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10 0 10 20 30

Metres

J BARNETT

THE OLD COACH HOUSE
8 High Street
MOULTON

Centre Coordinates: 630667 324155

National Grid sheet reference at centre of this Siteplan: TF3024

Supplied by: Bookmark Spalding Ltd

Roof Light Co

New lead flat slate to allow access into roof space

New horizontal sliding sash windows with 800x450 bottom opening for escape.

New CI rainwater on fascia connected to soakaway to front of building

Existing defective brickwork taken down and rebuilt using reclaimed bricks and mortar mix as follows3;1 local sand with hydraulic lime. See Drg No JBM 02

Existing store taken down and new entrance, roller and store constructed using reclaimed bricks and tiles to match main building roof

CI rwp

CI rwp

svp

New CI rainwater on falling brackets connected to new soakaways to front of building

Balanced flue to boiler

CI rwp

1800

New timber sash windows to match existing and new timber hinged and grooved sheeted door.

New timber windows to match existing by Yorkshire sash

New timber doors to match existing

200x700 concrete foundation taken down a firm base

EAST ELEVATION

York stone coplings

New roof with slates to match existing on main building

New garage brickwork to match existing house with painted banding to match coachhouse.

CI rwp

CI rwp

All structural work above and below ground to be subject to the consulting engineers inspection. See also engineers report and details ref; JBHMOULTON 04

Existing party wall

Existing roof roof repaired with slates to match existing on main building.

SIDE ELEVATION OF NEW GARAGE

New garage wing with front door and wall to match detailing and finish of entrance wing

York stone coplings

Stone Keystones to match entrance wing

Splayed soldier archea

New CI rainwater on timber fascia connected to soakaways to front of building

glass glass glass glass

2400

New pair of timber garage doors on 2 pairs cast strap hinges painted to match adjacent door

Existing wall reduced to form recess and end for railings

SOUTH ELEVATION
OLD COACH CONVERTED TO HOUSE

NEW REAR ACCESS

NEW GARAGE

EXISTING HOUSE

1500

2000

Existing store taken down and new store built reusing bricks

Flow and return pipework from boiler to airing cupboard to be insulated. No pipe work in roof space, all pipework to be insulated where not providing suitable heat gains

CI svp

New WC & WHB

Gas Fired boiler with balanced flue

CI rwp

Existing party wall

EXISTING RESIDENCE

B

T/D

Big

MH

UTILITY

WM

New 285mm wall with 100mm brick external skin, 85mm Full Fill Knauf Supafil cavity wall insulation and 100 standard celotex internal skin and 15 mm plaster

York stone coplings

Splayed soldier archea

Stone Keystones to match entrance wing

New garage brickwork to match existing house with painted banding to match coachhouse.

Glass in doors and side panels to be toughened or laminated to BS 6206 1981to comply with Part N of the Building Regs.
All external glazing to be Pilkington K glass

NEW GARAGE REAR ELEVATION

200x700 concrete foundation taken down a firm base

Water main

Kitchen to be mechanically ventilated at 60 lit/sec or 30 lit/sec via cooker hood.

75mm stud lining

KITCHEN OHD

50mm stud lining

New 915mm timber staircase 13 risers,200mm with 225 treads and 900mm high balustrades

DINING

Store under stair

75mm stud lining

Electric meter

OHD LIVING

75mm stud lining

200x700 concrete foundation taken down a firm base

100mm ø upvc foul drain with 450mm ø manholes connected to main sewer in road

Existing MH

GARAGE

Existing sewer

MH

625

285

2450

1060

1500

CI rwp

U/G Telephone duct

MH

CI rwp

U/G Gas meter

Line of proposed boundary

Existing wall reduced to form recess and end for railings

Existing gates and railings to remain

O/H Telephone line

MH

Position of existing 'well' for roof water run off

To main sewer

GROUND FLOOR PLAN

Existing party wall

BEDROOM 2

1600 1730

724

SD

Bath

Bathrooms and wc ar utility room to be ventilated at 30 lit/sec operated by switch and wall mounted vent

Rooflight over

Shower

2522

100 75

Existing wall voids bricked up and plastered to u/s of rafters

BEDROOM 1

Light fitting outlets to take fluorescent or compact flourescent lamps as Part L1A

75mm stud lining to external wall with 50mm celotex rs2 insulation and 25mm cavity

FIRST FLOOR PLAN

For details see structural engineers report and DRG JBHMOULTON04

Existing party wall

Code 4 lead gutter and flashing

Bathroom

For details see structural engineers report.

Existing floor level

Timber joist and hanger

Existing wall voids bricked up.

75mm stud lining

SECTION AA

Existing floor removed and new 150mm grade C 30 concrete floor with 1 layer of A242 mesh concrete laid on 1200 gauge DPM,100mm Jabfloor type 70 over sand blinded 150mm thick hardcore

New silicone injected DPC to existing external walls with floor DPM carried 200mm up inside face of external wall and sealed

Existing roof repaired with recycled slates to match existing on house on 25x38 battens, tyvek underlay, 38x150 rafters at 450 centres and ceiling joists with 100mm & 150mm mineral wool insulation over at right angles.

Roof vent

New CI rainwater on falling brackets connected to soakaway to front of building

Lower portion of existing party wall inner skin partly taken down and rebuilt to full height of existing with new engineering brick coping and code 4 lead flashing and 50mm stud lining.

Eaves vent

Existing door bricked up to match existing and new kitchen window formed to match existing. See Drg No JBM 02

Existing floor removed and new 150mm grade C3 concrete floor with layer ofA242 mesh on 1200 gauge DPM, 100mm Jabfloor type 70 over sand blinded 150mm thick hardcore

Existing party wall made good up to new floor

NORTH ELEVATION BB

200x700 concrete foundation taken down a firm base

REVISIONS
17;01;05 Position and minor detail changes to garage
25;07;07 Amendments in accordance with Morton report and other requirements.

SHDC Planning & Development 16 FEB 2010 Ref: 0124-10

THE OLD COACH HOUSE
8 HIGH STREET MOULTON

PROPOSED 2 BEDROOM HOUSE

SCALE 1;50

DRAWING No JBMOULTON 01