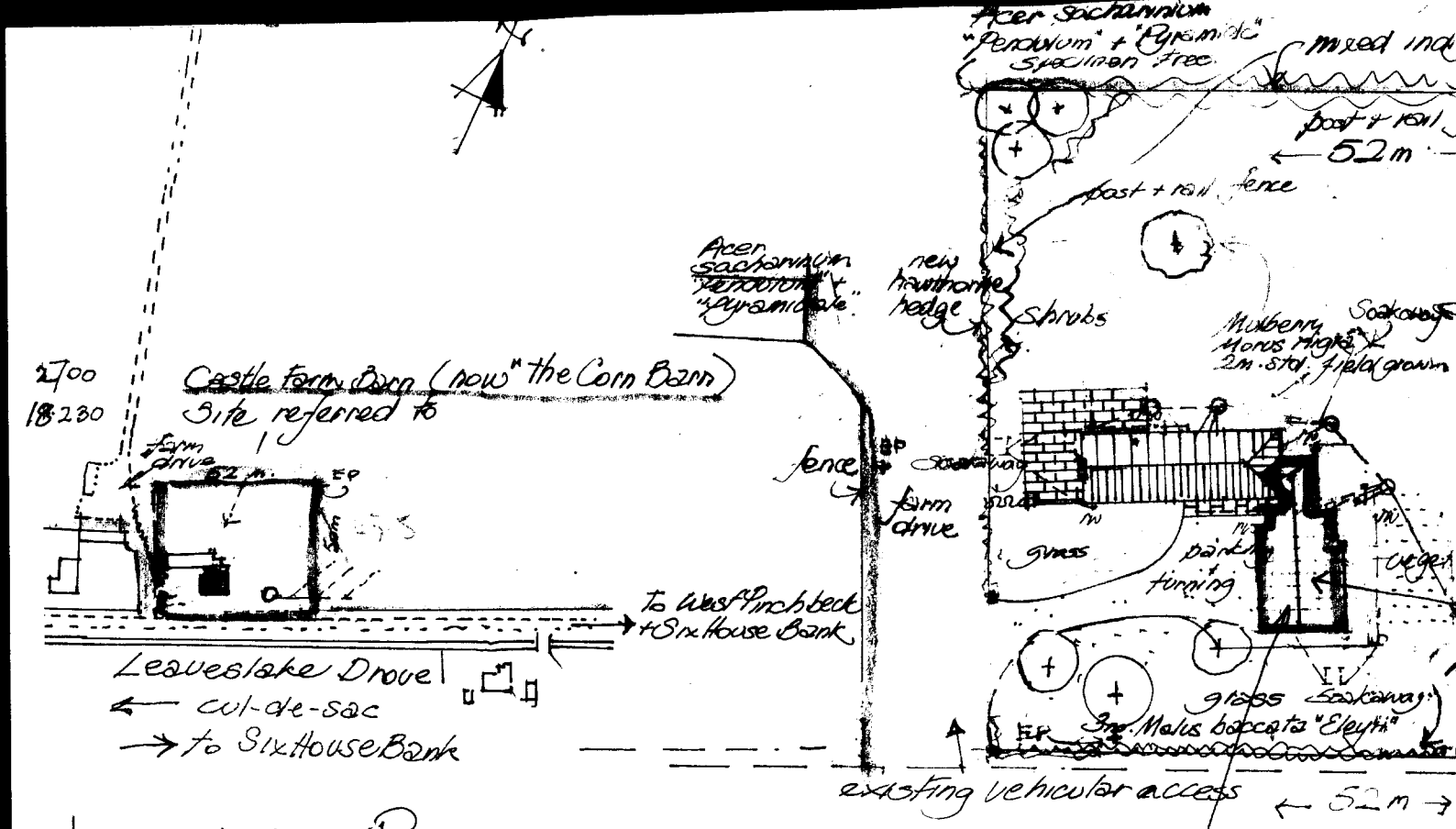

LOCATION PLAN
1:2500.

Site referred to:

litres
bone
ron

BLOCK PLAN

Scale: 1:500

-8 APR 2001
Ref: 0436/91

Note: Dimensions according to measurements taken by C+ J. Peach. Feb. '94.

roof link over shower.

GGL5 Velux 700 x 1180 Dwelling and Wall

1 lintols over new door into shower

1.5 opening

existing dwelling erected 1994

Matching Norfolk red pantiles and face brickwork. Timber seated unt glazed windows.

DETERMINED PLAN

Velux "Heritage" roof lights

stub wall from chimney

1140

12

203x203x52kg and 3 courses Class B brick

2m

ensure 2m clearance to stairs headroom open-tread stairs with non-slip edges + battens under treads to ensure no gaps are greater than 100mm

GARAGE 12.290

UTILITY/ STAIRS

2.165

FFL 12.330

225 typ

Plain boarded garage doors set behind brickwork openings 2.23 x 2.13 clear both

SECTION

raised tie to Bathroom ceiling

existing dwelling

FIRE

SHOP

existing Utility (lean to roof) removed

SIDE VIEW to South-west.

"egress" window

44° pitch

raised tie to line with bedroom 1 ceiling

Dwelling

existing Utility (single storey) (remove) lean-to pitched roof)

VIEW TO S/EAST (rear of GARAGE

VIEW to LEAVESLAKE DROVE (SOUTH)

REAR VIEW (north-east)

THE CORN

EXTENSION to ~~CASTLE~~ BARN · LEAVESLAKE DROVE DATE: March 26 01
WEST PINCHBECK for Mr and Mrs C. PEACH Scales: 1:50 + 1:100mm. Drawing no: 160/3

HOUSE ... -6 MAR 2001

Ref: 04361a/1

To existing Septic Tank ex. I.C.

OSVP

O RWP

big

big

RWP

STVP

Shower room roof to have raised tie construction 1.53 to eaves

existing MASTER BEDROOM

NEWS VP

1.2 x 725 sill

WC

Shower room 2.8 x 1.6

V. basin

1.9 high opening

eaves at 1.6

3m0

2o. GGL6 Velux

open balustrade

down 12

storage

Velux

3.4 (11'2")

storage void

5ox147/SC4 joists at 400 c/c bolted together under purlins + with cross-bracing

BEDROOM

V.B section floor

6.7 (22'0")

eaves 450 projection

12½ round gutters

Take back up to upside of roof tiles with fire-stop.

retain ground floor UTILITY

KITCHEN

new I.C.

remove door + frame re-use

"Secondary" Stairs

900 x 1.06 W. note 10

Treads 240m

12 Risers 19 m (42½°)

Width of stairs 830mm

2m headroom from edge of risers

450

open

Poe CH

stable door

glazed door

arch

storage

W.C

1175 x 830

220

1:34

2.49

up 12

deleted 125 step down

stand pipe gully

1hr fire door with intumescent frame + door closer

900 x 900 window

2.08

B/w openings 2.23 x 2.13 clear

Doors + frames set behind brickwork

floor trowelled smooth to fall outwards

DOUBLE GARAGE

203 x 203 Universal beam x 37 kg. (clear span 5.16)

380

220m²

5.6

RWP

H/D block 450x150 strengthener

900 x 900

: FIRST FLOOR in roof.

· GROUND FLOOR

THE CORN

PROPOSED CONVERSION and RENOVATION of ~~CASTLE~~ FARM BARN into DWELLING · LEAVESLAKE DROVE · WEST PINCHBECK for J.T. PEACH and SONS

proposed elevations and working details · scales 1:100 and 1:50 DRAWING NO: 576/3A&B&C January 1998. M.E. CRESSWELL. MBIAT. ARCHITECTURAL DESIGN. HORSESHOE BRIDGE · SPALDING · LINCS. PE11 3JA. Tel: 07752 [illegible]

SOUTH HOLLAND DISTRICT COUNCIL -6 APR 2001 Ref: 0436/6[illegible]

Materials:
Walls: Reclaimed facing bricks to match existing in texture, colour size + pointing)
Roof: Existing concrete tiles removed + reclaimed pantiles used on new + existing roofs (Redland Norfolk plain pantile 34 Fenacrete)
Timber (External) Brown/black timber lintels, shutters, boarding etc.
Windows: Double glazed casement windows + window/door combination in existing arches.

3A amended for Planning March 1998.
3B " " 8 Reqs Aug 93
3C " " 8 Reqs Aug 93 (Septic tank, fireplace founds. internal sth. walls founds. windows. basin m&c: omit Pipe.
30 amended for Security test + structural Eng. notes.

REAR ELEVATION · n/north west ·

END ELEVATION · w/south-west ·

FRONT ELEVATION · south-east ·

END ELEVATION e/north-east

WEST PINCHBECK IDENTIFICATION PLAN
Scale: 1:2500.
Extract from O.S. Sheet.

BLOCK PLAN
Scale: 1:500

Note: Dimensions ... conding to measurements taken by C+J Peach. Feb. '94.

Drainage: Inspection chambers to be 450mm or similar polypropylene patent chambers. 1675mm d/sh. Drains to be Supersleve bedded on pea gravel at 1:40 gradient to connect to Klargester Septic Tank. Where drains run under drives or concrete aprons a min. 175mm cover where passing thro' walls protect with concrete lintel + provide Anglia patent pipe protectors or rigid sheet + sacking to 30mm space round opening. Waste pipes to be 32mm pvc with rodding eyes at all junctions with min 32mm to basins, 40mm to baths + sinks (long runs to be 50mm waste) Allow all access to traps + bends for cleaning access eyes to suit. Rain rainwater pipe polydrains to Soakaways min 1.22 x 1.83deep 5m from buildings, filled with brick/stone to within 450mm of surface + finished with top-soil over heavy duty fibre sheet pipes to discharge into centre of soakaway. All gas inlet gullies to be rackable.

Existing brickwork: Some areas of brickwork require cutting out + completely replaced and should be checked on site for limits of replacement. All joints will require raking out externally to min. 25mm + re-pointed in cement mortar with weatherd joint. It is likely that existing two arches to be built up forming 3rd new flue arched opening. A system of needles + pratts should be used to support sections of walls over. When forming window + door openings internally to the end kitchen wall - chop out the inner skin brickwork where soft and either knit in prestressed concrete lintels to span very poor areas and/or bonds in sound b/w. New fireplace and flank wall will require a new outer skin in matching reclaimed brickwork tied in with stainless steel clamps.

Code 4 lead to all abutments

Norfolk Terracotta "pantiles by Redland"

Line of lites (maintaining 900mm car park passage) with 0.25 thickness insulation + p/b + 50mm on plasterboard with finish for painting

New openings: G 200 box lintel. Fit stained casement windows to existing openings with sealed unit glazing + for dark brown stained fir lites

75mm eaves overhang new fascia - match-board or stained ply angled soffite with Stride-Lite or similar continuous eaves ventilator. Provide ventilated mortar lites equivalent to continuous 5mm strip.

Insert dpc by injection to all walls

Septic Tank "Klargester" 3/750 litres (5-9 persons) with sing. inl. cone and drainage system 30m run x 2m max width. All to accordance with manufacturers instructions + attached porosity report with results of tests to ascertain extent of soakaway required (drainage dated 18.8.98 (Test Staffs factory)

Sheet no. 3A/ see alternative sheet 3A for alternative method to be agreed on site

Existing floor: Existing floor slab with timber sleepers removed + slab made good with 19 x 25 preservative battens on 1200g dpc membrane + 25mm Celotex rigid insulation board + moisture resistant 18mm chip board (flooring grade) with t+g glued joints as indicated on plan + conc finish elsewhere. Remove vegetable soil + excavate to arrive at f.f.l. of existing (garage 150mm below) 100 consolidated + blinded hardcore + 1200g dpm double welted at joists + turned up at edges & form continuous membrane with dpc in walls

New floors

Underpinning to front wall to be carried out first.

ROOF PLAN

FOUNDATION PLAN

Strip off old arc tiles + lay type 1/2 tiles x 39 x 22 brown buttons & bow + existing tiles to match Redland "Fenacrete" Norfolk pantiles approx 339 to sq.m. + new tiles to 75m heading & 345 gauge (average 16 @ 22.9 kg/m² Pounds segmental half round ventilating ridge tiles + 1 No. round hip tiles.

30° Hip cross - Prefabricated timber trusses to new structures (detailed sizes) Bracing to retained timber prefabricated roofs (to BS 5268 Pt 3 85) incl. amendment no 1 AMD 5984 + C.P. 112 Pt 3 - diagonal rafter bracing, longitudinal bracing members + restraint strapping at 2m c/c with 9 x 2 x 3mm m.s. galv straps to walls, plate + rafters

Existing roof timbers retained - replace 2 no. defective rafters. 150mm glass fibre insulation laid over ceiling joists

Brick on new external skin in reclaimed brickwork facings to match existing + to be bonded to existing wall with stainless steel ties at 450mm centres + to be carefully toothed in at corners. Impervious membrane to be applied to face of existing wall

Strip foundations: New extensions must be structurally isolated from main structure by sealed joints + based on separate strip foundations to allow separate settlement. Generally a safe bearing pressure not more than 75 kN/m²

Foundations: New extensions must be structurally isolated from main structure by sealed joints + based on separate strip foundations to allow separate settlement. Generally a safe bearing pressure not more than 75 kN/m²

New extensions to be structurally isolated from existing using bonded vertical joint - or the equivalent to allow separate movement

Hip cross - Prefabricated timber trusses to new structures (detailed sizes) Bracing to retained timber prefabricated roofs (to BS 5268 Pt 3 85) incl. amendment no 1 AMD 5984 + C.P. 112 Pt 3 - diagonal rafter bracing, longitudinal bracing members + restraint strapping at 2m c/c with 9 x 2 x 3mm m.s. galv straps to walls, plate + rafters

Set pitch 125 x 50 SC3 no/kers at 450 c/c with min 50mm air space from 45mm trimline or similar ventilated eaves to roof with continuous vented ridge (equiv to 5mm opening) maintained by restrictor board. All to BS 5250

75mm rigid fibreliner insulation within rafters to maintain 50mm clear air flow + p/b to underside

12.5 fireline with vapour control layer to underside

12.5 fireline with 9.5mm to ceiling

Partitions: Timber prefabricated trussed roof to garage

min 100mm glass fibre laid over joists + 10" p/b to ceiling

Existing roof tiles to be reused on new roof

Existing roof timbers retained

Existing chimney to be retained

Existing fireplace to be retained

Existing window to be retained

Existing door to be retained

Existing wall to be retained

Existing floor to be retained

Existing ceiling to be retained

Existing roof to be retained

Existing wall to be demolished

Existing floor to be demolished

Existing ceiling to be demolished

Existing roof to be demolished

Existing wall to be demolished

Existing floor to be demolished

Existing ceiling to be demolished

Existing roof to be demolished