

NOTE:
REAR GARDENS TO BE ENCLOSED WITH 2M HIGH CLOSE BOARDED FENCING + NEW PLANTING SCHEME TO APPROVED DETAILS.

FINISHED FLOOR LEVEL AND PROPOSED GROUND LEVELS TO BE REFLECTIVE AND RESPECT THE EXISTING

MATERIAL DESIGN SCHEDULE:

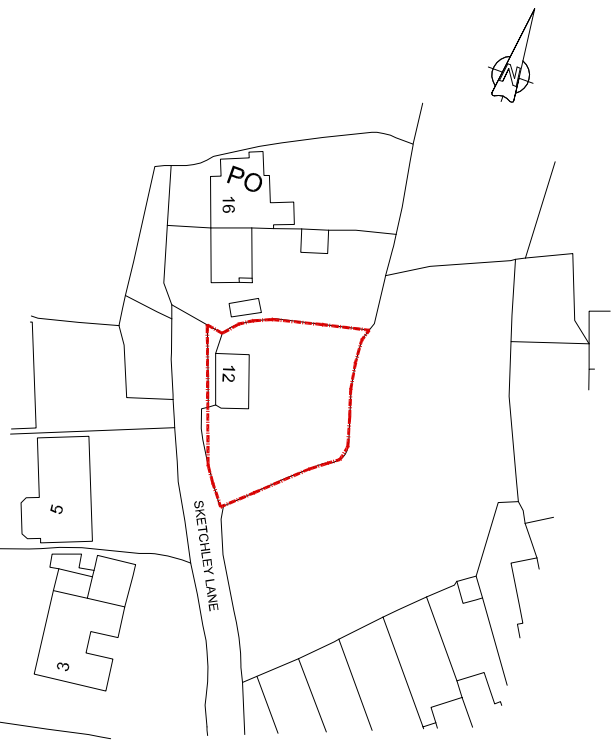
ROOF COVERING ROOF TILES - COLOUR AND TEXTURE TO APPROVED SAMPLE + PV ROOF PANELS.

WALL COVERINGS FACING BRICKWORK - TO APPROVED SAMPLE AND PANEL MOCKUP.

JONERY ALL JOINERY ITEMS, WINDOWS AND DOORS TO BE UPVC COLOUR TO APPROVED SAMPLE. WINDOWS AND DOORS TO BE HIGH PERFORMANCE, DOUBLE GLAZED.

RAINWATER GOODS SIMPLE HALF ROUND UPVC GUTTER AND DOWN PIPE SYSTEM.

LANDSCAPING FULL LANDSCAPING SCHEME TO BE PREPARED BY SPECIALIST CONSULTANT FOR APPROVAL BY LOCAL AUTHORITY PLANNING DEPT. FULL COORDINATION WITH ECOLOGY REPORT TO BE UNDERTAKEN.



LOCATION PLAN | 1:1250

ACCOMMODATION SCHEDULE:

2NO. 4BED - 2 STOREY DETACHED DWELLINGS
+ STANDALONE GARAGE SERVING PLOT 2 ONLY

REFER TO SITE PLAN DRAWING FOR AMENITY AREAS

PARKING STANDARDS - 3 SURFACE PARKING SPACES FOR EACH DWELLING
+ 1 GARAGE SERVING PLOT 2 ONLY

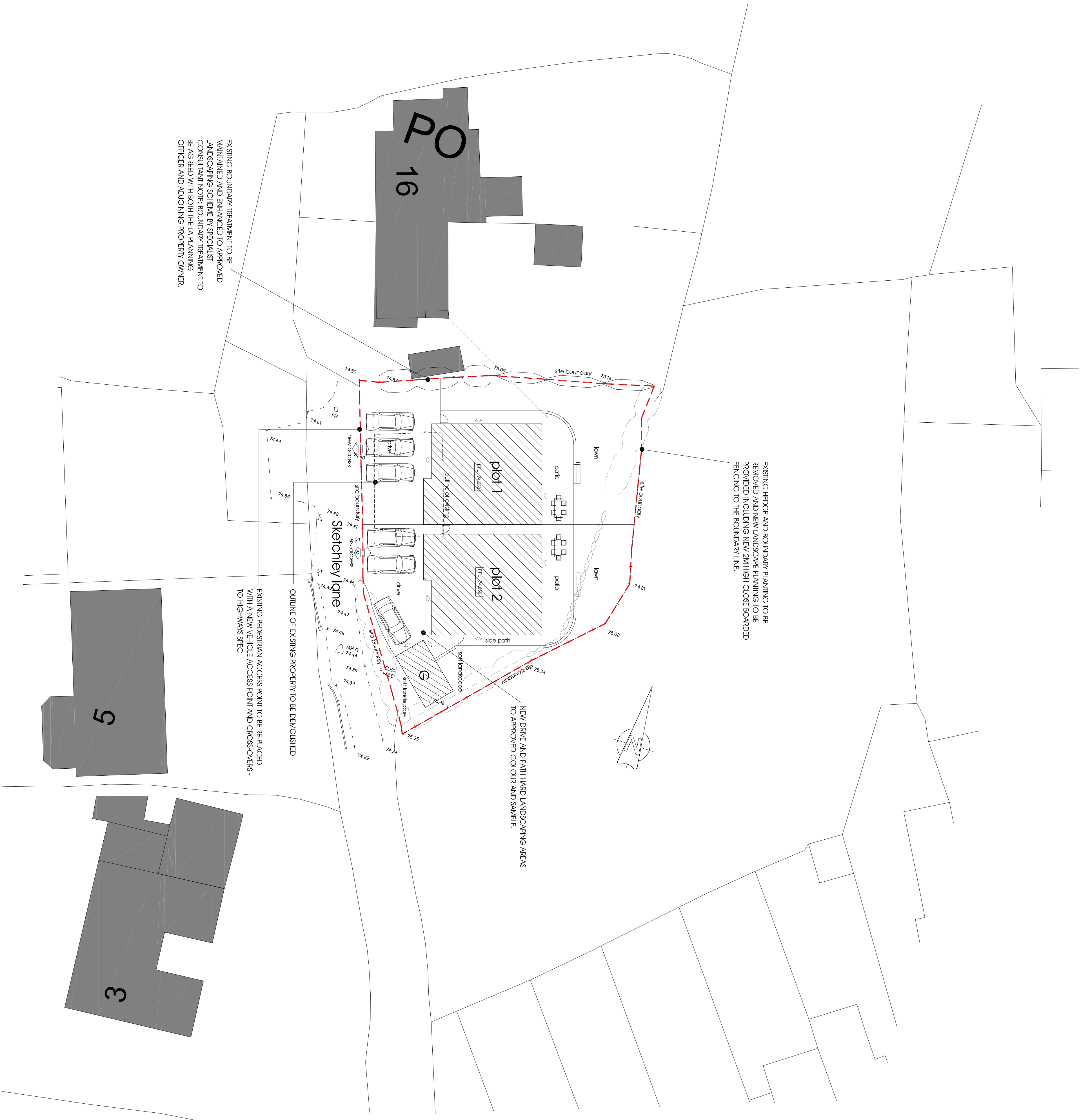
SITE AREA | 695 M² - 0.17 ACRES

NET FLOOR AREA FOR EACH UNIT =

PILOT 1 = 158.8M² - 1709FT²

PILOT 2 = 171.1M² - 1841FT² INCLUDING GARAGE

TOTAL = 330M² - 3552FT²



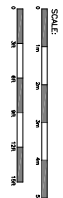
EXISTING BOUNDARY TREATMENT TO BE MAINTAINED AND ENHANCED TO APPROVED LANDSCAPING SCHEME BY SPECIALIST CONSULTANT. NOTE: BOUNDARY TREATMENT TO BE AGREED WITH BOTH THE LA PLANNING OFFICER AND ADJOINING PROPERTY OWNER.

EXISTING HEDGE AND BOUNDARY PLANTING TO BE REMOVED AND NEW LANDSCAPE PLANTING TO BE PROVIDED INCLUDING NEW 2M HIGH CLOSE BOARDED FENCING TO THE BOUNDARY LINE.

NEW DRIVE AND PATH HARD LANDSCAPING AREAS TO APPROVED COLOUR AND SAMPLE.

EXISTING PEDESTRIAN ACCESS POINT TO BE REPLACED WITH A NEW VEHICLE ACCESS POINT AND CROSS-OVERS - TO HIGHWAYS SPEC.

OUTLINE OF EXISTING PROPERTY TO BE DEMOLISHED



Curry Design Studio Ltd		PROJECT	12 Sketchy Lane	TITLE	Planning
440 Station Rd, Wyke Green Station, Cleethorpe, BR7 5LY 109888 Email: info@currydesignstudio.co.uk		CLIENT	Mr D.Clarke + Mr A.Blake	Site Plan as proposed	
		PROJ No.	2201/PL01	REVISION	E
		DATE	06.22	SCALE	1:200@A1
		REV	DATE	DESCRIPTION	
		A	06.22	Prop plans + Elevations related to separate planning sheet to consultants comments.	
		B	07.22	Revised plans + Elevations related to consultants comments.	
		C	07.23	Revised plans + Elevations related to consultants comments.	
		D	08.26	Revised plans + Elevations related to consultants comments.	
		E	08.26	Revised plans + Elevations related to consultants comments.	