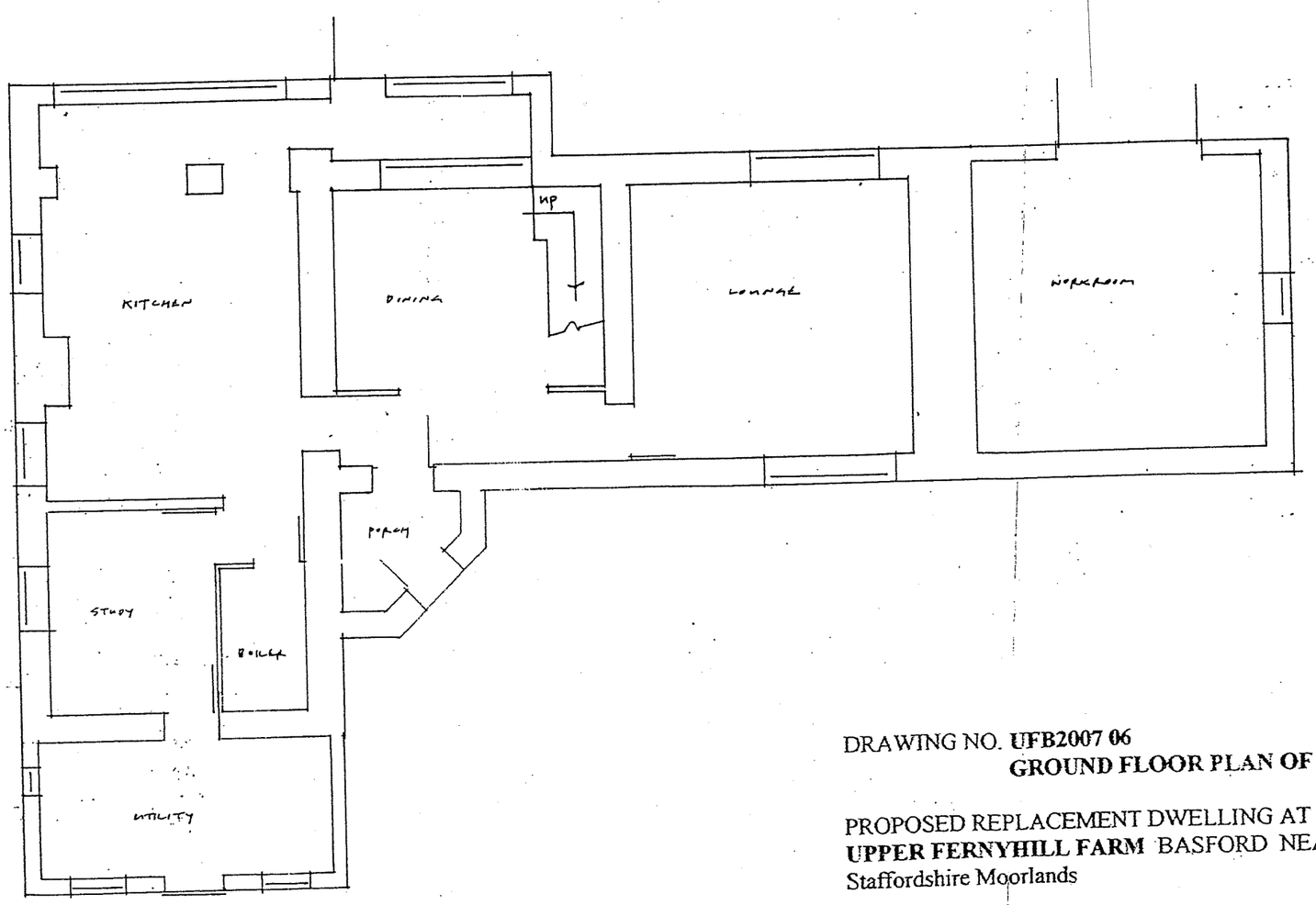
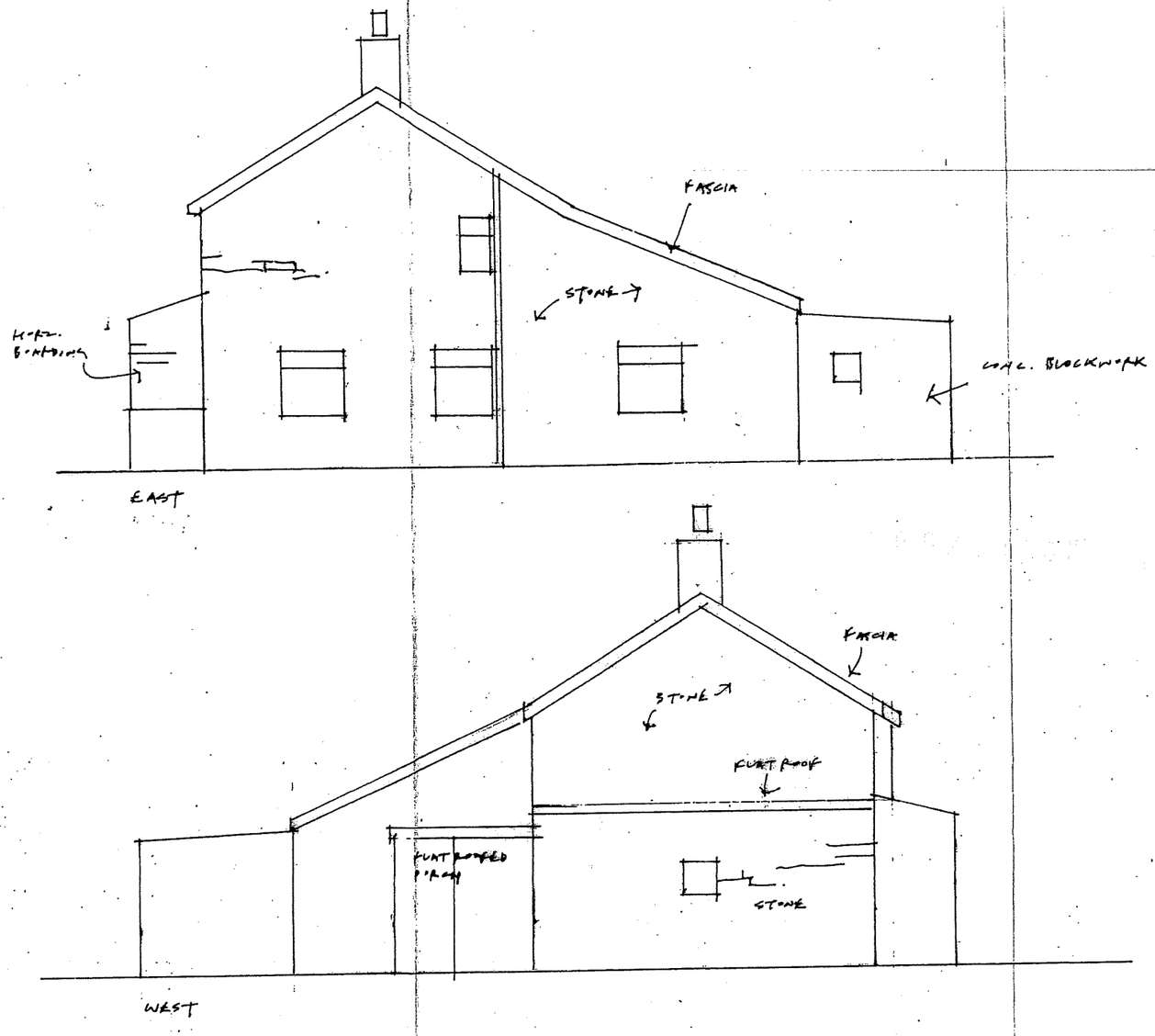


DRAWING NO. **UFB2007 06**
GROUND FLOOR PLAN OF EXISTING HOUSE 1:100

PROPOSED REPLACEMENT DWELLING AT
UPPER FERNYHILL FARM BASFORD NEAR LEEK
Staffordshire Moorlands

04 2007

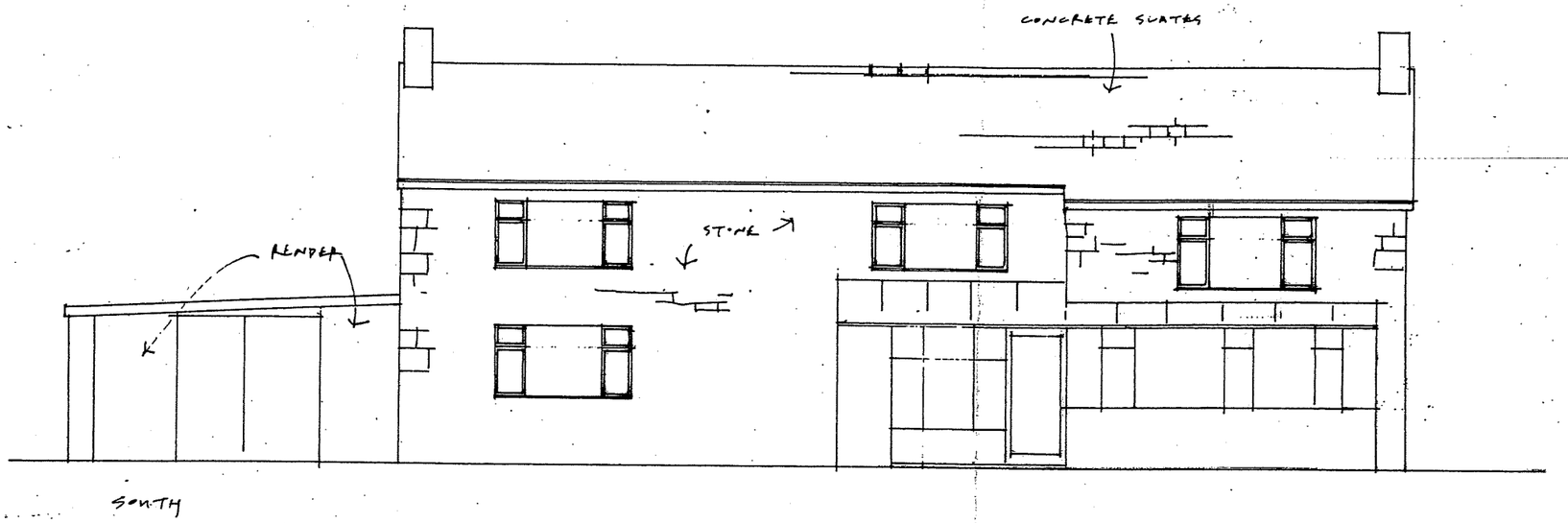
04 2007

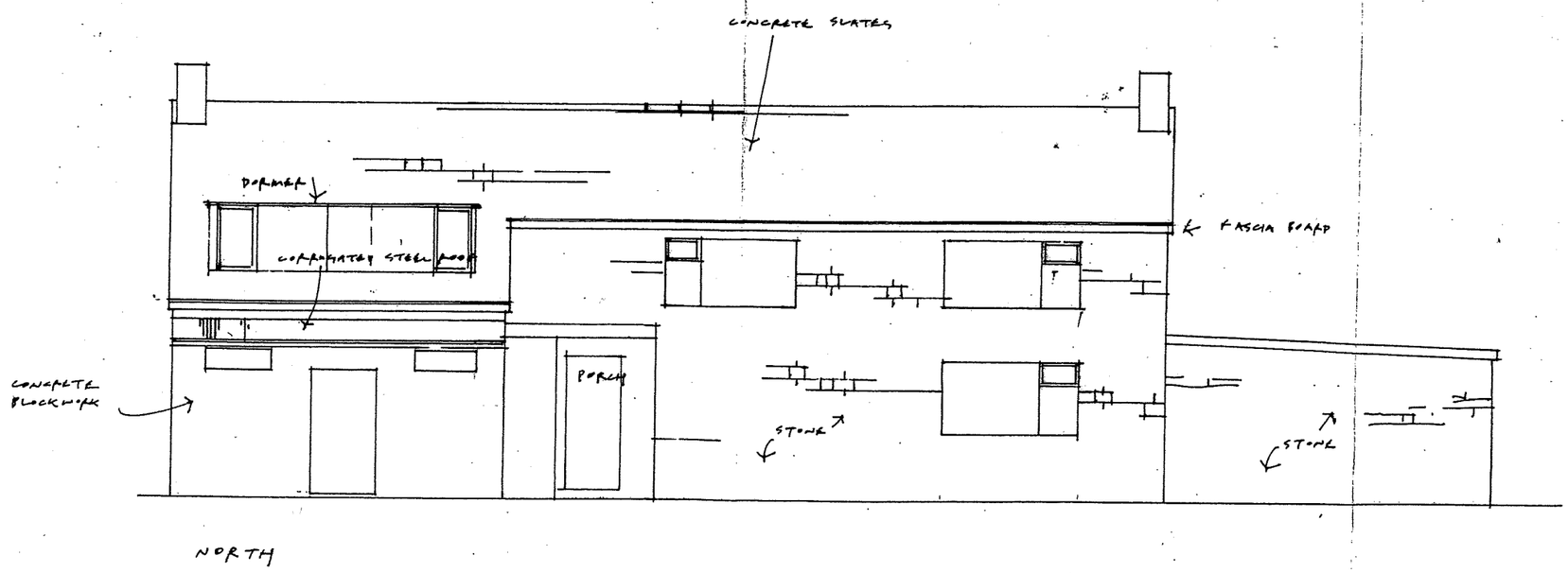


DRAWING NO. **UFB2007 09 EXISTING HOUSE ELEVATIONS (EAST AND WEST) 1:100**

PROPOSED REPLACEMENT DWELLING AT
UPPER FERNYHILL FARM BASFORD NEAR LEEK
Staffordshire Moorlands

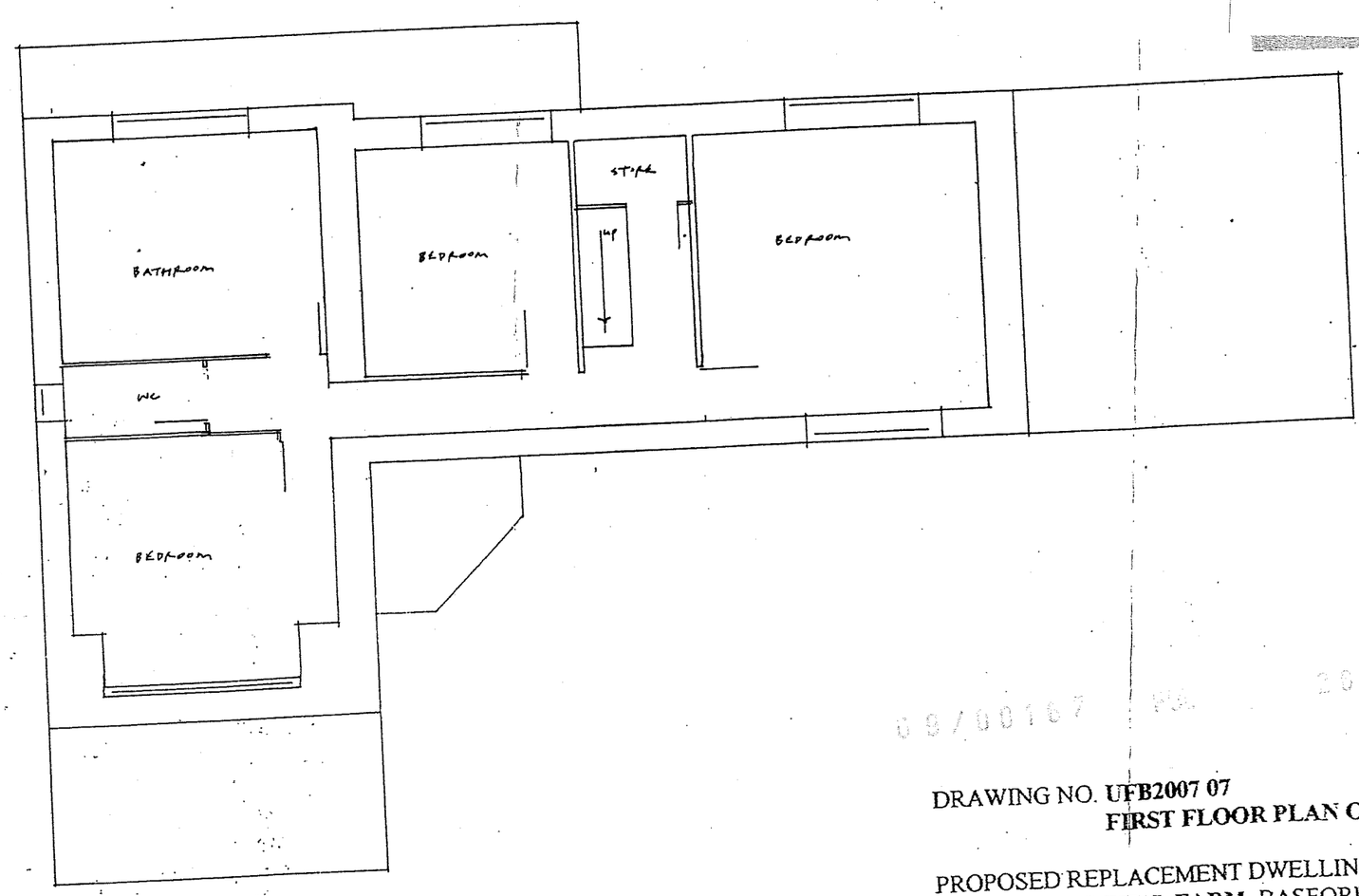
04 2007





DRAWING NO. **UFB2007 08 EXISTING HOUSE ELEVATIONS (NORTH AND SOUTH) 1:100**

PROPOSED REPLACEMENT DWELLING AT
UPPER FERNYHILL FARM BASFORD NEAR LEEK.
Staffordshire Moorlands



08/00167 FP 26 FEB 2008 SMOAC

DRAWING NO. **UFB2007 07**
FIRST FLOOR PLAN OF EXISTING HOUSE 1:100

PROPOSED REPLACEMENT DWELLING AT
UPPER FERNYHILL FARM BASFORD NEAR LEEK
Staffordshire Moorlands

04 2007

Communal Drive

+ Tbm Dpc Level On Upper Fernyhill Barn 10.000

10.340 +

Existing Stone Wall

9.970 +

Existing Stone Wall

9.80 +

Existing Stone Wall

9.140 +

10.03 +

+ 10.230

Communal Drive

+ 9.120

Garden

+ 8.420

8.660 +

+ 8.350

EXISTING DWELLING TO BE DEMOLISHED

+ 8.420

Existing Post And Wire Fence

8.140 +

Step 8.420+

8.320+

8.370+

ADJACENT DWELLING

+ 6.780

+ 7.920

Electric Pole

8.170+

Existing Stone Wall

Garden

+ 6.680

6.130 +

Existing Stone Wall

7.130

6.330

7.080

6.47

+ 4.450

+ 5.930

+ 6.340

Existing Septic Tank

09/00167/ [illegible] 2009 - SMD

0.0m 5.0m 10.0m

scale bar @ 1:200

MR G HARRISON

PROPOSED REPLACEMENT DWELLING AT
UPPER FERNYHILL FARM,
BASFORD,
LEEK,
STAFFS,
ST13 7ET.

SITE PLAN - EXISTING CONDITIONS

Date	Sheet	Scale
JAN 2009	A3	1:200
Drg No.	Rev.	Drawn
2008-1620-02	-	ASR
Rev.		

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: info@sammonsltd.co.uk

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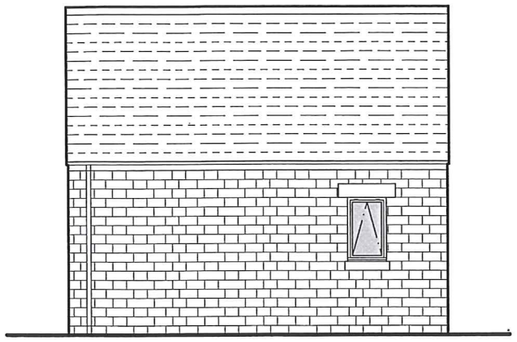
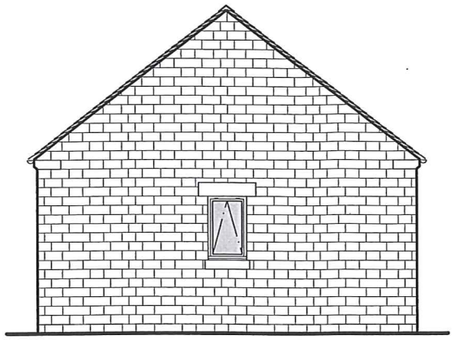
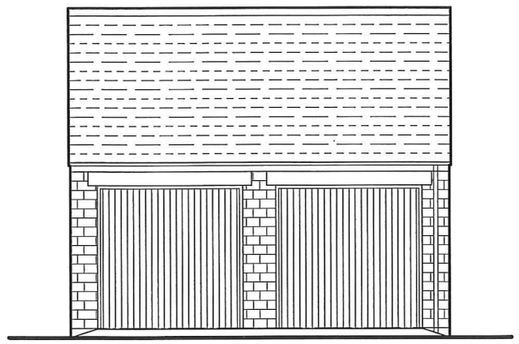
All dimensions must be checked prior to commencement.



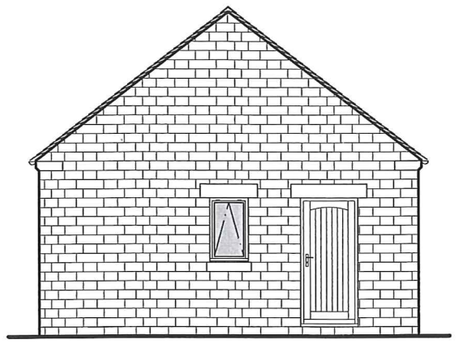
EAST ELEVATION



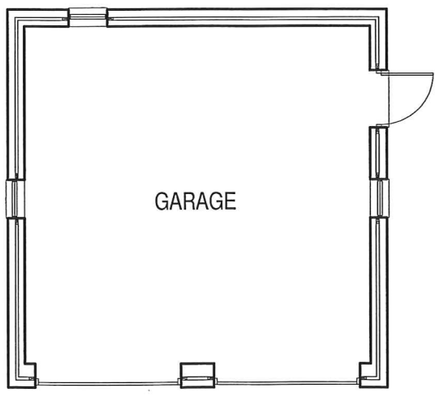
NORTH ELEVATION



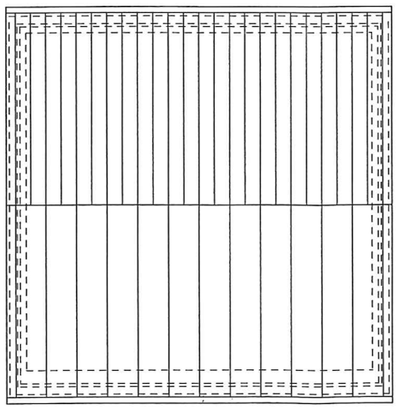
WEST ELEVATION



SOUTH ELEVATION



GARAGE PLAN



ROOF PLAN

ROOF
Reclaimed staffordshire blue tiles, type and colour to Local Authority Approval.

EAVES
150mm deep natural stone eaves course projecting max. 75mm from the face of the wall below with the bottom edge chamferred at 45°.

RAINWATER GOODS (plastic)
100mm diameter half round black (unless otherwise stated) pvcu gutters laid to fall toward the outlet, fixed onto galvanised rise and fall brackets built into masonry at max 900mm centres. 68mm dia. black pvcu downpipes and fittings attached to wall face with suitable brackets.

WINDOWS AND DOORS
Upvc double glazed windows and doors to Local Authority Approval.
Garage door to be painted steel fixed in a hardwood frame.

EXTERNAL WALLS
To be formed in a cavity wall construction with the external skin finished in a natural local stone laid in a coursed pattern. Type and colour to Local Authoritry Approval.
Stone quoins, cills and heads to be provided where indicated.

DRAINS
Storm water shall be taken to soakaways.

09/00167/FUL 26 FEB 2009

0.0m 1.0m 2.0m 3.0m 4.0m
scale bar @ 1:100

MR G HARRISON

PROPOSED REPLACEMENT DWELLING AT
UPPER FERNYHILL FARM,
BASFORD,
LEEK,
STAFFS,
ST13 7ET.

GARAGE PLANNING SCHEME

Date	Sheet	Scale
FEB 2009	A3	1:100
Drg No.	Rev.	Drawn
2008-1620-07	-	ASR
Rev.		

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