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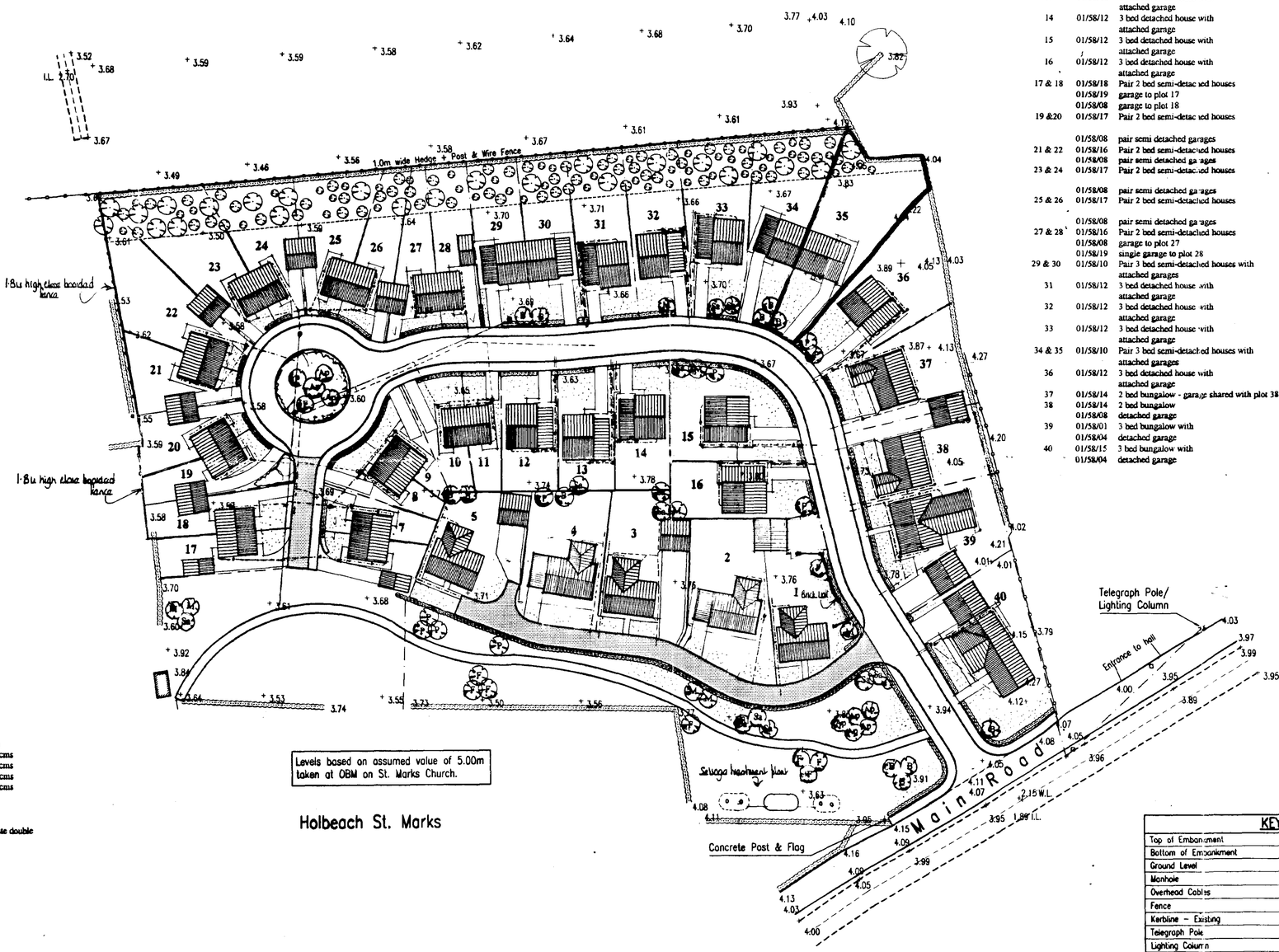
General specification

Brick type to all soldier courses to be Hanson Charnwood Natural
Window cills to be brick on edge
Roof tiles to front porches to be Redland plain tiles
Windows to be white UPVC
Fascia and soffits to be white UPVC
Rainwater goods to be white UPVC

Boundaries between and to rear of properties to be 1.8m high close boarded
Boundaries between properties at front to be post and knee rail
Boundaries to back edge of footpath to be hawthorn hedge

Road to be constructed with tarmacadam finish
Private drive to be constructed in brick paviors - brindle
Individual drives to be constructed in brick paviors - buff



Plot no.	Drawing No.	Description	Brick manufacturer and type	Tile manufacturer, type and colour	Comments
1	01/58/06	4 bed detached house with	Hoskins Maldon Antique	Redland Stonewold - slate grey	
	01/58/04	detached double garage	" " "	Redland Grovebury - terracotta	Henderson Regent doors
2	01/58/05	4 bed detached house with single attached garage	Hoskins Maldon Antique	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent door
3	01/58/06	4 bed detached house with	Hoskins Maldon Antique	Redland Stonewold - slate grey	
	01/58/04	detached double garage	" " "	Redland Grovebury - terracotta	Henderson Regent doors
4	01/58/05	4 bed detached house with single attached garage	Hoskins Maldon Antique	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent door
5	01/58/06	4 bed detached house with	Hoskins Maldon Antique	Redland Stonewold - slate grey	
	01/58/04	detached double garage	" " "	Redland Grovebury - terracotta	Henderson Regent doors
6 & 7	01/58/16	Pair 2 bed semi-detached houses	Hanson Thornbury Red Multi	Redland Stonewold - slate grey	
	01/58/19	single garage to plot 6		Redland Grovebury - terracotta	Henderson Regent doors
8 & 9	01/58/17	Pair 2 bed semi-detached houses	Cream painted render over Hanson Thornbury Red Multi	Redland Stonewold - slate grey	
10 & 11	01/58/18	Pair 2 bed semi-detached houses	Hanson Disempel Mozart	Redland Stonewold - slate grey	
12	01/58/12	3 bed detached house with attached garage	Hoskins Disempel Mozart	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent door
13	01/58/12	3 bed detached house with attached garage	Hanson Disempel Mozart	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent door
14	01/58/12	3 bed detached house with attached garage	Hanson Disempel Mozart	Redland Stonewold - slate grey Redland Grovebury - terracotta	opp hand to drawing Henderson Regent door
15	01/58/12	3 bed detached house with attached garage	Hanson Disempel Heritage Blend	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent door
16	01/58/12	3 bed detached house with attached garage	Hanson Disempel Heritage Blend	Redland Stonewold - slate grey Redland Grovebury - terracotta	opp hand to drawing Henderson Regent door
17 & 18	01/58/18	Pair 2 bed semi-detached houses	Hanson Disempel Heritage Blend	Redland Stonewold - slate grey	
	01/58/19	garage to plot 17		Redland Grovebury - terracotta	Henderson Regent door
	01/58/08	garage to plot 18		Redland Grovebury - terracotta	Henderson Regent door
19 &20	01/58/17	Pair 2 bed semi-detached houses	Cream painted render over Hanson Disempel Heritage Blend	Redland Stonewold - slate grey	
	01/58/08	pair semi detached garages	Hanson Disempel Heritage Blend	Redland Grovebury - terracotta	Henderson Regent door
21 & 22	01/58/16	Pair 2 bed semi-detached houses	Hanson Thornbury Red Multi	Redland Stonewold - slate grey	
	01/58/08	pair semi detached garages	Hanson Thornbury Red Multi	Redland Grovebury - terracotta	Henderson Regent doors
23 & 24	01/58/17	Pair 2 bed semi-detached houses	Cream painted render over Hanson Thornbury Red Multi	Redland Stonewold - slate grey	
	01/58/08	pair semi detached garages	Hanson Thornbury Red Multi	Redland Grovebury - terracotta	Henderson Regent door
25 & 26	01/58/17	Pair 2 bed semi-detached houses	Cream painted render over Hoskins Disempel Mozart	Redland Stonewold - slate grey	
	01/58/08	pair semi detached garages	Hoskins Disempel Mozart	Redland Grovebury - terracotta	Henderson Regent door
27 & 28	01/58/16	Pair 2 bed semi-detached houses	Hanson Thornbury Red Multi	Redland Stonewold - slate grey	
	01/58/08	garage to plot 27	Hanson Thornbury Red Multi	Redland Grovebury - terracotta	Henderson Regent doors
	01/58/19	single garage to plot 28	Hanson Thornbury Red Multi	Redland Grovebury - terracotta	Henderson Regent doors
29 & 30	01/58/10	Pair 3 bed semi-detached houses with attached garages	Hanson Thornbury Red Multi	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent doors
31	01/58/12	3 bed detached house with attached garage	Hanson Disempel Heritage Blend	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent door
32	01/58/12	3 bed detached house with attached garage	Hanson Disempel Heritage Blend	Redland Stonewold - slate grey Redland Grovebury - terracotta	opp hand to drawing Henderson Regent door
33	01/58/12	3 bed detached house with attached garage	Hanson Disempel Heritage Blend	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent door
34 & 35	01/58/10	Pair 3 bed semi-detached houses with attached garages	Hanson Thornbury Red Multi	Redland Stonewold - slate grey Redland Grovebury - terracotta	Henderson Regent doors
36	01/58/12	3 bed detached house with attached garage	Hanson Disempel Heritage Blend	Redland Stonewold - slate grey Redland Grovebury - terracotta	opp hand to drawing Henderson Regent door
37	01/58/14	2 bed bungalow - garage shared with plot 38	Terca Olde Cheshire Red Multi	Redland Grovebury - terracotta	opp hand to drawing
38	01/58/14	2 bed bungalow	Terca Olde Cheshire Red Multi	Redland Grovebury - terracotta	
	01/58/08	detached garage	Terca Olde Cheshire Red Multi	Redland Grovebury - terracotta	Henderson Regent doors
39	01/58/01	3 bed bungalow with	Terca Olde Cheshire Red Multi	Redland Grovebury - terracotta	
	01/58/04	detached garage	Terca Olde Cheshire Red Multi	Redland Grovebury - terracotta	Henderson Regent doors
40	01/58/15	3 bed bungalow with	Terca Olde Cheshire Red Multi	Redland Grovebury - terracotta	
	01/58/04	detached garage	Terca Olde Cheshire Red Multi	Redland Grovebury - terracotta	opp hand to drawing

PROPOSED HEDGE MIX

Latin name	Common name	% mix	Specification
Acer campestre	Field Maple	5	1 + 1 40 - 60cms
Crataegus monogyna	Hawthorn	80	1 + 1 40 - 60cms
Prunus spinosa	Blackthorn	10	1 + 1 40 - 60cms
Rhamnus cathartica	Buckthorn	5	1 + 1 40 - 60cms

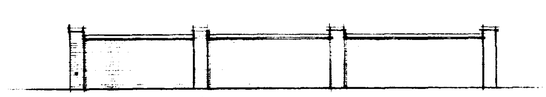
All planted as random mix
Plant as double staggered row at 450mm centres with 600mm between rows
Trench for planting to be 300mm deep and minimum 500mm wide to accommodate double row planting
Plants to be to specification above - 2 year old transplant 40 - 60cms

TREE PLANTING SCHEME

Latin name	Common name	Specification
Acer campestre (Ac)	Field Maple	1 + 2 90 - 120cms
Acer pseudoplatinus (Ap)	Sycamore	2.5 - 3.0m height
Betula pendula (B)	Silver Birch	2.0 - 2.5m
Fraxinus excelsior (F)	Ash	8 - 10cm girth
Malus sylvestris (M)	Crab apple	1 + 2 90 - 120cms
Prunus avium (P)	Wild cherry	1 + 2 90 - 120cms
Prunus 'Amanogawa' (Pa)	Ornamental Cherry	1 + 2 90 - 120cms
Sorbus aucuparia (Sa)	Rowan	2.0 - 2.5m height
Sorbus torminalis (St)	Wild Service tree	1 + 1 90 - 120cms

Trees to be planted at 3.0m cts
All planting to be in accordance with BS4428 : 1989 amendment No. 1 (1991)
All trees to be planted with minimum 600mm plastic mulch mat and to be staked, tied and tubed (1.2m)
1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

The 10 metre wide landscaping to the north of the site is to consist of a hedge on the boundary line to the above specification with an even mixture of the above trees planted as specified. The trees are to be graded by mature height, the tallest being towards the northern boundary with the shortest being closer to the dwellings.



Elevation of Wall to Boundary Between Plot 1

KEY	
Top of Embankment	
Bottom of Embankment	
Ground Level	+3.78
Manhole	□
Overhead Cables	
Fence	
Kerbline - Existing	
Telegraph Pole	
Lighting Column	
Hedge - Existing	
Tree - Existing	
Kerbline - Proposed	
Extent of Private Road	
Hedge - Proposed	
Plot Boundary - Proposed	
Tree - Proposed	

DETERMINED PLAN

REV	DATE	REMARKS
H	14/01/03	House types to plots 2 + 4 amended. Brick wall added to common boundary to Plot 1
G	06/01	Fence to boundary between plots 1 & 2 deleted. Treatment to be agreed
F	17/5/02	Drawing revised to clients' comments.
E	16/5/02	Drawing revised to clients' comments.
D	9/5/02	Drawing revised to clients' comments.
C	18/2/02	Drawing revised to comments dated 18/2/02.
B	15/2/02	Drawing revised to comments dated 14/2/02.
A	13/2/02	Drawing revised to comments made at meeting dated 11/2/02.

STATUS: FOR INFORMATION

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PROJECT
Proposed Residential Development, at Main Road, Holbeach St. Marks, Lincolnshire, For Nestwood Homes

TITLE
Proposed Site Plan

Planning Development
22 APR 2003
0490/03

DATE	Feb 2002	SCALE	1:500
DRAWN	PJS	CHECKED	
DESIGN		FILENAME	14202-01

DRG No. 14202/01 REV H

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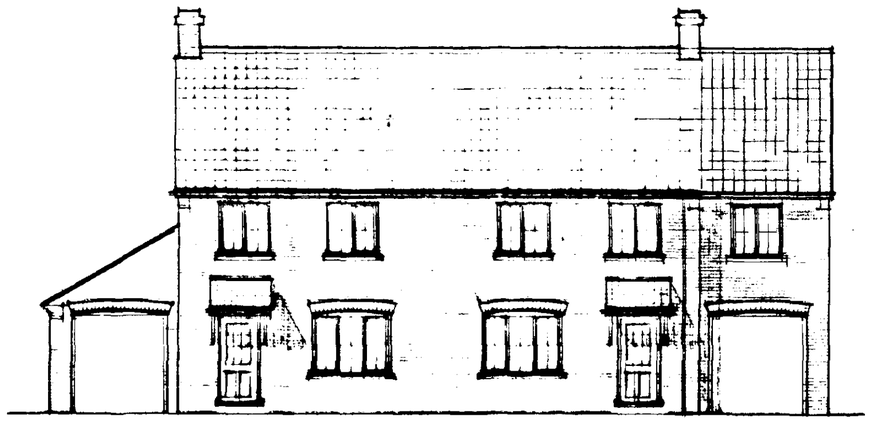
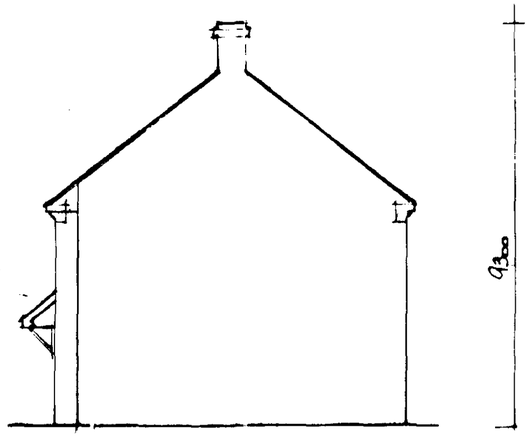


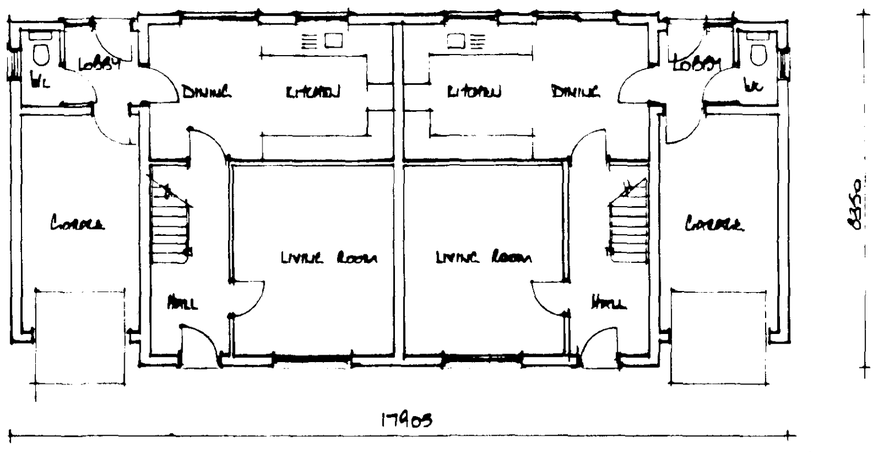
front



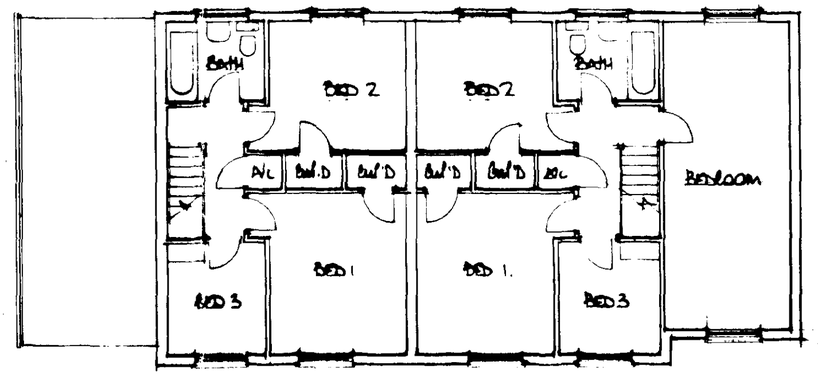
side OTHER SIDE SIMILAR ALSO OPP. HAND



rear



ground floor



first floor

SHDC
Planning Development
22 APR 2003
Re 0490103

DETERMINED PLAN

the fenland

L Jan 05 - Plan Superseded by 1:50 detailed drawing

B	[illegible]	[illegible]
A	[illegible]	[illegible]
	Date	Revisions

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Client
NETWOOD HOME DEVELOPMENTS LTD

Job Title
RESIDENTIAL DEVELOPMENT
OFF ST MARKS ROAD
HOLBEACH ST MARKS
SPALDING
LINCS

Drawing Title
PLANS . ELEVATIONS OF PAIR SEMI DETACHED 3 BED HOUSE WITH GARAGE ON PLOTS 34 . 35.

Scale 1:100

Date FEB '02 | Drawn by AL

Drg. No. 01/58/10/1 | Rev