

RESIDENTIAL DEVELOPMENT

by



Holbeach Manor Fleet Road Holbeach Spalding Lincs PE12 7AX Tel 01406 423388 Fax 01406 426237

**GEDNEY ROAD
LONG SUTTON**

HOUSE TYPE PORTFOLIO

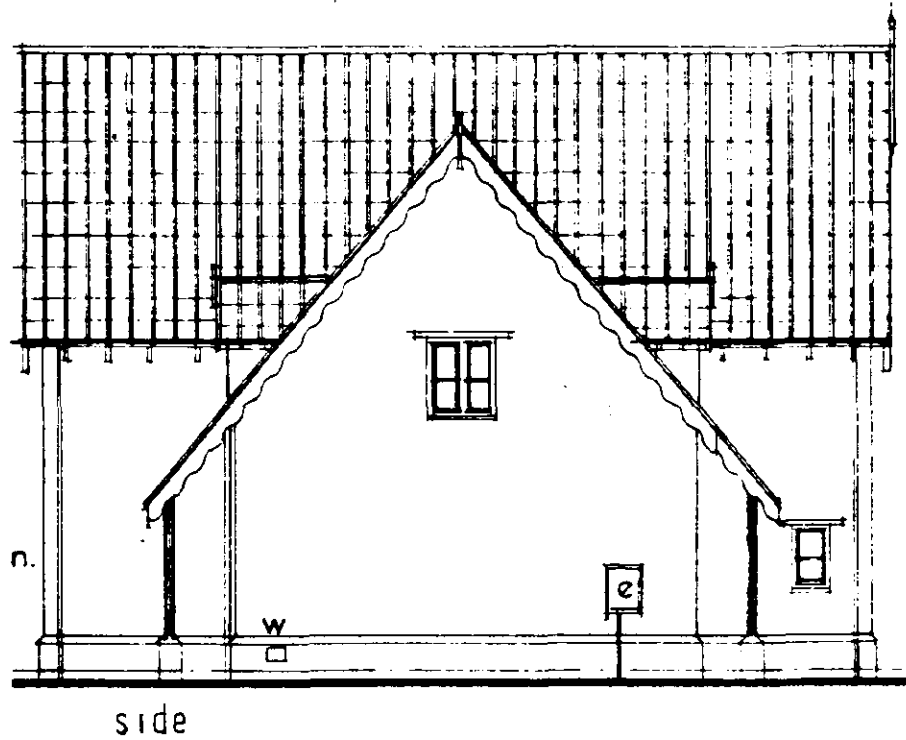
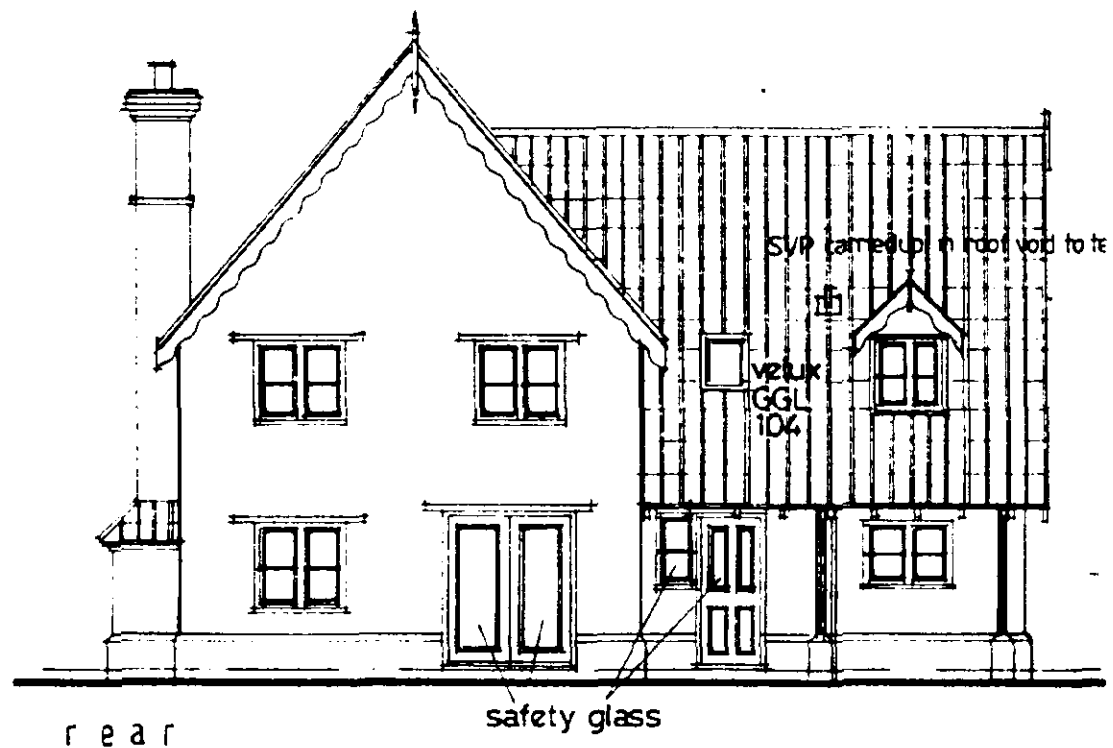
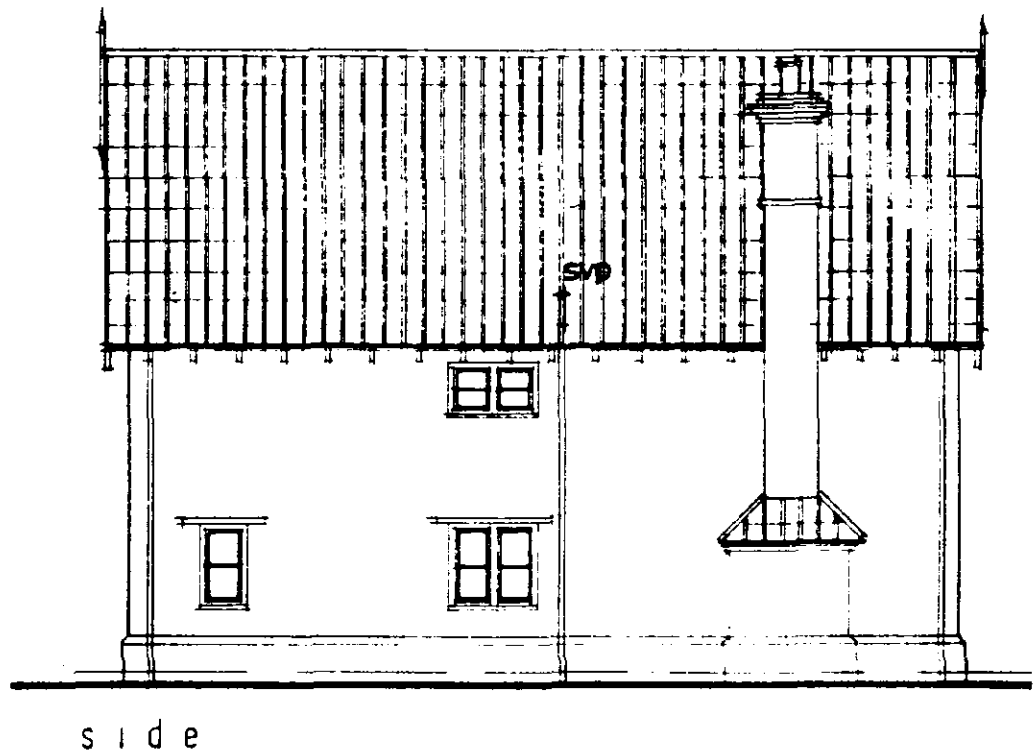
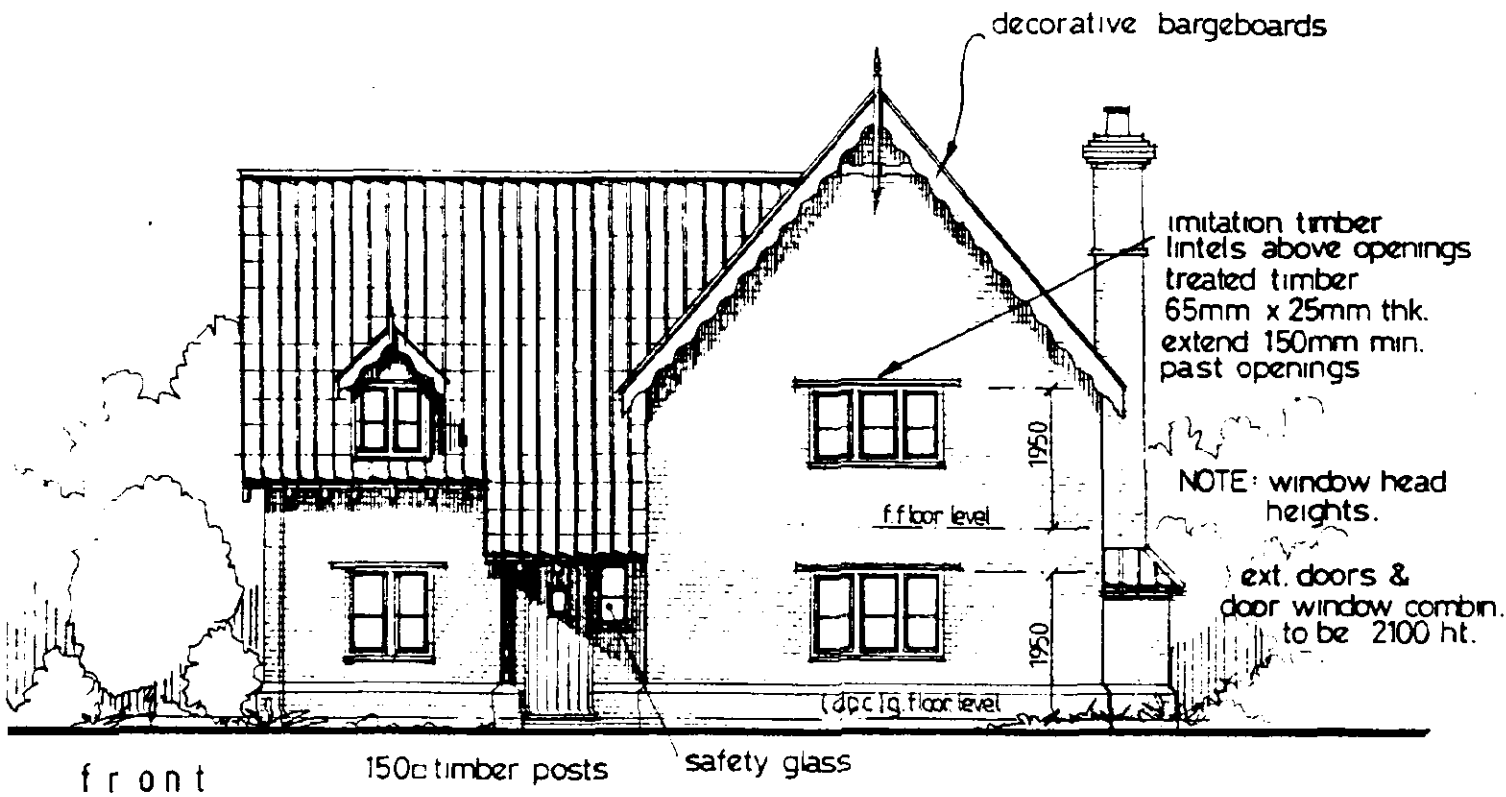
TO BE READ IN CONJUNCTION WITH SITE LAYOUT

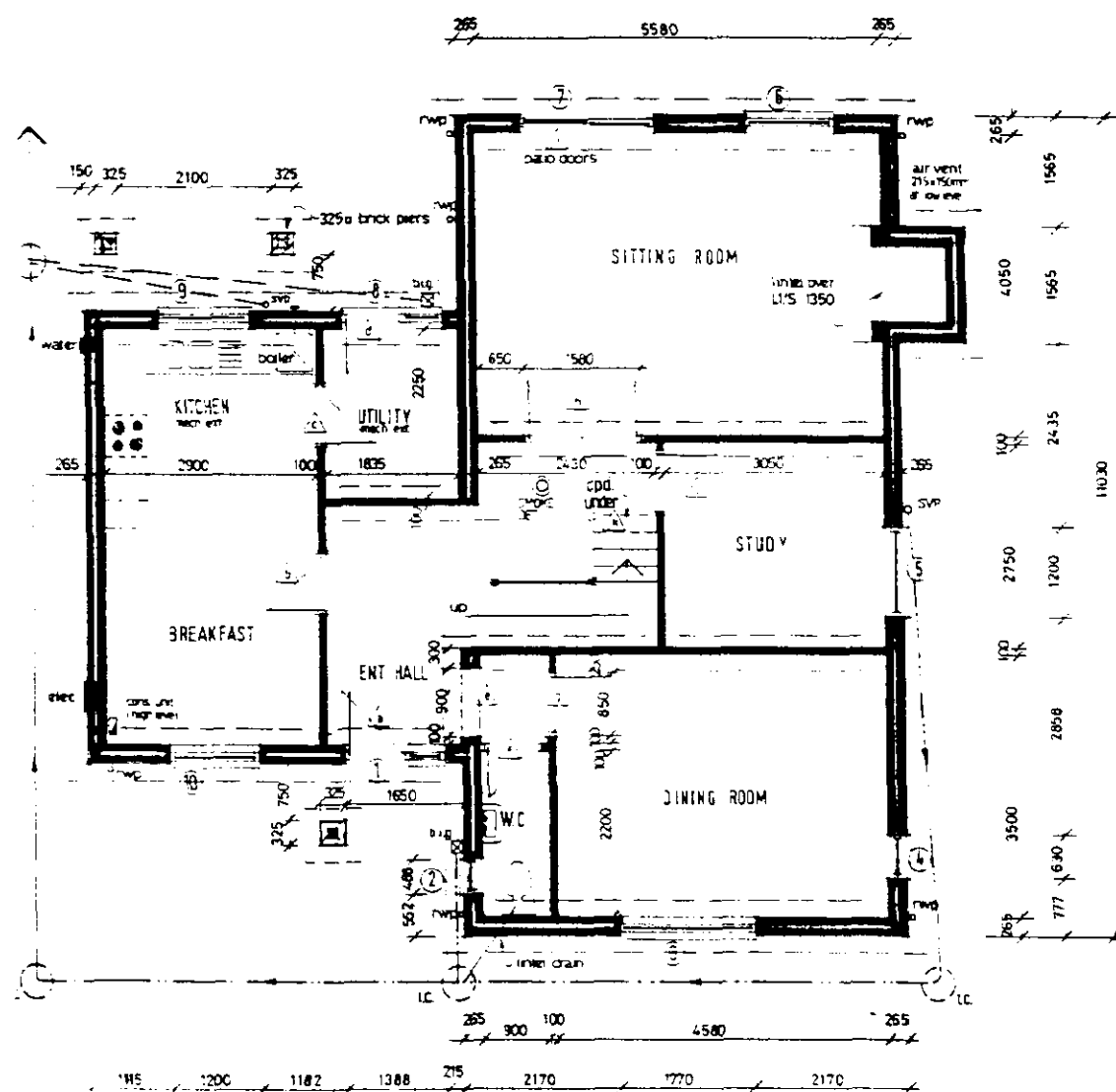
Moulton Design

Planning & Architecture

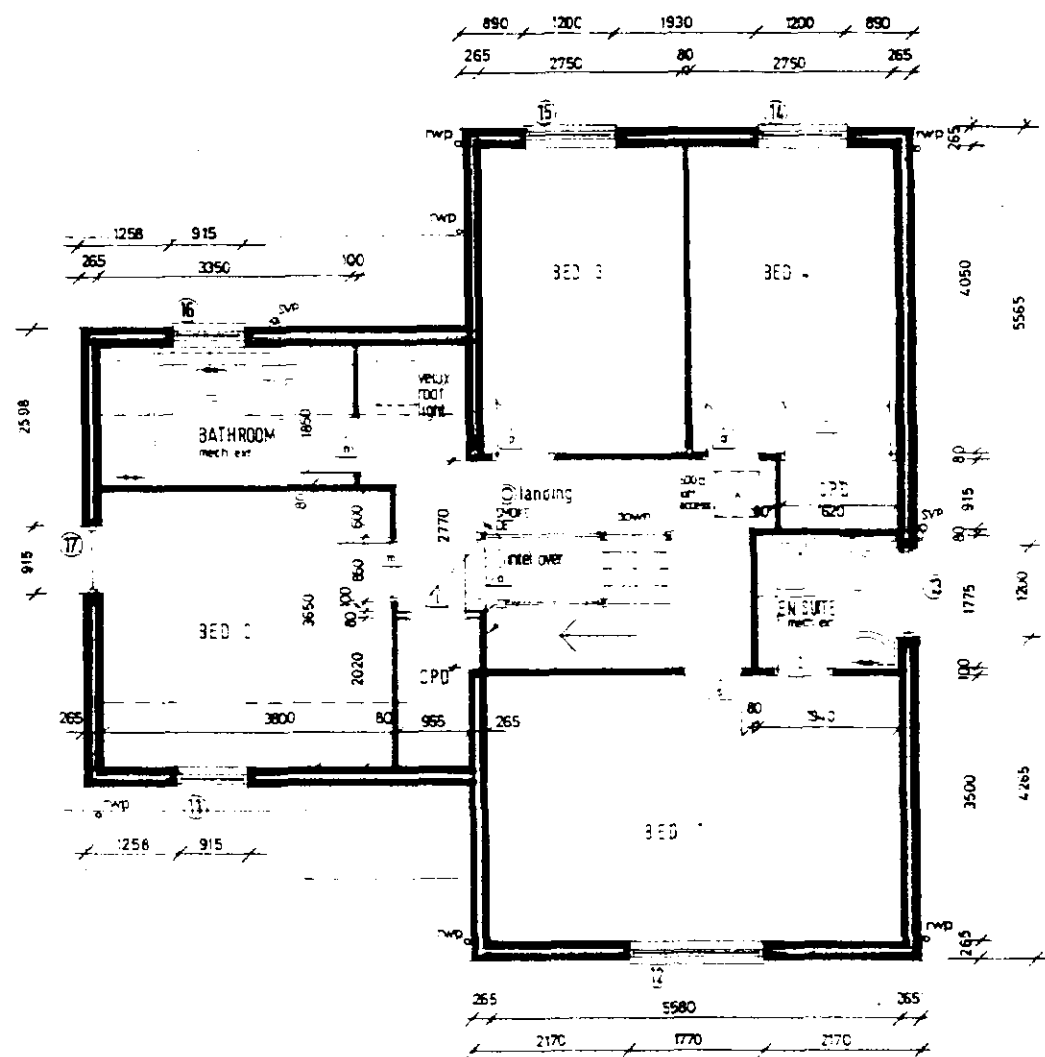
63 East Cob Gate, Moulton, Lincolnshire PE12 6QJ

Tel / Fax 01406 373307 Principal : Alan J. Finch

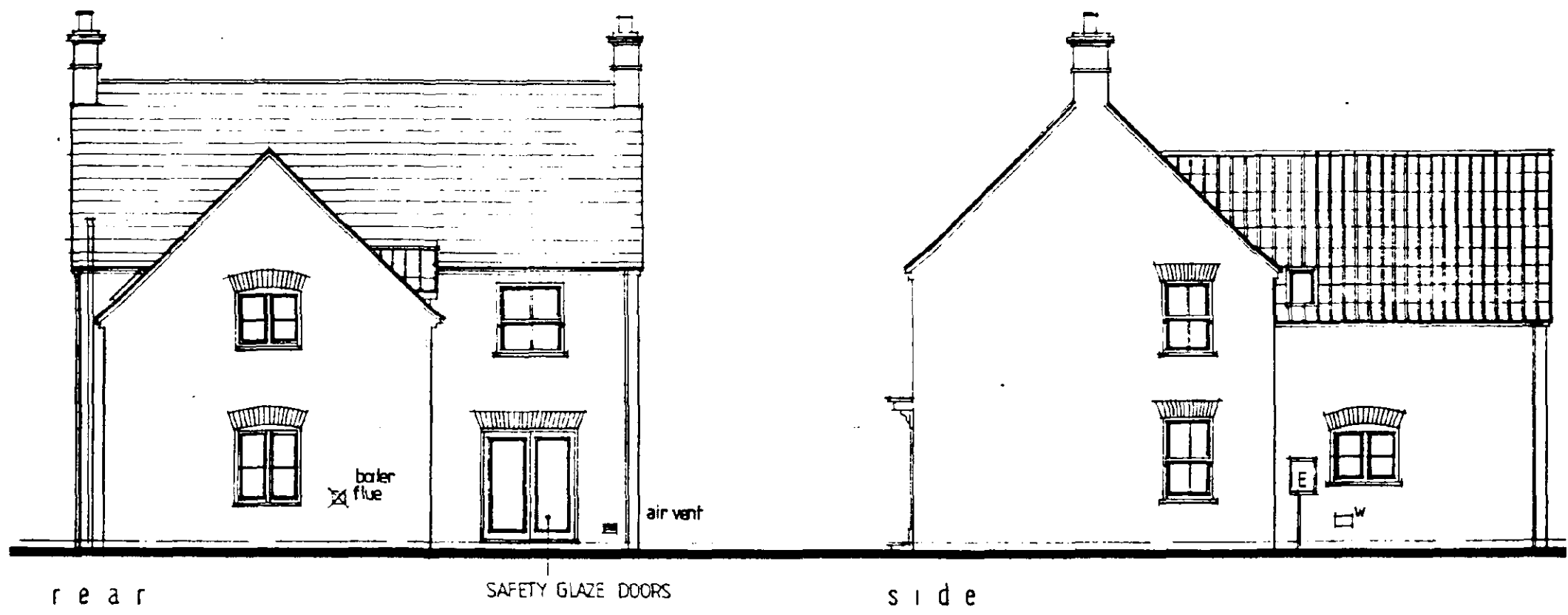
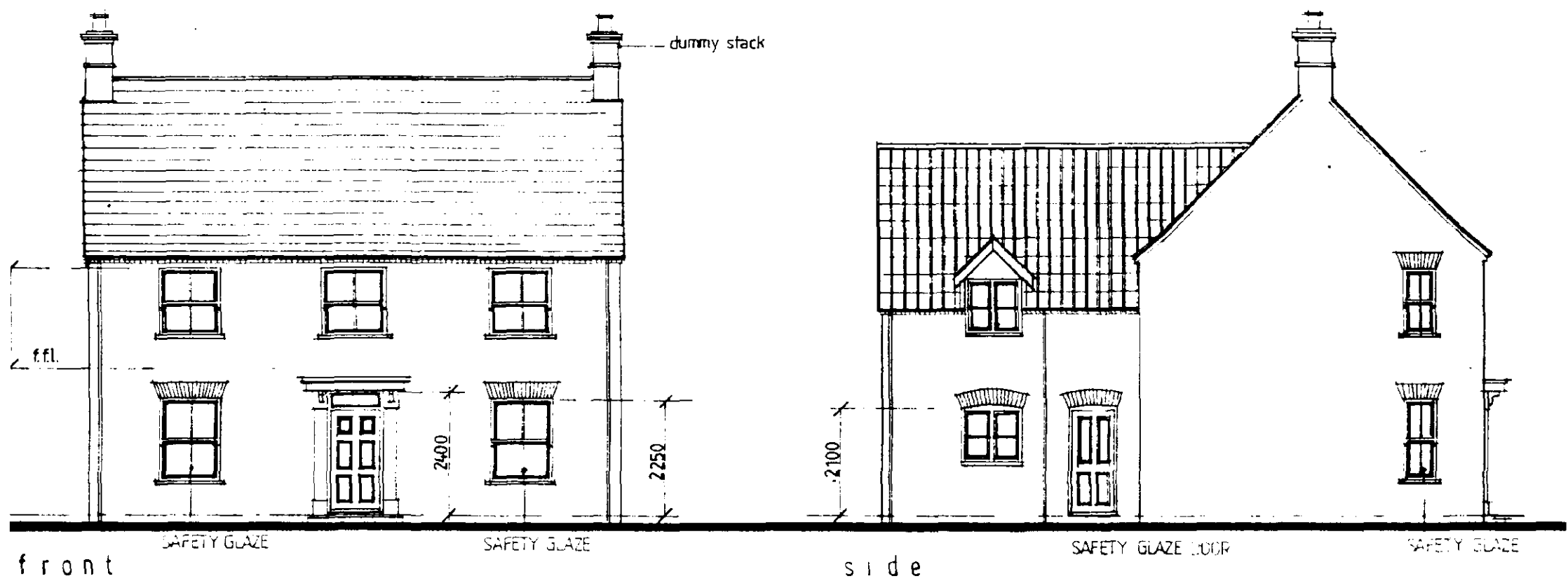




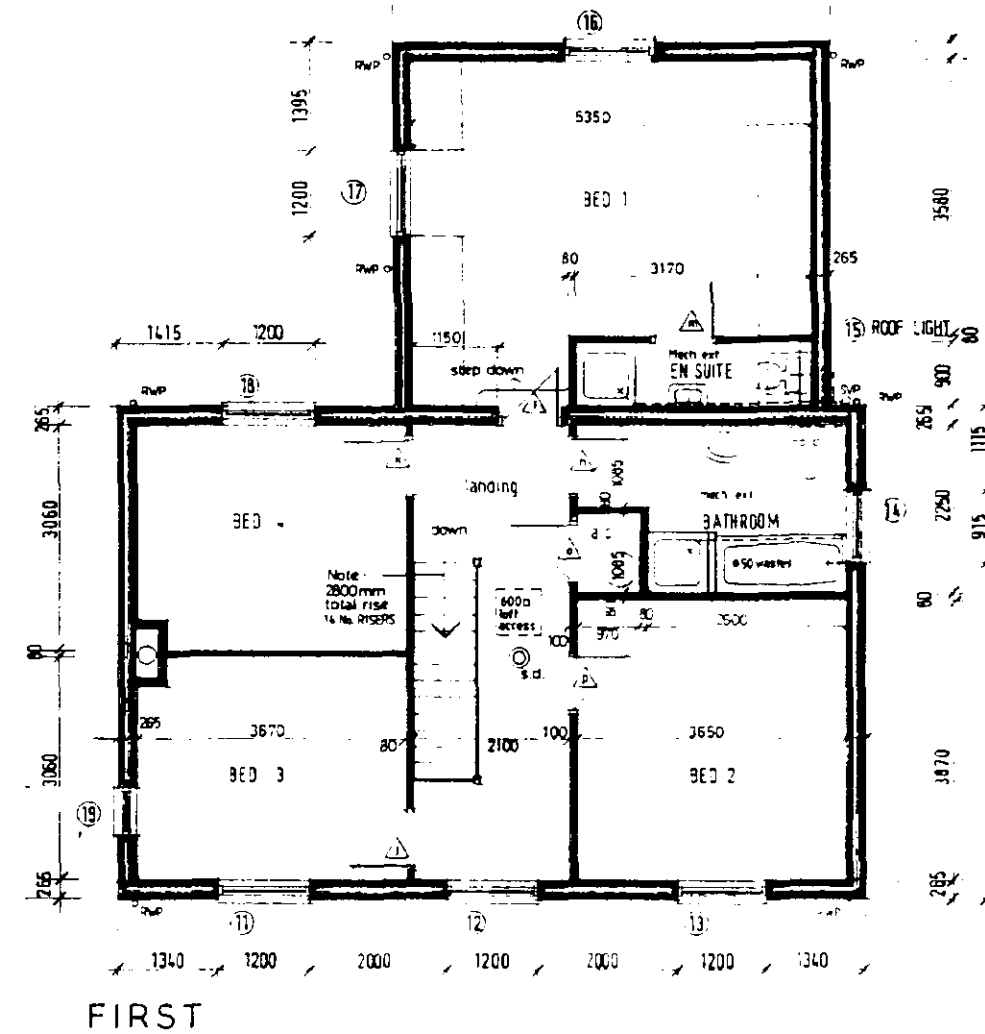
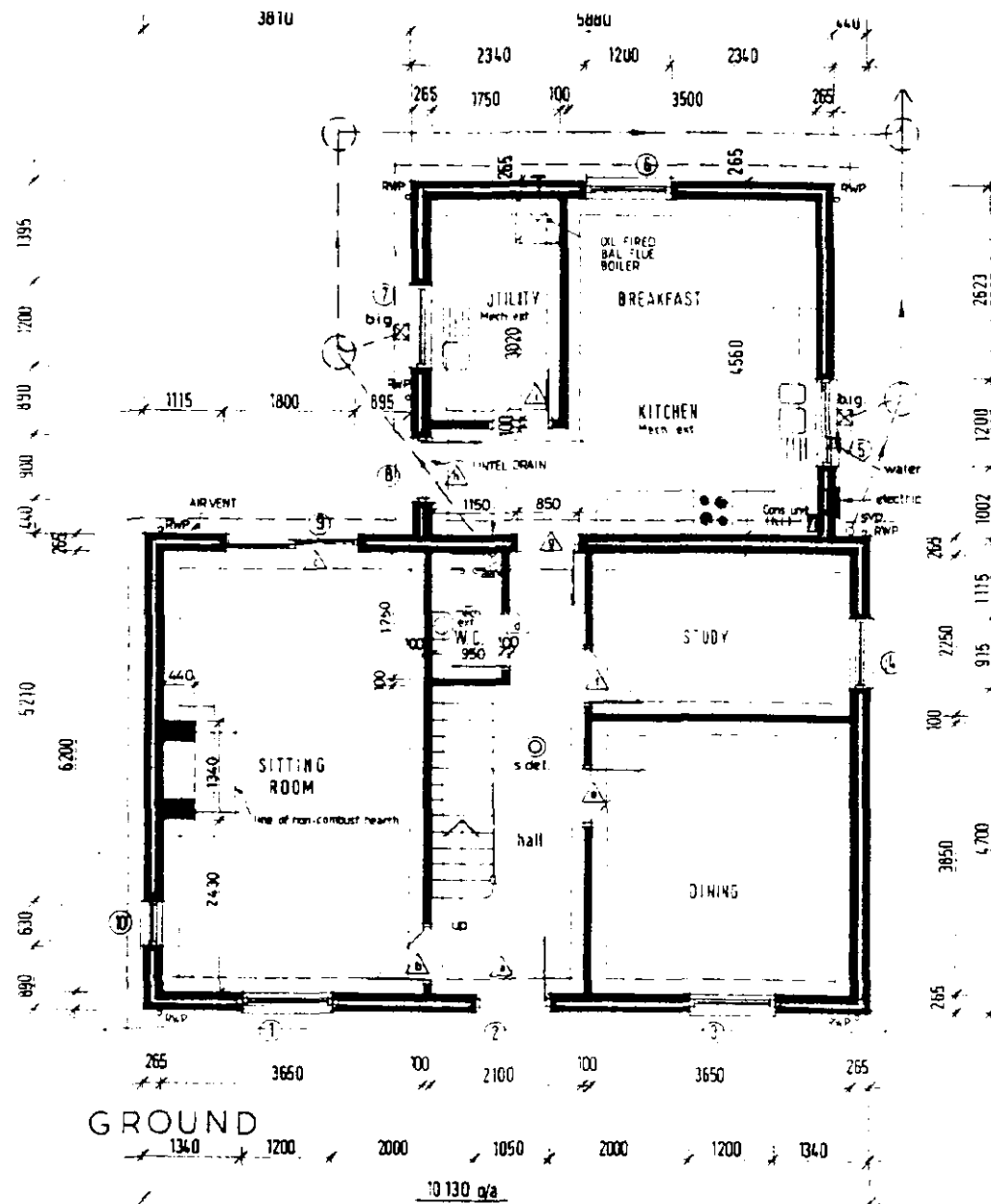
GROUND FLOOR



FIRST FLOOR



MEDWAY design - Floor Layouts

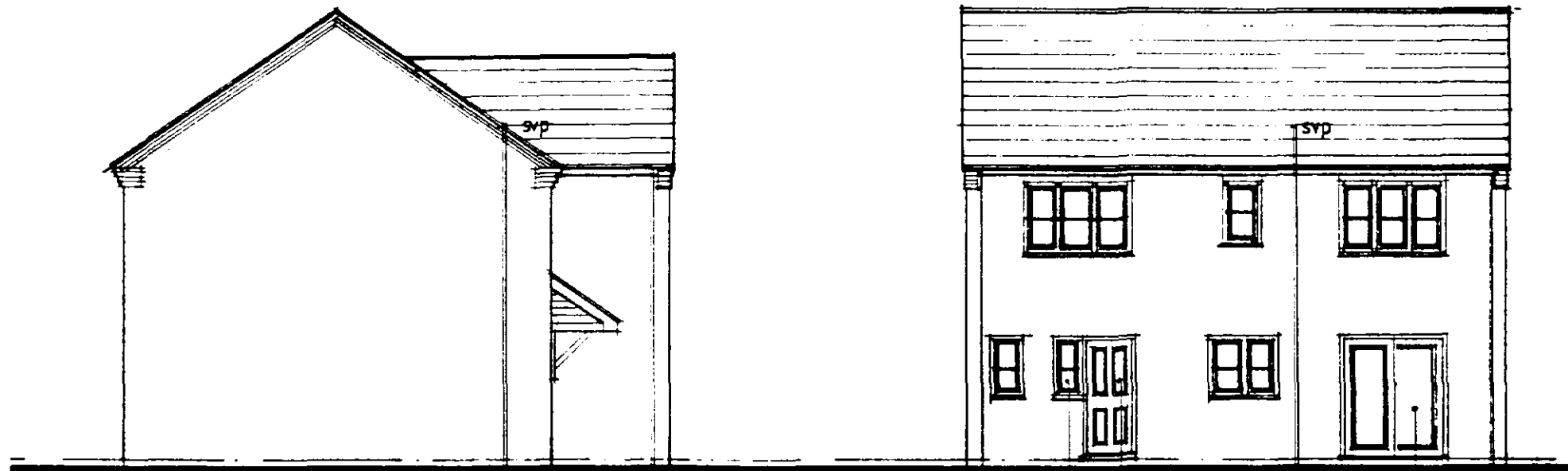


GLOUCESTER - Elevations



F R O N T safety glaze front ent.

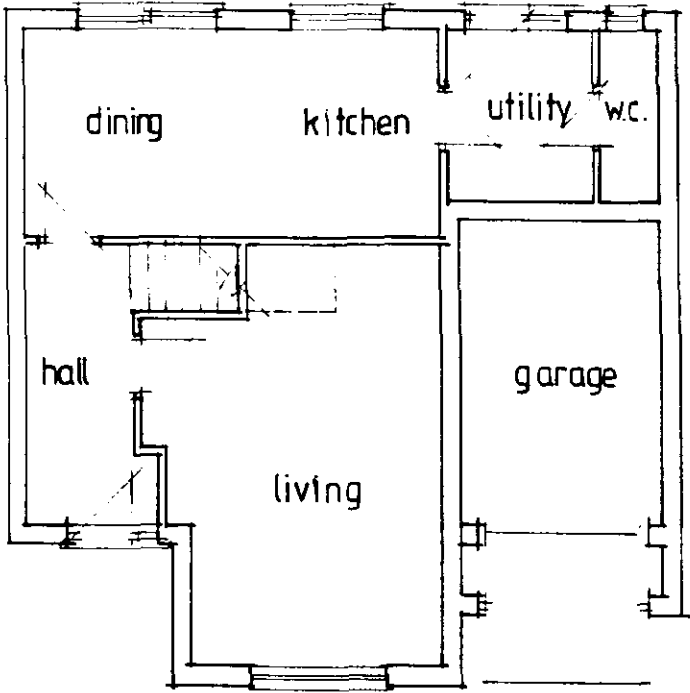
S I D E meter boxes



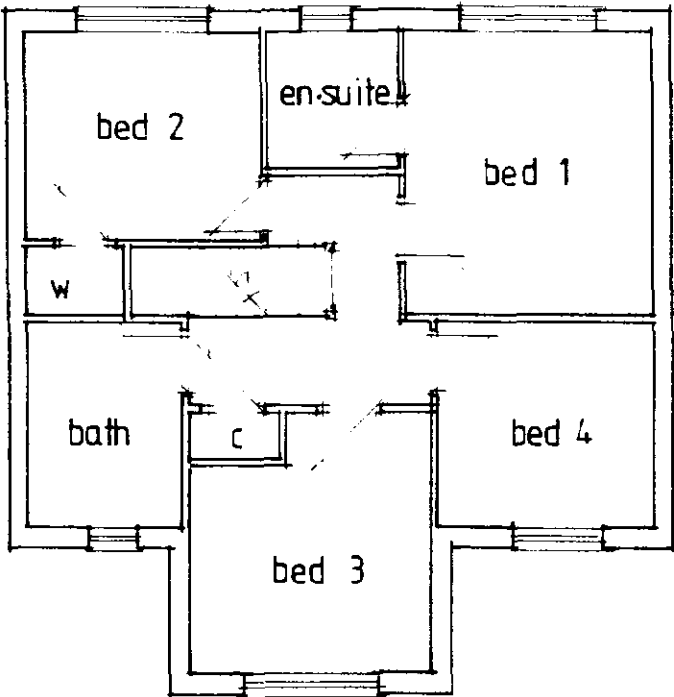
S I D E

R E A R safety glaze rear door/win & patio doors.

GLOUCESTER - Floor Layouts



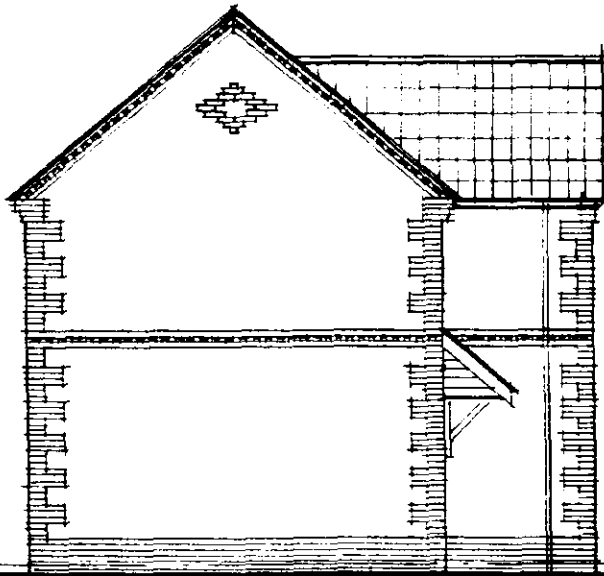
GROUND



FIRST



F R O N T



S I D E

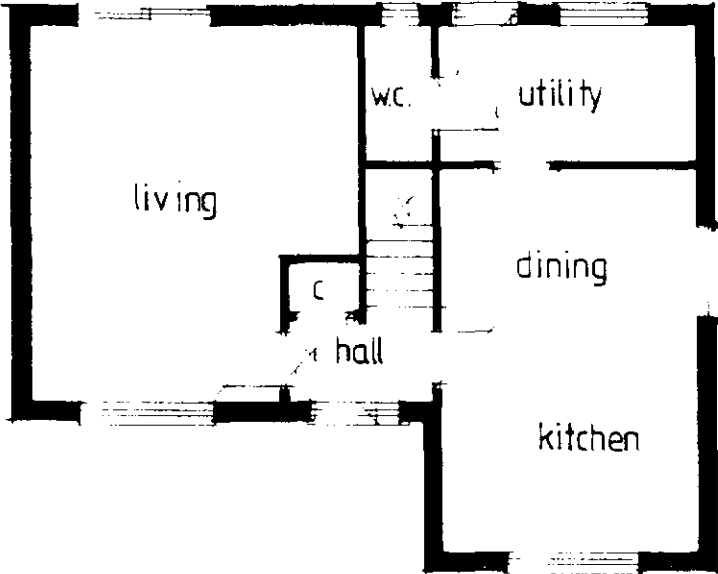


R E A R

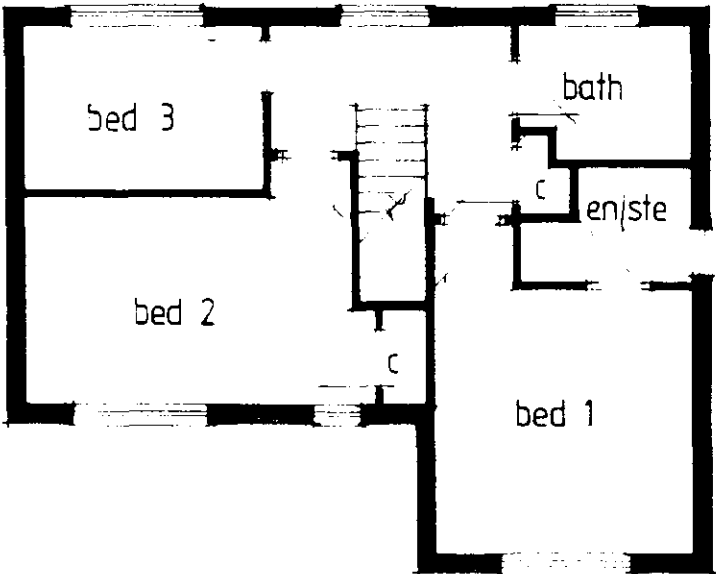


S I D E

HAMILTON - Floor Layouts

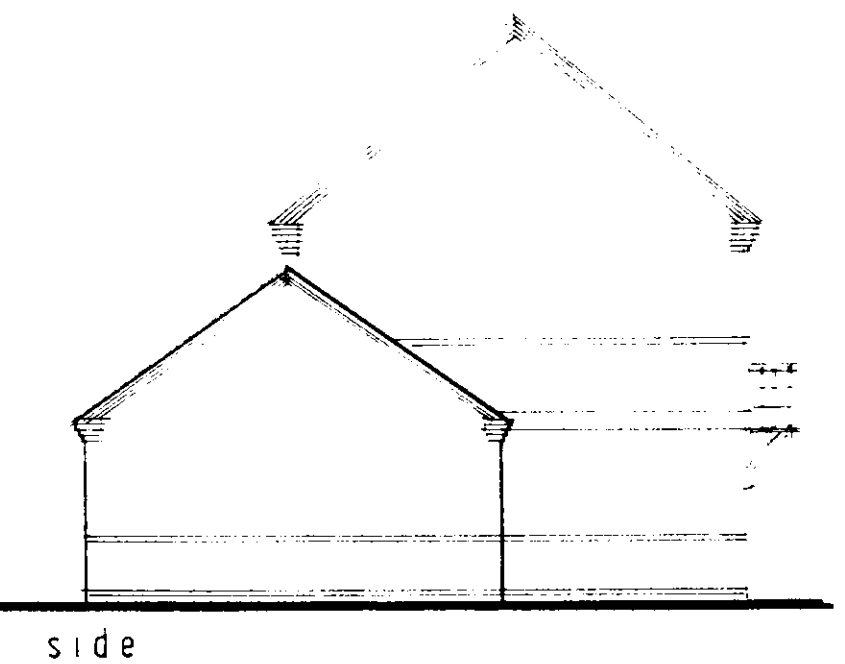
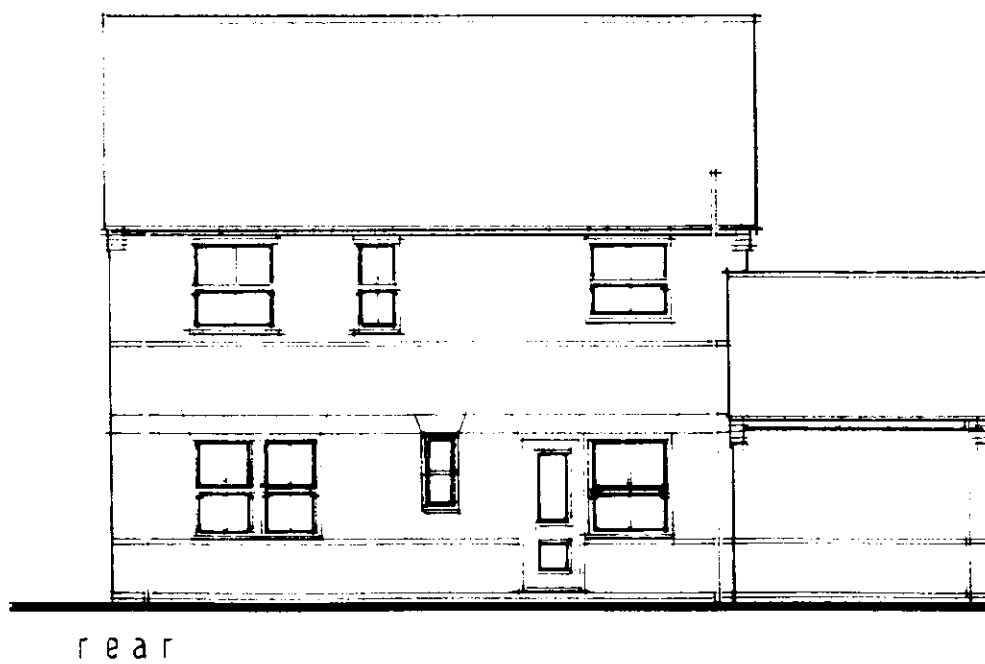
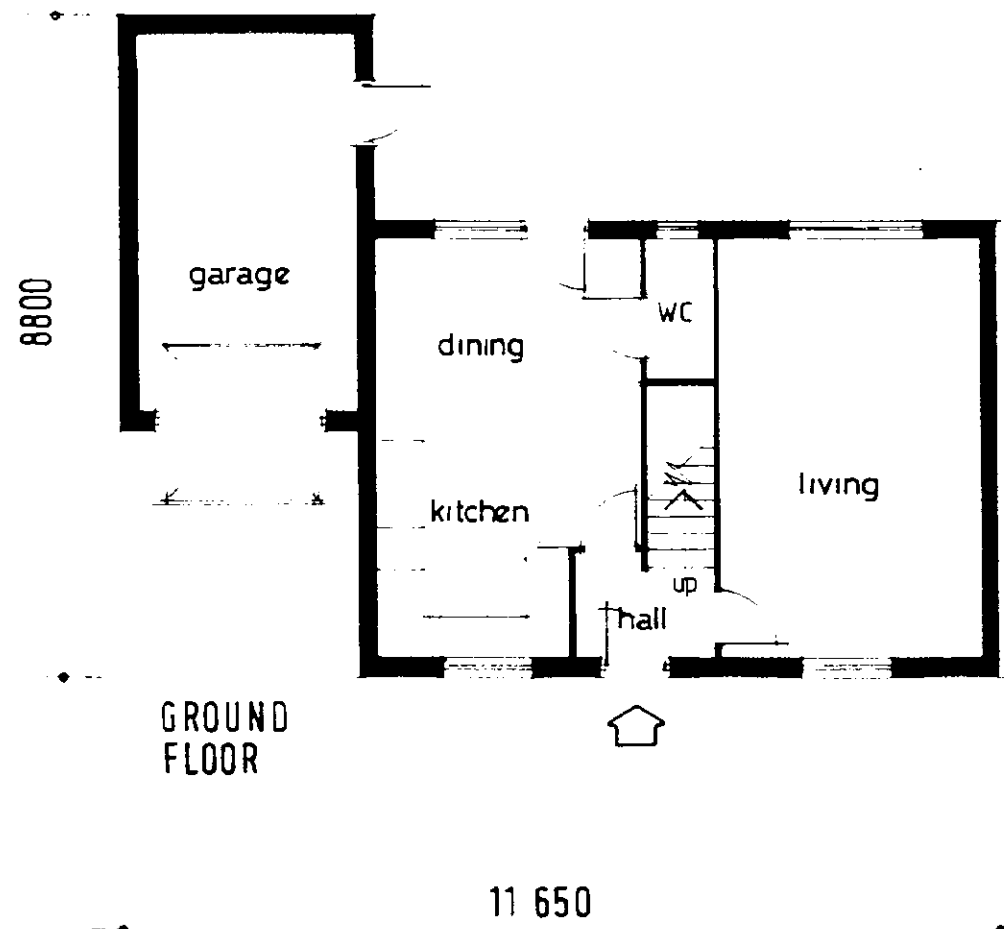
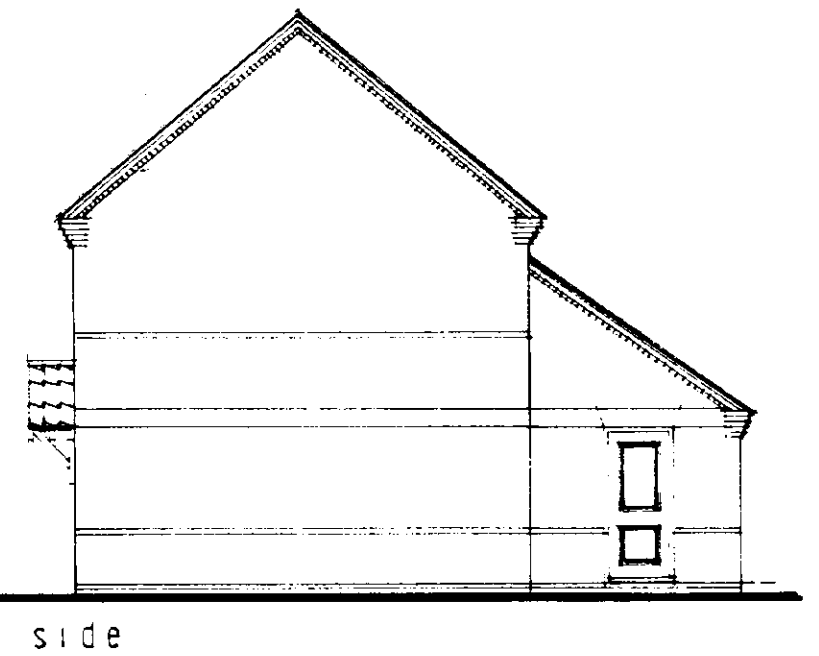
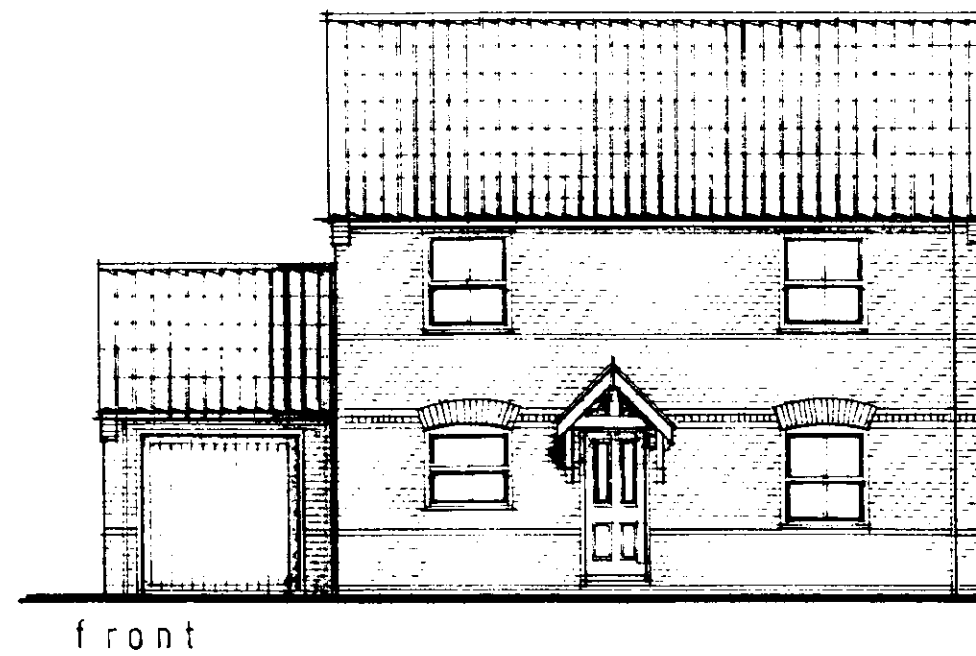
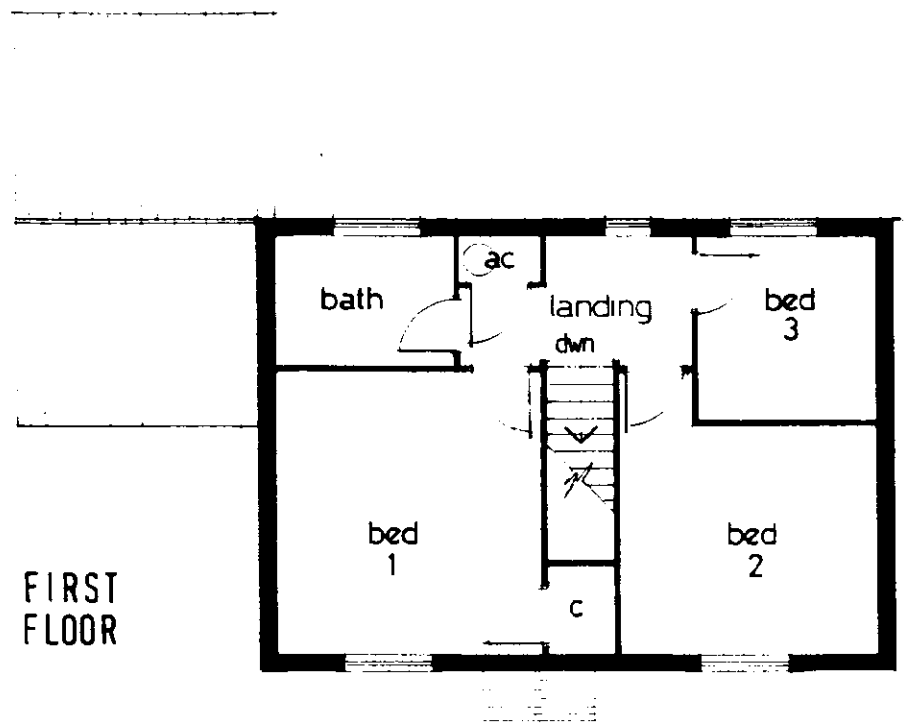


GROUND

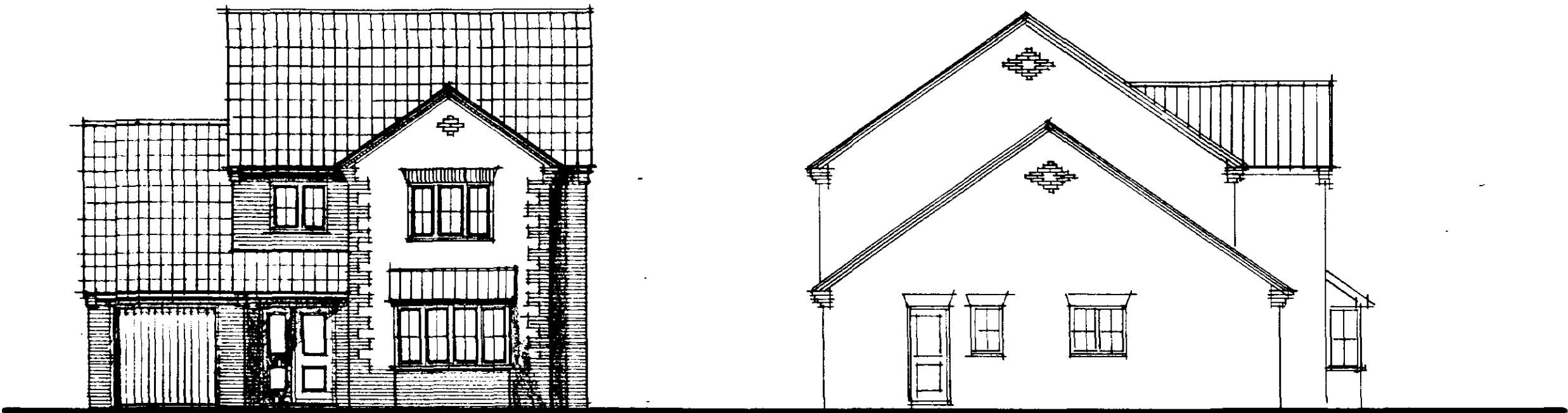


FIRST

OAK - Floor Layout & Elevations



WINDSOR - Elevations



FRONT

SIDE

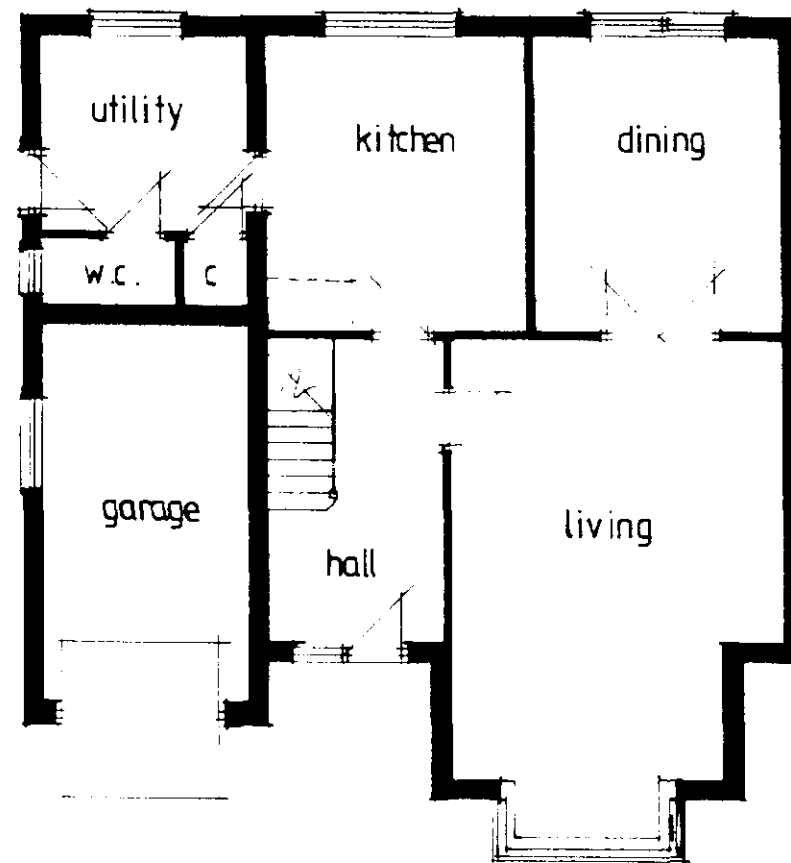


REAR

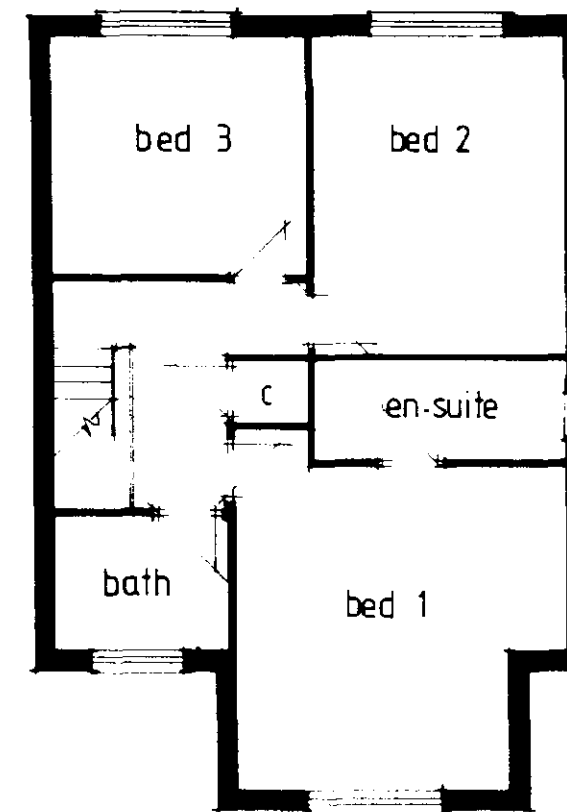
SIDE

WINDSOR

WINDSOR - Floor Layout

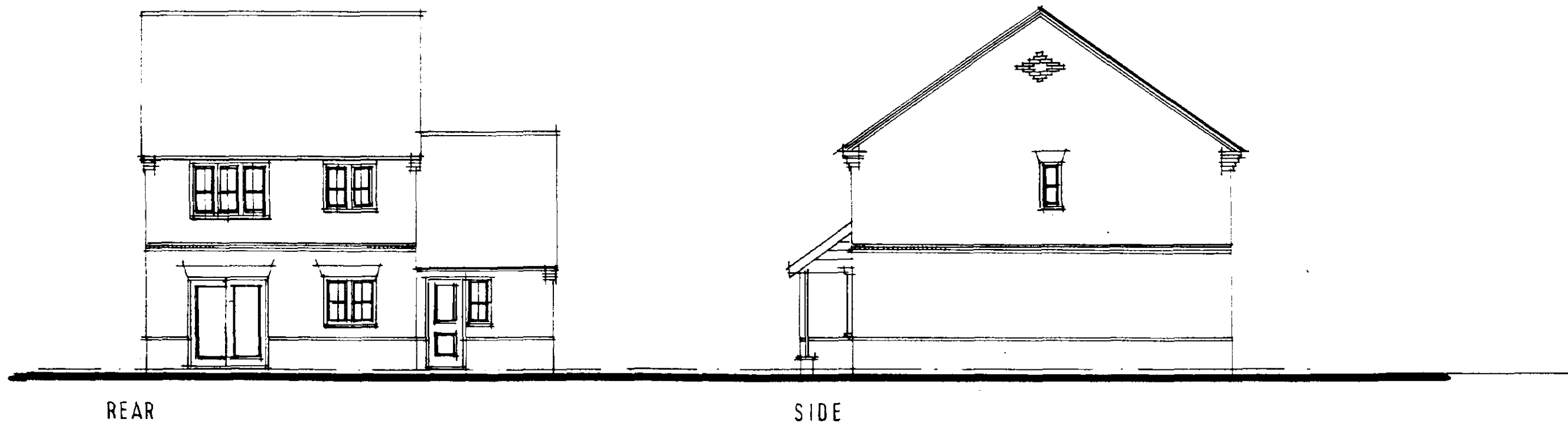
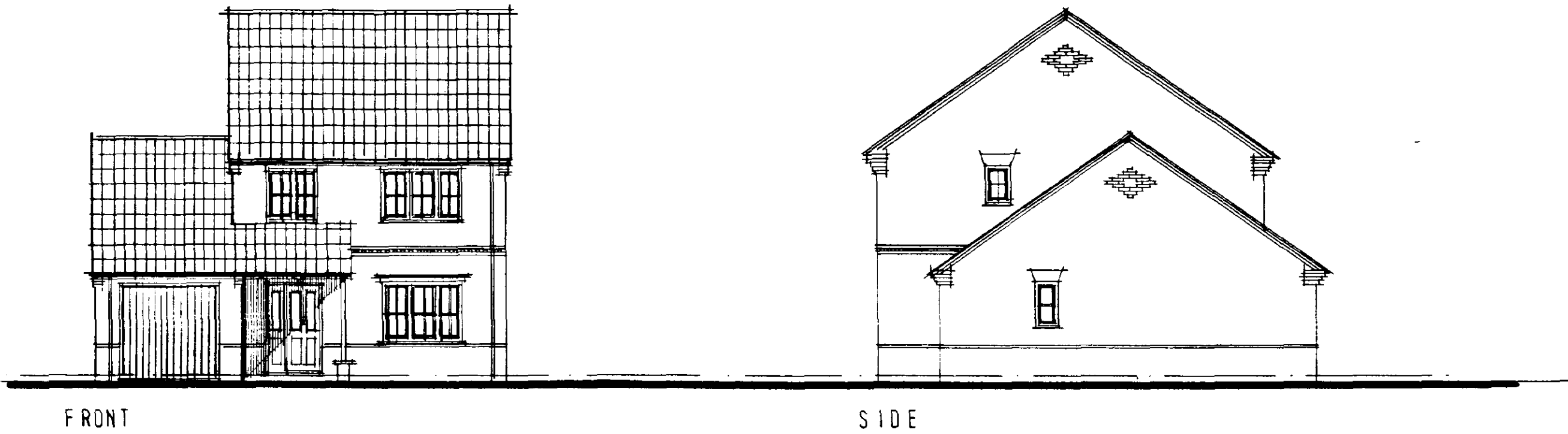


GROUND



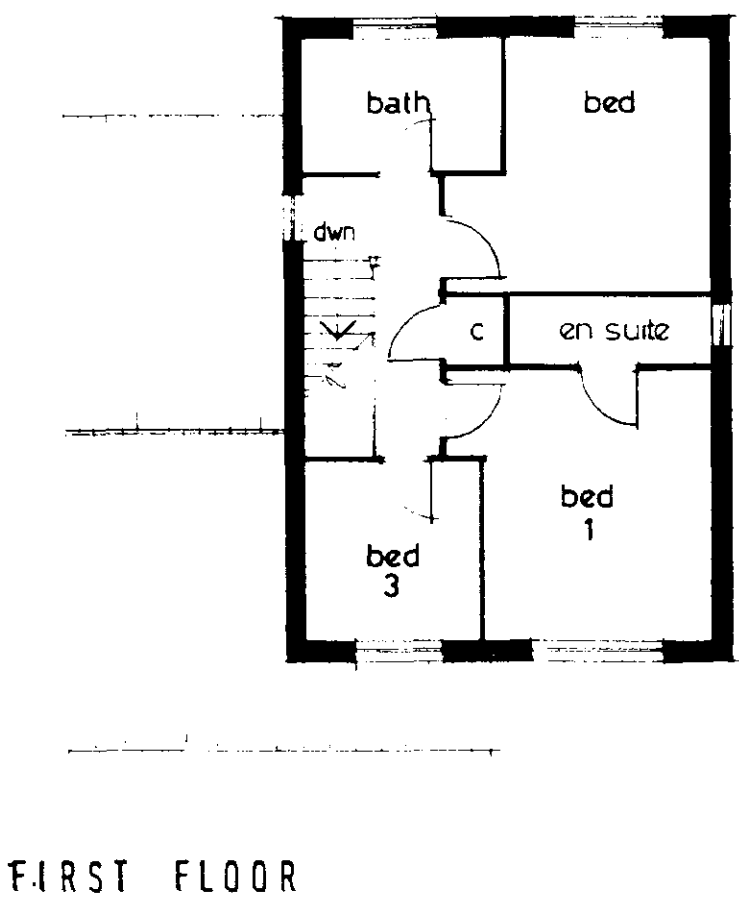
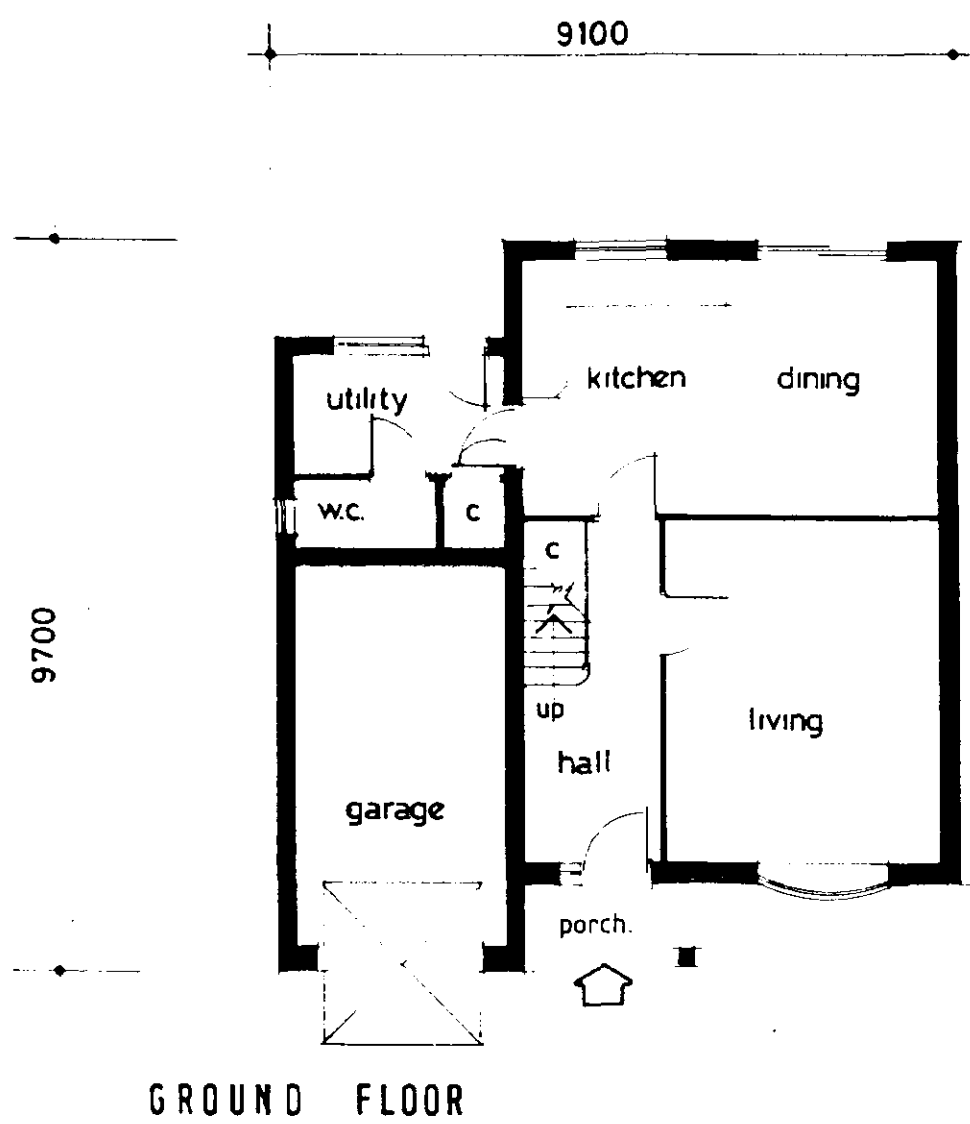
FIRST

BIRCH - Elevations



BIRCH

PLOTS 8, 17





FRONT

SIDE

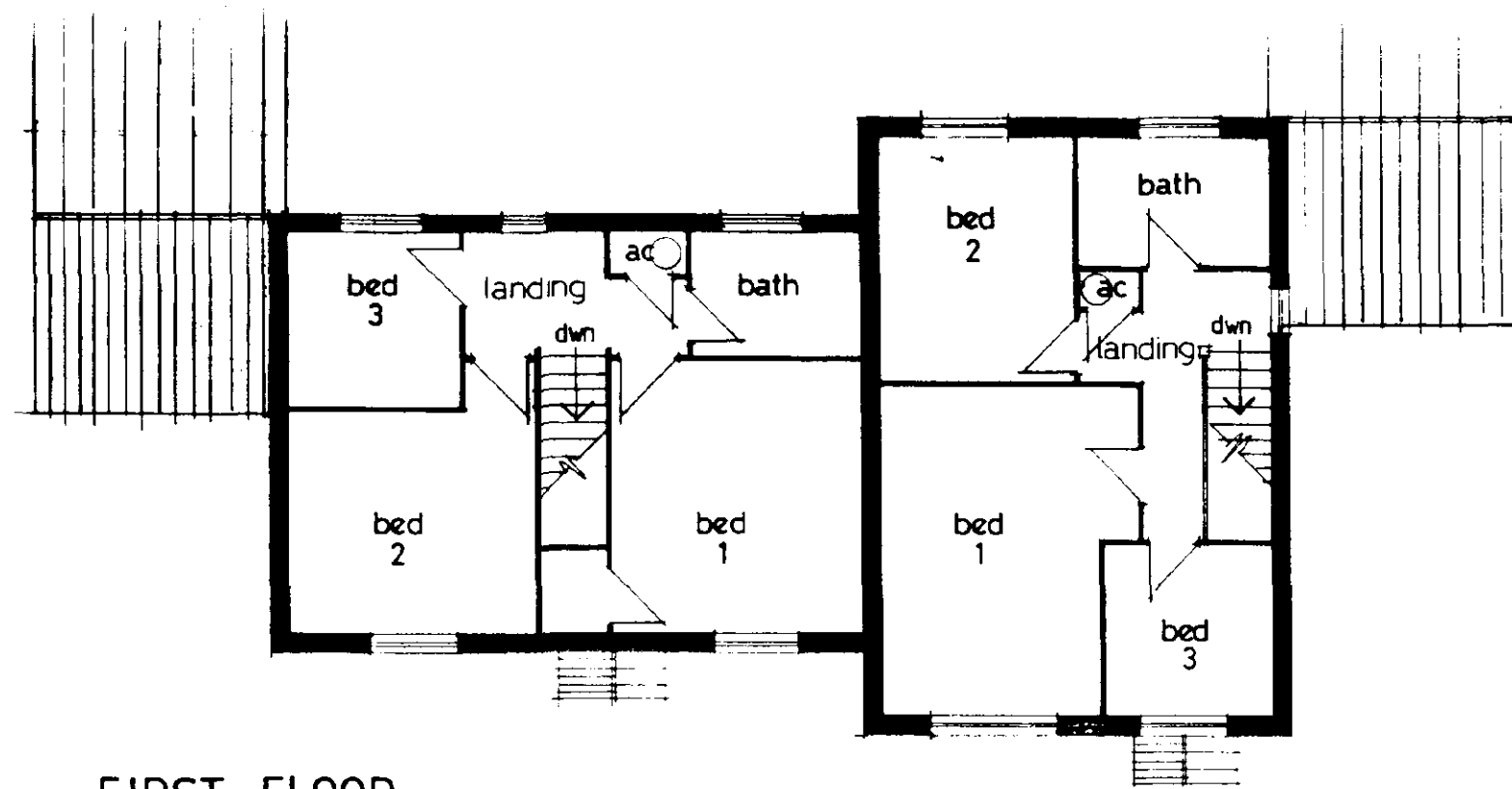


SIDE

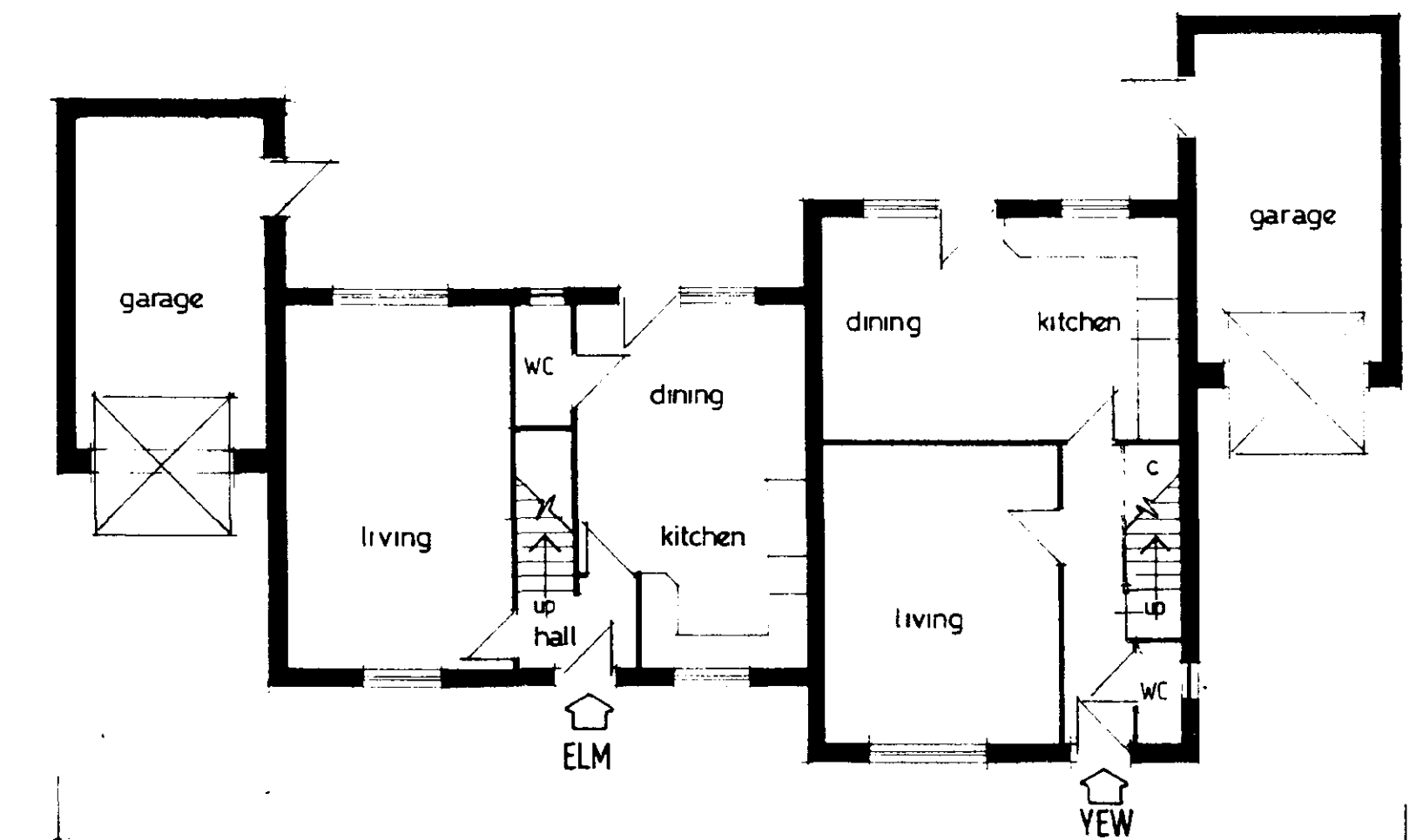
REAR

*NOTE:
PLOT 11 DETACHED GARAGE

ELM / YEW - Floor Layouts



FIRST FLOOR



GROUND FLOOR

11300

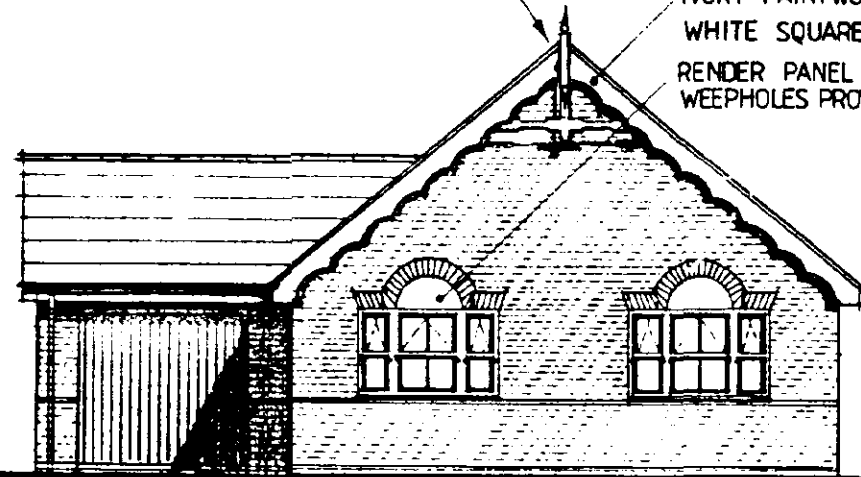
* NOTE: PLOT 11 DETACHED GARAGE

PLOTS 10/11*

RUTLAND - Floor Layout & Elevations

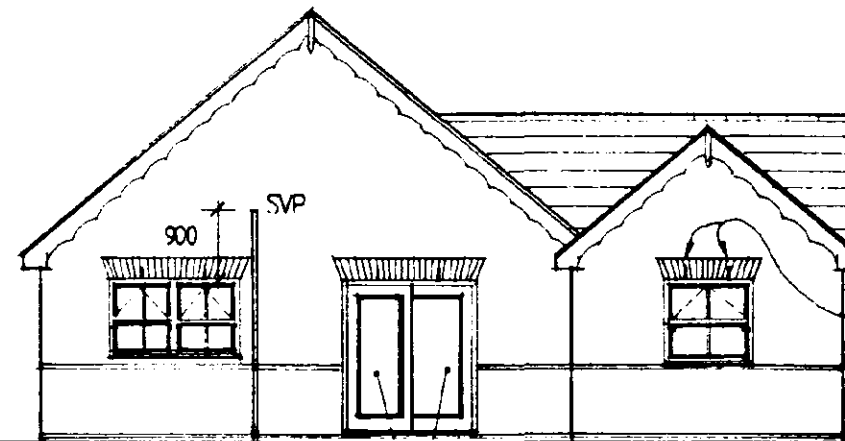
DECORATIVE FINAL
TREATED S.W. EX 75x75
TIE BEAM TREATED S.W. EX. 25x150.

IVORY PAINTWORK
WHITE SQUARELINE R.W. GOODS.
RENDER PANEL OVER WINDOWS
WEEPHOLES PROVIDED IN BRICK JOINTS ADJACENT



front

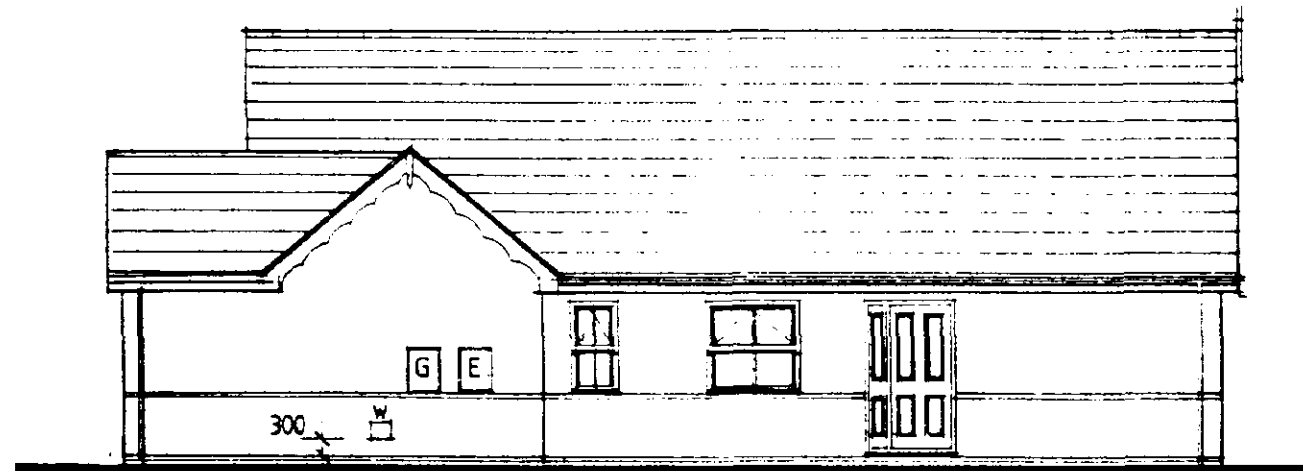
* STRING COURSE UNDER
CILL LEVEL OF 1200 deep WINDOW



rear

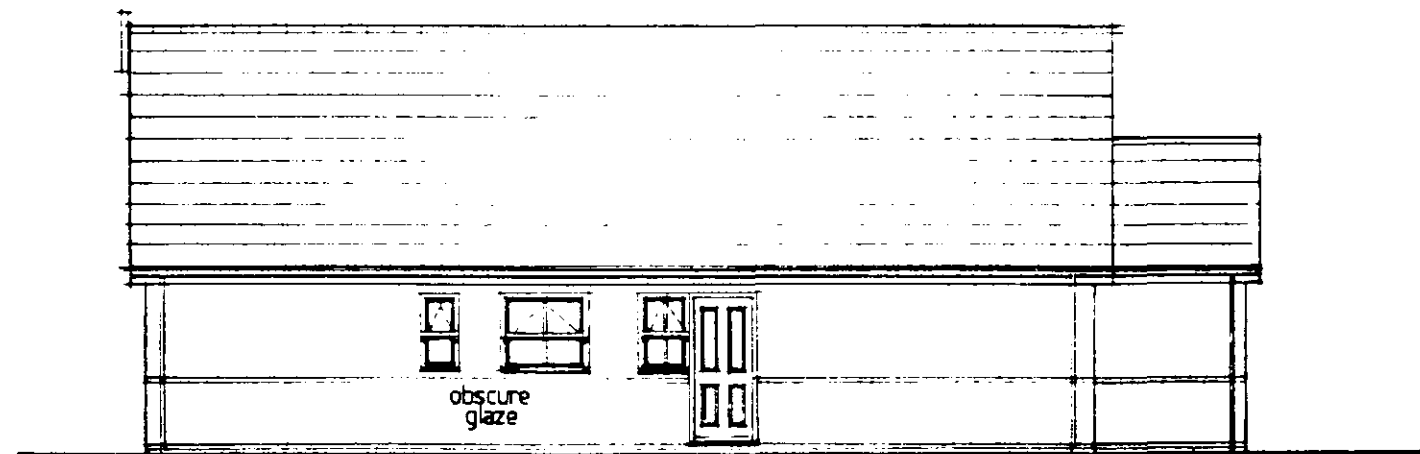
SAFETY GLAZE

2 WEEPHOLES PER
OPENING



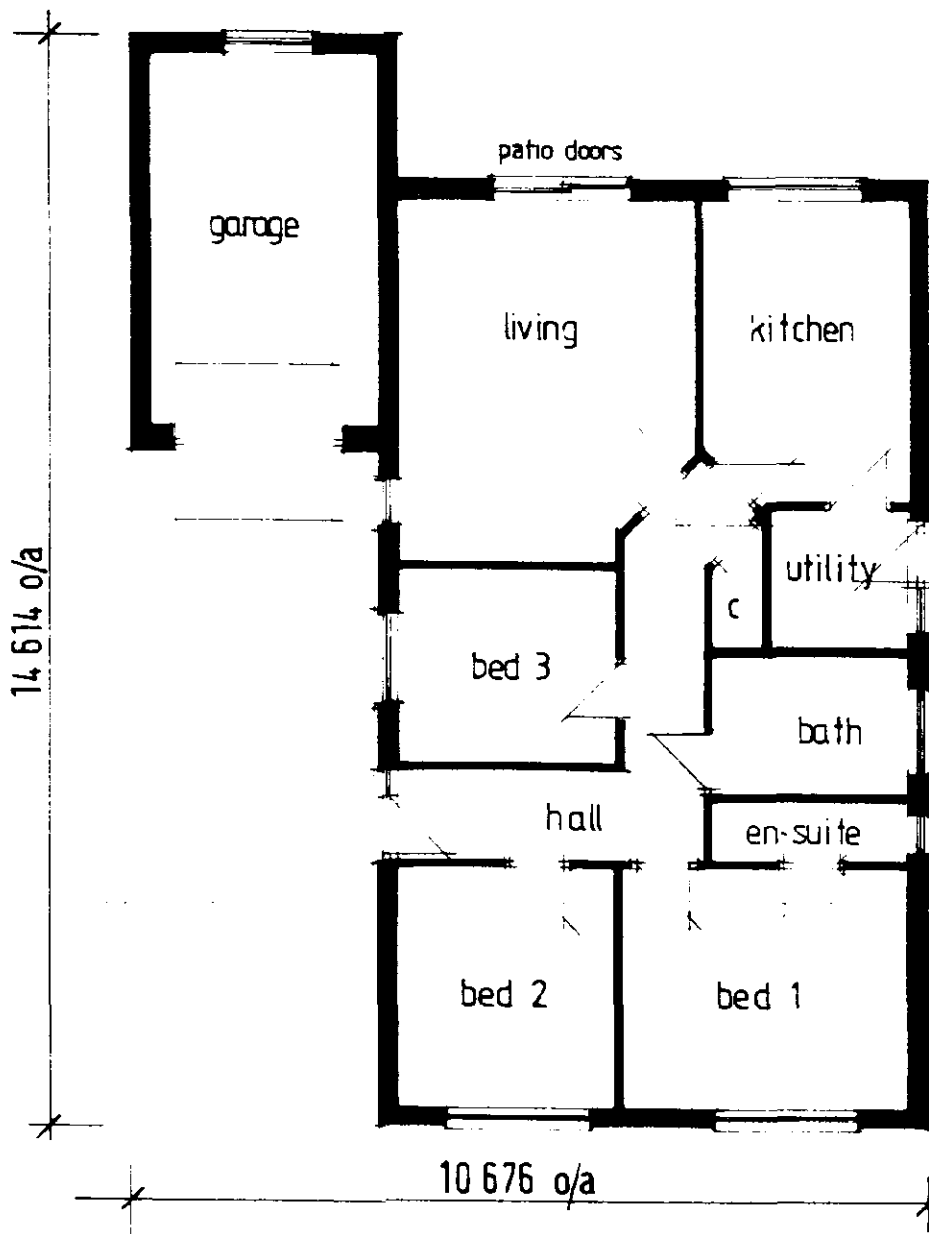
side

SAFETY GLAZE
door & sidelight

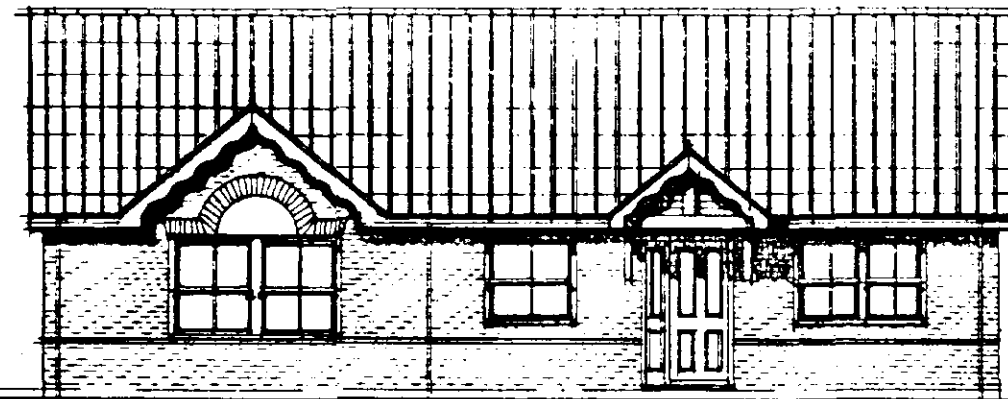


side

SAFETY GLAZE
door & window



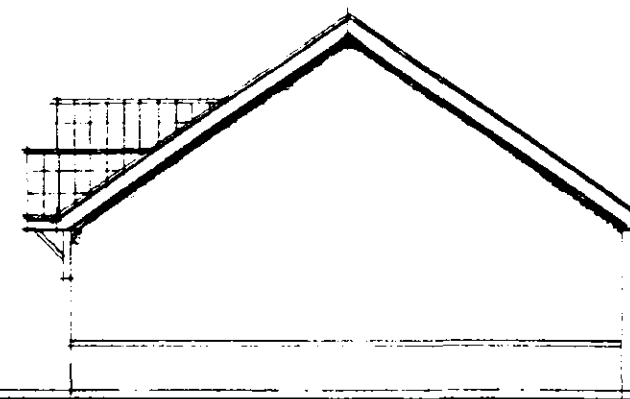
RUTLAND II - Floor Layout & Elevations



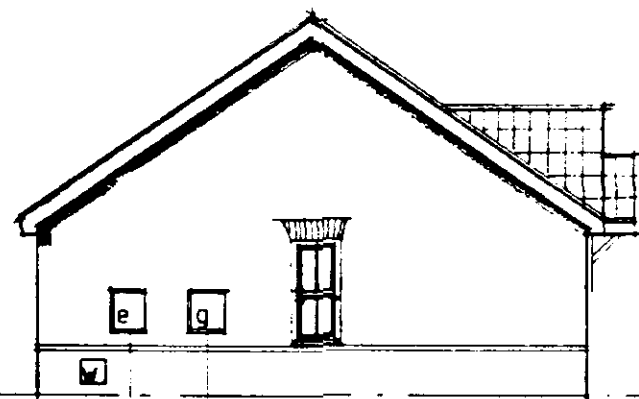
front

safety glaze
door & s|light

decorative
bargeboards

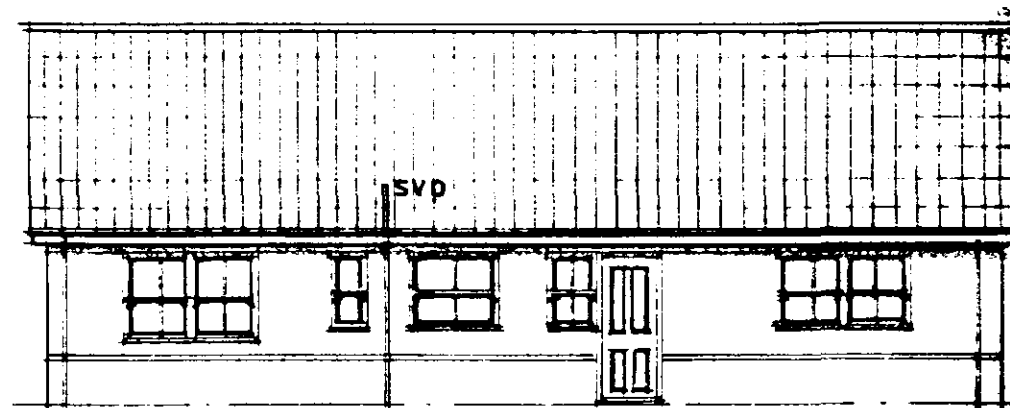


side



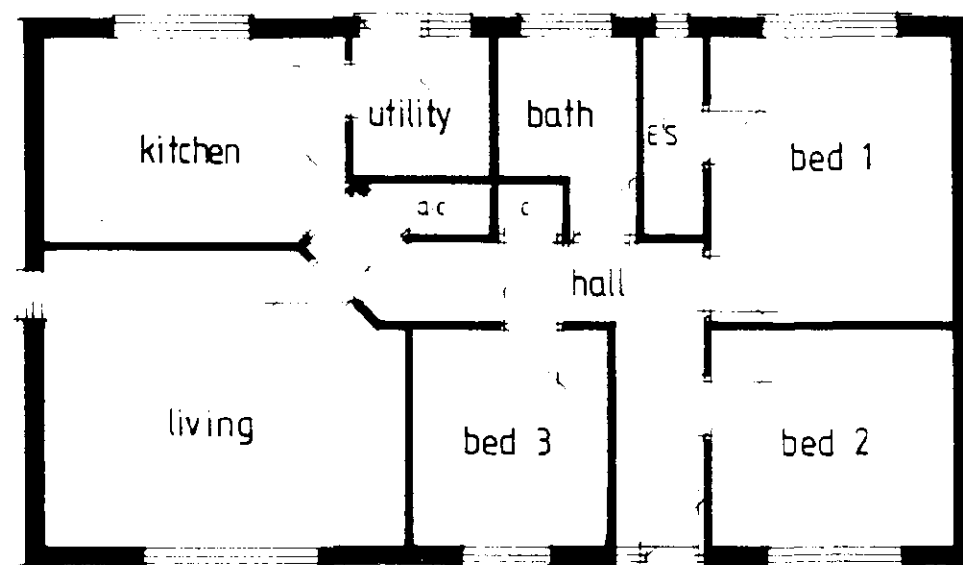
side

meter boxes



rear

safety glaze
door & window

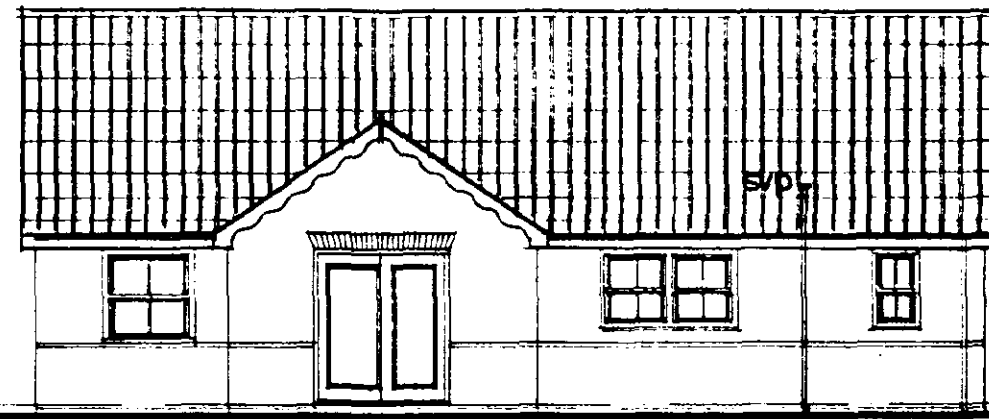


LEICESTER - Floor Layout & Elevations



front

safety glaze
door & s/light



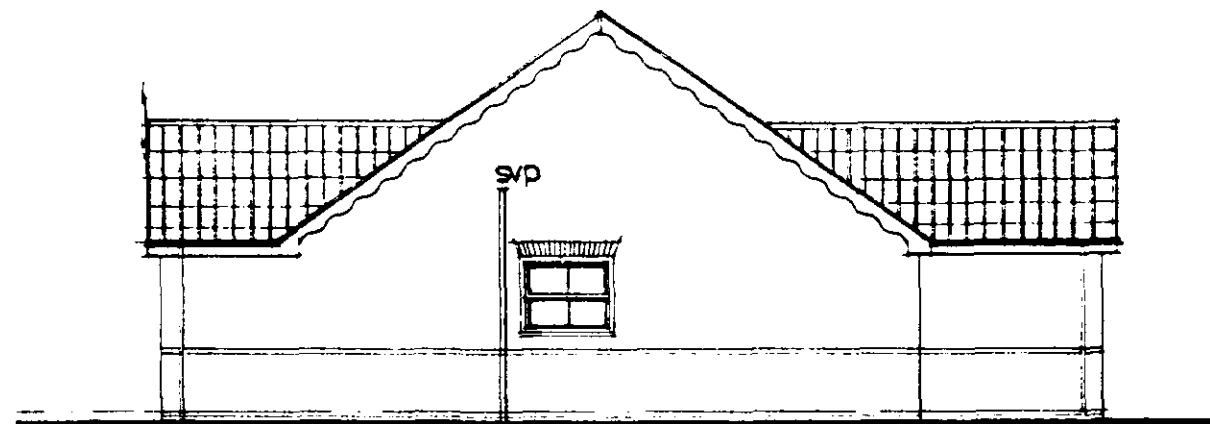
rear

safety glaze
patio doors



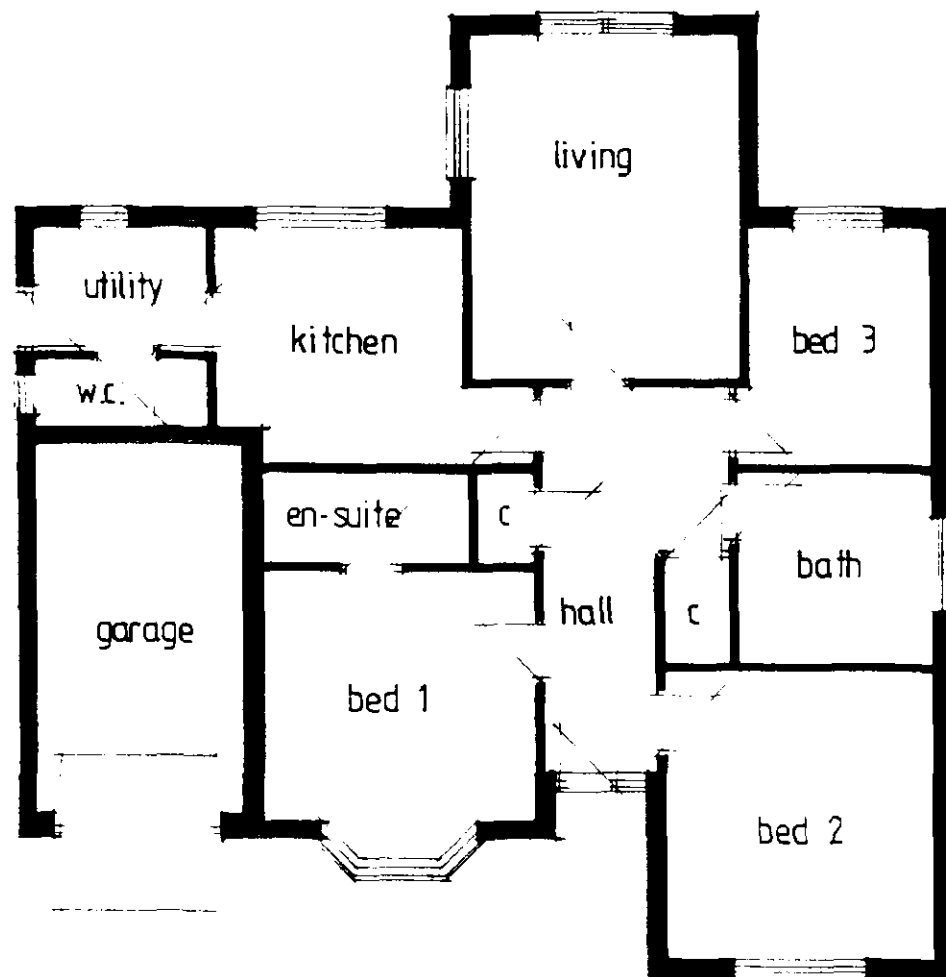
side

safety glaze
door

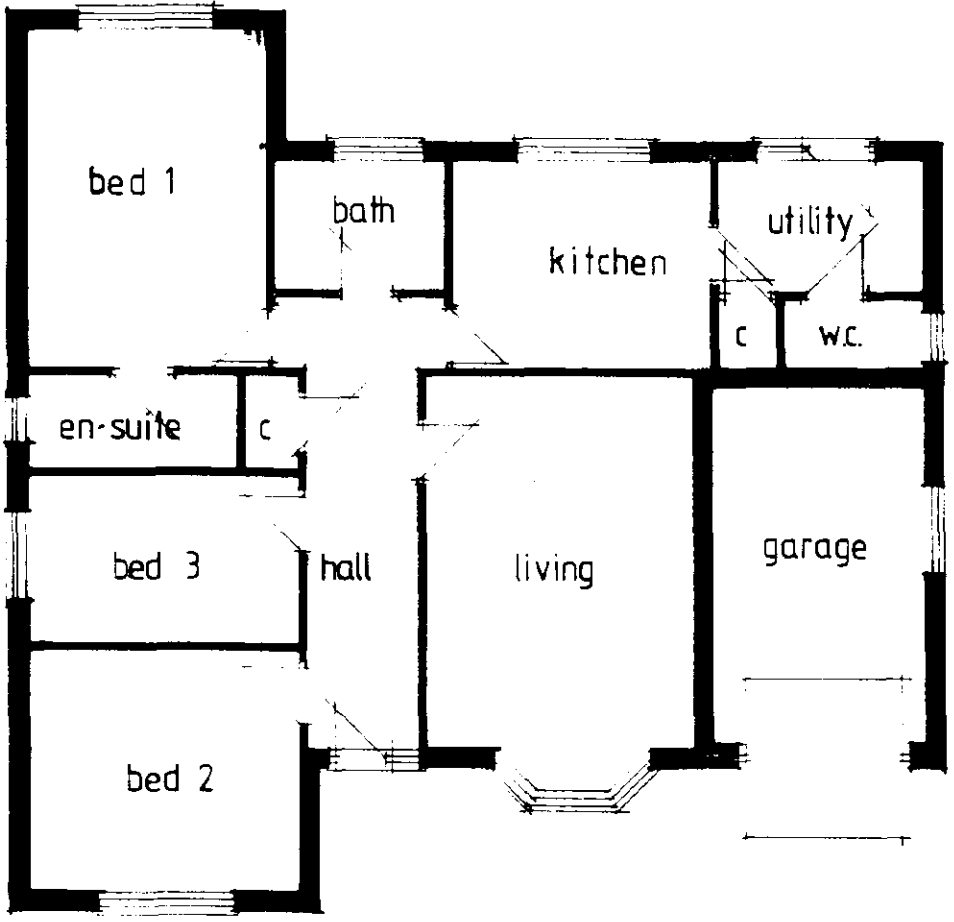
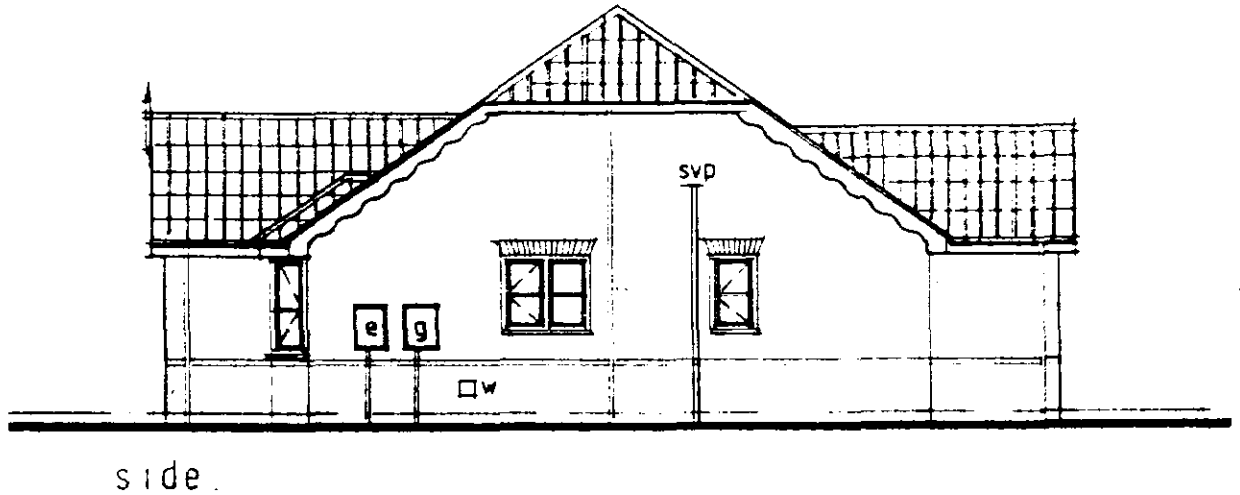
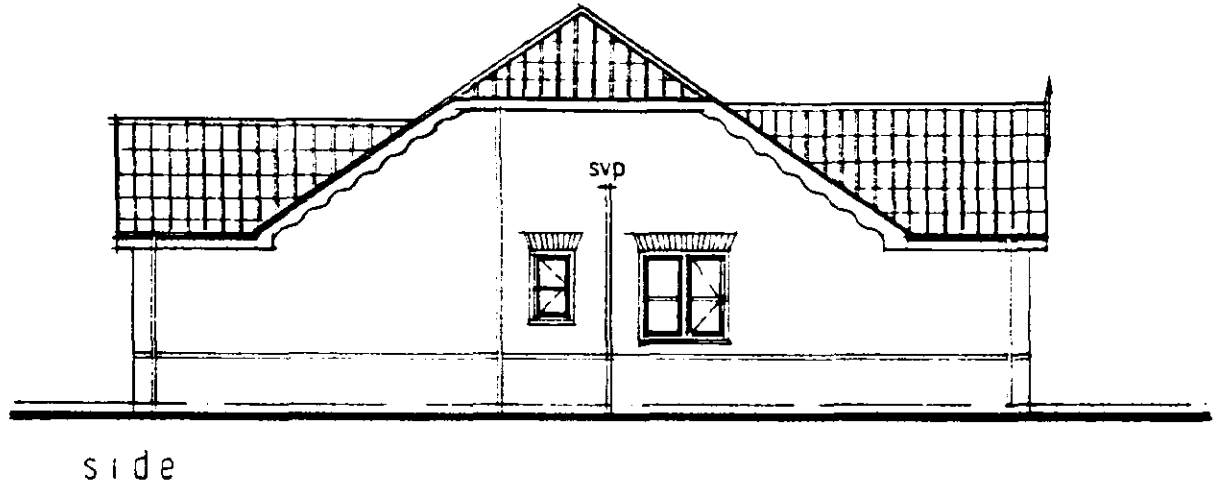
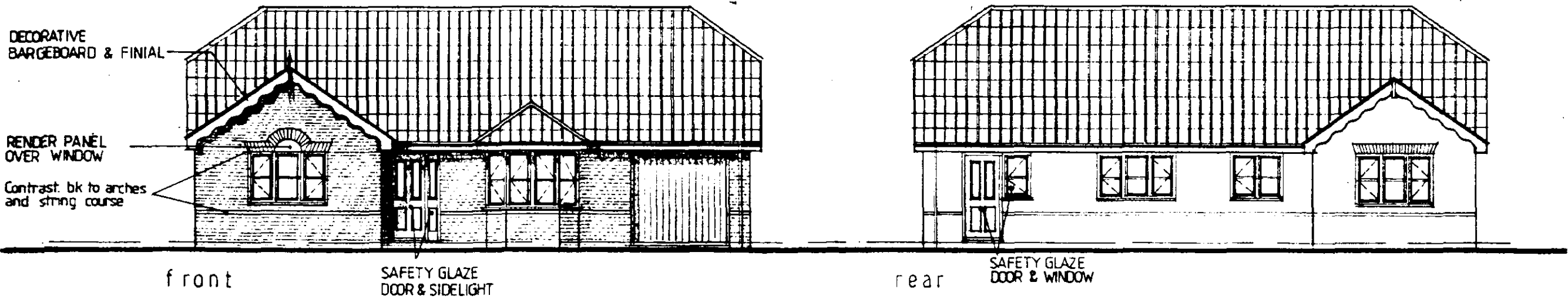


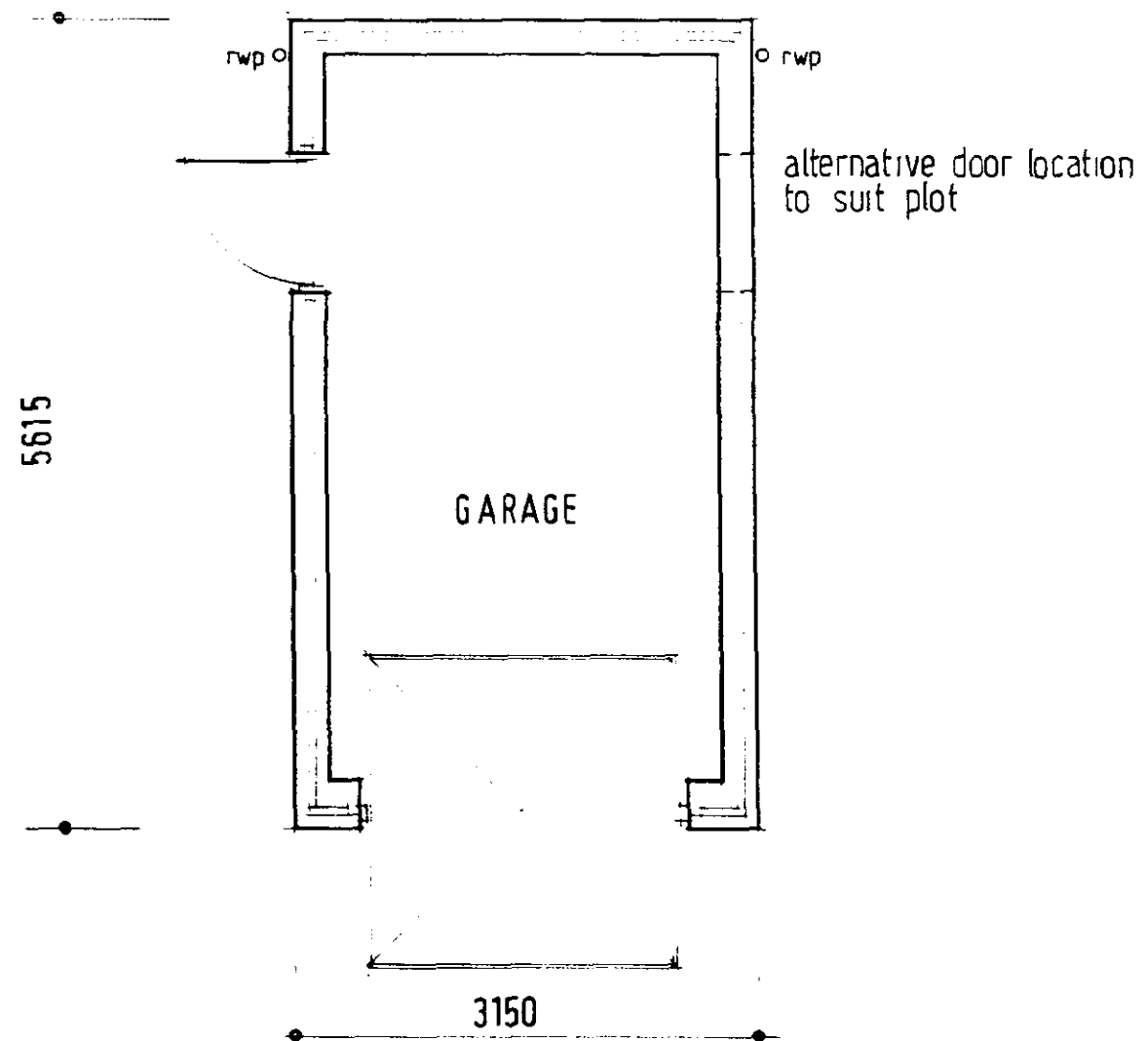
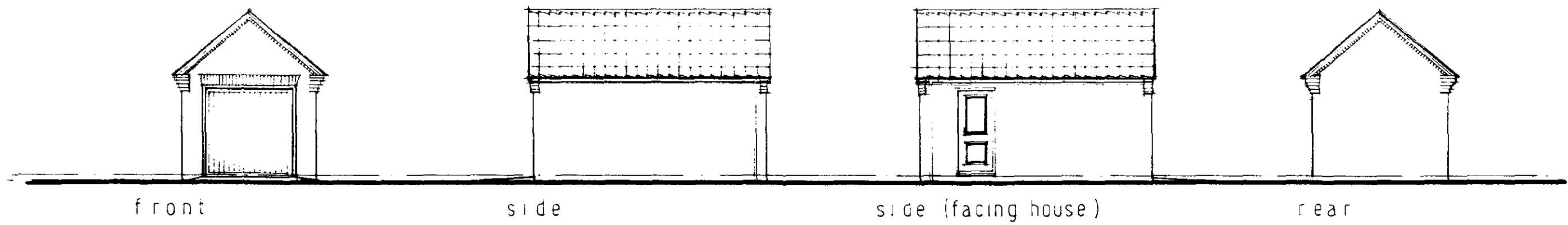
side

s/p



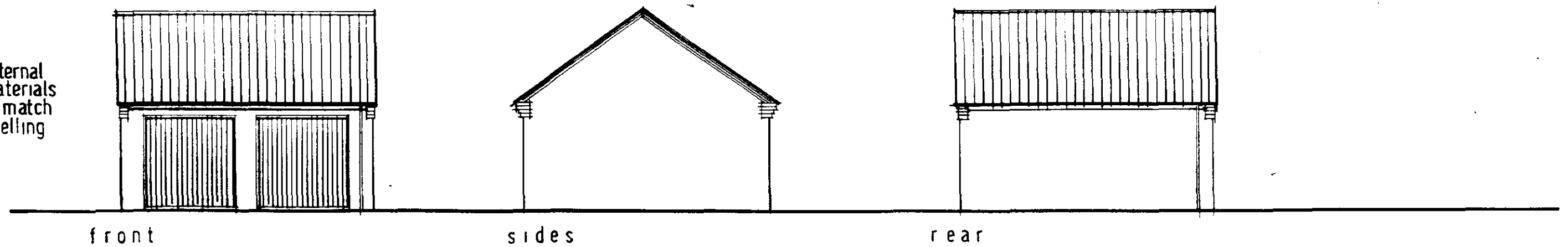
SANDOWN - Floor Layout & Elevations





SINGLE GARAGE

external
materials
to match
dwelling

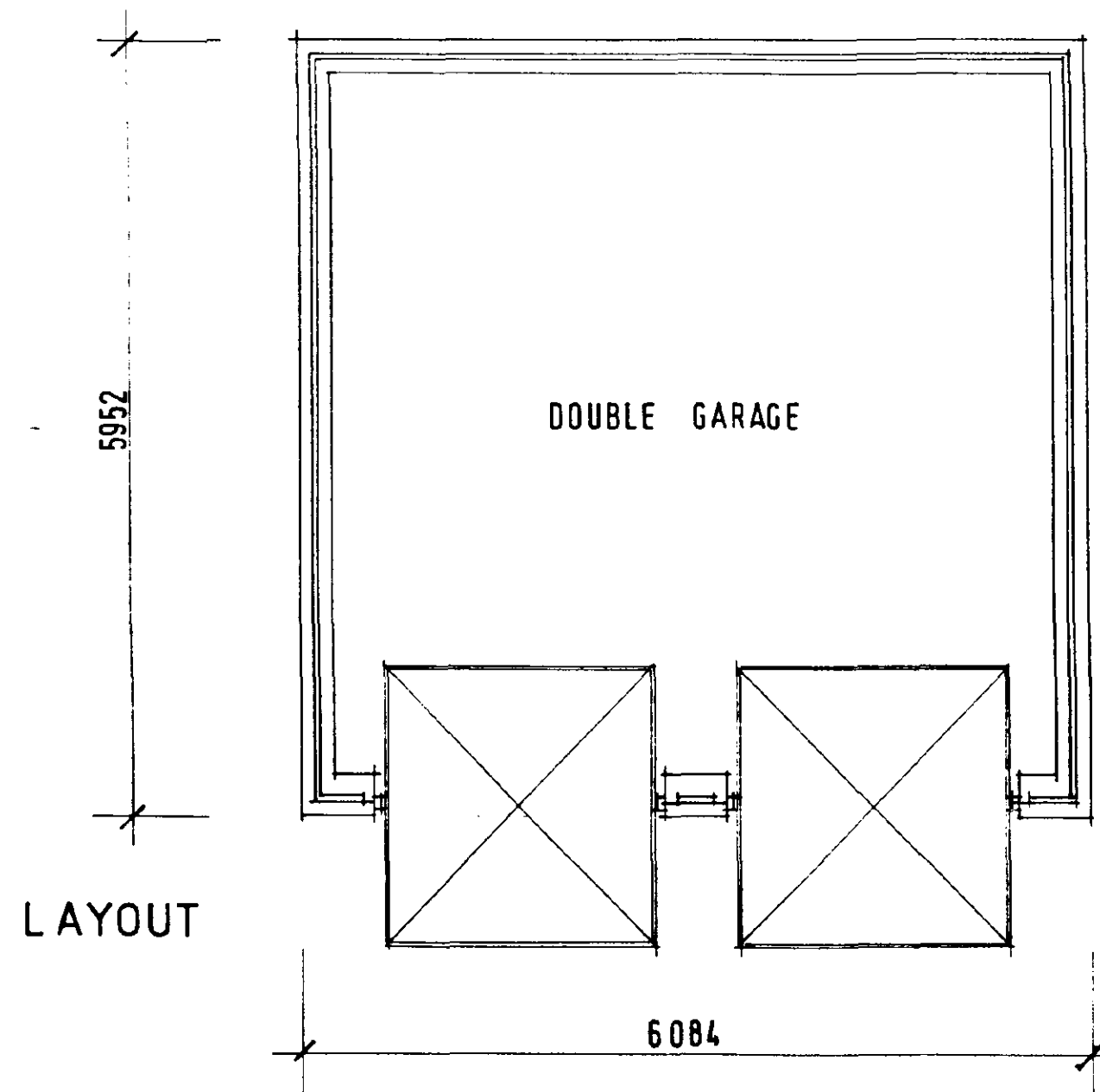


front

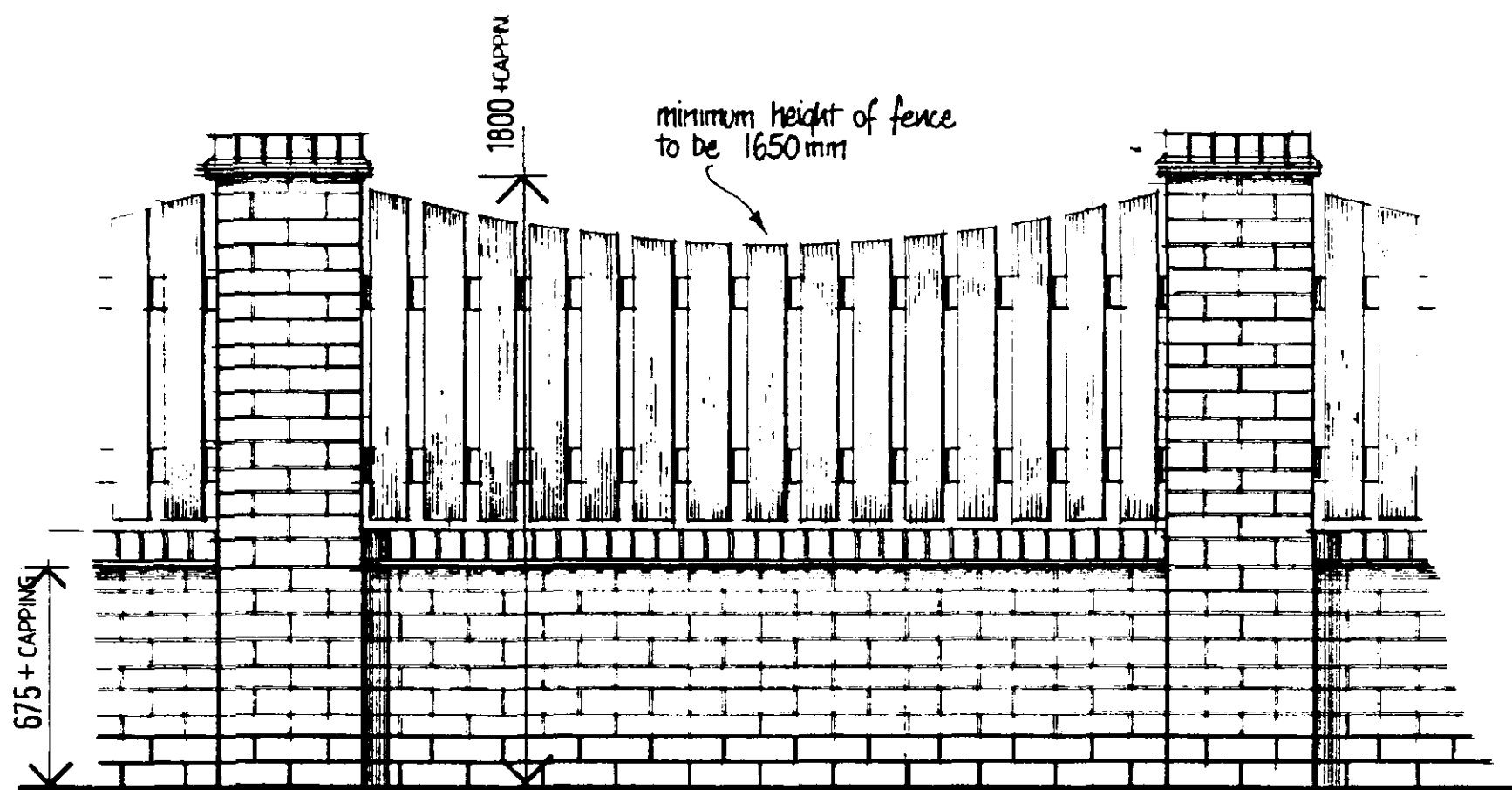
sides

rear

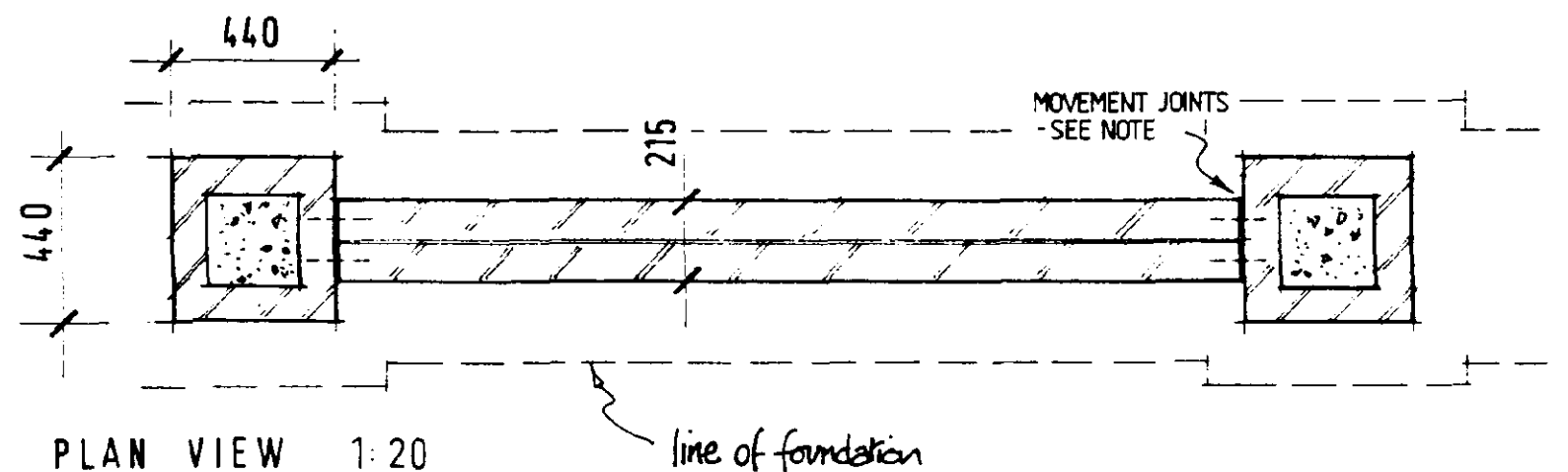
e l e v a t i o n s



DOUBLE GARAGE



ELEVATION 1:20



PLAN VIEW 1:20

eng. brick cappings

tile creasing - 2 courses clay tiles laid staggered joint in mortar desig. (i) (1:0-1/4:3 mix.)
45mm min. projection from brick. nibbed tiles to form effective drip.

boarding - preservative treated timber with galv. fixings.

movement joints - at pillar / wall abutment provide 12mm joint incorporate compressible filler & mastic sealant over. provide galv. s/steel wall ties at 225 c/c.

dpc - 3 courses eng. brick (type 1) (2 courses above g.level.) mortar desig. (i)

foundations - conc. strip foundation at 750 mm. below g.level. 600mm. wide x 225 dp. conc.

ASHWOOD HOMES
Holbeach Manor
Fleet Road Holbeach
Lincs PE12 7AX

Boundary Wall/Fence
Design Details

1:20 scale 02 / 98 alan j. frich.

detail sheet W1

PROPOSED LANDSCAPING & BOUNDARY TREATMENT

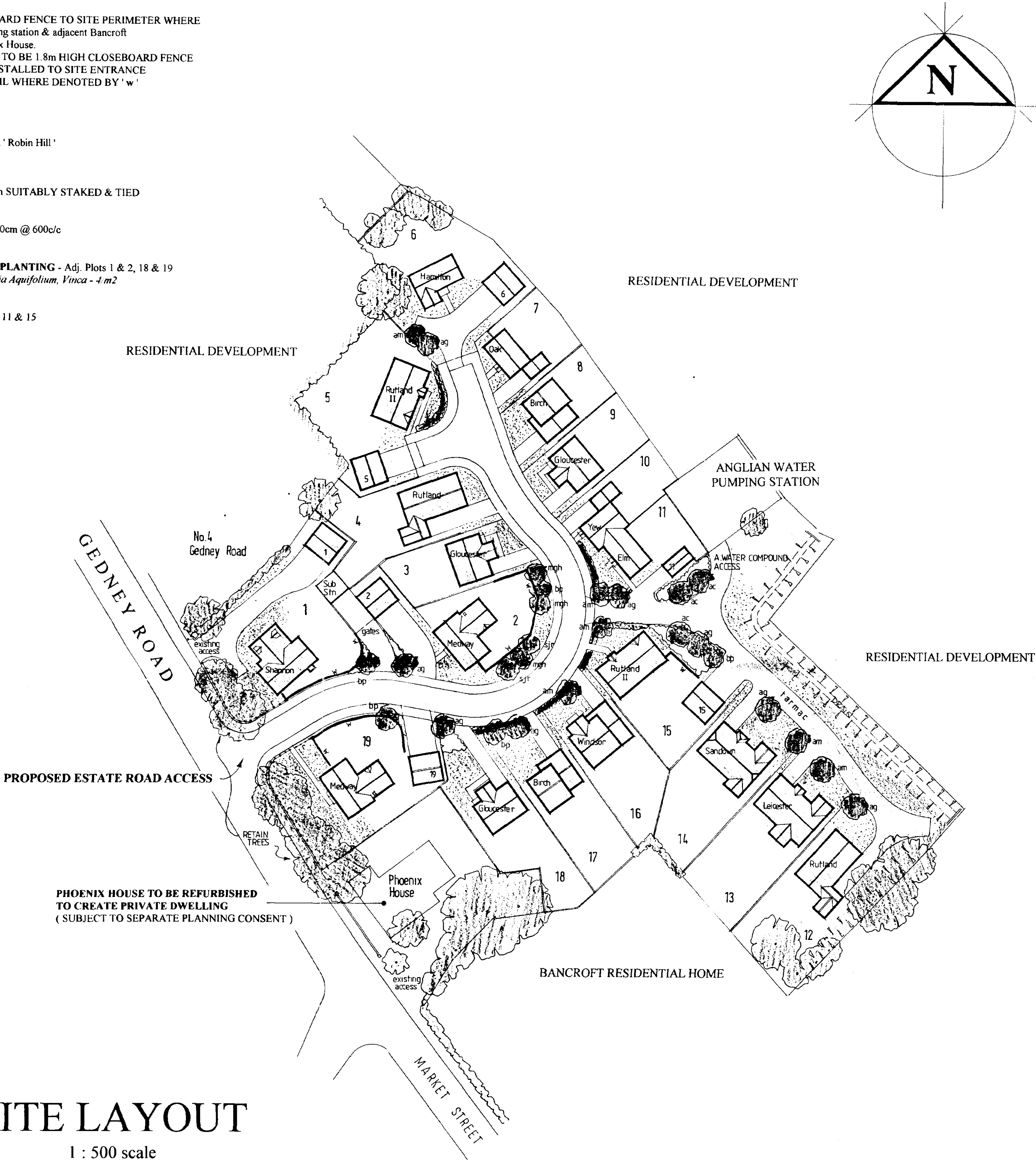
BOUNDARY TREATMENT
PROVIDE 1.8m HIGH CLOSEBOARD FENCE TO SITE PERIMETER WHERE NECESSARY e.g. adjacent pumping station & adjacent Bancroft and to define boundary with Phoenix House.
REAR DIVIDING BOUNDARIES TO BE 1.8m HIGH CLOSEBOARD FENCE
1.2m HIGH RAILINGS TO BE INSTALLED TO SITE ENTRANCE
1.8m HIGH WALL/FENCE DETAIL WHERE DENOTED BY 'w'

TREE PLANTING
ac.....ACER CAMPESTRE
ag.....ACER GRISEUM
am.....AMELANCHIER ARBOREA ' Robin Hill '
bp.....BETULA PENDULA
mgh...MALUS ' Golden Hornet '
sjr.....SORBUS ' Joseph Rock '
PLANTING HEIGHTS 1.8m - 2.4m SUITABLY STAKED & TIED

HEDGEROW PLANTING
Prunus Laurocerasus (Laurel) 45/60cm @ 600c/c

SHRUB PLANTING
LOW GROWING & SMALLER PLANTING - Adj. Plots 1 & 2, 18 & 19
Bergenia, Euonymus, Hebe, Mahonia Aquifolium, Vinca - 4 m2
Ajuga, Pulmonaria - 6 m2

TALLER PLANTING - Adj. Plots 11 & 15
Ceanothus, Cornus Alba - 1 m2
Potentilla, Rosa - 2 m2
Viburnum - 2 m2



SITE LAYOUT
1 : 500 scale



LOCATION PLAN
1 : 1250 scale

SOE
HOOD
10 JUL 2000
Ref: 0369100

ASHWOOD
H O M E S
Fleet Road Holbeach Spalding Lincs PE12 7AX Tel 01406 423388

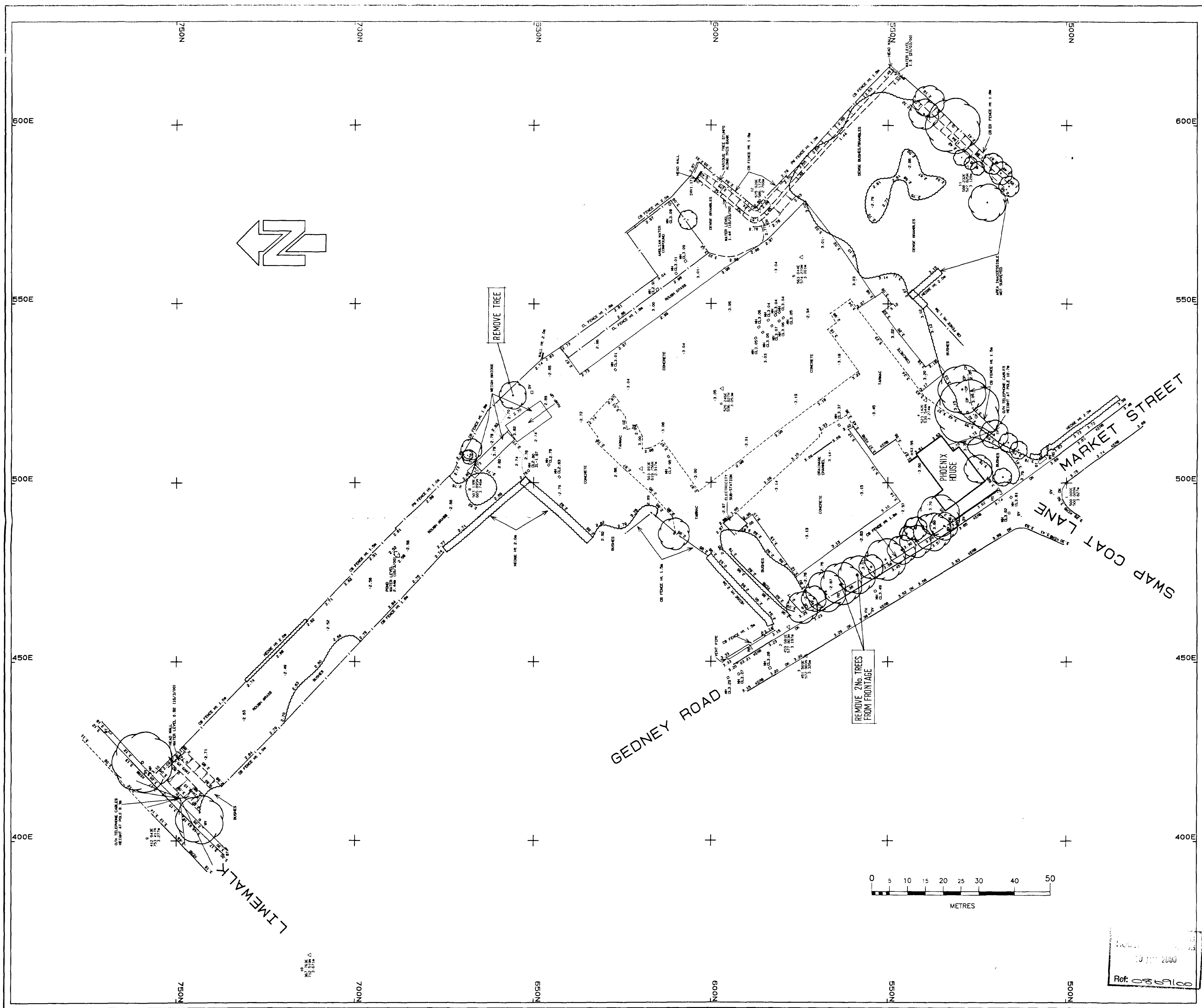
RESIDENTIAL DEVELOPMENT
GEDNEY ROAD LONG SUTTON

SITE LAYOUT & LOCATION PLAN

Moulton Design
Planning & Architecture

63 East Cob Gate, Moulton, Lincolnshire PE12 6QJ
Tel / Fax 01406 373307 Principal : Alan J. Finch

scales as indicated ajf 07/00 000401/01



NOTES

1. Surveyed March 2000.
2. Survey plotted to assumed local metric grid.
3. Levels related to O.S.B.M. located on head wall South East side of Lutton Drain, at the junction of Gedney Road & Limewalk value: 3.92m A.O.D. Newlyn.
4. Station Details:

STN	EAST	NORTH	LEVEL	TYPE
1	500.000	500.000	3.827	HITI
2	459.681	577.803	3.197	HITI
3	451.569	572.900	3.326	HITI
4	523.142	539.544	3.274	HITI
5	563.044	574.270	3.001	HITI
6	526.246	596.827	3.053	HITI
7	503.893	619.756	2.917	HITI
8	503.138	665.895	3.746	HITI
9	412.943	753.417	3.277	HITI
10	367.763	712.519	3.671	HITI
11	588.232	527.825	3.128	HITI
12	575.928	586.172	2.768	HITI

- Top / Bottom of Bank
--- Boundary Line
--- Building / Overhead Canopy Line
--- Wall
--- Solid Surface Feature / Road Edge
--- Hard / Soft Surface Change
--- Kerb / Dropped Kerb Line
--- Drainage Channel
--- Fence Line
--- Hedge Line
--- Tree / Scrub Canopy Line
--- O/H Telephone Cable
--- O/H Electric Cables
--- Rock Face
--- Pipeline (Above Ground)
--- Foul Water Sewer
--- Storm Water Sewer

Fence Abbreviations: (Bracketed items optional)
CHD Chain link (Dilapidated) PR Post & Rail TR Temporary Fence
PMB Post & (Barbed) Wire PF Paling Fence MH Height
BF Barrier / Safety Fence CB Close Boarded

- 101 Spot Level
- R1.2 Floor Level
- 1.12 Invert Level
- T.M. Trial Pit
- 2.5 (with level)
- 28.5 (with level)
- Gate
- Electric Pylon
- Woodland (Deciduous)
- Woodland (Coniferous)
- Marsh Land
- Tree
- Bush
- Survey Station
- Post Box (Square)
- Post Box (Round)
- Traffic Bollard
- Gate Post
- Lamp Post
- Marker Post
- Sign Post
- Road Sign
- Telephone Post
- Electricity Post
- Traffic Light
- Earth Rod Cover
- Electricity Cover
- Telecom's Cover
- Fire Hydrant
- Gas Cover
- Water Meter
- Stop Valve
- Water Valve
- 22.35 Gully (Square)
- 22.35 Gully (Circular)
- Kerb Offset
- Rain Water Pipe
- Rodding Eye
- Triangular Manhole
- Rectangular Manhole
- Circular Manhole
- Unable to Lift

Digital File: 1090T001.DWG Original Size A1

DO NOT SCALE
IF IN DOUBT ASK!

A	Trees To Be Removed Indicated	07/00	af
No.	Description	Date	Signed

Revisions

Client: ASHWOOD HOMES

Title: O.G.LEVEL SURVEY
LAND OFF
MARKET STREET
LONG SUTTON

Drawn	ACAD/LS	Checked	M.G.E.	Approved	[Signature]
Date	22.03.00	Scale	1:500	Sheet	1 of 1

Drawing No. 1090/001

CLUGSTON
Survey Services

St. Vincent House, Normanby Road
Southorpe, North Lincolnshire
DN15 8QT

Tel: 01724 845921
Fax: 01724 282035
E-mail: survey@clugston.co.uk

1090T001.DWG
20 JAN 2000
Ref: 0369100