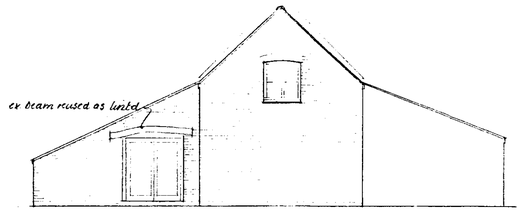
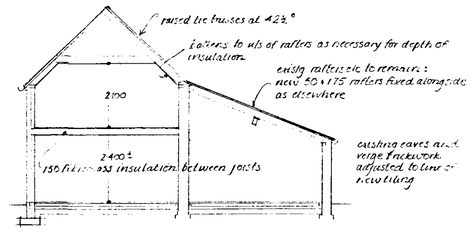


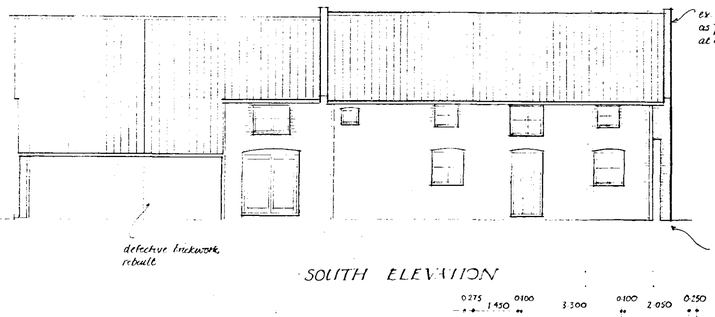
NORTH ELEVATION



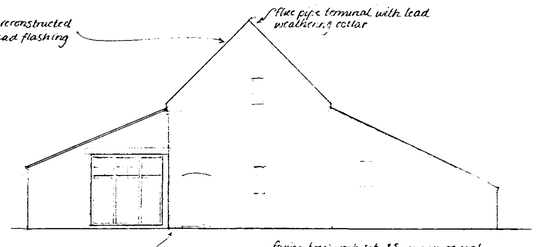
WEST ELEVATION



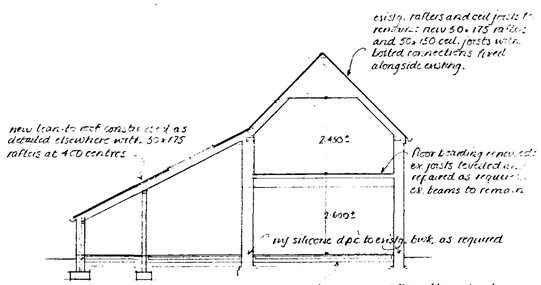
SECTION B-B



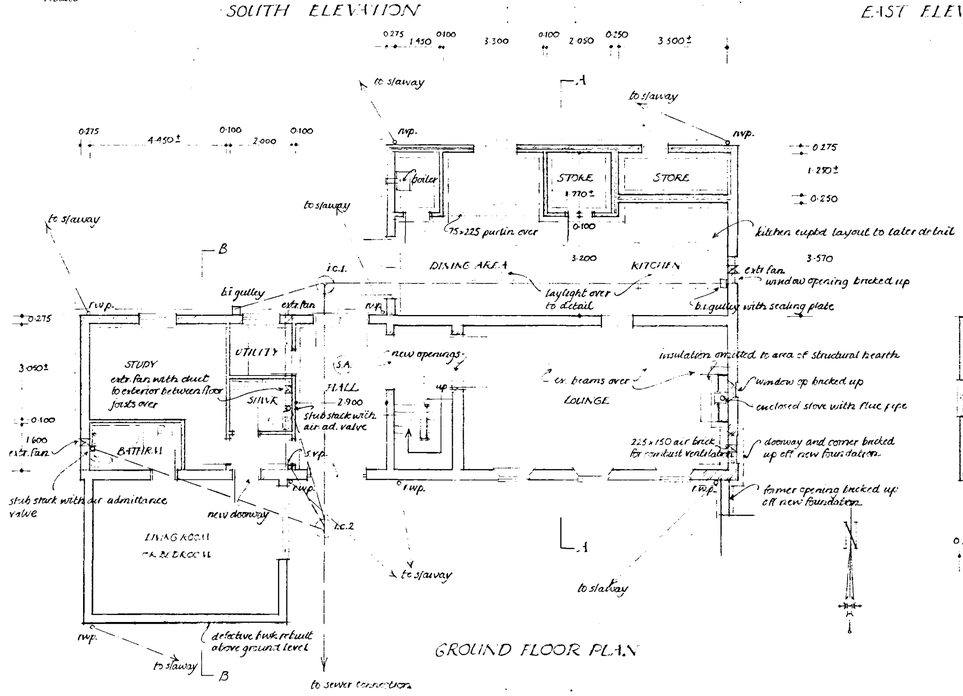
SOUTH ELEVATION



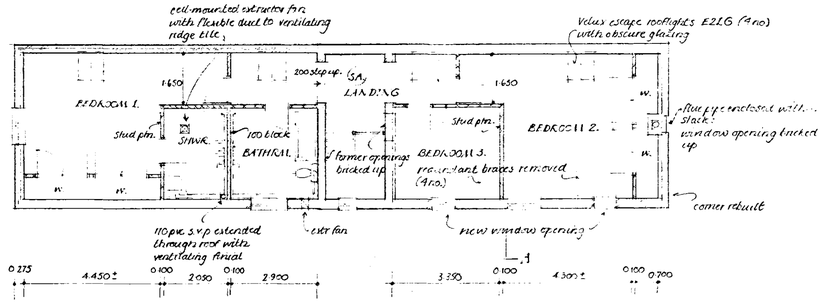
EAST ELEVATION



SECTION A-A



GROUND FLOOR PLAN



1ST. FLOOR PLAN

Foundations: 600 x 225 concrete strip foundation to new cavity walls with 450 x 225 concrete to internal walls as noted at depth to suit ground conditions (assumed min. 0.600 below ground level): non-loadbearing internal block walls built off site concrete with 450 wide strip of A252 mesh reinforcement in concrete beneath. Substructure built in class "A" concrete blockwork in cement mortar with lean-mix concrete cavity fill up to ground level: where drains pass through substructure the blockwork is to contain a prestressed concrete lintel with min. 150 bearing on each side and 50mm. masked clearance around pipe.

External walls: cavity walling to comprised salvaged facing bricks to selection, 75 mm cavity with min. five cavity ties per m2 and 75 mm. Dritherm insulation, 100 insulating block (Fibrolite or equal) inner skin, two coat plaster or 12.5 plasterboard dry lining: cut facing brick loadbearing arches generally over openings as shown with backing lintels as I.G. box 100 or equivalent and cavity tray d.p.c.: cavity insulation to extend to face of reveal at jambs with cavity tie at every block course: window frame to cloak cavity insulation by minimum 25mm: reveals lined internally with 12.5 mm foil-backed plasterboard and skim. Pitch polymer or equivalent d.p.c. min. 150mm. above ground level. Internal face of existing external walls to be dry lined with 25mm Gypsum Thermalboard or equivalent.

Floors: generally 38mm c/s screed on 100 concrete, polythene isolating membrane, 100mm expanded polystyrene, 1200 gauge polythene d.p. membrane, min. 150 hardcore consolidated in max. 150mm. layers: 25mm polystyrene edge insulation to concrete slab at perimeters.

Roof: salvaged clay pantiles, battens and Tyvek vapour permeable underfelt: prefabricated raised tie gangnail trusses over new Bedroom wing by specialist manufacturer fixed at 450 centres with 25 x 100 longitudinal and diagonal wind bracing all in accordance with B.S.5268 Pt.3.: 100 x 50 wallplate: 30 x 5 galv. m.s. anchor straps to perimeter at max. 2.000 centres and spanning 3 No. trusses at gables: 12.5mm plasterboard and skim or Artex ceilings: 250 fibreglass insulation over flat ceilings (100mm layer between joists, 150 layer over) with 175 expanded polystyrene insulation between rafters over sloping ceilings: 112mm half round cast iron gutter on drive brackets with 65mm downpipes. Ceiling access traps to be fully insulated and draught-stripped. Remaining roofs as noted.

windows to be purpose-made timber as detailed double glazed throughout with 4/16/4 Low E air filled sealed units: all glazing to doors and sidelights, and to windows where less than 800mm. above floor, to be toughened safety glass: all windows to incorporate min. 50% side-hung sashes and to be fully draught-stripped: one window in bedrooms 1 and 3 to incorporate one fully opening sash which meets the requirements for escape windows in case of fire(one fully opening sash with a clear opening min. 0.33m2, min. height or width 450mm, max. 1.100 from cill to f.f.l.): all windows to incorporate locking stay mechanism to permit trickle ventilation min. 8000mm2 when window is locked partly open. Ext. doors and frames to be timber and draught sealed and double glazed as windows: toughened safety glass to any glazed doors internally.

Wastes: All appliances to have deep seal traps: polypropylene waste pipes generally 32mm dia. to basins and 38mm. or 50mm to remainder connected to soil pipes or back inlet gullies as shown: exposed soil pipework internally to be boxed in: 110 mm dia. soil and ventilating pipes to terminate as noted.

Drains: soil and surface water drains to be 100 diameter Osmadrain or equal laid to self-cleansing falls with granular bed and surround: soakaways to be min. 4.500 from bldg.: inspection chambers to be 450 diameter and set in concrete: drains beneath floors to be cased in 150mm concrete:

Extract ventilation: wall mounted extractor fans min. capacity 60l/s in Kitchen, 30 l/s in Utility, and 15 l/s in Bathrooms and Shower Rooms. Where the rooms have no windows, the fans are to be controlled by the light switches with a 15 minute overrun and a 10mm gap under the door for inlet ventilation.

S.A. denotes ceiling-mounted self-contained smoke alarm wired to separately fused circuit.

Heating: oil or gas fired combination boiler with balanced flue as recommended by manufacturer: any oil tanks to be fully bunded: radiators to central heating system to have thermostatic valves: programmer with zone control: all pipework in roof voids, floor ducts etc. to be lagged.

Doors generally to be 838 wide x 1981 high.

Switches and socket outlets to be positioned between 450 and 1200mm above finished floor level.

Internal walls: 100 block and 250 cavity block on ground floor: stud partitions on 1st floor to comprise 100 x 50 plates, noggins and studs at 400 centres: 12.5 plasterbd and skim both sides: 100 fibreglass between studs.

1st floor: new floor at West end to comprise 22mm t. & g. boarding, 75 x 195 joists at 400mm centres: herringbone strutting at mid span: joists doubled up beneath stud ptns. where in line with joists and beneath baths: 30 x 5 galv. m.s. restraint straps spanning 3 joists and built into brickwork at max 2.000 centres where joists run parallel to ext. wall: 12.5 plasterbd and skim or Artex ceilings.

Timber staircase to detail: flight 850 mm wide: 225 going: 13 No. rises of approx. 200mm: 65mm moulded handrail 900 above pitch line: balustrade to have max 100 gaps between bars: min 2000 headroom.

AMENDED PLAN
Ref. 4/2

SHDC
Planning & Development
14 DEC 2004
Ref 422/04

BARN CONVERSION AT 5, PARK LANE, DONINGTON

7108/G/2. SCALE 1:100 DEC. 2004

AIDSON & PARTNERS
SURVEYORS
13, HAIN RIDGE, BOSTON, LINGS.