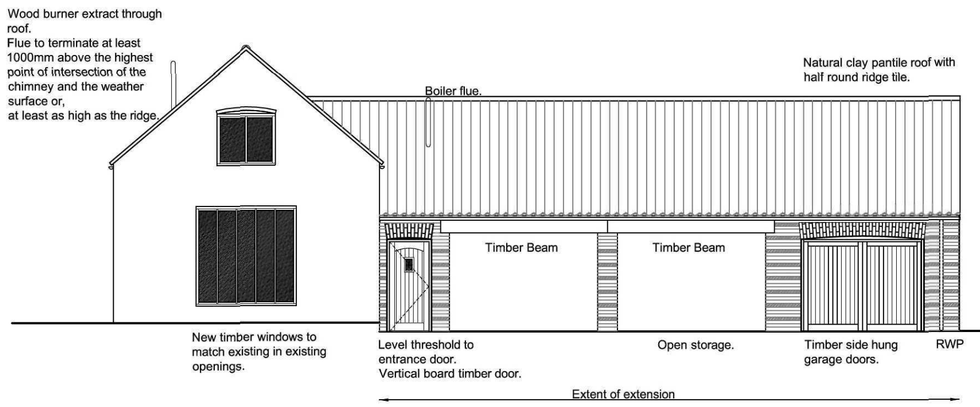
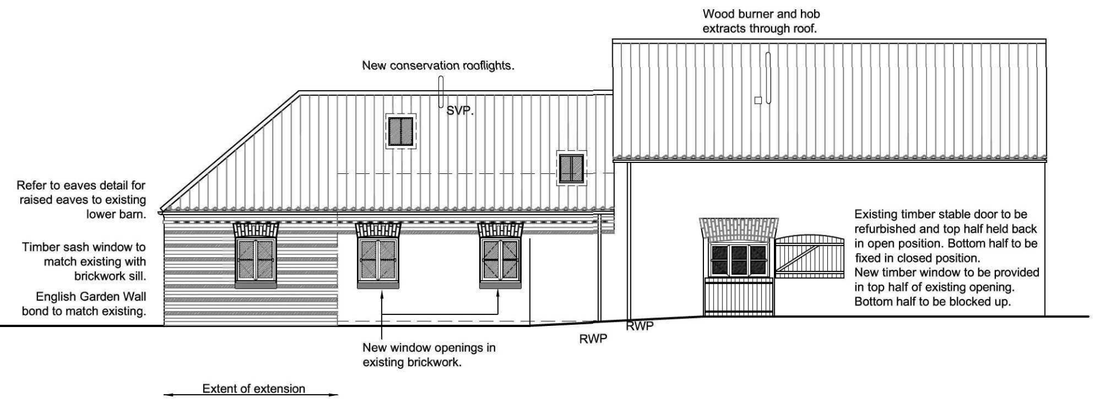
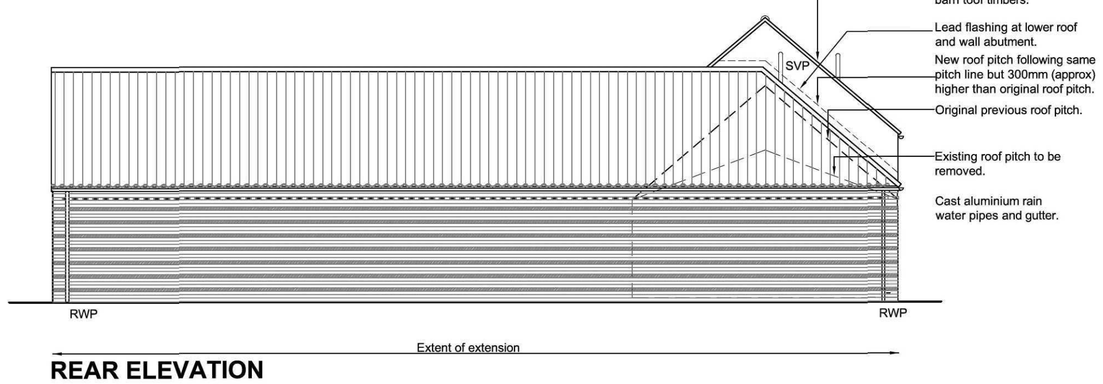


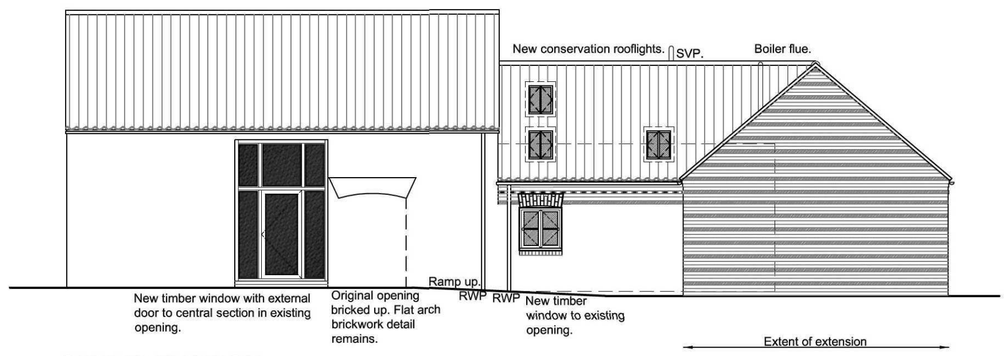
FRONT ELEVATION



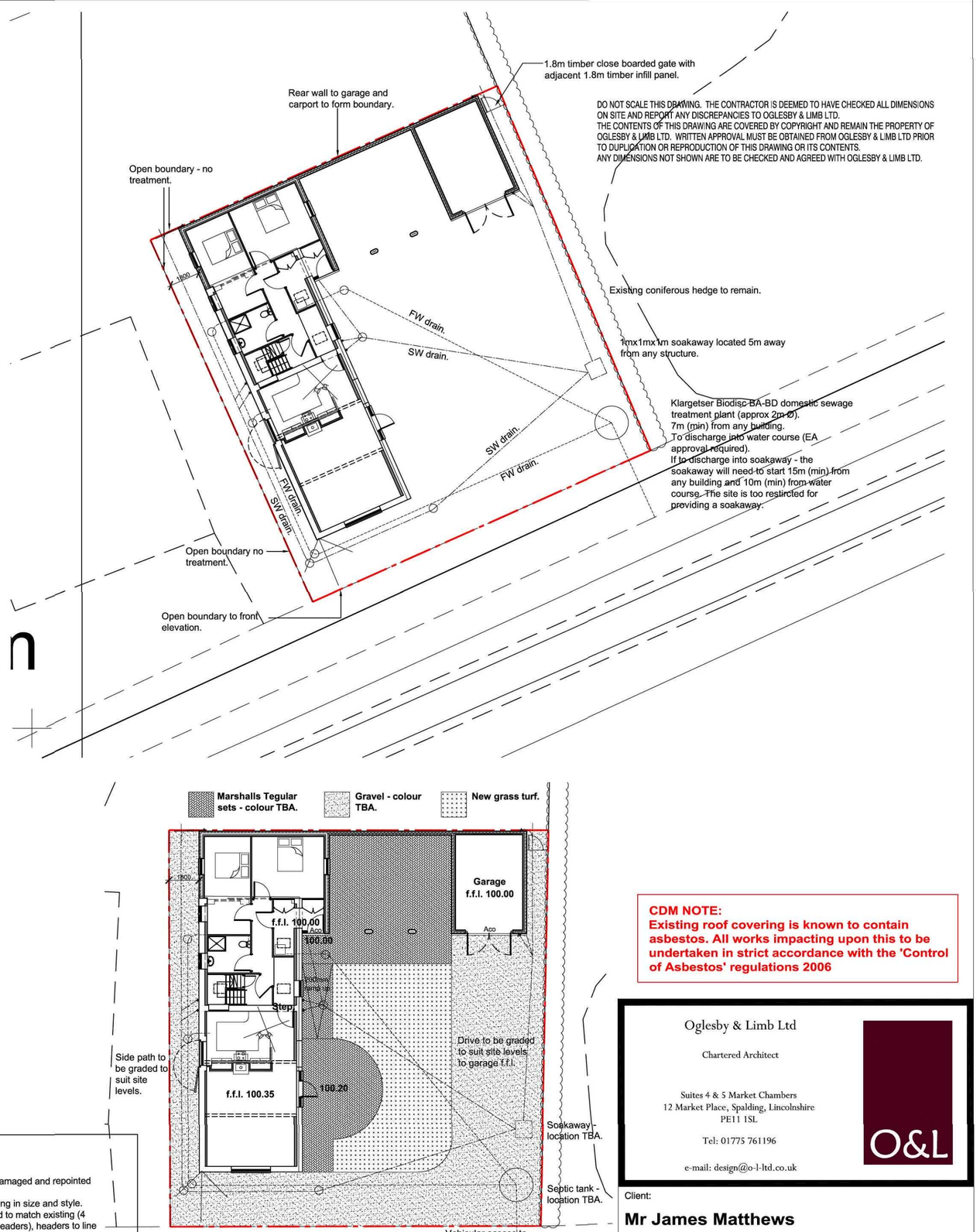
SIDE ELEVATION



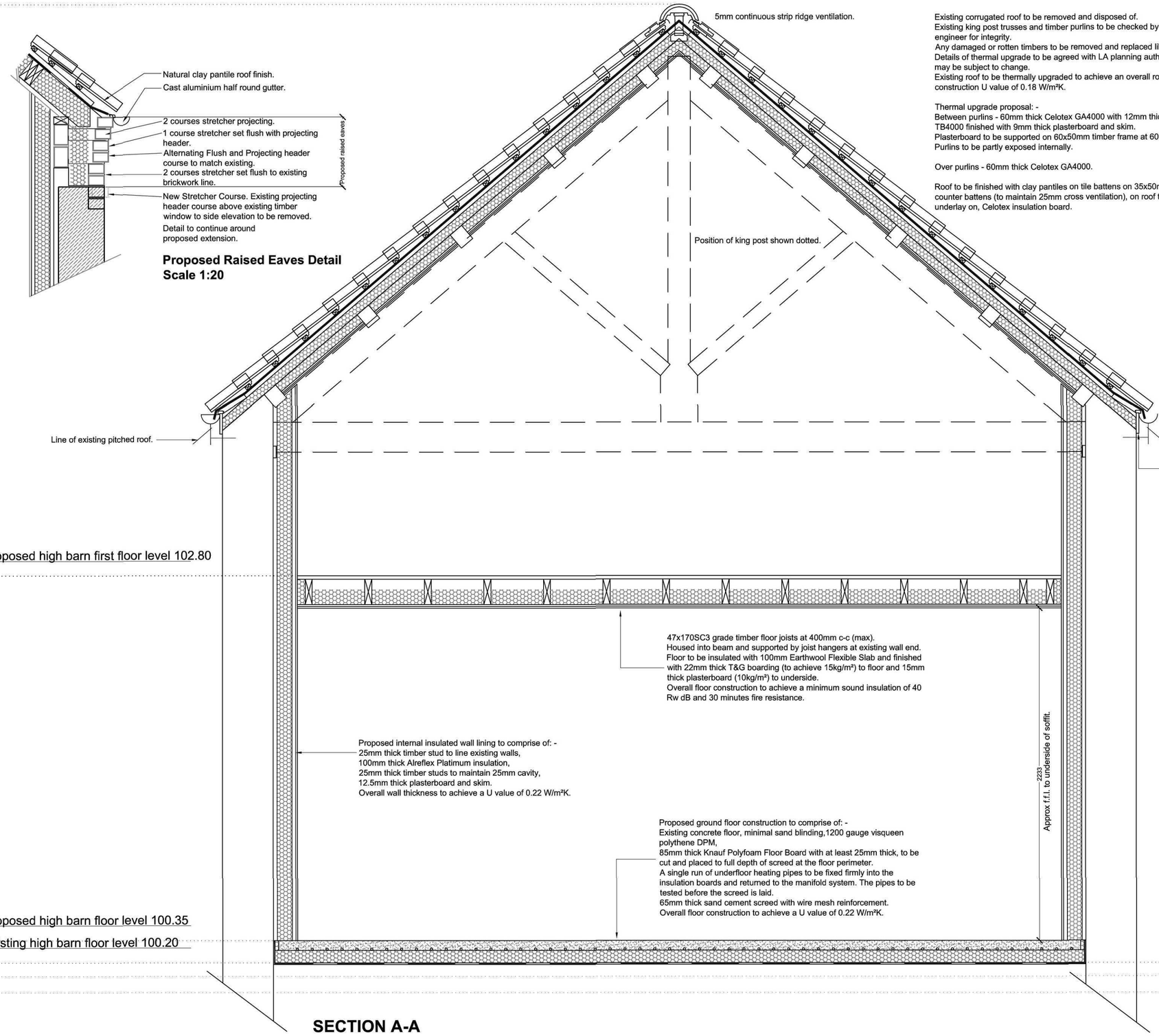
REAR ELEVATION



SIDE ELEVATION



Proposed high barn ridge level 106.64



Proposed Raised Eaves Detail
Scale 1:20

SECTION A-A

Existing corrugated roof to be removed and disposed of.
Existing king post trusses and timber purlins to be checked by structural engineer for integrity.
Any damaged or rotten timbers to be removed and replaced like for like.
Details of thermal upgrade to be agreed with LA planning authority and may be subject to change.
Existing roof to be thermally upgraded to achieve an overall roof construction U value of 0.18 W/m²K.

Thermal upgrade proposal: -
Between purlins - 60mm thick Celotex GA4000 with 12mm thick Celtex TB4000 finished with 9mm thick plasterboard and skim.
Plasterboard to be supported on 60x50mm timber frame at 600mm c-c.
Purlins to be partly exposed internally.

Over purlins - 60mm thick Celotex GA4000.

Roof to be finished with clay pantiles on tile battens on 35x50mm counter battens (to maintain 25mm cross ventilation), on roof tile underlay on, Celotex insulation board.

Materials: -

Brickwork
Existing - to be made good where damaged and repointed where necessary.
Proposed - brickwork to match existing in size and style.
Bonding - English Garden Wall bond to match existing (4 courses stretcher with 1 course of headers), headers to line through with existing where possible.
Line of eaves to lower barn to be raised - refer to detail for proposed brickwork detailing.
Eaves to higher barn to be made good where necessary.
Piers to open store to have curved brickwork edges.

Roof
Existing - asbestos roof sheeting to be removed to both lower and higher barns.
Higher barn - Existing roof timbers, wallplates, purlins and king post trusses to be retained where possible. Existing timbers to be restored and where necessary replaced to match existing.
Proposed higher barn - new insulation, counter battens, tiles battens, roof membrane and ventilation to be provided.
Proposed lower barn - existing roof construction to be removed.
New roof construction to be provided over existing lower barn and extension at new raised eaves height. Roof construction type TBA.
Proposed roof finish to be natural clay pantile to both lower and higher barns with half round ridge tile.

Windows
Existing - timber windows to be restored where possible.
Proposed - timber sash windows to match existing in style and finish with projecting brickwork sill to match existing.
New glazing to be provided to all windows.
Full height glazed screen to be provided to lounge / dining with external door to central section.
Proposed rooflights to be Velux CO4 550x980mm conservation type.

Doors
Existing - stable door to be retained, refurbished and top half fixed back in open position (bottom half to be fixed in closed position). New timber window to be provided to top half of existing opening, bottom half blocked up.
New garage doors to be timber side hung.
New front entrance door to be timber with with vertical timber boarding with high level vision panel.

Rainwater pipes and guttering
Cast aluminium rainwater pipes and guttering
(i.e. Alumasc Heritage or similar).
Profile - 75mm dia. circular rainwater pipes with 113mm half round guttering.
Colour Black.

Landscape Layout
Scale 1:200

CDM NOTE:
Existing roof covering is known to contain asbestos. All works impacting upon this to be undertaken in strict accordance with the 'Control of Asbestos' regulations 2006

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Client:

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Project:

Proposed Converstion Of Existing Barn To Form A Residential Dwelling

Leaves Lake Drove, West Pinchbeck

Drawing Title:

Proposed elevations, section A-A and site plan

DISCHARGE OF PLANNING CONDITIONS

Ref.	Date	Description	Initial
F	25.01.12	DISCHARGE OF PLANNING CONDITIONS Updated windows/doors shown on elevations. Landscape layout added.	rcw
E	27.10.11	BUILDING REGULATION Drawing generally updated	rcw
D	12.09.11	PLANNING ENQUIRY Timber lintel over garages adjusted and sidelight to entrance door omitted to allow brick arch head detail to sit correctly. Eaves detail tweaked.	cls
C	09.09.11	PLANNING ENQUIRY Timber lintel over garages and brick arch to garage door. brick arches 4 courses deep incl windows.	cls
B	07.09.11	PLANNING ENQUIRY Eaves corbel made more slender & change garage 3 bay into 2 bay.	cls
A	28.06.11	PLANNING APPLICATION ISSUE Boiler added to entrance lobby. Stable door to side elevation - bottom half to be blocked up and top half to be glazed.	rcw

Date: **June 2011**
Scale: **1:50 1:100 1:500**
Drawn by: **RCW**
Checked by: **AJO**

Drawing Number: **A0962 - 111**
Rev: **F**