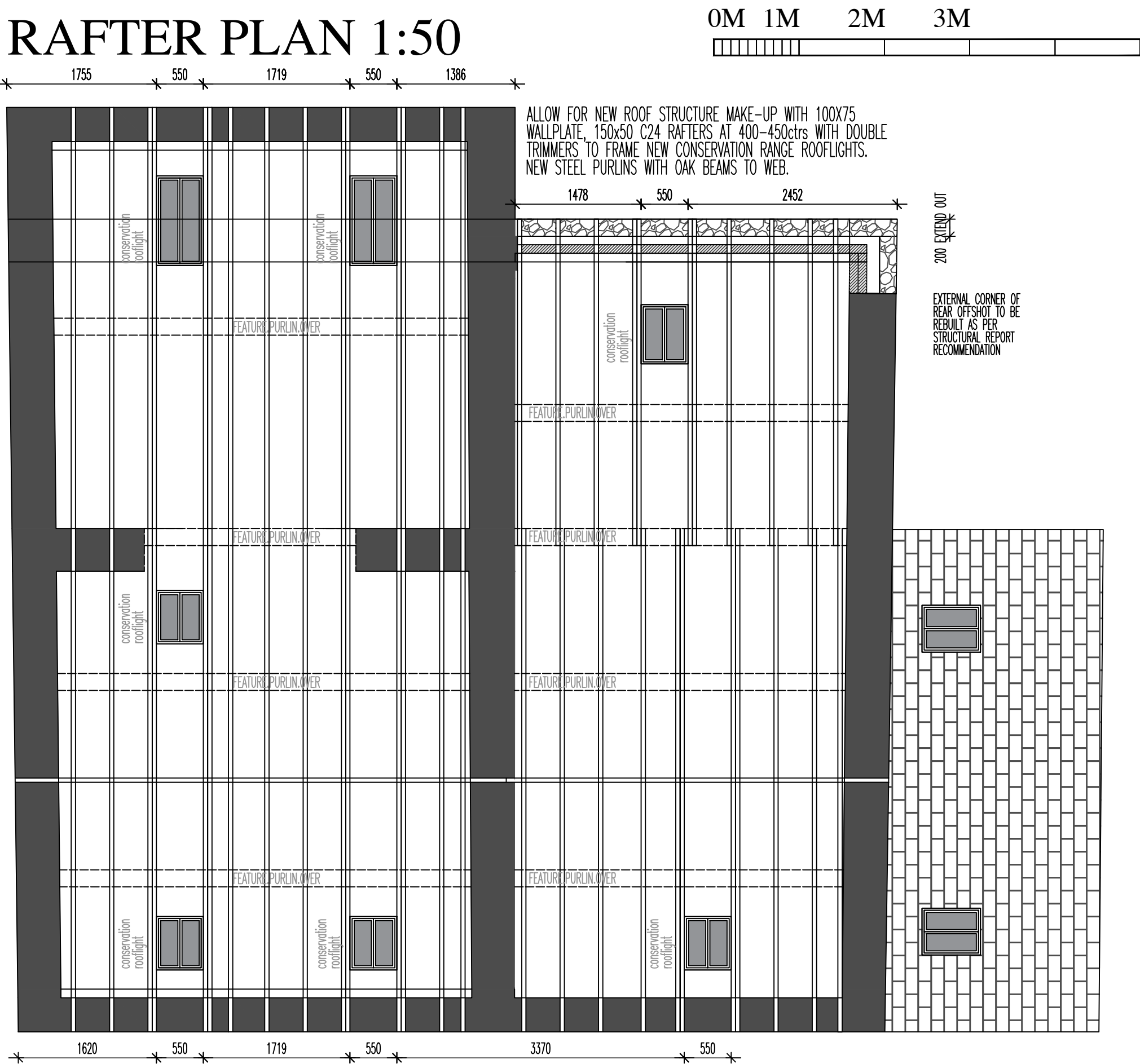
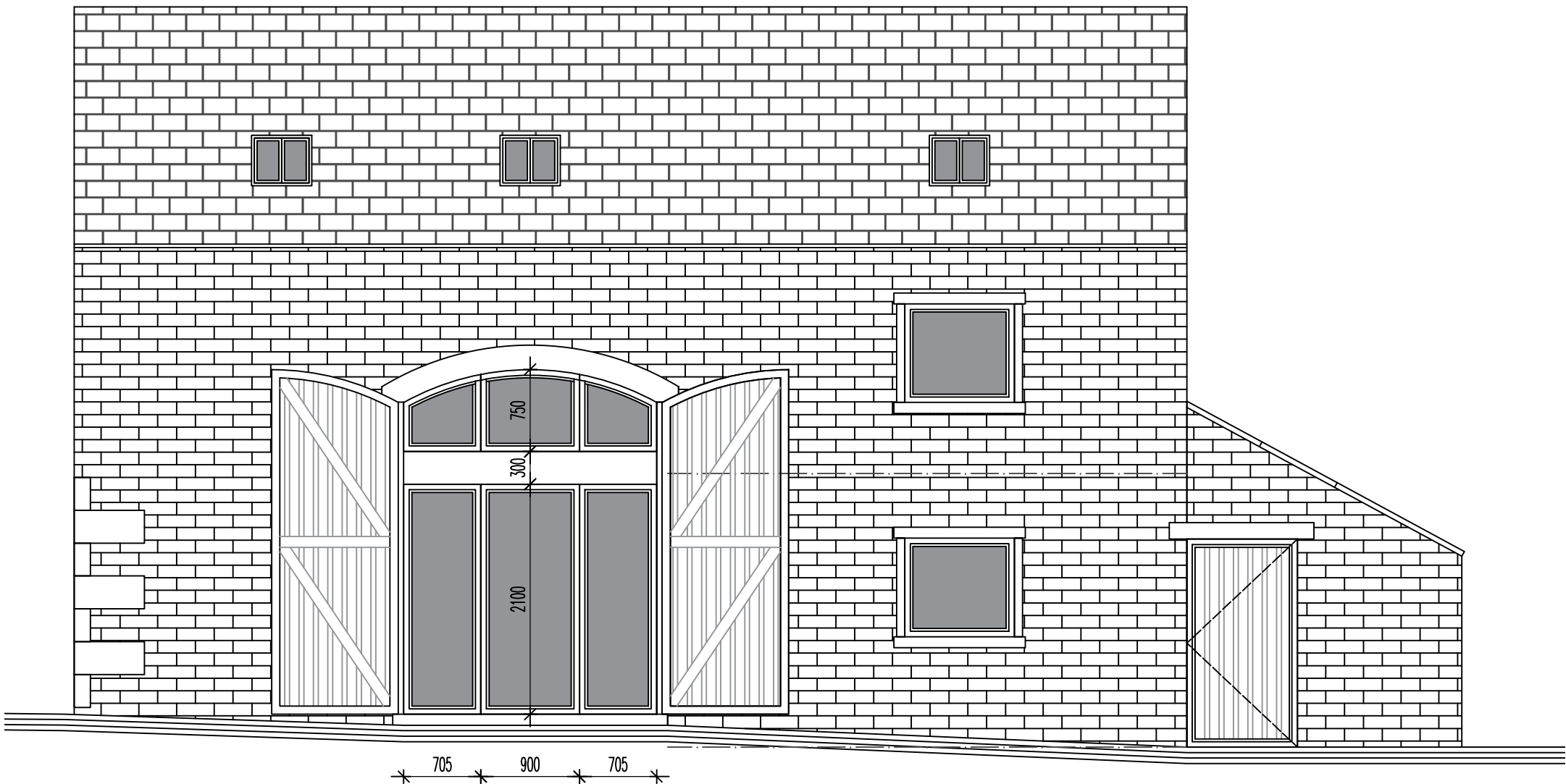


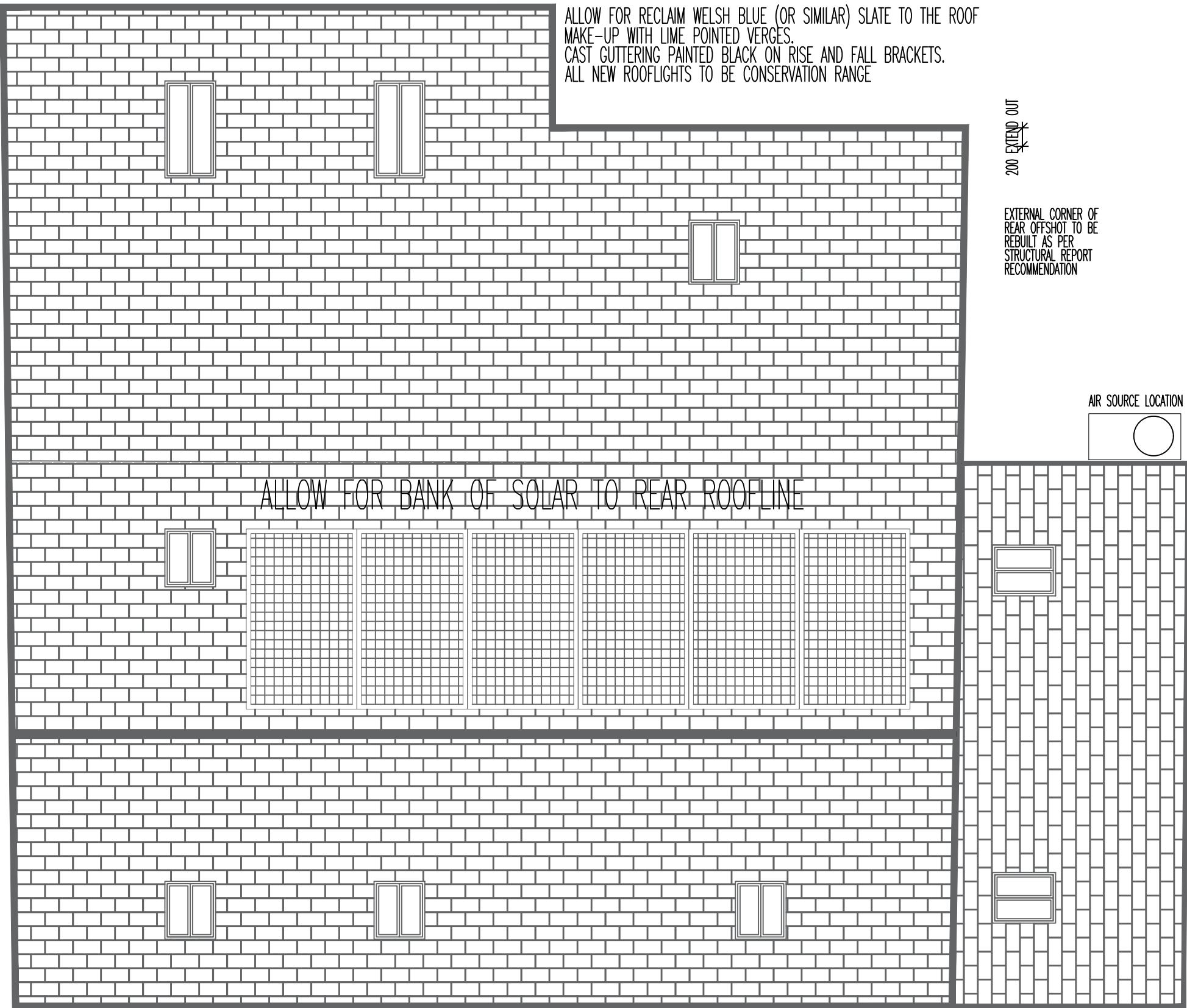
RAFTER PLAN 1:50



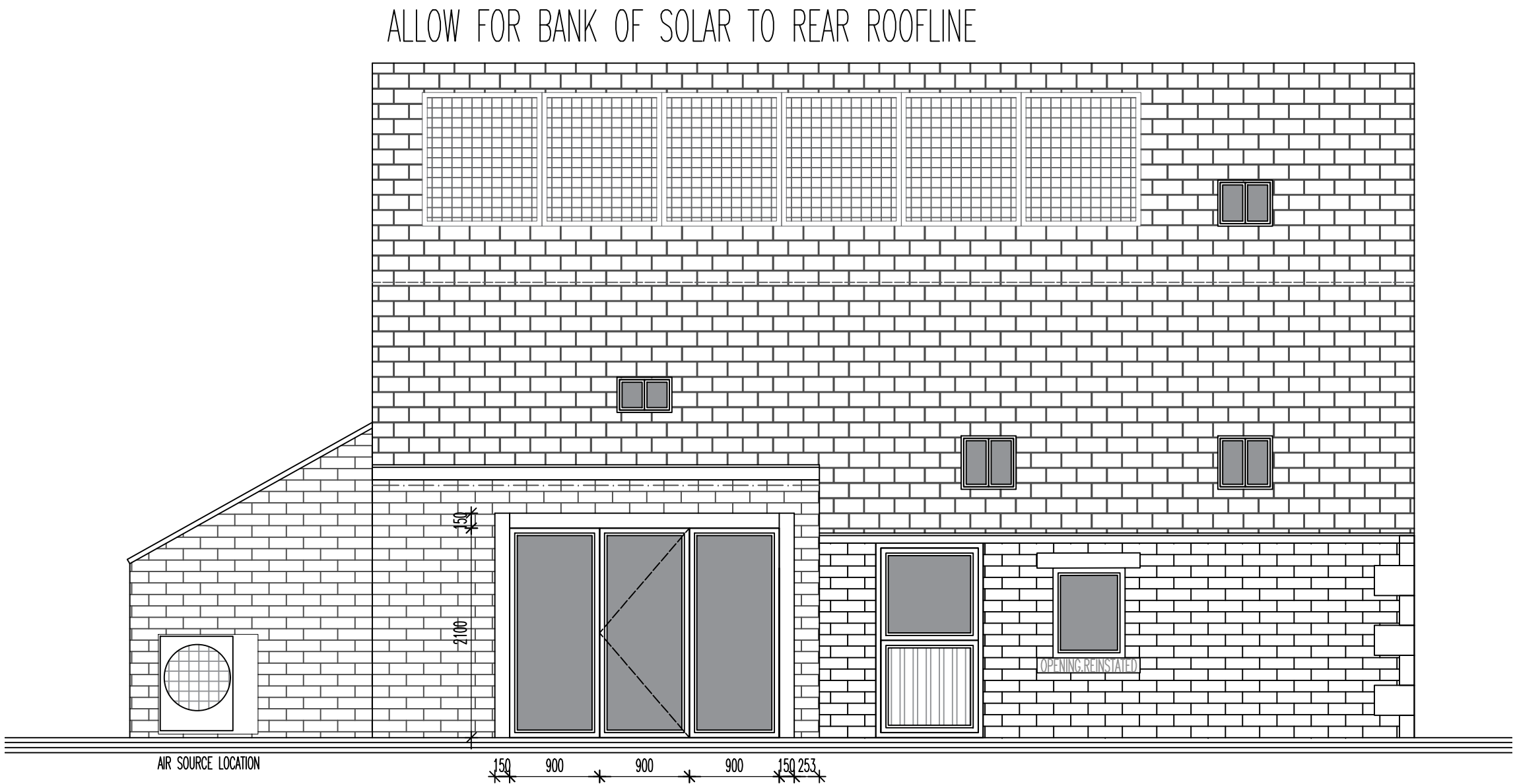
FRONT ELEVATION 1:50



ROOF PLAN 1:50



REAR ELEVATION 1:50



THE APPLICATION RELATES TO THE CONVERSION OF THE EXISTING BARN TO FORM A 3 BEDROOM DWELLING.
ALLOW FOR REFURBISHMENT/RENOVATION/REBUILD OF ALL WORKS WHERE REQUIRED (ANY WORKS RELATING TO REBUILD ARE UNDER 40% OF THE STRUCTURE)
ALL REBUILD WORKS ARE UNDERTAKEN IN ACCORDANCE WITH ANY RELEVANT STRUCTURAL REPORTS.
WALLS REBUILT TO LINE OF ORIGINAL WALLPLATE HEIGHT AND GABLE HEIGHT/PITCH AND ORIGINAL WINDOW OPENINGS REINSTATED AS INDICATED.
REMOVE EXISTING GROUND FLOOR MAKE-UP, ANY REMAINING FLOOR JOISTS AND RAFTER/PURLINS.

ALLOW FOR NEW GROUND BEARING MAKE-UP (FOLLOWING TRIAL PITS TO CONFIRM DEPTH TO WALL BASE).
MOT BASE TO DAMP MEMBRANE, 150mm GROUND BEARING KINGSPAN, 500G ISOLATING MEMBRANE, 100 CONC OVER TO 25 UPSTAND PERIMETER INSULATION WITH TAPED AND SEALED DPM/OPC WITH STONE FLAG FINISH OVER. ALLOW FOR UNDERFLOOR HEATING TO GROUND FLOOR AREAS AS/IF REQUIRED WITH ZONE CONTROLS THERETO.

NEW FIRST FLOOR CONSTRUCTION OVER WITH NEW I-BEAM STEELS TO SPAN SIDE TO SIDE (TO THE GABLE WALLS) WITH OAK INFILL BEAMS AND STEEL WEB WITH HARDWOOD FLOOR BEAMS 150X50 AT 400-450ctrs ON HANGERS THERETO. ALLOW FOR SOUND QUILT TO INFILL JOISTS WITH PBD AND SKIM TO FINISH BETWEEN STEELS. ALLOW FOR NEW STAIRCASE WITH OPEN HARDWOOD/OAK TREADS TO HARDWOOD/OAK STRING WITH FRAMELESS GLASS BALUSTADING WITH HARDWOOD/OAK HANDRAILS OVER. ASSUMED NEW FLOOR TO FLOOR WITH 12 RISERS TO 230 TREADS.

ROOF STRUCTURE OVER TO BE NEW STEEL PURLINS WITH HARDWOOD/OAK INFILL BEAMS WITH NEW 150X50 C24 GRADE RAFTERS OVER FROM NEW WALLPLATE TO TIMBER RIDGE BEAM. DOUBLE FRAME RAFTERS FOR NEW CONSERVATION ROOFLIGHTS AS INDICATED. ALLOW FOR BATTENS OVER TO TAKE RECLAIM NATURAL WELSH BLUES OR SIMILAR APPROVED. ALLOW FOR BREATHER MEMBRANE TO ALLOW FOR FULL 150mm KINGSPAN TO RAFTER LINE WITH VAPOUR CHECKED PBD AND SKIM BELOW.
ALLOW FOR VERGE TO BE LIME POINTED WITH CAST GUTTERING PAINTED BLACK ON RISE AND FALL BRACKETS.

ALL WALLS TO MADE GOOD INTERNALLY WITH LIME RENDER TO LIMESTONE INTERNAL FINISH. 100mm WARMShell WOOD FIBRE BOARD FOLLOWED BY LIME PLASTER INTERNAL WALL FINISH. ALL INTERNAL WALLS ARE TO BE LIME PLASTER FINISHED TO RETAIN THE HISTORIC INTERNAL AESTHETIC.

NEW STUDWORK TO BE 100X50 WITH ISOVER APR1200 SOUND QUILT WITH PLYBOARD RACKING WHERE FIXINGS REQUIRED.

EXTERNALLY ALLOW FOR FINISHING GROUND WORKS AS REQUIRED BY CLIENT WITH ACO DRAIN TO PERIMETER.
ALLOW FOR 2 GRAVEL PARKING SPACES ADJACENT TO PUBLIC RIGHT OF WAY AND BARN.

ALLOW FOR ALL RELEVANT M AND E WORKS IN ACCORDANCE WITH BUILDING REGULATIONS.
ALLOW FOR ALL NEW KITCHEN AND BATHROOM WORKS AND FINISHES THERETO AS REQUIRED BY CLIENT.
ALLOW FOR NEW SOAKAWAYS AS REQUIRED FOR SURFACE WATER.
ALLOW FOR NEW SEPTIC TANKS AS REQUIRED.

ALLOW FOR NEW CONSERVATION RANGE HARDWOOD DOUBLE GLAZED WINDOWS AND LEDGE AND BRACED HARDWOOD DOORS. ALL JOINERY TO BE STAINED OR PAINTED IN HERITAGE RANGE COLOURS.



EXAMPLES OF SINGLE OPENABLE CASEMENT WINDOWS IN PAINTED HARDWOOD - SHOWN IN DARK GREY HERE

REVISIONS:
DANE HEY FARM

COMBS

SCALE: 1:50
DATE: JULY'25 | DRAWN: AJS | CHECKED: AJS

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DRAWING No: PROPOSED 02

B REGS COMPLIANT

ORIGINAL BARN (PROPOSED)
DANE HEY FARM, COMBS

EXAMPLES OF LIME POINTING TO STONE



EXAMPLE OF RECLAIM WELSH BLUES (OR SIMILAR)

