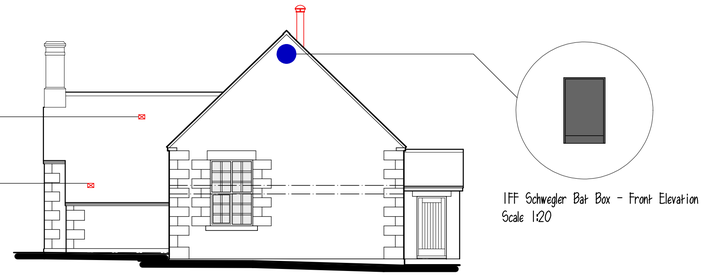
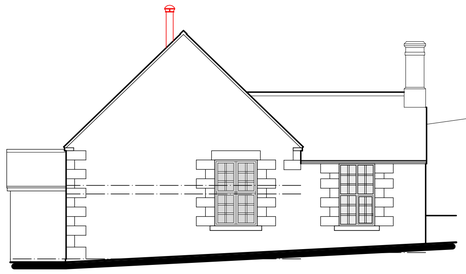


North-East Elevation

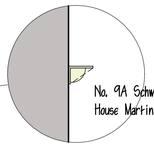


North-West Elevation
(School Lane)

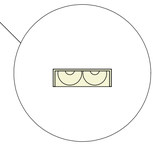
1FF Schwegler Bat Box - Front Elevation
Scale 1:20



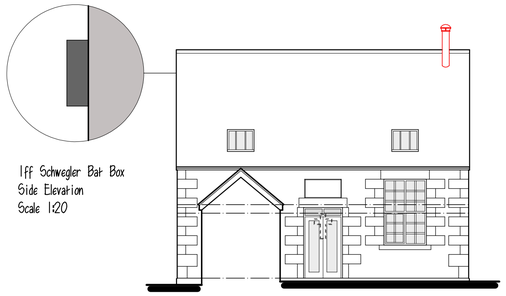
South-East Elevation



House Martin Nesting Box - Side Elevation
1:20

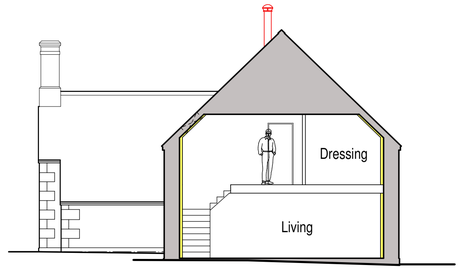


House Martin Nesting Box (Double) - Front Elevation
Scale 1:20



1ff Schwegler Bat Box
Side Elevation
Scale 1:20

South-West Elevation



Typical Section

REFURBISHMENT WORKS TO EXTG BUILDING
It is proposed to convert the former chapel into a 2 bedroom dwelling as shown here.
The mainly open plan form of the existing building is to be subdivided both horizontally and vertically to create the individual rooms desired.
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.
Insulation is to be added between and under rafters and plasterboard finish applied to comply with current Building Regulations.
2. A new first floor shall be constructed
3. The existing walls are to be thermally upgraded to meet the current building regulations.
4. The external face of the stone walls shall be repointed, see attached document 'Repointing Method - Historic England'.

MATERIALS
- Roof :-
Existing tiles to be reused, replace damaged tiles with tiles to match existing.
- 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 nominal dimensions
870 x 1030 (CR11) & 565 x 725 (CR 1).
- Windows :-
Existing PVC-U windows to be replaced with flush fitting aluminium windows. Refer to drawing 2018-2317-14 for further details.
- Doors :-
Main entrance door to be a vertically boarded style timber door with vertically glazed aperture as shown.
Existing porch entrance door to be upgraded, once again with a vertically boarded style but without glazed aperture.
Both doors to be finished in Anthracite Grey RAL 7016 gloss finish paint. Please refer to drawing ref 2018-2317-09 for full timber door construction details.
Existing 'cross' aperture to the south-west elevation to be removed along with the surrounding masonry to reinstate the original opening, within the confines of the existing quoins.
Within this opening a double doorset with fanlight shall be introduced.
This shall be constructed from aluminium and shall have an 'Anthracite Grey' coated finish to match the other doors.
See attached brochure for further information.

VENTILATION (mechanical)
Install electrically operated fans to extract at :-
60 litres/second in Kitchen (or 30 litres/sec. as cooker hood)
15 litres/second to Bath / Shower Rooms
Where room is windowless provide 15 minute overrun timers & provide 10mm air gap below the door.
All fans shall discharge to outside air and be fitted with back draught louvres of appropriate colour.
If a fan is installed in a room containing a boiler then the heating engineer is to undertake a BS 5440: Part 1, Clause 4.3.2.3 spillage test in that room and provide the necessary certification to L.A. Building Control.
An Inspection Checklist is to be completed and issued by the person responsible for the installation and testing of the system.
A copy of the checklist is to be submitted to Building Control, another copy is to be provided as part of the Operating and Maintenance manual and given to the Building Owner.
Both Installation Checklist and information to be included in the Operating + Maintenance Manual can be found in the Domestic Ventilation Compliance Guide: 2010 Edition.
Bathroom to have an air admitance only valve.

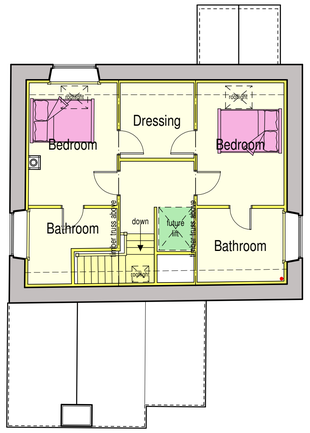
CARBON MONOXIDE ALARMS
Install mains powered carbon monoxide alarm, to BS EN 50291 Type A and fitted with a sensor failure warning device.
They shall be located on the ceiling at least 300mm from any wall or if located on a wall, they shall be as high as possible (above any doors and windows), but not within 150mm of the ceiling and between 1 and 3m horizontally from any appliance.
All installations and commissioning certificates should be provided by the installer, along with the manufacturer's instructions and maintenance advice.

DRAINS
All pipes shall be BS EN 295-part:1:1991, 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 washes.
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.

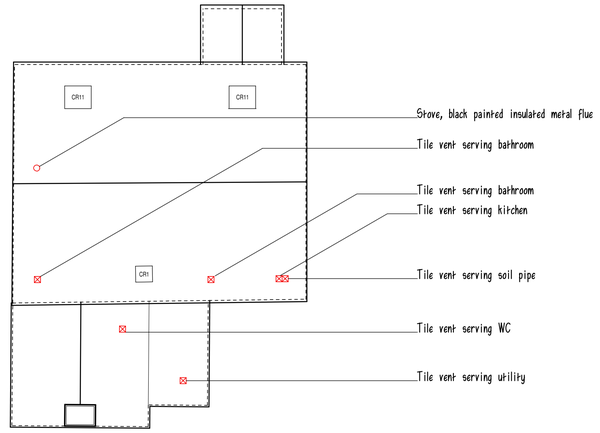
BATS + BIRDS
Please refer to the attached PDF documents in regards to the wall mounted bat box and house martin nests.



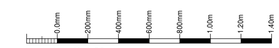
Ground Floor Plan



First Floor Plan



Roof Plan



scale bar @ 1:20



scale bar @ 1:100

Mr & Mrs Deaville

PROPOSED CONVERSION OF CHAPEL INTO DWELLING @ SCHOOL LANE, BRADNOP

PLANNING PROPOSAL
FLOOR PLANS AND ELEVATIONS

Date	Sheet	Scale
SEPT 2020	A1	1:100 + 1:20
Drg No.	Rev.	Drawn
2018-2317-15	-	NAW

SAMMONS LIMITED Architectural
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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