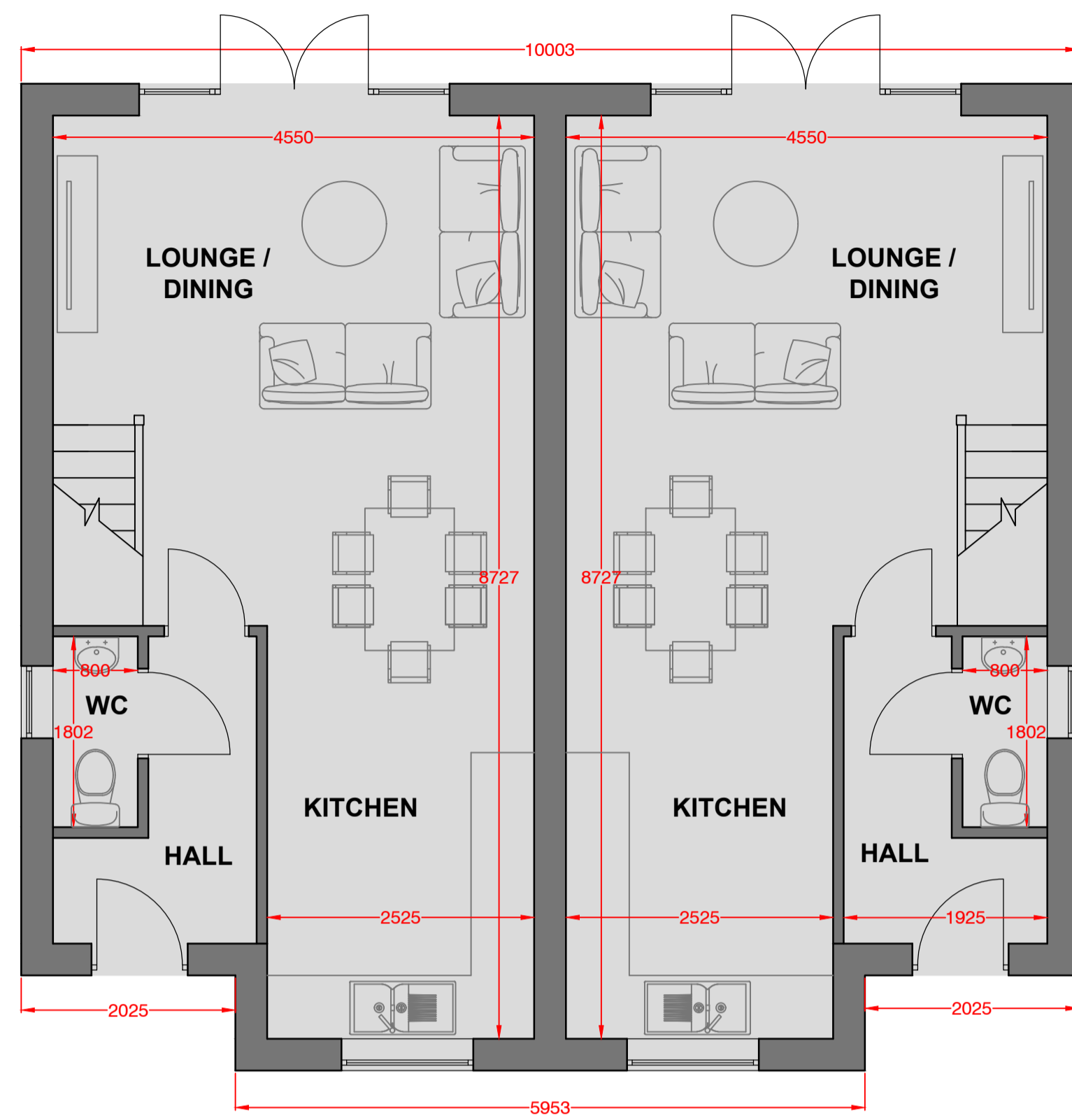


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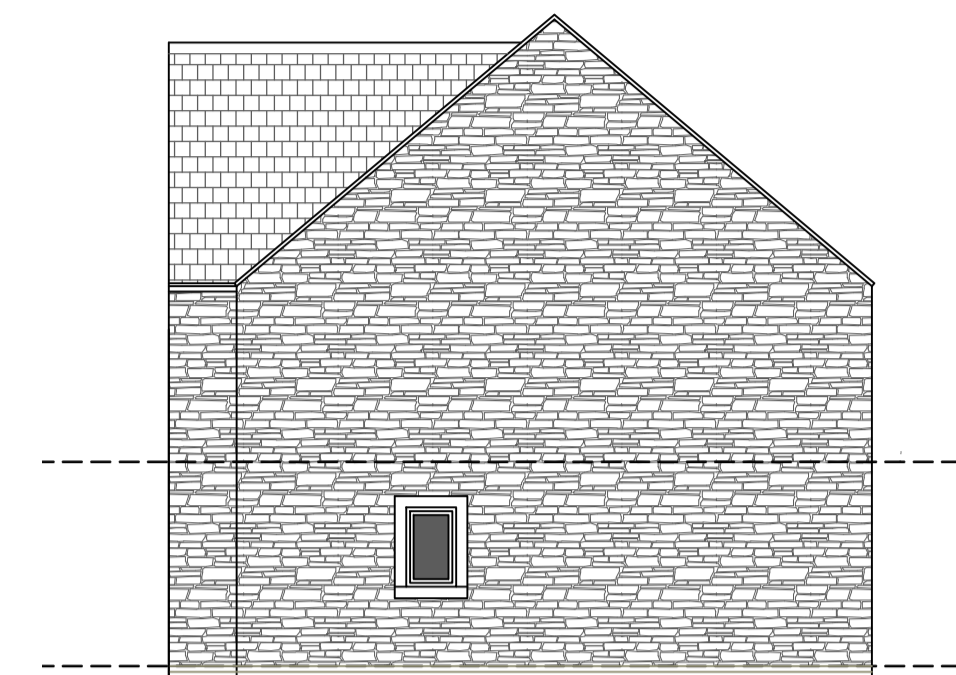
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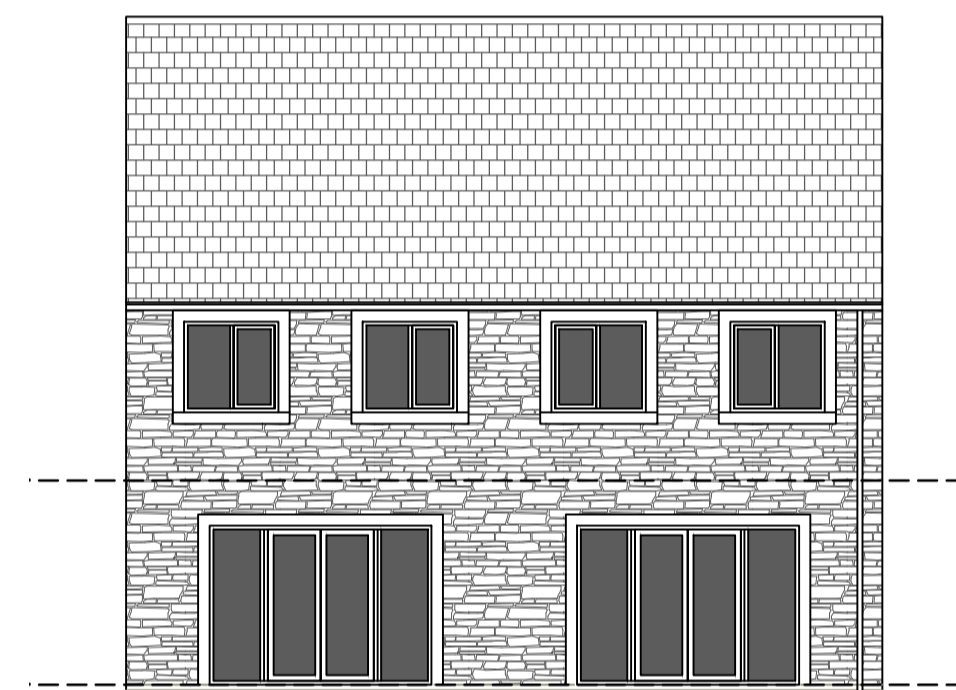
**Schematic Ground Floor Plan 1:50**



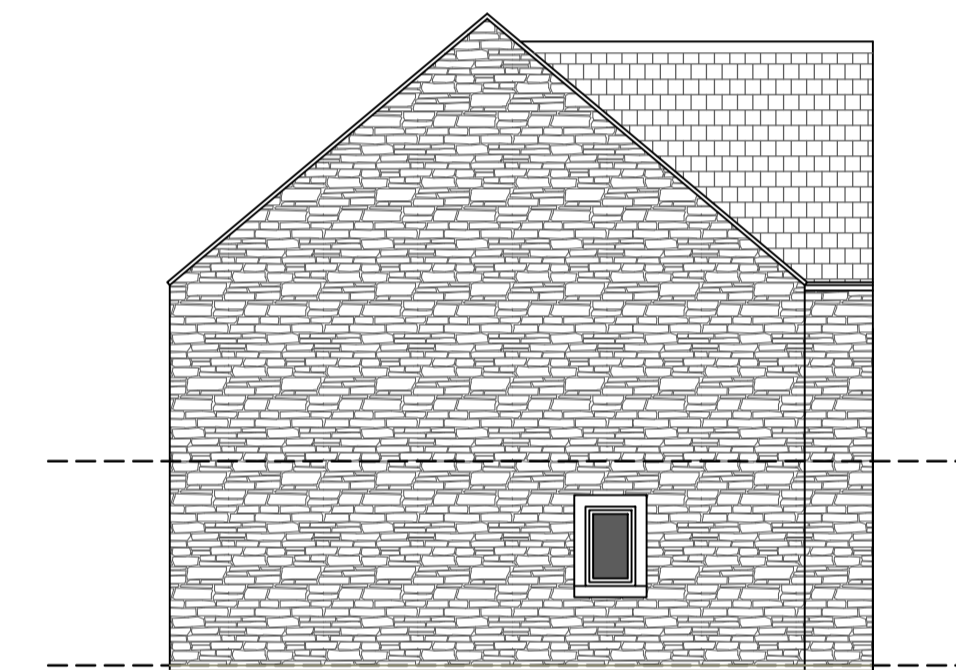
**Schematic Front Elevation 1:100**



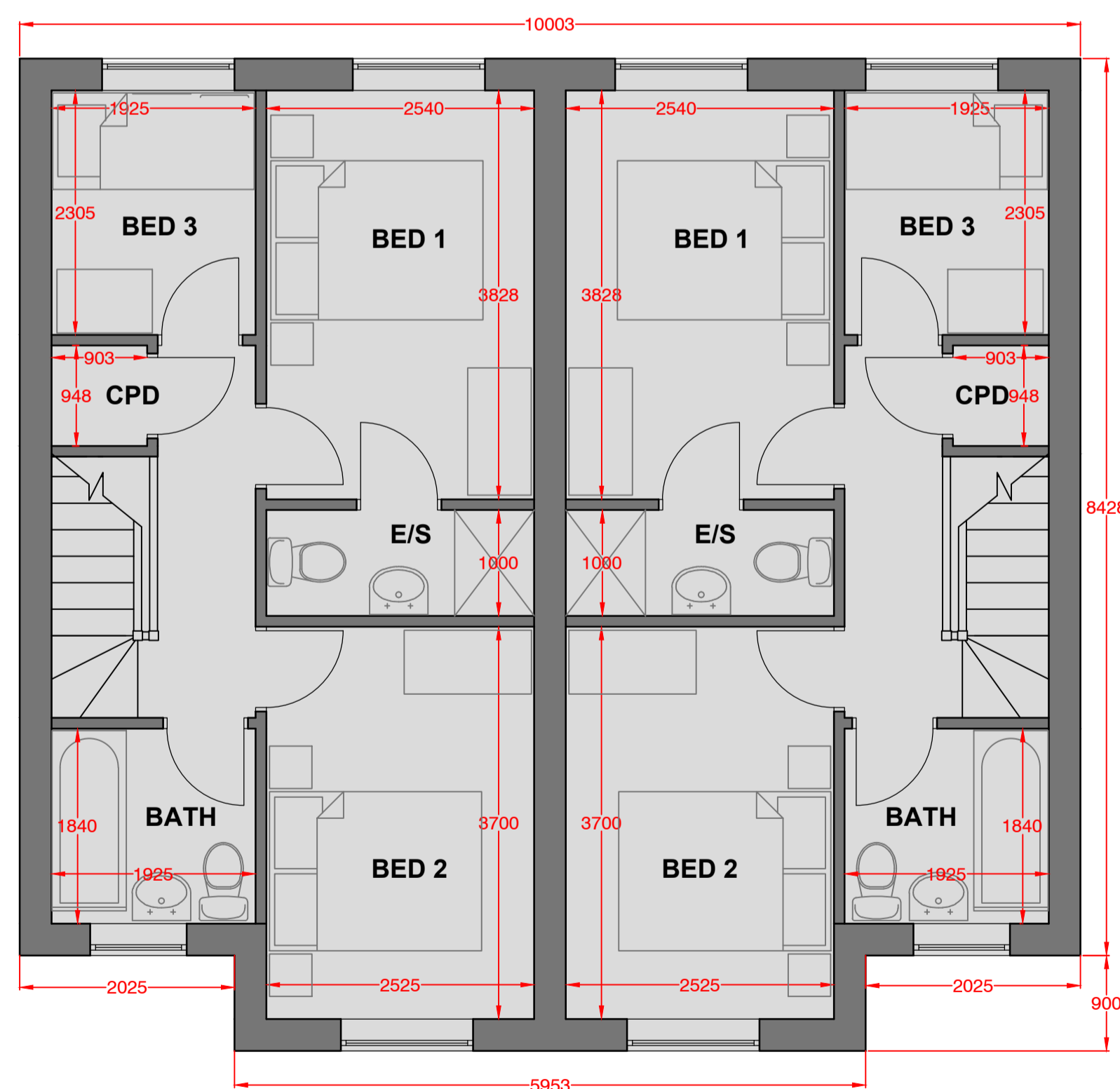
**Schematic Side Elevation 1:100**



**Schematic Rear Elevation 1:100**



**Schematic Side Elevation 1:100**



**Schematic First Floor Plan 1:50**

**House Type Schedule:**

- PLOT 1 - 3 Bed semi-detached house 75.5 m<sup>2</sup> / 812.7 ft<sup>2</sup>
- PLOT 2 - 3 Bed semi-detached house 75.5 m<sup>2</sup> / 812.7 ft<sup>2</sup>
- PLOT 3 - 3 Bed detached dormer bungalow 87.8 m<sup>2</sup> / 945.07 ft<sup>2</sup>
- PLOT 4 - 3 Bed detached dormer bungalow 87.8 m<sup>2</sup> / 945.07 ft<sup>2</sup>
- PLOT 5 - 2 Bed detached bungalow 56.8 m<sup>2</sup> / 611.4 ft<sup>2</sup>

**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.

Project:	Proposed Residential Development Former Burton Grange Nursery Site Abbey Lane, Lundwood	
The Client:	A Shade Greener	
Drawing Title:	Schematic Proposals Plots 1 & 2	
Drawing No / Rev:	<b>19012-004</b>	
Drawing Scale & Date:	As Shown	May 2019

John Mason  
T: 07717 783828  
E: inkarchitectural@gmail.com

24 Lower Pasture  
Blaxton  
Doncaster  
DN9 3RF

