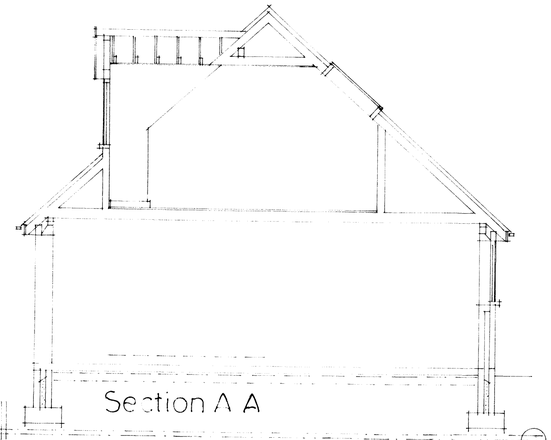
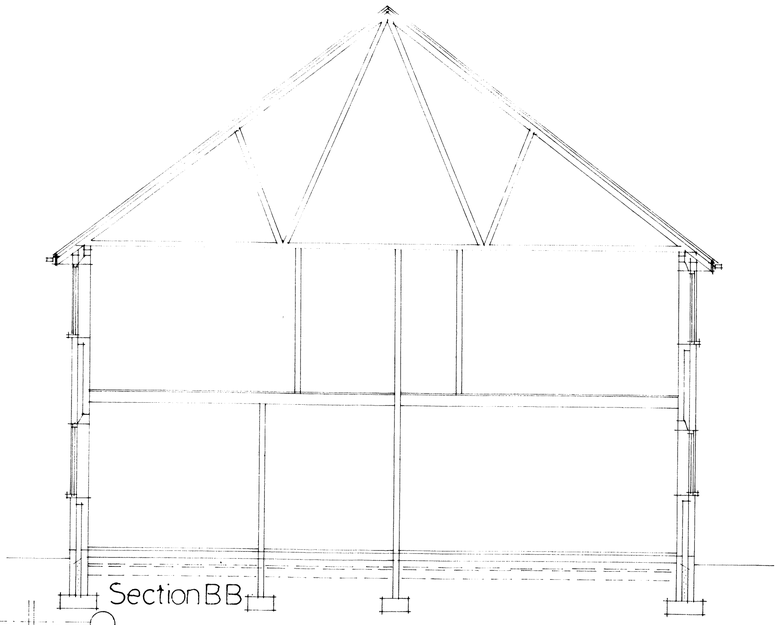
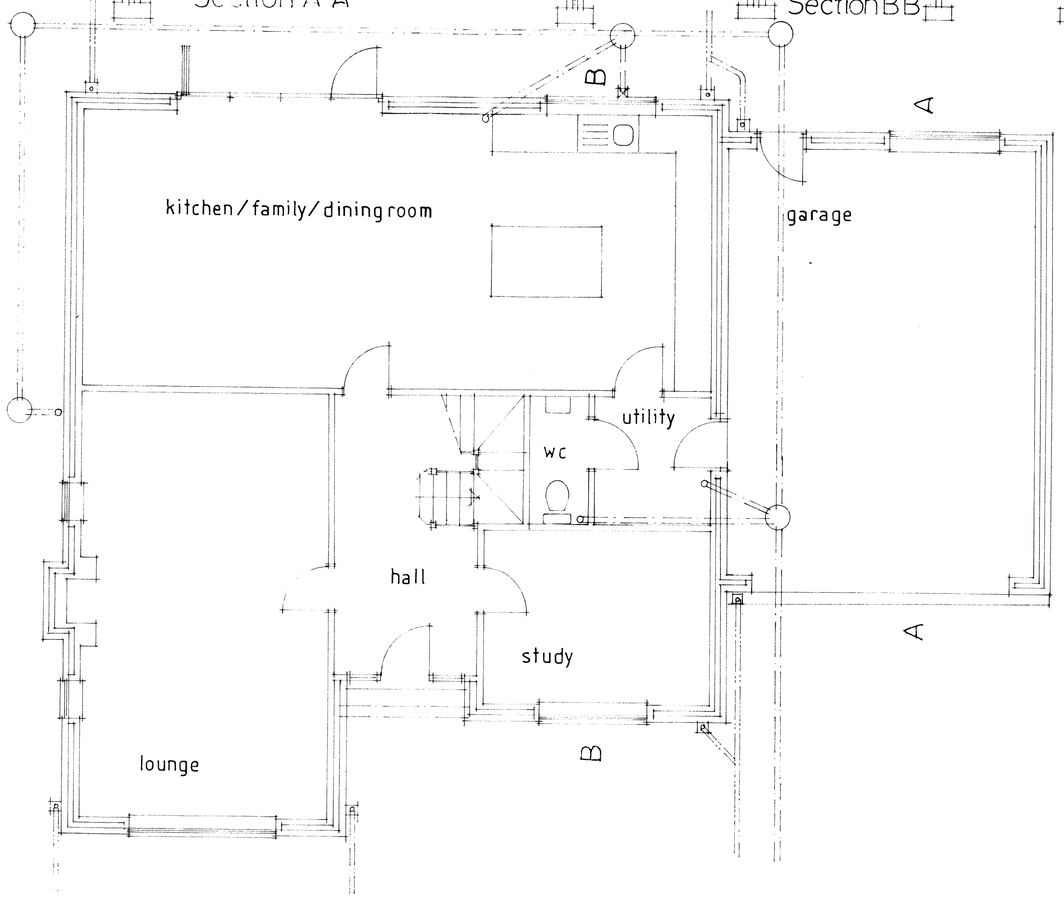
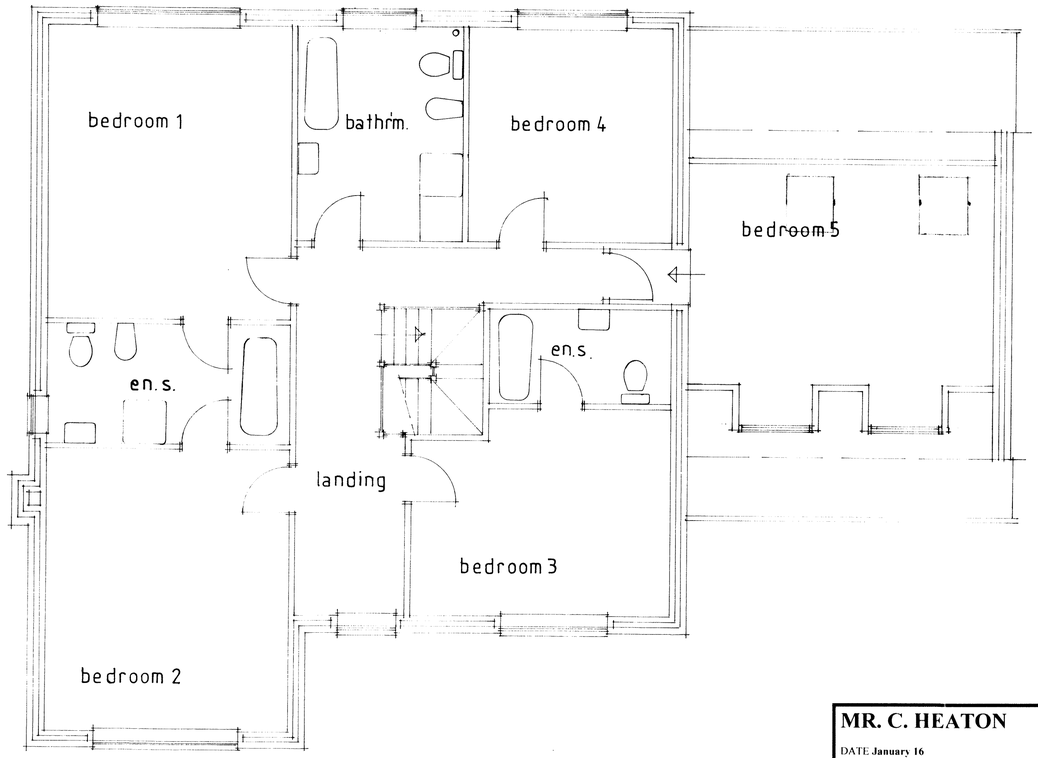






Ground floor plan.



First floor plan.

NOTES

External cavity walls and gables to dwellings and integral garages to be constructed of outer skin of facing bricks to Planning Officer's approval. Quoins to be built as shown in reconstructed stone units. Build chimney stacks in brickwork with facing bricks where exposed. Chimneys to be finished with clay chimney pot set and flaunched in cement mortar. Form tiled shoulder with code 4 lead flashings at abutments with brickwork. 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.

Pitched roofs to be of plain tiles to Planning Officer's approval on 38 x 19 sawn battens, to 100mm gauge. Provide and fix code 4 lead flashings with soakers to chimneys and at intersections of roofs with walls. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roofing. Provide and fix 80 x 80 x 4mm Square Hollow Section structural column to support front door canopy roof. Dormers and roof gables to dormers to be constructed of plain tiles on 38 x 19 sawn battens, to 112mm gauge. 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. 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. External doors and frames are to be UPVC minimum 775mm clear width. Glazing to external doors to double glazed in 4mm toughened glass units. 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. Supply and fit Velux roof windows Reference GGL MK06; 780 x 1180mm complete with flashings. Fit up and over garage door complete with retractable gear and softwood frame.

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

Paint or stain all new external woodwork on completion. Paint all new exposed metalwork on completion.

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.

Amendments:

A	08-01-16	Section added.
B	15-01-16	Sanitary fittings shown. Drainage shown.

MR. C. HEATON

DATE **January 16**

PROPOSED DWELLINGS TYPE D (PLOTS 8 & 9; & PLOT 10 – HANDED)
AT
HOME FARM, HIGH STREET,
DILHORNE,
STOKE-ON-TRENT,
STAFFS. ST10 2PE

SCALE:	
PLANS	1:50
SECTIONS	1:50

DRAWN BY:

MALCOLM SALES
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AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1511.11.12.B