DISTRICT CHESTER

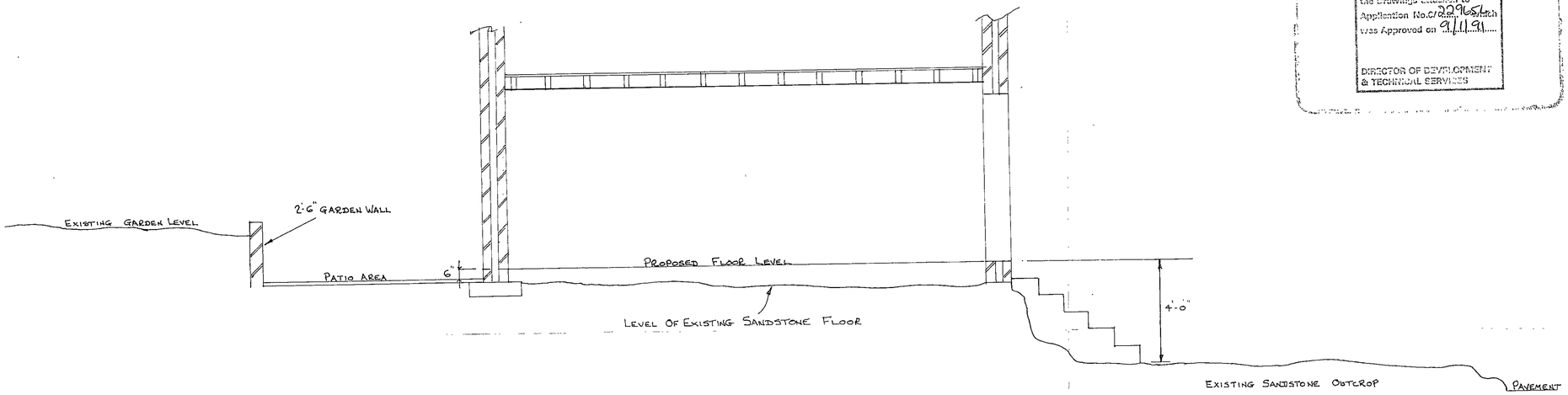
TARVIN PARISH

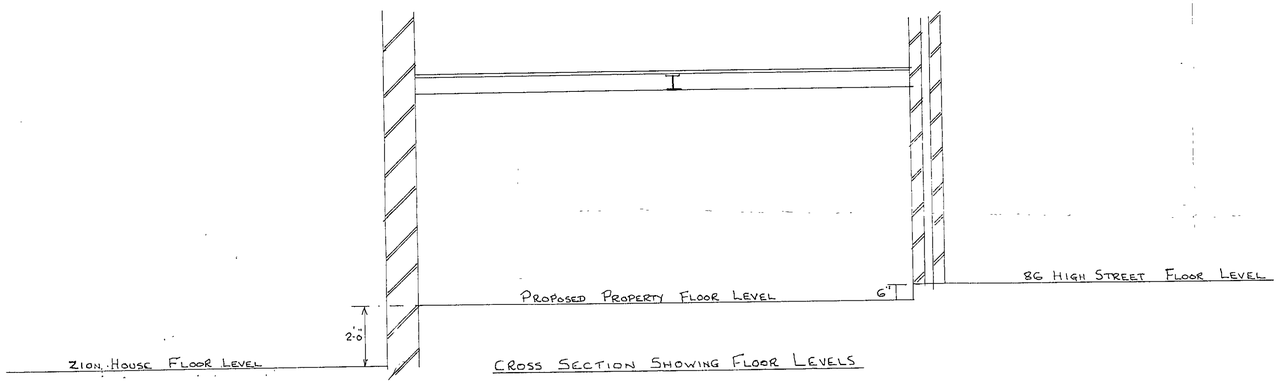
11.4.89.

Properties shaded in blue have provision for off road parking.

SECTIONS SHOWING EXISTING AND PROPOSED FLOOR LEVELS AT SITE BETWEEN ZION HOUSE AND 86 HIGH STREET, TARVIN

LONGITUDINAL SECTION SHOWING EXISTING AND PROPOSED FLOOR LEVELS.



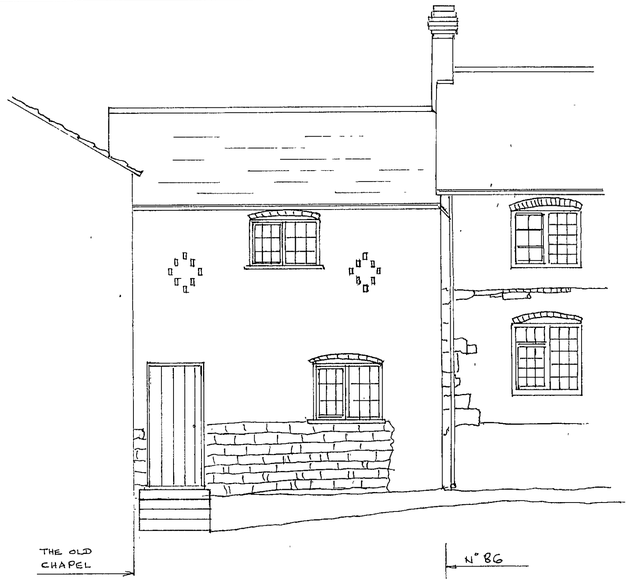


CROSS SECTION SHOWING FLOOR LEVELS

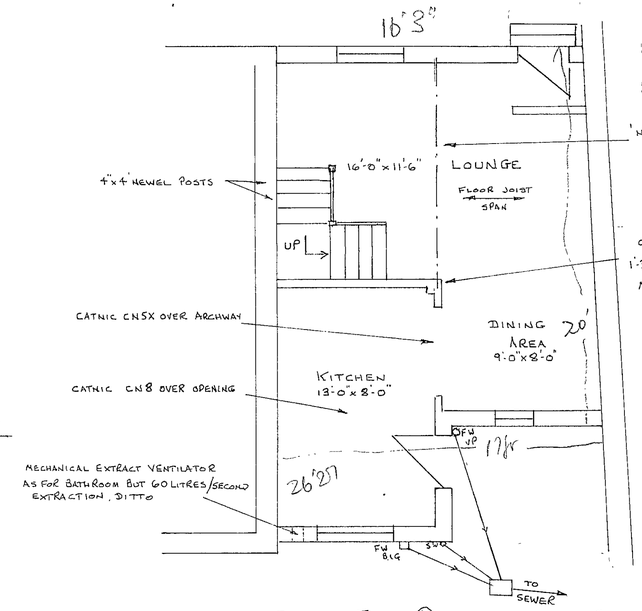
NOT TO SCALE

CHESTER CITY COUNCIL
DEVELOPMENT CONTROL
This is a copy of one of the Drawings attached to Application No. 6/22965L which was Approved on 9/1/91
DIRECTOR OF DEVELOPMENT & TECHNICAL SERVICES

APPROVAL PLANS
DATE 23/11/90
REF. 6/22965L

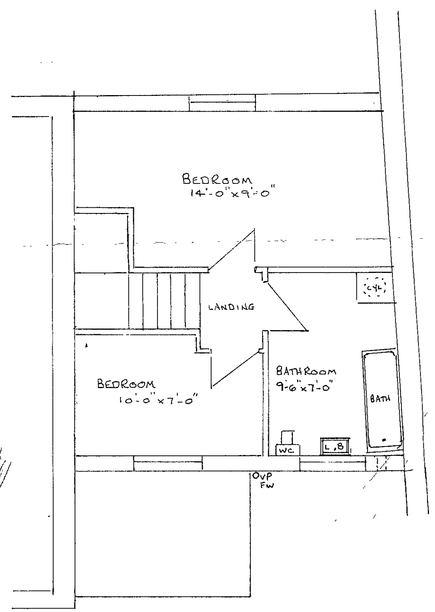


NORTH ELEVATION



GROUND FLOOR PLAN

SOUTH ELEVATION



FIRST FLOOR PLAN

AMENMENTS TO LAYOUTS & ELEVATIONS AT SITE BETWEEN N° 86 & THE OLD CHAPEL HIGH ST. TARVIN

FOUNDATIONS.
MIN 2'6" DEEP x 2'0" WIDE x 9" THK CONCRETE FOOTING, ALL BRICKWORK BELOW DPC TO BE IN COMMON BRICKS & CAVITY FILL WITH WEAKMIX CONCRETE UP TO 6" BELOW D.P.C. ANY DRAINS UNDER BUILDING TO BE ENCASED IN 4" THK CONCRETE & IF PASSING THROUGH FOOTING WALL TO HAVE R.C. LINTOL OVER.

FLOORS.
(GROUND). 1½" CEMENT/SAND SCREED ON 100m THK CONCRETE ON 1000g QUAGE D.P. MEMBRANE ON 1" SAND BLINDING ON MIN" 4" THK HARDCORE, D.P. MEMBRANE TAKEN INTO DPC AT FLOOR LEVEL.
(FIRST) 1" THK T&G BOARDS ON 6"x2" FLOOR JOISTS @ 16" CTS, DOUBLE FLOOR JOISTS SPIKED TO GETHER UNDER 1" FLOOR STUDDED WALLS, 6"x4" TRIMMERS AROUND STAIRS, ½" PLASTERBOARD & SKIM., FLOOR JOISTS TO EXISTING WALLS TO BE FIXED USING JOIST HANGERS TO GIVE SOUND INSULATION.

WALLS.
10½" THK CAVITY WALLS WITH WALL TIES TO BSCP, ALL CAVITIES AROUND ALL OPENINGS TO HAVE 'THERABATE' OR SIMILAR INSULATION TO GIVE A 'U' VALUE THROUGH HEAT LOSS PATH OF LESS THAN 1·2. CAVITY AT TOP OF WALLS TO BE SEALED WITH BRICKWORK & VERTICAL DPC INSERTED. D.P.C. TO BE HYLOAD TYPE, 6" ABOVE G.L & D.F.L. EXTERNAL SKIN AT FRONT BELOW GROUND FLOOR WINDOWS IN 100m STONEWORK, REST. IN BRICKWORK TO MATCH ADJACENT BUILDING, INTERNAL SKIN IN 4" THERMOLITE SHIELD BLOCKS, INTERNAL WALLS 4" CONCRETE BLOCKS, & BOTH RECEIVE 2 COAT PLASTERWORK, BEDROOM WALLS IN 4"x2" TIMBER STUDDING WITH ½" PLASTERBOARD & SKIM BOTH SIDES 4" SKIRTINGS. 2" DRY THERM SLABS BUILT INTO CAVITY TO GIVE A 'U' VALUE OF 0·6, EXISTING BRICKWORK TOOTHED OUT TO RECEIVE NEW, CATNIC CNT OVER OPENINGS, WINDOWS TO BE DOUBLE GLAZED WITH 'TRICKLE VENTS MIN" 4000mm".

ROOF
SLATES ON 1½"x¾" BATTENS ON REINFORCED ROOFING FELT ON 4"x2" RAFTERS @ 16" CTS, DITTO CEILING JOISTS, 7"x1" RIDGE, 350 x 150 PURLINS TREATED WITH 'ALBER' FIRE VARNISH TO GIVE ½HR FIRE RESISTANCE, 'WILLAND' OR SIMILAR VENTILATORS, VENTED RIDGE TILES TO SUIT C.C.C, 4x3" WALL PLATE STRAPPED DOWN WITH 1¼"x⅛" M.S STRAPS @ 6'0" CTS, PARTY WALLS IN ROOF SPACE TO HAVE NO GAPS TO ENSURE FIRE PROTECTION, 6" THK FIBREGLASS QUILTING, ½" PLASTERBOARD & SKIM TO GIVE ROOF A 'U' VALUE OF 0·25, 1" AIR GAP GAP BETWEEN A.C SOFFIT & WALL, 7x1" FASCIA, 4" DIA H.R. CI GUTTERS & 2½" DIA C.I DROP PIPES.

DRAINAGE & PLUMBING
1¾" DIA WASTES & DEEP SEALED TRAPS, 4" PVC VENT PIPE, 4" DIA 1ST QUALITY BACK INLET GULLY. FOUL DRAINS IN 4" DIA 1ST QUALITY FLEXIBLE JOINTED PIPES LAID TO FALLS INTO EXISTING DRAINS, P.C.C INSPECTION CHAMBER WITH ¾ CHANNEL SLIPPER.
SURFACE WATER INTO 4" GULLY INTO 4" DIA 2ND QUALITY PIPES LAID TO FALL INTO DRAINS.

STAIRS.
2'9" WIDE, 11" RISERS 8½", GOING 9½", ANGLE 41°, BALUSTRADE 3'0" HIGH BOTH SIDES, NO GAPS GREATER THAN 4", SCROLLS AT TOP & BOTTOM OF BALUSTRADES.

N.B HEATING.
BALANCED FLUE GAS BOILER & RADIATORS.
MAINS ELECTRICITY & WATER

NB TO BE READ IN CONJUNCTION WITH APPLICATIONS N°S 20396/20397L.

THE ORIGINAL APPLICATION WAS MADE TO EXTEND THE OLD CHAPEL, HOWEVER THIS IS NO LONGER FEASIBLE AND IT IS FELT THAT CONVERSION INTO A SEPARATE DWELLING PROVIDES A BETTER ALTERNATIVE.

THIS APPLICATION FOLLOWS DISCUSSIONS AT LENGTH WITH MR. P. DEFIGURADO (CONSERVATION DEPT) AND MR. D. EDWARDS (PLANNING DEPT).

EVERY EFFORT HAS BEEN MADE TO KEEP THIS PROPOSAL AS SIMILAR TO THE ORIGINAL SHIPPON BUILDING AS POSSIBLE WHILST PROVIDING A VALUABLE AND SYMPATHETIC ADDITION TO THE PROPERTIES IN HIGH STREET.

ANY FINAL DETAILS CONCERNING THE PROPOSALS ARE OPEN TO AMENDMENTS BY THE CONSERVATION AND PLANNING DEPARTMENTS.

DURING CONSTRUCTION, GREAT CARE WILL BE TAKEN TO ENSURE ABSOLUTELY NO DAMAGE TO THE SANDSTONE OUTCROP TO THE FRONT OF THE PROPERTY

NOTES.

1) ACCESS TO THE FRONT DOOR WILL BE ACROSS THE SANDSTONE AT ITS LEFT HAND END WHERE IT IS AT ITS LOWEST AND WHERE ACCESS WAS PREVIOUSLY GAINED TO THE ORIGINAL DOORWAY. HOWEVER THE POSITION OF THE DOORWAY HAS BEEN ALTERED TO THE LEFT HAND END OF THE SHIPPON SO THAT LESS OF THE SANDSTONE HAS TO BE TRAVERSED TO GAIN ACCESS.

2) ACCESS ACROSS THE SANDSTONE WILL BE PURELY PEDESTRIAN, RESULTING IN NEGLIGABLE WEAR, HOWEVER IF NECESSARY IT WILL BE POSSIBLE TO CONSTRUCT A WALK WAY.

3) THERE WILL BE SANDSTONE OR TIMBER STEPS UP TO THE FRONT DOOR AT THE DISCRETION OF THE CONSERVATION AND PLANNING DEPARTMENTS.

4) ALTERNATIVE WINDOW ON FIRST FLOOR OF NORTH ELEVATION WILL BE A TIMBER STRIP WINDOW, SIMILAR TO THAT ON THE ORIGINAL APPLICATION, AT THE DISCRETION OF THE CONSERVATION AND PLANNING DEPARTMENTS.

5) CAR PARKING IS AVAILABLE ON THE ROAD AS WITH MOST OTHER PROPERTIES IN HIGH STREET THERE BEING AMPLE FRONTAGE TO ALLOW PARKING DIRECTLY OUTSIDE THE PROPOSED PROPERTY. THE PROPERTIES ON THE OPPOSITE SIDE OF HIGH STREET TO THIS (AS DEPICTED ON THE ENCLOSED LOCATION PLANS) HAVE PROVISION FOR OFF-ROAD PARKING, THUS PREVENTING ANY POTENTIAL CONGESTION IN THIS AREA
NB THE PROPERTIES AT THE LOWER END (I.E. NORTH) OF HIGH STREET, IN RIMMERS ROW AND OPPOSITE, ALL USE PARKING SPACES ON THE ROAD.

6) ALL RAINWATER GOODS WILL BE IN CAST IRON.

7) DRAINAGE WILL BE PROVIDED INTO EXISTING SYSTEM WHICH SERVES THE OLD CHAPEL.

8) ACCESS TO THE SMALL REAR GARDEN WILL BE THROUGH THE PROPERTY ITSELF AS WITH MANY PROPERTIES IN HIGH STREET INCLUDING THE OLD CHAPEL.