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BROADGATE HOMES

Broadgate Homes Limited

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PROJECT TITLE

RESIDENTIAL DEVELOPMENT AT:
OFF "THE HAYFIELDS"
WYGATE PARK,
SPALDING, LINCS.

DRAWING

CONDITION COMPLIANCE

PHASE 2

DETERMINED PLAN

SHDC Planning & Development
- 8 NOV 2007
Ref: 1488/07

SCALE	DRAWN
1:250	LB
DATE	DRAWING No.
JUNE 2006	0503/ COND. COMP/ PH.2.

NOTE: This Drawing will eventually cover Plots 1-170
Refer to DWG No.0503/CP /02 for Plots 171-316

LANDSCAPING

TREE PLANTING

AC - ACER CAMPESTRE.
AD - ACER PLATANOIDES 'DRUMMONDII'.
AH - AESCULUS HIPPOCASTANUM
BP - BETULA PENDULA.
FS - FAGUS SYLVATICA
MD - MALUS 'JOHN DOWNIE'
MN - MORUS NIGRA
MT - MALUS "TSCHONOSKII"
PK - PRUNUS KANZAN
PT - PRUNUS 'TAI HAKU

ALL TREES TO BE 1.8-2.4M HIGH STANDARDS, SUITABLY STAKED.

GROUND COVER

BC - BERBERIS CANDIDULA - 3L POT PLANTS USED IN SINGLE ROW. TO BE PLANTED AT 600MM CENTRES. PLANTING BED TO BE 1 METRE WIDE WITH PLANTS PLANTED CENTRAL TO BED. COVER ENTIRE BED WITH 65MM THICK BARK MULCH.

VM - VINCA MAJOR - PLANTED AT 750MM STAGGERED CTRS. COVER ENTIRE BED WITH 65MM THICK BARK MULCH.

ALL SHRUBS TO BE PLANTED IN GROUPS AS INDICATED AND PLANTED AT 1.0 - 1.5m CENTRES. TO ALL PLANTING AREAS APPLY 65mm THICK COVER OF BARK MULCH.

SHRUB MIX

BD -	BUDDLEIA DAVIDII	45 - 60	CONTAINER
CA -	CORNUS AVELLANA	90 - 120	TRANSPLANT
CF -	CORNUS FLAVIRAMEA	40 - 60	2 YEAR TRANSPLANT
CL -	CORLYUS AVELLANA	90 - 120	1+2 YEAR TRANSPLANT
CS -	CORNUS SANGUINEA	45 - 60	2 YEAR TRANSPLANT
FL -	FORSYTHIA LYNWOOD	45 - 60	BUSHY
HH -	HYPERICUM HIDCOTE	30 - 40	CONTAINER
MA -	MAHONIA AQUIFOLLUM	30 - 40	TRANSPLANT
PL -	PRUNUS LAUROCERASUS ('OTTO LUYKEN')	45 - 60	TRANSPLANT
PLA -	PRUNUS LUISTANICA	30 - 45	TRANSPLANT
RM -	ROSA MOYESII	45 - 60	TRANSPLANT
RRA -	ROSA RUBERIFOLIA	45 - 60	TRANSPLANT
RR -	ROSA RUBERIFOLIA	45 - 60	TRANSPLANT
SxA -	SPIRAEA x ARGUTA	45 - 60	2 YEAR TRANSPLANT
VB -	VIBURNUM OPULUS	60 - 90	TRANSPLANT

HEDGE

CM - CRATAEGUS MONOGYNA (COMMON HAWTHORN) 450 - 600mm HIGH - STAGGER PLANTING IN TWO ROWS 300mm APART AT 600mm CENTRES
PL- PRUNUS LUSITANICA (PORTUGEESE LAURAL 450-600 HIGH IN SINGLE ROW @ 600 CTRS

FRONT GARDENS

TO BE TURFED UNLESS STATED OTHERWISE

BOUNDARY TREATMENT

R9	RAILINGS 900mm HIGH (see detail)
BW12	BRICKWALL 1200mm HIGH (SEE DETAIL)
BW18	BRICKWALL 1800mm HIGH (SEE DETAIL)
P1	BRICKWALL PIER 1800mm HIGH (SEE DETAIL)
P2	BRICKWALL PIER 1200mm HIGH (SEE DETAIL)
EJ	10MM EXPANSION JOINT
CB18	CLOSE BOARDED FENCE 1800mm HIGH.
PR45	TIMBER-POST & RAIL 450mm HIGH
PG	PERSONNEL GATE 900mm WIDE (1800mm HIGH FITTED WITH SHOOT BOLT).
CP	CONCRETE MARKER POST FINISHED FLUSH WITH FINISHED GROUND LEVEL TO DEFINE HIGHWAYS SERVICE MARGIN AT
MP	0.9M HIGH HARDWOOD POST WITH ALLOCATED PLOT NUMBER MARKED ON, POSITIONED AT HEAD OF EACH PARKING SPACE. 600mm FROM SIDE

MARSHALL TEGULAR SETT PAVING
COLOUR TRADITIONAL

PARKING SPACES TO BE SURFACED IN TARMACADAM
UNLESS STATED OTHERWISE (IN COMMUNAL PARKING COURTS)

SURFACE TREATMENT

GRAVEL - DOMESTIC DRIVEWAYS TO BE GRAVELLED UNLESS STATED OTHERWISE
GRASS
COBBLES SET IN CONCRETE

PRIVATE FOOTPATH TREATMENT

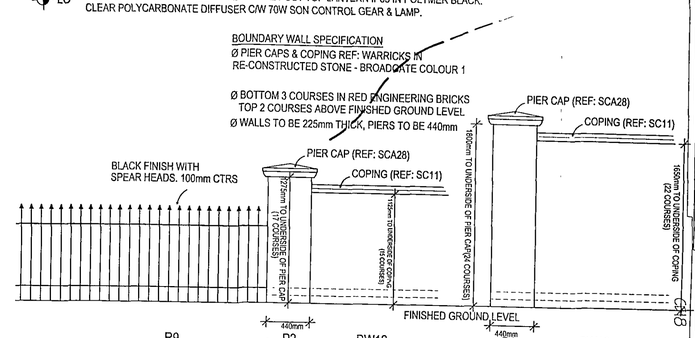
LL — LEVEL LANDING TO LEVEL THRESHOLD
1.2m WIDE x 0.9m DEEP (MIN. SIZE)
S — STEP - MAX RISER 200mm
F9 — 900mm WIDE FOOTPATH IN PAVING SLABS
F6 — 600mm WIDE FOOTPATH IN PAVING SLABS
RAMP - TO BE NO GREATER THAN 1:15 GRADIENT

PRIVATE LIGHTING

LB LIGHTING BOLLARD 1.0m HIGH 'SENTINEL' FROM SELECTRIC ?
LC DESCRIPTION: TVI070S VILLA TRADITIONAL POST TOP LANTERN IP65 IN POLYMER BLACK. CLEAR POLYCARBONATE DIFFUSER C/W 70W SON CONTROL GEAR & LAMP.

BOUNDARY WALL SPECIFICATION

Ø PIER CAPS & COPING REF: WARRICKS IN RE-CONSTRUCTED STONE - BROADGATE COLOUR 1
Ø BOTTOM 3 COURSES IN RED ENGINEERING BRICKS
TOP 2 COURSES ABOVE FINISHED GROUND LEVEL
Ø WALLS TO BE 225mm THICK, PIERS TO BE 440mm



BOUNDARY WALLS BRICK SCHEDULE.

- BW12 side of Plot46 - Ibstock Ivanhoe Cottage Blend.
- Single P2's Front of Plots 52-62 - Ibstock Leicester Red Stock.
- BW18 side /rear of Plot 52 - Ibstock Grosvenor Purple Multi
- BW18 between Plots 62+63 - Ibstock Ivanhoe Cottage Blend.
- BW18 rear of Plots 69+70 - Ibstock Ivanhoe Cottage Blend.
- BW18 between Plots 73+74 - Ibstock Ivanhoe Cottage Blend.

DESIGNATED AREA OF 0.25ha ALLOCATED TO INCLUDE THE 0.2ha ON SITE MEDICAL FACILITIES

VERNATTS LINEAR PARK PUBLIC OPEN SPACE

CONDITION 2

MATERIAL SCHEDULE LAND OFF 'THE HAYFIELDS' WYGATE PARK, SPALDING - PHASE 2

PLOTS	MAIN BRICK	DETAIL BRICK	ROOF
92	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
93	Ibstock Bridgate Red	N/A	Redland Stonewold Slate Grey with Red Ridges
94	Ibstock Leicester Multi Yellow Stock	N/A	Redland Grovebury Terracotta
95	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
96	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
97	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
98	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
99	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
100	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
101	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
102	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
103	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
104	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
105	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
106	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
107	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
108	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
109	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
110	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
111	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
112	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
113	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
114	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
115	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
116	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
117	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
118	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
119	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
120	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
121	Ibstock Bridgate Red	N/A	Redland Stonewold Slate Grey with Red Ridges
122	Ibstock Bridgate Red	N/A	Redland Stonewold Slate Grey with Red Ridges
123	Ibstock Bridgate Red	N/A	Redland Stonewold Slate Grey with Red Ridges
124	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
125	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
126	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
127	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
127 Gar	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
128	Ibstock Bridgate Red	Ibstock Leicester Multi Yellow Stock	Redland Stonewold Slate Grey with Red Ridges
129	Ibstock/Bridgate Red	Ibstock Leicester Multi Yellow Stock	Redland Stonewold Slate Grey with Red Ridges
130	Ibstock Grosvenor Purple Multi	N/A	Redland Stonewold Slate Grey with RedRidges
131	Ibstock Leicester Multi Yellow Stock	N/A	Redland Grovebury Terracotta
132	Ibstock Ivanhoe Cottage Blend	Ibstock Leicester Multi Yellow Stock	Redland Grovebury Terracotta
133	Ibstock Leicester Multi Yellow Stock	N/A	Redland Grovebury Terracotta
134	Ibstock Leicester Multi Yellow Stock	N/A	Redland Grovebury Terracotta
135	Ibstock Leicester Multi Yellow Stock	N/A	Redland Grovebury Terracotta
136	Ibstock Leicester Multi Yellow Stock	N/A	Redland Grovebury Terracotta
137	Ibstock Ivanhoe Cottage Blend	Ibstock Leicester Multi Yellow Stock	Redland Grovebury Terracotta
138	Ibstock Bridgate Red	N/A	Redland Stonewold Slate Grey with Red Ridges
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144	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
145	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
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147	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
148	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
149	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
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151	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
152	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
153	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
154	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
155	Ibstock Leicester Multi Yellow Stock	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
156	Ibstock Leicester Multi Yellow Stock	Ibstock Leicester Red Stock	Redland Stonewold Slate Grey with Red Ridges
157	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
155-157 Gar	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
158	Ibstock Grosvenor Purple Multi	N/A	Redland Stonewold Slate Grey with Red Ridges
159	Ibstock Bridgate Red	N/A	Redland Stonewold Slate Grey with Red Ridges
159 Gar	Ibstock Bridgate Red	N/A	Redland Grovebury Terracotta
160	Ibstock Grosvenor Purple Multi	N/A	Redland Stonewold Slate Grey with Red Ridges
160 Gar	Ibstock Grosvenor Purple Multi	N/A	Redland Grovebury Terracotta
161	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red stock	Redland Stonewold Slate Grey with Red Ridges
162	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red stock	Redland Stonewold Slate Grey with Red Ridges
163	Ibstock Grosvenor Purple Multi	Ibstock Leicester Red stock	Redland Stonewold Slate Grey with Red Ridges
162,163 Gar	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
164	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
165	Ibstock Leicester Multi Yellow Stock	Ibstock Leicester Red stock	Redland Stonewold Slate Grey with Red Ridges
166	Ibstock Leicester Multi Yellow Stock	Ibstock Leicester Red stock	Redland Stonewold Slate Grey with Red Ridges
167	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
168	Ibstock Bridgate Red	N/A	Redland Stonewold Slate Grey with Red Ridges
169	Ibstock Multi Yellow Stock	N/A	Redland Grovebury Terracotta
170	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta
170 & 92 Gar	Ibstock Ivanhoe Cottage Blend	N/A	Redland Grovebury Terracotta

R.W. GOODS RW DOWNPIPES & GUTTERS INCLUDING SANITARY WASTES, SOIL & VENT PIPES, APPLIANCE WASTES ETC TO BE 'BLACK' PVCU

CONDITION 1
CONDITION 3
CONDITION 4
CONDITION 5

Refer to dwg. No. 0503/E.S.S./01 for full construction details on Electric Sub-Station.

No Work to be carried out to this Section. The occupier of No. 7 Lucerne Close will Erect New fence himself

ABBEYGATE REST HOME (PLOTS 1-30)

Private footpath link for plots 1-40 to Wygate Neighbourhood Centre. Footpath to be installed prior to the completion of plots 31 - 40

12 Keys to be cut for gate and returned to Drawing Office

100mm Ø black duct to be installed before footpath for future connection to lighting bollard

Temporary fencing until nursing home is constructed

Shrubs planting to this area - refer to dwg no 0503.LA01 for full planting specification

Existing public foot path

WYGATE PARK

No.10 Lucerne close

No.7 Lucerne Close

EXISTING 6' FENCE TO REMAIN

RETAIN EXISTING 6' FENCE

RETAIN LOW LEVEL AND SLOPING SECTION OF EXISTING FENCE

RETAIN EXISTING BOUNDARY TREATMENT (IN POOR CONDITION) ERECT NEW CB18 SITE SIDE OF EXISTING FENCE LINE

FENCE & ERECT NEW CB18 ON EXISTING FENCE LINE - CLOSEBOARD TO FACE OUTWARDS TOWARDS LUCERNE CLOSE WITH HORIZONTAL BACK RAILS FACING OUR SITE.

CB18 ON EXISTING FENCE LINE - CLOSEBOARD OUTWARDS TOWARDS CAMPION CLOSE WITH HORIZONTAL BACK RAILS FACING OUR SITE.