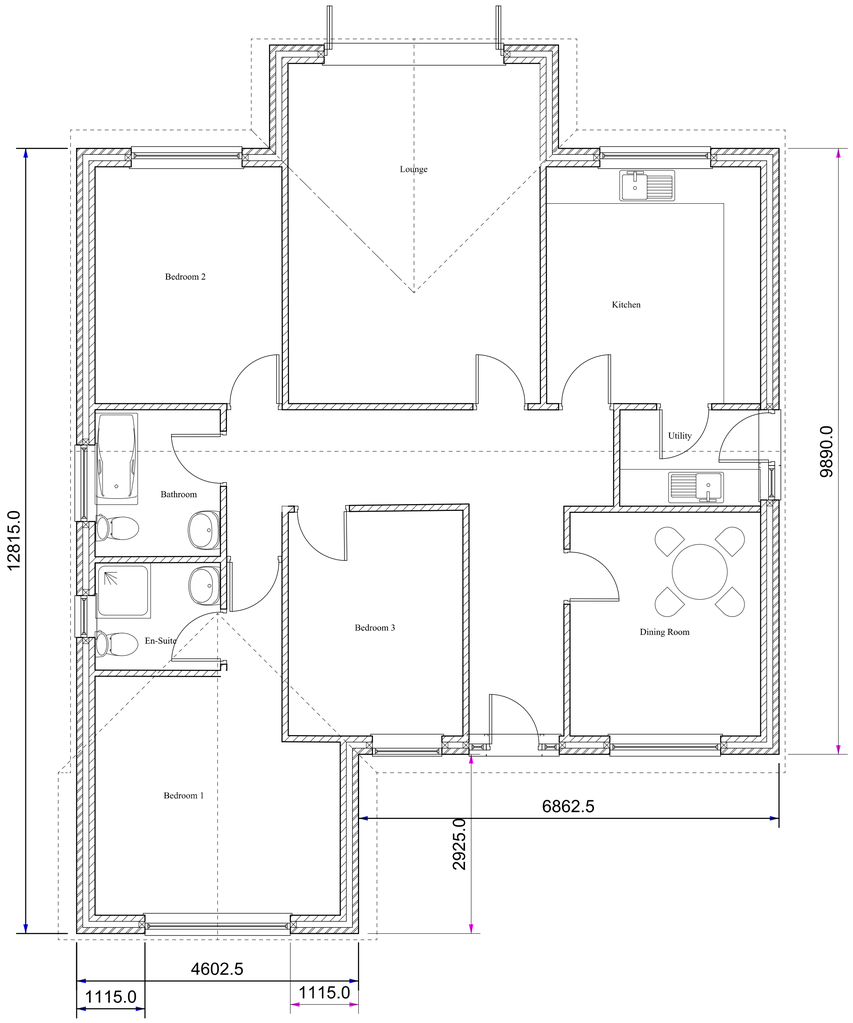
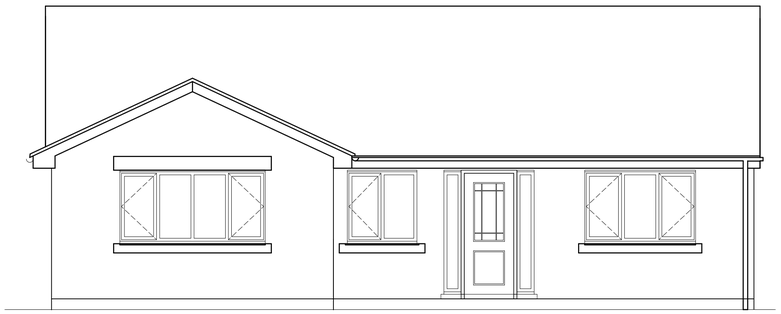
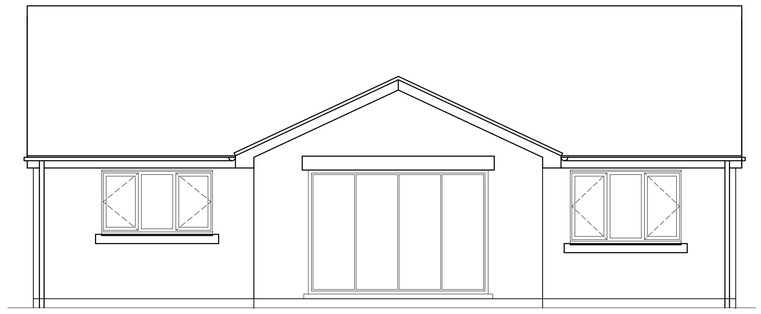


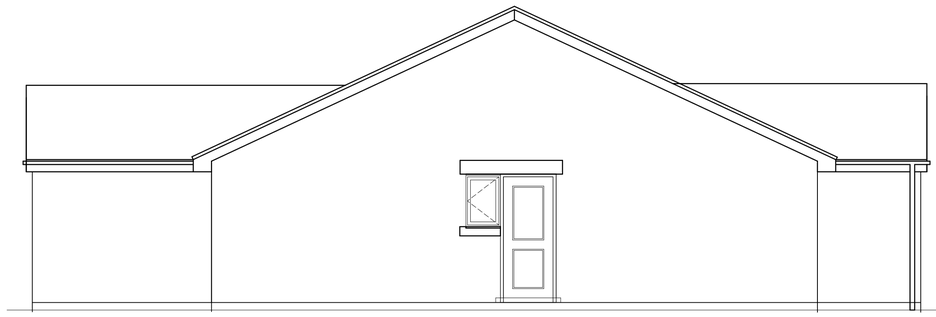
GROUND FLOOR PLAN



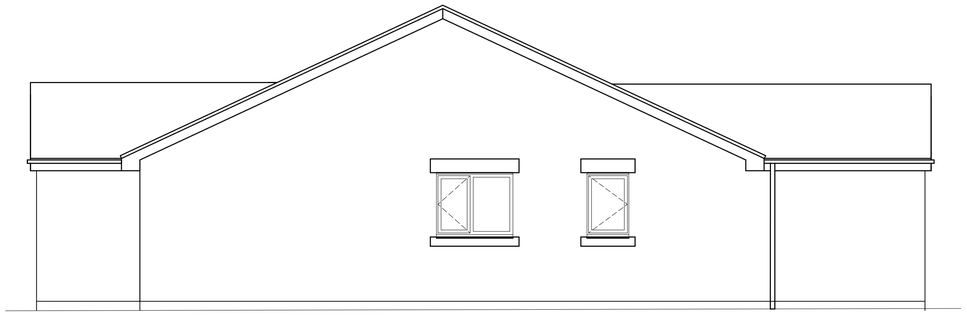
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

NOTES

Cut out existing hedge to frontage for access, grub up all roots.

External cavity walls to dwelling be constructed of outer skin of facing bricks. Build in gas and electric meter boxes in external skin of hollow walls. Walls to Garage to be constructed of Half brick walls and One brick walls in facing bricks externally bonded to and backed with common brickwork fair faced and flush pointed. Facing bricks to be to Planning Officer's approval.

Pitched roof to be of interlocking tiles to Planning Officer's approval on 38 x 25mm sawn battens, to recommended gauge. 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 '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/m2K. . External doors and frames are to be UPVC minimum 775mm clear width, bi-fold doors to be in powder coated aluminium, all 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.K. Build in 125 x 150mm sunk, splayed and throated reconstructed stone cills with stooled ends to windows and 100 x 225mm reconstructed stone heads to windows and doors. All external doors to be draught stripped. 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. Fit roller shutter garage door complete. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

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 'Supersleeve' or 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 and Utility sink wastes to be trapped back inlet and fitted with galvanized grating. Foul drain to be connected to existing manhole in Barnfields Lane. 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 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 access drive, turning and parking areas as shown in TarmacDry porous asphalt paving system on minimum 150mm thickness of limestone hardcore, edgings to be 150 x 50mm concrete on 150 x 75mm concrete foundations and haunching. Form other 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.

STUBBROOK DEVELOPMENTS LTD.

DATE MAY 2016

PROPOSED BUNGALOWS

AT

BARNFIELDS LANE,
KINGSLEY,
STOKE-ON-TRENT.
ST10 2DG

SCALES:
PLANS 1:50
ELEVATIONS 1:50

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
CURCHILL SUITE,
LULWORTH HOUSE,
51, HIGH STREET,
CHEADLE, STOKE-ON-TRENT,
STAFFS. ST10 1AR
TEL: 01538 757233
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E-MAIL: Malcolm.sales@salesqs.co.uk

DWELLINGS
PLOTS 2 & 4
PLOTS 1 & 3 - HANDED

FOR PLANNING
APPLICATION

DRAWING NR. 1602/16/01