

PLANNING NOTES - MATERIALS + COLOURS

WALLS - random coursed stone from Hutton Stone or similar approved

WALL CLADDING - Cedral cement fibre cladding from Marley Eternit in slate grey, fixed vertically, to areas below windows where indicated.

ROOFS - slate clad pitched roofs (40 degree pitch), zinc ridges + lead flashings.

RAINWATER GOODS - Lindab steel guttering + downpipes, paint colour black

WINDOWS - composite aluminium / timber windows, styles as indicated (fixed pane + top hung) finished in Anthracite Grey

EXTERNAL DOORS - composite (timber / aluminium) external doors, styles as indicated finished in Anthracite Grey

ROOFLIGHTS - Velux rooflights, sized 550 x 980mm

GARAGE DOORS - steel doors up and over doors with vertical panel as indicated, all finished in Anthracite Grey to match others

SERVICES

CENTRAL HEATING - air source heat pump (ASHP) with underfloor heating to ground floor + radiators throughout at first floor level.

SOLAR PV - solar PV array to south-west facing elevation to achieve SAP compliance

HARD LANDSCAPING

DRIVEWAY / PARKING / TURNING - PERMEABLE CONSTRUCTION

Form new driveway as indicated (gravel finish) + parking + turning provision for the proposed new house. Excavate as required form base course with minimum 300mm thick recycled crushed stone to dust on imported graded 40mm to dust and finish with 50mm thick gravel (colour to agreement) Base to be mechanically compacted in two layers to achieve CBR value not less than 30%.

PARKING

Form as indicated suitable on site turning area and minimum 2 No. parking spaces (4.8 x 2.4m each) will be provided within plot boundary.

Parking area to be finished with Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed

PAVING (INCLUDING RAMPS + PATIO AREAS)

Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed

SOFT LANDSCAPING

GRASS - the ground around the new house that is not detailed under hard landscaping above to be re-laid to grass by seed to agreement following the completion of the construction works.

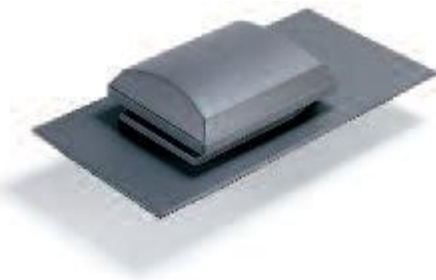
Material Pallet



natural slate roof finish – Cupa-H Spanish slates



Velux Rooflights – colour black



In line slate ventilators from Glidevale to mechanical extractor fan outlets + SWVP outlets



lindab rainwater goods finished in Black (RAL 9011)



lead clad watertables / skew stones



stone walls to be clad with combination of coursed Swinton and Hazeldean sandstone by Hutton Stone or similar approved supplier



Buff coloured Swinton Stone in pattern from Hutton Stone



Stone corner quoins – Swinton Sandstone



Marley Cedral Boarding in slate grey to be fixed vertically



composite windows, external colour RAL7016, Anthracite grey by approved manufacturer to style indicated on drawings



composite French door pair, external colour RAL7016, anthracite grey by approved manufacturer



steel doors up and over doors with vertical panels as indicated, colour RAL7016, anthracite grey by approved manufacturer



doors + window colour, anthracite grey RAL 7016



charcoal coloured paviors – pavedrive by Stonemarket or similar approved



charcoal coloured paviors – pavedrive by Stonemarket

