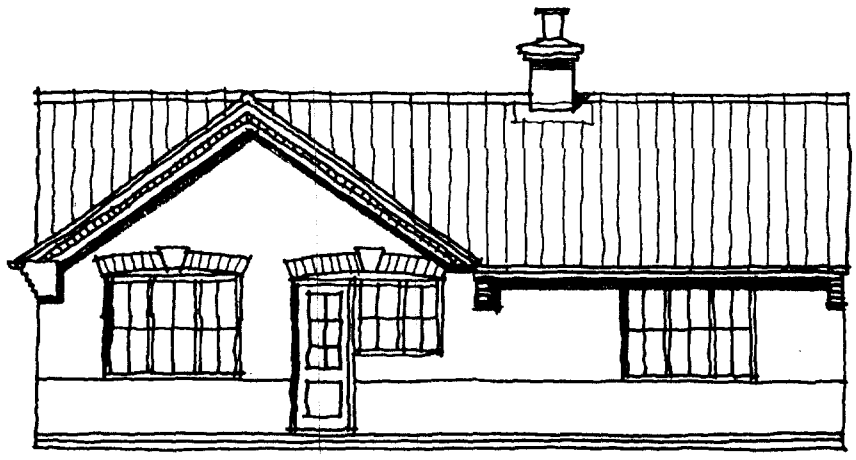
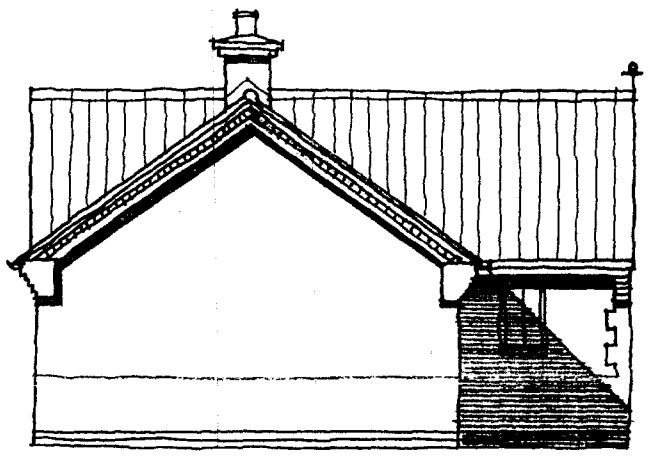
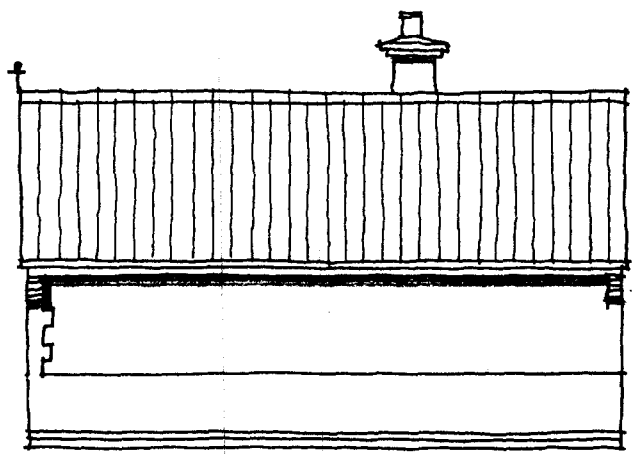


REAR ELEVATION



SIDE ELEVATION



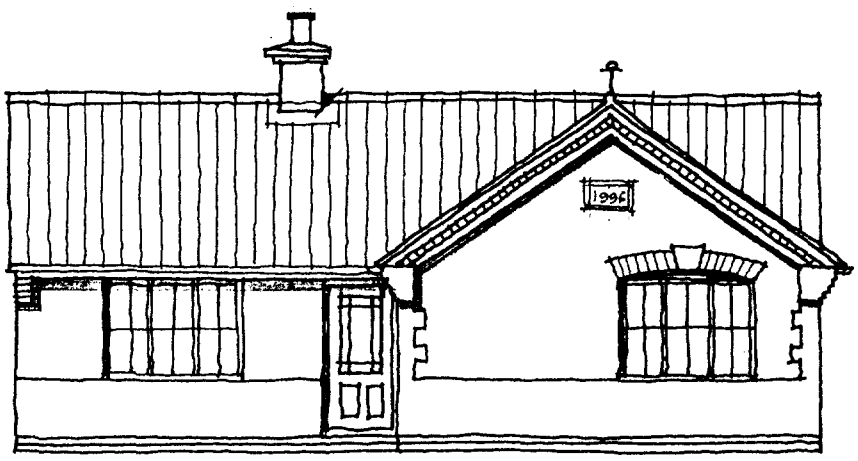
SIDE ELEVATION

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

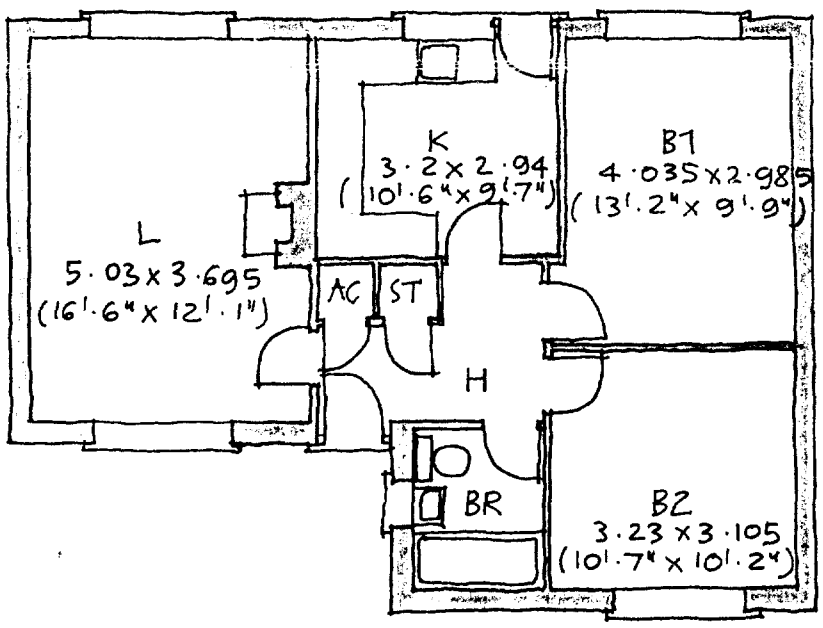
1/100

APPROVED PLAN

Ref: 1042/95



FRONT ELEVATION



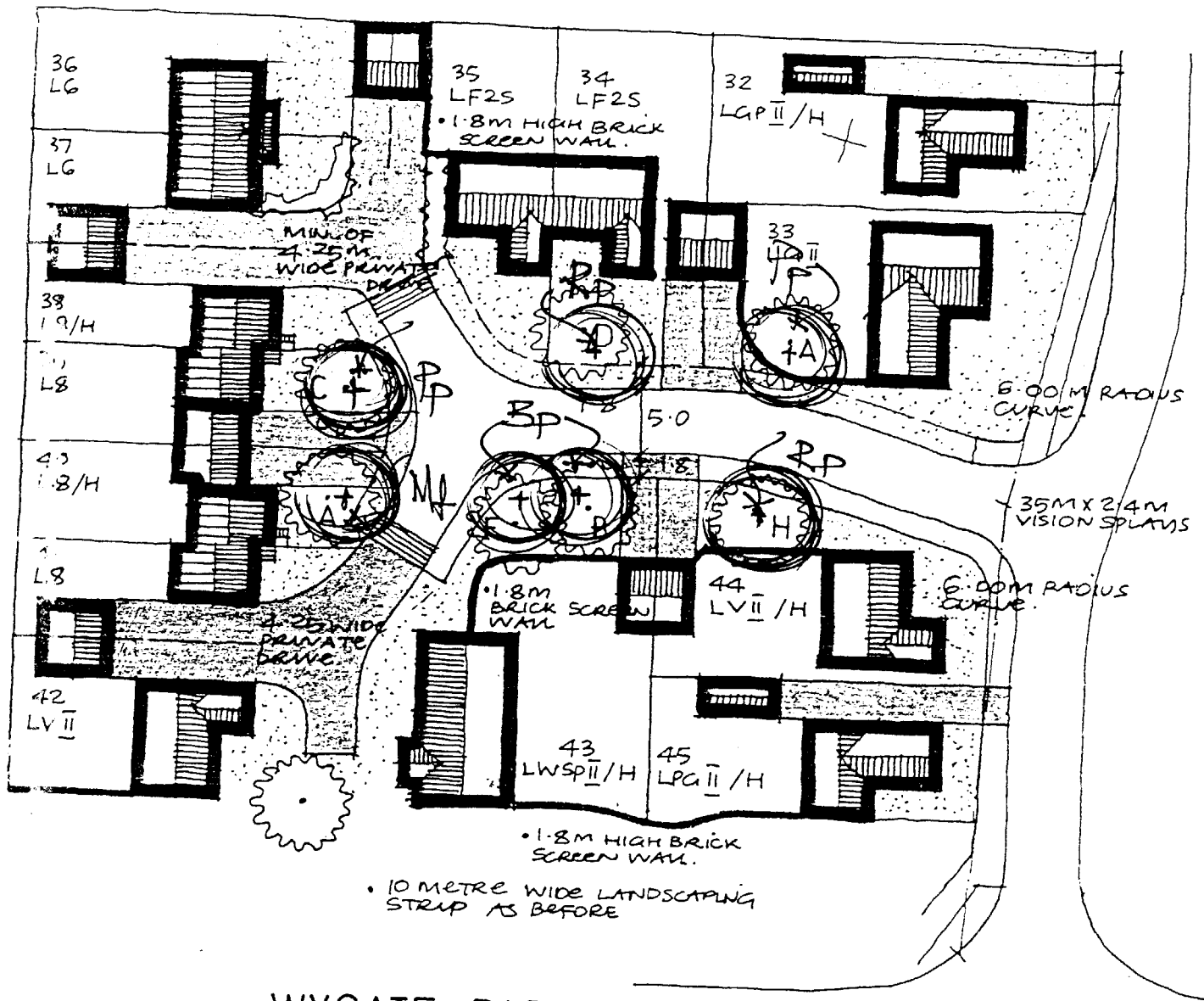
GROUND FLOOR PLAN

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

1/100

DETERMINED
PLAN

1042/95

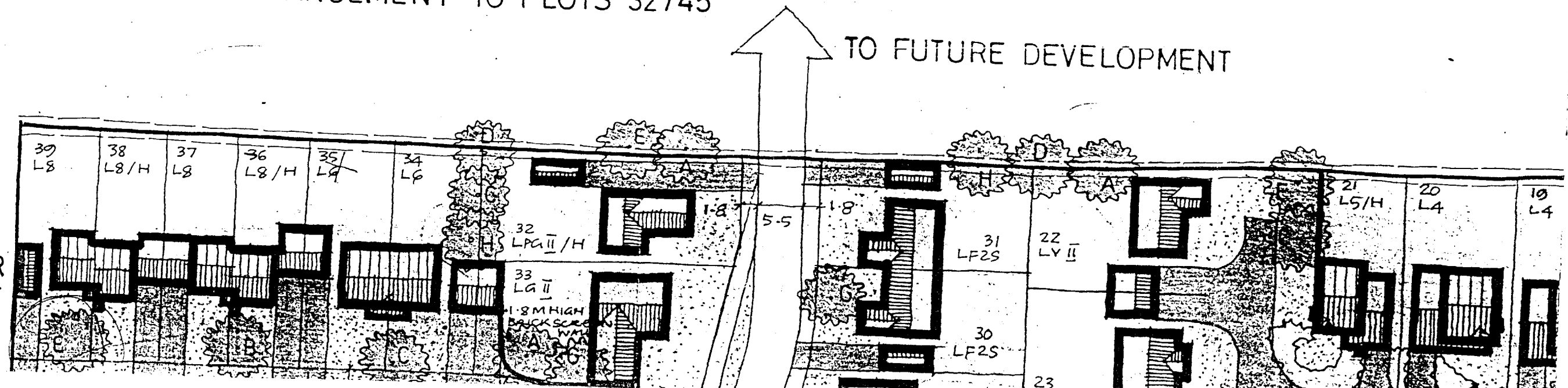


WYGATE PARK

ALTERNATIVE ARRANGEMENT TO PLOTS 32/45

TO FUTURE DEVELOPMENT

TO FURTHER DEVELOPM'T



10 L4

18 L5/H

17 L3/H

12 L2/H

11 L5

10 L4/H

8 L5/H

7 L4

1 L2

2 L3

1·8M HIGH BRICK SCREEN WALL.

L4

LV II

1·8M HIGH BRICK SCREEN WALL.

16 LN II

13 LPG II

5·5

1·8M HIGH BRICK SCREEN WALL.

4 L1

5 LWSP II/H

15 L1/H

14 LGSP

LANDSCAPING BELT

LANDSCAPING BELT

GATE PARK

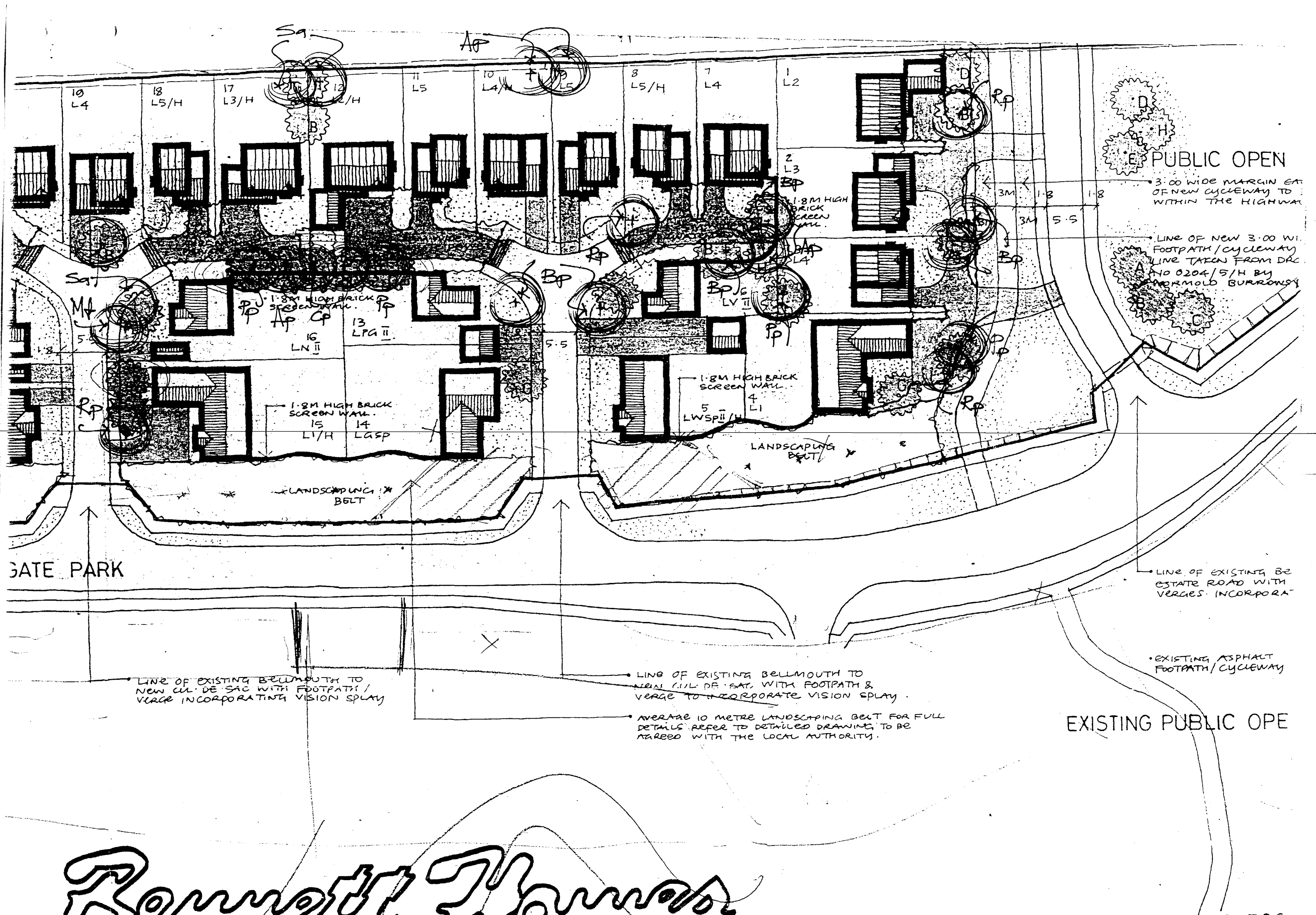
LINE OF EXISTING BELLMOUTH TO NEW CUL·DE·SAC WITH FOOTPATH / VERGE INCORPORATING VISION SPLAY

LINE OF EXISTING BELLMOUTH TO NEW CUL·DE·SAC WITH FOOTPATH & VERGE TO INCORPORATE VISION SPLAY.

AVERAGE 10 METRE LANDSCAPING BELT FOR FULL DETAILS REFER TO DETAILED DRAWING. TO BE AGREED WITH THE LOCAL AUTHORITY.

Bennett Homes

1/500 SITE LAYO



Bennett Homes

1/500 SITE LAYOUT PLAN — DRG NO 708

TO FURTHER DEVELOPM'T

MINOR LOOP SERVING APPROX 25 UNITS

39 L8 | 38 L8/H | 37 L8 | 36 L8/H | 35 L8 | 34 L6

32 LPG II /H | 33 LG II | 1·8M HIGH BRICK SCREEN WALL | EMBRYOUS CURVE

31 LF2S | 22 LY II | 21 L5/H | 20 L4

30 LF2S | 23 LWSp II/H

29 LN II | LWSP II/H | 26 LN II/H | 1·8M HIGH BRICK SCREEN WALL.

28 LGSp/H | 1·8M HIGH BRICK SCREEN WALL | 1·8M HIGH BRICK SCREEN WALL. | 25 LM II

·35M x 2·4M VISION SPLAYS | 6M RADIUS CURVE | 1·8M HIGH BRICK SCREEN WALL. 44 LV II /H

1·8M HIGH CLOSE BOARDED FENCE.

40 LPG II | 41 LV II | 42 LF2S/H | 43 LF2S/H | 45 LPG II /H

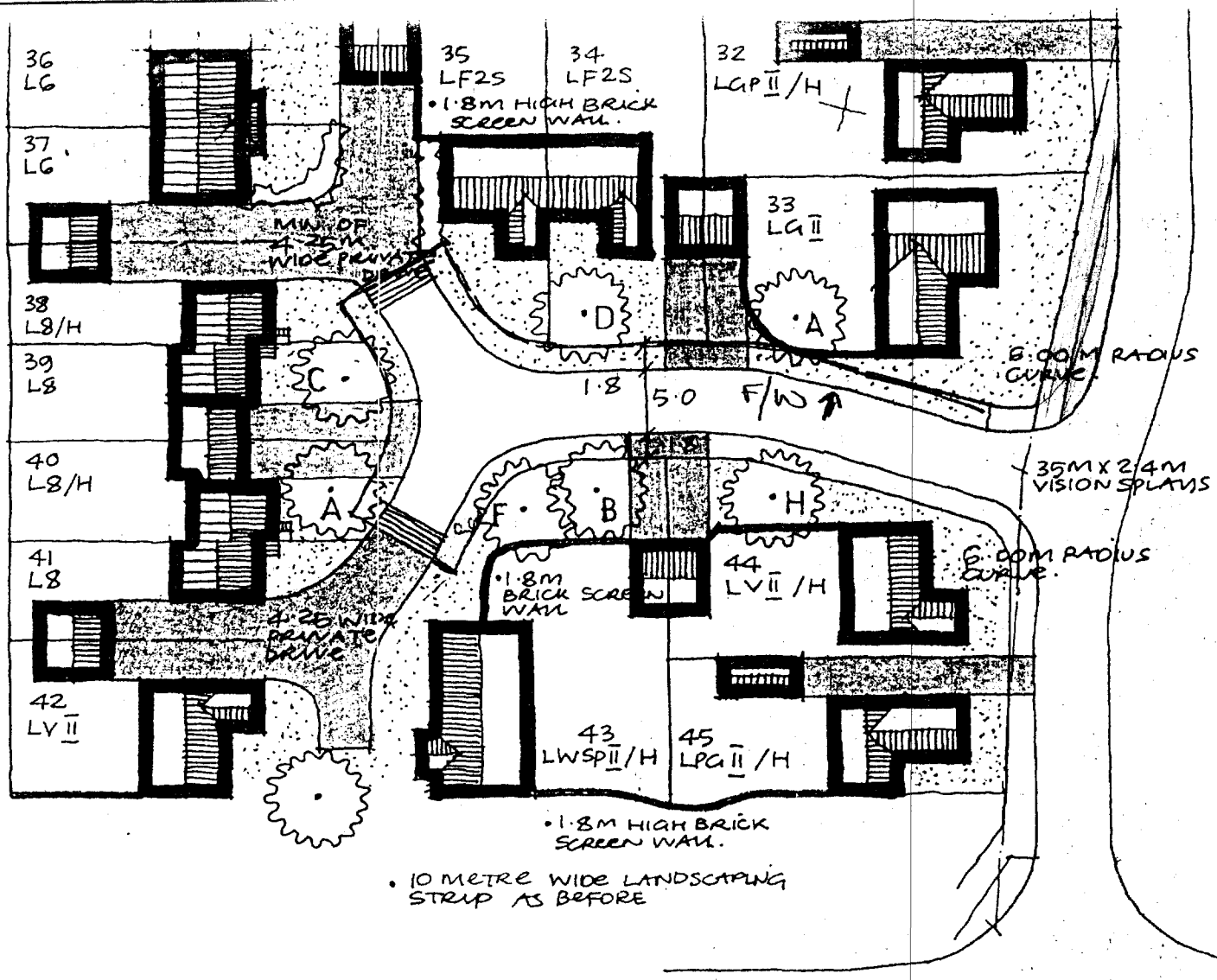
7·3M WIDE PRIVATE DRIVE

LANDSCAPING BELT. | LANDSCAPING BELT

WYGATE P

LINE OF EXISTING VEHICULAR BELLMOUTH, FOOTPATH, VERGE INCORPORATING VISION SPLAYS.

EXTENT OF EXISTING DISTRIBUTOR ROAD (WYGATE PARK)



WYGATE PARK

ALTERNATIVE ARRANGEMENT TO PLOTS 32/45

A. ACER PLATANOIDES
B. ACER CAMPESTRE
C. CARPINUS BETULUS
D. ACER PALMATUM
E. ACER PLATANOIDES
F. ACER CAMPESTRE
G. CARPINUS BETULUS
H. ACER PALMATUM
M. QUERCUS

SHRUBS / GROUND COVER SELECTED FROM FOLLOWING LIST AT APPROVED CENTRES.

COTONCASTER SKOGHOLM AT 450 C/C'S. VIBURNHAM TINUS AT 600 C/C'S. HEDERA HELIX VARS AT 300 C/C'S. ELAEAGNUS PUNGENS MACULATA AT 750 C/C'S. FATSIA JAPONICA AT 750 C/C'S. AUCUBA AT 750 C/C'S. CYTISUS PRACOX AT 600 C/C'S. ROSA RUGOSA SHINEEZ WERC. AT 600 C/C'S. SENECIO SUNSHINE AT 600 C/C'S AND HYPERICUM CALYCINUM AT 750 C/C'S.

TO FUTURE DEVELOPMEN

EXIST BE F

21 L5/H
20 L4
10 L4
18 L5/H
17 L3/H
12 L2/H
11 L5
10 L4/H
9 L5
8 L5/H
7 L4
1 L2
2 L3
3 L4
6 LV II
24 LP II /H
25 M II
16 LN II
13 LPG II
15 L1/H
14 LGSP
5 LWSP II /L
4 L1

1·8M HIGH BRICK SCREEN WALL.

3M WIDE PRIVATE DRIVE

5·5

1·8

3M

3·0 OF N WIT

LINE FOOT LINE

LANDSCAPING BELT.

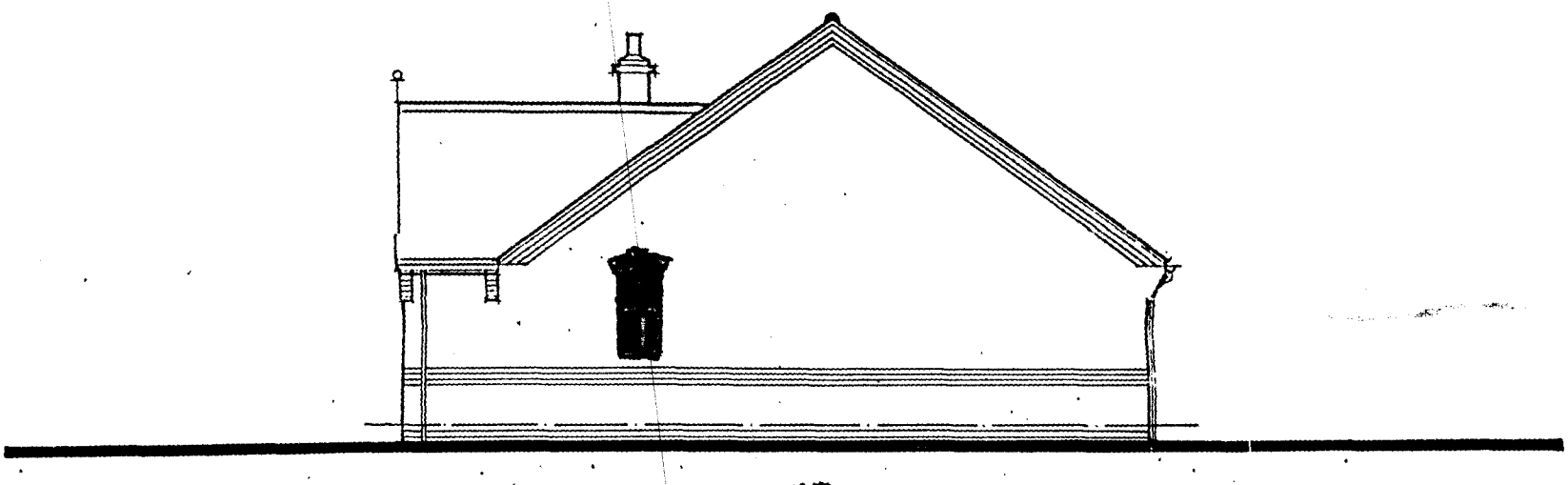
WYGATE PARK

LINE OF EXISTING BELLMOUTH TO NEW CUL·DE·SAC WITH FOOTPATH / VERGE INCORPORATING VISION SPLAY

LINE OF EXISTING BELLMOUTH TO NEW CUL·DE·SAC WITH FOOTPATH & VERGE TO INCORPORATE VISION SPLAY.

AVERAGE 10 METRE LANDSCAPING BELT FOR FULL DETAILS REFER TO DETAILED DRAWING. TO BE AGREED WITH THE LOCAL AUTHORITY.

EXISTING PL

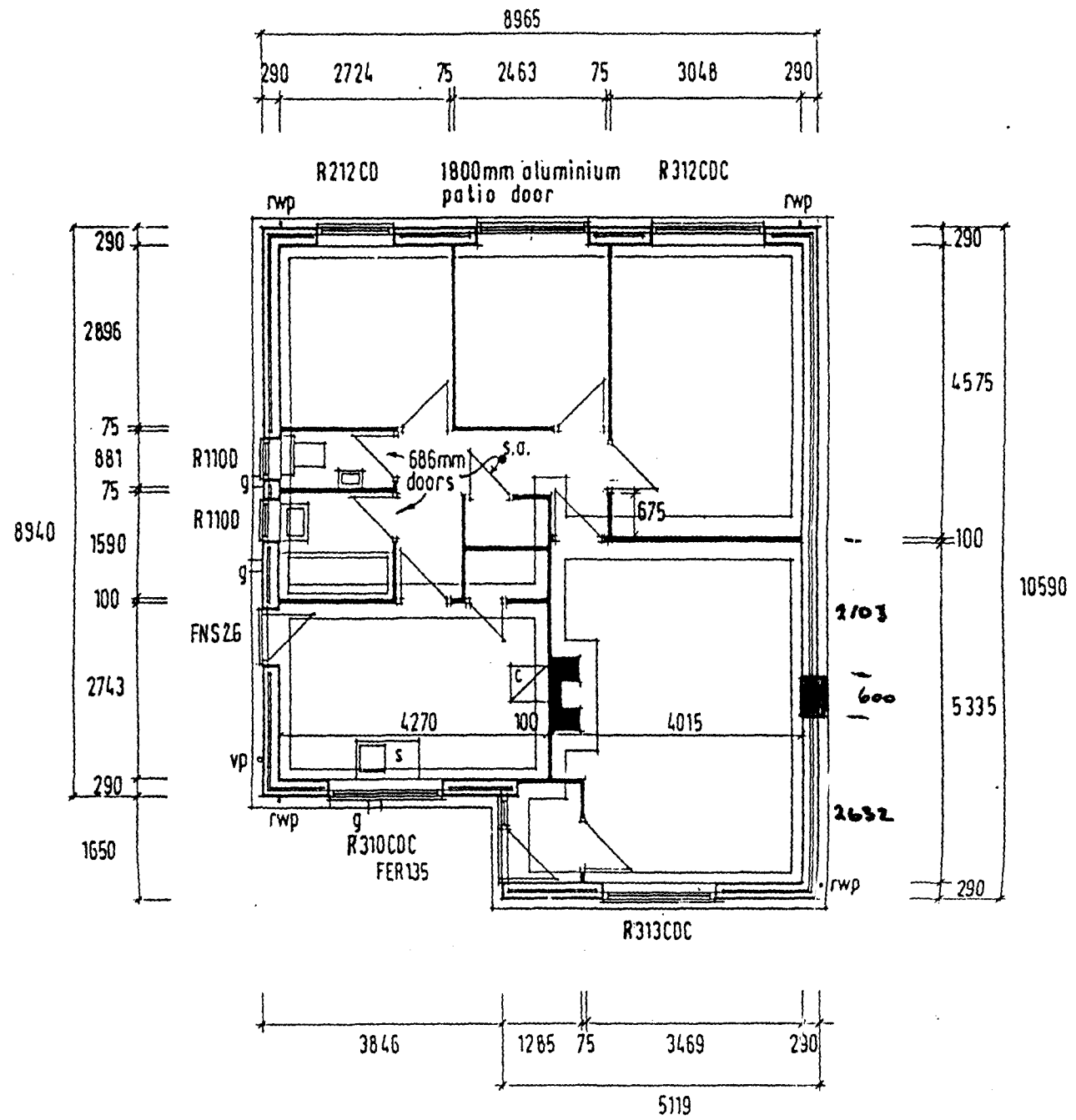


side elevation

New Window 1060mm x 600mm

2, Westerly Way
Spalding.

working drawing



2 Westerly Way

Spalding

1/2500TH SITE LOCATION PLAN
LAND NORTH OF THE DISTRIBUTOR ROAD
WYGATE PARK SPALDING
7080/3
BENNETT PLC

DETERMINED PLAN

1042/95

NORTH

DARLEY'S LANE

Track

Chestnut House

Drain

Mill Green

Vernatts Drain

EO & Ward Bdy

Def Bdy

22.50 6.30 25.50 4.54 22.44 4.97 25.50 5.70

DD

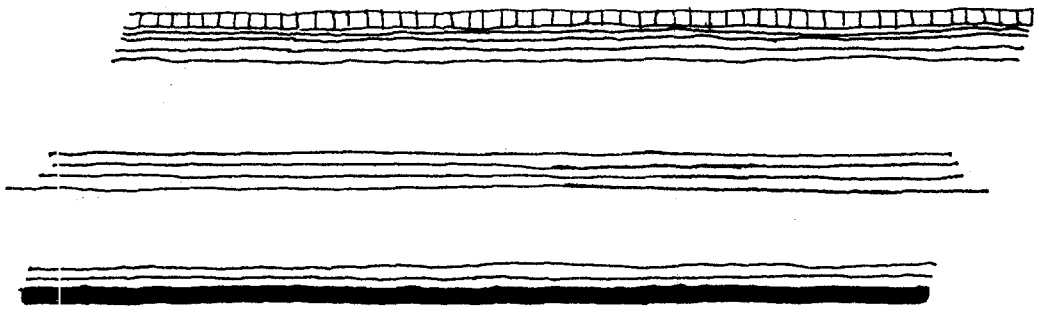
3835
12.64

Spalding County Primary School

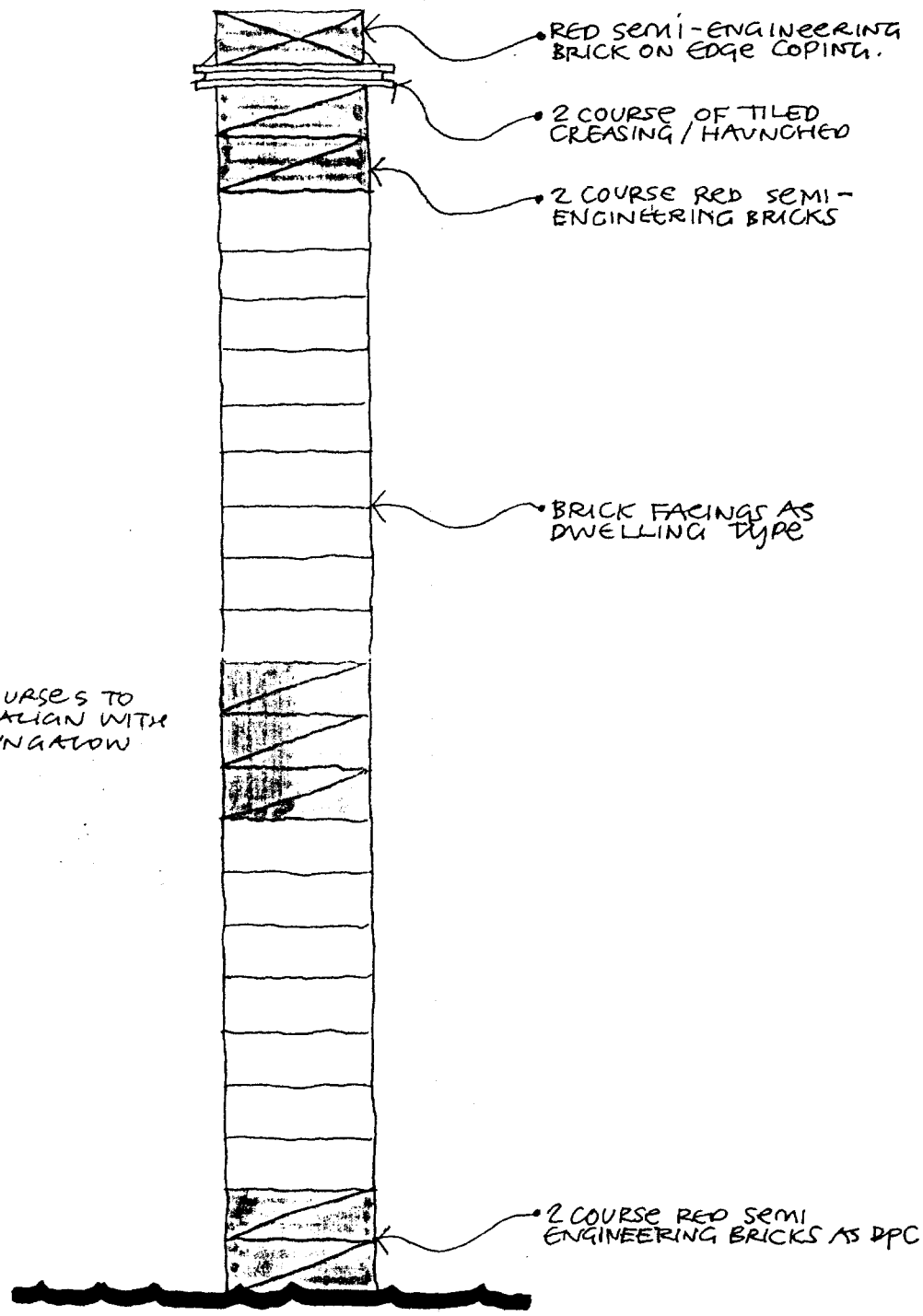
GEORGETTE GDNS

WYGATE MEADOWS

BRAMPTON GRANGE



1/50 ELEVATION

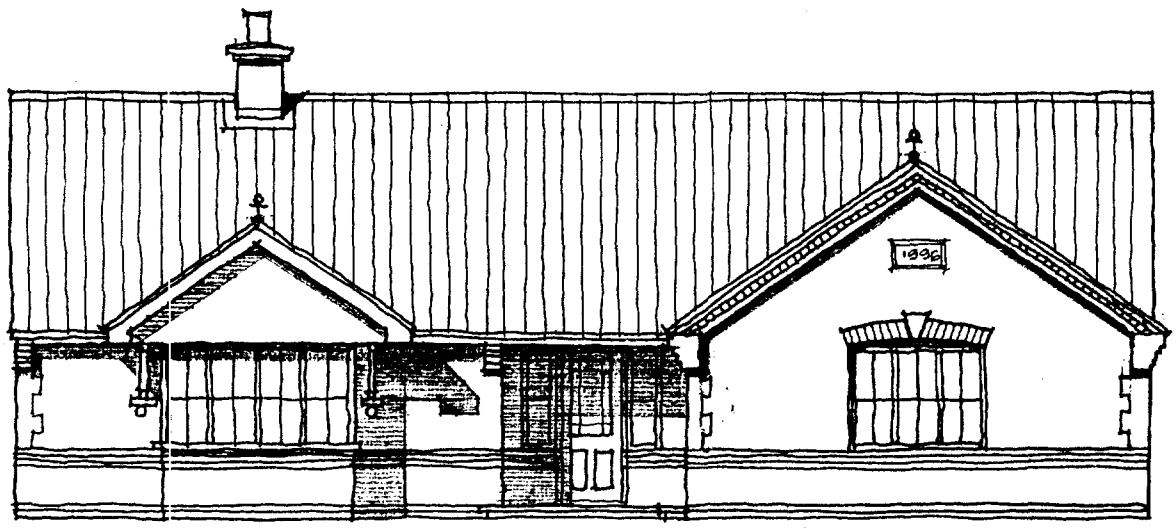


1/10 SECTION.

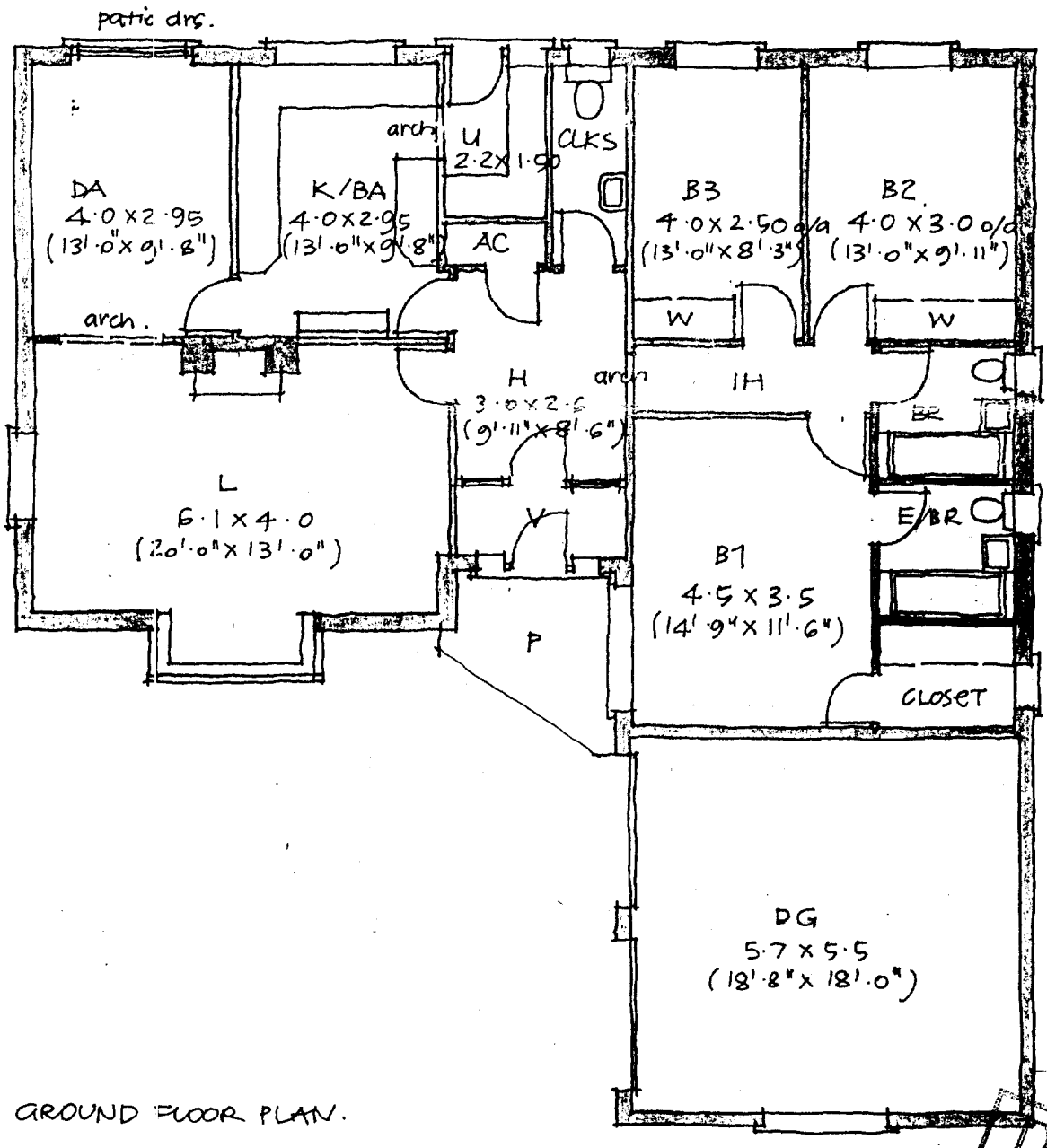
SCREEN WALLS

Ref: 1042/95

DETERMINED
PLAN



FRONT ELEVATION



GROUND FLOOR PLAN.

DETERMINED PLAN

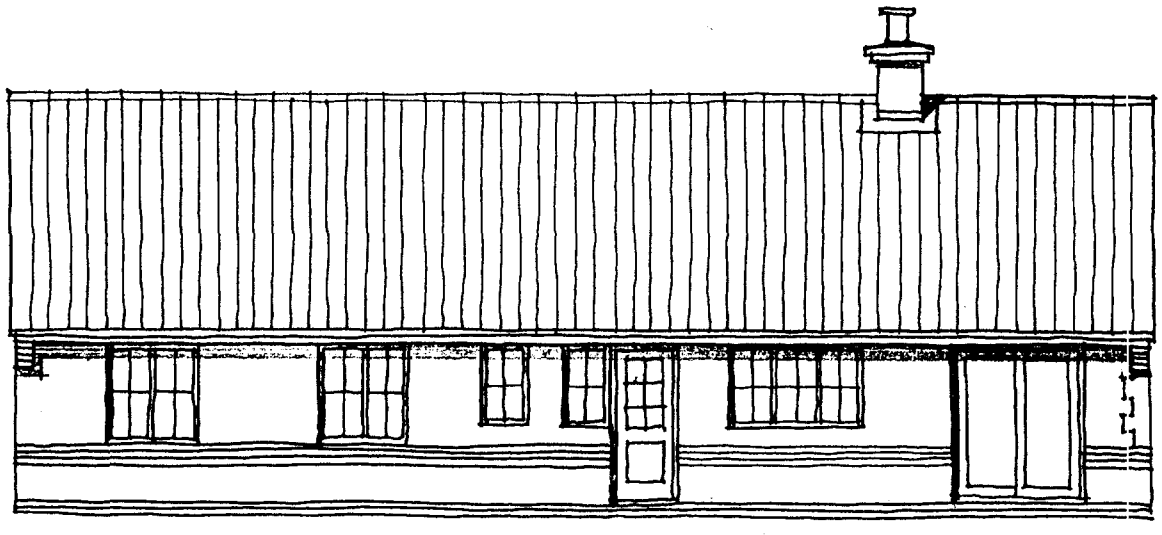
SOUTH

1042/95

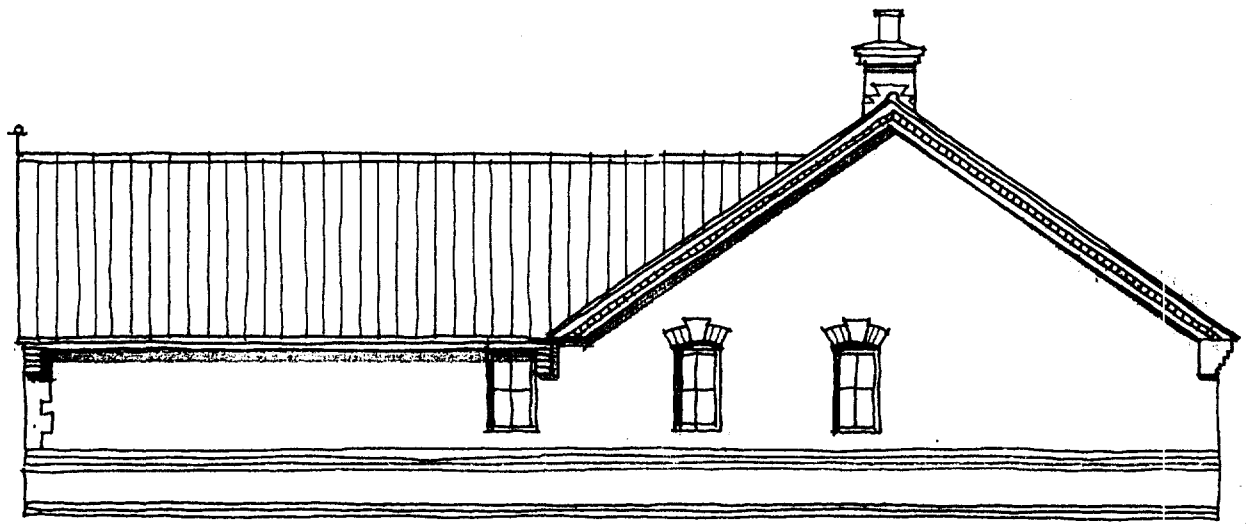
THREE BEDROOM BUNGALOW

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

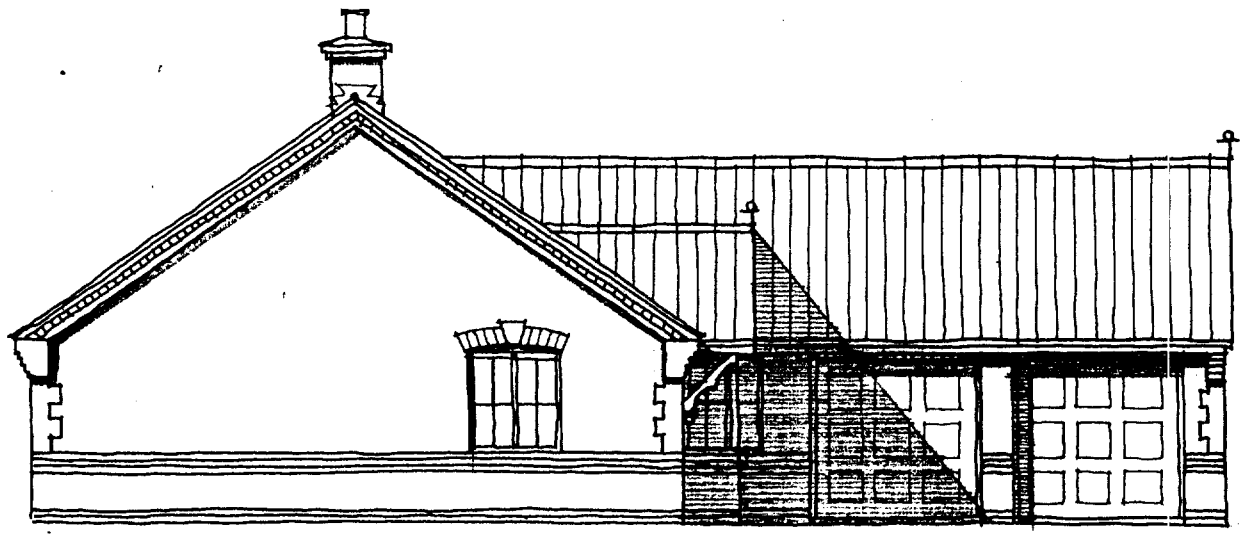
1/100



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION.

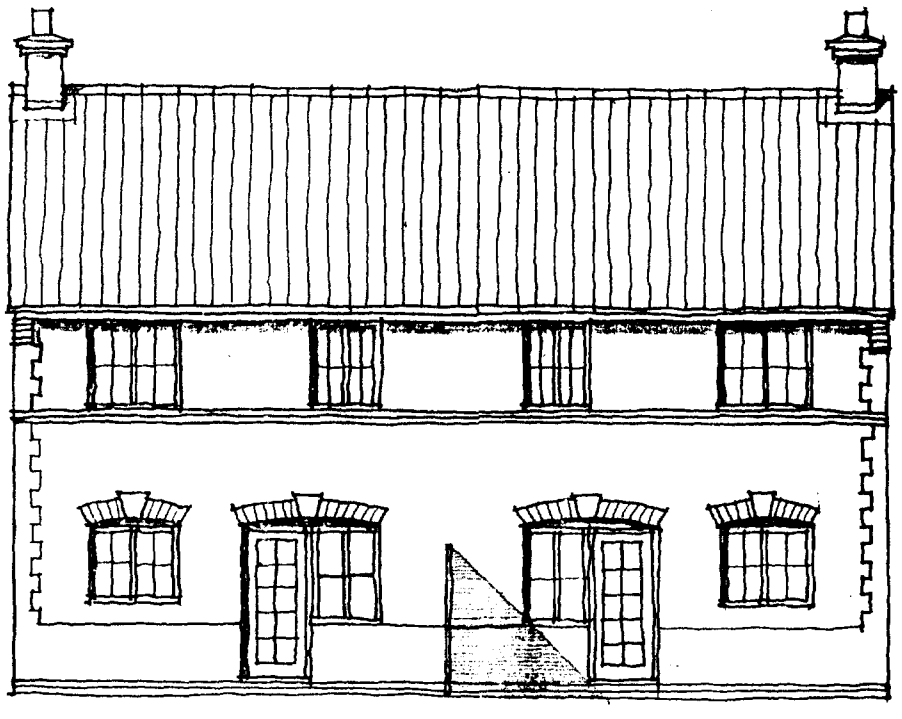
DETERMINED PLAN

THREE BEDROOM BUNGALOW

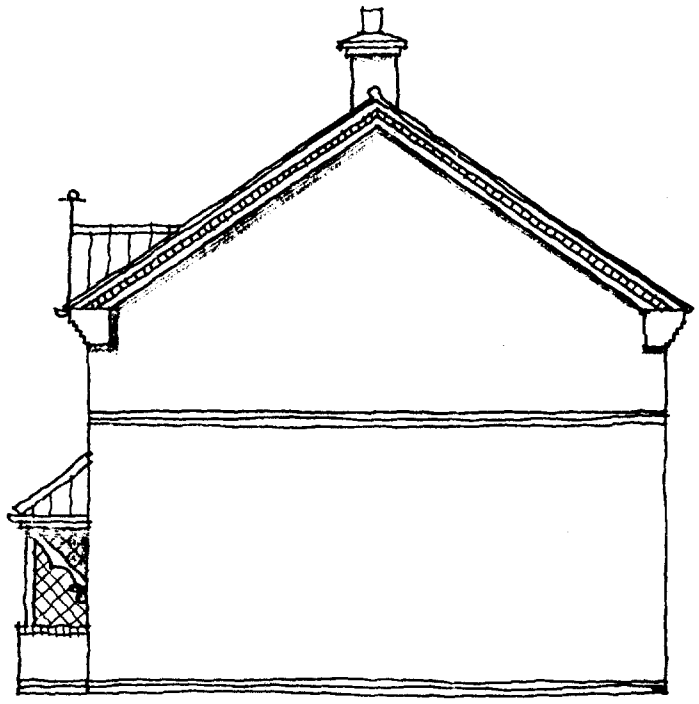
125 SQ METRES
EXC GARAGE
(1345·50 SQ FT)
"THE BOSTON" (L1)
SHEET TWO

1/100

1042/95



REAR ELEVATION



TYPICAL SIDE ELEVATION

THREE BEDROOM HOUSE
SEMI DETACHED VERSION
76 SQ METRES (818·06 SQ FT)
"THE LANGRICK"
SHEET TWO
(L6)
1/100

DETERMINED PLAN

SCOTTISH HOUSING

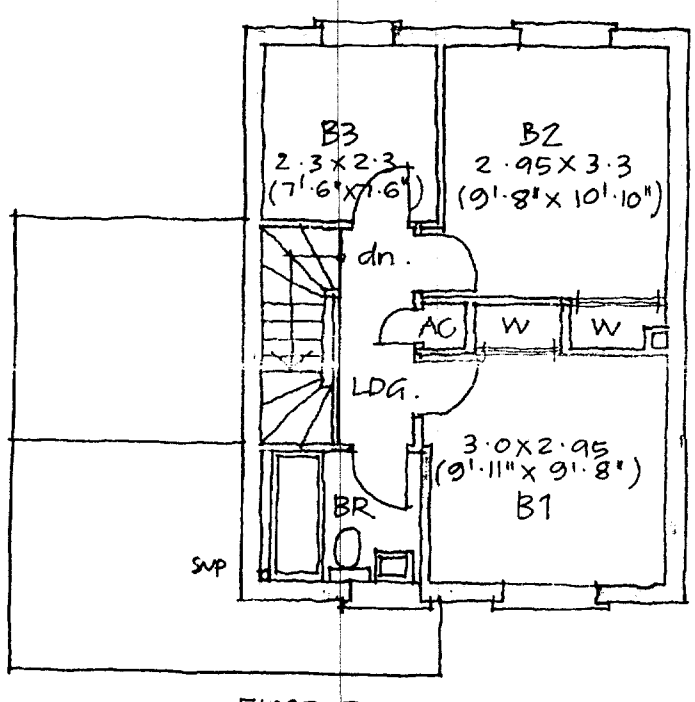
Ref: 1042/95



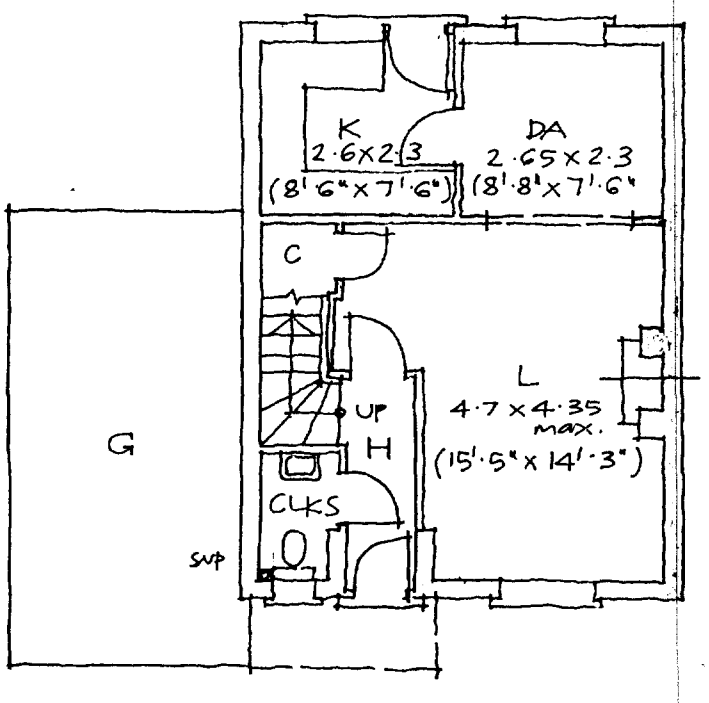
FRONT ELEVATION
(ILLUSTRATED AS SEMI-DETACHED PAIR)

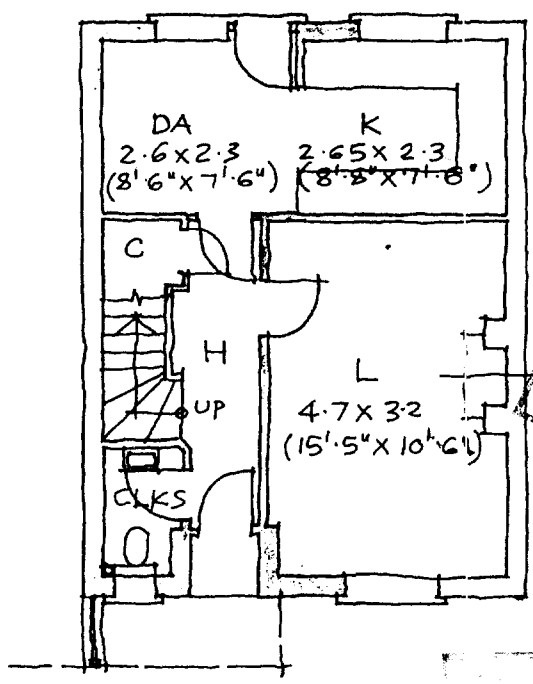


ILLUSTRATED AS DETACHED WITH ATTACHED GARAGE



FIRST FLOOR PLAN





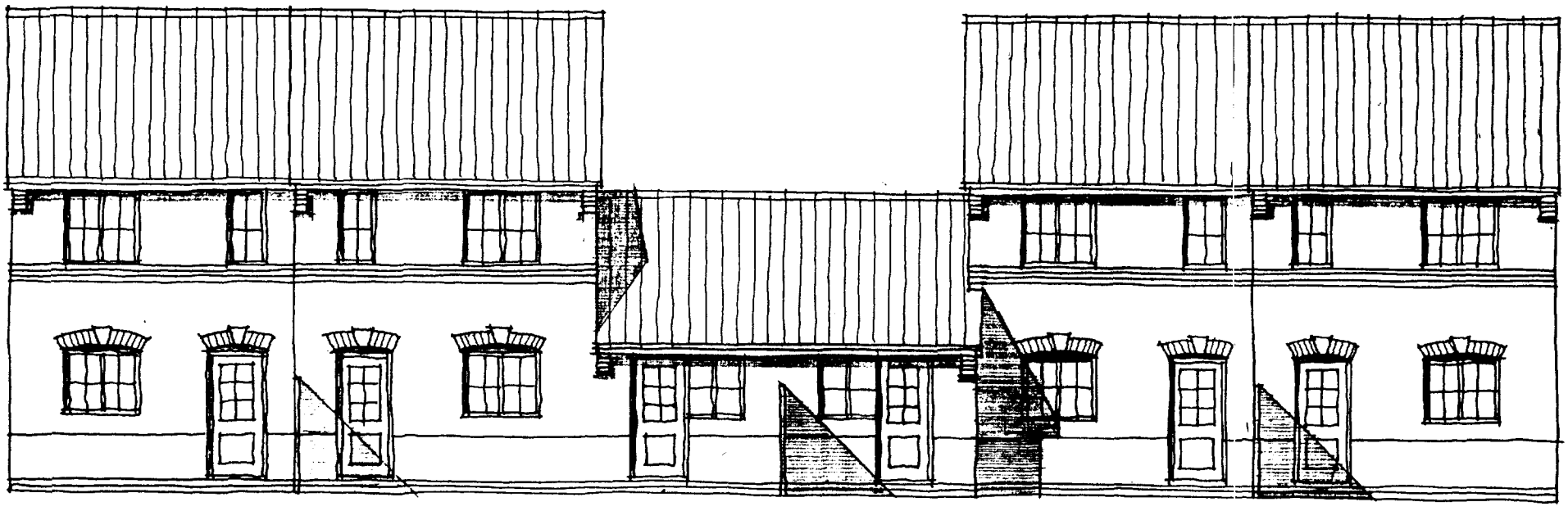
ALTERNATIVE GROUND FLOOR PLANS.

*DWARF WALL & TRELLIS SCREEN.

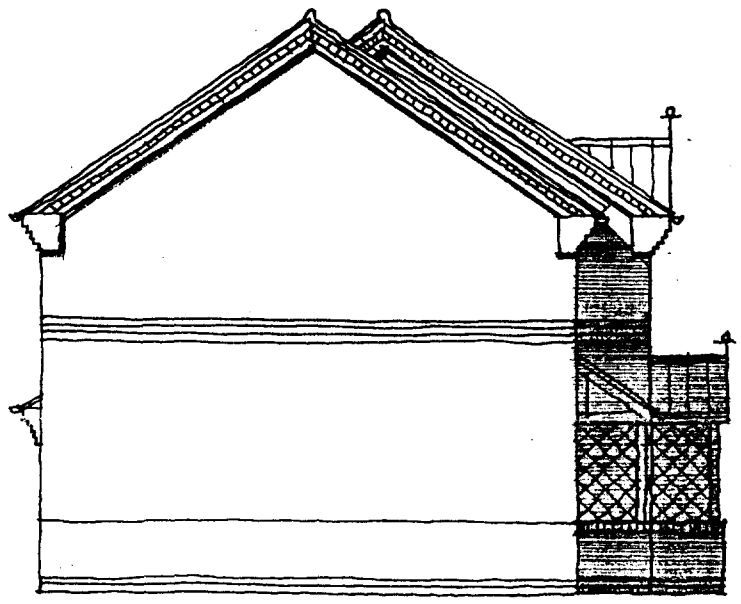
DETERMINED PLAN

HOUSING
DEC 1995
Ref 1042/95

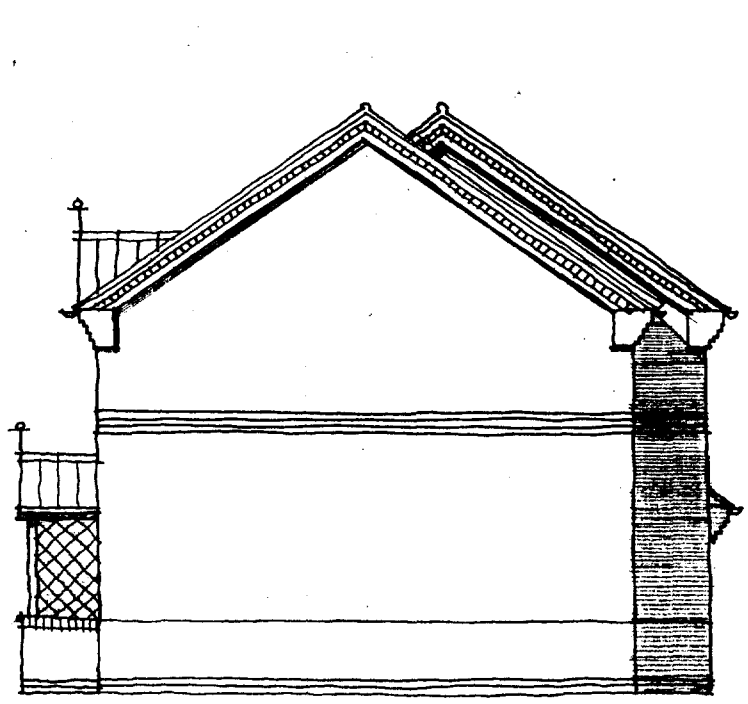
THREE BEDROOM HOUSE
76 SQ METRES
(818·06 SQ FT)
"THE LANGRICK"·SHEETONE (L6)
1/100



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

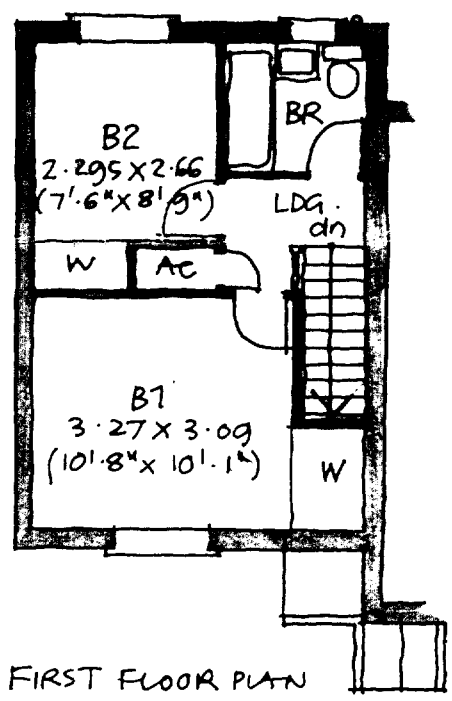
DETERMINED PLAN

1042/95

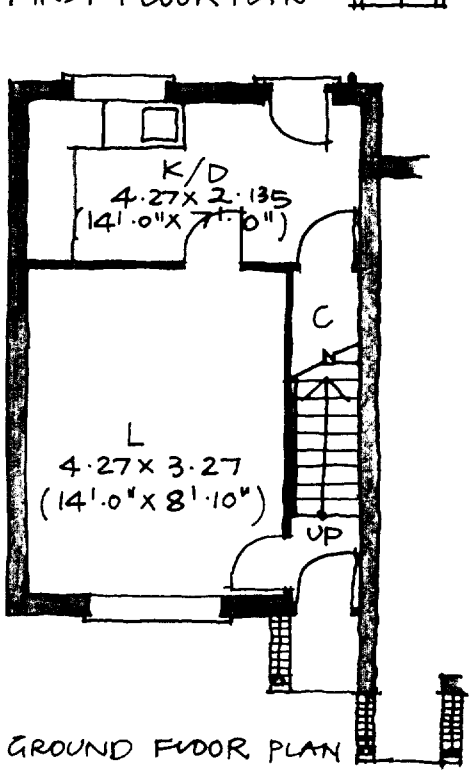
TWO BEDROOM HOUSE
55·55 SQ MTRS (597·94 SQ FT)
"THE WICKENBY" (L8)
SHEET TWO
1/100



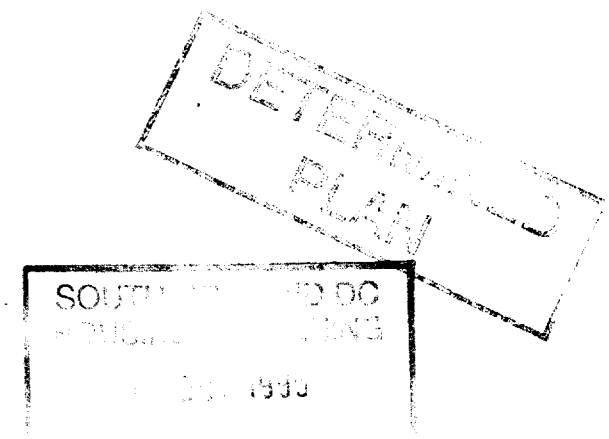
FRONT ELEVATION.



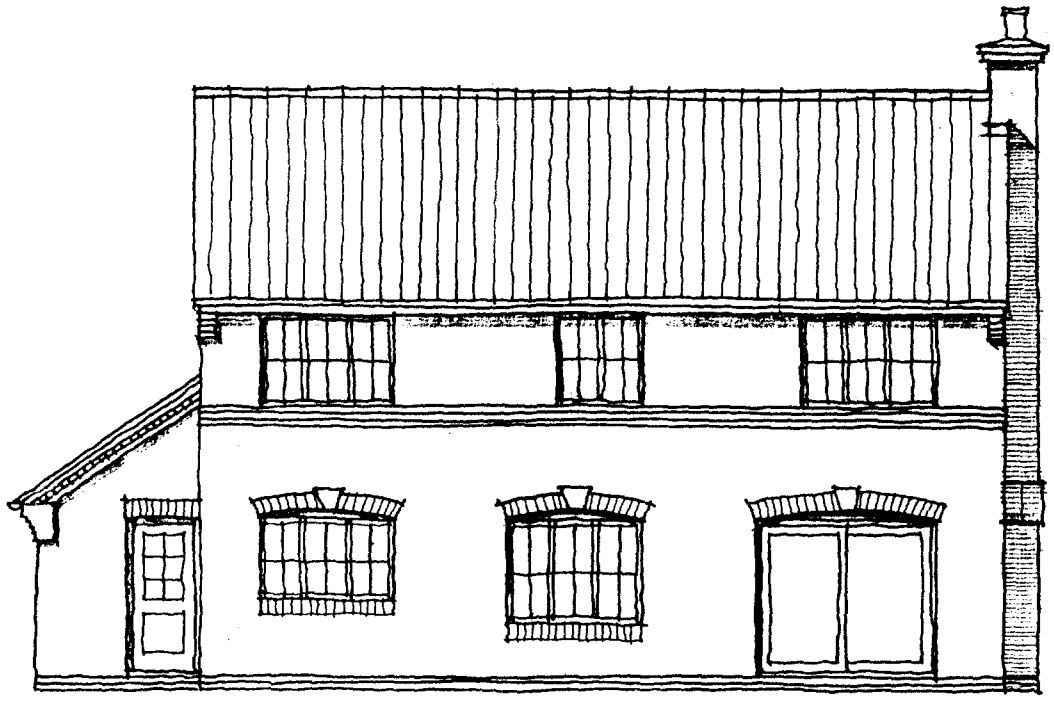
FIRST FLOOR PLAN



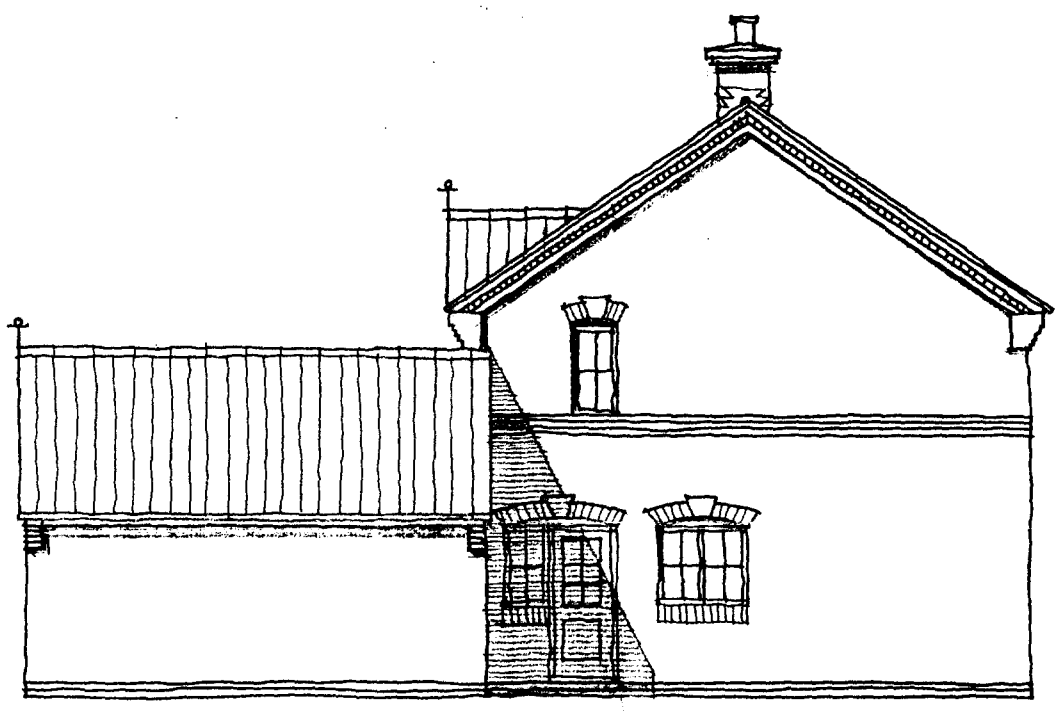
GROUND FLOOR PLAN



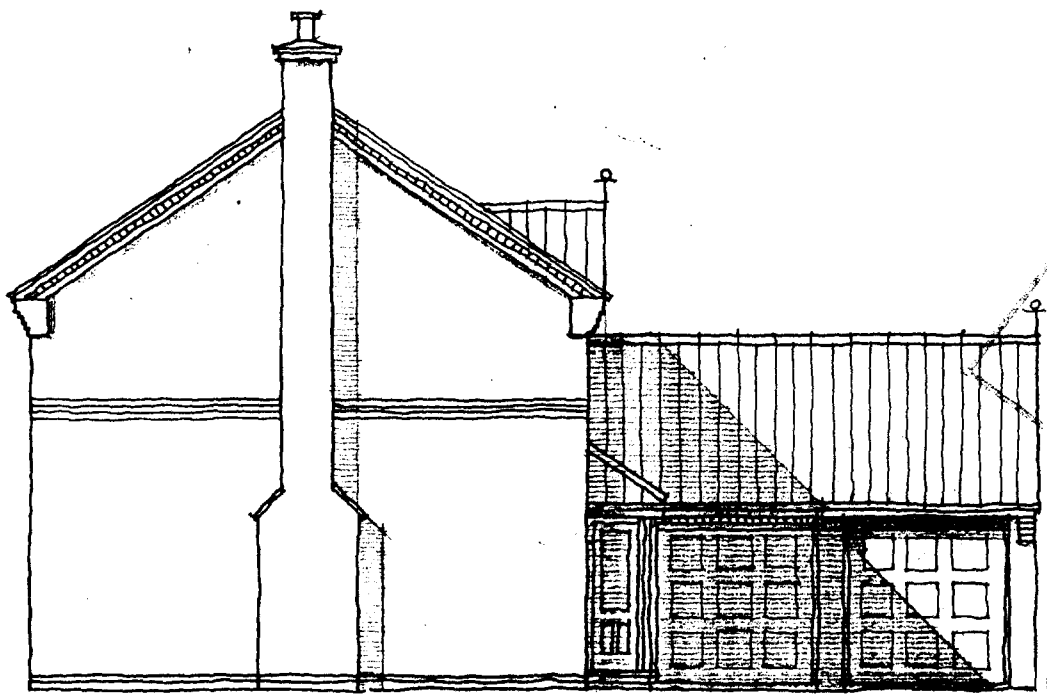
TWO BEDROOM HOUSE 55·55SQ MTRS
(597·94 SQ FT)
" THE WICKENBY " (L8)
SHEET ONE
1 / 100



REAR ELEVATION.



SIDE ELEVATION



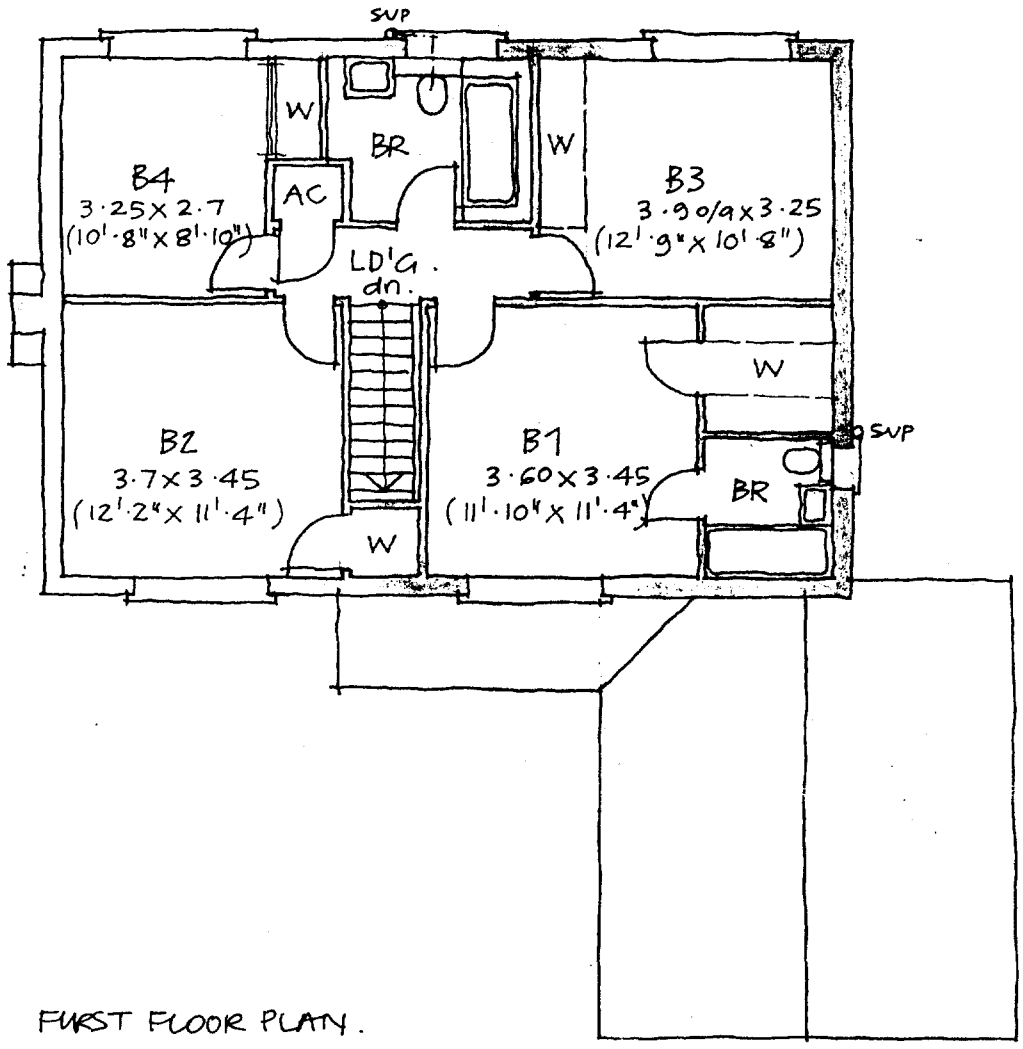
SIDE ELEVATION

DETERMINED PLAN
Ref: 1042/95

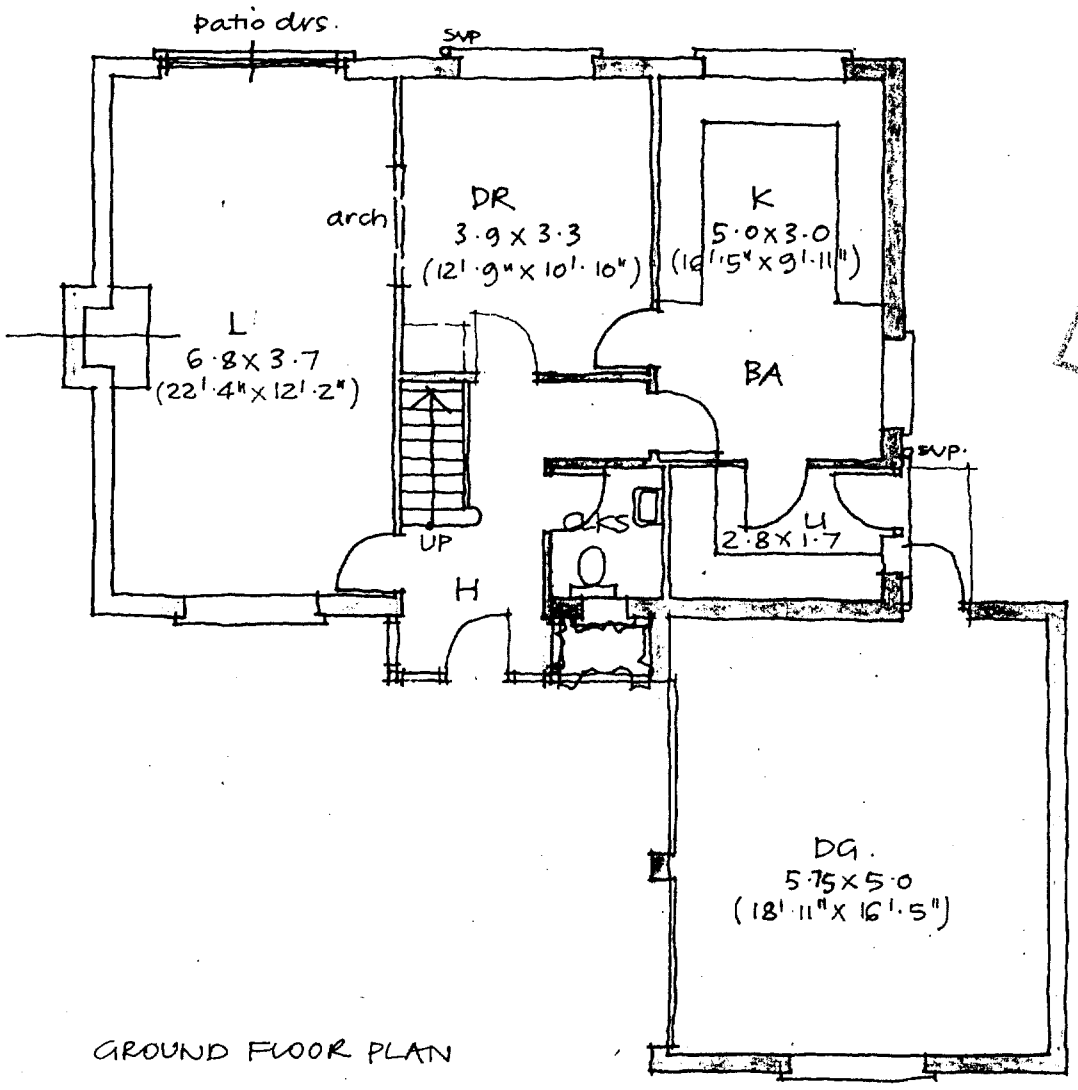
FOUR BEDROOM HOUSE 141 SQ MTRS
EXC GARAGE (1517·72 SQ FT)
" THE LINCOLN" SHEET TWO (L2) 1/100



FRONT ELEVATION.



FIRST FLOOR PLAN.

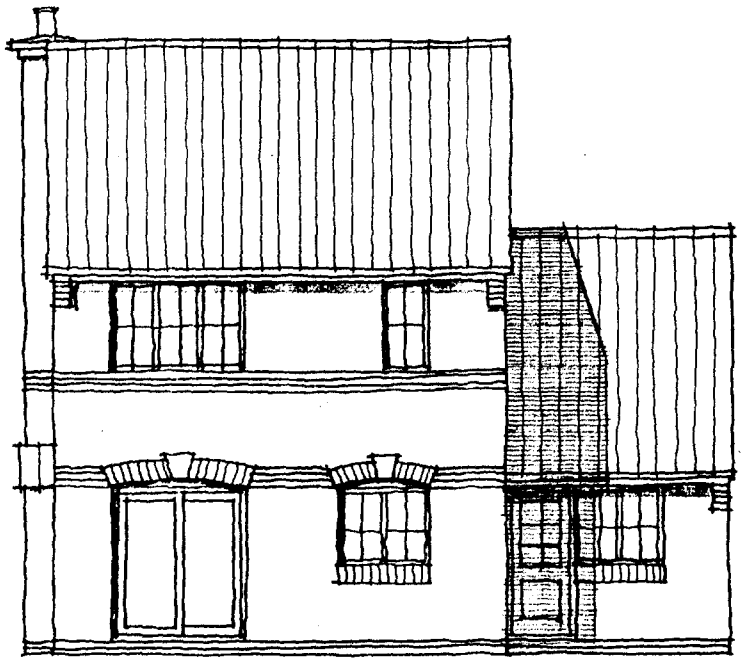


GROUND FLOOR PLAN

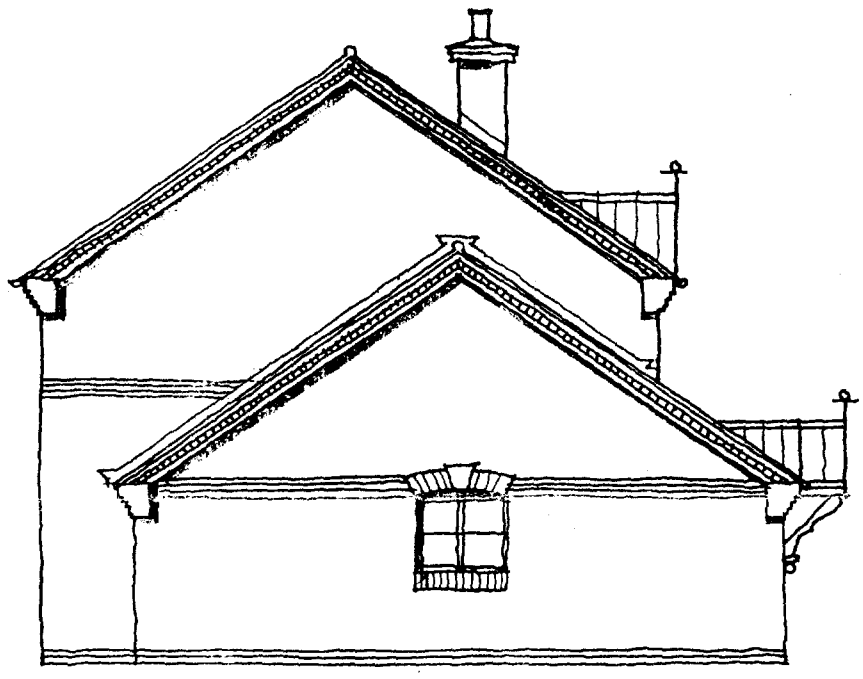
DETERMINED PLAN

SC
HOU
1042/95

FOUR BEDROOM HOUSE 141 SQ MTRS
EXC GARAGE (1517·72 SQ FT)
"THE LINCOLN" SHEET ONE (L2) 1/100



REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

DETERMINED PLAN

SC
HO

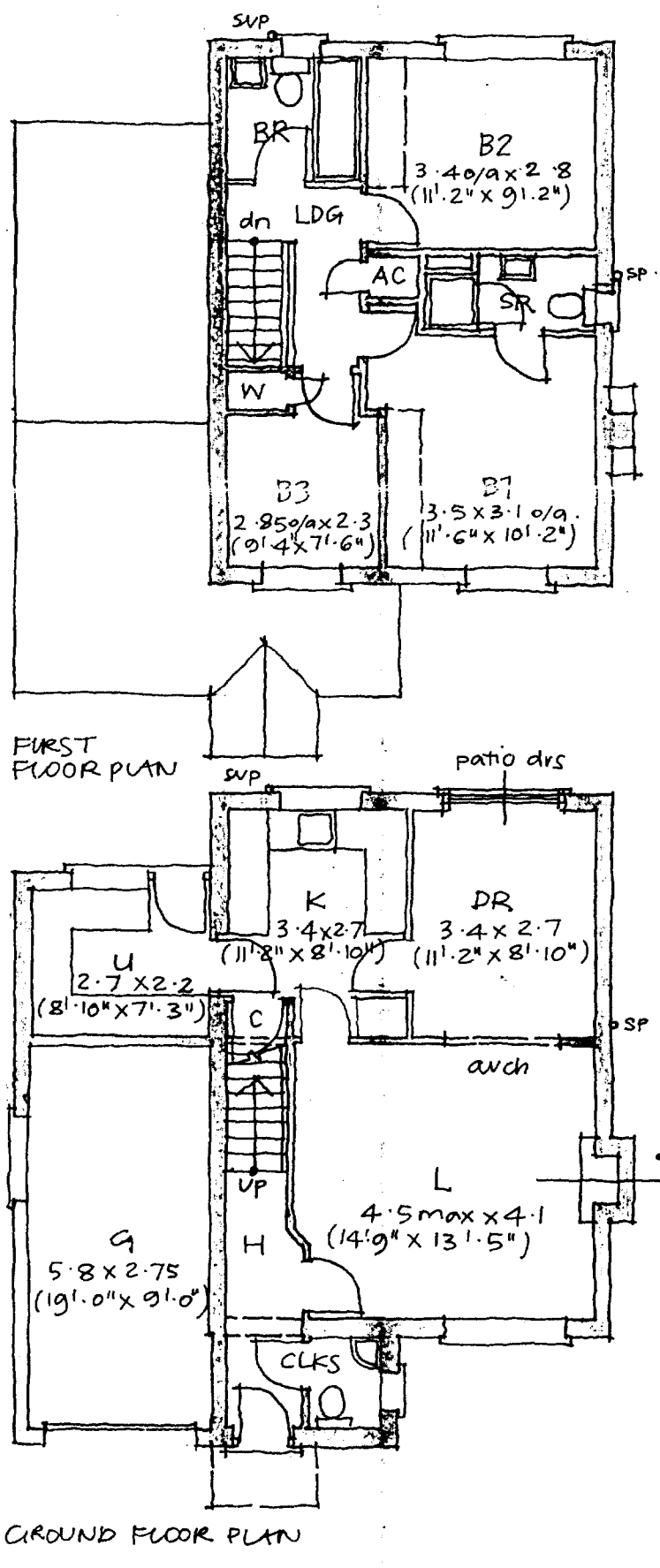
t: 1042/95

THREE BEDROOM HOUSE
93·11 SQ MTRS EXC GARAGE (1002·23 SQ FT)
" THE KIRTON " SHEET TWO (L5)

1 / 100



FRONT ELEVATION

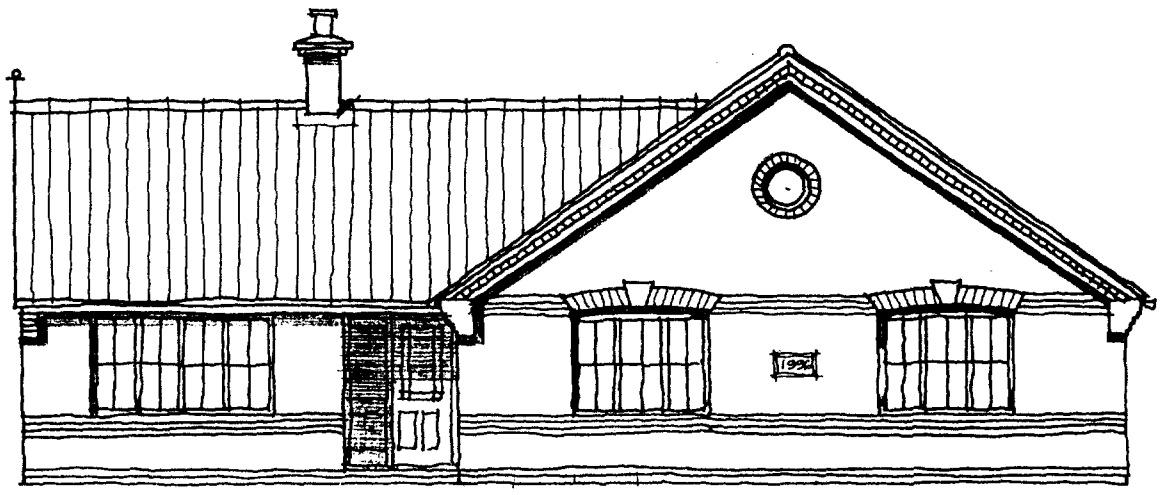


DETERMINED PLAN

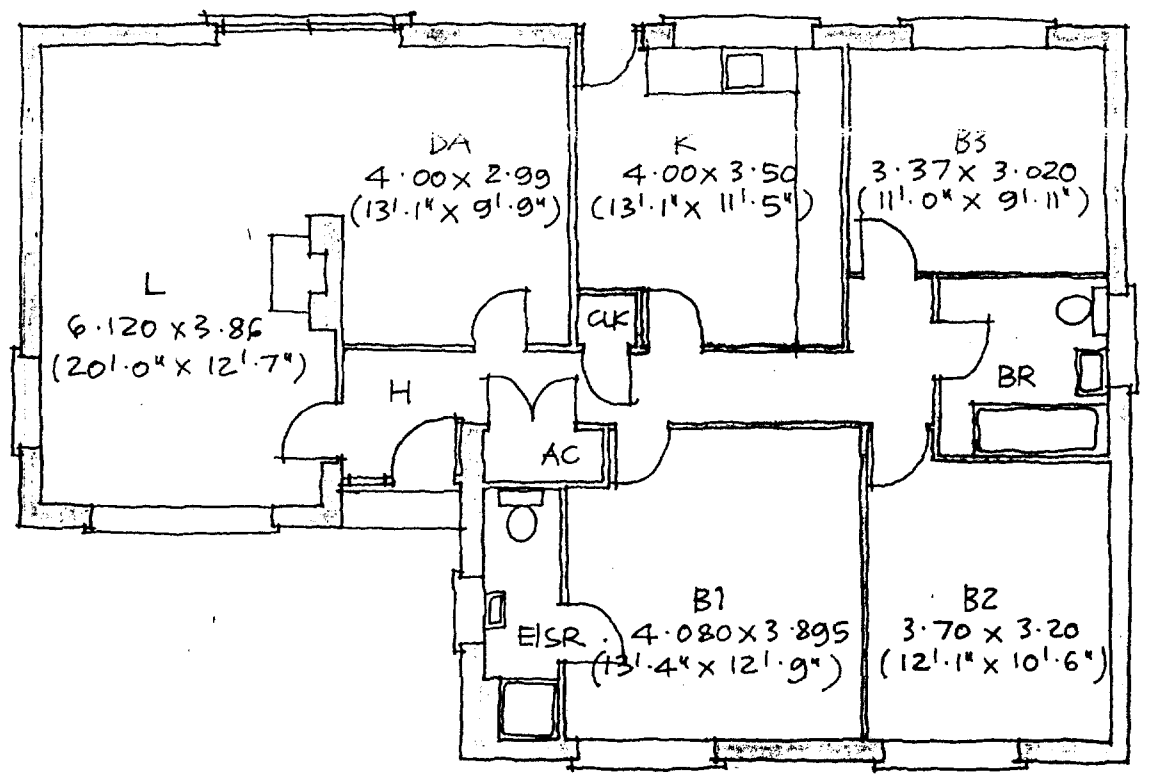
Ref 1042/95

THREE BEDROOM HOUSE
93 11 SQ MTRS EXC GARAGE (1002·23 SQ FT)
"THE KIRTON" SHEET ONE (L5)

1/100



FRONT ELEVATION



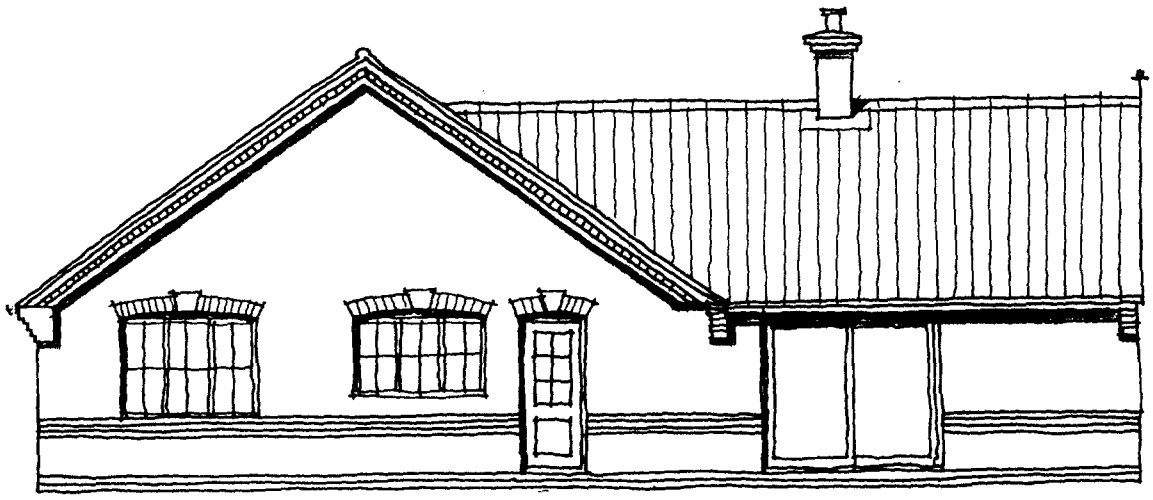
GROUND FLOOR PLAN

DETERMINED PLAN

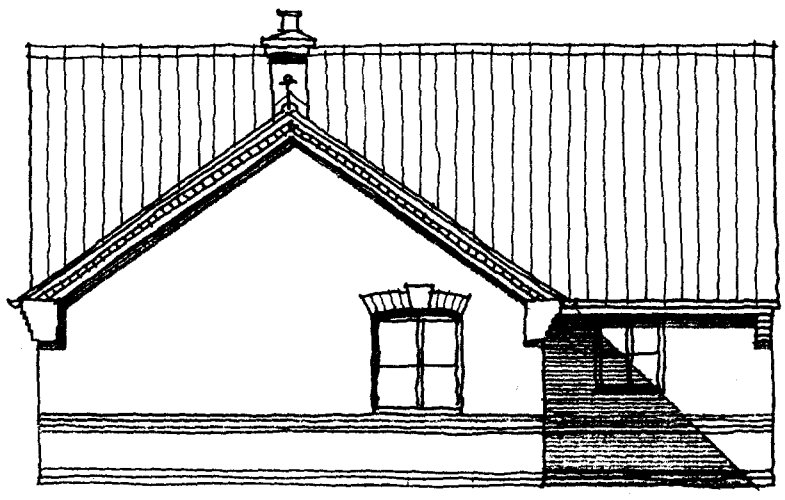
THREE BEDROOM BUNGALOW
110·35 SQ MTRS (1187·80 SQ FT)
"THE GRESHAM" (LGSp)
SHEET ONE

1/100

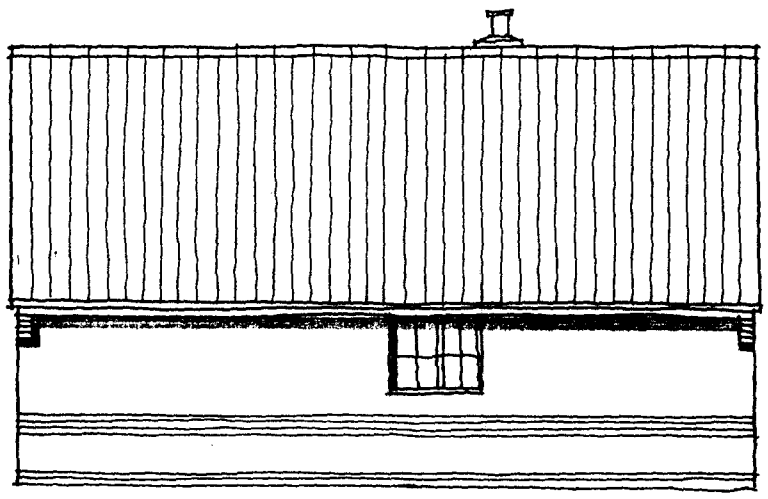
SOUTH ... DC
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1042/95



REAR ELEVATION



SIDE ELEVATION



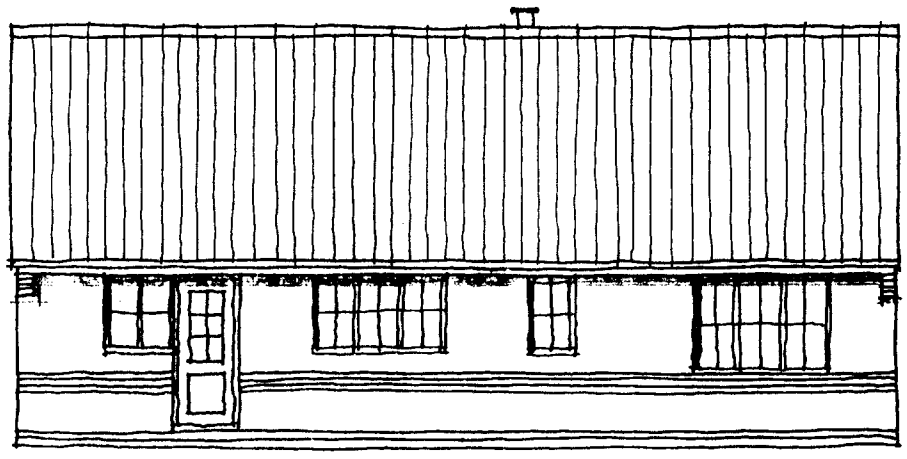
SIDE ELEVATION

THREE BEDROOM BUNGALOW
110·35 SQ MTRS (1187·80 SQ FT)
"THE GRESHAM" (LGSp)
SHEET TWO

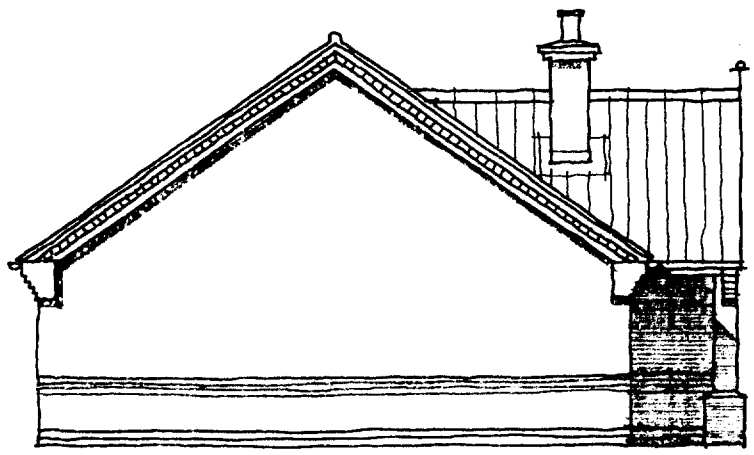
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DETERMINED PLAN

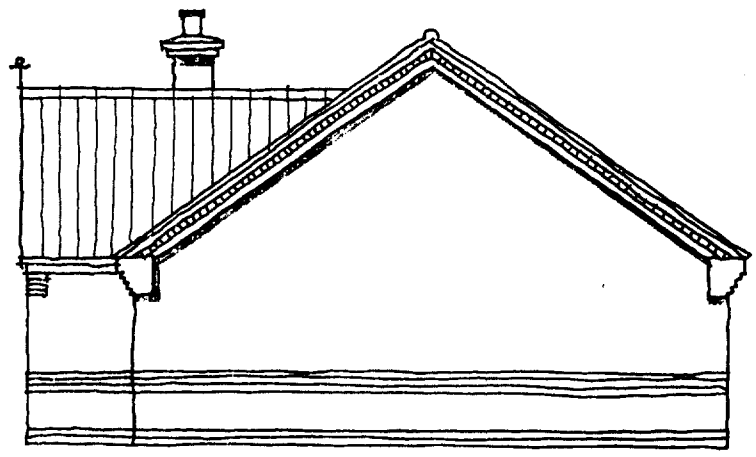
1042/95



REAR ELEVATION



SIDE ELEVATION



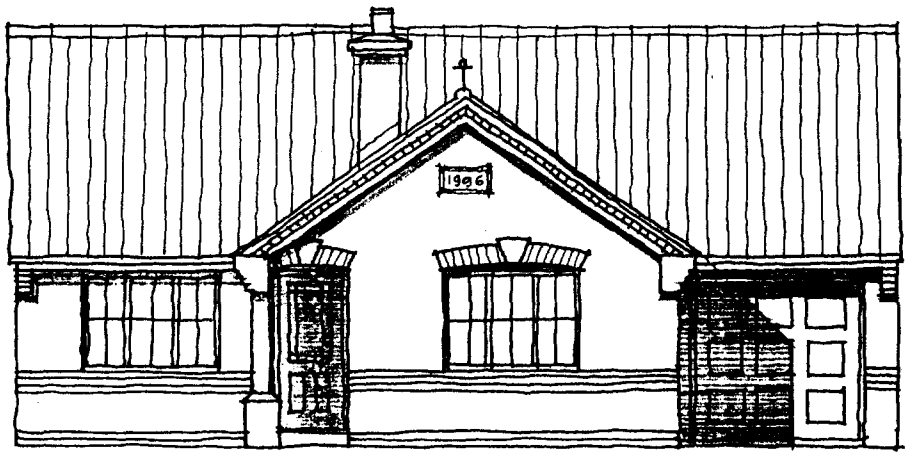
side ELEVATION

DETERMINED PLAN

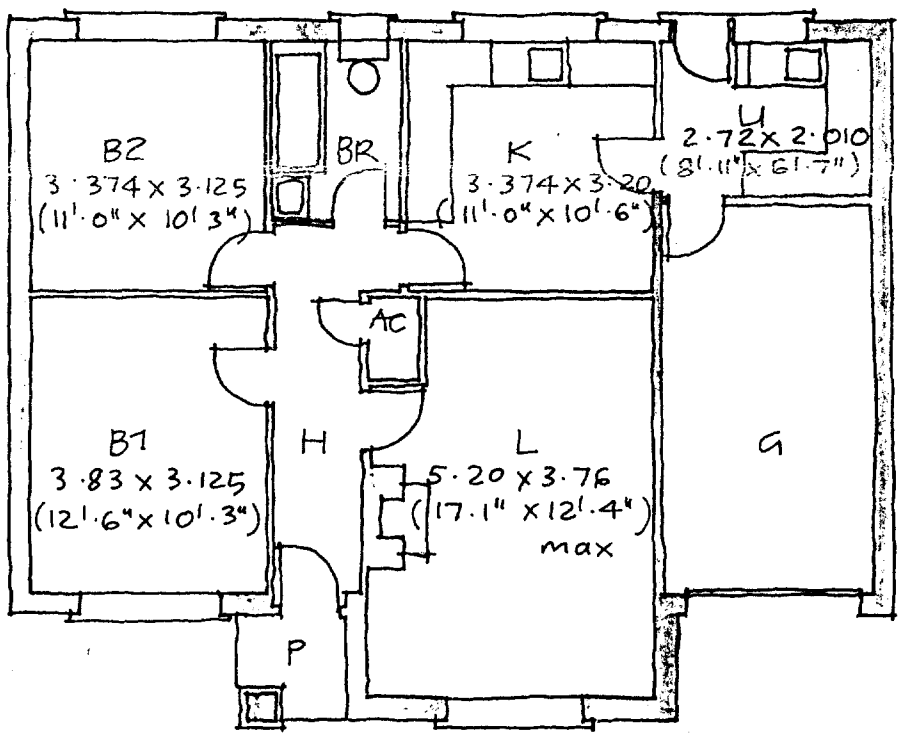
TWO BEDROOM BUNGALOW
70·71 SQ MTRS EXC GARAGE (761·12 SQ FT)
" THE HOLKHAM " (LM II)
SHEET TWO

1/100

SOUTH HUNTINGDONSHIRE DISTRICT COUNCIL
1042/95



FRONT ELEVATION.



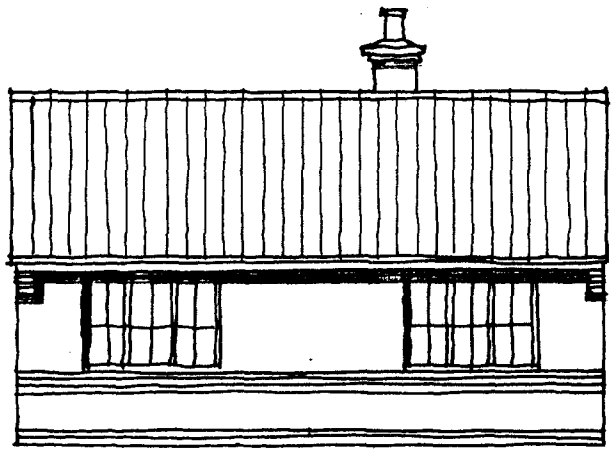
GROUND FLOOR PLAN

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

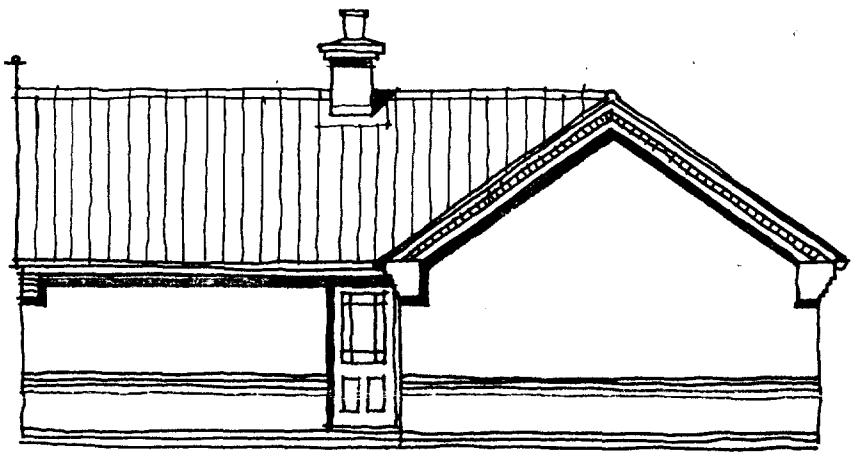
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DETERMINED PLAN

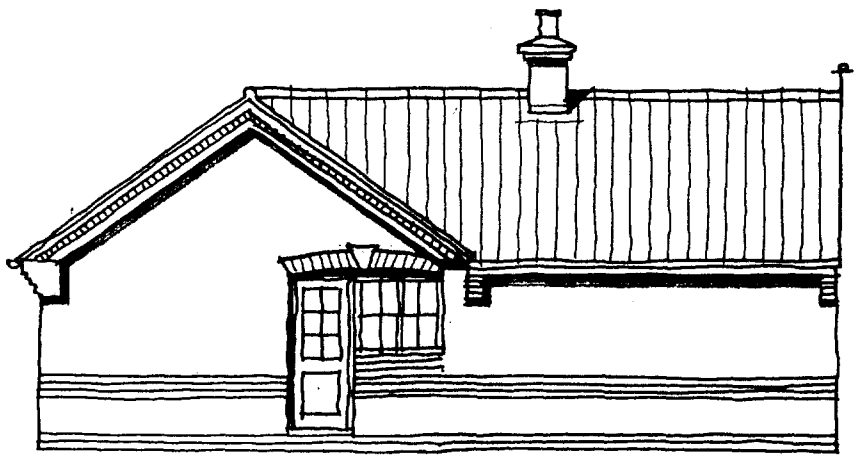
SOUTH ... DC
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Ref. 1042/95



REAR ELEVATION



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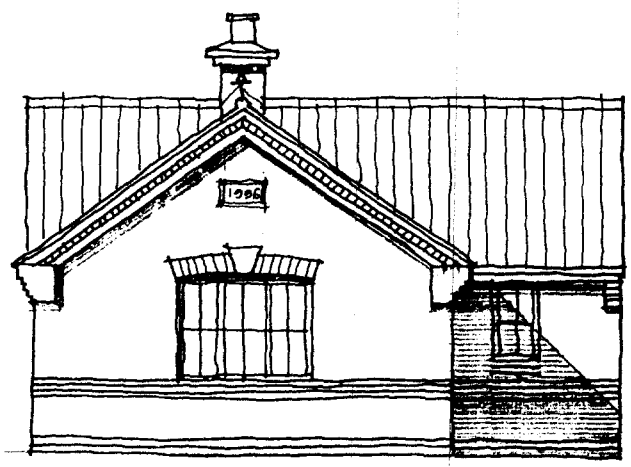


SIDE ELEVATION

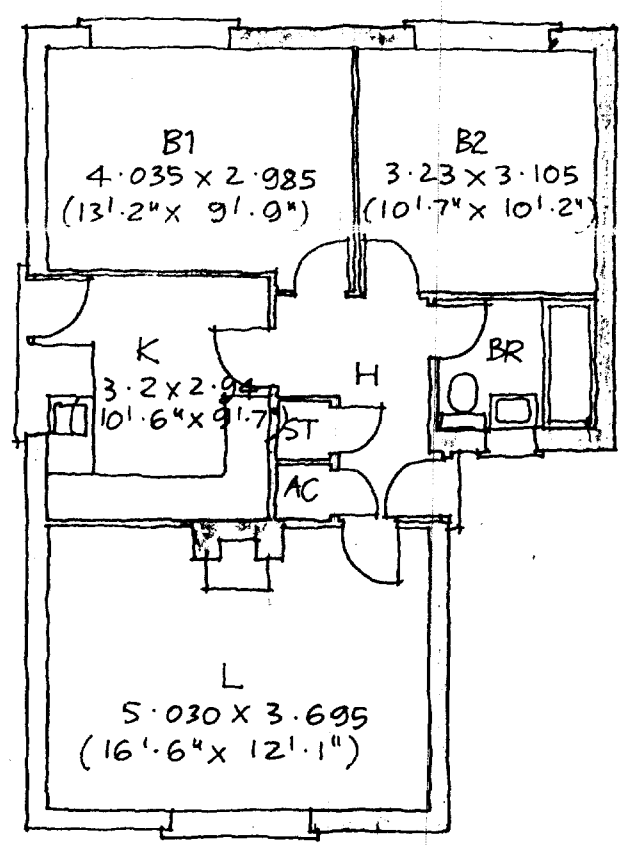
TWO BEDROOM BUNGALOW
61·65 SQ MTRS (662·63 SQ FT)
"THE KIMBERLEY" (LP/G II)
SHEET TWO

1/100

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FRONT ELEVATION



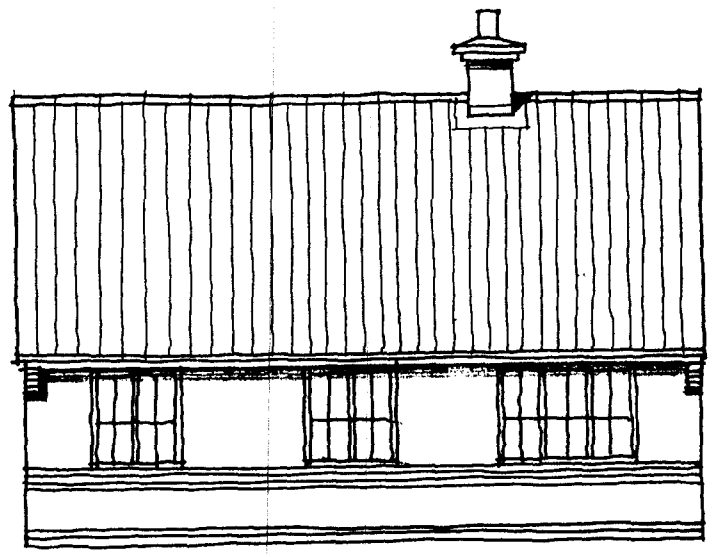
GROUND FLOOR PLAN

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

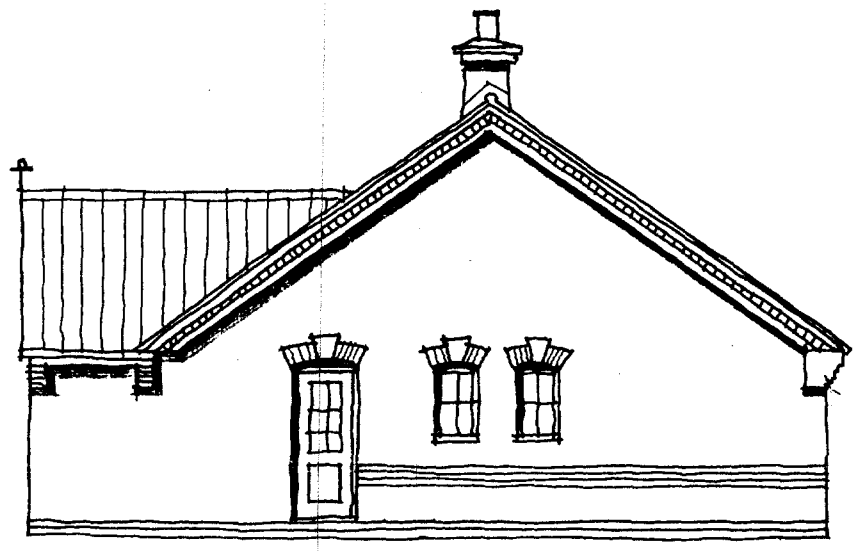
1 / 100

DETERMINED
PLAN

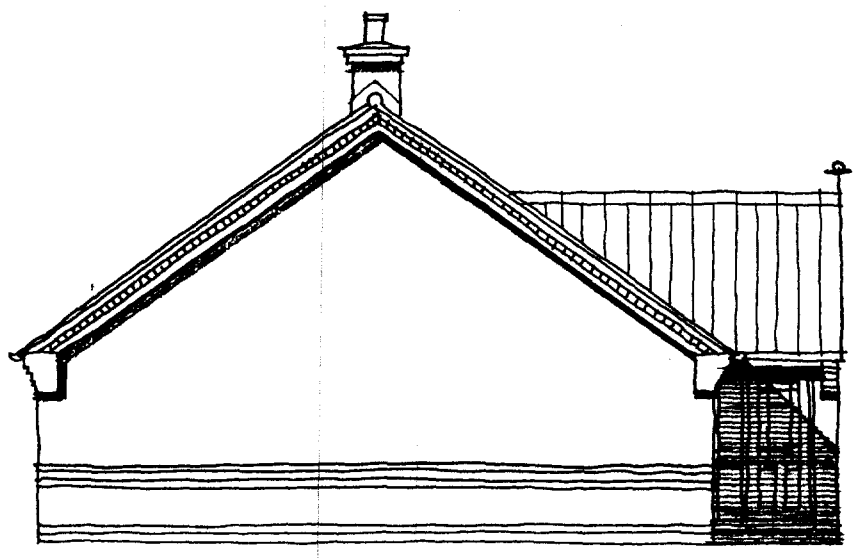
1042/95



REAR ELEVATION



SIDE ELEVATION

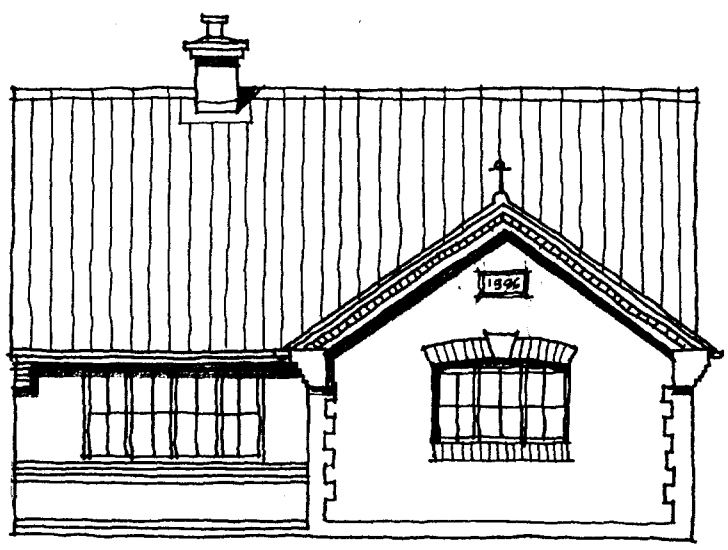


SIDE ELEVATION

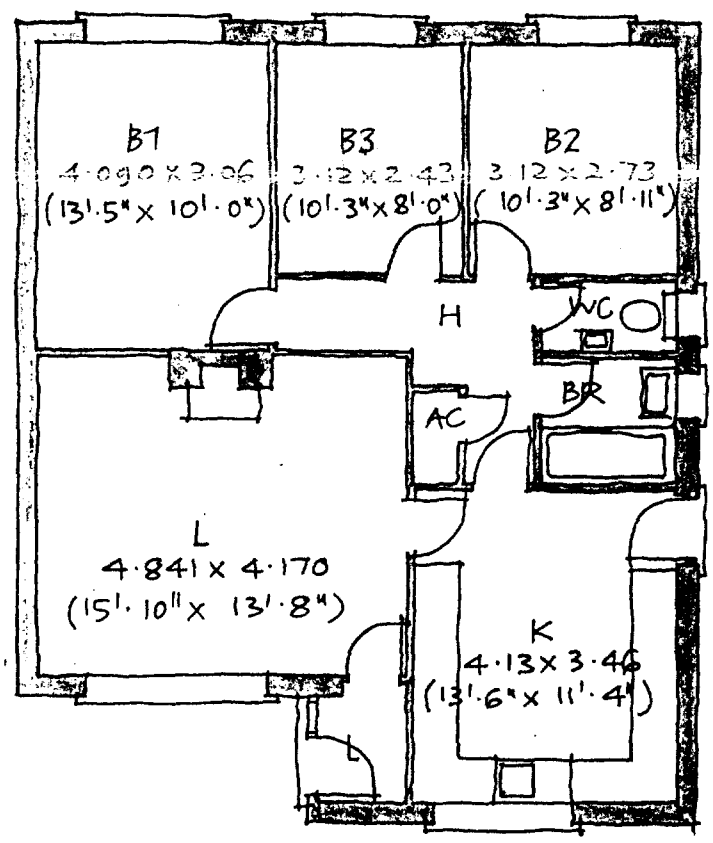
THREE BEDROOM BUNGALOW
77·58 SQ MTRS (835 SQ FT)
"THE LYNFORD" (LN II)
SHEET TWO

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Ref: 1042/95



FRONT ELEVATION



GROUND FLOOR PLAN

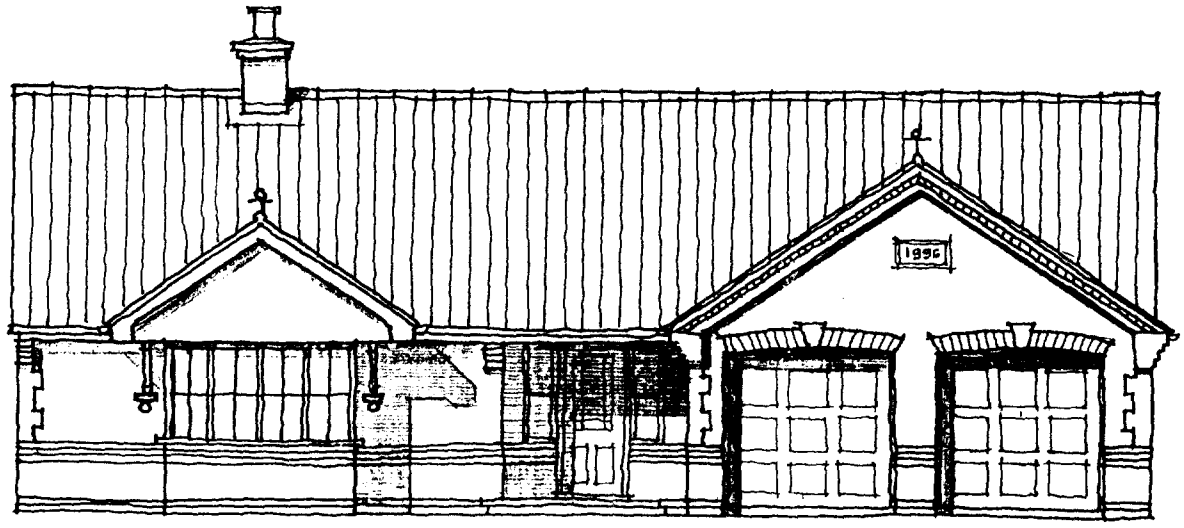
DETERMINED
PLAN

THREE BEDROOM BUNGALOW
77·58 SQ MTRS (835 SQ FT)
"THE LYNFORD" (LN II)
SHEET ONE

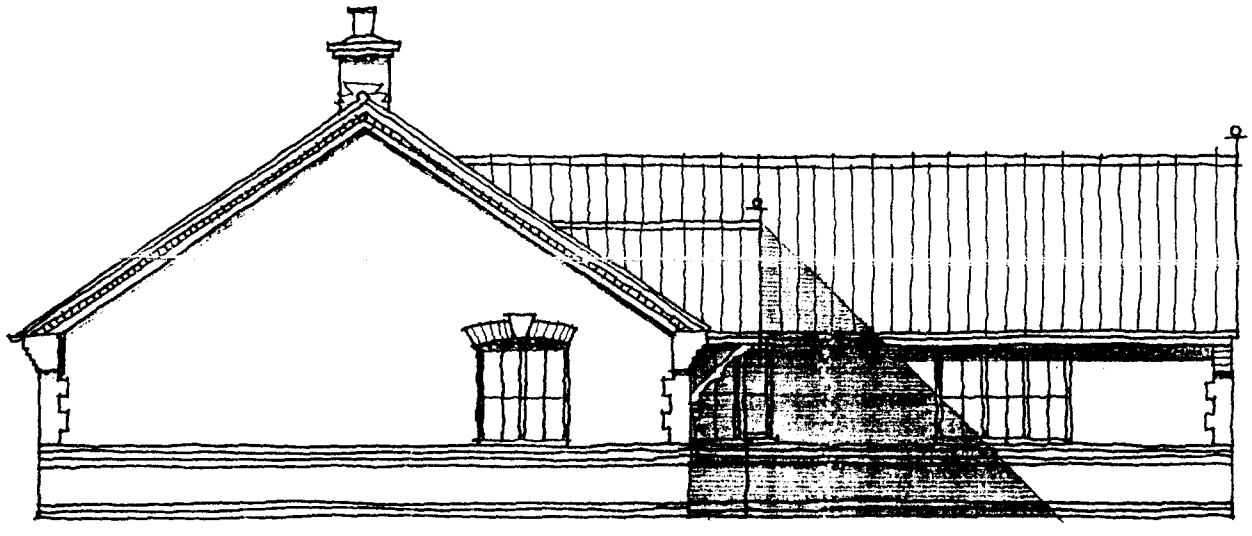
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30 OCT 1995

1042/95



FRONT ELEVATION

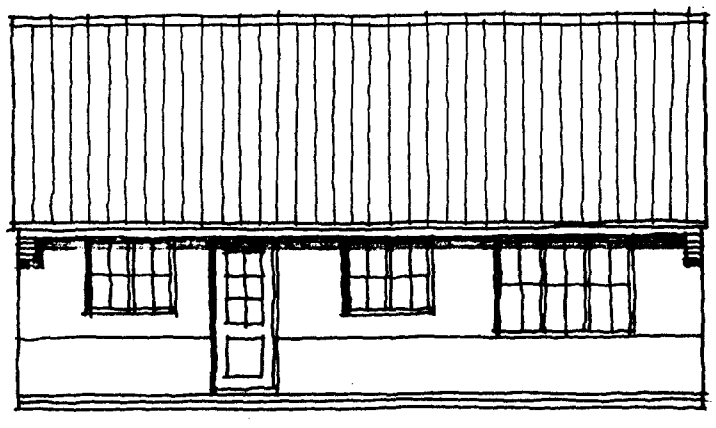


SIDE ELEVATION.

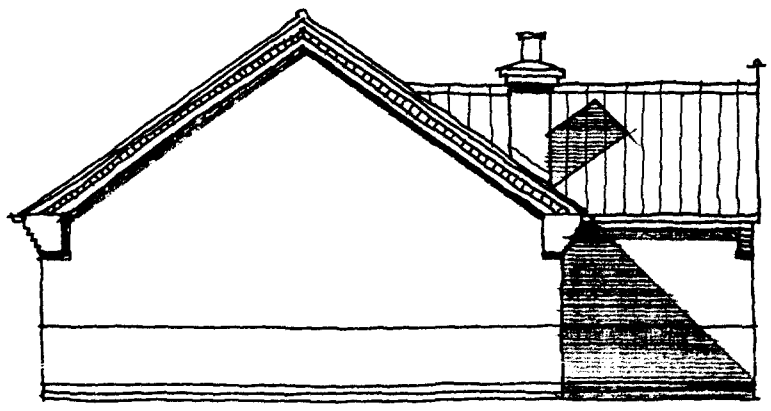
ALTERNATIVE ELEVATION TO THE BOSTON (L1) TYPE PLOT NO 4 WYGATE PARK

DETERMINED PLAN

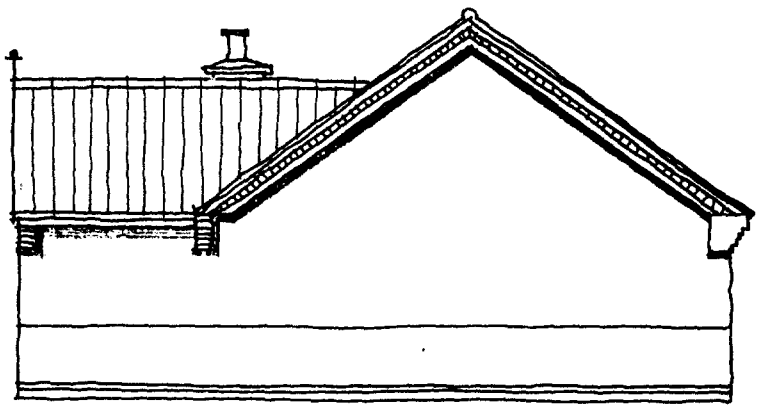
SOUTH ... HOUSE ...
30 OCT 1995
Ref 1042/95



REAR ELEVATION



SIDE ELEVATION



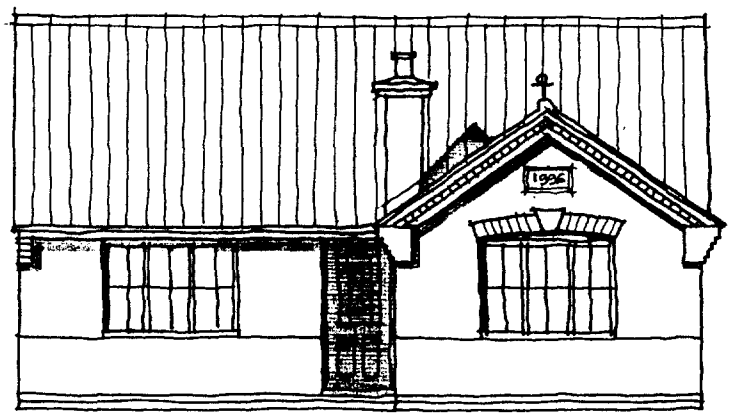
SIDE ELEVATION

DETERMINED PLAN

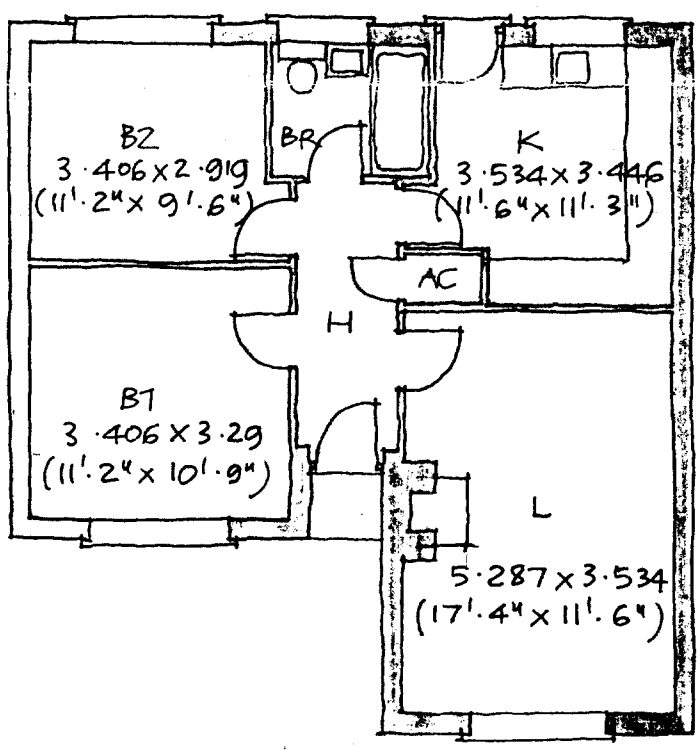
TWO BEDROOM BUNGALOW
60·97 SQ MTRS (656·28 SQ FT)
"THE DRAYTON (LV II)
SHEET TWO

1/100

1042/95



FRONT ELEVATION



GROUND FLOOR PLAN.

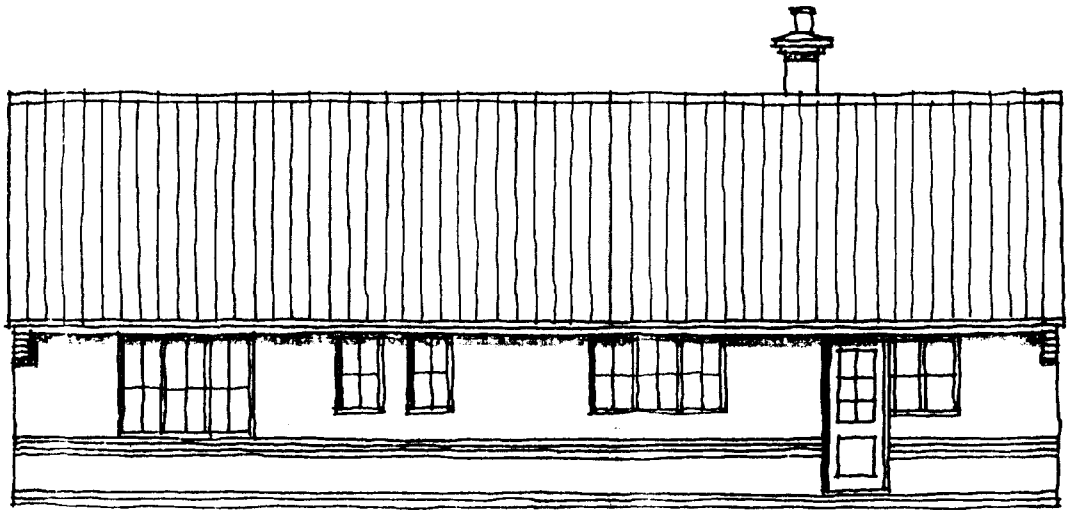
DETERMINED PLAN

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

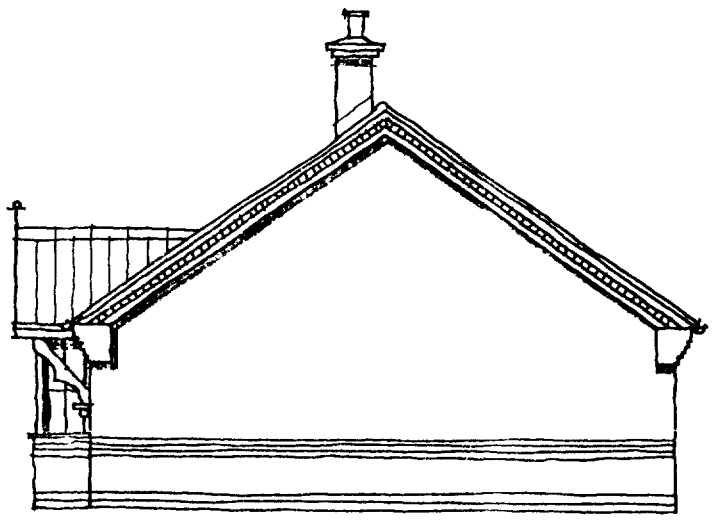
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SOUTH
HOUSE

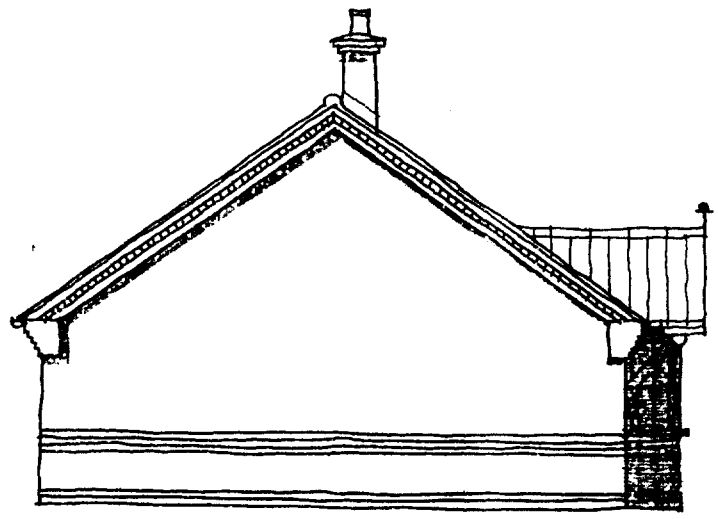
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REAR ELEVATION



SIDE ELEVATION



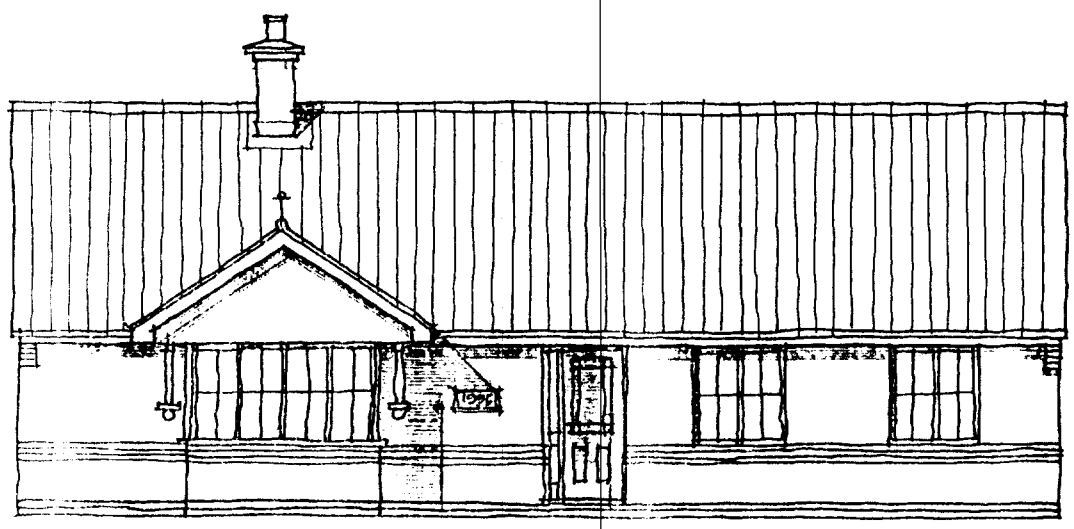
SIDE ELEVATION

DETERMINED PLAN

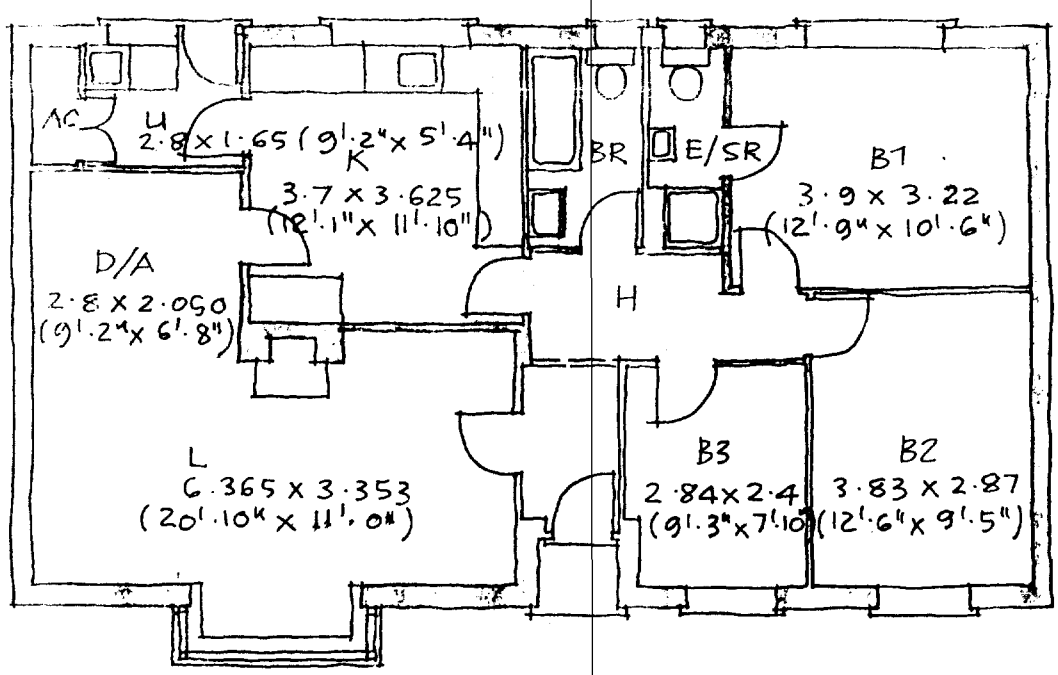
THREE BEDROOM BUNGALOW
94·35 SQ MTRS (1015·58 SQ FT)
"THE WALSINGHAM" (LWSp II)
SHEET TWO

1/100

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Ref: 1042/95



FRONT ELEVATION



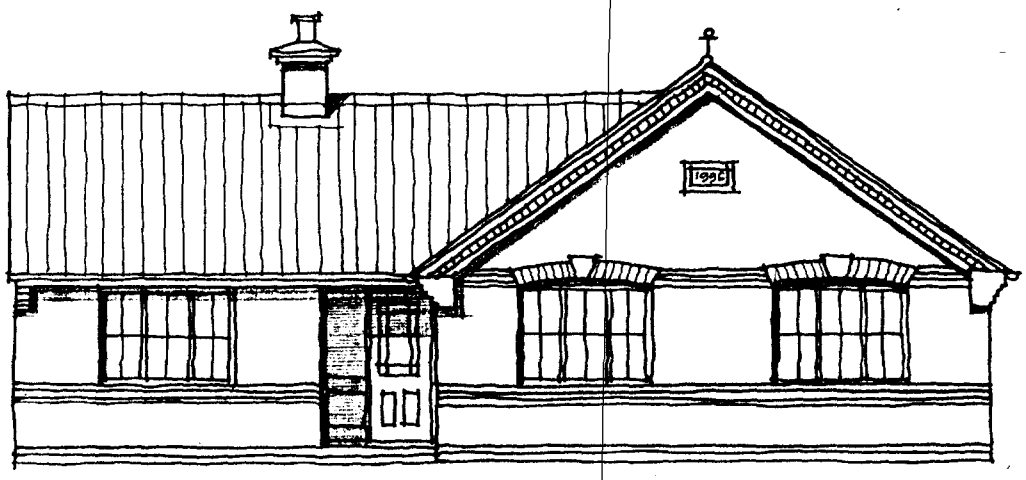
GROUND FLOOR PLAN

THREE BEDROOM BUNGALOW
94·35 SQ MTRS (1015·58 SQ FT)
"THE WALSINGHAM" (LWSp II)
SHEET ONE

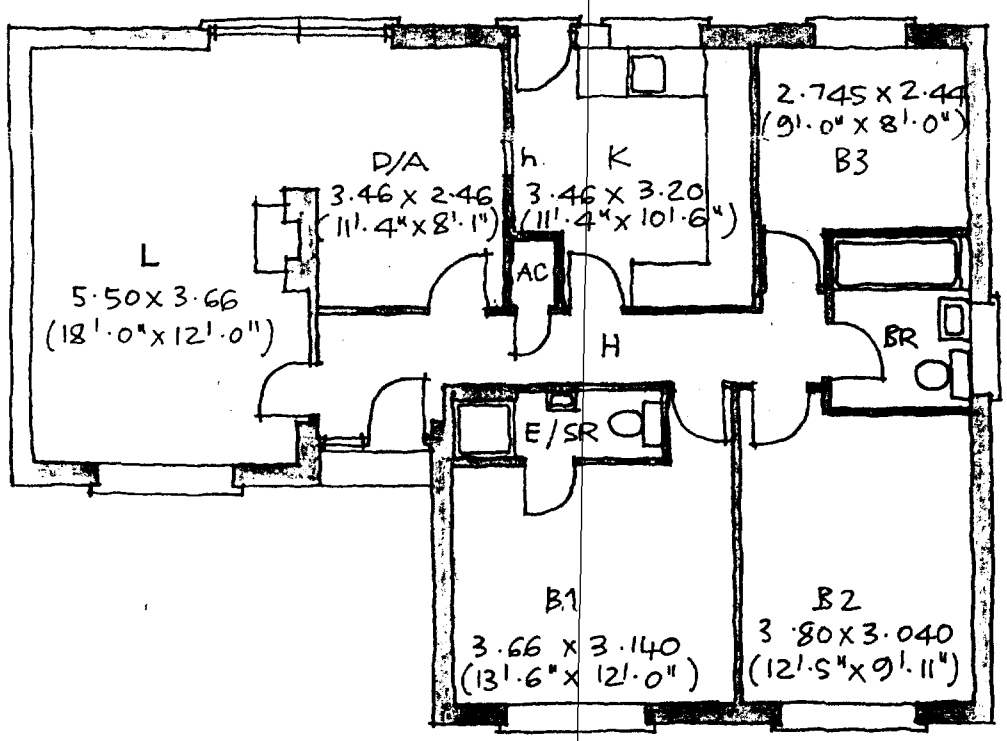
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DETERMINED PLAN

Ref: 1042/95



FRONT ELEVATION



GROUND FLOOR PLAN

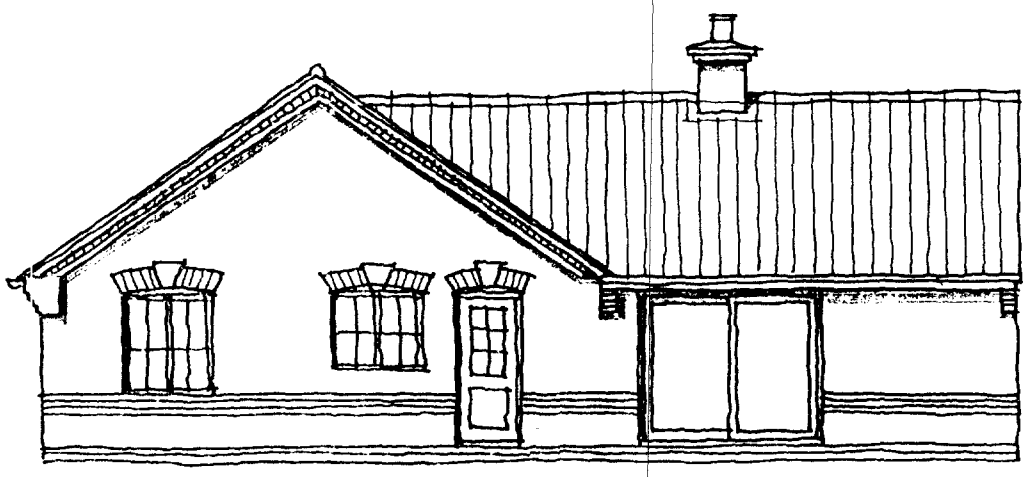
THREE BEDROOM BUNGALOW
88·77 SQ MTRS (955·52 SQ FT)
"THE GRESHAM" (LG II)
SHEET ONE

1/100

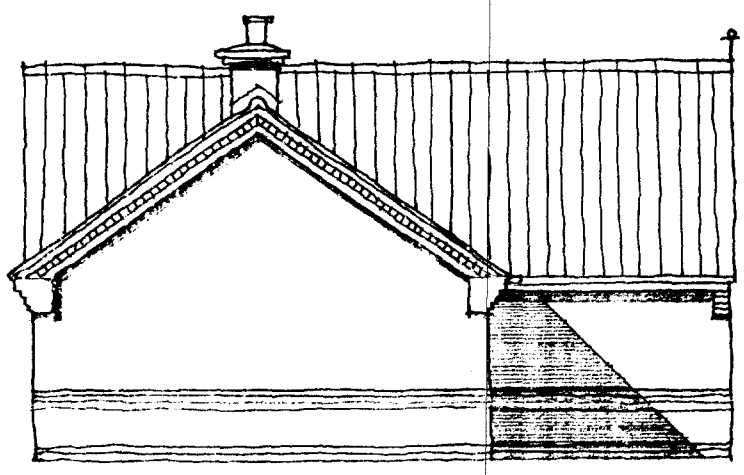
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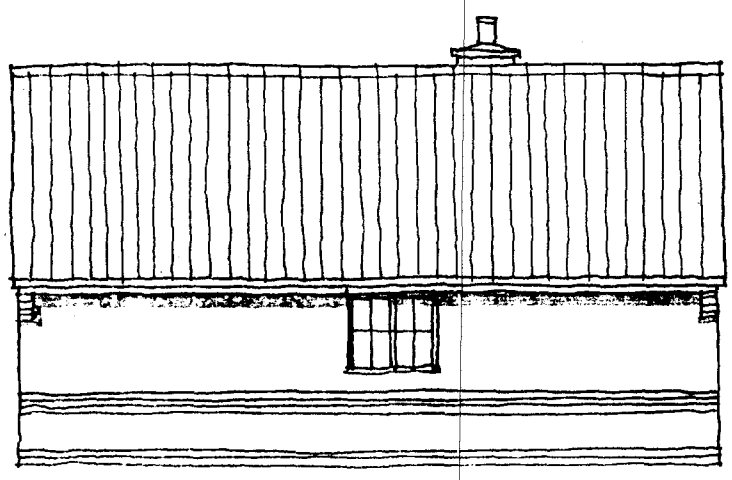
1042/95



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION.

DETERMINED PLAN

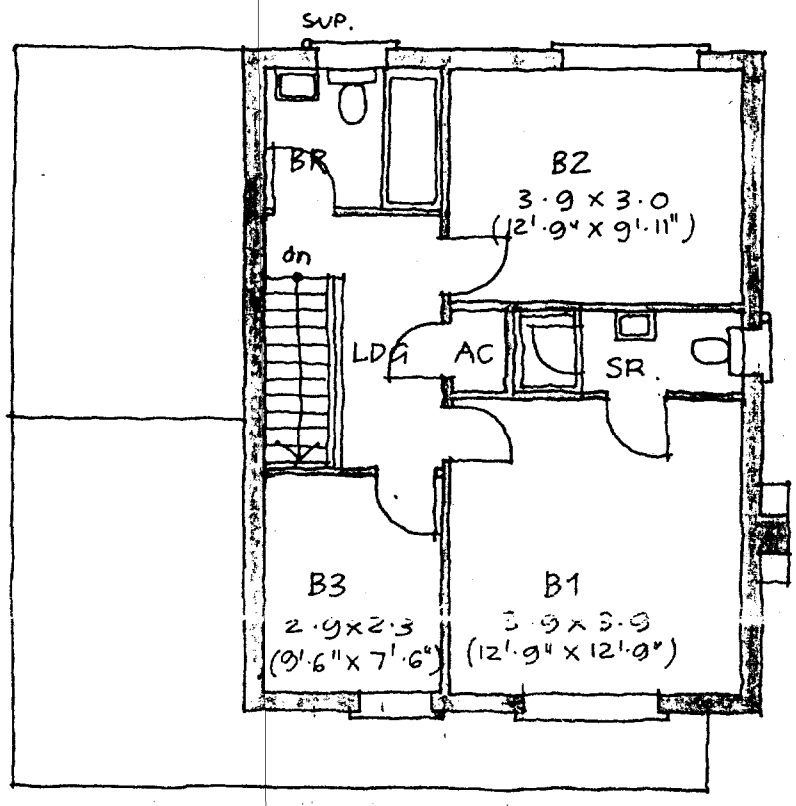
THREE BEDROOM BUNGALOW
88·77 SQ MTRS (955·52 SQ FT)
"THE GRESHAM" (LG II)
SHEET TWO

1/100

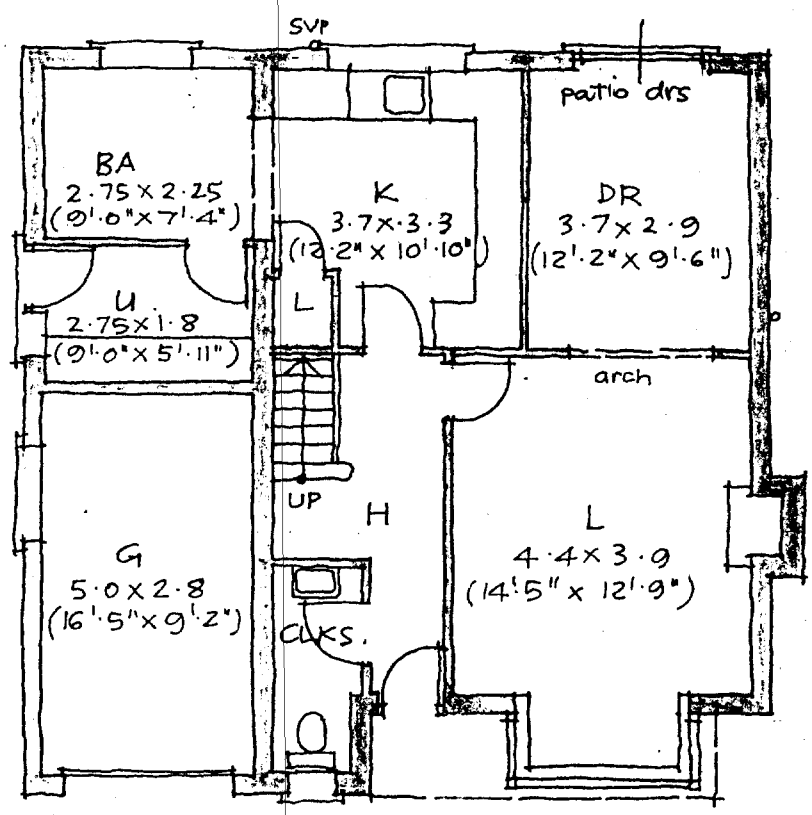
1042/95



FRONT ELEVATION



FIRST FLOOR PLAN

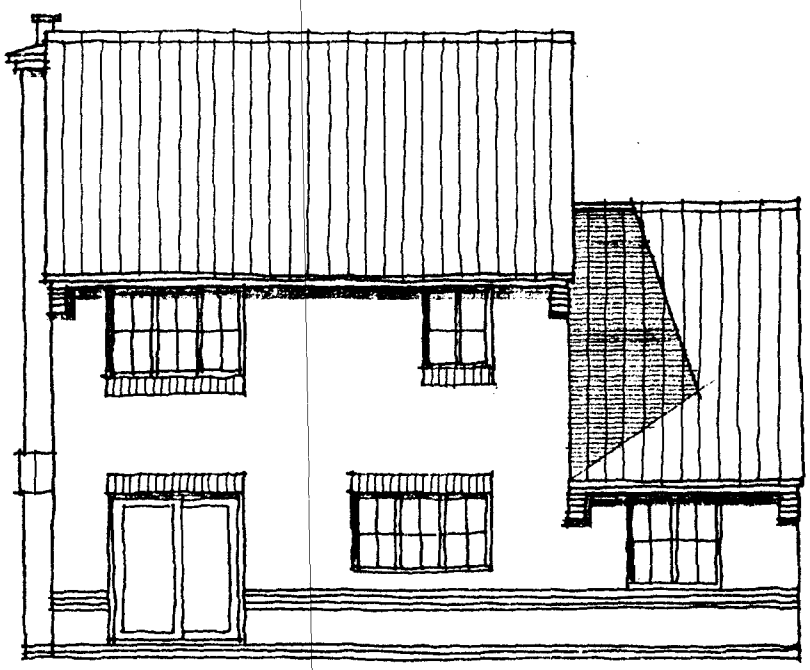


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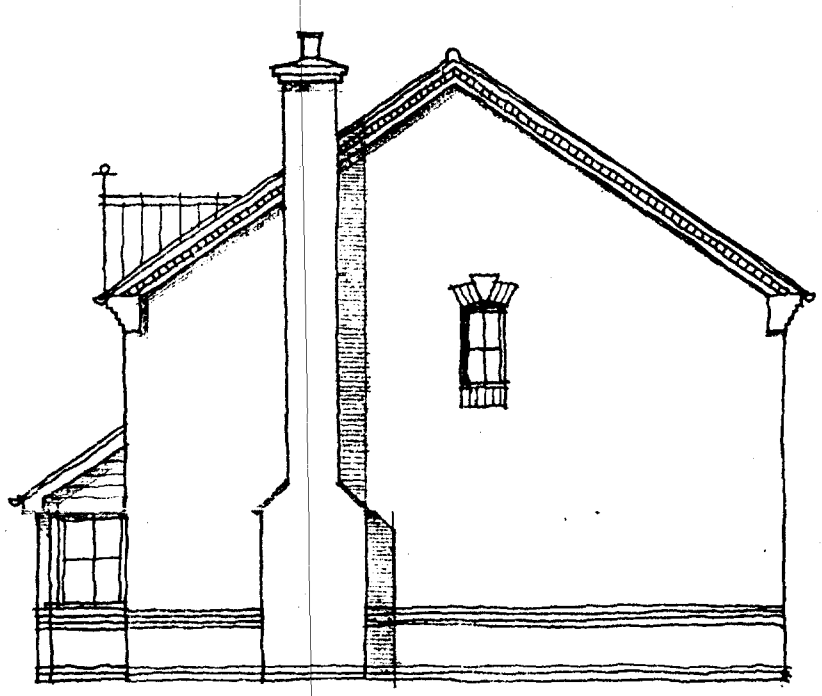
1042/95

GROUND FLOOR PLAN.

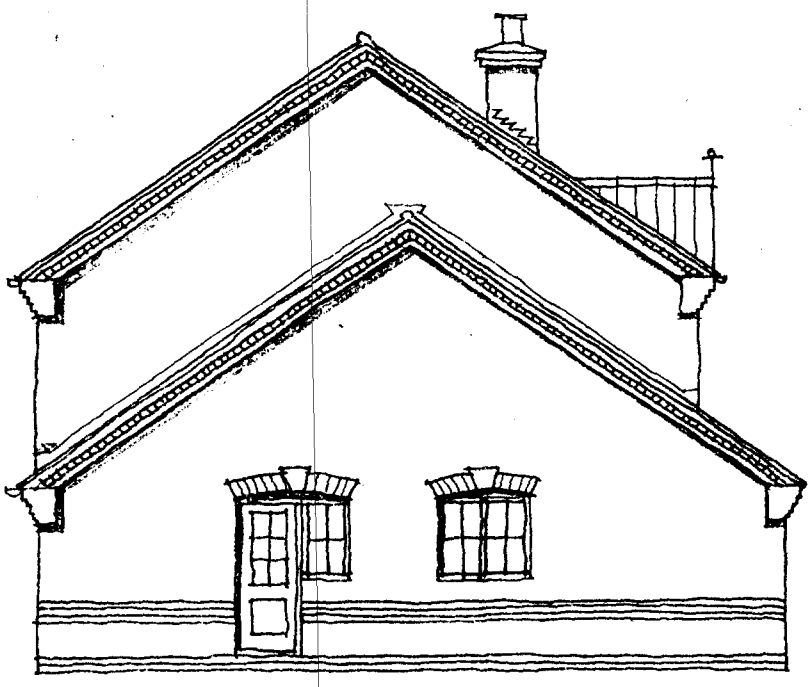
THREE BEDROOM HOUSE
117 SQ MTRS EXC GARAGE (1259·38 SQ FT)
"THE STAMFORD" SHEET ONE (L·4)
1/100



REAR ELEVATION



SIDE ELEVATION



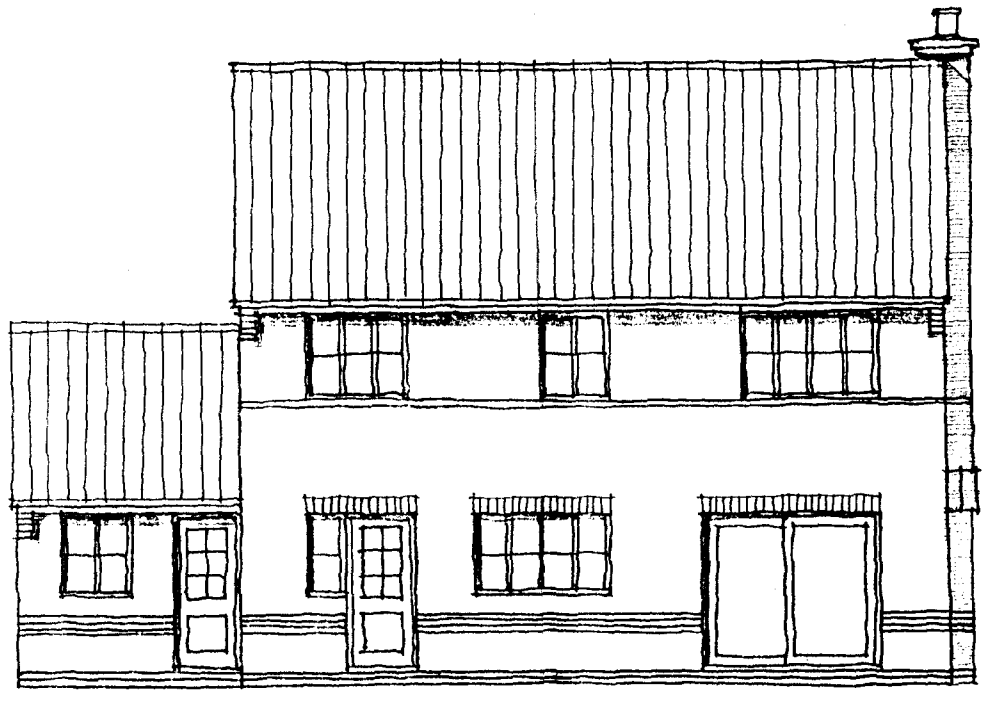
SIDE ELEVATION

DETERMINED PLAN

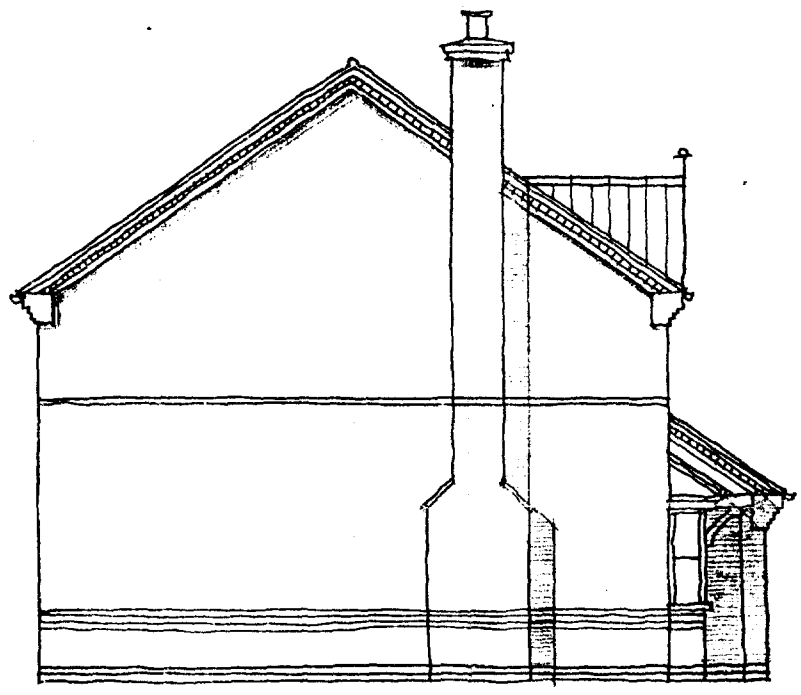
SOU
HOUS
Ref: 1042/95

THREE BEDROOM HOUSE
117 SQ MTRS EXC GARAGE (1259·38 SQ FT)
" THE STAMFORD" SHEET TWO (L4)

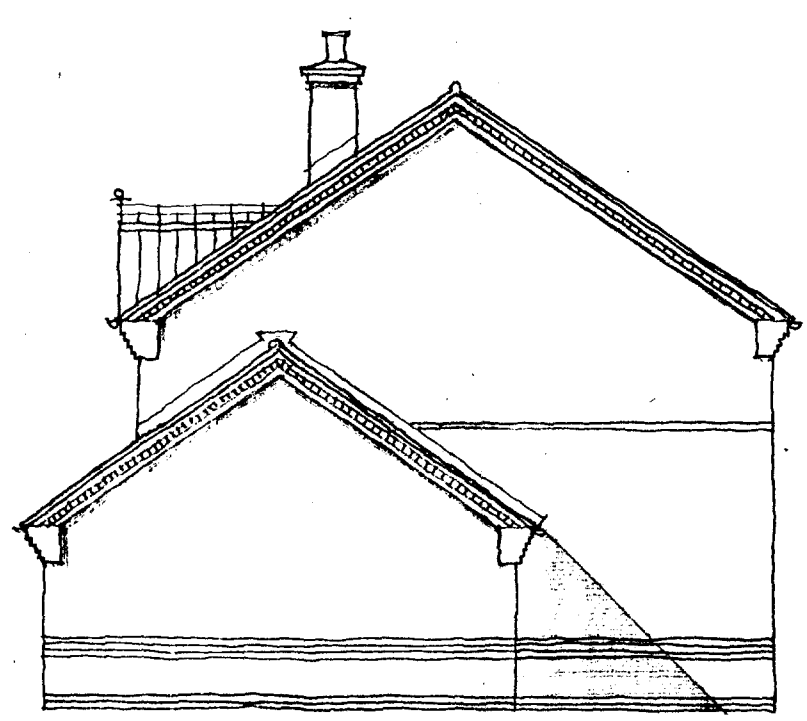
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REAR ELEVATION.



SIDE ELEVATION



SIDE ELEVATION

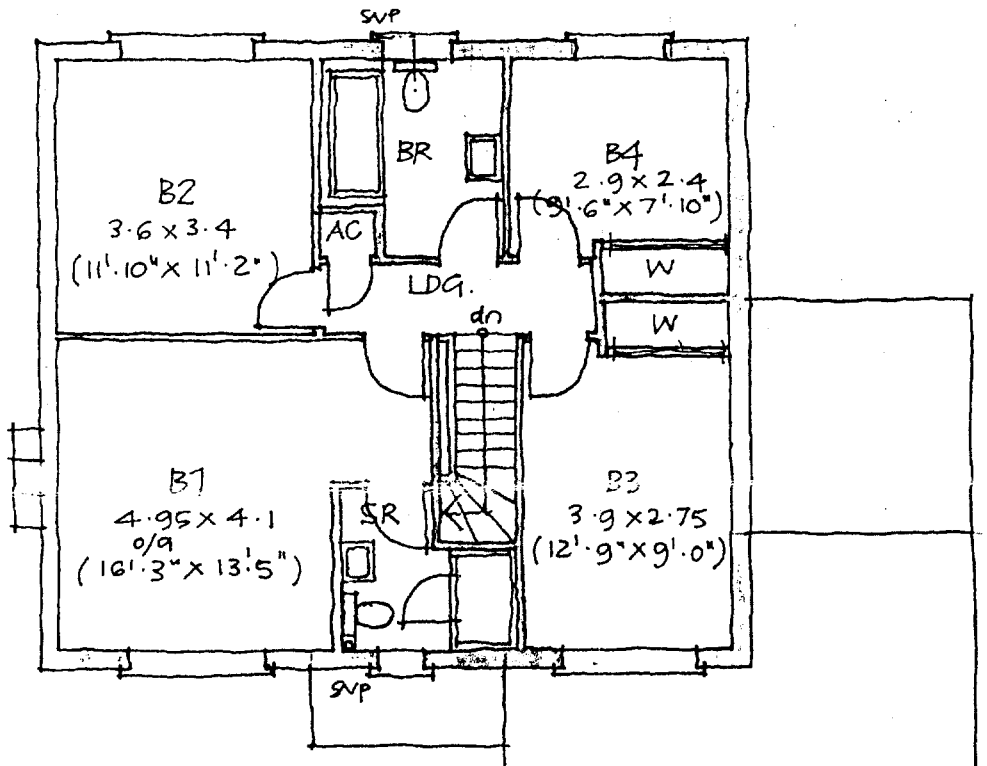
SOUTH HAMS
PLAN
Ref: 1002/98

FOUR BEDROOM HOUSE 126·50 SQ MTRS
EXC GARAGE (1361·64 SQ FT)
"THE BOURNE" SHEET TWO (L3)

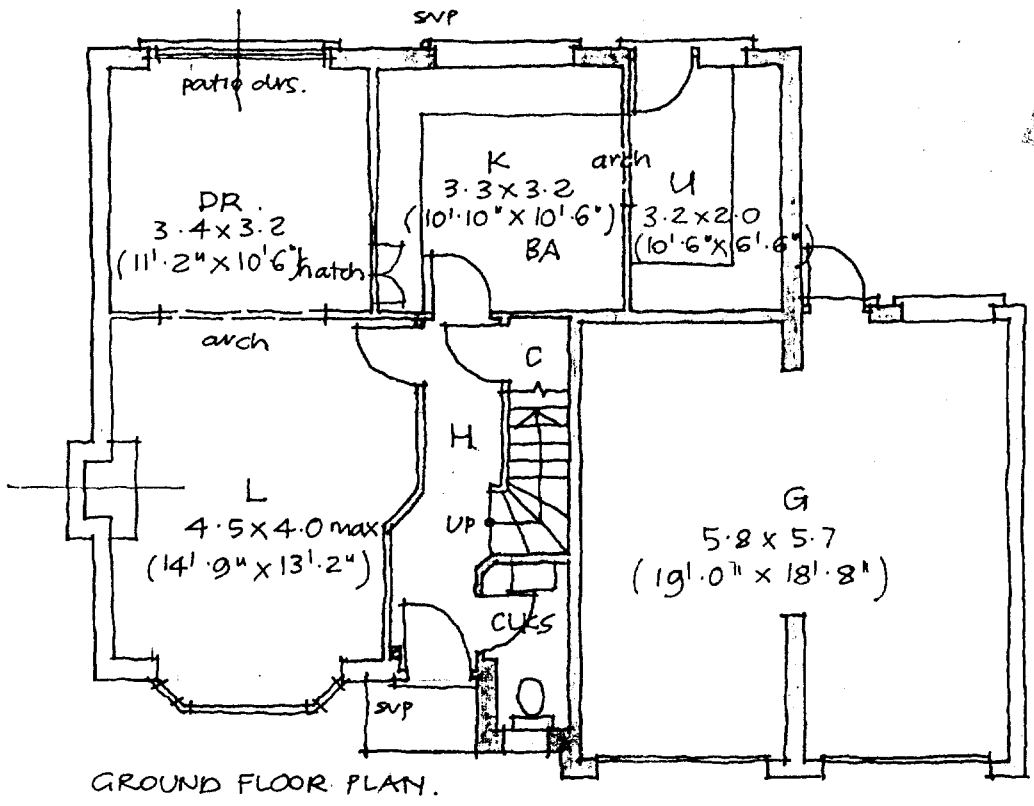
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FRONT ELEVATION



FIRST FLOOR PLAN



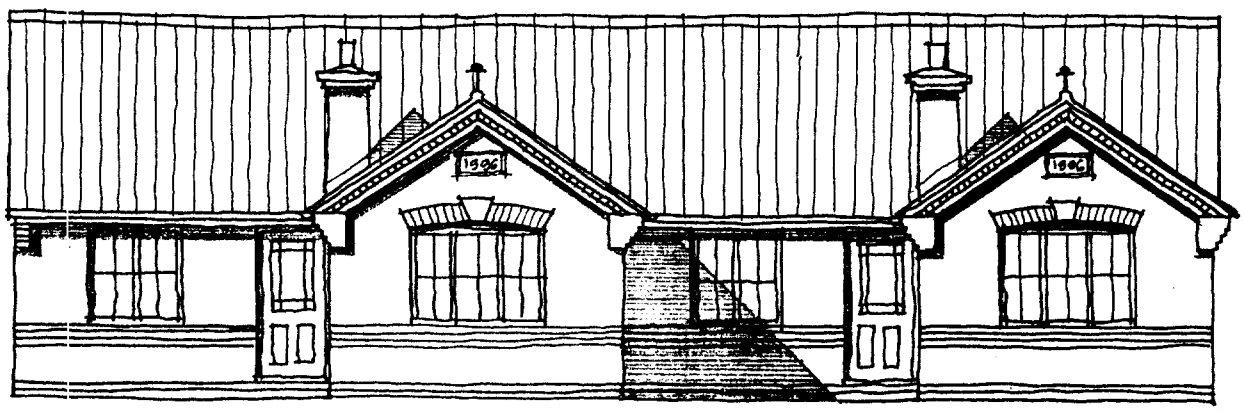
GROUND FLOOR PLAN.

DETERMINED PLAN

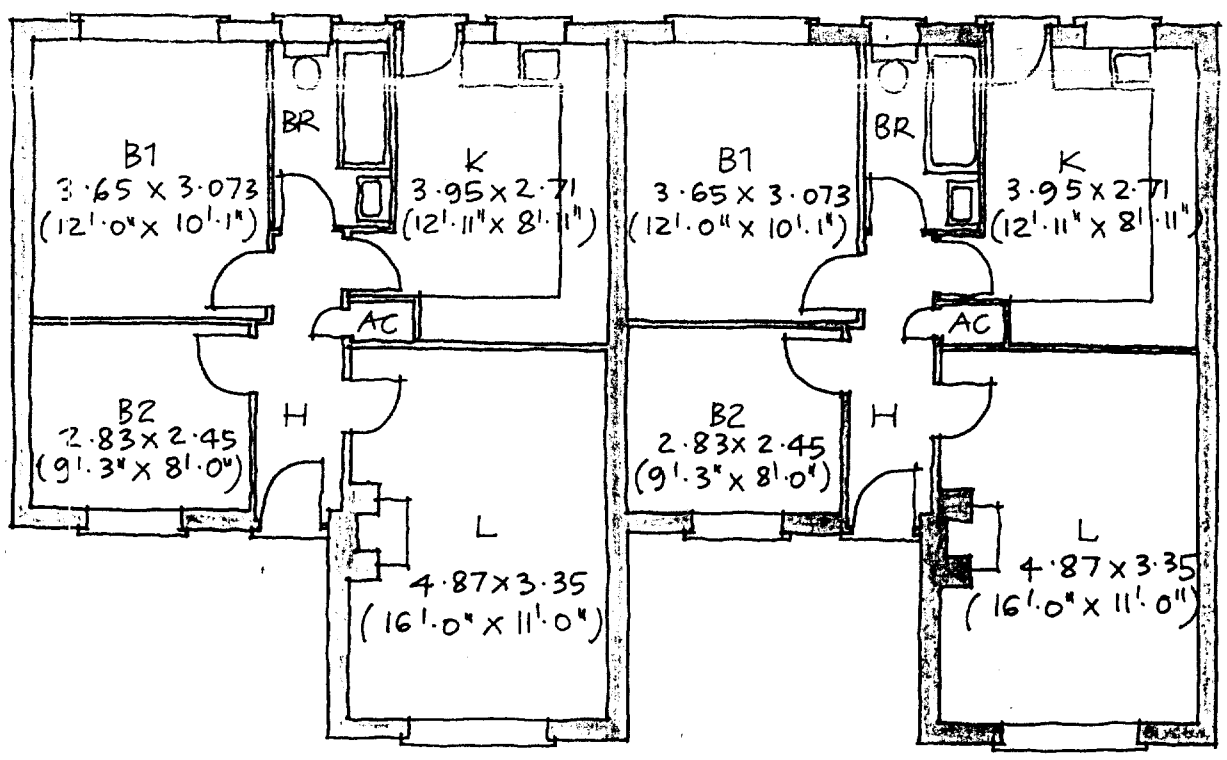
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FOUR BEDROOM HOUSE 126·50 SQ MTRS
EXC GARAGE (1361·64 SQ FT)
" THE BOURNE " SHEET ONE (L3)

1 / 100



FRONT ELEVATION



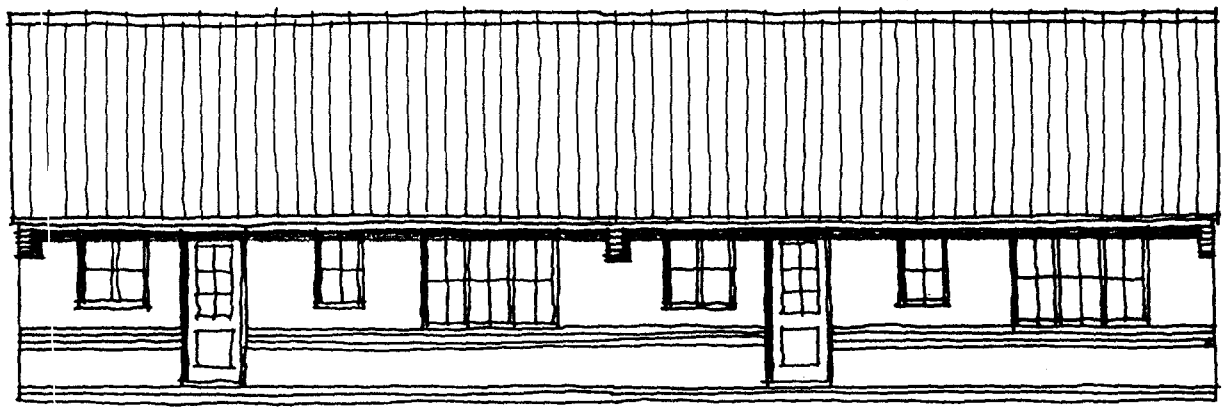
GROUND FLOOR PLAN

TWO BEDROOM BUNGALOW
55·65 SQ MTRS (599 SQ FT)
"THE FOXTON" (LF2S)
SHEET ONE

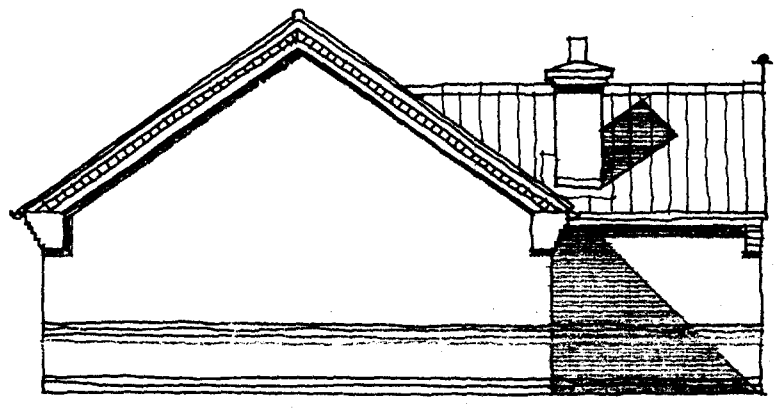
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DETERMINED
PLAN

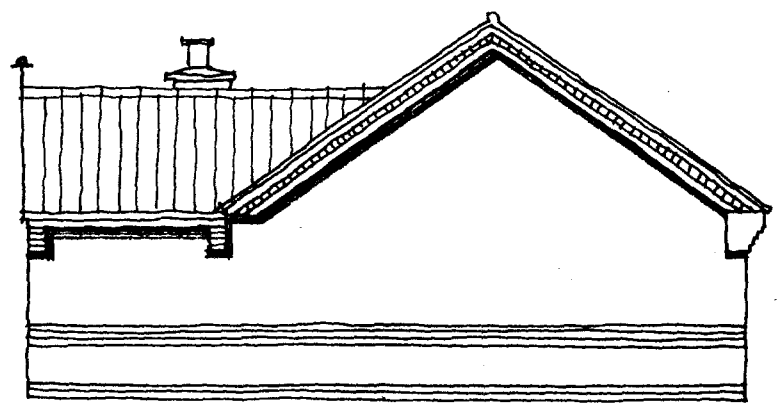
1042/95



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

TWO BEDROOM BUNGALOW
55·65 SQ MTRS (599 SQ FT)
"THE FOXTON" (LF2S)
SHEET TWO

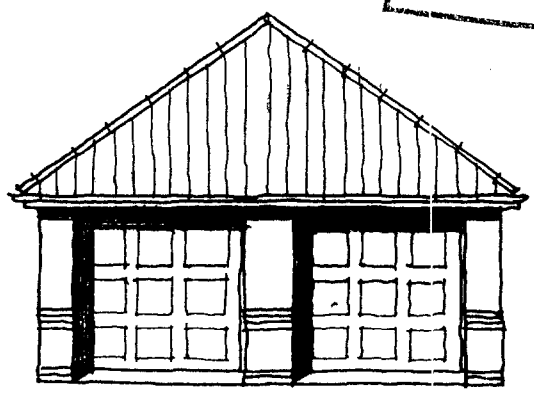
1 / 100

DETERMINED PLAN

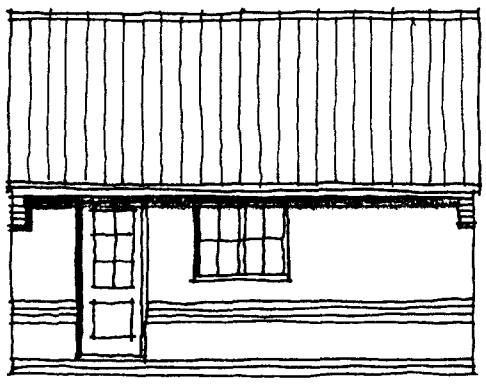
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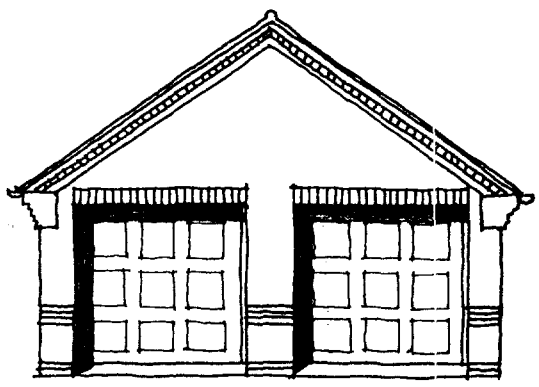
DETERMINED
PLAN



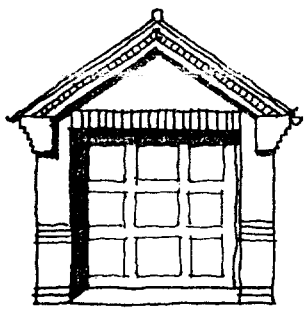
PYRAMID ROOF

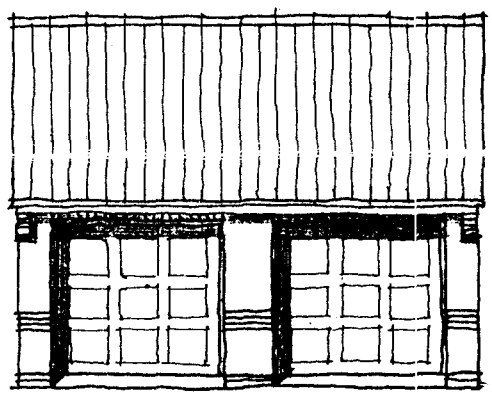


TYPICAL SIDE ELEVATION
ILLUSTRATING WDW & DOOR.

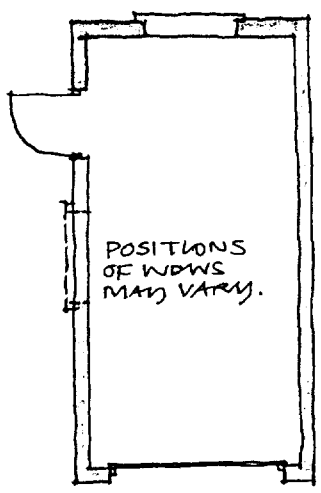


APEX ROOF

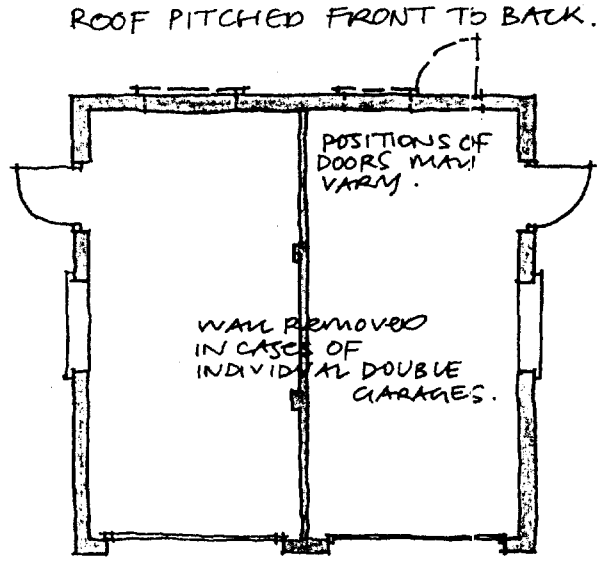




ROOF PITCHED FRONT TO BACK.



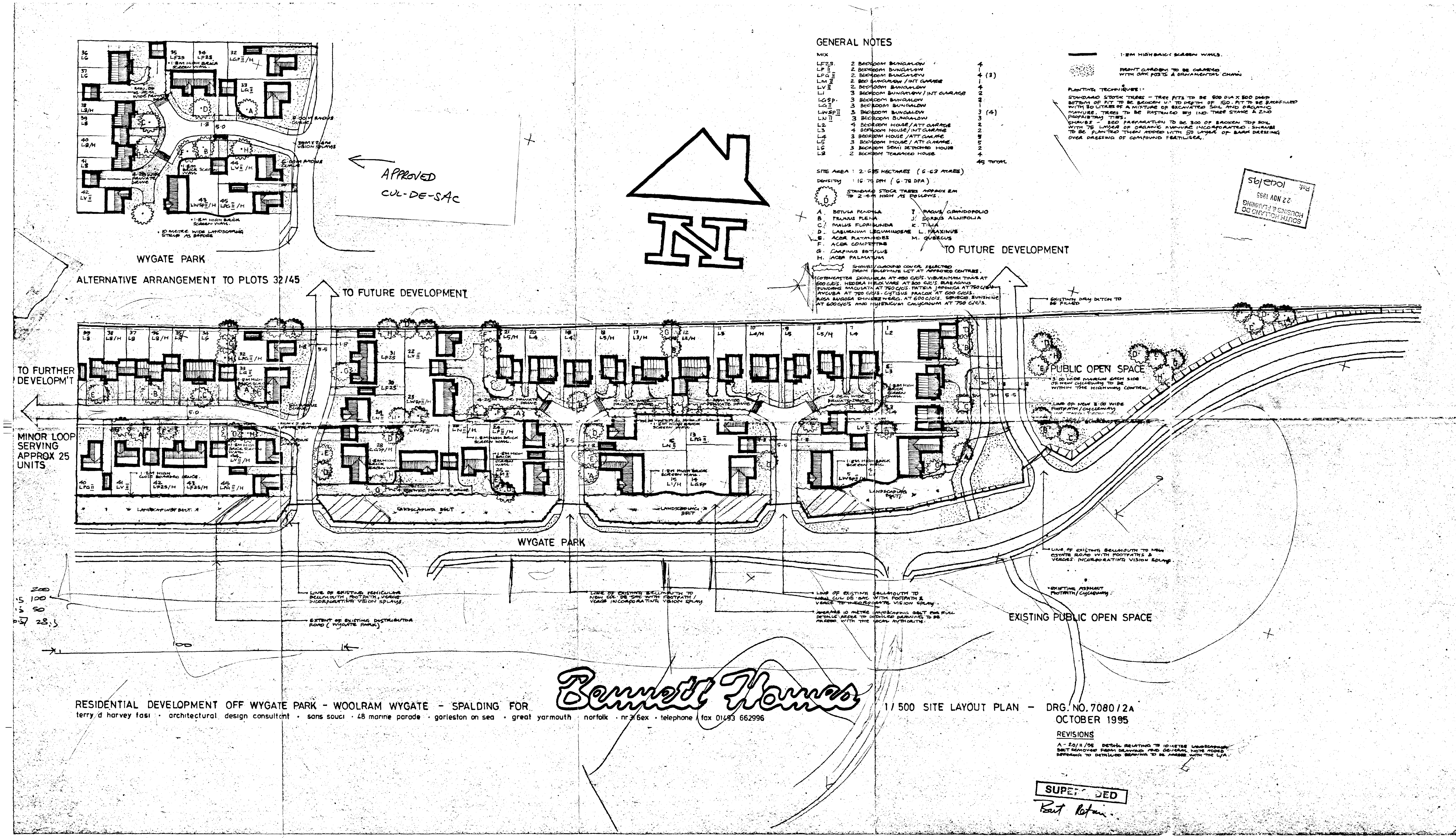
SINGLE GARAGE

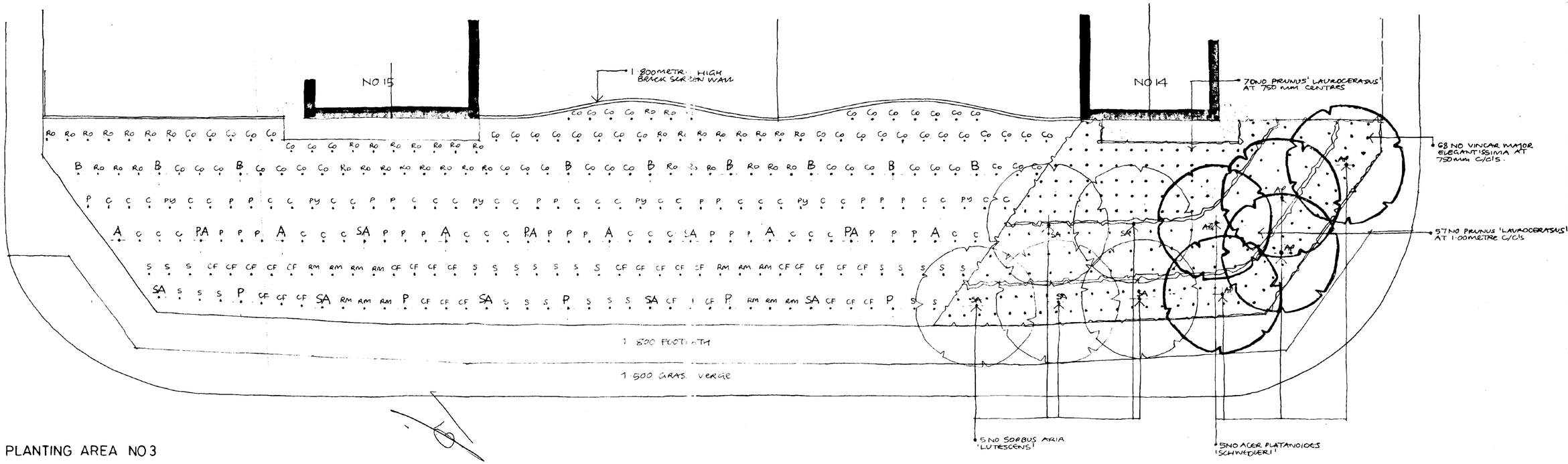


DOUBLE GARAGE

GARAGE VARIATIONS
1 / 100

1042|95


GENERAL NOTES
MIX
LF2S 2 BEDROOM BUNGALOW 4
LP II 2 BEDROOM BUNGALOW 1
LPG II 2 BEDROOM BUNGALOW 4 (3)
LM II 2 BED BUNGALOW / INT GARAGE 1
LV II 2 BEDROOM BUNGALOW 4
L1 3 BEDROOM BUNGALOW / INT GARAGE 2
LGSP 3 BEDROOM BUNGALOW 3
LG II 3 BEDROOM BUNGALOW 1
LWSP II 3 BEDROOM BUNGALOW 3 (4)
LN II 3 BEDROOM BUNGALOW 3
L2 4 BEDROOM HOUSE / ATT GARAGE 2
L3 4 BEDROOM HOUSE / INT GARAGE 2
L4 3 BEDROOM HOUSE / ATT GARAGE 5
L5 3 BEDROOM HOUSE / ATT GARAGE 5
L6 3 BEDROOM SEMI DETACHED HOUSE 2
L8 2 BEDROOM TERRACED HOUSE 4
45 TOTAL
SITE AREA : 2.685 HECTARES (6.63 ACRES)
DENSITY : 16.75 DPH (6.78 DPA)
STANDARD STOCK TREES APPROX 2M TO 2.4M HIGH AS FOLLOWS.
A. BETULA PENDULA
B. PRUNUS PLENA
C. MALUS FLORIBUNDA
D. LABURNUM LEGUMINOSAE
E. ACER PLATANOIDES
F. ACER CAMPESTRE
G. CARPINUS BETULUS
H. ACER PALMATUM
I. FAGUS / GRANDOFOLIO
J. SORBUS ALNIFOLIA
K. TILIA
L. FRAXINUS
M. QUERCUS
SHRUBS / GROUND COVER SELECTED FROM FOLLOWING LIST AT APPROVED CENTRES.
COTONEASTER SKOGHOLM AT 450 C/CS. VIBURNUM TINUS AT 600 C/CS. HEDERA HELIX VARS AT 800 C/CS. ELAEAGNUS PUNGENS MACULATA AT 750 C/CS. FATSIA JAPONICA AT 750 C/CS. AUCUBA AT 750 C/CS. CYTISUS PRAECOX AT 600 C/CS. ROSA RUGOSA SHINGLEWOOD AT 600 C/CS. SENECIO SUNSHINE AT 600 C/CS AND HYPERICUM CALYCINUM AT 750 C/CS.
1.8M HIGH BRICK SCREEN WALLS.
FRONT GARDEN TO BE GRASSED WITH OAK POSTS & ORNAMENTAL CHAIN.
PLANTING TECHNIQUES :-
STANDARD STOCK TREES - TREE PITS TO BE 600 DIA X 600 DEEP BOTTOM OF PIT TO BE BROKEN UP TO DEPTH OF 150. PIT TO BE BACKFILLED WITH 30 LITRES OF A MIXTURE OF EXCAVATED SOIL AND ORGANIC MANURE. TREES TO BE FASTENED BY IND. TREE STAKE & 2NO PROPRIETARY TIES.
SHRUBS - BED PREPARATION TO BE 300 OF BROKEN TOP SOIL WITH 75 LAYER OF ORGANIC MANURE INCORPORATED. SHRUBS TO BE PLANTED THEN ADDED WITH 50 LAYER OF BARK DRESSING OVER DRESSING OF COMPOUND FERTILISER.
SOUTH HOLLAND DC
HOUSING & PLANNING
22 NOV 1995
Ref. 1062/95
APPROVED CUL-DE-SAC
WYGATE PARK
ALTERNATIVE ARRANGEMENT TO PLOTS 32/45
TO FUTURE DEVELOPMENT
TO FUTURE DEVELOPMENT
TO FURTHER DEVELOPM'T
MINOR LOOP SERVING APPROX 25 UNITS
PUBLIC OPEN SPACE
EXISTING DRY DITCH TO BE FILLED
WYGATE PARK
LANDSCAPING BELT
LINE OF EXISTING VEHICULAR BELLMOUTH, FOOTPATH, VERGE INCORPORATING VISION SPLAYS.
EXTENT OF EXISTING DISTRIBUTOR ROAD (WYGATE PARK)
LINE OF EXISTING BELLMOUTH TO NEW CUL DE SAC WITH FOOTPATH / VERGE INCORPORATING VISION SPLAY
AVERAGE 10 METRE LANDSCAPING BELT FOR FULL DETAILS REFER TO DETAILED DRAWINGS TO BE AGREED WITH THE LOCAL AUTHORITY.
LINE OF EXISTING BELLMOUTH TO NEW ESTATE ROAD WITH FOOTPATHS & VERGES INCORPORATING VISION SPLAYS
EXISTING ASPHALT FOOTPATH / CYCLEWAY
EXISTING PUBLIC OPEN SPACE
RESIDENTIAL DEVELOPMENT OFF WYGATE PARK - WOOLRAM WYGATE - SPALDING FOR
Bennett Homes
terry d harvey fasi · architectural design consultant · sans souci · 48 marine parade · gorleston on sea · great yarmouth · norfolk · nr31 6ex · telephone / fax 01493 662996
1/500 SITE LAYOUT PLAN - DRG. NO. 7080/2A
OCTOBER 1995
REVISIONS
A - 20/11/95 DETAIL RELATING TO 10 METRE LANDSCAPING BELT REMOVED FROM DRAWING AND GENERAL NOTE ADDED REFERRING TO DETAILED DRAWING TO BE AGREED WITH THE L/A.
SUPERSEDED
Part Retain



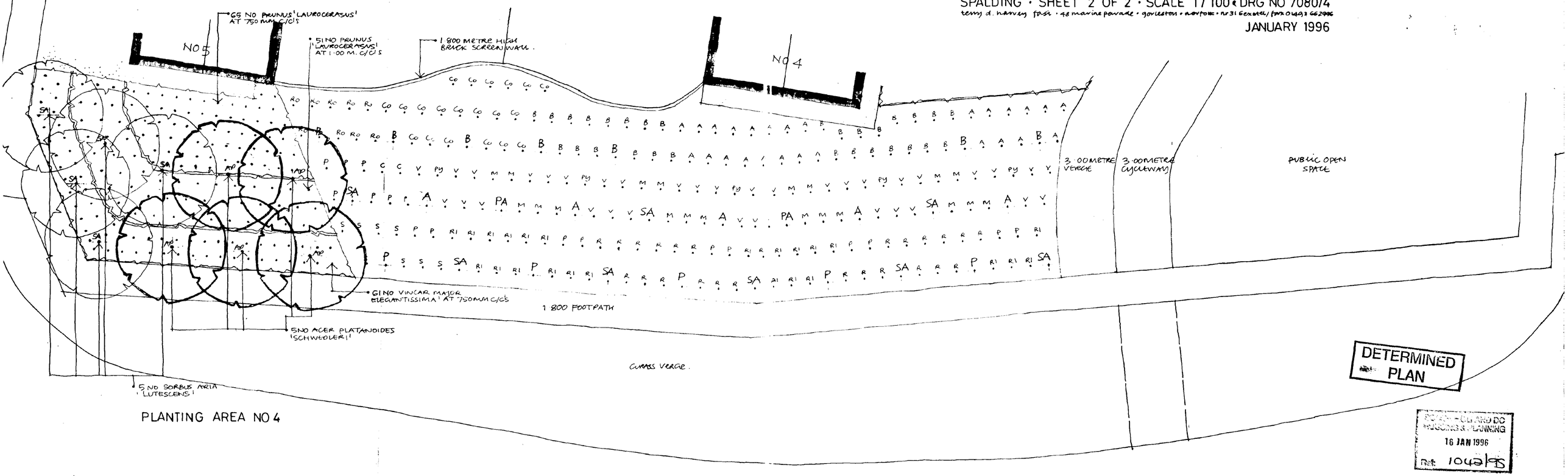
PLANTING AREA NO 3

Bennett Homes

LANDSCAPING DETAILS (10 METRE BELT) · WYGATE PARK
SPALDING · SHEET 2 OF 2 · SCALE 1/100 · DRG NO 7080/4

terry d. harvey fasi · 48 marine parade · gorleston · norfolk · nr31 6ex tel/fax 01493 662986

JANUARY 1996



PLANTING AREA NO 4

DETERMINED PLAN

SOUTH HOLLAND DC
RECEIVED & PLANNING
16 JAN 1996
Ref 1043/95

16 JAN 1996

NO 42

1·800METRE HIGH BRICK WALL

1·00METRE CENTRES

BRANNETTS POST & CHAIN FENCE

NO 43

1·800 METRE HIGH BRICK WALL.

NO 45

BRANNETTS POST & CHAIN FENCE

50 NO PRUNUS LAUROCERASUS 'OTTO LUYKEN' AT 750MM C/C

52 NO PRUNUS LAUROCERASUS 'OTTO LUYKEN' AT 1·00 METRE CENTRES.

63NO VINCA MAJOR ELEGANTISSIMA AT 750MM C/C'S.

5NO SORBUS ARIA 'LUTESCENS'

5NO ACER PLATANOIDES 'SCHWEDLERI'

1·800 FOOTPATH

1·500 GRASS VERGE.

TING AREA NO 1

NO. 28

1·800M HIGH BRICK SCREEN WALL

65NO PRUNUS LAUROCERASUS 'OTTO LUYKEN' AT 1·00M C/C'S.

5NO SORBUS ARIA 'LUTESCENS'

57NO PRUNUS LAUROCERASUS 'OTTO LUYKEN' AT 750MM C/C'S.

PRIVATE DRIVE

NO25

1·800M HIGH BRICK SCREEN WALL

BRANNETTS POST & CHAIN FENCE

1·800 FOOTPATH

1·500 GRASS VERGE.

AREA NO 2

5NO. ACER PLATANOIDES 'SCHWEDLERI'

63NO VINCA MAJOR 'ELEGANTISSIMA' AT 750 MM C/C'S.

TREE SPECIES

B	BETULA PENDULA	150–18 BR	WHIP
A	FRAXINUS EXCELSIOR	14–16 BR	EXTRA HEAVY STD.
P	PINUS SYLVESTRAS	40–60 BR	TRANSPLANT
PA	PRUNUS AVIUM	12–150 BR	FEATHERED
SA	SORBUS AUCUPARIA	8–10 BR	STANDARD.

SHRUBS

A	AMELANCHIER CANADENSIS	60–90 BR	TRANSPLANT
B	BUDDLEIA DAVIDII	45–60	
CF	CORNUS FLAVIRAMEA	45–60 BR	2YR TRANSPLANT
C	CORNUS SANGUINEA	60–90 BR	2YR TRANSPLANT
Co	CORNUS AVELLANA	90–120 BR	TRANSPLANT
M	MAHONIA AQUIFOLIUM	30–40 BR	TRANSPLANT
P	PRUNUS LAUROCERASUS	45–60 BR	TRANSPLANT
Py	PYRACANTHA 'MOHAVE'	60–90 BR	TRANSPLANT
RI	RIBES SANGUINEUM	45–60 BR	TRANSPLANT
RM	ROSA MOYESII	45–60 BR	TRANSPLANT
RO	ROSA RUBRIFOLIA	45–60 BR	TRANSPLANT
R	ROSA RUGOSA 'ALBA'	45–60 BR	TRANSPLANT
S	SPIRAEA ARGUTA	45–60 BR	2YR TRANSPLANT
V	VIBURNUM OPULUS	60–90 BR	TRANSPLANT

PLANTING / ESTABLISHMENT

TREES & SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE PLAN AND SPACED AT 1·0M X 1·65M IN TRAVALS ON A GRID AS SHOWN.
ALL OPEN GROUND TREES SHALL BE PIT PLANTED, STAKED & TIED AND HAVE A BAG (ENTIRE BAG TO EXTRA HEAVY STANDARD) OF PEAT FREE TREE & SHRUB PLANTING COMPOST INCORPORATED INTO THE BACKFILL FOR EACH TREE HOLE.
THE ROOTS OF ALL TREES AND SHRUBS SHALL BE KEPT MOIST AT ALL TIMES DURING HANDLING & PLANTING, AND THEY SHALL BE WELL WATERED AFTER PLANTING IN.
A TOP DRESSING OF ENMAG FERTILISER SHOULD BE APPLIED TO ALL LANDSCAPED AREAS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOLLOWING PLANTING.
AN APPLICATION OF A SUITABLE GRANULAR HERBICIDE STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS SHALL BE APPLIED TO ALL AREAS AFTER PLANTING.

Bennett Homes

LANDSCAPING DETAILS (10 METRE BELT) · WYGATE PARK
SPALDING · SHEET 1 OF 2 · SCALE 1/100 · DRG NO 7080/3

terry d harvey · tasi · 48 marine parade · gorleston · norfolk · nr31 6ex · tel/fax 01493 662995

JANUARY 1996

DETERMINED

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the W.C.A. unless otherwise instructed.
2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive toe spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.958	1.414	2.680	1.011	1.000	C
S12	189.230	78.443	1.274	2.650	1.131	1.000	C
S11	148.922	114.267	1.069	2.612	1.133	1.000	C
S10	154.655	94.276	0.914	2.750	1.306	1.000	C
S9	149.841	78.583	0.967/1.172	2.800	1.383	1.000	C
EXS8	159.784	39.750	0.910	2.690	1.240	2.300	C
S7	242.887	108.558	-2.793	2.530	0.956	1.050	B
EX	258.977	63.115	1.260	2.810	1.415	2.500	C
S6	314.278	129.344	0.944	2.460	0.884	1.025	B
EXS4	326.031	85.701	1.250	2.730	1.305	2.500	C
S5	379.051	183.656	1.019	2.294	0.750	1.025	B
S4	387.081	156.765	1.250	2.528	1.030	1.025	C
EX	414.433	122.870	0.960	2.910	1.485	2.500	B

Highways
30) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340: 1978 Fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of Sot Type 1 Granular Sub-base.

DRAINAGE NOTES

All works to comply with Building Regulations, 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND — Storm Foul

Existing foul water sewer
Existing surface water sewer
Proposed foul water sewer
Proposed surface water sewer
Proposed backdrop
Proposed foul water drain
Proposed surface water drain
Proposed inspection chamber (traditional)
Proposed preformed inspection chamber (depth 900mm or less)
Proposed preformed inspection chamber (depth 600mm or less)
Proposed shallow access chamber
Proposed rodding eye — RE
Proposed chamber invert level — FL2.750
Proposed gully (Gulley in garage drives to be trapped)
Suspended slab where appropriate
Proposed slab level
Proposed soakaway
Proposed Vacuum Point or IC — VP

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac Acer Campestre (Field Maple)
Apa Acer Palmutum (Maple Varieties)
Ap Acer Platanioides (Norway Maple)
Bp Betula Pendula (Silver Birch)
Cb Carpinus Betulus (Common Hornbeam)
Mf Malus Floribunda
Pp Prunus Padus 'Plena'
Rp Robina Pseudoacacia 'Frisia'
Sa Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's.
Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's.
Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingesweg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.
—— 1.8m High brick screen walls
Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

● Existing 6 metre steel columns

Street light to L.C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

NORTH

AMENDED PLAN
Ref.

SUPPLIED TO DEPT OF HOUSING & PLANNING
10 JUL 1997
Ref: 1042/95

Revn. A. Dwellings on plots A34 to A43 revised. 19/2/97.

Bennett Homes

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK, WOOLRAM WYGATE, SPALDING, LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

DRAWING NO. 15995/2A. 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

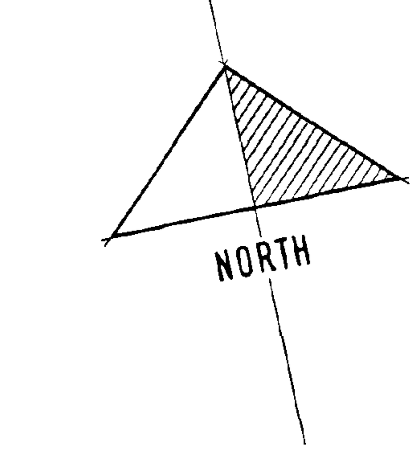
DRAWN BY	
CHECKED BY	

adoptable sewers to be constructed in accordance 'Sewers for ...' 4th Edition by the W.C.A. unless otherwise instructed.

...face water from roofs and roads to be discharged to surface sewer.
... drives to drain away from Highway Boundary
...pots to be provided in all drive low spots
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S10	154.055	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/1.172	2.800	1.383	1.000	C
EXS8	159.724	39.753	0.900	2.690	1.340	2.500	C
S7	242.227	108.558	-2.795	2.530	0.956	1.050	D
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.278	129.344	2.944	2.460	0.884	1.025	D
EXS4	326.031	85.701	1.200	2.730	1.305	2.500	C
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All back inlet gullies to be roddable.

DRAINAGE LEGEND (Storm / Foul)

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

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac	Acer Campestre (Field Maple)
Apa	Acer Palmutum (Maple Varieties)
Ap	Acer Platanioides (Norway Maple)
Bp	Betula Pendula (Silver Birch)
Cb	Carpinus Betulus (Common Hornbeam)
Mf	Malus Floribunda
Pp	Prunus Padus 'Plena'
Rp	Robina Pseudoacacia 'Frisia'
Sa	Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skoghoim at 450 c/c's. Viburnham Tinius at 600 c/c's. Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's. Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingeswerg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.


1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1983 and Amendment no.1 (1991).

B.Snead Esq.,
Plot 24, Wygate Park,
Spalding.



Bennett Homes

Plot 24

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK,
WOOLRAM WYGATE, SPALDING,
LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

DRAWING NO.16995/2 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

DRAWN BY	
CHECKED BY	

1042/95

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the V.C.A. unless otherwise instructed.
2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.958	1.444	2.680	1.011	1.000	C
S12	129.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.922	114.367	1.029	2.612	1.133	1.000	C
S10	154.055	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/1.172	2.800	1.383	1.000	C
EXS8	159.724	39.753	0.900	2.690	1.340	2.500	C
S7	242.227	108.558	-2.795	2.530	0.956	1.050	D
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.278	129.344	2.944	2.460	0.884	1.025	D
EXS4	326.031	85.701	1.200	2.730	1.305	2.500	C
S3	379.051	183.656	1.019	2.294	0.750	1.025	D
S2	387.021	156.765	1.350	2.528	1.030	1.025	C
EX	414.433	122.870	0.900	2.910	1.485	2.500	D

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIIFICATION.

Existing 6 metre steel columns

Street light to L..C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340 1979 Fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of DoT Type 1 Granular Sub-base.

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND — Storm Foul

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

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac	Acer Campestre (Field Maple)
Apa	Acer Palmutum (Maple Varieties)
Ap	Acer Plataniodes (Norway Maple)
Bp	Betula Pendula (Silver Birch)
Cb	Carpinus Betulus (Common Hornbeam)
Mf	Malus Floribunda
Pp	Prunus Padus 'Plena'
Rp	Robina Pseudoacacia 'Frisia'
Sa	Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.


Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's. Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's. Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingeswerg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.

1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).



AMENDED PLAN
Ref. A4

SOUTH HOLLAND DC HOUSING & PLANNING
24 OCT 1996
Ref. 1042/95

Bennett Homes

PLOT 44.

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK, WOOLRAM WYGATE, SPALDING, LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

DRAWING NO. 16996/2 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

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CHECKED BY	

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the W.C.A. unless otherwise instructed.

2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.950	1.444	2.680	1.011	1.000	C
S12	129.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.922	114.367	1.029	2.612	1.133	1.000	C
S10	154.035	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/1.172	2.800	1.383	1.000	C
EXS8	159.724	39.753	0.900	2.690	1.340	2.500	C
S7	242.227	100.558	+2.795	2.530	0.956	1.050	D
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.278	129.344	2.944	2.440	0.884	1.025	D
EXS4	326.031	85.701	1.200	2.720	1.395	2.500	C
S3	379.051	183.656	1.019	2.294	0.750	1.025	D
S2	387.021	156.765	1.350	2.528	1.030	1.025	C
EX	414.433	122.870	0.900	2.910	1.495	2.500	B

Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340. 1979 Fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of DoT Type 1 Granular Sub-base.

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND — Storm / Foul

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

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac Acer Campestre (Field Maple)
Apa Acer Palmutum (Maple Varieties)
Ap Acer Platanioides (Norway Maple)
Bp Betula Pendula (Silver Birch)
Cb Carpinus Betulus (Common Hornbeam)
Mf Malus Floribunda
Pp Prunus Padus 'Plena'
Rp Robina Pseudoacacia 'Frisia'
So Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's. Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's. Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingeswerg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.

1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of bark dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

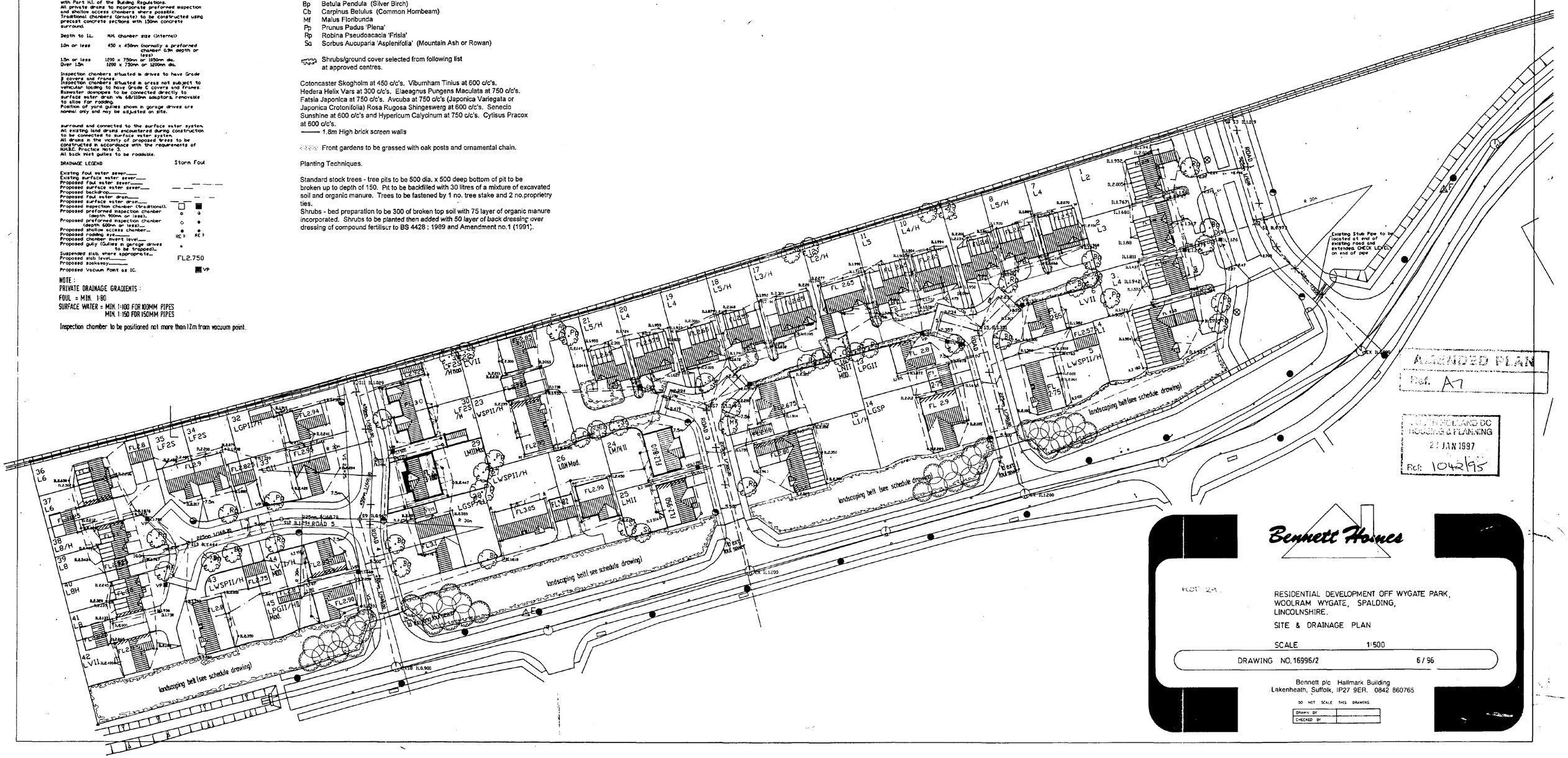
INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

Existing 6 metre steel columns

Street light to L..C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

NORTH



AMENDED PLAN
Ref. A7

SOUTH HOLLAND DC
HOUSING & PLANNING
27 JAN 1997
Ref: 1042/95

Bennett Homes

PLOT 24

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK,
WOOLRAM WYGATE, SPALDING,
LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

DRAWING NO. 16996/2 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

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CHECKED BY	

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the W.C.A. unless otherwise instructed.

2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited
6) Sulphate resisting cement to be used for all insitu & precast concrete

7) Public Sewers to be 3m away from any buildings

Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition.
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340, 1979 Fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of Dot Type 1 Granular Sub-base.

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.958	1.444	2.680	1.011	1.000	C
S12	129.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.982	114.367	1.029	2.612	1.133	1.000	C
S10	154.055	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/1.172	2.800	1.383	1.000	C
EXS8	139.724	39.733	0.960	2.690	1.340	2.500	C
S7	242.227	108.358	+2.795	2.530	0.956	1.050	D
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.278	129.344	2.944	2.460	0.984	1.025	D
EXS4	326.021	85.791	1.200	2.720	1.295	2.500	C
S3	379.051	183.656	1.069	2.294	0.750	1.025	D
S2	387.021	136.765	1.250	2.528	1.030	1.025	C
EX	414.430	122.870	0.900	2.910	1.485	2.500	B

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be rodddable.

DRAINAGE LEGEND

Storm Foul

Existing foul water sewer
Existing surface water sewer
Proposed foul water sewer
Proposed surface water sewer
Proposed backdrop
Proposed foul water drain
Proposed surface water drain
Proposed inspection chamber (traditional).
Proposed preformed inspection chamber (depth 900mm or less).
Proposed preformed inspection chamber (depth 600mm or less).
Proposed shallow access chamber
Proposed rodding eye
Proposed chamber invert level
Proposed gully (Gullies in garage drives to be trapped)
Suspended slab, where appropriate
Proposed slab level
Proposed soakaway
Proposed Vacuum Point as IC.

RE
RE
FL2.750
VP

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac Acer Campestre (Field Maple)
Apa Acer Palmutum (Maple Varieties)
Ap Acer Plataniodes (Norway Maple)
Bp Betula Pendula (Silver Birch)
Cb Carpinus Betulus (Common Hornbeam)
Mf Malus Floribunda
Pp Prunus Padus 'Plena'
Rp Robina Pseudoacacia 'Frisia'
Sa Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's. Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's. Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingeswerg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.

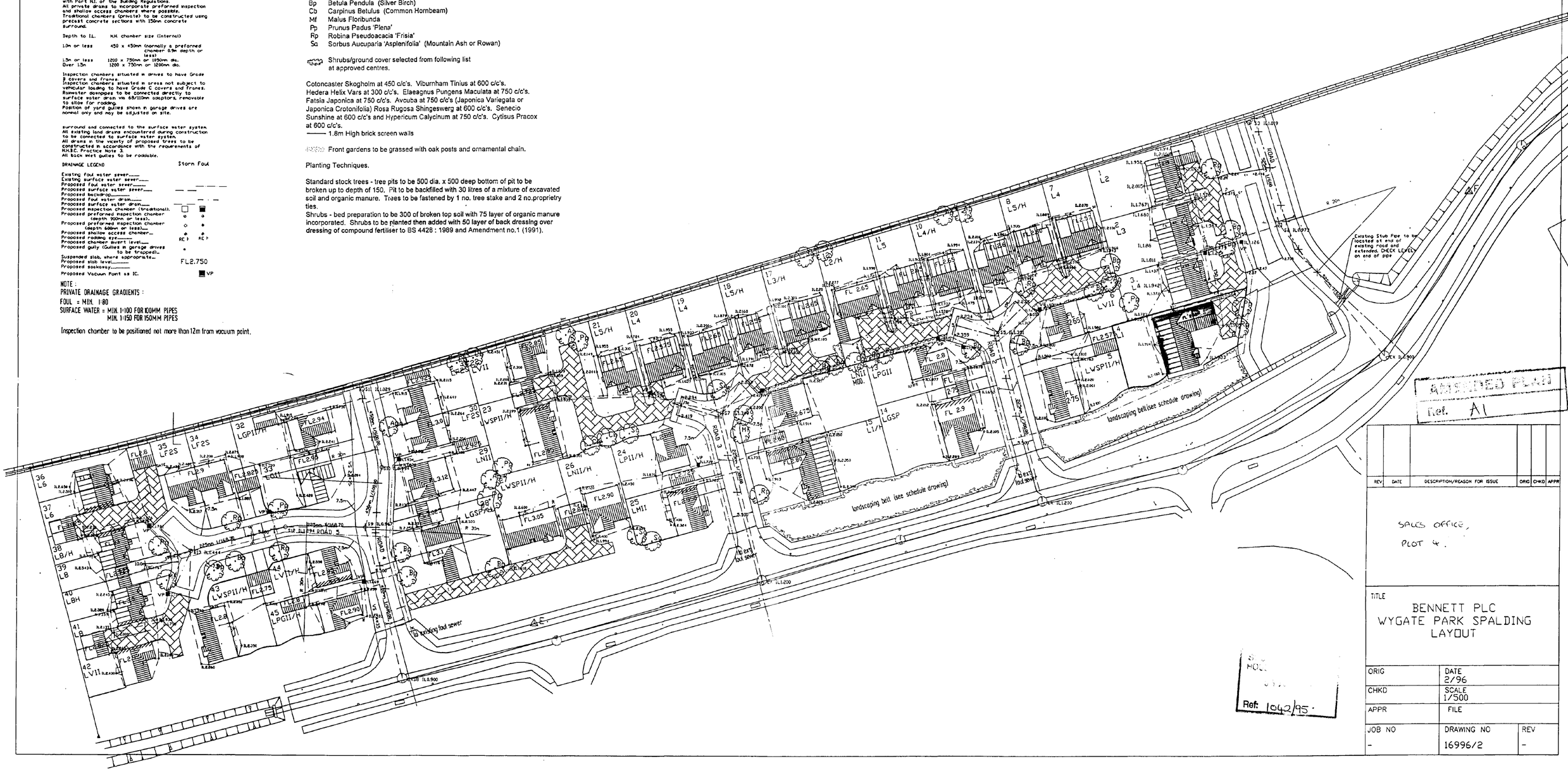
1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).

NORTH



APPROVED PLAN
Ref. A1

REV	DATE	DESCRIPTION/REASON FOR ISSUE	ORIG	CHKD	APPR

SALES OFFICE, PLOT 4.

TITLE
BENNETT PLC
WYGATE PARK SPALDING
LAYOUT

ORIG	DATE 2/96	
CHKD	SCALE 1/500	
APPR	FILE	
JOB NO -	DRAWING NO 16996/2	REV -

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the W.C.A. unless otherwise instructed.
2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340, 1979 Fig 7(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of DoT Type 1 Granular Sub-base.

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND — Storm / Foul

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

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	164.730	71.958	1.444	2.680	1.281	1.000	C
S12	189.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.982	114.367	1.029	2.612	1.133	1.000	C
S10	154.055	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/LI72	2.800	1.383	1.000	C
EXS8	159.724	39.753	0.900	2.690	1.340	2.500	C
S7	248.827	108.558	-0.795	2.530	0.956	1.050	B
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
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EX24	326.031	85.701	1.200	2.730	1.305	2.500	C
S3	379.901	183.636	1.019	2.294	0.750	1.025	B
S2	387.681	136.765	1.258	2.528	1.030	1.025	C
EX	414.423	122.879	0.900	2.910	1.485	2.500	B

Standard stock trees approx. 2m to 2.4m high as follows.

Ac Acer Campestre (Field Maple)
Apa Acer Palmutum (Maple Varieties)
Ap Acer Platanioides (Norway Maple)
Bp Betula Pendula (Silver Birch)
Cb Carpinus Betulus (Common Hornbeam)
Mf Malus Floribunda
Pp Prunus Padus 'Plena'
Rp Robina Pseudoacacia 'Frisia'
Sa Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's.
Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's.
Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or *Japonica Crotonifolia) Rosa Rugosa Shingeswerg at 600 c/c's. Senecio* Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.
—— 1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991),.

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

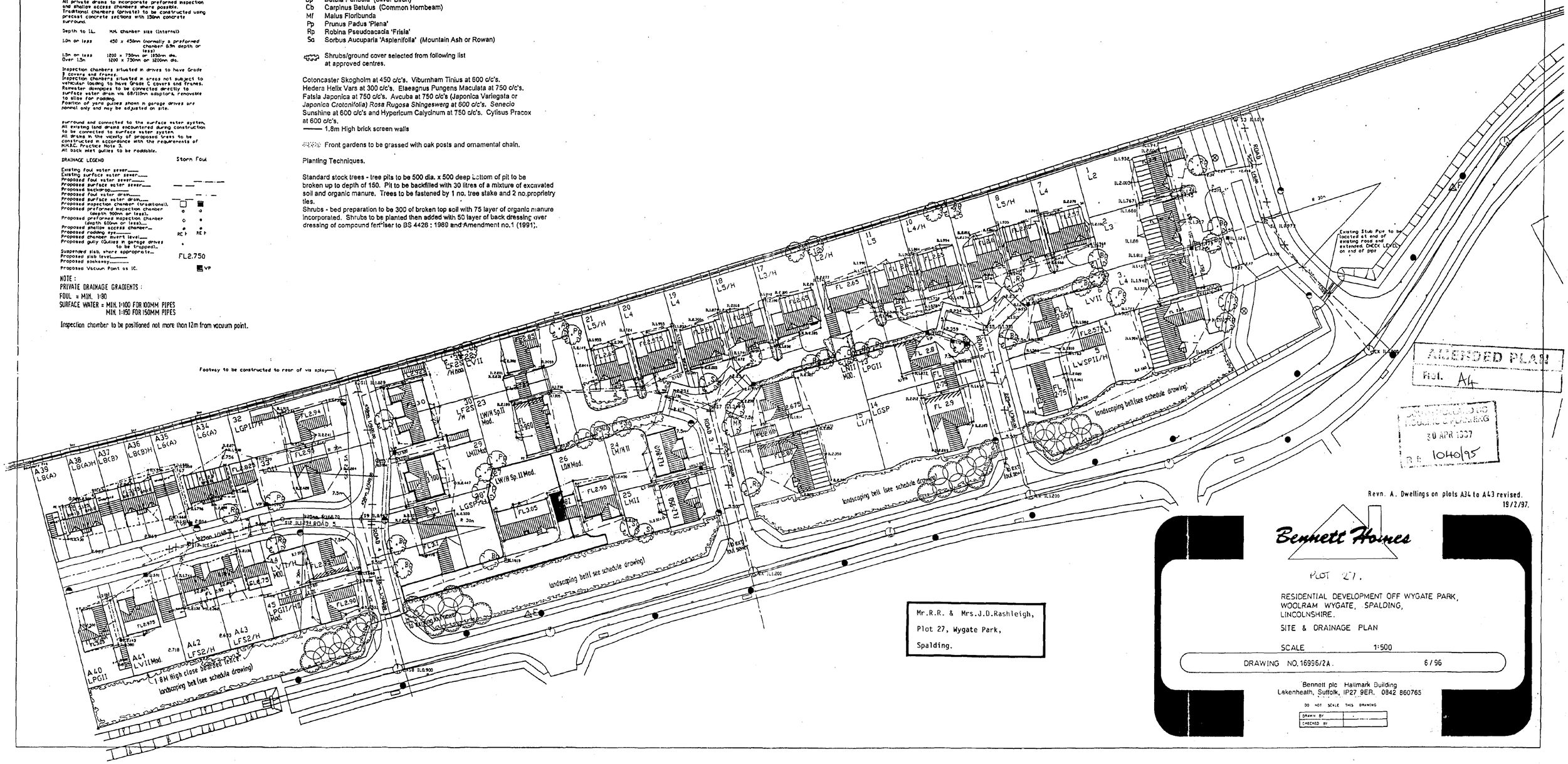
INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

Existing 6 metre steel columns

Street light to L.C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

NORTH



APPROVED PLAN
Ref. A4

PLANNING & BUILDING CONTROL DEPARTMENT
30 APR 1997
B/S 1040/95

Revn. A. Dwellings on plots A34 to A43 revised. 19/2/97.

Bennett Homes

PLOT 27.

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK, WOOLRAM WYGATE, SPALDING, LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

DRAWING NO. 16996/2A. 6/96

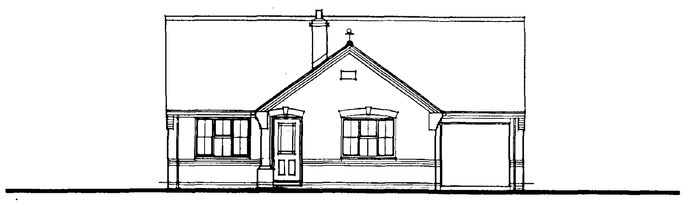
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Lakenheath, Suffolk, IP27 9ER. 0842 860765

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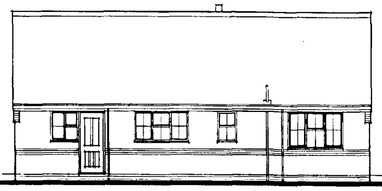
DRAWN BY	
CHECKED BY	

Mr.R.R. & Mrs.J.D.Rashleigh,
Plot 27, Wygate Park,
Spalding.

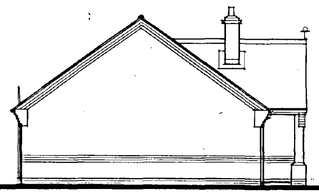
elevations



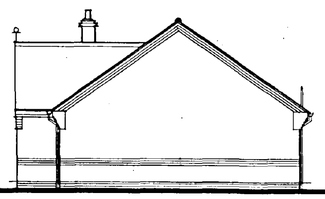
front elevation



rear elevation

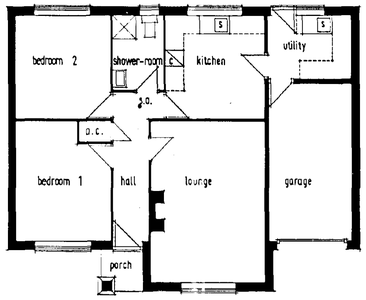


side elevation



side elevation

your home plan



lounge	17'1" x 12'4"
kitchen	11" x 10'6"
utility	9' 2" x 6'7"
bedroom 1	12'8" x 10' 3"
bedroom 2	11" x 10' 3"
garage	16'10" x 8'11"

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes

BUNGALOW TYPE LM II Mod.
HOLKHAM

PLANNING DEPT. APPROVED PLAN
Ref. A

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
21 JAN 1997
Ref: 1042/95

SCALE 1.100

Mr. R. J. & Mrs. C. A. Upsher, Plot 29, Wygate Park, Spalding.

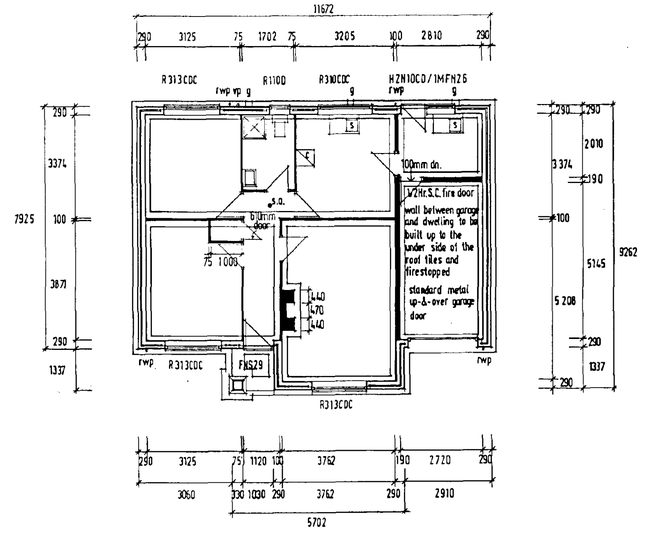
Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842.860765

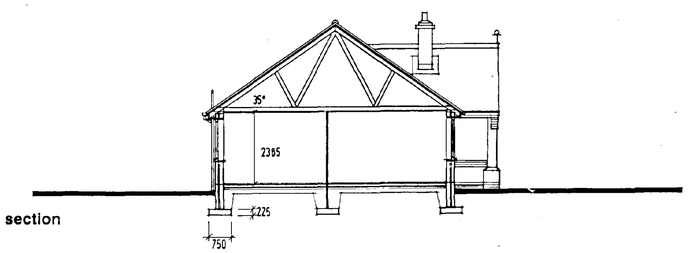
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DRAWN BY	JSH
CHECKED BY	

John R Whisson Dipl. Arch. (Sheffield) RIBA

working drawing





section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation (FND2) to the satisfaction of the local authority. Reinforced concrete mix to be RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turboblock, to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1978. Garage wall to be 190mm Turboblocks plastered one side to give a max.'U' value of 0·6W/m² deg.C.
Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C.
Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 449 and BS 5950 (Part 1). I.G. or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 19.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on untearable roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS 5268 (Part 2) 1984 and DS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into ¼ cu.m. soakaway per fallpipe run not less than 4500mm from dwelling or into surface water system.

DRAINAGE - FOUL 40mm bath and sink wastes 32mm L.B. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.
3No. ventilation roof tiles to roof void above Utility Room.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION To habitable rooms by 8000m² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

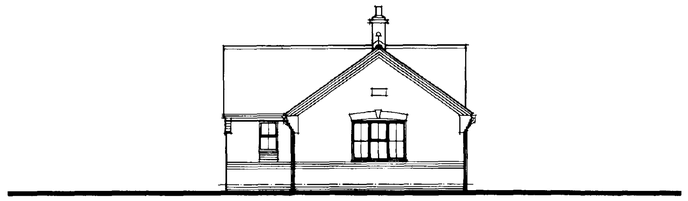
HEATING By gas roomheater in lounge with Class 1 flue with 185mm square rebated clay flue liners to BS1181: 1971 (1977). Combustion air supply by 150mm sgw pipe underfloor slab with 150mm concrete protection or by alternative means.

Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L section 1 diag. 5 and para. 1.37 - 1.41.
Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

NOTE Internal garage wall to be taken up to underside of roof tiles and firestopped.

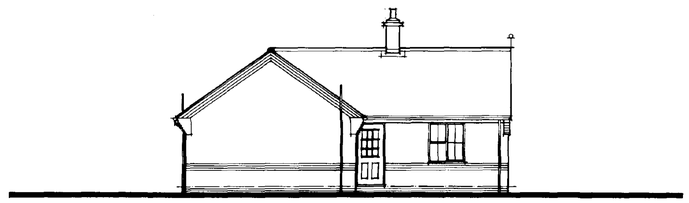
elevations



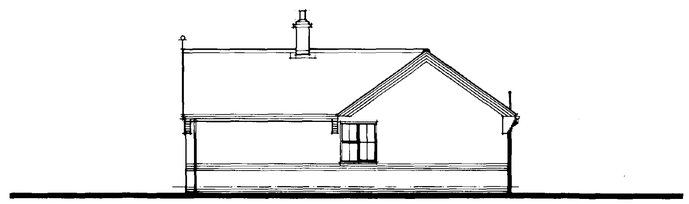
front elevation



rear elevation

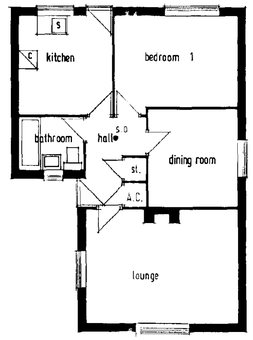


side elevation



side elevation

your home plan



lounge	16' 6" x 12' 1"
kitchen	10' 6" x 10' 1"
bedroom 1	13' 2" x 9' 9"
dining room	10' 6" x 9' 7"

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes.

BUNGALOW TYPE LPG/HII Mod.
KIMBERLEY

PLANNING DEPARTMENT
23 DEC 1996
Ref: 1042/95

SCALE 1:100

Mr. A. N. & Mrs. J. C. Pickhaver, Plot 45, Wygate Park, Spalding.

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

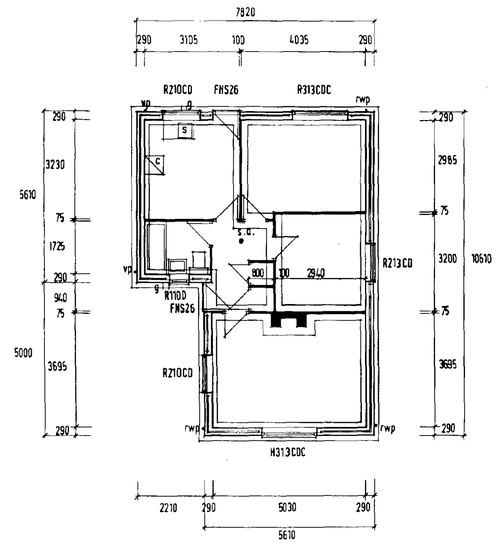
A6

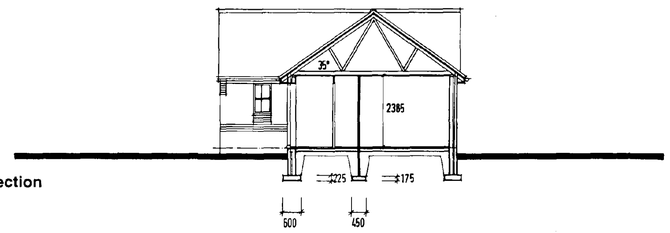
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John R Whisson Dipl. Arch. (Sheffield) RIBA

working drawing





section

1995 BUILDING REGULATIONS

notation

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Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

NOTE Internal garage wall to be taken up to underside of roof tiles and firestopped.

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the V.C.A. unless otherwise instructed.
2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.958	1.444	2.680	1.011	1.000	C
S12	129.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.922	114.367	1.029	2.612	1.133	1.000	C
S10	154.055	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/1.172	2.800	1.383	1.000	C
EXS8	159.724	39.753	0.900	2.690	1.340	2.500	C
S7	242.227	108.558	-2.795	2.530	0.956	1.050	D
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.278	129.344	2.944	2.460	0.884	1.025	D
EXS4	326.031	85.701	1.200	2.730	1.305	2.500	C
S3	379.051	183.656	1.019	2.294	0.730	1.025	B
S2	387.021	156.765	1.350	2.528	1.030	1.025	C
EX	414.433	122.870	0.900	2.910	1.485	2.500	B

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

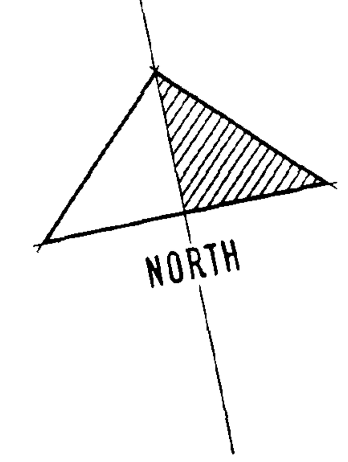
5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIIFICATION.

Existing 6 metre steel columns

Street light to L..C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.



Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 100mm x 150mm precast concrete kerbs to BS 340, 1979 Fig 8(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of DoT Type 1 Granular Sub-base.

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND — Storm / Foul

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

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

- Ac Acer Campestre (Field Maple)
- Apa Acer Palmutum (Maple Varieties)
- Ap Acer Plataniodes (Norway Maple)
- Bp Betula Pendula (Silver Birch)
- Cb Carpinus Betulus (Common Hornbeam)
- Mf Malus Floribunda
- Pp Prunus Padus 'Plena'
- Rp Robina Pseudoacacia 'Frisia'
- Sa Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.


Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's. Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's. Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingeswerg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.

1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).



MR. A. N. & MRS. J. C. PICKHAVER,
PLOT 45, WYGATE PARK,
SPALDING.

SOUTH HOLLAND DC
HOUSING & PLANNING
23 DEC 1996
Ref. 1042/95

Ref. A6

Bennett Homes

PLOT 45.

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK,
WOOLRAM WYGATE, SPALDING,
LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

DRAWING NO. 16996/2 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

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Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the W.C.A. unless otherwise instructed.
2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.958	1.444	2.680	1.811	1.200	C
S12	129.230	78.443	1.294	2.630	1.131	1.200	C
S11	148.922	114.367	1.089	2.612	1.133	1.200	C
S10	154.955	94.276	0.994	2.750	1.306	1.200	C
S9	149.841	78.523	0.967/1.172	2.800	1.383	1.200	C
EXS8	159.724	29.753	0.900	2.690	1.340	2.500	C
S7	242.227	108.538	-2.795	2.530	0.956	1.050	B
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.278	109.344	2.944	3.460	0.884	1.025	B
EXS4	326.031	85.701	1.200	2.730	1.305	2.500	C
S3	379.051	103.656	1.019	2.894	0.750	1.025	B
S2	387.021	136.765	1.350	2.529	1.030	1.025	C
EX	414.433	122.870	0.900	2.910	1.485	2.500	B

Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition.
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340, 1979 Fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 2 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of DoT Type 1 Granular Sub-base.

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND

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

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN 1:100 FOR 100MM PIPES
MIN 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac	Acer Campestre (Field Maple)
Apa	Acer Palmatum (Maple Varieties)
Ap	Acer Platanlodes (Norway Maple)
Bp	Betula Pendula (Silver Birch)
Cb	Carpinus Betulus (Common Hornbeam)
Mf	Malus Floribunda
Pp	Prunus Padus 'Plena'
Rp	Robinia Pseudoacacia 'Frisia'
Sa	Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's. Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's. Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingesweng at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.

1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

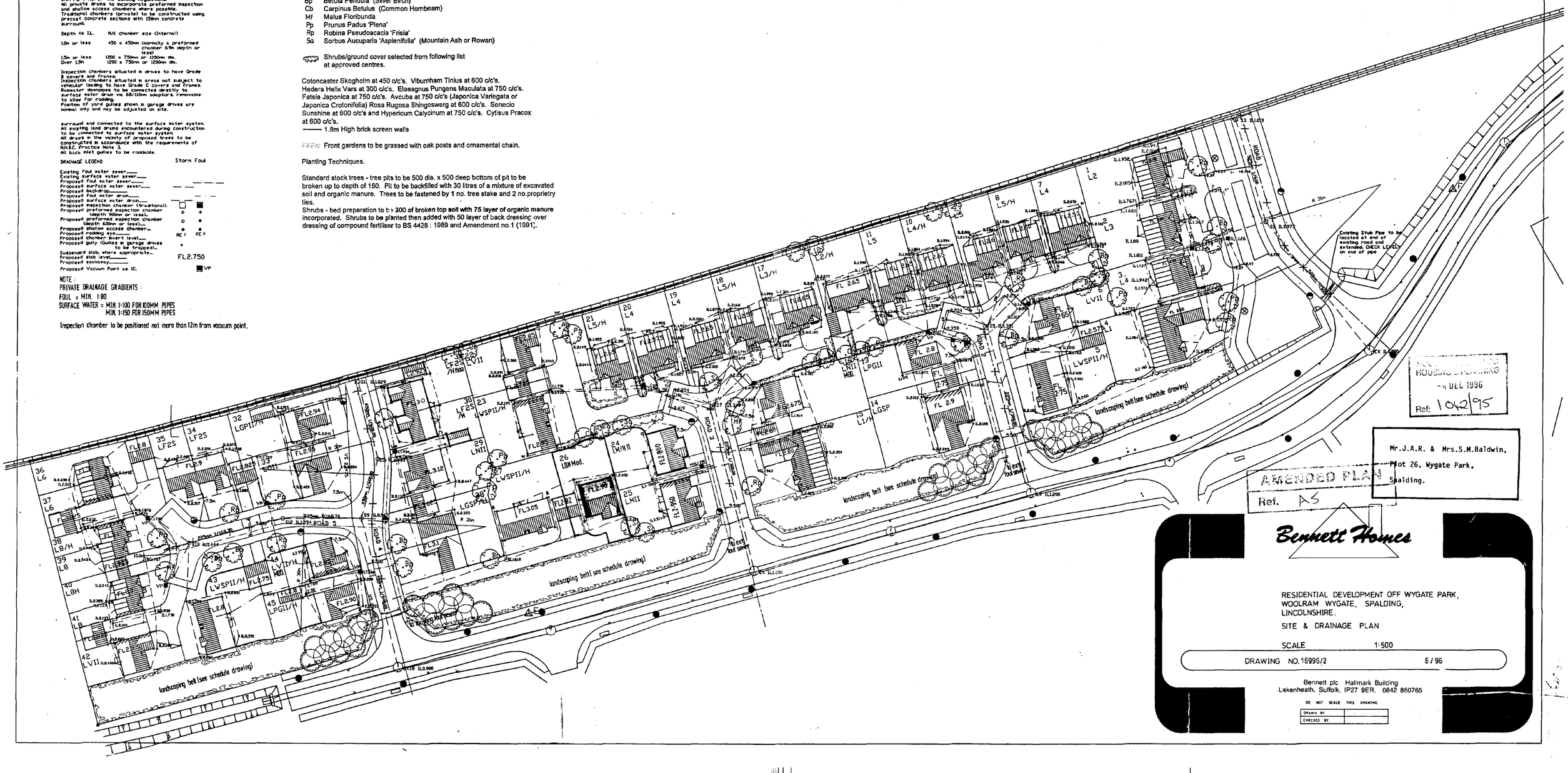
INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

Existing 6 metre steel columns

Street light to L.C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

NORTH



HOUSING & PLANNING
-4 DEC 1996
Ref: 1042/95

Mr.J.A.R. & Mrs.S.M.Baldwin,
Plot 26, Wygate Park,
Spalding.

AMENDED PLAN
Ref. A5

Bennett Homes

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK,
WOOLRAM WYGATE, SPALDING,
LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

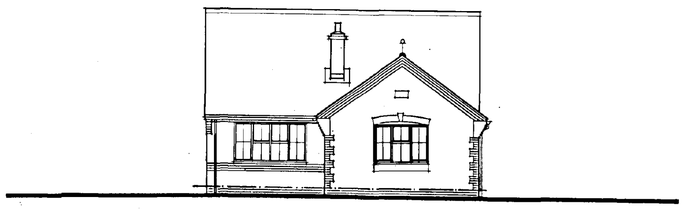
DRAWING NO.16996/2 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

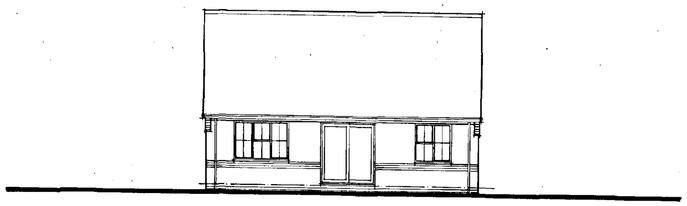
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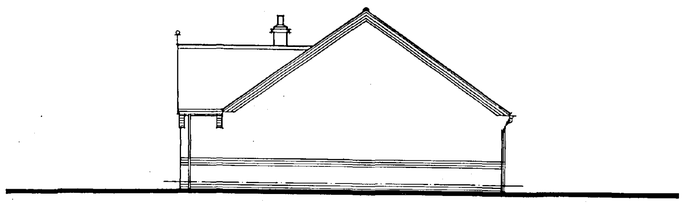
elevations



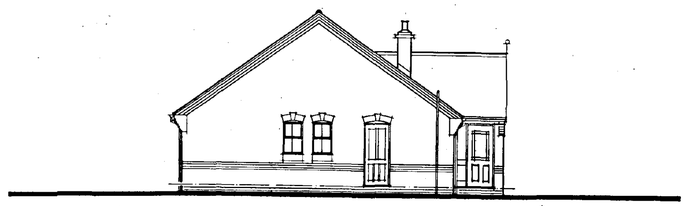
front elevation



rear elevation

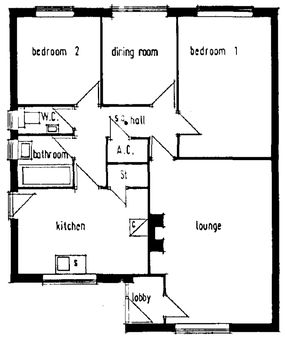


side elevation



side elevation

your home plan



lounge	17' 6" x 13' 2"
kitchen	14' x 9'
bedroom 1	15' x 10'
bedroom 2	9' 6" x 8' 11"
dining room	9' 6" x 8'

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes

BUNGALOW TYPE LQN Mod.

SOMERTON

AMENDED PLAN Ref. AS

Ref: 1042/95

SCALE 1:100

Mr. J. A. R. & Mrs. S. M. Baldwin, Plot 26, Wygate Park, Spalding.

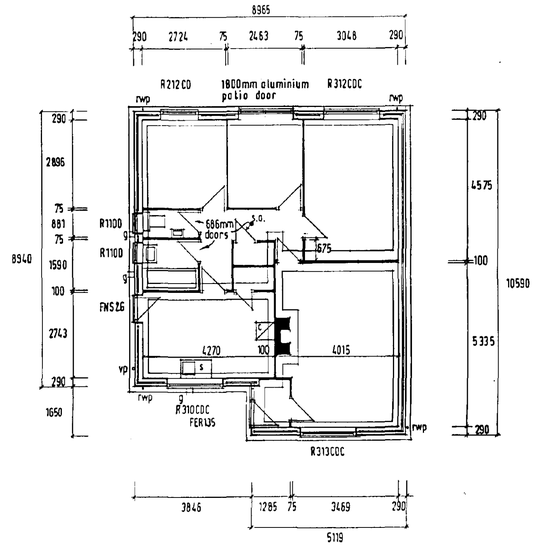
Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

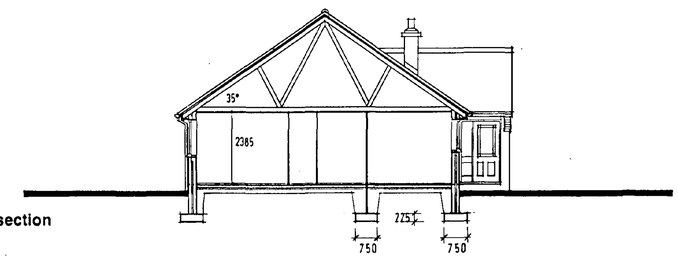
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DRAWN BY	JDR
CHECKED BY	

John R Whisson Dipl. Arch. (Sheffield) RIBA

working drawing





section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation (FND2) to the satisfaction of the local authority. Reinforced concrete mix to be RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turboblock, to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1978.
Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C.
Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 449 and BS 5950 (Part 1). I.G. or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 10.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on underside roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests DS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into ½ cu.m. soakaway per fallpipe run not less than 4500mm from dwelling or into surface water system.

DRAINAGE - FOUL 40mm bath and sink wastes 32mm L.B. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION To habitable rooms by 8000m² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

HEATING By gas roomheater in lounge with Class 1 flue with 185mm square rebated clay flue liners to BS 1181 : 1971 (1977). Combustion air supply by 150mm sgw pipe under floor slab with 150mm concrete protection or by alternative means.

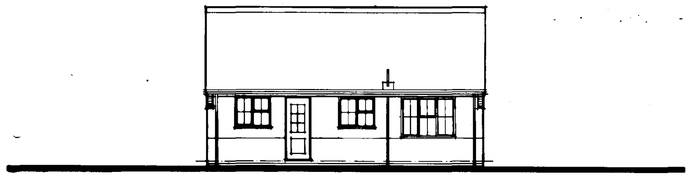
Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L section 1 diag. 5 and para. 1.37 - 1.41.
Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

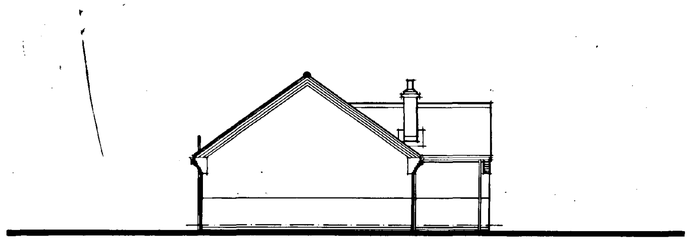
elevations



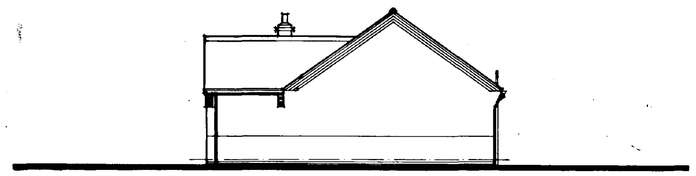
front elevation



rear elevation

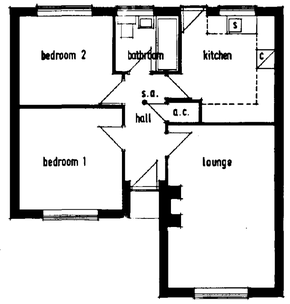


side elevation



side elevation

your home plan



lounge	17' 4" x 11' 6"
kitchen	11' 6" (max. to door) x 11' 3" (max.)
bedroom 1	11' 2" x 10' 9"
bedroom 2	11' 2" (max. to door) x 9' 6"

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes.

BUNGALOW TYPE LV II
DRAYTON

AMENDED PLAN
Ref. A4

SCALE 1:100.

HOUSING & PLANNING
24 OCT 1995
Ref: 1042/95

AS APPROVED (HANDED), LOT 44, WYCOMBE PARK, SAMLING.

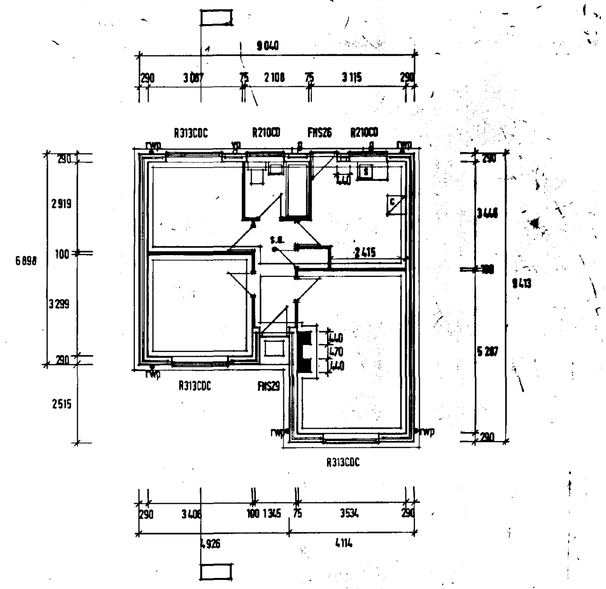
Bennett plc Hallmark Building
Lakenheath, Suffolk IP27 9ER. 0842 860765

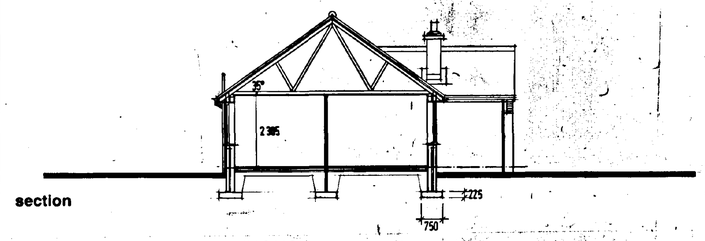
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DRAWN BY	KRW
CHECKED BY	

John R Whisson Dipl. Arch. (Sheffield) RIBA

working drawing





section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation (FND2) to the satisfaction of the local authority. Reinforced concrete mix to be RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turboblock to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1976.
Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C.
Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 449 and BS 5950 (Part 1). I.G. or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 19.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on untearable roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into ¾ cu.m. soakaway per fallpipe run not less than 4500mm from dwelling or into surface water system.

DRAINAGE - FOUL 40mm bath and sink wastes 32mm I.B. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION .To habitable rooms by 8000m² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

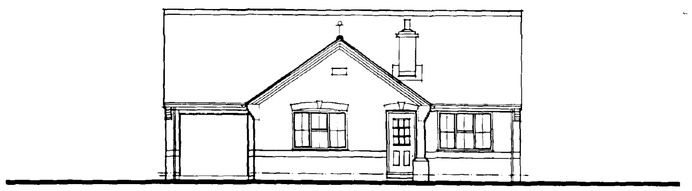
GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

HEATING By gas roomheater in lounge with Class 1 flue with 185mm square rebated clay flue liners to BS 1181 : 1971 (1977). Combustion air supply by 150mm sgw pipe under floor slab with 150mm concrete protection or by alternative means.

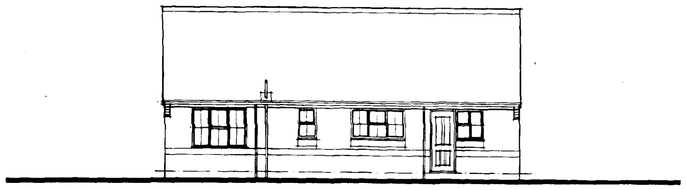
Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L. section 1 diag. 5 and para. 1.37 - 1.41.
Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L. section 1 diag. 4 and para. 1.25 - 1.28.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

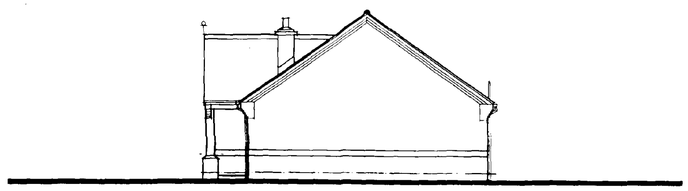
elevations



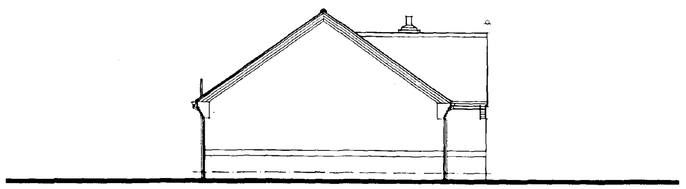
front elevation



rear elevation

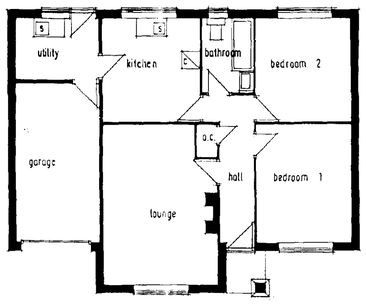


side elevation



side elevation

your home plan



lounge	17'1" x 12'4"
kitchen	11' x 10'6"
utility	8'11" x 6'7"
bedroom 1	12'6" x 10'3"
bedroom 2	11' x 10'3"
garage	15'10" x 8'11"

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes.

BUNGALOW TYPE LM/H II
HOLKHAM

Ref 1042/95

SCALE 1:100

B. Snead Esq., Plot 24, Wygate Park, Spalding.

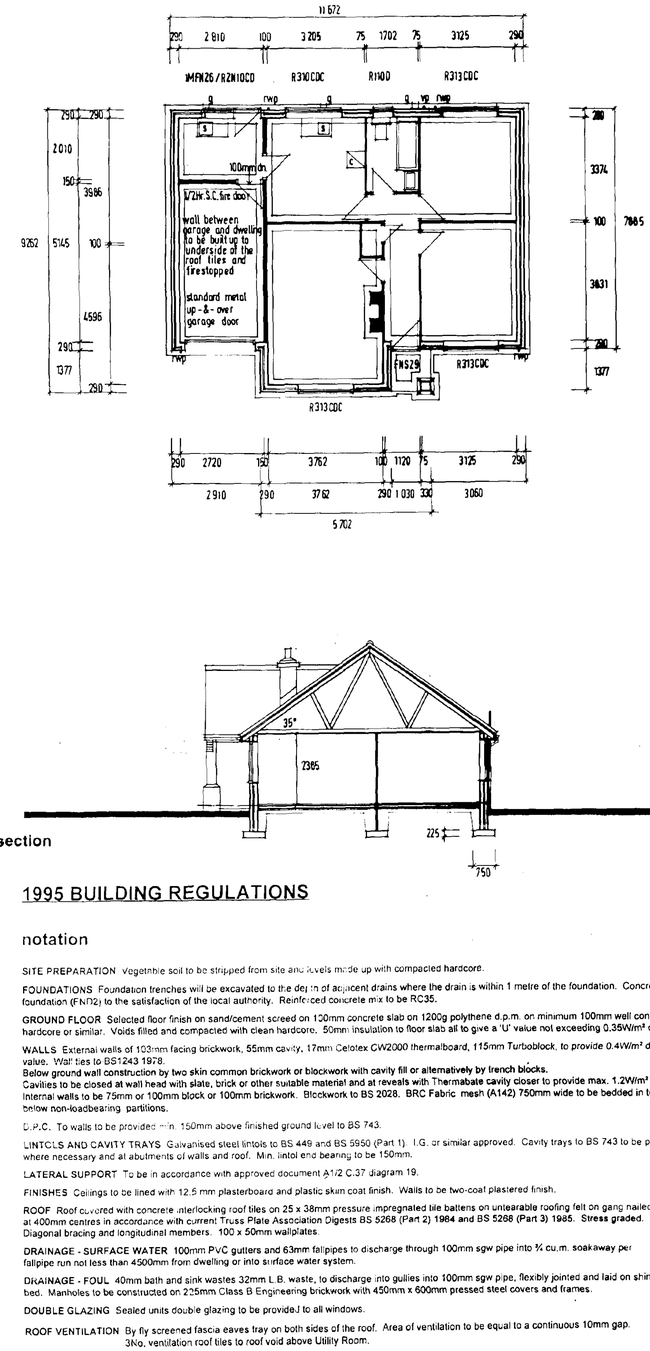
Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

DRAWN BY	JDH
CHECKED BY	

John R Whisson Dip. Arch. (Sheffield) RIBA

working drawing



section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation (FN02) to the satisfaction of the local authority. Reinforced concrete mix to be RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 150mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex GW2000 thermalboard, 115mm Turboblock, to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1978.
Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C. Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 449 and BS 5950 (Part 1). I.G. or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 19.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on untearable roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into ¾ cu.m. soakaway per fallpipe run not less than 4500mm from dwelling or into surface water system.

DRAINAGE - FOUL 40mm bath and sink wastes 32mm L.B. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.
3No. ventilation roof tiles to roof void above Utility Room.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION To habitable rooms by 8000m² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.1-1.15.

GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

HEATING By gas roomheater in lounge with Class 1 flue with 185mm square rebated clay flue liners to BS1181: 1971 (1977). Combustion air supply by 150mm sgw pipe underfloor slab with 150mm concrete protection or by alternative means.

Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L section 1 diag. 5 and para. 1.37 - 1.41. Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

NOTE Internal garage wall to be taken up to underside of roof tiles and firestopped.

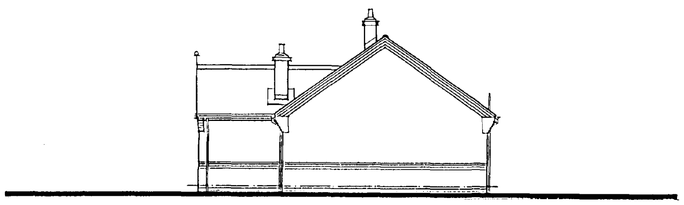
elevations



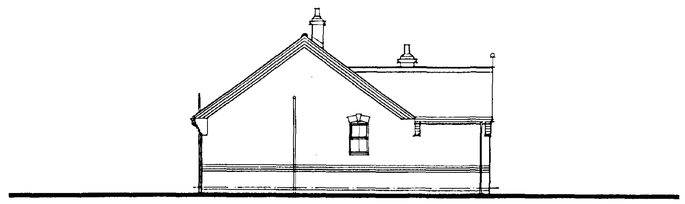
front elevation



rear elevation

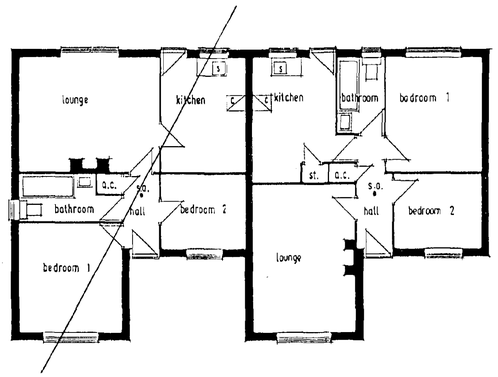


side elevation



side elevation

your home plan



lounge	16' x 11'
kitchen	12'11"x 8' 11"
bedroom 1	12'x 10'1"
bedroom 2	9' 3" x 8'

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes

BUNGALOW TYPE LF2S/H

FOXTON

PLAN

Ref. A3

SCALE 1:100

1042/95

Mrs.E.R.B. Root & Mr.T.J. Root, Plot 30, Wygate Park, Spalding.

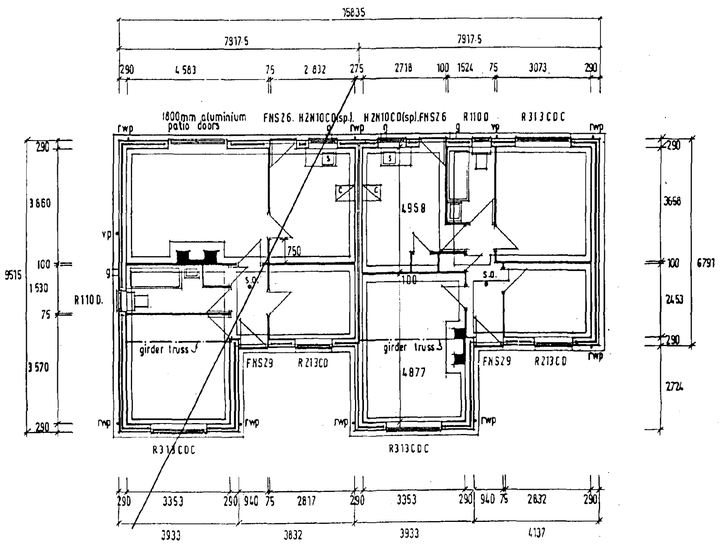
Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

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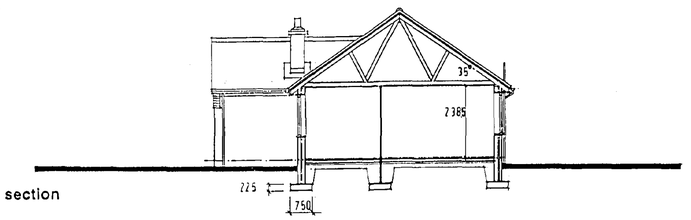
DRAWN BY	JDR
CHECKED BY	

John R Whiston Dipl. Arch. (Sheffield) RIBA

working drawing



Party wall to be built up to underside of roof covering and fire stopped.
100mm blockwork, 75mm cavity, 100mm blockwork mass min. 250Kg/m²
12·5mm plaster both sides.



section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation *(FND2) to the satisfaction of the local authority. Reinforced concrete mix to be* RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turboblock, to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1976.
Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C.
Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 440 and BS 5050 (Part 1). I.G. or similar approved. Cavity trays to BS 743 to be provided *where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.*

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 19.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on underlay roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into ½ cu.m. soakaway per *fallpipe run not less than 4500mm from dwelling or into surface water system.*

DRAINAGE - FOUL 40mm bath and sink wastes 32mm L.D. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION To habitable rooms by 8000mm² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

HEATING By gas roomheater in lounge with Class 1 flue with 185mm square rebated clay flue liners to BS 1181 : 1971 (1977). Combustion air supply by 150mm sgw pipe under floor slab with 150mm concrete protection or by alternative means.

Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L section 1 diag. 5 and para. 1.37 - 1.41. Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

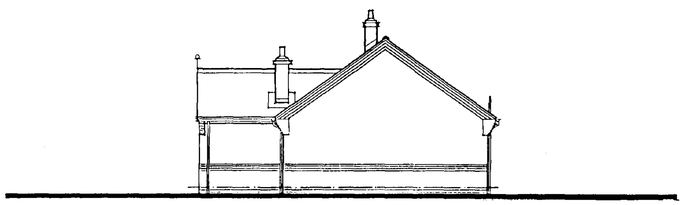
elevations



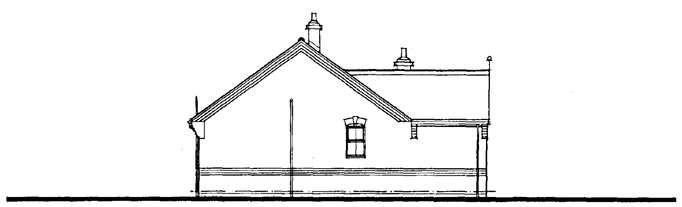
front elevation



rear elevation

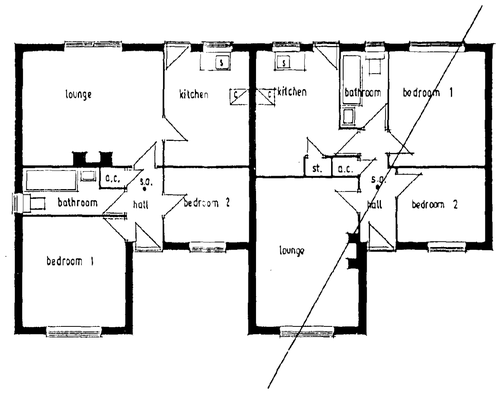


side elevation



side elevation

your home plan



lounge	15' x 12'
kitchen	12' x 9'3"
bedroom 1	11'8" x 11'
bedroom 2	9'3" x 8'

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes

BUNGALOW TYPE LF2S/H MODIFIED
FOXTON

APPROVED PLAN
Ref. A3
SCALE 1:100

SOUTH HOLLAND DISTRICT COUNCIL
BUILDING REGULATIONS
Ref: 1042/95

Mr. E. L & Mrs. Y. R. Blackett, Plot 31, Wygate Park, Spalding.

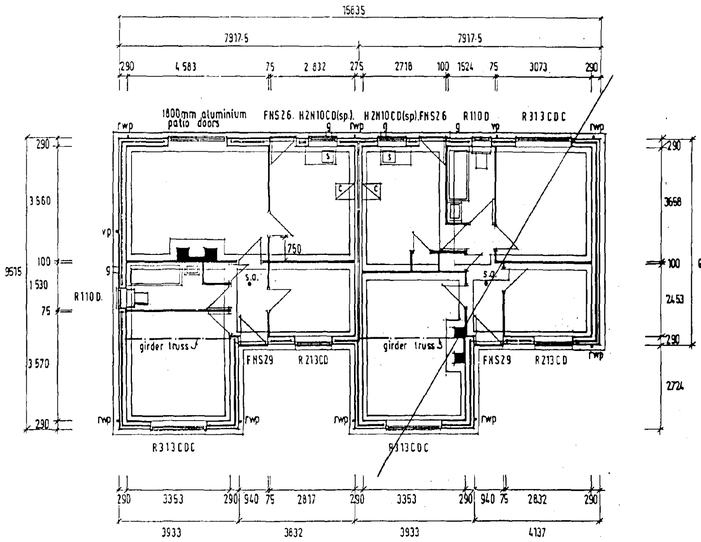
Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 850765

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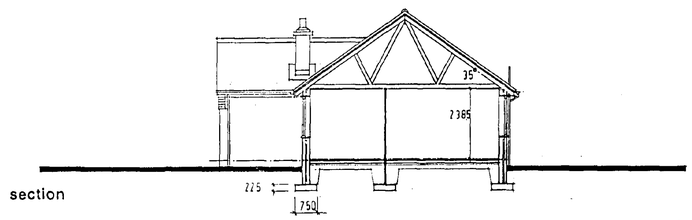
DRAWN BY	JDH
CHECKED BY	

John R. Whisson Dipl. Arch. (Sheffield) RIBA

working drawing



Party wall to be built up to underside of roof covering and fire stopped.
100mm blockwork, 75mm cavity, 100mm blockwork mass min. 250Kg/m²
12.5mm plaster both sides.



section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation (FND2) to the satisfaction of the local authority. Reinforced concrete mix to be RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turboblock, to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1978.
Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C.
Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 449 and BS 5950 (Part 1). I.G. or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 10.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on underlayer roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into ¾ cu.m. soakaway per fallpipe run not less than 4500mm from dwelling or into surface water system.

DRAINAGE - FOUL 40mm bath and sink wastes 32mm L.B. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION To habitable rooms by 8000m² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

HEATING By gas roomheater in lounge with Class 1 flue with 185mm square rebated clay flue liners to BS 1181 : 1971 (1977). Combustion air supply by 150mm sgw pipe under floor slab with 150mm concrete protection or by alternative means.

Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L section 1 diag. 5 and para. 1.37 - 1.41.
Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance 'Sewers for Adoption' 4th Edition by the W.C.A. unless otherwise instructed.

2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive toe spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.958	1.444	2.680	1.011	1.000	C
S12	129.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.982	114.367	1.029	2.612	1.133	1.000	C
S10	154.055	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/1.172	2.900	1.383	1.000	C
EXS8	159.724	39.753	0.900	2.690	1.340	2.500	C
S7	242.827	108.538	-2.795	2.530	0.956	1.050	D
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.278	129.344	2.944	2.460	0.884	1.025	D
EX24	326.631	85.701	1.200	2.730	1.305	2.500	C
S3	379.051	183.656	1.019	2.294	0.750	1.025	B
S2	387.621	156.765	1.350	2.528	1.038	1.025	C
EX	414.433	122.870	0.900	2.910	1.485	2.500	B

Highways
31) All adoptable highway to be constructed in accordance with 'Development Road Specification and Construction 1991' issued by Lincolnshire County Council or any updated edition.
32) No trees to be planted within 45m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340, 1979 Fig 20a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of DoT Type 1 Granular Sub-base.

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be roddable.

DRAINAGE LEGEND — Storm — Foul

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

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:90
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac Acer Campestre (Field Maple)
Apa Acer Palmutum (Maple Varieties)
Ap Acer Plataniodes (Norway Maple)
Bp Betula Pendula (Silver Birch)
Cb Carpinus Betulus (Common Hornbeam)
Mf Malus Floribunda
Pp Prunus Padus 'Plena'
Rp Robina Pseudoacacia 'Frisia'
Sa Sorbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's. Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's. Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingesberg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.
—— 1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertilisc to BS 4428 : 1989 and Amendment no.1 (1991).

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

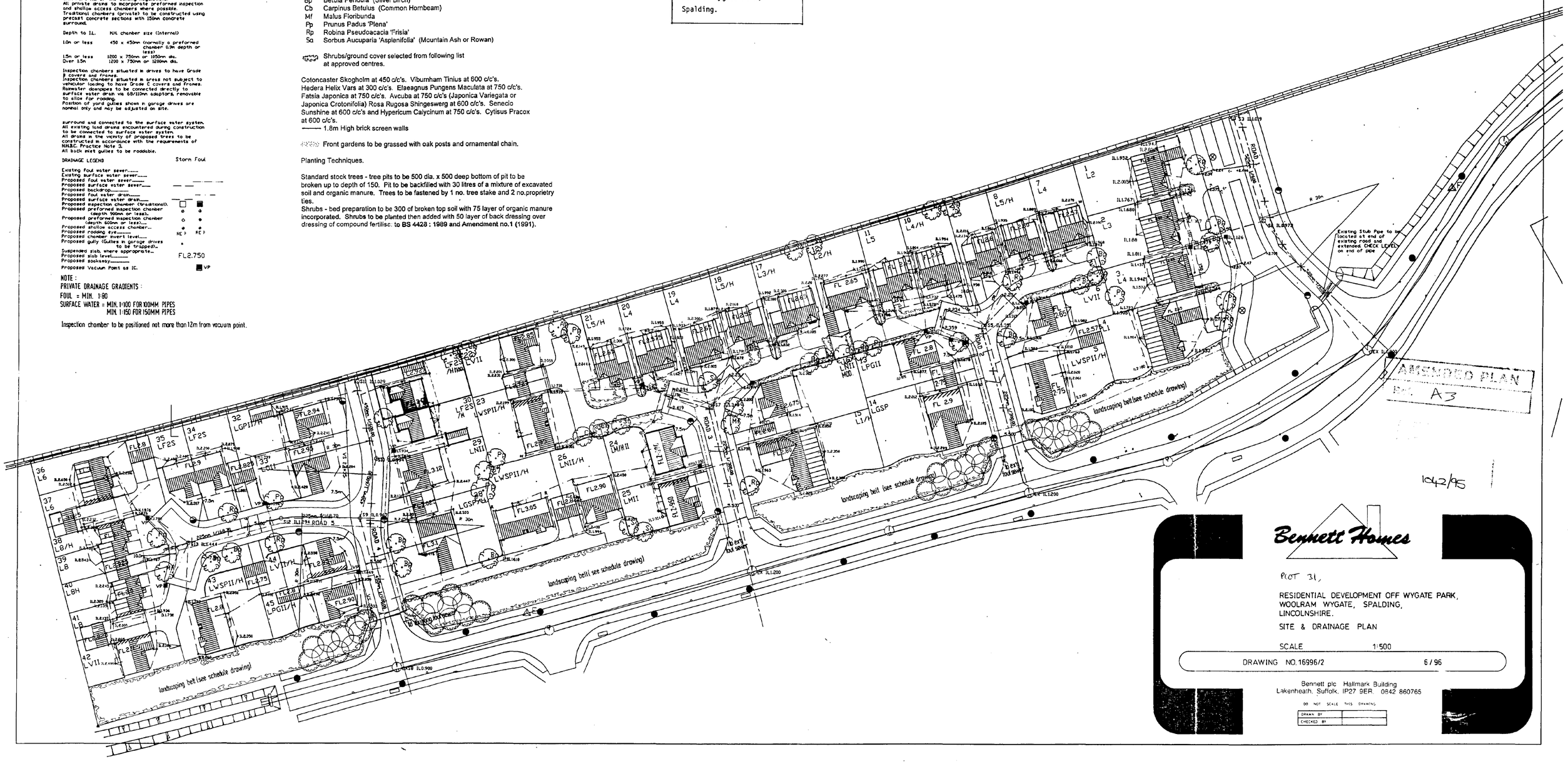
Existing 6 metre steel columns

Street light to L.C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

Mr. E.L. & Mrs. Y.R. Blackett,
Plot 31 Wygate Park,
Spalding.

NORTH



1042/95

Bennett Homes

PLOT 31,

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK,
WOOLRAM WYGATE, SPALDING,
LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

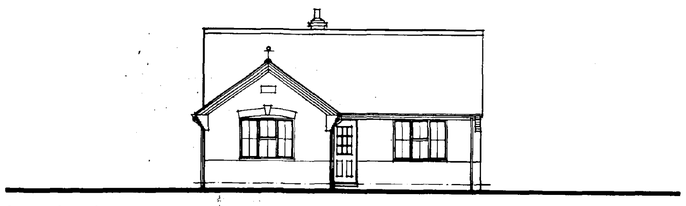
DRAWING NO. 16996/2 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

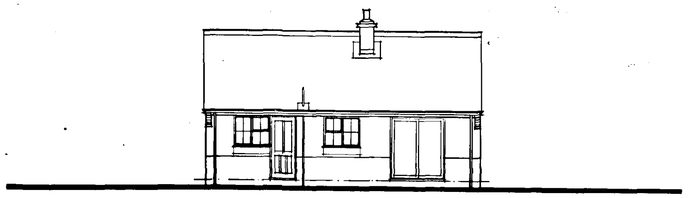
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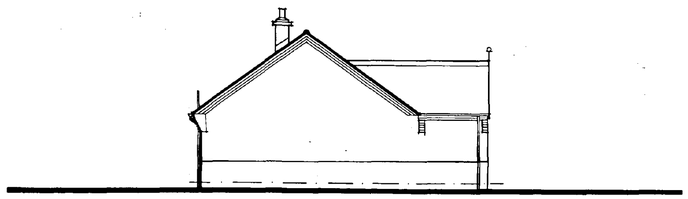
elevations



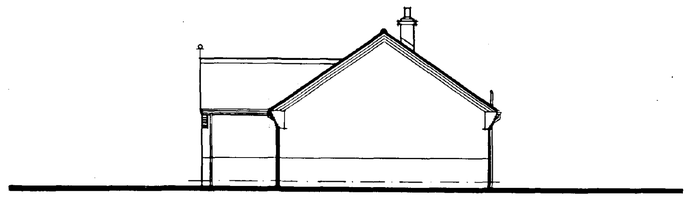
front elevation



rear elevation

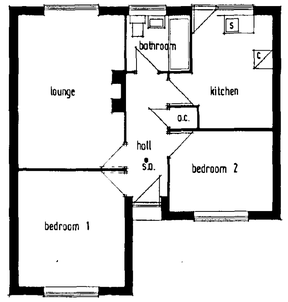


side elevation



side elevation

your home plan



lounge	16' 2" x 11' 7"
kitchen	11' 11" x 11' 2"(max.)
bedroom 1	12' 5" x 11' 7"
bedroom 2	11' 2" x 8' 5"

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes

BUNGALOW TYPE DRAYTON LV/H II MOD.

Ref. A4

SCALE 1:100

SOUTH HOLLAND DC HOUSING & PLANNING 24 OCT 1996 Ref. 1042/95

Mr. J. R. & Mrs. J Hughes, Plot 44, Wygate Park, Spalding.

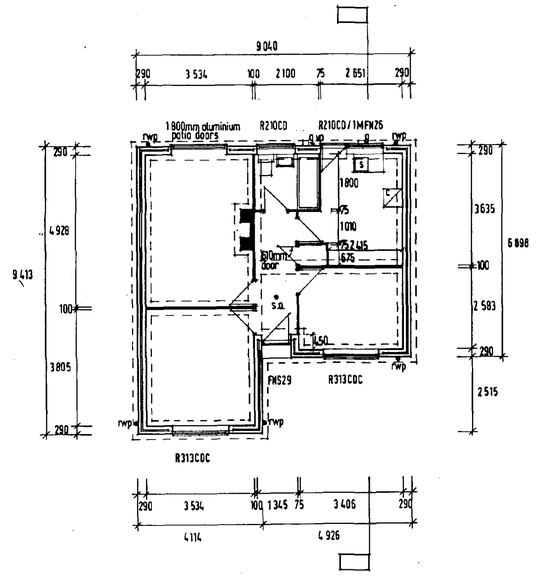
Bennett plc Hallmark Building Lakenheath, Suffolk, IP27 9ER. 0842 860765

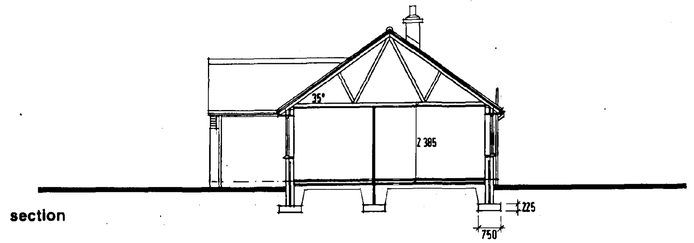
DO NOT SCALE THIS DRAWING

DRAWN BY	KRW
CHECKED BY	

John R Whisson Dipl. Arch. (Sheffield) RIBA

working drawing





section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore.

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation. Concrete strip foundation (FND2) to the satisfaction of the local authority. Reinforced concrete mix to be RC35.

GROUND FLOOR Selected floor finish on sand/cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex CW2000 thermalboard, 115mm Turboblock, to provide 0.4W/m² deg.C. 'U' value. Wall ties to BS1243 1978.
Below ground wall construction by two skin common brickwork or blockwork with cavity fill or alternatively by trench blocks.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C.
Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028. BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS 743.

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 449 and BS 5950 (Part 1). I.G. or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roof. Min. lintol end bearing to be 150mm.

LATERAL SUPPORT To be in accordance with approved document A1/2 C.37 diagram 19.

FINISHES Ceilings to be lined with 12.5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish.

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on untearable roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

DRAINAGE - SURFACE WATER 100mm PVC gutters and 63mm fallpipes to discharge through 100mm sgw pipe into ¾ cu.m. soakeway per fallpipe run not less than 4500mm from dwelling or into surface water system.

DRAINAGE - FOUL 40mm bath and sink wastes 32mm L.B. waste, to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames.

DOUBLE GLAZING Sealed units double glazing to be provided to all windows.

ROOF VENTILATION By fly screened fascia eaves tray on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap.
3No. ventilation roof tiles to roof void above Utility Room.

ROOF INSULATION To be 100mm glassfibre laid between joists with an additional layer of 50mm glassfibre laid over joist.

TRICKLE VENTILATION To habitable rooms by 8000m² ventilator in window casement. To kitchen, utility, bathroom, shower room and separate W.C. by 4000m² ventilator in window casement.

MECHANICAL VENTILATION Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

GLAZING All glazing 800mm or less from F.F.L. and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.

HEATING By gas roomheater in lounge with Class 1 flue with 185mm square rebated clay flue liners to BS1181: 1971 (1977). Combustion air supply by 150mm sgw pipe underfloor slab with 150mm concrete protection or by alternative means.

Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L section 1 diag. 5 and para. 1.37 - 1.41.
Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L section 1 diag. 4 and para. 1.25 - 1.26.

Code 4 lead flashing and cavity tray to roof intersections, flashing to chimney.

NOTE Internal garage wall to be taken up to underside of roof tiles and firestopped.

Notes
Sewerage
1) All adoptable sewers to be constructed in accordance "Sewers for Adoption" 4th Edition by the W.C.A. unless otherwise instructed.

2) Surface water from roofs and roads to be discharged to surface water sewer.
3) All drives to drain away from Highway Boundary
Gully pots to be provided in all drive low spots
4) Road gully pots connections only to be adopted by Norfolk County Council as Highway Authority.
5) Surface water sewers to be adopted by Anglian Water Services Limited.
6) Sulphate resisting cement to be used for all insitu & precast concrete
7) Public Sewers to be 3m away from any buildings

Highways
30) All adoptable highway to be constructed in accordance with "Development Road Specification and Construction 1991" issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
34) Vehicle crossings shall be provided for all drive entrances and shall be a minimum of 3.6m wide using 125mm x 150mm precast concrete kerbs to BS 340, 1979 Fig 2(a) with a 25mm upstand and two purpose made dropper kerbs. If less than 3 No full face kerbs between access points then the whole to be laid as dropped kerbs.
35) Vehicle crossings - base shall consist of a compacted thickness of 150mm of DoT Type 1 Granular Sub-base.

MH NO	X-ORD	Y-ORD	INVERT	CL	COVER	MH DIA	TYPE
S13	104.730	71.958	1.444	2.688	1.011	1.000	C
S12	129.230	78.443	1.294	2.650	1.131	1.000	C
S11	148.922	114.367	1.029	2.612	1.133	1.000	C
S10	154.055	94.276	0.994	2.750	1.306	1.000	C
S9	149.841	78.523	0.967/L172	2.800	1.383	1.000	C
EXS8	159.724	39.753	0.900	2.690	1.340	2.500	C
S7	242.227	108.558	-2.795	2.530	0.956	1.050	D
EX	252.977	65.115	1.200	2.840	1.415	2.500	C
S5	314.878	129.344	2.944	2.460	0.884	1.025	D
EXS4	326.831	85.701	1.200	2.730	1.305	2.500	C
S3	379.851	183.636	1.019	2.294	0.750	1.025	D
S2	387.421	136.765	1.350	2.528	1.030	1.025	C
EX	414.433	122.870	0.900	2.910	1.485	2.500	D

DRAINAGE NOTES

All works to comply with Building Regulations. 1995

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

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

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

surround and connected to the surface water system.
All existing land drains encountered during construction to be connected to surface water system.
All drains in the vicinity of proposed trees to be constructed in accordance with the requirements of N.H.B.C. Practice Note 3.
All back inlet gullies to be rodddable.

DRAINAGE LEGEND

Existing foul water sewer
Existing surface water sewer
Proposed foul water sewer
Proposed surface water sewer
Proposed backdrop
Proposed foul water drain
Proposed surface water drain
Proposed inspection chamber (traditional). RE 1
Proposed preformed inspection chamber (depth 900mm or less). RE 2
Proposed preformed inspection chamber (depth 600mm or less). RE 3
Proposed shallow access chamber
Proposed rodding eye RE 4
Proposed chamber invert level FL2.750
Proposed gully (Gullies in garage drives to be trapped).
Suspended slab, where appropriate
Proposed slab level
Proposed soakaway
Proposed Vacuum Point as IC. VP

NOTE :
PRIVATE DRAINAGE GRADIENTS :
FOUL = MIN. 1:80
SURFACE WATER = MIN. 1:100 FOR 100MM PIPES
MIN. 1:150 FOR 150MM PIPES

Inspection chamber to be positioned not more than 12m from vacuum point.

Standard stock trees approx. 2m to 2.4m high as follows.

Ac Acer Campestre (Field Maple)
Apa Acer Palmutum (Maple Varieties)
Ap Acer Plataniodes (Norway Maple)
Bp Betula Pendula (Silver Birch)
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Shrubs/ground cover selected from following list at approved centres.

Cotoncaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's.
Hedera Helix Vars at 300 c/c's. Elaeagnus Pungens Maculata at 750 c/c's.
Fatsia Japonica at 750 c/c's. Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingesweg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.

1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no.proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991).

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

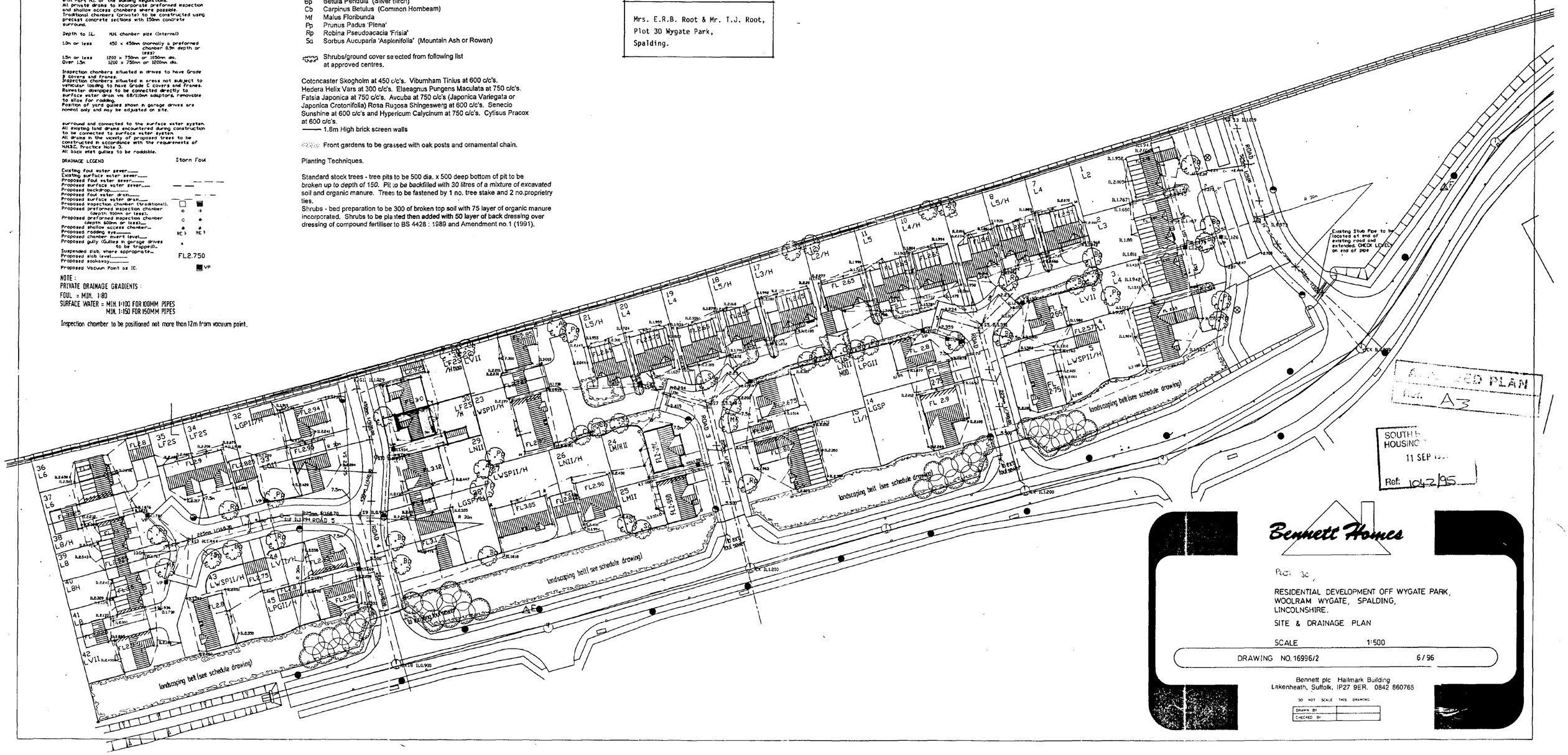
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All Street Lights to be provided with R.E.C. supply.

Mrs. E.R.B. Root & Mr. T.J. Root,
Plot 30 Wygate Park,
Spalding.

NORTH



APPROVED PLAN
Ref. A3

SOUTH H... HOUSING
11 SEP ...
Ref: 1042/95

Bennett Homes

Plot 30

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK,
WOOLRAM WYGATE, SPALDING,
LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

DRAWING NO. 16996/2 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

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Notes
Sewerage
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Highways
31) All adoptable highway to be constructed in accordance with "Development Road Specification and Construction 1991" issued by Lincolnshire County Council or any updated edition
32) No trees to be planted within 4.5m of the centre line of carriageway.
33) Pram Crossings are to be provided at every junction and shall consist of 2 No. 125mm x 150mm dropped kerb laid flush with the carriageway channel level and two purpose made dropper kerbs.
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Existing surface water sewer
Proposed foul water sewer
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Ac Acer Campestre (Field Maple)
Apa Acer Palmatum (Maple Varieties)
Ap Acer Platanioides (Norway Maple)
Bp Betula Pendula (Silver Birch)
Cb Carpinus Betulus (Common Hornbeam)
Mf Malus Floribunda
Pp Prunus Padus 'Plena'
Rp Robina Pseudoacacia 'Frisia'
Sa Scrbus Aucuparia 'Asplenifolia' (Mountain Ash or Rowan)

Shrubs/ground cover selected from following list at approved centres.

Cotoneaster Skogholm at 450 c/c's. Viburnham Tinius at 600 c/c's.
Hedera Helix Vars at 300 c/c's, Elaeagnus Pungens Maculata at 750 c/c's.
Fatsia Japonica at 750 c/c's, Avcuba at 750 c/c's (Japonica Variegata or Japonica Crotonifolia) Rosa Rugosa Shingeswerg at 600 c/c's. Senecio Sunshine at 600 c/c's and Hypericum Calycinum at 750 c/c's. Cytisus Pracox at 600 c/c's.
1.8m High brick screen walls

Front gardens to be grassed with oak posts and ornamental chain.

Planting Techniques.

Standard stock trees - tree pits to be 500 dia. x 500 deep bottom of pit to be broken up to depth of 150. Pit to be backfilled with 30 litres of a mixture of excavated soil and organic manure. Trees to be fastened by 1 no. tree stake and 2 no. proprietry ties.
Shrubs - bed preparation to be 300 of broken top soil with 75 layer of organic manure incorporated. Shrubs to be planted then added with 50 layer of back dressing over dressing of compound fertiliser to BS 4428 : 1989 and Amendment no.1 (1991),.

STREET LIGHTING

LIGHTING DESIGNED TO COMPLY WITH BS 5489 Part 3 Cat 3.

Maximum column spacing.
Total width 9.1m single sided 33m spacing, staggered 35m.

5 metre Stainton Metro Borough steel column with G1 Corrosion Protection with 0.5metre bracket arm and Phillips M126 SOX plus side entry lantern fitted with NEMA photocell socket controlled by Selc Electronics Type 841 photocell electronic, 1 Part, 1:0.5 Differential Switch on level of 70 lux to LCC spec. 5/35/C/93.

INSTALLATION TO BE CARRIED OUT IN ACCORDANCE WITH LINCOLNSHIRE COUNTY COUNCIL STREET LIGHTING SPECIFICATION.

Existing 6 metre steel columns

Street light to L.C.C. spec. 5/35/RL/93 to be located in cycle way

All Street Lights to be provided with R.E.C. supply.

NORTH

Footway to be constructed to rear of vis splay

1.8M High close boarded fence

landscaping belt (see schedule drawing)

Existing Stub Pipe to be located at end of existing road and extended. CHECK LEVEL on end of pipe

AMENDED PLAN
Ref.

SOUTH ... DISTRICT
HOUSING & PLANNING
10 JAN 1997
Ref: 1045/95

Revn. A. Dwellings on plots A34 to A43 revised. 19/2/97.

Bennett Homes

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK,
WOOLRAM WYGATE, SPALDING,
LINCOLNSHIRE.

SITE & DRAINAGE PLAN

SCALE 1:500

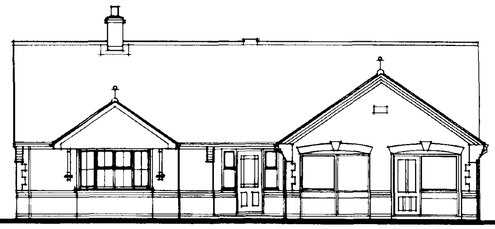
DRAWING NO. 16995/2A. 6/96

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

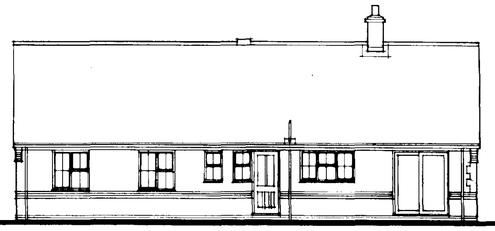
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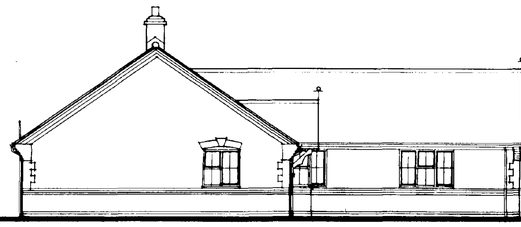
elevations



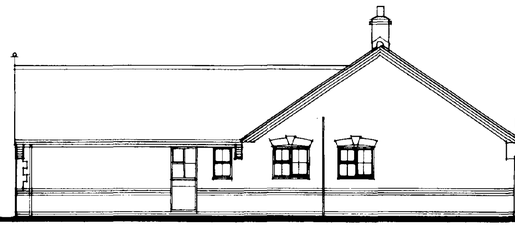
front elevation



rear elevation

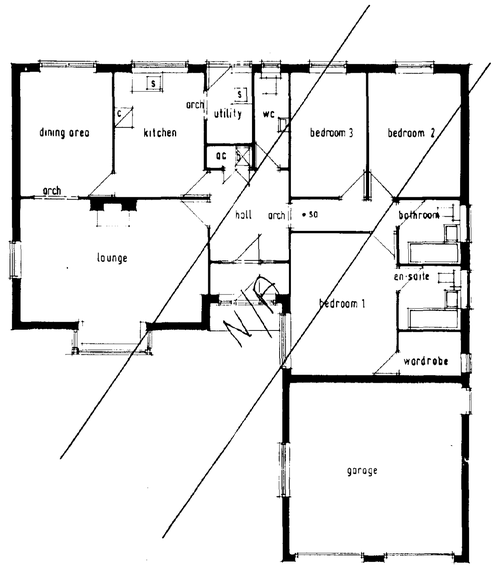


side elevation



side elevation

your home plan



lounge	19' 11" x 13' 1"
kitchen	13'1" x 9'8"
utility	7'7" x 4' 11"
dining area	13'1" x 9'8"
bedroom 1	15'1" x 11'6"
bedroom 2	13'1" x 9'10"
bedroom 3	13'1" x 8'3"
garage	18'7" x 18'4"

all dimensions are approximate and are only shown as being imperial equivalent sizes.

Bennett Homes

BUNGALOW TYPE L1 (SPECIAL)
BOSTON

CONVERSION OF DOUBLE GARAGE TO "SALES OFFICE"

SCALE 1/100

Plot 4, Wygate Park, Spalding.

1042/95
AMENDED PLAN
Plan A1

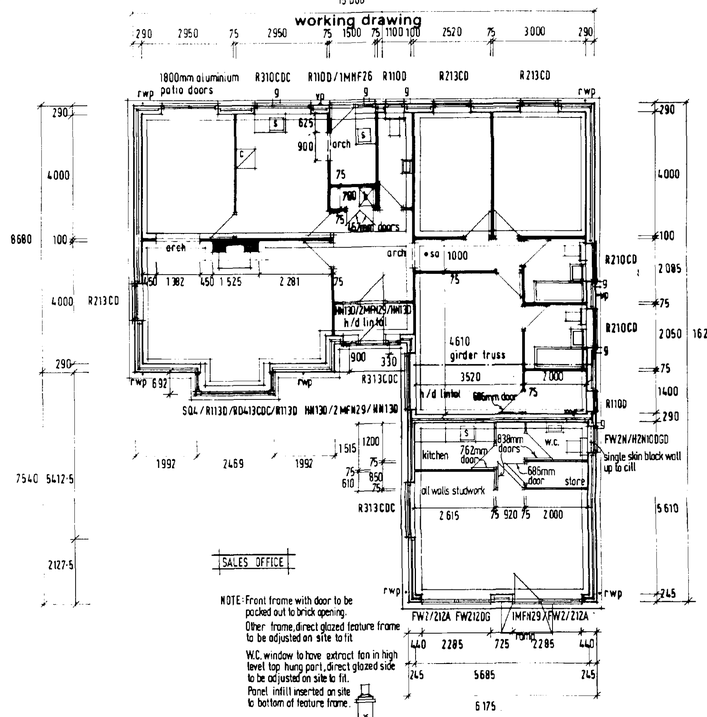
Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

DRAWN BY	TDH
CHECKED BY	TJM

John R Whisson Dip Arch (Sheffield) RIBA

working drawing



Water storage vessels and pipework in unheated spaces to be lagged and insulated in accordance with A.D.L. section 1 diag. 5 and para. 1·37 - 1·41.

Infiltration to be limited by use of seals with regard to service points and loft hatch in accordance with A.D.L. section 1 diag. 4 and para. 1·25 - 1·28.

Boiler to be sited in accordance with A.D.J section 3 diag 9.

section

1995 BUILDING REGULATIONS

notation

SITE PREPARATION Vegetable soil to be stripped from site and levels made up with compacted hardcore

FOUNDATIONS Foundation trenches will be excavated to the depth of adjacent drains where the drain is within 1 metre of the foundation
Concrete strip foundation (RC35) to the satisfaction of the local authority

GROUND FLOOR Selected floor finish on sand cement screed on 100mm concrete slab on 1200g polythene d.p.m. on minimum 100mm well consolidated hardcore or similar. Voids filled and compacted with clean hardcore. 50mm insulation to floor slab all to give a 'U' value not exceeding 0.35W/m² deg.C.

WALLS External walls of 103mm facing brickwork, 55mm cavity, 17mm Celotex GW2000 thermalboard, 115mm Turbobloc, to provide 0.4W/m² deg.C. 'U' value.
Wall ties to BS1243 1978.
Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with Thermabate cavity closer to provide max. 1.2W/m² deg.C.
Internal walls to be 75mm or 100mm block or 100mm brickwork. Blockwork to BS 2028

Wall between bedroom 1 and garage to be taken up to underside of roof tiles and firestopped. Construction as external wall.

BRC Fabric mesh (A142) 750mm wide to be bedded in top of slab below non-loadbearing partitions.

D.P.C. To walls to be provided min 150mm above finished ground level to BS 743

LINTOLS AND CAVITY TRAYS Galvanised steel lintols to BS 449 and BS 5950 (Part 1). 1G or similar approved. Cavity trays to BS 743 to be provided where necessary and at abutments of walls and roofs. Min. lintol end bearing to be 150mm

LATERAL SUPPORT To be in accordance with approved document A1 2 C 37 diagram 19

FINISHES Ceilings to be lined with 2·5 mm plasterboard and plastic skim coat finish. Walls to be two-coat plastered finish

ROOF Roof covered with concrete interlocking roof tiles on 25 x 38mm pressure impregnated tile battens on underlayable roofing felt on gang nailed trusses at 400mm centres in accordance with current Truss Plate Association Digests BS 5268 (Part 2) 1984 and BS 5268 (Part 3) 1985. Stress graded. Diagonal bracing and longitudinal members 100 x 50mm wallplates

DRAINAGE-SURFACE WATER 100mm PVC gutters and 63mm tailpipes to discharge through 100mm sgw pipe into 1 cu.m. soakaway per tailpipe run not less than 4500mm from dwelling or into surface water system

DRAINAGE-FOUL 40mm bath and sink wastes 32mm L.B. waste to discharge into gullies into 100mm sgw pipe, flexibly jointed and laid on shingle bed. Manholes to be constructed on 225mm Class B Engineering brickwork with 450mm x 600mm pressed steel covers and frames

DOUBLE GLAZING Sealed unit double glazing to be provided to all windows.

ROOF VENTILATION By fly screened **fascia eaves tray** on both sides of the roof. Area of ventilation to be equal to a continuous 10mm gap

ROOF INSULATION To be 100mm glassfibre laid between joists **with an additional layer of 50mm glassfibre laid over joist.**

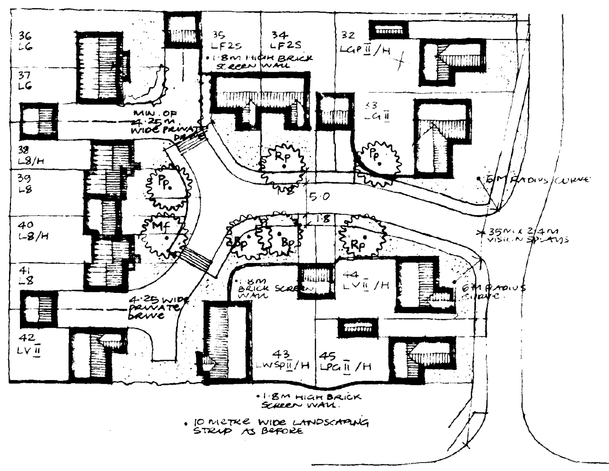
TRICKLE VENTILATION **To habitable rooms by 8000m² ventilator** in window casement. To kitchen, utility, bathroom, shower room and **separate W.C. by 4000m²** ventilator in window casement.

MECHANICAL VENTILATION **Mechanical ventilator to kitchen rated not less than 30 litres/second above hob (i.e. cooker hood), to utility at 15 litres/second (if separate room) and bathroom/shower room at 15 litres/second.**

FIRE DETECTION Mains powered, inter-connected smoke alarms to be fitted as indicated and conform to BS5446 Part 1 and in accordance with Approved Document B1 para. 1.8-1.15.

HEATING By free standing gas boiler in airing cupboard with Rite-vent insulated flue to gas ridge terminal outlet. Combustion air supply by 150mm sgw pipe under floor slab with 150mm concrete protection or by alternative means.
OPEN FIREPLACE Fitted with grate designated to burn solid fuel with hearth complying with Approved Document J1/2/3 Section 2. Air supply by airbricks or alternative means giving 20000mm². Flue to be 225mm diam. or 185mm sq.

GLAZING All glazing 800mm or less from F.F.L., and glazing 1500mm or less from F.F.L. at door area up to 300mm each side of the door to be in safety glass and in accordance with Approved Document N1.



WYGATE PARK

ALTERNATIVE ARRANGEMENT TO PLOTS 32/45

GENERAL NOTES

MIX

LF I	2 BEDROOM BUNGALOW	4
LF II	2 BEDROOM BUNGALOW	1
LI I	2 BEDROOM BUNGALOW	4 (3)
LM II	2 BED BUNGALOW / INT GARAGE	1
LV II	2 BEDROOM BUNGALOW	4
LI	3 BEDROOM BUNGALOW / INT GARAGE	6
LWSP	3 BEDROOM BUNGALOW	2
LWS II	3 BEDROOM BUNGALOW	1
LWSH II	3 BEDROOM BUNGALOW	5 (4)
LM II	3 BEDROOM BUNGALOW	2
LS	4 BEDROOM HOUSE / ATT GARAGE	15
L	4 BEDROOM HOUSE / INT GARAGE	15
L4	5 BEDROOM HOUSE / ATT GARAGE	5
L5	5 BEDROOM HOUSE ATT GARAGE	1
L6	5 BEDROOM SEMI DETACHED HOUSE	1
L2C	2 BEDROOM TERRACE BUNGS	4

45 TOTAL

SITE AREA : 2.685 HECTARES (6.63 ACRES)

DENSITY : 16.75 DPH (6.78 DPA)

STANDARD STOCK TREES AVERAGE 2m TO 2.44m HIGH AS FOLLOWS :

AC	ACER CAMPESTRE
Apg	ACER PALMATUM
Ap	ACER PLATANOIDES
Bp	BETULA PENDULA
Cb	CARPINUS BETULUS
Mf	MALUS FLORIBUNDA
Pp	PRUNUS PADUS 'PLENA'
RP	ROBINIA PSEUDOACACIA 'FRISIA'
So	SORBUS AUCUPARIA 'ASPLENIFOLIA'

(SPACED AT 1.8M C/C IN A SQUELTED FRUIT INCLUDING HALF A METRE CENTRES.

LONICERA JAPONICUM AT 1.80 C/C'S VIBURNUM TINUS AT 600 C/C'S HEDERA HELIX VARS AT 300 C/C'S BAERGNIA PUNGENS MAGUATA AT 750 C/C'S PATSIA JAPONICA AT 750 C/C'S AVUCBA AT 750 C/C'S (JAPONICA VARIEGATA OR JAPONICA CRETENIFOLIA) ALBA BUXOSA SEMPERVIRENS AT 600 C/C'S. SKIMMIA JAPONICA AT 600 C/C'S AND HYPERICUM CALYCINUM AT 750 C/C'S CYTISUS PRACOX AT 600 C/C'S

1.8M HIGH BRICK SCREEN WALLS

FRONT GARDENS TO BE ENCLOSED WITH OAK POSTS & ORNAMENTAL CHAIN

PLANTING TECHNIQUES :

STANDARD STOCK TREES - TREE PITS TO BE 900 D.M x 500 D.M. BOTTOM OF PIT TO BE BROKEN UP TO DEPTH OF 150. PIT TO BE BACK-FILLED WITH 30 LITRES OF A MIXTURE OF EXCAVATED SOIL AND ORGANIC MANURE. TREES TO BE FASTENED WITH TWO STAKE & 2 PLY HOPTREY TIES.

SHRUBS - 800 PREPARATION TO BE 300 OF BACKED TOP SOIL WITH 75 LITRES OF ORGANIC MANURE INCORPORATED. SHRUBS TO BE PLANTED THEN MULCHED WITH 50 MMS OF BARK ENCLOSED OVER DRESSING OF COMPOUND FERTILISER TO BS 4428 : 1969 AND AMENDMENT No 1 (1981)

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK - WOOLRAM WYGATE - SPALDING FOR Bennett Homes

1/500 SITE LAYOUT PLAN - DRG. NO. 7080/2B

OCTOBER 1995

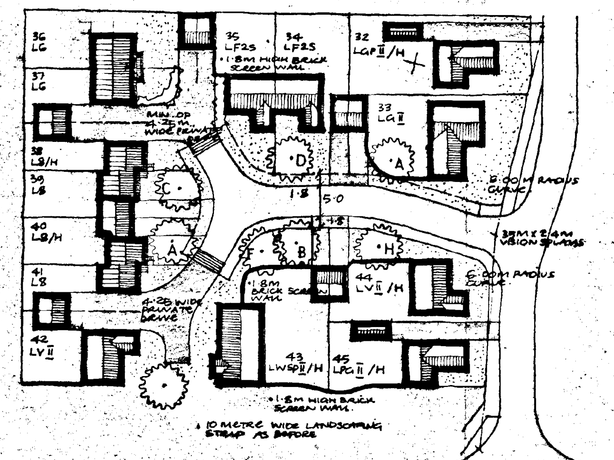
REVISIONS

A - 20/11/95 DETAIL RELATING TO 10 METRE LANDSCAPING BELT REMOVED FROM DRAWING AND GENERAL NOTE ADDED REFERRING TO DETAILED DRAWING TO BE AGREED WITH THE L/A.

B - 4/1/96 THE FOOTPATH/SERVICE STRIP ARRANGEMENTS IN THE S.W. DE SACS AMENDED TO LCC HIGHWAYS REQUIREMENTS. KINKS IN CURVE ON WESTERN ACCESS ROAD INCREASED TO 7.5 M. BOTH WESTERN ACCS. RDS. TO BE SET AMENDED TO HAVE FOOTPATH ON BOTH SIDES OF THE ROAD. SPECIES & LOCATION OF TREES AMENDED. ALIGNMENT OF WESTERN ACCESS RE-POSITED & PLOTS 34/35 & 44/45 REVISED. NOTE ADDED TO PDS REGARDING LANDSCAPING DETAILS.

terry d harvey fasi · architectural design consultant · sans souci · 48 marine parade · gorleston on sea · great yarmouth · norfolk · nr31 6ex · telephone / fax 01493 662996

DETERMINED PLAN
SOUTH HOLLAND DC HOUSE/PLANNING
16 JAN 1996
Ref: 1042/95



ALTERNATIVE ARRANGEMENT TO PLOTS 32/45

GENERAL NOTES

MIX

LF2S	2 BEDROOM BUNGALOW	4	
LF II	2 BEDROOM BUNGALOW	1	
LFG II	2 BEDROOM BUNGALOW	4	(3)
LM III	2 BED BUNGALOW / INT GARAGE	1	
LV II	2 BEDROOM BUNGALOW	4	
LI	3 BEDROOM BUNGALOW / INT GARAGE	2	
LGSP	3 BEDROOM BUNGALOW	2	
LG3 II	3 BEDROOM BUNGALOW	1	
LWSP II	3 BEDROOM BUNGALOW	3	(4)
LW II	3 BEDROOM BUNGALOW	3	
L2	4 BEDROOM HOUSE/ATT GARAGE	2	
L3	4 BEDROOM HOUSE/INT GARAGE	2	
L4	4 BEDROOM HOUSE / ATT GARAGE	5	
L5	5 BEDROOM HOUSE / ATT GARAGE	5	
L6	3 BEDROOM SEMI DETACHED HOUSE	2	
L8	2 BEDROOM TERRACED HOUSE	4	
		45	TOTAL

SITE AREA : 2.685 HECTARES (6.63 ACRES)

DENSITY : 16.75 DPH (6.78 DPA)

STANDARD STOCK TREES APPROX 6m TO 2.4m HIGH AS FOLLOWS.

A. BETULA PENDULA
B. PRUNUS PLENA
C. MALUS FLORIBUNDA
D. LABURNUM LEGUMINOSAE
E. ACER PLATYNOIDES
F. ACER CAMPESTRE
G. CARPINUS BETULUS
H. ACER PALMATUM
I. FAGUS GRANDIFOLIO
J. SORBUS ALNIFOLIA
K. TILIA
L. FRAXINUS
M. QUERCUS

SHRUBS/GROUND COVER, SELECTED FROM HEDGEMIX KEY AT APPROVED CENTRES.

COTONEASTER SIMONSII AT 450 C/C'S. VIBURNUM TINUS AT 600 C/C'S. HEDERA HELIX VARS AT 300 C/C'S. ELAEAGNUS PUNGENS MACULATA AT 750 C/C'S. PIERIS JAPONICA AT 750 C/C'S. AUCUBA AT 750 C/C'S. CYTISUS PRAECOX AT 600 C/C'S. AREA BUDDLEA DAVIDII VARS. AT 600 C/C'S. ESCALLONIA EDINENSIS AT 600 C/C'S. AND HYPERICUM CALYCINUM AT 750 C/C'S.

TO FUTURE DEVELOPMENT

TO FURTHER DEVELOPM'T

MINOR LOOP SERVING APPROX 25 UNITS

WYGATE PARK

EXISTING PUBLIC OPEN SPACE

PUBLIC OPEN SPACE

LINE OF EXISTING VEHICULAR BELLMOUTH, FOOTPATH, VERGE INCORPORATING VISION SPLAYS.

EXTENT OF EXISTING DISTRIBUTIVE BAND (MINIMUM WIDTH)

LINE OF EXISTING BELLMOUTH TO NEW CUL DE SAC WITH FOOTPATH / VERGE INCORPORATING VISION SPLAY

LINE OF EXISTING BELLMOUTH TO NEW CUL DE SAC WITH FOOTPATH & VERGE TO INCORPORATE VISION SPLAY

10 METRE WIDE LANDSCAPE STRIP TO BE PLANTED WITH THE FOLLOWING SHRUBS:- LAUREL, EUONYMUS MIXED, ESCALLONIA, COTONEASTER, CRATAEGUS, ACUBA LONGIFOLIA, ILEX VERTICILLATA, ILEX AQUIFOLIUM, ERICA, CORNUS, BUDDLEIA ALTERNIFOLIA, CYTISUS, HYPERICUM, HEBE MIXED &/4 VARIETIES, CRATAEGUS, CORNUS, BERBERIS MIXED. (AREA TO BE CULTIVATED TO A MIN DEPTH OF 400, SHRUBS TO BE ASSORTED AND 3-4 LITRE POT SIZE, PLANTED 3 PLANTS PER METRE IN GROUPS OF 3 OR 4 NO OF TREE BANK TO BE LAID AS GRASS OVER SHRUB BED AREA AND AROUND TREES).

TREES TO NEW LANDSCAPING BELT TO BE GENERALLY PLANTED AT 5 METRE CENTRES.

EXISTING DRY DITCH TO BE FILLED

LINE OF NEW 5.00 WIDE FOOTPATH / CYCLEWAY

LINE OF EXISTING BELLMOUTH TO NEW ESTATE ROAD WITH FOOTPATHS & VERGES INCORPORATING VISION SPLAYS

EXISTING ASPHALT FOOTPATH / CYCLEWAY.

SUPERCEDED

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK - WOOLRAM WYGATE - SPALDING FOR Bennett Homes

1 / 500 SITE LAYOUT PLAN - DRG. NO. 7080 / 2

OCTOBER 1995

terry d harvey fasi · architectural design consultant · sans souci · 48 marine parade · garleston on sea · great yarmouth · norfolk · nr31 6ex · telephone / fax 01493 662996

GENERAL NOTES

MIX

LF2S.	2 BEDROOM BUNGALOW	4
LF II	2 BEDROOM BUNGALOW	1
LFG II	2 BEDROOM BUNGALOW	4 (2)
LM II	2 BED BUNGALOW / INT GARAGE	1
LV II	2 BEDROOM BUNGALOW	4
LJ	3 BEDROOM BUNGALOW / INT GARAGE	2
LGSP.	3 BEDROOM BUNGALOW	2
LGII	3 BEDROOM BUNGALOW	1
LWSP II	3 BEDROOM BUNGALOW	3 (4)
LW II	3 BEDROOM BUNGALOW	3
L2	4 BEDROOM HOUSE/ATT GARAGE	2
L3	4 BEDROOM HOUSE/INT GARAGE	2
L4	3 BEDROOM HOUSE / INT GARAGE	5
L5	3 BEDROOM HOUSE / ATT GARAGE	5
L6	3 BEDROOM SEMI DETACHED HOUSE	2
L8	2 BEDROOM TERRACED HOUSE	4
		45 TOTAL

SITE AREA : 2.685 HECTARES (6.63 ACRES)

DENSITY : 16.75 PH (6.78 PPA)

STANDARD STOCK TREES ACROSS EM TO 2.4m HIGH AS FOLLOWS.

AC	ACER CAMPESTRE
ANO	ACER PALMATUM
Ap	ACER PLATANOIDES
Bp	BETULA PENDULA
Cb	CARPINUS BETULUS
Mf.	MALUS FLORIBUNDA
Pp	PRUNUS PADUS 'COLUMNARIS'
Rp	ROBINIA PSEUDOACACIA 'FASTIGIATA'
Sa.	SORBUS AUCUPARIA 'ASPLENIFOLIA'

SHRUB/GROUND COVER SELECTED FROM FOLLOWING LIST AT SPACINGS CENTRES.

COTONEASTER DIGITALIS AT 450 C/C'S. VIBURNUM TINUS AT 600 C/C'S. HEDERA HELIX VARS AT 300 C/C'S. RIBES ALPINUM MACULATA AT 750 C/C'S. PIERIS JAPONICA AT 750 C/C'S. AUCUBA AT 750 C/C'S. LONICERA NITIDA VARIEGATA OR LONICERA CERTICOLA) ROSA RUGOSA RUBRIFOLIA AT 600 C/C'S. CORNUS SUNSHINE AT 600 C/C'S. AND HYPERICUM CALYCINUM AT 750 C/C'S. BETULA PENDULA AT 450 C/C'S.

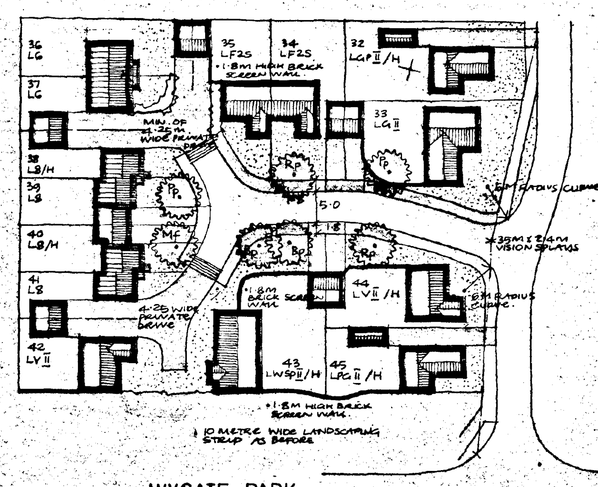
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FRONT GARDENS TO BE ENCLOSED WITH OAK POSTS & ORNAMENTAL CHAIN

PLANTING TECHNIQUES :-

STANDARD STOCK TREES - TREE PITS TO BE 900 DIA X 900 DEEP BOTTOM OF PIT TO BE BROKEN UP TO DEPTH OF 150. PIT TO BE BACKFILLED WITH 80 LITRES OF A MIXTURE OF EXCAVATED SOIL AND ORGANIC MANURE. TREES TO BE FASTENED BY IND. TREE STAKE & 2 NO PROPRIETARY TIES.

SHRUBS - 600 PREPARATION TO BE 300 OF BARROW TOP SOIL WITH 75 LITRES OF ORGANIC MANURE INCORPORATED. SHRUBS TO BE PLANTED THEN MULCHED WITH 50 LITRES OF BARK DRESSING OVER DRESSING OF COMPOUND FERTILISER, TO BS 4428 (1989) AND AMENDMENT NO.1 (1991)



WYGATE PARK

ALTERNATIVE ARRANGEMENT TO PLOTS 32/45

TO FUTURE DEVELOPMENT

TO FURTHER DEVELOPM'T

MINOR LOOP SERVING APPROX 25 UNITS

EXISTING DRAIN DITCH TO BE FILLED

(LANDSCAPING TO BE TO BE SUBJECT OF FURTHER DETAIL DRG TO BE AGREED)

PUBLIC OPEN SPACE

7.3 M WIDE MINIMUM WIDTH SIDE OF NEW CARRIAGEWAY TO BE WITHIN THE HIGHWAYS CONTROL

LINE OF NEW 3.00 WIDE FOOTPATH / CYCLEWAY LINE UNDER FINISH DRG NO 0206/5/H 241 AMENDED BY AMENDMENT NO 1

LANDSCAPING BELT.

LANDSCAPING BELT

LANDSCAPING BELT

LANDSCAPING BELT.

LANDSCAPING BELT SEE DETAIL DRG 7080/3.

WYGATE PARK

LINE OF EXISTING VEHICULAR BELLMOUTH / FOOTPATH / VERGE INCORPORATING VISION SPLAYS.

EXTENT OF EXISTING DISTRIBUTOR ROAD (WYGATE PARK)

LINE OF EXISTING BELLMOUTH TO NEW CUL DE SAC WITH FOOTPATH / VERGE INCORPORATING VISION SPLAY

LINE OF EXISTING BELLMOUTH TO NEW CUL DE SAC WITH FOOTPATH & VERGE TO INCORPORATE VISION SPLAY

MINIMUM 10 METRE LANDSCAPING BELT FOR FULL DETAILS REFER TO DETAILED DRAWING TO BE AGREED WITH THE LOCAL AUTHORITY.

LINE OF EXISTING BELLMOUTH TO NEW ESTATE ROAD WITH FOOTPATHS & VERGES INCORPORATING VISION SPLAYS

EXISTING ASPHALT FOOTPATH / CYCLEWAY

EXISTING PUBLIC OPEN SPACE

CC
Ref: 1042/95

AMENDED PLAN
Ref.

DETERMINED PLAN

Bennett Homes

RESIDENTIAL DEVELOPMENT OFF WYGATE PARK - WOOLRAM WYGATE - SPALDING FOR

1 / 500 SITE LAYOUT PLAN - DRG. NO. 7080 / 2B

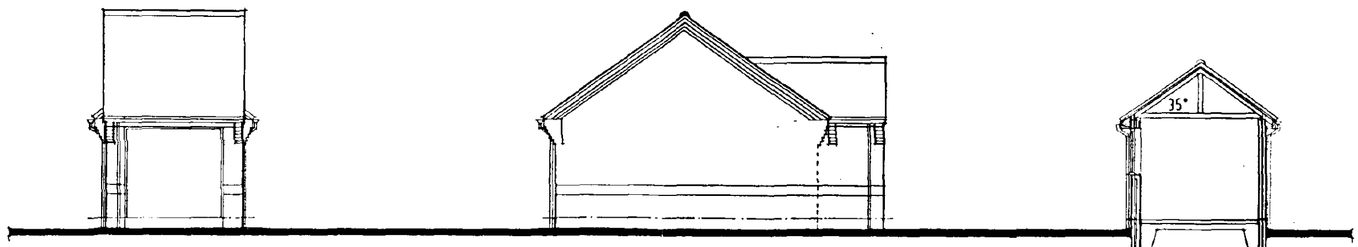
OCTOBER 1995

REVISIONS

A - 20/11/96 DETAIL RELATING TO 10 METRE LANDSCAPING BELT REMOVED FROM DRAWING AND GENERAL NOTE ADDED REFERRING TO DETAILED DRAWING TO BE AGREED WITH THE L/A.

B - 4/1/96 THE FOOTPATH / VERGE STRIP ARRANGEMENTS ON THE E. SIDE OF PLOTS 1 TO 5 INCLUSIVE TO L/C HIGHWAYS REQUIREMENTS. RADIUS KERB TO WESTERN ACCESS ROAD INCREASED TO 7.5 M. BOTH WESTERN ACCESS R/D'S TO CUL DE SAC PROVIDED TO HAVE FOOTPATH ON BOTH SIDES OF THE ROAD. SYMBOLS & LOCATION OF TREES SHOWN ON LAYOUT OF MINOR LOOP ACCESS R/D ADJACENT 8 PLOTS 24/31 & 40/43 REVISED. NOTE ADDED TO NO REMAINING LANDSCAPING DETAILS.

terry d harvey fasi · architectural design consultant · sans souci · 48 marine parade · gorleston on sea · great yarmouth · norfolk · nr31 6ex · telephone / fax 01493 662996



front elevation

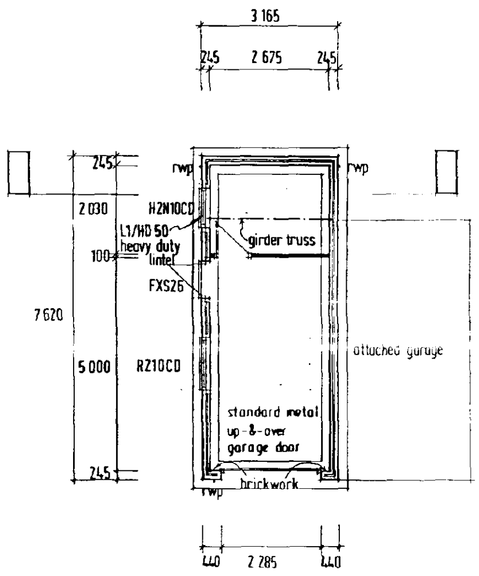
side elevation

section



rear elevation

side elevation



plan

N O T A T I O N

FOUNDATIONS To be concrete FND2 mix.
750 x 225mm to 245mm walls, to satisfaction of Local Authority.

WALLS External walls of 103mm facing brickwork, 52 mm cavity, 90mm Thermalite Shield blockwork. Wall ties to BS1243 1978. Cavities to be closed at wall head with slate, brick or other suitable material and at reveals with vertical d.p.c. to BS743 150mm wide.

FLOOR 100mm fairface concrete on 100mm hardcore or similar.

D.P.C. To walls to be provided min. 150mm above finished ground level to BS743.

ROOF Covered with concrete interlocking roof tiles on 25mm x 38mm pressure impregnated battens on untearable roof felt.
35 dgree roof pitch. All structural timbers to be stress graded and in accordance with BS5268.
Gang-nailed trusses at 400mm cts. in accordance with current Truss Plate Association Digests to BS5268 (part 2) 1984 & BS5268 (part 3) 1985.
Diagonal bracing and longitudinal members. 100 x 50mm wallplates.

LINTELS Galvanised steel lintels to BS449 I.G. or similar approved.

ROOF DRAINAGE 100mm PVC gutters with 63mm fallpipes discharging to 1 cu.m soakaway per fallpipe run not less than 4500mm from garage, through 100mm sgw seconds.

NOTE Up and over garage door, 7' x 6'6" with timber frame.

Bennett Homes

PITCH ROOF GARAGE
7620mm x 3165mm
25' x 10' (nominal)

SOUTH HOLLAND DC
HOUSING & PLANNING
30 APR 1997
Ref: 1040/95

Scale 1:100

Mr. R. R. & Mrs. J. D. Rashleigh, Plot 27, Wygate Park, Spalding.

Bennett plc Hallmark Building
Lakenheath, Suffolk, IP27 9ER. 0842 860765

DO NOT SCALE THIS DRAWING

APPROVED
Ref. A4