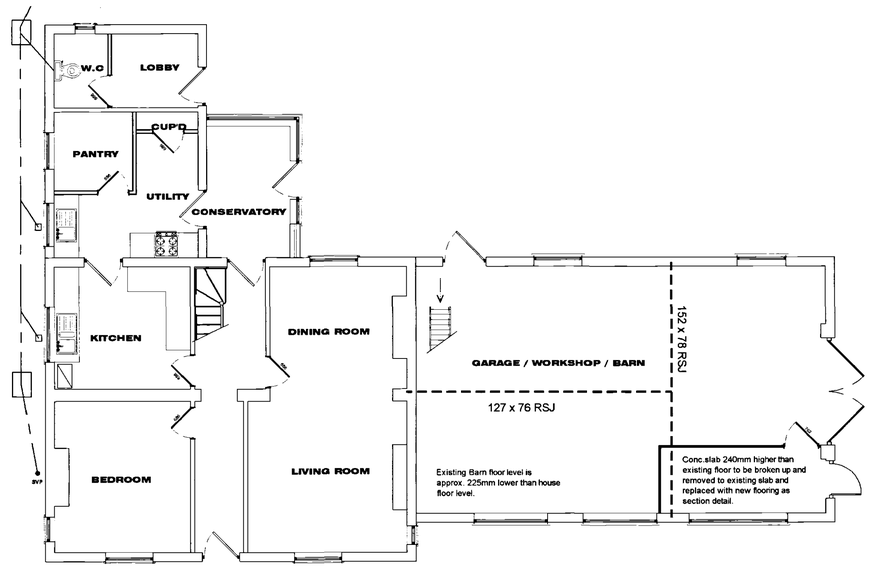
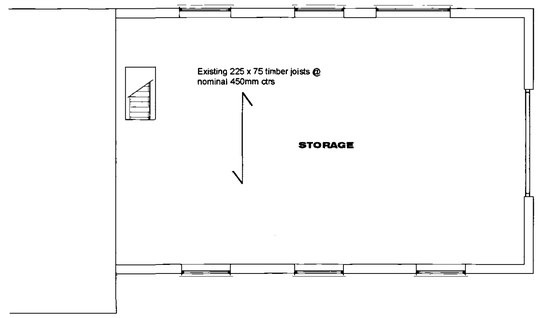


EXISTING GROUND FLOOR PLAN
Scale 1:50



Remove uPVC cladding to end gable and build up solid 215mm masonry wall as existing.Provide lateral restraint straps to new / existing walling.

EXISTING GARAGE FIRST FLOOR PLAN
Scale 1:50

EXISTING SOLID MASONRY EXTERNAL WALLS
All external walls to have 45mm Celotex Tuff - R GA4045Z insulation board, 25mm cavity achieved by using 50 x 25 counter battens and 15mm gypsum wallboard to achieve a 'U' value of 0.35w/m²k.Installation to be strictly in accordance with Celotex's instructions which are briefly described below:
-Ensure that existing walls are permeable. Strip any gloss paint or vinylwallpaper.
-Cut each board, which is supplied 1200 x 2400 mm, to required height floor to ceiling.
-Fix a horizontal batten at the top and bottom of the wall to hold the board in place
-Seal all board joints to create a vapour control layer, using an aluminium foil self-adhesive tape.
-Add further vertical battens at appropriate spacings to provide adequate fixings for the selected lining system. Ensure that a batten coincides with lining board joints.
-Apply a mastic seal along walling at top and bottom of insulation.
-Additional battens are required around all openings to provide fixing for lining and grounds for skirtings, etc. Batten size should be minimum 50 x 25 mm treated softwood.
-Batten size must be increased to take account of conduit dimensions, if cabling is to be located within the cavity created by the battens.
-Use independent horizontal battens for heavy wall mounted components. Longer fixings may be necessary to fix heavy items to the masonry, independent of the battens.
-Line window and door reveals with GA3012Z 12mm thk board to reduce the risk of thermal bridging.
-Fix a batten around the edge of the opening and scribe the GA3012Z to fit the reveal.
-Cut dry lining to suit and mechanically fix using proprietary fixings into masonry reveal.
-Finish using an angle fillet at frame and an angle bead or scrim tape at external corners.

WALLS BELOW D.P.C
Existing solid masonry walls to barn conversion to have a pressure injected damp proof coarse to match existing house wall.D.P.C to be carried out by approved installers strictly in accordance with manufacturers instructions and a written guarantee is required.

GROUND FLOOR
New barn ground floor to be as section.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract.Finish mortar joints as agreed with Client on site.

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

WINDOWS & DOORS
All windows to be purpose made uPVC to match existing based on styles shown on elevations.Fit with 4000mm² trickle ventilators to Kitchen, Utility,Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations.Patio doors to be fitted with 10000mm² ventilators.Opening vents to give $\frac{1}{20}$th of floor area rapid ventilation to all rooms.All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed.Provide frosted glass to all Bathroom, W.C's and En-suite windows unless noted elsewhere.Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min.15mm to avoid cold bridging.Refer to elevation for special note regarding opening vents to first floor windows.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surrords laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to w/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

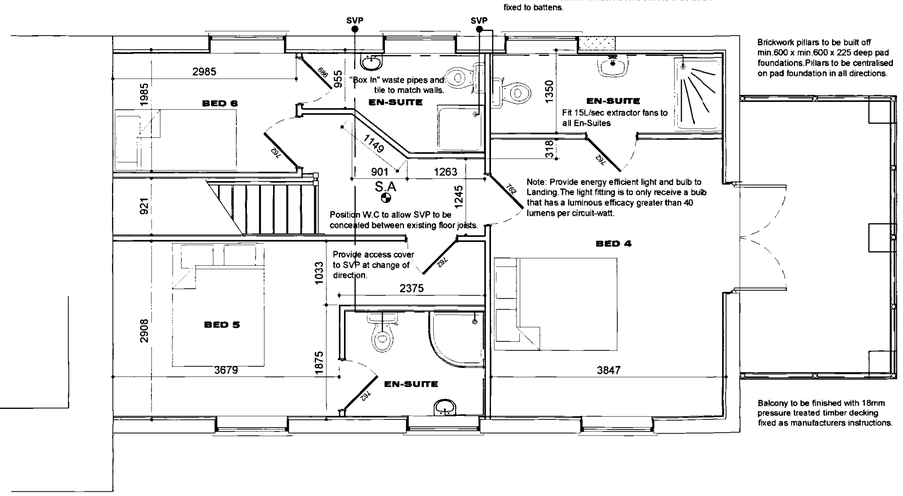
WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or positon of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

HEATING SYSTEM
Provided from existing oil fired external boiler but all radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m*K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

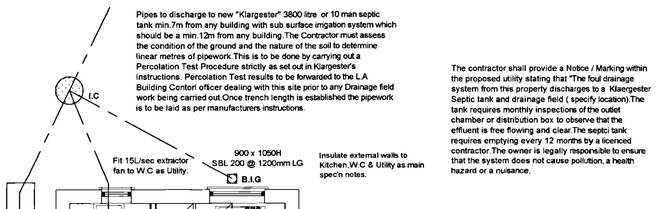


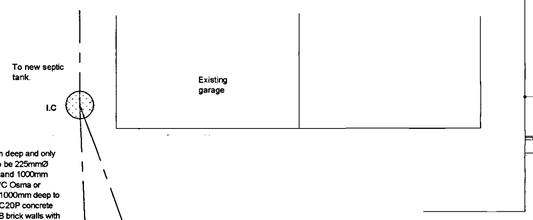
Construct new studwork walls from 75mm x 50mm softwood battens at max.400mm centres with noggings at max.1200mm centres.Fix room sides 12.7mm plasterboard and skim finish and solid pack with 100mm mineral fibre insulation.Plasterboard sheets to be screw fixed to battens.

Brickwork pillars to be built off min.600 x min.600 x 225 deep pad foundations.Pillars to be centralised on pad foundation in all directions.

Balcony to be finished with 18mm pressure treated timber decking fixed as manufacturers instructions.

EXISTING GARAGE FIRST FLOOR PLAN
Scale 1:50



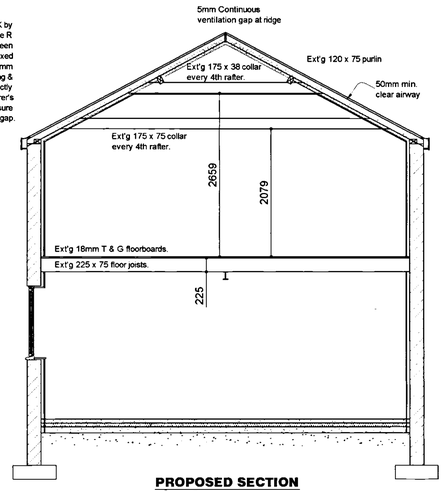


New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

Underground drains to be as rainwater drainage but with min.1.80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

PROPOSED GROUND FLOOR PLAN

Roof to achieve a 'U' value of 0.16w/m²K by using 2no.layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between and over rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions. Noggings to be fixed to ensure min.50mm ventilation gap.



Strip existing slates, fix 50x25 preservative treated timber battens at required gauge on untearable sarking felt type IF with min.150mm overlape.Slates to be re-fitted strictly in accordance with manufacturers instructions.

Create fascia & soffit to allow for "over the fascia" ventilator which will supply the roof with continuous 25mm gap.

Foundations and concrete floorslab specification unknown and to be exposed during construction works to the satisfaction of L.A Building Control Officer.

PROPOSED SECTION
Scale 1:50

Provide 65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped upto DPC within walls.Ensure existing and proposed floor levels are identical.Floor to achieve a min 'U' Value of 0.25w/m²K.

DETERMINED PLAN

SHDC Planning & Development 30 MAR 2004 Ref: 434/04

REV DESCRIPTION:
'B' - 27.04.04 - Balcony added to Bedroom 4
'A' - 24.07.03-Building Control Amendments

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed Garage Conversion into 3no. Bedrooms & Shower Room

Client: Mr S Dalton
"The Old Filling Station"
Main Road
Deeping St. Nicholas
PE11 3ET