Client

CASTLE BUILDING LTD

Job Title

Residential Development
Holbeach Road
Spalding Lincs

Bentley Heseltine
architectural technicians
86a Portland Street Lincoln LN5 7JX Tel Lincoln (0522) 542589
Fax No (0522) 530652

Date: March 2003 Scale: 1:500

Drawing No: 1721/02/20

ROMAN BANK

HOLBEACH ROAD

NO 62 HOLBEACH ROAD DEMOLISHED

area of land required for site access visibility splay

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

EXISTING BUILDINGS DEMOLISHED

NORTH

ASH COURT

SITE PLAN
1:500

Public Open Space

SITE AREA(excluding visibility splay) 2·85 acres 1·1533 hectares
PUBLIC OPEN SPACE AREA 0·1642 hectare 0·4057 acres
14·2 % P.O.S.

House Types

CAS 9	CAS 7&8	CAS10
2 BED SEMI-DETCHD.	3 BED SEMI-DETACHED	3 BED SEMI-DETACHED
14 no.	8 no.	8 no.

LEGEND

TREEPLANTING - 34 no.
BA Betula Alba – Silver Birch
CB Carpinus Betulus – Hornbeam
AG Alnus Glutinosa – Alder
AC Acer Campestre – Field Maple
SA Sorbus Aucuparia – Rowan – Mountain Ash
PSS Prunus Serrulata Sekiyama – Japanese Cherry

ALL PLANTED AS 4 -5 METRE HIGH STANDARDS, STAKED AND STRAPPED - RABBIT STRAPPING AROUND BASE - REGULARLY WATERED THROUGH TWO PLANTING SEASONS.

BLOCK PAVING
IN POSITIONS SHOWN ON PLAN USING FORMPAVE AQUAFLOW SELF DRAINAGE BLOCKS 200x100x80 COLOUR: BURNT RED

P.O.S. area allocated for PUBLIC OPEN SPACE
AREA TO BE LEVELLED AND SEEDED WITH FOOTPATH LINK TO HOLBEACH ROAD

2MF FENCING
2 METRE HIGH VERTICAL BOARDED FENCING WITH CONCRETE POSTS IN CONCRETE FOUNDS.

1M 3W 1 M HIGH TIMBER POST WITH 3 STRAND WIRE

300MM 1W 300MM HIGH TIMBER POST WITH ONE STRAND WIRE

NORTH

EXISTING HEDGE
EXISTING CHAIN LINK FENCE REMOVED
private car park
Housing Block 'C'
Housing Block 'A'
Housing Block 'B'
PUBLIC OPEN SPACE P.O.S.
2M HIGH VERTICAL BOARDED FENCE WITH CONCRETE POSTS
GRASSED AREA
FOUR EXISTING TREES TO BE REMOVED
5.5m Road & 1800 Footpath A to B
ALL TO ADOPTION STANDARDS USING L.C.C. PUBLICATIONS "DEVELOPMENT ROAD LAYOUT GUIDE AND SPECIFICATION" 1999 EDITION "LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS" 1995 EDITION
5.5m ACCESS ROAD
EXISTING DENSE HEDGE
AREA GRASSED TO Y AND SPACE ALLOWED TO RUN INTO ADJACENT P.O.S.
90x4·5 VISIBILITY SPLAY
105 RAD
NEW VEHICULAR ACCESS
Holbeach Road
EXISTING TREE RETAINED
90M x 45M VISIBILITY SPLAY
DIVERTED PUBLIC SEWER
LINE OF EXISTING PUBLIC SEWER DIVERTED
NEW MH
EX.MH.
WALL

SHDC
Planning & Development
13 MAR 2003
Ref 3:8/03

HOUSING LAYOUT
1:250

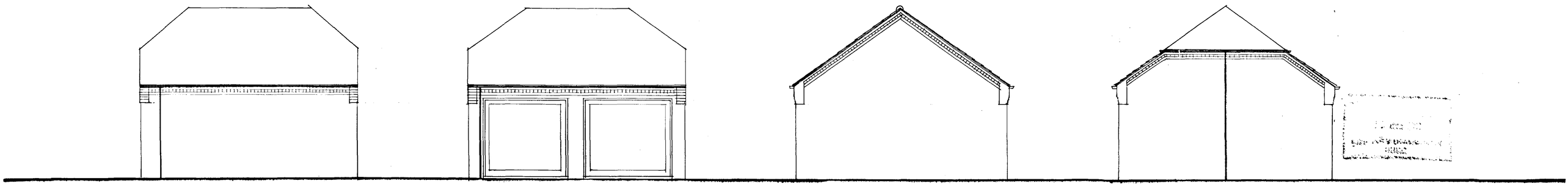
B POS AMENDED PLOTS 17 & 18 AMENDED ADDITIONAL NOTES ADDED.
A PLOTS 23 TO 30 INCLUSIVE AMENDED PLOT SITING 28 FEB 03.

Client: CASTLE BUILDING
Job Title: Housing Development Three Acre Site Holbeach Road Spalding

Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

Date Sept 2002 Scale 1:250
Drawing No 1721:02:10 Rev B

GARAGE DETAILS



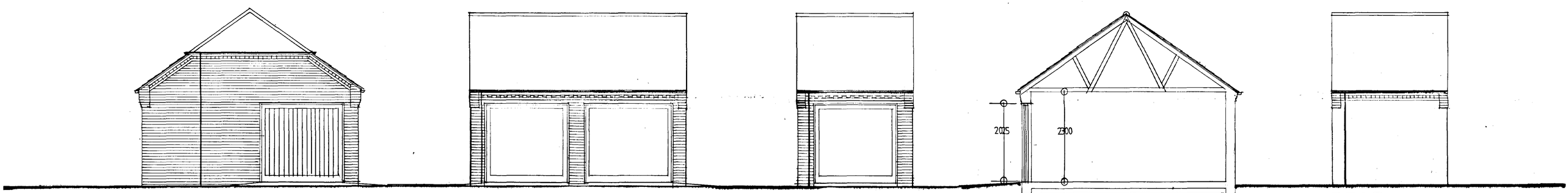
SIDE
24 25 42 43

REAR
18 19 28 29 36 37 38 39 40 41 44 45

FRONT ELEVATION
19 29 37 39 41 45
18 28 36 38 40 44

SIDE
13 14 15 16 17 20 21 22 23 26 27 46 47 48

SIDE
18 19 28 29 36 37 38 39 40 41 44 45



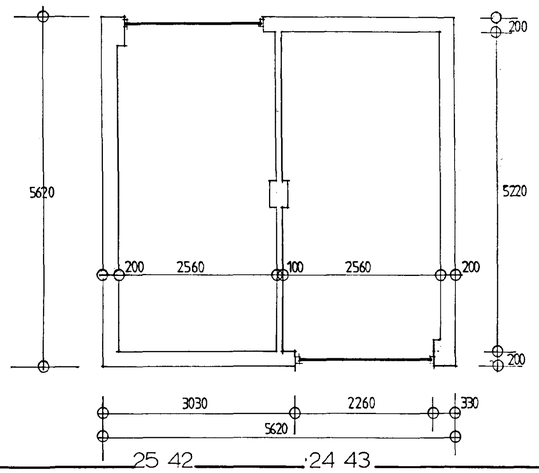
FRONT
25 42 24 43

FRONT
15 17 23 27 21 14 16 22 26 20

FRONT
13 46 47 48

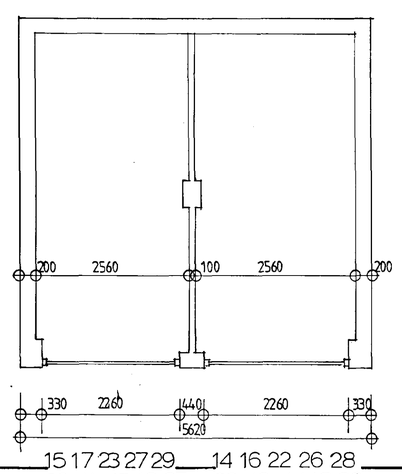
SECTION

REAR
13. 46. 47. 48



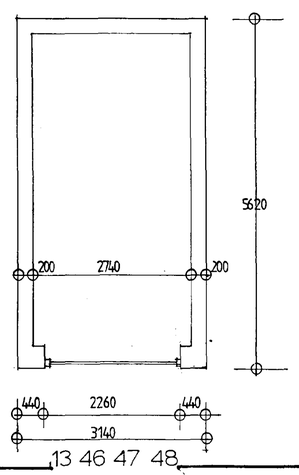
25 42 24 43

PLAN DOUBLE



15 17 23 27 29 39 41 45 19 37 21
14 16 22 26 28 38 40 44 18 36 20

PLAN DOUBLE



13 46 47 48

PLAN SINGLE

FACING BRICK
Caradale brick range — refer to schedule

ROOF COVERING
Forticrete 'Gemini' slate

ROOF EAVES
Three course projecting brick detailing

RAINWATER GOODS
Black upvc square section gutter/downpipes

DOORS
White upvc faced metal slideover vertical board effect — white

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

Client
CASTLE BUILDING LTD

Job Title
Residential Development
Holbeach Road
Spalding Lincs

Morley Newborn
architectural technicians
Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

DETERMINED
PLAN

March 2003
Scale 1:500
Drawing No
1721/02/19

Client
CASTLE BUILDING LTD

Job Title
RESIDENTIAL DEVELOPMENT
HOLBEACH RD. SPALDING

Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

Date AUG 2002 | Scale 1:50
Drawing No. 1721.02.16 | A

SHDC
Planning & Development
13 MAR 2003
Ref 328/03



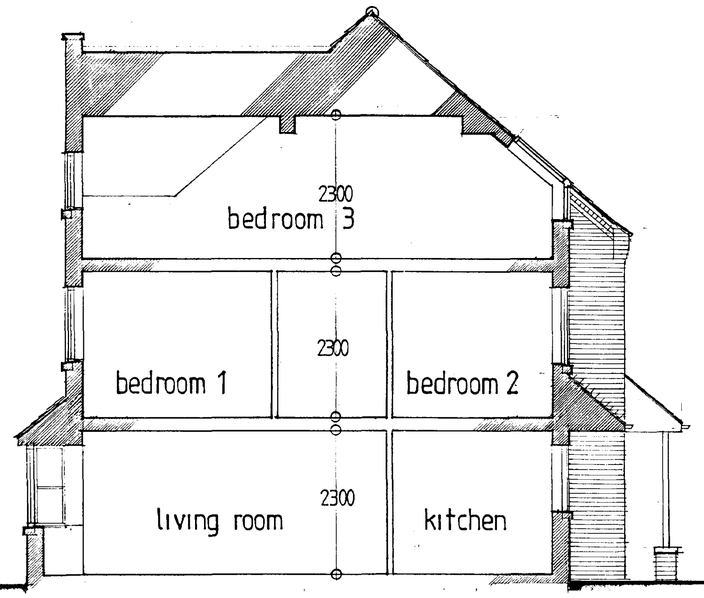
FACING BRICK
Caradale facing brick range
Refer to schedule for type/colour
ROOF TILE
Forticrete "Gemini" slate
Refer to schedule for type/colour
WINDOWS + DOORS
White upvc type as indicated
CILLS + OPENING HEADS
Reconstructed stone Portland shade
ROOF EAVES
Three course projecting brick detailing
RAINWATER GOODS
Black upvc square section rainwater gutter and downpipe

DETERMINED PLAN

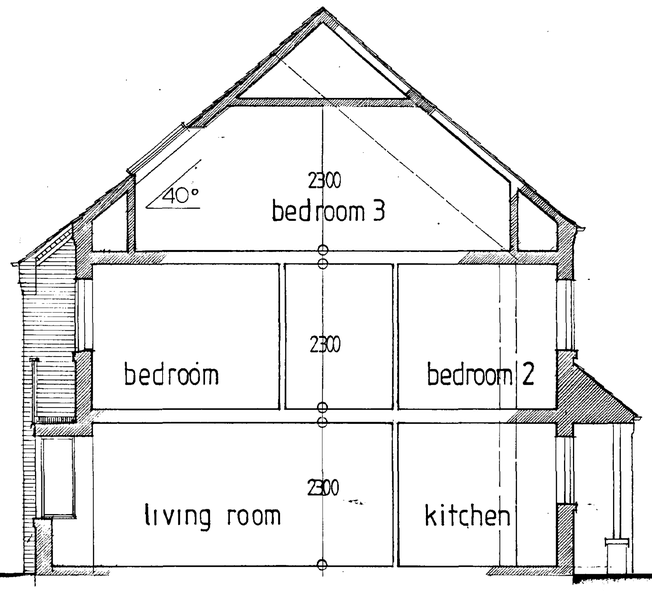
FRONT ELEVATION

NORTH TO HOLBEACH ROAD

HOUSING BLOCKS A & B

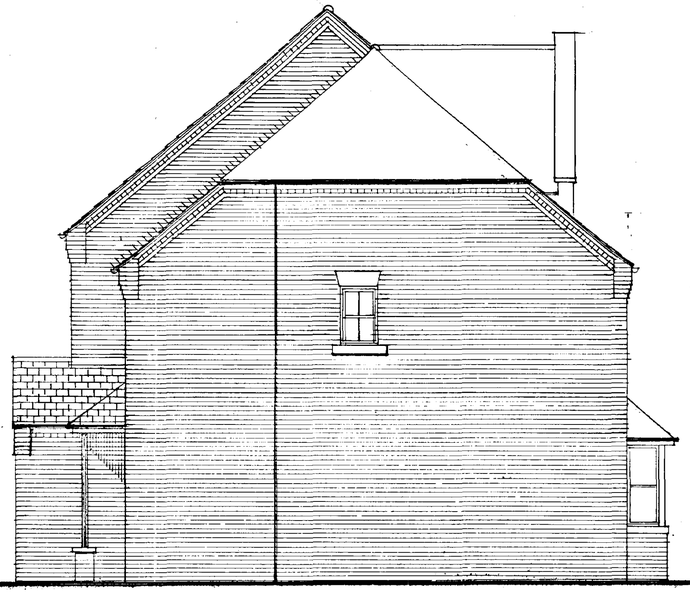


UNITS 3·4 + 9·10

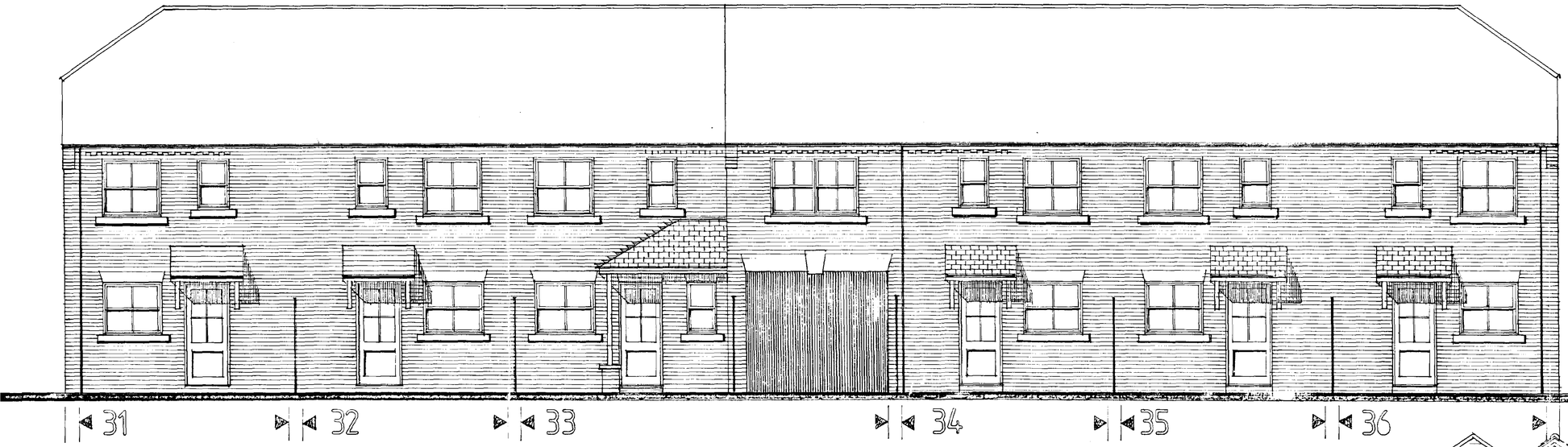


UNITS 2·5 + 8·11

SECTIONS



END ELEVATION

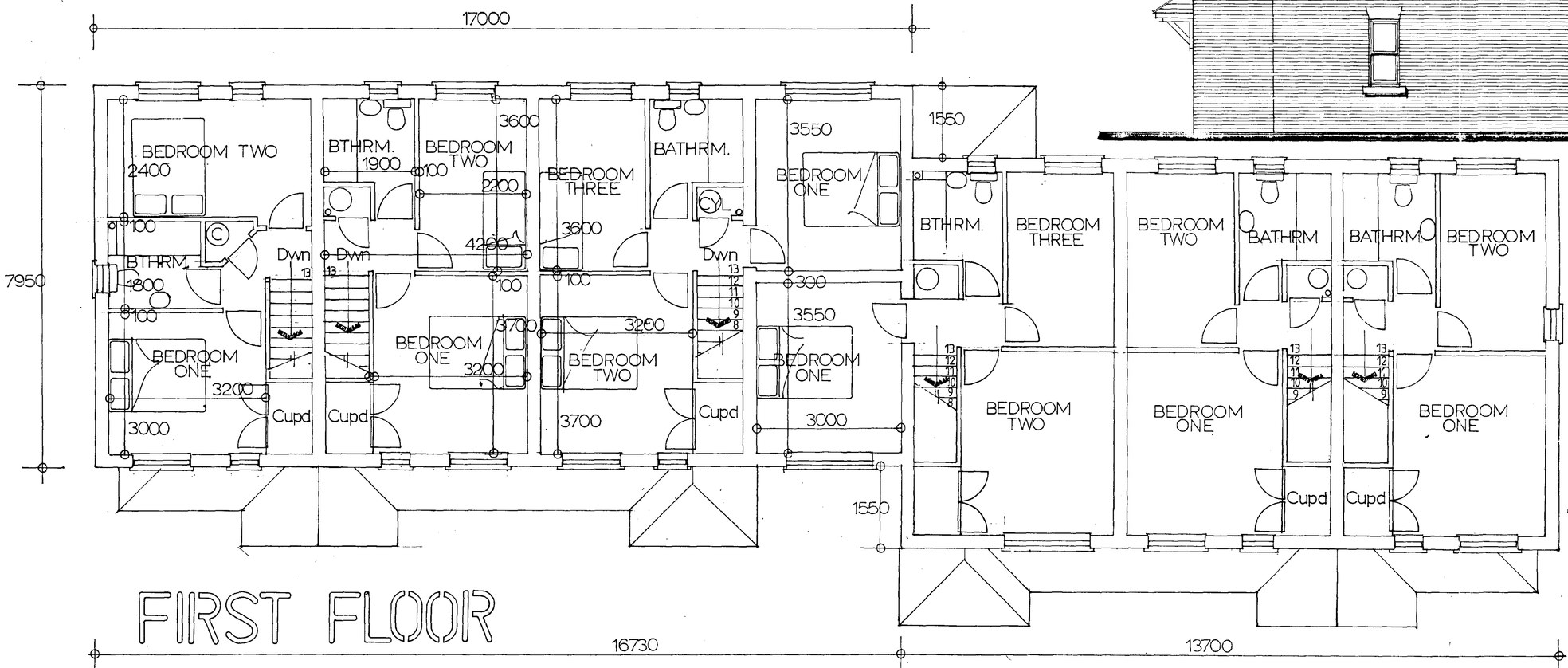


REAR

SOUTH ELEVATION__TO PRIVATE CAR PARK

FACING BRICK
Caradale facing brick range__
Refer to schedule for type/colour
ROOF TILE
Forticrete 'Gemini' slate
Refer to schedule for type/colour
WINDOWS + DOORS
White upvc__type as indicated
CILLS + OPENING HEADS
Reconstructed stone__Portland shade
ROOF EAVES
Three course projecting brick detailing
RAINWATER GOODS
Black upvc square section rainwater gutter and downpipe





FIRST FLOOR

SIDE

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

HOUSING BLOCK C

Client
CASTLE BUILDING LTD

Job Title
RESIDENTIAL DEVELOPMENT
HOLBEACH RD. SPALDING

DETERMINED PLAN

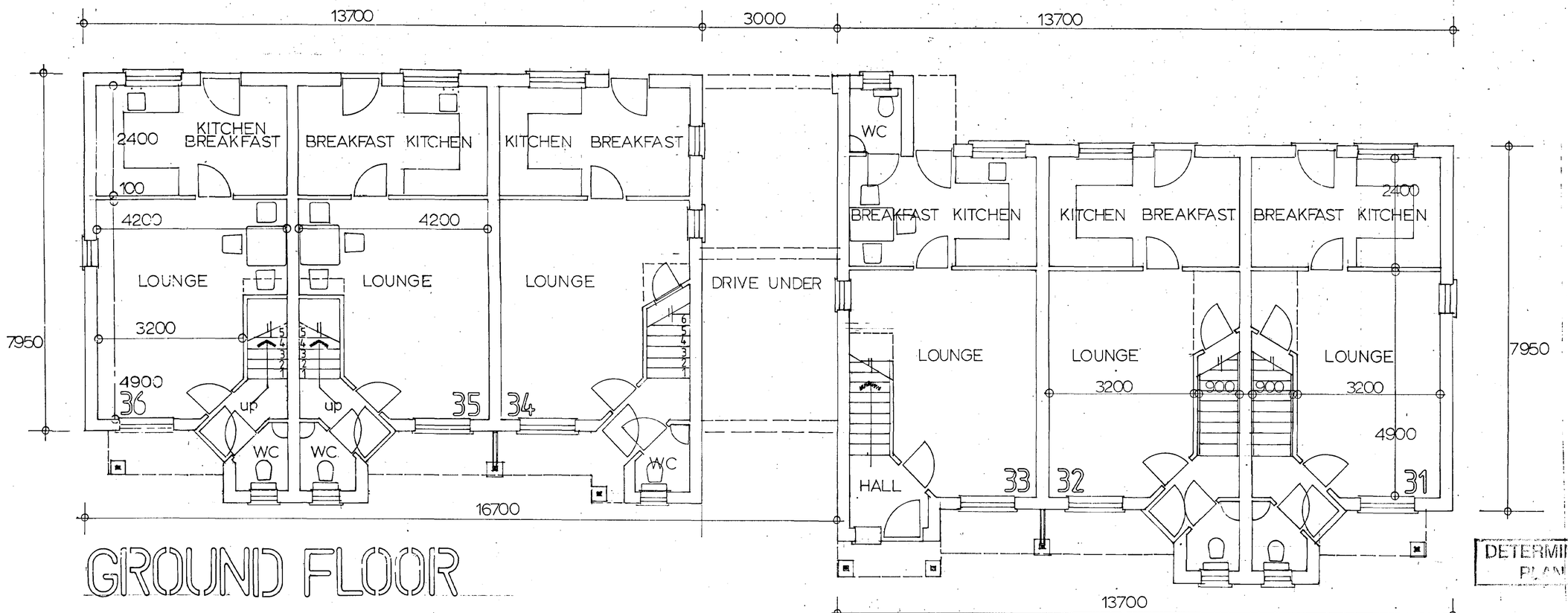
Morley Newborn
architectural technicians
18a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

Date AUG 2002
Scale 1:50
Drawing No. 1721.02.18 A

FACING BRICK
Caradale facing brick range
Refer to schedule for type/colour
ROOF TILE
Forticrete 'Gemini' slate
Refer to schedule for type/colour
WINDOWS + DOORS
White upvc type as indicated
CILLS + OPENING HEADS
Reconstructed stone Portland shade
ROOF EAVES
Three course projecting brick detailing
RAINWATER GOODS
Black upvc square section rainwater gutter and downpipe



FRONT NORTH ELEVATION



GROUND FLOOR

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

HOUSING BLOCK C

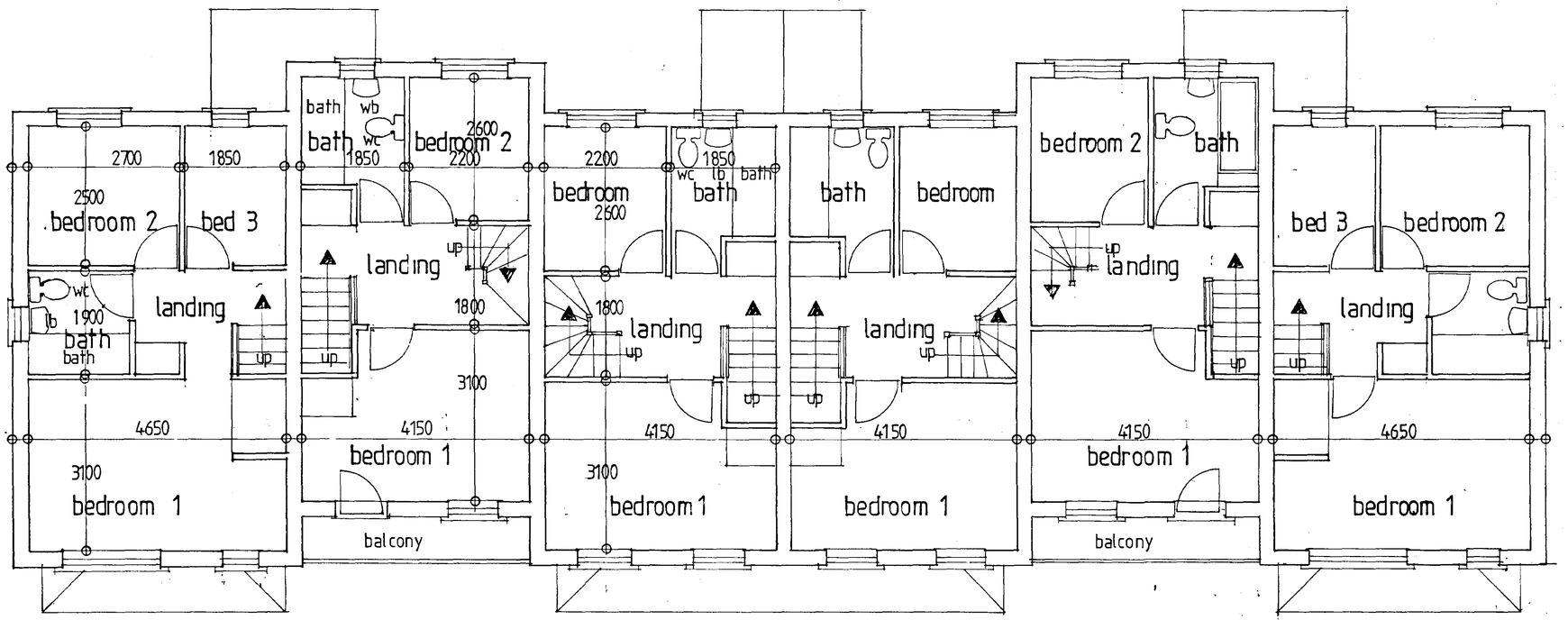
Client: CASTLE BUILDING LTD

Job Title: RESIDENTIAL DEVELOPMENT HOLBEACH RD. SPALDING

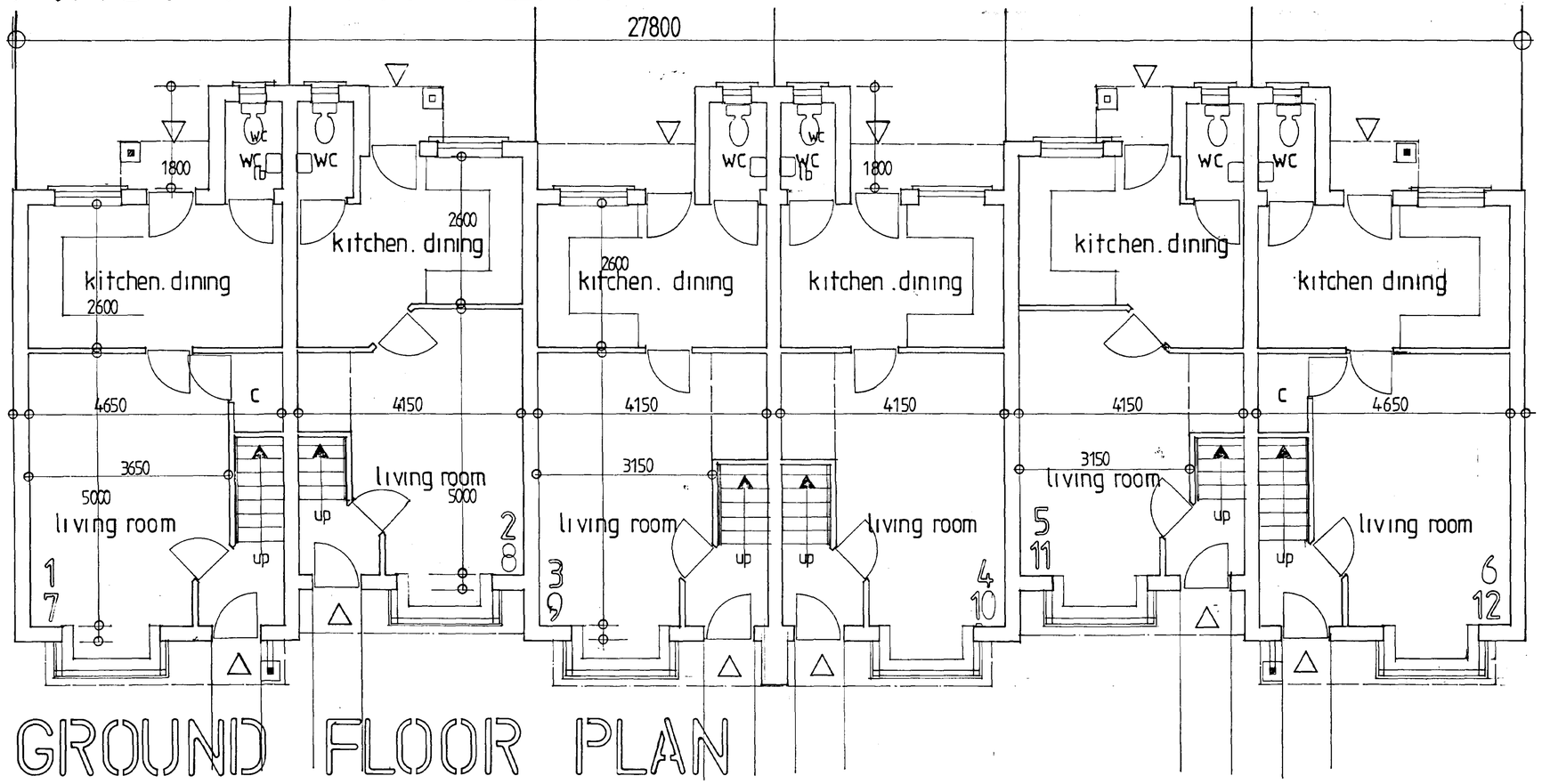
Morley Newborn
architectural technicians
The Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

DETERMINED PLAN

Date: AUG 2002
Scale: 1:50
Drawing No.: 1721.02.17 A



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

HOUSING BLOCKS A & B

Client
CASTLE BUILDING LTD

Job Title
RESIDENTIAL DEVELOPMENT
HOLBEACH RD. SPALDING

Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

DETERMINED
PLAN

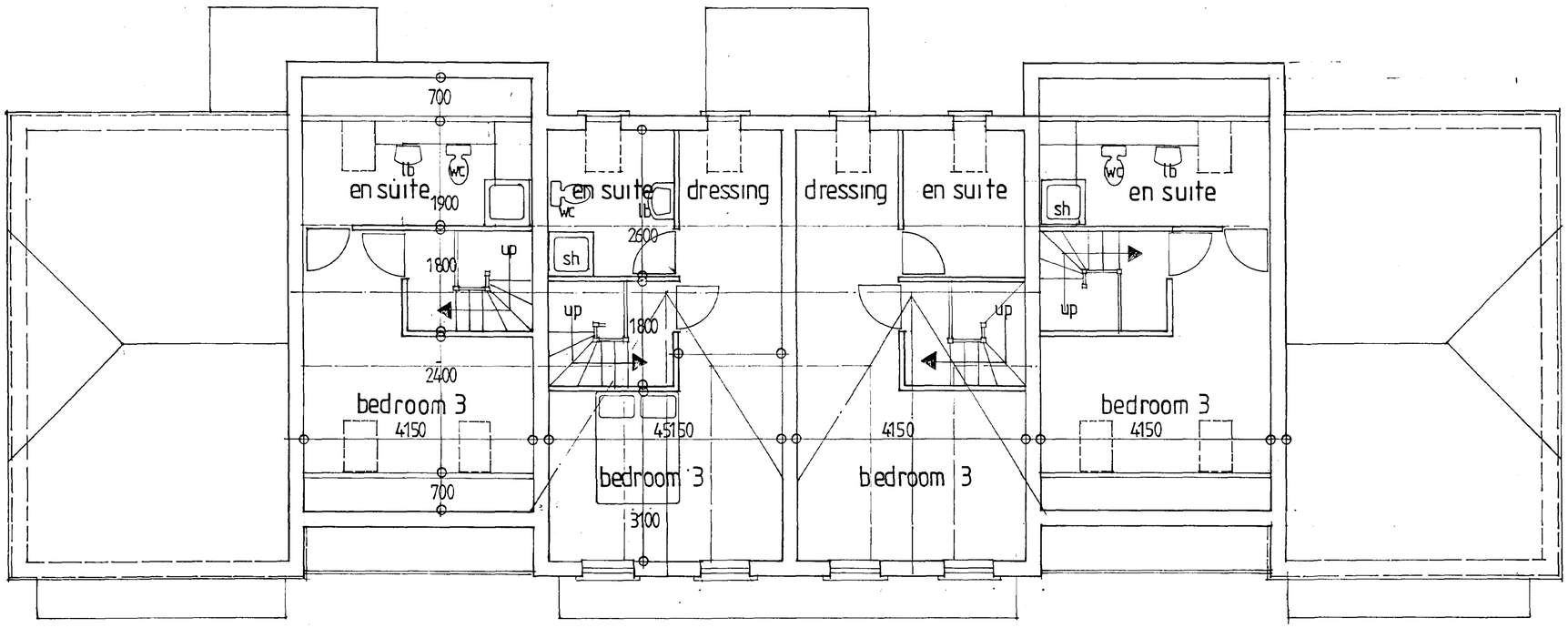
Date 1 AUG 2002
Scale 1 : 50
Drawing No 1721.02.14
A



REAR ELEVATION

SOUTH ___ TO ESTATE ROAD

FACING BRICK
Caradale facing brick range___
Refer to schedule for type/colour
ROOF TILE
Forticrete 'Gemini' slate
Refer to schedule for type /colour
WINDOWS + DOORS
White upvc_type as indicated
CILLS + OPENING HEADS
Reconstructed stone___Portland shade
ROOF EAVES
Three course projecting brick detailing
RAINWATER GOODS
Black upvc square section rainwater gutter and downpipe



SECOND FLOOR PLAN

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

HOUSING BLOCKS A & B

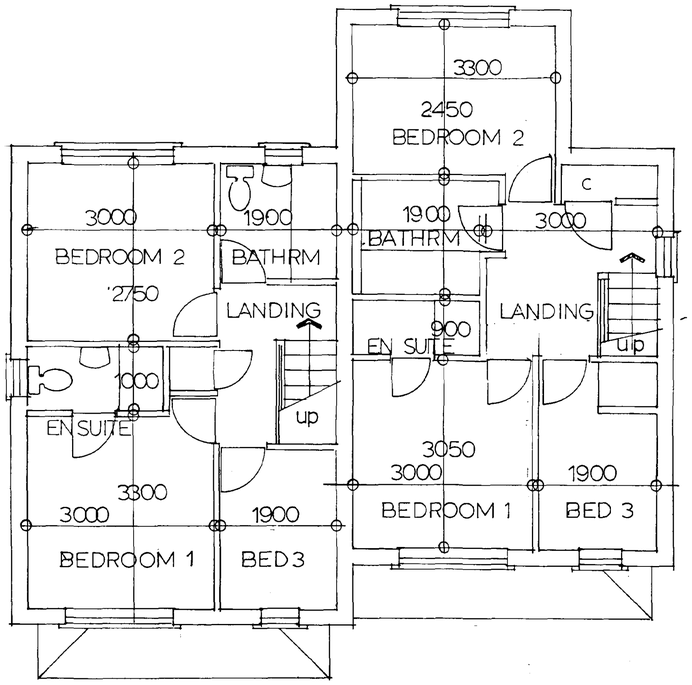
Client
CASTLE BUILDING LTD

Job Title
RESIDENTIAL DEVELOPMENT
HOLBEACH RD. SPALDING

DETERMINED
PLAN

Morley Newborn
architectural technicians
38a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

Date AUG 2002
Scale 1:50
Drawing No. 1721.02.15 A



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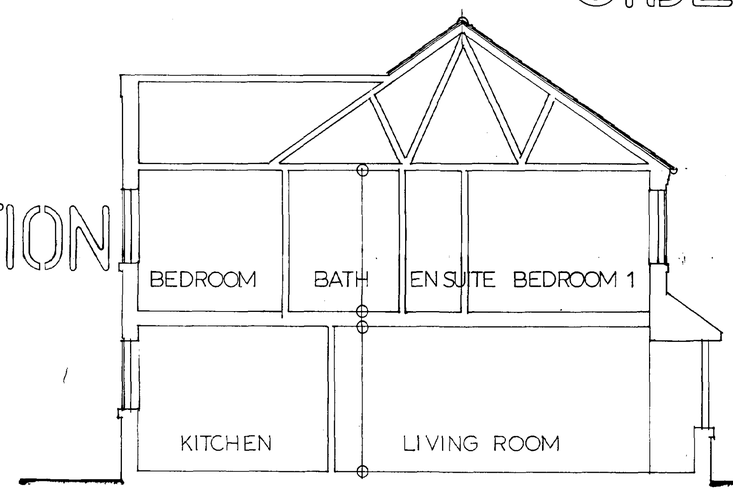

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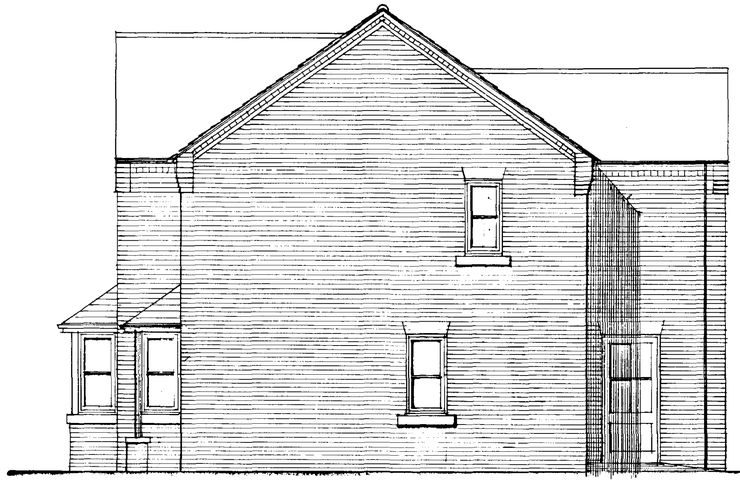

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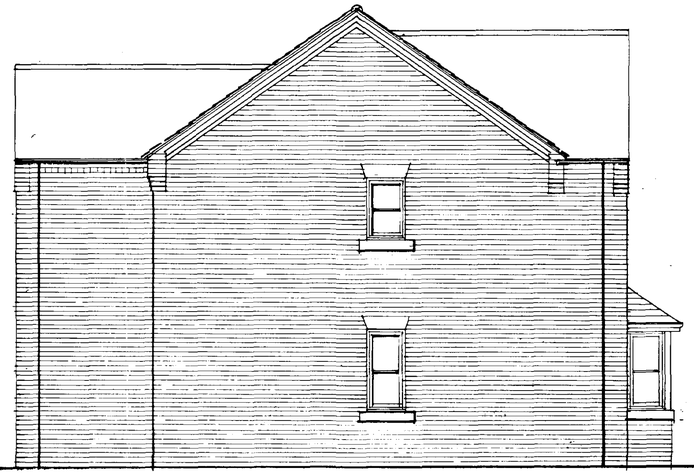
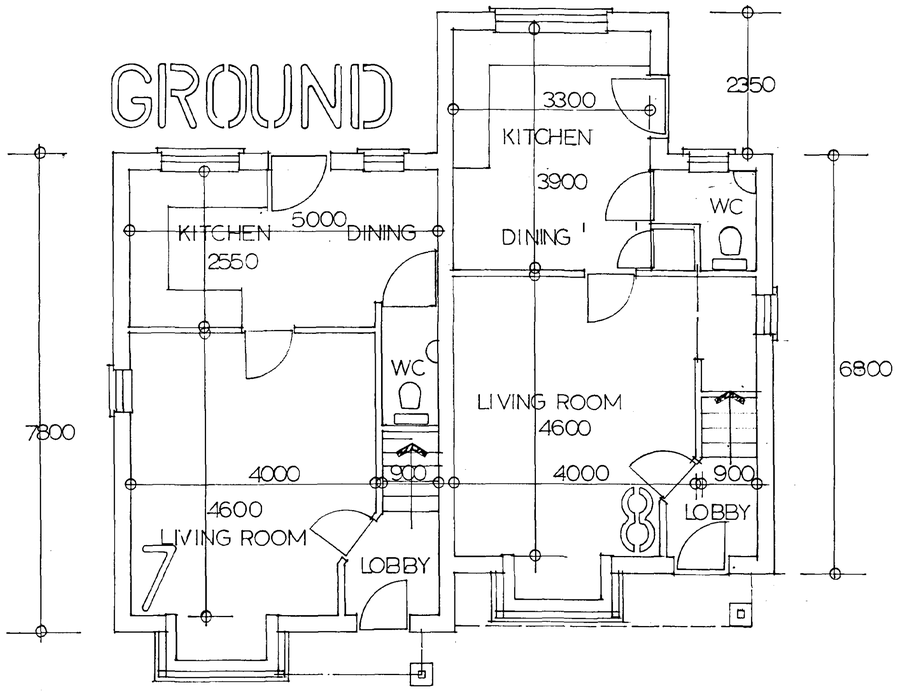


SIDE



REAR

GROUND





FRONT

FACING BRICK
Caradale facing brick range
Refer to schedule for type/colour
ROOF TILE
Forticrete "Gemini" slate
Refer to schedule for type/colour
WINDOWS + DOORS
White upvc type as indicated
CILLS + OPENING HEADS
Reconstructed stone Portland shade
ROOF EAVES
Three course projecting brick detailing
RAINWATER GOODS
Black upvc square section rainwater gutter and downpipe

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

TYPE CAS 7:8

DETERMINATION PLAN

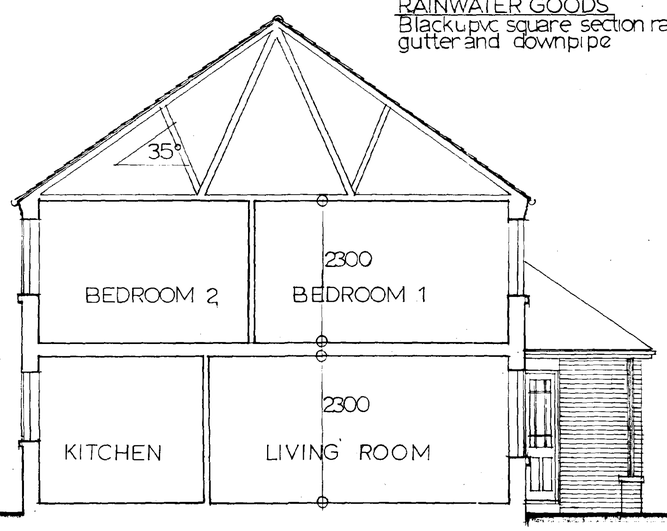
Client
CASTLE BUILDING LTD

Job Title
RESIDENTIAL DEVELOPMENT
HOLBEACH RD. SPALDING

Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax No. (0522) 530552

Date AUG 2002
Scale 1:50
Drawing No. 1721.02.11
A

FACING BRICK
Caradale facing brick range
Refer to schedule for type/colour
ROOF TILE
Forticrete "Gemini" slate
Refer to schedule for type/colour
WINDOWS + DOORS
White upvc type as indicated
CILLS + OPENING HEADS
Reconstructed stone Portland shade
ROOF EAVES
Three course projecting brick detailing
RAINWATER GOODS
Black upvc square section rainwater gutter and downpipe



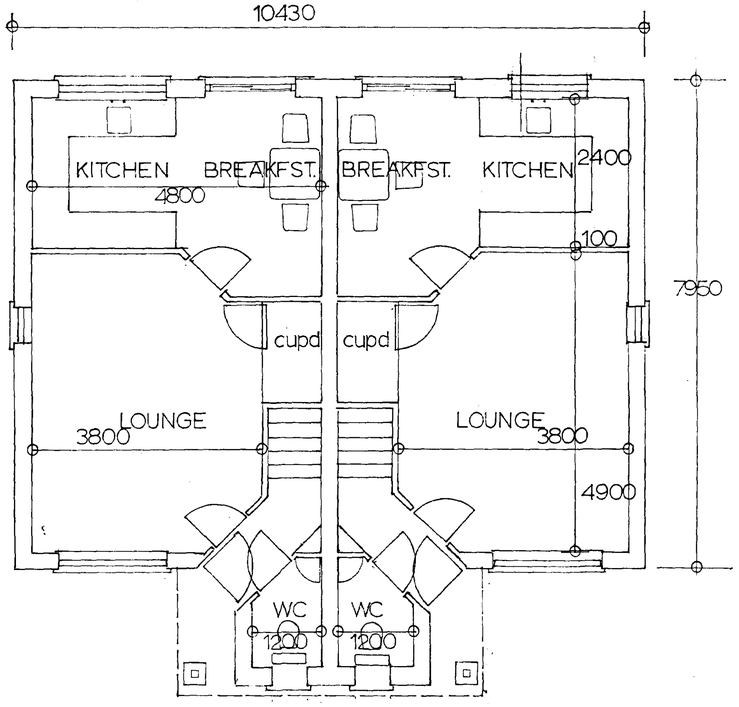
SECTION



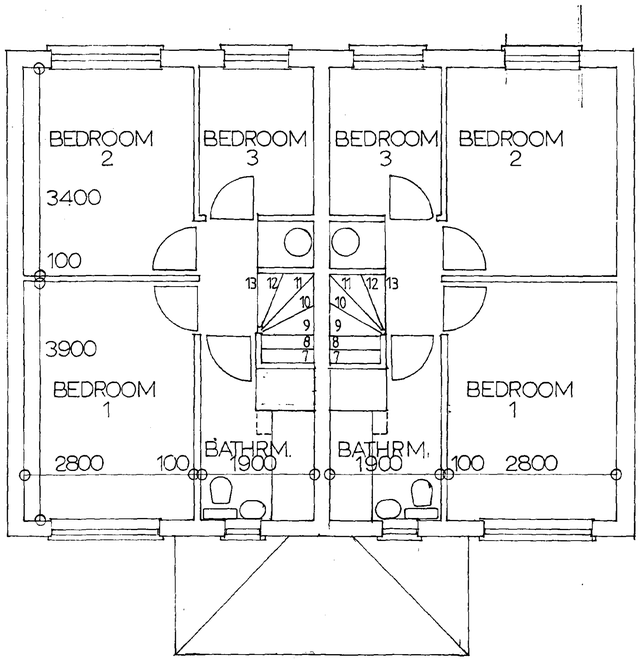
FRONT



REAR



GROUND FLOOR



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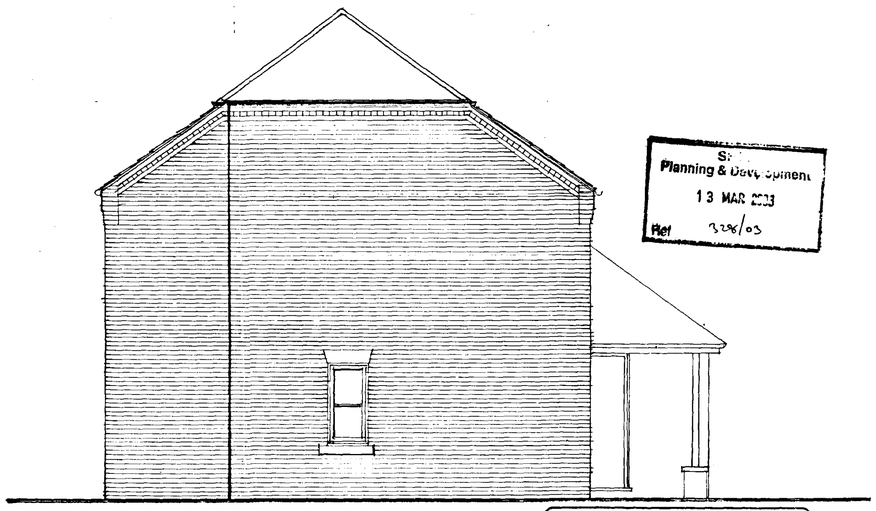


SIDE

PLOTS ◀ 30 38 40 42 ▶ ◀ 29 37 39 41 ▶

Planning & Development
13 MAR 2003
Ref 3296/03

DETERMINED PLAN

Client
CASTLE BUILDING LTD

Job Title
RESIDENTIAL DEVELOPMENT
HOLBEACH RD. SPALDING

TYPE CAS 10

Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542569
Fax No. (0522) 530652

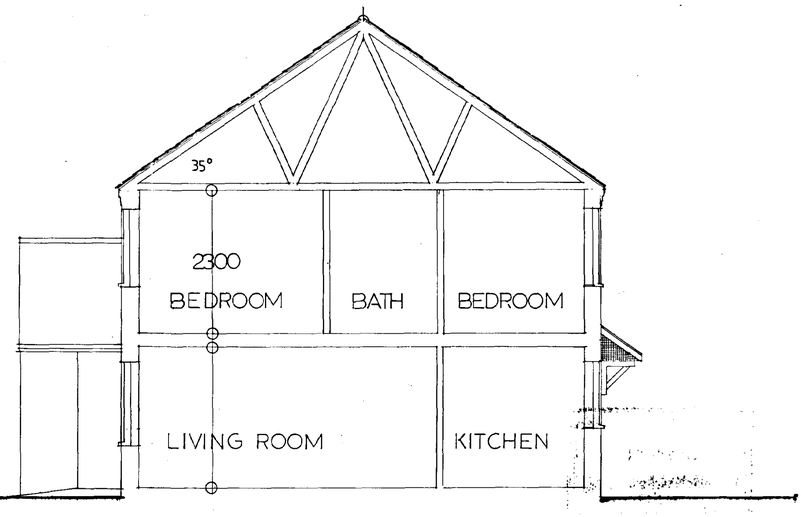
Date AUG 2002
Scale 1:50
Drawing No. 1721.02.13



FRONT

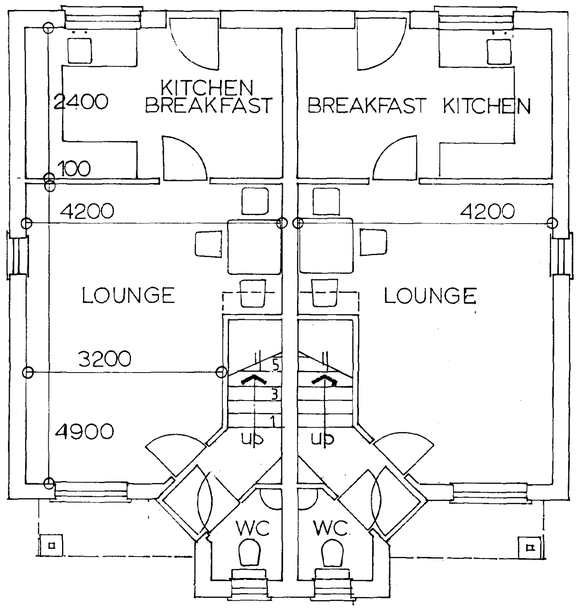


REAR

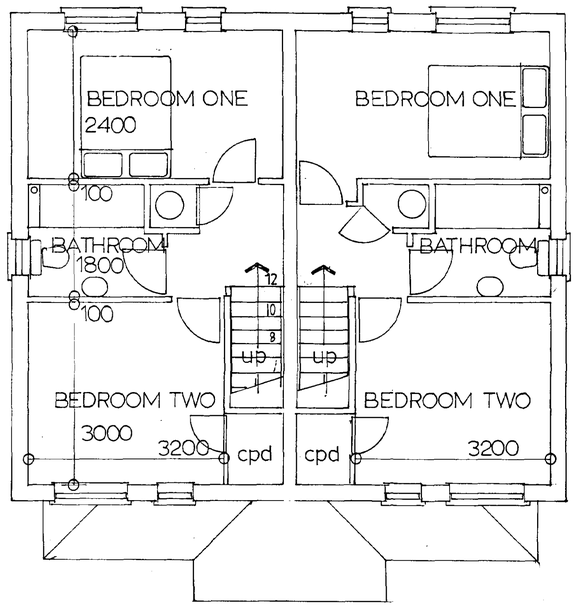


SECTION

FACING BRICK
Caradale facing brick range
Refer to schedule for type/colour
ROOF TILE
Forticrete "Gemini" slate
Refer to schedule for type/colour
WINDOWS + DOORS
White upvc type as indicated
CILLS + OPENING HEADS
Reconstructed stone Portland shade
ROOF EAVES
Three course projecting brick detailing
RAINWATER GOODS
Black upvc square section rainwater gutter and downpipe



GROUND FLOOR



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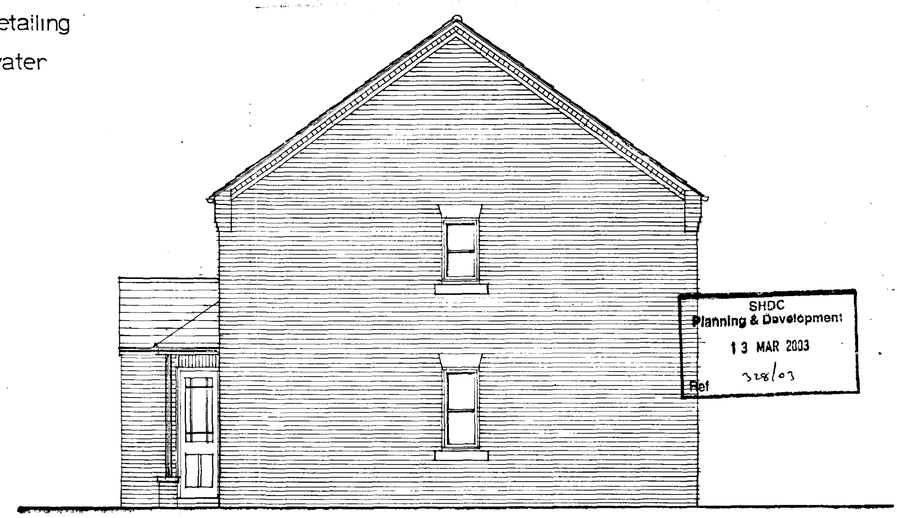


SIDE

SHDC
Planning & Development
13 MAR 2003
Ref 328/03

Client
CASTLE BUILDING LTD
Job Title
RESIDENTIAL DEVELOPMENT
HOLBEACH RD. SPALDING

DETERMINED
PLAN

Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

TYPE CAS 9

Date AUG 2002
Drawing No. 721.02.12
Scale 1:50
A

14 16 22 24 26 28 | 13 15 21 23 25 27

Public Open Space

SITE AREA(excluding visibility splay) 2·85 acres 1·1533 hectares
PUBLIC OPEN SPACE AREA 0·1642 hectare 0·4057 acres
14·2% P.O.S.

House Types

CAS 9	CAS 7&8	CAS10
2 BED SEMI-DETCHD.	3 BED SEMI-DETACHED	3 BED SEMI-DETACHED
14 no.	8 no.	8 no.

LEGEND

TREEPLANTING – 34 no.
BA Betula Alba – Silver Birch
CB Carpinus Betulus – Hornbeam
AG Alnus Glutinosa – Alder
AC Acer Campestre – Field Maple
SA Sorbus Aucuparia – Rowan – Mountain Ash
PSS Prunus Serrulata Sekiyama – Japanese Cherry

ALL PLANTED AS 4–5 METRE HIGH STANDARDS STAKED AND STRAPPED – RABBIT STRAPPING AROUND BASE – REGULARLY WATERED THROUGH TWO PLANTING SEASONS.

BLOCK PAVING
IN POSITIONS SHOWN ON PLAN USING FORMPAVE AQUAFLOW SELF DRAINAGE BLOCKS 200×100×80 COLOUR: BURNT RED

P.O.S. area allocated for PUBLIC OPEN SPACE
AREA TO BE LEVELLED AND SEEDED WITH FOOTPATH LINK TO HOLBEACH ROAD

2MF FENCING
2 METRE HIGH VERTICAL BOARDED FENCING WITH CONCRETE POSTS IN CONCRETE FOUNDS.

1M3W 1 M HIGH TIMBER POST WITH 3 STRAND WIRE

300MM1W 300MM HIGH TIMBER POST WITH ONE STRAND WIRE

NORTH

EXISTING HEDGE
EXISTING CHAIN LINK FENCE REMOVED
private car park
Housing Block "C"
Housing Block "A"
Housing Block "B"
PUBLIC OPEN SPACE P.O.S.
30m rad
22m rad
5.5m ACCESS ROAD
5.5m Road & 1800 Footpath A to B
ALL TO ADOPTION STANDARDS USING DOE PUBLICATIONS "DEVELOPMENT ROAD LAYOUT GUIDE AND SPECIFICATION" 1990 EDITION "LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS" 1995 EDITION
2M HIGH VERTICAL BOARDED FENCE WITH CONCRETE POSTS
FOUR EXISTING TREES TO BE REMOVED
EXISTING DENSE HEDGE
EXISTING TREE RETAINED
AREA GRASSED TO Y AND SPACE ALLOWED TO RUN INTO ADJACENT P.O.S.
90×4·5 VISIBILITY SPLAY
90M x 4.5M VISIBILITY SPLAY
NEW VEHICULAR ACCESS
NEW MH
NEW MH.
EX.MH.
DIVERTED PUBLIC SEWER
LINE OF EXISTING CIP SEWER TO BE DIVERTED
WALL
GRASSED AREA
Holbeach Road
Holbeach Road

SHDC
Planning & Develo...
13 MAR 2003
328/03
Ref

HOUSING LAYOUT
1:250

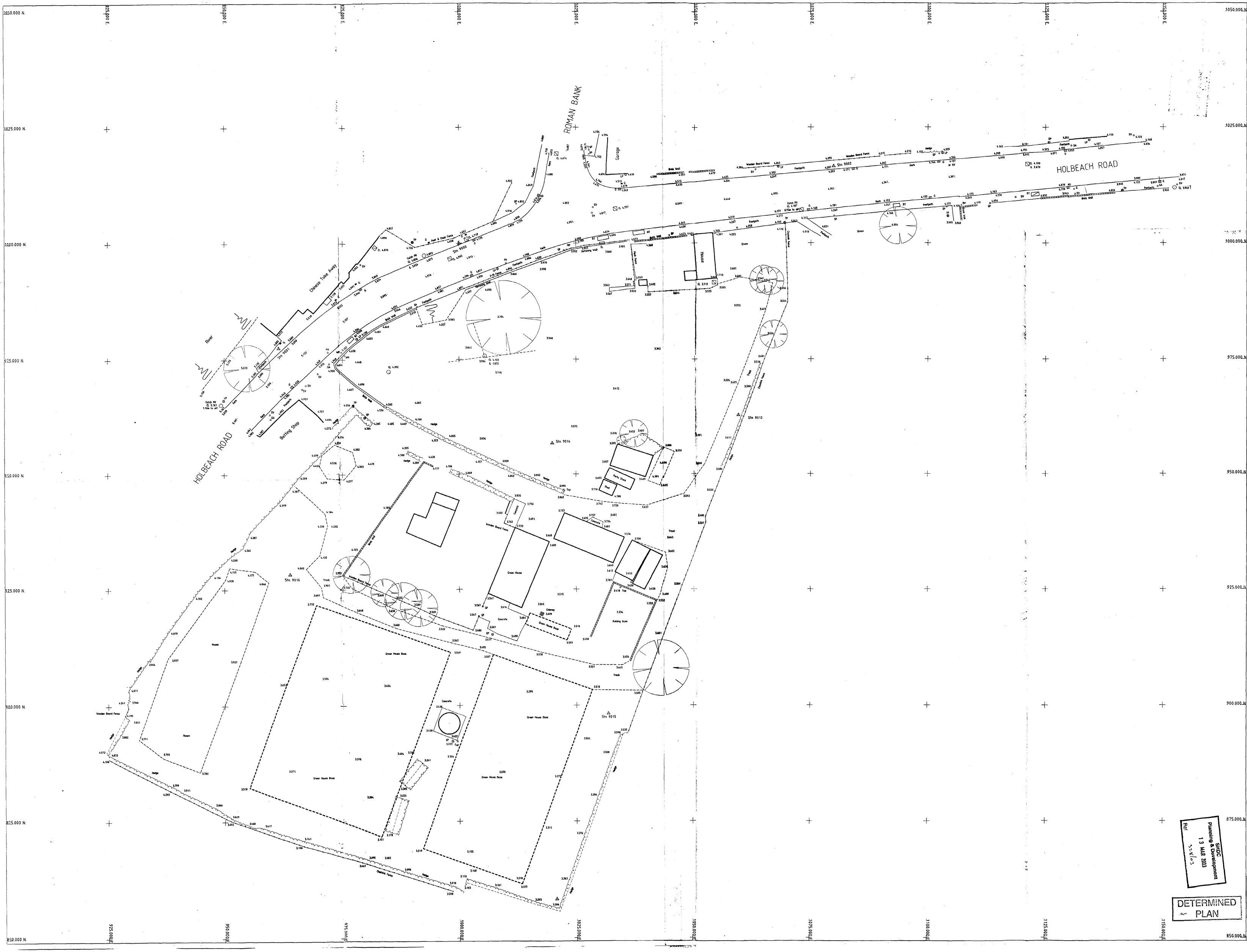
B POS AMENDED PLOTS 47-48 AMENDED ADDITIONAL NOTES ADDED.
A PLOTS 23 TO 30 INCLUSIVE AMENDED PLOT RTINGS 28 FEB 03.

Client: CASTLE BUILDING
Job Title: Housing Development Three Acre Site Holbeach Road Spalding

Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

Date: Sept 2002 Scale: 1:250
Drawing No: 1721:02:10 B

SUPERSEDED



KEY

- BUILDING
- FENCE
- HEDGE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- BANK EDGE
- STORM LINE
- FOUL LINE
- TELECOM LINE
- GAS LINE
- KERB
- WALL
- CABLE TV
- WATER MAIN
- GP GATE POST
- POST
- B BOLLARD
- SP SIGN POST
- CHANNEL
- G GULLY
- RD KERB OFFLET
- SV STOP VALVE
- WM WATER METER
- PH FIRE HYDRANT
- MP MARKER POST
- GA GAS VALVE
- EL ELECTRIC BOX
- EP ELECTRIC POLE
- TP TELEPHONE POLE
- BT BRITISH TELECOM BOX
- LP LAMP POST
- L INVERT LEVEL
- CL COVER LEVEL
- WL WATER LEVEL
- SPOT LEVEL
- TREE
- GATE
- BOREHOLE
- BATTER SYMBOL
- SURVEY STATION
- TBM

NOTES

1. Survey plotted to assumed local metric grid.
2. All levels related to MH CL 4.19m, Holbeach Road, Supplied by client.

Initial Survey Date:	7 MAY 2002	Initials:	DJS

STATIONS

Ref	Eastings	Northings	Height
9000	1000.000	1000.000	4.807
9001	961.681	977.528	4.989
9002	1079.875	1016.525	4.303
9010	1059.449	962.924	3.472
9014	1019.887	954.829	3.690
9015	1031.796	898.193	3.844
9016	963.990	928.317	4.098

Rev	Amendments	Date

Client: CASTLE BUILDERS

Project Title: HOLBEACH ROAD SPALDING LINCOLNSHIRE

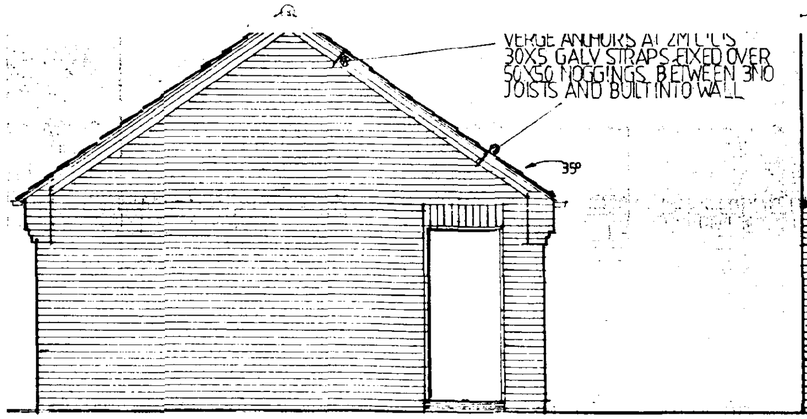
Drawing Title: OGL SURVEY

Scale: 1 : 250	Date: 8 MAY 2002
Drawing No: AS1144/1	Rev:
C.A.D.Title: CASSPAH2	Edit Title: DWG11441
Drawn By: D.J.SMITH	Checked By:

SHDC Planning & Development 13 MAR 2003 Ref 328/03

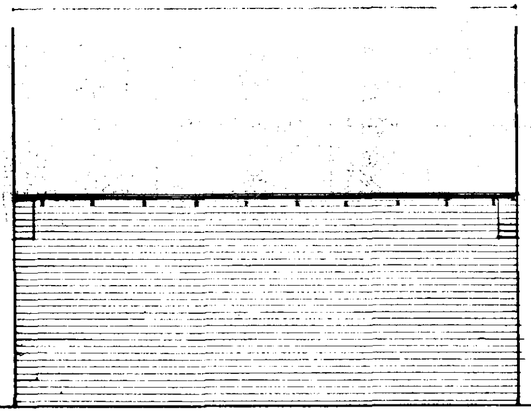
DETERMINED PLAN

AXIS SURVEYS LTD.
CHARTERED LAND SURVEYORS
10 SYCAMORE DRIVE
LOUTH
LINCOLNSHIRE
LN11 8RT
TEL. (01507) 606397
FAX. (01507) 354050

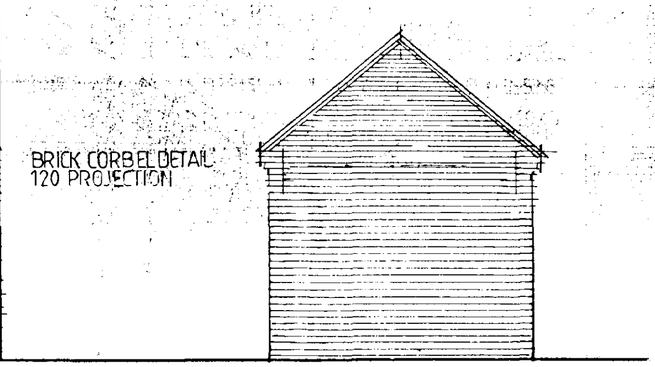


SIDE TYPICAL

2050 X 910



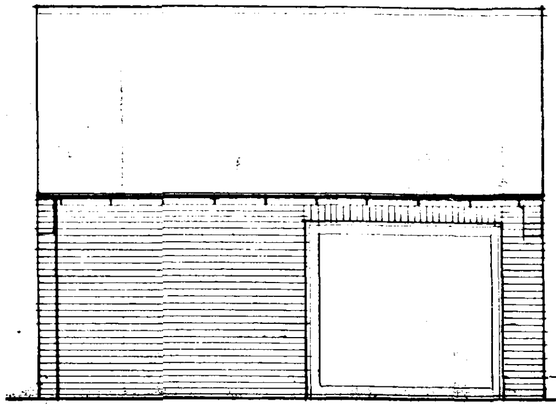
REAR



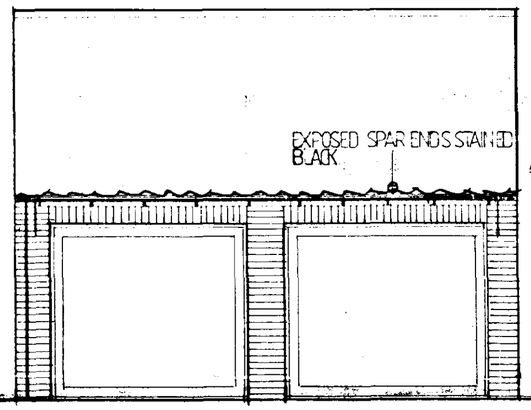
REAR

ROOF—
SANDTOFT DOUBLE PANTILE LAID IN ACCORDANCE WITH BS 5534 AND FIXED TO 75 HEADLAP TO 50X25MM TREATED TILING BATTENS ON BS 747 ROOFING FELT TYPE 1F MIN 150 LAPS . PREFABRICATED TRUSS RAFTER AT 600 C/C'S DESIGNED FIXED AND BRACED TO BS5268 BY SPECIALIST
100 X 65 WALL PLATE ANCHORED AT 2M C/C'S WITH 30X5 GALV STRAPS HOOKED ONTO PLATE AND TAKEN DOWN INNER WALL PLATE AND SECURELY FIXED
OUTER WALL — 100 BRICK OUTER LEAF TIED TO 100 MM INNER BLOCKS (7N COMP STRENGTH) BS 1243 - TIES 5 NO PER M2 AND STAGGERED
FDN WALL — 2 100 7N BLOCK SKINS TIED TOGETHER

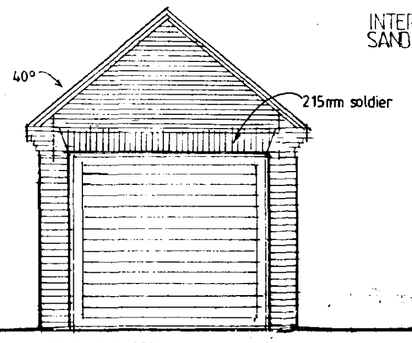
1M LONG X 30X5 GALV STRAPS FIXED TO EACH CLG BINDER BUILT INTO WALL AND TURNED DOWN BETWEEN WALL LEAVES



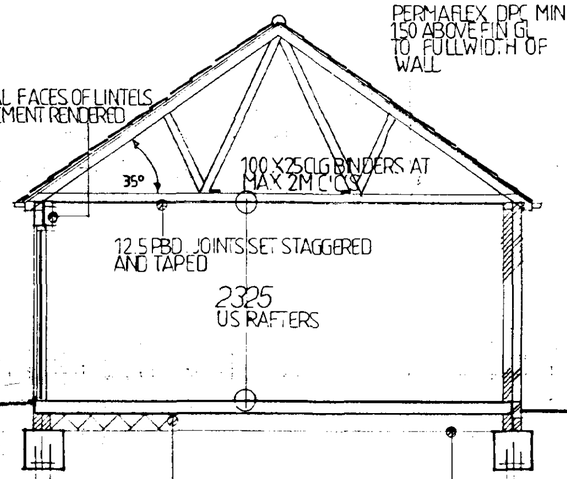
FRONT



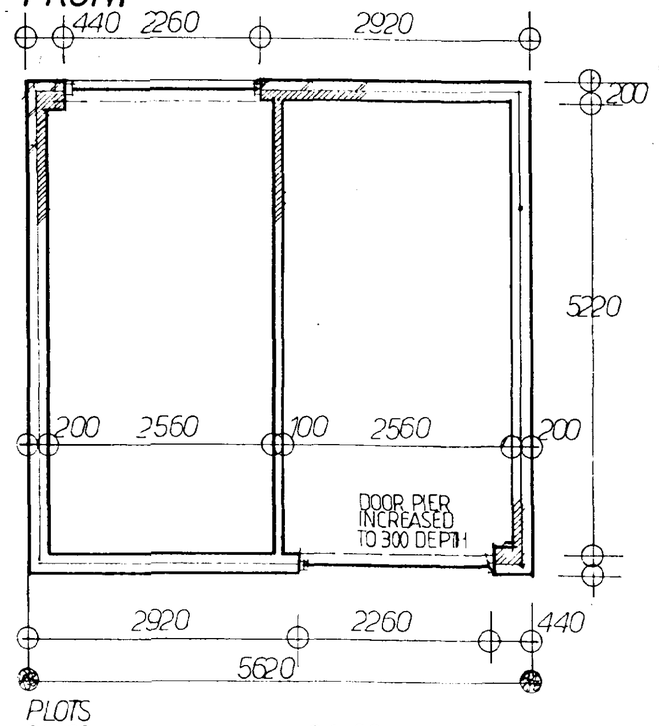
FRONT 2260X 2050 OPNING



FRONT 2260X 2050

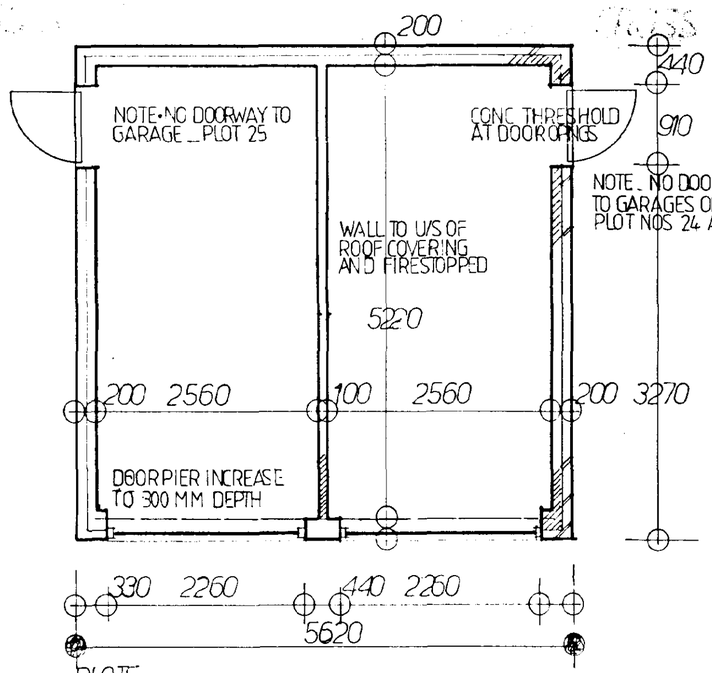


CROSS SECTION



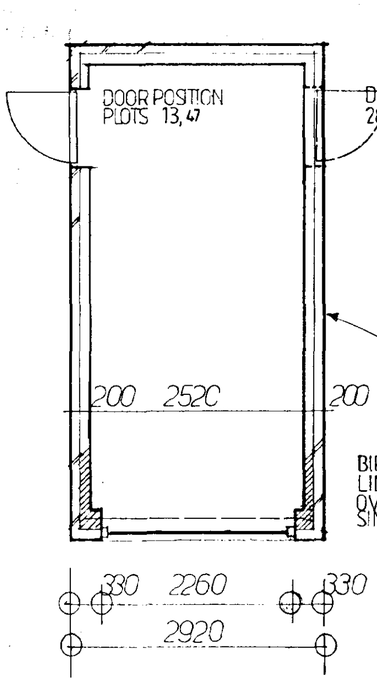
PLOTS
25 38 24 39

PLAN



PLOTS
19 21 23 25
27 35 37 41 43 45
18 20 22 24
26 34 36 40 42 44

PLAN



BREATHER PAPER BETWEEN INNER AND OUTER LEAFS & WEEP HOLES REQUIRED

BIRTLEY SUPERGALV
LINTELS REF OB 200 HD
OVER ALL GARAGE DOORS AND OB 190 OVER
SINGLE DOOR OPNGS
150 END BEARINGS

PILE DEPTH
VARIABLE
450X450 GROUND BEAM
AND PILED FDNS
BY SPECIALIST

FLOOR CONSTRUCTION —
150 P. FLOATED CONC
REINFORCEMENT BY S/E
1200 GAUGE POLYTHENE DPM
TURNED UP AT EDGE AT MAIN
DR OPNGS AND AT EDGE WHERE
SLAB BUILT IN TO WALL AND
UNDER DPC MIN 150 CLEAN STONE
H/C WELL BLINDED AND COMPACTED
ON CONSOLIDATED AND SELECTED
FILL WHERE REQUIRED

SHDC
Planning & Development
05 MAY 2004
Ref. 0325/03

AMENDMENT
Ref. A4

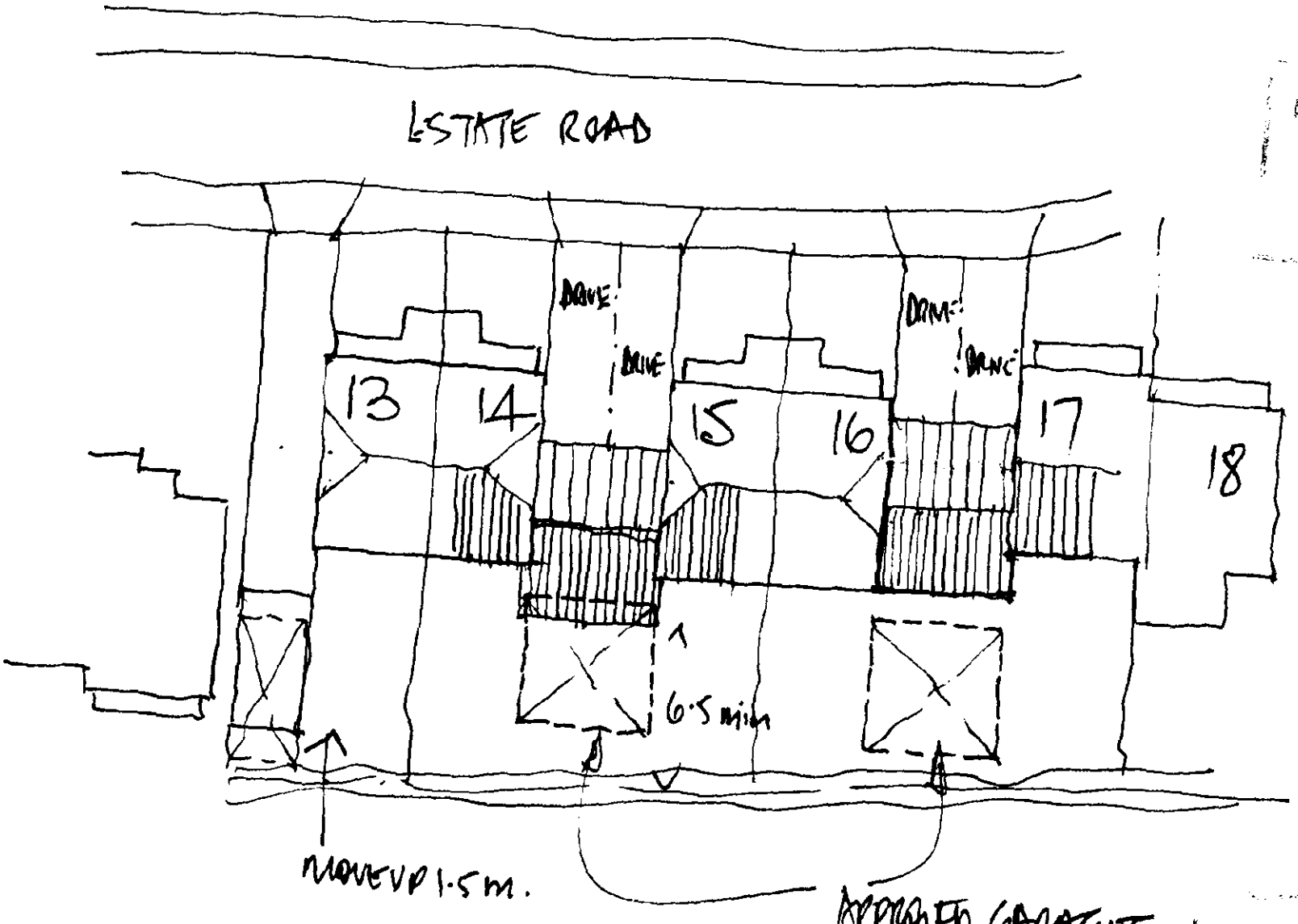
CASTLE BUILDING LTD
proposed housing development
Holbeach Road Spalding

CB DESIGN GROUP
ARCHITECTURAL & PLANNING SERVICES

REV B SINGLE GARAGE DESIGN ALTERED 05/04 md Oct 2003
REV A BREATHER PAPER NOTE ADDED 4/04 LR Scale

1003.03.19 B

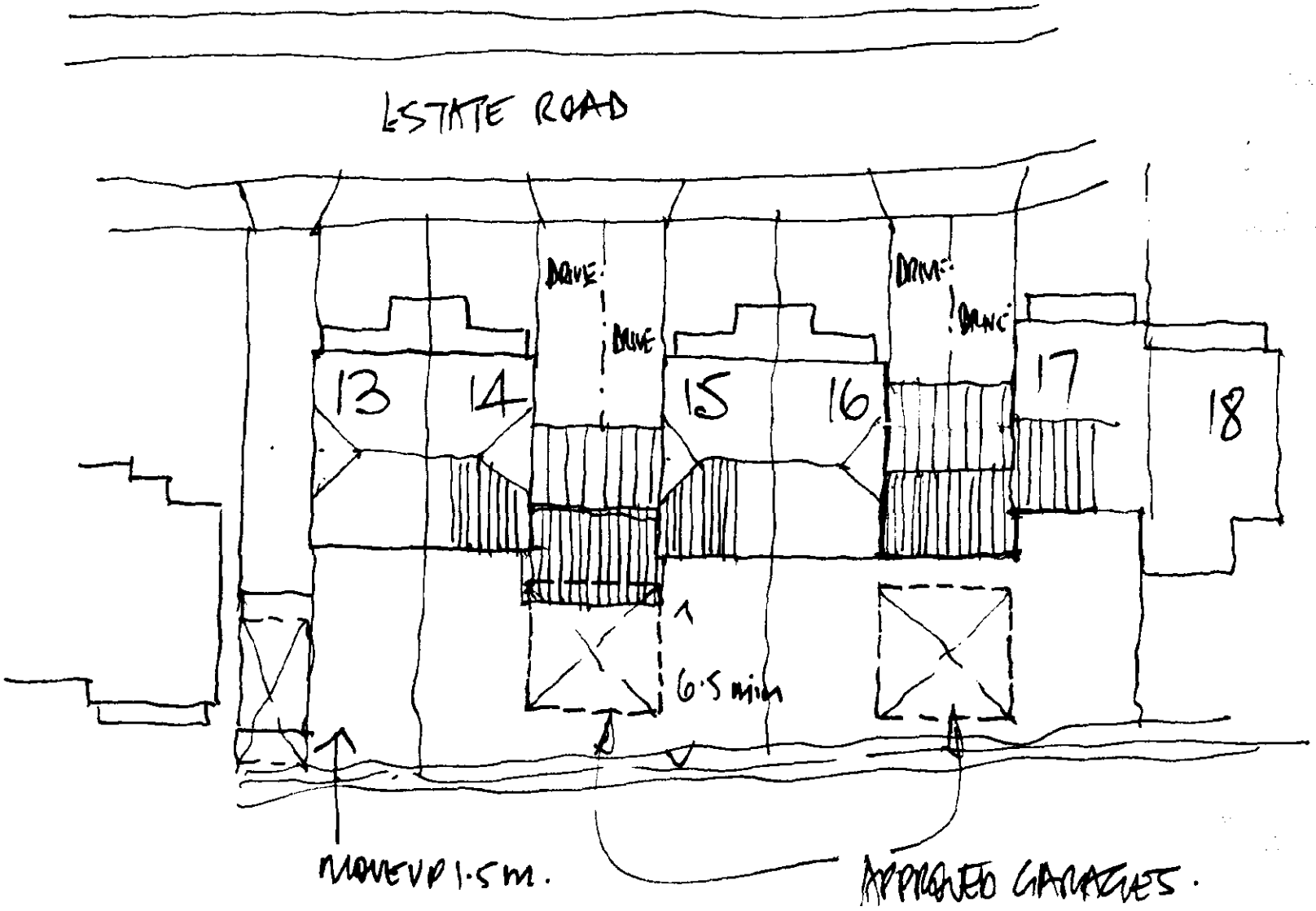
REVISED PROPOSALS 1:250



01 DEC

A3

REVISED PROPOSALS 1:250



01 DEC

A3

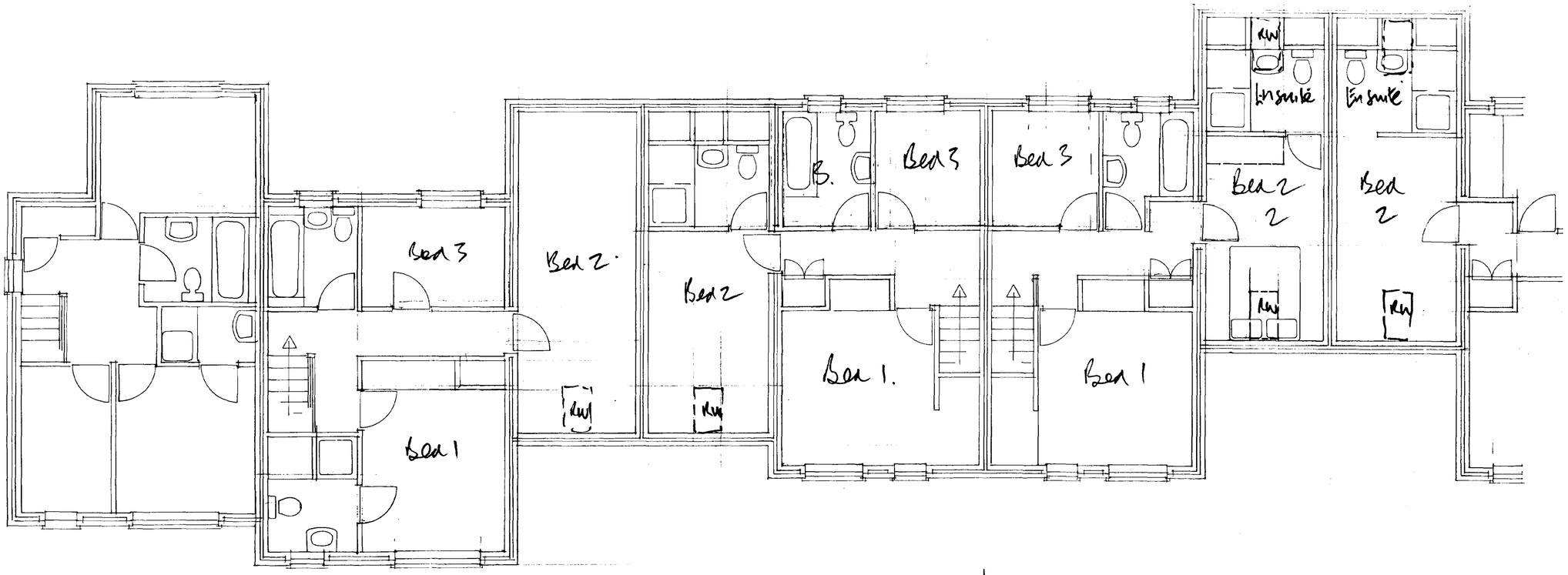


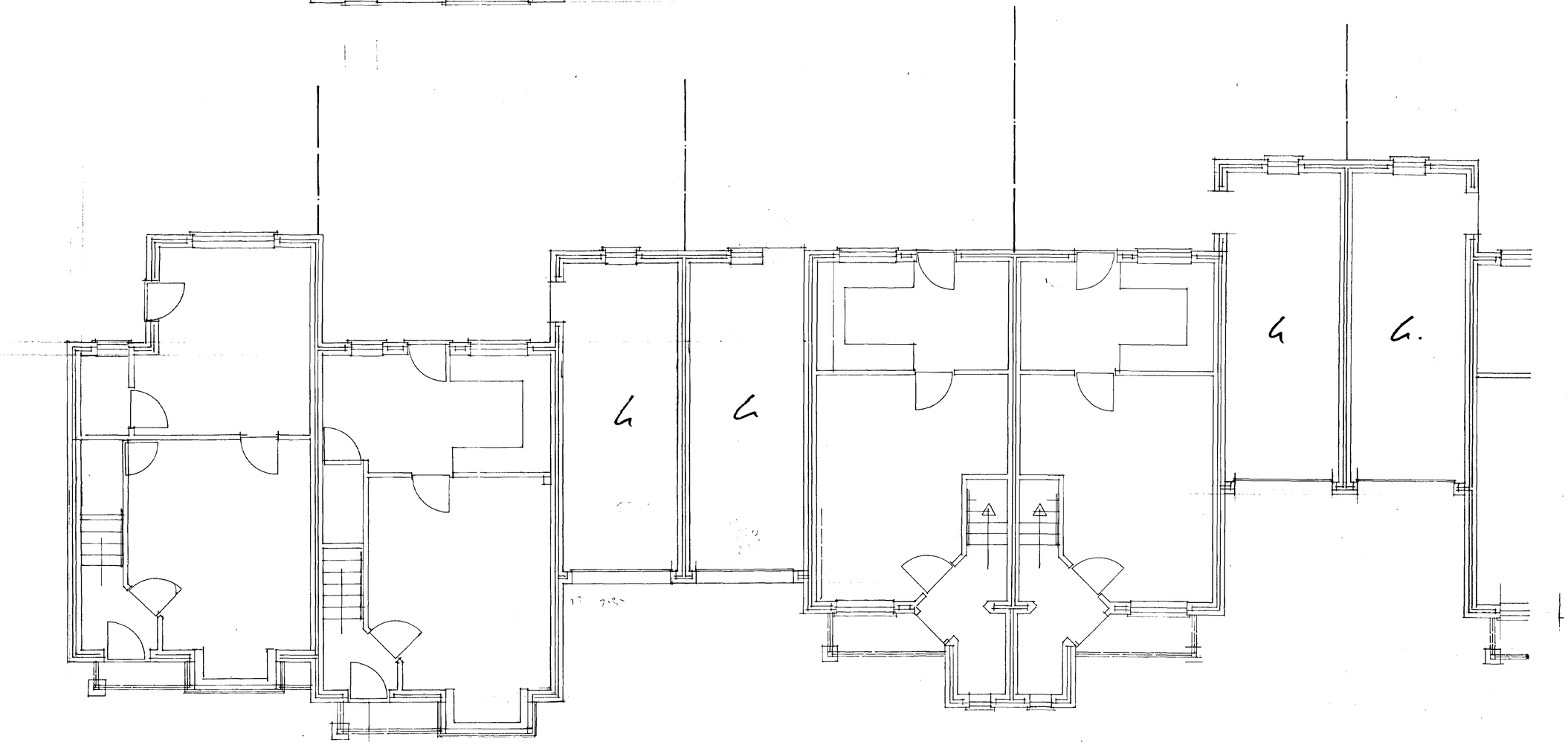
18 17 16 15 14

Estate Road Elevation

A3

0328/03





PLAN
A3
SHDC
Planning & Development
01 DEC 2003
Ref 0328/03

Holbeach Road Development

Schedule Of Materials

General

Facing Brick - Caradale Traditional
Roof Covering - Sandtoft Double Pantile
Feature Brick - Engineering Brick

Housing Blocks A / B - Plots; 17 ,18 23 24, 35, 36, 37,38 39 40 45, 46,47,48
Facings - Clifton Blend
Roofs - Dark Grey Ridge- Terracotta Red
Feature Brick - Blue Engineering

Housing Block C - Plots; 15 ,16 ,19 ,20 ,21 ,22 ,41 ,42,
Facings - Pentland Buff
Roofs - Dark Heather Ridge - Dark Grey
Feature Brick - Red Engineering

Plots ; 13 ,14 ,25 ,26 ,27 , 28 ,43 and 44
Facings - Braidwood Mixture
Roofs - Terracotta Red Ridge - Dark Grey
Feature Brick - Red Engineering

Garages

Plots ; 16 17, 22 23, 34 35, 36 37, 39 40, 46, 47 and 48
Facings - Clifton Blend
Roofs - Dark Grey Ridge - Terracotta Red
Feature Brick - Blue Engineering Over Door Heads

Plots ; 14 15, 18 19, 20 21, 40 41, 42 43.
Facings - Pentland Buff
Roofs - Dark Heather Ridge - Dark Grey
Feature Brick - Red Engineering Over Door Heads

Plots ; 13, 24, 25, 26, 27, 28, 44 and 45
Facings - Braidwood Mixture
Roofs - Dark Grey Ridge - Terracotta Red
Feature Brick - Red Engineering Over Door Heads

LEGEND

TREE PLANTING 39 total
BA Betula Alba — SILVER BIRCH
CB Carpinus Betulus HORNBEAM
AG Alnus Glutnosa — ALDER
AC Acer Campestre FIELD MAPLE
SA Sorbus Aucuparia — ROWAN
PSS Prunus Serrulata Sekiyama JAPANESE CHERRY
ALL PLANTED AS 3.4 METRE HIGH STANDARDS STAKED AND STRAPPED — FLEXIBLE PLASTIC SLEEVES AROUND BASES AND REGULARLY WATERED THROUGH TWO PLANTING SEASONS

MARSHALLS 'PRIORA' SOLID PRESSED CONCRETE DRAINAGE BLOCK PAVING — COLOUR BRINDLE SIZE 200X100X80MM USED AS PERMEABLE PAVING — WITH STORM WATER SOURCE CONTROL SYSTEM

PUBLIC OPEN SPACE
AREA TO BE LEVELLED AND SEEDED FOOTPATH LINK TO HOLBEACH ROAD

50 MM MIN THI SELECTED / WASHED GRAVEL IN PRIVATE DRIVEWAYS

FENCING

2MF	2 METRE HIGH CLOSE BOARDED FENCE
300TW	300 MM HIGH TIMBER POSTS WITH SINGLE STRAND WIRE
1 M3W	1M HIGH TIMBER POSTS WITH 3 STRAND WIRE

BRICK BOUNDARY WALL BLUE BRICK CAPPING TOP OF WALL — 4.800

B INDICATES REFUSE BIN STORAGE LOCATIONS
1.5 M2 AREA OF CONCRETE PAVING MAX GRADIENT OF ROUTE TO COLLECTION POINT 1:12
IF STEPS ARE REQUIRED ALONG ROUTE A MAX OF 3 PERMITTED
NOTE — BIN AREAS TO HOUSING BLOCKS A AND B TO BE ENCLOSED WITH 1.5 M HIGH CLOSE BOARDED FENCES



AMENDED PLAN
Ref. A2

Planning & Development
11 DEC 2003
Ref. 0328/03

27 JAN 2003

SITE LAYOUT

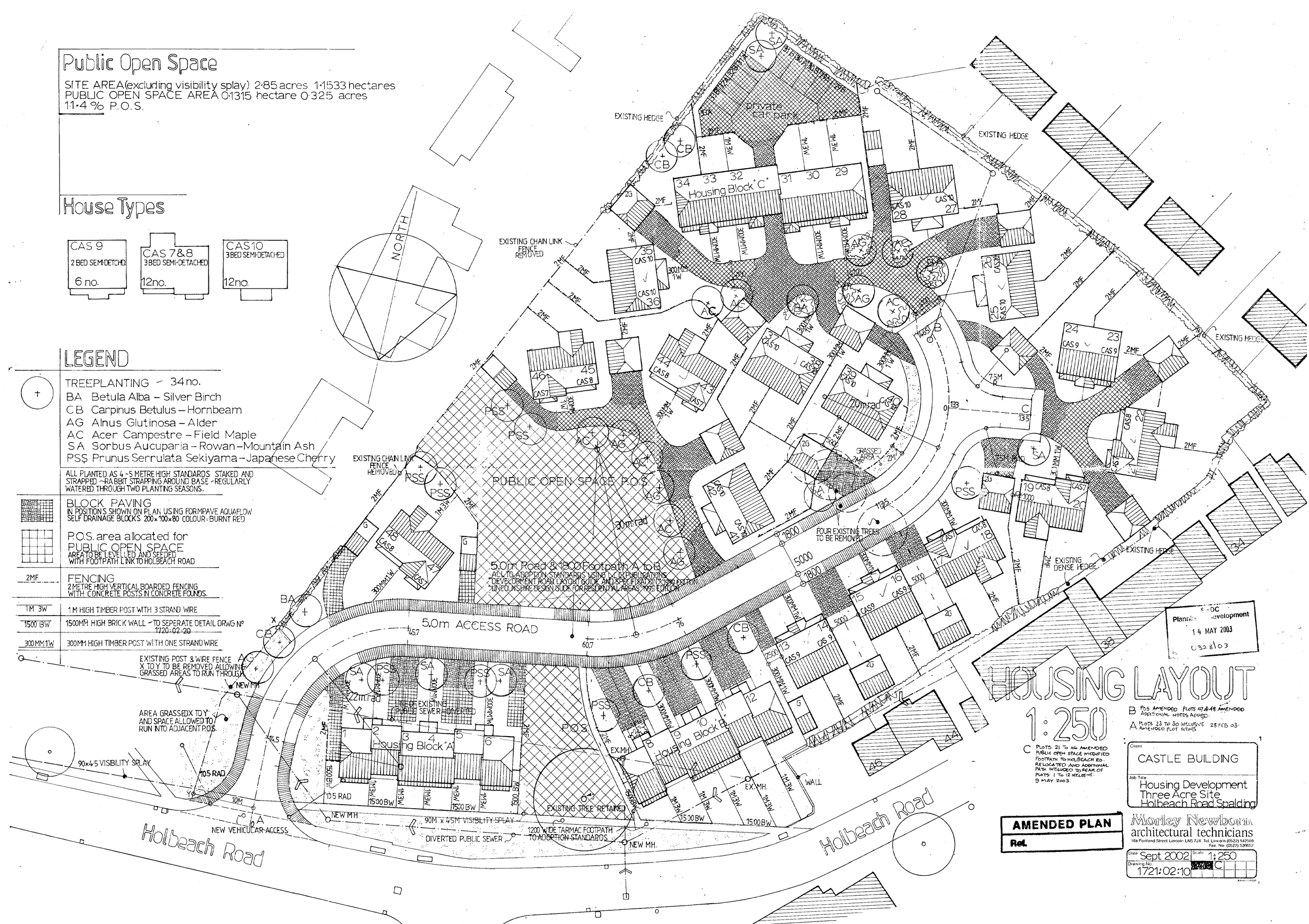
1:250

A ADDITIONAL INFORMATION 19.11.03

CASTLE BUILDING LTD
proposed housing development
Holbeach Road Spalding
Oct 2003
Scale 1:250

CB DESIGN GROUP
ARCHITECTURAL & PLANNING SERVICES

1003.03.20 A



Public Open Space
SITE AREA (excluding visibility splay) 2·85 acres 1·1533 hectares
PUBLIC OPEN SPACE AREA 0·1315 hectare 0·325 acres
11·4 % P.O.S.
House Types
CAS 9
2 BED SEMI-DETCHD.
6 no.
CAS 7&8
3 BED SEMI-DETACHED
12no.
CAS 10
3 BED SEMI-DETACHED
12no.
LEGEND
TREEPLANTING - 34 no.
BA Betula Alba - Silver Birch
CB Carpinus Betulus - Hornbeam
AG Alnus Glutinosa - Alder
AC Acer Campestre - Field Maple
SA Sorbus Aucuparia - Rowan - Mountain Ash
PSS Prunus Serrulata Sekiyama - Japanese Cherry
ALL PLANTED AS 4-5 METRE HIGH STANDARDS STAKED AND STRAPPED - RABBIT STRAPPING AROUND BASE - REGULARLY WATERED THROUGH TWO PLANTING SEASONS.
BLOCK PAVING
IN POSITIONS SHOWN ON PLAN USING FORMPAVE AQUAFLOW SELF DRAINAGE BLOCKS 200×100×80 COLOUR: BURNT RED
P.O.S. area allocated for PUBLIC OPEN SPACE
AREA TO BE LEVELLED AND SEEDED WITH FOOTPATH LINK TO HOLBEACH ROAD
2MF FENCING
2 METRE HIGH VERTICAL BOARDED FENCING WITH CONCRETE POSTS IN CONCRETE FOUNDS.
1M 3W 1 M HIGH TIMBER POST WITH 3 STRAND WIRE
1500 BW 1500MM HIGH BRICK WALL - TO SEPERATE DETAIL DRWG Nº 1720:02:20
300MM 1W 300MM HIGH TIMBER POST WITH ONE STRAND WIRE
NORTH
EXISTING HEDGE
private car park
Housing Block "C"
EXISTING CHAIN LINK FENCE REMOVED
PUBLIC OPEN SPACE P.O.S.
5.0m Road & 1800 Footpath A to B
ALL TO ADOPTION STANDARDS USING L.C.C. PUBLICATIONS "DEVELOPMENT ROAD LAYOUT GUIDE AND SPECIFICATION" 1999 EDITION "LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS" 1995 EDITION
5.0m ACCESS ROAD
FOUR EXISTING TREES TO BE REMOVED
EXISTING DENSE HEDGE
EXISTING POST & WIRE FENCE X TO Y TO BE REMOVED ALLOWING GRASSED AREAS TO RUN THROUGH
AREA GRASSED X TO Y AND SPACE ALLOWED TO RUN INTO ADJACENT P.O.S.
90×4·5 VISIBILITY SPLAY
NEW VEHICULAR ACCESS
Housing Block "A"
Housing Block "B"
LINE OF EXISTING PUBLIC SEWER DIVERTED
EXISTING TREE RETAINED
90M x 4·5M VISIBILITY SPLAY
DIVERTED PUBLIC SEWER
1200 WIDE TARMAC FOOTPATH TO ADOPTION STANDARDS
Holbeach Road
Planning Development
14 MAY 2003
0328/03
HOUSING LAYOUT
1:250
B POS AMENDED PLOTS 47 & 48 AMENDED ADDITIONAL NOTES ADDED.
A PLOTS 23 TO 30 INCLUSIVE AMENDED PLOT SITING 28 FEB 03.
C PLOTS 21 TO 46 AMENDED PUBLIC OPEN SPACE MODIFIED FOOTPATH TO HOLBEACH RD. RELOCATED AND ADDITIONAL PATH INCLUDED TO REAR OF PLOTS 1 TO 12 INCLUSIVE. 9 MAY 2003.
Client
CASTLE BUILDING
Job Title
Housing Development
Three Acre Site
Holbeach Road Spalding
AMENDED PLAN
Ref.
Morley Newborn
architectural technicians
16a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530052
Date Sept 2002
Scale 1:250
Drawing No. 1721:02:10

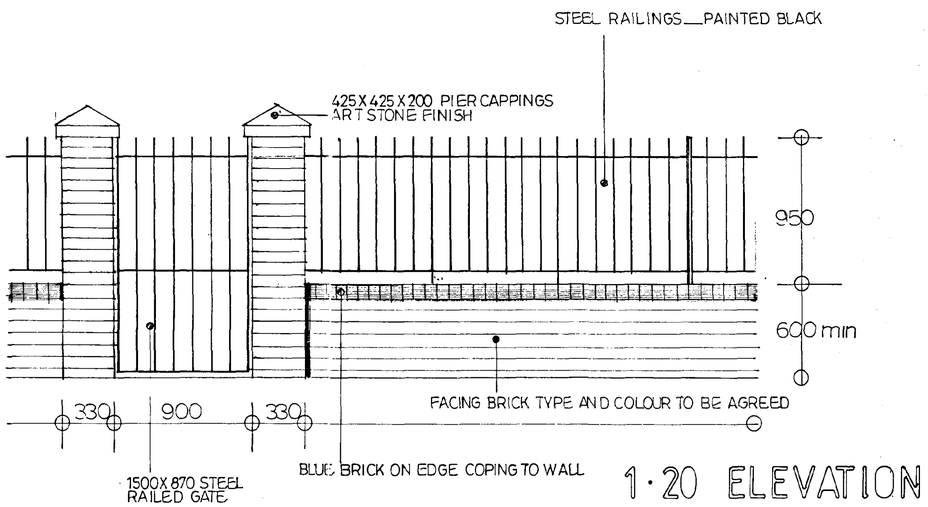
Client
CASTLE BUILDING LTD

Job Title
PROPOSED HOUSING DEVELOPMENT HOLBEACH RD SPALDING

Morley Newborn
architectural technicians
15a Portland Street Lincoln LN5 7JX Tel. Lincoln (0522) 542589
Fax. No. (0522) 530652

Date MAY 2003 Scale 1:100 1:20
Drawing No 1721.02.20

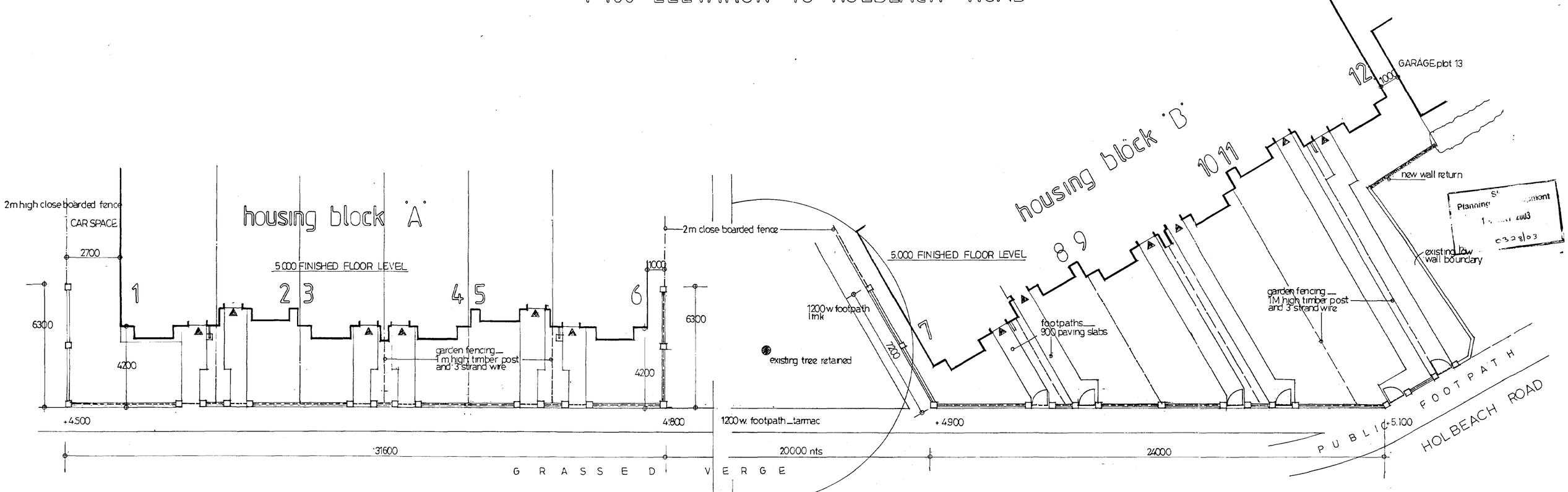
AMENDED PLAN
Ref.



1·20 ELEVATION



1·100 ELEVATION TO HOLBEACH ROAD



Planning ... 2003
0328/03

HOLBEACH ROAD, SPALDING

EXTERNAL MATERIAL SCHEDULE

PLOT	TYPE	FACING BRICK	DETAIL	ROOF TILE
1 - 6	block a	rainworth blend	windsor red	slate grey
7 - 12	block b	rainworth blend	windsor red	slate grey
13 - 18	block d	village blend	windsor red	terracotta
19	cas 8	rainworth blend	windsor red	slate grey
20	cas 7	rainworth blend	windsor red	slate grey
21	cas 7	rainworth blend	windsor red	slate grey
22	cas 8	rainworth blend	windsor red	slate grey
23	cas 9	rainworth blend	windsor red	slate grey
24	cas 9	rainworth blend	windsor red	slate grey
25	cas 10	rainworth blend	windsor red	terracotta
26	cas 10	rainworth blend	windsor red	terracotta
27	cas 10	rainworth blend	windsor red	terracotta
28	cas 10	rainworth blend	windsor red	terracotta
29 - 34	block c	rainworth blend	windsor red	slate grey
35 & 36	cas 10	village blend	windsor red	terracotta
37 & 38	cas 10	village blend	windsor red	terracotta
39 & 40	cas 10	village blend	windsor red	terracotta
41 & 42	cas 10	village blend	windsor red	terracotta
43	cas 7	village blend	windsor red	terracotta
44	cas 8	village blend	windsor red	terracotta
45	cas 8	village blend	windsor red	terracotta
46	cas 7	village blend	windsor red	terracotta
47	cas 7	rainworth blend	windsor red	slate grey
48	cas 8	rainworth blend	windsor red	slate grey
GARAGE BLOCKS				
	18 - 19	rainworth blend	windsor red	terracotta
	24 - 25	rainworth blend	windsor red	terracotta

All other garages to be as main house facing brick & roof tile

FACING BRICKS -
IBSTOCK HARDWICKE MINSTER RAINWORTH BLEND & HARDWICKE WELBECK VILLAGE BLEND

DETAIL BRICK - HANSON MILTON HALL WINDSOR RED

ROOF TILES -
SANDTOFT CALDERDALE SLATE GREY & DOUBLE PANTILE TERRACOTTA

ALL WINDOWS TO BE WHITE PVC-U - unless stated otherwise

MD - 5th May 2004

LEGEND

TREE PLANTING 39 total
BA Betula Alba _ SILVER BIRCH
CB Carpinus Betulus HORNBEAM
AG Alnus Glutnosa _ ALDER
AC Acer Campestre FIELD MAPLE
SA Sorbus Aucuparia _ ROWAN
PSS Prunus Serrulata Sekiyama JAPANESE CHERRY

ALL PLANTED AS 3-4 METRE HIGH STANDARDS
STAKED AND STRAPPED _ FLEXIBLE PLASTIC SLEEVES
AROUND BASES AND REGULARLY WATERED THROUGH
TWO PLANTING SEASONS

MARSHALLS 'PRIORA' SOLID PRESSED CONCRETE DRAINAGE BLOCK PAVING _ COLOUR BRINDLE SIZE 200X100X80MM USED AS PERMEABLE PAVING _ WITH STORM WATER SOURCE CONTROL SYSTEM

PUBLIC OPEN SPACE
AREA TO BE LEVELLED AND SEEDED
FOOTPATH LINK TO HOLBEACH ROAD

50 MM MIN THI SELECTED / WASHED GRAVEL IN PRIVATE DRIVEWAYS

FENCING

2MF 2 METRE HIGH CLOSE BOARDED FENCE
300TW 300 MM HIGH TIMBER POSTS WITH SINGLE STRAND WIRE
1 M3W 1M HIGH TIMBER POSTS WITH 3 STRAND WIRE
BRICK BOUNDARY WALL BLUE BRICK CAPPING TOP OF WALL _ 4.800

B INDICATES REFUSE BIN STORAGE LOCATIONS
1.5 M2 AREA OF CONCRETE PAVING MAX.
GRADIENT OF ROUTE TO COLLECTION POINT 1:12
IF STEPS ARE REQUIRED ALONG ROUTE _A
MAX. OF 3 PERMITTED
NOTE _ BIN AREAS TO HOUSING BLOCKS A AND B TO BE ENCLOSED WITH 1.5 M HIGH CLOSE BOARDED FENCES

NORTH

REMOVE EXISTING HEDGE AND REPLACE WITH 2M HIGH CLOSE BOARD FENCE

REPLACEMENT BOUNDARY 2M HIGH CLOSE BOARDED FENCE WITH WOODEN FENCE POSTS FITTED WITH GALV SHOE / BASE PLATES SET IN CONCRETE. INTERMEDIATE TIMBER FENCE PANELS SUPPORTED BY PROFILED STEEL PANELS 1.7M HIGH

EXISTING BOUNDARY TIMBER FENCE

EXISTING HEDGEROW 3 M AV HEIGHT CUT AND TRIMMED AS REQUIRED

carpark

Housing Block C
34 33 32 31 30 29

35 Cas 10 FFL 3.800 GBL 3.350 36

46 GBL 3.225 45 Cas 7 Cas 8 FFL 3900

44 Cas 8 GBL 3.325 FFL 4.000 43

37 Cas 10 GBL 4.700 GBL 3.425 38

39 Cas 10 GBL 4.700 GBL 3.525 40

42 Cas 10 GBL 3.850 FFL 4.300 41

Cas 8 Cas 7 GBL 3350 FFL 4.250 48 47

LOW WALL BLUE BRICK CAPPING TOP OF WALL 4.800

LOW BRICK WALL 4.800 TOP OF WALL

HIGH WALL 5.800 TOP OF WALL

Housing Block 'A'
1 2 3 4 5 6
FFL 4.600 GBL 4000

Housing Block 'B'
7 8 9 10 11 12
FFL 4.800 GBL 3.900

Housing block 'D'
13 14 15 16 17 18

Cas 10 FFL 3.850 GBL 3.175 28 27

26 Cas 10 FFL 4.220 GBL 3.300 25

24 Cas 9 FFL 4.350 GBL 3.675 23

22 Cas 8 GBL 3.775 Cas 7 21 FFL 4.450

19 Cas 8

20 Cas 7 FFL 4.450 GBL 3.775

GARAGES

WALL LEVEL 4.800 TOP

GRASSED AREA

LOW WALL 5.000 TOP OF WALL

GRASSED MARGIN

PUBLIC OPEN SPACE

REDUNDANT SEWER

DIVERTED FOUL SEWER

1500 FOOTPATH

5000 CARRIAGEWAY

1800 FOOTPATH

1200 WIDE TARMACADAM FOOTPATH TO ADOPTION STANDARDS

NEW ESTATE ACCESS

HOLBEACH ROAD

REFER TO DRG NO 1003.03.22 FOR BDY DETAILS TO FRONTAGE OF HOUSING BLOCKS A AND B

REMOVE EXISTING HEDGE AND REPLACE WITH 2M HIGH CLOSE BOARD FENCE

SHDC
Planning & Development
05 MAY 2004
Ref: 03251 03

AMENDED PLAN
Ref. A4

REV D - HEDGE REMOVED FROM BOUNDARY AND REPLACED WITH 2m HIGH CLOSE BOARD FENCE. EXTERNAL MATERIALS SCHEDULE REVISED May 04 . MD

REV C - PLOTS 14-17 GARAGES RE-SITED 04/04 MD

SITE LAYOUT

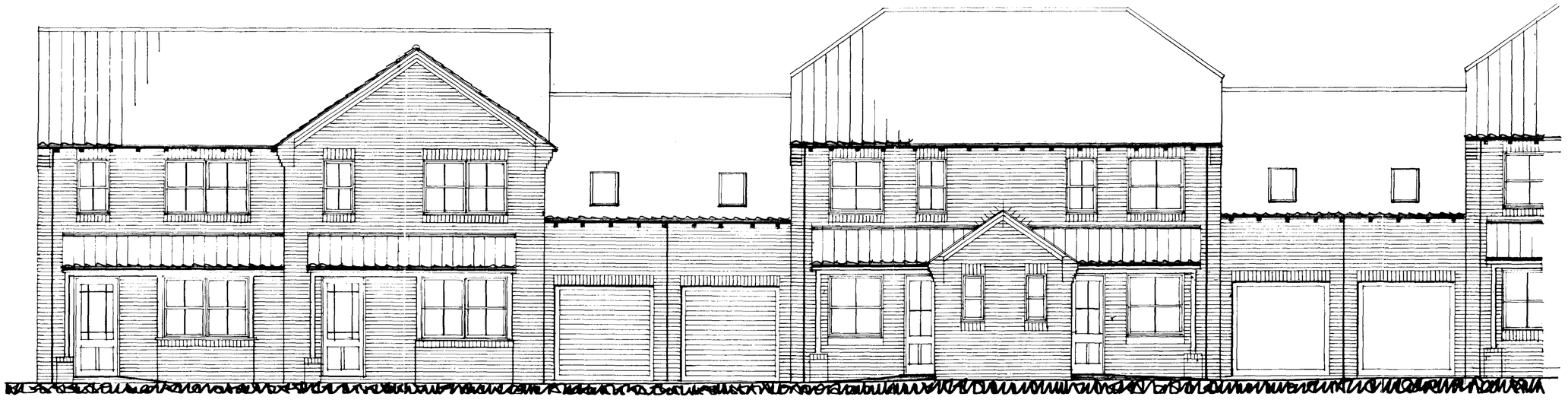
1:250

B DWELLINGS _ PLOTS 13 14 AND GARAGES PLOTS 13 14 15 RESITED 2
A ADDITIONAL INFORMATION 1

CB DESIGN GROUP
ARCHITECTURAL & PLANNING SERVICES

CASTLE BUILDING LTD
proposed housing development
Holbeach Road Spalding
Oct 2003
Scale 1:250

1003.03.20 D



FRONT ELEVATION · EAST



REAR ELEVATION . WEST

DEC
Ref 0328/03
Ref. 43



FRONT ELEVATION · EAST



DEC
Ref 0328/03

A3

REAR ELEVATION . WEST

HOUSING BLOCK D

ACCESS & FACILITIES FOR DISABLED PEOPLE
(Approved Document M 1999 Edition)

PROVISION IS TO BE MADE TO ENABLE DISABLED PERSONS (INC. WHEELCHAIR ACCESS)
TO GAIN SAFE AND CONVENIENT ACCESS TO THE DESIGNATED DWELLING ACCESS
FROM THE PLOT CURTILEGE. SURFACE OF APPROACH TO BE FIRM AND EVEN.
A ' LEVEL ' APPROACH OF 1:15 GRADIENT MAX. TO POINT OF ACCESS OF WIDTH
NOT LESS THAN 900mm TO BE PROVIDED WITH LEVEL LANDINGS TOP AND BOTTOM OF N.L.T. 1.2m LENGTH.

DESIGNATED ACCESS TO DWELLING TO INCORPORATE WHEELCHAIR
ACCESSIBLE THRESHOLD AND BE OF N.L.T. 775mm CLEAR WIDTH OPENING

MINIMUM WIDTHS OF CORRIDORS WITHIN DWELLING

DOORWAY CLEAR OPENING WIDTH	CORRIDOR WIDTH
750mm OR WIDER	900mm (APPROACHED HEAD-ON)
750mm	1200mm (NOT HEAD-ON APPROACH)
775mm	1050mm (NOT HEAD-ON APPROACH)
800mm	900mm (NOT HEAD-ON APPROACH)

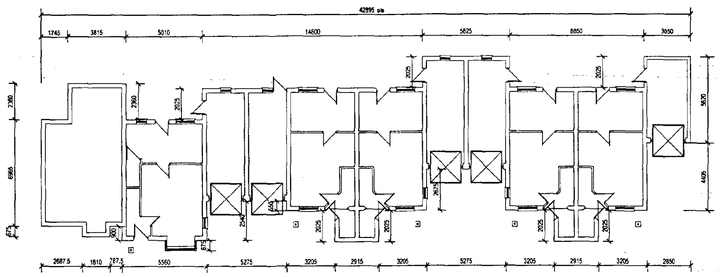
DOOR WIDTHS APPLICABLE TO ALL HABITABLE ROOMS ON GROUND FLOOR INCLUDING W.C. PROVISION.
A SHORT RUN OF OBSTRUCTION TO CORRIDOR WIDTH (e.g. radiator) OF NO MORE THAN 2m
LENGTH IS ACCEPTABLE PROVIDED THAT A CLEAR MINIMUM WIDTH OF N.L.T. 750mm IS AVAILABLE
FOR LENGTH OF OBSTRUCTION AND THAT THE LOCAL PERMANENT OBSTRUCTION IS NOT PLACED OPPOSITE TO A DOORWAY

ACCESSIBLE SWITCHES AND SOCKET OUTLETS - FOR LIGHTING AND OTHER EQUIPMENT
IS TO BE LOCATED AT APPROPRIATE HEIGHTS WITHIN A ZONE
450mm - 1200mm FROM FLOOR

ACCESSIBLE W.C. PROVISION TO BE PROVIDED INCORPORATING OUTWARD OPENING DOOR.
REFER TO INDIVIDUAL DWELLING LAYOUTS FOR DIMENSIONS OF W.C. COMPARTMENT.

FLUE CONSTRUCTION
225mm INT. DIA. CLAY FLUE LINERS TO B.S. 1181: 1989 TO BE LAID SOCKET UP
WITH 100mm BRICKWORK SURROUND.
BACKFILL VOID WITH INSULATING MORTAR AS WORK PROCEEDS AND ENSURE NO STRUCTURAL TIMBER
WITHIN 50mm OF MASONRY CHIMNEY. CHIMNEY TO EXTEND MIN. 600mm ABOVE RIDGE
INCORPORATING ENG. BRICK D.P.C. WITH LEAD FLASHING AT ROOF INTERSECTION
CHIMNEY OUTLETS TO BE IN ACCORDANCE WITH B.REG. APPROVED DOC. J diagram 1.

HEATING
WHERE MAINS GAS AVAILABLE / FAN-FLUED BOILER TO BE INSTALLED TO
DWELLING IN POSITION SHOWN ON PLAN
WHERE OIL-FIRED BOILER IS SPECIFIED POSITION BALANCED FLUE BOILER ON
NON-COMBUSTIBLE HEARTH IN POSITION SHOWN ON PLAN WITH BALANCED
FLUE TERMINAL TO BE N.L.T. 600mm
FROM ADJACENT OPENINGS AND TO BE FITTED WITH DURABLE GUARD.
ALL HOT WATER & HEATING PIPES NOT CONTRIBUTING TO USEFUL ROOM HEATING
ARE TO BE INSULATED IN ACCORD. WITH BUILDING REG. APP.DOC. Part L1.
HOT WATER STORAGE TO BE VENTED TYPE AND TO BE INSULATED TO LIMIT THE HEAT
LOSS TO 90W/m OF SURFACE AREA OF SYSTEM IN ORDER TO COMPLY WITH
B.S. 1566 Parts 1 & 2: 1990 OR B.S. 3198: 1981.
ROOM THERMOSTAT/ T.R.V.'S TO BE INSTALLED TO RADIATORS TO CONTROL HEAT OUTPUT.



SETTING OUT DRAWING SHOWING PLOTS 13-18 @ 1:200 SCALE

SMOKE DETECTION

MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO B.S 5446 Part 1 ARE TO BE INSTALLED
IN CIRCULATION AREAS WITHIN 7m OF DOORS TO HIGH FIRE RISK ROOMS
AND WITHIN 3m OF BEDROOM DOORS
ALARMS TO BE INTERCONNECTED TO ALLOW DETECTION BY ONE UNIT TO ACTIVATE ALL UNITS.
ALARMS TO BE PERMANENTLY WIRED TO SEPERATELY FUSED CIRCUIT AT DISTRIBUTION BOARD
WITH INSTALLATION TO CONFORM TO I.E.E. REGULATIONS.
FIXING OF UNITS TO BE N.L.T. 300mm FROM ANY LIGHT FITTING. IF WALL MOUNTED THE UNIT
IS TO BE LOCATED AT BETWEEN 150mm & 300mm DOWN FROM CEILING.
POSITION OF UNIT MUST FACILITATE ROUTINE MAINTENANCE BY OCCUPANTS WHO ARE TO BE
PROVIDED WITH INFORMATION ON UNIT AND ITS MAINTENANCE.

UTILITIES

INSTALL METER CUPBOARDS IN POSITIONS SHOWN ON FLOOR PLANS WITH ELECTRIC AND GAS CUPBOARDS
LOCATED AT 550mm MIN. / 1000mm MAX. FROM FINISHED GROUND LEVEL TO UNDERSIDE CUPBOARD.
WATER METER (INTEX UNIT) TO BE POSITIONED N.L.T. 300mm ABOVE DPC LEVEL
INSTALL DUCT FROM WATER METER TO KITCHEN SINK POSITION.

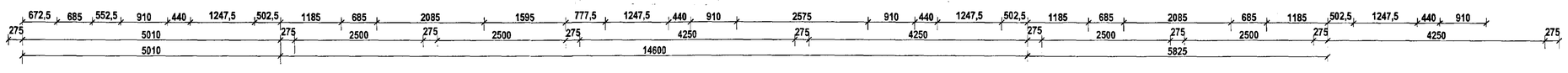
WINDOWS & DOORS

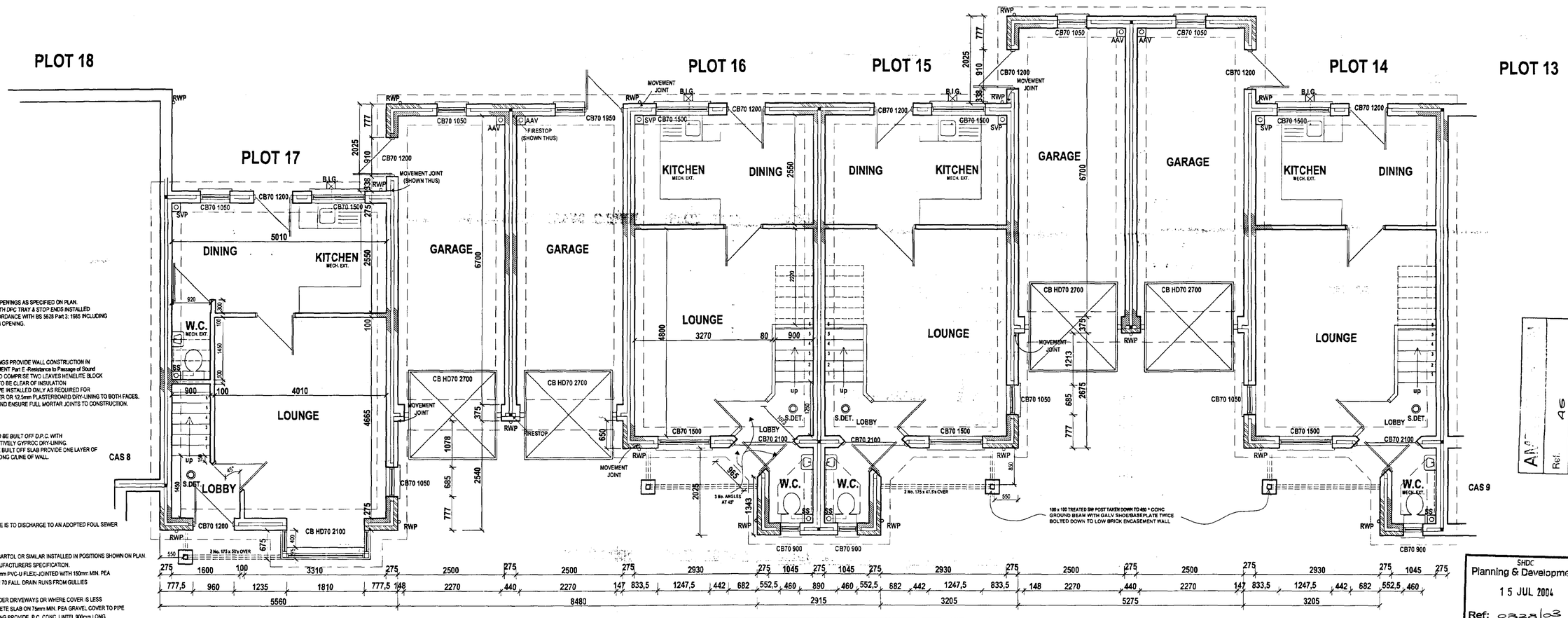
REFER TO SCHEDULE ON PLAN FOR DETAILS

ALL WINDOWS TO BE CAPABLE OF PROVIDING N.L.T. 1/20th FLOOR AREA RAPID VENT.
TO ROOM SERVED. IN ADDITION ALL HABITABLE ROOMS TO HAVE PROPRIETARY
TRICKLE VENTS INSTALLED TO WINDOW FRAME AT HIGH LEVEL, PROVIDING N.L.T.
6000mm2 BACKGROUND VENTILATION
TRICKLE VENTS TO KITCHEN, UTILITY AND BATHROOMS TO BE N.L.T. 4000mm2.
GLAZING TO BE IN ACCORD. WITH B.S. 6206 Part 1 & BUILD. REG. APP.DOC Part N.
ALL GLAZING TO EXTERNAL & INTERNAL DOORS TO BE SAFETY GLASS WITH EACH
PANEL IDENTIFIED BY B.S. REFERENCE. WINDOWS IN CRITICAL LOCATIONS TO BE
SAFETY GLAZED AS IDENTIFIED ON ELEVATIONS.
ALL EXTERNAL WINDOWS AND DOORS TO BE DOUBLE GLAZED
INCORPORATING 'K' GLASS TO ACHIEVE 'U' VALUE OF 2.0 AND DRAUGHT-STRIPPED.

ADDITIONAL WINDOW REQUIREMENTS

FIRST FLOOR LEVEL WINDOWS SERVING BEDROOMS ARE TO BE CAPABLE OF PROVIDING
UNOBSTRUCTED OPENABLE AREA AT LEAST 0.33m2 AT LEAST 450 X 450mm WITH BOTTOM
OF OPENING NOT MORE THAN 1100mm ABOVE FLOOR.





LINTELS (IG OR BURTLEY)

INSTALL I.G. GALV. STEEL LINTELS TO OPENINGS AS SPECIFIED ON PLAN.
ENSURE 150mm MIN. END BEARINGS WITH DPC TRAY & STOP ENDS INSTALLED
AT ALL EXTERNAL CONDITIONS IN ACCORDANCE WITH BS 5628 Part 3: 1985 INCLUDING
MINIMUM OF 2no. WEEPHOLES TO EACH OPENING.

SEPARATING WALLS

WHERE APPLICABLE BETWEEN DWELLINGS PROVIDE WALL CONSTRUCTION IN
ACCORDANCE WITH APPROVED DOCUMENT Part E -Resistance to Passage of Sound
275mm CAVITY WALL CONSTRUCTION TO COMPRISE TWO LEAVES HEMELITE BLOCK
(Max. density 1600kg/ m3). 75mm CAVITY TO BE CLEAR OF INSULATION
GALV. WALL TIES TO BE BUTTERFLY TYPE INSTALLED ONLY AS REQUIRED FOR
STRUCTURAL PURPOSES. 13mm PLASTER OR 12.5mm PLASTERBOARD DRY-LINING TO BOTH FACES.
MAINTAIN CAVITY TO UNDERSIDE OF ROOF AND ENSURE FULL MORTAR JOINTS TO CONSTRUCTION.

INTERNAL WALLING - GROUND FLOOR

100mm HEMELITE OR SIMILAR BLOCK TO BE BUILT OFF D.P.C. WITH
13mm PLASTER BOTH FACES - ALTERNATIVELY GYPROC DRY-LINING.
WHERE NON-LOADBEARING WALLS ARE BUILT OFF SLAB PROVIDE ONE LAYER OF
A142 MESH TO OVERSITE 1.0m WIDE ALONG CLINE OF WALL.

FOUL DRAINAGE

WHERE AVAILABLE THE FOUL DRAINAGE IS TO DISCHARGE TO AN ADOPTED FOUL SEWER
SUBJECT TO STATUTORY APPROVALS.

INSPECTION CHAMBERS TO BE PVC-U BARTOL OR SIMILAR INSTALLED IN POSITIONS SHOWN ON PLAN.
INSTALL IN STRICT ACCORD. WITH MANUFACTURERS SPECIFICATION.
BELOW GROUND PIPEWORK TO BE 100mm PVC-U FLEXI-JOINTED WITH 150mm MIN. PEA
GRAVEL BED & SURROUND. LAY TO 1 IN 73 FALL. DRAIN RUNS FROM GULLIES
TO BE MIN. 1 in 40 FALL.
PROTECT DRAINS WHERE PASSING UNDER DRIVEWAYS OR WHERE COVER IS LESS
THAN 600mm BY PROVISION OF CONCRETE SLAB ON 75mm MIN. PEA GRAVEL COVER TO PIPE
WHERE DRAINS PASS THROUGH WALLING PROVIDE P.C. CONC. LINTEL 900mm LONG
ENSURE 50mm GAP AROUND PIPE AND PROVIDE INERT RIGID SHEET MATERIAL TO
CLOAK VOID TO PREVENT INGRESS OF VERMIN AND SEAL HOLE AROUND WITH COMPRESIBLE MATERIAL.
110mm DIA. PVC-U SOIL & VENTPIPES TO BE INSTALLED AS SHOWN ON PLAN WITH
TERMINALS TO BE POSITIONED AT N.L.T. 900mm ABOVE ADJACENT OPENINGS.
FIT BALLOON GRATING AND PROVIDE ACCESS PLATE AT BASE OF STACK.
NO CONNECTIONS TO S.V.P. WITHIN 450mm OF INVERT
WHERE AIR ADMITTANCE VALVES ARE INDICATED ON PLAN (a.a.v's) THESE ARE
TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPEC.
WASTE PIPES FROM APPLIANCES ARE TO DISCHARGE DIRECTLY TO SOIL PIPES
OR TO RODDABLE TYPE GULLIES IN POSITIONS SHOWN ON PLAN. PROVIDE
ACCESS PLUGS TO WASTES AT ALL CHANGES OF DIRECTION.
75mm DEEP SEAL TRAPS AND 38mm DIA. WASTES TO BE FITTED TO ALL
APPLIANCES UNLESS OTHERWISE STATED ON PLAN. WHERE WASTE RUN
EXCEEDS 3.0m PROVIDE ANTI-SYPHON TRAPS. SHOWER TRAYS TO BE FITTED
ON RAISED PLINTHS TO FACILITATE ACCESS TO TRAPS ETC.
WHERE WASTES ARE ENCASED IN PLY DUCTING ACCESS PANELS TO BE PROVIDED.

SURFACE WATER DRAINAGE

INSTALL 112.5mm PVC-U GUTTER TO DISCHARGE INTO 68mm DIA. DOWNPIPES IN
POSITIONS SHOWN ON PLAN. MAKE CONNECTION TO U/GROUND PIPEWORK USING PROPRIETARY ADAPTOR.
BELOW GROUND PIPE TO BE 82mm DIA. PVC-U FLEXI-JOINTED PIPE LAID
WITH 100mm PEA GRAVEL BED & SURROUND TO 1 IN 70 FALL INTO APPROVED SURFACE WATER DRAINAGE SYSTEM, AS PER DRG.1003.03.21.
PROVIDE RODDING EYES WHERE REQUIRED.

NOTE : ALL GROUND FLOOR INTERNAL DOORS
838mm WIDE UNLESS OTHERWISE SPECIFIED

NOTE : All internal lintels in blockwork to be 100/1200 box

LIGHTING - INTERNAL

ENERGY EFFICIENT LIGHTING TO BE PROVIDED INTERNALLY TO DWELLING BY
INSTALLATION OF AT LEAST THE FOLLOWING NUMBER OF LIGHT FITTINGS,
WHICH ONLY TAKE LAMPS HAVING LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

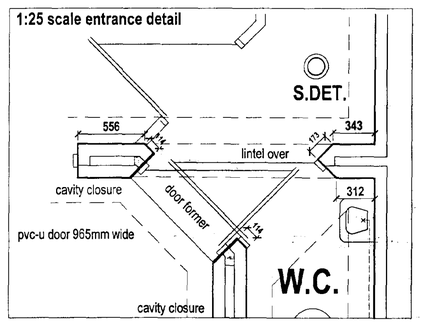
ROOMS CREATED	NO. OF LIGHT FITTINGS REQUIRED
1 - 3	1
4 - 6	2
7 - 9	3
10 - 12	4

EXTERNAL (FIXED TO BUILDING)

THIS INCLUDES LIGTING IN PORCHES BUT NOT IN GARAGES OR CAR PORTS.
RECOMMENDATION IS THAT ALL EXTERNAL LIGHTING SHOULD EXTINGUISH AUTOMATICALLY
WHEN THERE IS SUFFICIENT DAYLIGHT (OR WHEN NOT REQUIRED AT NIGHT) AND HAVE
SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

NOTE: route of drains and positioning of inspection chambers shown on the drainage layout, drg no. 1003.03.21

1:25 scale entrance detail



Seagate Hall, The Coach House
Vicarage Lane, Long Sutton
Spalding, Lincs
PE12 9AF
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Website: www.ashwoodhomes.co.uk

REV.		DATE	
A	PORCH ENTRANCE DETAIL CHANGED TO PLOTS 13, 14, 15 & 16, AND	05/04	LR
	FLUE BLOCKS OMITTED.		
B	BUILDING CONTROL AMENDMENTS	06/04	MD
C	LAYOUT REVISED INCORPORATING ATTACHED GARAGE TO PLOT 13	07/04	MDR

DWELLING TYPE: BLOCK D

DRAWING: GROUND FLOOR

SITE REF.: PLOTS 13-18 (AS DRAWING) HOLBEACH ROAD SPALDING

DRAWN: L.R. DATE: 04/04

SCALE: 1:50 DRG. No.: AH2401/001 c

SHDC
Planning & Development
15 JUL 2004
Ref: 0328/03

Ref: 45

FOR DETAILS OF PLOTS 14-18 REFER TO DRAWING No AH2401/001c & AH2401/002 c

CAS 9 PLOT 13

STAIRCASE STRAIGHT flight
2550 floor to floor. 12 No. risers at 212.5mm 245 going. 16mm nosing overhang. Balustrade - 900mm height on staircase and landing with balustrade gaps not exceeding 100mm. Headroom - 2m minimum from staircase pitch line.

Opening jambs closed with 'Dencor' insulated dpc 20 mm thick, or Thermobate (or similar) insulated plastic cavity closers to limit air leakage. Wall ties required in every block course at opening jambs.

total floor area.

Double Glazing
Glazing in wood or plastic frames - double glazing with 4 mm o.a. gap and a soft low-E coating; or double glazing with a 12mm air gap are argon filled and a soft low-E coating.

Glazing in 'Critical' location No.
Glazing between finished floor level and 800mm in internal, external walls and partitions and between FFL and 1.5m in a door, side panel and close to either edge of the door (diagram 11 to break safely in accordance with BS6206.

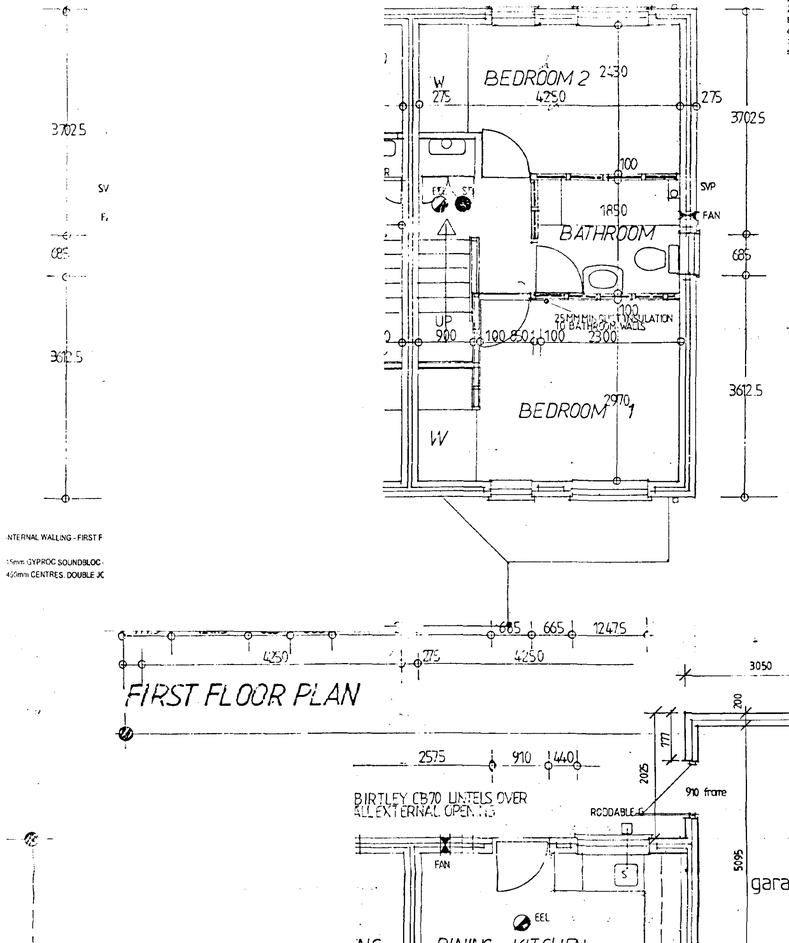
FIRST FLOOR - MEANS OF ESCAPE
First floor habitable rooms provided with windows complying with Paragraph 2.11 Part B1 of approved document i.e. lower opening top hung sashes with openable area of min. 0.33m2 with dimensions at least 450mm high and 450mm wide. Bottom of the openable area max 1100mm above the floor.

CODE 4 STEPPED LEAD FLASHING AND PREFORMED CAVITY TRAYS WHERE LOWER ROOF ABUTS GABLE

WEATHERBOARDING TO GABLES

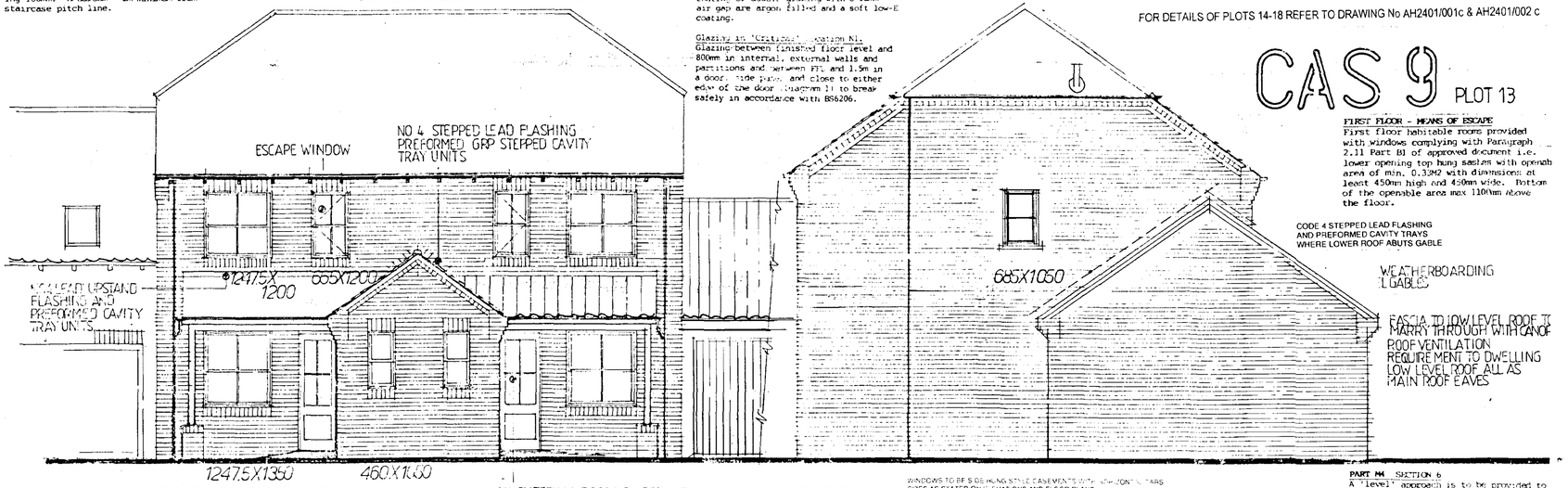
FASCIA TO LOW LEVEL ROOF TO MARRY THROUGH WITH CANOPY

ROOF VENTILATION REQUIREMENT TO DWELLING LOW LEVEL ROOF ALL AS MAIN ROOF EAVES



INTERNAL WALLING - FIRST F

15mm GYPROC SOUNDBLOC
450mm CENTRES. DOUBLE JC



FRONT ELEVATION

ALL EXTERNAL DOORS GLAZED WITH DOUBLE UNITS TO BREAK SAFELY TO BS 6206

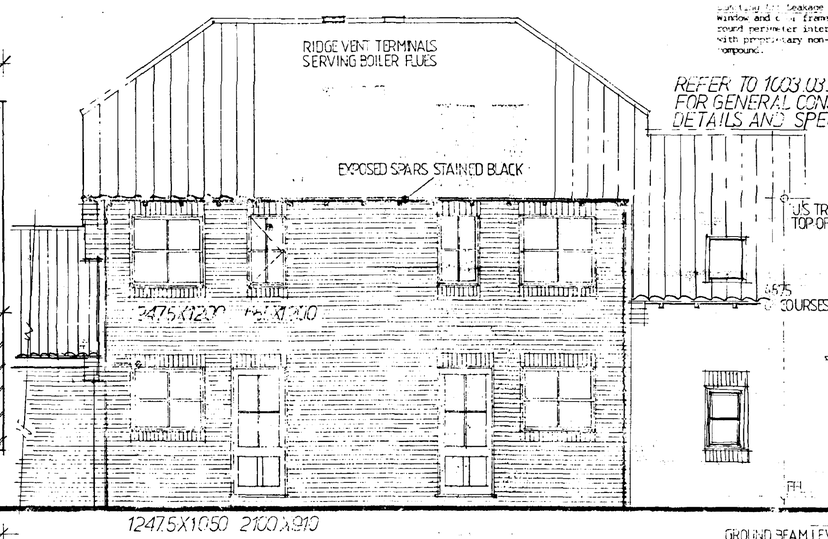
WINDOWS TO BE S.D.E. HUNG STYLE CASEMENTS WITH HORIZONTAL BARS
SIZES AS STATED ON ELEVATIONS AND FLOOR PLANS

SAFETY GLAZING TO BE IN ACCORDANCE WITH PART N - BUILDING REGULATIONS AND B.S. 6206: 1981
ALL GLAZING TO BE LOW - E TYPE GLASS WITH A 16mm AIR GAP
EACH SAFETY GLAZED PANEL TO INCORPORATE THE BRITISH STANDARD KITE MARK AS MEANS OF IDENTIFICATION

FIRST FLOOR PLAN

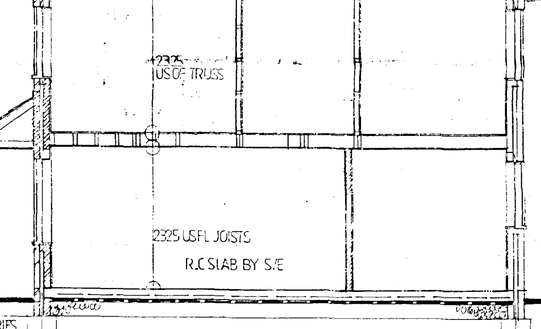
SIDE ELEVATION TO PLOT 13

Sole Plate Sealant
Window and door frames to be pointed all round perimeter internally and externally with proprietary non-setting sealing compound.



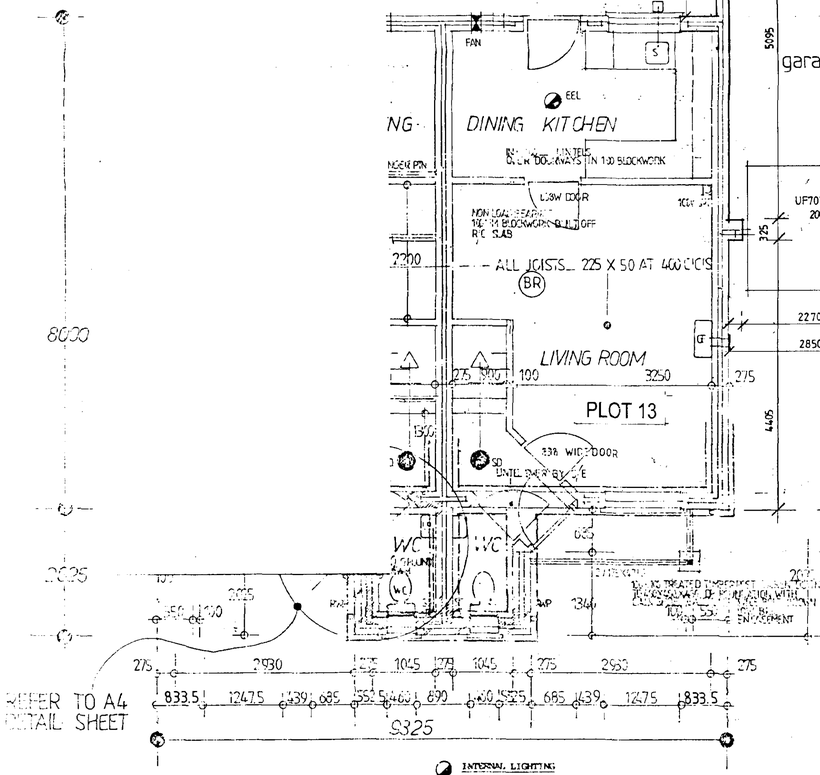
REFER TO 1003.03.25 FOR GENERAL CONSTRUCTION DETAILS AND SPECIFICATIONS

REAR ELEVATION



CROSS SECTION

PART M SECTION 6
A "level" approach is to be provided to the principal entrance with gradient no steeper than 1 in 20 with surface firm and even and its width not less than 900 with accessible threshold at the entrance. Minimum entrance door clear opening min. 775mm wide. Clear opening widths of doorways, habitable rooms and cloakroom to be in accordance with Table 1 of Part M. Switches and socket outlets for lighting etc. in habitable rooms installed at heights between 450mm and 1200mm height from finished floor level.
W.C. provision within the entrance storey. Door to open outwards with minimum width in accordance with table 1 and convenient to provide a clear space for wheelchair users to access the w.c. and the wash basin positioned so that it does not impede access in accordance with diagrams 24 and 25 Section 10 of approved document M



REFER TO A4 DETAIL SHEET

GROUND FLOOR PLAN

Smoke Detectors
Mains alarms - mains operated to conform to BS 5446 installed to current I.E.E. Regulations. Ground and first floor alarms to be interconnected.

INTERNAL LIGHTING
Energy efficient lighting to be installed in accordance with Clause 1.54 of Part L1 in areas where lighting is expected to have most use, special light fittings fitted with lamps having a luminous efficiency greater than 40 lumens per circuit-watt. Dwelling to comply with table 4 for method of determining locations of fittings.

EXTERNAL LIGHTING
External lighting (including porches) to automatically extinguish when there is enough daylight (or when they are not needed at night) and have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt.

SANITARY PIPEWORK
Minimum trap sizes and seal depths Bidets/ Washbasins 32 dia with 75mm depth seal.

Bath and Showers - 40 dia. with 50mm depth seal where connecting direct to gully seal depth required to 38mm.

Sinks, washing, Dishwashers - 40 dia with 75mm depth seal.

W.C. pan outlet 100mm dia. 50mm seal depth.

Branch pipework - where single appliance is to have same diameter as appliance trap. Compact branch pipes to be in accordance with Table 4 part III.

Waste pipes not to discharge into a stack less than 450 above drain invert of the tail of the bend.

Stack pipe discharge stacks to be 100mm dia. in position shown on the drawing.

Rodding points to be provided to discharge stacks to give access to any inaccessible pipe lengths. Rodding points to be above the appliance level of appliances.

Ventilating stack to terminate min. 900 above first floor window openings within 3m with wire cage or perforated cover. Terminations in areas where rodent control is a problem to be metallic.

Sanitary pipework - to be upvc to BSEN1329 or polypropylene to BSEN1451.

W.C. pipework to be completely sealed through the pipe wall to discourage entry by rodents.

VENTILATION REQUIREMENTS
Habitable Rooms - Rapid ventilation - (openable windows) min. 1/20th of floor area. Background ventilation provided by trickle ventilators in window heads, positioned min. 1.75m from F.F.L. providing 8000 mm2 clear vent area.

Kitchen Area - Rapid ventilation - openable window. Background - provide ventilation window or door head min. 4000 mm2 free vent area. Extract Fan - intermittent operation min. 60 litres/sec extraction rate.

Bathroom - all as Kitchen but extract fan rate - 15 litres/sec minimum.

Ground Floor W.C. Toilet - with window - opening light providing rapid ventilation min. 1/20th of floor area with trickle ventilator in head min. 4000 mm2 free vent area.
No window - mechanical extract with minimum 6 litres/sec extraction rate operated with light switch and fitted to run 15 minutes overrun.

Internal Bathrooms with no openable windows - extractor fan min. 3 air changed per hour controlled with light switch and 15 minute overrun after usage. 10mm gap under door providing air inlet.

BOILER INSTALLATION
GENERAL
Combination boiler (gas fired) installed in first floor landing cupboard. Factory made metal chimney using component sections and installation in accordance with Clause 1.42(a) Part J or single wall component system complying with B.S.715: 1993 and installation to B.S.5440-1&2000. Chimney to be kept suitable distance away from combustible material all in accordance with Diagram 1.7 P.21 of approved document Part J. Chimney located distance X (manufacturers declared minimum) as defined by testing to BS.443 Part 1: 1990 (1996).

Flue Configuration
Flues to be straight and vertical to avoid the resistance of flue gases. Where bends are essential - max 45° angle to the vertical incorporated. (max roof vents limited to 4 No. in accordance with: Clause 1.48).

Permanent Ventilation to Boiler Compartment
Ventilation to room sized compartment in accordance to Clause to follow guidelines in Diagram J.2. Part J. Clear vent openings to floor to be min. 1000 mm2 per kW input (net) at high level and 2000 mm2 per kW input at low level. Combustion ventilation direct to outside air at landing level min. 500 mm2 clear area per kW input (net) in excess of 7 kW.

Size of Flue
Gas marked appliance (compliant with gas appliances safety regulations) flue to be sized in accordance with the manufacturers installation instructions. Chimney flue pipes to have at least the same cross sectional area as that of the appliance flue outlet.

Height of Flue Pipe
Natural draught flue flued appliance sited and terminated above roof intersection in accordance with BS.5440-1:2000. If fan assisted appliance - flue to terminate min. 150mm above roof level.

HEATING AND HOT WATER SYSTEMS

BOILER EFFICIENCY
Boiler used to SEDBUK not less than 78% for mains natural gas, 80% for L.P.G and 85% for oil fired.

SPACE HEATING SYSTEM CONTROLS
Applicable to central heating systems using natural gas, L.P.G. and oil.

ZONE CONTROLS
System to control the temperatures independently in areas that have different heating needs i.e. provision of room thermostats and thermostatic radiator valves. Timing zone divided into two temperature control sub-zones as appropriate.

TIMING CONTROLS
Timing devices to be provided to control the periods when the heating system operates.

BOILER CONTROL INTERLOCK
System control - switch off the boiler when no demand, whether control is by room thermostats or by TRV's.
The boiler to operate only when space heating thermostat or cylinder thermostat calls for heat. The system controlled by TRV's - a room thermostat to be provided to switch off the boiler when there is no demand for heating or hot water.

HOT WATER SYSTEMS
Unvented hot water storage vessels to be insulated with 80mm thick factory applied expanded polyurethane foam with density of not less than 30kg/m3 to provide efficient operation without excessive heat loss. Primary circuit to be copper tube in accordance with BS EN1566, Part 2 or BS5449 : 1990 (as appropriate) and fittings shall be compression type.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Heating and hot water system to be fully commissioned to ensure maximum efficiency and that all controls work as intended. Person who carries out commissioning work to provide a suitable certificate confirming commissioning has been successfully carried out and made available to client and Local Authority Building Control.

Building owner to be given information on the operation and maintenance of the heating and hot water systems and outline maintenance procedures for the purposes of the conservation of fuel and power.

Flue - Rectangular flue blocks min. 16500 c.s.a. with minimum dimension of 90mm, constructed of factory made components suitable for the intended application, installed in accordance with manufacturers' instructions. Performance of flueblocks to comply with BS EN 1443:1999 (Designation T450 S.D.3. Joints sealed in accordance with manufacturers instructions. Bends and offsets to be formed with matching factory made components. Flue to terminate with proprietary GCI ridge terminal.

Installation at Completion
Engaged Specialist or sub-contractor carrying out the work to provide report showing steps taken to achieve compliance with the requirements of Part J all as described in paragraph 1.53 Part J. Main Contractor provided with report for Building Control purposes if requested

Flue to be checked at completion to show that it is free from obstruct and gas-tight and constructed with materials and components of sizes suit the intended application. Appl and flue to be spillage tested to with manufacturers instructions and in accordance with Clause 1.54 P.1 of Applicence Document.

Notice plate for flues and hearth (ment 2.6) information to be provided by flue blocks installation applica and use all as paragraph 1.56 and plate provided as Diagram 1.9 and p adjacent to electricity consumer u

B B REG AMENDMENT 19 11
C DIMS CORRECTED 05/04 LR

REV D - WINDOW STYLE ALTERED NOTES ADDED TO DRAWING May 04 : MD
REV E DETAIL SHEET NOTE ADDED 05/04 LR
REV F DRAWING PREPARED FOR REVISED PLOT 13 WITH ATTACHED GARAGE 07/04 MD

PLOT 13
CASTLE BUILDING LTD
proposed housing development
Holbeach Road Spalding
Oct 2003
Scale

CB DESIGN GROUP
ARCHITECTURAL & PLANNING SERVICES

AH2401/003 F

SHDC
Planning & Development
15 JUL 2004
Ref: 0328/03

AMENDMENTS
Rec. 4S

HOLBEACH ROAD, SPALDING

EXTERNAL MATERIAL SCHEDULE

PLOT	TYPE	FACING BRICK	DETAIL	ROOF TILE
1 - 6	block a	rainworth blend	windsor red	slate grey
7 - 12	block b	rainworth blend	windsor red	slate grey
13 - 18	block d	village blend	windsor red	terracotta
19	cas 8	rainworth blend	windsor red	slate grey
20	cas 7	rainworth blend	windsor red	slate grey
21	cas 7	rainworth blend	windsor red	slate grey
22	cas 8	rainworth blend	windsor red	slate grey
23	cas 9	rainworth blend	windsor red	slate grey
24	cas 9	rainworth blend	windsor red	slate grey
25	cas 10	rainworth blend	windsor red	terracotta
26	cas 10	rainworth blend	windsor red	terracotta
27	cas 10	rainworth blend	windsor red	terracotta
28	cas 10	rainworth blend	windsor red	terracotta
29 - 34	block c	rainworth blend	windsor red	slate grey
35 & 36	cas 10	village blend	windsor red	terracotta
37 & 38	cas 10	village blend	windsor red	terracotta
39 & 40	cas 10	village blend	windsor red	terracotta
41 & 42	cas 10	village blend	windsor red	terracotta
43	cas 7	village blend	windsor red	terracotta
44	cas 8	village blend	windsor red	terracotta
45	cas 8	village blend	windsor red	terracotta
46	cas 7	village blend	windsor red	terracotta
47	cas 7	rainworth blend	windsor red	slate grey
48	cas 8	rainworth blend	windsor red	slate grey
GARAGE BLOCKS				
	18 - 19	rainworth blend	windsor red	terracotta
	24 - 25	rainworth blend	windsor red	terracotta

All other garages to be as main house facing brick & roof tile

FACING BRICKS -
IBSTOCK HARDWICKE MINSTER RAINWORTH BLEND & HARDWICKE WELBECK VILLAGE BLEND

DETAIL BRICK - HANSON MILTON HALL WINDSOR RED

ROOF TILES -
SANDTOFT CALDERDALE SLATE GREY & DOUBLE PANTILE TERRACOTTA

ALL WINDOWS TO BE WHITE PVC-U - unless stated otherwise

MD - 5th May 2004

LEGEND

TREE PLANTING 39 total
BA Betula Alba _ SILVER BIRCH
CB Carpinus Betulus HORNBEAM
AG Alnus Glutnosa _ ALDER
AC Acer Campestre FIELD MAPLE
SA Sorbus Aucuparia _ ROWAN
FSS Prunus Serrulata Sekiyama JAPANESE CHERRY
ALL PLANTED AS 3_4 METRE HIGH STANDARDS STAKED AND STRAPPED _ FLEXIBLE PLASTIC SLEEVES AROUND BASES AND REGULARLY WATERED THROUGH TWO PLANTING SEASONS

MARSHALLS BLOCK PAVERS TO THESE AREAS – COLOUR BRINDLE

PUBLIC OPEN SPACE
AREA TO BE LEVELLED AND SEEDED
FOOTPATH LINK TO HOLBEACH ROAD

50 MM MIN THI SELECTED / WASHED GRAVEL IN PRIVATE DRIVEWAYS

FENCING

2MF	2 METRE HIGH CLOSE BOARDED FENCE
300TW	300 MM HIGH TIMBER POSTS WITH SINGLE STRAND WIRE
1M3W	1M HIGH TIMBER POSTS WITH 3 STRAND WIRE

BRICK BOUNDARY WALL
BLUE BRICK CAPPING
TOP OF WALL _ 4800

R INDICATES REFUSE BIN STORAGE LOCATION
1.5 M2 AREA OF CONCRETE PAVING. MAX GRADIENT OF ROUTE TO COLLECTION POINT _ 1:12
IF STEPS ARE REQUIRED ALONG ROUTE _ A MAX OF 3 PERMITTED
NOTE _ BIN AREAS TO HOUSING BLOCKS A AND B TO BE ENCLOSED WITH 1.5 M HIGH CLOSE BOARDED FENCES

NORTH

RETAIN EXISTING HEDGE

REMOVE EXISTING HEDGE AND REPLACE WITH 2M HIGH CLOSE BOARD FENCE

REMOVE EXISTING HEDGE AND REPLACE WITH 2M HIGH CLOSE BOARD FENCE

REPLACEMENT BOUNDARY 2M HIGH CLOSE BOARDED FENCE WITH WOODEN FENCE POSTS FITTED WITH GALV STOC TBASE PLATES SET IN CONCRETE
INTERMEDIATE TIMBER POSTS PROFILED STEEL PANELS 1.8M HIGH

DEMOLISH TO TIMBER FENCE

VERTICAL PALING

EXISTING BOUNDARY

EXISTING HEDGEROW 3M AV HEIGHT CUT AND TRIMMED AS REQUIRED

PUBLIC OPEN SPACE

LOW BRICK WALL 4.800 TOP OF WALL

LOW BLUE BRICK CAPPING TOP OF WALL 4.800

1800 FOOTPATH

5000 CARRIAGEWAY

1800 FOOTPATH

REDUNDANT SEWER

PUBLIC OPEN SPACE

1700 WIDE FOOTPATH

1200 W TARMACADAM FOOTPATHS TO ADOPTION STANDARDS

DIVERTED FOUL SEWER

NEW ESTATE ACCESS

HOLBEACH ROAD

REFER TO DRG NO 1003.03.22 FOR BDY DETAILS TO FRONTAGE OF HOUSING BLOCKS A AND B

carpark

Housing Block C
34 33 32 31 30 29

Housing Block 'A'
1 2 3 4 5 6

Housing Block 'B'
7 8 9 10 11 12

Housing block 'D'
13 14 15 16 17 18

35 Cas 10 FFL 3.800 GBL 3.350 — 36
46 GBL 3.225 Cas 7 FFL 3900 — 45 Cas 8 — 44
44 Cas 8 GBL 3.325 FFL 4.000 — 43 Cas 7
37 Cas 10 FFL 4.300 GBL 3.425 — 38
39 Cas 10 GBL 3.425 — 40
42 Cas 10 GBL 3.850 FFL 4.300 — 41
48 Cas 8 — 47 Cas 7 GBL 3350 FFL 4.250
28 Cas 10 FFL 3.850 GBL 3.175 — 27
26 Cas 10 FFL 4.200 GBL 3.300 — 25
24 Cas 9 FFL 4.350 GBL 3.675 — 23
22 Cas 8 — 21 Cas 7 GBL 3.775 FFL 4.450
19 Cas 8 — 20 Cas 7 FFL 4.450 GBL 3.775

GARAGES — 1 BAY GBL 3.175 FFL 3.750
GARAGES — 2 BAY GBL 3.350 FFL 3.950
GARAGES — 3 BAY GBL 3.525 FFL 4.150

GRASSED AREA
GRASSED MARGIN
WALL LEVEL 4.800 TOP OF WALL
TOP OF WALL 4.800
HIGH WALL 5.600 TOP OF WALL
LOW WALL 5.000 TOP OF WALL
WALL REMOVED

SHDC
Planning & Development
15 JUL 2004
Ref: 0328/03

REV G – PLOT 23 AMENDED TO INCORPORATE ATTACHED GARAGE JULY 04 / MD
REV F – CAR PARK SPACES INDICATED TO PARKING AREA 29-33 JULY 04 / MD
REV E – HEDGE RETAINED AS INDICATED (as requested by SHDC) GRAVEL TO INDIVIDUAL DRIVES & BLOCK PAVING TO PRIVATE DRIVES/CAR PARKING AREAS June 04 / MD
REV D – HEDGE REMOVED FROM BOUNDARY AND REPLACED WITH 2m HIGH CLOSE BOARD FENCE EXTERNAL MATERIALS SCHEDULE REVISED. May 04 / MD
REV C – PLOTS 14–17 GARAGES RE-SITED 04/04 MD

SITE LAYOUT

1:250

B DWELLINGS _ PLOTS 13 14 AND GARAGES PLOTS 13 14 15 RESITED 2 11 0
A ADDITIONAL INFORMATION 19

AMENDMENTS Ref: A

CB DESIGN GROUP
ARCHITECTURAL & PLANNING SERVICES

CASTLE BUILDING LTD
proposed housing development
Holbeach Road Spalding
Oct 2003
Scale 1:250

1003.03.20 G