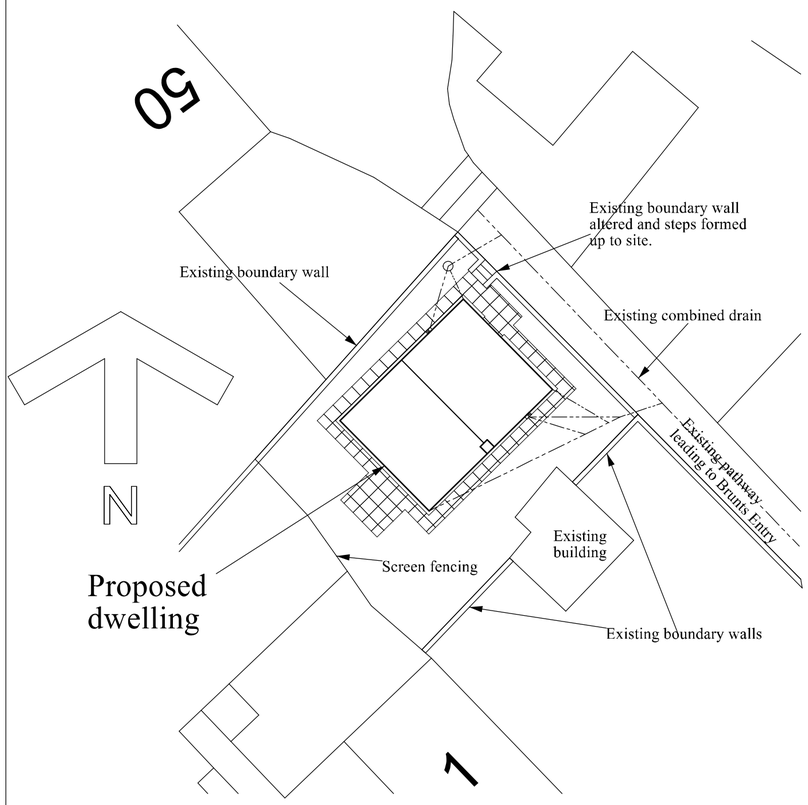
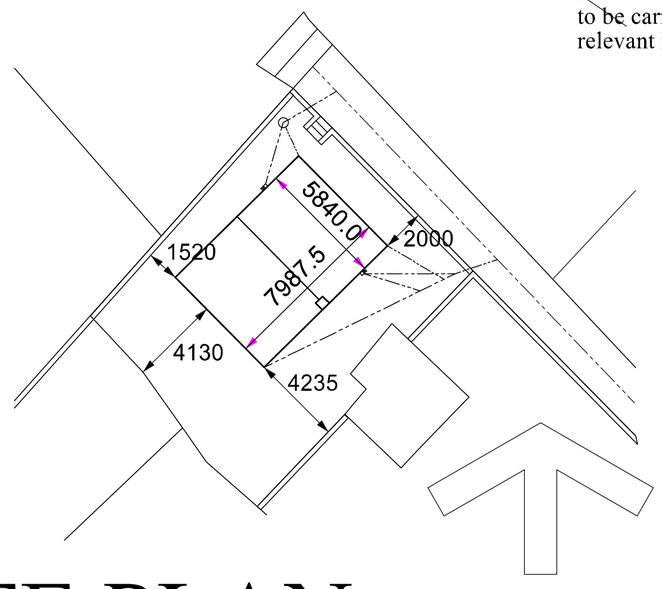


SITE PLAN



SITE PLAN (SHOWING DIMENSIONS)

NOTES

External cavity walls and gables to be constructed of outer skin of facing bricks to Planning Officer's approval. Build chimney stack in brickwork with facing bricks where exposed. Build in gas and electric meter boxes in external skin of hollow walls.

Pitched roof to be of Staffordshire Blue plain tiles Planning Officer's approval. Provide and fix code 4 lead flashings with soakers to chimney. Form corbelled eaves and verges with courses of projecting facing brickwork.

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 and external doors to be timber double-glazed. 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.

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 storm drainage gullies to be trapped and fitted with galvanized grating. Gullies picking up kitchen and basin wastes to be trapped back inlet and fitted with galvanized grating. Drains to be connected to combined main sewer in existing pathway with saddle connection. Pathway to be reinstated to match existing.

Existing boundary wall at front of site to be cut out as shown for new pedestrian access and new walls to be constructed of facing bricks where exposed above finished ground levels with brick-on-edge coping.

Form local paving and steps with pavings to Client's choice. Form external steps of reconstructed stone treads with facing brick-on-edge risers. Form area for the storage of waste containers; 1200 x 1200mm of 600 x 600mm concrete flags. Supply and lay topsoil and turfing to unpaved areas.

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.

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.

MR. A. CHATTERTON

DATE APRIL 2017

PROPOSED NEW DWELLING

AT
60, PRINCE GEORGE STREET,
CHEADLE,
STOKE-ON-TRENT.
ST10 1HX

SCALE:
SITE PLANS 1:200

DRAWN BY:
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
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FOR PLANNING APPLICATION

DRAWING NR. 1703/11/02