



MINOR DEVELOPMENT DRAINAGE DETAILS

- 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 Soakaways min. 5m from any building

Plot 1 to be used as Material Storage Area & Plot 9 to be used as Site Staff Parking.

- 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.

Brickwork & Roof Covering Schedule:

- Plot 1
Brickwork : Klinkers Grey by TBS
Roof Covering : Calderdale Slate Dark Grey
- Plot 2
Brickwork : Euphoria by TBS
Roof : Spanish Slate
- Plot 3
Brickwork : Farmhouse Antique by TBS
Tile : 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
Tile : 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

External Materials Schedule:

- Washed Gravel Access Road with Concrete Edgings
- Private Drives & paths to have Brindle Block Paving
- 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

Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

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.

Site: **Lucks Bridge Spalding**

Dwg Title: **Block Plan**



Dwg No: **3103 - S02 (a1)**