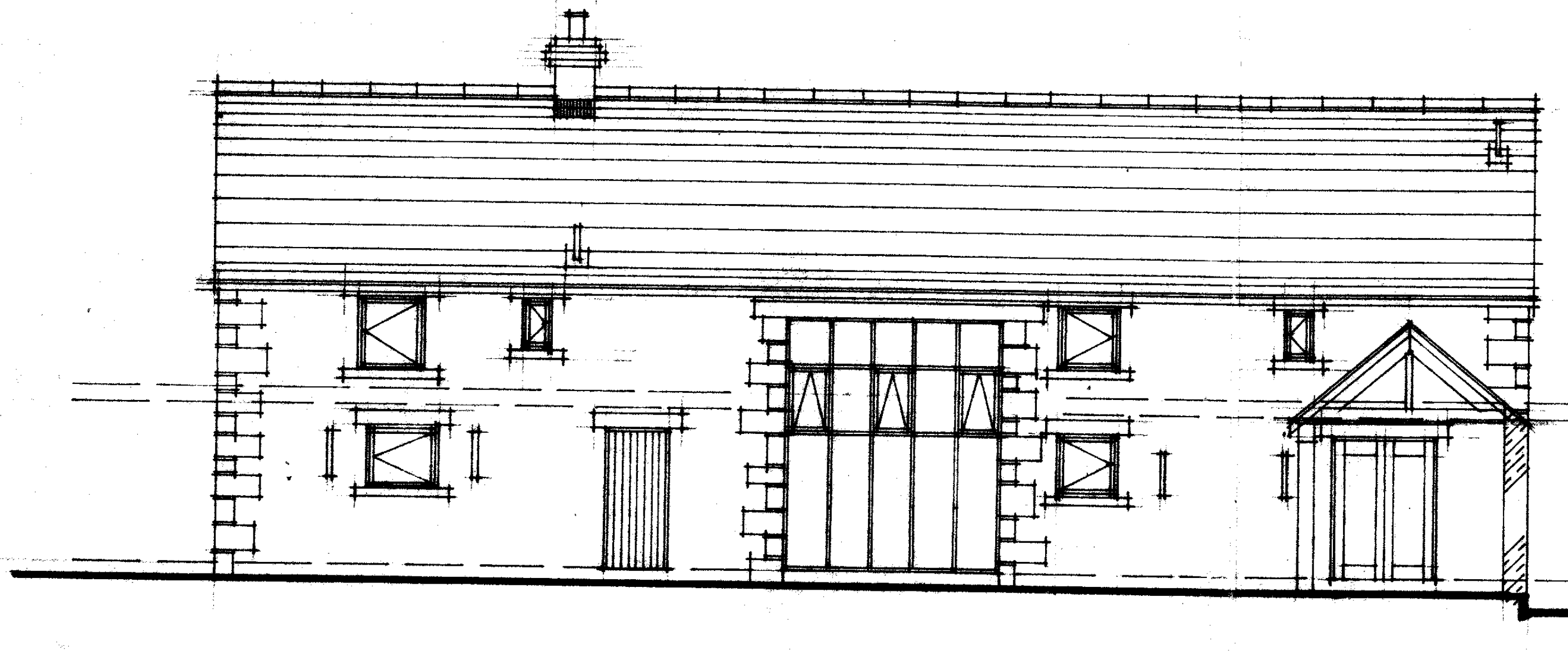
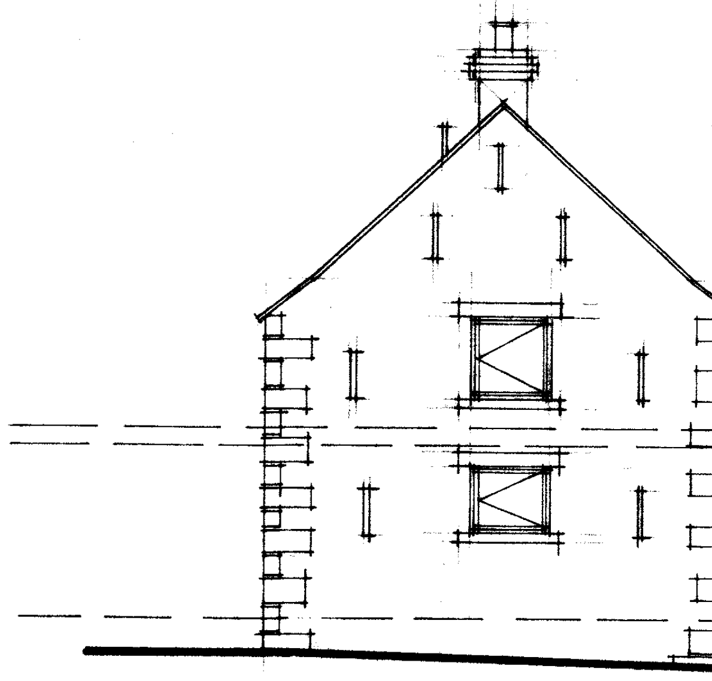
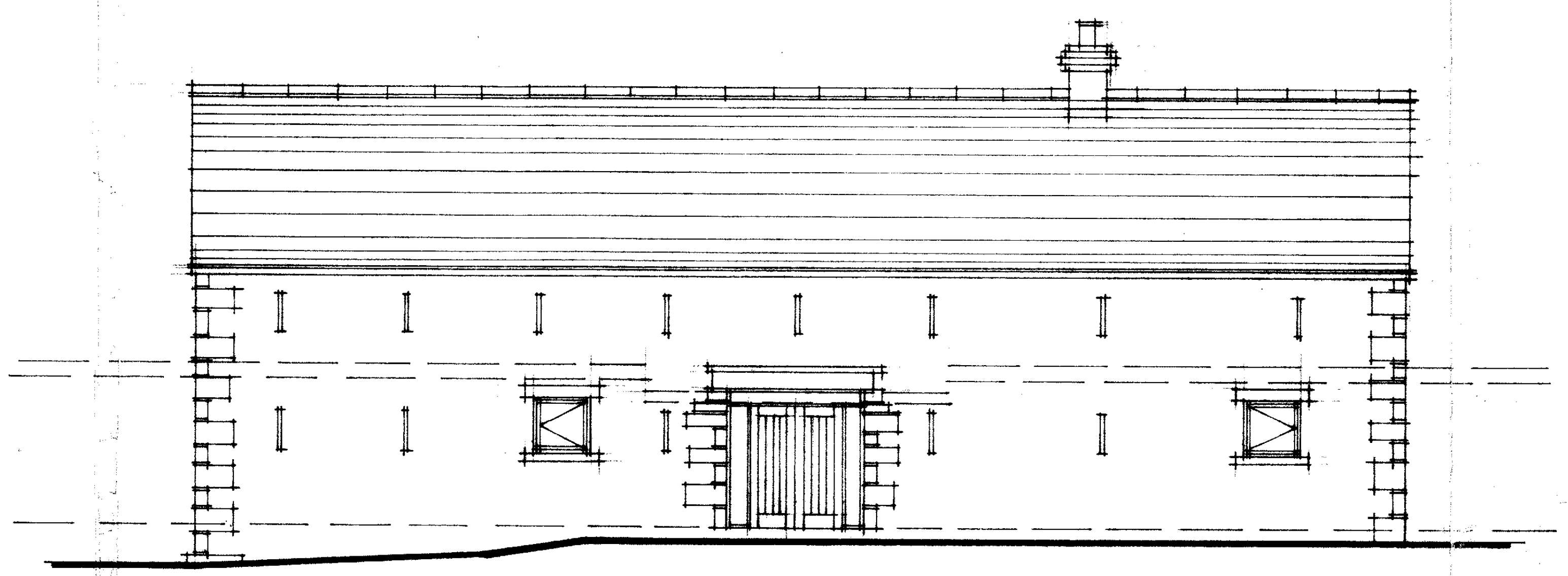


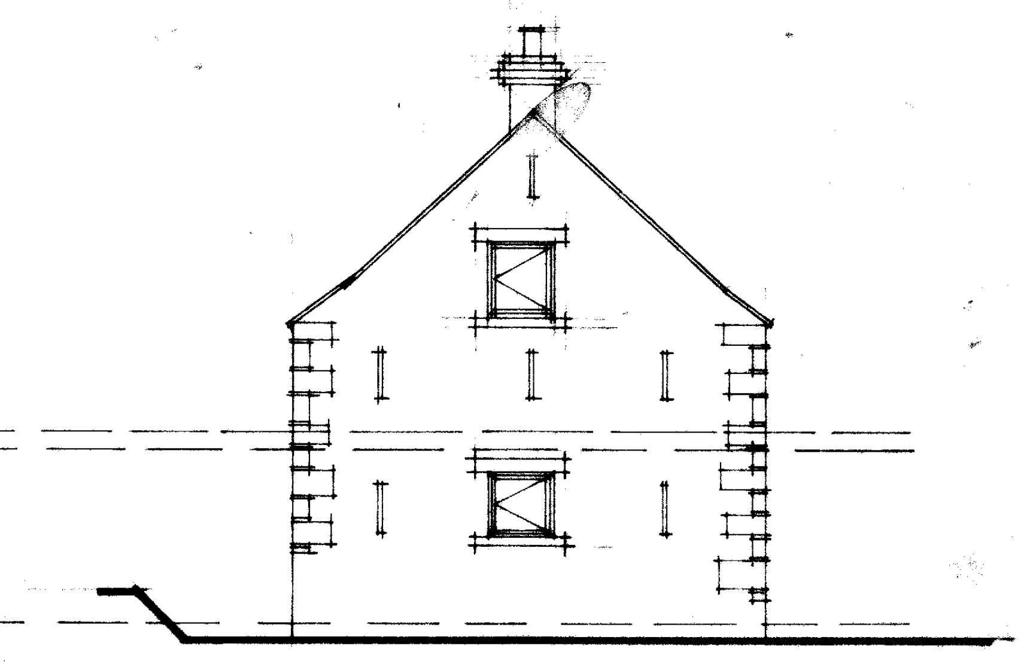
SOUTH ELEVATION



EAST ELEVATION

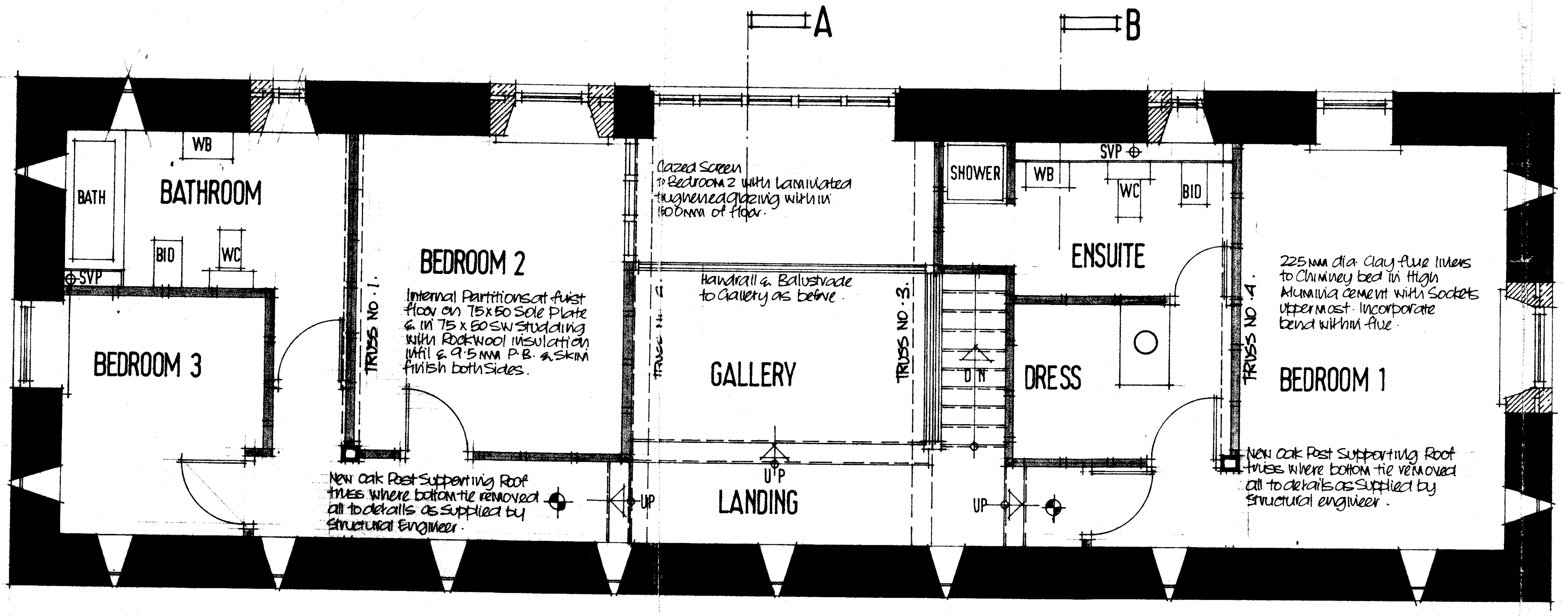


NORTH ELEVATION



WEST ELEVATION

Blkn



Glazed Screen to Bedroom 2 with laminated toughened glazing within 800mm of floor.

Handrail & Balustrade to Gallery as before.

Internal Partitions at first floor on 75x50 Sole Plate & in 75 x 50 SW Studding with Rockwool insulation infil & 9.5mm P.B. & skim finish both sides.

225mm dia. Clay flue liners to Chimney bed in High Alumina cement with Sockets uppermost. Incorporate bend within flue.

New Oak Post Supporting Roof truss where bottom tie removed all to details as supplied by Structural Engineer.

New Oak Post Supporting Roof truss where bottom tie removed all to details as supplied by Structural engineer.

FIRST FLOOR PLAN

Truss Nos. 1 & 4.
Existing trusses to be modified/adapted as indicated to form hallway/walkway through by removing part of bottom tie. Full details to be provide by Structural Engineer and approved by Building control before works commence.
Note: Truss no 4 is showing signs of Severe rot & breakdown. To be inspected by specialist & replaced if required to structural engineers details.

Truss Nos. 2 & 3.
To remain as existing.

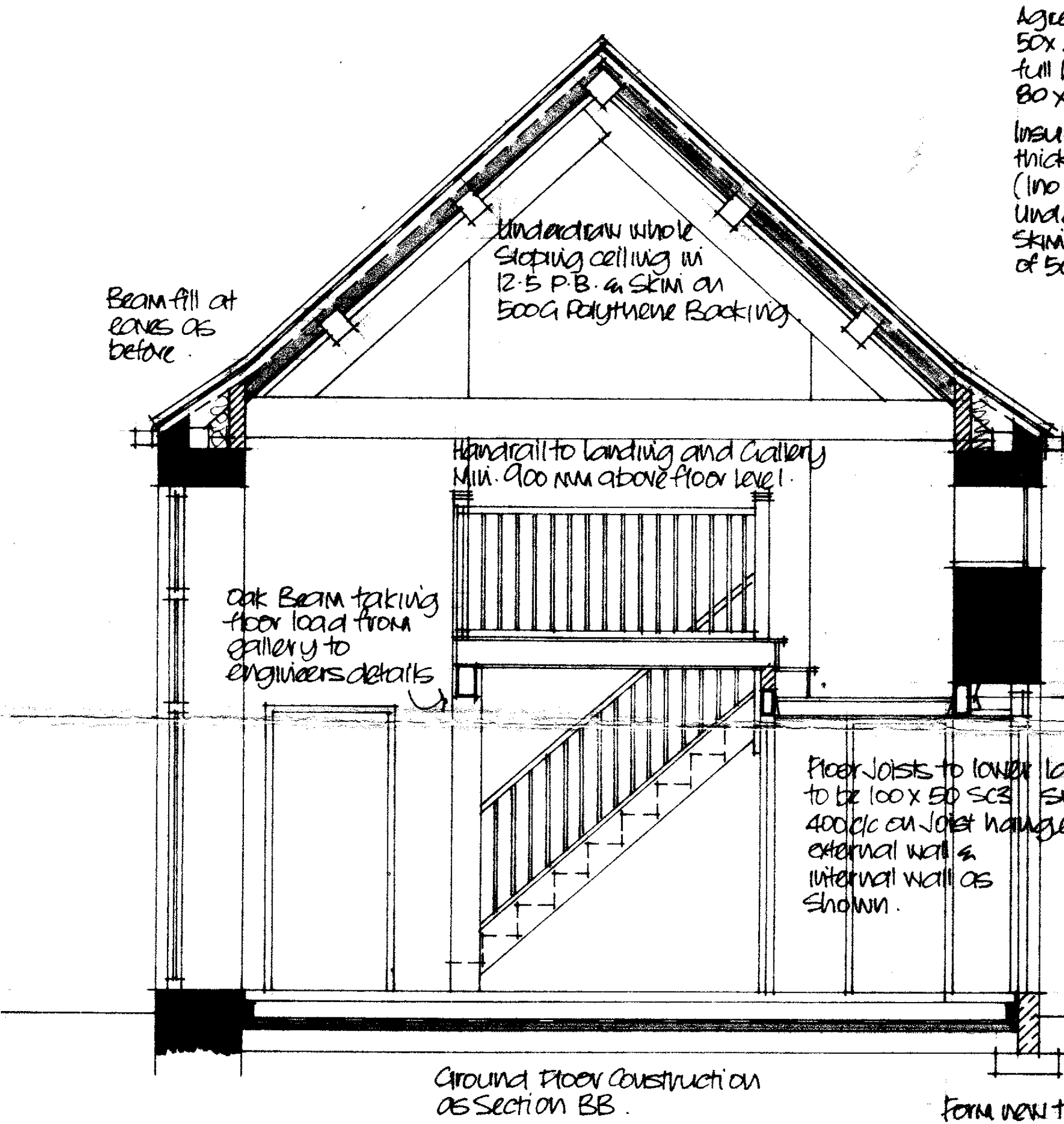
All existing trusses to be lightly sand dusted to remove soft timber & decay prior to treatment being carried out by Specialist to prevent rot & insect attack.

Staircase Details:-
Total Rise 2500mm (10No equal rises to landing - 2No. equal risers to upper landing).
12No equal risers at 208.3mm.
Equal goings at 235mm.
Max Pitch 42°.
Clear width of Staircase 800mm.
Handrail to Staircase min 840mm above pitch line. Handrail to gallery min 900mm above floor.
Max. spacing between vertical balustrades to be 99mm.

Roof Construction:-
Remove all existing timber battens from existing roof and remove all nails from existing rafters. Remove & replace all defective & rotten rafters in sizes & positions to match existing. Treat all existing roof timbers against rot & insect attack by Specialist giving min 30 years bonded guarantee.

Provide & lay new roof covering in Hardrow Old Stone Slates on 50x 25mm treated SW battens on TYVEK vapour diffusion underlay (TYVEK HD PLUS underlay - Agrément Certificate No 91/2629) on 50x 25 treated SW Counter Battens fixed full length over each rafter on existing 80 x 70mm rafters.

Insulate between rafters using 80mm total thickness Celotex Double R rigid insulation (1no layer of 50mm & 1no layer of 30mm) Underdraw rafters using 12.5mm P.B & Skim finish on vapour check backing of 500 Gauge Polythene.



Beam fill at eaves as before.

Underdraw whole sloping ceiling in 12.5 P.B. & Skim on 500G Polythene Backing.

Handrail to landing and Gallery Min. 900mm above floor level.

Oak Beam taking floor load from gallery to engineers details.

Floor Joists to lower landing to be 100 x 50 SC3 SW at 400 c/c on Joist hangers to external wall & internal wall as shown.

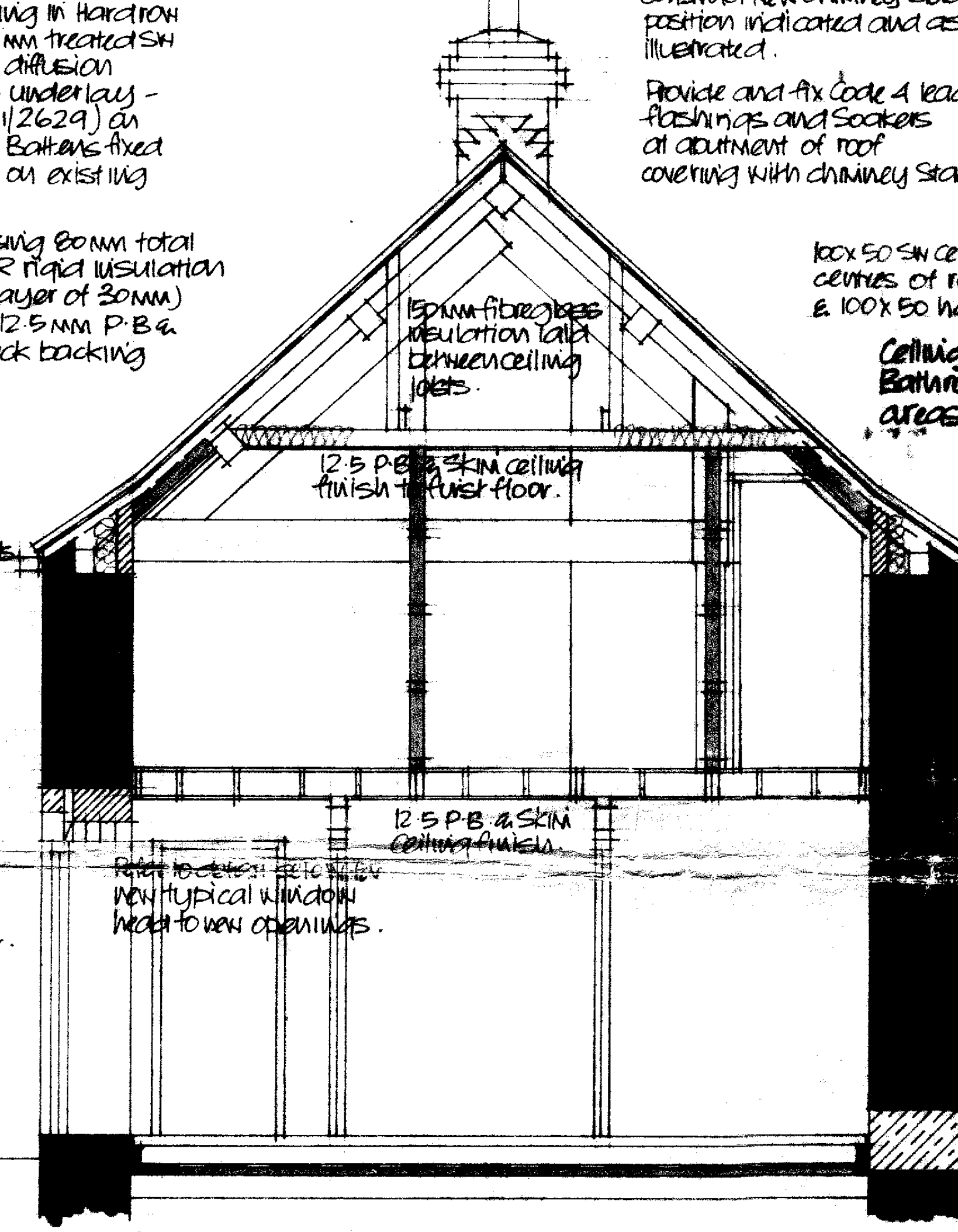
125mm Ogee Section timber Gutters on wrought iron brackets. Provide two coats of bitumen internally. 68mm dia cast iron rainwater fall pipes painted black.

Naylor Spanlite type R9 lintol spanning width of opening & Built in each end to support joist hangers to landing floor.

Ground Floor Construction as Section BB.

Form new threshold to front door at lower level in reclaimed Stonework onto 400 x 150mm concrete foundation as indicated.

SECTION AA



Construct New Chimney Stack to position indicated and as illustrated.

Provide and fix Code 4 lead flashings and Soakers at abutment of roof covering with chimney Stack.

150mm fibreglass insulation laid between ceiling joists.

100x 50 SW ceiling joists at equivalent centres of rafters with 100x 50 binders & 100x 50 hangers every 3rd rafter.

Ceiling Joists over Bedroom 3/ Bathroom & Dress/ ensuite areas only.

12.5 P.B & Skim ceiling finish to first floor.

12.5 P.B. & Skim ceiling finish.

Refer to detail below for new typical window head to new openings.

Built up 100mm blockwork to beamfill at eaves and pack fibreglass insulation to rear as shown.

Existing roof truss to be adapted & modified to allow walkway/Hallway through as indicated. Full details to be provided by Structural engineer before works commence.

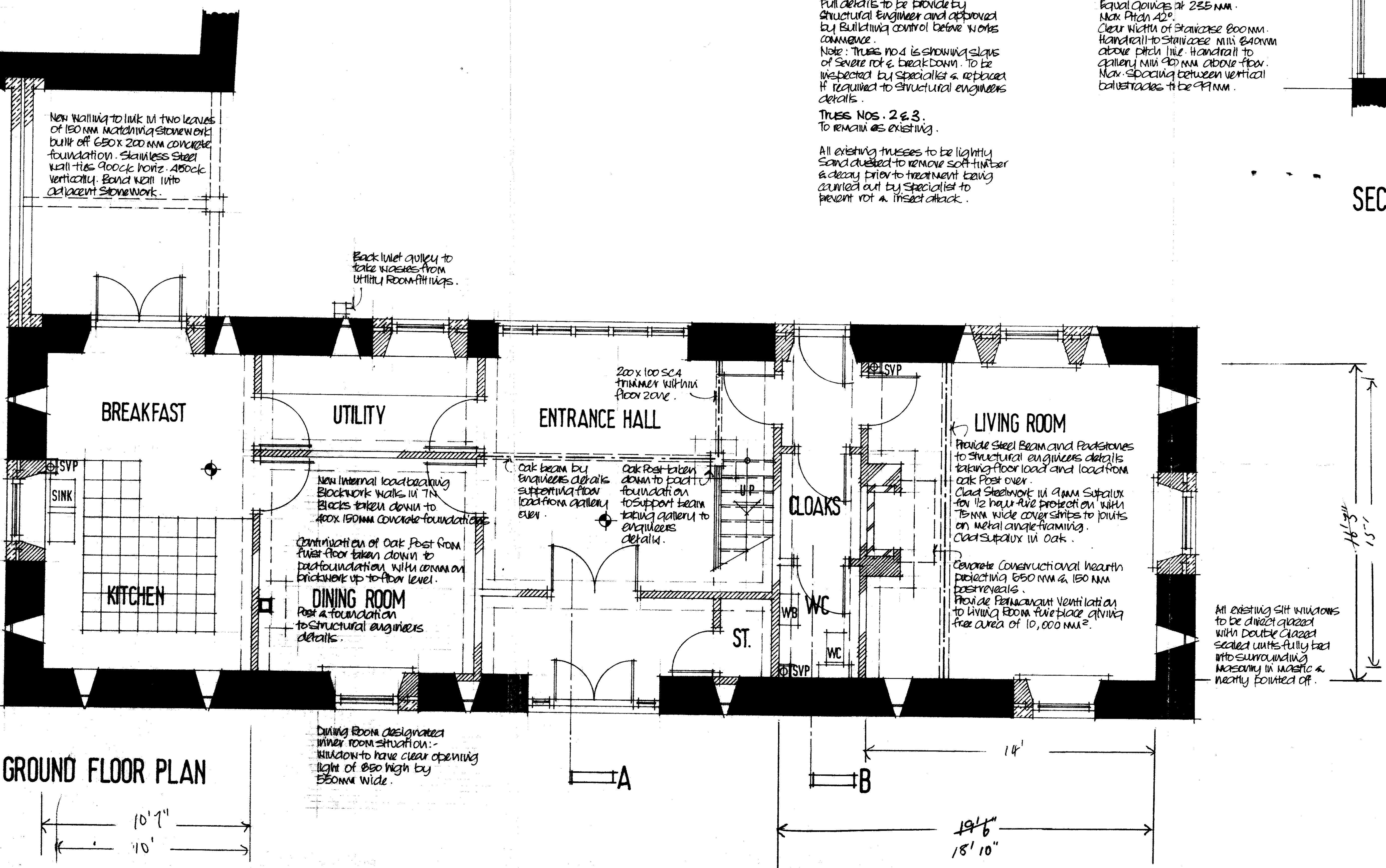
First Floor Construction:- 22mm t&g floor boarding on 175x 50 SC3 SW joists at 400c/c. Provide double joists under Partitions.

Provide chemical injection dpc to all external walls by specialist offering min. 30 year guarantee.

Existing Ground levels to be reduced to min. 150mm below internal Ground Floor Level.

Ground Floor Construction:- 22mm t&g boarding on 50x 50 treated SW battens – 63mm sand/Cement Screed to kitchen, Breakfast & utility to take tiled finish – on 125mm concrete floor slab on 1500 gauge dpm on 50mm Jablite Floor Insulation on 50mm sand blinding on Well compacted hardcore laid in maximum 150mm layers. Excavate to Reduced Levels as required.

SECTION BB



New walling to link in two leaves of 150mm matching stonework built off 650 x 200mm concrete foundation. Stainless Steel wall ties 900c/c horiz. 450c/c vertically. Bond wall into adjacent Stonework.

Back inlet gulley to take wastes from Utility Room fittings.

New internal loadbearing Blockwork walls in 7N Blocks taken down to 400x 150mm Concrete foundations.

Continuation of Oak Post from first floor taken down to pad foundation with common brickwork up to floor level.

Post & foundation to Structural engineers details.

200 x 100 SC4 trimmer within floor zone.

Oak beam by engineers details supporting floor load from gallery over.

Oak Post taken down to pad foundation to support beam taking gallery to engineers details.

Provide Steel Beam and Padstones to Structural engineers details taking floor load and load from oak Post over.
Clad Steelwork in 9mm Supalux for 1/2 hour fire protection with 75mm wide cover strips to joints on metal angle framing.
Clad Supalux in Oak.

Concrete Constructional hearth projecting 550mm & 150mm past reveals.
Provide Permanent Ventilation to Living Room fireplace giving free area of 10,000mm².

All existing slit windows to be direct glazed with Double Glazed sealed units fully bed into surrounding Masonry in Mastic & neatly pointed off.

Dining Room designated inner room situation:- Window to have clear opening light of 850 high by 550mm wide.

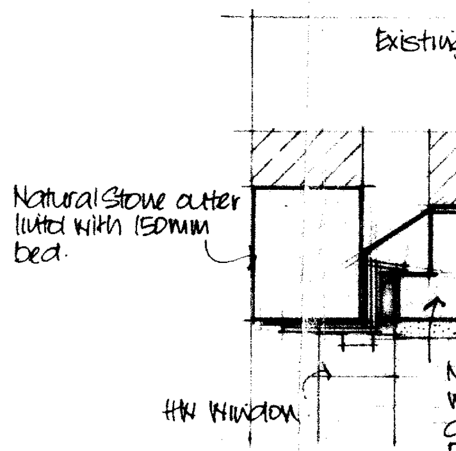
GROUND FLOOR PLAN

GENERAL NOTES:

Any areas of external walling which requires rebuilding to be constructed in 150mm reclaimed stonework matching existing, 50mm cavity with Rockwool cavity wall slab insulation and internal skin of 7N Blockwork approx 400mm thick to make up thickness of wall. Provide Stainless Steel wall ties at 900 c/c horiz., 450 c/c vertically & every block course at reveals. All existing Quoins, cills & lintols to be maintained.
All external walling to be back pointed in approved dark sand/lime mortar. Sample panel of pointing to be approved by local Planning authority prior to pointing works commencing.

Form new openings in existing external walls to positions indicated. Build up reveals & jambs in reclaimed stonework as indicated externally and make up internally in blockwork. Provide dpc to reveals & cills & close cavities. Form heads to new window and door openings as detailed with tray DPC over.

All wastes to be in PVC to BS 4514 & to be Kitemark Certified. S&VP 100mm dia.
Waste Sizes as follows:-
WC 100mm dia.
Sink 42mm dia.
Whb. 32mm dia.
Shower, bath & bidet. 42mm dia.
All wastes to have 75mm deepseal traps or antisyphon traps as required.
All wastes to enter stack above or min 250mm below WC entry Point.
S&VP to have balloon guard to top & to be terminated min 900mm above highest window opening light and fitted with propriatory PVC/lead slate at junction through roof.



Existing Walling over.

Natural Stone outer lintol with 150mm bed.

2No. Naylor Spanlite R6 lintols 145 x 100mm.

HW Window

Naylor Spanlite B1 Boot lintol with Extended Zed strip and insulation backing. Provide tray dpc over.

Detail at Head of new Window Openings. Scale 1:10

Windows to be Purpose Made HW with Double glazing. Use Gun applied sealant to all external opening surrounds.

Purpose made HW Doors with Stained finish.

Use Kitemarked laminated Safety Glass to all windows within 800mm of floor & to all doors & screens within 1500mm of floor.

General Ventilation:-
To all Habitable rooms provide opening lights to windows giving 1/20th floor area of the room min. Background ventilation with 4000mm² trickle vents to window head.

Mechanical Ventilation:-
- Kitchens.
  Rated at 60 L/Sec. or 30 L/Sec if located within cooker hood.
- Bathrooms & ensuite.
  Rated at 15 L/Sec.
- Seperate WC's.
  Rated at 3 air changes per hour with 15 min overun operated in conjunction with lighting circuit.

⊕ Symbol denotes individual Self Contained Smoke alarms interconnected & permanently wired to a seperate fused circuit at the distribution board. Alternatly may operate at low voltage via mains transformer.

Conditional approval requested for the following:-
- All Calculations & details for Structural Steelworks, oak beams, trusses for supporting Structure.
- Heating Appliances.
  To be in accordance with approved document J. (Combustion air supply, Discharge of Products of combustion & Protection of Building.

All details to be submitted to and approved by Local Authority before works commence on site.

PROPOSED BARN CONVERSION
HAY GREEN LANE BIRDWELL
FOR MR & MRS WOODRUFF

MAIN BARN
PLANS · SECTIONS · ELEVATIONS

Chris Carr Associates
ARCHITECTS

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Scale.	1:50 1:100	Drawn.	MGH
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