

3 Two Gates

Barn proposed changes,

1. Staircase location + Correction of floor layout (as per previously approved application)
2. Correction of windows & doors (as per previously approved application)
3. Correction of pointing from cement to lime mortar
4. Internal exposed wall - Correction of pointing from cement to lime mortar

This document outlines are proposals for the above changes which will be detailed and explained below,

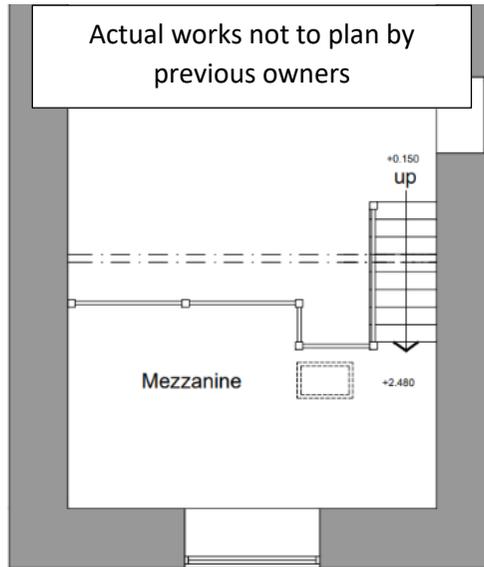
1. Staircase location + Correction of floor layout (as per previously approved application)

EXISTING

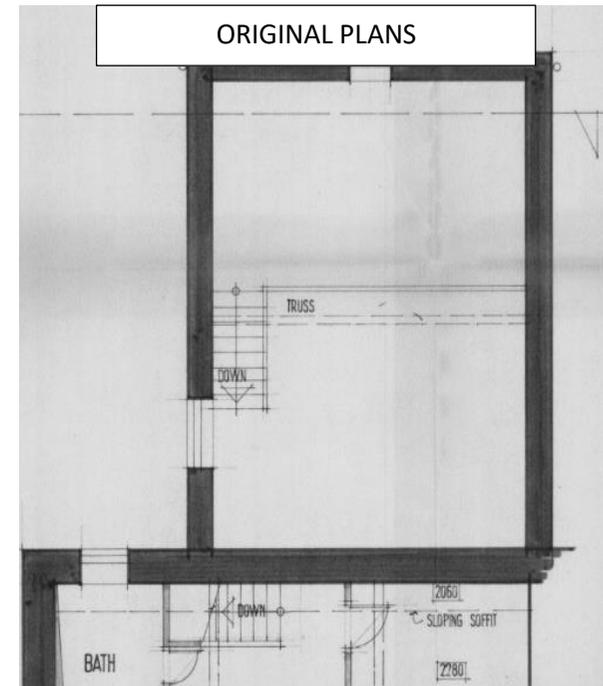
This staircase was installed as a part of a previously approved application to change the barn into a habitable room.

This was not a part of the original building and no previous existing plans were present to demonstrate the layout of the barn. We believe that the mezzanine & staircase were newly modern additions to the area.

The original approved plans did not take into consideration the head height issue with the king truss, because of this the floor was altered (without approval) to the following detailed below.



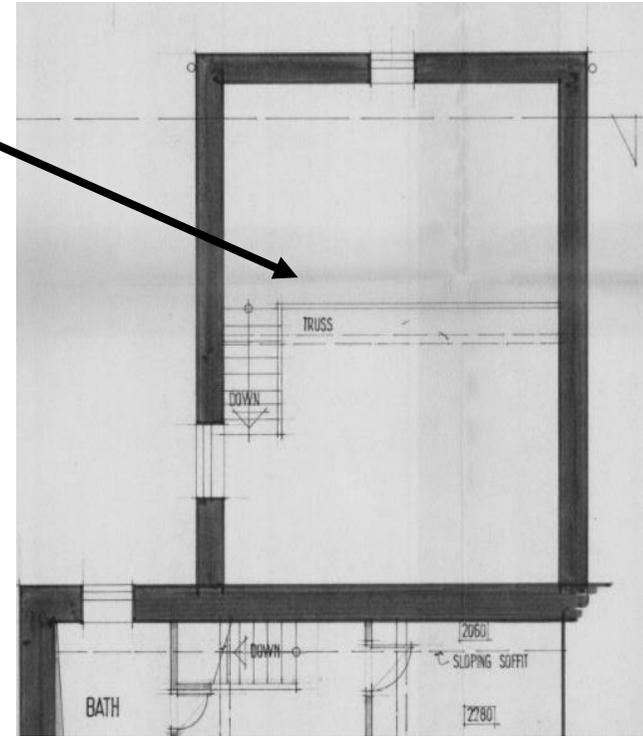
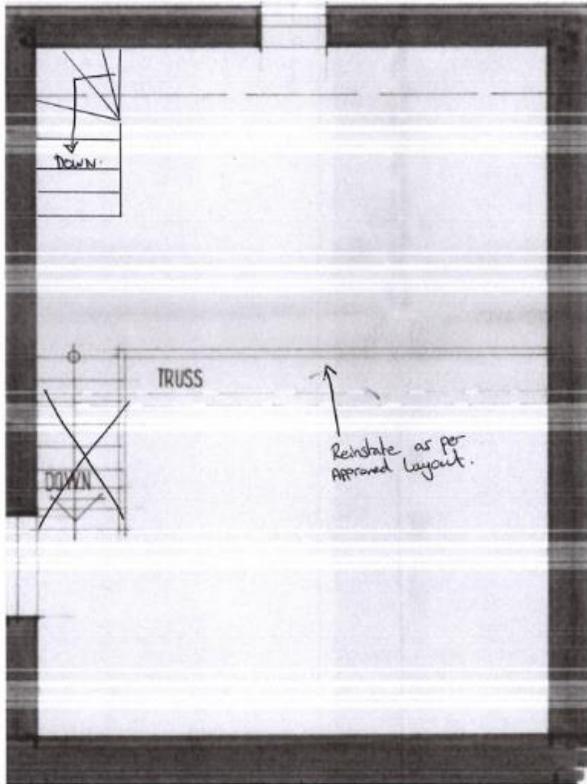
As you can see the stairs and footprint of the mezz was changed to overcome the head height issue of the stairs.



PROPOSAL

Our proposal is to reinstate the mezzanine floor as per the original approved application.

Alongside this to overcome the original issue of head height we propose to place the staircase in the corner of the barn and omit the downstairs WC which was previously present (again not on the original plans) opening up the who barn area to what we feel would have original been an open area.

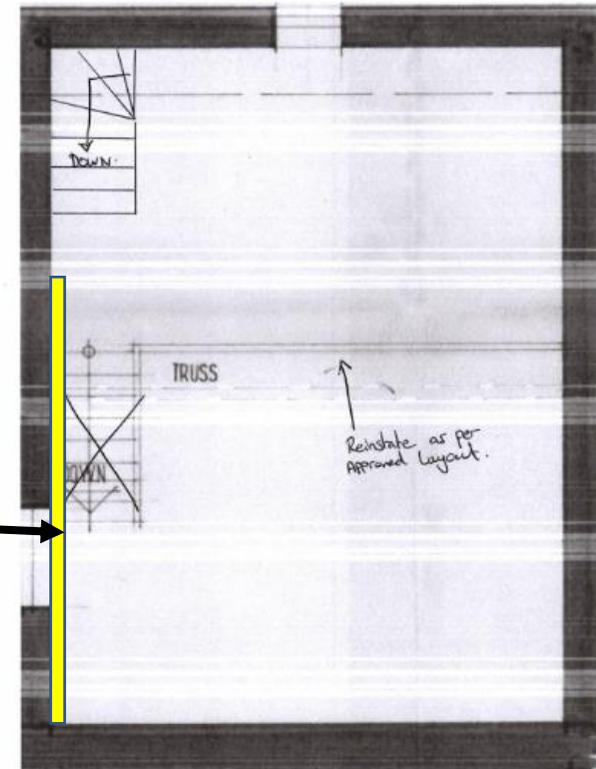
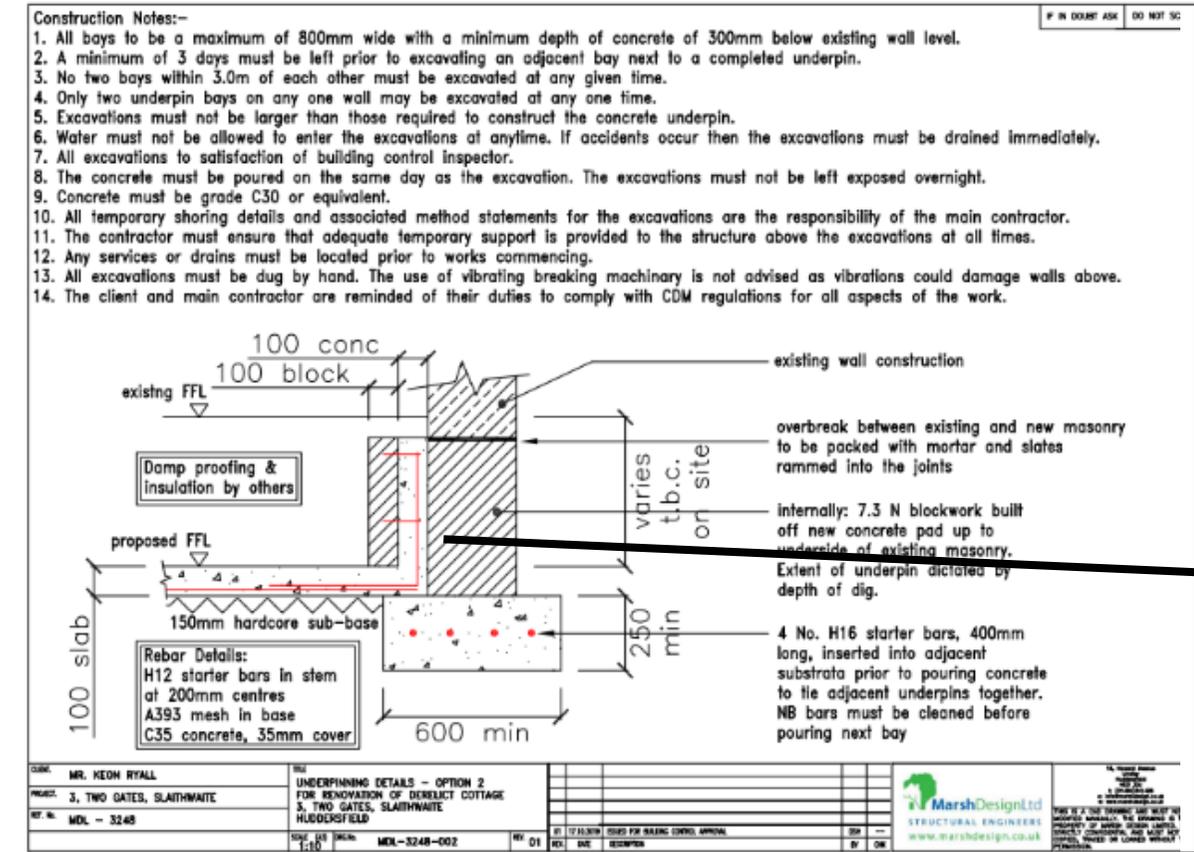


The staircase would be traditional and full details issued for approval as per planning condition for the main property staircases



Additional supporting info for change of position

Structural works to barn wall which is located below ground level and does not have the correct amount of re-enforcement. The structural works creates a step in the wall which would project the staircase into the room more than our new proposal.



2. Correction of windows & doors (as per previously approved application)

In addition to the changes to staircase and mezz we will also replace the existing windows and doors in the barn to match the approved spec as per recent planning approval.



North West Elevation (Proposed)



South West Elevation (Proposed)

3. Correction of pointing from cement to lime mortar

Existing barn is pointed in cement, as a part of these changes we have pointed and will apply to change to lime mortar to match the rest of the property.



Original cement mortar

Proposed lime mortar as per details in condition discharge application



4. Internal exposed wall - Correction of pointing from cement to lime mortar

Existing barn internal exposed wall is pointed in cement, as a part of these changes propose to point in lime mortar to match the rest of the property. Currently cement pointing which is harmful to the stone.

Existing Pictures

