

**NOTES**

Completely demolish dwelling and outbuildings, grub up floors and foundations as necessary, seal off drains, and disconnect any services. Cut back existing hedge to frontage to improve visibility of entrance, grub up all roots.

External cavity walls to be constructed of outer skin of facing bricks to Planning Officer's approval. Build chimney breast and stack in brickwork with facing bricks where exposed. Finish flue with clay chimney pot set and flanchied in cement mortar. Form tiled shoulder with code 4 lead flashings at abutments with brickwork. Form brick-on-end flat arches over windows and doors as shown in matching facing bricks. Build in gas and electric meter boxes in external skin of hollow walls.

Pitched roof to be of plain tiles to Planning Officer's approval on 38 x 19 sawn battens, to 100mm gauge. Provide and fix code 4 lead flashings with soakers to chimneys and at intersections of roof with walls. Form corbelled eaves in facing brickwork and corbelled verges with course of projecting facing brickwork set to rake of roof. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipes discharging into trapped gullies.

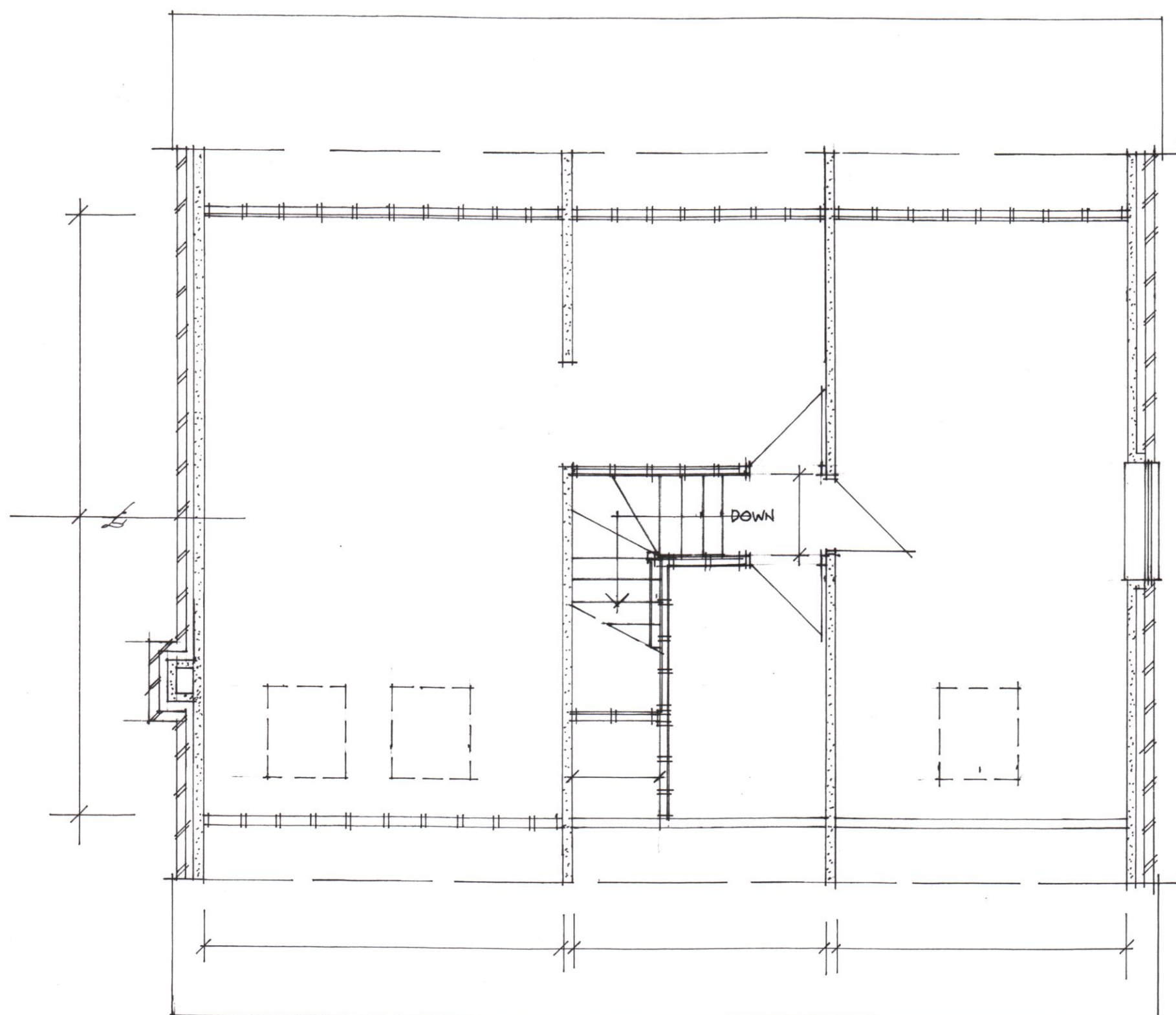
Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'-value of 1.60 W/m<sup>2</sup> K. Build in 125 x 150mm sunk, splayed and throated reconstructed stone cills with stooled ends to window. Supply and fit Velux roof windows complete with flashings. External doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice and having a U-value of no more than 2.2 W/m<sup>2</sup> K. All external doors to be draught stripped. 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 roller shutter garage door complete. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

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

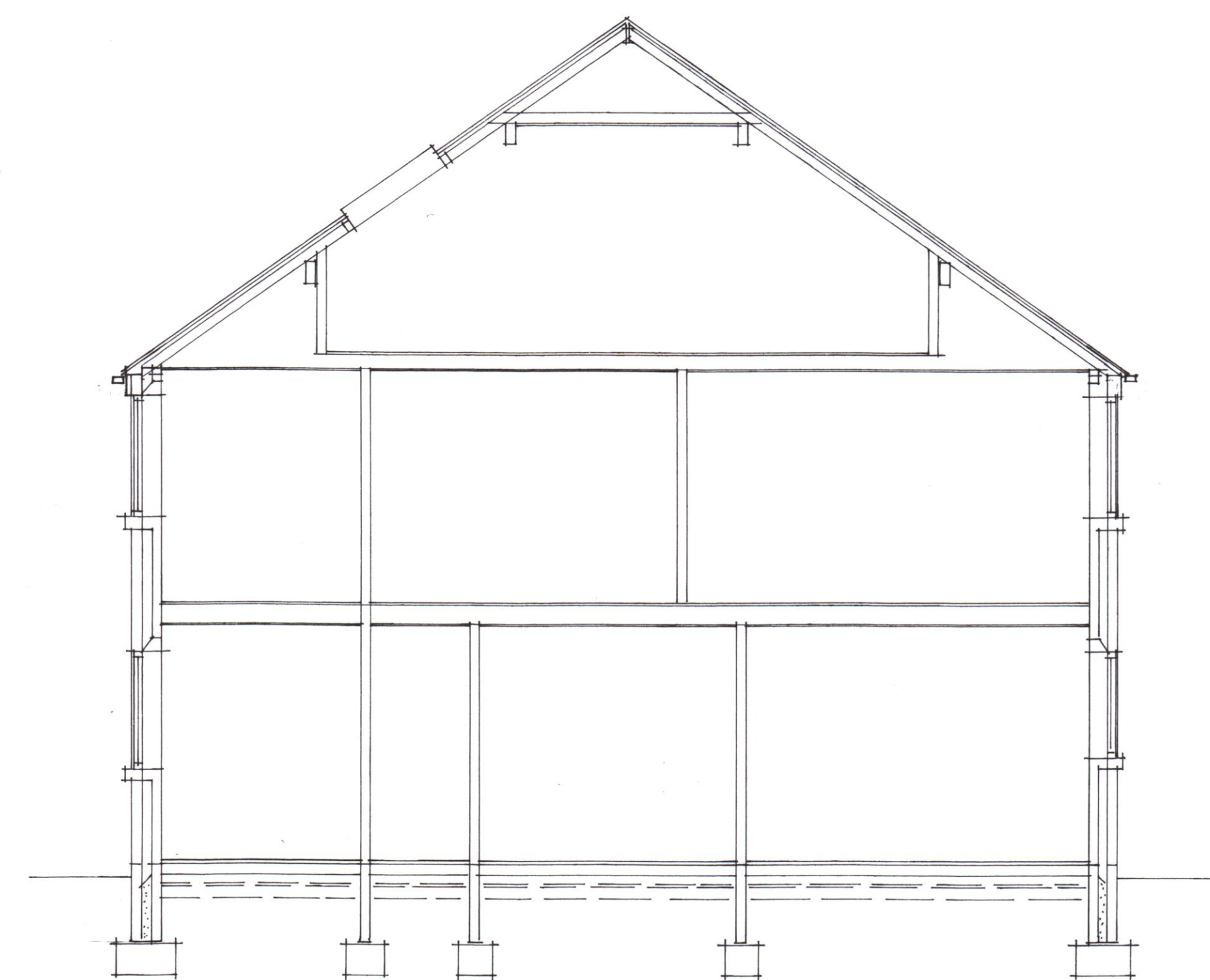
All drainage works to be in 100mm Hepworth's 'Supersleeve' or 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanneal grating. Gullies picking up Kitchen, Utility & WC sink wastes to be trapped back inlet and fitted with galvanneal grating. Foul drain to be connected to septic tank in rear garden. Storm drainage to run to soakaways 1200 x 1200 x 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. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. All inspection chambers to be in 475mm diameter polypropylene set on minimum 150mm thick concrete bases, comprising base unit, raising pieces as required and ductile iron covers and frames.

Form access drive, turning and parking areas as shown in TarmacDry porous asphalt paving system on minimum 150mm thickness of limestone hardcore, edgings to be 150 x 50mm concrete on 150 x 75mm concrete foundations and haunching. Form other pavings to Client's choice on minimum 150mm thickness of limestone hardcore. 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.

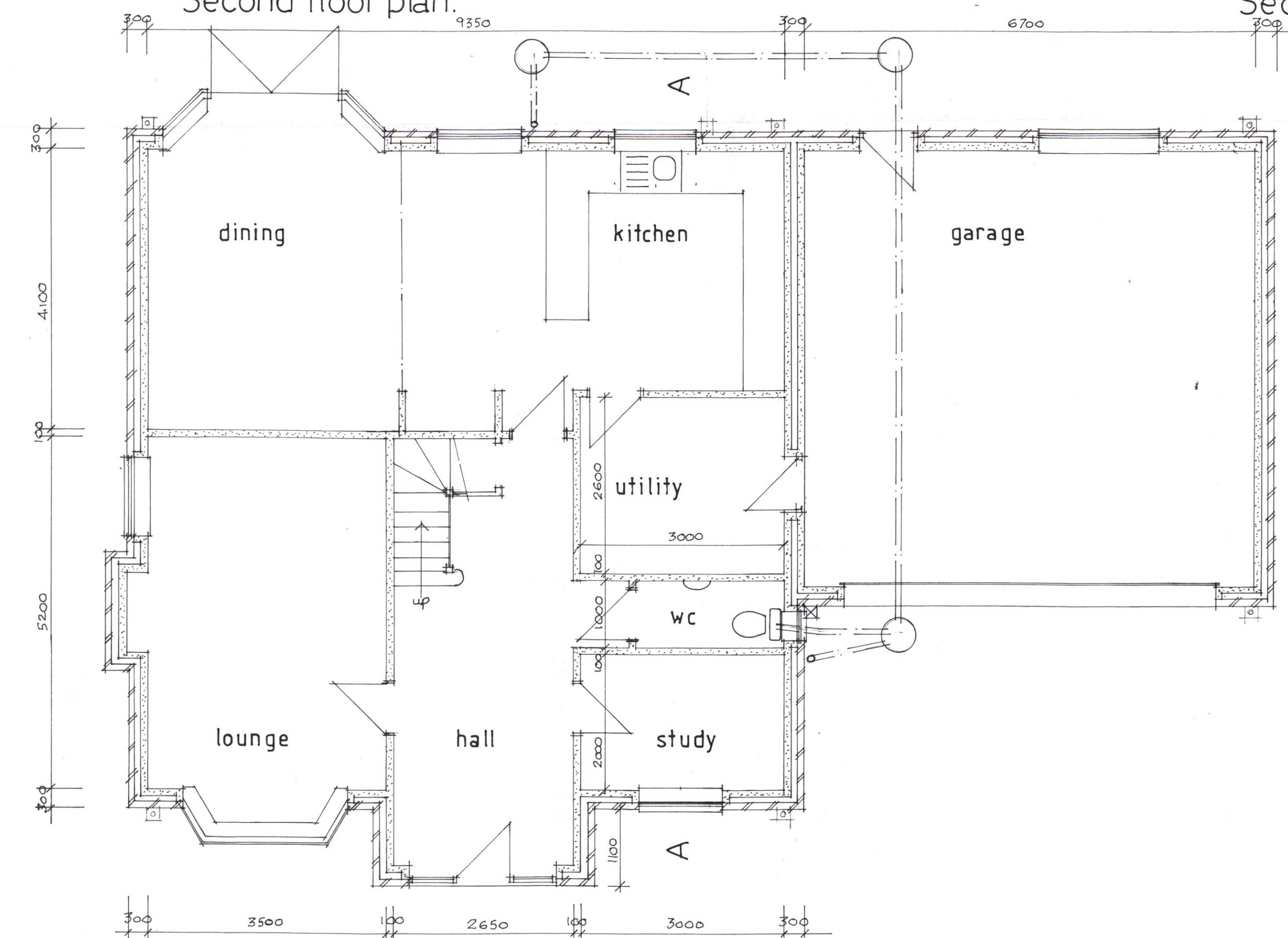
Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.



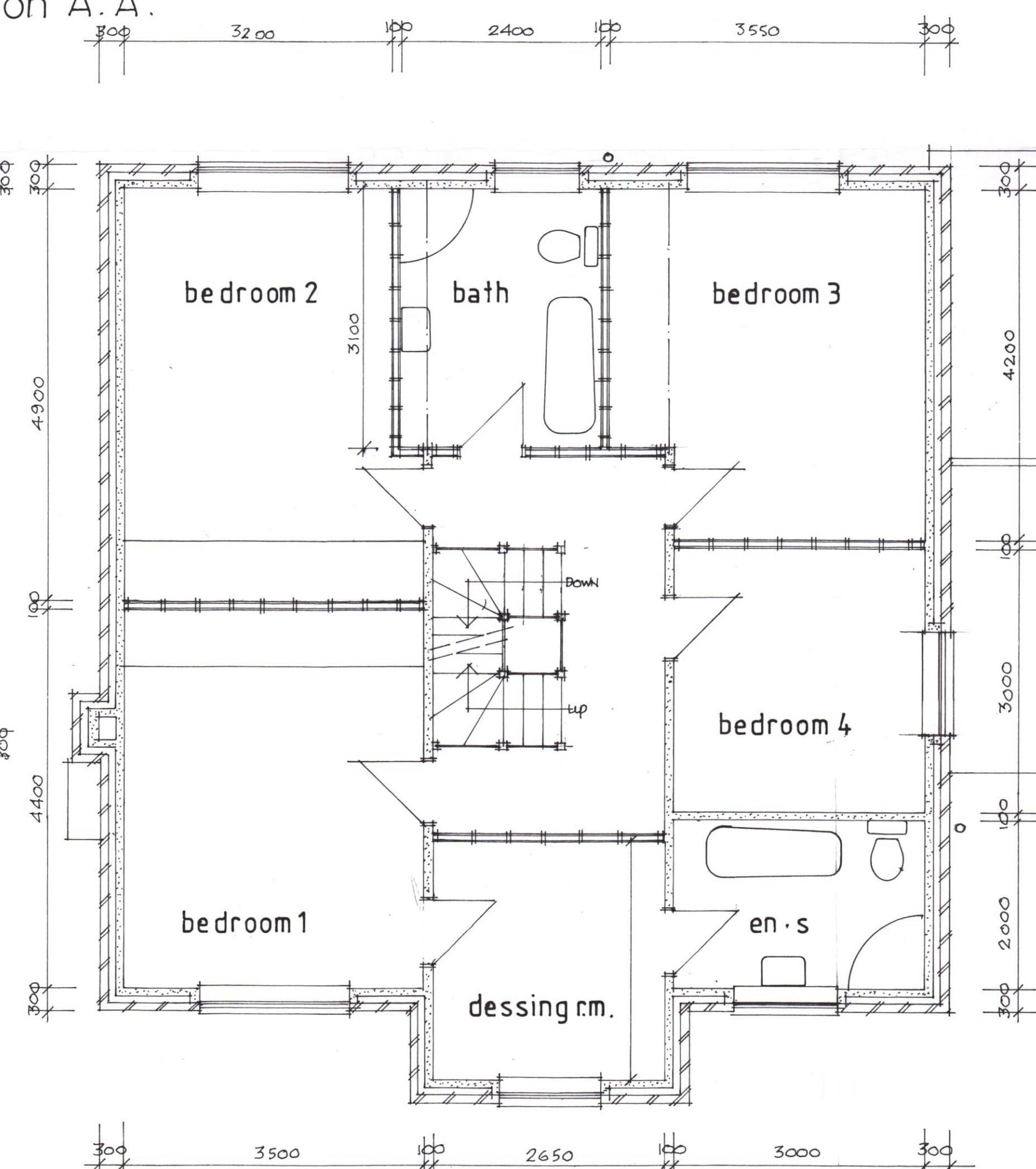
Second floor plan.



Section A.A.



Ground floor plan.



First floor plan.

Amendments:  
A 27-02-15 Section added. Completed for Planning Application.

**MR. & MRS. P. FORRESTER**  
 DATE March 15  
 PROPOSED REPLACEMENT DWELLING  
 AT SUNNYBANK, HANSLEY CROSS, ALTON, STOKE-ON-TRENT, STAFFS. ST10 4DH  
 DRAWN BY MALCOLM SALES QUANTITY SURVEYORS, DESIGNERS & BUILDING COST CONSULTANTS CHURCHILL SUITE, LULWORTH HOUSE, 51, HIGH STREET, CHEADLE, STOKE-ON-TRENT, STAFFS. ST10 1AR  
 FOR PLANNING APPLICATION  
 DRAUGHTSMAN: AS PROPOSED  
 DRAWING NR. 1412/01/04/A