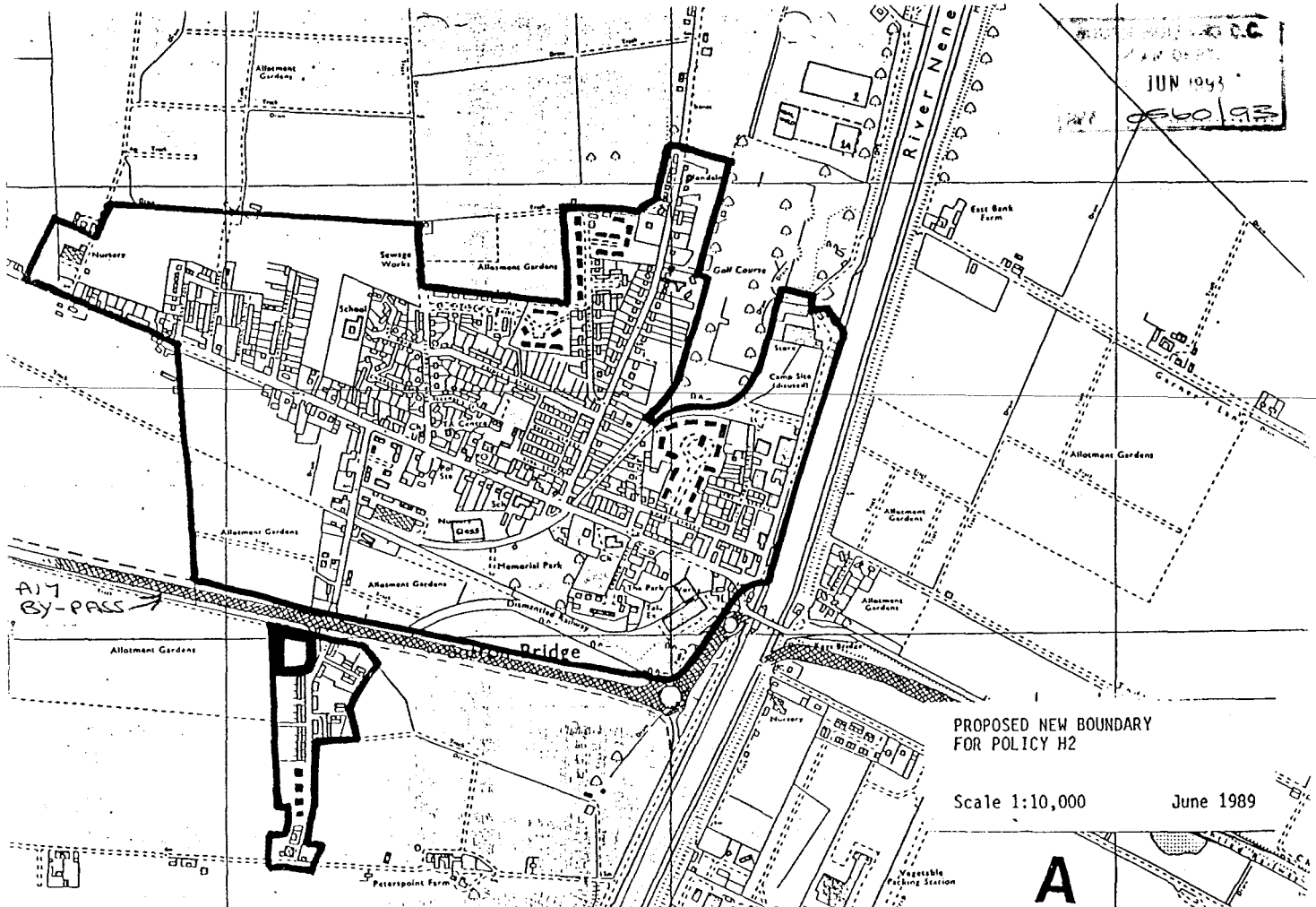
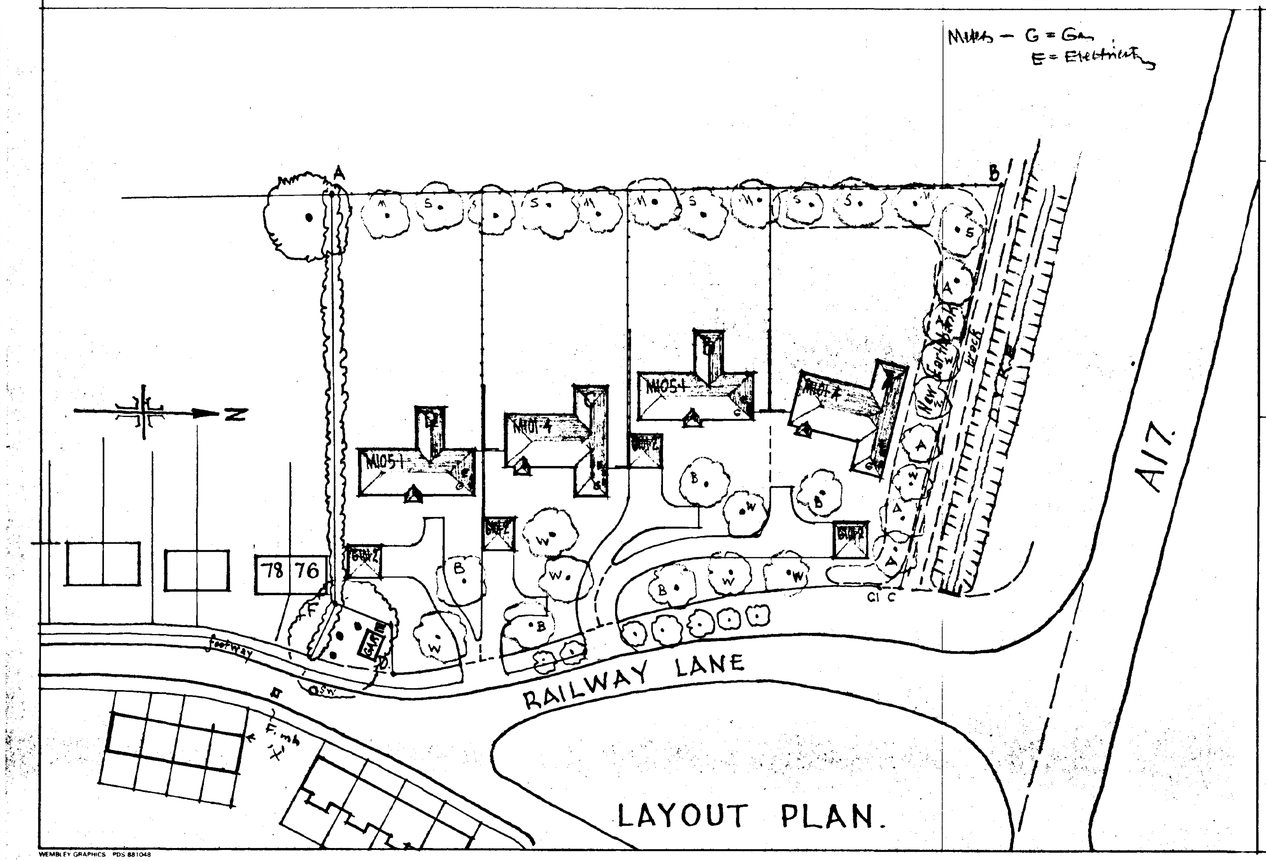

River Nene
A17
BY-PASS
Bridge
Allotment Gardens
Golf Course
Memorial Park
Sewage Works
School
Nursery
East Bank Farm
Peterspoint Farm
Vegetable Packing Station
PROPOSED NEW BOUNDARY
FOR POLICY H2
Scale 1:10,000
June 1989
A
JUN 1989



WEMBLEY GRAPHICS PDS 881048

SCHEDULE of DWELLINGS:

Bungalows on Plots A + C to be type M101-4, drg.no. M101, bathhanded.
Bungalows on Plots B + D to be type M105-1, drg.no. M105, bathhanded.
Garages on each plot to be type G101-2, drg.no. G101.

SCHEDULE of EXTERNAL FINISHES:

WALLS: Plots A + C, and their garages, to be in Ibstock 'Light Buff Rustic' facing bricks.
Plots B + D, and their garages, to be in Ibstock 'Red Rustic' facing bricks.

ROOFS: All bungalows and garages to be in Redland Norfolk pantiles, all 41 'Farmhouse Orange', with matching hip and ridge tiles.

SITE BOUNDARIES, & FENCES:

SITE BOUNDARIES:

A-B Existing concrete post + wire fence, to be retained.
B-C Unfenced boundary, to remain unfenced, but see 'Earthbank'.
C-D Existing ranch fence on C1-D to be retained, except where two paired access drives are to pass through.
C-C1 at present unfenced, to be fenced to match C1-D.
D-E-F Remove existing derilict post + wire fence, and erect new 1·8 m high close boarded fence on same alignment.
F-A Existing hedge, to be retained.

PLOT BOUNDARIES:

- - - - - unfenced front plot boundaries
——— 1·0 m high oak post + wire fences
——— 1·8 m high close boarded fences, including screen fences within plots.

FOOTWAY and DRIVES:

The existing footway on the west side of Railway Lane carriageway runs from house 76 southwards. It is to be extended northwards in accordance with the terms of existing Section 278 Agreement.

Form two crossings, for each of two paired drives, in conjunction with new footway construction. The northernmost crossing to be at least 70 m from the South edge of the A17 carriageway.
Incorporate turning areas for each drive, in each plot as shown.

EARTHBANK:

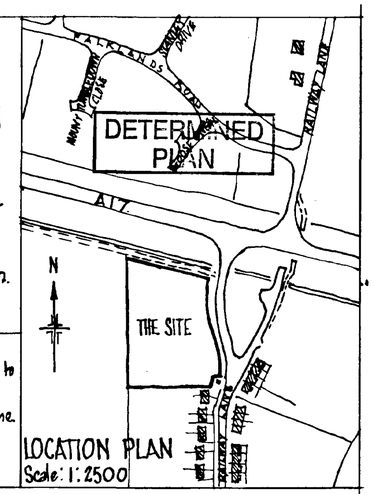
Form new embankment within Plot A as shown, to form barrier against noise from A17. Bank generally to be 6·0 m wide at base, and 2·3 m high, but tapering in width and height in vicinity of Plot A garage near Railway Lane.

LANDSCAPE & PLANTING:

There are no existing trees on site. Retain existing saplings in Railway Lane verge, except for two which are to be removed in area of new northern access. All trees shown on site are proposed, of species:-

A - Alnus incana	Alder
B - Betula Pendula	Birch
M - Acer Platanoides	Norway maple
S - Acer pseudoplatanus	Sycamore
W Sorbus aria	Whitebeam

Earthbank in vicinity of Bungalow A to be planted with Cotoneaster, on North Slope.



DIXON ARCHITECTS. Tel: 0181 445 1954. Fax: 0181 446 4015
12 OAKLANDS ROAD, LONDON, N20 8BA.

RAILWAY LANE, SUTTON BRIDGE, LINCS
Residential Development

LAYOUT PLAN

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
26 JUL 1999
Ref:

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
207a EAST END RD, LONDON, N2 0LZ Tel: 01 883 3488

Scale:	Date:	Drg No:
1:500 & as shown	~~26/5/99~~ 23/7/99	976·2