MILLENIUM LINE

The footpath is approximately on the Meridian line.

To mark the millenium a line of trees is to be planted in conjunction with Greenwich University.

Details are not finalised but specis will be native to the area. NON GENETICALLY

FOOTPATH (UM)

All trees 8' and staked.

Existing eastablished trees

several varieties including, Birch, Prunus, Beech and Holly.

1000 WIDE CONC PATH (EAST & NORTH SIDES ONLY)

4000 WIDE PLANT ROOM APRON & CONDENSER BACK

CAR PARK (HARDCORE AND ROAD PLANINGS)

NEW 2000 ACOUSTIC FENCE

EXISTING FENCE

RETURN TRAYS AND BINS

RAMP UP

H.G.V's OUT

H.G.V's IN

LOADING DOCK

CONCRETE ROAD AND LOADING DOCK

HGV TURNING AREA

PLANTED AREA

WASTE TRAILER

Existing bund reshaped and grassed over

Planted with cotoneaster et al.

Cotoneaster ground cover shrubs, pot grown, planted at 1 metre centres.

All trees 8' and staked.

Grass mixture for reclaimed land.
Provides low maintenance ground cover and also helps to build soil fertility and structure.

12%	chewings fescue simone
5%	slender red fescue suzette
5%	hard fescue triana
8%	white clover nanouk
5%	browntop bent highland
65%	creeping red feacue sunset
100%	

SOUTH VIEW

HEIGHT & WIDTH RESTRICTION 3M0 HGV'

SEE SRC DRAWING 30098/1 FOR LEVELS AND DRAINAGE

STAFF CARS

BOLLARDS

BROWING ROOMS

EXISTING COVERED CHANNEL DRAIN

PACKAGING STORE

CABIN

WASTE BINS

PACKHOUSE

COLD STORE

WATER TANK

VISITORS CARS

OFFICES

PACKHOUSE

COLD STORES

OAK HOUSE

EMPTY BINS

HOLBEACH BANK (DRAINAGE BOARD)

EXISTING CONCRETE

CONCRETE

HARDCORE AND ROAD PLANINGS 3500

NEW HAWTHORN HEDGE

Hawthorn hedging will be 16" high approx, planted in double row at 18" spacings.
Hawthorn hedge protected by shelter tubes or galvanised rabbit netting.
Approx 1 mtre wide x 1 metre high.

HUMP TO RESTRICT SPEED & CONTAIN SURFACE WATER

LOCATION PLAN 1-2500

SITE PLAN 1-200

BUILDING FOR SEMI-PREPARED FOOD PRODUCTION
AT HOLBEACH BANK
For JACK BUCK GROWERS

SOUTH HOLLAND DC
HOUSING & PLANNING
12 MAR 1999
Ref:

E Additional Landscape Detail added 9.3.99 JAC
D Landscaping Detail Added 10.11.98 JAC
C Drainage Remained (Detailed on SRC 30098/1) JAC 2.9.98
B Car park moved to its original position 3.11.98 JAC
A Building length reduced to original dimension. Northern building removed 22.10.98 JAC

DAVID O'CONNOR AND ASSOCIATES
ALLIUM & BRASSICA CENTRE, WASH ROAD, KIRTON, BOSTON LINCS. PE20 1QQ. 01205 723414

1-200 18.9.98 JAC. 277-21

MILLENIUM LINE

The footpath is approximately on the Meridian line.

To mark the millenium a line of trees is to be planted in conjunction with Greenwich University.

Details are not finalised but specis will be native to the area. MIX GENERALLY

FOOTPATH (PM)

Existing established trees several varieties including, Birch, Prunus, Beech and Holly.

1000 WIDE CONC PATH (LEADS NORTH SIDE ONLY)

1000 WIDE PLANT ROOM APRON & GOULDENGEE BACHE

CAR PARK (HARDCORE AND ROAD PLANINGS)

NEW 2000 ACOUSTIC FENCE

EXISTING FENCE

BUND MIN 3000 HIGH.

Existing bund re-shaped and grassed over Planted with cotoneaster et al.

RETURN TRAYS AND BINS

H.G.V's OUT

LOADING DOCK

RAMP UP

H.G.V IN

HGV TURNING AREA

WASTE TOILET

6000 x 2000 HIGH SCREEN WALL (PROFILE CLADDING BY STEELCRAFT)

CONCRETE ROAD AND LOADING DOCK

PLANTED AREA

SEE SRC DRAWING 30098/1 FOR LEVELS AND DRAINAGE

EXISTING CONCRETE

WATER TANK

CONCRETE

HARDCORE AND ROAD PLANINGS

3500

NEW HAWTHORN HEDGE

HUMP TO RESTRICT SPEED & CONTAIN SURFACE WATER

SOUTH VIEW

HIGHT & WIDTH RESTICTION NO HGV'S

STAFF CARS

BOLLARDS

BROWING ROOMS

EXISTING COVERED CHANNEL DRAIN

VISITORS CARS

OFFICES

PACKHOUSE

OAK HOUSE

WELL

SEPTIC TANK

HOLBEACH BANK (SCANTHORN BANK)

EX. STONE ASH

CABIN

WASTE BINS

PACKAGING STORE

PACKHOUSE

COLD STORE

COLDSTORES

EMPTY BINS

PROPOSED BUILDING

LOCATION PLAN 1-2500

SITE PLAN 1-200

BUILDING FOR SEMI-PREPARED FOOD PRODUCTION AT HOLBEACH BANK
For JACK BUCK GROWERS

SOUTH HOLLAND DC HOUSING & PLANNING 14 DEC 1998 Ref: H36/98

D LANDSCAPING DETAIL ADDED TO 1:2 PLAN
C DRAINAGE REVISED (DETAILED ON SRC 30098/1) DEC 2-98
B CAR PARK REVISED TO ITS ORIGINAL POSITION 8-11-98
A BUILDING LENGTH REDUCED TO ORIGINAL DIMENSION TEMPLATION BUILDING EXTENDED 28-10-98

DAVID O'CONNOR AND ASSOCIATES
ALLIUM & BRASSICA CENTRE, WASH ROAD, KIRTON, BOSTON
LINCS. PE20 1QQ. 01205 723414 1-200 18.9.98 JAC. 277-2D

MILLENIUM LINE

The footpath is approximately on the Meridian line.

To mark the millenium a line of trees is to be planted in conjunction with Greenwich University.

Details are not finalised but species will be native to the area. ASH GENERALLY

FOOTPATH (UM)

All trees 8' and staked.

Existing eastablished trees

several varieties including, Birch, Prunus, Beech and Holly.

1000 WIDE CONC PATH (EAST & NORTH SIDES ONLY)

2000 WIDE PLANT ROOM APRON & GOOSENECK BACK

CAR PARK (HARDCORE AND ROAD PLANINGS)

NEW 2000 ACOUSTIC FENCE

EXISTING FENCE

RETURN TRAYS AND BINS

RAMP & HANDRAIL

H.G.V's OUT

LOADING DOCK

RAMP UP

H.G.V's IN

RAMP & HANDRAIL

HGV TURNING AREA

Existing bund re-shaped and grassed over Planted with cotoneaster et al.

Cotoneaster ground cover shrubs, pot grown, planted at 1 metre centres.

WASTE TROLLEY

2000 x 2000 HIGH SCREEN WALL (POSTS & CLADDING BY SEBLEY&CO LTD)

YELLOW 300 WIDE DUCTS (1000 DEEP) FOR FUTURE SERVICE

CONCRETE ROAD AND LOADING DOCK

PLANTED AREA

Grass mixture for reclaimed land.
Provides low maintenance ground cover and also helps to build soil fertility and structure.

12% chewings fescue almone
5% clender red fescue aurette
5% hard fescue triana
8% white clover nanouk
5% browntop bent highland
65% creeping red fescue sunset

100%

SOUTH VIEW

HIGHT & WIDTH RESTICTION 3M0 HGV'

STAFF CARS

BOLLARDS

BROWING ROOMS

EXISTING COVERED CHANNEL DRAIN

VISITORS CARS

OFFICES

PACKHOUSE

OAK HOUSE

HOLBEACH BANK (SOUTHEND)

EXISTING CONCRETE

PACKAGING STORE

CABIN

WASTE BINS

PACKHOUSE

COLD STORE

COLDSTORES

EMPTY BINS

WATER TANK

SEE SRC DRAWING 30098/1 FOR LEVELS AND DRAINAGE

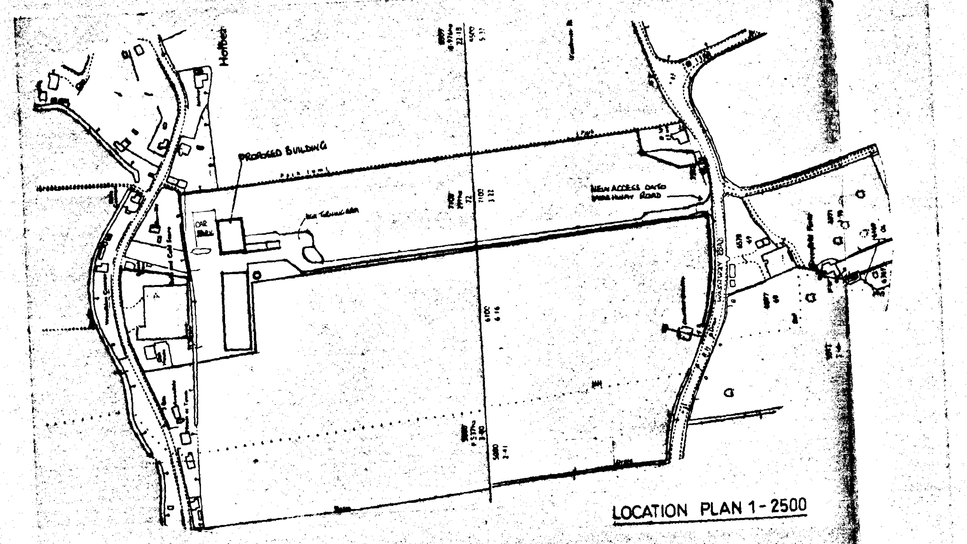
HARDCORE AND ROAD PLANINGS 350D

CONCRETE

NEW HAWTHORN HEDGE

HUMP TO RESTRICT SPEED & CONTAIN SURFACE WATER

Hawthorn hedging will be 16" high approx, planted in double row at 18" spacings.
Hawthorn hedge protected by shelter tubes or galvanised rabbit netting.
Approx 1 metre wide x 1 metre high.



SITE PLAN 1-200

BUILDING FOR SEMI-PREPARED FOOD PRODUCTION
AT HOLBEACH BANK
For JACK BUCK GROWERS

SOUTH HOLLAND DC
HOUSING & PLANNING
12 MAR 1999
Ref:

E Additional Landscape Detail added 9.3.99 SRC
D Landscaping Detail Added 10.12.98 SRC
C Retained Remained (Detailed on SRC 30098/1) SRC 2nd 8.98
B Car Park Moved to its Original Position 3.11.98 SRC
A Building Length Reduced to Original Dimension Yorkshire Building Reduced 22.10.98

DAVID O'CONNOR AND ASSOCIATES
ALLIUM & BRASSICA CENTRE, WASH ROAD, KIRTON, BOSTON
LINCS. PE20 1QQ. 01205 723414 1-200 18.9.98 JAC. 277-

MILLENIUM LANE

The footpath is approximately on the Meridian Line.

To mark the Millenium a line of trees is to be planted in conjunction with Greenwich University.

Details are not finalised but specis will be native to the area

e.g. ASH

Trees by wall retained

FOOTPATH

TEDDINGTON MANOR HOUSE

EXISTING BOUNDARY

EXISTING OUT BUILDING

EXISTING ENTRANCE

AREA OF ADDITIONAL LAND TO TEDDINGTON MANOR HOUSE 1046 M²

35000

17500

18000

Note. Ownership of this area to become that of Teddington Manor House and will be planted with trees, possibly an orchard.

NEW BOUNDARY

VERGE

1000

47500

Cotoneaster ground cover shrubs, pot grown. planted at 1 metre spacings.

1200 HIGH BUND

Bund to be planted with cotoneaster et al. with bark chippings

10000

KERB

KERBS LAYED FLAT TO FORM THRESHOLD

CROSSING 15000

TAPERED KERBS

6000 PARALLEL

PASSING PLACE

3500

3500

ROADWAY

ROADWAY

FH

W

SB

A

SW Silver Birch
RM Field Maple
A Alder

trees to be 8' and staked.

1 No.5m street light column C/W mushroom topped Lantern.

New Hawthorn hedge planted to boundary.

Hawthorn hedging will be aprox 16" high, planted in double row at 18" spacings.
Hawthorn hedge to be protected by shelter tubes or galvanised rabbit netting approx 1 metre wide x 1 metre high.

Cable to be laid in trench during road construction.

EXISTING HEDGE REDUCED IN HEIGHT AND MAINTAINED AT 900mm.HIGH

FOR A DISTANCE OF 93 M

WASHWAY ROAD

VERGE

NEW TREES

SELECT LIGHT COLLARE

NEW HAWTHORN HEDGE

EXISTING HEDGEROW REDUCED TO 900 HIGH

NEW CARRIAGE BOARD

2000 HIGH x 10.000 WIDE BUND.

NEW TREE PLANTING BY TEDDINGTON MANOR HOUSE CONSIST PEARS ORCHARD

EXISTING HEDGEROW

NEW BOUNDARY FENCE TO TEDDINGTON MANOR HOUSE

SECTION X-X

150 MOT. TYPE 1

50 ROAD PLANINGS

750 CLEANICAL FILL

ACCESS ROAD & CAR PARK CONSTRUCTION DETAILS.

125 x 250 PRECAST CONCRETE KERB (HALF BATTERED TO BS. 340 1974)

CONCRETE C10 (MIN CEMENT CONTENT 160KG/CUM. MAX W/C 1:1)

50

125

HAUNCHING / ROAD LEVEL

150

15MM SAND / CEMENT MORTAR BED

150 125 75

TYPICAL KERB DETAIL

LIGHT INDUSTRIAL VEHICLE CROSSING

TO LINCOLNSHIRE COUNTY COUNCIL SPECIFICATION

Excavate as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact with vibrating compaction equipment 340mm finished thickness of non-frost susceptable crushed rock, crushed concrete or crushed slag to type 1 grading.

Provide, lay and compact 100mm finished thickness of 20mm nominal size of dense bitumen macadam basecourse to BS.4987 using 100 pen bitumen binder. Air voids 2.8%.

Provide, lay and compact 40mm finished thickness of either 10mm nominal size of close graded bitumen macadam wearing course to BS.4987 using 100 pen bitumen binder. Air voids 2.8%. Or hot rolled asphalt to BS.598 part 3 clause 4.8.5. stability within the range 4-8kN void content 2.6%.

SOUTH HOLLAND DC
HOUSING & PLANNING
12 MAR 1999
Ref:

B ADDITIONAL LANDSCAPE INFO. ADDED JNE 9.5.99

A LANDSCAPE DETAIL ADDED JNE 10.3.99.

DAVID O'CONNOR AND ASSOCIATES

NEW ROAD AND ENTRANCE FROM WASHWAY ROAD
FOR JACK BUCK FOODS HOLBEACH BANK SPALDING PE12 8BL

MILLENIUM LINE

The footpath is approximately on the Meridian Line.

To mark the Millenium a line of trees is to be planted in conjunction with Greenwich University.

Details are not finalised but specis will be native to the area

e.g. ASH

Trees 8' and staked.

FOOTPATH

TEDDINGTON MANOR HOUSE

EXISTING BOUNDARY

EXISTING OUT BUILDING

EXISTING ENTRANCE

AREA OF AGRICULTURAL LAND TO TEDDINGTON MANOR HOUSE 10460 M²

95000

17500

18000

Note. Ownership of this area to become that of Teddington Manor House and will be planted with trees, possibly an orchard.

VERGE

NEW BOUNDARY

1000

47500

Cotoneaster ground cover shrubs, pot grown. planted at 1 metre spacings.

200 HIGH BUND

Bund to be planted with cotoneaster ef al. with bark chippings

11000

VERGE

VERGES LAYED FLAT TO FORM THRESHOLD

CROSSING 15000

DROPPED KERBS

VERGE

SB

FH

W

PA

12000

PASSING PLACE

3500

3500

ROADWAY

ROADWAY

WASHWAY ROAD

VERGE

8M Silver Birch
5M Field Maple
A Alder
trees to be 8' and staked.

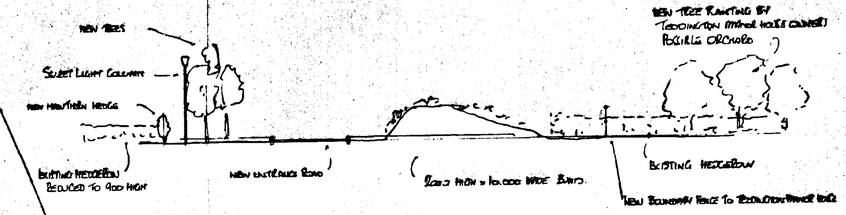
1 No.5m street light column C/W mushroom topped Lantern.
Cable to be laid in trench during road construction.

New Hawthorn hedge planted to boundary.

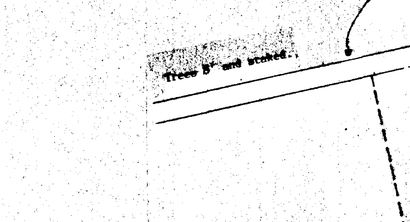
Hawthorn hedging will be aprox 16" high, planted in double row at 18" spacings. Hawthorn hedge to be protected by shelter tubes or galvanised rabbit netting approx 1 metre wide x 1 metre high.

EXISTING HEDGE REDUCED IN HEIGHT AND MAINTAINED AT 900mm.HIGH FOR A DISTANCE OF 93 M

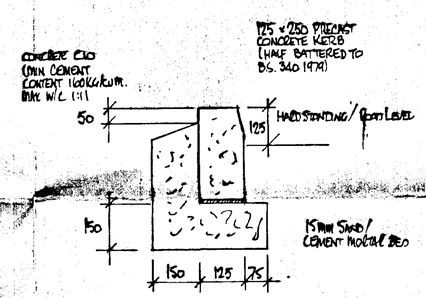
NEW ROAD AND ENTRANCE FROM WASHWAY ROAD FOR JACK BUCK FOODS HOLBEACH BANK SPALDING PE12 8BL



SECTION X-X



ACCESS ROAD & CAR PARK CONSTRUCTION DETAILS.



TYPICAL KERB DETAIL

LIGHT INDUSTRIAL VEHICLE CROSSING

TO LINCOLNSHIRE COUNTY COUNCIL SPECIFICATION

Excavate as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact with vibrating compaction equipment 340mm finished thickness of non-frost susceptable crushed rock, crushed concrete or crushed slag to type 1 grading.

Provide, lay and compact 100mm finished thickness of 20mm nominal size of dense bitumen macadam basecourse to BS.4987 using 100 pen bitumen binder. Air voids 2.8%.

Provide, lay and compact 40mm finished thickness of either 10mm nominal size of close graded bitumen macadam wearing course to BS.4987 using 100 pen bitumen binder. Air voids 2.8%. Or hot rolled asphalt to BS.598 Part 3 clause 4.8.5. stability within the range 4-8kN void content 2.6%.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 12 MAR 1999 Ref:

B ADDITIONAL LANDSCAPE PLANTING ADDED JAC 9.3.99

A LANDSCAPE DETAIL ADDED JAC 10.12.98.

DAVID O'CONNOR AND ASSOCIATES
ALLIUM AND BRASSICA CENTRE, WASH ROAD, KIRTON, BOSTON,
PE20 1QQ 01205 723414 1-200 NOV 96 JAC

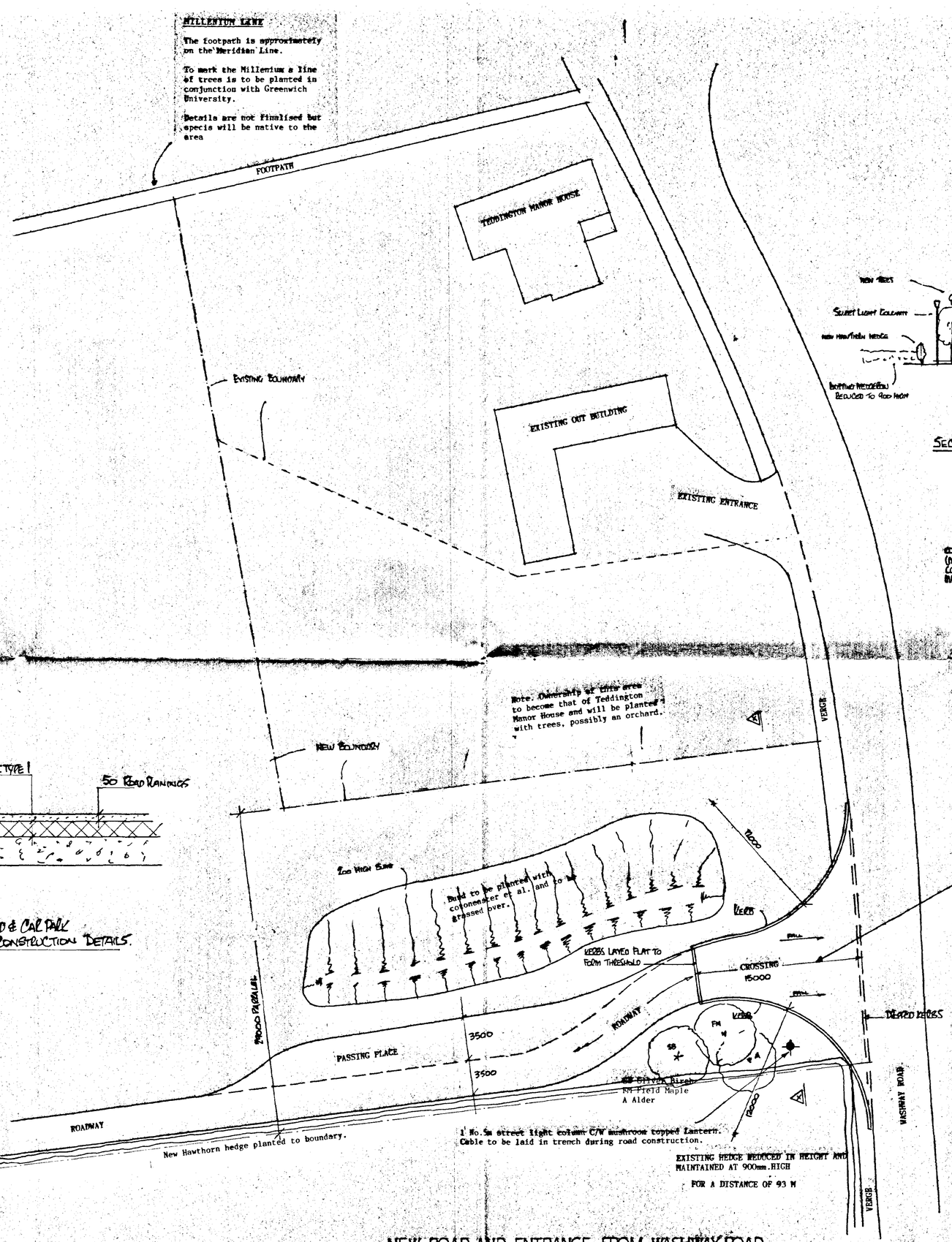
277/3B

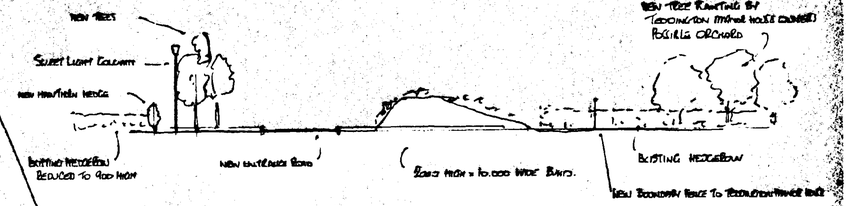
MILLENIUM LINE

The footpath is approximately on the Meridian Line.

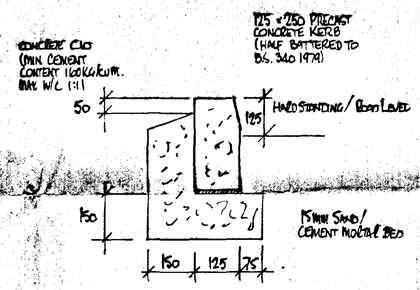
To mark the Millenium a line of trees is to be planted in conjunction with Greenwich University.

Details are not finalised but specis will be native to the area





SECTION X-X



TYPICAL KERB DETAIL

ACCESS ROAD & CAR PARK CONSTRUCTION DETAILS.

LIGHT INDUSTRIAL VEHICLE CROSSING

TO LINCOLNSHIRE COUNTY COUNCIL SPECIFICATION

Excavate as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact with vibrating compaction equipment 340mm finished thickness of non-frost susceptable crushed rock, crushed concrete or crushed slag to type 1 grading.

Provide, lay and compact 100mm finished thickness of 20mm nominal size of dense bitumen macadam basecourse to BS.4987 using 100 pen bitumen binder. Air voids 2.8%.

Provide, lay and compact 40mm finished thickness of either 10mm nominal size of close graded bitumen macadam wearing course to BS.4987 using 100 pen bitumen binder. Air voids 2.8%. Or hot rolled asphalt to BS.598 part 3 clause 4.8.5. stability within the range 4-8kN void content 2.6%.

SOUTH HOLLAND DC
HOUSING & PLANNING
14 DEC 1998
Ref: 1236/98

NEW ROAD AND ENTRANCE FROM WASHWAY ROAD
FOR JACK BUCK FOODS HOLBEACH BANK SPALDING PE12 8BL

A LANDSCAPE DETAIL ADDED JAC 10.12.98.

DAVID O'CONNOR AND ASSOCIATES
ALLIUM AND BRASSICA CENTRE, WASH ROAD, KIRTON, BOSTON,
PE20 1QQ 01205 723414 1-200 NOV 96 JAC

277/3A