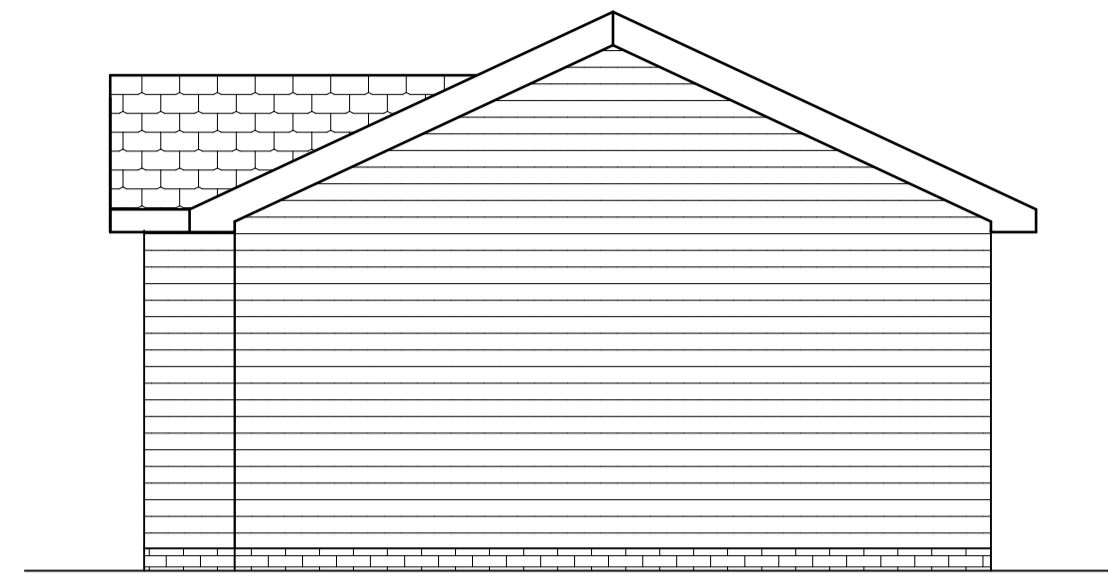
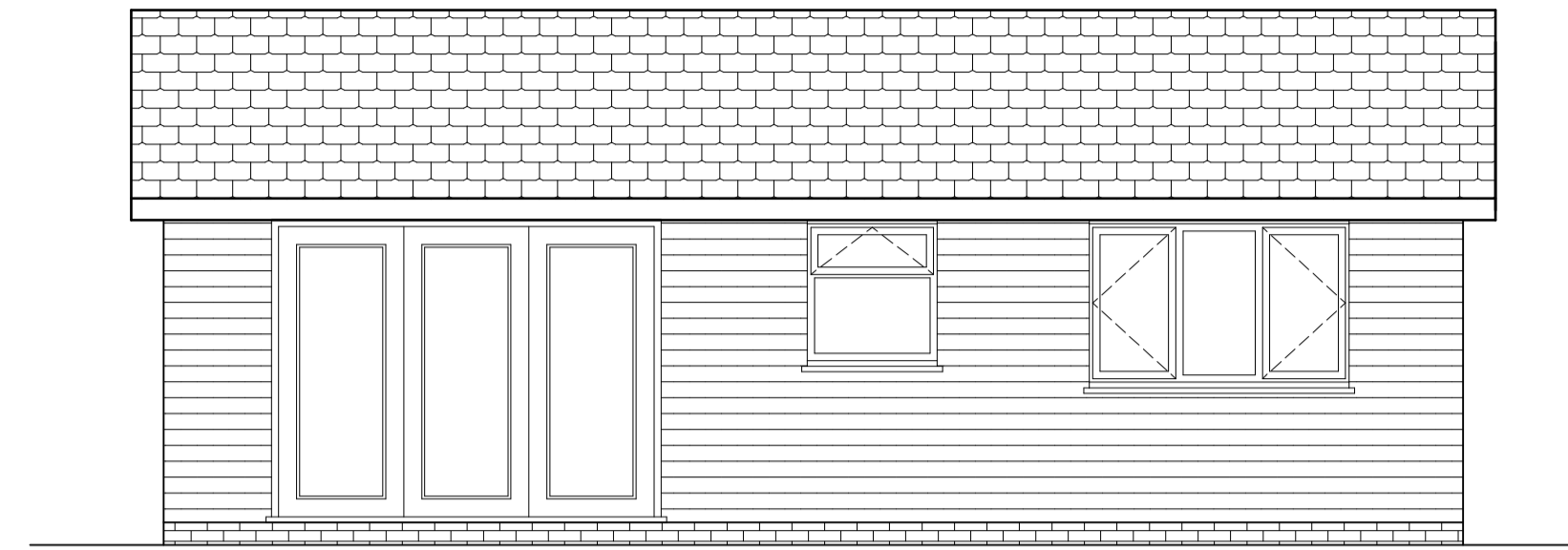


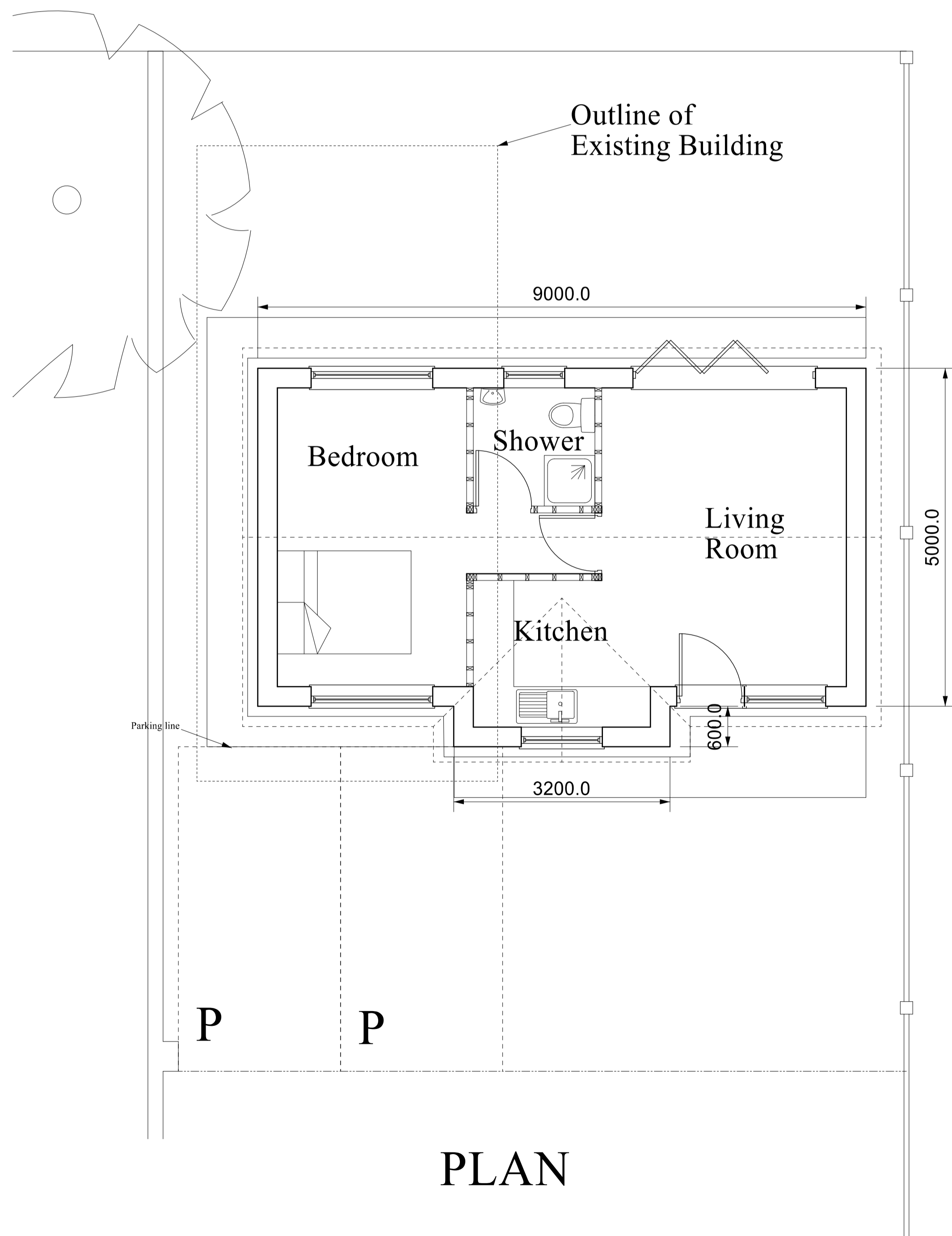
FRONT ELEVATION



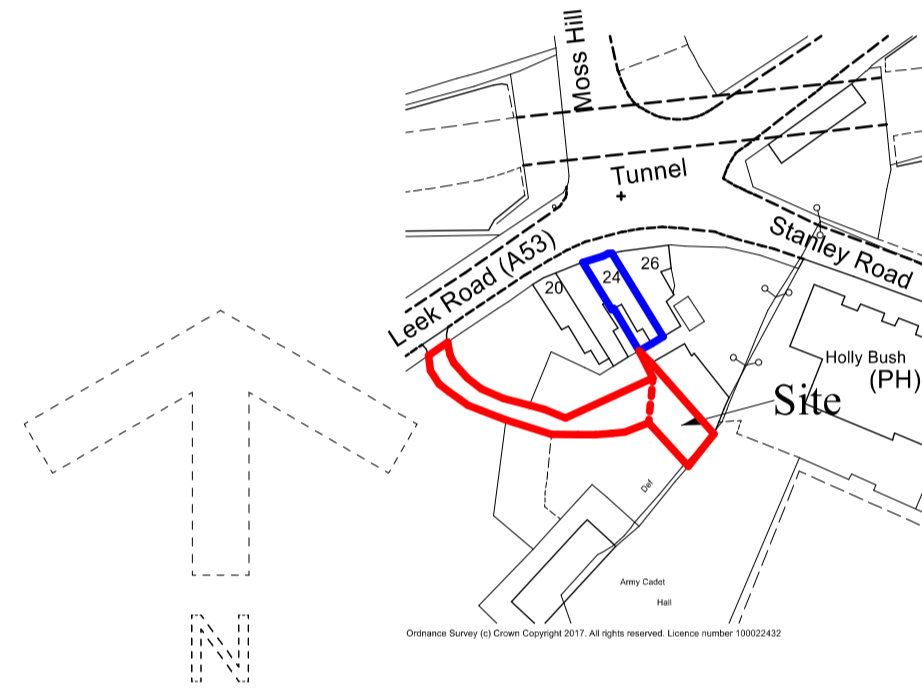
SIDE ELEVATION



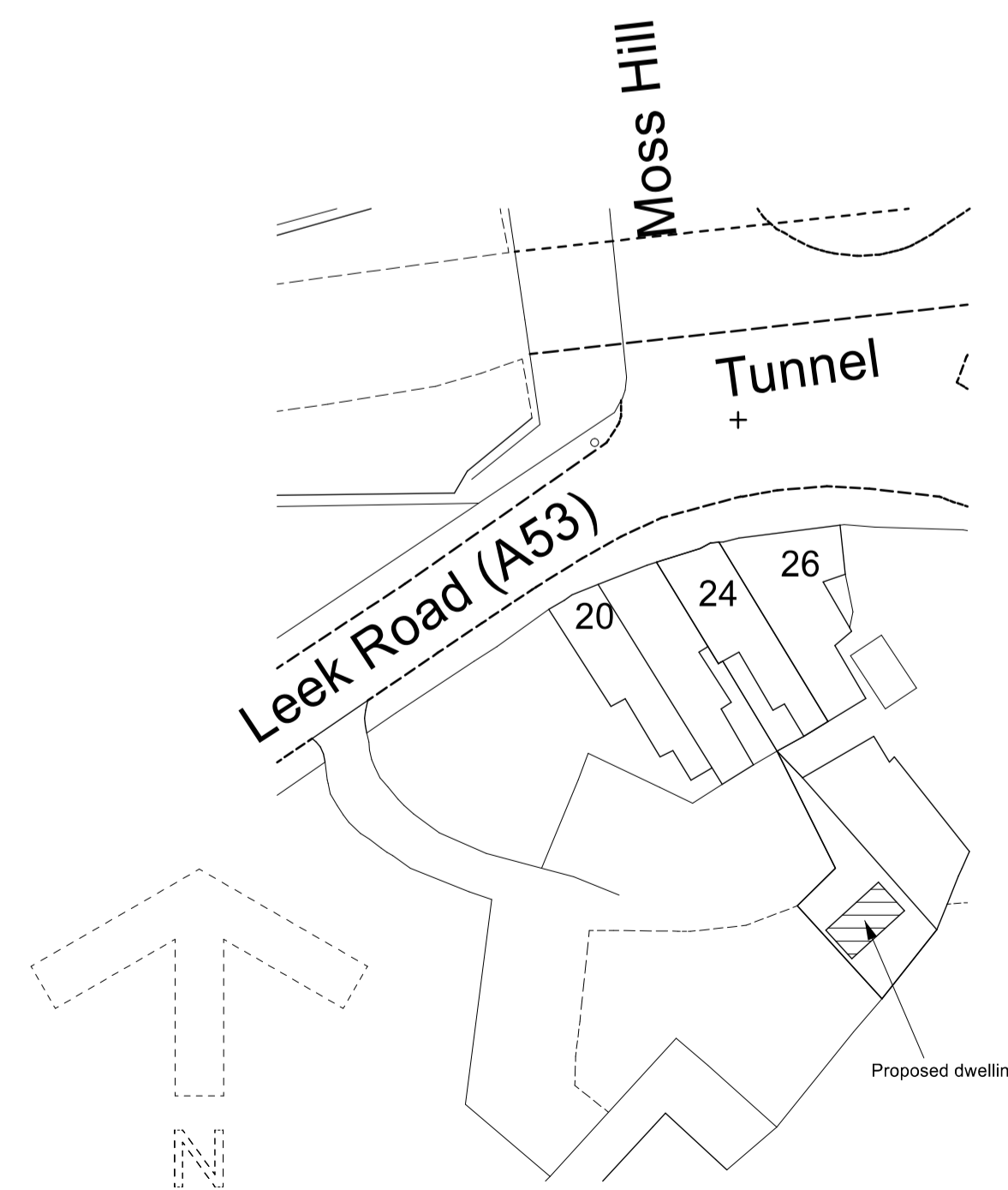
REAR ELEVATION



PLAN



LOCATION PLAN



BLOCK PLAN

NOTES

Completely demolish timber building, grub up floors and foundations as necessary, seal off drains, disconnect any services, and remove all materials.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels.

External walls to be timber framed and clad with 125 x 25mm treated softwood ship lap boarding.

Pitched roof to be of interlocking tiles to Planning Officer's approval. 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. External doors and frames are to be UPVC minimum 775mm clear width, double glazed.

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

Paint or 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. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanized grating. Gully picking up kitchen sink waste to be trapped back inlet and fitted with galvanized grating. Combined storm and foul drain to be connected to existing drainage system.

Form parking and turning area of 25mm thick permeable macadam wearing course on 50mm permeable macadam base course, edgings to be 150 x 50mm concrete. Form paving around dwelling with pavings to Client's choice. Form area for the storage of waste containers; 1200 x 1200mm of 600 x 600mm concrete flags, 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. The domestic refuse is to be brought forward to the front of the property on collection day. Supply and lay topsoil and turfing to remainder of rear garden 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. R. HILL

DATE FEBRUARY 2017

PROPOSED GRANNY FLAT

AT
LAND ADJACENT TO
24, LEEK ROAD,
STOCKTON BROOK,
STOKE-ON-TRENT,
ST9 9NN

SCALES:
PLAN 1:50
ELEVATIONS 1:50
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

DRAWN BY:

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DRAWING NR. 1701/15/01