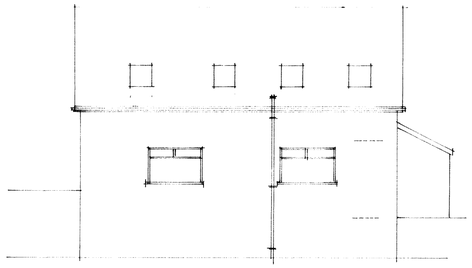
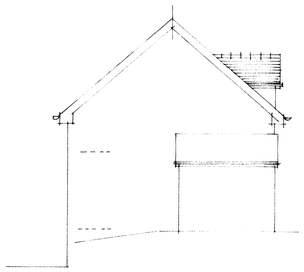


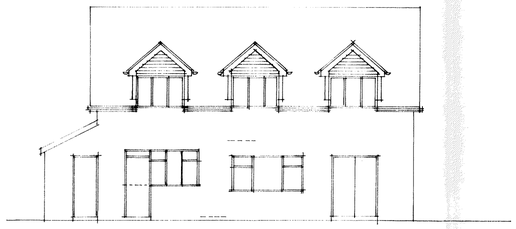
north east elevation.



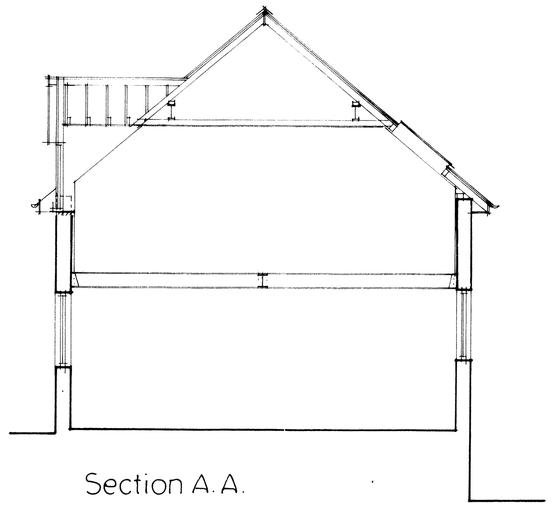
north west elevation.



south west elevation.



south east elevation.



Section A.A.

NOTES

Take out window to Store and cut away below cill line to form new door opening to Lobby, quoin up jambs, make good and build in new door and frame and window. Take out existing roller shutter door to garage, build in steel beam at lower level to support new wall above, build up opening to existing door head in cavity facing brick wall to match existing bonded to existing at ends. Refix roller shutter door and gear at lower level. Strip off roof tiles as necessary, cut out in existing roof construction for new dormers and roof windows, fit trimmers and double rafters to each side of opening, make good to roof coverings on completion. Remove all remaining windows, and doors, and prepare for replacement, make good all existing finishes to new frames.

Dormers to be constructed of plain tiles on 38 x 19 sawn battens, to 112mm gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane on 19mm WBP plywood on 100 x 50mm sawn softwood studding. Provide and fix code 4 lead flashings with soakers as necessary at intersections of roof with walls. 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 '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. Supply and fit Velux roof windows Reference GGL3000, C04; 780 x 980mm complete with flashing including trimming openings in roof structure and plasterboard and skim finish to reveals. External doors and frames are to be UPVC, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice. 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. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant

Soil and vent stack to have roddable access door and to be carried up above windows within 3 metres of pipe by at least 1 metre and fitted with suitable bird cage.

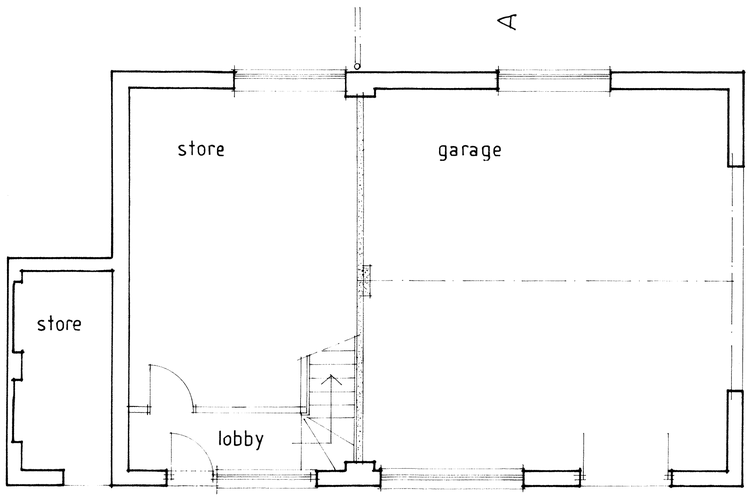
Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night.

Carry out all decoration works to Client's requirements.

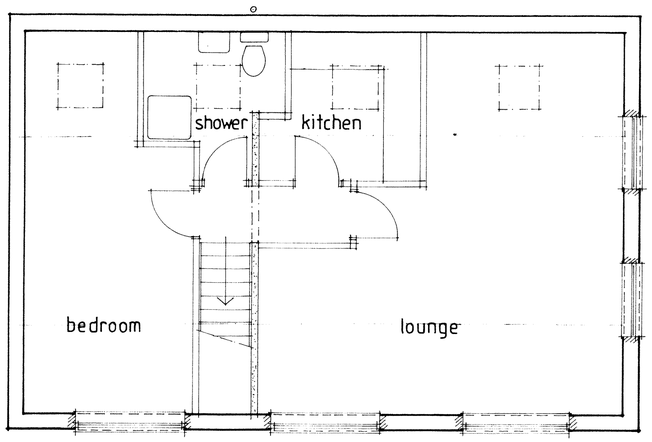
All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. Foul drain to be connected to existing foul drainage system. Storm drainage to run to existing system or to be run to soakaway 1200 x 1200 x 1200mm below incoming invert, and to be filled 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.

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.



Ground floor plan.



First floor plan.

MR. J. LOCKETT

DATE **September 16**

PROPOSED CONVERSION OF GARAGE TO FORM SELF-CONTAINED FLAT
AT
WHITE LODGE,
13, HIGH STREET,
DILHORNE,
STOKE-ON-TRENT,
STAFFS. ST10 2PE

SCALES:

PLANS	1:50
SECTION	1:50
ELEVATIONS	1:100

DRAWN BY:
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS & BUILDING COST CONSULTANTS
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LULWORTH HOUSE,
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CHEADLE, STOKE-ON-TRENT,
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AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1606/02/03