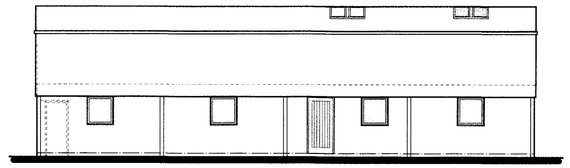
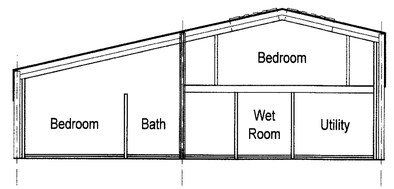


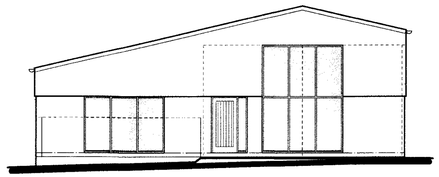
Rear Elevation



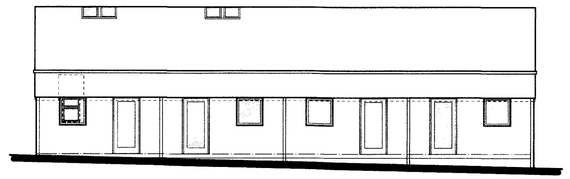
Side Elevation



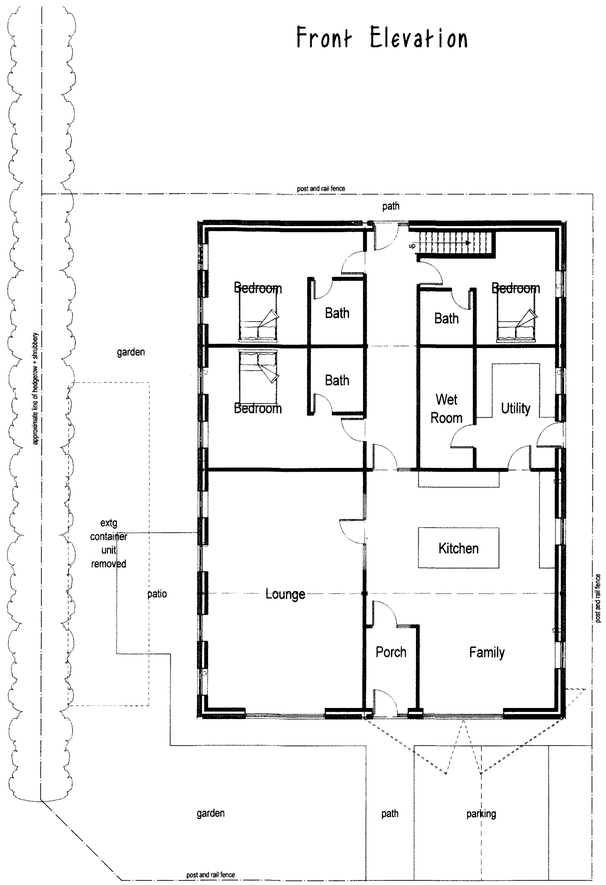
Typical Section



Front Elevation

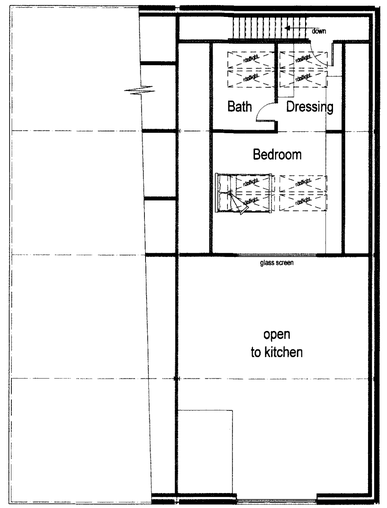


Side Elevation



Ground Floor Plan





First Floor Plan

PROPOSAL SCHEME

It is proposed to convert the existing agricultural building into a dwelling.

The current building comprises of a steel framed structure, covered with profiled sheeting to the roof and upper walls and blockwork infill between columns to lower walls, with a concrete floor. It is proposed to inspect the existing external sheeting and regularise the height on vertical planes so as to run level with window head and replace any defective sheeting with matching.

To bring the building to a habitable standard the following works are to be undertaken.

1. New openings are to be created to allow windows and doors to be installed to serve rooms created.
2. A new blockwork leaf is to be formed internally around the perimiter creating a cavity which will be insulated.
3. A new small first floor area is to be created within the roofspace, with timber joists supported on new block inner leaf, accessed by a new timber staircase.
4. A new ceiling is to be installed between the existing steel rafters. New timber binders are to be fixed between steels, with the voids between infilled with insulation before a plasterboard lining is applied below new timbers and steel rafters.
5. The existing concrete ground floor slab is to remain insitu. Insulation is to be laid over the concrete before applying a sand cement screed.
6. New painted timber windows and doors are to be installed to new and existing openings as shown.
7. All relavent services are to be provided/adapted to serve the new dwelling. Electric and water supplies are currently on site and will be adapted to suit. An oil tank shall be provided to service the new heating system.
8. A sealed cesspool provided to accept foul water generated by the proposal and rainwater discharged to soakaways (existing).
9. Externally the box container and timber stable block are to be carefully removed to create a private garden area. A timber post and rail fence is to be erected around the perimeter of the building allowing for a path to maintain the external facade.
10. 2 parking spaces are to be provided in front of the existing building.



scale bar @ 1:100

Mr G Brain

PROPOSED BARN CONVERSION TO DWELLING AT
PAYNSLEY HALL FARM,
CRESSWELL,
STOKE-ON-TRENT, ST11 9QY
PLANNING PROPOSAL
PLANS AND ELEVATIONS

Date	Sheet	Scale
MAY 2017	A1	1:100
Dwg No.	Rev.	Drawn
2017-2231-02	A	RG

A - 27/09/2017 - NOTES ADDED

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