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 roof repaired with slates to match existing on main building and conservation roof light CR7 463X622 Roof Light Co

New lead Bat Slate to allow access into roof space

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

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

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

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

CI rwp

CI svp

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

Balanced flue to boiler

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

New 600x1200 timber sash window to match existing and new timber 6 panel doors

1800

New timber doors to match existing

EAST ELEVATION

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

200x700 concrete foundation taken down a firm base

York stone copings

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

SIDE ELEVATION OF NEW GARAGE

Existing party wall

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

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

glass glass glass glass

200 1125 200 1125 200

600

900

1600

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

York stone copings

Stone Keystones to match entrance wing

Splayed soldier archea

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

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

New store

Gas fired boiler with balanced flue

Existing party wall

CI rwp

CI svp

Big MH

New WC & WHB

New 285mm wall with 100mm brick external skin, 85mm full Fill Knauf Supafil cavity wall insulation and 100 standard celotex inhernal skin and 13 mm plaster.

York stone copings

Stone Keystones to match entrance wing

Splayed soldier archea

EXISTING RESIDENCE

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

175 1600 200

1445 285 220

1850 1100 100

B B MH

Big

CI rwp

CI rwp

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

75mm stud lining

KITCHEN OHD

50mm 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

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

DINING

GARAGE

Store under stair

75mm stud lining

MH 625 285

2450 1060

EXISTING RESIDENCE

5565 100 3275 50

5775 285 2565

A A

OHD LIVING

1500

75mm stud lining

CI rwp

CI rwp

CI rwp

Line of proposed boundary

Existing wall reduced to form recess and end for railings

Existing gates and railings to remain

Position of existing 'well' for roof water run off

To main sewer

GROUND FLOOR PLAN

Existing party wall

BEDROOM 2

672 1825

724

Bath

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

SD

Rooflight over

Shower

CI svp

2522

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

BEDROOM 1

Light fitting outlets to take flourescent or compact flourescent lamps as Part L1.54

75mm stud lining to external wall with 50mm celotex ts2 insulation and 25mm cavity

3275 5075

A A

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

Existing wall voids bricked up.

2555 50 75 100 2410 100 600 3175 75 50

200 2400

Timber joist and hanger

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 floof

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.

RECEIVED
Planning & Development
01 AUG 2007
Ref: 783/07

DETERMINED PLAN

THE OLD COACH HOUSE
8 HIGH STREET MOULTON

PROPOSED 2 BEDROOM HOUSE

SCALE 1;50

DRAWING No JBMOULTON 01