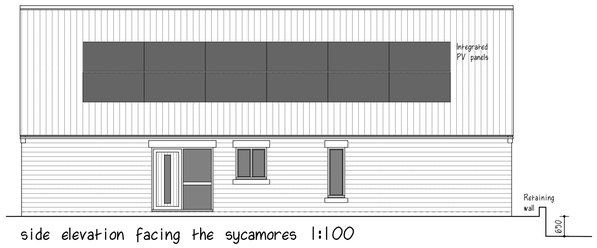


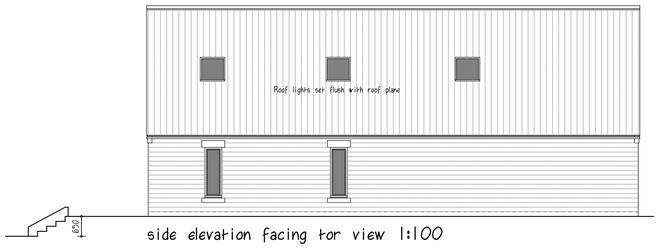
front elevation 1:100



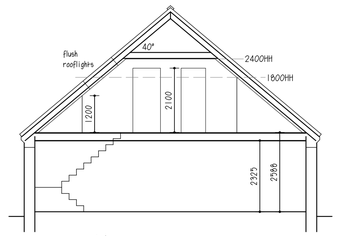
side elevation facing the sycamores 1:100



rear elevation 1:100



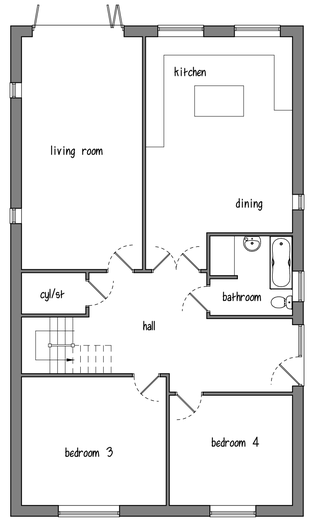
side elevation facing tor view 1:100



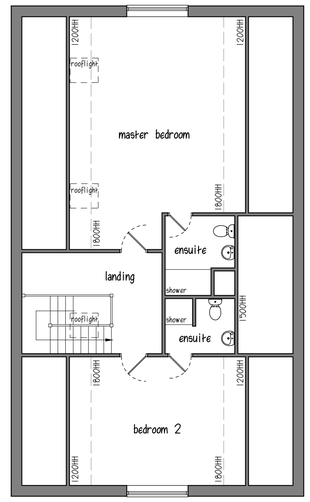
cross section

proposed external materials

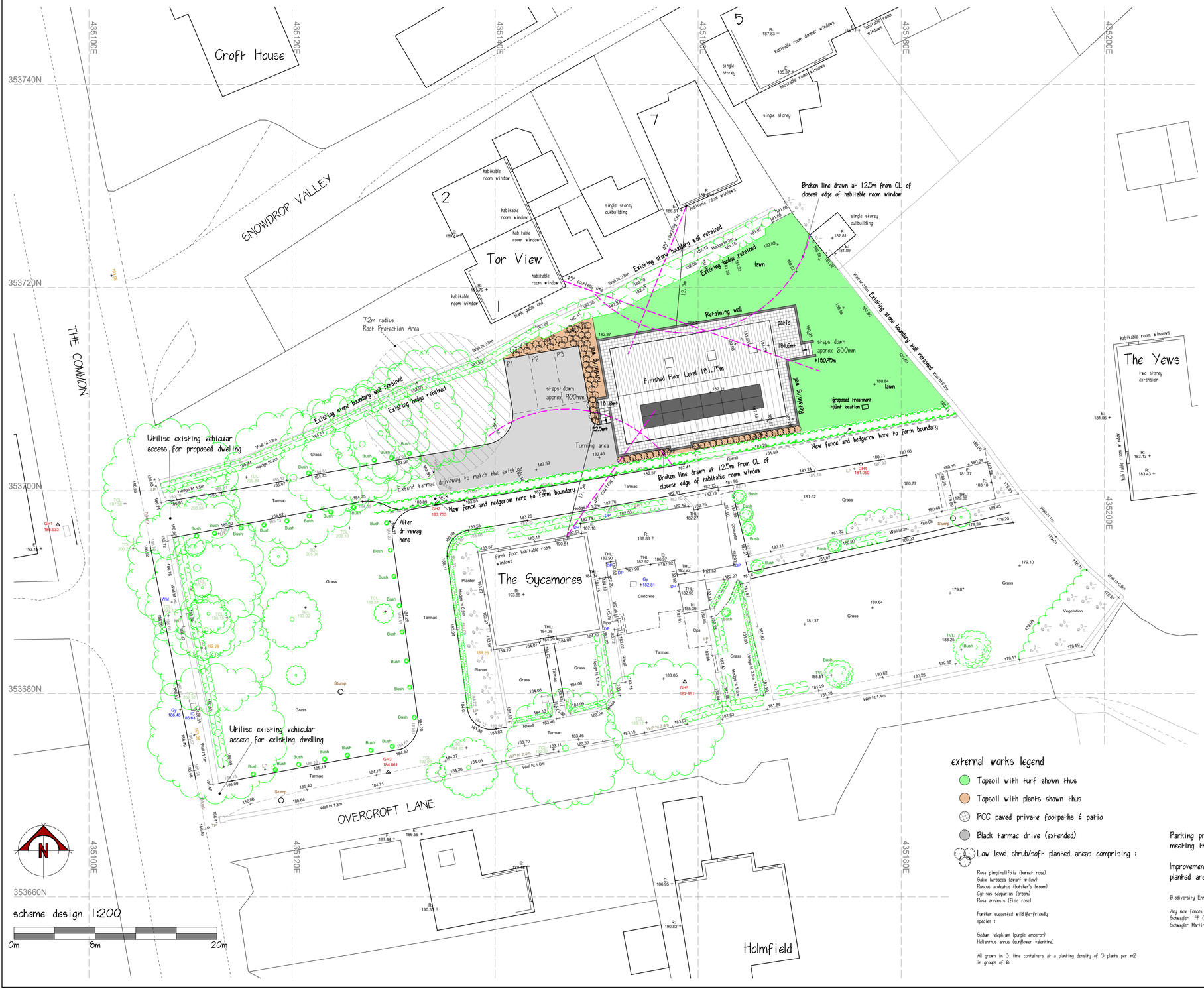
- slate roofs with plain mortar verge
- coursed natural stone external walls
- powder coated aluminium windows & doors



ground floor plan 1:100
135m2 (1430sqft)



first floor plan 1:100
91m2 (965sqft)



scheme design 1:200

0m 8m 20m

external works legend

- Topsoil with turf shown thus
- Topsoil with plants shown thus
- PCC paved private footpaths & patio
- Black tarmac drive (extended)
- Low level shrub/soft planted areas comprising :

Rosa pimpinellifolia (burnet rose)
Salix herbacea (dwarf willow)
Ruscus aculeatus (butcher's broom)
Cytisus scoparius (broom)
Rosa arvensis (field rose)

Further suggested wildlife-friendly species :

Sedum telephium (purple emperor)
Helianthus annus (sunflower valentine)

All grown in 3 litre containers at a planting density of 3 plants per m2 in groups of 6.

Parking provision of 3No. 2.5m x 5.5m spaces on driveway can be achieved thereby meeting the Council's requirements for a minimum of 3 spaces for a 4 bedroom dwelling.

Improvements for consideration under the BNG Assessment are the new soft planted areas and an additional 58m length of boundary hedge between dwellings.

Biodiversity Enhancement Strategy :

Any new fences are to be provided with 130x130mm mammal gaps at ground level at no more than 10m centres.
Schwegler 1FF (surface mounted) or Schwegler 27 brick box (built in) bat boxes to be located at high level under eaves.
Schwegler Martin Nest (surface mounted) or Schwegler 17 Swift Box (built in) bird boxes to be incorporated under eaves.



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site location plan 1:1250

Area edged in red = 1040m2

0m 20m 50m

Rev. A - Red line around site area corrected 11/07/25
Rev. B - Garden retaining wall denoted on relevant elevations 30/01/26

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PROPOSED DWELLING at
THE SYCAMORES - THE COMMON - CRICH

SCHEME DESIGN
SCALE - 1:100/1:200/1:1250 at A1 / JUNE 2025 / SYC-SK-12B