

RESIDENTIAL DEVELOPMENT AT MANOR FARM, NORTON JUXTA TWYXCROSS.

NOTE.
For details of visibility splays see
drawing number: 9582-100.

MATERIALS.

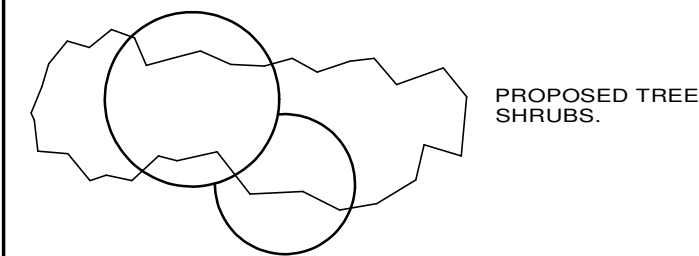
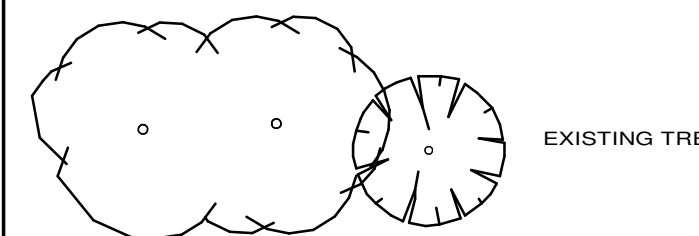
FACING BRICKWORK
ROOF TILES
TEGULAR PAVING
GRAVEL
PAVING SLABS

- 'Ember Blend' by Furness Brick Limited (Plot C, D, E & F).
- 'Staffordshire Blue' clay plain tile by Dreadnought Ltd (Plot C, D, E & F).
- 'Original' Tegelular Aged Concrete Sett by Marshalls Ltd.
- 'Golden Amber' Self Binding Gravel by Breedon Aggregates.
- 'Natural' Saxon Textured Paving by Marshalls Limited.

NOTE.

For Farmhouse and Barn Conversions the following Materials to be Used:
Facing Brickwork - Reclaimed bricks to match existing.
Roof Tiles - Reclaimed clay plain tiles to match existing.

The Builder is to check and verify all buildings and site dimensions, levels and sewer invert levels prior to commencement of work.
Do not scale off this drawing, work to figured dimensions only.
This drawing must be read and checked with all structural and relevant specialist drawings.
The Builder is to comply in all respects with the current Building Regulations and latest Codes of Practice.



1.8m FENCE WITH GATE.
HIT & MISS GATE TO
PATHS PROVIDING ACCESS
TO REAR GARDENS.

PAVING SLABS.

TEGULA BLOCK PAVIORS.

1.8 C/B.
1800mm HIGH CLOSE
BOARDED FENCE WITH
CONCRETE POSTS AND
GRAVEL BOARDS.

1.2 Wall
1200mm HIGH BRICK WALL
WITH 600mm CLOSE
BOARDED FENCING.

GRAVEL FOOTPATHS
& DRIVES.

GRASSED AREAS.

TARMAC AREAS.

ACCOMMODATION.

Farmhouse - 302.3 sq.m. (3254 sq.ft.)
Unit A - 174.5 sq.m. (1878 sq.ft.)
Unit B - 246.4 sq.m. (2652 sq.ft.)
Unit C - 89.2 sq.m. (960 sq.ft.)
Unit D - 234.2 sq.m. (2520 sq.ft.)
Unit E - 122.0 sq.m. (1313 sq.ft.)
Unit F - 164.2 sq.m. (1767 sq.ft.)

TOTAL - 1332.8 sq.m. (14344 sq.ft.)

revisions		JOB No.
No.	Description	Date
A.	Minor change.	25/01/21.
B.	Accommodation schedule added.	19/03/21.
C.	Highways comments.	19/05/21.
D.	Layout changes.	13/06/21.
E.	Minor change.	03/07/21.
F.	Layout changes.	16/08/21.
G.	Minor change & landscaping management.	27/09/23.
H.	Landscaping changes & additional information.	24/01/24.

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**RESIDENTIAL DEVELOPMENT AT
MANOR FARM, WOOD LANE,
NORTON JUXTA TWYXCROSS.**

EXTERNAL WORKS LAYOUT.

SCALE	DATE	DRAWN	JOB No.
1/200.	Nov.20	tb.	9582.13

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LANDSCAPE MANAGEMENT & MAINTENANCE PLAN.
All landscaped areas will be owned and maintained by the individual occupiers in accordance with the approved landscaping plan. There will be no landscaped communal areas. Landscaping will be maintained as per the approved landscaping and boundary treatments plan in perpetuity. The lawned areas fronting Wood Lane will be mowed on a regular basis at least 25 cuts per year.

EXISTING EASTERN BOUNDARY BRICK WALL TO ADJACENT BUILDINGS.

CART HOVEL TO PROVIDE 2 No. PARKING SPACES TO UNIT F. (INTERNAL DIMENSIONS 6 x 6m).

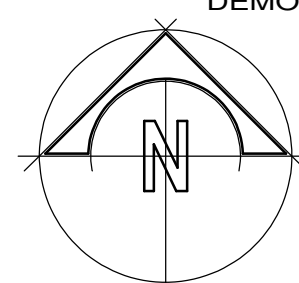
CART HOVEL TO PROVIDE 2 No. PARKING SPACES TO UNIT F. (INTERNAL DIMENSIONS 6 x 6m).

EXISTING EASTERN BOUNDARY BRICK WALL TO ADJACENT BUILDINGS.

WASTE & RECYCLING STORAGE TO UNIT F.

EXISTING EASTERN BOUNDARY BRICK WALL TO ADJACENT BUILDINGS.

HARD AND SOFT LANDSCAPING.
All hard landscaping to be completed prior to occupation of dwellings. Soft landscaping, all planting, seeding or turfing to be carried in the first planting and seeding season following occupation or completion of the development. Any trees or plants within a period of 5 years of completion that die should be replaced.



EXTERNAL WORKS LAYOUT.

Scale 1/200.

OUTLINE OF PART DEMOLISHED AGRICULTURAL BUILDINGS.

75mm CIRCULAR TREATED TIMBER POSTS.

GALVANISED WIRE.

POST & WIRE FENCE.

Scale 1/25.

BLUE BRICK ON EDGE.

TILE CREASING.

BRICKWORK TO MATCH PLOT E.

HIT & MISS TIMBER GATE.

BRICKWORK WITH HIT & MISS TIMBER GATE.

Scale 1/25.

CLOSE BOARD TIMBER FENCING.

BLUE BRICK ON EDGE.

TILE CREASING.

RECLAIMED BRICKWORK TO MATCH EXISTING.

HIT & MISS TIMBER GATE.

BRICKWORK WITH HIT & MISS TIMBER GATE.

Scale 1/25.

BLUE BRICK ON EDGE.

TILE CREASING.

RECLAIMED BRICKWORK TO MATCH EXISTING.

WROUGHT IRON DOUBLE GATES.

BRICKWORK WITH WROUGHT IRON GATES.

Scale 1/25.

OUTLINE OF PART DEMOLISHED AGRICULTURAL BUILDINGS.

OUTLINE OF 20th CENTURY LARGE SPAN AGRICULTURAL BUILDING TO BE DEMOLISHED.

OUTLINE OF AGRICULTURAL BUILDINGS TO BE DEMOLISHED.