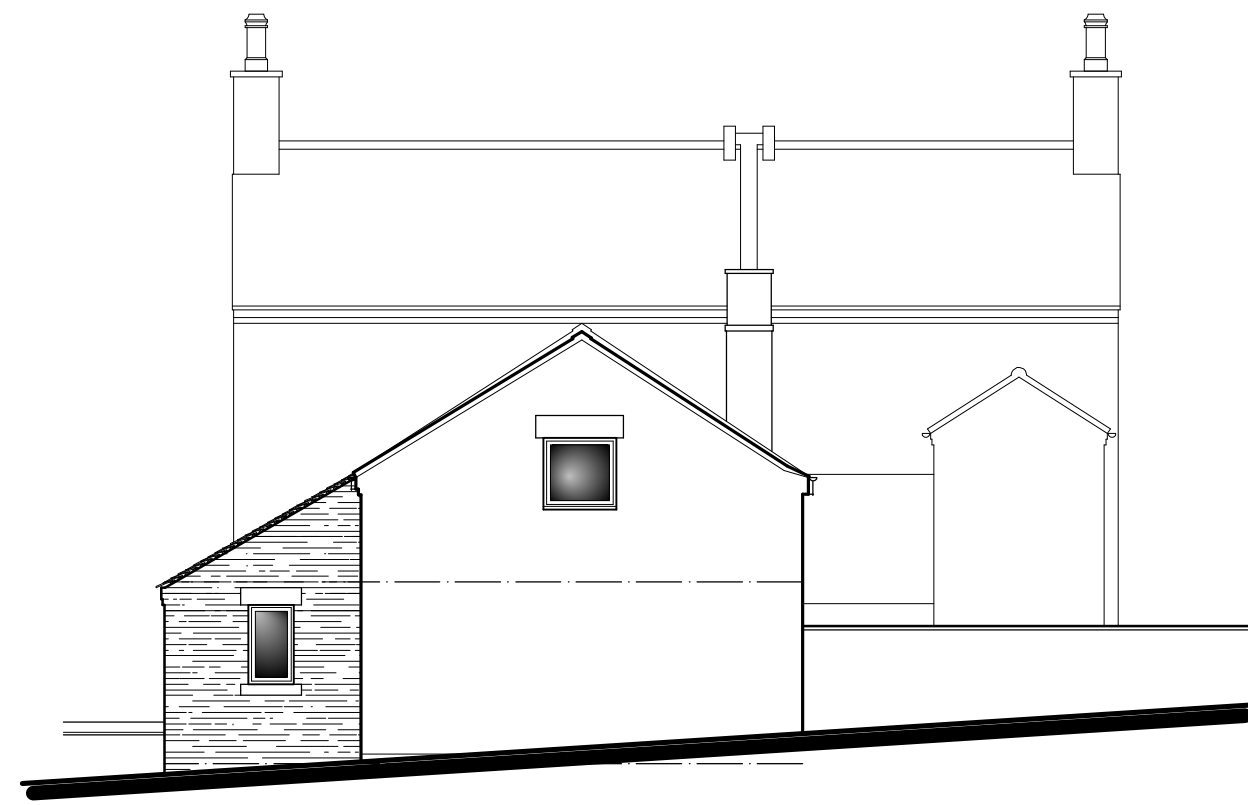
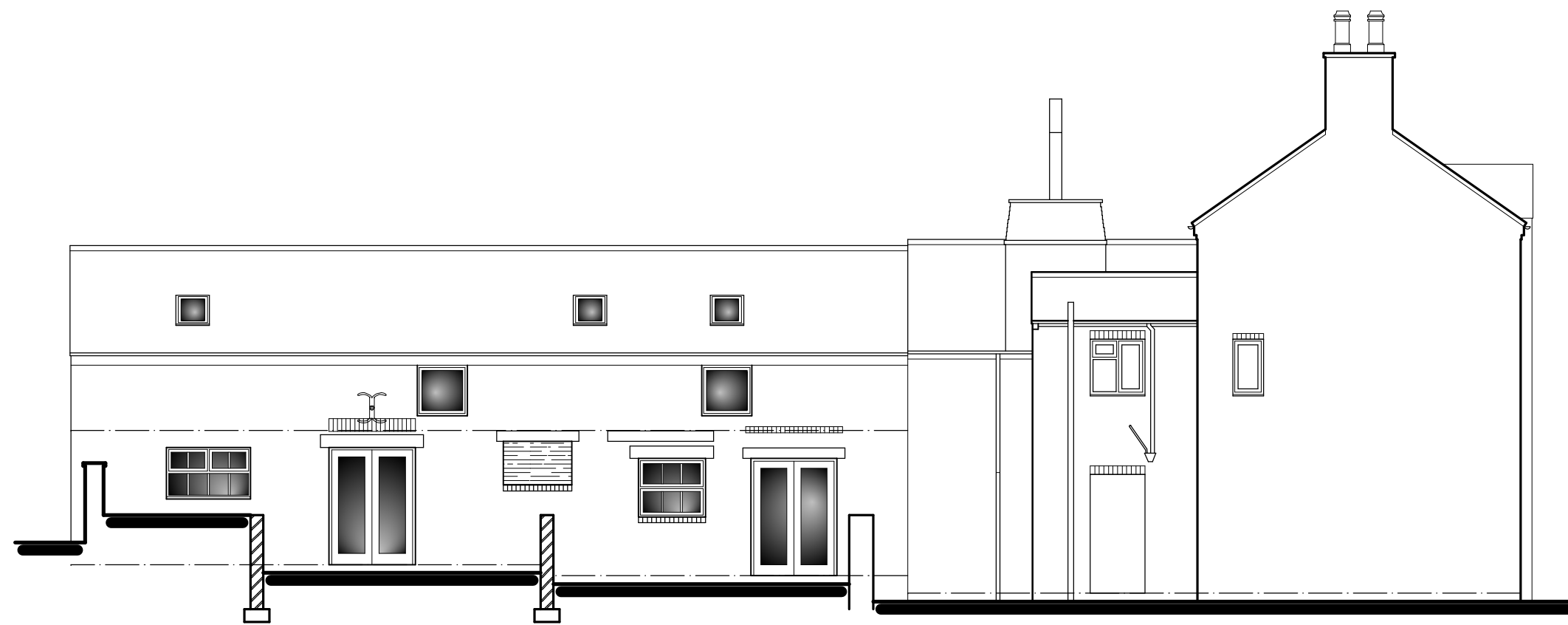




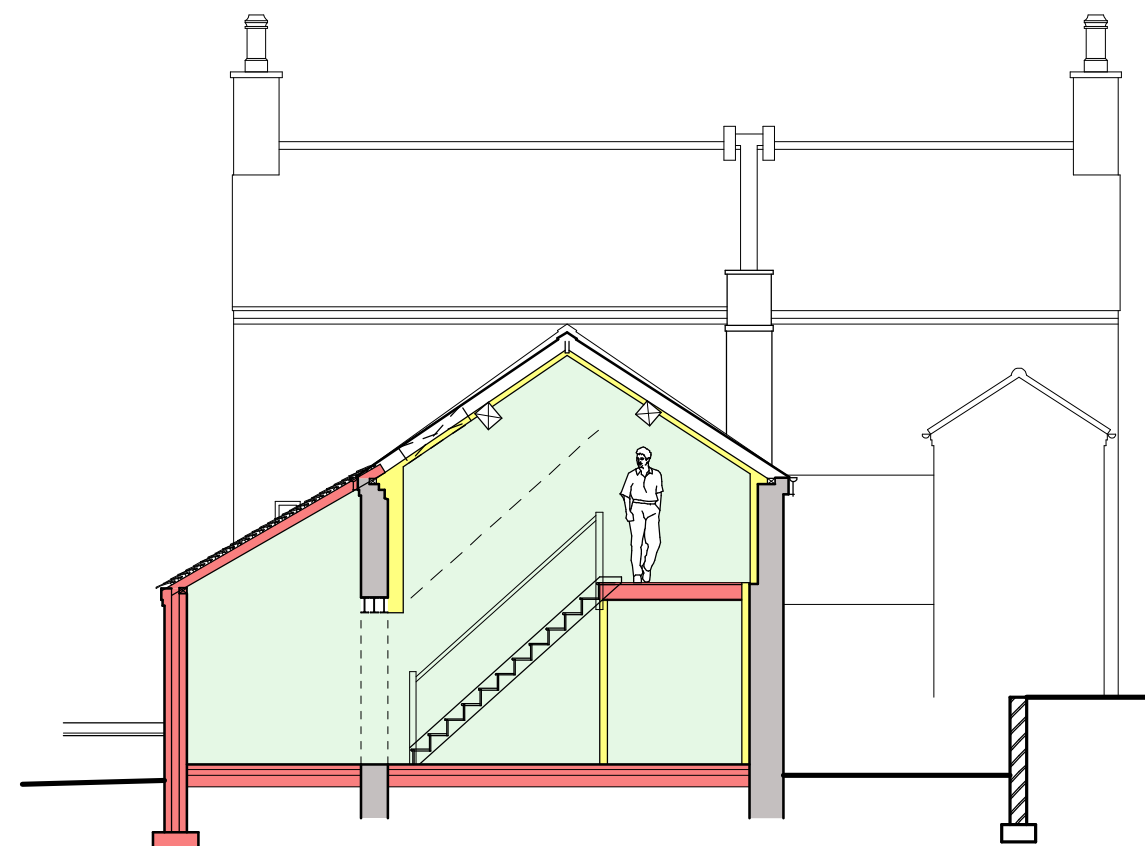
East Elevation



North Elevation



West Elevation



Typical Section

PROPOSAL
It is proposed that the existing agricultural building / store be converted into 2 No. dwellings as indicated. The material alterations are as follows;

- **Roof**
The existing plain tile roof shall be stripped of the existing tiles and battens ensuring that the minimal amount of tiles are damaged. Tiles to be set aside for reuse, with any missing or defective tiles being replaced with reclaimed tiles to match. Roof shall be upgraded as follows;
 - Above existing rafters fix breathable roofing felt before securing timber battens to accept roof tiles.
 - Thermally insulate roof by providing insulation and below the rafters.
 - Underdraw insulation with plasterboard and skim finish. All to suit current Building Regulation requirements.

- **Rainwater goods**
Black finish uPVC half-round gutters on metal rise-and-fall brackets with circular downpipes.

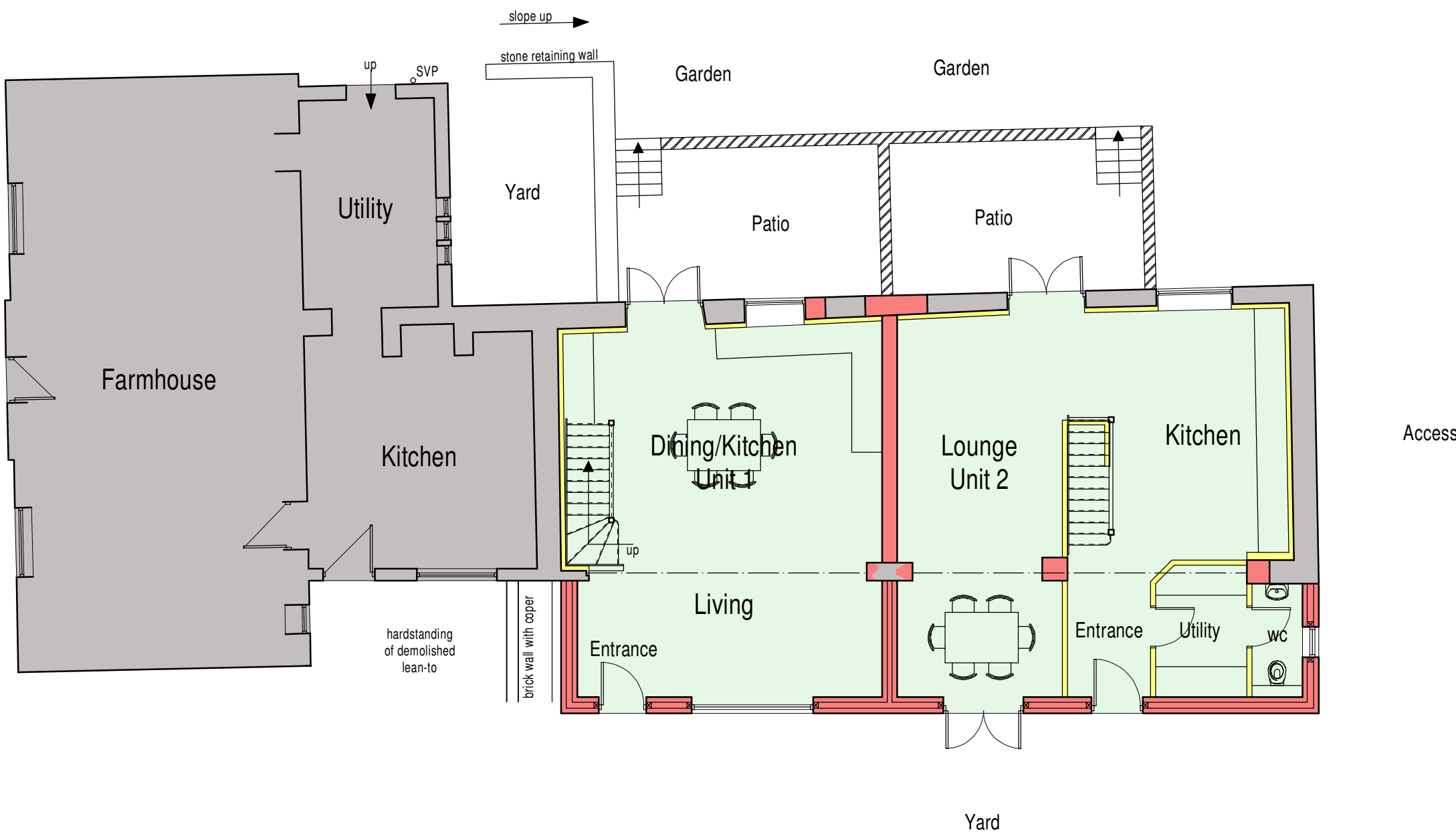
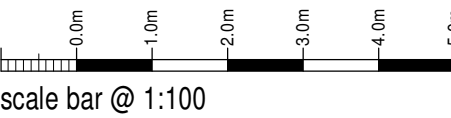
- **Walls**
Existing masonry comprises of a stone gable end, complete with quoins (North Elevation), and red facing bricks to East and West elevations.
The existing brickwork wall is to be inspected and if any bricks are found to be defective, cracked or missing they shall be cut out and replaced.
Any stonework which is defective shall be cut out and repaired using natural, locally sourced red stone to match existing. Once walls have been structurally repaired, any mortar joints that are missing or defective are to be raked out to a depth of 20mm and prepared to be repointed using a Non-Hydraulic Quick Lime mortar of a ratio mix and colour to match the original lime mortar used on the building.
All joints to have a flush joint, set slightly back from the wall face, to match existing.

Where new walls are shown they shall be constructed using a typical cavity wall construction (inner leaf concrete block, insulated cavity and outer leaf brick masonry). Facing bricks shall be reclaimed and mortar used shall match the colour of the repointed mortar on the host building.

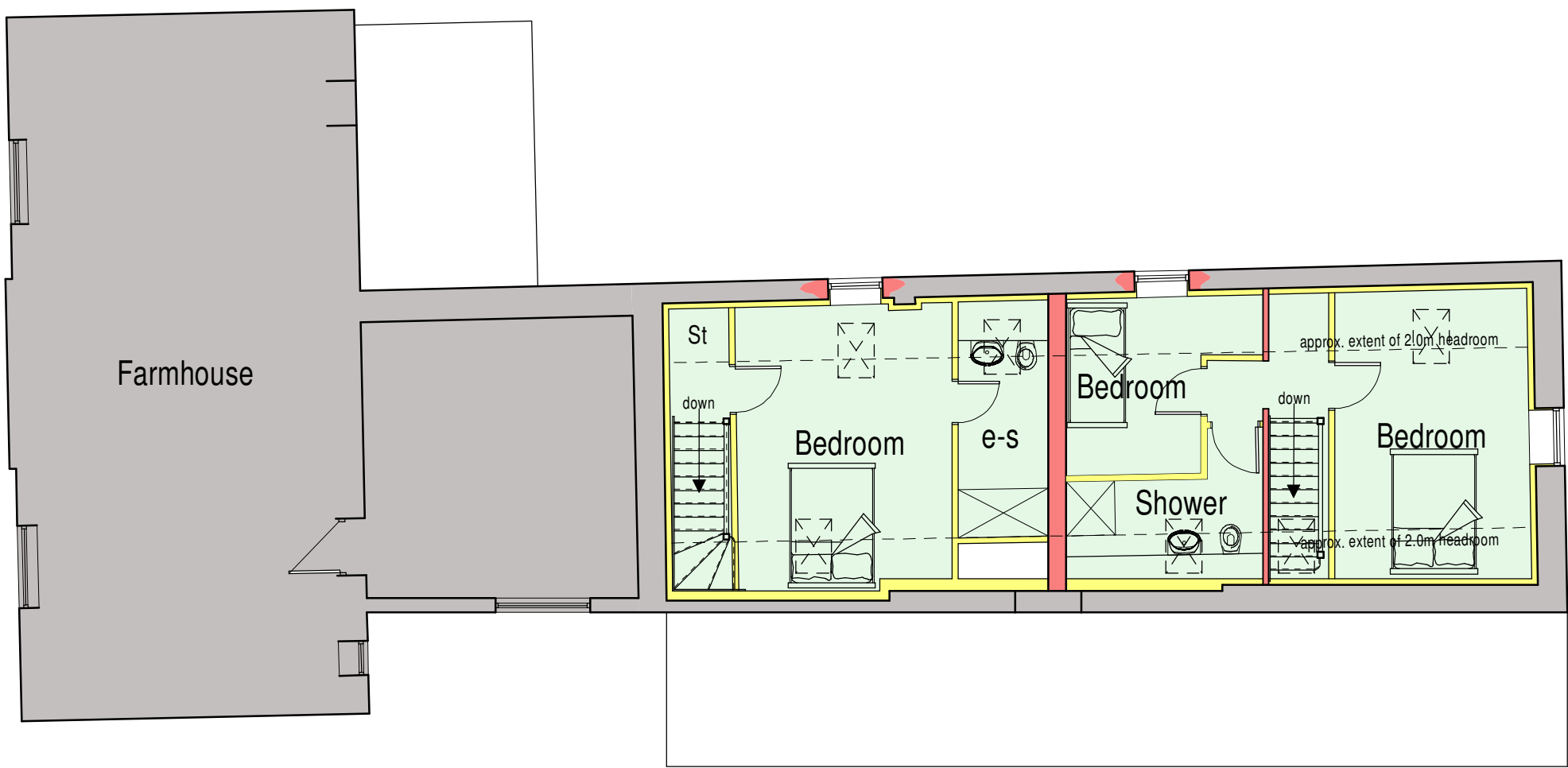
- **Windows**
Combination of pitch hole and hopper style windows with glazing bars as indicated. All windows to be constructed using hardwood timber and finished in a Cream White RAL 9001 paint.
Windows complete with stone heads and cills wherever indicated. Stone colour to match the existing.

- **Doors**
Timber french doors and composite entrance doors complete with stone heads as indicated. Entrance doors to be finished in a Graphite Black RAL 9011 paint and french doors to be finished in Cream White RAL 9001.

DRAINAGE
Proposed foul drains to connect to sewage treatment plant (indicated on block plan) which shall disperse treated effluent within the irrigation field. Package treatment plant shall receive the waste of all 3 properties.
Proposed surface water drainage to connect onto existing soakaway(s).



Ground Floor Plan



First Floor Plan

Mr R Hine
Proposed Conversion of Barn into
2 No. Dwellings at
Sheephouse Farm,
Cheddleton Road,
Leekbrook, Leek
ST13 7DP

Planning Proposal		Floor Plans and Elevations	
Date	April 2024	Sheet	A1
Scale	1:100	Rev.	C
Dwg No.	2024-2889-02	Drawn	RG
A: 17/05/2024 - SCHEME REVISED TO TWO UNITS			
B: 23/08/2024 - EXTENSIONS ADDED FOLLOWING CHANGES TO PLANNING LEGISLATION			
C: 13/11/2024 - EXTENSION INCREASED IN LENGTH TO ACCOMMODATE FOR UTILITY			

SAMMONS
Architectural Ltd
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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