28 Paddock Road Staincross S75 6LG
Reserved Matters 2017/1387

House Type A - Plot 1

190m2



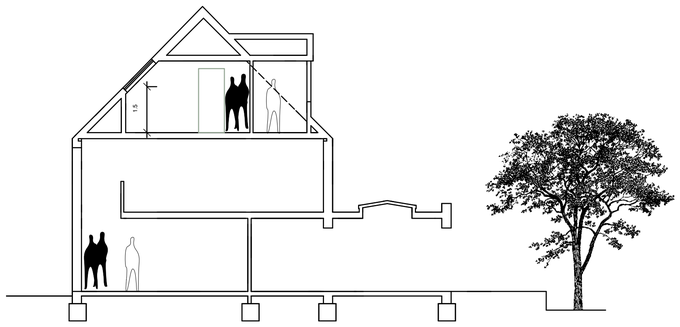
side - west



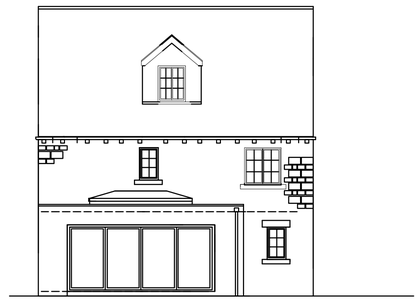
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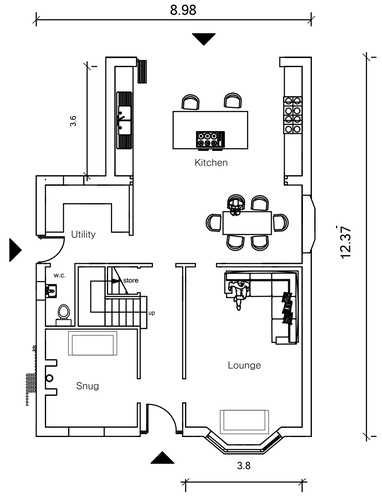
Paddock Road



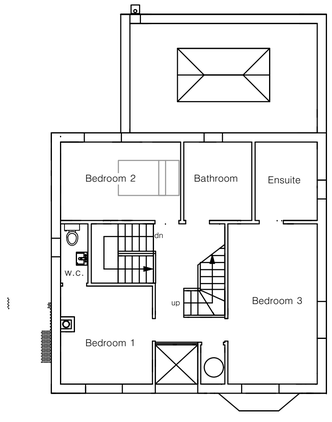
Section



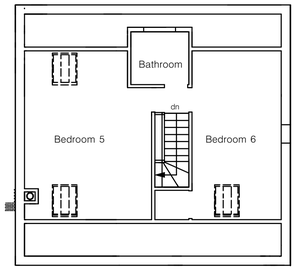
Rear



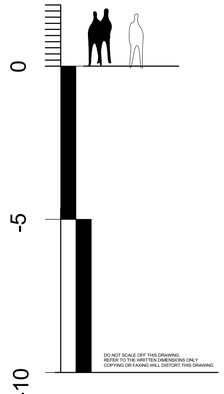
Ground



First



Second



NOTES

Walls

Stone To Be Agreed With Planning Officer
stone kneeler
stone heads
projecting stone cill

Roof

Birkdale or Thrutone
820mm wide conservation roof light
Lime Cement Mortar Fillet
Brett Martin Cast Or Stormguard Aluminium
Half Round Gutter
Rise And Fall Brackets, No Fascia Board !!

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

Doors

Composite doors Set Back 50mm In Reveal
no trickle vents
painted effect finish

All Soil And Vent Pipes To Be Internal

Planning Approval
2017/1387
Reserved Matters Application
-layout
-scale of buildings
-design/external appearance
means of access
landscaping

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

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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!

revisions	*description*	*date*

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

Title:	**House Type A**
Project:	**Paddock Road**
For :	*RMH Properties*
Job No : *2020/2021/RBDS*	***Dwg No :*** *RM03*
Paper Size : *A1*	***Scale 1:100***

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