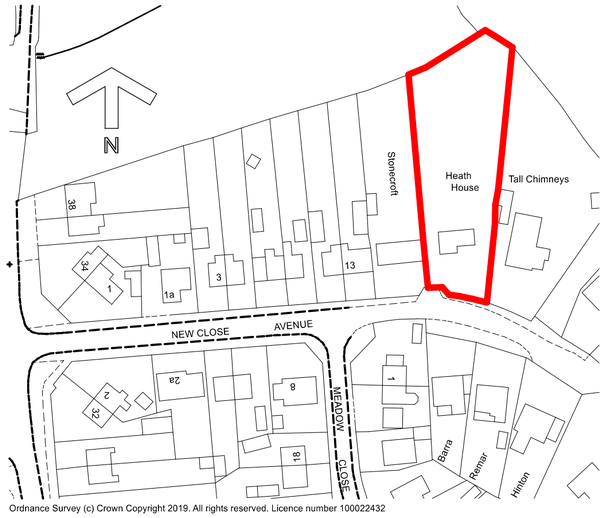

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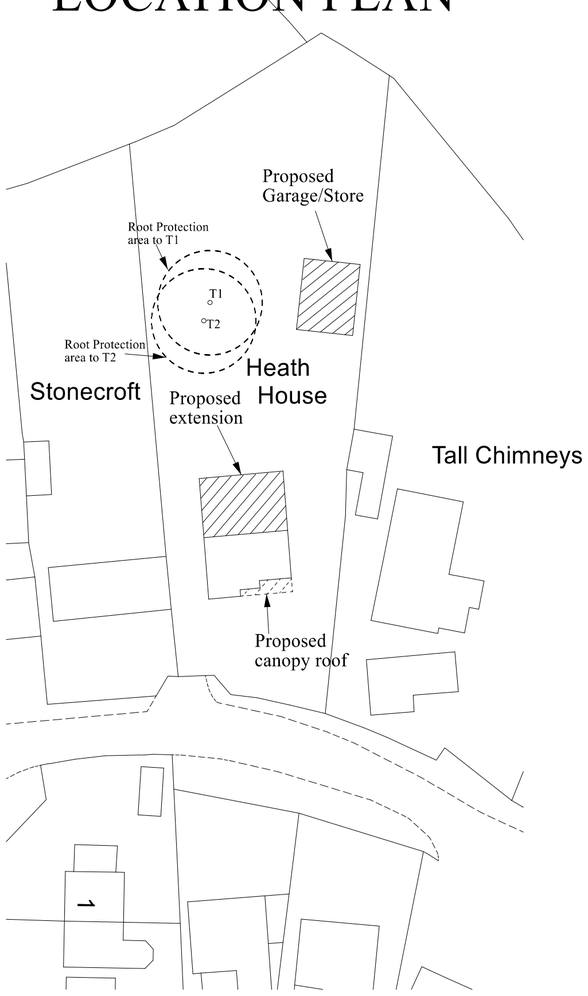
LOCATION PLAN



BLOCK PLAN

NOTES

Completely demolish flat roofed single storey section of WC, remove fittings, grub up floor and foundations as necessary, seal off drains, disconnect any services, and remove all materials. Prop for and cut window opening to Bedroom 3, build in Catnic lintel over, quoin up jambs, make good and build in new window. Remove eaves gutters and cut back eaves construction and roofing 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 of facing bricks to match existing and to Planning Officer's approval. Build breast and stack in brickwork with facing bricks where exposed. Chimney to be built up to the height shown. Finish flue with clay chimney pot set and flaunched in cement mortar. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in steel beam to Engineer's specification with 8mm mild steel plate 285mm wide continuously welded to bottom flange of beam over external door opening to Kitchen/Sitting area. Build in 'Catnic' lintels CG90/100 over all other external door and window openings. Form snapped brick-on-edge surround to circular window to Store as shown in contrasting facing bricks. Canopy roof to be supported on 150 x 150mm Oak posts,

New pitched roofs to be of plain tiles to match existing and to Planning Officer's approval on 38 x 19mm sawn battens, to existing or 100mm gauge. Provide and fix code 4 lead flashings with soakers to chimneys and at intersections of roofs with walls. Provide and fix code 4 lead slates with sleeve where vent pipes pass through roofing. Provide code 4 lead saddles at intersection of ridges with roof slopes. Form valley between new roofs of Code 5 leadwork complete with all welts, seams and drips. 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 to math existing. Gutters to be 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. External personnel door and frame to Garage to be UPVC fitted with ironmongery to Client's choice. Bi-folding doors to Kitchen/Sitting area to be colour coated aluminium double glazed. Garage doors to be to Client's choice. All doors and windows to be to Planning Officer's approval. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

Carry out electrical works all 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 system. Storm drainage to be connected to existing system or 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 inspection chambers to storm drainage to be in 300mm 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 access drive, turning and parking areas of gravel paving to match existing on minimum 150mm thickness of limestone hardcore. Where paving is laid over any root protection area, this shall be of 'no dig' construction and to be formed of Terram Geocell Confinement System or similar base.

Tree protection shall be installed to all retained trees by means of 'Heras' type fencing supported on scaffolding all as BS 5837, 2005 Figure 2 to the perimeter of the Root Protection Areas.

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. S. DREW

DATE MARCH 2019

PROPOSED EXENSION TO DWELLING
AND ERECTION OF DETACHED GARAGE/STORE

AT
'HEATH HOUSE',
NEW CLOSE AVENUE,
FORSBROOK,
STOKE-ON-TRENT.
ST11 9DW

SCALES:
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

DRAWN BY:

MALCOLM SALES
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FOR PLANNING
APPLICATION

DRAWING NR. 1902/05/07