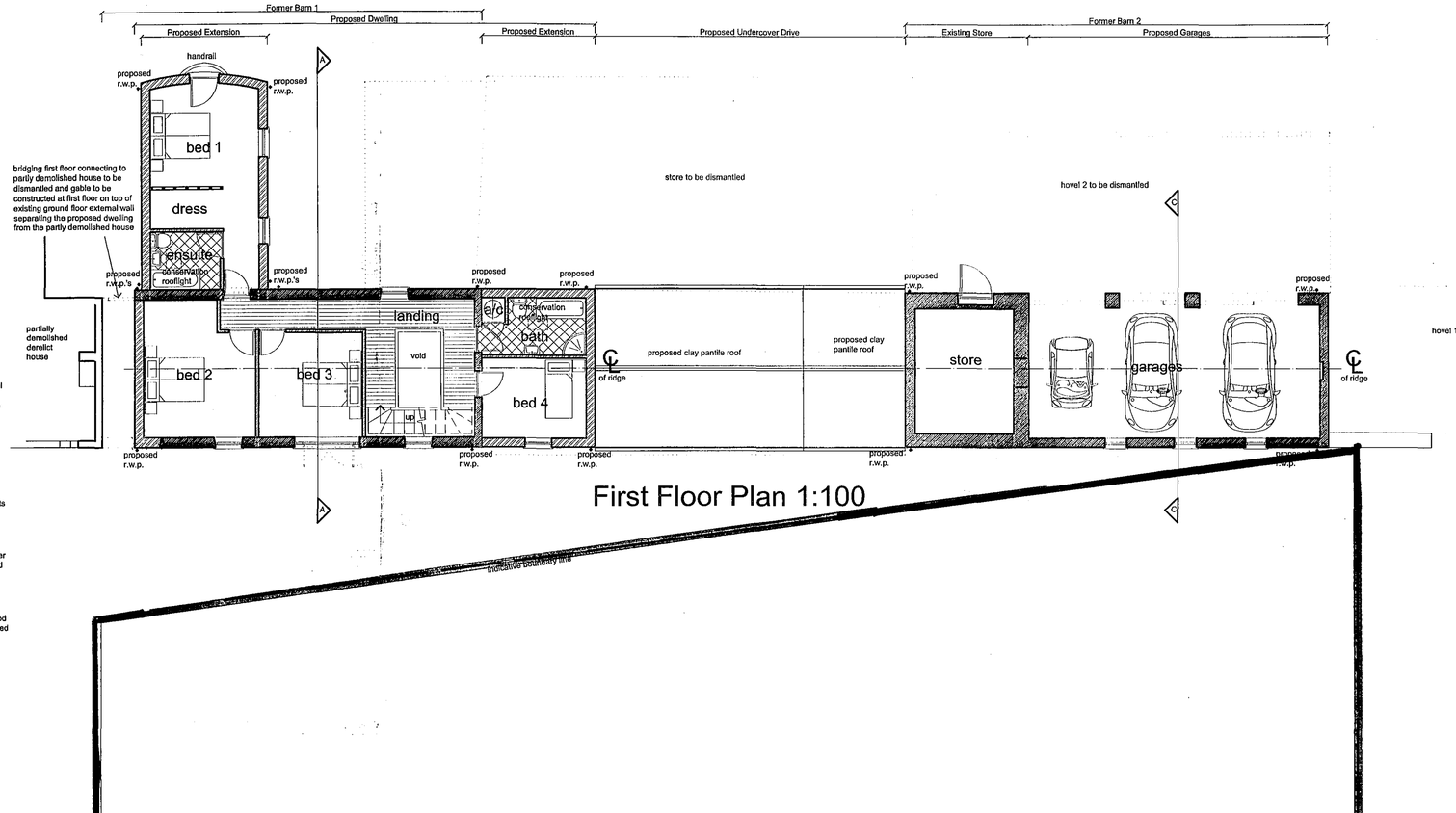
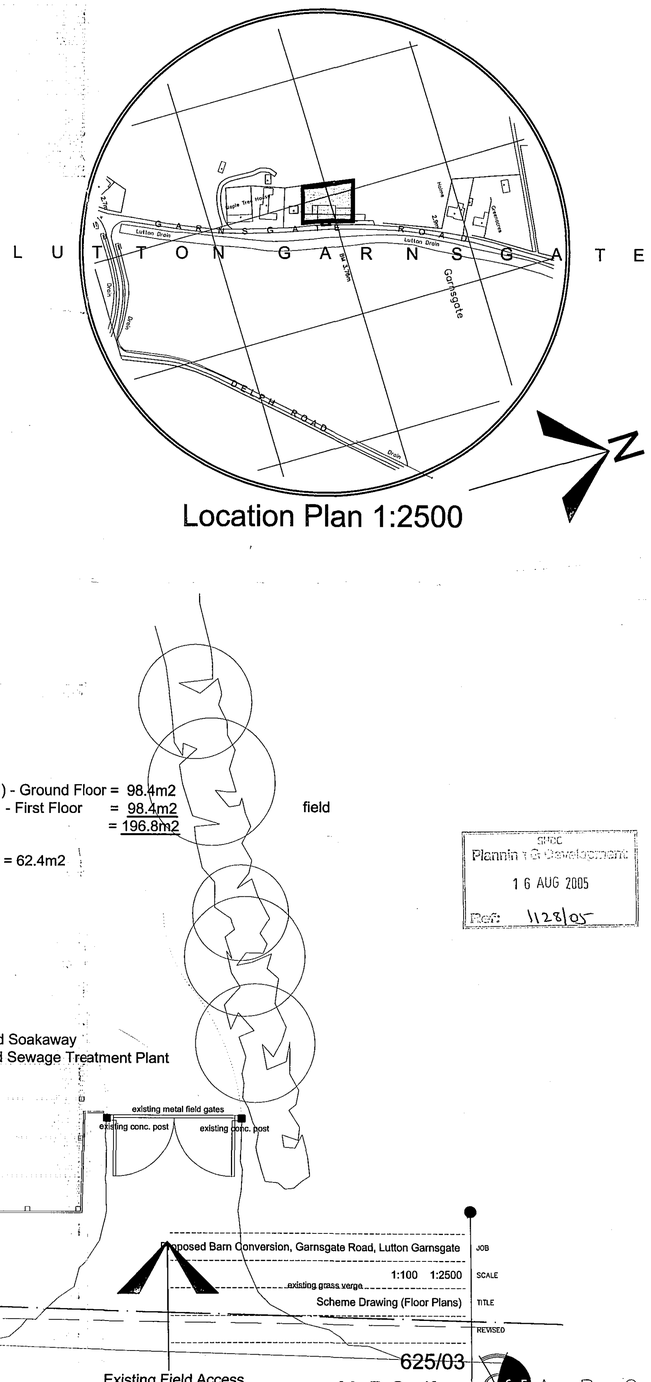
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First Floor Plan 1:100



Repointing (Where agreed)
Rake out existing mortar to below verge tiles and gable brickwork to a depth of 25mm. Repoint with coarse lime based mortar pointing flush with facing brickwork.

Lime Plaster
To comprise non-hydraulic high calcium already slacked lime, preferably prepared as lime putty, local coarse sand for a good base coat, a fine soft sand, washed and relatively dry for the top coat and rough hair, optimum length three quarters of an inch long. Examples cow, goat, horse, lama.

General plastering (backing coat) to be mixed with one part lime, three parts sand and half part hair.

Top coat to be one part lime, two parts sand and a quarter part hair.

Lime mortar to be mixed with one part lime, four parts sand and quarter part brick dust.

Timber Infestation
Spray apply a water based timber infestation treatment to all existing timber roof members. Timber infestation treatment to be carried out by a registered contractor providing an insured backed warranty on completion of the treatment.

New External Joinery
Soft wood joinery manufactured using high heartwood with no preservative & painted using Holkham Linseed Oil paint, colour Holkham Green available from:-

Holkham Linseed Paints
The Clock Tower
Longlands
Holkham
Wells-Next-The-Sea
Norfolk
NR23 1RU

Tel: (01328) 711348
Fax: (01328) 710368
Email: linseedpaint@holkham.co.uk
Web site: www.holkhamlinseedpaints.co.uk

Apply in strict accordance with the manufacturer's recommendations, including painted metalwork and rendering.

Tiling
Strip off corrugated metal sheeting and fix 38 mm x 25 mm sawn pre-treated softwood timber battens to BS1318 using aluminium nails to BS1202:Part 1. Lay clay pantiles in accordance with BS5534:1978. P Pantiles to be installed with all necessary, ridge tiles, ridge vents, tile vents, verge undercloaks, clips, nails etc. Allow for the installation of a proprietary OE Open Eaves ventilator manufactured by:-

Ubbink
Borough Road
Brackley
Northants NN13 7TB

Tel. No. (01280) 700211
Fax No. (01280) 705332

Ventilation
Install clay half round ventilating ridge tiles. To be installed at max. 2m centers and in strict compliance with manufacturers details installation procedure.

Install a proprietary OE Open Eaves ventilator manufactured by Ubbink

Plant Growth
Cut back and treat all plant growth in external brickwork using a systemic killer; leave to die and then carefully remove. Remove root growth from internal plaster and brickwork in similar manner.

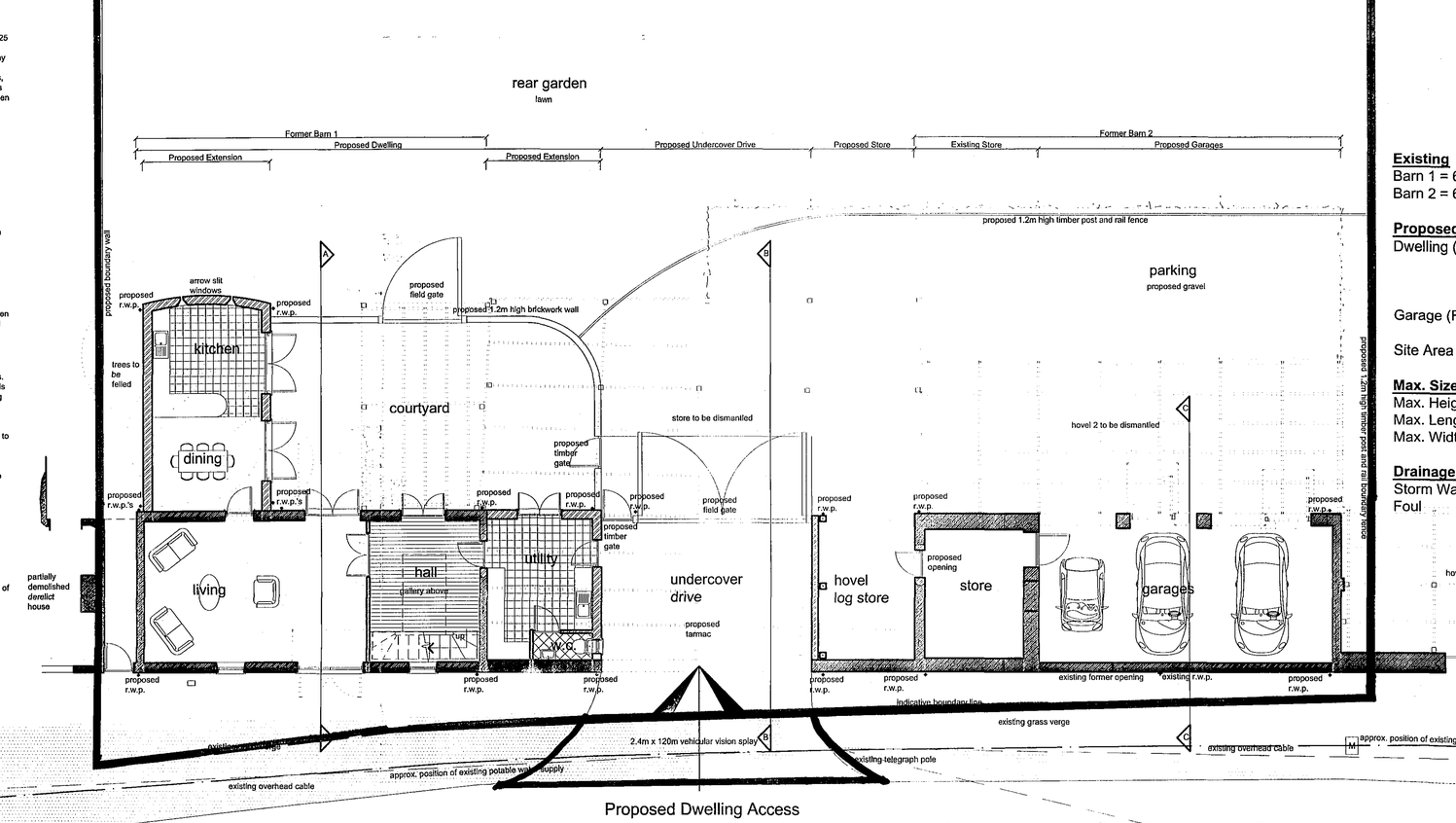
Rainwater Goods
Overhaul and reinstate salvageable rainwater goods. Through careful selection of existing rainwater goods identify those broken and irreparable parts replacing with cast iron half round gutters, gutter brackets, outlets and downpipes to connect directly into the existing rainwater outlets. Rainwater gutters, downpipes and drains to be checked on completion to the full satisfaction of the Conservation Officer.

All existing and new cast iron rainwater goods to be be etched primed with two coats of etch primer and two coats of black high gloss metal paint finish.

General Brick Repairs
Erect boarded scaffolding and carry out repairs to brickwork in accordance with a structural engineers survey and recommendations, including where necessary the following:-

i) Install corner ties at junctions of internal and external walls or at corners.
ii) Install ties to bond together separated leaves of brickwork.

Replace rotted timber courses in brickwork with concrete infill.



Ground Floor Plan 1:100

Existing
Barn 1 = 60.3m2
Barn 2 = 62.4m2

Proposed
Dwelling (Former Barn 1) - Ground Floor = 98.4m2
- First Floor = 98.4m2
= 196.8m2

Garage (Former Barn 2) = 62.4m2

Site Area = 0.14m2

Max. Sizes
Max. Height = 6m
Max. Length = 7.3m
Max. Width = 4.3m

Drainage
Storm Water = Proposed Soakaway
Foul = Proposed Sewage Treatment Plant

SHDC
Planning & Development
16 AUG 2005
Ref: 1128/05

Proposed Barn Conversion, Garnsgate Road, Lutton Garnsgate — JOB
1:100 1:2500 — SCALE
Scheme Drawing (Floor Plans) — TITLE
REVISED
625/03
Mr P Godfrey
August 2005

SEARCH
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