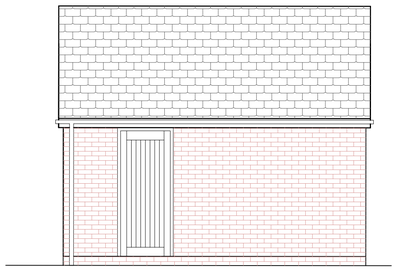
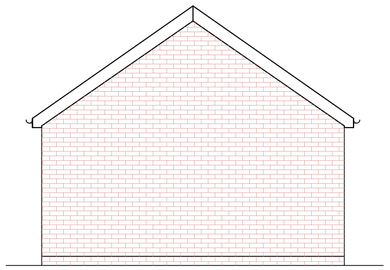


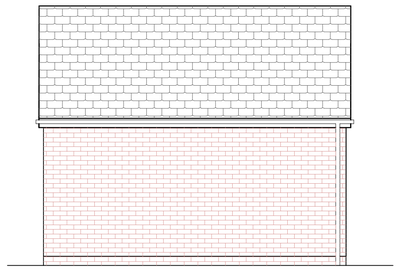
FRONT ELEVATION
WEST



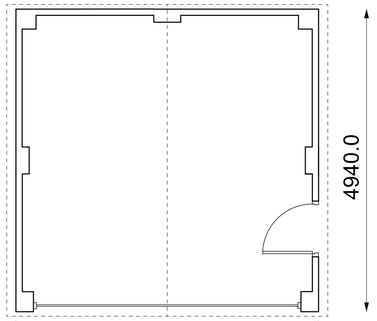
SIDE ELEVATION



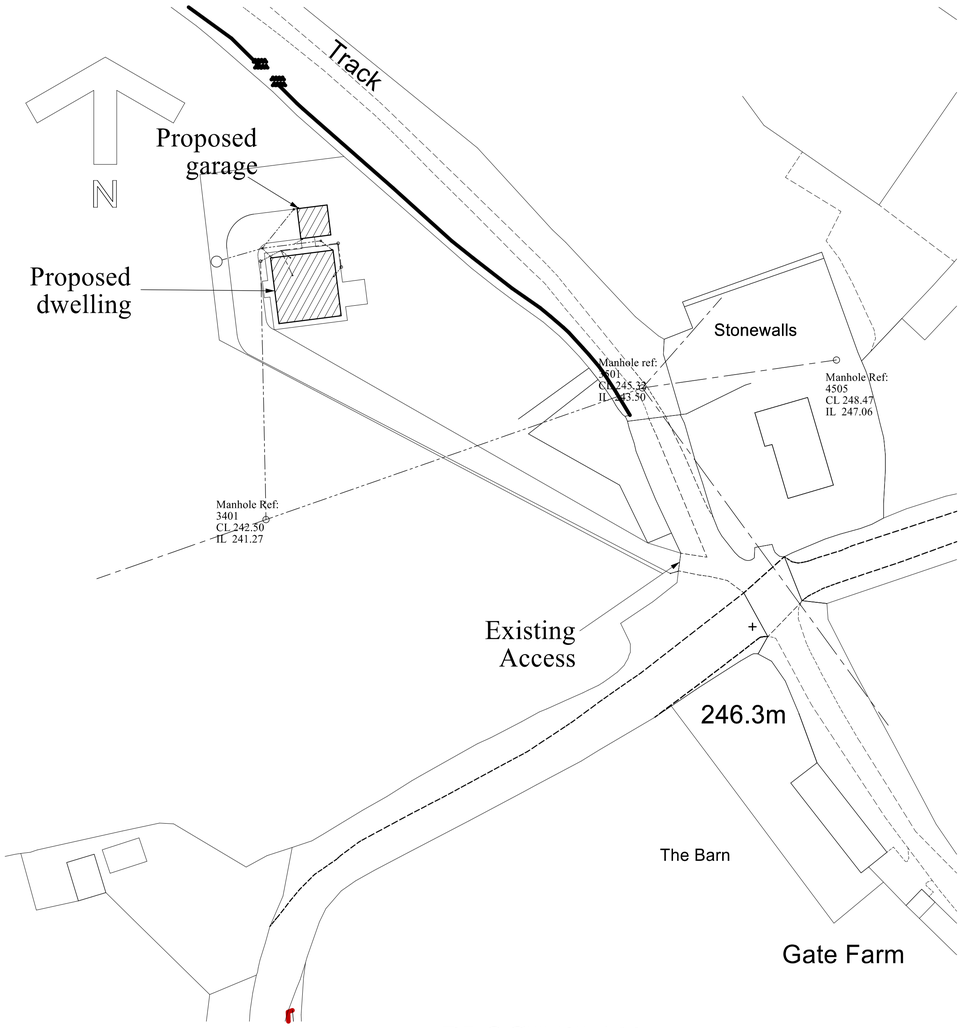
REAR ELEVATION
EAST



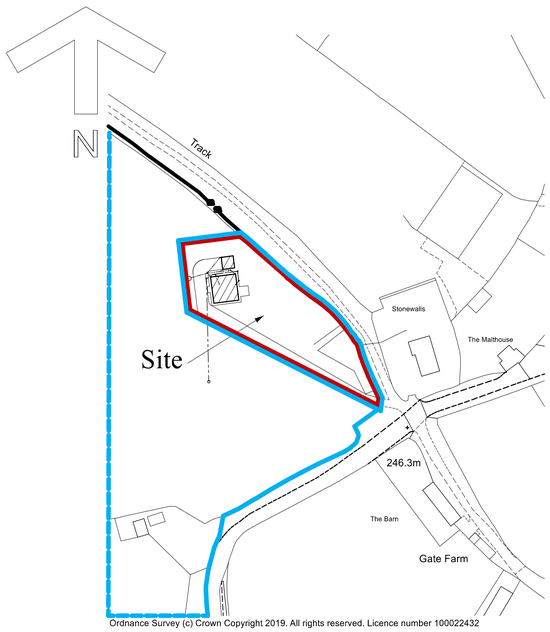
SIDE ELEVATION



PLAN



BLOCK PLAN



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LOCATION PLAN

Planning Specification Notes

External cavity walls and gables to dwelling and Garage to be constructed of outer skin of facing bricks to Planning Officer's approval. Build chimney stack in brickwork with facing bricks where exposed. Chimney to be built up the height shown. Finish flue with clay chimney pot set and flaunched in cement mortar. Build in gas and electric meter boxes in external skin of hollow walls. Build in 125 x 150mm sunk, splayed and throated reconstructed stone cills with stooled ends to windows, 100 x 225mm reconstructed stone heads to windows and doors. Build in 'Catnic' lintels CG150/100 over external door and window openings.

Pitched roof to be of Plain blue/black clay tiles to Planning Officer's approval. Provide and fix code 4 lead flashings with soakers to chimneys. Fit UPVC fascias with soffits and timber bearers. Fit UPVC barge boards with soffits, boxed ends at intersection with fascias, and sawn timber bearers or gable ladder framework. Provide and fix code 4 lead slates with sleeve where vent pipes pass through roofing. 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 UPVC, double glazed. External doors and frames are to be in UPVC, minimum 775mm clear width, double glazed in 4mm toughened glass units.

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. new drains to be connected to existing sewer as shown. Roof drainage to run to soakaway. 1800mm 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. 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 turning and parking area in TarmacDry porous asphalt paving system. Form paved areas as shown of pavings to Client's choice. Supply and lay 125 x 150mm concrete half battered road kerbs to site entrance. The domestic refuse is to be brought forward to the front of the property on collection day. Fencing to be 1200mm high comprising 125 x 75mm treated softwood intermediate morticed posts at 3000mm centres, 100 x 38mm treated softwood prick posts set at midpoint of main posts, 125 x 125mm softwood corner morticed posts and 3 rows of 38 x 100mm treated softwood scarfed rails. Form area for the storage of waste containers; 1200 x 1200mm. Supply and lay topsoil and turfing to Client's requirements. Any trees to be a either a well established Hazel (Corylus avellana) or Silver Birch (Betula pendula). Any shrubs to be a mix of Cotoneaster Franchetti, Common Broo, Daphne odora Aureomarginata, Pachysandra Terminalis, Euonymous Gold & Silver & Cotoneater 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.

REVISIONS:

A 17-04-19 Property moved closer to edge of field after discussion with Planning Officer.

B 25-07-19 Property moved 3 metres away from sewer line. Drainage and pavings added.

C 07-08-19 Property resited

MR. A. SAXON

DATE MARCH 2019

PROPOSED NEW DWELLING AND GARAGE

ON
LAND ADJACENT TO
STONEWALLS,
FOXT,
STOKE-ON-TRENT.
STAFFS. ST10 2HN

SCALES:

PLAN	1:50
ELEVATIONS	1:50
BLOCK PLAN	1:500
LOCATION PLAN	1:1250

DRAWN BY:

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AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 1902/09/02/C