Type 6
Type 3
Type 6
Link Road Type 1
Link Road Type 1
IDB DRAIN
EXISTING DITCH
ATTENUATION
PUBLIC OPEN SPACE
0.13 ha
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
1-061 Mere
1-062 Lock (V)
1-065 Welland
1-066 Welland
1-067 Welland
1-068 Welland
1-069 Welland
1-070 Welland
1-071 Lock
1-072 Lock (E)
1-073 Avon (EB)
1-074 Avon (EB)
1-075 Avon (EB)
1-076 Avon (EB)
1-093 Ribble
1-094 Tamar
1-095 Lock
1-096 Lock
1-097 Tamar
1-098 Lock
1-099 Ribble
1-100 Lock
1-101 Lock (E)
1-102 Welland
1-103 Welland
1-104 Welland
1-105 Welland
1-106 Lock
1-107 A732
1-108 A732
1-109 A732
1-110 A732
1-125 Ribble
1-126 Freshney
1-127 Ribble
1-128 Medway
1-129 Balmoral
1-130 Medway
1-131 Harren
1-132 Tay
1-133 Harren
1-134 Bain
1-135 Bain
1-136 Lock
1-137 Lock
1-138 Harren
1-139 Ribble
1-140 Ribble
1-141 Tay
1-142 Tay
1-143 Harren
1-144 Tamar
1-145 Tamar
1-146 Avon
1-147 Avon
1-148 Avon
1-149 Avon
1-150 Avon (EB)
1-151 Avon (EB)
1-152 Avon (EB)
1-153 Avon (EB)
16.8 dw/ha
~4 dwellings
2.7m
Barrington
Drain
Drain
Garage
N
0
40m
Scale 1:500

Surfacing (subject to specialist design)

	Tarmadacam
	Tegular Paving
	Permeable Tarmacadam
	Concrete paviors 100 x 200 herringbone pattern
	Concrete Paving Slabs 450 x 450
	Mown Footpath

Boundaries

	1800 mm high close boarded timber fencing (vertical pattern) natural stain
	1500 mm high close boarded timber fencing (horizontal pattern) natural stain
	900 mm high black metal railings (1200 mm high "hoop top" around LEAPs and LAPs)
	600 mm high black metal "estate style" post and rail fence
	hedging (with 1500 mm high close boarded fence behind)
	variable height clay brick wall with tile capping (with black metal railings in panel)
LG	Lockable gate to communal path (with key held by users only)

Materials

	Brick Red/Orange Multi Stock
	Brick Red/Brown Multi Stock
	Brick Buff Multi Stock
	Brick Blue/Black Stock
	Weatherboarding - Eternit Fibre Cement (or similar approved)
	Pantile Red
	Pantile Black
	Slate (Effect)
	Plain Red Tile

GENERAL

Windows	Upvc double glazed with thermal break colour cream
Patio Doors	Upvc double glazed with thermal break colour cream
Doors	Metal core upvc face variable colour
Garage doors	Painted metal colour to match entrance doors
Window Cills	Brick either matching or contrasting, some reconstituted stone natural colour (see key)
Brick detailing	Matching or contrasting
Fascias & soffits	Off white upvc square edge profile
Rainwater goods	Polypipe half round colour black
Door surround	GRP / Timber off-white stain
Chimney	GRP matching brick slip faced

Type Variations (read with house type drawings)

(V)	Victorian
(G)	Georgian
(E)	Edwardian (without bay)
(EB)	Edwardian (with bay)
W	Secondary principal window to house types A732, A902, Huntingdon & Welland (otherwise blank gables)

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY

Revisions

CF
Architects Engineers Quantity Surveyors

PLANNING

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Ashwood Homes Ltd
CLIENT

Holbeach Meadows
Hall Gate / Fen Road
Holbeach
PROJECT

Phase 1B (Southern)
Materials Plan
DRAWING

5244
PROJECT REF.

55-02
DRAWING NO. | REVISION

10/01/2017 | 1:500 @ A1
DATE | SCALE

pb
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