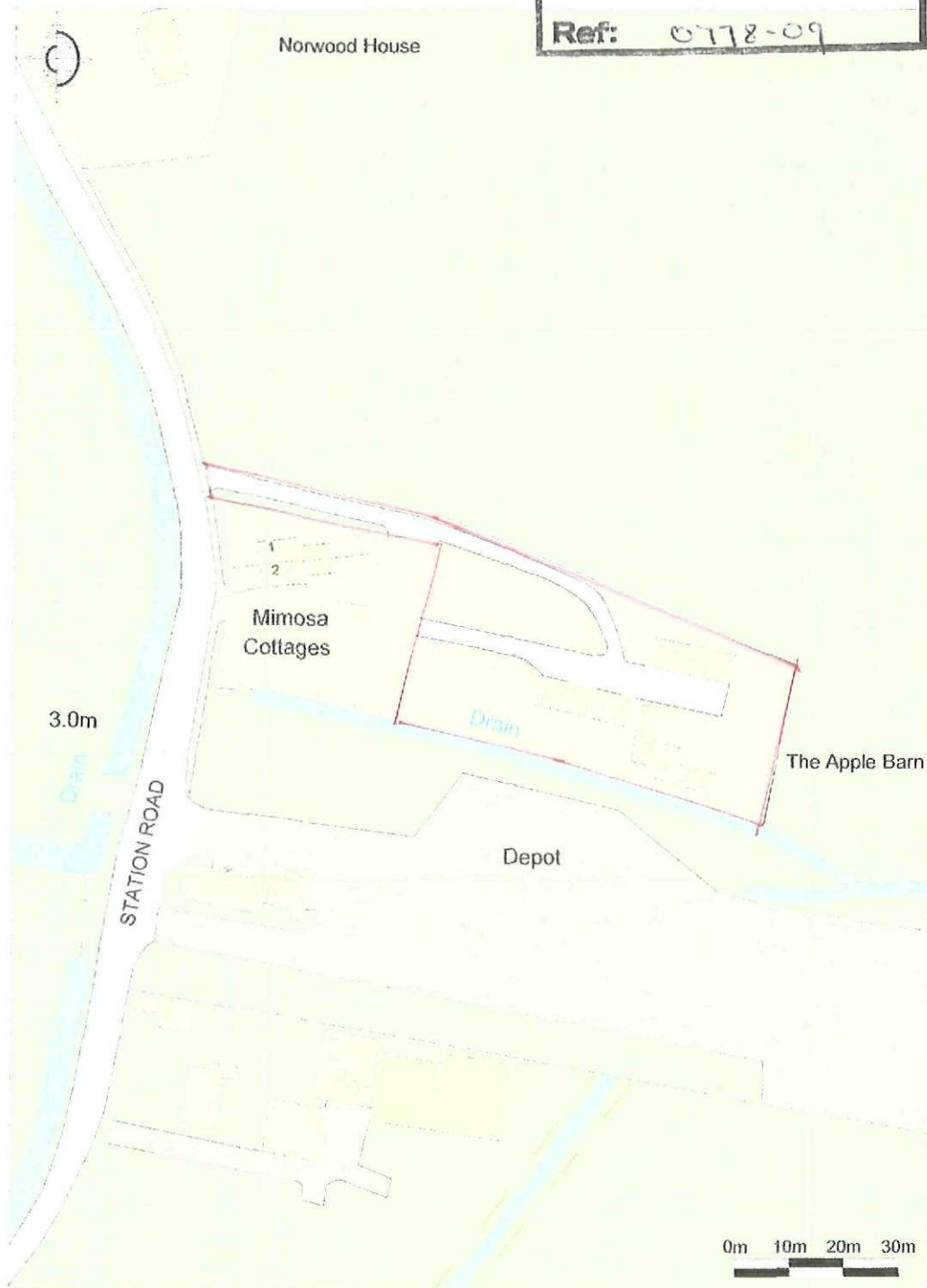


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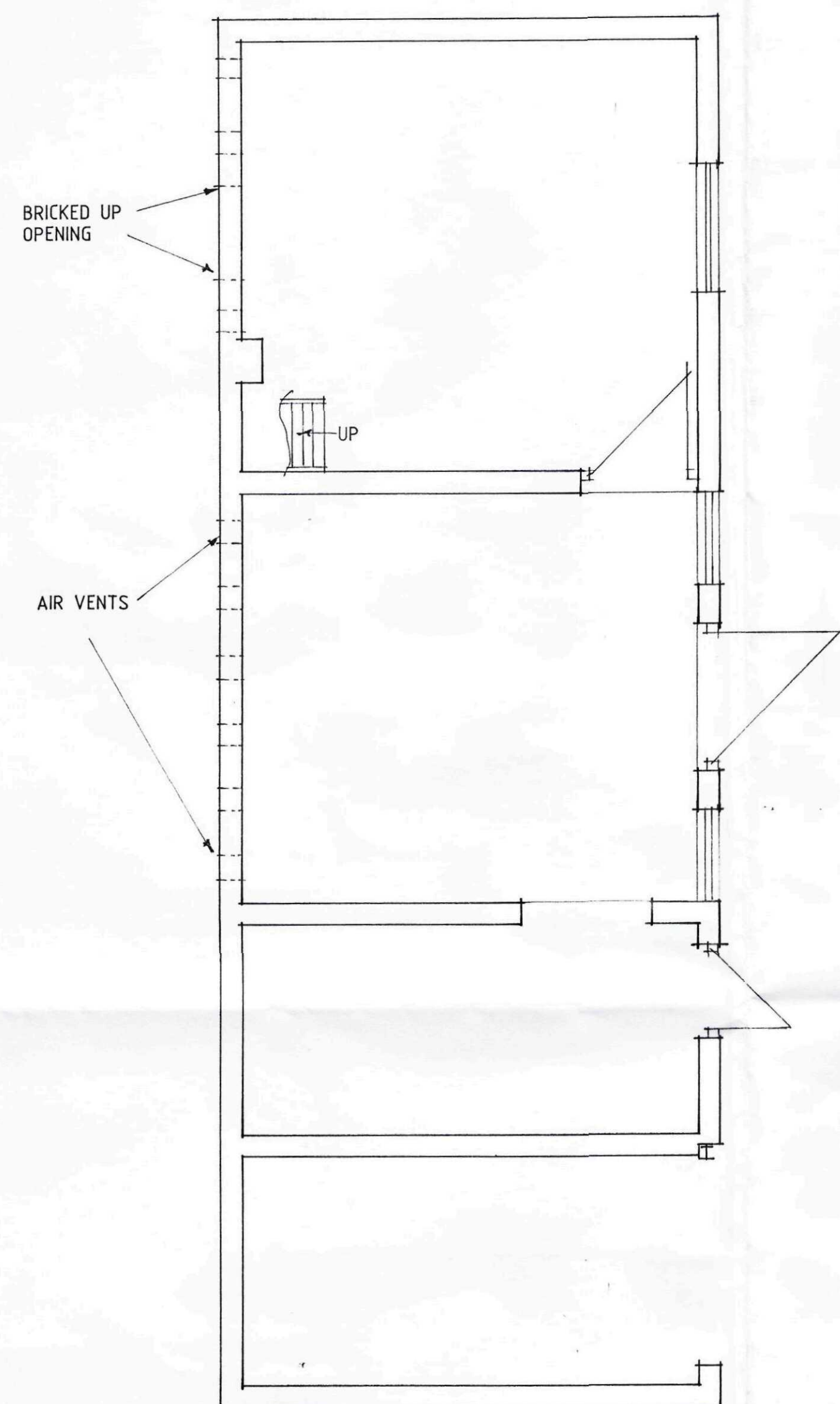
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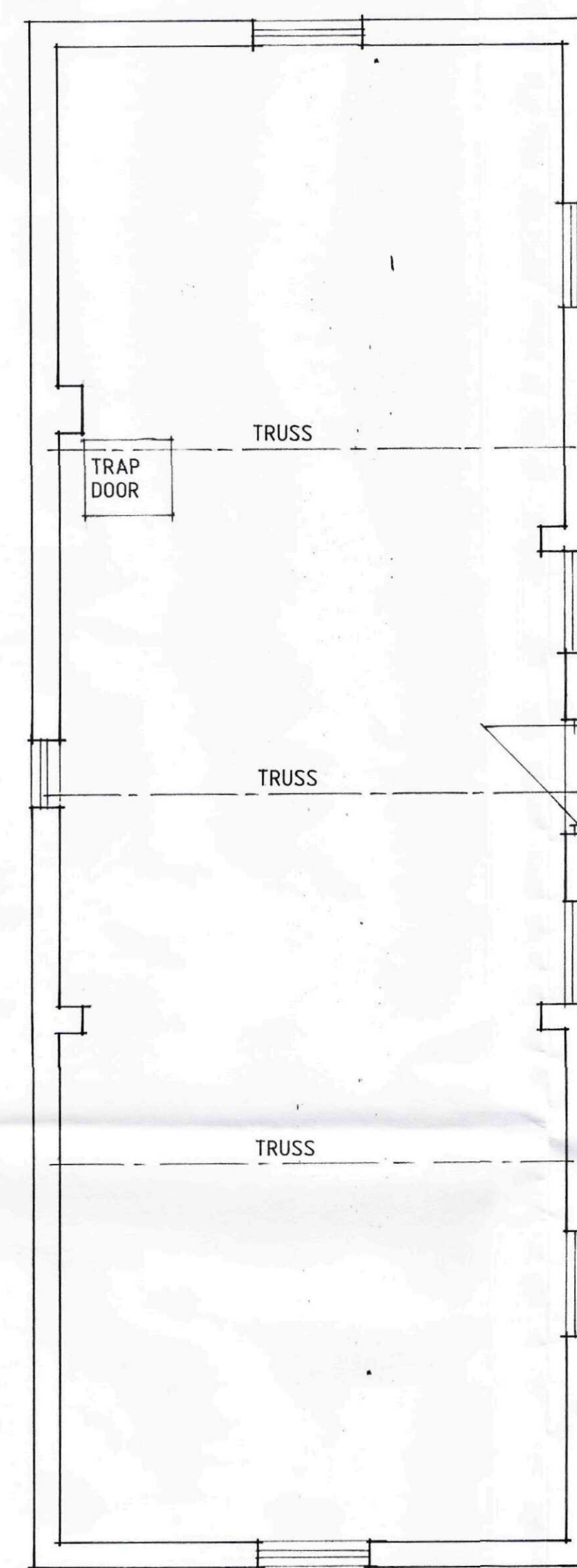


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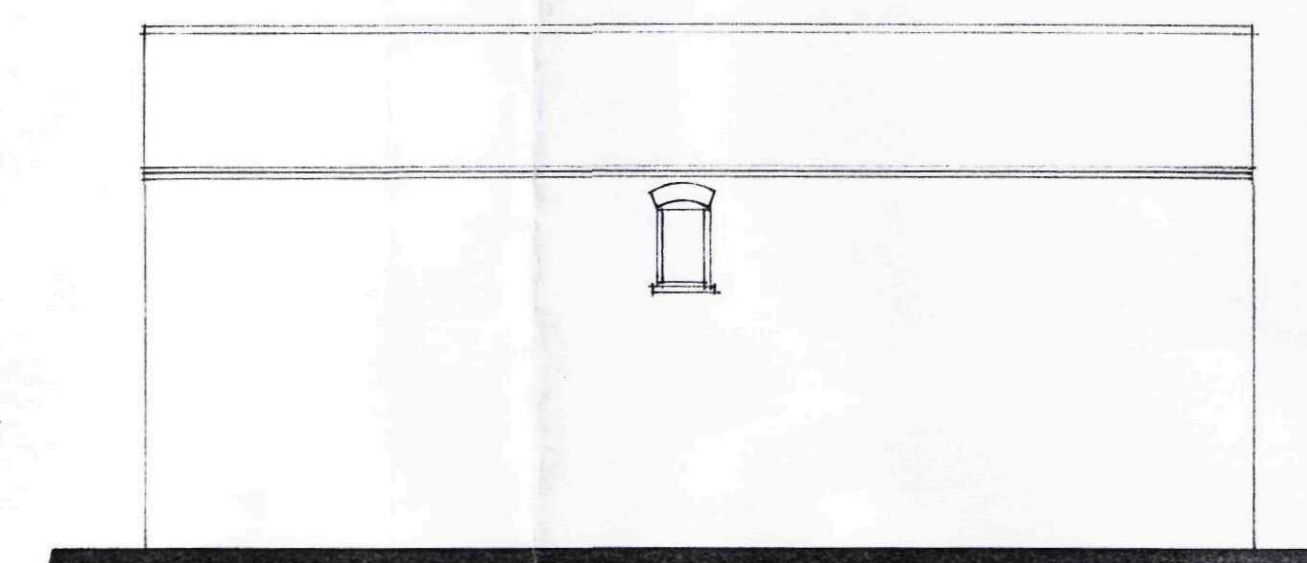
GROUND FLOOR PLAN



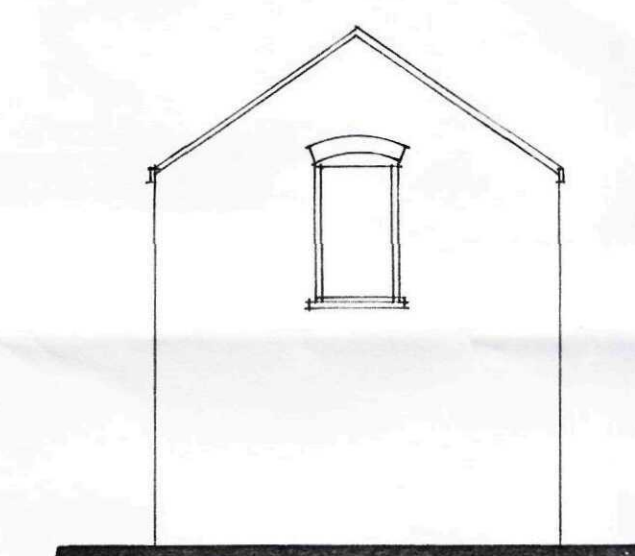
FIRST FLOOR PLAN



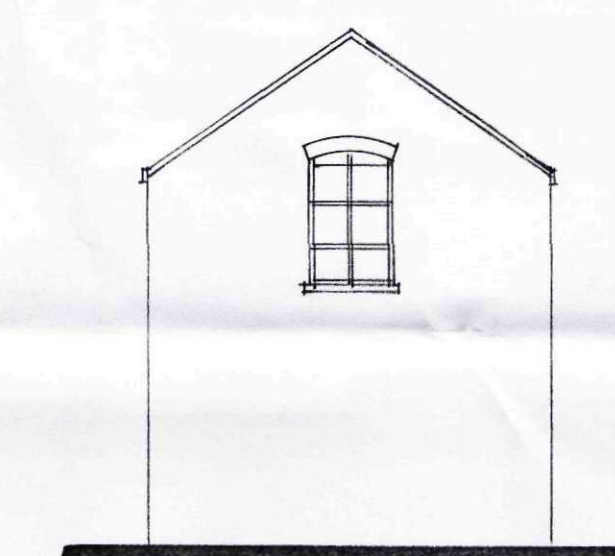
SIDE



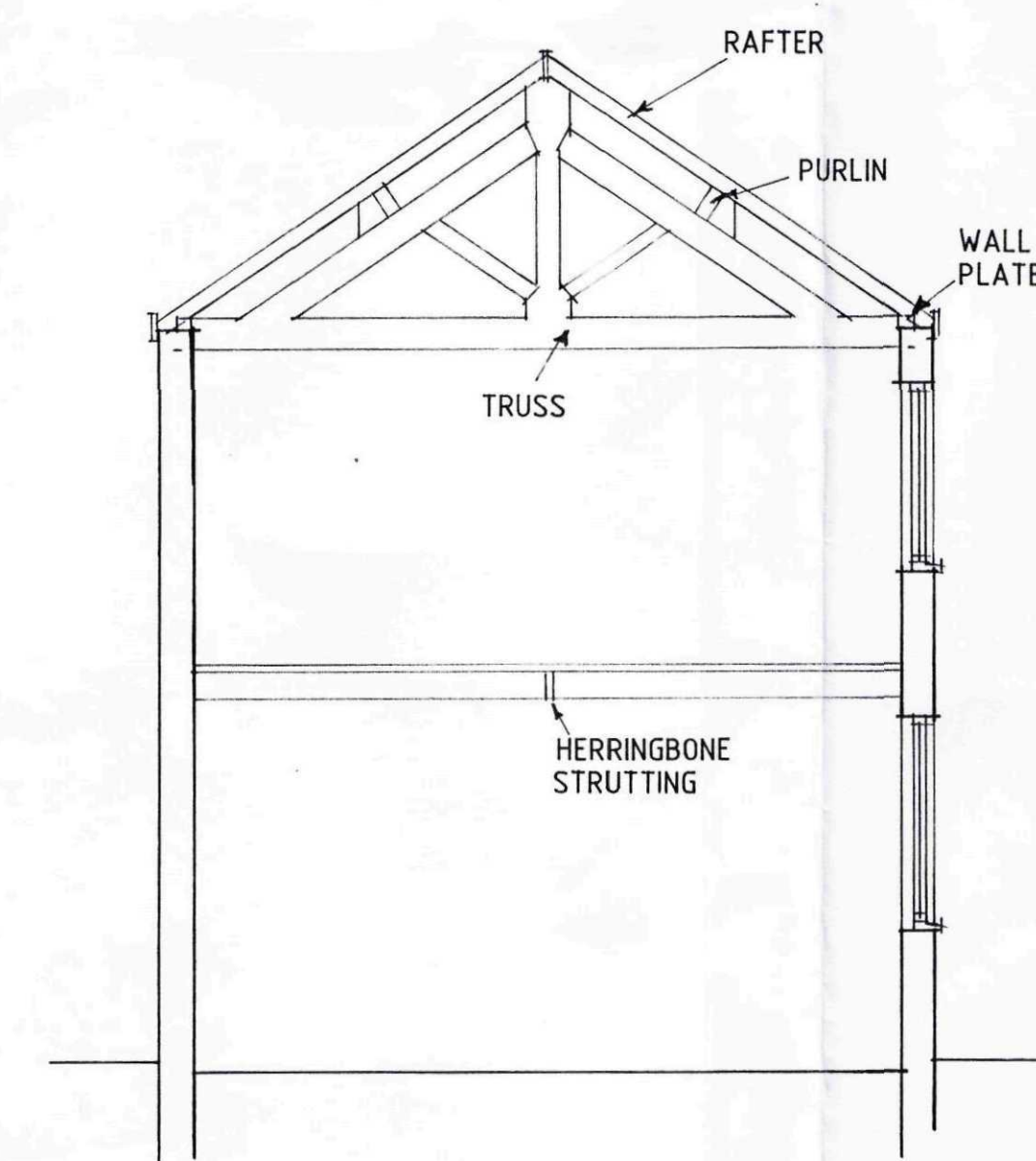
SIDE



FRONT



REAR



SECTION

SHDC
Planning & Development
30 SEP 2009
Ref: 0778-09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

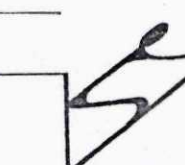
PROPOSED CONVERSION &
EXTENSION OF BARN TO
DWELLING AT APPLE BARN,
STATION ROAD, GEDNEY
FOR

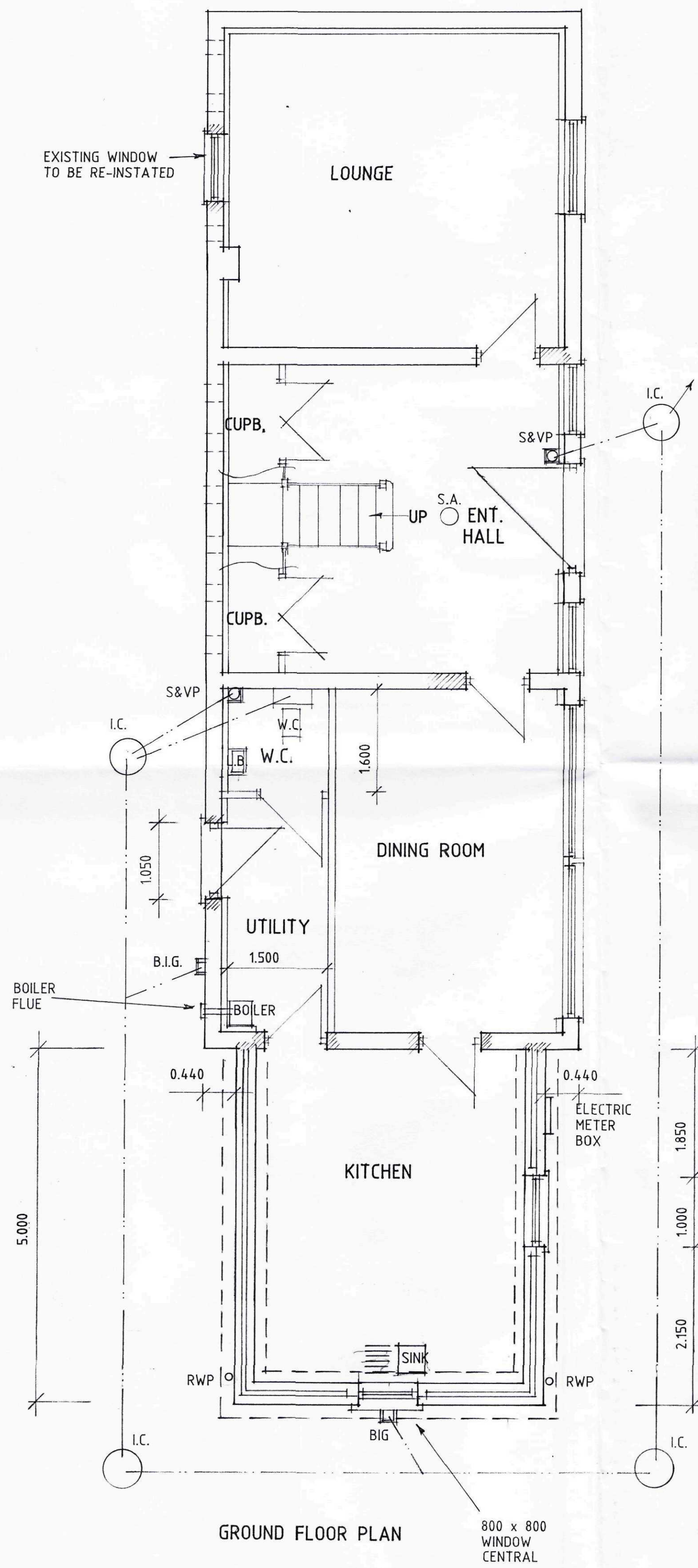
MR. & MRS. S. HONEYBUN.

PLAN AS EXISTING

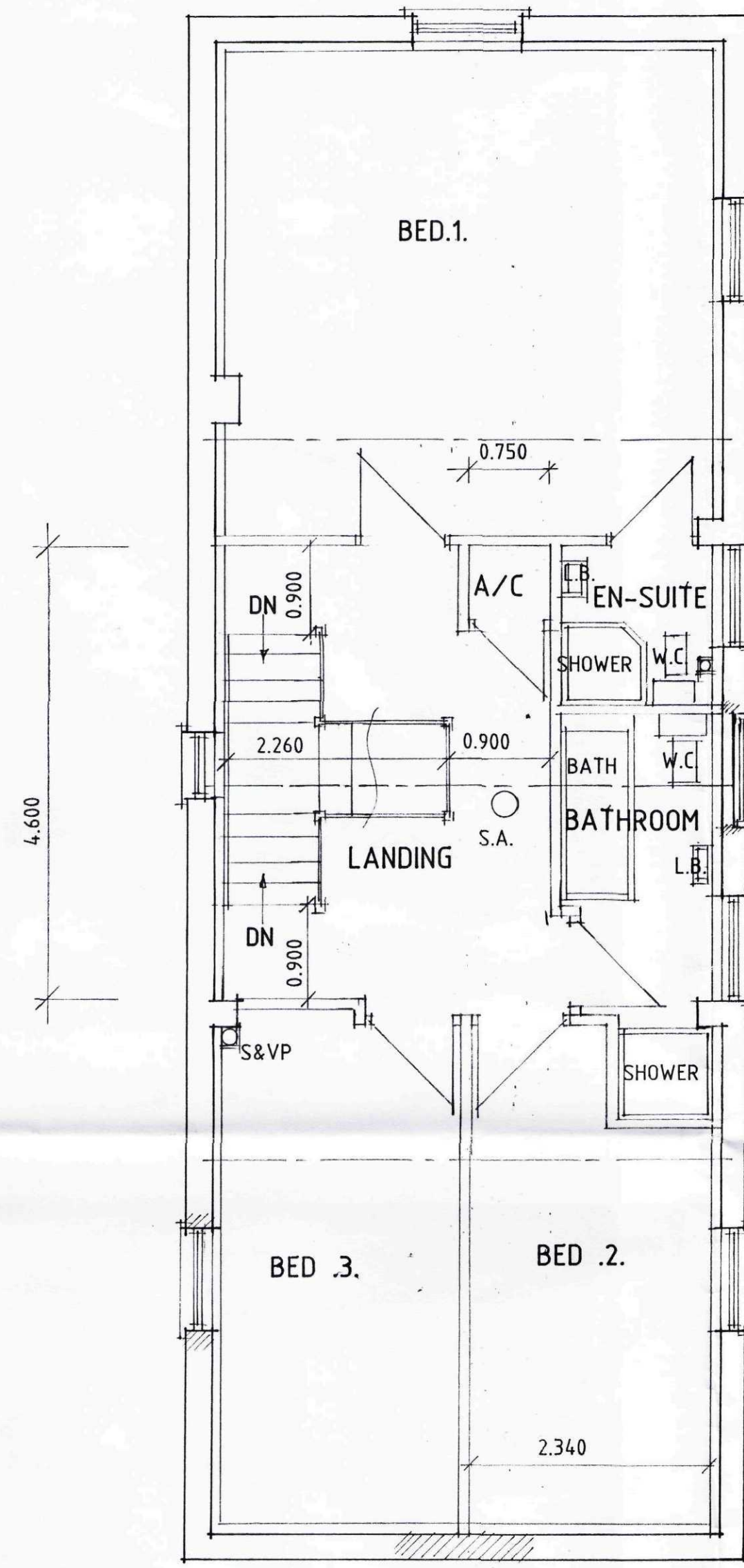
1:50 1:100 SD09-020/1

APRIL-09 B.GILHAM.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Provide a fibrous separating member between floor screed and insulation and provide chicken wire between insulation and screed.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m². Escape windows to be within 1.1m of floor.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

For thermal bridging details refer to details:-

- MC1-RE-01
- MC1-WD-03
- MC1-WD-04
- MC1-WD-05

Roof Construction

Welsh slates on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggin to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

To new extension provide room-in-roof trusses.

Fascias & gutters all to match barn roof.

Oil Tank

To be sited a minimum 1800mm from any building and a minimum 760mm from any boundary. Tanks to be bundled to give 110% capacity of the largest tank they contain or the tank should be double skinned.

Dry Lining

Dry line existing solid external walls with Celotex TUFF-R™ Zero GA3000Z system internally all in accordance with manufacturers specification.

Sewage Treatment Plant

A suitable notice in regard to the package treatment work should be provided within the property, it is suggested that this is contained within a property log book. An example of the wording could be, 'The foul drainage from this property discharges to a package treatment works. Maintenance is required (insert frequency) and should be carried out by the owner in accordance with manufacturer's instructions. The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance'.

Sound Insulation to single Dwelling

The intermediate floor should be provided with 100mm thickness mineral wool between the joists. In addition internal stud walls should be suitably sound resisting to walls around bedrooms, WC and en-suites (unless the wall contains a door).

Electrical Work

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Stud Walls between Habitable Rooms

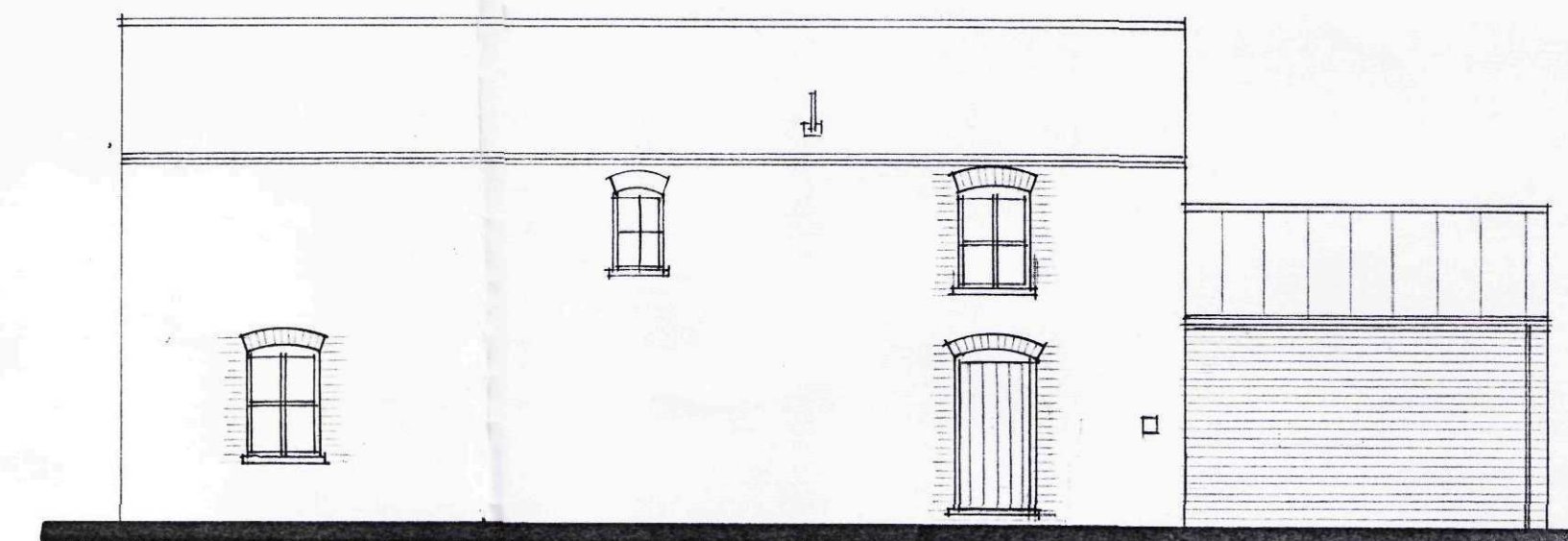
To have 15mm plasterboard finish to both sides of 50mm x 100mm studs with 100mm fibreglass between to reduce sound transmission.

External Cavity Wall Linets for 300mm Cavity Walls

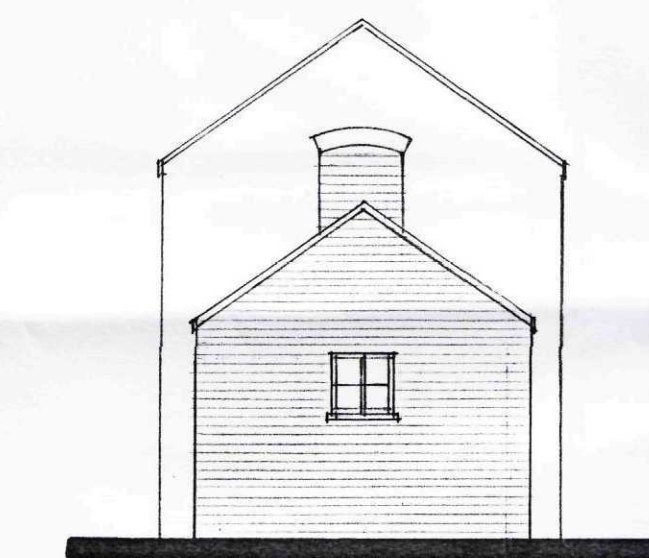
IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.



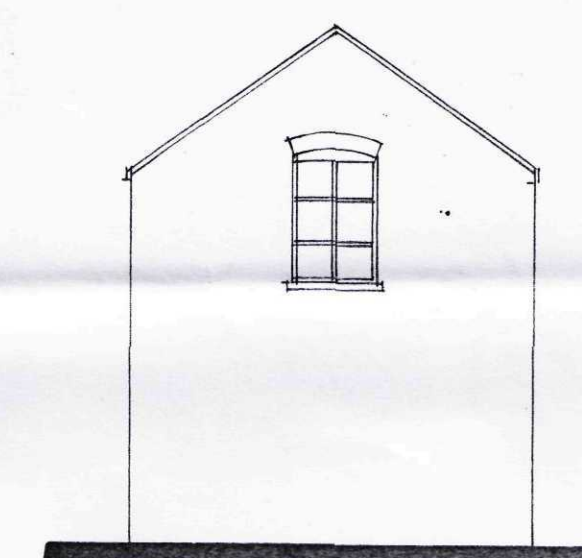
SIDE



SIDE



FRONT



SIDE

SHDC
Planning & Development
30 SEP 2009
Ref: 0778-09

C - DESIGN ALTS - 18.8.09
B - DESIGN ALTS - 13.5.09
A - DESIGN ALTS - 21.4.09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION &
EXTENSION OF BARN TO
DWELLING AT APPLE BARN,
STATION ROAD, GEDNEY
FOR

MR. & MRS. S. HONEYBUN.

PLAN AS PROPOSED

1:50 1:100 SD09-020/2
APRIL-09 B.GILHAM.

2 Edinburgh Walk, Hotbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

External Materials
Re-use existing slates or new Welsh slates to roof.

All new and replacement brickwork to match that of existing as closely as possible in terms of colour, texture, method of bonding and mortar mix/pointing.

Landscaping
Plant to boundaries, where shown, hedging to comprise of:-

75% Quickthorn
5% Blackthorn
5% Field maple
5% Dog rose
5% Hazel
5% Spindle

Repairs

Make good to all areas of brickwork and external timber in relation to photographs numbered 1,2,3,4 & 5, along with all recommendations as set out in the "Engineer's Inspection Report of the Structural Elements" Reference M3777/MH/KW

External Joinery

All new window frames, glazing bars and external door frames to be of timber construction, painted white/cream and thereafter so maintained.

The external face of the frame to all new windows to be set in a reveal to match that of the existing windows on site and thereafter so maintained.

The brickwork for those windows to be bricked up to be recessed from the main wall by 70mm.

Drive

To be 19mm washed gravel on 150mm well-compacted hardcore with suitable edging kerbs.

Foul Drainage

Connect to Bio-Disc treatment plant with outfall to adjacent dyke, all to Environment Agency requirements.

Sub-structure Walling

100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Foundations

As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.I.H.B.C. chapter 4 when determining foundation depth.

Protection to Underground Pipes

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

Inspection Chamber Construction

Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Provide a firm level approach to front entrance of minimum width 900mm. Gradient of approach to be no steeper than 1:20. At entrance to building threshold to be maximum 15mm high.

External access door that serves as access to ground floor WC to have a minimum clear opening width of 775mm.

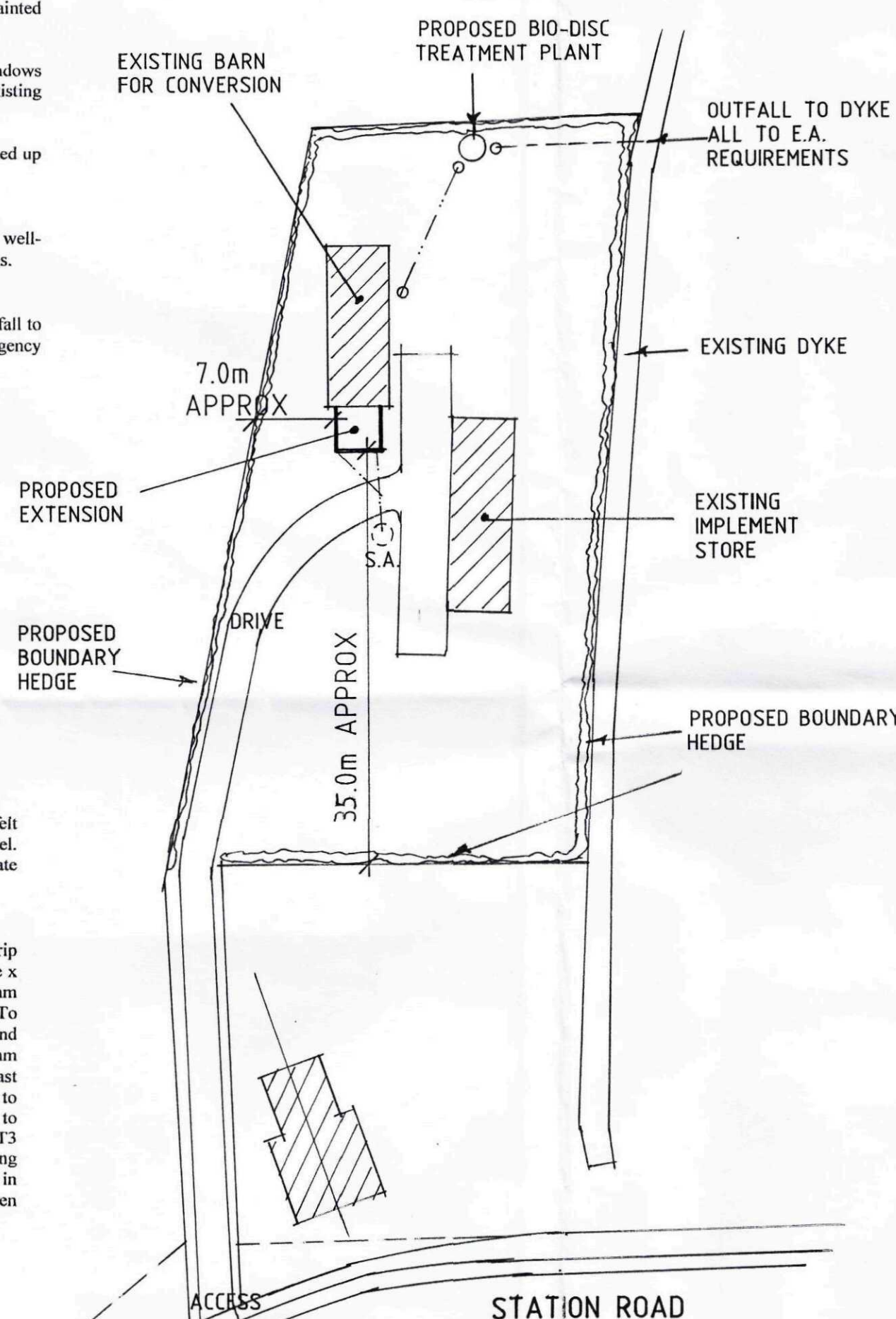
Ensure minimum 900mm corridor width, access to ground floor WC with no obstructions (radiators, etc.) to corridor area adjacent doors

Sockets, light switches, TV points, doorbells to habitable rooms to be positioned between 450mm and 1200mm above floor level.

Provide area within main driveway of hard surfacing (block paving, tarmac or similar) of adequate size to enable wheelchair access from parked vehicle direct to main access of dwelling. Footpath minimum 900mm wide to be directly linked to hard surfacing driveway.

Minimum width of corridors and passageways for a range of doorway widths

Doorway clear opening width (mm)	Corridor/Passageway width (mm)
750 or wider	900 (when approached head-on)
750	1200 (When approached not head-on)
775	1050 (when approached not head-on)
800	900 (when approached not head-on)



SITE PLAN

Provide extraction ventilation to downstairs WC to give 6 litres/sec.

Ensure that driveway is suitable to withstand the minimum carrying capacity of 12.5 tonnes and to have a minimum width of drive between kerbs of 3.7m with a minimum width of gateway of 3.1m.

NOTE

PROVIDE INJECTED DPC TO EXISTING WALLS BY SPECIALIST AS NECESSARY

Existing barn to be converted to dwelling in the manner shown.

Build on new kitchen extension in the manner shown.

Existing roof covering to be stripped and re-layed using existing slates or new Welsh slates on battens on underfelt on existing roof timbers.

Trim opening in existing floor for new staircase, as shown. Trimmers to be 75mm wide x depth of existing joists supported on 100mm posts on 450mm x 450mm x 225mm thick pad foundations.

Existing trapdoor to be filled in with existing joists and boards, as necessary.

Provide 100mm stud partitions to first floor, as shown, taken up to sloping ceiling.

To existing rafters provide Celotex insulation and plasterboard and skim.

To existing external walls provide dry lining with 50mm Celotex insulation.

To ground floor remove existing internal wall, as shown.

Adjust existing internal openings for internal doors, as shown.

Form new opening in existing external wall for new door and windows, as shown, along with internal doors into new kitchen; support over with IG Box 200 lintel or similar approved.

Windows, where necessary, to be replaced with new timber double-glazed windows with suitable opening vents, all to match those of the existing.

New windows to match those of the existing.

First-floor external door to remain but to be blocked up internally, as shown.

To dining room external wall - wall to be removed under timber beam and new window to be made to suit to fit either side of existing steel stanchion, as shown.

Existing steel stanchion to be encased to give ½ hour fire protection.

Roof Insulation to Sloping Ceiling to Barn

To ceiling slope provide 50mm Celotex between rafters and 75mm Celotex below rafters. Ensure a gap of 50mm between roof underfelt and insulation at all times.

Foul Water Drainage

Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301. Provide seal plates both sides of pvc entry to avoid vermin entry.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Carry out all recommendations including external repairs, roof, first floor, ground floor, foundations, drainage, in accordance with Engineers Inspection Report of The Structural elements Reference M3777/hm/KW by Morton Consulting Engineers Ltd.

Provide new ceiling at ground-floor level to existing joists.

Make good to all disturbed and affected areas.

First Floor Walling

Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 30 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard of 10kg/m² density and skim finish to both sides. Provide to airspace proprietary acoustic insulation. Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

Boiler

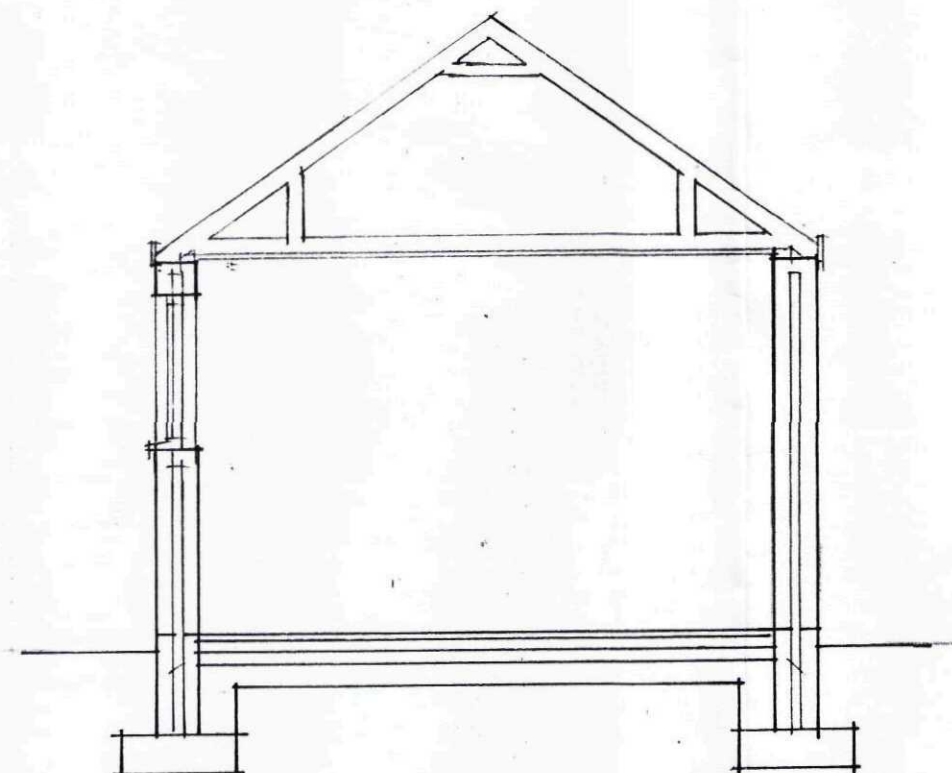
Provide balanced flue type oil fired boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler to have protective guard cover and to be minimum 600mm from any opening into the building. Read in conjunction with Approved Document J1/2/3. At completion of works commissioning of heating system to be provided to the local authority Building Control by a competent Corgi registered person. Boiler to have a Sedbuk rating of 86%

Header Tank Support

Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.



SECTION

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD09-020/1, SD09-020/2,
PRELIMINARY STRUCTURAL REPORT REF- 30809
BY SRC LTD

THERMAL DETAILS - MC1-RE-01, MC1-WD-03, MC1-WD-04, MC1-WD-05

Meter Boxes

Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500mm, maximum 1000mm above footpath to base.

Private Stairs

Stairwell formed by timber trimmers and load bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 kN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Soldier Coursing

Provide soldier course brickwork to all areas where shown on elevations.

Roof Ventilation

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Roof Ventilation to Sloping Ceiling

At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Kitchen Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom/En-suite Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts

All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Kitchen/Utility/Bathroom/WC Trickle Ventilation

Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 30 l/sec. System to offer intermittent operation.

Roof Insulation to Kitchen

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U-value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Ground Floor Construction

65mm sand/cement screed on 100mm Celotex insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L/E lintels by I.G. or similar approved.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Commissioning of Heating and HWS Systems

A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

Internal Lighting

Provide energy efficient lights that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of lamps are fluorescent tubes and compact fluorescent lamps (note GLS tungsten lamps with bayonet cap or Edison screw bases).

Method of determining number of locations:

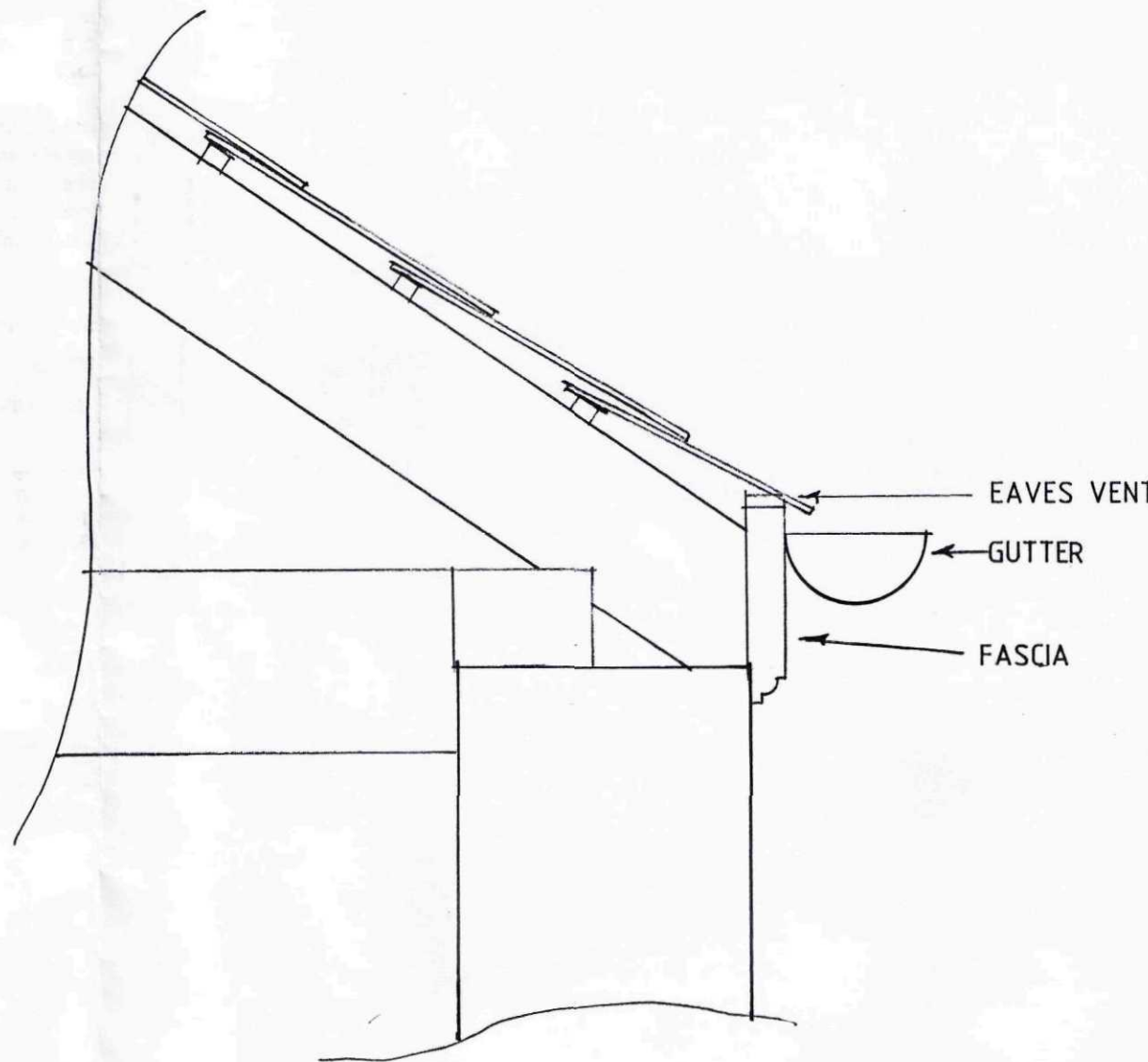
Provide energy efficient lights of one per 25m² of floor area or one per four fittings whichever is the largest.

Excludes garages, lofts and outhouses.

External Lighting Fixed to the Building
External lights include lights in porches but not lights in garages and carports.

External lights should be made to enable effective control and/or the use of efficient lamps as follows:

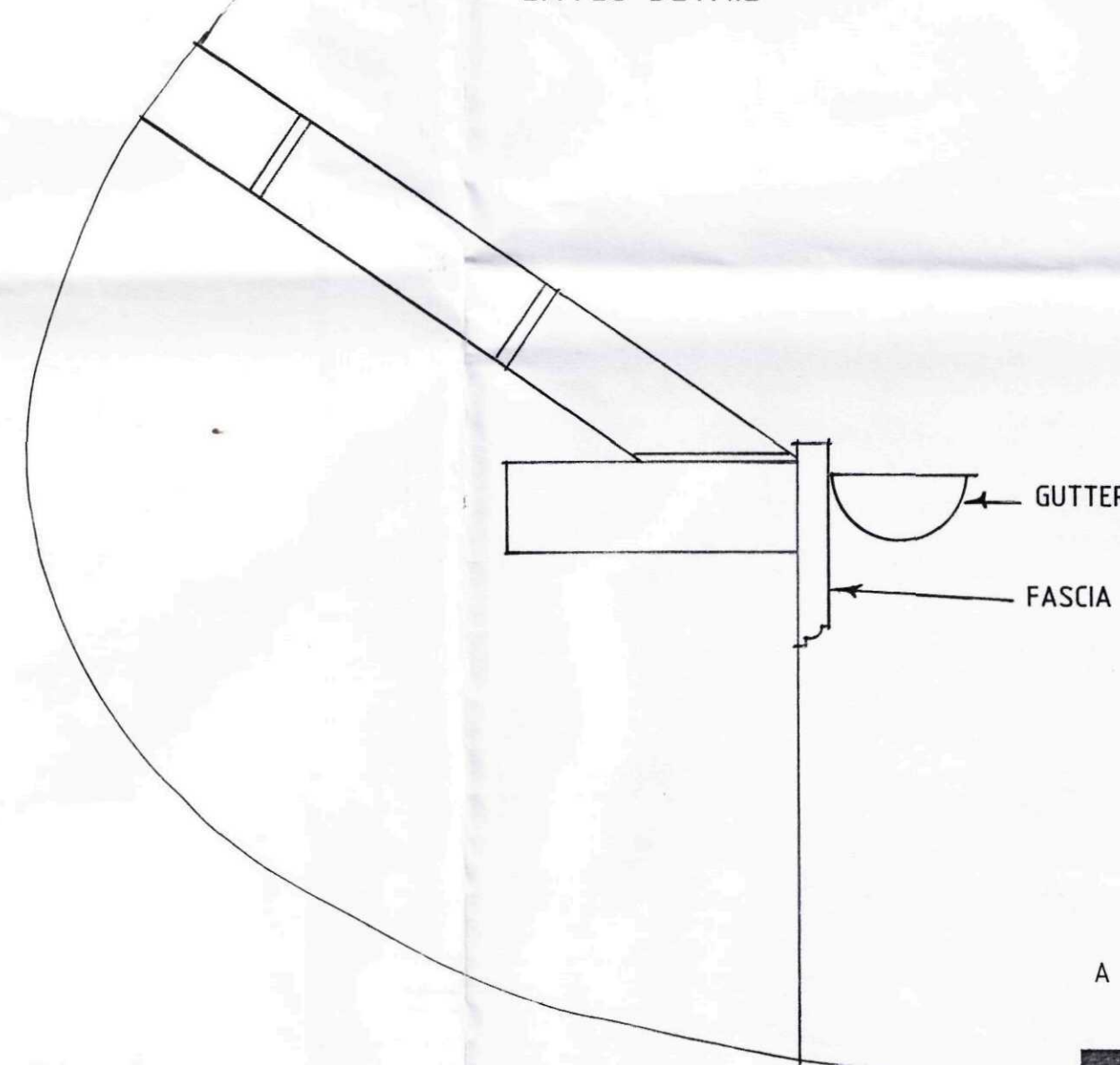
- Automatically extinguish when there is enough daylight and when not required at night.
- Have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.



EAVES DETAIL

NOTE

VERGE & EAVES DETAILS
TO MATCH THAT OF EXISTING
BUILDING



SHDC
Planning & Development
30 SEP 2009
Ref: 0778-09

A - ALTS - 19.09

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION &
EXTENSION OF BARN TO
DWELLING AT APPLE BARN,
STATION ROAD, GEDNEY
FOR

MR. & MRS. S. HONEYBUN.

SITE PLAN / DETAILS

1:500 1:5 SD09-020/3
MAY-09 B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424363 Fax: 01406 490702