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House Type Schedule:

- PLOT 1 - 3 Bed semi-detached house 101.5 m² / 1092.50 ft²
- PLOT 2 - 3 Bed semi-detached house 101.5 m² / 1092.50 ft²
- PLOT 3 - 2 Bed detached bungalow 70.18 / 755.41 ft²
- PLOT 4 - 2 Bed detached bungalow 70.18 / 755.41 ft²

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:

PLOT 1&2 External walls to be facing brick to match existing dwellings to surrounding area. Final specification TBC

PLOT 3,4 & GARAGE 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

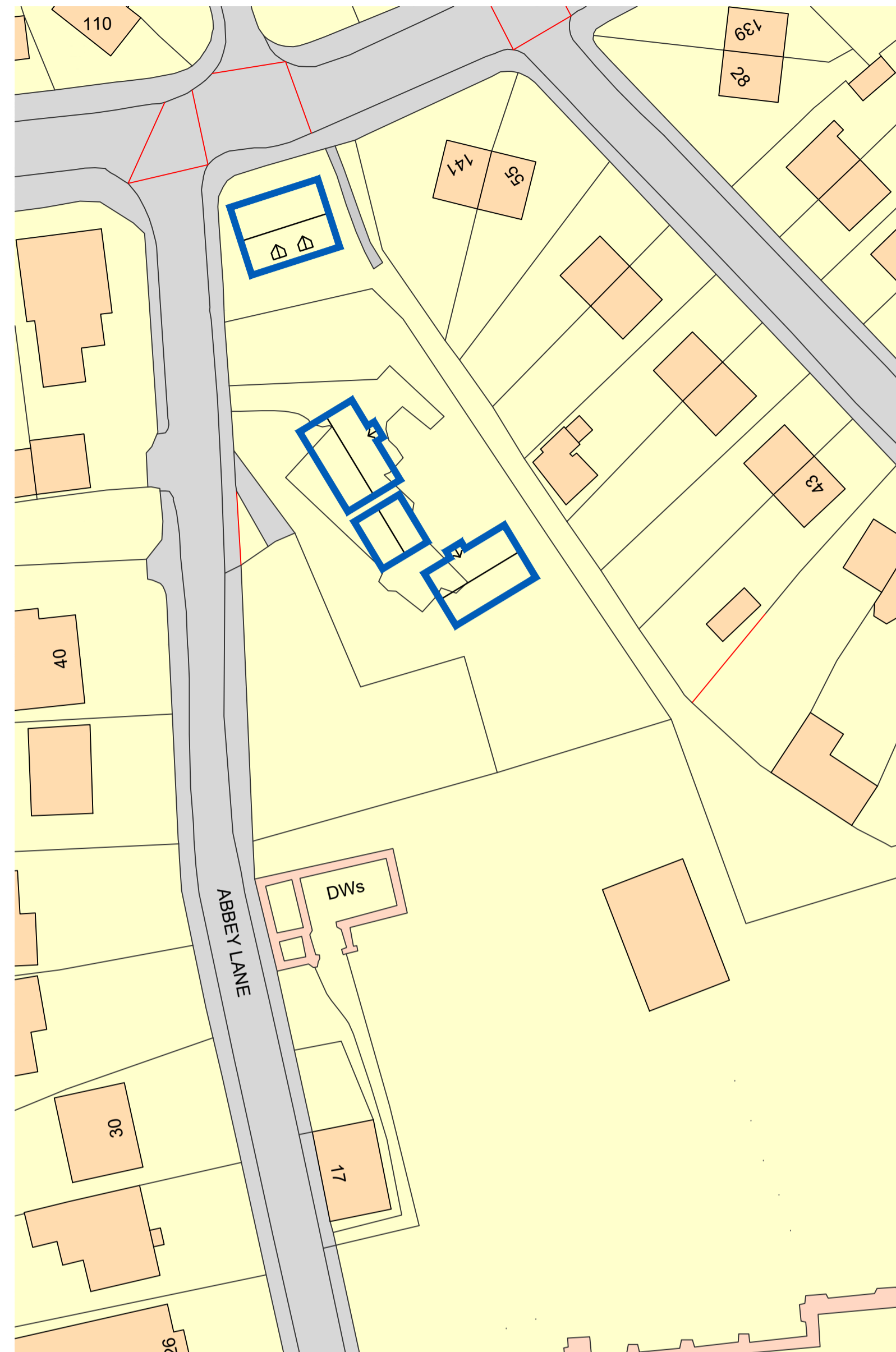
Pointing to external walls to be recessed 2 to 3mm to gently concave (not strap pointed) to Plots 3,4 & Garage

Gutters to be ogee profile on rise and fall brackets with circular fall pipes to Plots 3,4 & Garage, PVC fascias and soffits to Plots 1&2. Rainwater goods to be black

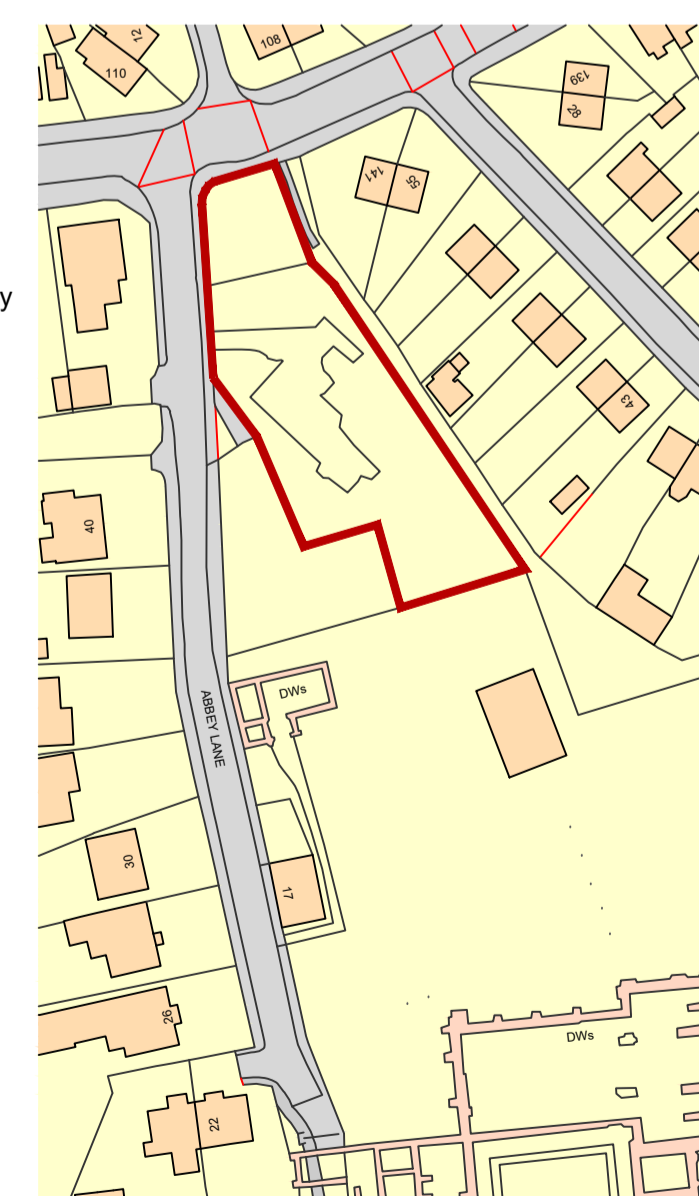
Windows, doors and frames to be mounted 75mm into the reveal and finished in RAL 7016 (anthracite) to plots 3,4 and Garage. Windows to Plots 1 & 2 to be white uPVC.

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.



Proposed Location Plan 1:500



Existing Location Plan 1:1250

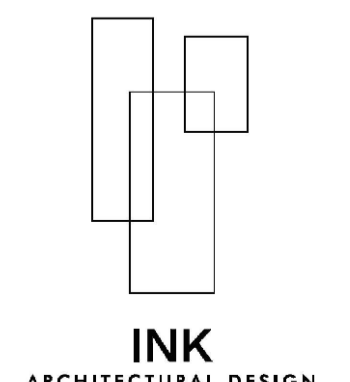


Schematic Site Plan 1:200

Rev	Note	Date
A	Amendment to provide 4no units in lieu of 5no	Aug 19
B	Plots 1 & 2 amended to semi-detached houses	Oct 19
C	Further amendments to satisfy LA comments	Oct 19

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	Rev C
Drawing Scale & Date:	As Shown	May 2019

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PLANNING ISSUE