

CONSTRUCTION

KENNEL

ROOF

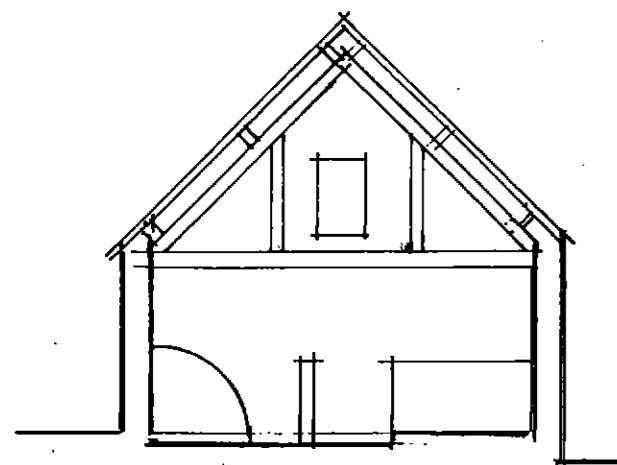
Corrugated sheeting on purlins with a central timber truss.

WALLS

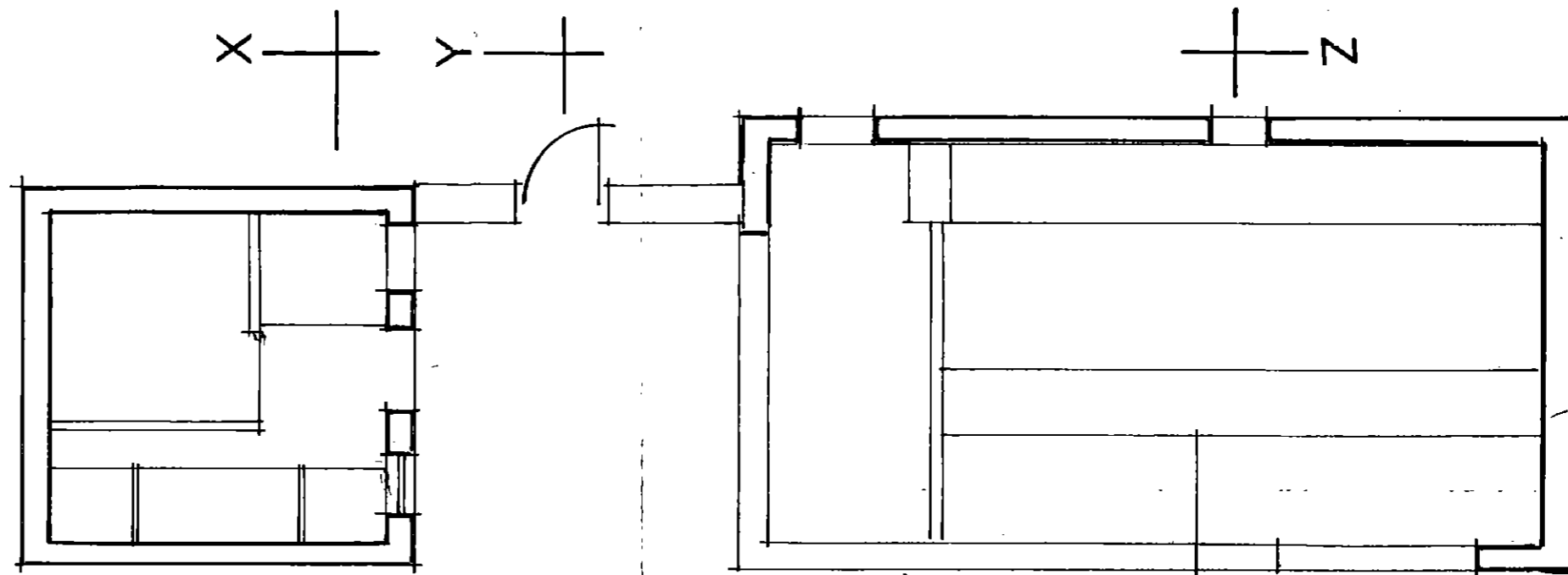
Generally coursed local stone with Quoin stones.

FLOOR

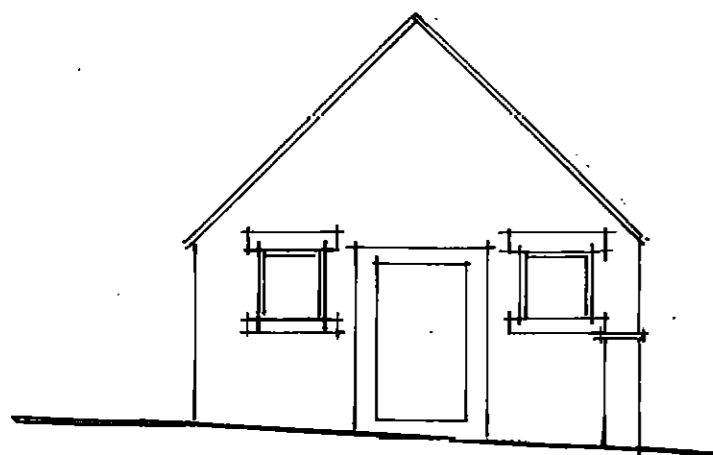
Concrete at different levels.



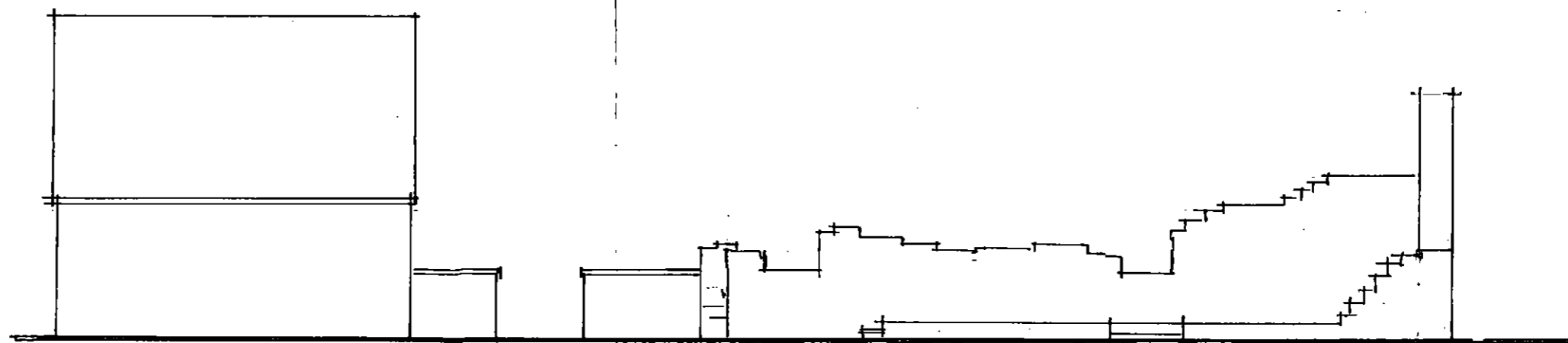
SECTION X-X



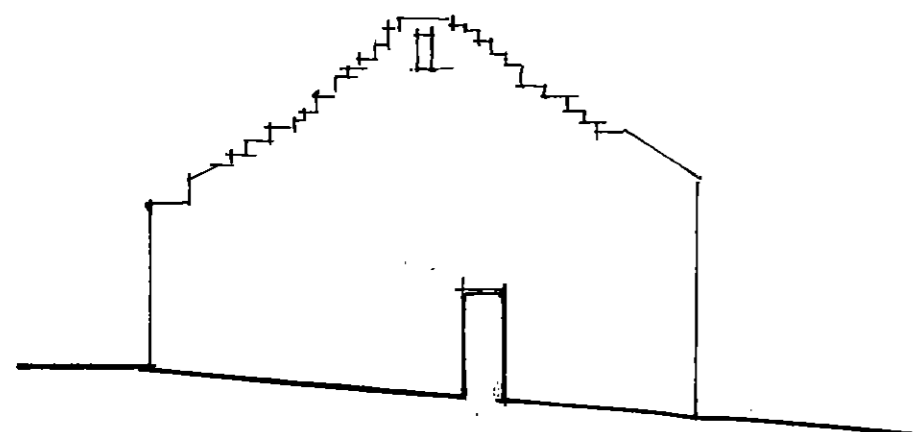
GROUND FLOOR PLAN



SECTION Y-Y



WEST ELEVATION



SOUTH ELEVATION

CONSTRUCTION

MILKING PARLOUR

WALLS – remaining walls, coursed & rubble stone walls with odd bricks.

FLOOR – Concrete at different levels.

SERVICES

SURFACE WATER – Large soakaway located in the field to the North East.

SEWERAGE – Large septic tank with filter bed and herringbone drainage located in the field to the North East.

WATER – Supply from bore hole on site.

ELECTRICITY – Mains supply available.

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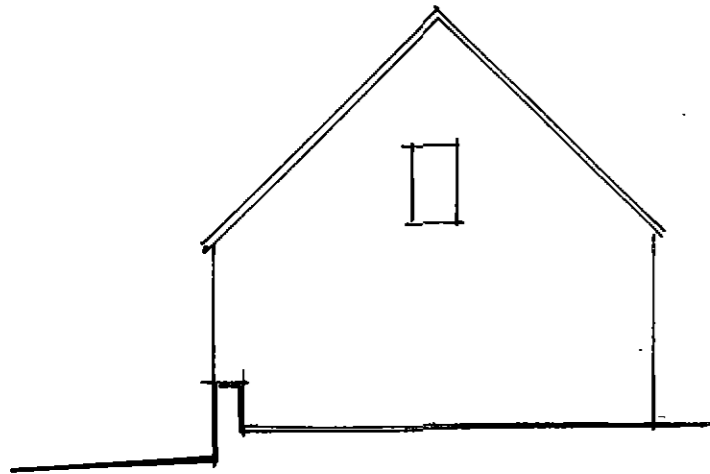
Managers House at Annat Royd Farm.

Spicer House Lane, Ingbirchworth. S36 7GG

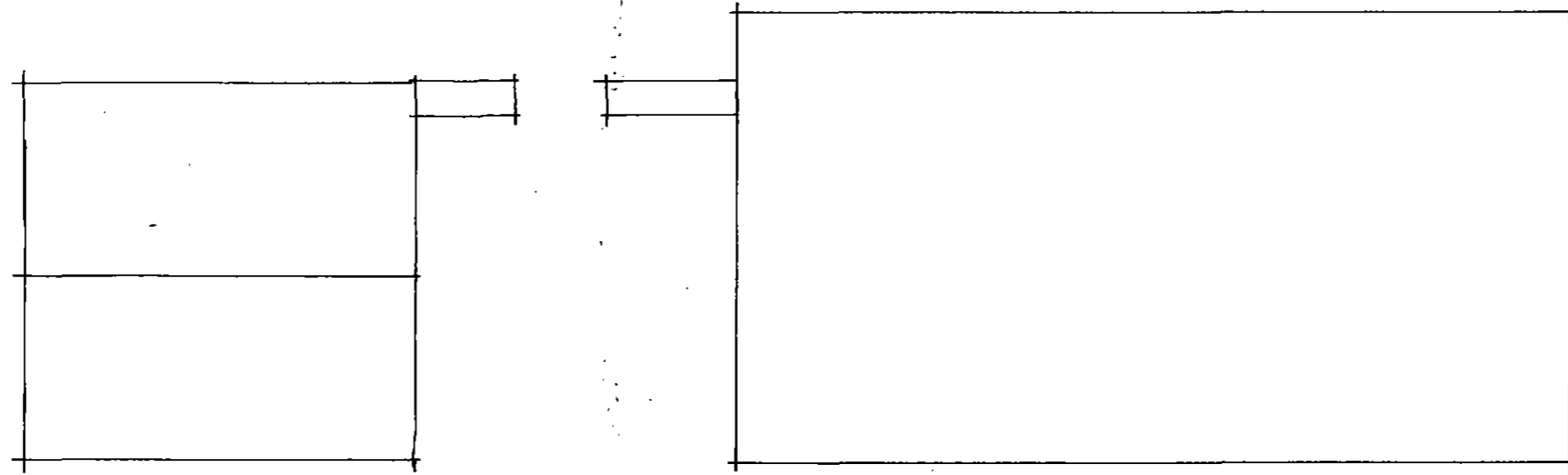
EXISTING FLOOR PLAN, SECTIONS X-X & Y-Y

WEST ELEVATION & SOUTH ELEVATION

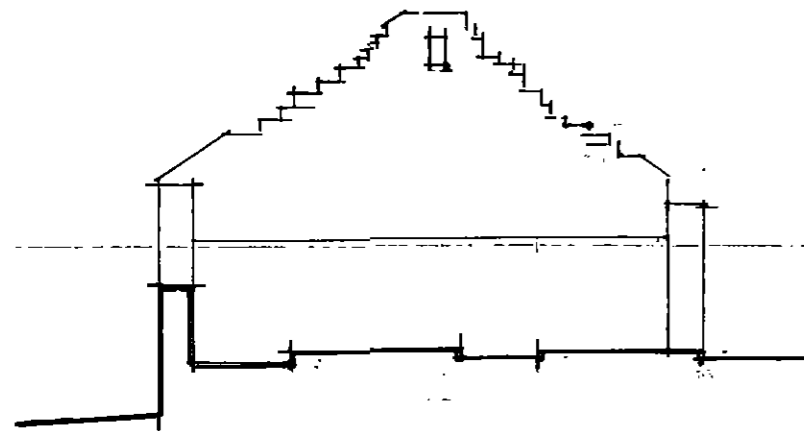
SCALE – 1:100 (A3) August 2019 MBA 1728:1



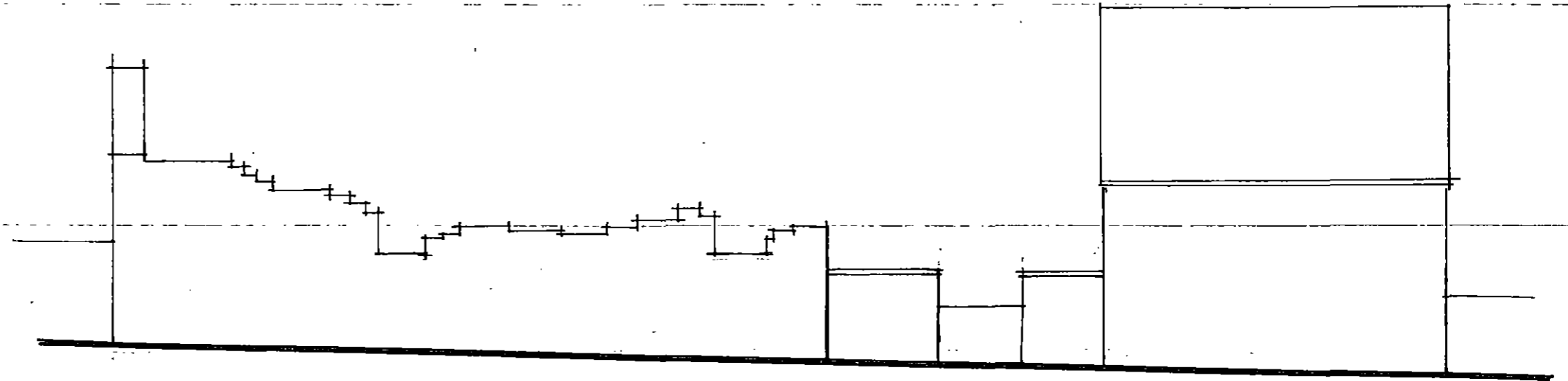
NORTH ELEVATION



ROOF PLAN



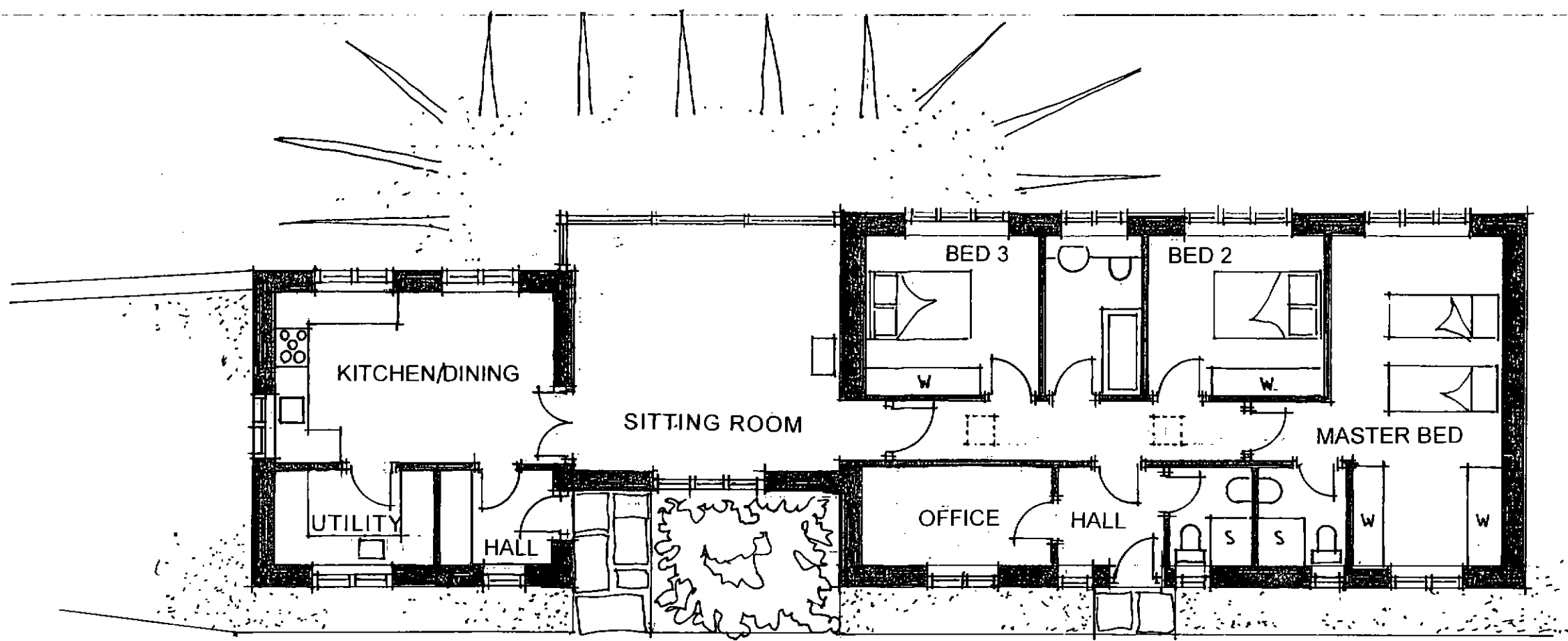
SECTION Z-Z



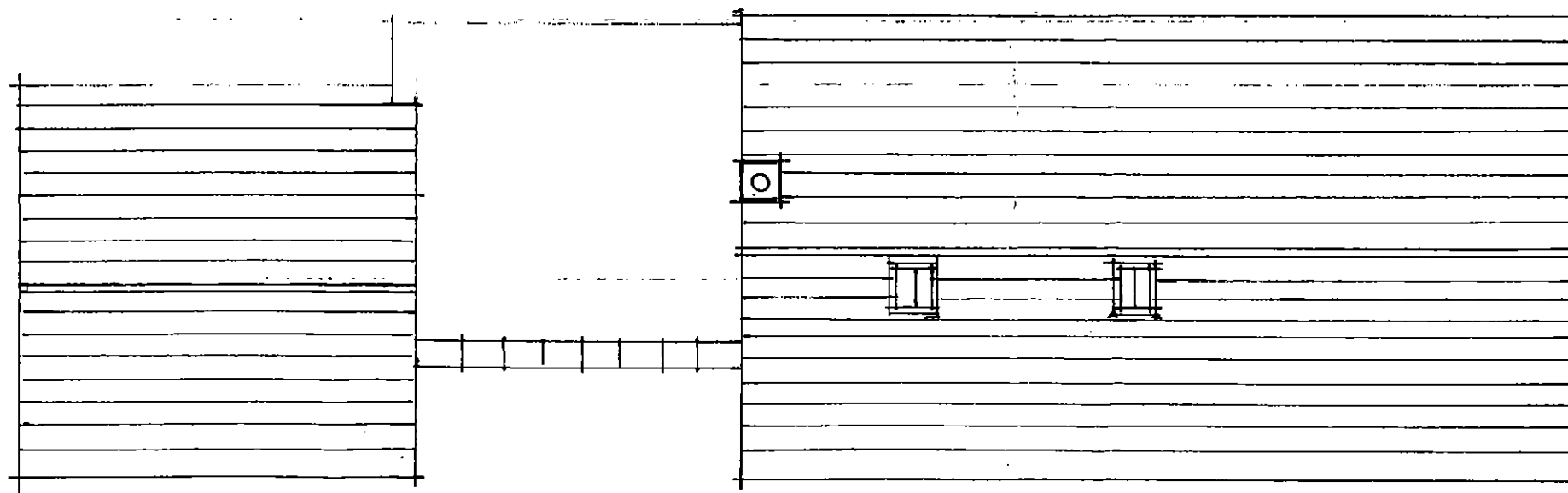
EAST ELEVATION

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EXISTING ROOF PLAN, SECTION Z-Z
NORTH ELEVATION & EAST ELEVATION.

SCALE - 1:100 (A3) August 2019 MBA 1728:2

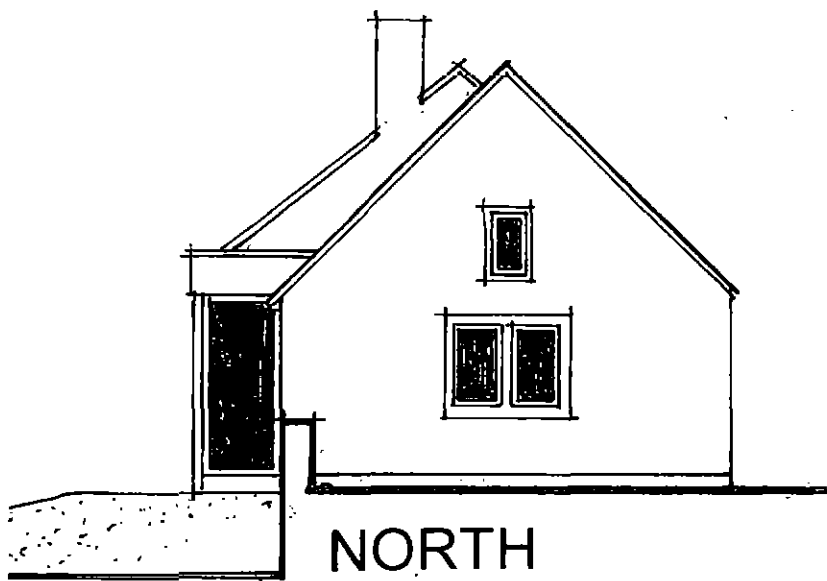


GROUND FLOOR



ROOF

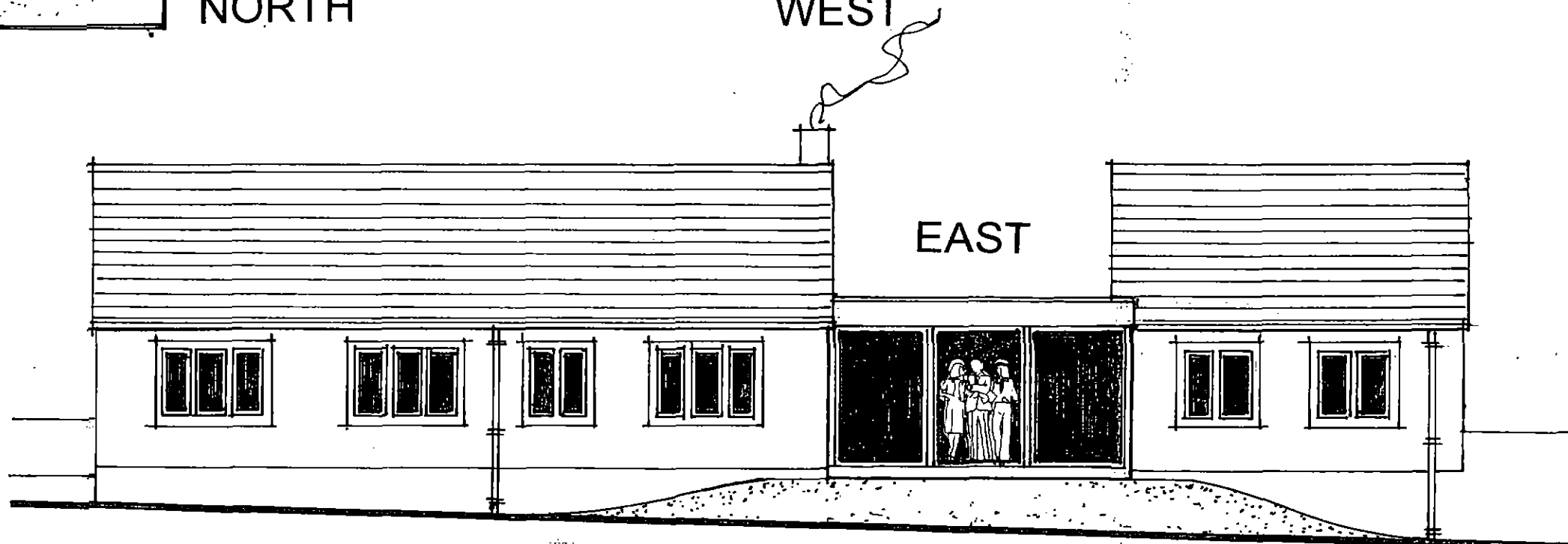
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 GROUND & ROOF PLANS AS PROPOSED
 SCALE - 1:100 (A3) August 2019 MBA 1728:5



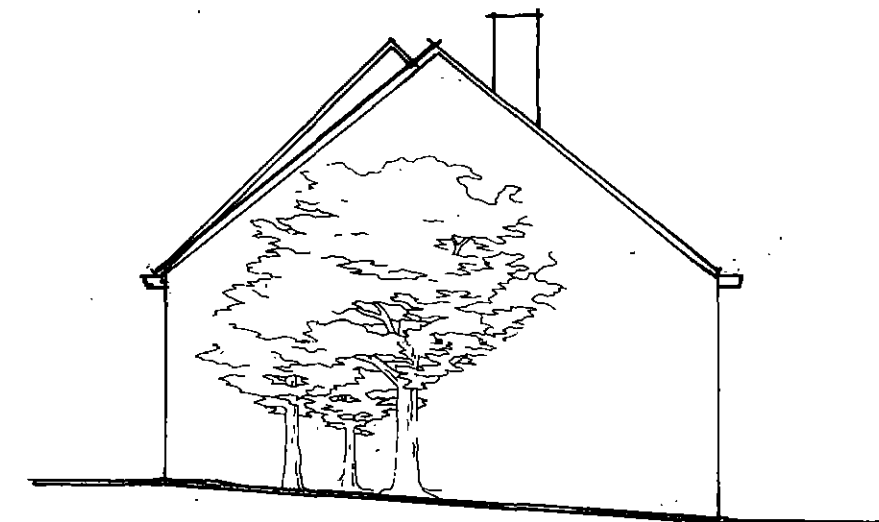
NORTH



WEST



EAST



SOUTH

EXTERNAL MATERIALS

External walls - Local dressed stone external leaf 150 to 225 mm coursing with suitably sized quoins. Window openings - smooth dressed local stone with stopped and chamfered sills, with flush jambs, lintels and mullions.

Door openings - Local smooth dressed stone step, jambs and lintels.

Sitting room window to Farm Yard - Smooth dressed local stone stopped chamfered sill and a shallow Keystone arch matching those on the listed barn.

Parapet to walls at farm yard side of sitting room - single cant smooth dressed local stone with drips.

All pointing to be in lime mortar with a projecting square cut profile matching the House.

Roofs generally - reclaimed stone roof slates, matching the house with stone ridges.

Roof over sitting room - Spar chippings on high performance roofing felt with dark brown fascia.

Sitting room window to Field - Double glazed in dark brown powder coated aluminium frames.

Windows - Double glazed dark wood effect UPVC externally, white internally. Roof windows - Double glazed black powder coated conservation rooflights.

External doors - Engineered timber oak boarded doors in oak frames. Gutters & fallpipes - Marley classic section gutters in dark brown, secretly fixed, with stone corbels

CONSTRUCTION

The building is to be constructed traditionally with highly insulated, cavity construction, masonry external walls and internal loadbearing walls all built off foundations designed by the Structural Engineer. The floor is to be heavily insulated with a reinforced concrete slab or beam and block floor incorporating underfloor heating with a finish to the client's requirements. The roof structure is to be highly insulated using rafters and purlins or trussed rafters.

SERVICES

The existing electrical supply is to be extended including the provision of a type 2 (22 KW) electric vehicle charging point. A new water supply is required. The sewage and rainwater is to be connected to the existing treatment facilities, which are to be extended if required.

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ELEVATIONS AS PROPOSED

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