

Materials subject to approval under Planning Condition 3

Plot Material Schedule

Plot No.	House Type	Facing Material	Roof Material	Eaves	Verges	Rainwater Goods	GRP Features
1	Two Storey	Corum by Vandersanden Bricks & Parex Monorex GM Render	Estella 250 x 500 Natural Spanish Slates, Blue-Grey & Weinerberger Shire Pantiles, Terracotta	Treated Timber Fascias & Soffits painted Grey	Brick Header to Gables	Alumasc Heritage Cast Aluminium, Black	Yes
1	Garage	Corum by Vandersanden Bricks & Green Oak Feather Edge Cladding	Weinerberger Shire Pantiles, Terracotta	Treated Timber Fascias & Soffits painted Grey	Treated Timber Fascias & Soffits painted Grey	Alumasc Heritage Cast Aluminium, Black	No
2	Two Storey with Integral Garage	Corum by Vandersanden Bricks	Estella 250 x 500 Natural Spanish Slates, Blue-Grey & Weinerberger Shire Pantiles, Terracotta	Treated Timber Fascias & Soffits painted Grey	Treated Timber Fascias & Soffits painted Grey	Alumasc Heritage Cast Aluminium, Black	No

Totals: 3

90 Series External Works Notes

1. Drawings for external works to be read in conjunction with other package drawings for details of other elements.

2. Any structural, services or landscape detail shown is for co-ordination only, refer to relevant Consultants information for details.

3. Setting out co-ordinates and dimensions are to face of kerb/face of wall/slab/upstand, intersection of grids, or centre of curve unless noted otherwise.

4. All groundworks are to be undertaken to the recommendations of Ground Investigation report.

5. Site works shall be undertaken as detailed in the Construction Phase Plan.

6. All trees to be retained. Refer to Arboricultural Survey for further information.

7. Site provides nesting opportunities for birds, and low suitability for commuting bats and badgers.

8. Any site clearance works of potential bird nesting habitat should be performed either before early March or after late August in order to avoid the main bird nesting season. If site clearance are deemed necessary during the nesting period, an experienced ecologist will be required to check the habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works.

9. It is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent any badgers from becoming trapped.

10. Method of removing or managing any invasive plants undertaken as detailed by an Ecologist.

11. Appointed Engineer(s) to design and detail highways and drainage obtaining the relevant agreements.

12. Approach to the principle entrance to be gently sloping not exceeding 1:20, be a minimum 900mm wide and have nominal cross fall of 1:40 with suitable surface.
For a ramped approach:
- Gradients up to 1:15 - not more than 10m long
- Gradients up to 1:12 - not more than 5m long
- Clear width of 900mm

13. Principle entrance to have a minimum clear opening width of 850mm (measured in accordance with diagram 2.2 of Approved Document M4(2) Volume 1) and to incorporate a level threshold not exceeding 15mm in height.

14. Any retaining wall structures to be designed by Structural Engineer.
Overbuild (additional height of exposed brickwork over 150mm) requirements to be designed by Structural Engineer.

15. All external underground drainage to be designed and detailed by the Structural Engineer. Structural Engineer to confirm and co-ordinate all proposed external levels with inspection cover / gulley / slot drain levels.

16. Duct sizes, bends and depths for incoming services to M&E Consultants details. Locations shown indicatively.

17. Electrical Vehicle Charging to be a Mode 3 charging system supplied by a dedicated single phase circuit. Mode 3 commonly operates at 7.4kW (32amp) in residential applications. Charging socket to be Type 2 "Mennekes" and be IP65 weatherproof with built in overload and fault current protection (RCD). The socket height is to be between 750mm-1200mm from ground level.

18. New close boarded timber fencing to have boards fixed vertically to avoid step up points for climbing.

19. Dwellings facing outwards providing good levels of natural surveillance.

20. All rear gardens face the adjoining properties and are an entirely private domain with no public footpaths providing access.

21. Low growing specimens of planting to enhance perimeters to Landscape Architects details.

22. Car parking within dwelling boundaries or adjacent the property for easy observation.

23. Doors to ground floors within 2m vertically of an accessible surface to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS24 with:
- Laminated glazing, mortice lock, chain set, thumb turn override, viewer and door number
Ground floor windows within 2m vertically of an accessible surface to be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS24 with:
- Concealed espagnolette lock operated by single handle

24. All new meters to be installed to utility company's details to front of dwellings in an effort to deter bogus Engineers.

- Soil & Vent Pipe / Air Admittence Valve / Back Inlet Gulley
- Rainwater Pipe
- Electric Meter
- Incoming Water
- Incoming Telecommunications
- EV — Socket for Electric Vehicle (Refer to House Type Substructure drawings for further details)
- 137.500 m — Proposed Plot Level (to Engineer's details)
- N 401,629.836 m, E 437,252.288 m — Co-ordinate to corner of Plot, Boundary or Station (Co-ordinates TBC)
- 600 x 600mm Marshalls Saxon Paving Slabs, Sub-base to Engineer's details
- Woburn Rumbled Infilita Block Paving, Autumn colour, A mix of: 100 x 134 x 60mm, 134 x 134 x 60mm, 200 x 134 x 60mm, Sub-base to Engineer's details
- Tarmac Surface, Sub-base to Engineer's details
- Grass (Front Garden) to Landscape Architect's details
- Grass (Rear Garden) to Landscape Architect's details
- Top Soil & Seed Mix to Landscape Architect's details
- Vegitation Removed

(Hard & Soft Landscaping subject to approval under Planning Condition 8)

- Existing Tree to be retained
- Tree Route Protection Zone
- Proposed Tree (Location on Approved Site Plan but subject to Landscape Architect's details)
- Existing Fence to be retained
- 1800mm high close boarded Timber Fence
- 1200mm high post & rail Timber Fence
- 2000mm high close boarded Acoustic Fence

Shed — 2 metre x 1 metre timber shed for cycle storage, Subject to approval under Planning Condition 10

THE CONTENT OF THIS DRAWING REQUIRES FURTHER DESIGN DEVELOPMENT AND CO-ORDINATION WITH ALL RELEVANT CONSULTANTS, SUB-CONTRACTORS AND SPECIALIST DESIGNERS.

MECHANICAL & ELECTRICAL INFORMATION REQUIRED TO COMPLETE CO-ORDINATED DESIGN:
Air source heat pump unit and base requirements

OTHER INFORMATION
High speed broadband provider's proposal including internal schematics
Builders work details for incoming electric and water entries

1 : 200
0 2 4 6 8 10m

N

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Notes.

For Health & Safety risks associated with the design and Environmental comments, refer to Enjoy Design's drawing 90-03.

Rev.	Des.	By	Date	Ch.
C	Construction Issue	MDC	25/05/06	GM
B	Proposed access road shown in further detail	MDC	24/11/28	GM
A	Building Regulations Issue	MDC	24/06/07	GM

Suitability S2

Status: APPROVAL

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Client: Thornhill Estates
Job No: 19045
Project: Alison Lane, Offord D'Arcy
Title: Proposed Site Plan
Date: APR '24
Scale: As indicated@A1
Check: GM
Drawing No: -ENJ- - - -A- 90-01
Rev: C
Drawn: MDC

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