All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

LEGEND: DO NOT SCALE

- 26 no. 2 storey houses (2 bed)
- 14 no. chalet bungalows (2 bed)
- 3 no. chalet bungalows (3 bed)
- 2 no. flats (2 bed)
- 6 no. 3 storey houses (3 bed) ['Gateway' buildings to each side of new estate road]
- 4 no. flats (3 no. 1 bed & 1 no. 2 bed)
- Public open space
- RCP Refuse collection point

N

0 5 10 15

Plot 22, Plot 21, Plot 20, Plot 19, Plot 18, Plot 17, Plot 16, Plot 15, Plot 14, Plot 13, Plot 12, Plot 11, Plot 10, Plot 9, Plot 8, Plot 6 & 7, Plot 5, Plot 4, Plot 3, Plot 2, Plot 1, Plot 23, Plot 24, Plot 25, Plot 26, Plot 27, Plot 28, Plot 29, Plot 30, Plot 31, Plot 32, Plot 33, Plot 34, Plot 35, Plot 36, Plot 37, Plot 38, Plot 39, Plot 40, Plot 41, Plot 42, Plot 43, Plot 44, Plot 45, Plot 46, Plot 47, Plot 48, Plot 49, Plot 50, Plot 51

P22, VP, P21, P20, VP, P19, VP, P18, VP, P17, P16, VP, P15, P14, VP, P13, P12, VP, P11, VP, P10, P9, P8, P7, P6, P5, P4, P3, P2, P1, P23, VP, P24, P25, P27, P28, P26, P29, P30, P31, P32, P33, P34, P34, P33, P35, P36, P37, P37, P38, P38, P39, P39, P40, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55

Line of Station Pub site

RCP for 23-25

RCP for 33-38

RCP for 41-44

RCP for 47-51

RCP for 52-55

Cycle & Refuse Store for 52-55

Flats 52, 53, 54 & 5

Toddler Play Area

Public Open Space (1550m2 = 13,6% of site area)

Public Open Space (130m2 = 1,1% of site area)

4.1m wide roadway

4.1m wide roadway (for first 10m) 3.7m wide thereafter

5m wide adoptable road

1.8m wide adoptable pavement

2.4m Grasscrete margin for turning & casual visitor parking

43m visibility splay

41m visibility splay

2.4m

6.1m approx.

5.4m approx.

1.1m approx.

Platform edge removed

Platform edge retained

Platform edge removed

SUB STATION

STATION ROAD

FEN ROAD

Route of proposed s.w. drain

Existing s.w. drain

Revision:	Date:	Description:	Drw:	Chk:
P4	01.08.14	Planning Issue -	AMW	AMW
P3	26.07.13	Planning Issue -	AMW	AMW
P2	08.07.13	Planning Issue -	AMW	AMW
P1	17.05.13	Planning Issue -	AMW	AMW

ANDREW M WRIGHT CHARTERED ARCHITECT

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Project:
Former Garage & Public House Site
Station Road
Holbeach
Lincs

Drawing Title:
Proposed Site Plan

Client:
Haycroft Homes Ltd

Drawn:	Checked:	Date:	Scale:	Paper Size:
AMW	AMW	01.03.13	1:250	A1

Job No.:	Dwg No.:	Stage:	Revision:
111202	PD02	Planning	P4