



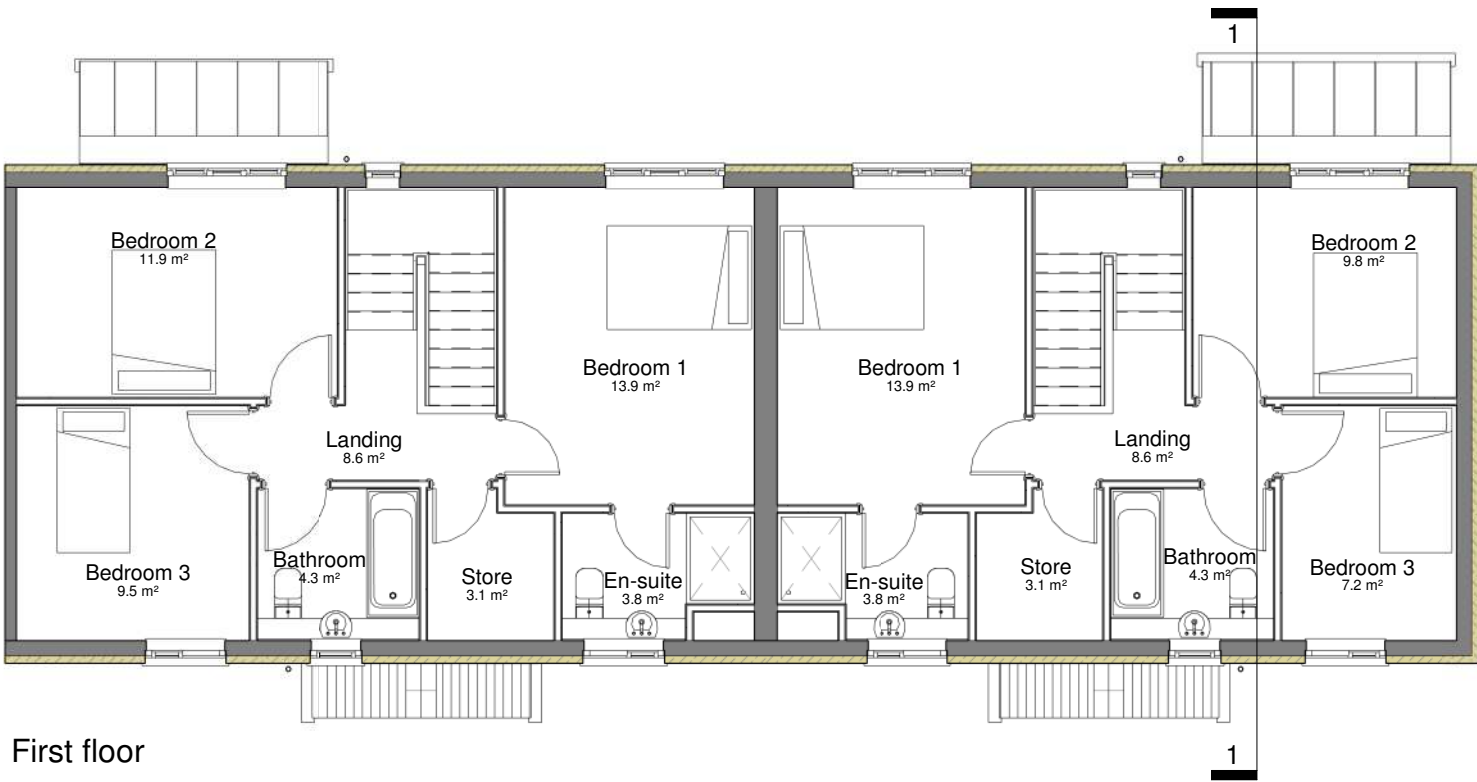
East Elevation.



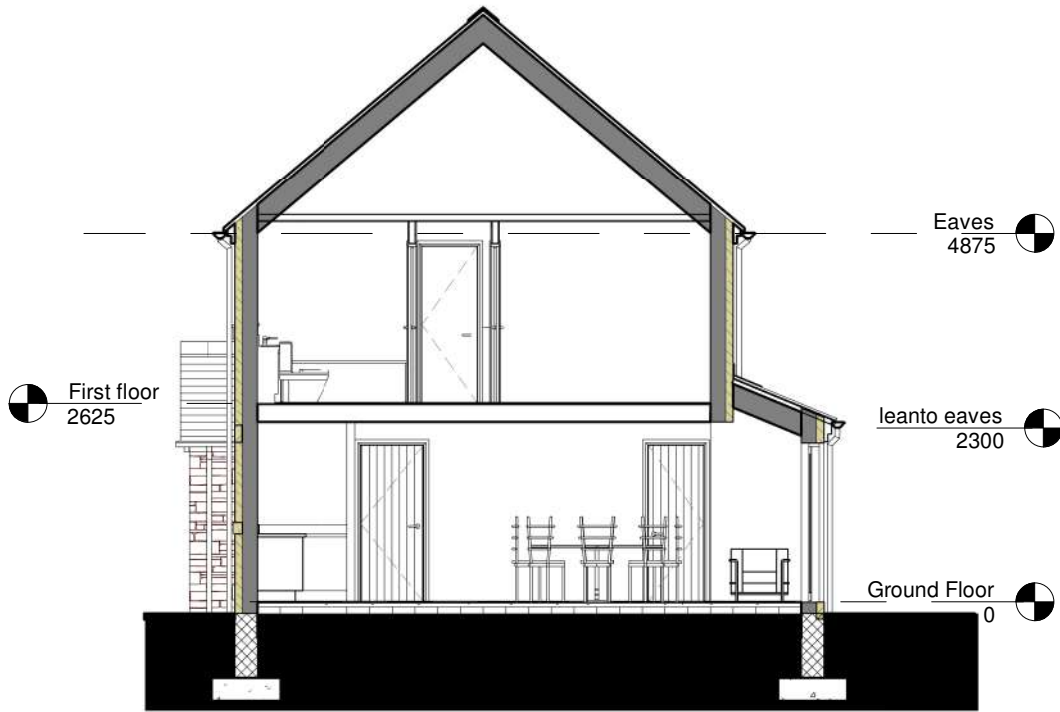
West Elevation.



North Elevation.



First floor



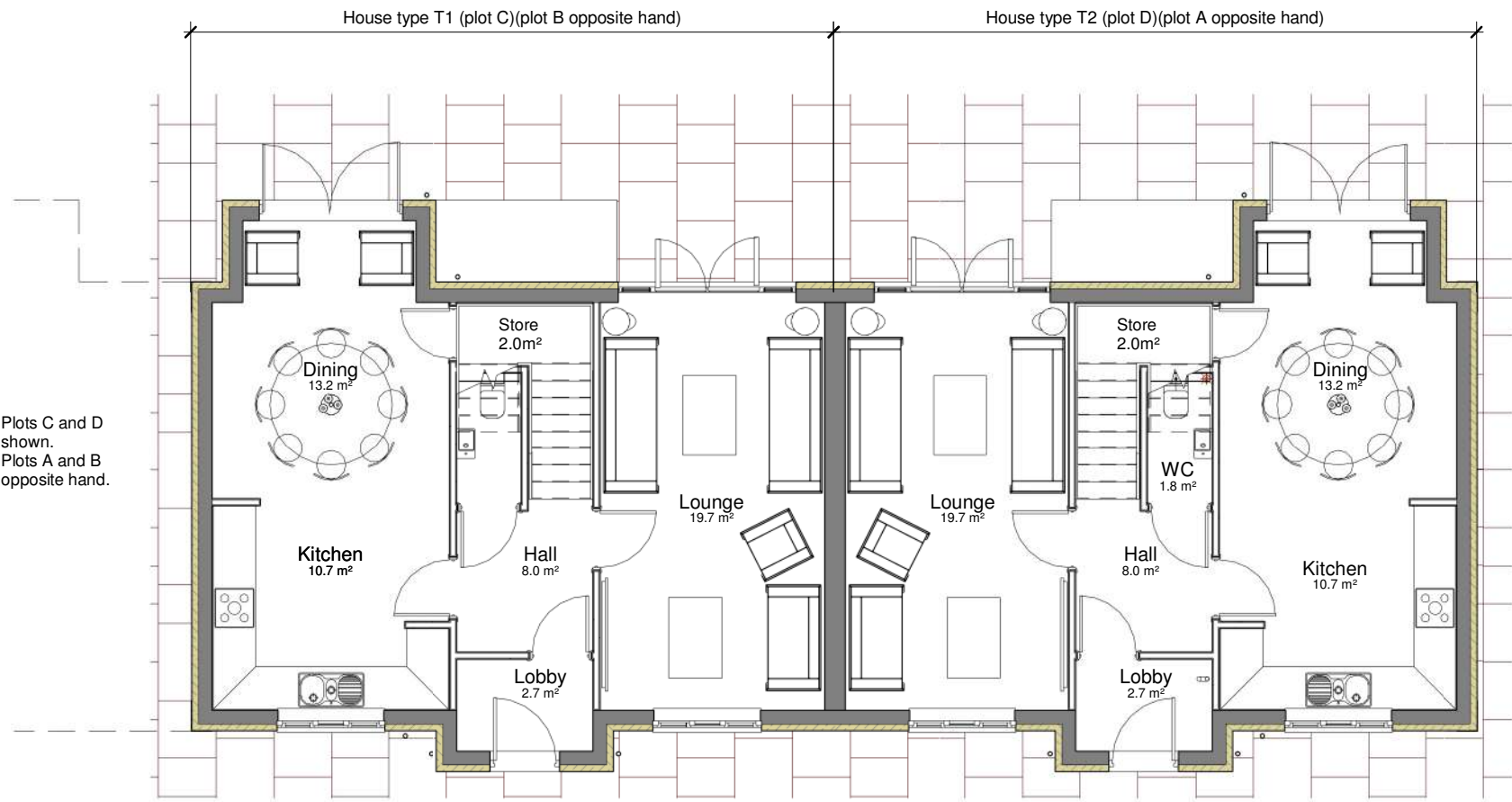
Section 1

Materials Schedule

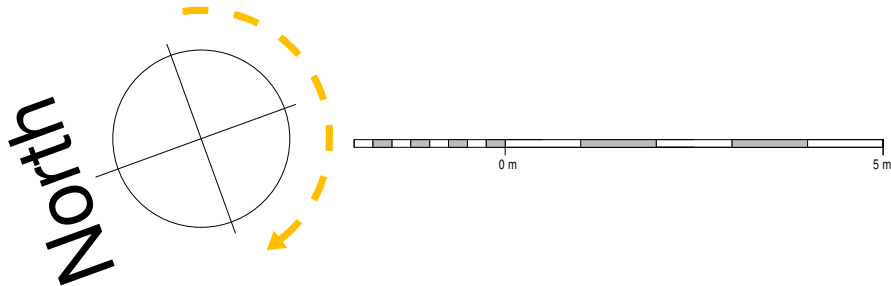
Main dwelling roof:	Staffordshire blue plain clay roof tiles.
Lean-to roof:	Standing seam Zinc sheet.
External walls:	Locally sourced, randomly coursed natural sand stone with eaves and verge corbelled detailing. Proprietary bat box incorporated on each gable.
Rain water goods:	Powder coated aluminium half round gutters on rise and fall brackets discharging into aluminium circular rainwater pipes.
Windows:	Painted timber framed high performance double glazed casement windows.
Doors:	Painted timber framed high performance double glazed rear patio doors with side glazed panels.
Front entrance door:	Natural oak framed and panel door.

Schedule of Accommodation

Ground floor.		First floor.	
Room	Area (m²)	Room	Area (m²)
Lobby	2.7	Master Bed	13.9
Hall	8.0	Ensuite	3.8
WC	1.8	Bedroom 2	9.8/11.9
Kitchen	10.7	Bedroom 3	7.2/9.5
Dining	13.2	Family Bath	4.3
Lounge	19.7	Landing	8.6
Store	2.0	Store	3.1



Ground Floor



Rev	Date	Drawn	Description										
			Clerk Bank House Clerk Bank LEEK Staffordshire ST13 5HE t: 01538 373477 f: 01538 386503 e: info@ctdarchitects.co.uk w: www.ctdarchitects.co.uk	ctd architects © 2022 • This drawing is copyright. • All dimensions to be checked on site before proceeding. • Contractor must notify the architect of any discrepancies before proceeding. • Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level. • All drawings to be read in conjunction with all other consultants drawings and specs.									
Client			Project	Scale	1: 100	Size	A2	Drawn	SAT	Chkd	PR	Date	31/03/21
RIDER ENTERPRISES			Proposed Residential Development White Lodge Field, Sugar Street, Ruston Spencer, Staffordshire.	Status	PLANNING								
			Title House Types T1 & T2 General Arrangement Drawing	Job No. 2127	Drawing No AL15	Rev.							