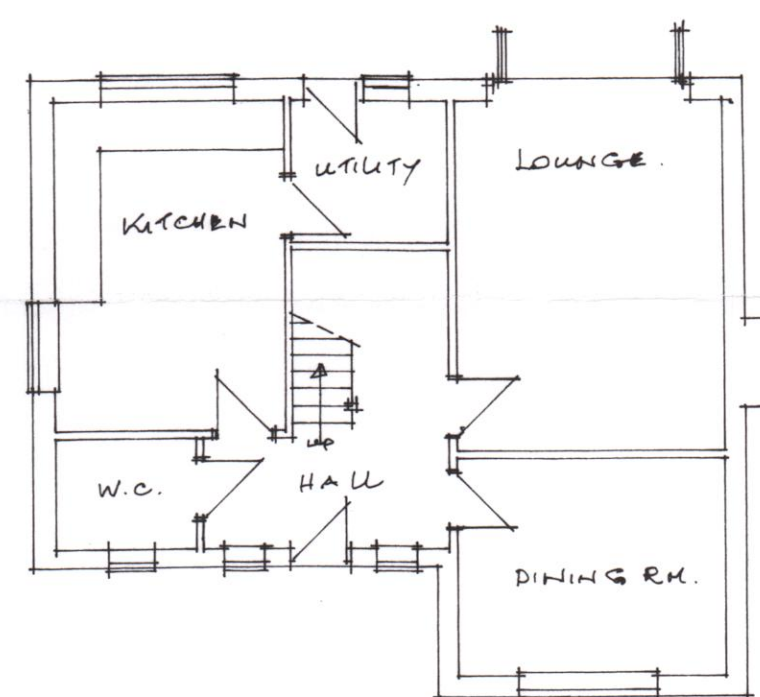
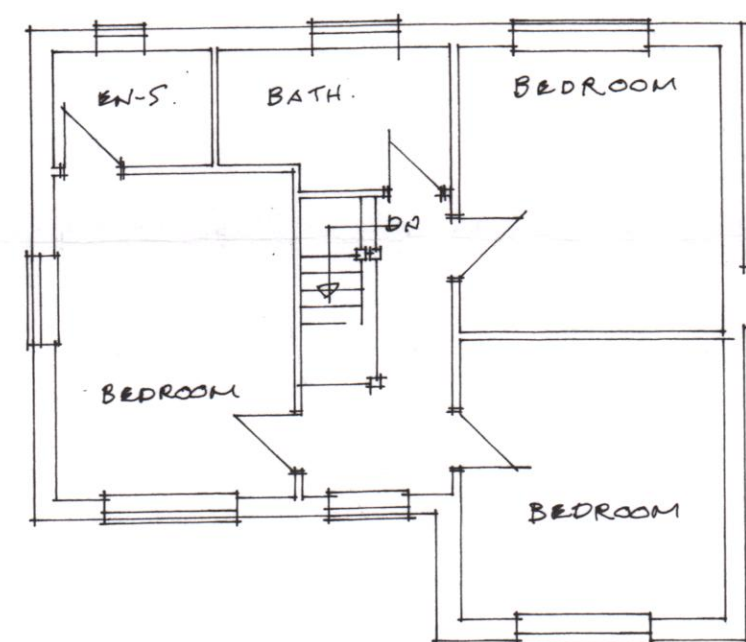


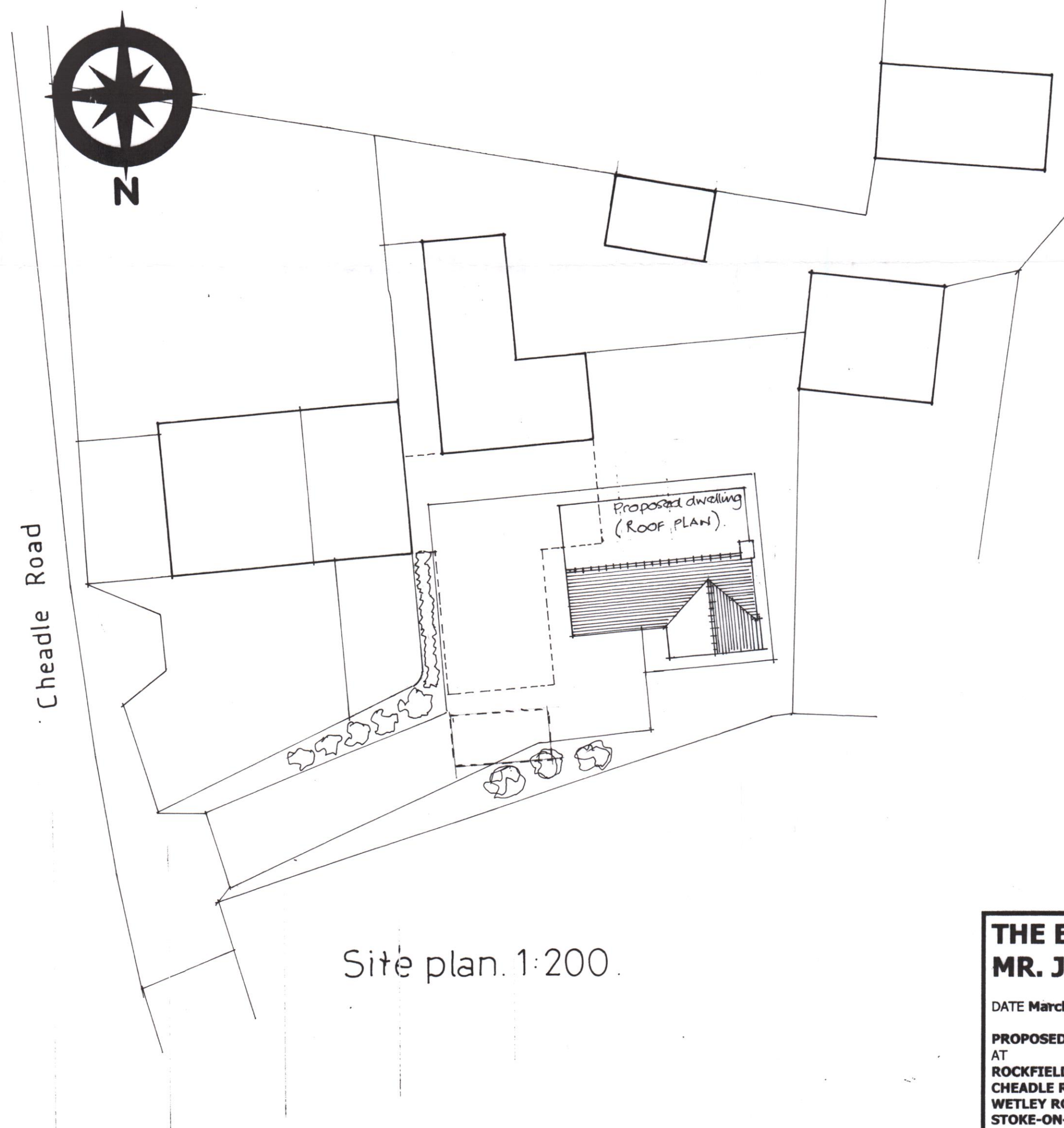
Promap
LOCATION PLAN



Ground floor plan



First floor plan.



Site plan. 1:200.

NOTES

Completely demolish existing dwelling shown dotted on Site Plan, grub up floors and foundations as necessary, seal off drains, disconnect any services, and remove all materials, make good as necessary to adjoining buildings.

External cavity walls to be constructed of outer skin of facing bricks to Planning Officer's approval. Build chimney breast and stack in brickwork with facing bricks where exposed.

Pitched roof to be of plain tiles to Planning Officer's approval. Provide and fix code 4 lead flashings with soakers to chimneys and. Provide and fix code 4 lead slate with sleeve where vent pipe passes through roofing. Fit UPVC fascias and soffits. Form corbelled verges with course of projecting facing brickwork set to rake of roof. 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. External doors and frames are to be UPVC double glazed in 4mm toughened glass units.

All external lighting is to automatically extinguish when there is enough daylight, and when not require: at night.

Robust Standard Details to be incorporated to meet the requirements of Part L of the Building Regulations.

All drainage works to be in 100mm Hepworth's 'Superseive' or 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. Foul drain to be connected to existing system. 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 topped. 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.

Form turning and parking areas in TarmacDry porous asphalt paving system, edgings to be 150 x 50mm concrete. Form patio paving and steps with pavings to Client's choice.

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 household is required to carry the refuse not exceeding 30 metres, and no more than 25 metres from the waste collection point.

New hedging to be privet and new shrubs to be a mix of Cotoneaster Franchetti, Common Broom and Eucalyptus Gold & Silver.

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.

THE EXECUTORS OF THE LATE MR. J.H. SHERRATT

DATE March 14

PROPOSED DEMOLITION AND REPLACEMENT DWELLING

AT	SCALES	
ROCKFIELDS FARM,	PLANS	1:100
CHEADLE ROAD,	ELEVATIONS	1:100
WETLEY ROCKS,	SITE & ROOF PLAN	1:200
STOKE-ON-TRENT,	LOCATION PLAN	1:1250
STAFFS. ST9 0AX		

DRAWN BY
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AS PROPOSED
FOR PLANNING APPLICATION
DRAWING NR. 1402/05/01