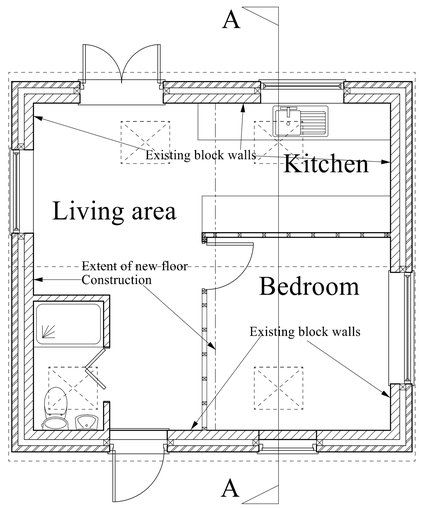
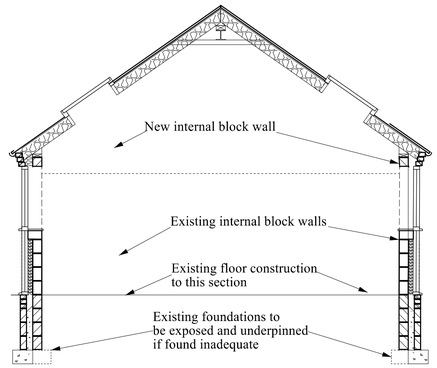
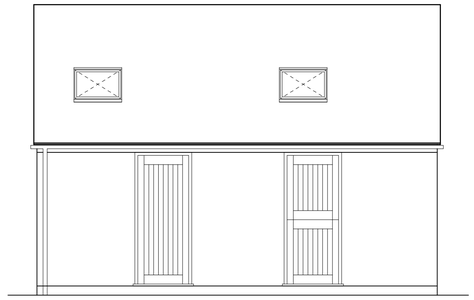


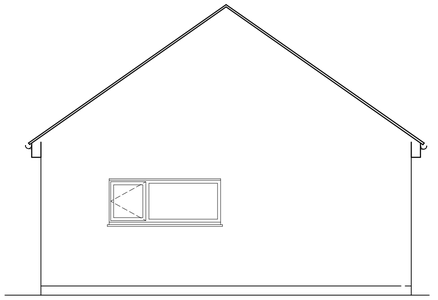
PLAN



SECTION A - A



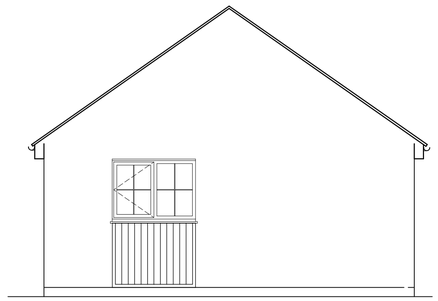
EAST ELEVATION



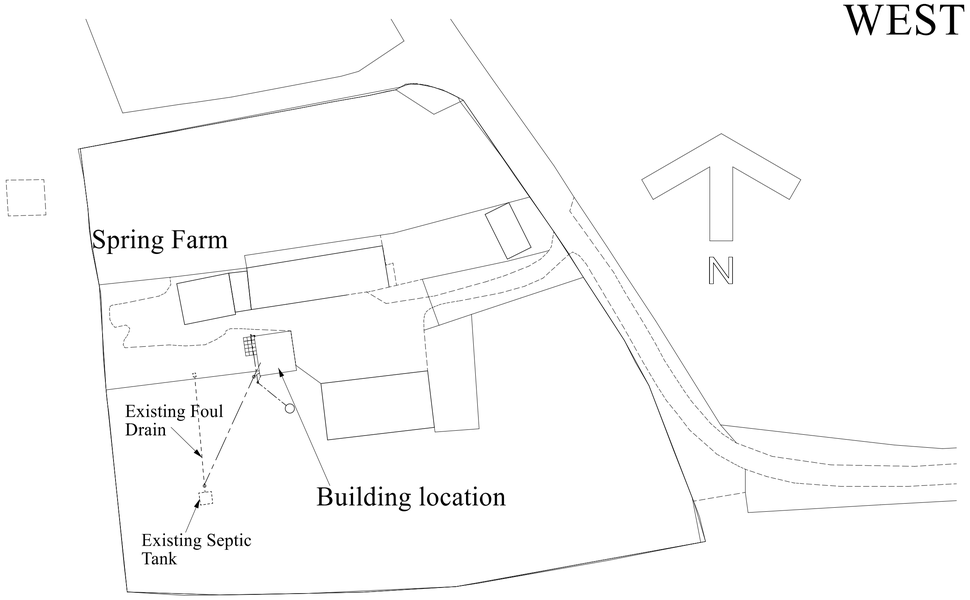
NORTH
ELEVATION



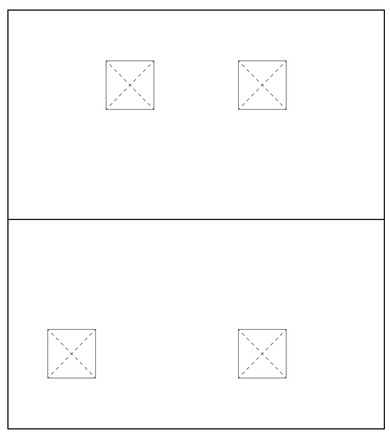
WEST ELEVATION



SOUTH ELEVATION



BLOCK PLAN



ROOF PLAN

NOTES

Demolish internal wall to store building, remove all materials.

External cavity walls and gables to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval. Form corbelled eaves in facing brickwork

Pitched roof to be of Staffordshire Blue plain tiles to match existing and to Planning Officer's approval.

Gutters and rainwater pipes to be in black 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 UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed. Supply and fit Velux roof windows Reference GGL3059, M04 780 x 980mm complete with flashings. External doors and frames are to be UPVC double glazed in 4mm toughened glass units where appropriate 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 storm drainage gullies to be trapped and fitted with galvanized grating. Gullies picking up kitchen sink and shower wastes to be trapped back inlet and fitted with galvanized grating. Foul drain to be connected to existing foul drain with new inspection chamber. Storm drainage to run to soakaway 1500mm diameter, 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 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 patio paving with precast reconstructed pavings to Client's choice.

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 26-11-18 Various amendments to Client's instructions.
B 29-11-18 Further amendments to Client's instructions.

MR. J. SHENTON

DATE JUNE 2018

PROPOSED CONVERSION OF STORE BUILDING
TO RESIDENTIAL BED-SIT UNIT

AT
SPRING FARM,
WINNOTHDALE,
TEAN,
STOKE-ON-TRENT,
STAFFS. ST10 4HD

SCALES:
PLAN 1:50
ROOF PLAN 1:50
ELEVATIONS 1:50
BLOCK PLAN 1:500

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
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AS PROPOSED

FOR PLANNING
APPLICATION

DRAWING NR. 1805/04/04/B