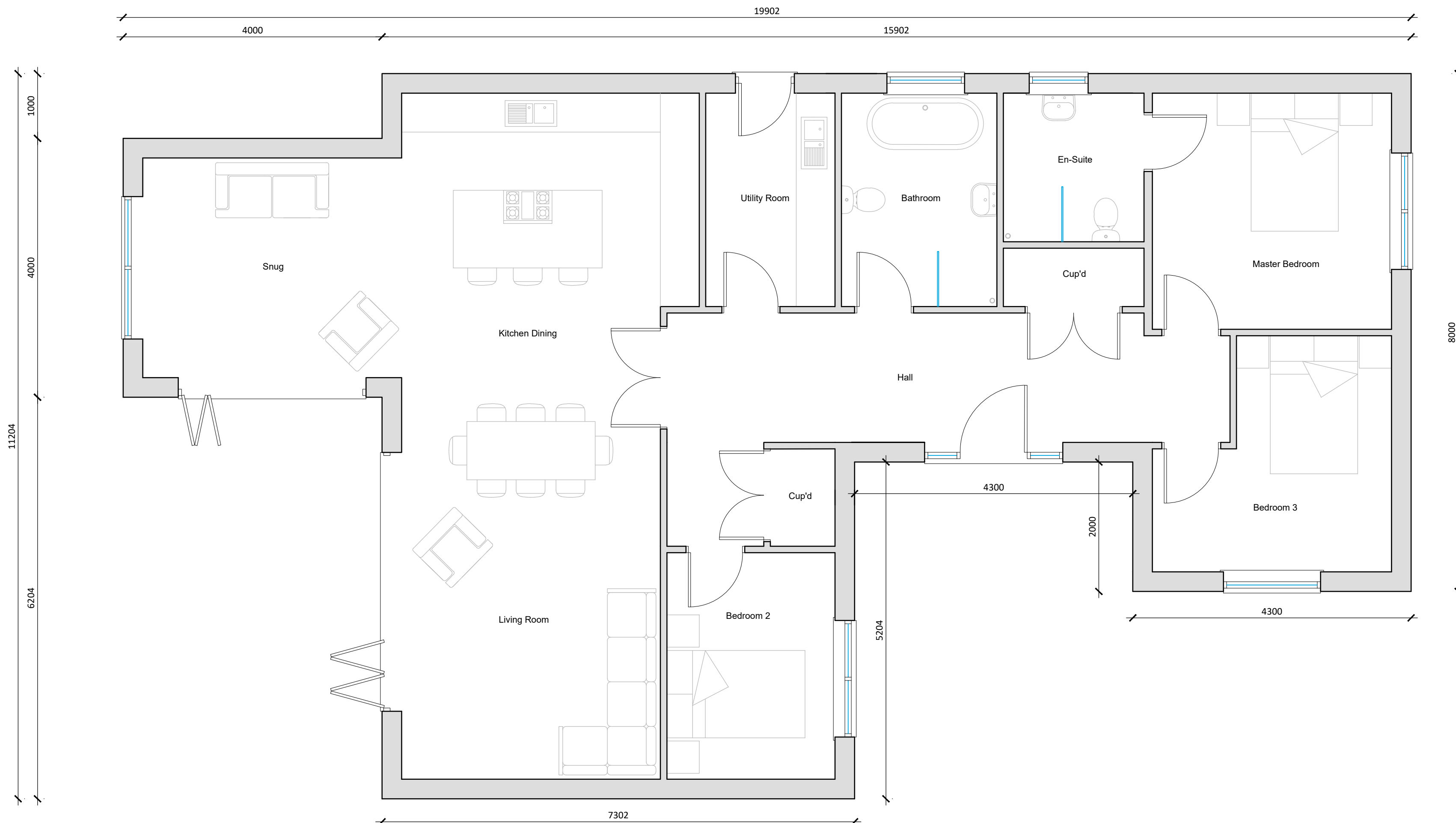




Proposed Floor Plan
Scale 1:50

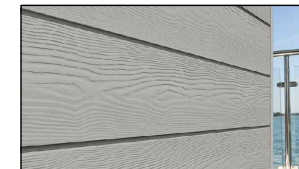
EXTERNAL MATERIALS



EXTERNAL WALLS - PLINTH BRICKWORK TO BE 'WIENERBERGER - TURKA KASANDRA' LAID IN A STANDARD STRETCHER BOND. SHAPED PLINTH BRICKS TO BE 'BLUE PLINTH STRETCHER'.



EXTERNAL WALLS - ABOVE PLINTH TO BE FINISHED IN CEDRAL TIMBER EFFECT COMPOSITE CLADDING. COLOURS TO BE 'PENTHER AND PEARL'. REFER TO ELEVATIONS FOR SPECIFIC LOCATIONS OF THE TWO COLOURS.

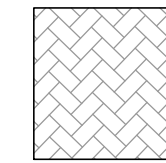


ROOF TILES - TILES TO BE A 500x250mm SPANISH GREY SLATE WITH TYPICAL LEGGED ANGLE RIDGE DETAIL. EAVES DETAIL IS TO BE TRADITIONAL MORTAR POINTED WITH DRY FIXING SYSTEM AS NECESSARY.

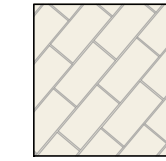


EXTERNAL WORKS KEY

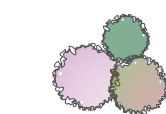
N.B. EXISTING 1.8m BOUNDARY FEATHER EDGE FENCE TO REMAIN. FOUL DRAINAGE IS TO CONNECT IN TO EXISTING MAINS SEWER THAT RUNS ACROSS THE SITE AND SURFACE WATER WILL BE TO SOAKAWAYS.



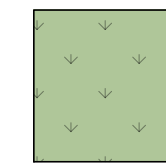
DENOTES NEW PERMEABLE CONCRETE BLOCK PAVING TO BE: MARSHALLS ORIGINAL TEGULA PRIORA PERMEABLE BLOCK PAVING 80mm THICK BLOCKS INSTALLED IN A RANDOM MIX OF THREE DIFFERING SIZES BLOCK SIZES 160 x 240 / 160 x 160 / 160 x 120mm IN LAYING PATTERN DETAILED. INSTALLED TO LEVELS AN NOMINAL FALLS.



DENOTES AREAS OF NEW PAVING FLAGSTONES (EXACT PRODUCT TBC BY CLIENT) INSTALLED USING A SUITABLE EXTERNAL GRADE FLEXIBLE ADHESIVE AND COLOURED EXTERNAL GRADE GROUT. INSTALLED OVER A 100mm IN SITU CONCRETE SLAB (FORMED TO LEVELS DETAILED) OVER 100mm WELL COMPACTED CLASS 1 hardcore.



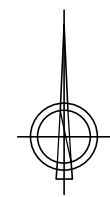
DENOTES AREAS OF NEW PLANTING TO BE: 400mm (min) HIGH QUALITY (LOW LOAM) TOPSOIL. INSTALLED PLANTING BEDS TO BE LINED WITH TERRAM MEMBRANE OVER 100mm DRAINAGE LAYER OF PEA GRAVEL. SPECIES TO INCLUDE: HEATHER, LUPIN, BUELLIA. ALL TO BE MAINTAINED AT A LOW LEVEL OF BETWEEN 500mm AND 1500mm.



DENOTES AREAS OF NEW LAWN TO BE: GOOD QUALITY LAWN SEED SPREAD OVER A LAYER OF HIGH QUALITY TOPSOIL (GRADED TO NEW LEVELS) WITH A MINIMUM DEPTH OF 150mm TOPSOIL. INSTALLED OVER A GEO-TEXTILE MEMBRANE.



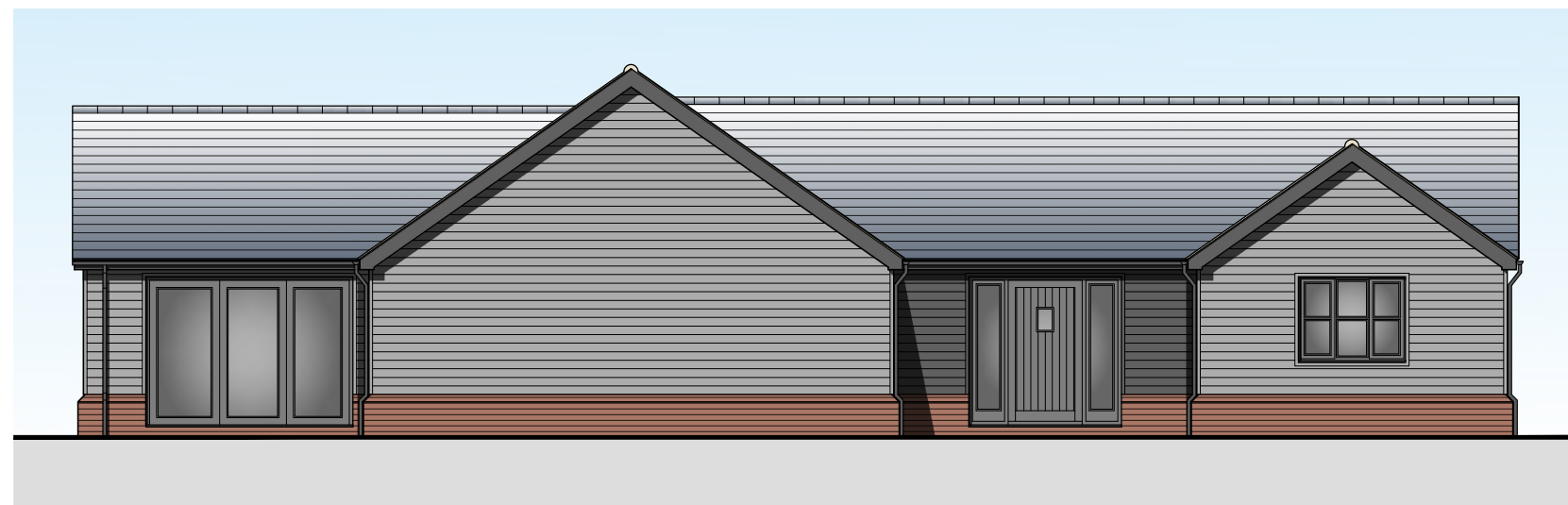
DENOTES NEW TREES TO BE PLANTED AROUND SITE AS SHOWN. TO BE PLANTED AS SAPLINGS AND MAINTAINED AT AN APPROPRIATE HEIGHT. NATIVE SPECIES TO BE PLANTED TO INCLUDE: CHERRY, BIRCH, HAWTHORN & WILLOW.



Site Location Plan
Scale 1:1250



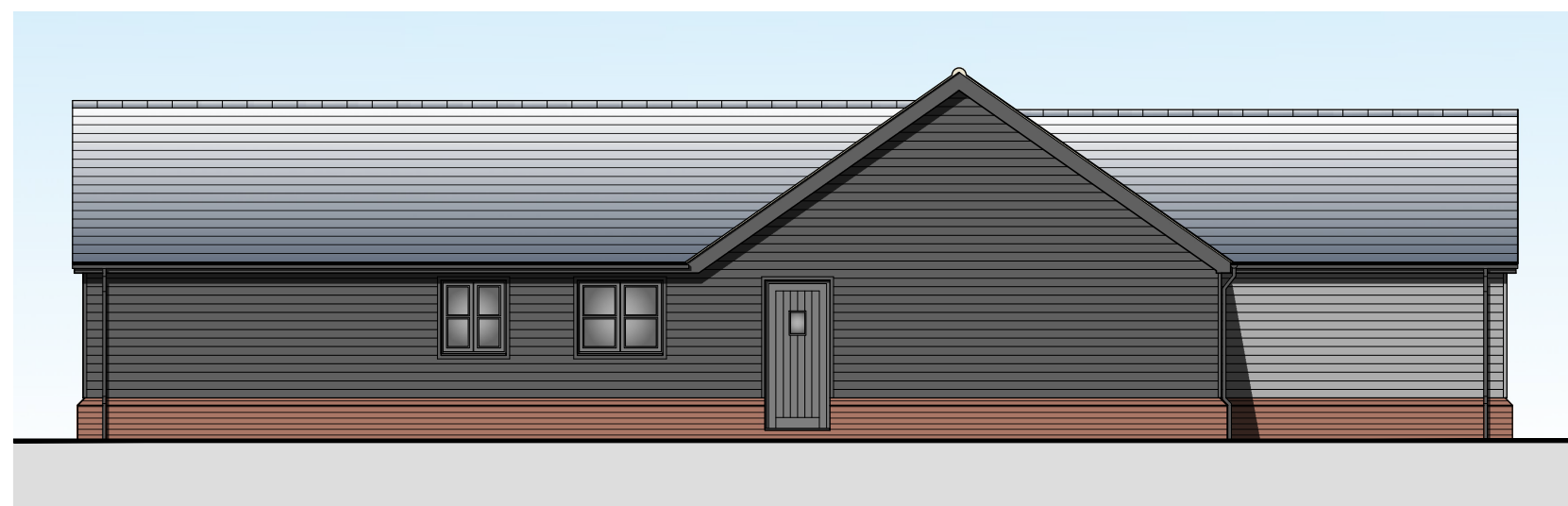
Proposed Block Plan
Scale 1:500



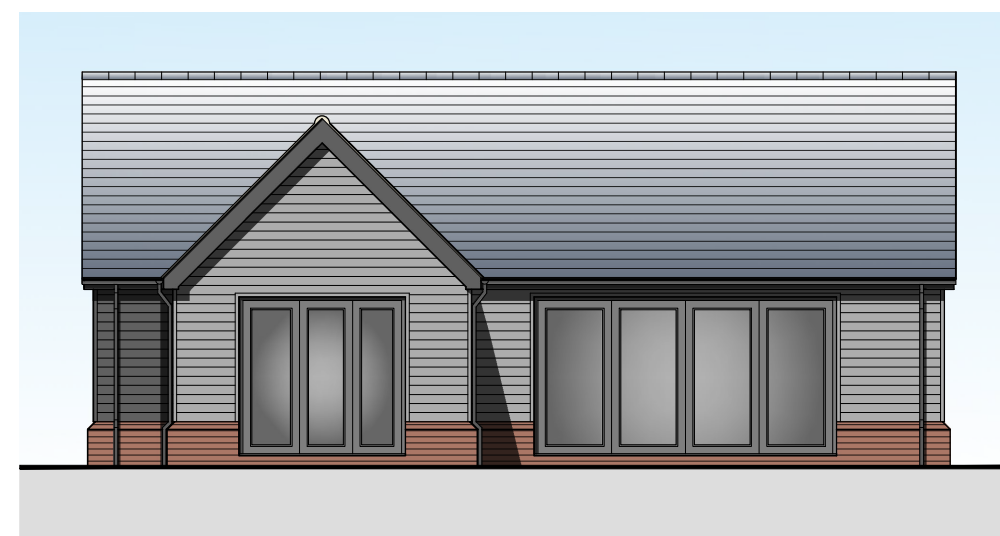
Proposed Front (SE) Elevation
Scale 1:100



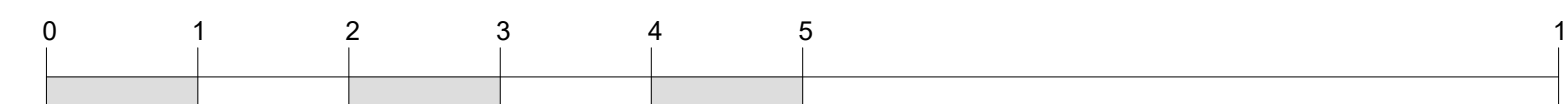
Proposed Side (NE) Elevation
Scale 1:100



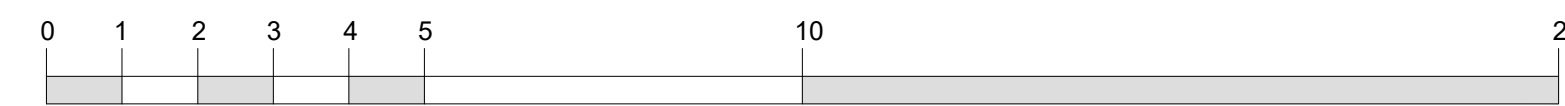
Proposed Rear (NW) Elevation
Scale 1:100



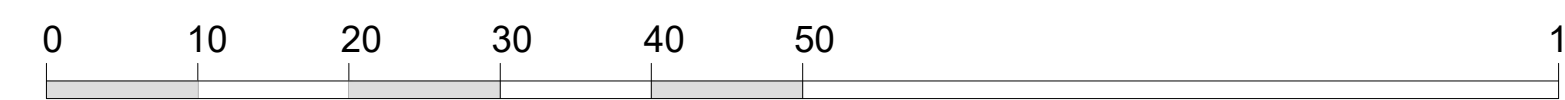
Proposed Side (SW) Elevation
Scale 1:100



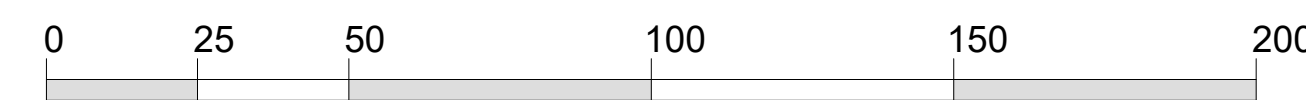
SCALE BAR (m) 1:50



SCALE BAR (m) 1:100



SCALE BAR (m) 1:500



SCALE BAR (m) 1:1250

DESCRIPTION:
PROPOSED NEW DWELLING, ON LAND TO REAR OF 25a & 27 WEST COB GATE, MOUTON, SPALLING, LINCOLNSHIRE, PE12 8QN.
DATE: 14/04/2021
APPROVED: JC
Do Not Scale From This Drawing



PROJECT:	RESIDENTIAL DEVELOPMENT OF ONE DWELLING
DRAWING:	PROPOSED FLOOR PLANS & ELEVATIONS SITE LOCATION PLAN PROPOSED BLOCK PLAN
SIZE:	A1
CLIENT:	Mr & Mrs Moore
SCALE:	as labelled
DRAWN BY:	JC
SHEET:	0252/2101A

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