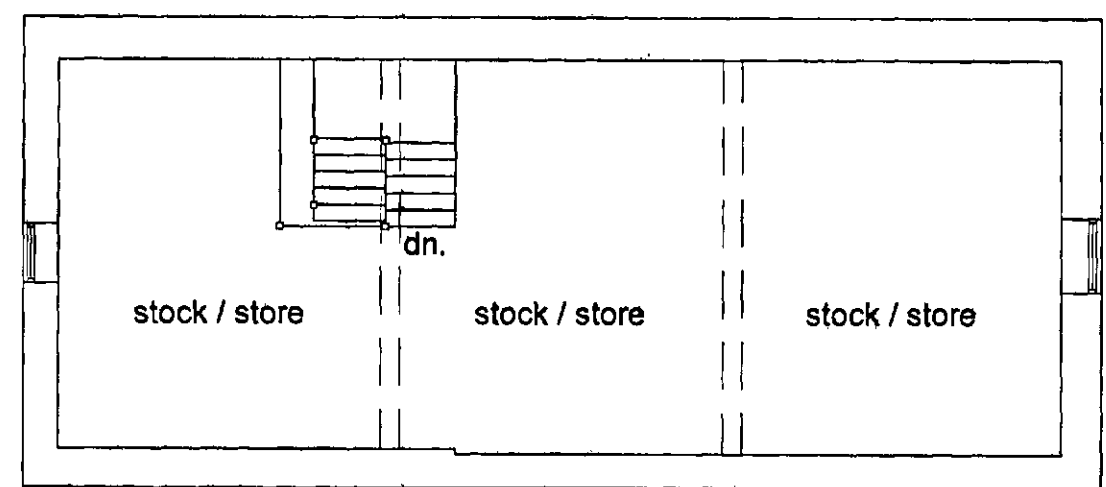
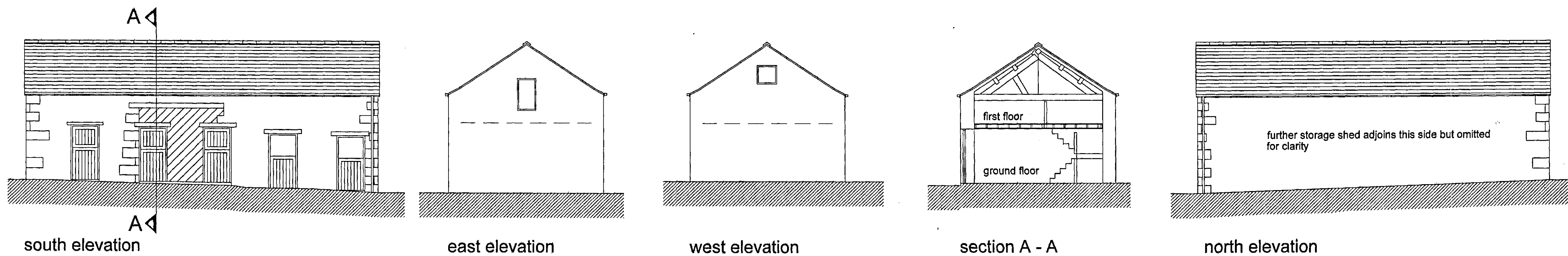
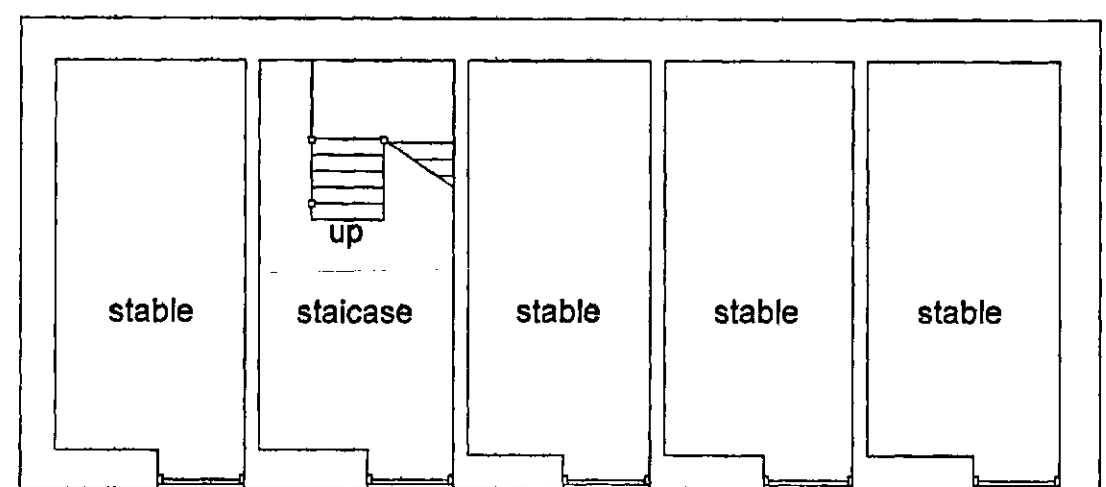


The barn existing details at 1:100

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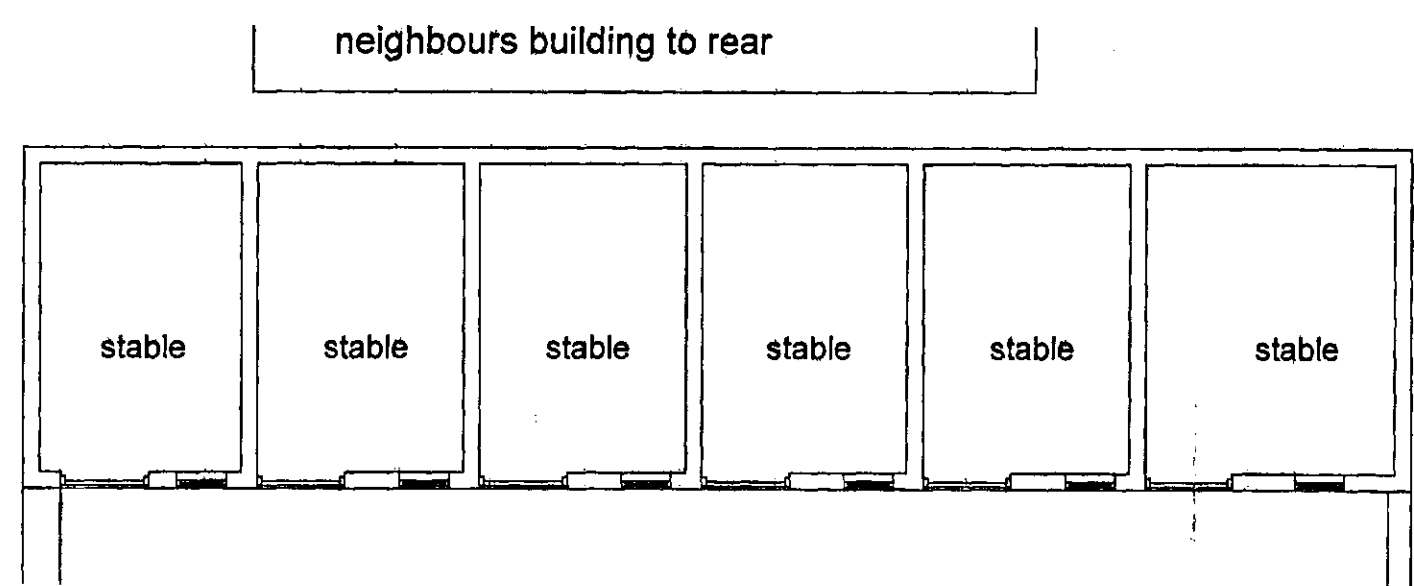
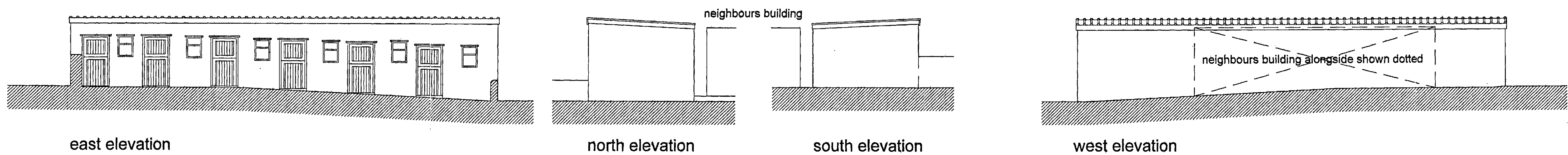


first floor plan



ground floor plan

The stable block existing details at 1:100



floor plan

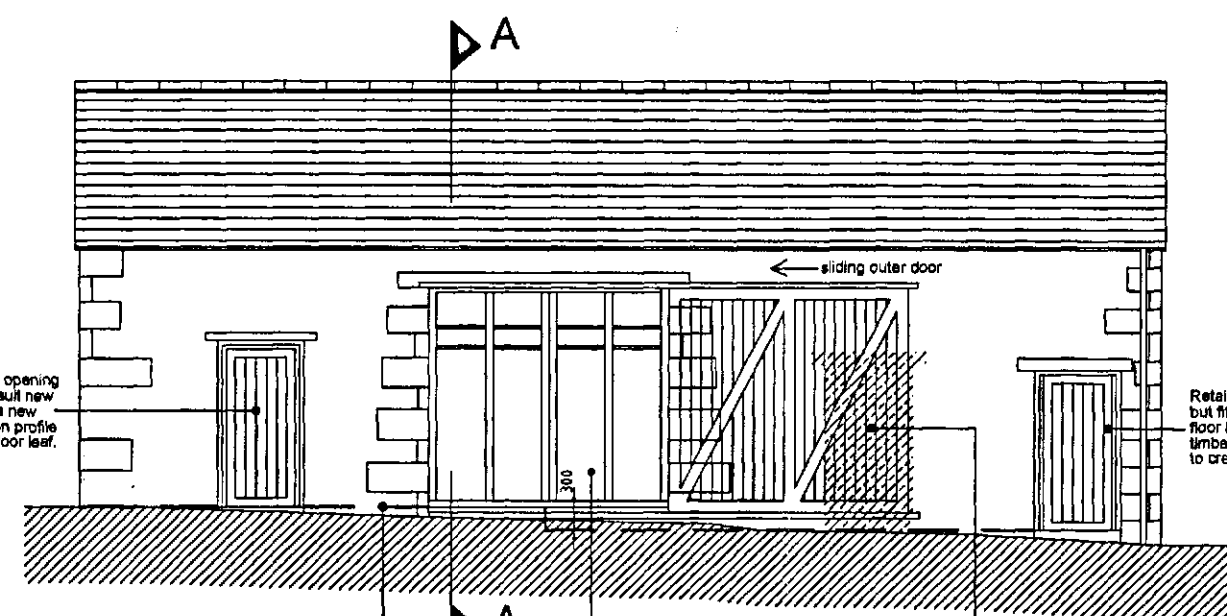
REVISIONS

PETER DIMBERLINE Dip Arch, RIBA CHARTERED ARCHITECT	
2 TIPSEY COURT, STAINCROSS BARNLEY, S75 6FZ	
tel/fax (01226) 390947 email: pdimberline@tiscali.co.uk	
CLIENT Mr and Mrs Baxter	
PROJECT Proposed redevelopment of existing premises.	
LOCATION Throstlenest Saddlery, Moorend Lane, Silkstone Common, Barnsley S75 4QX	
DRAWING Barn refurbishment / part change of use and replacement stable / storage building EXISTING DETAILS	
SCALES 1:100 at A1	DATE May '16
DRWG No. 2016/03/01	DRAWN BY PD
REV.	

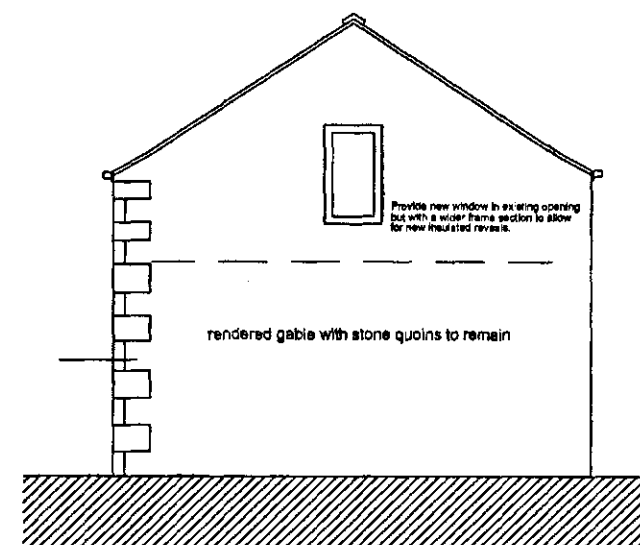
Conversion of barn showing proposed elevations at 1:100

Allow for re-pointing all external stonework in lime based mortar to allow the existing stone walls to continue to 'breathe'. In order to counter the risk of rising damp within the walls it will be necessary to ensure the external ground levels where required are reduced to a level below the proposed finished ground floor level. It would be prudent to obtain specialist advice from a damp proofing expert, experienced in this type of wall structure prior to commencing. Replace any damaged or badly weathered stone with matching infill. Generally all existing heads and quoins to remain except where noted otherwise or instructed to replace by the owner.

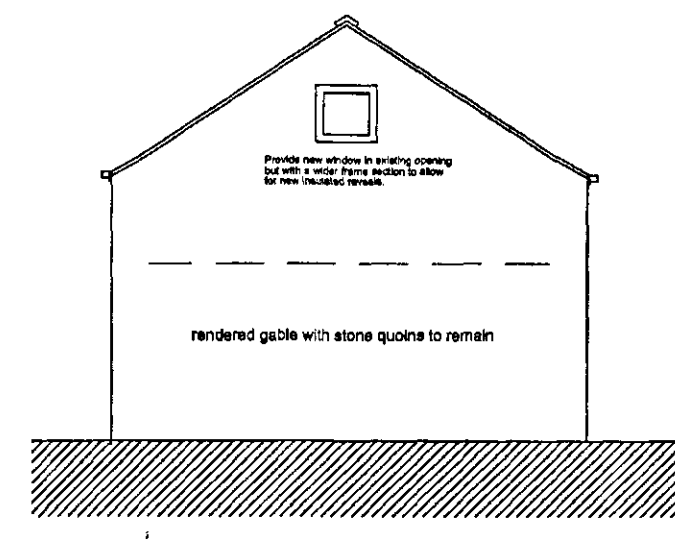
Allow for a specialist timber treatment consultant to inspect the roof structure and advise if any timber members structural or otherwise need to be replaced. (Also the retained first floor joists should be inspected and replaced as nec.) The contractor should inspect the roof generally and replace any damaged staves as necessary. Report ridge ties as necessary. Allow for replacing any damaged rainwater gutters or fall pipes.



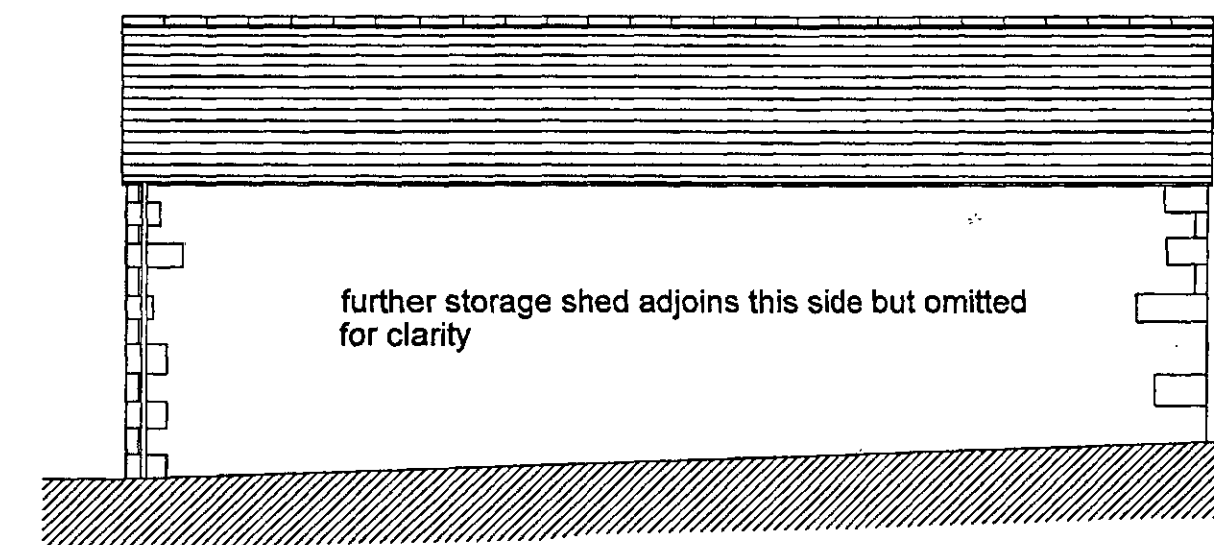
south elevation



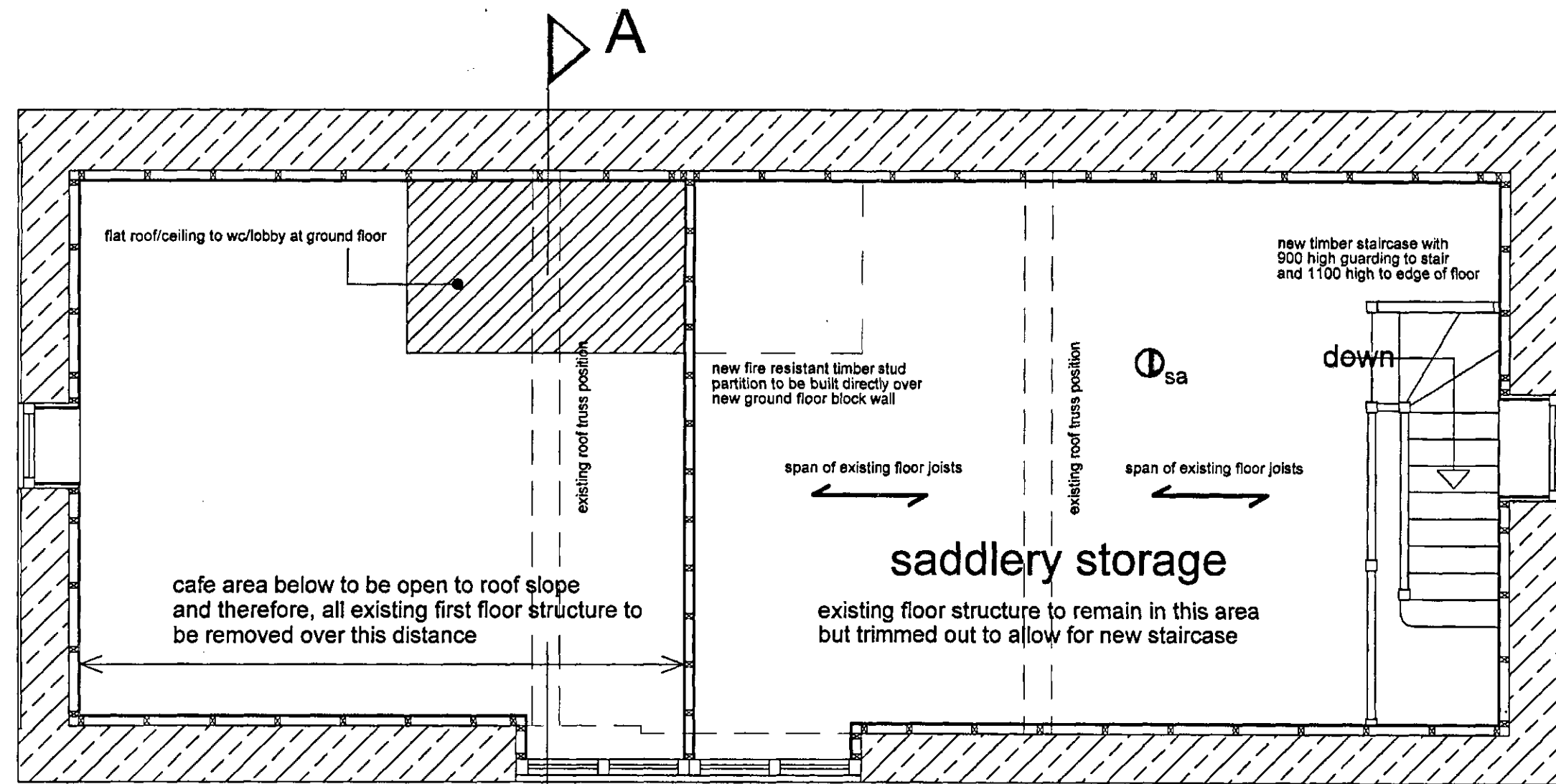
east elevation



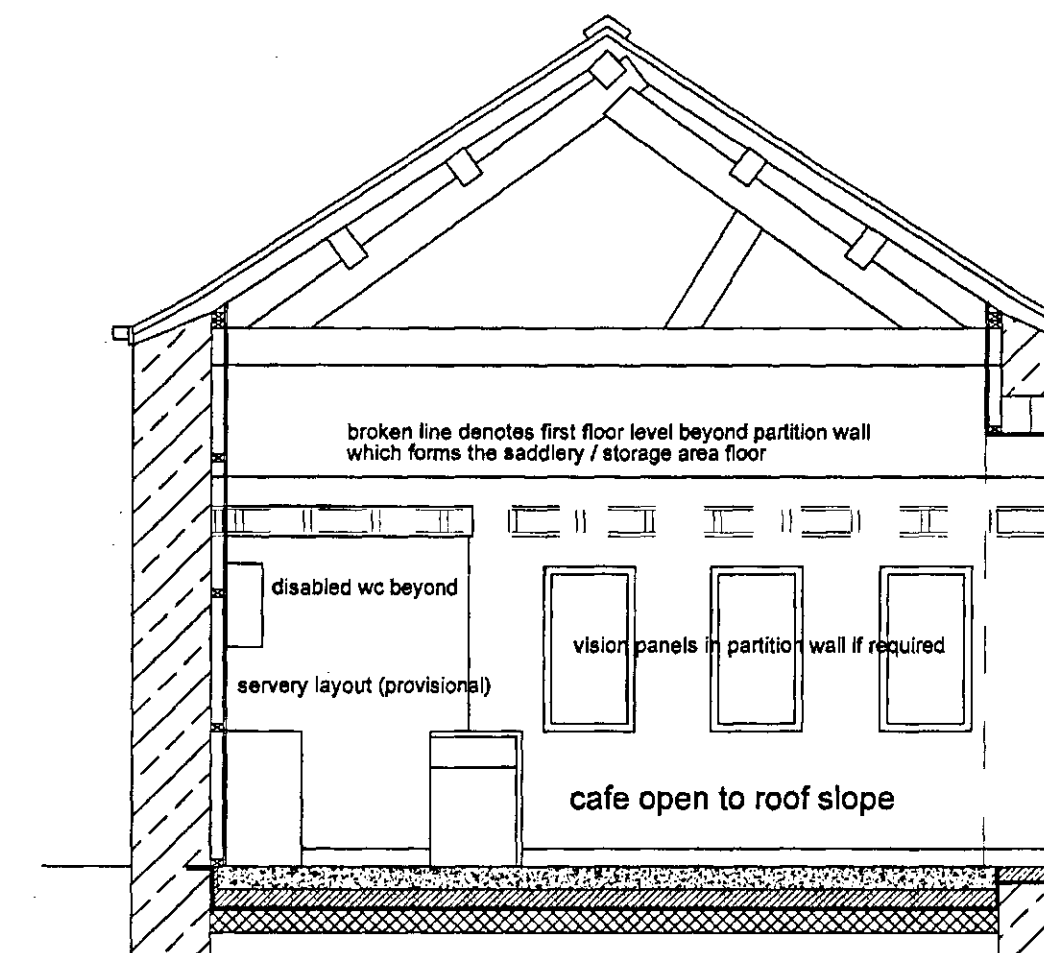
west elevation



north elevation

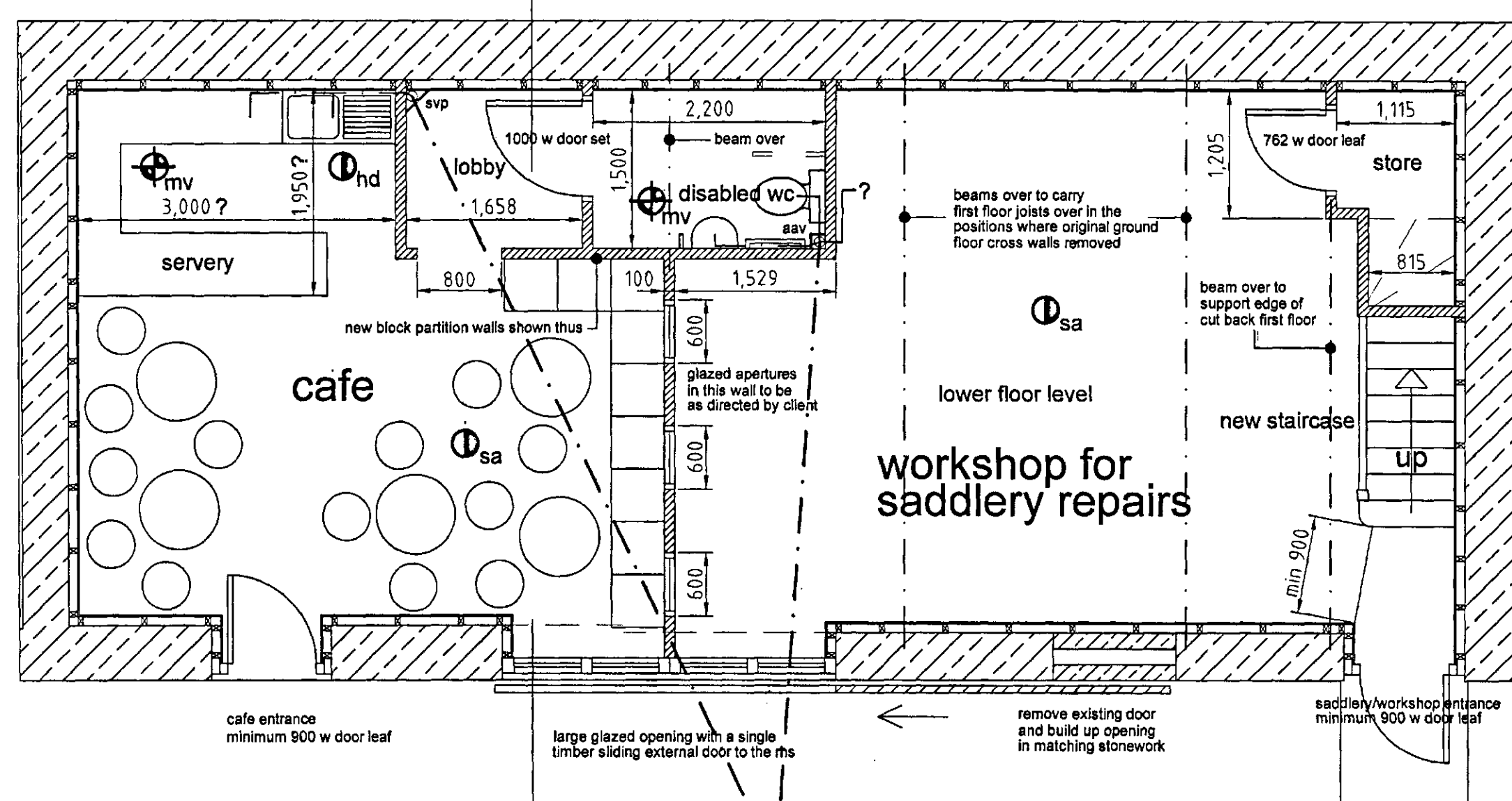


first floor plan

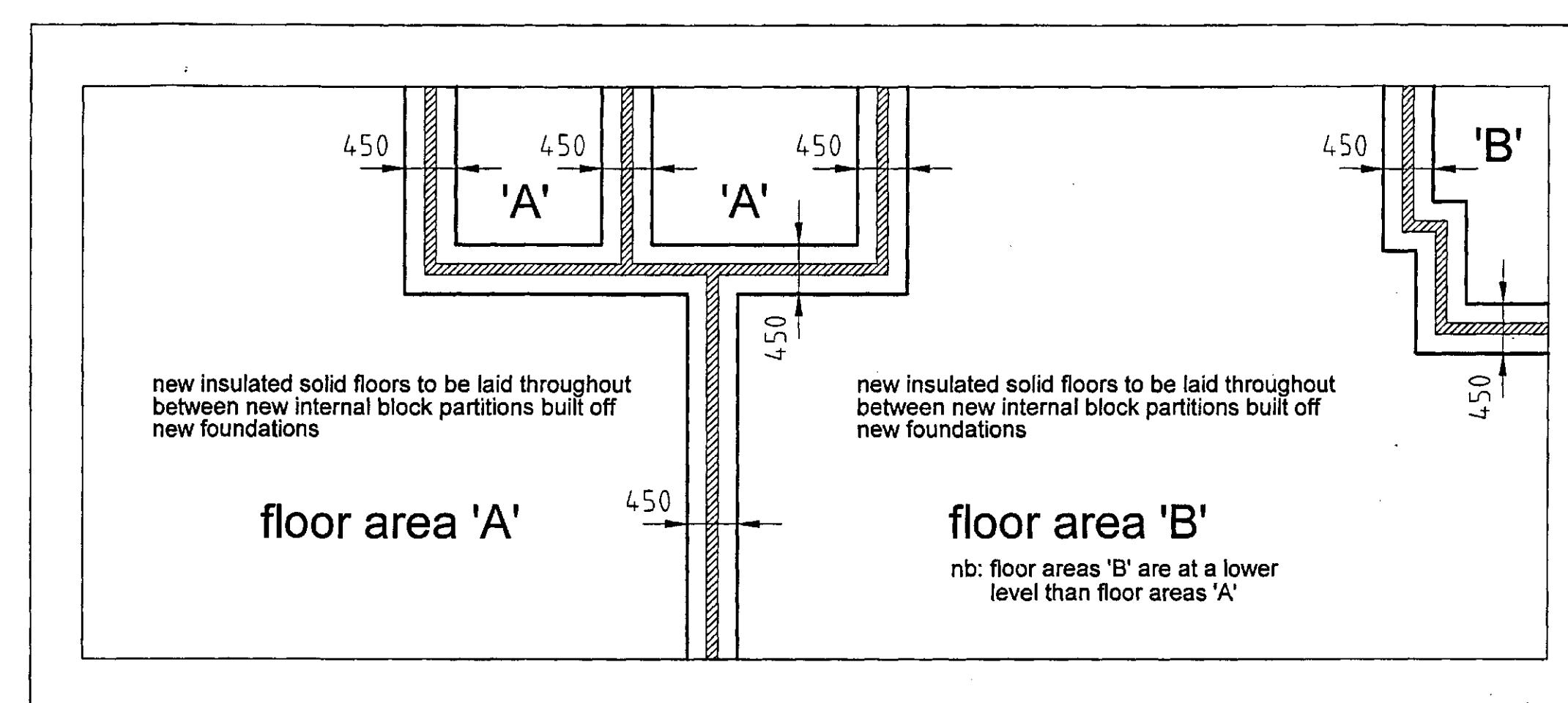


Proposed section at 1:50

NB: Proposed floor levels in the cafe are 300mm higher than the saddlery area.



ground floor plan



foundation plan

to new 100mm thick internal partitions

Allow for 450 mm wide x 250mm thick C25 grade concrete strip footings, taken down to the same level of any existing foundations and also down to at least the lowest level of any drains within 1m of the foundations. If ground conditions are unsuitable for strip footings, then it may be necessary to have an engineer designed solution.

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tel/fax (01226) 390947 email: pdimberline@tiscali.co.uk	
CLIENT	Mr and Mrs Baxter
PROJECT	Proposed redevelopment of existing premises.
LOCATION	Throstlenest Saddlery, Moorend Lane, Silkstone Common, Barnsley S75 4QX
DRAWING	Barn refurbishment / change of use PROPOSED DETAILS
SCALES 1:100 and 1:50 at A1	DATE Jan' 19
DRWG No. 2016/03/05	DRAWN BY PD
REV.	