form inglenook type open fireplace in re-claimed facing brickwork and incorporating heavy timber beam over all to agreed detail. Clay flue liners to BS 1181 with sockets installed uppermost to be installed in new brick chimney stack.
Size of stack to be determined by diameter of liners.
Diameter of liners to be determined by size of fireplace recess. (Free area to be 15% of the area of the recess opening.)
Non-combustible hearth to be built off concrete floor slab (no insulation under).

Install suitable air brick/liner and hit and miss ventilator internally with fly screen to provide adequate supply of combustion air to open fire.

Rebuild corner of existing building in re-claimed brickwork of same thickness as existing and fully bonded to existing. This and other result sections to be built off existing stepped footings.
Other result sections of existing walls in need of rebuilding due to localised cracking of structure to be fully tied and bonded together in re-claimed 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 perished and to be repointed generally throughout.

Windows/doors:
Install throughout 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 roof lights to be double glassed with 12mm gap.
All glass to roof slopes, adjacent side lights and any glass within 800mm of floor level to be safety glass to BS 6206. *

Lintels:
100x100 Richard Lee precast concrete reinforced lintels to all openings in 100mm concrete block/105mm brick internal walls and 215mm cavity walls.
Lintels to new openings in 327mm walls:
100x150mm made up version of same lintel to support new block inner skin at high level window in master bedroom.
Lintels to new openings through external brick walls to consist of I.A. type of supporting external face brickwork backed up by 100mm deep Richard Lee precast reinforced concrete lintels of depth to suit thickness of walls.
Damp-proof insulated dpc between steel and concrete lintels.

* All glass units to incorporate Pilkington 'K' glass except glass to glazed link/conservatory.

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.

Straps:
Install 30x5mm mild steel straps at average 1800 cts between roof structure and perimeter walls, with straps installed to span min 3 no. rafters with solid noggings under at gables.

Existing purlins, collars and lowerities to be retained.

All new structural timber to be grade SC3.

Gutrin Superlux or similar seals to tops of cavities.

Code 4 lead flashings to chimney stack.

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 new purlins, strengthening refer to structural engineers details.

New ceiling joists (38x100) to be installed at 400mm centres as rafters (approx. 350-400 cts).

Install re-used slate roof finish on 25x38 re-claimed battens on sarking felt on existing rafters.

Install timber packing below existing rafters to increase structure depth to at least 200mm to allow for 150mm thick mineral wool insulation with min 50mm ventilation void over. Insulation to be laid between joists and one layer over joists. Loft access to roof void to be insulated and fitted with draught seals.

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

Hyload dpc with dpm, lapped over to lee min. 150mm above ground level.

Install artificial stone support blocks to 6no. 200x200 timber support posts. Blocks to be 200mm wide x satisfaction brick piers built off new concrete strip foundations.

Approx. 105mm thick re-claimed brickwork with 5 courses built off 100mm class A concrete blockwork supported by 225x600 concrete strip foundation, concrete grade ST4. Depth of foundation to be min. 750mm (1000 in shrinkable soil).

Outline of high level window in master bedroom.

Install roof void ventilator strip between top of brickwork and underside of sarking felt complete with fly screen to give equivalent of 25mm clear strip ventilation. Install ridge tile vents to give equivalent of 5mm wide clear vent gap.

New 112mm nr. UPVC guttering supported on drive in type metal wall brackets with 68mm dia UPVC downpipes.

Install new 100mm thick Tarmac Hanelite standard blockwork or 105 re-claimed brick walls with min 50mm cavity to existing wall below. Cavity walls to have wall ties with regard to ties between new and existing. Cavity to be insulated with RMC Polybead or similar approved expanded polystyrene bonded bead insulation installed to manufacturers recommendations (unwere insulated dpc to reveals.

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

New floor constructed of 65mm thick lightly reinforced sand/cement screed on 500 gauge visqueen separating membrane on 50mm thick Jablite SD grade insulation on 150mm thick grade ST4 concrete slab on 1200 gauge Visqueen dpm on min. 150mm hardcore well blinded and consolidated.

Hot water pipework and unprotected cold water pipework to be insulated with armaflex or similar insulation to thickness to match pipe outside diameter.

Form new either 100mm thick Hanelite Standard concrete block or 90mm reclaimed bricks inner wall to stabilise existing external brick walls. Refer to structural engineers details regarding ties between walls.

Other internal walls to be either Hanelite block or reclaimed brick. Hatched areas indicate re-claimed brick.

Internal block and brick face of internal brick and other agreed bricks walls to be finished in 11mm sand/cement render with thistle 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 form stop. Existing tile hung brick finish to be retained.

New roof structure/finish to extend over existing roof structures with reducing trusses formed at 600 centres rafters and ties with 9mm exterior grade plywood laybards.

New walls to each side of car port to be formed of approx. 215mm brickwork (re-claimed) taken up to line of roof and fully bonded to existing.
Install new 225x600 grade ST4 concrete strip foundations to new walls to be min. 750mm deep (1000 in shrinkable soil).

New timber support post approx 200x200 on artificial stone support block or re-claimed block on approx 600x600 concrete pad foundation.

Grade existing beams for suitability/condition.

Existing brick pier

Refer to drawing no. 97/45/01 for details of alterations to this part of existing building.

Rebuilt piers to be increased in size externally to approx. 665mm (2½ bricks).

Rainwater:
All rainwater downpipes to discharge into 110mm dia. UPVC drains bedded and surrounded in 100mm Pea gravel to soakaway min. 1 metre cube at least 3.000 from building.

New and replacement timber support posts mounted on artificial stone/brickpier supports to be 200x200 supporting existing or replacement timber beams.

Gable & lead lined valley gutters and flashings

This door to be fully fire resisting and self closing with min 100mm step up from car port.

Infill to gables above and beams formed of 12.5mm plasterboard and skim on 50x75 studs at 400mm cts.

Heating:
To be provided by electric off peak storage radiators with individual damper controls and rain converter fed from roof mounted solar panel heaters and electric wall mounted rain heaters.
Heating to be run on 'Heatwise' tariff.
Hot water to be heated from fully insulated hot water cylinder (35mm thick foam) 120 litre min. capacity fitted with immersion heaters run on 'Heatwise' tariff with further immersion heater for occasional boost.
New soil drainage to consist of soil and vent stack located in bathroom, vent extended to ridge terminal and finishing point at back side with anti-vermin cowl and rodding point located in cloaks. Soil and vent and stub stack to be 110mm dia.

Soil and vent stack and stub stack to be connected to 110mm dia. UPVC drains bedded and surrounded in 100mm Pea gravel to fall approx 1 in 40 to septic tank and soakaway.
Inspection chambers to be approx. 450mm dia. Polypropylene installed 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 6000mm of ground level to be protected by paving slabs laid above pea gravel.

Above ground drainage:
To comply with BS 5572 polypropylene wastes from kitchen sink, washing machine, bath and shower to be 40mm dia. with 32mm dia. from wash basins. Combined wastes to be 50mm dia.
All fittings to have 76mm deep seal traps with screw-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 cloaks to be 6 litres per second controlled by light switch with 15 min overrun.
Natural ventilation:
Opening lights/external doors to provide minimum ventilation to habitable rooms 5% of floor area.
Trickle vents to be provided in window/door frames to give at least 8000mm² ventilation to lounge, study and bedrooms, and at least 4000mm² to kitchen, bathroom and utility.

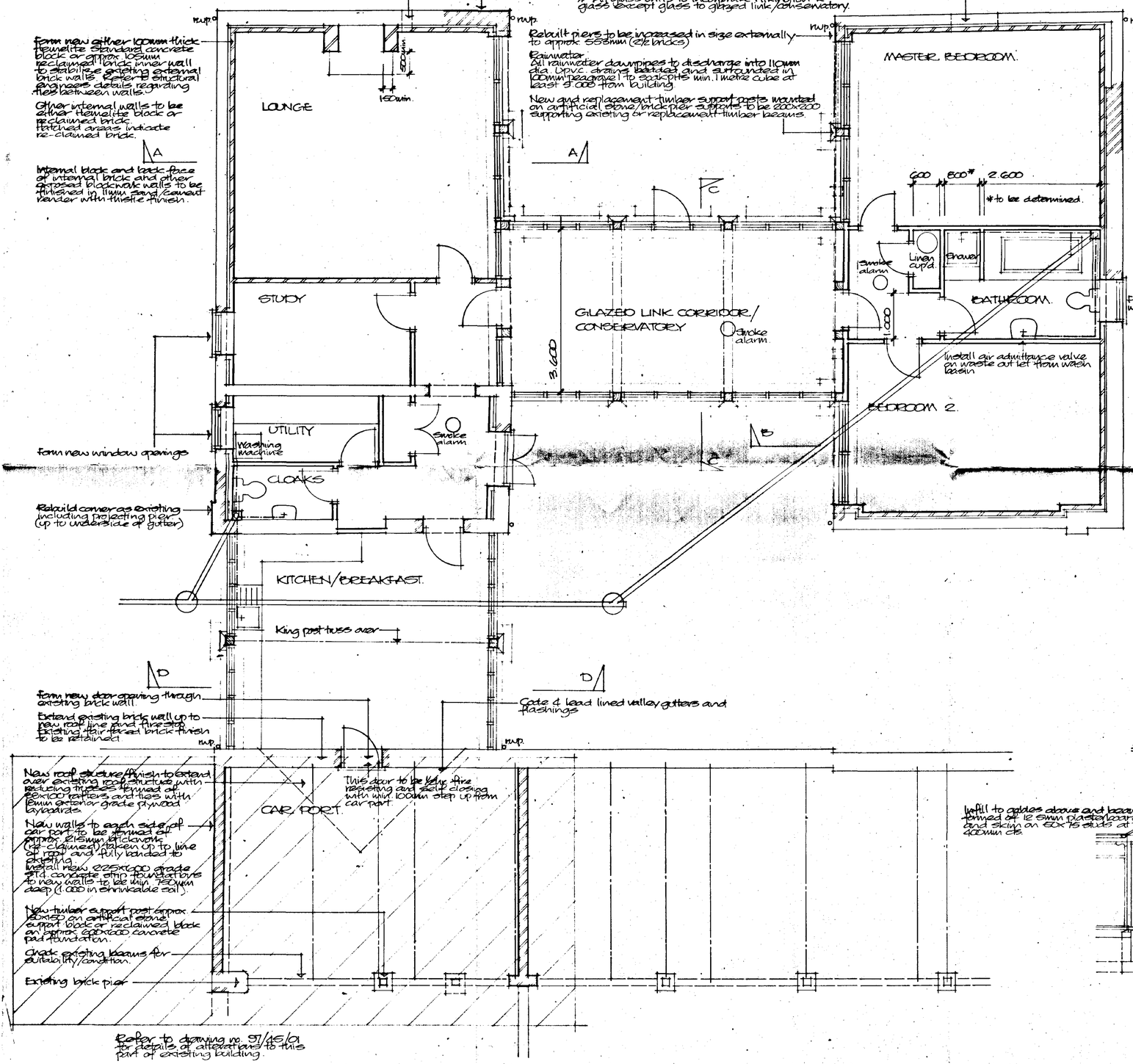
Roof to glazed link constructed of grey tinted multi skinned polycarbonate translucent sheeting supported on 50x125 rafters at average 800mm cts with 150x50 ridge timber. Roof slopes supported on 150x200 timber beams with 200x200 support posts at approx. 2.400 max. cts. 150x200 cross beams between support posts (dno).

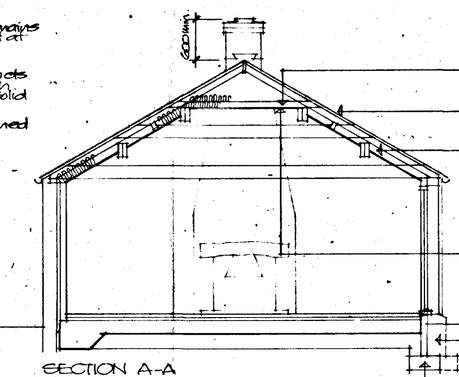
Gable & lead valley gutters supported on min. 12mm thick exterior quality plywood laybards.

Floor to link constructed of 65mm thick lightly reinforced sand/cement screed on 500 gauge visqueen separating membrane on 50mm thick SD grade Jablite insulation on 100mm thick grade ST4 concrete slab on 1200 gauge Visqueen dpm on min. 150mm hardcore well blinded and consolidated.

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

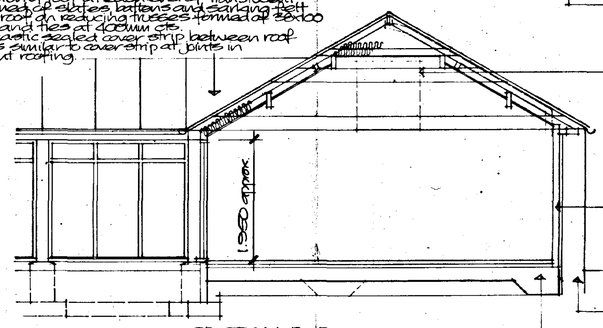
225x600 grade ST4 concrete strip foundations to be min. 750mm deep (1000 in shrinkable soil).



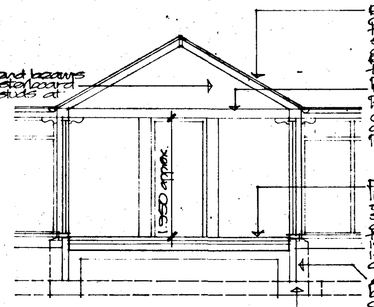


SECTION A-A

This section of roof at each end of translucent roof formed of slates, battens and sarking felt as main roof on reducing trusses formed at 600 centres and ties at 2000mm cts.
Patent mastic sealed cover strip between roof finishes similar to cover strip at joints in translucent roofing.



SECTION B-B



SECTION C-C

ALAN HORNSBY
ARCHITECTURAL SERVICES
"Little Acre"
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

PROJECT TITLE

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

DRAWING

PLANS AND SECTIONS AS PROPOSED.

DETERMINED PLAN

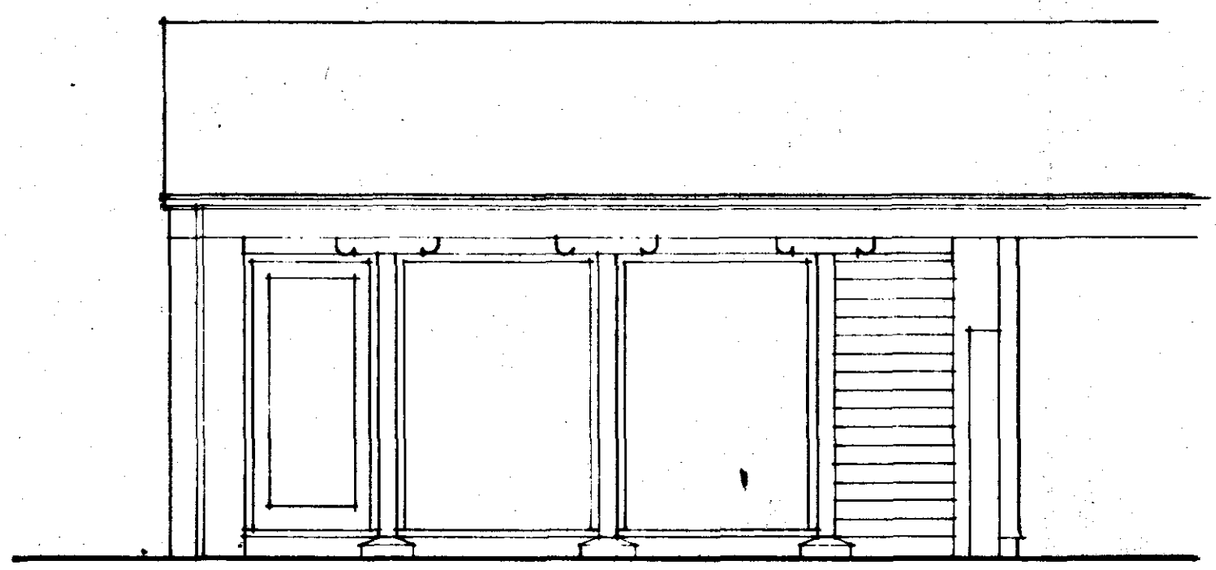
REV.	DESCRIPTION	DATE	BY
A	General items	4.6.97	ACH
B	Glazed link altered	3.7.97	ACH
C	Major alterations to design	14.7.97	ACH
D	'K' glass specified	26.8.97	ACH
E	Car port area altered	1.12.97	ACH

SCALE 1:50 | DRAWN ACH

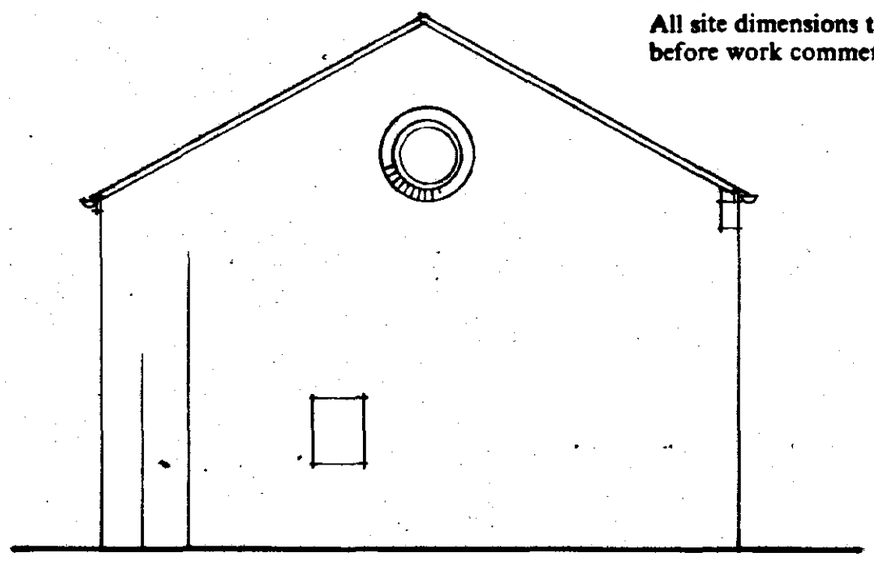
DATE March/April 1996 | DRAWING No. 97/03/01 E

SOUTH HOLLAND DC HOUSING & PLANNING
03 DEC 1997
Ref: 1215/97

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



EAST ELEVATION



SOUTH ELEVATION

Heating:

Extend existing heating system into proposal consisting of electric off peak storage radiators with individual thermostatic controls and fan convector facility.
Heating to be run on 'heatwise' tariff.

Roof construction:

Existing natural slate roof covering to be retained.
Existing 80x65 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.
ex. 200x75 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.

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 30x5mm mild steel straps between external brick walls and roof structure at average 1.800 cts. 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.

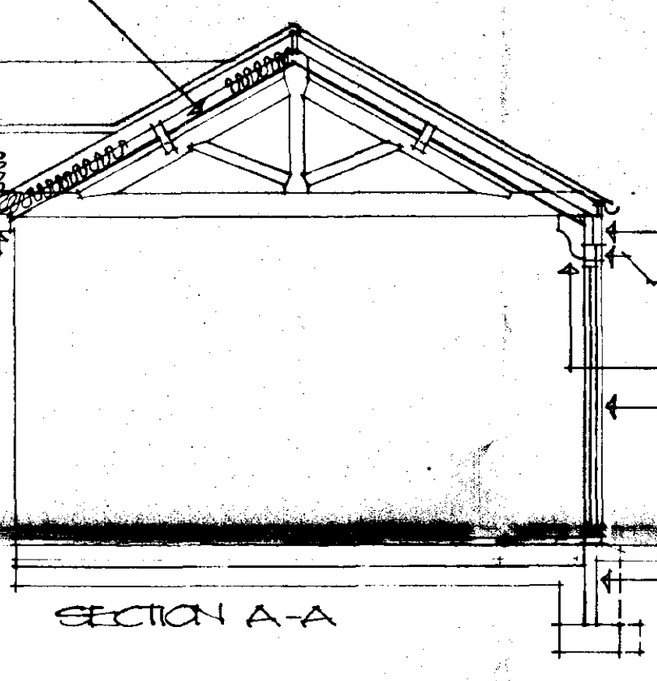
Existing beam retain consisting of 2no. 75x230 timbers spiked together.

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.

Hyload d.p.c. to be min. 150mm above ground level with dpm lapped over.



SECTION A-A

Approx. 105mm thick reclaimed brickwork min. 3 courses on 100mm class 'A' concrete blockwork built off 225x500 grade ST4 concrete strip foundation min. 750mm deep. (1.000 in shrinkable soil)

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 sealed 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. 8000mm² vent to room.

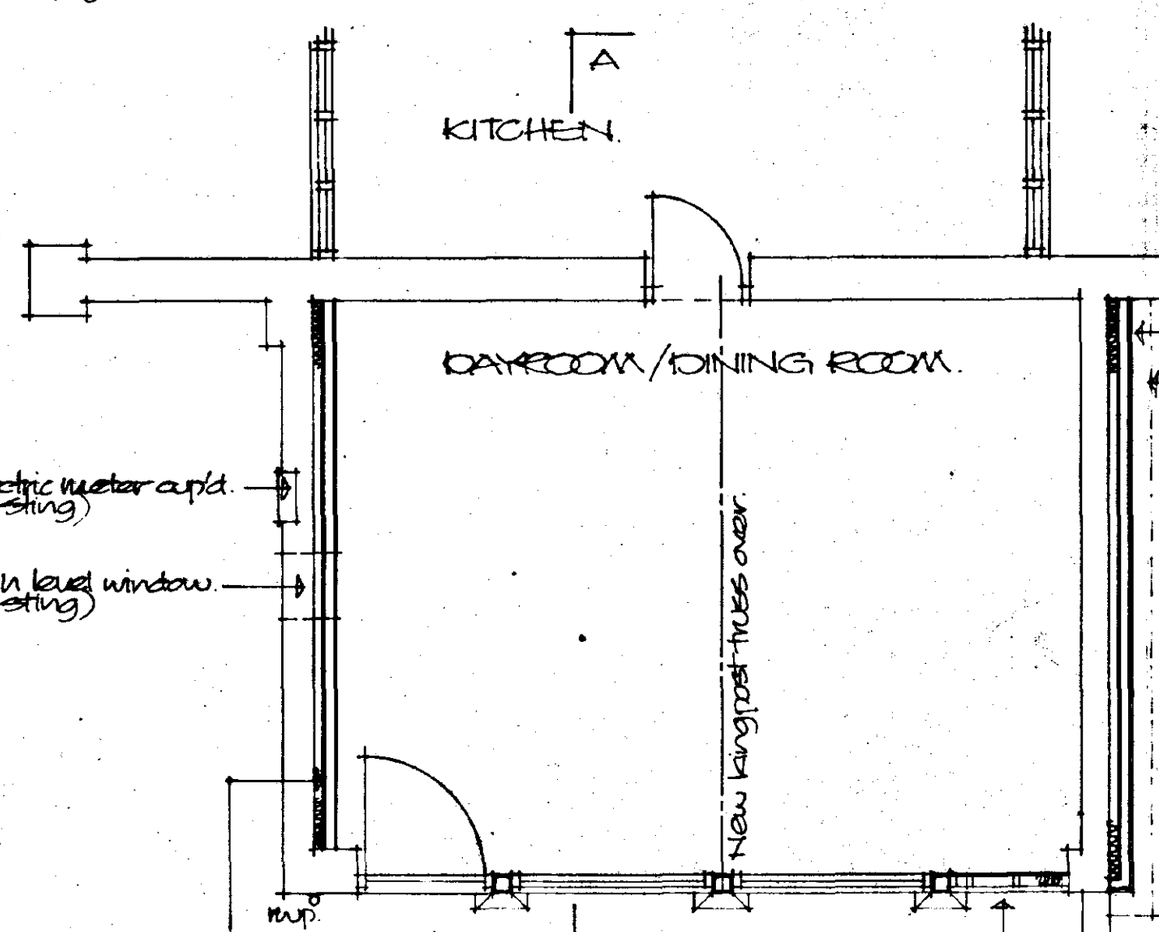
Rank fixed glazed high level window to gable to be glazed as above but not with safety glass.

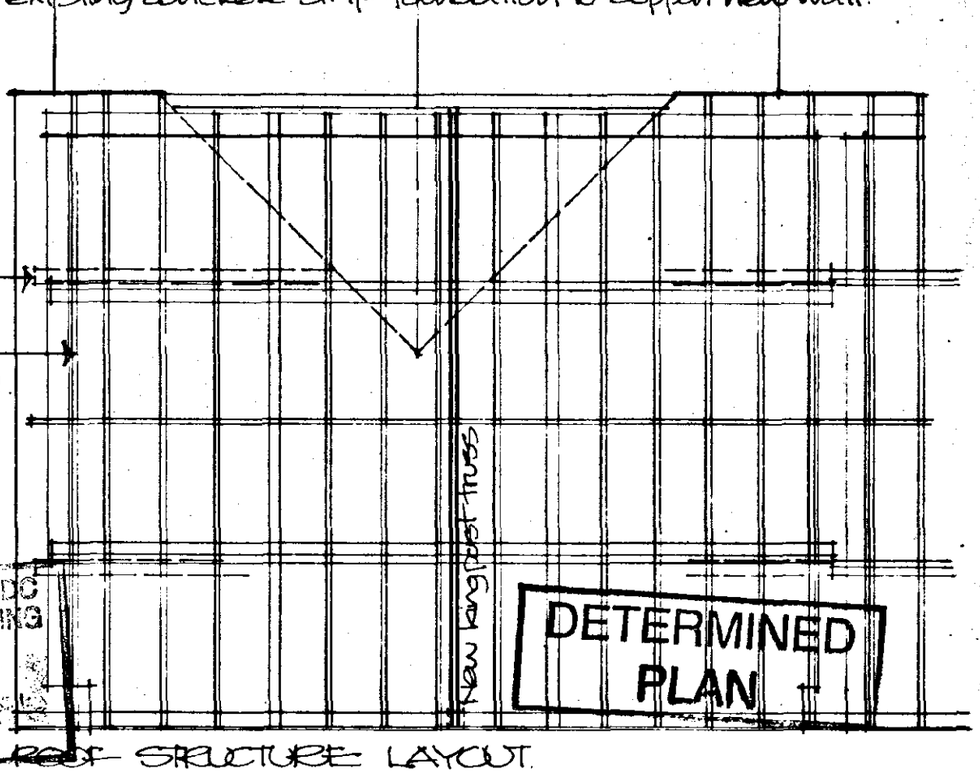
Floor construction:

Approx. 50mm thick sand/cement screed on 100mm grade ST4 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 Hemelite standard blockwork with sand/cement rendering to external face. cavity to be 65mm thick with polybead 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.





Install new skin of approx. 105mm thick reclaimed fair faced brickwork with 65mm thick cavity insulated with polybead, or similar expanded polystyrene bonded bead insulation installed to manufacturers instructions.
Wall ties (bolted to existing brickwork) to be installed at 450mm cts vertically, 900mm 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. 16mm thick on 25x38 fully treated battens at stud locations on breather membrane on 10mm thick exterior grade sheathing ply on 38x100 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 DC
HOUSING & PLANNING
03 DEC 1997
Ref: 1265/97

DETERMINED PLAN

ROOF STRUCTURE LAYOUT.

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

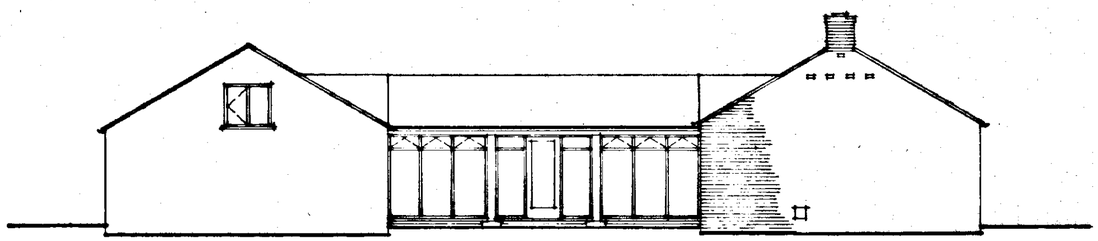
ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
BROADGATE BUILDERS (SPALDING) LTD

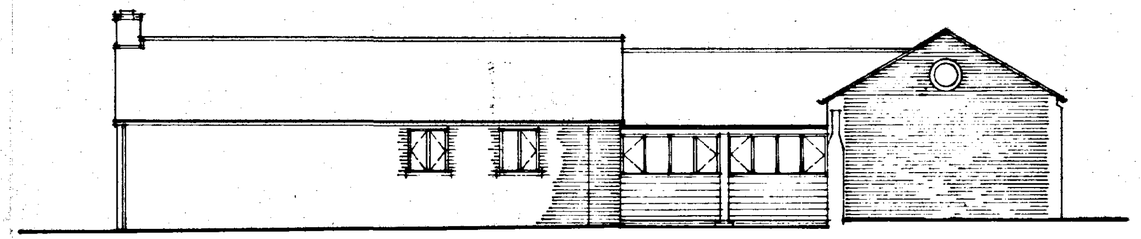
Scale 1:50
Date Oct 97

Drg. no.
97/45/01

AM ADMEL 230



WEST ELEVATION

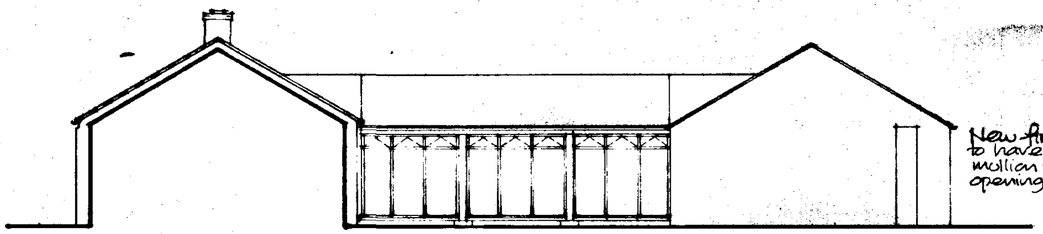


SOUTH ELEVATION

State roof finishes to existing re-used and reclaimed slates to match existing.

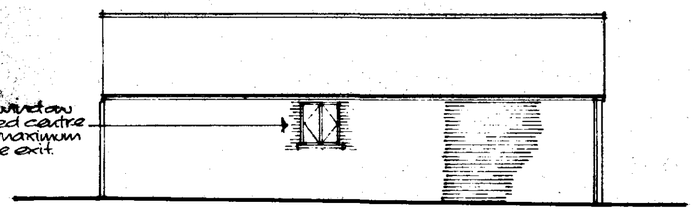
All new brickwork to be either existing re-used or reclaimed bricks to match existing.

Infill panels to be finished with finely sawn feather edge boarding

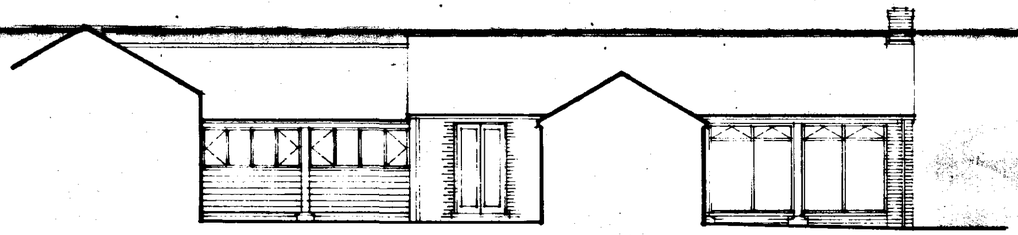


EAST ELEVATION

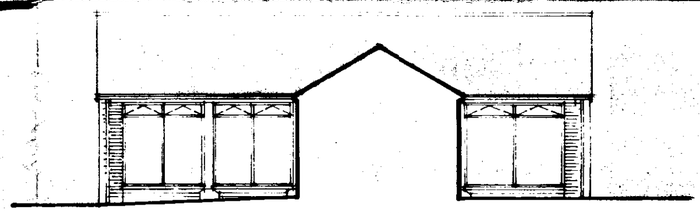
New fire exit window to have no fixed centre mullion to give maximum opening for fire exit



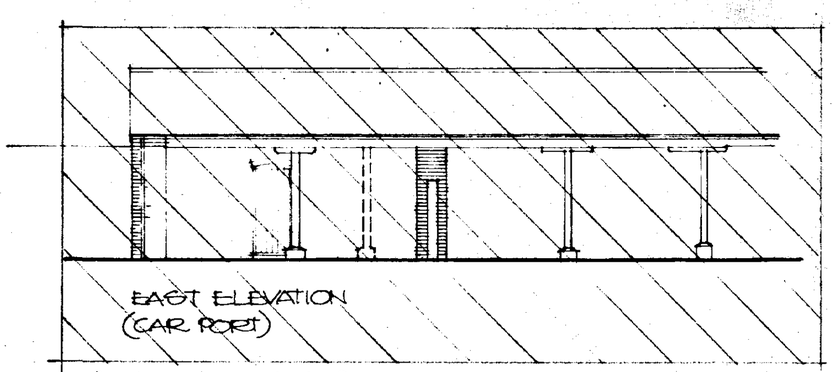
NORTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION
(CAR PORT)

Refer to drg no 97/45/01 for revised elevation

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
03 DEC 1997
Ref: H215/97.

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

ELEVATIONS

Client
BROADGATE BUILDERS (SPALDING) LTD

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

Scale 1:100
Date Feb 97

Drg. no.
97/08/02A

AM ADMEL 230