

NOTES

Prop for and cut window opening to Lounge (W04), build in reconstructed stone face lintel and prestressed concrete back lintels over, (one per 112mm thickness of wall), quoin up jambs, build in new window & make good. Take out window to Kitchen, prop for and enlarge to form new window opening (W06), build in Catnic CN71A face lintel and prestressed concrete back lintels over, (one per 112mm thickness of wall), quoin up jambs, build in new window & make good. Take out window to Store and cut away below cill line to form new door opening (D03), quoin up jambs, make good and build in new door and frame & make good. Take out windows to Ground Floor Bedroom & Kitchen and cut away below cill line to form new window openings (W05 & W01), quoin up jambs, make good and build in new windows & make good. Take out door to Ground Floor Bedroom and prepare opening to receive new window (W07). Strip off roof tiles as necessary, cut out in existing roof construction for new roof windows to Bathroom, First Floor Bedroom & En-Suite, fit trimmers and double rafters to each side of opening, make good to roof coverings on completion. Remove window (W03), and external door to rear (W07), and prepare for replacement, make good all existing finishes to new frames.

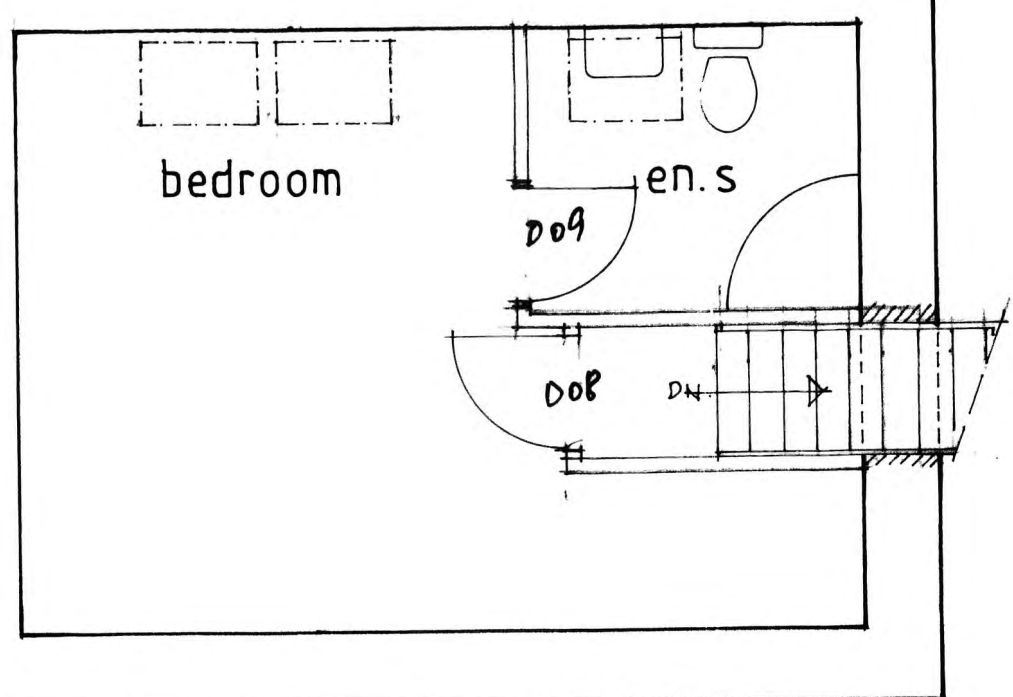
Strip off roofs to Study, Lounge, Kitchen, Bathroom & Hall completely including tiles, battens, underfelt or torching, replace any defective rafters, purlins, ridges, hangers etc., remove all other materials and raise or adjust levels of walls in materials and construction to match existing. New pitched roofs to be of plain tiles to match existing and to Planning Officer's approval on 38 x 19 sawn battens, to 100mm gauge. Provide and fix code 4 lead flashings with soakers at intersections of roof with walls. Fit UPVC fascias and soffits. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Heptadrain' 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. Supply and fit Velux roof windows Reference GGL3000, C02 to En-suite, 550 x 780mm complete with flashing including trimming openings in roof structure. External doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice.

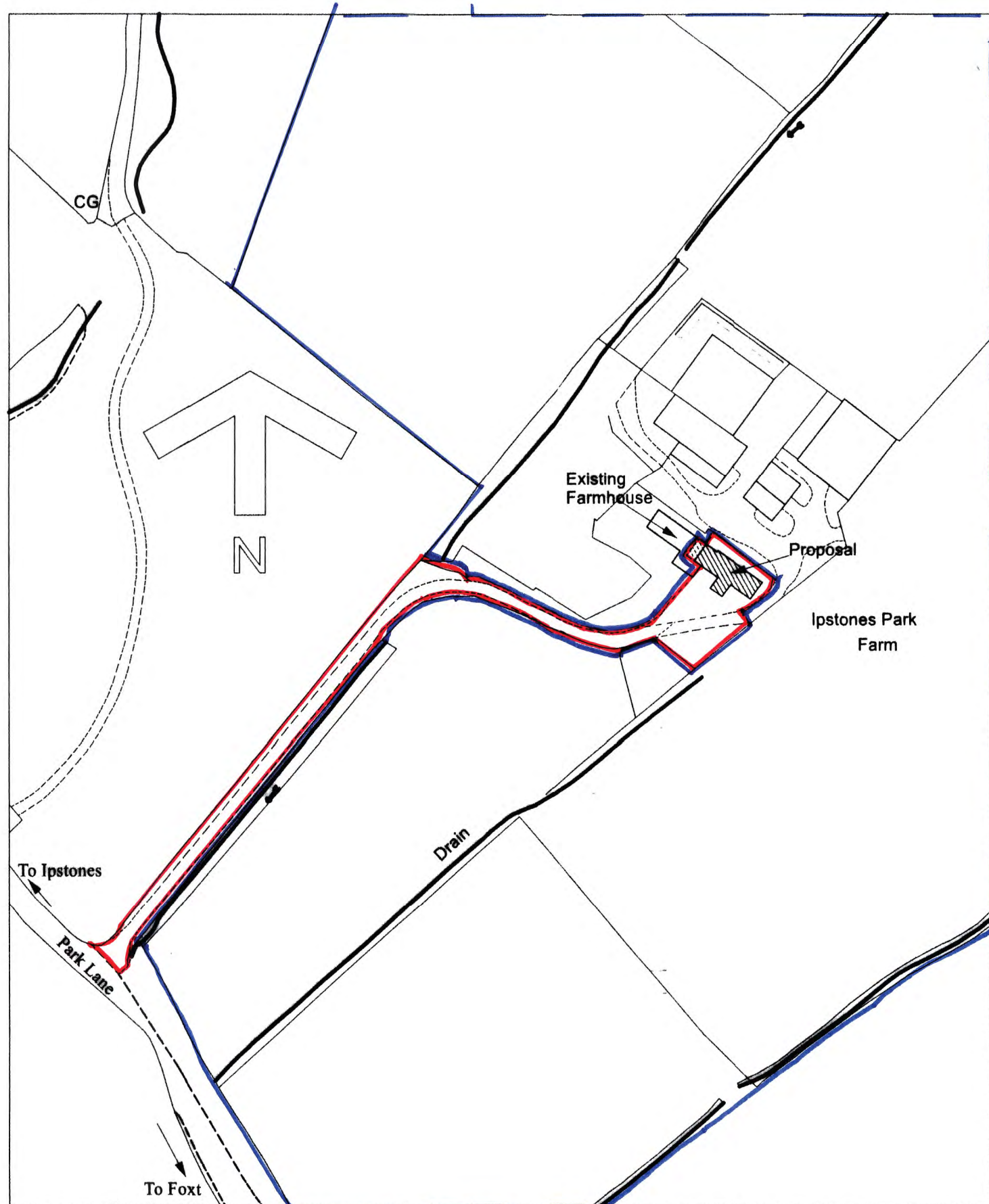
Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All 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. Foul drain to be connected to existing running to existing Septic tank. Tank to be checked for suitability to take additional load and to be replaced if found to be necessary. Storm drainage to run to soakaways 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. 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 new inspection chambers 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.

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.

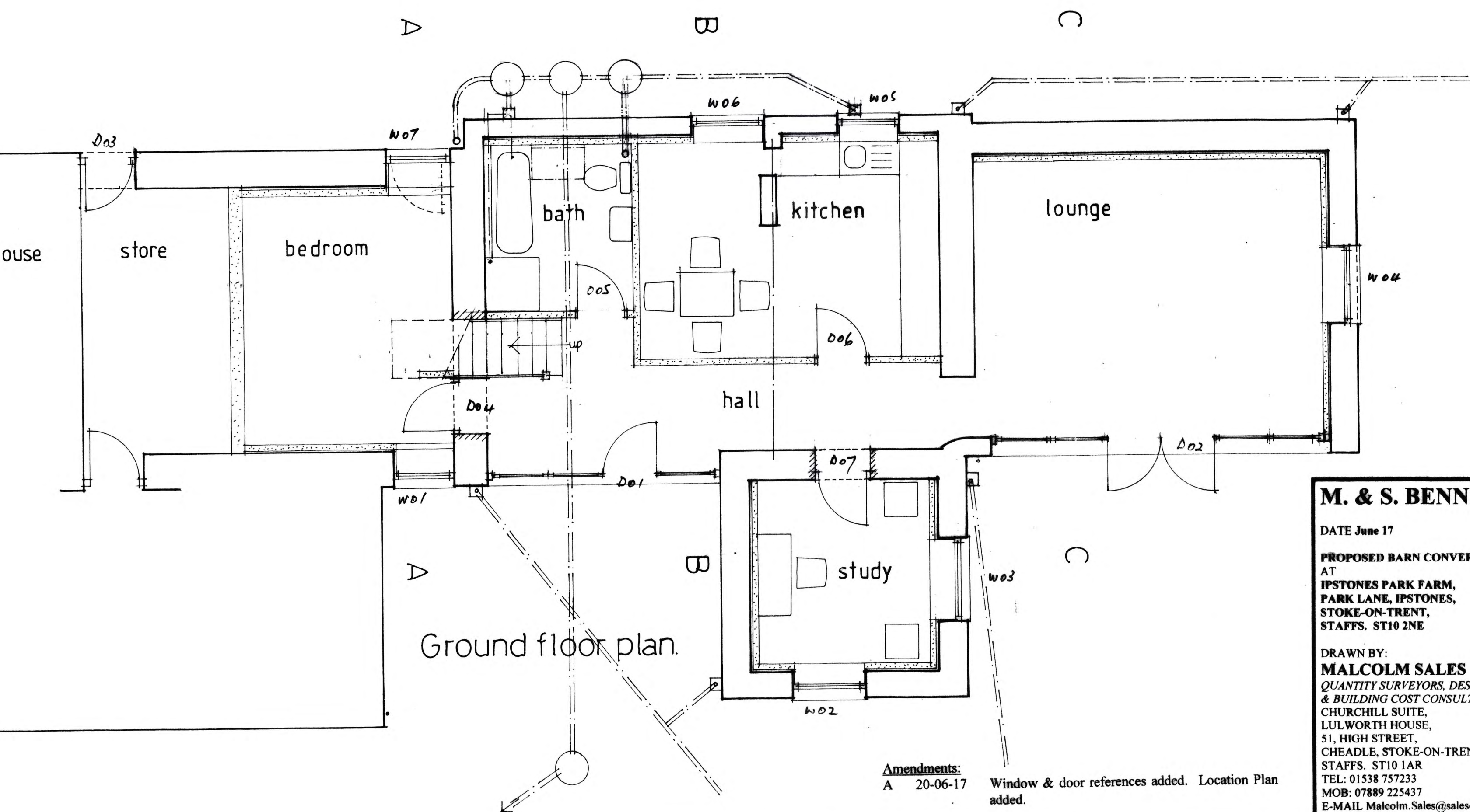


First floor plan.



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LOCATION PLAN



Ground floor plan.

Amendments:  
A 20-06-17

Window & door references added. Location Plan added.

M. & S. BENNION

DATE June 17

PROPOSED BARN CONVERSION FOR GRANNY FLAT  
AT  
IPSTONES PARK FARM,  
PARK LANE, IPSTONES,  
STOKE-ON-TRENT,  
STAFFS. ST10 2NE

SCALES:  
PLANS 1:50  
LOCATION PLAN 1:1250

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AS PROPOSED SCHEME 2  
FOR PLANNING APPLICATION  
DRAWING NR. 1612/14/03/A