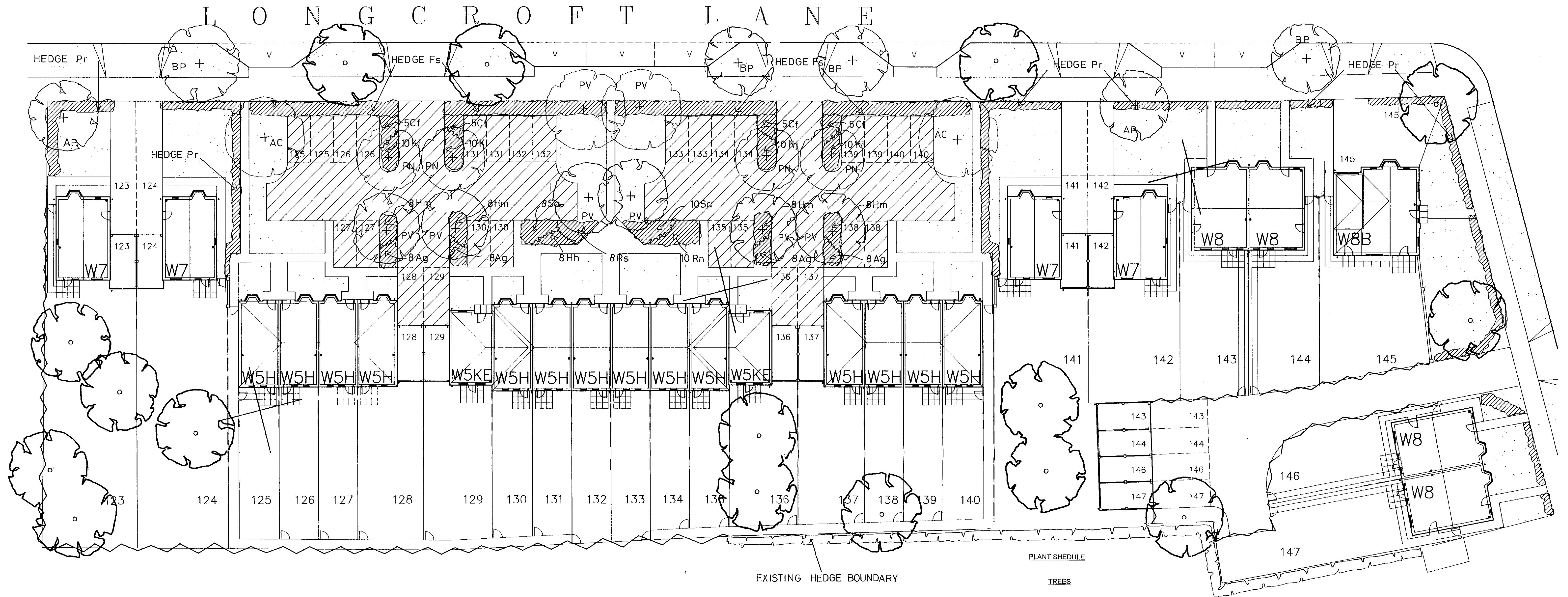


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NOTES:



REF	SPECIES	NO.
Kj	KERRIA JAPONICA 'PLENIFOLIA'	-
Ma	MAHONIA AQUIFOLIUM	40
Pa	POTENTILLA 'ABBOTSWOOD'	24
Pc	PRUNUS LUSITANICA	51
Pe	POTENTILLA 'TILFORD CREAM'	34
Pi	PRUNUS LUSITANICA	-
Pt	PYRACANTHA TETON	8
Rb	ROSA 'BLANC DOUBLE DE COUBERT'	20
Rn	ROSA 'NEVADA'	30
Rs	ROSA 'SARA VAN FLEET'	14
Sa	SPIREA AITCHISONII	-
Sh	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	10
Vo	VIBURNUM OPULUS	73
Vt	VIBURNUM TINUS	-
Vr	VIBURNUM RHYTIDOPHYLLUM	-
Wv	WEIGELA FLORIDA 'VARIEGATA'	38

HEDGES
 All 1.2m. whips, bare rooted planted in 450mm deep trench.
 Plant in two rows 500mm apart, in staggered pattern 3 plants/m.

REF	SPECIES	NO.
Fs	FAGUS SYLVATICA	44
Ia	ILEX AQUIFOLIUM	75
Pt	PYRACANTHA ROGERSIANA	270
Ac/Cm	ACER CAMPESTRE / CRATAEGUS MONOGYNA	216

TREES

All selected standards [3-3.5m with 10-12cm.girth at 1m. above ground] bare rooted stock planted in min. 600 cubic mm pits

REF	SPECIES	NO.
AP	ACER PLATANOIDES 'CRIMSON SENTRY'	-
AC	ACER CAPPADOCICUM	-
CB	CARPUNUS BETULUS 'FASTIGIATA'	1
FO	FRAXINUS OXYCARPA 'RAYWOOD'	5
FJ	FRAXINUS EXCELSIOR 'JASPIDEA'	-
PN	PRUNUS PDSSARDII 'NIGRA'	14
PP	PRUNUS PADUS 'PURPLE QUEEN'	10
PS	PRUNUS SUB. 'AUTUMNALIS'	3
PV	PRUNUS VIRGINIANA 'SCHUBERT'	10
QR	QUERCUS ROBUR 'FASTIGIATA'	1
QI	QUERCUS ILEX	-

All 1.2m. standards, bare rooted stock planted in min. 900 cubic mm pits

REF	SPECIES	NO.
BP	BETULA PENDULA	-

SHRUBS

All container grown in 1.5 to 3.0 litre pot sizes and planted in 450mm soil depth.

REF	SPECIES	NO.
Ac	ACER CAMPESTRE	12
Al	AMELANCHIER LAEVIS	-
Ag	ABELIA GRANDIFLORA	6
Bt	BERBERIS THUM. 'AUREA'	58
Ba	BUDDLEIA ALTERNIFOLIA	23
Ca	COLLUTEA ARBORESCENS	18
Cc	COTINUS COGCOYRIA	24
Cf	COTONEASTER FRANCHETTI	24
Ci	CORYLUS AVELLANA	-
Co	CORNUS STOLONIFERA 'FLAVIRAMEA'	30
Cp	CRATAEGUS PRUNIFOLIA	-
Cs	COTONEASTER SALICIFOLIUS 'FLOCCOSUS'	-
Dg	DEUTZIA GRACILIS	15
Ea	ELEAGNUS ANGUSTIFOLIA	8
Gs	GENISTA HISPANICA	-
Ha	HEBE ALBICANS	28
Hv	HEBE ELLIPTICA 'VARIEGATA'	18
Hm	HEBE MARJORIE	18
Hh	HYPERICUM 'HIDCOTE'	30
Ia	ILEX AQUIFOLIUM	-

C: REVISED SCHEDULE 7/94 VF
 B: REVISIONS TO PLANTING ALONG OSBOURNE WAY AND TO THE TREE SCHEME 6/94 VF
 A: ADDITIONAL PLANTING 4/94

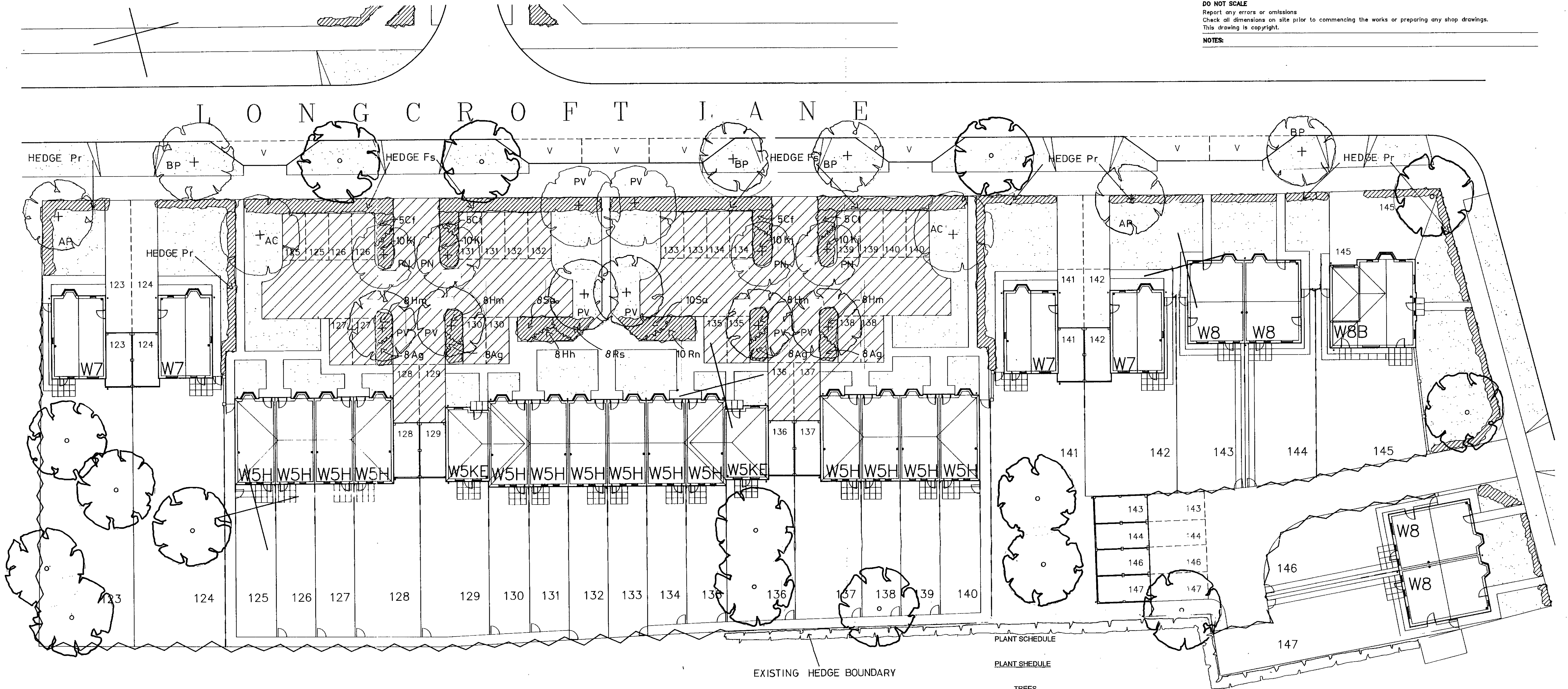
PROJECT TITLE
 ADMIRAL HOMES
 LONGCROFT LANE
 WELWYN GARDEN CITY

DRAWING TITLE
 PLANTING PLAN

PROJECT No.	DRAWING No.	SCALE	DATE
10120	01 C	1:200	MAR 94

COYNE ASSOCIATES
 LANDSCAPE ARCHITECTS
 STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
 TELEPHONE: 0438 728326 FAX: 0438 722035

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NOTES:



EXISTING HEDGE BOUNDARY

PLANT SCHEDULE

PLANT SCHEDULE

TREES

All selected standards [3-3.5m with 10-12cm girth at 1m. above ground] bare rooted stock planted in min. 900 cubic mm pits

REF	SPECIES	NO.
AP	ACER PLATANOIDES 'CRIMSON SENTRY'	
AC	ACER CAPPADOCICUM	
CB	CARPUNUS BETULUS 'FASTIGIATA'	
FO	FRAXINUS OXYCARPA 'RAYWOOD'	
FJ	FRAXINUS EXCELSIOR 'JASPIDEA'	
PN	PRUNUS PDSARDII 'NIGRA'	
PP	PRUNUS PADUS 'PURPLE QUEEN'	
PS	PRUNUS SUB. 'AUTUMNALIS'	
PV	PRUNUS VIRGINIANA 'SCHUBERT'	
QI	QUERCUS ROBUR 'FASTIGIATA'	

All 1.2m. standards, bare rooted stock planted in min. 900 cubic mm pits

REF	SPECIES	NO.
BP	BETULA PENDULA	

SHRUBS

REF	SPECIES	NO.
Ac	ACER CAMPESTRE	
Al	AMELANCHIER LAEVIS	
Ag	ABELIA GRANDIFLORA	
Bt	BERBERIS THUM. 'AUREA'	
Ba	BUDLEIA ALTERNIFOLIA	
Ca	COLLUTEA ARBORESCENS	
Cc	COTINUS COGGYGRIA	
Cf	COTONEASTER FRANCHETTI	
Cl	CORYLUS AVELLANA	
Co	CORNUS STOLONIFERA 'FLAVIRAMEA'	
Cp	CRATAEGUS PRUNIFOLIA	
Cs	COTONEASTER SALICIFOLIUS 'FLOCCOSUS'	
Dg	DEUTZIA GRACILIS	
Ea	ELEAGNIUS ANGSTIFOLIA	
Gs	GENIST HISPANICA	
Ha	HEBE ALBICANS	
Hv	HEBE ELLIPTICA 'VARIEGATA'	
Hm	HEBE MARJORIE	
Hh	HYPERICUM 'HIDCOTE'	

CLIMBERS

All container grown 2.0 litre pot size with min. 3 leading shoots fixed to canes.

REF	SPECIES	NO.
-----	---------	-----

HEDGES

All 1.2m. whips, bare rooted planted in 450mm deep trench. Plant in two rows 500mm apart, in staggered pattern 3 plants/m.

REF	SPECIES	NO.
-----	---------	-----

Fs	FAGUS SYLVATICA	
la	ILEX AQUIFOLIUM	
Pr	PYRACANTHA ROGERSIANA	
Ac/Cm	ACER CAMPESTRE / CRATAEGUS MONOGYNA	

B: REVISIONS TO PLANTING ALONG OSBOURNE WAY AND TO THE TREE SCHEME 6/94 VF

A: ADDITIONAL PLANTING 4/94

PROJECT TITLE

ADMIRAL HOMES
 LONGCROFT LANE
 WELWYN GARDEN CITY

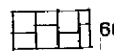
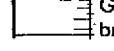
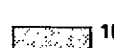
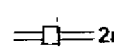
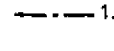

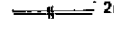

DRAWING TITLE

PLANTING PLAN

PROJECT NO.	DRAWING NO.	SCALE	DATE
10120	01	1:200	MAR. 94

COYNE ASSOCIATES
 LANDSCAPE ARCHITECTS
 STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
 TELEPHONE: 0438 728326 FAX: 0438 722035

LEGEND

-  600 x 600mm Concrete Paving Slabs
-  Grey-Black bituminous macadam surface to parking areas with brindle coloured concrete block kerbs. Parking spaces to be marked out with the road paint.
-  100 x 200mm brindle coloured concrete block pavours with matching kerbs.
-  2m high acoustic wall
-  1.8m high close-boarded timber fence with concrete posts.
-  1.8m high close-boarded timber fence by Admiral Homes.
-  1.8m high gates to match close-boarded timber fence.
-  2m HIGH ACOUSTIC FENCE

Rev A: Alterations to surface covering to parking areas 29.9.94 TDS
 Quarry tiles omitted

REVISIONS:


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 ALL DRAWINGS SHOULD BE READ IN CONNECTION WITH THE BILL OF QUANTITIES AND RELATED SPECIFICATION.

PROJECT TITLE
**HOUSING AT LONGCROFT LANE
 WELWYN GARDEN CITY HERTS
 FOR P.C.H.A.**

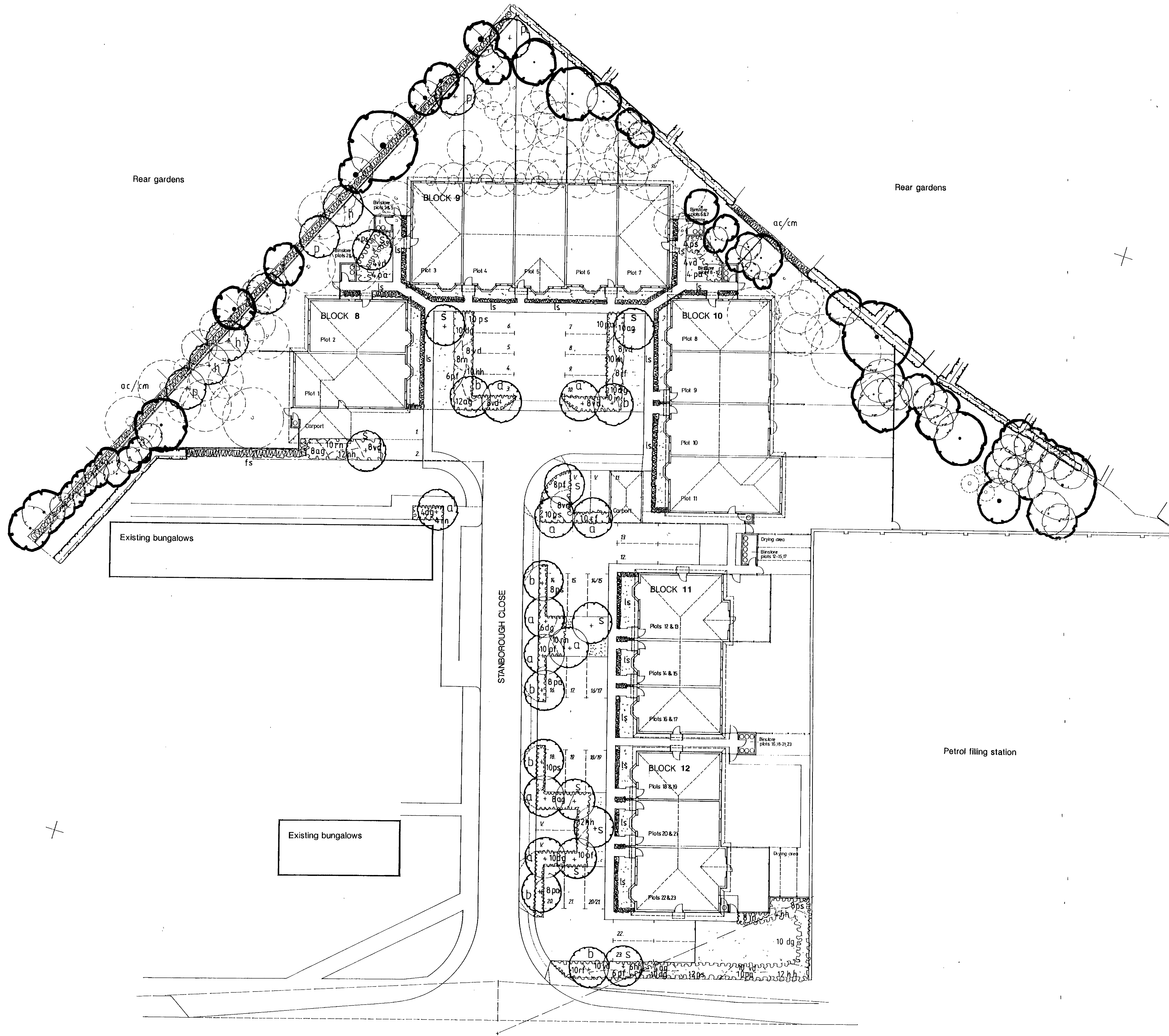
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**HOUSING LAYOUT
 EXTERNAL WORKS**

SHEET 1

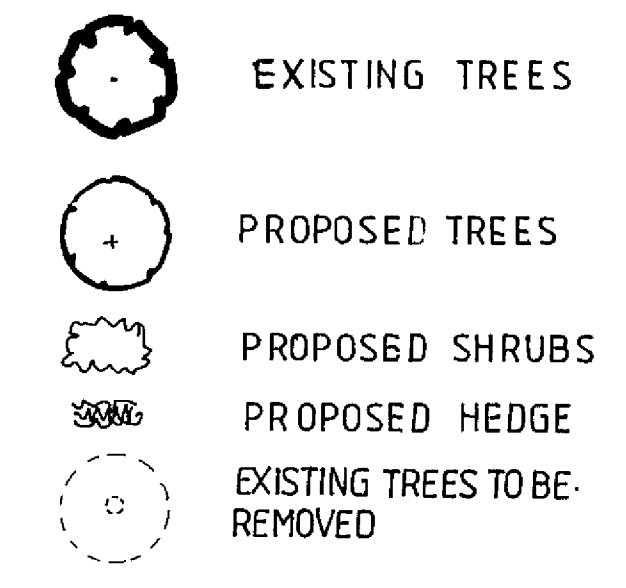
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1:200	DRAWN	STATUS	
PROJECT NO.	NORTH 		
8065	100A		

VINCENT AND GORBING
ARCHITECTS
 STEPHEN COURT HORTON ROAD STEVEAGE HERTS SG1 2JY
 TELEPHONE: 0438 31511 FAX: 0438 72725





NOTES



TREES

All heavy standard avg. 3.5m ht., 10-13cm girth, bare rooted.

Key	Species	No.
A	Acer griseum	8
B	Betula pendula	7
P	Prunus avium	4
S	Prunus subhirtella Autumnalis	10
H	Acer campestre	3

SHRUBS

All container grown, 3 litre pot size.

Key	Species	No.
ag	Abelia grandiflora	46
dg	Deutzia dis. x	56
hh	Hypericum hidcote	66
jn	Jasminum nudiflorum	18
pf	Philomis fruticosa	40
ps	Potentilla f. Sunset	66
pa	Potentilla f. Abbotswood	34
ru	Rosa nevarda	20
rf	Rosa Frau Dagmar	28
vd	Virburnum davidii	64

HEDGES

cm/ac bare rooted 1-2m whips, plaited staggered double row, container grown, 2 litre pot size.

Key	Species	No.
cm	Crataegus monogyna	130
ac	Acer campestre	130
ls	Lavendula spica	275
fs	Fagus sylvatica	45

REV.	DATE	BY	DWT.

WRITE DIMENSIONS TO BE TAKEN DO NOT SCALE OFF THE DRAWING ANY DISCREPANCIES WRITTEN OR SCALED SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE BILL OF QUANTITIES AND RELATED SPECIFICATION PROJECT TITLE

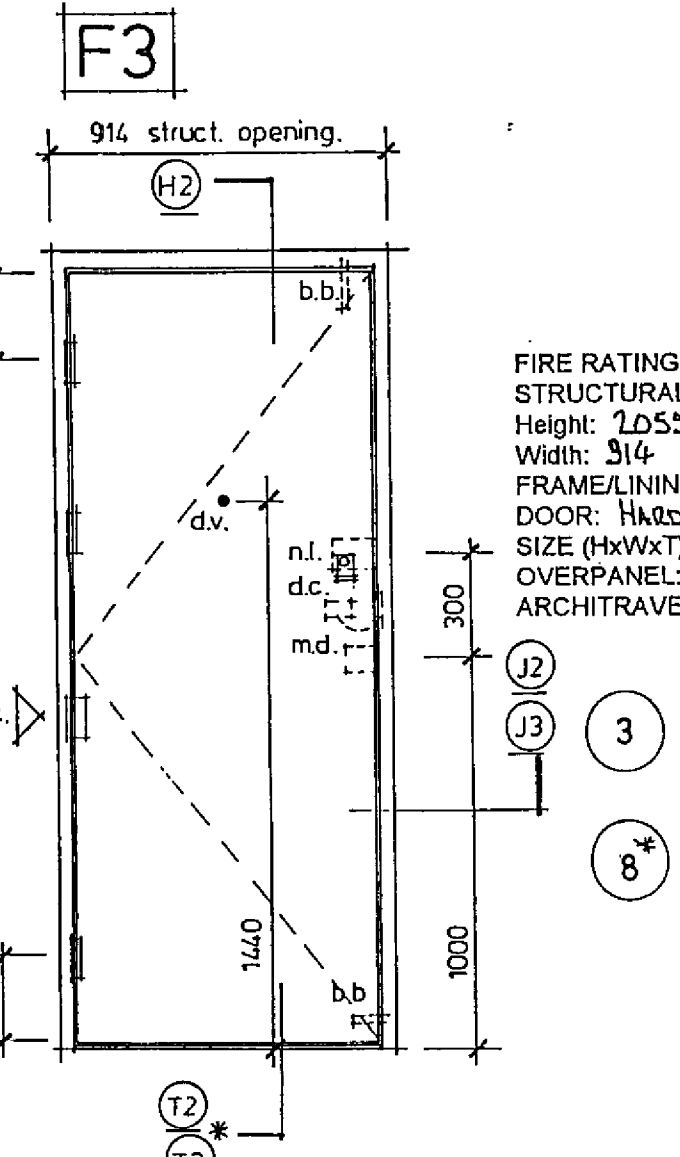
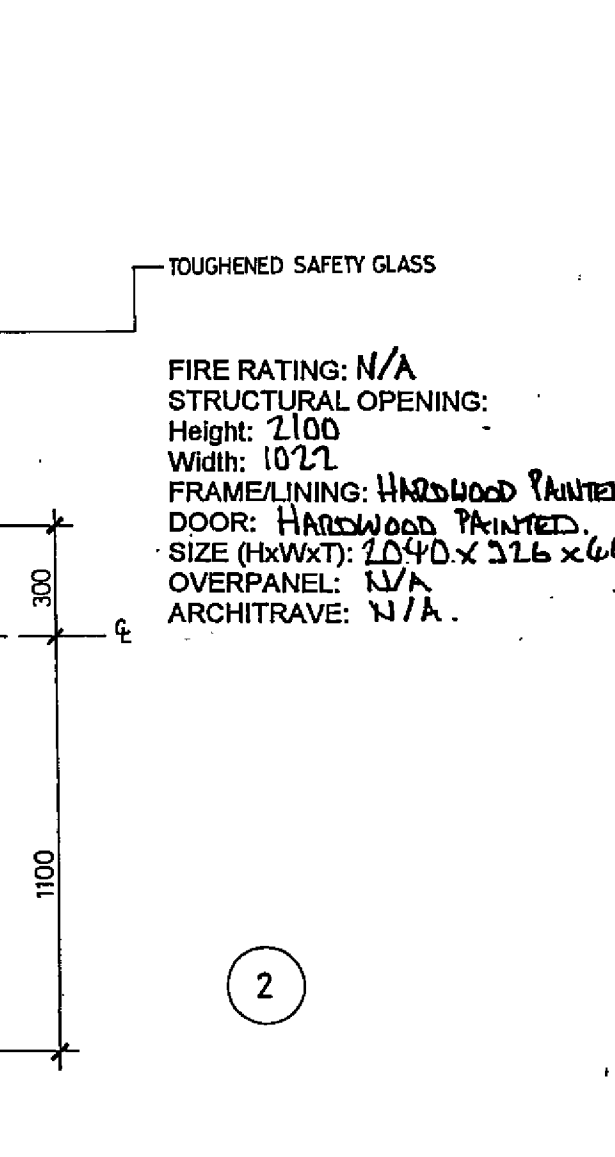
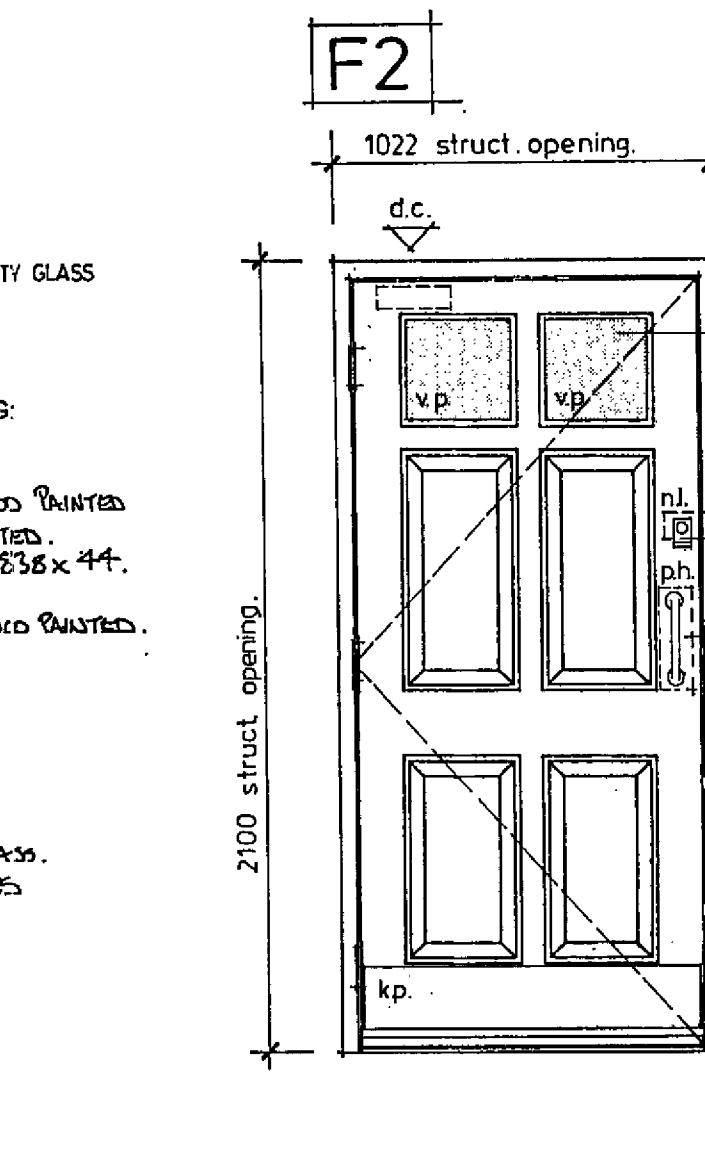
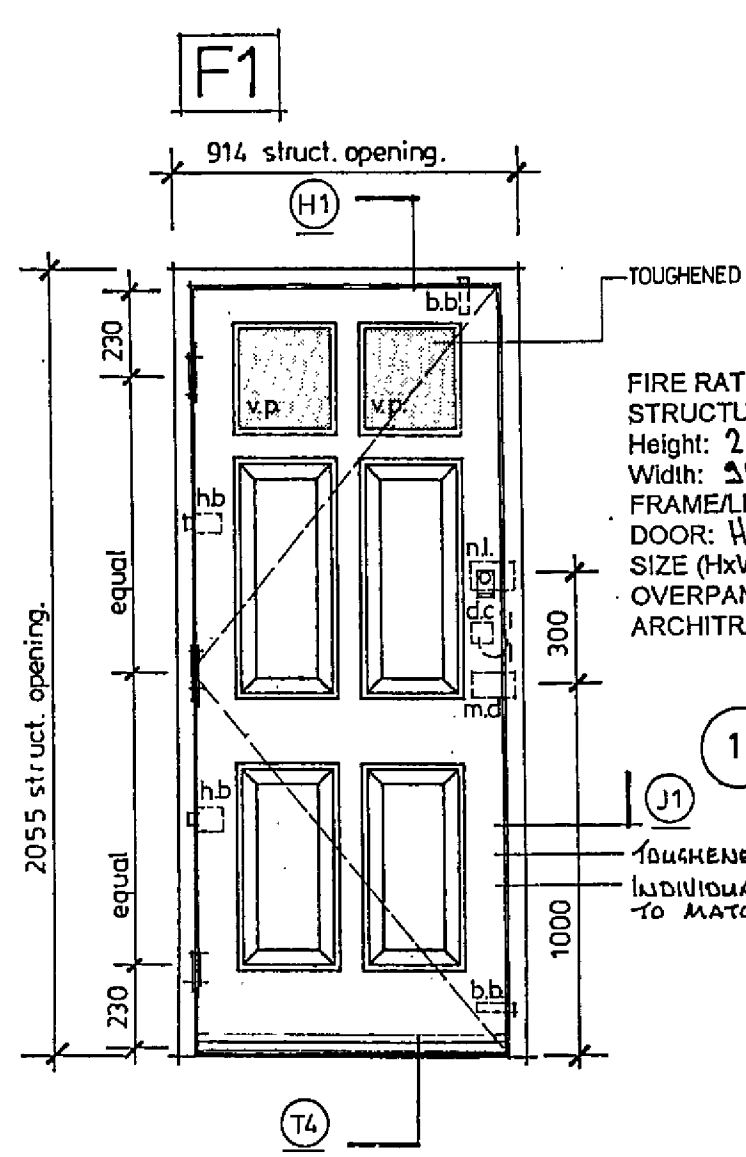
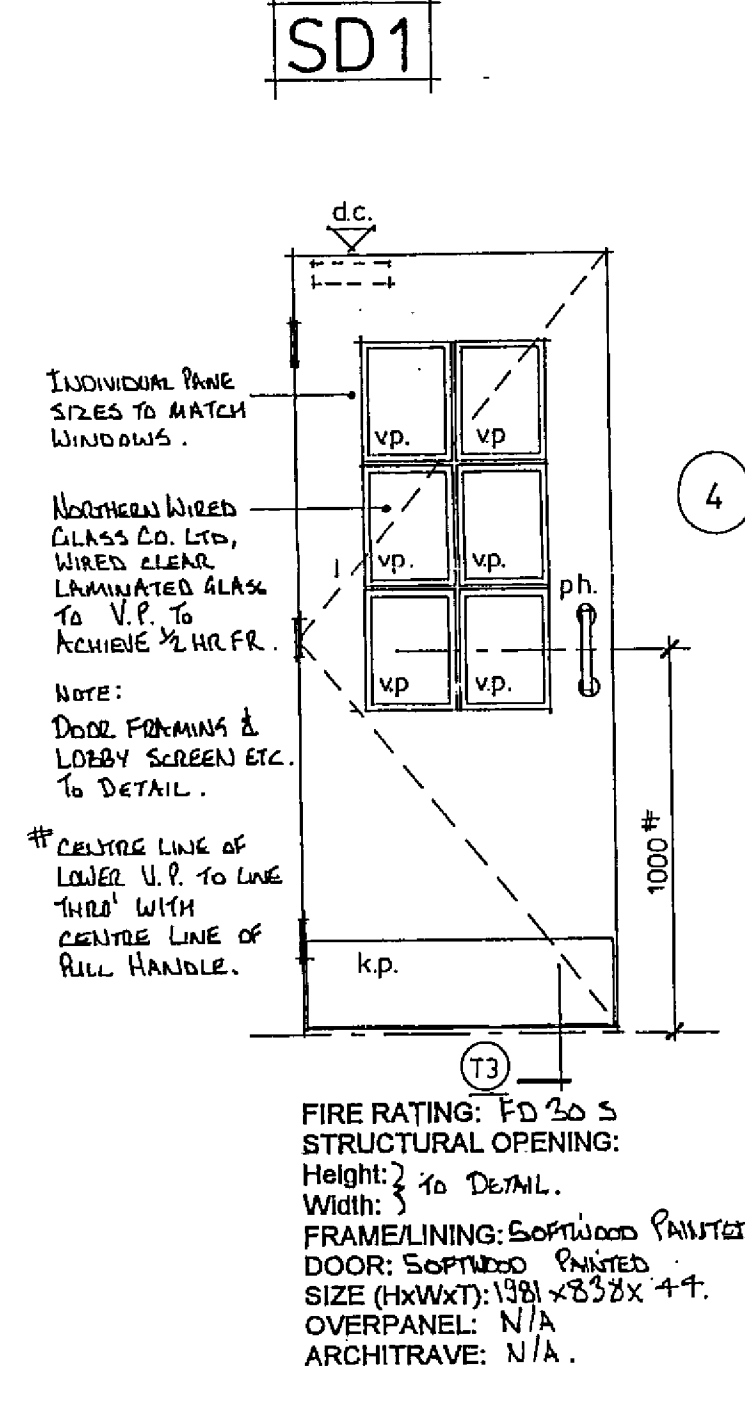
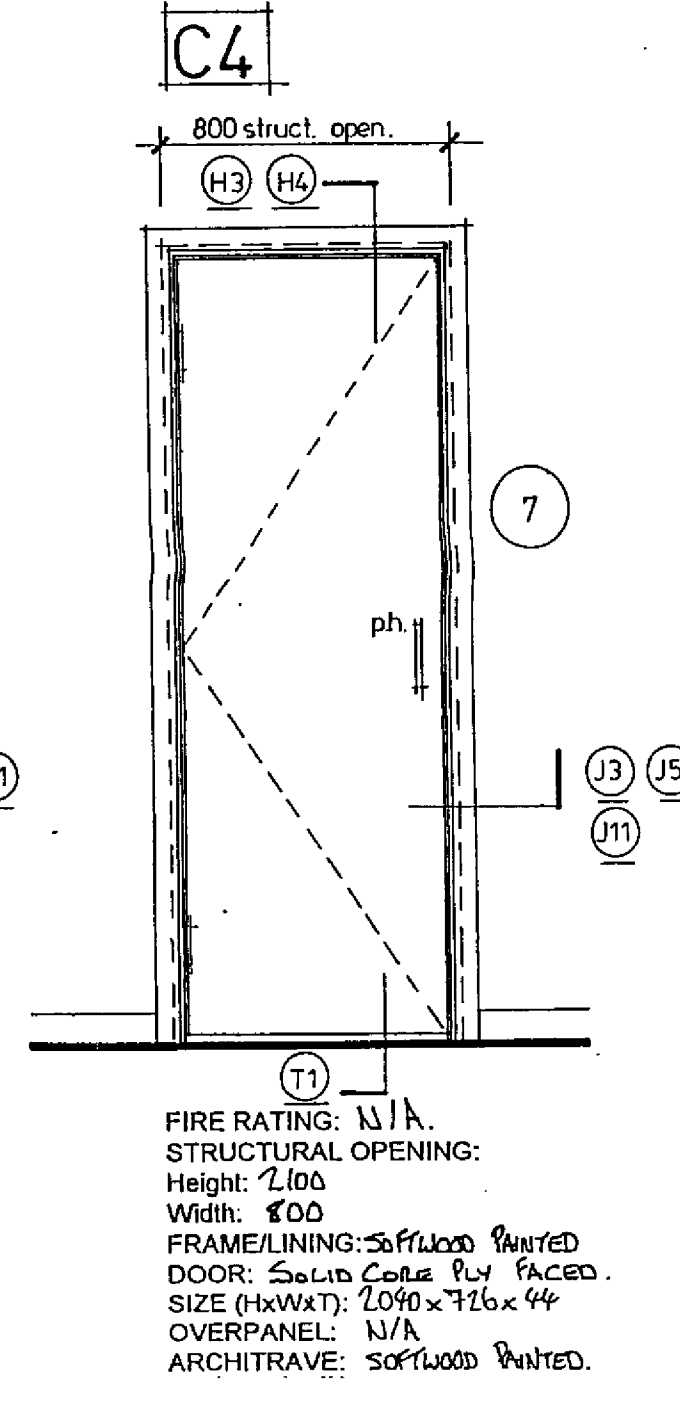
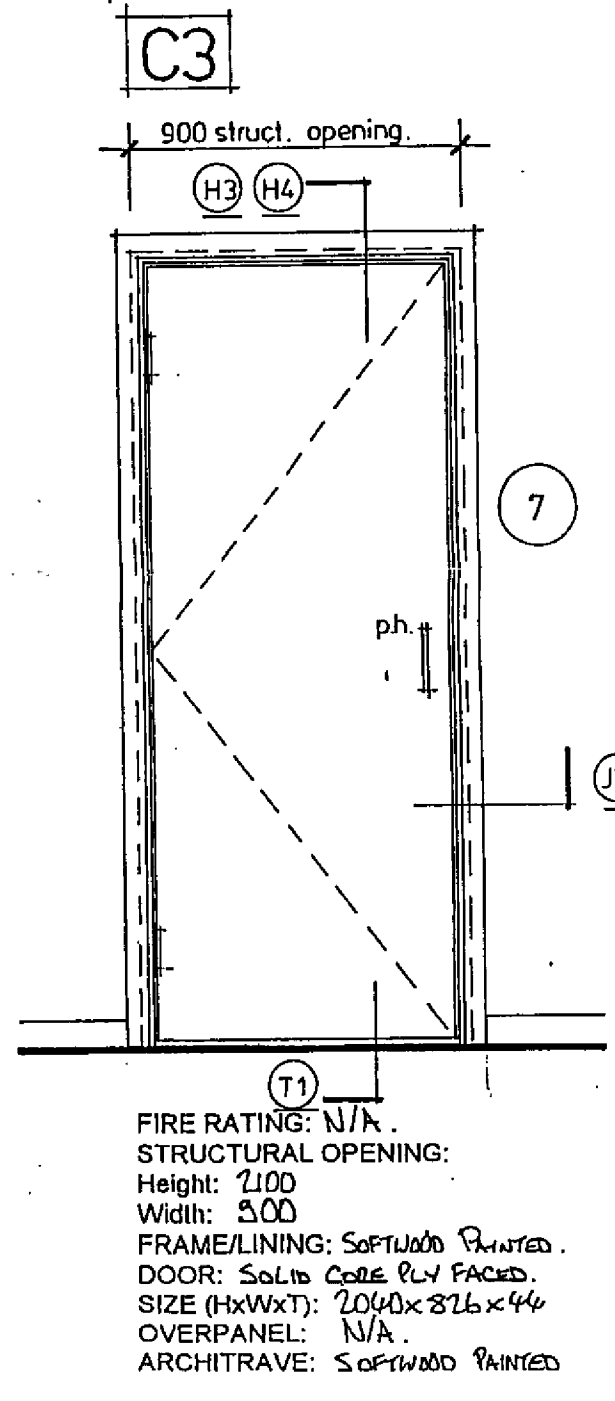
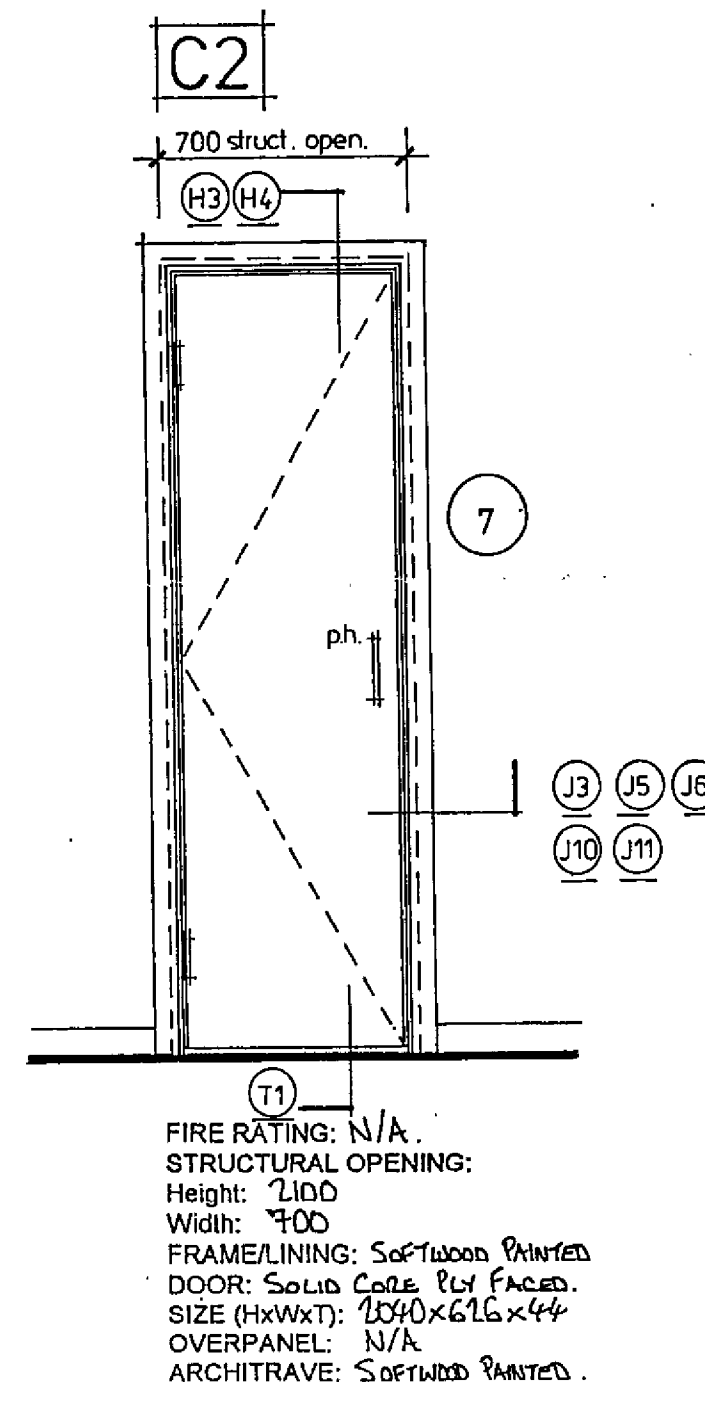
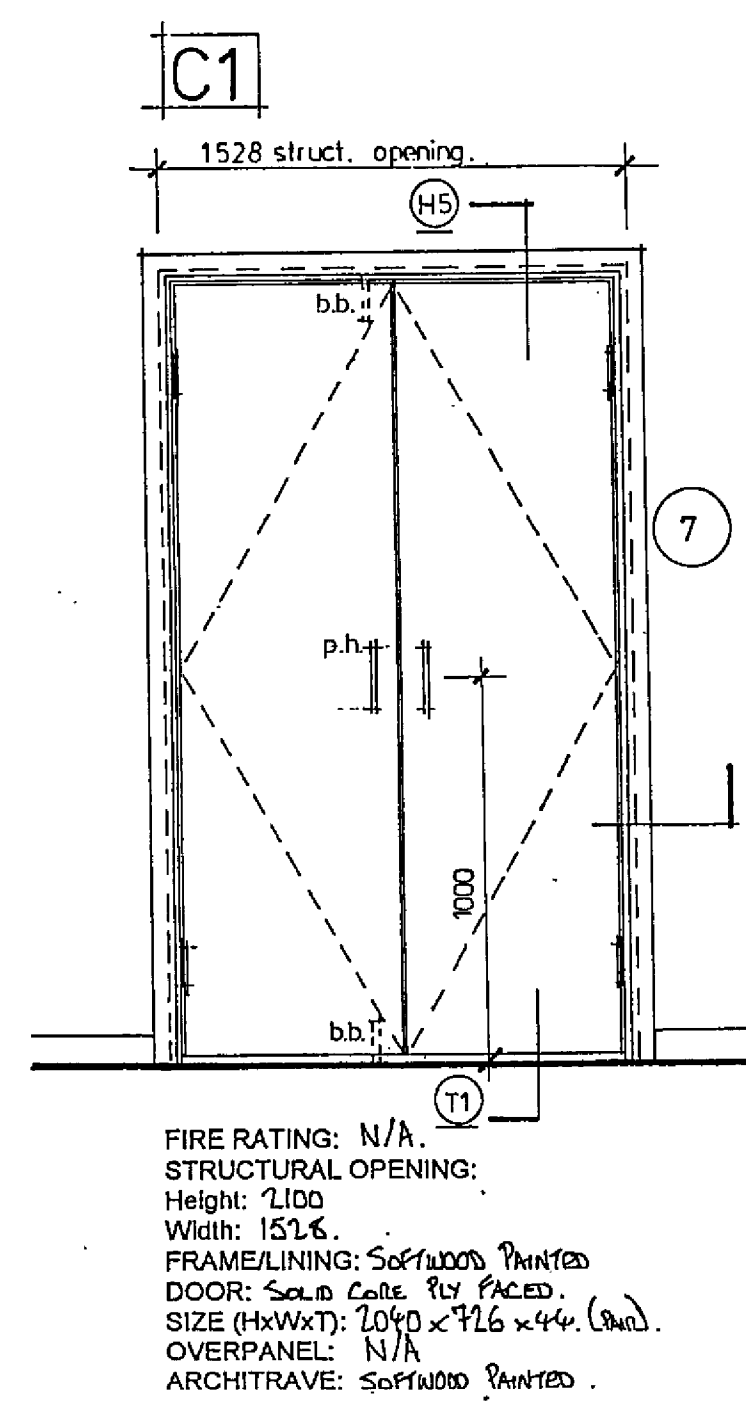
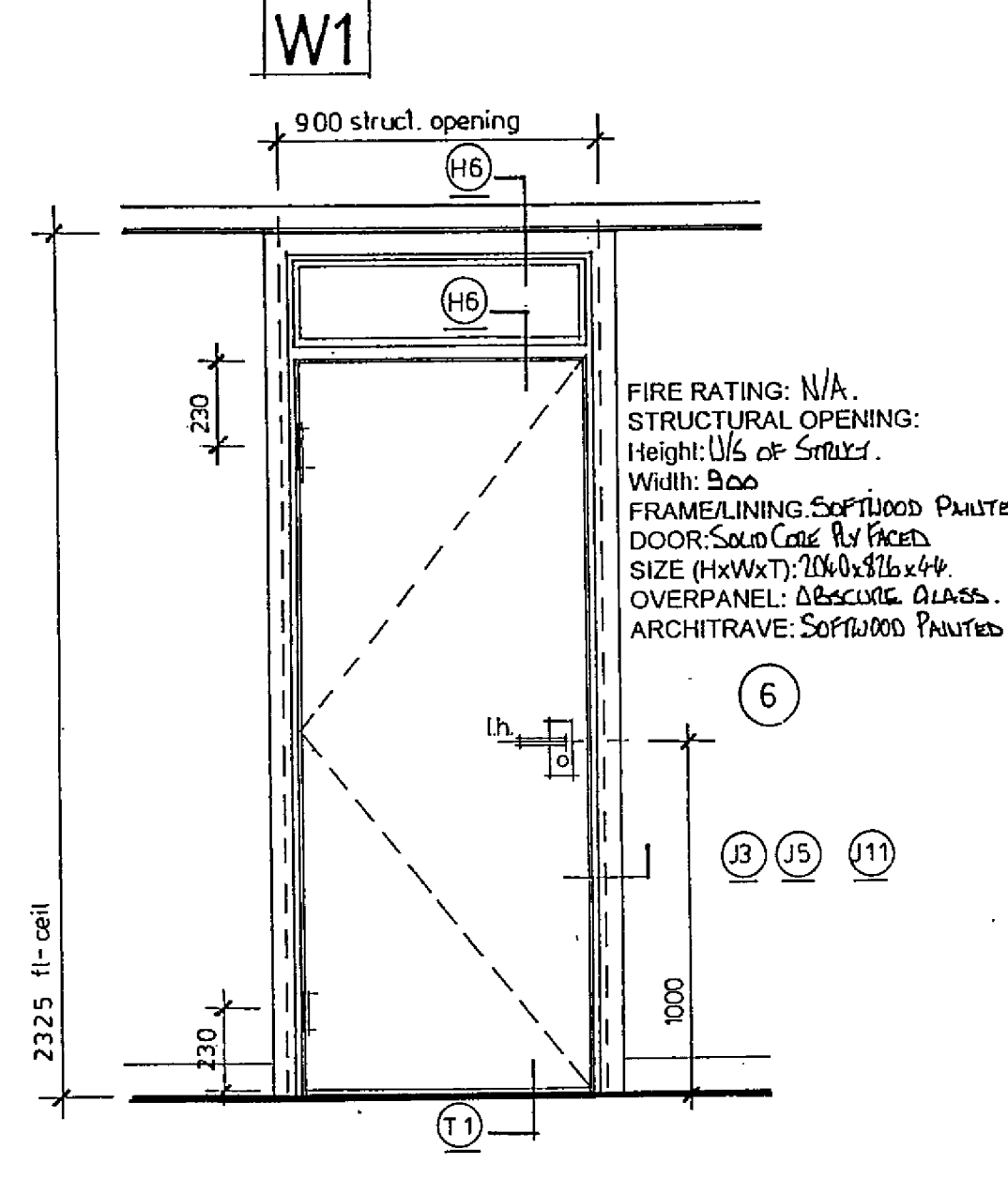
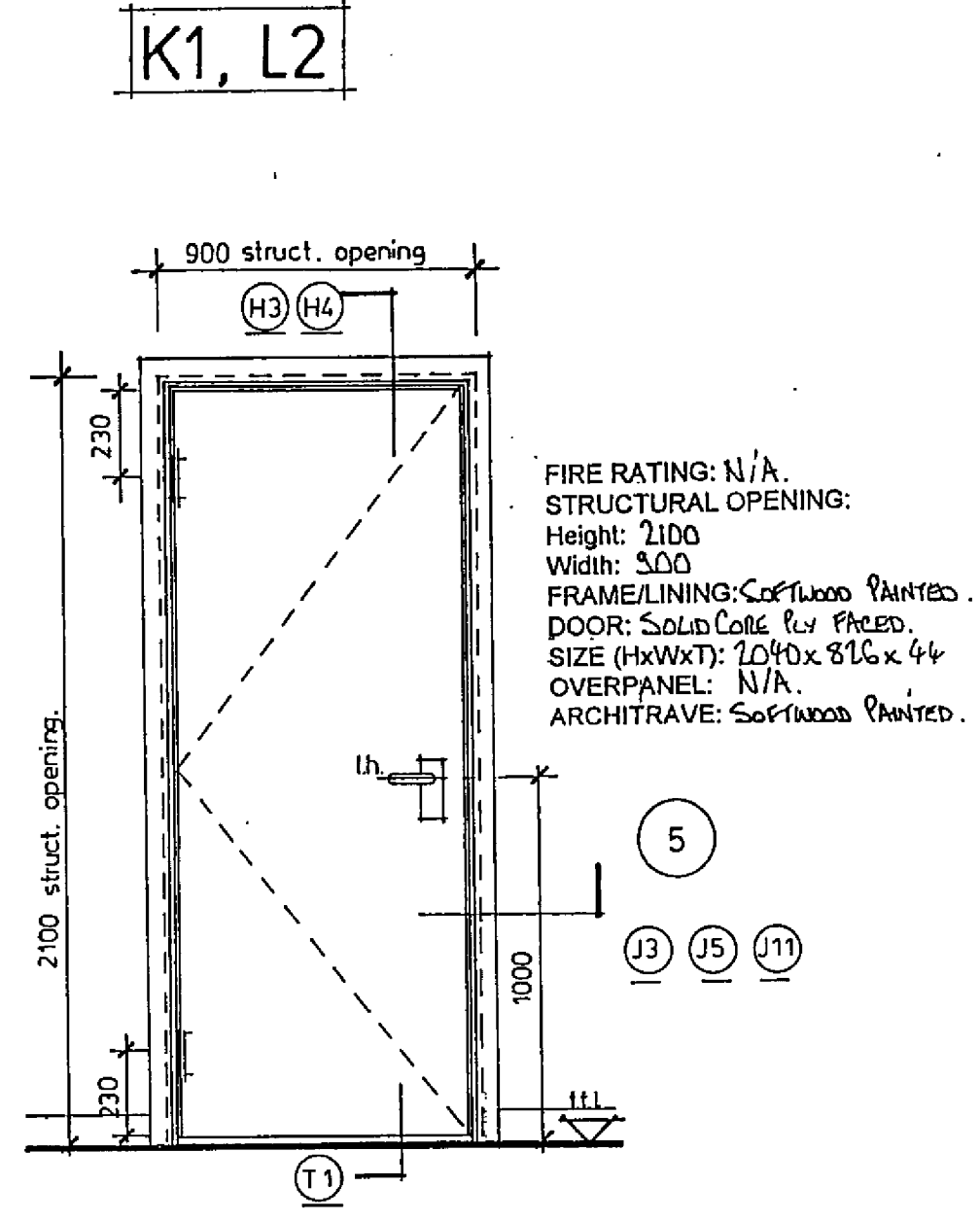
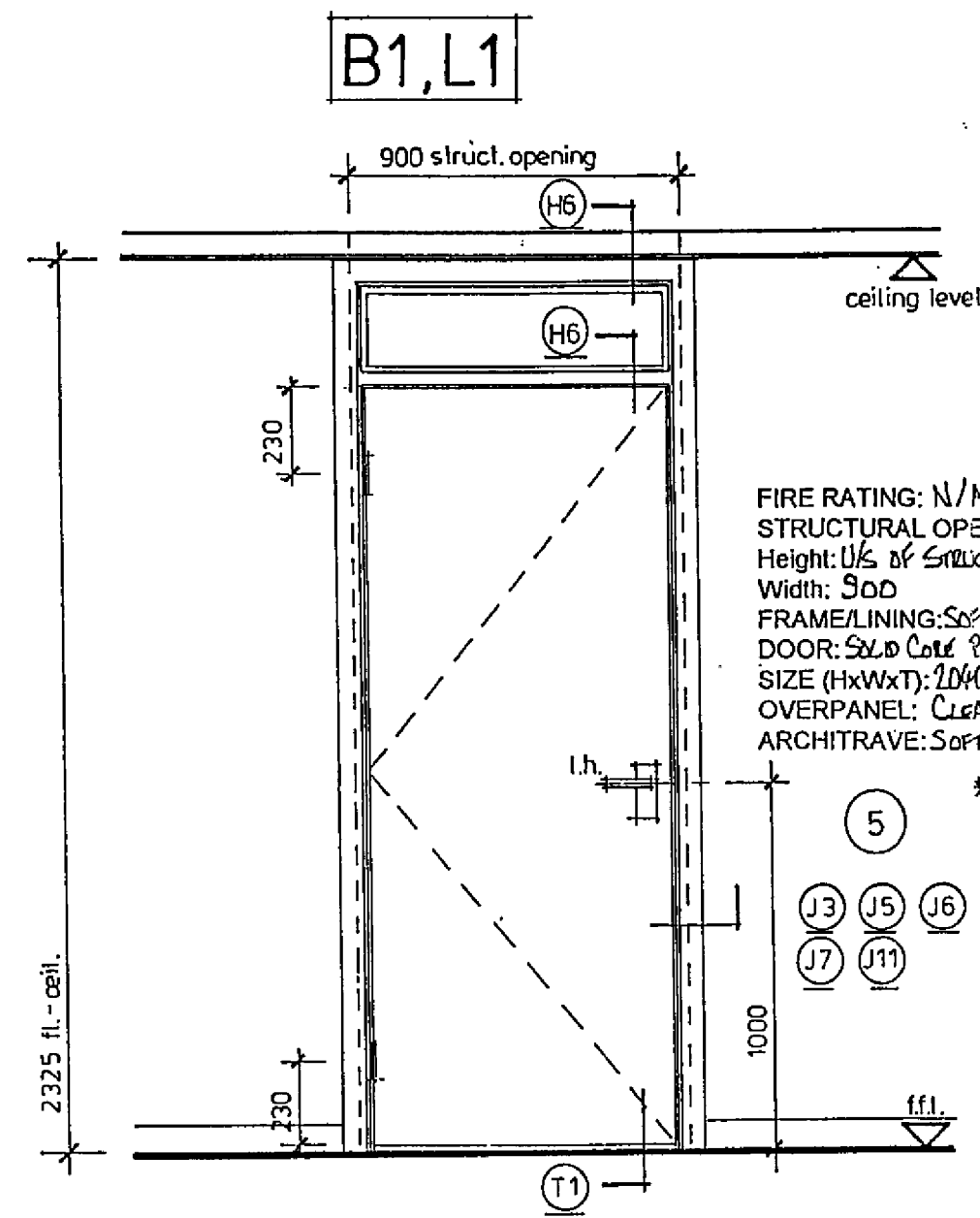
HOUSING AT STANBOROUGH CLOSE WELWYN GARDEN CITY HERTS FOR P.C.H.A.

HOUSING LAYOUT SOFT LANDSCAPING

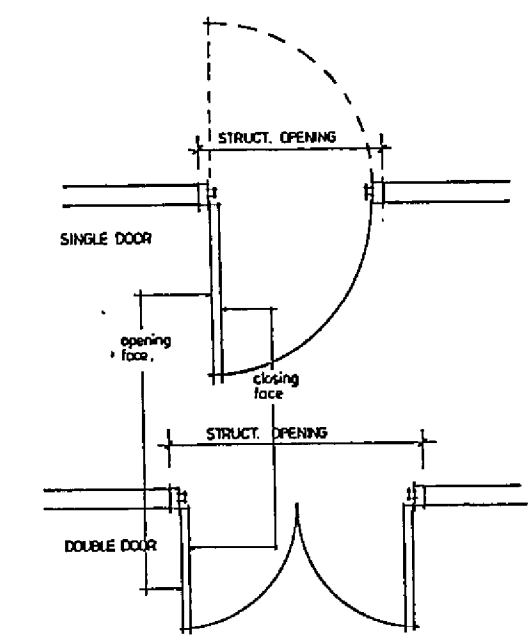
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1:200	12.94			
PROJECT NO.	DRAWN	STATUS		
8065	CKW			

LONGCROFT LANE - DOOR TOTALS

Door Type	Block A	@ 3 no Blocks	Block B	@ 2 no Blocks	Block C	@ 2 no Blocks	Overall Totals for Site
B1	6	18	4	8	6	12	38
L1	6	18	4	8	6	12	38
L2					1	2	2
K1	6	18	4	8	6	12	38
K2							
W1	6	18	4	8	6	12	38
W2							
C1	6	18	4	8	6	12	38
C2	6	24	4	8	4	8	40
C3			2	4	8	16	20
C4	4	12	2	4			16
SD1	2	6					6
F1	2	6	4	8	8	12	26
F2	1	3					3
F3	5	15					15
F4							



NOTES:
k.p. = kick plate.
l.p. = letter plate.
dc. = position of door closer.
lh. = lever handles.
bb. = barrel bolts.
ph. = pull handles.
hb. = hinge bolts.
md. = mortice deadlock.
d.c. = door security chain.
nl. = night latch lock.
v.p. = vision panel.
d.v. = door viewer.



A. Front door types F1 & F2 revised 6.95 GRW
REV. 1 (DATE) BY I. INT.

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PROJECT TITLE
HOUSING AT LONGCROFT LANE
WELWYN GARDEN CITY, HERTS.
FOR P.C.H.A.

DRAWING TITLE
DOOR SCHEDULE.

SCALE	DATE	DATE	DATE
1:20	NOV 94		
DRAWN	AG	STATUS	
PROJECT NO	LEVEL		
8065		A	303 A

VINCENT AND GORBING
ARCHITECTS AND PLANNERS
STERLING COURT NOTTON ROAD STEVENAGE HANTS SP22 7JY
TELEPHONE: 033 316311 FAX: 033 316312

3 = Ironmongery schedule
H2 = Appropriate detail (dependent on location)
REFER TO DWG'S 314 & 315

NOTES

1. EXTERNAL FINISHES

PITCHED ROOF : Interlocking concrete
pantile roof, 37¹/₂° pitch
with half-round ridge and
hip tiles. Colour to be
agreed.

FLAT ROOF : Lead sheet roofing to bays.

FASCIAS,
SOFFITS AND
BARGEBOARDS : White self-finished PVC-U
boarding.

RAINWATER
GOODS : Black PVC-U half-round
system.

BRICKWORK : Red facing bricks similar
to traditional brickwork
within conservation area.
Brick on end lintels
over openings, brick on
edge cills under windows
and brick on end string
course bricks to match
main facing brickwork.

WINDOWS : White, polyester powder
coated aluminium
thermally-broken, vertical
sliding and casement
windows.

EXTERNAL
DOORS : White painted hardwood
doors and frames.



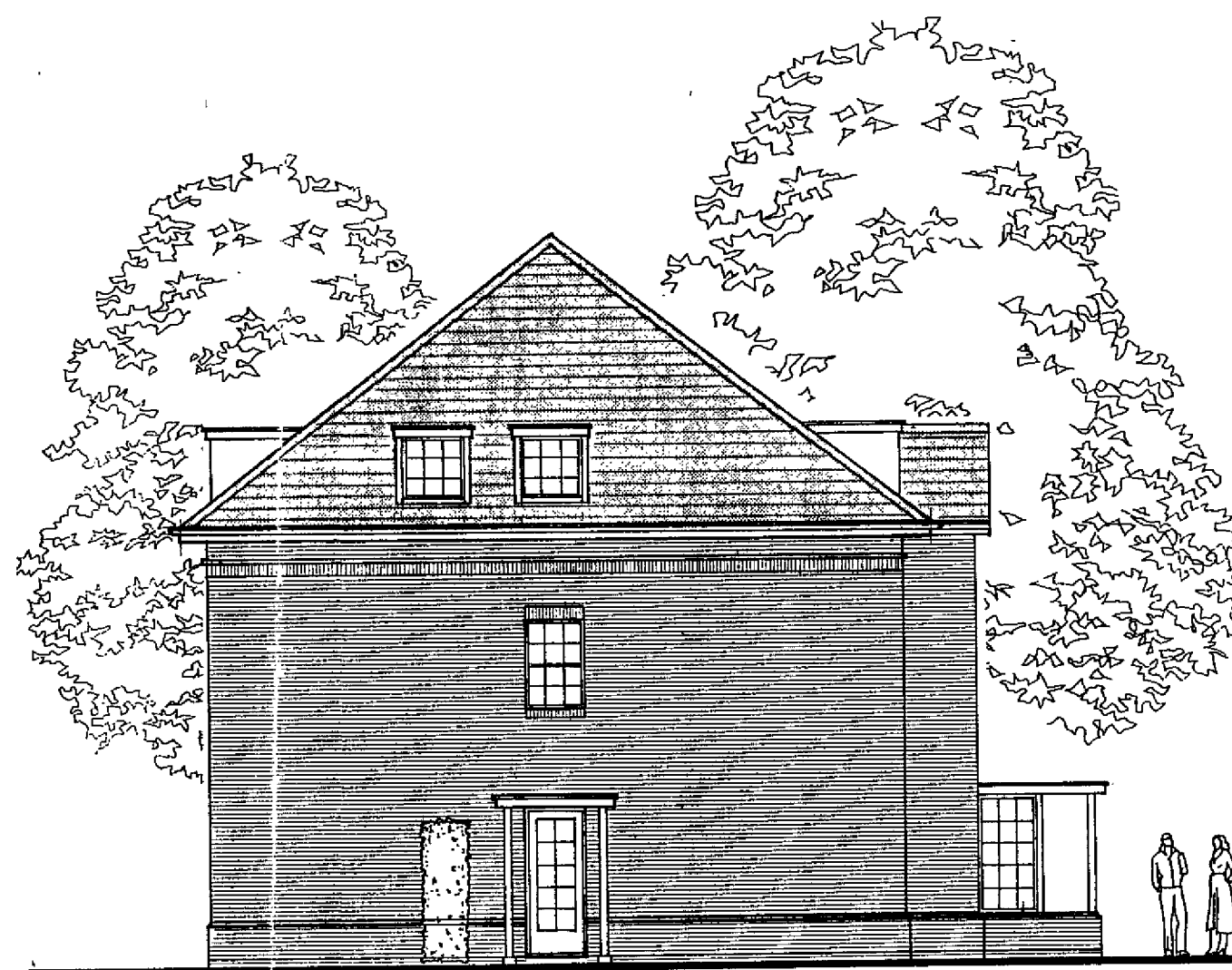
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REV. B Velux roof window added 17.295, TDS
REV. A Elevations modified to suit
Planners requirements 21.1.94, GKW

PROJECT TITLE

**HOUSING AT LONGCROFT LANE
WELWYN GARDEN CITY HERTS
FOR P.C.H.A.**

DRAWING TITLE

**APARTMENT BLOCK A
ELEVATIONS**

SCALE 1:100	DATE	DEC. 93	DATE			
	DRAWN	GKW	STATUS			
PROJECT NO. 8065	LEVEL			0	1	2
						B

VINCENT AND GORBING

CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
TELEPHONE: 0438 316331 FAX: 0438 722035

NOTES

1. SITE AREA

SITE AREA (to back edge of footway)	
P.C.H.A. site (including amenity space)	1.653 acres (0.667 ha)
Part of Admiral Homes site	0.300 acres (0.122 ha)
Total	1.950 acres (0.789 ha)

PLANNING AREA (to centre of Longcroft Lane and Rooks Hill)	
P.C.H.A. site (including amenity space)	1.863 acres (0.754 ha)
Part of Admiral Homes site	0.388 acres (0.157 ha)
Total	2.251 acres (0.911 ha)

2. SCHEDULE OF ACCOMMODATION
(All flats to be 45m² floorspace, one bedroom, two person flats)

Apartment Block Type	No. of Flats per block	No. of blocks	Total No. of flats
A	6	3	18
B	4	2	8
C	6	2	12
Total		7	38

Note: Admiral Homes' scheme revised from 150 to 146 houses due to reduced site area. Therefore if 80% open market housing = 146 20% social housing = 36.5 (37) and total = 183

3. PLANNING DENSITY

16.88 dwellings/acre (41.71 dwellings/hectare)

4. PARKING

1.5 allocated spaces per flat in parking courts plus 1 casual visitors parking space per 4 flats.

5. SHARED REAR GARDEN SPACE

Two storey apartment blocks (Type A) Garden space to be at least equal to footprint of the building

Two and a half storey apartment blocks (Types B and C) Garden space to be at least one and a half times the footprint of the building

6. SURVEY INFORMATION

The drawing is based on Welwyn Hatfield Council's 1:500 scale Site Survey Drawing No. WH 979/1 checked by Plouman Craven & Associates and retitled Drawing No. 5316-1.

REV.J	Bin stores positions altered to plots 11 to 23	30.9.94 TDS
REV.H	Areas of block pavings reduced. Drying areas moved plots 25-28	29.9.94 TDS
REV.G	Bin store, drying areas & close-boarded fencing added.	21.7.94 TDS
REV.F	Acoustic barrier modified, parking bays nos 11/12,13&13/14 revised	24.3.94 GWK
REV.E	Parking layout modified. New footpath across amenity space omitted, existing footpaths retained	10.3.94 GWK
REV.D	Admiral Homes site layout up-dated	27.1.94 GWK
REV.C	Parking layout, roofscape & other minor amendments to suit Planning reqts.	20.1.94 GWK
REV.B	Further detail added to blocks Plots 1-6, block D omitted, block C added.	17.12.93 GWK
REV.A	Block B plots 25-28 relocated 3m. to west. Parking adjusted. 8m. zone for noise barrier omitted. Further detail added	8.12.93 GWK

PROJECT TITLE

**HOUSING AT LONGCROFT LANE
WELWYN GARDEN CITY HERTS
FOR P.C.H.A.**

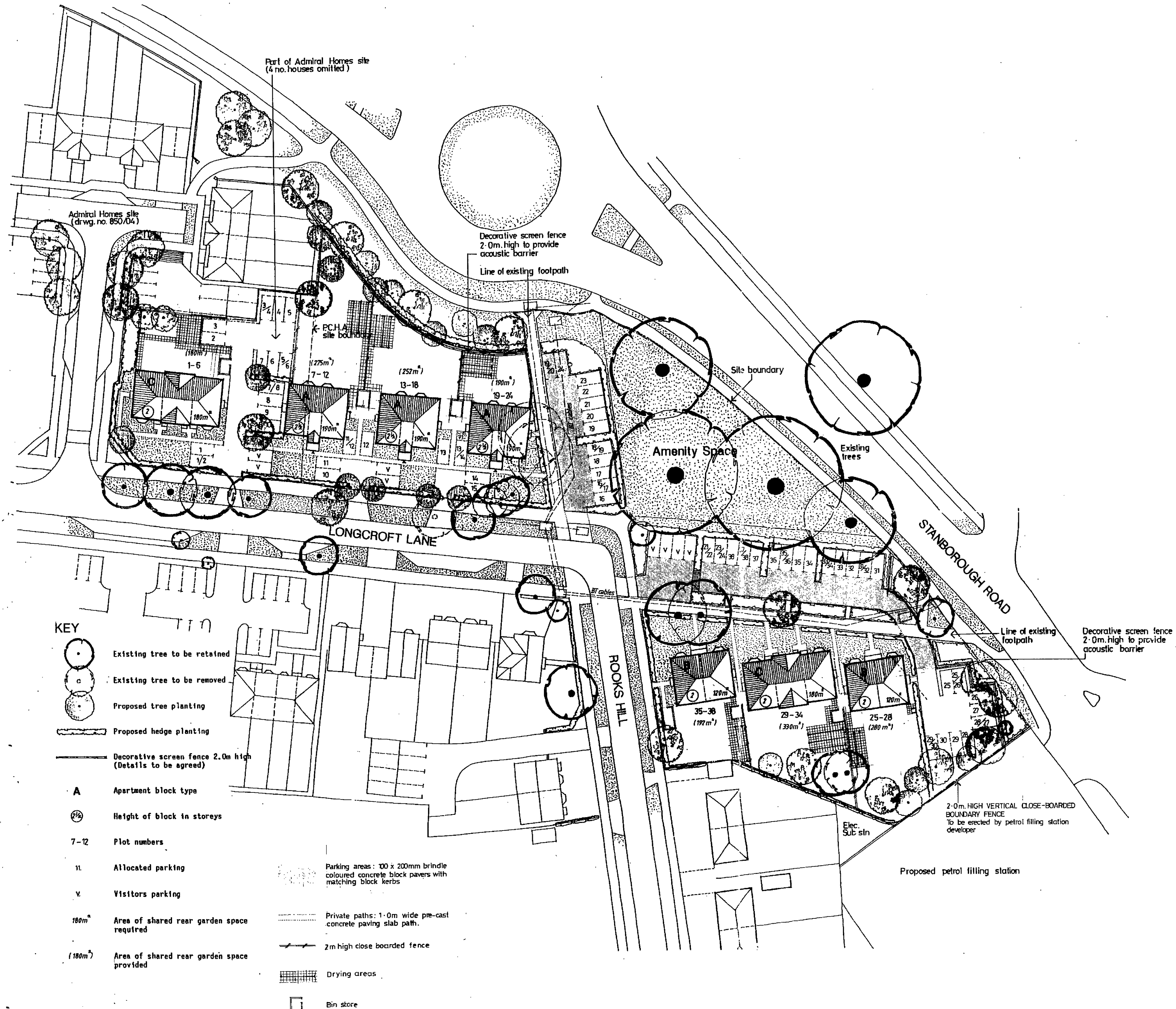
DRAWING TITLE

HOUSING LAYOUT NO. 7

SCALE 1:500	DATE	1.12.93	DATE	
	DRAWN	GWK	STATUS	
PROJECT NO.	NORTH		0 1 0 J	
8065				

VINCENT AND GORBING

CHARITABLE PARTNERSHIP OF ARCHITECTS AND PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY



- KEY**
- Existing tree to be retained
 - Existing tree to be removed
 - Proposed tree planting
 - Proposed hedge planting
 - Decorative screen fence 2.0m high (Details to be agreed)

- A** Apartment block type
- Height of block in storeys
- 7-12 Plot numbers
- 11. Allocated parking
- v. Visitors parking
- 180m² Area of shared rear garden space required
- (180m²) Area of shared rear garden space provided

- Parking areas: 100 x 200mm brindle coloured concrete block pavers with matching block kerbs
- Private paths: 1.0m wide pre-cast concrete paving slab path.
- 2m high close boarded fence
- Drying areas
- Bin store

