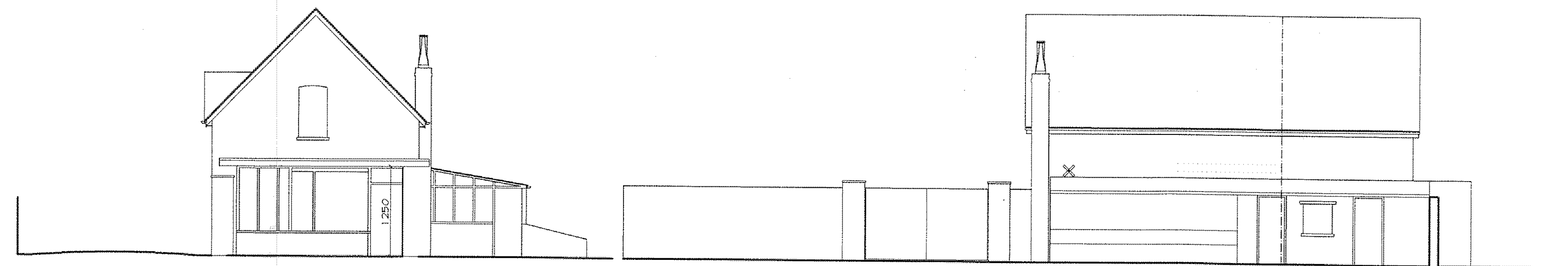
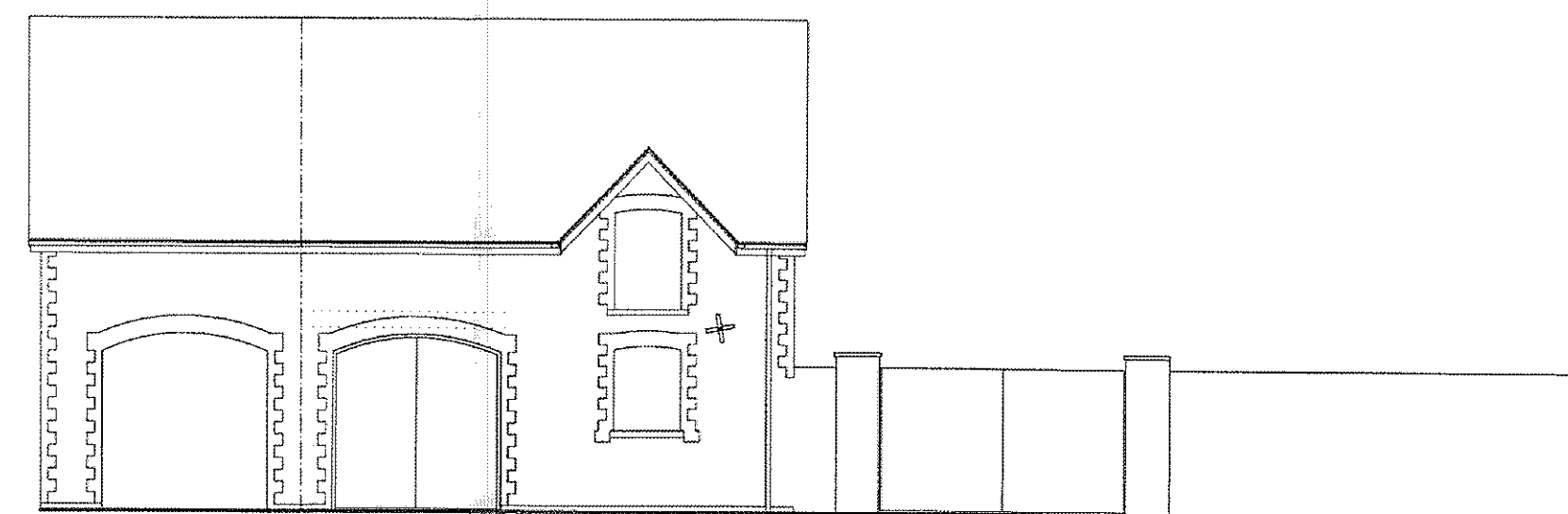


DEVELOPMENT CONTROL ISSUE	REVISIONS	A	B			

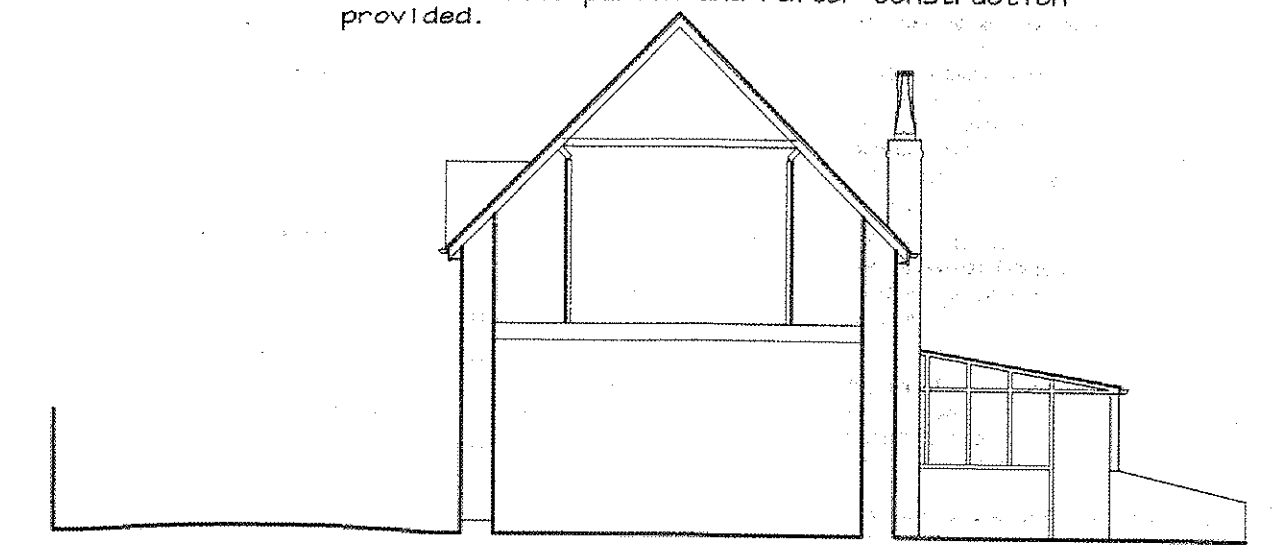


SIDE ELEVATION

REAR ELEVATION



LANE ELEVATION



SECTION

Approximate line of demolition subject to  
to Structural Engineer's site inspection

Structural Engineer's Recommendations  
4.1 ~ The external walls of the structure are in a very poor structural condition. The distorted south elevation wall should be demolished up to the party wall line with the adjoining element of the coach house and rebuilt to a suitable structural standard off new foundations.

Structural Engineer's Recommendations  
4.4 ~ The roof structure is unstable and requires replacement. The structure should be reconfigured and a suitable purlin and rafter construction provided.

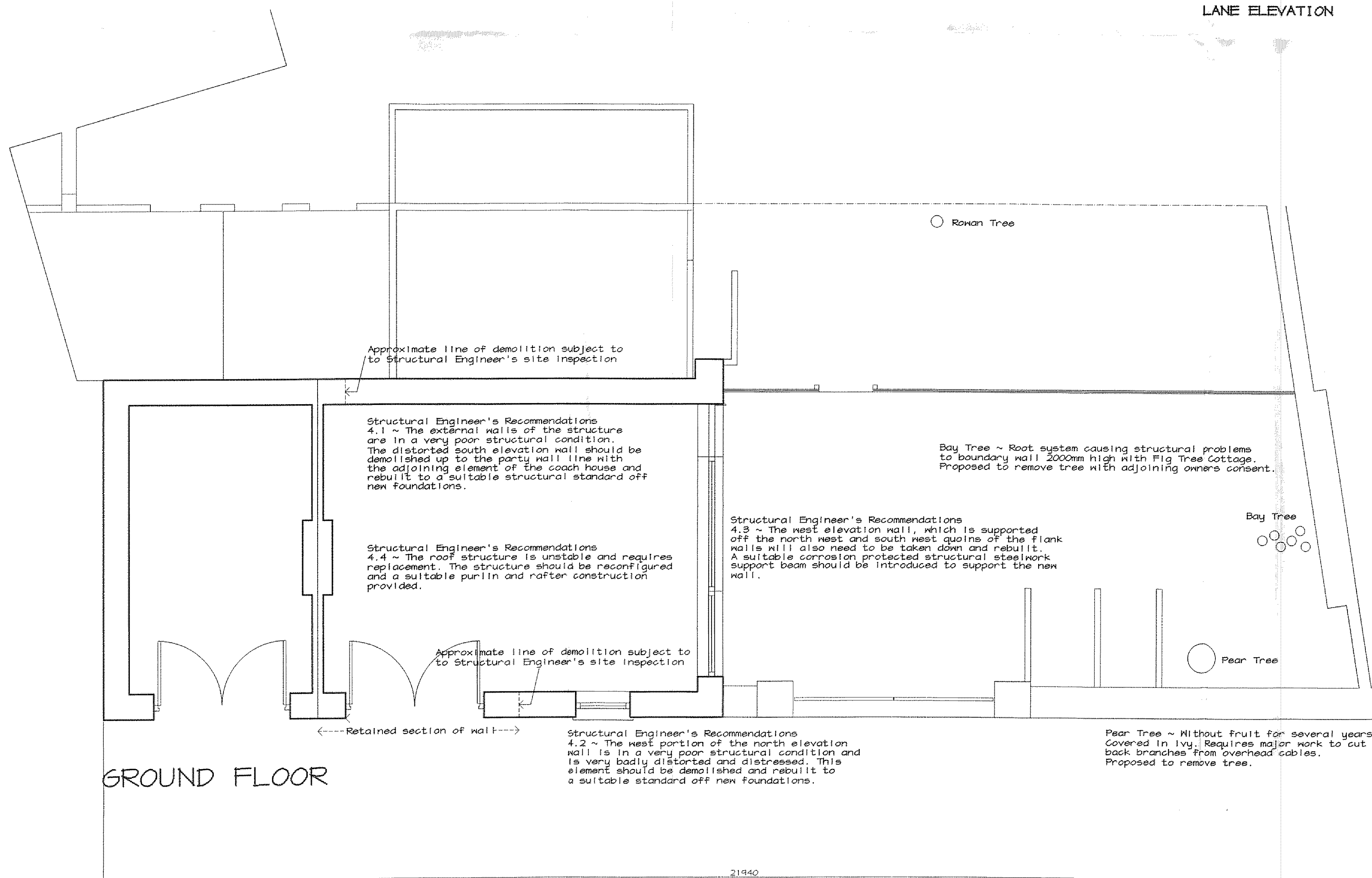
Approximate line of demolition subject to  
to Structural Engineer's site inspection

Structural Engineer's Recommendations  
4.3 ~ The west elevation wall, which is supported off the north west and south west girds of the flank walls will also need to be taken down and rebuilt. A suitable corrosion protected structural steelwork support beam should be introduced to support the new wall.

Structural Engineer's Recommendations  
4.2 ~ The west portion of the north elevation wall is in a very poor structural condition and is very badly distorted and distressed. This element should be demolished and rebuilt to a suitable standard off new foundations.

FIRST FLOOR

<----Retained section of wall---->



Existing Coach House

Built in stone and render, with red brick detailing and a slate roof, has windows within the front and side elevations, orientated towards Rectory Lane and its private courtyard. To the side. The main building, which has received a single storey rear timber greenhouse extension, is in a state of disrepair with roof damage in several places, windows boarded up and joinery in need of repair/replacement.

The accompanying structural engineer's report outlines the partial demolition and remedial work required.

Proposed Development

This application proposes to redevelop the dilapidated building house to bring it back into beneficial use, creating a two bedroom residential unit with car parking, a repositioned boundary wall, modified access and an enclosed area.

The proposed accommodation includes an entrance lobby & wc, hallway which leads into a living room area and kitchen dining area, at ground floor level.

The first floor has two bedrooms, a double & single bedroom and a bathroom.

The redevelopment will look to retain as much of the original building as possible, rectifying any structural or cosmetic faults to the best developed safeguarding its long term future. The dilapidated chimney stack and rear single storey timber projection will be replaced with a slightly larger single storey extension. To the side of the coach house a further single storey projection is proposed, which will serve as an entrance into the dwelling, also accommodating a WC.

To the side of the coach house the existing stone wall is to be demolished and replaced with a new blackwork and rendered wall and gates, up to 2000mm in height, which provides vehicular access into the existing courtyard. This will provide a private amenity space together with a car parking space. The replacement wall is to be played away from Rectory Lane allowing an additional off road (lay-by) car parking space to be provided. The proposed amenity space is to be divided from the main house by a 2000mm boundary fence.

In terms of materials, it is proposed to retain the main areas of stone work to Rectory Lane, undertaking any necessary remedial work to the roof and to the existing configuration will be removed, including the roof in composite slates to match the colour of the existing, to render to the side of the coach house will be removed. Any necessary remedial work, once any necessary remedial work has been completed. The proposed rear extension will be constructed from blackwork with composite slate above, whilst the projection to the rear of the existing wall facing back, to match the original window detailing.

The windows and doors will be constructed from upvc, with upvc sash windows inserted to the lane elevation. Velux roof lights are proposed within the roof planes of both the coach house and the new extensions.

Amendment A  
Structural Engineer's Recommendations Section 4.1 - 4.4  
which indicates the actual extent of the proposed  
demolition works, subject to Structural Engineer's  
further site inspection during demolition operations.

Do not scale off this drawing.  
Architect to be notified of any  
discrepancies in figured dimensions.  
All dimensions indicated in millimetres.

ARCHITECT: DAVID A COURNEY PLASSER STREET, PENARTH, CF64 1EL. TEL. 021 221 1000		All dimensions indicated in millimetres PROJECT: COACH HOUSE, 1 RECTORY ROAD, PENARTH, VALE OF GLAMORGAN.	
DRAWING DESCRIPTION: EXISTING PLANS ELEVATIONS & SECTION		CLIENT: Mr & Mrs Stradling/Ms Alexander 1 Rectory Road, Penarth, Vale of Glamorgan, CF64 3AN.	
SCALE 1:50 1:100	DATE 27.03.15	DRAWN DAC	DRAWING NO. 540/DC/01B
		REV	