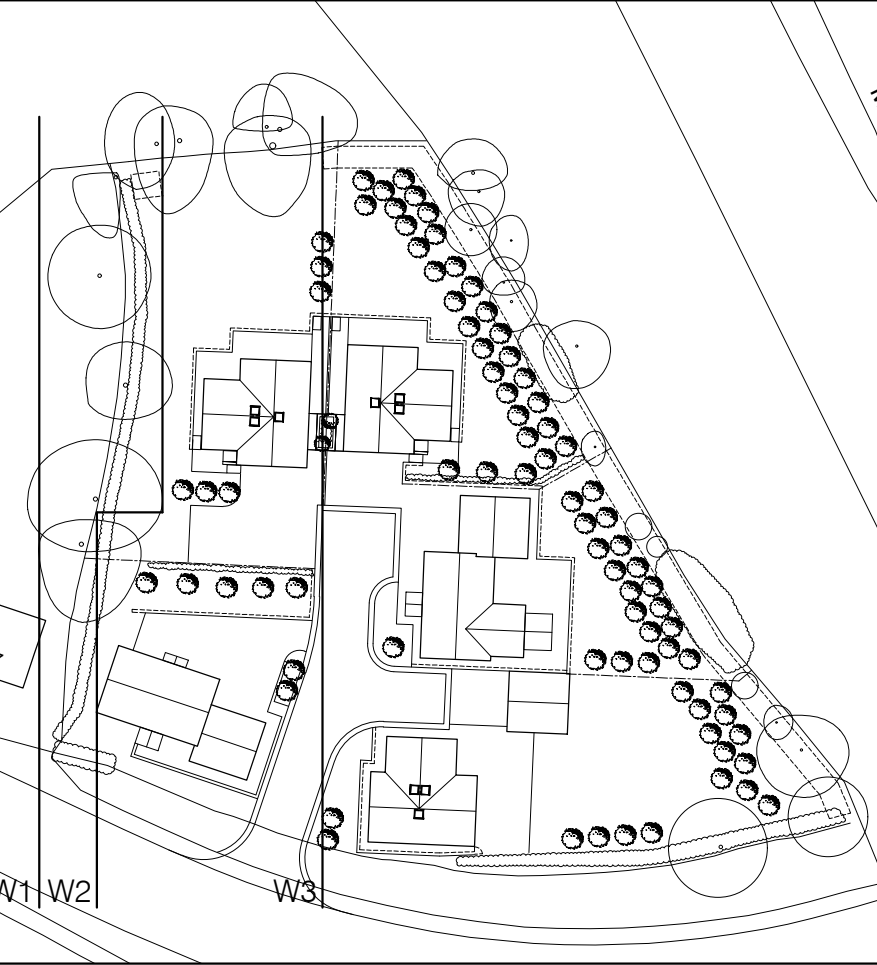
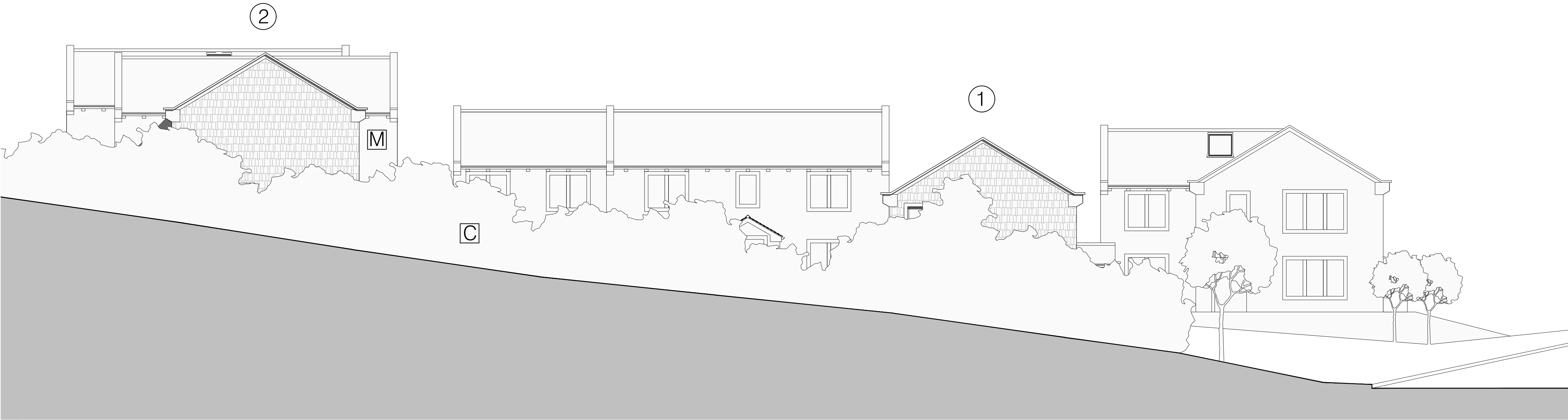


Key:
A Keresforth Road
B Site entrance as Approval No. 2018/0665 with visibility
splays in both directions clear above 1m as Highways
Engineer information
C Existing trees and hedgerows to site perimeter retained
in line with accompanying Tree report. Associated root
protection areas/ canopy shown dotted.
D New shared surface access Road with nominal 1 in 20
gradient including turning head to accommodate refuse
vehicles constructed using permeable surfacing as
specialist detail
E Proposed parking apron to new dwelling houses with
4no parking spaces to each plot formed with porous
surfacing undertaken in accordance with DCLG guidance
on the permeable surfacing of front gardens note
F Integral/ detached Double garage to suit arrangement
with Up and over ppc aluminium garage doors
G Landscaped private garden space as detailed design
H Indigenous species tree planting to provide acoustic
barrier to Motorway as landscape scheme
I Acoustic timber fence to Southern and Eastern
boundaries as specialist detail
J Refuse/ recycling Storage
K Electric vehicle charging point
L Oversize front door with ramped approach and level
threshold within recessed entrance
M Reclaimed stone cavity wall construction with feature
kneelers and gutter corbels to match local vernacular
along Keresforth Road
N Composite windows in stone surrounds
O Ppc aluminium Folding sliding doors in opening in new
wall linked to external patio areas
P Stone water tabling and oversize kneelers to gable walls
Q Seamless metal rainwater goods linked to proposed
surface water drainage
R Natural slate roofing with low profile Velux style
rooflights installed over bathroom/ landing spaces as
manufacturers recommendations
S Natural stone paving and retaining walls with stone
steps where required all as detailed design
T SSG Conservatory on stone plinth to match
U Self contained annex
V Feature timber stair with glass balustrading
W Proposed island kitchen as specialist detail
X Boundary treatments as Landscape design
Y Indicative profile to rear of 37 Keresforth Road (no
access)
Z Drainage strategy and final connection as
accompanying report



W1_Boundary elevation 1: 100



W2_Garden elevation 1: 100



W3_Access Road elevation 1: 100

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey - design
and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and
Statutory Requirements and Approvals.

Keresforth Road

Rev. Des.

Date By

