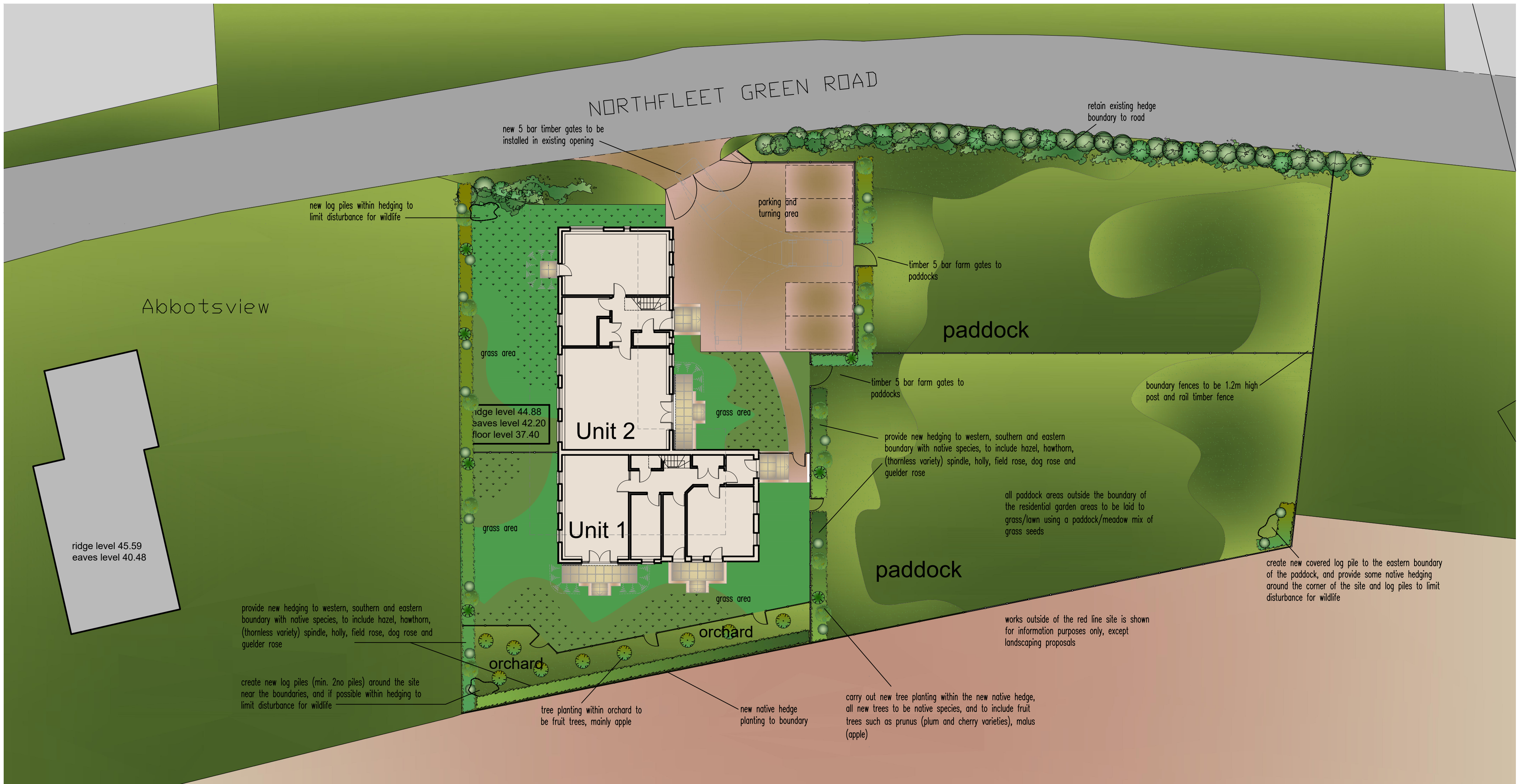




Floor and External Ground Levels

New ground floor of the development to be set approximately 600mm lower than the existing ground levels to maintain the ridge levels of the new building at or lower than the original barn roof.

Adjacent ground levels to the building to be maintained at similar levels as the existing, apart from the entrance and parking areas which are to be graded down to the road entrance by around 600mm to allow an easier transition from the road to the driveway and parking area.

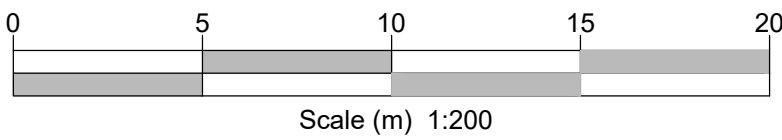
External doors to have steps down as indicated or level paving areas outside doors and ground graded away back to the original levels of the land.

provide at least 2no bat boxes to the southern wall of brick wall and one on the timber clad part of the building, min. 3.0m above ground level

provide 2no woodcrete exterior bird boxes suitable for house sparrows to the external wall of the building located between 2-4m from ground level

provide at least 3no suitable bird nesting boxes on mature trees within the existing northern boundary hedging, to be suitable for hole nesting species such as Schwegler 1B or similar, locate on the north or east elevations

Block Plan



External Materials

Walls – part brick and part timber cladding to reflect original building. corner and plinth of building to be brickwork, traditional cavity walling, yellow multi stock bricks. with brick arch soldier course over ground floor openings. brick bond to be flemish bond to match original building remainder of the building to be timber framed and finished externally with black stained timber feather edge boarding.

Roof

roof pitch to be at 30 degrees to match the pitched roof section of the original building, pitched roof to extend over the whole building. ridge height to match the previous building. roof covering to be natural slate roof tiles, black coloured, eaves to have exposed rafter ends black stained. rainwater good to be grp ogee gutters and circular downpipes

Windows

new windows to be timber double glazed and dark stained.

Doors

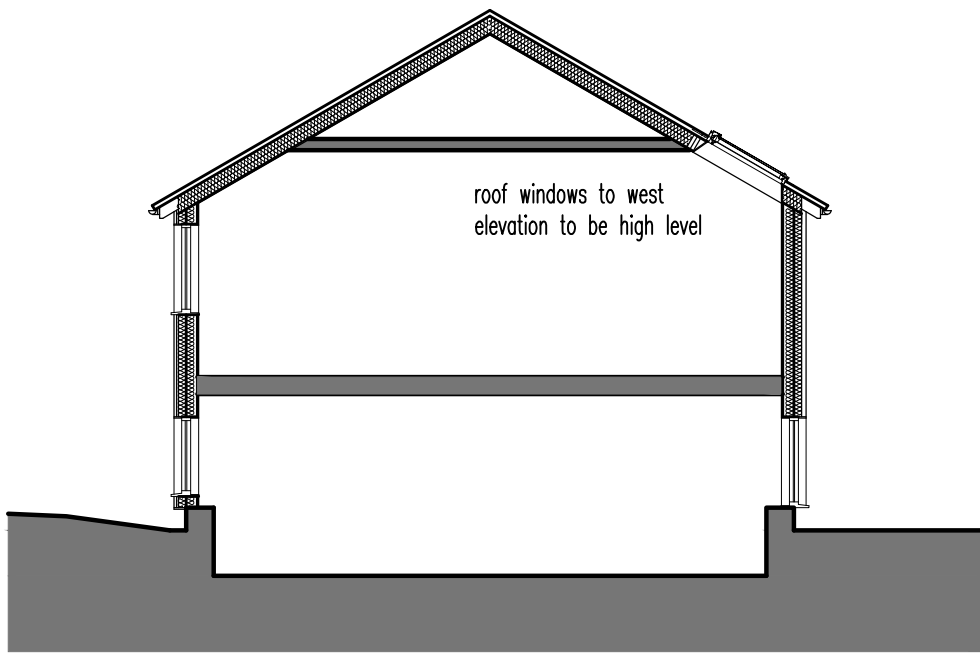
new doors to be timber doors, glazed where indicated, all to be dark stained. Doors and window to imitate barn style doors to have timber sliding barn doors hung externally.

External surfaces

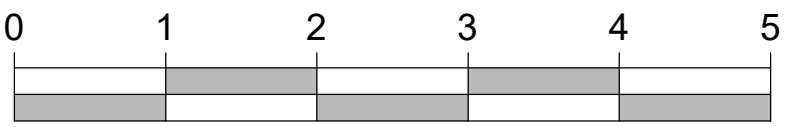
gardens areas – grass
paddock areas – paddock/meadow grass mix
pathways – indian sandstone paving of mixed sizes
driveway and parking areas – gravel finish (ensure first 5m from the road edge is of a bound material, bonded gravel or similar)

Boundary treatment

boundary fences and intermediate fences to be 1200mm high timber post and rail farm style fences, gates to be 5 bar timber gates
existing boundary treatment to remain.
all boundary landscaping to remain.

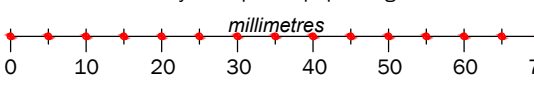


typical section 1:100



Scale (m) 1:50

Although PDF files provide accurate printouts of what is on screen, small discrepancies can occur which may affect the sizes of scale drawings; check the size against the scale below and contact D+G if you require a paper original



Figured dimensions are to be taken in preference to scaled dimensions, no work is to be put in hand until site dimensions have been checked and any discrepancies reported to the Architects.

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Revisions

A Sept 23 general revisions

Job title

Redevelopment
of
Northfleet Barn
Northfleet Green Road
Istead Rise, Gravesend

for

Mr B Arnold

Drawing title

PROPOSED SCHEME

elevations, block plan
and section

the duncan+graham partnership



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Scale

1 : 50

Date

September 2023

Drawn

pg

Job no

21.035

Dwg no

13

Rev

A

Original drawing size: A0 ☐ A1 ☒ A2 ☐ A3 ☐ A4 ☐ Other ☐



north elevation



south elevation