

The floor plan shows a symmetrical layout with a central hallway. The left wing includes a bedroom, a bathroom, and a staircase. The right wing includes a bathroom, a staircase, and three bedrooms. The plan is color-coded with yellow walls and a red central hallway. Room labels include 'e-s', 'Bath', 'Bedroom', 'st', and 'down'. Furniture icons are present in the bedrooms and bathrooms.

[illegible]

This architectural elevation drawing shows the rear of a building with several proposed improvements. The ground floor features a central double door and two windows, each with a new stone cill installed. To the left, a dotted outline indicates an existing block built extension to be demolished. The first floor has four windows, each with a new stone cill installed. The roofline includes four ventilation points: a 'Tie Vent for SVP serving the WC' and a 'Tie Vent for SVP serving the Bath + E-S' on the left, and a 'Tie Vent for Bath' and a 'Tie Vent for SVP serving the Bath + E-S' on the right. A 'Tie Vent for E-S' is also indicated on the right side of the roofline.

A diagram of a house cross-section. A window is shown with a new stone sill installed below it. The text 'new stone sill installed' is written below the window.

The drawing shows a cross-section of a house with a gabled roof. The existing structure is shown with solid lines, and the proposed extension is shown with dashed lines. The extension is a rectangular addition to the side of the house, containing a new window opening. The existing structure has a chimney on the roof. The drawing is labeled with 'new stone cill installed' and 'dotted outline of existing block built extension to be demolished'.

The existing block built lean to structure attached to the eastern gable is to be carefully removed including the concrete base.

The existing vacant barn is to be converted into 2 dwellings. Works are to include the following :-

- 2 new window openings are to be created in the south elevation.
- A new party wall is to be formed between the 2 dwellings.
- Existing ground floor is to be removed throughout and re-laid with Limecrete (Sublime) to comply with Building Regulations.
- A new first floor and stairs is to be installed within each unit.
- The inside of the external wall shall receive an application of Sovereign K11 Hey'd damp proofing.
- The existing walls are to be insulated to current building regulation standards.
- The existing doors and windows are to be removed and replaced with style described below.
- 4 No The Rooflight Company The Conservation Rooflights shall be installed in the existing roof.

Existing roof is to be made good before adding insulation to meet current building regulation standards.

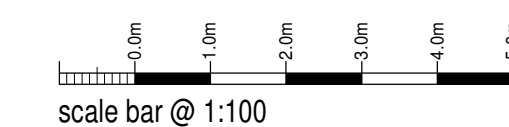
- The existing rainwater goods are to be removed and replaced with new, see below.
- Foul drainage is to be discharged into the existing drainage system serving the farmhouse.

Rooflights -
7 No. The Rooflight Company 'The Conservation Rooflight'
ref CR03-2 (nominal sizes 565 x 1028mm)

Rainwater goods -
125mm Alumasc half-round cast aluminium gutters finished
in textured black RAL 9017. Gutters to be fixed on
half-round cast aluminium rise-and-fall brackets.
Downpipes to be cast aluminium of a circular style, also
finished in black RAL 9017.

Doors -
Combination of hardwood doors, vertically boarded, glazed or patio doorset as indicated on elevation.
Doors to be primed in an oil-based primer prior to assembly.
Vertically boarded doorsets to be painted in a gloss Jet Black - RAL 9005, other doorsets to be painted in gloss Mid Green - RAL 6025.
Doors to include steel butt-hinges and thumb latches.

Windows -
To be hopper-type inward opening windows with slimline double glazing. Windows to be constructed from timber and painted in a gloss Mid Green - RAL 6025.



JCM Group Holdings (UK) Ltd

PROPOSED CONVERSION OF BARN
INTO 2 No. DWELLINGS,
IVY HOUSE FARM, ROWNALL ROAD,
ROWNALL, WETLEY ROCKS,
ST9 0BT

PLANNING PROPOSAL
BUILDING A - PLANS AND ELEVATIONS

DATE	BY	REVISION	SCALE
10 OCTOBER 2017	Rev.	A1	1:100
2015-2023-10	H	RG	

A - 15R/10/2017 - PLANS UPDATED FOR PLANNING SUBMISSION
 C - 20/05/2018 - LAYOUT REVISED WITH UNITS SERVICED FROM ELEVATION C-C
 D - 04/07/2018 - DRAWING UPDATED FOLLOWING FEEDBACK FROM CONSERVATION CONSULTANT
 F - 11/07/2018 - STONE CILLS ADDED TO EXISTING WINDOWS WHERE MISSING
 G - 29/07/2018 - EXISTING GUTTERS INDICATED
 F - 26/07/2021 - COPERS REMOVED
 G - 08/09/2021 - VENTILATION SOLUTIONS NOTICATED
 G - 08/11/2024 - OPENING REVEAL COURTYARD COMPLETED +
 DOORWAY INTRODUCED TO ELEVATION A-A

 **SAMMONS**
Architectural
LIMITED


A Structural Technicians
Registered Practitioner

10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonstd.co.uk
Web: www.sammonstd.co.uk

This drawing is copyright.
All dimensions must be checked prior to commencement