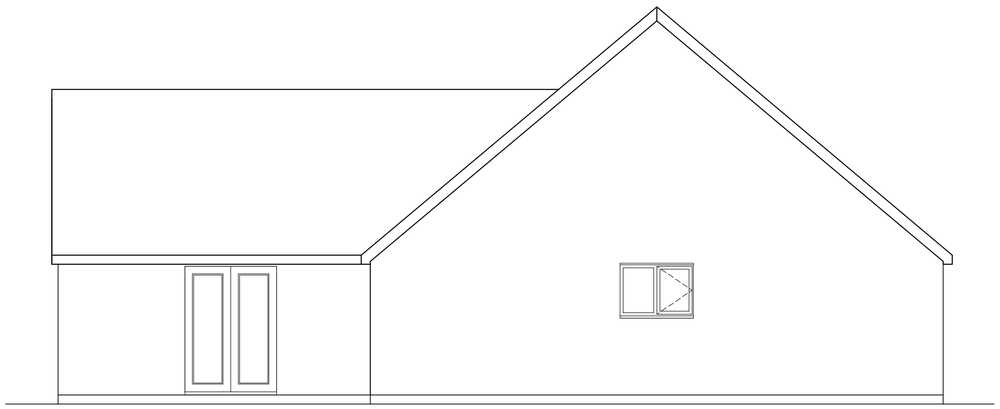
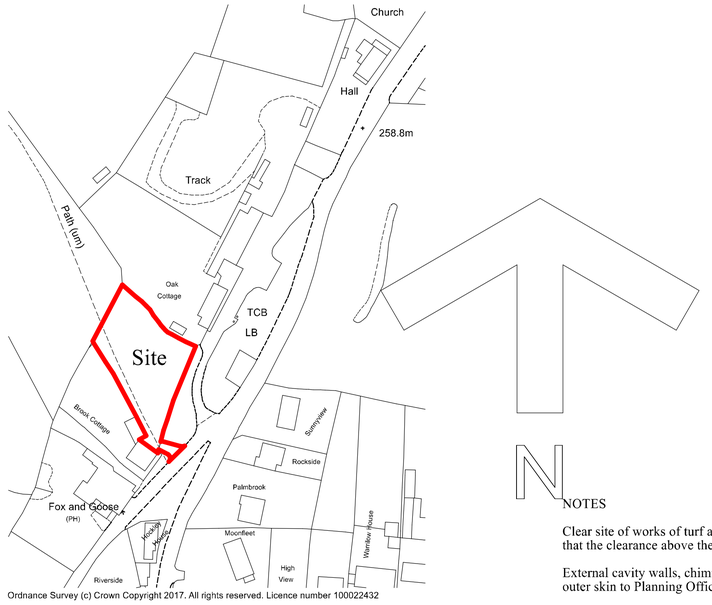
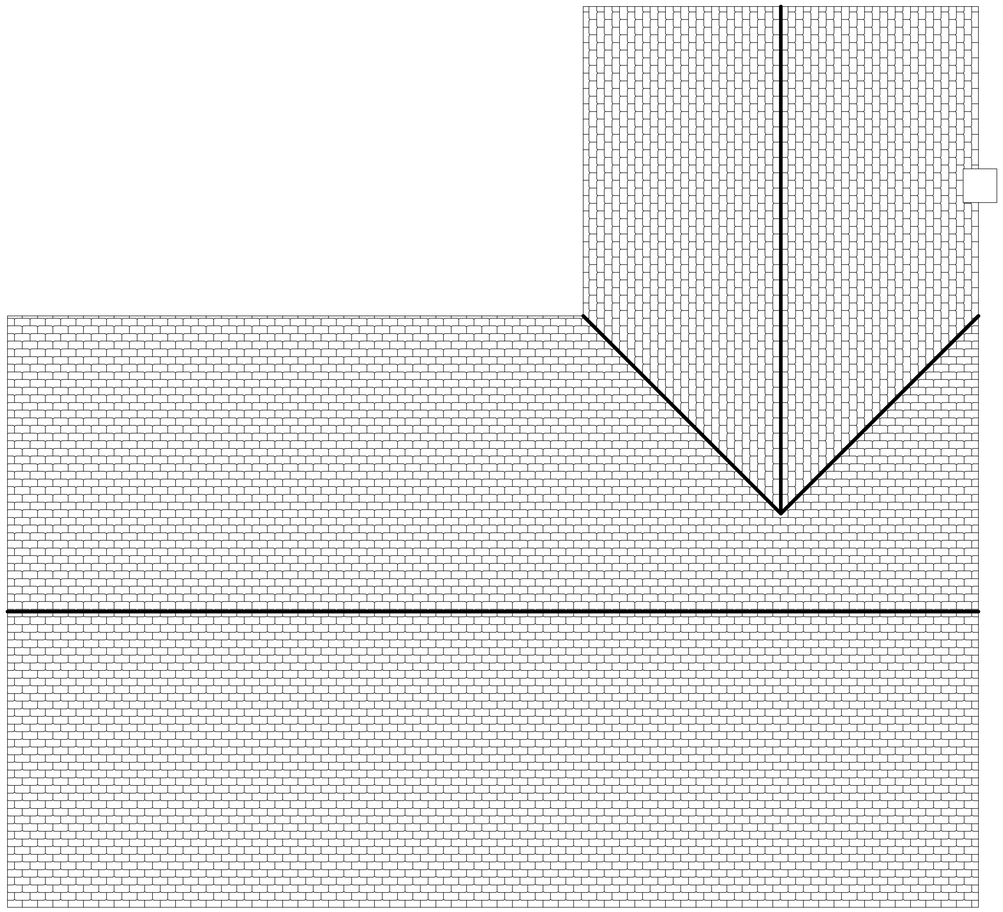


SIDE ELEVATION (SOUTH)

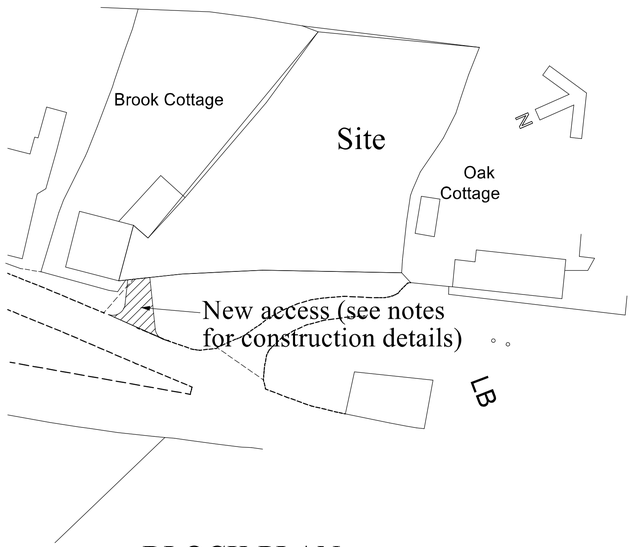


Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

LOCATION PLAN



ROOF PLAN



BLOCK PLAN

NOTES

Clear site of works of turf and vegetable matter. Excavate out as necessary to set floor level at a height so that the clearance above the ridge is acceptable to Western Power Distribution.

External cavity walls, chimney breast, chimney stack and gables to be constructed of natural coursed stone outer skin to Planning Officer's approval.

Pitched roof to be of Staffordshire blue clay plain tiles to Planning Officer's approval to 100mm gauge. Provide and fix code 4 lead flashings with soakers to chimney. 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 and external doors and frames to be UPVC double-glazed.

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. Foul drain to be connected to main sewer at rear of site as shown on Drawing 1703/02/03. 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 as shown on Drawing 1703/02/03. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. All 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.

Retaining walls to be faced in natural stone to match dwelling where exposed above finished ground or paving levels.

Break up existing entrance surfacing and excavate as necessary to form new verge crossing, supply and lay 125 x 150mm concrete half battered road kerbs existing foundation with splayed droppers at ends of pavement crossing all backed with a minimum of 150mm of concrete, and lower paving to suit in with a minimum 150mm thickness of limestone hardcore road base complying with Clause 803, 806 or 816, 40mm thick base course of 20mm dense bitumen macadam in accordance with BS 4987: 1993, Clause 6.5, 200pen binder and 20mm thick wearing course of 6mm medium graded bitumen macadam in accordance with BS 4987: 1993, Clause 7.6, 200pen binder all to the approval of Staffordshire County Council Highways Department. Any new access gates to be set back a minimum of 5 metres from back edge of pavement and access drive to have 2 metre radius kerbs to both sides of access. No gradient to exceed 1 in 12.

Form turning and parking areas TarmacDry porous asphalt paving system. Form patio paving with pavings to Client's choice. 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 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. Supply and lay topsoil and turfing around dwelling on completion.

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. Gates to be 1270mm high overall constructed of 100 x 75mm top rail and stiles, 75 x 25mm under rails and cross braces. complete with galvanized hook and band hinges and spring latch. Hanging posts to be 175 x 175mm and shutting posts to be 150 x 150mm

Shrubs to be a mix of Cotoneaster Franchetti, Common Broom, Daphne odora Aureomarginata, Pachysandra Terminalis, Euonymous Gold & Silver & Cotoneaster 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 04-05-17 Block Plan added

MRS. C.J. MORTON

DATE APRIL 2017

PROPOSED BUNGALOW

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

SCALE:

ELEVATION	1:50
ROOF PLAN	1:50
BLOCK PLAN	1:500
LOCATION PLAN	1:1250

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
CURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AR
TEL: 01538 757233
MOB: 07889 225437
E-MAIL: Malcolm.sales@salesqs.co.uk

AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1703/02/02/A