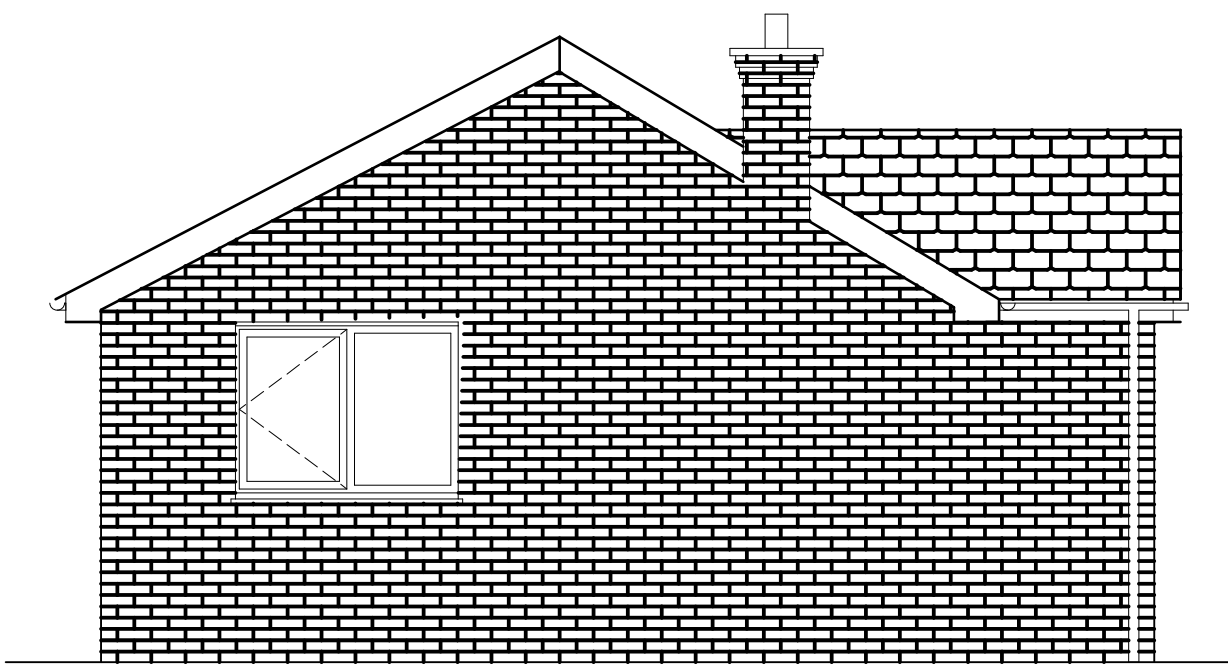
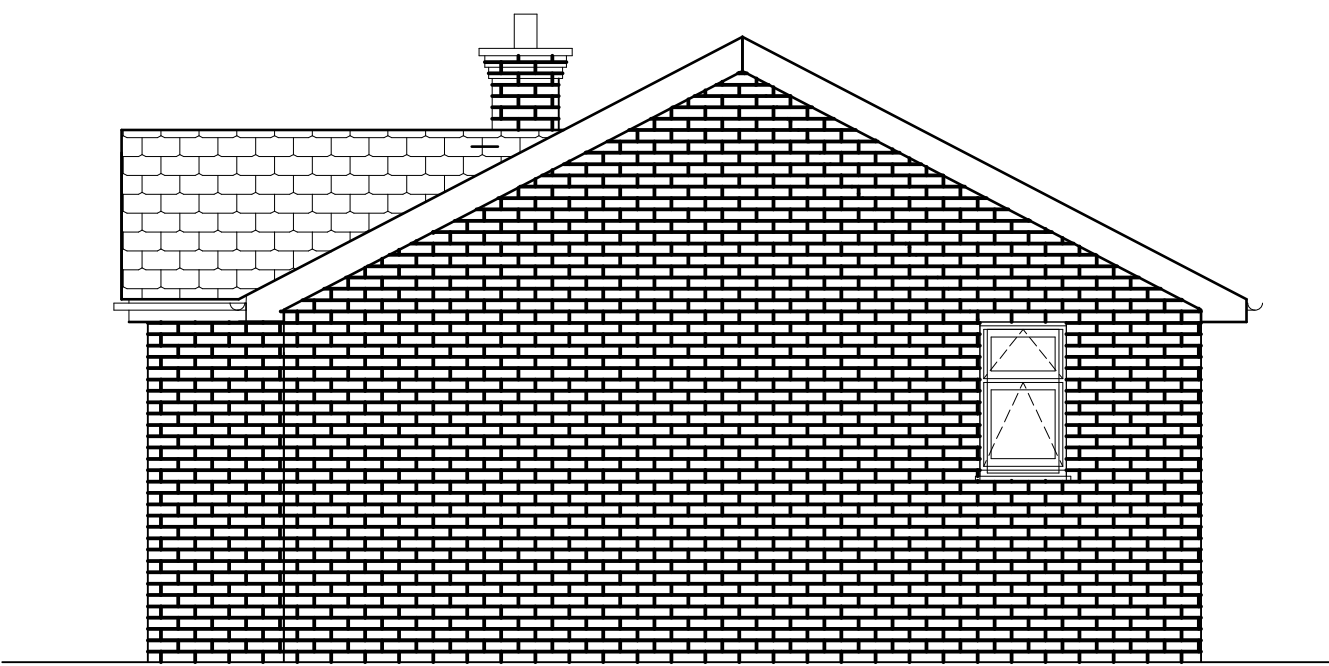




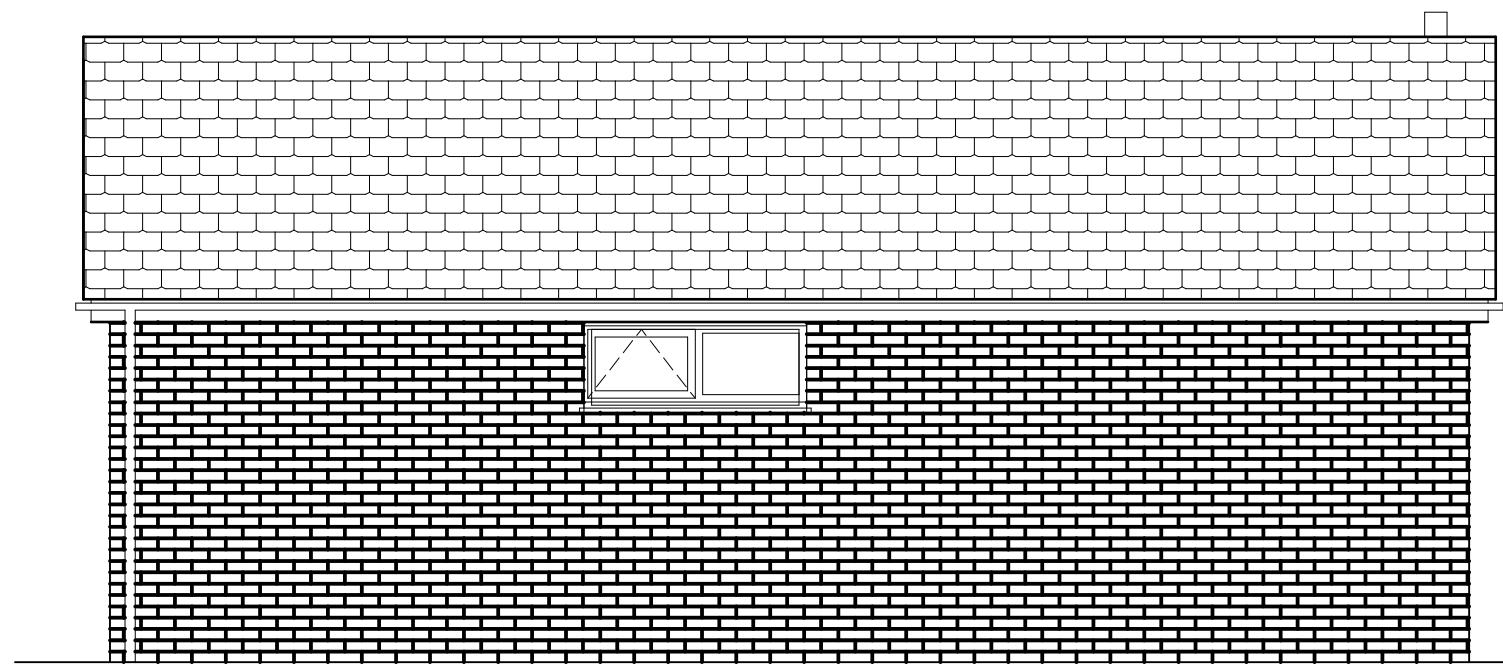
ELEVATION TO LEEK ROAD



ELEVATION TO BREACH ROAD



ELEVATION TO 2, BREACH ROAD



ELEVATION TO 26, LEEK ROAD

NOTES

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter.

External facing brick cavity walls and gables to be constructed of outer skin of facing bricks to Planning Officer's approval, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks. External rendered cavity walls and gable to be constructed of outer skin of 100mm aerated concrete blockwork with two coat rendering externally, 100mm cavity filled with 'Rockwool' or similar fibreglass cavity wall batts, inner skin of 100mm 'Thermalite' or 'Celcon' insulation blocks. Build chimney stack in brickwork with facing bricks where exposed. Chimney to be built up to the height shown. Line flues with 225 x 225mm rebated clay flue liners to BS 1181. Finish flue with clay chimney pot set and flaunched in cement mortar. Build in 'Catnic' lintels CG90/100 over external door and window openings all with minimum 150mm end bearings

Main pitched roofs to be of interlocking tiles to Planning Officer's approval on 50 x 25mm sawn battens, to recommended gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane. Provide and fix code 4 lead flashings with soakers to chimney. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roofing. Fit UPVC fascias, barge boards and soffits with boxed ends at intersection of fascias and barge boards on timber bearers or gable ladder framework. 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 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 and fitted with ironmongery to Client's choice and having a U-value of no more than 1.8 W/m2.K. Form level threshold and landing 1200mm wide outside front door ramped down not steeper than 1 in 12 with a 100mm high raised kerb on open sides, landing and ramp to have slight fall away from the dwelling to adequately drain the areas.

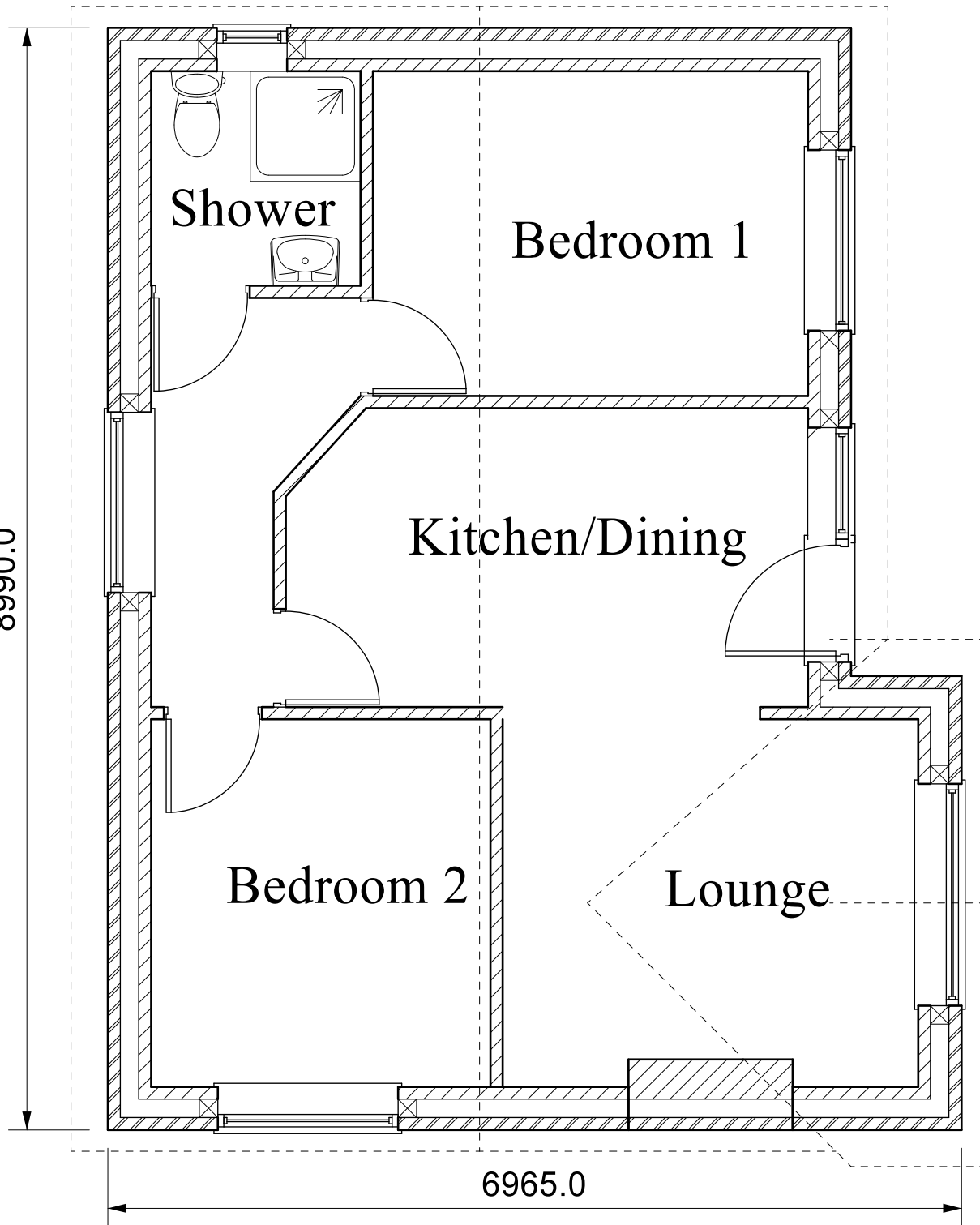
Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night

Fan capable of extracting air at a rate of not less than 15 litres per second to be fitted in Shower Room, and fan capable of extracting air at a rate of not less than 60 litres per second to be fitted in Kitchen.

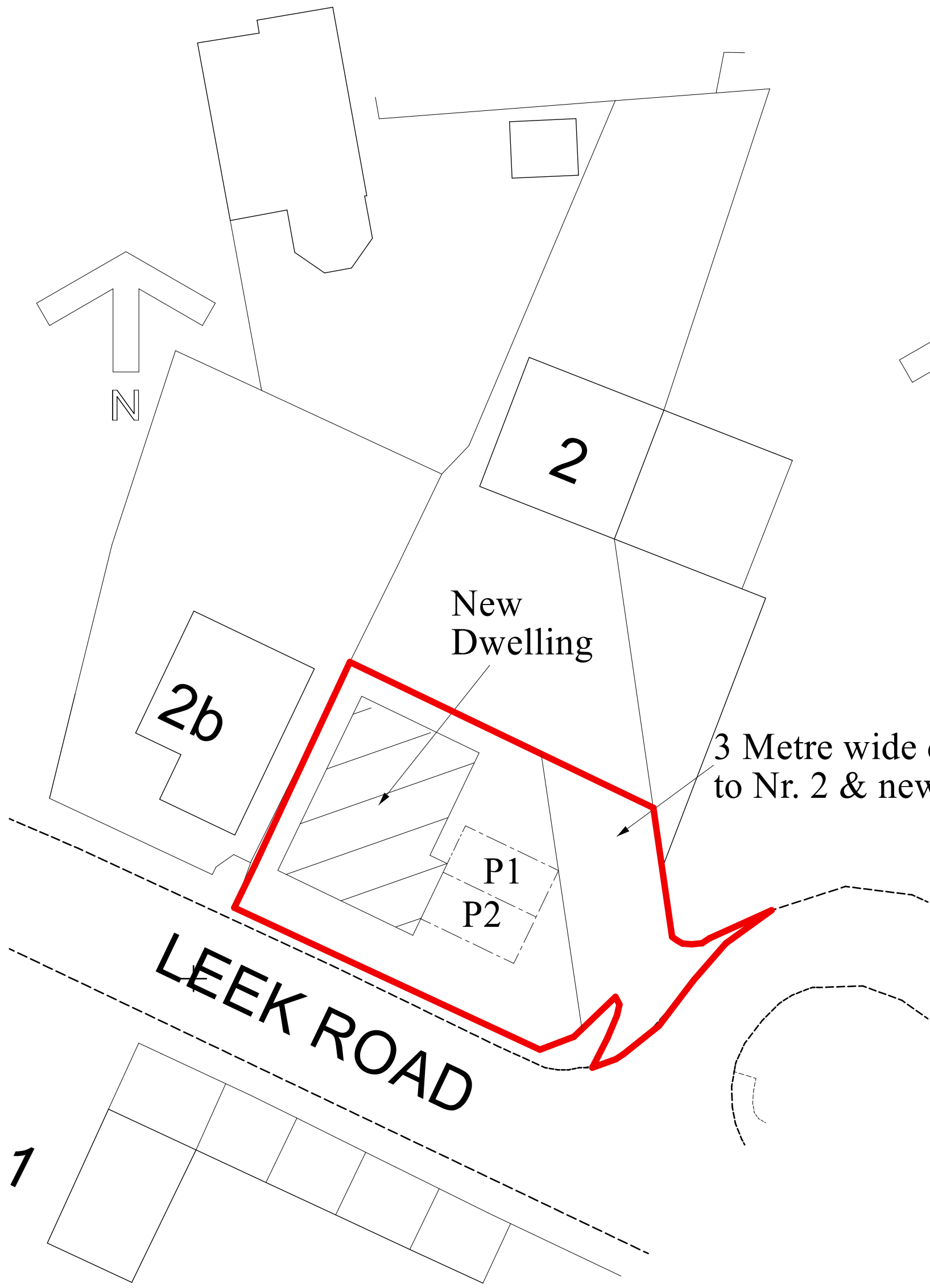
All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. All storm drainage gullies to be trapped and fitted with galvanized grating. Gully picking up kitchen sink waste to be trapped back inlet and fitted with galvanized grating. Foul drain to be connected to existing foul system. Storm drainage to be connected to existing Storm drainage system. 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 parking areas of 65mm thick block paviors vibrated onto 50mm sand on minimum 150mm thickness of limestone hardcore, edgings to be 150 x 50mm concrete on 150 x 75mm concrete foundations and haunching. Form patio paving and steps with pavings to Client's choice on minimum 150mm thickness of limestone hardcore. The domestic refuse is to be brought forward to the front of the property on collection day. 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.

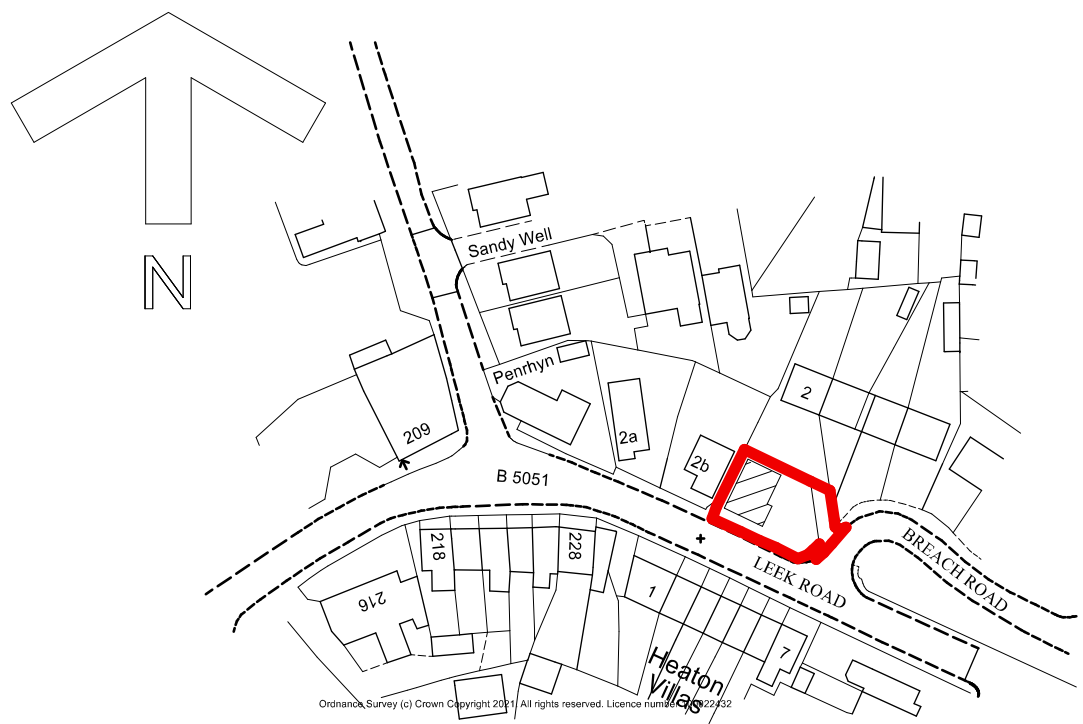
Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.



PLAN



SITE PLAN



LOCATION PLAN

REVISIONS:
A 26-10-2021 Layout amended and chimney added.

MR. P. CLIMPSON

DATE JUNE 2021

PROPOSED NEW DWELLING

AT
2, BREACH ROAD,
BROWN EDGE,
STOKE-ON-TRENT,
ST6 8QH

SCALES (at A1):
PLAN 1:50
ELEVATIONS 1:50
SITE PLAN 1:200
LOCATION PLAN 1:1250

DRAWN BY:
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AS PROPOSED

FOR PLANNING APPLICATION

DRAWING NR. 2106/15/01/A