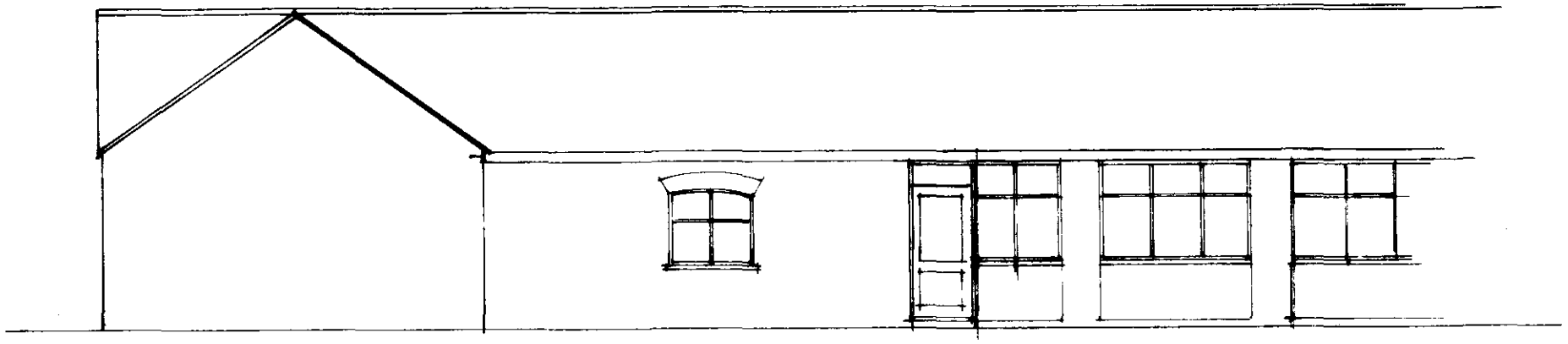
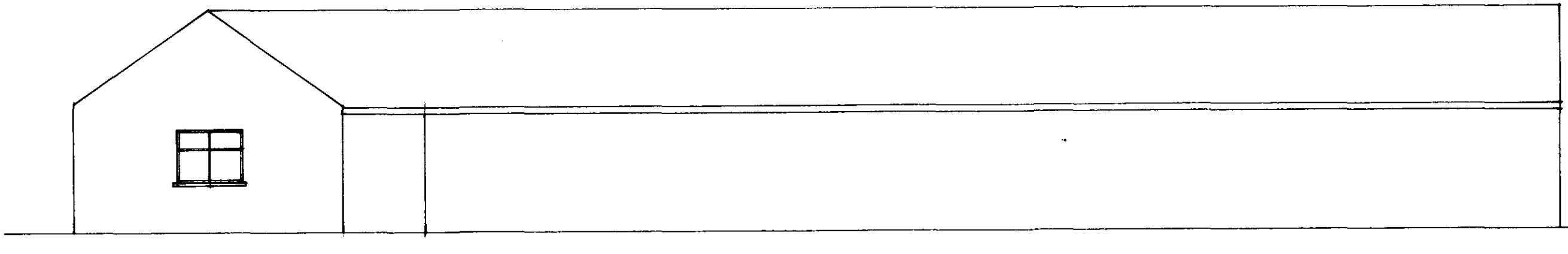


NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAR 1999
Ref: 0299/99

Peter Humphrey associates
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Cambridgeshire PE13 1RF
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Fax 01945 466922

PROJECT
EXISTING ELEVATIONS
OF BARN
TRETTON MANOR FARM
TYDD ST. GILES.

CLIENT MR S. STANBERRY

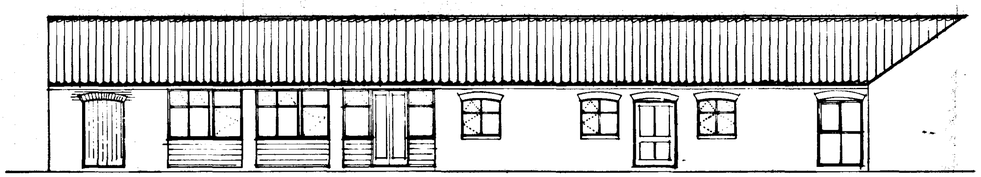
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		1658-3

REVISED

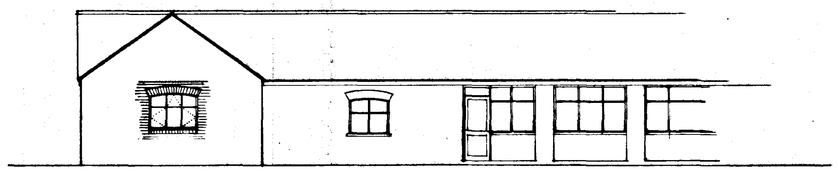
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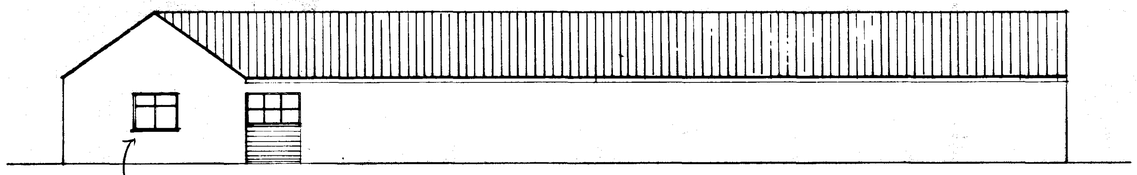
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NORTH EAST ELEVATION



SOUTH EAST ELEVATION



Peter Humphrey Associates (Gerrel) to confirm that this window should be omitted as per latest plans

SOUTH WEST ELEVATION

DMC 7/6

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAR 1999
Ref: 0299/99

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PROJECT
PROPOSED BARN CONVERSION TO FORM 2 No. ANNEX'S
TRETTON MANOR FARM
TYDD ST. GILES.

CLIENT MR.S.STANBERRY

DATE	SCALE	JOB No.
FEB 99	1:50 1:100	1658-1
REVISED		

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DRAINAGE

Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening ballcon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient.

Incorporate septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesspools to have capacity of at least 18,000 litres($18m^3$).
Septic tanks should have a capacity of at least 2,700 litres ($2.7m^3$)

RAINWATER DRAINAGE

Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.

ALL DRAINS BE 100mm DIA. UPVC.

FALLS TO BE;- 1:40 BETWEEN SVP and I.C.
1:70 BETWEEN I.C. and I.C.
1:70 BETWEEN RWP and SOAKAWAY

FOUNDATIONS

Concrete strip foundations to a minimum depth of 750mm or 1 metre. Any irregularity in subsoil conditions to be reported to agent for remedial advice.

FOUNDATIONS

Existing foundations to be exposed and checked by Local Authority Building Inspector prior to start of work.

FLOORS

GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 225mm compacted sand blinding, on min. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

BELOW DPC WALLS.

Incorporate $7N/mm^2$ block below Ground level.
Lean mix concrete fill to cavity below Ground level.

SERVICES BELOW GROUND LEVEL

Where drains pass through walls/footings below ground level to be protected with 09mm protection sleeve or similar to prevent entry of vermin.

INJECTED DPC TO BE INSTALLED BY SPECIALIST CONTRACTOR

EXTERNAL WALLS

Cavity wall 255mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick, 100mm Thermalite insulating blocks 3.5N. 15mm plaster to internal faces of walls. All cavities to be sealed at highest point. Close reveals with dampcore insulated vertical DPC in accordance with manufacturers specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.

LINTELS

Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.

STUDWORK

Studs to be 50 x 100 @ 600 ctrs vertically & 1200m ctrs. horizontally, with 12.5mm plasterboard to each side.
100mm fibreglass insulation to studwork on first floor where indicated.

DRY-LINING

Dry-lining to consist of 50 x 65 mm studs @ 1200mm ctrs horizontally and 450mm ctrs vertically with 12.5mm plasterboard to side. Vapor barrier to be placed between plasterboard and studwork of dry-lining and a breather membrane to be placed between studwork and wall. Incorporate 100mm fibreglass insulation between stude.

CEILINGS

12.5mm plasterboard ceiling to underside of joists.
Shiplap boarding to all external ceilings.
Artex or plaster skin finish.

ROOF CONSTRUCTION

38x25mm
battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Cross-ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.
Valleys constructed via GRP valley troughs.
Compound truss to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks.
Roof hatches to be insulated & draught sealed & lockable.

EXISTING ROOFS TOBE STRIPPED WITH EXISTING ROOF TIMBERS CHECKED AND REPLACED AS NECESSARY.
RE-USE EXISTING SLATES, FELT AND BATTEN AS ROOF CONSTRUCTION NOTE.

ALL EXISTING LINTELS TO BE CHECKED ON SITE FOR ADEQUACY AND REPLACED AS NECESSARY

WINDOWS

All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Baths 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 5620:6:1981.
Double glazing to have min 12mm air gap between glass.

EXTRACTOR FANS

Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun.

SMOKE DETECTORS

Smoke detectors to be interconnected and run off mains with separate circuit at distribution board, to a min standard of BS.5839:Part 1: Standard L3.

DRAFT PROOFING

Limiting infiltration
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls floors and ceilings by continuous bands of fixing plaster.
b. sealing vapor control membranes in timber frame and other framed panel constructions.
c. Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches.
e. Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped. Services where they penetrate or project into hollow constructions or voids.

HEATING

Boiler to be oiled fired with balanced flue, durable wire guard over at ground floor level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented atmosphere & be well insulated.

FIRE PRECAUTIONS

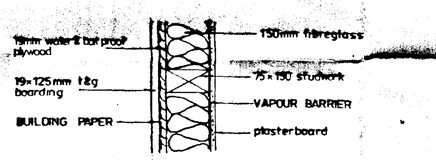
Separating walls taken up to underside of roof level &
fire stopped. Cavity closed at roof level, min 25mm mortar 1:3 cement/sand mix, min. 25mm gap tightly packed with mineral wool infill, 9mm supalux over fixed to 50 x 25mm battens fixed to sides of trusses, roof felt laid over supalux.

Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

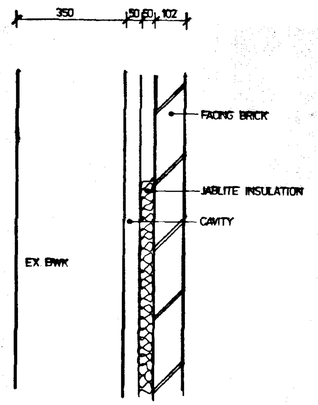
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type.

CONDITIONAL APPROVAL

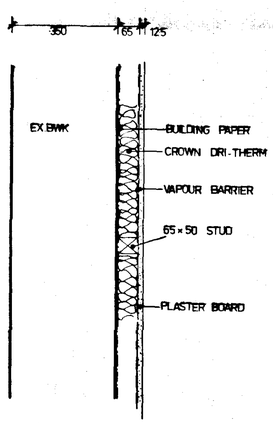
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office



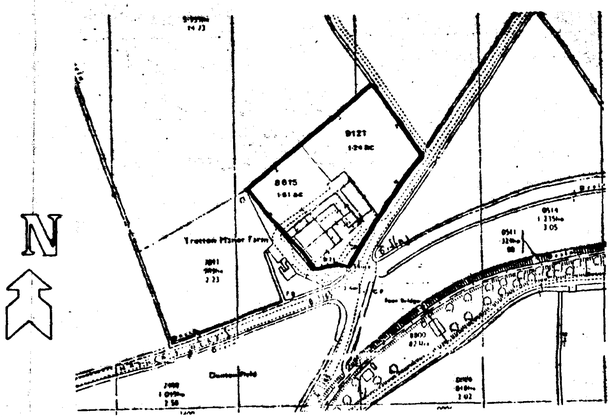
External Boarding Detail 1:10

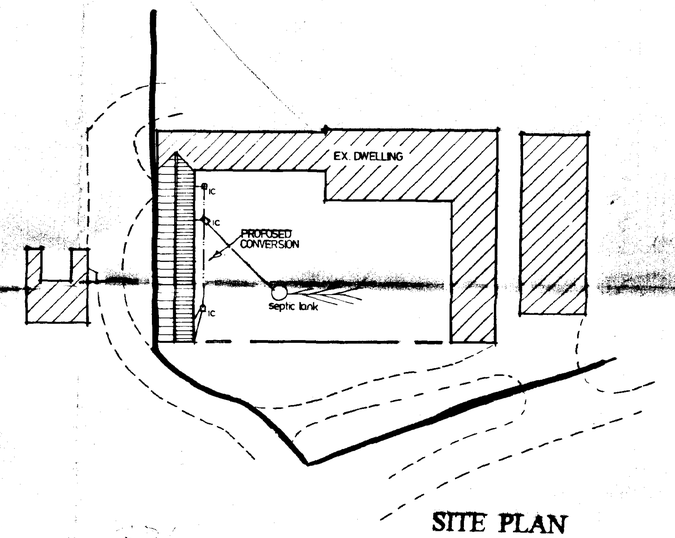


OPTION 1 'U' VALUE 0.44



OPTION 2 'U' VALUE 0.4





SITE PLAN
1:500

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAR 1999
Ref: 0299/99

DETERMINED PLAN

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PROJECT
PROPOSED BARN CONVERSION TO FORM 2No. ANNEX'S
TRETTON MANOR FARM
TYDD ST. GILES.

CLIENT MR S. STANBERRY

DATE	SCALE	JOB No
FEB 99	1:10	1658 - 2
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