

PROJECT DETAILS

MYHUS Ltd.

Project: Pagecroft Workshop

Employer (Client): Anna Coulson, Pagecroft, Haydon Bridge, NE47 6JX.

Nature: Change of use and refurbishment of workshop to a market dwelling.

Location: Pagecroft Workshop, Haydon Bridge, NE47 6JX

Grid Reference House: NY 84534 65317

Grid Reference Drainage boring under highway: NY 84518 65313

Applications required: Section 50 Access to Highways

DESIGNER: Mark Kirkby, MYHUS Ltd

17 Hallgate, Hexham, Northumberland, NE46 1XD

Mob: [REDACTED]

Drawings P01 P02 P03 P04 P05 P06 P07 P08 P09 P10 P11 P12 P13 P14 P15 P16 P17 P18 E01 E02

ENGINEER: Colin Aimers, Kingmoor Consulting

Address: 6B Clifford Court, Parkhouse, Carlisle, Cumbria CA3 0JG

Phone: [REDACTED]

Email: [REDACTED]

Works: Flood risk assessment - Driveway soakaway and surface water discharge - Floor reduction and new floor build up – 2 door openings (solid wall (360mm) – 1 window opening (solid wall 600m) – Internal balcony load bearing joists hanging from steel – Pumping station – Parking area including build up, connection to unclassified road and retaining wall.

Drawings:

ECOLOGY: Steve Wake - Survey for Bats, Barn Owls & Breeding Birds.

Natural England Licence No.2019-42366, Mob: [REDACTED]

EXISTING MAINS/SERVICES:

Surface water drainage into neighbouring field soakaway and privately owned culvert.

SERVICES REQUIRED:

Electricity (a feed from main house is present)

Water

Connection to shared septic tank with possible septic tank upgrade and a pumping station from proposed development to existing tank. Section 50 required for boring under highway. Structural engineer to advise.

ACCESS TO THE SITE:

Parking area to be provided prior to any works to the workshop so that a clear, unobstructed access can be achieved (refer to Site Layout)

SURROUNDING LAND/BUILDING USES:

Residential and agricultural. The only neighbouring property (within 200m) is owned by client.

RISKS TO HEALTH AND SAFETY:

The Contractor must ascertain for himself any information he may require ensuring the safety of all persons and the Works.

A section 50 application is to be made to core under highway for 50mm pumping station pipe to be installed to septic tank. An area search for services in the road is also to be carried out to ensure the safety of the driller and prevent any damage to utilities providers.

SITE VISITS:

May be made by arrangement by calling Mark Kirkby (designer) on [REDACTED]

DESCRIPTION OF THE WORK:

New car parking area with retaining wall to have dry stone wall built up behind to hide the concrete blocks. A 1m reduction of floor height internally without going to below existing foundations. Internal refurbishments to provide a habitable living space without altering the roof of the building. New low level Velux windows. Plumbing/hot water design and installation. Electrical design and installation including electric underfloor heating to bathroom and electric hot water system. Make use of existing steels and hanging straps to structural timber heads sitting on cripple studs.