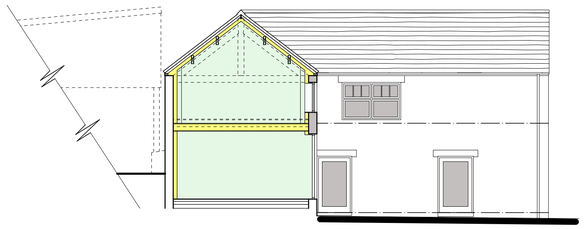
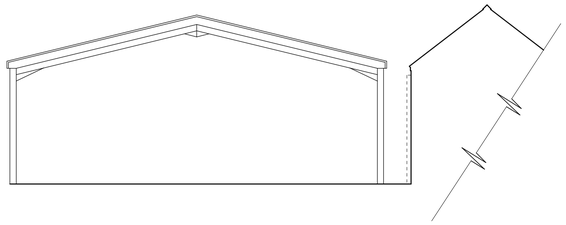


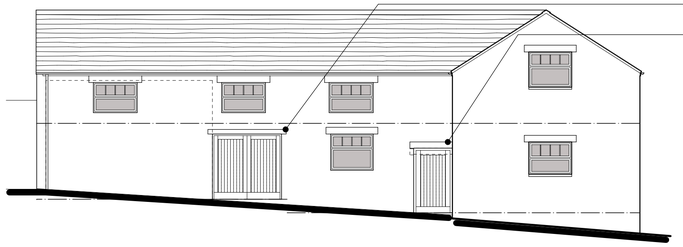
North East Elevation



Section B:B



South West Elevation within Yard



North West Elevation

Existing plain clay roof tiles to be carefully removed, ensuring sound and intact tiles are not damage.
All timber battens to be removed from roof structure so that the roof can be re-felted with current building regulation compliant roofing membrane. New battens to be fixed to rafters along with re-used tiles. Any replacement tiles must be reclaimed to match.

Roof structure to receive insulation between, and below the rafters, to suit modern building regulation requirements.

Existing gutters and downpipes to be removed and replaced with black finish, cast metal downpipes and gutters.
Gutters supported via galvanised rise + fall brackets.

New vertically boarded timber double-door to Store room.

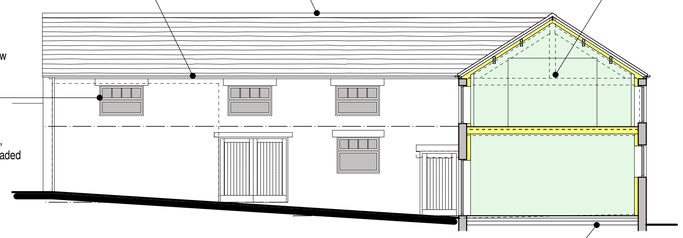
New vertically boarded personnel door to Hall.

All window openings, built-up, framed or empty, shall have new timber installed as indicated.

New window opening complete with concrete lintel to match existing.

Existing concrete block walls to maintain external appearance, unaltered. The inner face of the walls are to be thermally upgraded to suit current building regulation requirements.

Existing King post truss to be removed to allow for sufficient head room at first floor

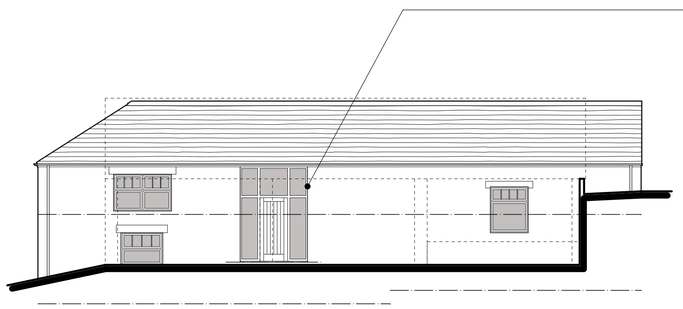


Section A:A

Existing floor to receive levelling compound to ensure flat finish. Floor to be upgraded via insulation to suit current building regulation requirements, flooring finish to client's choice.

New feature entrance door complete with glazed sidelights and transoms, all constructed from timber.

Existing steel frame, monopitch roof, to be demolished.



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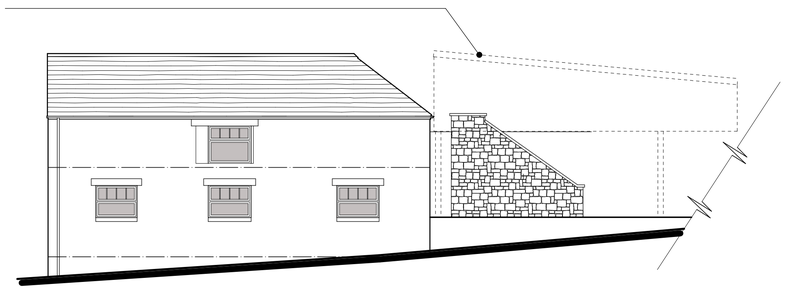

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PROPOSAL

It is proposed that the existing barn undergo conversion works to be used as a dwelling. These works will include:

- Demolition of existing internal walls and steps.
- Levelling and insulating of ground floor.
- Insulating external walls internally.
- Creation of openings in internal walls.
- Suspended timber first floor being removed with new floor being introduced at a lower height to improve headroom.
- New staircase with lift.
- Upgrading of roof via the inclusion of new roofing felt and insulation.
- New windows and doors.

MATERIALS

- Roof
  Re-used plain clay tiles for the most part, any missing or damaged roof tiles to be replaced with reclaimed to match.

- Eaves
  Existing damaged timber fascia board to be replaced with painted (black finish) timber fascia.

- Rainwater goods
  Black finish, cast metal half-round gutters and circular downpipes complete with galvanised rise + fall brackets.

- Walls
  To remain as existing.

- Windows
  Aluminium, slim profile hopper style windows and casement window finished in Wormwood Green 'RAL 140 70 10'.

- Doors (and sidelights)
  All external doors and associated joinery to be of timber construction. Joinery painted in Graphite Black 'RAL 9011'.

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

scale bar @ 1:100

Mr & Mrs Cotton

Proposed Barn Conversion
Wragg Hall Farm,
Biddulph,
Biddulph Park Road,
Stoke-on-Trent,
ST8 7SJ

Planning Proposal
Sections and Elevations

Date	Sheet	Scale
August 2022	A1	1:100
Drg No.	Rev.	Drawn
2022-2674-04	B	RG / NAW

A - 08/09/2022 - TITLE SHEET AMENDED PRIOR TO PLANNING SUBMISSION
B - 21/09/2022 - STEPS SHOWN ON ELEVATION

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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