

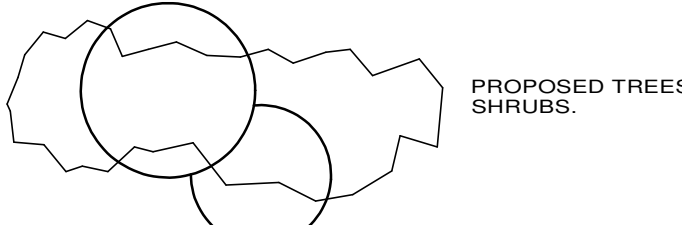
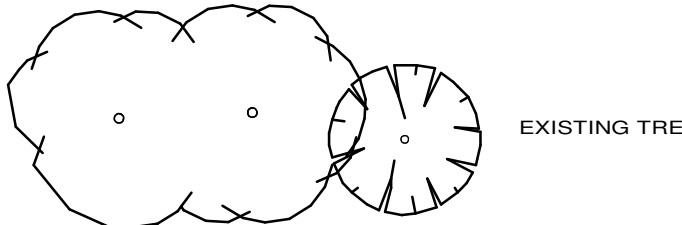
RESIDENTIAL DEVELOPMENT AT MANOR FARM, NORTON JUXTA TWYCROSS.

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' Tegular 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 PAVIERS.

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.

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

EXTERNAL WORKS LAYOUT.

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

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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.

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.

EASTERN BOUNDARY BRICK WALL
TO ADJACENT BUILDINGS.

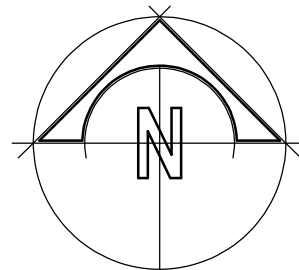
CART HOVEL TO PROVIDE 2 No.
PARKING SPACES TO UNIT F.
(INTERNAL DIMENSIONS 6 x 6m).

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

EASTERN BOUNDARY BRICK WALL
TO ADJACENT BUILDINGS.

WASTE & RECYCLING
STORAGE TO
UNIT F.

OUTLINE OF AGRICULTURAL BUILDINGS
TO BE DEMOLISHED.



EXTERNAL WORKS LAYOUT.

Scale 1/200.