Schedule of Units - Phase 1B

Ref	Type	Beds	Persons	Storeys	GIA m² *	GIA ft² *	Car / Garage Parking	Nr
A732	s/d / terr	2	4	2	66.9	720	2	32
HOLLAND	fog	2	3	2	72.0	774	2	1
A902	s/d	3	5	2	72.1	776	2	12
EDEN	s/d	2	4	2	59.5	640	2	8
WELLAND	s/d	2	4	2	66.1	712	2	16
AVON	s/d	3	5	2	84.7	912	2	32
CORONATION	s/d	3	5	2	85.1	916	2	8
LOCK	det	3	5	2	100.2	1079	2	15
MERE	det	3	5	2	100.4	1080	2	2
TAMAR	det	4	6	2	99.0	1065	3	7
RIBBLE	det	4	7	2	119.2	1283	3	11
HARREN	det	4	7	2	129.7	1396	4	5
BALMORAL	det	4	7	2	135.6	1460	3	1
MEDWAY	det	4	7	2	147.4	1587	4	3
TAY	det	4	8	2	162.6	1750	4	4
BAIN	det	5	7	2	121.7	1310	4	3
BARROWBY	det	5	9	2	210.5	2266	4	1
FRESHNEY	det	5	8	2	212.1	2283	4	1
TOTAL								163

Landscaping (Indicative only - see to specialist drawings)

- Public Green Space
- Private Green Space
- Approx location of new trees (indicative)
- Existing trees to remain
- Existing trees to be removed

Type 6
Type 3
Type 6
Link Road Type 1
Link Road Type 1
PUBLIC OPEN SPACE 0.43 ha
EXISTING DITCH
ATTENUATION
IDB DRAIN
visibility splay (2.4 m x 43 m)
visibility splay (2.4 m x 43 m)
Diverted portion of IDB drain, to match depth, width between banks and banking gradient of existing drain
Original ditch closed off to flow, partially or fully filled to adjacent levels
Existing mature tree retained
Nom public access path demarcated by mowed grass
Nom 6m grass reinforced service strip to IDB drain subject to IDB approval
Diverted portion of IDB drain, to match depth, width between banks and banking gradient of existing drain
Diverted 9m easement to IDB drain to allow maintenance access
Precast headway forming outfall to diverted portion of internal drainage board drain
Attenuation to contain critical 100 yr storm event + climate change. Restrictive discharge of 1.4 l/s/Ha (5.5 ha @ 1.4 l/s = 7.7 l/s)
Original ditch closed off to flow, partially or fully filled to adjacent levels
16.8 dw/ha
~4 dwellings
Fenway
Barrington
Drain
Drain
Garage
2.7m

N

0 40m

Scale 1:500

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY

Revisions

CF
Architects Engineers Quantity Surveyors

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Holbeach Meadows
Hall Gate / Fen Road
Holbeach — PROJECT
Phase 1B
Southern Part — DRAWING
5244 — PROJECT REF.
52-02 — DRAWING NO.
REVISION
28/09/2016 — DATE
1:500 @ A1 — SCALE
pb — DRAWN BY
CHECKED BY