

External Materials Schedule :

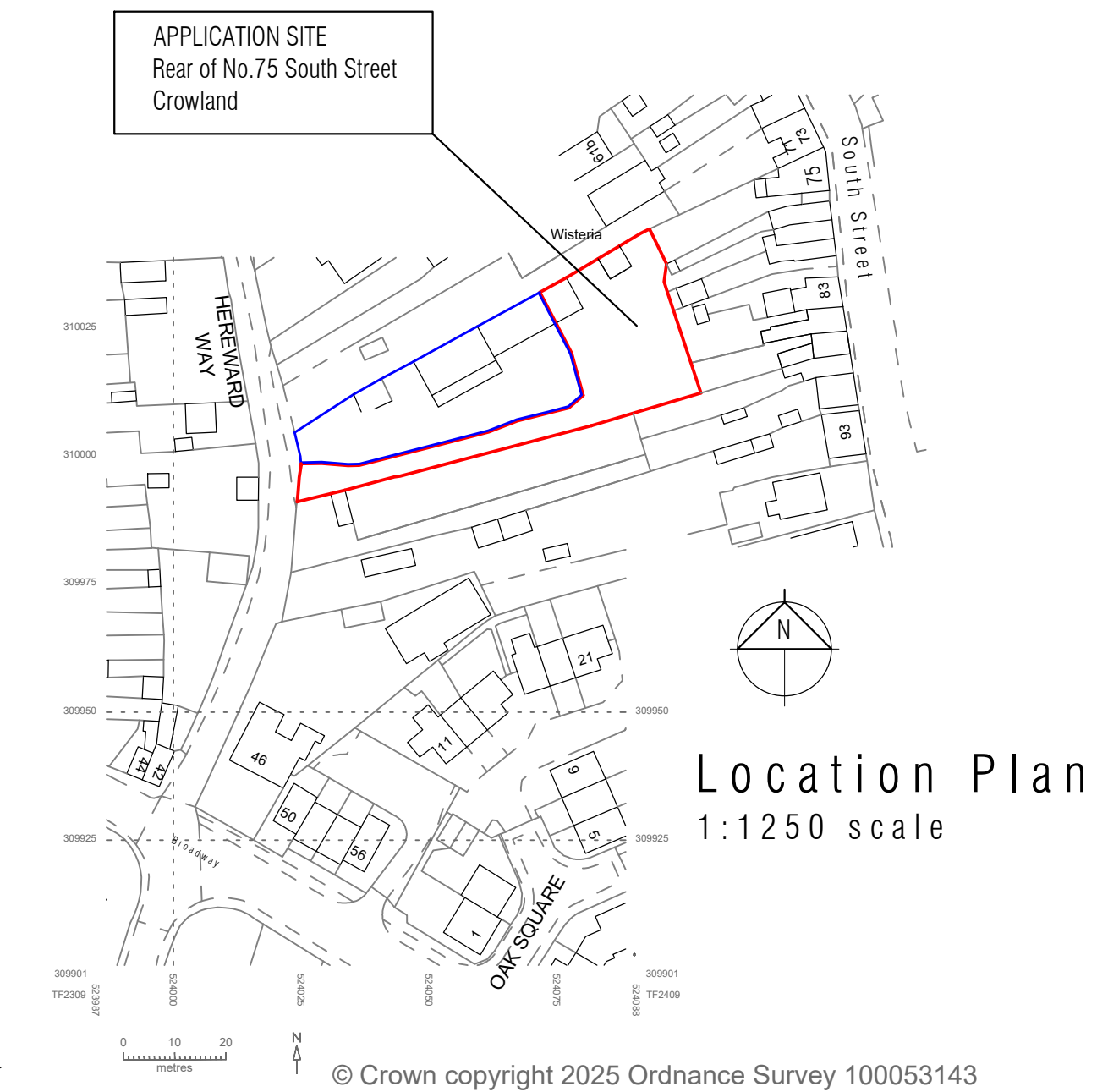
Roof tiles - Marley Edgemere in anthracite / smooth grey

Facing Bricks - Hampton Rural Blend red multi stock or identical

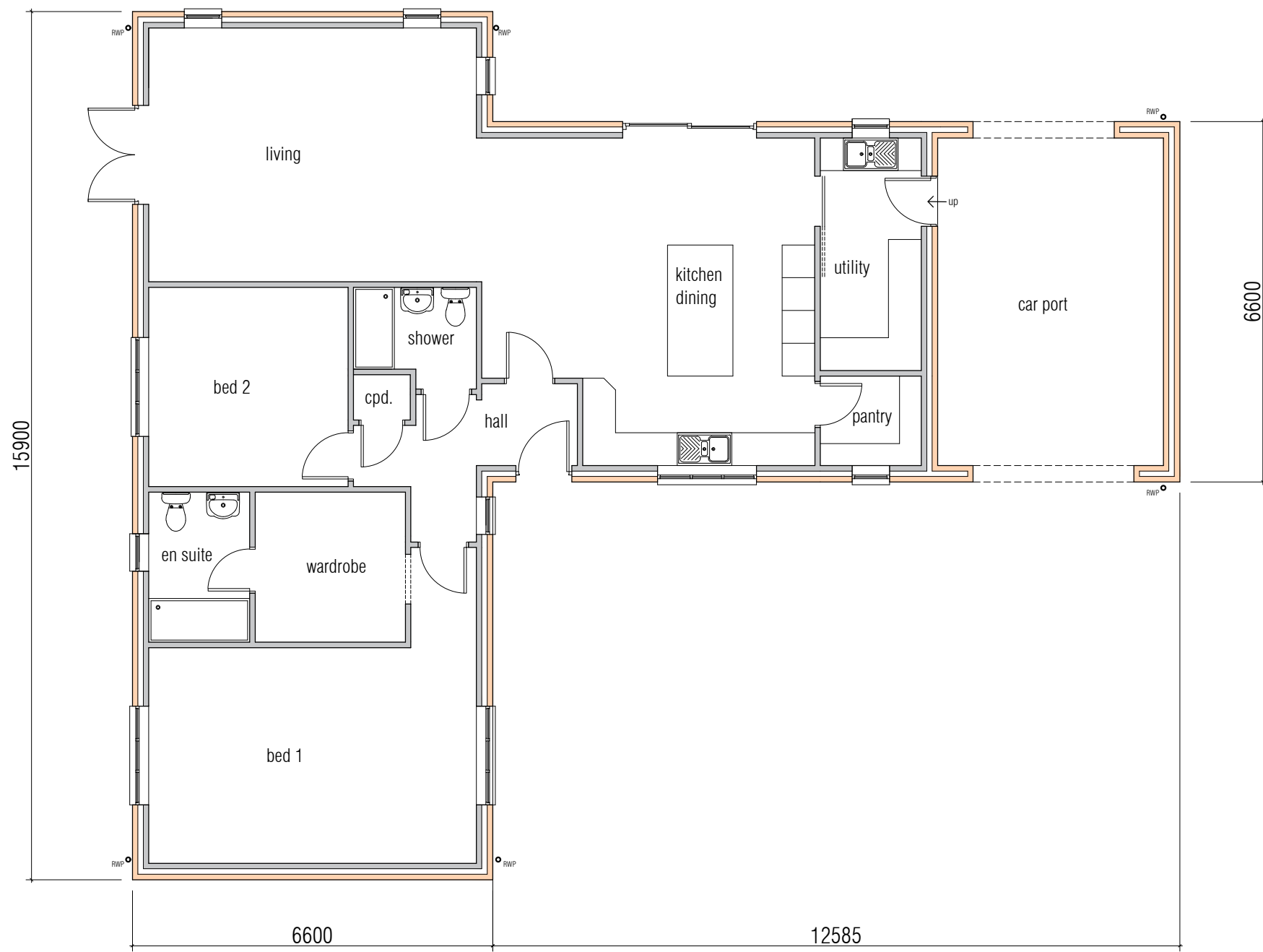
Windows - Cream grain finish pvc-u casement windows onto 140mm deep stone cills (bath shade stone)

Entrance Door - composite panelled door in anthracite colour

Guttering - black half round pvc-u gutter and downpipes



proposed elevations - 1:100 scale



floor layout - 1:100 scale



Site Layout 1:200 scale

Highways

Access to the site is from Hereward Way as previously approved under H02-0032-25.

The 2 bed dwelling has a minimum of 3No. parking spaces and turning area within the site to enable vehicles to leave the site in forward gear

Fire Appliance Access - Approved Doc B

The shared drive to have a minimum width of 3.7metres and a 12.5 tonne weight bearing capacity for any attending fire appliances in accordance with section 13 of Document part 5b.

Refuse Storage and Collection

Storage provision within the private garden area for general refuse and recycle waste as indicated on plan. On day of collection the waste will be placed for collection at the dedicated collection point at the entrance to the shared drive

Drainage

Foul Drainage - to connect to existing Anglian Water foul sewer adjacent to the application site

Surface Water Drainage - Shared Drive and Roof water to discharge into suitably sized and located soakaways in accordance with Building Regulations.

Siting to be determined by percolation tests in accordance with BRE 365.

Landscaping & Boundary Treatment

Proposed Tree Planting

Trees to be 1.8 - 2.4m high suitably staked and tied

ac - acer campestre Field Maple

bp - betula pendula Silver Birch

Boundary fencing

Existing and proposed boundary fencing as noted on site layout

note - heights are from finished ground levels.

Driveway

parking and turning area to be permeable material - granite chippings

Bio-diversity Net Gain

Please refer to accompanying BNG Exemption statement

revision	date	init.	revision details.