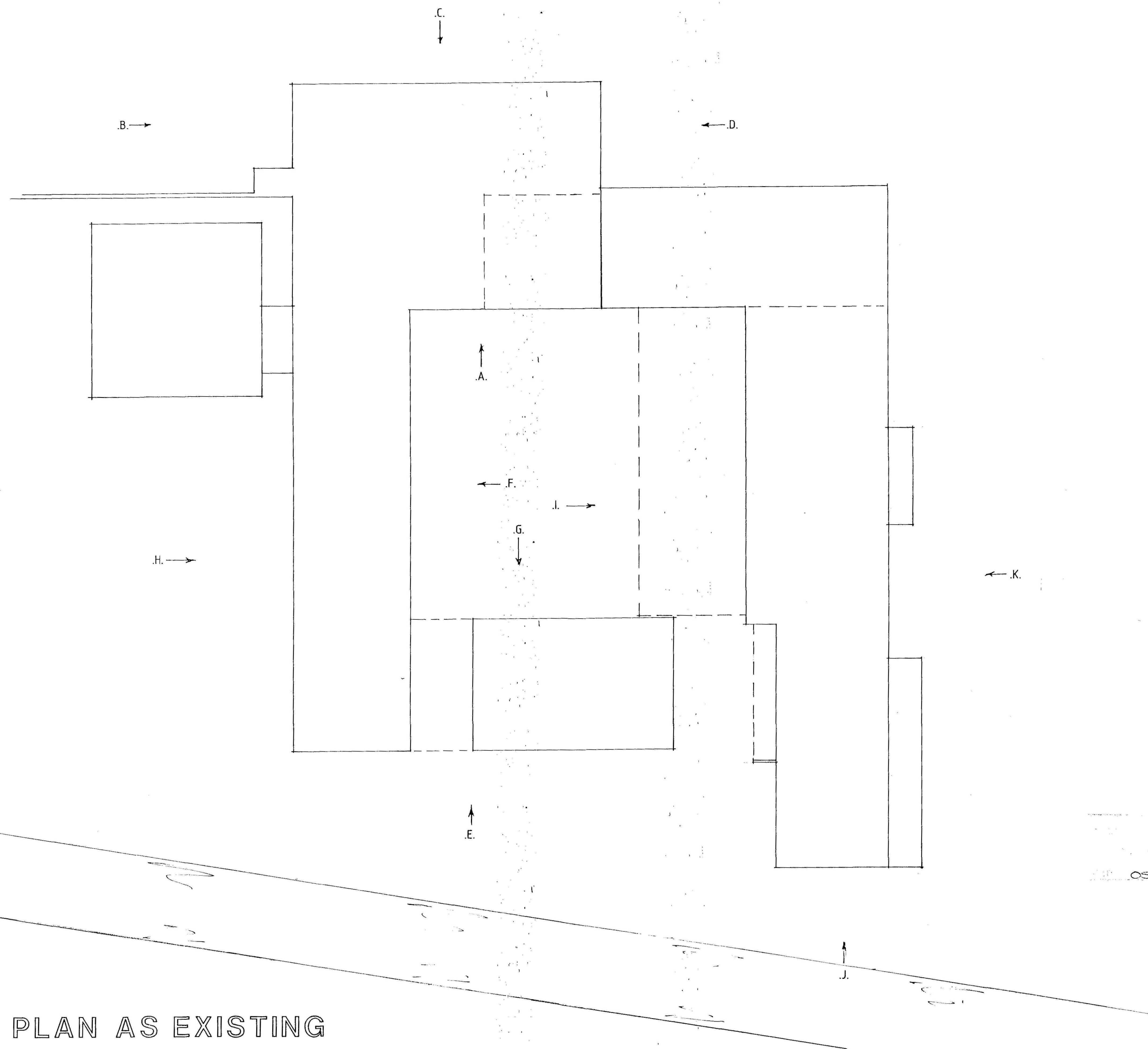




Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
BARN TO RESIDENTIAL
UNITS AT THE LONG SUTTON
COLD STORE, GEDNEY ROAD,
LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

SITE PLAN AS EXISTING

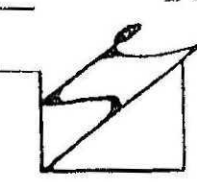
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SD10-023/9

JUNE-10

B.GILHAM.

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



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.

Boiler

Provide balanced flue type oil fired combi-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 Oftec 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.

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

Purge ventilation to windows

For a hinged or pivot window that opens 30° or more the height and width should be at least 1/20th of the floor area of the room.
For a hinged or pivot window that opens less than 30° the height and width should be at least 1/10th of the floor area.

Background Ventilation

Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 150,000mm²

Existing single-storey barn to be converted to single dwelling, as shown.

Existing two-storey barn to remain as is, but to be used as garages, etc.

Lean-to canopy attached to two-storey barn to be re-roofed and to have vertical cladding, as shown.

To barn conversion existing floors to be levelled up, as necessary, and treated with 2 no. coats of Synthaprupe waterproofer along with 100mm Celotex insulation and 19mm flooring grade moisture resistant decking.

Provide injected d.p.c. to existing walls, as necessary.

All existing roof timbers, etc., to be treated for woodworm, etc., as necessary. Any defective timbers to be replaced, as necessary.

Existing external walls to be dry-lined internally or insulation sprayed on to give similar insulation value.

Re-roof using Welsh slates on 38 x 25mm softwood treated timber battens on underfelt to BS 747 (Type 1F) lapped 150mm horizontally and 100mm vertically on either existing roof timbers or, where found to be defective, provide new raised tie or similar roof trusses. 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 noggins 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.

Where there is a ceiling provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists, or equivalent. Where there is not a ceiling provide to ceiling slope 50mm Celotex insulation between rafters and 75mm Celotex insulation below rafters. Ensure a gap of 50mm between roof underfelt and insulation at all times.

Provide new black gutter and rainwater down pipes fixed to walls with rise and fall brackets.

Provide new internal walls, where shown, either 100mm studwork or 100mm blockwork off thickened out slab to Building Inspector's approval.

Raise door heights, as necessary, to suit raised floor; support over with I.G. Box 200 lintels, or similar approved.

Form new openings to create internal doors, external doors/windows, etc.; support over with I/G Box 200 lintels, or similar approved.

Remove wall, where shown, to create bathroom. Check that the wall is not load bearing; if it is support over with I.G. Box 200 lintel, or similar approved.

Where there are existing clear panels in existing roof replace with Velux roof lights, where shown; position of which to miss principle rafters and purlins, etc. Where there is a ceiling form ducting through from roof lights down to ceiling.

Provide replacement painted timber windows to existing openings or new/modified openings, as shown.

Block up openings, where shown.

Renew or repair existing roof valley with 4lb lead to make completely watertight.

Existing external walls to have whitewash/white render removed, where possible. Replace any defective bricks with second-hand bricks to match existing.

To bedroom 4 - remove external door and brickwork in reveal; replace with new purpose-made timber screen.

To lounge - to arch opening remove brickwork to reveal and provide new purpose-made timber screen.

To lounge - remove existing sliding door and form new brick arch to existing opening to match adjacent opening. Provide purpose-made timber screen with French doors.

To new entrance area - provide purpose-made timber screens, as shown.

To kitchen - replace door with purpose-made timber screen, as shown.

To study - remove existing doors and brick up openings to sill level and provide purpose-made timber screen, as shown.

Make good to all disturbed and affected areas.

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.

Valleys

Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

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 room thermostat 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

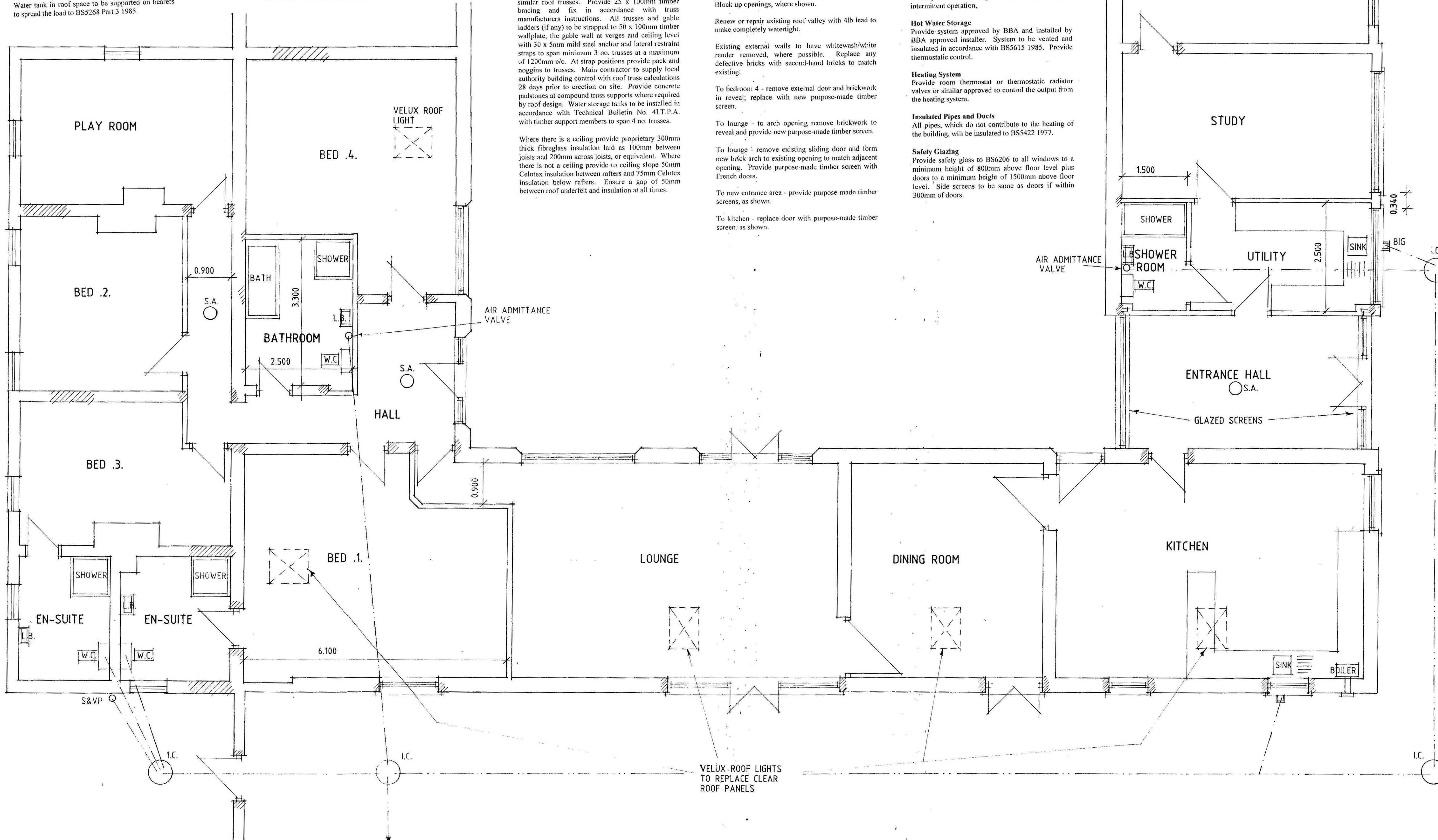
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

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.



FLOOR PLAN

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 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.

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 pipe 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.

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.

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.

A - IMF, ADDED - 22.6.10

Status
DESIGN
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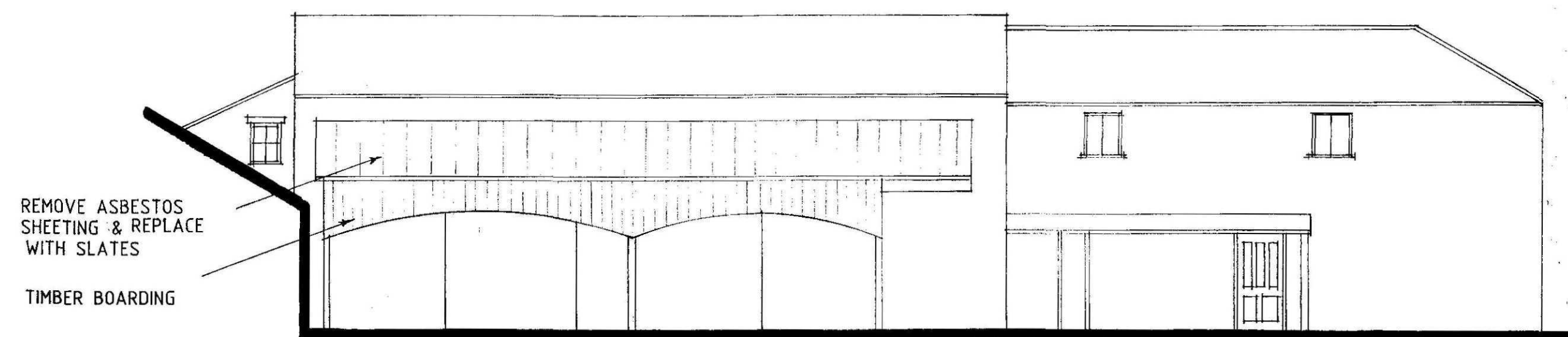
PROPOSED CONVERSION OF
BARN TO SINGLE DWELLING
AT THE LONG SUTTON
COLD STORE, GEDNEY ROAD,
LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

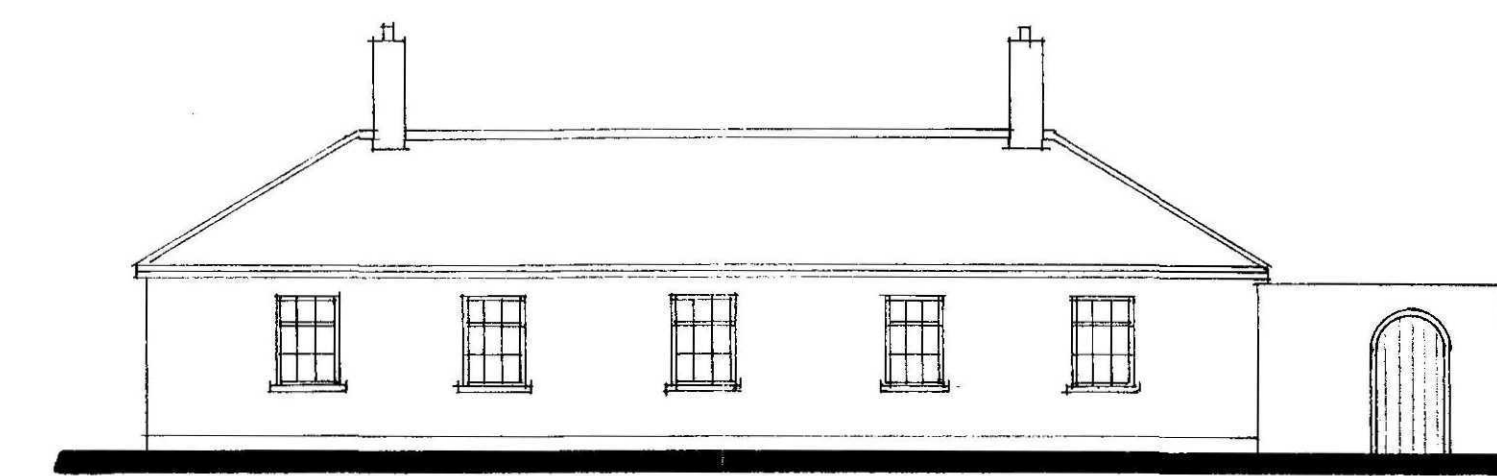
PLAN AS PROPOSED

1:50 SD10-023/1
JUNE-10 B.GILHAM.

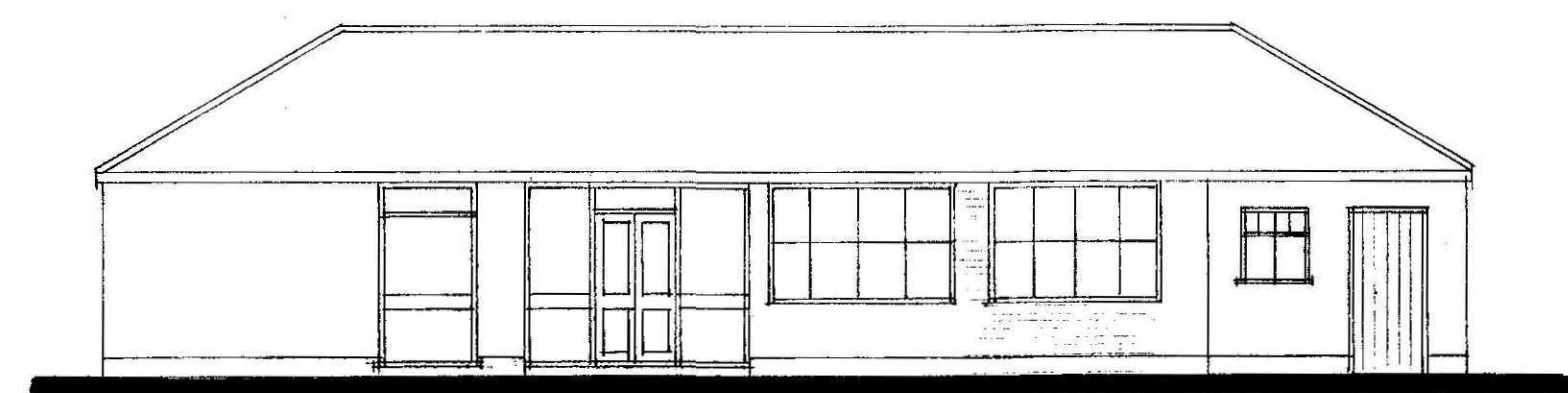
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



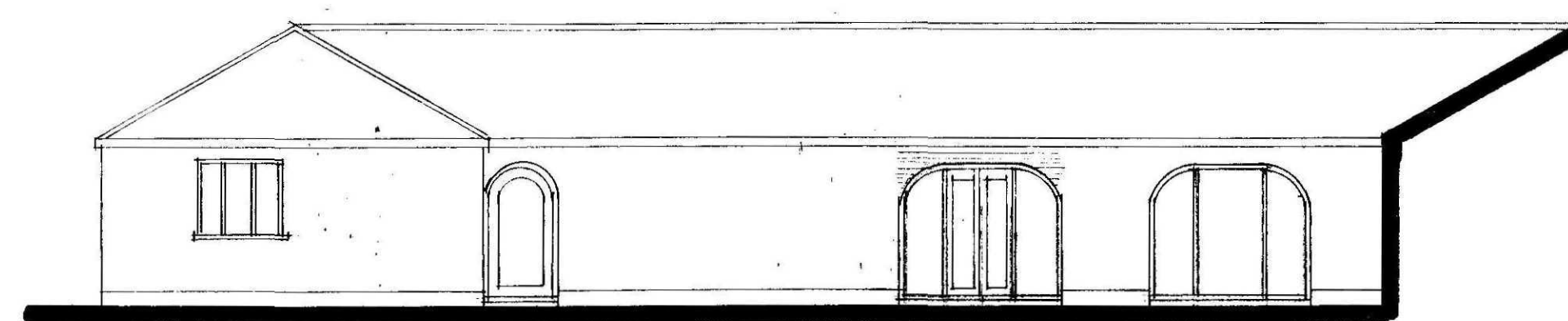
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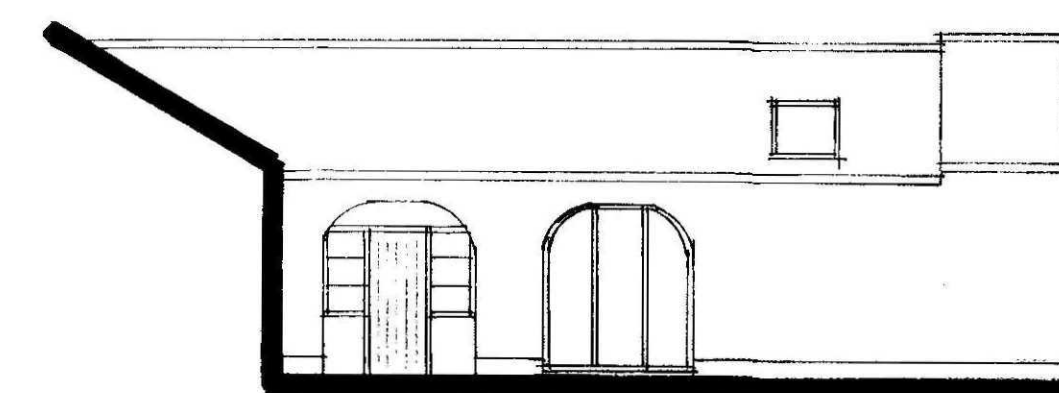
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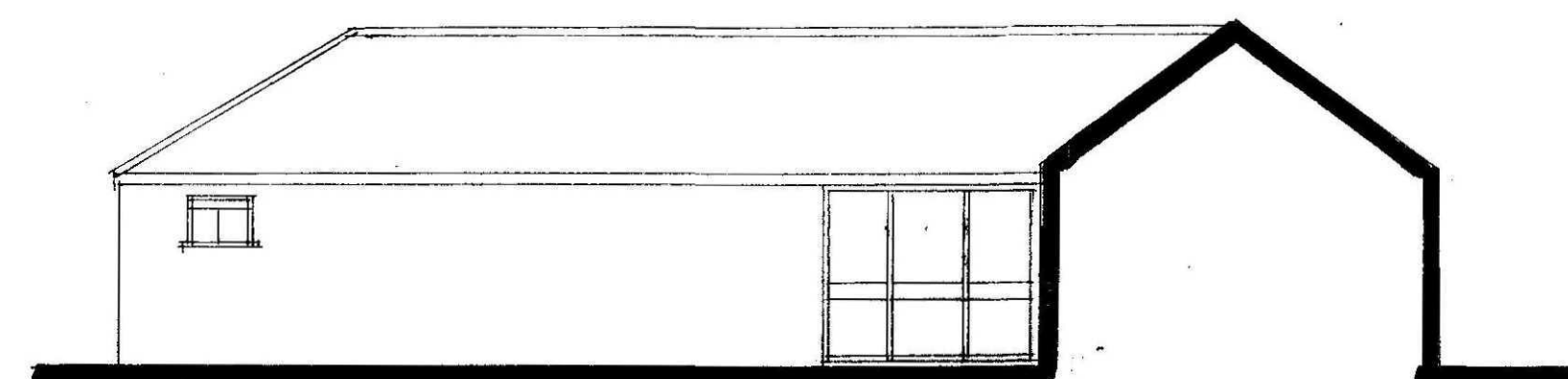
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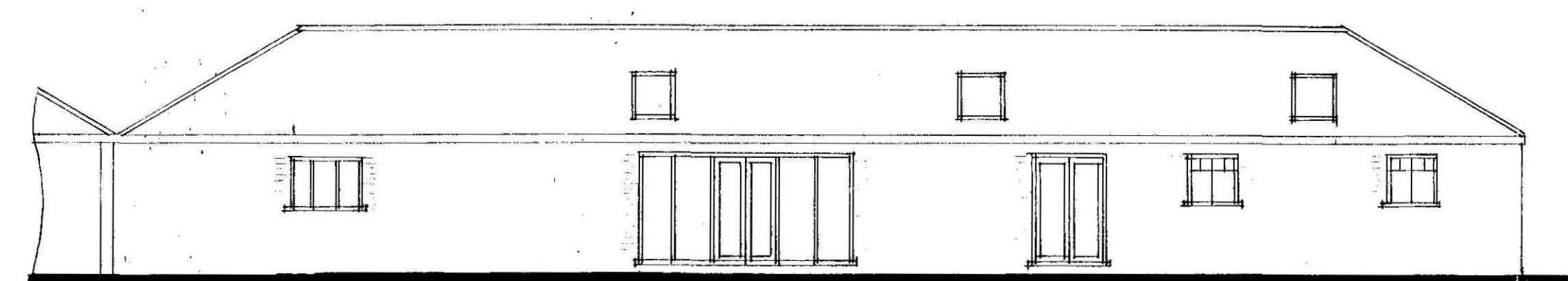
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VIEW .G.



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0585-10

A - IMF. ADDED - 21.6.10

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

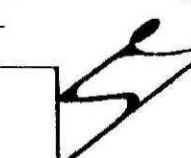
PROPOSED CONVERSION OF
BARN TO SINGLE DWELLING
AT THE LONG SUTTON
COLD STORE, GEDNEY ROAD,
LONG SUTTON FOR

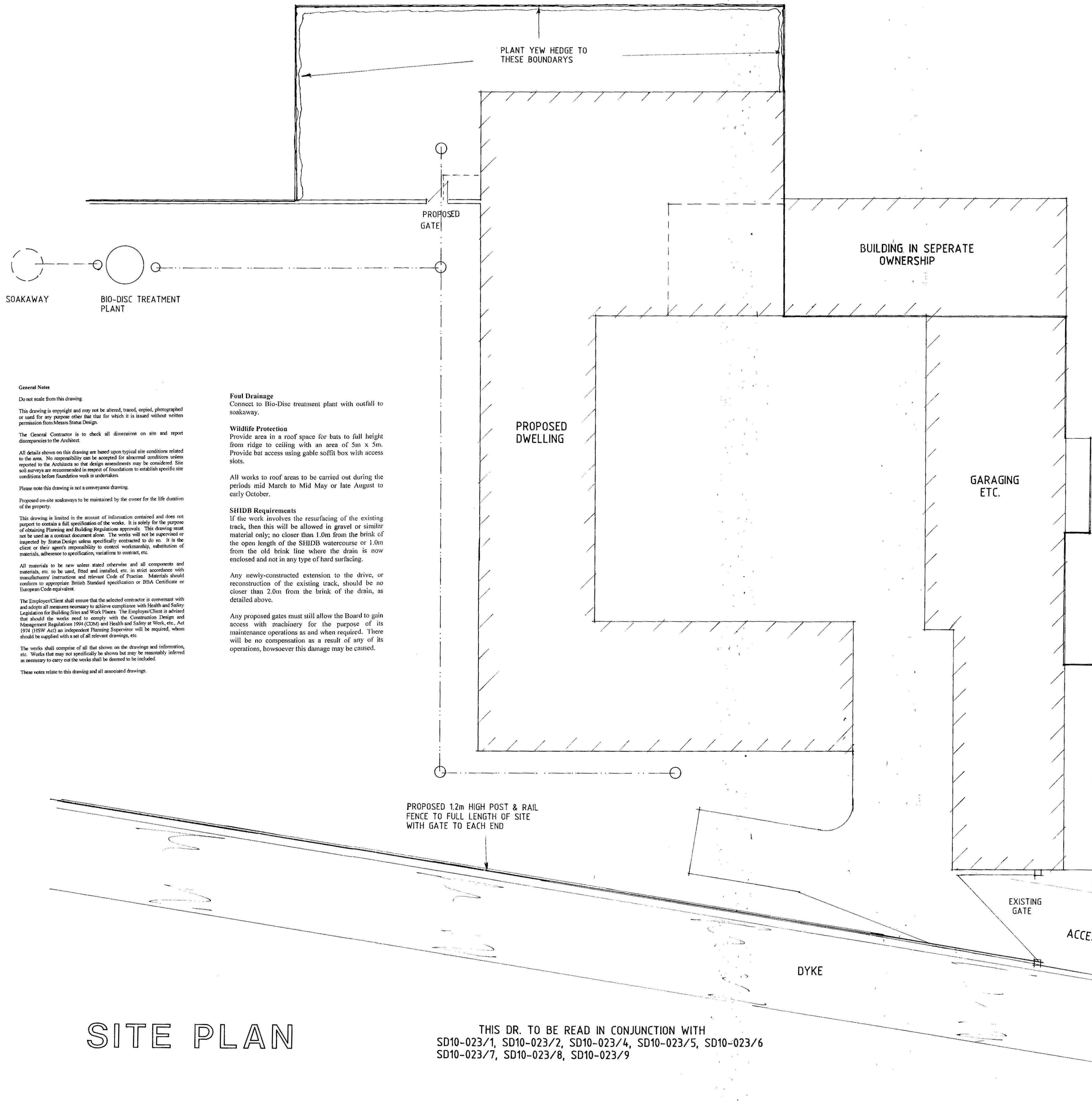
MR. R. COOK & MISS. T. BROWN.

ELEVATIONS AS PROPOSED

1:100 SD10-023/2
JUNE-10 B.GILHAM.

2 Edinburgh Walk, Holbeach,
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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)

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.

Outlets from balanced flue boilers to be at least 300mm from any openings.

All external linels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.
Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

NOTE

ALL EXTERNAL WALLS TO HAVE WHITE WASH REMOVED TO EXPOSE ORIGINL BRICKWORK

THERE TO BE NO DOMESTIC GARDEN WITHIN 6.0m OF DYKE BRINK

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.

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 TUFT-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'.

B - ALTS -13.7.10
A - IMF. ADDED - 17.6.10

Status
DESIGN
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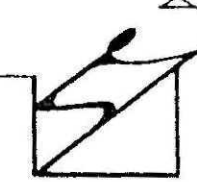
PROPOSED CONVERSION OF
BARN TO SINGLE DWELLING
AT THE LONG SUTTON
COLD STORE, GEDNEY ROAD,
LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

PROPOSED SITE PLAN

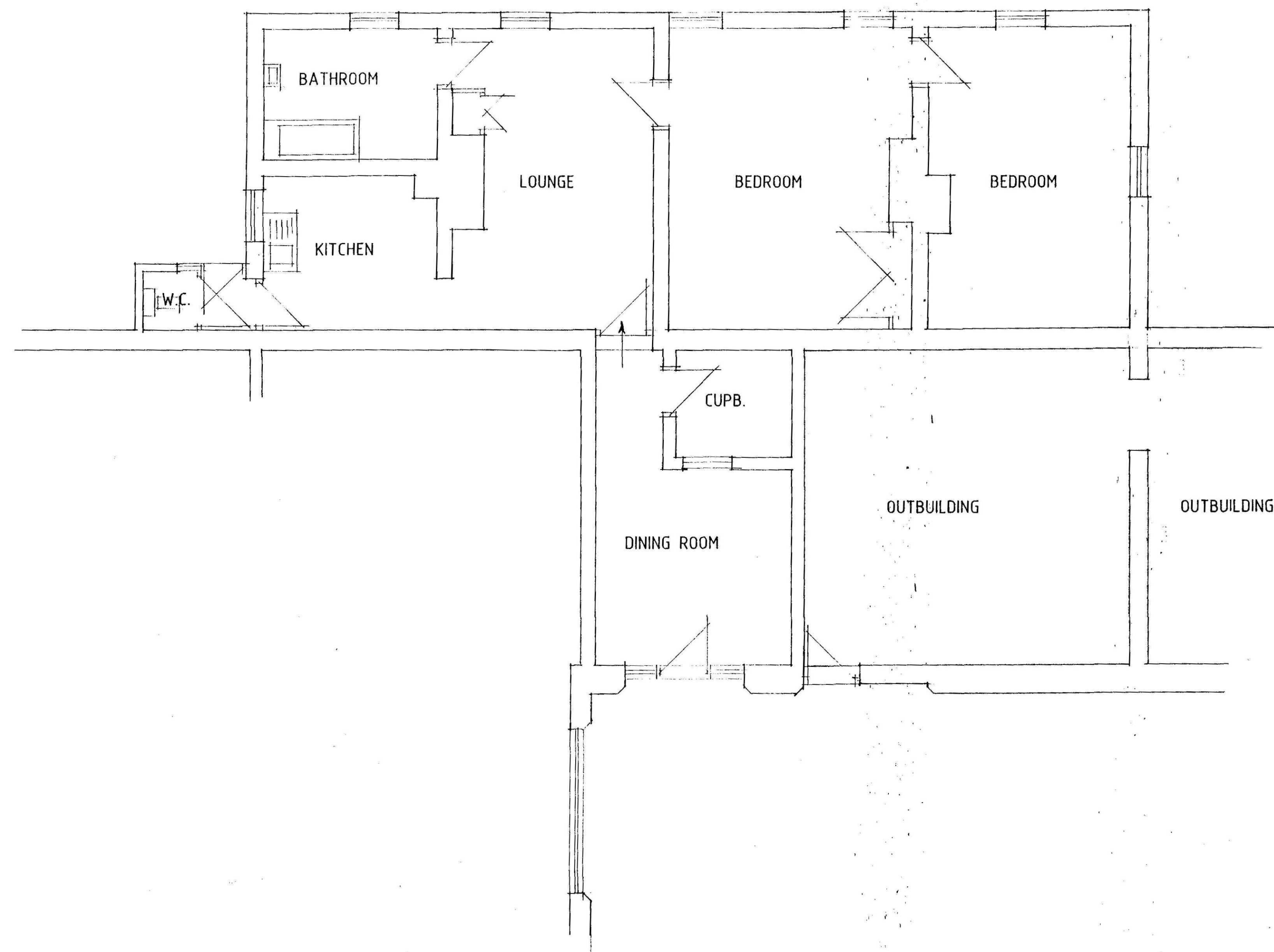
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JUNE-10 B.GILHAM.

2 Edinburgh Walk, Holbeach,
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SITE PLAN

THIS DR. TO BE READ IN CONJUNCTION WITH
SD10-023/1, SD10-023/2, SD10-023/4, SD10-023/5, SD10-023/6
SD10-023/7, SD10-023/8, SD10-023/9



GROUND FLOOR PLAN
B.

OS85-10

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
BARN TO RESIDENTIAL
UNITS AT THE LONG SUTTON
COLD STORE, GEDNEY ROAD,
LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

PLAN AS EXISTING

1:50 SD10-023/4
JUNE -10 B.GILHAM.

2 Edinburgh Walk, Holbeach,
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WALL

COLD STORE

MACHINE
SHED

W.C.

DWELLING

STORE

STORE

STORE

STORE

GROUND FLOOR PLAN
.A.

0585-10

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
BARN TO RESIDENTIAL
UNITS AT THE LONG SUTTON
COLD STORE, GEDNEY ROAD,
LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

PLAN AS EXISTING

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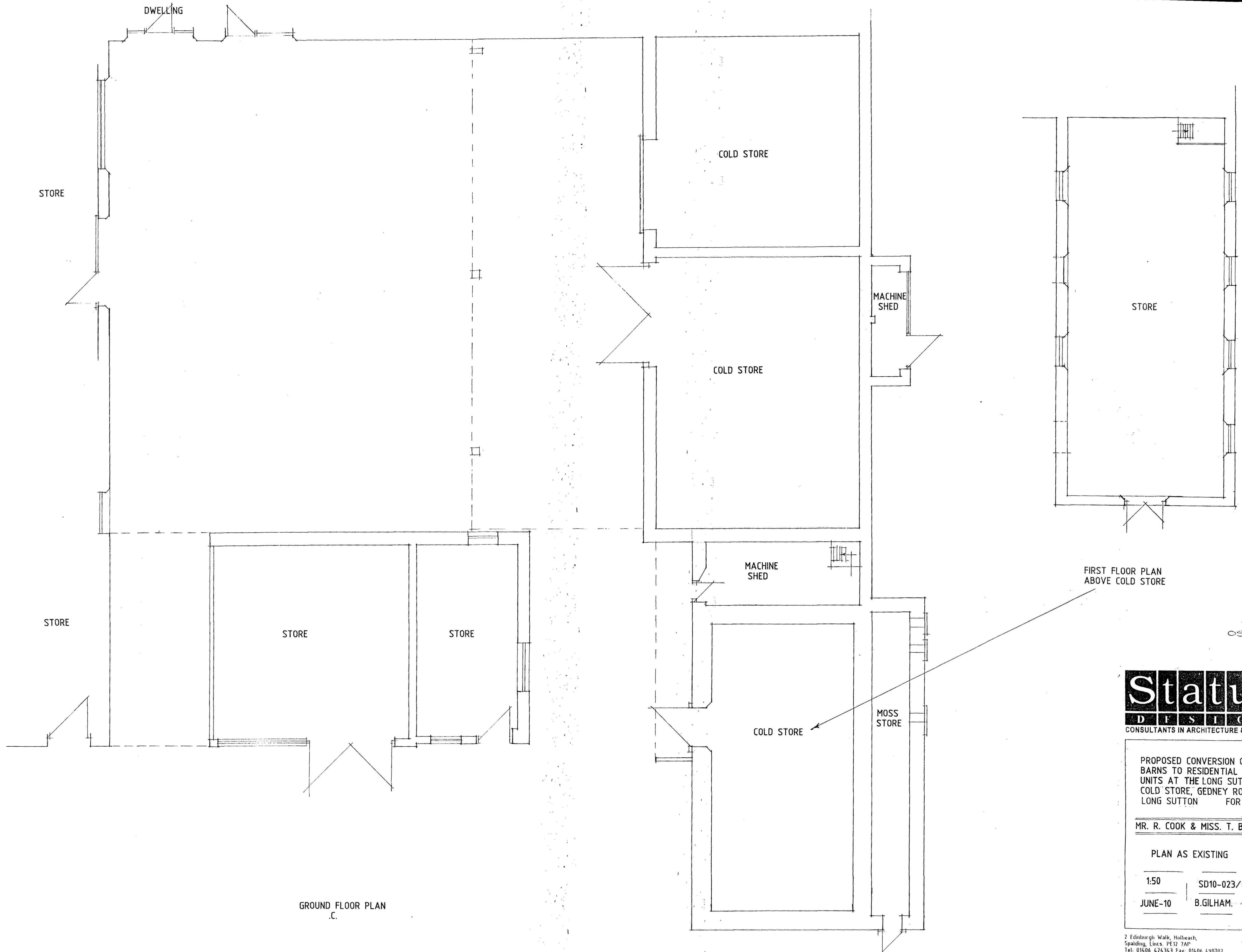
SD10-023/5

JUNE-10

B.GILHAM.

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Status
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PROPOSED CONVERSION OF
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 COLD STORE, GEDNEY ROAD,
 LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

PLAN AS EXISTING

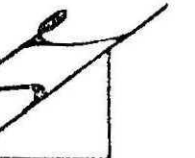
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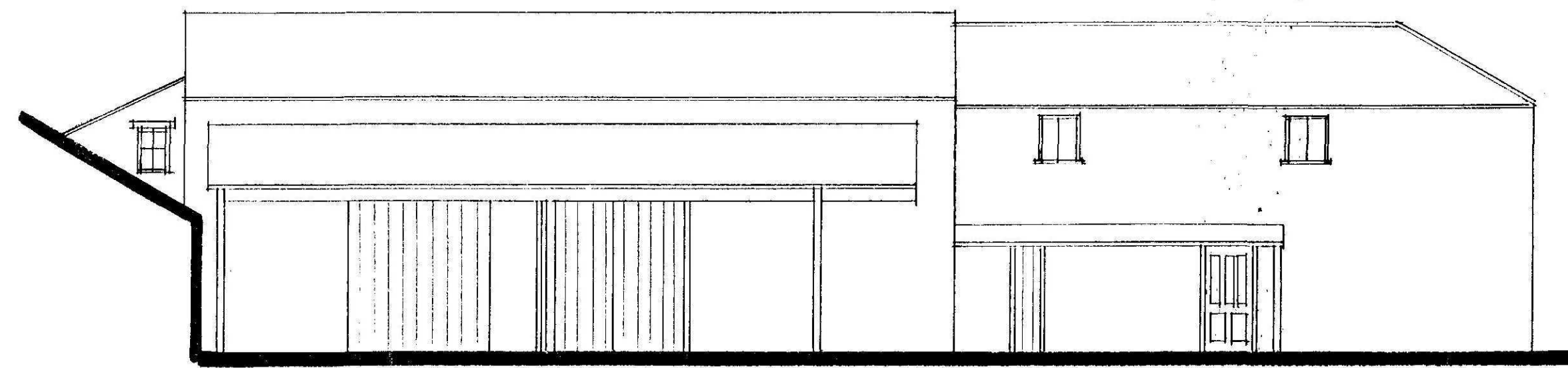
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JUNE-10

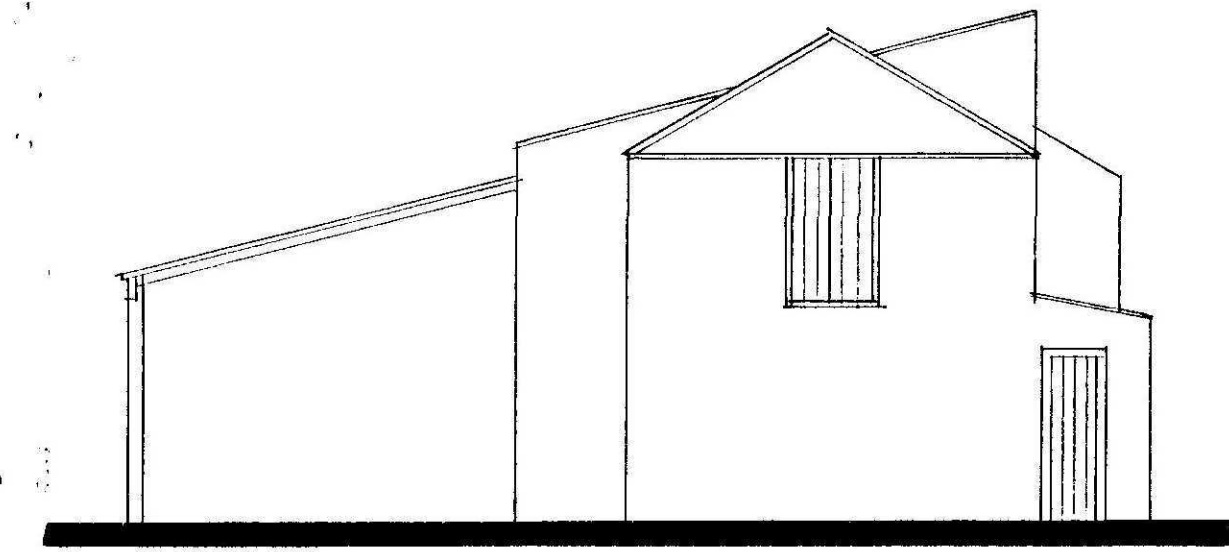
B.GILHAM.

2 Edinburgh Walk, Holford,
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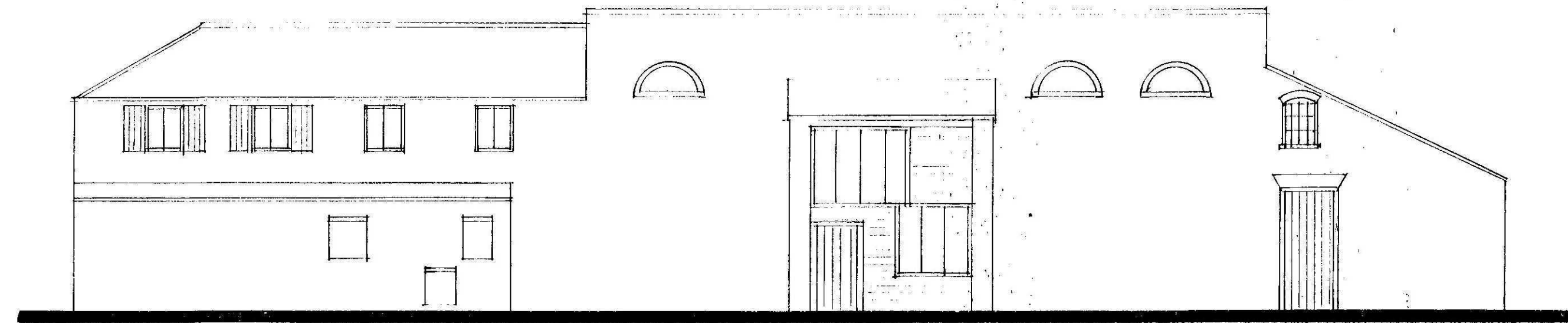




VIEW .I.



VIEW .J.



VIEW .K.

0585-10

Status
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CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
BARNs TO RESIDENTIAL
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LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

ELEVATIONS AS EXISTING

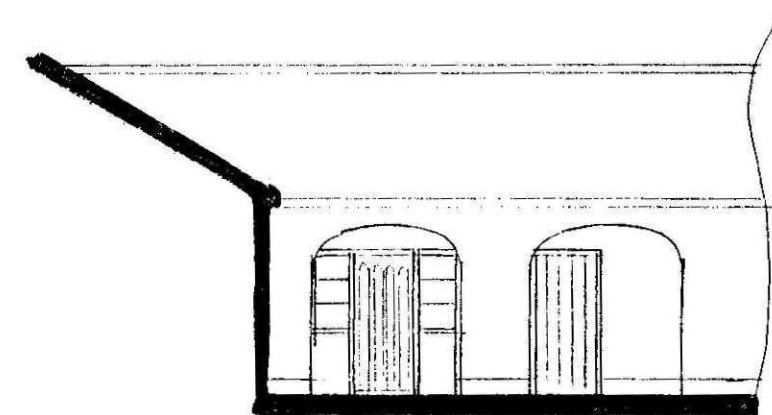
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SD10-023/7

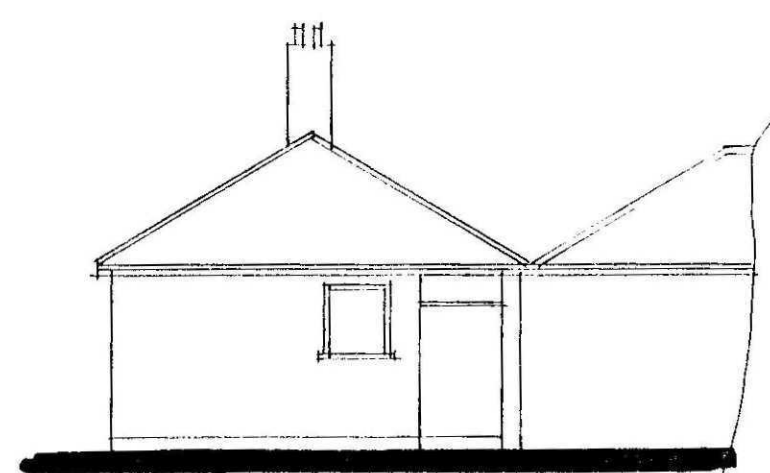
JUNE-10

B.GILHAM.

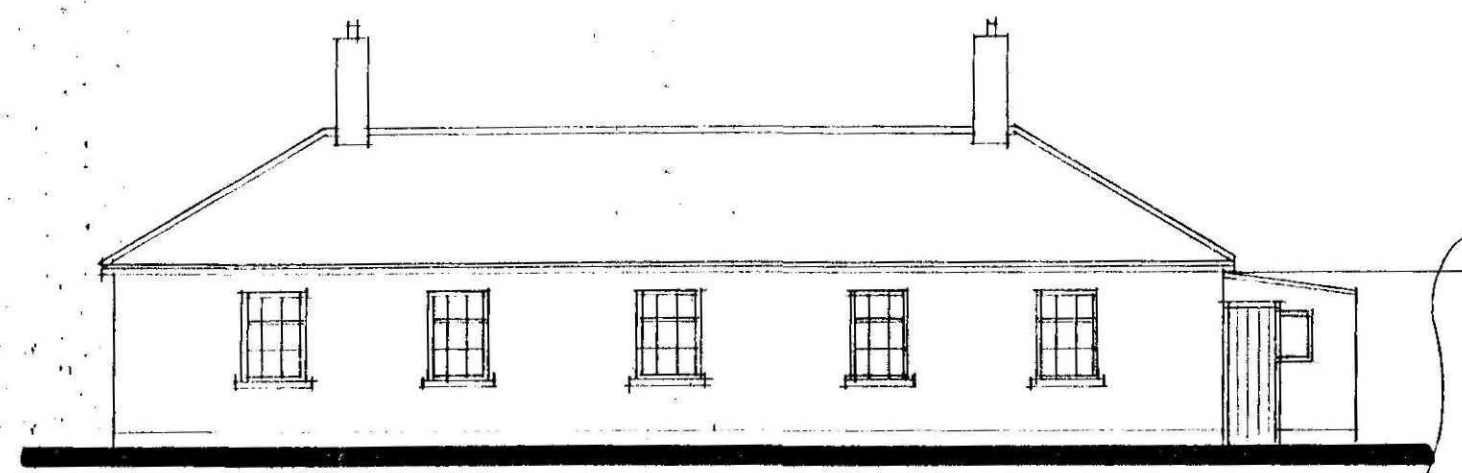




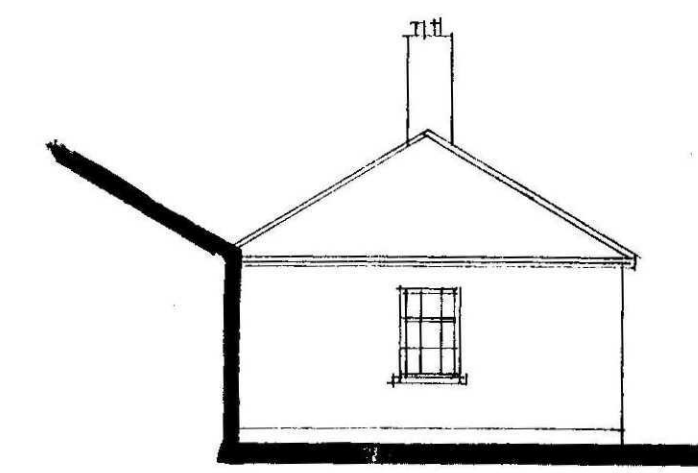
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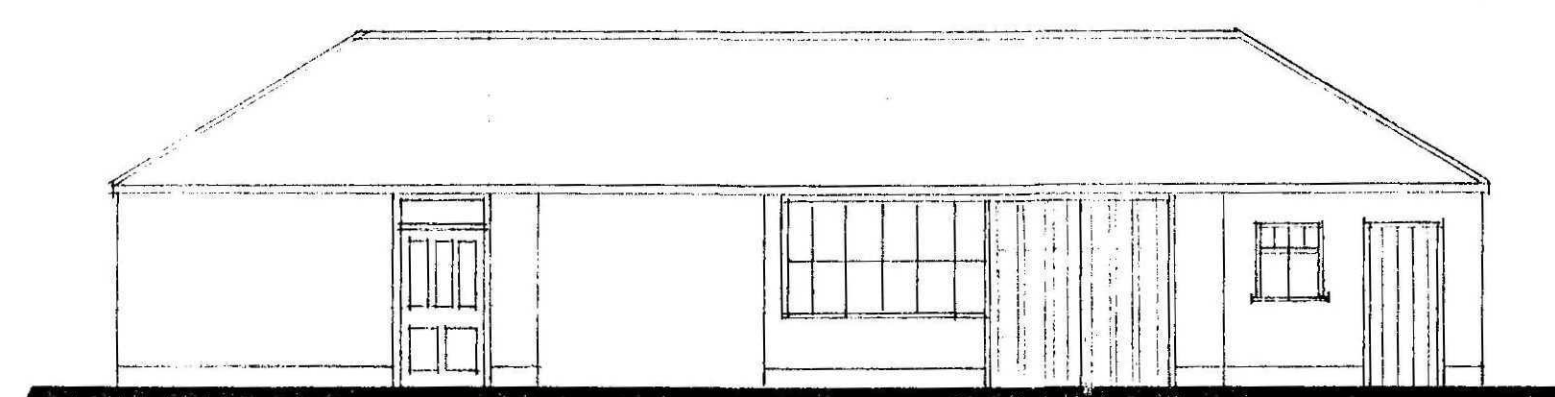
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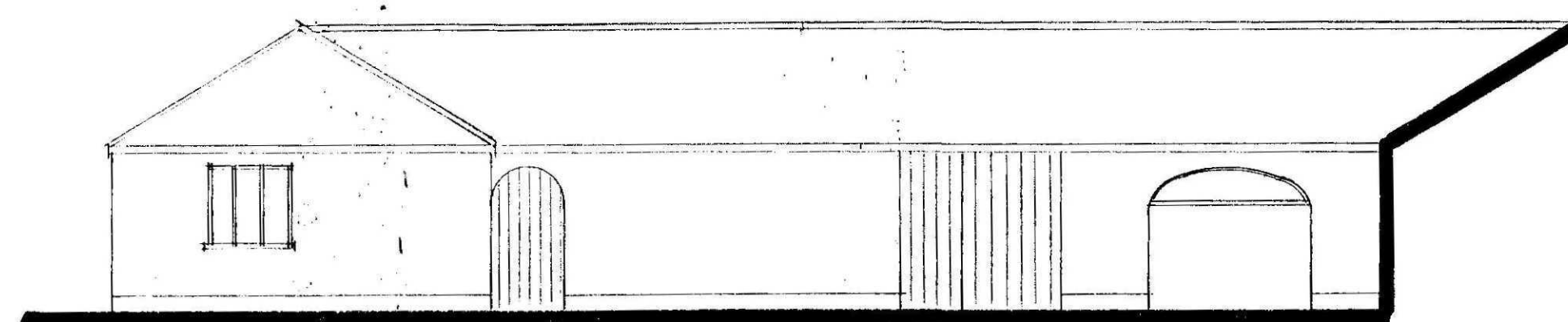
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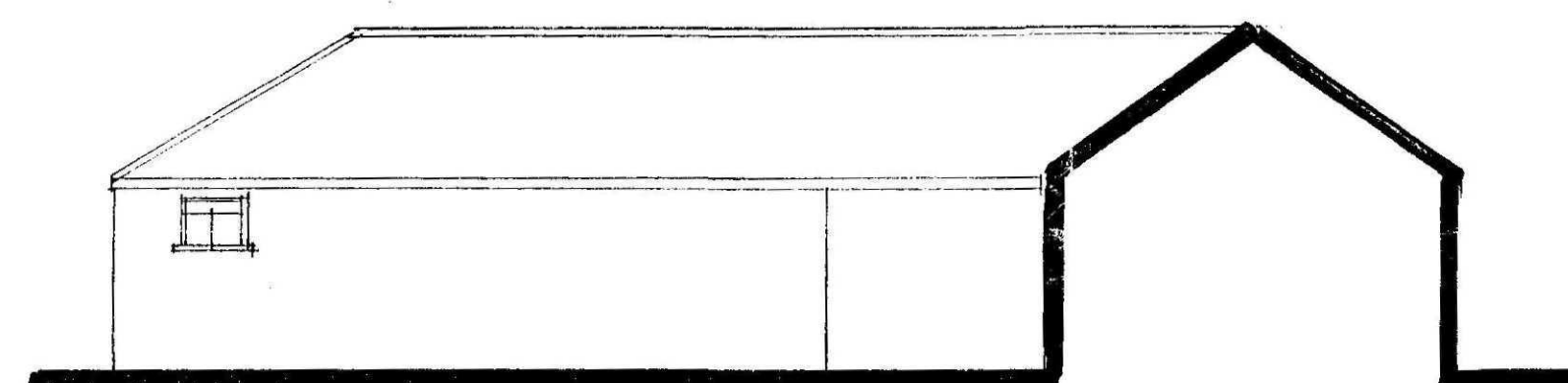
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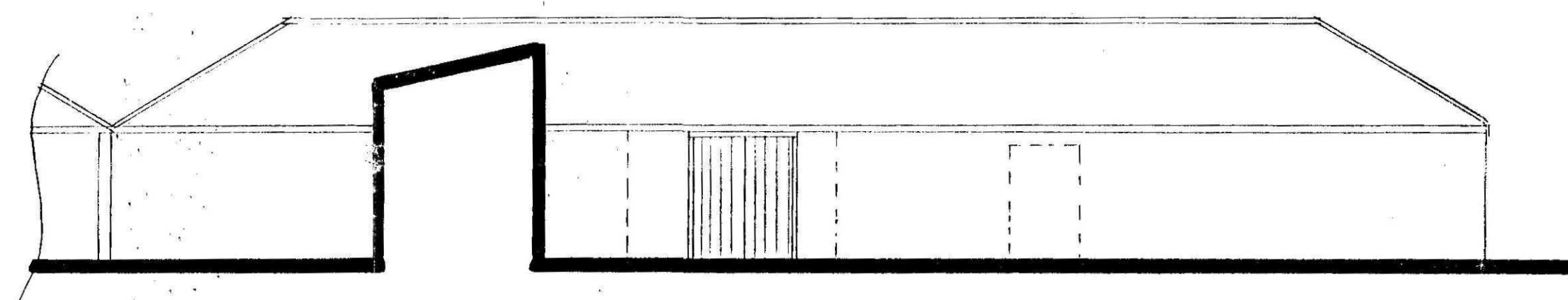
VIEW .E.



VIEW .F.



VIEW .G.



VIEW .H.

0565-10

A - ALTS - 23.7.08

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
BARNs TO RESIDENTIAL
UNITS AT THE LONG SUTTON
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LONG SUTTON FOR

MR. R. COOK & MISS. T. BROWN.

ELEVATIONS AS EXISTING

1:100 SD10-023/8
JUNE-10 B.GILHAM.

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