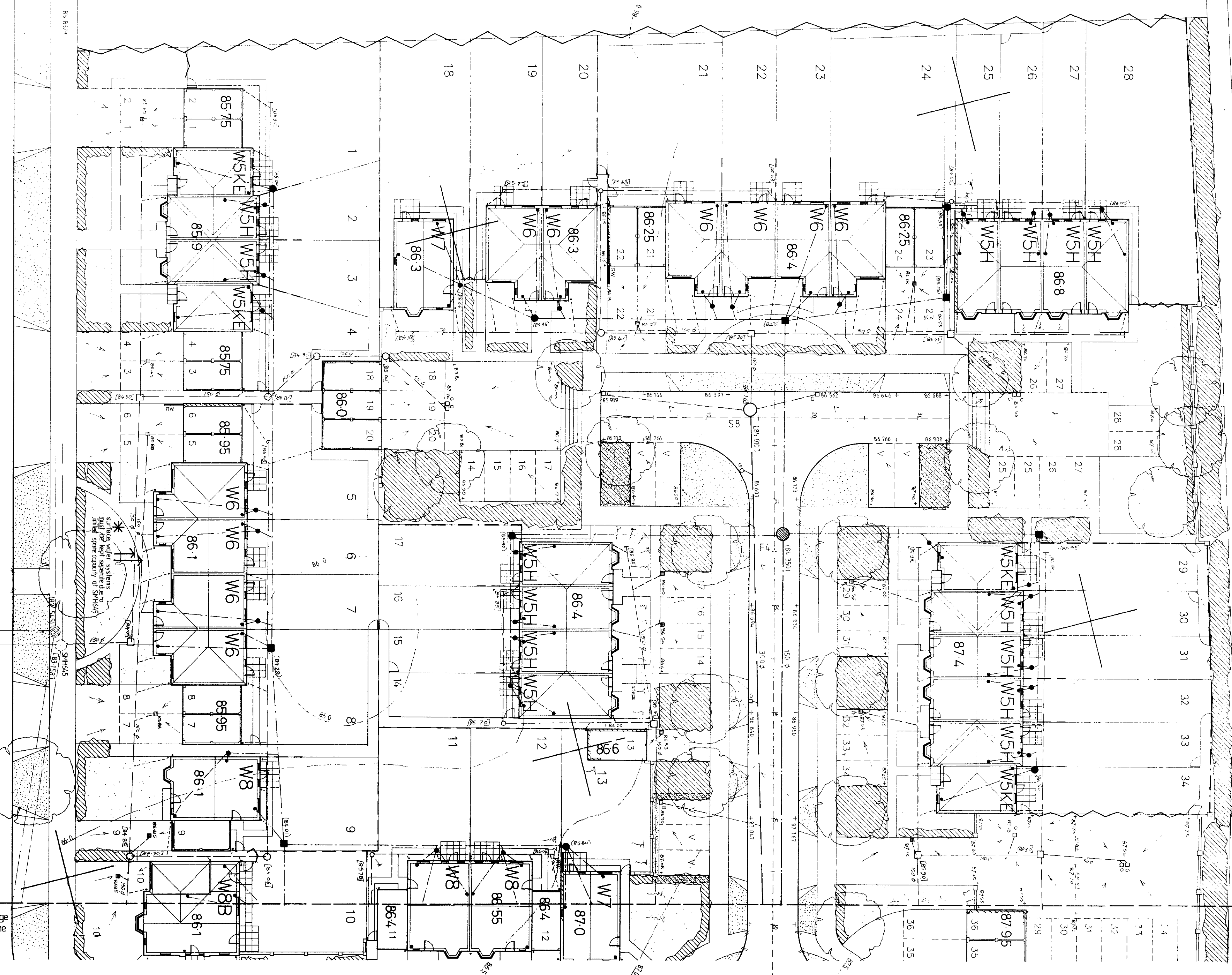


**DO NOT SCALE**  
 Report any errors or omissions  
 Check all dimensions on site prior to commencing the works or preparing any shop drawings.  
 This drawing is copyright.  
**NOTES:**

FOOTWAY TO EXTEND TO BRAIL CAR PARK ENTRANCE

ROAD CLOSURE WORKS AFFECTING BIRDCROFT ROAD

Drainage Cut Line



- PLEASE NOTE**
- 1) Read in conjunction with the 'Road & Sewer Layout', drawing no. 2020-1
  - 2) This drawing to be used for drainage and level information only, - refer to Architect's drawings for other matters
  - 3) Refer to dwg no. 2020-10 for general drainage notes.

PRELIMINARY

Client  
**ADMIRAL HOMES LTD.**

Project  
 LONGCROFT LANE  
 WELWYN GARDEN CITY

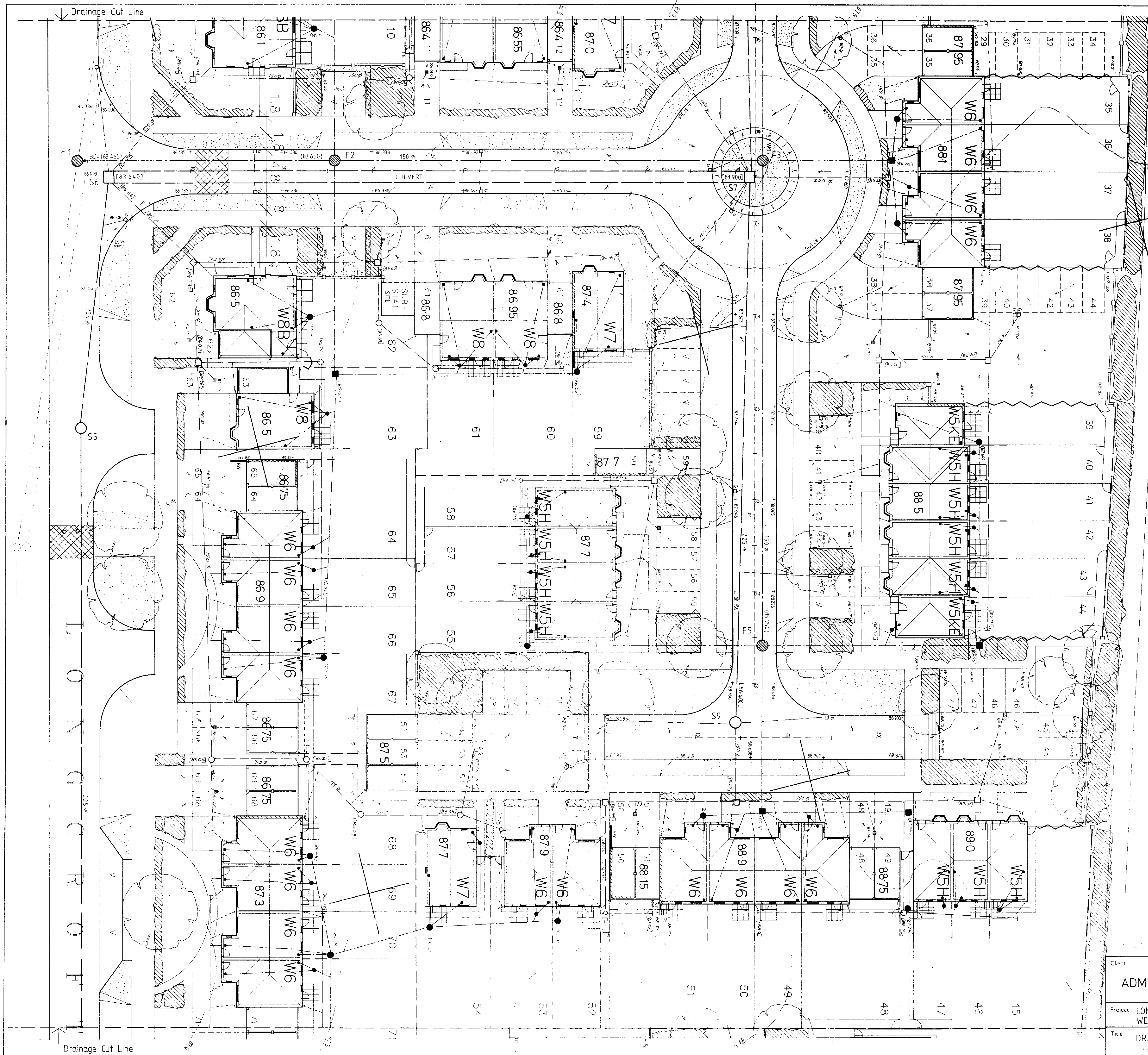
Title  
 DRAINAGE LAYOUT  
 (sheet 1 of 5)

**MICHAEL A JENNINGS ASSOCIATES**  
 CONSULTING ENGINEERS

64 OCK STREET  
 ABINGDON  
 OXON OX14 5BZ  
 Tel: 0235 555173  
 Fax: 0235 523225



Scale 1:200	Date march 94	Drawing No.
Revision	Drawn DB	2020-8



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**NOTES:**

250,000

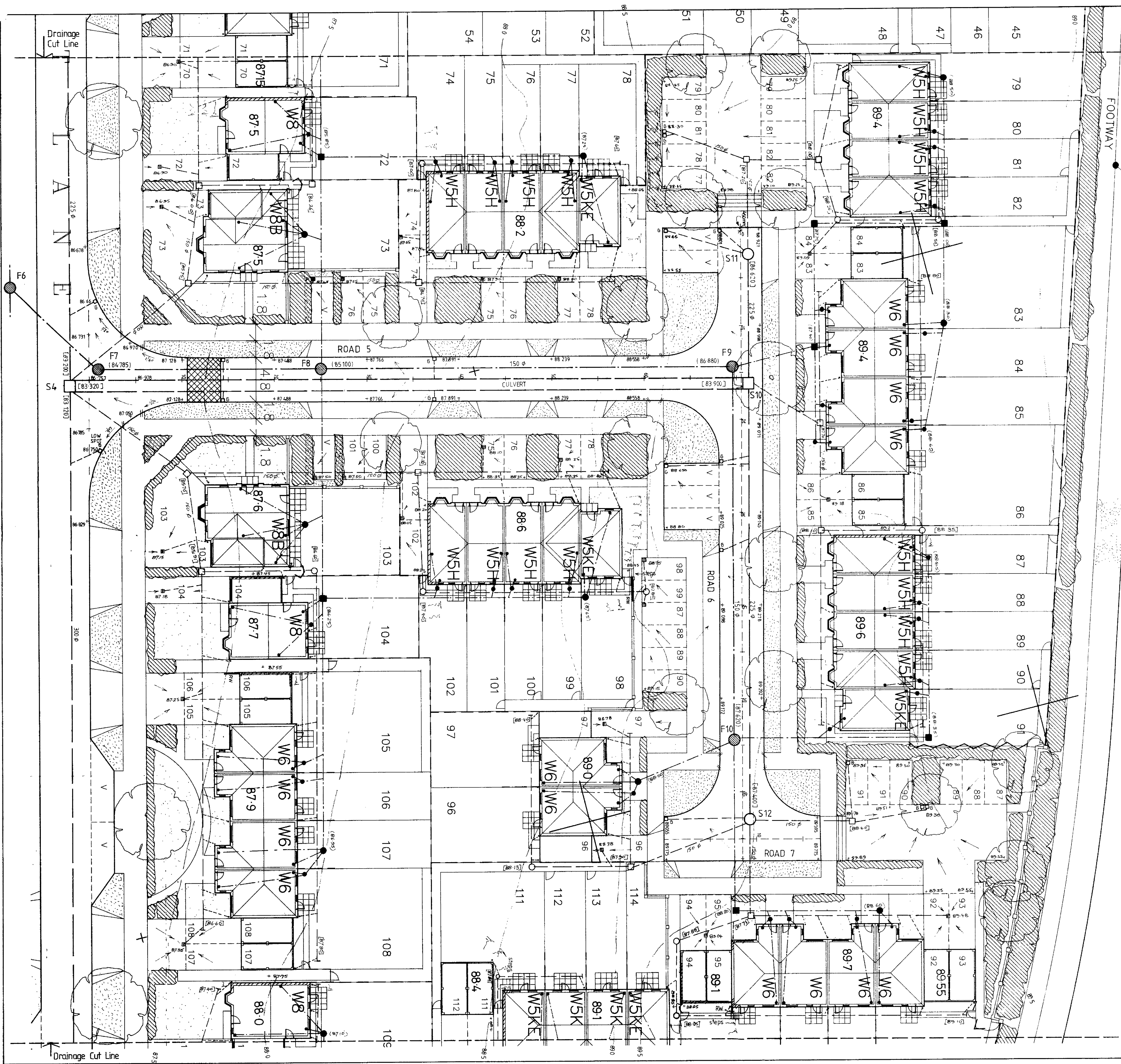
300,000

O S B

- PLEASE NOTE**
- 1) Read in conjunction with the 'Road & Sewer Layout', dwg no 2020-1
  - 2) This drawing to be used for drainage and level information only, - refer to Architect's drawings for other matters
  - 3) Refer to dwg no 2020-10 for general drainage notes

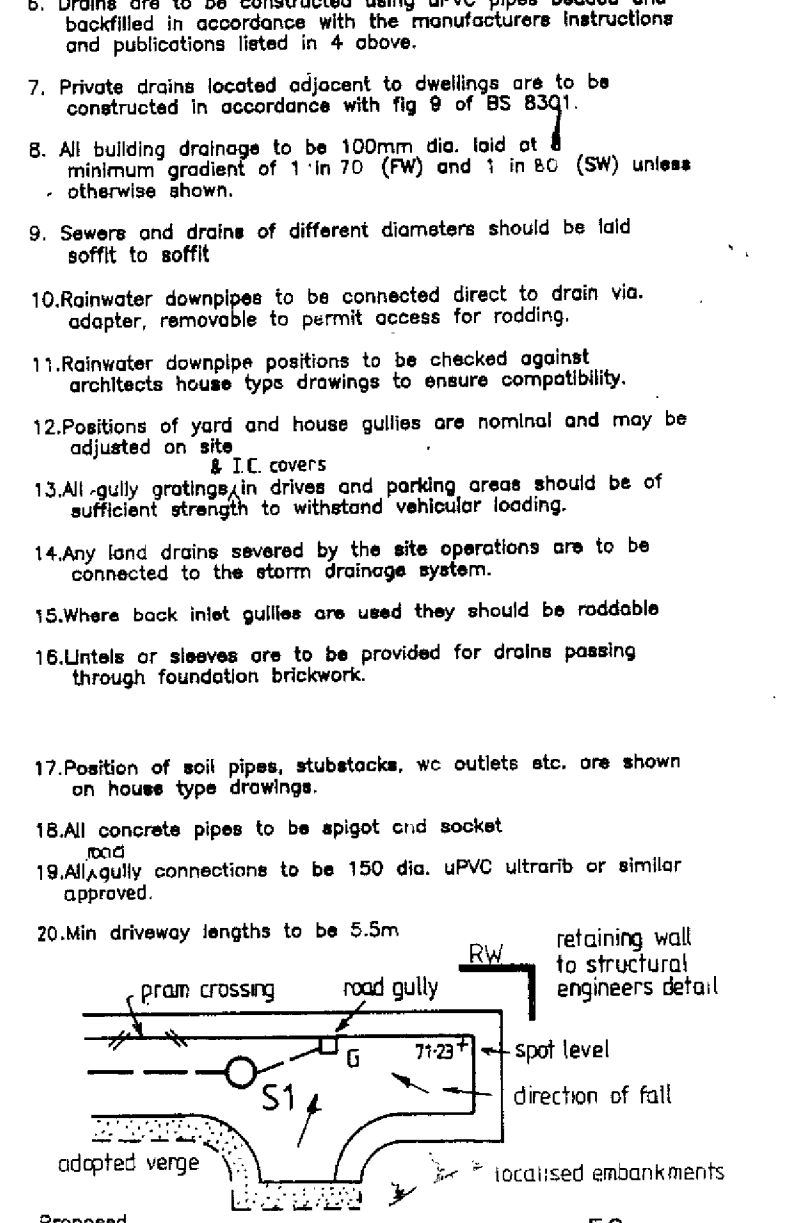
Client <b>ADMIRAL HOMES LTD.</b>	<b>MICHAEL A JENNINGS ASSOCIATES CONSULTING ENGINEERS</b>		
Project LONGCROFT LANE WELWYN GARDEN CITY	64 OCK STREET ABINGDON OXON OX14 5BZ Tel 0235 555173 Fax 0235 523226		
Title DRAINAGE LAYOUT (sheet 2 of 5)	Scale 1:200	Date march 94	Drawing No 2020-9
	Revision	Drawn DB	





**DO NOT SCALE**  
 Report any errors or omissions  
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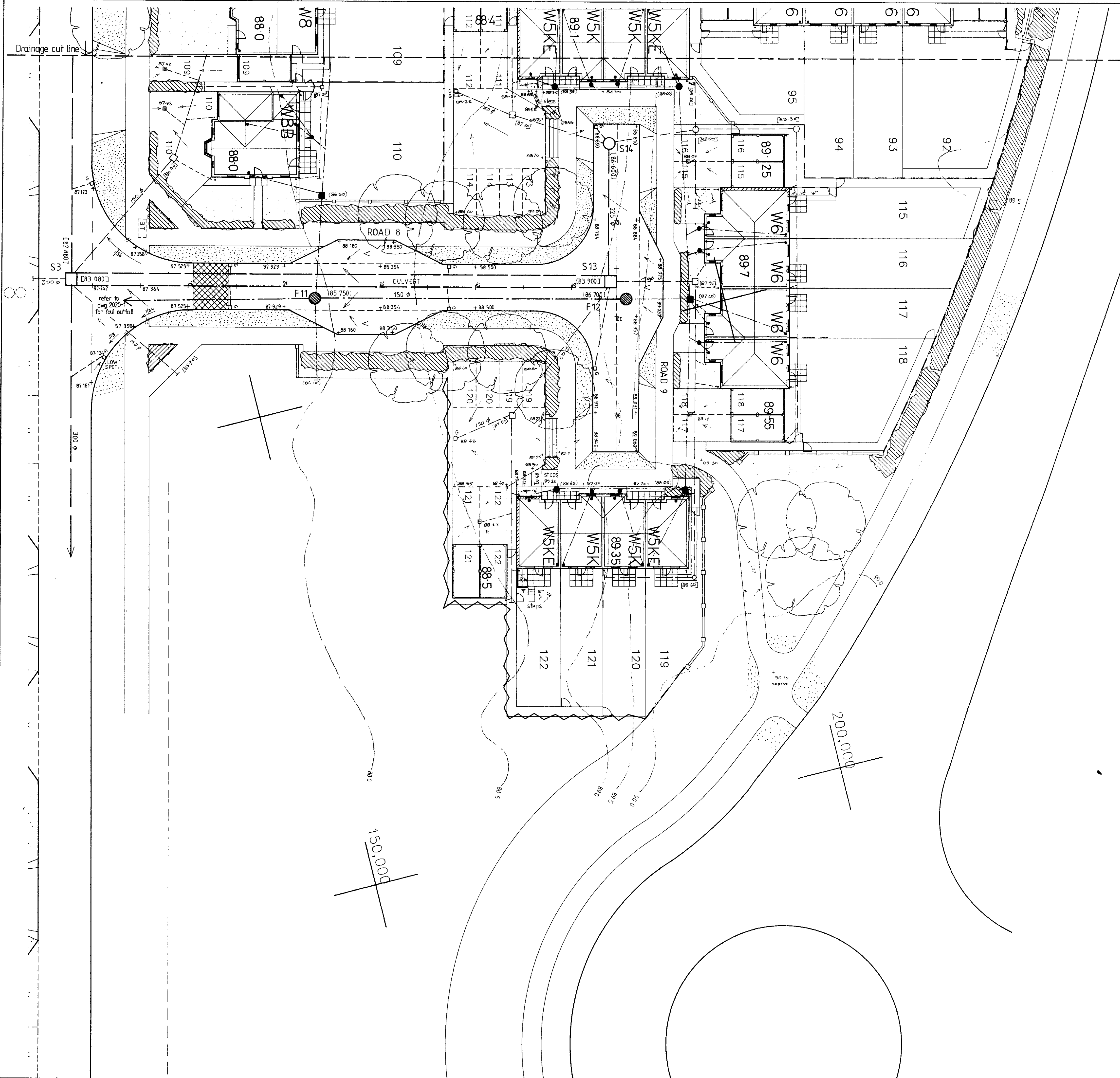
- NOTES**
1. Manholes, sewers, headwalls and other structures intended to convey surface water or sewerage are to be constructed in accordance with the Water Authorities Association specification "sewers for adoption" 3rd edition.
  2. Gullies, gully connections, drains, manholes, catchpits, soakaways, headwalls and other drainage structures intended to convey highway water are to be constructed in accordance with the specification issued by Hertfordshire County Council.
  3. For typical construction details see drawing nos. 2020-6&7
  4. All foul and storm water drains which are not to be adopted as public sewers under a section 104 agreement must be constructed in accordance with the Building Regulation BS 8301:1985 and where appropriate the relevant agreement certificates.
  5. Inspection chambers on private drains are to be preformed polypropylene or clayware depending on location, depth and number of connections. Where the above criteria do not apply precast concrete sections with 150mm concrete surround should be used as below:  
 Depth to invert      minimum size  
 < 1.0m                  450 x 450mm  
 < 1.5m                  1200 x 750mm or 1050 dia.  
 > 1.5m                  1200 x 750mm or 1200 dia.  
 (see table 6 of BS 8301)
  6. Drains are to be constructed using uPVC pipes bedded and backfilled in accordance with the manufacturers instructions and specifications listed in 4. above.
  7. Private drains located adjacent to dwellings are to be constructed in accordance with fig 9 of BS 8301.
  8. All building drainage to be 100mm dia. laid at a minimum gradient of 1 in 70 (FW) and 1 in 60 (SW) unless otherwise shown.
  9. Sewers and drains of different diameters should be laid soffit to soffit.
  10. Rainwater downpipes to be connected direct to drain via adaptor, removable to permit access for rodding.
  11. Rainwater downpipe positions to be checked against architect's house type drawings to ensure compatibility.
  12. Positions of yard and house gullies are nominal and may be adjusted on site.
  13. All gully gratings in drives and parking areas should be of sufficient strength to withstand vehicular loading.
  14. Any land drains severed by the site operations are to be connected to the storm drainage system.
  15. Where back inlet gullies are used they should be roddable.
  16. Lintels or slabs are to be provided for drains passing through foundation brickwork.
  17. Position of soil pipes, stubstacks, wc outlets etc. are shown on house type drawings.
  18. All concrete pipes to be spigot end socket and
  19. All gully connections to be 150 dia. uPVC ultrabrit or similar approved.
  20. Min driveway lengths to be 5.5m



**PLEASE NOTE**  
 READ IN CONJUNCTION WITH THE "ROAD & SEWER LAYOUT",  
 dwg. no 2020 - 1  
 DRAWING TO BE USED FOR DRAINAGE AND LEVEL INFORMATION  
 ONLY - REFER TO ARCHITECTS DRAWINGS FOR OTHER MATTERS.

**"PRELIMINARY"**

Client <b>ADMIRAL HOMES LTD.</b>	MICHAEL A JENNINGS ASSOCIATES CONSULTING ENGINEERS		
Project LONGCROFT LANE WELWYN GARDEN CITY	84 OCK STREET ABINGDON OXFON OX14 5BZ Tel: 0235 555173 Fax: 0235 523226	Scale 1:200	Date march 94
Title DRAINAGE LAYOUT (sheet 3 of 5)	Revision A	Drawn DB	Drawing No 2020 - 10




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 Report any errors or omissions  
 Check all dimensions on site prior to commencing the works or preparing any shop drawings.  
 This drawing is copyright.

**NOTES:**

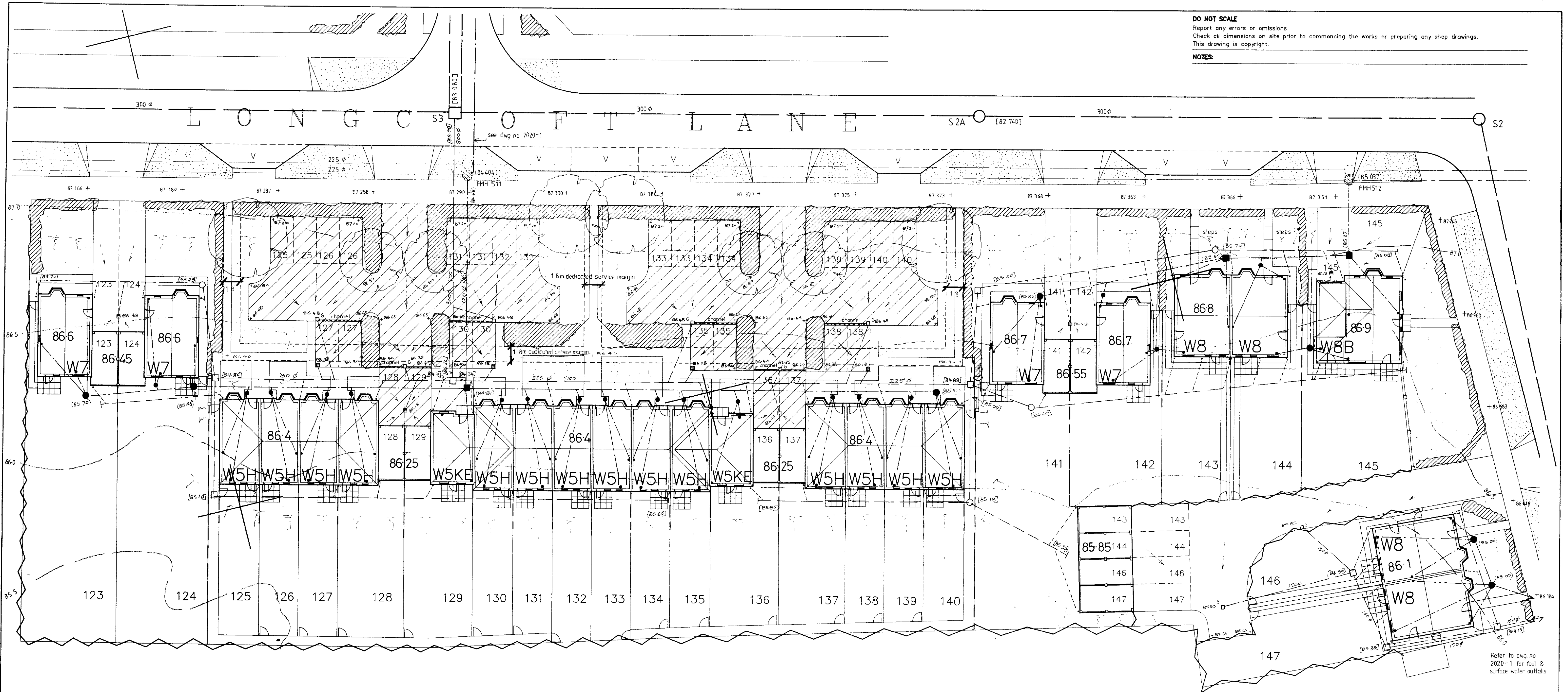
**PLEASE NOTE**

- 1) READ IN CONJUNCTION WITH THE 'ROAD & SEWER LAYOUT' DWG.NO 2020-1
- 2) THIS DRAWING TO BE USED FOR DRAINAGE AND LEVEL INFORMATION ONLY, - REFER TO ARCHITECT'S DRAWINGS FOR OTHER MATTERS.
- 3) REFER TO DWG.NO 2020-10 FOR GENERAL DRAINAGE NOTES.

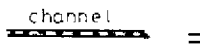
**PRELIMINARY**

Client <b>ADMIRAL HOMES LTD.</b>	<b>MICHAEL A JENNINGS ASSOCIATES          CONSULTING ENGINEERS</b> <small>64 OCK STREET          ABINGDON          OXON OX14 5BZ          Tel: 0235 555173          Fax: 0235 523226</small>			 Drawing No <b>2020 - 11</b>
Project LONGCROFT LANE WELWYN GARDEN CITY	Scale 1:200	Date march 94	Drawn DB	
Title DRAINAGE LAYOUT (sheet 4 of 5)	Revision A			


**DO NOT SCALE**  
 Report any errors or omissions.  
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 This drawing is copyright.  
**NOTES:**



Refer to dwg no 2020-1 for foul & surface water outfalls

- PLEASE NOTE**
- 1) Read in conjunction with the 'Road & Sewer Layout', dwg no 2020-1.
  - 2) This drawing to be used for drainage and level information only, - refer to Architect's drawings for other matters.
  - 3) Refer to dwg no 2020-10 for general drainage notes.
  - 4)  = dished channel (25 mm min depth) eg 305x90 CD, Marshalls p.c units, laid to fall to adjacent road gully

"PRELIMINARY"

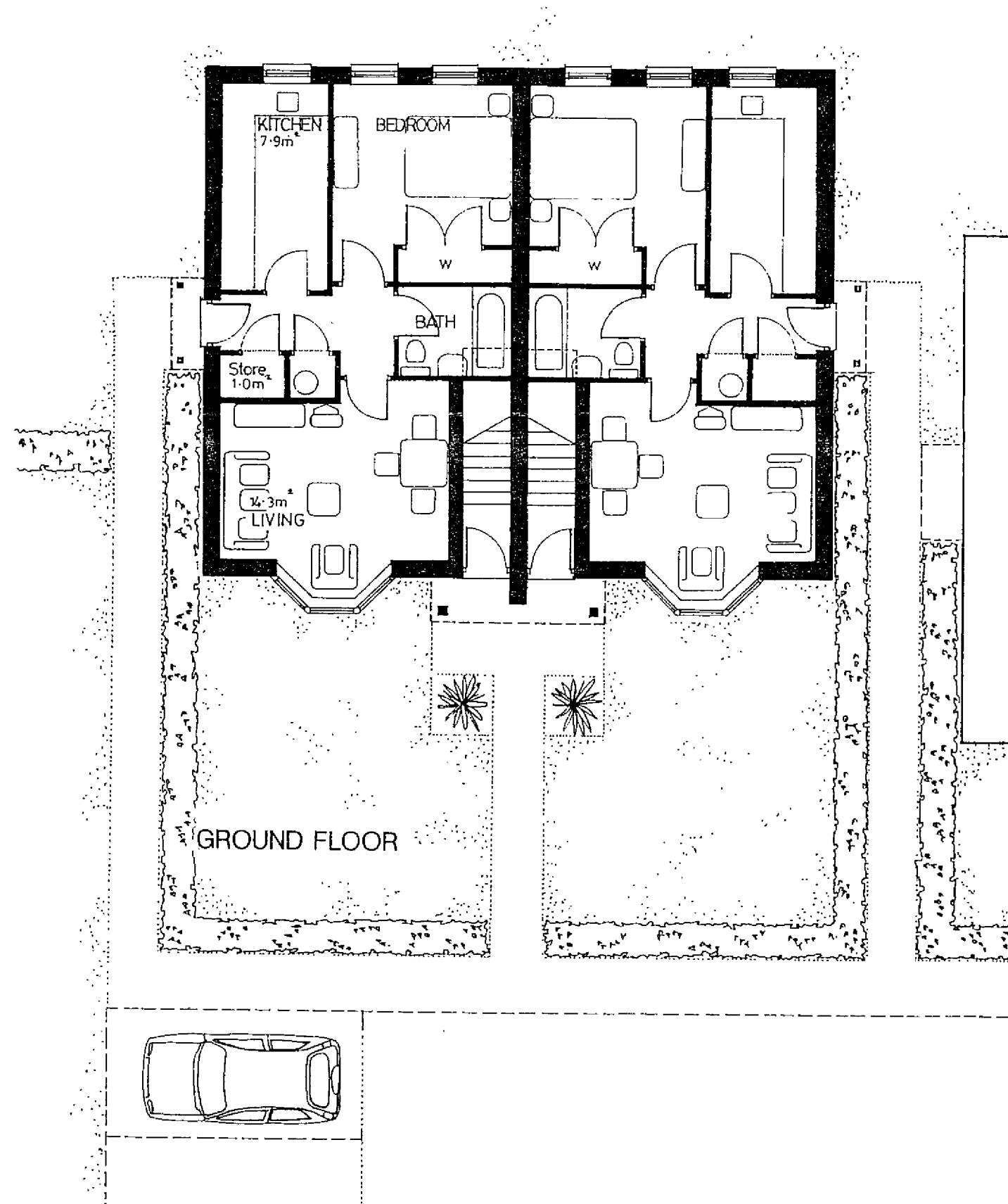
Client <b>ADMIRAL HOMES LTD.</b>	<b>MICHAEL A JENNINGS ASSOCIATES CONSULTING ENGINEERS</b>		
Project LONGCROFT LANE WELWYN GARDEN CITY	64 OCK STREET ABINGDON OXON OX14 5BZ Tel: 0235 555173 Fax: 0235 523226		
Title DRAINAGE LAYOUT (sheet 5 of 5)	Scale 1:200	Date april 94	Drawing No. 2020-12
	Revision	Drawn DB	

NOTES

1. NETT INTERNAL FLOORSPACE  
 Apartment Type B1 44.36m<sup>2</sup>  
 Apartment Type B2 48.15m<sup>2</sup>

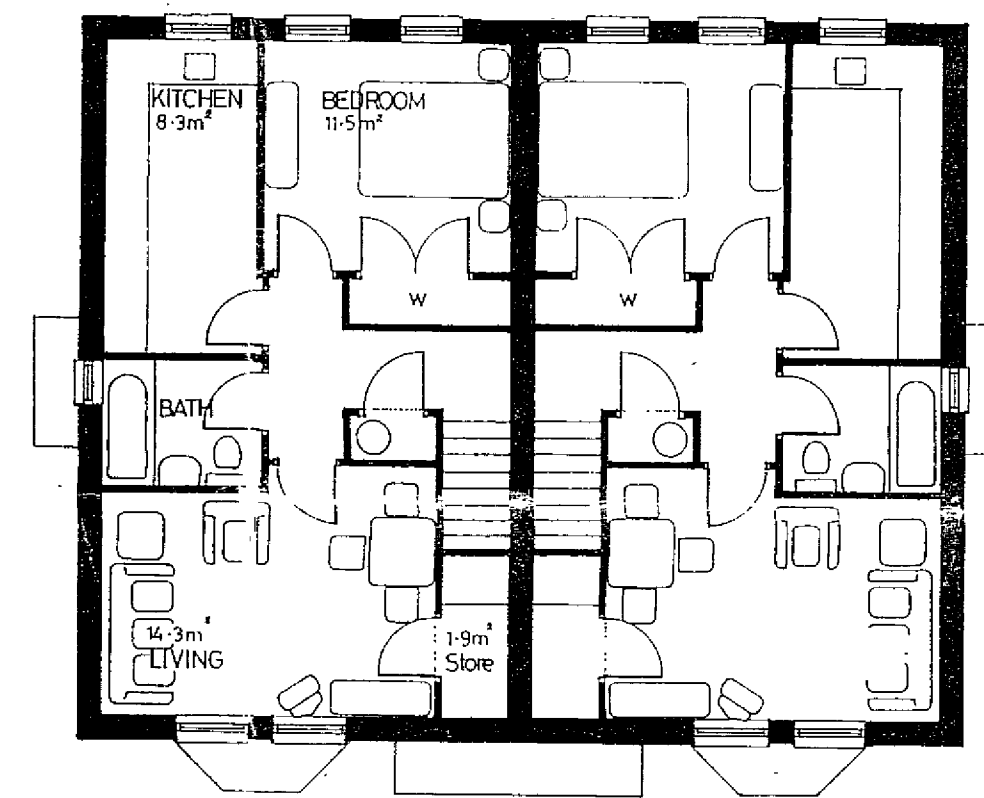
B1

B1



B2

B2



FIRST FLOOR

- REV.E French doors removed & windows inserted to match 1st floor windows 21.7.94 TDS  
 REV.D Apartment types B1 & B2 replanned internally 09.5.94 TDS  
 REV.C Further minor amendments 24.1.94 GKW  
 REV.B External envelope modified to suit Planners requirements 21.1.94 GKW  
 REV.A Internal layout modified 6.1.94 GKW

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

DRAWING TITLE

**APARTMENT BLOCK B  
 FLOOR PLANS**

SCALE	DATE	DATE			
1:100	DEC. 93				
	DRAWN	STATUS			
	GKW				
PROJECT NO	LEVEL				
8065			0	1	3 E

**VINCENT AND GORBING**  
 ARCHITECTS AND TOWN PLANNERS  
 STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY  
 TELEPHONE: 0438 316331 FAX: 0438 722035

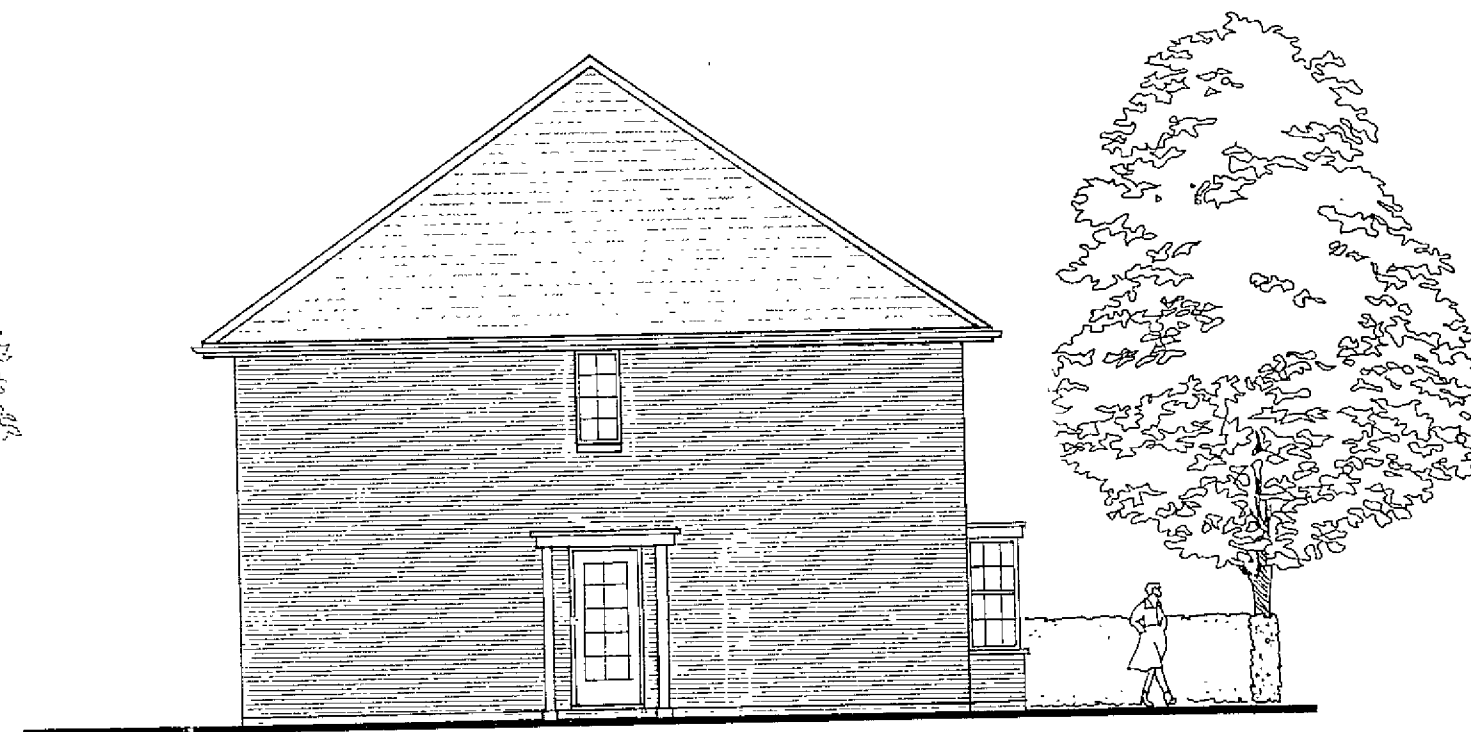
NOTES

1. EXTERNAL FINISHES

- PITCHED ROOF : Concrete plain tile roof, 35° pitch with half-round ridge and hip tiles. Colour to be similar to roofs of houses in Rooks Hill.
- 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 E French doors removed, windows to match 1st floor inserted	21.7.94	TDS
REV D Amendments to front elevation	10.5.94	TDS
REV C Amendments to side elevations	09.5.94	TDS
REV B Further minor amendments	24.1.94	GKW
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 B  
ELEVATIONS**

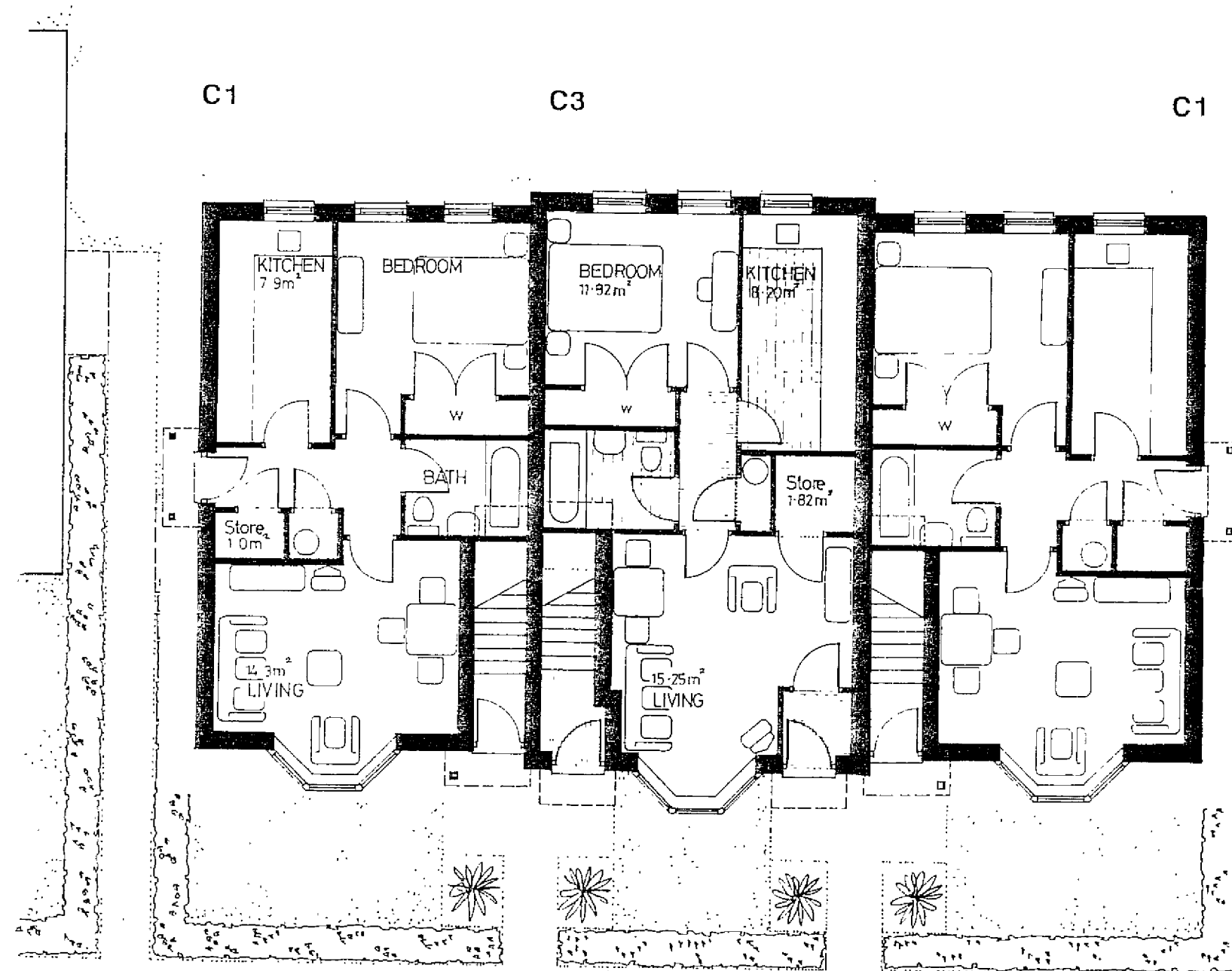
SCALE	DATE	DEC. 93	DATE		
1:100	DRAWN	GKW	STATUS		
PROJECT NO	LEVEL			0 1 4	E
8065					

**VINCENT AND GORBING**  
CHARTERED ARCHITECTS AND TOWN PLANNERS  
 STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY  
 TELEPHONE: 0438 316331 FAX: 0438 722035

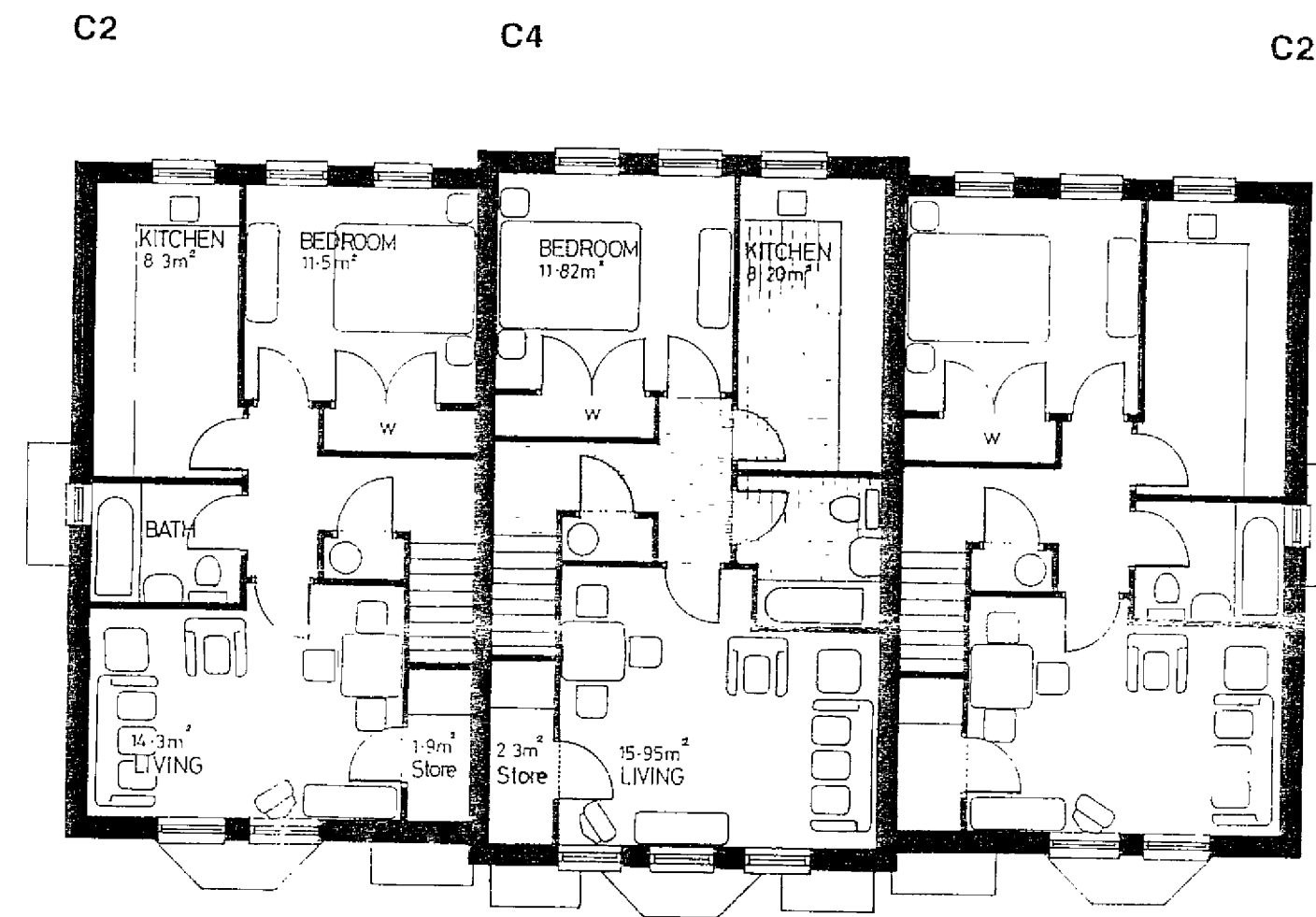
NOTES

1. NETT INTERNAL FLOORSPACE

Apartment Type C1	44.36m <sup>2</sup>
Apartment Type C2	48.15m <sup>2</sup>
Apartment Type C3	45.20m <sup>2</sup>
Apartment Type C4	50.81m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR

REV.F	French doors removed & windows inserted to match first floor windows	21.794	TDS
REV.E	Apartments types C1 & C2 replanned internally, gable elevation revised	2.594	GKW
REV.D	Apartments types C3 & C4 replanned internally, rear wall revised	19.494	GKW
REV.C	Further minor amendments	24.194	GKW
REV.B	External envelope modified to suit Planners requirements	21.194	GKW
REV.A	Internal layout modified	6.194	GKW
PROJECT TITLE			

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

DRAWING TITLE

APARTMENT BLOCK C  
FLOOR PLANS

SCALE 1:100	DATE	DEC. 93	DATE			
	DRAWN	GKW	STATUS			
PROJECT NO 8065	LEVEL			0	1	5 F

**VINCENT AND GORBING**  
CHARTERED ARCHITECTS AND TOWN PLANNERS  
STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY  
TELEPHONE: 0438 316331 FAX: 0438 722035



NOTES

1. EXTERNAL FINISHES

PITCHED ROOF : 35° pitched roof with half-round ridge and hip tiles. Blocks off Rooks Hill to have concrete plain tile roof. Colour to be similar to roofs of existing houses. Blocks off Longcroft Lane to have interlocking concrete pantile roof. 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.

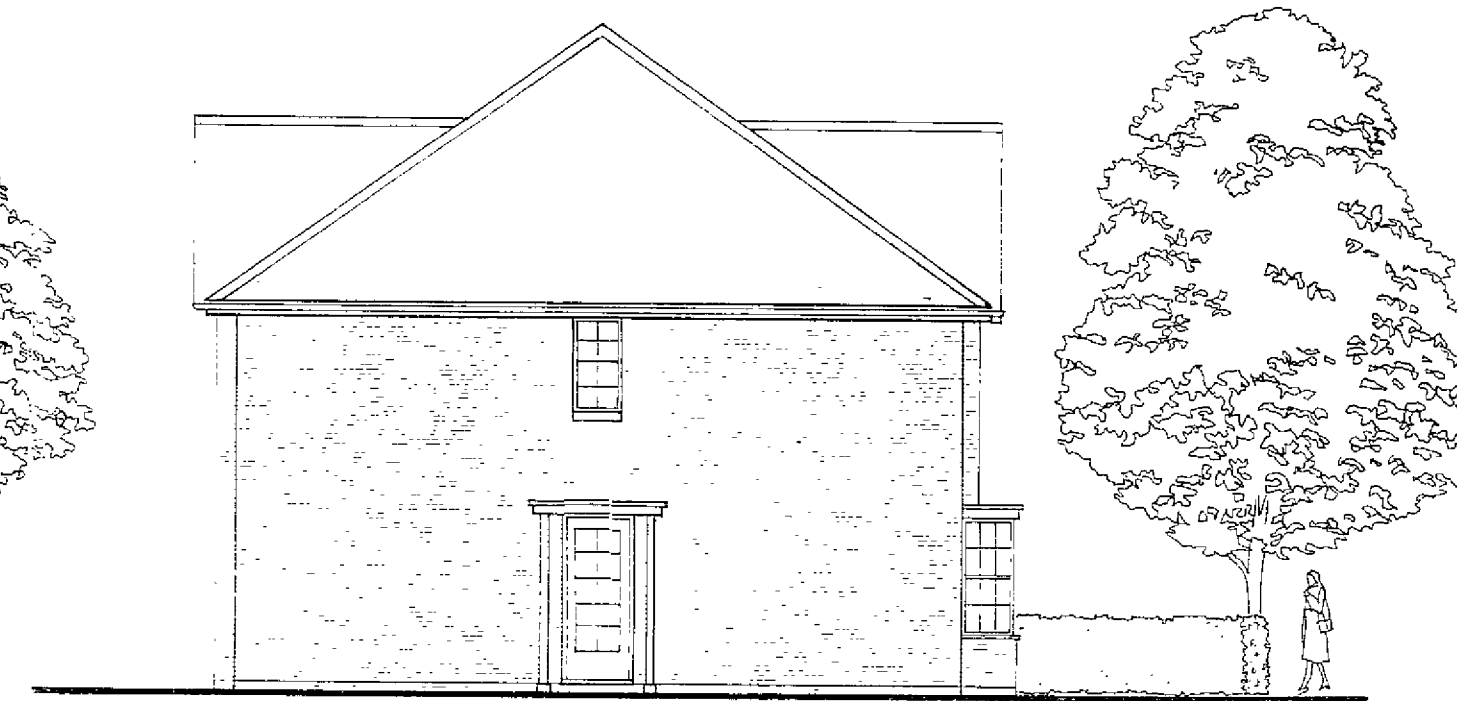
BRICKWORK : Red facing bricks similar to traditional brickwork within conservation area. Brick on end lintels over openings, brick on edge cills under windows and brick on end string course bricks to match main facing brickwork.

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.D French doors removed & windows to match 1st floor inserted	21.7.94	TDS
REV.C Revised elevations to suit modified internal layouts to apartments		
REV.B Further minor amendments	6.5.94	GKW
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 C  
ELEVATIONS**

SCALE	DATE	DEC. 93	DATE		
1:100	DRAWN	GKW	STATUS		
PROJECT NO	LEVEL				
8065			016	D	

**VINCENT AND GORBING**  
CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT, MORTON ROAD, STERLING, HERTS SG1 2JY  
TELEPHONE 0438 316331 FAX: 0438 722035