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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 and Roadway:

Private driveways, patios and roadway as detailed and design by Topping Engineers Ltd.

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 Lang Avenue.

New roof covering to be concrete roof tiles to match adjacent properties to Lang Avenue

PVC fascias, soffits and rainwater goods to match adjacent properties to Lang Avenue

Windows to be white uPVC, bi-fold doors to be white powdercoated aluminium, entrance doors to be composite uPVC in colour 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 in black

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

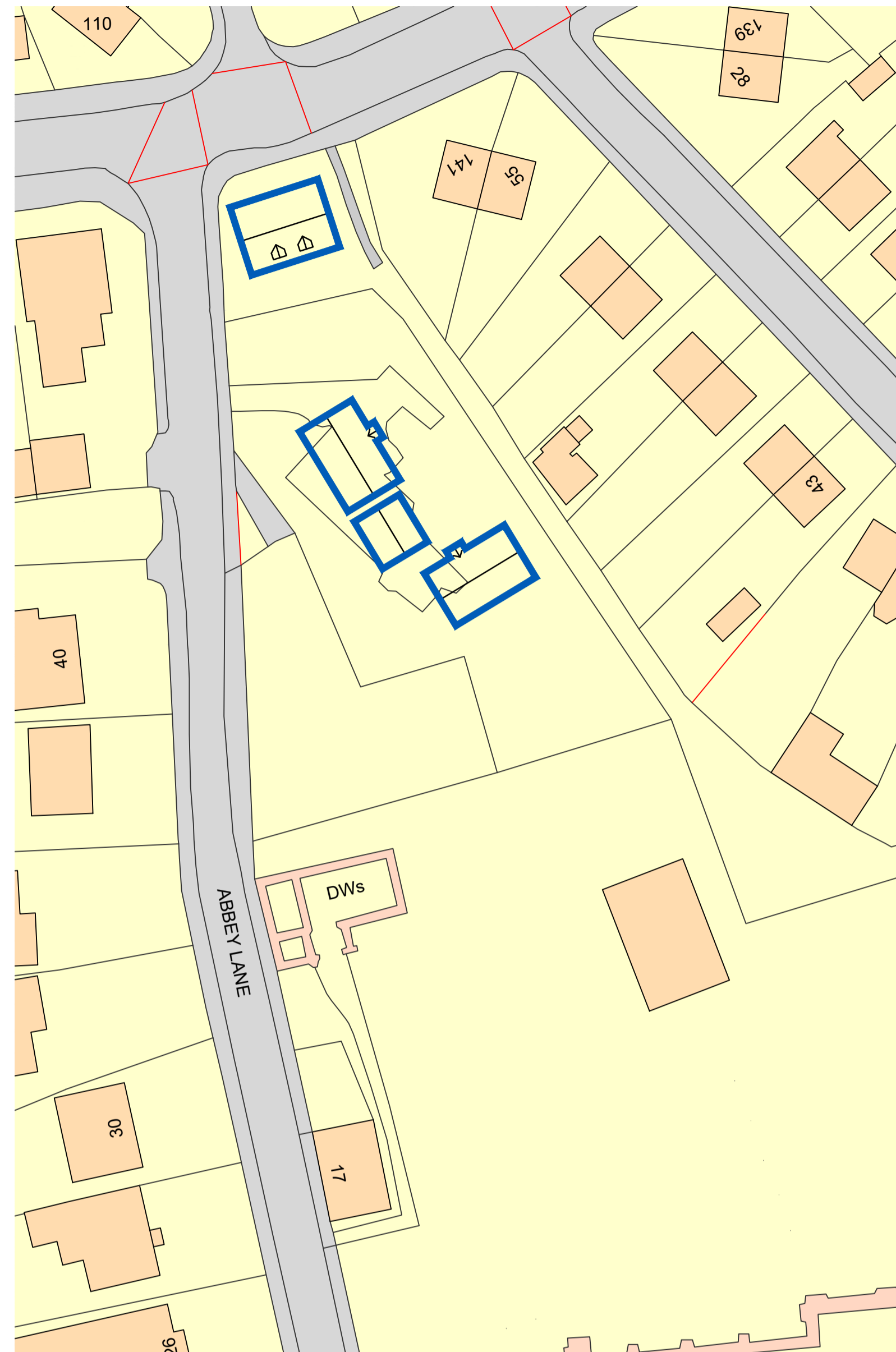
Drainage:

Foul and surface water drainage as detailed and design by Topping Engineers Ltd

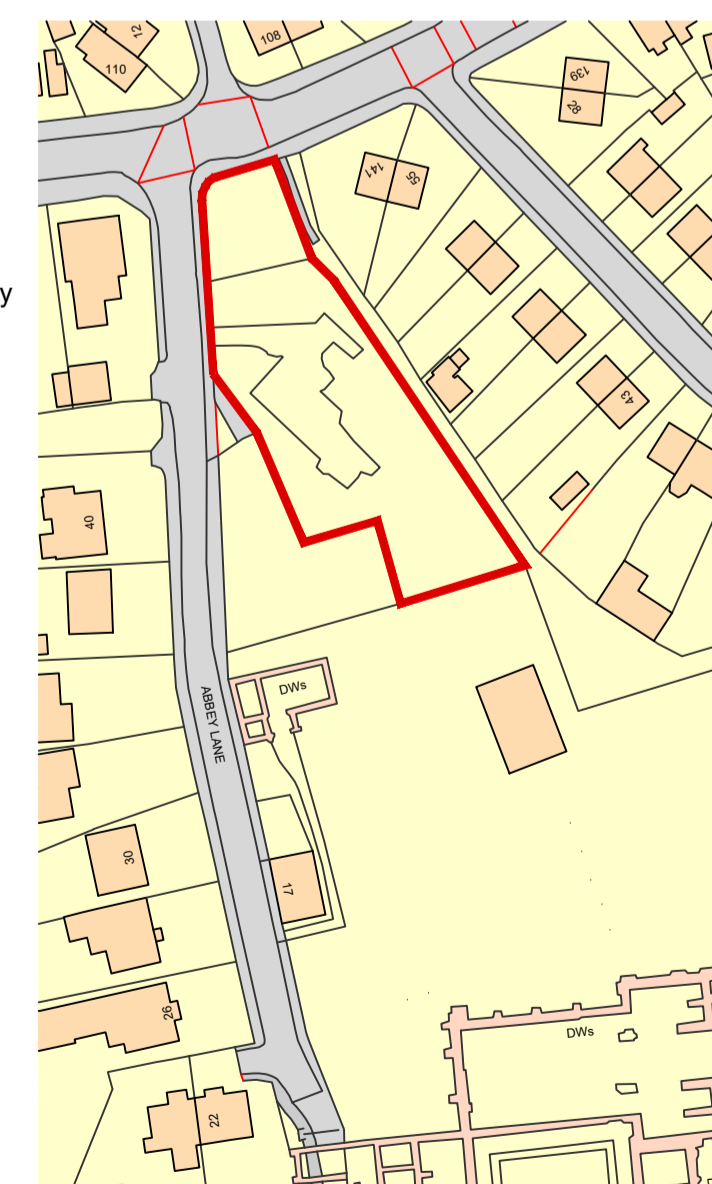
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS AND DETAILS PRODUCED BY TOPPING ENGINEERS LTD



Schematic Site Plan 1:200



Proposed Location Plan 1:500



Existing Location Plan 1:1250

CONSTRUCTION ISSUE

Project:	Proposed Residential Development Former Burton Grange Nursery Site Abbey Lane, Lundwood	
The Client:	Zaheer Hussain	
Drawing Title:	Site Layout Plan	
Drawing No / Rev:	19012-010	
Drawing Scale & Date:	As Shown	Apr 2021

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