



PLAN

NOTES

External cavity walls and gables to be constructed of outer skin of reconstructed stonework 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 shoulderS 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 Hawkins Staffordshire Blue plain tiles to Planning Officer’s approval. Provide and fix code 4 lead flashings with soakers to chimneys. Fit UPVC fascias with soffits and timber bearers. Fit UPVC barge boards with 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 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, tripple glazed. External doors and frames are to be in UPVC, minimum 775mm clear width, double glazed in 4mm toughened glass units.

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. Private foul drain running across site to be located and diverted if necessary as shown all to the satisfaction of the Building Control Officer. New drains to be connected to existing foul manhole as shown. Roof 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. Soakaway 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.

Form turning and parking area in TarmacDry porous asphalt paving system. Form paved areas as shown of reconstructed stone paving slabs with 50 x 150mm concrete edgings. 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. Form area for the storage of waste containers; 1200 x 1200mm. Supply and lay topsoil and turfing to Client’s requirements. 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.

- AMENDMENTS:
- A 21-08-2017 Minor internal amendments. Drainage added.
 - B 24-08-2017 Wall cavity increased to 150mm.
 - C 04-12-2017 Plan orientated for new location.
 - D 02001-2018 Windows on East Elevation amended.

PETER & LINDA WARRILOW

DATE JULY 2017

PROPOSED NEW DWELLING

AT LAND ADJACENT TO BRANDON HOUSE FARM, FOXT, STOKE-ON-TRENT, ST10 2HN

DRAWN BY: MALCOLM SALES

QUANTITY SURVEYORS, DESIGNERS & BUILDING COST CONSULTANTS

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SCALE: PLAN 1:50

PLAN AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1703/08/01/D