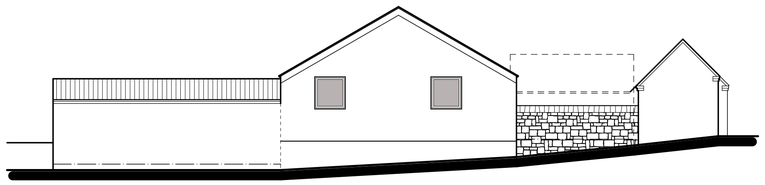
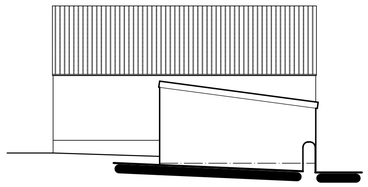


North Elevation



South Elevation



West Elevation

PROPOSAL SCHEME

It is proposed to convert the existing redundant agricultural buildings into a modest dwelling.

As part of the proposal it is proposed to demolish an open fronted lean-to store between the main agricultural building and the original stone built store serving the farmhouse to create a hidden yard area where bins can be stored and washing hung etc out of the public eye.

The two remaining block built agricultural buildings are to be converted into a two bedroom split level bungalow style property as shown.

As part of the conversion the following shall be undertaken: -

1. The existing fibre cement roof coverings shall be stripped and replaced with grey composite steel sheeting.
2. The existing sloping floor to the smaller building will be broken out and new level floor installed at its lowest point, the concrete floor to the main building will remain with insulation and screed overlaid to bring it up to current building regulations.

The existing block walls are to remain, and insulated internally.

Two new window openings are to be created in the field elevation to service kitchen and bedroom and a door opening created into the new hidden yard.

All existing doors and windows are to be stripped out and replaced with timber flush fitting casements windows and vertically boarded entrance door. The large roller shutter door opening is to have a glazed screen installed to service the open plan lounge and kitchen area.

The internal arrangement is to be formed with partitions.

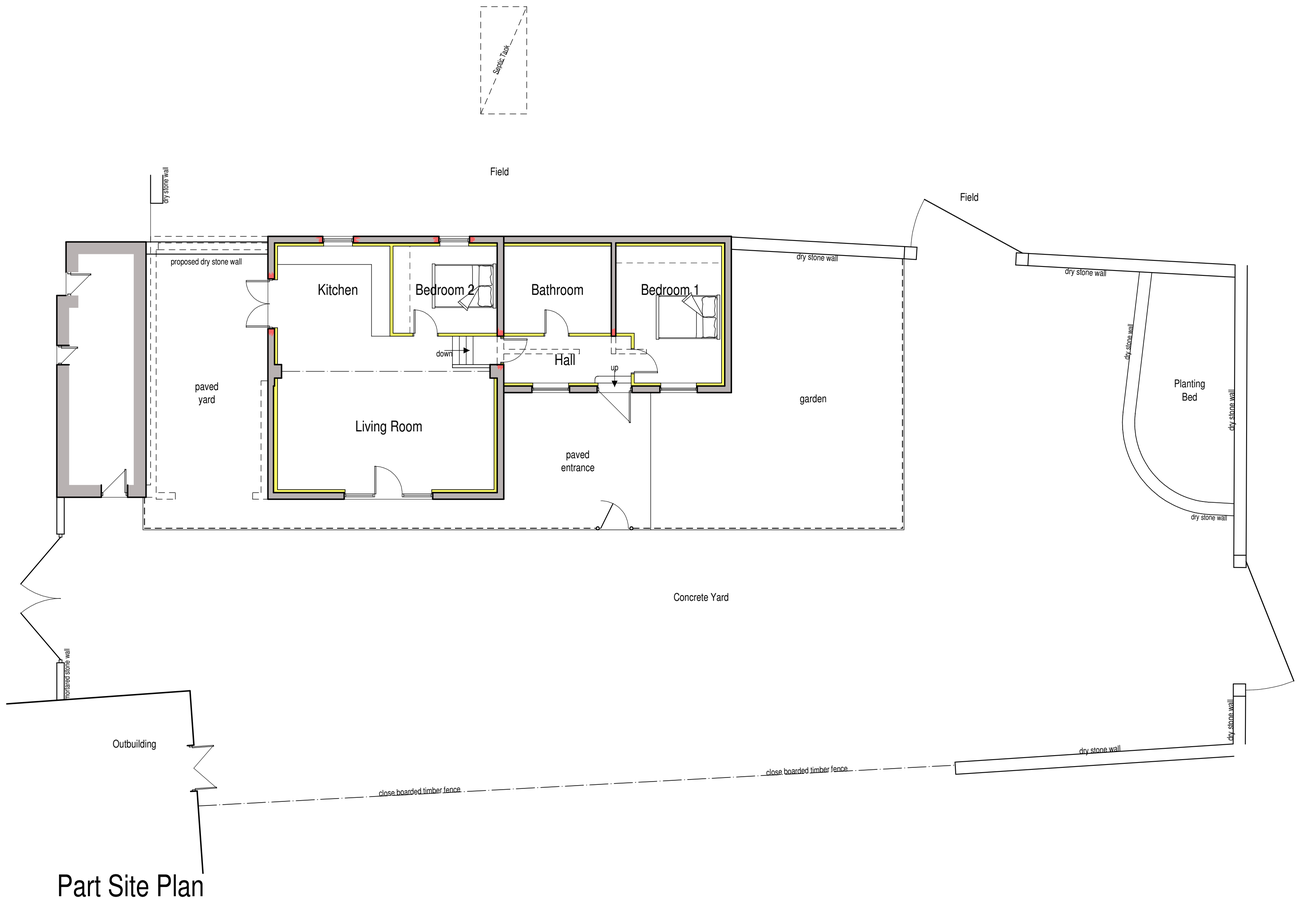
The existing septic tank that serves the farmhouse is to be inspected to check its suitability for added loads and if found to be incapable a new modern septic tank is to be installed to replace the existing.

Rainwater is to be discharged into soakaways.

The building is to comply with the latest Building Regulations.

Externally a garden area is to be formed where shown with the removal of part of the existing concrete yard with a metal estate fence installed to define the curtilage of the conversion.

Parking is to be located in the existing yard.



Part Site Plan



scale bar @ 1:100

Mr & Mrs Hudson

PROPOSED COVERSION OF AGRICULTURAL BUILDING INTO DWELLING AT
THE OLD FARMHOUSE,
PORTERS LANE, BRADNOP
LEEK, ST13 7NQ

PLANNING PROPOSAL
PART-SITE PLAN + ELEVATIONS

Date	Sheet	Scale
NOVEMBER 2018	A1	1:100
Drg No.	Rev.	Drawn
2018-2372-02	A	RG

A - 12/06/2019 - MATERIALS AMENDED FOLLOWING FEEDBACK

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