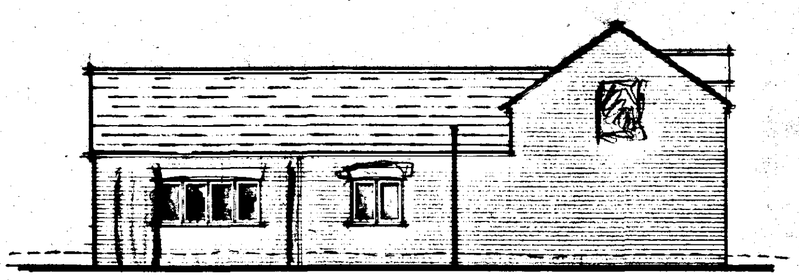
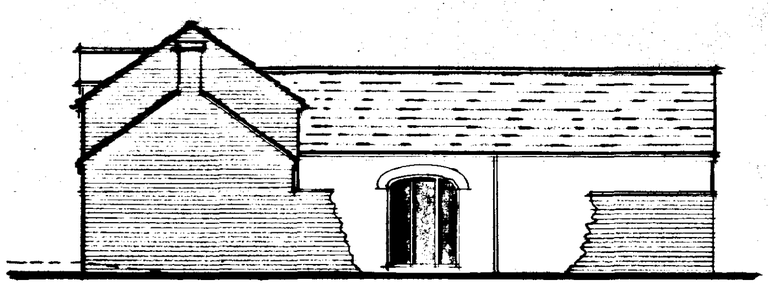
E L E V A T I O N S

Strip off existing roof coverings - corrugated sheet + asb/cem sheeting strengthen/renew timber structure + cover with orangey brown reclaimed clay plain tiles with matching ridge tiles

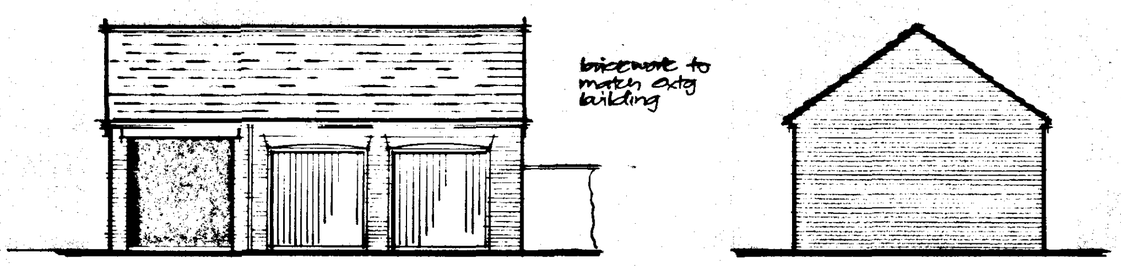


N O R T H

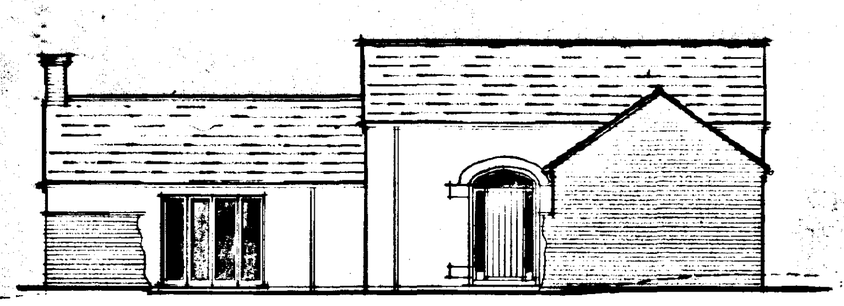


S O U T H

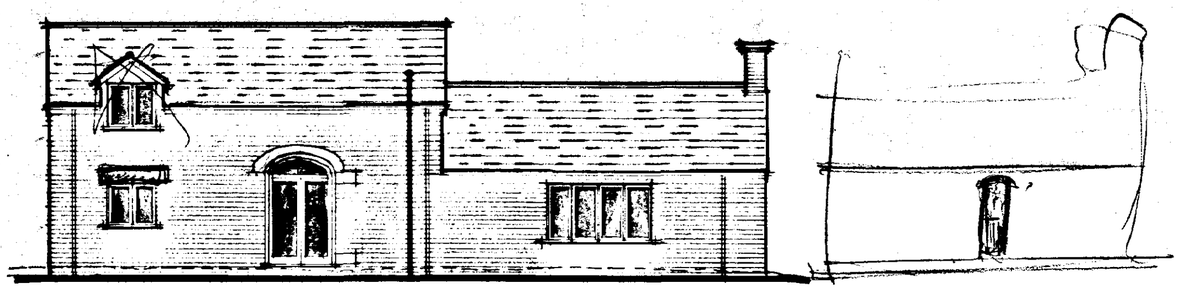
tiles to be reclaimed clay plain tiles orange/brown



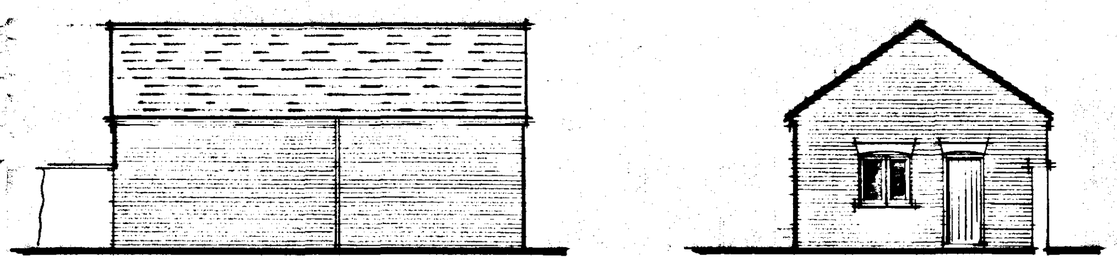
Carefully remove defective brickwork + re place with matching brickwork rake out + re point brickwork with lime rich cement mortar



E A S T



W E S T



N O R T H E A S T S O U T H W E S T

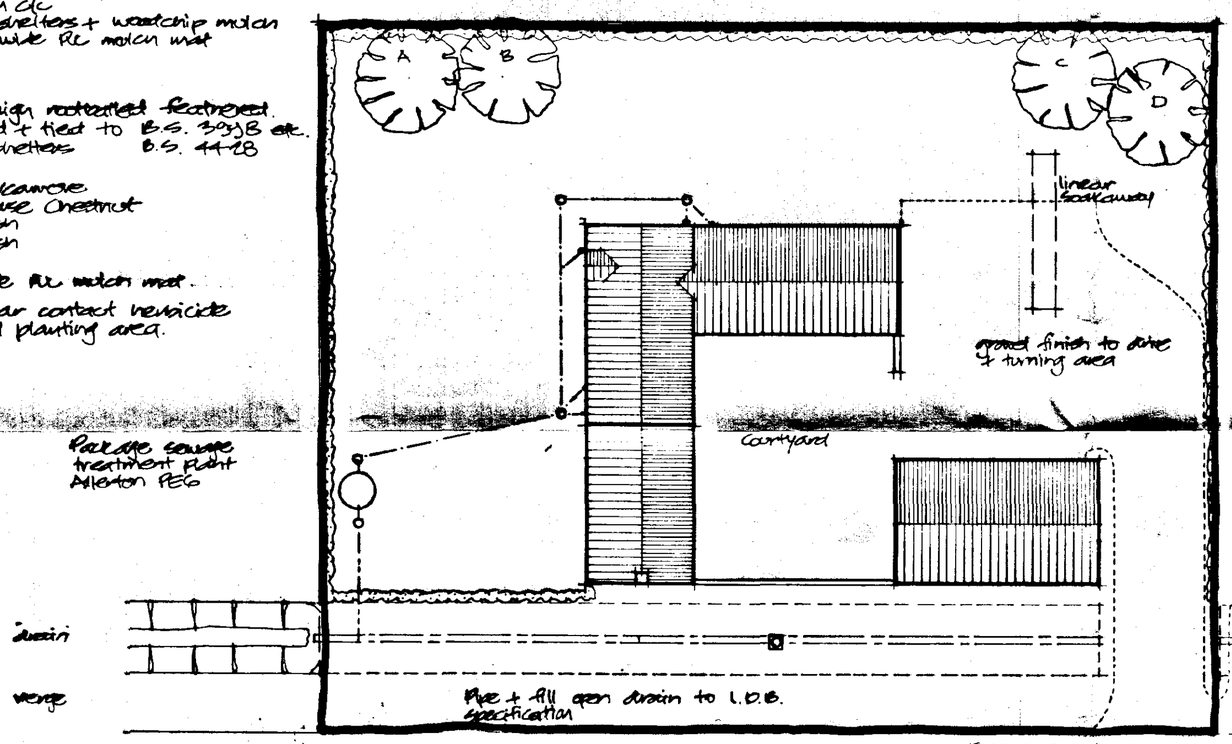
HEDGEROW PLANTING
Hawthorn hedge immediately behind fencing (Crataegus Monogyna) 45 ~ 600cm transplants in 2no staggered rows 300mm apart, transplants at 600mm c/c
Plant shelters + woodchip mulch or 1m wide Re mulch mat

TREES
1.8m high rootballed feathered. staked + tied to B.S. 3936 etc.
Tree shelters B.S. 4428

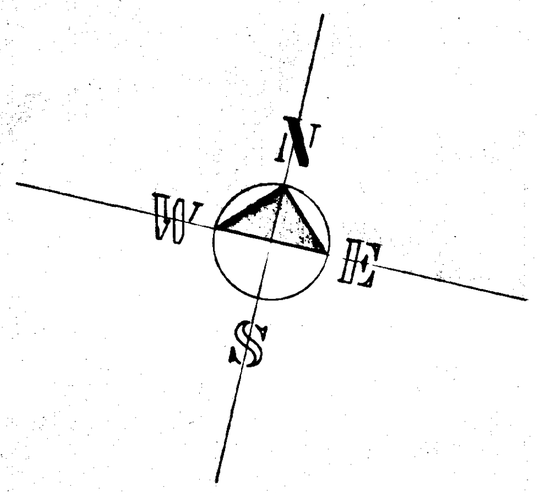
A Sycamore
B Horse Chestnut
C Ash
D Ash

1m wide Re mulch mat.
Granular contact herbicide around planting area.

Fencing rustic style in treated timber - post + 3no rails 1.2m high. to N, E & W boundaries.



B L O C K P L A N 1 : 200



DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
55 Hannam Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711437
Peter S. Lithgow MCIOB MBIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
PROPOSED BARN CONVERSION & RESTORATION WITH GARAGE AT
BLACK HOLE DROVE
WEST PINCHBECK
SPALDING
LINCOLNSHIRE

client
MR & MRS A C PORTER

drawing
ELEVATIONS AND BLOCK PLAN

scale
1:100 & 1:200

date
JUNE 99

job no
9925

dwg no revisions
02

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUL 1999
Ref: H 653/99

SUPERSEDED

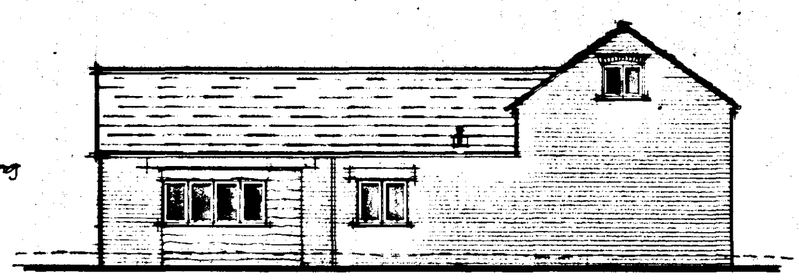
E L E V A T I O N S

Strip off existing roof coverings - corrugated steel + asbestos sheeting, strengthen/renew timber structure + cover with reconstituted slate EASTCOTT BRITLOCK SLATE or similar ridge tiles to match

Treat timber boarding to infill opening

Treated timber face lintels over openings

N O R T H

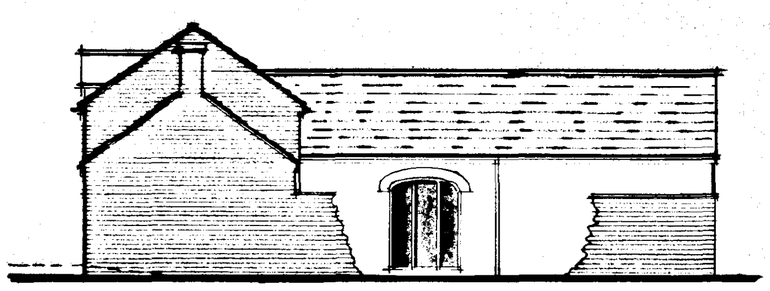


Coarsely remove rendered brickwork + re face with matching brickwork rake out + re point brickwork with lime rich cement mortar

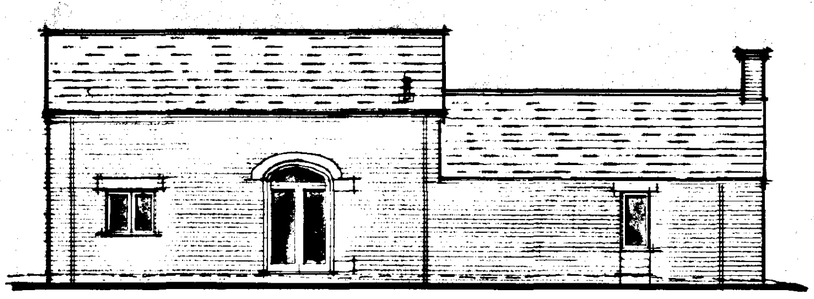
E A S T



S O U T H

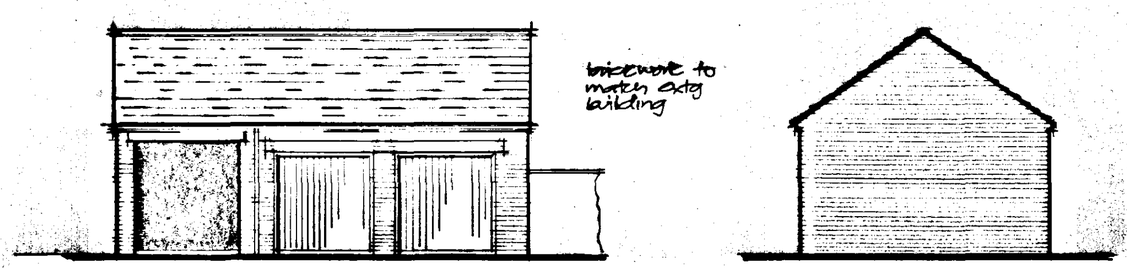


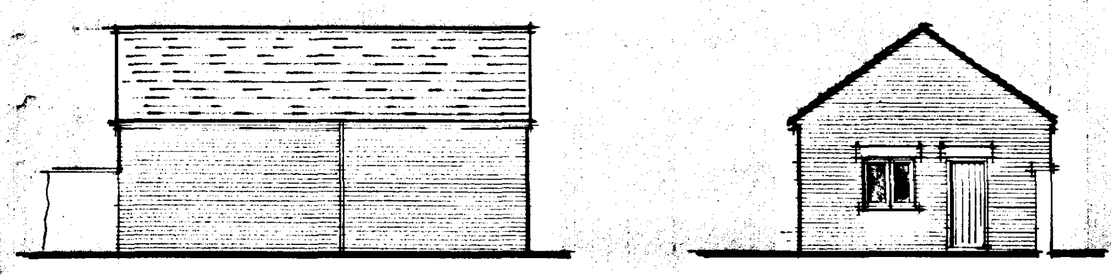
W E S T



roof covering in re-constituted slate EASTCOTT BRITLOCK slate or similar

brickwork to match exist building





N O R T H E A S T S O U T H W E S T

HEDGEROW PLANTING

Hawthorn hedge immediately behind fencing (Crataegus Monogyna) 45 ~ 60cm transplants in 2no staggered rows 300mm apart, transplants at 600mm c/c
Plant shelters + woodchip mulch or 1m wide RC mulch mat

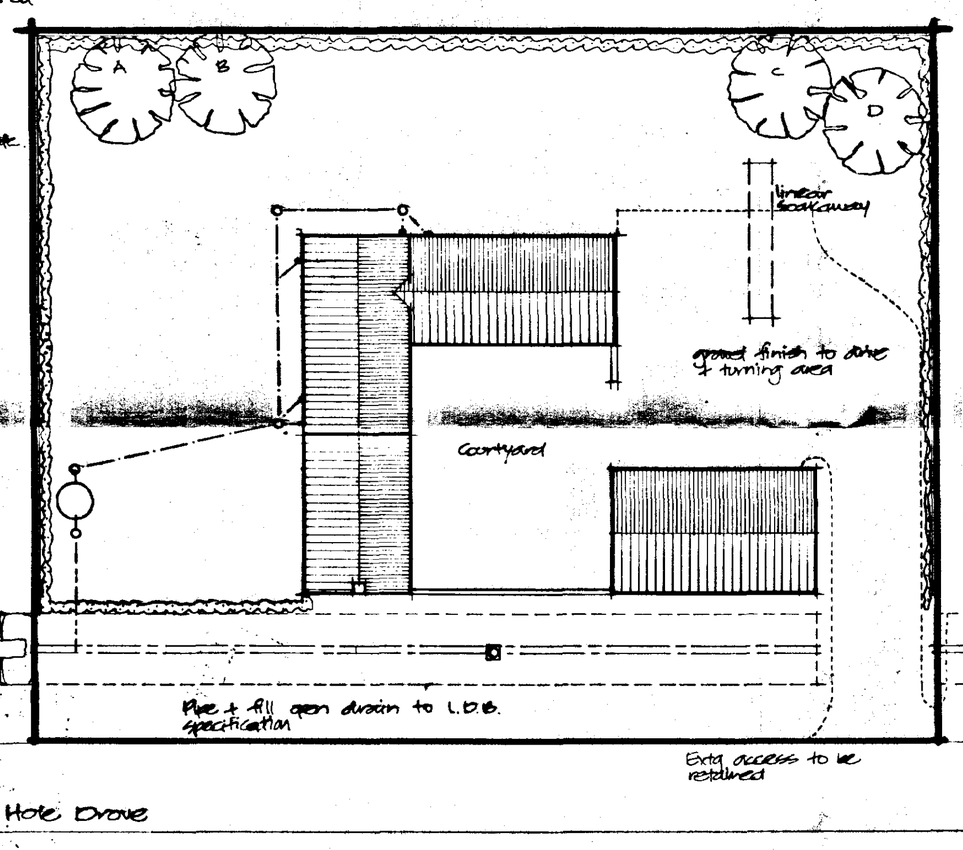
TREES

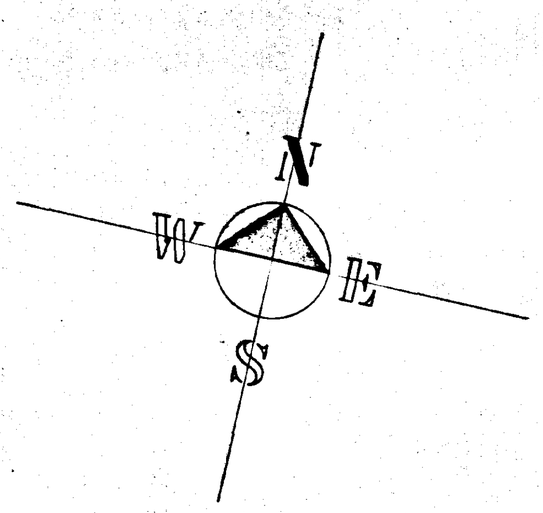
1.8m high rootballed feathered. staked + tied to B.S. 3998 etc.
Tree shelters B.S. 4428

A Sycamore
B Horse Chestnut
C Ash
D Ash

1m wide RC mulch mat.
Granular contact herbicide around planting area.

Fencing rustic style in treated timber - post + 3no rails 1.2m high. to N, E & W boundaries





A Elevational treatment amendments as agreed at meeting with Planning Officer on 3/8/99 inc.
- remote dormer
- timber face lintels over new openings
- reduce window W4 to full height sliding sash
- reinstate gable window at high level in bedroom 1.
- retain openings + block infill W2 14/8/99

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
85 Hanmam Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711437
Peter S. Lithgow MCIOB MCIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

PROPOSED BARN CONVERSION & RESTORATION WITH GARAGE AT BLACK HOLE DROVE WEST PINCHBECK SPALDING LINCOLNSHIRE

MR & MRS A C PORTER

ELEVATIONS AND BLOCK PLAN

1:100 & 1:200

JUNE 99

no 725

rev no A revisions

B L O C K P L A N 1 : 200

APPROVED PLAN
Ref. 653/99

SOUTH HOLLAND DC HOUSING & PLANNING
16 AUG 1999
Ref:

DETERMINED PLAN

reduce ground level around building where "artificially" high

form new window opening

reduce opening + install window

KITCHEN

BEDROOM 3

re-build defective wall sections

BEDROOM 2

insulated dry lining system to external solid walls

new window opening

form new door opening

1 brick thick wall

open above

carefully re-form arches to openings (w5, d1, d5)
re-use brickwork over + incorporate,
bed joint reinforcement BCC Eucrepair SEF60W200E
repair/replace perished brickwork
especially at eaves + gables etc.
rake out joints + re-point using lime, non cement mortar

reduce floor level internally in middle section + lead & replace all floors with ground supported insulated solid floor

110ø uPVC drain L/800 with concrete surround

shallow access chamber

shallow access chamber

W.C

new opening

new window opening

LOUNGE

infill 3 bay cart/motor opening + install full height frame + pair of doors in middle bay area

build up on line of ext wall + form new openings

DOUBLE GARAGE

OPEN

canopy over (vertical boarded)

canopy over

rwp

5800

9100

GROUND FLOOR PLAN

form new window opening with discreet half + half dormer

linear scaffolding with perforated distribution

re-build defective section of walling

BEDROOM 1

insulated access door

insulated access door

down

BATHROOM

insulated access door

FIRST FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUL 1999
Ref: 0653/99

SUPERSEDED

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
85 Hamram Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711431
Peter S. Lithgow MCIOB MRIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
PROPOSED BARN CONVERSION & RESTORATION WITH GARAGE AT
BLACK HOLE DROVE
WEST PINCHBECK
SPALDING
LINCOLNSHIRE

client
MR & MRS A C PORTER

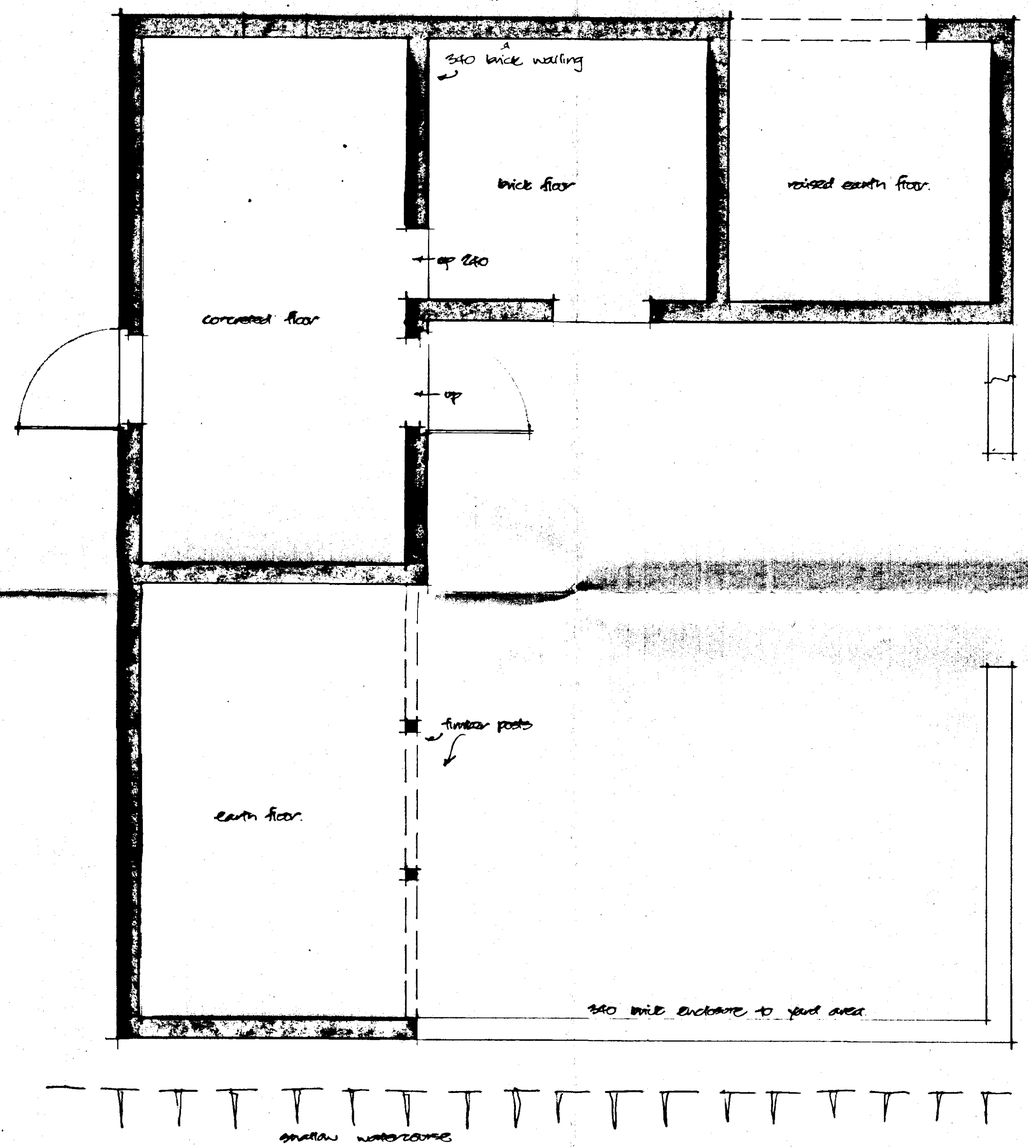
drawing
GROUND FLOOR AND FIRST FLOOR PLANS

scale
1:50

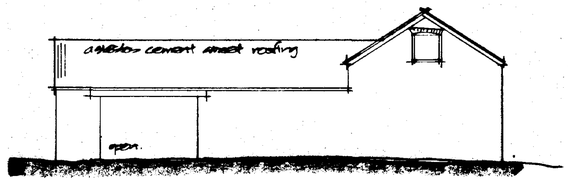
date
JUNE 99

job no
99/25

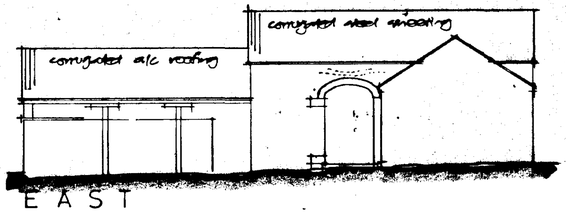
dwg no | revisions
01



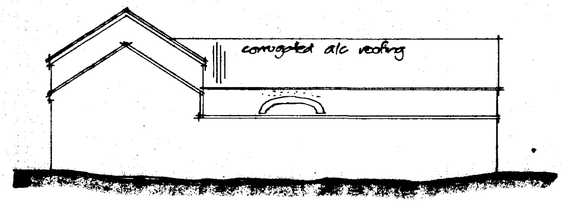
FLOOR PLAN



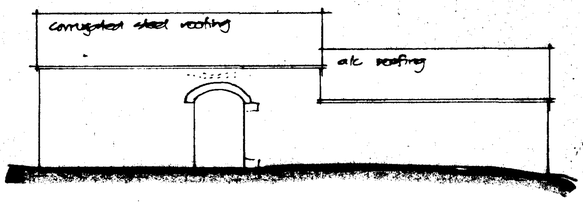
NORTH



EAST



SOUTH



WEST

AMENDED PLAN
Ref. 653/99

SOUTH HOLLAND DC
HOUSING & PLANNING
16 AUG 1999
Ref:

DETERMINED PLAN

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
85 Hammam Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711437
Peter S. Lithgow BSC(ICB) MRAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
PROPOSED BARN CONVERSION & RESTORATION AT
BLACK HOLE DROVE
WEST PINCHBECK
SPALDING
LINCOLNSHIRE

client
MR & MRS A C PORTER

drawing
SURVEY DRAWING

scale
1:50 & 1:100

date
JUNE 99

job no
9925

dwg no
revisions

reduce ground level around building where "artificially" high

form new window opening

reduce opening + install window - timber clad opening "power" around window. 100 BOX & TIMBER FACE LINTEL

100 BOX & TIMBER FACE LINTEL

W1

W2

KITCHEN

BEDROOM 3

BEDROOM 2

re-build defective wall sections

insulated dry lining system to external solid walls

form new door opening

new window opening

W5

100 BOX & TIMBER FACE LINTEL

d1

d3

d4

d5

W3

carefully remove loose to openings (W5, d1, d5) re-build brickwork det + incorporate bed joint reinforcement BLL DELIVERABLE SEPTEMBER 2000 repair / replace perished brickwork especially at eaves + gables etc. rake out joints + re point using lime rich cement mortar

reduce floor level internally in middle section + test & replace all floors with ground supported insulated solid floor

1100 MRC drain L/800 with concrete surround

shallow access chamber

shallow access chamber

new opening

LOUNGE

new window opening 450 height slit bottom level cill

100 BOX & TIMBER FACE LINTEL

W4

infill 3 bay cart/motel opening + install full height frame + pair of doors in middle bay area

build up on line of exist wall + form new openings

150 BOX & TIMBER FACE LINTELS OVER ALL OPENINGS

canopy roof

canopy door (vertical boarded)

d11

d12

W7

DOUBLE GARAGE

OPEN

9100

5800

GROUND FLOOR PLAN

form new window opening with discreet half + half dormer

linear scotia cove with perforated distribution pipe and casing

reduce defective section of walling

W6

BEDROOM 1

110

110

BATHROOM

FIRST FLOOR PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 16 AUG 1999 Ref:

APPROVED PLAN Ref. 653/99

A Plan amended as agreed at meeting with Planning Officer 5/8/99

14/8/99.

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

THIS DRAWING IS THE COPYRIGHT OF L A BUILDING DESIGN AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT EXPRESS CONSENT

L. A. BUILDING DESIGN
Architectural and Surveying Practice
86 Hannam Boulevard
Spalding
Lincolnshire
PE11 1LB
Tel/Fax (01775) 711439
Peter S. Lithgow MCIOB MRIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

DETERMINED PLAN

project
PROPOSED BARN CONVERSION & RESTORATION WITH GARAGE AT BLACK HOLE DROVE WEST PINCHBECK SPALDING LINCOLNSHIRE

client
MR & MRS A C PORTER

drawing
GROUND FLOOR AND FIRST FLOOR PLANS

scale
1:50

date
JUNE 99

dwg no
9925

rev no
revisions