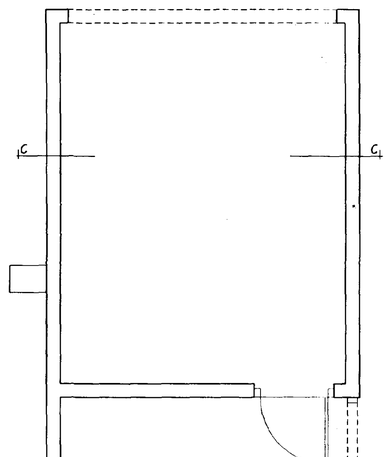
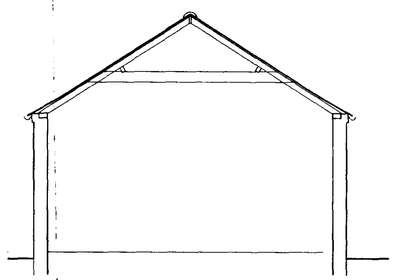
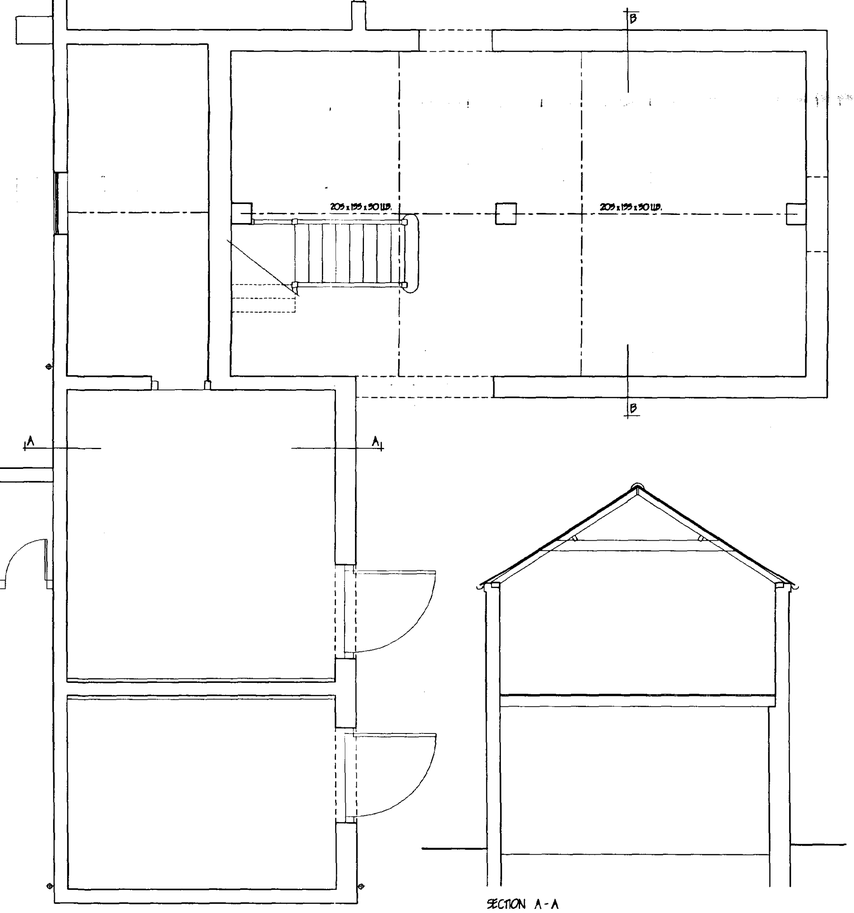
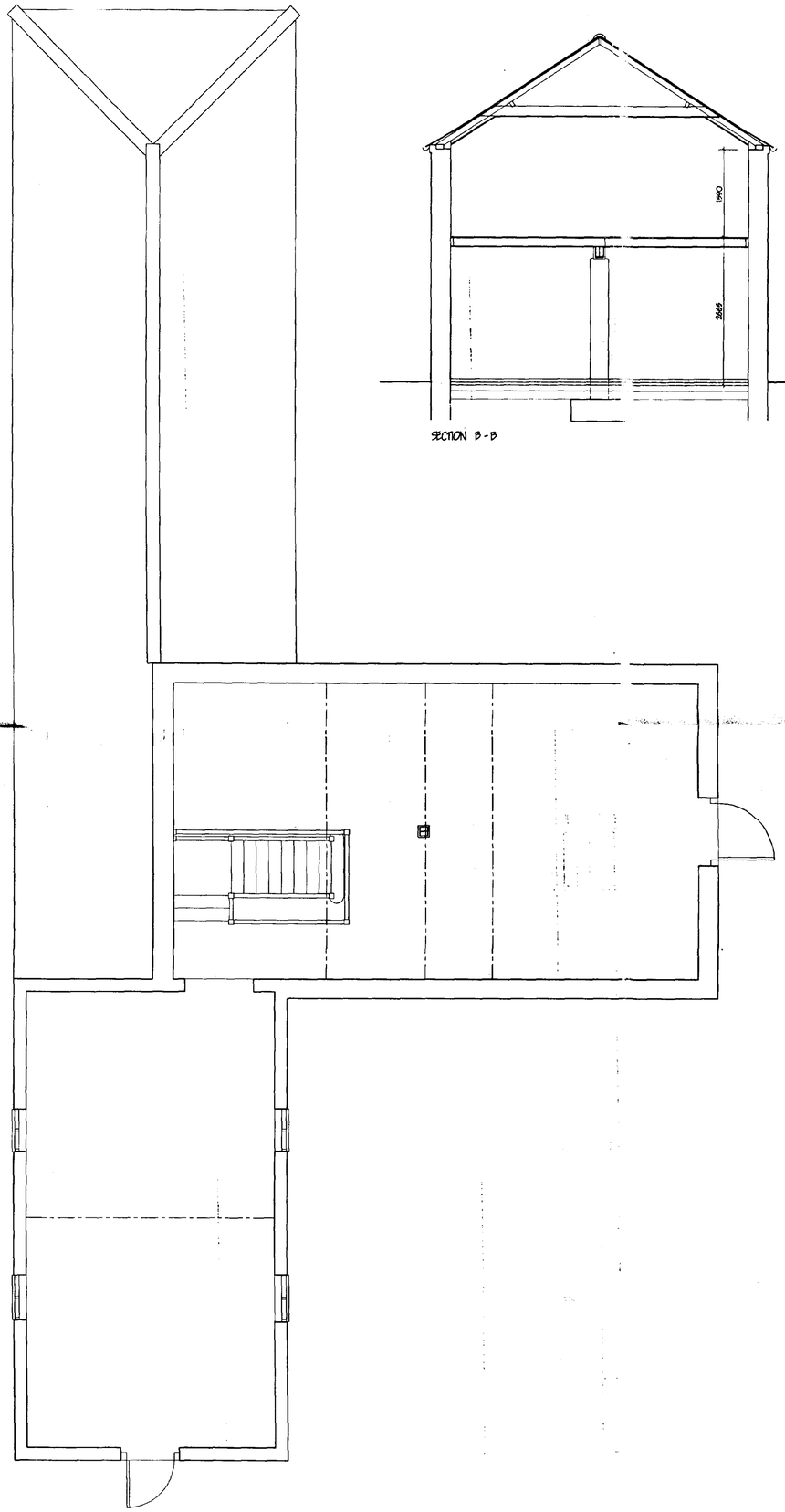




SECTION C - C



SECTION A - A



SECTION B - B

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SNDC
Planning & Development
- 2 SEP 2002
Ref 986/02

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782
Mobile : 0410 290652

Client:
MR R. WALKER

Project.
PROPOSED BARN CONVERSION
OXCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINC'S.

Drawing.
FLOOR PLANS / SECTIONS EXISTING

Scale	1:50	Drawing No.	9941:3
Date.	DEC. '99	Drawn.	J.C.

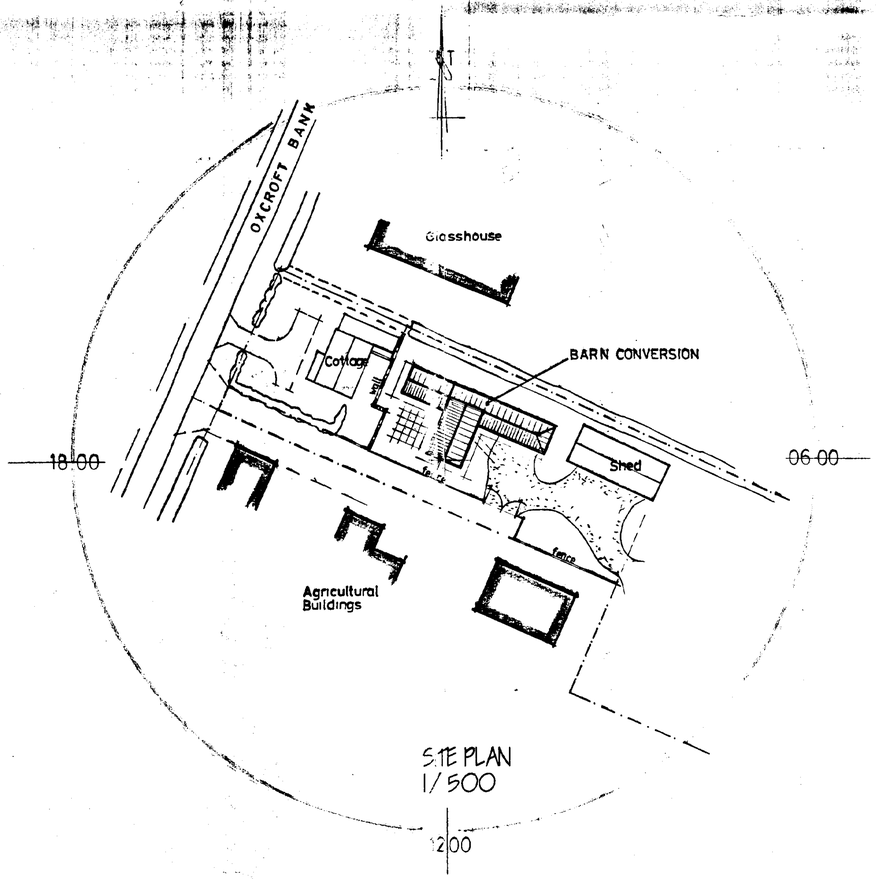
LIMITATIONS.
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The works will not be supervised or inspected on site by G.R. Merchant. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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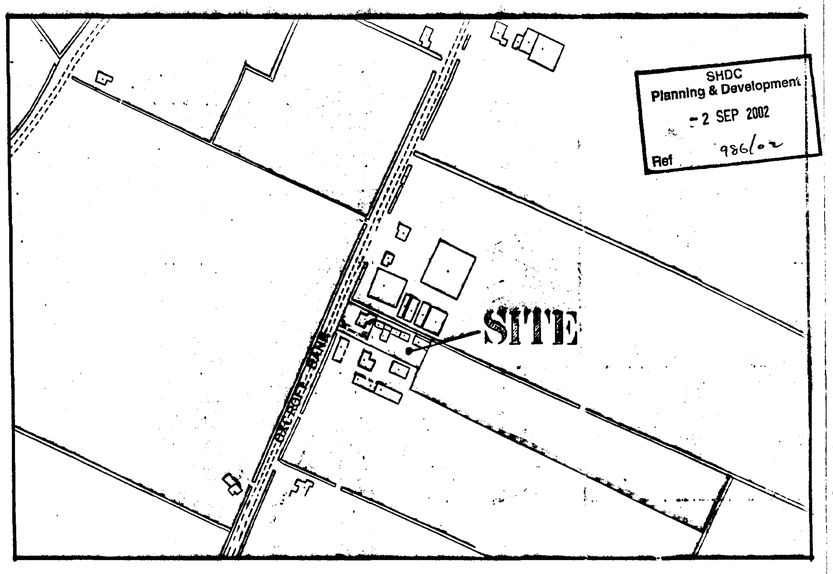
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SITE PLAN
1/500



LOCATION PLAN
1/2500

SHDC
Planning & Development
-2 SEP 2002
Ref 986/02

ref revision date

G. R. MERCHANT
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
18A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490600
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fsbusiness. Co. UK

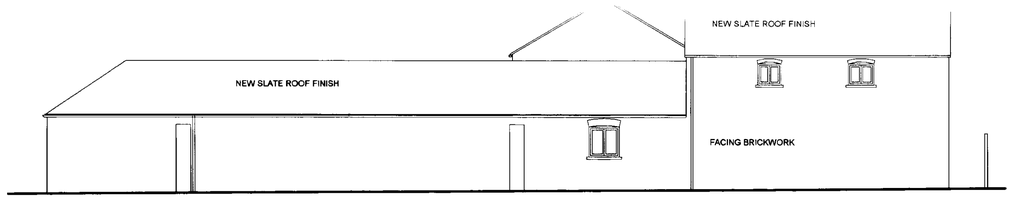
Project
BARN CONVERSION
OXCROFT BANK
SHEAPEALL STOW
SPALDING LINCS

Client
R. WALKER

Drawing
LOCATION & SITE PLAN

Job Ref	Drawing No
516-02	1
Date: AUG' 2002	Drawn: GRM
Scales: AS INDICATED	

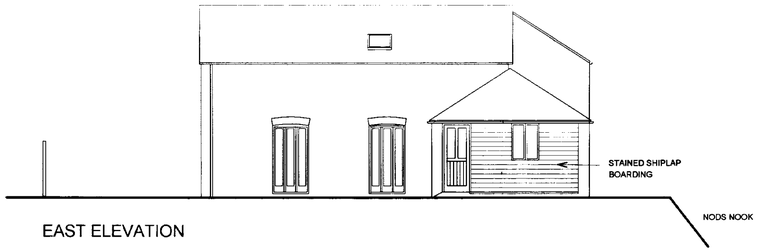
DO NOT SCALE FROM THIS DRAWING
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The Contract Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including boundaries are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect as that design assumptions may be established. We not surveys are recommended in respect of boundaries to establish specific site conditions before foundation work is undertaken.



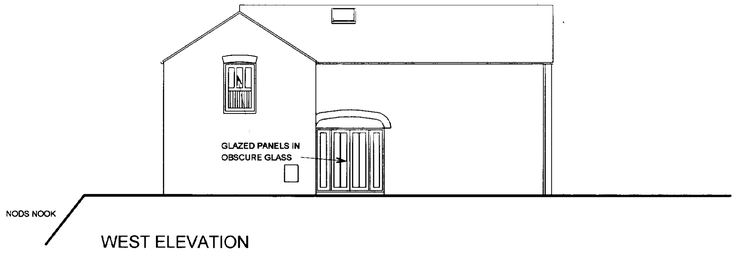
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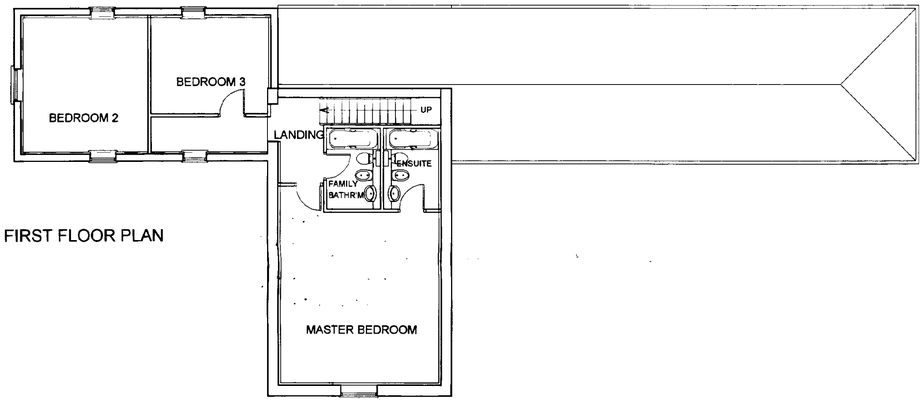
SOUTH ELEVATION



EAST ELEVATION

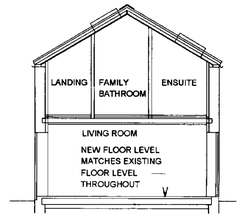


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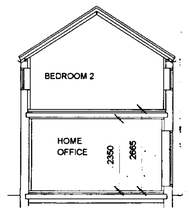


FIRST FLOOR PLAN

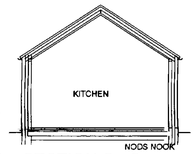
EXISTING ROOF STRUCTURE TO BE STRENGTHENED AS NECESSARY. EXISTING ROOF FINISH TO BE REPLACED WITH SLATE.



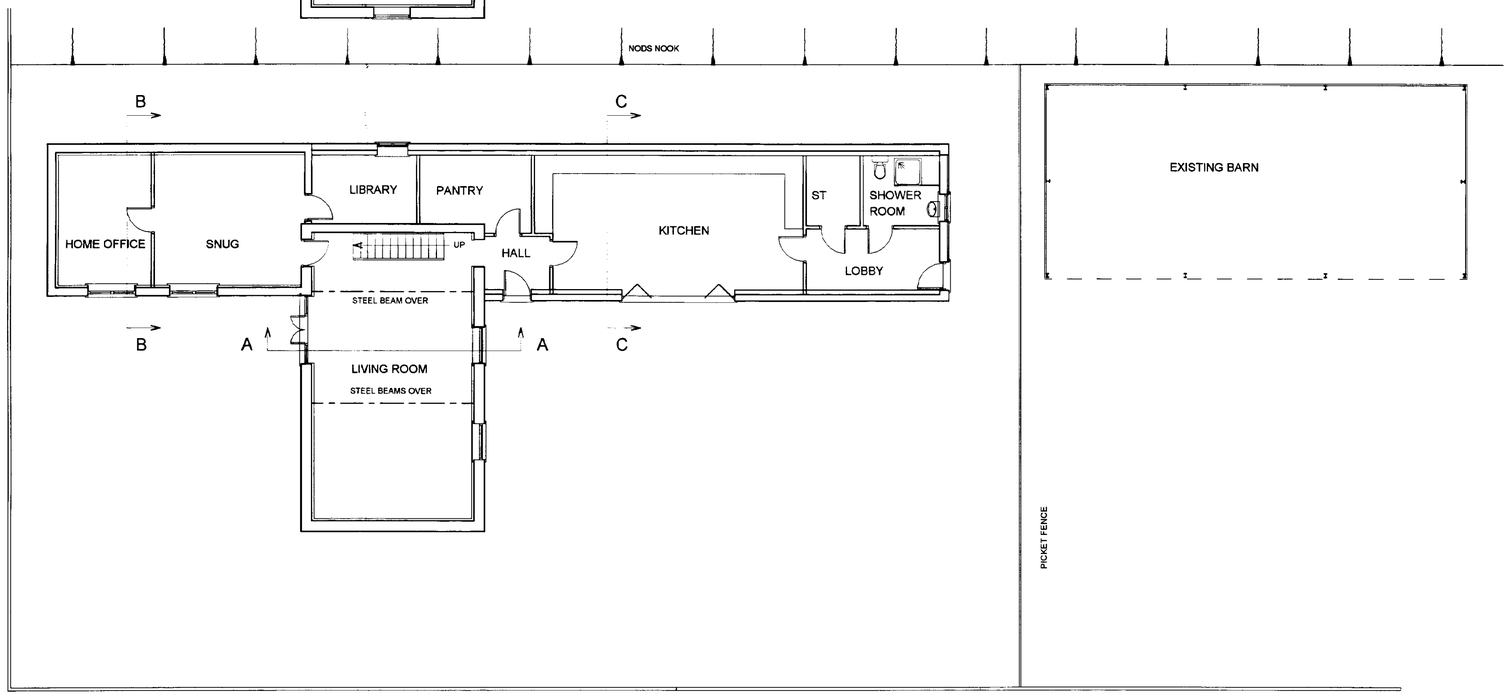
SECTION A - A



SECTION B - B



SECTION C - C



GROUND FLOOR PLAN

MATERIALS

WALLS
EXISTING BRICKWORK TO BE MADE GOOD.
NEW BRICKWORK TO MATCH EXISTING.
CLADDING TO BE STAINED SHIPLAP BOARDING.

ROOF
SLATE FINISH ON STRENGTHENED TIMBER STRUCTURE.

WINDOWS
STAINED SOFTWOOD

RAINWATER GOODS
BLACK CAST IRON OR POWDER COATED ALUMINIUM

C 29/4/05 SCHEME REVISED TO MATCH ORIGINALLY APPROVED SCHEME AS CLOSELY AS POSSIBLE.

B 1/2/05 PROPOSALS RELATED TO THE METAL BARN OMITTED

A 4/1/05 REVISED IN ACCORDANCE WITH CLIENT COMMENTS DATED 31/12/04.

revisions

This drawing is the copyright of Robin Williams Associates
Do not scale from this drawing. Check all dimensions on site.
The contractor shall bring any discrepancies immediately to the notice of the Architect

MR & MRS TALL
client

NODS NOOK BARN CONVERSIONS
OXCROFT BANK, SHEPEAU STOW
project

PLANS, SECTIONS & ELEVATIONS
AS PROPOSED SCHEME 2
title

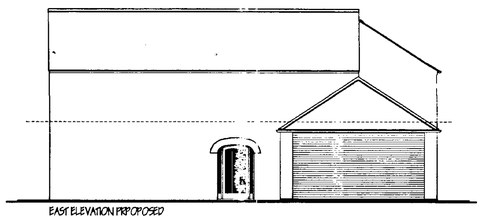
AMENDED PLAN
Rist. A3

Planning & Development
- 4 MAY 2005
Ref: 0936/02

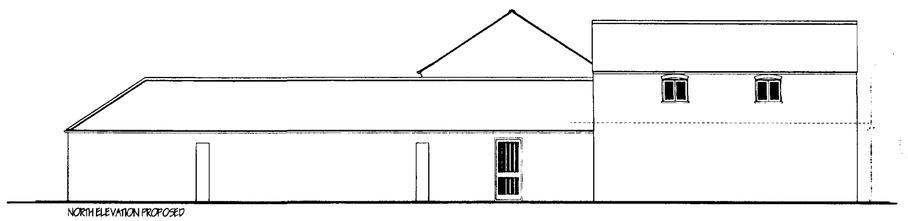
04176 ASK005 REVISION C
drawing number

scale 1:100 drawn RW
date DEC 04 checked

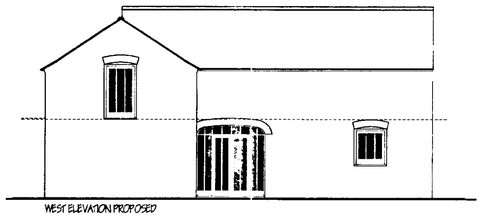
Robin Williams Associates
Architects and
Planning Supervisors
1 Longthorpe House Mews
Loder Avenue
Bretton
Peterborough PE3 9TL
Tel: 01733 331440
Fax: 01733 333203



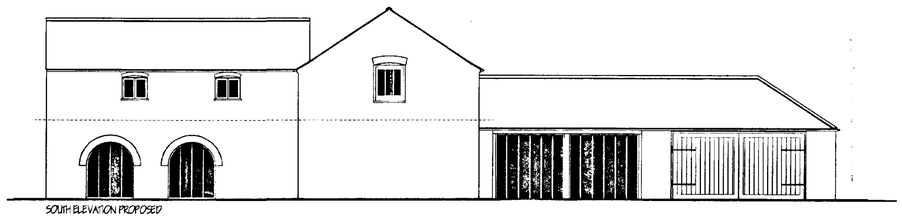
EAST ELEVATION PROPOSED



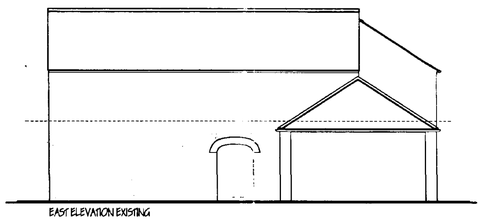
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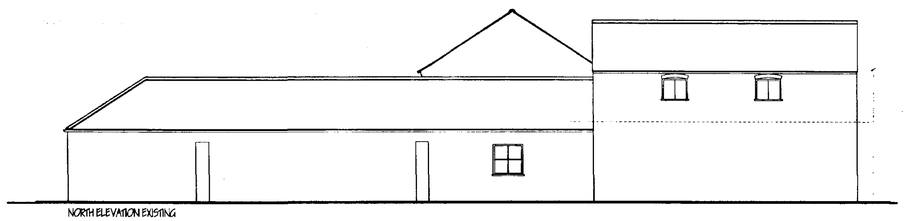
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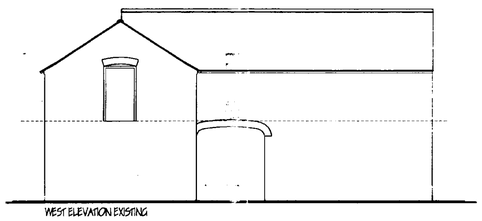
SOUTH ELEVATION PROPOSED



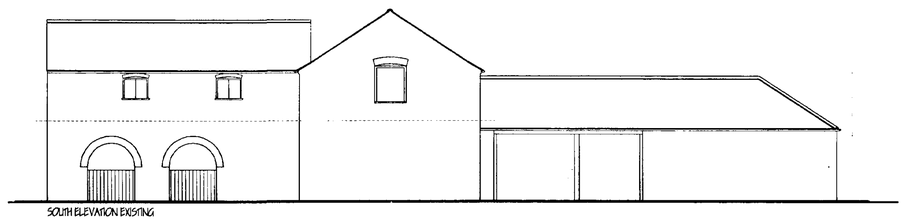
EAST ELEVATION EXISTING



NORTH ELEVATION EXISTING



WEST ELEVATION EXISTING



SOUTH ELEVATION EXISTING

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PLANNING APPLICATION
- 2 SEP 2002
Ref 986/-2

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 290852

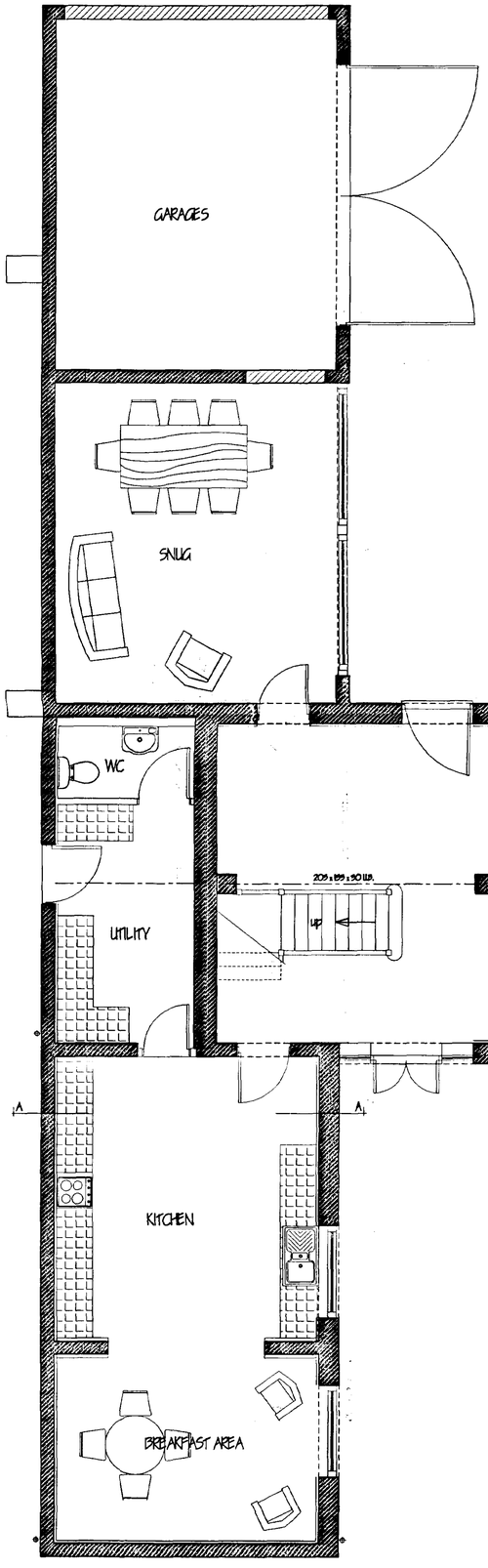
Client.
MR R. WALKER

Project.
PROPOSED BARN CONVERSION
ONCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINC'S.

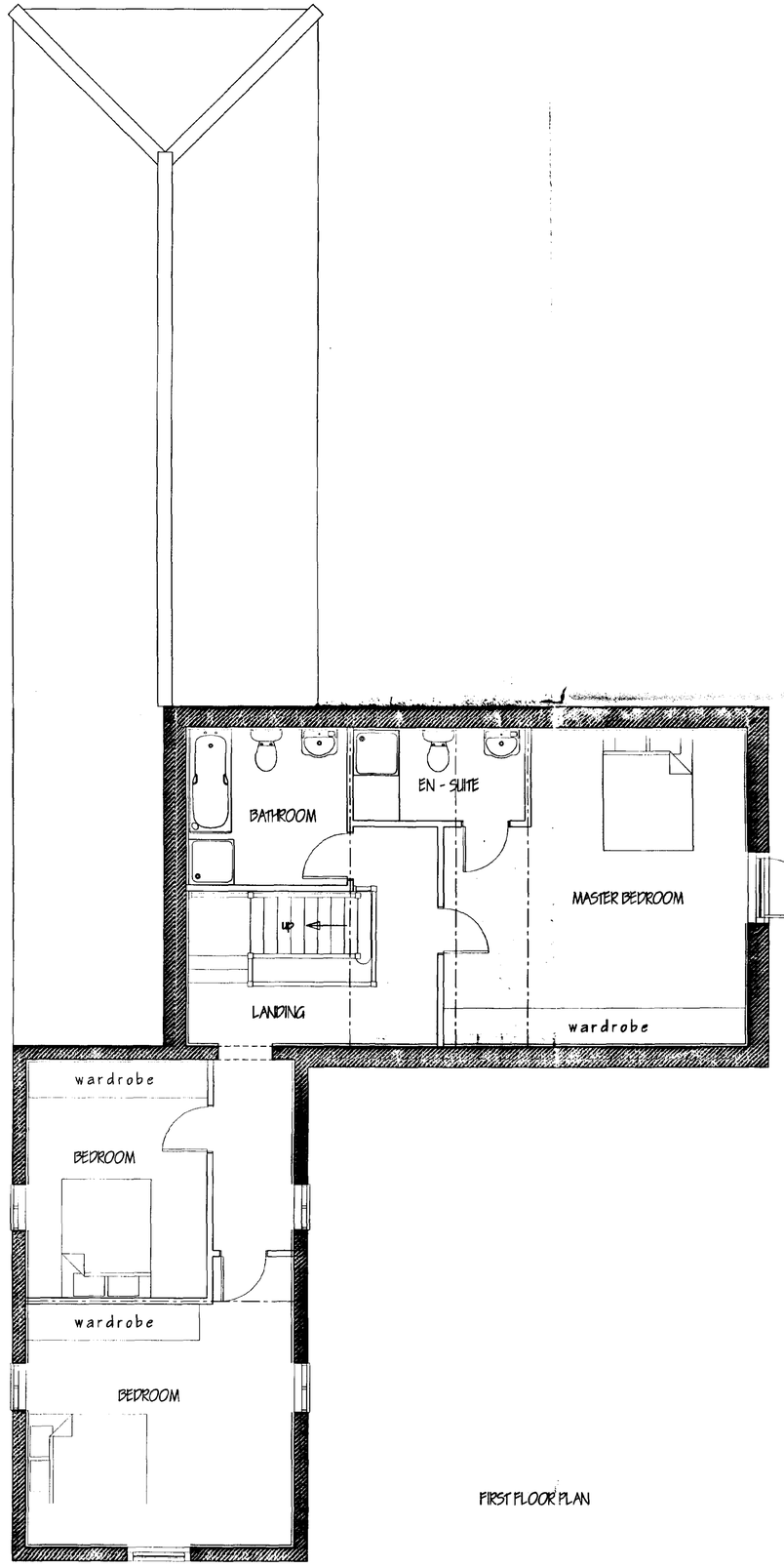
SUPERSEDED

Drawing.
ELEVATIONS EXISTING & PROPOSED

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Date.	AUG. 02	Drawn.	J.C.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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SOUTH KESTEVEN DISTRICT COUNCIL
Planning & Development
- 2 SEP 2002
98/02

revision	date	init.	revision details.

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Tel/Fax : 01406 423762
Mobile : 0410 290852

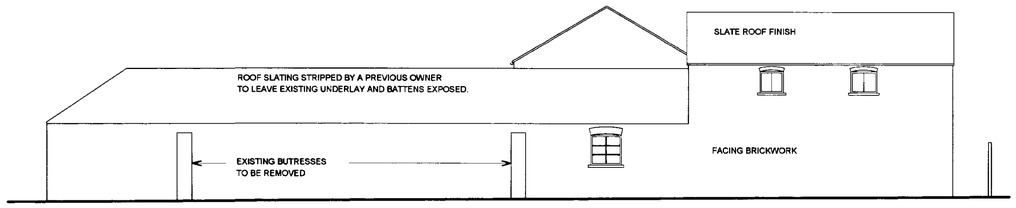
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MR R. WALKER

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ONCROFT BANK,
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SPALDING,
LINC'S.

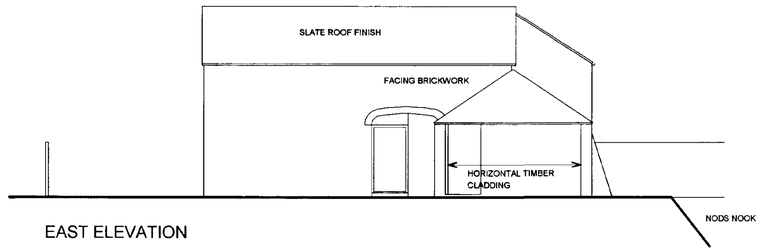
SUPERSEDED

Drawing.
FLOOR PLANS / SECTIONS PROPOSED

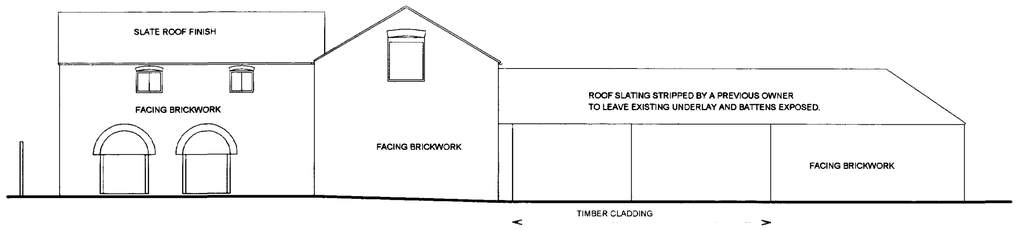
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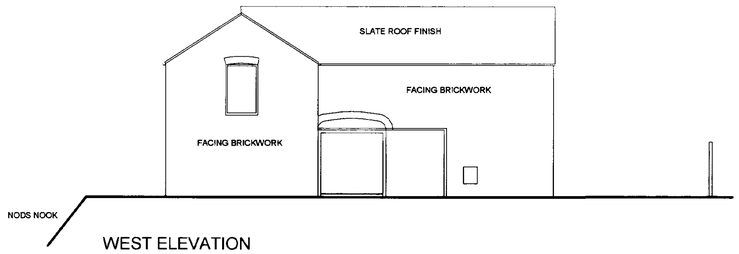
NORTH ELEVATION



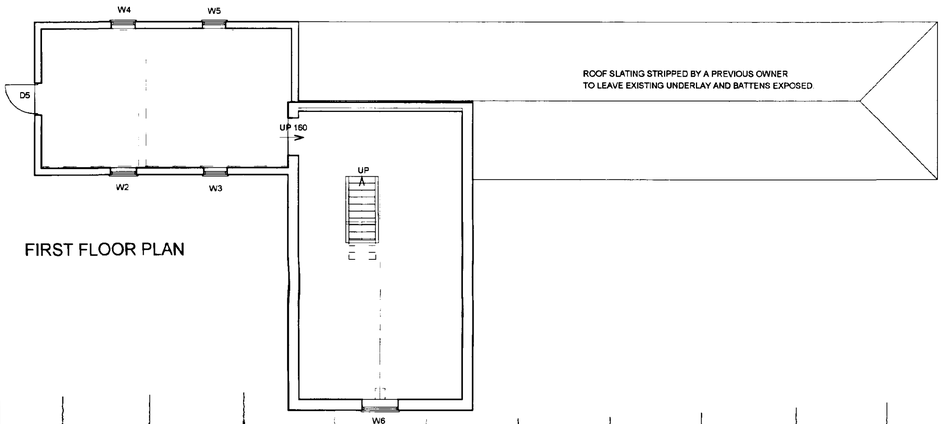
EAST ELEVATION



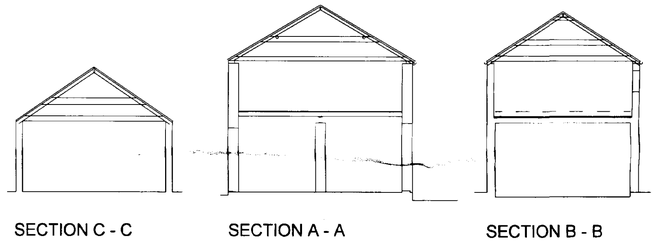
SOUTH ELEVATION



WEST ELEVATION



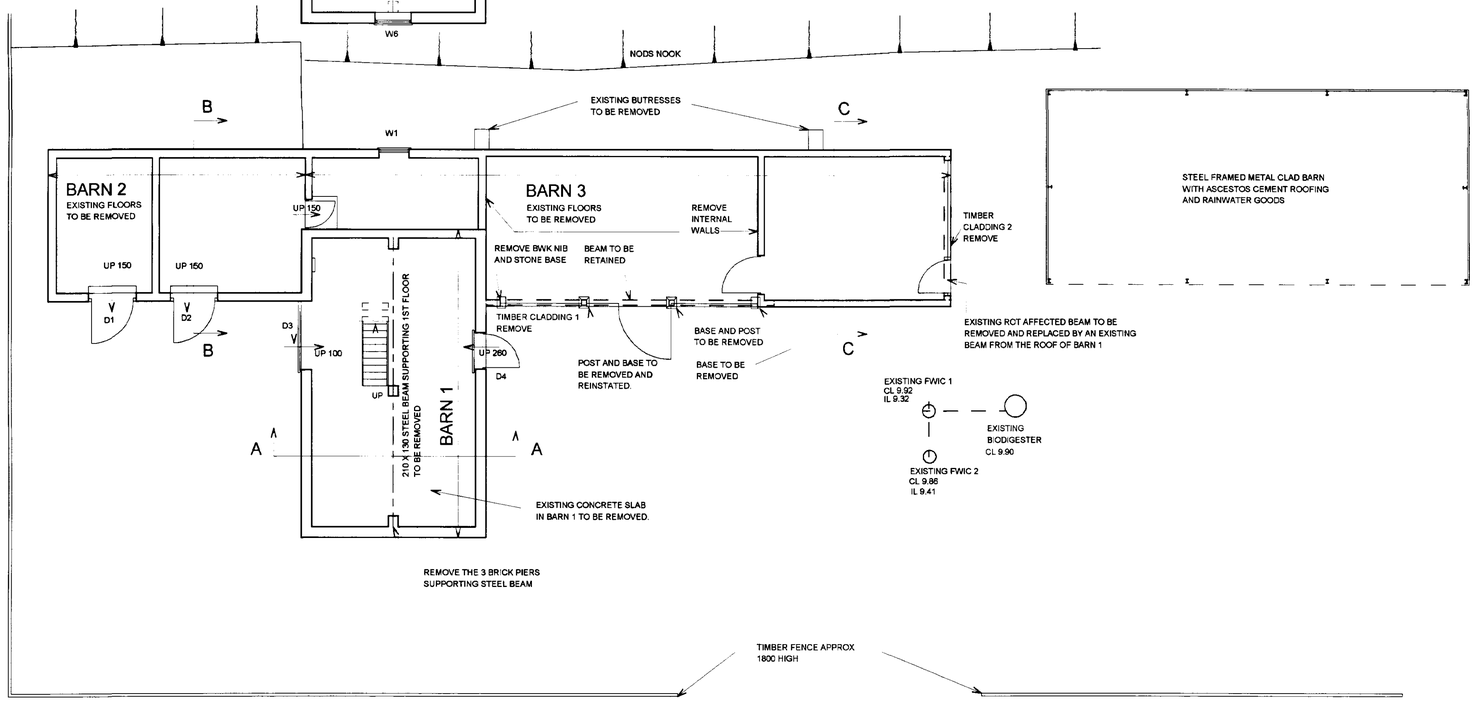
FIRST FLOOR PLAN



SECTION C - C

SECTION A - A

SECTION B - B



GROUND FLOOR PLAN

NOTES

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SCHEDULE OF WORKS AND THE STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS.

E 23/1/06 NOTATION ADJUSTED TO CLIENT'S COMMENTS

D 18/1/06 NOTES ADDED TO COMPLY WITH PLANNING REQUESTS FOR ADDITIONAL CONSERVATION MEASURES.

C 17/11/05 TREES OMITTED IN ACCORDANCE WITH CLIENT'S COMMENTS
B 3/11/05 CANOPY DELETED. DEMOLITION INFO ADDED

A 10/1/05 NOTES SHOWING EXTERNAL MATERIALS ADDED.

revisions

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MR & MRS TALL

client

NODS NOOK BARN CONVERSIONS
OXCROFT BANK, SHEPEAU STOW

project

PLANS, SECTIONS & ELEVATIONS
AS EXISTING

title

04176 AL001 REVISION E

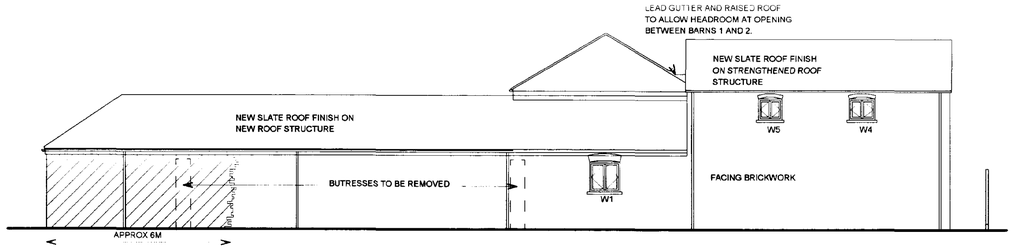
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scale 1:100 drawn RW

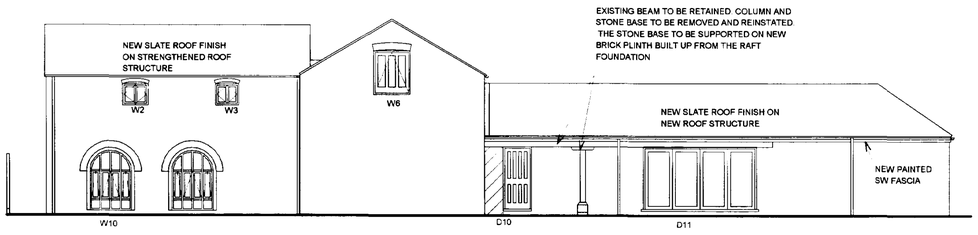
date SEPT 04 checked

Robin Williams Associates

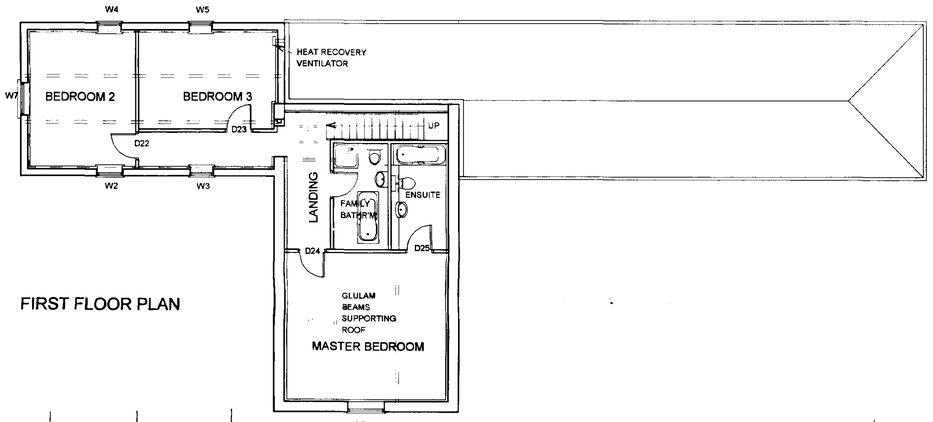
Architects and
Planning Supervisors
1 Longthorpe House Mews
Loder Avenue
Bretton
Peterborough PE3 9TL
Tel 01733 331440
Fax: 01733 333203



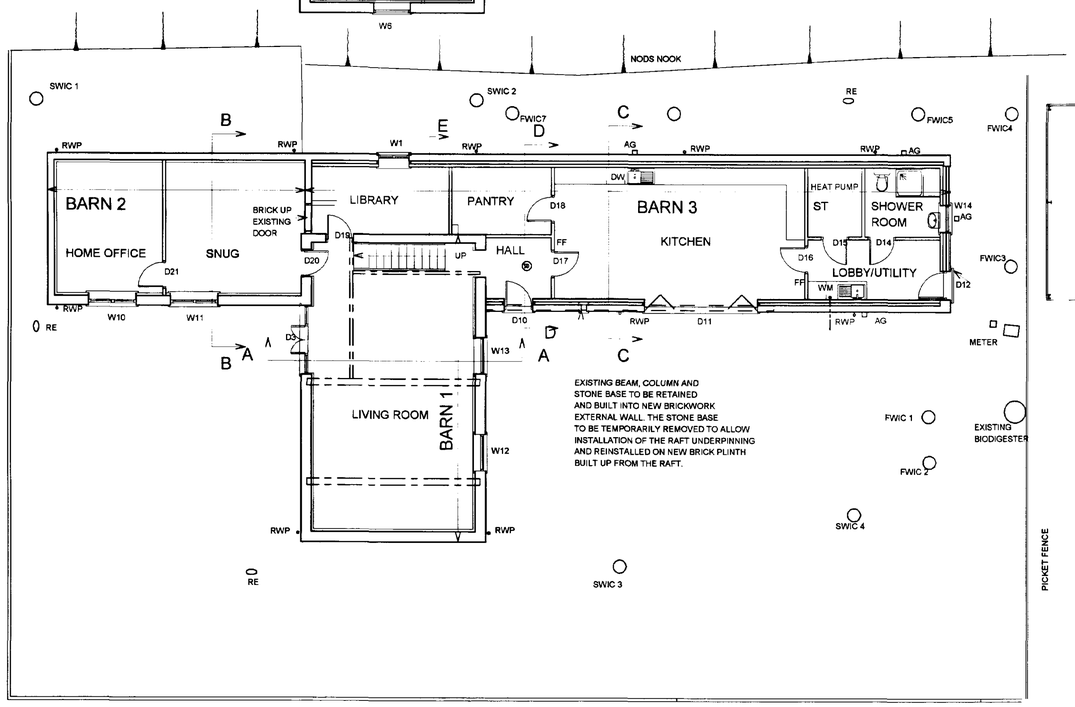
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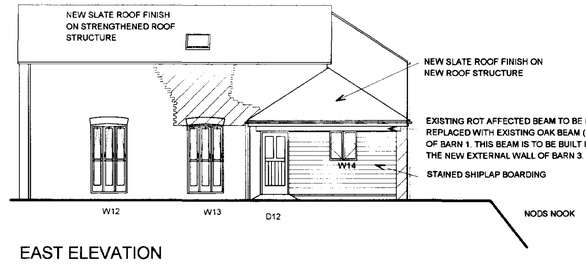
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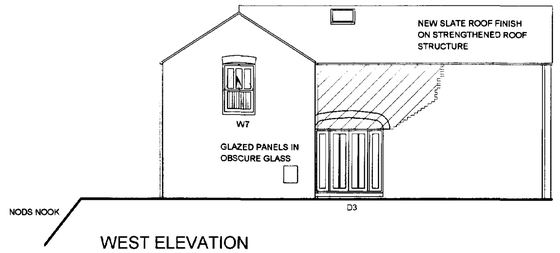
FIRST FLOOR PLAN



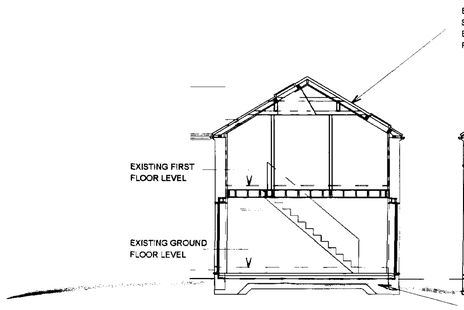
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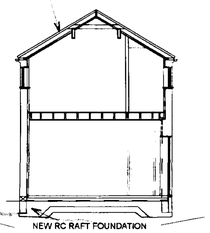
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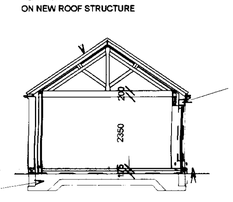
WEST ELEVATION



SECTION A - A BARN 1



SECTION B - B BARN 2



SECTION C - C BARN 3

F 23/1/06 DRAWING REVISED IN ACCORDANCE WITH CLIENT'S COMMENTS.

E 18/1/06 DRAWING UPDATED AND ADDITIONAL INFORMATION ADDED TO COMPLY WITH PLANNERS REQUEST FOR FURTHER CONSERVATION MEASURES AND IDENTIFY EXTENT OF FABRIC REPAIRS.

D 16/9/05 SCHEME MODIFIED IN ACCORDANCE WITH THE CLIENT'S INSTRUCTIONS GIVEN AT MEETING ON 15/9/05

C 29/4/05 SCHEME REVISED TO MATCH ORIGINALLY APPROVED SCHEME AS CLOSELY AS POSSIBLE.

B 1/2/05 PROPOSALS RELATED TO THE METAL BARN OMITTED

A 4/1/05 REVISED IN ACCORDANCE WITH CLIENT COMMENTS DATED 31/12/04.

revisions

NOTES

THIS DRAWING HAS TWO PURPOSES GIVEN BELOW:

1 TO IDENTIFY THE EXTENT OF REPAIRS TO THE EXTERNAL FABRIC OF THE BUILDING THAT ARE THE MINIMUM NECESSARY FOR THE SUCCESSFUL CONVERSION OF THE BARN INTO A RESIDENTIAL DWELLING.

IT IS INEVEITABLE THAT DURING THE COURSE OF THE CONVERSION WORK THE NEED FOR FURTHER REPAIRS, MAKING GOOD, REPLACEMENT ETC. WILL COME TO LIGHT. IF THIS WORK IS LIKELY TO AFFECT THE EXTERNAL APPEARANCE OF THE BUILDING THE PLANNING AUTHORITY WILL BE CONSULTED PRIOR TO THE WORK BEING CARRIED OUT.

2 TO RECORD ADDITIONAL CONSERVATION MEASURES REQUESTED BY THE PLANNING AUTHORITY. THESE MEASURES ARE NOT CONDITIONS OF THE PLANNING APPROVAL. THE OWNER OF THE BARN WILL IMPLEMENT THE MEASURES AS AN ACT OF GOOD FAITH. THIS DRAWING SHOULD BE TREATED AS AN AMENDMENT TO THE PLANNING PERMISSION ONLY TO THE EXTENT IT REVISES THE APPROVED ELEVATIONS.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH DRAWING NUMBER 04176 AL001 WHICH SHOWS DEMOLITION

FOUNDATION

BARNS 1, 2 AND 3 WILL BE UNDERPINNED BY A CONCRETE RAFT FOUNDATION.

EXTERNAL WALLS

APPROXIMATE AREA OF EXISTING EXTERNAL BRICKWORK TO BE REBUILT USING EXISTING BRICKS WHERE POSSIBLE. WHERE NEW BRICKS ARE USED THEY SHALL MATCH EXISTING BRICKS. USE A LIME BASED MORTAR FOR POINTING THROUGHOUT.

THIS DRAWING SHOWS THE MAIN AREAS OF REBUILDING. SMALL LOCALISED AREAS OF REPAIR (EG WHERE THE FACE HAS BLOWN OFF A BRICK OR NUMBER OF BRICKS) WILL BE NECESSARY.

CRACKS IN THE BUILDING WILL BE REPAIRED USING THE HELICAL BAR SYSTEM AND REPOINTING.

SEE THE SOUTH ELEVATION OF BARN 3, GROUND FLOOR PLAN AND DRAWING NO 04176 AL001 FOR DETAILS OF RETENTION OF EXISTING BEAM COLUMN AND STONE BASE.

SEE THE SOUTH AND EAST ELEVATIONS FOR REUSE OF EXISTING COLUMN BEAMS AND BASE IN THE EXTERNAL WALL OF BARN 3.

THE EXISTING EXTERNAL WALL OF BARN 3 WILL BE LINED WITH A NEW STRUCTURAL BLOCK WALL SUPPORTED OFF THE RAFT FOUNDATION. THE NEW WALL WILL SUPPORT THE ROOF.

ROOF TO BARNS 1 AND 2

THE EXISTING SLATE ROOF FINISH IS TO BE COMPLETELY REPLACED.
TWO SIZES OF RAFTER EXIST. THE THICKER RAFTERS (GENERALLY EVERY THIRD RAFTER) ARE TO BE RETAINED BUT WILL SERVE NO STRUCTURAL PURPOSE. THE REMAINING RAFTERS WILL BE REMOVED.
EXISTING WALLPLATES ARE NOT LEVEL WHICH CAUSES UNACCEPTABLE UNDULATIONS IN THE EAVES LINE. SOME ARE AFFECTED BY ROT. THEY ARE TO BE REPLACED BY NEW TREATED PLATES BEDDED LEVEL AROUND THE EAVES OF BOTH BARNS.
EXISTING PURLINS ARE TO BE RETAINED BUT WILL SERVE NO STRUCTURAL PURPOSE.
THE RIDGES ARE TO BE REPLACED.
ALL EXISTING ROOF TIES ARE TO BE REMOVED. THE OAK TIE IDENTIFIED IN BARN 1 SHALL BE RETAINED AND REUSED IN THE HIPPED END WALL OF BARN 3.
NEW STRUCTURAL PURLINS, RAFTERS AND RIDGES SHALL BE INSTALLED. THE NEW 125 DEEP RAFTERS ARE DEEPER THAN THE EXISTING 90 DEEP RAFTERS AND WILL NEED TO BE HOUSED INTO THE EXISTING PURLINS. EXISTING RAFTERS, EXISTING PURLINS AND NEW RAFTERS WILL BE CONCEALED BY THE DEPTH OF INSULATION AND PLATERBOARD LINING REQUIRED TO COMPLY WITH THE BUILDING REGULATIONS.

ROOF TO BARN 3

THE ROOF FINISH AND ROOF STRUCTURE ARE TO BE REPLACED

OTHER MATERIALS

WINDOWS: STAINED SOFTWOOD

RAINWATER GOODS: BLACK CAST IRON OR POWDER COATED ALUMINIUM

FASCIA TO BARN 3: PAINTED SOFTWOOD

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MR & MRS TALL
client

NODS NOOK BARN CONVERSIONS
OXCROFT BANK, SHEPEAU STOW
project

PLANS, SECTIONS & ELEVATIONS
AS PROPOSED SCHEME 2
title

04176 ASK005 REVISION F
drawing number

scale 1:100 drawn RW
date DEC 04 checked

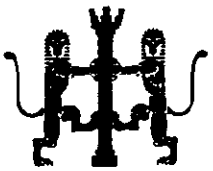
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Planning Supervisors
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Peterborough PE3 9TL
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Fax: 01733 333203

AMENDED PLAN

Ref. A2

SHDC
Planning & Development
12 JAN 2005
Ref: 0986/02

Robin Williams Associates



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Register of drawings and issue

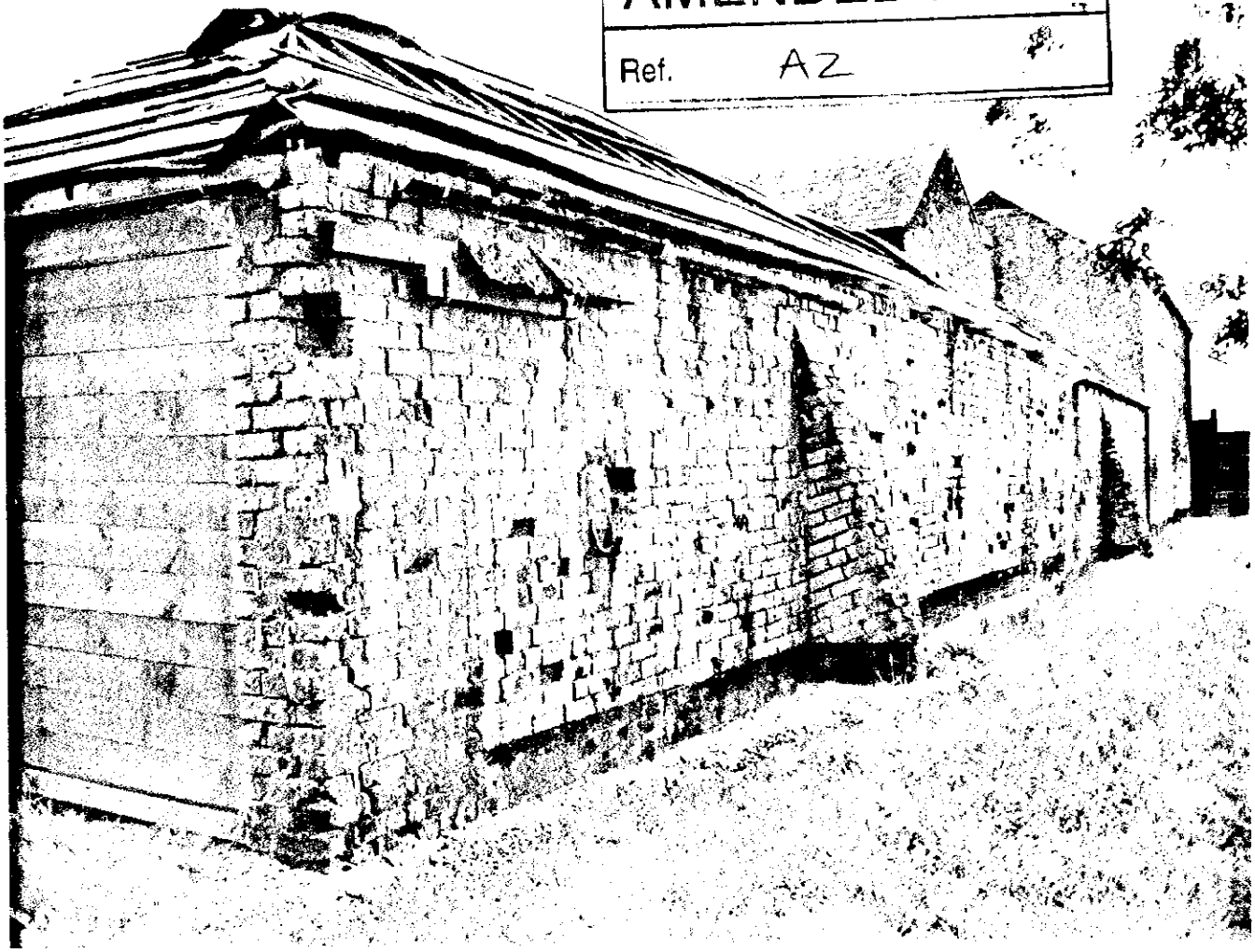
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OXCROFT BANK, SHEPEAU STOW

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AMENDED PLAN

Ref. A2

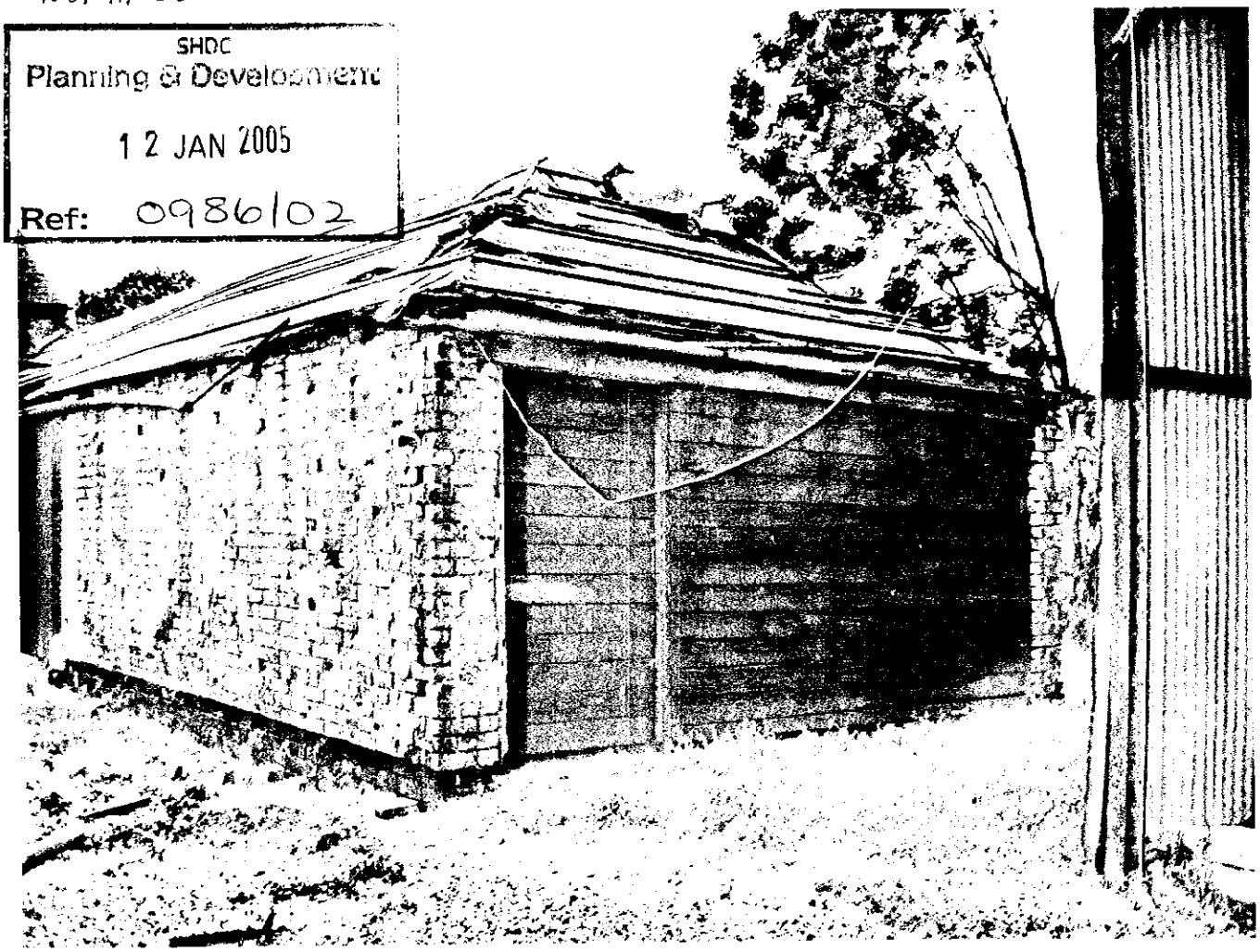


NORTH ELEVATION - EAST WING

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1 2 JAN 2005

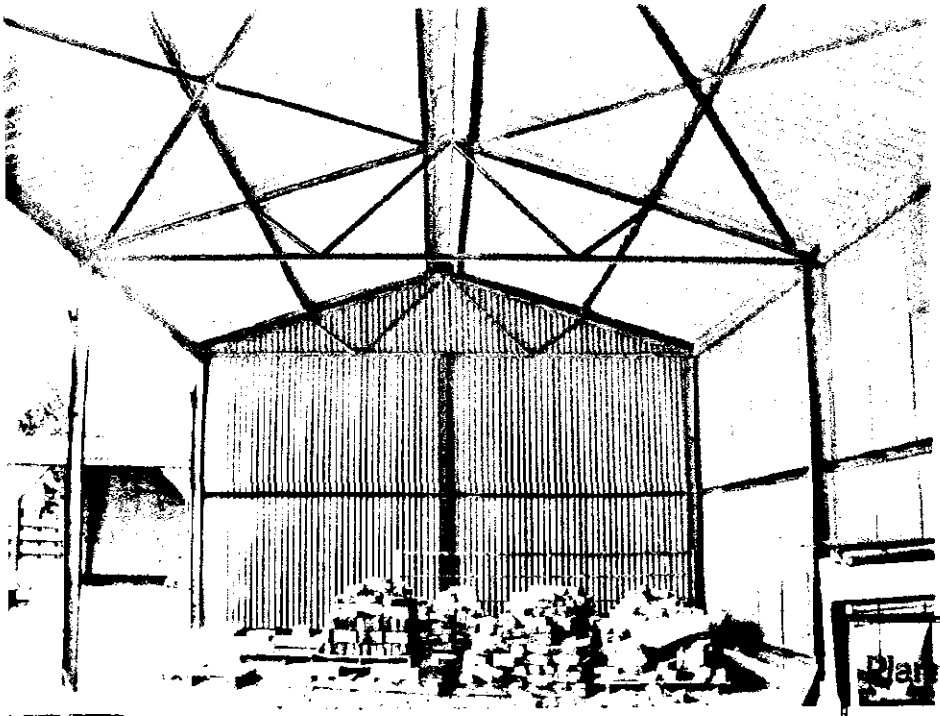
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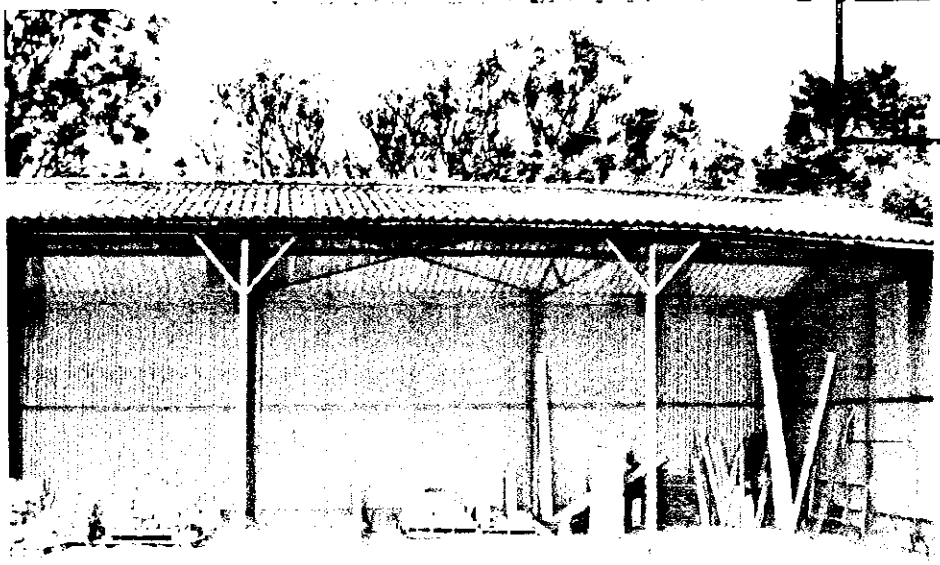


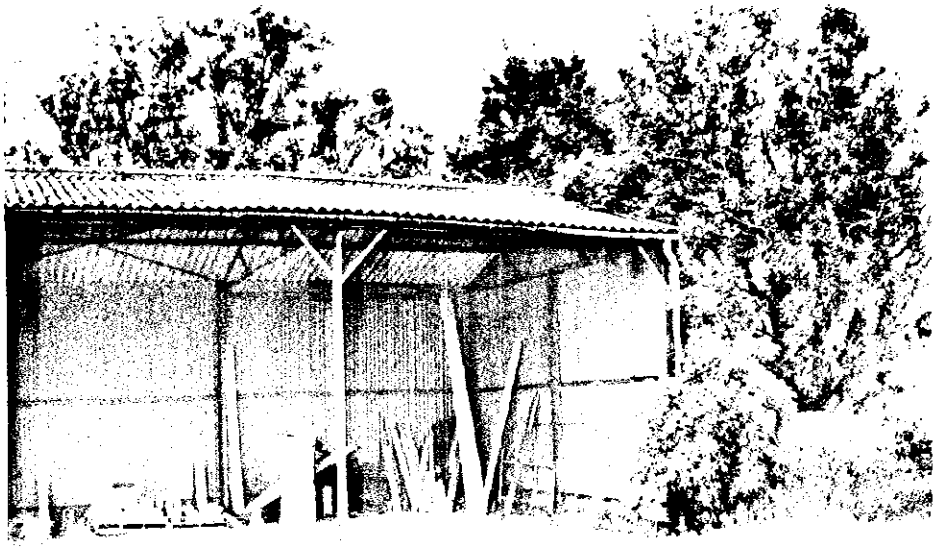
SOUTH & EAST ELEVATIONS - EAST WING.

AMENDED PLAN

Ref. A2







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0986/02

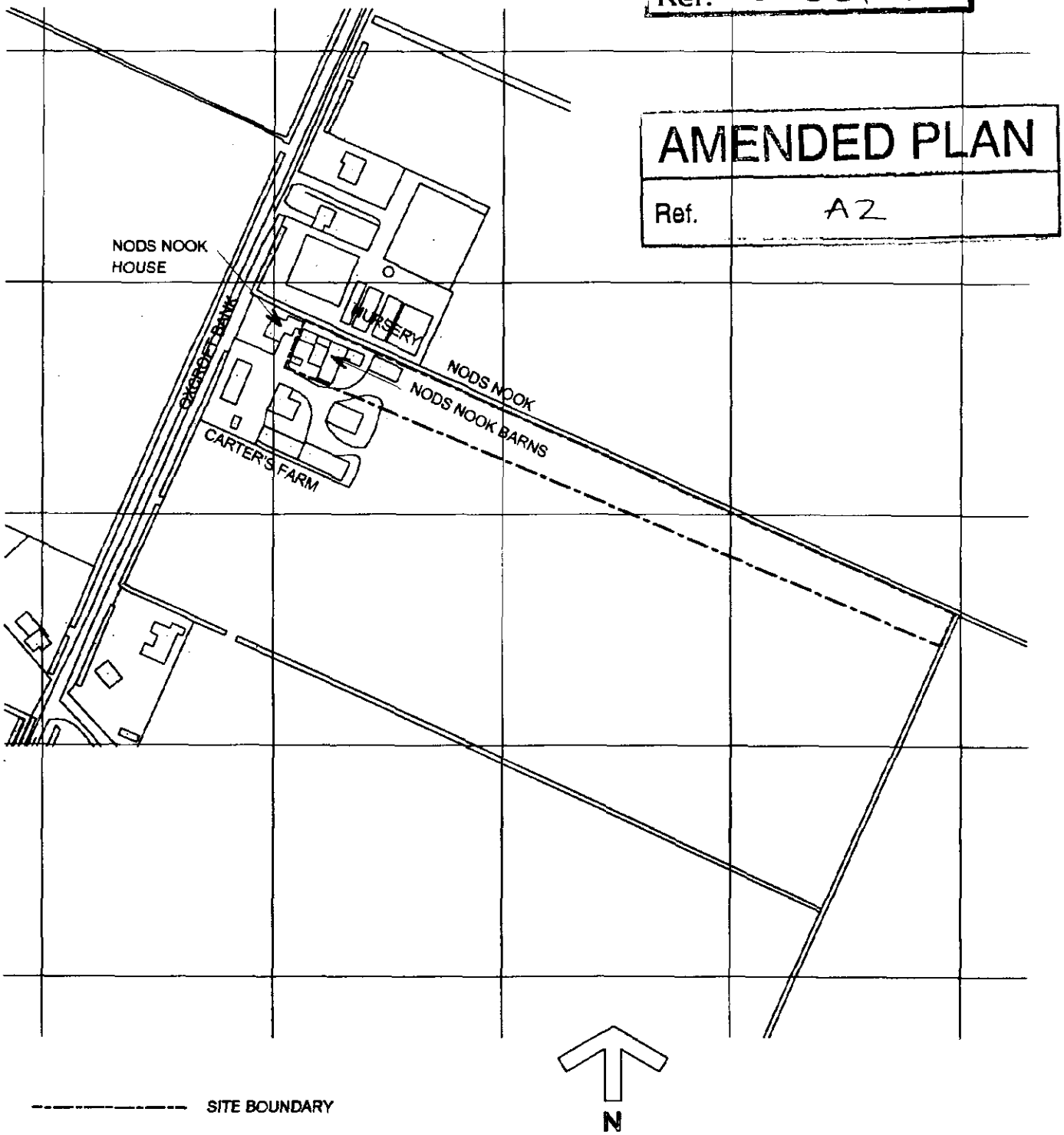
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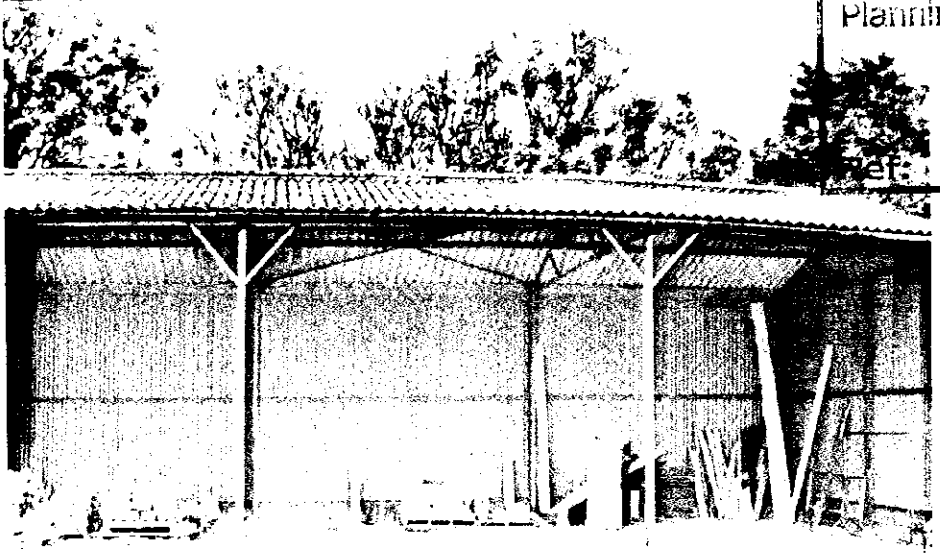
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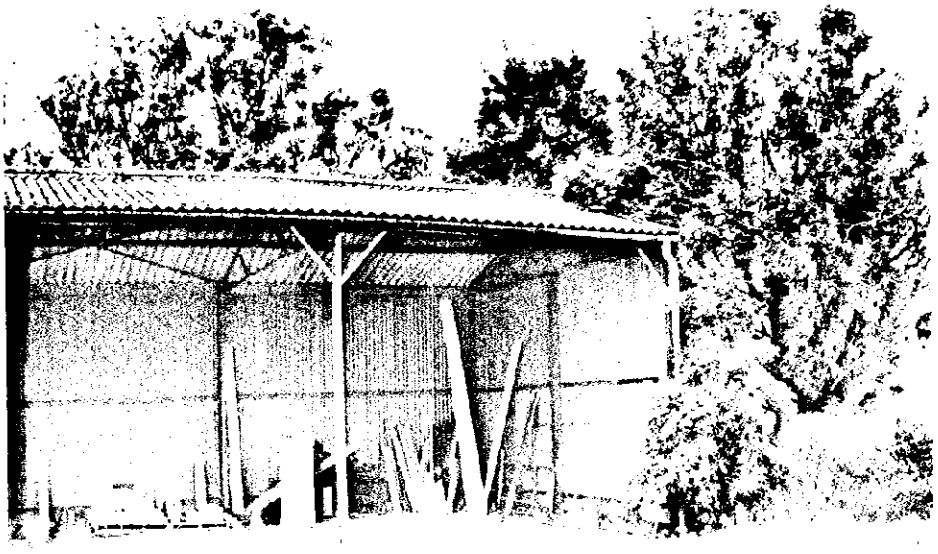
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project	NODS NOOK BARN CONVERSIONS OXCROFT BANK, SHEPEAU STOW	JULY 04 date
title	LOCATION PLAN	RW author
drg no	04176 ASK001	checked
revisions		

AMENDED PLAN

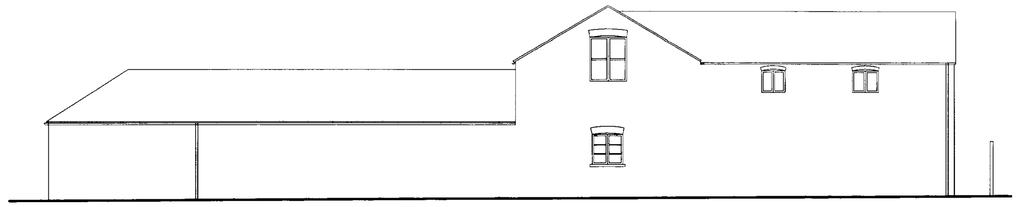
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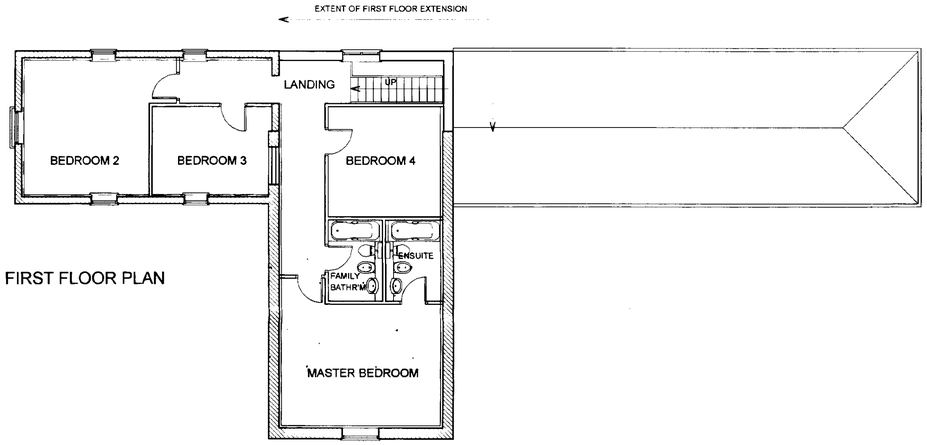
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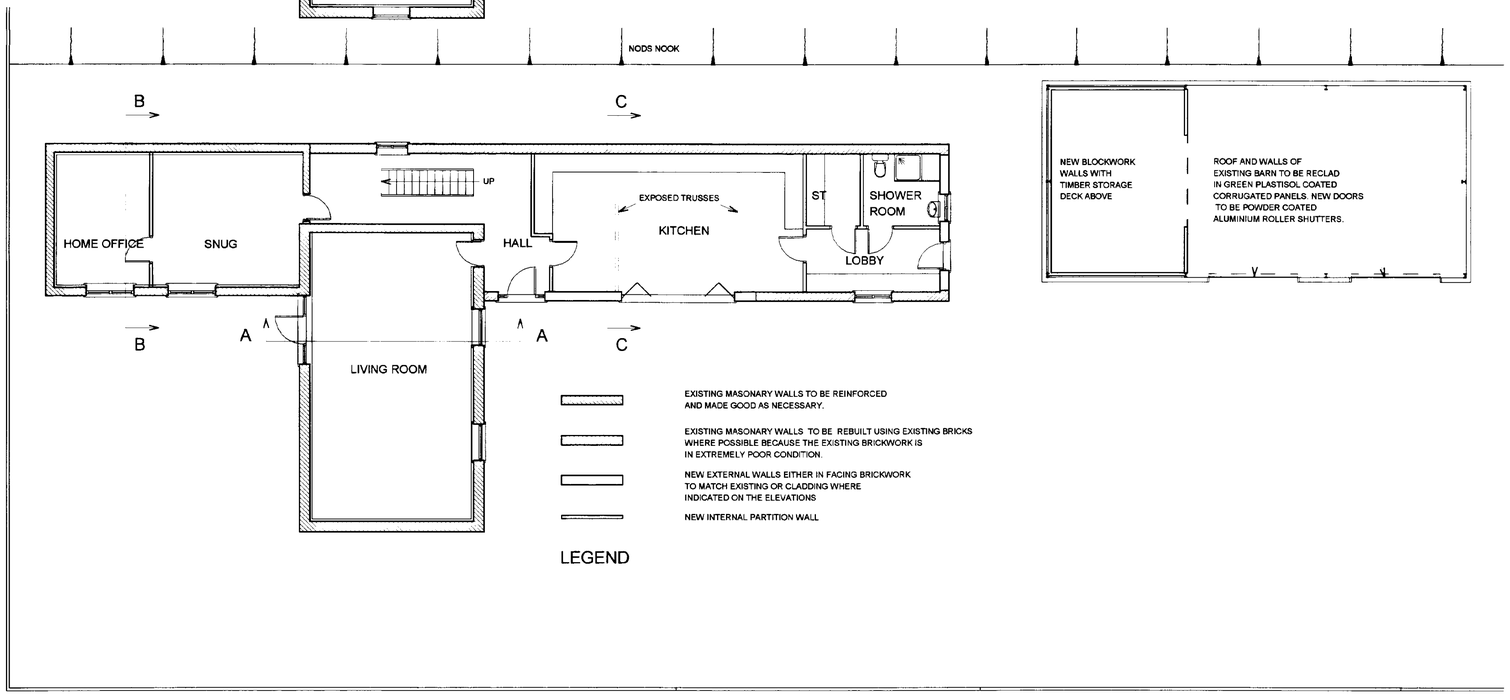
NORTH ELEVATION



SOUTH ELEVATION

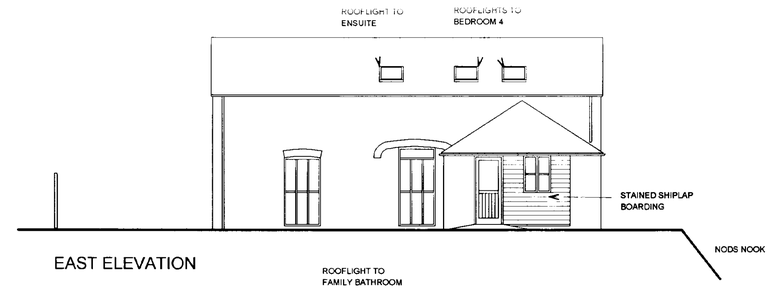


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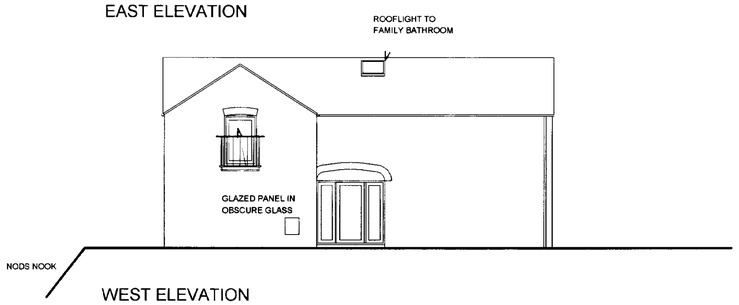


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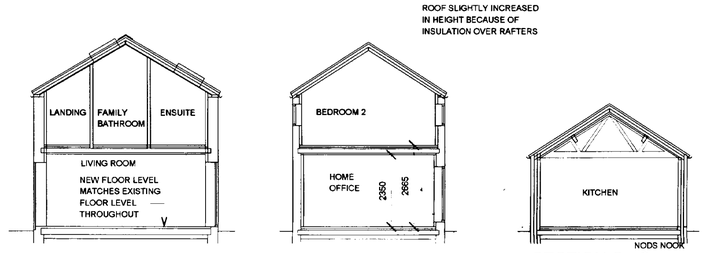
GROUND FLOOR PLAN



EAST ELEVATION



WEST ELEVATION



SECTION A - A

SECTION B - B

SECTION C - C

AMENDED PLAN
Ref. A2

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MATERIALS

WALLS
EXISTING BRICKWORK TO BE MADE GOOD.
NEW BRICKWORK TO MATCH EXISTING.
CLADDING TO BE STAINED SHIPLAP BOARDING.

ROOF
SLATE FINISH ON NEW TIMBER STRUCTURE. WARM ROOF CONSTRUCTION

WINDOWS
STAINED SOFTWOOD

FASCIAS BARGEBOARDS
SOFFITS ETC
STAINED SOFTWOOD

RAINWATER GOODS
BLACK CAST IRON OR POWDER COATED ALUMINIUM

A 4/1/05 REVISED IN ACCORDANCE WITH CLIENT COMMENTS DATED 31/12/04.

revisions

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client

NODS NOOK BARN CONVERSIONS
OXCROFT BANK, SHEPEAU STOW
project

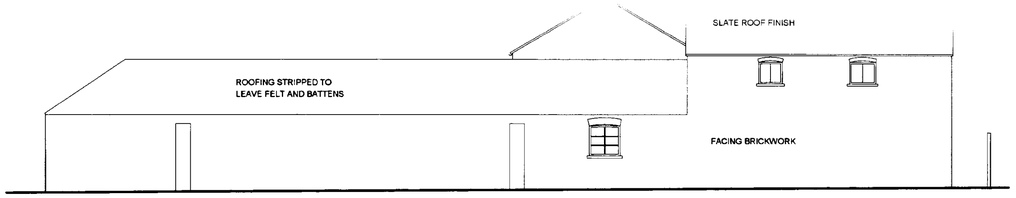
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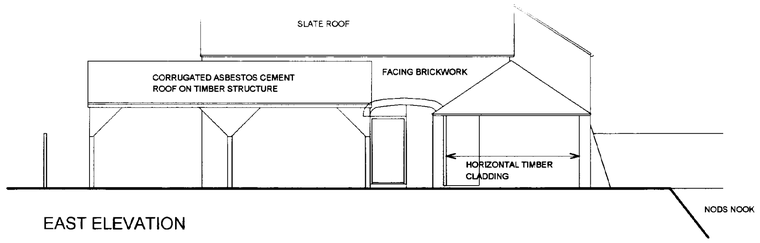
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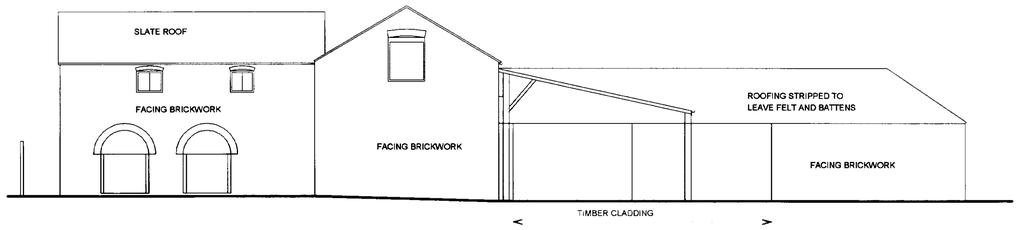
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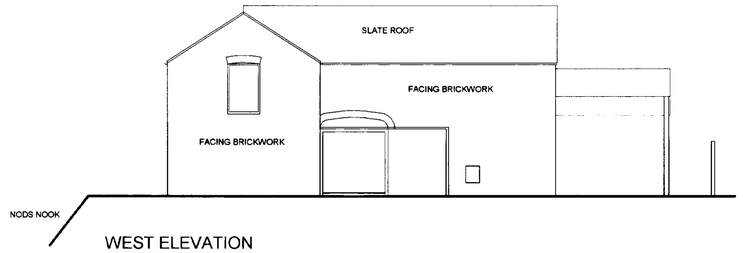
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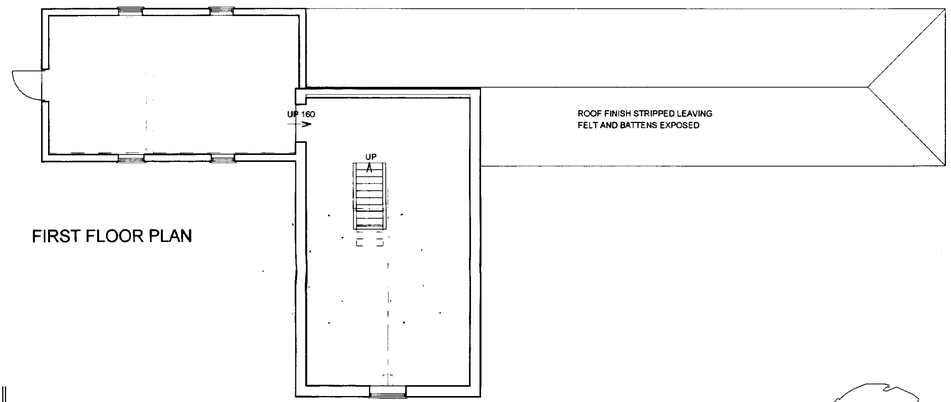
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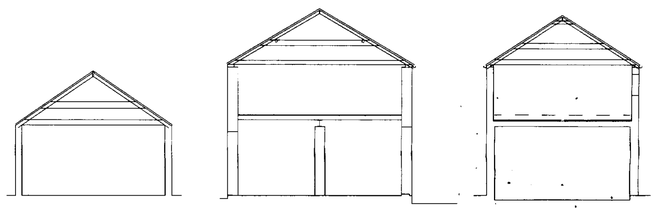
SOUTH ELEVATION



WEST ELEVATION



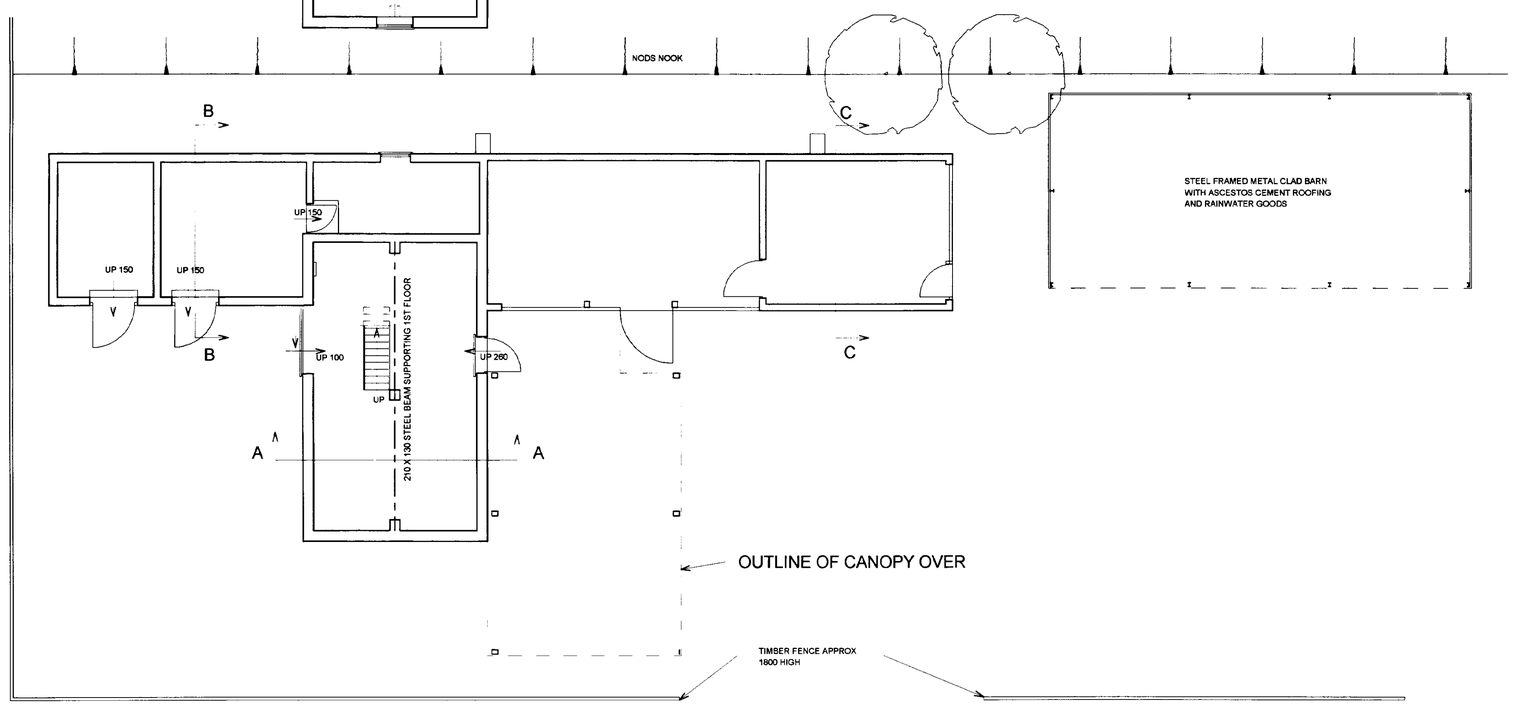
FIRST FLOOR PLAN



SECTION C - C

SECTION A - A

SECTION B - B



GROUND FLOOR PLAN

AMENDED PLAN
Ref. A2

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A 10/1/05 NOTES SHOWING EXTERNAL MATERIALS ADDED.

revisions

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client

NODS NOOK BARN CONVERSIONS
OXCROFT BANK, SHEPEAU STOW

project

PLANS, SECTIONS & ELEVATIONS
AS EXISTING

title

04176 AL001 REVISION A

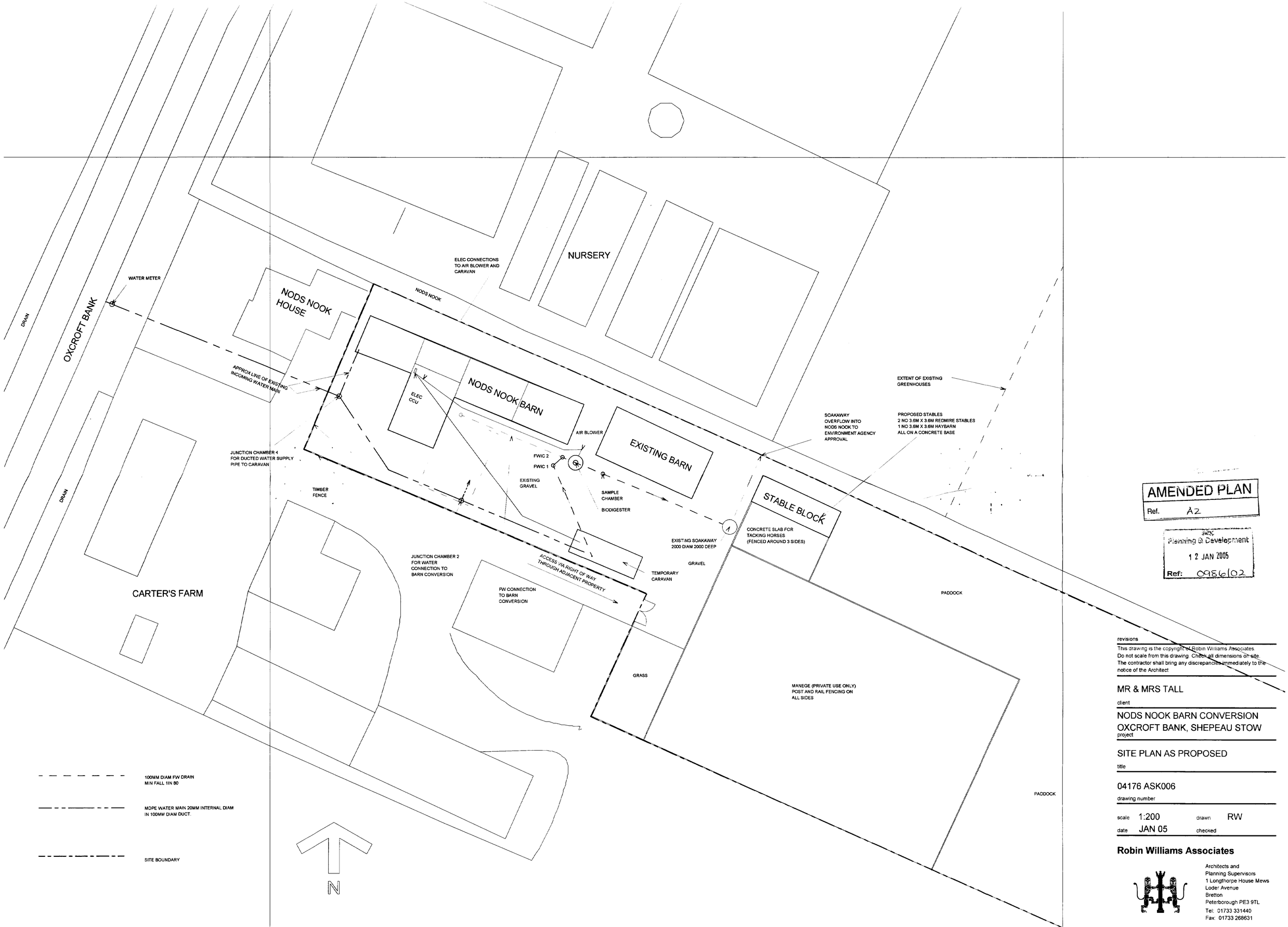
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scale 1:100 drawn RW

date SEPT 04 checked

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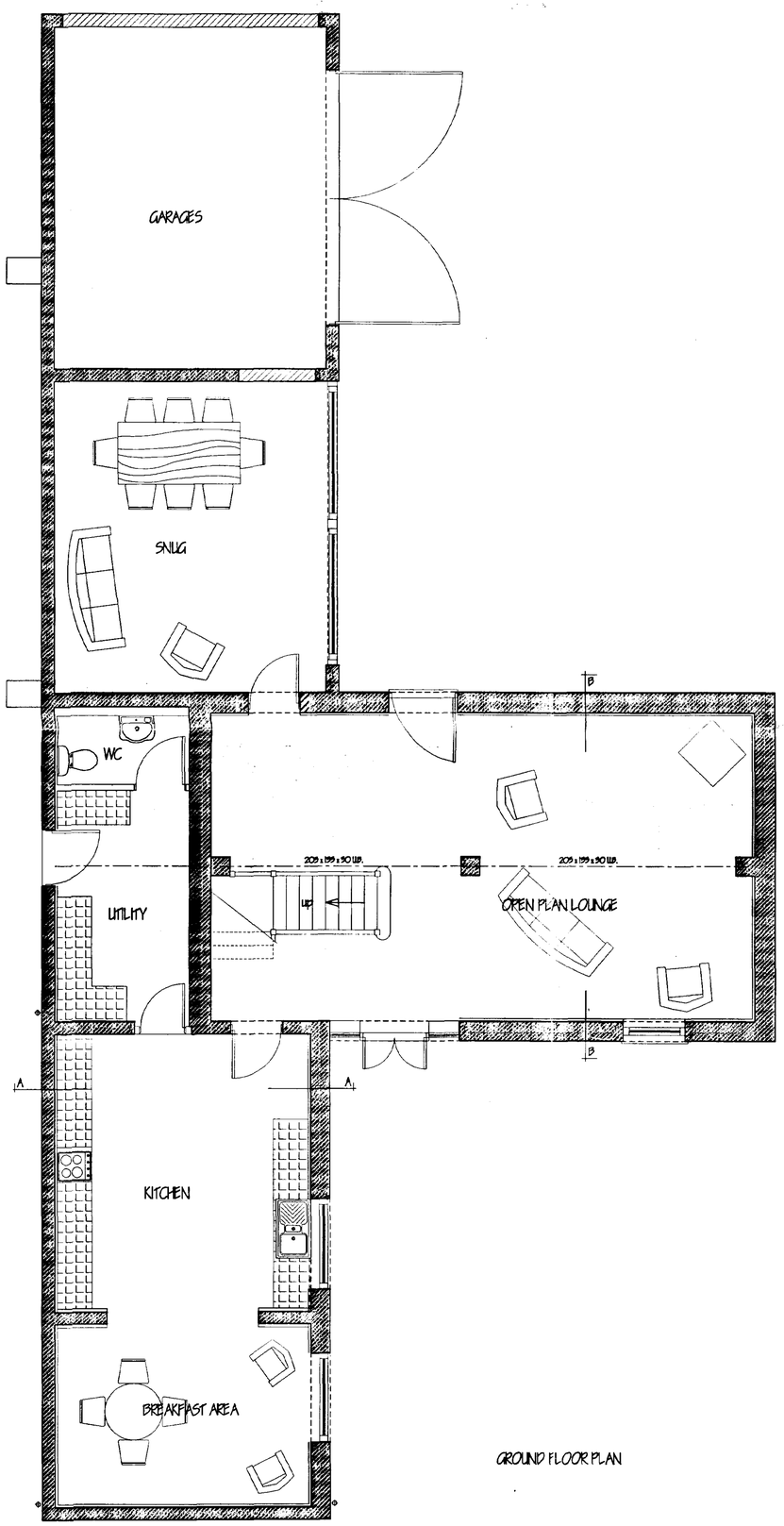
NODS NOOK BARN CONVERSION
OXCROFT BANK, SHEPEAU STOW
project

SITE PLAN AS PROPOSED
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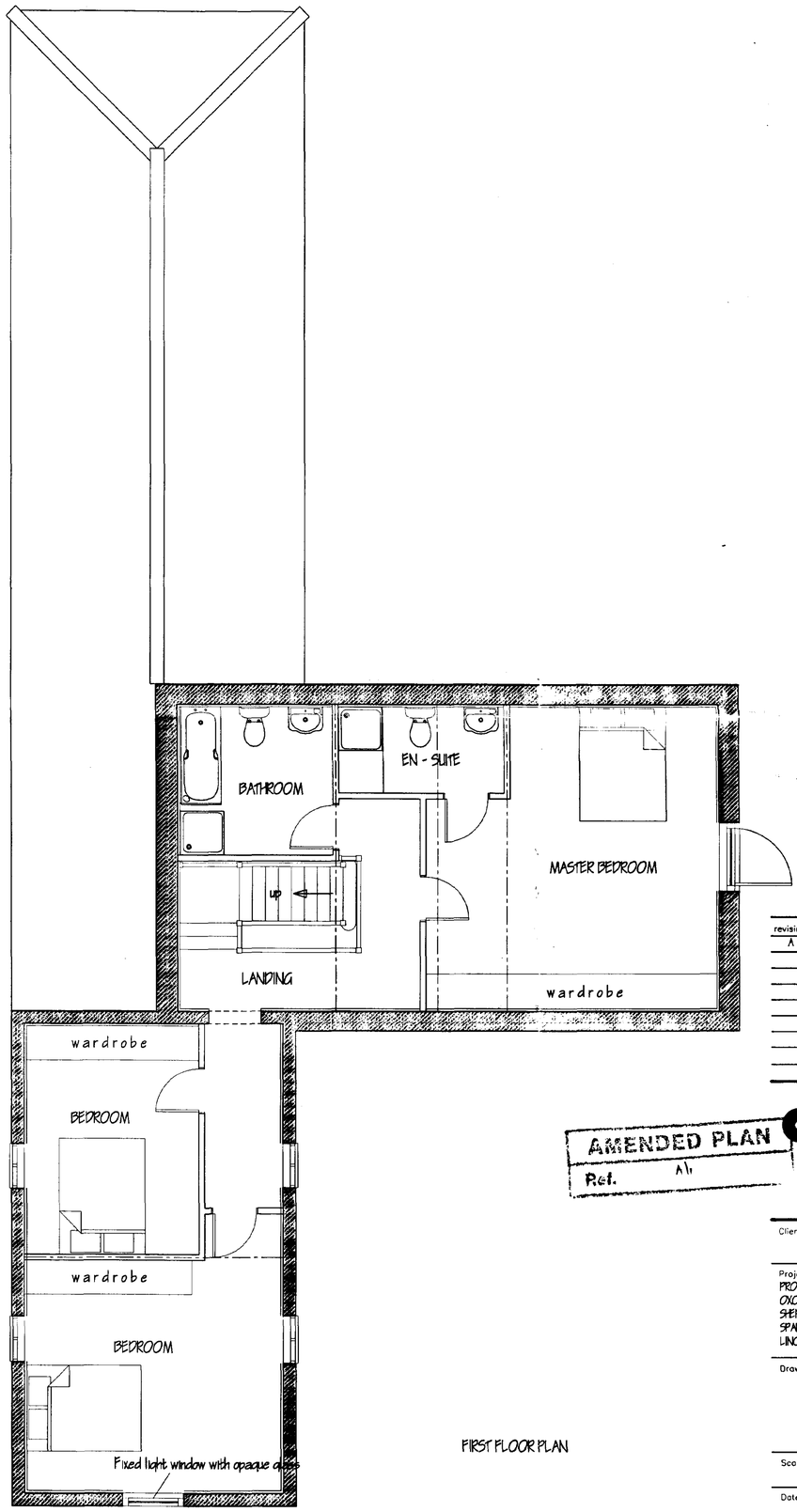
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date JAN 05 checked

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

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The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

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Planning & Development
- 7 OCT 2002
Ref 986/02

revision	date	init.	revision details.
A	4.10.02		Window note

AMENDED PLAN
Ref. A1

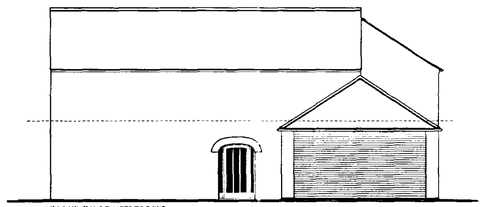
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 290652

Client.
MR R. WALKER

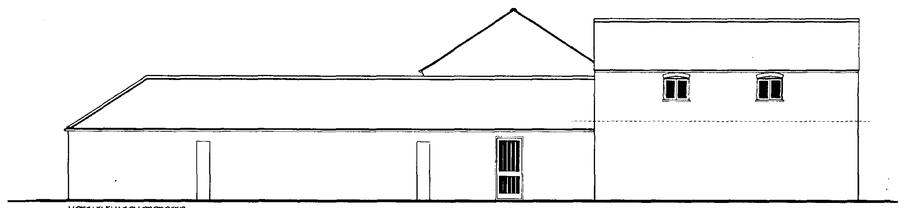
Project.
PROPOSED BARN CONVERSION
OXCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINC'S.

Drawing.
FLOOR PLANS / SECTIONS PROPOSED

Scale	1:50	Drawing No.	9941:9 A
Date.	AUG. 02	Drawn.	J.C.

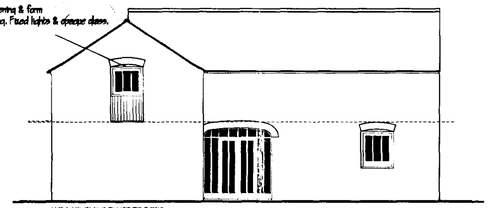


EAST ELEVATION PROPOSED

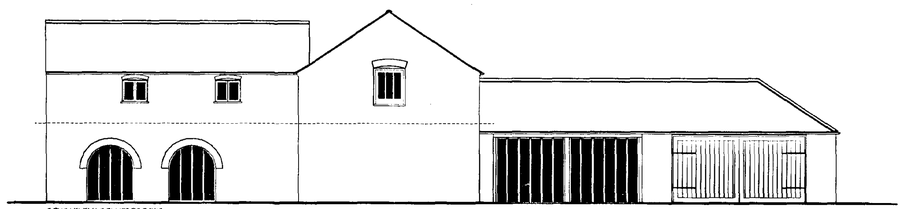


NORTH ELEVATION PROPOSED

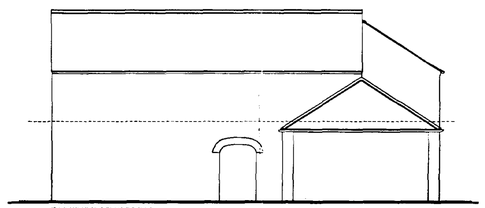
Retain existing opening & form window & pannelling. Fixed lights & opaque glass.



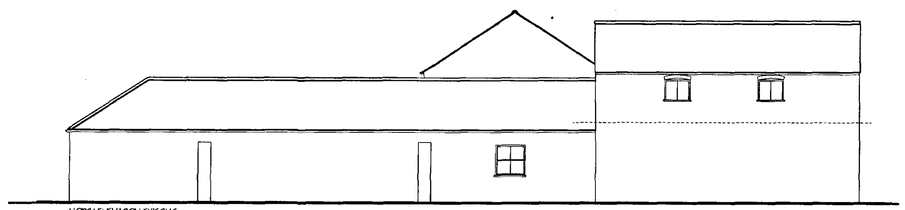
WEST ELEVATION PROPOSED



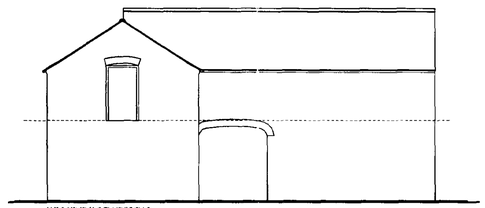
SOUTH ELEVATION PROPOSED



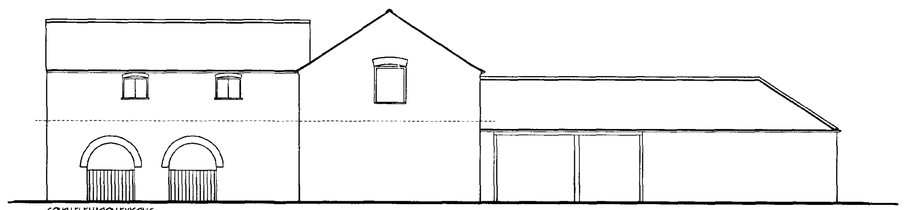
EAST ELEVATION EXISTING



NORTH ELEVATION EXISTING



WEST ELEVATION EXISTING



SOUTH ELEVATION EXISTING

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/ Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/ Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
-7 OCT 2002
Ref 986/02

revision	date	init.	revision details.
A	4.10.02		AMEND WINDOW DETAIL & SPECIFICATION

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 290652

Client.
MR R. WALKER

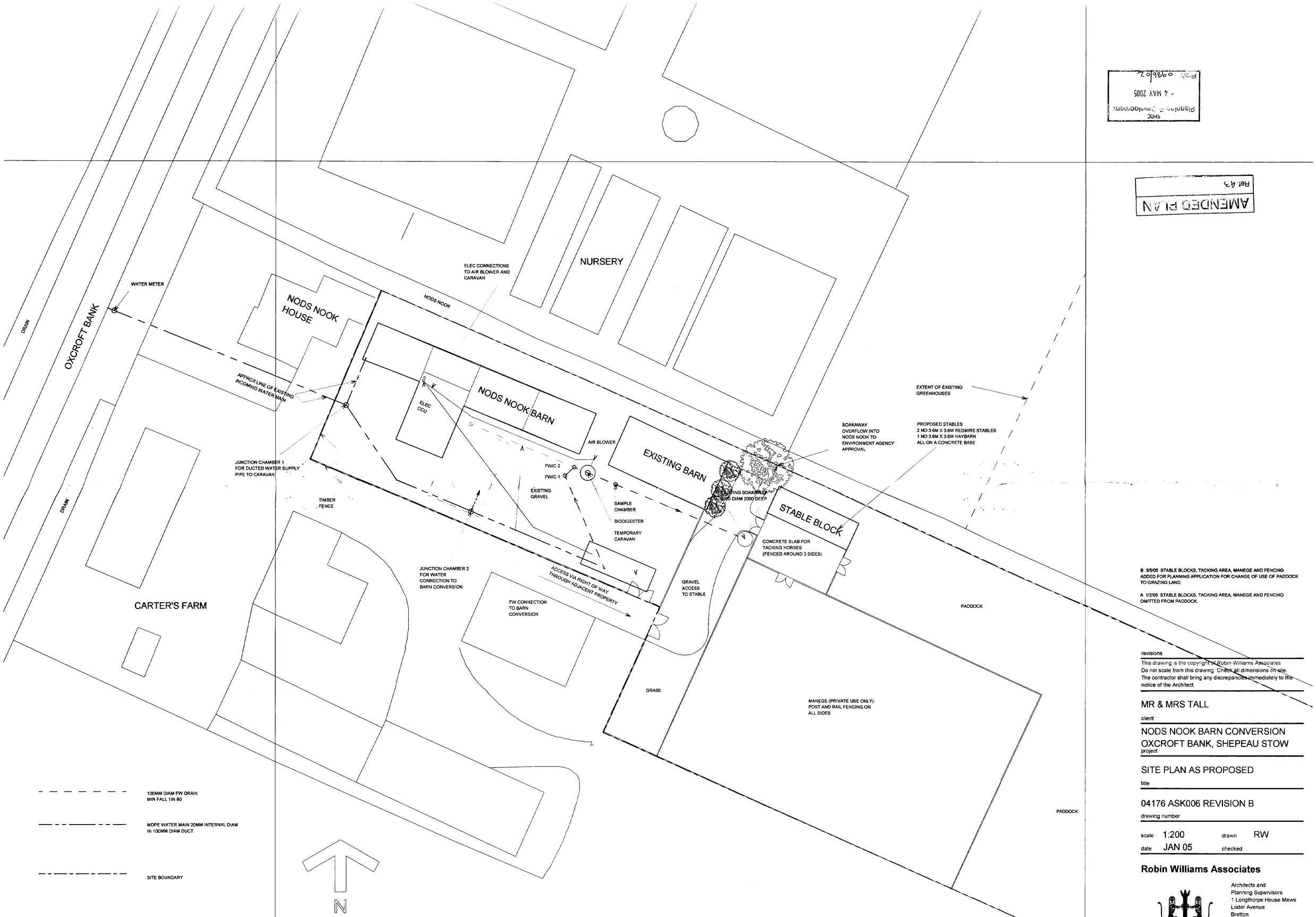
Project.
PROPOSED BARN CONVERSION
OXCROFT BANK,
SHEPEAU STOW,
SPALDING,
LINC'S.

Drawing.
ELEVATIONS EXISTING & PROPOSED

Scale 1:100	Drawing No. 9941:5 A
Date. AUG. 02	Drawn. J.C.

SHDC
Planning & Development
- 4 MAY 2005
Ref. 0486/05

AMENDED PLAN
Ref 4?



B 3/5/05 STABLE BLOCKS, TACKING AREA, MANEGE AND FENCING ADDED FOR PLANNING APPLICATION FOR CHANGE OF USE OF PADDOCK TO GRAZING LAND.

A 1/2/05 STABLE BLOCKS, TACKING AREA, MANEGE AND FENCING OMITTED FROM PADDOCK.

revisions

This drawing is the copyright of Robin Williams Associates
Do not scale from this drawing. Check all dimensions on site.
The contractor shall bring any discrepancies immediately to the notice of the Architect

MR & MRS TALL
client

NODS NOOK BARN CONVERSION
OXCROFT BANK, SHEPEAU STOW
project

SITE PLAN AS PROPOSED
title

04176 ASK006 REVISION B
drawing number

scale 1:200 drawn RW
date JAN 05 checked

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