SOVEREIGN
HOMES

PROPOSED
RESIDENTIAL DEVELOPMENT

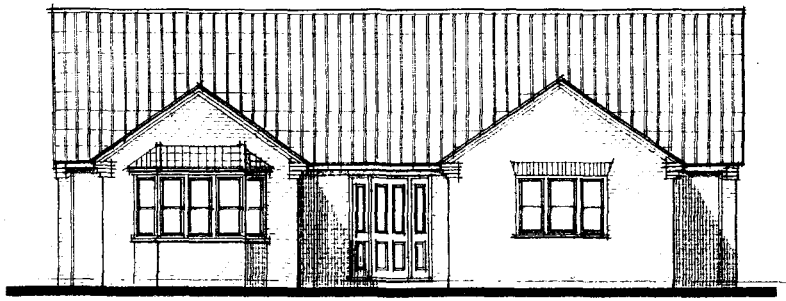
FISHPOND LANE
HOLBEACH

Planning & ... ent
14 NOV 2002
Ref 124/02

HOUSE TYPE PORTFOLIO

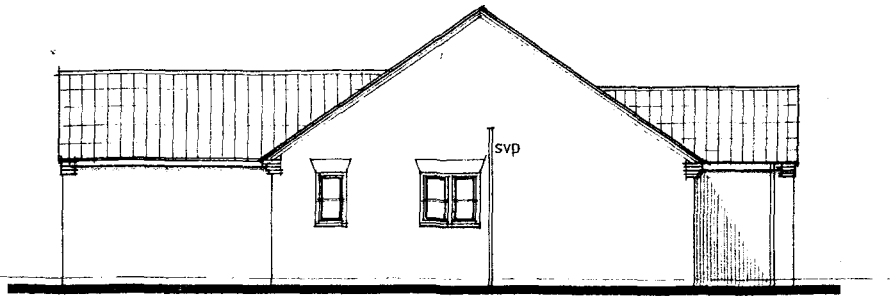
Ajf 11/02

SEAGATE HALL THE COACH HOUSE VICARAGE LANE LONG SUTTON SPALDING LINCS PE12 9AF
TEL: 01406 366100 FAX: 01406 366115

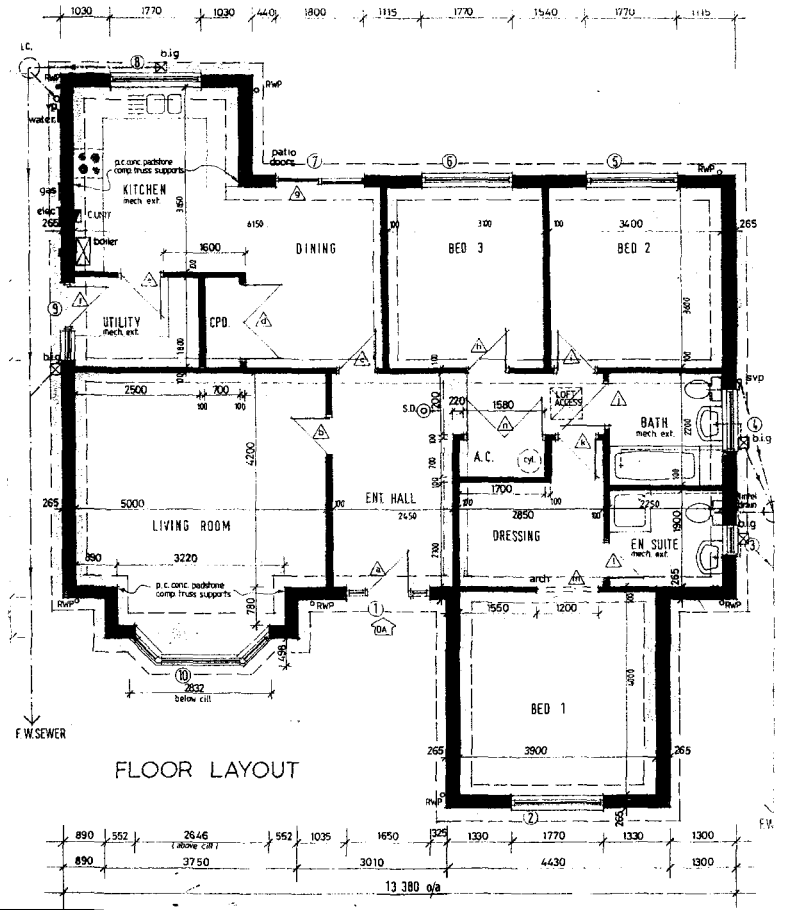


front

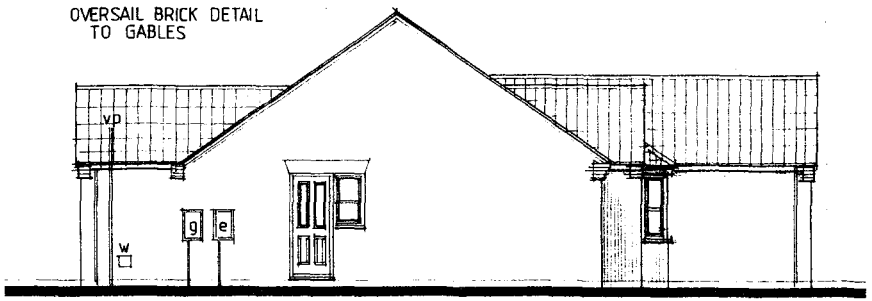
SAFETY GLAZE
door & s/lights



side

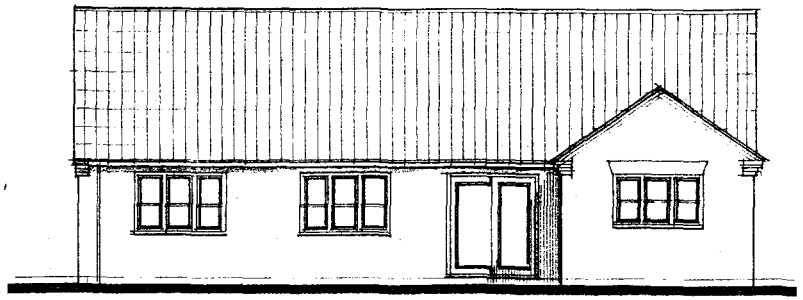


FLOOR LAYOUT



side

SAFETY GLAZE
door & window



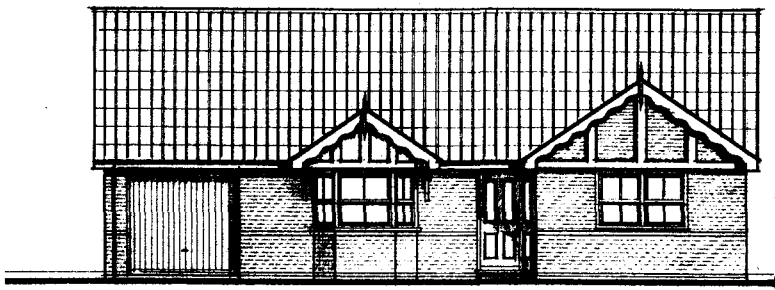
rear

SAFETY GLAZE
doors

YORK - Floor Layout & Elevations

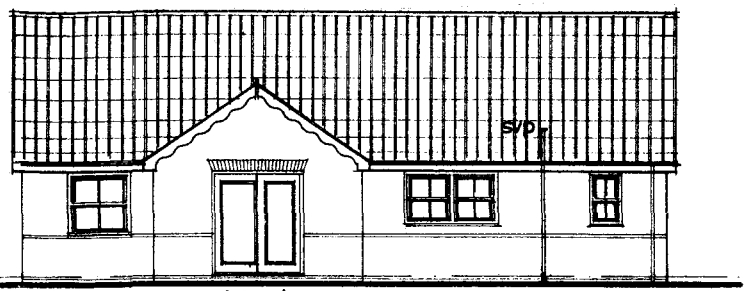
PLOT 1 as drawing
PLOT 5 opp. drawing
FISHPOND LANE
HOLBEACH

LEICESTER - Floor Layout & Elevations



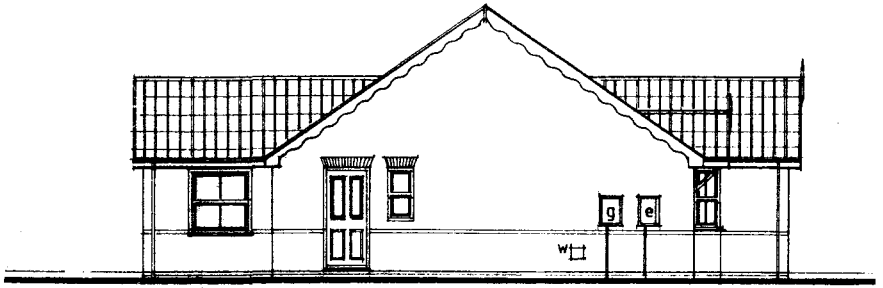
front

safety glaze
door & s/light



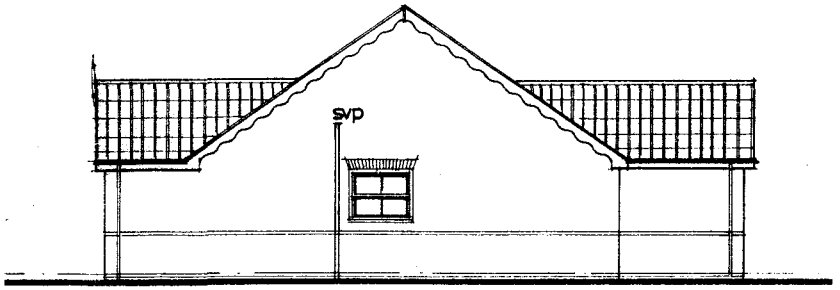
rear

safety glaze
patio doors

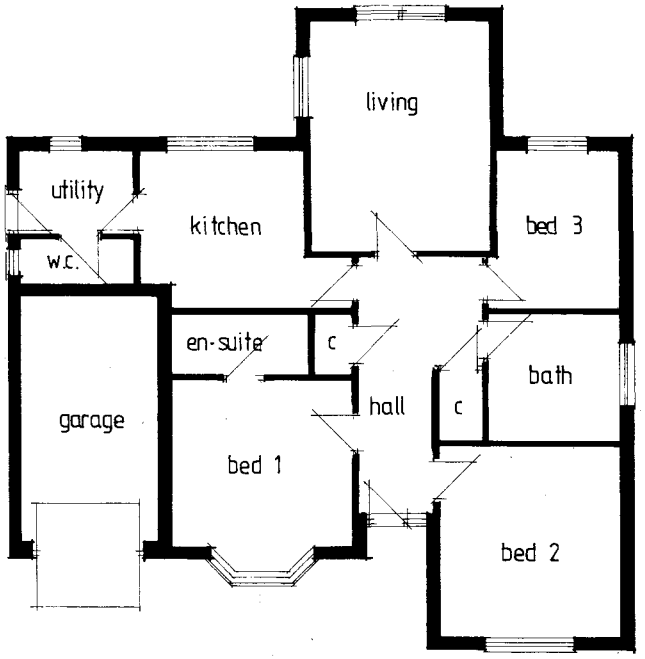


side

safety glaze
door

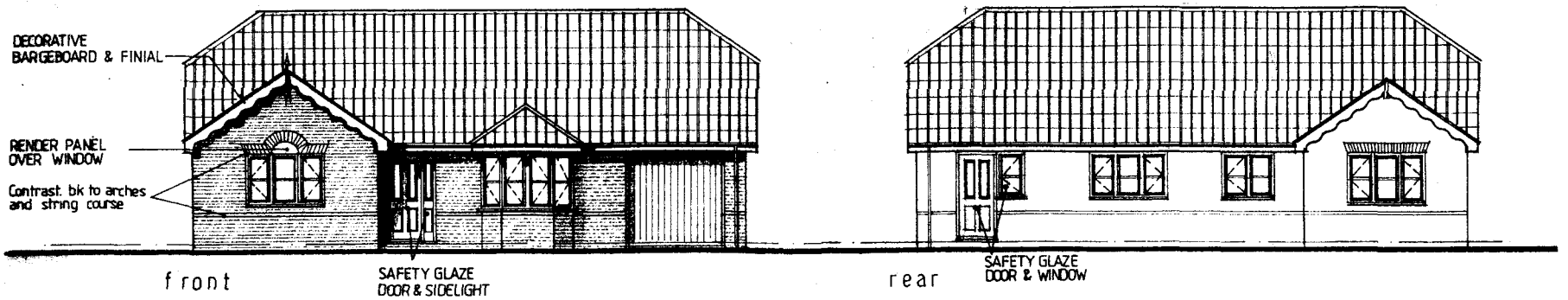


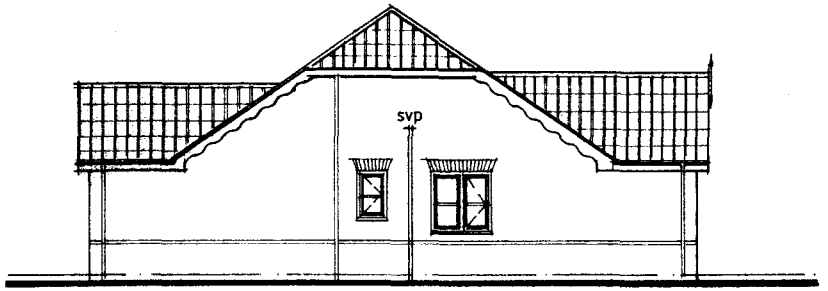
side

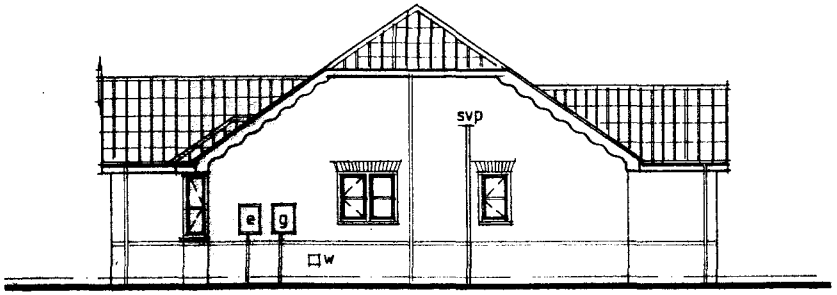


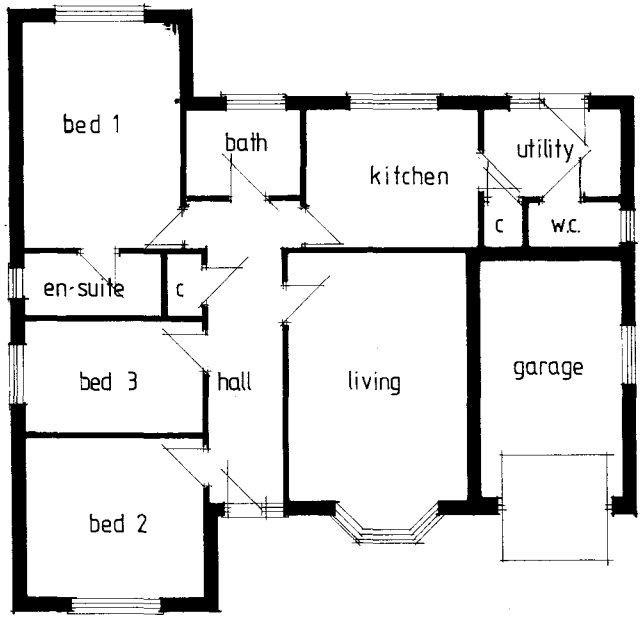
PLOT 2 as drawing
FISHPOND LANE
HOLBEACH

SANDOWN - Floor Layout & Elevations



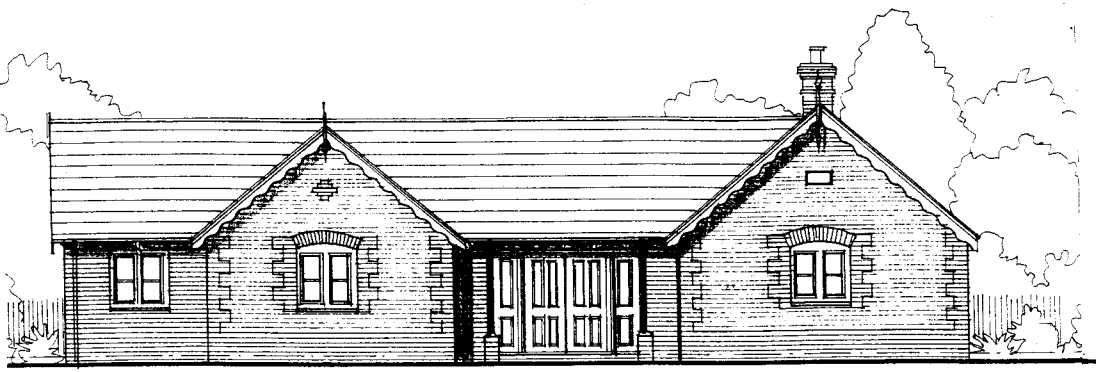






PLOT 3 opp. drawing
FISHPOND LANE
HOLBEACH

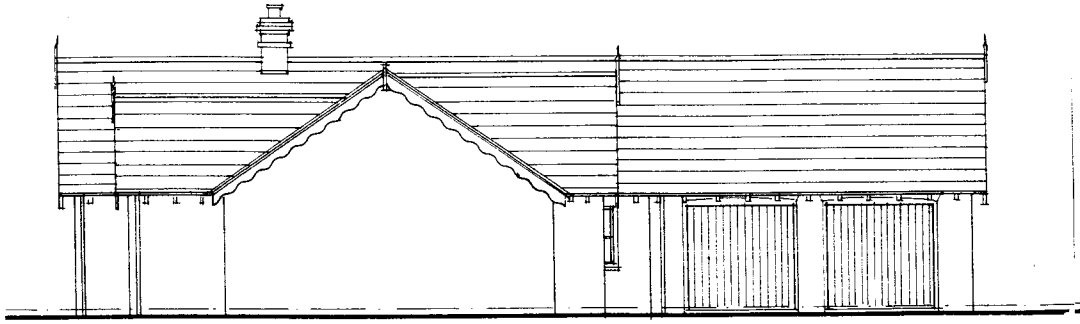
DERWENT 2 design - Elevations



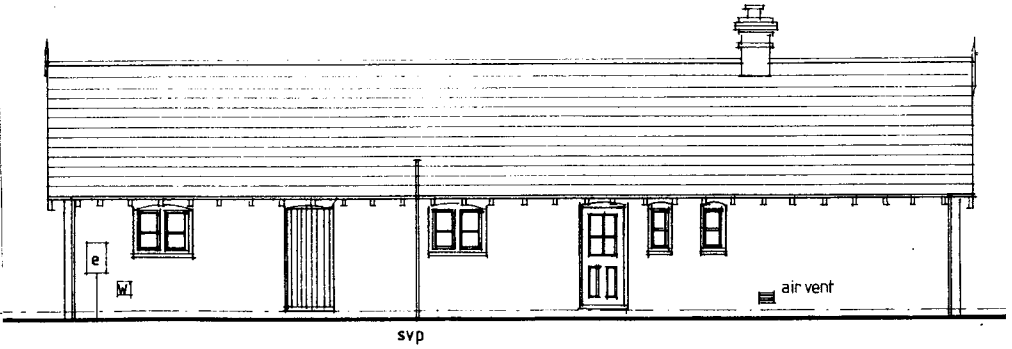
front



rear



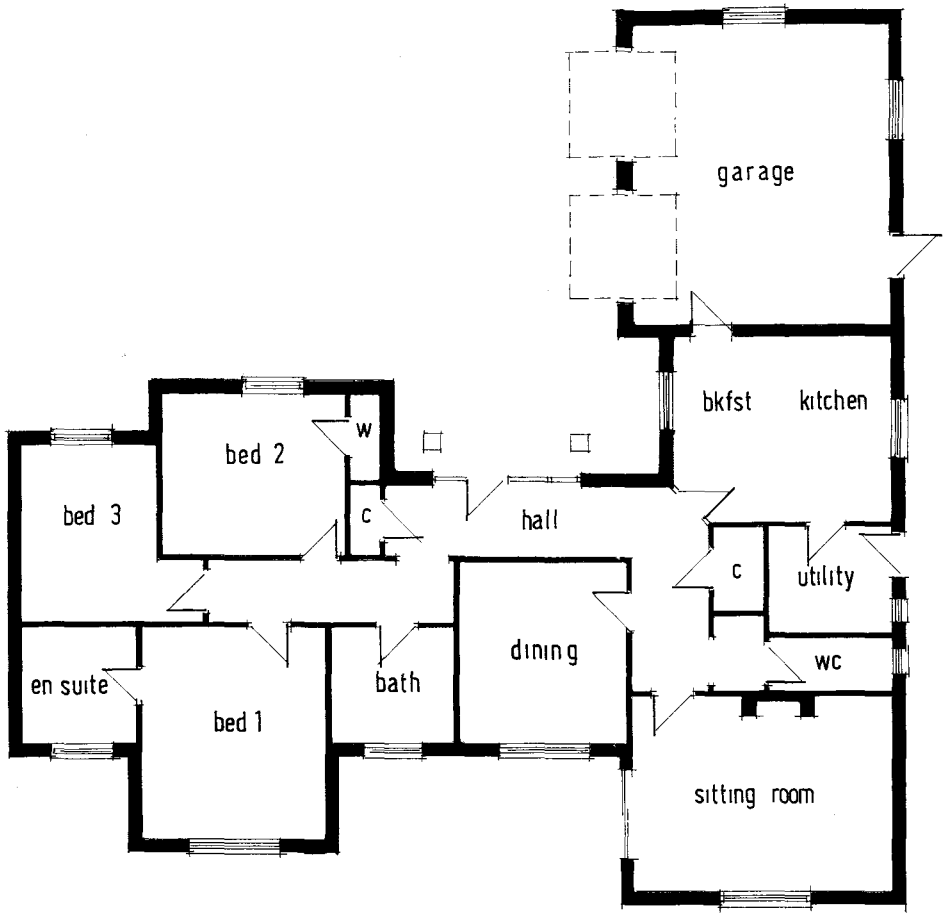
side



side

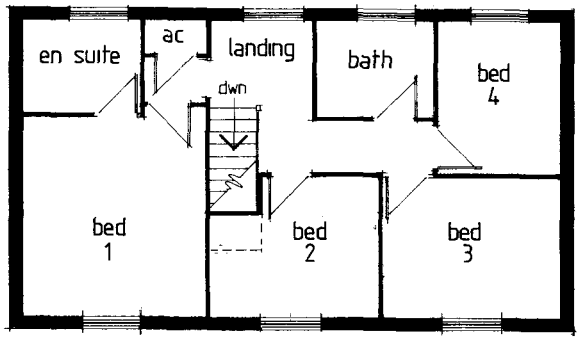
PLOT 4 as drawing
FISHPOND LANE
HOLBEACH

DERWENT 2 design - Floor Layout



PLOT 4 as drawing
FISHPOND LANE
HOLBEACH

CHELSEA design

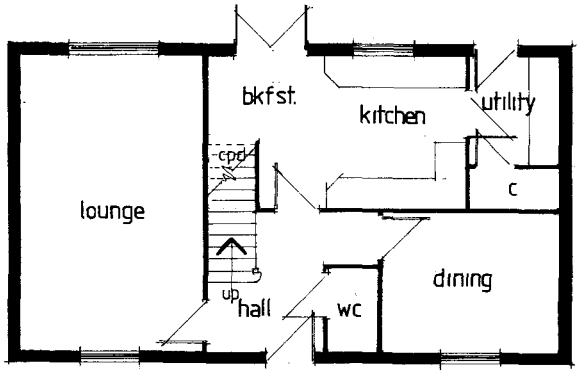


FIRST FLOOR



front

side



GROUND FLOOR

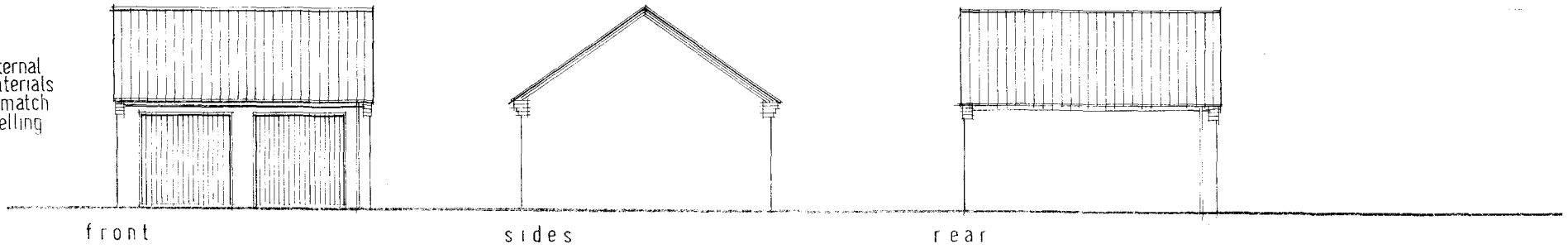


rear

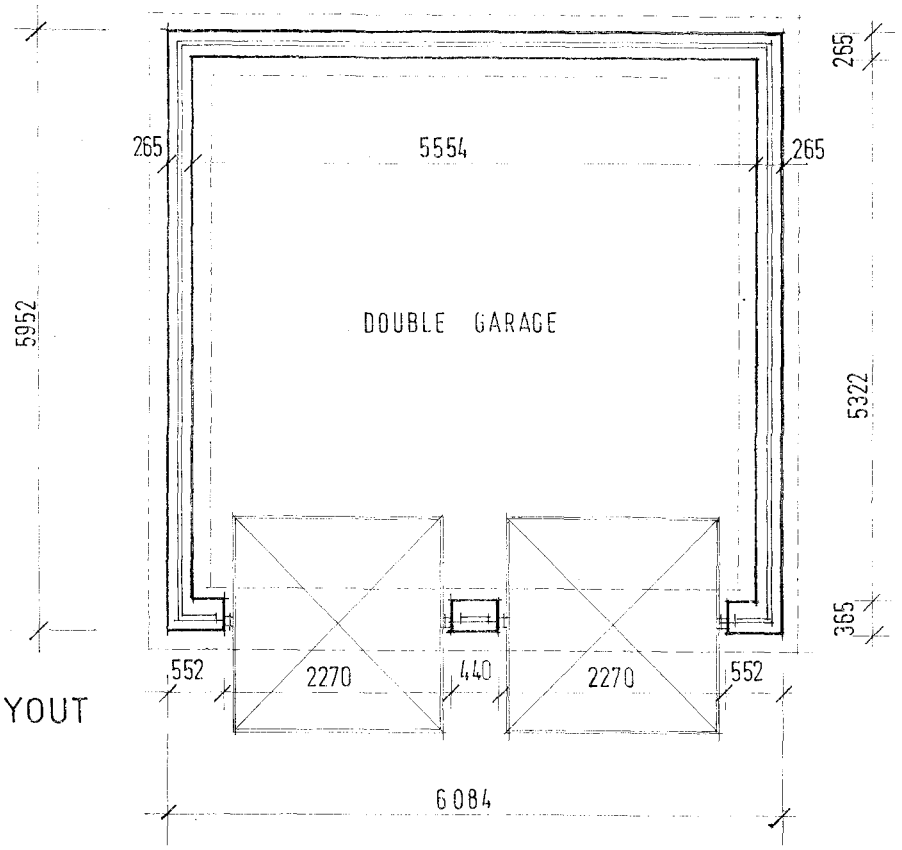
side

PLOTS 6 & 7 as drawing
FISHPOND LANE
HOLBEACH

external materials to match dwelling

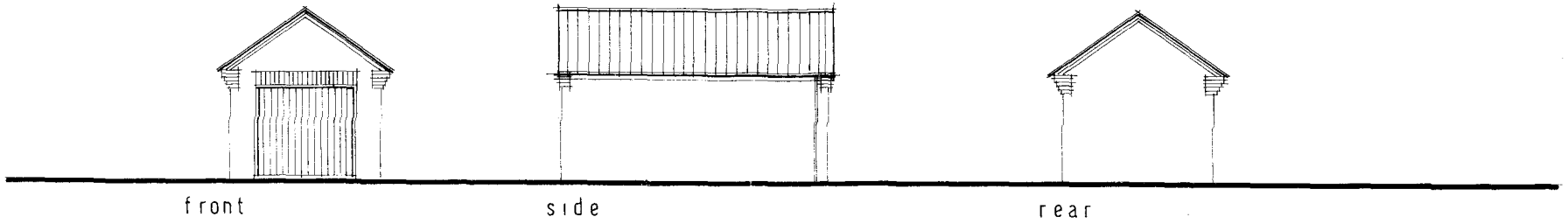


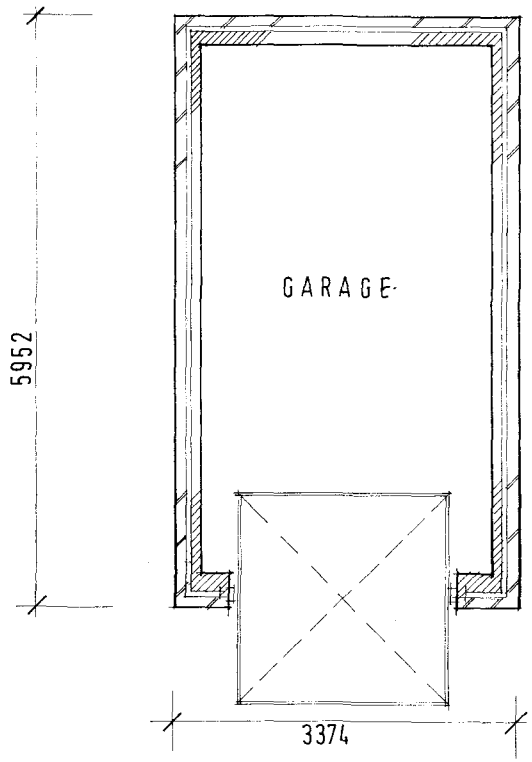
elevations



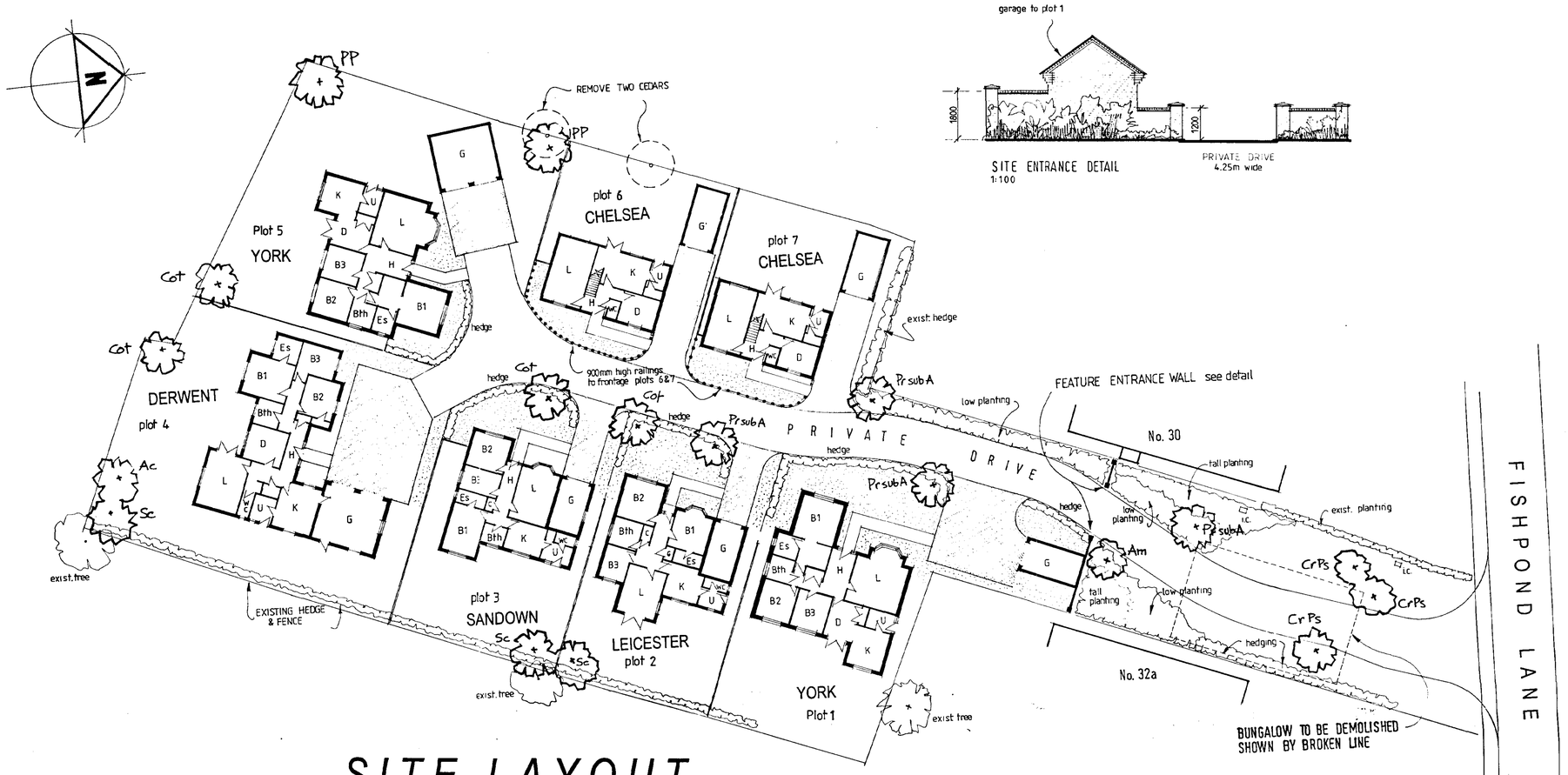
LAYOUT

DOUBLE GARAGE

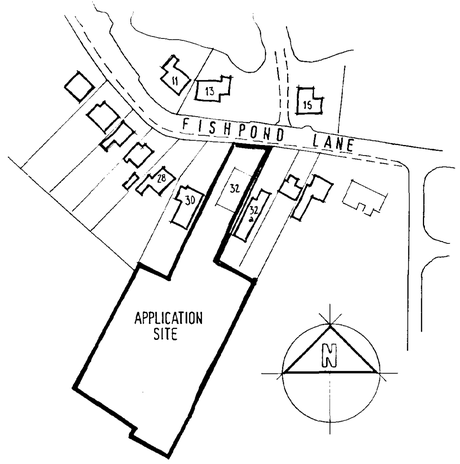




SINGLE GARAGE



SITE ENTRANCE DETAIL
1:100



LOCATION PLAN
1 : 1250 scale

SITE LAYOUT
1 : 250 scale

PRIVATE DRIVE TO BE 4.25m MIN. WIDTH
TARMACADAM WITH INDIVIDUAL DRIVES
TO BE BLOCK PAVED

S.D.C.
Planning & Development
14 NOV 2002
Ref 12411/02

LANDSCAPING

Trees Suitable for Housing Areas
Total Number of Street Trees to be planted..... 18

Botanical Name	Abbreviation.	Common Name	Ultimate Spread	Girth size required	Total No.
Amelanchier arborea 'Robin Hill'	Am	Snowy Mesphilus	3m	10-12cm	1
Cotoneaster 'Cornubia'	Cot.		4m	12-14cm	4
Crataegus laevigata 'Paul's Scarlet'	CrPS	Red Hawthorn	3m	10-12cm	3
Prunus subhirtella 'Autumnalis'	Pr.sub.A	Autumn flowering Cherry	2-3m	12-14cm	4
Prunus padus	PP	Bird Cherry	5-10m	12-14cm	2
Acer campestre	AC	Field Maple	5m+	12-14cm	1
Salix caprea	SC	Goat Willow	5m+	12-14cm	3

Ornamental Planting Areas

	Density of plants per m^2	Plants suitable
Taller planting	1 2 1 or 2	Ceanothus, Cornus alba, Kerria Potentilla, Rosa Viburnum, Olearia, Spiraea, Senecio,
Low growing and Smaller planting	6 4 3 or4 4 4	Ajuga Pulmonaria Viola Bergenia, Euonymus, Geranium Hebe, Lavande-, Lamium, Mahonia aquifolium Salvia, Vinca
Hedge type plants	2	Cornus sanguinea Crataegus monogyna Ligustrum vulgare Sambucus nigra Viburnum lanata

Planting and Establishment
- Each area to be planted will be rotavated to a minimum depth of 250mm and left as a fine tilth immediately prior to planting.
- All plants will be in good condition prior to planting. Diseased or dying plants are not acceptable
- All plants should be watered prior to removing from pot.
- An adequate sized hole must be dug for each plant and care must be taken to ensure the finished soil is level with that of the plant in the pot.
- The plant should be well firmed in and then watered.
- A top dressing of suitable slow release fertiliser should be applied to all planted areas on completion.
- All planted areas to be covered with a coarse bark mulch to a minimum depth of 75mm to prevent water loss and deter weed growth.

Soil Compaction
The following measures will be taken to ensure favourable growing conditions for planting on site.
- All topsoil will be stripped from the planting areas prior to building work and stored on site, separate from subsoil.
- All planting areas will be protected from storage of materials or heavy plant.
- Any areas found to be heavily compacted following building completion will have the sub-soil broken up before replacement of a minimum of 250mm of topsoil.
- All waste material will be removed from the planting areas prior to spreading topsoil.
- Any topsoil brought onto site will be free of waste building rubbish and large stones.
- All pots and debris will be removed from site.

Maintenance for the first Year following Planting
- All planted areas will be kept weed free until the canopy has closed and no bare soil is visible. Large perennial weeds should be pulled out by hand well in advance of the main growing season in June.
- The coarse bark mulch should be topped up each year maintaining a depth of at least 75mm to keep in moisture and control weeds.
- All losses will be made good in the first planting season following planting.
- Pruning should be carried out in the spring to reduce any lanky overgrown and untidy shrubs
- All shrubs should be trimmed back from paths.
- All herbaceous perennials must be kept weed free and trimmed back if necessary in the spring to promote growth and in the autumn to tidy them up.

SOVEREIGN HOMES
Seagate Hall, The Coach House
Vicarage Lane, Long Sutton
Spalding, Lincs
PE12 9AF
Tel: 01406 366100
Fax: 01406 366115

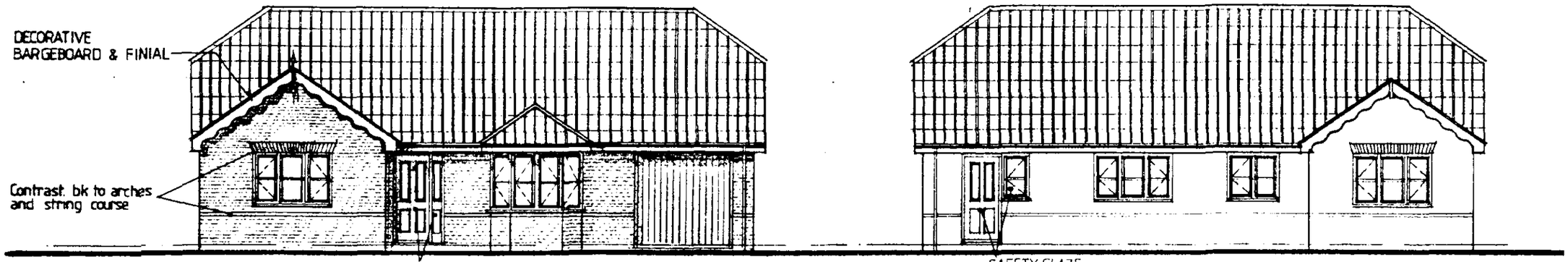
PROPOSED RESIDENTIAL DEVELOPMENT
32 FISHPOND LANE
HOLBEACH

RECEIVED

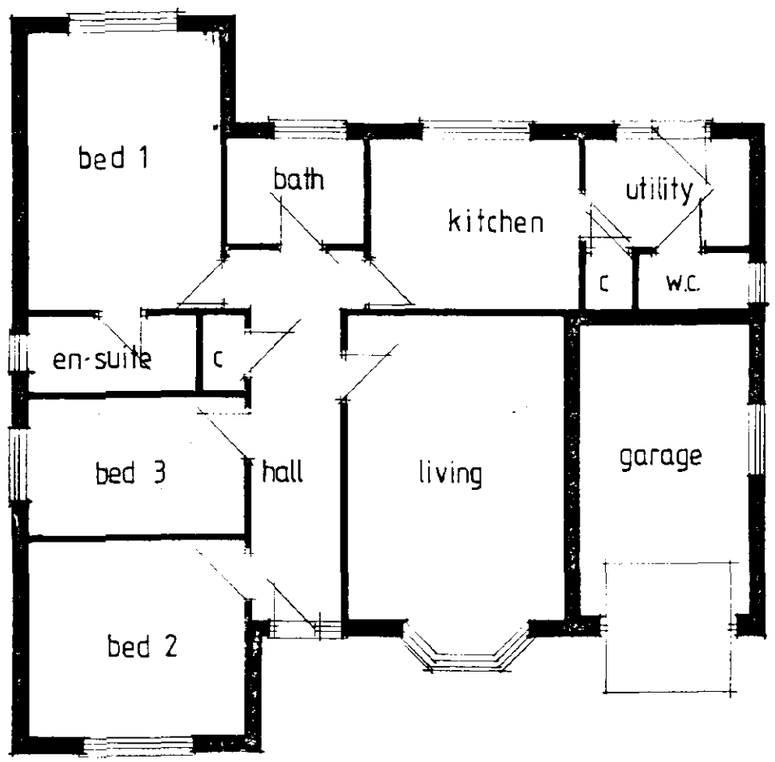
SITE LAYOUT

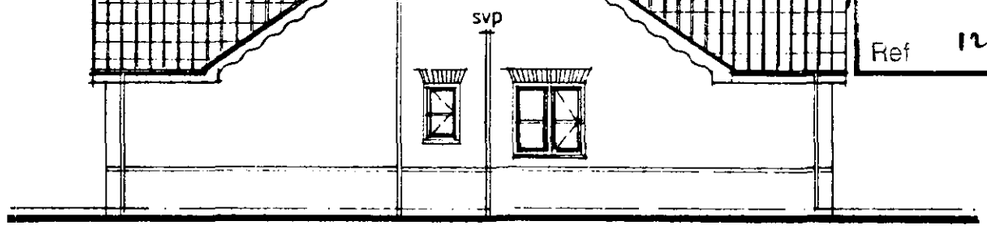
1 : 250 scale 11/02 drg. no. **SH3212/01**

SANDOWN - Floor Layout & Elevations

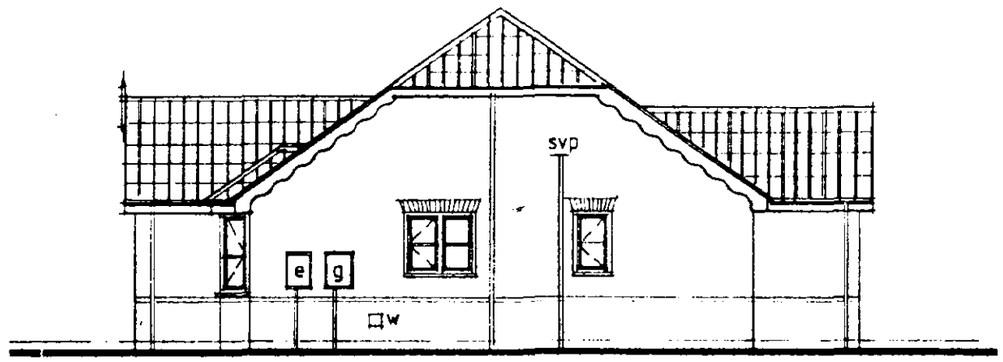


AMENDED PLAN
Ref. A1
SHDC
Planning & Development
- 3 JAN 2003
Ref 12416a





side



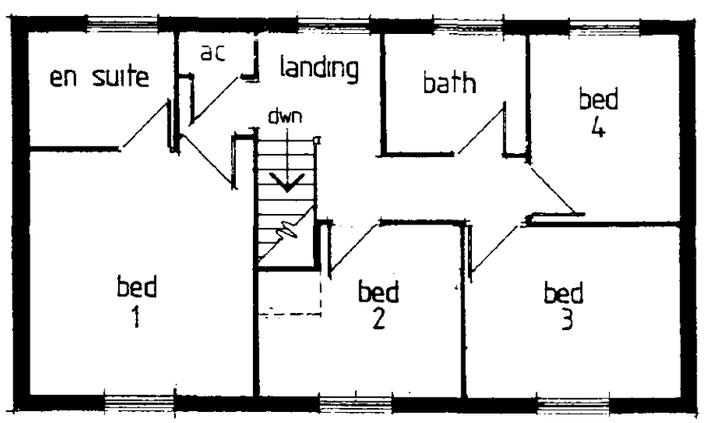
side

PLAN

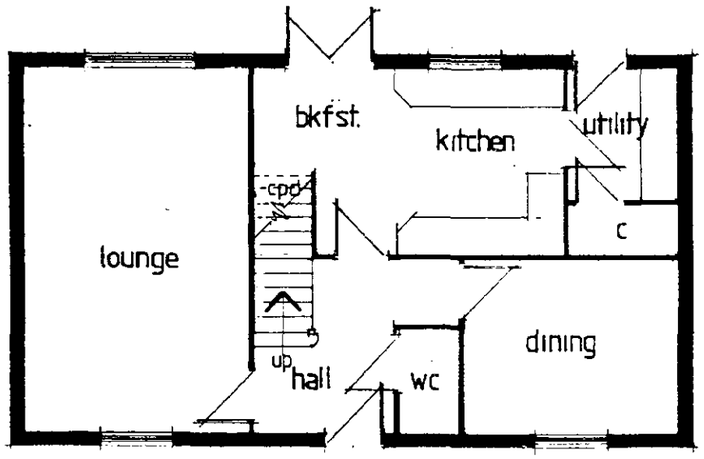
REV.A REVISED FRONT ELEVATION 01 / 03

PLOT 3 opp. drawing
FISHPOND LANE
HOLBEACH

CHELSEA design



FIRST FLOOR



GROUND FLOOR



front



rear

side

side

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
- 3 JAN 2003
Ref 1241/02

DETERMINED PLAN

REV.A REVISED FRONT ELEVATION 01 / 03

PLOTS 6 & 7 as drawing
FISHPOND LANE
HOLBEACH