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House Type Schedule:

- PLOT 1 - 3 Bed semi-detached house 75.5 m² / 812.7 ft²
- PLOT 2 - 3 Bed semi-detached house 75.5 m² / 812.7 ft²
- PLOT 3 - 3 Bed detached dormer bungalow 87.8 m² / 945.07 ft²
- PLOT 4 - 3 Bed detached dormer bungalow 87.8 m² / 945.07 ft²
- PLOT 5 - 2 Bed detached bungalow 56.8 m² / 611.4 ft²

Private Driveway:

Private driveway to be 4m 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

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)

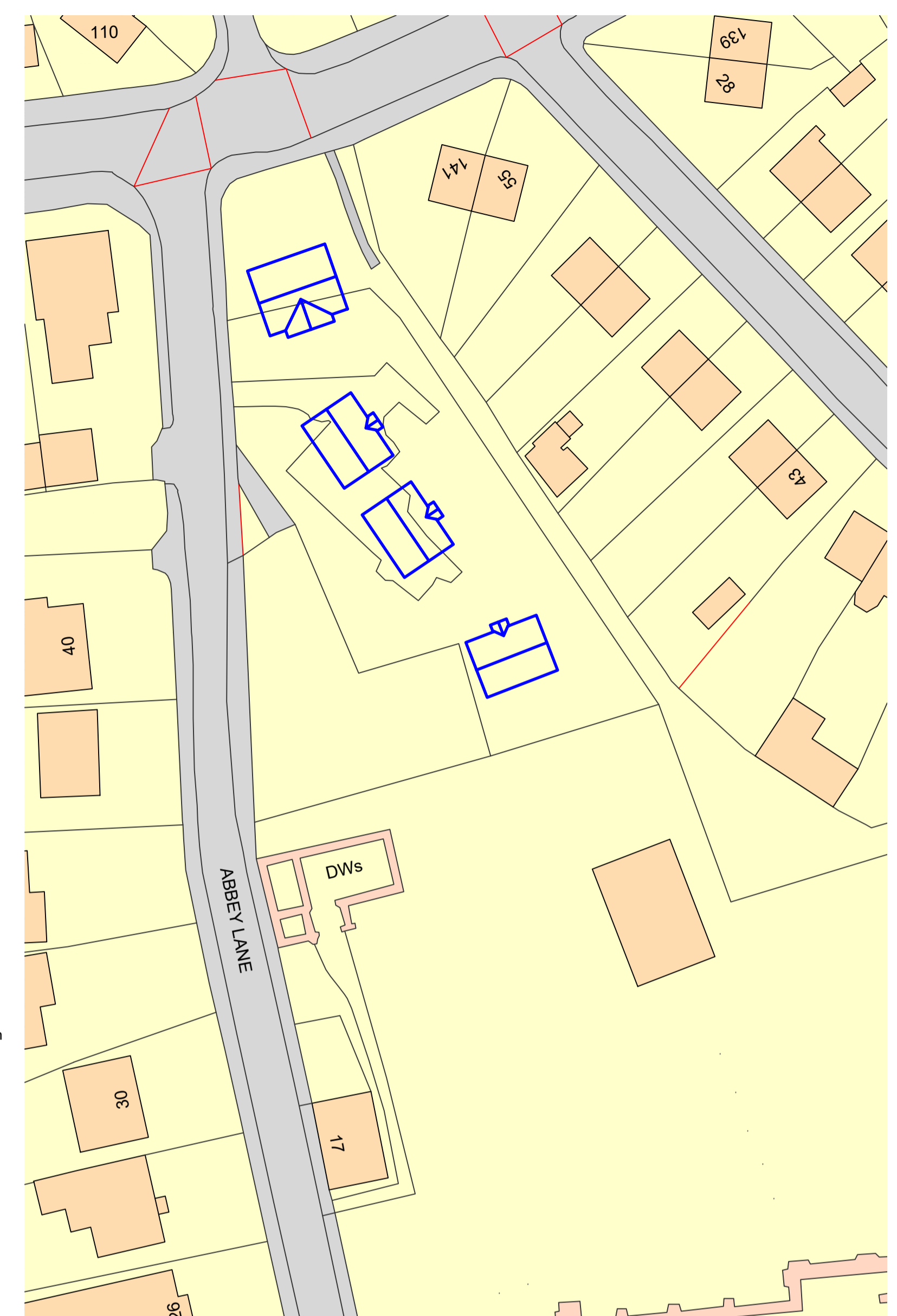
Rooflights to be Velux conservation grade.

Drainage:

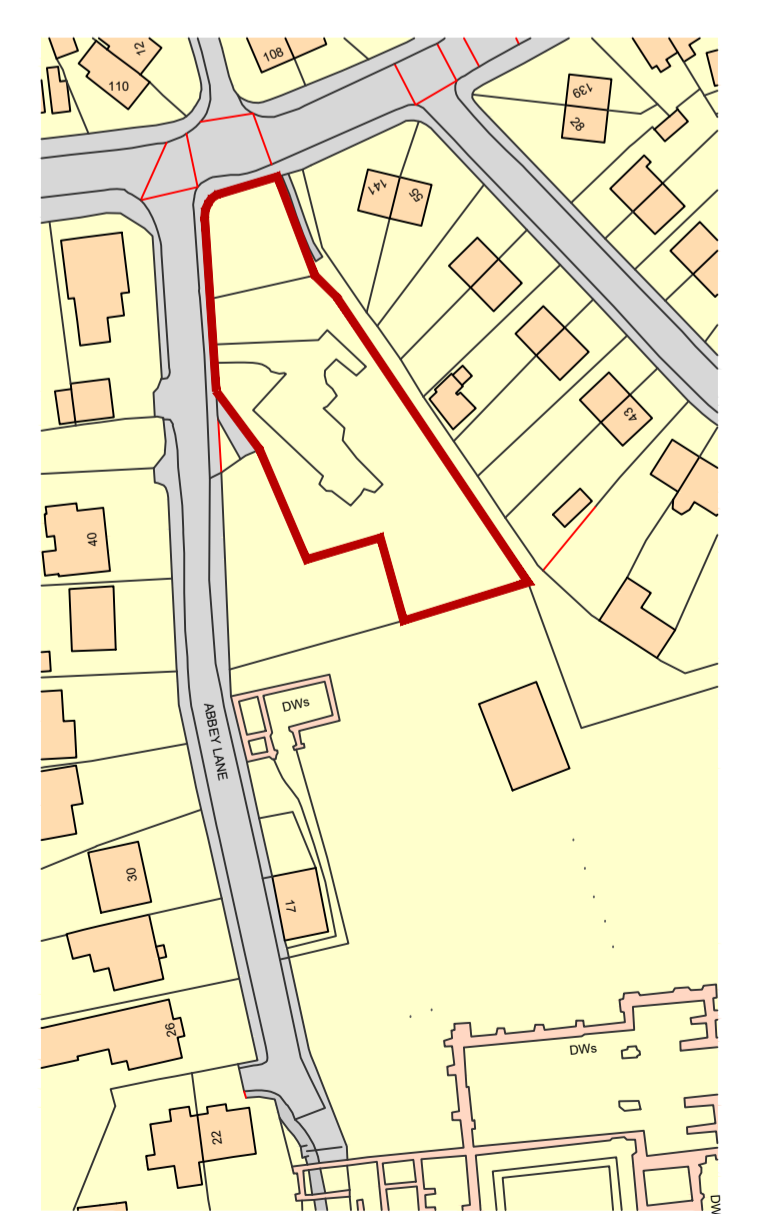
Foul water drainage is to discharge into the existing public foul sewers located in Abbey Lane
Surface water drainage to discharge into new soakaway construction within private driveway as shown.



Schematic Site Plan 1:200



Proposed Location Plan 1:500



Existing Location Plan 1:1250

PLANNING ISSUE

Project:	Proposed Residential Development Former Burton Grange Nursery Site Abbey Lane, Lundwood	
The Client:	A Shade Greener	
Drawing Title:	Scheme Site Layout Plan	
Drawing No / Rev:	19012-002	
Drawing Scale & Date:	As Shown	May 2019

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