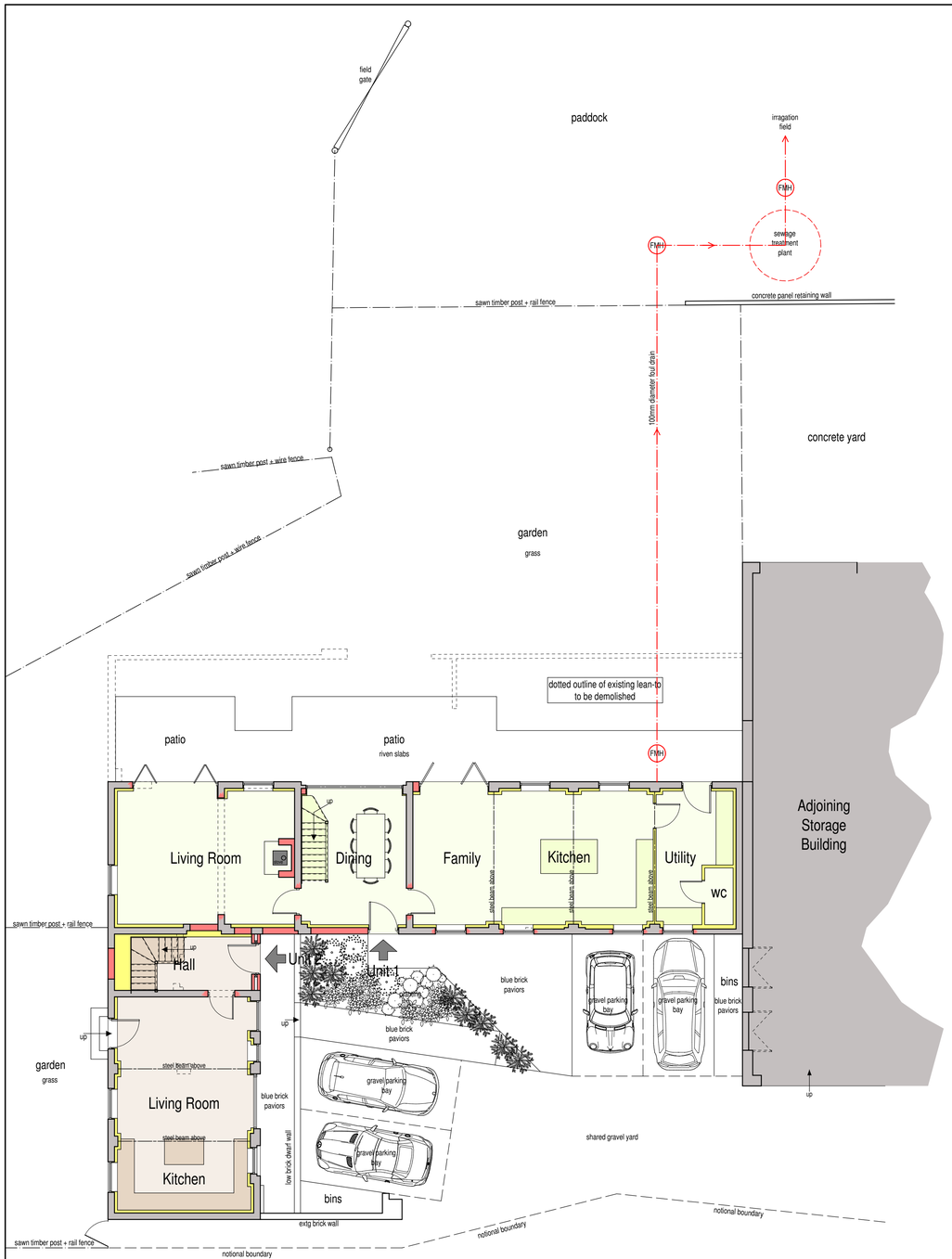
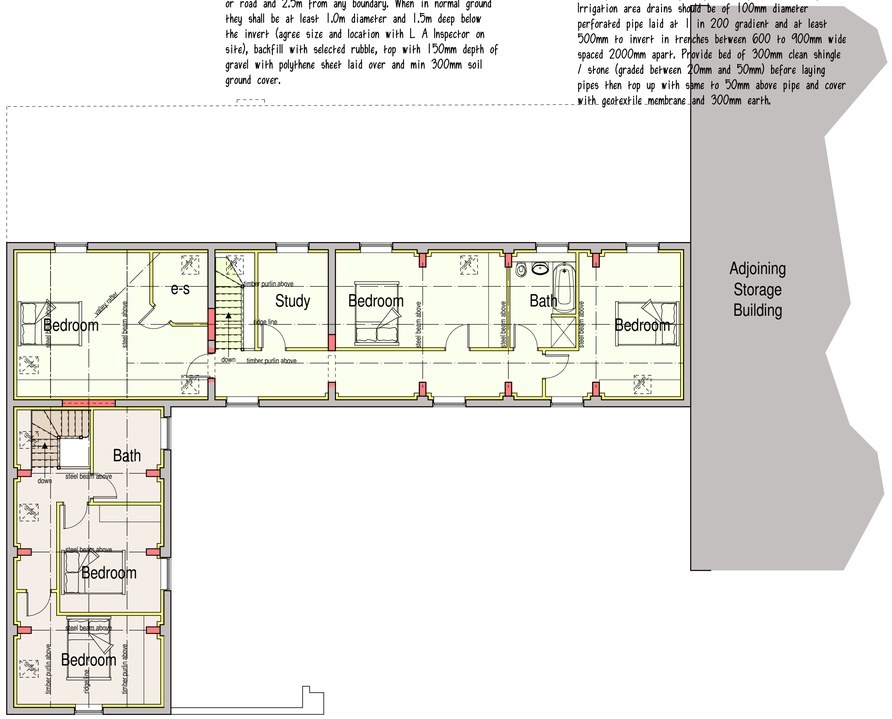


Ground Floor Plan



First Floor Plan

BOUNDARY TREATMENTS
Boundaries are to be generally created using timber post + rail fencing as noted on plan. The shared yard area is not to be fenced to make manoevering of vehicles easier for all properties utilising this space.

HARD LANDSCAPING
Materials for hard landscaping shall be as follows;

Entrance Paths -
Blue brick paviors.

Patios :-
Riven slabs

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

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.
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.
Foul drains are to discharge into a new Treatment Tank as specified elsewhere and indicated on plan, storm drains shall discharge into suitable deigned soakaways. 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.

PROPOSAL
A current Prior Notification consent is active on the existing barns under DET/2016/0058.
It is still proposed that the existing 'L' shaped barn be converted into 2 dwellings but the proportions of each conversion are to be changed from that previously approved.

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 :-
9 No conservation style roof windows nominal dimensions 980 x 550.

Walls :-
The existing brick external walls are to be inspected and any remedial works undertaken as found necessary. An area of the south west elevation is to be removed (ground floor) and renewed with brickwork to match remaining portion above where shown on elevation.

Windows :-
Grey finish, flush fitting upvc casements.

Doors :-
Grey finish powder coated aluminium.

DEMOLITION WORKS
The lean to currently running the length of the north west elevation is to be carefully demolished to expose the facade of the original barn. Certain internal walls are to be removed as part of the proposals and these as well as the lean to are all shown by the dotted lines on both plan and elevation.

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 metal roof trusses are to be removed and replaced with steel beams to support the existing timber purline. The existing rafters are to be inspected and defective timber replaced prior to refelting, battening and relaying the reclaimed tiles. The roof is to remain open from within in certain rooms and others a raised ceiling tie is to be installed. Insulation is to be added between and under rafters and plasterboard finish applied to comply with current Building Regulations. Black finish Velux rooflights shall be included where indicated.
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 windows and doors are to be removed. New openings are to be provided or altered where shown. New flush fitting upvc casements are to be installed to openings in styles to match the existing finished in grey. Where bifold doors are to be installed these shall be formed in grey powder coated aluminium.
4. The ground floor is to be removed and new insulated floor installed to comply with current Building Regulations.
5. The existing first floor is to be inspected and timbers repaired/replaced as necessary.
6. New stairs to be installed to each unit.
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 black upvc fittings on rise and fall brackets.

0m 1.0m 2.0m 3.0m 4.0m 5.0m
scale bar @ 1:100

Mr & Mrs Shenton

PROPOSED CONVERSION OF BARN INTO
KERRY HILL FARM, KERRY HILL
EAVES LANE,
STOKE-ON-TRENT,
ST2 8NA
PRIOR NOTIFICATION PROPOSAL
FLOOR PLANS

Date	Sheet	Scale
JULY 2019	A1	1:100
Drg No.	Rev.	Drawn
2019-2431-03	D	NAW

A - 15/07/2019 - SCHEME UPDATED TO PRESENT TO CLIENT
B - 31/07/2019 - SCHEMES MERGED AND DIMENSIONS ADDED
C - 16/08/2019 - SCHEMES UPDATED FOLLOWING FEEDBACK FROM CLIENT
D - 26/08/2019 - PLANS UPDATED FOR SUBMISSION TO LOCAL AUTHORITY

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists Registered Practice
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

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