SCHEDULE OF HOUSES AND DRAWINGS

Plots 1-5: Two storey terrace, Plots 1-2/4-5 each to have 2 bedrooms, Plot 3 to extend over access tunnel and include additional bedroom space thereover; see drawing no. 1005.12.
Plots 6-7: Two storey 4-bedroom detached houses, see drawing no.1005.13.
Plots 8-11: Two storey 2-bedroom "courtyard" houses, 8-9 being semi-detached, and 10 and 11 being detached. See drawing no. 1005.16.
Plot 12: Large 2-storey detached house with single storey southern wing, see drawing no. 1005.15.
Garages: To be of types G101.1, and G101.3, as shown on drawing no. G101. Note that within G101.1 type the garage window and pedestrian door positions to be varied compared with detailed plan and positioned as indicated D and W on layout plan; garage type G101.3 to omit window and pedestrian door.

Garages to Plots 6+7 to be type G101·5·1, drg.no. G101.
Garage to Plot 12 to be linked to House 10, as shown on drg.no. 1001·16.

SCHEDULE OF EXTERNAL FINISHES AND DETAILS

WALLS: Houses on Plots 6 and 12 to be in Hanson "Hathaway Brindle" facing bricks, likewise garages to Plots 6-7. Walls to all other houses, and including Plot 12 garage, the screen wall between Plot 7 house and Court 2, and screen wall between Plot 9 and Plot 12 houses, and garden walls to Plots 1-3, to be Ibstock Anglian Red Multi Rustic facing bricks. All arches, and window sills as shown on elevations, to be in the same facing bricks as the houses generally, as specified above.
ROOFS: Houses on Plots 7-9 + 12, including entrance hood on Plot 7, to have slate roofs, likewise front slope of roofs to House 3 Bedroom 3 -oter tunnel. All other houses, including entrance hoods, and all garages, to have Redland "Norfolk" pantiles, 34 Terra Cotta with matching hip and ridge tiles where appropriate.
DETAILS GENERALLY: All windows and external doors to be in white uPVC, of the pattern shown on drawings; all to have frames set back 75mm from external wall face.
Gutters and downpipes to be in black uPVC: the gutters to be fixed on metal brackets direct into the brickwork.

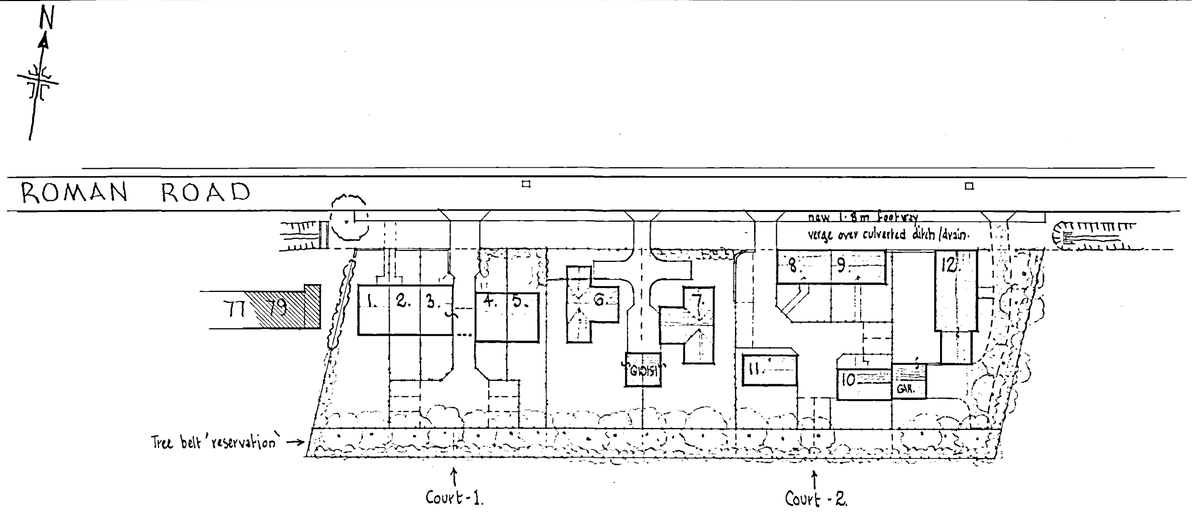
FOOTWAY AND CULVERT
Form new 1.8m wide footway along entire Roman Road site frontage, in compliance with Condition 7 of OPP ref. H13/0266/03. Construction to be to the specification of LCC Highway Authority. In conjunction therewith, form carriageway kerb along that part of site frontage at present unkerbed. The carriageway width to be 5.5m, ie as carriageway width in kerbed length in front of existing House 79.
Construction of footway necessitates culverting and filling of existing roadside ditch/drain. Pipe to be 300mm diameter, or as may be required, running from existing 79 "access bridge/ headwall", eastwards to terminate at new headwall approximately 4.0m east of site. Existing carriageway outlets/offlets/drains to be maintained/reconstructed/provided new, as may be required by Highway Authority.

PARKING, ACCESSES AND HARD SURFACES
COURT 1: The drive thereto to be in brick pavers, colour buff, from footway to back line of tunnel. Parking spaces off this Court to be in brick pavers, colour brown. The surface of the Court itself to be in tarmac.
COURT 2: The entire area from the Roman Road footway to be in brick pavers, colour buff. Parking spaces off this Court to be in brick pavers, colour brown; as is the "footway strip" on the north side of Plot 11.
PLOTS 6-7 DRIVE: To be in brick pavers, colour buff.
PLOT 12 DRIVE: To have gravel finish generally, but area within 6.0m of garage doors to be in brick pavers, colour buff.

FENCES AND WALLS
SITE BOUNDARIES: Along full length of eastern and southern site boundaries, erect 1.0m high post-and-rail fences.
Along northern site boundary, erect 1.0m high picket fence along frontage to Plots 1-3, and 6. Along frontage of Plots 4-5 and 7, erect 1.0m high post-and-rail fence, except that length of Plot 7 frontage which is to receive screen wall.
Along remaining length of Plot 7 frontage, erect 2.0m high screen wall, this wall to curve and turn into plot, to link with the dwelling, as shown on Layout Plan; construct similar screen wall between houses on Plots 9 and 12. Screen walls to be of facing bricks, as referred to in "Schedule of External Finishes and Details".
Along Plot 12 frontage to the east of the house, erect 1.5m high iron railings, with matching double gates.
FENCES WITHIN SITE: The "inner fence" to the tree belt along the southern boundary is to be 1.0m high post-and-rail.
Front garden dividing fences to Plots 1-3, including fence between Plot 3 garden and drive, to be 1.0m high picket fence.
Front garden dividing fences to Plots 4-6, including fence between Plot 4 and drive, to be 1.0m high post-and-rail fences.
Back garden dividing fences including the east flank to Plot 7, the west fence of Plot 12, and those fences within Plots 1-5 which abut the drive, Court 1, and its parking spaces, all to be 1.8m high closeboarded fences.
Within Court 2, the fences between Plots 8-11 and the Court, and also the dividing fence between Plots 8-9 gardens to be 1.0m high picket fence.

HEDGES AND PLANTING
HEDGES: Plant new hawthorn hedges as back-up to new and existing fences, where shown on Layout Plan, but specifically along entire east site boundary fence, along entire south site boundary fence, along southern half of western site boundary, along front garden fences to Plots 4-5, and along front boundary fence to Plot 7.
TREES: New trees are to be planted in the "reservation" along and within the southern site boundary, and between the eastern site boundary and the drive to Plot 12. These trees to be planted mainly as whips, but approximately 25% to be of standard size. The position of such trees, as shown on Layout Plan, is indicative only, species to be agreed later.

FENCES AND WALLS
SITE BOUNDARIES: Along full length of eastern and southern site boundaries, erect 1.0m high post-and-rail fences.
Along northern site boundary, erect 1.0m high brick garden walls along frontage to Plots 1-3, including the flank front garden boundary of 3 against the access drive to Court 1.
Erect 1.0m high picket fence along the frontage to Plot 6.
Along frontage of Plots 4-5 and 7, erect 1.0m high post-and-rail fence.
Erect 2.0m high curved screen wall on and near site frontage of Court 2, this wall to curve southward and form part of plot boundary between 7 and Court 2.
Construct similar screen wall on site frontage between houses on Plots 9 and 12.
Screen walls and garden walls to be of facing bricks, as referred to in "Schedule of External Finishes and Details".
Along Plot 12 frontage to the east of the house, erect 1.5m high iron railings, with matching double gates.
FENCES WITHIN SITE: The "inner fence" to the tree belt along the southern boundary is to be 1.0m high post-and-rail.
Front garden dividing fences to Plots 1-3 to be 1.0m high picket fences.
Front garden dividing fences to Plots 4-6, including fence between Plot 4 and drive, to be 1.0m high post-and-rail fences.
Back garden dividing fences including the east flank to Plot 7, the west fence of Plot 12, and those fences within Plots 1-5 which abut the drive, Court 1, and its parking spaces, all to be 1.8m high closeboarded fences.
Within Court 2, the fences between Plots 8-11 and the Court, and also the dividing fence between Plots 8-9 gardens to be 1.0m high picket fence.



RHDC
Planning & Development
15 AUG 2005
Ref: 09/321/05

SUPERSEDED
AMENDED PLAN
Ref. A1

ROMAN ROAD, MOULTON CHAPEL
Residential Development

LAYOUT PLAN

DIXON ARCHITECTS
Gerald Dixon, Dip.Arch., RIBA, Dip.TP Jennifer Anne Dixon, Dip.Arch., RIBA
Chartered Architects and Planning Consultants 12 Oaklands Road London N20 8BA
Tel: 020 8445 1954 Fax: 020 8446 4015

Scale:	Date: ~~21.7.05~~ 11.8.05	Drg. No:
1:500		1005·11

Cali Print B 333