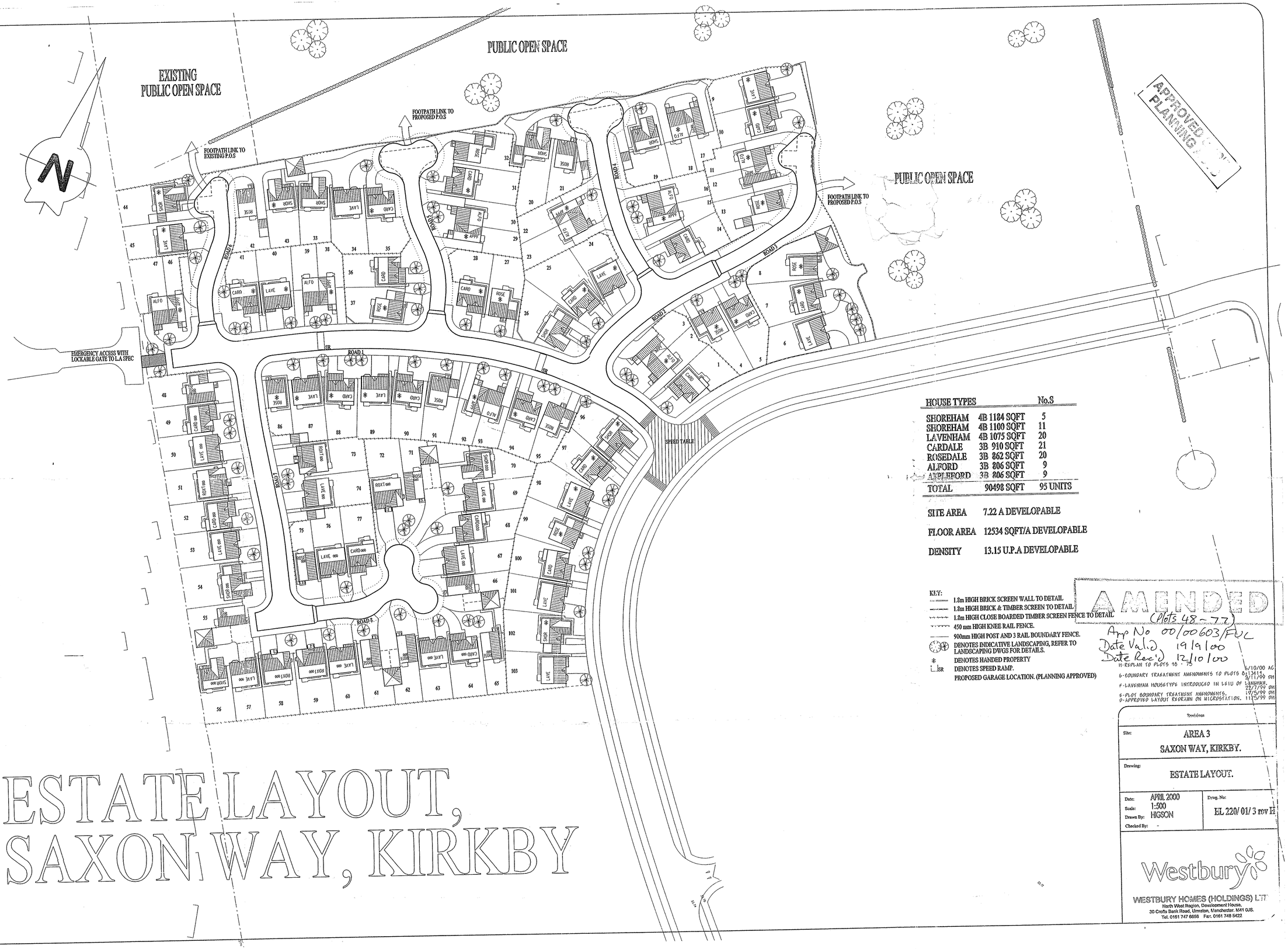


HOUSE TYPES		No.S
SHOREHAM	4B 1184 SQFT	5
SHOREHAM	4B 1100 SQFT	11
LAVENHAM	4B 1075 SQFT	20
CARDALE	3B 910 SQFT	21
ROSEDALE	3B 862 SQFT	20
ALFORD	3B 806 SQFT	9
APPLEFORD	3B 806 SQFT	9
TOTAL	90498 SQFT	95 UNITS

SITE AREA 7.22 A DEVELOPABLE

FLOOR AREA 12534 SQFT/A DEVELOPABLE

DENSITY 13.15 U.P.A DEVELOPABLE

KEY:

- 1.8m HIGH BRICK SCREEN WALL TO DETAIL
- 1.8m HIGH BRICK & TIMBER SCREEN TO DETAIL
- 1.8m HIGH CLOSE BOARDED TIMBER SCREEN FENCE TO DETAIL
- 450 mm HIGH KNEE RAIL FENCE.
- 900mm HIGH POST AND 3 RAIL BOUNDARY FENCE.
- DENOTES INDICATIVE LANDSCAPING, REFER TO LANDSCAPING DWGS FOR DETAILS.
- DENOTES HANDED PROPERTY
- SR DENOTES SPEED RAMP.
- PROPOSED GARAGE LOCATION. (PLANNING APPROVED)

AMENDED (Plots 48 - 77)

App No 00/00603/FUL
Date Valid 19/9/00
Date Rec'd 12/10/00

H-REPLAN TO PLOTS 70 - 75 9/10/00 AG
G-BOUNDARY TREATMENT AMENDMENTS TO PLOTS 6/13614 8/11/99 DH
F-LAVENHAM HOUSETYPE INTRODUCED IN LIEU OF LANGHAM. 22/7/99 DH
E-PLOT BOUNDARY TREATMENT AMENDMENTS. 17/5/99 DH
D-APPROVED LAYOUT REDRAWN ON MICROSTATION. 11/5/99 DH

Revisions

Site: AREA 3
SAXON WAY, KIRKBY.

Drawing: ESTATE LAYOUT.

Date: APRIL 2000
Scale: 1:500
Drawn By: HIGSON
Checked By: -

Dwg. No: EL 220/ 01/ 3 rev H

Westbury

WESTBURY HOMES (HOLDINGS) LTD
North West Region, Development House,
30 Crofts Bank Road, Urmston, Manchester. M41 0JS.
Tel. 0161 747 6655 Fax. 0161 748 5422

ESTATE LAYOUT, SAXON WAY, KIRKBY

MIX.

ROXTON	4BED	1184 sq ft	5
SHOREHAM	4BED	1100 sq ft	11
LAVENHAM	4BED	1081 sq ft	20
CARDALE	3BED	910 sq ft	21
ROSEDALE	3BED	862 sq ft	20
ALFORD	3BED	806 sq ft	9
APPLEFORD	3BED	806 sq ft	9
TOTAL.		90498	95

SITE AREA - 7.22 A.
FLOOR AREA - 12534 sq ft/A
DENSITY - 13.15 U.P.A.

PREVIOUS MIX

SHOREHAM	4 BED	1100 SQFT	8
LAVENHAM	4 BED	1081 SQFT	12
CARDALE	3 BED	910 SQFT	19
ROSEDALE	3 BED	862 SQFT	16
ALFORD	3 BED	806 SQFT	12
APPLEFORD	3 BED	806 SQFT	24
ROCKLEY	2 BED	600 SQFT	12
TOTAL.		89070	103

SITE AREA - 7.22 A.
FLOOR AREA - 12336 SQFT/A.
DENSITY - 14.27 U.P.A.



SAXON WAY REPLAN

SUPERSEDED

N

00/00603/FUL
19 SEP 2000
19 SEP 2000

A- COMMENTS INCORPORATED.

SAXON WAY, KIRKBY

AREA 3 - REPLAN

ADAM.C. MAY 2000. REV A

SUPERSEDED

Westbury

DWG NO. SAX 13/01

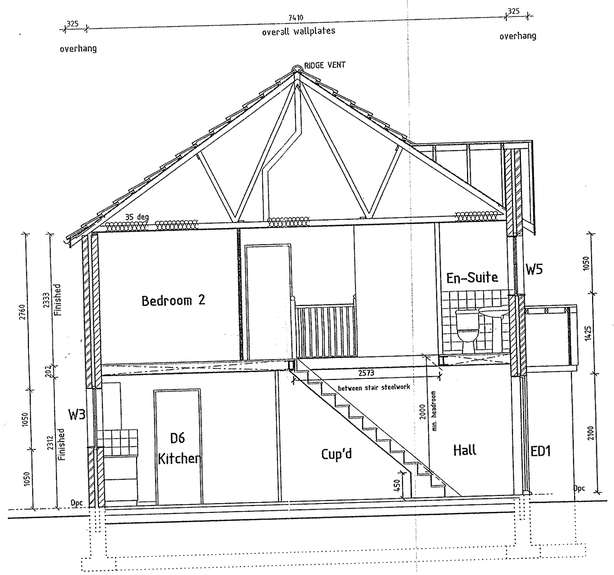
APPROVED UNDER PLANNING ACTS

No. 00/00603/FUL

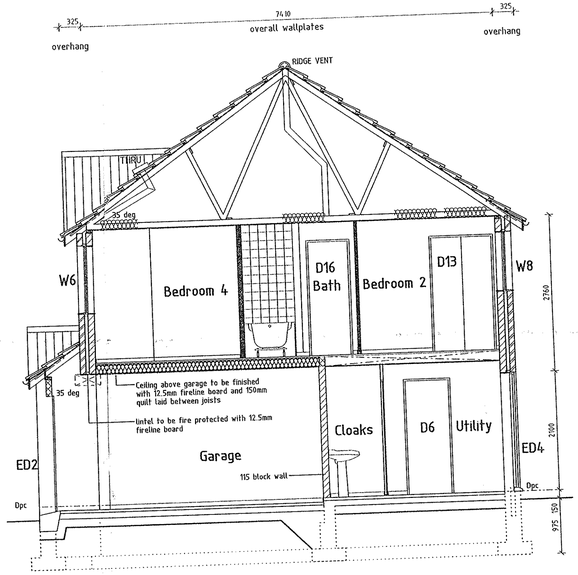
19 SEP 2000

19 SEP 2000

APPROVED FOR PLANNING

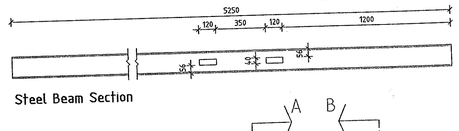


SECTION A-A

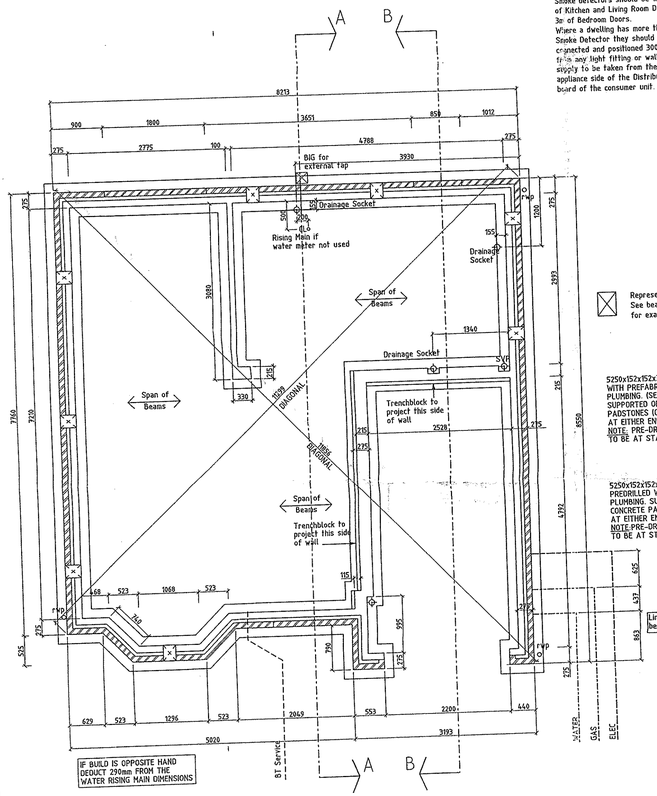


SECTION B-B

NOTE :-
Smoke Detectors
Mains operated self contained smoke detectors should be installed with at least 1 No per storey as indicated.
Smoke detectors should be within 7m of Kitchen and Living Room Doors and 3m of Bedroom Doors.
Where a dwelling has more than 1 No Smoke Detector they should be interconnected and positioned 300mm min from any light fitting or wall. Power supply to be taken from the fixed appliance side of the Distribution board of the consumer unit.



Steel Beam Section



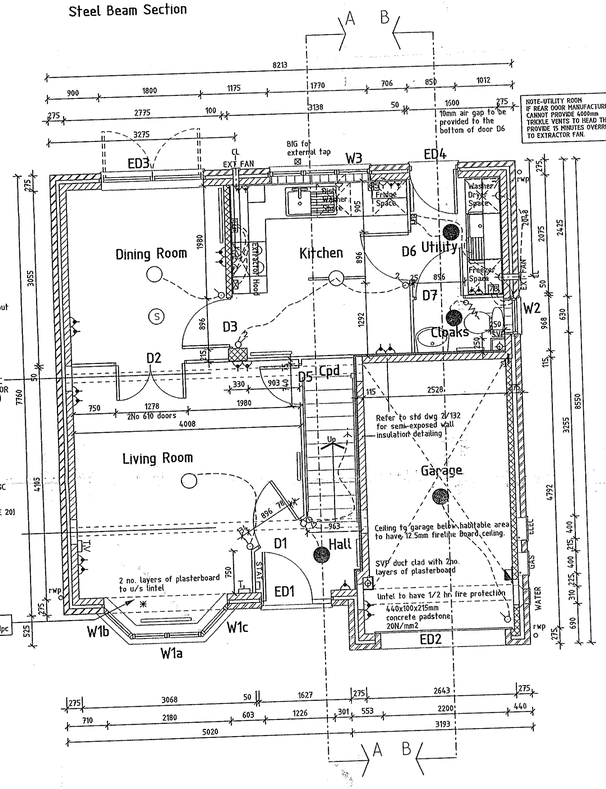
GROUNDWORKS PLAN

Represents void vent See beam and block layout for exact positions

5250x152x152x30 (GRADE43) UC WITH PREFABRICATED SLOTS FOR PLUMBING (SEE DETAIL ABOVE) SUPPORTED OFF CONCRETE PADSTONES (GRADE 20) AT EITHER END.
NOTE: PRE-DRILLED HOLES TO BE AT STAIRWELL END.

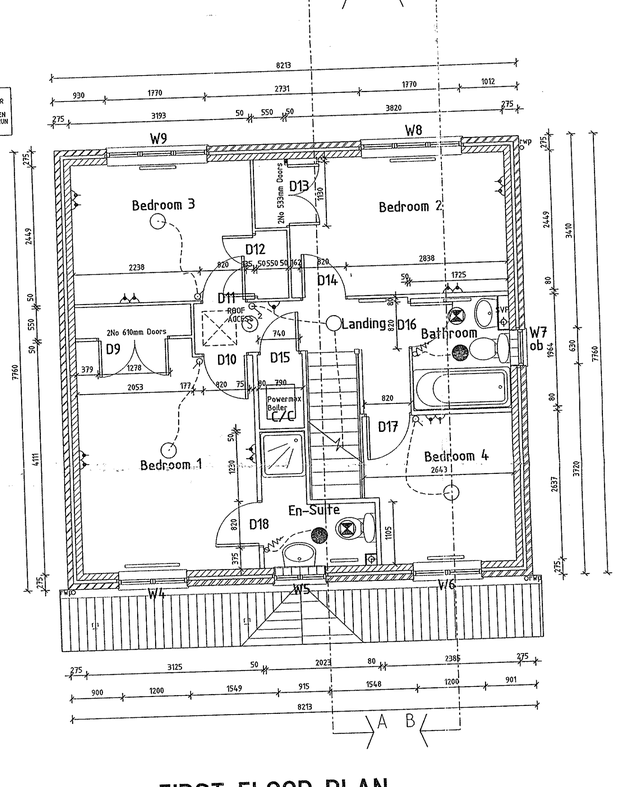
5250x152x152x30 (GRADE43) UC PREDRILLED WITH HOLES FOR PLUMBING. SUPPORTED OFF CONCRETE PADSTONES (GRADE 20) AT EITHER END.
NOTE:PRE-DRILLED HOLES TO BE AT STAIRWELL END.

Lintel above to be 2335mm above dpc



GROUND FLOOR PLAN

NOTE-UTILITY ROOM IF REAR DOOR MANUFACTURER CANNOT PROVIDE 4000mm TRICKLE VENTS TO HEAD THEN PROVIDE 15 MINUTES OVERRRUN TO EXTRACTOR FAN.



FIRST FLOOR PLAN

STRUCTURAL OPENING SCHEDULE

Ref	Structural Opening size above dpc	Lintel Sizes		Trickle Vents	Arch Former
ED1	1226 x 2100	1500		—	—
ED2	2200 x 2025	2350		—	—
ED3	1800 x 2100	2100		10000mm sq	—
ED4	859 x 2100	1200		4000mm sq	—
D1	896 x 2025	1200		—	—
D3	896 x 2025	1200		—	—
				—	—
W1a	1200 x 1200	Ref below		8000mm sq	—
W1b	630 x 1200	Ref below		—	—
W1c	630 x 1200	Ref below		—	—
W2	630 x 750	900		4000mm sq	—
W3	1770 x 1059	2100		4000mm sq	—
W4	1200 x 1200	1500		8000mm sq	—
W5	915 x 1959	1200		4000mm sq	—
W6	1200 x 1200	1500		8000mm sq	—
W7	630 x 1959	900		4000mm sq	—
W8	1770 x 1959	2100		8000mm sq	—
W9	1770 x 1959	2100		8000mm sq	—
					—
					—
					—
LIVING ROOM		2550		—	—
METERS		1350		—	—
GARAGE		2850		—	—

When using PVCu windows refer to manufacturers schedule for exact TRICKLE vent sizes
ESCAPE WINDOWS TO HAVE CLEAR UNOBSTRUCTED OPENING 500MM WIDE AND 850MM HIGH

DRAWING REVISION

K	Lounge radiator & socket repositioned. External tap & Bib added. RWP positions corrected. Utility door notes added. Kitchen & Bathroom window positions revised.18.02.00 AJL
J	Beam drilling note revised. Drainage socket to kitchen repositioned. 18.01.00 AJL
H	Staircase width & design revised, Lounge light switch repositioned. Front door handed.Steel detail added & steel weight revised.05.10.99AJL
G	Foundation dimensions clarified.08.09.99 AJL
F	Kitchen layout amended,05 moved, kitchen electrics altered 20.08.99 G
E	Fire protection/insulation notes added to garage. 16.08.99 AJL
D	Smoke detector, room stat & radiators added.28.07.99 AJL
C	03,06 & 07 sizes revised. Lounge/Kitchen door omitted. 15.07.99 AJL
B	Semi-exposed wall note added, boxing notes revised & garage padstone note added.02.07.99 AJL
A	House type name & ref changed, steel section revised 30.06.99 AJL

HOUSE TYPE

The Lavenham 200/300

DRAWING

Plans & Sections

SCALE 1:50, 1:20	DRAWING NO.	REV.
DATE 23.06.99	LAVE/01	K
DRAWN AJL		

Westbury

North West Region
Development House : Crofts Bank Road : Urmston : M41 0JS
Tel : (0161) 747 6656 : Fax : (0161) 748 5422

LAVENHAM (200,300) PLANS & SECTIONS LAVE/01 K

FOR MOVEMENT JOINT DETAILS
REFER TO STD DRG NO 203
FOR SPECIFIC SITE REQUIREMENTS
CONTACT GROUP STRUCTURAL
ENGINEERS DEPARTMENT

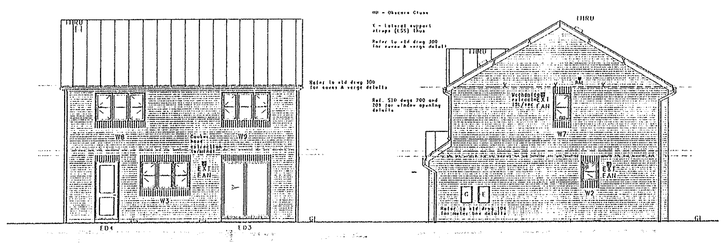
structural opening schedule

ref	structural opening size	lintel sizes	trickle vents
ed1	1226 x 2100	1500	0
ed2	2200 x 2025	2550	0
ed3	1800 x 2100	2100	10000 mm sq
ed4	850 x 2100	1200	4000 mm sq.
d1	895 x 2025	1200	0
d3	820 x 2025	1050	0
d1a	840 x 2100	1050	0
w1a	1200 x 1200	Ref below	8000 mm sq.
w1b	630 x 1200	Ref below	0
w1c	630 x 1200	Ref below	0
w2	610 x 750	900	4000 mm sq
w3	1770 x 1050	2100	4000 mm sq
w4	1200 x 1200	1500	8000 mm sq.
w5	915 x 1050	1200	4000 mm sq.
w6	1200 x 1200	1500	8000 mm sq
w7	630 x 1050	900	4000 mm sq
w8	1770 x 1450	2100	8000 mm sq
w9	1770 x 1650	2100	8000 mm sq
Living room		2550	0
Garage		2850	0
Meters		1350	0

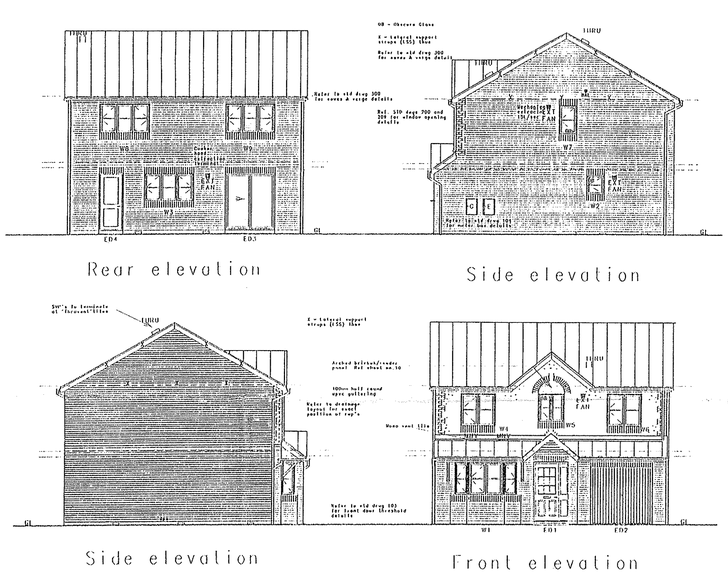
Head of ED1 to be 2025mm above DPC

When using PVC U windows refer to Manufacturers schedule for exact TRICKLE vent sizes.

Lavenham 200



Lavenham 300



APPROVED UNDER PLANNING ACTS

D0/00603/FUL

19 SEP 2000

19 SEP 2000

LAVE/200/03A

DRAWING REVISION

A FRONT ENTRANCE DOOR HANDED 6.10.99 ASL

HOUSE TYPE: The Lavenham

DRAWING: Elevations 200/300

SCALE 1:100 | DRAWING NO. LAVE/03 | REV. A

DATE July 99

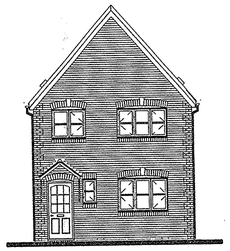
DRAWN A JL

Westbury

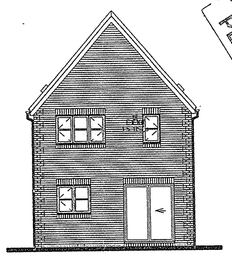
North West Region

Development House : Crofts Bank Road : Urmston : M41 0JS

Tel : (0161) 747 0656 : Fax : (0161) 748 5422

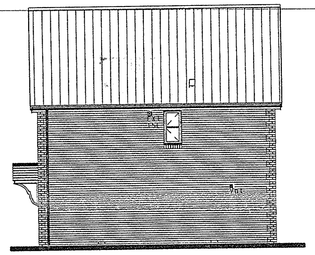


Front Elevation

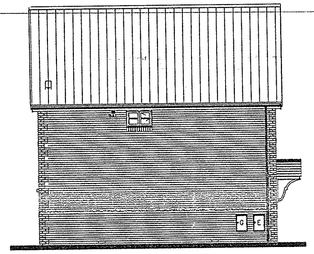


Rear Elevation

APPROVED UNDER PLANNING ACTS



Side Elevation



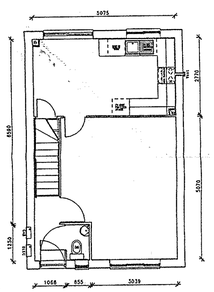
Side Elevation

00/00603/FUL

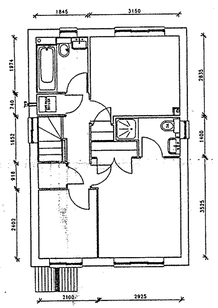
19 SEP 2000

19 SEP 2000

Ground Floor Planning Layout



First Floor PLanning Layout



HOUSE TYPE VERSION NUMBER						DRAWING REVISIONS	
1	DATE:__/__/__	INIT: _ _ _	6	DATE:__/__/__	INIT: _ _ _	A 80mm partitions shown 11/95	F
2			7			B Powermax added to layout Jul '96 re	G
3			8			C Heating Review 12/97	H
4			9			D Powermax flue arrangement amended. Mar99.	I
5			10			E	J

HOUSE TYPE
The Rosedale (200)

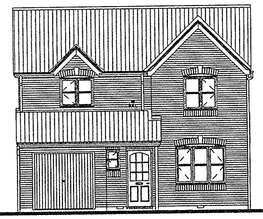
DRAWING
Planning Drawing

SCALE 1:100
DATE June '95
DRAWN R. Evans

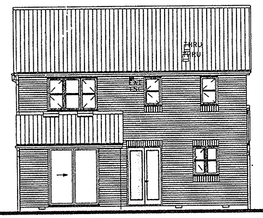
DRAWING NO
ROSE200/01D

Westbury
Group Product Development
Westbury House : Lansdown Road : Cheltenham : GL50 2JA
Tel : (01242) 236191 : Fax : (01242) 251584

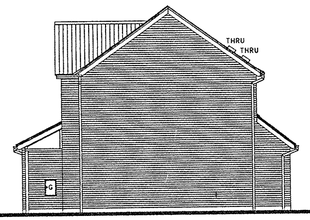
APPROVED UNDER PLANNING ACTS



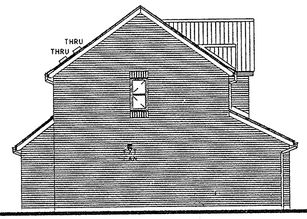
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

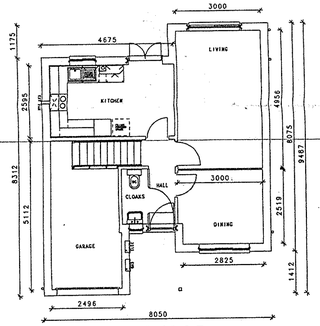


SIDE ELEVATION

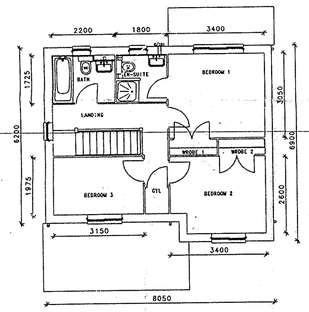
APPLICATION NO. 00/00603/FUL

RECEIVED 19 SEP 2000

VALID 19 SEP 2000



GROUND FLOOR



FIRST FLOOR

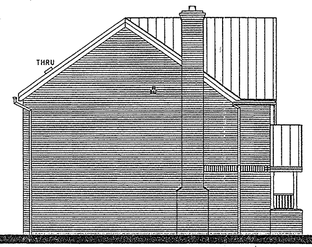
HOUSE TYPE VERSION NUMBER						DRAWING REVISIONS	
1	DATE:../../..	INIT: _ _ _	6	DATE:../../..	INIT: _ _ _	A W5 moved to correspond with dimensions 03/96	F
2			7			B Powermax added, flues to views Jul 96 re.	G
3			8			C Flue changed to Balanced. Oct 96 re	H
4			9			D Kitchen layout amended NOV 97	I
5			10			E Kitchen layout amended Jul 98 re	J

HOUSE TYPE	THE CARDALE (200)
DRAWING	PLANNING
SCALE	1:100
DATE	June 95
DRAWN	JJ Jones
DRAWING NO	CARD200/01E

Westbury
Group Product Development
Westbury House : Lansdown Road : Cheltenham : GL50 2JA
Tel : (01242) 236191 : Fax : (01242) 251564

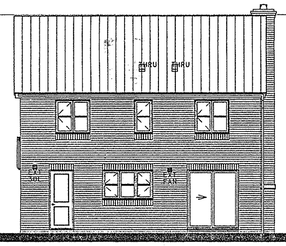


FRONT ELEVATION

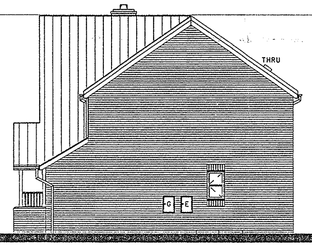


SIDE ELEVATION

APPROVED UNDER PLANNING ACTS



REAR ELEVATION

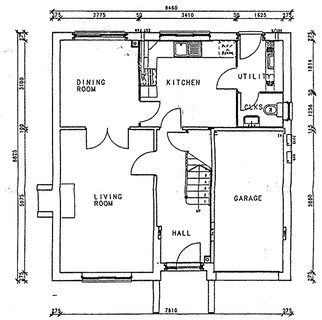


SIDE ELEVATION

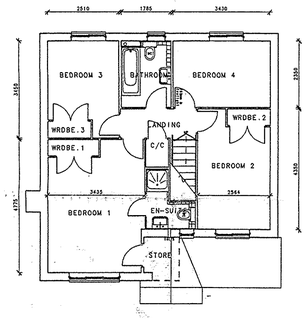
00/00603/FUL

19 SEP 2000

19 SEP 2000



GROUND FLOOR PLAN
SCALE 1:100

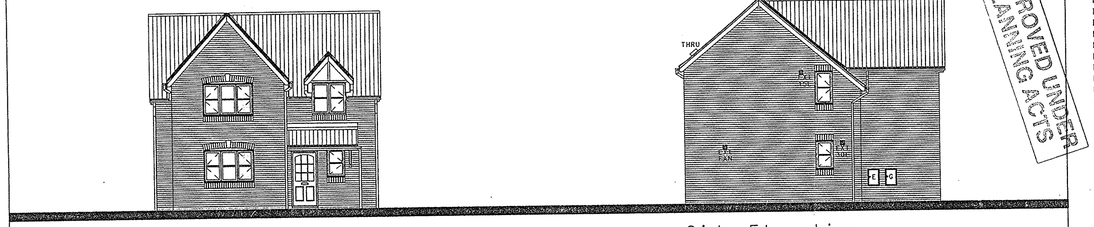


FIRST FLOOR PLAN
SCALE 1:100

KEY PLAN	REVISIONS		HOUSE TYPE	
	A WINDOW 5 MOVED OCT 95	F Porch,plumbing & heating amendments Jan 98	The Roxton (200)	
	B 80mm partitions shown 11/95	G Dwarf wall to porch increased in length 9/98	DRAWING PLANNING DRAWING	
	C En suite door swing changed 24/1/96	H Gas ridge vent changed to gable. 16 2.98	SCALE AS SHOWN	DRAWING NO ROXT200/01H
	D LANTAC & Boiler amendments 10/7/96	I	DATE 02/93	
	E Utility cup'd amended Nov96	J	DRAWN TERESA CRESSWELL	

Westbury

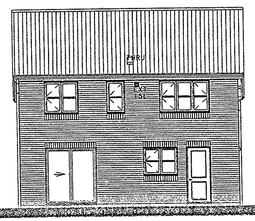
Group Product Development
Westbury House : Lansdown Road : Cheltenham : GL50 2JA
Tel : (01242) 236191 : Fax : (01242) 251564



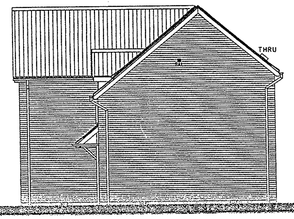
Front Elevation

Side Elevation

APPROVED UNDER PLANNING ACTS



Rear Elevation



Side Elevation

APPLICATION No. 00/00603/FUL
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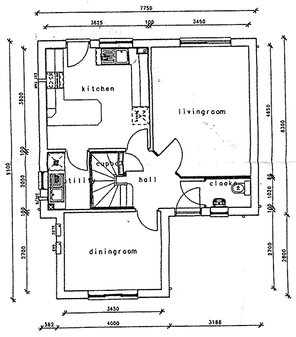
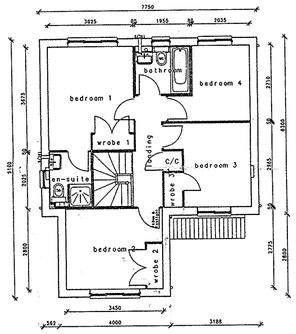
VALID 19 SEP 2000



Ground Floor Plan



First Floor Plan

HOUSE TYPE VERSION NUMBER						DRAWING REVISIONS		
1	DATE:__/__/__	INIT:	6	DATE:__/__/__	INIT:	A 80mm partitions shown 11/95	F	
2			7			B Front door handed 5/96	G	
3			8			C LANTAC, Boiler amendments 08/96	H	
4			9			D Powermax flue amended Feb 95	I	
5			10			E	J	

HOUSE TYPE: THE SHOREHAM (200)

DRAWING: Planning Drawing

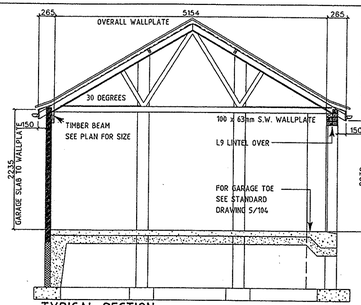
SCALE 1:100

DATE 8/95

DRAWN

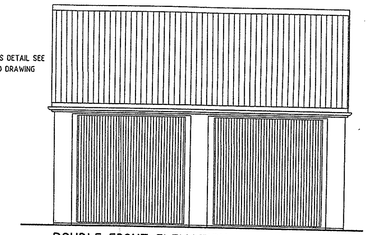
DRAWING NO SHOR200/01D

Westbury
Group Product Development
Westbury House : Lansdown Road : Cheltenham : GL50 2JA
Tel : (01242) 236191 : Fax : (01242) 251584

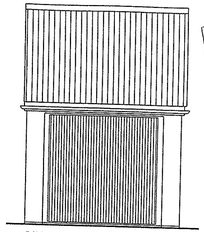


TYPICAL SECTION

FOR EAVES DETAIL SEE STANDARD DRAWING 3/100



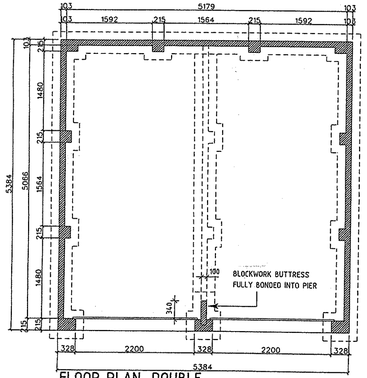
DOUBLE FRONT ELEVATION



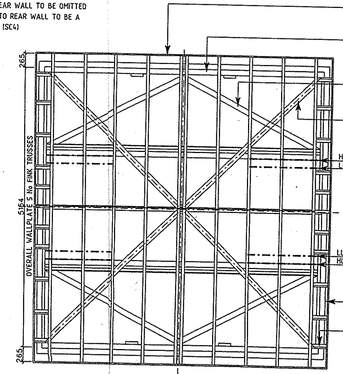
SINGLE FRONT ELEVATION

APPROVED BY PLANNING ACTS

NOTE:-
WHERE PARTY WALL IS SPECIFIED PIERS TO REAR WALL TO BE OMITTED AND BEAM TO REAR WALL TO BE A 220 x 75mm (SC4)



FLOOR PLAN, DOUBLE



ROOF PLAN DOUBLE

NOTE:-
SEE DRAWING 5/113 FOR PERSONNEL DOOR DETAILS.

NOTE:-
PYRAMID ROOF CONSTRUCTION SPECIFIED S.W. EDGE BEAM, SECURED TO PIERS VIA GALV. 30 x 5mm MS WALL PLATE STRAPS. (SEE NOTE ON ROOF PLAN R.E. SIZE OF EDGE BEAM)
BEAMS AT CORNERS/JOINTS TO BE FIXED TOGETHER VIA 30 x 5MM MS ANGLE STRAP IN ADDITION TO THE STANDARD WALL PLATE HOLDING STRAPS.

PARTY WALL, (STD ROOF)
WHEN REQUIRED PARTY WALL TO BE BUILT TO U/S OF ROOF AND FIRE STOPPED. WHERE TRUSSES ARE PERPENDICULAR TAKE WALL TO U/S OF TRUSSES AND LINE CEILING WITH 12.7mm FIRELINE PLASTERBOARD OR SIMILAR.

PARTY WALL, (PYRAMID ROOF)
WHEN REQUIRED PARTY WALL TO BE BUILT TO U/S OF ROOF COVERING AND FIRESTOPPED WITH ROCKSIL OR SIMILAR.

GARAGE DOOR LINTOL
BOX LINTEL
TIMBER WALLPLATE BEAMS
TIMBER WALLPLATE BEAMS TO BE 220 x 75mm FOR SINGLE GARAGES AND DOUBLE GARAGES WITH CENTRAL PARTY WALL
220 x 50mm (SC3) TO OPEN DOUBLE GARAGES.

00/0063 / FUL
19 SEP 2000

REVISIONS	
A	PIER REINFORCED 11/99
B	NOTE ADDED REF PERSONNEL DOOR 12/99

SCALE	DATE	DRAWN
1:50	13.11.97	GTD

TITLE: GARAGE DETAILS

I.H.B.C. APPR. | LANTAC APPR. | REGIONAL ISSUE

DWG. NO. 5/110

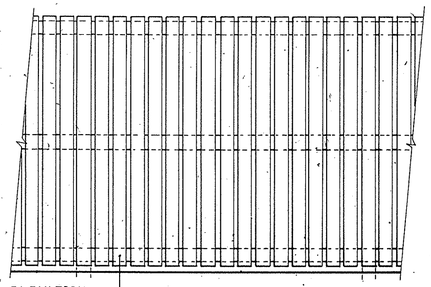
REV B

19 SEP 2000

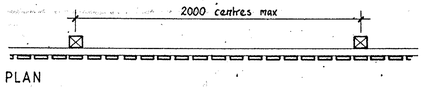
Westbury

Group Technical Departments

HIT & MISS SCREEN FENCE (HMSF)

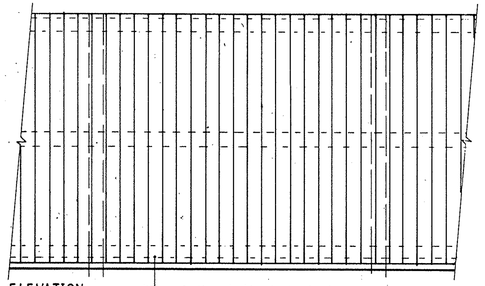


ELEVATION — 100x 25 hit and miss boarding at 125mm centres.

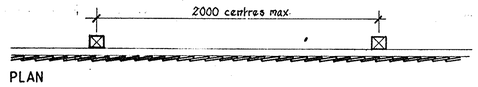


PLAN

CLOSE BOARDED SCREEN FENCE

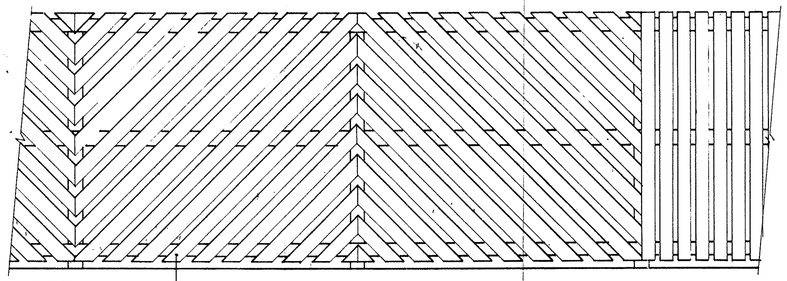


ELEVATION — 150mm feather edged boarding fixed to rails.

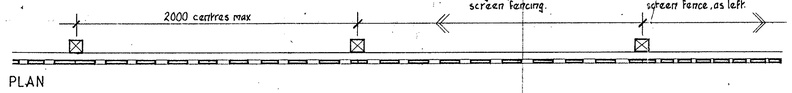


PLAN

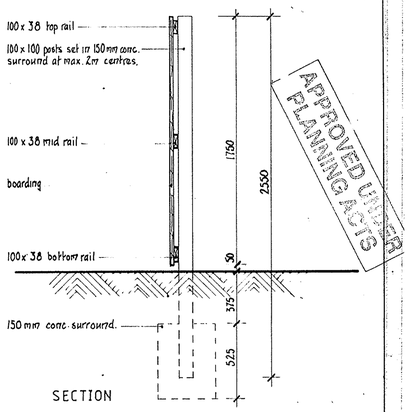
DIAGONAL BOARDED SCREEN FENCE (DBSF)



ELEVATION — 100x 25 diagonal boarding at 65° @ 150 c/c.



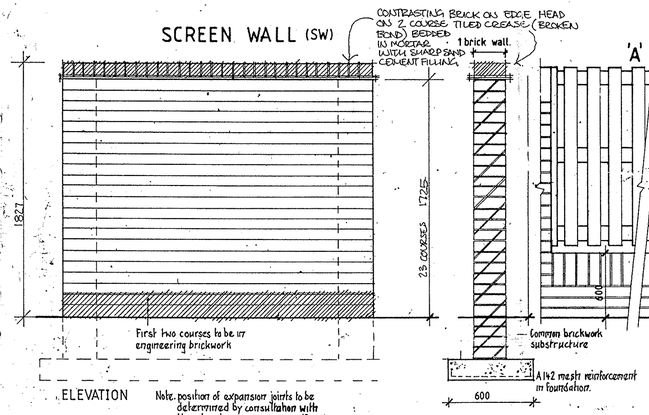
PLAN



SECTION

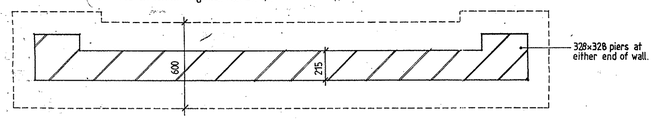
APPROVED UNDER PLANNING ACTS

SCREEN WALL (SW)

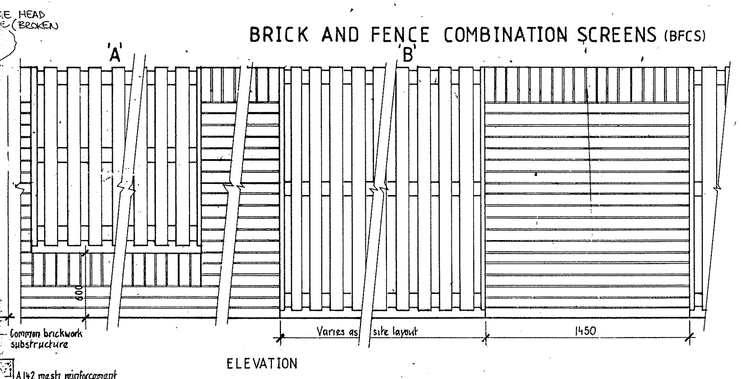


ELEVATION

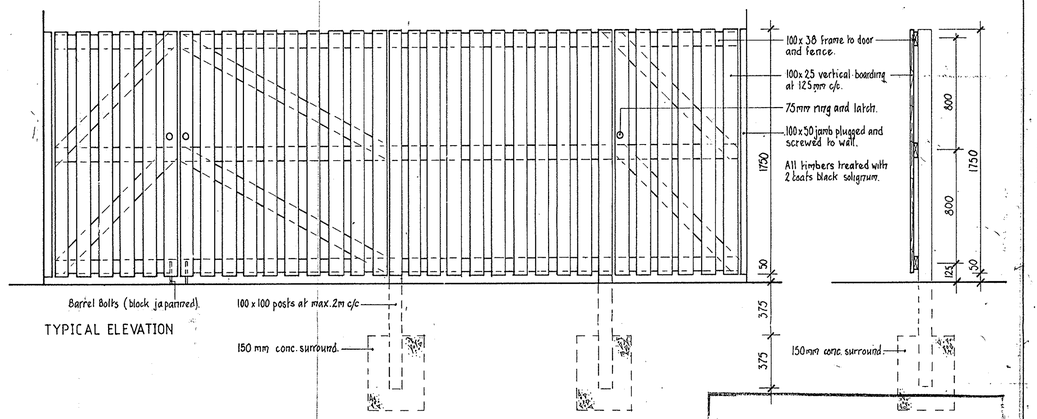
Note: position of expansion joints to be determined by consultation with the structural engineer, max 12m c/c.



BRICK AND FENCE COMBINATION SCREENS (BFCS)

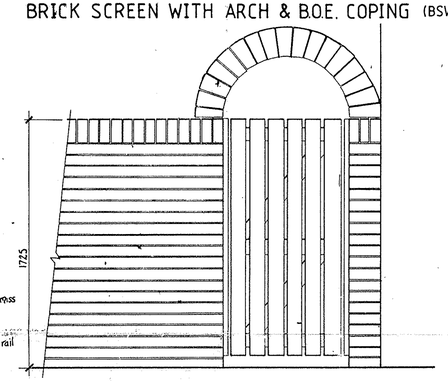


ELEVATION

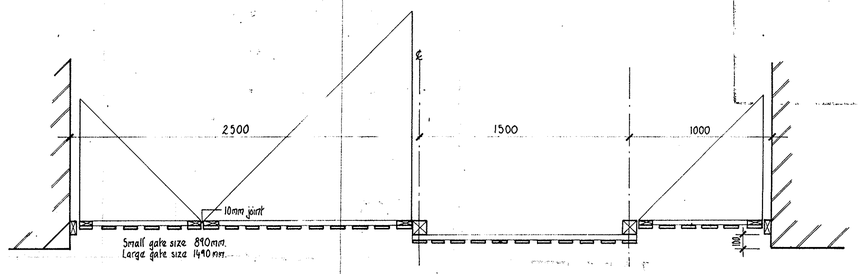


TYPICAL ELEVATION

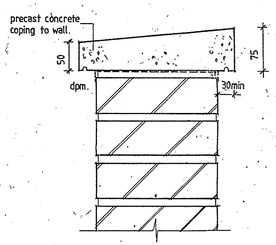
BRICK SCREEN WITH ARCH & B.O.E. COPPING (BSWA)



ELEVATION

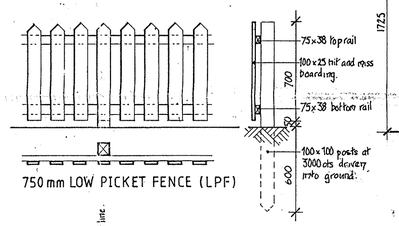


TYPICAL PLAN

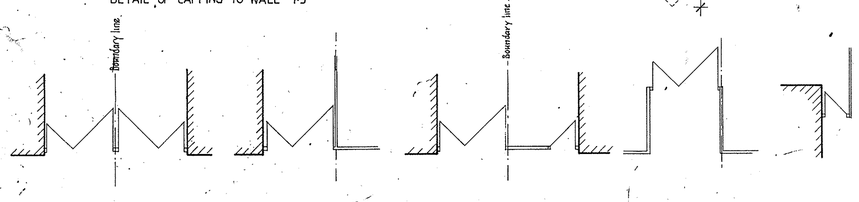


DETAIL OF CAPPING TO WALL 1:5

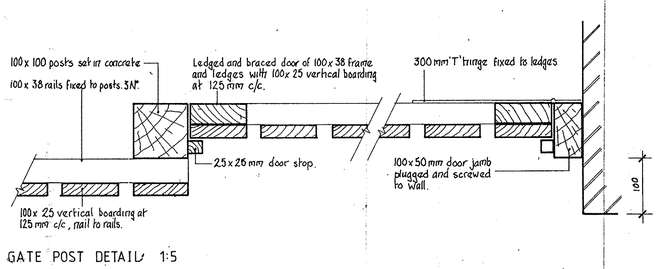
Render specification:
Mortar joints to be well raked out to 10mm depth.
Galv. metal render stop fixed to brickwork average 150mm above ground level.
12 mm Weak mix sand and cement render applied to brickwork with float finish.
Roller applied Sandtex Finish in accordance with manufacturers instructions.



750 mm LOW PICKET FENCE (LPF)



TYPICAL GATE / FENCE COMBINATIONS



GATE POST DETAIL 1:5

Revisions
A - SCREEN WALL & CLOSE BOARDED FENCE AMENDED 8/12/98

Maunders
homes for good living

Maunders Homes (North West) Ltd.
Development House,
30, Crofts Bank Road,
Urmston,
Manchester. M31 1UH.
Telex JMC-G-669111
Telephone 061-747-6656

Scale 1:20	Area
Date JUNE 1992	Drawn A.W.PLATT
Title GATE/FENCE DETAIL	SD F 70 1 A

00/00603/FUL

19 SEP 2000

19 SEP 2000

57421

00/00603/FUL
Rec'd 14.5.04
Cond 7

FOOTPATH LINK TO EXISTING P.D.S

FOOTPATH LINK TO PROPOSED P.D.S

FOOTPATH L PROPOSED P

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 6

LSR

SS WITH TO L.A SPEC

SPEED TABLE

Refer to Trevor Bridge Associates drawing No. 1110.08

Revisions to site boundary and landscaping work details updated. | Feb'04 | A
All dimensions to be scaled from this drawing. | Date | Rev
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TREVOR BRIDGE associates

Landscape Architecture
Urban Design
Environmental Planning

7-9 St Michael's Square
Ashton-under-Lyne
Lancs OL6 6LF

Tel: 0161-308 8765
Fax: 0161-343 3513
Email: TBridge4@aol.com

Project
SHEVINGTON LANE, KIRBY, DARWEN

Title
MAUNDERS HOMES LIMITED

LANDSCAPE PROPOSALS

Date	Scale(s)	Dwg no	Rev
July 99	1:200	1110.07	A

Drn: JC | Chkd: JHP

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotavator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, roots to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, roots and previous weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be oversized by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Any imported fill material shall be colour subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before any delivery commences. Top-soil shall conform to BS 3882: 1994, Specification and of uniform composition throughout of light to medium texture, free from lumps, pebbles with stones not exceeding 50mm in any dimension. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, objects, clods, stones, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tree and shrubs is avoided. Unless otherwise agreed by the Landscape Architect, temporary topsoil heaps shall be on protected ground. Such protection shall be in the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 450mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by the Landscape Architect.

PLANTING

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed or area to be planted and shrubs, and around the base of trees in grass areas to a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

Rejection of plants
Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or are unsuitable, or defective in any other way, may be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants so rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open root weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or contained grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 para 8.5.1.1. All plants shall be planted to the same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and well watered, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting
Trees shall be planted in tree pits of the following sizes unless directed otherwise:

Feathered trees 900 x 900 x 450
Standards 1000 x 1000 x 600
Extra heavy standards 1200 x 1200 x 600

Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery to site, and the details of the product shall be submitted. Cumbark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:

Feathered trees - 1 bag/ 80 litres
Standards - 1.5 bags/ 120 litres
Extra heavy standards - 2 bags/ 160 litre

Stakes for trees
Stakes shall be treated round pressure pasted softwood, pointed or minimum diameter 75mm. The stake shall be driven into the base of the tree pit prior to placing the tree and backfilling. The stake shall in general have a clear height above the finished ground level as follows unless directed otherwise:

Feathered trees - 750mm (one tie)
Selected standards - 900mm (2 stakes, one tie each)
Extra heavy standards - 1200mm (2 stakes, one tie each)

The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be hot dipped galvanised and shall hold the ties securely into the stakes. Ties shall not be overtight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and worked round, or compulsorial shaken, backfilled. Backfilling shall be done to ensure close contact between roots and soil, by shaking soil between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

TURFING

Soil Preparation and Cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones, and debris to be turfed shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969. The Contractor shall supply a sample of the turf he proposed to use for the approval of the Landscape Architect and shall ensure that all turfed areas conform to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and Stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves shall be laid to break joints and to fit closely but not closely into be side. Adequate timber planks shall be used to support specatives and benches, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted up to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly tamped with wooden beaters, the bottom of the beaters being hexagonal in shape and smoothed surfaced and no metal shall be used. Immediately after tamping the turf shall be watered and brushed into the joints. Turf necessitates to finished levels owing to variation in turf thickness or uneven consistency shall be adjusted by using similar packing this not under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the back of the structure, giving complete soil cover.

Laying around trees
Turf shall not be laid to within 300mm of any tree trunk.

SHRUBS

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

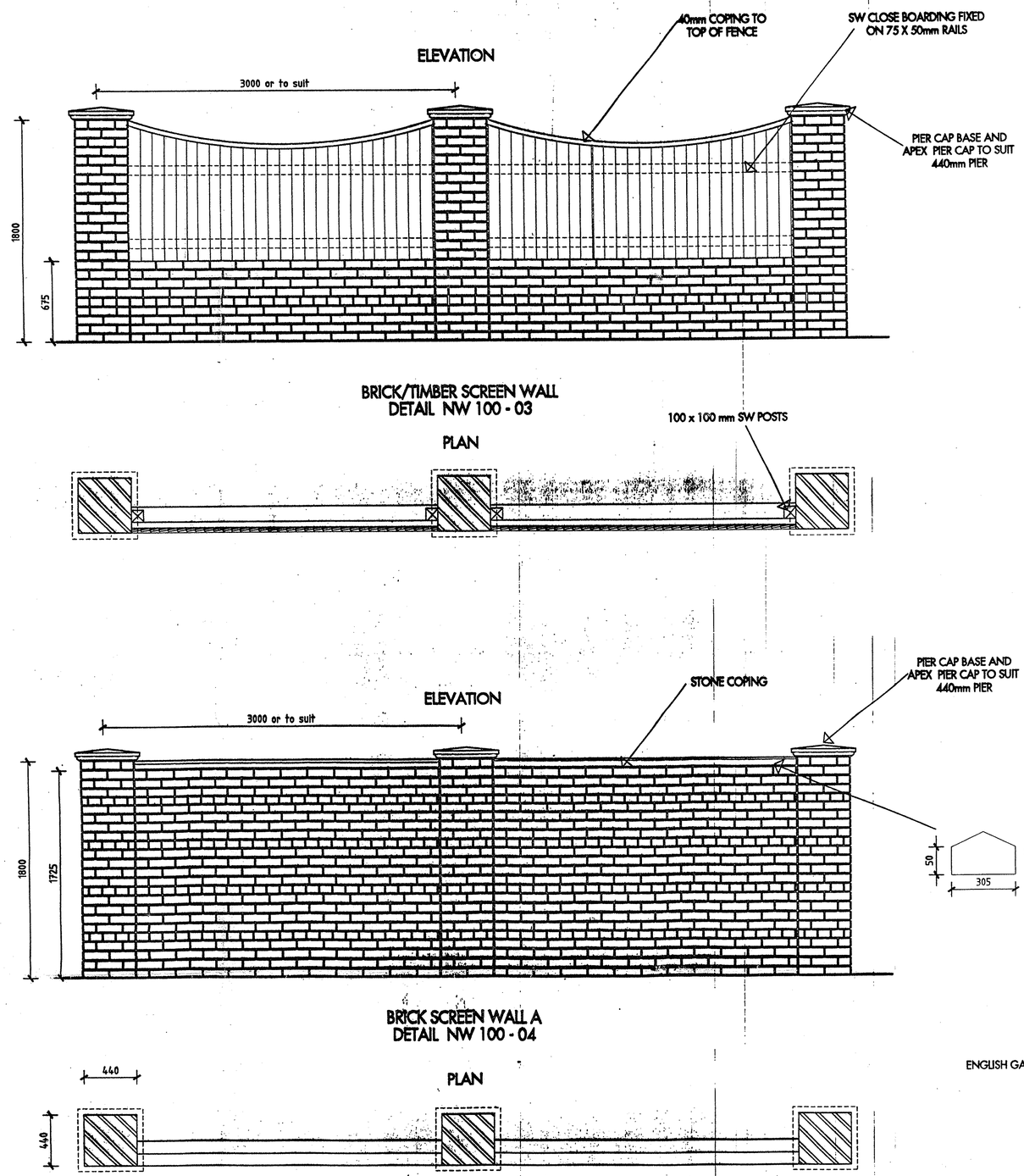
Grass cutting
The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Where necessary, the supply of all equipment and materials and undertaking as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder/or adopting authority.

PLANT SCHEDULE

Key	Botanic/Latin name	Form	P. Girth	Girth 1m/5ft	Min. Height	Root condition	Container Pot Size	Quantity
TREES								
SA	Betula pendula	FtHd	2 x	-	200-250	B	5	-
MGH	Malus 'Golden Hornet'	FtHd	2 x	-	200-250	B	5	-
MJD	Malus 'John Downie'	FtHd	2 x	-	200-250	B	5	-
PPP	Prunus padus	FtHd	2 x	-	200-250	B	5	-
SA	Sorbus aucuparia	FtHd	2 x	-	200-250	B	5	-
SAS	Sorbus aucuparia 'Sharpwaw Seedling'	FtHd	2 x	-	200-250	B	5	-
SJM	Sorbus 'Joseph Rock'	FtHd	2 x	-	200-250	B	5	-
CRAT	Crataegus monogyna 'Stricta'	EHS	3 x	14-16	425-600	B	5	-
MJD	Malus 'John Downie'	EHS	3 x	14-16	425-600	B	5	-
PPP	Prunus padus	EHS	3 x	14-16	425-600	B	5	-
SA	Sorbus aucuparia	EHS	3 x	14-16	425-600	B	5	-
SAS	Sorbus aucuparia 'Sharwaw Seedling'	EHS	3 x	14-16	425-600	B	5	-
SJR	Sorbus 'Joseph Rock'	EHS	3 x	14-16	425-600	B	5	-
SHRUBS								
BSE	Berberis x stenaensis 'Autumnal'				60-90	10-12L	5	3
BTW	Berberis thunbergii 'Bagatelle'				30-40	3L	4	4
BWC	Buddleia 'White Cloud'				80-100	10-12L	5	3
CSB	Cotoneaster 'Autumnal Blue'				40-60	3L	4	4
CTR	Cotoneaster thymifolius 'Repens'				30-40	3L	4	4
CSA	Cornus alba 'Sibirica'				80-100	10-12L	5	3
CH	Corylastelor heterophylla				30-40	3L	4	4
CSF	Cornus sanguinea 'Winterfire'				60-80	3L	4	4
COC	Cytisus scoparius 'Cornish Cream'				30-40	3L	4	4
EEG	Elaeagnus x ebbingei 'Gilt Edge'				40-60	3L	4	4
EEL	Elaeagnus ebbingei 'Limelight'				60-80	3L	4	4
EDG	Escallonia 'Donard Seedling'				40-60	3L	4	4
EEG	Euonymus fortunei 'Emerald & Gold'				20-30	3L	4	4/5
ESG	Euonymus fortunei 'Silver Queen'				20-30	3L	4	4/5
EJA	Euonymus japonicus 'Ovatus Aureus'				40-60	3L	4	4
GE	Genista lydia				30-40	3L	4	4
HDW	Hebe 'Wiri Mardigra Sisters Cream'				30-40	3L	4	4
HWW	Hebe 'Wiri Mist'				30-40	3L	4	4
HPP	Hebe pinguifolia 'Pagei'				20-30	3L	4	4
HECH	Hedera helix				40-60	3L	4	4
HH	Hypericum 'Hidcote'				30-40	3L	4	4
HMT	Hypericum moserianum 'Tricolor'				30-40	3L	4	4
JHB	Juniperus horizontalis 'Glauca'				30-40	3L	4	4
KAP	Kerria japonica 'Pleniflora'				60-80	10-12L	7	3
LAV	Lavandula angustifolia 'Hidc'				30-40	5-7.5L	5	4
LVG	Lonicera nitida 'Baggesen's Gold'				40-60	3L	4	4
LYD	Lonicera nitida 'Lemon Beauty'				40-60	3L	4	4
PL	Prunus laurocerasus				60-80	3L	4	3
PCG	Prunes laurocerasus 'Cherry Brandy'				60-80	3L	4	4
RSC	Rhododendron 'King Edward VII'				80-100	10-12L	9	3
RMG	Ribes 'Alba Gold'				30-40	3L	-	4
RRM	Ribes 'Red Max Graf'				30-40	3L	-	4
RS	Rosa 'Snowy'				30-40	3L	-	4
SJP	Spiraea 'Goldflame'				30-40	3L	-	4
GROUND COVER								
COG	Cotoneaster horizontalis 'Variegatus'				60-90	7.5L	-	-
CGG	Cotoneaster horizontalis 'Gnom'				60-90	7.5L	-	-
JVS	Juniperus virginiana 'Skyrocket'				80-100	7.5L	-	-
PT	Rhamnum tenax					5-7.5L	Square cutown	-
PTP	Rhamnum tenax 'Purpureum'					5-7.5L	Square cutown	-

EHS=Extra heavy standard Fthd=Feathered B.Bare rooted C/Container T/p=Transplanted

00/00603
Rec'd 11.3.04
Con 7



BRICK/TIMBER SCREEN WALL
DETAIL NW 100 - 03

BRICK SCREEN WALL A
DETAIL NW 100 - 04

NOTES

ENGLISH GARDEN WALL BOND TO BE USED ON 1.8m SCREEN WALLS

EXPANSION JOINTS TO USED AT MAXIMUM 3 BAY INTERVALS

Revisions	
Site:	STANDARD DETAILS
Drawing:	SCREEN WALLS
Date: May 02 Scale: 1:20 Drawn By: JSL Checked By:	Drwg. No: SD:NORTH WEST:100 SHEET 2

Westbury

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Rec'd 11.3.04
Condition 7.

KEY

- 1.0M HIGH WALL
- 1.0M HIGH CLOSE BOARDED
- 0.9M POST & RAIL
- STEPS
- UNDERBUILD
- FLAG/BRICK RETAINING WALL *SEE DRAWING*
- DRIVE GRADIENT
- PROPOSED STREET LIGHTING COLUMN
- GATE
- PRE-CAST CONCRETE CHANNEL AND GULLY

ALL DRIVES TO BE SURFACED WITH BITUMEN MACADAM UNLESS OTHERWISE STATED

REV C: 27/07/00 : CWL - FLAG AREAS TO SHORHAM HOUSETYPES AMENDED

REV B: 20/12/99 : PTH - DRIVE AREAS, GARDEN AREAS AND FLAGGED AREAS ADDED.

REV A : 7/9/99 : PTH - SLAB LEVEL OF PLOT No. 9 RAISED TO SUIT PROPOSED LEVEL OF ADJACENT P.O.S. SEWER MOUNDING.

Revisions

Site: AREA 3 DEVELOPMENT, SAXON WAY, KIRKBY.

Drawing: EXTERNAL WORKS SHEET 1

Date: 09.06.99
Scale: 1:200
Drawn By: P.T.HARKNESS
Checked By:

Drwg. No: EL 220 02 43 B
REVISION C

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ROAD 1

ROAD 7

ROAD 8

SR

SPEED TABLE

KEY

- 1.8M HIGH WALL
- 1.8M HIGH CLOSE BOARDED
- 0.9M POST & RAIL
- STEPS
- UNDERBUILD
- FLAG/BRICK RETAINING WALL *SEE DRAWING*
- DRIVE GRADIENT
- PROPOSED STREET LIGHTING COLUMN
- GATE
- PRE-CAST CONCRETE CHANNEL AND GULLY

ALL DRIVES TO BE SURFACED WITH BITUMEN MACADEM UNLESS OTHERWISE STATED

08/00603/FUL
Recd 11.3.04
Condition 7

REV C ; 14/11/00 ; J.M PLOTS 59-77 ADDED AND ROAD 8 AMENDED DUE TO REPLAN

REV B ; 26/07/00 ; C.M.L PATH AREAS AMMENDED ON ALL SHOREHAM HOUSE TYPES

REV A : 21.12.99 : P.T.H - DRIVE AREAS, GARDEN AREAS AND FLAGGED AREAS ADDED.

Revisions

Site: AREA 3 DEVELOPMENT, SAXON WAY, KIRKBY.

Drawing: EXTERNAL WORKS 2

Date: 10.06.99
Scale: 1:200
Drawn By: P.T.HARKNESS
Checked By:

Drwg. No: EL 220 02 44 C

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Recid 11.3.04
Condition 7

KEY

- 1.8M HIGH WALL
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- STEPS
- UNDERBUILD
- FLAG/BRICK RETAINING WALL *SEE DRAWING*
- DRIVE GRADIENT
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ROAD 7

ROAD 8

Revisions

Site: AREA 3 DEVELOPMENT,
SAXON WAY,
KIRKBY.

Drawing:
EXTERNAL WORKS
SHEET 4, PLOTS 48 - 58

Date: 13.11.00
Scale: 1:200
Drawn By: JJM
Checked By:

Drwg. No:
EL 220 02 46

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Rec'd 17.3.04

Conditions 4 & 23.

THE CONTRACTOR SHALL VERIFY ALL INVERT LEVELS PRIOR TO COMMENCEMENT ON SITE

NOTES

1. ALL LEVELS ARE TO METRES ABOVE ORDNANCE DATUM
2. DRAWINGS TO READ IN CONJUNCTION WITH WATER AUTHORITIES ASSOCIATION SEWERS FOR ADOPTION 4th EDITION AND NWW GUIDE LINES AND STANDARD DETAILS FOR WASTE WATER NETWORKS.
3. ALL WORKS WITHIN EASEMENT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE TERMS UNDER WHICH THAT EASEMENT HAS BEEN GRANTED.
4. ALL HIGHWAY WORKS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHESHIRE COUNTY COUNCIL DESIGN GUIDE 2nd EDITION

FUTURE S17A

FUTURE SAXONWAY DEVELOPMENT OUTFALL SEWERS

TO EXISTING SAXON WAY

FUTURE SPINE ROAD

FUTURE F14

SURVEY STN. 25
EASTING = 834.877
NORTHING = 892.269
LEVEL = 33.520

STREET LIGHTING KEY

PROPOSED 6 METRE GALVERN1560 STEEL COLUMN WITH INDUSTRIA 2600 70 WATT SON-T LANTERN MOUNTED POST TOP SET IN WIDE POSITION.PECU TO BE SELG 041 SET TO SWITCH AT 70 LUX

PROPOSED 6 METRES GALVERN1460 TUBULAR STEEL COLUMN TO 065619 WITH 1M BRACKET ARM AND PHILLIPS 566205 150 WATT SON-T PLUS LANTERN SET IN POSITION 3,PECU TO BE SELG 041 SET TO SWITCH AT 70 LUX

TRAFFIC CALMING MEASURES ARE TO BE IN PLACE AS SOON AS PRACTICABLE. (TEMPORARY MEASURES TO BE PUT IN PLACE AT THE LOCATION OF PERMANENT FEATURES).

Flagged footpaths from dwellings must discharge onto the appropiate private driveway. they must not conflict with or cross the service strip

ADOPTABLE DRAINAGE NOTES

All works to adoptable Roads and Sewers shall be to the requirements of the adopting authorities.

All lateral connections to sewers shall be 150mm dia. and be terminated with a 1050mm dia Manhole Chamber

The Contractors rates to allow for hand dig around existing services when required

Upon completion of Stage 1 Works the Contractor shall ensure that Gully Pots have stoppers in place. Pots are then to be packed with straw

It is the responsibility of the Contractor to verify all information given with regard to existing services and Drainage Connections etc. This must be carried out prior to any works on site.

PLOT DRAINAGE NOTES

All pipe runs shown shall be a proprietry plastic drainage system laid and bedded in accordance with the manufacturers specifications.

Unless otherwise shown plot drainage shall be 100mm nom. dia. Laid to falls

FOUL
Head runs min. 1 in 40
Elsewhere min. 1 in 80

SURFACE
Head runs min. 1 in 40
Elsewere min. 1 in 100

The head of each foul drain run shall be vented - this may be via a discharge stack.

Plot drainage chambers as shown shall be:

Dragout chamber
Inspection chamber

Upto 1.0m deep 475mm dia. Polypropylene
Upto 2.7m deep 1200x750mm P.C. Concrete chamber

Covers shall be: Medium duty within driveways
Light duty elsewhere

House gullies shall be roddable Polypropylene

House floor levels must NOT be amended without the prior agreement of the Engineers' Department

All garage drives shall be laid to falls
Where a backfall from the back edge of footpath to the garage exists a proprietary surface drainage system shall be used - Refer to the Engineers Dept. for details

All Watercourses/Land drains encoutered shall be dealt with to the full satisfaction of the Local Authority - Flows shall be uninterupted with runs piped through

POINT	E	N
B1	946.725	792.201
B2	968.119	794.052
B3	972.332	775.000
B4	949.909	771.234

SURVEY STN. 22
EASTING = 1127.604
NORTHING = 734.708
LEVEL = 33.128

KEY

DK	Pedestrian drop kerb crossings with Tactile paving
NP	Nameplate position
	Sewer easement
	Foul water sewer and manhole
	Storm water sewer and manhole
BD	Back drop manhole
	Gully
	Vehicle crossings
25	Survey Station

REV D : 06.05.01 : (J.M) - NOTES ADDED ON RECOMMENDATION FROM L.A

REV C : 14.08.00 : (J.M) - PLOT DRAINAGE AMENDED DUE TO REPLAN

REV B : 17.08.00 : (J.M) - GULLY POSITON AMENDED ON ROAD 8 AND NOTES ADDED ON RECOMMENDATION FROM L.A

REV A : 14.06.99 : (PTH) - RETITLED. ADDITIONAL DRAGCUTS. HOUSING LAYOUT. NOTES. STREET LIGHTING. SURVEY STATIONS. F21 & F21A ADDED SLAB LEVELS AMENDED.

Revisions

Site: AREA 3 DEVELOPMENT, SAXONWAY.

Drawing: HIGHWAYS AND DRAINAGE LAYOUT

Date: 02.03.99
Scale: 1:500
Drawn By: PTH
Checked By:

Drwg. No: EL 220 02 31 D

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Rec'd 11.3.04
Cond 6.

KEY

- 1.8M HIGH WALL
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- 0.9M POST & RAIL
- STEPS
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ALL DRIVES TO BE SURFACED WITH BITUMEN MACADEM UNLESS OTHERWISE STATED

ROAD 7

ROAD 8

33.326
33.426
33.526
33.620
33.634
33.554
33.454
33.354
33.344

Revisions

Site: AREA 3 DEVELOPMENT,
SAXON WAY,
KIRKBY.

Drawing:
EXTERNAL WORKS
SHEET 4, PLOTS 48 - 58

Date: 13.11.00
Scale: 1:200
Drawn By: J.M.
Checked By:

Drwg. No:
EL 220 02 46

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