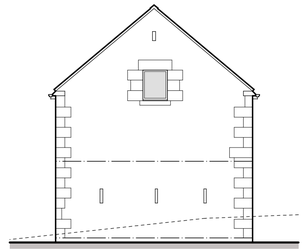
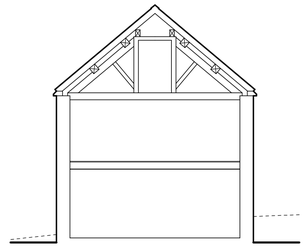


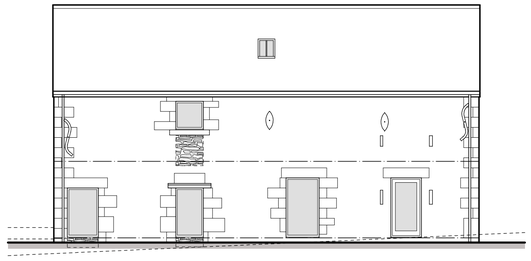
North-East Elevation



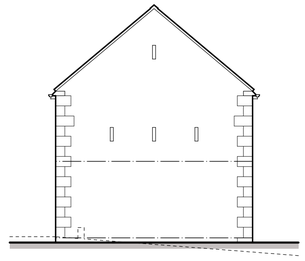
South-East Elevation



Typical Section

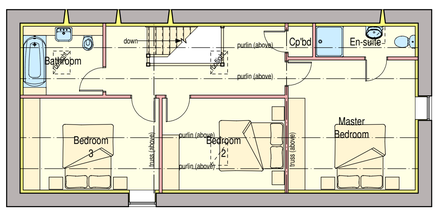


South-West Elevation



North-West Elevation

Ground Floor Plan



First Floor Plan

DRAINS
All pipes shall be BS EN 295-part1:1991, 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies (airtight internally) or 100mm SVP s to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame (internal covers to be screwed down-airtight).
In masonry chambers form 150mm high benching to channels.
Make new connections to the existing drains in the direction of flow. The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365.
A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L. A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

SEWAGE TREATMENT PLANT
The Client / property owner is responsible for contacting the Environment Agency Office in order to determine whether a 'consent to discharge' is required and conditions to be observed. This must be undertaken prior to work commencing on site and be confirmed in writing.
The property owner is also legally responsible to ensure that the system does not cause pollution, a health hazard or nuisance.
Prior to commencement of works on site the owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the plant and length of irrigation drains.
All test results and assumptions made are to be submitted to L.A. Building Control prior to installation of tank.
A BS6297 glass reinforced plastic high performance packaged sewage treatment plant is to be installed to accept new foul water waste from the development. Plant size is to be determined by manufacturer to suit the expected hydraulic flow, organic load, ammonia levels and treatability and be agreed with the L.A. Building Inspector. Locate in a suitably protected area of the site, being a minimum of 10.0m downslope from any building and watercourse and within 30.0m of tanker access for de-sludging etc.
Inspection chambers should be provided to both the inlet and outlets of the tank for sampling and inspection.
A notice plate shall be fixed within the building describing the necessary maintenance as noted in Building Regulation Part H section H2, 1.57 page 34.
Treated effluent from treatment plant is to be discharged directly to a watercourse subject to consent being obtained from the Environment Agency. If this is not possible or consent is refused treated effluent shall be discharged into a drainage field :- The outfall drainage field should be sited downslope and terminate at least 10.0m from any watercourse or permeable drain and at least 15.0m from any building and sufficiently away from any other soakaways etc.
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert in trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.

BOUNDARY TREATMENTS
As part of the application for the dwelling new boundaries shall be incorporated where shown. The boundaries to the south-east, south-west and north-west shall be created using timber post + rail fencing which shall diminate against the existing dry stone wall to the north of the site.
A side hung 5-bar timber gate shall be included in the south-east boundary to allow for field access.

HARD LANDSCAPING
The existing concrete hardstanding to the north-east elevation shall be dug up with levels around the building being approximately 150mm lower than the finish floor level.
Materials for hard landscaping shall be as follows;

Paving :-
Riven slabs

Drive and turning :-
Angular stone chippings to client choice.

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 and treated. The existing rafters are to be maintained, which then shall receive new felt and plain clay tiles to match existing. 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 ground floor is to be levelled to a suitable depth and new insulated floor installed.
4. The existing walls are to be thermally upgraded to meet the current building regulations. Ditto to roof construction.
5. A doorway opening shall be created, from the kitchen to the garden, in the existing wall. This shall be done so with care to not disturb the surrounding stonework.

PROPOSAL
It is proposed that the existing barn be converted into dwelling.
As part of this proposal a first floor shall be formed to accomodate 2 No bedrooms + master with en-suite.
The existing ground floor level shall be lifted and levelled off.

MATERIALS
Roof :-
Existing tiles to be reused, replace damaged tiles with tiles to match existing.

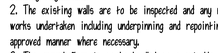
Rainwater goods :-
Black PVCu rainwater gutters + downpipes fixed to the external face of the walls using galvanised brackets + fixings.

Roof windows :-
4 No conservation style roof windows nominal dimensions 980 x 550 & 700 x 550.

Walls :-
Works shall be undertaken to level the ground levels surrounding the building, as such ground floor openings to the south-west will need to be built up as shown.
The opening to bedroom 3 shall be built up below to form a window opening.

Windows :-
Painted timber 'pitch hole' style casements to the first floor. Fully glazed full height windows constructed from painted timber to the south-west elevation as shown.
All windows to be painted in Dulux 'Heritage Green'.

Doors :-
Door serving the kitchen to be of a fully glazed style as shown, Main entrance door to be a vertically boarded style door with vertically glazed aperture as shown.
Doors to be painted in Dulux 'Heritage Green' to match the windows.



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Mr Goodwin

PROPOSED BARN CONVERSION AT THORNCLIFFE LANE, THORNCLIFFE, LEEK, ST13 7LP

PLANNING PROPOSAL
FLOOR PLANS + ELEVATIONS

Date	Sheet	Scale
AUGUST 2018	A1	1:1250 + 1:500
Drg No.	Rev.	Drawn
2018-2339-02	B	NAW

A - 08/08/2018 - TITLE SHEET AMENDED
B - 09/07/2019 - DRAWING AMENDED PRIOR TO PLANNING SUBMISSION

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