KEY

NOTE:
ALL MATERIALS, LANDSCAPE DETAILS AND BOUNDARY TREATMENTS ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY

- PROPOSED ADOPTED ROADS CONSTRUCTED TO LA STANDARDS WITH BLACK TARMACADAM FINISH
- PROPOSED ADOPTED FOOTPATHS CONSTRUCTED TO LA STANDARDS WITH BLACK TARMACADAM FINISH
- PERMEABLE BLOCK PAVING FOR PRIVATE DRIVEWAYS. TOBERMORE HYDROPAVE (OR SIMILAR) IN GREY
- NON PERMEABLE GREY BLOCK PAVING FOR SHARED DRIVEWAYS.
- PAVING SLAB ACCESS PATHS 450MM TOBERMORE RIVEN FLAGS (OR SIMILAR) IN GREY. 900MM WIDE TO 900X1200MM LEVEL THRESHOLD FOR PRINCIPLE ENTRANCE. GRADIENT NOT TO EXCEED 1 IN 12 FOR MAXIMUM 5.00M LENGTH. PATIO SIZE TO BE 2.25X1.8M. NOTE: A 100MM GRAVEL MARGIN TO THE PERIMETER OF ALL DWELLINGS.
- 1.8M HIGH CLOSE BOARDED VERTICAL TIMBER SCREEN FENCE, WITH LOCKABLE GATE WHERE INDICATED. HEDGEHOG GAPS REQUIRED, (130X130 GAPS ALLOWING ACCESS TO GARDENS AND PLACED TO AVOID ACCESS TO ROADS). NOTE:- WHERE INDICATED ON TOP OF RETAINING WALL, HEIGHT TO BE A MAXIMUM OF 1.2M FROM HIGHER GROUND LEVEL (Ref: 01 Fence Type) FOR LOCATION OF RETAINING WALLS REFER TO 29128-HYD-XX-XX-DR-C-2000 - PROPOSED LEVELS PLAN
- 1.8M STONE WALL
- EXISTING SITE STONE PILLAR AND PLAQUE TO BE RELOCATED
- SIGN BOARD LOCATIONS
- 0.9M ESTATE RAILINGS
- 0.9M POST AND RAIL FENCE (Ref: 03 Fence Type)

NOTE:- FOR SOFT LANDSCAPING, TREE AND SHRUB PLANTING PLEASE REFER TO LANDSCAPE ARCHITECTS DRAWINGS.

- GRASSED AREAS MAINTAINED BY DWELLING OCCUPIER
- OPEN SPACE AREAS.
- HARD STANDING AREA FOR BIN STORAGE 1000 X 2700MM
- SHED FOR CYCLE STORAGE T&G TIMBER CLADDING, PENT FELT ROOF DOUBLE DOORS WITH 5 LEVEL MORTICE LOCK (1800 X 850 X 1705MM)
- PROPOSED BIN COLLECTION POINT
- ELECTRIC VEHICLE CHARGING POINT

MATERIALS KEY

- (4) IBSTOCK GRAINGER GOLD
- (5) IBSTOCK MORPETH BLEND

IBSTOCK GRAINGER GOLD — IBSTOCK MORPETH BLEND
OR SIMILAR CLOSE MATCHING SUBJECT TO PLANNING AND LOVELL HOMES APPROVAL

RUSSELL ANTHRACITE GREY

SLATE GREY RUSSELL GRAMPIAN OR SIMILAR CLOSE MATCHING SUBJECT TO PLANNING AND LOVELL HOMES APPROVAL

COLOURS

- WINDOWS ARE TO BE UPVC WHITE
- FRONT, SIDE, REAR & GARAGE DOORS ARE TO BE BLACK WITH WHITE FRAME.
- FASCIA, SOFFITS & BARGE BOARDS ARE TO BE UPVC WHITE.
- RAINWATER GOODS ARE TO BE BLACK.
- METER BOXES TO BE PAINTED WHITE.
- STORMKING, GRP, COLOUR OF ROOF FINISH TO MATCH MAIN ROOF. RAFTERS/FASCIAS/BRACKETS TO BE WHITE. STYLE AS INDICATED ON PROPOSED ELEVATIONS.

BAT AND BIRD BOX KEY
TO BE READ IN ACCORDANCE WITH THE ECOLOGICAL REPORT.

- 1 x BAT BOX (7) - BAT BOXES TO BE A MINIMUM 3-4M HIGH ON GABLE ENDS OR AT EAVES HEIGHT, PLACED AWAY FROM WINDOWS. LIGHT LEVELS AROUND NEWLY INSTALLED ROOST LOCATIONS AND FORAGING/COMMUTING AREAS WILL BE LOW LEVEL, BELOW 2M IN HEIGHT, AND LOW LUX (BELOW 1 LUX 5M FROM THE LIGHT SOURCE). WARM-LIGHT LEDS WITH VERY LOW UV WILL BE USED, WITH COWLS DESIGNED TO ACCURATELY TARGET WHICH AREAS ARE LIT.
- 1 x SWIFT BRICKS (7) - BIRD BOXES TO BE A MINIMUM 4M HIGH, PLACED AWAY FROM WINDOWS. BIRD NESTING OPPORTUNITIES SHOULD IDEALLY BE NORTH TO EAST FACING.

FRONT ENTRY WOODSTONE BAT BOX OR SIMILAR CLOSE MATCHING SUBJECT TO PLANNING AND LOVELL HOMES APPROVAL

MANTHORPE SWIFT BRICK

0 10 20

Note:
Do note scale from this drawing.
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All dimensions to to checked prior to any work commencing. Any discrepancies to be reported to Ergo Projects immediately.

TOTAL SITE AREA - GROSS
= 2.39 Acres - 0.97 Hectares

TOTAL SITE AREA - NETT
= 1.94 Acres - 0.79 Hectares

Indicates trees to be removed.

Note: All perimeter hedges and trees to be cut back where necessary to facilitate construction works

L	Change cycle storage specification in the key	26.04.24 - LG
K	Change cycle storage specifications according to email from TW 23.04.24	25.04.24 - LG
J	Added sheds to gardens (without garages) for cycle storage.	28.03.24 - LG
I	Notes added to bat and bird box and fence key from the Ecology Mitigation Report.	06.03.24 - LG
H	Post & rail fence added to secure scrub land in suds area	26.01.24 - ME
G	VP bays added, footpath link realigned and Newbury as/op amended	23.01.24 - ME
F	Highway, footpaths and parking amendments further to LA comments	18.01.24 - ME
E	Note added to closed boarded fencing as per email from Tom Wilson	09.01.24 - ME
D	Electric sub-station removed	03.01.24 - ME
C	Various Alts following Planning comments	18.12.23 - ME
B	Various Alts following Planning comments	11.12.23 - ME
A	Change colour of building elements according to email from Tom Wilson	01.11.23 LG

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PROJECT:
Whitburn Lodge
Mill Lane, Whitburn

TITLE:
Proposed Boundary Treatment & Hard Landscape Plan

DRAWING PURPOSE:	DATE OF DRAWING:	DRAWN BY:
Planning	Sept 23	ME
SCALE:	SHEET SIZE:	REVISION:
1:500	A2	L
PROJECT NO:	DRAWING NO:	
906	004	