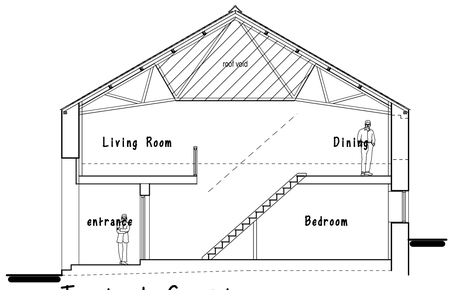
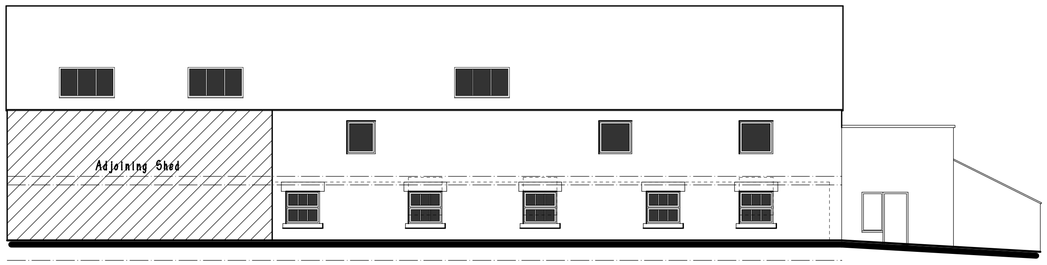


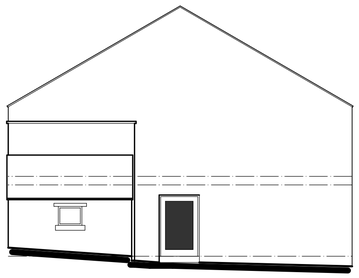
South East Elevation



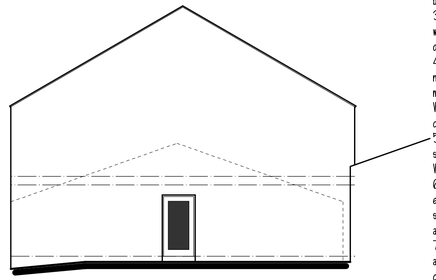
Typical Section



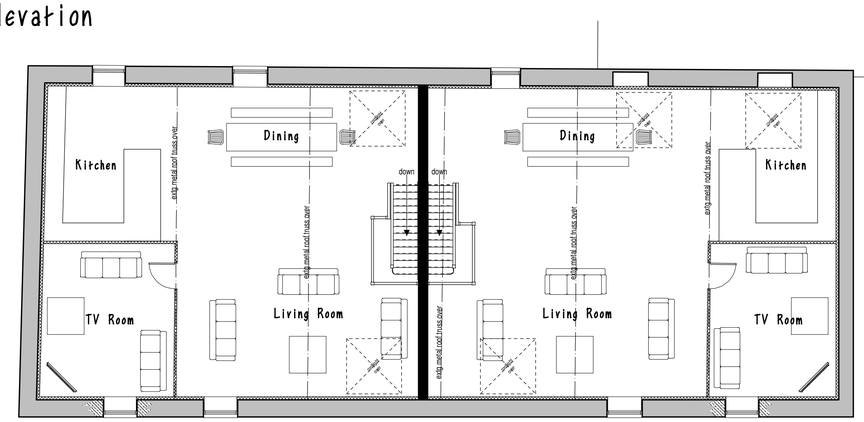
North West Elevation



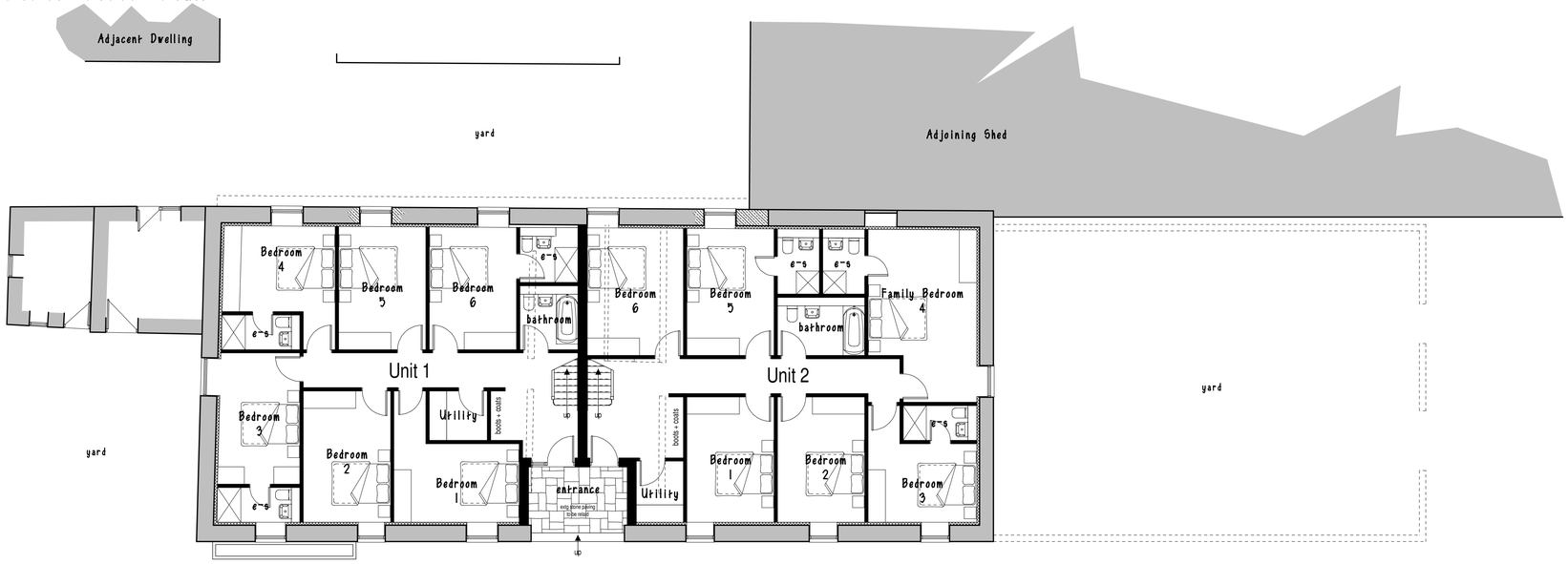
South West Elevation



North East Elevation



First Floor Plan



Ground Floor Plan

DEMOLITION WORKS

The single storey modern shed attached to the north east gable is to be removed, shown dotted.
The modern open ended shed attached to the north west elevation linking the application barn to the barn attached to the dwelling at the rear is to be removed.
The existing internal arrangement is to be stripped out in readiness for the new works to be constructed.

PROPOSAL SCHEME

The existing redundant farm building is to be converted into 2 No. 6 bedroom holiday units.
Works are to include the following :-
1. The existing roof is to be stripped of all tiles and set aside for reuse. Roof timbers are to be inspected and either repaired, treated or replaced as found necessary prior to tiles being relaid over new battens, breathable roofing felt and insulation added to current Building Regulation standards.
2. During reroofing works 5 new ' The Rooflight Company', black finish, conservation rooflights of size indicated on elevation shall be introduced.
3. The existing rainwater goods are to be removed and replaced with new black painted metal fittings. Gutters are to be supported on suitable galvanised rise and fall brackets.
4. Existing stone walls are to be inspected and any repairs found necessary undertaken, walls are to be cleaned and repointed in a method firstly approved by the Local Planning Authority.
Walls are to be thermally upgraded internally to meet with the current Building regulations.
5. The existing windows are to be removed, openings adapted as shown and new painted softwood, flush fitting casements fitted. Window styles are to be as shown on elevation.
6. The existing doors are to be removed including frames and either replaced with new painted vertically boarded hardwood doors, some incorporating a small glazed aperture for openings remaining as main entrance doors or as described individually on elevation.
7. The existing solid ground bearing floors are to be removed and replaced with new concrete insulated floor to meet with the current Building Regulations.
8. The existing timber suspended floors are to be removed and replaced with new including floor boards to suit new arrangements.
9. New openings are to be formed as indicated on both plan and elevation.
10. A new foul drainage system is to be installed to serve the development. A Klargester or similar high performance sewage treatment plant is to be sited in a location agreed with the Environment Agency, including irrigation pipework for discharge of the treated effluent.
11. Storm drains are to be discharged into soakaways.
12. Partitions and lightweight walls are to be constructed to create the living accommodation shown.
13. Ground levels are to be lowered around the building to a level 150mm below floor levels.
14. Black painted metal flue shall be incorporated to serve pot stove installed within lounge to meet current Building Regulation standards.

STRUCTURAL CONDITION SURVEY

A structural condition report was undertaken by Northern Structural Services on the building which accompanies this Planning Application. His recommendations noted in the report shall be included as part of the conversion works.

BAT SURVEY

A Bat Survey and Mitigation Report accompanies this Planning Application, produced by Absolute Ecology.
Mitigation and Compensatory measures recommended within this report shall be incorporated as part of the conversion works.



scale bar @ 1:100

JRD Morten

PROPOSED CONVERSION OF BARN INTO HOLIDAY UNITS,
COWDALE HALL, COWDALE,
Nr BUXTON, DERBYSHIRE, SK17 9SE
PLANNING PROPOSAL
PLANS AND ELEVATIONS

Date	Sheet	Scale
DECEMBER 2011	A1	1:100
Drg. No.	Rev.	Drawn
2011-1748-05	A	RG

A - 09/2/2011 - PLANNING NOTES ADDED

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All dimensions must be checked prior to commencement.