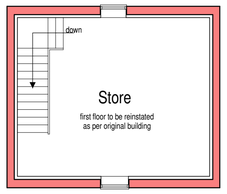
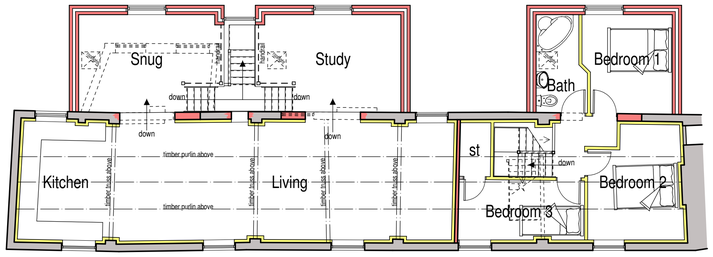


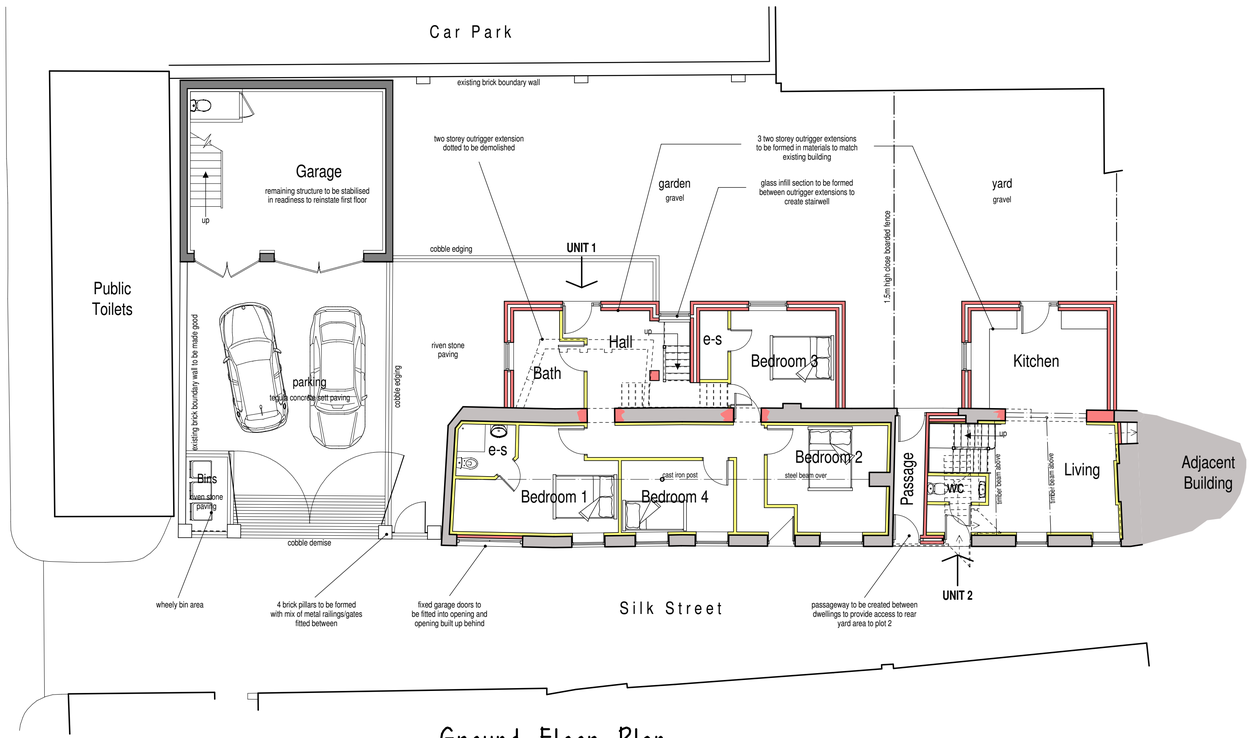
East Elevation



DEMOLITION WORKS
The existing double storey outrigger to the west of the building is to be carefully removed as shown by the broken line on plan and elevations with debris either salvaged for reuse in the proposed scheme or removed from site.
The existing partly collapsed garage building is to have all loose materials carefully removed and set aside for reuse. The remaining structure is then to be stabilised to ensure no more is lost.
Existing ground levels are to be carefully reduced to a height 150mm below finished floor level.



First Floor Plan



Ground Floor Plan



West Elevation

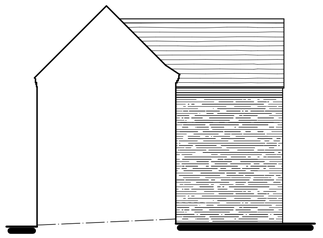
PROPOSAL SCHEME
It is proposed to convert the redundant building and create 2 dwellings, Unit 1 is to be a 4 bedroom unit and Unit 2 a smaller 3 bedroom unit. As part of the proposal 3 two storey outrigger extensions are to be added to the western elevation which will add floor space to the dwellings but more importantly will act as buttresses to the rear wall of the building and stabilise this facade.
The existing partly collapsed garage is to be rebuilt as indicated here and reinstated to its former character.

DRAINS
Both foul and storm drains are to be connected into the existing drainage systems serving the property.

YARD
The existing yard is to be improved as part of this development. The rear brick boundary wall between yard and public car park is to be maintained. The side wall adjacent to the partly collapsed garage is to be made good and extended to boundary. The boundary to Silk Street is to be defined with the introduction of 4 brick pillars formed in reclaimed brickwork and having stone cappings. Between the pillars are to be installed a mix of painted metal railings and gates, all of similar appearance as indicated.
The surface of the driveway and garden areas is to be a mix of reclaimed cobbles and riven slabs as indicated where planters can be sited to soften the landscape. If when the site is cleared not enough cobbles are reclaimed, Marshalls tegula concrete setts paving shall be laid finished in grey.

EXTENSION EXTERNAL FINISHES
Roof: -
Plain tiles to match the existing building
Rainwater Goods: -
Black painted metal fittings on galvanised rise and fall brackets
Rooflights: -
Black finish, flush fitting conservation style rooflight
Eaves: -
4 course decorative brickwork including dentil course
Walls: -
Red facing brickwork to match the existing building
Windows: -
White painted softwood sash casements having stone cills and heads to match the existing building
Door: -
Painted softwood having stone head over

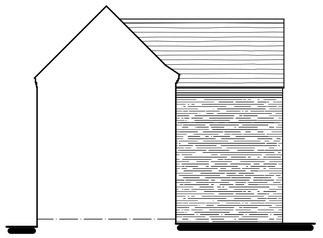
REFURBISHMENT WORKS TO EXTG BUILDING
The building to be converted is to be altered and upgraded in the following manner: -
1. Existing roof is to be stripped of tiles and battens. The existing roof trusses are to be maintained with any defective elements either replaced or metal plates added to stiffen weaked areas. The existing rafters are to be replaced prior to refelting, battening and relaying the reclaimed tiles. The roof is to remain open from within, exposing all trusses and purlins, but insulation is to be added between and under rafters and plasterboard finish applied to comply with current Building Regulations.
2. The existing walls are to be inspected and any remedial works undertaken including underpinning and repointing in an approved manner where necessary.
3. The existing metal windows at first floor to eastern elevation are to be carefully removed and new powder coated aluminium double glazed casements to match original style installed. The deeper window currently without any casement is to have a new aluminium casement to match adjacent installed.
All to be repainted in black.
4. Remaining timber windows and doors are to be removed and replaced with new slim double glazed casements to match style of the existing.
5. The ground floor is to be removed and new insulated floor installed. The existing concrete first floor is to be maintained.
6. The existing staircase is to be removed and new stairs to each unit installed. Unit 1 stairs are to be sited within a glass link between the two outrigger extensions.
7. The existing walls are to be thermally upgraded to meet the current building regulations. Ditto to roof construction.
8. The interior arrangement is to be subdivided as indicated.
9. The existing rainwater goods are to be removed and replaced with new painted aluminium fittings.



North Elevation - Unit 1



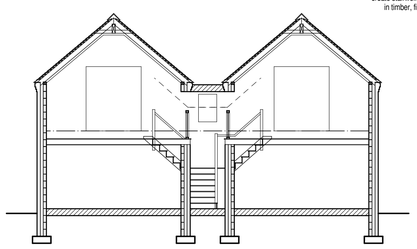
South Elevation - Unit 1



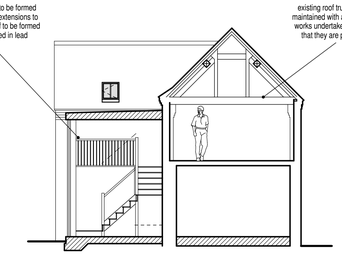
North Elevation - Unit 2



South Elevation - Unit 2



Unit 1 Extension Section



Unit 1 Extension Section



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Mr A Hagan

PROPOSED RENOVATION AND CONVERSION OF VACANT PREMISES INTO 2 NO. DWELLINGS, 2-4, SILK STREET, LEEK, STAFFS
PLANNING PROPOSAL
PLANS AND ELEVATIONS

Date	Sheet	Scale
MAY 2019	A1	1:100
Drg No.	Rev.	Drawn
2019-2407-03	B	RG

A - 17/05/2019 - PLAN PREPARED FOR PLANNING SUBMISSION
B - 19/05/2019 - PLAN PREPARED FOR PLANNING SUBMISSION

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