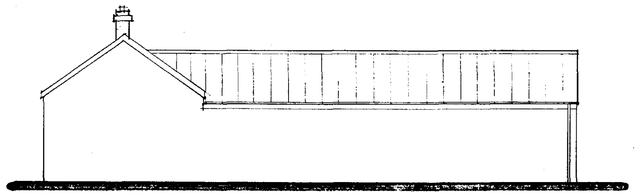
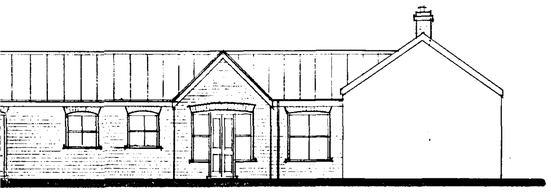


SOUTH ELEVATION



EAST ELEVATION



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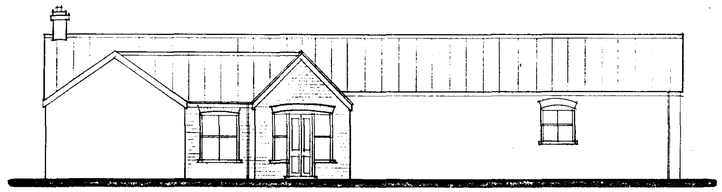
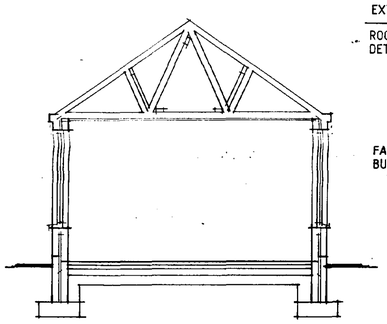


NORTH ELEVATION

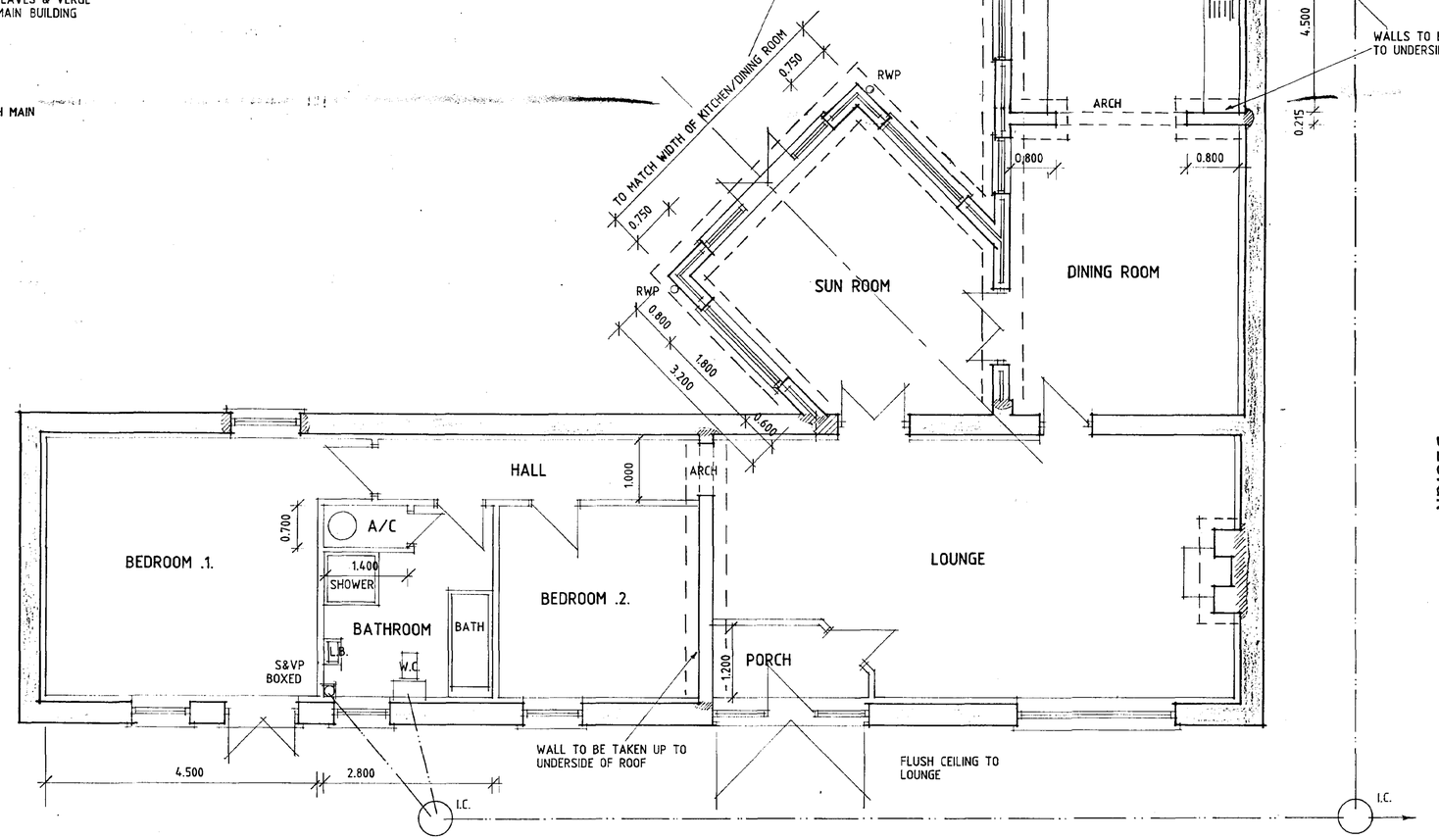


SECTION THRO SUN ROOM

EXTENSION

ROOF PITCH, ROOF TILES, EAVES & VERGE DETAILS ALL TO MATCH MAIN BUILDING

FACING BRICKS TO MATCH MAIN BUILDING



FLOOR PLAN

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
11 NOV 2002
Ref 1102/02

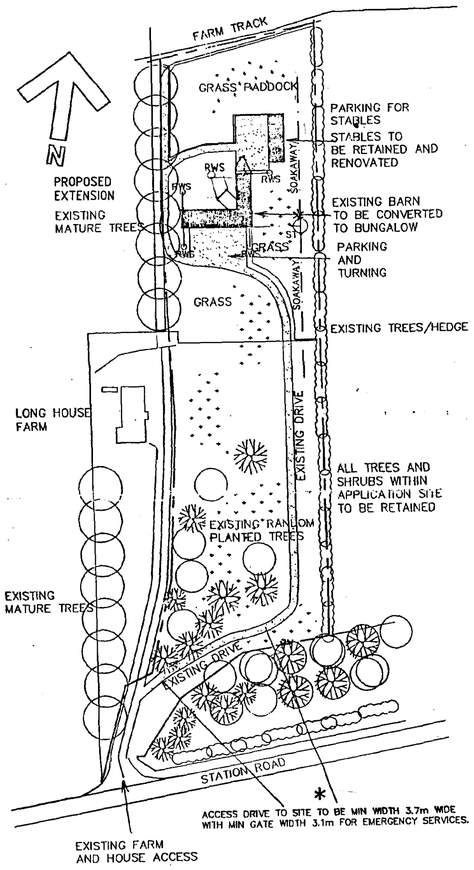
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF BARN TO DWELLING AT LONG HOUSE FARM, STATION ROAD, TYDD GOTE FOR

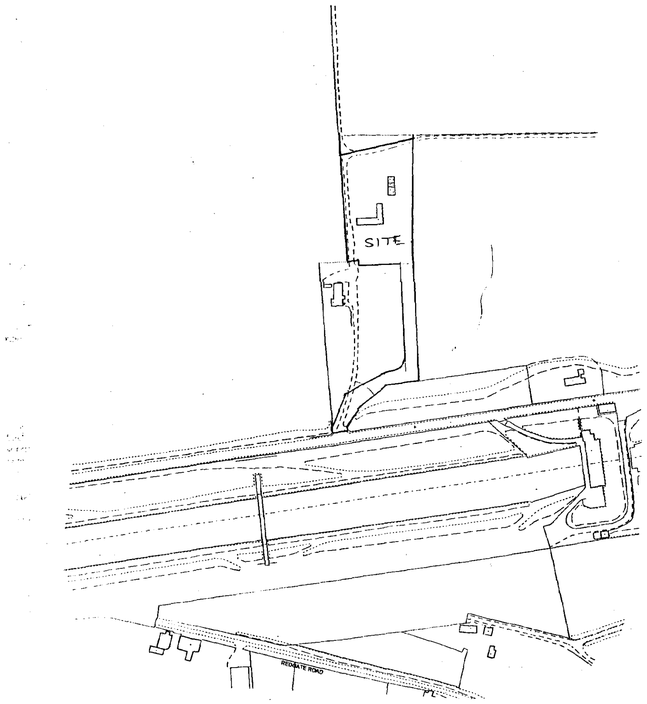
MR. V. DAY.

1:50	DH02-003/1
OCT-02	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



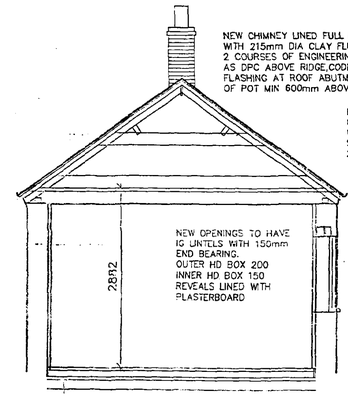
BLOCK PLAN SCALE 1=1000



LOCATION PLAN

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as **stated in accordance with BS5268, 1985. Provide** 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.



SECTION THRO EXISTING

Smoke Detection
Hard wired smoke detection sensors to be located in positions labelled S.D. Units to be hard-wired in position within 3m of bedroom doors and 7m of habitable room doors. All to BS 5446 Part 1. 1990 with battery back up and inter-connected to separate fuseboard. ALL UNITS CEILING MOUNTED.

Electrics
Electrical installation to comply with 15th Edition IEE wiring regulation. Note provide lighting in roof space for safe access and working to rook tanks (close to hatch)

Airing Cupboard
Install 115 litre hot water cylinder of the pre-insulated type and vented system. Install 3kW immersion heater and thermostat. Provide 3 tiers of slatted shelves within cupboard.

Heating and Hot Water
Oil-fired non-condensing domestic central heating boiler with balanced flue and cage guard. Balanced flue to be located min 600mm from door opening. High efficiency panel radiators to all rooms all with thermostatically controlled valves. Domestic hot water and central heating systems to be separately zones by motorised valves.

Soil Drains
All drains in 110mm diam. p.v.c. with flexible joints and laid to 1:40 fall in 150mm pea gravel bed and surrounds. Cap trenches beneath driveway with 1:3:6 concrete. Sleeve all pipes through walls and bridge with 100 x 50mm pre-stressed concrete lintels. Inspection chambers of Osma type universal to suit manufacturers instructions and installation details for depth and diameter.

Soil Wastes
Bath in 50mm diameter p.v.c. Basins and sinks in 40mm p.v.c. All with 75mm deep-seal P traps. All wastes routed separately to connect to s.v.p. s.v.p.'s in 110mm diameter p.v.c. and terminating minimum 1000mm above opening windows.

Storm Drains
All drains as specified for soil drains to 1, cube rubble filled soakaways minimum 5m from buildings.
Gutters 65mm square-line u.p.v.c.. Downpipes in 65mm diameter p.v.c. Flashings code 4 lead at all roof/wall/chimney abutments.

New chimney lined full height with 215mm diameter clay flue liners. 2 courses of engineering bricks as d.p.c. above ridge, Code 5 lead flashing at roof abutment top of pot min 600mm above ridge.

Existing roof timber all retained, cleaned down and treated for woodworm infestation and dry rot. Slates re-laid on sarking felt and 14 x 38 mm tile battens (tanalised).

Eaves to have continuous ventilation strip equal to 25mm gap with p.v.c. vent trays between rafters. New ceiling joists 47 x 195mm @ 400mm C-C at side of existing rafters. 9.5mm plasterboard and skim to ceiling. 200mm insulation between joists. Provide artificial lighting in roof, walkboards across joists and a sign located close to roof hatch indicating hazardous area.

Walls existing solid brick construction. Check d.p.c. and install chemical injected .p.c. by nominated contractor if necessary. Existing walls 350mm thick to achieve U value 0.45/m²K dry line as follows Jablite insulation board Grade SD/A 60mm thick with 60 x 5-mm treated timber battens at 600mm C-C fixed to walls with galvanised fixings. 1200g polythene moisture barrier behind 12.5mm plasterboard and skim.
All new walls to be toothed and bonded to existing.

Remove existing earth floor to appropriate level, lay new concrete floor, 150mm consolidated and blinded hardcore, 50mm 'Polyfoam 220' insulation, 1200g polythene d.p.m. linked to d.p.c. 100mm site concrete, 50mm cement/sand screed.

Mechanical Ventilation
Bathroom/En-suite and WCs to have mechanical extractors giving min 14 litres/sec extraction ducted to open air. Kitchen/Utility to have extraction at a rate of 60 litres/sec (or ducted cooker hood at 30 litres/sec.)
All habitable rooms to have background ventilation of 8000mm² and toilets/bathrooms 4000mm².

Glazing
All windows double glazed with 20mm sealed units. All opening windows and doors to have full draught seals. Opening lights to give 1/20th floor area in ventilation. All glass to be hardened or toughened to BS6262 with safety glass to BS 6206 Class B.

Chimney
Chimney to be lined full height with 225mm diameter clay rebated liners laid socket upward. Maximum offset from the vertical 30° and terminating min 1000mm above roof junction. Fireplace jambs 200mm thick. Fireplace to be capable of burning smokeless fuel and to have flue throat restrictor. Flue cross sectional area to be min. 20% of fire grate plan area. Provide 2 no. 215mm² airbricks to lounge for ventilation to open fire.

Ceilings
Ceilings of 12-5mm plasterboard and skim or Artex finish throughout to BS1230 Part 1 with sealed and supported cross joints and timber noggins to edges of boards six 30 x 47mm

New Foundations to infill walls concrete strips **min depth 1m**

New Cavity Walls.
Facing brick to match existing. 65mm cavity with 65mm cavity insulation and 6 no. wire ties per 1m². Close cavity at reveals with Damcore or similar d.p.c. Horizontal d.p.c located 150mm above ground level. Inner leaf of aerated blocks with plaster finish. Tooth and bond new to existing brickwork/

AMENDED PLAN
Ref. A11

SHDC
Planning Development
11 NOV 02
11a2 | 9c

General Notes

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note, this drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at work, etc. Act 1974 (HSW Act)

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

THIS DRG.TO BE READ IN CONJUNCTION WITH DH02-003/2

DESIGN Status
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MR.V. DAY.

1:50 1:2500	DH02-003/2
NOV-02	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

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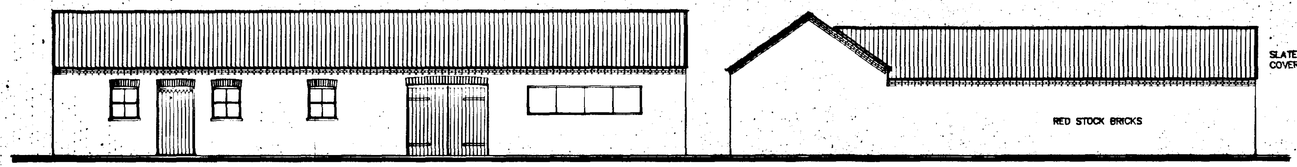
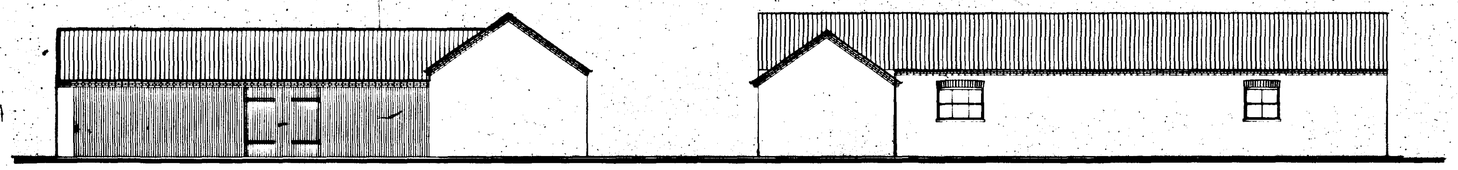


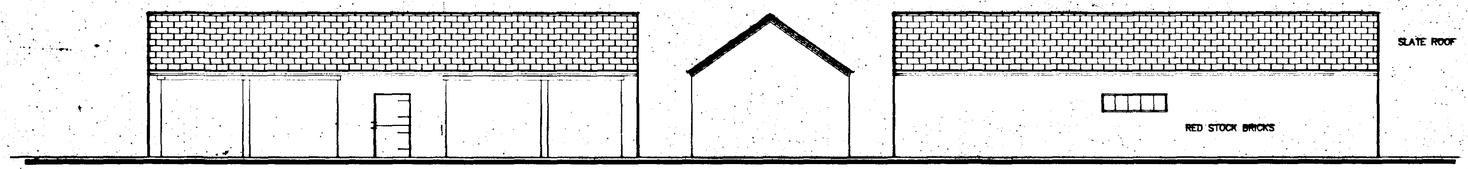
BARN SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

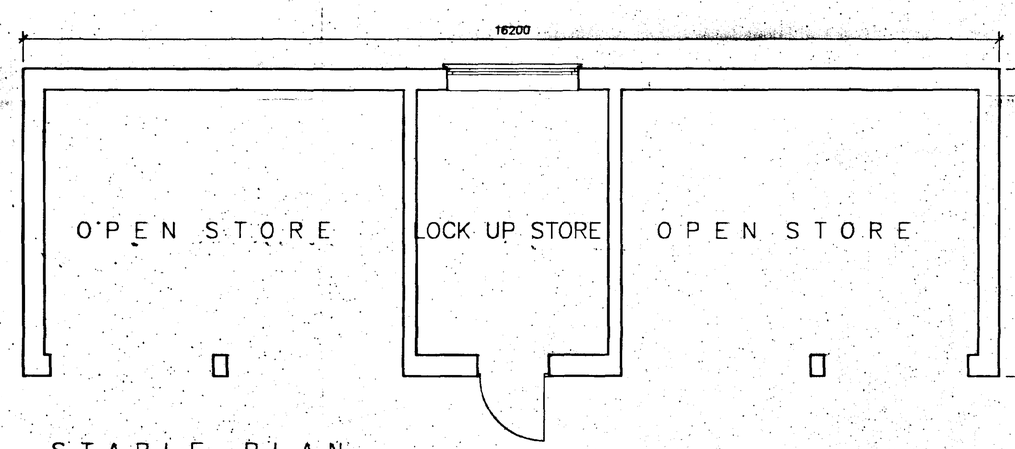
NORTH ELEVATION



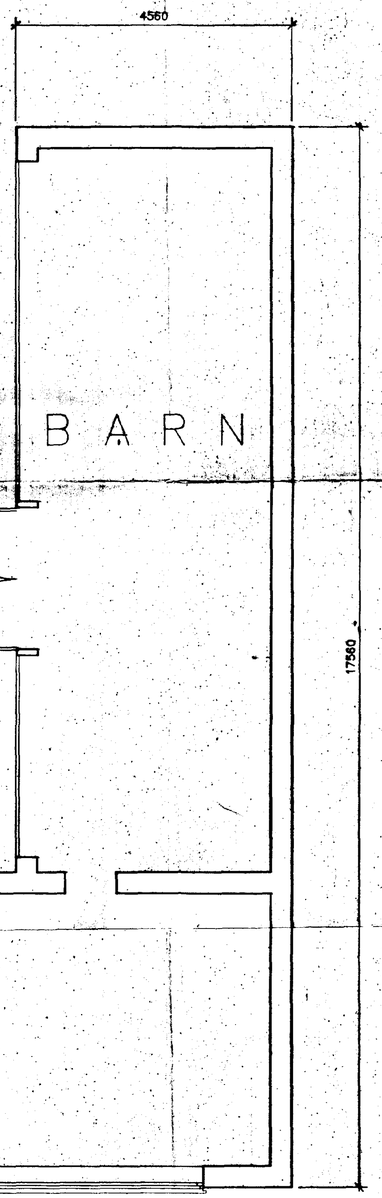
STABLE WEST ELEVATION

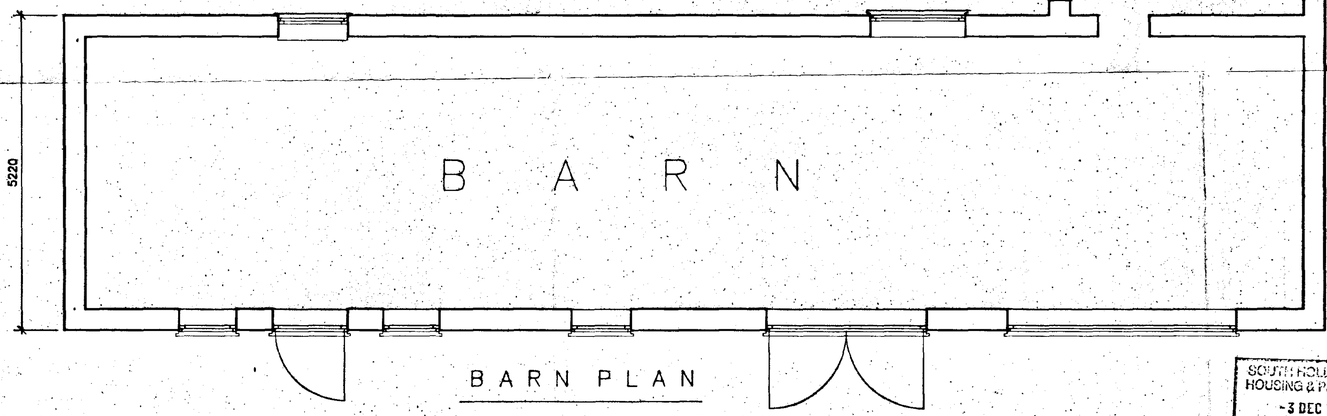
END

EAST ELEVATION



STABLE PLAN





BARN PLAN

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-3 DEC 1996
Ref: 1102/96

DRAWING/FILE No 348HS2
DRAWING No 2 OF 2
SCALE 1=50 1=100
DATE 7-11-96
DRAWN DB
EXISTING BUILDINGS

Issued
Revisions

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421 Facsimile 01945410400

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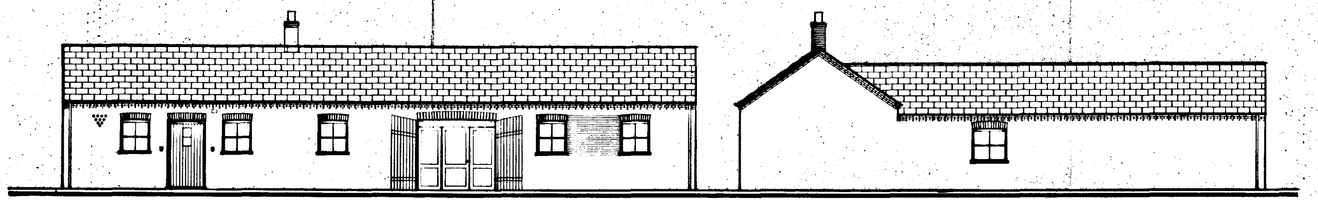
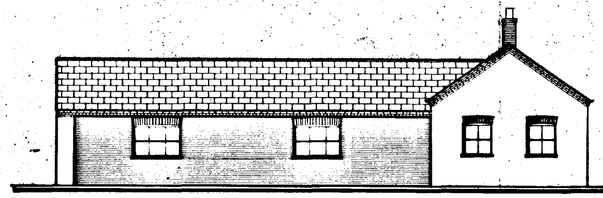


SOUTH ELEVATION

EAST ELEVATION



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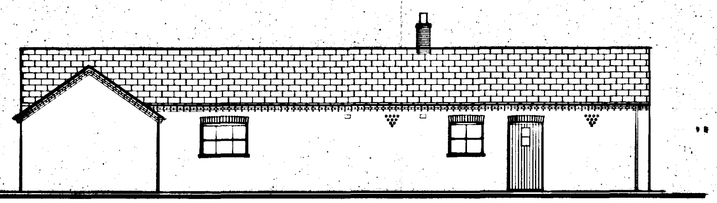

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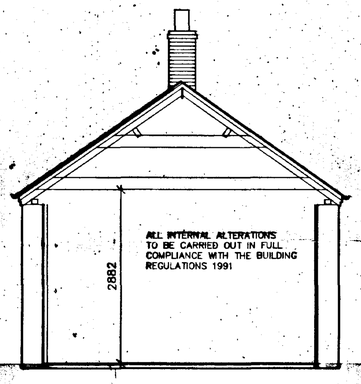
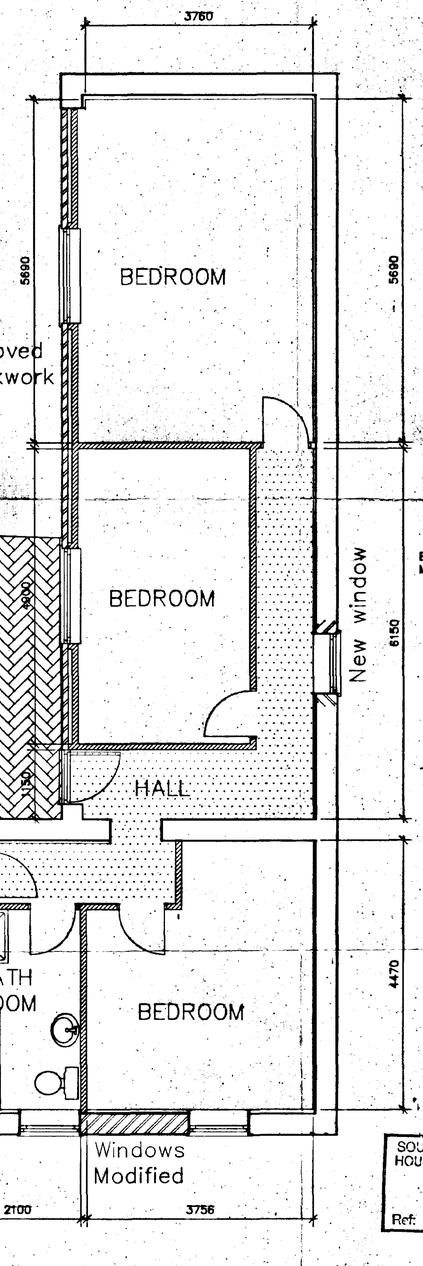
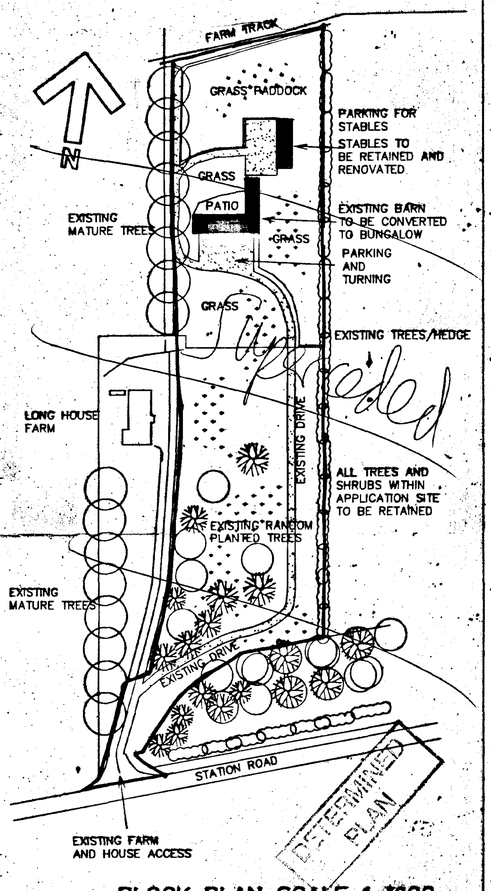


SECTION

ALL EXISTING BRICKWORK TO BE RETAINED
ALL ROOF TIMBERS RETAINED
NEW WINDOWS TO HAVE BRICKWORK DETAIL TO MATCH EXISTING
NEW BRICKWORK TO BE OFF RECLAIMED BRICK TO MATCH EXISTING
ROOF SLATES TO BE REFITTED AS ORIGINAL

Existing steel sheeting removed and new brickwork constructed





BLOCK PLAN SCALE 1=1000

LOCATION PLAN 1-2500
REPRODUCED FROM THE ORDNANCE SURVEY MAP BY DAVID BROKER DESIGN SERVICES WITH THE SANCTION OF THE DIRECTOR GENERAL, ORDNANCE SURVEY, FOR BUSINESS USE. LICENCE No AR 375659.

Existing doors to be retained as a feature In front of new french doors

SOUTH HOLLAND DC
HOUSING & PLANNING
-3 DEC 1996
Ref: 1102/96

HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

DRAWING/FILE No 348HS1
DRAWING No 1 OF 2
SCALE 1=50 1=100
DATE 7-11-96
DRAWN DB
PROPOSED BARN CONVERSION

Issued	
Revisions	

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421 Facsimile 01945410400

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