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Cut & stepped lead flashings between new roof finish and existing gable wall.

New ceiling to be formed of 9.5mm plasterboard with skim finish, edges of plasterboard adjacent to walls to be supported.

Tops of cavity walls to be sealed with superlux or similar.

Roof void ventilation strip incorporating dry screen to be installed between top of coupling and underside of sarking felt to give an equivalent of 10mm wide clear vent gap into roof void. Minimum 50mm gap to be maintained above roof insulation.

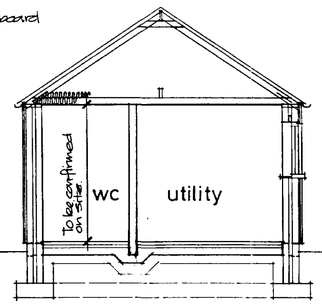
Roof insulation to consist 1 layer of 100mm thick fibreglass quilt/mineral wool layed between joists and 1 layer over joists.

Floor constructed as section A-A.

Hyload d.p.c. min. 150mm above ground level with d.p.m. lapped over inner skin d.p.c.

3 courses of reclaimed brickwork below external d.p.c. level.
All brickwork below d.p.c. level to be class A engineering brick.
Concrete infill to base of cavity to within 200mm of d.p.c. level.

Concrete strip foundations to be 225x600 STD grade concrete to be of least 750mm deep (1:00 in shrinkable soil)



Section C-C

New section of roof to be at same line as existing adjacent roof and to be constructed of re-claimed slates to match existing on 25x38 celcured battens on sarking felt on 47x100 rafters at 400mm cts with 38x97 ceiling joists at 400mm cts with central 47x150 ceiling beam spanning between existing and new gable walls
Min. 150x38 ridge board with 25x100 collars 38x100 wall plates.

All structural timber to be SC3 grade

New sections of guttering to match existing cast iron (approx 100mm dia. hr.)

I.G. type L1/S steel lintel to this opening to be installed to manufacturers recommendations.

New timber window frame (refer to separate note).

New external walls constructed of vertical timber boarding min. 16mm thick on 38x50 horizontal battens on cavity wall constructed of the inner leaf of 100mm thick hemelite standard blockwork with 65mm thick cavity insulation installed to manufacturers recommendations. U value = Approx. 0.40 w/m²k average.

Damp or insulated d.p.c. to reveals of U value = 1.2 w/m²k cavity walls to be installed at 450mm cts vertically and 900mm cts. horizontally. Ties to be installed at 225mm cts within 225mm of reveals.

New first floor ceilings to consist of 9.5mm thick plasterboard with skim finish. All edges of plasterboard adjacent to walls to be supported.

Refer to structural engineers calculations and details regarding alterations to roof structure.

150mm thick fibreglass/mineral wool insulation with min. 50mm ventilation gap above. Timber packing to underside of existing rafters.

Inside face of all external walls to be clad with 42mm thick Gyproc thermal board super installed using Gyproc dri-wall MF system.
50mm thick Gyproc thermal board to be used at window and door reveals.
All to be installed to manufacturers recommendations
U value = 0.45 w/m²k.
All edges of dry lining to be sealed i.e. at junctions with windows, doors, walls, ceilings and floors.

Install new wrought iron balustrade to existing external stairs. Balustrade to be min 900mm high to stair and landing and to have vertical balusters with gaps no greater than 99mm including area adjacent to treads and risers. Balustrade to be capable of resisting a horizontal force of 0.36 kN/m. Also install handrail on wall brackets to opposite side of stair.

Existing slate roof finish to be removed carefully and set aside for re-use.
All existing roof timbers to be checked over by specialist and treated or replaced where required. For details of roof structure strengthening refer to structural engineers drawings and details.

New rafters of similar size to existing (70x75) to be installed to replace existing cut rafters where roof lights removed, refer to roof structure layout.

Install re-used slate roof finish on 25x38 celcured battens on sarking felt on existing, replaced rafters. Each slate to be nailed with nails to BS 1202 (slate nails).

Install roof void strip ventilator between top of brickwork and underside of sarking felt complete with spacer to give equivalent of 25mm clear gap ventilation.
Install ridge tile vents above upper first floor area to give equivalent of 5mm wide clear vent gap. Minimum 50mm wide ventilation gap to be maintained above roof insulation.

Roof insulation to consist of one layer of 100mm thick thick glass/mineral wool quilt laid between ceiling joists and one layer over ceiling joists.
Trapdoor access to roofspace to be insulated and to be fitted with draught seals.

Balustrade.
New balustrades to be 900mm high to top of handrail and to have vertical balusters max 99mm apart. Balustrades to be capable of resisting a horizontal force of 0.36 kN/m.

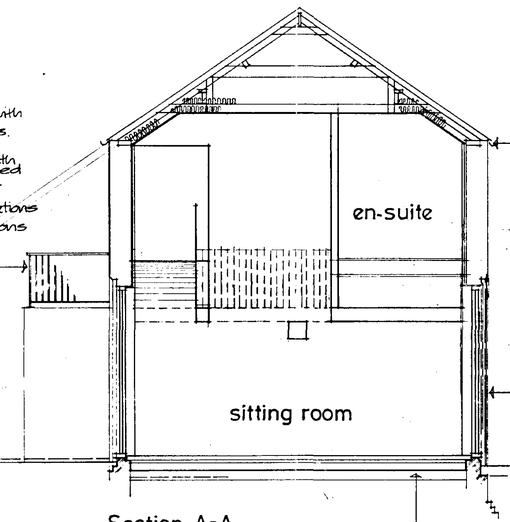
Refer to structural engineers drawings for details of new steel beams/support within this area.

Existing approx. 285 deep x 270 wide timber beam.

New glazed screens to replace existing double doors to garden. Brickwork below new glazed panels to be reduced in thickness and to incorporate plinth bricks below cills.

Chemical injection damp proof course to be installed to all existing walls. Any existing plastered walls to have plaster removed up to 1.000 from floor level. Any walls to have plaster finish to incorporate water proof additive within render coat for at least the bottom section up to 1.000 from floor level.

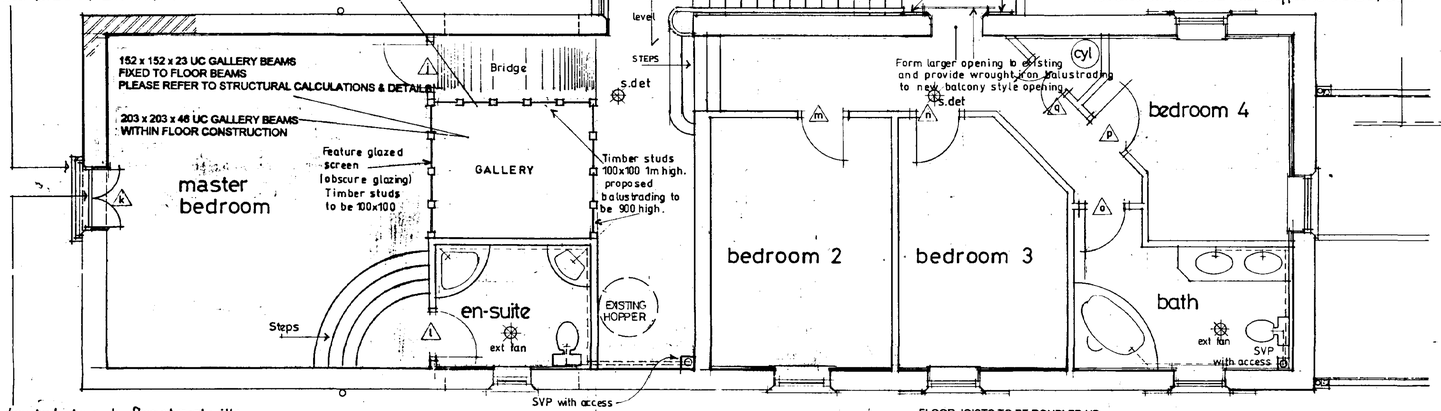
New ground floors to be constructed of min. 65mm thick lightly reinforced sand/cement screed on 300 guage Visqueen separating membrane on 50mm thick celotex insulation on reinforced concrete slab (to engineers details/specification) on 1200 guage Visqueen d.p.m. on min. 150mm thick hardcore well blinded and consolidated.



Section A-A

Install new section of wrought iron balustrade to new opening. Balustrade to be 1.100 high from floor level and to have vertical balusters with max. 99mm gaps. Balustrade to be capable of resisting a horizontal force of 0.74 kN/m.

BALUSTRADE POSTS TO BE 100x100
SC3 TIMBER AT 575mm ctrs max
HANDRAIL TO BE 125mm WIDE 38mm DEEP (min).
PLEASE REFER TO STRUCTURAL CALCULATIONS & DETAILS



First floor layout

This window to be extended down to floor level with chamfered cills to match existing. Existing lintel to be replaced with shallow brick arch similar to existing with pre-stressed slab backing lintel. Upper section of gable wall (at present 225mm thick) to be extended in thickness to match lower wall up to new ceiling level.

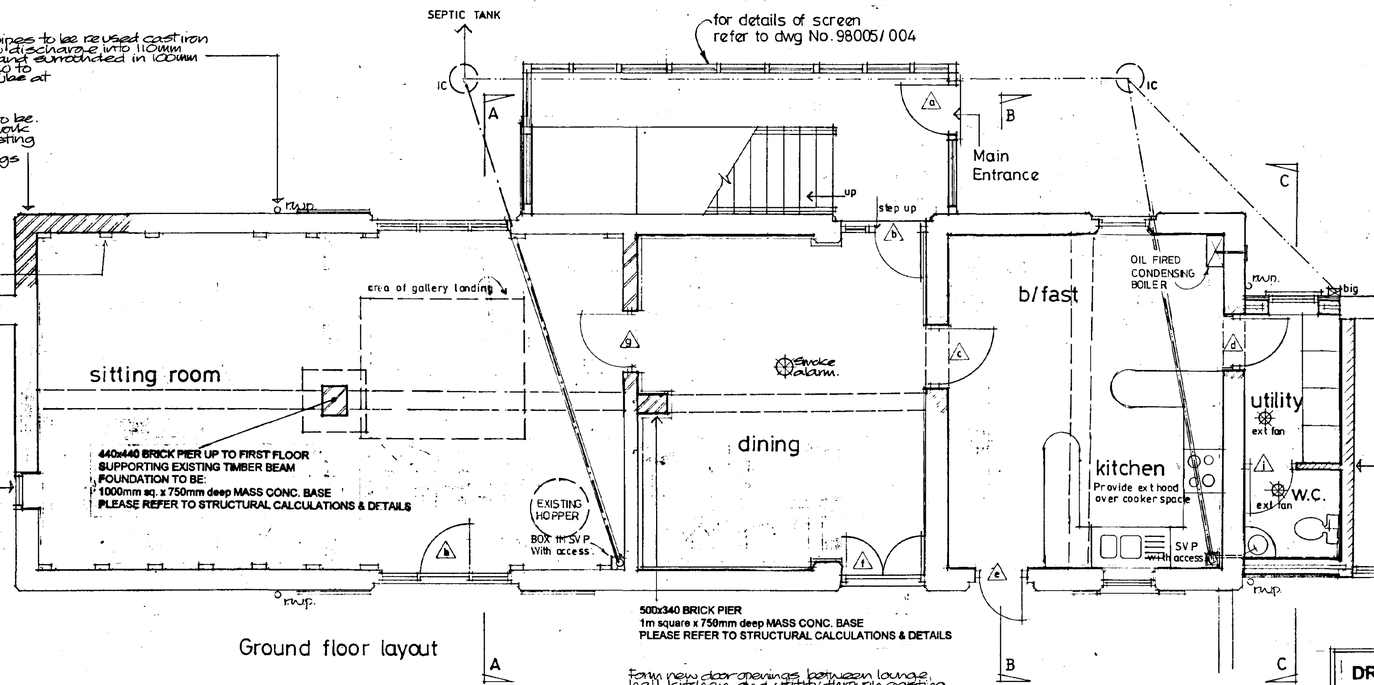
Re-located rainwater downpipes to be re-used cast iron or new to match existing, to discharge into 110mm dia. UPVC drains located and constructed in 100mm bed and haunch to full annex. 1m 40 to soakpits min. 1.000 metre cubes at least 5.000 from building.

Existing corner of building to be repaired in re-claimed bricks to match existing thickness of existing stepped footings. Refer to structural engineers drawings for further details.

Retain/reinstate existing timber floor supports to each side of large, refer to structural engineers drawings for further details.

Install approx. 200x200 timber post support at centre span of existing beam.

Remove existing fan and install new window within existing opening.



Ground floor layout

Form new door openings between lounge, hall, kitchen and utility through existing walls. Refer to structural engineers drawings for details of lintels.

TO DINING ROOM
PROVIDE 25x25mm TIMBER BATTENS FIXED TO WALL WITH T&G VERTICAL PANELLING FOR FINISH
INSTALL 25mm INSULATION BETWEEN BATTENS
HEIGHT - 1200mm FROM FINISHED FLOOR LEVEL

FLOOR JOISTS TO BE DOUBLED UP UNDER STUD PARTITIONS

HEATING

Boiler to be installed in position indicated on plan.
All hot water and heating pipes including cylinder to be insulated in accordance with REG. L1 Building Regulations.
Hot water storage system to be vented type.
Hot water storage system to be insulated so as to *limit heat loss to 90 W/M of surface area of the system* to comply with B.S. 1566 : PARTS 1 & 2 : 1984 or B.S. 3198 : 1981.
Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.

One new steel beams installed over lounge to be fire protected with 22mm thick vermiculux installed to manufacturers recommendations to give at least 1 hour fire protection. Fire protection to be clad in timber to resemble large timber beams.

100mm thick Hemelite standard concrete block wall between bedroom 1 and dressing area. This wall to be supported on new steel beam and to be tied to existing walls with Furfix angle flange wall extension profiles.

Drainage.
New foul drainage to consist of single stack soil and vent pipes serving kitchen, utility and bathroom over and 1 separate soil and vent stack serving bedroom 1 en-suite.
Pipes to be 110mm dia. Upvc. with vents taken through roof void to terminate at ridge tile.
110mm dia. single stack fitted with air admittance valve to serve ground floor cloaks.
Both soil and vent stacks and stub stack to have rodding points at base.
Drains passing through walls to be protected by pre-stressed concrete slab lintels and to have min. 50mm clear all around pipe and to have protection from vermin entry.
External drainage to be 110mm dia. Upvc. bedded and surrounded in 100mm pea gravel to fall approx. 1 in 40.
Any drain within 600mm of ground level to be protected by paving slabs laid on pea gravel.
Inspection chambers to be approx. 450mm dia. Polypropylene installed to manufacturers instructions.

All above ground drainage to comply with BS 5572.
Polypropylene wastes from kitchen and utility sinks, washing machine, shower and bath to be 40mm dia. with 32mm dia. waste from wash basins. Combined wastes to be 50mm dia.
All fittings to have 75mm deep seal traps with access trap accessible for cleaning.
Rodding access to be installed adjacent to utility sink.

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 1998
Ref: 0381/98

This wall to be constructed in 215mm thick Tarmac Toplite solid blockwork plastered both sides (Party wall) Blockwork to be taken up to underside of roof finish and fire stopped.
Wall to be bonded to existing with Furfix wall extension profiles.
Foundation to be as adjacent new cavity wall foundations.

Smoke alarms.
Install interlinked self contained battery back up mains operated smoke alarms. Alarms to be installed at least 300mm from any wall or light fitting.
No bedroom door to be more than 3.000 from an alarm.

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL CALCULATIONS AND DETAILS REF 16598 SHEET No'S 01-31 INCL. (APRIL 98) PRODUCED BY SRC LTD.

Broadgate Homes

Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE
Proposed Conversion of Barn into Dwelling at :
Unit 2, Cuckoo Farm,
North Drove, Spalding.

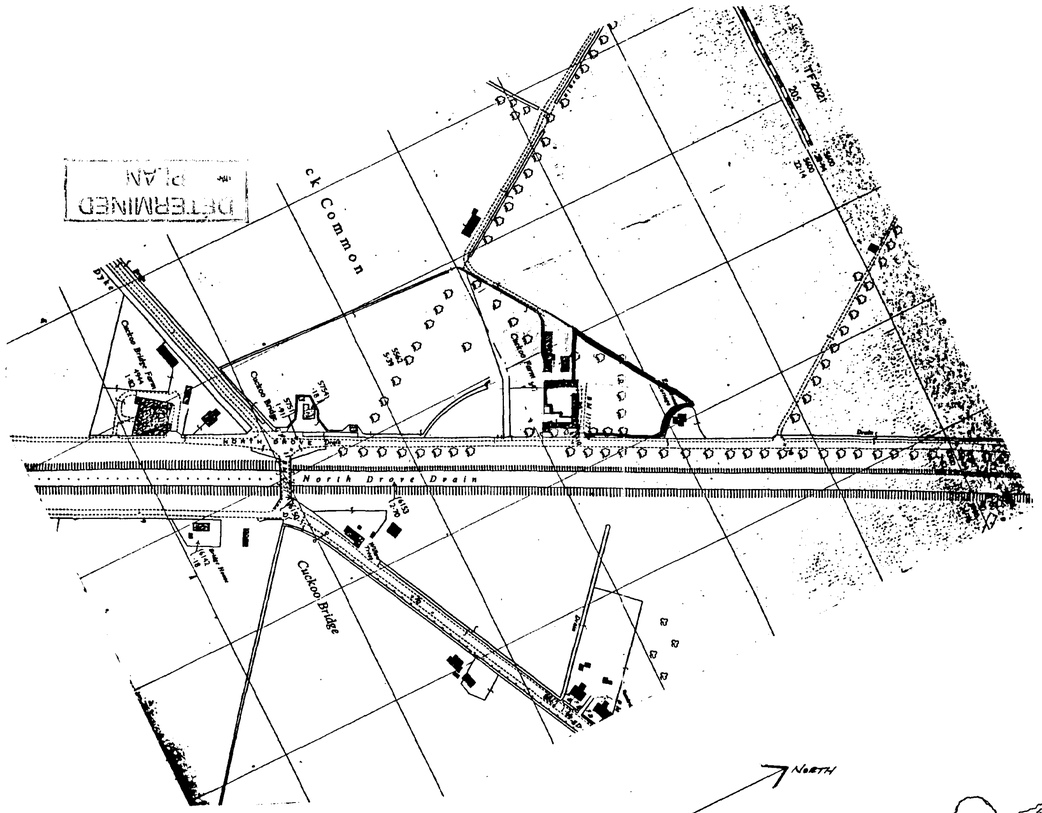
DETERMINED PLAN

DRAWING
Floor Layouts & Sections

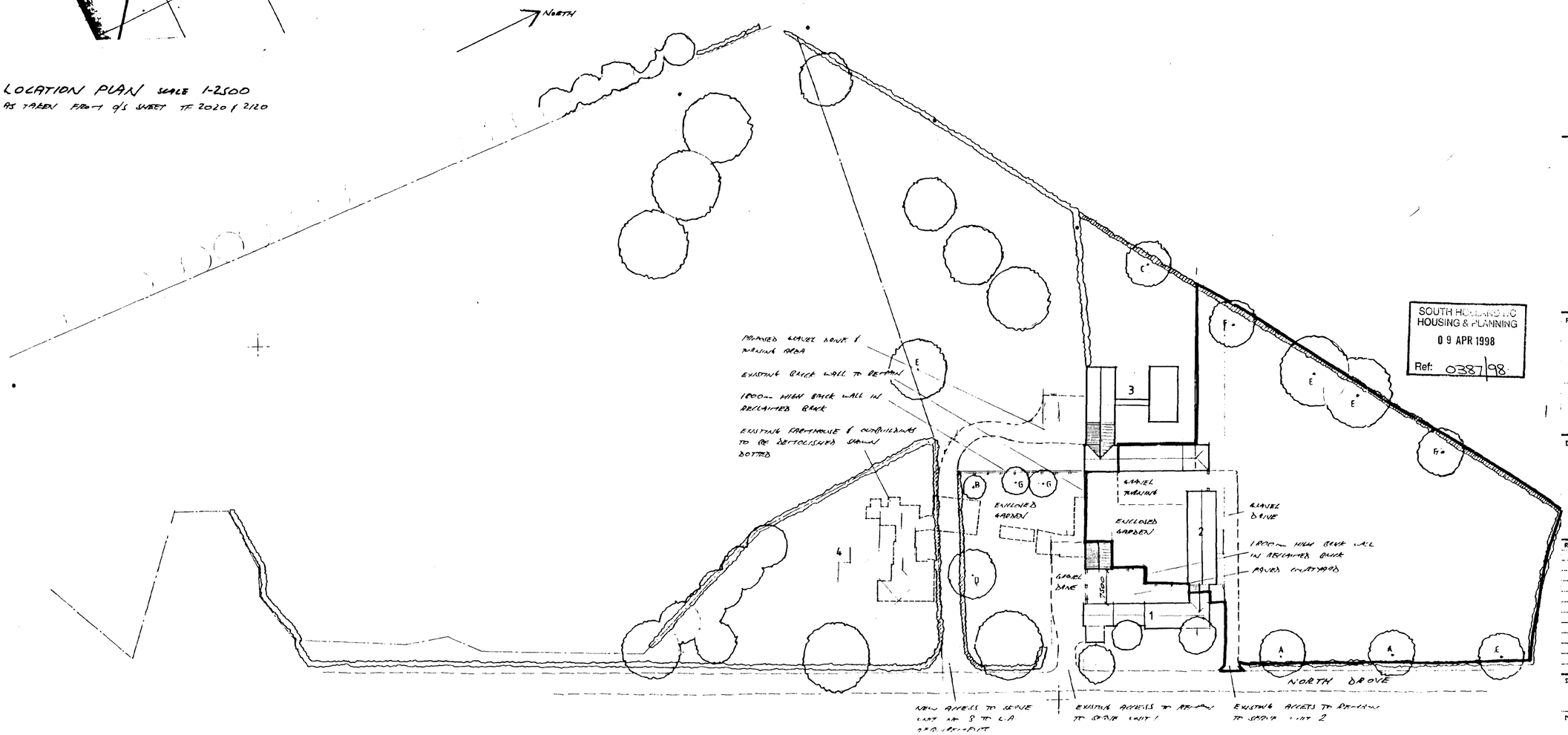
AMENDED PLAN
Ref.

REV	DESCRIPTION	DATE	BY
A	Amendment to suit structural calcs.	23.2.98	ACH
B	INTERNAL FLOOR LAYOUTS REVISED	23.6.98	MD
C	REVISIONS TO INTERNAL FLOOR LAYOUTS AND ELEVATIONS	12.3.98	MD
D	ENTRANCE/STAIRWELL FRAME REVISED	31.3.98	MD
E	REVISED CALCULATIONS		
F	DRAWINGS AMENDED	17.4.98	MD
G	BUILDING CONTROL AMENDMENTS	2.6.98	MD
H	INTERNAL ALTERATIONS	22.8.98	MD
	INTERNAL ALTERATIONS	11.9.98	MD

SCALE 1 : 50
DRAWN MD
DATE MARCH 98
DRAWING No. 98005/001 REV H



LOCATION PLAN SCALE 1-2500
AS TAKEN FROM O/S SHEET TF 2020 / 2120



LANDSCAPING

EXISTING HEDGEROW MOSTLY HAWTHORN

PROPOSED HEDGEROW - TO BE PREDOMINANTLY HAWTHORN WITH MIXTURE OF BLACKTHORN, FIELD MAPLE, HORNBEAM, BEECH, WILLOW, ROSE & HOLLY. PLANTS USED TO BE 300-450 -- BARE ROOTED TRANSPLANTS, TWO YEARS OLD.

EXISTING TREES

PROPOSED TREES TO BE HALF STANDARD UNLESS NOTED OTHERWISE & TO BE PROVIDED WITH SUPPORT STAKES & PROTECTION.

A MAPLE
B ALDER
C BEECH
D HORNBEAM
E ASH
F WHITEBEAM
G HAWTHORN

UNIT 1 SEE DRAWING 2590-5 FOR PLAN AS EXISTING
-8 FOR PLAN AS PROPOSED
-9 FOR PROPOSED DOUBLE GARAGE

PAVED COURTYARD TO UTILISE COBBLES TAKEN OUT FROM EXISTING BUILDING.
ALL NEW BRICK WALLS TO USE RECLAIMED BRICKS.

UNIT 2 SEE DRAWING 2590-3 FOR PLAN AS EXISTING OF BARN
-6 FOR PLAN OF OUTBUILDINGS
-6 FOR PLAN OF PROPOSED OF BARN
-7 FOR PLAN AS PROPOSED OF OUTBUILDING - ELEVATIONS TO BE SUBMITTED WITH APPLICATION FOR UNIT 3.

UNIT 4 OUTLINE APPLICATION SUBMITTED ON DRWG NO 2590-2. PLANNING REF H16-0385-97

UNIT 3 SEE DRAWING 2590-4 FOR FLOOR PLAN AS EXISTING
-11 FOR ELEVATIONS AS EXISTING
-7 FOR FLOOR PLAN AS PROPOSED
-12 FOR ELEVATIONS AS PROPOSED

Broadgate Homes

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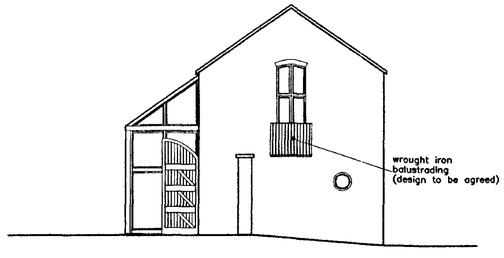
PROJECT TITLE
CUCKOO FARM
NORTH DROVE, SPALDING
PROPOSED CONVERSION OF FARM BUILDINGS INTO DWELLINGS

DRAWING
SITE PLAN AS PROPOSED

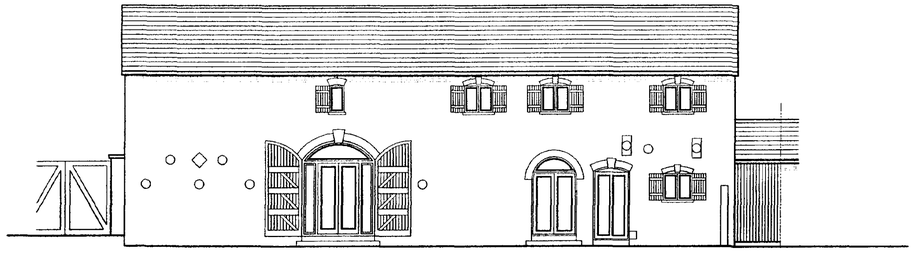
REV.	DESCRIPTION	DATE	BY
A	ADD DETAILS TO UNIT 3	JUNE 98	JB

SCALE 1-500 & 1-2500
DRAWN PTC
DATE MAY 98
DRAWING No. 2590-10

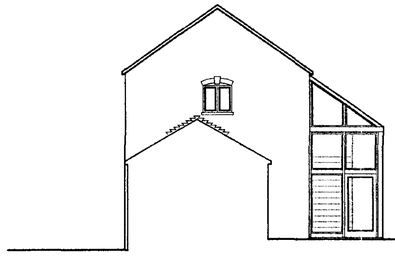
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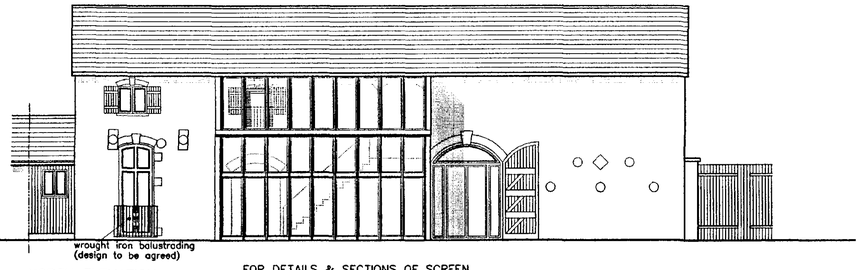
EAST ELEVATION



SOUTH ELEVATION

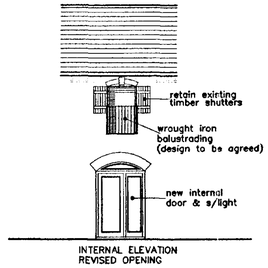


WEST ELEVATION



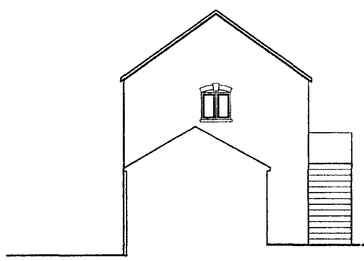
NORTH ELEVATION

FOR DETAILS & SECTIONS OF SCREEN
REFER TO DWG. No 98005/00

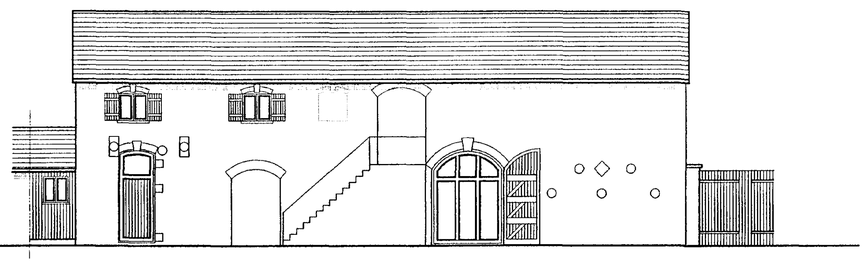


INTERNAL ELEVATION
REVISED OPENING

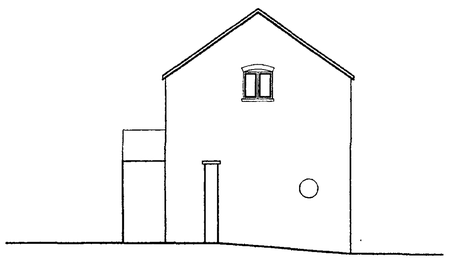
PROPOSED ELEVATIONS



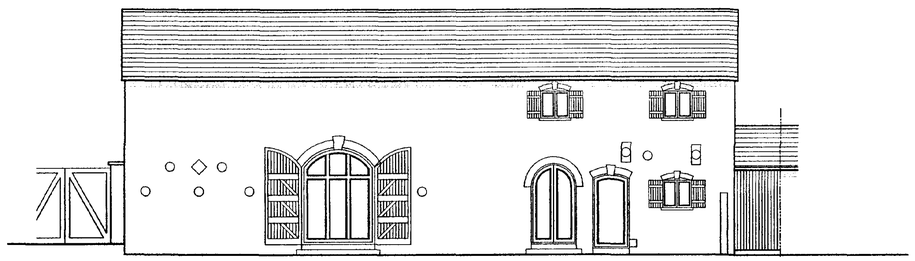
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

EXISTING ELEVATIONS

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

PROPOSED CONVERSION OF BARN
INTO DWELLING AT:
UNIT 2, CUCKOO FARM,
NORTH DROVE, SPALDING.

DRAWING

EXISTING & PROPOSED ELEVATIONS

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 1998
Ref: 0538/98

AMENDED PLAN
Ref.

DETERMINED
PLAN

REV	DESCRIPTION	DATE	BY
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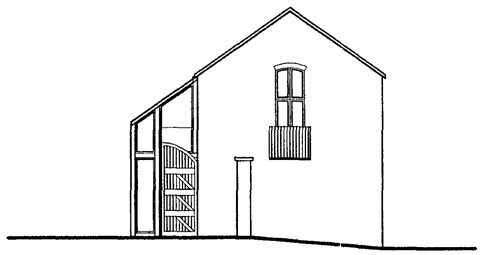
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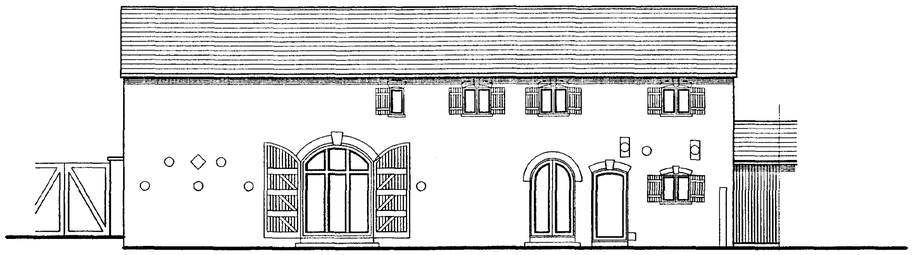
DATE AUG 98

DRAWING No. 98005/002

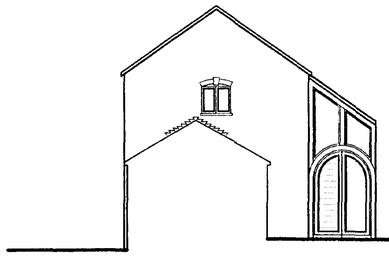
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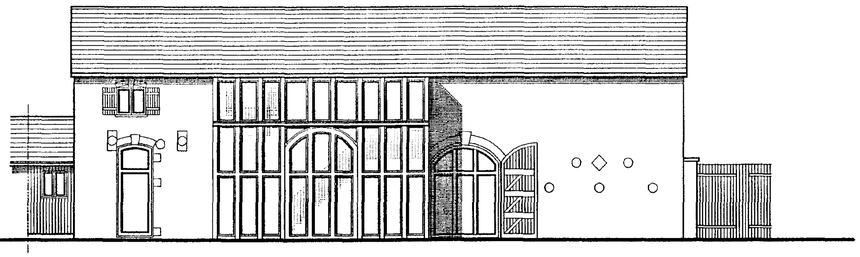
EAST ELEVATION



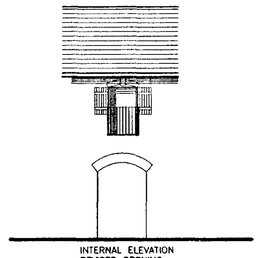
SOUTH ELEVATION



WEST ELEVATION

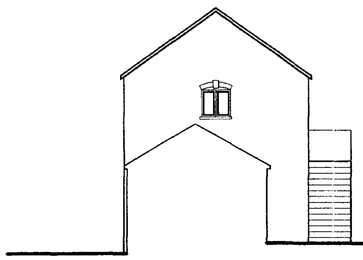


NORTH ELEVATION

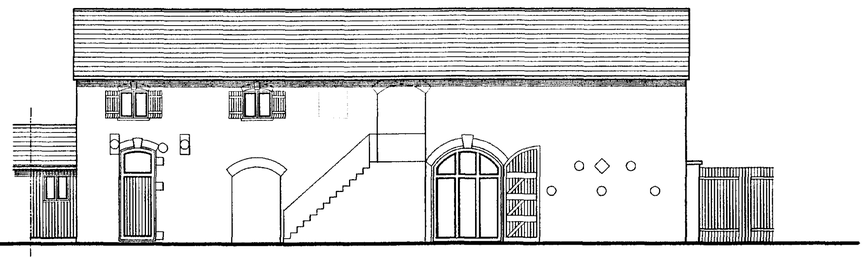


INTERNAL ELEVATION
REVISED OPENING

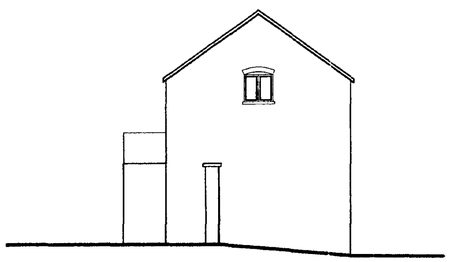
PROPOSED ELEVATIONS



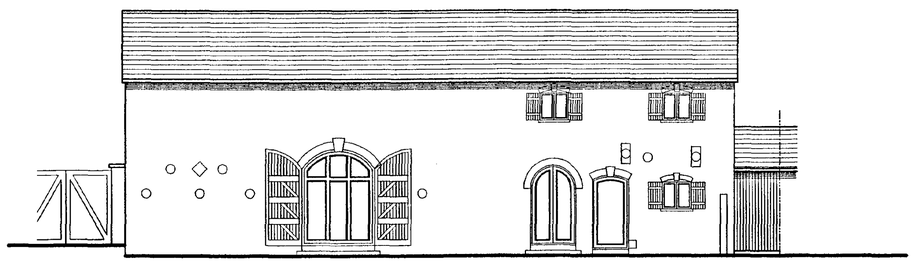
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXISTING ELEVATIONS

BROADGATE HOMES
Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

Proposed Conversion of Barn into Dwelling at:
Unit 2, Cuckoo Farm,
North Drove, Spalding.

DRAWING

Existing and
Proposed Elevations

SOUTH [illegible] DC
HOUSING [illegible] NG
09 APR 1998
Ref: 03387/98

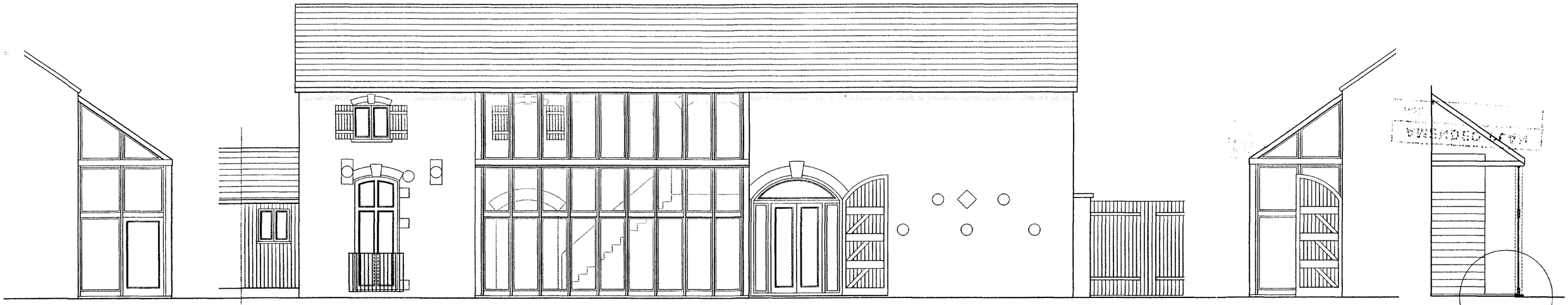
SUPERSEDED

REV	DESCRIPTION	DATE	BY

SCALE 1:100 | DRAWN MD

DATE MARCH 98 | DRAWING No. 98005/002

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SIDE ELEVATION

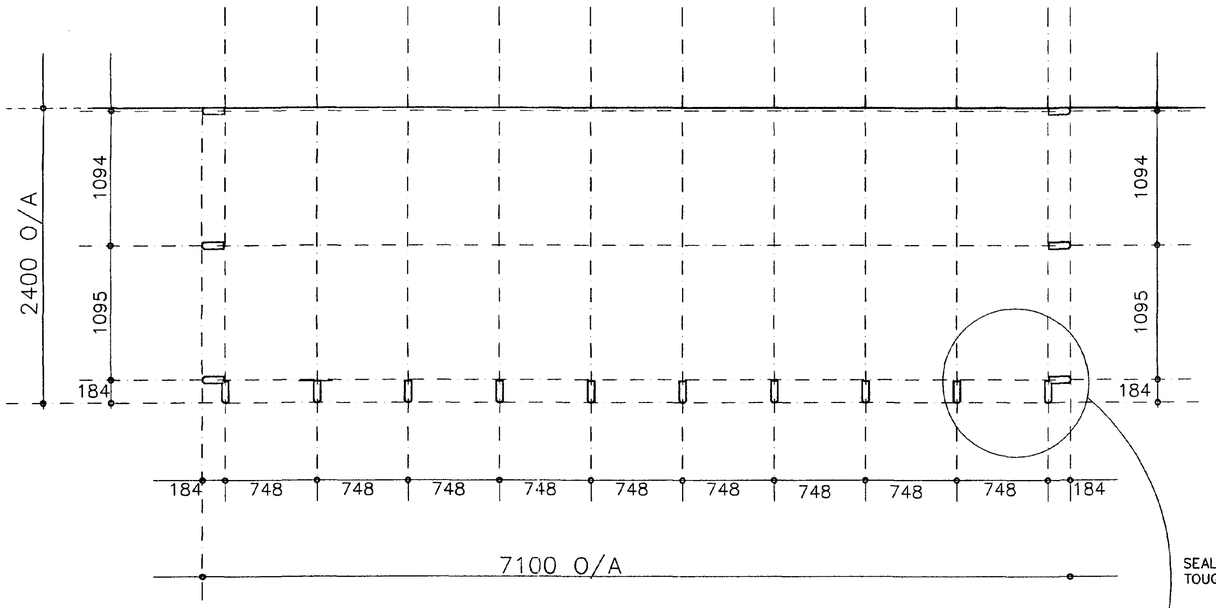
FRONT ELEVATION

PROPOSED TIMBER SCREEN
TO BE PAINTED IVORY.
TO MATCH ALL EXISTING OPENINGS.

SIDE ELEVATION

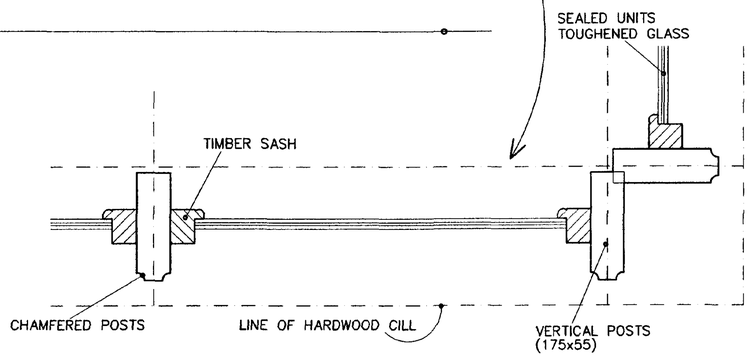
SECTION A–A

PROPOSED ELEVATIONS (1:50 scale)

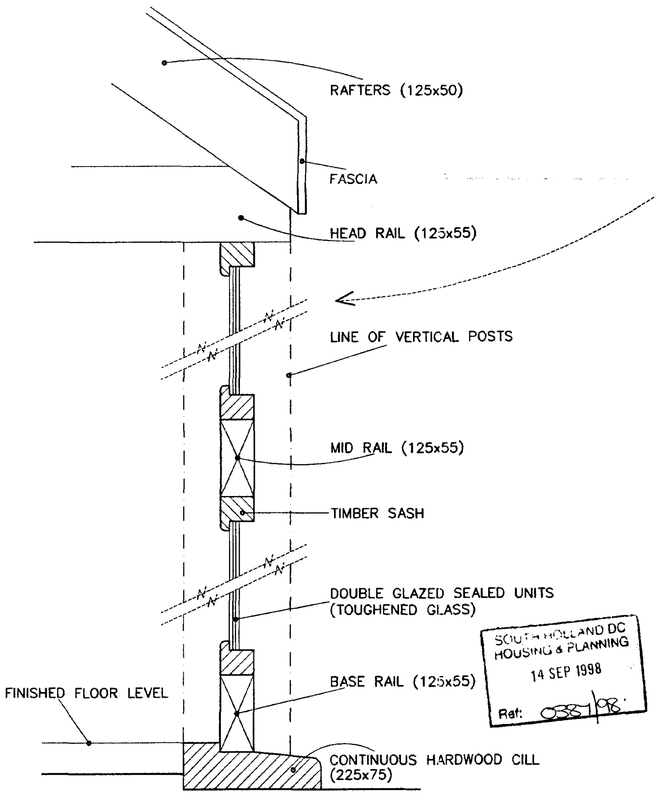


LAYOUT INDICATING CENTRES
OF VERTICAL TIMBERS.

FOR FIXING DETAILS AND SECTIONS OF SCREEN REFER TO STRUCTURAL CALCULATIONS PRODUCED BY JOHN WATSON & PARTNERS REF 2335 DATED SEP 1998, CALCULATION SHEETS 1,2 AND DETAIL SHEETS SK1–SK7.



PLAN VIEW (1:5 scale)



VERTICAL SECTION (1:5 scale)

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 1998
Ref: 038198

DETERMINED
PLAN

BROADGATE HOMES

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE
PROPOSED CONVERSION OF BARN INTO DWELLING AT:
UNIT 2, CUCKOO FARM,
NORTH DROVE, SPALDING.

DRAWING
SECTIONS, DETAILS AND ELEVATIONS OF FEATURE GLAZED SCREEN

AMENDED PLAN
Ref.

REV	DESCRIPTION	DATE	BY

SCALE: VARIOUS
DRAWN: MD
DATE: SEP 98
DRAWING No.: 98005/004