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 svp

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

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

1800

New timber 6 panel doors

EAST ELEVATION

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

Keystones slipped this' failure

200x700 concrete foundation taken down a firm base

mortar

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

glass

200 700 200 125 200 125 200

169

100

2400

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

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

York stone coping

Splayed soldier archea

Stone Keystones to match entrance wing

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

Moulded stone

NEW GARAGE REAR ELEVATION

New store

Gas fired boiler with balanced flue

CI rwp

CI svp

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

220 1510 220 1850 100 1100

175 1606 285

B B

75 50 5565 100 3275 A 50 75

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

LIVING

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

CI rwp

CI rwp

CI rwp

CI rwp

GARAGE

EXISTING RESIDENCE

220 5900 225 600

A

220 1500 690 2450 1060

Existing party wall

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

BEDROOM 2

672 100 1825

724

Bath

Rooflight over

Shower

CI svp

75 50

2472

100

BEDROOM 1

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

5075 3275 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.

75 2555 100 2410 100 600 3175 75 50

Existing party wall

Bathroom

1744 200 2400

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

SECTION AA

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

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.

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

Existing party wall

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

REVISIONS SUPERSEDED

SHDC Planning & Development 24 SEP 2004 Ref: 1262/04

THE OLD COACH HOUSE
8 HIGH STREET MOULTON

PROPOSED 2 BEDROOM HOUSE

SCALE 1:50

DRAWING No JBMOULTON 01