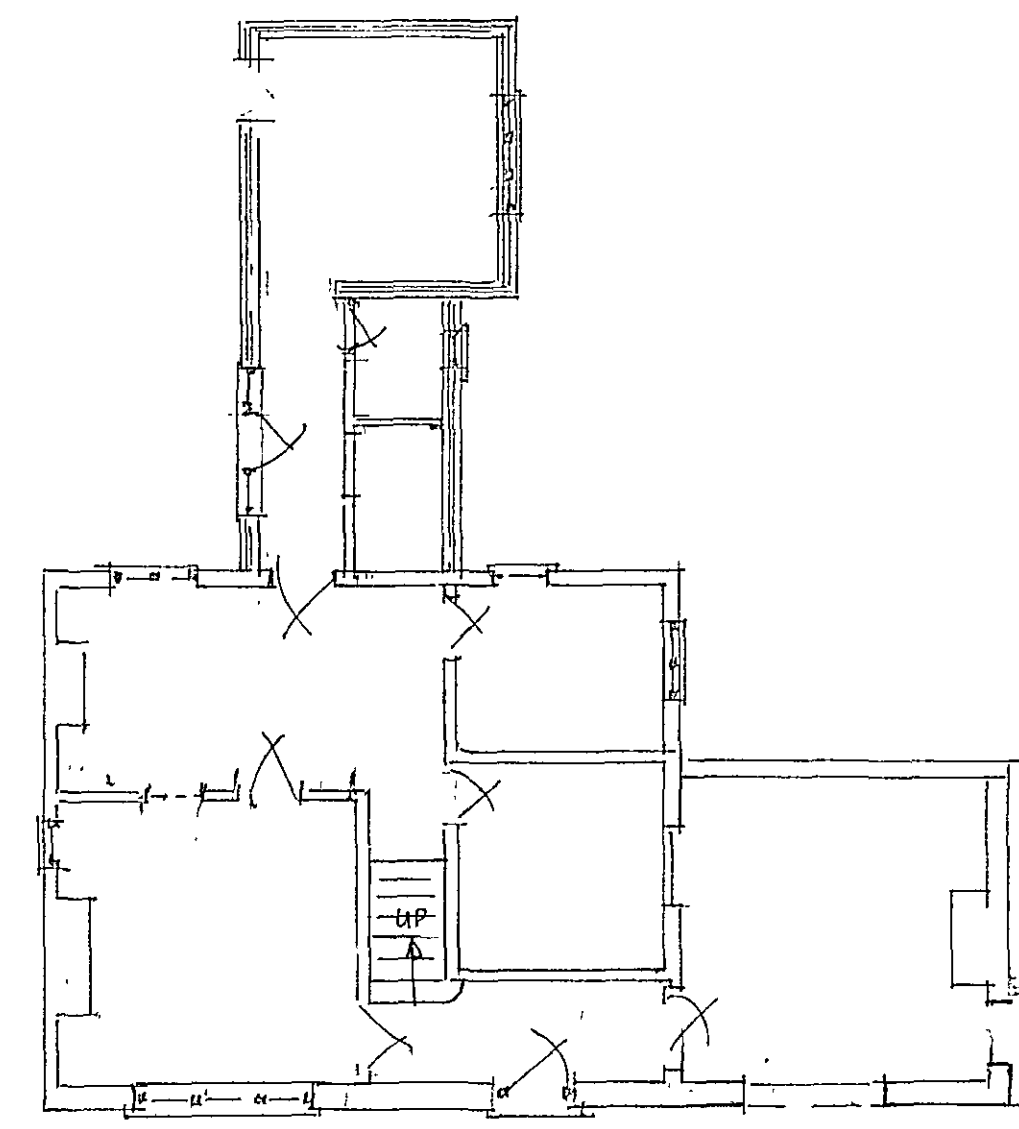
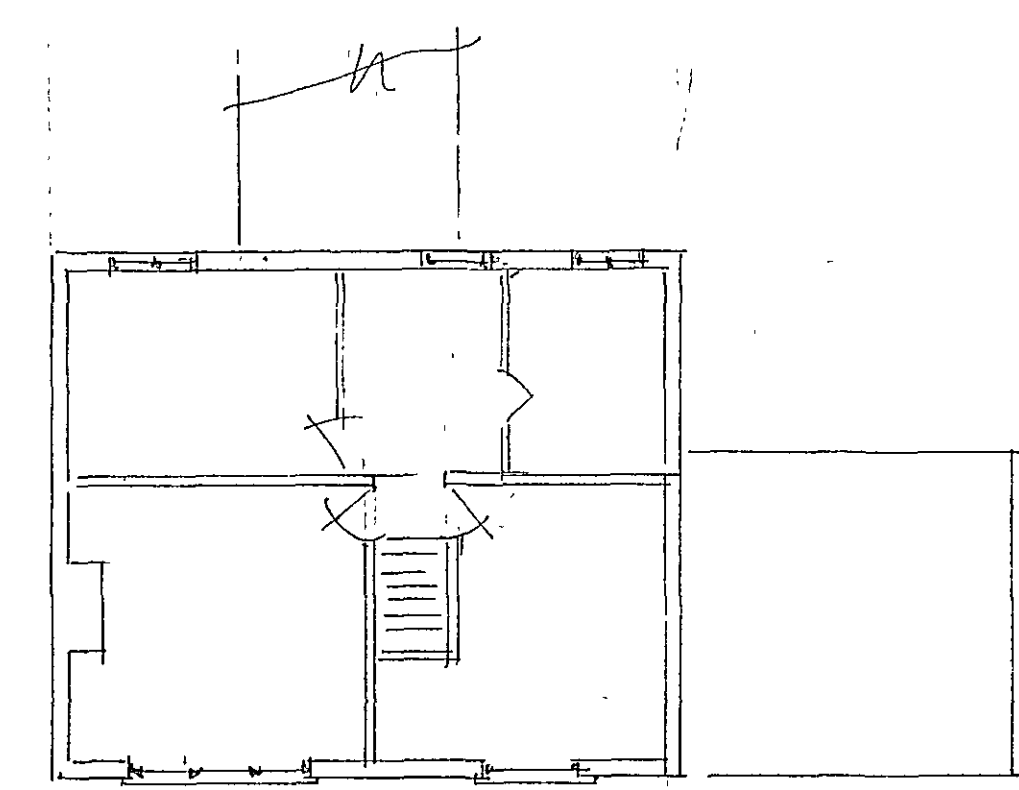


Proposed restoration and improvements to an existing semi-derelict cottage and including a new detached garage at Birds Drove Surfleet Nr. Spalding for Mr. R. Clay

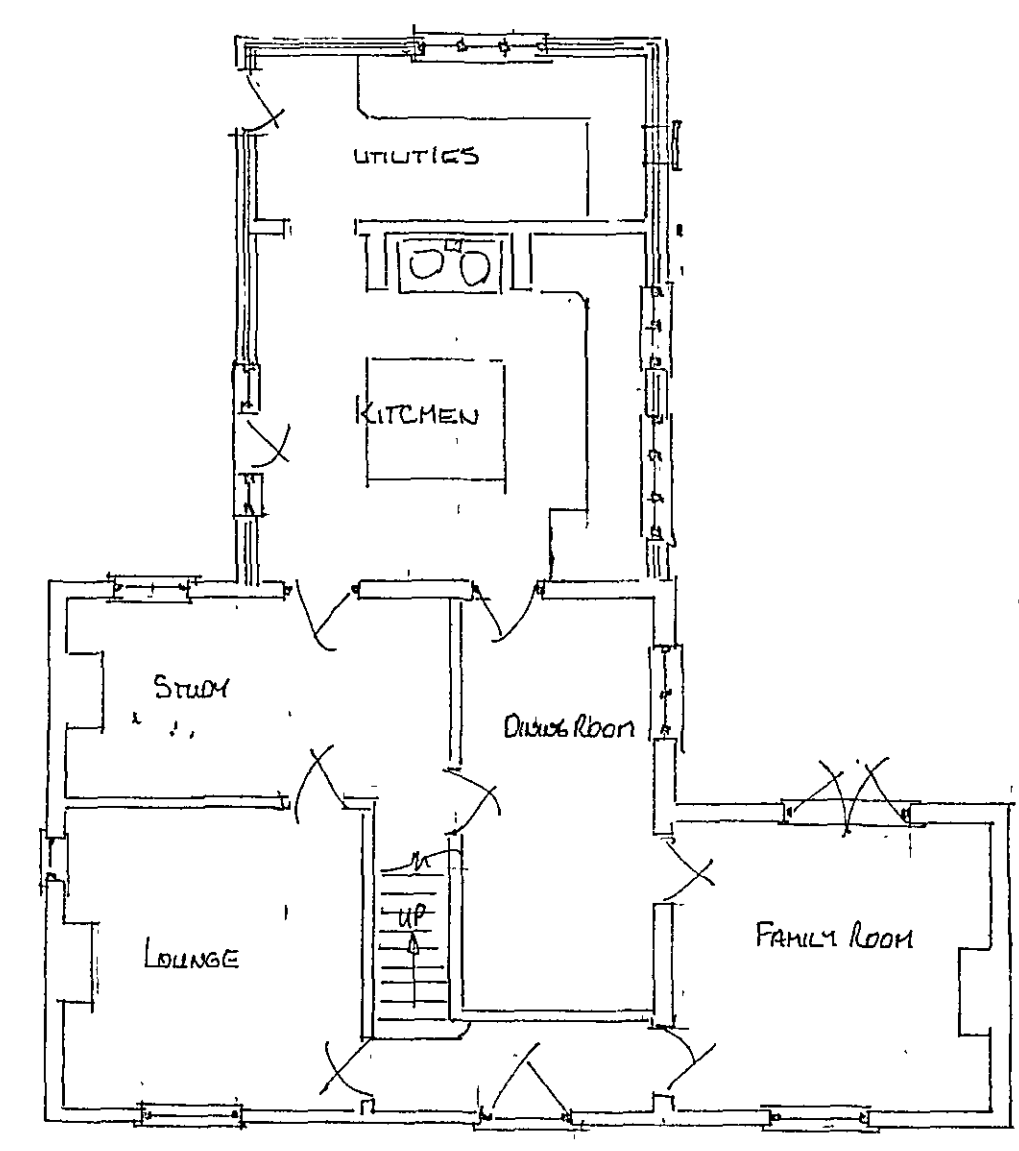
scale 1:100.



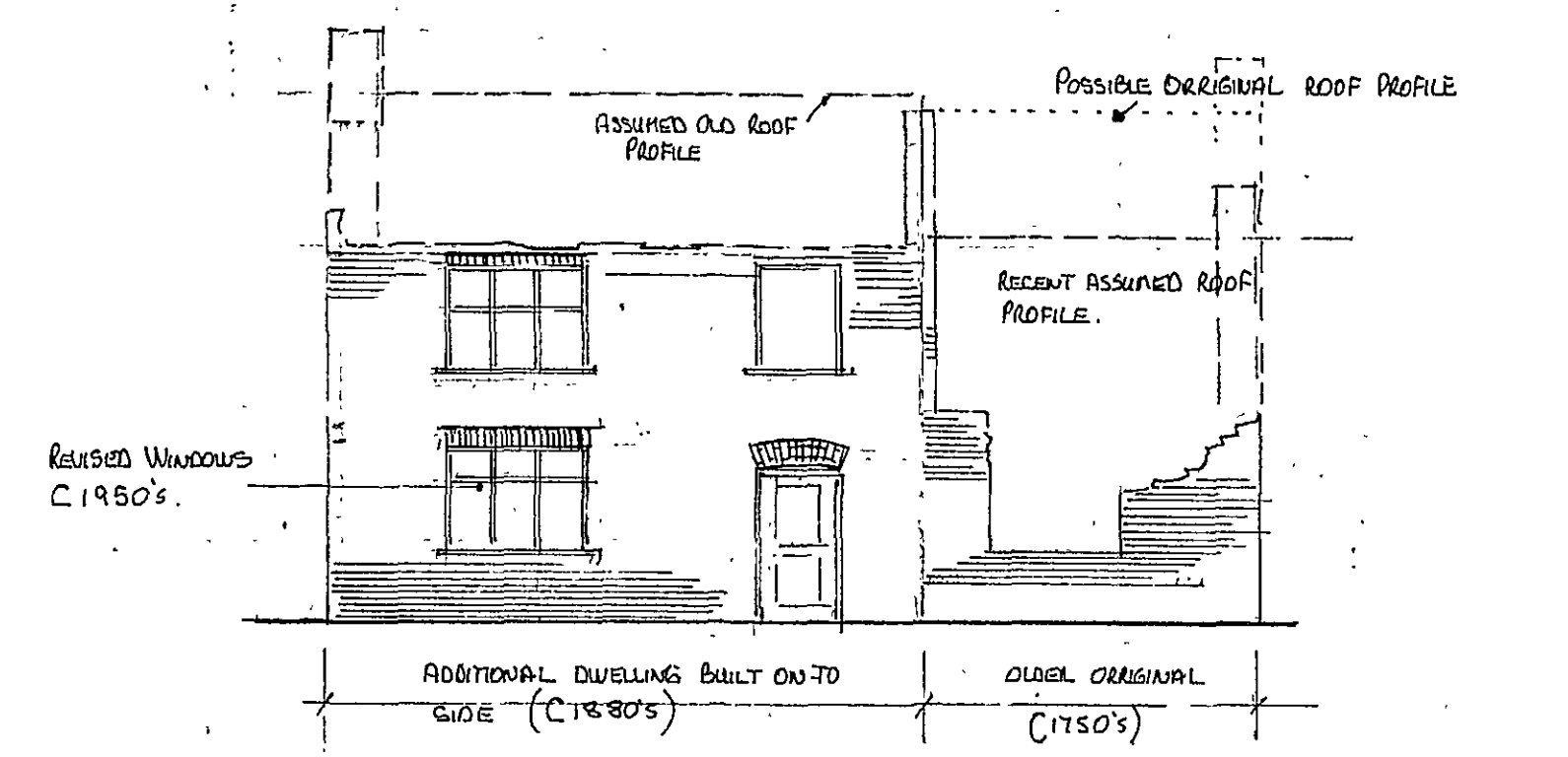
existing ground floor plan



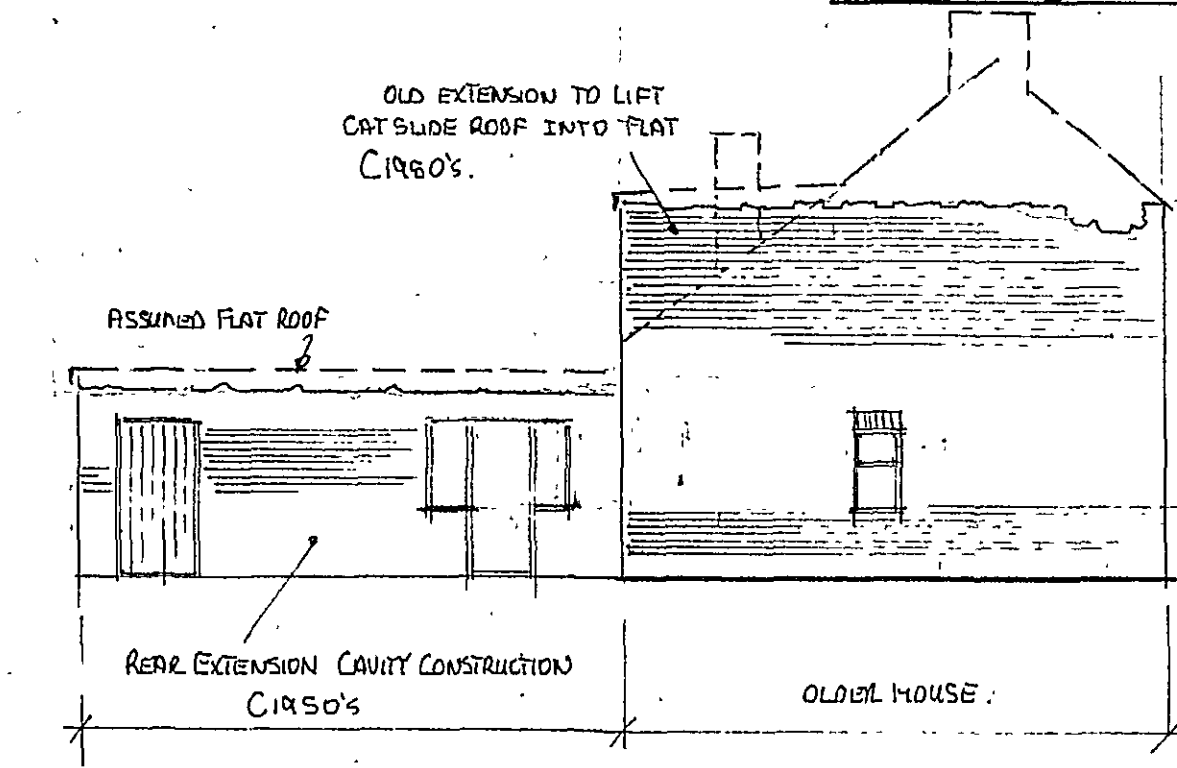
existing 1st. floor plan



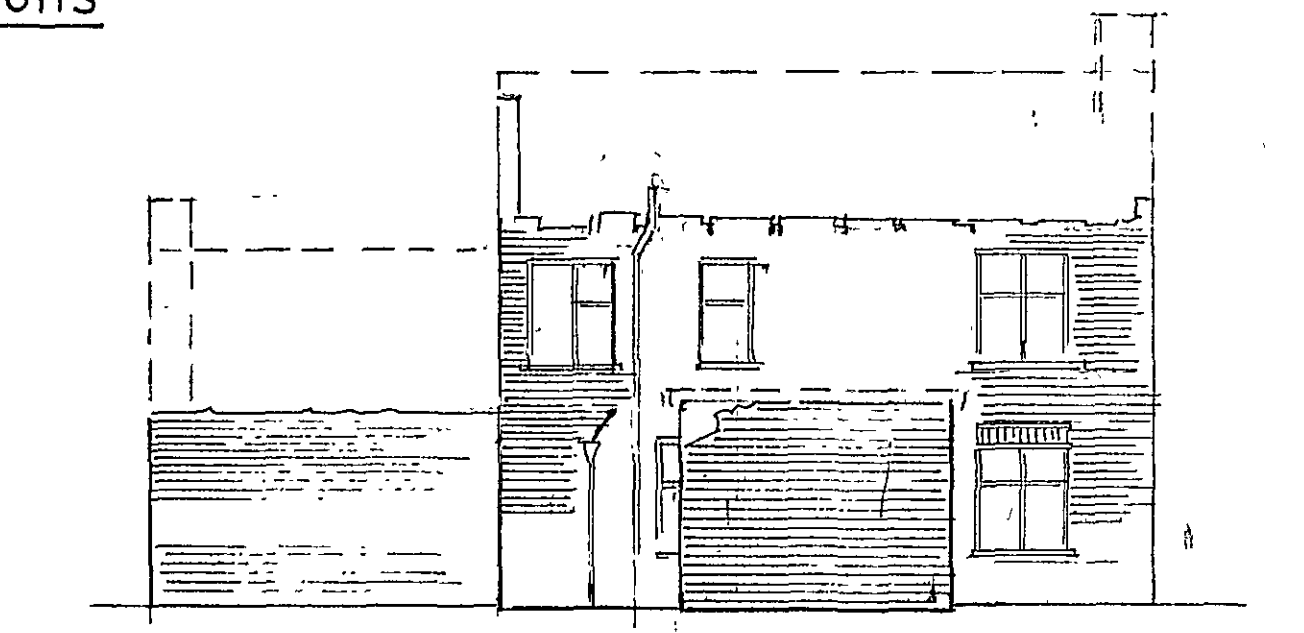
proposed ground floor plan



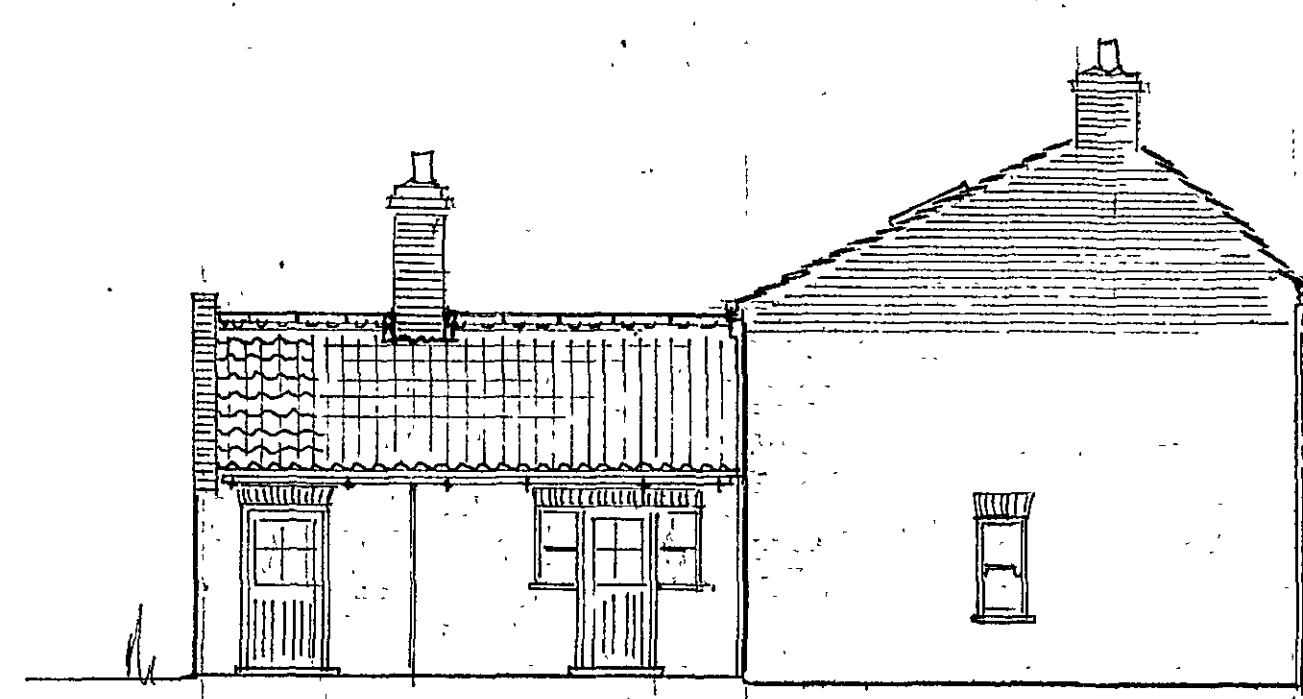
existing elevations



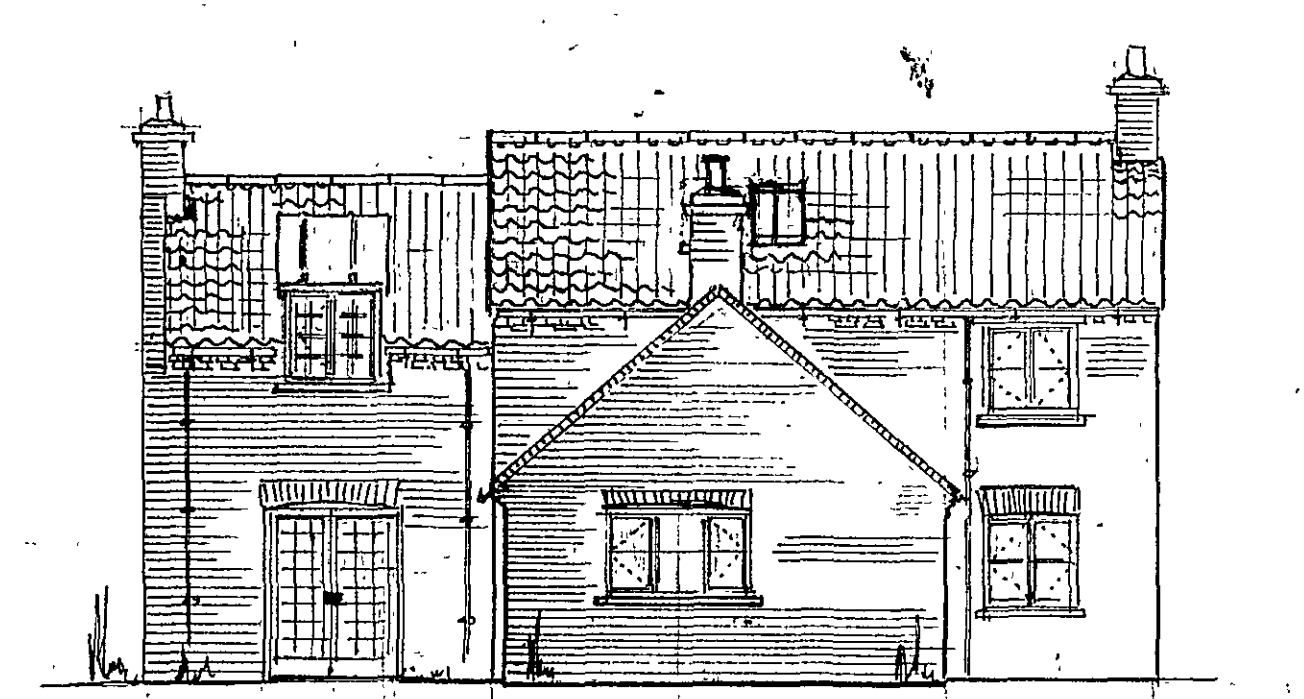
south facing.



east.



west.



north.

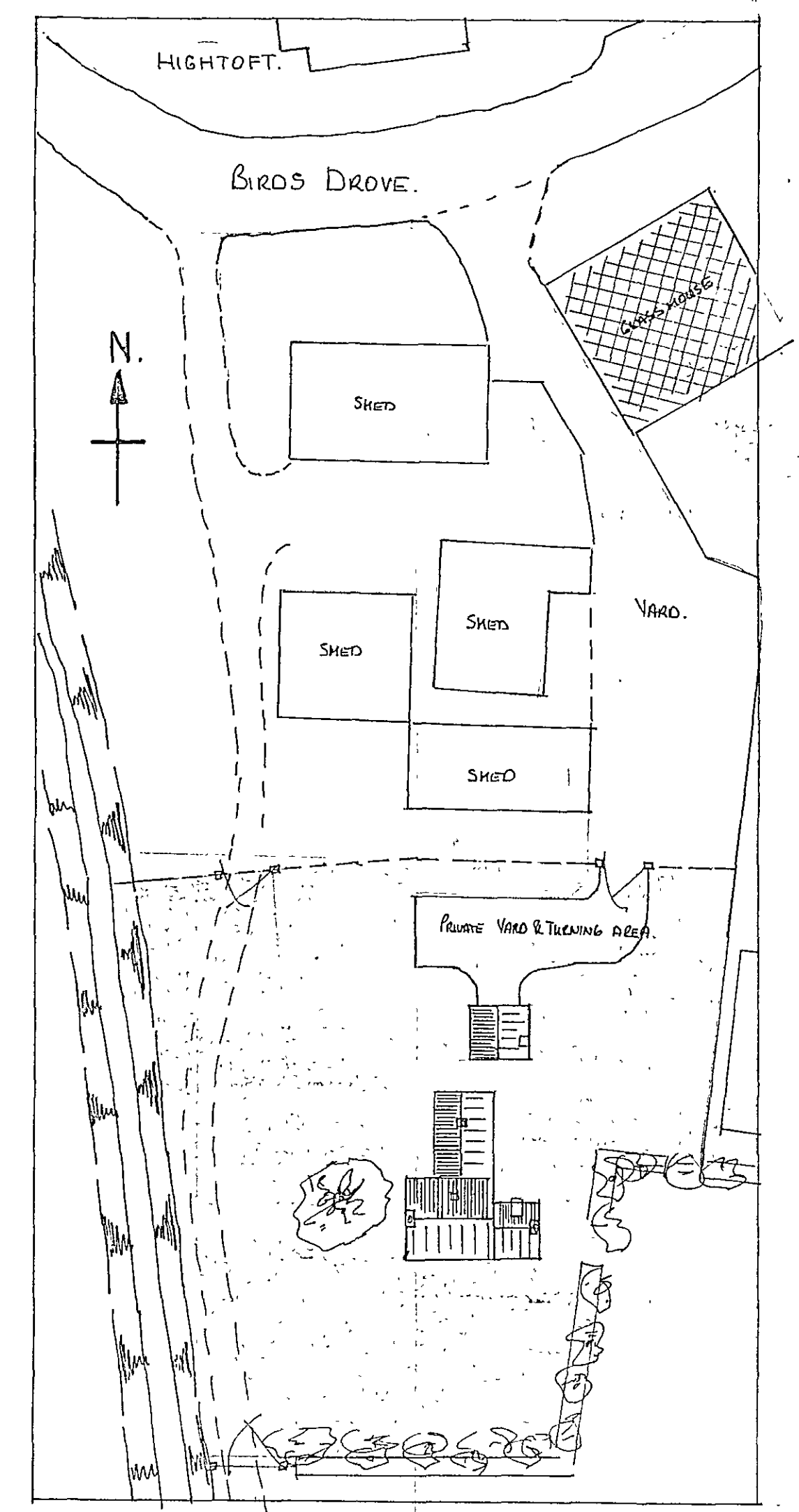
proposed elevations

WALLS EXISTING BRICKWORK TO BE RESTORED IN KEEPING WITH AGE & ORIGINAL MATERIALS USED. NEW WORK TO BE BLENDED INTO EXISTING SELECTING ONLY SUITABLE BRICKS, NEW OR RECLAIMED AS FOUND. TRADITIONAL DETAILS I.E. BONDING, TUMBLING-IN, DENTALS, OVERSAILING COURSES & CORBELING TO BE USED.

ROOF FRONT ELEVATION TO BE IN 'TRADITIONAL BOXHILL' NEW CLAY PANTILES. REAR ELEVATION AND SINGLE STORY REAR BLOCK TO BE IN NEW INTERLOCKING 'COUNTY' PATTERN CLAY PANTILES BY SAME MANUFACTURE. PROVIDE DENTILS IN ALL TILE PANS AT RIDGE. FLASHINGS IN LEAD. DORMER ROOF & SIDES TO BE LEAD COVERED USING TRADITIONAL FIXINGS AND LEADED TIMBER ROLLS.

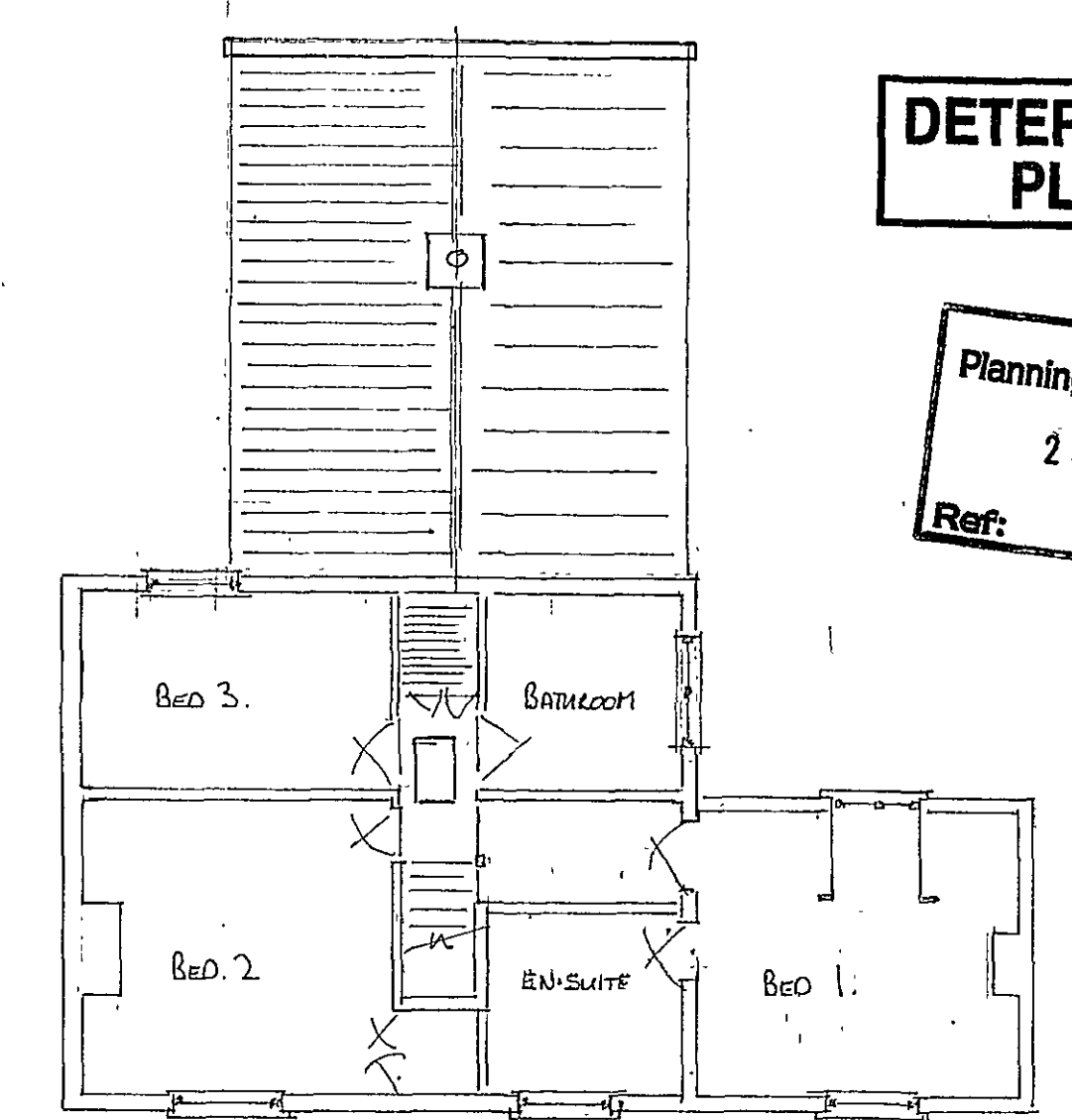
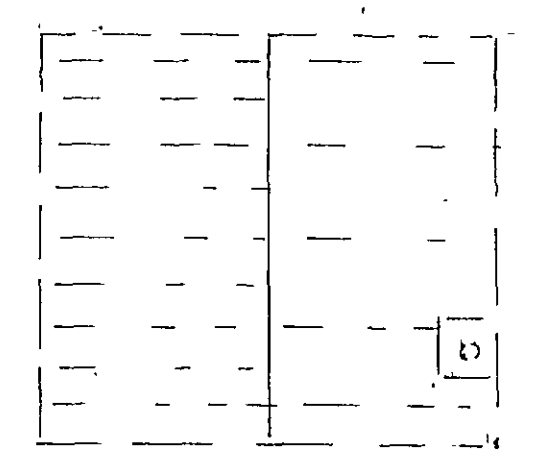
WINDOWS & DOORS ALL TO BE MANUFACTURED IN TIMBER WITH PERIOD DETAILS. VARIOUS STYLES AS INDICATED ON ELEVATIONS. VERTICAL SASHES, CASEMENTS & YORKSHIRE SLIDING SASHES. SKYLIGHT FROM TRADITIONAL CAST-IRON 'COTTAGE' RANGE WITH CENTRAL GLAZING BAR.

R.W. GOODS 1/2 ROUND METAL GUTTERS ON RISE & FALL DRIVE-IN BRACKETS. ROUND METAL DOWNPIPES.



Block Plan 1:500

for details of garage see drg.2.



proposed 1st floor plan

DETERMINED PLAN

SHDC
Planning & Development
23 DEC 2008
Ref: 1300/08