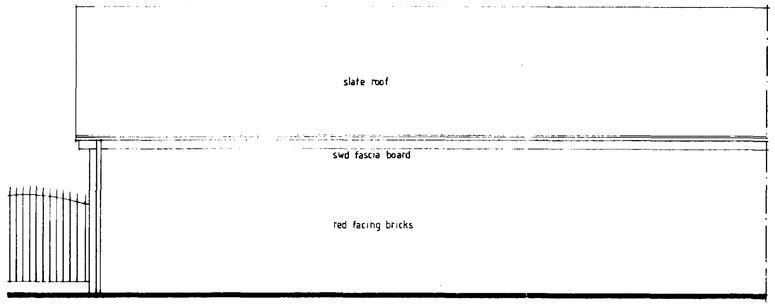
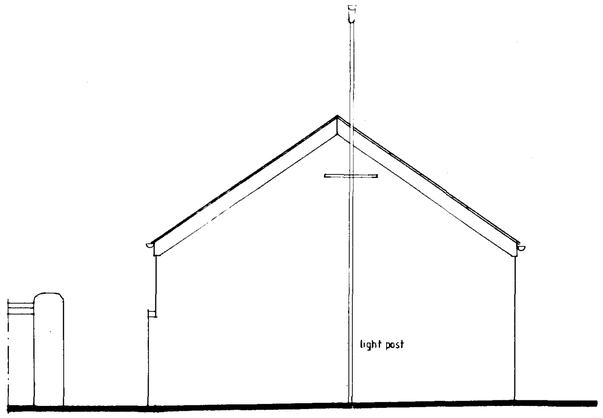
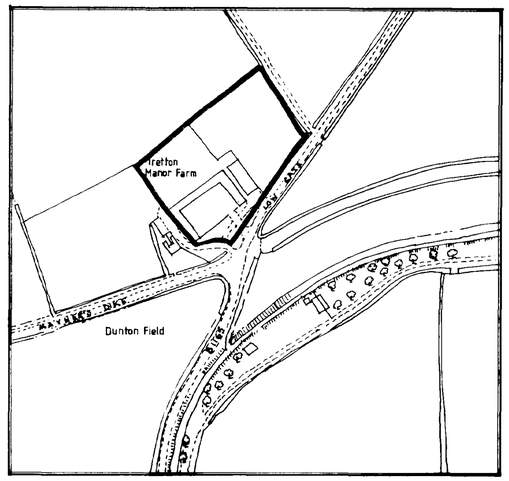


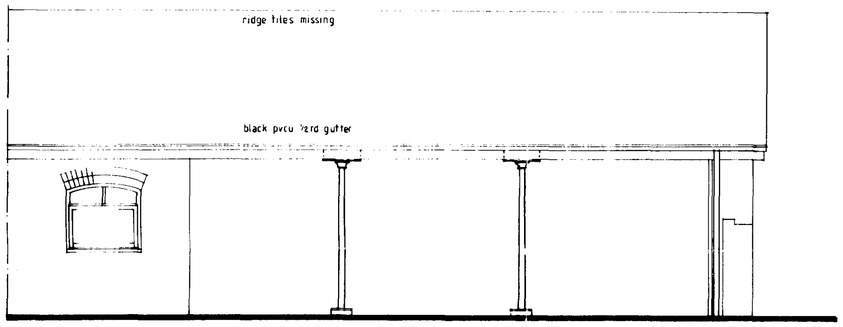
NORTH - EAST ELEVATION



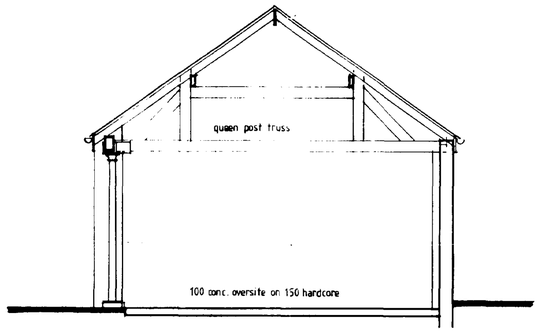
SOUTH - EAST ELEVATION



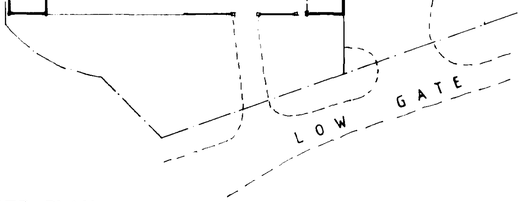
LOCATION PLAN scale 1:2500



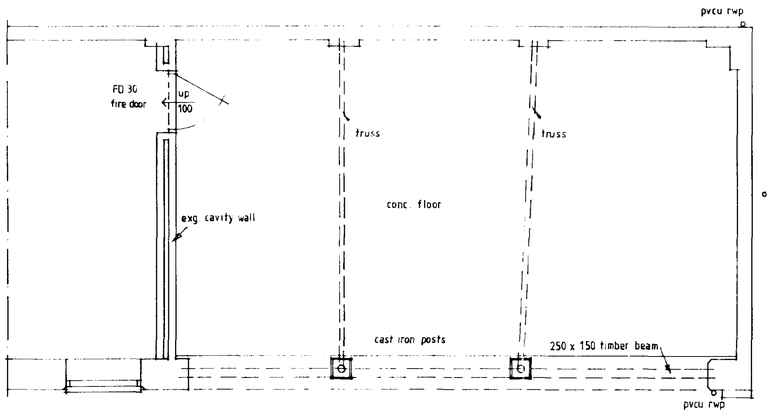
SOUTH - WEST ELEVATION



CROSS SECTION



SITE PLAN scale 1:500



GROUND FLOOR

DETERMINED PLAN

SHDC
Planning & Development
29 MAY 2003
Ref 0681/03

REVISION

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
SURVEY OF GARAGES AS EXISTING
TRETTON MANOR FARM
LOW GATE, TYDD ST GILES
WISBECH, CAMBS.

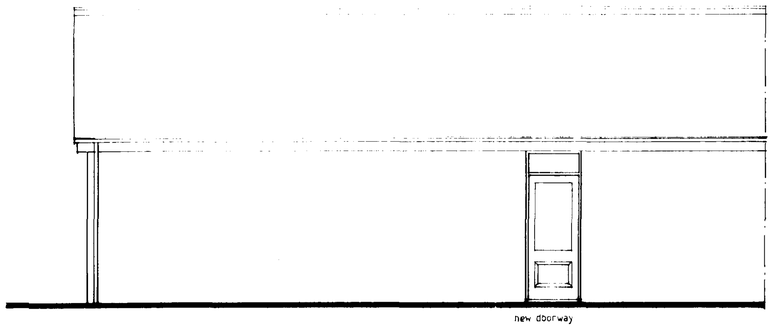
CLIENT Mr S. Stanberry

DATE May 2003 SCALE 1:50 JOB No. KL.10072-1

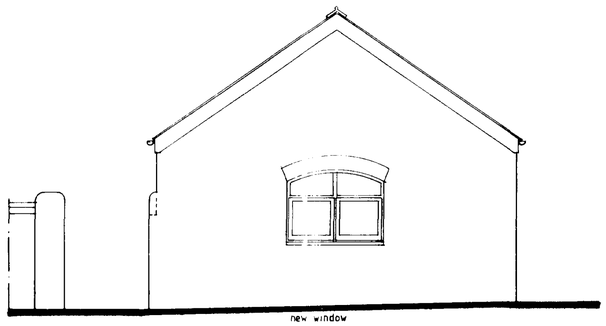
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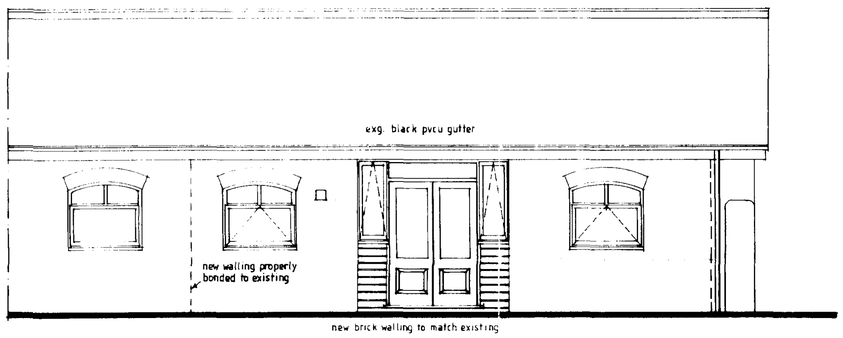
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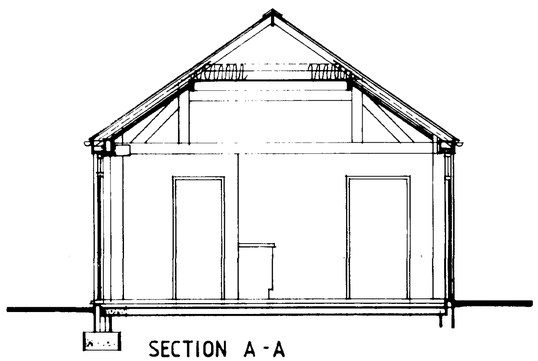
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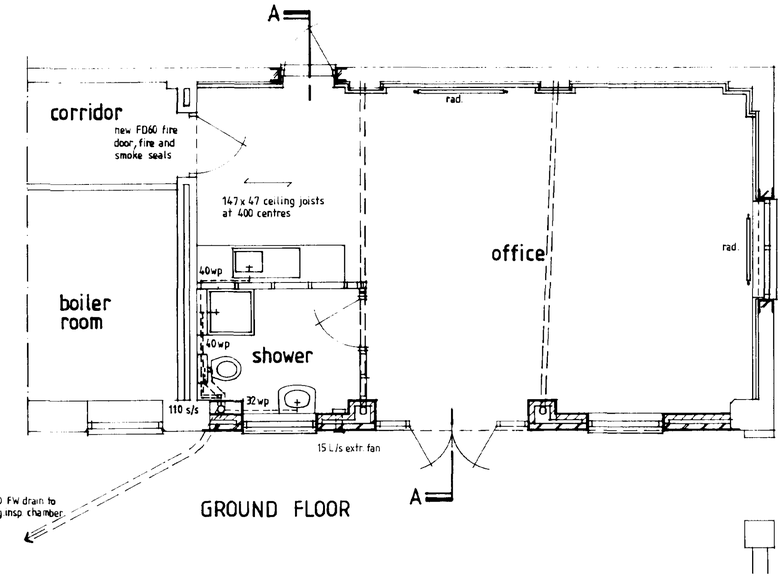
SOUTH - EAST ELEVATION



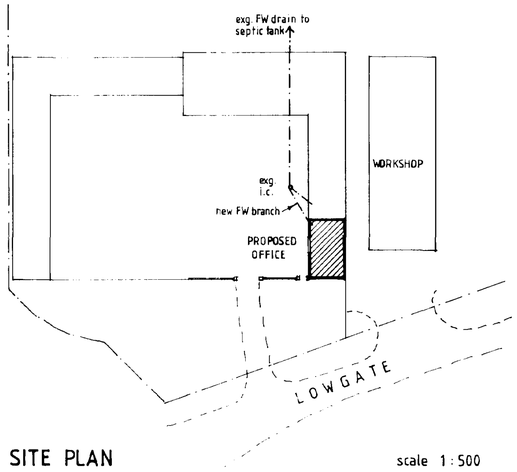
SOUTH-WEST ELEVATION



SECTION A-A



GROUND FLOOR



SITE PLAN scale 1:500

ROOF: Existing roof = slates on battens, underlay. 100x50mm rafters, 175x75mm Purlins and queen post collared-rafter trusses.
Note: over-fascia vents already installed at eaves, equivalent to continuous 25mm slot.
Proposed work: Fix 147 x 38mm grade SC3 ceiling joists over purlins and securely fix to each rafter. 50x50mm batten fixed to underside of rafters to lower roof slope, 90mm Kingspan Thermapitch TP10 between rafters maintaining 60mm air space above, 25mm Kingspan Thermawall TW56 bonded to 12.5mm plasterboard. (U-value=0.20W/m²K).
100m mineral wool between ceiling joists, 170mm mineral wool laid cross wise over,1000 gauge polythene vapour control layer and 12.5mm plasterboard fixed under ceiling joists (U-value=0.16W/m²K). Maintain 50mm min. air space between upper and lower roof voids with 6mm plywood fixed to battens between rafters.
Restore roof ridge with matching slate angle ridges and sufficient ridge vents to provide free air equivalent to continuous 5mm wide slot running the length of the ridge.

WALLS: Construct new walling to front elevation (south-west) from existing 600 x 300mm strip foundation (founded at 700mm deep), including Hyload damp proof course set at 150mm above ground level in outer leaf and at floor level in inner leaf.

New wall comprises: 103mm red facing bricks to match existing in type, colour, size and bond (lime rich mortar), 75mm Crown Drithem fullcavity fill insulation and 100mm autoclaved aerated blocks. Galv. steel cavity ties (BS1243) at 900mm horizontal centres and 450mm vertical centres, set chequerwise. Cavity ties at 225mm vertical centres within 225mm of openings. Encase existing cast iron support posts in brick/block skins as shown. Damcor insulated vertical dpc at closing of cavities at openings.
Line existing external walling with 12.5mm plasterboard bonded to 45mm Kingspan Thermawall TW56 insulation, on 50x38mm treated battens.
32.5mm thick Thermawall TW56 / plasterboard laminate to window/door reveals.
Install IG galv.steel special arched lintels over new window openings to front elevation, including Hyload cavity tray over.
Form new door opening in existing rear wall with 200x65mm prestressed concrete lintel over.
Form new window opening in existing end wall with IG galv.steel special arched lintel over.
Build-in 2 rows of brick-on-edge courses over arches, to match existing.
Construct new 100x50mm studwork to shower compartment, faced each side with 12.5mm plasterboard and incorporating 100mm mineral wool insulation in studwork.
Ensure compartment wall is fire stopped against roof covering.

WINDOWS /DOORS: New external doors and arched windows to match existing, as shown, in iroko frames finished with pine wood preservative stain, as existing frames.
Softwood preservative treated ship lap boarding infill panels to sidelights with mineral wool insulation, vapour barrier and plywood face to inside, finished with oak wood preservative stain, as existing elsewhere.
Windows double-glazed in low-E glass (0.15 emissivity) and 16mm air gap.
Any glazing less than 800mm above flo r level and glazing to sidelights less than 1500mm above floor level, to be in safety glass complying with BS 6206, class C and etched accordingly.
Replace existing door in compartment wall with door providing 60mins fire protection and adjust/replace fire and smoke seals to comply. Fit sign 'door to be kept locked when not in use'.

DRAINAGE: 110mm pvcu drain laid on 100m granular bed conforming to BS882:1983: Table 4 and selected as-dug backfill, to 1 in 60 gradient.
Drain wrapped in fibreglass and encased in 100mm concrete externally.
Pvcu rest bend to base of soil stack, bedded and surrounded with 100mm concrete.
Protect drain passing through wall from differential settlement with 25mm fibreglass wrap and lintel over.
Connect new drain into existing polypropylene inspection chamber and make good driveway and gravel finish.
32mm polypropylene bottle trap with 75mm seal to basin.
40mm polypropylene tubular trap with 50mm seal to shower tray.
110mm pvcu pan connecter to WC pan outgo.
110mm pvcu internal soil stack in shower, fitted with branch/bosses to receive WC, shower and basin wastes, and automatic air admittance valve fitted above highest flood level of appliances.
Note: Existing foul water drainage system is fitted with soil vent pipe and discharged to septic tank at rear of property.

WATER SERVICES: Extend existing hot and cold water services from Boiler Room, to serve basin, shower mixer valve and WC cistern.
Provide approved intumescent fire sleeve around all service pipes penetrating compartment wall.

HEATING: Extend existing central heating system to serve new radiators. (fitted with TRV's) in Office, sized to maintain temp. of 21°C.
Provide approved intumescent. fire sleeve around heating pipes penetrating compartment wall.

FLOOR: Infill section of concrete floor slab to front wall to line through with existing floor slab. Apply 2 coats R.I.W. liquid asphaltic composition dpm in accordance with manufacturer's instructions, well lapped with injected dpc and new Hyload dpc.
Fix 55mm thick Kingspan Thermafloor TF70 insulation boards, 1000 gauge polythene vapour control layer and 75mm cement/sand screed.
Insulation to be fixed around perimeter of floor to depth of screed.

CEILING: 147 X 47mm grade SC3 ceiling joists over Shower Room and Beverage area at 400mm centres, supported on galv. steel joist hangers to existing internal compartment wall and roof truss bottom cord.
Fix 12.5mm plasterboard and skim to underside of ceiling joists
Infill truss to Shower/Beverage area with 9.5mm plasterboard and skim on light timber framing, as necessary to expose truss members on Office side.

VENTILATION: Wall-mounted extractor fan rated at 15 litres/sec to Shower with external grille
Trickle vent fitted to head of Shower window to provide 4000mm² background ventilation.
Trickle vents fitted to heads of Office windows to provide 16400mm² min. background ventilation.
Note: Rapid ventilation equal to 1/20 of Office floor area achieved by opening window/sidelight casements.

DETERMINED
PLAN

SHDC
Planning & Development
29 MAY 2003
Ref 0681/03

REVISION

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
CONVERSION OF GARAGE TO OFFICE
TRETTON MANOR FARM
LOWGATE, TYDD ST GILES
WISBECH, CAMBS.

CLIENT
Mr S. Stanberry

DATE May 2003 SCALE 1:50 JOB No. KL.10072-2

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