Planning Statement - Cloudside

The site comprises a traditional stone built two-storey house set in 0.1 ha of land. The house is situated near a group of farm buildings and surrounding farmland.

The house was last occupied in 1984 by Tom Goodwin who also owned the surrounding farmland and buildings although didn't farm the land.

The Farmland and house was inherited by Roger Bailey in 1985 and it was his intention to alter and extend the house and live in it as per previous planning permission ref: SM/14079. Due to reasons explained previously in our application for a certificate of lawful use, Roger didn't manage to finish this project, and passed the house onto his son and daughter in-law (Simon and Kirstin Bailey - who are the current owners of the house) to complete. As stated previously the house has not been used for any other purpose and has not been abandoned.

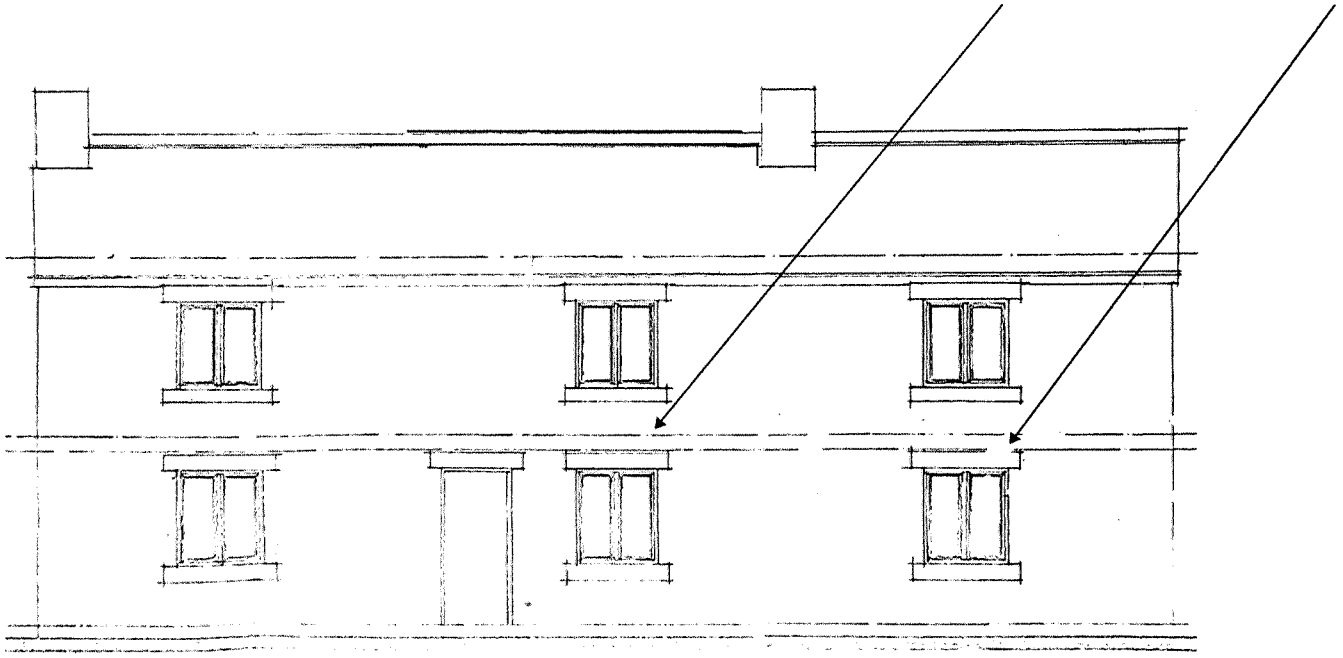
Simon is a partner in the farming business and farms the surrounding land as previously described in our certificate for lawful use application.

It is our intention to live in the house with our son, Oliver and therefore apply for separated residential use as detailed in our application.

Drawing No 1.1

FRONT ELEVATION

Remove broken lintels, prop as required, supply and fix new stone lintel to match existing



All new rainwater goods to be 115mm dia half round gutter and 63mm dia rainwater pipes all in black PVC discharging into gullies and drains as stated later. All to BS4514

All existing stonework to be raked out and re-pointed

Remove existing (temporary) windows. Supply and fix new Fensa certified double glazed windows to suit existing openings. Remove original door and replace with new hardwood door.

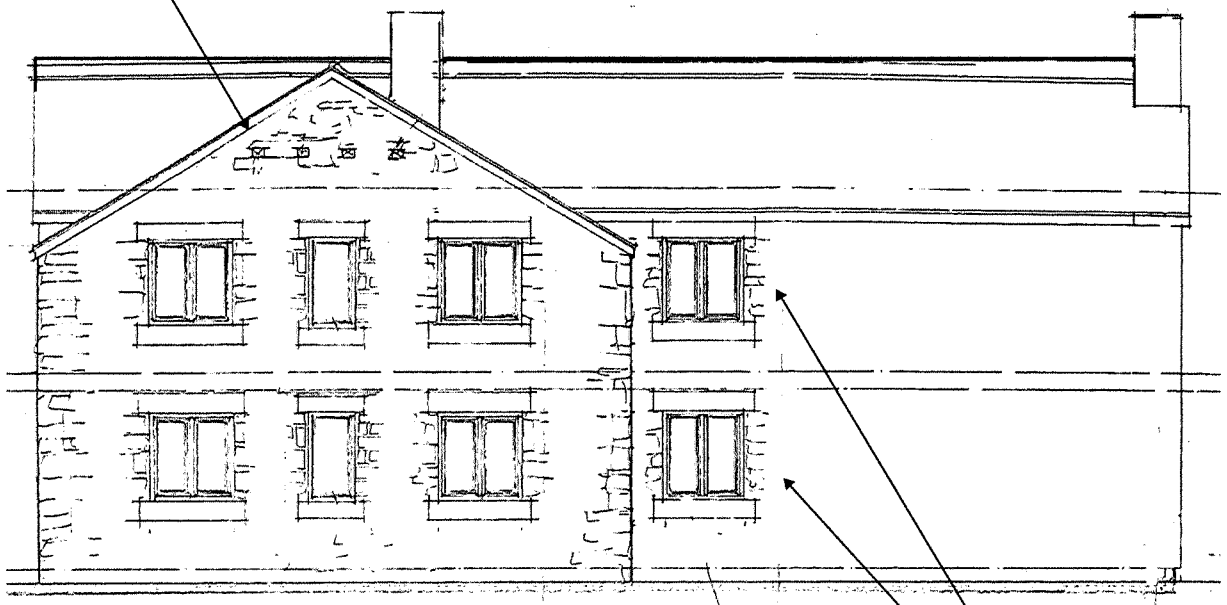
Drawing No 1.2

REAR ELEVATION

4N° 9" x 6" in gable to vent boot space area fitted with vermin proof screens.

Ceiling Level

Floor Level



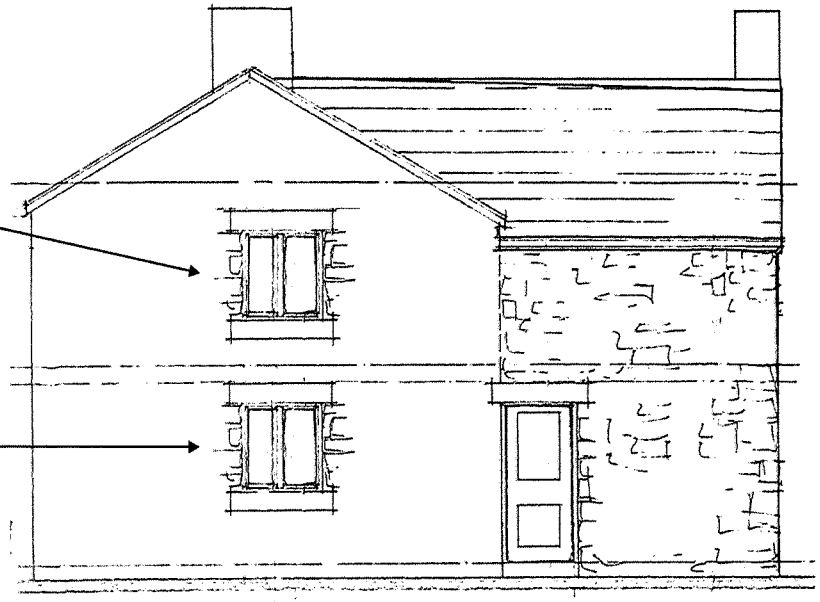
Opening existing opening on ground floor level and form opening on first floor level in existing walls as shown and supply and fix new windows – all as stated before. New window openings to have stone lintels and cills to match the existing.

Drawing No 1.3

SIDE ELEVATION

Open existing opening in wall and provide and fix window as stated before with stone lintels and cills as shown

Form new opening in wall and provide and fix windows as stated before with stone lintels and cills as shown



Ceiling Level

Floor Level

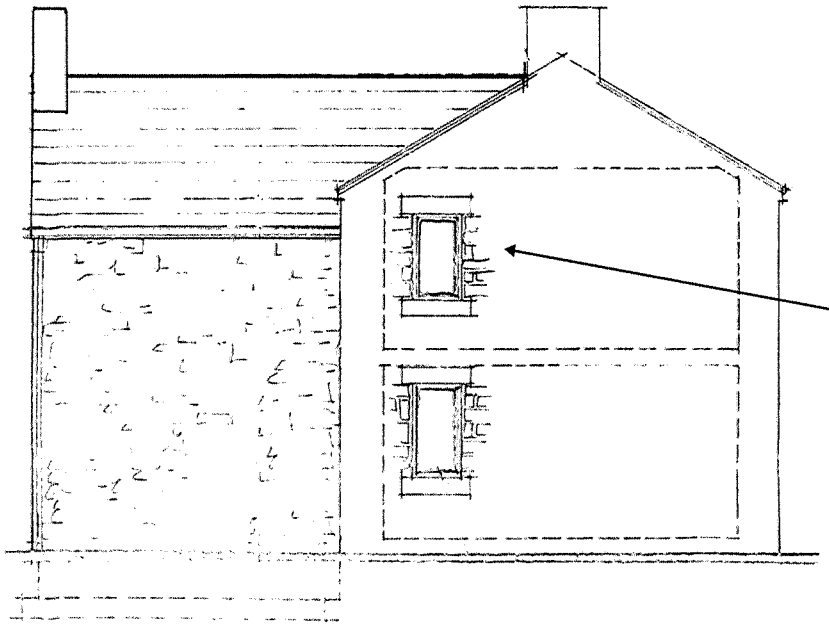
Drawing No 1.4

SIDE ELEVATION

New roof pitch to be subordinate – forming valley with valley tiles etc..

External skin of new/ existing wall to be dressed stone to match that of the existing house.

All new foundations to be min of 1 metre deep from ground level to underside strip foundation. All to building regulations standards.



Form 2 No new opening in wall and provide and fix windows as stated before with stone lintels and cills as shown

Drawing No 1.5

GROUNDFLOOR PLAN

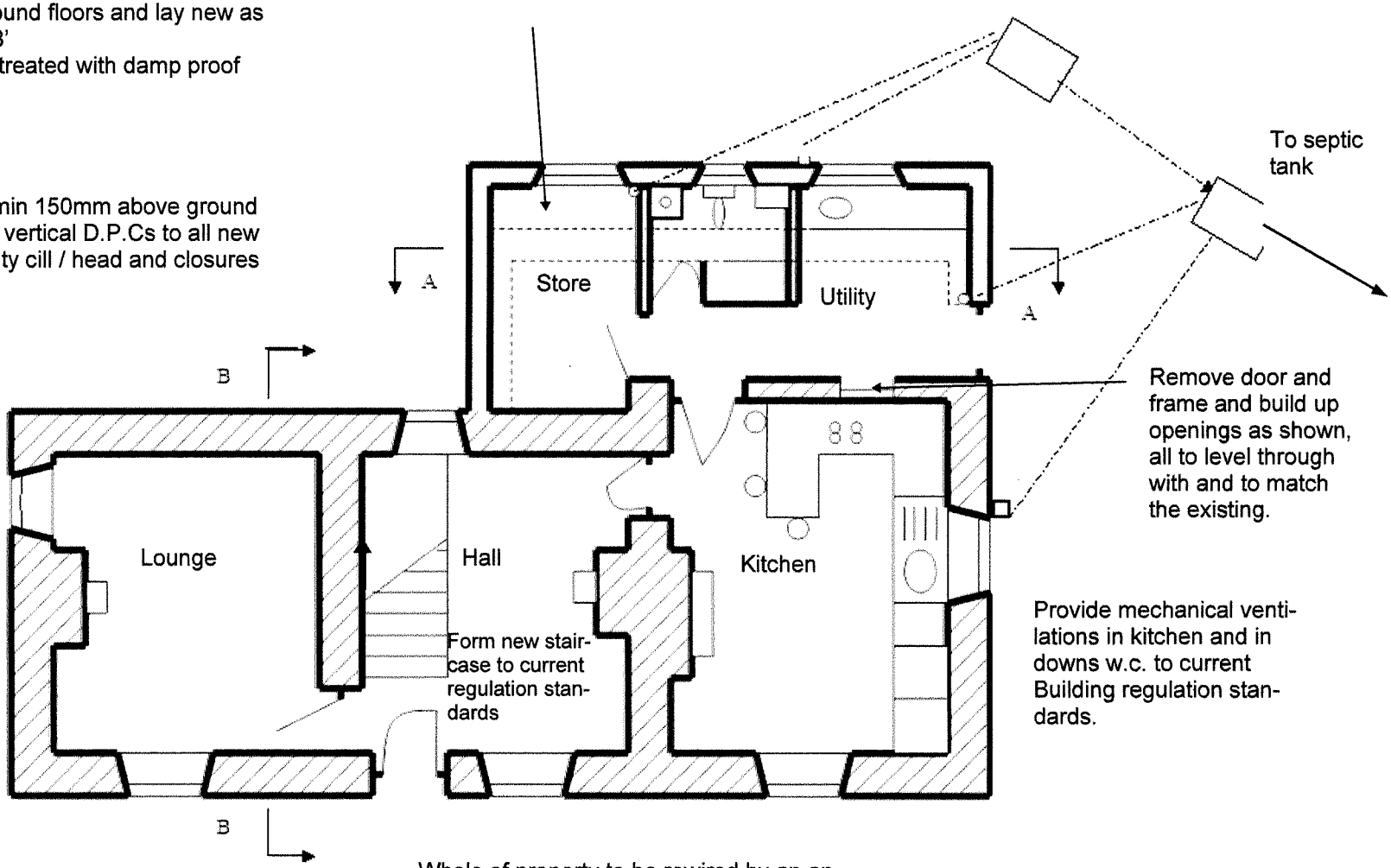
New foul drainage 100mm dia drains flexible jointed pipes 1 in 44 on and surround with 150mm pea gravel – new I.C. 215mm semi engineering brick work on 150mm concrete base.
Back inlet gullies waste to discharge below grating but above water level.
Where drains pass through wall cover with re-enforced concrete. All foul drainage pipe work

To all existing walls:-
Remove existing external wall, finish and prepare for and apply bonding agent – sand/cement render with thistle plaster finish. All new ceilings to be 12.5mm plaster board with skim coat plaster.
Take up all existing ground floors and lay new as shown on section 'B'-'B'
All existing walls to be treated with damp proof membrane

Take down existing building shown dotted and cart away.

To septic tank

D.P.Cs to new walls min 150mm above ground level – horizontal and vertical D.P.Cs to all new door and window cavity cill / head and closures



Remove door and frame and build up openings as shown, all to level through with and to match the existing.

Smoke alarm to be fitted in property

Provide mechanical ventilations in kitchen and in downs w.c. to current Building regulation standards.

Whole of property to be rewired by an approved NICEIC electrician to current regulation standards including part p certification.

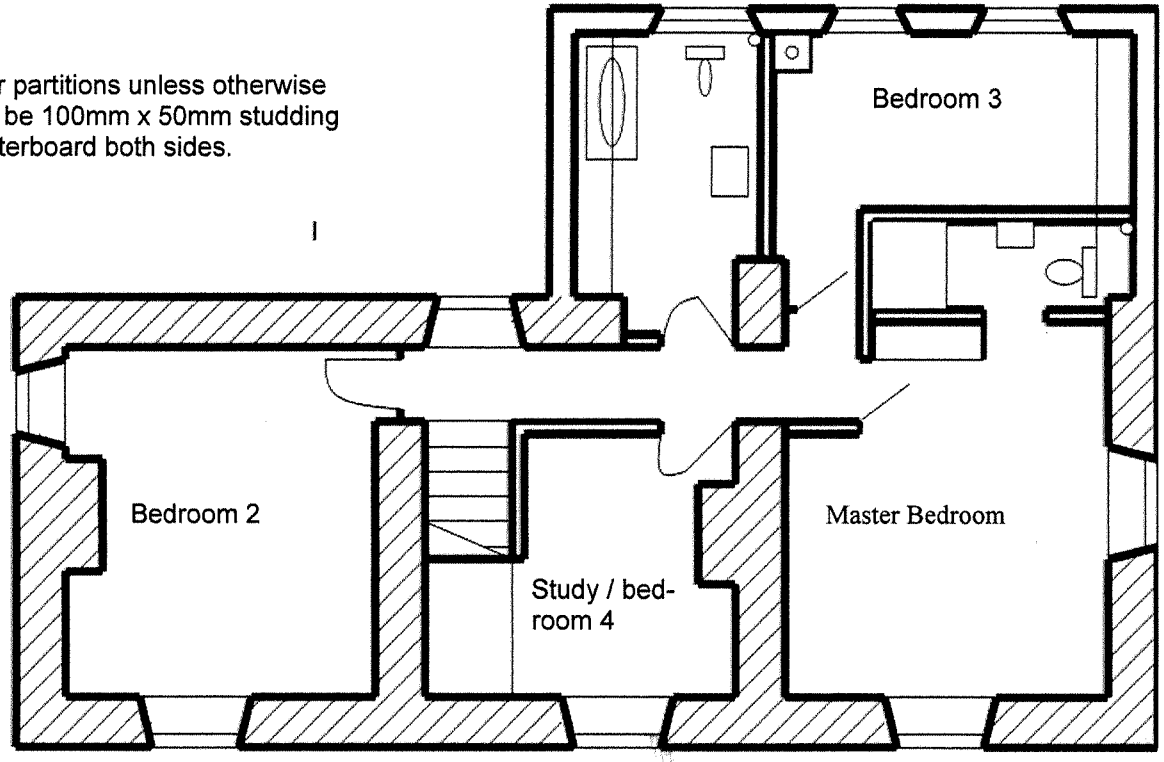
Drawing No 1.6

FIRSTFLOOR PLAN

Bedroom floors – take up existing floor and cart away – supply and fix new joists and floorboards to current building regulations standards.
Ceiling to be skim coat plaster.

Provide mechanical ventilations in bathroom and in en-suite to current Building regulation standards.

First floor partitions unless otherwise stated to be 100mm x 50mm studding with plasterboard both sides.



Drawing No 1.7

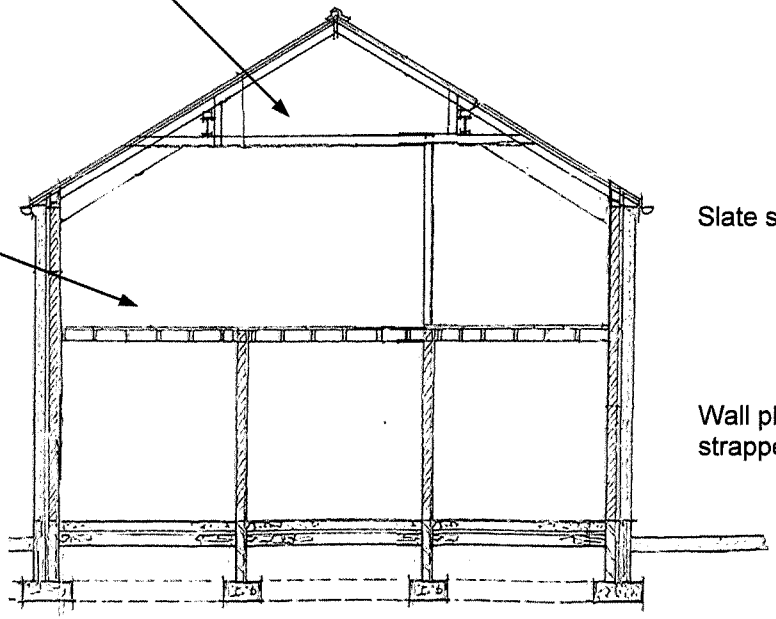
SECTION 'A-A'

Roof tiles to match the existing on battens and reinforced roofing. Felt on 100mm x 50mm rafters at 400mm cnts with 125mm x 50mm ceiling joists at 400mm cnts 100mm x 50mm hangers 120mm fibreglass insulation over joists – ceiling 12.5mm plaster board and skim coat plaster – vapour barrier between plaster board and U.S ceiling joists.

175mm x 50mm joists at 400mm cnts with 25mm T & G boards finish. Ceiling to be 12.5mm plaster board with skim coat plaster.

Cavity wall construction:- 150mm dressed stone with 100mm cavity with insulation slabs and internal skin 130mm turbo or similar block work to achieve required 'U' value with 13mm lightweight plaster finish.

700mm x 230mm concrete strip foundations reinforced with 1 bottom layer B.S ref fabric B385



Slate seal cavities.

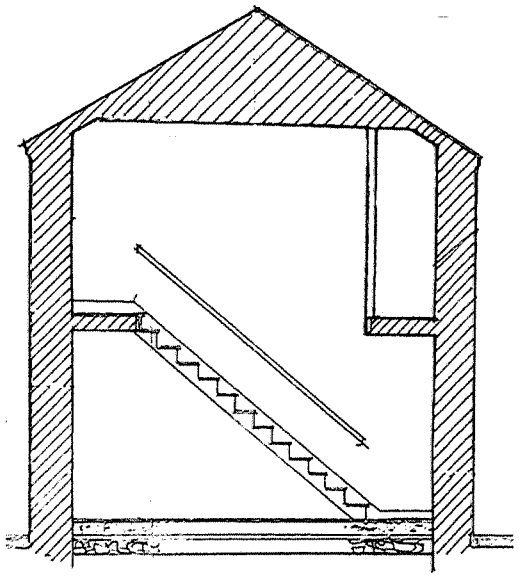
Wall plates to be 100mm x 75mm strapped all as before stated.

Ground floor construction to current building regulations.

Drawing No 1.8

SECTION 'B-B'

Take up existing ground floor and make new ground floor to current building regulation standards

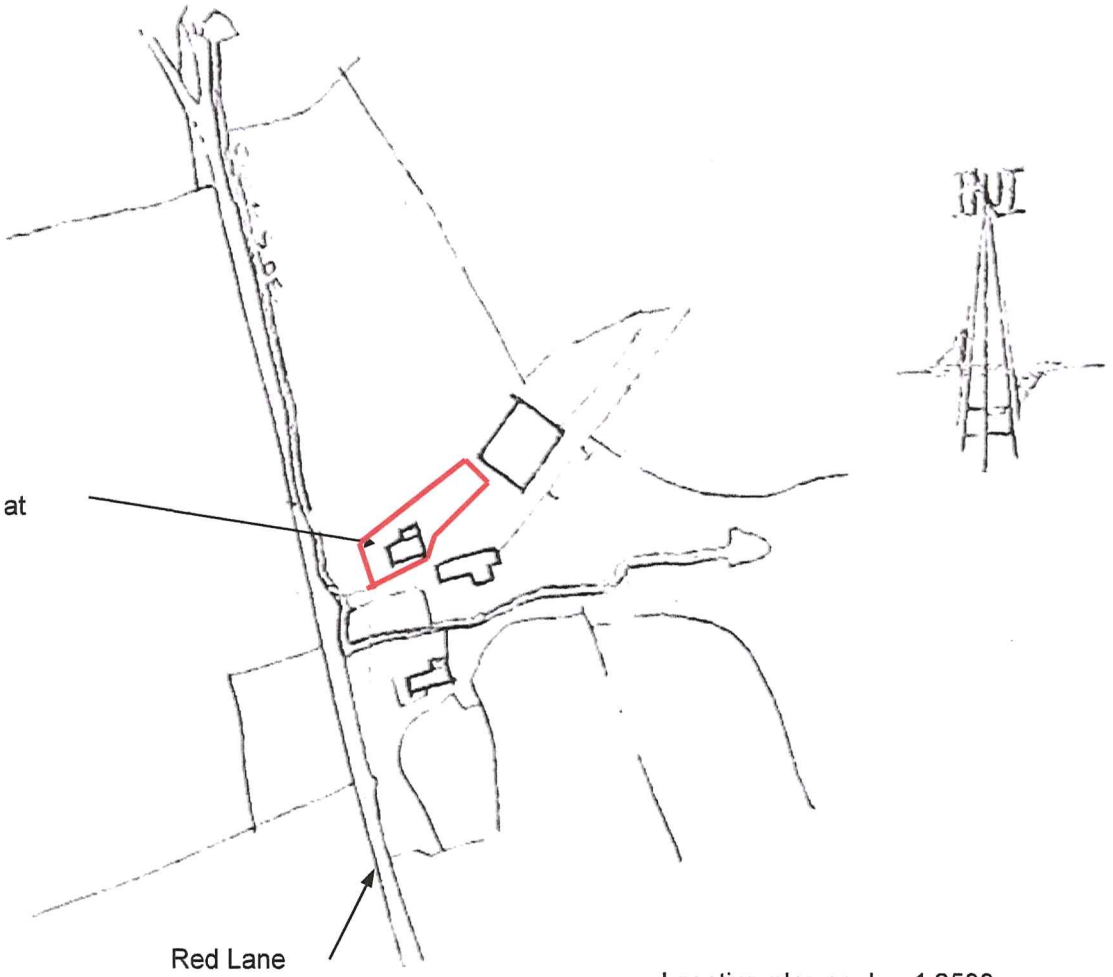


Allow for 120mm fibreglass insulation to existing roof void.

Existing walls shown crossed

Drawing No 1.9

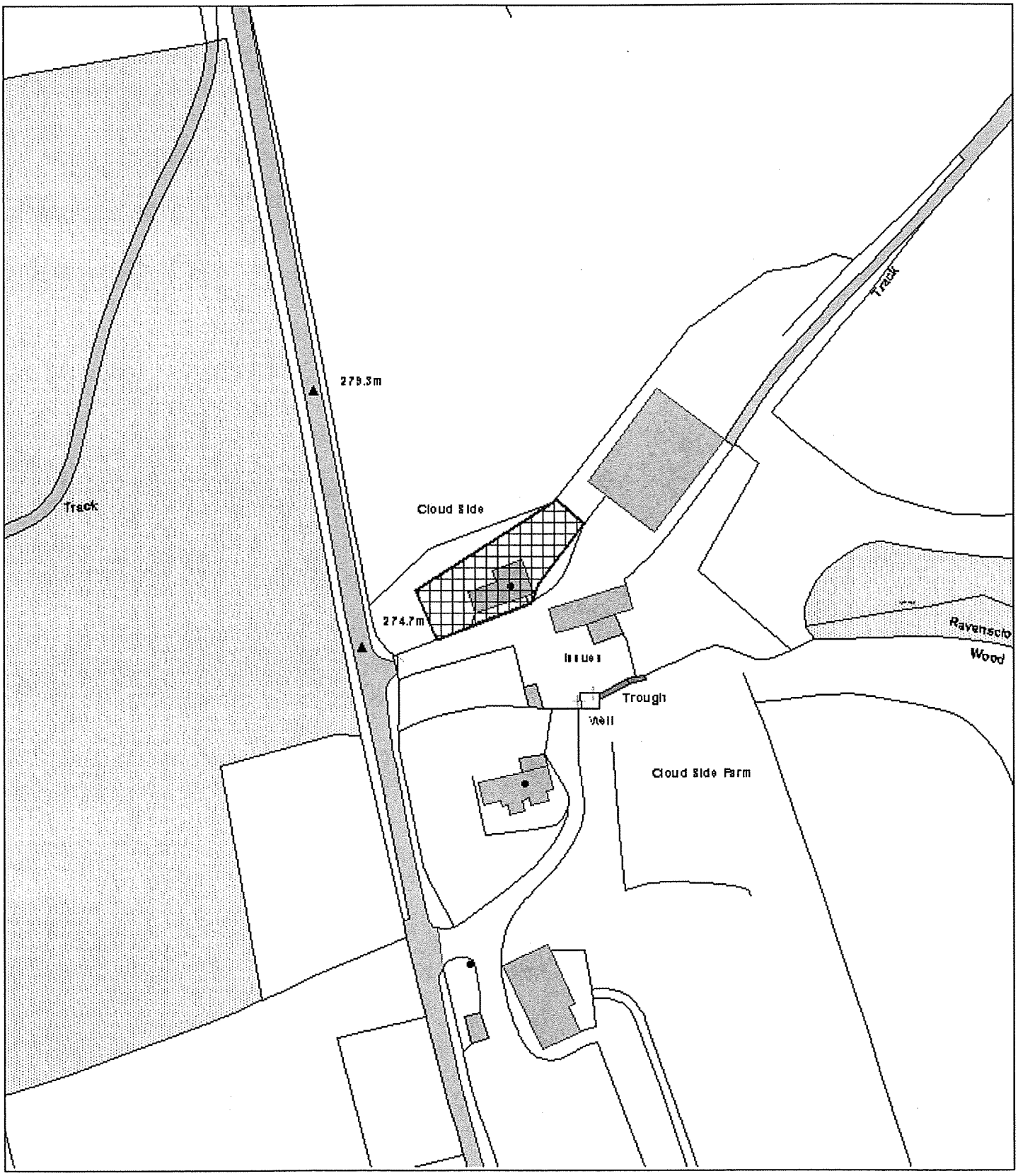
LOCATION PLAN



Location plan scale - 1:2500

Scale: 1:100

Reference:	08/01902/FUL RUSHTON



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Organisation	SMDC
Department	Planning
Description	