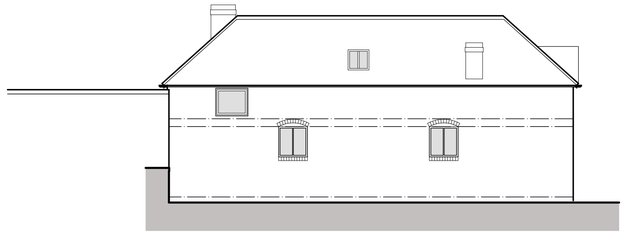


South Elevation



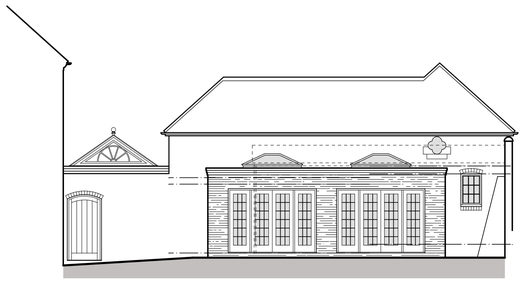
North Elevation



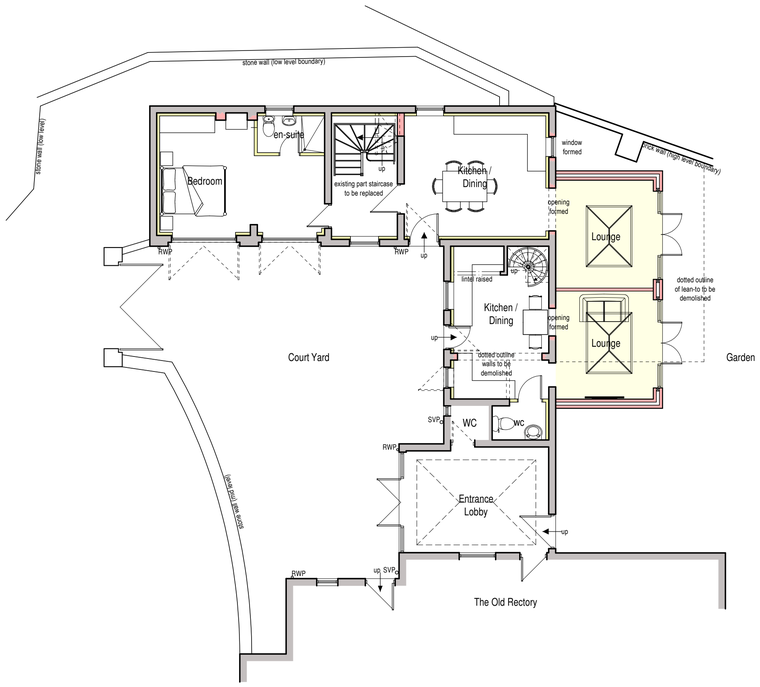
West Elevation
(Cross Section)



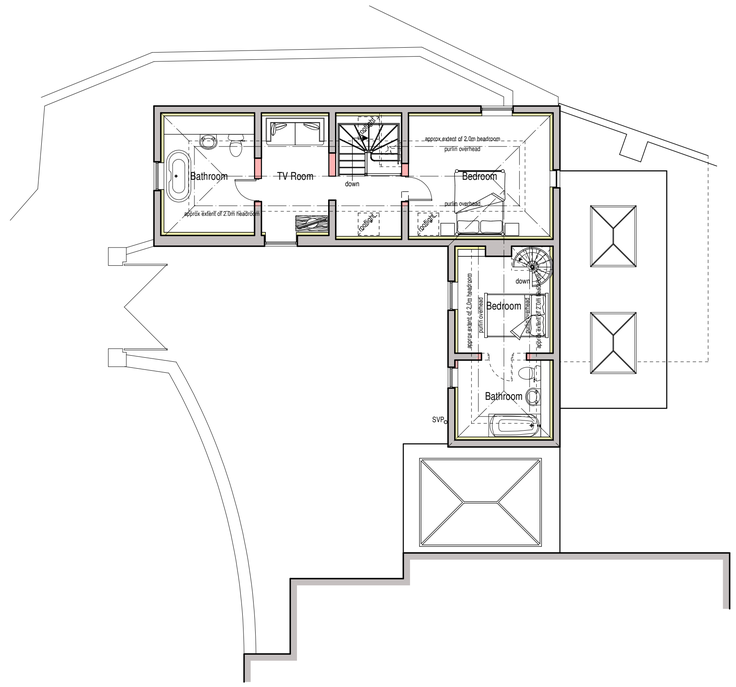
West Elevation



East Elevation



Ground Floor Plan



First Floor Plan

MATERIALS (CONVERSIONS)

- Roof :-
  Existing tiles to be reused, replace damaged tiles with reclaimed Staffordshire Blue tiles.
- Rainwater goods :-
  112mm roundstyle cast iron style guttering with galvanised steel brackets + fixings. Downpipes to match.
- Roof windows :-
  3 No The Rooflight Company Conservation style roof windows;
  2 No CR1 605 x 985mm to South Elevation,
  1 No CR1 605 x 985mm to North Elevation,
  Rooflights to be finished in RAL 7043.
- Walls :-
  Existing ground floor door opening to store (Servant's Quarters to be built up to new cill level using reclaimed bricks to match existing.
- Windows :-
  Existing timber windows to be replaced with flush fitting timber windows. The new windows to be of a flush fitting casement style + complete with an 'all-bar' glazing bar style only where shown.
  The existing stable doors + ironmongery shall be removed and replaced with full height windows as shown.
  New window to Ground Floor (Servant's Quarters) to have a half brick cill to match surrounding.
  New window to East Elevation (Stable Block) to have brick arched head and half brick cills to match existing.
  All windows to have a white gloss paint finish to timber work.
  Ogee window on East Elevation (Stable Block) to receive double glazed unit with a suitable mastic around perimeter to secure glazing and prevent water ingress.
- Doors :-
  Stable doors + external entrance doors to be replaced with painted timber doors in styles to match those shown (nominally vertically boarded with glazed aperture).
  All doors within the yard area to have a clear natural preservative finish as per the main house.

CONVERSION WORKS TO EXISTING BUILDING

It is proposed that the original Stable Block be converted into a 2 No bed holiday cottage and the Servants Quarters into a 1 bed holiday cottage.

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 remaining roof timbers are to remain as existing unless defective timbers are uncovered.
   Over the rafters is to be fixed Photonair multi foil insulation draped between rafters to allow ventilation.
   New C16 grade timber battens are then laid over combined insulation come underlay.
   The existing undamged roof tiles shall then be reused along with matching tiles to replace any damaged.
   Insulation is to be added between rafters and plasterboard finish applied to comply with current Building Regulations but leaving the rafers exposed to the room.

2. A new first floor shall be constructed in the Stable Block only.

3. The existing walls are to be thermally upgraded to meet the current building regulations.

4. The internal walls shall be mostly kept intact to maintain the structural integrity of the building.
   Where new openings are being created (Stable block: Ground Floor Living Room + Servants Quarters Ground Floor Kitchen / Lobby area) care shall be taken to ensure that none of the external walls are affected

5. In order to improve the limited floor area a single story rear extension flat roofed extension has been included using materials to compliment the existing building.

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

scale bar @ 1:100

Mrs Randles

PROPOSED CONVERSION OF STABLE BLOCK INTO 2 No. DWELLINGS AT THE OLD RECTORY,
HOLT LANE,
KINGSLEY,
STOKE-ON-TRENT, ST10 2BA

PLANNING PROPOSAL
FLOOR PLANS + ELEVATIONS

Date	Sheet	Scale
NOVEMBER 2019	A1	1:100
Drg No.	Rev.	Drawn
2019-2442-02	L	NAW

A - 24/01/2020 - DRAWING ALTERED TO SUIT CLIENT FEEDBACK
B - 30/01/2020 - DRAWING UPDATED PRIOR TO PLANNING SUBMISSION
C - 12/03/2020 - DRAWING UPDATED PRIOR TO PLANNING SUBMISSION
D - 01/05/2020 - DRAWING UPDATED FOR PLANNING SUBMISSION
E - 01/05/2020 - GLAZED OPENING TO KITCHEN ALTERED TO WINDOW WITH BOARDING BELOW
F - 06/05/2020 - ENTRANCE TO LARGER UNIT REVISED
G - 14/05/2020 - WINDOW COLOUR REVISED
H - 16/07/2020 - SPIRAL STAIRS ADDED TO SMALL UNIT
J - 10/08/2020 - EXTERNAL DOOR FINISH AMENDED FOLLOWING CLIENT FEEDBACK
K - 25/08/2020 - PATIO DOORSETS AMENDED
L - 09/09/2020 - PLAN UPDATED FOR PLANNING SUBMISSION

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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