



MATERIALS
Roads - Proprietary Sedum Roofs where shown.
Standing Seam Zinc where shown.
Facing Bricks where shown - Traditional Brick and Stone - Light Amthill Blend in Lime based mortar.
Windows and doors - Timber hardwood - elevations as shown. Oak stain by Sikkers.
Horizontal and vertical cladding where shown - Feather edge Oak boarding - unfinished with 150mm visible gap
RW Goods
Roundstyle Cast Iron Style Rainwater System by Brett Martin - black 112mm half round
Lanterns
All Lanterns by Roofmaker Limited
Woodburner Flues
Hetas approved black Vitreous Enamel where shown
Fascias and Soffits
All in premium high density Anthracite Grey PVCU
Brise Soleil
All formed in solid seasoned Oak timber sections - joinery quality with Oak dowelled connections
Decking, Steps and Ramps
Anti slip Balau Hardwood where shown
Balastrading to Raised Areas
Black painted galvanised steel balusters, rails and handrails where shown
Corten 'A' Steel - where shown (Atmospheric Corrosion Resistant Steel)
S355J2W Quality panels. Acid proof Stainless Steel screws for fixing panels. Waterproof seals at abutments.
Main Roadway
Self Binding Stabalised Gravel
Driveways and parking areas
Marshall's Driveline Buff Priors Permeable Pavors
Paths and Patios
Poreclain Slate Grey where shown

Wild Flower/Grassland Specification Designated 'WFG' on Drawings
Only sow in Spring or Autumn. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

Wild flowers to include:
Achillea millefolium - Yarrow
Ranunculus bulbosus - Bulbous Buttercup
Primula veris - Cowslip
Lotus corniculatus - Birdfoot Trefoil
Leucanthemum vulgare - Oxeye Daisy - (Moon Daisy)
Centaurea nigra - Common Knapweed
Lotus corniculatus - Birdfoot Trefoil
Medicago lupulina - Black Medick
Ranunculus acris - Meadow Buttercup
Tragopogon pratensis - Goat's-beard
Daucus carota - Wild Carrot
Pastinaca sativa - Wild Parsnip
Origanum vulgare - Wild Marjoram
Taraxacum officinale - Dandelion



CLOSE BOARDED FENCING - HEDGEHOG FRIENDLY

*The Facility Managers Accommodation is within Flood Zone One and its finished floor level can be set 150mm above the existing ground level.

NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
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The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

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Proposed Holiday Home Development at ;
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Drawing Title : Site Layout

Scale 1 to 500 at A2 Portrait

Date April 2023

Drawing No JDA/2023/885/SITE/A2.001