sharman architecture

OAK BARN. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB

email: paulsharman1@btinternet.com tel: 07724 529 094

PLANNING CONDITION APPLICATION

WITH REGARDS TO A DETACHED DWELLING & GARAGE

At

PAMSBIT. HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0BL.

For

MR STRICKLAND.



JUNE 2022

Original planning permission
H02-0111-22

Sharman Architecture
Oak Barn
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Council Offices
Priory Road
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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H02-0111-22 **Date of Decision:** 29th March 2022

Applicant: Mr M Strickland
Grosvenor
48 Broadway
Crowland
Peterborough
PE6 0AW

Location: Grosvenor 48 Broadway Crowland Peterborough

Description: Proposed Residential Dwelling.

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan
MS/HW/08/A
MS/HW/09/A
MS/HW/10/A
MS/HW/11/A
MS/HW/012/A

Reason: For the avoidance of doubt and in the interests of proper planning.

3 A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Hereward Way and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

4 Finished floor levels shall be set 300mm above average ground levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority or, in accordance with a flood risk assessment to be submitted to and approved in writing by the Local Planning Authority.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding and to protect surrounding amenity.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

5 Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

NOTE: The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.0 (or any successor).

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set, and that Biodiversity Net Gain will be achieved.
This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East

DC_FINAL_DECISION - ODB:14

Lincolnshire Local Plan, 2019 and the Environment Act 2021.

6 Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

7 Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

8 Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

9 Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

DC_FINAL_DECISION - ODB:14

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

10 Details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

11 Prior to their installation full details of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

12 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.

i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of this part of the Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.

14 The water consumption of the dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of the dwelling.

Reason: To protect the quality and quantity of water resources available to the district.
This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

15 Three swift nest bricks shall be incorporated within the external walls of the dwelling hereby approved and shall be retained thereafter.

Reason: In the interests of biodiversity.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing

apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.



Phil Norman
Planning Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONDITION 3
CONSTRUCTION MANAGEMENT DETAILS

DEVELOPMENT AT PAMSBIT. HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0BL

CONSTRUCTION MANAGEMENT PLAN.

Dated: 2nd June 2022

PLANNING CONDITION 3

The site is located in the town of Crowland.

The following measures will form the Construction Management Plan for the purposes of complying with condition 4 of the planning permission reference H02-0111-22 dated 29th March 2022

- Working hours shall be restricted to 8am to 6pm Monday to Friday and 8am to 1pm on Saturday, with no work taking place on Sundays or bank holidays.
- Deliveries to site will only be made during working hours.
- No plant, machinery or vehicles will be started or left idling outside of working hours
- Enclosed with this plan is a map (CM1) showing the location of the site and the route of access from the local road network. This route avoids delivery vehicles travelling through the centre of the town. This map will be issued with all purchase orders as being the route deliveries must take to reach the site.
- Enclosed with this plan is a site set up drawing. (MS/PC/03A) This shows that delivery vehicles can stop and pull in at the site on the hardcored area that will be provided
  Here the vehicles will stop and check in at the site office or at the bungalow opposite where the owner whose company is building this dwelling lives. This is number 48 Broadway.
  The plan also shows the materials storage area and offices /welfare unit and chemical toilet.
- Contractor's vehicles will be required to park near to the site on land owned by Mr Strickland
  As there is no real available parking within the site. (see the attached plan CM2)
- The site is off Hereward Way which is off Broadway.
  When any vehicles leaving the site have mud or dust on their wheels or chassis, a wheel wash facility will be used at the site entrance.
  The wheel wash facility will consist of a Hilti 3000 PSI jet washer. This will be operated by a banksman as required as vehicles exit the site
- The site manager will inspect the road outside the site on a regular basis. Where any mud or debris has been deposited on the road, the site manager will arrange for a road sweeping vehicle to attend at same day notice.
- Surface water runoff should not be a problem as the site is flat.

DEVELOPMENT AT PAMSBIT. HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0BL

METHOD STATEMENT OF CONTROLLED WORKS REGARDING CONSTRUCTION .

Dated: 2nd June 2022

1 All sub contractors are to provide their risk assessments and method statements prior to being engaged to work on the project and only operatives with the relevant skills, knowledge and experience will be used.

2 All materials will be stacked on site off the ground and under tarpaulin covers if they are vulnerable to the weather. No materials will be left outside of the site boundaries. All plant will be stored off site when not in use.

3 The working area will be fenced off from the public at all times either with permanent timber fencing or Heras security fencing so that no unauthorised personnel can enter site and adequate safety signage will also be erected in prominent positions.

4 An access gate in the security fencing will allow for access and egress for users and will be locked after working hours.

5 Waste from the project shall be deposited in waste skips or areas on the site and will be emptied by hand onto a waiting vehicle 2 or 3 times a week.

6 Machinery used on site will consist of the following:

A JCB with backhoe for excavation works.

A lorry to take away soil and spoil as soon as it is produced at sub structure stage.

A Disc cutter with an abrasive wheel for cutting bricks and concrete.

A Whacker plate for compacting hardcore.

A Water pump should excavations become flooded.

A Telescopic crane to position the roof trusses. Permits will be sought prior to their use.

A Generator for light tools.

7 **Noise** will be controlled by using modern machinery complete with their in built attenuation measures.

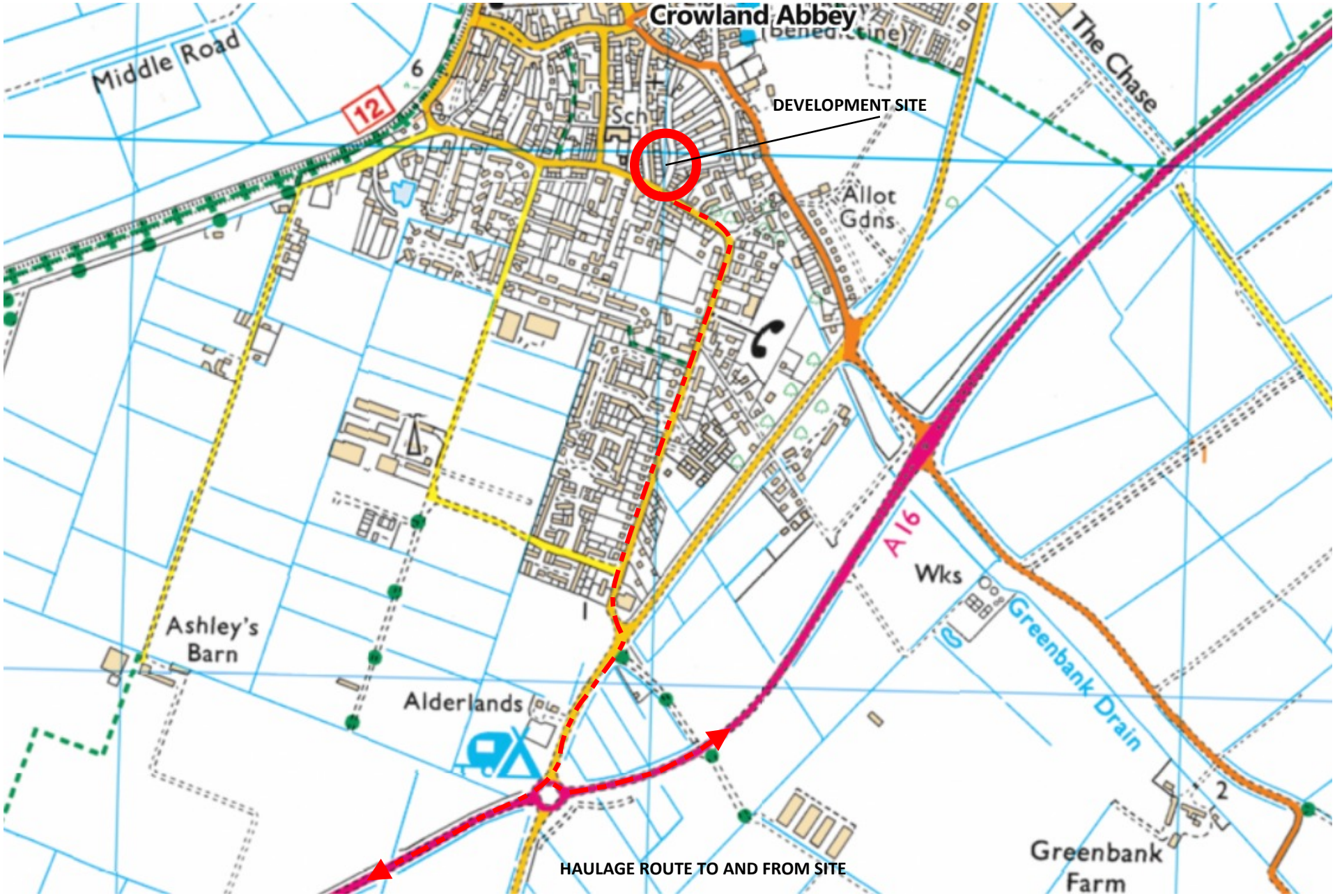
Operatives using noisy equipment will use ear defenders.

8 Dust to disc cutters and mechanical planers and cutters will be controlled using dust collecting / suppression equipment. Vibration will only occur during the use of the Whacker plate and The Disc Cutter. This will be minimised by using modern equipment and restricting their use to no more than 15 minutes consecutively.

9 Should excessive dust occur for whatever reason it will be damped down with water.

10 Any temporary lighting will be internal and not be a cause of nuisance to the public.

DETAIL REF: CM1

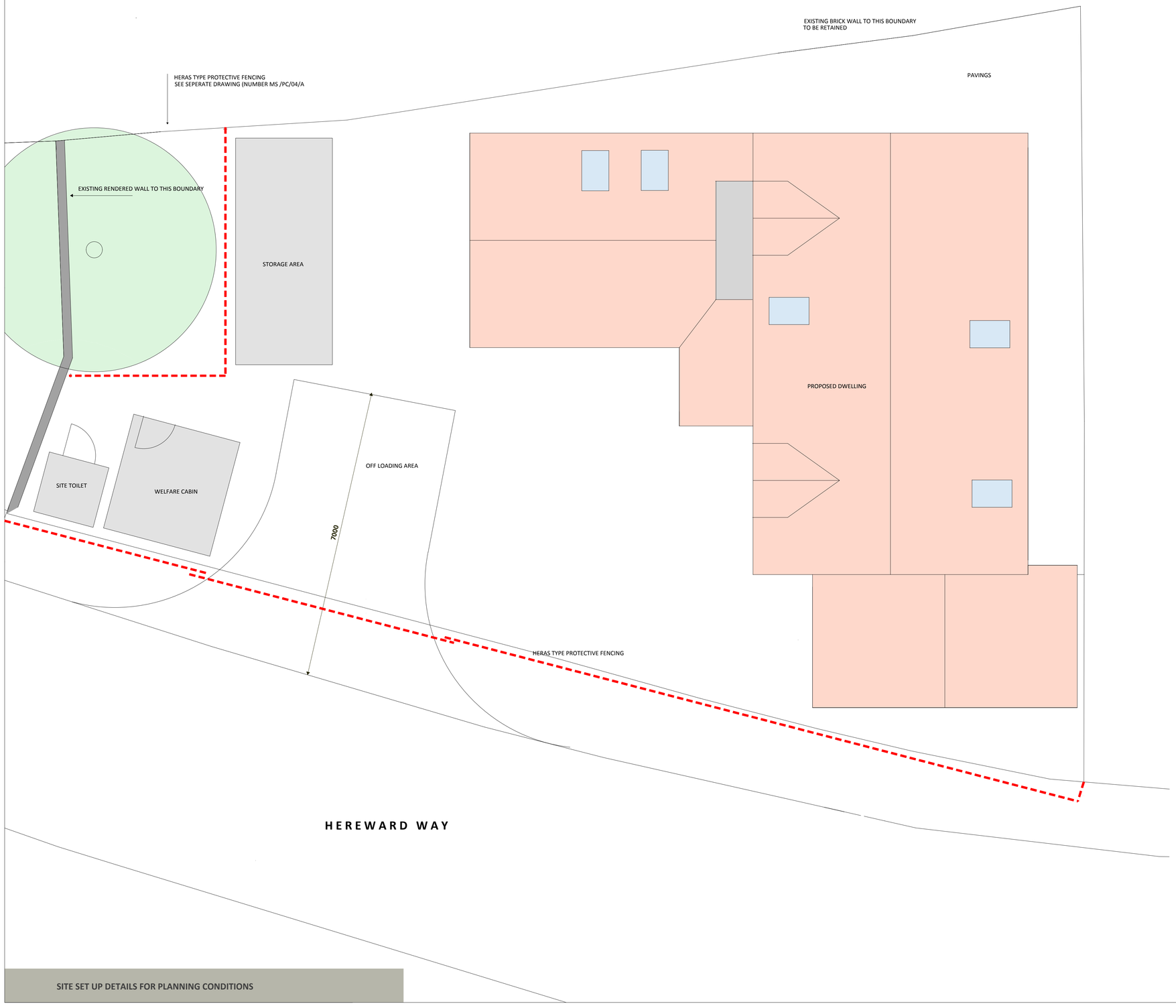


HAULAGE ROUTE

PLANNING CONDITIONS APPLICATION


DETAIL REF: CM2
REFORM STREET
SITE
PARKING
HEREWARD WAY
46
44
42
50
56
BROADWAY
OAK SQUARE
0
10
20
30
40

PAMSBIT. HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0BL



SITE SET UP DETAILS FOR PLANNING CONDITIONS

drawing number
MS/PC/03/A





NOTES
1 Do not scale from the drawings. Dimensions to be checked on site
2 All work to comply with the current building regulations.
3 All drawings are the copyright of sharman architecture.
4 This drawing is intended to identify the main features and principal components.Construction work should be carried out and supervised by experienced and competent personnel and hence exhaustive detail is not required.

scale	date	revision
1:50 Print at A1	JUNE 2022	A 02/06/2022 Drawing first produced

title
SITE SET UP DETAILS FOR PLANNING

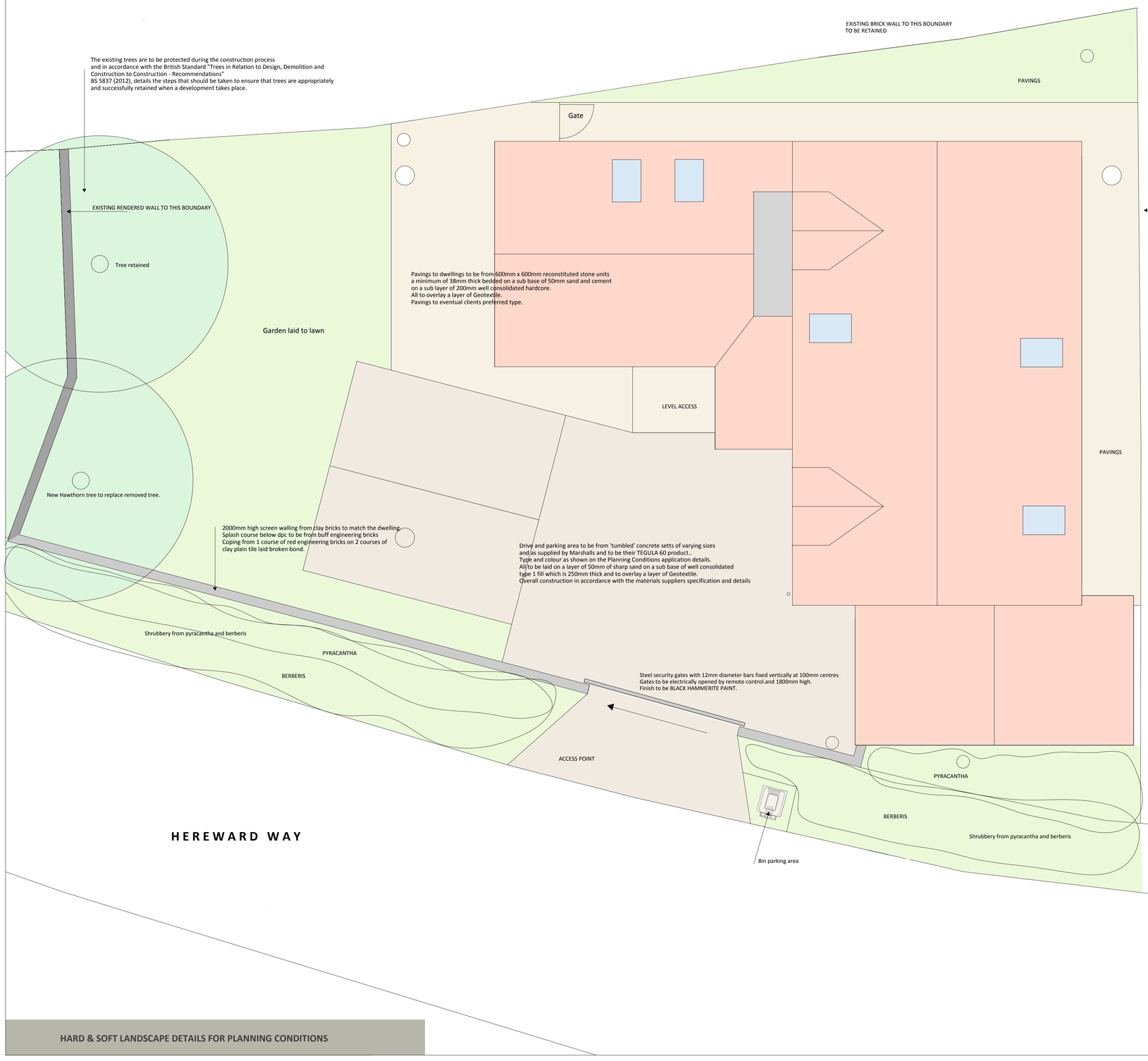
contract
MR STRICKLAND

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tel: 07724 529 094 email: paulsharman1@btinternet.com

CONDITION 5 & 6
HARD & SOFT LANDSCAPE DETAILS.

PAMSBIT. HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0BL

drawing number
MS/PC/02/A



NEW BOUNDARY FENCING

Boundary fencing to the site boundaries to be 2000mm high close boarded feather edged fencing

FENCING NOTES

1 Garden gates to give a clear 850mm wide opening and to be provided with 1 pair of anti lift heavy duty t hinges, 1 suffolk latch & 1 slidingbolt.

2 Feather edged fencing to be from 90mm x 13mm to 6mm feather edge fencing.

3 All fencing to be from green tanalised pressure treated timber and to be retained in that colour.
Preservative to give 30 years of life to the fence

4 Fencing palings fixed to 3 arris rails cut from 100mm x 100mm timber.
150mm deep timber gravel board with centre support to be provided.

5 Fencing rails secured to 125mm x 100mm concrete posts at 2400mm maximum centres. Posts set 750mm in the ground in 450mm x 450mm plain concrete base.

SOFT LANDSCAPING.

SHRUB PLANTING SCHEDULE

CODE	PLANT NAME	SIZE		DENSITY
BER DAR	BERBERISS DARWINII	300	2.0L	500cts / 4m2
PYR	PYRACANTHA SOLEIL DOR	450	3.0L	750cts / 3m2

SOFT LANDSCAPE NOTES

GENERAL

Planted landscape areas must be free from construction debris, large stones and weeds at hand-over.
Imported topsoil is to be good quality loam, free from large stones (50mm or over) and weeds.
Landscaping defects liability period:
Landscape to be subject to a 12 month defects liability period.
The landscape contractor is to maintain the landscaped areas during this period unless alternative arrangements are made with the client.
Maintenance shall include grass cutting and watering (at least one visit every two weeks during the growing season), plant bed weeding (at least one visit every four weeks during the growing season), litter and weed control, maintenance of tree and woodland areas and the replacement of plants that die during the period.

TOPSOIL

Topsoil is to be generally levelled to avoid pooling and must be at least 150mm below DPC level where it abuts dwellings.
Topsoil shall be 500mm deep.
Herbicide and cultivation
Topsoil to be treated with 2 applications of Herbicide prior to planting and strictly in accordance with the 'Control of pesticides regulations 1986' or otherwise updated / superceded legislation and following manufacturers instructions and to be used by qualified staff.
Topsoil shall be compliant with BS3882:2007

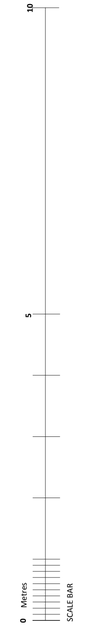
TURF

Generally gardens are to be laid with good quality turf without ryegrass conforming to BS3963 and BS4428,
Turf to be laid on 150mm thick, good quality, uncontaminated topsoil.

SHRUBS / TRANSPLANTS ETC

Shrubs and transplants shall be planted in pits 300 x 300 x 400mm depth (as per BS4428:1989) and the backfill shall include 3 litres of peat free tree and shrub compost.





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title
HARD & SOFT LANDSCAPE DETAILS FOR PLANNING

contract
MR STRICKLAND

sharman architecture
OAK BARN. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB
tel: 07724 529 094 email: paulsharman1@btinternet.com

HARD & SOFT LANDSCAPE DETAILS FOR PLANNING CONDITIONS

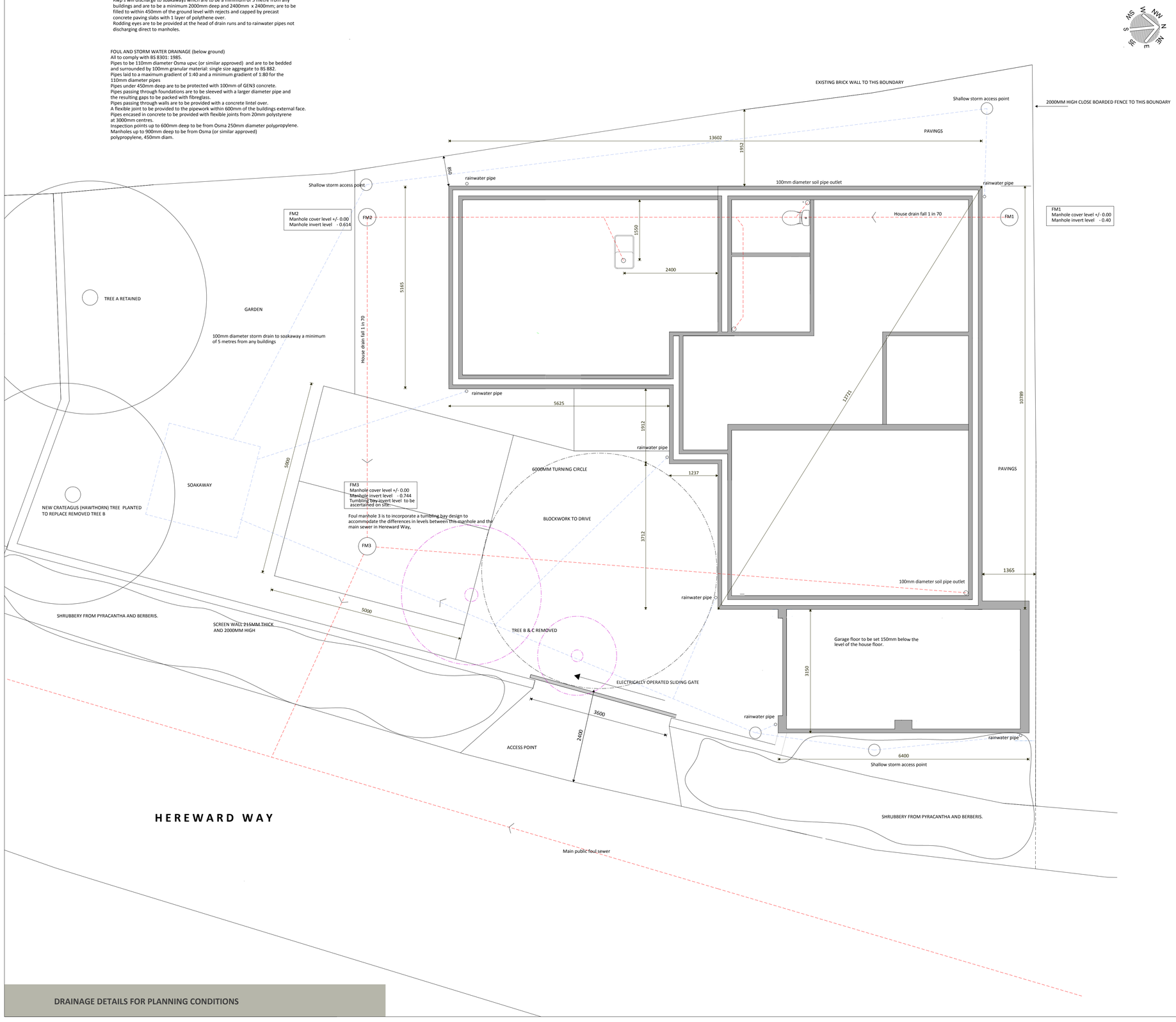
CONDITION 7.
DRAINAGE DETAILS.

PAMSBIT. HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0BL

drawing number
MS/PC/01/A

STORM WATER DISCHARGE.
Rwp's will discharge to soakaways which are to be a minimum of 5 metre from any buildings and are to be a minimum 2000mm deep and 2400mm x 2400mm; are to be filled to within 450mm of the ground level with rejects and capped by precast concrete paving slabs with 1 layer of polythene over.
Rodding eyes are to be provided at the head of drain runs and to rainwater pipes not discharging direct to manholes.

FOUL AND STORM WATER DRAINAGE (below ground)
All to comply with BS 8301: 1985.
Pipes to be 110mm diameter Osma upvc (or similar approved) and are to be bedded and surrounded by 100mm granular material: single size aggregate to BS 882.
Pipes laid to a maximum gradient of 1:40 and a minimum gradient of 1:80 for the 110mm diameter pipes
Pipes under 450mm deep are to be protected with 100mm of GEN3 concrete.
Pipes passing through foundations are to be sleeved with a larger diameter pipe and the resulting gaps to be packed with fibreglass.
Pipes passing through walls are to be provided with a concrete lintel over.
A flexible joint to be provided to the pipework within 600mm of the buildings external face.
Pipes encased in concrete to be provided with flexible joints from 20mm polystyrene at 3000mm centres.
Inspection points up to 600mm deep to be from Osma 250mm diameter polypropylene.
Manholes up to 900mm deep to be from Osma (or similar approved) polypropylene, 450mm diam.



DRAINAGE DETAILS FOR PLANNING CONDITIONS

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DRAINAGE DETAILS FOR PLANNING

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tel: 07724 529 094 email: paulsharman1@btinternet.com

CONDITION 8
MATERIALS

BRICKS:	Manufacturer: VANDERSANDEN Brick name: CORUS (Details enclosed)
ROOF TILES:	Manufacturer: REDLAND Tile name: DUOPLAIN Concrete Tiles. Smooth finish. Charcoal Grey. (Details enclosed.) Manufacturer: WIENERBERGER Tile name: NEO CLAY PANTILE (Details enclosed)
GUTTERS & DOWNPIPES:	Black UPVC . Downpipes 68 mm diameter. Gutters 112mm half round.
WINDOWS:	Flush sash UPVC windows. RAL 9001 Cream colour. (Details enclosed)
ROOFLIGHT	VELUX Rooflight. Colour Black. (Details enclosed)
DRIVE:	Marshalls Tegula 60 precast concrete paviors. (Details enclosed).

CONDITION 8
FACING BRICKS



Manufacturer: VANDERSANDEN
Brick name: CORUS

CONDITION 8
FACING BRICKS



Manufacturer: VANDERSANDEN
Brick name: CORUS

CONDITION 8
ROOF TILES



Size	418 x 330mm
Coverage	9.7 at 75mm. 10.5 at 100mm
Min Pitch Smooth	22.5 ° (75mm headlap). 17.5 ° (100mm headlap).
Min Pitch Granular	30 ° (75mm headlap). 22.5 ° (100mm headlap).
Min Headlap	75mm (min). 125mm(max)
Batten Guage	318mm
Weight	4.14kg
Nails and Fixings	50 x 3.35mm
VELUX Flashing	EDW EDJ



Manufacturer: REDLAND
Tile name: RENOWN
SMOOTH GREY CONCRETE TILE

CONDITION 8
DRIVE FINISH



Manufacturer: MARSHALLS
Tile name: TEGULA 60. PRECAST CONCRETE PAVING BLOCKS IN VARYING WIDTHS. BLOCKS 60MM THICK. COLOUR AS SHOWN.

CONDITION 11
ROOFLIGHTS

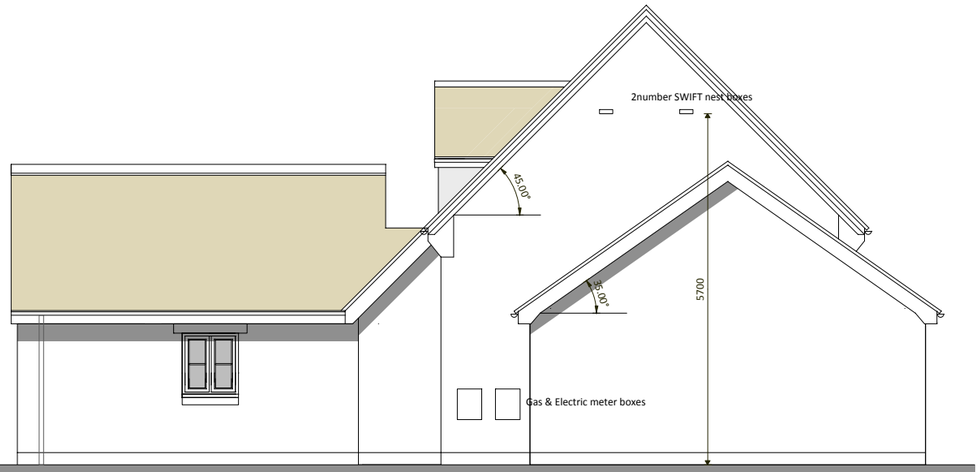


VELUX CONSERVATION ROOFLIGHTS. MK 06 type shown. Colour will be black.

CONDITION 12
METER BOX AND FLUES ETC

LAND AT HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0AW

drawing number
MS/HW/012/C



SIDE ELEVATION 2



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1

NOTE: All drawings are the copyright of sharman architecture.

0 Metres 5 10
SCALE BAR

title **ELEVATIONS TO NEW DWELLING**	scale **1:100 @ A3**	date **FEBRUARY 2022**
contract **MAURICE STRICKLAND**	revision A 02/02/2022 Drawing revised to clients requirements B 18/05/2022 Drawing revised to clients requirements C 02/06/2022 Revise for planning conditions	

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CONDITION 15
SWIFT BOXES

Three swift nest bricks shall be incorporated within the external walls of the dwelling. Details are as submitted below and on Drawing Number **MS/HW/012/C**

VIVARA PRO CAMBRIDGE Brick Faced Swift Nest Box
Manufacturer: VIVARA PRO.

Designed to be incorporated into an external wall.
The colour is to be buff to match the bricks.



FACING BRICK



NESTING CHAMBER

About this product
A lack of suitable nesting sites is thought to be one of the main reasons behind the decline in swift populations. The Cambridge Swift Nest Box provides a low-cost and long-term nesting solution for swifts. There are two parts, a concrete nesting chamber that is designed to go into a cavity and a half brick facing to blend into an external wall with a choice of either red or buff facing bricks. When installed the box is discreet and does not impact the building's aesthetic.

This nest box should be sited at a height of at least five metres, with a clear flight path to the entrance. If possible, avoid south facing walls.

Specification
Nesting Block:
Height 215. Width 440. Depth 250.
Facing Brick:
Height 65. Width 215. Depth 55.
Entrance hole: 65 x 29
Combined weight: 12.6kg