



- 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