



- All Foul Water drainage to discharge to new Sewage Treatment Plant suitable for 1no. Domestic Dwelling sited min. 5m away from any building with a drainage field sited min. 5m from any building designed and installed in accordance with BS EN 752-4 1998 and specialist manufacturer's instructions.
- All Rainwater to discharge to Soakaway min. 5m from any building

- All F.F.L's to be set at +3.10 AOD
- Proposed Ground Levels to be set at +2.10 AOD graded down towards existing boundaries. Levels at existing site boundaries to remain the same .

- * Plot 1
 - Brickwork : Klinkers Grey by TBS
 - Roof Covering : Calderdale Slate Dark Grey
- * Plot 2
 - Brickwork : Euphorbia by TBS
 - Roof : Spanish Slate
- * Plot 3
 - Brickwork : Farmhouse Antique by TBS
 - Title : Brindle Double Roman Concrete Tile by Marley
- * Plot 4
 - Brickwork : Maranello by TBS
 - Roof : Calderdale Slate Dark Grey
- * Plot 5
 - Brickwork : Audley Antique by TBS
 - Title : Spanish Slate
- * Plot 6
 - Brickwork : Lava (50mm) by TBS
 - Roof : Spanish Slate
- * Plot 7
 - Brickwork : Kimpton Blend by TBS
 - Roof : Spanish Slate
- * Plot 8
 - Brickwork : Reclaim Mix by TBS
 - Roof : Spanish Slate
- * Plot 9
 - Brickwork : Farndale Multi by Terca
 - Roof : Rustic Plain Tile

- Washed Gravel Access Road with Concrete Edgings
- Private Drives & paths to have Brindle Black Planting
- Patio Areas to have Mixed Indian Stone Random Pattern
- Grey uPVC Windows and Doors
- Black Rainwater Goods
- Dormer Cheeks to be Lead Effect
- All gardens laid to lawn
- All front gardens to have 450mm wide low level planting to edge of boundaries
- All boundary fencing to be min.2m high close boarded

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Lucks Bridge Spalding

Block Plan



3103 - S02 (a1) rev G