New roof with slates to match existing on main building and conservation type openable roof light GVA.460X610

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 follows1;1;6, cement, lime, sand.

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

CI rwp

CI rwp

CI svp

New timber sash windows to match existing and new timber 6 panel door

CI svp

CI rwp

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

1800

New timber 6 panel doors

200x700 concrete foundation taken down a firm base

EAST ELEVATION

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

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

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

SIDE ELEVATION OF NEW GARAGE

Existing party wall

New roof with slates to match existing on main building.

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

York stone copings

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

Stone Keystones to match entrance wing

Splayed soldier archea

glass glass glass glass

2400

200 925 200 925 200

200 700 700 169 100

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

New store

Gas fired boiler with balanced flue

CI rwp

CI svp

Big

Existing party wall

New WC & WHB

New 285mm wall with brick external skin, 85mm full fill exp. polystyrene cavity and 100 standard celotex internal skin

175 1606 200

220 220 1510 185 100 1100

B B

Big

CI rwp

CI rwp

KITCHEN

Steel beam to take floor joists and form bulkhead over stairs

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

DINING

2x50x200 timber joists to form trim to staircase and under 1st floor stud partition

Store under stair

75 150 100 5565 100 3275 50 150

A A

LIVING

75mm stud lining to external wall with 50mm fibreglass insulation and 50 mm cavity

220 690 2450 1060

1500

CI rwp

CI rwp

CI rwp

GARAGE

220 5900 225 2565

EXISTING RESIDENCE

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

GROUND FLOOR PLAN

York stone copings

Splayed soldier archea

Stone Keystones to match entrance wing

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

EXISTING RESIDENCE

NEW GARAGE REAR ELEVATION

Existing party wall

BEDROOM 2

672 100 1825

724

Bath

Rooflight over

Shower

CI svp

2472

100

75 50

BEDROOM 1

75mm stud lining to external wall with 50mm fibreglass insulation and 50 mm cavity

75 3275 50

A A

FIRST FLOOR PLAN

New roof with slates to match existing on main building and conservation type roof light with 50mm Celotex between rafters and 30mm to u/s and 25 x38 battens to take 12.5mm plasterboard.

Existing party wall

Bathroom

Existing floor removed and new floor installed at level shown consisting of 200x50mm timber joists at 400mm centres with 18mm moisture resistant chipboard floor and 12.5mm plasterboard and skim ceiling.

50 75 2555 100 2410 100 600 3175 75 50

200 1744 200 2400

Existing floor removed and new 100mm concrete slab laid on 1200 gauge DPM, 100mm exp. polystyrene and 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

SECTION AA

New roof with slates to match existing on main building with 75mm Celotex between rafters and 100x38 ceiling joists to take 12.5mm plasterboard ceiling.

Existing party wall

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

Existing door bricked up to match existing and new kitchen window formed to match existing.

Existing floor removed and new 100mm concrete slab laid on 1200 gauge DPM, 100mm exp. polystyrene and sand blinded 150mm thick hardcore

200x700 concrete foundation taken down a firm base

NORTH ELEVATION BB

DETERMINED PLAN

REVISIONS

17;01;05 Position and minor detail changes to garage

AMENDED PLAN

Ref.

SHDC Planning & Development 19 JAN 2005 Ref: 1262/04

THE OLD COACH HOUSE
8 HIGH STREET MOULTON

PROPOSED 2 BEDROOM HOUSE

SCALE 1;50

DRAWING No JBMOULTON 01