

NOTE
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GENERAL
All work carried out in full accordance with current good accepted Building Practice and in all respects to the satisfaction of the D.B.S. All dimensions to be checked and verified before placing any work in hand. Any discrepancies to be cleared with Architect before proceeding with any further work.

ENERGY EFFICIENCY
Energy efficient lighting shall be provided in compliance with approved document L1 metering strategy.

HEATING
To be by water filled electric radiators in office and toilet area only governed by time clock thermostatically controlled with a frost stat fitted.

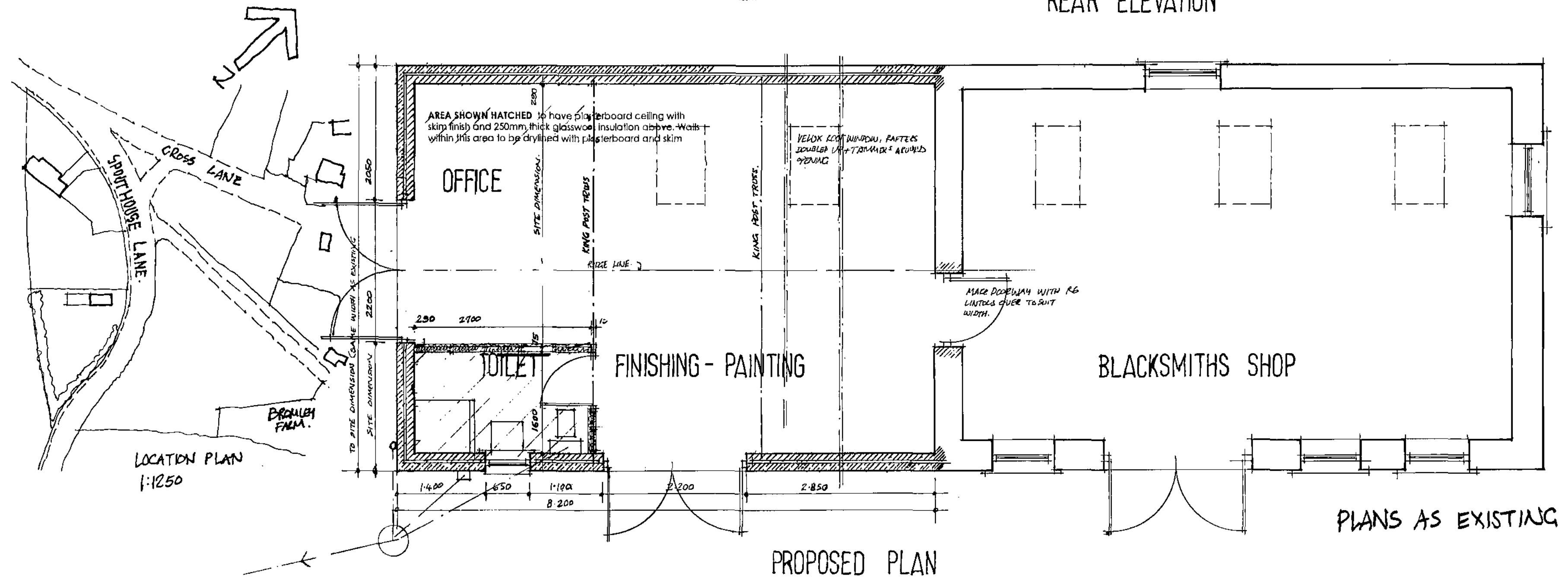
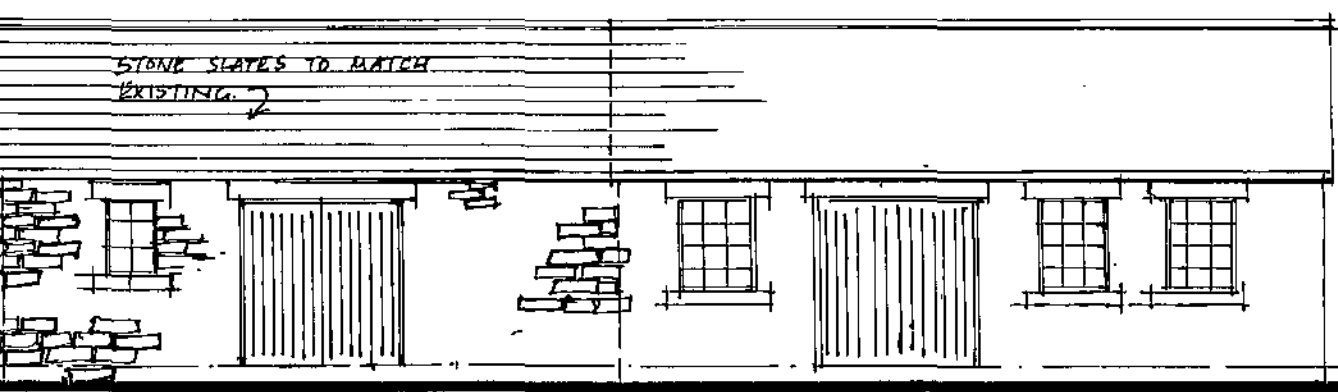
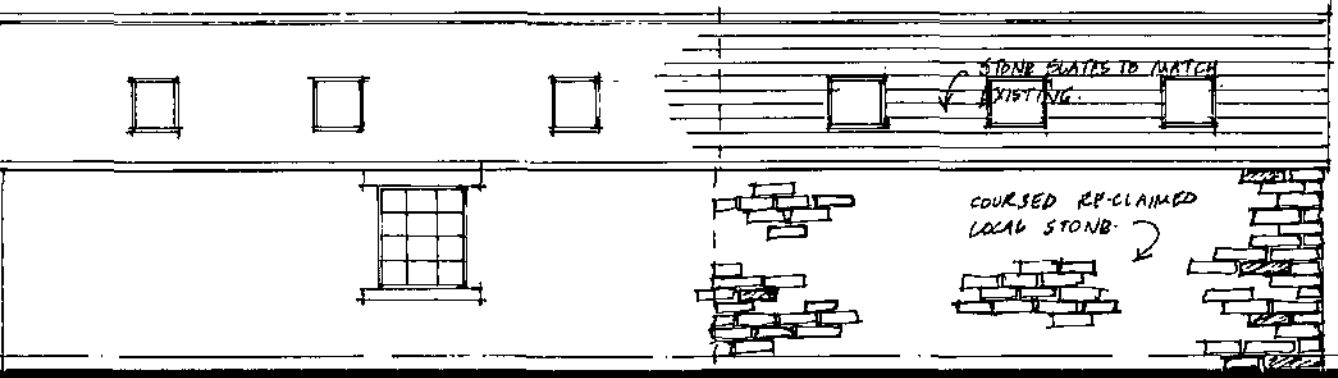
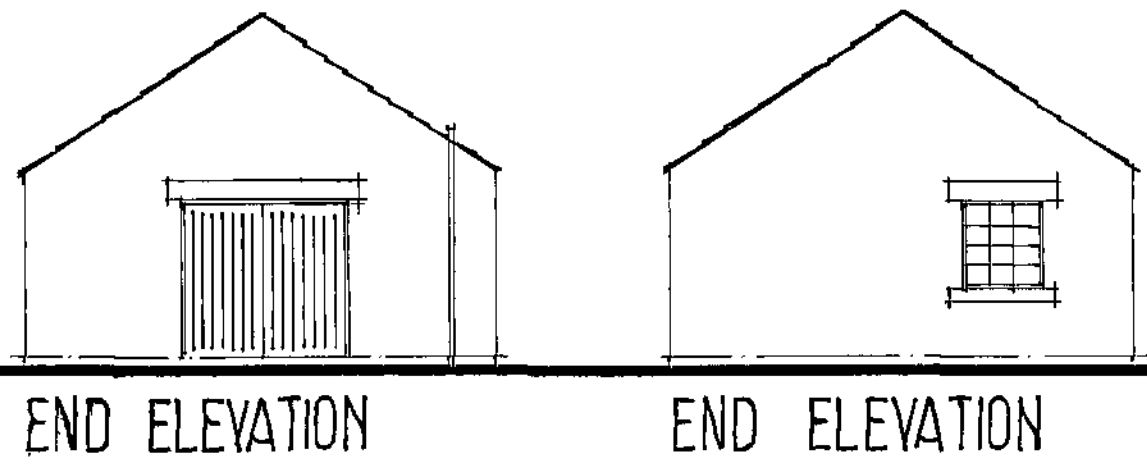
VENTILATION
To be to toilet area with humidistat control giving extract rate of 15 l/sec.

ROOF CONSTRUCTION
Reclaimed natural stone slate finish on 50 x 38 tanolised battens & TYVEK or similar approved breathable felt, Trussed timber rafters by specialists at 450 cts with as shown on Section. Roof to line in with existing. Design of roof trusses and all associated bracing to be in accordance with B.S. 5268 Part 3 1985. Fixed to wallplates using proprietary truss clips. 100x75 wallplates around top of walls sat on mortar bed, held down to walls with M.S. straps at 1200 centres. Straps minimum 1.0m long. 150x25 wrot softwood fascia c/w gutter and fallpipe to discharge into soakaway.

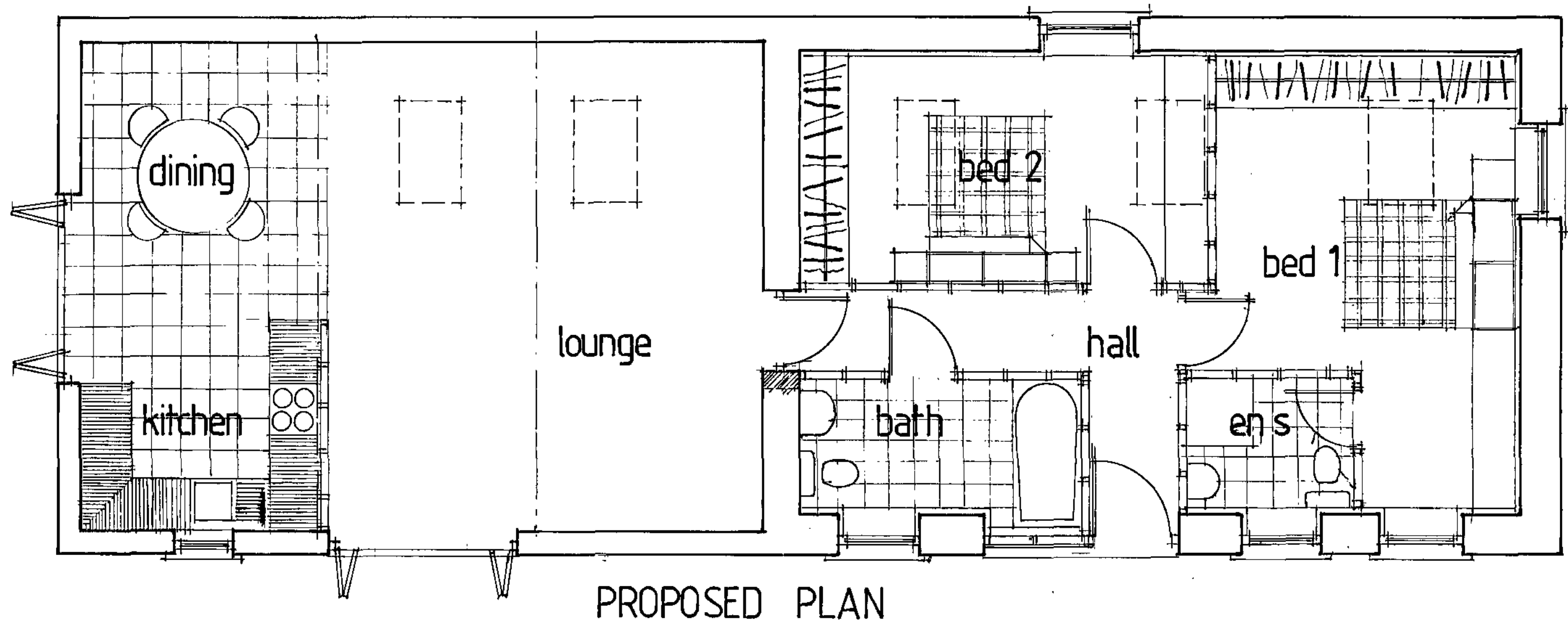
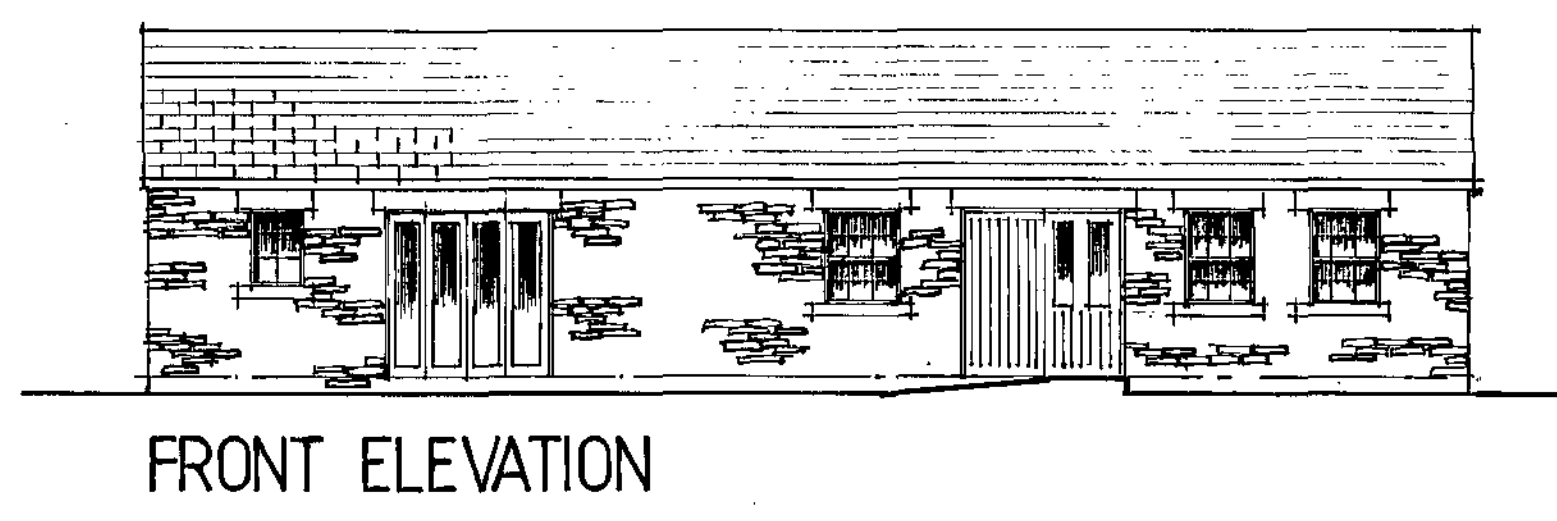
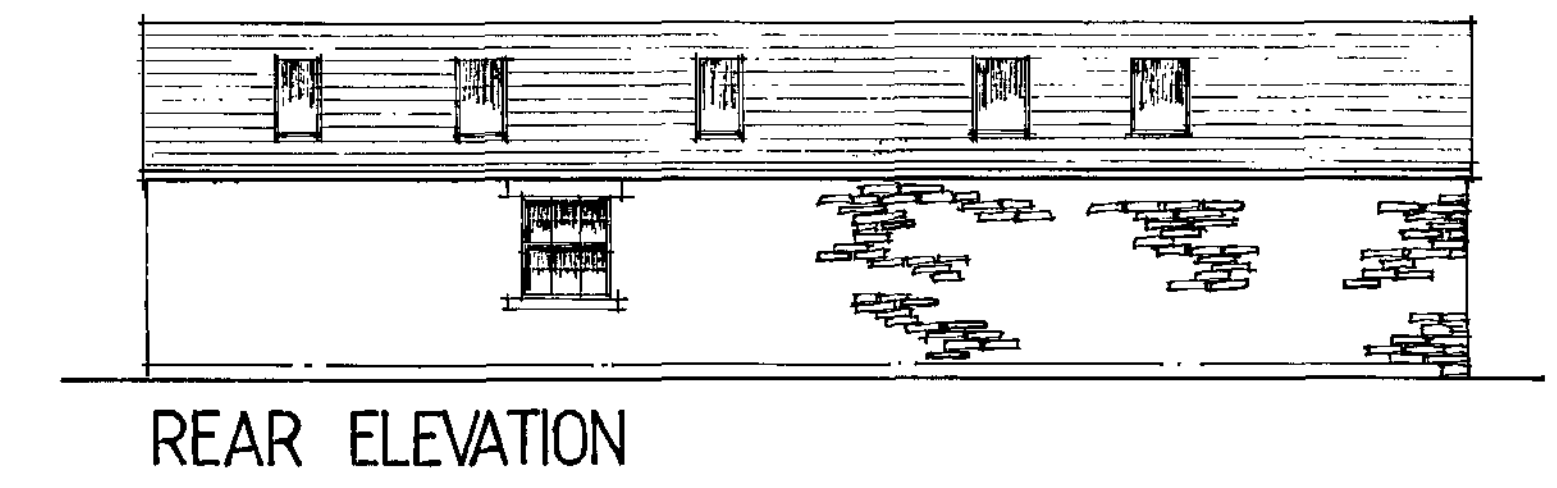
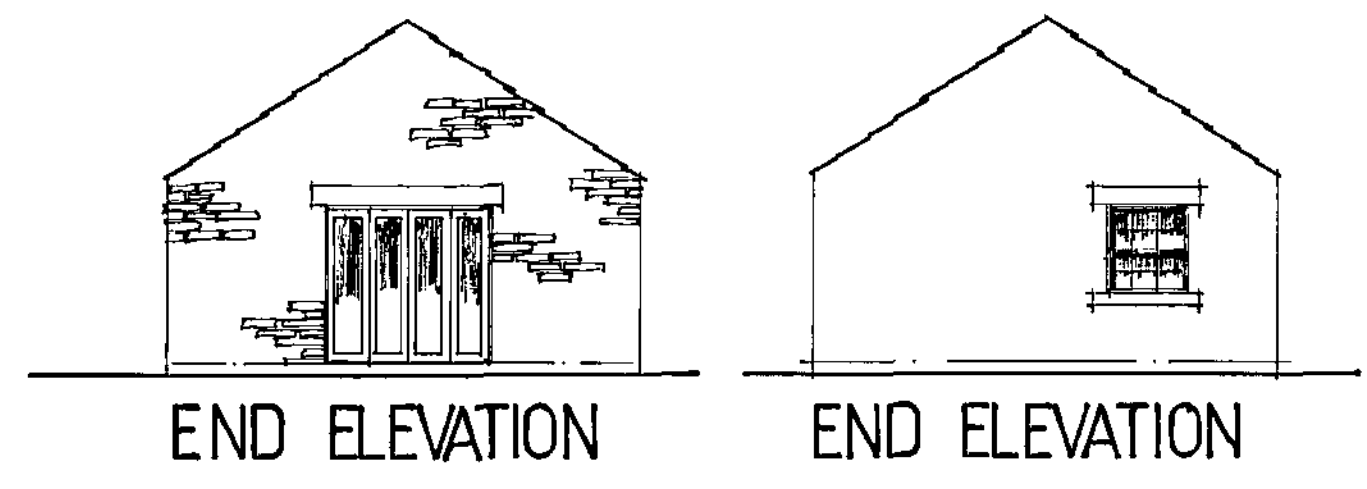
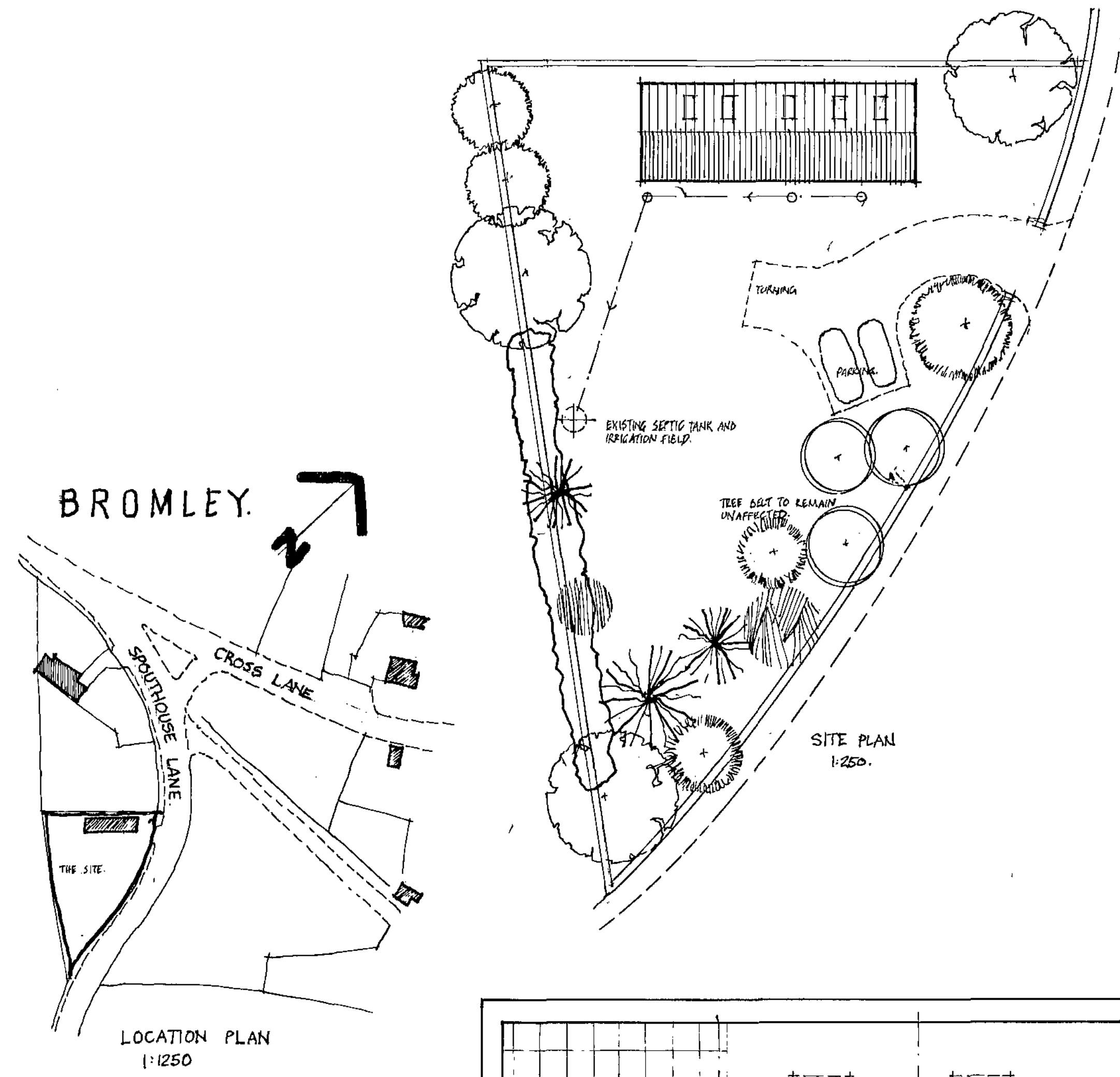
NEW CAVITY WALL
Reclaimed coursed natural stone outer leaf, 100mm thick. High standard of pointing to be provided and courses to line through. 50mm clear cavity. 40mm Kingspan or Celotex full faced insulation fixed to block inner leaf. 100mm internal leaf of blockwork include for horizontal D.P.C. to both leaves of wall minimum 150mm above ground. With S/S wall ties at the rate of 6 / M2. Maximum horizontal cts 750mm, max 450 vertical cts. And every block course to reveals. Total wall width of 290mm. Cavities closed around openings with reveal blocks and vertical D.P.C. Linols over window and doors to be I.G. Heavy duty I3. All stone cills to project 140 past openings to cill of serving hatch and threshold of doors. New doors to be purpose made legged and braced in accordance with current good practice.

FOUNDATIONS
Excavations for new foundation taken down minimum 900 below adjacent ground level to satisfaction of D.B.S. site stripped of any vegetable soil. Area disturbed brought back to formation level in layers of well consolidated hardcore not exceeding 150mm thick, final surface to be blinded with sand, to have 150mm thick concrete floor slab cast on 1200 gauge D.P.M. turned up to join D.P.C. to walls min 150mm above surrounding ground level, concrete to have steel float finish. (This to be for workshop area.) For area of toilet and office (Heated area) to be 100 thick concrete slab with 75mm Jable flooring grade insulation finished with 19mm T & G. Type 3 chipboard sheets with glued joints.

WINDOWS
Glazing to W.C. window to be in toughened Pilkingtons "K" glass or similar approved type. Underground drainage to be in 100mm dia pipe sleeve laid on and surrounded in pea gravel or concrete surround, to connect to new Septic tank in position to be determined on site, outfall from Septic tank to be via perforated pipes laid at maximum 1 in 80 fall. Where drains pass through walls to be lintolled over and packed with sand. Vent pipe taken outside of gable wall minimum 900 above highest opening light.



REV.	DATE	AMENDMENT
A.	7.8.06	FRONT DOORS MOVED, WINDOW IN CORNER CHANGED TO DOUBLE DOORS
CLIENT NEVILLE ROE INDUSTRIES.		
TITLE EXISTING CRANE FORGE SMITHY SPROUTHOUSE LANE BROMLEY		
 P. Dimelow B.A. (hons) Dip Arch. M.A. Architectural Design and Planning Consultant		
Providence Villa, 42 Backville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
SCALE 1:50 / 1:100	DATE AUGUST 2003	DRAWN P.D.
DRAWING No. NRB - 803 - 1.	REV. A.	



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REV.	DATE	AMENDMENT
CLIENT MR N. ROE.		
TITLE PROPOSED CONVERSION/CHANGE OF USE OF REDUNDANT BLACKSMITHS FORGE INTO 2 BEDROOMED BUNGALOW - CRANE FORGE SMITHY SPOUTHOUSE LANE BROMLEY, SHEFFIELD S35 1DE.		
 P. Dimelow B.A. (Hons) Dip Arch. M.A. Architectural Design and Planning Consultant		
Providence Villa, 42 Backville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
SCALE 1:50/1:100	DATE NOVEMBER 2008	DRAWN P.D.
DRAWING No. NRB - B03-2.		REV.