

proposed phase

(outline application lodged)

B 6·8·75	MW	schedule of finishes, ext. treatments added
A 4·7·75	MW	junction to phase 1 road revised to C. Surv. reqs.

JOB: PROPOSED HOUSING, MALTING LANE, DONINGTON.		
CLIENT: MONTAGUE DEVELOPMENTS LTD		
DWG TITLE: ESTATE LAYOUT		
SCALE: 1=500	DATE: 22·6·75	DRAWN: MW

amenity area

new 2m high woven panel fencing

existing ditch piped to local authority approval.

footpath link to amenity area

Culvert / headwall to County Surveyor's Standard specification.

N

proposed phase

(outline application lodged)

B 6.8.75 MW schedu
A 4.7.75 MW junction

JOB
PROPOSED HOUSING. MAL

CLIENT
MONTAGUE DEVELOPM

DWG TITLE
ESTATE LAYOUT

SCALE	DATE
1:500	22.6.7

Malcolm Whitt

present phase →

DENSITY: 37 no. houses on 3·45 acres = 10·7

houses:		
detached	378	- 15 no.
semi-det.	G11	- 6 no
terraced	G11	- 7 no.
		28 no.
bungalows		
detached	263	1 no.
semi-det.	237	8 no
		9 no
TOTAL		37 no

e fence
edge fence
ual fencing
igh brick walling
iging

interlocking conc. tiles (STONEWOLD or similar)
ors & Garage doors.
grey interlocking conc. tiles. (do. do.)
& Garage doors, - remainder

existing stone surrounding space removed

Amended plans H4/0561/15

22 6 75.

existing ditch piped to local w

footpath link to existing area

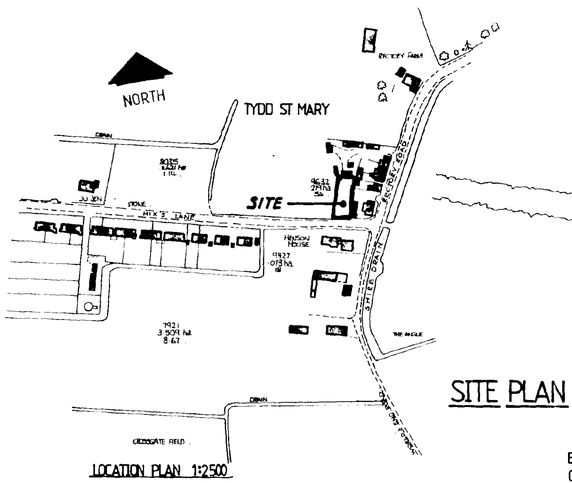
90563
90586

Culvert - headwall to County Surveyor's Standard specification

EXISTING Road

propo

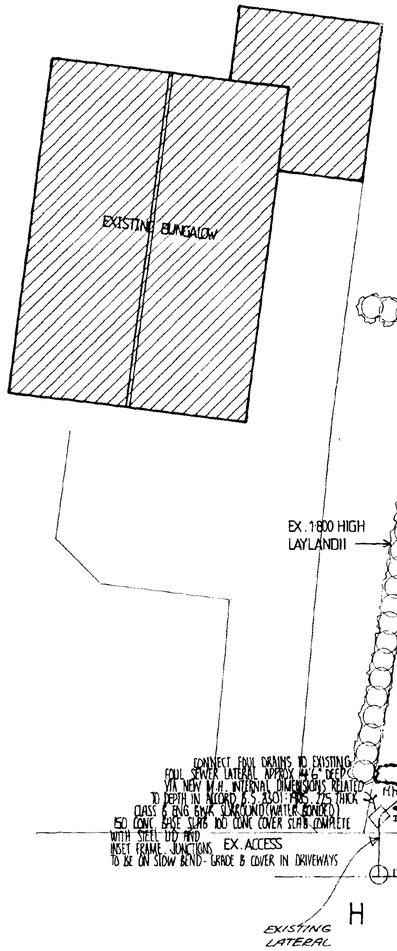
(outline

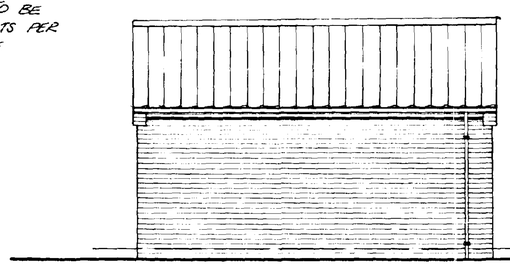


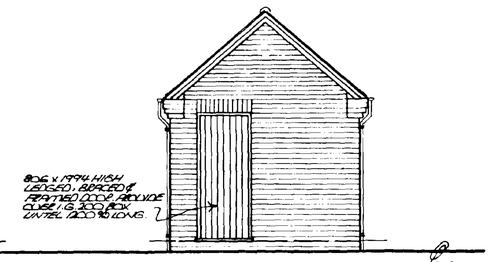
SITE PLAN

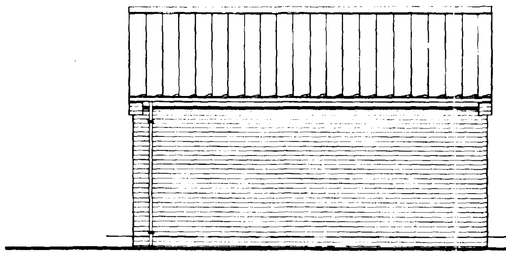
LANDSCAPING.

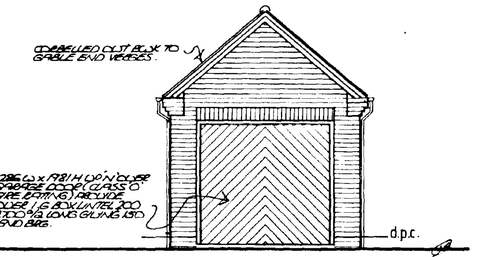
PROPOSED HAWTHORN HEDGE TO SITE FRONTAGE TO BE PLANTED 4 N° PLANTS PER METRE IN A DOUBLE STAGGERED ROW




SIDE ELEVATION




SIDE ELEVATION



EXTERNAL WALLS:
100 FACING BRICK/CAVITY WALLS WITH 338 x 215 PIERS AT MID SPAN & 215 FACING BRICK WALLS TO GABLE ENDS. (CLOSE TYPE TO MATCH DWELLING.)

SUB STRUCTURE WALLS:
100 DENSE CONCRETE BLOCK WORK (CLASS A) LAID IN 1:3 MORTAR BELOW D.P.C. TO EXTERNAL WALLS AND INTERNAL GROUND LEVEL & 1:1:6 MORTAR ABOVE D.P.C.'S BOTH HORIZONTALLY & VERTICALLY TO DRAINAGE.

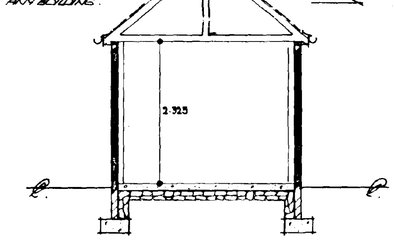
FOUNDATIONS:
UNDER WALLS AS SHOWN DOTTED ON PLAN BRICK/BLOCK CONCRETE STRIP FOUNDATIONS:
700 x 225 TO 215 WALLS
450 x 225 TO 100 WALLS

FOUNDATION CONCRETE TO BE CLASS 7.5 N/m²
FOUNDATIONS TO BE TAKEN DOWN TO FIRM LEVEL TO BASIN GROUND LEVEL OR TO A LEVEL AS DIRECTED BY L.A. BUILDING INSPECTOR
IF SUITABLE CLAY SUB SOILS ENCOUNTERED ON SITE, FOUNDATIONS MUST BE TAKEN DOWN TO FIRM SEL 1·0m BELOW GL

ROOF CONSTRUCTION:
100 O'SITE CONCRETE CLAY TILE ROOF FINISH ON 100 GAUGE P.V.C. U.P.V. ON 150 GALVANISED & WELL CONTRACTED HARDBOARD BASE.

R.W. GOODS
65 Ø P.V.C. DOWNPIPES, HOPPER P.V.C. GUTTERS.

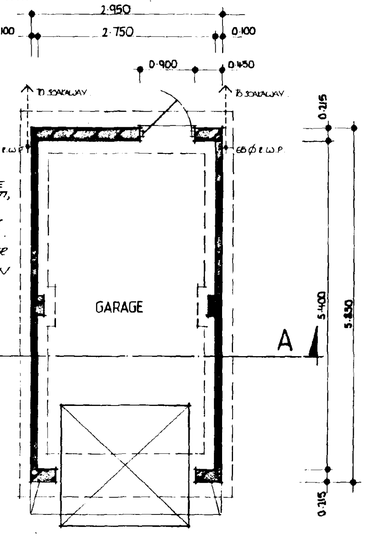
SOAKAWAYS:
100 Ø UNPERFORATED CLAY PIPES & PERIPHERAL FLEXIBLY JOINTED LAID IN TRENCH AS PLAN GRADED TO DISCHARGE INTO 1·0 D BACK FILLED SOAKAWAY WITH TOP 5·0 m ABOVE FINISHED GROUND LEVEL MIN 5·0 m FROM ANY BUILDING.



SECTION A——A

SEPTIC TANK: MAINS SEWER CONNECTION
CONNECT FOUL WATER DRAINS TO 6000 GALLON CAPACITY PLASTICIZED WHITE SEPTIC TANK INSTALLED IN ACCORDANCE WITH L.A. REQUIREMENTS, THAT S.I.8 (1983) AS MAY APPLY. INSTALLATION OF THE TANK IS TO BE DECENTRALISED IN A POSITION TO BE AGREED WITH L.A. IN ACCORDANCE WITH THE PROVISIONS OF CLAUSE 19 3·2 OF B.S. 6297: 1983 THE APPLICANT IS AWARE OF SMALE ROE CHAMBERS CUT THE RESULTS OF THE (MINIMUM) PERCOLATION TEST (25 METRES OF LAND SOAKAWAY) ADDITIONAL DRAINAGE OF SUCH LENGTH AS MAY BE DETERMINED BY THE TEST CHOSEN BY THE APPLICANT.
THE COUNCIL RECOMMEND THAT DURING TIMES OF INSTANT CLEARANCE THE GROUND WATER LEVEL DOES NOT RISE TO A LEVEL WHERE THE DRAINAGE FAILS TO THE SEPTIC TANK ARE KEPT TO A MINIMUM, SAY 1·0 M FROM THE TANK. IMPROVEMENT TO THE SOIL MAY BE REQUIRED BY MEANS OF SAND LOADING TO A MORE GRADED SOIL BY CUTTING TO ENSURE THAT BOTH INLET & OUTLET PIPE (THAT TAKEN FROM BELOW GROUND LEVEL) ARE ALSO LOW ENOUGH TO BE DETERMINED THAT CONSENT FROM ANGLIAN WATER IT IS NOT BE SUFFICIENT UNDER THE PROVISIONS OF SECTION 34 OF THE COUNTRY OF SOUTHWAY NOT TO GIVE PERMISSION TO DISCHARGE SEWAGE EFFLUENT INTO THE UNDERLYING SUBSTRATA
SHOULD THE TESTS RESULT OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR A SEPTIC TANK DRAINAGE FIELD UNDER NORMAL CONDITIONS SUCH AS (1) AN EXCESSIVE AMOUNT OF (A) CLAY STRATA (B) GRAVELS (C) ROCK STRATA SHOULD BE USED.

DRIVEWAY CONSTRUCTION:
75 (1 PART) CRUSHED GRAVEL OVER 100 CONSOLIDATED HARDCORE BASE 50 x 125 CONCRETE EDGING LAID ON BEDDED & HAUNCHED IN CLEAN MIX CONCRETE.



PLAN

PITCHED ROOF CONSTRUCTION:
CONCRETE INTERLOCKING ROOF TILES TO TRADITIONAL DWELLINGS ON 38 x 25 S.G. TREATED BATTENS ON UNDERFELT TO B.S. 747 (TYPE 1) SET TO BE LAPPED 150 IN ALL CASES TO WHICH RATE RING FIXED TWICE TO EACH TILE/SLATE (TO EDGE TILES IF GV) 30° PITCH. RAFTERS FABRICATED & BRACED IN ACCORDANCE TO B.S. 5268 PART III: 1988 215 x 100 OVERALL VALLEY BOARDS, 25 x 100 FASCIA & BARGE BOARDS TO RAFTERS (G) GABLE ENDS. 50 x 100 WALL PLATE BEDDED ON S/C & HELD IN POSITION AT 1·8M, 3·0M & M.S. APPROX STRAPS (G) 1·2m CTRS.
AT VERGES & CEILING LEVEL OF GABLE ENDS ARROWND 50 x 5 M.S. LATERAL RESTRAINT STRAPS (G) 1·0m CTRS INCLUDING 38 x 5 M.S. BRACINGS INSERTED ON TRUSSES (G) STRAP POSITIONS.

RECEIVED
- 2 JAN 1990
Ref: H21/0037/96

project
PROPOSED TWO BEDROOM CHALET BUNGALOW
DETATCHED SINGLE GARAGE
AT LAND OFF HIX'S LANE, TYDD ST MARY,

client: MR. M. KETTERINGHAM

scale:	
1·50, 1·100, 1·2500	
date: DECEMBER 1989	drg no: FD 0038/2A

A - BUILD REGS

DO NOT SCALE ~ IF IN DOUBT ASK!

FOOTPATH

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING NO'D: DWELLING TYPE FD 0038/1

PLAN