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Rev	Drawn	Comments	Date
A	KEW	Log burner flue added	Oct 19
B	BVC	Amendment to gable design	Jul 20
C	BVC	Basement level removed and internal layout altered to include living room at rear	Oct 20



FRONT ELEVATION 1:50



REAR ELEVATION 1:50

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Client  
 Mr & Mrs C Nixon

Project  
 Proposed detached dwelling at land adjacent to The Woodlands Leekbrook, Leek  
 The Elevations as Proposed

Status  
 Planning  
 Date: Aug 19  
 Scale @ A1: 1:50  
 Drawn: KEW  
 Checked:  
 Project No: 00901  
 Drawing No: AL(0)06  
 Rev: C

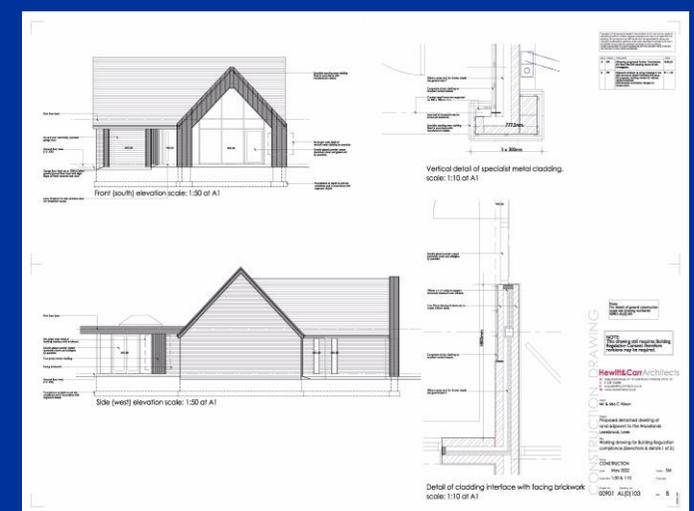
Cheddleton Road, Leekbrook, ST13 7AU  
 £150,000

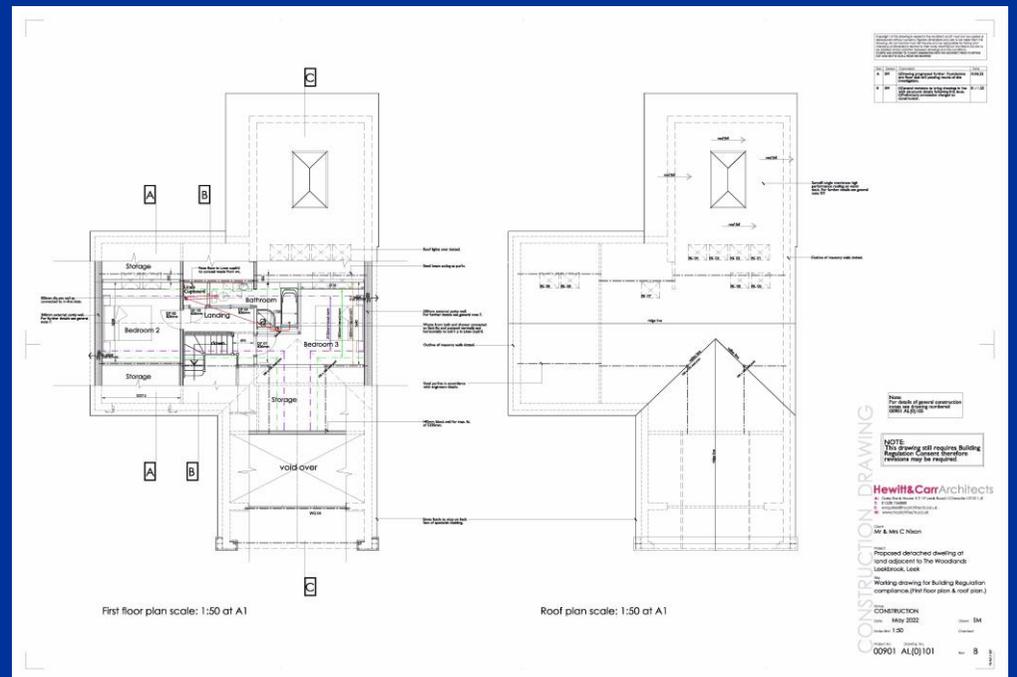
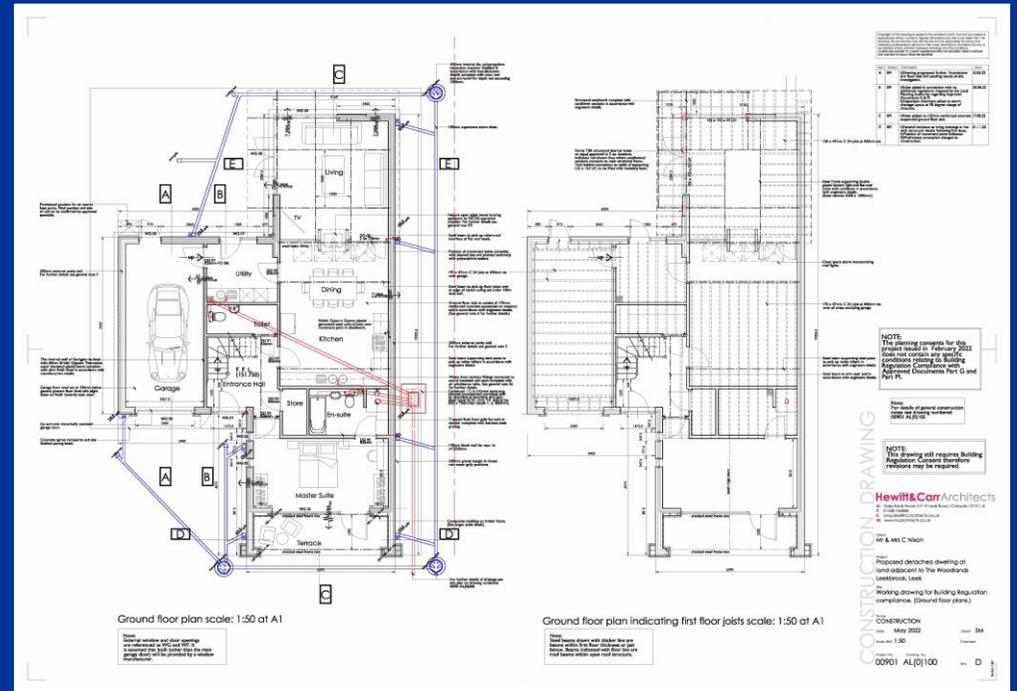
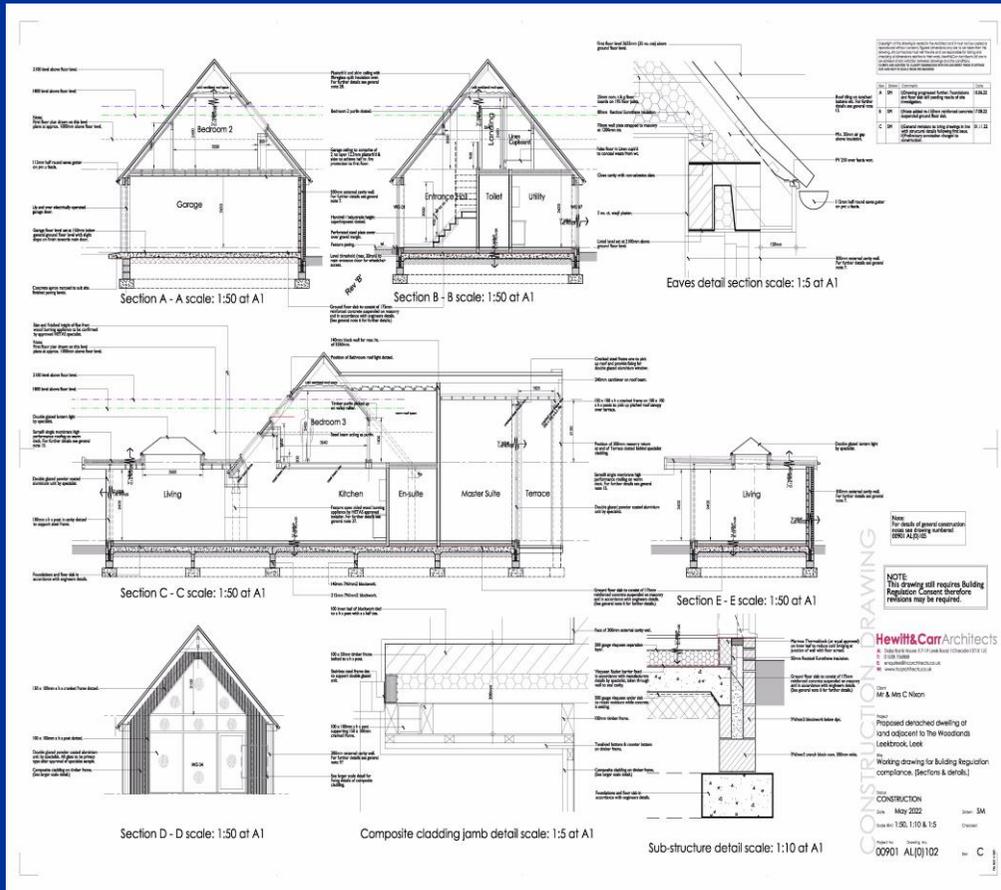


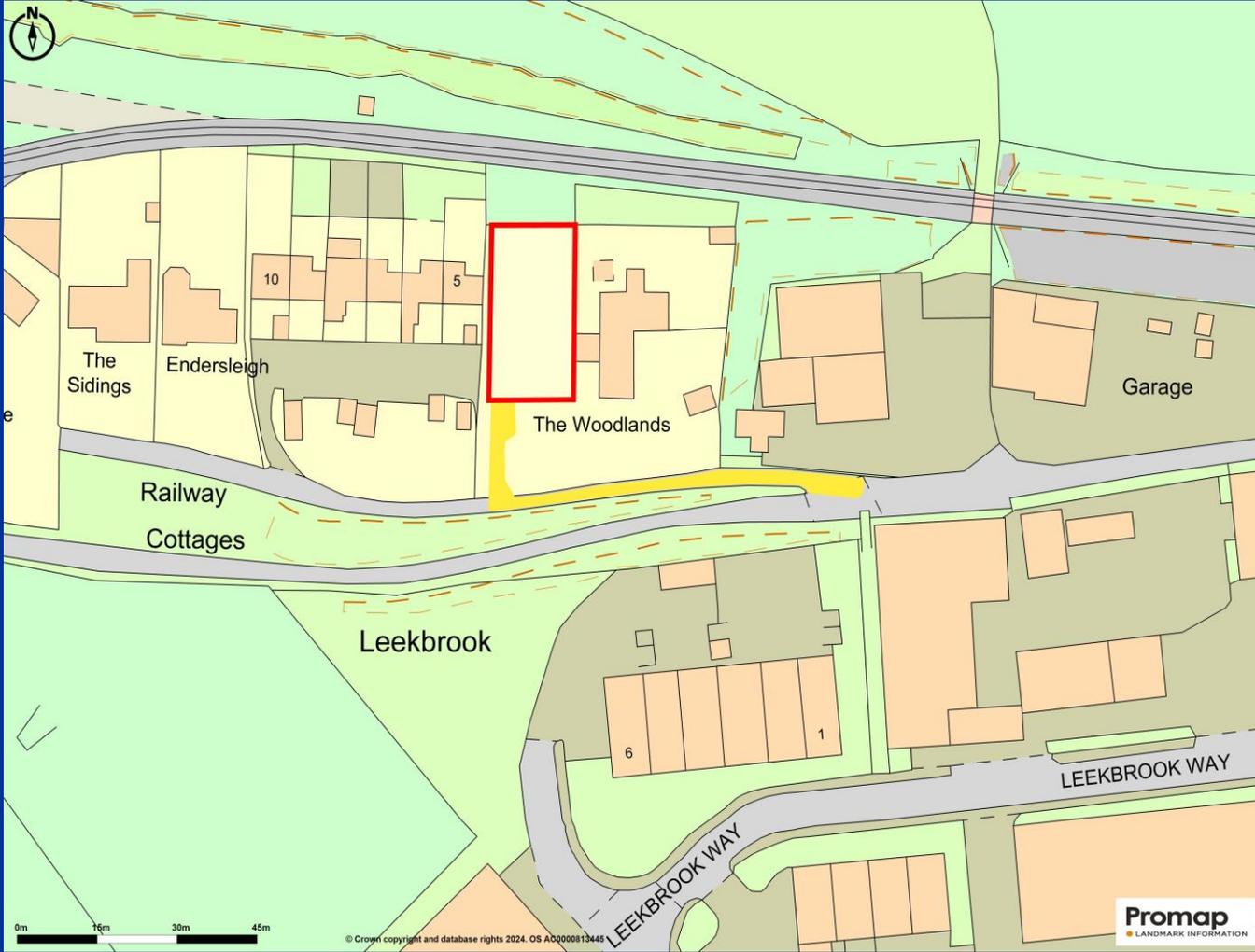
# Cheddleton Road, Leekbrook, ST13 7AU.

An excellent development opportunity to purchase this plot of land with planning approval granted with reserved matters on the 15th February 2022 for the construction of a contemporary three bedroom detached residential dwellings. Positioned within a highly desirable semi-rural location of Leekbrook and just on the outskirts of Leek. The planning approval is for a three bedroom detached dwelling which offers accommodation over two floors and comprises of the following: Hallway, WC, kitchen/dining room, living room, utility, bedroom, ensuite, integral garage and terrace. To the first floor, two bedrooms, bathroom and storage. Externally the property is accessed via a private road, having a right of way to its driveway, (highlighted in yellow on the plan). The rear garden backs onto the Churnet Valley Railway Line. Planning approval (SMD/2021/0640). <http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=153326>

**Situation**  
Leekbrook is located some two miles south of the centre of Leek which is thriving historic market town benefiting from both independent local traders and Supermarkets including Morrisons and Sainsbury's.

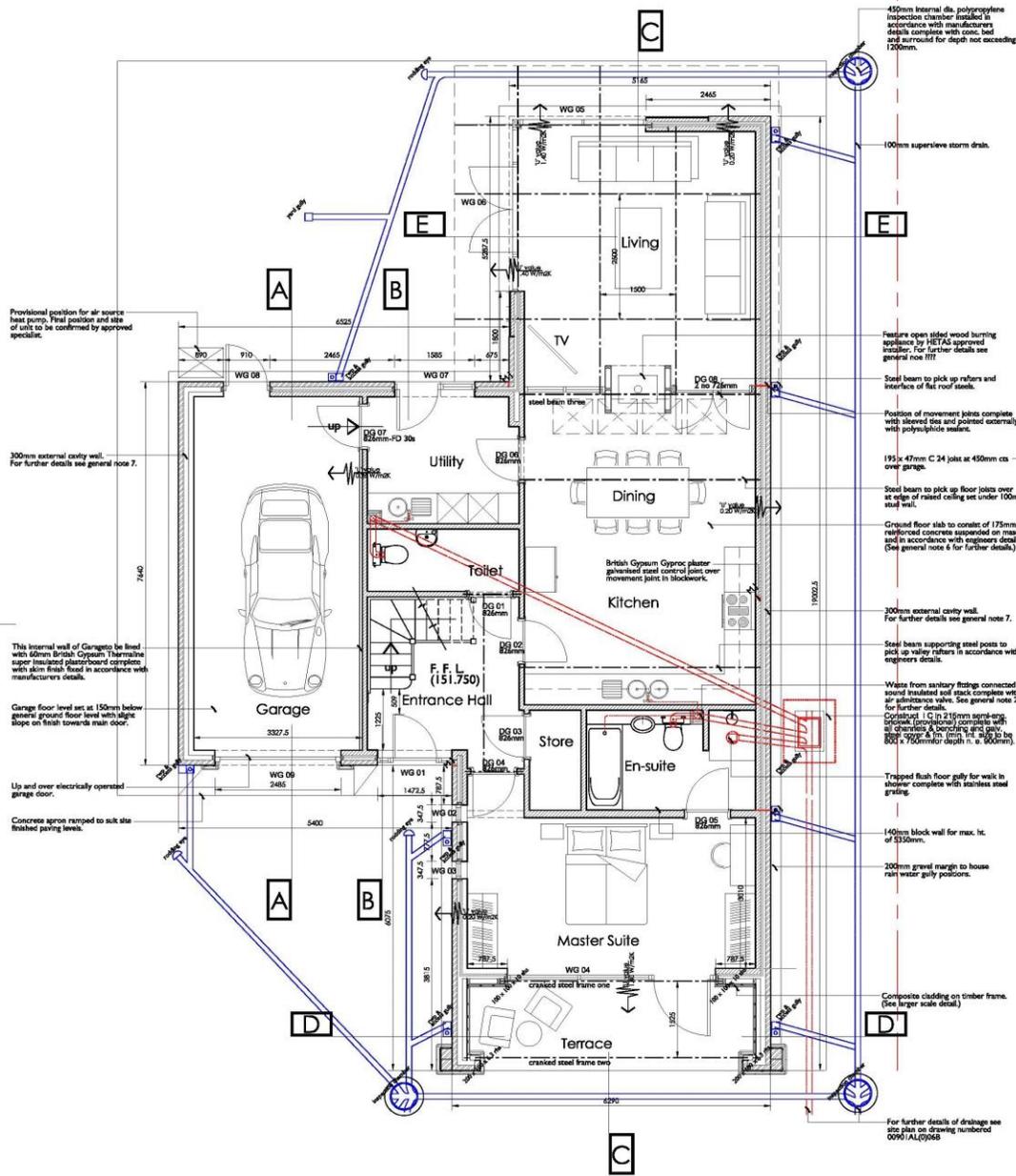






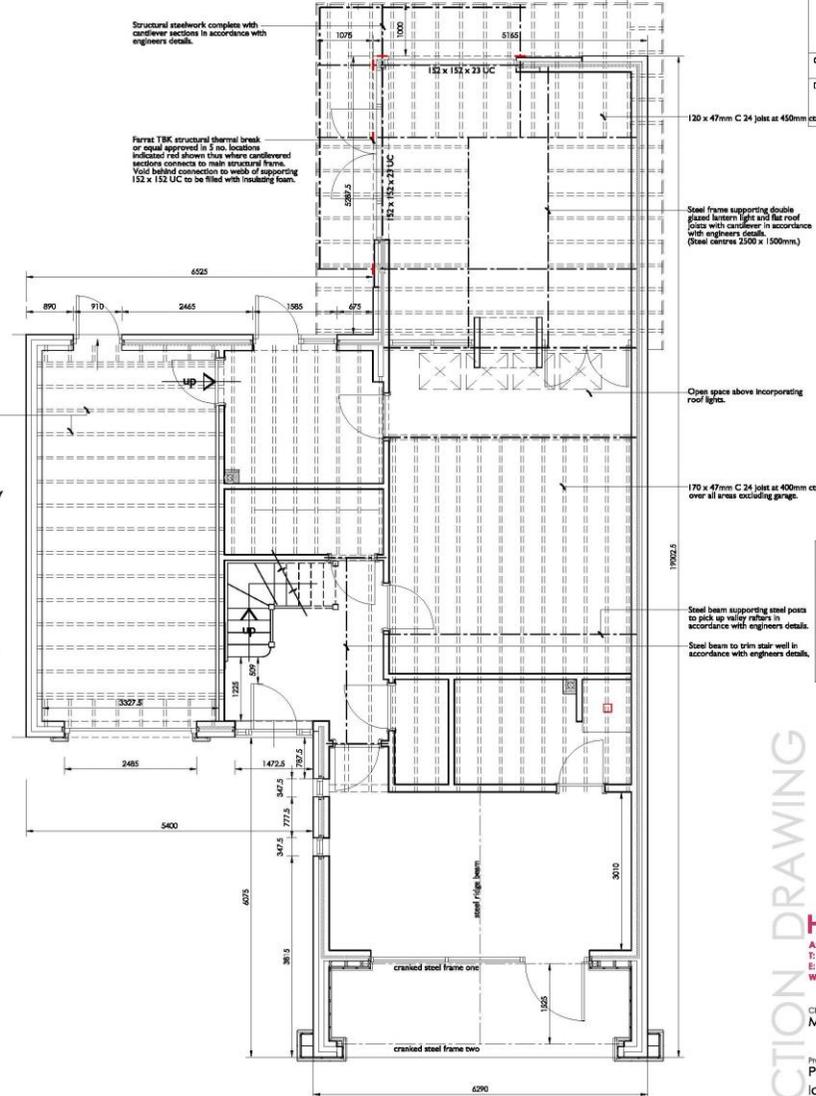
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Rev.	Drawn	Comments	Date
A	SM	(Drawing progressed further. Foundations and floor slab still pending results of the investigation.)	0.06.22
B	SM	(Note added in connection with no additional regulations imposed by the Local Planning Authority regarding Approved Document C & E. Inspection chambers added to storm drainage layout as 90 degree change of direction.)	30.06.22
C	SM	(Note added re 150mm reinforced concrete suspended ground floor slab.)	7.08.22
D	SM	(General revisions to bring drawings in line with structural details following first issue. Position of movement joints indicated. Preliminary annotation changed to construction.)	01.11.22



Ground floor plan scale: 1:50 at A1

Note:  
External window and door openings are referenced as WG and WF. It is assumed that both (other than the main garage door) will be provided by a window manufacturer.



Ground floor plan indicating first floor joists scale: 1:50 at A1

Note:  
Steel beams drawn with thicker line are beams within first floor thickness or just below. Beams indicated with finer line are roof beams within open roof structure.

**NOTE:**  
The planning consents for this project issued in February 2022 does not contain any specific conditions relating to Building Regulation Compliance with Approved Documents Part G and Part M.

Note:  
For details of general construction notes see drawing numbered 00901 AL(0)105

**NOTE:**  
This drawing still requires Building Regulation Consent therefore revisions may be required.

CONSTRUCTION DRAWING

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Client  
Mr & Mrs C Nixon

Project  
Proposed detached dwelling at land adjacent to The Woodlands Leekbrook, Leek  
Why  
Working drawing for Building Regulation compliance. (Ground floor plans.)

Status  
CONSTRUCTION  
Date  
May 2022  
Scale (BA) 1:50  
Project No  
00901 AL(0)100  
Drawing No  
Rev  
D

## Directions

From our Derby Street Leek Offices proceed out of the town on the A520 Cheddleton Road. Follow this road for approximately two miles and after passing under the stone railway bridge turn immediately right into Leekbrook Junction. Follow this road for a short distance and as the road forks take the right hand fork. Continue along this single track road and the site is located on the right hand side.

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