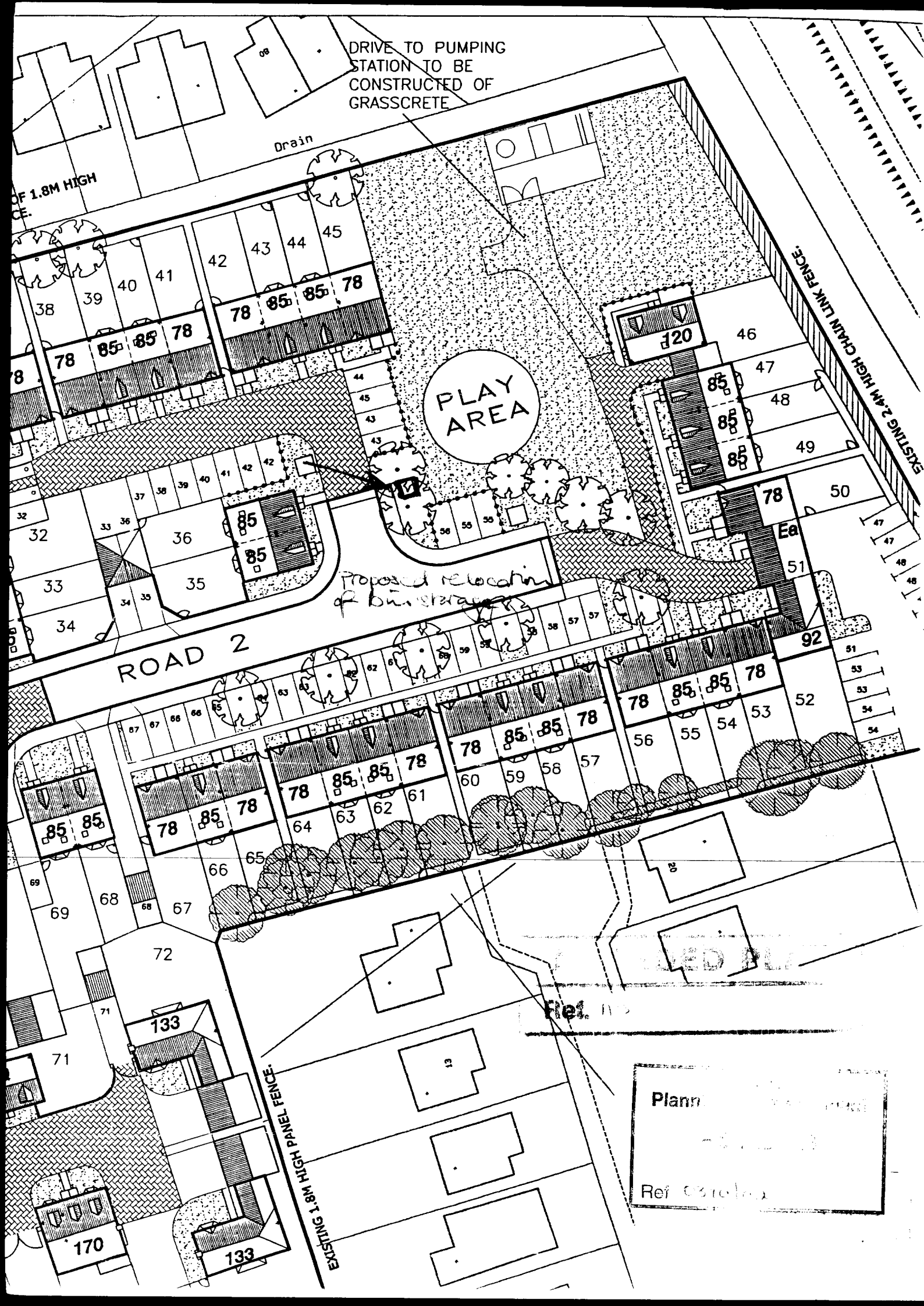
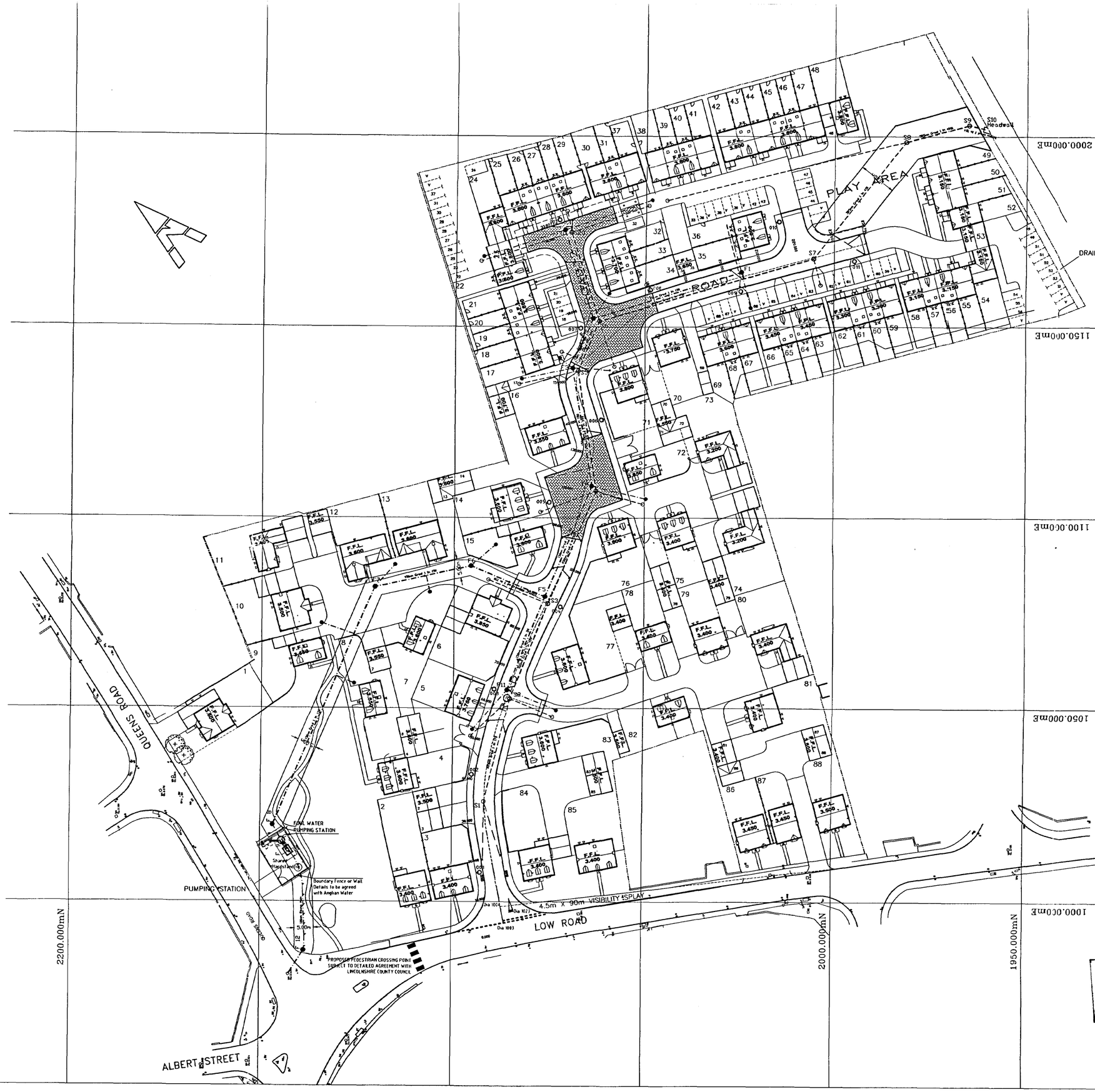

DRIVE TO PUMPING STATION TO BE CONSTRUCTED OF GRASSCRETE
Drain
OF 1.8M HIGH CE.
PLAY AREA
EXISTING 2.4M HIGH CHAIN LINK FENCE.
ROAD 2
Proposed relocation of bin storage
EXISTING 1.8M HIGH PANEL FENCE.
Plann
Ref

© THIS DRAWING AND THE DESIGNS CONTAINED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



ENGINEERING NOTES

ADOPTABLE WORKS
Roads footpaths and parking bays forming part of the Highway to be adopted under Section 38 of the Highways Act 1980 and should comply with the relevant County Highways Specification. Hand laying of bituminous material is not permitted on carriageway.

STREET LIGHTING
On completion as a requirements of BS 5485 and the IIE Wiring Regulations 16th Edition Completion certificate in the form set out in Appendix 6 of the British Standards shall be provided to the council. Alternatively a Certificate may be adapted from the BS 7671 for the use in street lighting installation given in the ILE code practice for Electrical Safety in public Lighting Operations.

DRAINAGE Adoptable
Sewers to be adopted under Section 104 of the Water Industries Act 1991 should comply with the Water Authorities Association 'Sewers for Adoption' 5th Edition. Sewers to be laid at least 1 metre from kerbline to the edge of the pipe, and the outer edge of the manhole construction must be at least 500mm from the kerb. A CCTV survey is to be undertaken at the developers expense prior to the adoption by the local Water Authority.

LEGEND (Adoptable Drainage)

- Foul water manhole (see associated schedule for appropriate sizes)
- Surface water manhole (see associated schedule for appropriate sizes)
- Highway drain manhole (see associated schedule for appropriate sizes)
- Foul water sewer
- Surface water sewer
- Highway Drain

EXISTING DRAINAGE
All existing drainage on the site is to be removed.

Pram Crossing

Street Lighting Column

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilslow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

A 09.05.02 Footway widths amended. Survey Grid Added. Manholes F8 and F12 added. Lateral positions shown. Visibility at Junction with Low Road shown.

REVISIONS

PROJECT
PROPOSED DEVELOPMENT
LOW ROAD,
SPALDING.

DRAWING
ROAD AND SEWER LAYOUT

SUBJECT TO S38 & S104 CLEARANCE CONDITIONS

SCALE: 1:500 DRAWN: RSH

DATE: APRIL 2002 APPROVED:

FILE REF:

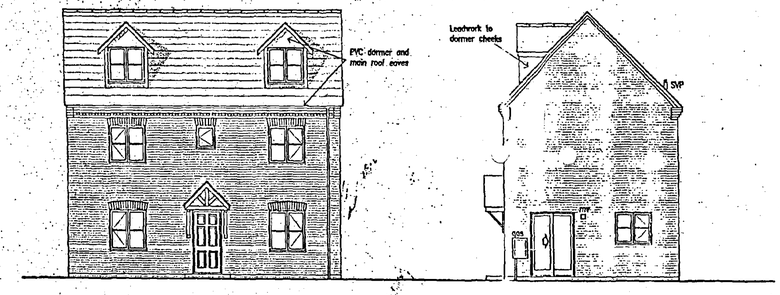
KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING •COMMUNICATION
THE BOND, 180-182 Fazeley Street, Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road. Bearcot. STAFFORD. ST19 9DS

S-DC
Development
14 MAY 2002
Ref 370/02

DETERMINED PLAN

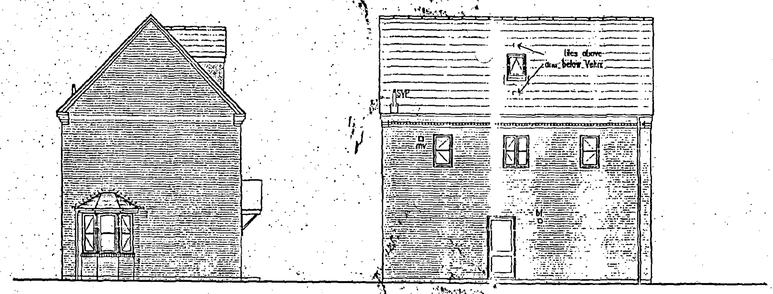
PROJECT No/DRAWING No: B-528/6 Rev: A

DO NOT SCALE FROM THIS DRAWING



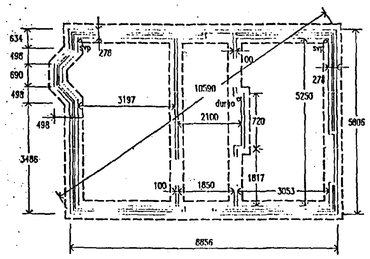
FRONT ELEVATION

SIDE ELEVATION

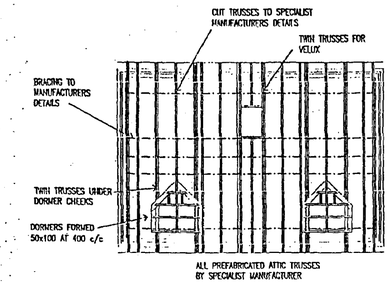


SIDE ELEVATION

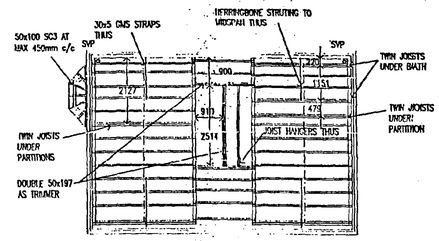
REAR ELEVATION



FOUNDATIONS

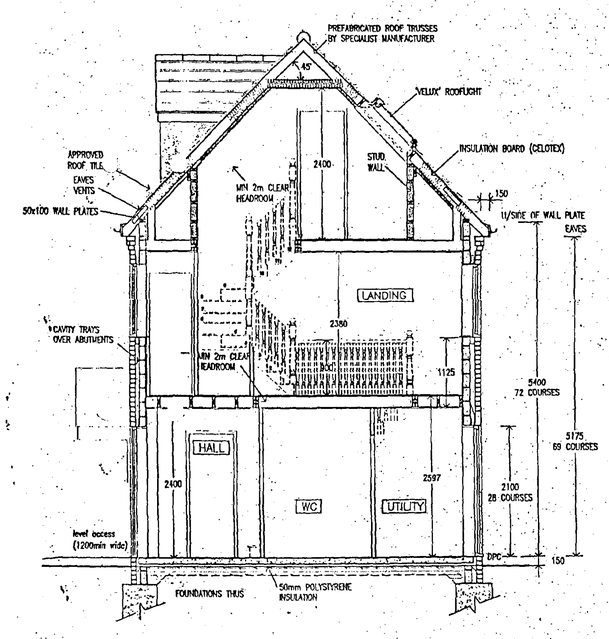


ROOF PLAN PITCH 45°

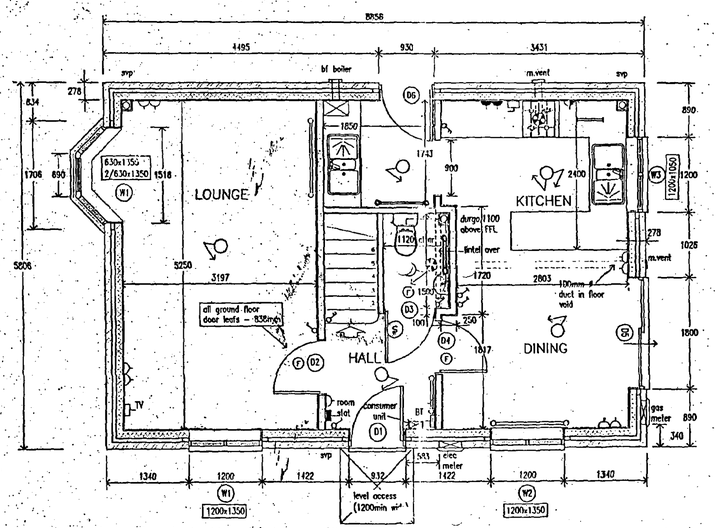


ALL JOISTS 50 X 197 SC3 @ 400c/c UNLESS INDICATED OTHERWISE

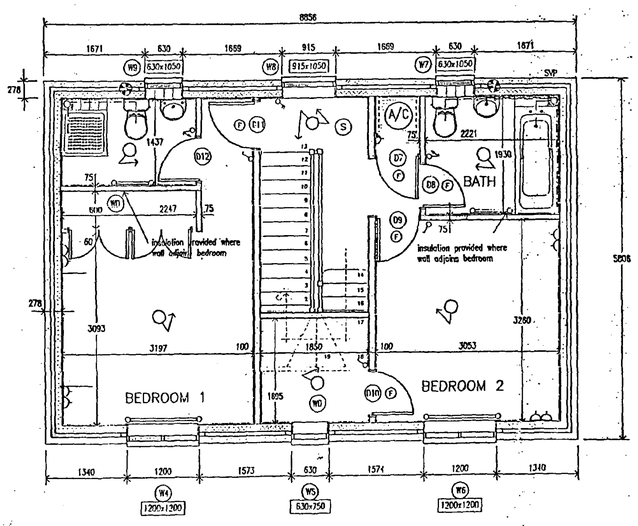
FIRST FLOOR JOISTS



TYPICAL SECTION

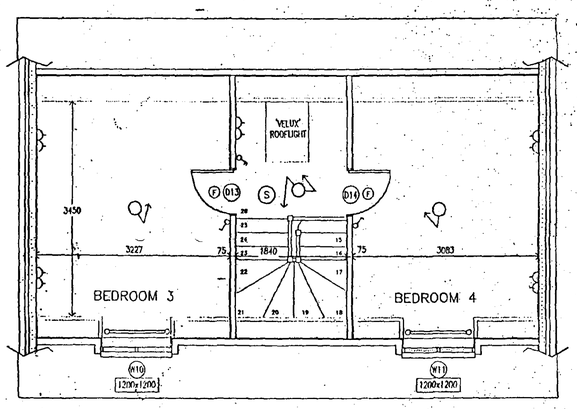


GROUND FLOOR



FIRST FLOOR

ALL GROUND FLOOR SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED 450mm ABOVE FLOOR LEVEL.
ALL GROUND FLOOR LIGHT SWITCHES TO BE POSITIONED WITHIN 1200mm OF FLOOR LEVEL



SECOND FLOOR

SHDC
Planning & Development
14 MAY 2002
Ref 3706/02

Rev	Instruction	Description	Rev	Instruction	Description
A		SVP LOUNGE ADDED, SVP HALL REMOVED			
		DURGO DOWNSTAIRS WC ADDED			
		FOUNDATION PLAN AMENDED			
B		AMENDED TO CLIENT COMMENTS			
C		TRIMMER/JOIST CENTRES AMENDED			
D		VARIOUS AMENDMENTS			
E		VARIOUS AMENDMENTS			
F		VARIOUS AMENDMENTS			
G		RADIATOR AMENDS			

ELECTRICAL LAYOUT KEY

- low level twin 13amp socket
- mid level twin 13amp socket
- single 13amp socket
- fused spur
- mechanical vent
- pendant light fitting
- central spot cluster
- smoke/firefighter
- light switch
- 2-way switch
- pull switch
- cooker point
- ring main stat
- consumer unit
- (S) smoke detector
- (F) Half hour fire resistant door FD30S

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

ROOM	METRIC	IMPERIAL
Lounge (excluding bay)	5200x 3147	17'1" x 10'4"
Kitchen / Diner	5200 x 3003	17'1" x 9' 6"
Bedroom 1 (excluding wardrobe)	3147 x 3068	10' 4" x 10' 1"
Bedroom 2	3205 x 3003	10' 6" x 9' 10"
Bedroom 3	3187x 3450	10 '5" x 11' 4"
Bedroom 4	3043x 3450	10 '0" x 11' 4"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:50,100

DATE. MARCH 1999

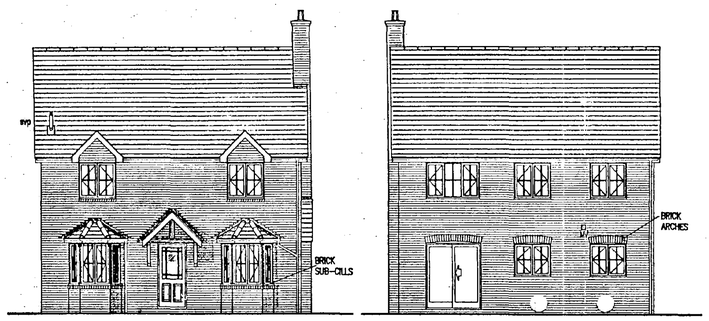
DAVID TUCKLEY ASSOCIATES LTD ARCHITECTS

DETERMINED PLAN

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked fr
Any discrepancies to be immediately reported to the architec
before proceeding.

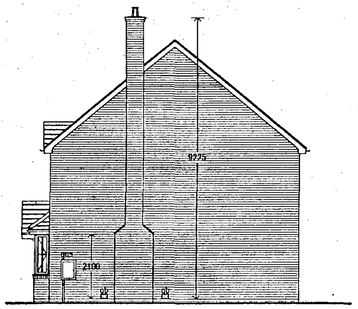
M-120B - COTTAGE - EAST REV G

DO NOT SCALE FROM THIS DRAWING

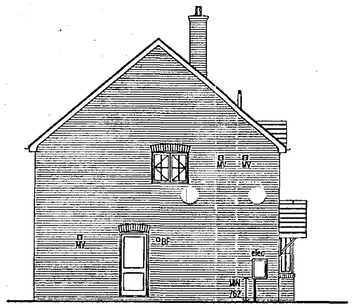


FRONT ELEVATION

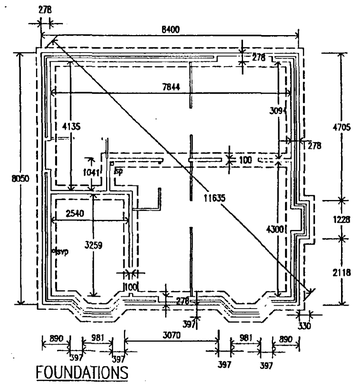
REAR ELEVATION



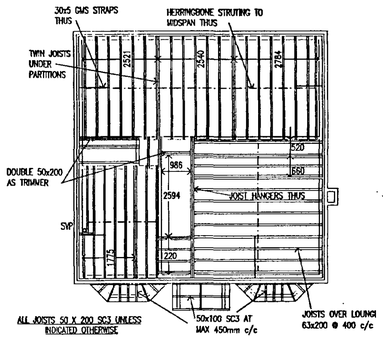
SIDE ELEVATION



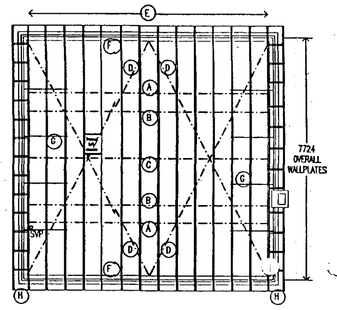
SIDE ELEVATION



FOUNDATIONS



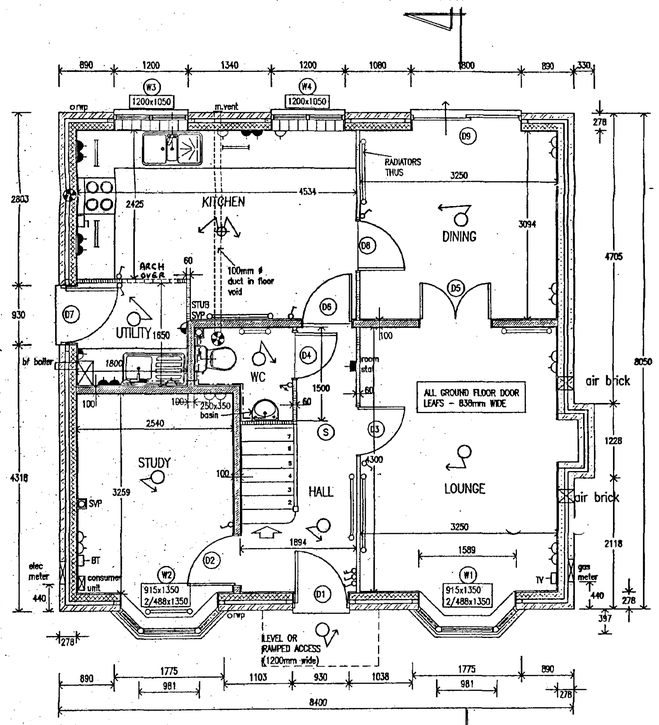
FLOOR JOISTS



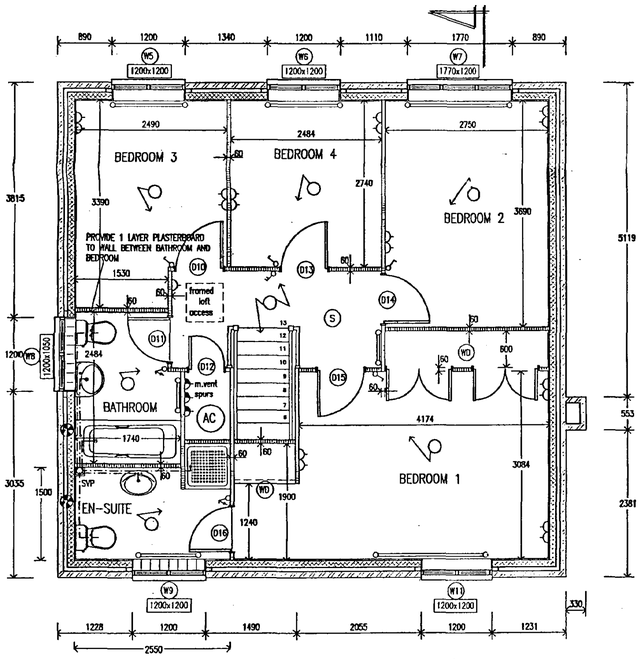
ROOF PLAN PITCH 35°

- (A) LONGITUDINAL RAFTER BRACING
- (B) LONGITUDINAL CEILING BRACING
- (C) LONGITUDINAL RIDGE BRACING
- (E) STANDARD FINK TRUSSES AT MAX 600mm CENTRES
- (F) WALL PLATE
- (G) 30x5 GMS RESTRAINT STRAPS TO RAFTERS & CEILING MEMBERS

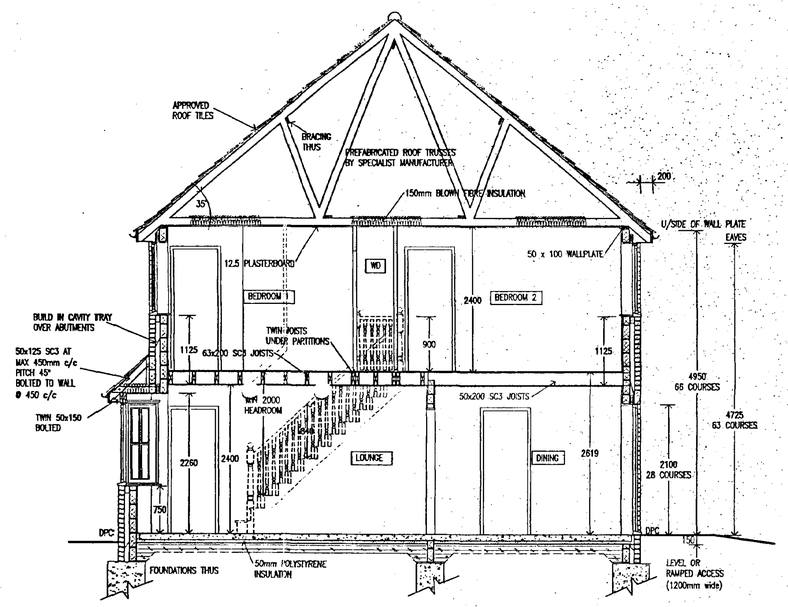
ALL GROUND FLOOR SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED 450mm ABOVE FLOOR LEVEL.
ALL GROUND FLOOR LIGHT SWITCHES TO BE POSITIONED WITHIN 1200mm OF FLOOR LEVEL



GROUND FLOOR



FIRST FLOOR



SECTION

Rev	Instruction	Description	Rev	Instruction	Description
A	RS	Amended to client comments			
B		Amended to client comments			
C		Amended to client comments			
D		Amended to client comments			
E		Study/Utility size amended			
F		Arch Over added to Kitchen/Utility			

ELECTRICAL LAYOUT KEY

- low level twin 13amp socket
- mid level twin 13amp socket
- single 13amp socket
- fused spur
- mechanical vent
- pendant light fitting
- central spot cluster
- underlighter
- light switch
- 2-way switch
- pull switch
- cooker point
- room stat
- consumer unit
- (S) smoke detector

HOUSE TYPE 127
All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

ROOM	METRIC	IMPERIAL
Lounge (ex bay)	4250 x 3225	13' 11" x 10' 7"
Kitchen	4509 x 3044 max	14' 9" x 10' 0"
Utility	1750 x 1500	5' 9" x 4' 11"
Dining	3225 x 3044	10' 7" x 10' 0"
Bedroom 1 (excluding wardrobes)	4149 x 3059	13' 7" x 10' 0"
Bedroom 2	3665 x 2725	12' 0" x 8' 11"
Bedroom 3	3365 x 2465	11' 0" x 8' 1"
Bedroom 4	2715 x 2484	8' 11" x 8' 2"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:50,100

DATE. MAY 2001

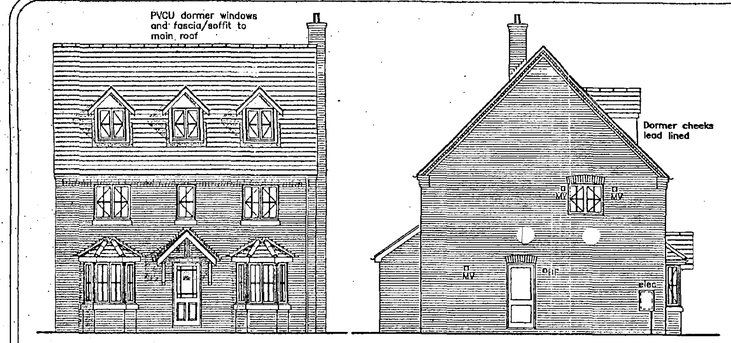
DAVID TUCKLEY, ASSOCIATES LTD
ARCHITECTS

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

M-127-COTTAGE-DOUBLE BAY Rev F

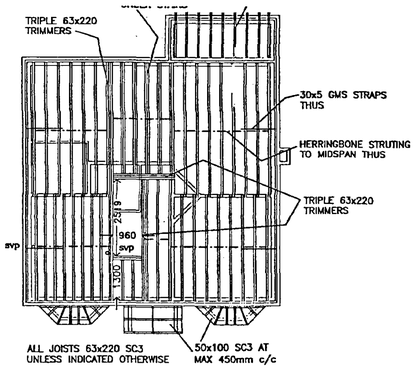
SDDC
Planning & Development
14 MAY 2002
DETERMINED PLAN
Ref 370/a

DO NOT SCALE FROM THIS DRAWING

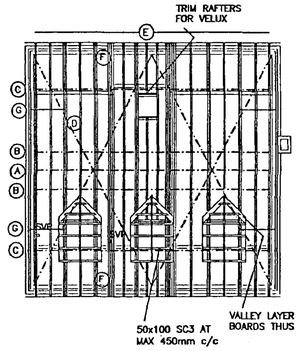


FRONT ELEVATION

SIDE ELEVATION

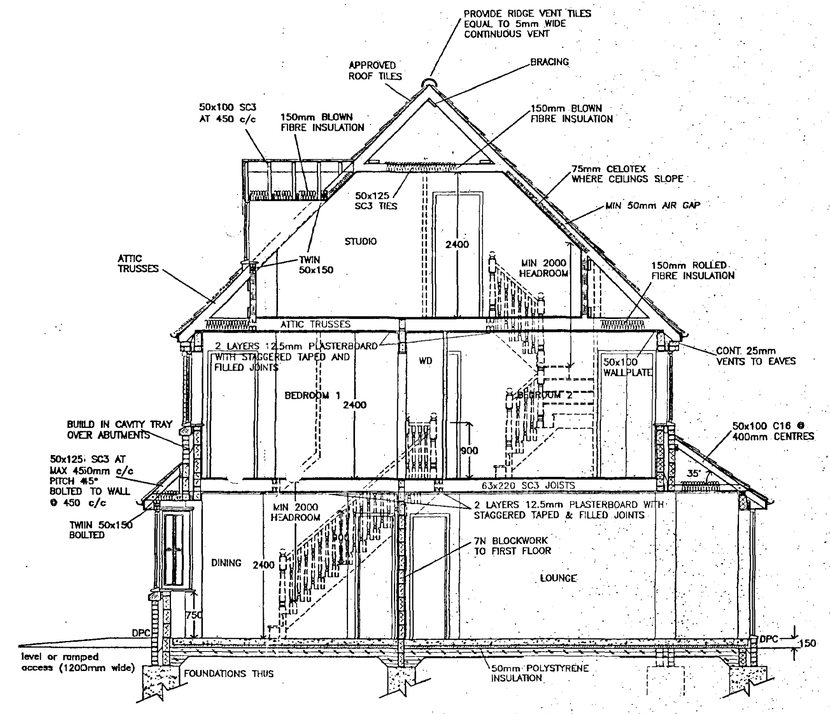


FIRST FLOOR JOISTS

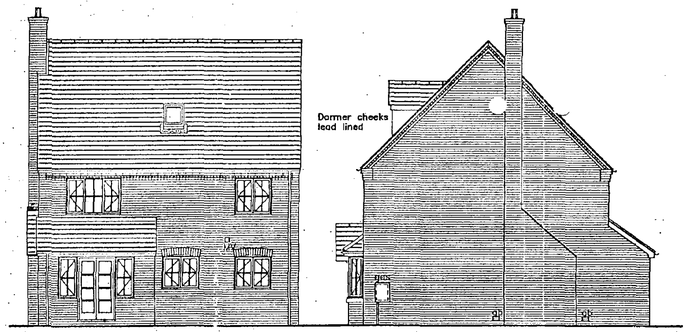


ROOF PLAN PITCH 45°

(A) LONGITUDINAL RAFTER BRACING
(B) LONGITUDINAL CEILING BRACING
(C) LONGITUDINAL RIDGE BRACING
(D) DIAGONAL BRACING
(E) STANDARD ATTIC TRUSSES AT MAX 600mm CENTRES
(F) WALL PLATE
(G) 30x5 GMS RESTRAINT STRAPS TO RAFTER & CEILING MEMBE

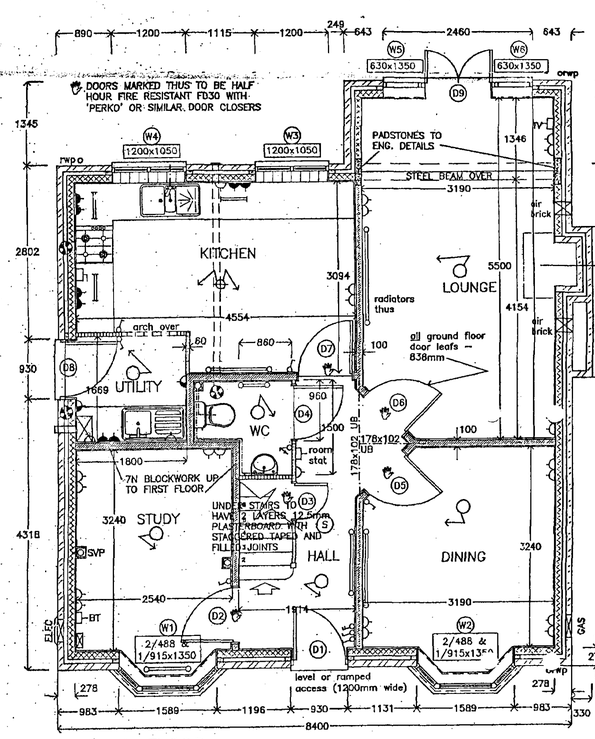


SECTION

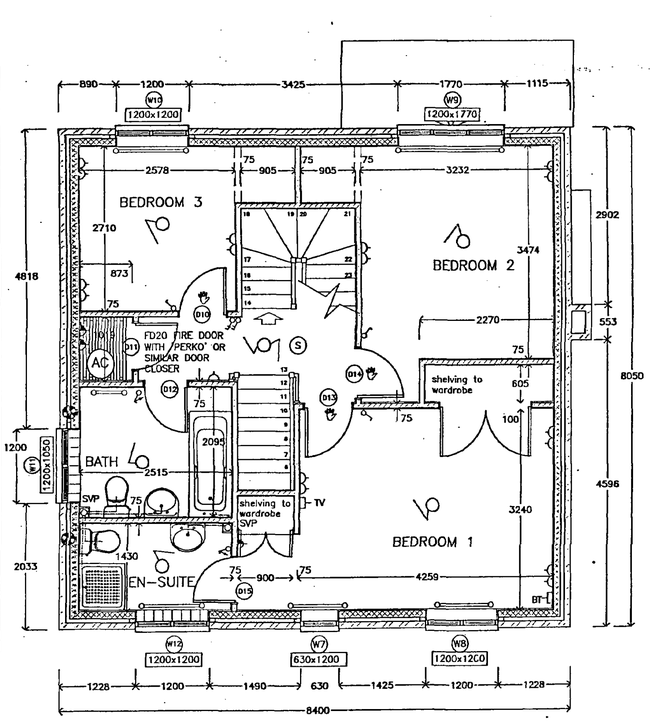


REAR ELEVATION

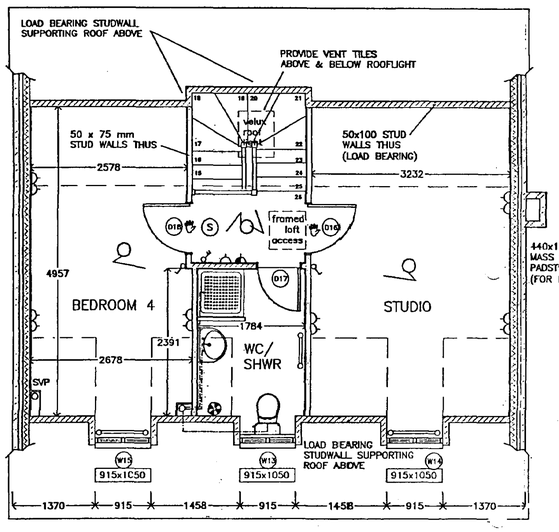
SIDE ELEVATION



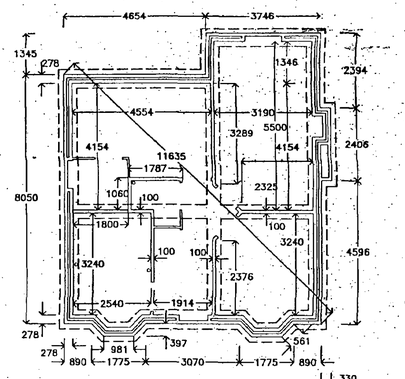
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FOUNDATIONS

SFDC Planning Development 14 JAN 2002 Rec'd 379/0

Rev	Instruction	Description
A	RS	PARAMOUNT STUD REPLACES WITH 50 X 75 mm STUD
B	RS	Various amendments
C	RS	Various amendments
D	RS	Various amendments
E	RS	Chimney/fireplace relocated
F	RS	Various amendments
G	RS	Shelves to wardrobes indicated
H	RS	Shelves omit from bedroom 3

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- low level twin 13amp socket
- mid level twin 13amp socket
- single 13amp socket
- fused spur
- mechanical vent
- pendant light fitting
- central spot cluster
- underfighter
- light switch
- 2-way switch
- pull switch
- cooker point
- room stat
- consumer unit
- (S) smoke detector

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.
All ground floor light switches to be positioned within 1200mm of floor level.

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm (2")

HOUSE TYPE 170
All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

ROOM		METRIC	IMPERIAL
Lounge		5450 x 3140	17'10" x 10'4"
Dining	(excluding bay))	3190 x 3140	10'5" x 10'4"
Kitchen	(max)	4504 x 3044	14'9" x 10'0"
Study	(excluding bay))	3190 x 2490	10'5" x 8'2"
Bed 1	(excluding recess)	4234 x 3215	13'11" x 10'5"
Bed 2	(excluding recess)	3449 x 3207	11'4" x 10'6"
Bed 3		2553 x 2655	8'5" x 8'10"
Bed 4		4957 x 2553 max	16'3" x 8'9"max
Studio		4957 x 3207	16'3" x 10'6"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:50:100

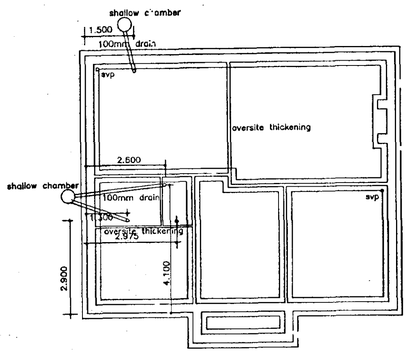
DATE. FEB 2001

DAVID TUCKLEY ASSOCIATES LTD ARCHITECTS

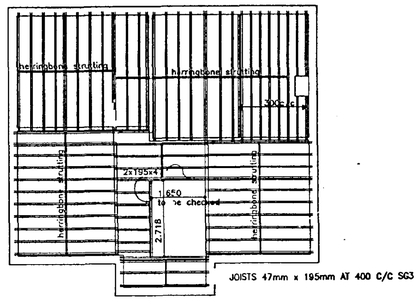
DETERMINATION PLAN

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

M–170 – EAST Rev H

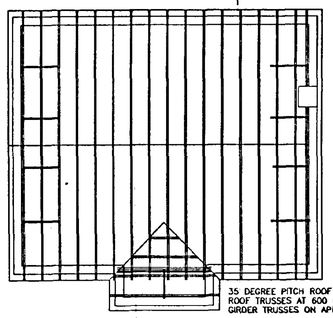


FOUNDATION PLAN



JOISTS 47mm x 195mm AT 400 C/C SG3

JOIST LAYOUT

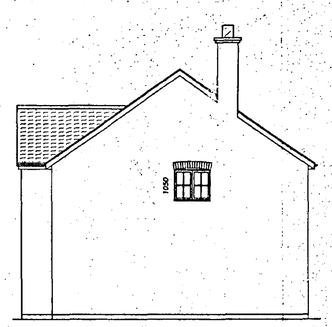


35 DEGREE PITCH ROOF
ROOF TRUSSES AT 600 C/C
GIRDER TRUSSES ON APPROVED PADSTONES

ROOF PLAN



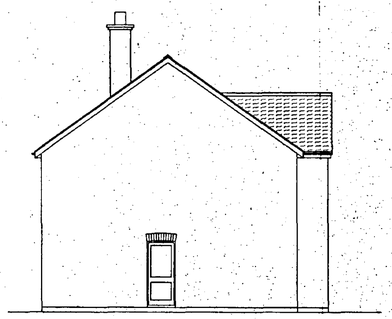
FRONT ELEVATION



SIDE ELEVATION

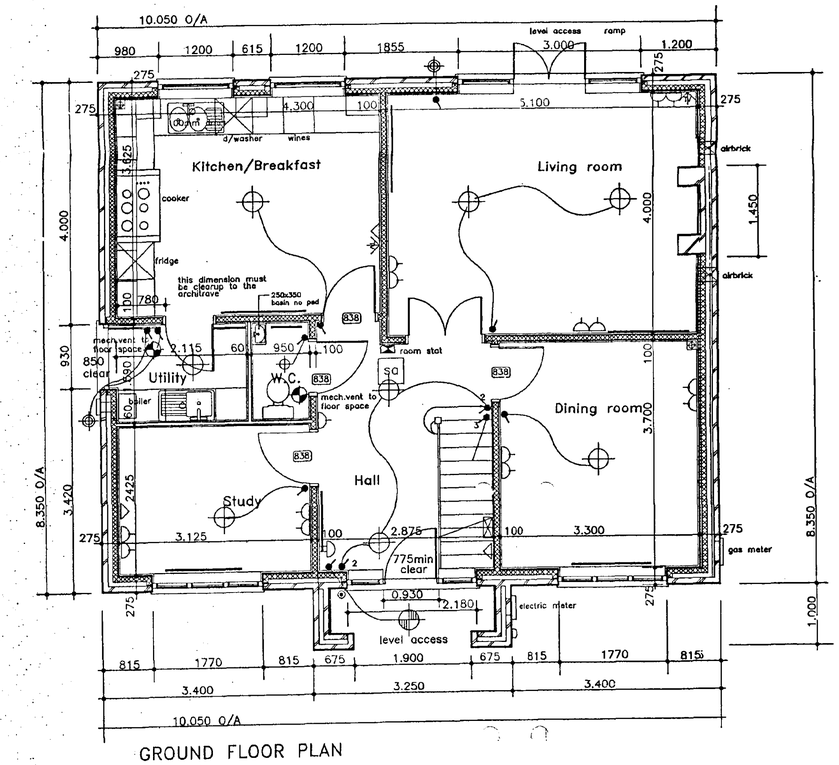


REAR ELEVATION

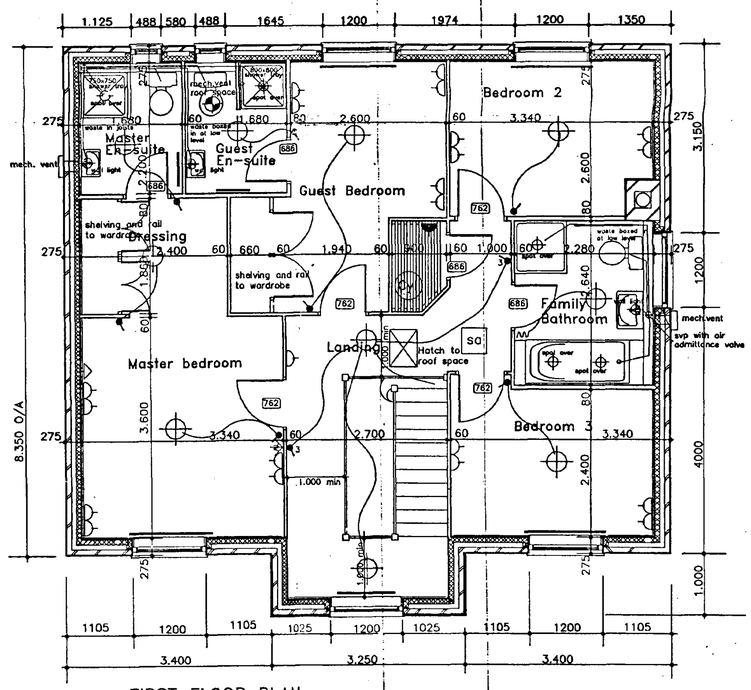


SIDE ELEVATION

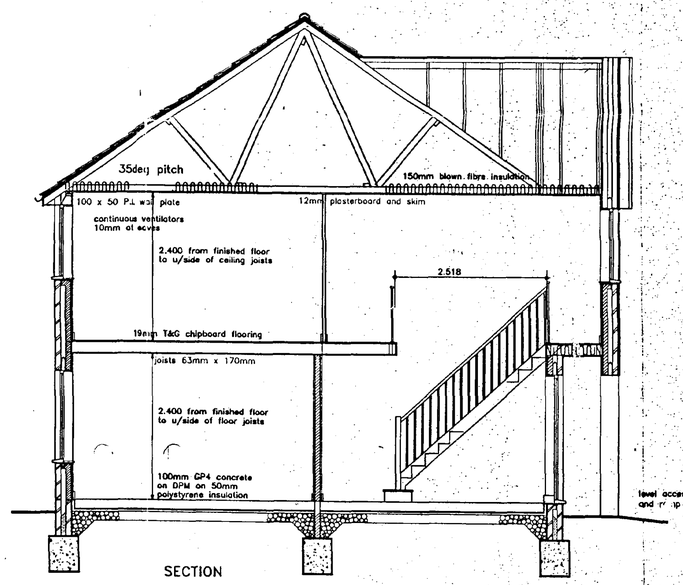
ALL GROUND FLOOR SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED 450mm ABOVE FLOOR LEVEL.
ALL GROUND FLOOR LIGHT SWITCHES TO BE POSITIONED WITHIN 1200mm OF FLOOR LEVEL



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

VARIATIONS

SHDC
Planning & Development
14 MAY 2002
Ref: 3790/2

21 JAN 2002
RECEIVED

Rev	Instruction	Description
A		Alterations to Part M of Building Regs
B		Alterations to Part M of Building Regs
C		Amended to client comments
D		Radiator positions amended
E		Amend window widths/styles
F		Amended to plans comments

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLCUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions aire to finished surfaces and are approximate to a tolerance of + or - 50mm (2")

GROUND FLOOR

LIVING ROOM	5.050 X 3.950	(16'7" X 13'0)
DINING ROOM	3.650 X 3.250	(12'0" X 10'8")
KITCHEN/BREAKFAST	4.250 X 2.575	(13'11" X 11'9")
STUDY	3.075 X 2.375	(10'1" X 7'10")

FIRST FLOOR

MASTER BEDROOM	3.575 X 3.315	(11'9" X 10'11")
GUEST BEDROOM	4.115 MAX X 2.600	(13'6" X 8'6")
BEDROOM 2	3.315 X 2.575	(10'11" X 8'5")
BEDROOM 3	3.315 X 2.375	(10'11" X 7'9")

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.
1:100 1:50

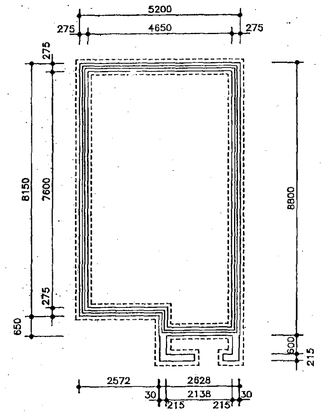
DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

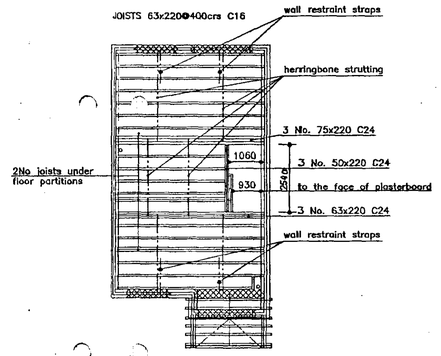
DETERMINED PLAN

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

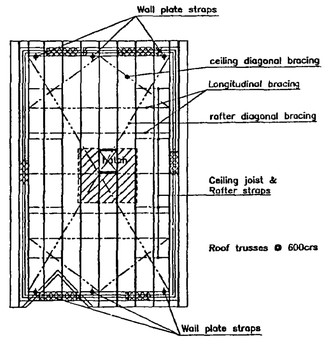
M-164-COTTAGE - EAST Rev F



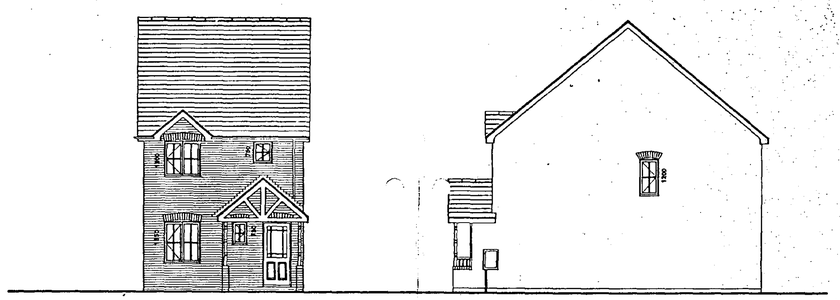
FOUNDATION PLAN

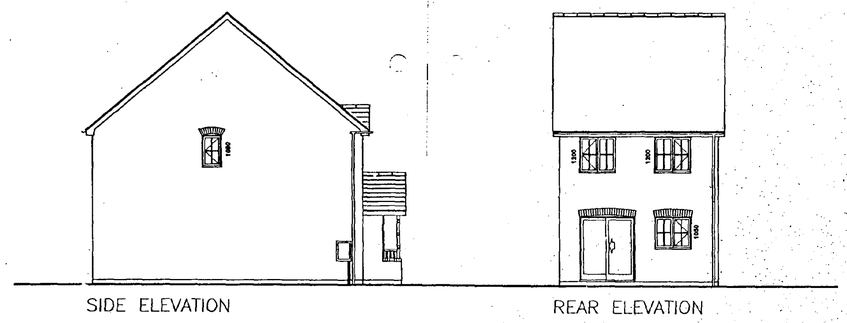


JOIST PLAN



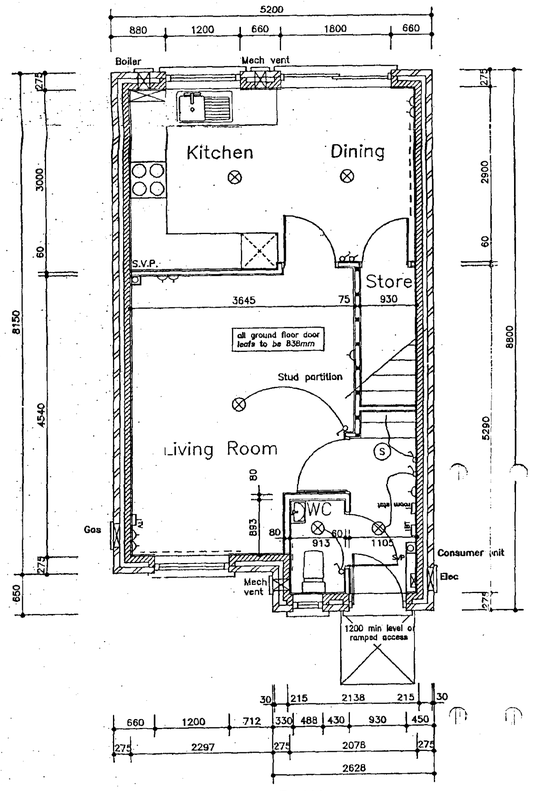
ROOF PLAN



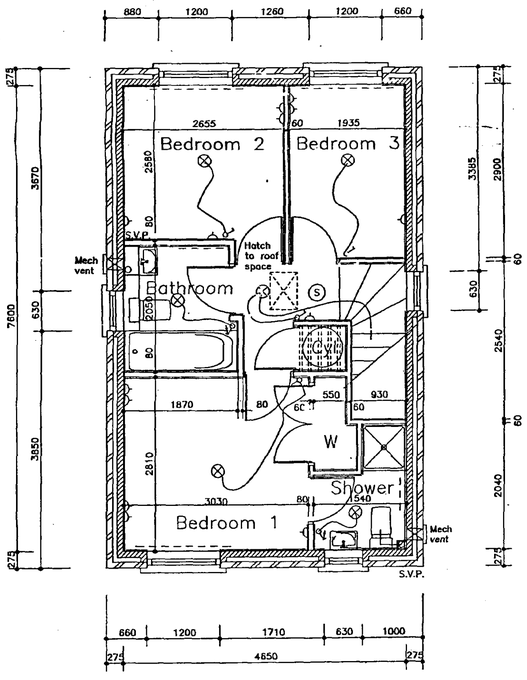


All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

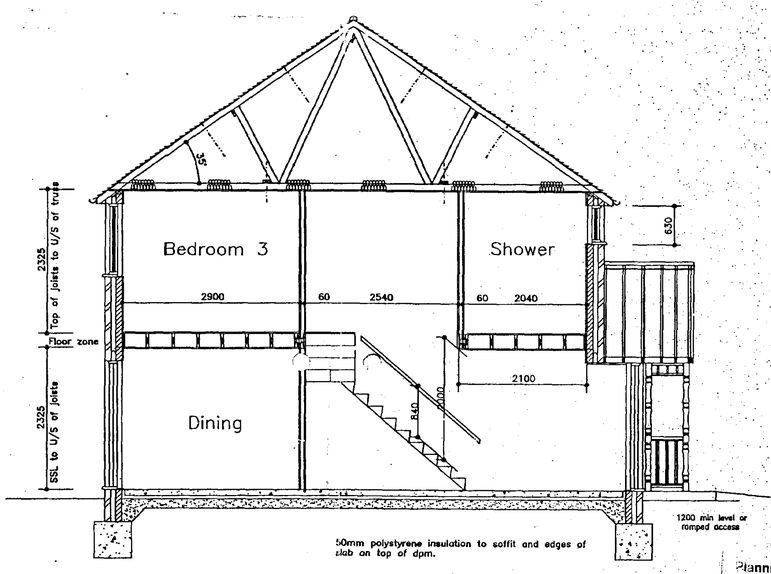
All ground floor light switches to be positioned within 1200mm of floor level.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

SHDC
Planning & Development
14 MAY 2002
Ref 370/02

Rev	Instruction	Description
A	RS	Amended to client comments
B	P.P.	Stairwell amended on joist plan.

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND BOILERTEN)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH [illegible] and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm (2")

AREA	METRIC	IMPERIAL
Living room	3620 x 4515	11'10" x 14'10"
Kitchen/Dining inc fitted units	4600 x 2875	15'1" x 9'5"
Bed 1	2785 x 3005	9'1" x 9'10"
Bed 2	2555 x 2630	8'4" x 8'7"
Bed 3	2875 x 1910	9'5" x 6'3"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

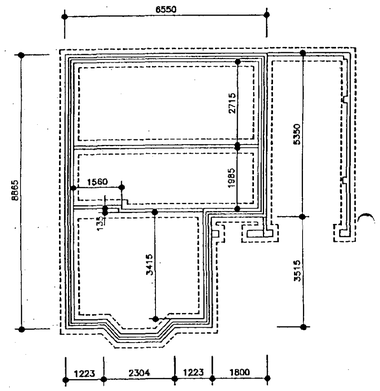
DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

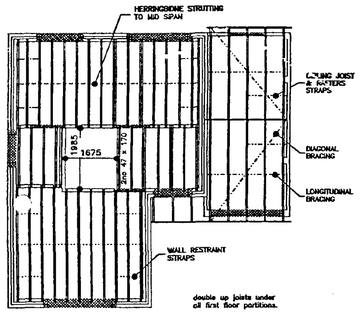
DETERMINED PLAN

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

M–COTTAGE C/78 EAST Rev B

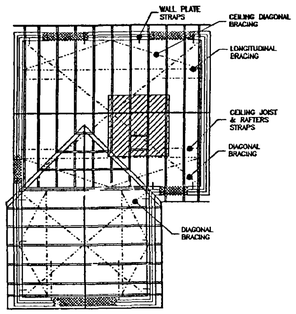


FOUNDATION PLAN



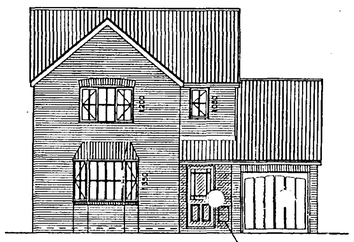
JOISTS 47 X 170 @ 400 CRS C16

JOIST LAYOUT

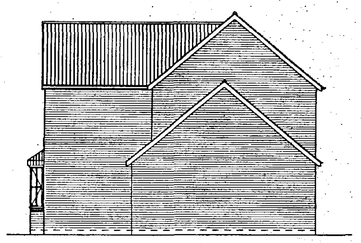


ROOF TRUSS @ 600 CRS

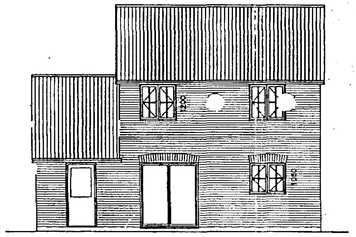
ROOF PLAN



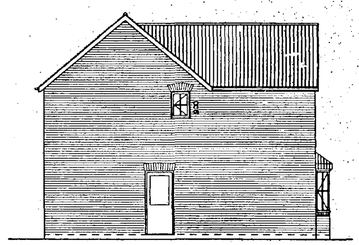
FRONT ELEVATION



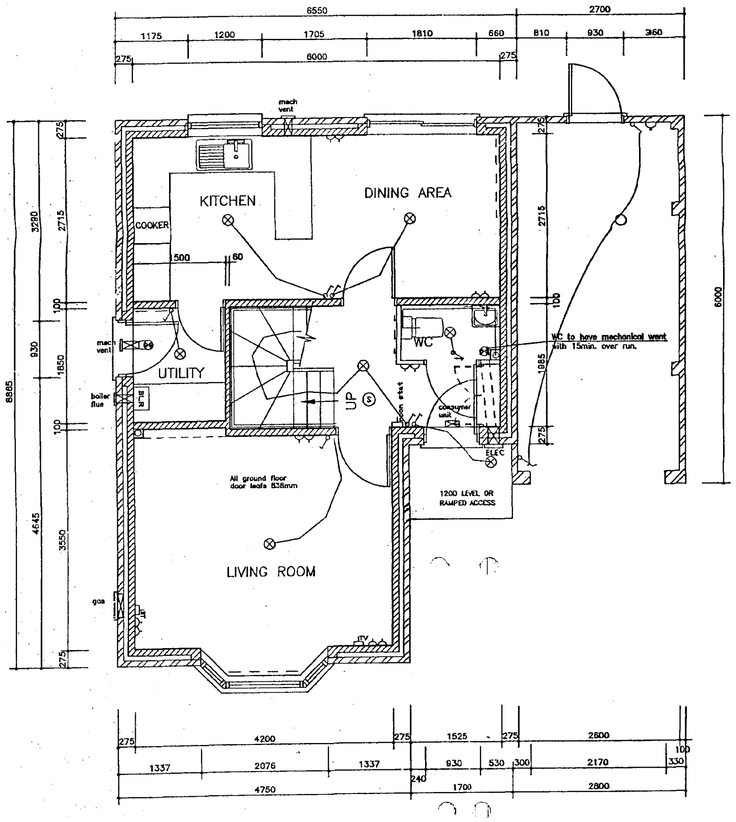
SIDE ELEVATION



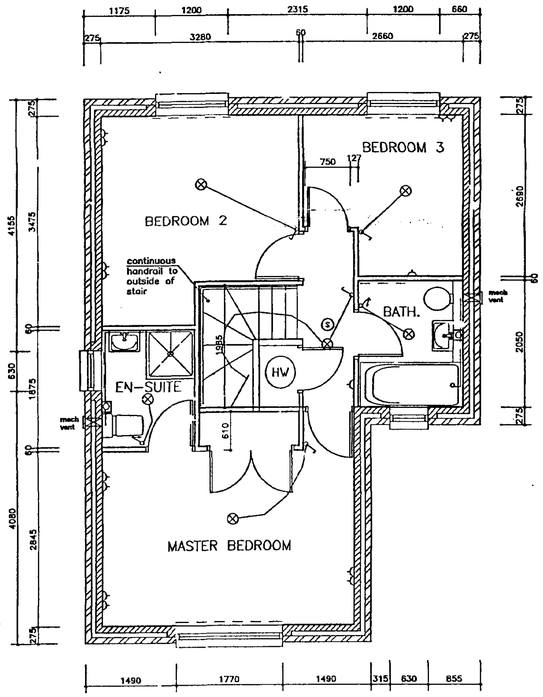
REAR ELEVATION



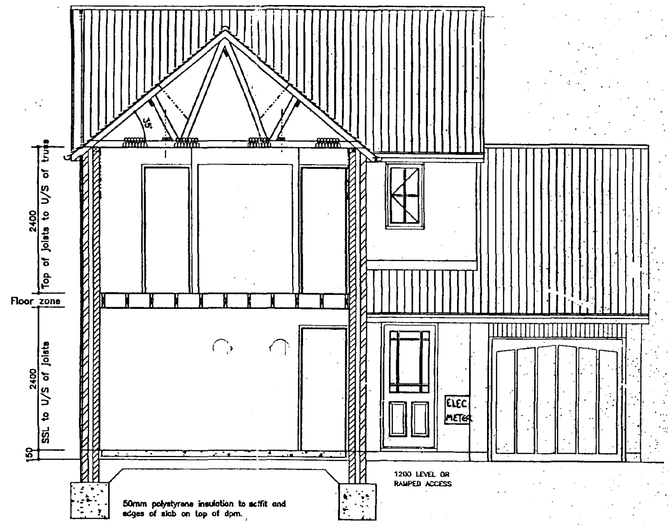
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

SHDC
Planning & Development
14 MAY 2002
Ref 370/92

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

Rev	Instruction	Description
A		BEDROOM 3 DIMS AMENDED/ DOOR RELOCATED
B		ELEC METER POSITION AMENDED 21/5/02.

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLOUPD)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- TELEPHONE POINT
- POWER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA	METRIC	IMPERIAL
Living ex. bay	4·150 x 3365	13'7" x 11'1"
Kitchen / Dining inc fitted units	5950 x 2665	19'6" x 8'8"
Utility	1·800 x 1450	5'11" x 4'9"
Bedroom 1	2620 x 4050	9'3" x 13'3"
Bedroom 2	2·750 x 3155	9'2" x 10'4"
Bedroom 3 Ex. recess	2635 x 2665	8'8" x 8'9"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

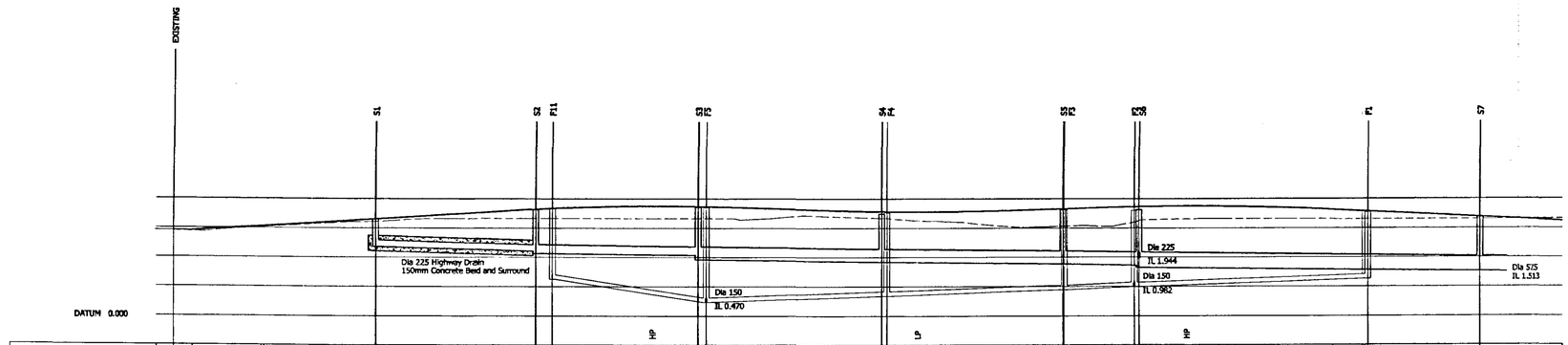
DAVID TUCKLEY ASSOCIATES LTD ARCHITECTS

DETERMINED PLAN

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

M–Cottage C/92 East

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ALTERED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



CHAINAGE	0.000	3.200	14.982	15.401	27.008	34.939	46.087	56.907	60.000	61.569	64.823	70.000	80.000	82.600	82.996	89.869	90.000	91.187	96.907	98.000	105.464	107.229	108.453	108.850	110.000	120.000	121.536	122.418	128.850	130.000	130.305	135.169	140.000	147.675	148.850	153.291	153.499	157.890	159.498	160.000	165.525	166.318	170.000	175.503	176.614	180.000	180.135	181.144	181.941	190.000	199.498	204.670	205.250	224.446	238.756
EXISTING GROUND LEVEL	2.908	2.962	3.089	3.198	3.281	3.320	3.331	3.331	3.328	3.325	3.304	3.415	3.344	3.247	3.109	3.041	3.065	3.286	3.318	3.311	3.310	3.307	3.305	3.300	3.314
ALIGNMENT LEVEL	2.910	3.581	3.617	3.704	3.742	3.744	3.722	3.698	3.618	3.618	3.564	3.551	3.551	3.572	3.618	3.689	3.736	3.742	3.738	3.698	3.622	3.229
VERTICAL ALIGNMENT	G= 1.250% 1: 80.0	L= 40.000 R= -2086.594	G= -0.667% 1: -149.9	R= 2998.501 L= 40.000	G= 0.667% 1: 149.9	L= 40.000 R= -2399.520	G= -1.000% 1: -100.0
HORIZONTAL ALIGNMENT	R= 47.500	R= 160.000	R= 37.250	R= 8.750	R= 8.750	R= 8.750	R= 500.000
LEFT HAND CHANNEL	2.888	2.894	3.051	3.178	3.301	3.428	3.549	3.638	3.673	3.663	3.608	3.560	3.547	3.532	3.318	3.482	3.503	3.557	3.615	3.636	3.669	3.682	3.630	3.549	3.449	3.349	3.249	3.181
RIGHT HAND CHANNEL	2.894	3.051	3.178	3.301	3.428	3.549	3.638	3.673	3.663	3.608	3.560	3.545	3.544	3.347	3.427	3.503	3.556	3.614	3.551	3.669	3.682	3.630	3.549	3.449	3.349	3.249	3.161
STORMWATER COVER LEVEL	3.294	3.615	3.722	3.480	3.647	3.620	3.382
STORMWATER INVERT	2.362	2.208	2.133	2.065	1.915	1.835	1.835	1.755	1.755	1.719	1.644	1.513
STORMWATER DETAILS	Dia 225 Type CLAY 1 in 175	Dia 300 Type CLAY 1 in 409	Dia 450 Type CONC 1 in 400	Dia 450 Type CONC 1 in 399	Dia 450 Type CONC 1 in 395	Dia 525 Type CONC 1 in 452
STORMWATER LENGTHS	Len 26.939	Len 27.724	Len 32.019	Len 31.886	Len 14.236	Len 59.152
FOULWATER COVER LEVEL	3.653	3.698	3.513	3.611	3.600	3.538
FOULWATER INVERT	1.250	0.470	0.470	0.678	0.678	0.988	0.988	0.982	0.982	1.258
FOULWATER DETAILS	Dia 150 Type CLAY 1 in 34	Dia 150 Type CLAY 1 in 150	Dia 150 Type CLAY 1 in 150	Dia 150 Type CLAY 1 in 150	Dia 150 Type CLAY 1 in 150
FOULWATER LENGTHS	Len 26.435	Len 31.222	Len 31.451	Len 14.062	Len 41.353

ROAD 1

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilalow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

A 08.05.02 Foul Manholes renumbered. Invert level of F11 ammended.

REVISIONS

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
LONGITUDINAL SECTIONS SHEET 1 OF 2

SUBJECT TO S38 & S104 CLEARANCE CONDITIONS

SCALE: 1:500 H, 1:100 V DRAWN: RSH

DATE APRIL 2002 APPROVED:

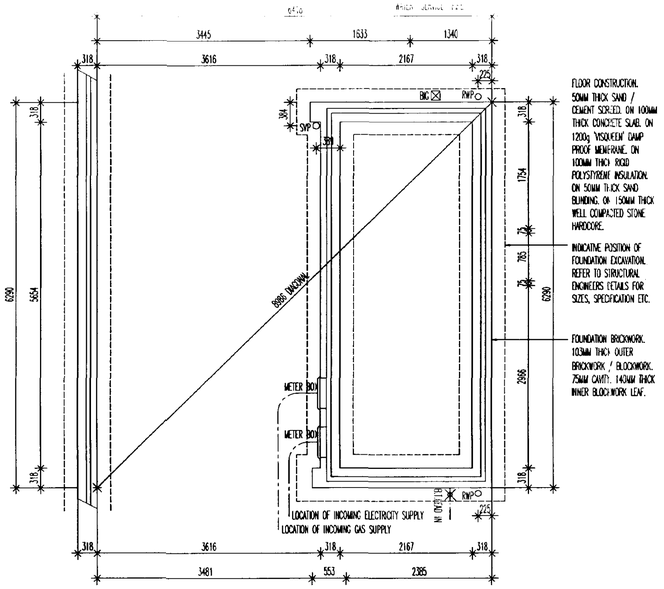
FILE REF:

KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING •COMMUNICATION
THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE., School Road. Brewood. STAFFORD. ST19 9DS

SHDC
Planning & Development
14 MAY 2002
Ref 3294

DETERMINED
PLANNING

PROJECT No: DRAWING No: B-528/7 REV: A

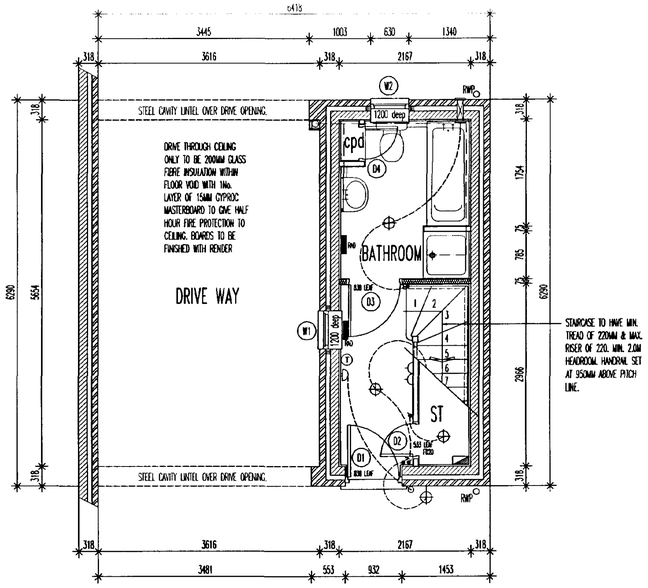


FLOOR CONSTRUCTION. 50MM THICK SAND / CEMENT SCREED ON 100MM THICK CONCRETE SLAB ON 1200g 'VISQUEEN' DAMP PROOF MEMBRANE. ON 100MM THICK RIGID POLYSTYRENE INSULATION ON 50MM THICK SAND BLINDING. OR 150MM THICK WELL COMPACTED STONE HARDCORE.

INDICATIVE POSITION OF FOUNDATION EXCAVATION. REFER TO STRUCTURAL ENGINEERS DETAILS FOR SIZES, SPECIFICATION ETC.

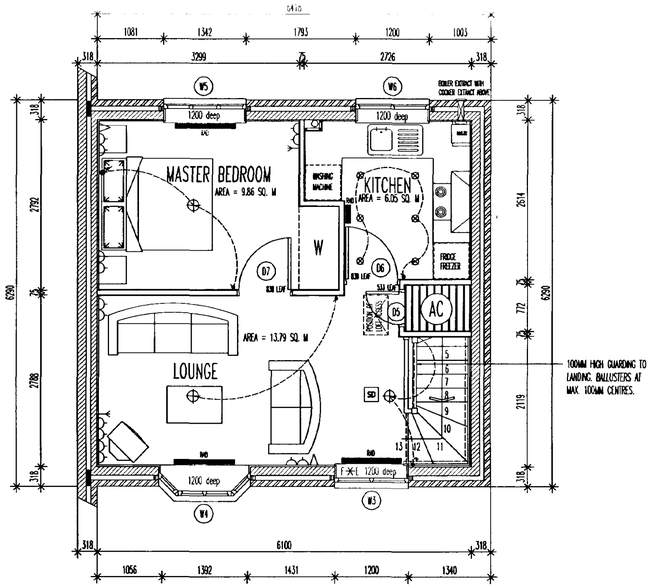
FOUNDATION BRICKWORK. 103MM THICK OUTER BRICKWORK / BLOCKWORK. 75MM CAVITY. 140MM THICK INNER BLOCKWORK LEAF.

FOUNDATION PLAN



STAIRCASE TO HAVE MIN. TREAD OF 220MM & MAX. RISER OF 220. MIN. 2.0M HEADROOM. HANDRAIL SET AT 950MM ABOVE PITCH LINE.

GROUND FLOOR



100MM HIGH GUARDING TO LANDING. BALUSTERS AT MAX. 100MM CENTRES.

FIRST FLOOR

OPENING	STROZ SIZE : W x D	LOCATION
D1	932 x 2100mm	FRONT DOOR
D2	601 x 2100mm	STORE DOOR
D3	906 x 2100mm	BATHROOM
D4	601 x 1200mm	CUPBOARD
D5	601 x 1200mm	A/C
D6	906 x 2100mm	KITCHEN
D7	906 x 2100mm	MASTER BEDROOM
W1	630 x 1200mm	HALL
W2	630 x 1200mm	BATHROOM
W3	1200 x 1200mm	LOUNGE
W4	1500 x 1200mm	LOUNGE (BAY)
W5	1342 x 1200mm	MASTER BEDROOM
W6	1200 x 1200mm	KITCHEN

OPENING SIZES

KEY:

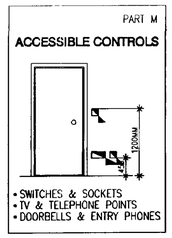
DENOTES FACING BRICKWORK

DENOTES 3.5N/MM SQ. QUALITY LIGHTWEIGHT BLOK.

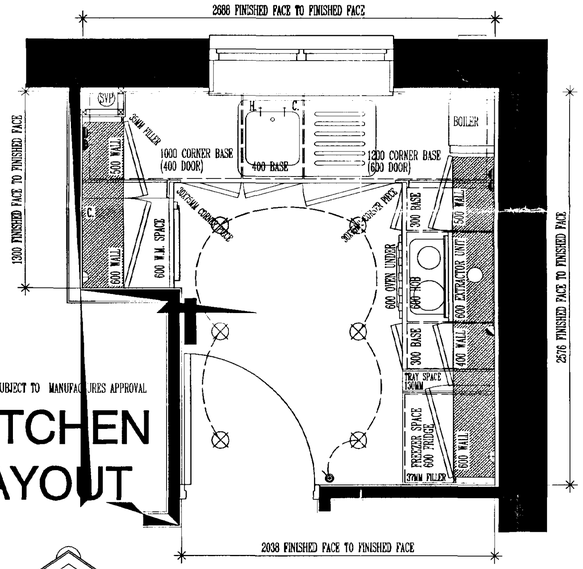
DENOTES AREA OF TOUGHENED GLAZING
DENOTES OPENING LIGHT
DENOTES AREA OF OBSCURE GLAZING
D2 W10 DENOTES DOOR/WINDOW REFERENCE

ELECTRICAL LEGEND			
	1 GANG 1 WAY SWITCH		SINGLE SWITCHED SOCKET OUTLET (H/L)
	1 GANG 2 WAY SWITCH		TWIN SWITCHED SOCKET OUTLET (H/L)
	SPOT LIGHT TRACK ASSEMBLY		UNSWITCHED FUSED CONNECTION UNIT
	RECESSED DOWNLIGHT		INDICATIVE RADIATOR SIZE & LOCATION
	TV/FM AERIAL SOCKET	SD	SMOKE DETECTOR
	TELEPHONE OUTLET		IMMERSION HEATER
	COOKER SWITCH		DOOR BELL PUSH
	EXTRACT FAN		DOOR BELL
	CONSUMER UNIT (HIGH LEVEL)		EXTERNAL BULKHEAD LIGHT FITTING
	WALL MOUNTED EXTRACTOR FAN		PENDANT/BATTEN LIGHT FITTING
	SINGLE SWITCHED SOCKET OUTLET (L/L)	T	THERMOSTAT
	TWIN UNSWITCHED SOCKET OUTLET (L/L)		

PART M
ACCESSIBLE CONTROLS

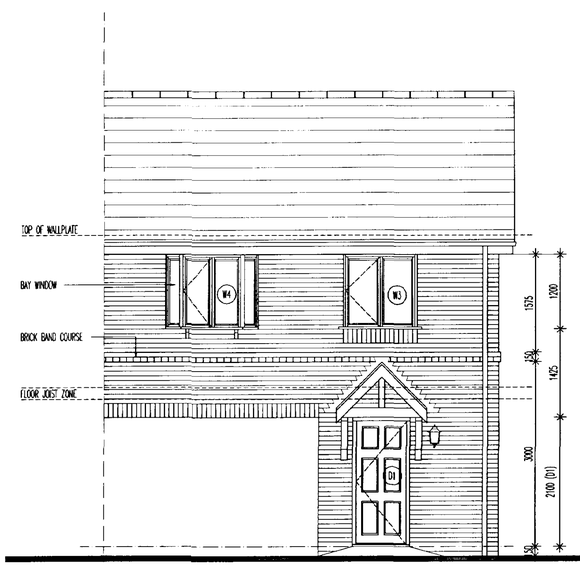


- SWITCHES & SOCKETS
- TV & TELEPHONE POINTS
- DOORBELLS & ENTRY PHONES

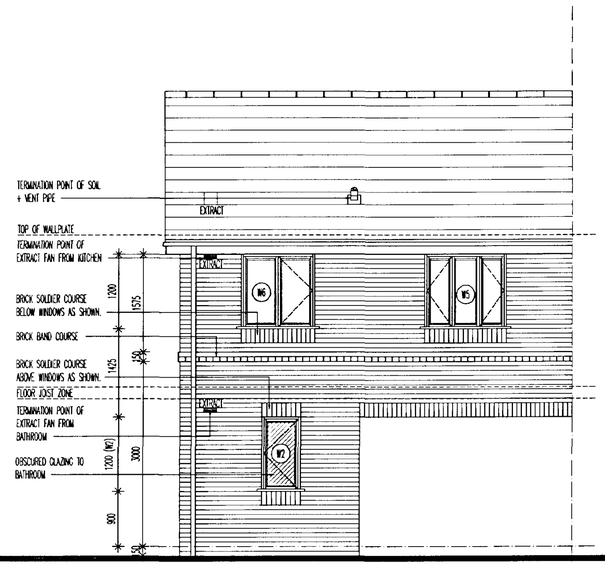


KITCHEN SUBJECT TO MANUFACTURERS APPROVAL

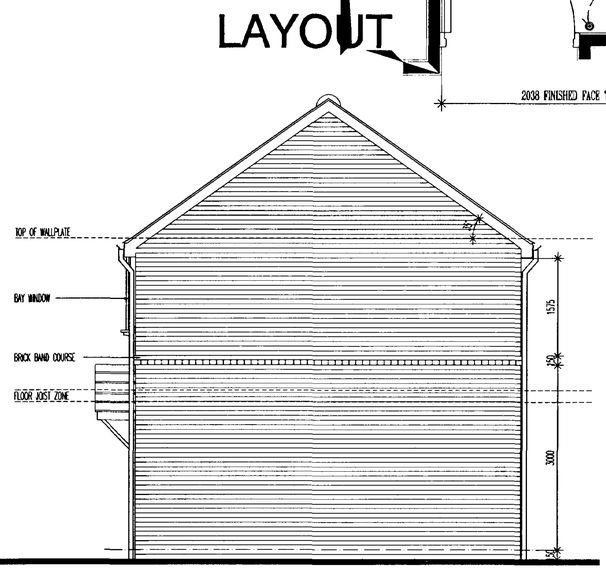
KITCHEN LAYOUT



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

This drawing is protected under the copyright designers & patents act 1988. Do not scale, plotted dimensions only are to be taken as current information. All dimensions are to be checked and confirmed on site prior to any works being undertaken. If in doubt ask!

	Drawn	Checked	Date
L.			
K.			
J.			
H.			
G.			
F.			
E.			
D.			
C.			
B.			
A.			

Client,
PERSIMMON
Persimmon Homes (East Midlands) Ltd.
Persimmon House, Napier Place, Orton Wistow, Peterborough. PE2 6XN
Tel: 01733 397 200 Fax: 01733 235 198

KRTassociates
'The Bond'
180 - 186 Fazeley Street,
Digbeth,
Birmingham B5 5SE
Tel:- 0121 685 0550 Fax:- 0121 685 0540 E mail:- team@krtassociates.com

Project.
Proposed New Housetype for:-
Low Road,
Spalding

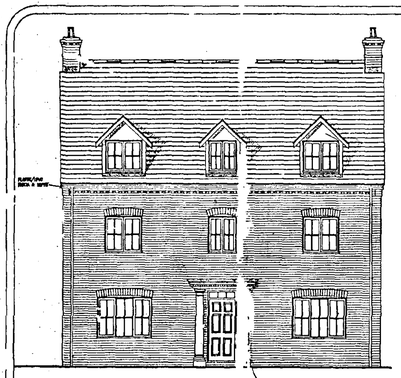
Title.
ETON HOUSE TYPE
WORKING DRAWING
FLOOR PLANS, ELEVATIONS
& KITCHEN PLAN

SHDC
Planning & Development
14 MAY 2002
Ref 376/02

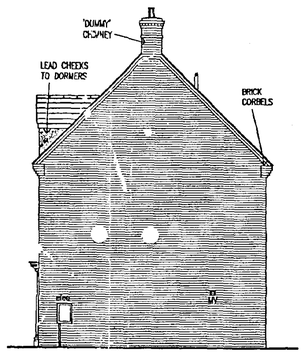
Drawn	Scale	Drawing No.	Revision
J	1:50	528-21	.
	Date. Mar 02		

DETERMINED
PLAN

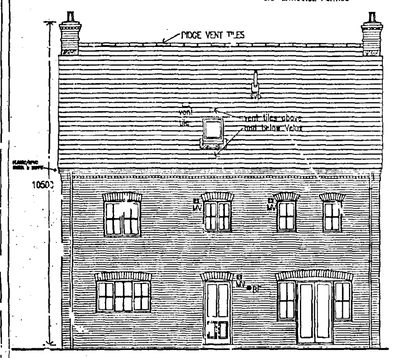
DO NOT SCALE FROM THIS DRAWING



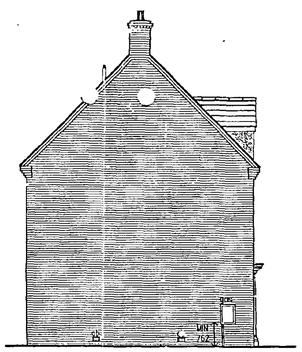
FRONT ELEVATION



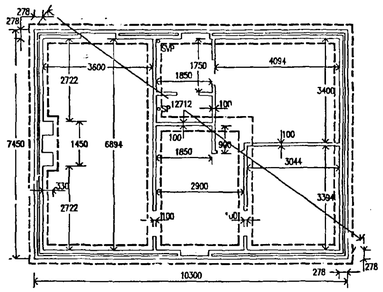
SIDE ELEVATION



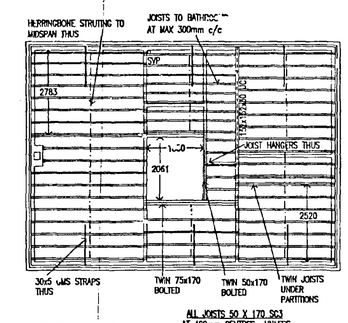
REAR ELEVATION



SIDE ELEVATION

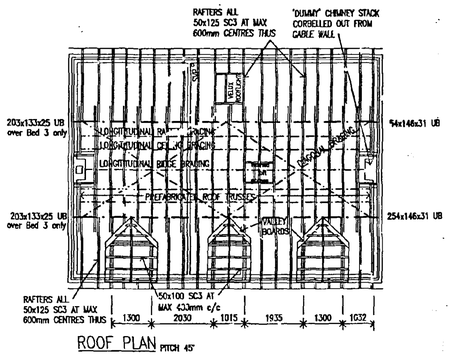


FOUNDATIONS

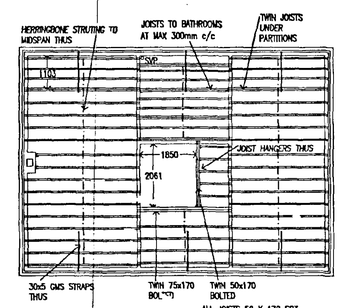


ALL JOISTS 50 X 170 SC3 AT 400mm CENTRES UNLESS INDICATED OTHERWISE

FIRST FLOOR JOISTS

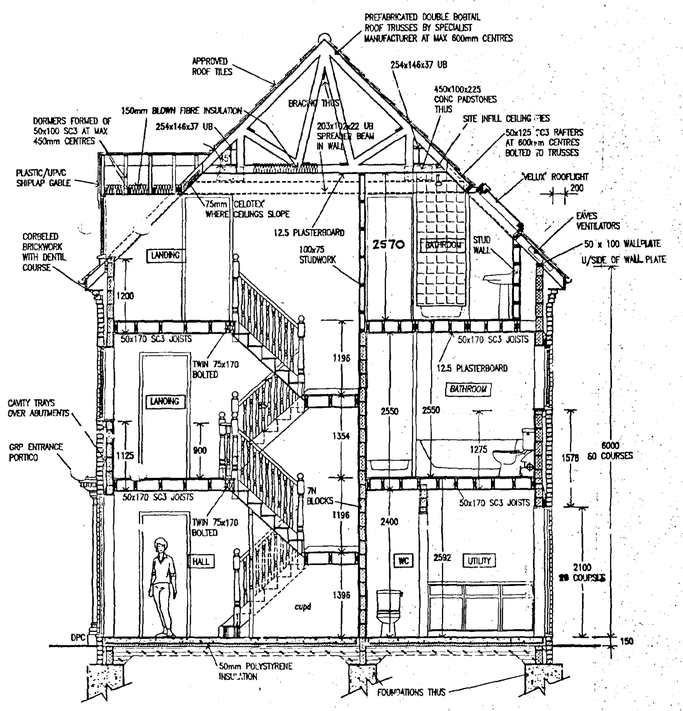


ROOF PLAN PITCH 45°

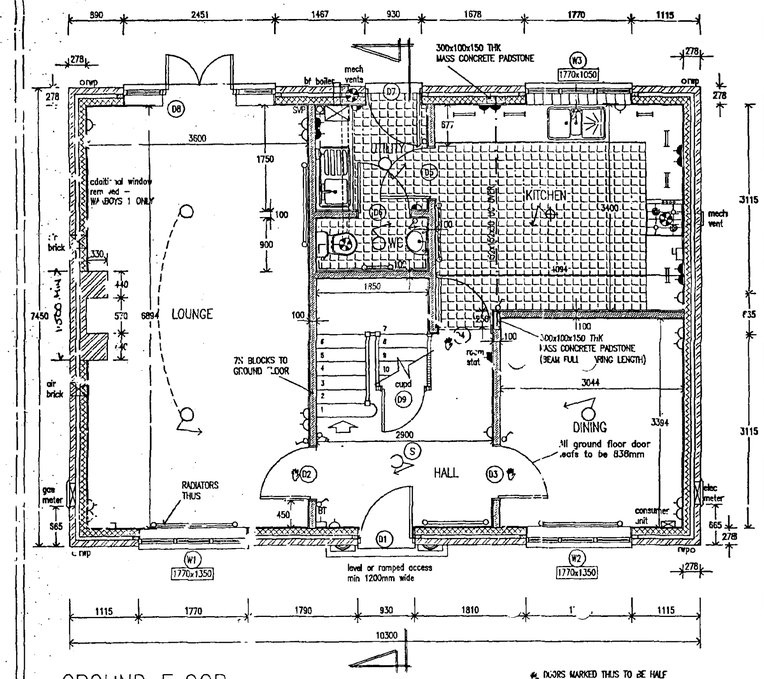


ALL JOISTS 50 X 170 SC3 AT 400mm CENTRES UNLESS INDICATED OTHERWISE

SECOND FLOOR JOISTS

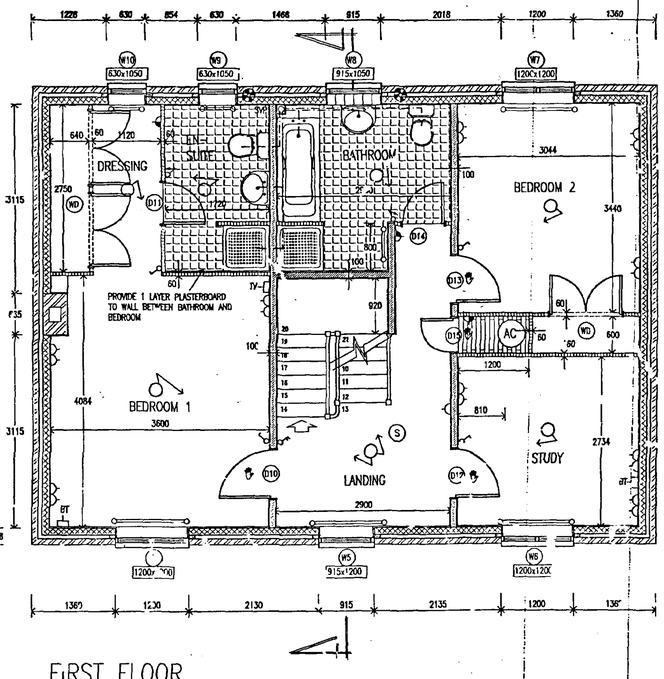


SECTION

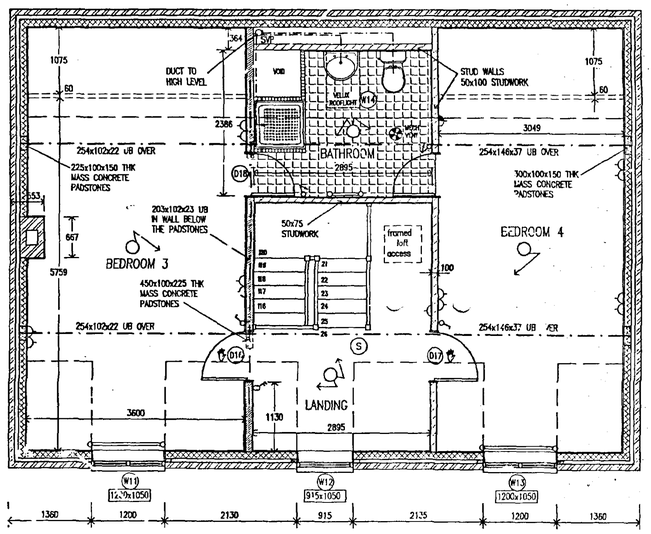


GROUND FLOOR

* DOORS MARKED THUS TO BE HALF HOUR FIRE RESISTANT FD30S



FIRST FLOOR



SECOND FLOOR

SHDC
Planning & Development
14 MAY 2002
Ref 376/02

HOUSE TYPE 185

All dimensions are to finished surfaces and are approximate to tolerance of ± 50mm (2").

ROOM	METRIC	IMPERIAL
Lounge	6844 x 3550	22' 5" x 11' 8"
Kitchen	4044 x 3350	13' 3" x 11' 0"
Utility	1800 x 1700	5' 11" x 5' 7"
Dining	3344 x 2994	11' 0" x 9' 10"
Study	2994 x 2709 max	11' 0" x 8' 11"
Bedroom 1 (excluding dressing area)	4059 x 3450 max	13' 4" x 11' 4"
Bedroom 2 (excluding wardrobe)	3415 x 2994	11' 2" x 9' 10"
Bedroom 3 (excluding wardrobe)	5709 x 3450	18' 9" x 11' 4"
Bedroom 4 (excluding wardrobe)	5709 x 3049	18' 9" x 10' 0"

DETERMINED PLAN

21 JAN 2002

RECEIVED

Rev	Instruction	Description	Rev	Instruction	Description
A	RS	Minor amendements July 95			
B	RS	Minor amendements July 00			
C	RS	Minor amendements Aug 00			

ELECTRICAL LAYOUT KEY

- low level twin 13amp socket
- mid level twin 13amp socket
- single 13amp socket
- fused spur
- mechanical vent
- pendant light fitting
- ceiling spot eluminaire
- underlighter
- light switch
- 2-way switch
- pull switch
- cooker point
- room stat
- consumer unit
- (S) smoke detector

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above finish level.

All ground floor light switches to be positioned within 1200mm of door level.

All dimensions are to finished surfaces and are approximate to a tolerance of ± or − 50mm (2")

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

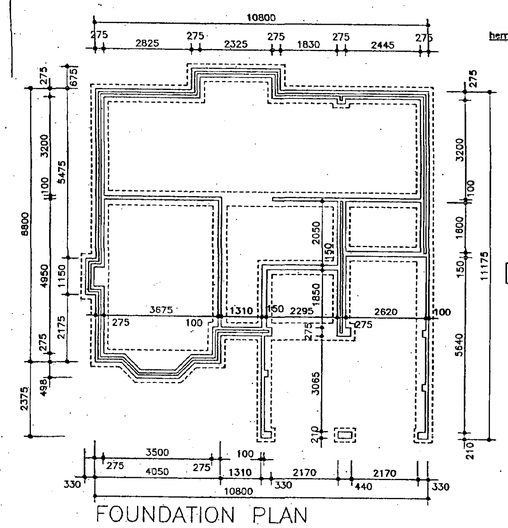
SCALE. 1:50:100

DATE. JUNE 1999

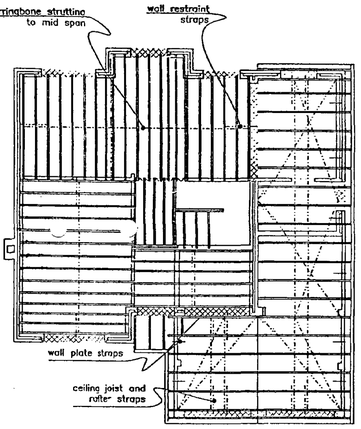
DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the Architect before proceeding.

M-185 EASTc

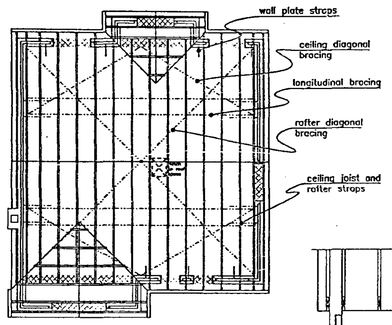


FOUNDATION PLAN



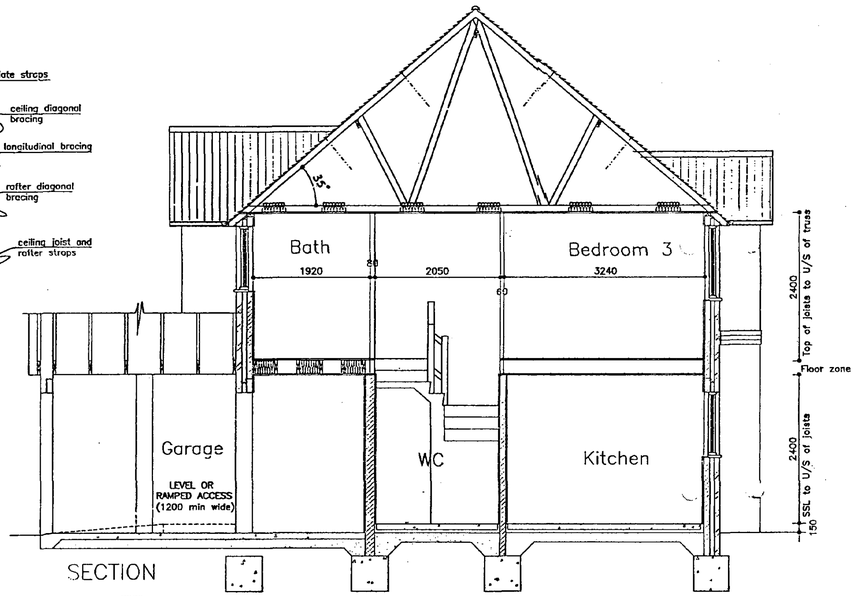
47x195 C16 joists @ 400crs

JOIST LAYOUT

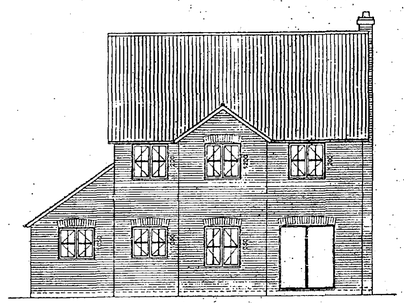


Trusses @ 600 crs

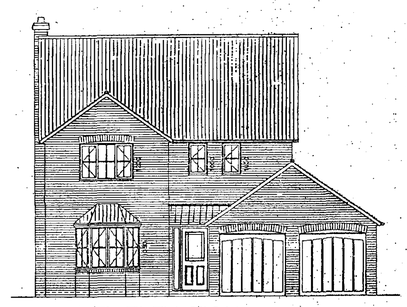
ROOF PLAN



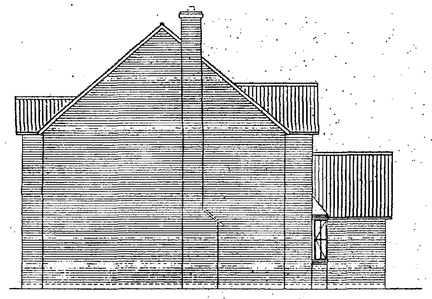
SECTION



REAR ELEVATION

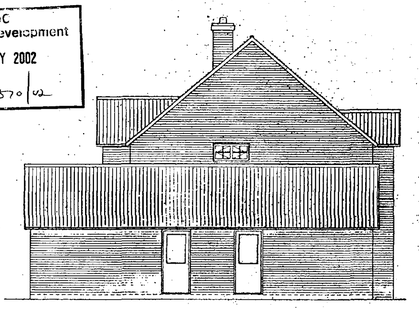


FRONT ELEVATION

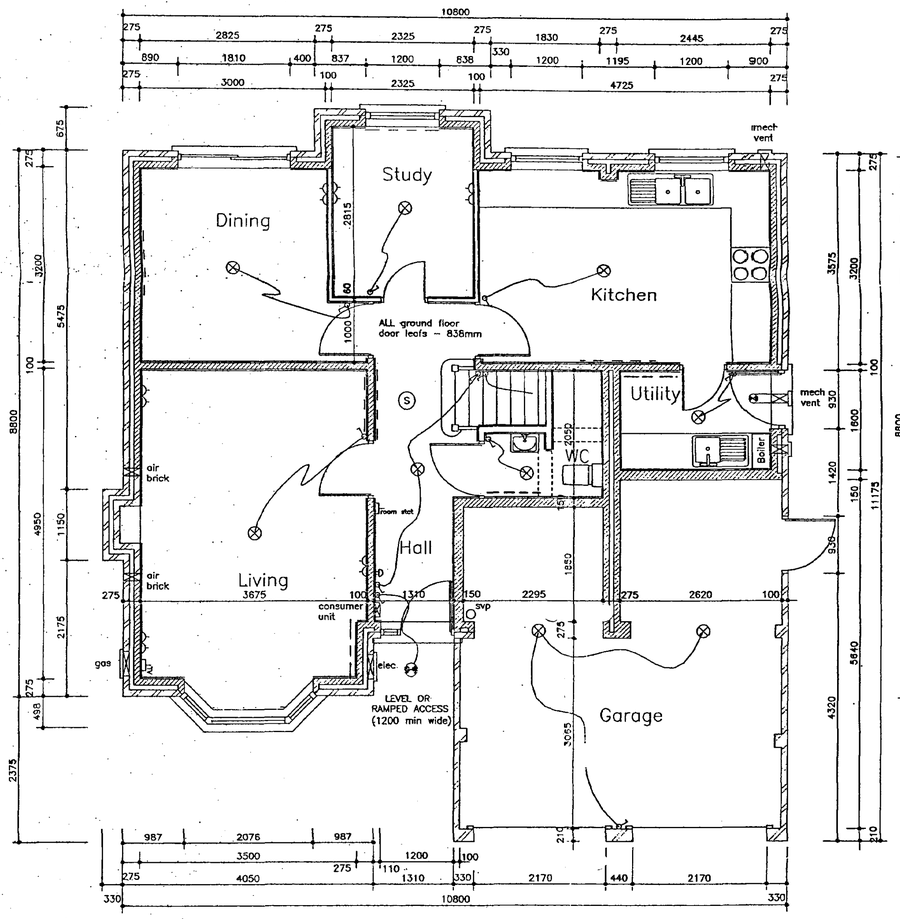


SIDE ELEVATION

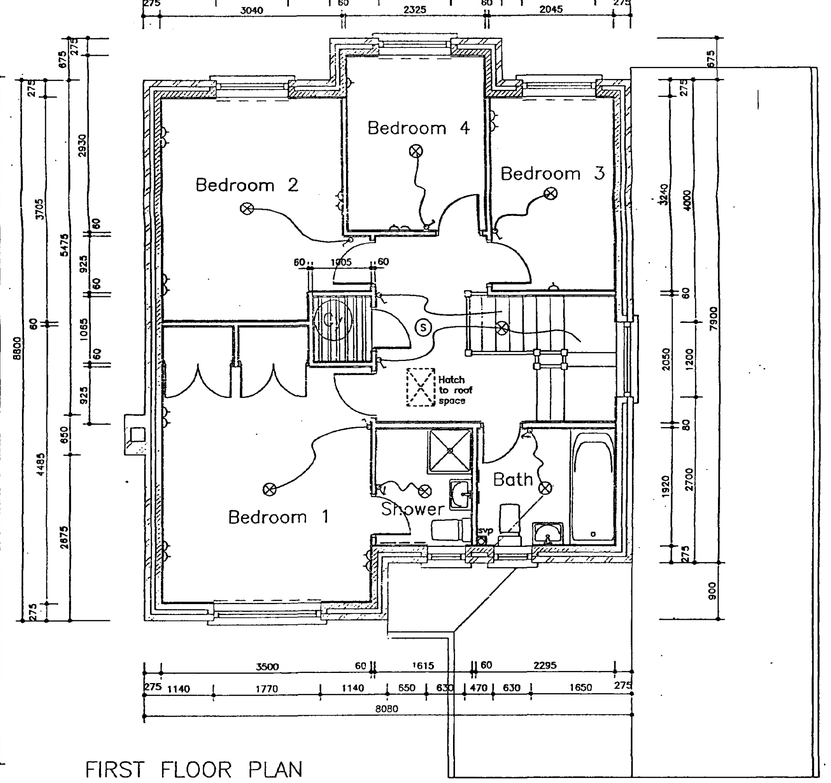
S-DC
Planning & Development
14 MAY 2002
Ref 370/02



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

Rev	Instruction	Description
A		Alterations to conform to Part M of Building Regulations.
B		Amended to client comments
C		" RADIATOR LAYOUT.
D		" Roof Pitch to 35°

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLCUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA

Living	4900 x 3625	16'1" x 11'11"
Dining	3150 x 2950	10'4" x 9'8"
Kitchen incl units	3150 x 4675	10'4" x 15'4"
Study	2725 x 2275	8'11" x 7'6"
Bedroom 1	3800 x 3475	12'6" x 11'5"
Bedroom 2	3680 x 3015	12'1" x 9'11"
Bedroom 3	3215 x 2020	10'6" x 6'7"
Bedroom 4	2905 x 2325	9'6" x 7'7"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD ARCHITECTS

DETERMINED PLAN

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

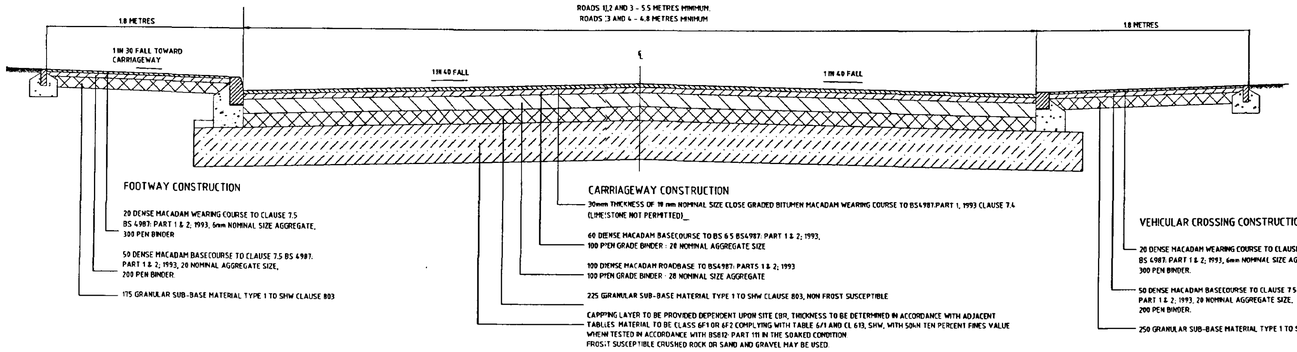
M-Cottage C/141 East Rev D.

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ARTERED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

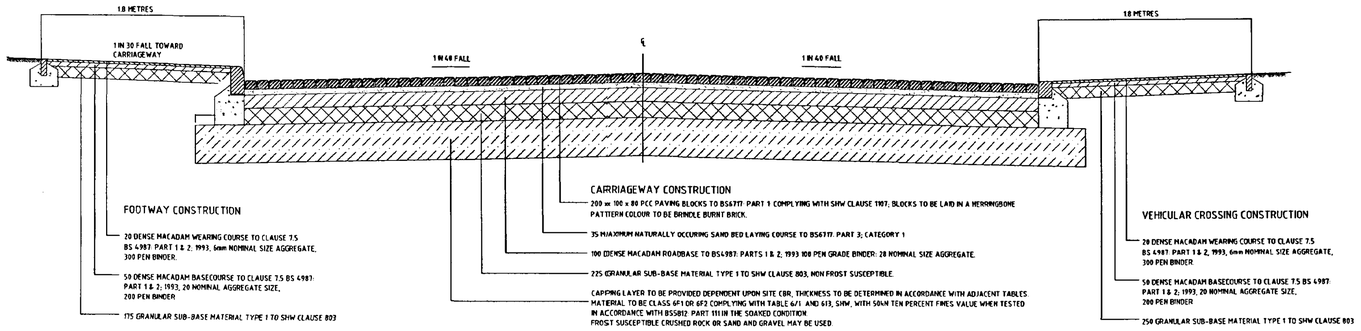
NOTES :

1. All dimensions are in millimetres unless stated otherwise.
2. Several standard specifications have been employed in detail clause references eech prefixed by and referring to the following : SHW – Specification for Highway Works Volume 1, published by Highway Agency, March 1998. CESWI – Civil Engineering Specification for the Water Industry, 5th Edition : Water Services Association, July 2001.
3. Kerbs, channels and edgings shall be hydraulically pressed and shall be obtained from an approved manufacturer.
4. Joints shall be left slightly open (max gap to be 5mm) to allow for expansion.
5. For curves of 12 metre radii or less purpose made units of the appropriate radius shall be used.
6. Joints between block paviors shall be filled with sand to B.S. 7533,1997:Part £ Table D3, well brushed in.
7. Roadbase shal be completed at first stage road works.
8. Roads and footpaths shall be constructed in accordance with Lincolnshire County Council's current Highway Requirements for Development.
9. All trench reinstatements within the limits of the proposed Public Highway to be back filled with granular Type 1 Sub base or alternative material approved and accepted by Lincolnshire County Council upto road construction.
10. All white road markings shall be screed applied reflective thermo-plastic class A material.

CARRIAGEWAY WIDTHS
ROADS 1,2 AND 3 – 5.5 METRES MINIMUM
ROADS 3 AND 4 – 6.8 METRES MINIMUM



ROAD CONSTRUCTION (FLEXIBLE)



BLOCK PAVED CARRIAGEWAY CONSTRUCTION

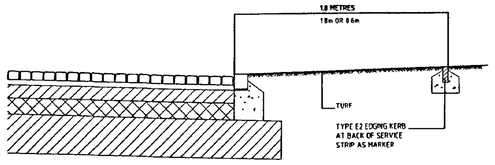
FINAL ROAD CONSTRUCTION WILL BE DEPENDENT UPON CBR TESTS BEING UNDERTAKEN AND AGREED IN CONJUNCTION WITH LINCOLNSHIRE COUNTY COUNCIL.

		Thickness	
Flexible Construction	Wearing course	30mm	10mm nominal size,close graded bitumen macadam wearing course to B.S. 4987: Part 1, 1993 Clause 7.4 (limestone not permitted).
	Basecourse	60mm	20mm nominal size dense bitumen macadam basecourse to B.S. 4987: Part 1, 1993 clause 6.5.
	Roadbase	100mm	28mm nominal size dense bitumen macadam roadbase to B.S. 4987: Part 1, 1993 clause 5.2.
	Sub-base	225mm	Granular sub-base material type 1 to specification clause 803
	Capping Layer	(5% – 15% assumed CBR)	6F1 & 6F2 material Requirement dependant on CBR results–refer to table . Permeable Geotextile membrane Terram 1000 or equivalent
Block Construction	Wearing course	80mm	200mm x 100mm x 80mm precast concrete block paving laid 45 herringbone. Refer to Table 2 (colour shall be agreed with County Council).
	Basecourse	35mm	Bedding sand to B.S. 7533: Part 3, 1997, Table D2.
	Roadbase	100mm	28mm nominal size dense bitumen macadam roadbase to B.S. 4987: Part 1, 1993 clause 5.2. Refer to Note 3.
	Sub-base	225mm	Granular sub-base material type 1 to clause 803
	Capping Layer		6F1 or 6F2 material. Requirement dependant on CBR results–Refer to table Permeable Geotextile membrane Terram 1000 or equivalent
FOOTWAY / FOOTPATH CONSTRUCTION	Wearing course	20mm	6mm nom. size close graded bitumen macadam wearing course. To B.S. 4987: Part 1, 1993: clause 7.5.
	Basecourse	50mm	20mm nom size open graded bitumen macadam basecourse. To B.S. 4987: Part 1: 1993.
	Sub-base	175mm	Granular type 1 sub-base material. To specification clause 803 Thickness increased to 250mm at vehicular crossovers.
EDGINGS	ROAD	255 x 125 P.C.C. Kerbs ,	Type K1, as shown
	VEHICULAR CROSSING	125 x 150 P.C.C. Kerbs,	Type K2, as shown
	FOOTWAY/FOOTPATH SERVICE STRIP	150 x 50 P.C.C. Edging, 150 x 50 P.C.C. Edging,	Type E1, as shown Type E2, as shown

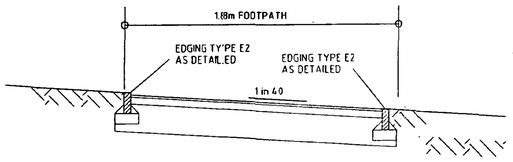
ROAD CONSTRUCTION

Table 2

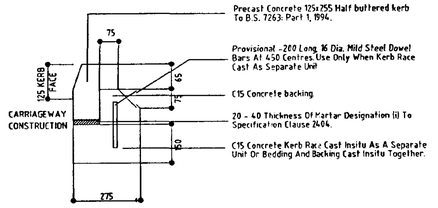
Kerbs at Cross Overs (K2) Upstands	
Flush	At base of speed ramps.
6mm (Max.)	Pram crossing.
35mm (Max.)	Vehicle footway cross overs into Private Drives
35mm (Max.)	Shared Surface Roads
50mm (Max.)	Speed Tables



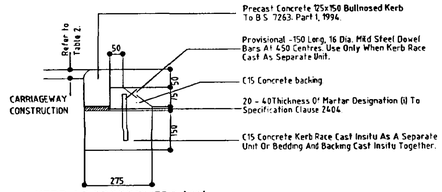
SERVICE STRIP CONSTRUCTION



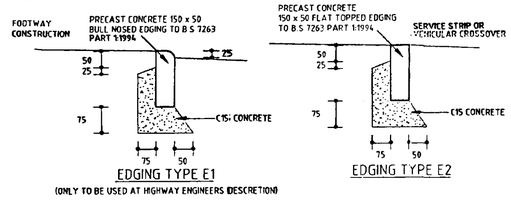
FOOTPATH CONSTRUCTION
SEPERATE FROM CARRIAGEWAY



FULL HEIGHT KERB (K1)



KERB AT CROSSOVERS (K2)



Capping and Sub–base Thickness

CBR	CAPPING	TYPE 1 - SUB-BASE
Less than 2%	600mm	150mm
2% to 5%	350mm	150mm
5% to 15%	0	225mm
Greater than 5%	0	150mm

Table 6/1

CLASSES AND SUB – DIVISION OF ACCEPTABLE EARTHWORKS MATERIALS. TESTS REQUIRED, ACCEPTABLE LIMITS AND COMPACTION REQUIREMENTS									
CLASS	GENERAL MATERIAL DESCRIPTION	TYPICAL USE	PERMITTED CONSTITUENTS	MATERIAL PROPERTIES REQUIRED FOR ACCEPTABILITY (In addition to requirements on site of fill materials in Clause 604 and testing in Clause 632)				COMPACTION REQUIREMENTS IN CLAUSE 612	CLASS
				PROPERTY (see exceptions in previous column)	DEFINED & TESTED IN ACCORDANCE WITH :–	ACCEPTABLE LIMITS WITHIN :– LOWER	ACCEPTABLE LIMITS WITHIN :– UPPER		
6F3	Granular Material (Type NTD)	Capping	Crushed rock, crushed slag, or crushed concrete (All subject to the requirements of Clause 601 and Appendix 6/1)	BS grading	BS 1377	Tab 6/2	Tab 6/2	Tab 6/4, Method B	6F3
				BS plasticity index	BS1377	Non – plastic	Non – plastic		
				BRE 10% fines value	Clause 635	50kN			
6F4	Granular Material (Type NTSD)	Capping	Crushed rock, crushed slag, or crushed concrete	BS grading	BS 1377	Tab 6/2	Tab 6/2	Tab 6/4, Method B	6F4
				BS plasticity index	BS1377	Non – plastic	Non – plastic		
				BRE 10% fines value	Clause 635	50kN			

Table 6/2

PERCENTAGE BY MASS PASSING THE SIZE SHOWN																									
CLASS	Size (mm)			Size (mm) B.S. Series													Sieve (mm) B.S. Series					Sieve (mm)		
	500	300	200	150	125	90	75	37.5	20	28	14	10	6.3	5	3.35	2	1.18	600	300	150	75	63	2		
6F3						100	75–100	25–75						5–25				0–15			0–5				6F3
6F4			100	90–100			0–60	0–30						0–10							0–2				6F4

SHDC
Planning & Development
14 MAY 2002
Ref: 374

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place, Orton Wilslow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

REVISIONS		
A	08.05.02	Footpath widths revised to 1.8m. Notes ammended in accordance with clients request.

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
ROAD CONSTRUCTION DETAILS SHEET 1 OF 2

SUBJECT TO CLEARANCE CONDITIONS OF S38 & S104

SCALE: NTS DRAWN: RSH
DATE: APRIL 2002 APPROVED:
FILE REF:

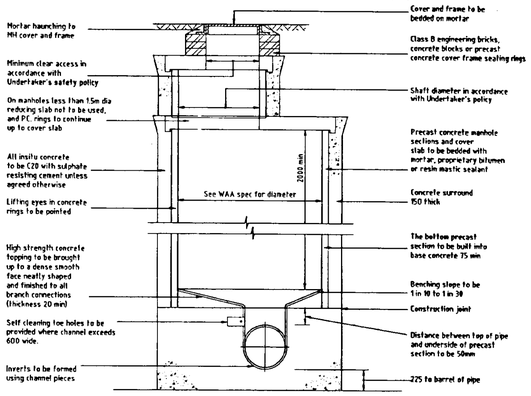
KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING •COMMUNICATION
THE BOND., 160-162 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE., Scherd Road. Brewood. STAFFORD. ST19 9DB

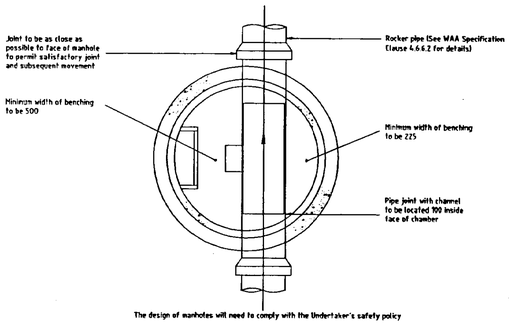
DETERMINED
PROJECT NO/DRAWING No: B-528/11 REV: A

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ALTERED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

TYPICAL MANHOLE DETAIL - TYPE A

Depth from ground level to soffit of pipe 3m to 6m
Steps and access arrangements or otherwise to be fitted as required by Undertaker's policy

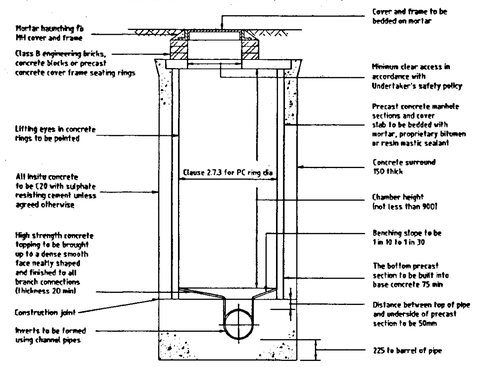


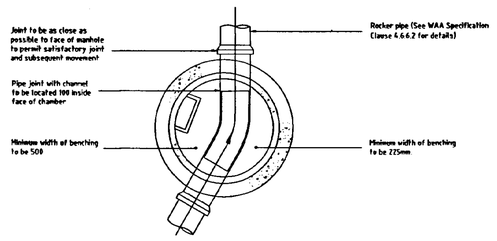


The design of manholes will need to comply with the Undertaker's safety policy

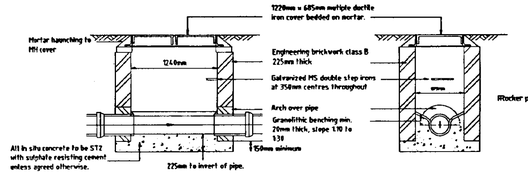
TYPICAL MANHOLE DETAIL - TYPE B

Max depth from ground level to soffit of pipe 3.0m
Steps or otherwise to be fitted as required by Undertaker's policy

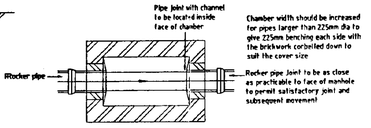




Then design of manholes will need to comply with the Undertaker's safety policy



TYPE C MANHOLIE



NOTES.

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH "SEWERS FOR ADOPTION, 5th EDITION" : WSA, JULY 2001.

3. SEVERAL STANDARD SPECIFICATIONS HAVE BEEN EMPLOYED IN DETAIL CLAUSE REFERENCES EACH PREFIXED BY AND REFERRING TO THE FOLLOWING :

SHW - MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS : VOLUME 1, SPECIFICATION FOR HIGHWAY WORKS : HIGHWAYS AGENCY, MARCH 1998.

CESWI - CIVIL ENGINEERING SPECIFICATION FOR THE WATER INDUSTRY, 4TH EDITION : WATER SERVICES ASSOCIATION, OCTOBER 1993.

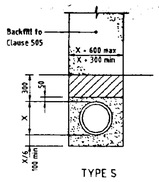
4. ALL BURIED CONCRETE PRODUCTS AND MORTAR TO BE MANUFACTURED FROM SULPHATE RESISTING CEMENT.

5. ALL PIPES 300 DIA. OR LESS SHALL BE EXTRA STRENGTH CLAY PIPES TO BS 65. ALL PIPES GREATER THAN 300 DIA. SHALL BE PCC CLASS M PIPES TO BS 5911.

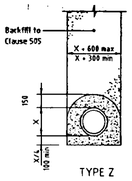
6. ALL CONNECTIONS TO EXISTING SEWER TO BE MADE SOFFIT TO SOFFIT.

7. THE CONTRACTOR TO MEET WITH THE SEWERAGE UNDERTAKER OR THEIR AGENT PRIOR TO COMMENCEMENT OF SEWER CONSTRUCTION TO ASCERTAIN ANY LOCAL VARIATIONS THAT HAVE NOT BEEN ADDRESSED IN THIS DESIGN. THE ENGINEER IS TO BE INFORMED IMMEDIATELY IN WRITING OF ANY SUCH VARIATIONS.

DRAWING SUBMITTED FOR SECTION 38 APPROVAL	DATE
DRAWING APPROVED FOR THE SECTION 38 AGREEMENT	DATE
DRAWING SUBMITTED FOR SECTION 104 APPROVAL	DATE
DRAWING APPROVED FOR THE SECTION 104 AGREEMENT	DATE



TYPE S
Bedding factor 2.2



TYPE Z
Bedding factor 2.6

NOTES

1. Dimension X is the external diameter of the pipe.

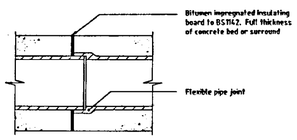
2. The minimum or maximum width of the trench applies on and below a line 300mm above the outside top of the pipe. Above the 300mm line the trench backfill material shall be as described in Clause 505 of SHW.

3. The concrete bed or surround may extend to the sides of the trench or be minimum width, Class B material is to be used to fill any voids so formed.

KEY

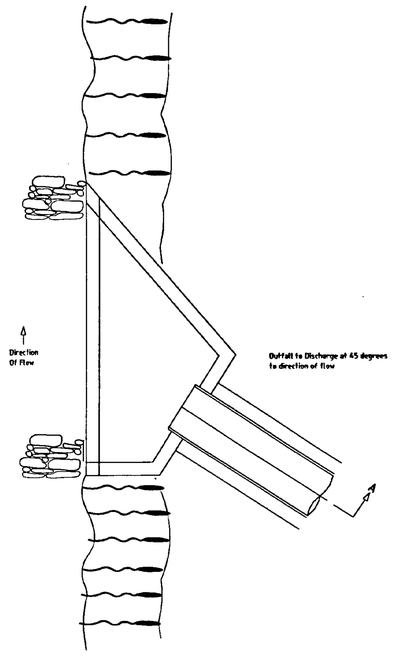
- Granular material to SHW Clause 503.3 (i)
- Concrete to SHW Clause 503.3 (ii)
- Class B material to SHW Clause 503.3 (iv)

PIPE BEDDING DETAILS

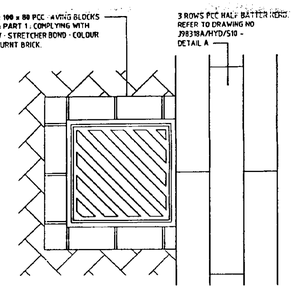


FILLER BOARD THICKNESS	
Nominal bore of pipe (mm)	Thickness (mm)
Less than 450	18
450 - 1200	35
Exceeding 1200	54

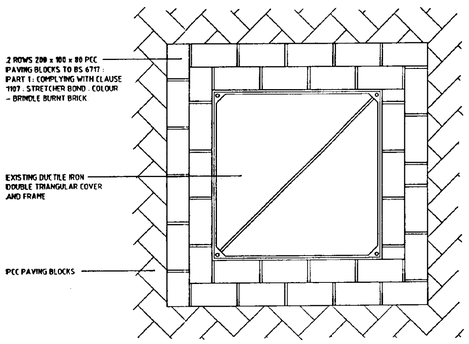
EXPANSION JOINT FOR CONCRETE BED OR SURROUND



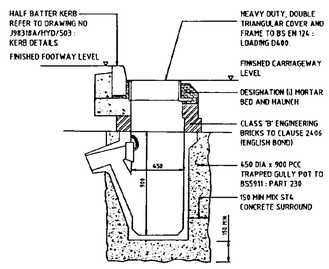
PLAN



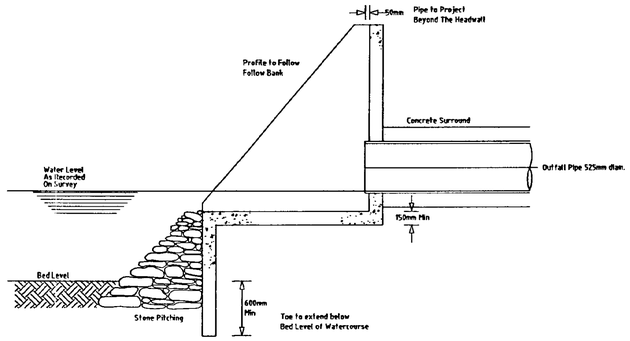
GULLY LAYOUT
IN PAVED AREAS ONLY



MANHOLE LAYOUT
IN PAVED AREAS ONLY



TYPICAL GULLY DETAIL



SECTION A-A

HEADWALL DETAIL
NTS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistlow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

REVISIONS

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
DRAINAGE CONSTRUCTION DETAILS

SUBJECT TO S38 & S104 CLEARANCE CONDITIONS

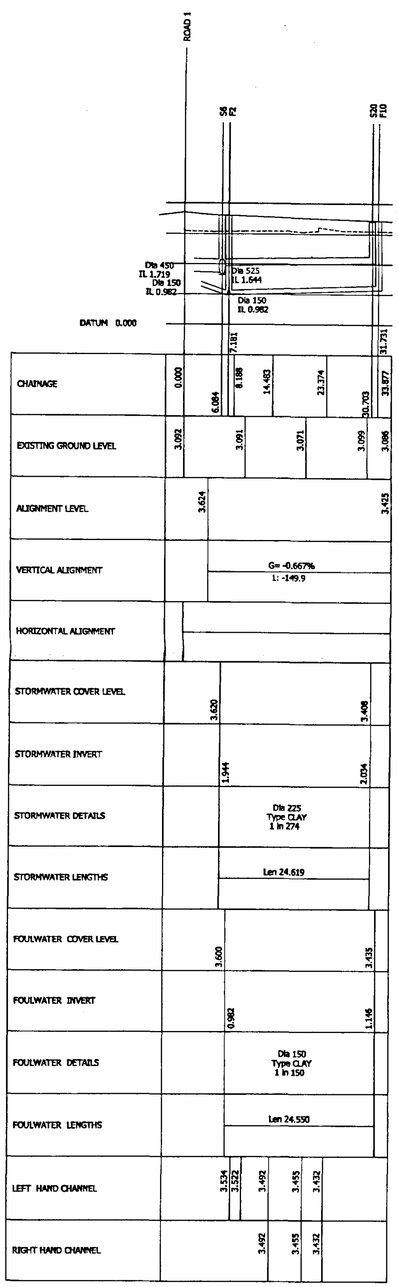
SCALE: NTS DRAWN: RSH
DATE: APRIL 2002 APPROVED:
FILE REF:

KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING •COMMUNICATION
THE BOND, 180-182 Fazeley Street, Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
- RUSHALL HOUSE, School Road, Brewood. STAFFORD. ST19 9DB

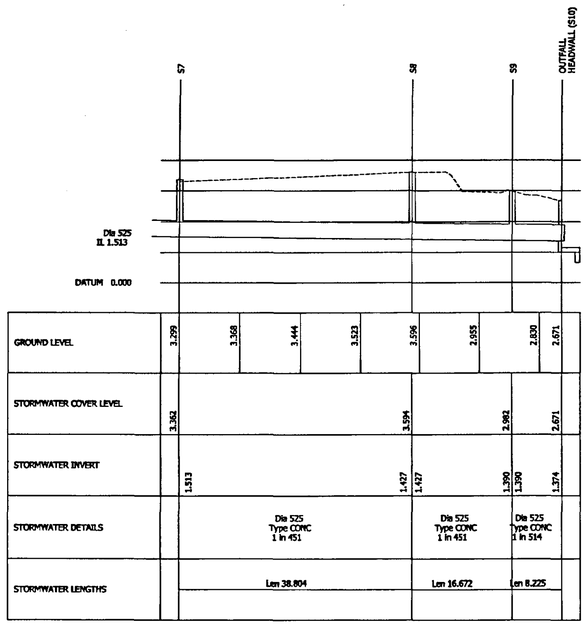
SHDC
Planning & Development
14 MAY 2002
Ref 378/02
DETERMINED
PLAN

PROJECT NO/ DRAWING No: B-528/13 REV:

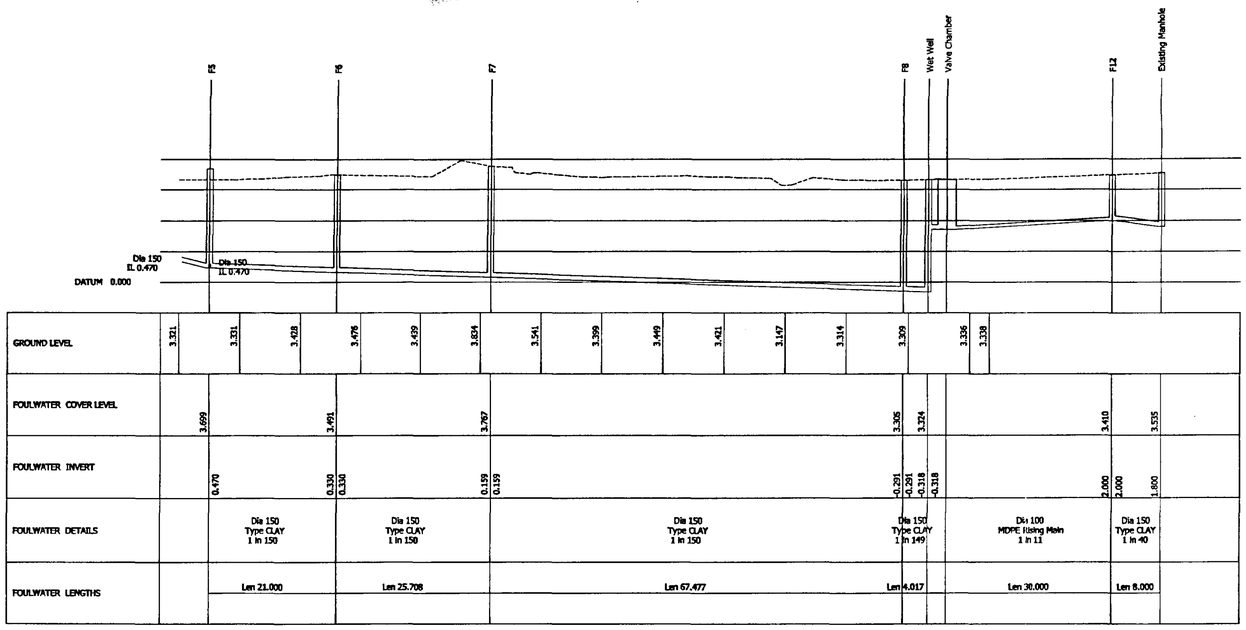
©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ALTERED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



ROAD 2



MH S6 TO OUTFALL TO SOKE DYKE



MH F5 TO EXISTING MH IN QUEENS ROAD

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilslow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

A 08.05.02 Foul Manholes renumbered. Manholes F8 and F12 added.

REVISIONS

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
LONGITUDINAL SECTIONS SHEET 2 OF 2

SUBJECT TO S38 & S104 CLEARANCE CONDITIONS

SCALE: 1:100 H 1:100 V DRAWN: RSH

DATE: APRIL 2002 APPROVED:

FILE REF:

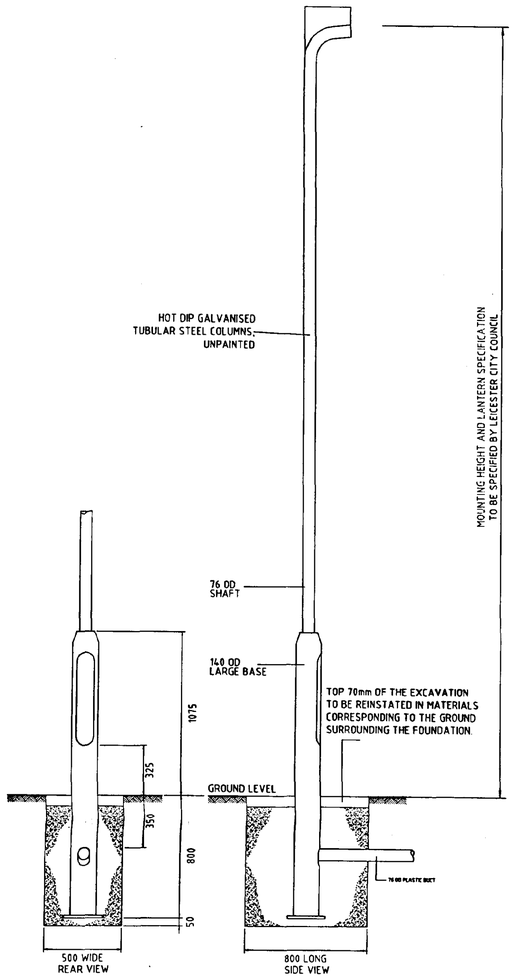
KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street, Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• BUSHALL HOUSE, School Road, Brewood. STAFFORD. ST19 9DB

PROJECT No/DRAWING No: B-528/8 REV: A

SHDC
Planning & Development
14 MAY 2002
Ref 374/02

DETERMINED
PLAN

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ALTERED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



STREET LIGHTING COLUMN FOUNDATION

NOTES: FOR HIGHWAY LIGHTING

1. Installation to be in accordance with :
The British Standards Specifications.
IEE Regulations for Electrical Installations.
ILE Code of practice for Electrical Safety in Public Lighting Operations.
Health and Safety at Work Act
Electricity at Work Regulations
Engineering Recommendation G39
ASLC Code of Practice for the Erection of Street Lighting Equipment.

2. The light source shall be high pressure sodium.

3. Lighting Units to have individual mains services within the highway boundary.

4. All private cables to be laid in 50mm diameter PVC orange duct, 450mm deep in footpaths and verges, 750mm deep in roads. A minimum conductor size of 10 sq mm shall be used.

5. Private cables shall loop between lighting units with no jointing. Lit signs shall be fed by spurs from the lighting columns. (No cable feeding a lighting column shall be looped through a sign).

6. Private cables feeding lighting units shall be 2 core single phase.

7. Private 4 core three phase sub-mains may be laid between feeder control pillars.

8. No more than three cables shall terminate at alighting unit. (No more than two at alit traffic bollard).

9. Each outgoing distribution circuit from a feeder control pillar shall be protected by its own H.B.C. fuse. The outgoing circuits shall be individually switched to provide dusk to dawn lighting by means of a photoelectric control unit and suitability rated contactor. Lighting units with individual mains supplies shall have imdividual photo electrical control units. Photoelectric controlls shall be electronic to IP67 and set at 70 lux switch-on-level. Royce Thompson OASIS 2000, SELC 841 or similar approved.

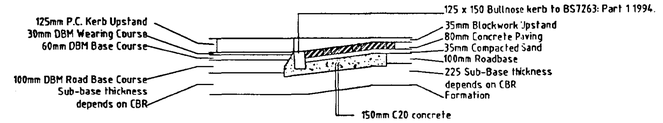
10. The local electricity supplier should be consulted at an early stage concerning electricity supplies.

11. Care should be taken to ensure that the requirements of all the: public utilities are met with regard to distances from their services.

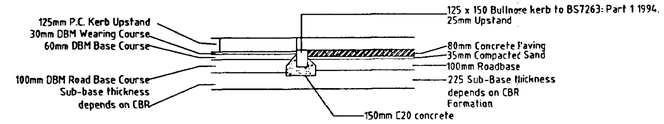
12. The layout of the proposed locations of the columns shall be approved by Lincolnshire County Council before cable design commences. The overall scheme shall be submitted to the County Council for approval on completion of the underground cabling layout. The locations and types of lit signs must be subject of separate approval.

13. Columns to be steel, hot dip galvanized and Abcite coated in grey colour.

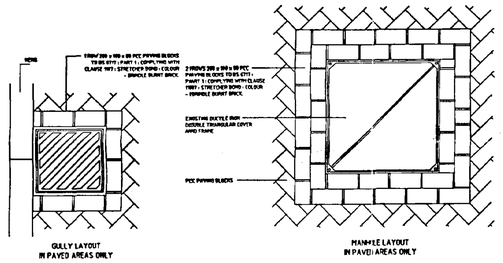
14. Columns, wide base sign posts.



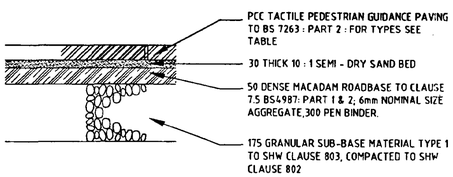
RAMP DETAIL AT ENTRY TO PRIVATE ROADS



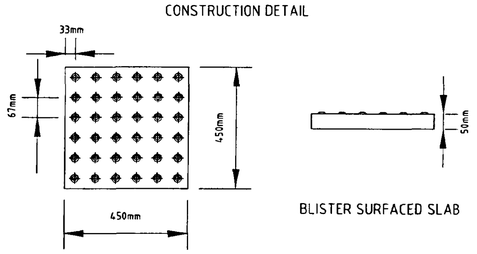
DETAIL BETWEEN BLOCK PAVED AREAS AND FLEXIBLE CONSTRUCTION



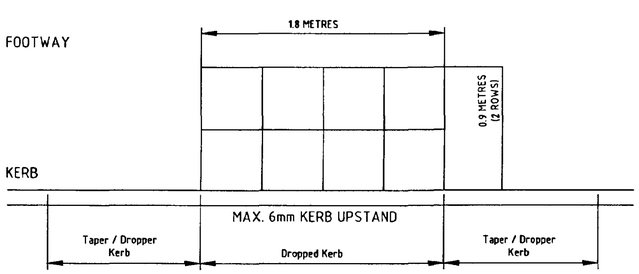
BLOCK PAVING AROUND IRONWORK



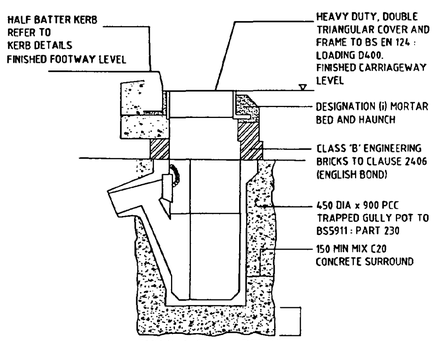
CONSTRUCTION DETAIL



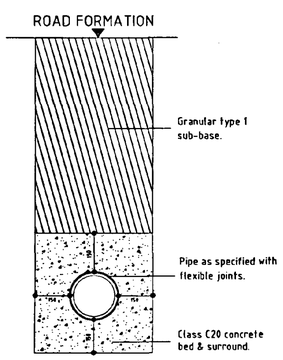
TACTILE PAVING DETAILS



LAYOUT OF BLISTER SURFACE AT IN-LINE UNCONTROLLED CROSSING POINT



TYPICAL GULLY DETAIL



GULLEY CONNECTION

SHDC
Planning & Development
14 MAY 2002
Ref 374/02

NOTES :

1. All dimensions are in millimetres unless stated otherwise.
2. Several standard specifications have been employed in detail clause references each prefixed by and referring to the following :
SHW – Specification for Highway Works Volume 1, published by Highway Agency, March 1998.
CESWI – Civil Engineering Specification for the Water Industry, 5th Edition : Water Services Association, July 2001.
3. Kerbs, channels and edgings shall be hydraulically pressed and shall be obtained from an approved manufacturer.
4. Joints shall be left slightly open (max gap to be 5mm) to allow for expansion.
5. For curves of 12 metre radii or less purpose made units of the appropriate radius shall be used.
6. Joints between block paviors shall be filled with sand to B.S. 7533,1997:Part 2 Table D3, well brushed in.
7. Roadbase shal be completed at first stage road works.
8. Roads and footpaths shall be constructed in accordance with Lincolnshire County Council's current Highway Requirements for Development.
9. All trench reinstatements within the limits of the proposed Public Highway to be back filled with granular Type 1 Sub base or alternative material approved and accepted by Lincolnshire County Council upto road construction.
10. All white road markings shall be screed applied reflective thermo-plastic class A material.

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place, Orton Wilalow, Peterborough, PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

A	08.05.02	Notes amended in accordance with Clients request

REVISIONS

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
ROAD CONSTRUCTION DETAILS SHEET 2 OF 2

SUBJECT TO S38 & CLEARANCE CONDITIONS

SCALE: 1:20 DRAWN: RSH

DATE: APRIL 2002 APPROVED:

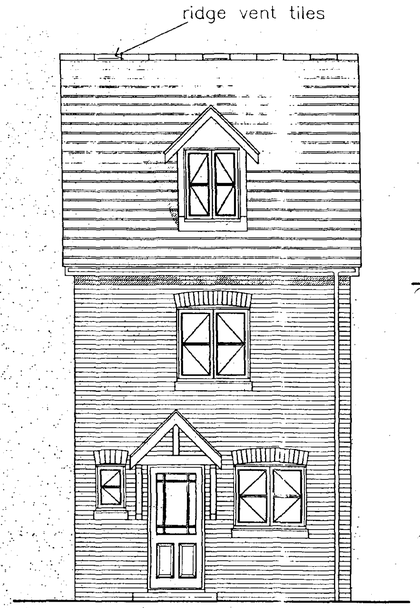
FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street, Digbeth, BIRMINGHAM, B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE., School Road, Brewood, STAFFORD, ST19 9DB

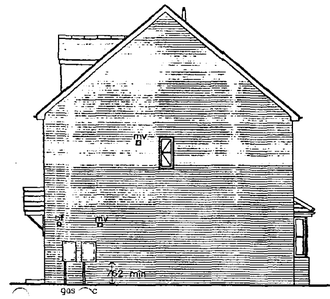
PLAN

PROJECT No/DRAWING No: B-528/12 REV: A

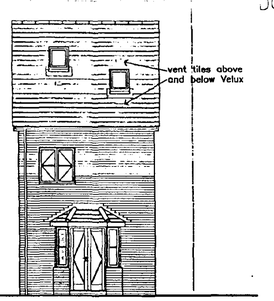
DO NOT SCALE FROM THIS DRAWING



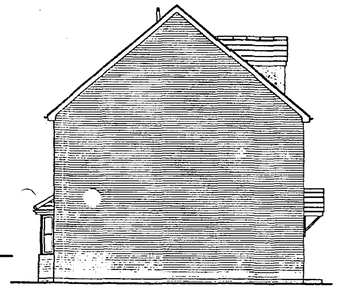
FRONT ELEVATION



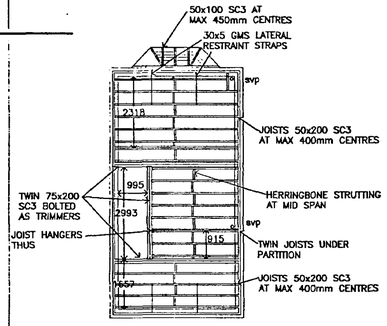
SIDE ELEVATION



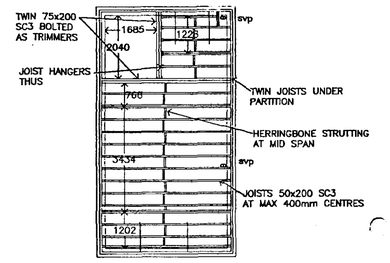
REAR ELEVATION



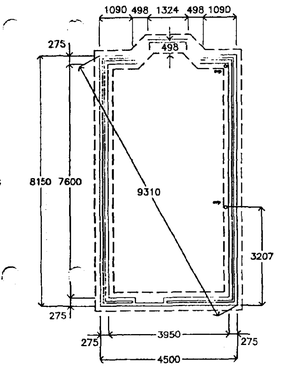
SIDE ELEVATION



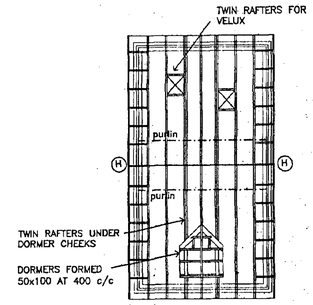
FIRST FLOOR JOISTS



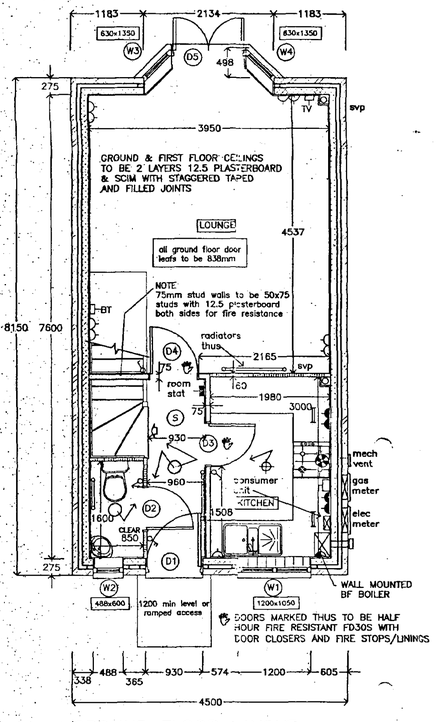
SECOND FLOOR JOISTS



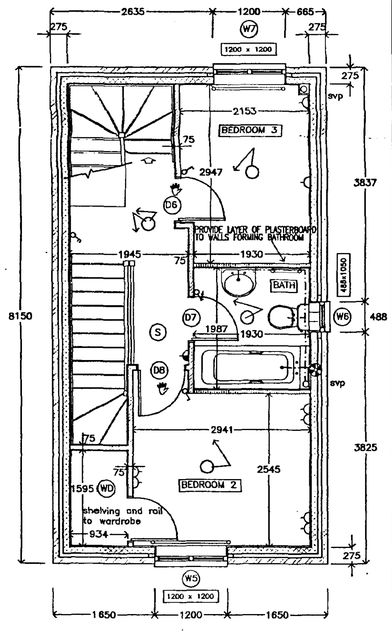
FOUNDATIONS



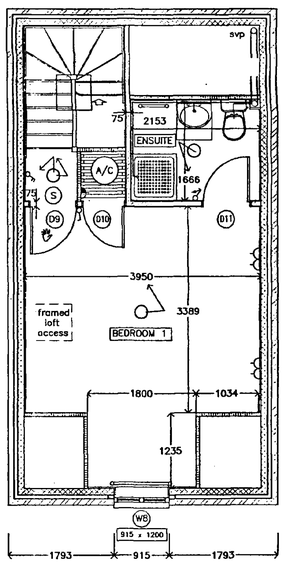
ROOF PLAN
PITCH 40°
(H) GABLE LADDER



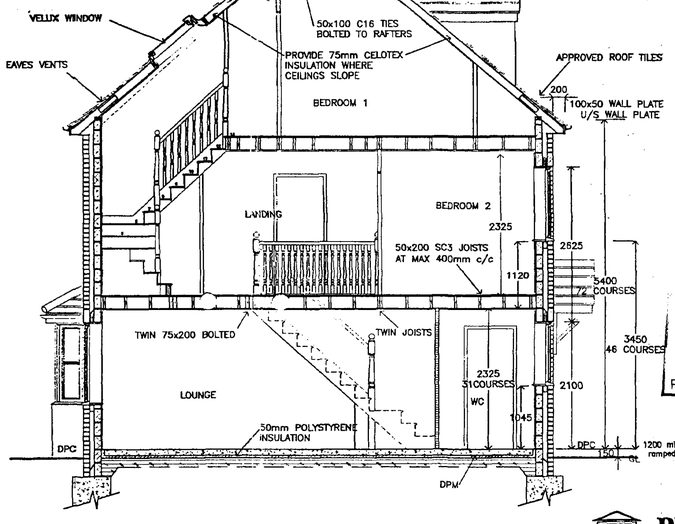
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



SECTION

SHDC
Planning & Development
14 MAY 2002
Ref 376/2

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House
Napier Place
Orton Wistow
Peterborough PE2 6ZN
Tel: 01733 397200
Fax: 01733 239682

DETERMINED PLAN

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.

Rev	Instruction	Description	Rev	Instruction	Description
A		Various amendments			
B		Various amendments			
C		Various amendments			
D		WC Amendments			
E		Kitchen dim amended			

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- low level twin 13amp socket
- EXTERNAL PIR LIGHT
- mid level twin 13amp socket
- SWITCH single 13amp socket 2 WAY SWITCH
- fused spur PULL SWITCH
- mechanical vent TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (BOILER AND PLUMBED)
- OUTLET FOR COOKER CONNECTION
- pot cluster
- COOKER CONTROL PANEL
- undergrill
- CONSUMER UNIT
- light switch
- 2-way switch
- BELL/BELL PUSH
- pull switch
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- room stat
- TV POINT
- consumer unit
- INTERNAL TELEPHONE POINT
- smoke detector
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

ROOM	METRIC	IMPERIAL
LOUNGE	4512 x 3900	14'10" x 12'10"
KITCHEN	2005 x 2945	6'6" x 9'7"
BEDROOM 1	3900 x 3372	12'10" x 11'1"
BEDROOM 2	2930 x 2520 (excl − wardrobe)	9'7" x 8'3"
BEDROOM 3	2922 x 2128(max)	9'6" x 6'11"

THE ABOVE DIMENSIONS ARE FINISHED SURFACES AND ARE APPROXIMATE TO A TOLERANCE OF ±50mm

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE. 1:50:100

DATE. MARCH 2001

TUCKLEY CHESTER DESIGN LTD
PLANNING AND DESIGN
Unit 9, The Ball Plantation
Watling Street, Towcester
Northants, NN12 6HN
Tel No:(01327)359222 Fax:(01327)358814
E-Mail: TuckleychesterOBTconnect.com

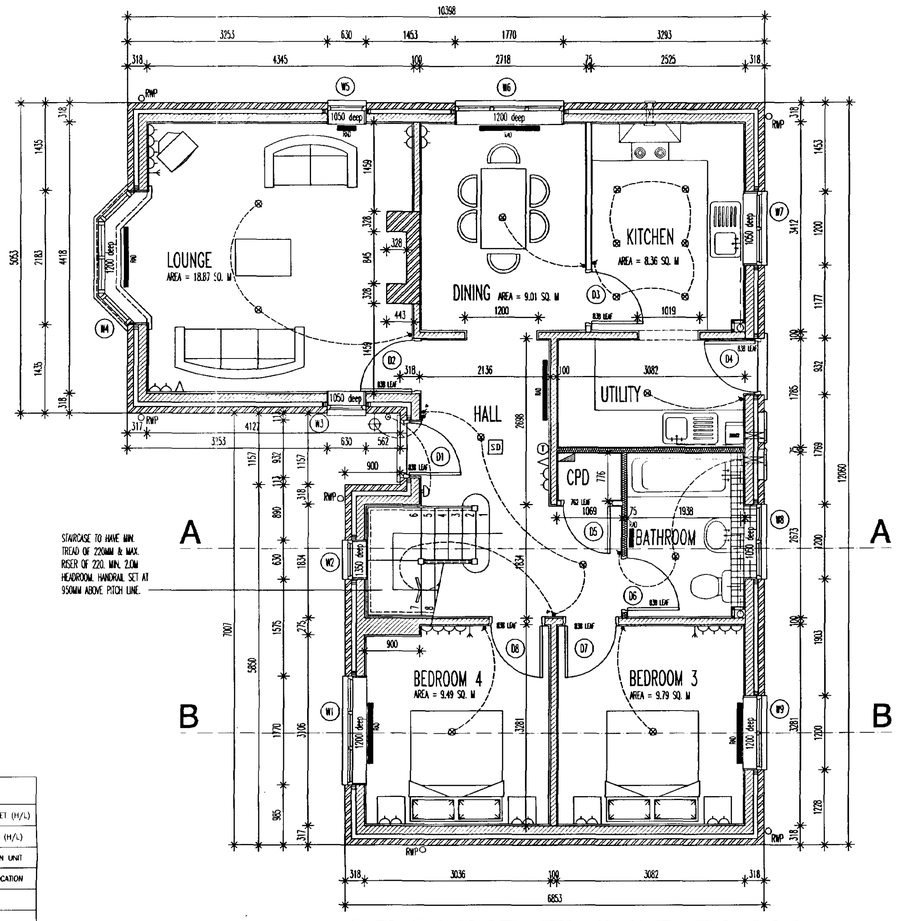
This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

M−C85(3 STOREY) EAST Rev E

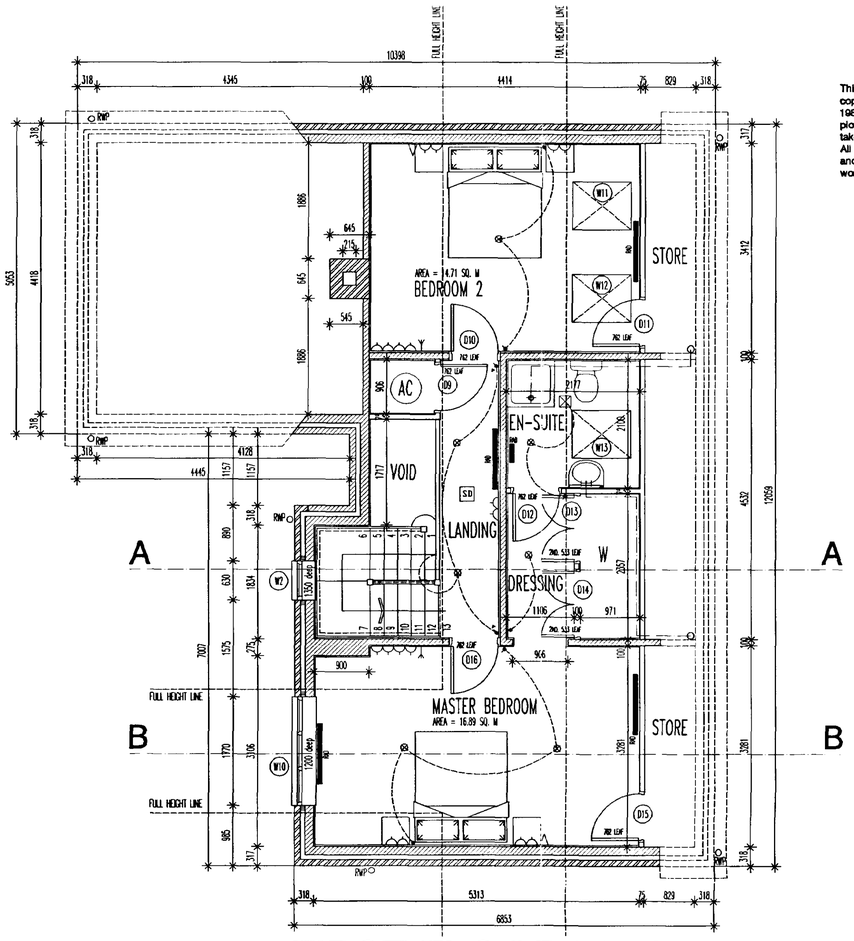
OPENING	STRUCT SIZE : W x D	LOCATION
D1	932 x 2100mm	FRONT DOOR
D2	906 x 2100mm	LOUNGE
D3	906 x 2100mm	KITCHEN
D4	932 x 2100mm	BACK DOOR
D5	830 x 2100mm	CUPBOARD
D6	906 x 2100mm	BATHROOM
D7	906 x 2100mm	BEDROOM 3
D8	906 x 2100mm	BEDROOM 4
D9	830 x 2100mm	A/C
D10	830 x 2100mm	BEDROOM 2
D11	830 x 880mm	STORE
D12	830 x 2100mm	EN-SUITE
D13	2 No. 533 x 2100mm	WARDROBE
D14	2 No. 533 x 2100mm	WARDROBE
D15	830 x 880mm	STORE
D16	830 x 2100mm	MASTER BEDROOM
W1	1770 x 1200mm	BEDROOM 4
W2	630 x 1350mm	STAIRS
W3	630 x 1050mm	LOUNGE
W4	2183 x 1200mm	LOUNGE (BAY)
W5	630 x 1050mm	LOUNGE
W6	1770 x 1200mm	DINING ROOM
W7	1200 x 1050mm	KITCHEN
W8	1200 x 1050mm	BATHROOM
W9	1200 x 1200mm	BEDROOM 3
W10	1770 x 1200mm	MASTER BEDROOM
W11	780 x 1180mm	BEDROOM 2
W12	780 x 1180mm	BEDROOM 2
W13	780 x 1180mm	EN-SUITE

OPENING SIZES

ELECTRICAL LEGEND			
	1 GANG 1 WAY SWITCH		SINGLE SWITCHED SOCKET OUTLET (H/L)
	1 GANG 2 WAY SWITCH		TWIN SWITCHED SOCKET OUTLET (H/L)
	SPOT LIGHT TRACK ASSEMBLY		UNSWITCHED FUSED CONNECTION UNIT
	RECESSED DOWNLIGHT		INDICATIVE RADIATOR SIZE & LOCATION
	TV/FM AERIAL SOCKET	SD	SMOKE DETECTOR
	TELEPHONE OUTLET		IMMERSION HEATER
	COOKER SWITCH		DOOR BELL PUSH
	EXTRACT FAN		DOOR BELL
	CONSUMER UNIT (HIGH LEVEL)		EXTERNAL BULKHEAD LIGHT FITTING
	WALL MOUNTED EXTRACTOR FAN		PENDANT/BATTEN LIGHT FITTING
	SINGLE SWITCHED SOCKET OUTLET (L/L)	T	THERMOSTAT
	TWIN UNSWITCHED SOCKET OUTLET (L/L)		



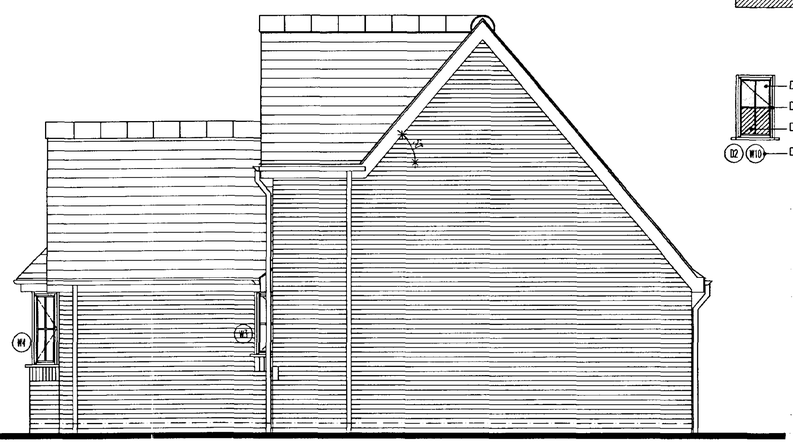
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

KEY:

- DENOTES FACING BRICKWORK
- DENOTES 3.5N/MM SQ. QUALITY LIGHTWEIGHT BLWK.
- DENOTES AREA OF TOUGHENED GLAZING
- DENOTES OPENING LIGHT
- DENOTES AREA OF OBSCURE GLAZING
- D2 W10 — DENOTES DOOR/WINDOW REFERENCE

This drawing is protected under the copyright designers & patents act 1988. Do not scale, plotted dimensions only are to be taken as current information. All dimensions are to be checked and confirmed on site prior to any works being undertaken. If in doubt ask!

	Drawn	Checked	Date
L.			
K.			
J.			
H.			
G.			
F.			
E.			
D.			
C.			
B.			
A.			

Client,

PERSIMMON

Persimmon Homes (East Midlands) Ltd.
Persimmon House, Napier Place, Orton Wistow, Peterborough. PE2 6XN
Tel: 01733 397 200 Fax: 01733 235 198

KRTassociates

'The Bond'
180 - 186 Fazeley Street,
Digbeth,
Birmingham B5 5SE

Tel:- 0121 685 0550 Fax:- 0121 685 0540 E mail:- team@krtassociates.com

Project.

Proposed New Housetype for:-
Low Road,
Spalding

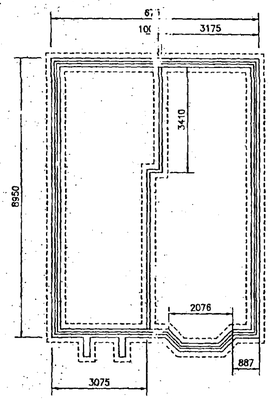
Title.

M130 HOUSE TYPE
WORKING DRAWING
FLOOR PLANS & ELEVATIONS

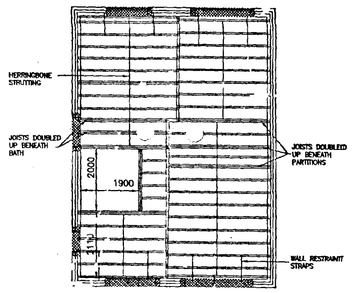
...velopment
14 ... 2002
374/02

DETERMINED
PLAN

Drawn: J
Scale: 1:50
Date: Mar 02
Drawing No.: 528-24
Revision: .

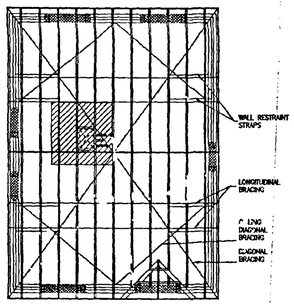


FOUNDATION PLAN



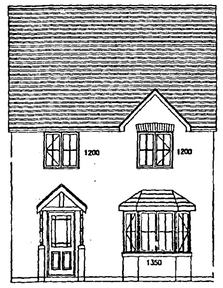
JOISTS 47 x 170 @ 400 CRS C16

JOIST LAYOUT

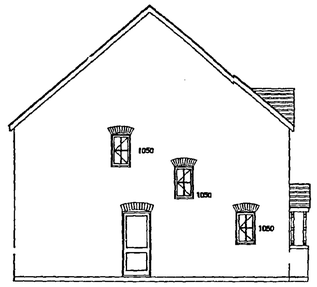


ROOF TRUSSES @ 600 CRS

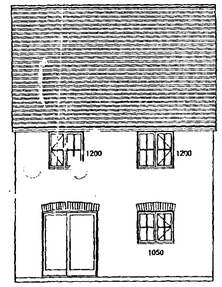
ROOF PLAN



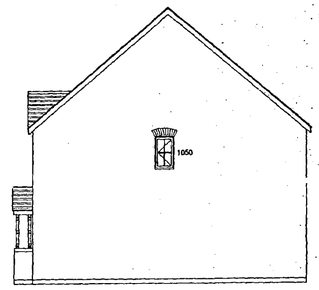
FRONT ELEVATION



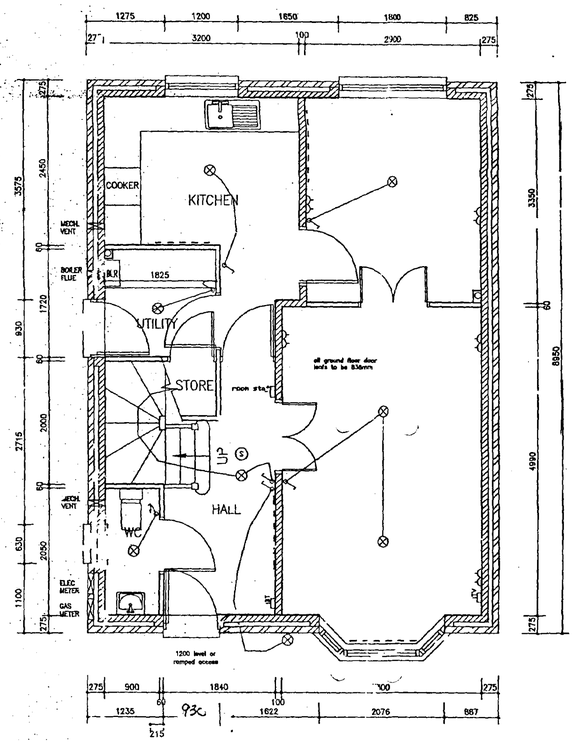
SIDE ELEVATION



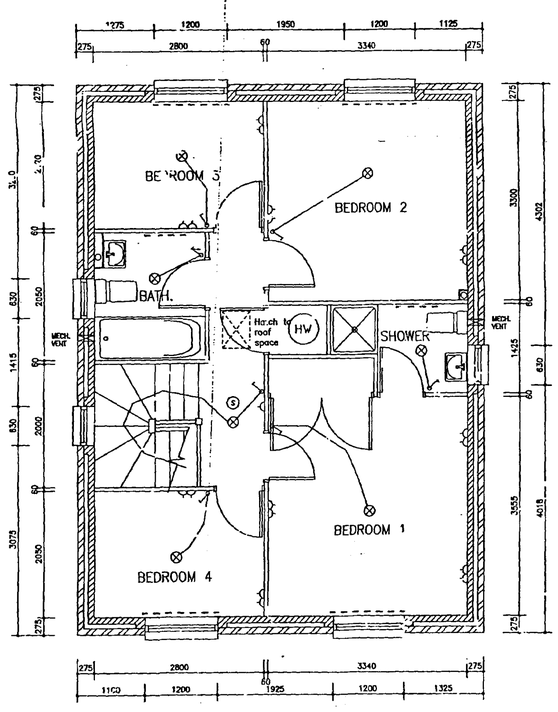
REAR ELEVATION



SIDE ELEVATION



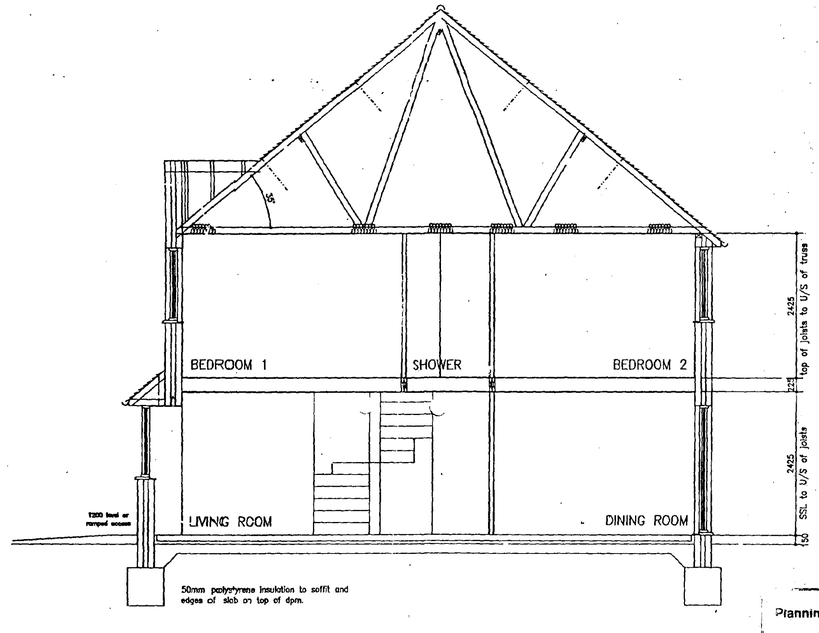
GROUND FLOOR PLAN



FIRST FLOOR PLAN

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.



SECTION

SHDC
Planning & Development
14 MAY 2002
Ref 3104

Rev	Instruction	Description	Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- NON 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUPB'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- DOOR BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- EXTERNAL TELEPHONE POINT
- SHOWER SOCKET WITH LIGHT PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or − 50mm (2")

AREA	METRIC	IMPERIAL
Living /ace bay	3250 x 4965	10'8" x 16'3"
Dining Room	2850 x 3325	9'4" x 10'10"
Kitchen	3150 x 2425	10'4" x 7'11"
Bedroom 1 exc wardrobe	3530 x 3315	11'7" x 10'10"
Bedroom 2	3315 x 3275	10'10" x 10'9"
Bedroom 3	2775 x 2095	9'1" x 6'10"
Bedroom 4	2775 x 2015	9'1" x 6'7"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

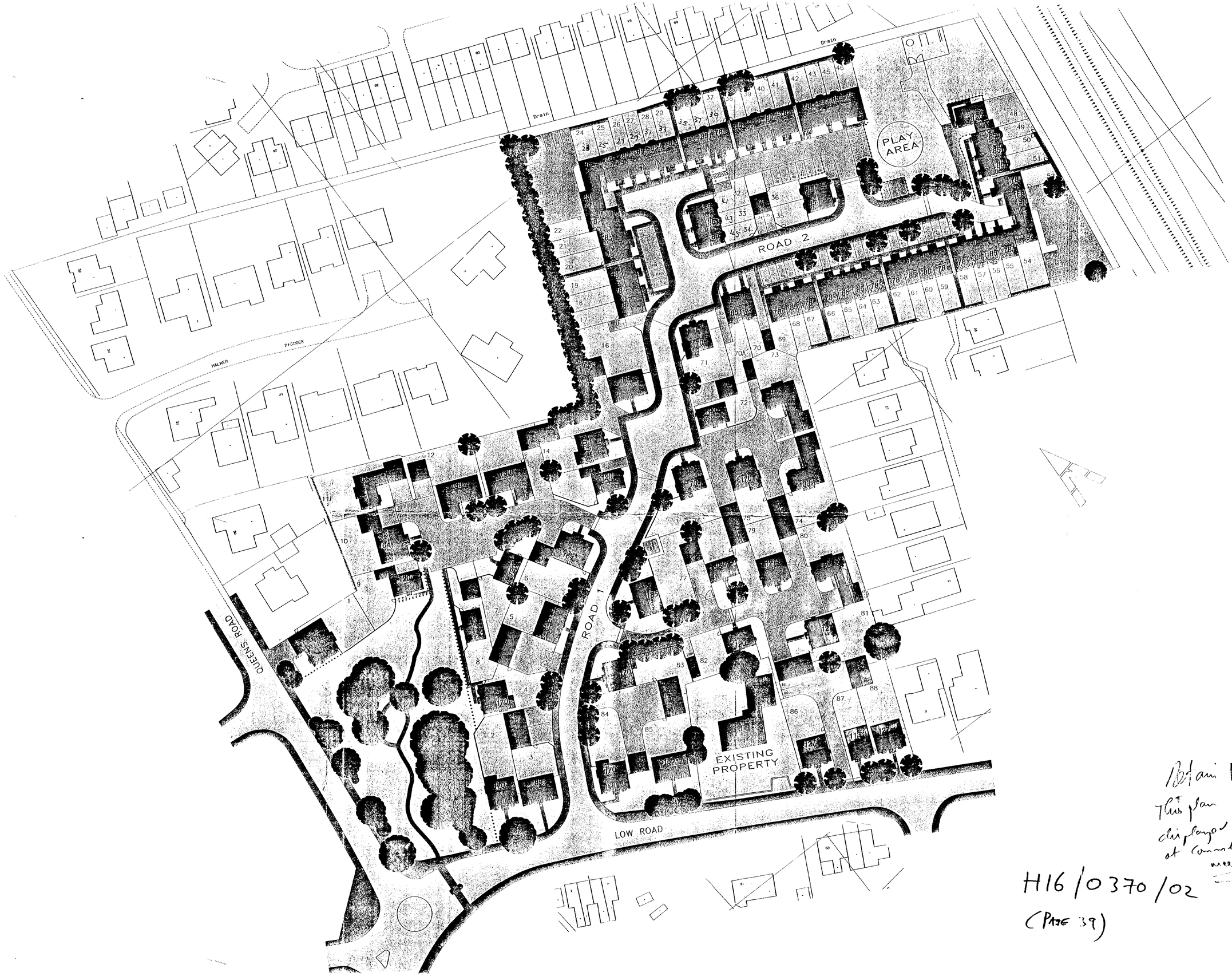
SCALE. 1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
DETERMINATION ARCHITECTS
PLAN

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked. Any discrepancies to be immediately reported to the office before proceeding.

M-Cottage C/113 East



SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	
170	1,700	8	
164	1,640	2	
141	1,410	1	
133	1,330	4	
130	1,300	2	
127	1,270	4	
120	1,200	8	
113	1,130	1	
92	920	2	
85	850	25	
78	780	23	
Ea	490	2	
	TOTAL	87	

Development at Low Road, Spalding.

Obtain Full Size
This plan
displayed
at Committee
meeting

H16/0370/02
(PAGE 39)

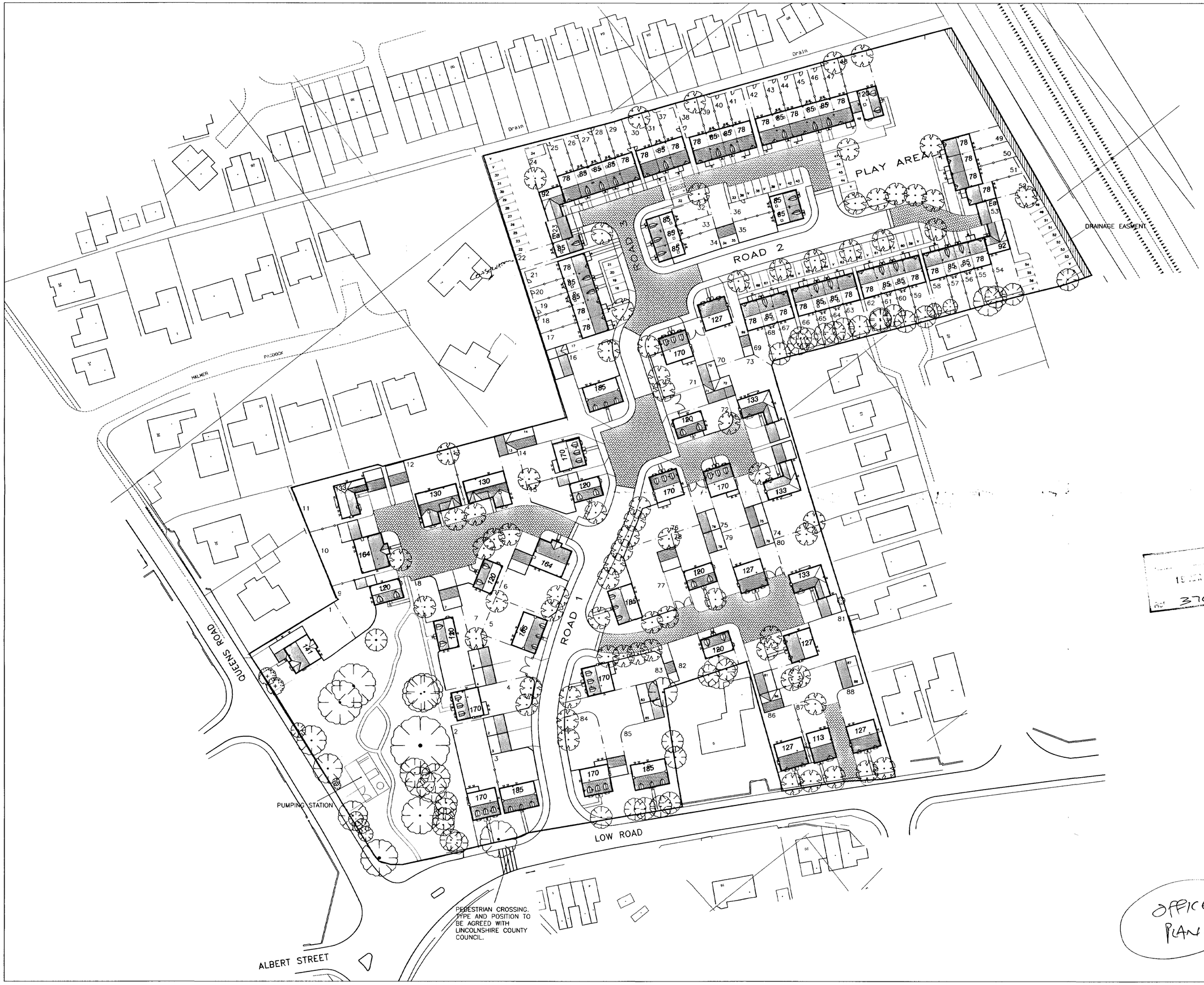
PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilsiow, Peterborough, PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198

© THIS DRAWING IS COPYRIGHT

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND, 180-182 Fazeley Street, Digbeth, BIRMINGHAM, B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0560
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT
• RENHALL HOUSE, Silverhill Road, Burwood, STAFFORD, ST18 9QE

SCALE 1/500

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185 4	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141 4	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	5	6,350
120	1,200	8	9,600
113 4	1,130	1	1,130
92	920	2	1,840
85	850	24	20,400
78	780	24	18,720
Ea	490	2	980
	TOTAL	88	94 480

Gross Site Area	7.013 Acres	
Open Space	0.98	14.1%
Nett Site Area	6.033 Acres	
Nett Cover/Acre	15,660. Sq ft/Acre	

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilslow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

15 MAY 02
Ref 370/02

REVISIONS		
A	15:04:02	Amendments made further to comments made by clients in fax dated 05:04:02 and all other amendments made following letter dated 11:04:02 from DJ Roberts at South Holland District Council.

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
PLANNING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

FILE REF:

SUPERSEDED

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street, Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE., School Road. Brewood. STAFFORD. ST19 9DS

OFFICE PLAN.

PROJECT No/DRAWING No: B-528/1 Rev: A

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	5	6,350
120	1,200	8	9,600
113	1,130	1	1,130
92	920	2	1,840
85	850	24	20,400
78	780	24	18,720
Ea	490	2	980
	TOTAL	88	94 480

Gross Site Area	7.013 Acres	
Open Space	0.98	14.1%
Nett Site Area	6.033 Acres	
Nett Cover/Acre	15,660. Sq ft/Acre	

KEY

DENOTES EXISTING TREES TO BE LOPPED OR FELLED.

DENOTES EXISTING TREES TO BE RETAINED.

DENOTES INDICATIVE TREE PLANTING.

C	13:05:02	Road and private drives amended in accordance with Highway standards.Rear access gates added to all properties where required. Garages to plots 4& 5 relocated. Plot 84 moved to allow for 1metre gap between garage and plot.
B	30:04:02	Existing fencing to site boundaries noted. Trees to be felled or removed noted. Footpath to plots 4 & 8 revised.All other amendments made in accordanec with D. Kirkland letter dated 24th April 2002.Sub station added adjacent to plots 77 & 75.Trip rail fencing noted adjacent to plots 1,2,4,9,48 &49-51.
A	15:04:02	Amendments made further to comments made by clients in fax dated 05:04:02 and all other amendments made following letter dated 11:04:02 from DJ Roberts at South Holland District Council.

REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilslow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
PLANNING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

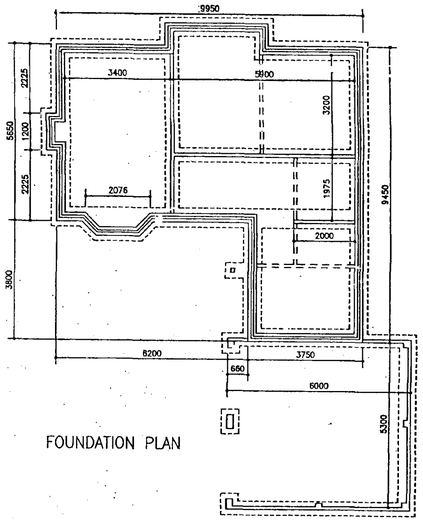
FILE REF:

SHDC
Planning & Development
14 MAY 2002
Ref 370/R

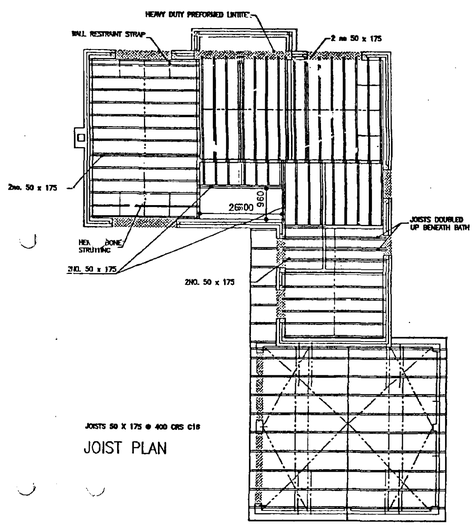
SUPERSEDED

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 665 0550 Fax: (0121) 665 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE., School Road. Brewood. STAFFORD. ST19 9DS

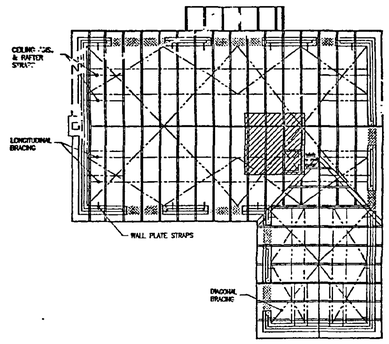
PROJECT No/DRAWING No: B-528/1 Rev: C



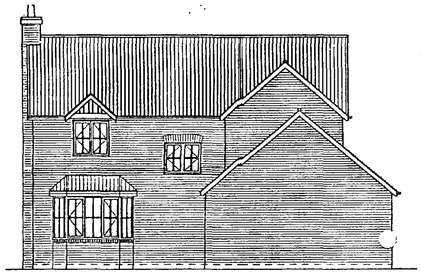
FOUNDATION PLAN



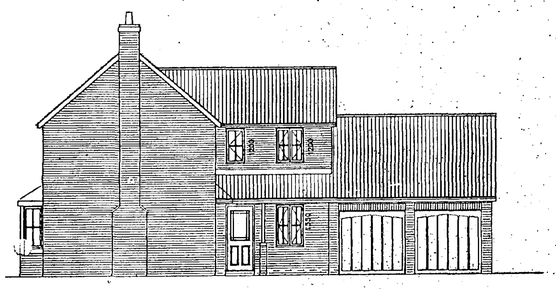
JOIST PLAN



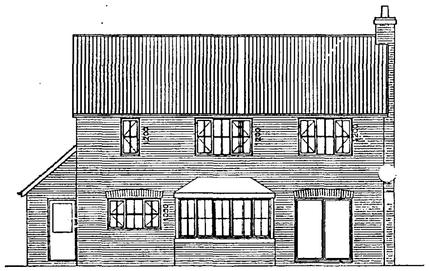
ROOF PLAN



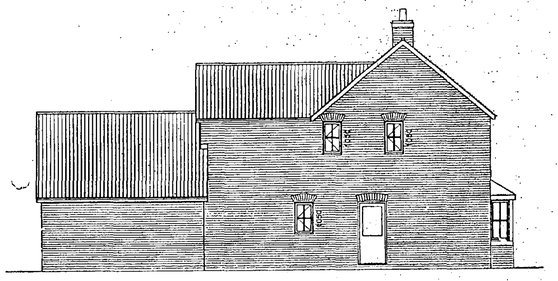
FRONT ELEVATION



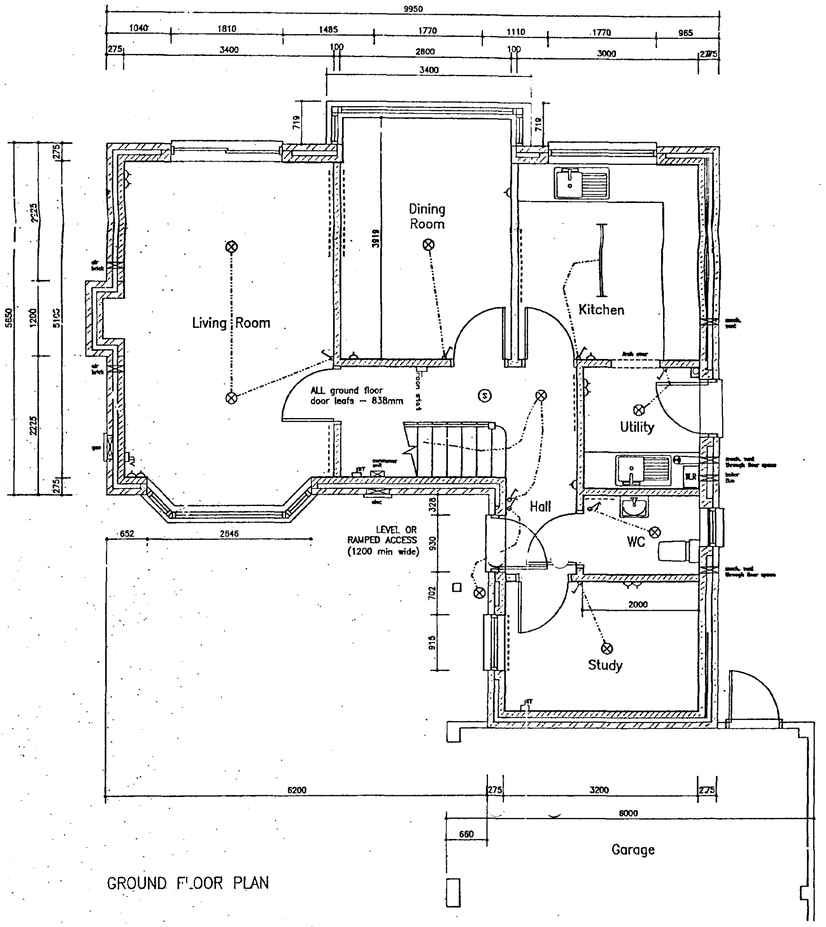
SIDE ELEVATION



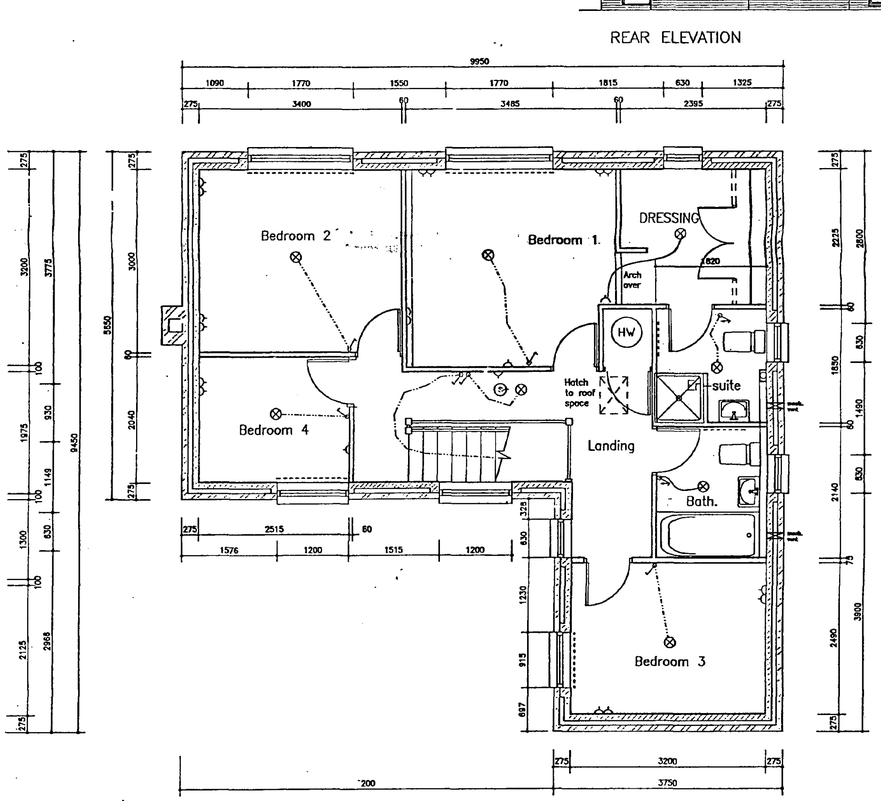
REAR ELEVATION



SIDE ELEVATION



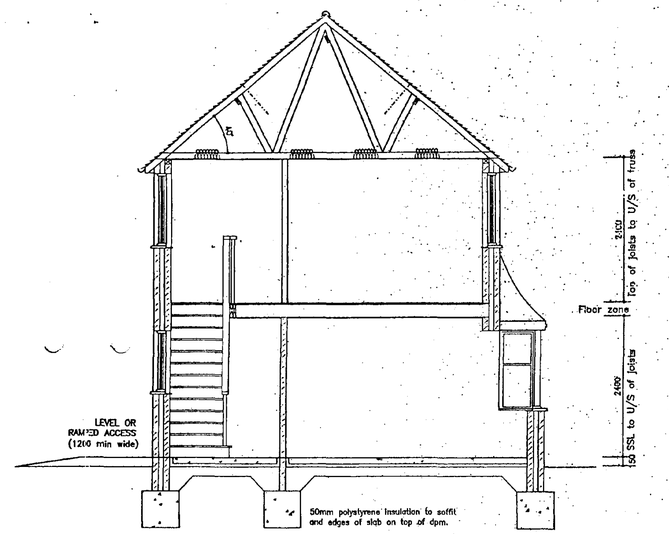
GROUND FLOOR PLAN



FIRST FLOOR PLAN

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.



SECTION

SHDC
Planning & Development
14 MAY 2002
Ref 370/02
SUPERSEDED
Date

Rev	Instruction	Description
A		Alterations to conform to Part M of Building Regulations
B		Amended to client comments
C		Elevations amended

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL FUR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYLOSPD)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm (2")

AREA	METRIC	IMPERIAL
Living	5050 x 3350	16'7" x 11'0"
Dining	3900 x 2750	12'9" x 9'0"
Study	3150 x 2075	10'4" x 6'10"
Kitchen/B'fast. inc fitted units	3150 x 2950	10'4" x 9'8"
Bedroom 1	3460 x 3213 max.	11'4" x 10'7"
Bedroom 2	3375 x 2975	11'1" x 9'9"
Bedroom 3	3150 x 2475	10'4" x 8'1"
Bedroom 4	2490 x 2015	8'2" x 6'7"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.
1:100 1:50

DATE.

DAVID TUCKLEY ASSOCIATES LTD
ARCHITECTS

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

M-Cottage C/133 East Rev C

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	5	6,350
120	1,200	8	9,600
113	1,130	1	1,130
92	920	2	1,840
85	850	24	20,400
78	780	24	18,720
Ea	490	2	980
	TOTAL	88	94 480

Gross Site Area	7.013 Acres	
Open Space	0.98	14.1%
Nett Site Area	6.033 Acres	
Nett Cover/Acre	15,660. Sq ft/Acre	

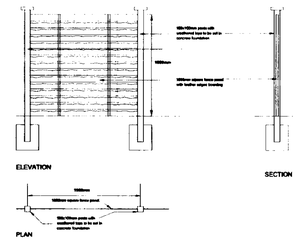
LEGEND

1.8M CLOSE BOARD FENCE
1.8M LARCH LAP PANEL FENCE
1.8M SCREEN WALL/FENCE

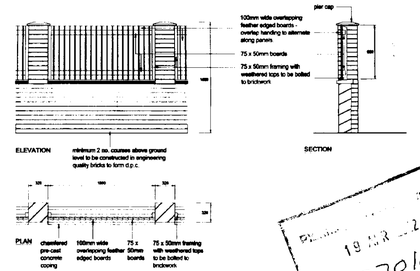
MATERIALS

TO BE AGREED

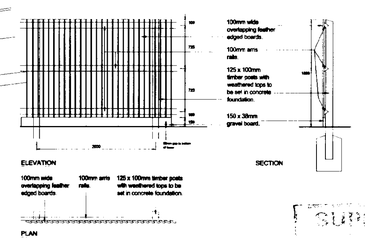
1.8m high panel fencing (N.T.S)



1.8m high screen wall/fencing (N.T.S)



1.8m high close boarded fence (N.T.S)



N.B. CONCRETE FOUNDATIONS ARE DEPENDENT UPON EXISTING SITE CONDITIONS AND STRUCTURAL ENGINEER'S RECOMMENDATIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilsiow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

Rec'd 19 MAR 02
Ref 370102

REVISIONS

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
MEANS OF ENCLOSURE & EXTERNAL FINISHES LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

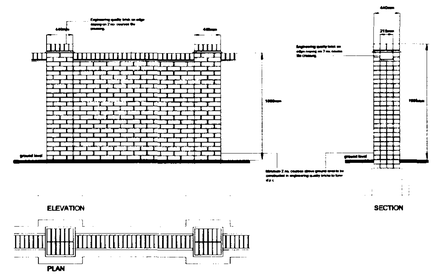
FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• PUSHALL HOUSE., School Road. Brewood. STAFFORD. ST19 9DS

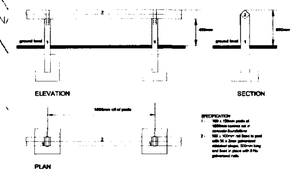
PROJECT No/DRAWING No: B-528/2 Rev: -



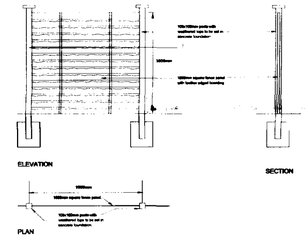
1.8m high screen wall (N.T.S)



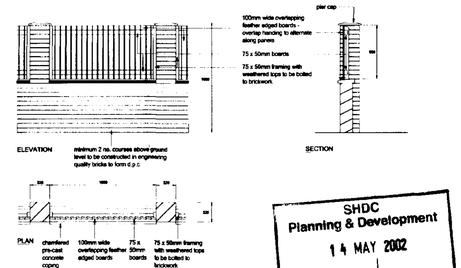
600mm high trip rail (N.T.S)



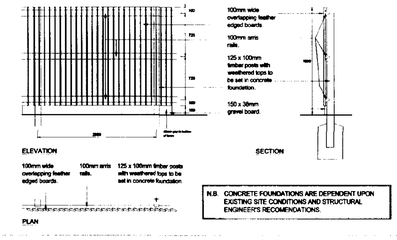
1.8m high panel fencing (N.T.S)



1.8m high screen wall/fencing (N.T.S)



1.8m high close boarded fence (N.T.S)



N.B CONCRETE FOUNDATIONS ARE DEPENDENT UPON EXISTING SITE CONDITIONS AND STRUCTURAL ENGINEER'S RECOMENDATIONS.

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

SCHEDULE OF HOUSE TYPES

House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	5	6,350
120	1,200	8	9,600
113	1,130	1	1,130
92	920	2	1,840
85	850	24	20,400
78	780	24	18,720
Ea	490	2	980
	TOTAL	88	94 480

Gross Site Area	7.013 Acres	
Open Space	0.98	14.1%
Nett Site Area	6.033 Acres	
Nett Cover/Acre	15,660. Sq ft/Acre	

LEGEND

- DENOTES 1.8M HIGH CLOSE BOARD FENCE
- DENOTES 1.8M HIGH LARCH LAP PANEL FENCE
- DENOTES 1.8M HIGH SCREEN WALL/FENCE
- DENOTES 600MM HIGH TRIP RAIL FENCE
- DENOTES 1.8M HIGH SCREEN WALL

MATERIALS

TO BE AGREED

B	13/5/02	Amendments made in accordance with *Planning layout revision (drawing no. B-528/1 Rev C).*
A	30/4/02	Amendments made to various plot boundary treatments and site boundary treatments added or noted. Trip rail fencing added adjacent to plots 1,2,4,7,9,48 & 49-52.

REVISIONS

PERSIMMON

PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilsiow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198

© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
MEANS OF ENCLOSURE &
EXTERNAL FINISHES LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

FILE REF:

SHDC
Planning & Development
14 MAY 2002
Ref 37015

SUPERSEDED

KRT Associates

ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION

THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk

OFFICES ALSO AT:
• RUSHALL HOUSE., School Road. Bearwood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/2 Rev: B

THIS DRAWING AND THE BUILDING AND WORKS DESCRIBED ARE THE COPYRIGHT OF THE PARTY BY WHOM THEY WERE PREPARED AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	5	6,350
120	1,200	8	9,600
113	1,130	1	1,130
92	920	2	1,840
85	850	24	20,400
78	780	24	18,720
Ea	490	2	980
	TOTAL	88	94 480

Gross Site Area	7.013 Acres	
Open Space	0.98	14.1%
Nett Site Area	6.033 Acres	
Nett Cover/Acre	15,660. Sq ft/Acre	

REVISIONS

Low Road , Spalding.
Plant Schedule

Code	Name	Plant size (cm)	Pot size (litres)	Density (no)
Shrubs and ground cover				
S1	Amelanchier lamarckii	60-80	3L	1
S2	Cornus alba "Sibirica Variegata"	40-60	3L	2
S3	Cotinus coggygria	40-60	3L	2
S4	Cytisus x praecox	40-60	3L	2
S5	Euonymus fortunei "Emeraldn'Gold"	30-40	3L	4
S6	Genista hispanica	20-30	3L	5
S7	Hypericum calycinum	30-40	3L	3
S8	Lavandula stoechas	-	2L	5
S9	Mahonia aquifolium	40-60	3L	3
S10	Phormium "Sundowner"	-	3L	3
S11	Photinia x fraseri "Red Robin"	30-40	3L	1
S12	Potentilla "Primrose Beauty"	20-30	3L	2
S13	Rose"Bonica"	budded	4L	3
S14	Rose"Kent"	budded	4L	3
S15	Rubus"Betty Ashburner"	20-30	3L	3
S16	Skimmia japonica "Rubella"	30-40	3L	3
S17	Viburnum davidii	20-30	3L	3
S18	Vinca minor	-	3L	4
Climbers/Wall Shrubs				
C1	Hedera helix "Glacier"	60-80	3L	
C2	Parthenocissus henryi	60-80	3L	
Ornamental Hedges:				No/Lin m
H1	Lavandula "Hidcote"	-	2L	6
H2	Lonicera nitida "Fertilis"	30-40	3L	6
H3	Olearia x haastii	30-40	3L	4
H4	Viburnum tinus	30-40	3L	4

Tress

Code	Name	Form	Girth (cms)	Height (cms)
T1	Betula pendula	Sel Std.	12-14	350-425
T2	Crataegus "Paul's Scarlet"	Sel Std.	12-14	350-425
T3	Malus "Golden Hornet"	Sel Std.	12-14	350-425
T4	Pyrus calleryana"Chanticleer"	Sel Std.	12-14	350-425
T5	Sorbus intermedia	Sel Std.	12-14	350-425

Landscape Specification

If necessary, all areas to be shrub planted are to be excavated to a minimum depth of 300mm, to have all rubbish and debris cleared away, and to be backfilled with min. 300mm depth of good quality weed free topsoil to BS 3882 (1965).

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage.

On completion of planting all plantrd areas are to be lightly forked over, and mulched with 50mm depth of medium grade bark flakes.

Grass areas to be turfed.

Shrubs S10 to be planted 600mm apart in group of 3 plants.

Hedge planting to be in double staggered rows as follows:
Hedge H1: 400mm centres
Hedge H2: 400mm centres
Hedge H3: 600mm centres
Hedge H4: 600mm centres

Please note that all plants except fruit from fruit trees may be harmful if eaten.

All plants and planting are to comply with the indicated schedule and all current/relevant British Standard Specifications, including:
BS3936: Part 1 (1992), Part 2 (1990), Part 4 (1984), Part 9 (1987), Part 10 (1989)
BS 5328 (1975) where applicable
BS 4428 (1989) BALI / LI / Nursery Trade Tender Document (5 th Edition 1988)
National Plant Specification, HTA (Sept 1997)

SHDC
Planning & Development
14 MAY 2002
Rec 370/02

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wiston, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
LANDSCAPING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP
DATE: APRIL 2002 APPROVED:
FILE REF:

SUPERSEDED

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE., School Road. Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/LS1 Rev: -

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

KEY

DENOTES EXISTING TREES TO BE LOPPED OR FELLED.

DENOTES EXISTING TREES TO BE RETAINED.

DENOTES INDICATIVE TREE PLANTING.

SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	5	6,350
120	1,200	9	10,800
113	1,130	1	1,130
92	920	2	1,840
85	850	24	20,400
78	780	23	17,940
Ea	490	2	980
	TOTAL	87	94 800

Gross Site Area	7.013 Acres	
Open Space	0.96	14.0%
Nett Site Area	6.033 Acres	
Nett Cover/Acre	15,714 Sq ft/Acre	

D	05:06:02	TPO trees noted to POS adjacent to Pumping Station. Plot 4 moved to accommodate growth of TPO tree. TPO tree adjacent to plot 1 noted to be removed further to tree officers comments in meeting 30/5/02. Plots 2& 3 moved back 2 metres. Plot 85 moved back 2m to accommodate growth of TPO tree. Garages to plots 12,13,14,16,17 & 88 moved away from site boundary. Arrangment of plots 86–88 and private drive revised.Turning head to road 2 adjacent to plots 25–29 moved to accommodate replan of area. Plots 19,20 & 22 substituted for type 78. Landscaping added to rear of plots 16–22.Plot 44 omitted. Plot 49–51 substituted for type 85. Plots 17–22 moved forward to reduce overlooking to Holmer Paddock. Parking court at rear of plots 23 & 24 rearranged and landscaping added. Plots 32 – 26 revised and garage and parking revised.Parking to plots 17–47 revised to accommodate revisions to plots in area of development. All amendments made further to meeting with LA. 30/05/02.
C	13:05:02	Road and private drives amended in accordance with Highway standards.Rear access gates added to all properties where required. Garages to plots 4& 5 relocated. Plot 84 moved to allow for 1metre gap between garage and plot.
B	30:04:02	Existing fencing to site boundaries noted. Trees to be felled or removed noted. Footpath to plots 4 & 8 revised.All other amendments made in accordanec with D. Kirkland letter dated 24th April 2002.Sub station added adjacent to plots 77 & 78.Trip rail fencing noted adjacent to plots 1,2,4,9,48 &49–51.
A	15:04:02	Amendments made further to comments made by clients in fax dated 05:04:02 and all other amendments made following letter dated 11:04:02 from DJ Roberts at South Holland District Council.

REVISIONS

AMENDED PLAN
Ref. A(1

SHDC
Planning & Development
12 JUN 2002
Ref 370/02

SUPERSEDED

PERSIMMON

PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wilslow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
PLANNING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP
DATE: MARCH 2002 APPROVED:
FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE , School Road, Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/1 Rev: D

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

KEY

DENOTES EXISTING TREES TO BE LOPPED OR FELLED.

DENOTES EXISTING TREES TO BE RETAINED.

DENOTES INDICATIVE TREE PLANTING.

SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	4	5,080
120	1,200	9	10,800
113	1,130	1	1,130
92	920	2	1,840
85	850	25	21,250
78	780	23	17,940
Ea	490	2	980
	TOTAL	88	94 480

Gross Site Area	7.1 Acres/2.87 Hectares
Open Space	1.0 14.08%
Nett Site Area	6.1 Acres/2.47 Hectares
Nett Cover/Acre	15,489Sq ft/Acre

E	18:06:02	Layout revised to accomodate amendment to P.O.S area.
D	05:06:02	TPO trees noted to POS adjacent to Pumping Station. Plot 4 moved to accommodate growth of TPO tree. TPO tree adjacent to plot 1 noted to be removed further to tree officers comments in meeting 30/5/02. Plots 2& 3 moved back 2 metres. Plot 85 moved back 2m to accommodate growth of TPO tree. Garages to plots 12,13,14,16,17 & 88 moved away from site boundary. Arrangment of plots 86-88 and private drive revised.Turning head to road 2 adjacent to plots 25-29 moved to accommodate repian of area. Plots 19,20 & 22 substituted for type 78. Landscaping added to rear of plots 16-22.Plot 44 omitted. Plot 49-51 substituted for type 85. Plots 17-22 moved forward to reduce overlooking to Holmer Paddock. Parking court at rear of plots 23 & 24 rearranged and landscaping added. Plots 32 - 26 revised and garage and parking revised.Parking to plots 17-47 revised to accommodate revisions to plots in area of development. All amendments made further to meeting with LA. 30/05/02.
C	13:05:02	Road and private drives amended in accordance with Highway standards.Rear access gates added to all properties where required. Garages to plots 4& 5 relocated. Plot 84 moved to allow for 1metre gap between garage and plot.
B	30:04:02	Existing fencing to site boundaries noted. Trees to be felled or removed noted. Footpath to plots 4 & 8 revised.All other amendments made in accordanec with D. Kirkland letter dated 24th April 2002.Sub station added adjacent to plots 77 & 75.Trip rail fencing noted adjacent to plots 1,2,4,9,48 &49-51.
A	15:04:02	Amendments made further to comments made by clients in fax dated 05:04:02 and all other amendments made following letter dated 11:04:02 from DJ Roberts at South Holland District Council.

REVISIONS

PERSIMMON

PERSIMMON HOMES (EAST MIDLANDS) LTD

Persimmon House, Napier Place,
Orton Wiston, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198

© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
PLANNING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

FILE REF:

SHDC
Planning & Development
21 JUN 2002
030102
Ref
AMENDED PLAN

SUPERSEDED

F	20:06:02	Pumping station moved to other P.O.S resulting in the following amendments. Plot 47 ommitted. Plot 48 moved to link with plot 49. Plot 70 substituted for 2n. type 85 giving plots 70 &70a. Total amount of plots on development returning to 88.

REVISIONS

KRT Associates

ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING • COMMUNICATION

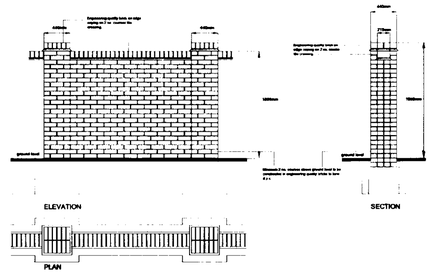
THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk

OFFICES ALSO AT
• RUSHALL HOUSE., School Road, Brewood STAFFORD. ST19 9DS

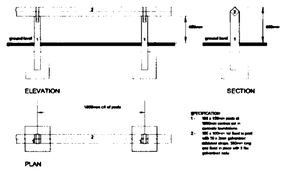
PROJECT No/DRAWING No: B-528/1 Rev: F



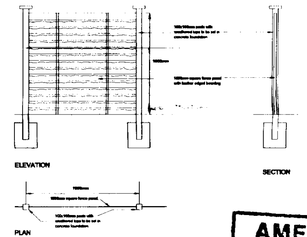
1.8m high screen wall (N.T.S)



600mm high trip rail (N.T.S)

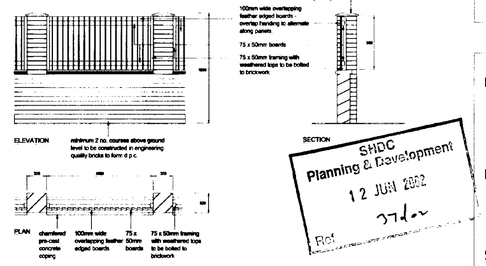


1.8m high panel fencing (N.T.S)



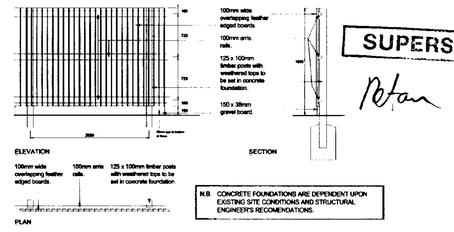
AMENDED PLAN
Ref. N/1

1.8m high screen wall/fencing (N.T.S)



SHDC Planning & Development 12 JUN 2002 Ref

1.8m high close boarded fence (N.T.S)



N.B. CONCRETE FOUNDATIONS ARE DEPENDENT UPON EXISTING SITE CONDITIONS AND STRUCTURAL ENGINEER'S RECOMMENDATIONS.

SUPERSEDED

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ALTERED EXCEPT BY WRITTEN PERMISSION NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

LEGEND

- ——— DENOTES 1.8M HIGH CLOSE BOARD FENCE
- —•—•— DENOTES 1.8M HIGH LARCH LAP PANEL FENCE
- ——— DENOTES 1.8M HIGH SCREEN WALL/FENCE
- •••••• DENOTES 600MM HIGH TRIP RAIL FENCE
- ------- DENOTES 1.8M HIGH SCREEN WALL

MATERIALS

IBSTOCK BRICK
HARDWICK: OXTON GOLD MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: DARK GREY
PLOTS:
6,7,30,31,37-41,35,36,49-51,67-69,71,81,83.

IBSTOCK BRICK
HARDWICK: WELBECK AUTUMN ANTIQUE
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: TERRECOTTA
PLOTS:
2,3,8,11,12,13,16,17-19,32-34,42-48,52-58, 72,75,76,77,86,87.

IBSTOCK BRICK
HARDWICK: OXTON RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: RUSTIC
PLOTS:
1,4,5,9,10,14,15,20-29,59-62,63-66,70,73,74, 78,79,80,82,84,85,88.

C	10/6/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev D).
B	13/5/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev C).
A	30/4/02	Amendments made to various plot boundary treatments and site boundary treatments added or noted. Trip rail fencing added adjacent to plots 1,2,4,7,9,48 & 49-52.

REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place, Orton Waterow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
MEANS OF ENCLOSURE & EXTERNAL FINISHES LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING SURVEYING • COMMUNICATION
THE BOND, 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road. Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/2 Rev: C

THIS DRAWING IS THE COPYRIGHT OF KRT ASSOCIATES LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



Low Road , Spalding.
Plant Schedule

Code	Name	Plant size (cm)	Pot size (litres)	Density (no)
Shrubs and ground cover				
S1	Amelanchier lamarckii	60-80	3L	1
S2	Cornus alba "Sibirica Variegata"	40-60	3L	2
S3	Cotinus coggygria	40-60	3L	2
S4	Cytisus x praecox	40-60	3L	2
S5	Euonymus fortunei "Emerald'n'Gold"	30-40	3L	4
S6	Genista hispanica	20-30	3L	5
S7	Hypericum calycinum	30-40	3L	3
S8	Lavandula stoechas	-	2L	5
S9	Mahonia aquifolium	40-60	3L	3
S10	Phormium "Sundowner"	-	3L	3
S11	Photinia x fraseri "Red Robin"	30-40	3L	1
S12	Potentilla "Primrose Beauty"	20-30	3L	2
S13	Rose"Bonica"	budded	4L	3
S14	Rose"Kent"	budded	4L	3
S15	Rubus"Betty Ashburner"	20-30	3L	3
S16	Skimmia japonica "Rubella"	30-40	3L	3
S17	Viburnum davidii	20-30	3L	3
S18	Vinca minor	-	3L	4
Climbers/Wall Shrubs				
C1	Hedera helix "Glacier"	60-80	3L	
C2	Parthenocissus henryii	60-80	3L	
Ornamental Hedges:				No/Lin m
H1	Lavandula "Hidcote"	-	2L	6
H2	Lonicera nitida "Fertilis"	30-40	3L	6
H3	Olearia x haastii	30-40	3L	4
H4	Viburnum tinus	30-40	3L	4

Tress Code	Name	Form	Girth (cms)	Height (cms)
T1	Betula pendula	Sel Std.	12-14	350-425
T2	Crataegus "Paul's Scarlet"	Sel Std.	12-14	350-425
T3	Malus "Golden Hornet"	Sel Std.	12-14	350-425
T4	Pyrus calleryana"Chanticleer"	Sel Std.	12-14	350-425
T5	Sorbus intermedia	Sel Std.	12-14	350-425

Landscape Specification

If necessary, all areas to be shrub planted are to be excavated to a minimum depth of 300mm, to have all rubbish and debris cleared away, and to be backfilled with min. 300mm depth of good quality weed free topsoil to BS 3882 (1965).

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage.

On completion of planting all planted areas are to be lightly forked over, and mulched with 50mm depth of medium grade bark flakes.

Grass areas to be turfed.

Shrubs S10 to be planted 600mm apart in group of 3 plants.

Hedge planting to be in double staggered rows as follows:
Hedge H1: 400mm centres
Hedge H2: 400mm centres
Hedge H3: 600mm centres
Hedge H4: 600mm centres

Please note that all plants except fruit from fruit trees may be harmful if eaten.

All plants and planting are to comply with the indicated schedule and all current/relevant British Standard Specifications, including:
BS3936: Part 1 (1992), Part 2 (1990), Part 4 (1984), Part 9 (1987), Part 10 (1989)
BS 5328 (1975) where applicable
BS 4428 (1989) BALI / LI / Nursery Trade Tender Document (5 th Edition 1986)
National Plant Specification, HTA (Sept 1997)

Plant Schedule - Screen Planting

Code	Name	Plant Size (cm)	Pot Size (litres)	Density (m2 No/m2 %mtc
M1	Screen Planting			
	Acer campestre	1+1 40-60	Bare root	1 10%
	Cornus alba Sibirica	1+1 40-60	Bare root	1 10%
	Corylus	1+1 40-60	Bare root	1 20%
	Crataegus monogyna	1+1 40-60	Bare root	1 10%
	Mahonia aquifolium	40-60	3L	1 20%
	Prunus lauocerasus "Rotundifolia"	40-60	3L	1 10%
	Rosa rugosa	1+1 40-60	Bare root	1 20%

All trees (including Acer campestre in M1) are to be planted as shown ensuring a minimum of 5metres from buildings and 3metres from drainage.

SUPERSEDED

Planning [illegible]
12 JUL 2002
Ref 320/02

AMENDED PLAN
Ref. A-1

A June 2002 Amendments made in accordance with planning layout 528/1 rev D
REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
LANDSCAPING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP
DATE: APRIL 2002 APPROVED:
FILE REF:

KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING •COMMUNICATION
THE BOND., 180-182 Fazeley Street, Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE., School Road. Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/LS1 Rev: A

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



Low Road , Spalding.
Plant Schedule

Code	Name	Plant size (cm)	Pot size (litres)	Density (no)
Shrubs and ground cover				
S1	Amelanchier lamarckii	60-80	3L	1
S2	Cornus alba "Sibirica Variegata"	40-60	3L	2
S3	Cotinus coggygria	40-60	3L	2
S4	Cytisus x praecox	40-60	3L	2
S5	Euonymus fortunei "Emerald'n'Gold"	30-40	3L	4
S6	Genista hispanica	20-30	3L	5
S7	Hypericum calycinum	30-40	3L	3
S8	Lavandula stoechas	-	2L	5
S9	*Mahonia aquifolium*	40-60	3L	3
S10	Phormium "Sundowner"	-	3L	3
S11	Photinia x fraseri "Red Robin"	30-40	3L	1
S12	Potentilla "Primrose Beauty"	20-30	3L	2
S13	Rose"Bonica"	budded	4L	3
S14	Rose"Kent"	budded	4L	3
S15	Rubus"Betty Ashburner"	20-30	3L	3
S16	Skimmia japonica "Rubella"	30-40	3L	3
S17	Viburnum davidii	20-30	3L	3
S18	Vinca minor	-	3L	4
Climbers/Wall Shrubs				
C1	Hedera helix "Glacier"	60-80	3L	
C2	Parthenocissus henryii	60-80	3L	
Ornamental Hedges:				No/Lin m
H1	Lavandula "Hidcote"	-	2L	6
H2	Lonicera nitida "Fertilis"	30-40	3L	6
H3	Olearia x haastii	30-40	3L	4
H4	Viburnum tinus	30-40	3L	4

Tress Code	Name	Form	Girth (cms)	Height (cms)
T1	Betula pendula	Sel Std.	12-14	350-425
T2	Crataegus "Paul's Scarlet"	Sel Std.	12-14	350-425
T3	Malus "Golden Hornet"	Sel Std.	12-14	350-425
T4	Pyrus calleryana"Chanticleer"	Sel Std.	12-14	350-425
T5	Sorbus intermedia	Sel Std.	12-14	350-425

Landscape Specification

If necessary, all areas to be shrub planted are to be excavated to a minimum depth of 300mm, to have all rubbish and debris cleared away, and to be backfilled with min. 300mm depth of good quality weed free topsoil to BS 3882 (1965).

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage.

On completion of planting all planted areas are to be lightly forked over, and mulched with 50mm depth of medium grade bark flakes.

Grass areas to be turfed.

Shrubs S10 to be planted 600mm apart in group of 3 plants.

Hedge planting to be in double staggered rows as follows:
Hedge H1: 400mm centres
Hedge H2: 400mm centres
Hedge H3: 600mm centres
Hedge H4: 600mm centres

Please note that all plants except fruit from fruit trees may be harmful if eaten.

All plants and planting are to comply with the indicated schedule and all current/relevant British Standard Specifications, including:
BS3936: Part 1 (1992), Part 2 (1990). Part 4 (1984), Part 9 (1987), Part 10 (1989)
BS 5328 (1975) where applicable
BS 4428 (1989) BALI / LI / Nursery Trade Tender Document (5 th Edition 1986)
National Plant Specification, HTA (Sept 1997)

Plant Schedule - Screen Planting

Code	Name	Plant Size (cm)	Pot Size (litres)	Density (m2) No/m2 %mix
M1	Screen Planting			
	Acer campestre	1+1 40-60	Bare root	1 10%
	Cornus alba Sibirica	1+1 40-60	Bare root	1 10%
	Corylus	1+1 40-60	Bare root	1 20%
	Crataegus monogyna	1+1 40-60	Bare root	1 10%
	Mahonia aquifolium	40-60	3L	1 20%
	Prunus laucocerasus "Rotundifolia"	40-60	3L	1 10%
	Rosa rugosa	1+1 40-60	Bare root	1 20%

All trees (including Acer campestre in M1) are to be planted as shown ensuring a minimum of 5metres from buildings and 3metres from drainage.

AMENDED PLAN
Ref.
SUPERSEDED

SHDC Planning Development
2 1 JUN 2002
Ref: 0370/02

C	June 2002	Amendments made in accordance with planning layout 528/1 rev F
B	June 2002	Amendments made in accordance with planning layout 528/1 rev E
A	June 2002	Amendments made in accordance with planning layout 528/1 rev D

REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
LANDSCAPING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP
DATE: APRIL 2002 APPROVED:
FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-192 Fazeley Street, Digbeth BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road, Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/LS1 Rev: C

© KRT ASSOCIATES. THE DESIGNS AND DRAWINGS CONTAINED HEREIN ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



Low Road , Spalding.
Plant Schedule

Code	Name	Plant size (cm)	Pot size (litres)	Density (no)
Shrubs and ground cover				
S1	Amelanchier lamarckii	60-80	3L	1
S2	Cornus alba "Sibirica Variegata"	40-60	3L	2
S3	Cotinus coggygria	40-60	3L	2
S4	Cytisus x praecox	40-60	3L	2
S5	Euonymus fortunei "Emerald'n'Gold"	30-40	3L	4
S6	Genista hispanica	20-30	3L	5
S7	Hypericum calycinum	30-40	3L	3
S8	Lavendula stoechas	-	2L	5
S9	Mahonia aquifolium	40-60	3L	3
S10	Phormium "Sundowner"	-	3L	3
S11	Photinia x fraseri "Red Robin"	30-40	3L	1
S12	Potentilla "Primrose Beauty"	20-30	3L	2
S13	Rosa"Bonica"	budded	4L	3
S14	Rosa"Kent"	budded	4L	3
S15	Rubus"Betty Ashburner"	20-30	3L	3
S16	Skimmia japonica "Rubella"	30-40	3L	3
S17	Viburnum davidii	20-30	3L	3
S18	Vinca minor	-	3L	4
Climbers/Wall Shrubs				
C1	Hedera helix "Glacier"	60-80	3L	
C2	Parthenocissus henryi	60-80	3L	
Ornamental Hedges:				No/Lin m
H1	Lavendula "Hidcote"	-	2L	6
H2	Lonicera nitida "Fertilis"	30-40	3L	6
H3	Olearia x haastii	30-40	3L	4
H4	Viburnum tinus	30-40	3L	4

Tress Code	Name	Form	Girth (cms)	Height (cms)
T1	Betula pendula	Sel Std.	12-14	350-425
T2	Crataegus "Paul's Scarlet"	Sel Std.	12-14	350-425
T3	Malus "Golden Hornet"	Sel Std.	12-14	350-425
T4	Pyrus calleryana"Chanticleer"	Sel Std.	12-14	350-425
T5	Sorbus intermedia	Sel Std.	12-14	350-425

Landscape Specification

If necessary, all areas to be shrub planted are to be excavated to a minimum depth of 300mm, to have all rubbish and debris cleared away, and to be backfilled with min. 300mm depth of good quality weed free topsoil to BS 3882 (1965).

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage.

On completion of planting all planted areas are to be lightly forked over, and mulched with 50mm depth of medium grade bark flakes.

Grass areas to be turfed.

Shrubs S10 to be planted 600mm apart in group of 3 plants.

Hedge planting to be in double staggered rows as follows:
Hedge H1: 400mm centres
Hedge H2: 400mm centres
Hedge H3: 600mm centres
Hedge H4: 600mm centres

Please note that all plants except fruit from fruit trees may be harmful if eaten.

All plants and planting are to comply with the indicated schedule and all current/relevant British Standard Specifications, including:
BS3936: Part 1 (1992), Part 2 (1990), Part 4 (1984), Part 9 (1987), Part 10 (1989)
BS 5328 (1975) where applicable
BS 4428 (1989) BALI / LI / Nursery Trade Tender Document (5th Edition 1988)
National Plant Specification, HTA (Sept 1997)

Plant Schedule - Screen Planting

Code	Name	Plant Size (cm)	Pot Size (litres)	Density (m2) No/m2 %mix
M1	Screen Planting			
	Acer campestre	1+1 40-60	Bare root	1 10%
	Cornus alba Sibirica	1+1 40-60	Bare root	1 10%
	Corylus	1+1 40-60	Bare root	1 20%
	Crataegus monogyna	1+1 40-60	Bare root	1 10%
	Mahonia aquifolium	40-60	3L	1 20%
	Prunus lauocerasus "Rotundifolia"	40-60	3L	1 10%
	Rosa rugosa	1+1 40-60	Bare root	1 20%

All trees (including Acer campestre in M1) are to be planted as shown ensuring a minimum of 5metres from buildings and 3metres from drainage.

Planning Department
- 9 JUN 2002
Ref 370/02

REVISIONS		
E	July 2002	Amendmnets made in accordance with planning layout 528/H
D	June 2002	Additional landscaping added to boundary with Lowfields Avenue.
C	June 2002	Amendments made in accordance with planning layout 528/1 rev F
B	June 2002	Amendments made in accordance with planning layout 528/1 rev E
A	June 2002	Amendments made in accordance with planning layout 528/1 rev D

AMENDED PLAN
Ref.

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
LANDSCAPING LAYOUT

SCALE: 1:500 DRAWN: RSH/PDH

DATE: APRIL 2002 APPROVED:

FILE REF:

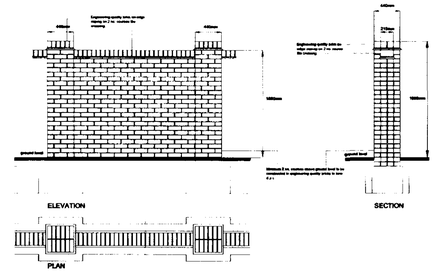
SUPERSEDED

KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING • COMMUNICATION
THE BOND, 180-182 Fazeley Street, Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road, Brewood. STAFFORD. ST19 9DS

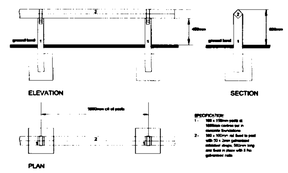
PROJECT No/DRAWING No: B-528/LS1 Rev: E



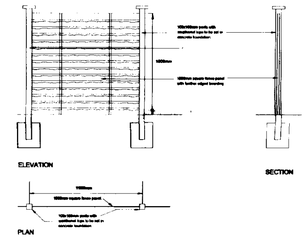
1.8m high screen wall (N.T.S)



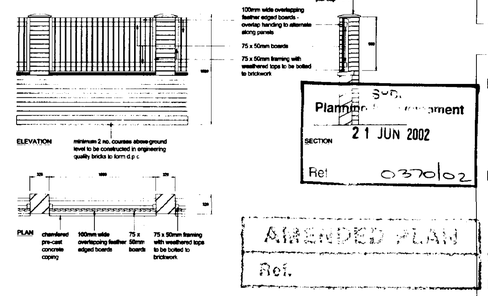
600mm high trip rail (N.T.S)



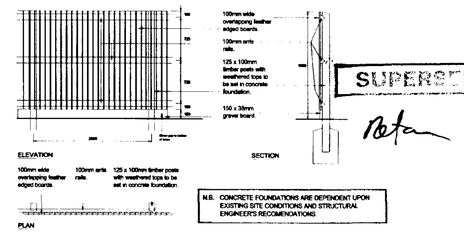
1.8m high panel fencing (N.T.S)



1.8m high screen wall/fencing (N.T.S)



1.8m high close boarded fence (N.T.S)



N.B. CONCRETE FOUNDATIONS ARE DEPENDENT UPON EXISTING SITE CONDITIONS AND STRUCTURAL ENGINEER'S RECOMMENDATIONS

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

LEGEND

- DENOTES 1.8M HIGH CLOSE BOARD FENCE
- DENOTES 1.8M HIGH LARCH LAP PANEL FENCE
- DENOTES 1.8M HIGH SCREEN WALL/FENCE
- DENOTES 600MM HIGH TRIP RAIL FENCE
- DENOTES 1.8M HIGH SCREEN WALL

MATERIALS

IBSTOCK BRICK
HARDWICK: OXTON GOLD MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: DARK GREY
PLOTS:
6,7,30,31,37-41,35,36,49-51,67-69,71,81,83.

IBSTOCK BRICK
HARDWICK: WELBECK AUTUMN ANTIQUE
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: TERRECOTTA
PLOTS:
2,3,8,11,12,13,16,17-19,32-34,42-48,52-58, 72,75,76,77,86,87.

IBSTOCK BRICK
HARDWICK: OXTON RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: RUSTIC
PLOTS:
1,4,5,9,10,14,15,20-29,59-62,63-66,70,73,74, 78,79,80,82,84,85,88.

E	20/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev F).
D	18/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev E).
C	10/6/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev D).
B	13/5/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev C).
A	30/4/02	Amendments made to various plot boundary treatments and site boundary treatments added or noted. Trip rail fencing added adjacent to plots 1,2,4,7,9,48 & 49-52.

REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

Sub.
Planning Department
21 JUN 2002
Ref 0370/02

AMENDED PLAN
Ref.

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
MEANS OF ENCLOSURE & EXTERNAL FINISHES LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP
DATE: MARCH 2002 APPROVED:
FILE REF:

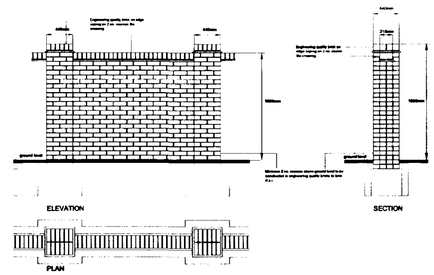
KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND, 180-182 Fazeley Street, Digbeth, BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road, Brewood, STAFFORD. ST19 9DS

SUPERSEDED

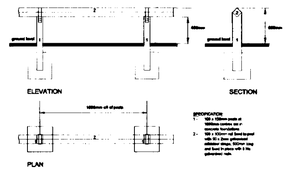
PROJECT No/DRAWING No: B-528/2 Rev: E



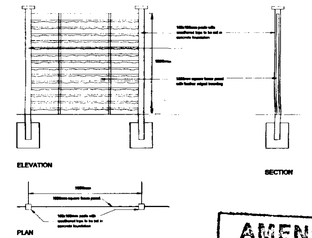
1.8m high screen wall (N.T.S)



600mm high trip rail (N.T.S)

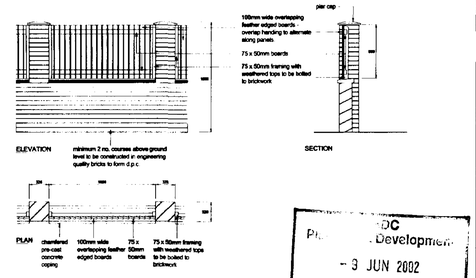


1.8m high panel fencing (N.T.S)



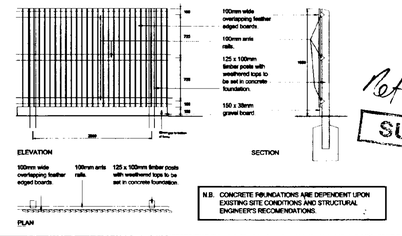
AMENDED PLAN
Ref.

1.8m high screen wall/fencing (N.T.S)



Development
- 3 JUN 2002
Ref. 370/02

1.8m high close boarded fence (N.T.S)



N.B. CONCRETE FOUNDATIONS ARE DEPENDENT UPON EXISTING SITE CONDITIONS AND STRUCTURAL ENGINEER'S RECOMMENDATIONS.

SUPERSEDED

COPYRIGHT RESERVED BY KRT ASSOCIATES. NOT TO BE REPRODUCED OR AMENDED EXCEPT WITH PERMISSION IN WRITING. NOT TO BE USED FOR AMENDMENTS MADE BY OTHER PERSONS.

LEGEND

- DENOTES 1.8M HIGH CLOSE BOARD FENCE
- DENOTES 1.8M HIGH LARCH LAP PANEL FENCE
- DENOTES 1.8M HIGH SCREEN WALL/FENCE
- DENOTES 600MM HIGH TRIP RAIL FENCE
- DENOTES 1.8M HIGH SCREEN WALL

MATERIALS

IBSTOCK BRICK
HARDWICK: OXTON GOLD MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: DARK GREY
PLOTS:
6,7,30,31,37-41,35,36,49-51,67-69,71,81,83.

IBSTOCK BRICK
HARDWICK: WELBECK AUTUMN ANTIQUE
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: TERRECOTTA
PLOTS:
2,3,8,11,12,13,16,17-19,32-34,42-48,52-58, 72,75,76,77,86,87.

IBSTOCK BRICK
HARDWICK: OXTON RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: RUSTIC
PLOTS:
1,4,5,9,10,14,15,20-29,59-62,63-66,70,73,74, 78,79,80,82,84,85,88.

F	07/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev H).
E	20/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev F).
D	18/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev E).
C	10/6/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev D).
B	13/5/02	**Amendments made in accordance with** Planning layout revision (drawing no. B-528/1 Rev C).
A	30/4/02	Amendments made to various plot boundary treatments and site boundary treatments added or noted. Trip rail fencing added adjacent to plots 1,2,4,7,9,48 & 49-52.

REVISIONS

PERSIMMON

PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
MEANS OF ENCLOSURE & EXTERNAL FINISHES LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP

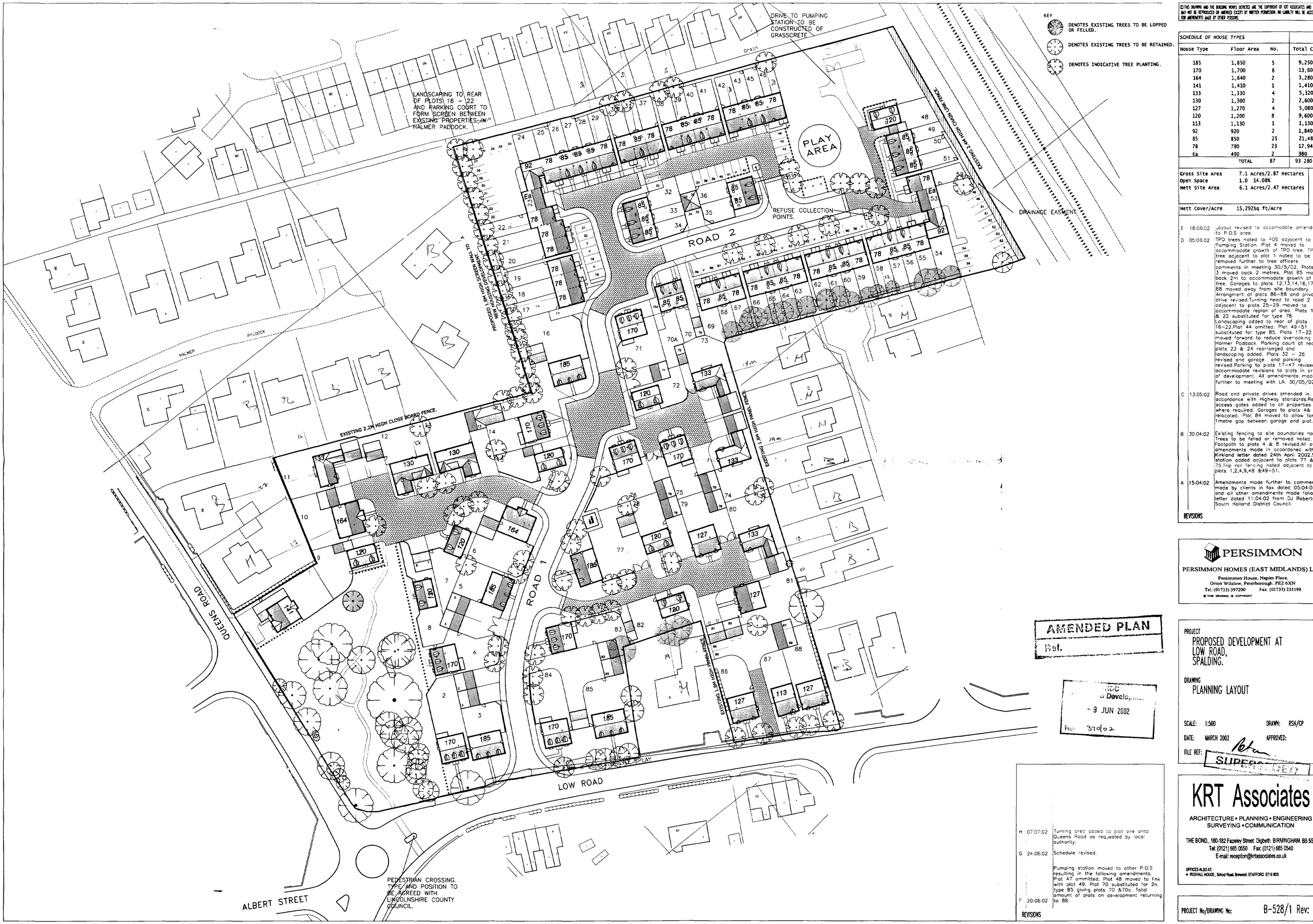
DATE: MARCH 2002 APPROVED:

FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND, 180-182 Fazeley Street. Digbeth, BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
ALSO AT: RESHALL HOUSE, School Road. Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/2 Rev: F

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	4	5,080
120	1,200	8	9,600
113	1,130	1	1,130
92	920	2	1,840
85	850	25	21,480
78	780	23	17,940
Ea	490	2	980
	TOTAL	87	93 280

Gross Site Area	7.1 Acres/2.87 Hectares
Open Space	1.0 14.08%
Nett Site Area	6.1 Acres/2.47 Hectares
Nett Cover/Acre	15,292Sq ft/Acre

E	18:06:02	Layout revised to accommodate amendment to P.O.S area.
D	05:06:02	TPO trees noted to POS adjacent to Pumping Station. Plot 4 moved to accommodate growth of TPO tree. TPO tree adjacent to plot 1 noted to be removed further to tree officers comments in meeting 30/5/02. Plots 2& 3 moved back 2 metres. Plot 85 moved back 2m to accommodate growth of TPO tree. Garages to plots 12,13,14,16,17 & 88 moved away from site boundary. Arrangment of plots 86–88 and private drive revised.Turning head to road 2 adjacent to plots 25–29 moved to accommodate replan of area. Plots 19,20 & 22 substituted for type 78. Landscaping added to rear of plots 16–22.Plot 44 omitted. Plot 49–51 substituted for type 85. Plots 17–22 moved forward to reduce overlooking to Holmer Paddock. Parking court at rear of plots 23 & 24 rearranged and landscaping added. Plots 32 – 26 revised and garage and parking revised.Parking to plots 17–47 revised to accommodate revisions to plots in area of development. All amendments made further to meeting with LA. 30/05/02.
C	13:05:02	Road and private drives amended in accordance with Highway standards.Rear access gates added to all properties where required. Garages to plots 4& 5 relocated. Plot 84 moved to allow for 1metre gap between garage and plot.
B	30:04:02	Existing fencing to site boundaries noted. Trees to be felled or removed noted. Footpath to plots 4 & 8 revised.All other amendments made in accordanec with D. Kirkland letter dated 24th April 2002.Sub station added adjacent to plots 77 & 75.Trip rail fencing noted adjacent to plots 1,2,4,9,48 &49–51.
A	15:04:02	Amendments made further to comments made by clients in fax dated 05:04:02 and all other amendments made following letter dated 11:04:02 from DJ Roberts at South Holland District Council.

REVISIONS

AMENDED PLAN
Ref.

Development
- 9 JUN 2002
Rec 31/05/02

H	07:07:02	Turning area added to plot one onto Queens Road as requested by local authority.
G	24:06:02	Schedule revised. Pumping station moved to other P.O.S resulting in the following amendments. Plot 47 ommitted. Plot 48 moved to link with plot 49. Plot 70 substituted for 2n. type 85 giving plots 70 &70a. Total amount of plots on development returning to 88.
F	20:06:02	

REVISIONS

PERSIMMON

PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wiltalow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
PLANNING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP
DATE: MARCH 2002 APPROVED:
FILE REF:

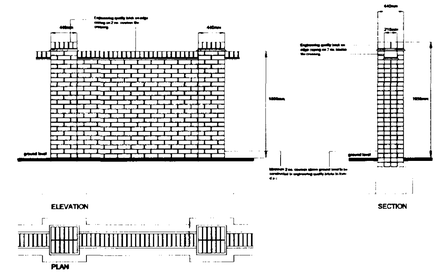
SUPERSEDED

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road. Brewood. STAFFORD ST19 9DS

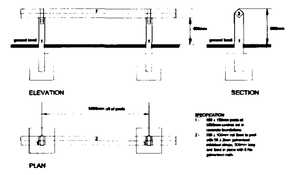
PROJECT No/DRAWING No: B-528/1 Rev: H



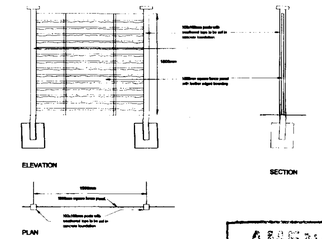
1.8m high screen wall (N.T.S)



600mm high trip rail (N.T.S)

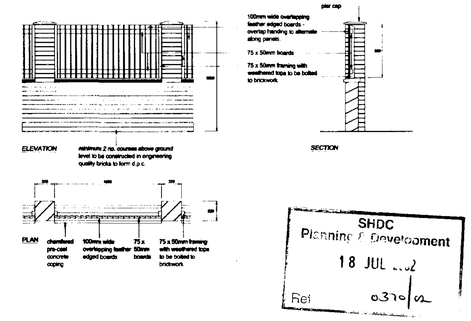


1.8m high panel fencing (N.T.S)



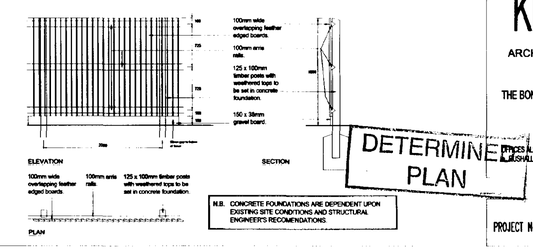
AMENDED PLAN
Ref.

1.8m high screen wall/fencing (N.T.S)



SHDC
Planning Development
18 JUL
Ref 0370/02

1.8m high close boarded fence (N.T.S)



DETERMINED PLAN

M.B. CONCRETE FOUNDATIONS ARE DEPENDENT UPON EXISTING SITE CONDITIONS AND STRUCTURAL ENGINEER'S RECOMMENDATIONS

© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

LEGEND

- ——— DENOTES 1.8M HIGH CLOSE BOARD FENCE OR HEIGHT TO MATCH EXISTING.
- —•— DENOTES 1.8M HIGH LARCH LAP PANEL FENCE
- ——— DENOTES 1.8M HIGH SCREEN WALL/FENCE
- ••••• DENOTES 600MM HIGH TRIP RAIL FENCE
- ------ DENOTES 1.8M HIGH SCREEN WALL

MATERIALS

IBSTOCK BRICK
HARDWICK: OXTON GOLD MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: DARK GREY
PLOTS:
6,7,30,31,37-41,35,36,49-51,67-69,71,81,83.

IBSTOCK BRICK
HARDWICK: WELBECK AUTUMN ANTIQUE
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: TERRECOTTA
PLOTS:
2,3,8,11,12,13,16,17-19,32-34,42-48,52-58, 72,75,76,77,86,87.

IBSTOCK BRICK
HARDWICK: OXTON RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: RUSTIC
PLOTS:
1,4,5,9,10,14,15,20-29,59-62,63-66,70,73,74, 78,79,80,82,84,85,88.

G	17/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev I). Close board fence note in legend revised.
F	07/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev H).
E	20/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev F).
D	18/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev E).
C	10/6/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev D).
B	13/5/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev C).
A	30/4/02	Amendments made to various plot boundary treatments and site boundary treatments added or noted. Trip rail fencing added adjacent to plots 1,2,4,7,9,48 & 49-52.

REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Waistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT LOW ROAD, SPALDING.

DRAWING
MEANS OF ENCLOSURE & EXTERNAL FINISHES LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP
DATE: MARCH 2002 APPROVED:
FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND, 180-182 Fazeley Street, Digbeth, BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
BUSHALL HOUSE, School Road, Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/2 Rev: G

THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



KEY

DENOTES EXISTING TREES TO BE LOPPED OR FELLED.

DENOTES EXISTING TREES TO BE RETAINED.

KEY:

DENOTES EXTENT OF PROTECTIVE FENCING

EXISTING TREES & HEDGES ETC:

Where existing trees are shown to be retained they should be subject to a full arboricultural inspection.

All existing trees & hedges shown to be retained are subject to BS 5837 (1991) "Code of Practice for Trees in Relation to Construction" and should be fully fenced with chestnut pale fencing at the extent of their canopy prior to the commencement of any works.

Any surgery required shall be in accordance with BS 3998 (1989) (AMD 6549) "Recommendation for tree work" shall comply with any existing TPO requirements and shall require the prior approval of the Landscape Architect.

REVISIONS

PERSIMMON

PERSIMMON HOMES (EAST MIDLANDS) LTD

Persimmon House, Napier Place,
Orton Wilslow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
TREE PROTECTION PLAN

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

FILE REF:

SHDC
Planning & Development
21 JUN 2002
Ref S/701/02

AMENDED PLAN
Ref.

DETERMINED
PLAN

KRT Associates

ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION

THE BOND, 180-182 Fazeley Street, Digbeth, BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk

OFFICES ALSO AT:
• RUSHALL HOUSE, School Road, Brewood STAFFORD ST19 9DS

PROJECT No/DRAWING No: B-528/28 Rev: -

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

KEY

DENOTES EXISTING TREES TO BE LOPPED OR FELLED.

DENOTES EXISTING TREES TO BE RETAINED.

DENOTES INDICATIVE TREE PLANTING.

SCHEDULE OF HOUSE TYPES			
House Type	Floor Area	No.	Total Cover
185	1,850	5	9,250
170	1,700	8	13,600
164	1,640	2	3,280
141	1,410	1	1,410
133	1,330	4	5,320
130	1,300	2	2,600
127	1,270	4	5,080
120	1,200	8	9,600
113	1,130	1	1,130
92	920	2	1,840
85	850	25	21,480
78	780	23	17,940
Ea	490	2	980
	TOTAL	87	93 280

Gross Site Area	7.1 Acres/2.87 Hectares
Open Space	1.0 14.08%
Nett Site Area	6.1 Acres/2.47 Hectares
Nett Cover/Acre	15,292Sq ft/Acre

E	18:06:02	Layout revised to accomodate amendment to P.O.S area.
D	05:06:02	TPO trees noted to POS adjacent to Pumping Station. Plot 4 moved to accommodate growth of TPO tree. TPO tree adjacent to plot 1 noted to be removed further to tree officers comments in meeting 30/5/02. Plots 2& 3 moved back 2 metres. Plot 85 moved back 2m to accommodate growth of TPO tree. Garages to plots 12,13,14,16,17 & 88 moved away from site boundary. Arrangment of plots 86–88 and private drive revised.Turning head to road 2 adjacent to plots 25–29 revised to accommodate replan of area. Plots 19,20 & 22 substituted for type 78. Landscaping added to rear of plots 16–22.Plot 44 omitted. Plot 49–51 substituted for type 85. Plots 17–22 moved forward to reduce overlooking to Holmer Paddock. Parking court at rear of plots 23 & 24 rearranged and landscaping added. Plots 32 – 26 revised and garage and parking revised.Parking to plots 17–47 revised to accommodate revisions to plots in area of development. All amendments made further to meeting with LA. 30/05/02.
C	13:05:02	Road and private drives amended in accordance with Highway standards.Rear access gates added to all properties where required. Garages to plots 4& 5 relocated. Plot 84 moved to allow for 1metre gap between garage and plot.
B	30:04:02	Existing fencing to site boundaries noted. Trees to be felled or removed noted. Footpath to plots 4 & 8 revised.All other amendments made in accordance with D. Kirkland letter dated 24th April 2002.Sub station added adjacent to plots 77 & 75.Trip rail fencing noted adjacent to plots 1,2,4,9,48 &49–51.
A	15:04:02	Amendments made further to comments made by clients in fax dated 05:04:02 and all other amendments made following letter dated 11:04:02 from DJ Roberts at South Holland District Council.

REVISIONS

PERSIMMON

PERSIMMON HOMES (EAST MIDLANDS) LTD

Persimmon House, Napier Place,
Orton Wilalow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198

© THIS DRAWING IS COPYRIGHT

AMENDED PLAN
Ref.

SHDC
Planning & Development
18 JUL 2002
Fo 03 20 6a

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
PLANNING LAYOUT

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

FILE REF:

		Additional notes added regarding the site boundary treatments. Car parking spaces located at the rear of plot 53 moved away from existing landscaping feature. Feature bench added to P.O.S off Low Road/ Queens Road. All amendments made at the request of Mr D Roberts in meeting on the 12th July 2002.
I	17:07:02	
H	07:07:02	Turning area added to plot one onto Queens Road as requested by local authority.
G	24:06:02	Schedule revised.
F	20:06:02	Pumping station moved to other P.O.S resulting in the following amendments. Plot 47 ommitted. Plot 48 moved to link with plot 49. Plot 70 substituted for 2n. type 85 giving plots 70 &70a. Total amount of plots on development returning to 88.

REVISIONS

DETERMINED
PLAN

KRT Associates

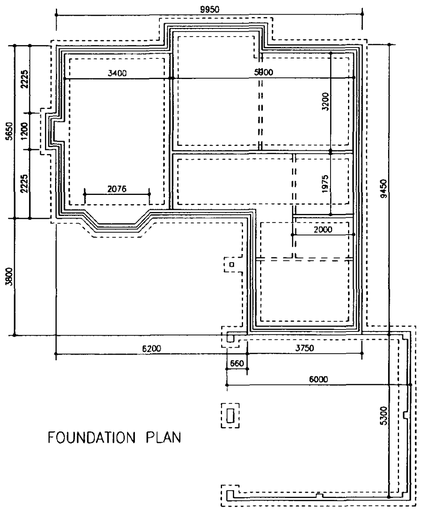
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION

THE BOND., 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk

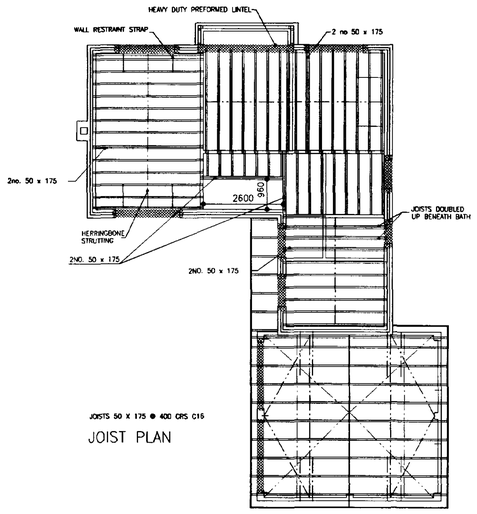
OFFICES ALSO AT:
• RUSHALL HOUSE., School Road. Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/1 Rev: I

DO NOT SCALE FROM THIS DRAWING

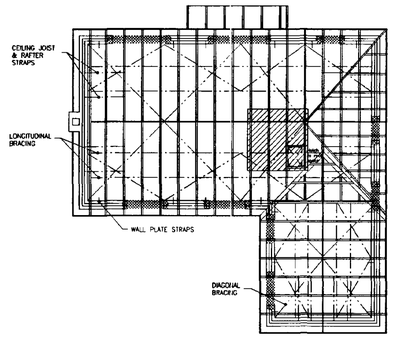


FOUNDATION PLAN



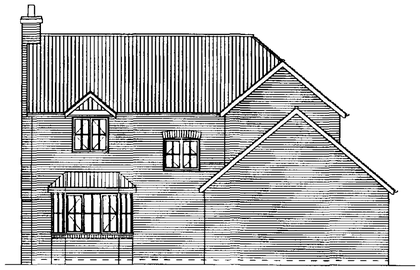
JOISTS 50 X 175 @ 400 CRS C16

JOIST PLAN



ROOF TRUSSES @ 600 CRS

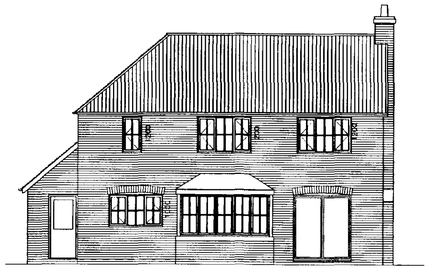
ROOF PLAN



FRONT ELEVATION



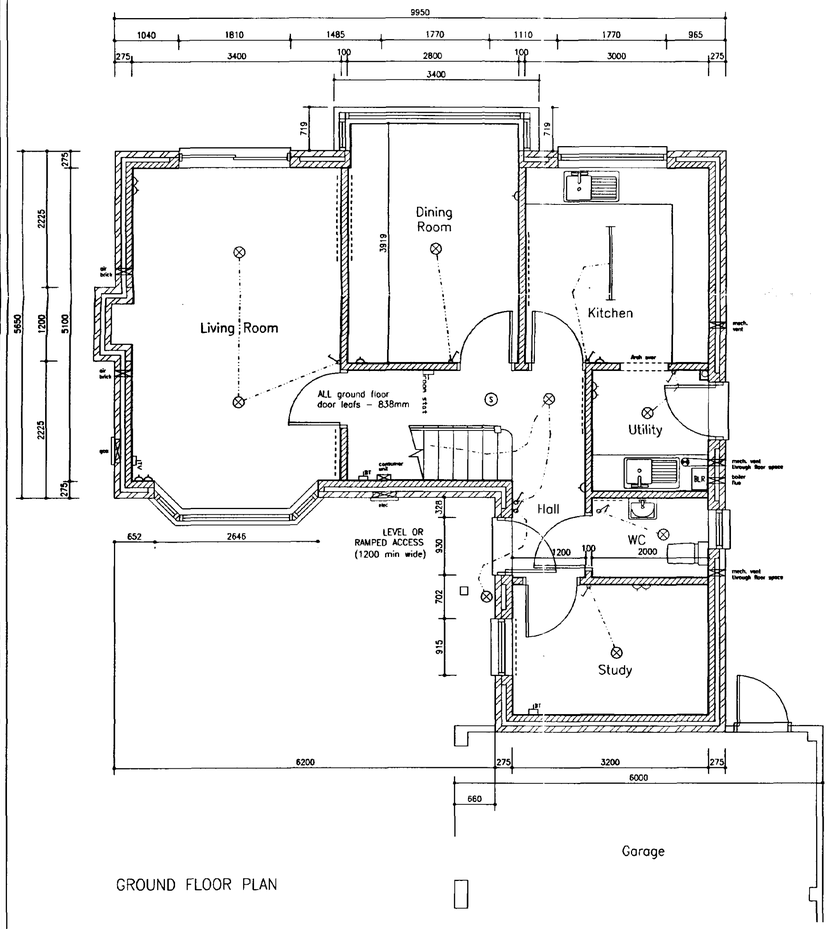
SIDE ELEVATION



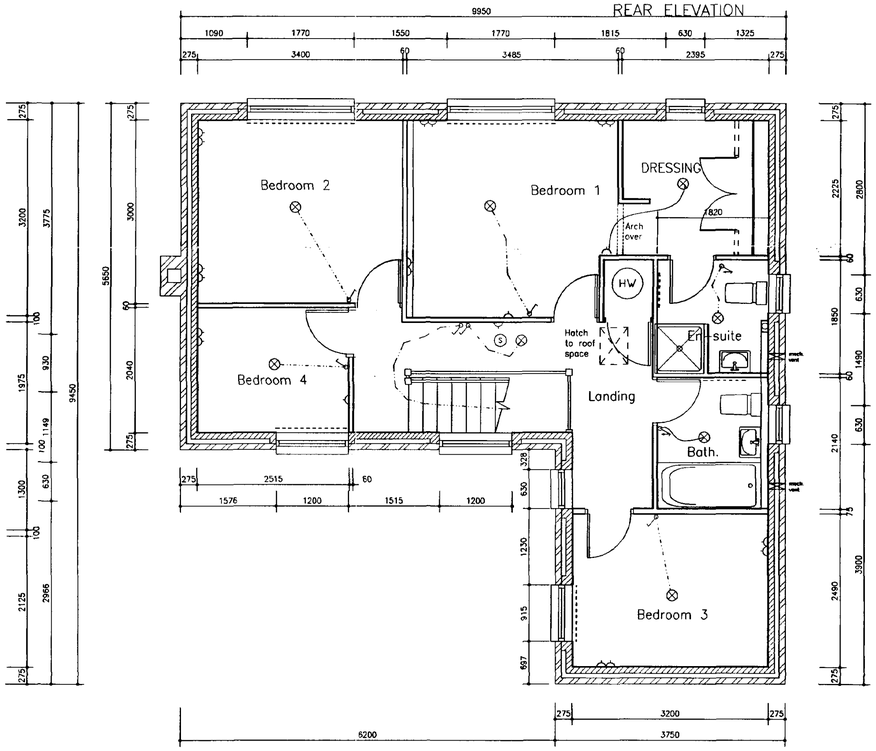
REAR ELEVATION



SIDE ELEVATION



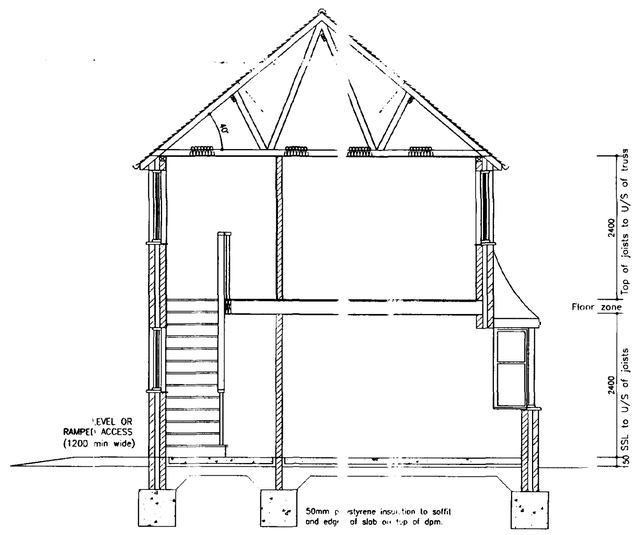
GROUND FLOOR PLAN



FIRST FLOOR PLAN

All ground floor sockets and appliance sockets (TV, BT etc) except in the kitchen and utility room (if applicable) to be positioned min 450mm above floor level.

All ground floor light switches to be positioned within 1200mm of floor level.



SECTION

Rev	Instruction	Description
A		Alterations to conform to Part M of Building Regulations
B		Amended to client comments
C		Elevations amended
D		Foundation amended
E		Foundation amended
F		Amended to study dim.

Rev	Instruction	Description

ELECTRICAL LAYOUT KEY

- LIGHT
- BULKHEAD LIGHT
- EXTERNAL PIR LIGHT
- SWITCH
- 2 WAY SWITCH
- PULL SWITCH
- TWIN 13amp SOCKET OUTLET
- 13amp SOCKET OUTLET
- FUSED SPUR FOR FRIDGE, WASHING MACHINE ETC.
- IMMERSION HEATER SWITCH (KITCHEN AND CYL.CUP'D)
- OUTLET FOR COOKER CONNECTION
- COOKER CONTROL PANEL
- CONSUMER UNIT
- BELL/BELL PUSH
- SMOKE DETECTOR ALARM (MAINS OPERATED)
- TV POINT
- INTERNAL TELEPHONE POINT
- SHAVER SOCKET WITH LIGHT and PULL SWITCH

All dimensions are to finished surfaces and are approximate to a tolerance of + or – 50mm (2")

AREA	METRIC	IMPERIAL
Living	5050 x 3350	16'7" x 11'0"
Dining	3900 x 2750	12'4" x 9'0"
Study	3150 x 2075	10'4" x 6'10"
Kitchen/B'fast. inc fitted units	3150 x 2950	10'4" x 9'8"
Bedroom 1	3460 x 3215 max.	11'4" x 10'7"
Bedroom 2	3375 x 2975	11'1" x 9'9"
Bedroom 3	3150 x 2475	10'4" x 8'1"
Bedroom 4	2490 x 2015	8'2" x 6'7"

LANTAC APPROVAL No.

N.H.B.C. APPROVAL No.

SCALE.
1:100 1:50

DATE

DETERMINED PLAN

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House
Napier Place
Orton Wistow
Peterborough PE2 6XN
Tel: 01733 397200
Fax: 01733 239682

TUCKLEY CHESTER DESIGN LTD
PLANNING AND DESIGN
Unit 9, The Bell Plantation
Watling Street, Towcester
Northants, NN12 6HN
Tel No:(01327)359222 Fax:(01327)358814
E-Mail: Tuckleychester@BTconnect.com

This drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions to be worked to. Any discrepancies to be immediately reported to the architect before proceeding.

Hi-Cottage C/133 A.V.

AMENDED PLAN
Ref. #16/0837/NMA

36

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.



Low Road , Spalding.
Plant Schedule

Code	Name	Plant size (cm)	Pot size (litres)	Density (m)
Shrubs and ground cover				
S1	*Amelanchier lamarckii*	60-80	3L	1
S2	Cornus alba "Sibirica Variegate"	40-60	3L	2
S3	Colinus coggygria	40-60	3L	2
S4	Cytisus x praecox	40-60	3L	2
S5	Euonymus fortunei "Emerald'n'Gold"	30-40	3L	4
S6	Genista hispanica	20-30	3L	5
S7	Hypericum calycinum	30-40	3L	3
S8	Lavandula stoechas	-	2L	5
S9	Mahonia aquifolium	40-60	3L	3
S10	Phormium "Sundowner"	-	3L	3
S11	Photinia x fraseri "Red Robin"	30-40	3L	1
S12	Potentilla "Primrose Beauty"	20-30	3L	2
S13	Rose"Bonica"	budded	4L	3
S14	Rose"Kent"	budded	4L	3
S15	Rubus"Betty Ashburner"	20-30	3L	3
S16	Skimmia japonica "Rubella"	30-40	3L	3
S17	*Viburnum davidii*	20-30	3L	3
S18	Vinca minor	-	3L	4
Climbers/Wall Shrubs				
C1	Hedera helix "Glacier"	60-80	3L	
C2	Parthenocissus henryii	60-80	3L	
Ornamental Hedges:				No/Lin m
H1	Lavandula "Hidcote"	-	2L	6
H2	Lonicera nitida "Fertills"	30-40	3L	6
H3	Olearia x haastii	30-40	3L	4
H4	Viburnum tinus	30-40	3L	4

Tress Code	Name	Form	Grith (cms)	Height (cms)
T1	Betula pendula	Sel Std.	12-14	350-425
T2	Crataegus "Paul's Scarlet"	Sel Std.	12-14	350-425
T3	Malus "Golden Hornet"	Sel Std.	12-14	350-425
T4	Pyrus calleryana"Chanticleer"	Sel Std.	12-14	350-425
T5	Sorbus intermedia	Sel Std.	12-14	350-425

Landscape Specification

If necessary, all areas to be shrub planted are to be excavated to a minimum depth of 300mm, to have all rubbish and debris cleared away, and to be backfilled with min. 300mm depth of good quality weed free topsoil to BS 3882 (1965).

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage.

On completion of planting all planted areas are to be lightly forked over, and mulched with 50mm depth of medium grade bark flakes.

Grass areas to be turfed.

Shrubs S10 to be planted 600mm apart in group of 3 plants.

Hedge planting to be in double staggered rows as follows:
Hedge H1: 400mm centres
Hedge H2: 400mm centres
Hedge H3: 600mm centres
Hedge H4: 600mm centres

Please note that all plants except fruit from fruit trees may be harmful if eaten.

All plants and planting are to comply with the indicated schedule and all current/relevant British Standard Specifications, including:
BS3936: Part 1 (1992), Part 2 (1990), Part 4 (1984), Part 9 (1987), Part 10 (1989)
BS 5326 (1975) where applicable
BS 4428 (1989) BALI / LI / Nursery Trade Tender Document (5th Edition 1986)
National Plant Specification, HTA (Sept 1997)

Plant Schedule - Screen Planting

Code	Name	Plant Size (cm)	Pot Size (litres)	Density (m2) No/m2 %mix
M1	Screen Planting			
	Acer campestre	1+1 40-60	Bare root	1 10%
	Cornus alba Sibirica	1+1 40-60	Bare root	1 10%
	Corylus	1+1 40-60	Bare root	1 20%
	Crataegus monogyna	1+1 40-60	Bare root	1 10%
	Mahonia aquifolium	40-60	3L	1 20%
	Prunus laurocerasus "Rotundifolia"	40-60	3L	1 10%
	Rosa rugosa	1+1 40-60	Bare root	1 20%

All trees (including Acer campestre in M1) are to be planted as shown ensuring a minimum of 5metres from buildings and 3metres from drainage.

SHDC Planning Development
DETERMINED 18 JUL 02
PLAN Ref. 370/02
AMENDED PLAN Ref.

F	17/07/02	Amendmnets made in accordance with planning layout 528/L Note added regarding the retention of the existing trees to rear of plots 54 – 73
E	July 2002	Amendmnets made in accordance with planning layout 528/H
D	June 2002	Additional landscaping added to boundary with Lowfields Avenue.
C	June 2002	Amendments made in accordance with planning layout 528/1 rev F
B	June 2002	Amendments made in accordance with planning layout 528/1 rev E
A	June 2002	Amendments made in accordance with planning layout 528/1 rev D

REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

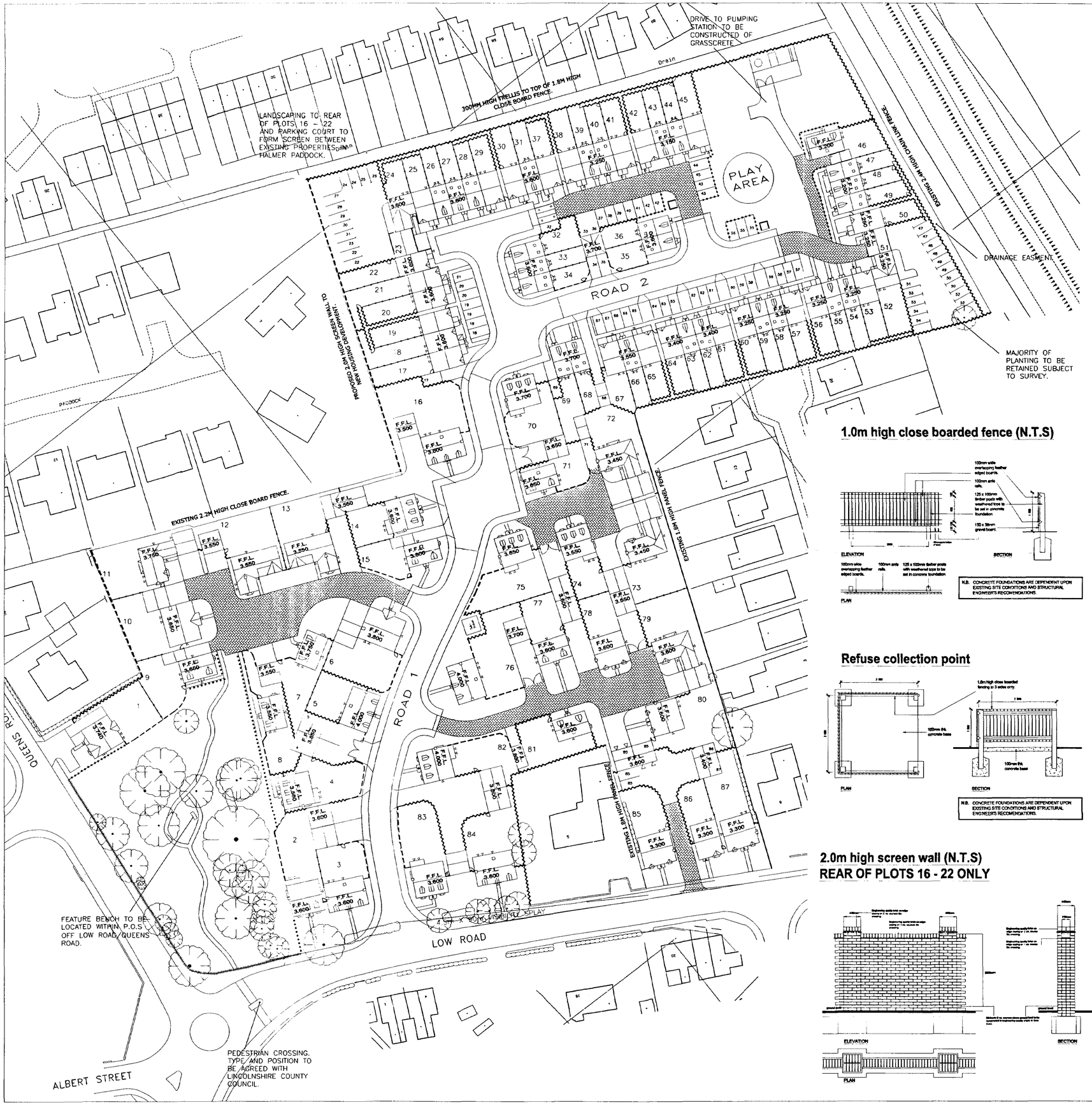
PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
LANDSCAPING LAYOUT

SCALE: 1:500 DRAWN: RSH/PDH
DATE: APRIL 2002 APPROVED:
FILE REF:

KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
THE BOND., 180-182 Fazeley Street, Digbeth, BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road, Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B-528/LS1 Rev: F

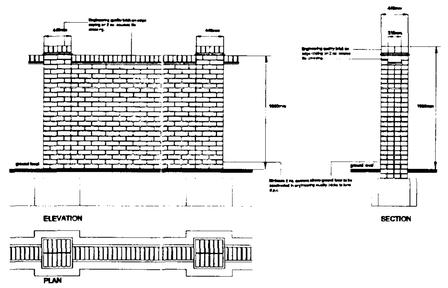


1.0m high close boarded fence (N.T.S)

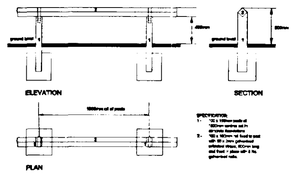
Refuse collection point

2.0m high screen wall (N.T.S)
REAR OF PLOTS 16 - 22 ONLY

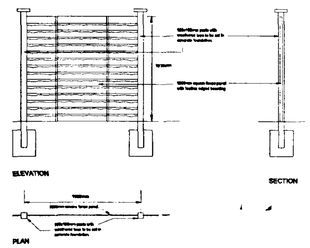
1.8m high screen wall (N.T.S)



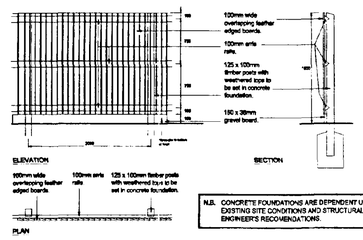
600mm high trip rail (N.T.S)



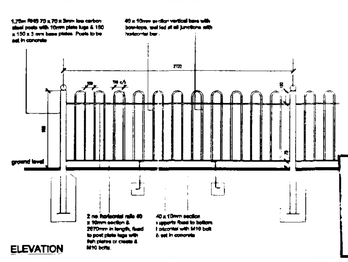
1.8m high panel fencing (N.T.S)



1.8m high close boarded fence (N.T.S)



900mm High Metal Bow-Top Railings (N.T.S)



©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ANDSED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

LEGEND

- DENOTES 1.8M HIGH CLOSE BOARD FENCE OR HEIGHT TO MATCH EXISTING.
- DENOTES 1.8M HIGH LARCH LAP PANEL FENCE
- DENOTES 600MM HIGH TRIP RAIL FENCE
- DENOTES 1.8M HIGH SCREEN WALL
- DENOTES 1.8M HIGH SCREEN WALL
- DENOTES 1.5M HIGH WOODEN GATES

MATERIALS

HANSON BRICK
VILLAGE HARVEST MULTI WITH
SANDTOFT ROOF TILE
DOUBLE PAN: DARK GREY
PLOTS:
6,7,30,31,37-41,35,36,49-51,67-69,71,81,83.

HANSON BRICK
WORCESTERSHIRE RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: TERRECOTTA
PLOTS:
2,3,8,11,12,13,16,17-19,32-34,42-48,52-58, 72,75,76,77,86,87.

BAGGERIDGE BRICK
TUSCAN RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: RUSTIC
PLOTS:
1,4,5,9,10,14,15,20-29,59-62,63-66,70,73,74, 78,79,80,82,84,85,88.

PARKING COURTS AND BAYS
TWO COATS TARMACADAM

PRIVATE DRIVES
TO BE BLOCK PAVED IN A BRINDLE BRICK AS INDICATED ON PLAN.

H	31/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev J). Slab levels added and surface treatments to parking bayes and courts noted. Screen wall/fence detail ommitted and screen wall used.
G	17/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev I). Close board fence note in legend revised.
F	07/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev H).
E	20/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev F).
D	18/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev E).
C	10/6/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev D).
B	13/5/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev C).
A	30/4/02	Amendments made to various plot boundary treatments and site boundary treatments added or noted. Trip rail fencing added adjacent to plots 1,2,4,7,9,48 & 49-52.

REVISIONS

L	18/09/03	900mm High Hooped Top Railings shown between plots 1 and 2 and detail added
K	07/11/02	Amendments made further to comments made by clients in letter dated 21:11:02 & material schedule updated in accordance to fax dated 07:10:02.
J	10/09/02	Refuse collection points detailed & communal gates denoted, refuse collection point adjacent plot 58 re-positioned on opposite side of road no. 2.

REVISIONS - continued

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

ARCHITECTS PLAN

PROJECT Ref. A6

DEVELOPMENT AT LOW ROAD, SPALDING

DRAWING

MEANS OF ENCLOSURE & EXTERNAL WORKS LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP

DATE: MARCH 2002 APPROVED:

FILE REF:

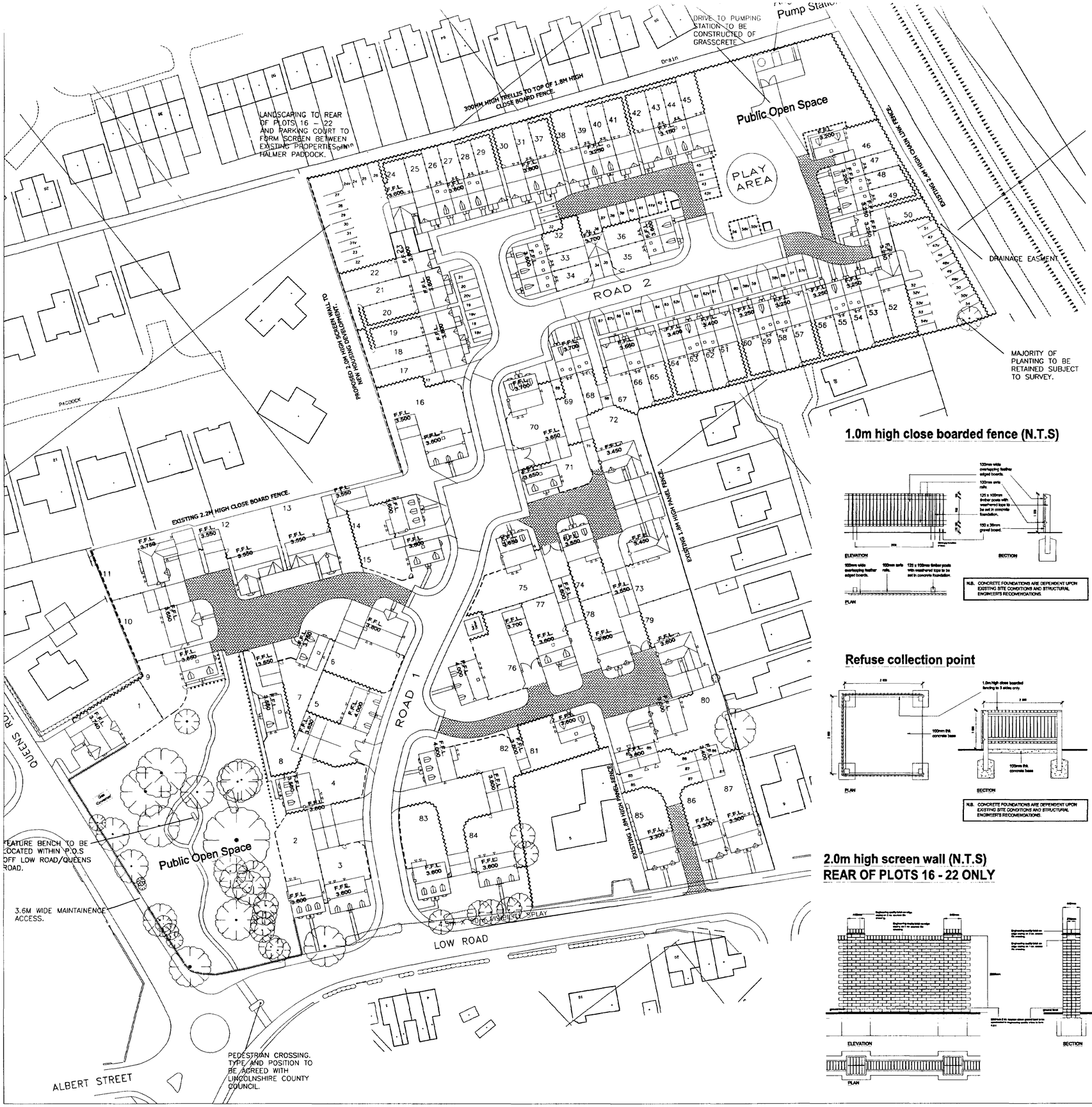
Rec - 2 OCT 2003

Ref: 037002

KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING •COMMUNICATION
THE BOND, 180-182 Fazeley Street. Digbeth. BIRMINGHAM. B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, School Road. Brewood. STAFFORD. ST19 9DS

PROJECT No/DRAWING No: B528/2 REV L

MAY NOT BE REPRODUCED OR ALTERED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS

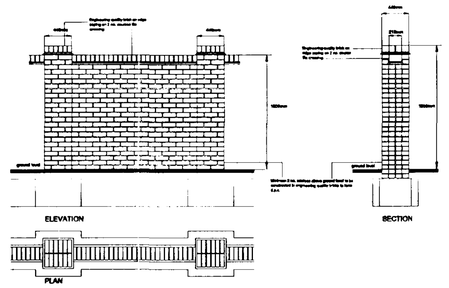


1.0m high close boarded fence (N.T.S)

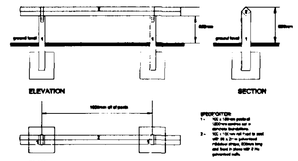
Refuse collection point

2.0m high screen wall (N.T.S)
REAR OF PLOTS 16 - 22 ONLY

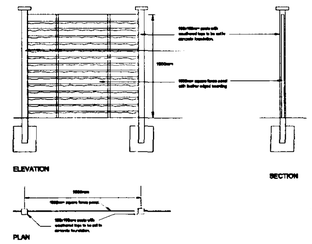
1.8m high screen wall (N.T.S)



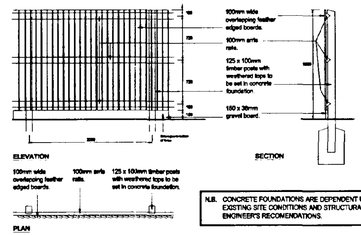
600mm high trip rail (N.T.S)



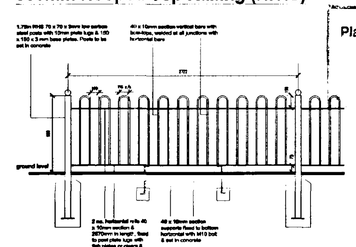
1.8m high panel fencing (N.T.S)



1.8m high close boarded fence (N.T.S)



900mm Hooped Top Railing (N.T.S)



LEGEND

- DENOTES 1.8M HIGH CLOSE BOARD FENCE OR HEIGHT TO MATCH EXISTING.
- DENOTES 1.8M HIGH LARCH LAP PANEL FENCE
- DENOTES 600MM HIGH TRIP RAIL FENCE
- DENOTES 1.8M HIGH SCREEN WALL
- DENOTES 900MM HOOPED TOP RAILINGS
- DENOTES 1.5M HIGH WOODEN GATES

MATERIALS

HANSON BRICK
VILLAGE HARVEST MULTI WITH
SANDTOFT ROOF TILE
DOUBLE PAN: DARK GREY
PLOTS:
6,7,30,31,37-41,35,36,49-51,67-69,71,81,83.

HANSON BRICK
WORCESTERSHIRE RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: TERRECOTTA
PLOTS:
2,3,8,11,12,13,16,17-19,32-34,42-48,52-58, 72,75,76,77,86,87.

BAGGERIDGE BRICK
TUSCAN RED MULTI
WITH
SANDTOFT ROOF TILE
DOUBLE PAN: RUSTIC
PLOTS:
1,4,5,9,10,14,15,20-29,59-62,63-66,70,73,74, 78,79,80,82,84,85,88.

PARKING COURTS AND BAYS
TWO COATS TARMACADAM

PRIVATE DRIVES
TO BE BLOCK PAVED IN A BRINDLE BRICK AS INDICATED ON PLAN.

H	31/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev J). Slab levels added and surface treatments to parking bayes and courts noted. Screen wall/fence detail ommitted and screen wall used.
G	17/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev I). Close board fence note in legend revised.
F	07/07/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev H).
E	20/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev F).
D	18/06/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev E).
C	10/6/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev D).
B	13/5/02	Amendments made in accordance with Planning layout revision (drawing no. B-528/1 Rev C).
A	30/4/02	Amendments made to various plot boundary treatments and site boundary treatments added or noted. Trip rail fencing added adjacent to plots 1,2,4,7,9,48 & 49-52.

REVISIONS

N	27/10/03	Fence amended between Plots 1 to 2 to show 900mm Hooped Top Railings.
M	20/10/03	Legend amended to show Hooped Top Railings. Maintainence access added.
L	18/09/03	900mm High Hooped Top Railings shown between plots 1 and 2 and detail added
K	07/11/02	Amendments made further to comments made by clients in letter dated 21:11:02 & material schedule updated in accordance to fax dated 07:10:02.
J	10/09/02	Refuse collection points detailed & communal gates denoted, refuse collection point adjacent plot 58 re-positioned on opposite side of road no. 2.

REVISIONS - continued

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

Ref. A7

Planning
29 OCT 2003
0370/02

PROJECT
DEVELOPMENT AT LOW ROAD, SPALDING

DRAWING
MEANS OF ENCLOSURE & EXTERNAL WORKS LAYOUT.

SCALE: 1:500 DRAWN: RSH/CP

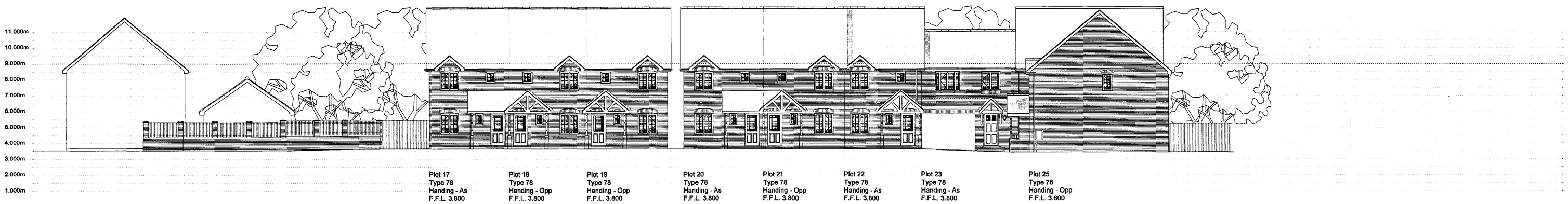
DATE: MARCH 2002 APPROVED:

FILE REF:

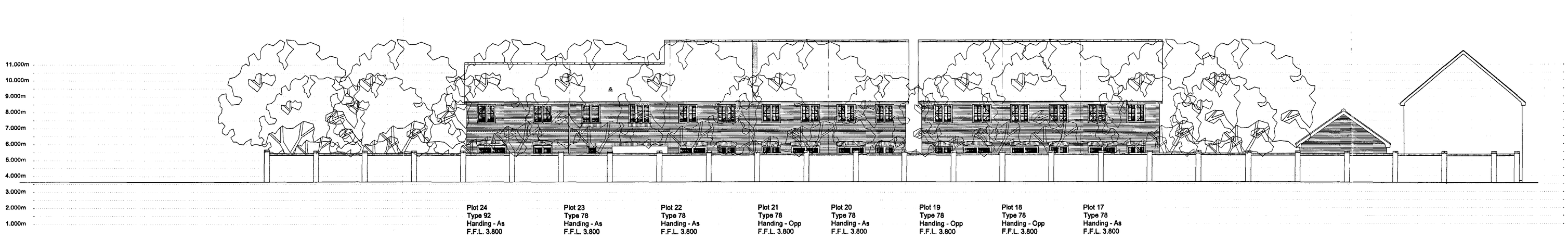
KRT Associates
ARCHITECTURE • PLANNING • ENGINEERING
SURVEYING • COMMUNICATION
Rushall House, School Road, Brewood, Staffs ST19 9DS
Tel: 01902 851 641 Fax: 01902 851 642
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• 32 Red Lion Street, Aldschurch, Birmingham B46 7LF
• 7 Trinity Place, Midland Drive, Sutton Coldfield, Birmingham B72 1TX

PROJECT No/DRAWING No: B528/2 REV N

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF KRT ASSOCIATES AND MAY NOT BE REPRODUCED OR ALTERED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHERS.



STREET ELEVATION: PLOTS 17 - 23. INC. (FRONT ELEVATION.)



STREET ELEVATION: PLOTS 17 - 23. INC. (REAR ELEVATION.)

Planning & Development
SHDC
2 1 JUN 2002
Ref 0570/02

AMENDED PLAN
Date
DETERMINED
Date PLAN

REVISIONS

PERSIMMON
PERSIMMON HOMES (EAST MIDLANDS) LTD
Persimmon House, Napier Place,
Orton Wistow, Peterborough. PE2 6XN
Tel: (01733) 397200 Fax: (01733) 235198
© THIS DRAWING IS COPYRIGHT

PROJECT
PROPOSED DEVELOPMENT AT
LOW ROAD,
SPALDING.

DRAWING
STREET SCENE
PLOTS 17-23

SCALE: 1:100 DRAWN: CP
DATE: MAY 2002 APPROVED:
FILE REF:

KRT Associates
ARCHITECTURE •PLANNING •ENGINEERING
SURVEYING • COMMUNICATION
THE BOND, 180-182 Fazeley Street, Digbeth, BIRMINGHAM, B5 5SE
Tel: (0121) 685 0550 Fax: (0121) 685 0540
E-mail: reception@krtassociates.co.uk
OFFICES ALSO AT:
• RUSHALL HOUSE, Arbour Road, Berwood, STAFFORD, ST19 9DS

PROJECT No/DRAWING No: B-528/27 Rev: -