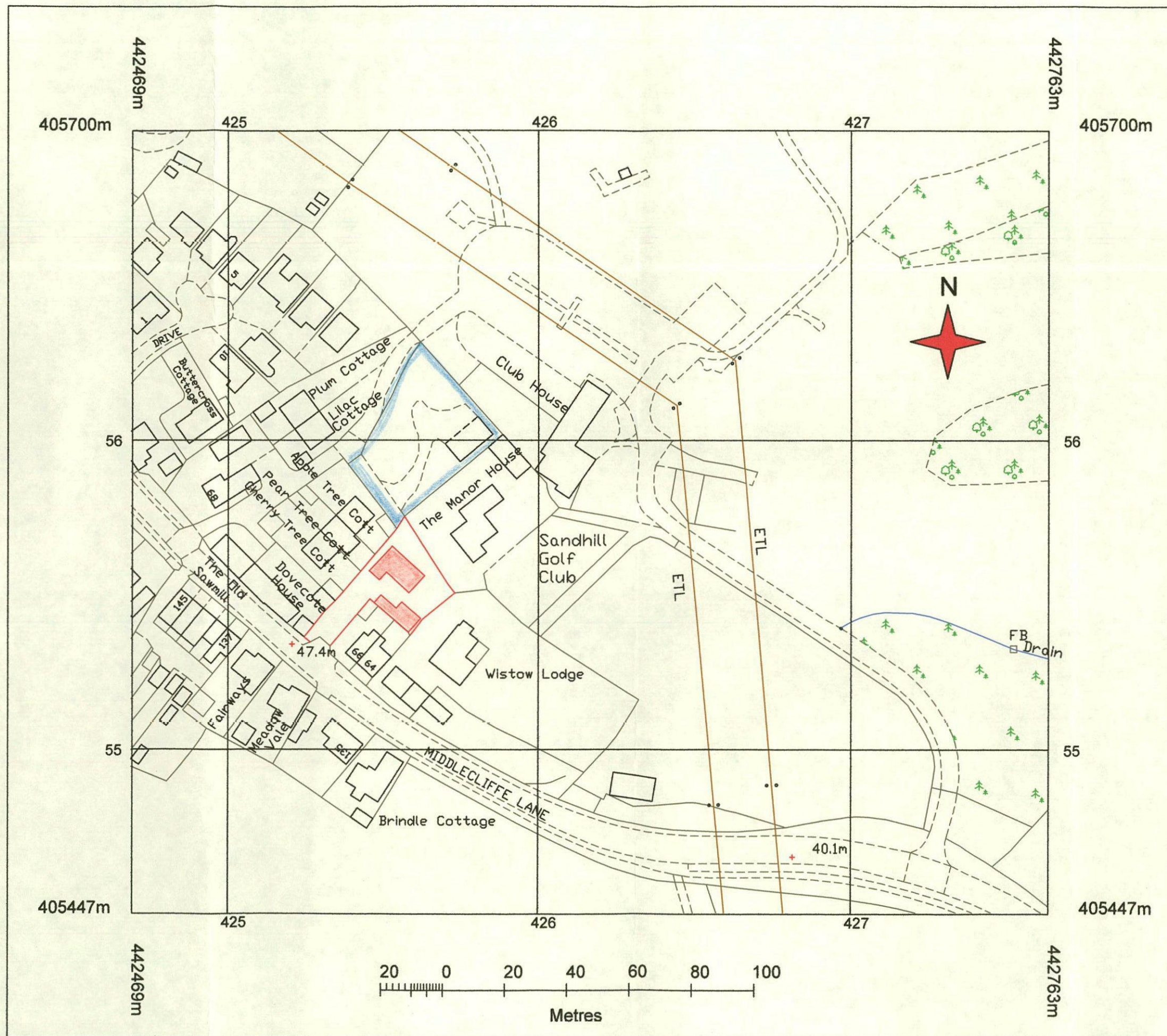
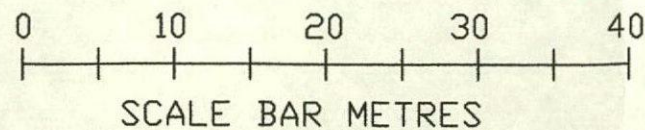


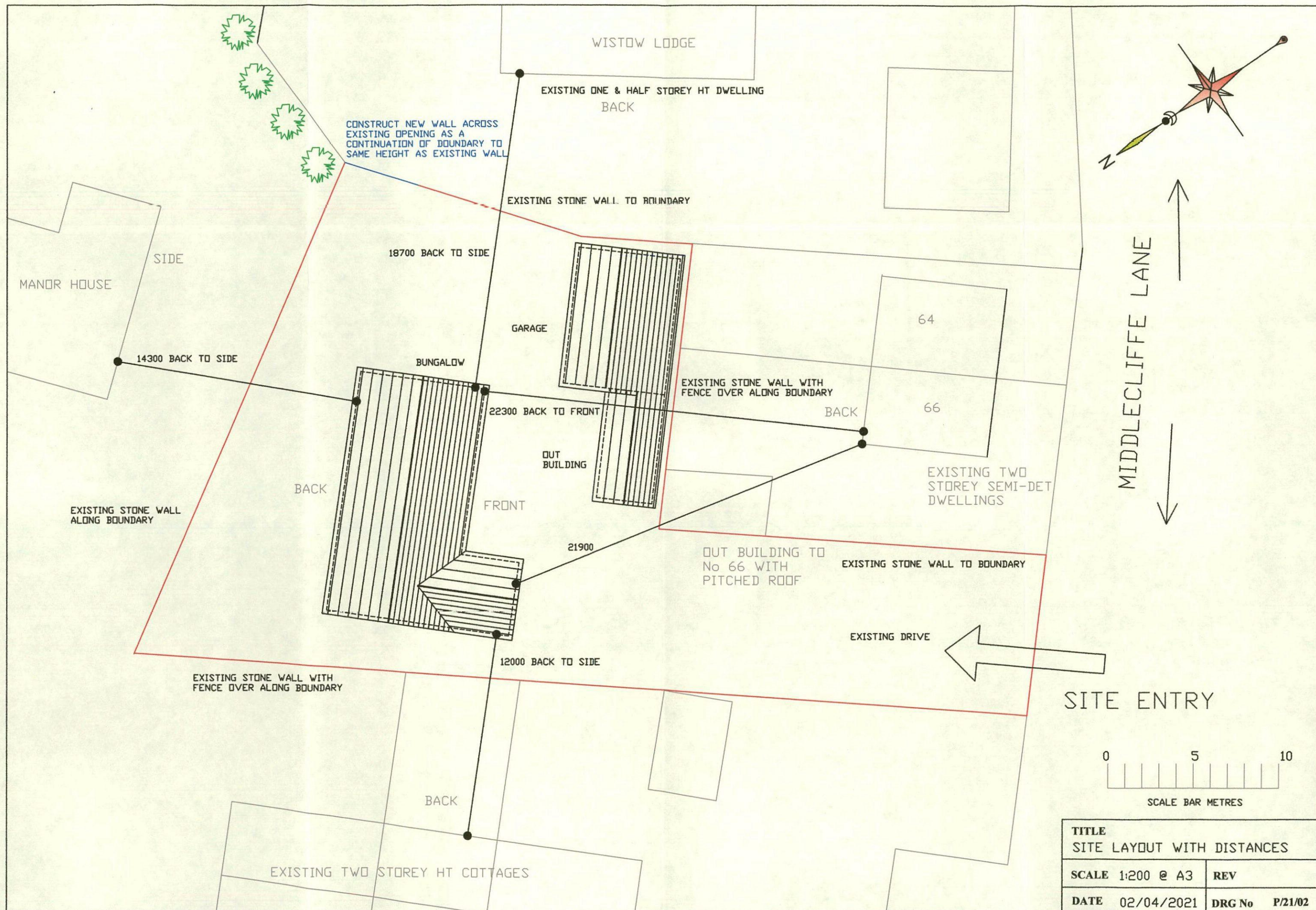
**PLANNING DRAWINGS
FOR A
PROPOSED SINGLE STOREY DETACHED BUNGALOW
WITH ANCILIARY
DETACHED DOUBLE GARAGE & OUTBUILDING**

ON LAND
TO THE REAR OF No 64 & 66 MIDDLECLIFFE LANE
LITTLE HOUGHTON

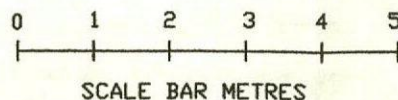




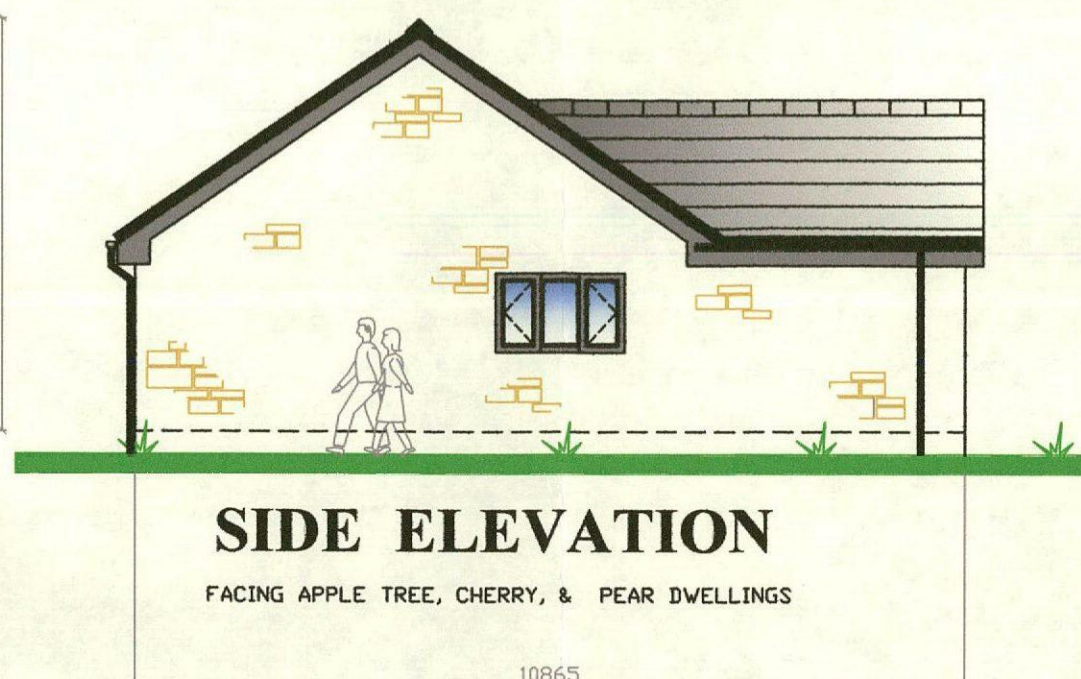
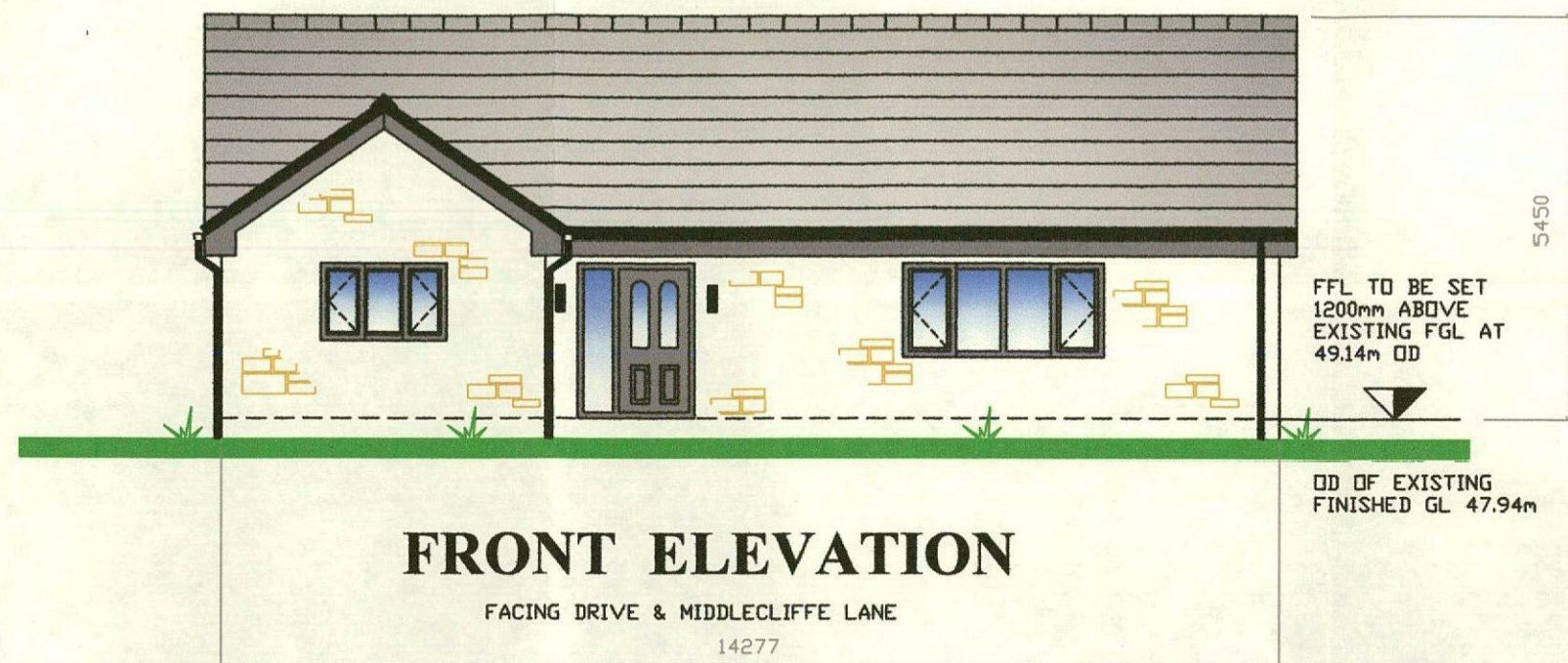
TITLE SITE PLAN SHOWING PROPOSED SINGLE STOREY BUNGALOW WITH GARAGE & OUTBUILDING IN RELATION TO EXISTING DWELLINGS			
SCALE 1:500 @ A3	REV		
DATE 02/04/2021	DRG No	P/B/21/01	



COTTAGES

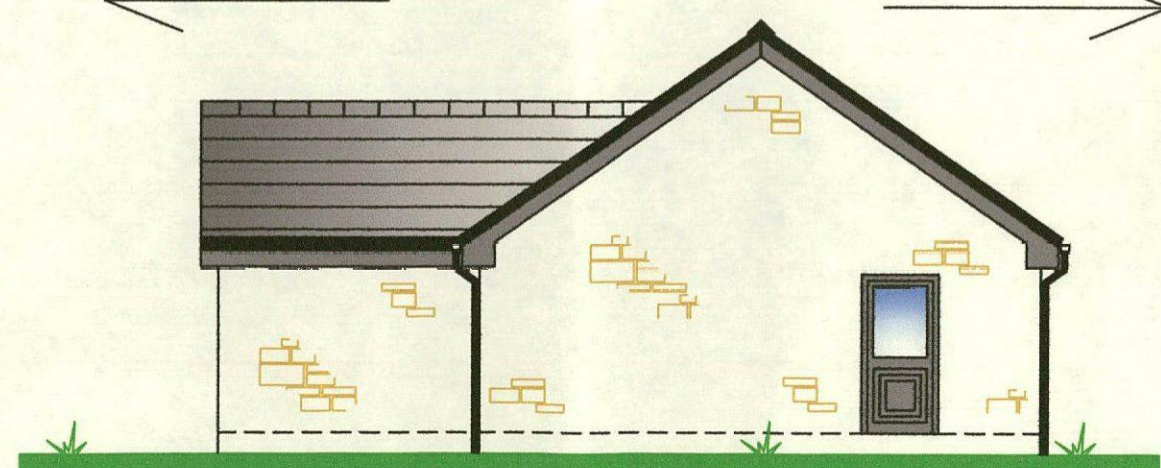


MIDDLECLIFFE LANE



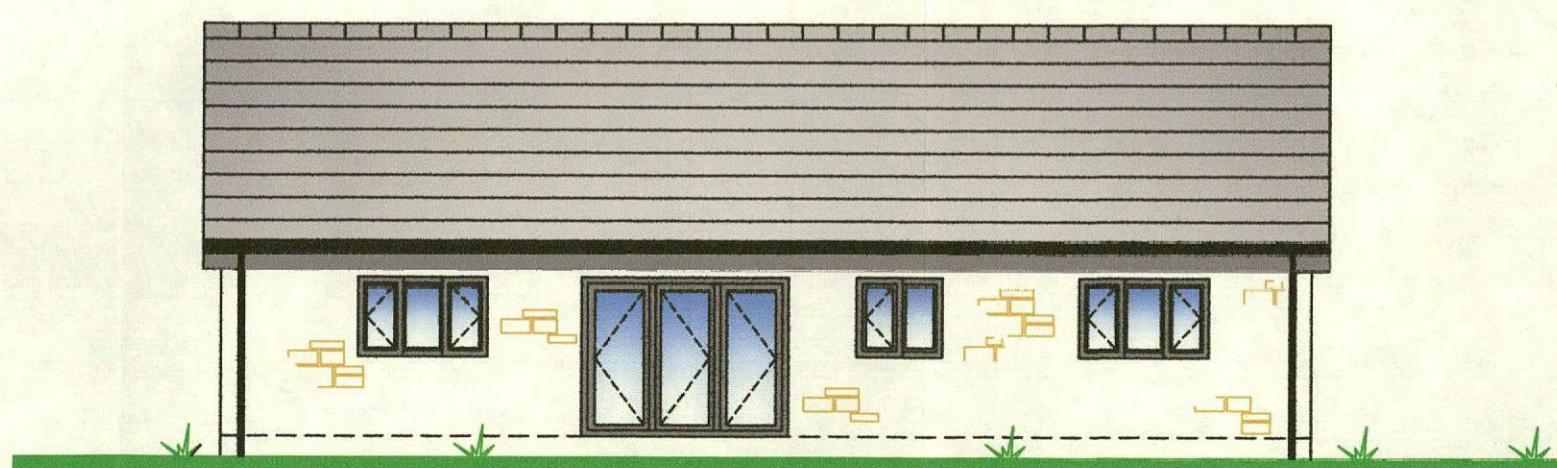
MIDDLECLIFFE LANE

THE MANOR HOUSE



WISTOW LODGE

COTTAGES

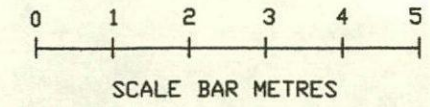


GENERAL NOTES

- ROOF TO BE MARLEY MODERN INTERLOCKING CONCRETE TILES IN GREY
- COURSED SQUARE SANDSTONE TO ALL ELEVATIONS
- ALL WINDOWS AND EXTERNAL DOORS EXCLUDING BI-FOLD DOORS TO BE MANUFACTURED IN MAINTENANCE FREE UPVC IN GREY
- ALL GUTTERS AND DOWNPIPES TO BE IN BLACK PLASTIC

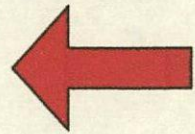
TITLE			
DRAWING SHOWING PROPOSED ELEVATIONS			
SCALE	1:100 @ A3	REV	
DATE	02/04/2021	DRG No	P/21/03

THE MANOR HOUSE

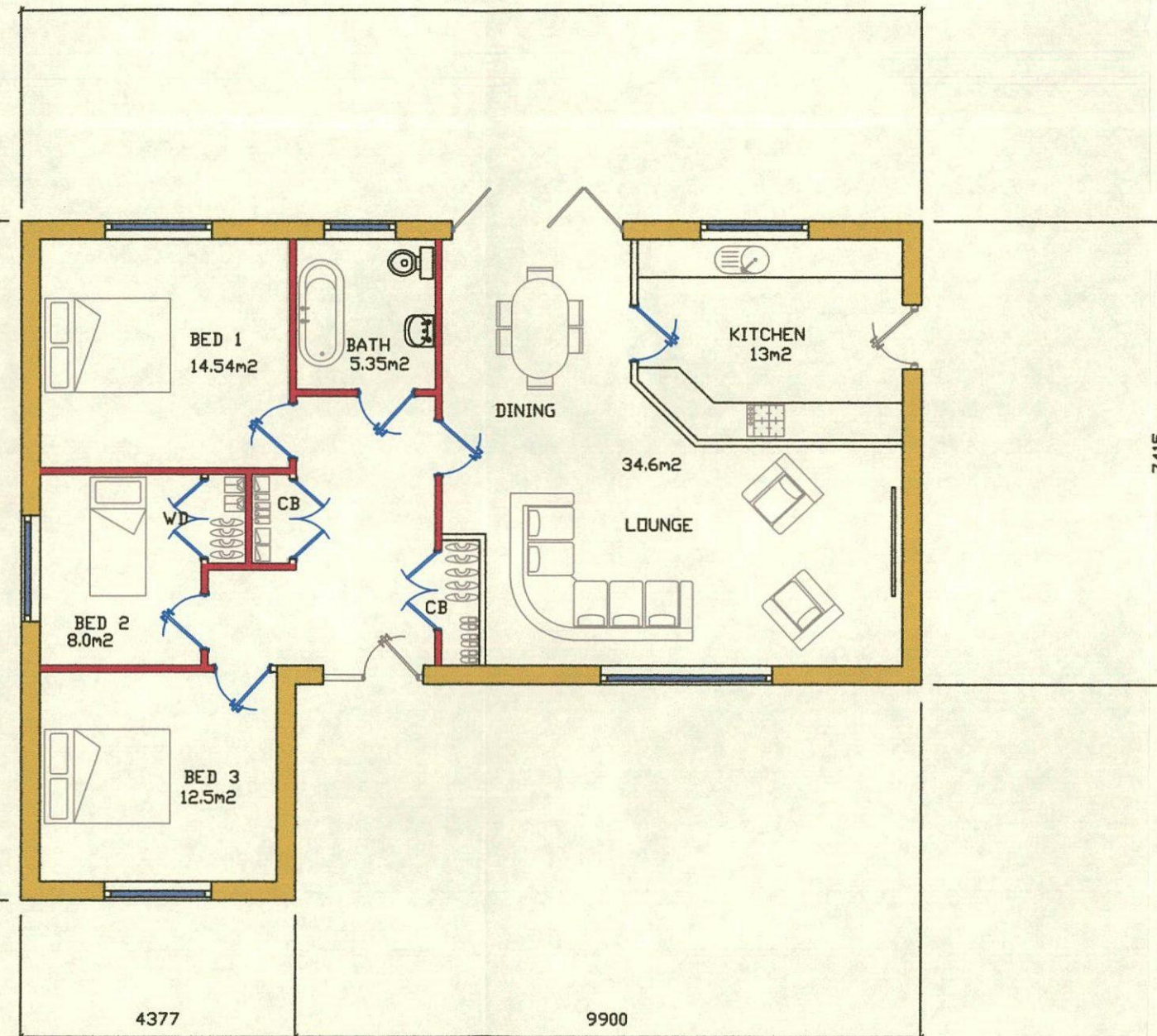


14277

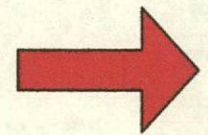
COTTAGES



10865



WISTOW LODGE



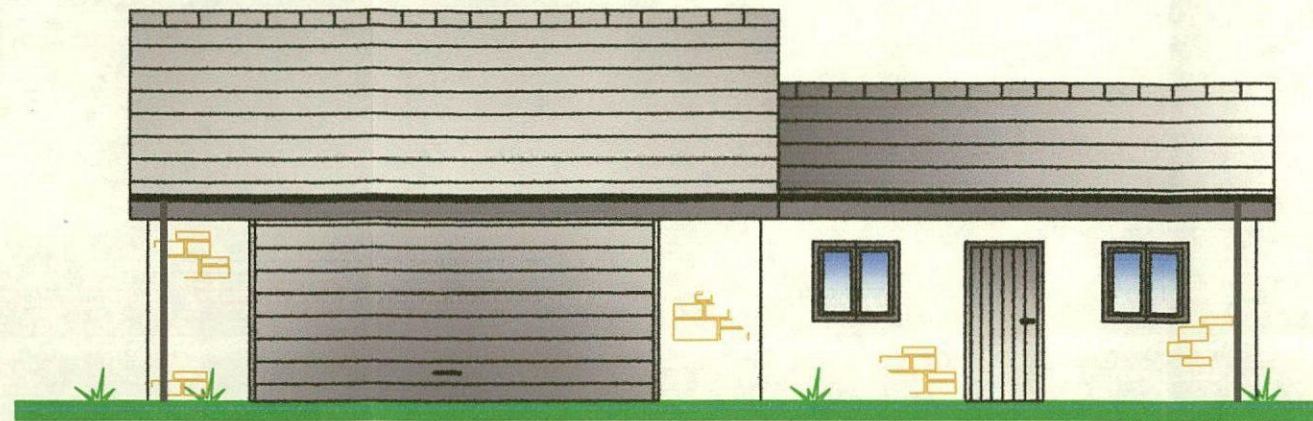
MIDDLECLIFFE LANE



TITLE DRAWING SHOWING PROPOSED FLOOR LAYOUT				
SCALE	1:100 @ A3	REV		
DATE	02/04/2021	DRG No	P/21/04	

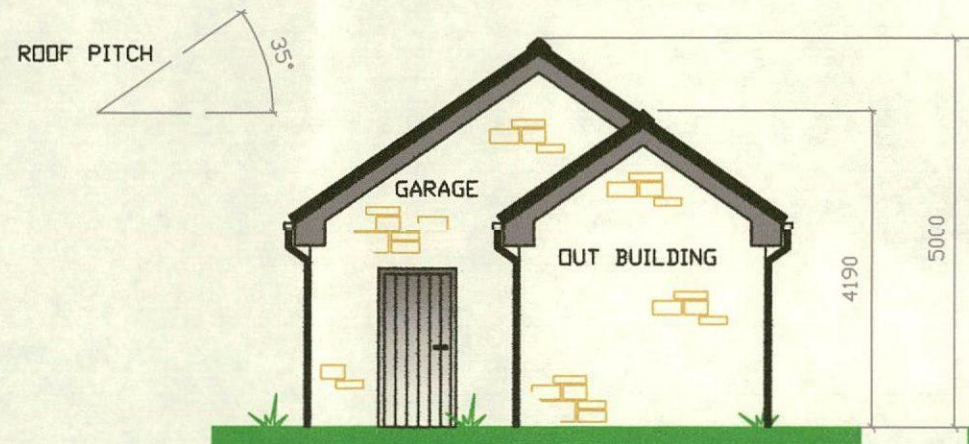
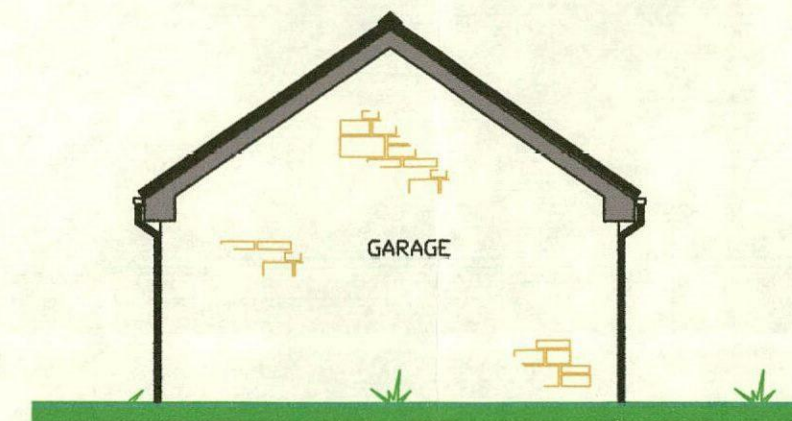
FRONT ELEVATION

FACING NEW BUNGALOW



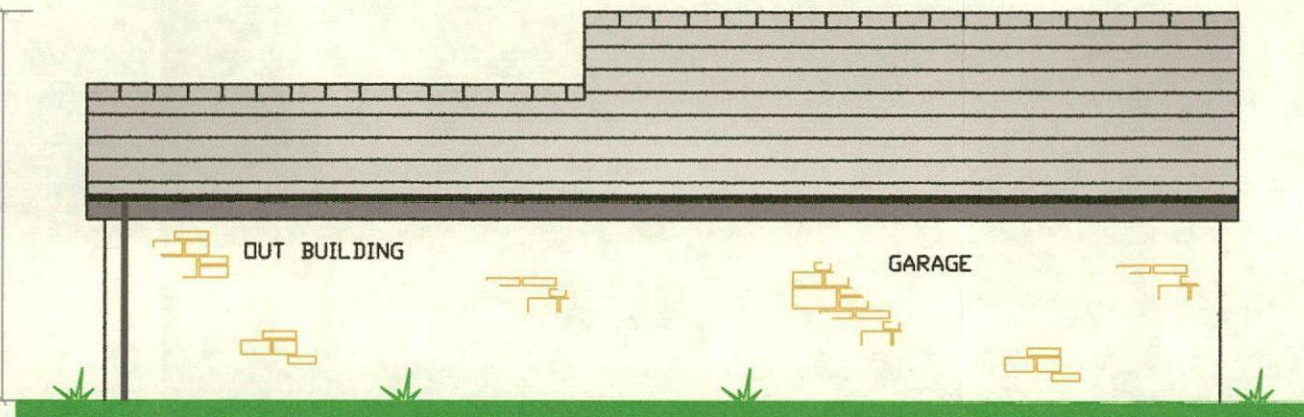
SIDE ELEVATION

FACING WISTOW LODGE



SIDE ELEVATION

FACING COTTAGES



REAR ELEVATION

FACING REAR OF 64 & 66 MIDDLECLIFFE LANE

GENERAL NOTES

ROOF TO BE MARLEY MODERN INTERLOCKING CONCRETE TILES IN GREY

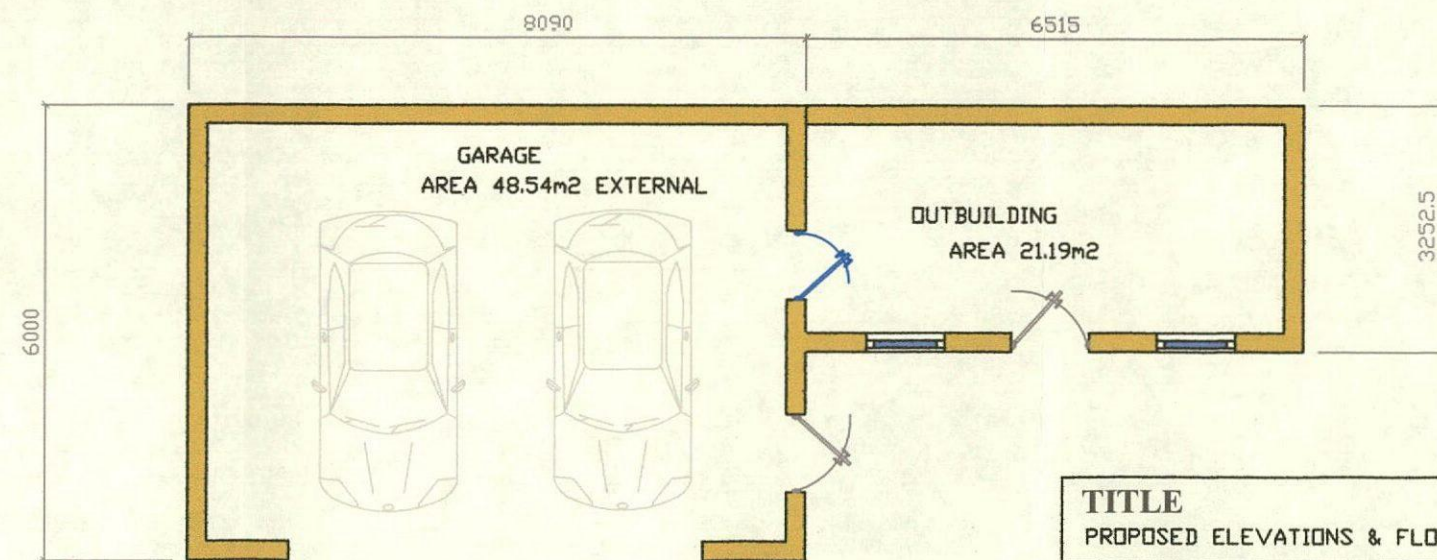
COURSED SQUARE SANDSTONE TO ALL ELEVATIONS

ALL WINDOWS AND EXTERNAL DOORS TO BE MANUFACTURED IN MAINTENANCE FREE UPVC IN GREY TO MATCH THE MAIN DWELLING

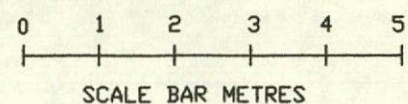
MAIN GARAGE DOOR TO BE ROLLER SHUTTER OR UP AND OVER

ALL FASCIAS, SOFFITS & BARGE BOARDS TO BE MAINTENANCE FREE UPVC IN GREY

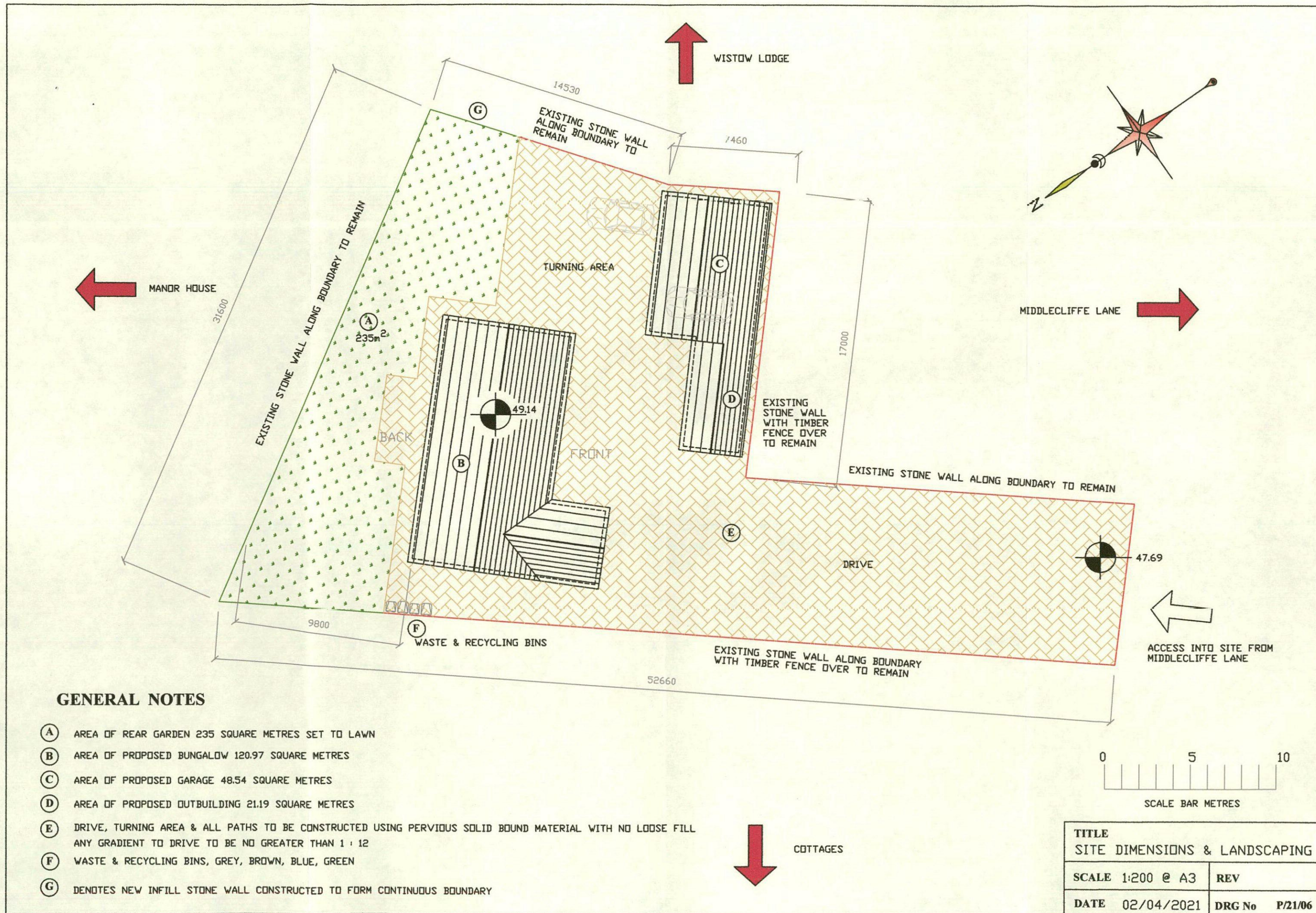
ALL GUTTERS AND DOWNPIPES TO BE IN BLACK PLASTIC



ROLLER SHUTTER OR UP & OVER DOOR IN GREY TO MAIN GARAGE DOOR



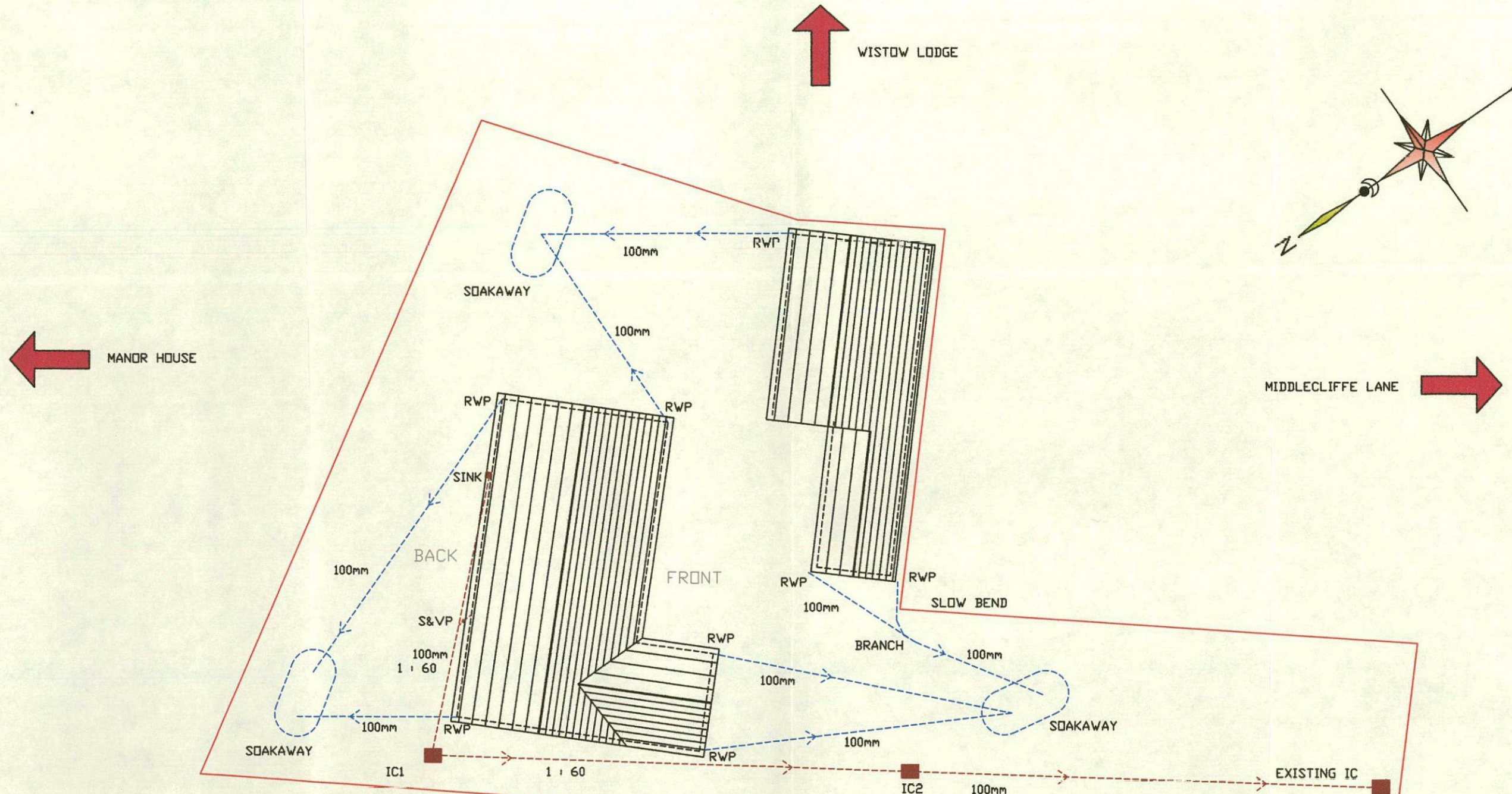
TITLE PROPOSED ELEVATIONS & FLOOR LAYOUT (GARAGE)				
SCALE	1:100 @ A3	REV		
DATE	02/04/2021	DRG No	P/21/05	



GENERAL NOTES

- (A) AREA OF REAR GARDEN 235 SQUARE METRES SET TO LAWN
- (B) AREA OF PROPOSED BUNGALOW 120.97 SQUARE METRES
- (C) AREA OF PROPOSED GARAGE 48.54 SQUARE METRES
- (D) AREA OF PROPOSED OUTBUILDING 21.19 SQUARE METRES
- (E) DRIVE, TURNING AREA & ALL PATHS TO BE CONSTRUCTED USING PERVIOUS SOLID BOUND MATERIAL WITH NO LOOSE FILL
ANY GRADIENT TO DRIVE TO BE NO GREATER THAN 1 : 12
- (F) WASTE & RECYCLING BINS, GREY, BROWN, BLUE, GREEN
- (G) DENOTES NEW INFILL STONE WALL CONSTRUCTED TO FORM CONTINUOUS BOUNDARY

TITLE	
SITE DIMENSIONS & LANDSCAPING	
SCALE 1:200 @ A3	REV
DATE 02/04/2021	DRG No P/21/06



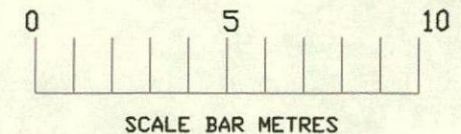
GENERAL NOTES

ALL NEW DRAINAGE RUNS TO SOAKAWAYS TO BE CONSTRUCTED USING HEPWORTH SUPERSLEEVE SYSTEM, COMPLETE WITH FLEXIBLE COUPLINGS. ALL DRAINAGE TRENCHES ARE TO BE EXCAVATED IN STRAIGHT LINES TO GRADIENTS OF 1:40 FOR RAINWATER. DRAINS TO BE SURROUNDED IN 150mm PEA GRAVEL AND CONSTRUCTED & TESTED TO BS 5572 : 1978 & BS 8301 1985.

CONTRACTOR TO NOTE THAT AUTHORIZATION FROM THE GOVERNING WATER AUTHORITY IS REQUIRED FOR MINOR ALTERATIONS TO AND OR RENEWAL OF A PUBLIC SEWER UNDER THE WATER INDUSTRY ACT 1991 SECTION 185 & SECTION 106. THEREFORE BEFORE MOVING ALTERING OR ADDING TO ANY EXISTING SYSTEM THE EXISTING DRAINAGE RUNS ARE TO BE APPRAISED FOR OWNERSHIP

■ DENOTES INSPECTION CHAMBERS WITH MAXIMUM SPACING OF 22METRES AS SPECIFICATION

TO ACHIEVE A 1:60 FALL A DROP OF 900mm MINIMUM IS REQUIRED FROM START OF THE DRAIN RUN TO EXISTING IC
FOR SPACING OF IC SEE SPECIFICATION



TITLE INDICATIVE POSITIONS OF DRAINS	
SCALE 1:200 @ A3	REV
DATE 02/04/2021	DRG No 21/09