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N

EXISTING 1.8m HIGH CHAIN LINK FENCE

EXISTING HEDGING

EXISTING 1.8m HIGH TIMBER PANEL FENCE

SURFACE MATERIAL

Gravel Drive

Block Paving

LL– Level landing (min 1.2m sq) in slabs
F6– 600mm wide footpath in slabs
F9– 900mm wide footpath in slabs
F12–1200mm wide footpath in slabs

FENCING

PG – 900mm wide personnel timber gate
VB15T3 – 1.5m high vertical board fence with 300mm trellis top
PR15– 1.5m high timber post and rail
VB18– 1.8m high timber vertical board fence
P75 – 750mm high timber palisade fence
P12 – 1.2m high timber palisade fence
BTRT– 1.3m high latticework trellis top to brick walling
TRG– Latticework Gates

VB18

BTRT

PL

Proposed planting area for screening

Existing Leylandii hedging

KITCHEN/ BREAKFAST
DINING ROOM
SITTING ROOM
HALL
STUDY
LARDER
LOBBY
LL
SHOWER
UTILITY
F12
F9
GARAGE
PAVED WALKWAY F12

PLOT 3

Front garden to be turfed

Informal private gravel driveway

Front garden to be turfed

TRG

BTRT

BTRT

Existing planting and screening

NO 89,
ALBION STREET
EXISTING PROPERTY

BTRT

Existing planting and screening

MAIN GRAVEL DRIVE

EXISTING FENCING AND SCREENING

TREE KEY

AC = Acer Campestre (Field Maple)
AD = Acer Platanoides 'Drummondii' (Norway Spruce)
AH = Aesculuus Hippocastanum (Horse Chestnut)
AP = Acer Pseudoplatanus (Sycamore)
BP = Betula Pendula (Silver Birch)
FS = Fagus Sylvatica (Common Beech)
FE = Fraxinus Excelsior (Common Ash)
MP = Malus 'Profusion' (Flowering Crab)
MD = Malus 'John Downie' (Flowering Crab)
MT = Malus 'Tschonoskii' (Flowering Crab)
PK = Prunus Kanzan (Japanese Flowering Cherry)
RF = Robinia Pseudoacacia ' Frisia' (False Acacia)
PT = Prunus 'Tai Haku' (Japanese Flowering Cherry)
QR = Quercus Robur (English Oak)

All 1.8m – 2.4m high standards, staked and tied.
EX = Existing Trees

HEDGE

CM = Crataegus Monogyna (Common Hawthorn)
450 – 600mm high – stagger planting in 2 rows (300mm apart) at 600mm centres

PL = Prunus Lusitanica (Portuguese Laurel)
450 – 600mm high in single row at 600mm centres

SHDC Planning & Development
10 JUN 2002
066102

BROADGATE HOMES

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

PROPOSED HOUSE WITH GARAGE
PLOT 3, ALBION STREET
SPALDING, LINCS

DRAWING

LANDSCAPING LAYOUT

APPROVED

REV	DESCRIPTION	DATE	BY

SCALE	DRAWN	REV
1:200	JLH	

DATE	DRAWING No.
JUNE 2001	0017/03/SL02

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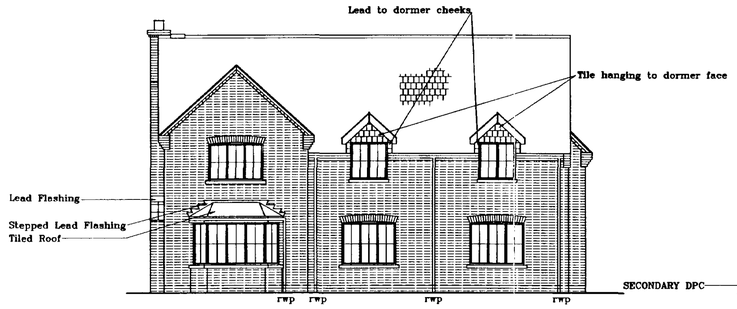
Main brick to be Parkhouse Artbury Red Multi stock
Roof tiles to be Redland Grovebury in Breckland Brown
All windows to be white PVC-U except front door and attached windows to be in Hardwood



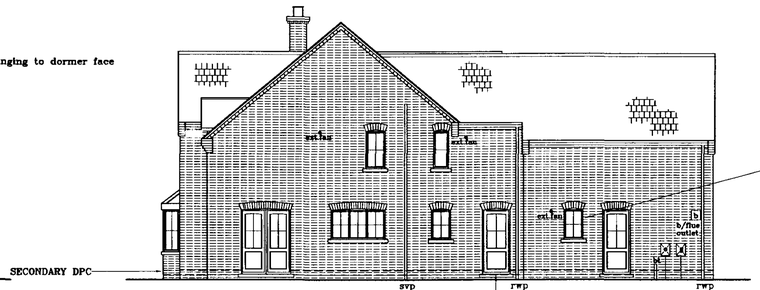
FRONT ELEVATION



SIDE ELEVATION

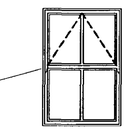


REAR ELEVATION

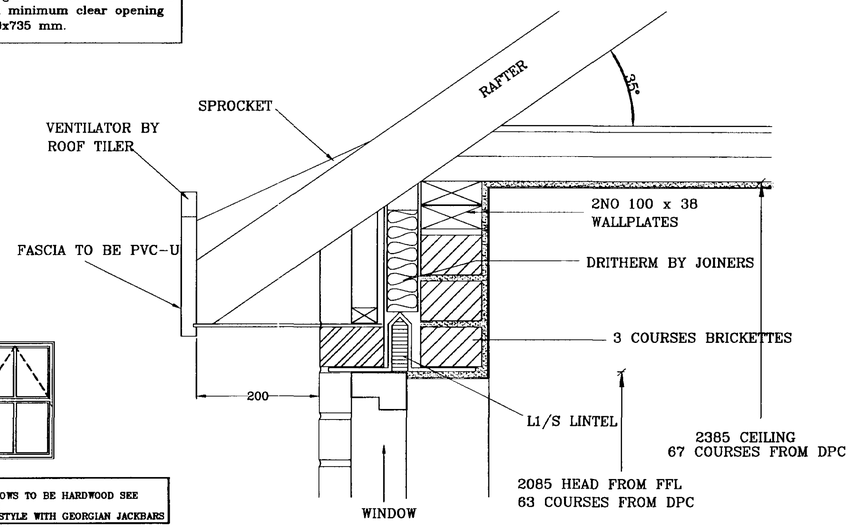


SIDE ELEVATION

Opening sashes to habitable rooms at first floor level to comply with Building Regulation Document Part B allowings a minimum clear opening size of 450x735 mm.



NOTE:
FRONT DOOR AND WINDOWS TO BE HARDWOOD SEE ELEVATIONS FOR STYLE
WINDOWS TO BE SASH STYLE WITH GEORGIAN JACKBARS

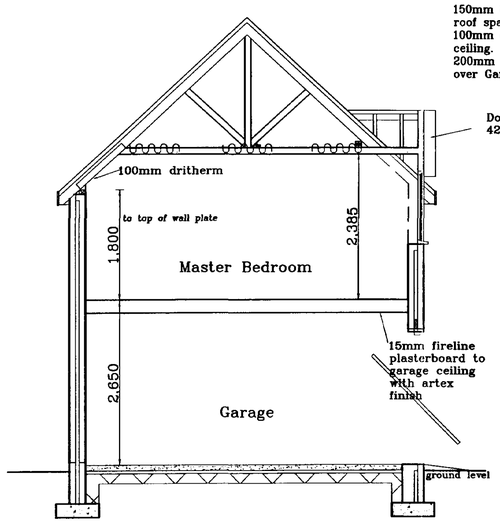


SECTION THROUGH MAIN EAVES

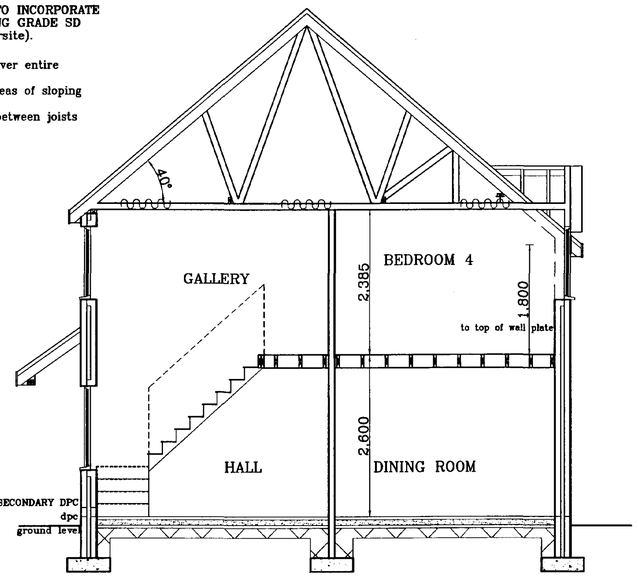
SCALE 1:5

FLOOR CONSTRUCTION TO INCORPORATE 50mm JABLITE FLOORING GRADE SD INSULATION (below oversite).

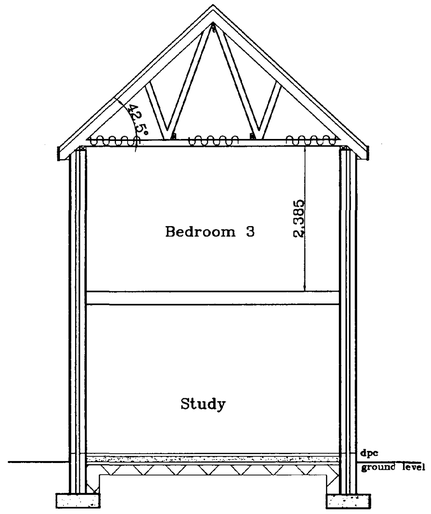
150mm insulation quilt over entire roof space.
100mm dritherm over areas of sloping ceiling.
200mm insulation quilt between joists over Garage.



SECTION A-A



SECTION B-B



SECTION C-C

SHDC
Planning & Development
10 JUN 2002
Ref. 0665/02

BROADGATE HOMES
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Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

WORKING DRAWING

PROPOSED DWELLING
PLOT 3, ALBION STREET,
SPALDING

DRAWING

PLANNING APPROVED PLAN

ELEVATIONS AND SECTIONS

REV	DESCRIPTION	DATE	BY
A	AMENDMENTS ROOF/RAFTER FEET BY CLIENT	25.4.02	JLH
B	AMENDMENTS AS CONSTRUCTION REQUEST	8.5.02	JLH
C	EAVES DETAIL AMENDED	13.5.02	JLH
D	GARAGE DOOR SIZE AMENDED	6.6.02	JLH

SCALE	DRAWN	REV
1:50,1:100 & 1:5	JLH	D

DATE	DRAWING No.
SEP 2001	0017-03-02