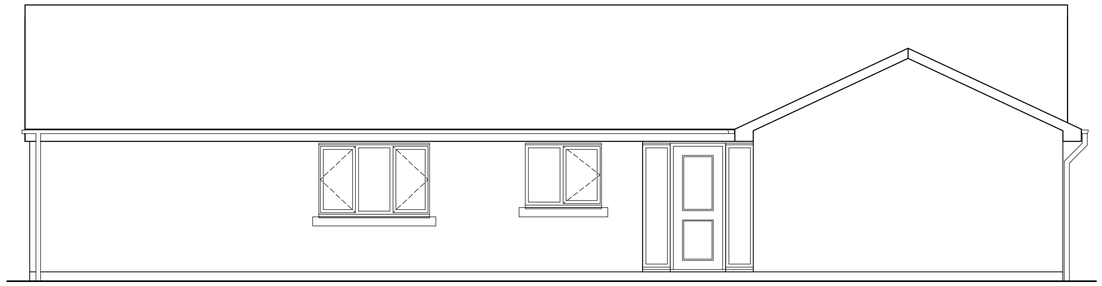
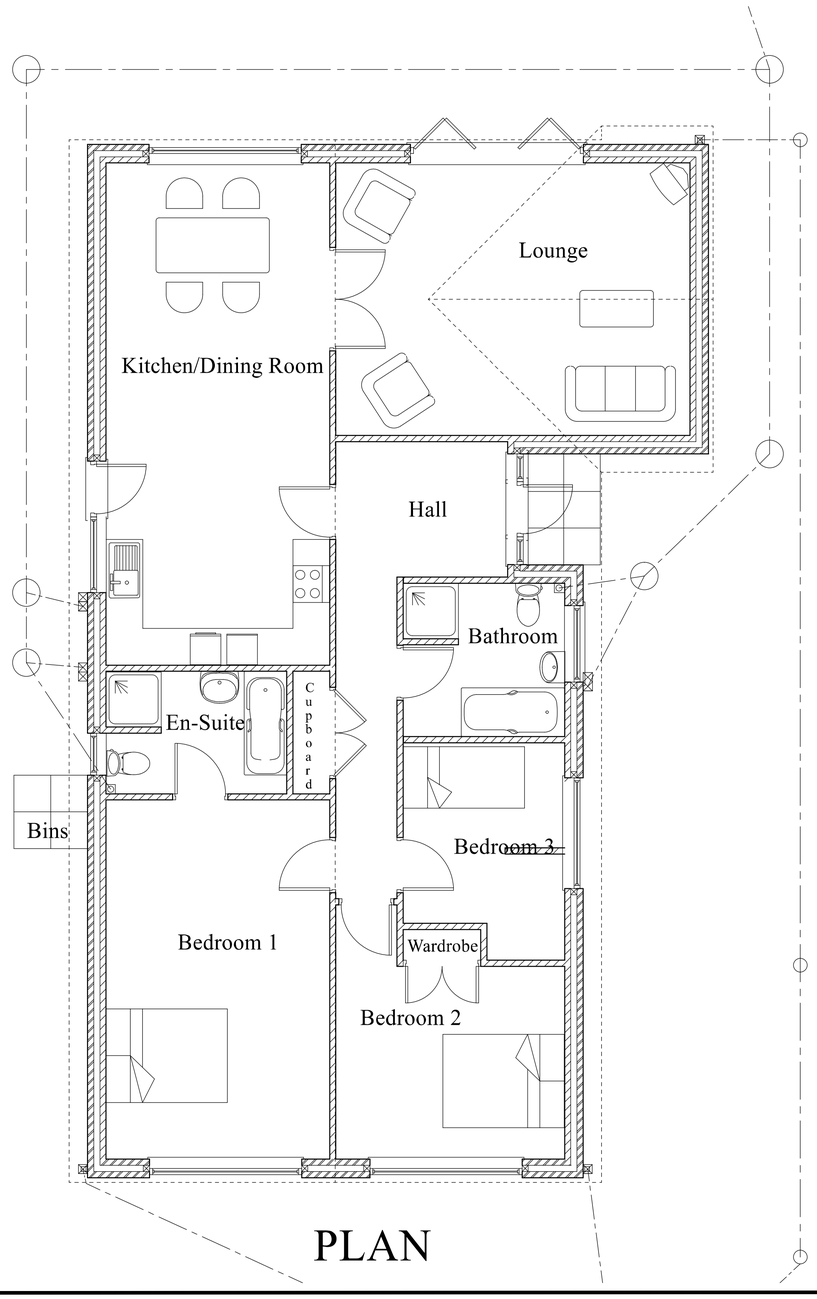


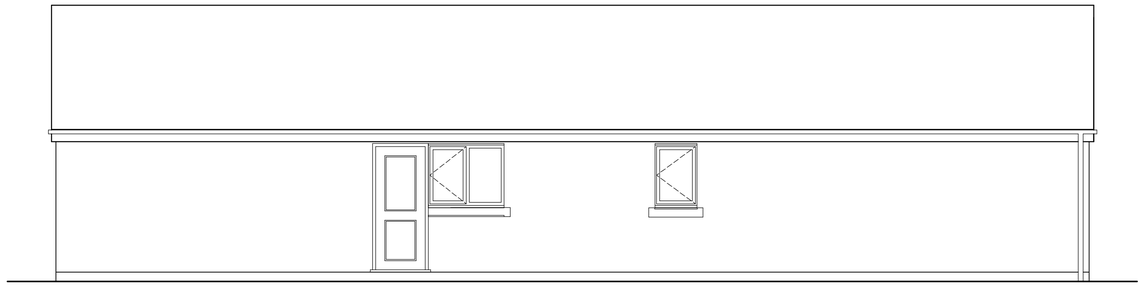
WEST ELEVATION



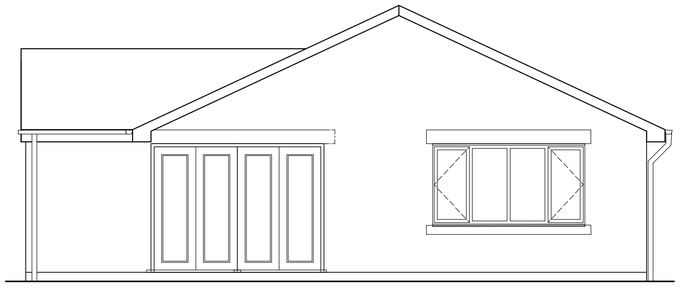
NORTH ELEVATION




PLAN



SOUTH ELEVATION



EAST ELEVATION

Form access drive as shown of TarmacDry porous asphalt paving system with of 25mm thick dense bitumen macadam wearing course on 50mm dense bitumen macadam base course, edgings to be 150 x 50mm concrete. Form patio paving and steps with pavings to Client's choice on minimum 150mm thickness of limestone hardcore. Where paving is laid over any root protection area, this shall be of 'no dig' construction and to be formed of Terram Geocell Confinement System or similar base. The domestic refuse is to be brought forward to the front of the property on collection day. Fencing to be of slotted concrete posts set in concrete with 300mm high concrete gravel board to base and 1500mm high treated softwood woven panels. Form area for the storage of waste containers; 1200 x 1200mm of 600 x 600mm concrete flags. 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.

Shrubs to be a mix of Cotoneaster Franchetti, Common Broom, Daphne odora Aureomarginata, Pachysandra Terminalis, Euonymous Gold & Silver & Cotoneater conspicorus 'Decorus' spaced a minimum of 1 metre apart.

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.

NOTES

External cavity walls and gables to be constructed of outer skin of facing bricks to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm insulation blocks.

Pitched roof to be of interlocking tiles to Planning Officer's approval to recommended gauge. Provide and fix code 4 lead slate with sleeve where vent pipes pass through roofing. Fit UPVC fascias, barge boards and soffits with boxed ends at intersection of fascias and barge boards on timber bearers or gable ladder framework. Gutters and rainwater pipes to be in UPVC. Gutters to be Marley Flowline Rectilinear 112 x 60mm gutters laid to 1 in 600 falls, with 65mm square 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/m2 .K. External doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units. Build in 125 x 150mm sunk, splayed and throated reconstructed stone cills with stooled ends to windows, and 100 x 225mm reconstructed stone heads to windows and doors. 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.

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 '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 galvanized grating. Gullies picking up Bathrooms and Kitchen wastes to be trapped back inlet and fitted with galvanized grating. Foul drain to be connected to main sewer in road as shown on Location Plan with saddle connection. Roadway to be reinstated all in accordance with County Highways requirements. Storm drainage to run to soakaway 1800mm diameter x 1200mm below incoming invert, and to be filled to within 300mm of surface with clean limestone, covered with 1200 gauge polythene sheeting and topsoil. Soakaway to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the size of the soakaway is adequate. All inspection chambers to storm drainage to be in 300mm diameter polypropylene set on minimum 150mm thick concrete bases, comprising base unit, raising pieces as required and Polymer covers and frames. All inspection chambers to foul drainage 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.

Walls to steps to be constructed of 215mm thick walls with facing bricks where exposed above finished ground levels to a height of at least 300mm with brick-on-edge copings in Class A Blue engineering bricks, including 2 courses of plain clay roofing tiles under. Form external steps of reconstructed stone treads with facing brick-on-edge risers.

REVISIONS:
A 17-08-16 Drainage added.
B 18-08-16 Completed for Planning Application.

MR. R. JOHNSON & MISS J. LEWIS

DATE JULY 2016

AT
INTAKE FARM,
TOWN HEAD,
FOXT,
STOKE-ON-TRENT. ST10 2HN

SCALES:
PLAN 1:50
ELEVATIONS 1:50

DRAWN BY:

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AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1606/11/01/B