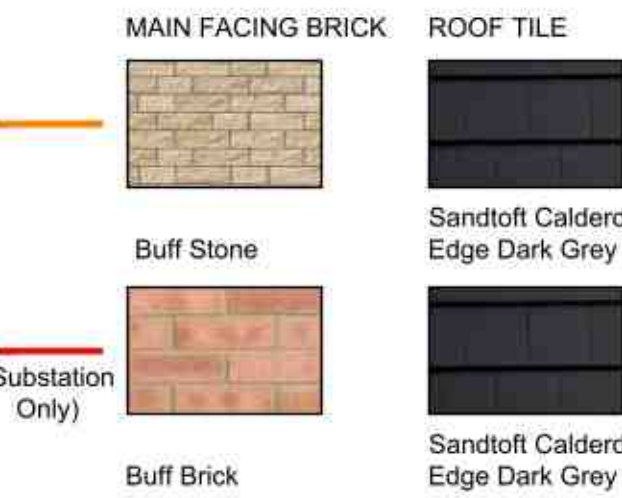


MATERIALS LEGEND

ELEVATION STYLE - STONE 21



TRICKLE VENTS

Trickle vents to be fitted to the following plots - 26, 27, 50, 51, 54, 55, 57

TENURE MIX

Shared Ownership Plots - 22, 23, 39, 48, 49, 67, 81, 82
Affordable Rental Plots - 6, 7, 19, 20, 29, 30, 31, 32, 33, 34, 45, 46, 68, 69, 74, 75, 78, 79

DOORS

Garage Personnel Door.

All Front & Rear doors to be finished in Pale Green (RAL 6013).

All Garages doors and garage personnel doors to be finished in Pale Green (RAL 6013).

All Patio Door in white.

CANOPIES



Canopy style 1 applies to all 2 & 3 bed plots



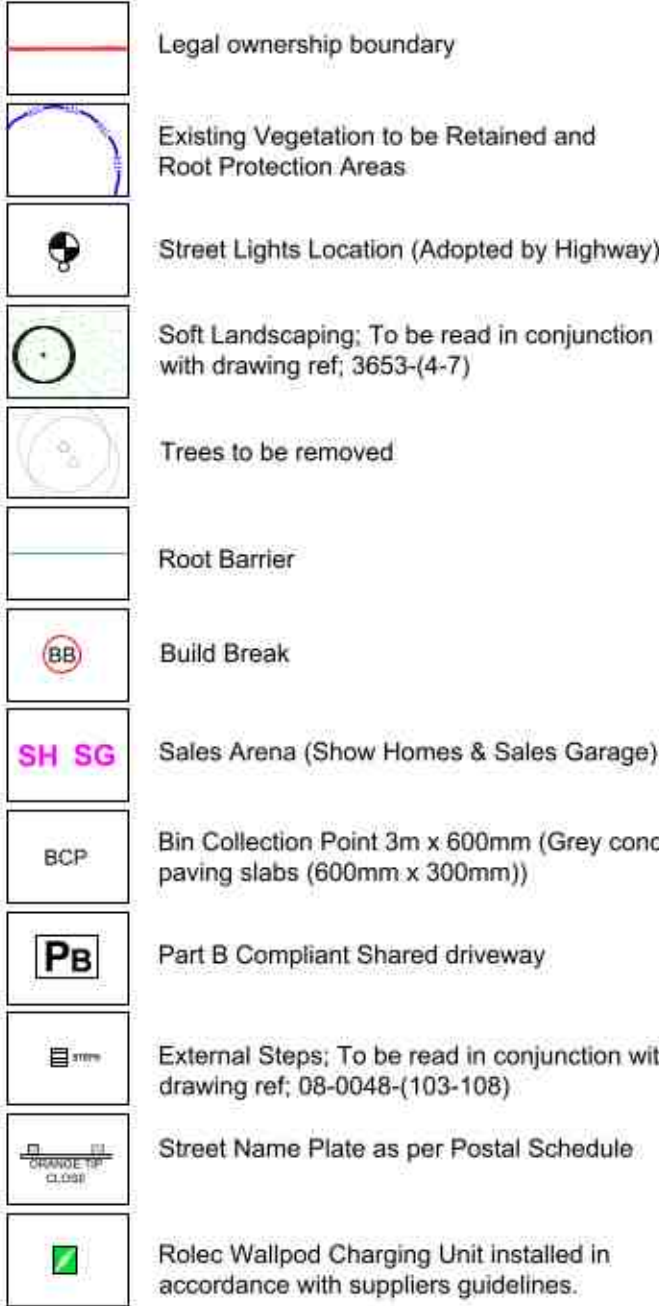
Canopy style 2 applies to all 4 beds plots

ECOLOGY

Forterra Enclosed Bat Box - 1NO. REQUIRED PER PLOT
NHBS Code #214598
Plots - 16, 20, 27, 35, 43, 56, 68, 74, 83, 90, 95

Forterra Swifts Bird Box - 1NO. REQUIRED PER PLOT
NHBS Code #201574
Plots - 4, 12, 25, 30, 39, 52, 61, 76, 85, 92, 101

LEGEND



House Type Code & Handing

House Type	Year & Elevation
401	(2021 Rural)
401-21R	AS/GPS
Handing (AS or OPP)	

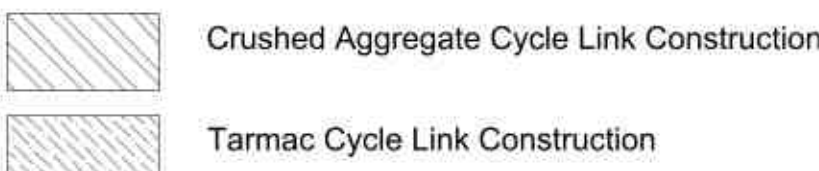
Boundary Treatments

- 1.8m High Timber Hit & Miss Fence
- 2.0m High Timber Acoustic Fence
- 2.0m High Timber Close Boarded Fence With 0.3m Trellis Where Required
- 450mm High Knee Rail

Note: Close board fences and railings drawn to centre line

All roadways and footways black tarmacadam.
All private drives and driveways to be black tarmac with concrete edgings.
All shared driveways to be black tarmac with concrete edgings.
Cycle link to be crushed aggregate with timber edging unless otherwise directed.

All pathways & patio areas and bin collection points to be grey concrete paving slabs (600mmx300mm)



- All front doors and garage doors to be finished green
- All fascia & soffits to be white
- All rainwater goods to be black
- Wall mounted meter boxes to be delivered white and painted to match door colour
- Ground gas meter boxes to be brown
- Roof and ridge tile colours to match

Schedule of Accommodation

Housetype	No. of Beds	Type	No. of Units
150 (Ground Floor)	1 Bedroom	Maisonette	2
151 (First Floor)	1 Bedroom	Maisonette	2
250	2 Bedrooms	Semi	17
350	3 Bedrooms	Semi	21
355	3 Bedrooms	Semi	10
356	3 Bedrooms	Detached	13
359	3 Bedrooms	Detached	4
360	3 Bedrooms	Detached	15
450	4 Bedrooms	Detached	11
451	4 Bedrooms	Detached	4
452	4 Bedrooms	Detached	4
Totals			103

PLANNING CONDITIONS OBLIGATIONS: H09-0602-20

3 - Before each dwelling (or other development as specified) is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

21 - During the construction of the development no tree or shrub felling, lopping or clearance shall take place between mid-February and the end of July.

S106 OBLIGATIONS

- Education & Healthcare contributions to be paid prior to 50% occupation.

SITE & MATERIALS LAYOUT

TULIP FIELDS, HOLBEACH

gleeson

Drwg No. 3117-A01-01 Rev E
Scale 1:500 @ A1 Date 27.6.22
Drawn by MB Checked by MR

NORTH MIDLANDS

Technical Department
4 Aspect Court - Aspect Business Park - Benerley Road
NOTTINGHAM NG6 8WR

Rev	Description	Initial	Date
A	Amendments to plot layout, key, and annotations. Street lighting street name plate locations added.	MB	17.03.22
B	Part B compliance note added. Landscaping added. Substation moved.	MB	25.03.22
C	Parking spaces annotated. Front pathways added. Plots 6 & 7 changed to Affordable Rental. Plots 39 & 87 changed to Shared Ownership. Garages removed from plots 7, 23, 48, 82. Cycle Link alignment amended.	MB	21.04.22
D	Slabs updated from 600x900 to 600x300	TT	25.05.22
E	Boundary treatments updated.	MB	30.11.22