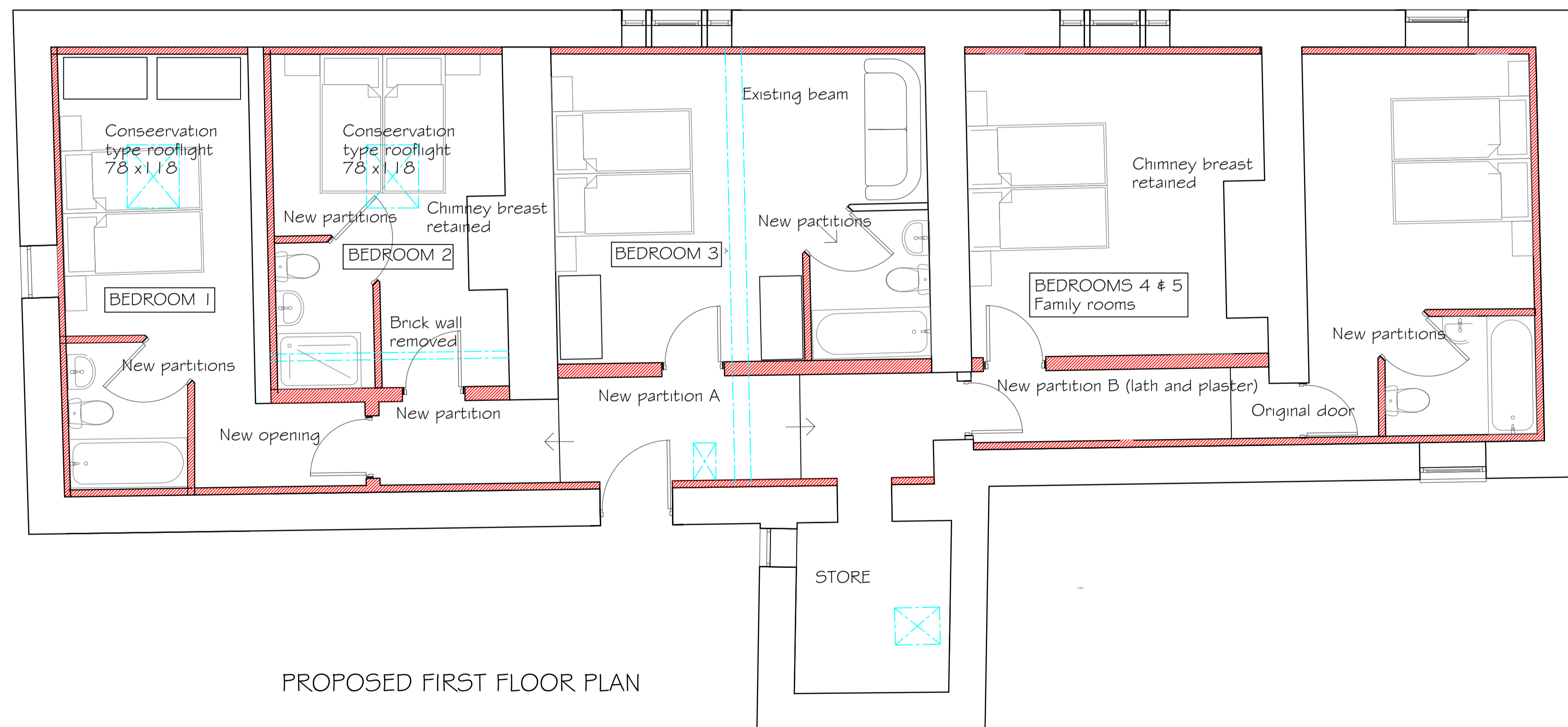


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

NOTES FOR THE PLANNING APPLICATION

THIS PROPOSAL HAS BEEN PREPARED FOLLOWING THE PRE-APPLICATION ENQUIRY IN 2018 CONCLUDED BY THE LETTER FROM LEE GREENWOOD REFERENCE RV/2018/ENQ/00080 DATED 11 OCTOBER 2018. THE APPLICANT IS PROPOSING TO CREATE 5 GUEST BEDROOMS AT FIRST FLOOR WITH EN SUITE ACCOMMODATION TO EACH ROOM.

THE APPLICANT ACKNOWLEDGES THAT UNAUTHORISED WORK HAS BEEN CARRIED OUT BUT CONTESTS THAT SIGNIFICANT HARM HAS BEEN CAUSED. THE PROPOSAL IS TO REDEVELOP A VACANT FLOOR AND BRING IT BACK INTO LONG TERM VIABLE USE RELATED TO THE EXISTING BUSINESS.

THE HERITAGE STATEMENT (REF- IAN ROWAN - OCTOBER 2018) WHICH ACCOMPANIES THIS DRAWING DETAILS THE EXISTING CONDITION OF THE PROPERTY AND HIGHLIGHTS THE IMPORTANT CHARACTERISTICS OF THIS GRADE 2 LISTED BUILDING. THE STATEMENT ALSO PROVIDES SUPPORTING INFORMATION FOR THE PROPOSAL IN RELATION TO THE ALTERATIONS CARRIED OUT AND PROPOSED. IN ADDITION AND FOLLOWING THE CONSULTATION LETTER RECEIVED FROM LAAS IN DECEMBER 2018 AN ADDITIONAL HERITAGE REPORT PRODUCED BY STEPHEN HAIGH IN JANUARY 2019 ADDRESSES THE CONCERNS.

THE LAYOUT RESPECTS THE SIMPLICITY OF THE EXISTING BUILDING AND THERE ARE NO PROPOSED ALTERATIONS TO THE ELEVATIONS. THE ONLY ALTERATION TO THE ROOF IS THE INCORPORATION OF NEW CONSERVATION TYPE ROOF LIGHTS (78 X 118) ARE SHOWN TO PROVIDE NECESSARY DAYLIGHT PROVISION TO BEDROOMS 1 AND 2

THERE HAVE BEEN TWO EXISTING PARTITIONS REMOVED (A & B) AND THIS PROPOSAL SHOWS THE REINSTATEMENT OF THESE WALLS. PARTITION A TO BE RE-BUILT IN CURRENT CONSTRUCTION TECHNIQUES AS THE ORIGINAL WAS NOT LATH AND PLASTER AND PARTITION B TO BE CONSTRUCTED IN HERITAGE LATH AND PLASTER SUITABLE FOR ROOM/CORRIDOR SEPARATION TO MEET THE NECESSARY ACOUSTIC SEPARATION STANDARDS. THE WALLS WILL BE OF TWIN WALL TIMBER STUD WITH SOUND PROOF PLASTERBOARD AND SKIM FINISH. THIS SPECIFICATION ALSO APPLIES TO THE NEW PARTITION WHICH SEPARATES BEDROOM 2 FROM THE CORRIDOR. AN EXISTING BRICK PARTITION WALL (NON LOADBEARING) IS ALSO TO BE REMOVED TO ALLOW FOR THE SPACE TO CREATE BEDROOM 2

THE EXISTING EXTERNAL WALLS ARE TO BE LINED WITH 50MM TIMBER STUDS WITH INSULATION AND A 12.5MM PLASTERBOARD AND SKIM FINISH. THE EXISTING LINTOLS ARE ALL TO REMAIN AND NO ALTERATIONS ARE PROPOSED TO THERE HEIGHTS WITHIN THE LAYOUT.

THE EXISTING FLOOR IS OF TIMBER CONSTRUCTION AND THE FLOOR BOARDS HAVE BEEN ADAPTED AND ALTERED. THERE IS NO HERITAGE MERIT TO THE FLOOR BOARDS AND PATCH REPAIR WORK HAS OCCURRED TO SEVERAL AREAS. THE PROPOSAL WILL BE TO OVERLAY THE EXISTING TIMBER COVERING WITH AN ACOUSTILAY MATERIAL AND CARPET FINISH.

Revision A- Following LAAS consultation letter

FIRST FLOOR PLANS

THREE MILLSTONES INN
WEST BRADFORD
LANCASHIRE

PHA/3M/1000A JANUARY 2019
1:50 at A1