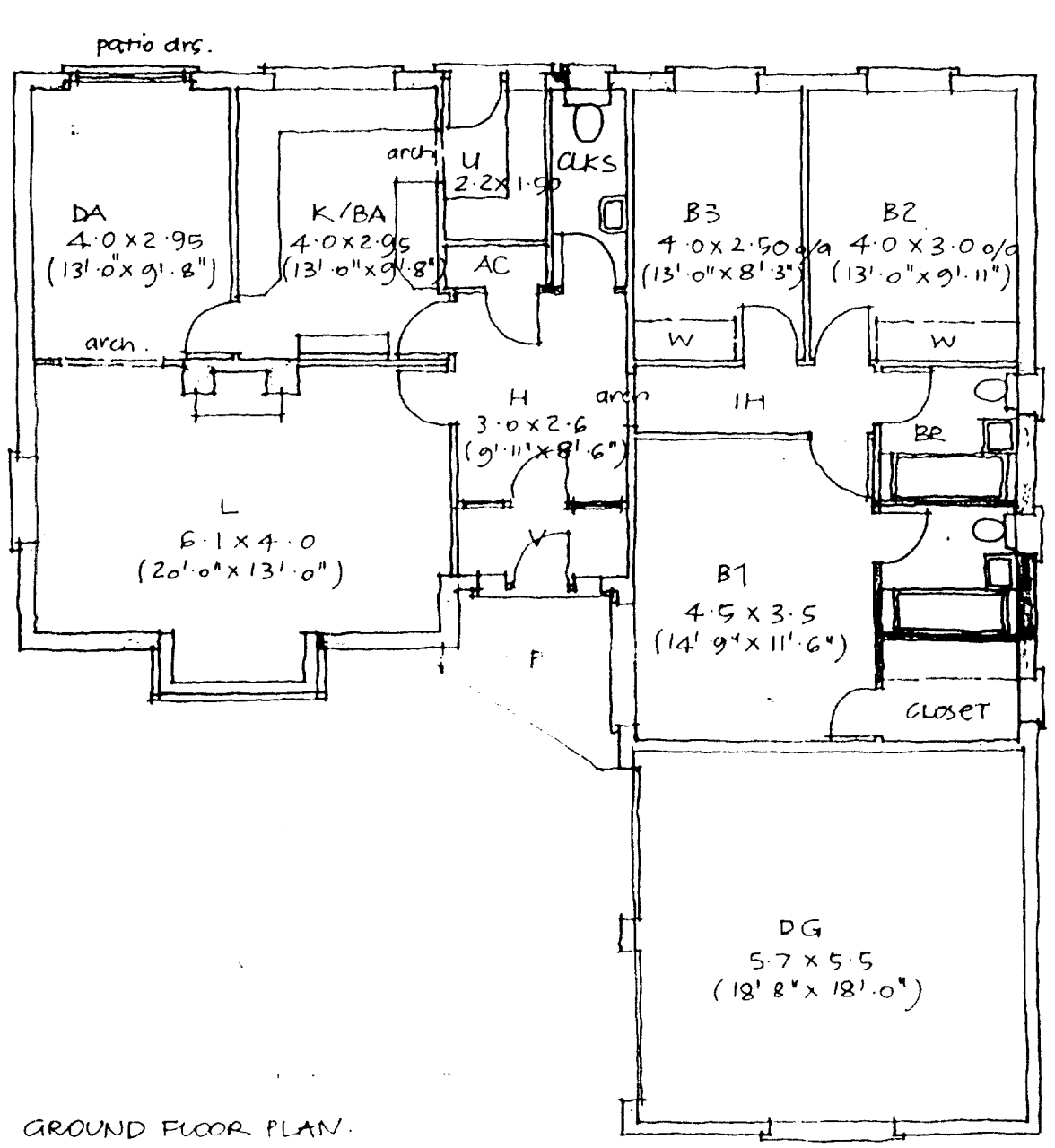


GROUND FLOOR PLAN.

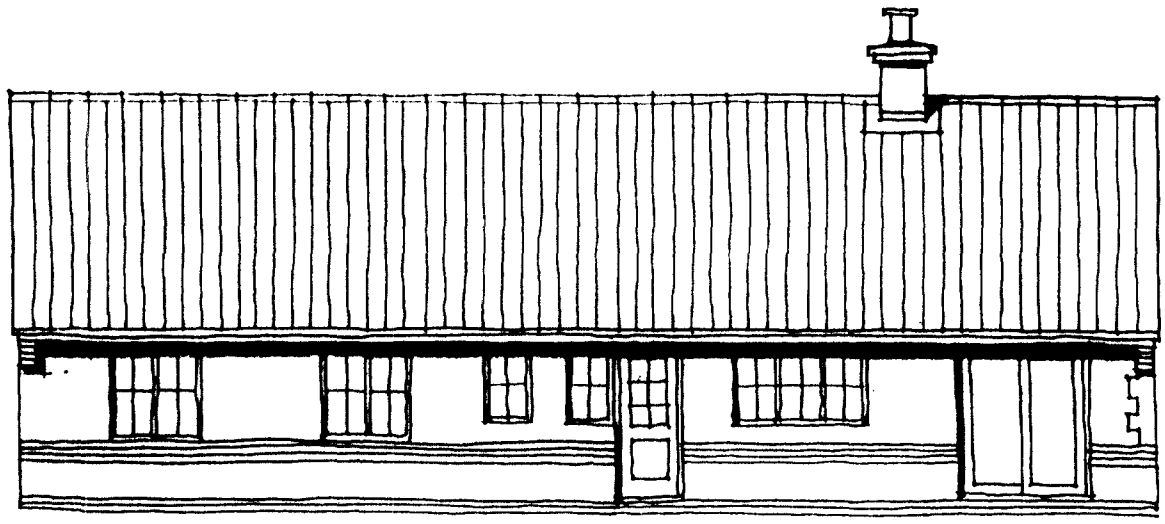
THREE BEDROOM BUNGALOW

125 SQ METRES
EXC GARAGE
(1345·50 SQ FT)
"THE BOSTON" (L1)
SHEET ONE

1/100

DETERMINED PLAN

Ref. 0039/98



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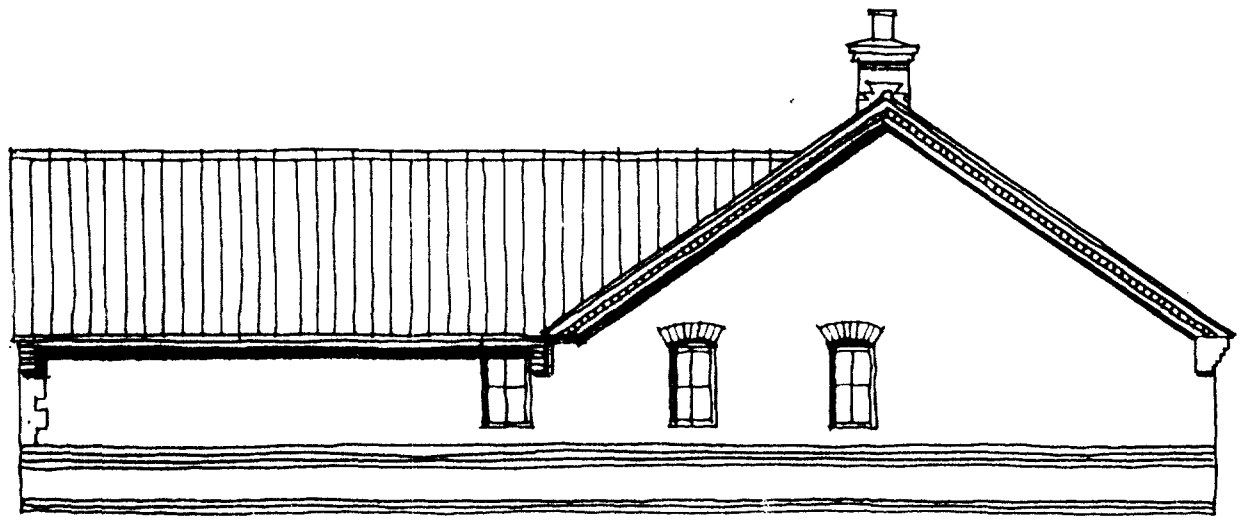

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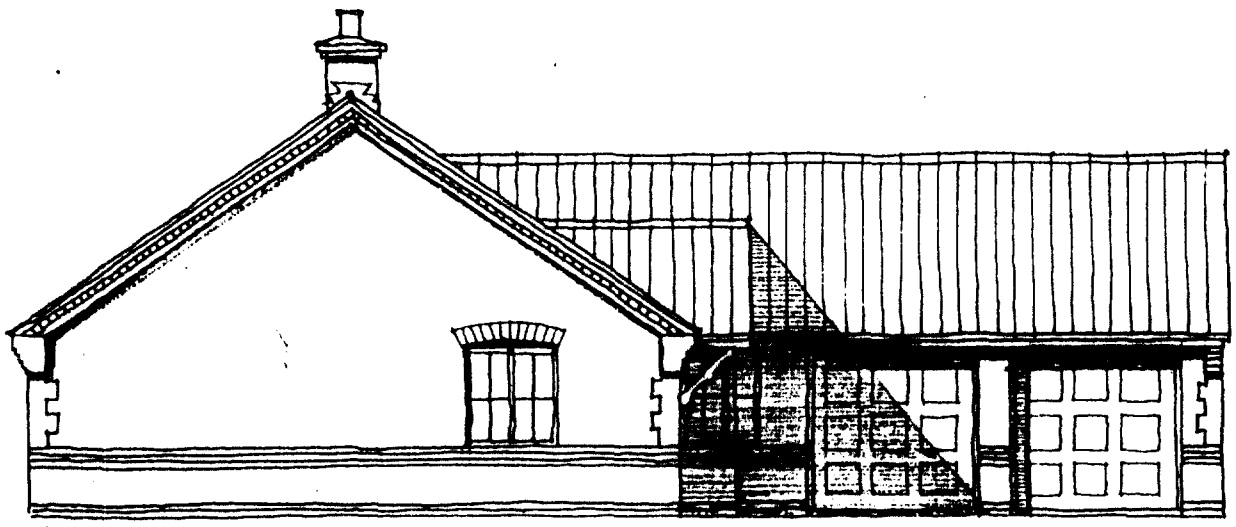


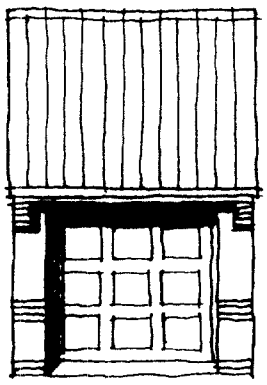
SIDE ELEVATION.

THREE BEDROOM BUNGALOW

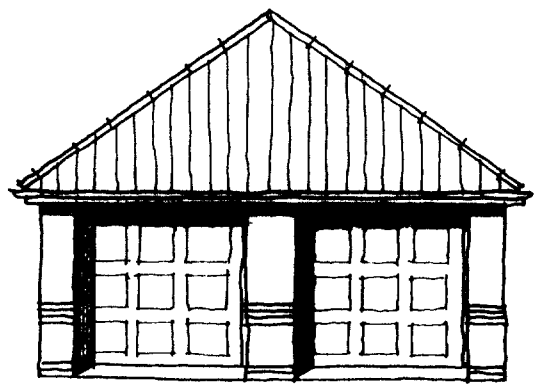
125 SQ METRES
EXC GARAGE
(1345·50 SQ FT)
"THE BOSTON" (L1)
SHEET TWO

1/100

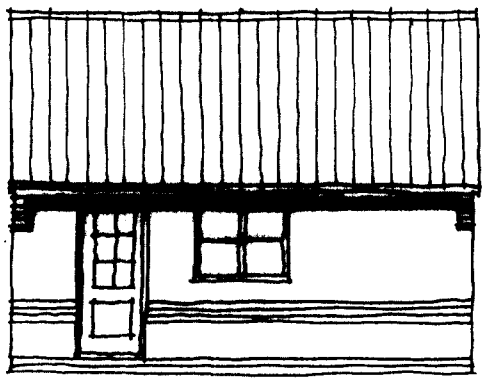
0039/98



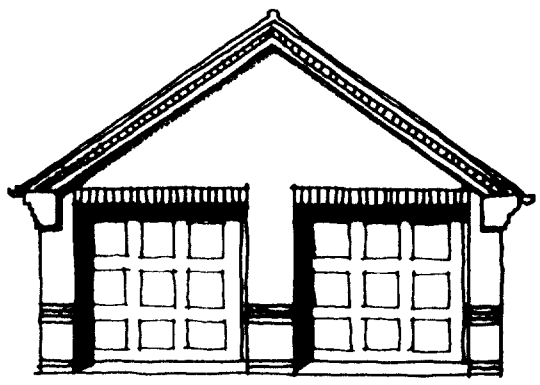
ROOF PITCHED FRONT TO BACK.



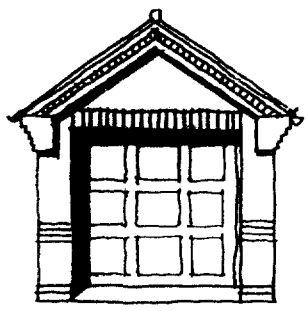
PYRAMID ROOF



TYPICAL SIDE ELEVATION ILLUSTRATING WDW & DOOR.



APEX ROOF



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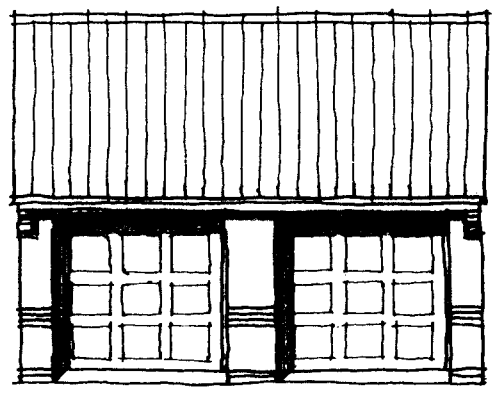

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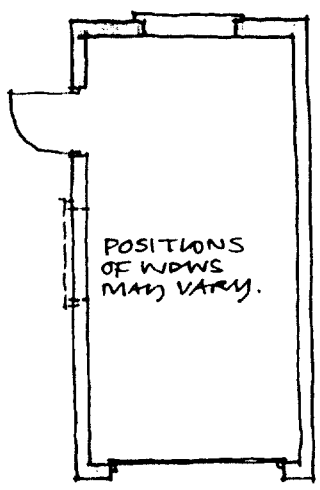
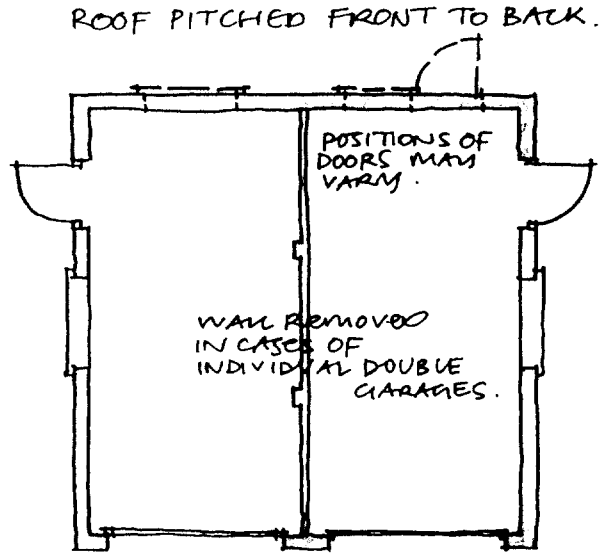


SINGLE GARAGE

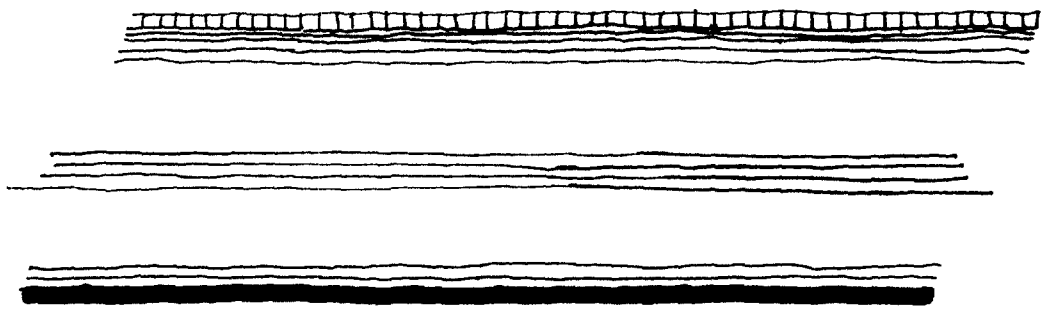


DOUBLE GARAGE

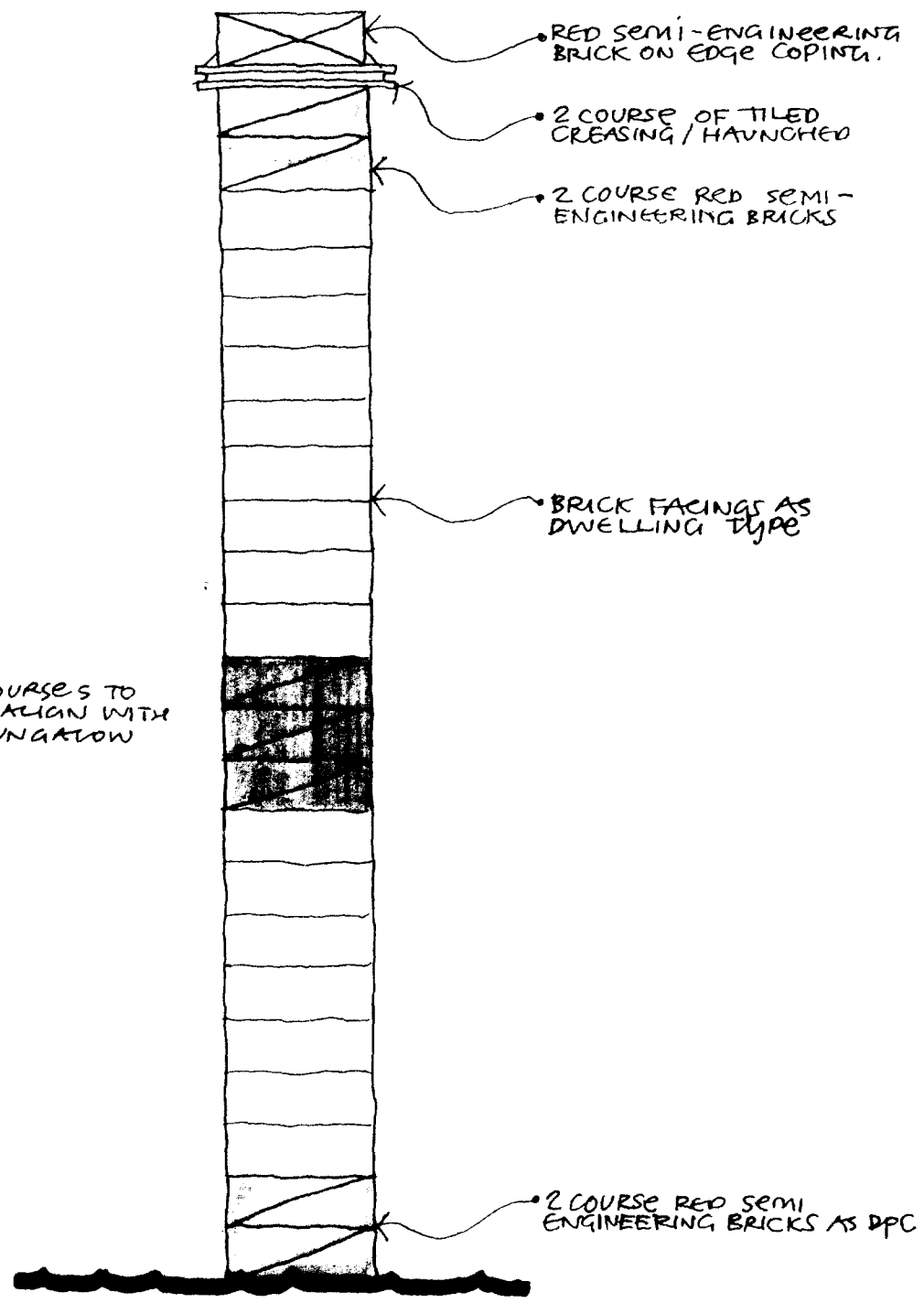
GARAGE VARIATIONS
1 / 100

DETERMINED PLAN

0039/98



1/50 ELEVATION



1/ 10 SECTION.

SCREEN WALLS

0039/98

APPROVED PLAN
Ref. A2

SOUTH HOLLAND DC
HOUSING & PLANNING
-2 JUL 1999
Ref: C0039|98

BENNETT HOMES

'MANEFIELDS'

RESIDENTIAL DEVELOPMENT OFF,
HORSESHOE RD., SPALDING,
LINCOLNSHIRE. PLOT A25

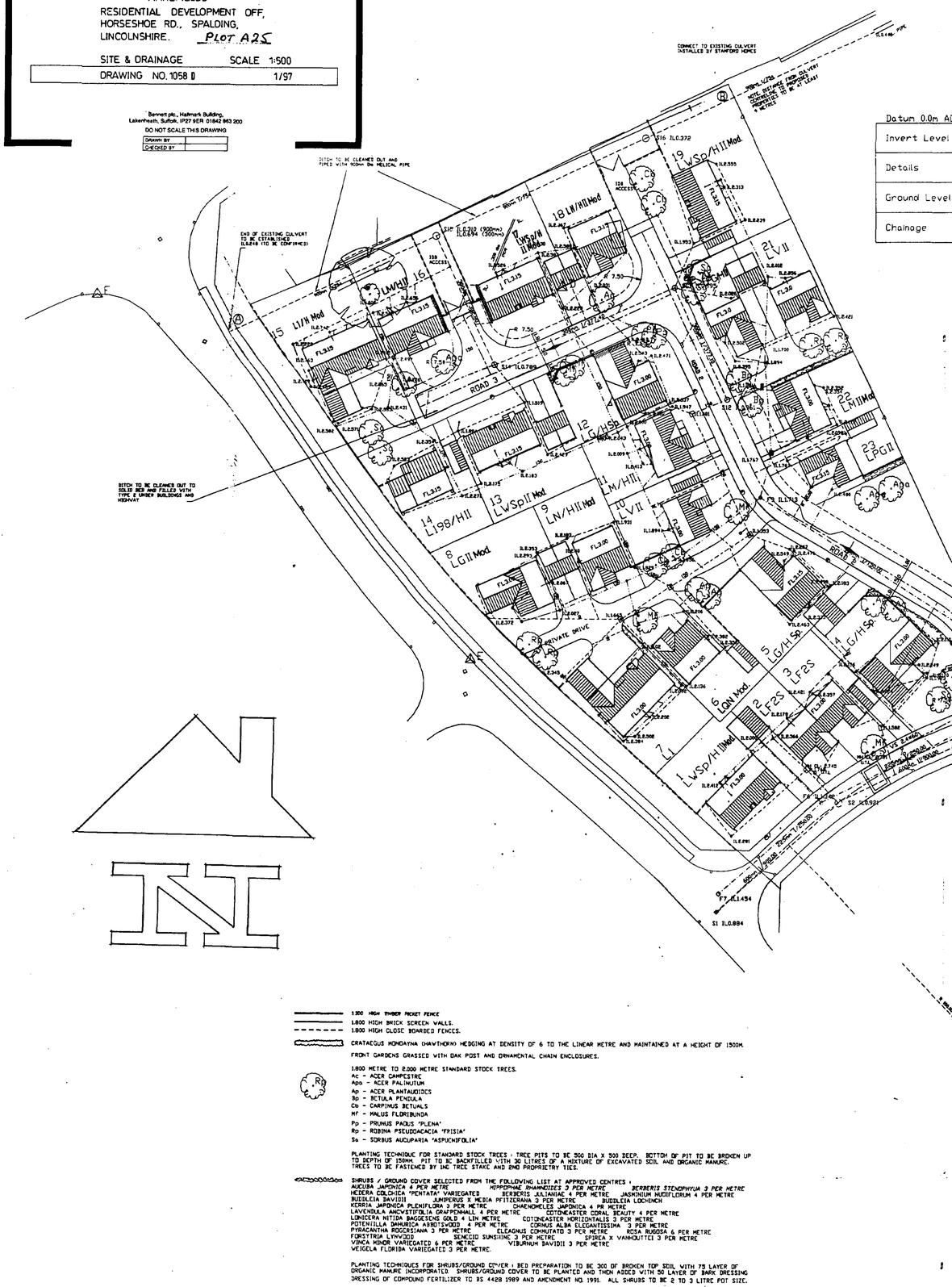
SITE & DRAINAGE SCALE 1:500

DRAWING NO. 1058 D 1/97

Bennett plc., Hallmark Building,
Lakenheath, Suffolk, IP27 9ER 01842 863 200

DO NOT SCALE THIS DRAWING

DRAWN BY	
CHECKED BY	



IC No	Cover level	Invert level	Pipe size
1	2.679	0.868	600
2	2.710	0.694	600
3	2.70	1.963	600
4	2.700	0.980	600
5	2.686	s.o. 0.666 s.o. 0.345	600 600
6	2.764	0.614	600
7	2.735	0.310	600

1.200 HIGH TIMBER PICKET FENCE
1.800 HIGH BRICK SCREEN WALLS.
1.800 HIGH CLOSE BOARDED FENCES.

CRATAEGUS MONOGYNA (HAWTHORN) HEDGING AT DENSITY OF 6 TO THE LINEAR METRE AND MAINTAINED AT A HEIGHT OF 1500M.

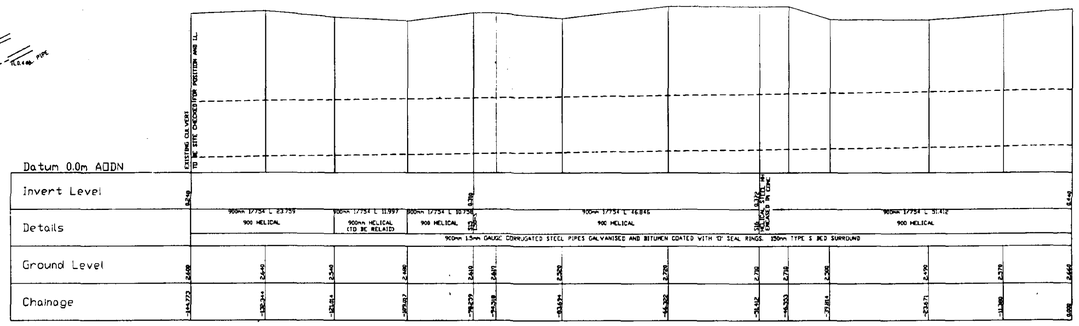
FRONT GARDENS GRASSED WITH OAK POST AND ORNAMENTAL CHAIN ENCLOSURES.

1.800 METRE TO 2.000 METRE STANDARD STOCK TREES.
Ac - ACER CAMPESTRE
Apa - ACER PALMATUM
Ap - ACER PLANTANOIDES
Bp - BETULA PENDULA
Cb - CARPINUS BETULAS
MF - MALUS FLORIBUNDA
Pp - PRUNUS PACUS 'PLENA'
Rp - ROBINIA PSEUDOACACIA 'FRISIA'
Sa - SORBUS AUCUPARIA 'ASPUENIFOLIA'

PLANTING TECHNIQUE FOR STANDARD STOCK TREES : TREE PITS TO BE 500 DIA X 500 DEEP. BOTTOM OF PIT TO BE BROKEN UP TO DEPTH OF 150MM. PIT TO BE BACKFILLED WITH 30 LITRES OF A MIXTURE OF EXCAVATED SOIL AND ORGANIC MANURE. TREES TO BE FASTENED BY ONE TREE STAKE AND 8NO PROPRIETRY TIES.

SHRUBS / GROUND COVER SELECTED FROM THE FOLLOWING LIST AT APPROVED CENTRES :
AUCUBA JAPONICA 4 PER METRE — BERBERIS STENOPHYLLA 3 PER METRE
HEDERA COLCHICA 'PENTATA' VARIEGATED — BERBERIS JALANIAE 4 PER METRE
BUDDLEIA DAVIDII — JASMINUM NUDIFLORUM 4 PER METRE
KERRIA JAPONICA PLENIFLORA 3 PER METRE — CHAENOMELES JAPONICA 4 PER METRE
LAVENDULA ANGUSTIFOLIA GRAPPENHALL 4 PER METRE — COTONEASTER CORAL BEAUTY 4 PER METRE
LONICERA NITIDA BAGGESENS GOLD 4 LIN METRE — COTONEASTER HORIZONTALIS 3 PER METRE
POTENTILLA DAHURICA ABBOTSWOOD 4 PER METRE — CORNUS ALBA ELEGANTISSIMA 3 PER METRE
PYRACANTHA ROGERSIANA 3 PER METRE — ELEAGNUS COMMUTATO 3 PER METRE — ROSA RUGOSA 6 PER METRE
FORSYTRIA LYNWOOD — SENECIO SUNSHINE 3 PER METRE — SPIREA X VANHOUTTEI 3 PER METRE
VINCA MINOR VARIEGATED 6 PER METRE — VIBURNUM DAVIDII 3 PER METRE
WEIGELA FLORIDA VARIEGATED 3 PER METRE.

PLANTING TECHNIQUES FOR SHRUBS/GROUND COVER : BED PREPARATION TO BE 300 OF BROKEN TOP SOIL WITH 75 LAYER OF ORGANIC MANURE INCORPORATED. SHRUBS/GROUND COVER TO BE PLANTED AND THEN ADDED WITH 50 LAYER OF BARK DRESSING DRESSING OF COMPOUND FERTILIZER TO BS 4428 1989 AND AMENDMENT NO. 1991. ALL SHRUBS TO BE 2 TO 3 LITRE POT SIZE.



SECTION FOR DITCH CULVERT

NOTE. 100mm DIA LAND DRAIN LAID BOTH SIDES OF PIPE AT MID LEVEL AND CONNECTED TO NEAREST CHAMBER
A SUMP OF 300mm TO THE LOWEST INVERT SHOULD BE PROVIDED IN ALL CHAMBERS
THE BOARD WILL PROVIDE A WINCHING RING FOR CASTING INTO THE BASE OF CHAMBERS

DRAINAGE NOTES

All works to comply with Building Regulations 1995

Road gully connections to be 150mm dia. clayware pipes
Private drain connections to adoptable sewers to be clayware pipes.
Remaining private drains to be 110mm dia. U.P.V.C. or clayware unless otherwise stated.
All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
Private drains and sewers which pass adjacent to building foundations to be constructed in accordance with Part H1 of the Building Regulations.
All private drains to incorporate preformed inspection and shallow access chambers where possible.
Traditional chambers (private) to be constructed using precast concrete sections with 150mm concrete surround.

Depth to I.L.	M.H. chamber size (internal)
1.0m or less	450 x 450mm (normally a preformed Chamber 0.9m depth or less)
1.5m or less Over 1.5m	1200 x 750mm or 1050mm dia. 1200 x 750mm or 1200mm dia.

Inspection chambers situated in drives to have Grade B covers and frames.
Inspection chambers situated in areas not subject to vehicular loading to have Grade C covers and frames.
Rainwater downpipes to be connected directly to surface water drain via 68/110m adaptors, removable to allow for rodding.
Position of yard gullies shown in garage drives are nominal only and may be adjusted on site.

All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND — Storm Foul

Existing Foul water sewer.....
Existing surface water sewer.....
Proposed Foul water sewer.....
Proposed surface water sewer.....
Proposed backdrop.....
Proposed foul water drain.....
Proposed surface water drain.....
Proposed inspection chamber (traditional).....
Proposed preformed inspection chamber (depth 900mm or less)..... ⊙ ●
Proposed preformed inspection chamber (depth 600mm or less)..... ○ ●
Proposed shallow access chamber..... ⊕ ⊕
Proposed rodding eye..... RE↑ RE↑
Proposed chamber invert level.....
Proposed gully (Gullies in garage drives to be trapped)..... ▪
Suspended slab, where appropriate.....
Proposed slab level..... FL2.750
Proposed soakaway.....
Proposed Vacuum Point as IC. ■VP

Extra Facing Brick Courses Required
Boundary Wall

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance "sewers for adoption" 4th Edition by the W.C.A. unless otherwise instructed.
2) Surface water from roofs and roads to be discharged to surface water sewer.
2(A&) drives to drain away from highway boundary Gully pots to be provided in all drive low spots.
4) Road gully pots connections only to be adopted by Lincolnshire County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglica water Services Limited.
6) Sulphate resisting cement to be used for all manhole & precast concrete.
7) Public Sewers to be 3m away from any buildings.
8) Culvert A-B to be adopted by I.D.B.

Highways
3D) All adoptable highway to be constructed in accordance with "Development Road specification and Construction (1991)" issued by Lincolnshire County Council or any updated edition.
3E) No trees to be planted within 4.5m c/ the centre line of carriageway.
3F) Pram crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid with a 25mm upstand above the carriageway and two purpose made dropper kerbs.
3H) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6 m wide using 125mm x 150mm precast concrete kerbs to BS 340, 1979 fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
3I) Vehicle crossings - base shall consist of a compacted thickness of 380mm of DoT Type 1 Granular Sub-base.
3K) Give way markings and any necessary signing to be agreed on site with the divisional surveyor.

3J) Pedestrian Crossing points to be provided with Tactile Paving as per LCC Design Guide 3.16.3

3B) House Foundations must not extend into Highway limits, and eaves and roofs must not overhang the footways.

NOTE. Attached to Street Lighting Column marked L (Illuminated ROAD HUMPS AHEAD with arrow shall be installed, Dwg. No. 3371 and 3372. The specification of connections to the street lighting columns must be agreed with a L.C.C. Lighting Engineer. Tel.01522-553094.

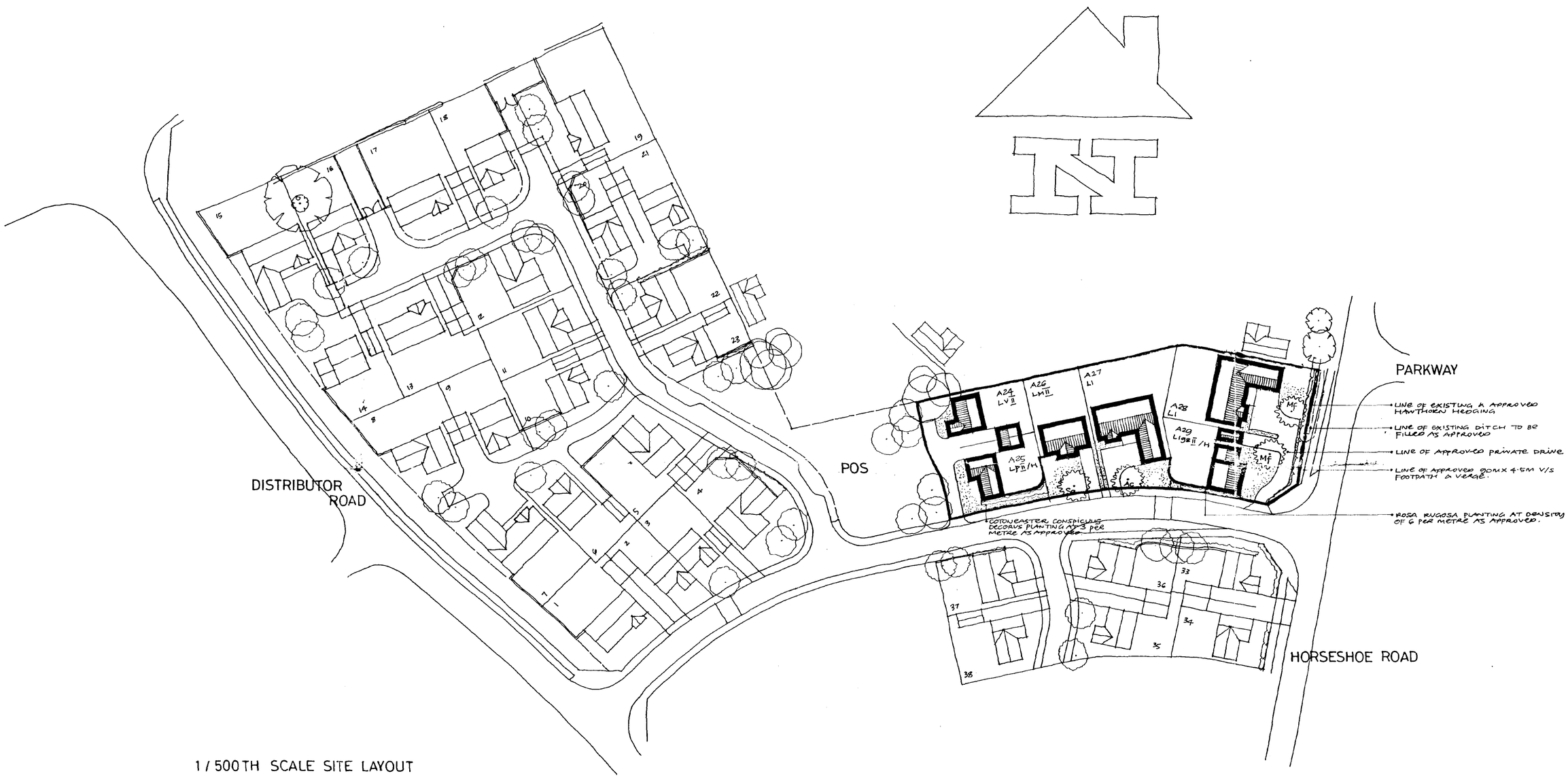
STREET LIGHTING
LIGHTING DESIGNED TO COMPLY WITH BS 5489, Parts 2 & 3
Minimum Lighting Quality
Twice mean illuminance
Uniformity ratio (minimum/average)
Glare rating
Surround ratio
Maintenance factor
Lamp type
Lamp wattage
Column type
Mounting height
Overhang
Column spacing
Cable
Earthing
All Columns to be provided with BEC sockets
INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION

REV	DATE	DESCRIPTION/REASON FOR ISSUE	ORIG	CHKD	APPR
D	9/3/98	Dwellings on plots 24-32 revised A24-A29.			
C	23/10/97	Dwelling on plot b changed to LGH Mod.			
B	12/96	PLOTS 10-12,16-18 REPOSITIONED			
A	11/96	REVISED 900mm CULVERT			

MTC
The Michael Thomas Consultancy
162 High \Street, Newmarket
Suffolk CB8 9AQ
Tel(01638) 560514 Fax(01638) 660516

TITLE
Bennett Homes
Horseshoe Road Spalding
Layout
PLOT A25

ORIG	DATE 11/96
CHKD	SCALE 1/500
APPR	FILE
JOB NO	DRAWING NO / REV



1/500TH SCALE SITE LAYOUT

PROPOSED SUBSTITUTION OF BUNGALOWS FOR APPROVED HOUSE TYPES - DISTRICTOR ROAD / HORSESHOE ROAD - SPALDING FOR

GENERAL NOTES

1·800 HIGH BRICK SCREEN WALLS

FRONT GARDENS GRASSED WITH OAK POST & ORNAMENTAL CHAIN ENCLOSURES.

1·8M TO 2·0M STANDARD STOCK TREES

Ac ACER CAMPESTRE

Mf MALUS FLORIBUNDA

Sa SORBUS AUCUPARIA 'ASPLENIFOLIA')

PLANTING TECHNIQUE FOR STANDARD STOCK TREES :- TREE PIT TO BE 500 DIA X 500 DEEP. BOTTOM OF PIT TO BE BROKEN UP TO A DEPTH OF 150 MM. PIT TO BE BACKFILLED WITH 30 LITRES OF A MIXTURE OF EXCAVATED SOIL AND ORGANIC MANURE. TREES TO BE FASTENED BY 1NO STAKE AND 2NO. PROPRIETRY TIES.

Barratt Homes

DRAWING NO 8014 / 1A
JULY 1997

REVISIONS:
A) 13/1/98 - ADDITIONAL INFO ADDED.

PLAN