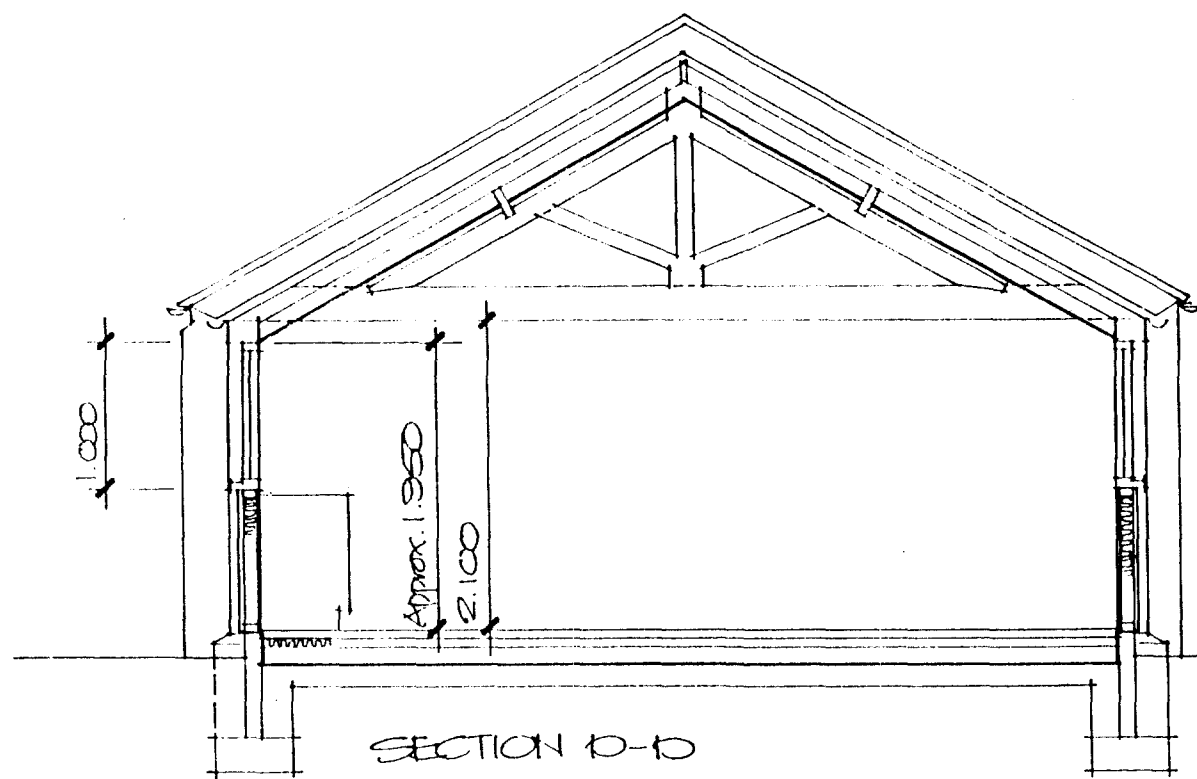




New 200x200 timber support posts mounted on artificial stone/brick pier supports on increased width foundation.

New section of pitched roof above kitchen/breakfast constructed of re-claimed natural roof slates similar to existing on 25x38 fully treated battens on sarking felt on 38x100 rafters at 450mm cts. with 63x200 purlins and 32x125 ridge board.

for details of king post truss refer to detail.

Timber packing to be installed below rafters to allow for 150mm thick fibreglass quilt insulation (semi-rigid batts) and min. 50mm ventilation gap above insulation.

Rafter ends to be supported on 150x200 timber beams supported on existing walls at each end and central 200x200 timber support posts which also supports king post truss.

Roof pitch to match existing (approx. 30°)

All new structural timber to be grade SC3 and marked dry or kiln dry. Install roof void ventilator strip at eaves giving equivalent of 25mm clear gap and install vents at ridge equivalent to 5mm clear continuous gap.

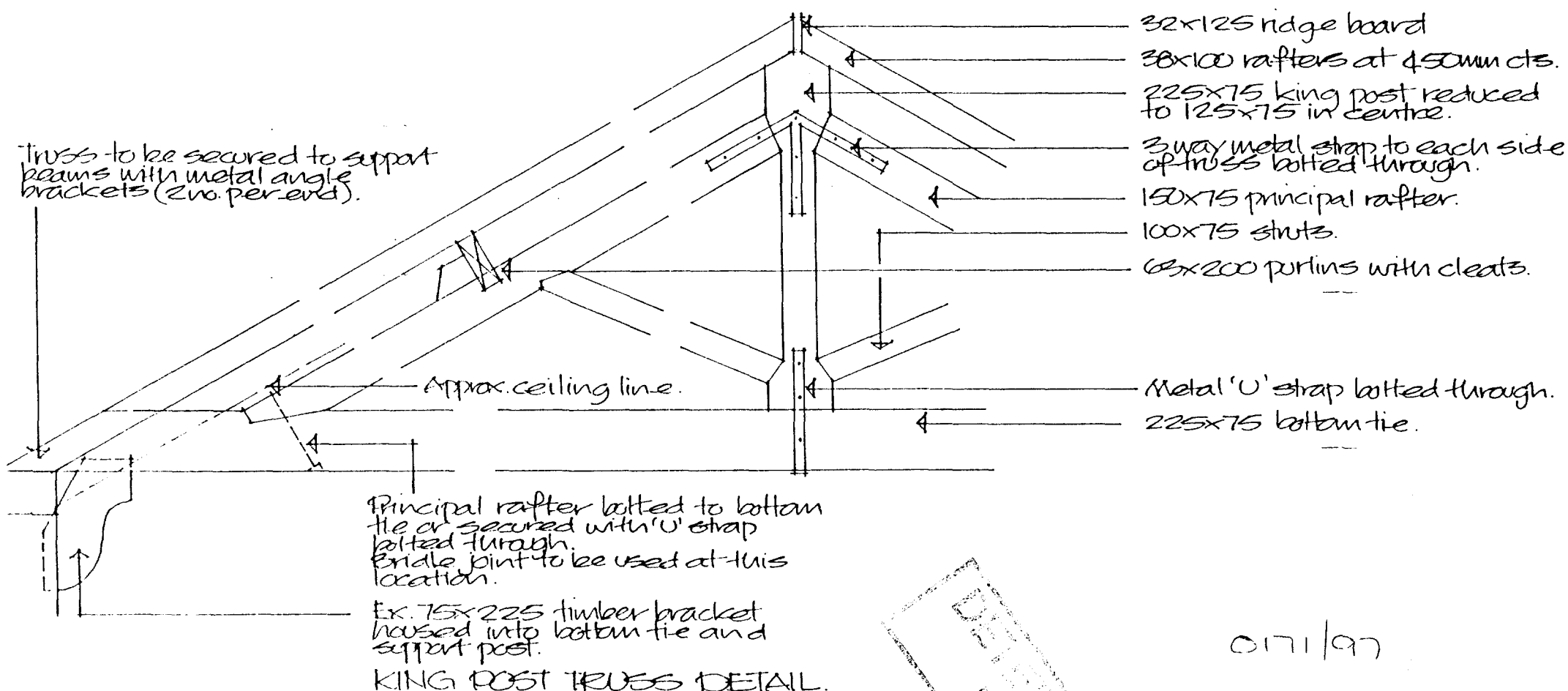
Wall below window frames constructed of finely sawn feather edge boarding min. 16mm thick on 25x38 fully treated battens at stud locations on breather membrane on 16mm thick exterior quality sheathing plywood on 38x100 studs at 400mm cts. with internal lining of 12.5mm plasterboard and skim on 1000 gauge polythene vapour barrier. 100mm thick semi rigid fibreglass insulation installed between studs. (Cypglas 1005 or similar).

Code 4 lead flashing strip below window frames above feather edge boarding.

Approx. 105mm reclaimed facing brickwork min. 3 courses built off class 100mm thick blockwork.

225x500 grade ST4 concrete strip foundations to be min. 750mm deep. (1.000 in shrinkable soil.)

Floor constructed of 65mm thick lightly reinforced sand/cement screed on 500 gauge Visqueen separating membrane on 50mm thick S.D. grade Jablette insulation on 100mm thick grade ST4 concrete slab on 1200 gauge Visqueen d.p.m. on 150mm thick min. hardcore well bladed and consolidated.



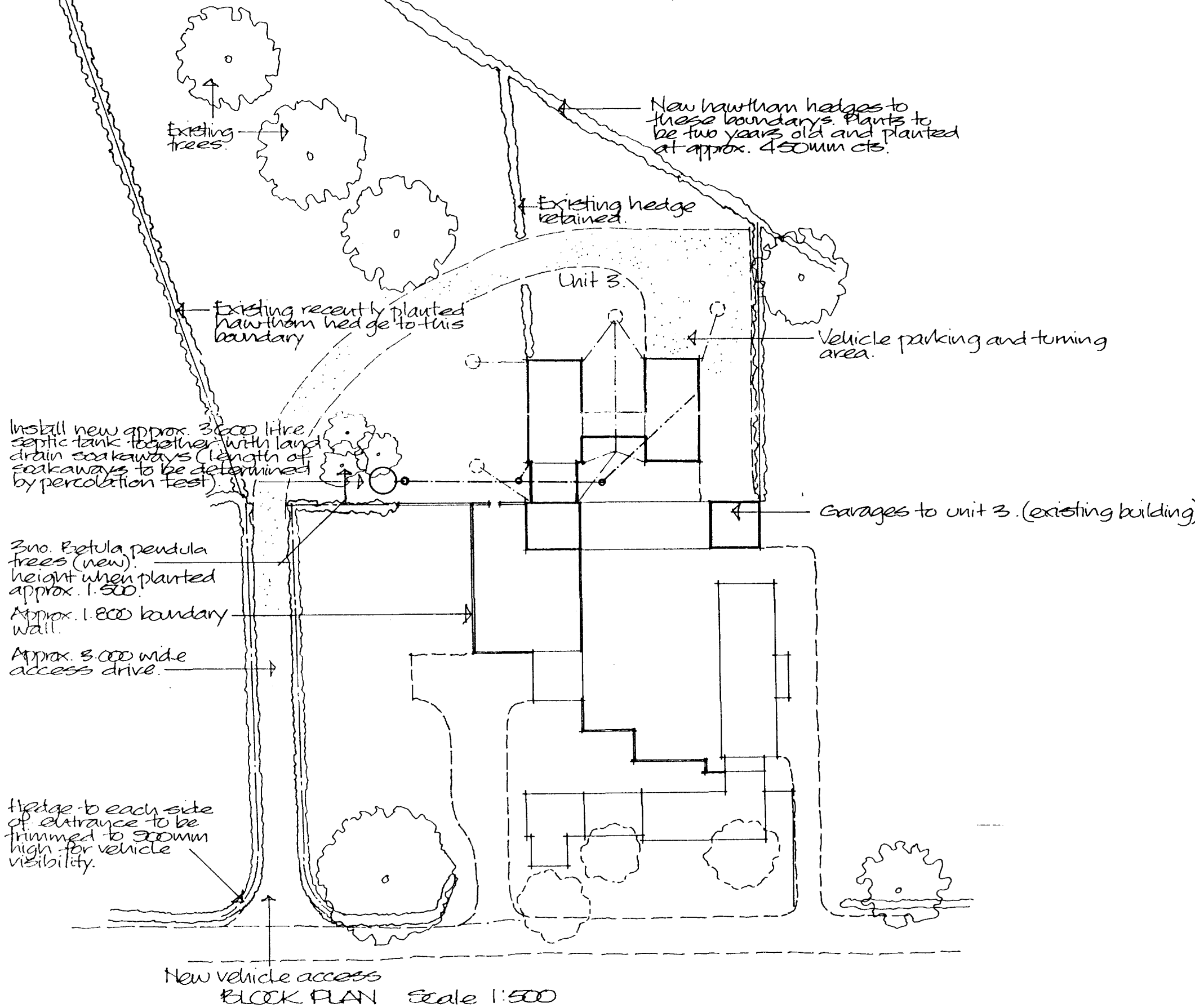
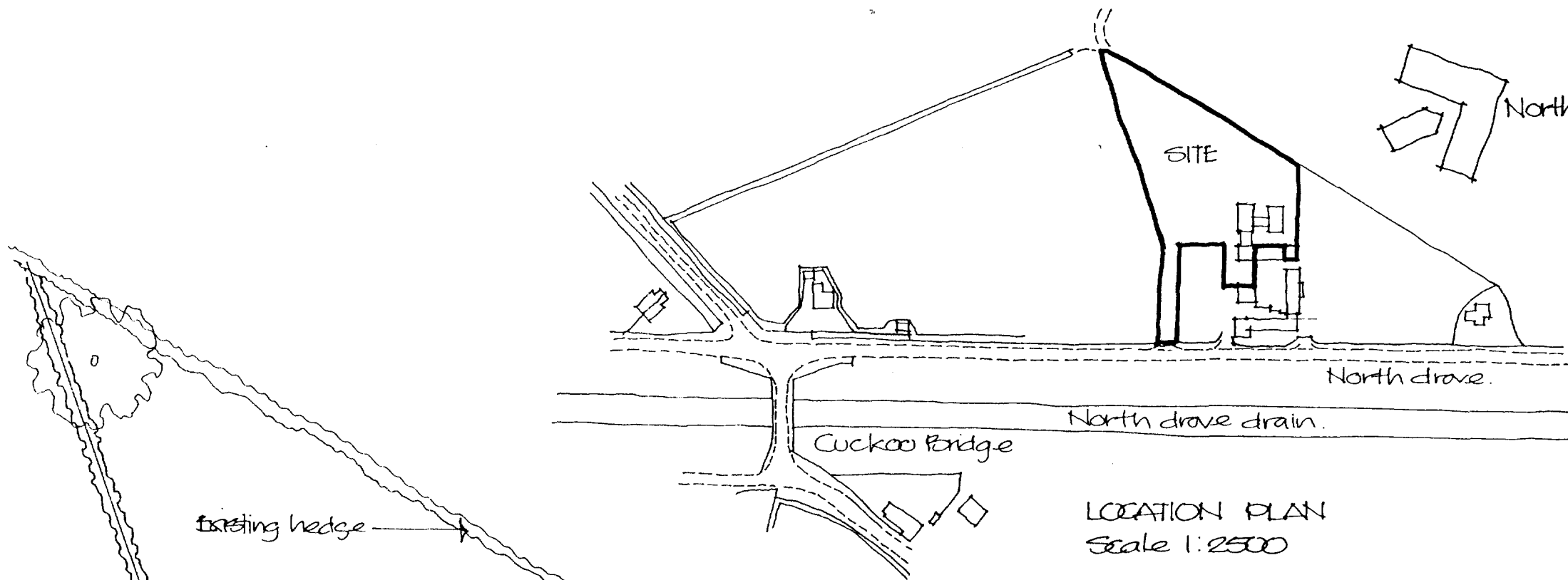
PROPOSED CONVERSION OF
EXISTING FARM BUILDINGS
INTO DWELLING.
AT CLUCKO FARM, NORTH DROVE,
SPALDING. FOR MR. K. BUTTERS

SECTION & DETAIL

February 97 Org. no. 97/03/04

ALAN HORNSBY
ARCHITECTURAL SERVICES

'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

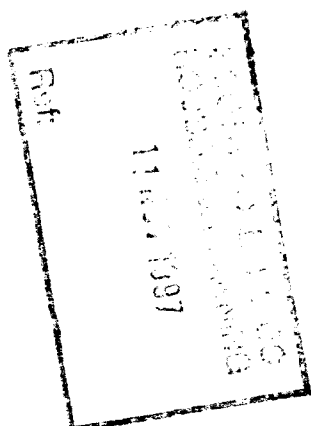


PROPOSED CONVERSION OF
EXISTING FARM BUILDINGS
INTO DWELLING.
AT CUCKOO FARM, NORTH DROVE,
SPALDING. BROADGATE BUILDERS
(SPALDING) LTD.

SITE PLANS

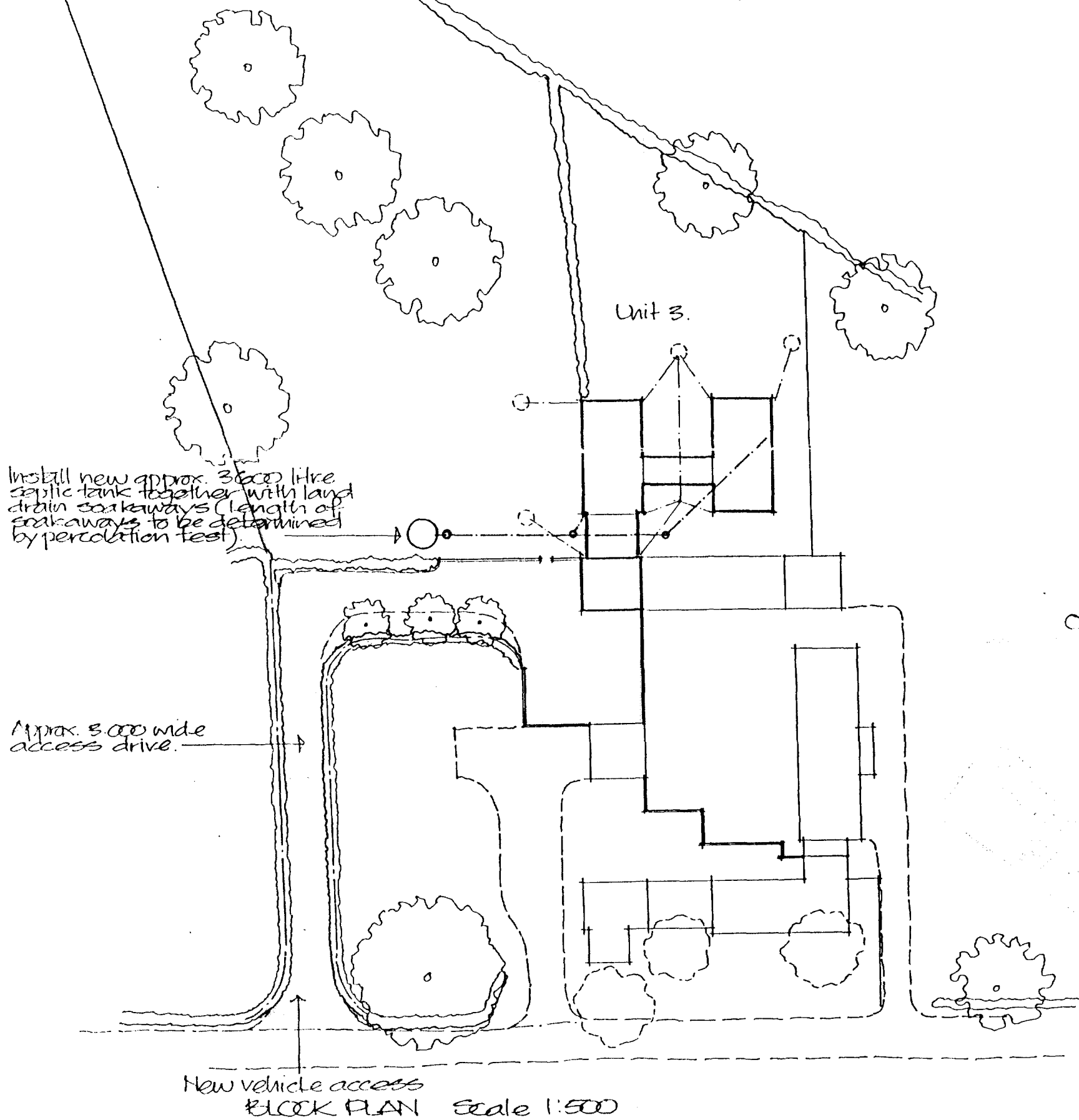
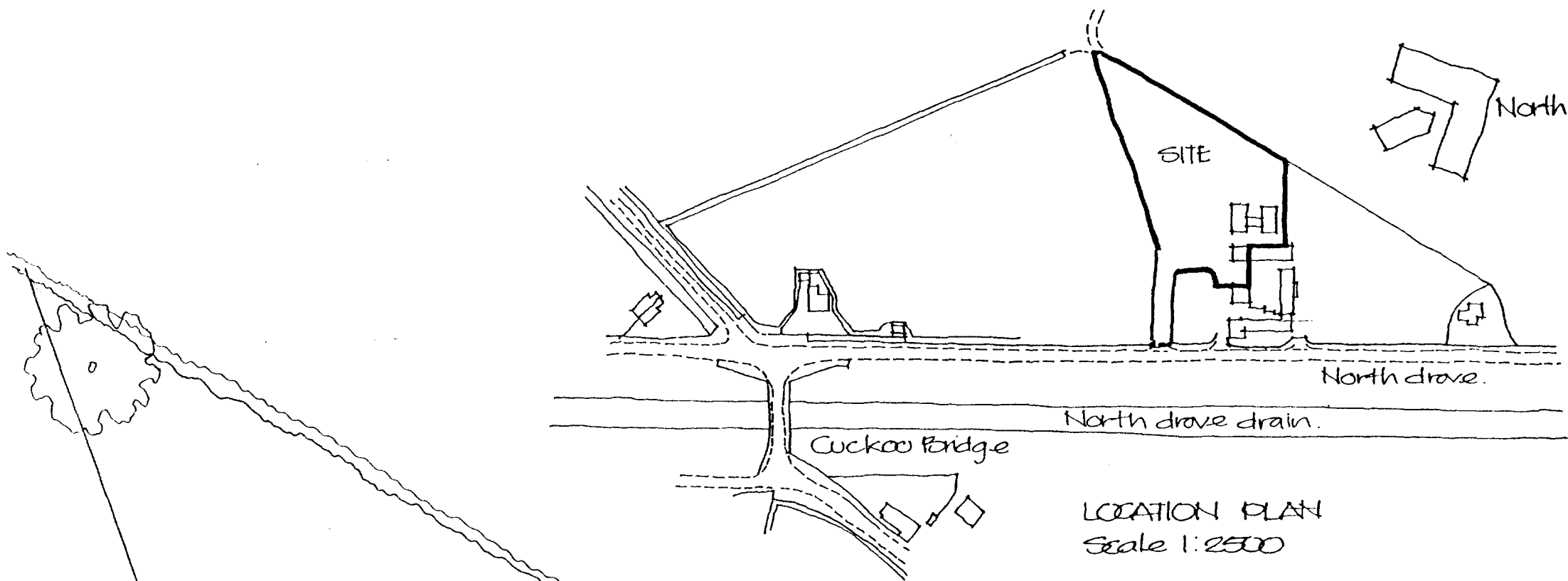
Oct 97

Dwg. no. 97/45/02



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PROPOSED CONVERSION OF
EXISTING FARM BUILDINGS
INTO DWELLING.
AT CUCKOO FARM, NORTH DROVE,
SPALDING. FOR MR. K. BUTTERS

SITE PLANS

April 96 Drg. no. 91/03/03

ALAN HORNSBY
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Forming lean-to type open fireplace in reclaimed facing brickwork and incorporating heavy timber beam over all to agreed detail. Clay pipe liners to BS101 with sockets installed uppermost to be installed in new 100mm brick chimney stack.
Size of stack to be determined by diameter of liners.
Diameter of liners to be determined by size of fireplace recess.
Base area of chimney to be determined by size of fireplace recess.
Non combustible hearth to be built of concrete floor slab (no insulation under).
Install suitable air brick/liner and hit and miss ventilator internally with flyscreen to provide adequate supply of combustion air to open fire.
Rebuild corner of existing building in reclaimed brickwork of same thickness as existing and fully bonded to existing. This and other rebuilt sections to be built of existing stepped footings. Other rebuilt sections of existing walls in need of rebuilding due to localised cracking of structure to be fully bonded together in reclaimed brickwork as existing.
Refer to structural engineers details for method of stabilising existing walls.
Generally existing brickwork to be replaced with bricks to match existing where possible and to be repointed generally throughout.

Form new either 100mm thick concrete block or approx. 100mm reclaimed brick inner wall to stabilise existing external brick walls. Refer to structural engineers details regarding ties between walls.
Other internal walls to be either new concrete block or reclaimed brick.
Pitched areas indicate re-claimed brick.

Internal black and back face of internal brick and other exposed blackwork walls to be finished in 100mm sand/foam insulation with plastic finish.

Form new window openings.
Rebuild corner as existing including projecting pier (up to underside of gutter).

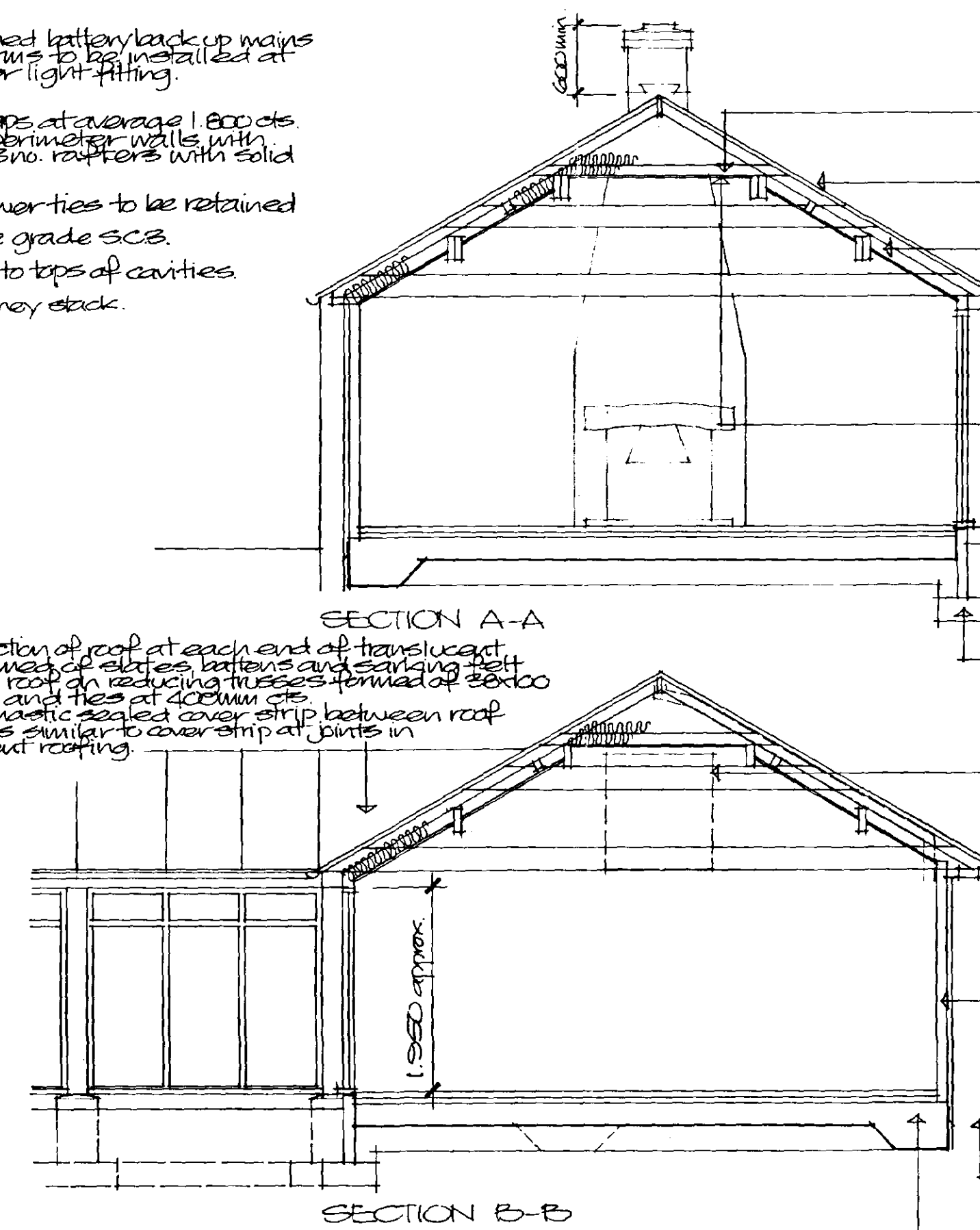
Form new door opening through existing brick wall.
Extend existing brick wall up to new roof line and finish top existing fair faced brick finish to be retained.

W roof structure/finish to extend in existing roof structure with existing timber rafters and purlins with new exterior grade plywood boards.
W walls to each side of port to be formed of 225mm brickwork (climbed) taken up to line roof and fully bonded to existing.
Fall new 225x600 grade 1 concrete strip foundations new walls to be min. 150mm deep (1,000 in shrinkable soil).
W timber support post approx. 100mm dia. on artificial stone pier block or reclaimed brick approx. 200x200 concrete foundation.
Wk existing beams for stability/condition.
W string brick pier.

Windows/doors:
Install through new window and door frames to suit existing, altered or new openings.
All opening lights and doors to be fitted with draught seals.
All windows and doors together with velux rooflights to be double glazed with 12mm gap.
All glass to doors, adjacent sidelights and any glass within 800mm of floor level to be safety glass to BS 6206.
Lintels:
100x100 Richard Lee precast concrete reinforced lintels to fill openings in 100mm concrete block 100mm brick internal walls and 320 openings in 225mm walls and 320 openings in 225mm walls.
100x150mm wide version of same lintel to support new black inner skin at high level window in master bedroom.
Lintels to new openings through external brick walls to consist of i.c. type lint supporting external face brickwork backed up by 100mm deep Richard Lee precast reinforced concrete lintels of sizes to suit thickness of walls.
Dampers insulated d.p.c. between steel and concrete lintels.
Rebuild piers to be increased in size externally to approx. 550mm (2 1/2 bricks).
Rainwater:
All rainwater downpipes to discharge into 100mm dia. UPVC drains bedded and surrounded in 100mm pea gravel to soakpits min. 1 metre cube at least 3'000 from building.
New and replacement timber support posts mounted on artificial stone/brick pier supports to be 200x200 supporting existing or replacement timber beams.

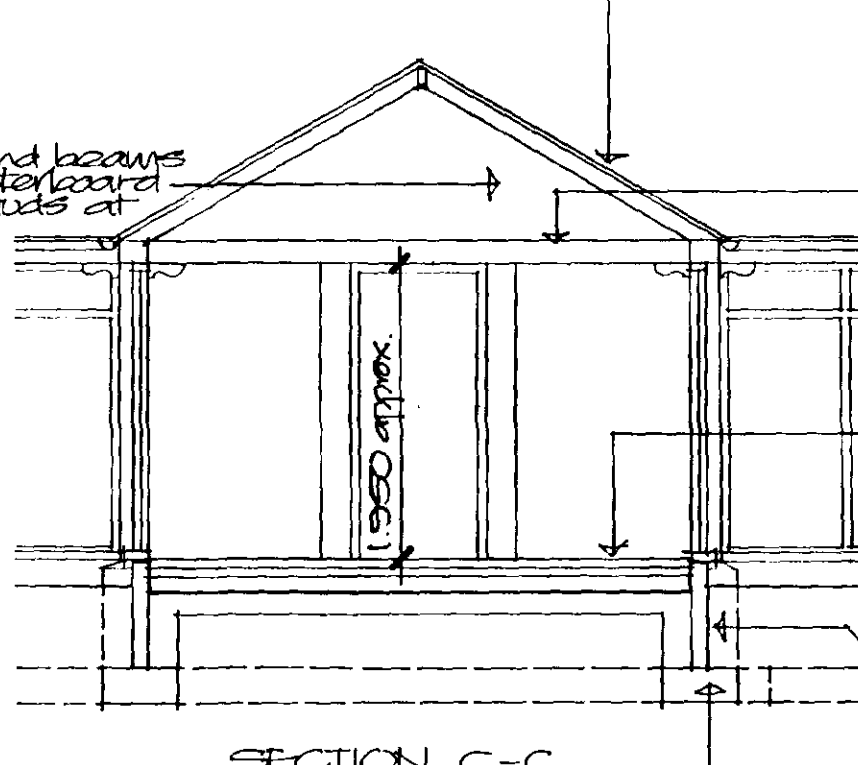
Smoke alarms:
Install interlinked self contained battery back up mains powered smoke alarms. Alarms to be installed at least 300mm from any wall or light fitting.
Stairs:
Install 30x50mm mild steel steps at average 1.000 cts. between roof structure and perimeter walls with steps installed to span min 500 rafters with solid noggings under at gables.
Existing purlins, collars and lower ties to be retained.
All new structural timber to be grade SCB.
Cwm superior or similar seals to tops of cavities.
Code 4 lead flashings to chimney stack.

Existing slate roof finish to be removed and replaced by new slate.
All existing roof timbers to be checked over by specialist and treated or replaced as necessary.
Refer to structural engineers details.
New ceiling joists (200x200) to be installed at same centres as rafters (approx. 250-400 cts).
Install re-used slate roof finish on gables. Coloured battens onarking felt on existing rafters.
Install timber packing below existing rafters to increase structure depth to 100mm to suit new 100mm thick 300x300 timber support posts.
Thick 300x300 timber support posts with min 50mm ventilation void over insulation to 100mm thick insulation one layer of 100mm thick insulation between posts and one layer over posts. Rafters over roof void to be insulated and fitted with draught seals.
New ceiling formed of 25mm thick plasterboard adjacent to walls to be supported.
Hyload d.p.c. with dpm lapped over to be min. 150mm above ground level.
Install artificial stone support blocks to 200x200 timber support posts. Blocks to be 100mm wide and 100mm high built off new concrete strip foundations.
Approx. 100mm thick re-claimed brickwork with 2 courses built on 100mm class A concrete blockwork supported by 200x200 concrete strip foundation concrete grade 1 or better to be min. 150mm (1,000 in shrinkable soil).
Outline of high level window in master bedroom.
Install roof void ventilator strip between top of brickwork and underside of existing roof complete with flyscreen to give equivalent of 100mm clear gap ventilation. Flyscreen to be min. 150mm thick and 100mm wide clear vent gap.
New 100mm hr. upvc guttering supported on drive in type metal wall brackets with 50mm dia. upvc downpipes.
Install new 100mm thick Tarmac handpiles standard blackwork or 105 re-claimed brick walls with min. 50mm cavity to existing wall. Refer to structural engineers details with regard to ties between new and existing cavity to be insulated with RMC. Replaced a similar approved expanded polystyrene bonded (EBS) insulation installed to manufacturers recommendations. Dampers insulated d.p.c. to reveals.
Chemical injection damp proof course to be installed to all existing walls by approved installer.
New floors constructed of 60mm thick lightly reinforced sand/cement screed over 50mm thick insulation. Screed to be min. 50mm thick. Blotter S.D. grade insulation on reinforced concrete. Also to include 50mm thick insulation. Screed on an 100mm thick hardcore well blinded and consolidated.
Hot water pipework and unprotected cold water pipework to be insulated with armatherm or similar insulation of thickness to match pipe outside diameter.



This section of roof at each end of translucent roof formed of eaves battens and carrying felt as shown roof on reducing trusses formed of 200x200 rafters and ties at 400mm cts. Patent mastic sealed cover strip between roof finishes similar to cover strip at joints in translucent roofing.

Heating:
To be provided by electric off peak storage radiators with individual damper controls and fan convector facility together with electric panel heaters and electric wall mounted convector heaters.
Heating to be run on half-hour tariff.
Hot water to be provided from fully insulated hot water cylinder (500mm thick beam) 120 litre min capacity fitted with immersion heaters run on half-hour tariff with further immersion heater in day time tank.
New full drainage to consist of soil and vent stack located in bathroom vent extended to ridge terminal and rising point at base. Also stack with air admittance valve and rising point located in cloak. Soil and vent and stub stack to be 100mm dia.
Soil and vent stack and stub stack to be connected to 100mm dia. upvc drains bedded and surrounded in 100mm pea gravel to fall approx. 1 in 40 to septic tank and soakaway.
Insulation chambers to be approx. 400mm dia. polypropylene insulated to manufacturers instructions. Drains passing through walls to be protected by concrete slab lintels and to have min. 50mm clearance around pipe, and to have protection from vermin entry.
Any drain within 600mm of ground level to be protected by paving slabs bed above pea gravel.
Above ground drainage:
To comply with BS 5572 polypropylene waste from kitchen sink, washing machine, bath and shower to be 40mm dia. with 50mm dia. from wash basins. Combined wastes to be 50mm dia. fittings to have 100mm floor seal-traps with clean-out top accessible for cleaning.
Mechanical ventilation:
Install mechanical extract fan incorporated in cooker hood capable of extracting at a rate of not less than 30 litres per second.
Install extract fan in utility capable of extracting at a rate of 30 litres per second and to bathroom at 15 litres per second. Extract to cloak to be 6 litres per second controlled by light switch with 15min. dcm. Natural ventilation:
Opening lights/external doors to provide minimum ventilation to habitable rooms of at least 1/20th floor area.
Trickle vents to be provided in window/door frames to give at least 600mm ventilation to lounge, study and bathroom, and at least 300mm to kitchen, bathroom and utility.
Roof to glazed link constructed of over-laid multi-skinned polycarbonate translucent sheeting supported on 200x200 rafters of average 600mm cts. with 100mm wide 50mm gap and supported on 100x200 timber beams with 200x200 support posts at approx. 2,400 max cts. (dno).
Code 4 lead valley gutters supported on min. 100mm thick exterior quality plywood battenboards.
Floor to link constructed of 60mm thick lightly reinforced sand/cement screed on 500 gauge Visqueen separating membrane on 100mm S.D. grade 1 or better insulation on 100mm thick grade S.T.4 concrete slab on 100x200 Visqueen dpm on min. 150mm hardcore well blinded and consolidated.
Approx. 100mm thick re-claimed facing brickwork min. 2 courses built off class A 100mm thick blockwork.
225x500 grade S.T.4 concrete strip foundations to be min. 150mm deep (1,000 in shrinkable soil).



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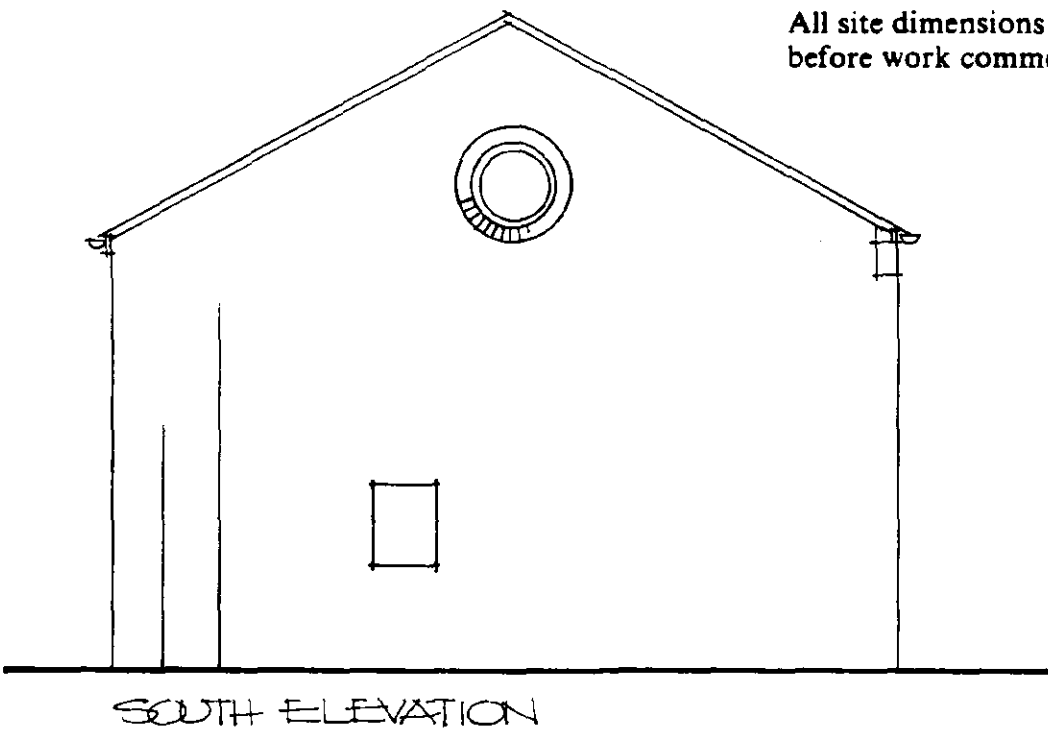
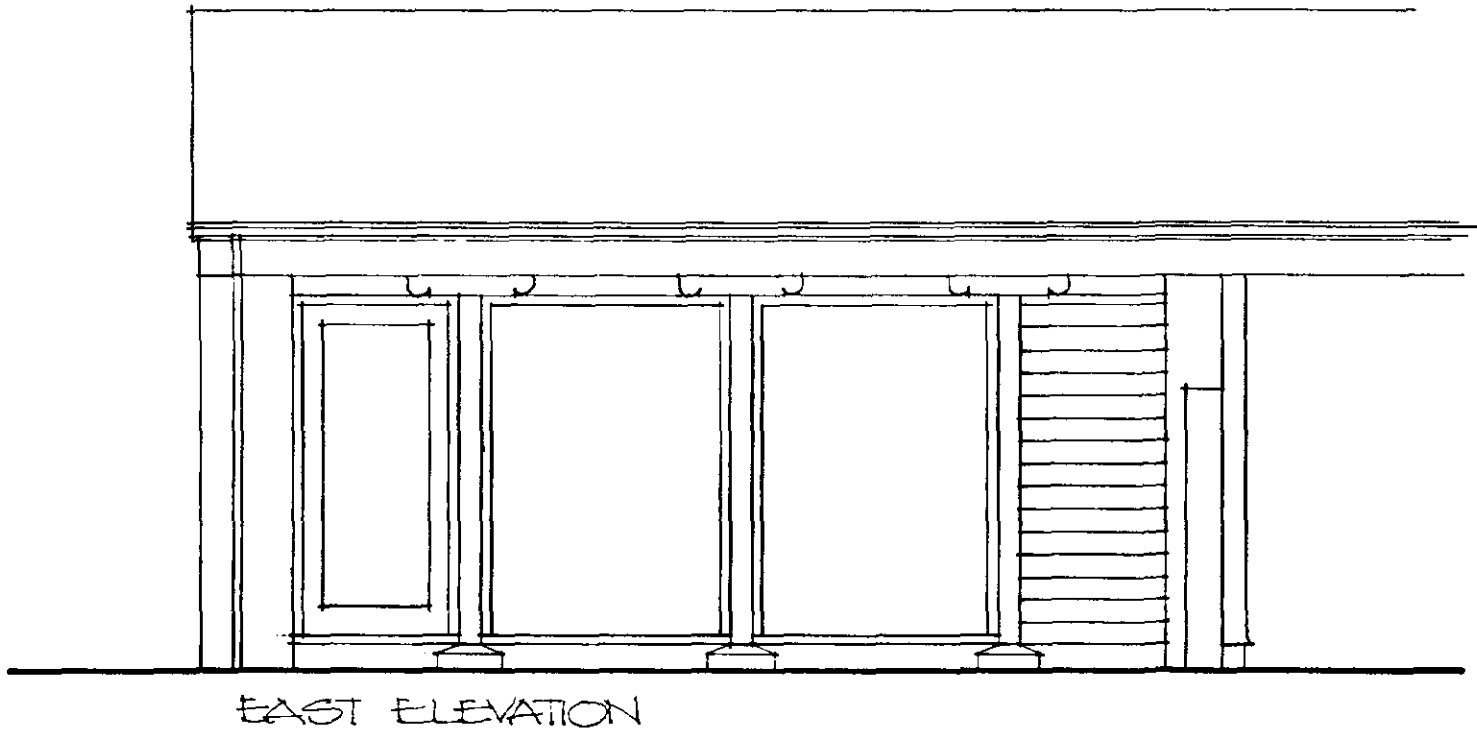
PROJECT TITLE
PROPOSED CONVERSION OF
EXISTING FARM BUILDINGS
INTO DWELLING
AT CUCKOO FARM, NORTH GROVE,
SPALDING.
FOR MR K. BUTTERS

DRAWING
PLANS AND SECTIONS AS
PROPOSED.
Ret: 071/97

REV	DESCRIPTION	DATE	BY
A	General items	14.5.92	ACH
B	Glazed link altered	3.1.97	ACH
C	Major alterations to design	14.2.97	ACH

SCALE
1:50
DATE
March/April 1996
DRAWN
ACH
DRAWING NO.
57/03/01

Do not scale off this drawing.
All site dimensions to be checked
before work commences.



Heating:
Extend existing heating system into
proposed consisting of electric oil
radiator heaters with individual
radiator controls and fan convectors
facility.
Heating to be run on 'heatwise' tariff.

New ceilings formed of 9.5mm thick
plasterboard with skim finish and all
edges supported.

Existing roof structure above kitchen
together with existing valley gutter.

Extend 150mm thick insulation up
face of wall to u/s of roof finish.
Existing wall plate retained.

Install 60x50mm mild steel straps
between external brick walls and
roof structure at average 1.800
mtrs with straps extending over min.
3no. timbers with solid noggings
under.

Chemical injection damp proof course
to be installed to existing walls by
specialist installer.

Windows/external door:

Install new glazed external screen
incorporating glazed door all to be
installed between new timber support
posts existing brick reveals.
All glazing to be double glazed min. 6mm
gap and to be safety glass to BS 6206.
All sealed units to incorporate Pilkington K
glass or similar approved low E glass.

Install trickle vents to give min. 800mm²
vent to room.

Fixed glazed high level window to
give to be glazed as above but not with
safety glass.

Roof construction:

Existing natural slate roof covering to be retained.
Existing 60x65 common rafters to be retained together
with existing 100x100 rafters (2no) forming part of existing
principals.
Existing collars to principals to be removed together with
existing purlins.
All existing retained timber to be checked and replaced where
required.

Install new king post truss formed of:
150x75 rafters
60x200x75 king post reduced to 125x75 in centre.
100x75 struts
200x75 bottom tie

Install new 225x75 purlins to give support to existing rafters.

Timber packing to be installed below rafters to allow for 150mm
thick semi-rigid fibreglass insulation with min. 50mm ventilation
gap above insulation.

All new structural timber to be grade SC3 marked dry or kiln
dry.

Roof void ventilator strips at present installed at eaves giving
equivalent of 25mm wide clear vent gap. Also install vents
at ridge to give minimum of equivalent to 5mm clear vent gap.

Existing gutters and downpipes.

Existing beam retain consisting of 2no. 75x230 timbers spiked
together.

Install 75x125 timber below beams and above window frames
together with 125mm deep shaped false spreader timbers
at tops of each support post.

Ex. 75x200 shaped timber bracket.

Ex. 150x150 timber support posts from u/s of existing timber
beam to new artificial stone mounting blocks supported on
brick piers on increased width foundations.

Hydrol d.p.c. to be min. 150mm above ground level with d.p.m.
lapped over.

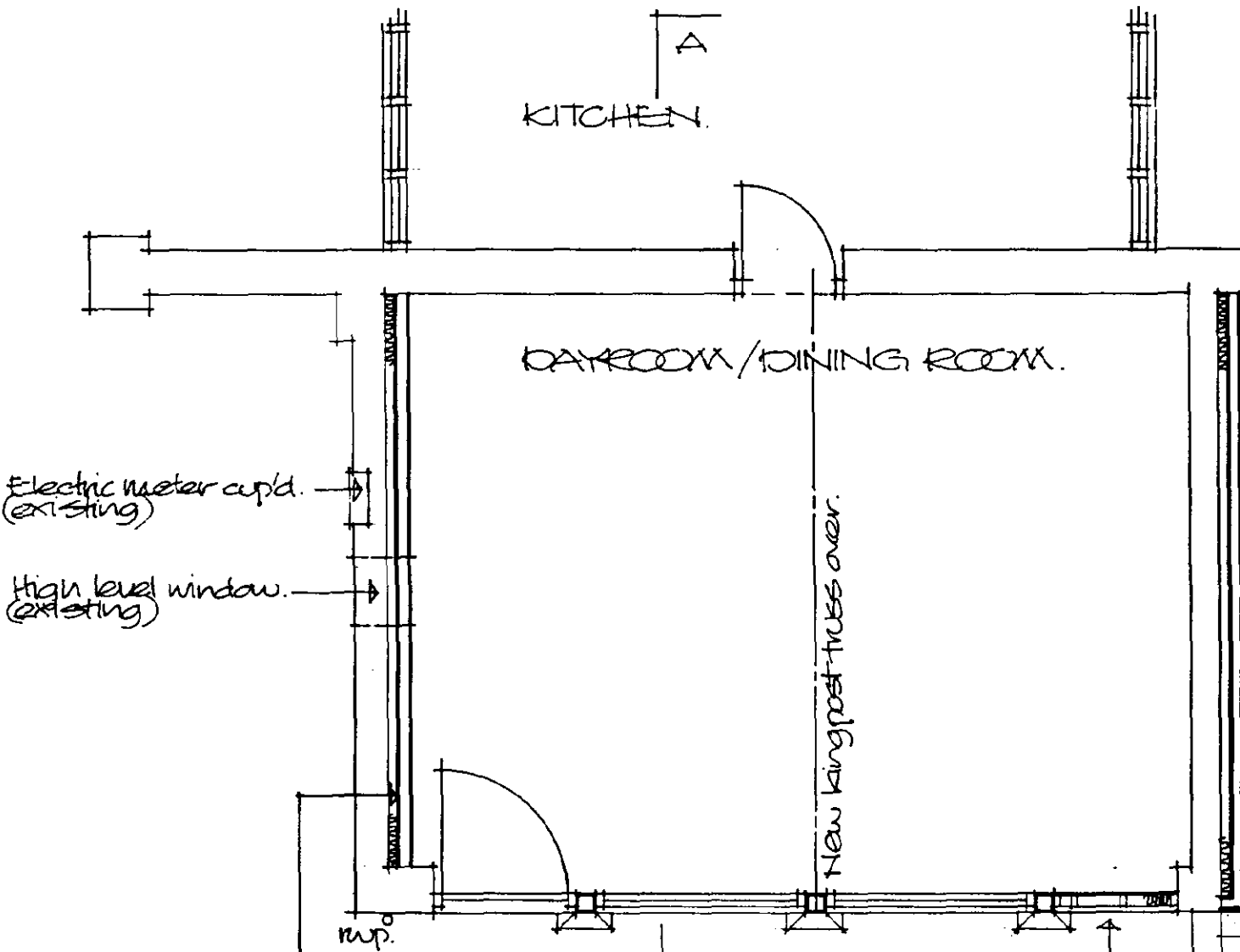
Approx. 100mm thick reclaimed brickwork min. 3 courses on
100mm class 'A' concrete blockwork built up 225x500
grade STD concrete strip foundation min. 150mm deep.
(1.00 in shrinkable soil)

Floor construction:

Approx. 50mm thick sand/cement screed on 100mm grade STD
concrete slab on 500 gauge separating membrane on
50mm thick SD grade expanded polystyrene insulation on
1200 gauge Visqueen d.p.m. on min. 150mm thick hardcore
well consolidated and blinded.

Install new 100mm thick skin of Hanelite standard blockwork
with sand/cement rendering to external face.
Cavity to be 60mm thick with polyurethane insulation wall ties
etc. as wall to other side of room. Both new walls to be
taken up to u/s of roof finish and sealed.

Extend existing concrete strip foundation to support new wall.

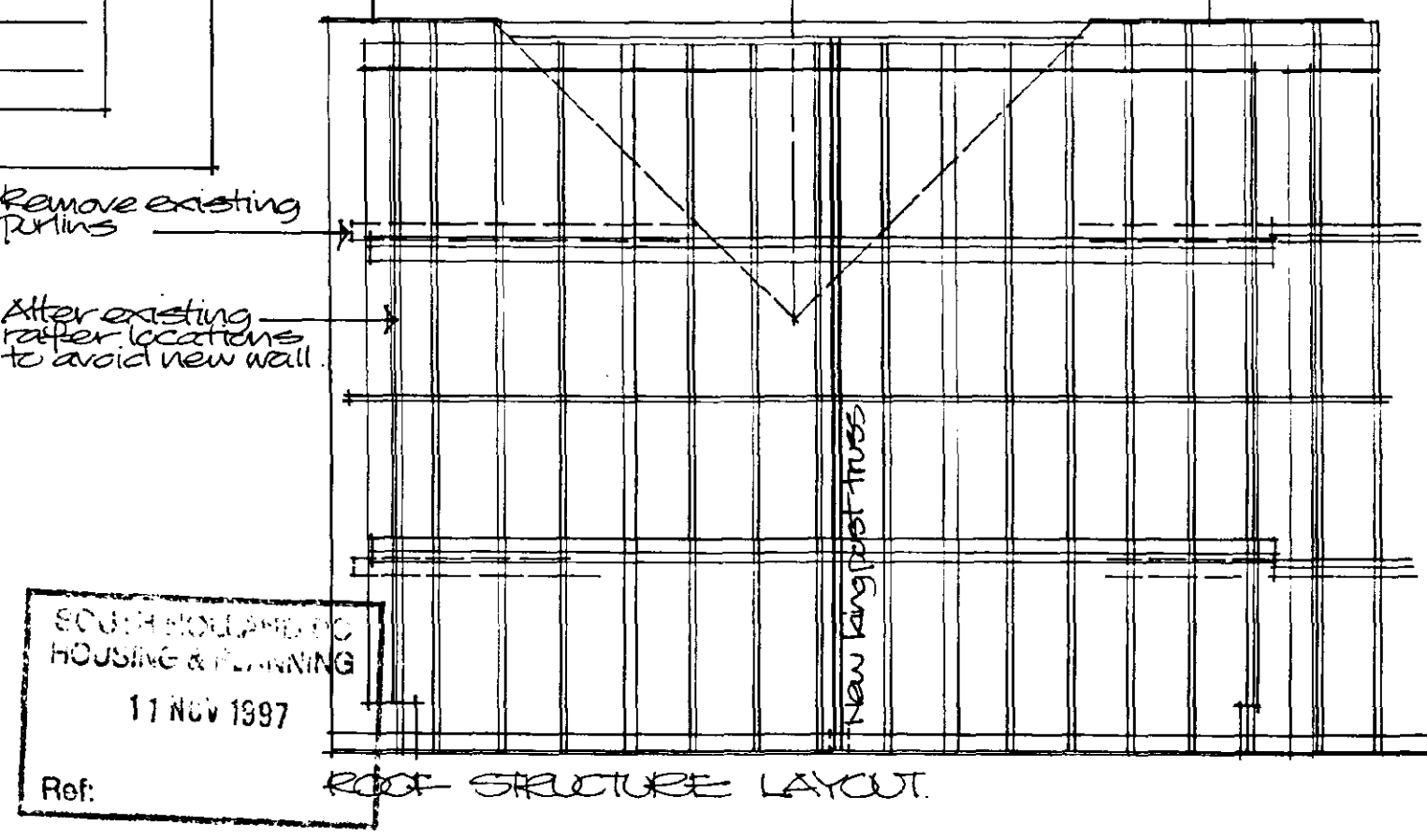


Electric meter cup'd.
(existing)

High level window.
(existing)

Install new skin of approx. 100mm thick
reclaimed fair-faced brickwork with
60mm thick cavity insulated with
polyurethane or similar expanded polystyrene
boarded bead insulation installed to
manufacturers instructions.
Wall ties (batted to existing brickwork) to
be installed at 450mm cts vertically
300mm cts horizontally and at 225mm
cts within 225mm of reveals.
Wall to be supported on floor slab which
is to be thickened out to min 300mm deep
by 300mm wide.

This section of new external wall constructed
of finely sawn feather edge boarding min.
150mm thick on 25x38 fully treated battens at
300 locations on breather membrane on
100mm thick exterior grade sheathing ply
on 30x100 studs at 400mm cts with internal
lining of 12.5mm plasterboard and skim on
vapour barrier 100mm thick semi-rigid
fibreglass insulation installed between studs.



SOUTH HOLLAND PC
HOUSING & PLANNING
11 NOV 1997
Ref:

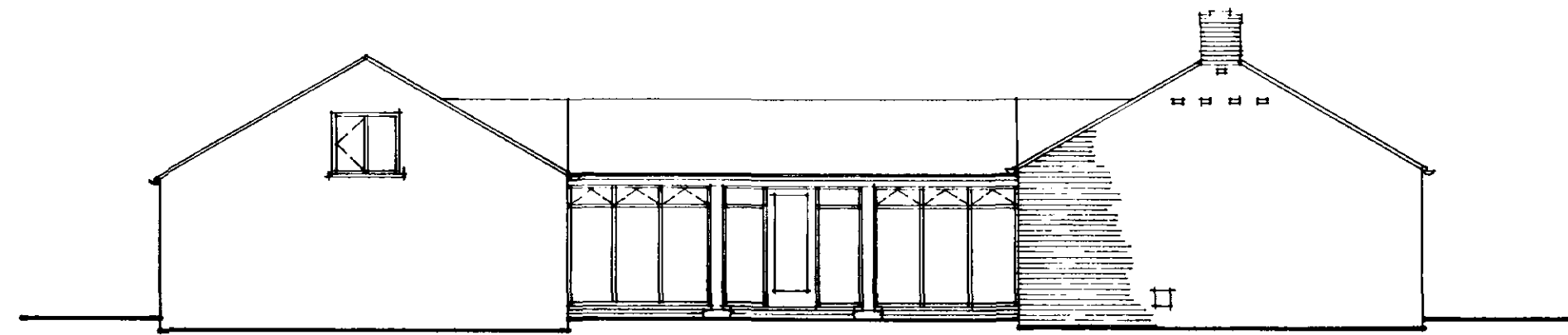
Project
CONVERSION OF PREVIOUSLY
PROPOSED CAR PORT INTO
DAYROOM/DINING ROOM AS
PART OF FARM CONVERSION.
AT CUCKOO FARM, NORTH DRIVE,
SPALDING.

Client
BROADGATE BUILDERS
(SPALDING) LTD

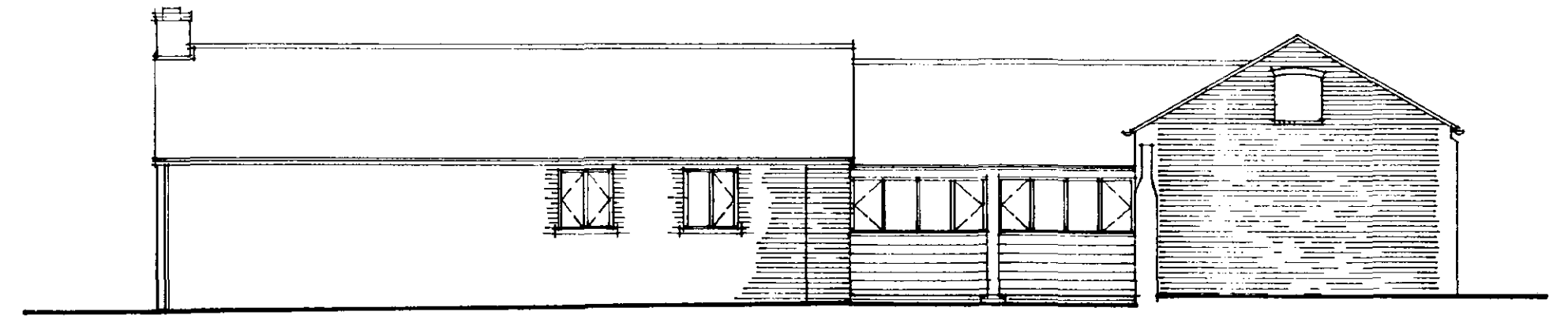
ALAN HORNSBY
ARCHITECTURAL SERVICES

'Little Acre'
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Tel. Holbeach (01406) 380591

Scale 1:50
Date Oct 97
Drg. no.
97/45/01

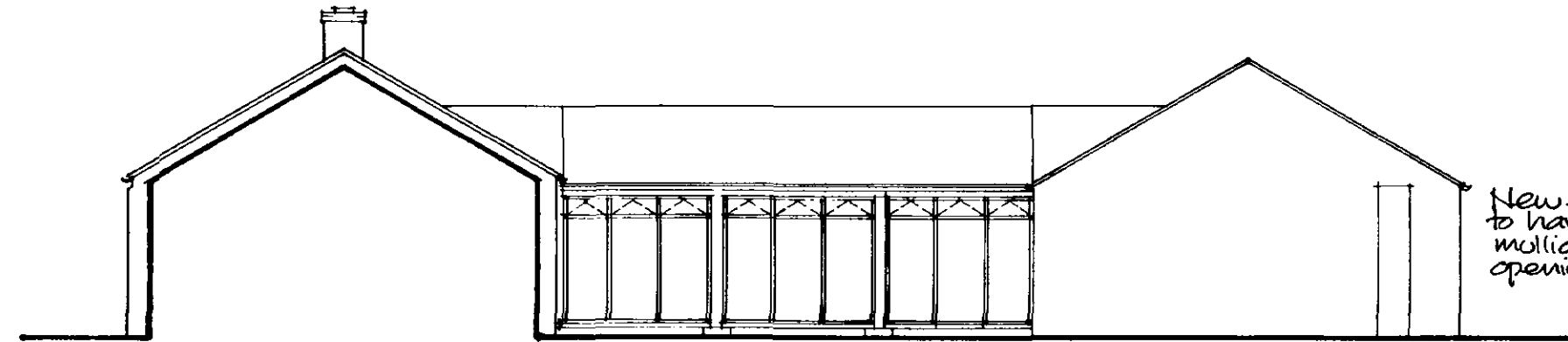


WEST ELEVATION



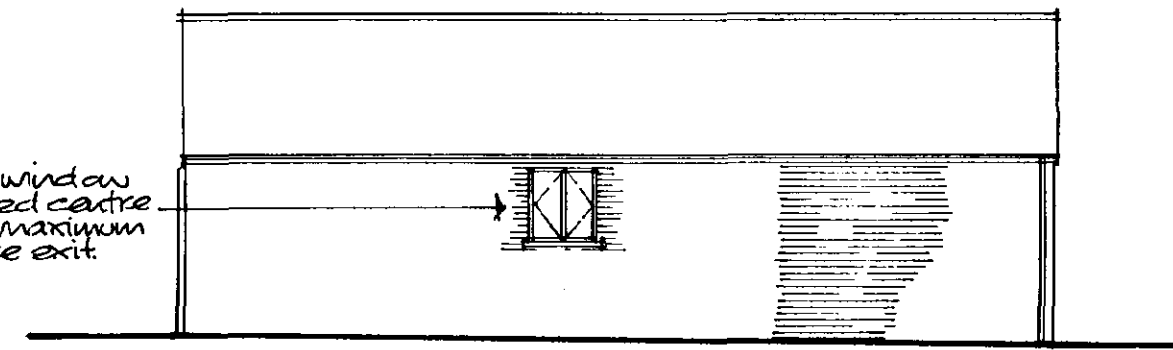
SOUTH ELEVATION

State roof finishes to existing re-used and reclaimed slates to match existing.
All new brickwork to be either existing re-used or reclaimed bricks to match existing.
Infill panels to be finished with finely sawn feather edge boarding.

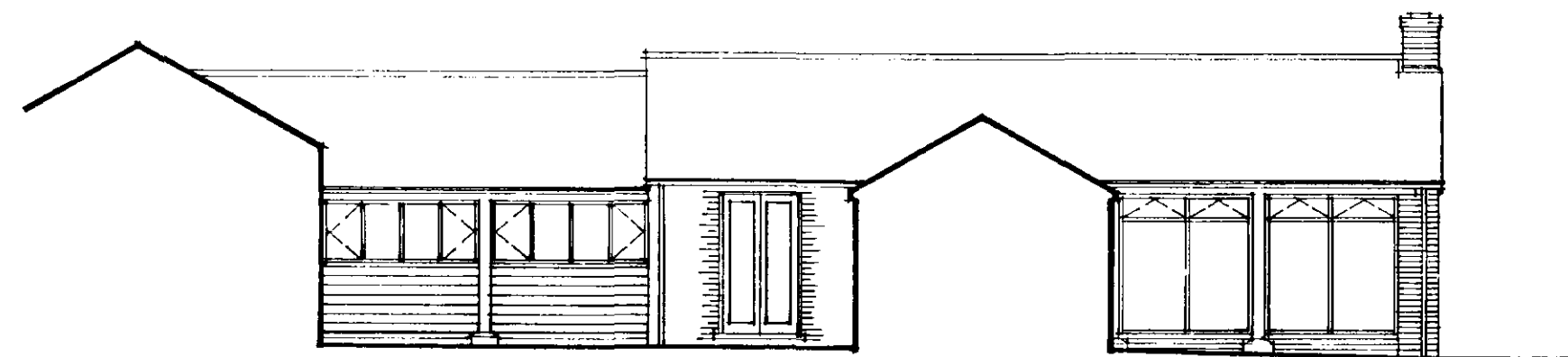


EAST ELEVATION

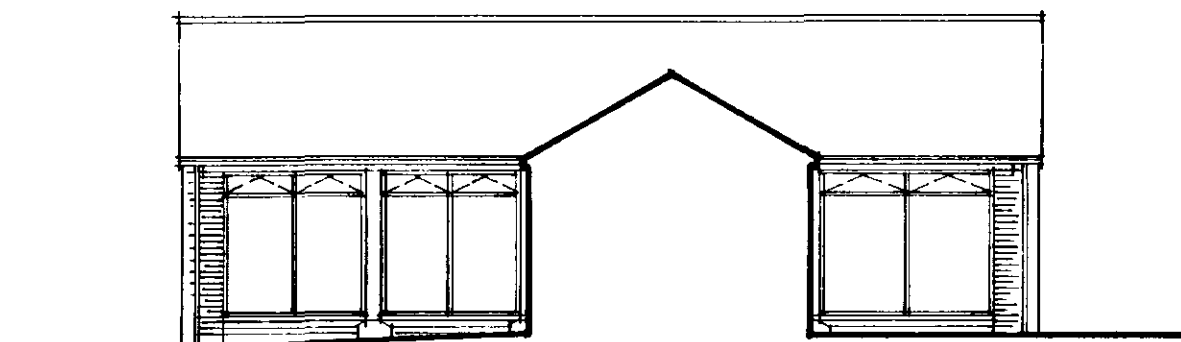
New fire exit window to have no fixed centre mullion to give maximum opening for fire exit.



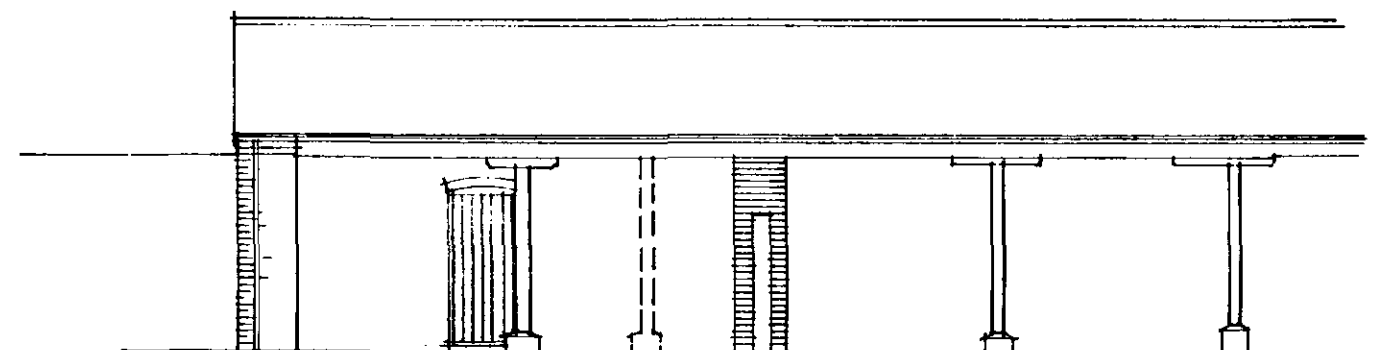
NORTH ELEVATION



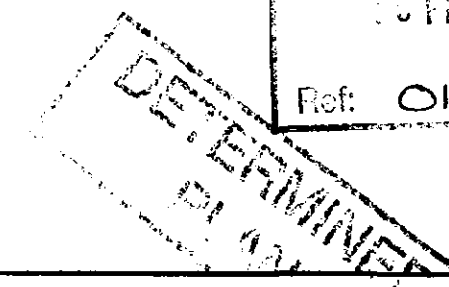
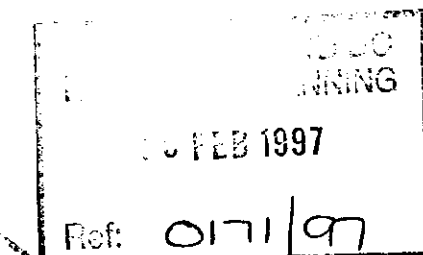
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION
(CAR PORT)



Project
PROPOSED CONVERSION OF
EXISTING FARM BUILDINGS
INTO DWELLING.
AT CUCKOO FARM,
NORTH DROVE, SPALDING.
ELEVATIONS

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Client
MR K. BUTTERS

Scale 1:100
Date Feb. 97

Drg. no.
97/03/02