

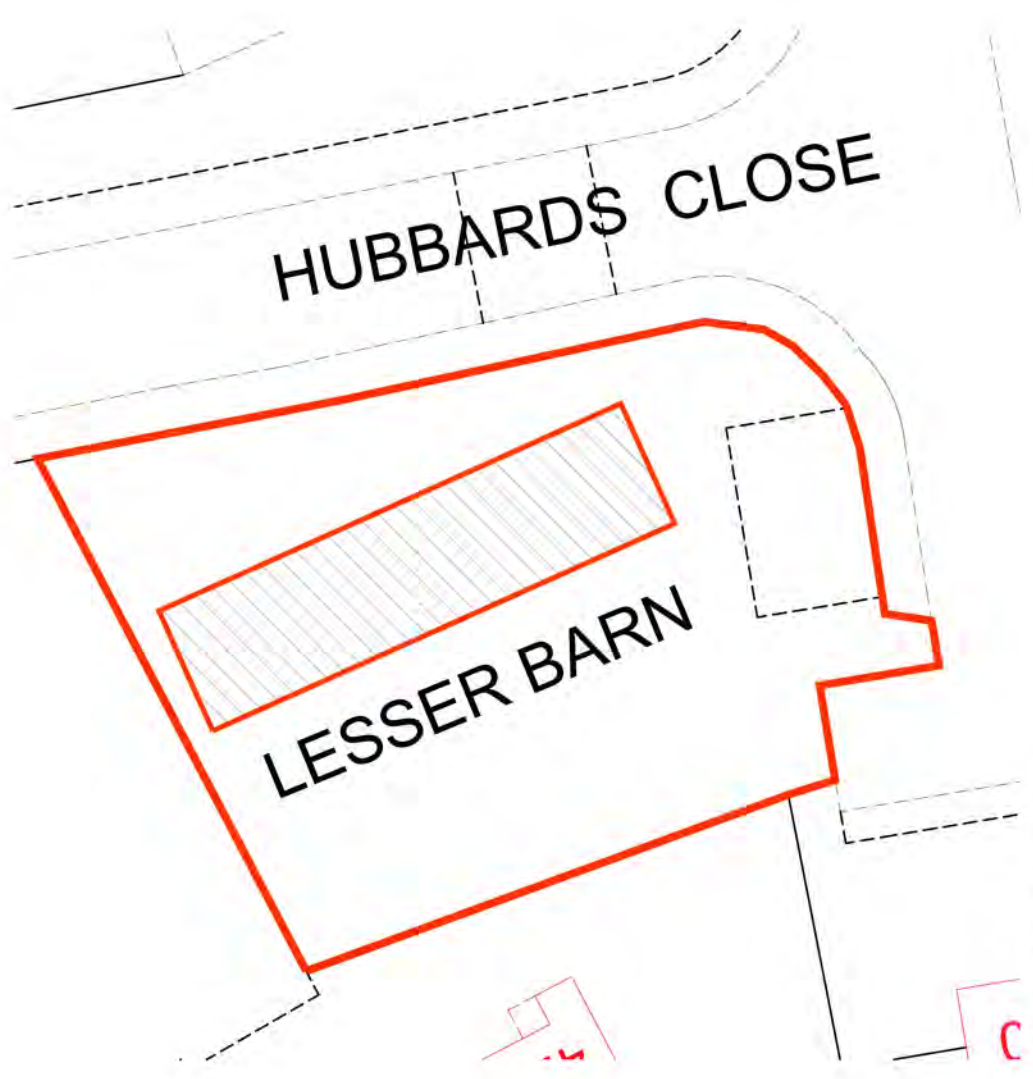
Report of the Head of Planning, Sport and Green Spaces

Address THE LESSER BARN HUBBARDS CLOSE HILLINGDON

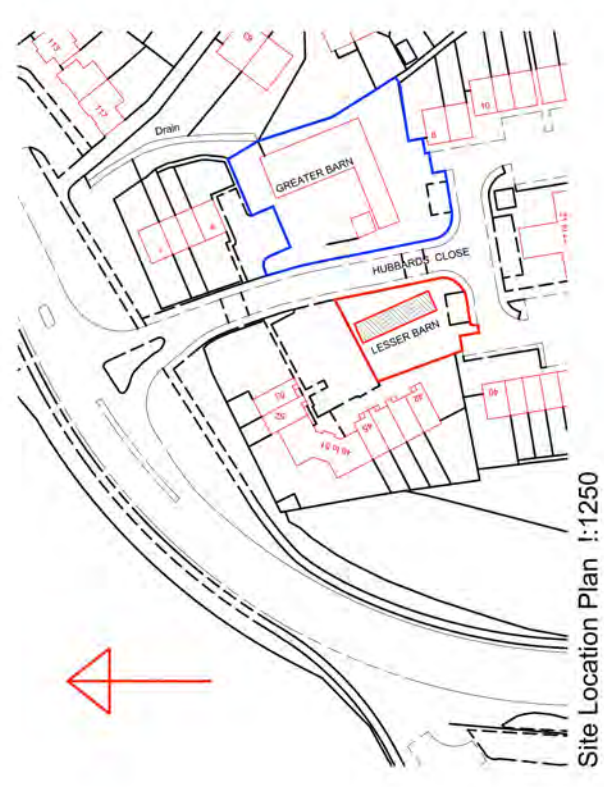
Development: Dismantling of existing farm outbuilding and reconstruction to accord with planning permission ref: 5971/APP/2011/2438, dated 18-04-12 (Conversion of Lesser Barn to two three-bedroom dwellings involving internal and external alterations to existing barn with associated parking and landscaping)
(Application for Listed Building Consent)

LBH Ref Nos: 5971/APP/2013/1839

Date Plans Received:	02/07/2013	Date(s) of Amendment(s):	02/07/2013
Date Application Valid:	28/10/2013		04/06/2014
			09/02/2014
			19/02/2014
			29/05/2014

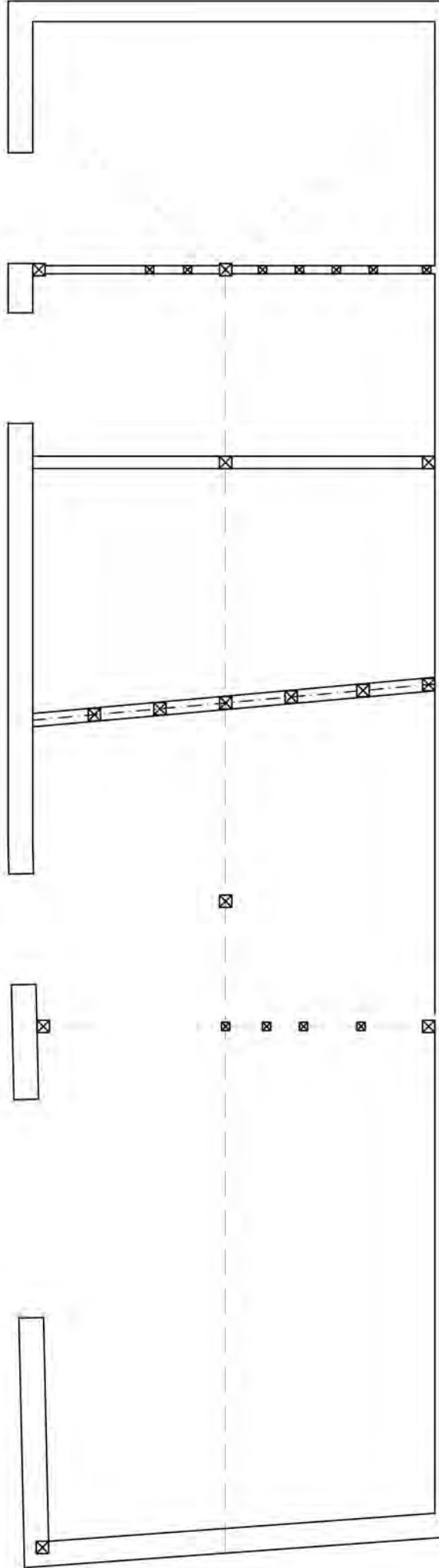


Site Block Plan i:200



Site Location Plan i:1250

	Project: Lesser Barn Hubbards Farm West Drayton UB8	Title: Site Location Plan Site Block Plan	Scale: 1:100 @ A3 Date: 05 2013 Drawing No.: 2688 - 15/MP Revision
	239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008		



Existing Ground Floor Plan

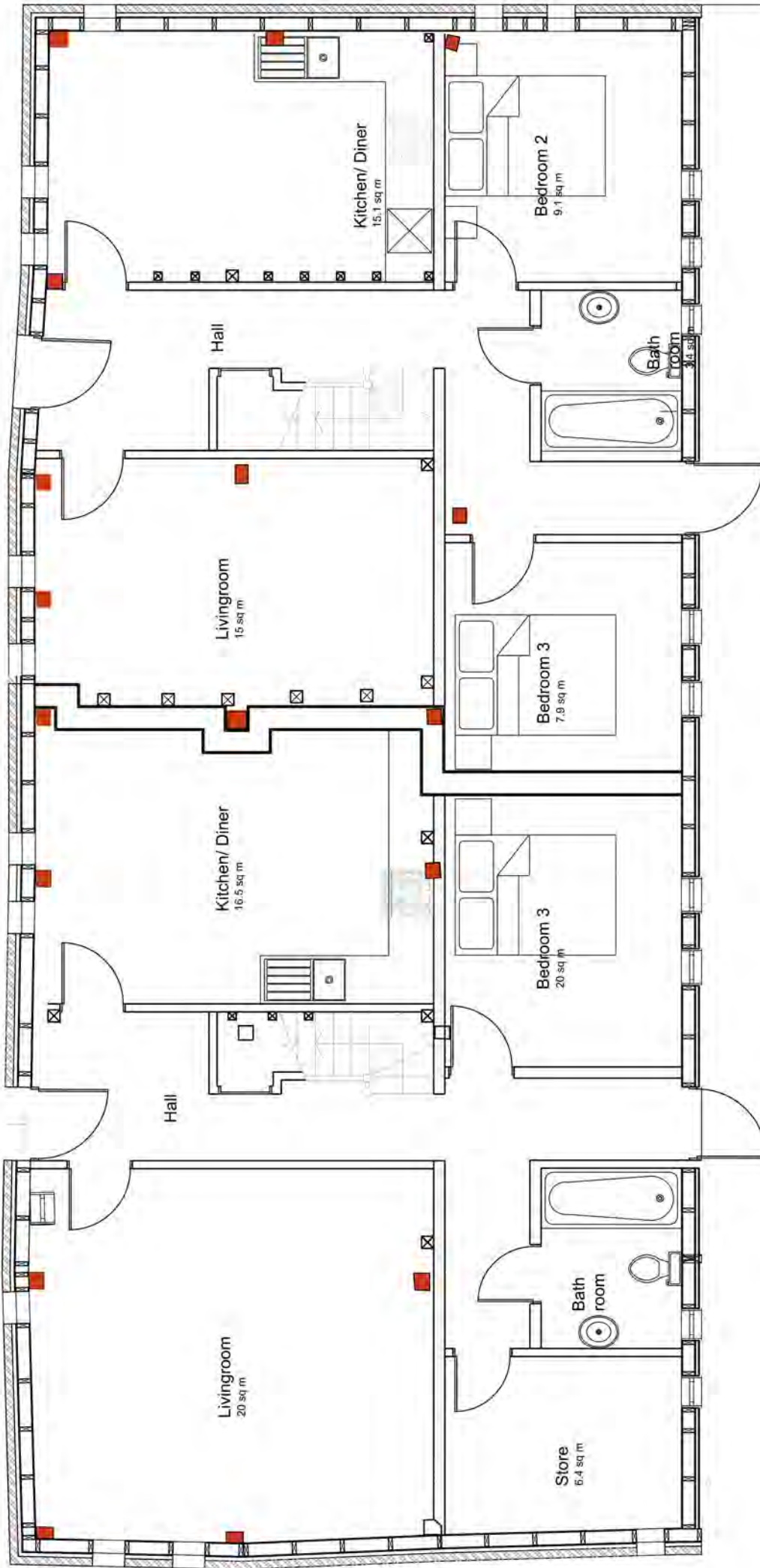
Scale 1:50

Note:
 Existing Plan shows the outline
 of the existing structure prior to
 any subsequent partial collapse
 or dismantling of walls, or timberwork

1:50



	Project: Lesser Barn Hubbards Farm West Drayton UB8	Title: Existing Ground Floor Plan	Scale: 1:50 @ A3 Date: 05/2013 Drawing No.: 2888 - 01/MP
	Revision		
	(Empty revision table)		
	(Empty revision table)		
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008			



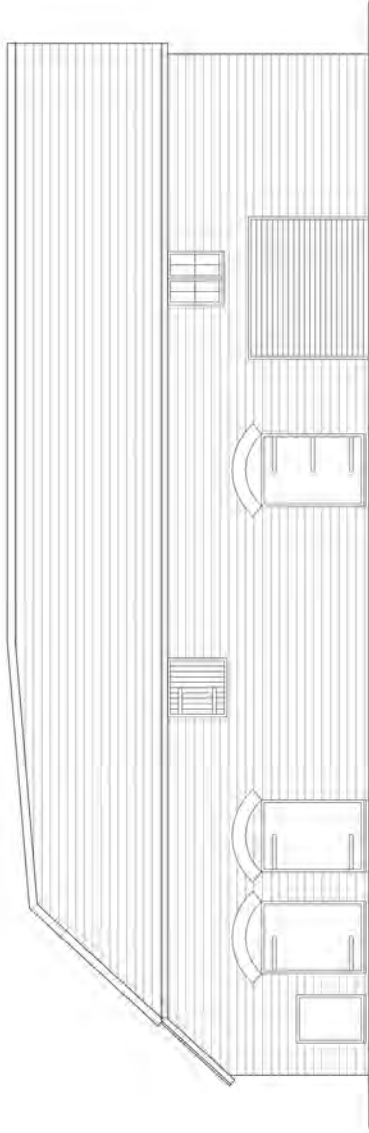
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨

Note
 Position of existing timber posts are shown in approximate locations, and are based on McCurdy & Co site survey dated Feb 2014. On the completion of the dated workshop survey and remedial work report, the exact position of the columns will be finalised

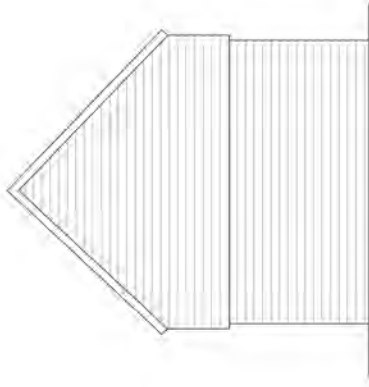
Note
 R3. Ex column & window positions amended.
 Wall construction amended



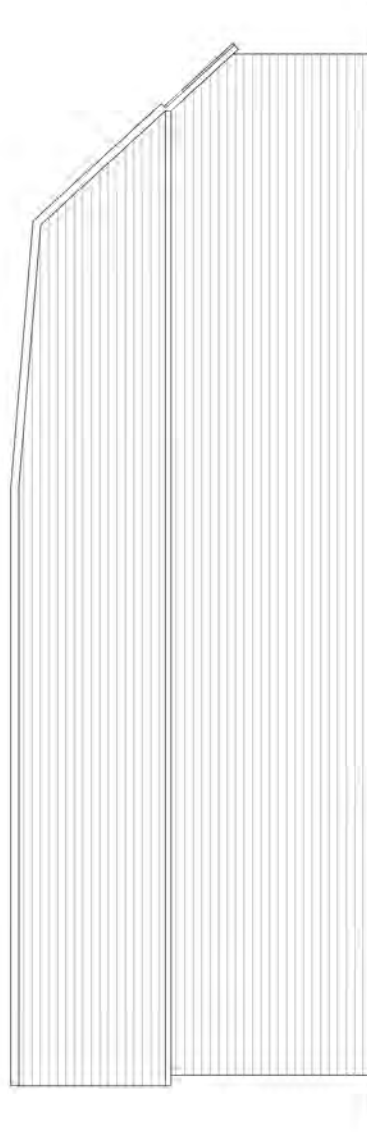
	Project: Lesser Barn Huoburbs Farm West Drayton UB8	Title: Proposed Ground Floor Plan	Scale: 1:100 @ A3 Date: 04 2013 Drawing No.: 2688 - 03/MP
	239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008	Revision: R3	



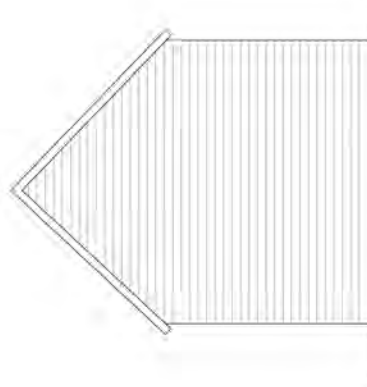
Existing East Elevation
Scale 1:100



Existing South Elevation
Scale 1:100



Existing West Elevation
Scale 1:100

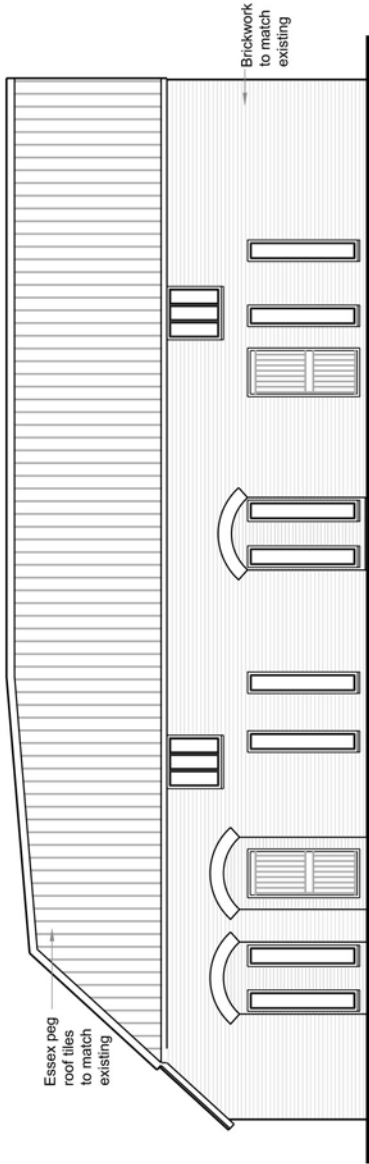


Existing North Elevation
Scale 1:100

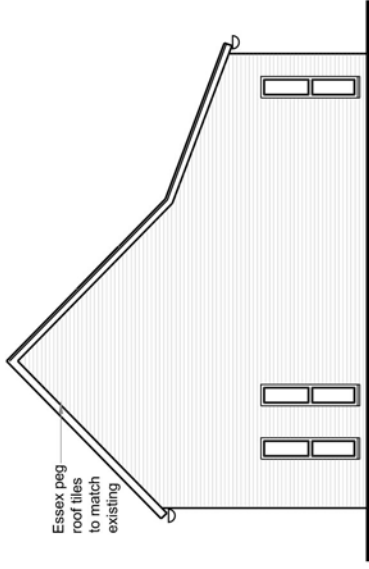
Note
Existing elevations will mean the structure as existing prior to any partial or complete collapse of the fabric



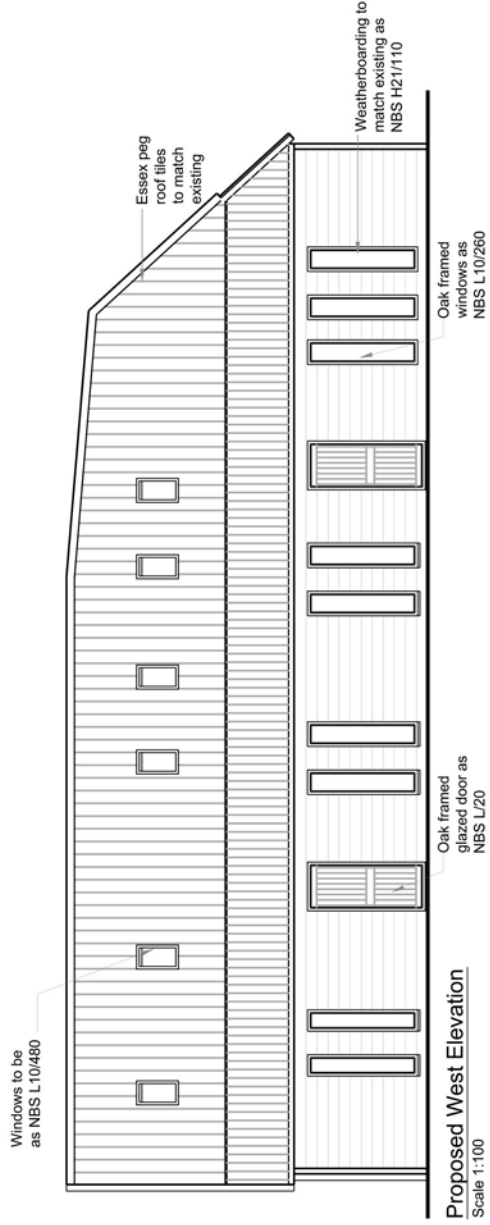
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	239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008		



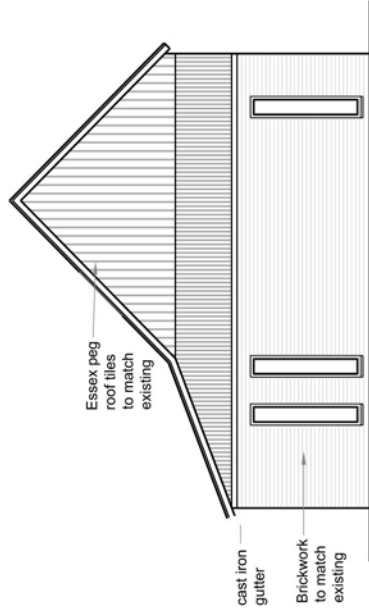
Proposed East Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100



Proposed West Elevation
Scale 1:100

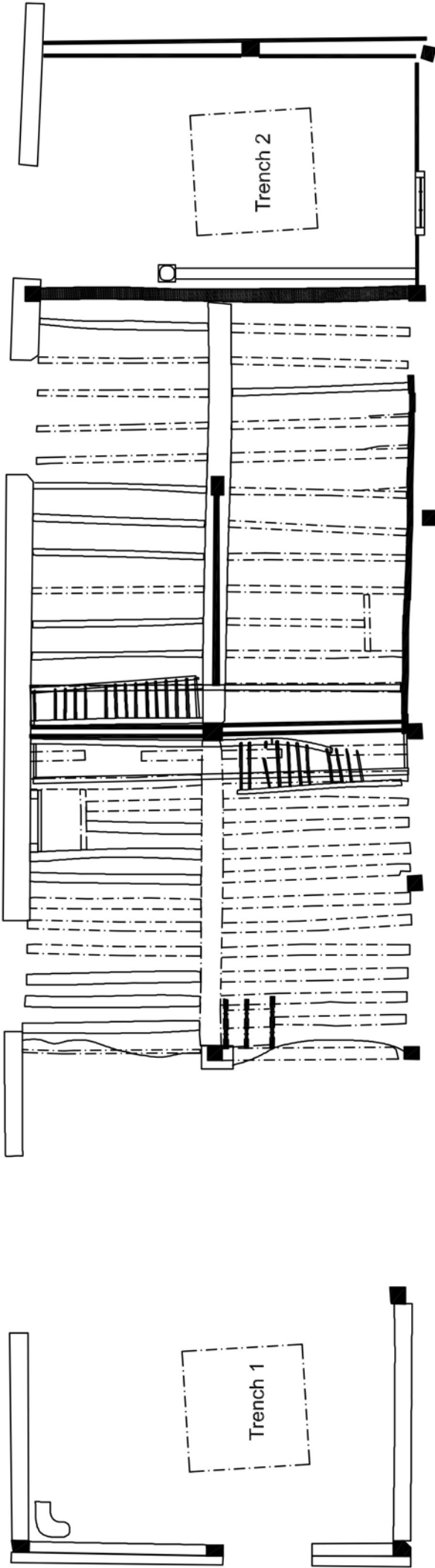


Proposed North Elevation
Scale 1:100

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RECEIPT OF McCURDY & CO
DETAILED PROPOSALS

	Title: Proposed Elevations	Scale: 1:100 @ A3
	Project: Lesser Barn Hubbards Farm West Drayton UB8	Date: 05.2013 Drawing No.: 2688 - 14/MP
Revision R3		Fax: 020 8643 2008
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369		Revision R3

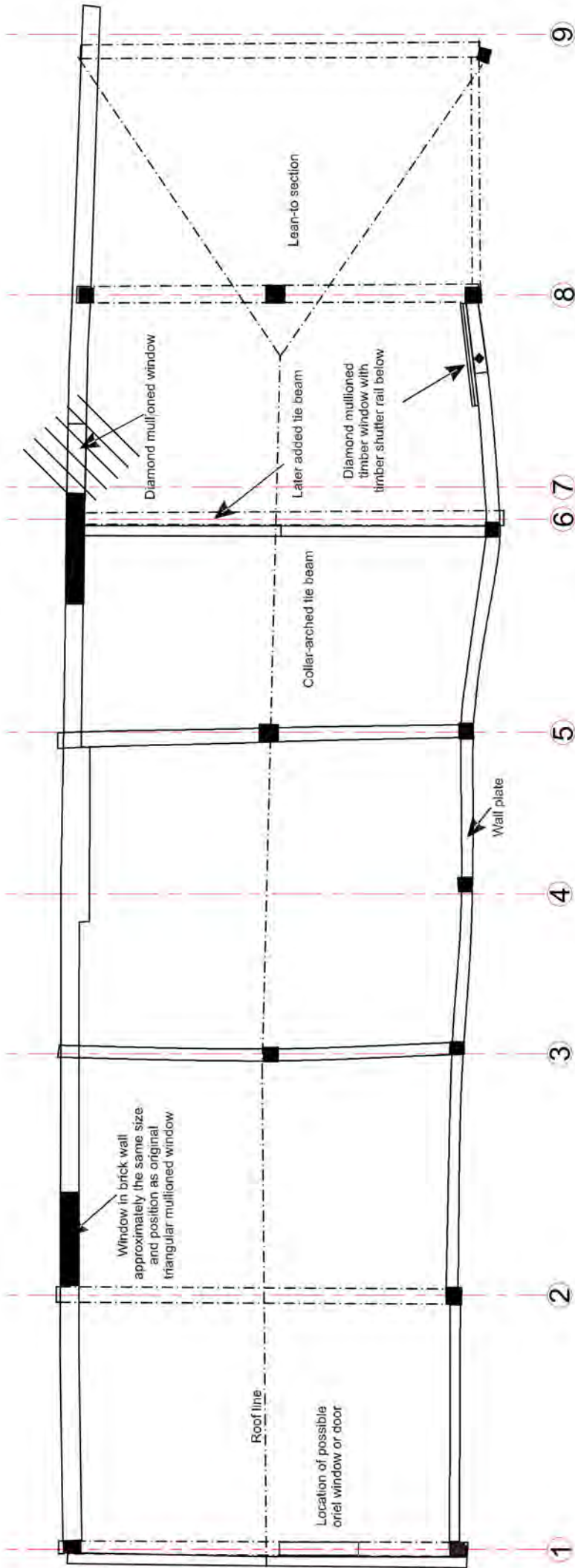




Note:
 Existing Plan shows the existing outline plan as issued by Penny Copeland & HP and based on survey dated August 2006 and shows the existing structure prior to any subsequent partial or complete collapse or dismantling of walls, or timber work
 For clarity only the main walls and framing are shown



	Project: Lesser Barn Hubbarbs Farm West Drayton UB8	Title: Penny Copeland Survey Ground Floor Plan	Scale: 1:50 @ A3 Date: 05 2013 Drawing No.: 2688 - 016/MP							
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Hubbard's Farm Lesser Barn: First Floor Plan

Survey carried out by PEC & HP August 2006

Dimensions for construction purposes to be checked on site

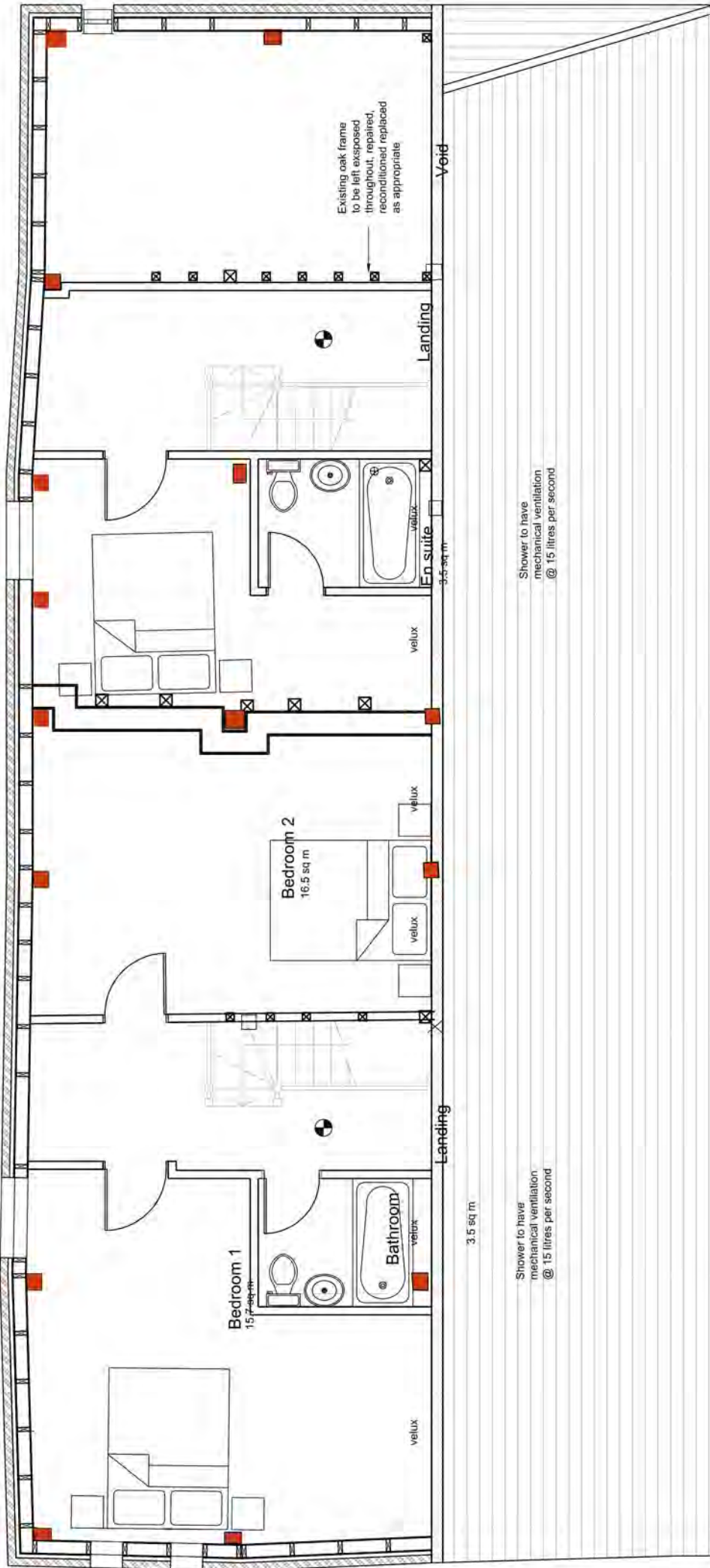
McCurdy & Co. Ltd. Manor Farm, Stanford Dingley, Reading, Berks. RG7 6LS
 Penny Copeland, Holmwood, Chapel Road, Swanmore, Hants. SO32 2QA

Note:
 Existing Plan shows the existing outline plan as issued by Penny Copeland & HP and based on survey dated August 2006 and shows the existing structure prior to any subsequent partial or complete collapse or dismantling of walls, or timber work
 For clarity only the main walls and framing are shown



Key
 ■ Structural post
 ▣ Brick
 ▤ Tie Beam
 ▥ Site of mullioned window

	Project: Lesser Barn Hubbards Farm West Drayton UB8	Title: Penny Copeland Survey First Floor Plan	Scale: 1:50 @ A3 Date: 05 2013 Drawing No.: 2688 - 017/MP Revision
	239 Western Road, Southall, Middx. UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008		



Note
 R3: Ex column & window positions amended.
 Wall construction amended

Note
 Position of existing timber posts are shown in approximate locations, and are based on McCurdy & Co site survey dated Feb 2014. On the completion of the dated workshop survey and remedial work report, the exact position of the columns will be finalised

	Project: Lesser Barn Huoburbs Farm West Drayton UB8	Title: Proposed First Floor Plan	Scale: 1:100 @ A3 Date: 04 2013 Drawing No.: 2688 - 04/MP Revision R3
	239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008		



Trench Foundation

750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to agree on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

Timber Suspended Floor

Ground preparation - Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blinded hardcore, then either -
 (i) Provide concrete ground cover of at least 100mm thick or
 (ii) Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material.
 Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 50mm x 200mm C24 grade soft wood joists at maximum 400mm centres, max span 4.83m. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. If required, floor joists also to be supported on 100mm x 50mm treated wall plates and DPC fixed to masonry honeycombed sleeper walls built on thickened oversite concrete. Joists to be filled with 110mm Celotex XR4000 fixed with Celotex clips. The top surface of the ground cover under the building shall be above the finished level of the adjoining ground. The underside of the floor joists are not to be less than 150mm above the top of the ground cover. The underside of any wall plate is to be not less than 75mm above the top of the ground cover.

Ventilation of Floor

Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 5000mm² per square metre of floor area whichever gives the greater opening area. All sleeper walls or similar under floor obstructions shall be of honeycombed construction or have similar provision for distribution of ventilation. The under floor space shall be free from debris. Ducts to be sealed using gas proof lap if they pass through the radon barrier.

Walls Below Ground

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1.4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

Timber Frame Wall

To achieve minimum U Value of 0.28W/m²K
 Cedar weatherboarding vertically on 25 x 38mm preservative-treated battens (provide counter battens to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs (with noggins) at 400mm c/s and sole plates and vertical studs (with noggins) at 100mm c/s or to engineer's details and calculations. Insulation between and over studs, 60mm Celotex GA4000 between plus 37.5mm Celotex PL4000 insulated plasterboard over with VCL fixed to internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

Partial Fill Cavity Wall

To achieve minimum U Value of 0.28W/m²K
 Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 60mm Celotex CVA4000 insulation fixed to 100mm standard block internal leaf, K value 0.15 (Celcon Standard, Thermatite Shield, Toplite Standard.) Internal finish to be 13mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1.5 cement mortar.

Unvented Pitched Roof

Pitch 22-45°
 To achieve U-value 0.18 W/m²K
 Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement RS-Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles on 25 x 38mm laminated sw treated battens on breathable sarking felt to relevant BBA Certificate. Supported on 50 x 200mm grade C24 rafters at max 400mm centres span to engineer's details. Rafter supported on 100 x 50mm treated sw wall plates. Allow min 20mm air space to allow for draught of breathable felt. Insulation to be 165mm Celotex XR4000 fixed between rafters. Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
 Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer), 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

Dpc

Provide horizontal strip polymer (tyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

Wall Ties

All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm c/s horizontally, 450mm vertically and 225mm c/s at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5268-6.1:1996 and BS EN 845-1:2003.

Cavities

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPC's around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

Roof Lights

Min U-value of 1.6 W/m²K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

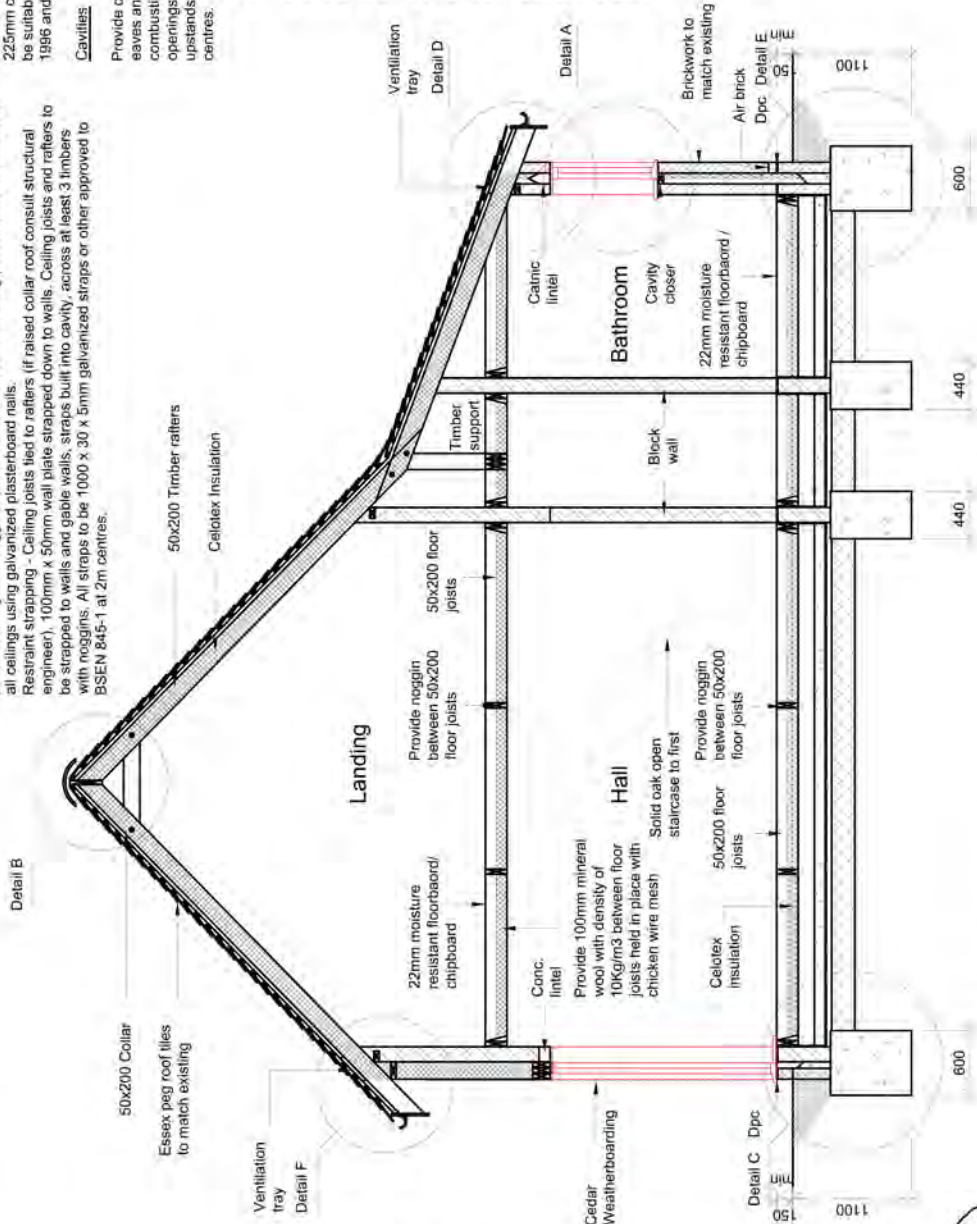
Windows

Windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.

Doors

Doors to achieve a U-Value of 1.60W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206; BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

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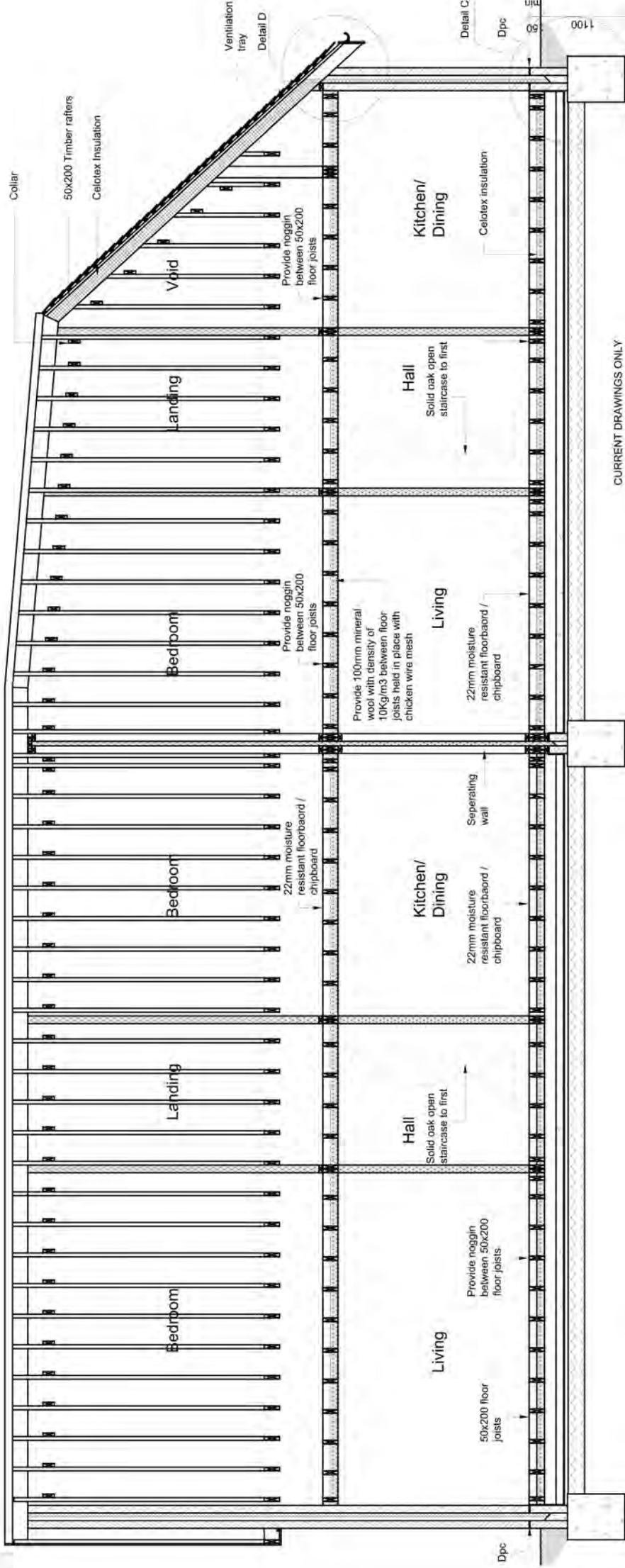


Proposed Section A-A

Scale 1:50

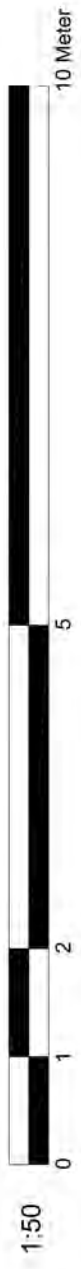


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					Date:	05/2013
					Drawing No.:	2688 - 06/MP
					Revision:	R1
				239 Western Road, Southall, Middx. UB2 5HS		Tel: 020 8571 1369
						Fax: 020 8843 2008

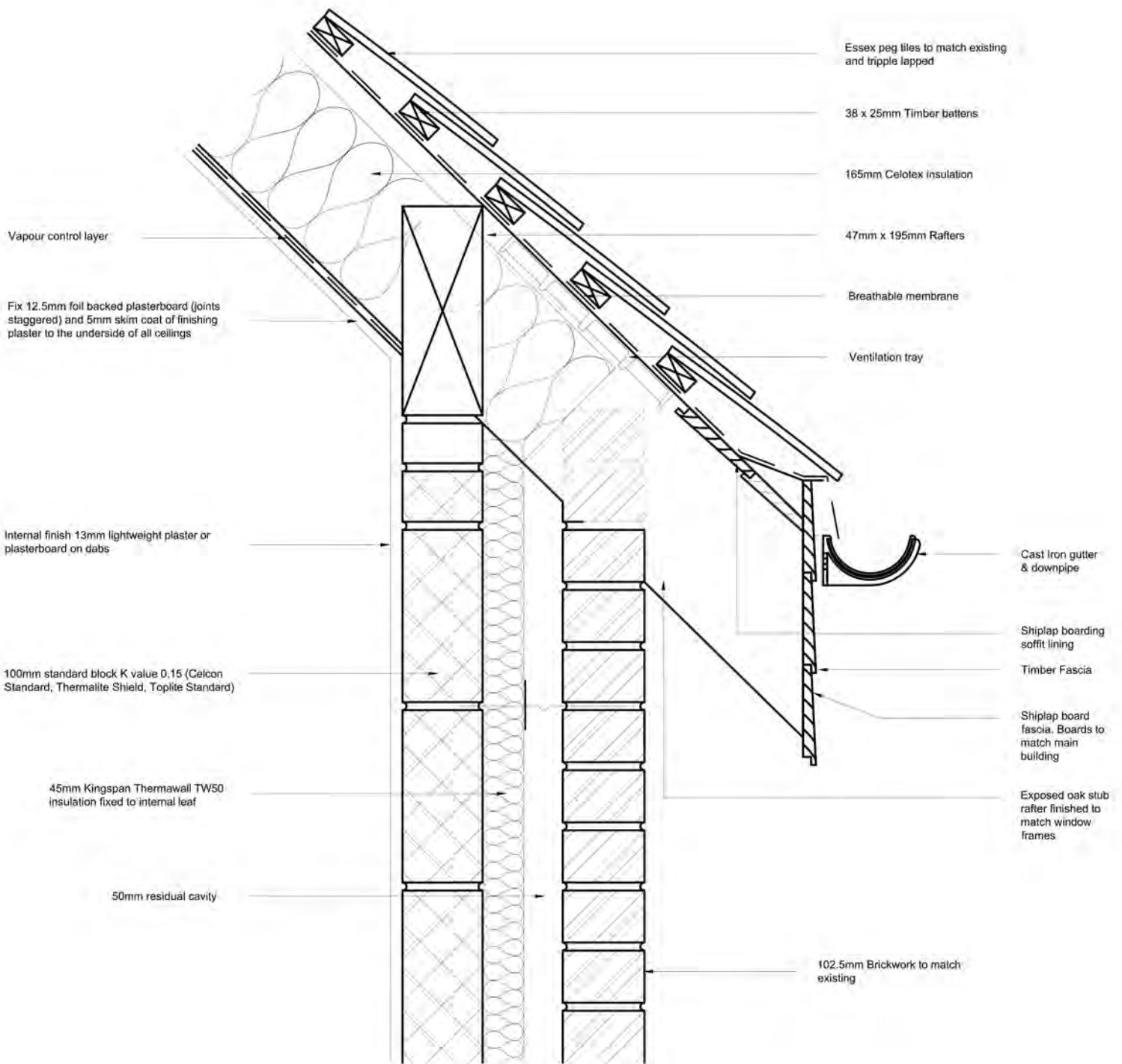


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Proposed Section B-B
 Scale 1:50



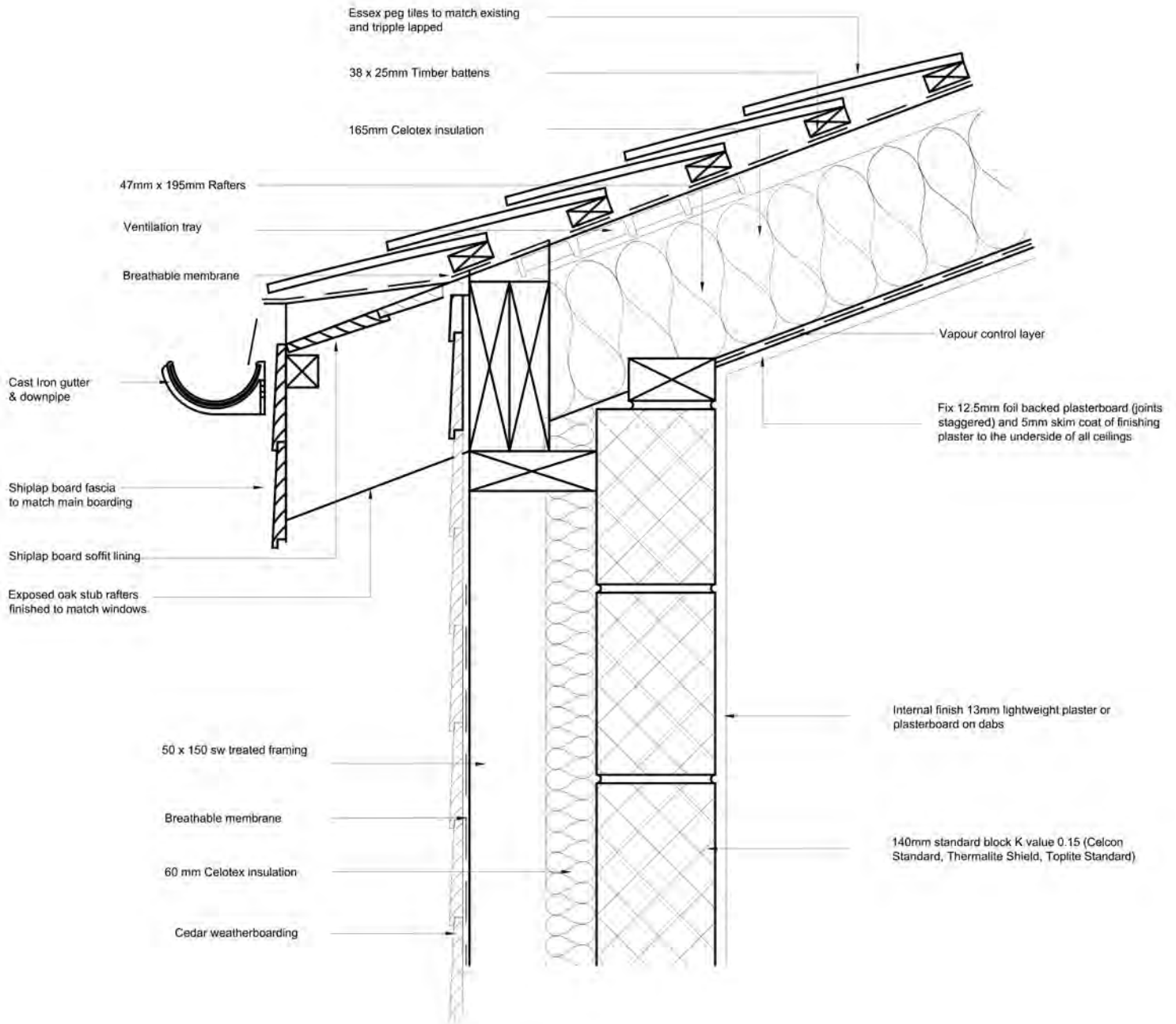
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	239 Western Road, Southall, Middx. UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008		



Eaves Detail D
Scale 1:5

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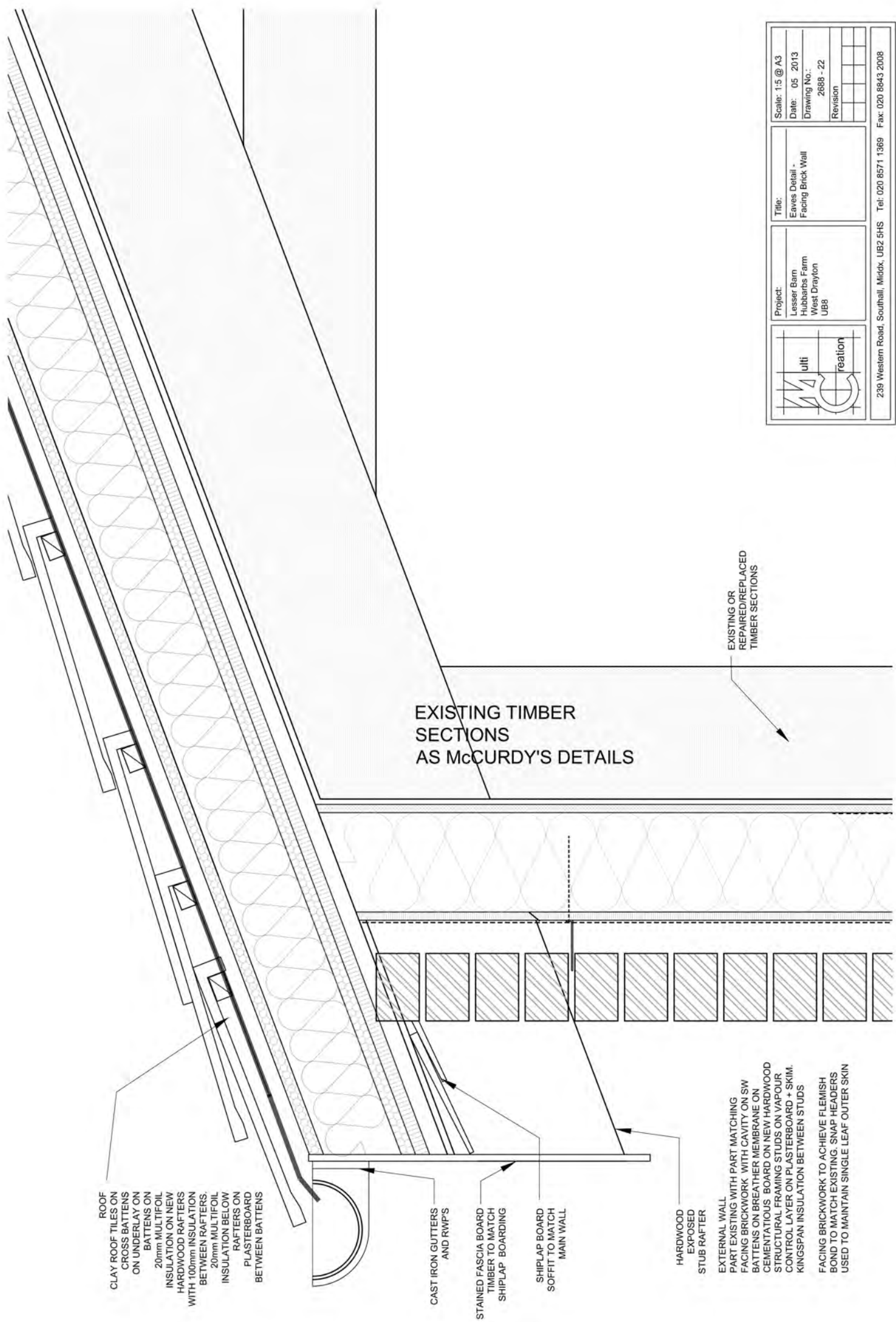
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	Lesser Barn Hubbarbs Farm West Drayton UB8	Eaves Detail	Date: 04 2013
			Drawing No.: 2688 - 11/MP
			Revision R1
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Eaves Detail C
Scale 1:5

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	Project:	Title:	Scale: 1:5 @ A3
	Lesser Barn Hubbarbs Farm West Drayton UB8	Eaves Detail	Date: 04 2013
			Drawing No.: 2688 - 13/MP
			Revision R1
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008			



ROOF
CLAY ROOF TILES ON
CROSS BATTENS
ON UNDERLAY ON
BATTENS ON
20mm MULTIFOIL
INSULATION ON NEW
HARDWOOD RAFTERS
WITH 100mm INSULATION
BETWEEN RAFTERS.
20mm MULTIFOIL
INSULATION BELOW
RAFTERS ON
PLASTERBOARD
BETWEEN BATTENS

CAST IRON GUTTERS
AND RWPS

STAINED FASCIA BOARD
TIMBER TO MATCH
SHIPLAP BOARDING

SHIPLAP BOARD
SOFFIT TO MATCH
MAIN WALL

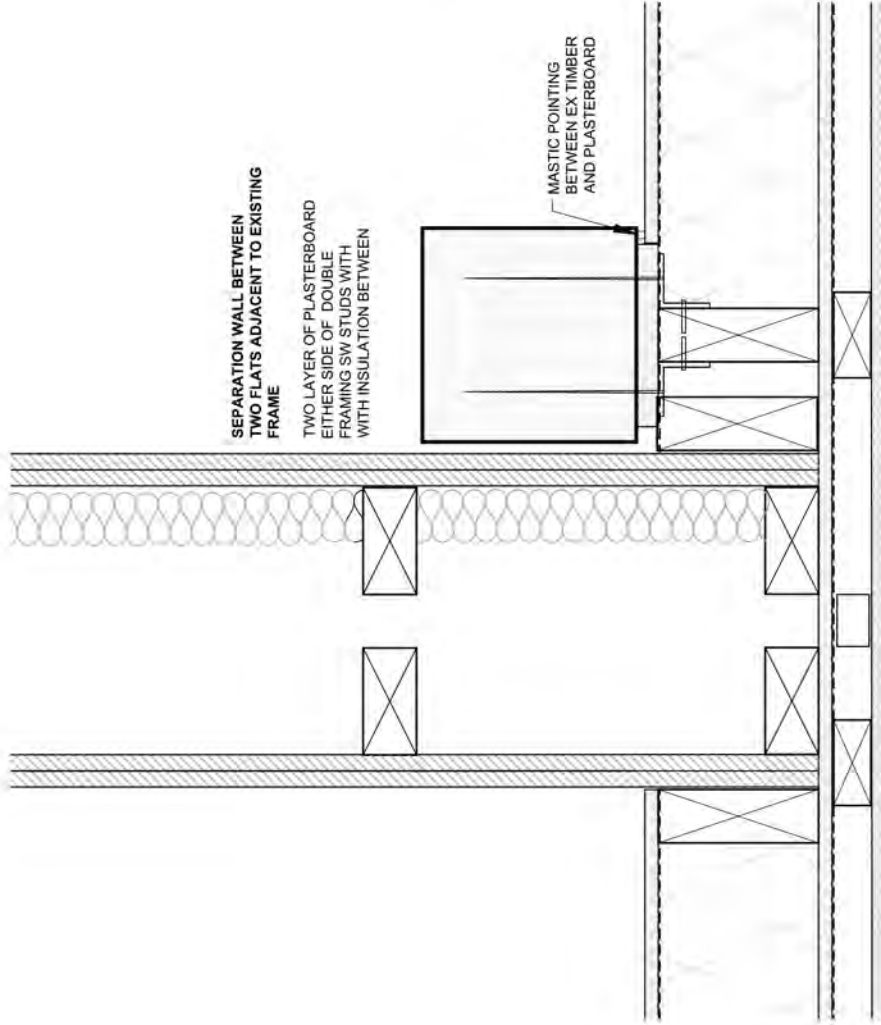
HARDWOOD
EXPOSED
STUB RAFTER

EXTERNAL WALL
PART EXISTING WITH PART MATCHING
FACING BRICKWORK WITH CAVITY ON SW
BATTENS ON BREATHER MEMBRANE ON
CEMENTIOUS BOARD ON NEW HARDWOOD
STRUCTURAL FRAMING STUDS ON VAPOUR
CONTROL LAYER ON PLASTERBOARD + SKIM.
KINGSPAN INSULATION BETWEEN STUDS
FACING BRICKWORK TO ACHIEVE FLEMISH
BOND TO MATCH EXISTING. SNAP HEADERS
USED TO MAINTAIN SINGLE LEAF OUTER SKIN

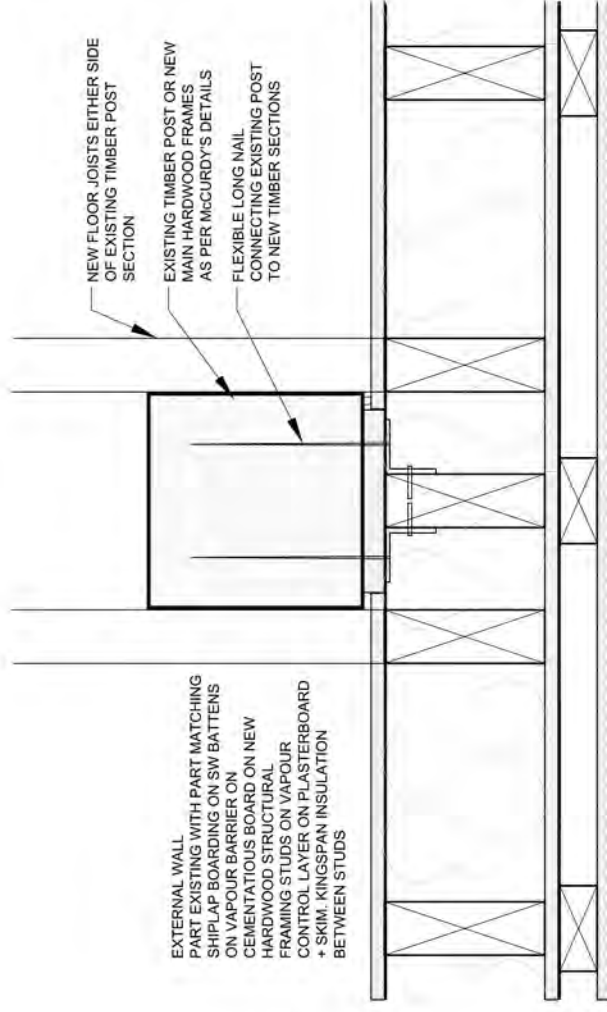
EXISTING TIMBER
SECTIONS
AS McCURDY'S DETAILS

EXISTING OR
REPAIRED/REPLACED
TIMBER SECTIONS

	Project: Lesser Barn Huubarbs Farm West Drayton UB8	Title: Eaves Detail - Facing Brick Wall	Scale: 1:5 @ A3 Date: 05 2013 Drawing No.: 2688 - 22
	239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008	Revision	Revision



EXTERNAL WALL
 PART EXISTING WITH PART MATCHING
 SHIPLAP BOARDING ON SW BATTENS ON
 VAPOUR BARRIER ON CEMENTATIIOUS
 BOARD ON NEW HARDWOOD STRUCTURAL
 FRAMING STUDS ON VAPOUR CONTROL LAYER
 ON PLASTERBOARD + SKIM.
 KINGSPAN INSULATION BETWEEN STUDS



NEW FLOOR JOISTS EITHER SIDE
 OF EXISTING TIMBER POST
 SECTION

EXISTING TIMBER POST OR NEW
 MAIN HARDWOOD FRAMES
 AS PER MCCURDY'S DETAILS

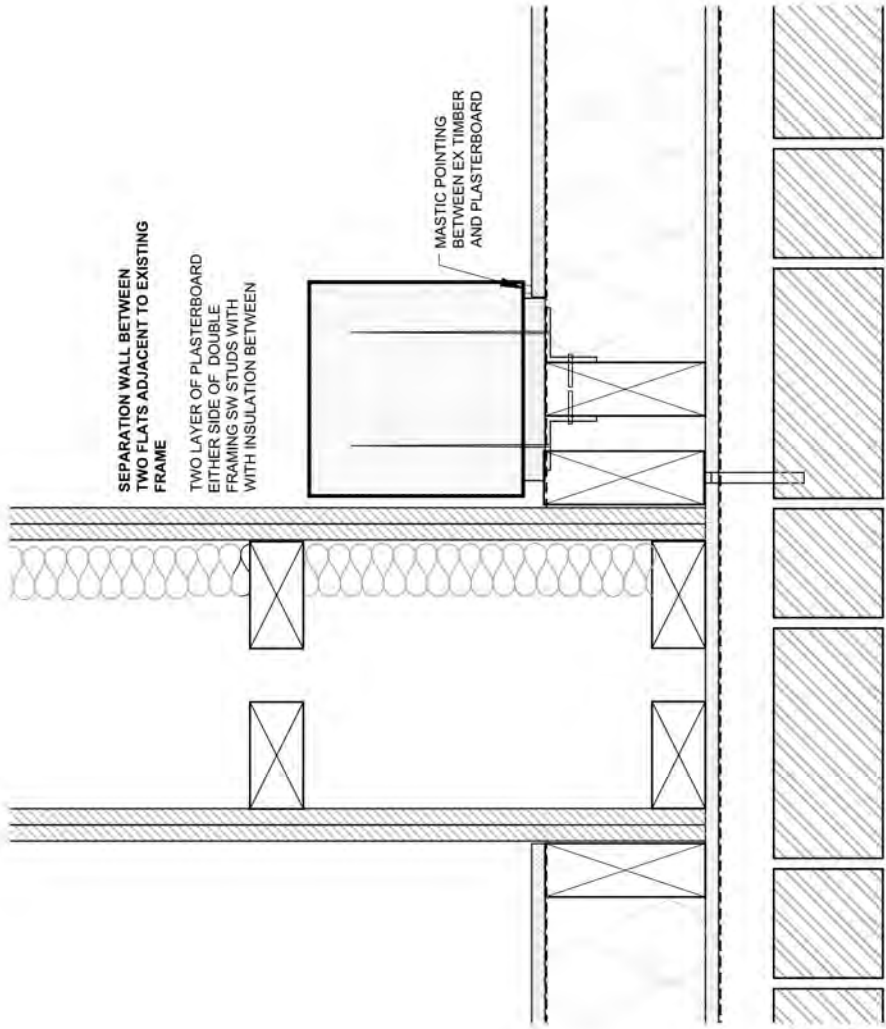
FLEXIBLE LONG NAIL
 CONNECTING EXISTING POST
 TO NEW TIMBER SECTIONS

EXTERNAL WALL
 PART EXISTING WITH PART MATCHING
 SHIPLAP BOARDING ON SW BATTENS
 ON VAPOUR BARRIER ON
 CEMENTATIIOUS BOARD ON NEW
 HARDWOOD STRUCTURAL
 FRAMING STUDS ON VAPOUR
 CONTROL LAYER ON PLASTERBOARD
 + SKIM. KINGSPAN INSULATION
 BETWEEN STUDS

1. Party Wall / Existing Timber Post Junction Timber Clad Wall

2. Typical External Wall / Existing Post Junction Timber Clad Wall

	Project: Lesser Barn Huoburbs Farm West Drayton UB8	Title: External Wall Details Timber Clad Wall	Scale: 1:5 @ A3 Date: 05 2013 Drawing No.: 2688 - 20											
	<table border="1"> <thead> <tr> <th>Revision</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Revision										
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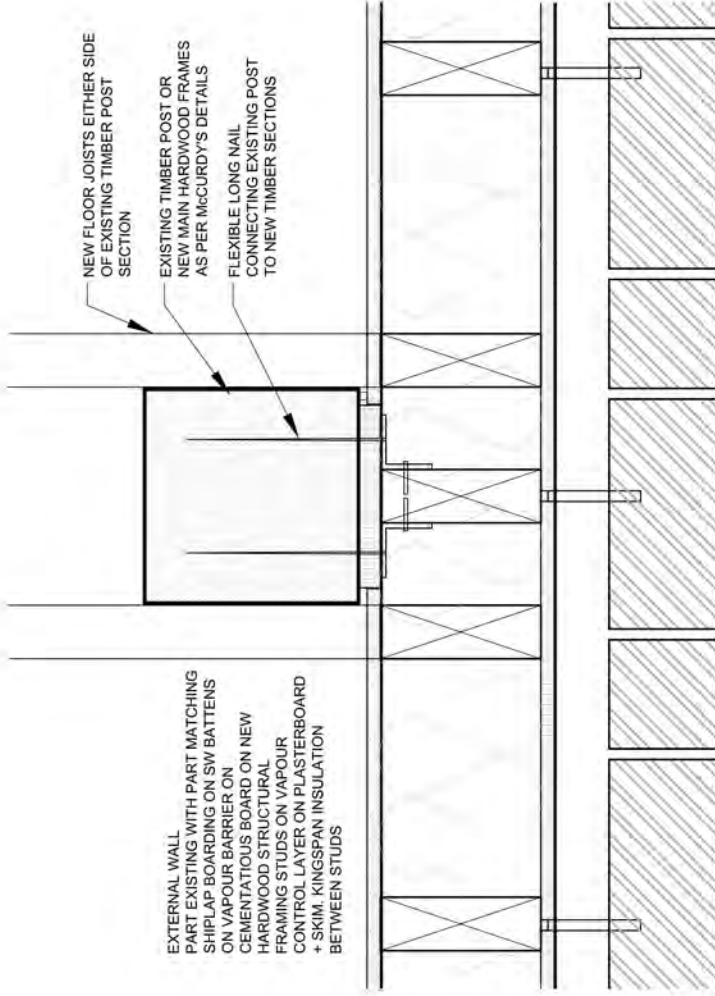
SEPARATION WALL BETWEEN
TWO FLATS ADJACENT TO EXISTING
FRAME

TWO LAYER OF PLASTERBOARD
EITHER SIDE OF DOUBLE
FRAMING SW STUDS WITH
INSULATION BETWEEN

MASTIC POINTING
BETWEEN EX TIMBER
AND PLASTERBOARD

EXTERNAL WALL
PART EXISTING WITH PART MATCHING
FACING BRICKWORK WITH CAVITY ON SW
BATTENS ON BREATHER MEMBRANE ON
CEMENTATIIOUS BOARD ON NEW HARDWOOD
STRUCTURAL FRAMING STUDS ON VAPOUR
CONTROL LAYER ON PLASTERBOARD + SKIM.
KINGSPAN INSULATION BETWEEN STUDS

FACING BRICKWORK TO ACHIEVE FLEMISH
BOND TO MATCH EXISTING. SNAP HEADERS
USED TO MAINTAIN SINGLE LEAF OUTER SKIN

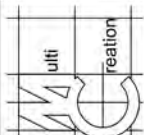


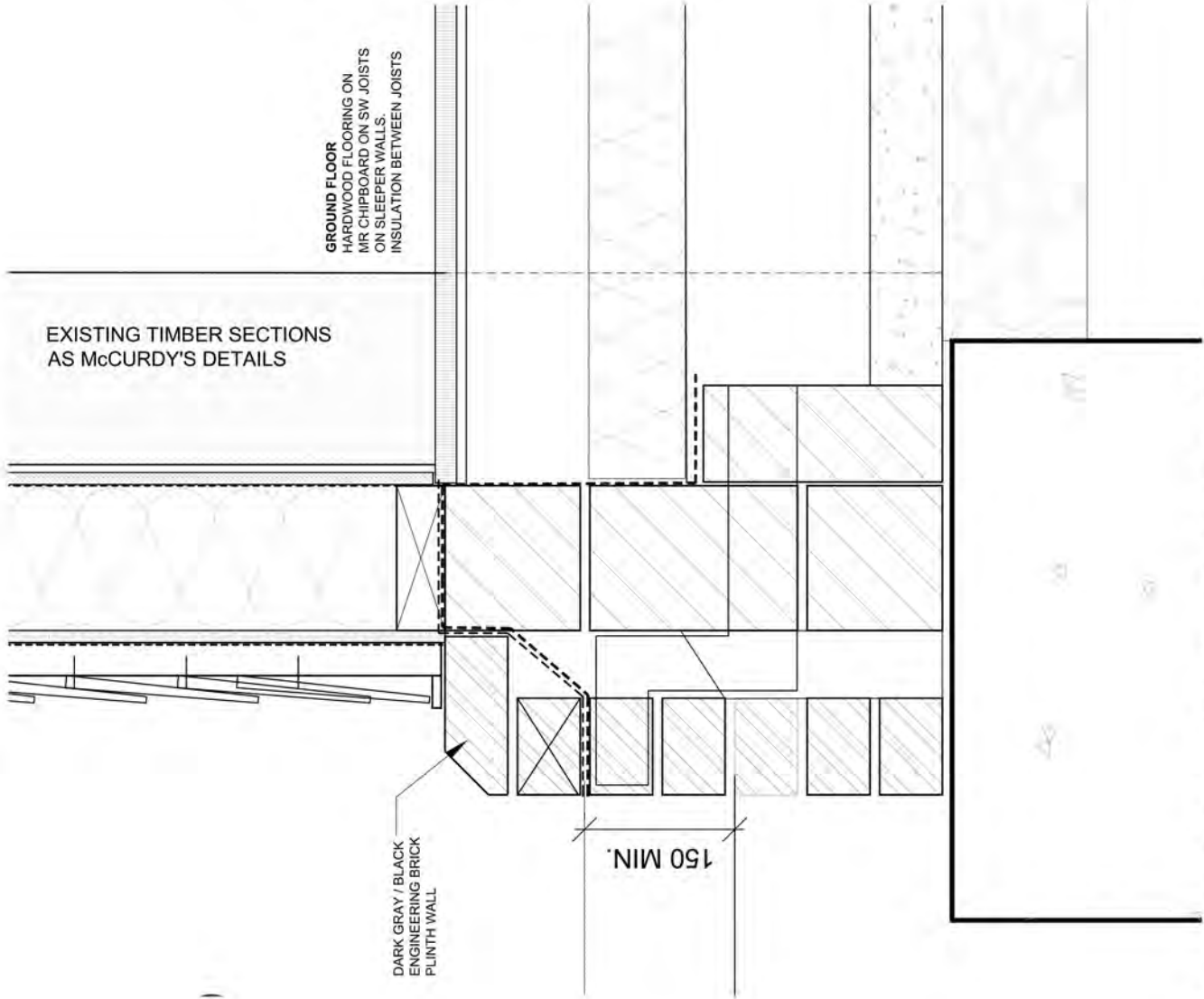
EXTERNAL WALL
PART EXISTING WITH PART MATCHING
SHIPLAP BOARDING ON SW BATTENS
ON VAPOUR BARRIER ON NEW
CEMENTATIIOUS BOARD ON NEW
HARDWOOD STRUCTURAL
FRAMING STUDS ON VAPOUR
CONTROL LAYER ON PLASTERBOARD
+ SKIM. KINGSPAN INSULATION
BETWEEN STUDS

NEW FLOOR JOISTS EITHER SIDE
OF EXISTING TIMBER POST
SECTION

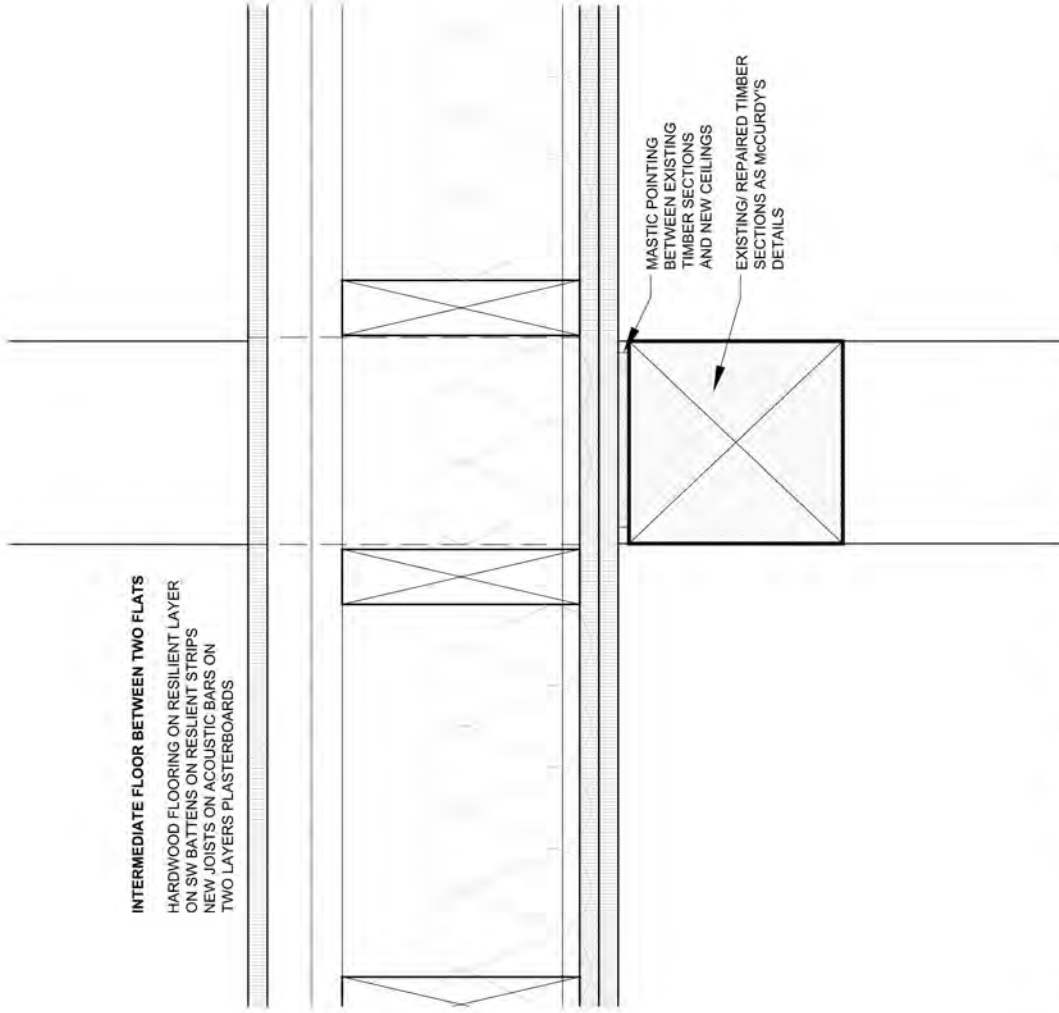
EXISTING TIMBER POST OR
NEW MAIN HARDWOOD FRAMES
AS PER MCCURDY'S DETAILS

FLEXIBLE LONG NAIL
CONNECTING EXISTING POST
TO NEW TIMBER SECTIONS

	Project: Lesser Barn Huubarus Farm West Drayton UB8	Title: External Wall Details Facing Brick Wall	Scale: 1:5 @ A3 Date: 05 2013 Drawing No.: 2688 - 23							
	Revision <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>									
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008										

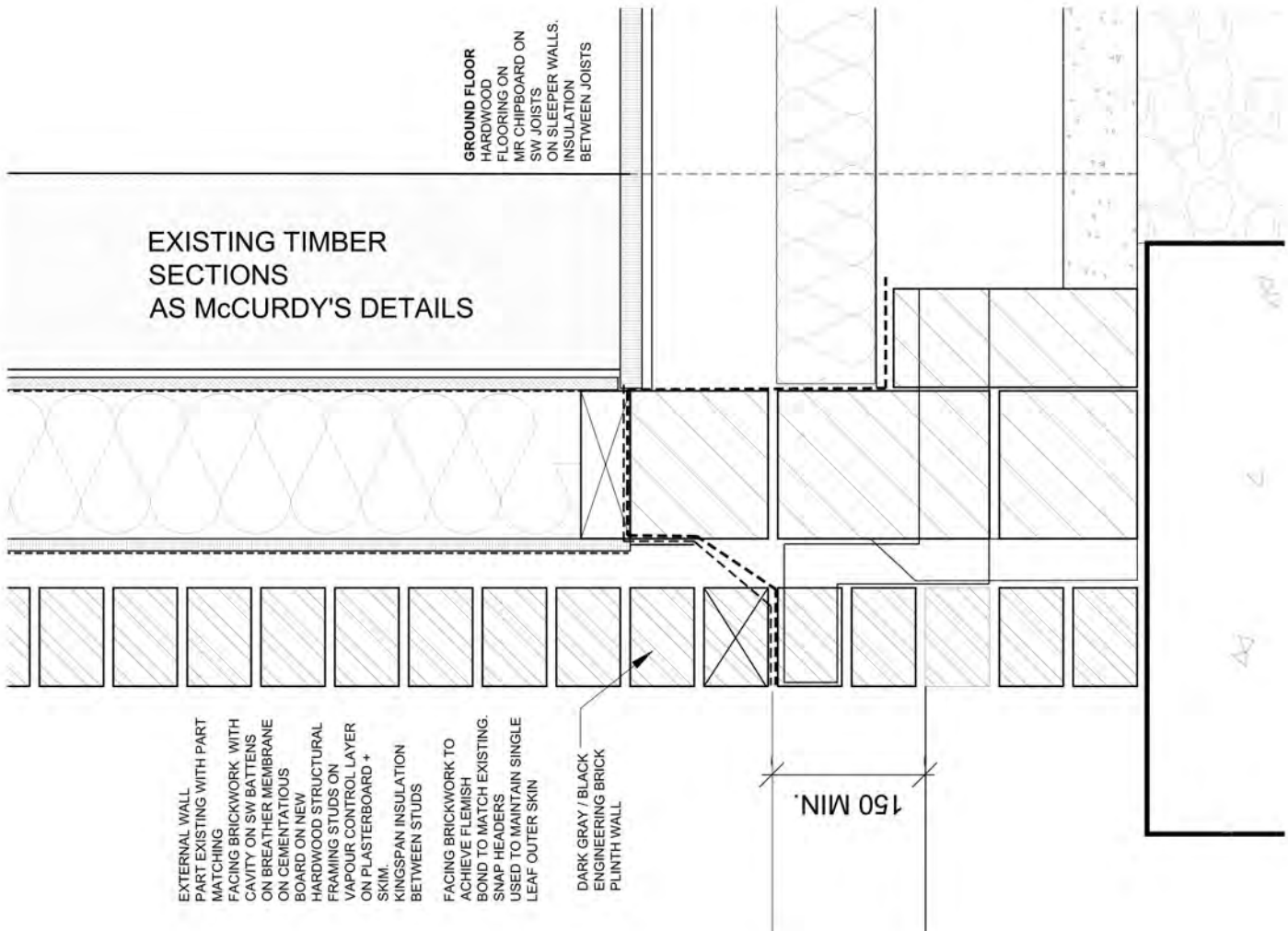
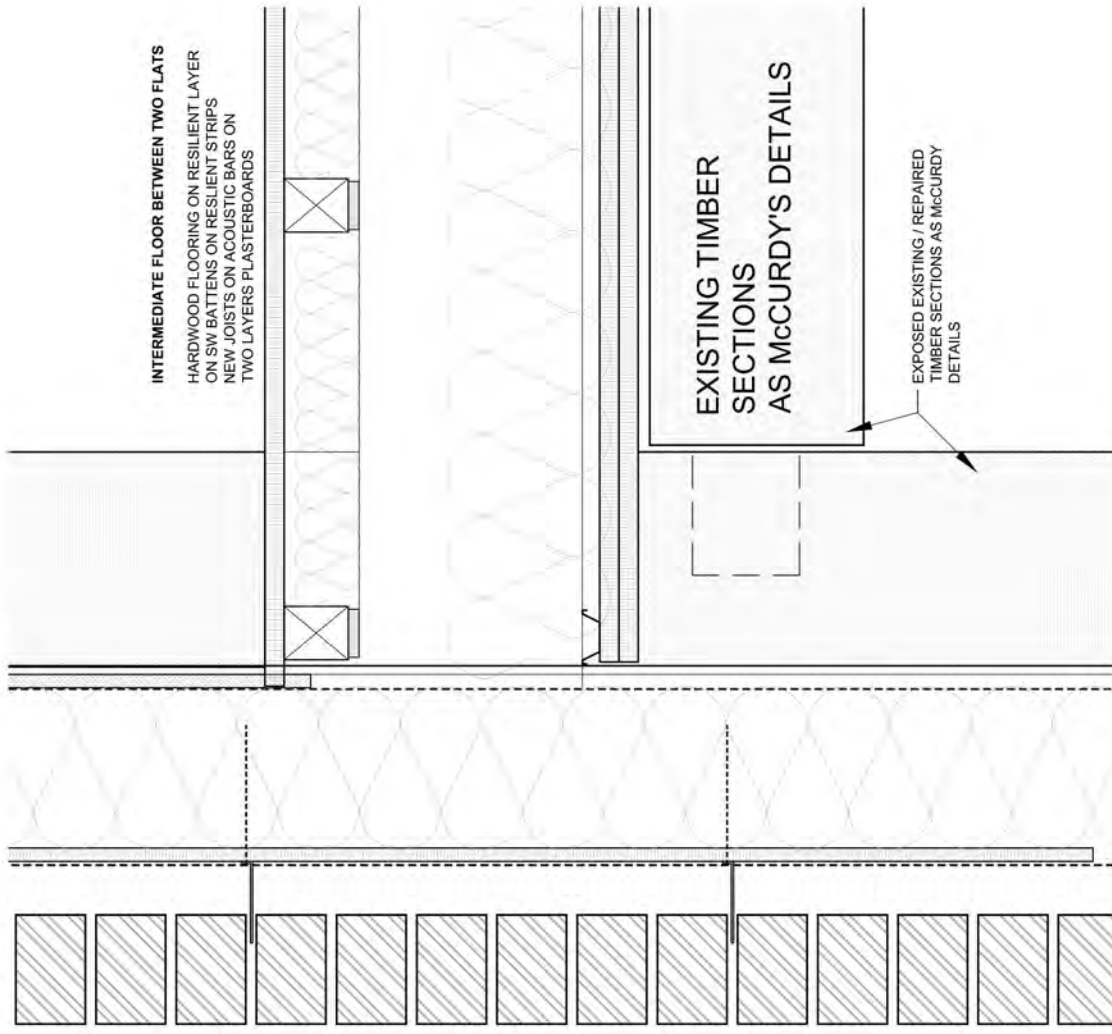


1. Foundation Detail - Timber clad Wall

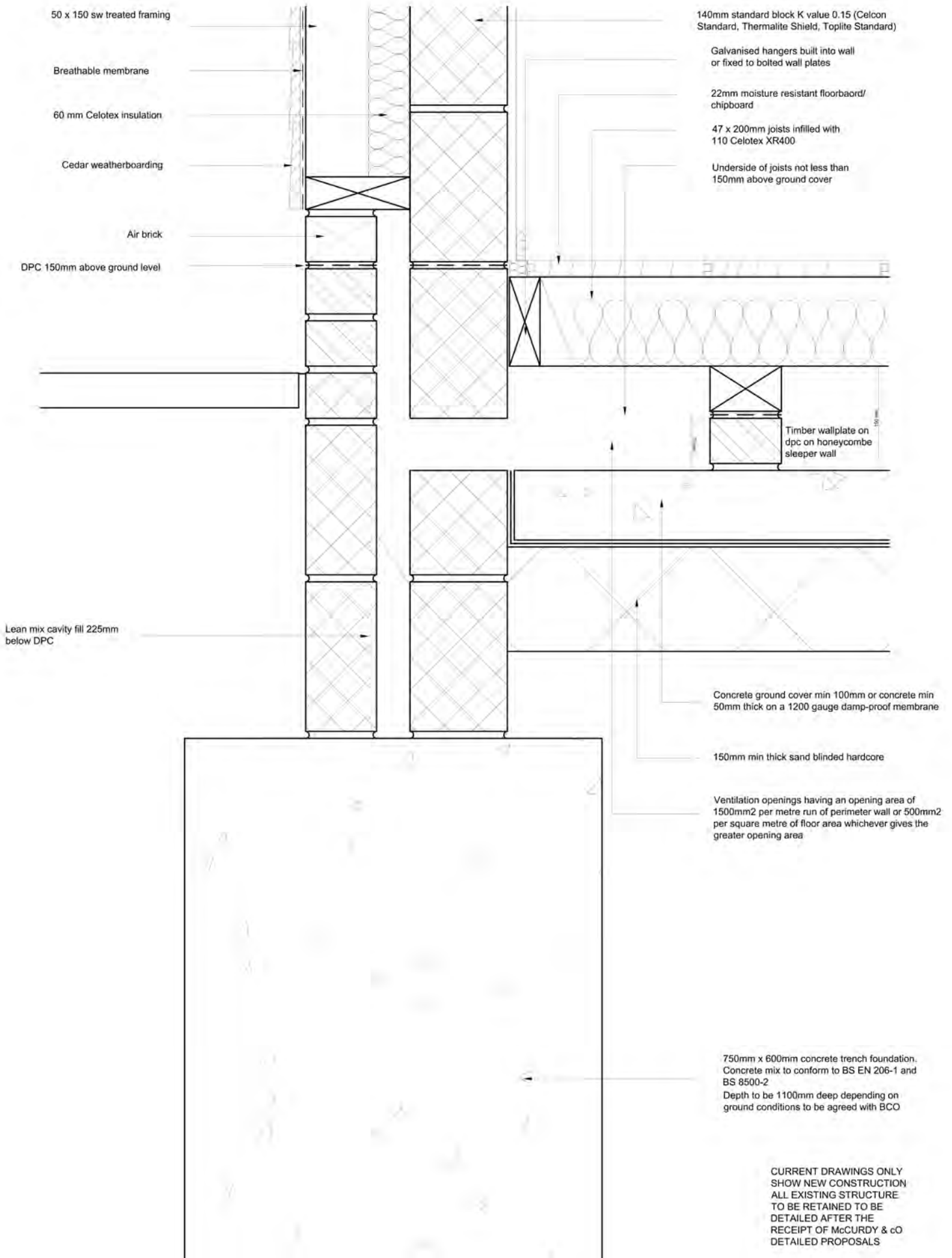


2. Intermediate Floor / Internal Beam Junction

	Project: Lesser Barn Huubarbs Farm West Drayton UB8	Title: Foundation Detail Intermediate Floor Detail	Scale: 1:5 @ A3 Date: 05 2013 Drawing No.: 2688 - 19 Revision
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	Project: Lesser Barn Hubbards Farm West Drayton UB8	Title: Foundation Detail Intermediate Floor Facing Brick Wall	Scale: 1:5 @ A3 Date: 05 2013 Drawing No.: 2688 - 24 Revision:
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140mm standard block K value 0.15 (Celcon Standard, Thermalite Shield, Toplite Standard)

Galvanised hangers built into wall or fixed to bolted wall plates

22mm moisture resistant floorboard/ chipboard

47 x 200mm joists infilled with 110 Celotex XR400

Underside of joists not less than 150mm above ground cover

50 x 150 sw treated framing
Breathable membrane
60 mm Celotex insulation
Cedar weatherboarding
Air brick
DPC 150mm above ground level

Timber wallplate on dpc on honeycombe sleeper wall

Lean mix cavity fill 225mm below DPC

Concrete ground cover min 100mm or concrete min 50mm thick on a 1200 gauge damp-proof membrane

150mm min thick sand blinded hardcore

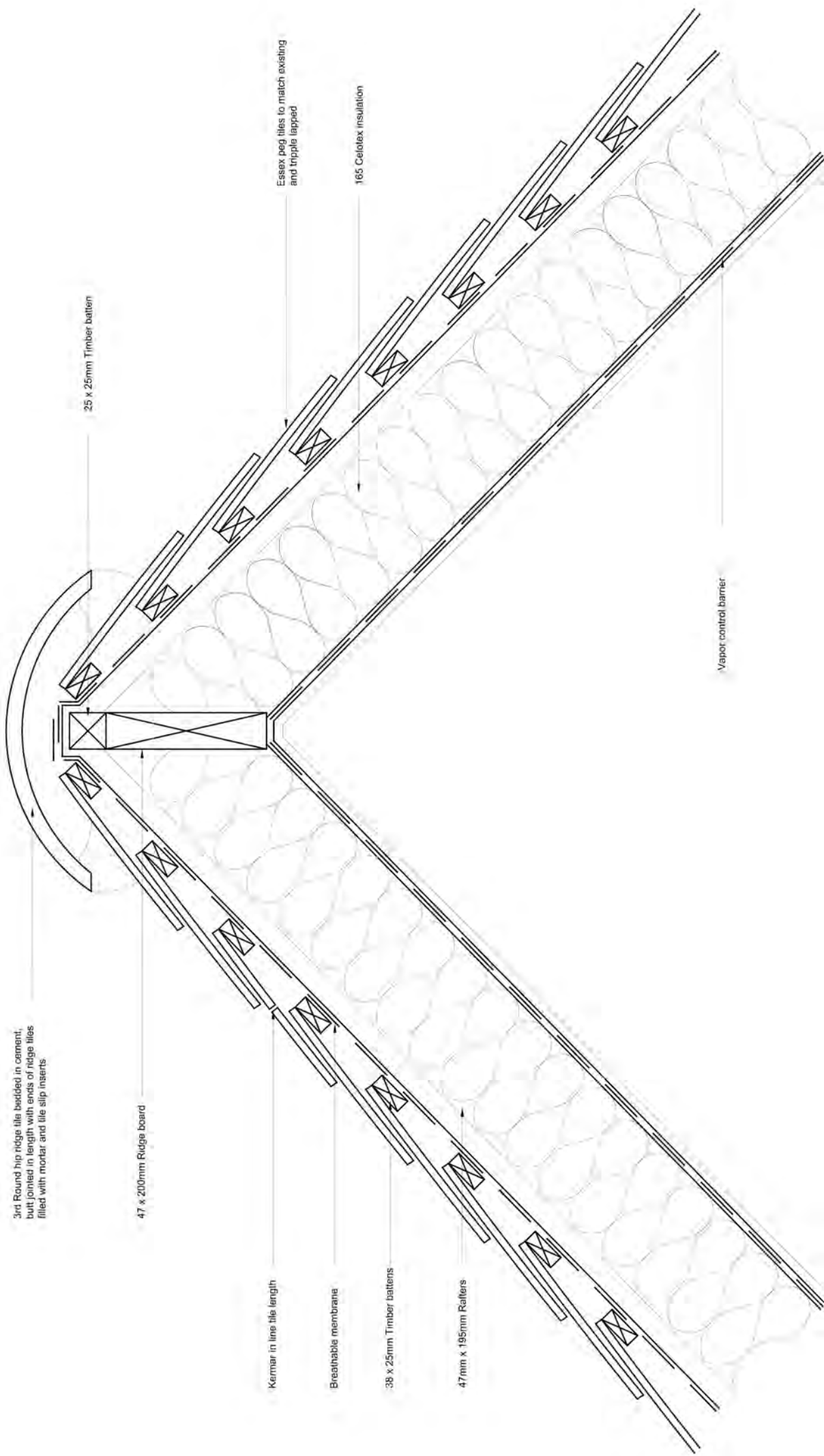
Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area

750mm x 600mm concrete trench foundation. Concrete mix to conform to BS EN 206-1 and BS 8500-2
Depth to be 1100mm deep depending on ground conditions to be agreed with BCO

CURRENT DRAWINGS ONLY SHOW NEW CONSTRUCTION ALL EXISTING STRUCTURE TO BE RETAINED TO BE DETAILED AFTER THE RECEIPT OF McCURDY & cO DETAILED PROPOSALS

Wall/ Floor Detail E
Scale 1:5

	Project:	Title:	Scale: 1:5 @ A3
	Lesser Barn Hubbarbs Farm West Drayton UB8	Foundation Detail	Date: 04 2013
			Drawing No.: 2688 - 12/MP
			Revision
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3rd Round hip ridge tile bedded in cement, but jointed in length with ends of ridge tiles filled with mortar and tile slip inserts

25 x 25mm Timber batten

47 x 200mm Ridge board

Kermer in line tile length

Breathable membrane

38 x 25mm Timber battens

47mm x 195mm Rafters

Essex peg tiles to match existing and tripple lapped

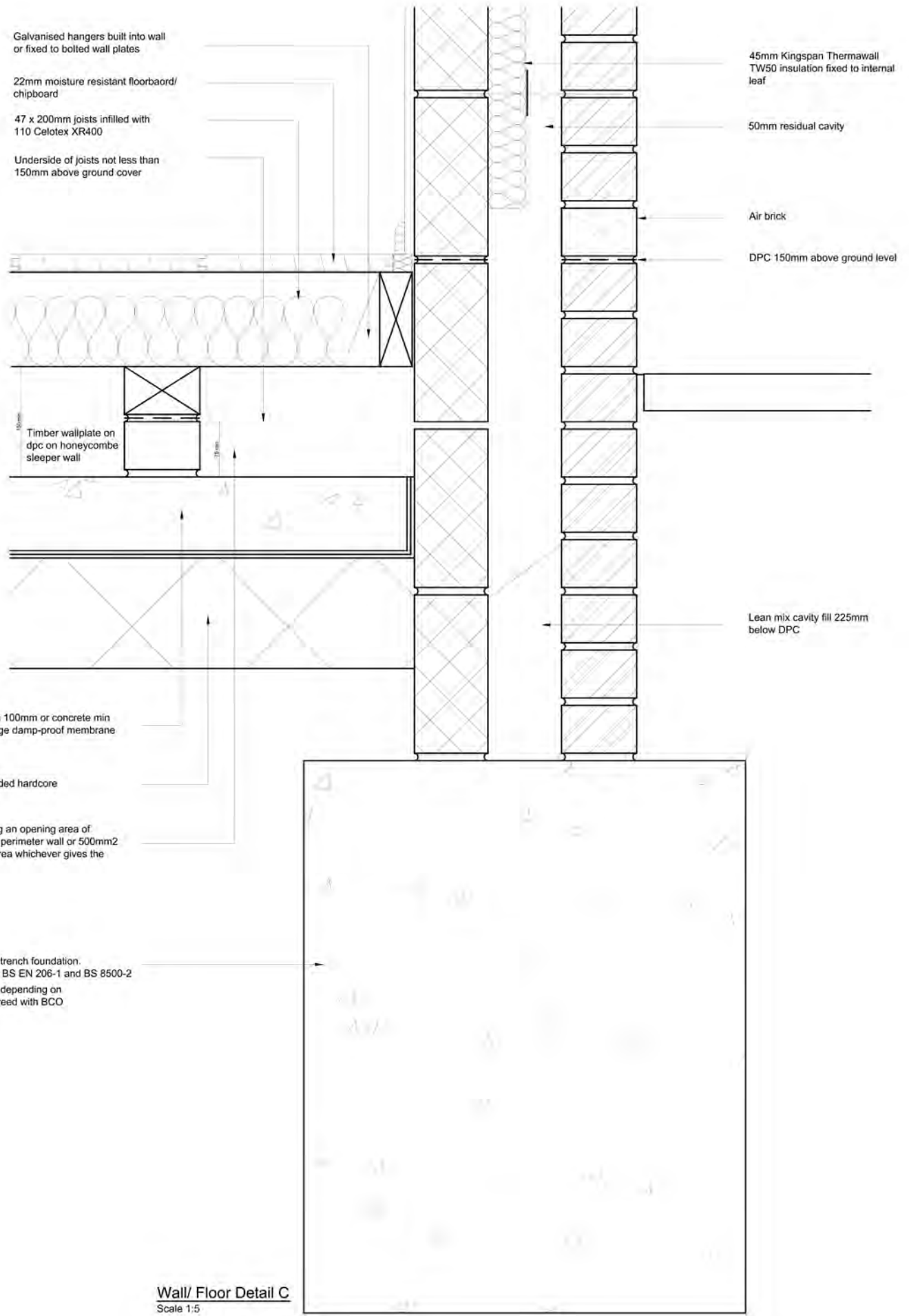
165 Celotex insulation

Vapor control barrier

Ridge Detail B
Scale 1:5

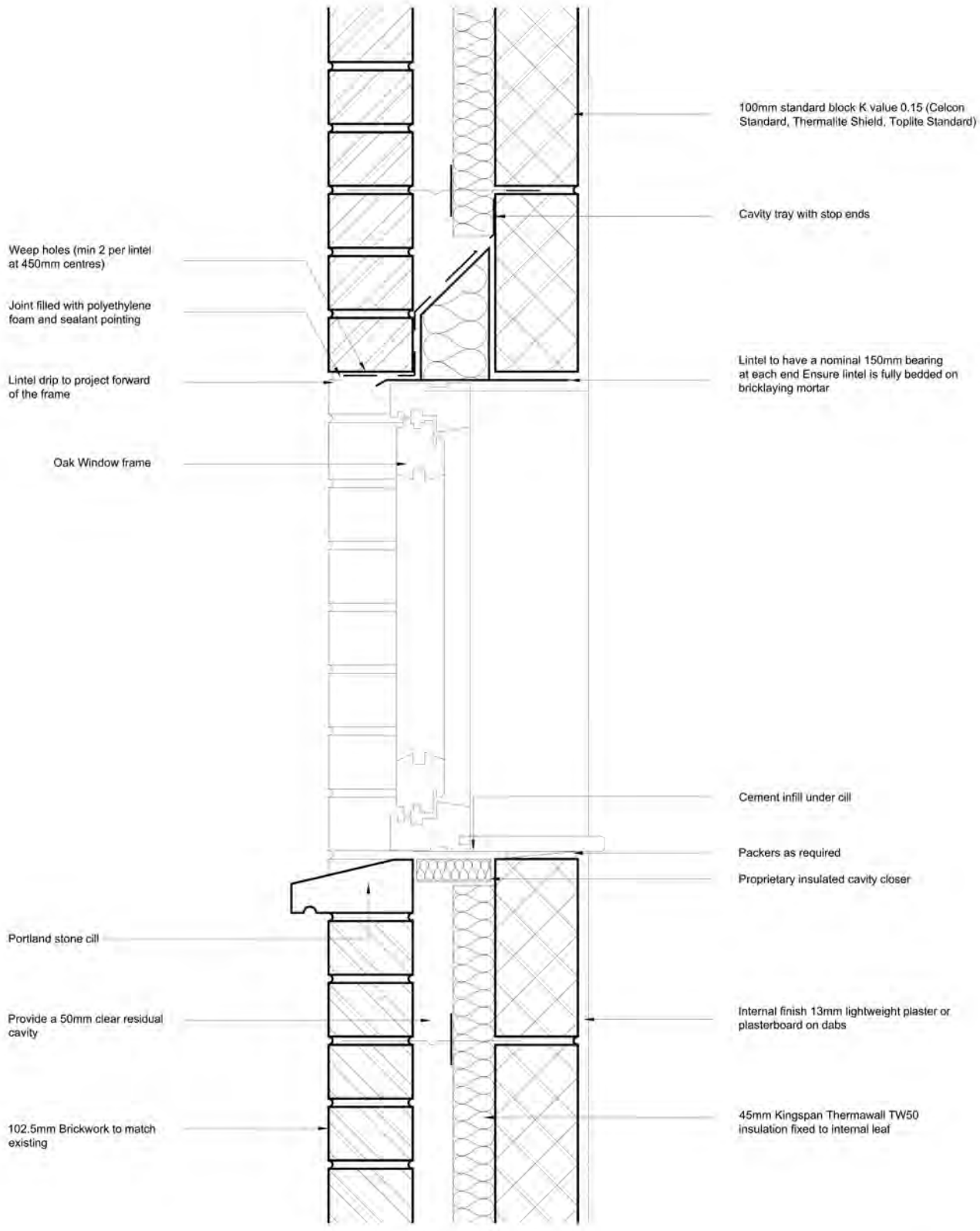
CURRENT DRAWINGS ONLY
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ALL EXISTING STRUCTURE
TO BE RETAINED TO BE
DETAILED AFTER THE
RECEIPT OF McCURDY & CO
DETAILED PROPOSALS

	Project: Lesser Barn Hubbards Farm West Drayton UB8	Title: Ridge Detail	Scale: 1:5 @ A3
	Revision: 2888 - 09/MP	Date: 04 2013	Drawing No.: 2888 - 09/MP



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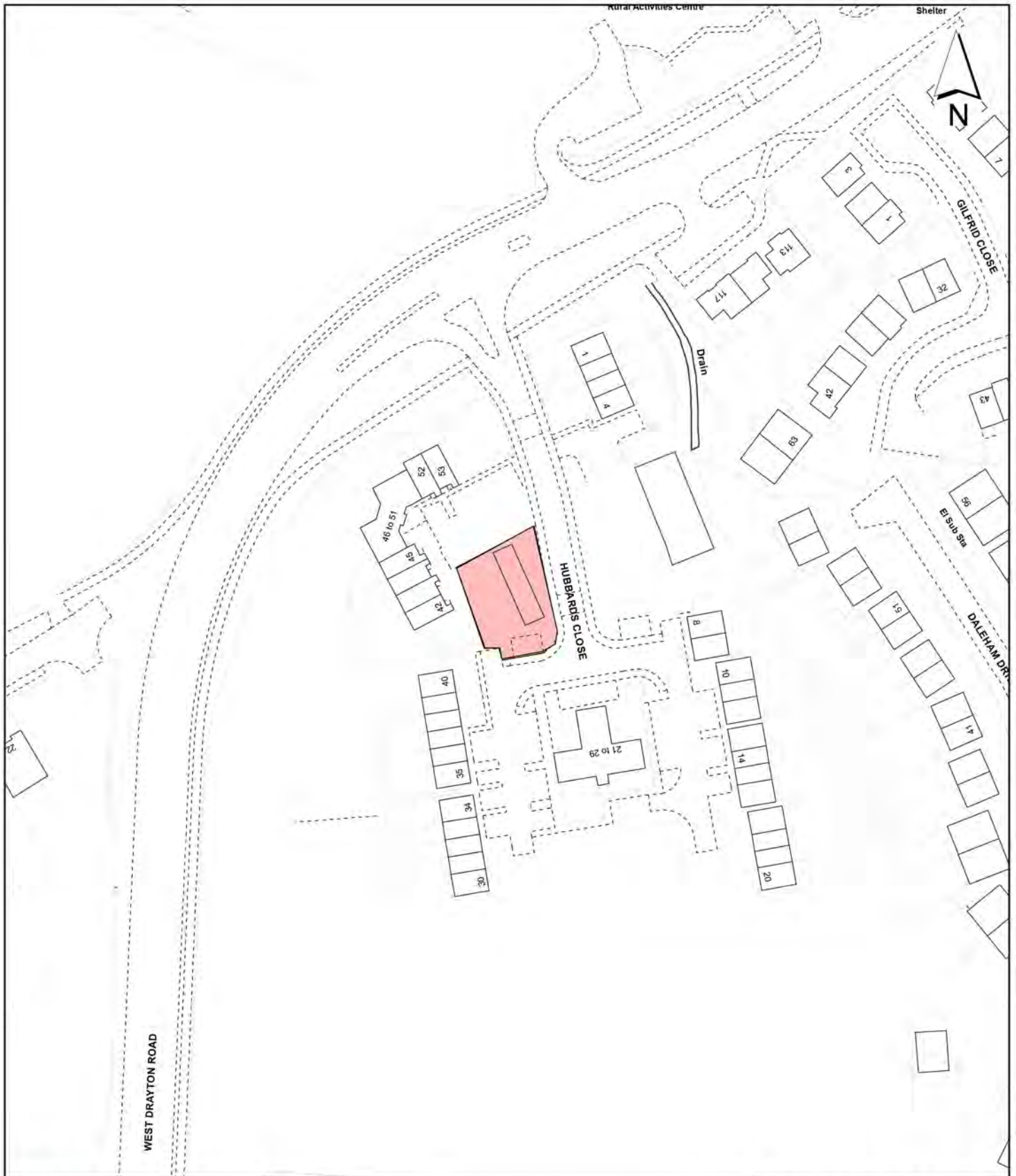
	Project:	Title:	Scale: 1:5 @ A3
	Lesser Barn Hubbarbs Farm West Drayton UB8	Foundation Detail	Date: 04 2013
			Drawing No.: 2688 - 10/MP
			Revision
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Window Detail A
Scale 1:5

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TO BE RETAINED TO BE
DETAILED AFTER THE
RECEIPT OF McCURDY & cO
DETAILED PROPOSALS

	Project:	Title:	Scale: 1:5 @ A3
	Lesser Barn Hubbarbs Farm West Drayton UB8	Window Detail	Date: 04 2013
			Drawing No.: 2688 - 08/MP
			Revision R1
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Notes

 Site boundary

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Site Address

**The Lesser Barn
 Hubbards Close
 Hillingdon**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
5971/APP/2013/1839

Scale
1:1,250

Planning Committee
Central and South

Date
November 2014



HILLINGDON
 LONDON