

NOTES

Remove gates and demolish wall to East frontage, grub up foundations as necessary and remove all materials. Remove existing hedge and fencing at side of footpath on South elevation, grub up all roots.
 Prep for and cut door opening to Shop on East elevation, build in Cattle lintel over, quoin up Jamb, make good and build in new pair of doors and frame. Remove external doors on South elevation and prepare for replacement, make good all existing finishes to new frames.

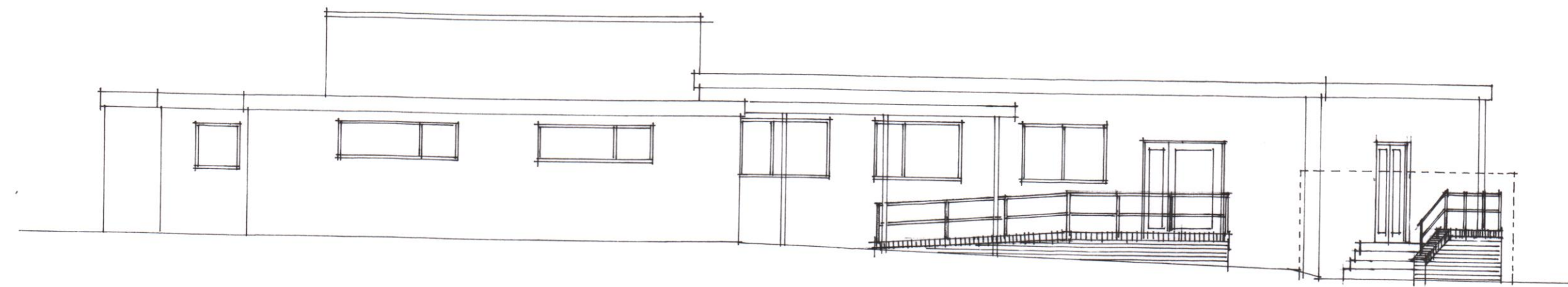
External doors and frames are to be UPVC, double glazed in 4mm toughened glass units and fitted with ironmongery to Client's choice. Glazing to doors to comply with the European equivalent of BS EN 12150, and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. Form level thresholds and landings minimum 1200mm wide outside with side ramped down not steeper than 1 in 12. 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.

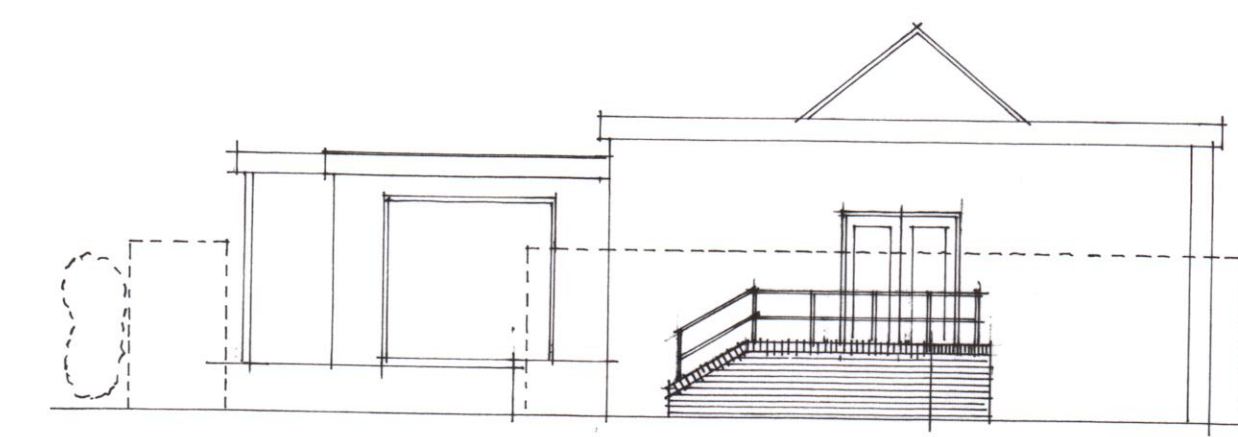
Paint all new metalwork on completion with priming coat, two coats of undercoat and one coat of gloss.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Walls to steps, landings and ramp to be constructed of concrete foundations (Grade C25) 225mm thick, stepped as required and 450mm wide. 215mm thick walls up to ground level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels to the heights shown. Form brick-on-edge coping to walls in Class A Blue engineering bricks. Form landings, steps and ramped access as shown finished with slip resistant precast flag pavings on minimum 150mm thickness of limestone hardcore. Nosings to steps to be highlighted with a minimum 55mm strip to both the tread and riser. Form facing brick-on-edge risers on minimum 150mm concrete base on compacted hardcore. Step riser to be between 150 and 170mm. A corduroy hazard warning surface 400mm deep to be provided on the landing at the step location. Balustrade and handrail to be constructed of circular material between 40 and 45mm diameter to be provided to both sides of the ramped access and landing and to one side of step access, and to extend at least 300mm beyond the bottom of the ramped access, with a vertical height of between 900mm and 1000mm to the top of the upper handrail. The vertical height to the top of the second lower handrail above the pitch line is to be 600mm. The balustrade material shall contrast visually with the background against which it is seen and its surface is to be slip resistant and not cold to the touch. No gradient to exceed 1 in 15.

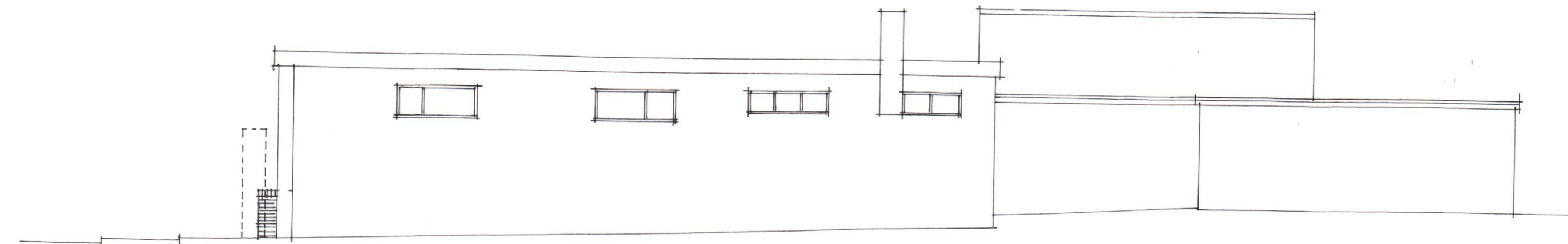
Site to be left clear and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.



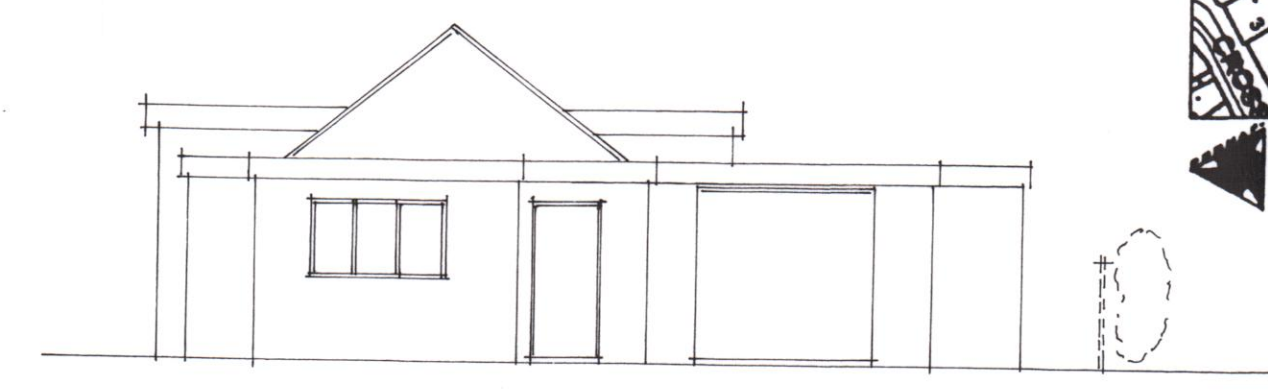
south elevation.



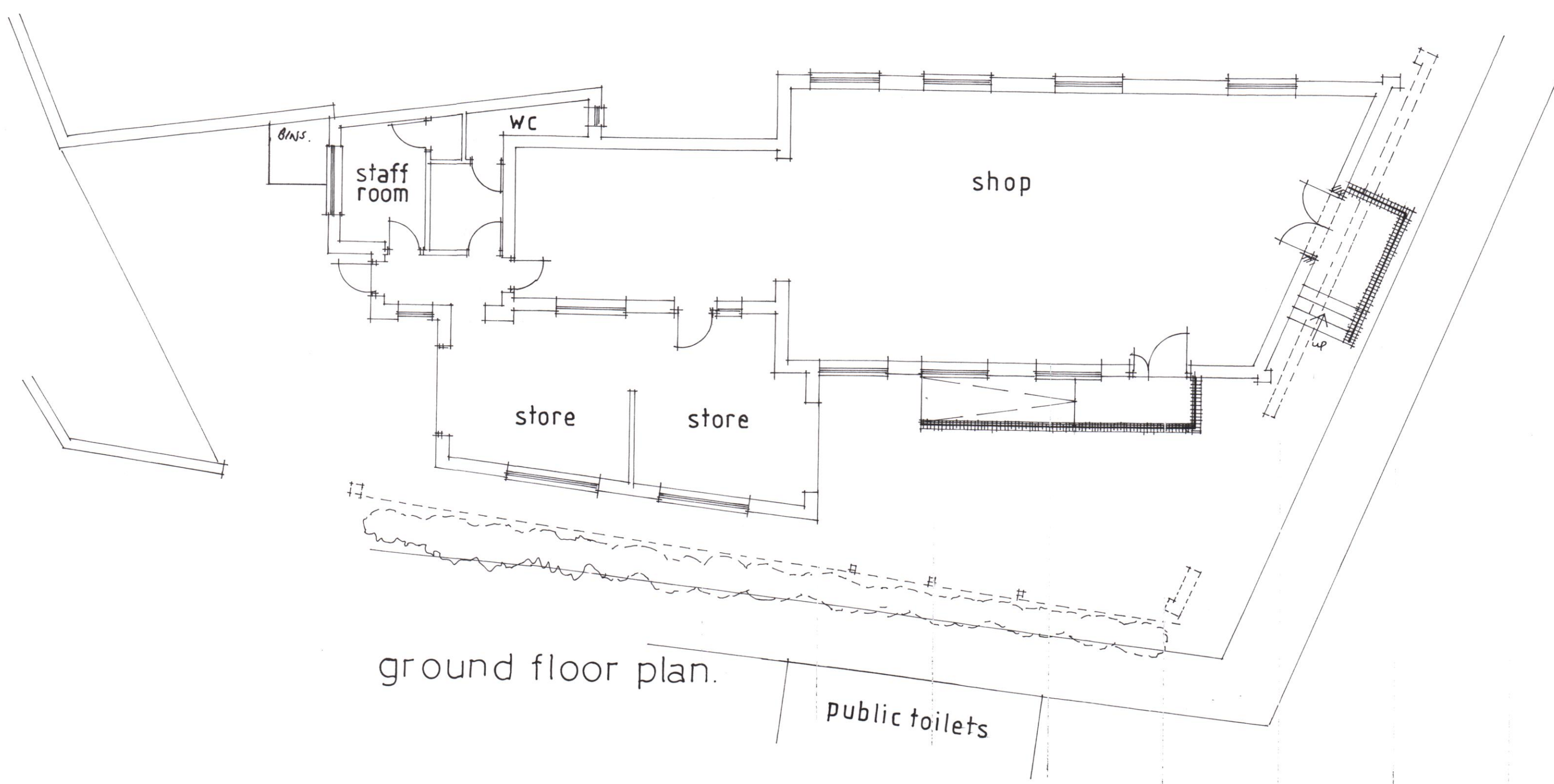
east elevation.



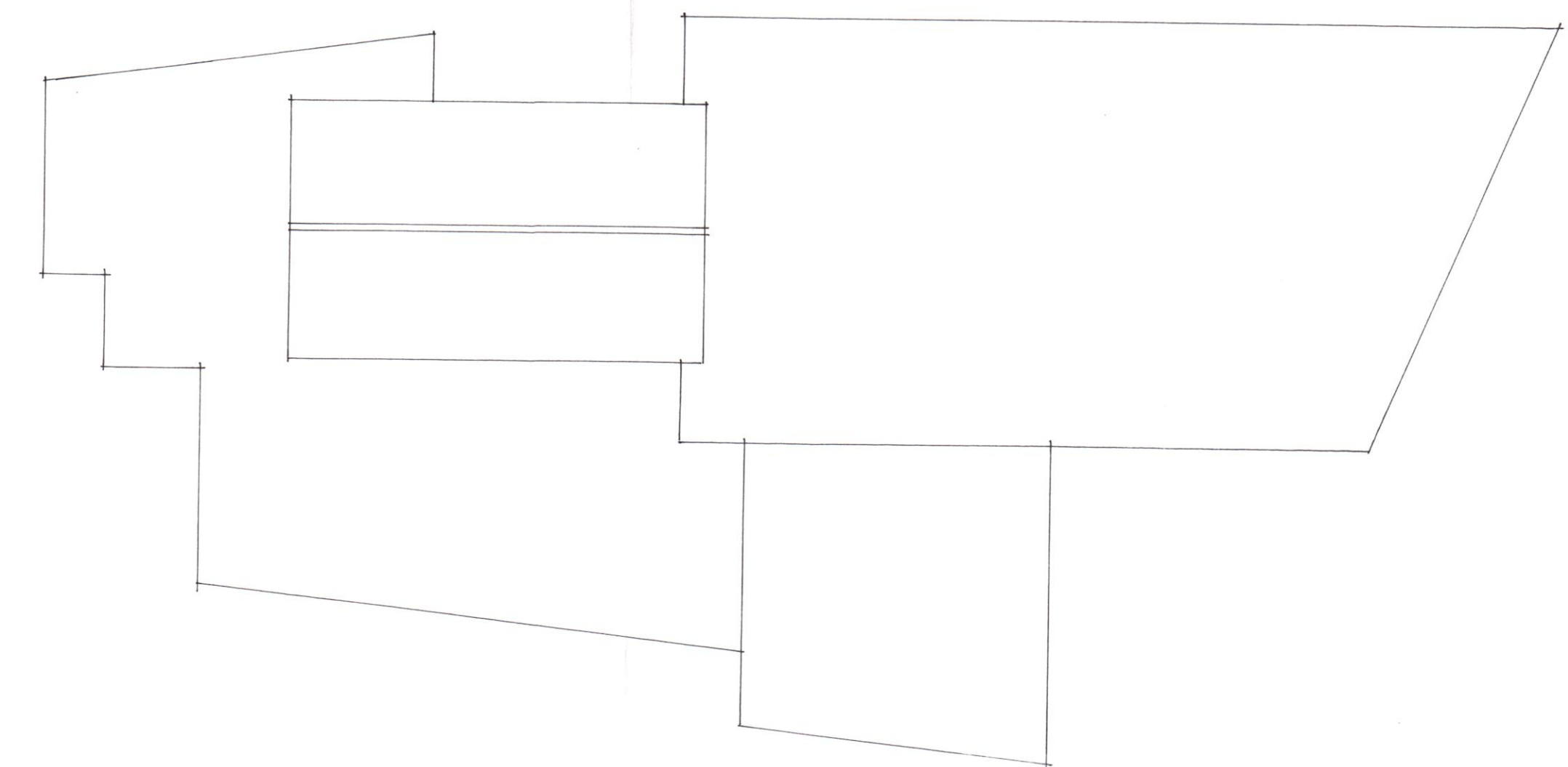
north elevation.



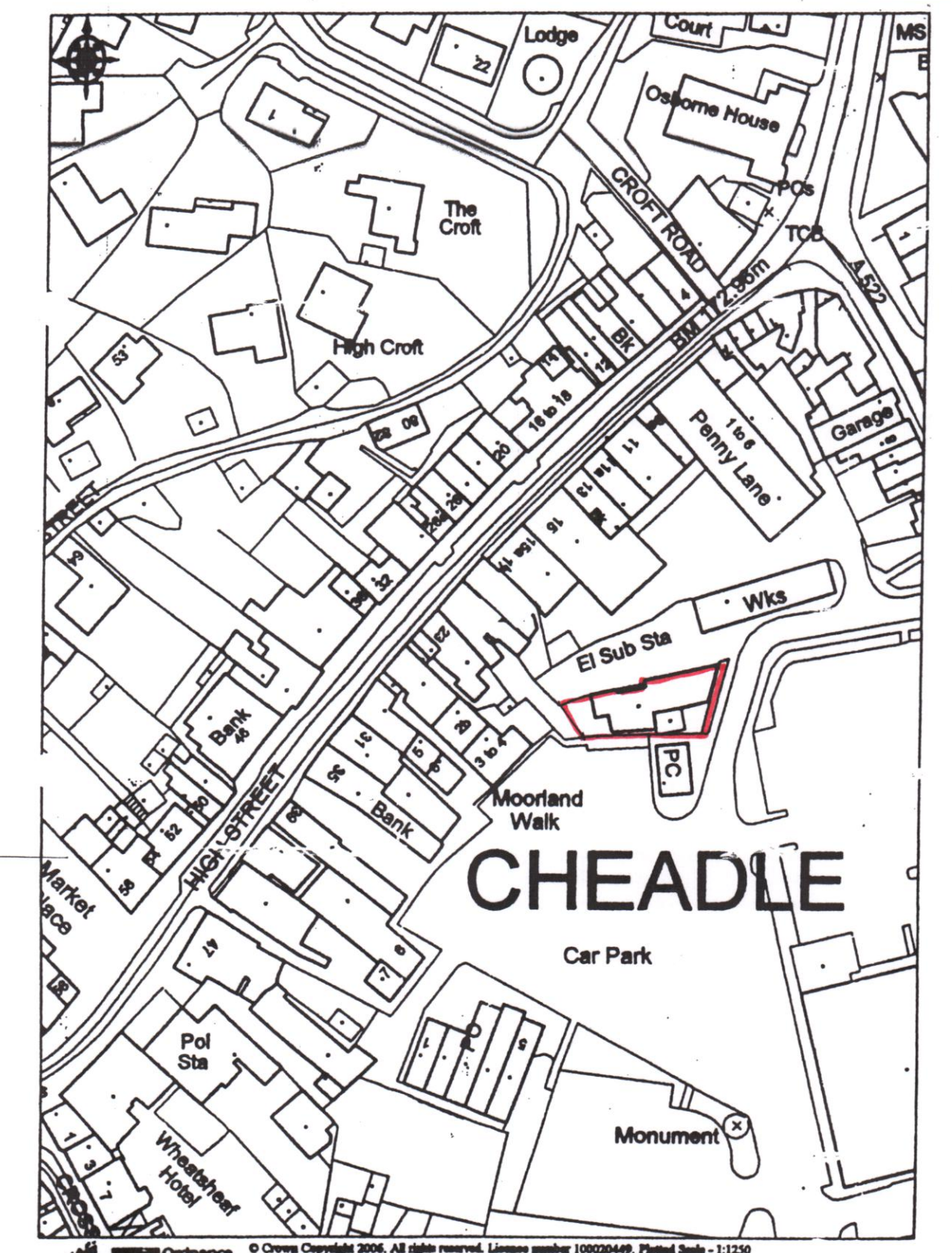
west elevation.



ground floor plan.



roof plan.



LOCATION PLAN

FRESH PRODUCE (AS) LTD.

DATE March 14

PROPOSED ALTERATIONS TO FORM GROCERY SHOP

| | | |
|---------------------------------|---------------|--------|
| AT | SCALES | |
| REAR OF 21, HIGH STREET, | PLAN | 1:100 |
| CHEADLE, STOKE-ON-TRENT, | ELEVATIONS | 1:100 |
| STAFFS. ST10 1AA | ROOF PLAN | 1:100 |
| | LOCATION PLAN | 1:1250 |

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AS PROPOSED

FOR PLANNING AND BUILDING
 REGULATIONS APPLICATIONS

DRAWING NR. 1403/05/02