

Conversion of a Barn into a 2 Bedroom House with a single story extension 6A St Thomas Rd. Spalding

Specification

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

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.

Doors and Windows

All to be of wood construction. 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.

The windows on the side wall have been omitted for the same reason.

The rear door to the garden is 2032 x 838mm exterior quality.

Joists and roof trusses

The lean-to roof of the extension has a slope of 30 deg. And is tiled with the same tiles as the main building. It is to be constructed using 'Minera' i-trusses in the manner that they specify.

The ceiling of this single story extension consists of 12mm plasterboard covering joists of 175mm x 75mm fixed at 400mm centers with 100mm insulation between the joists and above the joists are to be covered with 18x600x2400mm T&G Chipboard.

The Second floor.

Joists 75mm x 150mm at 400mm centers using 225mm engineered joists and fixed using 'Simpson' hangers and 'Strong Ties'.

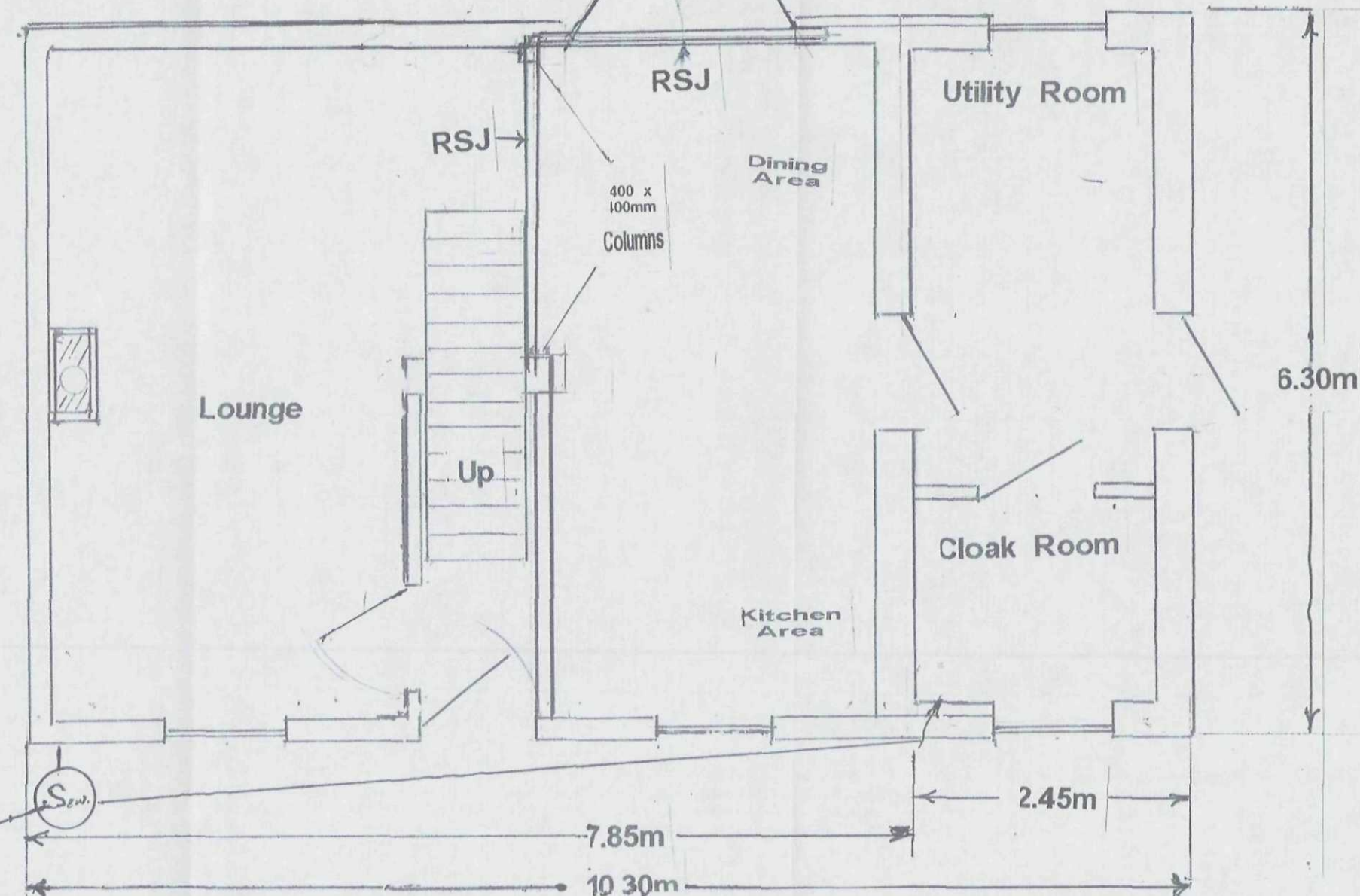
Where these joists require fixing to the RSJ's the flanges are wood filled and then 'Simpson Strong Ties and Hangers' used.

RSJs

A 203 x 102mm purpose made RSJ lies across the void of the rear double door and between the front and rear walls. The two items being predrilled and supplied with the necessary fittings.

Electricity and Plumbing and Sewerage

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



Plan view of Ground Floor
(Showing position of RSJs)

Refs.	H16-0264-12 B16-0091-15	Title
Drw for	Ms K Crewe	Plan of Ground Floor (with RSJs)
Drw No.	PJC 02	
Dwn by	Peter Crewe (Agent)	peter@petercrewe.com 01406 371348
Date	03/03/15	Scale 50:1