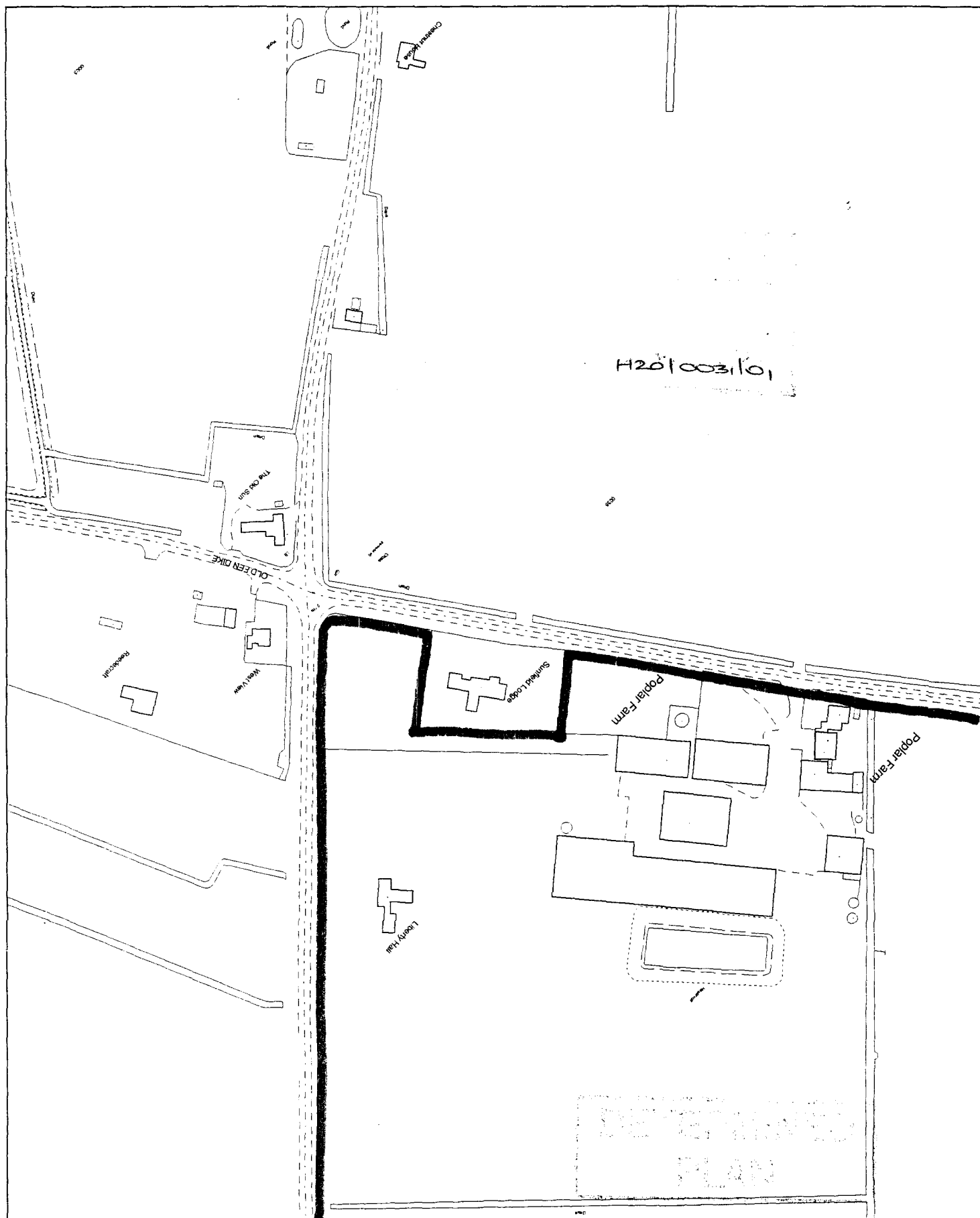
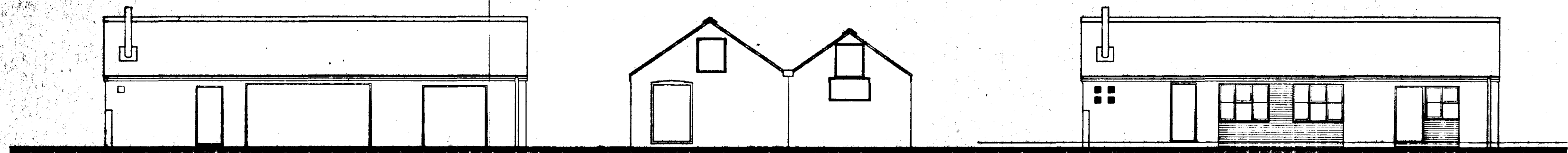
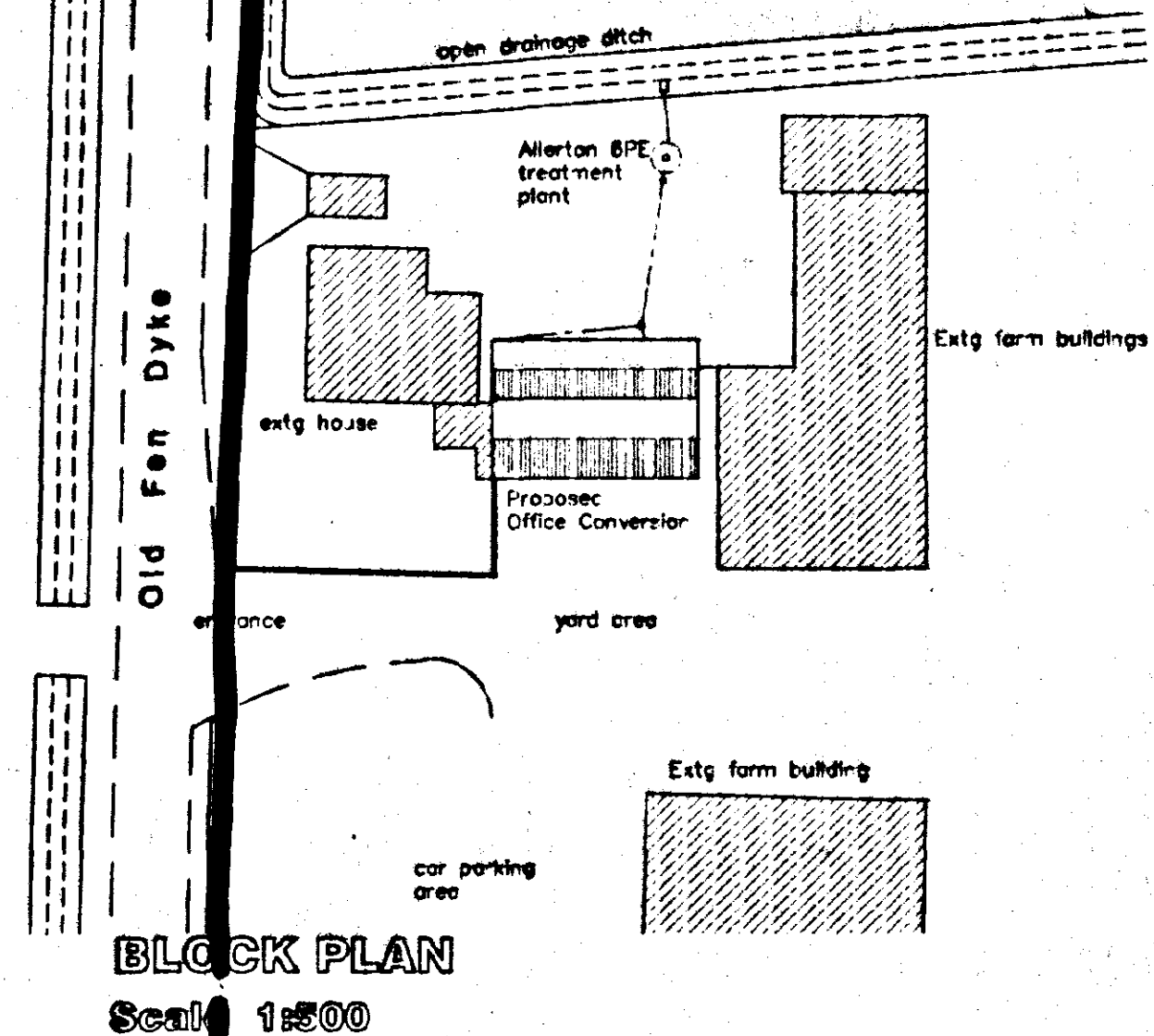






EXISTING ELEVATIONS

PROPOSED FRONT ELEVATION



BLOCK PLAN
Scale 1:500

repair existing roof covering including re-lining valley and making good/replacing any defective roof timbers etc.
where necessary add extra timbers to brace and prop existing roof structure
install new ceiling joists in 150mm x 50mm SCS timbers at 400mm centres or at existing rafter centres where less than 400mm centres
install 225mm x 50mm binders at 1800mm centres
all timbers to be pressure treated with preservative

fix 10mm gypsum plasterboard as ceiling including all perimeter noggings and noggings at board joints, fill and tape joints and skim with 3mm board finish plaster

lay between ceiling joists 100mm fibreglass insulation and a further 100mm layer across the joists to give a total of 200mm insulation to ceiling

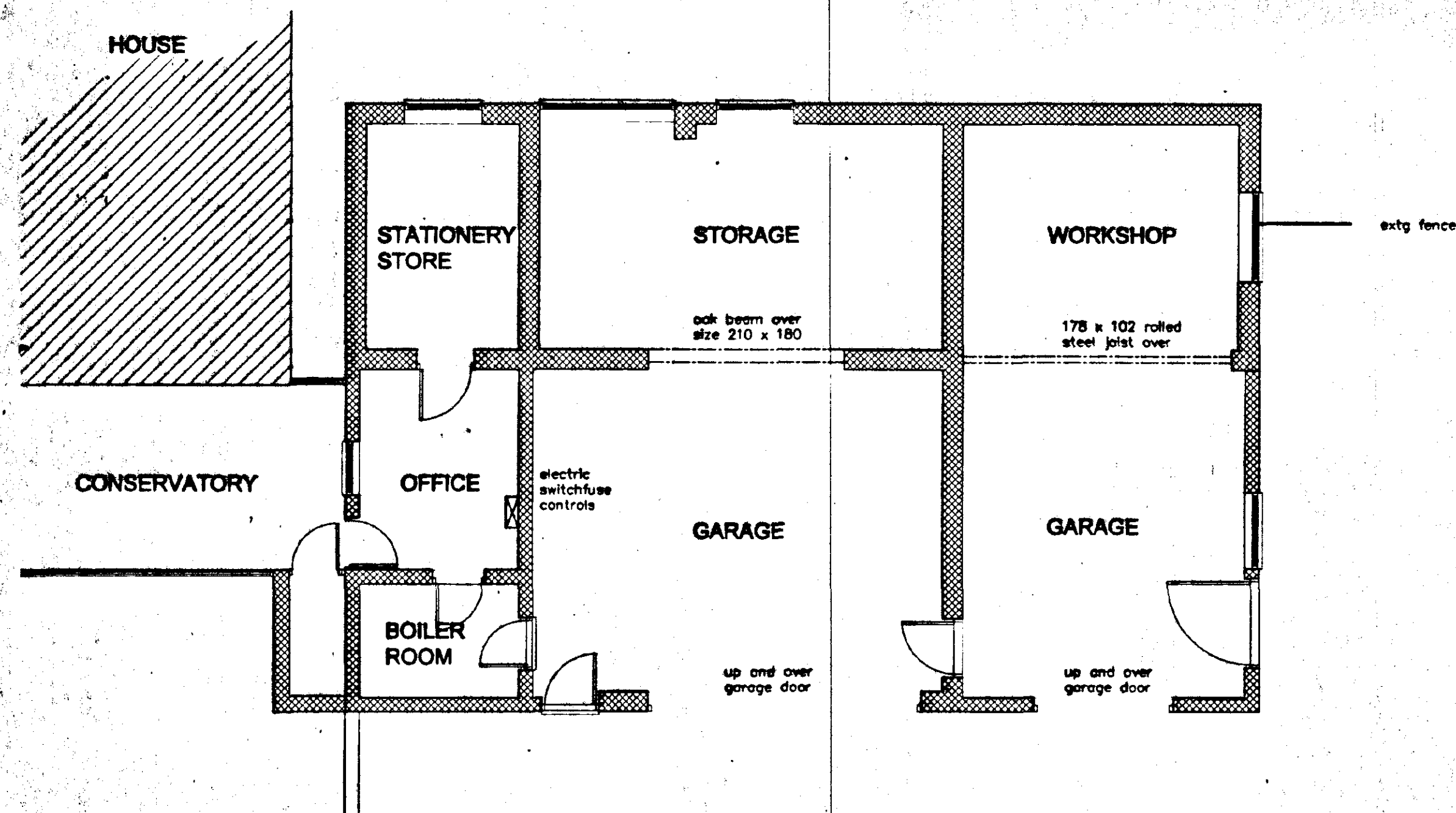
break up extg concrete floors in garage and workshops, excavate to reduce levels where necessary and lay and compact hardcore in beds not exceeding 150mm compacted thickness with additional layers as required to make up levels, blind with sand and lay 50mm flooring grade EHD polystyrene insulation with edge upstands, wrap perimeter of insulation with polythene to protect from damp proofing fluid
form new reinforced concrete floor over top of extg, include 300 micron polythene dpm carried up walls at edges and trimmed off at screed level on completion
concrete to be RC35 quality with a minimum thickness of 130mm reinforcement to be A252 square mesh fabric placed centrally in slab thickness
finish slab with min 50mm thickness cement/sand screed laid flat and level

new 110mm dia PVC-U drain to fall 1:70 bed and surround in peag gravel to new ALLERTON 6 PE package treatment plant. Discharge of treated water to adjacent open drainage ditch

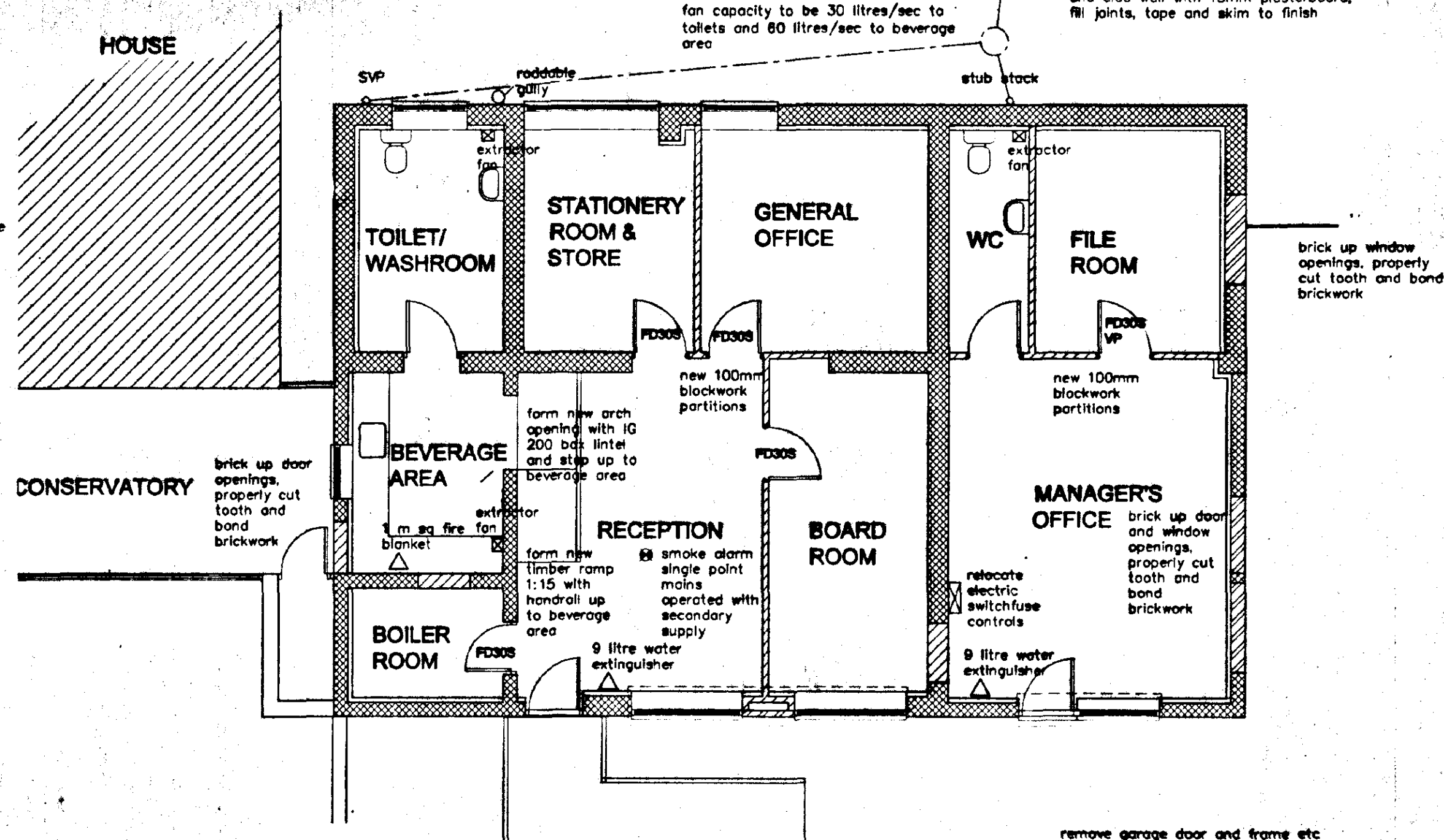
inject all existing walls with approved silicone type damp proofing fluid in accordance with manufacturer's instructions, make good holes etc. system to be carried out by approved installer and comply with Agreement Board Certificate. Installation to be covered by 20 year insurance backed guarantee

dry line inside of all external walls to upgrade insulation value and provide smooth clean wall finishes
frame out in 50mm x 50mm treated s/w at 400mm c/c with noggings etc spaced off extg wall with timber packers of varying thickness to accommodate unevenness of wall, fix to wall prior to installing framework
install between framework 50mm fibreglass insulation, staple fix 500 gauge polythene vapour check membrane lapped and sealed at joints and clad wall with 13mm plasterboard, fill joints, tape and skim to finish

extractor fans to be wall mounted and discharge through wall or ducted through roof and discharge to vent terminal tile
fan capacity to be 30 litres/sec to toilets and 60 litres/sec to beverage area



EXISTING LAYOUT
Scale 1:75



chop out for and install three no additional air brick permanent air vents size 215mm x 215mm
install additional oil fired floor mounted boiler to heat offices

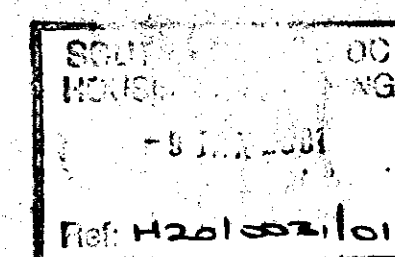
entrance door to have low threshold for wheelchair access and ramp to door
NOTE: all internal doors to be 838mm wide for disabled access and toilet to be fitted with Part M Grab Rail Set

remove garage door and frame etc
infill extg garage door opening with windows, form brickwork below and around windows including forming new foundation
foundations 800mm x 230mm in GEN3 concrete on firm bottom 650mm below ground level or as otherwise agreed with Building Control Surveyor

remove garage door and frame etc and infill extg garage door opening with window and door unit, form brickwork below window including new foundation

new windows and extg windows to be in white PVC-U windows purpose made sealed unit double glazed, weatherstripped, security locking and complete with trickle vents to give 6,000mm² per window minimum provide opening vents/casements to windows to give 5% of floor area of room served as clear ventilation opening

PROPOSED LAYOUT
Scale 1:75



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Member of the Chartered Institute of Building and
Member of the British Institute of Architectural Technology

Proposed Conversion of Existing Outbuilding to Form
Office Accommodation and Facilities at
Poplar Farm
Old Fen Dyke
Sutton St James
Spalding

Mr F Ellis

Floor Layout
and Elevations

December 2000 1/100, 1/75

Peter Lithgow

**DETERMINED
PLAN**