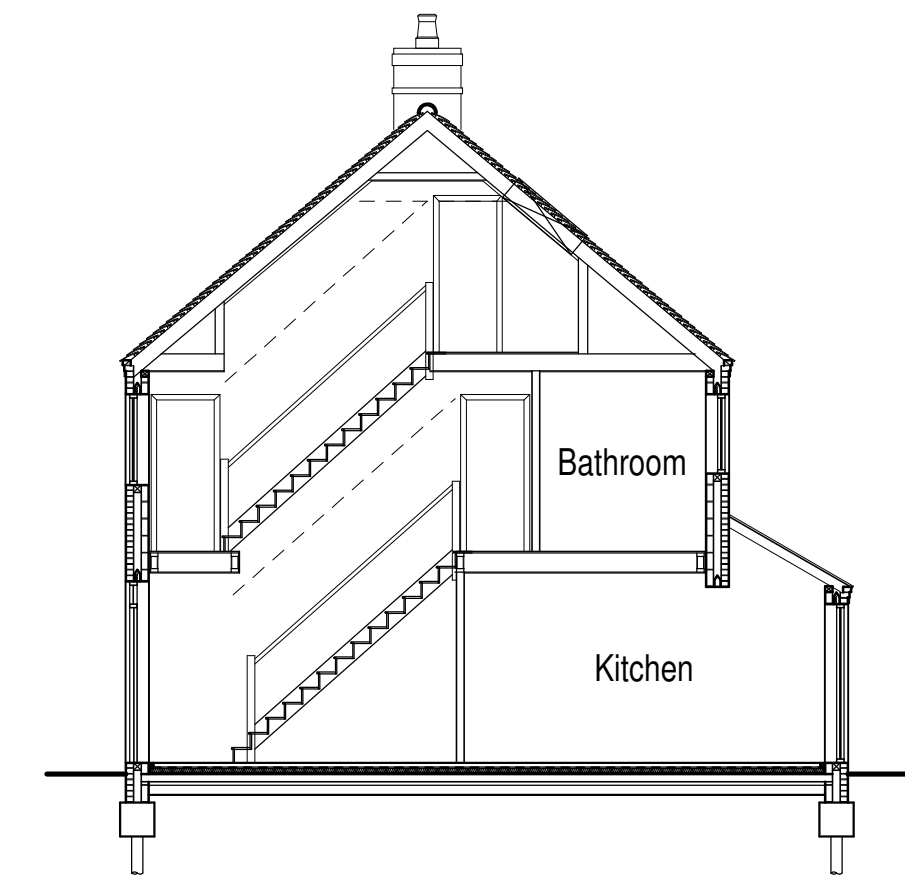




North West Elevation



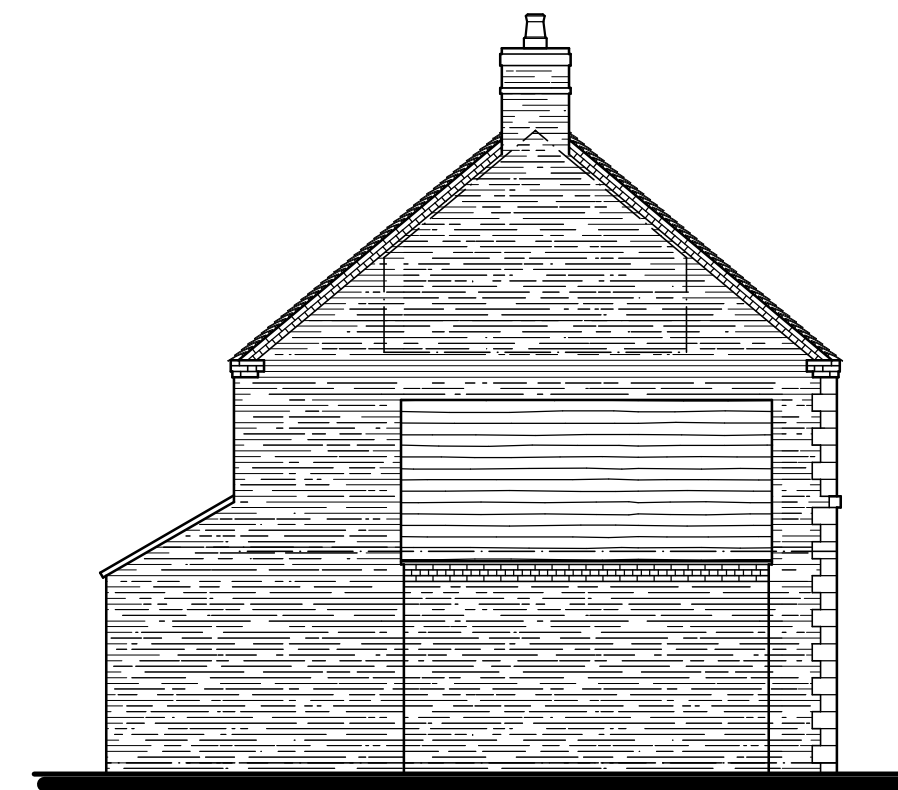
South East Elevation



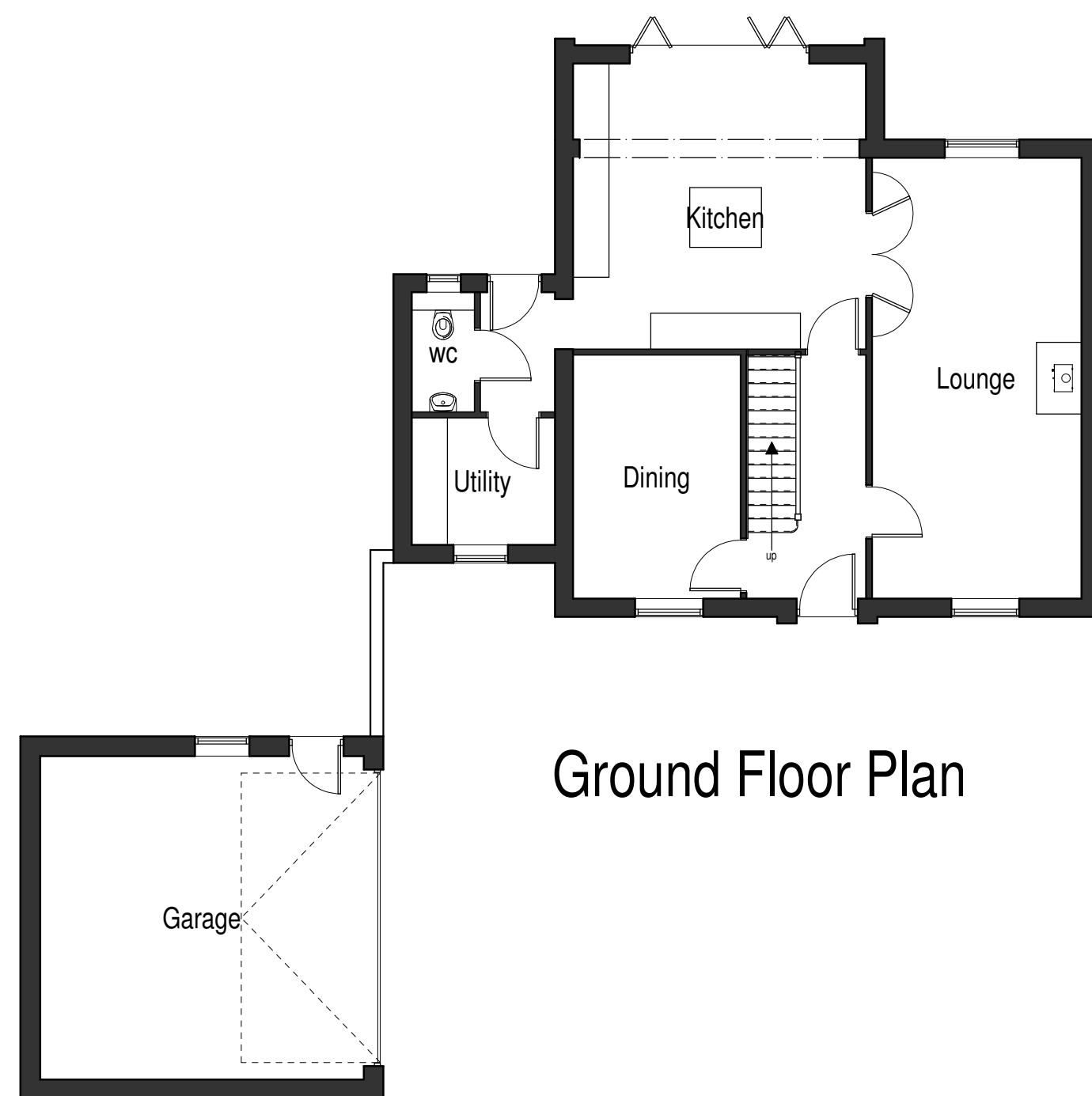
Cross Section



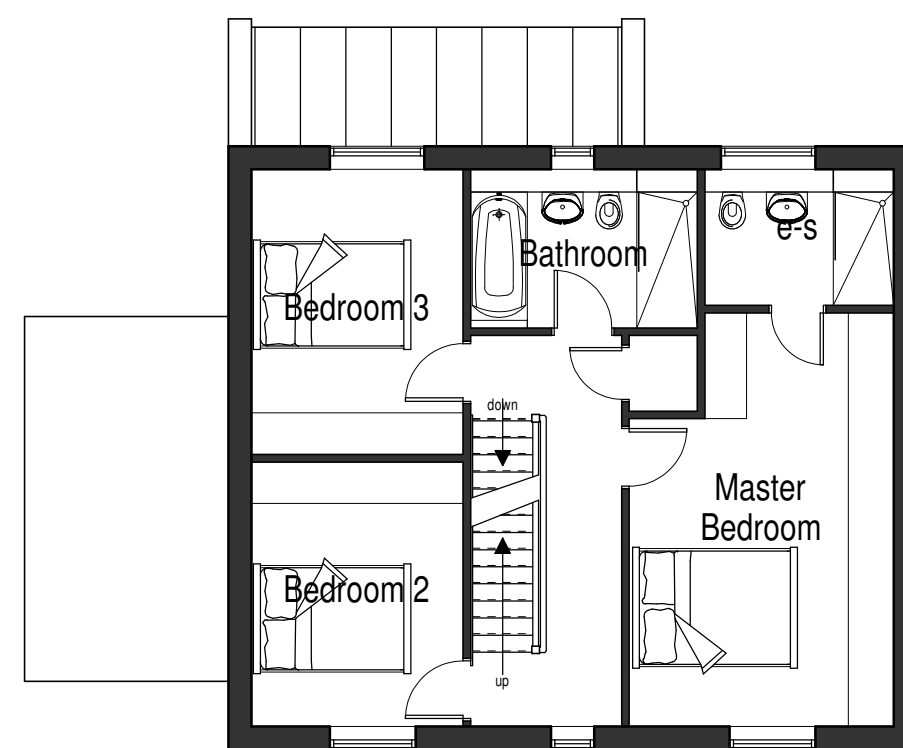
South West Elevation



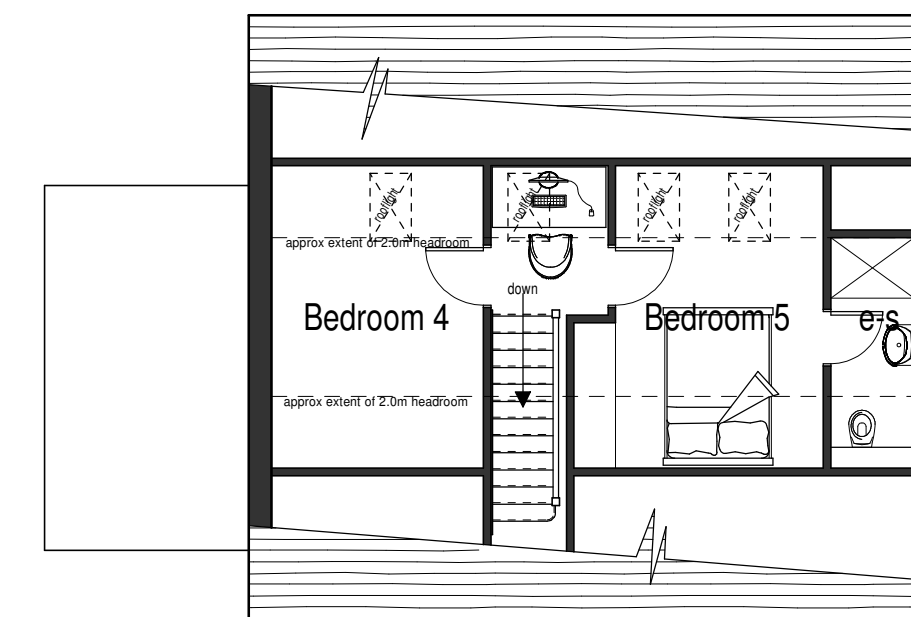
North East Elevation



Ground Floor Plan



First Floor Plan



Attic Floor Plan

EXTERNAL MATERIALS

Roof :-
Wienerberger Sandtoft 20/20 clay roof tiles in Antique Slate.
Glazed roof to single storey rear lean to.

Eaves :-
3 course projecting brickwork including dentil course.
All agreed under application ref: DOC/2023/0040.

Gables :-
2 course decorative brick eaves to main gables.
Parapet walls are to be incorporated to glazed lean-to having reconstituted stone coping.
All agreed under application ref: DOC/2023/0040.

Roof Windows :-
Black finish, Velux 'Conservation style', flush fitting rooflights to local authority approval.
All agreed under application ref: DOC/2023/0040.

Rainwater Goods :-
Black plastic gutters fixed into galvanized rise and fall brackets.
Black plastic downpipes clipped to wall face.
All agreed under application ref: DOC/2023/0040.

Walls :-
Facing brickwork to local authority approval.
Complimentary reconstituted stone quoins to be installed to corners shown.
All agreed under application ref: DOC/2023/0040.

Windows :-
Sash style and flush fitting uPVC windows with externally bonded glazing bars.
Windows to have a Cream Grain (RAL 9001) finish.
Windows to have reconstituted stone cills and heads.

Doors :-
Painted timber entrance door and garage door to suit the Discharge of Condition drawings on application ref: DOC/2023/0040.
Bi-fold doors to be of aluminium construction and finished in Cream (RAL 9001).

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m
scale bar @ 1:100

Penlee Ltd

Proposed Variation of Conditions
for Housing Development
Ivy Cottage, Tythe Barn,
Alton, Stoke-on-Trent,
ST10 4AZ

Plot 11 Housetype
Floor Plans and Elevations

Date	March 2024	Sheet	A1	Scale	1:100
Dwg No.	2014-1983-119	Rev.	-	Drawn	RG



10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

This drawing is copyright.
All dimensions must be checked prior to commencement.