MODE Architects Ltd

Tel: 01782 479644

e-mail: info@mode-architects.co.uk

Ref: 17/026/CD/V02/JK

MODE Architects Limited
Hillcrest House,
2 Woodland Avenue,
Newcastle-under-Lyme,
ST5 8AZ

Freshwater House,
Macclesfield Road,
Rudyard,
Leek,
ST13 8PW

August 2019

CONDITION DISCHARGE

To Whom It May Concern,

I write to confirm discharge of all conditions relating to application SMD/2018/0622. This document should be read in conjunction with any additional or associated drawings provided.

Condition 1 – Permitted Dates

- No submission required

Condition 2 – Approved Plans

- No submission required

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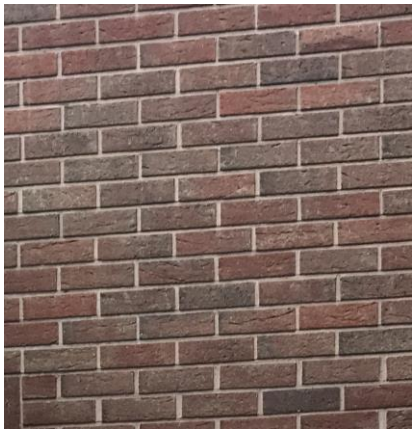
Condition 3 – Details of External Materials

- Bricks – Ibstock Antique Red brickwork to match the existing property





- Windows – PVC framed double glazed as indicated on the drawings. Windows to feature Stone Heads and Cills sourced from Forticrete Ltd.



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- Roof Cladding – Staffordshire Blue Tiles



See drawing 14 026 AL (0) 08 Proposed Elevations for details.

- Patio Area – Indian Stone Paving
- Driveway – As indicated on the proposed site plan.

See drawing 17 026 AL (0) 11 Proposed Site Plan for details.

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Condition 4 – Joinery details for Windows.

- Windows – PVC framed double glazed as indicated on the drawings. Windows to feature Stone Heads and Cills sourced from Forticrete Ltd.
- See drawing 17 026 AL (0) 08 Rev A Proposed Elevations for details.
- See drawing 17 026 AL (0) 12 Proposed Window details.

Condition 5 – Landscaping Details

- All trees and Hedgerows shown are as existing and are to be retained.
- The boundary treatments shall remain as existing comprising of hedgerows and Post and Rail Fencing that runs the perimeter of the site.
- Relevant Tree protection methods will be provided to protect the existing trees in proximity of the site including Tree Protection Fencing etc.
- The driveway will mainly comprise of a resin bonded driveway and Tarmac surface as indicated on the drawings.



(Resin bonded Driveway Style)

- Patio Area – Indian Stone Paving
- See drawing 17 026 AL (0) 11 Proposed Site Plan for details.

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Condition 6 – Finished Levels

- Finished Ground floor level to be the same as the existing dwelling.

Condition 7 – Demolition of the Existing Dwelling

- No submission required.
- Demolition of the existing property is to take place within 3 months of the completion of the new dwelling.