STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Part 1

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form
nd in supporting documents may be published on the council's website.
f any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection
ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Shem | Surname: Singh

Company name:

Street address: 3a
Heath Lane

Town/City: West Bromwich
County: West Midlands
Country: UK
Postcode: B71 2BD

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Graham | Surname: Beddows

Company name: G & G Building Consultancy Ltd

Street address: 13
Delves Road

Town/City: Walsall
County: West Midlands
Country: England
Postcode: WS1 3JZ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:		0779 5412360	
Fax number:			

Email address: gbeddows@btinternet.com

3. Description of the Proposal

Please describe the proposed development including any change of use:
Erection of conservatory to existing elderly persons residential home

Has the building, work or change of use already started? ( ) Yes (•) No

Site Address Details

postal address of the site (including full postcode where available): Description:

se: 42 Suffix:

se name:

et address: Mill Hayes Road

Knypersley

n/City: STOKE-ON-TRENT

nty:

tcode: ST8 7PS

scription of location or a grid reference
ust be completed if postcode is not known):

ting: 388022

thing: 355346

Pre-application Advice

s assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

'es, please complete the following information about the advice you were given (this will help the authority to deal with this application re efficiently):

icer name:

e: Mr First name: Rob Surname: Duncan

erence: /08/0182/FUL

e (DD/MM/YYYY): 06/02/2009 (Must be pre-application submission)

ails of the pre-application advice received:

submit additional documentation and with amended drawings.

Pedestrian and Vehicle Access, Roads and Rights of Way

a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

there any new public roads to be provided within the site? ( ) Yes (•) No

there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

Waste Storage and Collection

the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

ve arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

Neighbour and Community Consultation

ve you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

Council Employee / Member

the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

. Materials

ase state what materials (including type, colour and name) are to be used externally (if applicable):

alls - description:

scription of *existing* materials and finishes:

lid Brickwork

scription of *proposed* materials and finishes:

ing brick to 1m above glazed above

10. Materials (continued)

Roof - description:

Description of *existing* materials and finishes:

Plain Tile

Description of *proposed* materials and finishes:

Glazed aluminium frame

Windows - description:

Description of *existing* materials and finishes:

PVC double glazing

Description of *proposed* materials and finishes:

PVC double glazing

Doors - description:

Description of *existing* materials and finishes:

PVC

Description of *proposed* materials and finishes:

PVC

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

Design & Access statement
OS Plan
Supporting letter from Carefree Services Ltd dated 28th Jan 09
5c Conservatory Plan Drawing
06e - Proposed Elevations Drawing
06f - Proposed Elevations revised Drawing
08a Roof plan with conservatory Drawing

11. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	5	0
Light goods vehicles/public carrier vehicles	1	1	0
Disability spaces	1	1	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

Assessment of Flood Risk

he site within an area at risk of flooding? Refer to the Environment Agency's
od Map showing flood zones 2 and 3 and consult Environment Agency standing
ice and your local planning authority requirements for information as necessary ( ) Yes (•) No

Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

the proposal increase the flood risk elsewhere? ( ) Yes (•) No

w will surface water be disposed of?

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

Biodiversity and Geological Conservation

assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood
t any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by
ir proposals.

ving referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced
hin the application site, OR on land adjacent to or near the application site:

Protected and priority species

Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

Designated sites, important habitats or other biodiversity features

Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

Features of geological conservation importance

Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

Existing Use

ase describe the current use of the site:

lerly persons home

the site currently vacant? ( ) Yes (•) No

es the proposal involve any of the following:

nd which is known to be contaminated? ( ) Yes (•) No

nd where contamination is suspected for all or part of the site? ( ) Yes (•) No

proposed use that would be particularly vulnerable to the presence of contamination? ( ) Yes (•) No

plication advice
you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Trees and Hedges

e there trees or hedges on the proposed development site? ( ) Yes (•) No

nd/or: Are there trees or hedges on land adjacent to the proposed development site that could fluence the development or might be important as part of the local landscape character? ( ) Yes (•) No

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
termined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current
S5837: Trees in relation to construction - Recommendations'

Trade Effluent

oes the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

Residential Units

oes your proposal include the gain or loss of residential units? ( ) Yes (•) No

All Types of Development: Non-residential Floorspace

oes your proposal involve the loss or gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Net Tradable Area				

19. All Types of Development: Non-residential Floorspace (continued)

A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking establishments				0.0
A5	Hot food takeaways				0.0
B1 (a)	Office (other than A2)				0.0
B1 (b)	Research and development				0.0
B1 (c)	Light industrial				0.0
B2	General industrial				0.0
B8	Storage or distribution				0.0
C1	Hotels and halls of residence				0.0
C2	Residential institutions	398.0		58.0	58.0
D1	Non-residential institutions				0.0
D2	Assembly and leisure				0.0
Other					0.0
Other					
	Total	398.0	0.0	58.0	58.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other		0	0	0
Other				

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
C2							☒

22. Site Area

What is the site area? 1100 sq.metres

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:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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)

○ The agent ◉ The applicant ○ Other person

Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

ntry/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the er (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 h the application relates.

: Mr | First name: Graham | Surname: Beddows

son role: Agent | Declaration date: 09/02/2009 | ☒ Declaration made

Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

ricultural Land Declaration - You Must Select Either A or B

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

( ) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before 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 ow:

: Mr | First Name: Graham | Surname: Beddows

son role: Agent | Declaration date: 09/02/2009 | ☒ Declaration Made

. Declaration

e hereby apply for planning permission/consent as described in this n and the accompanying plans/drawings and additional information. ☒

te 09/02/2009

CAREVIEW

Careview Services Ltd
Ashleigh House
81 Birmingham Road
West Bromwich
West Midlands
B70 6PX
Telephone 0121 289 3055

Wednesday 28th January 2009

Mr Robert Duncan
Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Dear Robert,

Ref Conservatory Planning Application for Mill Hayes Retirement Home.

Thank you for taking the time to meet with us on Monday 26th January at Mill Hayes Retirement Home

As discussed and agreed at the time, Graham Beddows (Architect) has now been instructed to amend drawings to alter the sloping roof to a straight roof as recommended by yourself and the new planning application should be with you by early next week

The conservatory is part of a huge refurbishment plan to improve the lives of all our service users and to also help staff provide a better level of care for them.

When Shem Singh the proprietor, first brought Mill Hayes it was brought to his attention by the home manager (Beth Adams) that a conservatory was in much demand, this was supported by staff and service users, who all feel that a conservatory would improve their day to day living.

One of the other things discussed in Monday's meeting was to provide you the justification and the benefits in needing a Conservatory. Please find these justifications below -

1. Will make the lounge and dinning area less crowded when the home is full or service users have visitors, and especially at meal times
2. Due to some of our residents having walking sticks, frames, wheelchairs the extra space will reduce the possibility of both residents and staff tripping or worse falling over
3. There are occasions that residents can get frustrated with each other and therefore prefer to be on their own and the conservatory will provide a quiet and peaceful sanctuary for those residents.
4. It will therefore also reduce the tension and arguments amongst the residents
5. It will allow us to provide a much need occupational area for such things like board games, puzzles and even the possibility of space for a computer for those residents wishing to email family friends
6. Also with the better weather looming the conservatory would be a perfect place for those residents who prefer to stop indoors. It will still give them the benefit of the sun without having to venture outside.
7. There has recently been new decking placed into the garden and a pond with fountain so this would be a nice access point from the conservatory. For the residents to step into the new garden without having to walk far and it will also encourage more residents to venture outside when weather permitting, giving them that little bit more exercise
8. As you can imagine most, if not all our residents previously had their own homes and space but due to them no longer being able to live on their own they are placed at Mill Hayes with only their bedroom to themselves but all other areas they have to share and with several other residents. So having the conservatory would be a great overall benefit in way of general space and privacy when they have a visitor.
9. The conservatory is also a great access and storage area for wheelchairs which improves Health & Safety in the current living areas
10. Its not just the residents who are requesting the conservatory but also the staff who feel it would be a lovely feature to the home and also will improve the residents more!
11. Very rarely a day goes by when the service users are not asking when they are having their conservatory as it's something they really want and is looking forward to having

We ask that you take on board all the above justifications with careful consideration when making your decision

Look forward to hearing from you in due course

Yours Sincerely

Mr Shem Singh
Careview Services Ltd
Tel 0121 289 3055
Fax 0121 525 5110
Email shem.singh *@* careviewservices.co.uk

DESIGN & ACCESS STATEMENT

Property Name & Address:	**Mill Hayes Retirement Home** **72 Mill Hayes Rd, Kynpersley, Stoke on Trent. Staffs. ST8 7PS**
Applicants Contact Details:	Mr Shem Singh 3a Heath Lane, West Bromwich. B71 2BD
Telephone:	
Agents Contact Details:	G & G Building Consultancy Ltd (Graham Beddows) 13 Delves Rd, Walsall. WS1 3JZ
Telephone:	0779 5412360
Description of Development:	Erection of conservatory to existing elderly persons residential home
Philosophy and Approach:	*Existing materials -* 1. *Existing solid brickwork* 2. *Existing plain tile roofs* 3. *PVC windows and timber doors* *Proposed materials* 4. *Cavity wall to 1m above ground level* 5. *PVC double glazing windows as existing* 6. *PVC doors as existing*
Design key access issues:	*Parking, ingress, egress and means of escape are unaffected by any of the proposed issues*
Advice & Consultation Source:	*The design team have consulted with the management and staff concerning the layout, as their input is deemed very important to the overall concept.*
Nature & impact of Environmental Constraints:	*With regards to the issues, to which this application relates there are no practical and viable alternatives*
Additional Material Information:	*Manufactures construction are being sought*

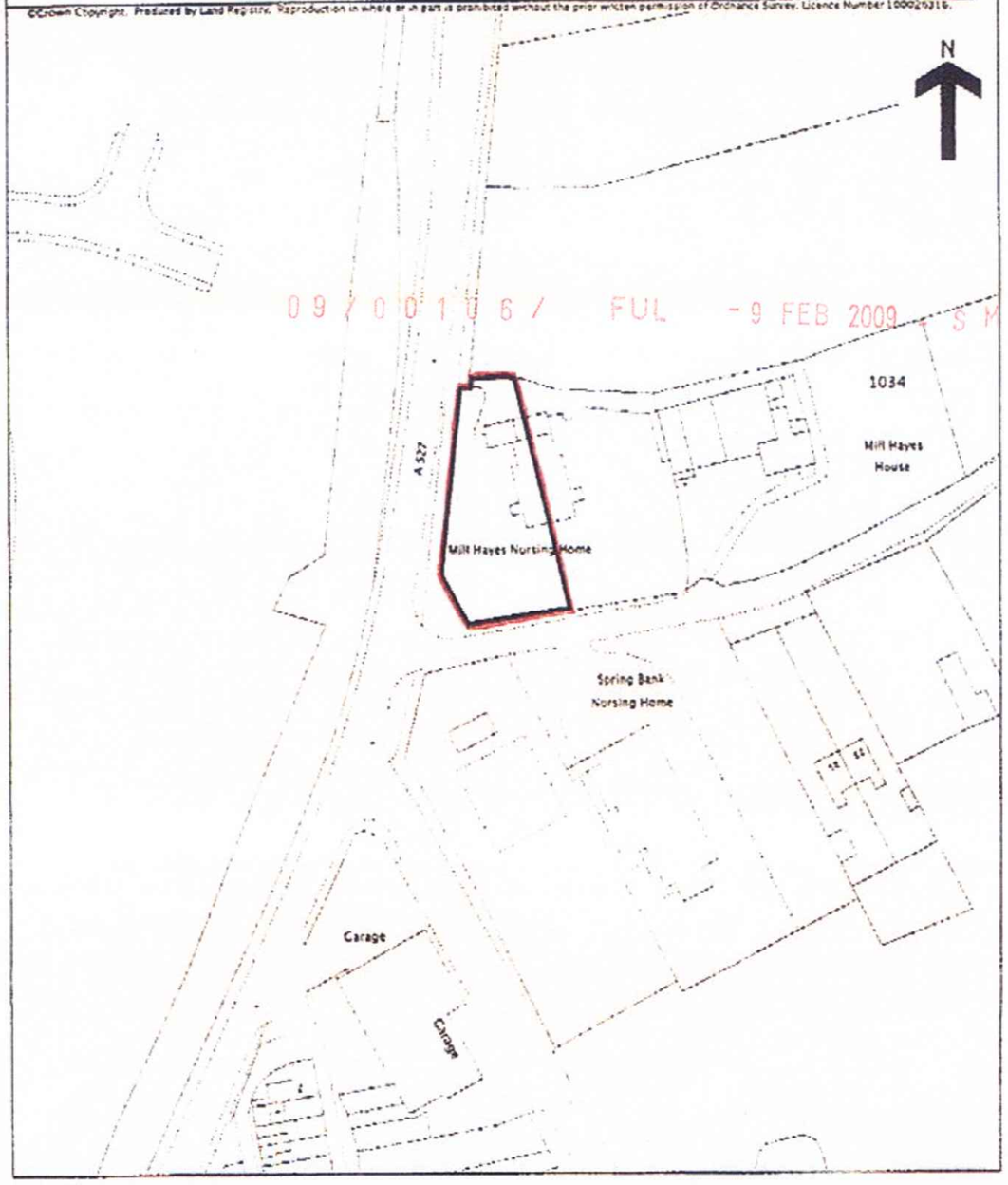
Graham D Beddows MCIOB Dip DEA NDEA
Signed on behalf of G & G Building Consultancy Ltd

Date: 30th January 2009

Land Registry
Current title plan

Title number SF487457
Ordnance Survey map reference SJ8855SW
Scale 1:1250
Administrative area STAFFORDSHIRE:
STAFFORDSHIRE MOORLANDS

©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 24 January 2008 at 12:10:11. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Birkenhead (Old Market) Office

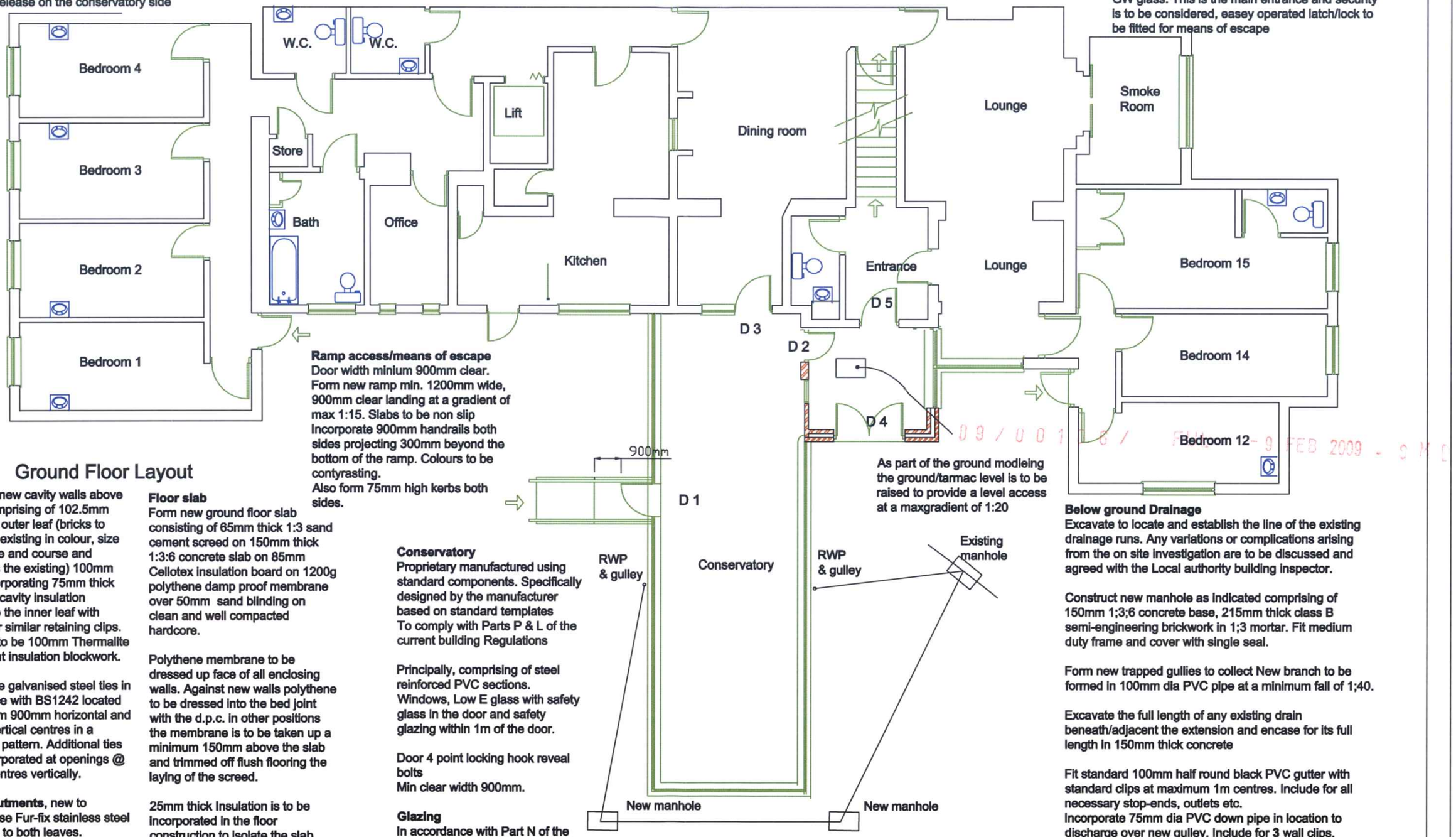
Door & Screen D2.
New screen and door.
Door to be 2XGG style, 30min fire resisting door with GW panes, intumescing strips and smoke seals and over head door closer
Glaze screen with GW glass.or pyro to acheive 30min fire resistance.
Push pad release on the conservatory side

Door D1.
min 800mm clear opening width.
outward opening.
Push pad emergency release lock

Door & window D3.
Replace door with new 2XGG style 30min fire resisting door, intumescing strips and smoke seals and over head door closer
Latch only, Door not locked, regular use.
Reglaze window, direct glazed with GW glass.

Door D4. 1m wide
New aluminium scrren and door.
Door to be 2XGG style,
Push pad emergency release on the inside

Door & window D4
Replace door with new 30min fire resisting door, intumescing strips and smoke seals and over head door closer. 2XGG style door glazed with GW glass. This is the main entrance and security is to be considered, easey operated latch/lock to be fitted for means of escape



Ground Floor Layout

Construct new cavity walls above D.P.C. comprising of 102.5mm thick brick outer leaf (bricks to match the existing in colour, size and texture and course and bonded as the existing) 100mm cavity incorporating 75mm thick Rockwool cavity insulation secured to the inner leaf with Vista-fix or similar retaining clips. Inner leaf to be 100mm Thermalite light-weight insulation blockwork.

Incorporate galvanised steel ties in accordance with BS1242 located a maximum 900mm horizontal and 450mm vertical centres in a staggered pattern. Additional ties to be incorporated at openings @ 150mm centres vertically.

At 90° abutments, new to existing, use Fur-fix stainless steel tie system to both leaves.

Close cavity around openings using proprietary insulated closers. Close cavity at the head with block return and D.P.C.

Floor slab
Form new ground floor slab consisting of 65mm thick 1:3 sand cement screed on 150mm thick 1:3:6 concrete slab on 85mm Cellotex insulation board on 1200g polythene damp proof membrane over 50mm sand blinding on clean and well compacted hardcore.

Polythene membrane to be dressed up face of all enclosing walls. Against new walls polythene to be dressed into the bed joint with the d.p.c. in other positions the membrane is to be taken up a minimum 150mm above the slab and trimmed off flush flooring the laying of the screed.

25mm thick Insulation is to be incorporated in the floor construction to isolate the slab from the external wall.

Ramp access/means of escape
Door width minium 900mm clear.
Form new ramp min. 1200mm wide, 900mm clear landing at a gradient of max 1:15. Slabs to be non slip
Incorporate 900mm handrails both sides projecting 300mm beyond the bottom of the ramp. Colours to be contyrasting.
Also form 75mm high kerbs both sides.

Conservatory
Proprietary manufactured using standard components. Specifically designed by the manufacturer based on standard templates
To comply with Parts P & L of the current building Regulations

Principally, comprising of steel reinforced PVC sections.
Windows, Low E glass with safety glass in the door and safety glazing within 1m of the door.

Door 4 point locking hook reveal bolts
Min clear width 900mm.

Glazing
In accordance with Part N of the Current Building Regulations, glazing within 800mm of the floor is to be laminated to BS6208

As part of the ground modleing the ground/tarmac level is to be raised to provide a level access at a maxgradient of 1:20

Below ground Drainage
Excavate to locate and establish the line of the existing drainage runs. Any variations or complications arising from the on site investigation are to be discussed and agreed with the Local authority building inspector.

Construct new manhole as indicated comprising of 150mm 1;3;6 concrete base, 215mm thick class B semi-engineering brickwork in 1;3 mortar. Fit medium duty frame and cover with single seal.

Form new trapped gullies to collect New branch to be formed in 100mm dia PVC pipe at a minimum fall of 1;40.

Excavate the full length of any existing drain beneath/adjacent the extension and encase for its full length in 150mm thick concrete

Fit standard 100mm half round black PVC gutter with standard clips at maximum 1m centres. Include for all necessary stop-ends, outlets etc.
Incorporate 75mm dia PVC down pipe in location to discharge over new gulley. Include for 3 wall clips.

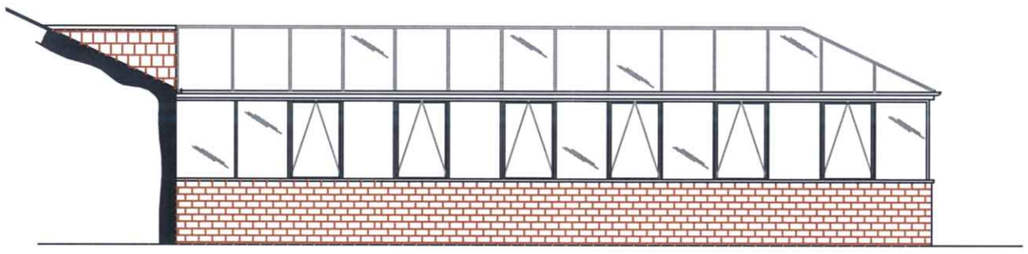
Door entry System
To be installed with 2 way audio link from the main entrance to the office. The system to have illuminated panel to indicate that a call has been made at point of entry.

09/00178/FUL - 9 FEB 2009

G & G Building Consultancy Limited		13 Delves Road, Walsall WS1 3JZ Tel 01922 644843 or 07795412360
Client / Property	72 Mill Hayes Rd	Date Sept 2008
	Stoke on Trent	Scale 1/100
Drawing Name	Conservatory Plan	Drg No G00159/05c

G Beddows MCIOB

Click here to get your free novaPDF Lite registration key



North Elevation

09/00106/ FUL -9 FEB 2009 - SMD

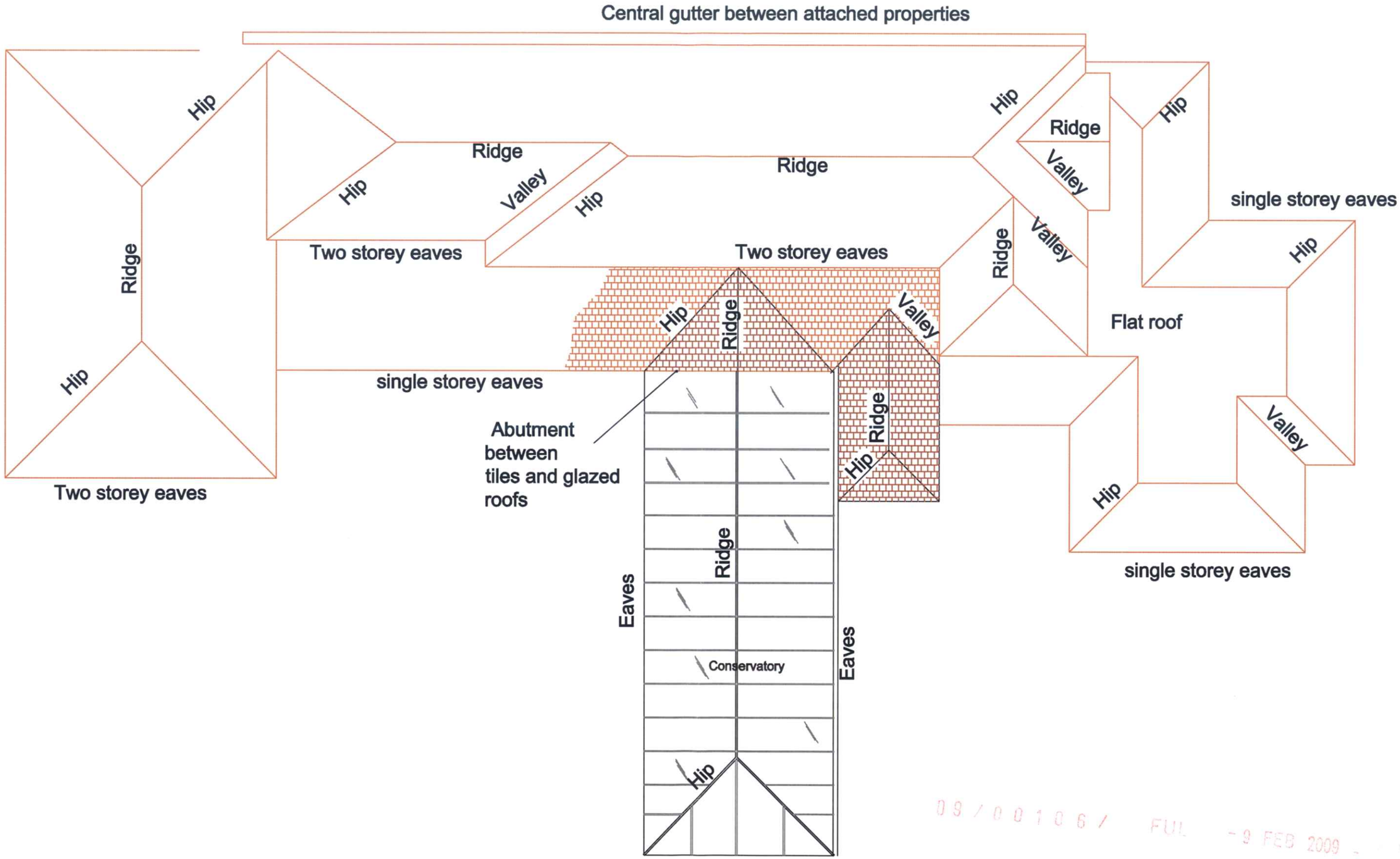
Proposed Conservatory

G & G Building Consultancy Limited
13 Delves Road, Walsall WS1 3JZ
Tel 01922 644843 or 07795412360

G Beddows MCIOB

Client / Property	72 Mill Hayes Rd	Date: Sept 2008
	Stoke on Trent	Scale: 1/100
Drawing Name	Proposed North Elevation	Drg No: G00159/06e

Click here to get your free novaPDF Lite registration key



09/00106/FUL - 9 FEB 2009

Proposed Conservatory

G Beddows MCIOB	**G & G Building Consultancy Limited**	13 Delves Road, Walsall WS1 3JZ Tel 01922 644843 or 07795412360
	Client / Property 72 Mill Hayes Rd	**Date** Sept 2008
	Stoke on Trent	**Scale** 1/100
	Drawing Name Conservatory Roof Plan	**Drg No** G00159/08a

Click here to get your free novaPDF Lite registration key

Emergency Lighting
Supply and install new Thorn Light fittings in positions shown on the drawing in the extension and as may be requested by the fire services in accordance with British Standard BS5588, 1997 & BS 5266, 1988;

Fire Notices
Door notices to fire doors, to be provided and displayed to conform to BS5499: part 1 2000

Escape routes notices
To be provided and displayed to conform to BS5499: part 4 2000

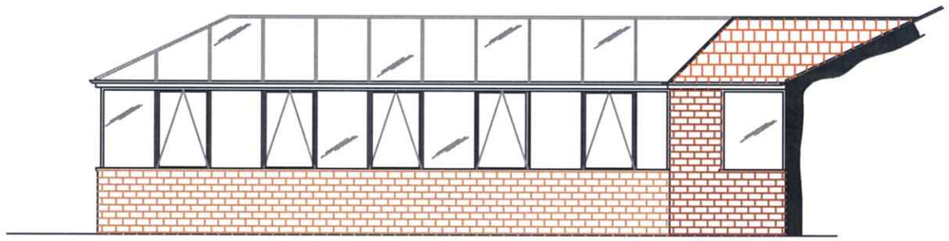
Existing Fire Detection / Alarm:
To be extended into the conservatory to conform with BS5839: part 1 2002: Type L1

Timber
All structural timbers are to be structural graded tanalised timbers. All cut ends; notches etc. are to be treated using two generous coats of Cuprinol or similar timber preservative against fungi and insect infestation.

Joinery timber is to be Vac-Vac treated and primed all round prior to installation.



Front Elevation



Side Elevation

Asbestos
Type 3 survey to be undertaken in accordance with Control of Asbestos Regulations 2006 and HS1974

Plumbing
All Pluming, heating work and gas carcassing work is to be undertaken by a CORGI registered engineer. A formal certificate must be provided for the gas carcassing work carried out.

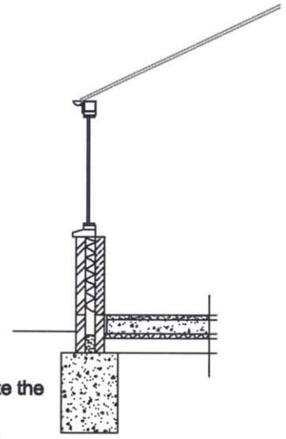
Electrical
All Electrical work must be carried out by an IEE NIC engineer. Adaptations, extensions etc. to the installation are to be in accordance with the 17th edition of the IEE regulations. A formal certificate must be provided for the electrical work carried out in accordance with Part P of the current Building Regulation

SUB-STRUCTURE

Preparation
Lift paving slabs and the like, retain and relay on completion.

Excavate in location shown as 'Assumed line of drain' to locate the exact position of the combined drain. Any deviation from the assumed position is to be refereed back to the local Authority building surveyor.

Foundation
Excavate for and lay concrete trench fill foundation to be formed to receive the new external walls. Depth to be dependent on the bearing capacity of the sub-strata and to be approved on site by the Local Authority Building surveyor. Foundation to be 600mm wide and cast in C10P concrete (1:2:4) and brought to within 150mm of the ground level.



Section, scale 1:66

Cavity Walls, up to 1m above ground level
Construct new cavity walls from top of foundation upto D.P.C. level comprising of two leaves class B semi-engineering brickwork laid in 1:3 mortar forming a 100mm wide cavity.

In corporate weak mix concrete fill in cavity up to ground level, maintain a minimum 175mm c below dpc level

Install Permabit polymer D.P.C. in both leaves with 100mm laps to ends and corners include into existing D.P.C. bed joint a minimum of 100mm.

Construct new cavity walls above D.P.C. comprising of 102.5mm thick brick outer leaf (bricks the existing in colour, size and texture and course and bonded as the existing) 100mm cavity incorporating 75mm thick Rockwool cavity insulation secured to the inner leaf with Vista-fix o retaining clips. Inner leaf to be 100mm Thermalite light-weight insulation blockwork.

Incorporate galvanised steel ties in accordance with BS1242 located a maximum 900mm hor 450mm vertical centres in a staggered pattern. Additional ties to be incorporated at openings centres vertically.

At 90° abutments, new to existing, use Fur-fix stainless steel tie system to both leaves.

Close cavity around openings using proprietary insulated closers. Close cavity at the head w return and D.P.C.

09/00106/FUL -9 FEB 2009

Proposed Conservatory

G & G

G Beddows MCIOB

G & G Building Consultancy Limited
13 Delves Road, Walsall WS1 3JZ
Tel 01922 644843 or 07795412360

Client / Property	72 Mill Hayes Rd	**Date** Sept 2008
	Stoke on Trent	**Scale** 1/100
Drawing Name	Proposed Elevation	**Drg No** G00159/06f

Click here to get your free novaPDF Lite registration key