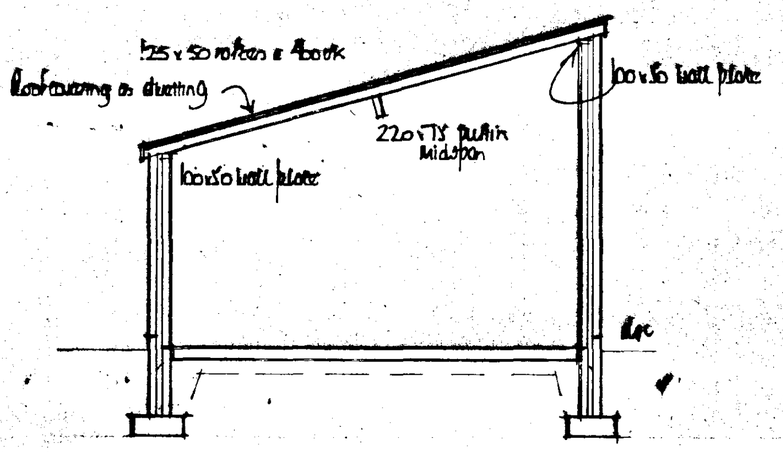


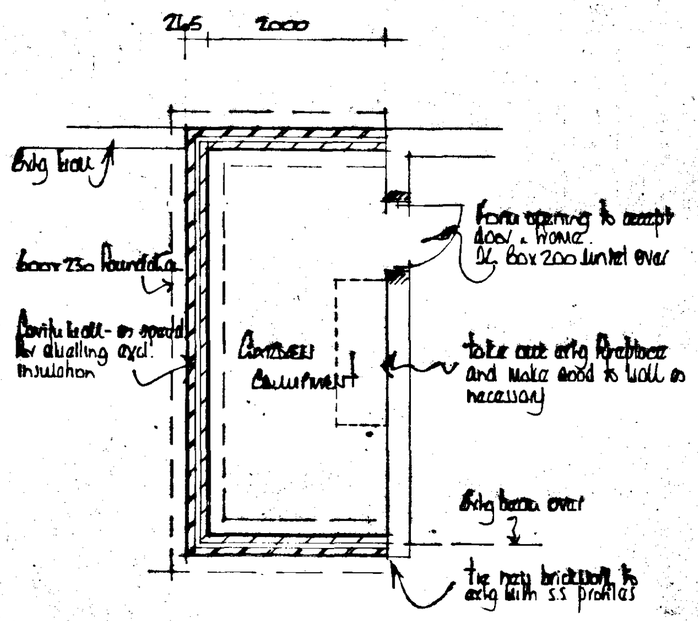
SOUTH

WEST

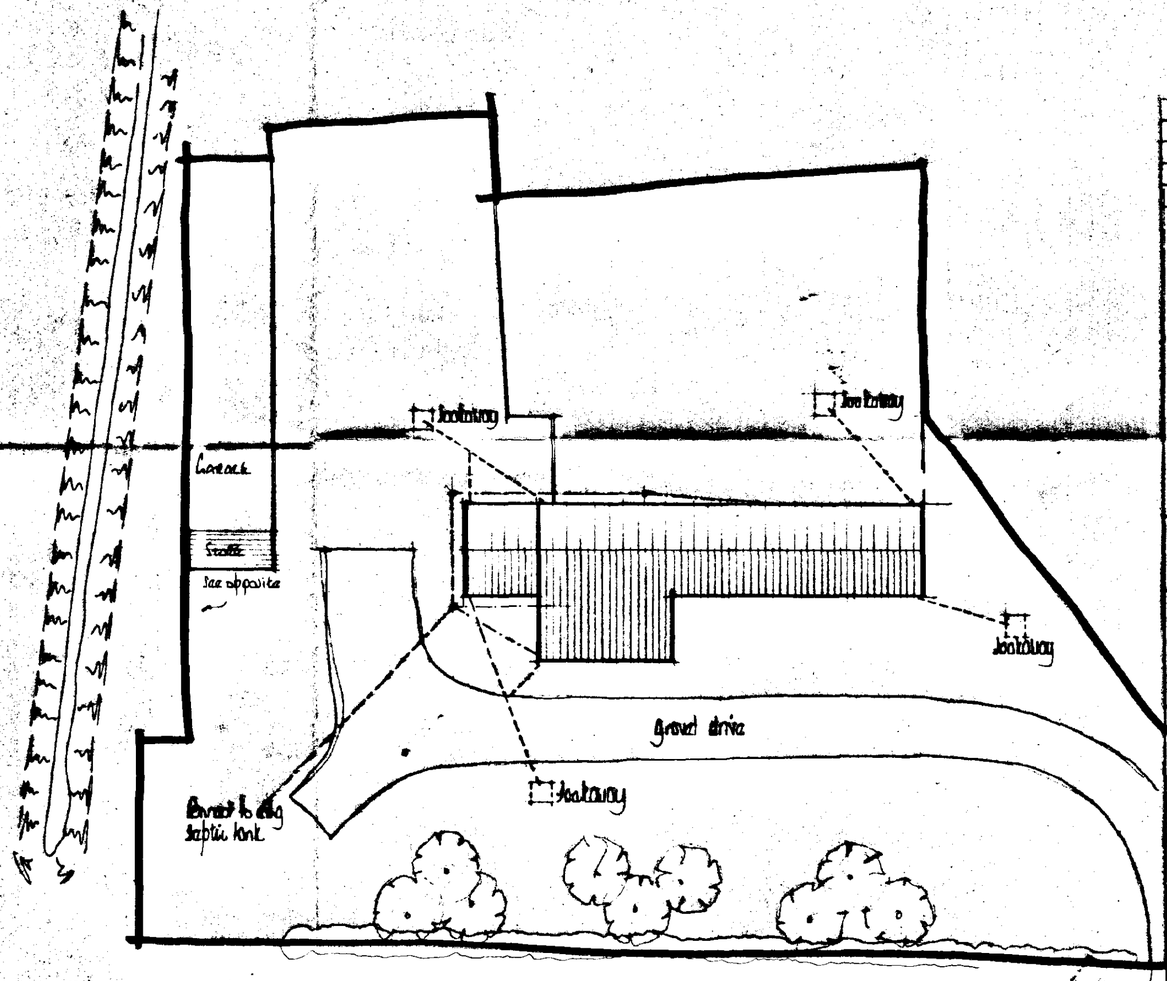
NORTH



SECTION



FLOOR PLAN



SOUTH HOLLAND DC
HOUSING & PLANNING
14 FEB 1997
Ref: H0155/97

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Ledge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel: Spalding (0775) 767988

Client
MR N. STUBLEY

Job Title
CONVERSION OF BARN to DWELLING at NORTHGATE FARM, WEST PINCHBECK

Drawing Title
BLOCK PLAN.
EXTENSION to OUTBUILDING to FORM GARDEN STORE

Scale 1:50, 1:100, 1:250

Date FEB '97 | Drawn by AL

Drg No 96/71/03 | Rev

Lintels to be t.o.

Wall	2 1/2 SO	1800mm long
Bed (French double)	2 1/2 HD 50	2100 mm long
Bed. (window)	2 1/2 SO	(with cavity tray) 2300mm long
Dressing Room	2 1/2 HD 50	2100 mm long
Bathroom	2 1/2 SO	1500 mm long

New windows to be P.V.C. double glazed with 12mm air gap. Provide 8000 mm² trickle ventilation to Bedroom and 4000 mm² to Bathroom.

All openings to have horizontal and vertical damp proof centres, jambs to be insulated with "Domcor" or similar

EAST

Laminated or toughened safety glass to doors

NORTH

To Bathroom provide unvented hot water cylinder from capable of 15 litres/min.

WEST

Bathroom window recessed.

Timber infill at roof intersection
ridge board 225 × 175mm
jack rafters 38 × 100mm
vertical struts 38 × 75mm.

50×75mm vertical struts to support purlins

preformed glass fibre valley on 325×175mm baseboards.

50×100mm wall plate with 5×30mm galv. m.s. building down straps at max. 2m centres.

ROOF

5×30mm galv. m.s. lateral restraint straps to rafters and ceiling joists at max. 2. metre centres. Neg end under.

Existing hedge.

partitioning to consist of 38×75mm studwork at 400mm centres faced both sides with 12mm plasterboard and skim. Fix coverings head and base plates.

Rainwater drains to be 100mm diam. P.V.C., impervious where less than 5m from buildings and to fall 1:70 towards soakaways which are to be sited more than 5 metre from buildings.
Soakaways to be 1 metre cube below inlet, filled with broken bricks/stones, covered with polythene and backfilled with soil.

Existing hedge

BEDROOM 1

W.I.

wdb. wdb.

bath

bowl basin

W.C. vanity unit shower

R.W.P.

R.W.P.

I.C.

I.C.

gully

gully

Existing drain re-aligned

To existing septic tank.

Bond new and existing walls with "Tyrfix" profiles all to makers details.

Existing garage concrete panel garage to be removed.

BEDROOM 2

KITCHEN

sink

Utility

W.C.

o smoke alarm

fire

LOUNGE

Hall

DINING

STUDY

electric meters

R.W.P.

New foul drains to be 100mm P.V.C. bedded on pea gravel and with a fall of 1:70. Where pipes pass through walls put lintol above 50mm clear all round and make opening with Rigid material to prevent entry of vermin.

Fit poly propylene insulation bedded and surrounded all with pea gravel with cast iron covers and frames.

P.V.C. manifold with 75mm deep Trap all to be accessible for clearing blockages and with access trap to shower tray. 50mm diam to shower 40 mm diameter to bath and basin.

Smoke alarms to be mains operated self contained to B.S. 5446 part 1, they are to be inter-connected and permanently wired to a separately fused circuit at the distribution board. Installation to be to I.E.E. Regs.

Existing heating system to be extended with thermostatic valves to radiators.

existing gravel drive

Lawn

Existing Entrance

Garden Store

Garage

Garage

Existing hedge

Lawn

5.49

3.96

2.99

2.99

2.99

Roof trusses at 1800mm centres to details on T.R.R.A. sheet no S 15.

Intermediate rafters and ceiling joists 38×100mm at 450 mm centres.

Guttering fascia and soffit to match existing.

10mm wide flyscreen eaves ventilation to opposite sides.

25×100mm ridge board

25×75mm cover plate

50×150mm purlins

50×125mm

50×125mm

38×150mm

50×125mm

50×125mm blockers

9.5mm plasterboard with Artex finish.

stud partitioning

new floor to finish level with existing

Polystyrene insulation to be turned up at perimeter of external walls.

Cavities filled with weak concrete to ground level.

100mm screed on 100mm STP sheeting and 50mm H.D. polystyrene insulation with 1200 gauge polythene d.p.m.

minimum 600mm wall consolidated and blinded hard core fill.

Excavate over area of building to remove all vegetable matter and roots.

Foundations to be 700mm wide under cavity walls, 450mm wide under internal walls, all 230mm deep with ST4 concrete, and taken down to firm strata to approval, and to be compatible with existing.

CROSS SECTION

Marley Modular double pantile to match on 38×38mm treated battens at 345mm gauge and reinforced felt to B.S. 747 lapped 150mm horizontally and vertically.

200mm glass fibre insulation (between and over ceiling joists)

105mm facing brick to match 65mm cavity with 65mm Dritherm insulation and 100mm insulating blockwork (Thermalite, Celcon or equal).

wall ties at 900mm horizontally 450mm vertically and at 225mm to jambs of openings.

mortar to be 1:1:6 cement lime sand or equal.

D.P.C. to be not 150mm above generally finished level

Walls below d.p.c. to be Fl grade brick (engineers) or class 'A' concrete blockwork.

N

SITE

Elm Farm

Bramley Cottage

Stone

DETERMINED PLAN

O.S. Map ref. TF 2228
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Scale 1:2500

LOCATION

SOUTH HOLLAND DC HOUSING & PLANNING 28 FEB 1997 Ref. 0265/97

6.04

5.50

4.27

8.03

3.30

2.10

3.39

FOUNDATION

Mr. and Mrs. C. I. Thompson, "Baffens Way,"
Cheal Road, GOSBERTON CHEAL,
Extension to Bungalow and Double Garage.

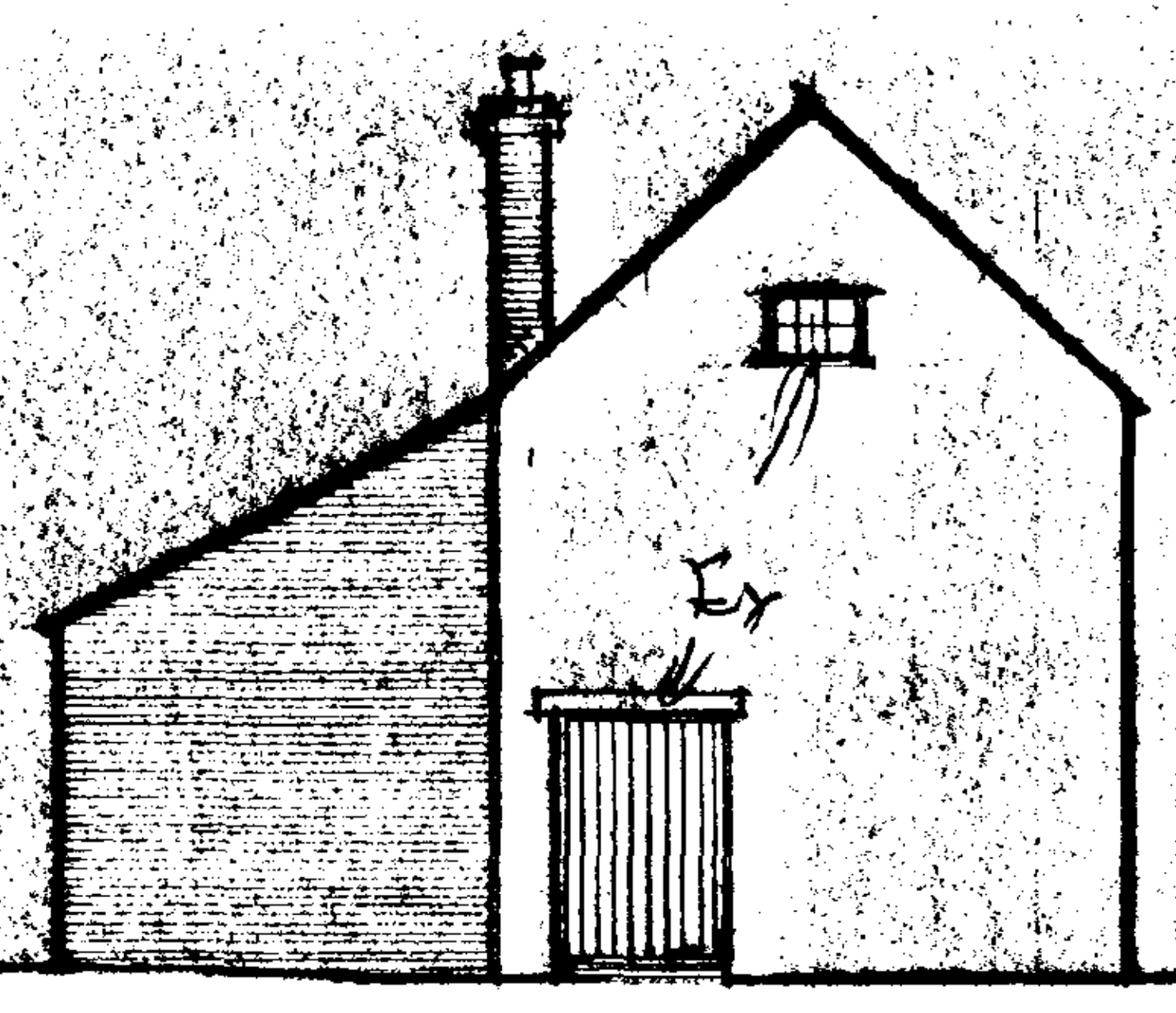
Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.	Scale 1:100
Local Authority Ref. Planning	Drawing No. 970214
Building Regulations	Date Feb. 1997

A. ROFFE
BUILDING DESIGN & PLANS
1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 01775-723 680

SUMMITT
2141 4957



WEST



SOUTH



EAST

Altered Existing plans

LINTELS

Lintels to be IG, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray ever where applicable.

Lintels over new openings formed in existing 1½ brick walls to comprise IG Box 200 externally with Box 100 internally with Box 100 over inner leaf.

Lintels over internal openings to be IG Internal 100 lintels unless specified otherwise.

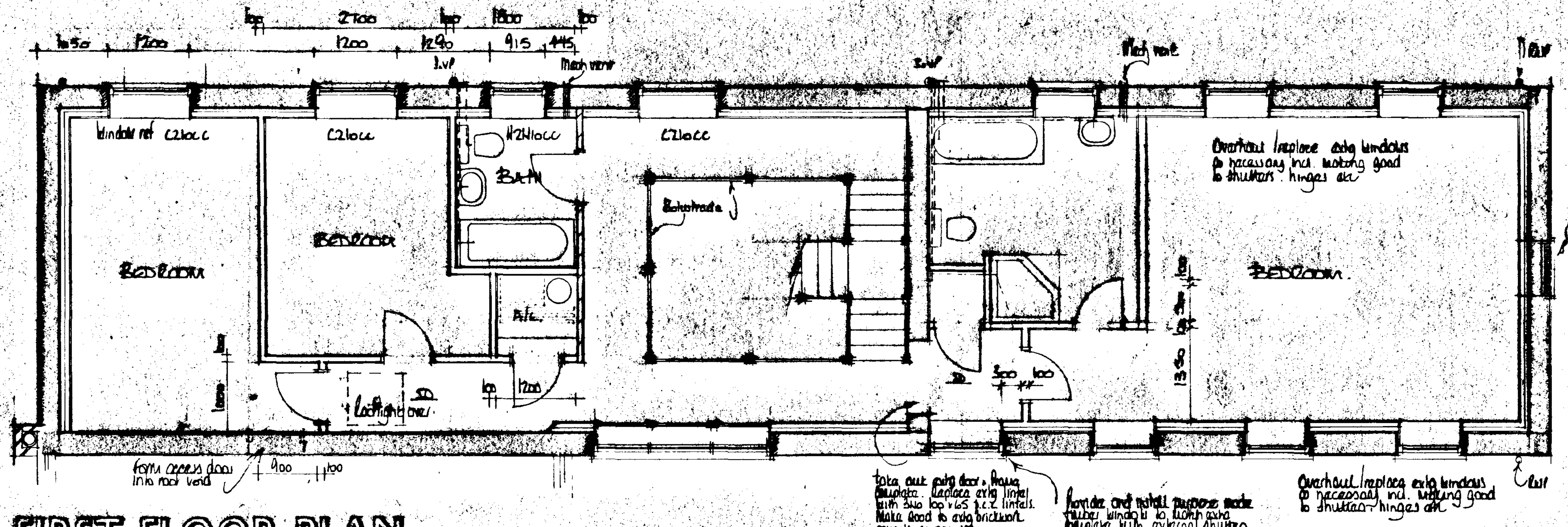
Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm². to non habitable rooms.

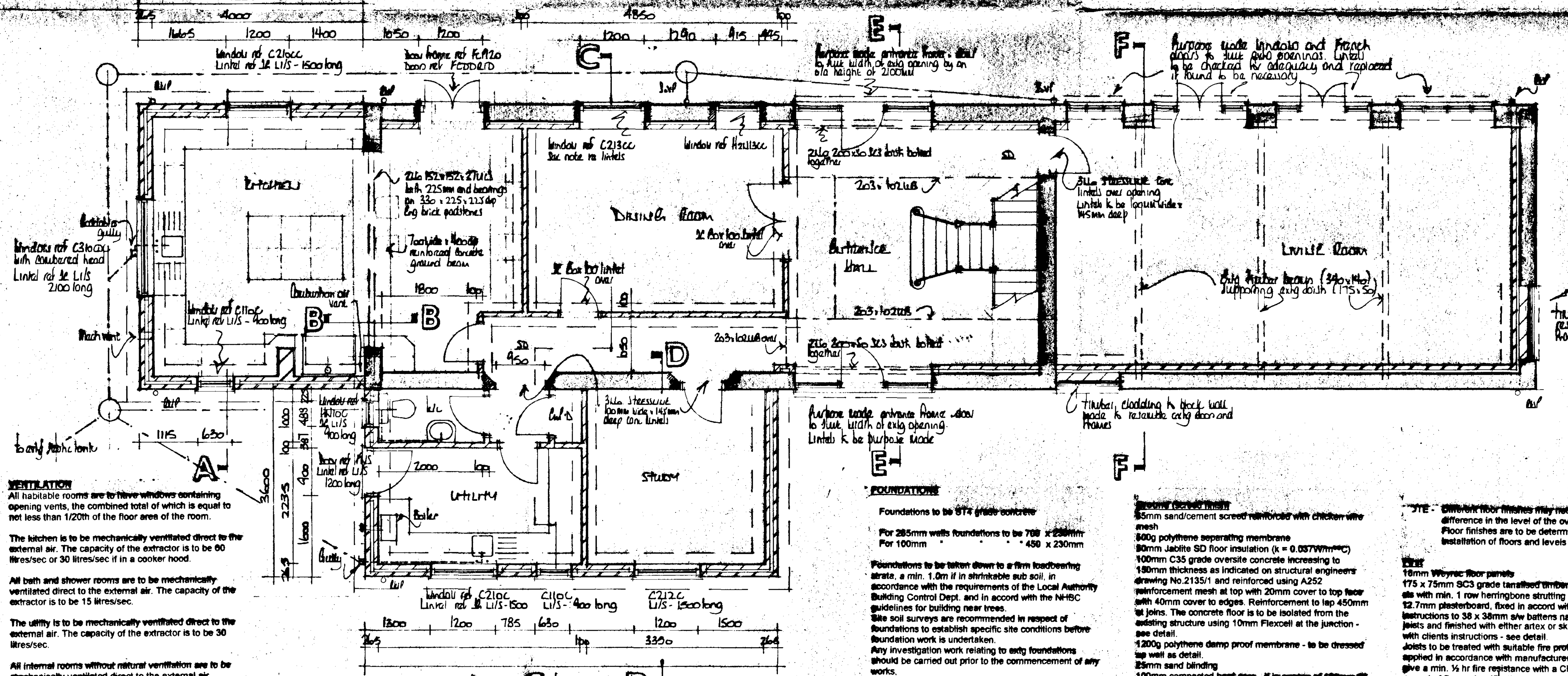
Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.



FIRST FLOOR PLAN



NORTH



VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

All internal rooms without natural ventilation are to be mechanically ventilated direct to the external air. Extractors are td be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

GROUND FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.
Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Take up extg concrete floors and excavate throughout building to reduce levels in preparation for laying new floors. Care must be taken to ensure that any excavation does not have a detrimental affect on the building i.e. the excavation must not be deeper than the base of the extg foundation level of the walls.

Ground (Screed finish)

65mm sand/cement screed reinforced with chicken wire mesh
500g polythene seperating membrane
50mm Jablite SD floor insulation (k = 0.037W/m°C)
100mm C35 grade oversite concrete increasing to 150mm thickness as indicated on structural engineers drawing No.2135/1 and reinforced using A252 reinforcement mesh at top with 20mm cover to top face with 40mm cover to edges. Reinforcement to lap 450mm at joins. The concrete floor is to be isolated from the existing structure using 10mm Flexcell at the junction - see detail.
1200g polythene damp proof membrane - to be dressed up wall as detail.
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

NOTE - Different floor finishes may necessitate a difference in the level of the oversite concrete. Floor finishes are to be determined prior to installation of floors and levels confirmed.

First

18mm Weyroc floor panels
175 x 75mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions to 38 x 38mm s/w battens nailed to sides of joists and finished with either artex or skim in accord with clients instructions - see detail.
Joists to be treated with suitable fire protective paint, applied in accordance with manufacturers instructions, to give a min. ½ hr fire resistance with a Class 1 surface spread of flame classification.

Note: This drawing to be read in conjunction with structural calculations, details etc prepared by John Watson & Partners

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

The extg 1½ brick wall is to be lined at ground floor level by constructing a 100mm inner leaf off the reinforced concrete floor slab. The inner leaf is to be tied to the extg wall with proprietary stainless steel ties positioned as specified above. 65mm Dritherm insulation is to be installed in the cavity formed - see detail on dwg No.96/71/02.

Where existing openings are being blocked up with timber cladding externally the construction is to be as follows : -

25mm thickness timber cladding
19 x 12mm horizontal battens at 400mm cts
19 x 12 mm vertical battens at 400mm cts
Roofing felt, type 1F
190mm insulation blocks
65mm Dritherm insulation
100mm insulation brick/block inner leaf

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab if not indicated as being constructed off a foundation..

Dry lining to extg walls - first floor
Extg wall
50mm cavity
Building paper vapour barrier
75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face with 12.7mm plasterboard, tape joint and skim finish.

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures. A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

Install injected silicone damp proof course into all extg walls, by specialist sub-contractor, and in accordance with the damp proof manufacturers instructions. Any plastering to walls having been treated with injected dpc treatment must be in accord. with manufacturers recommendations incorporating all necessary additives etc.

	Date	Revisions
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Client: Mr N. Smalley

Job Title: Conversion of Barns to Dwelling at Northgate Farm West Pinchbeck

Drawing Title: Plans & Elevations

SOUTH HOLLAND DC
HOUSING & PLANNING
14 FEB 1997
Ref: 0155/97
DETERMINED PLAN

Scale: 1:50 & 1:100

Date: Jan 97 | Drawn by: A

Drg. No: 96/71/01 | Rev