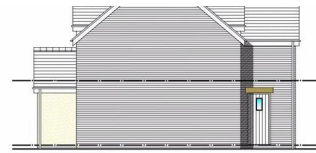




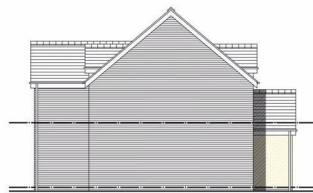
Proposed Front Elevation



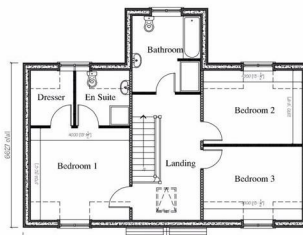
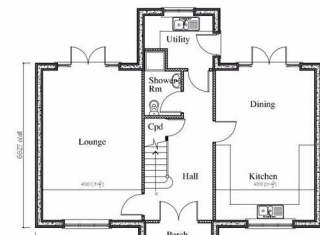
Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Scale Bar - 1:100

REV.	DATE	NOTE
1	10/10/2018	THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT PERMISSION. TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS. DETAILS ALL CONTRACTORS ARE TO CHECK GIVEN DIMENSIONS AND VERIFY ANY DISCREPANCY WITH JPK DESIGN LTD PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORKS PRIOR TO FULL PLANNING/BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK.
2	10/10/2018	THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY: A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL. B. A NEW PARTY WALL STRUCTURE IS BEING ERECTED. C. ANY NEW FOUNDATION IS PROJECTING ONTO OR BELOW THE NEIGHBOUR'S LAND. D. NEW EXCAVATIONS WITHIN 3M ARE DEEPER THAN THE NEIGHBOUR'S FOUNDATION. E. IF APPLICABLE, THE PERSON OWNING THE BUILDING (WHICH THE PROPOSED WORK IS TO BE CARRIED OUT) BUILDING OWNER WILL HAVE A DUTY TO INFORM THE LEGAL OWNERS OF THE ADJOINING PREMISES (ADJOINING OWNERS) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF THE ADJOINING OWNERS OF THE WORK TO BE UNDERTAKEN MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996. SUPPLEMENTARY SCHEDULE FROM THE GOVERNMENT WEBSITE. ADVISE COMMUNITARIAN SOCIETY TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORK COMMENCING.
3	10/10/2018	JPK DESIGN ARE NOT THE APPOINTED PRINCIPAL DESIGNER AS DISCUSSED IN THE CONSULTATION 2018. AS SUCH ALL BUILDING WORK MUST BE CARRIED OUT BY A QUALIFIED CONTRACTOR WHO MUST HAVE THE CDDC'S CERTIFICATE AS WELL AS THEIR OWN AT THE PRINCIPAL CONTRACTOR. FOR WORK WITH MORE THAN ONE CONTRACTOR OR COMMERCIAL WORK, IT IS THE CLIENT'S DUTY TO APPOINT A PRINCIPAL DESIGNER AND, ON PRINCIPAL CONTRACTOR TO DATE, THE RULE AND DUTIES UNDER THE HSE CONSTRUCTION DUTY.

**JPK DESIGN LTD**  
Specialists in Architectural Design  
JPK Design Ltd, 83 Dinsdale Parade East, Wolstanton  
Newcastle, Staffordshire. ST5 8DP  
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

**DRAWING TITLE**  
Planning Drawing - Detached 1.5 Storey Bungalow 3No. Bedroom  
**PROJECT**  
Proposed Residential Development Consisting of 4 No. Semi Detach. Bungalows & 2No. Detached Dormer Bungalows on Site to the Rear



Proposed Front Elevation



Proposed Side Elevation



Scale Bar - 1:100



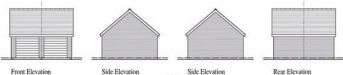
Proposed Rear Elevation



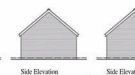
Proposed Side Elevation



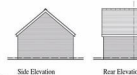
Ground Floor Plan



Front Elevation



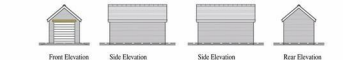
Side Elevation



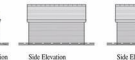
Side Elevation



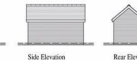
Rear Elevation



Front Elevation



Side Elevation



Side Elevation



Rear Elevation



Ground Floor Plan

## Valley View Draycott Road, Totmonslow, Stoke-On-Trent, Offers In The Region Of £850,000

- Planning approval for a mixture of five dwellings
- Cul de sac accessed via a private driveway
- Two three bedroom dormer bungalows
- Application No (SMD/2018/0547)
- Three two bedroom bungalows

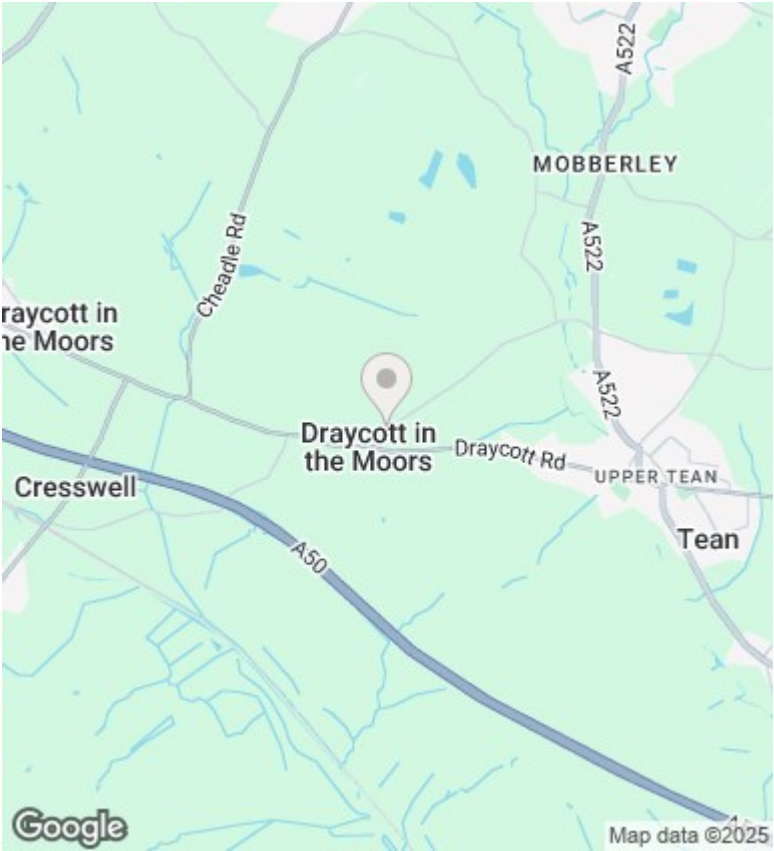
Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	