Any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work. For critical dimensions, use figured dimensions only - do not scale. All dimensions and levels to be verified on site prior to work commencing.



SITE LOCATION PLAN 1:1250

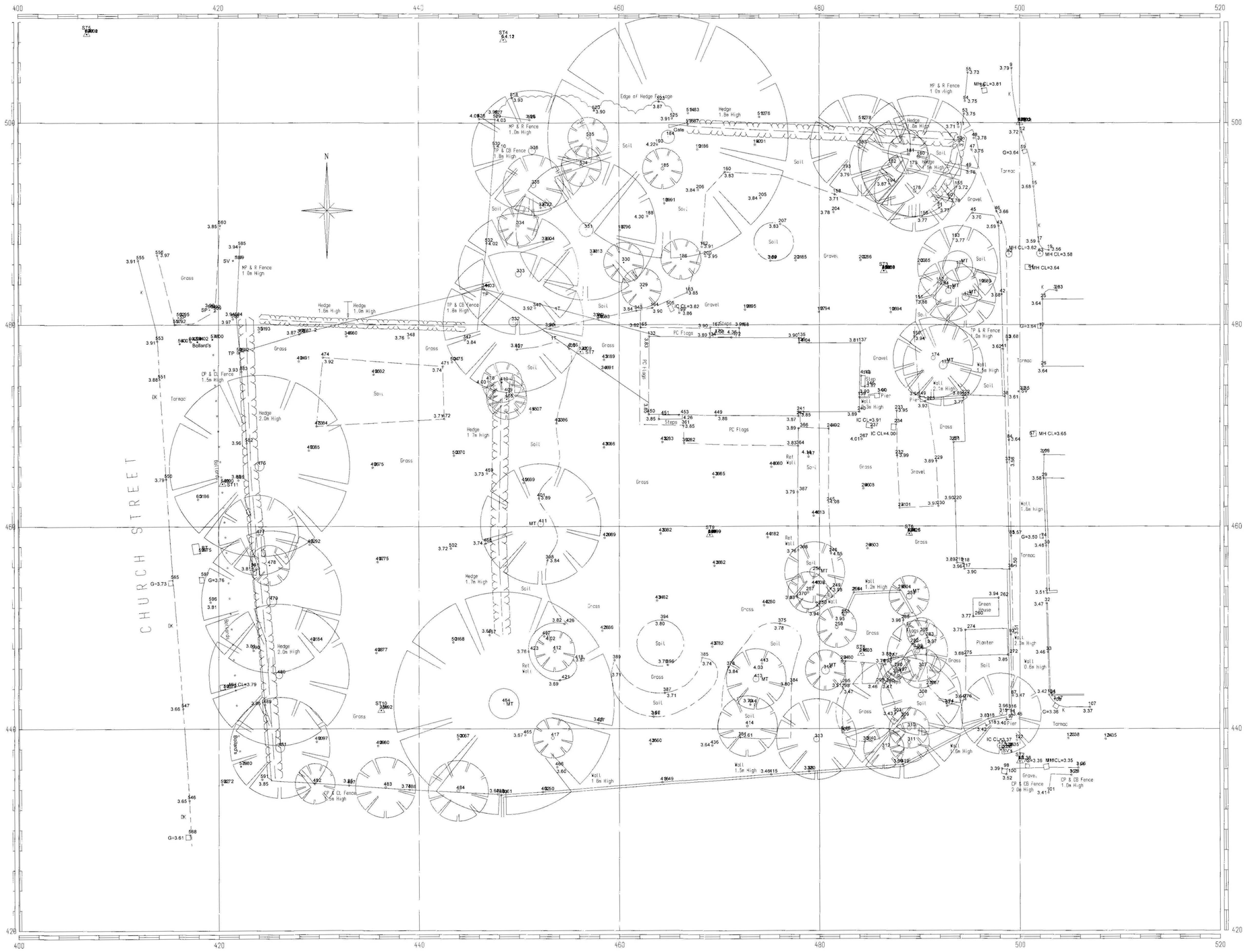
SHDC
Planning & Development
11 JAN 2011
Ref:

SHDC
Planning & Development
11 JAN 2011
Ref: 0014-11

revisions

Lincoln Diocesan Board.		client
Proposed Vicarage.		project
Church Street, Holbeach.		site location
Site Location Plan.		drawing
January 2011 date	1:1250 @ A3	scale
10 / 008 / L / 13 number		revision
drawn by - RPB		© copyright reserved

Stephen Roberts Associates, First Floor, Brunel House, Deepdale Enterprise Park, Nettleham, Lincoln LN2 2LL
tel: 01522 596939 - fax: 01522 596929 - e-mail: design@sra-architects.co.uk



NOTES

1. All levels are related to an O.S.E.M located on building on Church Lane.
   Value 5.10m. A.O.D.
2. Co-ordinates are shown relative tc a local grid.

SURVEY STATIONS

Station Ref	Easting (m)	Northing (m)	Height (m)	
ST1	500.000	500.000	3.832	Nail
ST2	500.000	436.774	3.358	Nail
ST3	486.424	486.341	3.888	Nail
ST6	488.951	459.268	4.261	Peg
ST8	484.137	447.427	4.032	Peg
ST7	456.130	477.318	4.093	Peg
ST9	469.032	459.156	3.998	Peg
ST10	436.239	441.843	3.917	Peg
ST4	448.459	508.229	4.103	Nail
ST5	406.871	508.801	4.016	Nail
ST11	420.407	464.284	3.902	Nail

- Top / Bottom of Bank
- Boundary Line
- Building / Overhead Canopy Line
- Wall
- Solid Surface Feature / Road Edge
- Hard / Soft Surface Change
- Kerb / Dropped Kerb Line
- Drainage Channel
- Fence Line
- Hedge Line
- Tree / Scrub Canopy Line
- O/H Telephone Cable
- O/H Electricity Cables
- Rock Face

- CL= Cover Level
- 10.15 Spot Level
- FFL= Finished Floor Level
- IL= Invert Level

Fenceline Abbreviations

TP	Timber Post	R	Rail	TF	Temporary Fence
MP	Metal Post	P	Paling	CL	Chain Link
CP	Concrete Post	CB	Close Boarded	W	Wire
CI	Corrugated Iron	IR	Iron Railing		

T.Pit 22.55 Trial Pit (with level)
BH 26.55 Borehole (with level)
Gate
Electricity Pylon
Survey Station
PB Post Box (Square)
PB Post Box (Round)
FH Fire Hydrant
GAS Gas Cover
WM Water Meter
SC Service Cover
LB Litter Bin
TCB Telephone Call Box
BB Balisha Beacon
GP Gate Post
LC Lamp Column
MK Marker Post
SP Sign Post
RS Road Sign
TP Telephone Post
EP Electricity Post
TL Traffic Light
ER Earth Rod Cover
EL Electricity Cover
BT British Telecom
BOX "B" or Electricity Box
SV Stop Valve
WV Water Valve
GY Gulley
CTV Cable Television
KO Kerb Offlet
RWP Rain Water Pipe
RE Rodding Eye
MH Manhole
CP Catchpit
IC Inspect'on Cover
UTL Unable to Lift
Tree

REV	Description	Date	Signed

Revisions

Client : Stephen Roberts Associates

Project
THE OLD VICARAGE,
HOLBEACH,
LINCOLNSHIRE.

Title **Topographical Survey**

Drawn	S.D.S.	Checked	C.A.G.	Approved	
Date	Feb 07	Scale	1:200	Sheet	1 of 1

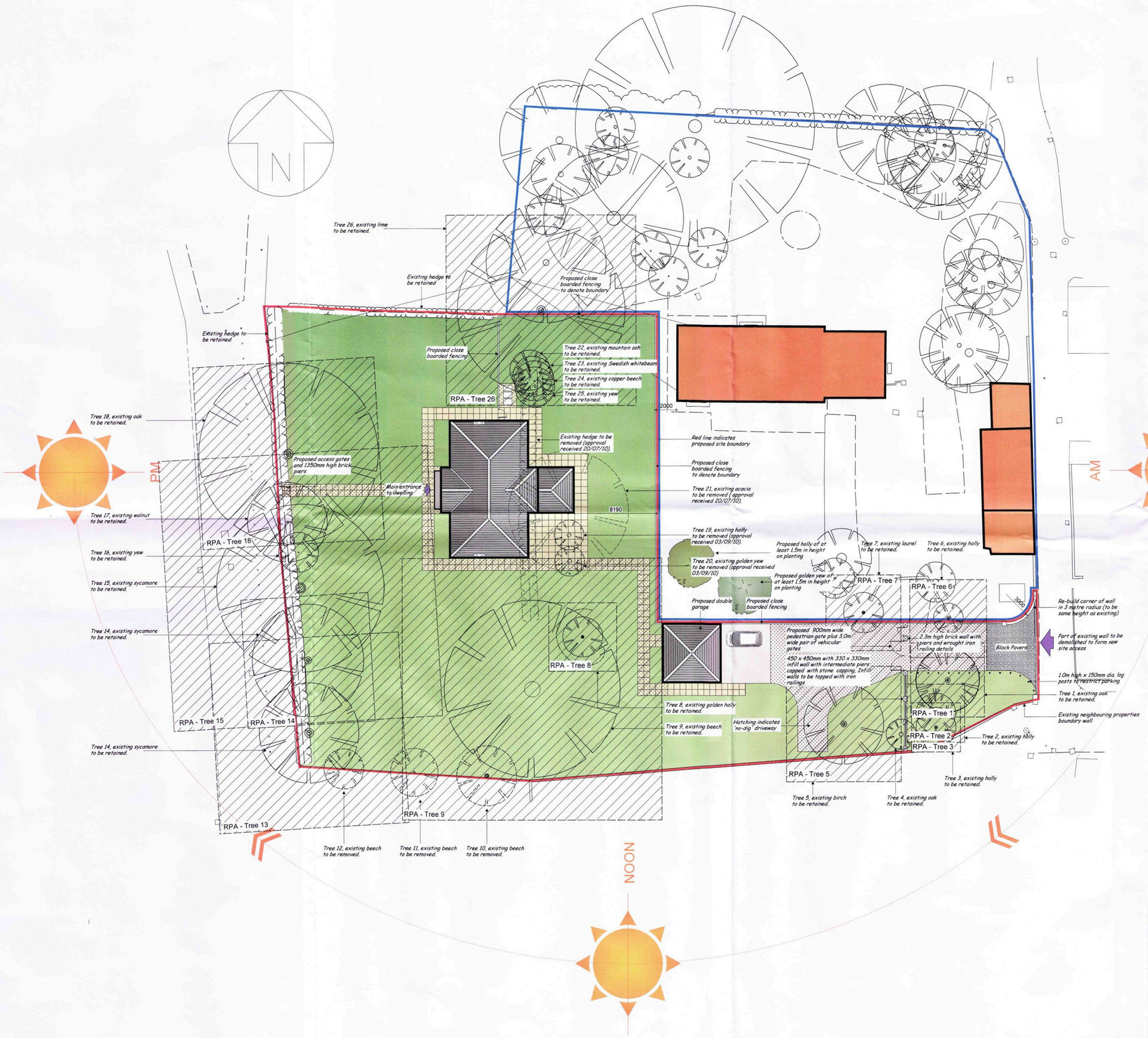
Drawing No. SL1878/1

Original Size A1

SHDC
Planning & Development
11 JAN 2011
Ref: 80/4-11

SURVEYLINE
GEOMATICS UK Limited
LAND & BUILDING SURVEYORS
1 Lyndon Business Park
Farrier Road
Lincoln
LN6 3RU
Tel 01522 509400
Fax 01522 509401
E Mail. mail@surveyline-uk.com
Web www.surveyline-uk.com

Any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work. For critical dimensions, use figured dimensions only - do not scale. All dimensions and levels to be verified on site prior to work commencing.



KEY TO SHADING AND SYMBOLS

- indicates proposed structures having a slate roof covering.
- indicates existing trees to be removed
- indicates existing trees to be retained
- indicates proposed Root Protection Areas (RPA 's) as referred to in Tree Survey prepared by Messrs Arthur Arbon Tree Services Ltd. (RPA - Tree 2)
- indicates existing hedge to be retained.
- indicates areas where Terram Erocell 25/10 Geocells are to be installed to the private paths.
- indicates areas where Terram Erocell 25/15 Geocells are to be installed to areas of the private drive that fall within R.P.A.'s
- Bin Storage Area for 3 no. wheelie bins. Household Waste, Garden Waste and Recycling

0 2 4 6 8 10 12 14 16 18 20m

Scale bar 1:200.

revisions

Revision 'A', 08.09.10 - Building footprint and garage amended in accordance with position of Root Protection Areas.

Revision 'B', 06.12.10 - 2no.replacement trees added to compensate for those removed.

SHDC Planning & Development 11 JAN 2011 Ref: 0614-11

Lincoln Diocesan Board	client		
Proposed Vicarage	project		
Church Street, Holbeach	site location		
Proposed Site Layout	drawing		
June 2010	date	1:200 @ A1	scale
10 / 008 / L / 10	number	B	revision
drawn by - S.B.C.		© copyright reserved	

sra architects

Stephen Roberts Associates, First Floor, Brunel House, Deepdale Enterprise Park, Nettleham, Lincoln LN2 2LL
tel: 01522 596939 - fax: 01522 596929 - e-mail: design@sra-architects.co.uk

Tree No	Species	RPA (sq m)	Dimensions of square (m)	Distance from centre of tree (m)	Tree No	Species	RPA (sq m)	Dimensions of square (m)	Distance from centre of tree (m)
1	Oak	55.4	7.4	3.7	13	Sycamore	366.0	19.0	9.5
	If 20% offset used the minimum distance from the tree on its north side is 3.0m.				14	Sycamore	163.0	12.8	6.5
2	Holly	34.0	5.8	3.0	15	Sycamore	Capped 707	27.0	13.5
3	Holly	23.0	4.9	2.5	16	Yew	Protected by RPAs of trees to south and north		
4	Oak	Not large enough for assessment			17	Walnut	Protected by RPAs of trees to south and north		
5	Birch	127.0	11.5	5.5	18	Oak	335.0	18.3	9.0
6	Holly	59.0	7.7	4.0	19	Holly	Erect protective fencing as a square 2m clear of tree		
7	Laurel	55.0	7.5	4.0	20	Golden yew	20.0	4.4	2.0
8	Golden holly	46.0	6.8	3.5	21	Acacia	113.0	10.6	5.0
9, 9a 9b	Beech	Capped 707.0	27.0	13.5	22 23	Mountain ash Swedish whitebeam	Protect as a group with fencing being 2m clear of all trees.		
10	Beech	43.5	6.6	3.5	24 25	Copper beech Yew			
11	Beech	30.6	5.5	3.0					
12	Beech	20.0	4.5	2.0	26	Lime	358.0	19.0	9.5

Area to east, west and north of Vicarage		
3 medium oak 1 very large oak	3 medium sycamore 1 large sycamore	1 small horse chestnut 1 v. large h. chestnut
4 small holly 3 medium holly 1 large holly	1 medium copper beech	1 small wild cherry
1 small yew	1 large elder	Numerous stems of hazel
Around old coach house		
5 large hazel	3 large holly	



PROPOSED SITE LAYOUT 1:200

0 2 4 6 8 10 12 14 16 18 20m

Scale bar 1:200.



SITE LOCATION PLAN 1:1250

0 10 20 30 40 50 60 70 80 90 100m

Scale bar 1:1250.

Any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work. For critical dimensions, use figured dimensions only - do not scale. All dimensions and levels to be verified on site prior to work commencing.

Plan shows Root Protection Areas – for possible 20% offsets for Tree 1, oak and Tree 26, lime, see details in the schedule.

Information for distances of the protective fencing from the trees and crown spreads are shown in the schedule.

On-site tree protection fencing requirements:

Fence off Root Protection Areas (RPAs) as specified in British Standard 5837:2005 "Trees in relation to construction - Recommendations", using a scaffold-braced 2.3m high fence, Heras type, as shown in Figure 2 of the BS.

Ensure fenced-off exclusion zone is fully maintained at all times with no items relating to construction being be placed within the area, eg plant and machinery, materials, site huts etc.

Once erected protective fencing is not to be removed or relocated until construction works are completed. Erect an all-weather sign stating *Construction exclusion zone – Do not move. Keep out.*

Assessment of significant trees for proposed development site, including constraints information and Root Protection Area requirements

British Standard 5837:2005 Trees in relation to construction - Recommendations

Trees in Conservation Area

The Vicarage, Church Street, Holbeach, Lincolnshire

Arthur Arbon Tree Advisory Services Ltd,
2 Coniston Drive, North Hykeham, Lincoln, LN6 8EW.
Telephone & Fax 01522 680763

Arthur Arbon, NDF, ND Arbor, Cert LD, MICFor, F Arb A

9 June 2010

Positions of Trees 9a, 9b, 19 and 20 not surveyed

revisions

SHDC Planning & Development 11 JAN 2011 Ref: 0614-11

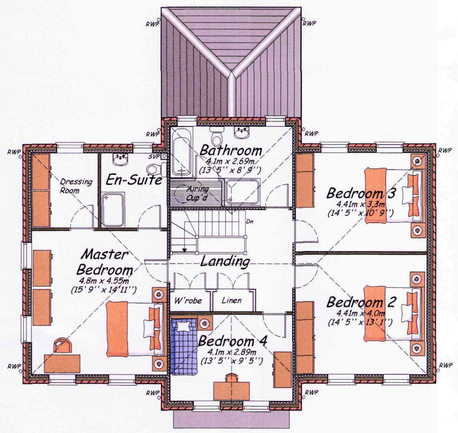
Lincoln Diocesan Board	client
Proposed Vicarage	project
Church Street, Holbeach	site location
Proposed Site Layout and Site Location Plan	drawing
March 2010	date
1:200 & 1:1250 @ A1	scale
10 / 008 / L / 02	number
	revision
drawn by - S.B.C.	© copyright reserved

PRELIMINARY

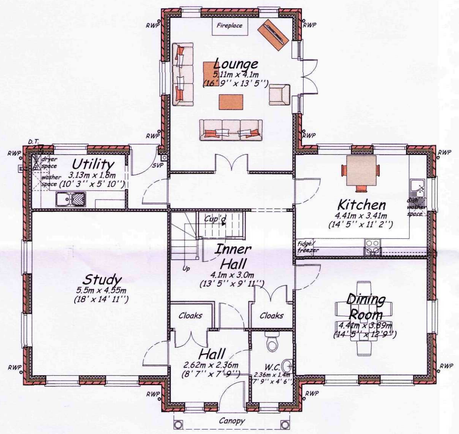
sra architects

Stephen Roberts Associates, First Floor, Brunel House, Deepdale Enterprise Park, Nettleham, Lincoln LN2 2LL
tel: 01522 596939 - fax: 01522 596929 - e-mail: design@sra-architects.co.uk

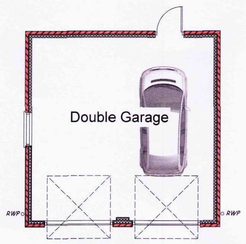
Any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work. For critical dimensions, use figured dimensions only - do not scale. All dimensions and levels to be verified on site prior to work commencing.



First Floor Layout (Scale 1:100)



Ground Floor Layout (Scale 1:100)
Gross internal floor area for dwelling - 226 sq. m
- 2,435 sq. ft.



Ground Floor Layout (Scale 1:100)



Front Elevation (Scale 1:100)

Side Elevation (Scale 1:100)



Rear Elevation (Scale 1:100)

Side Elevation (Scale 1:100)



Front Elevation (Scale 1:100)

Side Elevation (Scale 1:100)

Rear Elevation (Scale 1:100)

Side Elevation (Scale 1:100)

0 1 2 3 4 5 6 7 8 9 10m
Scale bar 1:100.

revisions

Lincoln Diocesan Board	client	
Proposed Vicarage	project	
Church Street, Holbeach	site location	
Floor Plan Layouts & Elevations	drawing	
September 2010	date	1:100 @ A1 scale
10 / 008 / L / 11	number	revision
drawn by - S.B.C.		© copyright reserved

SHDC
Planning & Development
11 JAN 2011
Ref: 0014-11

sra architects

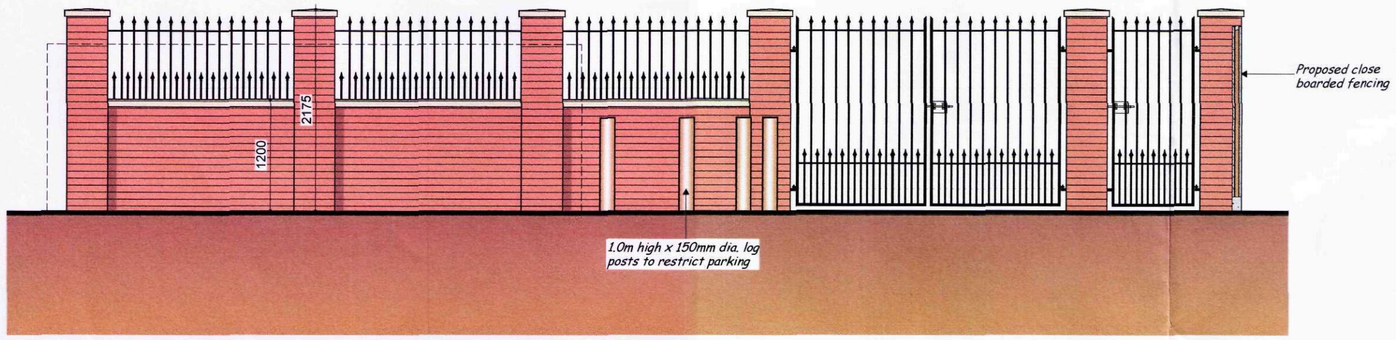
Stephen Roberts Associates, First Floor, Brunel House, Deepdale Enterprise Park, Nettleham, Lincoln LN2 2LL
tel: 01522 596939 - fax: 01522 596929 - e-mail: design@sra-architects.co.uk



Site Plan Layout (Scale 1:100)

0 1 2 3 4 5 6 7 8 9 10m

Scale bar 1:100.

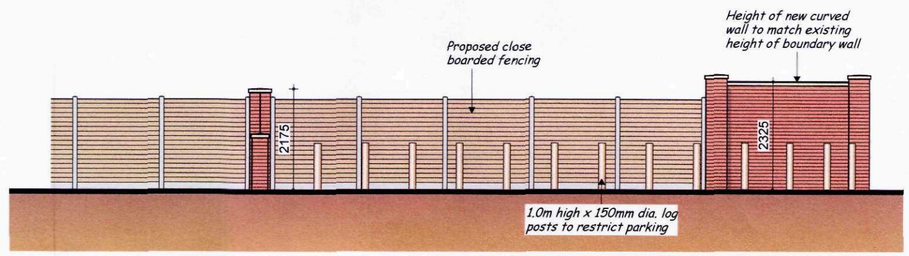


Front Elevation (Scale 1:50)

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5m

Scale bar 1:50.

Any discrepancies or proposed alterations to be notified to the architects and further instructions obtained commencement of work. For critical dimensions, use figured dimensions only - do not scale. All dimensions and verified on site prior to work commencing.



Side Elevation (Scale 1:100)

0 1 2 3 4 5 6 7 8 9 10m

Scale bar 1:100.

revisions

SHDC
Planning & Development
11 JAN 2011
Ref: 0014-11

Lincoln Diocesan Board

Proposed Vicarage

Church Street, Holbeach

External Works Details

September 2010	date	1:100 & 1:50 @ A2
10 / 008 / L / 12	number	
drawn by - S.B.C.		© copyrigh

sr

Stephen Roberts Associates, First Floor, Brunel
Deepdale Enterprise Park, Nettleham, Lincoln
tel: 01522 596939 - fax: 01522 596929 - e-mail: design@sra-arch