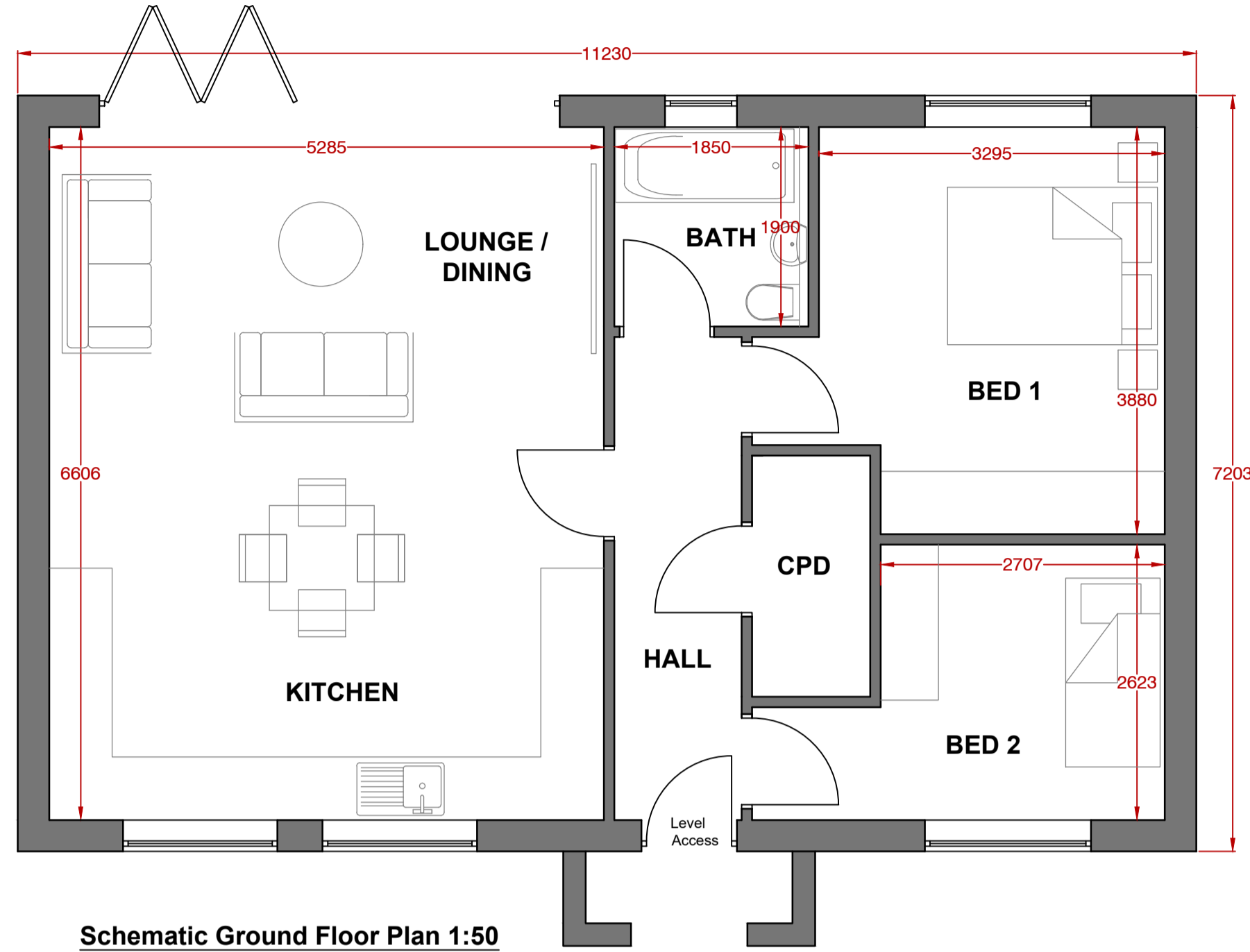


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**Schematic Ground Floor Plan 1:50**

**House Type Schedule:**

- PLOT 1 - 3 Bed semi-detached house 101.5 m<sup>2</sup> / 1092.50 ft<sup>2</sup>
- PLOT 2 - 3 Bed semi-detached house 101.5 m<sup>2</sup> / 1092.50 ft<sup>2</sup>
- PLOT 3 - 2 Bed detached bungalow 70.18 / 755.41 ft<sup>2</sup>
- PLOT 4 - 2 Bed detached bungalow 70.18 / 755.41 ft<sup>2</sup>

**Private Driveway:**

Private driveway to be 4.5m wide minimum

Carriageway to be finished in tarmacadam with charcoal colour kerb edging to either side

Driveways to individual dwellings to be finished in block paving (colour TBA)

**Boundary Treatments:**

- 1.8m high vertical timber boarded fence
- 0.9m high metal railings

**Landscaping:**

All front and rear garden areas to be turfed. Select individual low level shrubs to be planted to each garden.

**External Materials:**

External walls to be course grit sandstone to match traditional walling to Monk Bretton Priory. Final specification TBC

New roof covering to be good quality artificial riven slates with matching ridges bed in mortar

Pointing to external walls to be recessed 2 to 3mm to gently concave (not strap pointed)

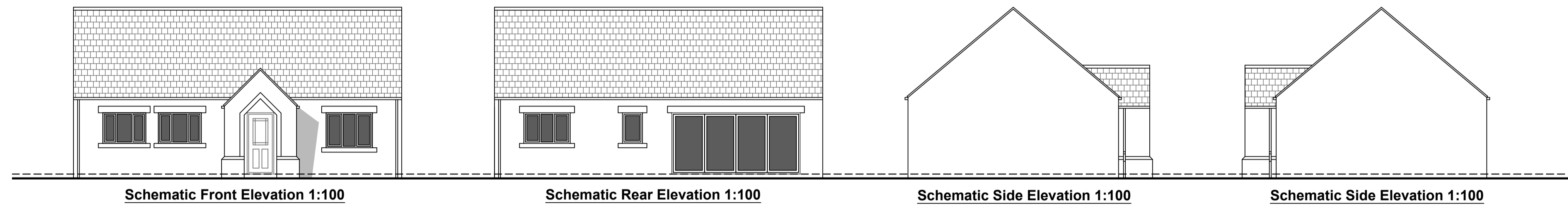
Gutters to be ogee profile on rise and fall brackets with circular fall pipes. All rainwater goods to be black

Windows, doors and frames to be mounted 75mm into the reveal and finished in RAL 7016 (anthracite)

Rooflights to be Velux conservation grade.

**Drainage:**

Foul water drainage is to discharge into the existing public foul sewers located in Abbey Lane  
Surface water drainage to discharge into new soakaway construction within private driveway as shown.



**Schematic Front Elevation 1:100**

**Schematic Rear Elevation 1:100**

**Schematic Side Elevation 1:100**

**Schematic Side Elevation 1:100**

**PLANNING ISSUE**

Rev	Note	Date
A	Amendment to provide 4no units in lieu of 5no	Aug 19

Project:	Proposed Residential Development Former Burton Grange Nursery Site Abbey Lane, Lundwood	
The Client:	A Shade Greener	
Drawing Title:	Schematic Proposals Plots 3 & 4	
Drawing No / Rev:	<b>19012-005</b>	Rev A
Drawing Scale & Date:	As Shown	May 2019

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