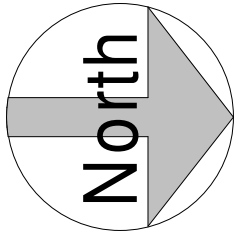
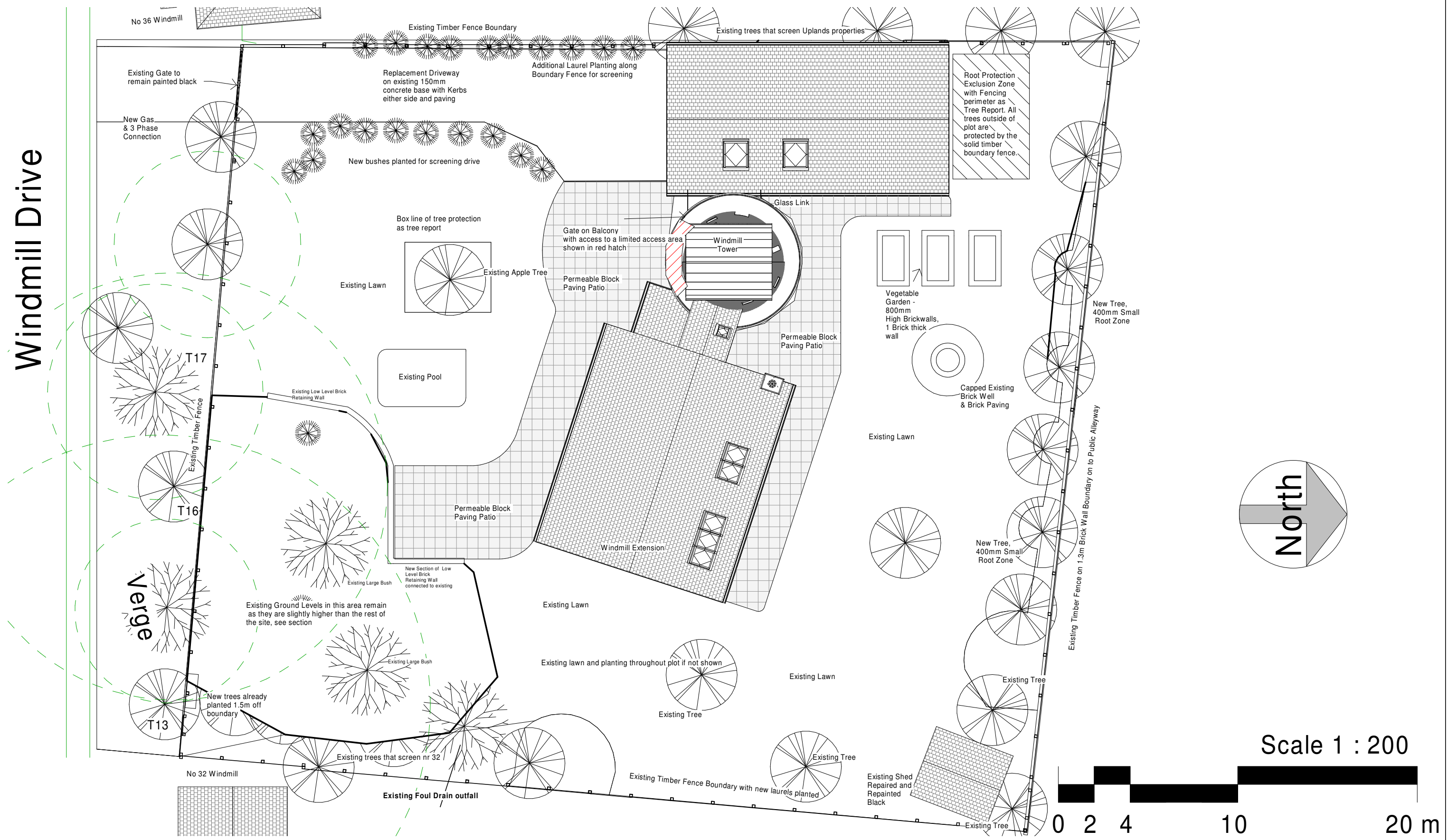
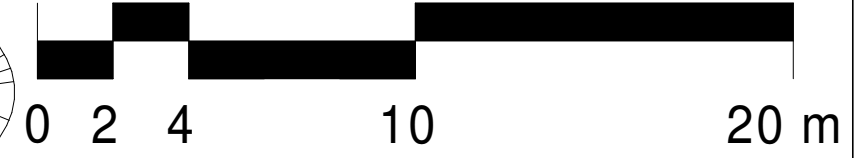


# Windmill Drive



Scale 1 : 200

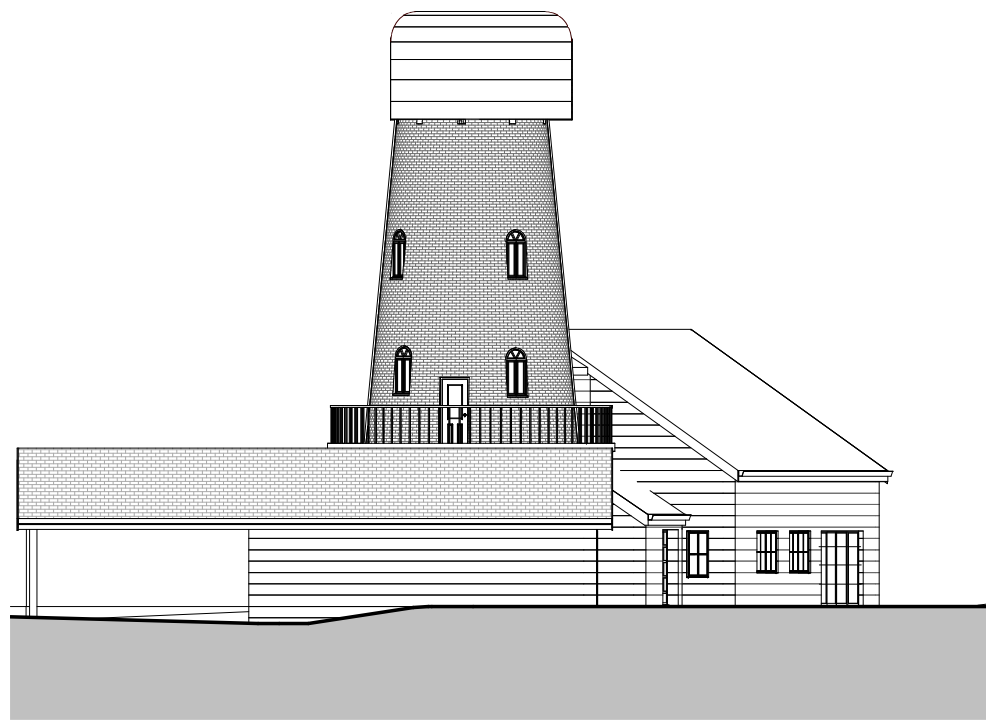


No.	Description	Date
5	Updated for planning	Date 5
6	Final Comments during planning	20/11/20
7	Planning NMA	27/12/20
8	Planning Rev	Dec 20
9	Planning Section 73	March 21
10	Section 73 Amend	May 21
11	Revision 11	May 21

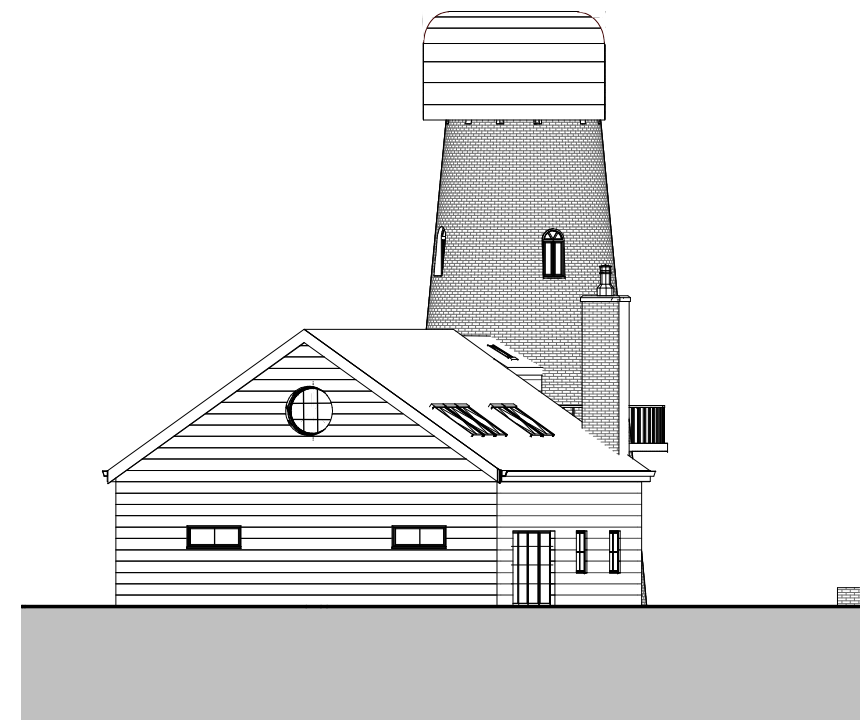
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	<b>The Windmill</b>	
SHEET	<b>Prop Site / Roof Plans</b>	

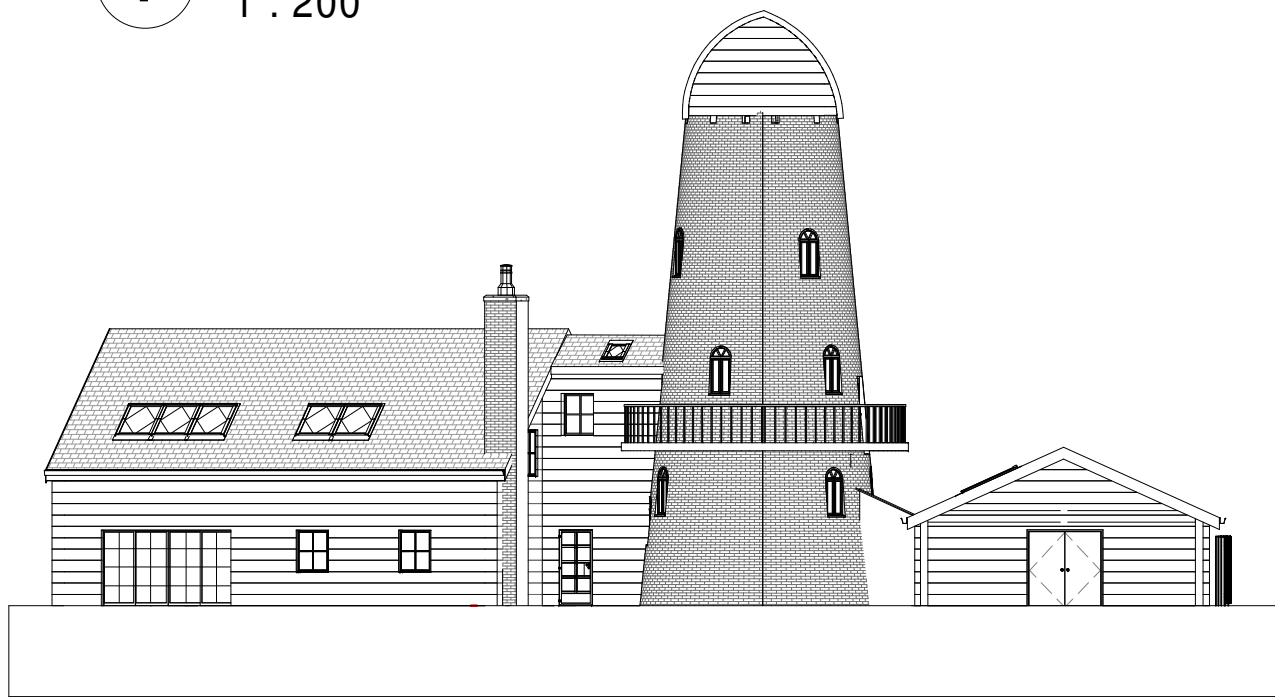
CLIENT			<b>Owner</b>	
Date	Project number	Scale (@ A3)		
Issue Date	Project Number	1 : 200		
Drawn by	DRWAING NUMBER		REV	
Author	A101		11	
Checked by				
WS				



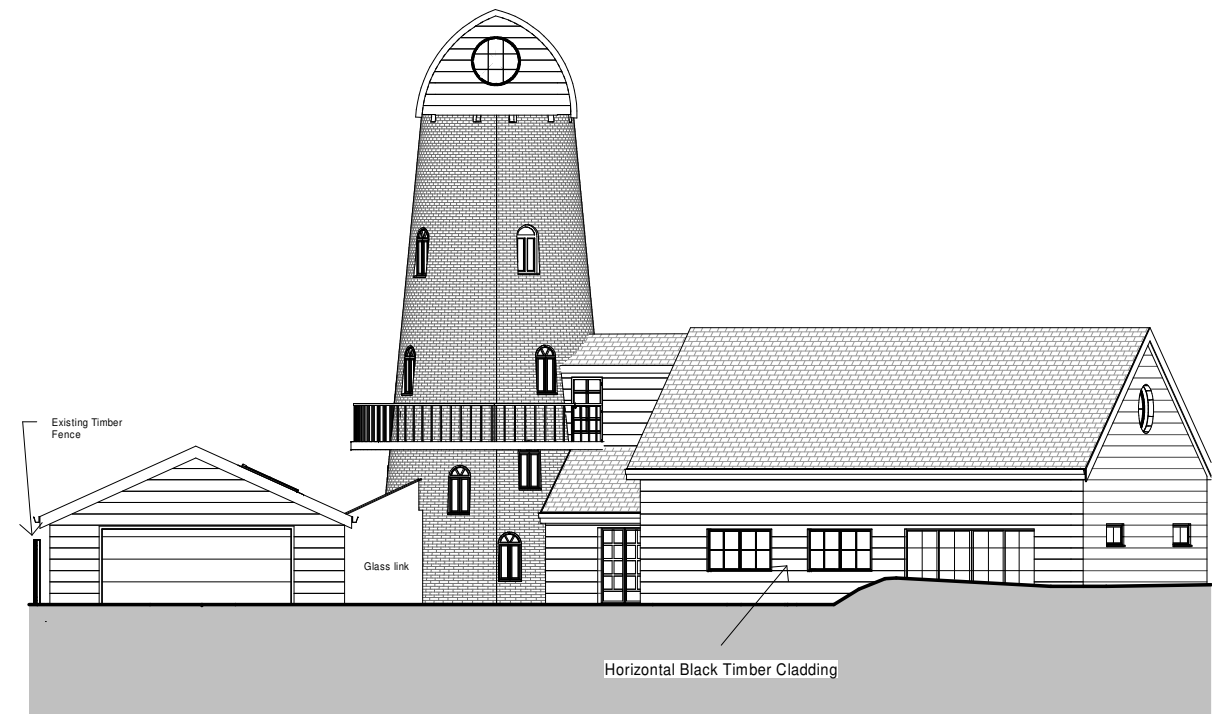
**1** West Elev  
1 : 200



**2** East Elev  
1 : 200

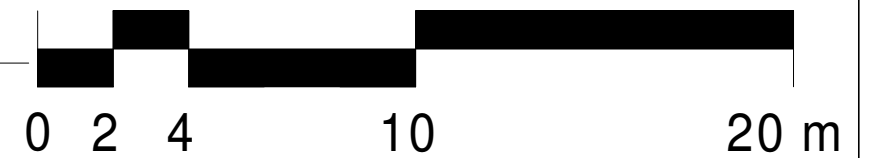


**3** North Elev  
1 : 200



**4** South Elev  
1 : 200

Scale 1 : 200



No.	Description	Date
5	Updated for planning	Date 5
6	Final Comments during planning	20/11/20
7	Planning NMA	27/12/20
8	Planning Rev	Dec 20
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11	Revision 11	May 21

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

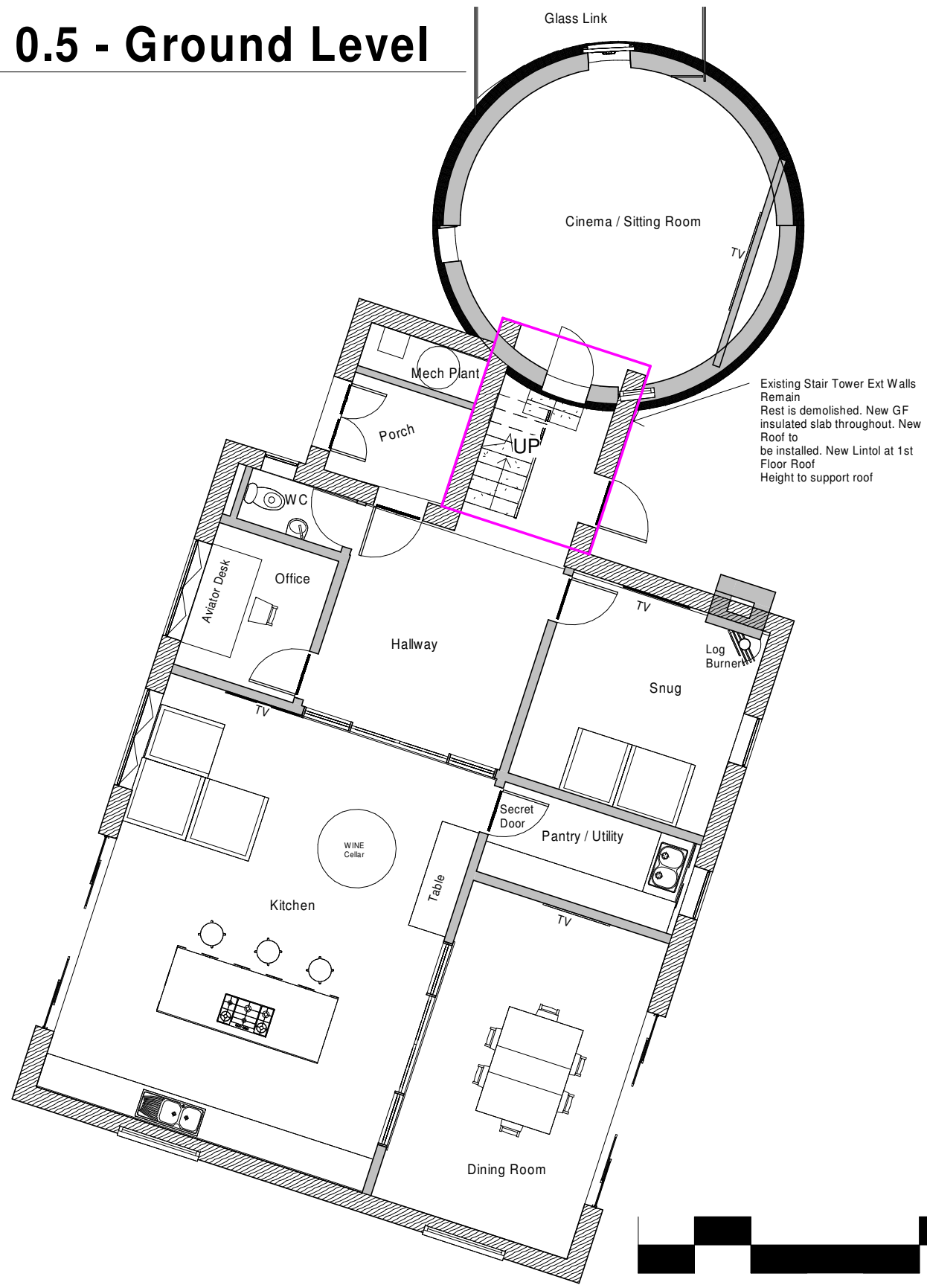
PROJECT	The Windmill	
SHEET	Prop Elevations	

CLIENT			Owner	
Date	Project number	Scale (@ A3)		
Issue Date	Project Number	1 : 200		
Drawn by	DRWAING NUMBER		REV	
Author	A104		11	
Checked by				
Checker				

1

# Level 0.5 - Ground Level

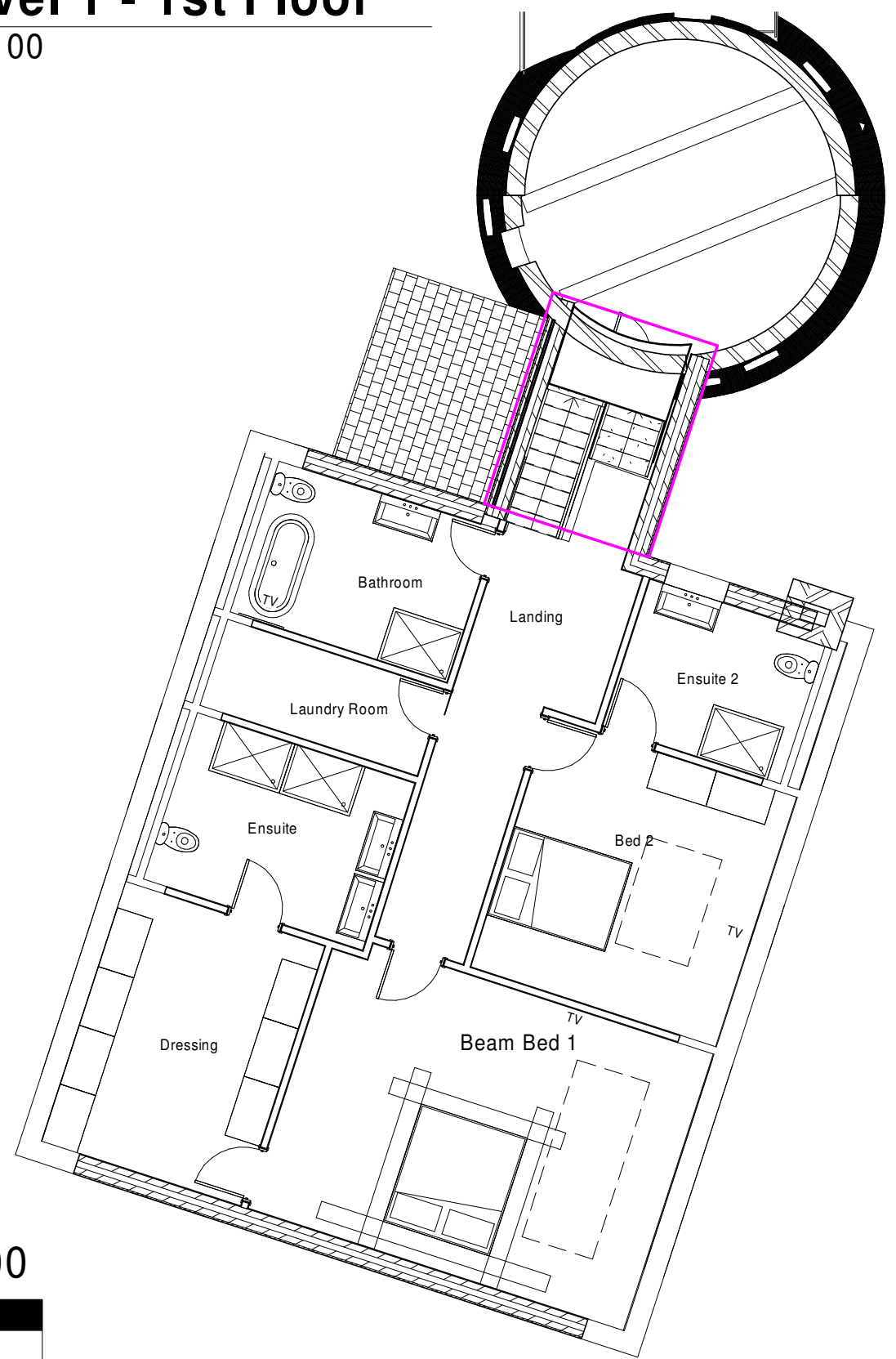
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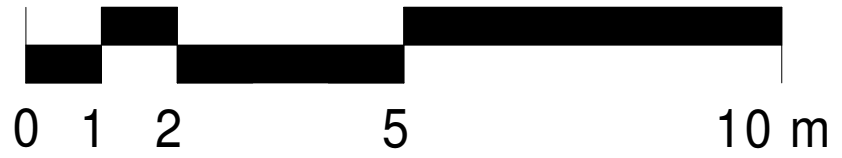
2

# Level 1 - 1st Floor

1 : 100



Scale 1 : 100



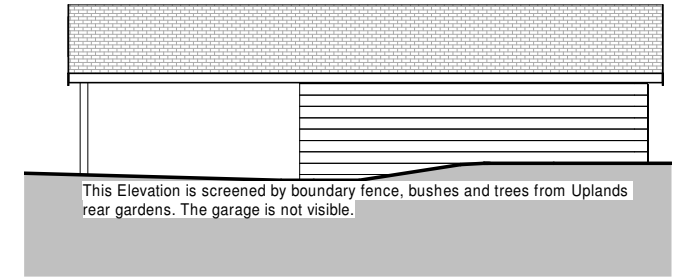
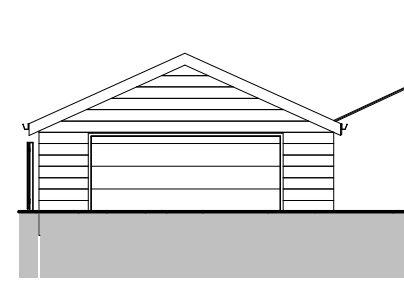
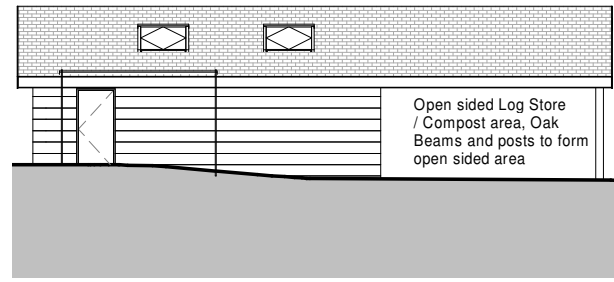
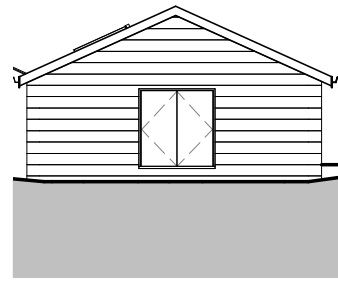
No.	Description	Date
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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	The Windmill		
SHEET	Prop Floor Plans 1		

CLIENT	Owner		
Date	Project number	Scale (@ A3)	
Issue Date	Project Number	1 : 100	
Drawn by	DRWAING NUMBER		REV
Author	A102		10
Checked by			
Checker			



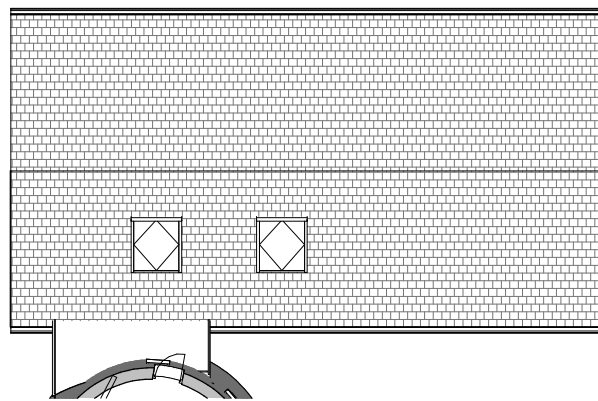


**1** Garage North Elev  
1 : 200

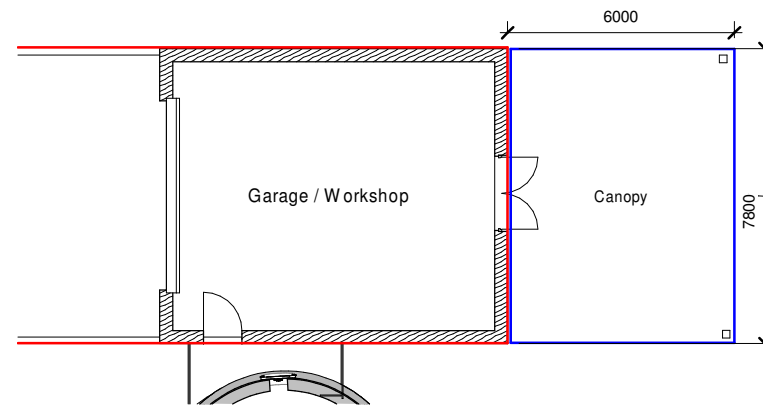
**2** Garage East Elev  
1 : 200

**4** Garage South Elev  
1 : 200

**3** Garage West Elev  
1 : 200



**6** Level 3 Garage / Canopy Roof  
1 : 200



**5** Garage Canopy  
1 : 200

Red = Replacement Garage approved under previous planning permission

Blue = Cantilevered Roof Extension to create Bin Store / log store / garden waste / compost area. Existing ground levels and finish remain within Blue zone and open sided construction. Pad Foundations at 600x600x600 post as AIA Report enclosed

Canopy Materials.  
Timber 200x200 posts / beams structure with Black timber cladding / soffits / Gable end / Fascias as Garage. Roof tile as approved garage plans, Heritage tile

Scale 1 : 200



No.	Description	Date
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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	<b>The Windmill</b>
SHEET	<b>Prop Garage Canopy</b>

CLIENT			<b>Owner</b>		
Date	Project number	Scale (@ A3)			
Issue Date	Project Number	1 : 200			
Drawn by	DRWAING NUMBER	REV			
Author	A105	10			
Checked by					
Checker					



All Pitched Roofs within plot including garage canopy

Heritage Clay Conservation Weathered Tile

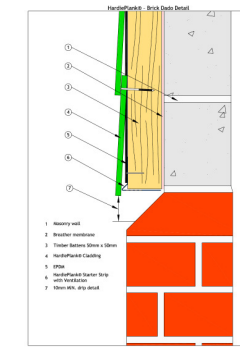


All Roof Lights

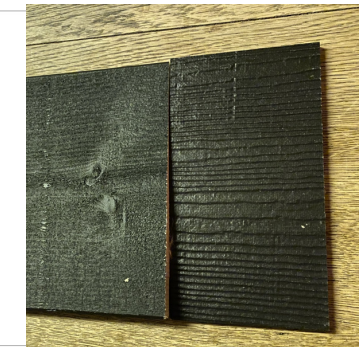
Black Velux GGU Solar powered Roof Lights. Installed with a recessed kit



Fascias and Soffits - Black Timber



Timber Cladding Dwarf Wall section bricks as approved



2. 1.

Timber Cladding Materials

Product Ref 2 - Black painted timber feather edge Cladding to non boundary elevations of the garage and the house extension. 175mm x 18mm thick horizontally fixed.

Garage elevation will be product Ref 2 above but treated with;

Zeroflame Fire Retardant Treatment by Zero flame Reference ZFP400168 Soaks virtually into woods and timber Achieves Euroclass B (BS Class 0) Fire Propagation and Spread of Flame fire protection on solid timbers Can be overcoated for decorative purposes



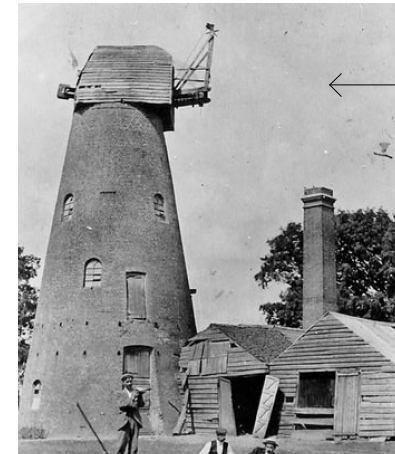
Windmill House Extension Cladding - Horizontal Black Timber - with black garage door



Block Paving paths / patios

Marshalls Drivesett Tegulla

Download Drivesett Tegulla - Pennant Grey Image



Historic Photo of The Windmill Tower

Cladding to New Tower Cap walls will be timber horizontal clad - natural to match the original attached buildings.

Wildlife - Birds and Bats



Woodstone 28mm Bird Box, 2nr installed within the grounds when works complete



2 x Crevice dwelling boxes such as the Vivara Pro woodstone self maintaining box



1 x Large chamber to support void dwelling bats and larger numbers of bats



Condition Discharge - Boxes erected on site DEC 2020



Windmill Tower Windows

The existing steel frames are to be shotblasted and re painted White. New slim Double Glazed units inserted that are 14mm thick with lime putty and white spacer in square openers. The 3nr Fan light sections at the top are 1970's glass, these will be retained. These square windows are from the 1970's conversion and not original 1860's windows or glass. The inner modern sections of the windows appear to be inserted into old iron frames in the 1970's with modern glass. We don't believe replacing the 1970's glass additions with double glazed units is a loss of historic fabric.



Extension new and replacement windows (not tower)

Crittal type double glazed windows to match windmill tower in black RAL 9005



Windmill Tower will have Rockwool insulation within floor and ceiling cavities that are enclosed. No wall insulation is being installed



All historic timber floor beams to remain throughout tower. There are no remaining historic features within the tower, these are believed to have removed prior to the 1970's



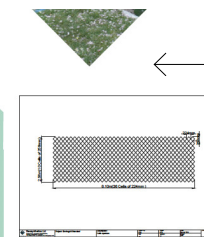
Windmill Tower external brick walls to be finished with a lime plaster, white internally



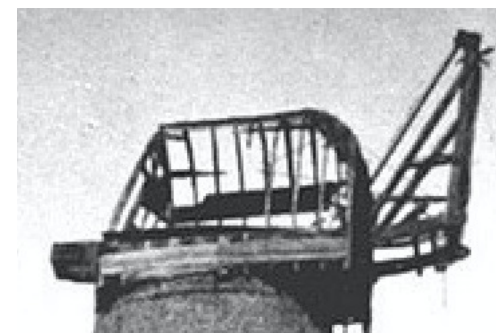
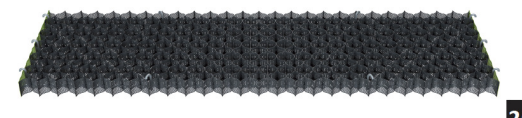
External doors to Kitchen / Dining room - Crittal type in Black RAL 9005 as windows. See window and door details enclosed

**Benefits**

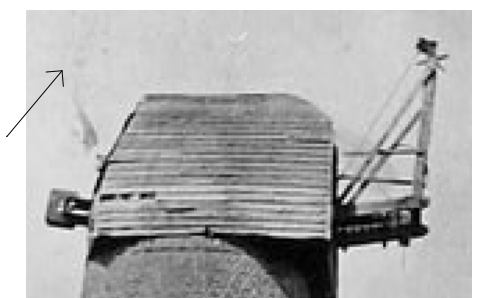
- No dig solution
- Prevents compaction of sub soils
- Only guaranteed system of its kind on the market
- Provides moisture and air paths
- Reduces sub base depths
- Independently tested
- Environmentally friendly
- Simple to install



Cellweb Tree Root Protection - installed as site plan drawing



Historic Photos of Previous Windmill Cap blown off in storm damage around 1900



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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	The Windmill
SHEET	Prop Materials

CLIENT	Owner		
Date Issue Date	Project number	Scale (@ A3)	
Drawn by Author	Project Number		
Checked by Checker	DRWAING NUMBER		REV
	A106		10



# Please refer to Drawing A113 for location of Service items for Condition

## Bat Boxes installed to discharge condition C7

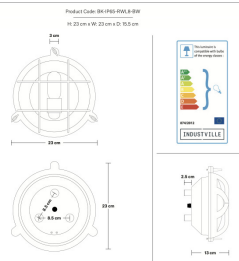
These have been installed in locations on site as Ecologist report. 1nr Large and 2nr Vivara Pro

### Light Ref L

External Wall Light



Bulkhead Outdoor & Bathroom Round Light 8 Inch - Back Wiring



Dark Pewter Metal Finish

### Fan Extract Ref V

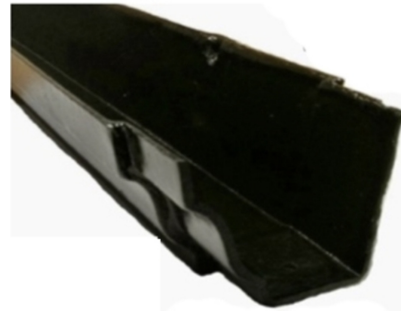


Black Vent 100x100mm

For vents that are linked to rooms in 1st Floor, the vent will be partially hidden in elevation by the fascia and roof structure

### RWP Gutter Ref G

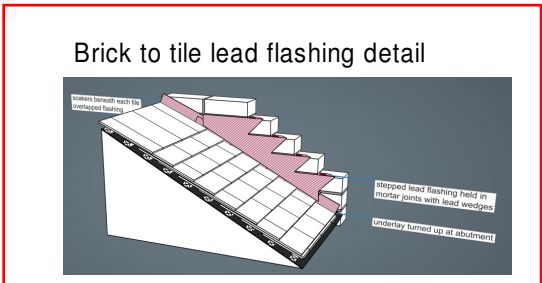
Black RAL 9005 Ogee Gutter



Code Ref.	CIM43/6FT
Length	1830mm
A=Actual Ext.	110mm
A Imperial	4" x 3"
B Depth	80mm
Weight	11kg

### RWP DownPipe Ref DP

Black RAL 9005 Square Downpipe & Shoe



### CCTV Camera Ref C

Black Finish 93mm x 128mm



### Chimney Pot Details

General Info		Dimensions			
Style:	Rook Pot	Base (mm) Top (mm)			
Suitability:	Solid Fuel	A	B	C	D
		260	300	210	245
To specify colour, add suffix to code: B - red, D - buff, G - glazed					
Product Descriptions					
Product Code	Weight (kg)	Height (mm)	Spec Sheet		
KYQ35	15.25	500	KYQ35 PDF		
Product Documents					
KYQ35 - DECLARATION OF PERFORMANCE PDF		KYQ35 - FITTING INSTRUCTIONS PDF			



WT K... Ltd

### Large Multi Chamber WoodStone Bat Box

### Vivara Pro WoodStone Bat Box



Bat Boxes installed on site Dec 2020

### Foul Pipes

All Foul water pipes are internal to the extension leading to underground pipework, so not shown on external facade. They are either concealed internally by plasterboard boxing / Kitchen casework / Vanity Units within Bathrooms.

External services are shown on drawings enclosed with specification and sizes above. This includes RWP downpipes.

### Alarm Box

There is no Alarm box to be installed on the property.

### TV / Satellite Dish

This is existing on the stair tower and no change proposed from what is installed already.

### Communications / Information Technology

Virgin Media is the existing broadband provider and this is installed underground to low level brown box at 100mm off the ground and is currently installed. There is no BT overhead connection planned or existing.

### Building Control

As the Windmill is an existing residential property, upgrading to meeting certain latest building regulations is not required due to its listed status. The Building Regulations only apply to new work and there is no general requirement to upgrade all existing buildings to meet these standards. Where a building did not comply with the Regulations before the alteration the work of alteration shall be carried out so that afterwards the building's compliance with the Regulations is no more unsatisfactory. Replacement dividing walls and doors will be replacing existing plasterboard walls to meet 30mins fire separation to ensure fire compartmentation as best practice detailed provided. Additional means of escape is provided by including the timber balcony at 2nd Floor Level.

There is no requirement to upgrade for any acoustic requirements / access / energy in relation to the heritage part

There is an existing wireless smoke and fire alarm system installed within the property windmill. This is a monitored system and no changes are proposed with the new scheme within the Tower. The new extension will meet new regulations as required, but these does not apply to the listed building condition that requires discharging.

### Pitched / Flat Roof Demo and Brickwork Repairs

The existing flat roof will be removed by hand where it attaches to the Windmill tower. Its likely no repairs are required with this method, but it will then be cleaned down by hand and any brickwork and lime mortar repairs will be carried out as previously approved method statement for the Brickwork repairs under application 20/2036/LBC. The brickwork will be repaired to the same line as the existing curve if required.

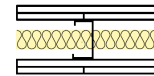
The bricks and mortar materials to be used for any repairs are as the previously approved application 20/2036/LBC also. The new pitched tile roof will be lead dressed into the Brickwork and the pointed with the approved lime mortar as detail above.

### New Internal division walls to Windmill Tower

Locations as plans

30min fire rating Plasterboard wall with 30min Timber Fire doors

Plasterboard Division walls with 2 layers of 12.5mm Gyproc board as detail below with plaster skim finish and painted white



Two layers of board each side of 48mm Gyframe 'C' Studs at 600mm centres. 25mm Isover Acoustic Partition Roll (APR 1200) in the cavity. Linings as in table.

### 30 Min Fire Door to Windmill Tower

Howdens Dordogne White Smooth Moulded FD30 Fire Door



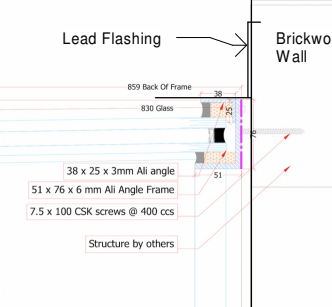
### Glass Link

Example showing Structural Glass Link between Garage and Windmill

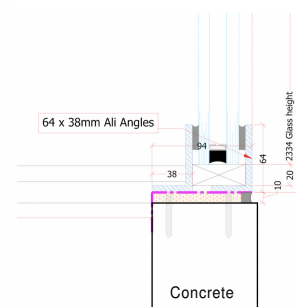
Product as photo and connection details to wall and floor as shown.



### Glass Link Roof / Wall Detail



### Glass Link Upstand / Floor Detail



All Roofs - Heritage Tile Ltd - Conservation Weathered Tile & Black Timber Cladding, shown with black windows as proposed

### Conservation Weathered



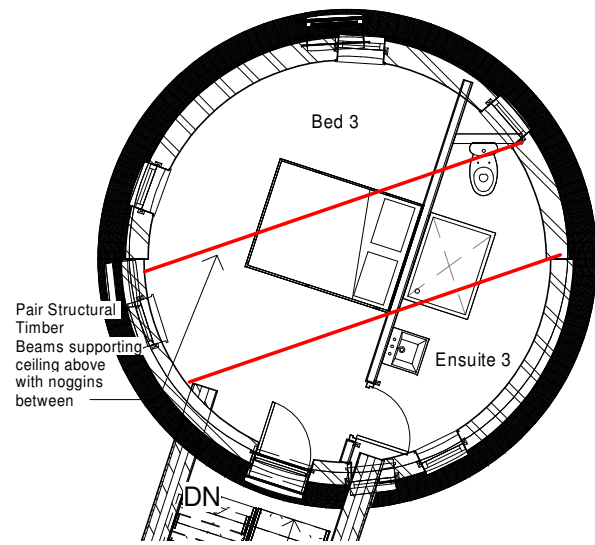
No.	Description	Date
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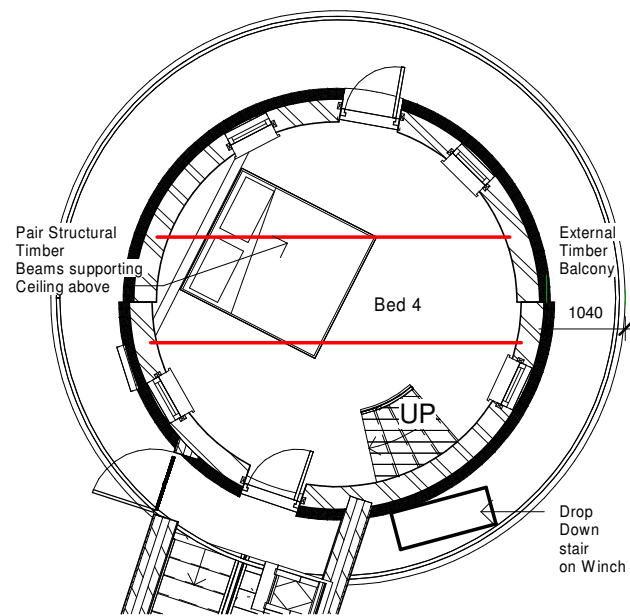
PROJECT	The Windmill
SHEET	Prop Materials 2

CLIENT	Owner		
Date	Project number	Scale (@ A3)	
Issue Date	Project Number		
Drawn by	DRWAING NUMBER	REV	
Author	A119	11	
Checked by			
Checker			

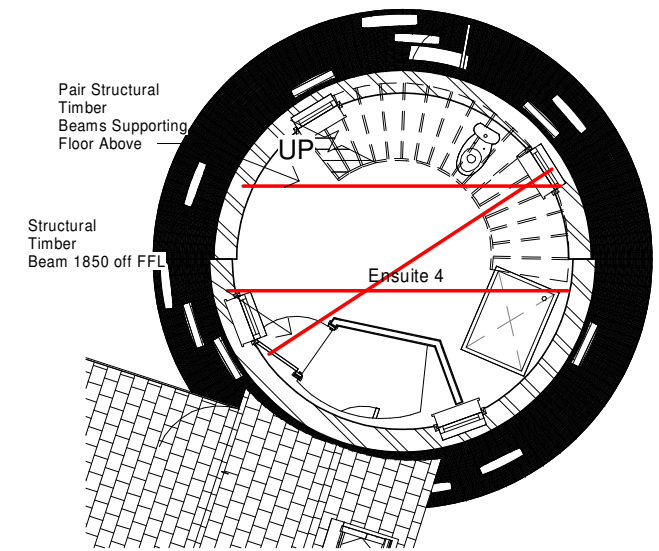




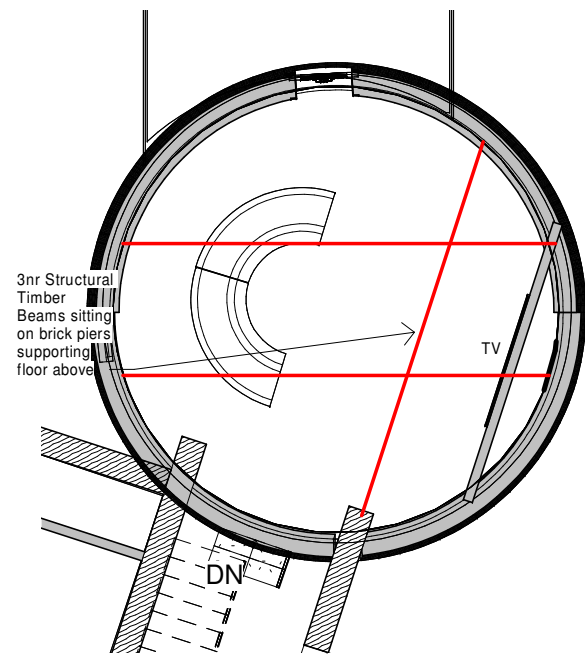
**2** Level 1.2 - Bed 3 Tower  
1 : 100



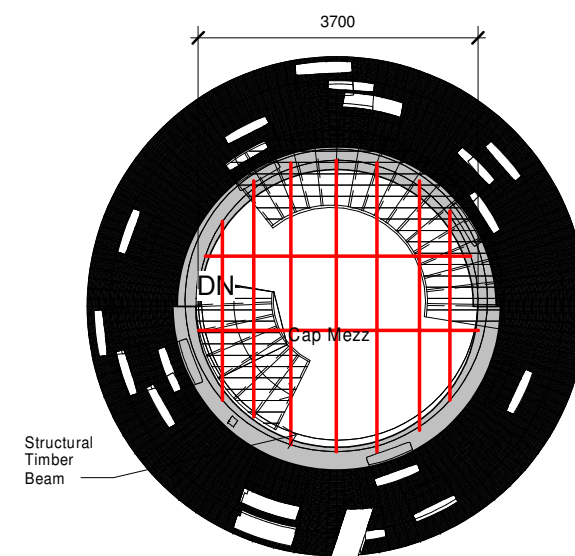
**1** Level 1.3 - Bed 4 Tower  
1 : 100



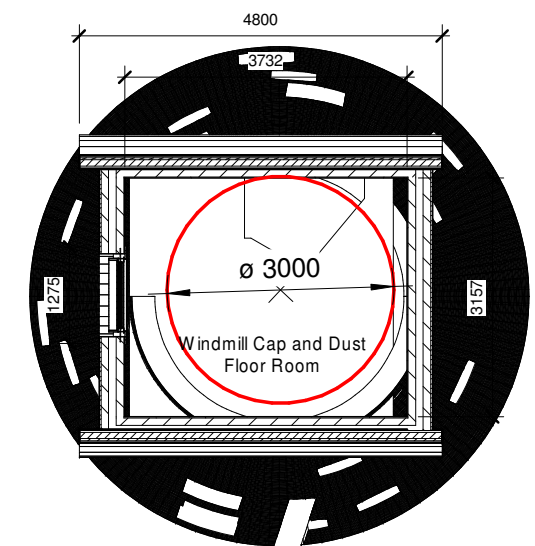
**3** Level 1.4 - Ensuite 4  
1 : 100



**6** Level 1.1 - Cellar  
1 : 100



**5** Level 1.5 - Tower Mezz  
1 : 100



**4** Level 1.6 Windmill Cap  
1 : 100

Scale 1 : 100



No.	Description	Date
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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	The Windmill
SHEET	Prop Floor Plans 2

CLIENT	Owner		
Date Issue Date	Project number	Scale (@ A3)	
Drawn by	Project Number	1 : 100	
Author	DRWAING NUMBER	REV	10
Checked by	A103		
Checker			