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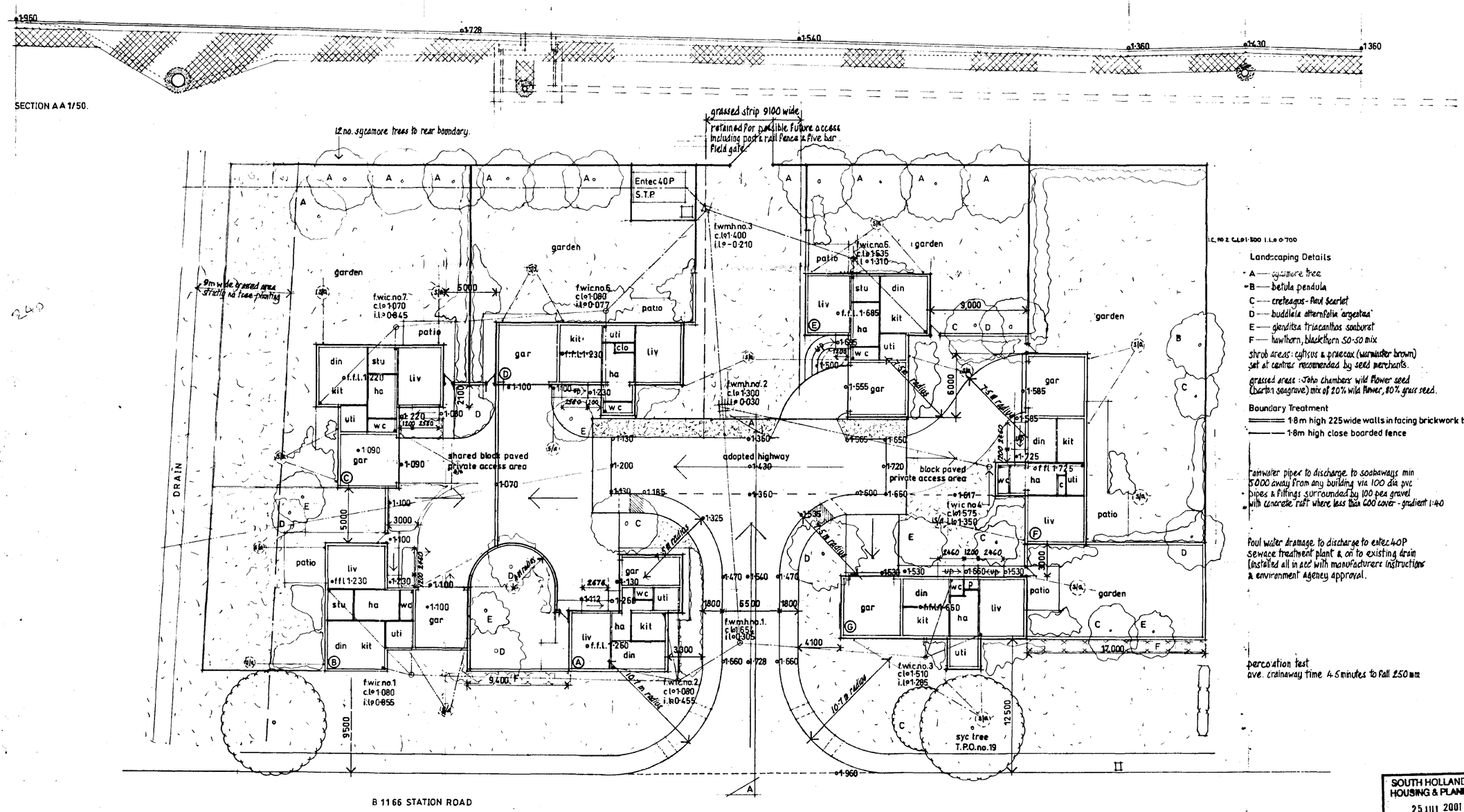
revisions:

A 22 Dec. 99 soakaways shown & F.W. i.c's noted
B. 14:1:00. i block paving amended
ii landscaping details added D Hartley
C. 27:1:00. i foul drains to sewage treatment plant
ii boundary treatment added
iii fence + gate added to access field to rear D Hartley
D. 8:2:00. soakaways move further away from buildings D Hartley
E. 21:03:00 amended in acc with highways dep't letter received 20:03:00. D Hartley
F. 16:01:01. drain positioned correctly, landscaping amended D Hartley
G. 6:4:01. garden to plot A shortened to re-position plot B further away from drain. D Hartley

notes:



Landscaping Details

A — sycamore tree
B — betula pendula
C — creteagus - Paul Scarlet
D — buddleia alternfolia 'argentea'
E — glenditsa triacanthos sonburst
F — hawthorn, blackthorn 50-50 mix

shrub areas: cytisus & praecox (warminster brown) set at centres recommended by seed merchants.

grassed areas: John Chambers wild flower seed (barton seagrave) mix of 20% wild flower, 80% grass seed.

Boundary Treatment

1·8m high 225 wide walls in facing brickwork to match houses
1·8m high close boarded fence

rainwater pipes to discharge to soakaways min 5000 away from any building via 100 dia pvc pipes & fittings surrounded by 100 pea gravel with concrete raft where less than 600 cover - gradient 1:40

foul water drainage to discharge to entec 40P sewage treatment plant & on to existing drain (installed all in acc with manufacturers instructions & environment agency approval.

percolation test
ave. crainaway time 4·5 minutes to fall 250 mm

AMENDED PLAN
Ref. A3

J. J. & J. HARTLEY
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Fax/Tel: Peterborough 01733 707012

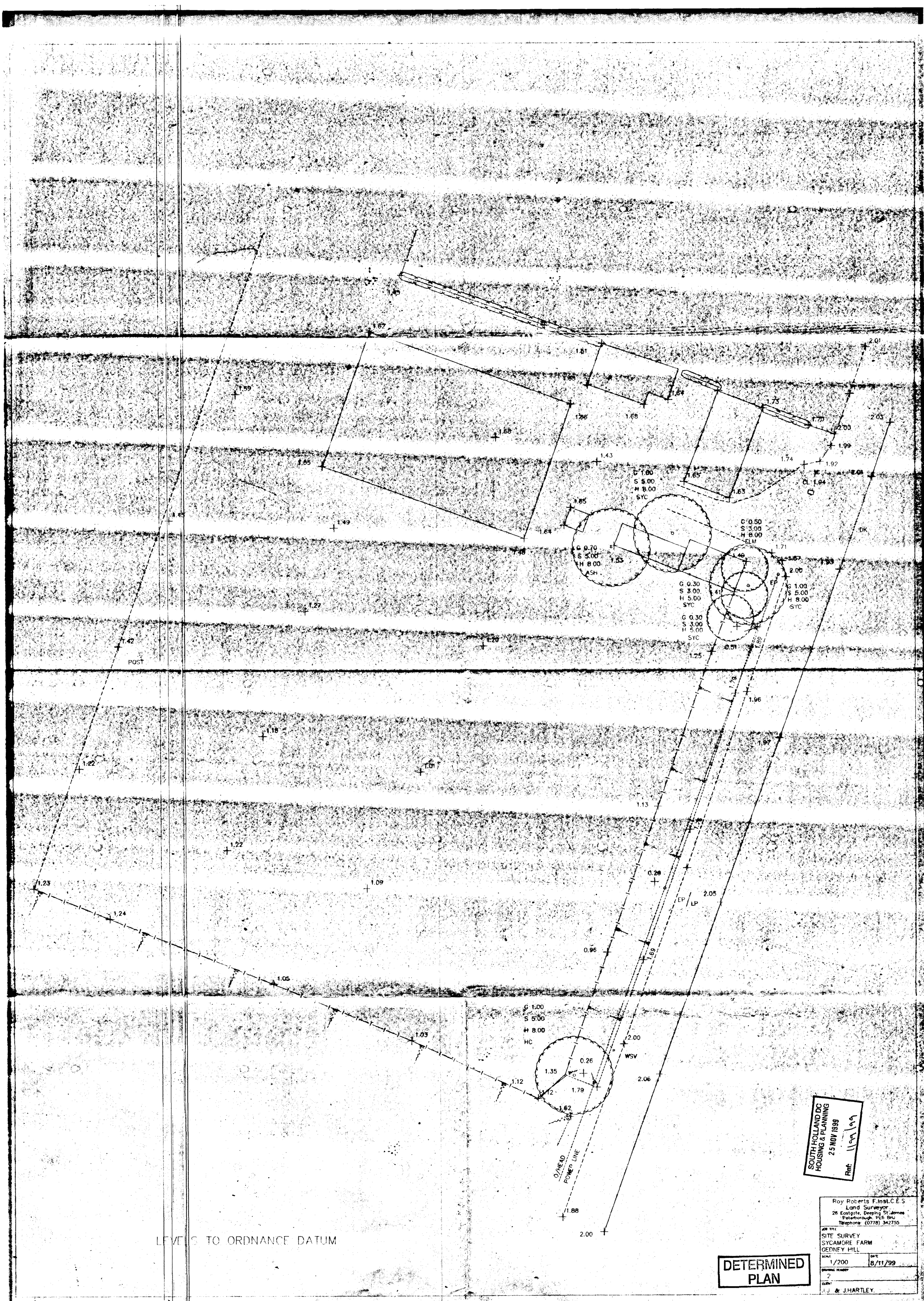
job:
MANOR OAK HOMES LTD.
SYCAMORE FARM,
STATION ROAD,
GEDNEY HILL,
SPALDING.
LINCS.

Erection of 7no. houses and garages including external works.

drg:
Site plan as proposed including foul drainage layout, landscaping details & disabled ramp access details.

scale: 1/200.
date: 17, November, 1999.
drawn by: D. Hartley.
drg. no.: 3317/23.G.

SOUTH HOLLAND DC
HOUSING & PLANNING
25 JUL 2001
Ref: 1199/99



LEVELS TO ORDNANCE DATUM

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref. H/99/99

DETERMINED PLAN

Roy Roberts F.Inst.C.E.S
Land Surveyor
26 Eastgate, Deeping St.James
Peterborough. PE6 8HJ
Telephone (0778) 342755

JOB TITLE
SITE SURVEY
SYCAMORE FARM
GEDNEY HILL

SCALE 1/200

DATE 8/11/99

DRAWING NUMBER 2

CLIENT J.J & J.HARTLEY.

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revisions:

notes:

grassed strip 9100 wide retained for possible future access

9m wide grassed area strictly no trees

DRAIN

shared block paved private access area

adopted highway

B 1165 STATION ROAD

garden

patio

garden

garden

patio

garden

garden

garden

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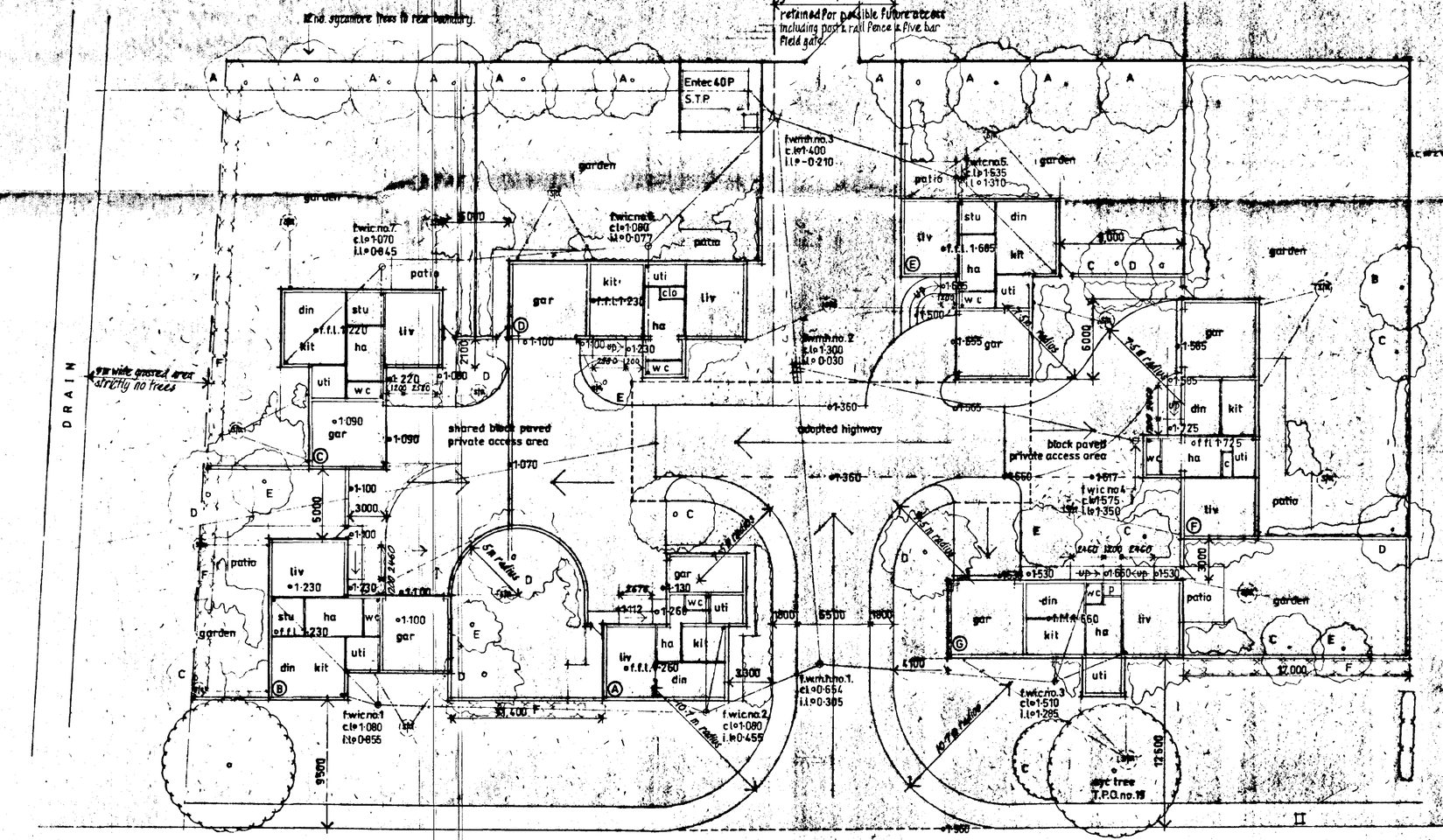
revisions:

[illegible] 22 Dec 99 [illegible]

[illegible] 14·1·00. i block paving amended
ii landscaping details added D Hartley

C.27·1·00. i foul drains to sewage treatment plant
ii boundary treatment added
iii fence + gate added to access field to rear D Hartley

notes:



Landscaping Details

A — sycamore tree
B — betula pendula
C — creteagus - Paul Scarlet
D — buddleia alternifolia 'argentea'
E — gleditsa triacanthos sonburst
F — hawthorn, blackthorn 50-50 mix

shrub areas: cytisus & praecox (warminster brown) set at centres recommended by seed merchants.

grassed areas: John Chambers wild flower seed (barton seagrave) mix of 20% wild flower, 80% grass seed.

Boundary Treatment

1·8m high 225 wide watts in facing brickwork to match houses
1·8m high close boarded fence

rainwater pipes to discharge to soakaways min 4500 away from any building via 100 dia pvc pipes & fittings surrounded by 100 pea gravel with concrete raft where less than 600 cover - gradient 1:40

foul water drainage to discharge to entec 40P sewage treatment plant & on to existing drain (installed all in acc with manufacturers instructions & environment agency approval.

percolation test
ave. drainaway time 4·5 minutes to fall 250 mm

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
01 FEB 2000
Ref: 1199/55

J.J. & J. HARTLEY
J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
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Fax/Tel: Peterborough 01733 707012

job:
MANOR OAK HOMES LTD.
SYCAMORE FARM,
STATION ROAD,
GEDNEY HILL,
SPALDING.
LINCS.

Erection of 7no. houses and garages including external works

drg:
Site plan as proposed including foul drainage layout, landscaping details & disabled ramp access details.

scale: 1/200.
date: 17, November, 1999
drawn by: D Hartley.
drg. no.: 3317/23.C.

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revisions:

A 22.Dec.99 Soakaways shown & new gar. added. DH
B 10-1-00. i block paving amended
ii landscaping details added DHartley

notes:

15 no. sycamore trees to rear boundary.

closed strip 9100 wide retained for possible future access

9m wide grassed area strictly no trees

DRAIN

shared block paved private access area

adopted highway

block paved private access area

garden

patio

B 1186 STATION ROAD

Landscaping Details

A — sycamore trees
B — betula pendula
C — cotoneaster - Prof Sargent
D — buddleia alternifolia argentea
E — olearia x haastorum
F — hawthorn, blackthorn 50:50 mix

shrub areas: cytisus x praecox (warminster broom) set at centres recommended by seed merchants.

grassed areas: John chambers wild flower seed (Charlton Seagrave) mix of 20% wild flower, 80% grass seed.

Foul drainage to discharge to 2800 litre septic tanks outlet pipe 900 below ground level to discharge to 35 linear metres of 100 dia. perforated pipe surrounded by 150 pea gravel inc' 500 gauge polythene membrane over & backfill. (n.b. pipework min. 10m from river)

Percolation test
ave. drainaway time 4.6 minutes to fall 250mm
$\therefore V = \frac{4.5 \times 60}{250} = 9$
area of drains = 5 persons × 9 × 0.25 = 11.25m²
divided by 0.60 (trench width) = 18.75 linear metres of perforated pipe - use 35 lin. metres

Rainwater pipes to discharge to soakaways min 4.500 away from any building via 100 dia pvc pipes & fittings surrounded by 100 pea gravel with concrete raft where less than 600 cover - gradient 1:40

SOUTH HOLLAND DC
HOUSING & PLANNING
21 JAN 2000
Ref. 1127/99

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Fax/Tel: Peterborough 01733 707012

job:
MANOR OAK HOMES LTD.
SYCAMORE FARM,
STATION ROAD,
GEDNEY HILL,
SPALDING.
LINCS.

Erection of 7no. houses and garages including external works

drg:
Site plan as proposed including foul drainage layout, landscaping details & disabled ramp access details.

scale: 1/200.
date: 17, November 1999.
drawn by: D.Hartley
drg. no.: 3317/23.B.

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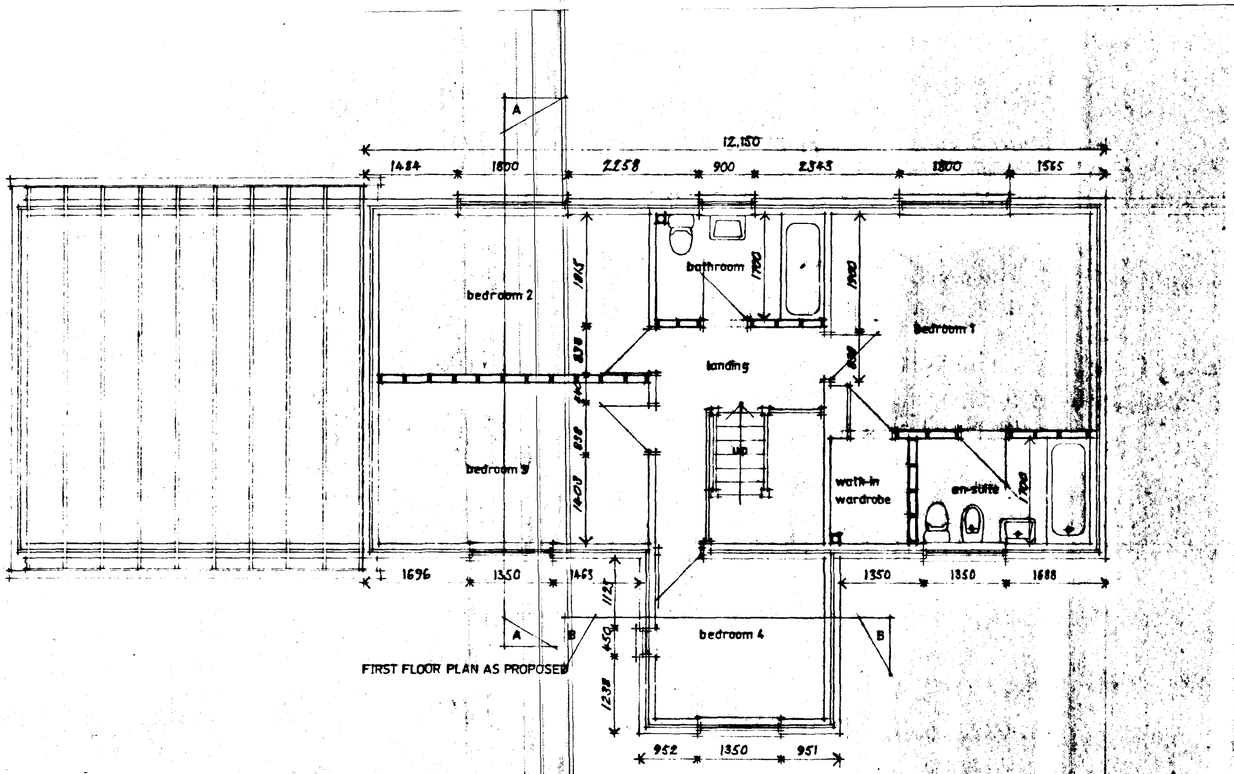
revisions:


A
12,150
1484
1800
2258
900
2343
1800
1565
bedroom 2
bathroom
bedroom 1
landing
bedroom 3
wash-in wardrobe
en-suite
bedroom 4
1696
1350
1463
1350
1350
1688
952
1350
951
1965
1700
1965
1400
1400
1400

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revisions:

Notes:

top of wattplate

first floor level

ground floor level

EAST ELEVATION AS PROPOSED

NORTH ELEVATION AS PROPOSED

top of wattplate

first floor level

ground floor level

ground level

WEST ELEVATION AS PROPOSED

dpc level

SOUTH ELEVATION AS PROPOSED

DETERMINED
PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: H/99/99

J.J. & J. HARTLEY
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job:
MANOR OAK HOMES LTD.
LAND AT SYCAMORE FARM,
GEDNEY HILL,
SPALDING.
LINCS.
PE12,ONP.

Erection of 7no. houses and garages including external works.

drg:
Plot 6 elevations as proposed

scale:1/50.
date: 22,October,1999.
drawn by:D.Hartley.

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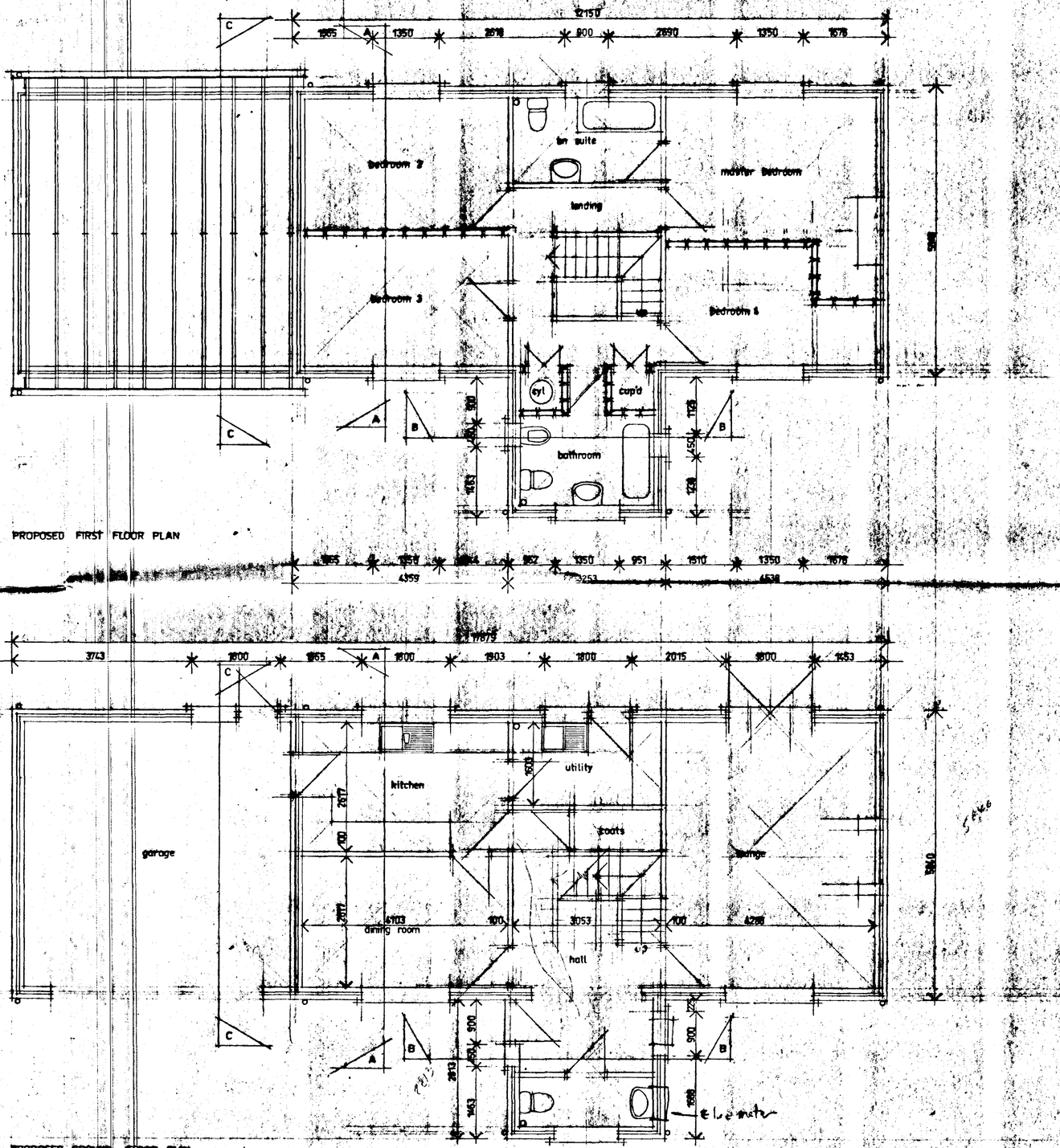
revisions:

notes:



DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref:

J.J. & J. HARTLEY
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109 Fulbridge Road, Peterborough, PE1 3LE
Fax/Tel: Peterborough 01733 707012

job:
MANOROAK HOMES LTD
SYCAMORE FARM
GEDNEY HILL

drg:
FLOOR PLANS

scale: 1:50
date: 20th October 98
drawn by: Jonathon Hartley

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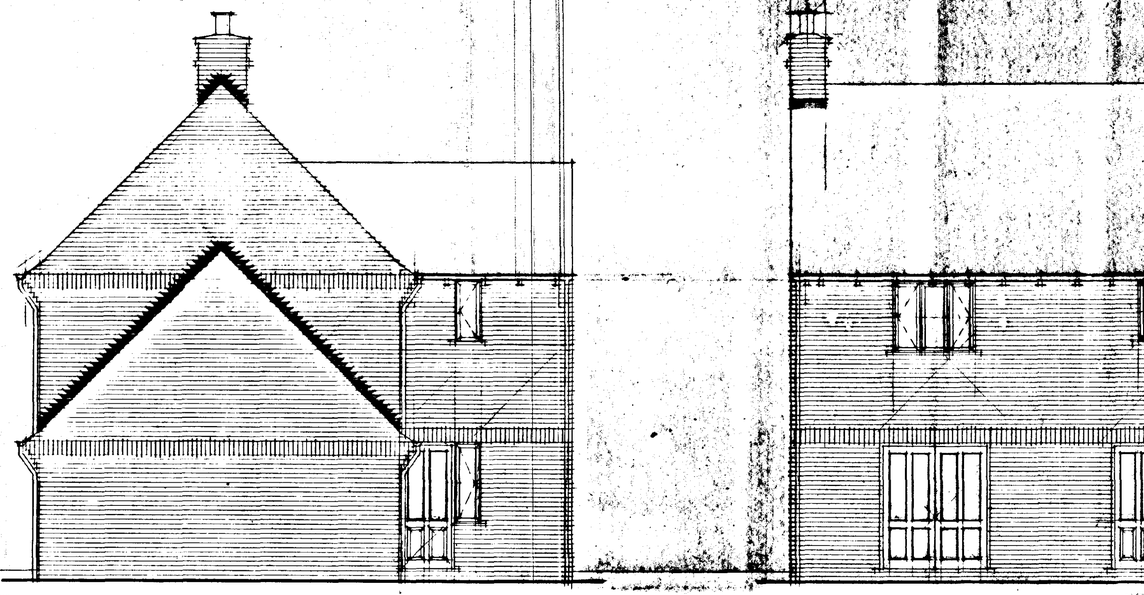
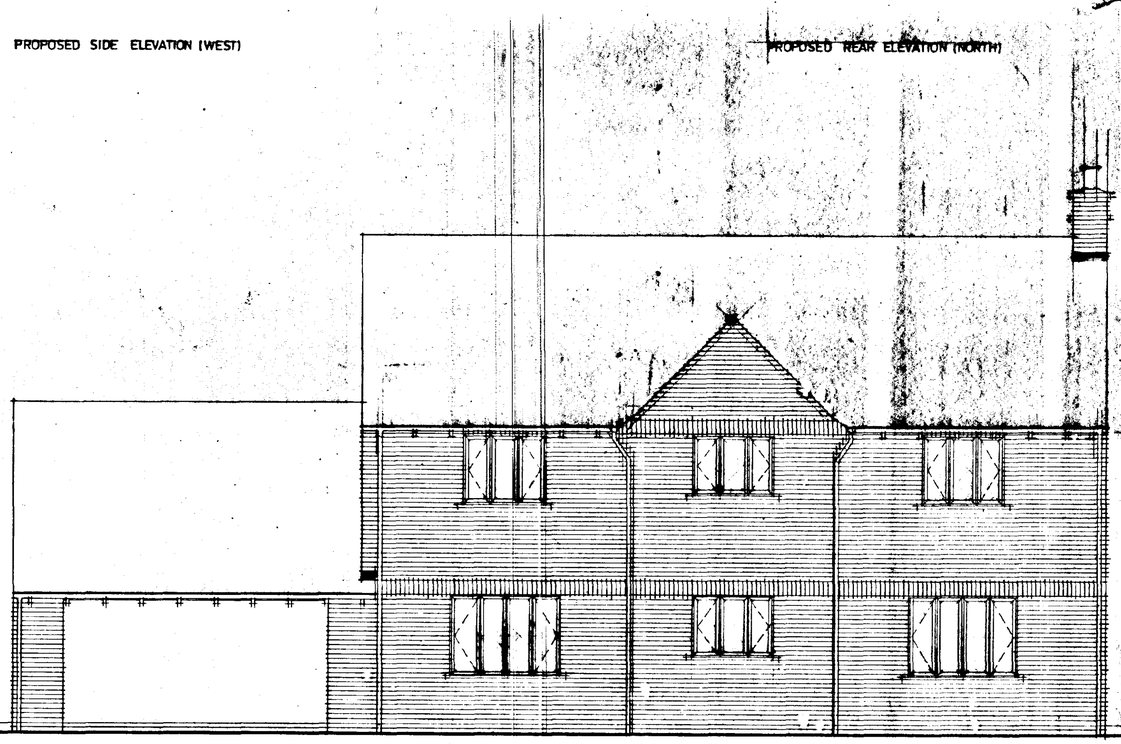
revisions:

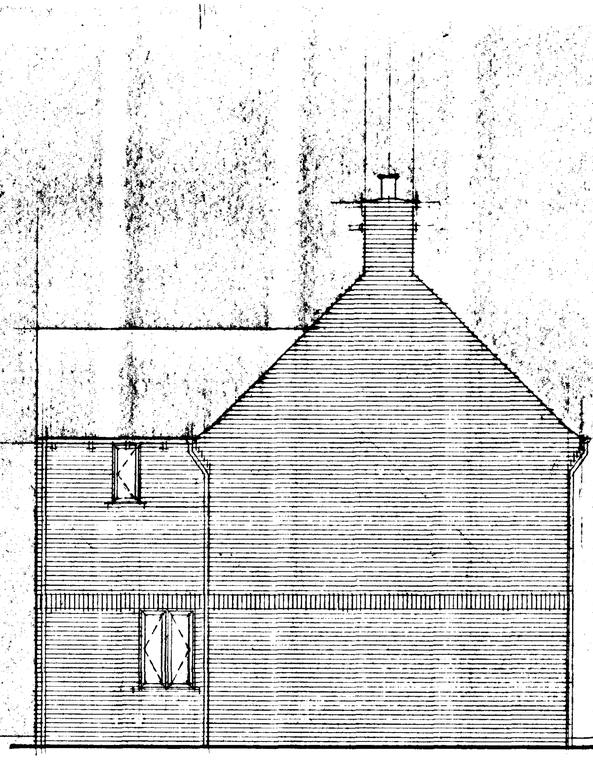
notes:

PROPOSED SIDE ELEVATION (WEST)

PROPOSED REAR ELEVATION (NORTH)







PROPOSED FRONT ELEVATION (SOUTH)

PROPOSED SIDE ELEVATION (EAST)

DETERMINED
PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: H199/99

J. J. & J. HARTLEY
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Fax/Tel: Peterborough 01733 707012

job:
MANOROAK HOMES LTD
SYCAMORE FARM
SEDNEY HILL

drg:
ELEVATIONS

scale: 1/50
date: 25th October 99
drawn by: Jonathon Hartley
drg. no.: 3317/6 PLOT F

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revisions:

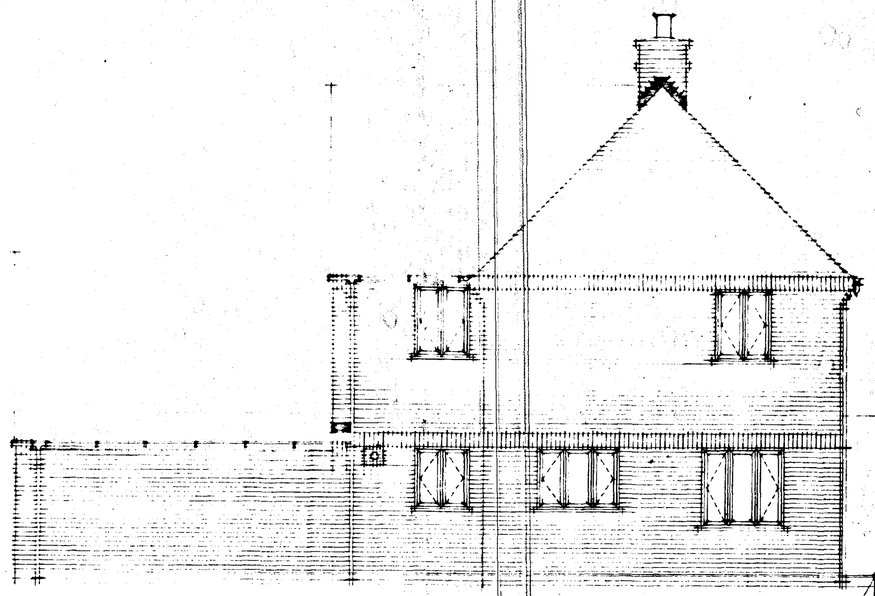
notes:

top of wallplates

first floor level

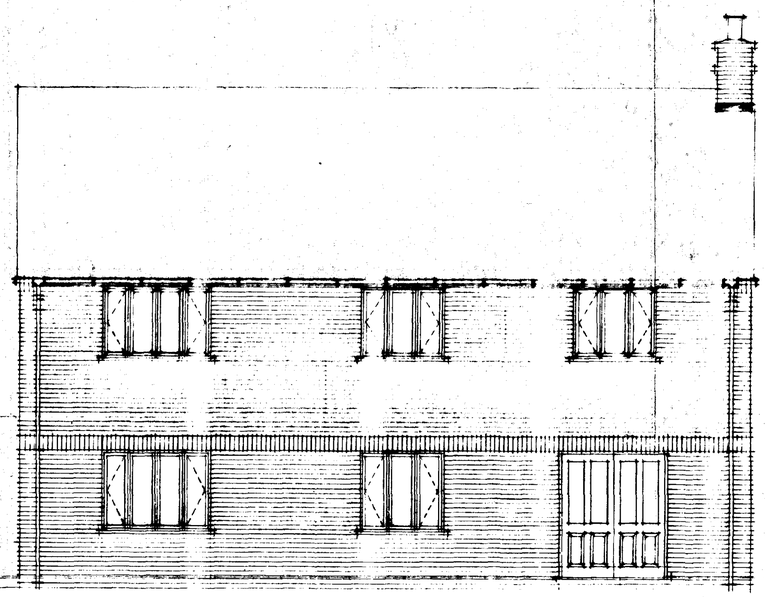
ground floor level

ground level



NORTH ELEVATION AS PROPOSED

dpc level



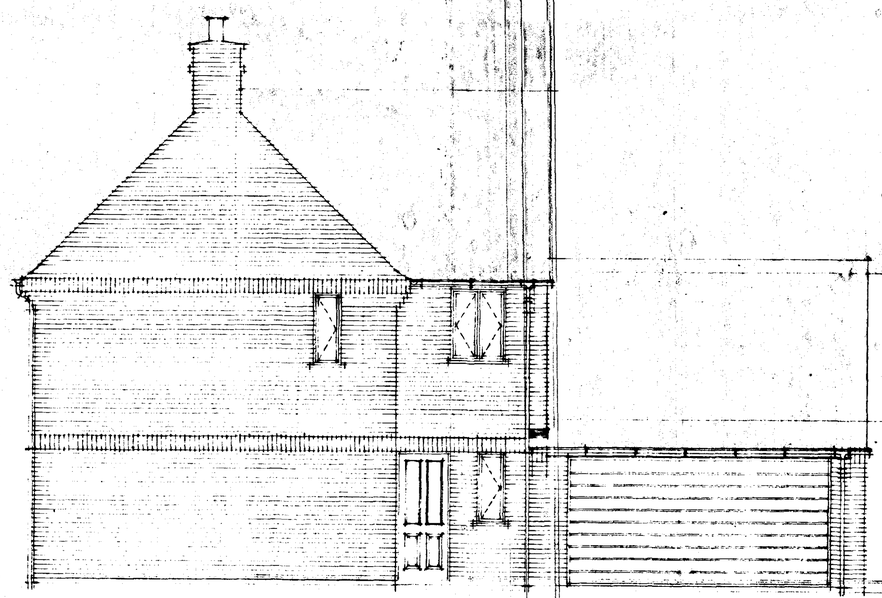
WEST ELEVATION AS PROPOSED

top of wallplate

first floor level

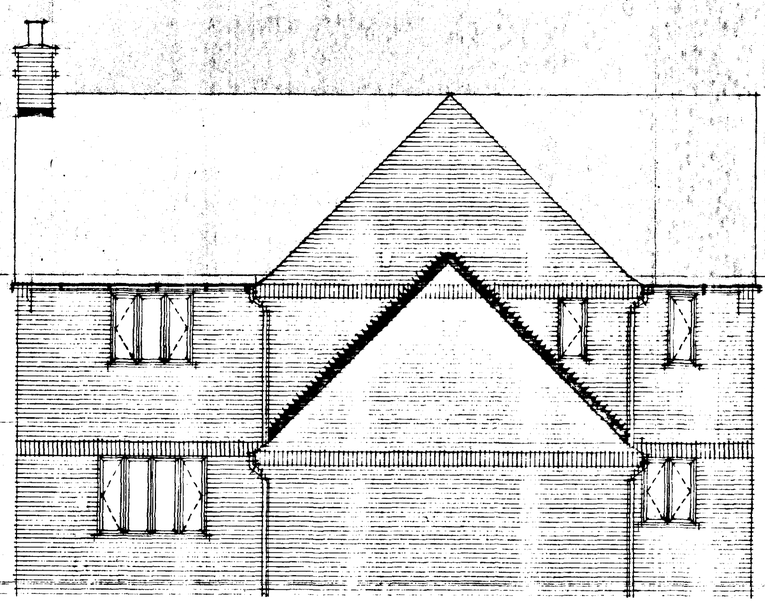
ground floor level

ground level



SOUTH ELEVATION AS PROPOSED

dpc level



EAST ELEVATION AS PROPOSED

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 25 NOV 1999 Ref: 1998/77

J.J. & J. HARTLEY

J J Harley MBIAT MCIOB MBIM
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job:

MANOR OAK HOMES LTD
SYCAMORE FARM
STATION ROAD
GEDNEY ROAD
SPALDING
LINCS
PE12 0NP

Erection of 7no houses and garages including external works

drg:

Plot E elevations as proposed

scale: 1 / 50
date: 2 November 1999
drawn by: D Hartley
drg. no.: 3317/9.

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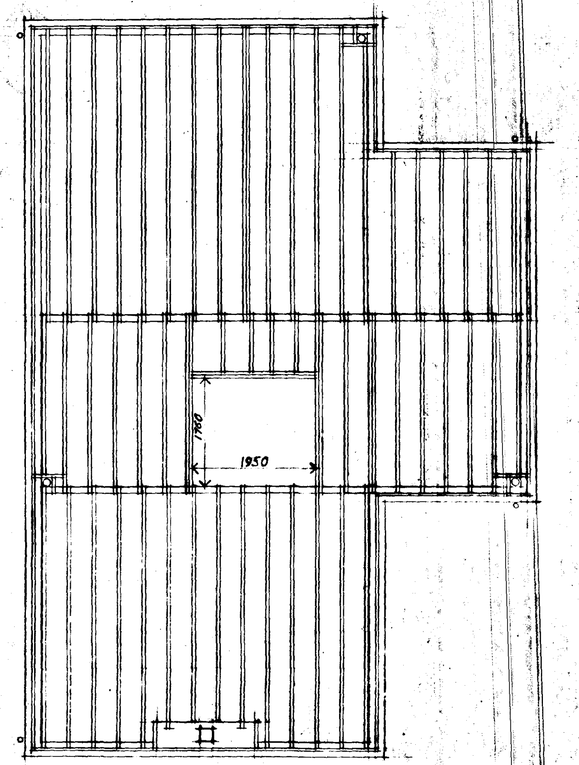
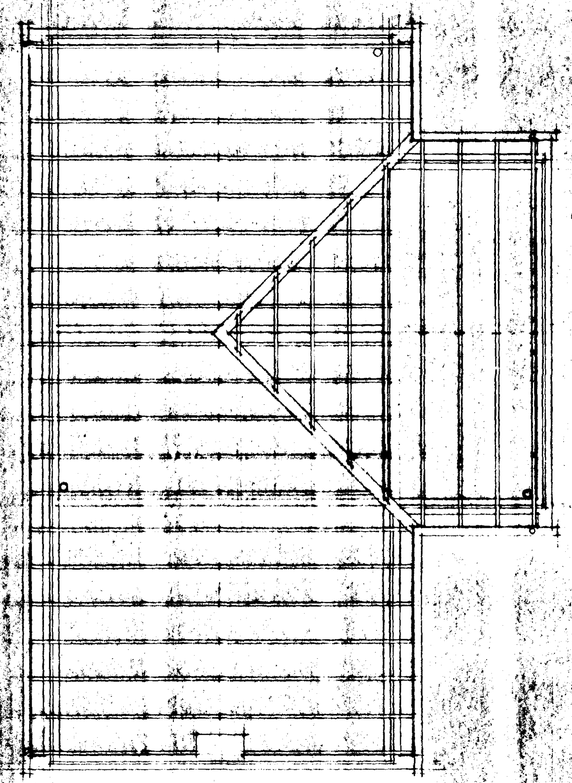
revisions:

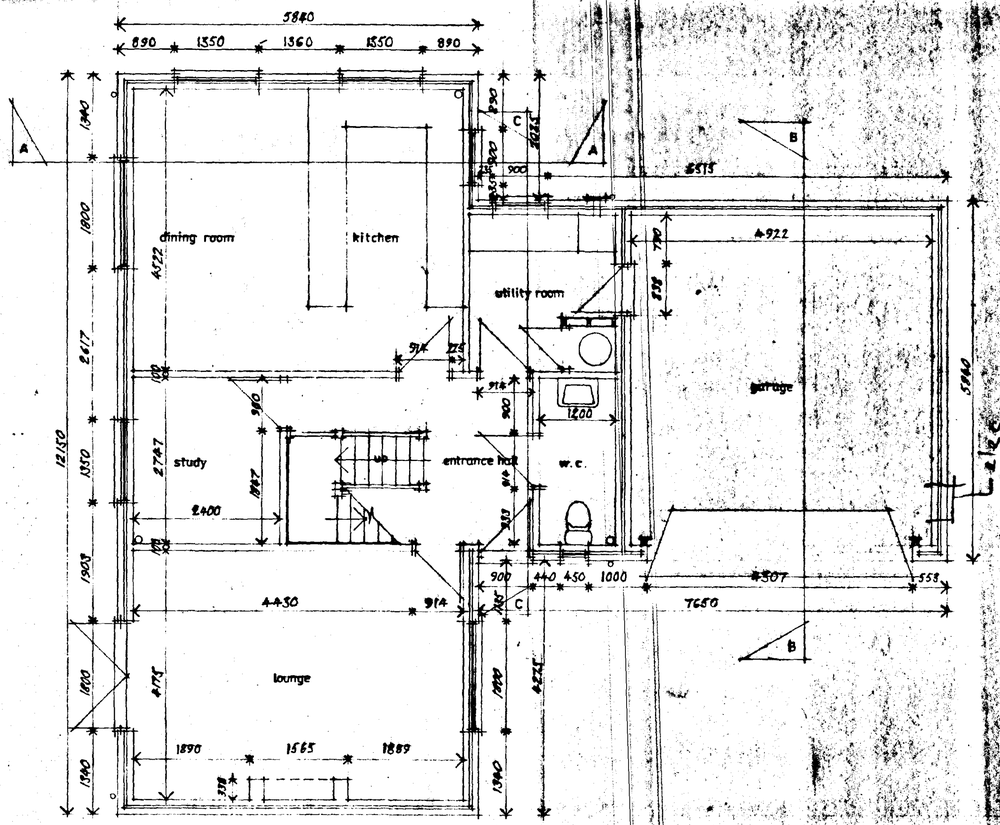
notes:



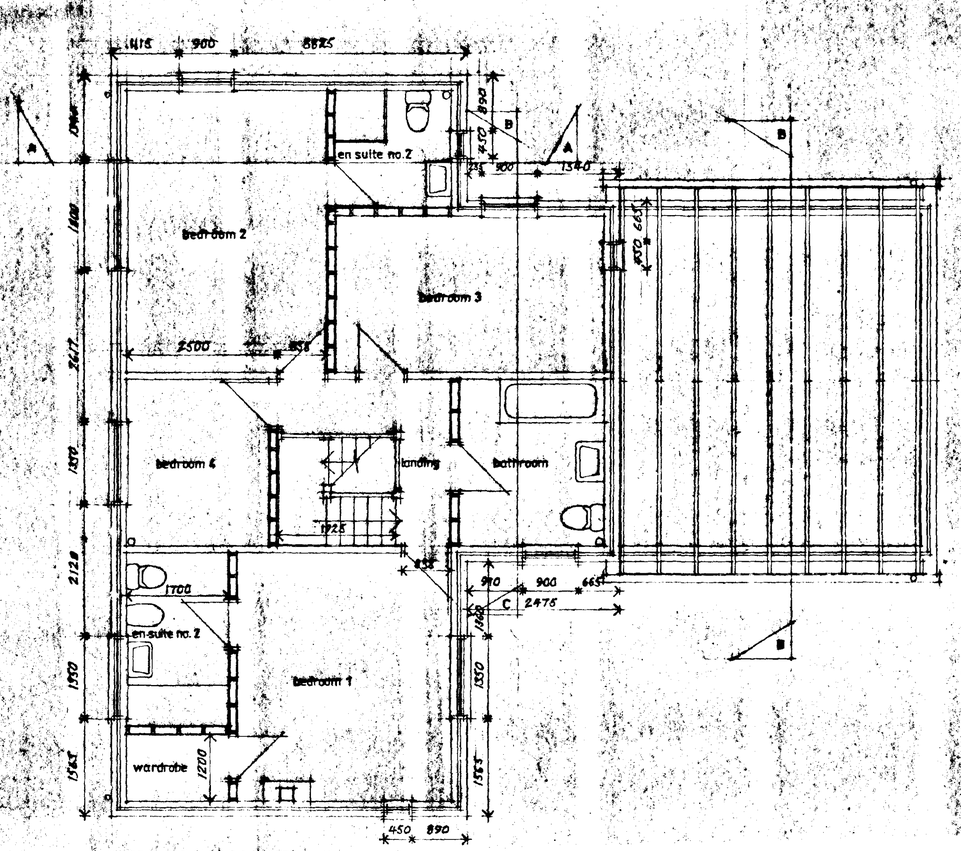
FLOOR JOIST PLAN AS PROPOSED



ROOF TRUSS PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
25 NOV 1999
Ref:

J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
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job:
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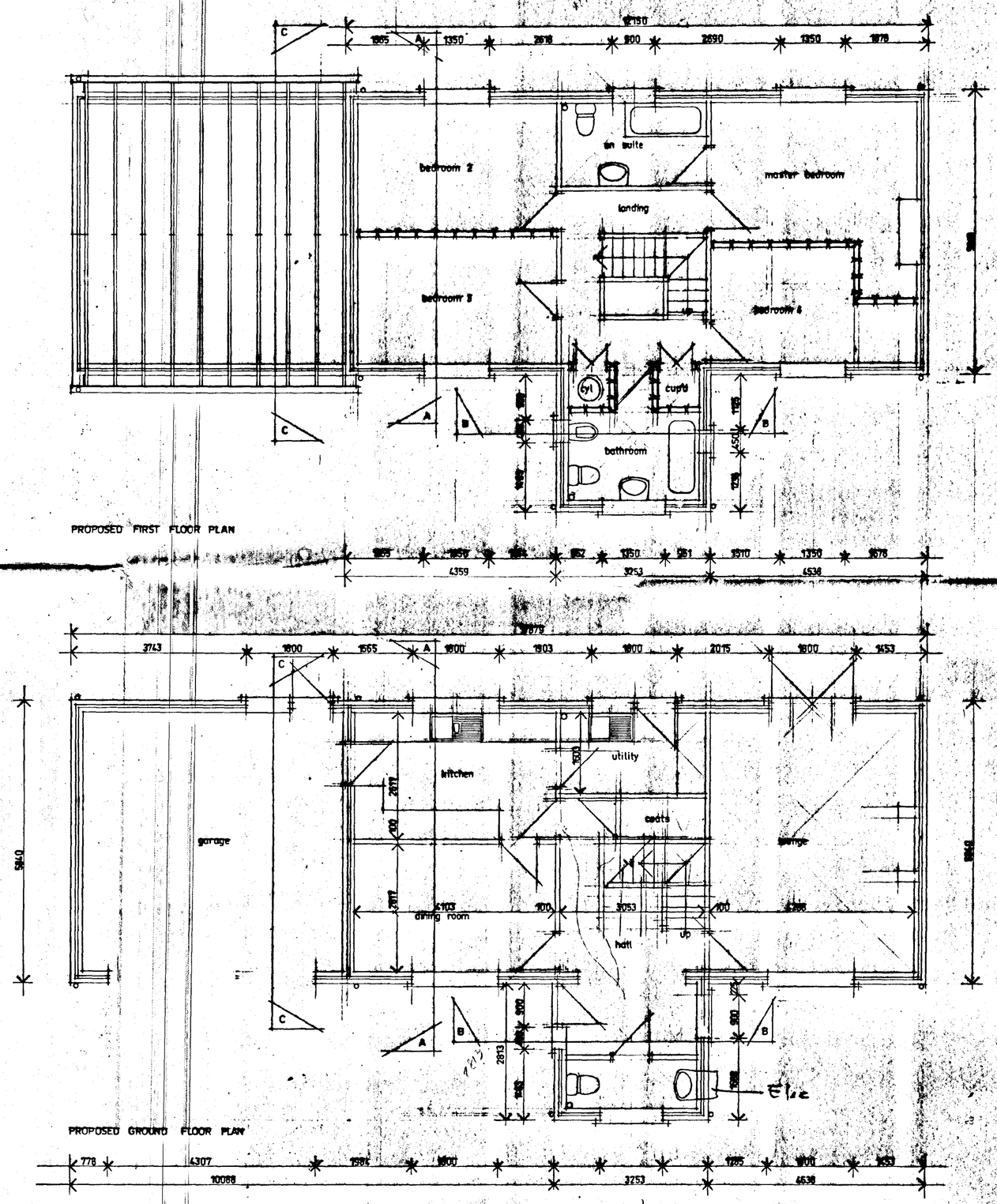
SYCAMORE FARM
STATION ROAD
GEDNEY HILL
SPALDING
LINCS
PE12, ONP.

Erection of 7no houses and garages including external works.

drg:

Plot E plans as proposed

scale: 1/50
date: 1 November 1999
drawn by: D Hartley



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revisions:

notes:

DETERMINED PLAN

J.J. & J. HARTLEY

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SYCAMORE FARM
GEDNEY HILL

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: 1199/99

drg:
FLOOR PLANS

scale: 1/50
date: 20th October 99
drawn by: Jonathon Hartley

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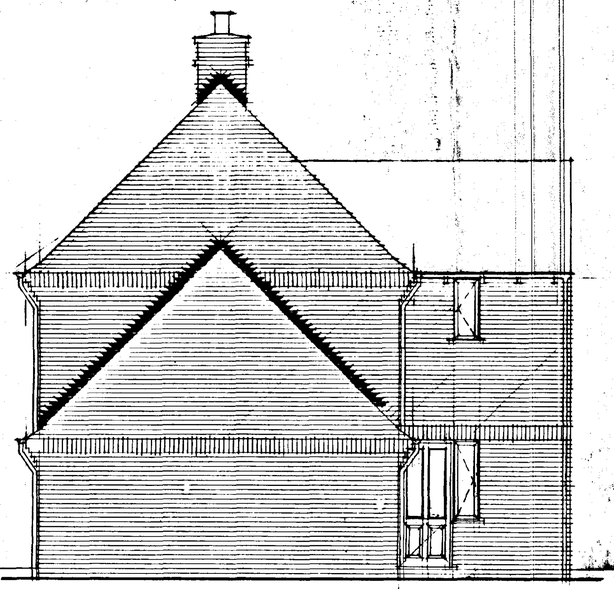
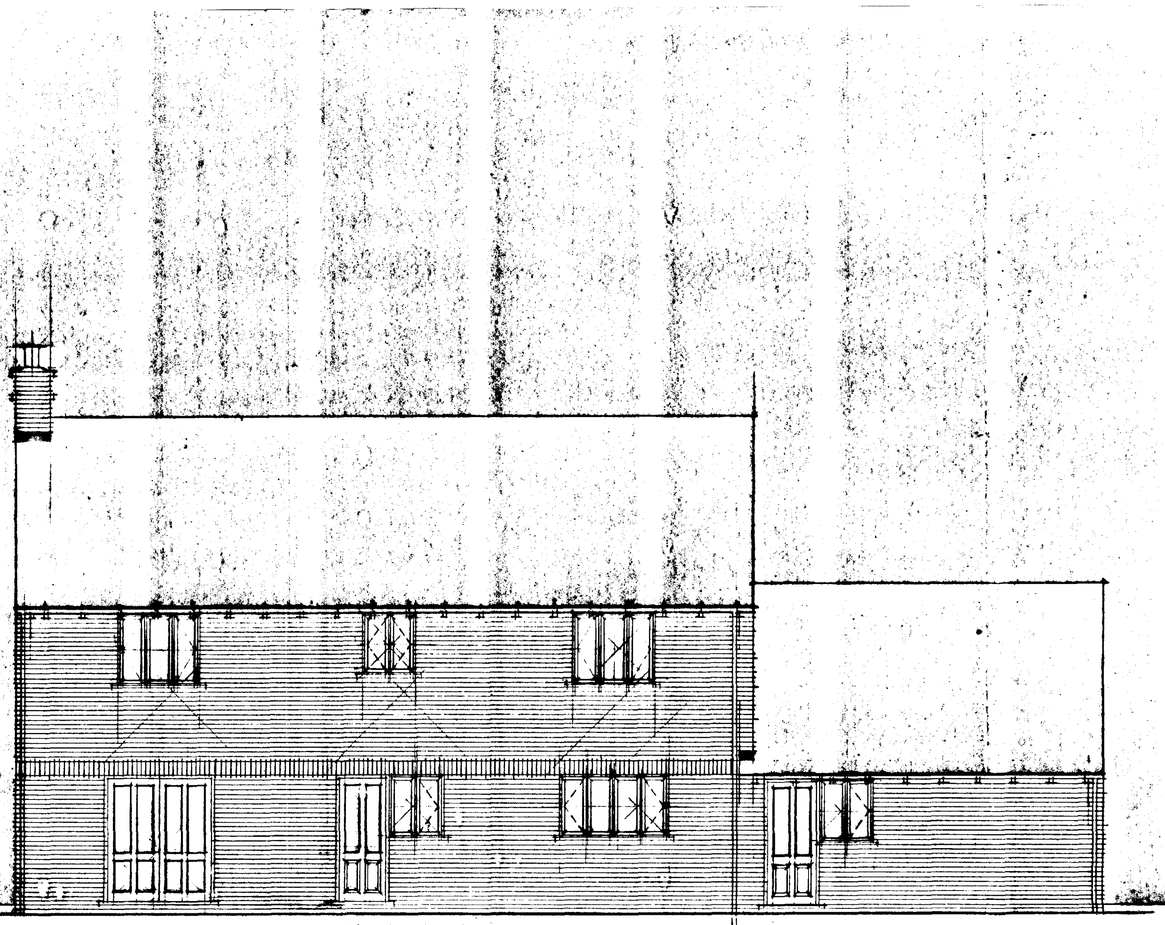
revisions:

notes:



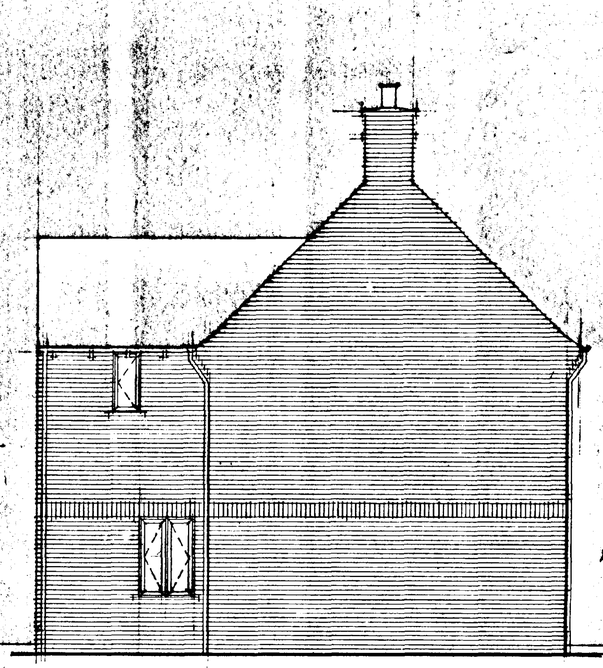
PROPOSED SIDE ELEVATION (SOUTH)



PROPOSED REAR ELEVATION (WEST)



PROPOSED FRONT ELEVATION (EAST)



PROPOSED SIDE ELEVATION (NORTH)

DETERMINED PLAN

J.J. & J. HARTLEY

J.J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
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job:
MANOR OAK HOMES LTD
SYCAMORE FARM
GEDNEY HILL

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: H99/99

drg:
ELEVATIONS

scale: 1/50
date: 25th October 99
drawn by: Jonathon Hartley
drg. no.: 3317/12 PLOT D

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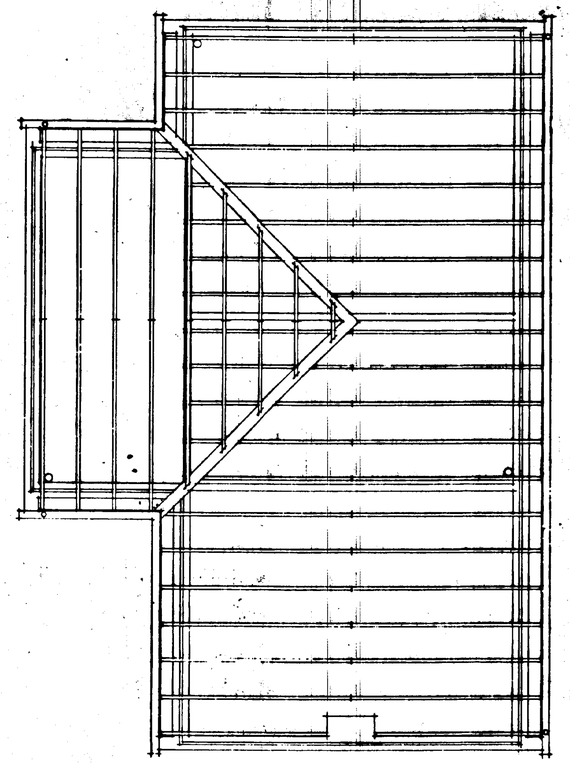
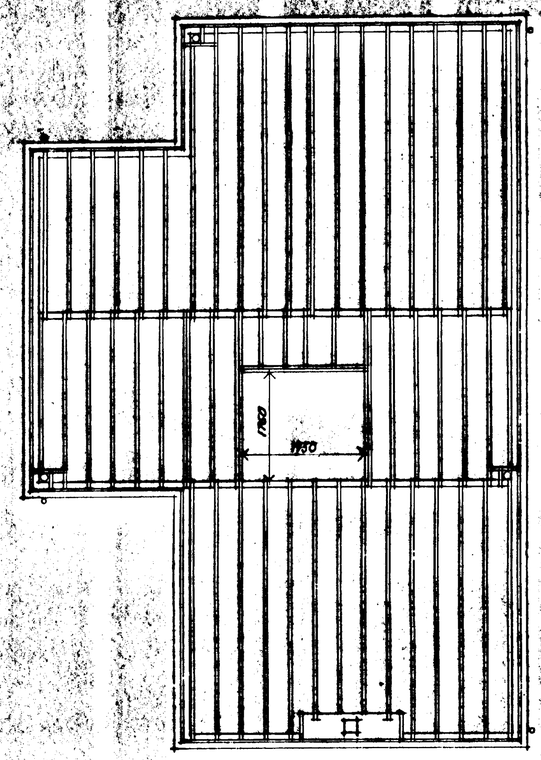
revisions:

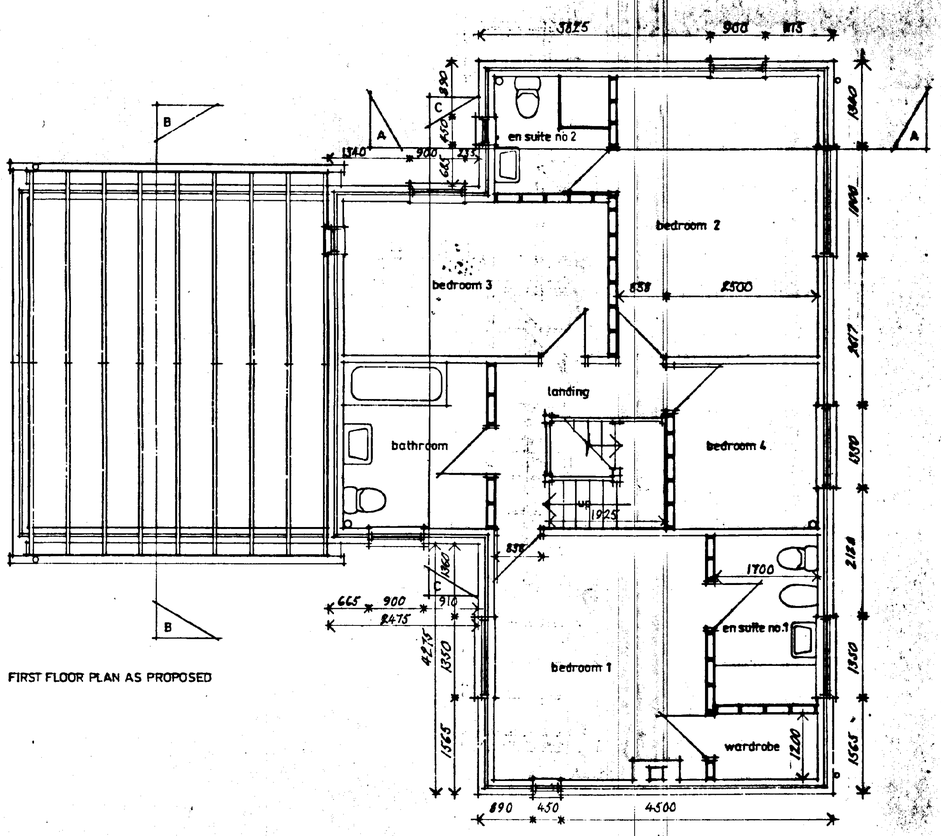
notes:



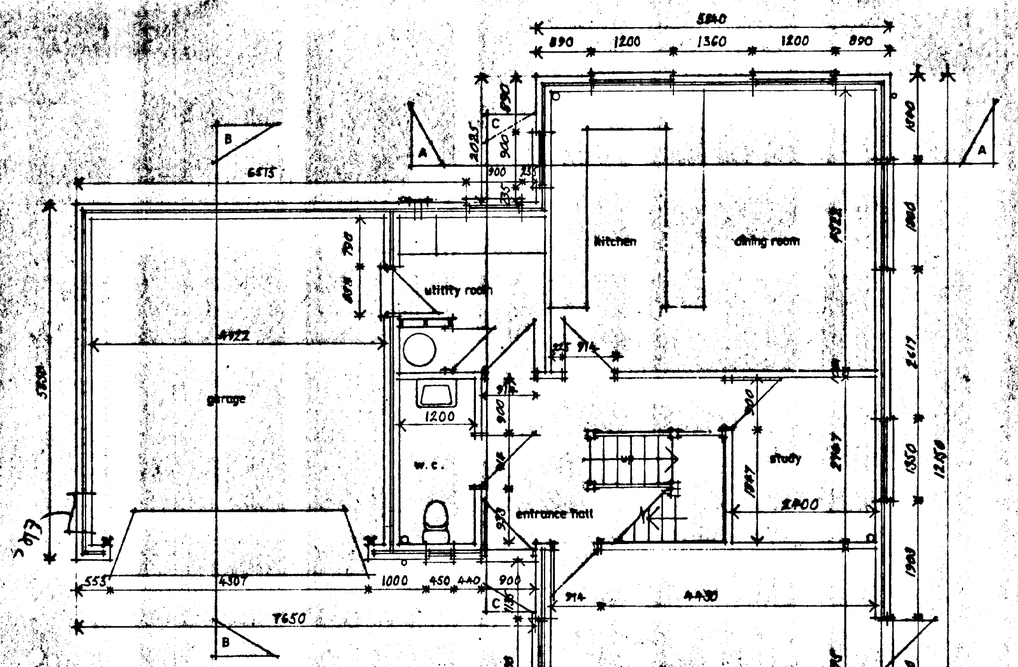
ROOF TRUSS PLAN AS PROPOSED



FLOOR JOIST PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED

DETERMINED PLAN

J.J. & J. HARTLEY
J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
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109 Fulbridge Road, Peterborough, PE1 3LE
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job:
MANOR OAK HOMES LTD.
SYCAMORE FARM,
STATION ROAD,
GEDNEY HILL,
SPALDING.
LINCS.

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: 1199/99

Erection of two houses and garages including external works.

drg:
Plot C plans as proposed.

scale: 1/50.
date: 5, November, 1999.
drawn by: D. Hartley.
drg. no.: 3317/13

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revisions:

notes:

top of wallplate
first floor level
ground floor level
ground level

WEST ELEVATION AS PROPOSED

dpc level

SOUTH ELEVATION AS PROPOSED

top of wallplate
first floor level
ground floor level
ground level

EAST ELEVATION AS PROPOSED

dpc level

NORTH ELEVATION AS PROPOSED

DETERMINED - PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: 1/99/99

J.J. & J. HARTLEY
J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
PRINCIPAL
Architectural and Project Management Services
Interior Design Consultants and Surveyors
109 Fulbridge Road, Peterborough, PE1 3LE
Fax/Tel: Peterborough 01733 707012

job:

MANOR OAK HOMES LTD
SYCAMORE FARM
STATION ROAD
GEDNEY HILL
SPALDING
LINCS
PE12, ONP.

Erection of 7no. houses and garages including external works

drg:

Plot C elevations as proposed

scale: 1 / 50
date: 5 November 1999
drawn by: D Hartley
drg. no.: 2317/15

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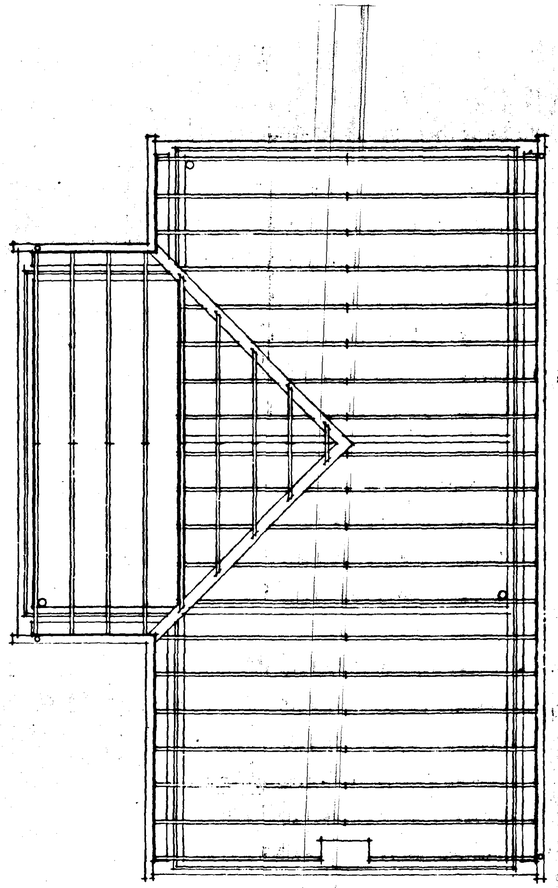
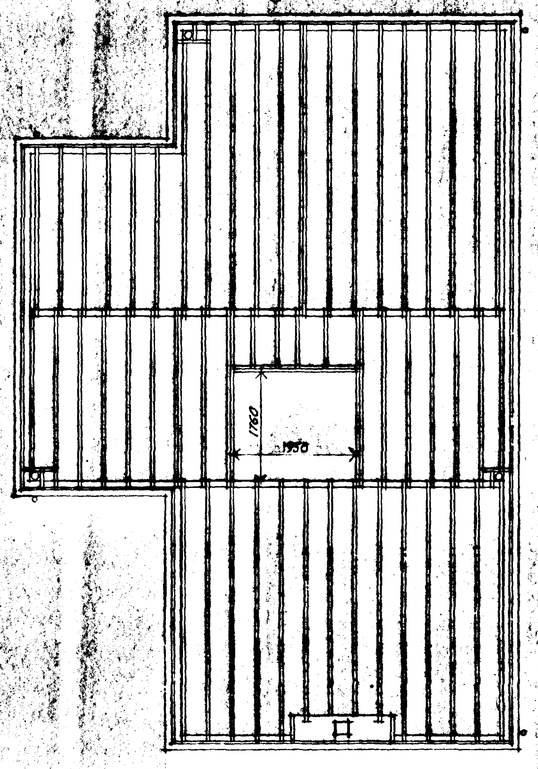
revisions:

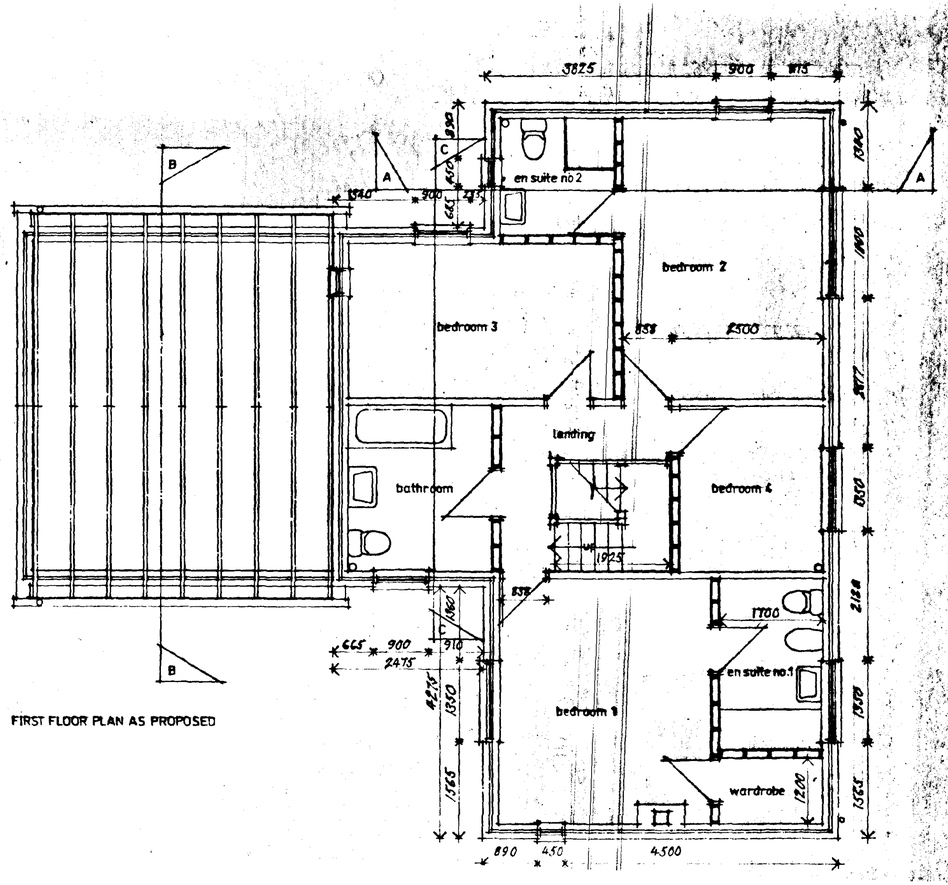


ROOF TRUSS PLAN AS PROPOSED

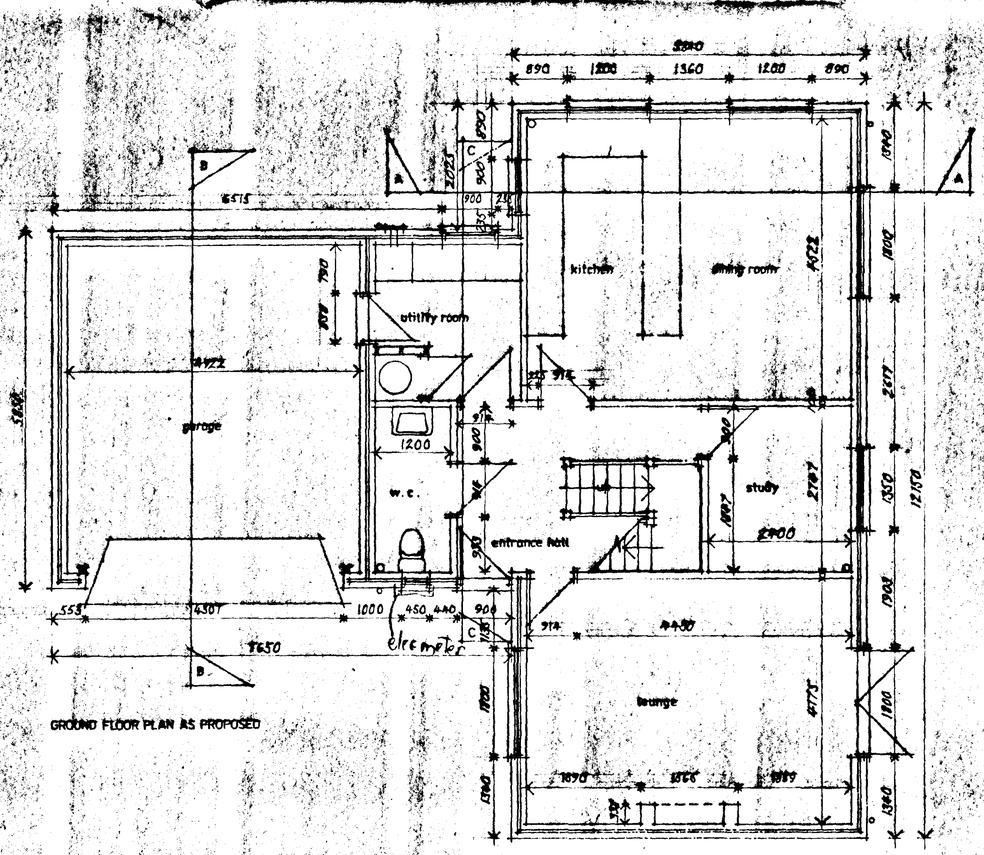


FLOOR JOIST PLAN AS PROPOSED

notes:



FIRST FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED

DETERMINED PLAN

J. J. & J. HARTLEY

J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
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job:

MANOR OAK HOMES LTD.
SYCAMORE FARM,
STATION ROAD,
GEDNEY HILL,
SPALDING.
LINCS.

Erection of 7no houses and garages including external works

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: 1199/99

drg:

Plot 5 plans as proposed

scale: 1/50.
date: 5, November, 1999.
drawn by: D. Hartley.
drg. no.: 8317/15

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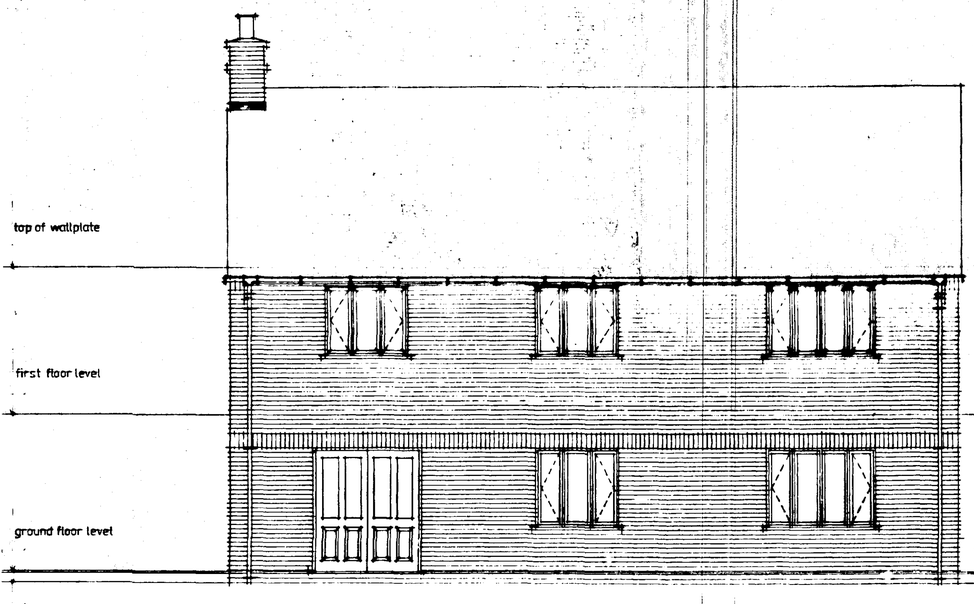
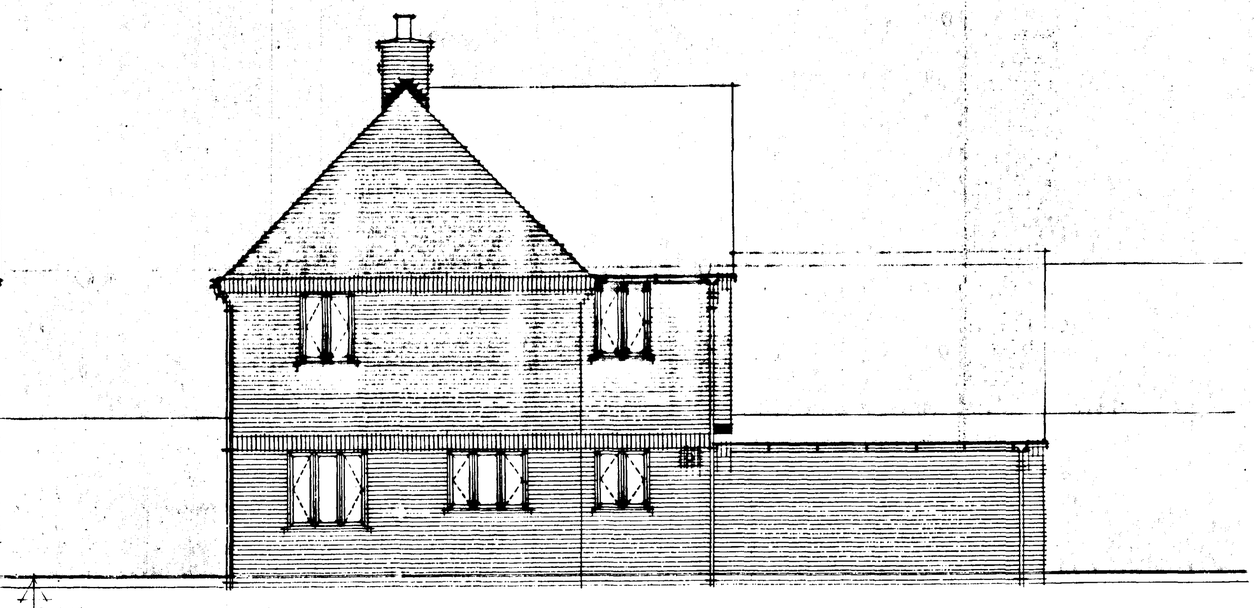
revisions:

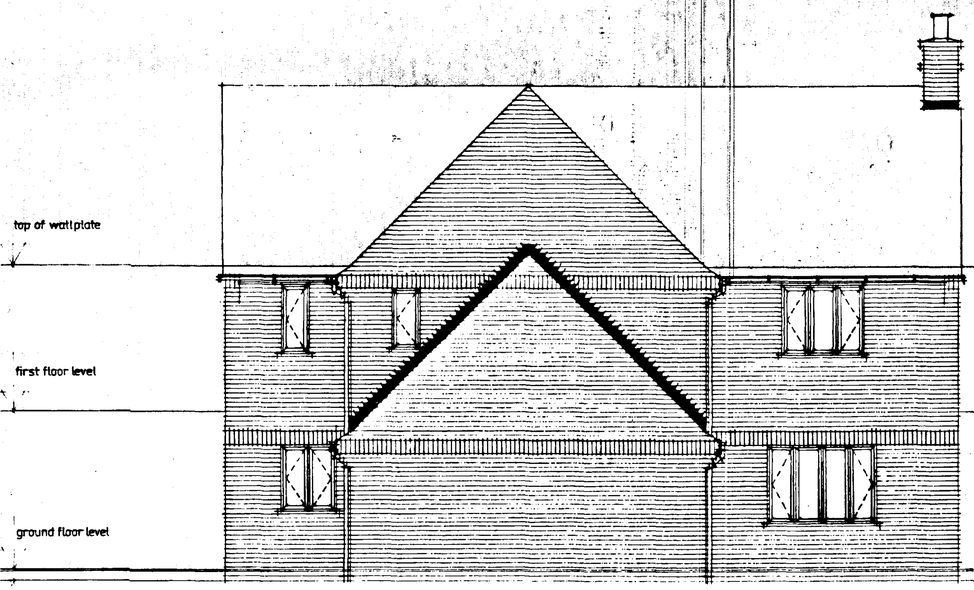
notes:



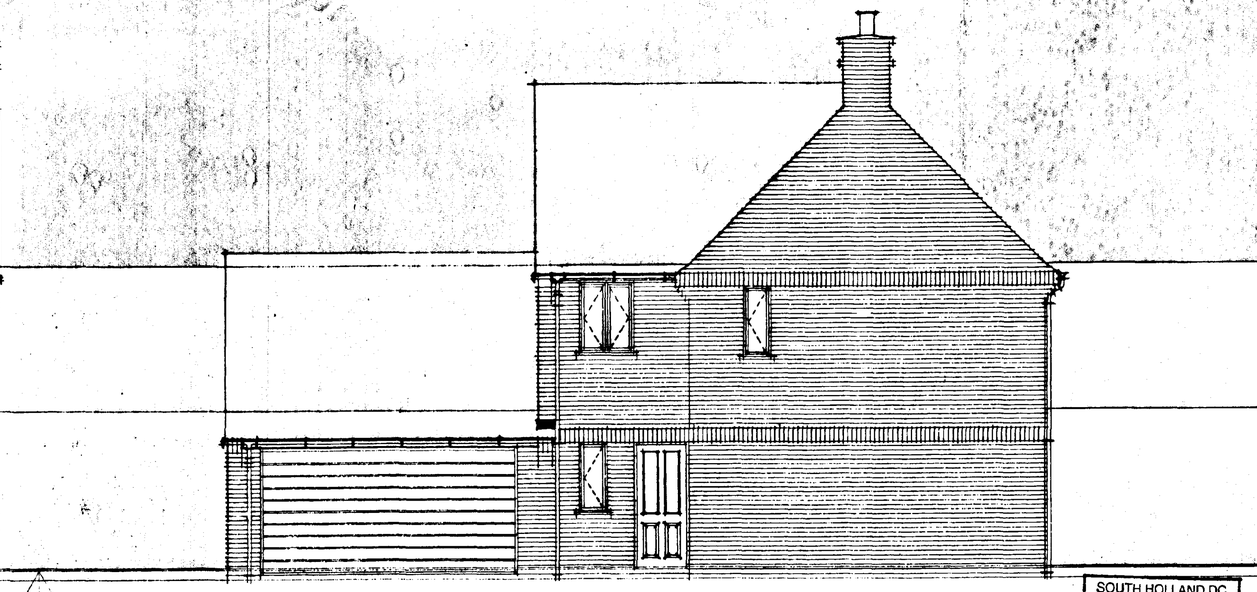
SOUTH ELEVATION AS PROPOSED



EAST ELEVATION AS PROPOSED



NORTH ELEVATION AS PROPOSED



WEST ELEVATION AS PROPOSED

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: 1/99/99

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STATION ROAD
GEDNEY HILL
SPALDING
LINCS
PE12, ONP.

Erection of 7no. houses and garages including external works

drg:

Plot B elevations as proposed

scale: 1 / 50
date: 5 November 1999
drawn by: D Hartley
drg. no.: 3377 / 18

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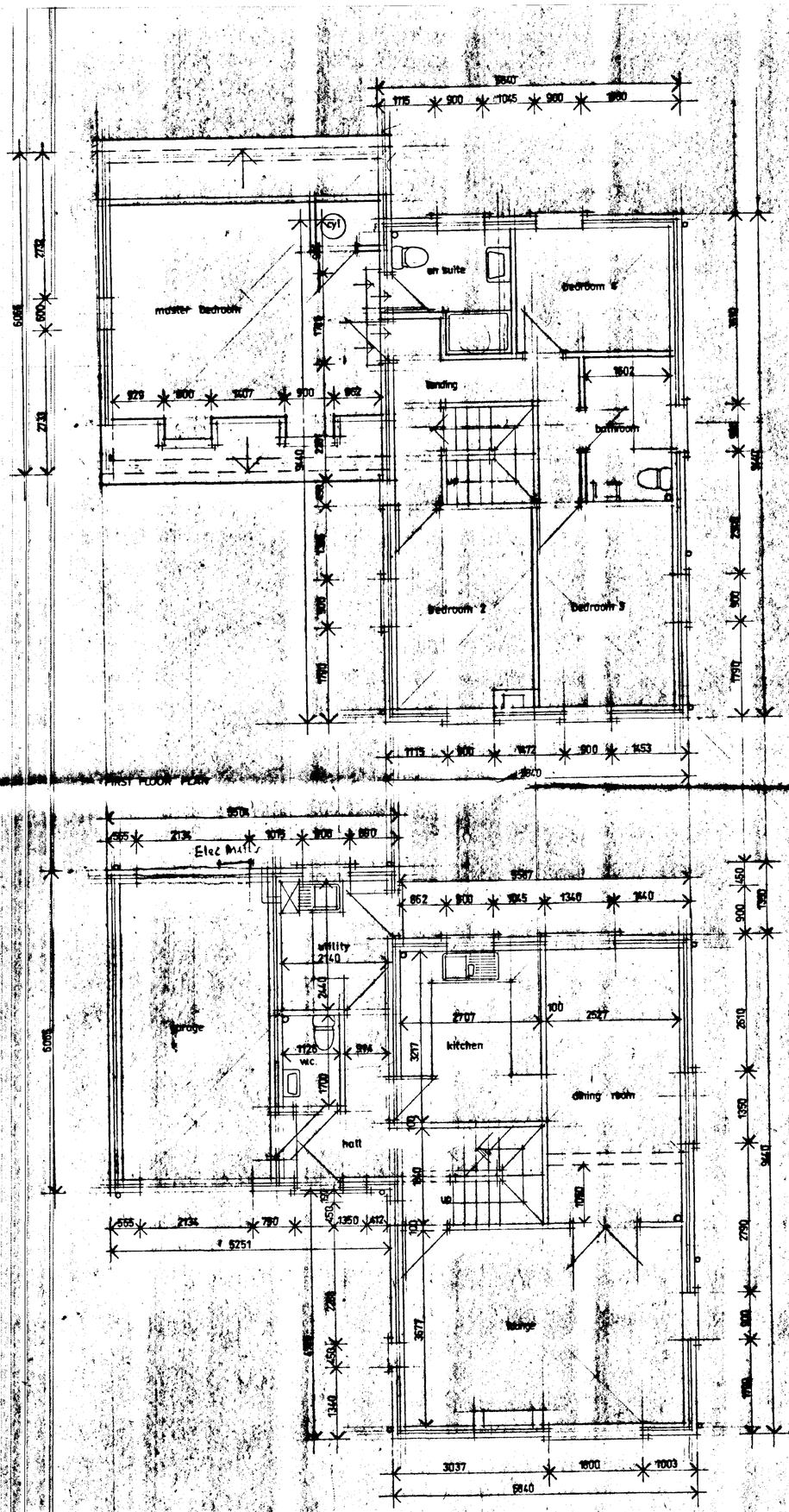
revisions:

notes:



DETERMINED PLAN

J. J. & J. HARTLEY

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MANOROAK HOLMES LTD
SYCAMORE FARM
GEDNEY HILL

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref: 1199/99

drg:
FLOOR PLANS

scale: 1/50
date: 3rd November 99
drawn by: Jonathon Hartley
drg. no.: 3317/19 PLOT A

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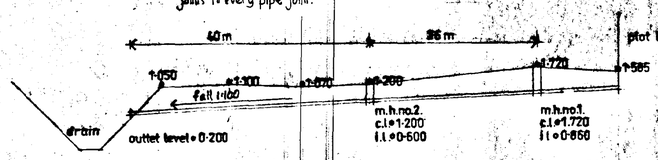
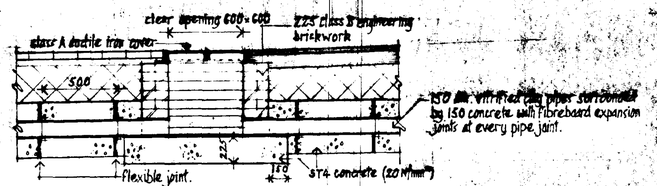
revisions:

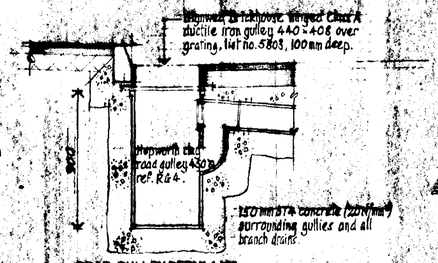
total length of 150 dia. sewer to be surrounded by ST4 (20N/mm²) concrete with fibreboard expansion joints to every pipe joint.



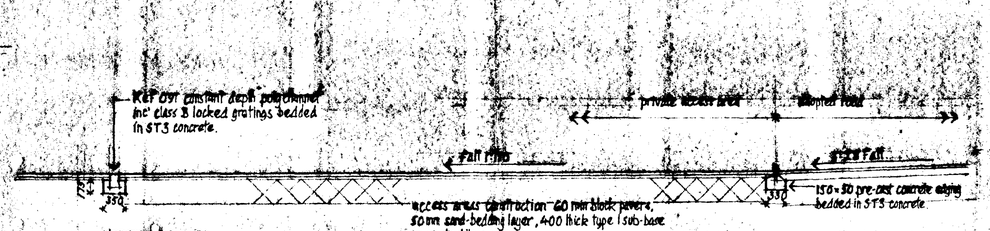
LONGITUDINAL SECTION THROUGH PROPOSED SURFACE WATER DRAIN 1/500 HORIZONTAL 1/100 VERTICAL



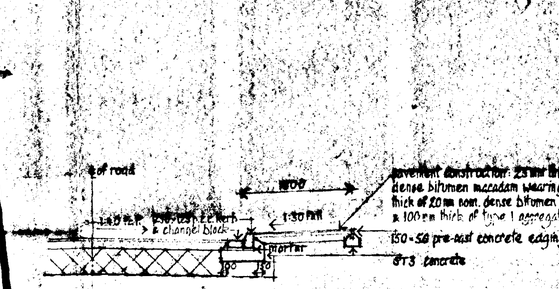
SECTION THROUGH MANHOLE No. 2 1/25 (DEPTH 600 mm)
(manhole no.1. ditto-depth 860)



ROAD GULLEY DETAIL 1/20



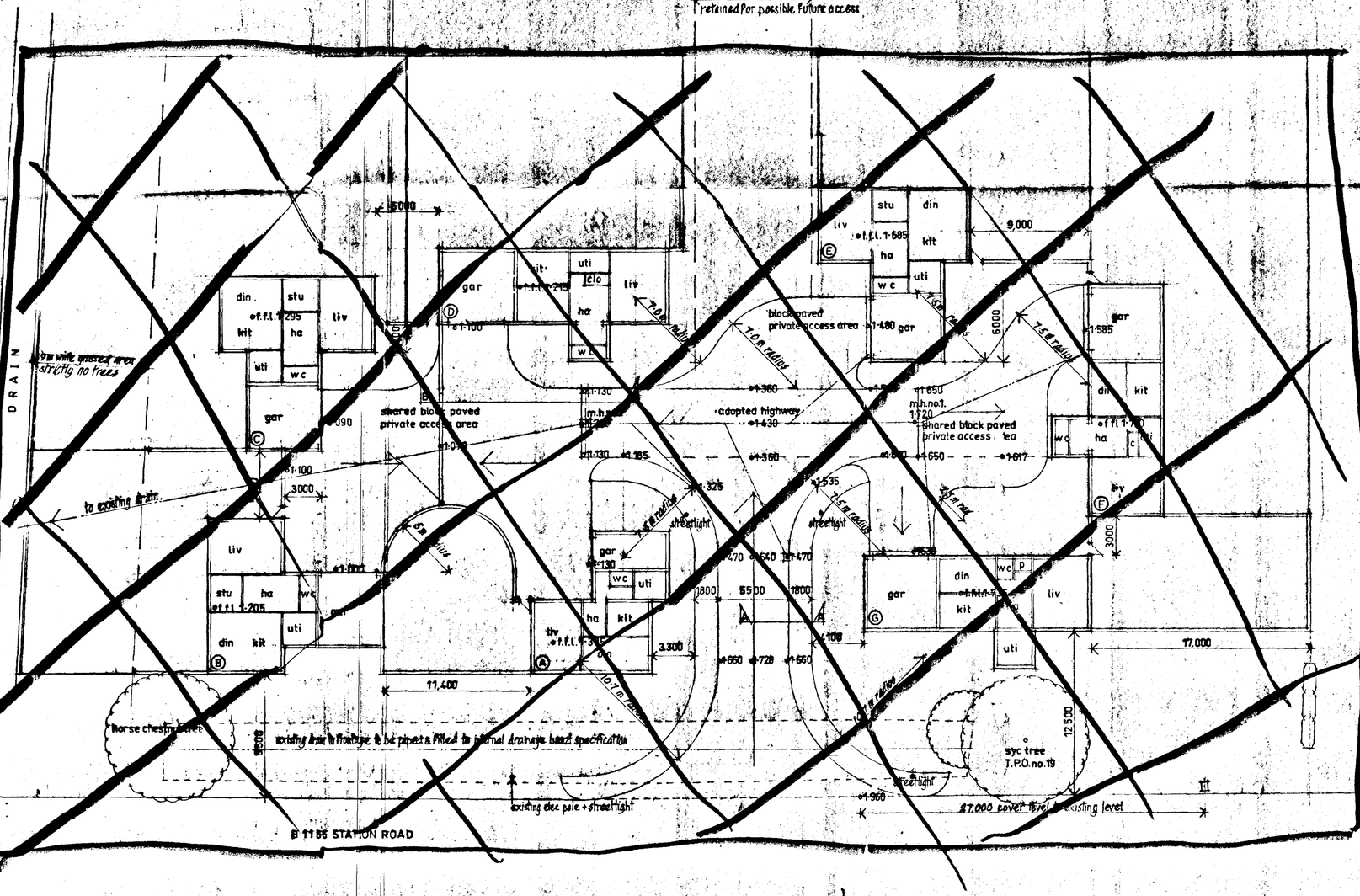
SECTION B B 1/50



road construction: 40 mm thick hot rolled asphalt wearing course, 20 mm chippings min. 60 p.s.v., 110 mm thick, 20 mm dense bitumen macadam base course (50 pen), 400 thick type 1 sub base on geotextile membrane.

SECTION A A 1/50

Note: the specification shall in all respects the County Councils Development Road Specification & Construction 1991



DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 25 NOV 1999 Ref: H/99/99

Roads and footpaths only.

J. J. & J. HARTLEY

J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M. PRINCIPAL

Architectural and Project Management Services
Interior Design Consultants and Surveyors

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job:
MANOR OAK HOMES LTD.
SYCAMORE FARM,
STATION ROAD,
GEDNEY HILL,
SPALDING.
LINCS.

Erection of Two houses and garages including external works.

drg:
Site plan as proposed including levels, road and access area details and surface water drainage details.

scale: 1/200.
date: 17, November, 1999.
drawn by: D. Hartley.
drg. no.: 3317/22.

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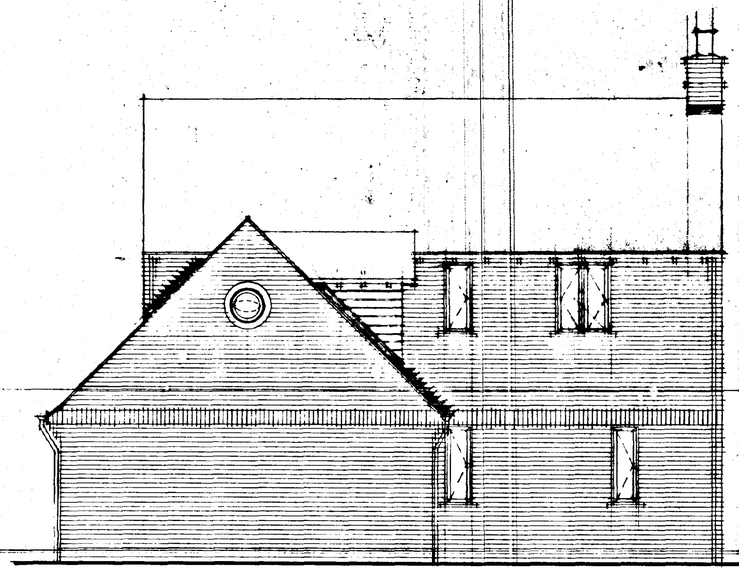
revisions:

notes:



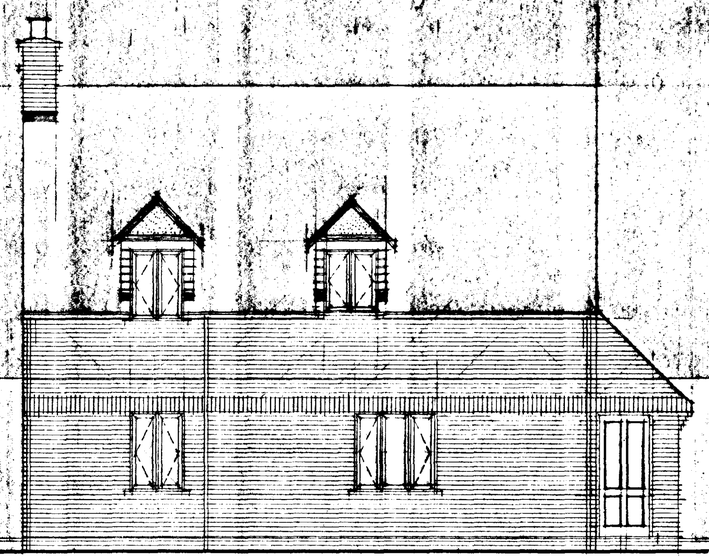
PROPOSED SIDE ELEVATION (WEST)



PROPOSED REAR ELEVATION (NORTH)



PROPOSED FRONT ELEVATION (SOUTH)



PROPOSED SIDE ELEVATION (EAST)

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
25 NOV 1999
Ref. 1199/99

J.J. & J. HARTLEY

J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
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job:
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SYCAMORE FARM
SEDNEY HILL

drg:
ELEVATIONS

scale: 1/50
date: 10th November 99
drawn by: Jonathon Hartley
drg. no.: 3317/21 PLOT A