

PLANNING NOTES - MATERIALS + COLOURS

WALLS - RENDER + BRICK - k-rend, Buttermilk colour + 65mm handmade Kempsey Antique brick by Terca of Weinerberger (el: 0845 303 2524) to feature chimney stack as indicated.

WALLS - CLADDING - horizontally fixed Hardie Plank fibre cement board cladding from James Hardie UK, provisionally in Mountain Sage colour to agreement.

WALLS - BASECOURSE - 65mm handmade Kempsey Antique brick by Terca of Weinerberger (el: 0845 303 2524)

ROOFS - slate clad pitched roofs (Cupa Heavy 3), zinc ridges + lead flashings. Timber overhangs finished with exterior grade plywood soffits + fascia's all finished with Sage green colour.

RAINWATER GOODS - Lindab steel guttering + downpipes, galvanised steel finish

WINDOWS - composite (aluminium / timber windows), styles as indicated (top hung) finished in Sage green

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

ROOFLIGHTS - Velux rooflights, sized 780 x 1180mm + 3 x 580 x 1180mm.

PORCH - External porch structure to be formed from Oak Frame posts + roof trusses / purlins, etc with slate finish as detailed above

SERVICES

CENTRAL HEATING - oil fired boiler with radiators throughout + external bunded oil tank

SOLAR PV - solar PV array to south facing elevation to achieve SAP compliance (minimum 12 No. 250W panels)

Woodburning stove fitted within lounge

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.

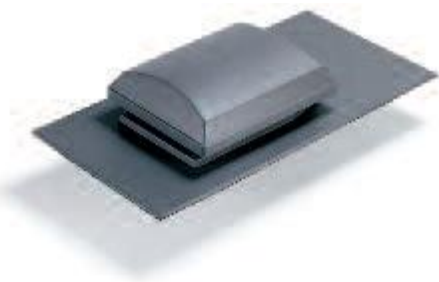
Material Pallet



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 Galvanised steel



facing brickwork walls – Kempley Antique



Facing brick with mortar to match render finish



Buttermilk coloured K-render



HardiePlank Fibre Cement Boarding in Mountain Sage to be fixed horizontally





composite windows, external colour Sage Green by approved manufacturer to style indicated on drawings



composite door (principle entrance door), external colour Sage Green as indicated on drawings



composite sliding doors, external colour Sage Green as indicated on drawings



doors + windows + overhang colour, Sage Green



infinitely glazed Juliette balcony



Oak framed porch to principle entrance as indicated



charcoal coloured paviors – pavedrive by Stonemarket or similar approved



charcoal coloured paviors – pavedrive by Stonemarket

