

natural slate roof with exposed rafters to eaves and boarded soffit (over rafters)

new 150x50 C16 rafters at 400mm centres bordsmouthed over existing oak wall plate with exposed rafter feet as detailed

125mm cast iron gutter system x 1.83m half round manufactured to BS 460 painted black supported on fascia brackets at 900mm centres

existing stone walls retained and repointed as specified

where existing lintels are structurally defective replace with new precast concrete lintels to support stone wall over and face externally with oak lintel

new hardwood purpose made windows as specified

where existing sills are defective replace with new stone sill or cut stone full width sill using local stone where available

gap between wall plate and top of rafter to be completely filled with insulation having an R value 1.2msqK/W

insulation between rafters to be tight fit and in contact with insulation over rafters

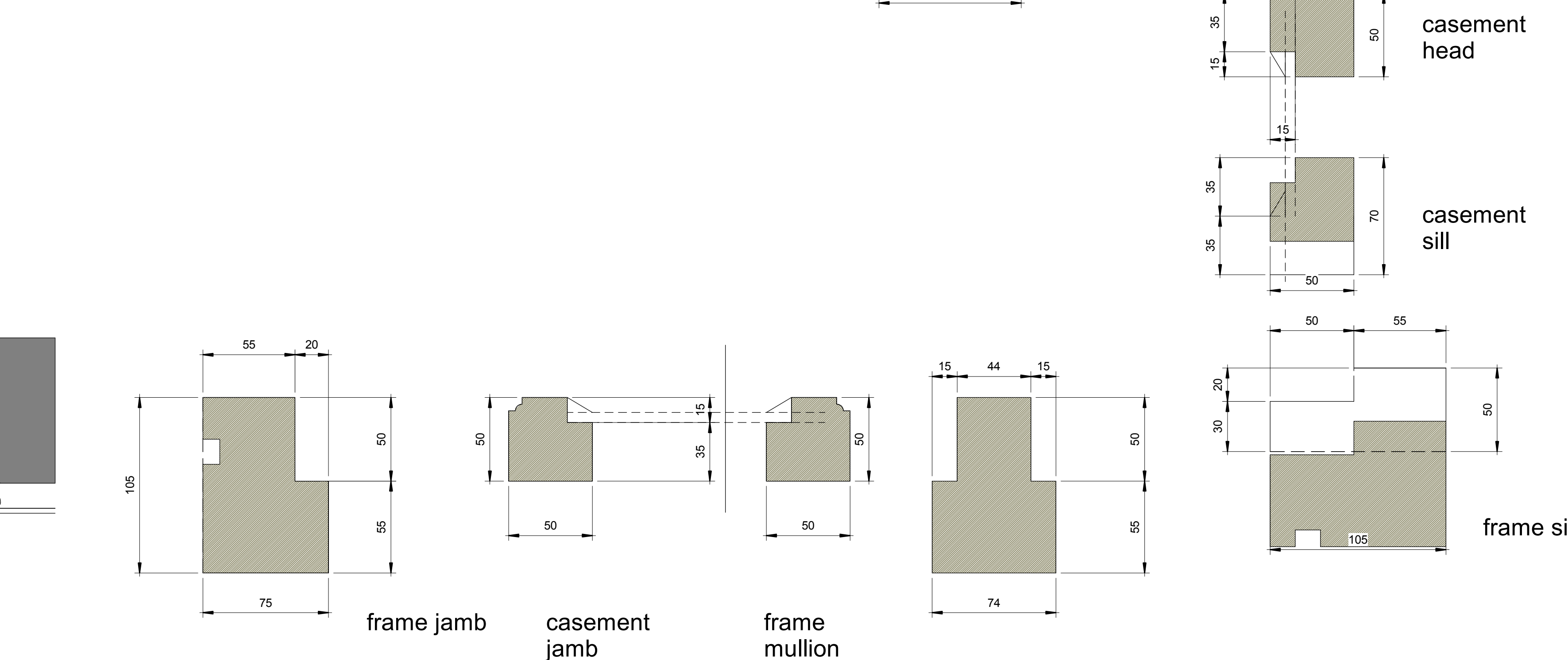
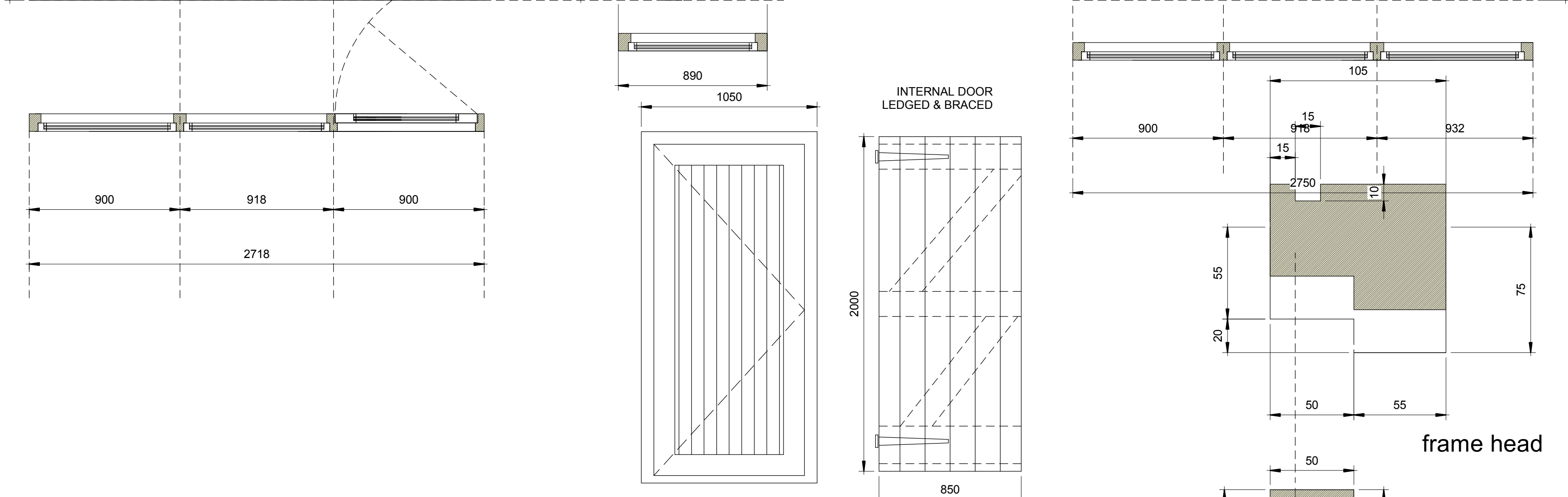
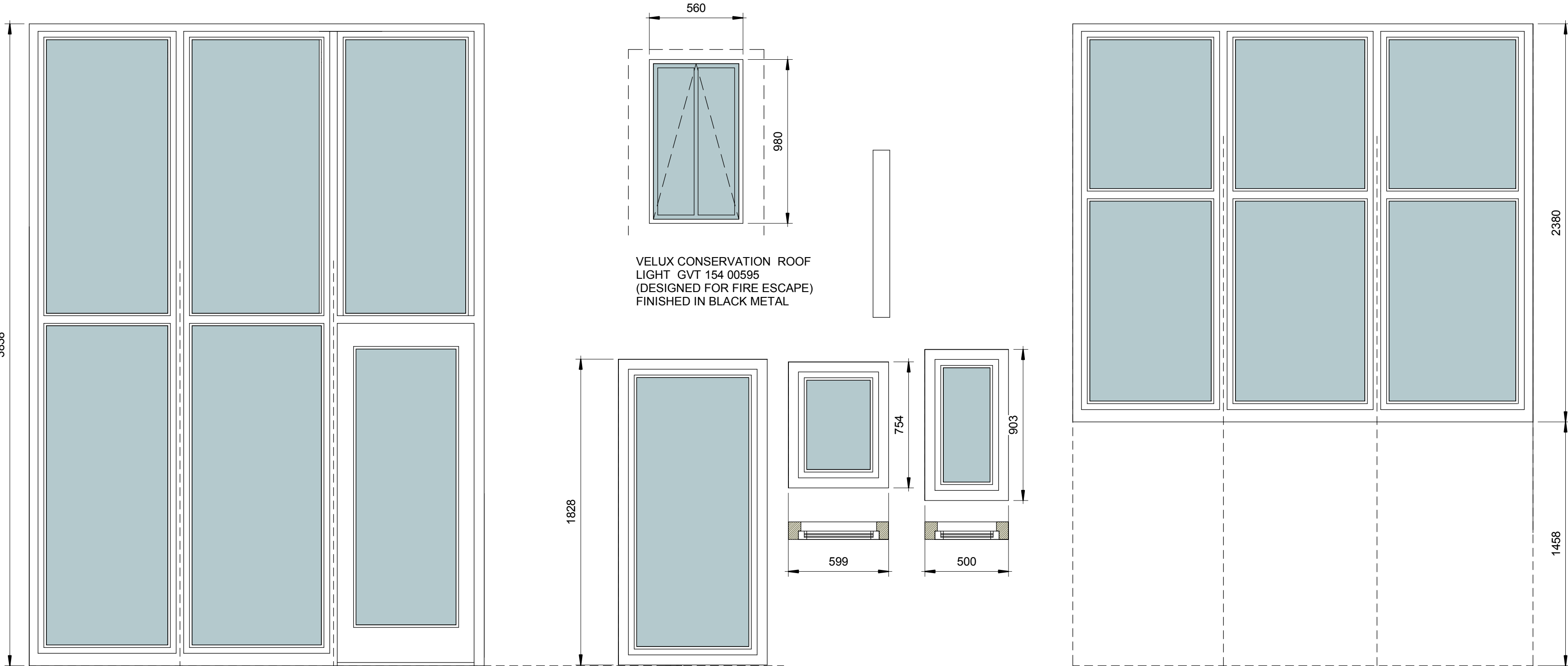
seal all gaps between ceiling and masonry wall with either plaster, adhesive or flexible sealant

pitched roof with between and over rafter insulation (based on Accredited Detail MCI-RE-08

POSED LINTEL AND SILL DETAIL FOR STING OPENINGS IN NATURAL STONE WALLS

external stone sill

new plasterboard and stud lining with 75mm cavity insulation



NOTES

PLANNING CONSENT (164039) FOR PROPOSED BARN CONVERSION TO RESIDENTIAL USE AND PROPOSED DETACHED DOUBLE GARAGE AT PEAR TREE COTTAGE, FINE STREET, PETERCHURCH, HEREFORD, HR2 0SN WITH CONDITIONS .

- (1) COMMENCEMENT WITHIN 3 YEARS OF APPROVAL;
- (2) APPROVED DRAWINGS
- (3) WITH THE EXCEPTION OF ANY SITE CLEARANCE AND GROUNDWORK NO FURTHER DEVELOPMENT SHALL TAKE PLACE UNTIL DETAILS OR SAMPLES OF MATERIALS TO BE USED EXTERNALLY ON WALLS AND ROOFS HAVE BEEN SUBMITTED TO/ APPROVED IN WRITING BY LPA. DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS;
- (4) BEFORE WORK COMMENCES IN RESPECT OF ANY OF THE FEATURES IDENTIFIED IN THIS CONDITION, ARCHITECTURAL DETAILS OF WINDOWS AND THEIR OPENINGS, DOORS AND THEIR OPENINGS, EAVES, VERRGES AND BARGES AND RIDGES, AT A MINIMUM SCALE OF 1 : 5 FOR GENERAL ARRANGEMENTS AND 1 : 1 FOR JOINERY SECTIONS SUCH AS GLAZING BARS, SHALL BE SUBMITTED TO/ APPROVED IN WRITING BY LPA;
- (5) BEFORE WORK COMMENCES IN RELATION TO THEIR INSTALLATION, DETAILS, INCLUDING TRADE DETAILS, OF THE ROOF LIGHTS TO BE USED AND THE WAY THEY ARE FITTED INTO THE ROOF SHALL BE SUBMITTED TO/ APPROVED IN WRITING BY LPA;
- (6) BEFORE WORK COMMENCES IN RELATION TO THEIR INSTALLATION, DETAILS OF THE GUTTERING, DOWNPIPES AND ALL ASSOCIATED FITTINGS SHALL BE SUBMITTED TO/ APPROVED IN WRITING BY LPA;
- (7) CPD RIGHTS REMOVED
- (8) SOFT LANDSCAPING SCHEME (DRAWING 636 2 B) TO BE COMPLETED NO LATER THAN THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF THE DEVELOPMENT. HARD LANDSCAPING SHALL BE COMPLETED PRIOR TO OCCUPATION;
- (9) LANDSCAPING MANAGEMENT PLAN TO BE SUBMITTED TO/ APPROVED IN WRITING BY LPA PRIOR TO OCCUPATION;
- (10) BEFORE ANY OTHER WORKS HEREBY APPROVED ARE COMMENCED, THE CONSTRUCTION OF THE VEHICULAR ACCESS SHALL BE CARRIED OUT IN ACCORDANCE WITH A SPECIFICATION SUBMITTED TO/ APPROVED IN WRITING BY THE LPA, AT A GRADIENT NO STEEPER THAN 1 : 12;
- (11) PRIOR TO THE FIRST OCCUPATION OF THE DWELLING HEREBY APPROVED THE DRIVEWAY AND / OR VEHICULAR TURNING AREA SHALL BE CONSOLIDATED AND SURFACED AT A GRADIENT NOT STEEPER THAN 1 : 8. PRIVATE DRAINAGE ARRANGEMENTS MUST BE MADE TO PREVENT RUN OFF FROM THE DRIVEWAY DISCHARGING ONTO THE HIGHWAY. DETAILS OF THE DRIVEWAY, VEHICULAR TURNING AREA AND DRAINAGE ARRANGEMENTS SHALL BE SUBMITTED TO/ APPROVED IN WRITING BY LPA PRIOR TO COMMENCEMENT OF ANY WORKS;
- (12) THE DEVELOPMENT HEREBY PERMITTED SHALL NOT BE BROUGHT INTO USE UNTIL THE ACCESS, TURNING AREA AND PARKING FACILITIES SHOWN ON THE APPROVED PLAN HAVE BEEN PROPERLY CONSOLIDATED, SURFACED AND DRAINED AND OTHERWISE CONSTRUCTED IN ACCORDANCE WITH DETAILS TO BE SUBMITTED TO/ APPROVED IN WRITING BY THE LPA.
- (13) PRIOR TO OCCUPATION DETAILS OF THE PROPOSED FOUL AND SURFACE WATER DRAINAGE SHALL BE SUBMITTED TO/ APPROVED IN WRITING BY THE LPA.
- (14) PRIOR TO OCCUPATION WRITTEN EVIDENCE/ CERTIFICATION DEMONSTRATING THAT WATER CONSERVATION AND EFFICIENCY MEASURES TO ACHIEVE 110 LITRES PER PERSON PER DAY HAVE BEEN INSTALLED/ IMPLEMENTED SHALL BE SUBMITTED TO/ APPROVED IN WRITING BY THE LPA;
- (15) PRIOR TO COMMENCEMENT OF WORKS TO BUILDINGS IDENTIFIED AS HAVING BATS PRESENT SHALL BE UNDERTAKEN IN ACCORDANCE WITH LICENSE OBTAINED FROM NATURAL ENGLAND, COPY PROVIDED FOR LPA;
- (16) PRIOR TO COMMENCEMENT OF ITS IMPLEMENTATION A HABITAT ENHANCEMENT SCHEME INTEGRATED WITH THE DETAILED LANDSCAPING SCHEME SHALL BE SUBMITTED TO/ APPROVED IN WRITING BY THE LPA.

frame head

casement head

casement sill

frame sill

PROJECT NAME

PROPOSED BARN CONVERSION TO RESIDENTIAL USE, PEAR TREE COTTAGE, FINE STREET, PETERCHURCH, HR2 0SN

FOR

MRS H WOOLLES

PROJECT NUMBER

1411

SCALE

SHEET SIZE A1

CHECKED

FTAA 11/05/16

DRAWING NAME

PROPOSED DETAILS

FTAA LTD

ROGER FIELD RIBA ARB (CHARTERED ARCHITECT/ DIRECTOR)
6 HIGH STREET
CRICKHOWELL
POWYS, NP8 1BW

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Roger@FTAA.co.uk

DRAWING NUMBER

1411/PLN/COND/03

REVISION NUMBER