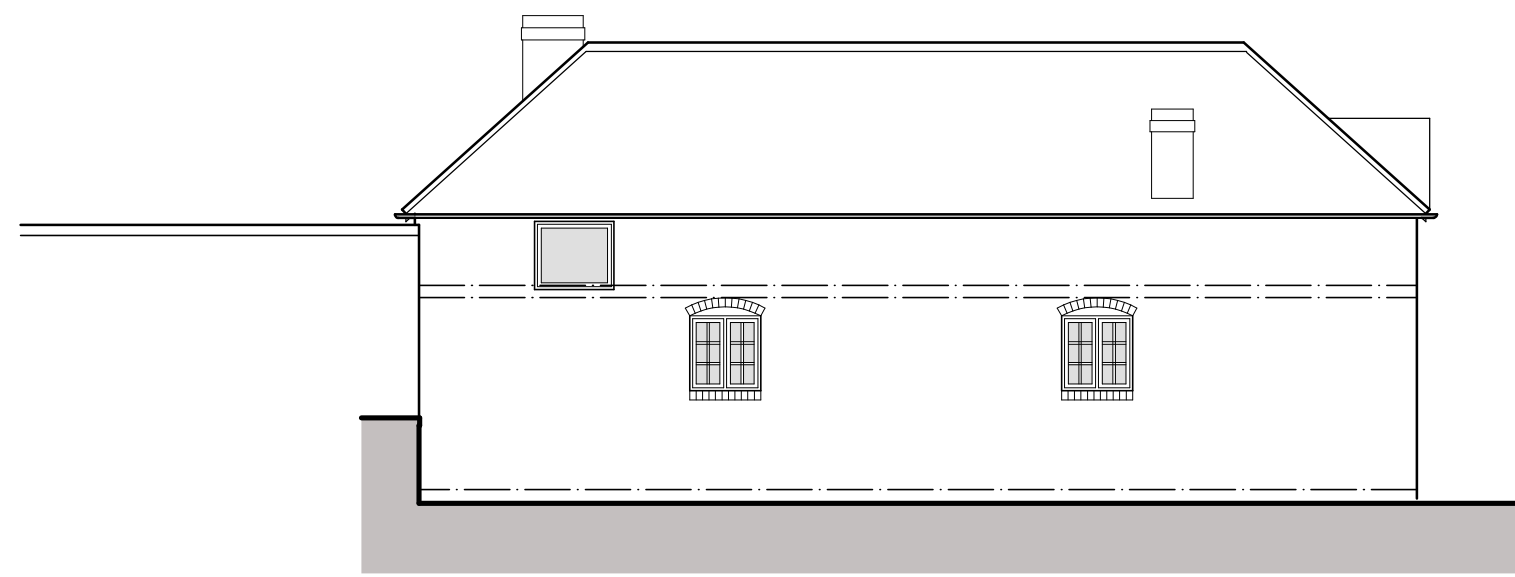




South Elevation



North Elevation



Sectional West Elevation



West Elevation



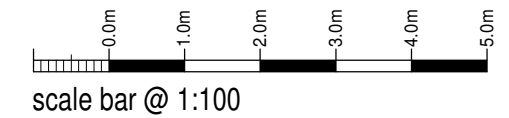
East Elevation

- MATERIALS (CONVERSIONS)**
- Roof :-
Existing tiles to be reused, replace damaged tiles with reclaimed Staffordshire Blue Tiles.
 - Rainwater goods :-
112mm roundstyle cast iron style gutting with galvanised steel brackets + fixings. Downpipes to match.
 - Roof windows :-
1 No The Rooflight Company Conservation style roof window, CR1 685 x 905mm 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.
All windows to have a white gloss paint finish to timber work.
 - 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.

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 :-

- 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 Photair multi foil insulation draped between rafters to allow ventilation.
New C16 grade timber battens are then laid over combined insulation come underlay.
The existing undamaged 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 rafters exposed to the room.
- 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.
- The existing walls are to be thermally upgraded to meet the current building regulations.
- 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.
- 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 complement the existing building.



Mrs Randles

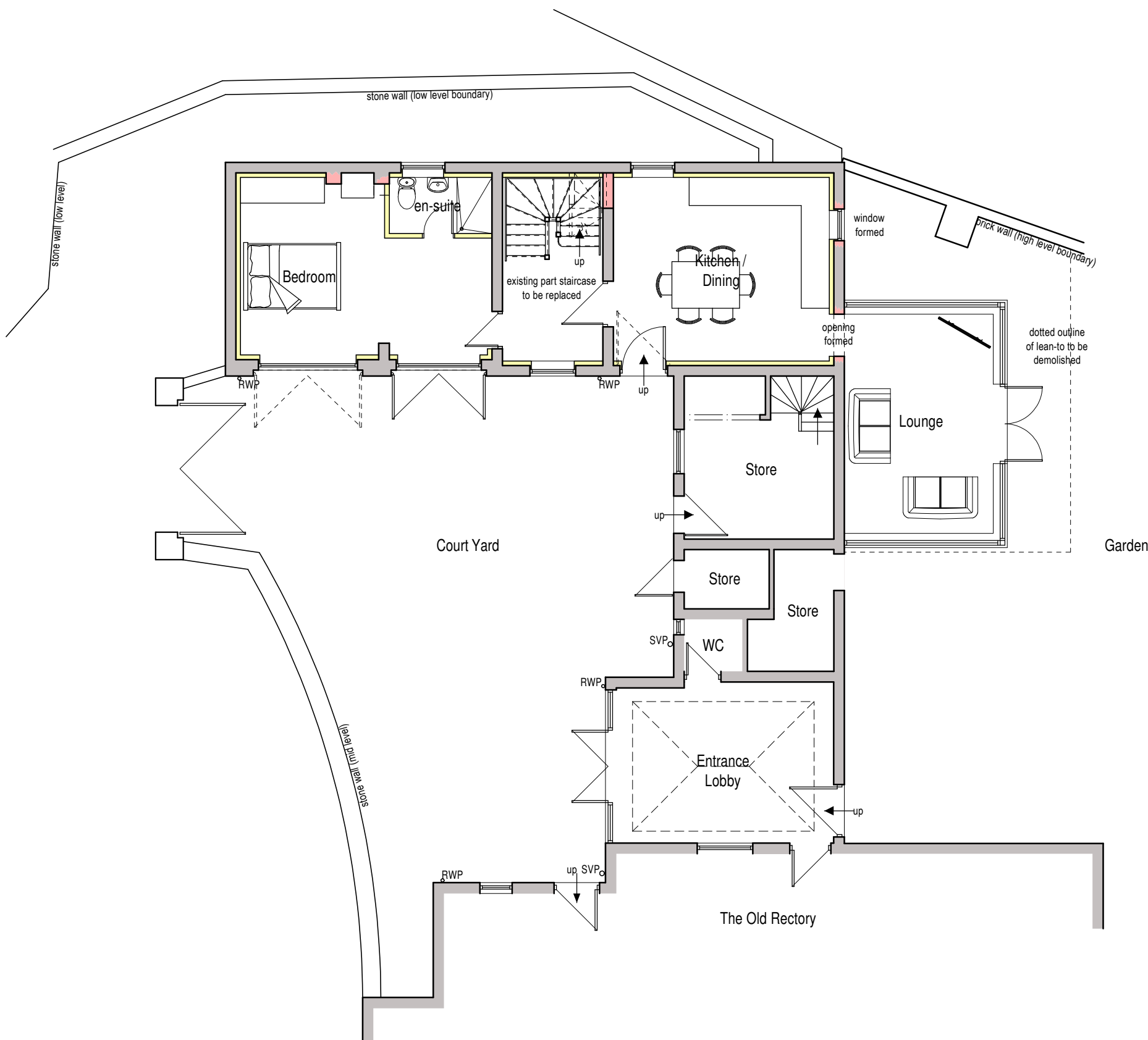
PROPOSED CONVERSION OF OUTBUILDING
INTO HOLIDAY LET AT
THE OLD RECTORY,
HOLT LANE,
KINGSLEY,
STOKE-ON-TRENT, ST10 2BA
PLANNING PROPOSAL
FLOOR PLANS + ELEVATIONS

Date	Sheet	Scale
NOVEMBER 2019	A1	1:100
Drawn	Rev.	Drawn
2019-2442-02	Q	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 DOORSET IS AMENDED		
L: 08/09/2020 - PLAN UPDATED FOR PLANNING SUBMISSION		
M: 02/01/2021 - PLAN UPDATED FOLLOWING DISCUSSIONS WITH HERITAGE CONSULTANT		
N: 03/01/2021 - GLAZING BARS ADDED TO WINDOWS		
P: 11/02/2021 - CHANGES DISCUSSED WITH HERITAGE CONSULTANT		
Q: 05/07/2021 - ROOFLIGHTS NUMBERS REDUCED TO ONE		

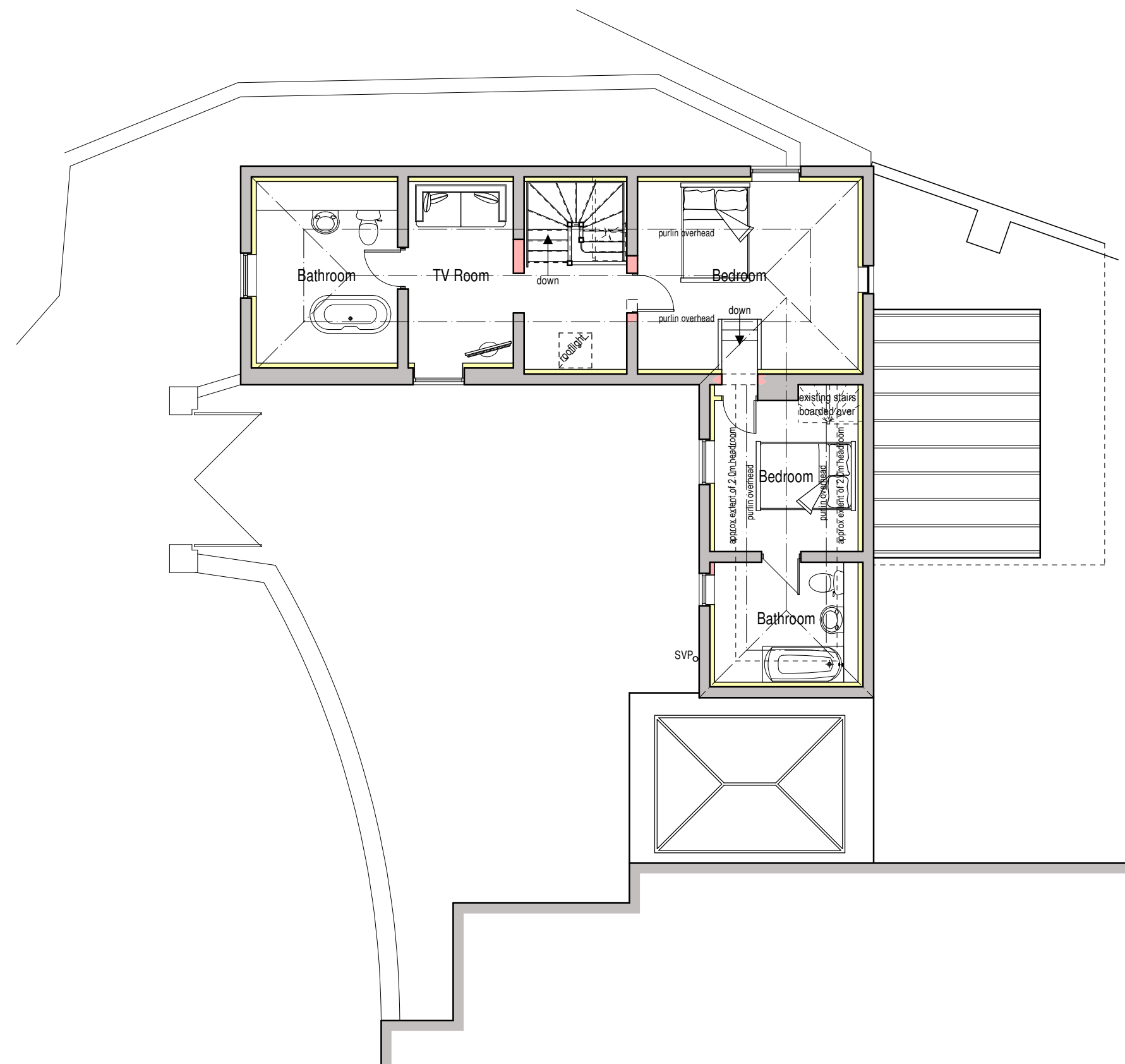
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Ground Floor Plan



First Floor Plan