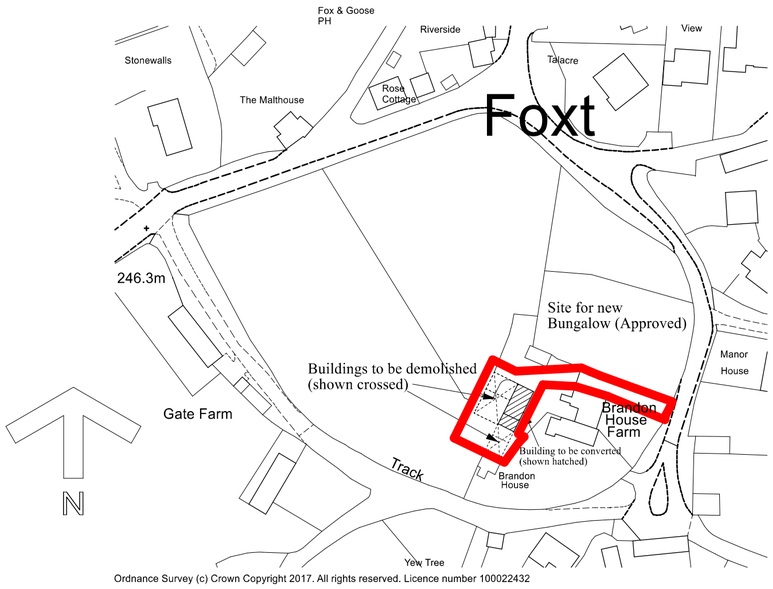
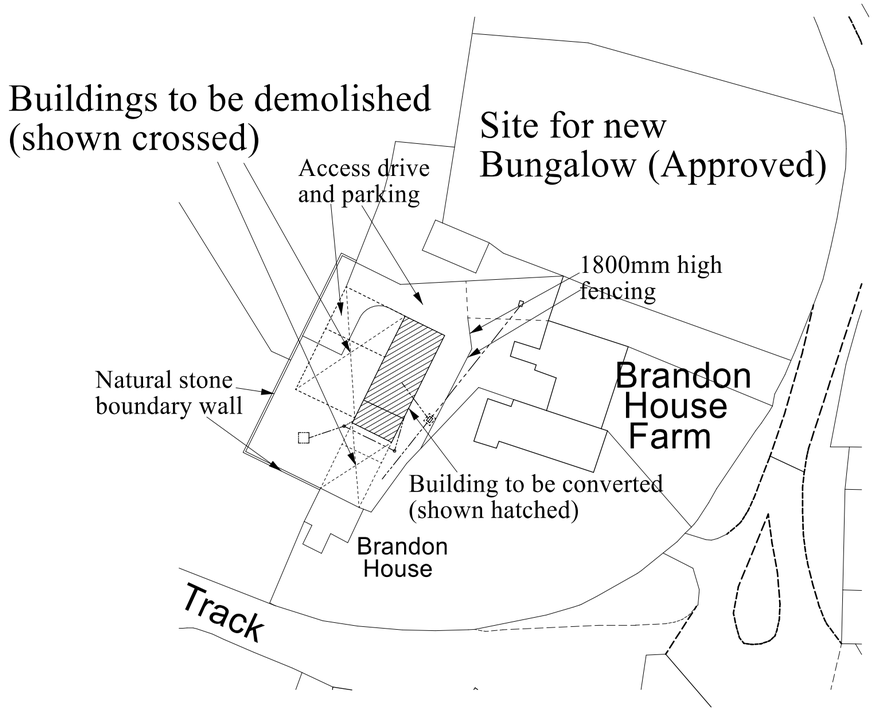


Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

LOCATION PLAN



BLOCK PLAN

PLANNING NOTES

Completely demolish buildings (shown crossed on Block & Location Plans), grub up floors and foundations as necessary, seal off drains, disconnect any services, set aside stone walling materials for possible re-use and remove all other materials. Prop for and cut window opening to Kitchen on West Elevation, build in Catnic CN71 lintel with stone lintel to external face and prestressed concrete lintels over to back of Catnic lintel, (one per 112mm thickness of wall), quoin up jambs, make good and build in new widow. Remove all remaining windows and external doors, and prepare for replacement, make good all existing finishes to new frames. Cut out crack above external doorway to Lounge, rake out bed joints and fix 'Helefix' bars into the bed joints, and repoint. Cut out and repoint any other defective stonework or external rendering. Realign, repair or replace rainwater goods with UPVC matching materials.

Where new walls are to be built up off existing, these walls to be exposed for inspection by Building Control Officer and if necessary suitable appraisal or calculations to be made to the satisfaction of the Building Control Officer before any raising is carried out. Where external ground levels are above floor levels, external areas to be excavated out so that the finished external ground or paving levels are a minimum of 150mm below floor levels.

New external stone walls to be constructed of natural coursed stonework to match existing and to Planning Officer's approval. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built into new walls. Build in 'Catnic' lintels CN71 over external door and window openings on South elevation backed with 100 x 65mm prestressed concrete lintels (one per 112mm thickness of wall).

Lean-to roof over Bedroom to be of plain tiles on 38 x 19mm sawn battens, to 100mm gauge on Ondutile Lowline under roofing sheet on 19mm exterior grade plywood decking on layer of Kingspan 'nilvent' or similar approved breathable membrane. Provide and fix code 4 lead flashings at intersection of roof with walls. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roofing. Form corbelled eaves and ventilate with 'Rytons Low Pitch Over Fascia Ventilators' fixed to 100 x 25mm softwood batten fixed to top of brickwork to give venting gap equal to 25mm width, and 'Rytons Rafter Roll' ventilators. Form pointed verges all to match existing.

Windows to be treated softwood stained to Planning Officer's approval, 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 External doors and frames are to be treated softwood stained to Planning Officer's approval, with any glazing double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

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. Foul drain to be connected to existing with saddle connection. 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 a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. New Inspection chamber built on line of existing sewer to be built in 225mm thick semi-engineering brickwork set on minimum 150mm thick concrete base, with fine concrete benching formed to channels and fitted with cast iron cover and frame. 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.

Boundary walls to be constructed of concrete foundations (Grade C25) 225mm thick, stepped as required and 450mm wide, natural stone walls built up to a height of 1200mm above ground levels and finished with half-round natural stone copings. 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.

Form access drive and parking area as shown of Plasline Peermi-8' or similar 80mm thick permeable block paviors vibrated onto 50mm bed of sand on well rolled and compacted limestone base minimum 150mm thick. Kerbs to be Plasline small kerbs on 300 x 150mm concrete foundations and rear haunching. Form area for the storage of waste containers; 1200 x 1200mm of 600 x 600mm concrete flags on minimum 150mm thickness of limestone hardcore. Area to have slight fall away from the dwelling to adequately drain it. The domestic refuse is to be brought forward to the front of the property drive way on collection day.

No internal works to be carried out during the birds breeding season (March to August). Build in 2 – WoodStone Build-in Open Nest Boxes at high level on the South Gable, and fix 1 – SP Schwegler Sparrow Terrace at high level on the North Gable.

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. & MR. P. WARRILOW

DATE APRIL 2019

PROPOSED BARN CONVERSION

AT
BRANDON HOUSE FARM,
FOXT,
STOKE-ON-TRENT,
STAFFS. ST10 2HN

SCALES:
BLOCK PLAN 1:500
LOCATIO 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. 1903/07/03