

PROPOSED DWELLING

LAND to rear of MUFFINS GAP, LOMBARD STREET, ORSTON
Mr and Mrs Hose

PLANNING SPECIFICATIONS

1. EXTERNAL MATERIALS

- . external walls to be rural rustic facing bricks :
 - . either Terca Cassandra, Hampton Rural Blend or Birtley Old English
- . all roofs to be natural blue slate with black pv / solar panels
- . eaves detail to be corbelled brick courses
- . external door and window heads to be flat splayed brick to match external walls
- . cills to be pre-cast stone
- . plinth courses to be blue brick

2. DRAINAGE

- . foul drains to discharge into Bio-disc mini-treatment plant
- . surface water drains to discharge into 5000 litre storage tank with overflow to proposed soakaway

3. LEVELS

- . existing ground levels as indicated on existing site plan
- . proposed GFL (ground floor level) to be 20.80 (ie approx. 150mm above existing ground levels)

4. LANDSCAPING

- . access drive and hardstanding area to be charcoal grey resin bonded aggregate (self-draining) with grey or red block edgings
- . paved areas to be random riven faced stone paving slabs or granite smooth faced
- . existing mature hedges and trees to all site boundaries to be retained
- . proposed hedge to access drive to be laurel, with a density of two rows at 500mm staggered ccs (ie approx 7 plants per metre length) and protected by rabbit spirals
- . proposed landscaping and gates to be confirmed (as a condition to be approved prior to occupation) to include box hedging at front, proposed trees and other landscaped areas

5. ECO SUSTAINABILITY

- . solar pv panels as indicated
- . high levels of insulation to external envelope
- . rainwater storage

6. CIL TAX

- . the applicant will be applying for a self-build exemption before any work commences

Trevor Muir : Chartered Architect
2 September 2022