

## PLANNING CONDITIONS SCHEDULE

### WALLING STONE



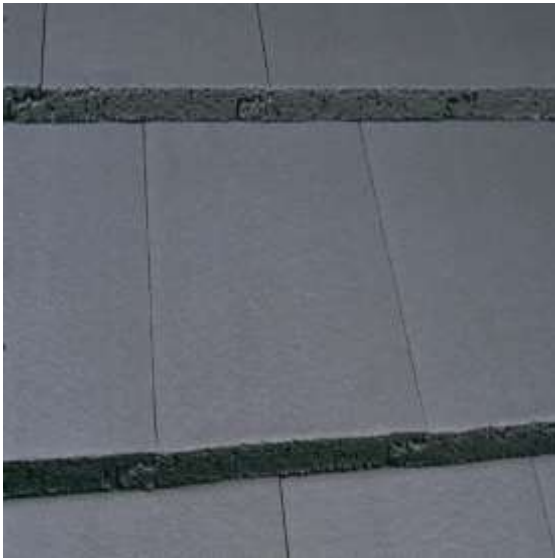
Newlay Walling Stone

Pitched faced.

Calder Buff – weathered

<https://newlaywalling.co.uk/pitched-faced>

### ROOF SLATES



Marley Modern Concrete Tile

Interlocking roof tile

Smooth Grey

### BOUNDARY TREATMENTS



Existing stone walls to be retained and made good where possible. Stone to be re-used on site to repair boundary walls as required.



Replacement or new drystone walls to match existing utilising stone to match.



Plot boundaries adjacent new highway to receive privet hedge (or similar) with fence to rear / plot side.



Timber hit and miss fence –  
1.8m high between plot boundaries

**NOTE – No highway retaining walls are proposed.**

## BIN STORES



Timber bin stores similar in style to the adjacent photo to be provided to each plot.

## LIGHTING



### External Lighting

Each property shall be provided with PIR Security Lighting, using LED lighting standards to produce upward and downward lighting. All lighting to be vandal resistant.

In addition, low energy photoelectric cell or dusk till dawn lighting will be provided above all access doors of the building, these shall be vandal resistant and located within inaccessible positions.

Publicly accessible areas have been designed to be overlooked, with the properties having active frontages, with new windows to the gable ends.

All street lighting whether adopted or otherwise is to accord with BS5489-1:2020 standard unless agreed with the planning authority due to the context and rural nature of the development.

## CRIME PREVENTION MEASURES

### **Boundary Treatments**

Walls and fences are to be provided to the rear of properties and as a division between the plots.

Walls and fences to be faced with no footholds or cross members to discourage climbing.

Boundaries to the frontages are to be clearly defined with a drystone wall or planting.

Each plot will be provided with a lockable gate at the side of each dwelling where there is access to the rear of the properties.

### **Landscaping**

The landscaping has been designed to assist in the security by providing defensible planting as boundary treatments where appropriate.

### **Door Sets**

Door sets to be provided in accordance with Part Q of the Building Regulations and PAS 24:2022.

The dwellings will be provided with a Euro-profile cylinder lock that meets TS007 3 Star or similar.

### **Windows**

Window frames will be securely fixed to the building fabric in accordance with the manufacturer's specifications.

Windows to be provided in accordance with Part Q of the Building Regulations and PAS 24:2022.

Where required, laminated glazing to be installed and certified to BS EN 356 P1A rating.

### **Garages**

Garage doorsets providing access into a dwelling or into a building containing a dwelling should be secure doorsets.

### **Parking**

Parking provision is located within field of view of the occupants where possible. The rural nature and context of the development does restrict the parking layout and therefore external lighting will be required to further enhance security.

### **Intruder Alarms**

Alarms for each dwelling will be provided by the developer and will be in accordance with BS EN 50131 or PD6662 or BS6799.

### **Party Walls**

Party walls are to be constructed from solid materials such as blockwork.

### **Bin stores**

Refuse bins are to be locked within rear garden or dedicated bin store, they are to be situated away from dwelling windows.