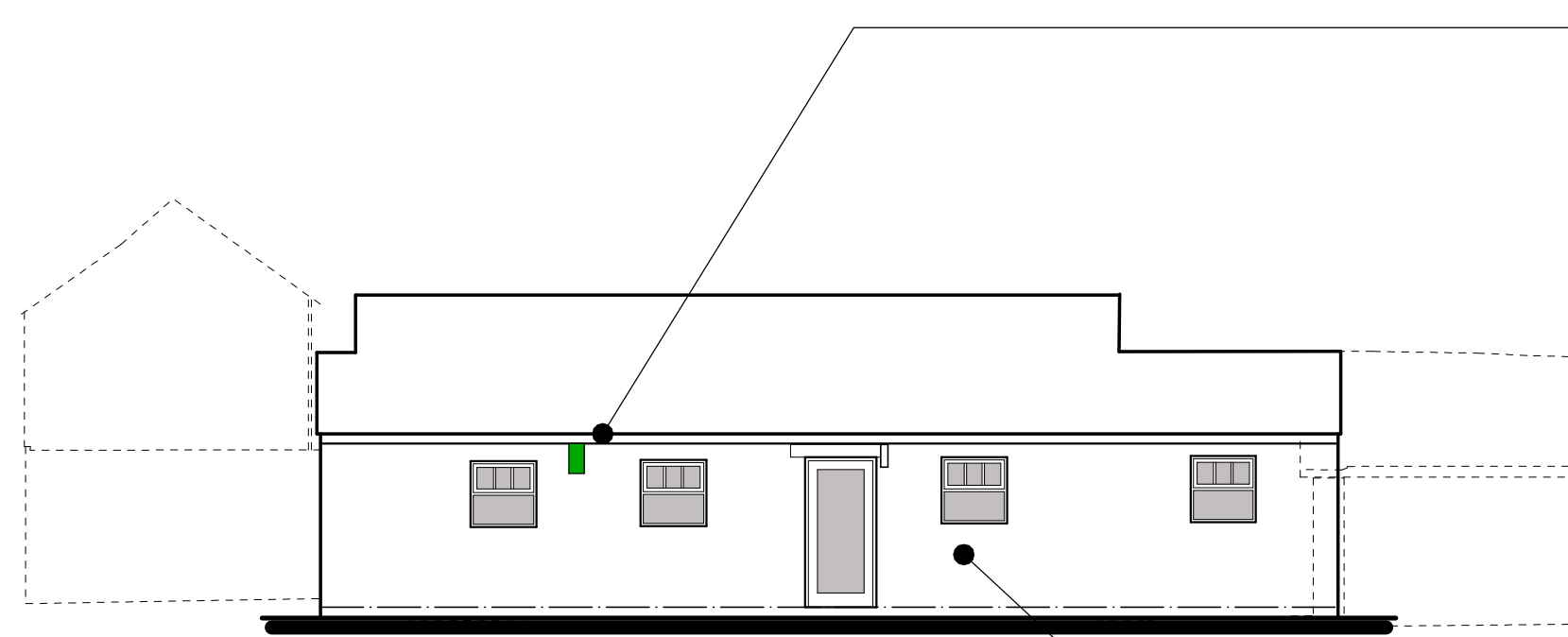




West Elevation

Wall mounted Eco Bat Box (cavity)

A portion of the gable end has collapsed. It is proposed that this be reinstated using reclaimed bricks to match the existing

Vertically boarded timber composite entrance door with glazed aperture as indicated. Door to be finished in Jet Black RAL 9005.

All windows and doors shall be of timber construction. Doors to be fully glazed. Windows to be of a hopper-style complete with glazing bars as indicated. All joinery on West and East elevations to be painted in Wormwood Green RAL 140 70 10.

Existing outbuilding (shown as dotted lines) to be carefully demolished ensuring that there is minimal disturbance to the foundations of the conversion.

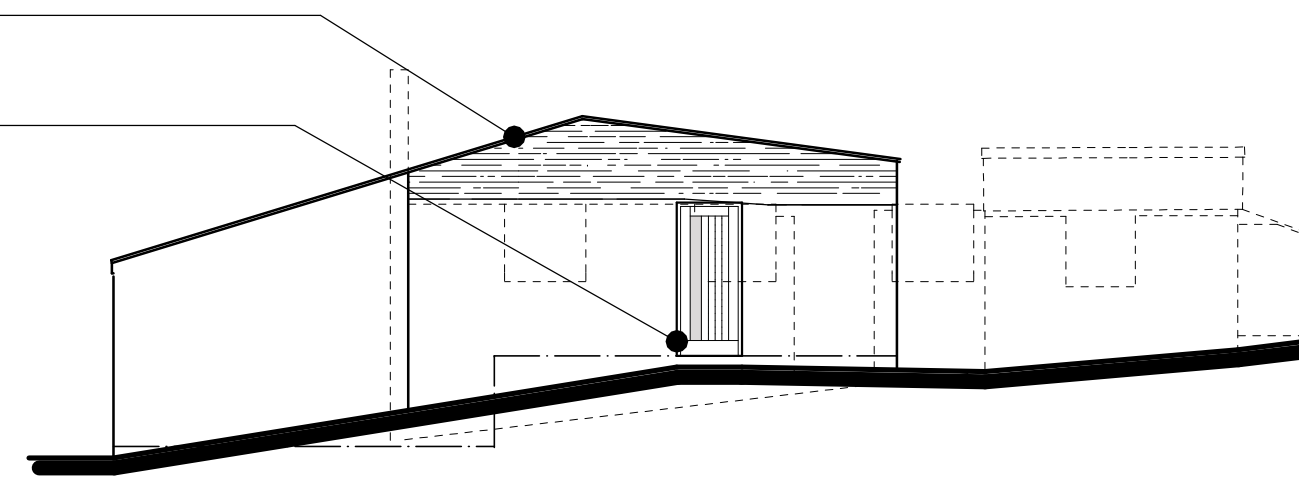
Existing corrugated roof sheeting to remain in-situ, with any missing or defective parts being replaced with material to match. Insulation to be provided between and underneath the rafters to comply with current Building Regulations.

Existing concrete floor slab remains unsuitable for it's proposed use due to the slopes and troughs that are present. The slab shall be broken-up and replaced with ground floor which includes insulation to comply with current Building Regulations.

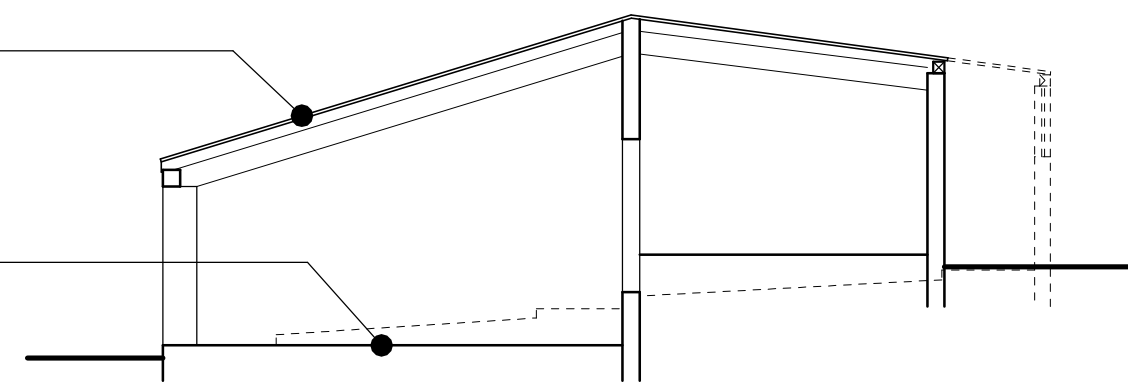
Exposed portion of gable end to be infilled with blockwork to match existing.

Foul water from the property shall be taken to a bio disc (water treatment plant) as shown. Bio disc type to be a 'Marsh Industries Ensign: Standard'.

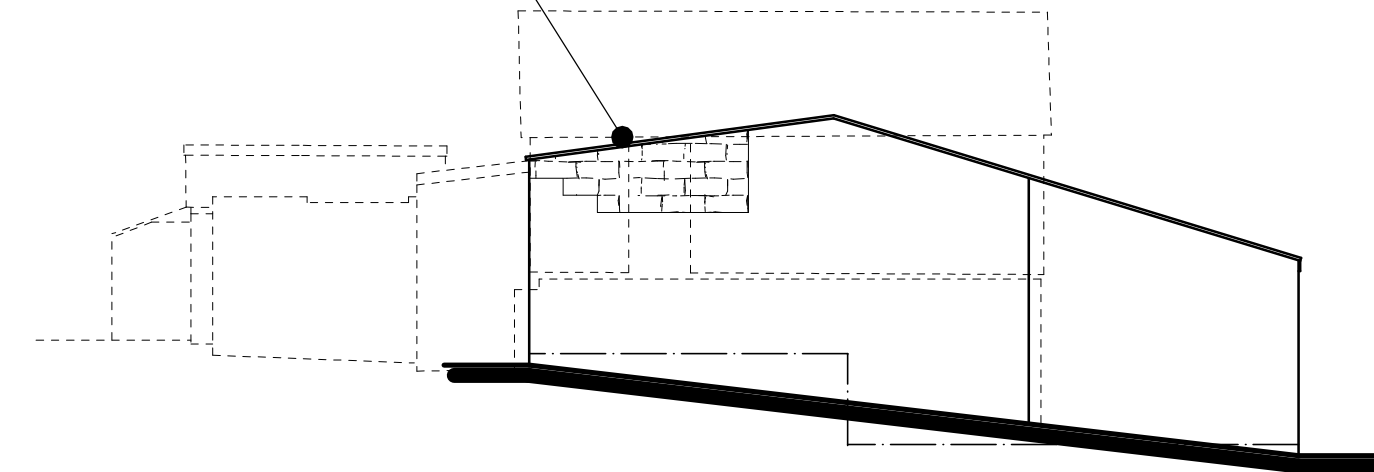
Existing internal walls to be demolished (indicated by dotted lines) to improve the scope for ample sized rooms. Inner face of wall construction to be thermally upgraded to comply with current Building Regulations.



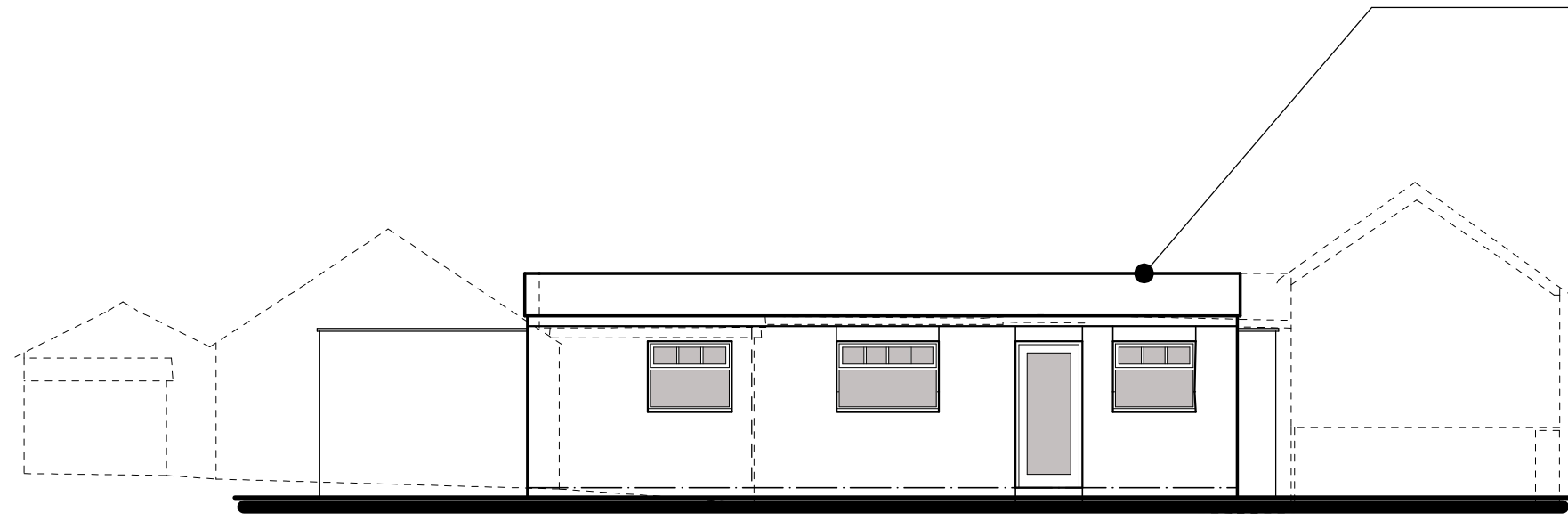
South Elevation



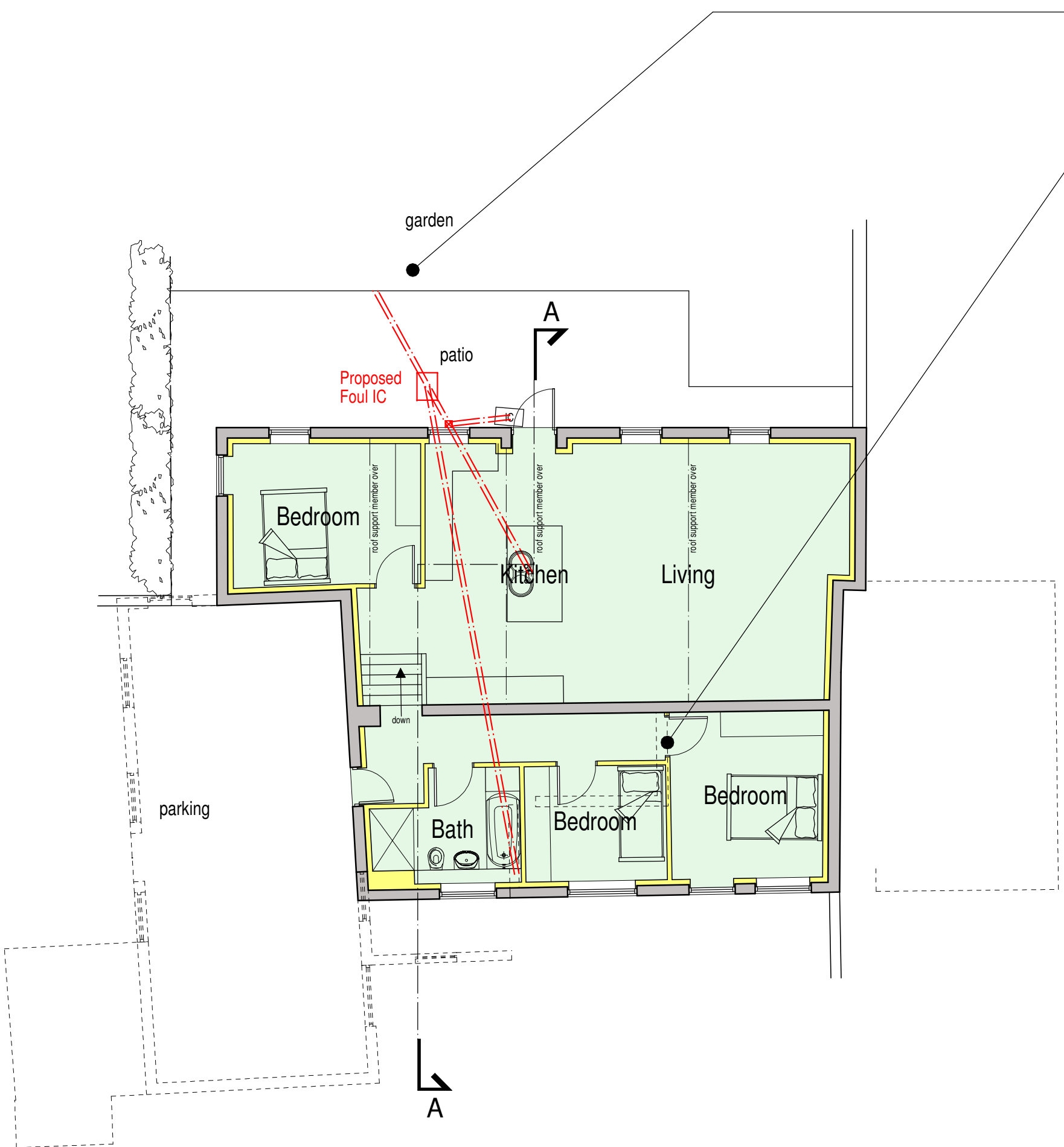
Section A:A



North Elevation



East Elevation



Floor Plan

MATERIALS

Roof
Existing fibre cement corrugated roof sheets to remain. Any damaged or missing sheets shall be replaced with sheets to match existing.

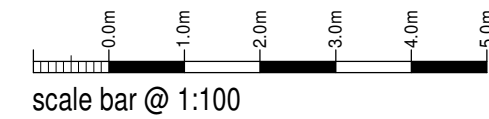
Eaves
Portions of eaves that present exposed wall plates to be overboarded with new timber fascia board, painted Jet Black RAL 9005

Rainwater goods
No rainwater goods are present on the building. Provide black finish uPVC half-round gutters with circular downpipes. Brackets and fittings to suit.

Walls
The building has a combination of concrete blockwork and brick external walls. Where necessary fill any openings with masonry to match existing.

Windows
Timber hopper style windows with opening casement and glazing bars. Window finished in Wormwood Green RAL 140 70 10 paint.

Doors
Full height glazed doors (timber) and vertically boarded (timber composite) entrance door. Entrance door to be finished in Jet Black RAL 9005, other doors to be finished in Wormwood Green RAL 140 70 10.



Mr D Connor

Proposed Outbuilding Conversion,
New House Farm,
Luzlow Lane,
Bagnall,
Staffordshire,
ST9 9JZ

Planning Proposal Floor Plan and Elevations

Date	Sheet	Scale
May 2022	A1	1:100
Dwg No.	Rev.	Drawn
2019-2465-17	A	RG

A - 01/12/2022 NOTES ADDED TO DRAWING PRIOR TO PLANNING SUBMISSION



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