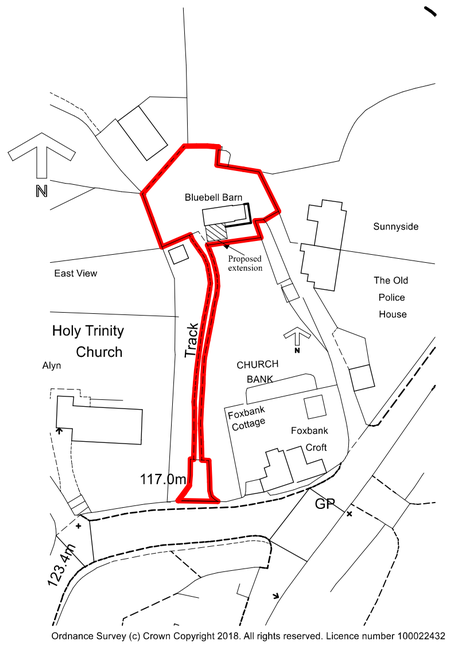
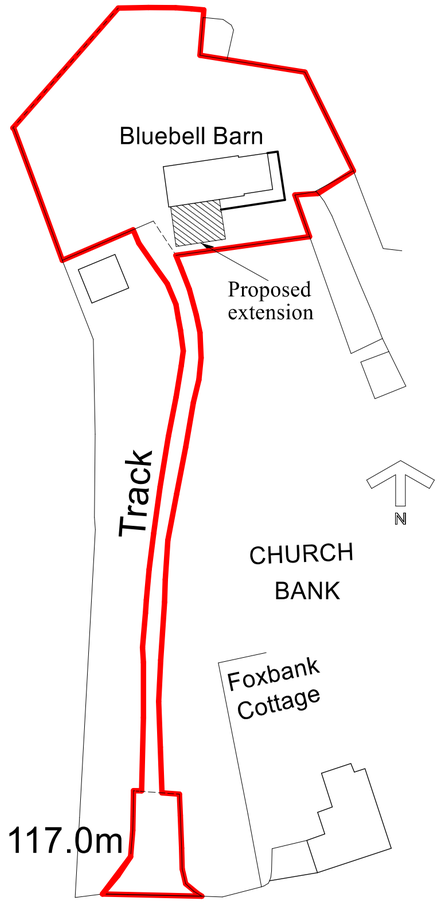


Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

LOCATION PLAN



BLOCK PLAN

NOTES

Strip off roof tiles as necessary, cut out in existing roof construction for relocated roof window, fit trimmers and double rafters to each side of opening, make good to roof coverings on completion. Take out existing roof window to Bedroom and set aside for re-use, infill opening as necessary in matching materials. Remove eaves gutter and cut back eaves construction as necessary, strip off roof tiles, battens and underfelt as necessary where new roof intersects existing, set aside sound roof tiles for possible re-use, de-nail timbers, and make good new roofing to existing on completion.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter.

External cavity walls and gables to be constructed of outer skin natural coursed stonework to Planning Officer's approval. Form projecting stone eaves course to match existing.

New pitched roof to be of plain tiles to match existing and to Planning Officer's approval. Provide and fix code 4 lead flashings with soakers at intersections of roof with walls. 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 to be hardwood to match existing double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'- value' of 1.60 W/m2 .K. Supply and fit Velux roof windows Reference GGL3000, C02 550 x 780mm complete with flashing including trimming openings in roof structure. External door and frame are to be hardwood. Form level threshold and landing 1200mm wide outside door, ramped down not steeper than 1 in 12 with a 100mm high raised kerb on open sides, landing and ramp to have slight fall away from the dwelling to adequately drain the areas.

Stain all new external 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 storm drainage gullies to be trapped and fitted with galvanized grating. Gully picking up wet room waste to be trapped back inlet and fitted with stainless steel grating. Foul drain to be connected to existing manhole. Storm drainage to run to soakaway 1500mm diameter 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 size of the soakaway is adequate. New inspection chamber to be in 475mm diameter polypropylene set on minimum 150mm thick concrete base, comprising base unit, raising pieces as required and ductile iron cover and frame.

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.& MRS. ARNOLD

DATE MAY 2018

PROPOSED BEDROOM & WETROOM
FOR DISABLED RESIDENT

AT
BLUEBELL BARN,
CHURCH BANK,
OAKAMOOR,
STOKE-ON-TRENT.
ST10 3AL

SCALES:
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. 1805/09/03/A