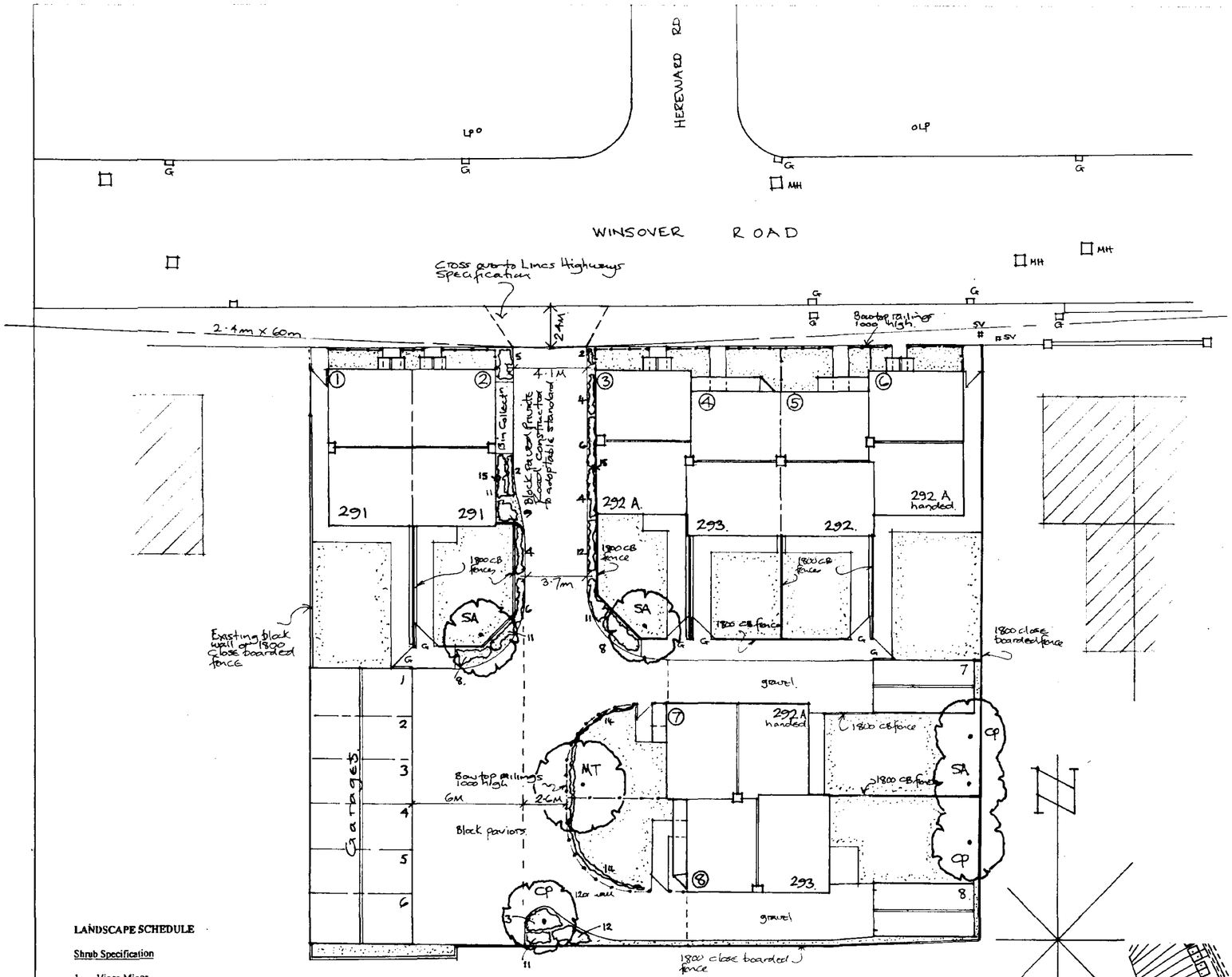
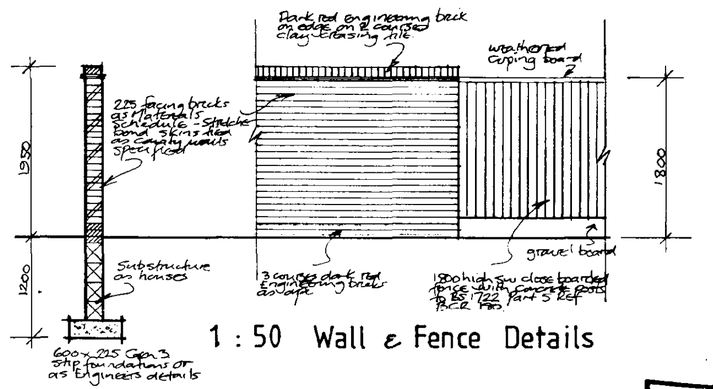
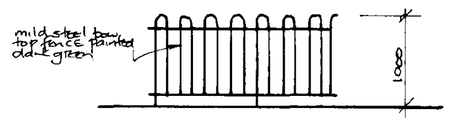
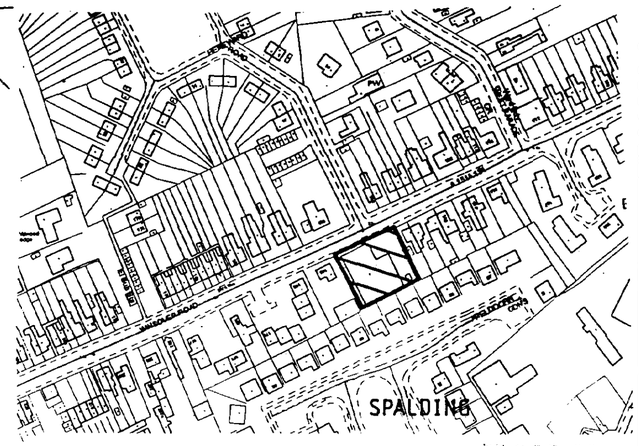


1 : 200 SITE PLAN



1 : 50 Wall & Fence Details





1 : 2500 LOCATION PLAN

LANDSCAPE SCHEDULE

Shrub Specification

1 Vinca Minor
2 Hypericum Calycinum
3 Cotoneaster Skogholm Coral Beauty
4 Cotoneaster Horizontalis
5 Lavenda Spica Hidcote
6 Lonicera Pileata
7 Potentilla Red Ace
8 Senecio Greyii

The above to be planted at 3 per m^2

9 Pyracantha Mohave
10 Rosa Rugosa Frau Dagmar Hastrup
11 Viburnum Tinus
12 Hypericum Patulum Hidcote
13 Mahonia Aquifolium

The above to be planted at 2 per m^2

14 Greenbeech Fagus Sylvatica – 30cm c/s
15 Parthenocissus tricuspidata – spot climbers

TREES (all standard size)

MT Malus Tchonoskii
CP Crataegus Prunifolia
SA Sorbus Aucuparia
RF Robinia Frisia
PA Prunus Avium
PC Pyrus Campestre
AH Aesculus hippocastanum

Material Schedule :-

Bricks :-	Plots.
Marshalls Crowhurst Multi	3, C & 7.
Marshalls Cheshunt Multi	1, 2, 4, 5 & 8

Roof Tiles :-	
Sandtoft Terra Cotta Concrete Shire Pantile	1, 2, 4, & 5
Sandtoft light grey Concrete Calderdale Slate.	3 6 7 & 8

Planning Development
13 MAY 2003
Ref 0604/03

B Landscape & Materials Schedule added. Private road constructed to adoptable standards. May 03
A Plot C - 292A handed in lieu of 292. Close boarded fence & field gate omitted on Plot 7. Bow top railing in lieu of screen wall to Plots 7 & 8. Apr 03

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Project
PROPOSED RESIDENTIAL DEVELOPMENT AT 161 WINSOVER ROAD SPALDING LINCS

Drwg. SITE & LOCATION PLANS

Scale 1 : 200 & 1 : 2500	Date MAR 03
Drwg. no. 21239/01	Rev. B

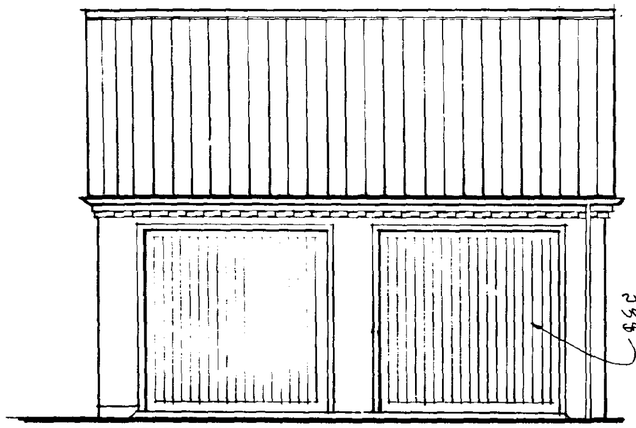
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DETERMINATION PLAN

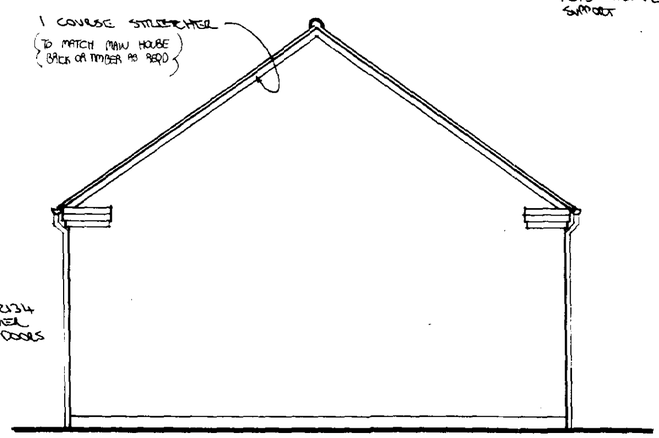
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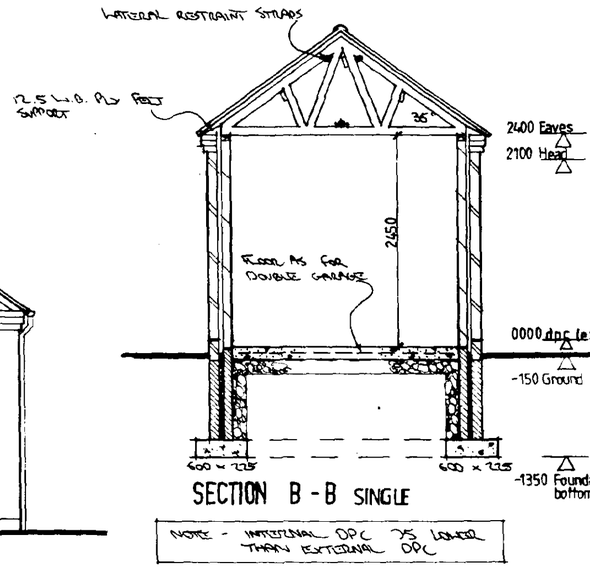
ALL MATERIALS TO MATCH MAIN HOUSE



FRONT ELEVATION DOUBLE

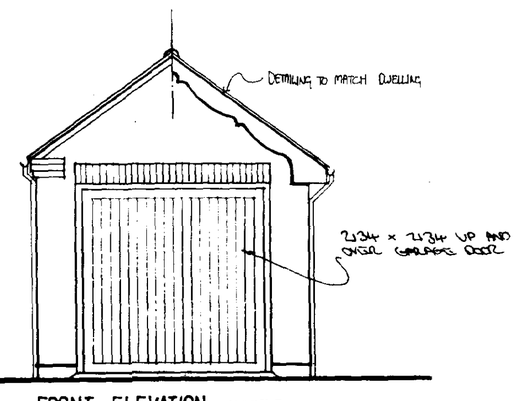


SIDE ELEVATION DOUBLE

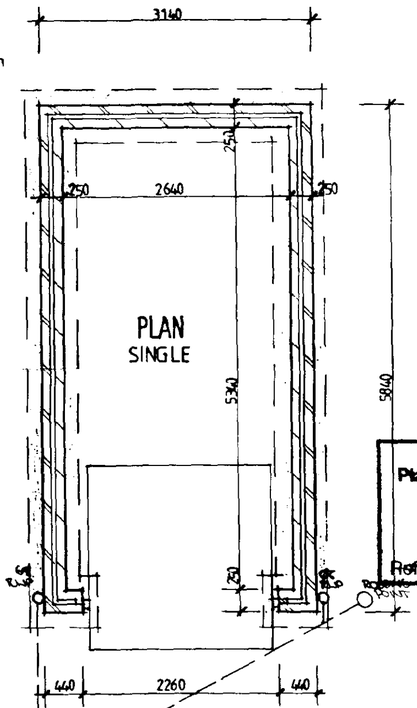


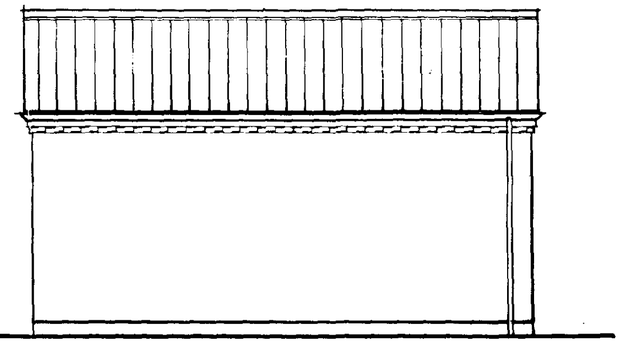
SECTION B-B SINGLE

NOTE - INTERNAL DPC 75 LOWER THAN EXTERNAL DPC



FRONT ELEVATION SINGLE





SIDE ELEVATION SINGLE

Drainage (below ground)

All below ground drainage to be "Hepworth Housedrain" or similar approved 100mm diameter flexible joints pipework, bedded and surrounded in 150 pea gravel. Provide 150 concrete raft above gravel 150 wider than trench each side where cover is less than 900mm in vehicular areas and 450mm elsewhere.
225mm diameter access points at a maximum depth of 600mm.
450mm diameter inspection chambers - maximum depth 1.0mm.
All below ground drainage, pipework, access points and inspection chambers etc to be installed in accordance with manufacturers instructions and Section H of The Building Regulations 1991. All pipework to the runs and gradients shown on the drawings.

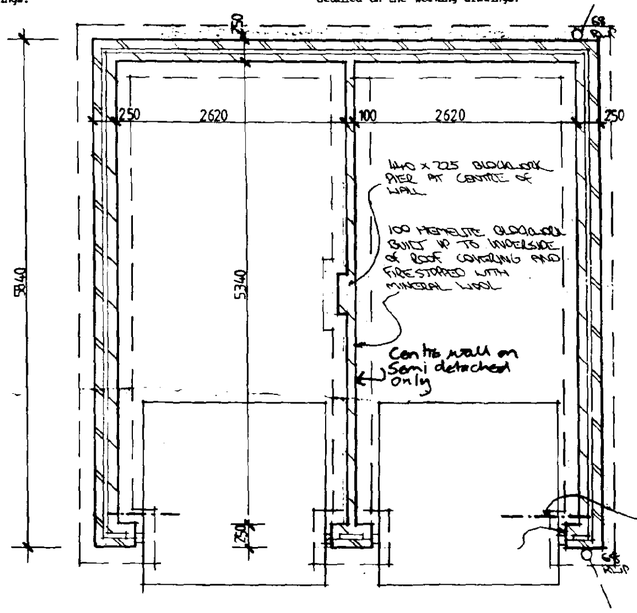
Wall Construction

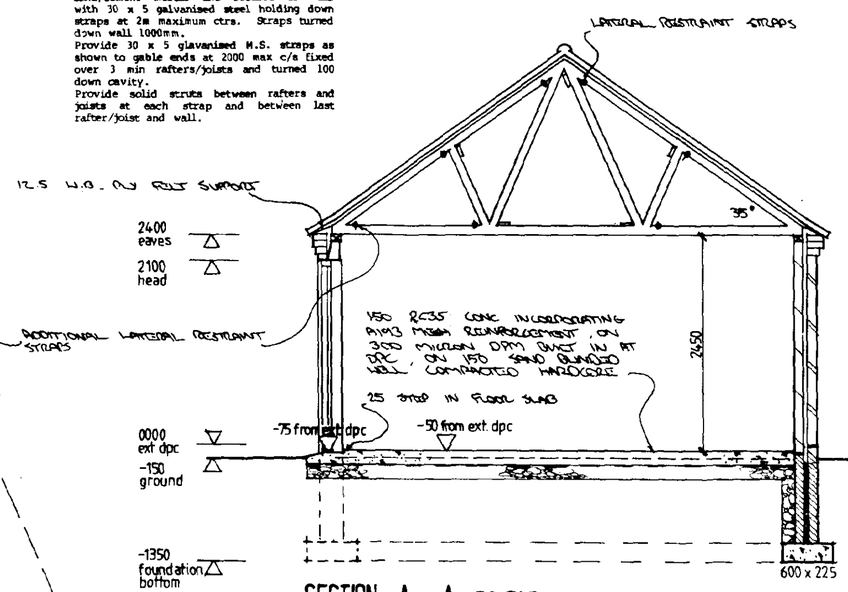
103mm nominal approved facing brickwork outer skin with 50mm cavity
100mm
"Hemelite" or similar approved blockwork inner skin.
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and at 225mm vertical centres at jambs of openings. Provide dpc at jambs and cills and fix to frames.
Provide 100mm "Hylomd" or similar approved pitch polymer dpc's to both skins of cavity walls and founded internal walls minimum 150mm above ground level.
All walling below ground level to be Class A blockwork. Cavity filled with GEN 1 concrete up to ground level.
Reconstituted stone subcills and lintels as detailed on the working drawings.

Roof Construction

Approved concrete interlocking tiles fixed in accordance with manufacturers instructions and to BS5534, part 1, 1990 and part 2, 1986 and to BS8000, part 6 and CP3 chapter 5, part 2, 1972.
Generally all tiles to be nailed and in addition all tiles at perimeter of roof to be clipped. All tiles in remaining roof area to be clipped in alternative diagonal pattern. Lay tiles in straight bond in even courses with tails aligned.
A complete fixing specification should be sought from tiling manufacturer prior to works for each individual site.
All valleys to be formed with GRP and fixed as manufacturers instructions on 4mm WB sheathing ply on timber valley boards laid between rafters.

All lead work flashings carried out in Code 4 lead unless stated otherwise and carried out in accordance with current Lead Development Association guide.
38 x 25 sw tanalised battens on type IF reinforced sarking felt on standard prefabricated trussed rafters vac vac treated at maximum 600 ctrs. Designed, manufactured and installed to BS5268, part 3, 1985. Details of truss layout, wind bracing and associated calculations to be provided by truss manufacturer.
100 x 50 sw wallplate bedded in sand/cement mortar and secured to wall with 30 x 5 galvanised steel holding down straps at 2m maximum ctrs. Straps turned down wall 1000mm.
Provide 30 x 5 glavanised M.S. straps as shown to gable ends at 2000 max c/s fixed over 3 min rafters/joists and turned 100 down cavity.
Provide solid struts between rafters and joists at each strap and between last rafter/joist and wall.





SECTION A - A DOUBLE

Rainwater

All rainwater fittings to be "Osma" or equal black pvcu. 112 half round gutters and 68 diameter downpipes unless indicated otherwise. Downpipes discharging via rest bends. Soakaways minimum 5m from any building, minimum 1000 diameter x 1000 deep below invert. Fill soakaways with clean hardcore and surround with Geotextile and cover with 100 GEN 1 concrete and 300 topsoil.

Lintels

"Catnic" or similar approved galvanised steel lintels used over all openings in cavity walls and internal openings in blockwork walls.
All lintels to have a minimum 150mm end bearing. Lintels to be selected and installed in accordance with manufacturers written instructions. Lintels fitted with stop ends and weepholes at 450 c/s.

Foundations

450 & 600 x 225 thick GEN 1 concrete strip foundations as shown, minimum 600mm below ground level. 1200mm below ground in clay soil conditions.
Final depth of foundations to be agreed on site with local authority building inspector prior to commencement of work.

General

All construction works to be in accordance with the relevant Codes of Practices, British Standards and the Building Regulations 1995.
All the above works are for Building Regulations and NHBC purposes only.

SHDC
Planning & Development
13 MAY 2003
Ref 0604/03

Rev A. Show possible timber detailing (eaves) May 98

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Project: Residential development Various Sites	
Drwg.: GARAGES	
Scale: 1:50 1:100	Date: Aug 97
Drwg. no.: 97 / ST / 02	Rev.: A

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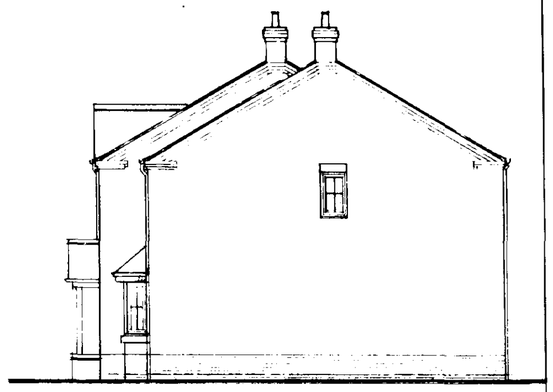
292A handed PLOT 7 293 PLOT 8

WEST ELEVATION



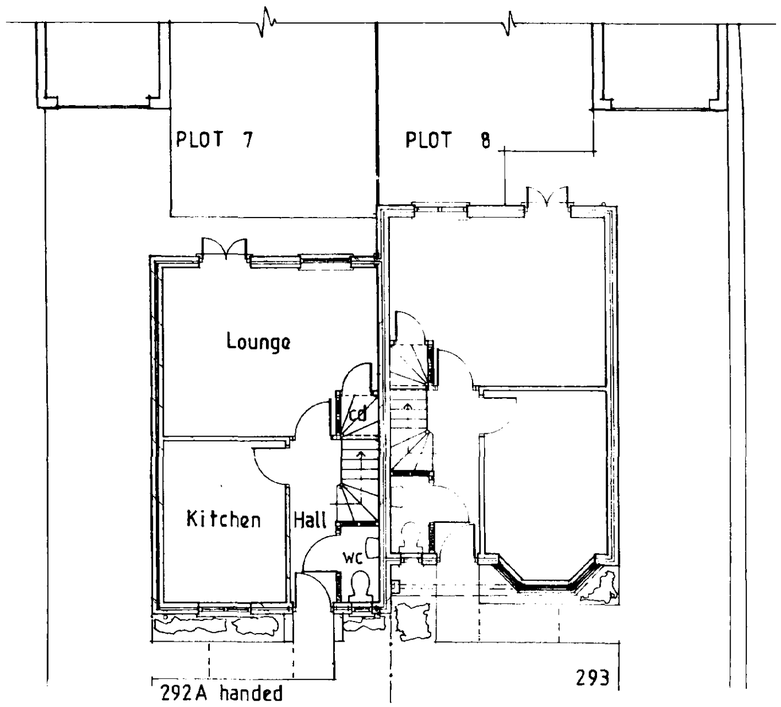
293 PLOT 8 292A handed PLOT 7

EAST ELEVATION

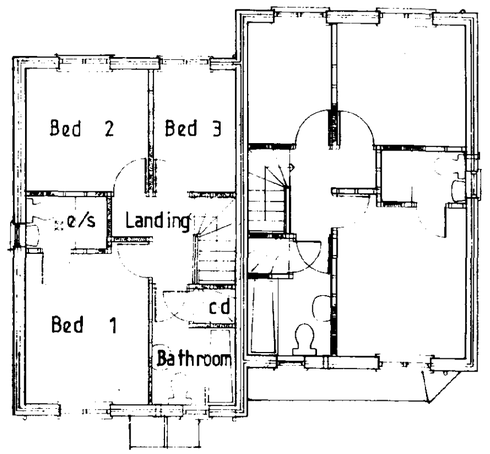


293 PLOT 8

SOUTH ELEVATION

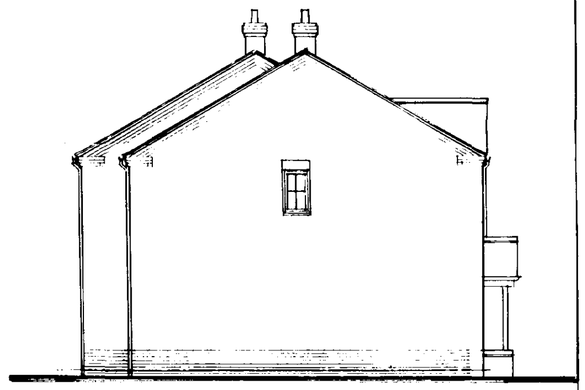


GROUND FLOOR PLAN



292A handed 293

FIRST FLOOR PLAN



292 PLOT 7

NORTH ELEVATION

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SHDC
Planning & Development
13 MAY 2003
Ref 0604/03

DETERMINED PLAN

A Plot 7 handed - 292A in lieu of 292 Apr 03

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT 161 WINSOVER ROAD SPALDING LINCS

Drwg TYPE 292A & 293 SEMI DETACHED

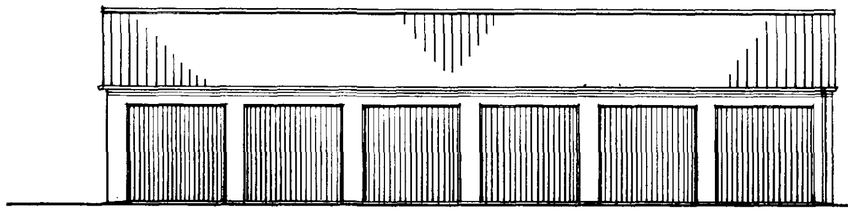
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Drwg. no. 21239/03 | Rev. A

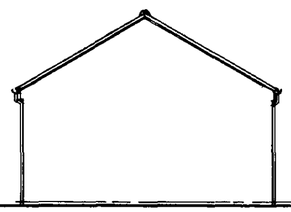
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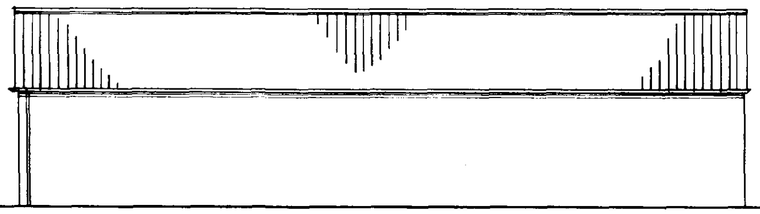
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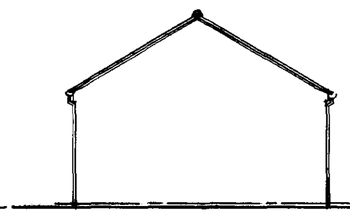
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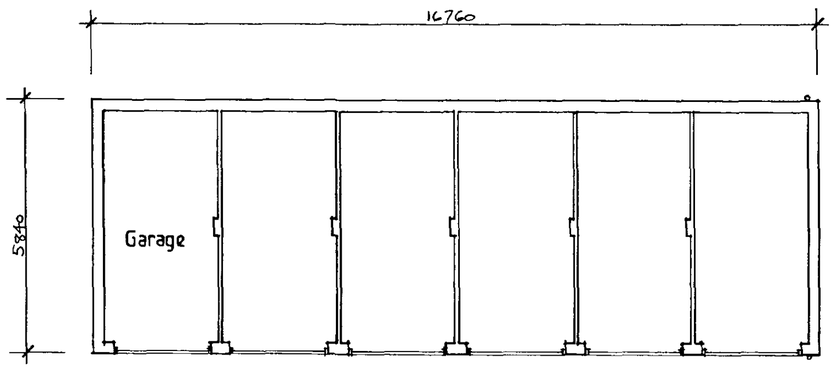
North Elevation



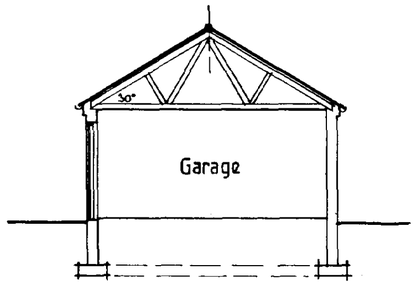
East Elevation



South Elevation



PLAN



SECTION

SHDC
Planning & Development
13 MAY 2003
Ref 0604/03

DETERMINED
PLAN

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Project
PROPOSED RESIDENTIAL DEVELOPMENT AT 161 WINSOVER ROAD SPALDING LINCS

Drwg. GARAGE BLOCK

Scale 1 : 100 | Date MAR 03

Drwg. no. 21239/04 | Rev.

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Block Paviors
Porous Construction

Footpaths & Patios
Porous Construction

Garden &
Landscape Areas

1.8m High Close
Boarded Fencing

1.0m High Railings

Scale 1:75

Southern Boundary - Existing Timber Fence 1.8m High

Eastern Boundary - Existing Timber Fence 1.8m High

Western Boundary - Existing Block Wall Reduced To 1.8m High

Plot 8
Garage

Plot 8

Plot 7

Plot 7
Garage

Plot 6
Garage

Plot 5
Garage

Plot 4
Garage

Plot 3
Garage

Plot 2
Garage

Plot 1
Garage

Plot 6

Plot 5

Plot 4

Plot 3

Plot 2

Plot 1

Bin Collection

2.4m x 60.0m Visibility Splay

Public Footpath

2.4m x 60.0m Visibility Splay

Cross Over To Lincs Highways Specification

Winsover Road

Lanscape Schedule
See Clive Wicks Associates
Drawing 21239/01C

Material Schedule
See Clive Wicks Associates
Drawing 21239/01C

DETERMINED
PLAN

PLAN

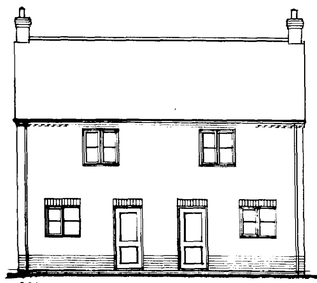
10 SEP 2003

Ref 0644/03

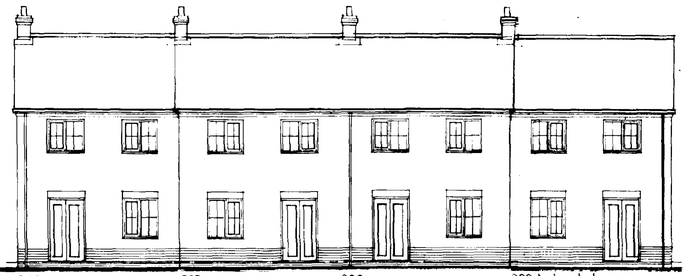


292A handed 292 293 292A
NORTH ELEVATION TO WINSOVER ROAD

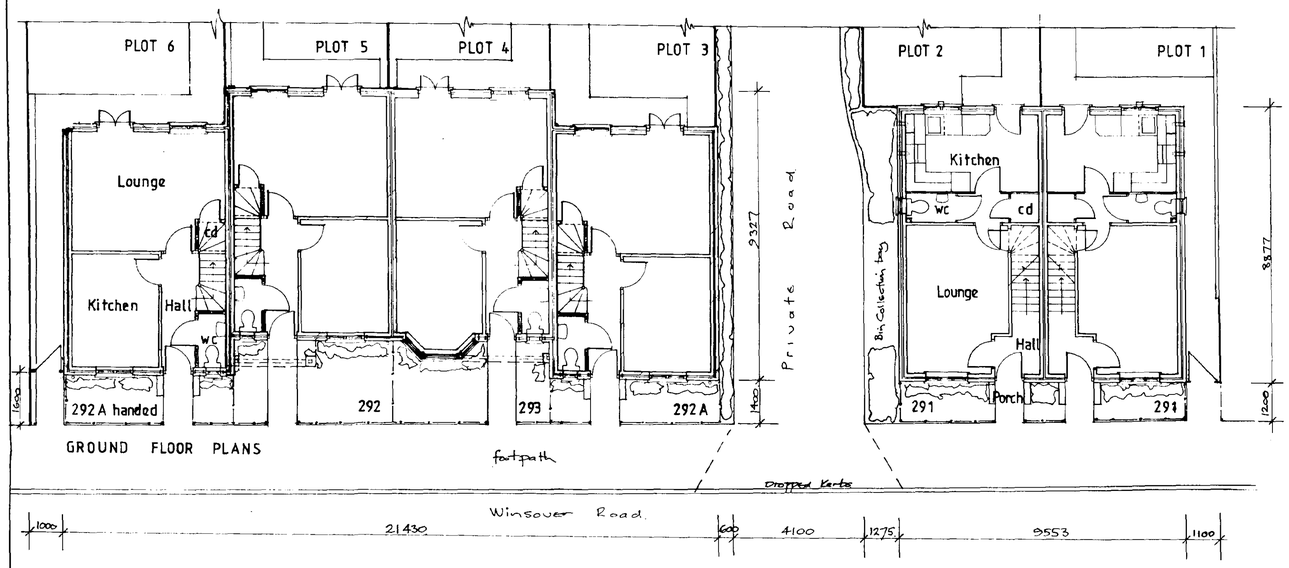
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NORTH ELEVATION



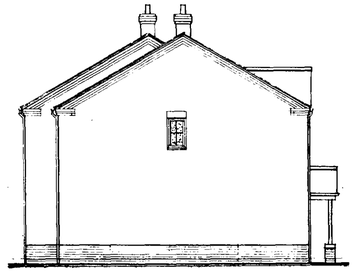
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SOUTH ELEVATION



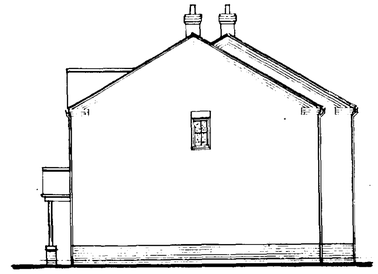
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SOUTH ELEVATION



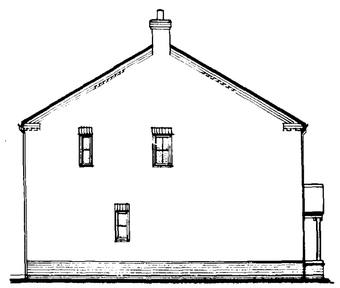
GROUND FLOOR PLANS



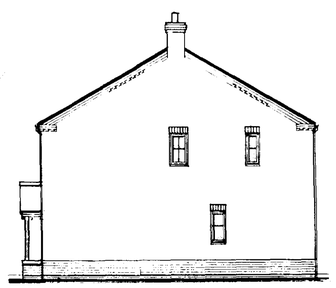
292A handed
EAST ELEVATION PLOT 6



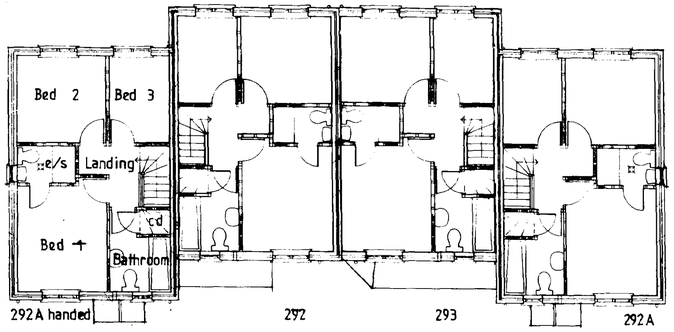
292A
WEST ELEVATION PLOT 3

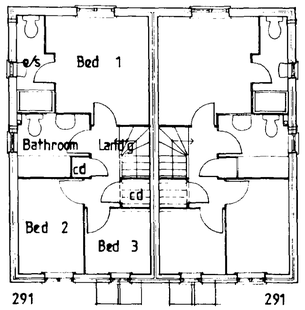


291
EAST ELEVATION PLOT 2



291
WEST ELEVATION PLOT 1





FIRST FLOOR PLANS

SHDC
Planning & Development
13 MAY 2003
Ref 0604/03

A Plot 6 handed Apl. 03

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Project
PROPOSED RESIDENTIAL DEVELOPMENT AT 161 WINSOVER ROAD SPALDING LINCS

Drwg KEY PLANS AND ELEVATIONS

Scale 1 : 100 | Date MAR 03

Drwg no. 21239 / 02 | Rev. A

DETERMINED PLAN

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