

Applicants: Mr and Mrs G Ascough

Planning reference: H08-0237-18

Location: Rainbow Lodge, Siltside, Gosberton Clough, Spalding, PE11 4JR

Description: Erection of a replacement dwelling and integral garage following the demolition of existing dwelling – Discharge of Conditions

Landscaping and boundary treatments (Condition 4)

Existing trees:- The well-established Ash tree to the roadside and the Walnut tree in the northwest corner of the plot will be retained.

Existing boundary:- The existing boundary to the east of the plot with the neighbour is to be retained.

New hedgerow:- With reference to planning application drawing no 17-137-101, a new hedgerow is proposed to be planted along the roadside with Siltside and along the western boundary of the plot adjacent the drainage ditch. A mixture of Photinia x Fraseri (Red Robin) and Prunus lusitanica (Portuguese Laurel) is to be planted alternately at a density of 3 plants per metre. In total around 120 plants of each species will be required. It is proposed that potted 2 – 3 ft tall plants are used to plant the hedgerow. These will be maintained and encouraged to grow to a final height of 5 – 6 ft. The hedgerow will be planted according to the supplier's instructions.

Turf/grass:- The balance of the plot would be seeded to grass.

Entrance gates and walls:- As per drawing no 17-137-101, an entrance gate with four piers and two connecting walls was indicated. The walls are to be constructed in matching facing brick to that of the main dwelling. The piers will be finished with a stone effect pier cap. A set of two horned 5 bar gates made from treated softwood would be used to suit the rural location (see Figure 1).



Figure 1: CGI rendition of entrance gates and walls.

Driveway:- As shown on drawing no 17-137-101, a gravel driveway and turning area is proposed. A charcoaled colour kerb stone would be used around the periphery of the driveway to retain the gravel. A 10/20 mm gravel is to be used. Immediately adjacent the highway, a strip of black granite coloured setts would be used to reduce the egress of gravel onto the highway.

Rear patio:- As shown on drawing no 17-137-101, a rear patio is to be constructed. It is proposed to use reconstructed, fibre reinforced Yorkstone Flags. These would be jointed with a light coloured semi-dry pointing mix as per recommendation from the flag supplier.

Foot paths:- The foot paths around the house are proposed to be constructed from the same materials as the driveway.

Entrance path and garage ramp:- These are proposed to be constructed from Yorkstone Flags to match the rear patio.

External materials schedule (Condition 5)

Brick cladding:- Proposed facing brick Traditional Brick and Stone Audley Antique (see Figure 2 and Figure 3) 65 mm with matching plinth stretchers and returns (see Audley-Antique-specs.pdf for the detailed specifications). Engineering bricks where required. The same brick would be used for the construction of the Entrance Gate piers and walls.

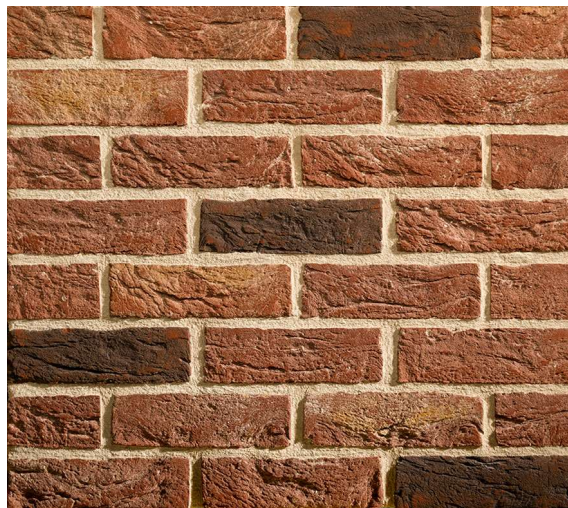


Figure 2: TBS Audley Antique facing bricks.



Figure 3: Example of house built with Audley Antique facing brick.

Brick mortar:- Sand and white cement mortar mix.

Lightweight cladding areas:- Brick slips to match TBS Audley Antique facing bricks.

Roof tile:- Redland Duoplain concrete tile in 64 Blue colour (for full specification see [duoplain_product-datasheet.pdf](#))



Figure 4: Redland Duoplain 64 Blue tile.

Chimney pot:- Clay, red, roll top chimney pot 300 mm with stainless steel rain and bird guard.

Dormer cheeks:- Vertical tile cladding to match roof tile.

Rainwater goods:- Black plastic guttering attached to open eaves with black plastic down pipes.

External windows and doors:- All windows and door frames to be manufactured from timber by George Barnsdale & Sons, Donington. The specifications for the windows and doors to be installed are shown in ExternalJoinerySpecs.pdf.

Typical construction details are shown in the drawings in GB_typical_specs.pdf.

Windows, French and bi-fold doors, and frames to be finished in RAL 7037 – “Dusty Grey”.

Entrance and rear door to be finished in RAL 4007 – “Purple Violet”.

Garage door:- Hormann LPU42 insulated steel sectional door.
L-Ribbed Silkgrain in RAL 7037 – “Dusty Grey” to match window frames.
55mm Frame cover profiles in Silkgrain in RAL 7037 – “Dusty Grey”.



Figure 5: Example of sectional garage door.