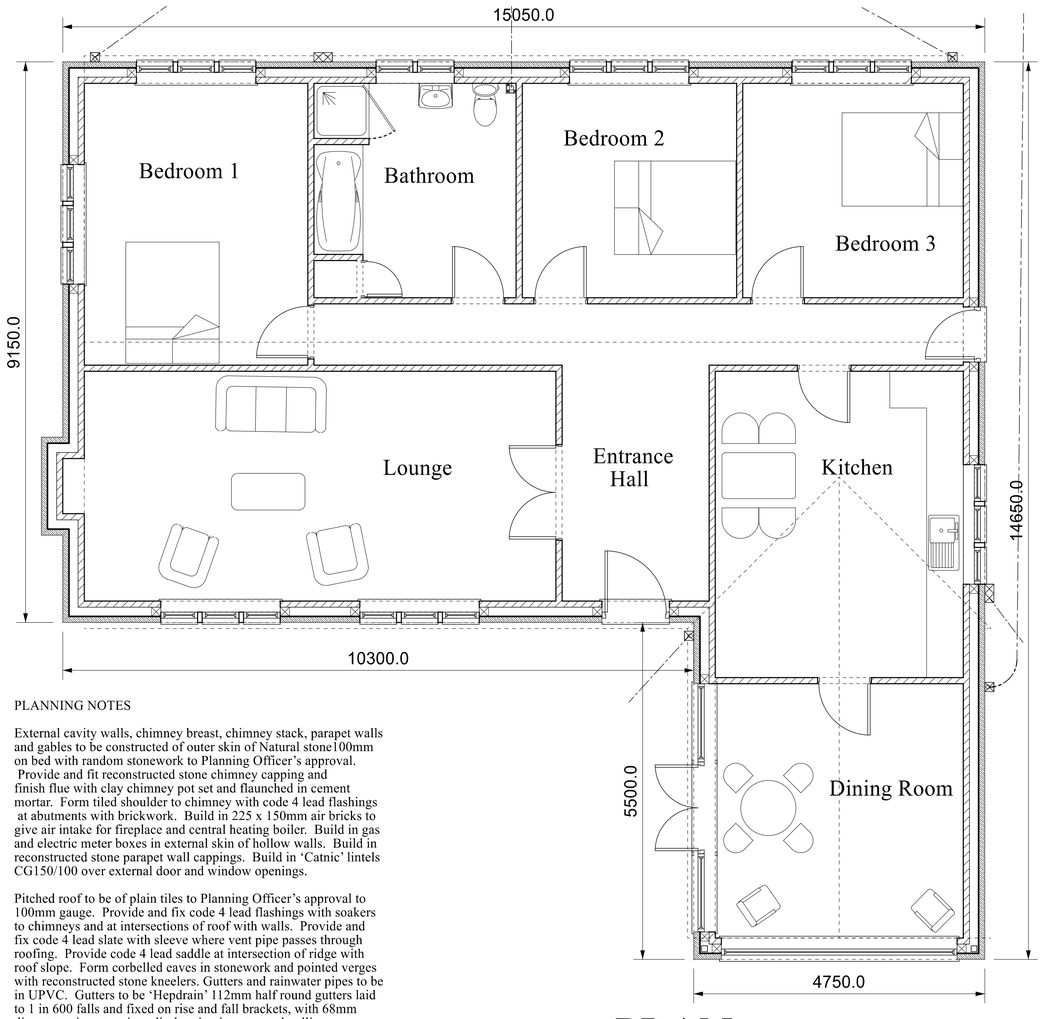


FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)

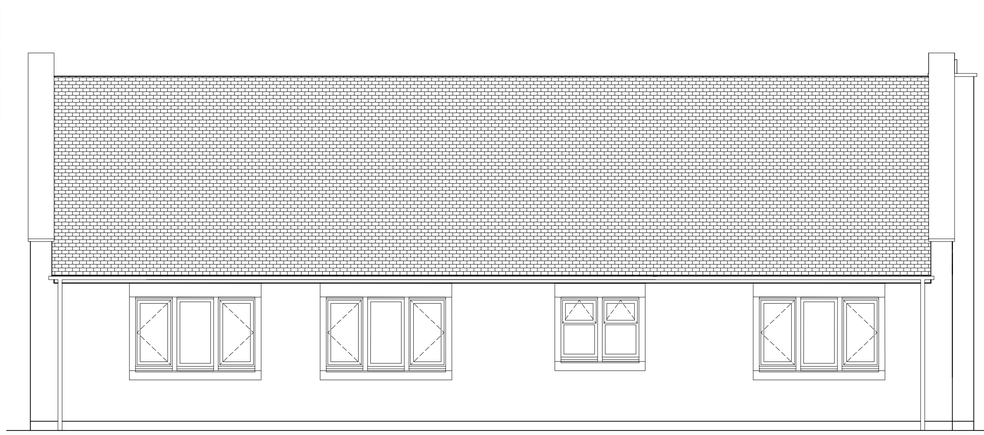



PLAN

PLANNING NOTES

External cavity walls, chimney breast, chimney stack, parapet walls and gables to be constructed of outer skin of Natural stone100mm on bed with random stonework to Planning Officer's approval. Provide and fit reconstructed stone chimney capping and finish flue with clay chimney pot set and flaunched in cement mortar. Form tiled shoulder to chimney with code 4 lead flashings at abutments with brickwork. Build in 225 x 150mm air bricks to give air intake for fireplace and central heating boiler. Build in gas and electric meter boxes in external skin of hollow walls. Build in reconstructed stone parapet wall cappings. Build in 'Catnic' lintels CG150/100 over external door and window openings.

Pitched roof to be of plain tiles to Planning Officer's approval to 100mm gauge. Provide and fix code 4 lead flashings with soakers to chimneys and at intersections of roof with walls. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roofing. Provide code 4 lead saddle at intersection of ridge with roof slope. Form corbelled eaves in stonework and pointed verges with reconstructed stone kneelers. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls and fixed on rise and fall brackets, with 68mm diameter rainwater pipes discharging into trapped gullies.



REAR ELEVATION (EAST)



SIDE ELEVATION (EAST)

Amendments:

| | | |
|---|---|---|
| A | 17-02-20 | All bar windows changed |
| B | 28-09-20 | Amendments following Planning Officer's comments |

PLANNING NOTES (CONTINUED)

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 doors and frames are to be UPVC minimum 775mm clear width, double glazed in 4mm toughened glass units. Build in 125 x 150mm sunk, splayed and throated reconstructed stone cills with stooled ends to windows, 100 x 225mm reconstructed stone heads to windows and doors, 100 x 170mm reconstructed stone jambs to windows and 75 x 170mm reconstructed stone mullions to windows.

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. Foul drain to be connected to main sewer manhole in Foxt Road as shown on Drawing Nr. 1908/19/02. Roadway to be reinstated all in accordance with County Highways requirements. Storm drainage to run to soakaways 1200 x 1200 x 1200mm below incoming invert, and to be filled to within 300mm of surface with clean limestone, covered with 1200-gauge polythene sheeting and topsoil. Soakaways to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the sizes of the soakaways are adequate. 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 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.

Take down dry-stone walling to form new access, set aside stones for re-use and remove all other materials. Clear site of works of turf and vegetable matter. Boundary walls to be constructed of concrete foundations (Grade C25) 225mm thick, stepped as required and 600mm wide, walls to be built up to 150mm below finished levels in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with natural walling stone where exposed above finished ground levels to the heights shown. Height of walls above access not to exceed 600mm high above paving levels for a distance of 1500mm back from road edge. Form copings in natural dry walling stone copers bedded and pointed in cement mortar.

Excavate out existing verge to site access and supply and lay 125 x 150mm concrete half battered road kerbs on 450 x 150mm C30 concrete foundation to full width of the access all backed with a minimum of 150mm of concrete. Form access drive turning, and parking areas as shown of Plasline Peermi-8' or similar 80mm thick permeable block paviors vibrated onto 50mm bed of sand on well rolled and compacted limestone base minimum 150mm thick. No gradient to exceed 1 in 12. Kerbs to be Plasline small kerbs on 300 x 150mm concrete foundations and rear haunching. Form paths and patio paving as shown with pavings to Client's choice on minimum 150mm thickness of limestone hardcore. 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. 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. 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. Gate to be framed, ledged and braced softwood, 2100mm high.

Supply and lay topsoil and seeding or turfing and supply and lay topsoiling to planted areas all as shown on Drawing Nr. 1908/19/02. Trees to be a mix of well-established Hazel (Corylus avellana) and Silver Birch (Betula pendula). Shrubs to be a mix of Cotoneaster Franchetti, Common Broom, Daphne odora Aureomarginata, Pachysandra Terminalis, Euonymous Gold & Silver & Cotoneaster conspicorus 'Decorus' spaced a minimum of 1 metre apart.

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.

MR. P. STIMPSON

DATE OCTOBER 2019

PROPOSED NEW BUNGALOW

ON
LAND ADJACENT TO
SUNNYVIEW,
FOXT ROAD,
FOXT,
STOKE-ON-TRENT.
ST10 2HR

SCALE:
PLAN 1:50
ELEVATIONS 1:50

DRAWN BY:

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AS PROPOSED

FOR CLIENT'S COMMENTS PRIOR TO SUBMITTING FOR PLANNING APPLICATION

DRAWING NR. 1908/19/01/A