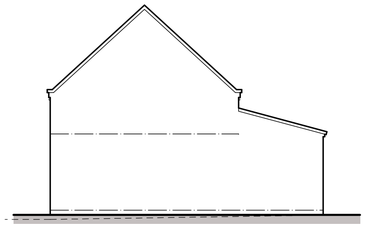
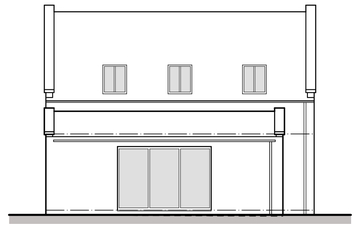
DRAINS
All pipes shall be BS EN 295-part1:1991, 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies (airtight internally) or 100mm SVP s to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame (internal covers to be screwed down-airtight).
In masonry chambers form 150mm high benching to channels.
Make new connections to the existing drains in the direction of flow. The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365.
A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L. A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

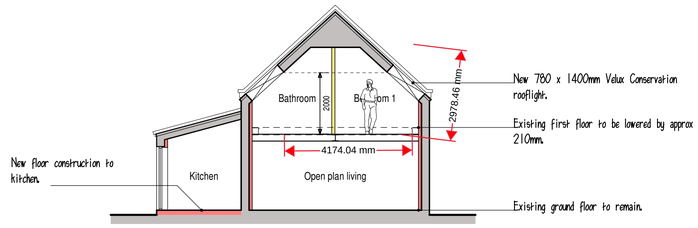
SEWAGE TREATMENT PLANT
The Client / property owner is responsible for contacting the Environment Agency Office in order to determine whether a 'consent to discharge' is required and conditions to be observed. This must be undertaken prior to work commencing on site and be confirmed in writing.
The property owner is also legally responsible to ensure that the system does not cause pollution, a health hazard or nuisance.
Prior to commencement of works on site the owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the plant and length of irrigation drains.
All test results and assumptions made are to be submitted to L.A. Building Control prior to installation of tank.
A BS6297 glass reinforced plastic high performance packaged sewage treatment plant is to be installed to accept new foul water waste from the development. Plant size is to be determined by manufacturer to suit the expected hydraulic flow, organic load, ammonia levels and treatability and be agreed with the L.A. Building Inspector. Locate in a suitably protected area of the site and be within 30.0m of tanker access for de-sludging etc.
Inspection chambers should be provided to both the inlet and outlets of the tank for sampling and inspection.
A notice plate shall be fixed within the building describing the necessary maintenance as noted in Building Regulation Part H section H2, 1.57 page 34.
Treated effluent from treatment plant is to be discharged directly to a watercourse subject to consent being obtained from the Environment Agency. If this is not possible or consent is refused treated effluent shall be discharged into a drainage field :- The outfall drainage field should be sited downslope and terminate at least 10.0m from any watercourse or permeable drain and at least 15.0m from any building and sufficiently away from any other soakaways etc.
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert in trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.



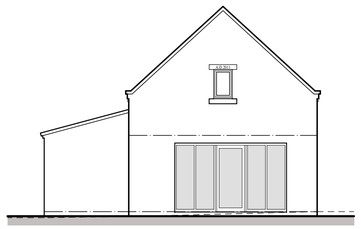
East Elevation



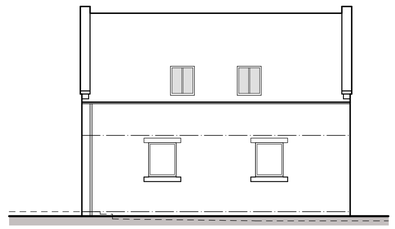
North Elevation



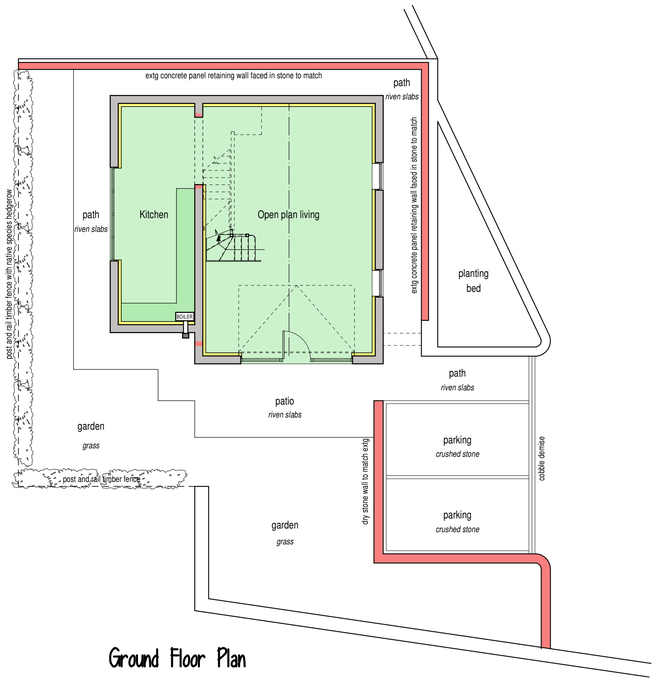
Cross Section



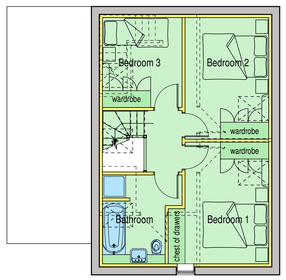
West Elevation



South Elevation



Ground Floor Plan



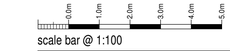
First Floor Plan

PROPOSAL
It is proposed that the existing garage be converted into a dwelling.
Works are to include the following -
1. The existing roof is in good condition but is to be insulated to to comply with current Building Regulations.
2. Velux conservation escape rooflights (780mm wide x 1400mm high) are to be installed where shown.
3. The existing cavity walls are to be inspected to determine what insulation is presently incorporated and additional insulated plasterboard added internally as required to bring up to current Building regulation standards.
4. The ground floor is to remain with insulation laid over and new screed finish applied to comply with current Building Regulation standards.
5. The current first floor is to be lowered slightly to provide more headroom on the upper floor. A new staircase is to be installed where shown.
6. A doorway opening shall be created from the two storey section into the lean-to to provide large open plan ground floor accommodation.
7. The current first floor partitions are to be stripped out and new partitions erected to provide 3 bedrooms and bathroom.
8. The existing garage door is to be removed and opening infilled with glazed screen, incorporating entrance door. Frame to be formed in hardwood with stain finish.
9. Existing opening within lean-to is to be infilled with glazed hardwood screen, having stain finish.
10. A new sewerage treatment plant is to be installed to serve the proposal with the outfall discharging into the adjacent field via a suitably designed soakaway system.

BOUNDARY TREATMENTS
As part of the application for the dwelling new boundaries shall be incorporated where shown. The boundaries shall be created using a mix of timber post + rail fencing and dry stone walls as noted. An existing concrete retaining structure is in place to the front and side boundaries which are to be faced with stone to match walls.

LANDSCAPING
The existing planting bed to the front of the garage conversion is to be retained including planting.
The area in front of the existing garage doors is to become the garden/patio area together with small area in front of the lean-to structure, providing a minimum of 65m².
A parking area is to be created adjacent to the planting bed to accommodate 2 vehicles and is to be enclosed with a new dry stone wall to provide privacy to the garden.
Materials shall be as follows; -
Paving :- Riven slabs
Parking :- Angular stone chippings
Garden :- Grass

Hedgerows :-
Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose).
Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.



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Mr M Randles

PROPOSED CONVERSION OF GARAGE INTO DWELLING
WOODHEAD FARM,
TOP ROAD,
BIDDULPH MOOR,
STOKE-ON-TRENT, ST8 7LF
PLANNING PROPOSAL
FLOOR PLANS + ELEVATIONS

Date	Sheet	Scale
JULY 2019	A1	1:100
Drg No.	Rev.	Drawn
2019-2430-02	B	NAW

A - 03/10/2019 - TITLE SHEET UPDATED FOR PLANNING SUBMISSION
B - 18/10/2019 - PLAN UPDATED FOR PLANNING SUBMISSION

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