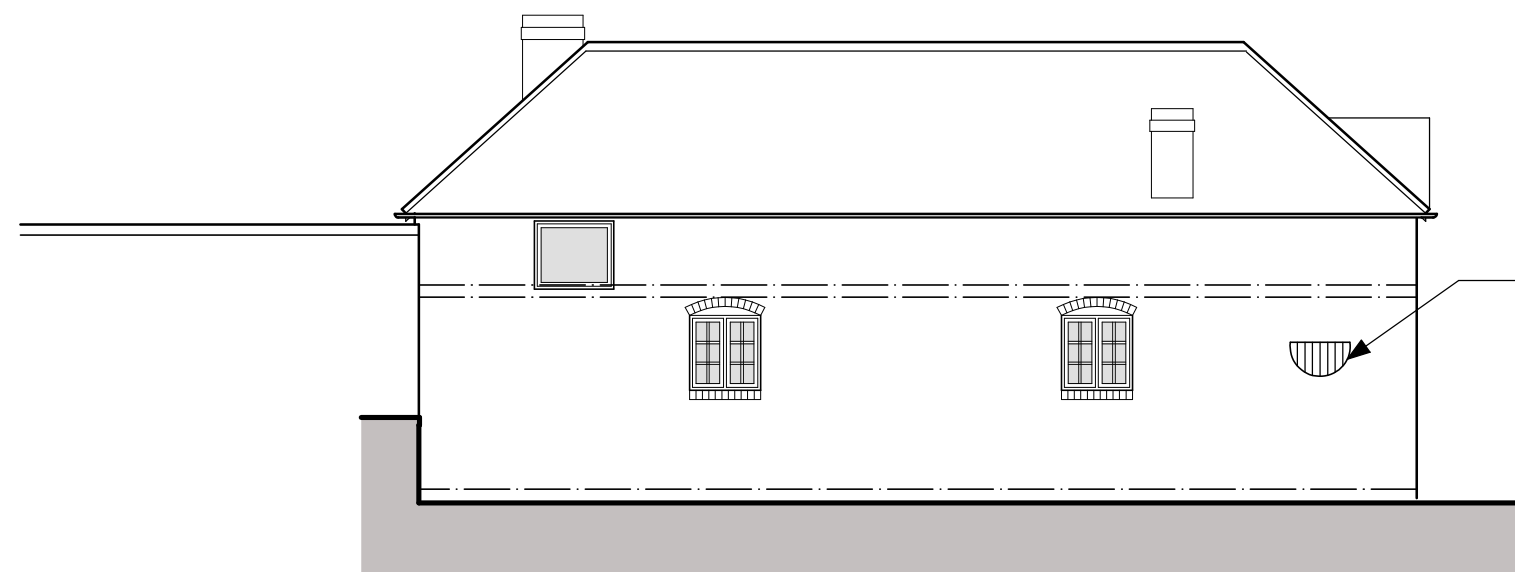
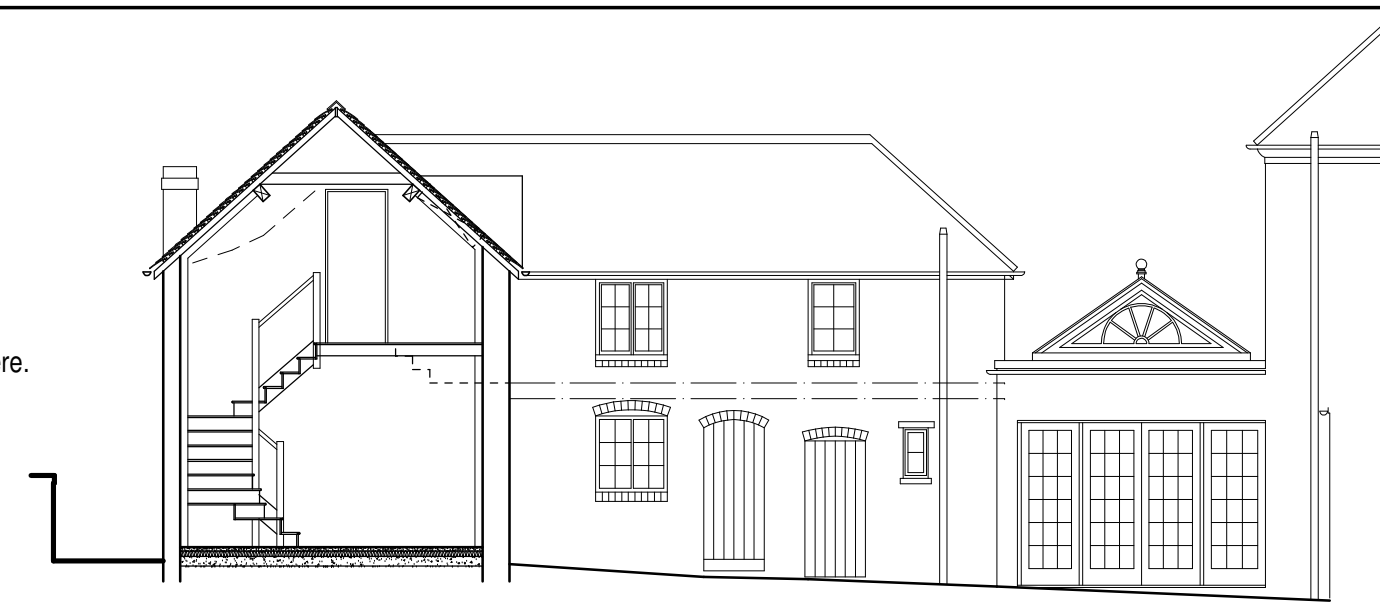




South Elevation



North Elevation



Sectional West Elevation

HAY MANGERS
Relocation hay manger to here.



West Elevation

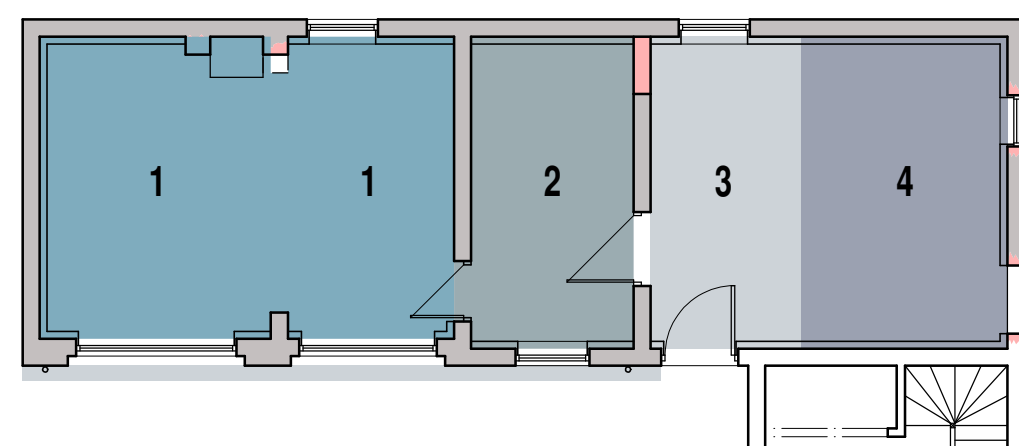
FLOOR FINISHES
The below descriptors correspond with Mel Morris' comments for the 'Schedule and Plan of Historic Paved Surfaces' drawing for Condition 7.

AREA 1 - Gig House
Blue clay bricks 9 3/4" x 4 3/4" to whole of carriage area (5.4 m x 4m), of variable quality and depth, some in poor condition.
Remove to re-use in Stable (3/4) - new kitchen.

AREA 2 - Harness Room
9" x 4 1/2" blue bricks (4.10 m x 2.10m) - 1-inch deep.
Relay in-situ.

AREA 3 - Stable gangway
Blue clay bricks - 9" x 1 3/4" (1.7m x 4m).
Very poor condition and mainly broken - majority cannot be salvaged. Re-use small area (2m2) as edging to external areas if feasible once lifted (e.g. perimeter apron).

AREA 4 - Stable stalls floor
Square setts 4" x 4" (granite or clay, laid to falls, with drainage channel)
Area - 2.8m x 3.9m. Drainage channel is not re-usable.
Lift and re-lay setts to external area of building (see A on plan - approx. 11sm).



Part Ground Floor Plan - Floor Finishes

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
1 No The Rooflight Company Conservation style roof window, CR1 685 x 985mm to South Elevation, Rooflights to be finished in RAL 7043.

- Walls
Conservatory walls to be faced with reclaimed bricks to match existing.
- Windows
Existing timber windows to be replaced with single glazed flush fitting timber casements. The casements are to match original style and have moulded glazing bars.
A new window is to be created in the East Elevation (Stable Block) which is to have a brick arched head and half brick cill to match existing.
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.
Where existing windows are replaced they shall remain single glazed but shall have secondary glazing fixed internally.
New windows are to be double glazed.
Crown - Clay White P3830F paint finish to timber joinery.
Utile or other hardwood to be used.

- Doors
The existing stable doors to large opening shall be removed and replaced with full height windows as shown. The smaller opening is to have a full height window installed also but is to have the existing doors refurbished and rehung to act as shutters.
A stable door is to be installed as the entrance door to the holiday let as indicated.
All doors within the yard area to have a paint finish.

EXTERNAL LIGHTING
Traditional bottom fixed wall mounted lanterns shall be used on the South facing elevation where indicated.
A warm white spectrum (ideally <2700 Kelvin) should be adopted. Luminaires should feature peak wavelengths higher than 550nm to avoid the component most disturbing to bats.

CONVERSION WORKS TO EXISTING BUILDING
It is proposed to convert the existing 'L' shape outbuilding into a holiday let. The former stables are to form the main body of the accommodation with the former wash house utilised for domestic storage with the grooms quarters over converted into an additional bedroom for the holiday let.

The building to be converted is to be altered and upgraded in the following manner: -

1. Roof above carriage block, stables and tack room :-
Existing roof is to be stripped of tiles and battens.
The remaining roof timbers are to remain as existing unless defective timbers are discovered.
A layer of Photanair multi foil insulation is to be provided above the rafters, draped to allow for adequate ventilation and vapour run-off.
New C16 grade timber battens are then laid over combined insulation come underlay.
The existing undamaged roof tiles shall then be reused, and any damaged roof tiles replaced with reclaimed tiles to suit.
Insulation is to be added between and under the rafters.

2. Roof above groom's accommodation / wash house :-
As described in the previous note, however no insulation shall be included between the rafters or below the rafters.
No bitumastic hessian shall be provided in this portion of the building. Lath and plaster finish below the rafters shall remain, with any defective / missing areas being made good.

(In depth detailing of the above roof treatments can be sought from Sammons drawing ref: 2019-2442-23)

3. Staircases :-
A sunken stairwell is to be formed to access the grooms quarters bedroom as indicated. The existing stable stairs are to be removed and replaced with a new winder staircase and the floor to this area is to be renewed. The existing winder staircase in the wash house is to remain but is to be floored over above to give additional floor space to the bedroom over.

4. Floors :-
For specific floor treatments please refer to Sammons drawing ref: 2019-2442-23.

5. Walls (External) :-
The existing walls are to be thermally upgraded to meet the current building regulations. Further details can be found on Sammons drawing ref: 2019-2442-23.

6. Walls (Internal) :-
The internal walls shall be mostly kept intact to maintain the structural/historic integrity of the building.
Where new openings are being created care shall be taken to ensure minimal impact on the surrounding structure.

7. Lean-to structure :-
The existing lean-to structure attached to the rear of the building is to be carefully removed so as not to damage the existing masonry. A replacement glasshouse style structure is to be added over a masonry dwarf wall to compliment the existing building.

KEY

- Roof above Carriage Block, Stables and Tack Room (Upgrading Existing Roof, see note)
- Roof above Grooms Accomodation and Wash House (Upgrading Existing Roof, see note)
- Existing External Wall (damp/thermal upgrade)
- EXISTING HAY / FEED DROP (infill)
See drawing 2019-2442-10 for details
- EXISTING VOID IN FIRST FLOOR
Section of existing lime ash floor to be made good to match the surrounding floor
- GROUND FLOOR UPGRADE
Existing ground floors to be removed and replaced with new Ty-Mawr Sublime floor system.
- WET PLASTER FINISH
Walls to receive wet plaster finish see Sammons drawing ref: 2019-2442-23 for description.

scale bar @ 1:100

MRS RANGLES

Proposed Conversion of Outbuilding Into Holiday Let at
The Old Rectory,
Holt Lane,
Kingsley,
Stoke-on-Trent, ST10 2BA

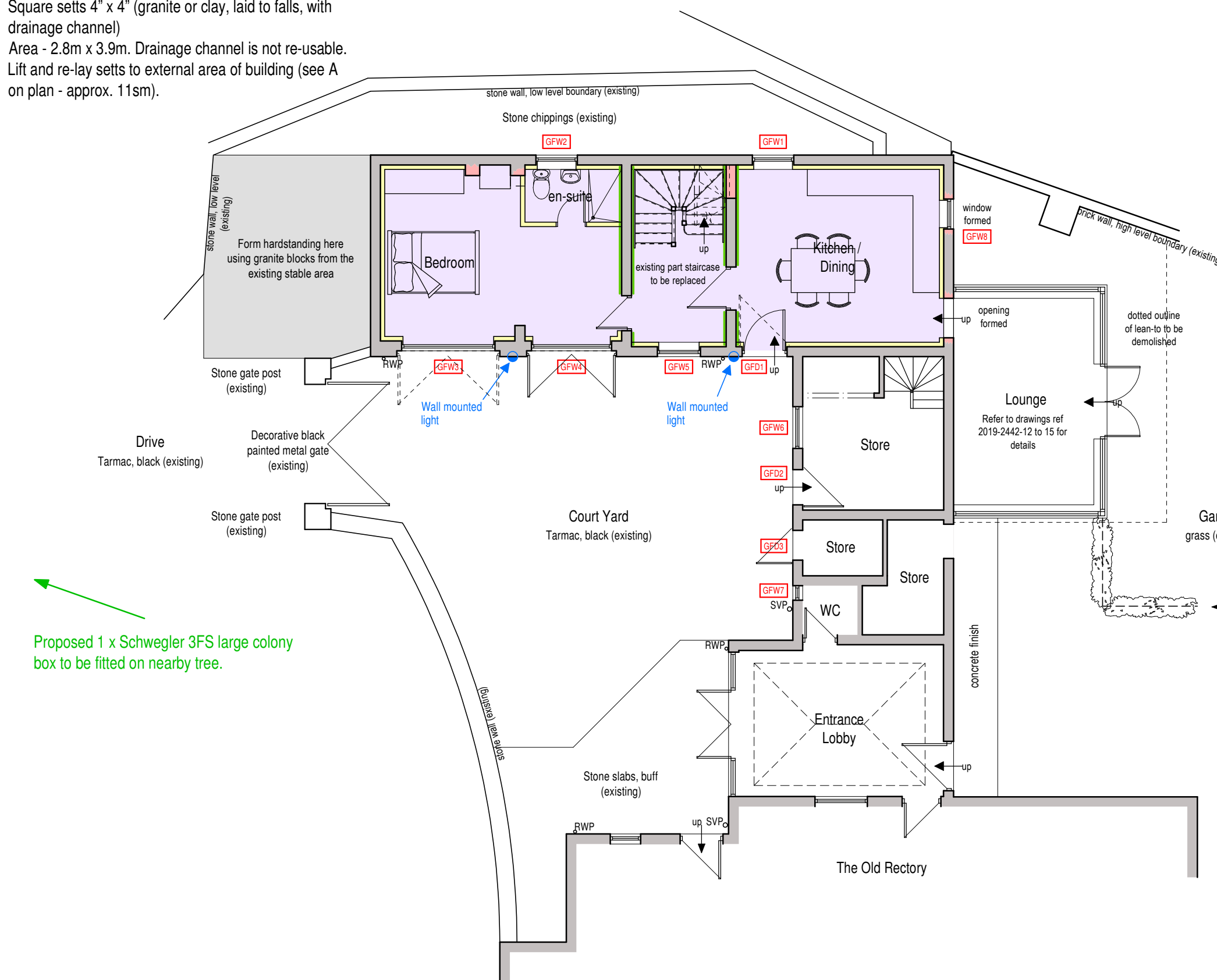
Planning Conditions
Floor Plans and Elevations

Date	March 2022	Sheet	A1	Scale	1:100
Dwg No.	2019-2442-09	Rev.	B	Drawn	NAW
A - 13/03/2024 - APPLICATION REVISED. BIRD / BAT BOXES ADDED. EXTERNAL LIGHTING AND NOTE ADDED. EXTG FLOOR TREATMENT AT GROUND FLOOR DESCRIBED.					
B - 08/04/2024 - FINISHES UPDATED TO SUIT MEL MORRIS' COMMENTS.					

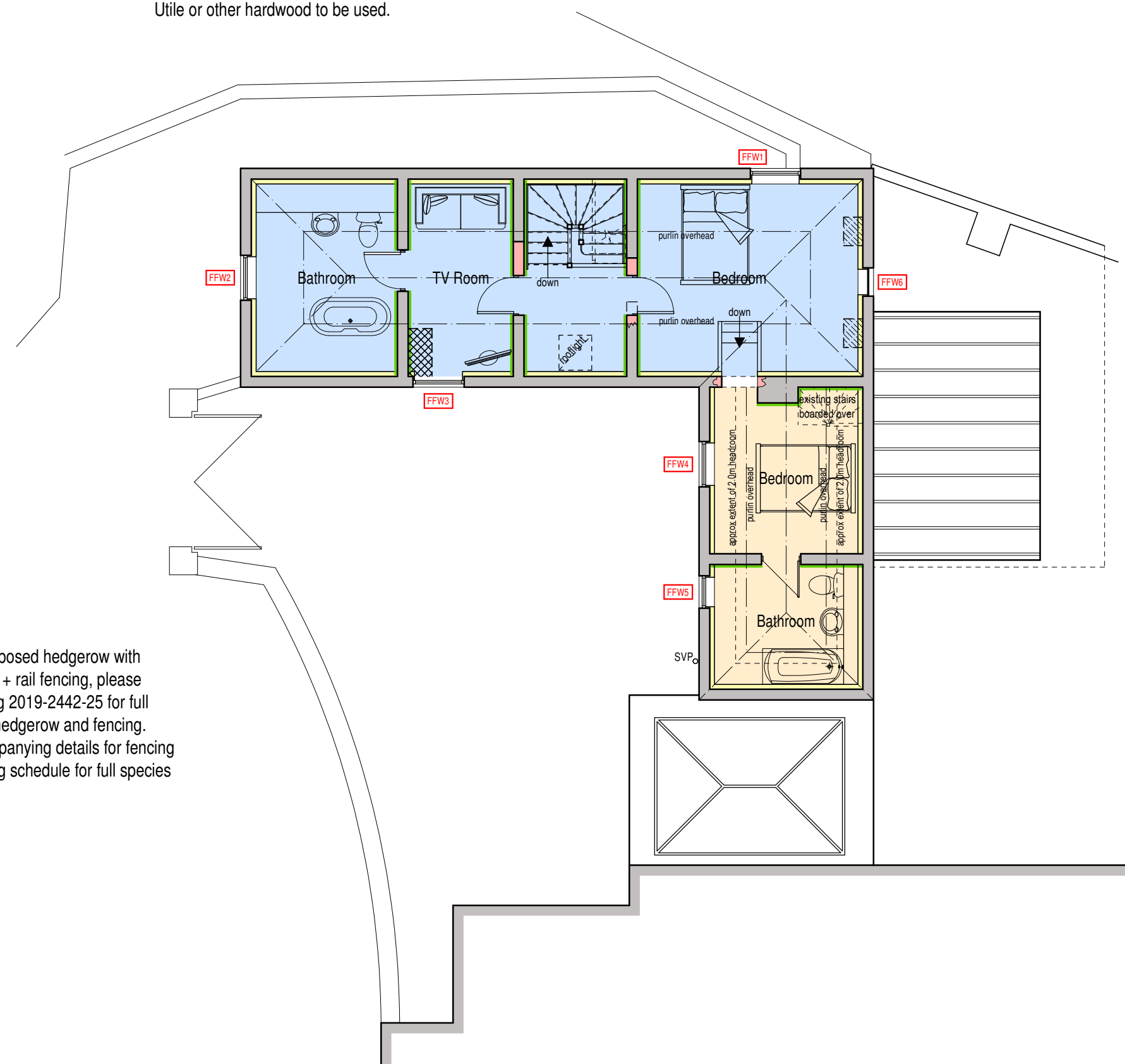
SAMMONS
Architectural
LIMITED

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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Ground Floor Plan



First Floor Plan