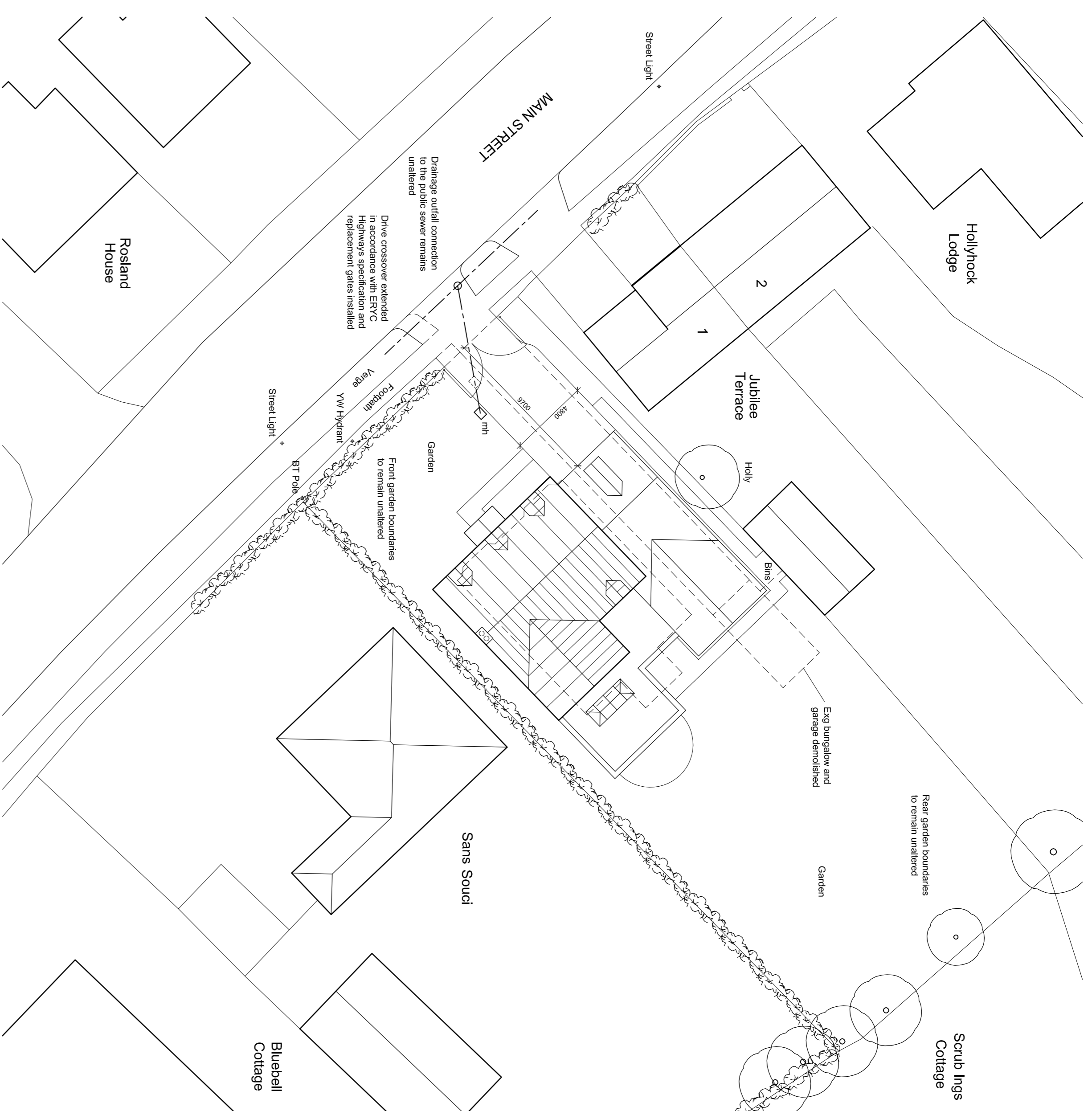


Existing Site Layout



Proposed Site Layout



**Materials Schedule**

Brick - TBS Farmhouse Antique red null stock  
 Ardstone - Yorkstone smooth face  
 Roof Tiles - Standard Double profile to main roof, with plain tile to entrance porch. Colour Terracotta Red  
 Rainwater Goods - Black PVCU half round gutters and circular rainpipes  
 External Doors - GRP composite thermally efficient doors and frames to accord with SAP and App Dec L requirements.  
 Multi Fold Doors - Powder coated aluminium thermally efficient doors and frames to accord with SAP and App Dec L requirements.  
 Windows - White PVCU A Grade thermally efficient doors and frames to accord with SAP and App Dec L requirements.  
 Drive - Black tarmac on compacted sub-base with integral geo-textile weed control barrier.  
 Paths and Paving - Natural sandstone, riven finish

**Landscape Proposal**

The applicants are a local builder and the long term owners of Silverlee. However, this project is a replacement dwelling for the existing building owned by Mr & Mrs R Kendra who will become the owners and occupants of the new dwelling once completed. Garden establishment will be the responsibility of the new owners.  
 Existing trees and boundary hedges are retained.  
 All garden and planting areas are to be cleared of builders debris, which is to be carted away from site. Burying waste materials on site will not be accepted.  
 Ground levels are to be made good as necessary with imported selected, graded and certified base material. Road widening to establish level necessary and ensure a minimum of 200mm thickness of topsoil to garden and planting areas.  
 General landscape operations to be in accordance with BS4428. Topsoils to be as specified in BS3982.

**Drainage Strategy**

Foul Water - On plot separate systems of drainage with foul drainage utilizing the existing sewer. All works to accord with Building Regulations.  
 Surface Water - On plot separate surface water drainage system to soakways subject to percolation testing. If ground conditions are unsuitable for soakways, Regulations shall apply. All works to accord with Building Regulations.  
 Drainage strategy to be accepted, approved by ETRC planning authority for similar replacement dwelling applications.

Issue Status		
<b>Planning</b>		

Drawing No.	Scale @ A1	Drawn
<b>799/02</b>	1:200	JS
	Date	Checked
	March 2021	

Drawing Title  
**Site Layouts - Existing and Proposed**

Client  
**L & S Kendra and Son**

Project  
**Replacement Dwelling Silverlee Main Street Melbourne**

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