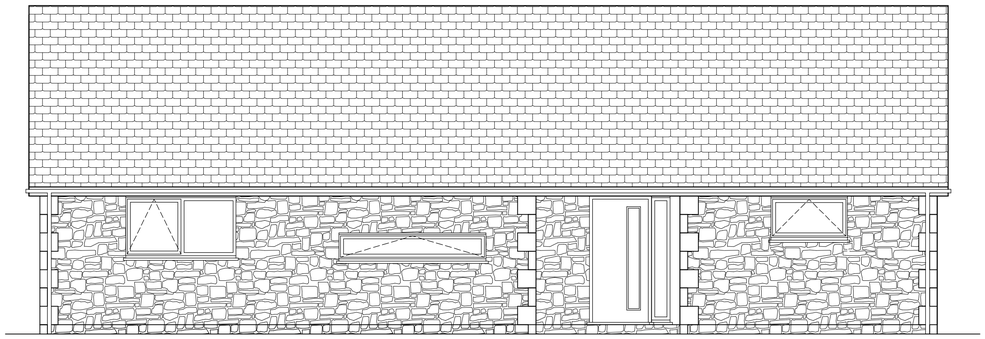


FRONT ELEVATION (SOUTH EAST)

NOTES

Remove low level rubble stone wall at front of site to form access.

External cavity walls and gables to be constructed of outer skin of reconstructed stonework with dressed stone corner quoins to Planning Officer's Approval. Build breast and stack in reconstructed stonework externally. Finish flue with clay chimney pot set and flaunched in cement mortar. Form tiled shoulder with code 4 lead flashings at abutments with stonework. Build in gas and electric meter boxes in external skin of hollow walls.

Pitched roof to be of Forticrete 'Gemini' interlocking tiles to Planning Officer's approval. Provide and fix code 4 lead flashings with soakers to chimneys. Fit softwood fascias with plywood soffits and timber bearers. Fit softwood barge boards with plywood soffits, boxed ends at intersection with fascias, and sawn timber bearers or gable ladder framework. Gutters and rainwater pipes to be in UPVC. Gutters to be Marley Flow-line Rectilinear 112 x 60mm gutters laid to 1 in 600 falls, with 65mm square rainwater pipes discharging into trapped gullies.

Windows to be impregnated Redwood, triple glazed. External doors and frames are to be in Pine, minimum 775mm clear width, triple glazed in 4mm toughened glass units. Roof window to be Velux GGl c02; 550 x 780mm complete with flashing including trimming openings in roof structure.

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

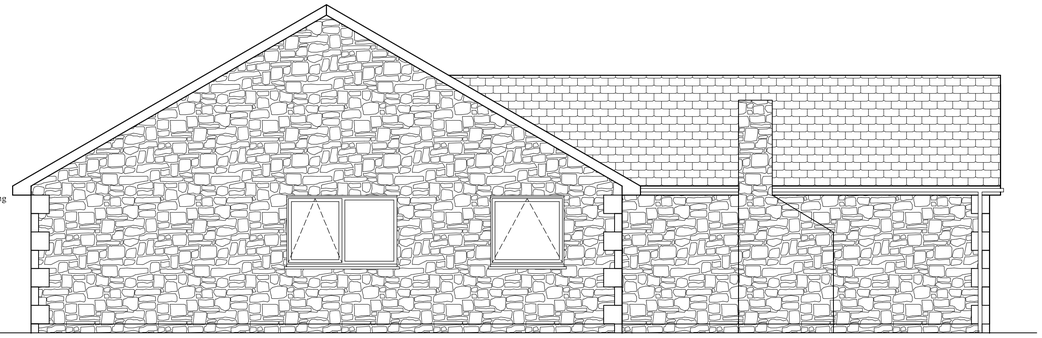
Stain all new woodwork on completion.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. Gullies picking up Utility & Kitchen sink wastes to be trapped back inlet and fitted with galvanized gratings. Foul sewer to be diverted as shown all to the satisfaction of Severn Trent Water Authority. New drain to be connected to diverted sewer with saddle connection. Roof drainage to run to Rainwater Harvesting Tank and all other storm drainage to run to soakaway 1600 x 1600 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. Soakaways to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. All inspection chambers to storm drainage to be in 225mm 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 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. Lay 'Aco' or similar channel grating to tarmacadam area and connect to storm drain to soakaway.

Boundary walls to be constructed of concrete foundations (Grade C25) 225mm thick, stepped as required and minimum 450mm wide, projections of piers to have a minimum concrete spread of 150mm. Walls of varying thickness to retain ground to be built up to ground level in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Form brick-on-edge coping to walls and piers in Class A Blue engineering bricks, including 2 courses of plain clay roofing tiles under.

Form turning and parking area in TarmacDry porous asphalt paving system. Form paved areas as shown of Plasline Peermi-8' or similar 80mm thick permeable block paviors. Kerbs to be Plasline small kerbs. Form external steps of reconstructed stone treads with facing brick-on-edge risers on minimum 150mm concrete base on compacted hardcore. Fit balustrade to one side with handrail 1000mm above pitch line. Supply and lay 125 x 150mm concrete half battered road kerbs to site entrance. The domestic refuse is to be brought forward to the front of the property on collection day. Fencing to be of slotted concrete or wooden posts set in concrete or within retaining walls, 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. Supply and lay topsoil and turfing to Client's requirements. Tree to be a either a well established Hazel (Corylus avellana) or Silver Birch (Betula pendula). 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.

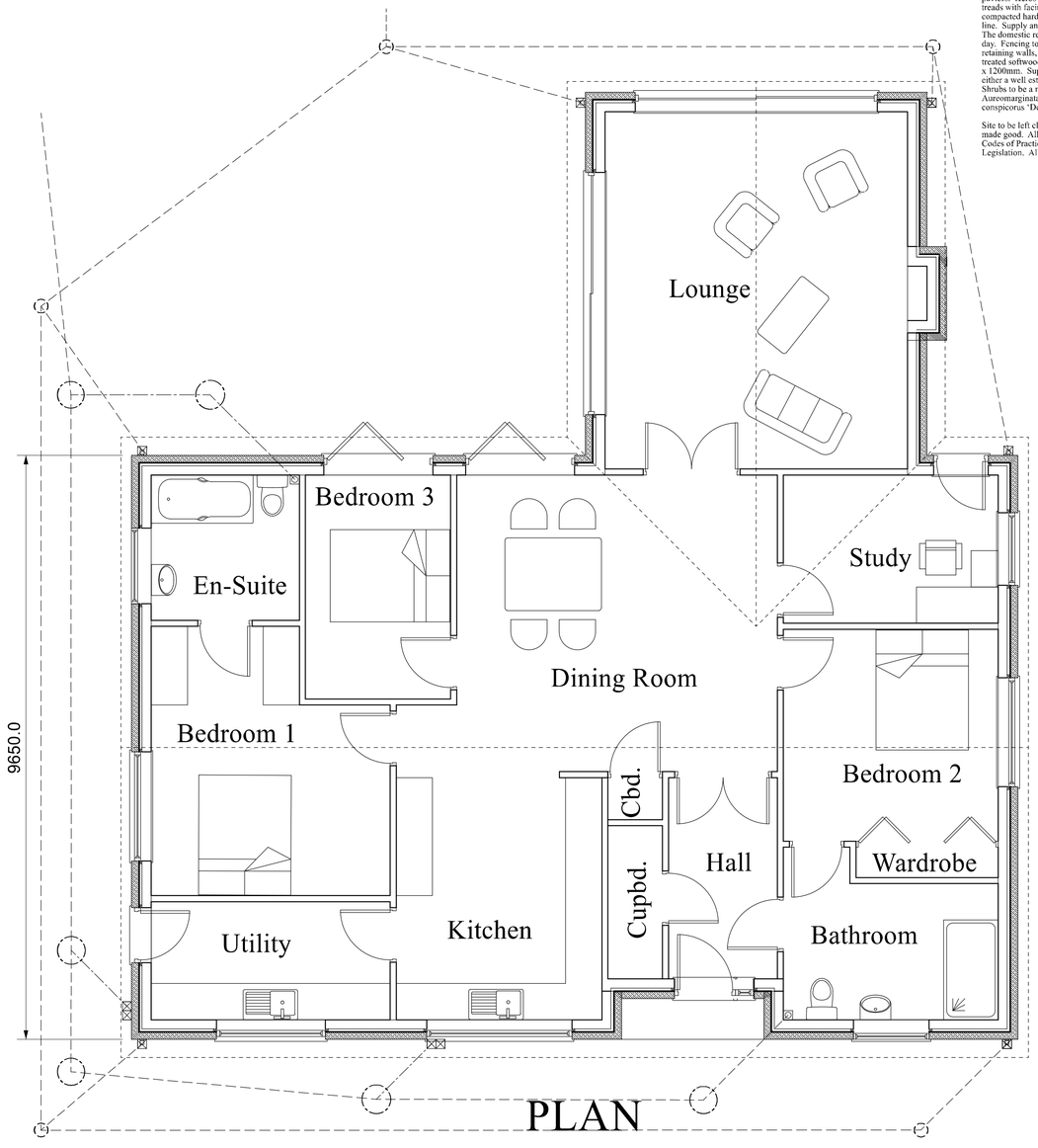
Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.



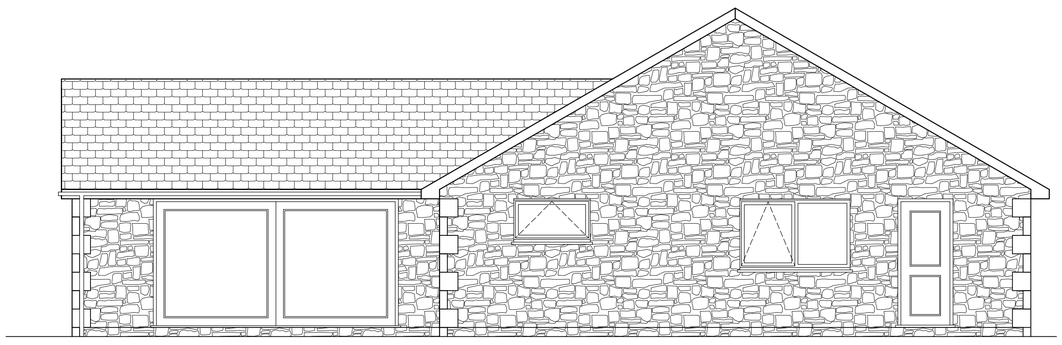
SIDE ELEVATION (NORTH EAST)



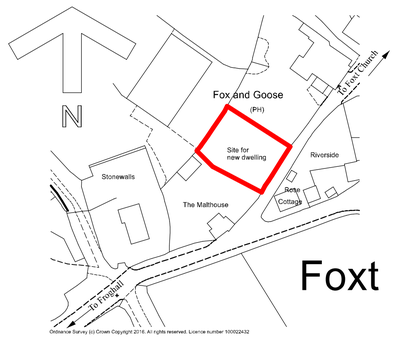
REAR ELEVATION (NORTH WEST)



PLAN



SIDE ELEVATION (SOUTH WEST)



LOCATION PLAN

AMENDMENTS:

A 07-11-2016 Eaves lowered. Bathroom amended. Patio doors changed to bi-fold. Bi-fold doors changed to patio. Door to Bedroom 1 repositioned. Stone quoins added.
B 08-11-2016 Window & WC to En-suite resited.
C 18-11-2016 Completed for Planning Application.
D 15-02-2017 Kitchen widow amended in size
E 10-04-2017 Window added over rear elevation doors to Lounge. Roof window added to give natural light to roof space.
F 14-04-2017 Windows and front door styles amended. Window heights to En-Suite & Bathroom amended.

MR. & MRS. R. PRIOR

DATE OCTOBER 2016

PROPOSED NEW DWELLING

AT
THE MALTHOUSE,
FOXT LANE,
FOXT,
STOKE-ON-TRENT.
ST10 2HN

SCALES:
PLAN 1:50
ELEVATIONS 1:50
LOCATION PLAN 1:1250

DRAWN BY:

MALCOLM SALES
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AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1609/05/01/F