
north west

mid grey standing seam metal roof sheeting

mid grey metal fascias and barges

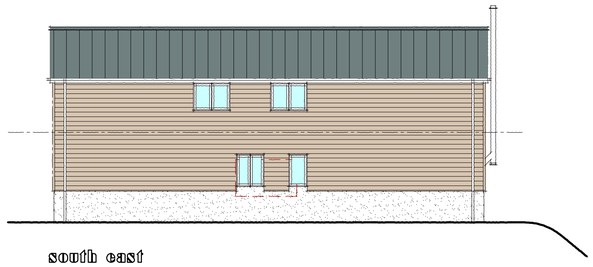
'Lindab' galv finish metal type rainwater goods

horizontal sawn Larch weather boarding

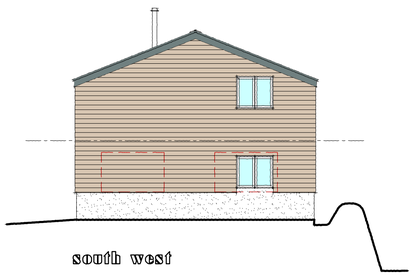
dark grey aluminium double glazed windows

dark grey aluminium double glazed doors

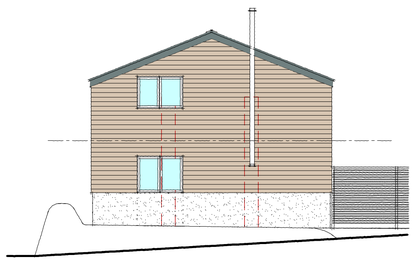
painted smooth render finish to plinth



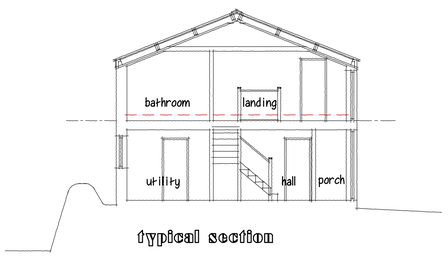
south east



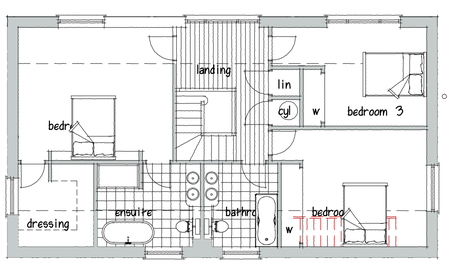
south west



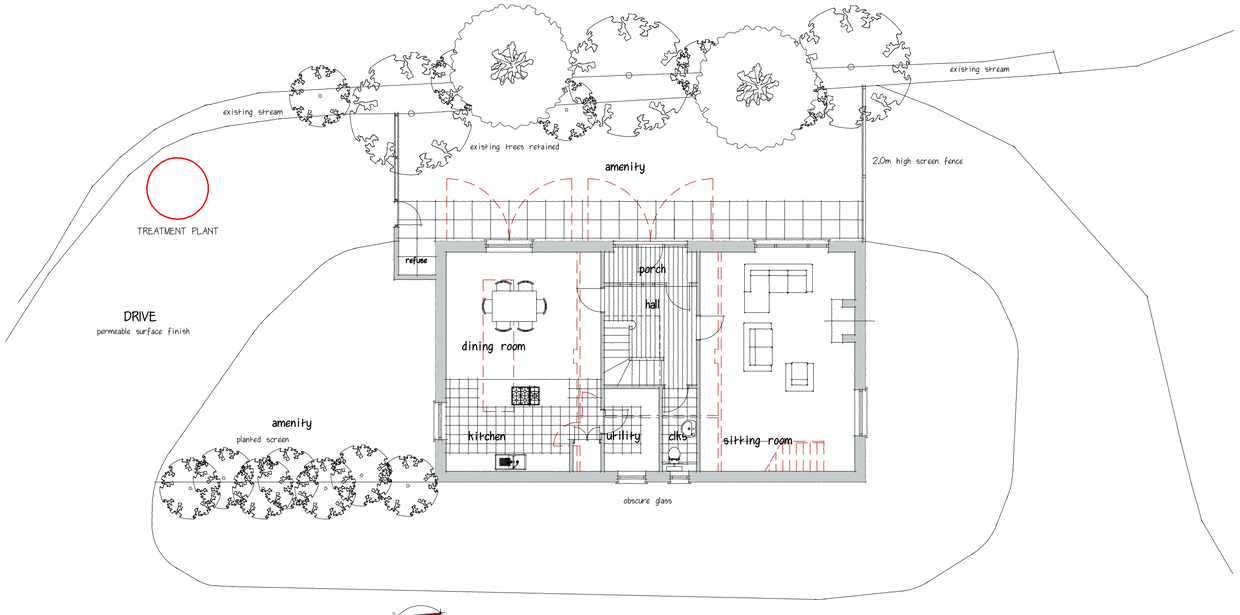
north east




typical section




first floor




ground floor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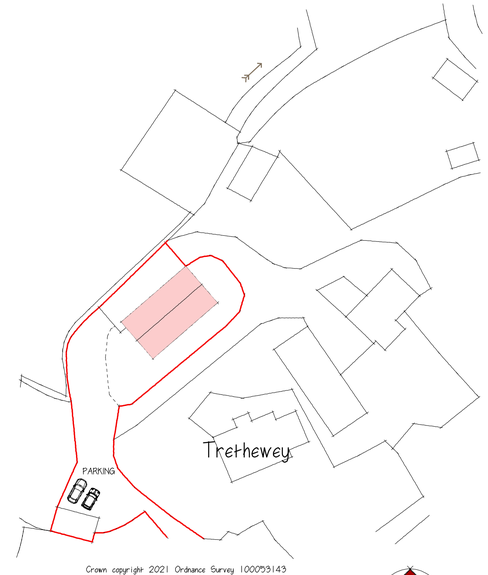
location plan

1:2500

0 25 50 100 150 200

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block plan

1:500

0 5 10 20 30 40

## DRAINAGE

GENERAL
The new FOUL & SURFACE WATER drainage systems including the capacity of new septic tank, drainage field & soakaways shall be designed by a suitably qualified drainage specialist and copies of which shall be submitted to and approved by Building Control.

SURFACE WATER DRAINAGE
All new down pipes/rainwater gullies shall be taken away to new rainwater soakaways being located a min of 5.0m away from any adjacent building and be formed in Modular Infiltration units the area of which shall be calculated based on the result of the Percolation Tests. (all in accordance with BRE Digest 365 - soakaways.)

In addition a new access point shall be formed on discharge pipe to allow future inspection/cleansing and maintenance.

All works shall be carried out to the complete satisfaction of Building Control and the South West Water Authority.

FOUL WATER DRAINAGE
New Klargester Septic Tank or equivalent shall be inserted a min of 7.0m away from any habitable part of a building with a min capacity of 2700litres (for a maximum of 4 users) plus 180 litres for each additional user.

ACCESS, PARKING, TURNING & HARD LANDSCAPING
All new access, parking, turning & hard landscaping areas shall be formed in permeable finish consisting of 200mm thick permeable crushed stone sub-base on Geotextile membrane laid over the existing subsoil.

METAL STANDING SEAM ROOF

LINDAB METAL RAINWATER GOODS

LARCH WEATHER BOARDING

DARK GREY ALUMINIUM WINDOWS

RENDER PLINTH BELOW CLADDING

site area = 0.134Ha
existing floor area = 175m²
proposed floor area = 190.5m²
increase in floor area = 15.5m²

| | | |
|---|---|---|
| rev B | TREATMENT PLANT & SCHEDULE OF FINISHES ADDED | MAY 22 |
| rev A | TREATMENT PLANT & SCHEDULE OF FINISHES ADDED | MARCH 22 |

ISSUE
PLANNING 2

SITE
Trethewey Farm,
Rumford, Padstow,
Cornwall, PL27 7RX.

PROJECT
Conversion Of Existing Redundant Barn to Form Single Dwelling

DETAILS
EXISTING 2
Plans, Elevations & Section

| | | | |
|---|---|---|---|
| PLAN N° 1725 | 2B | SCALES | 1:100 @ A1 |
| | | DATE | FEBRUARY 2022 |
| | | DRAWN | Peter Scott |

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