

Conversion of Barn into a 2 Bedroom house with Single Story Extension at 6A St Thomas Rd. Spalding

Specification

All methods and materials used in this build must comply with current building regulations.

Foundations (Section B-B')

To consist of ST4 concrete laid in an inspected trench 700mm x 750mm. On top of which is built 2 leaves of 'Durox' blocks the 100mm cavity being filled with lean cement mortar.

Foundations (Section A-A')

Since this main area of the house was judged to have a reliable foundation it was not to be disturbed but covered with 200mm concrete. The walls being built upon an inserted damp course.

The joining of Sections A to B

The new section is to be tied to the old in such a way that any possible settlement causes minimal problems.

Superstructure Walls (Section B-B')

All exterior walls to consist of cleaned old, recovered bricks outside and 'Thermalite' bricks inside. 100mm. Insulation to be attached inside the build. Leaves to be tied together with SS Ties (220mm vertical twist) at 900mm horizontal and 450mm vertical reducing to 225mm at openings. Weep holes to be inserted into the cavity 150mm above DCL at 900mm intervals.

Ground Floor To consist of:- 50mm 1:3 cement/sand screed on a 100mm ST4 oversite concrete on a 100mm board on a 1200g Polythene membrane brought up to DCL and tucked into the DPC joint at least 50mm.

Any joints in this membrane to overlap at least 450mm. Laid on the existing brick floor.

Doors and Windows

All to be of wood construction. Please see illustrations on Drawing Appendix 1.

All windows on the ground floor are to be 1 m² double glazed. On the 2nd floor they are reduced to 0.75m² in deference to the neighbourhood.

All doors are to be 80mm wide.

Dimensions.

All drawings, unless otherwise stated, are 50:1.

Joists and roof trusses

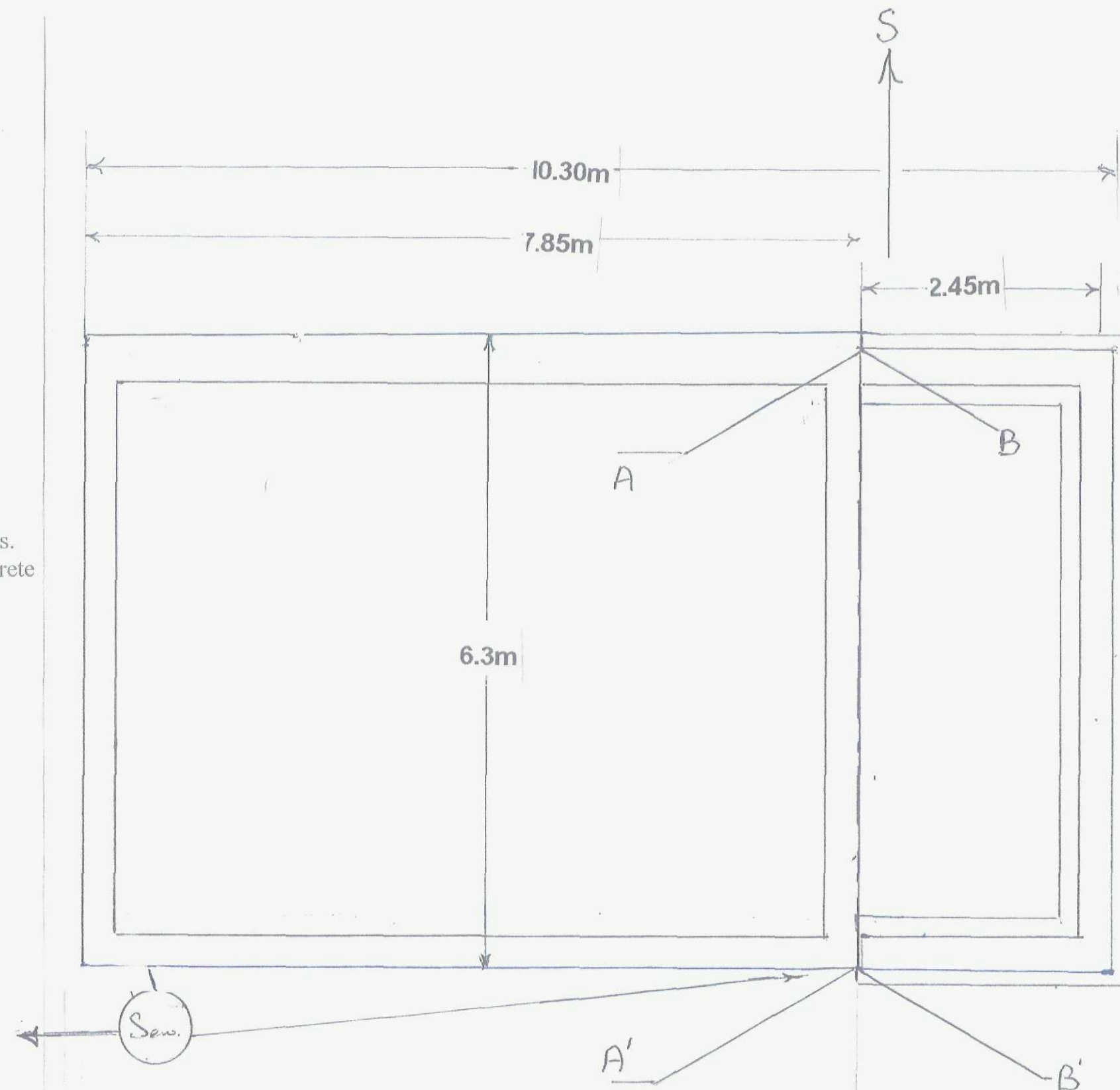
It is possible that proprietary I-Joists will be used and to that end drawings/sketches have been sent to the manufacturers. These drawings will be made available when they are received which will be before work on the second floor is started.

Drainage and Sewerage

The main chamber is expected to be sited to the left of the front of the building. Please see annotation on this drawing. However, the exact positions and runs will be known only after the survey by 'Anglian Water'.

Electricity and Plumbing

Detailed drawings will be supplied after surveys have been carried out.



Refs	H16-0264-12 B16-0091-15	Title
Drw for	Ms K Crewe	Plan of Footings and Foundations
Drw No.	PJC01	
Drw by	Peter Crewe (Agent)	peter@petercrewe.com 01406 371348
Date	05/03/15	Scale 50:1