

NOTES FOR PLANNING APPLICATION

Take out 3 external doors and frames and replace with part glazed timber stable doors to obtain a ‘U-value’ of not more than 2.2W/m2. Remove all windows and prepare for replacement with timber frames 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.

Existing floor to Unit to be overlaid with 50 x 100mm GS grade softwood joists at maximum 400mm centres, covered with 22mm T. & G. flooring grade chipboard, 100mm Kingspan ‘Kooltherm K3 Floorboard’ or similar floor insulation cut and fitted between joists.

Gutters and rainwater pipes to remain as existing with any necessary repairs to be carried out in matching materials.

Windows to Kitchen area and Bathroom to be fitted with trickle vents to give a minimum of 5000mm of background ventilation. Windows to other habitable rooms to be fitted with trickle vents to give a minimum of 10000mm of background ventilation. External doors and frames to be in timber minimum 775mm clear width, double glazed in 4mm toughened glass units and fitted with ironmongery to Client’s choice and having a U-value of no more than 2.2 W/m2. draught stripped.

Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night.

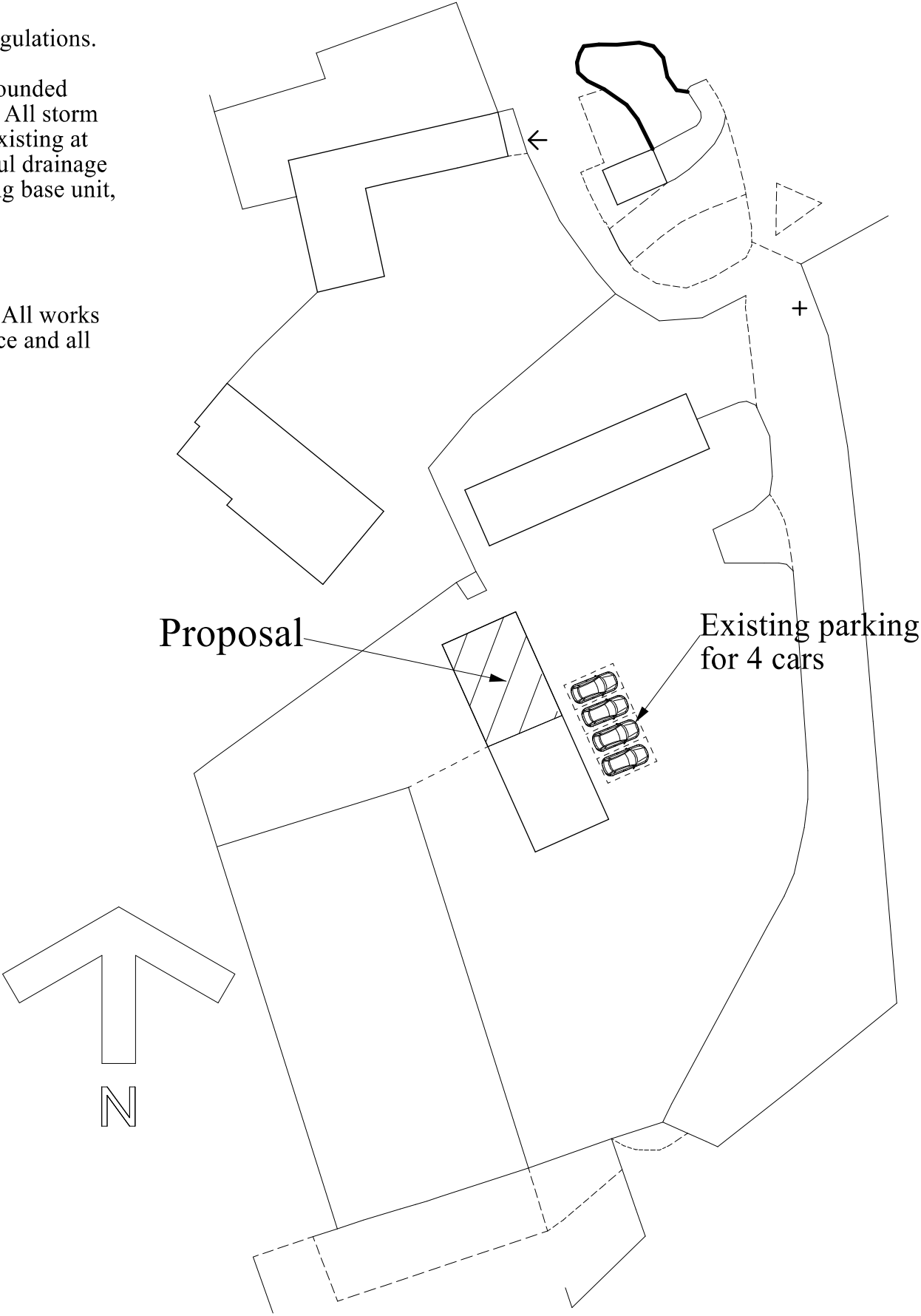
The party wall between the two halves of the building is to be faced with 9.5mm plasterboard and skim finish fixed to Kingspan insulation to meet ‘U-values’ to comply with Building Regulations.

Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

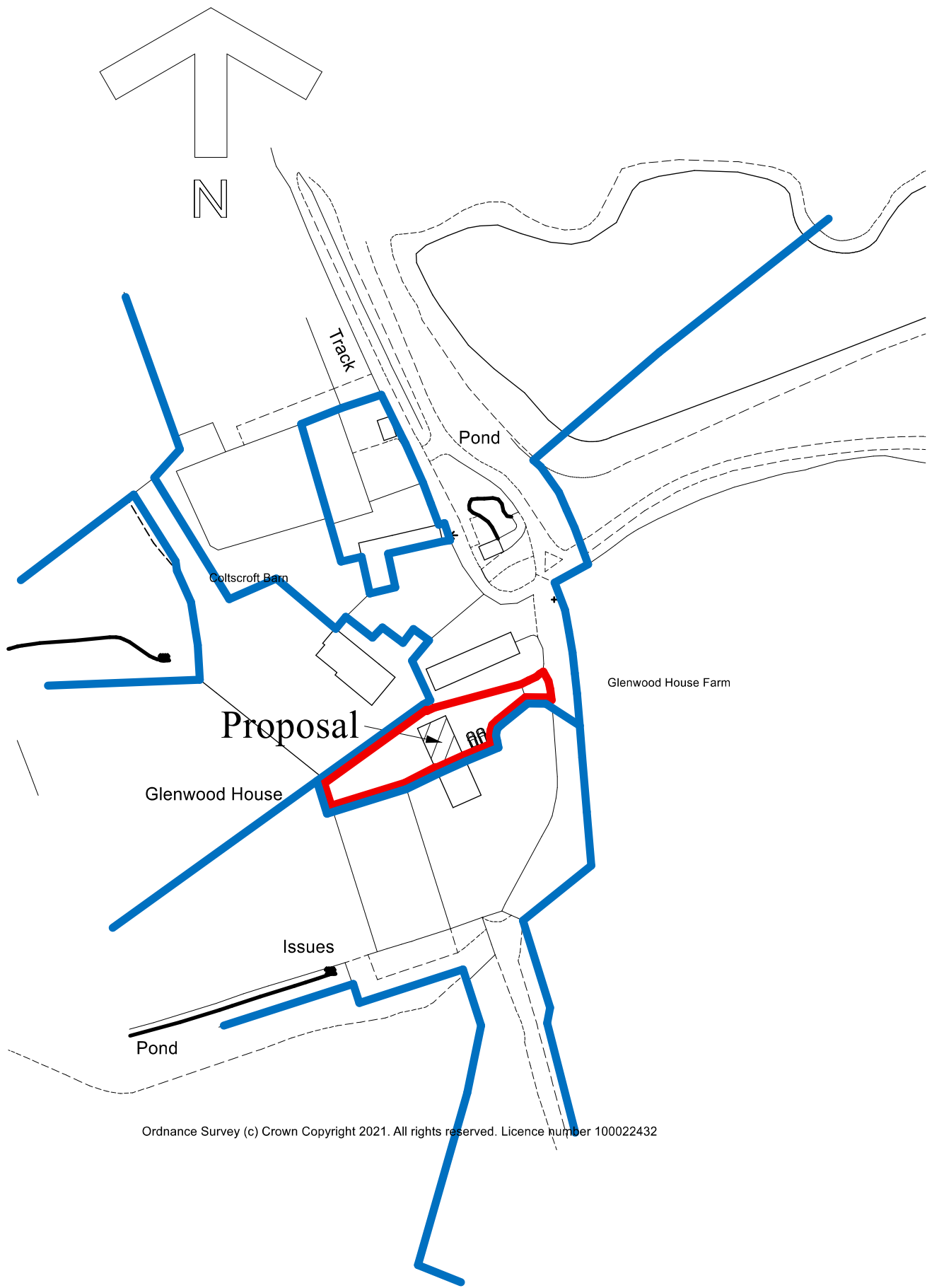
All drainage works to be in 100mm Hepworth’s ‘PlastiDrain’ to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanized grating. Foul drain to be connected to existing at front of unit. Storm drainage to run to connect to existing system. 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.

The domestic refuse is to be brought forward to the front of the property on collection day.

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.



BLOCK PLAN



LOCATION PLAN

MR. A. LINNET & MRS. R. LINNET

DATE MARCH 2021
PROPOSED CONVERSION OF PART OF ANCILLARY
OUTBUILDING INTO ANCILLARY RESIDENTIAL ACCOMMODATION
AT
GLENWOOD HOUSE FARM,
BELMONT ROAD,
IPSTONES,
STOKE-ON-TRENT,
STAFFS. ST10 2JR
SCALES (at A2):
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

DRAWN BY:
MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
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FOR PLANNING AND
BUILDING REGULATION
APPLICATIONS

DRAWING NR. 2101/33/03