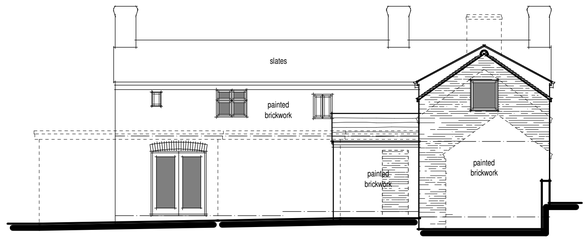


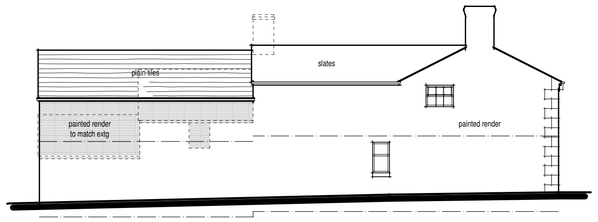
Elevation to Denford Road



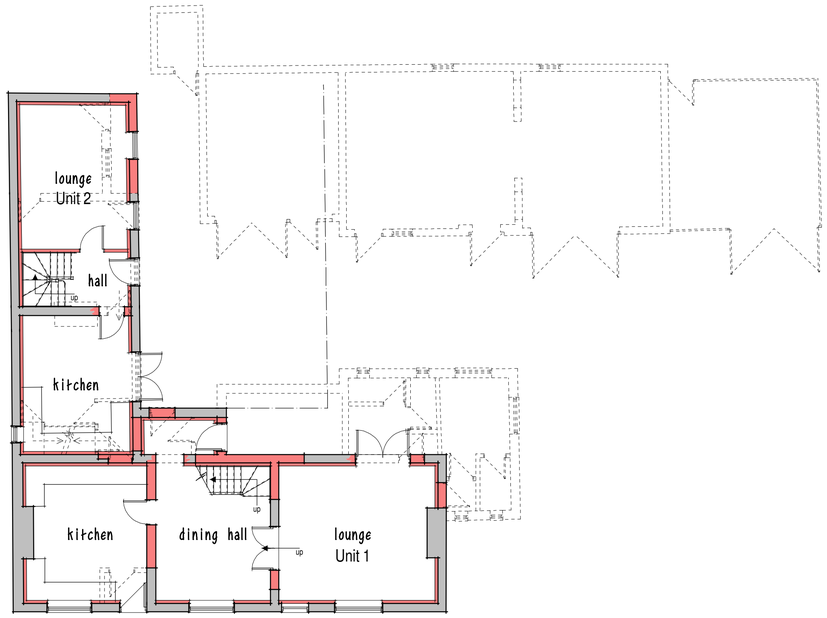
Elevation to Car Park



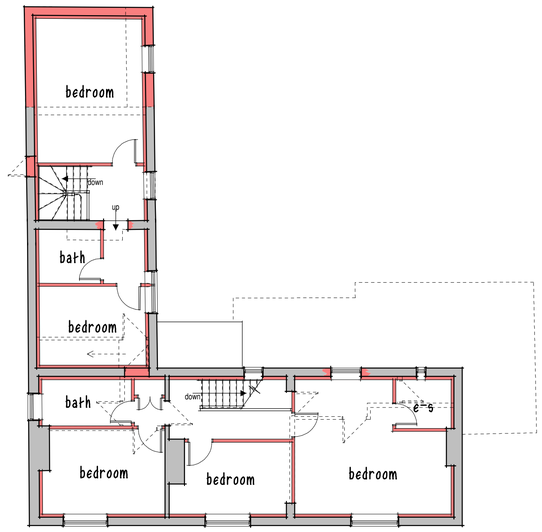
Elevation to Outbuilding



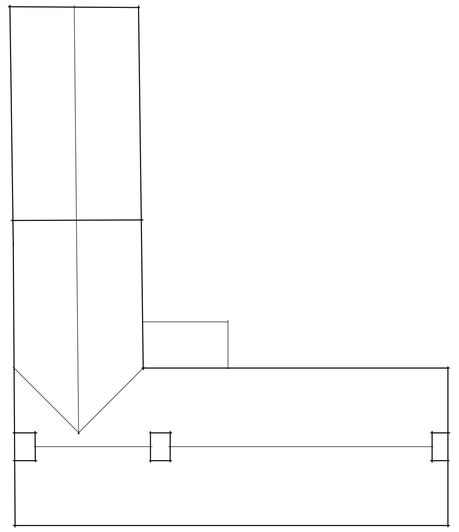
Elevation to Leek Road



Ground Floor Plan



First Floor Plan



Roof Plan

PROPOSAL SCHEME.

The existing vacant public house is to be converted into 2 separate dwellings.

Works are to include the following :-

1. The existing flat roofed extensions to the south and east of the former pub that have been added previously are to be carefully demolished.
2. The outbuildings to the rear are to be demolished.
3. The lower sections of the building fronting Leek Road are to be raised to allow a first floor to be formed in Unit 2, this shall include a small infill extension to square up lounge and bedroom over. Roadside elevation is to be rendered to match existing whilst eastern and southern elevations shall be painted brickwork. Roof shall be covered with staffordshire blue plain tiles.
4. The remaining existing roofs is to be stripped of all tiles and set aside for reuse. Roof timbers are to be inspected and either repaired, treated or replaced as found necessary prior to tiles being relaid over new battens, breathable roofing felt and insulation added to current Building Regulation standards.
5. The existing rainwater goods are to be removed and replaced with new black plastic fittings. Gutters are to be supported on suitable galvanised rise and fall brackets.
6. New openings are to be formed as indicated on both plan and elevation whilst existing openings shall either remain to be used as intended or adapted or built up as detailed here.
7. The internal arrangement shall be adapted to suit the buildings proposed use with the removal of certain walls as indicated by broken lines and the introduction of new walls/partitions/doors and staircases as shown.

Walls are to be thermally upgraded internally to meet with the current Building regulations.

8. The existing windows are to be removed and new painted softwood, flush fitting casements fitted. Window styles are to be as shown on elevation.
9. The existing doors are to be removed including frames and replaced with new painted vertically boarded hardwood doors, some incorporating a small glazed aperture for openings remaining as main entrance doors.
10. An entrance porch to serve Unit 1 is to be created from a small section of the flat roofed extension to the rear of the pub with a new pitched roof covered with slates to match the main roof replacing the existing flat roof.
11. Defective areas of brickwork/render are to be cut out and replaced and repointed/painted throughout.



scale bar @ 1:100

JCM Estates

PROPOSED CONVERSION OF DISUSED PUB INTO 2 No. DWELLINGS AND 2 No. ENABLING DWELLINGS AT THE NEW INN, DENFORD ROAD, LONGSDON, STAFFS, ST9 9QF.

PLANNING PROPOSAL

CONVERSION PLANS AND ELEVATIONS

Date	Sheet	Scale
AUGUST 2012	A1	1:100
Drg. No.	Rev.	Drawn
2008-1608-34	-	RG

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All dimensions must be checked prior to commencement.