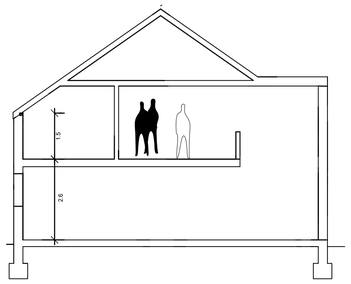
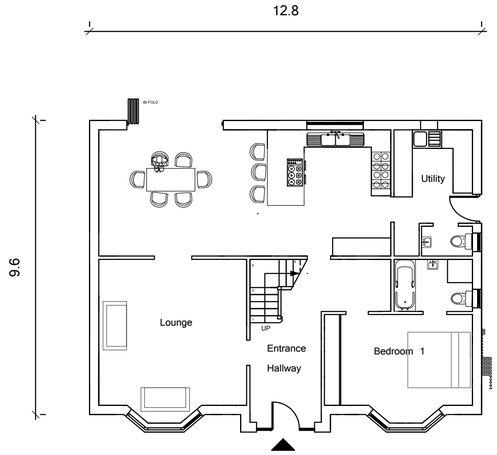
28 Paddock Road Staincross S75 6LG

# House Type C

**Plots 2,3 218 m2**




Section



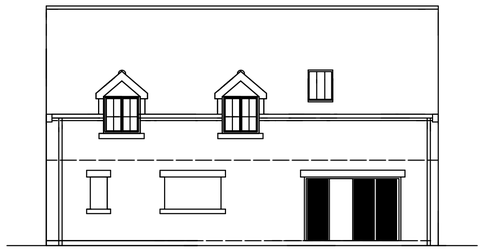

Ground



Side



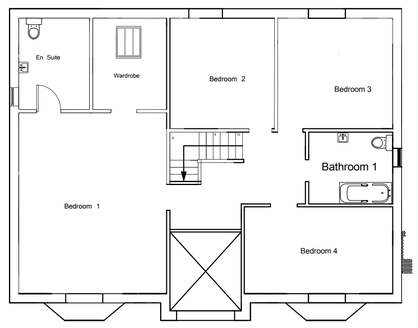
Front



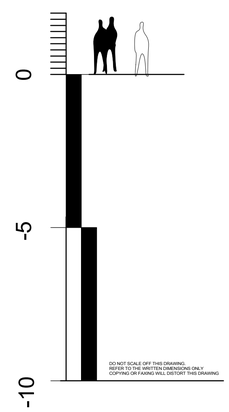
Rear



Side




First




## NOTES

**Walls**

Stone/facing brick To Be Agreed With Planning Officer

stone heads

projecting stone cill

**Roof**

Birkdale or Thrutone

820mm wide conservation rooflight

Lime Cement Mortar Fillet

Brett Martin Cast Or Stormguard Aluminium

Half Round Gutter

**Windows**

Residence Collection Or Similar

Upvc Flush Fitting Casements And

Yorkshire Sashes. No Trickle Vents

- Two Stage Opening.

Detailing To Be Repeated Across Window Types.

Windows Set Back 50mm In Reveal

RAL Number To Be Agreed

All Soil And Vent Pipes To Be Internal

**Doors**

Composite doors Set Back 50mm In Reveal

no trickle vents

painted effect finish

Reserved Matters Planning Approval 2020/1453
Covid Deadline for submission of application extended to 1/5/21 as confirmed by Team Leader Matthew Smith on 18th September 2020

Development shall be Begun Before The Expiration Of Two Years From the Date Of the Approval Of Last Of Reserved Matters

DISCHARGE OF PLANNING CONDITIONS REF 2021/0596

*No Dimensions To Be Scaled From This Drawing Which Is The Property Of The Company -AA2L LTD- It Is Not To Be Used Or Disclosed In Any Way Except As Authorised By The Company*

*The Architect -AA2L LTD -Owns All Intellectual Property Rights Including The Copyright In The Drawings And Documents Produced In Performing The Services And Generally Asserts The Architect's Moral Rights To Be Identified As The Author of Such Work*
*No Part Of Any Design By The Architect May Be Registered By The Client Without Written Consent Of AA2L LTD*

*AA2L Ltd do not provide a collateral warranty*

*The Client Is Responsible For Providing the Architect With the Correct Site Boundary/ownership Definitions And Any Covenants Or Easements Relating To The Site. AA2L LTD Will Assume Site Boundaries As Clearly Defined/indicated, Unless Otherwise Informed By the Client.*

*No Work To Be Carried Out Without Planning Permission, Until All Pre Start Planning Conditions Have Been Discharged And Until A Building Regulations Application Has Been Submitted. Any Work Carried Out Before Building Regulations Approval Has Been Granted Will Be Strictly At Clients Own Risk.*

*Any Building Works Within 6m Of A Neighbouring Home's Foundations May Require You To Notify The Owner Of That Property Of Your Intentions At Least One Month Before You Start Work. Work To An Existing Party Wall Requires You To Give At Least Two Months Notice Of Your Intentions. If Consent To Carry Out Work Cannot Be Reached Procedures Dealing With A Dispute Should Be Followed (the Party Wall Act 1996).*

***NO CAD DRAWINGS WILL BE ISSUED TO ANY THIRD PARTY !!***

*IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.*
*DO NOT SCALE FROM THIS DRAWING*
*ALL DIMENSIONS TO BE CHECKED ON SITE*
***IF IN DOUBT ASK!***

| description | date |
|---|---|

*Riba Workstage 3- Developed* ***Design:***

***Title:*** **House Type C**

***Project:*** **Paddock Road**

***For :*** *RMH Properties*

***Job No :*** *2020/2021/RBDS* ***Dwg No :*** *VC 05*

***Paper Size :*** *A1* ***Scale 1:100***

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