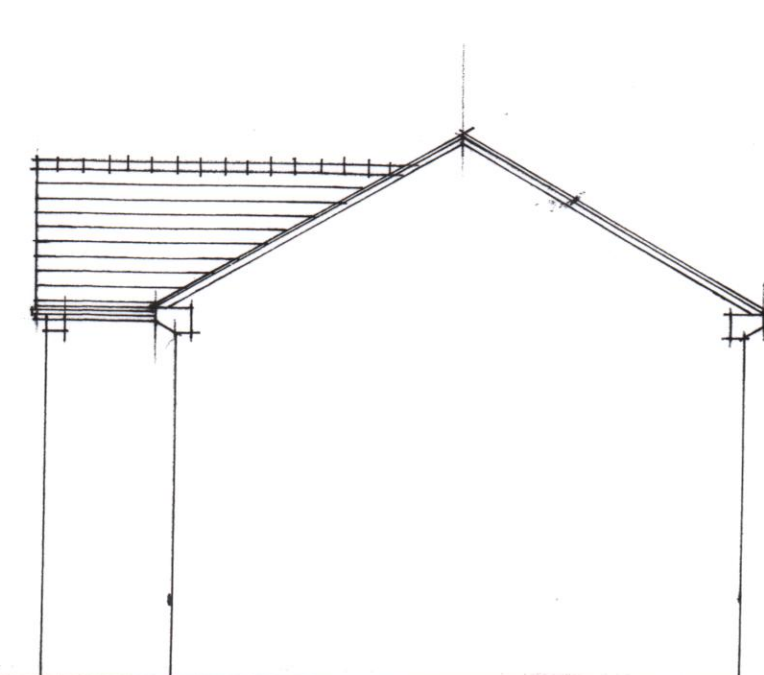
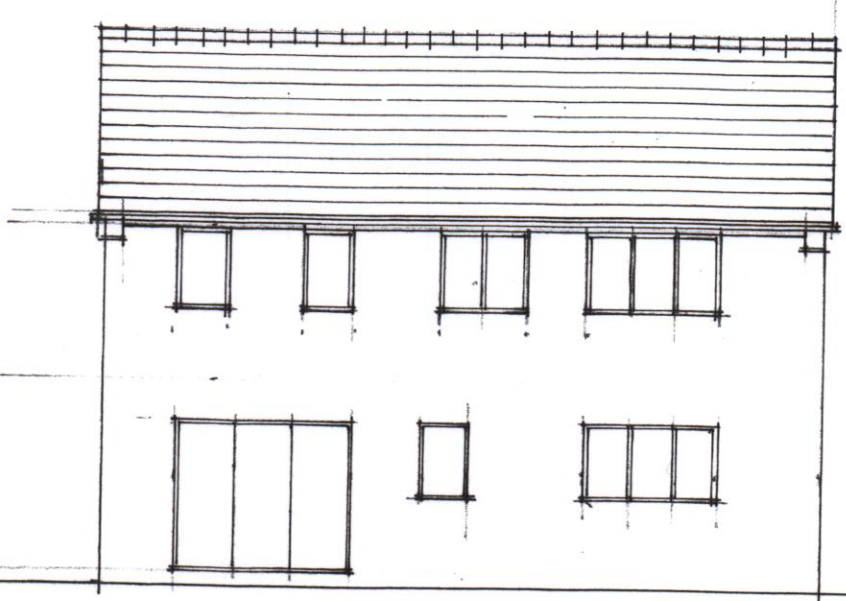




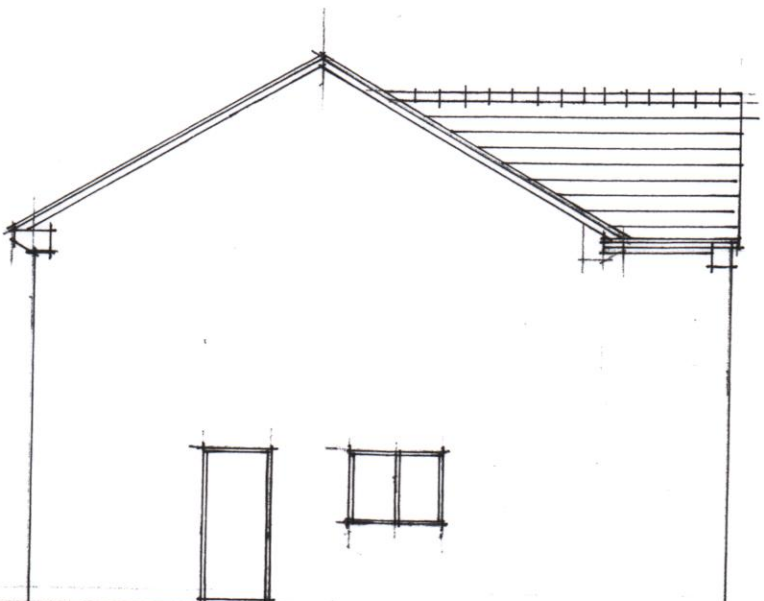
south elevation



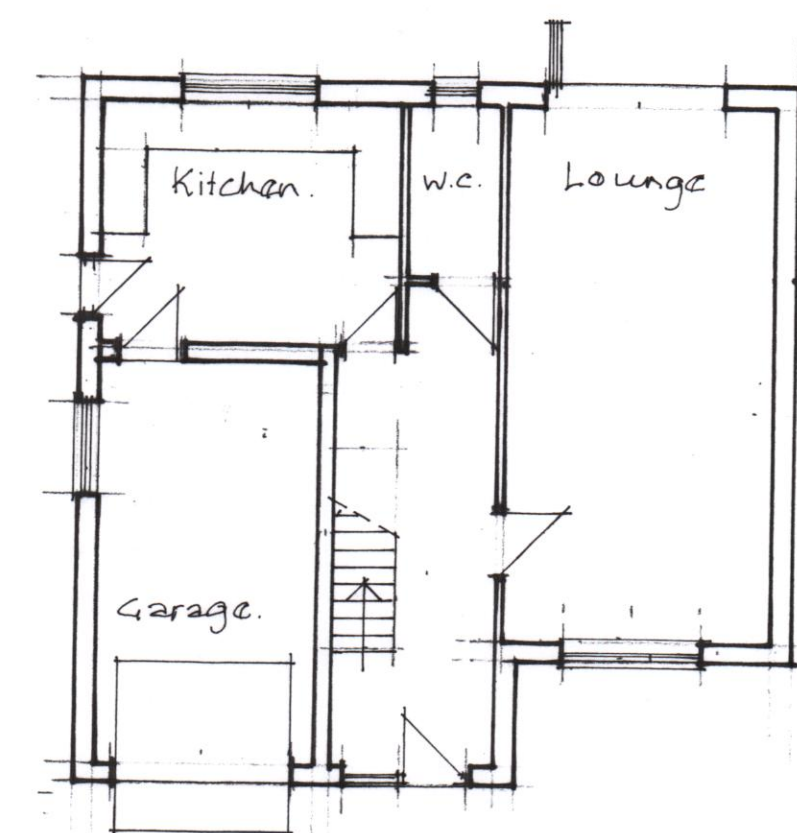
east elevation.



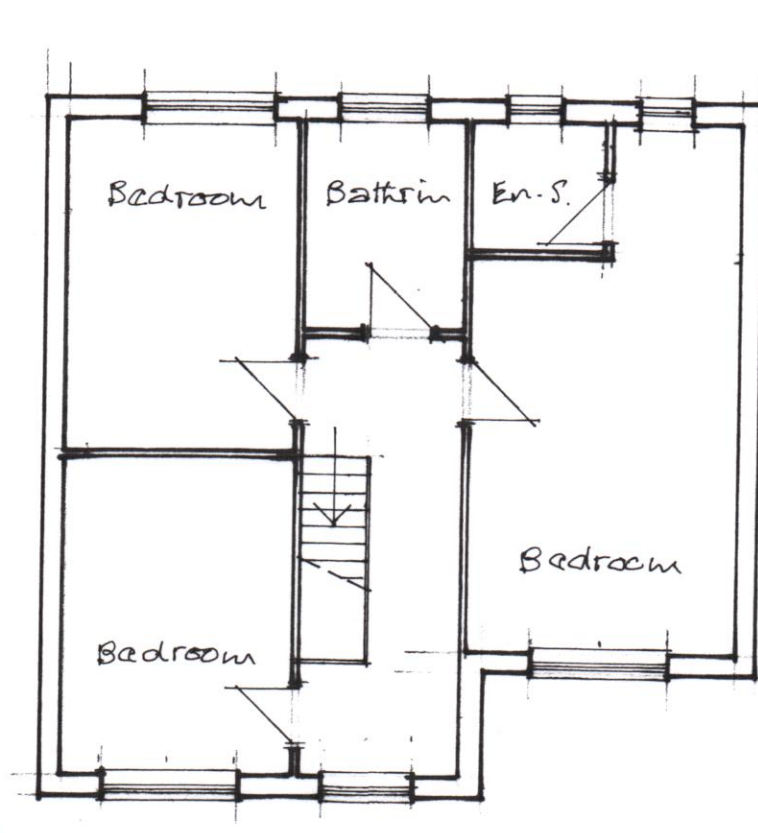
north elevation.



west elevation



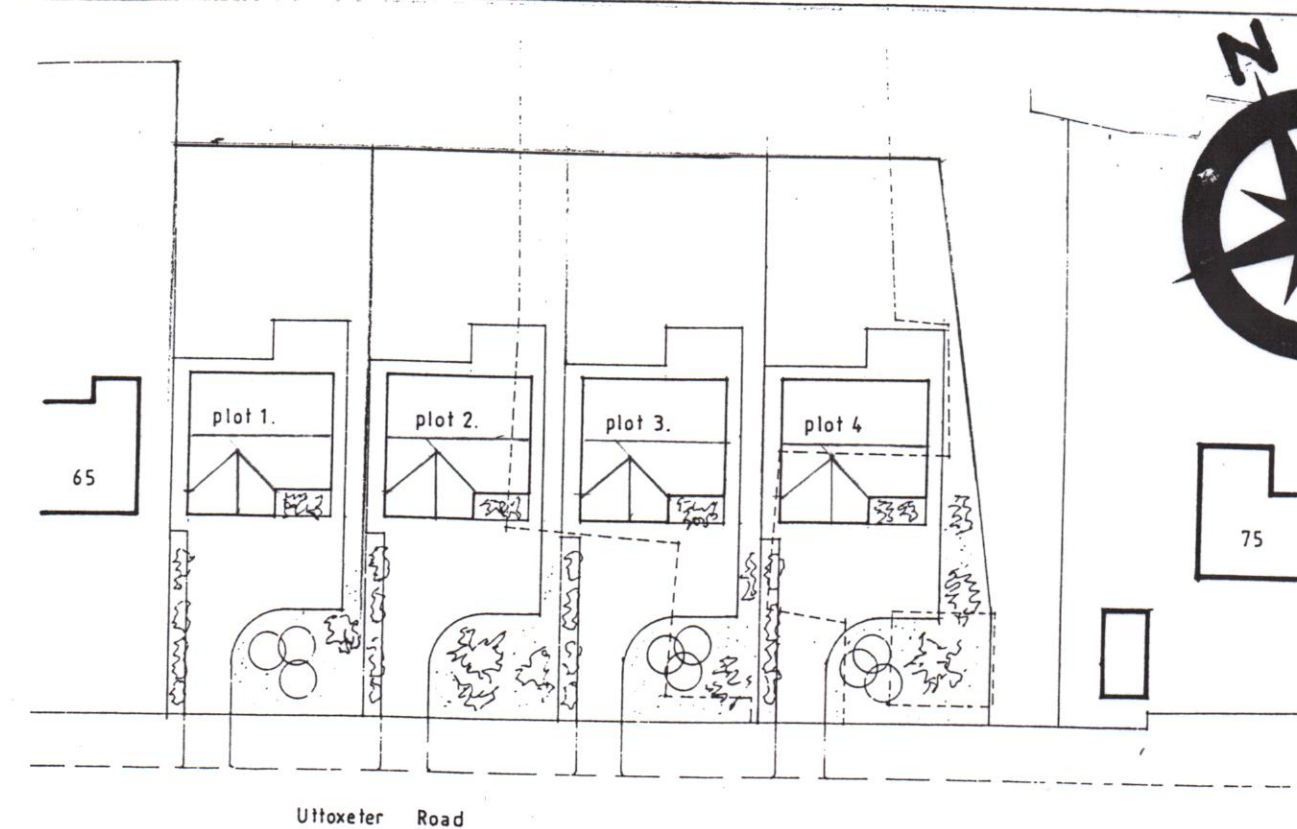
ground floor plan.



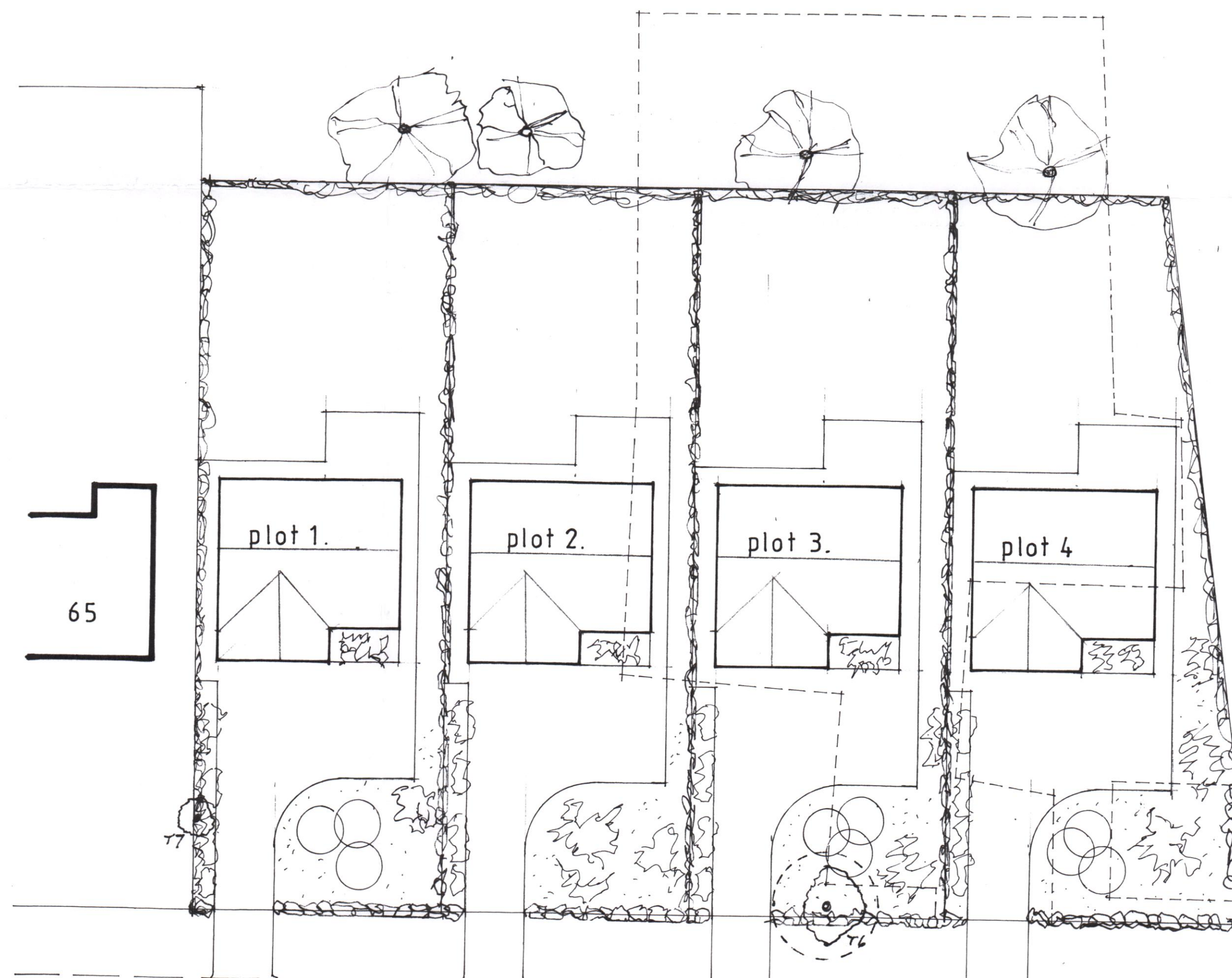
first floor plan.



LOCATION PLAN



BLOCK PLAN



Uttoxeter Road

site plan. 1:200.

MR. L. ELKIN

DATE July 14

PROPOSED RESIDENTIAL DEVELOPMENT
AT
CALVERHAY FARM,
UTTOXETER ROAD,
BLYTHE BRIDGE,
STOKE-ON-TRENT,
STAFFS. ST11 9JG

SCALES	
PLAN	1:100
ELEVATIONS	1:100
SITE PLAN	1:200
BLOCK PLAN	1:500
LOCATION PLAN	1:1250

DRAWN BY
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
CHURCHILL SUITE,
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AS PROPOSED

FOR OUTLINE PLANNING
APPLICATION

DRAWING NR. 1407/08/01/A

OUTLINE PLANNING APPLICATION NOTES

Remove 13 trees of low importance (Marked T1 - T5, & T8 - T15 on the Tree Survey) and 32 metres of Hawthorn hedging to site frontage, grub up all roots. Clear site of works of turf and vegetable matter. Completely demolish existing buildings, shown dotted on Site Plan, grab up floors and foundations as necessary, seal off drains, disconnect any services, and remove all materials.

Outer skin of external cavity walls and gables to be constructed of facing bricks to Planning Officer's approval. Build in gas and electric meter boxes in external skin of hollow walls.

Pitched roofs to be of interlocking tiles to Planning Officer's approval to recommended gauge. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roof. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roof. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roof. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roof. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roof.

Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U' value of 0.160 W/m²K. External doors are to be standard and frames to be UPVC double glazed in 4mm toughened glass units and fitted with insomongery to Client's choice. Form level threshold and landing 1200mm wide outside front door ramped down not steeper than 1 in 12 with a 100mm high raised kerb on open sides, landing and ramp to have slight fall away from the dwelling to adequately drain the areas. Fit up and over door 2134 x 1981mm complete with retractable gear and frame.

Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night.

Foul drain to be located connected and new drains connected to this with saddle connection or into existing manhole as appropriate. Roadways to be reinstated all in accordance with County Highways requirements. Storm drainage to run to soakaways 1200 x 1200 x 1200mm below incoming inverts, and to be filled to within 300mm of surface with clean limestone, covered with 1200 gauge polythene sheeting and topsoil. Soakaways to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate.

Form access drives as shown of Plasline Permi-8' or similar 80mm thick permeable block paviors vibrated onto 50mm bed of sand on well rolled and compacted limestone base minimum 150mm thick. Kerbs to be Plasline small kerbs on 300 x 150mm concrete foundations and rear haunching. Form patio paving and steps with pavings to Client's choice on minimum 150mm thickness of limestone hardcore.

Remove existing road kerbs, break up existing pavement surfacing, excavate as necessary to form new pavement crossings to access to new properties, supply and lay 125 x 150mm concrete half battered road kerbs on existing foundation with splayed droppers at ends of pavement crossing all backed with a minimum of 150mm of concrete, and lower footpath to suit in with a minimum 150mm thickness of limestone hardcore road base complying with Clause 803, 806 or 816, 40mm thick base course of 20mm dense course of bitumen macadam in accordance with BS 4987: 1993, Clause 6.5, 200pen binder and 20mm thick wearing course of 6mm medium graded bitumen macadam in accordance with BS 4987: 1993, Clause 7.6, 200pen binder all to the approval of Staffordshire County Council Highways Department. No gradient to exceed 1 in 12. Any access gates to be set back a minimum of 5 metres from back edge of pavement and access drive to have 2 metre radius kerbs to both sides of access. Pedestrian visibility splays 1.50 x 1.50 metres.

The domestic refuse is to be brought forward to the front of the property on collection day. Form area for the storage of waste containers; 1200 x 1200mm of 600 x 600mm concrete flags on minimum 150mm thickness of limestone hardcore. Area to have slight fall away from the dwelling to adequately drain it. Sited so that the householder is required to carry the refuse not exceeding 30 metres, and no more than 25 metres from the waste collection point.

To compensate for the loss of trees and hedges, 4 mature oak trees are proposed to the rear of the site and new hedge planting of 280 metres is also proposed. 2 Trees (T6 & T7) will be retained and tree protection measures will be taken in accordance with the Tree Survey. Root protection to T6 is to be to a radius of 0.59 metres from the stem, and to T7 it is to be to a radius of 2.72 metres from the stem.

Shrubs to be a mix of Cotoneaster Franchetti, Common Broom and Euonymus Gold & Silver.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

Amendments:

A 01-04-15 Boundary hedges and trees added. Notes amended.