STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
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Application for Planning Permission.
Town and Country Planning Act 1990

08/01072/FUL

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

Part 1

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	S. HOLDEN & K. BOWDEN
Unit:	1
House number:	
House suffix:	
House name:	
Address 1:	WILLOW ROAD
Address 2:	LONGTON
Address 3:	
Town:	STOKE-ON-TRENT
County:	STAFFORDSHIRE
Country:	
Postcode:	ST3 2PY

2. Agent Name and Address

Title:	
First name:	MALCOLM
Last name:	SALES
Company (optional):	MALCOLM SALES, MRICS
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	MARKETSIDE CHAMBERS
Address 2:	56 HIGH STREET
Address 3:	CHEADLE
Town:	STOKE-ON-TRENT
County:	STAFFORDSHIRE
Country:	
Postcode:	ST10 1AF

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTION OF A 3 STOREY DWELLING WITH INTEGRAL GARAGE

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

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4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: REAR OF 74 + 76

Address 1: HIGH STREET

Address 2: CHEADLE

Address 3:

Town: STOKE-ON-TRENT

County: STAFFORDSHIRE

Postcode (optional): ST10 1AT

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: 400125 Northing: 343283

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☑ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible. ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

PAVED AREA AS SHOWN ON DRAWING 0803/18/01

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

LOCAL AUTHORITY PROVIDED STORAGE BINS LOCATED ON PAVED AREA

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	NONE	FACING BRICKWORK TO PLANNING OFFICERS APPROVAL	☐	☐	
Roof	NONE	PLAIN BLUE/BLACK TILES TO PLANNING OFFICERS APPROVAL	☐	☐	
Windows	NONE	TIMBER CASEMENT WINDOWS TO CONSERVATION OFFICERS APPROVAL	☐	☐	
Doors	NONE	TIMBER TO CONSERVATION OFFICERS APPROVAL	☐	☐	
Boundary treatments (e.g. fences, walls)	BRICK SCREEN & RETAINING WALLS TO 2 SIDES & REAR OF SITE	AS EXISTING	☐	☐	
Vehicle access and hard-standing	UNMADE	TARMACADAM PAVED	☐	☐	
Lighting	NONE	NONE	☐	☐	
Others (please specify)	RAINWATER GOODS NONE	RAINWATER GOODS UPVC	☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

0803/18/01 & 02
DESIGN & ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

DRAWING 0803/18/01

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

NOT KNOWN

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐		1				
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							1

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							0

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

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19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0	0	
Proposed employees	0	0	0	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 00.01

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)

Ammonia (tonnes)

Bromine (tonnes)

Chlorine (tonnes)

Ethylene oxide (tonnes)

Hydrogen cyanide (tonnes)

Liquid oxygen (tonnes)

Liquid petroleum gas (tonnes)

Phosgene (tonnes)

Sulphur dioxide (tonnes)

Flour (tonnes)

Refined white sugar (tonnes)

Other:

Amount (tonnes):

Other:

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	MALCOLM SALES	08/07/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent: MALCOLM J SALES

Date (DD/MM/YYYY): 08/07/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates. as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ALREADY FORWARDED ☐

3 copies of other plans and drawings or information necessary to describe the subject of the application: ALREADY FORWARDED ☐

The correct fee: ALREADY FORWARDED ☐

3 copies of a design and access statement: ALREADY FORWARDED ☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: MALCOLM J. SALES

Date (DD/MM/YYYY): 08/07/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01782	334422	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
01782	593345

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

1.0 Design Statement

1.1 Overview of Proposals

This Design and Access Statement is to accompany an application for single dwelling in the town of Cheadle which fulfil a gap within the existing housing market and fulfil a social need. The site is currently vacant and most of the site is overgrown.

The site is to the rear of Nr. 74 & 76, High Street and has access onto Prince George Street.

In terms of urban design, this scheme seeks to tidy up an unsightly area in the centre of the town with a building of modest proportions generally in keeping with the design of similar buildings within the town centre.

1.2 Use

The site is presently vacant.

1.3 Amount

The proposal does not exceed the footprint of the existing buildings. A walled off amenity area is included together with 2 parking spaces in addition to the integral Garage.

1.4 Layout

The layout of the proposal makes use of the differing levels on the site.

1.5 Scale

The proposal is mainly three-storey with an integral garage at the lower floor level, and as such the proposal is of a suitable scale for the town centre and the recently erected dwellings to North West of the site.

1.6 Appearance

Giving consideration to the views of the Local Planning Authority, the development is for 1 Nr. home which is of a traditional character in order to be in keeping with the local context. This traditional approach will be in evidence with brick dentils and reconstructed stone window sills and lintels.

1.7 Landscaping

A walled amenity area is proposed. In the town centre environment, minimal landscaping works are proposed.

2.0 Access Statement

2.1 Vehicular and Transport Links

Parking for vehicles is located in front of the dwelling, with access onto Prince George Street, as is presently found. Bus stops can be found in High Street with connections to local towns and villages.

2.2 Access

The dwelling will have level or minimal slopes from the pavings and car parking to the front door.

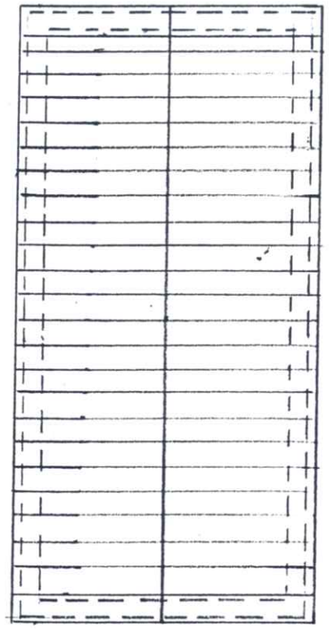
This proposal will comply with Part M of the Building Regulation requirements as far as possible for disabled people. However, due to the typography of the land, the access into the dwelling will be by a flight of stairs from the front door.

3.1 Social Impact

Through creating 1 additional dwelling, predominantly aimed at those people wishing to live in a 'Town House' environment, a distinct housing need is being addressed, since there is a shortage of this type of accommodation throughout the Staffordshire Moorlands.

4.1 Economic Impact

The economic impact will not be substantial due to the small scale of the development; however, the increased provision of a dwelling within this locality will bring more people into the town centre to live and should therefore impact favourably in economic terms, on the local economy.



ROOF PLAN

MR. S. HOLDEN & MR. K. BOWDEN

DATE **June 08**

PROPOSED NEW DWELLING
ON LAND
AT REAR OF 74 & 76, HIGH STREET,
CHEADLE,
STOKE-ON-TRENT,
STAFFS.
DRAWN BY
MALCOLM SALES M.R.I.C.S.
CHARTERED QUANTITY SURVEYORS
BUILDING COST CONSULTANTS
MARKETSIDE CHAMBERS,
56, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AF
TEL. (01538) 757233
FAX. (01538) 750075
E-MAIL Malcolm.Sales@salesqs.co.uk

SCALES
ROOF PLAN 1:100

FOR PLANNING APPLICATION

DRAWING NR. 0803/18/03

NOTES

Completely demolish and clear old walls etc. Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter.

External cavity walls and gables to dwelling to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks. Build in gas and electric meter boxes in external skin of hollow walls. Build in 'Catnic' lintels CG90/100 over external door and window openings, all with minimum 150mm end bearings.

Balcony floor to be constructed of 50 x 175mm treated sawn softwood SC3 grade joists at maximum 400mm centres, one end of joists built into existing walls with minimum 90mm bearings, other end supported off galvanized steel joist hangers fixed to floor support beam. Fit 50 x 175mm floor support beam with one end of beam built into existing wall with minimum 90mm bearing, supported at mid span and other end off steel column. Balcony covered with 150 x 32mm grooved hardwood deck boards fixed to joists with 4mm gaps between boards. Handrail to balcony to be constructed of treated softwood timbers 1100mm high above floor level. Balusters to be at such centres so as not to permit the passage through it of a 100mm diameter sphere.

Main pitched roof to be of plain tiles to match existing and to Planning Officer's approval on 38 x 19 sawn battens, to 100mm gauge on layer of underfelt, on traditional sawn softwood SC3 grade construction. Form corbelled eaves 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.

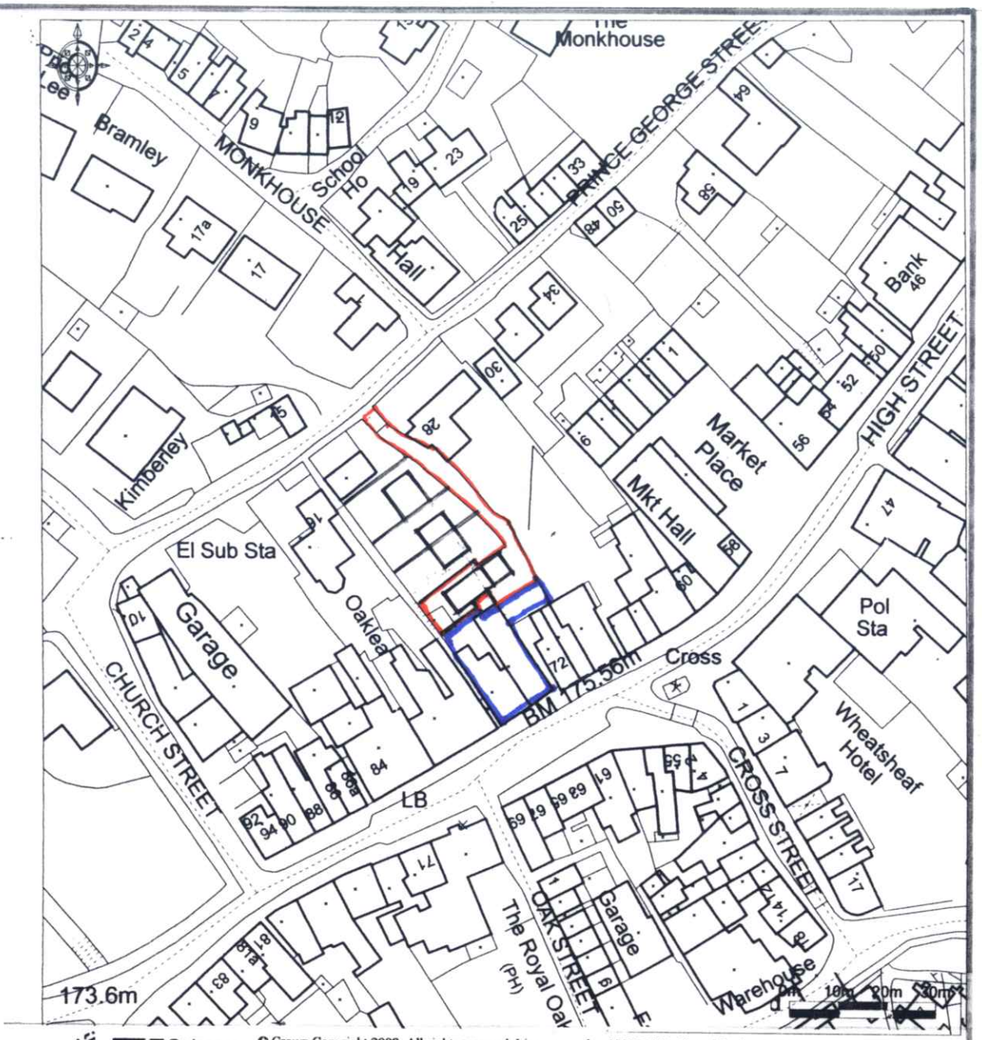
Windows to be 'John Carr Sovereign' or similar horizontal bar types, double-glazed with glass 16mm apart with Pilkington 'K' Low E coating and draught proofed. External doors are to be standard softwood minimum 775mm clear width; set in standard softwood frames, double glazed in 4mm toughened glass units and fitted with brass effect ironmongery to Client's choice. Glazing to doors and side panels within 1500mm above floor levels, and glazing to windows within 800mm of floor level to comply with BS6206; 1981 and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. 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 steel up and over door 2286 x 2134mm complete with retractable gear and softwood frame. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant. Build in 125 x 150mm sunk, splayed and throated reconstructed stone cills with stooled ends to windows, 100 x 225mm reconstructed stone heads to windows and doors.

Paint or stain all new woodwork on completion. Carry out all other decoration works to Client's requirements.

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. Foul drain to be connected to existing drainage system. Storm drainage to be connected to new foul drain. 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 parking area at front of dwelling falling to existing adjacent levels of 25mm thick dense bitumen macadam wearing course on 50mm dense bitumen macadam base course on minimum 150mm thickness of limestone hardcore, edgings to be 150 x 50mm concrete on 150 x 75mm concrete foundations and haunching. Form pavings and steps with 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; 1800 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. Supply and lay topsoil and turfing as shown.

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.



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LOCATION PLAN

08/01072/FUL - 2 JUN 2008 - SMD

MR. S. HOLDEN & MR. K. BOWDEN

DATE **May 08**

PROPOSED NEW DWELLING
ON LAND
AT REAR OF 74 & 76, HIGH STREET, CHEADLE, STOKE-ON-TRENT, STAFFS.
DRAWN BY
MALCOLM SALES M.R.I.C.S.
CHARTERED QUANTITY SURVEYORS
BUILDING COST CONSULTANTS

MARKETSIDE CHAMBERS,
56, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AF
TEL. (01538) 757233
FAX. (01538) 750075
E-MAIL Malcolm.Sales@salesqs.co.uk

SCALES
LOCATION PLAN 1:1250

FOR PLANNING APPLICATION

DRAWING NR. 0803/18/02

