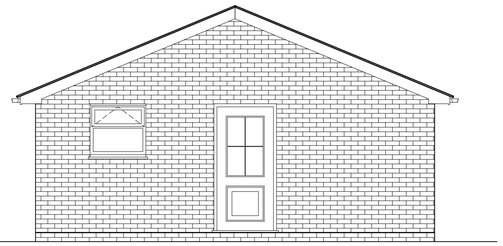
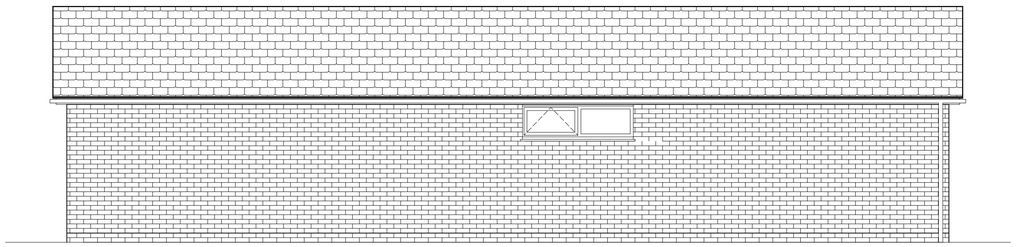


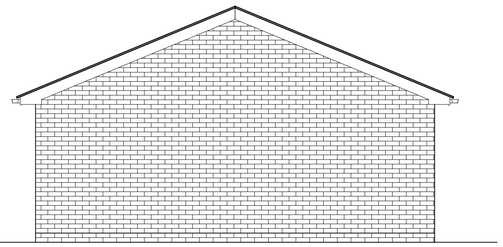
FRONT ELEVATION (EAST)



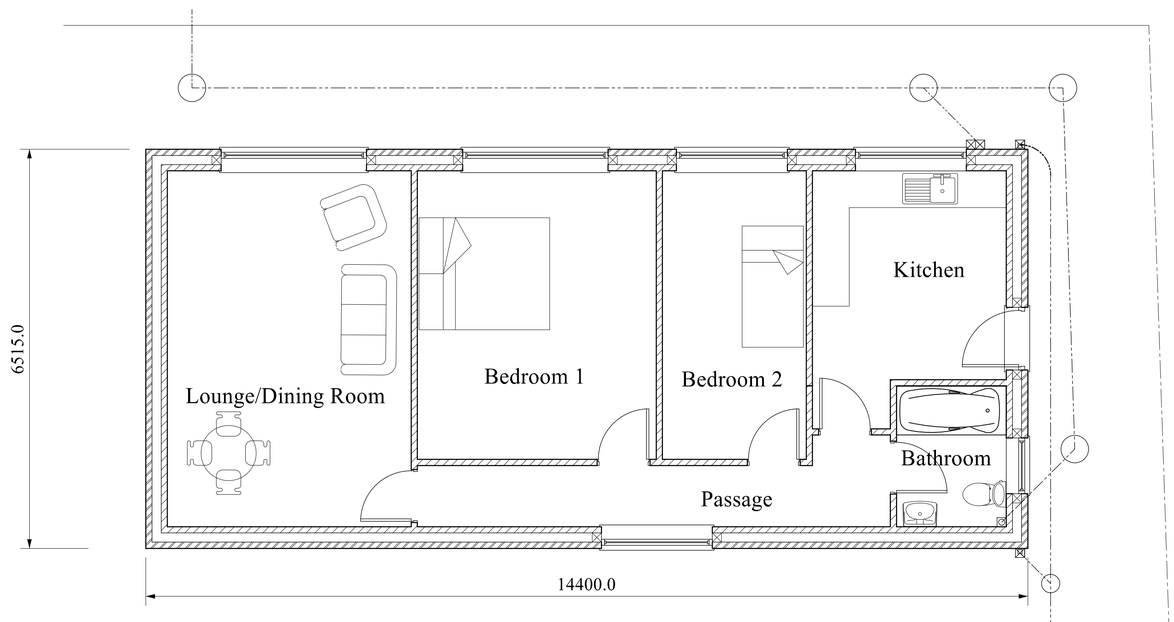
END ELEVATION (SOUTH)



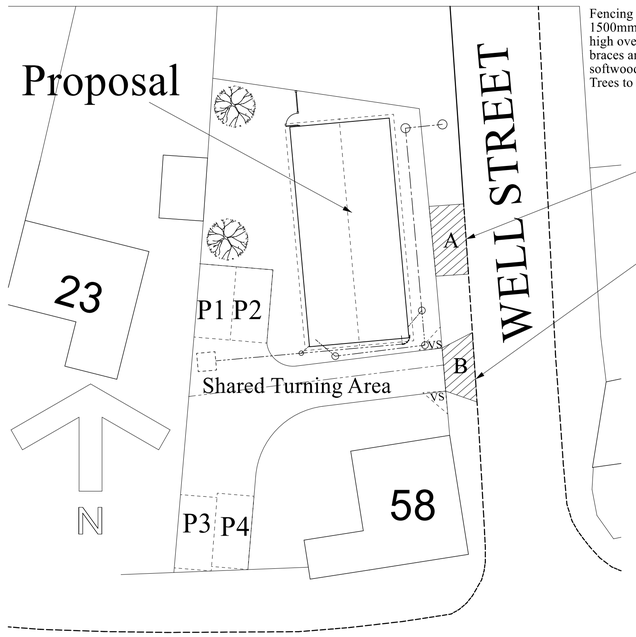
REAR ELEVATION (WEST)



END ELEVATION (NORTH)

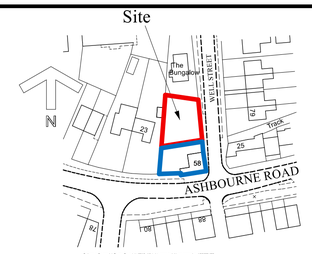


PLAN



SITE PLAN

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.



LOCATION PLAN

PLANNING NOTES

External cavity walls and gables to dwelling to be constructed of outer skin of facing bricks to Planning Officer's approval. Walls to Garage to be constructed of Half brick and One brick walls of facing bricks to Planning Officer's approval. Build in gas and electric meter boxes in external skin of hollow walls.

Pitched roofs to be of interlocking tiles to Planning Officer's approval. Fit UPVC fascias, barge boards and soffits with boxed ends at intersection of fascias and barge boards. Gutters and rainwater pipes to be in UPVC. Gutters to be Marley Flowline Rectilinear 112 x 60mm gutters laid to 1 in 600 falls, with 65mm square 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 and should attain a 'U'- value' of 1.60 W/m2 .K. External door and frame is to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units. Fit up and over Garage door 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. Gullies picking up kitchen sink and Bathroom wastes to be trapped back inlet and fitted with galvanized grating. Foul drain to be connected to main sewer in pavement to Well Street. Pavement to be reinstated all in accordance with County Highways requirements. Inspection chamber to storm drainage to be in 300mm diameter polypropylene set on minimum 150mm thick concrete base, comprising base unit, raising pieces as required and Polymer cover and frame. All inspection chambers to foul drains o 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 & parking area as shown of 25mm thick dense bitumen macadam wearing course on 50mm dense bitumen macadam base course on minimum 150mm thickness of limestone hardcore, edgings to be 150 x 50mm concrete on 150 x 75mm concrete foundations and haunching. Form paving with pavings to Client's choice on minimum 150mm thickness of limestone hardcore. Remove existing road kerb to site access and supply and lay 125 x 150mm concrete half battered road kerbs existing foundation with splayed droppers at ends of pavement crossing all backed with a minimum of 150mm of concrete, and lower footpath to suit in with a minimum 150mm thickness of limestone hardcore road base complying with Clause 803, 806 or 816, 40mm thick base course of 20mm dense bitumen macadam in accordance with BS 4987: 1993, Clause 6.5, 200pen binder and 20mm thick wearing course of 6mm medium graded bitumen macadam in accordance with BS 4987: 1993, Clause 7.6, 200pen binder all to the approval of Staffordshire County Council Highways Department. 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. Sited so that the householder is required to carry the refuse not exceeding 30 metres, and no more than 25 metres from the waste collection point. Supply and lay topsoil and turfing as shown. The domestic refuse is to be brought forward to the front of the property on collection day.

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. Gates to be framed, ledged and braced softwood, 1800mm high overall constructed of 100 x 50mm top rail and stiles, 200 x 50mm bottom rail, 150 x 25mm ledges and braces and 25mm tongued, grooved and vee-jointed boarding. Hanging posts to be 125 x 125mm treated softwood posts set in 450 x 450 x 600mm deep concrete bases. Ironmongery to be to Client's requirements. Trees to be well established Hazel (Corylus avellana) and Silver Birch (Betula pendula)

Existing dropped kerbs removed and pavement crossing removed and new road kerbs installed

Remove existing road kerb to site access and supply and lay 125 x 150mm concrete half battered road kerbs existing foundation with splayed droppers at ends of pavement crossing all backed with a minimum of 150mm of concrete, and lower footpath to suit in with a minimum 150mm thickness of limestone hardcore road base complying with Clause 803, 806 or 816, 40mm thick base course of 20mm dense bitumen macadam in accordance with BS 4987: 1993, Clause 6.5, 200pen binder and 20mm thick wearing course of 6mm medium graded bitumen macadam in accordance with BS 4987: 1993, Clause 7.6, 200pen binder all to the approval of Staffordshire County Council Highways Department.

M. SIDDIQUE

DATE NOVEMBER 2019

PROPOSED PAIR OF SEMI-DETACHED BUNGALOWS

ON LAND ADJACENT TO
58, WELL STREET,
CHEADLE,
STOKE-ON-TRENT
ST10 1EY

SCALES: (AT A1)

PLANS	1:50
ELEVATIONS	1:50
SITE PLAN	1:200
LOCATION PLAN	1:1250

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
CHURCHILL 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
REVISED SCHEME

FOR PLANNING APPLICATION

DRAWING NR. 1910/16/07