

Rear (South West) Elevation



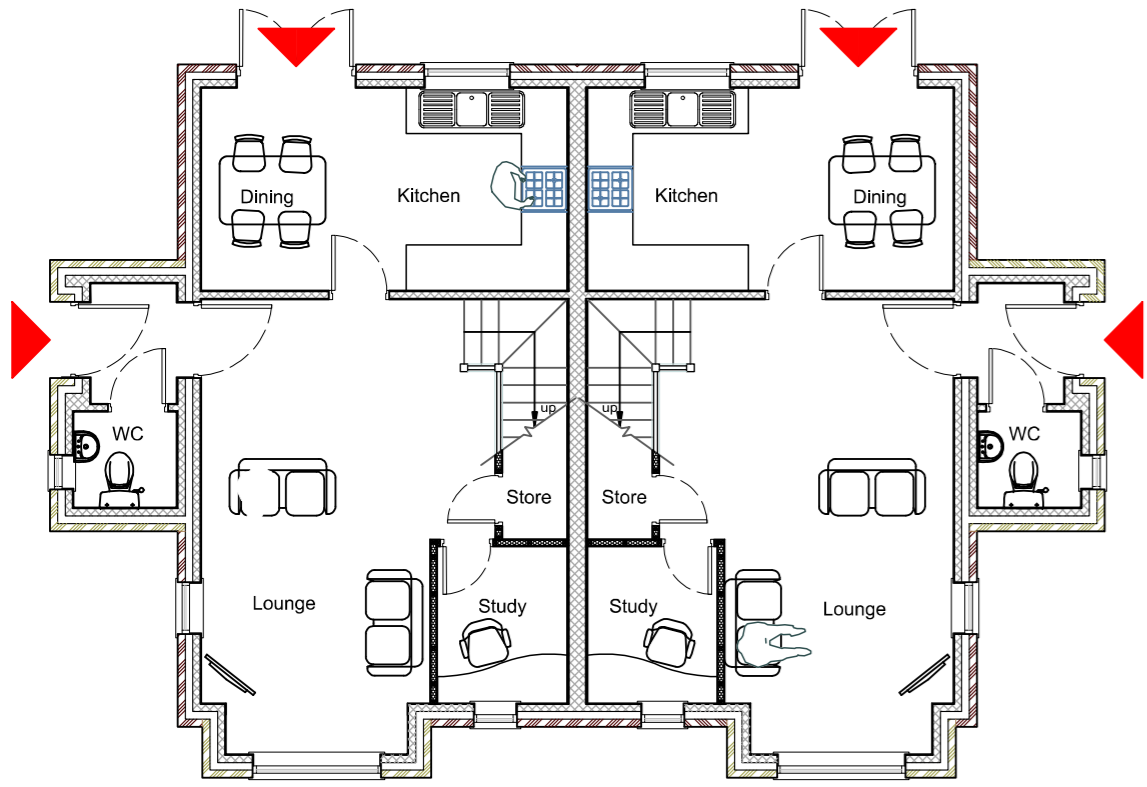
Side Elevation



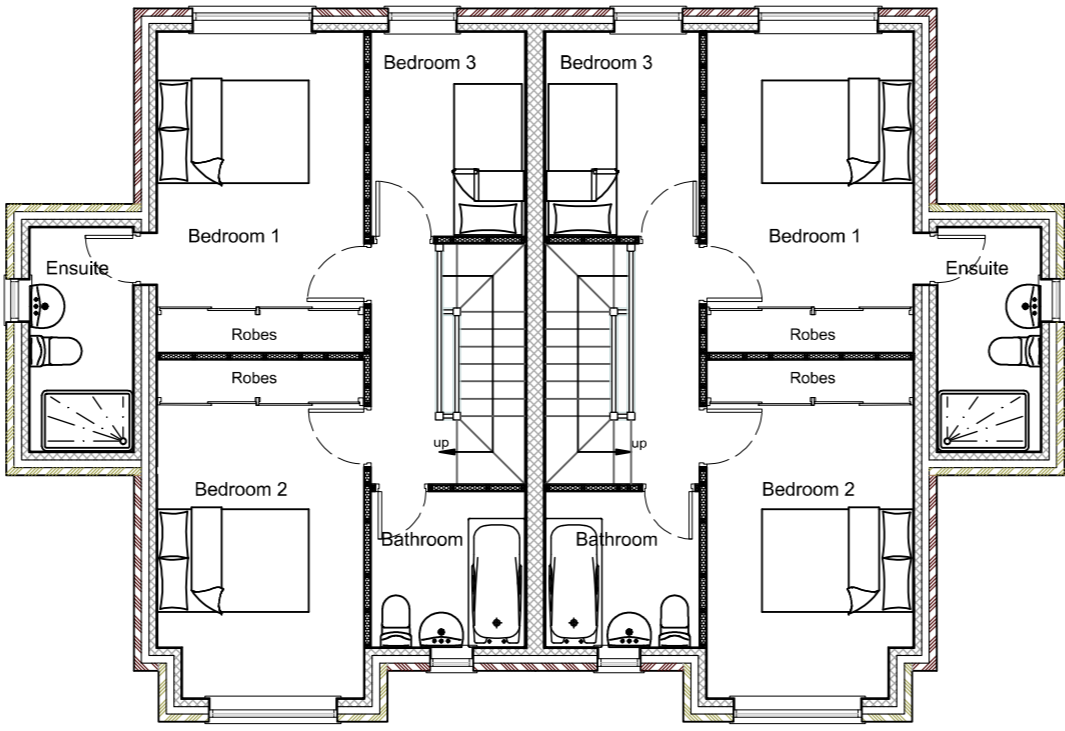
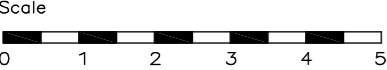
Front (North East) Elevation



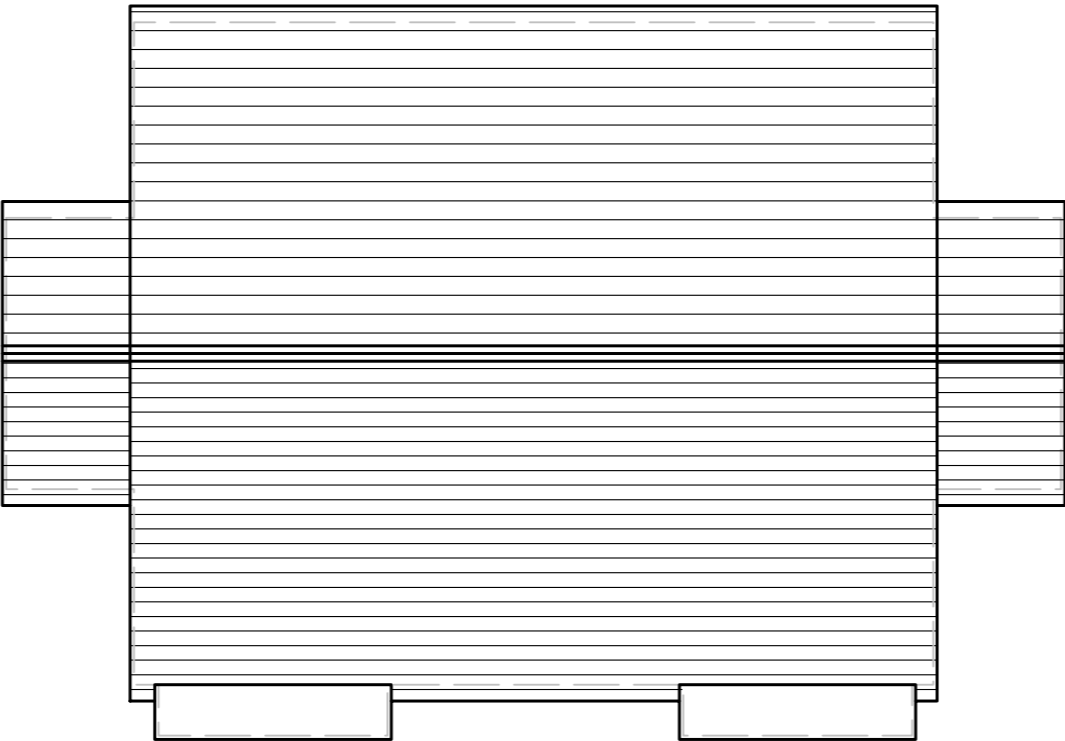
Side (North West) Elevation



Ground floor plan (GIFA 45.8m²)



First floor plan (GIFA 45.8m²)



Roof plan

SCHEDULE OF MATERIALS

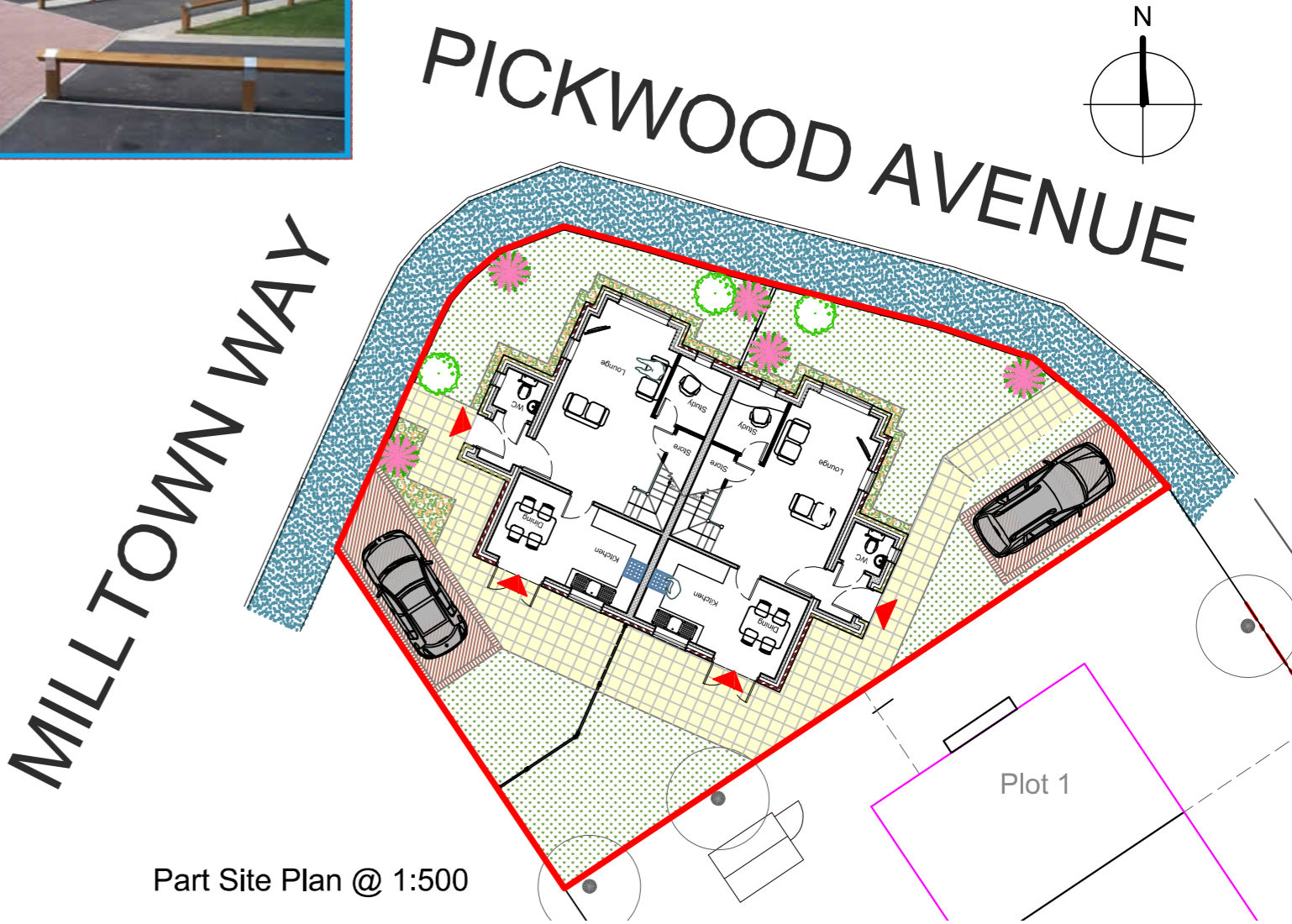
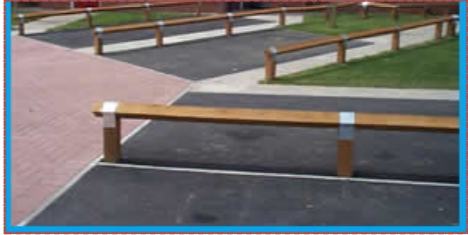
External walls generally to be Red/brown facing bricks with expressed feature contrasting Buff brickwork to porch and lounge window.

Roofs to be finished with plain concrete pan tiles, Marley Modern or similar dark grey. Grey single ply membrane to flat roof

Doors and windows to be mid grey uPVC frame with high efficiency double glazed units

Main entrance door to be a High security composite Oak finished frame and panel

Garden curtilage to front to be defined with knee high timber railings, similar to image below



**Hard Landscaping:**  
Generally existing grass and stone chip to be scraped off to the defined garden areas and removed from site.  
Garden areas to be generally lawned expect for planting strip adjacent to the frontage  
Paving within dwelling boundaries to be formed with Cemex village stone Dovedale smooth, or similar.  
Private drives to be finished with permeable brindle brick paving.

**Boundaries:**  
Subdivision of the plots to Pickwood close frontage are proposed to be formed using timber square section rails, approx 450mm high. Private rear garden boundaries formed using close boarded timber fence panels, approximately 1.8m high

**Soft Landscaping:**  
Proposed garden areas generally to be graded with topsoil and grassed, with planting pockets with native species.

**Drainage proposals:**  
Rainwater is discharged via trapped gullies and pipework laid to falls into existing drainage system  
Foul water generated by the development is to discharge into existing drainage system  
All drainage to be installed to comply with Approved Document H, and to the on site satisfaction of the LABC Building Inspector

ALL PLANTS IN 2 LITRE POTS PLANTED AT 1.0M CTRS
PLANTING BEDS GENERALLY TO COMPRISE OF THE FOLLOWING
Cornus Alba Elegantissima Cornus Stolonifera Flaviramea Fagus Sylvatica Crataegus Monogyna Corylus Avellana
<b>Shrubs</b> Ground cover roses Cotoneaster Potentilla Hebe
<b>Trees</b> Silver Birch 2.4m - 3.0m high in 26 litre pots

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2. All dimensions to be checked on site before proceeding.
3. Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.
4. Contractor must notify the architect of any discrepancies before proceeding.
5. All drawings to be read in conjunction with all other consultants drawings and specs.

Revisions			
Job			
PROPOSED PAIR HOUSES ON CORNER FAIRVIEW ROAD and PICKWOOD CLOSE			
Title			
Proposed Plans & Elevations			
Scale	Date	Job No	TEMP
1:100	20.10.14		
Size	Drawn	Drg No	PL02
A2	AD		
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