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Client: Project: Gaters Cottage - Minor amendments to previously consented conversion of the Threshing P. Cunningham Barn within applications 21/02105/HOUSE and 21/02107/LBC

Site: 1 Gaters Cottage Sandford EX17 4LU

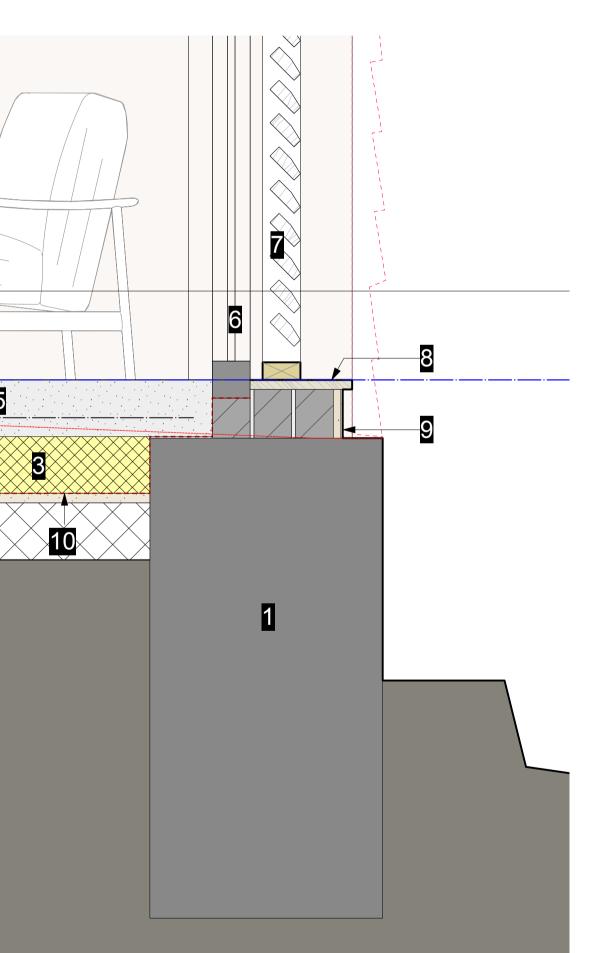




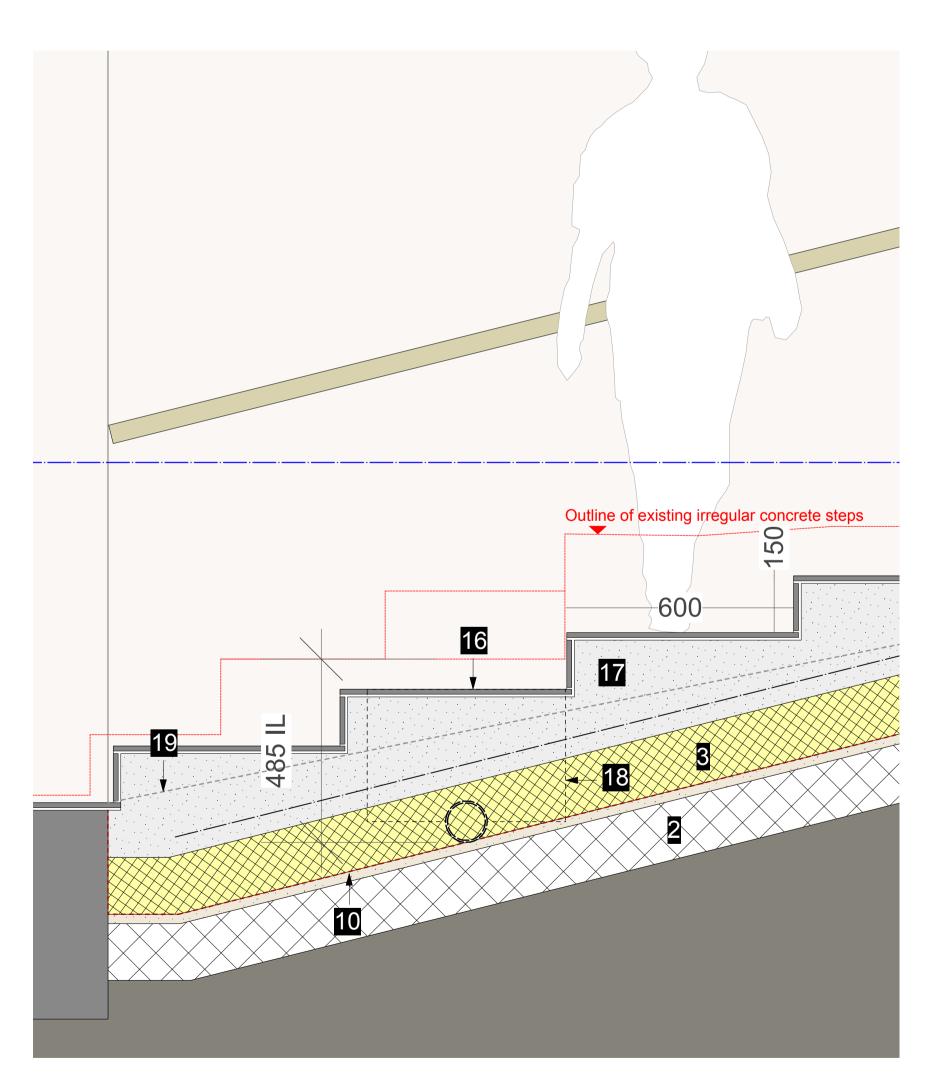
Existing steep concrete steps from Cottage

Existing exposed underside of thatched roof and existing plastered walls in need of repair

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02. Proposed East Facing Threshing Barn Opening - Threshold Section Detail (extract from proposed section AA)



03. Proposed Section Detail - Steps/Ramp Between Existing Floor Levels (extract from proposed section DD)

Description Rev Date A 04/01/2022 PLANNING ISSUE

B 07/02/2023 PLANNING ISSUE (to seek minor amendments to works consented in Threshing Barn)

Existing stone/cob wall structure

compacted hardcore with sand blinding over

PIR Floor insulation

Profile of existing concrete / earthen floor

Polished 150mm reinforced ground-bearing concrete slab lew glazed units

lew timber louvres

lew timber cill to opening

ime rendered upstand to match existing with limewash nish

Radon-resisting (impermeable) membrane (required nder building regulations due to 5-10% radon potential) Reed mats fixed to underside of existing timber rafters ourlins left exposed), and rendered with a breathable laster 12-15mm thickness

reathable lime, cork and clay based insulating plaster vith breathable paint finish, to inside of Threshing Barn alls

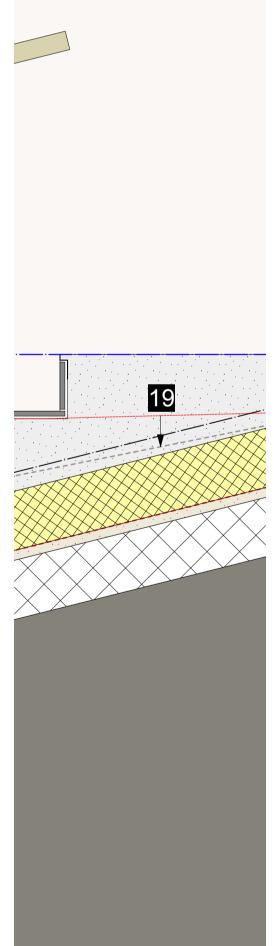
Existing timber purlin

xisting timber rafter

xisting thatch

latural limestone tiles

50mm Reinforced concrete substructure to steps/ramp Existing manhole retained and integrated with new nishes - cover level reduced to suit new step height Profile of optional 1:5 ramp if acceptable to Building Control which would be constructed and finished in identical nethod.



Only figured dimensions are to be taken from this drawing. The contractor / installer must verify all dimensions on site before commencing any work or additional drawings. The contractor / installer must report any discrepancies to the Architect / Contract Administrator before commencing any further work. All drawings are to be read in conjunction with other Architects drawings and specifications for this project, and any S/Eng's drawings or specifications. All works are to be carried out in accordance and comply with the CDM Regulations 2015 and contractors health & safety method statement. All works to be constructed / installed in accordance with relevant UK Approved Building Regulations documents and British Standards. All materials, products, fixtures and fittings to be installed in accordance with manufacturers specifications and guidance. New British Design is the trading name of New British Design Ltd. Hare House, Sandford, Exeter, EX17 4ED.

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