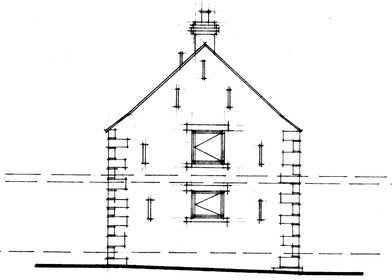
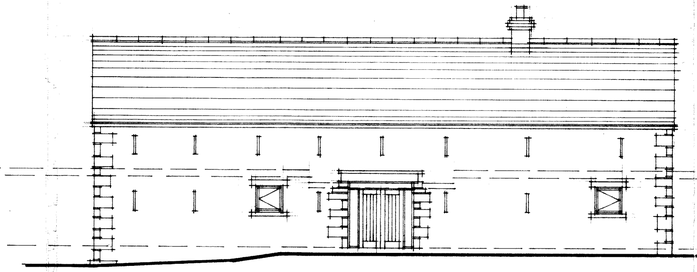


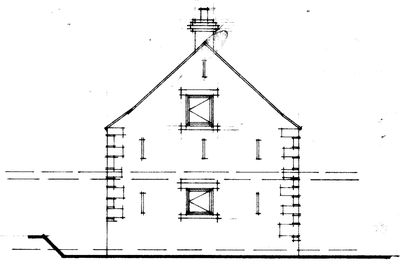
SOUTH ELEVATION



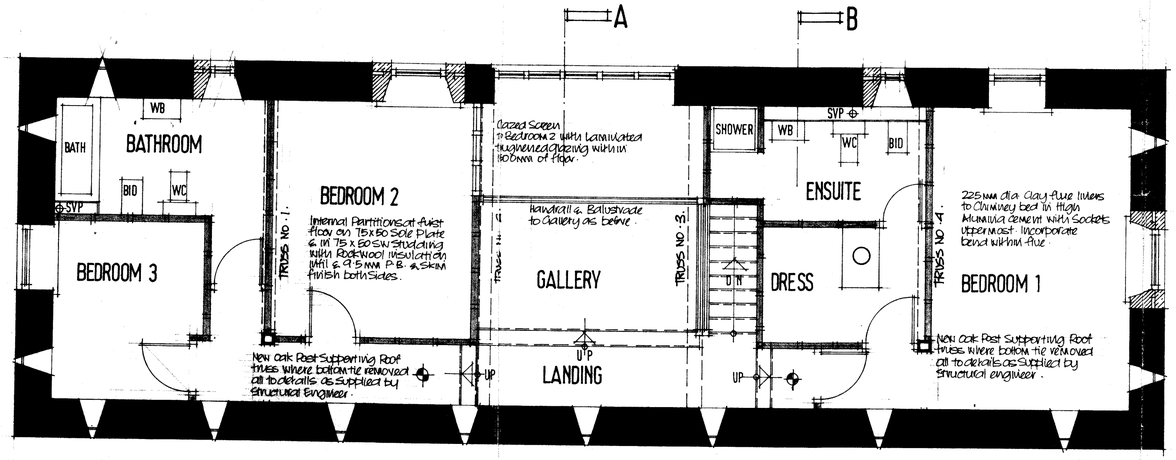
EAST ELEVATION



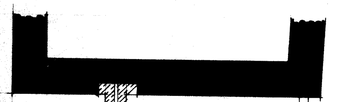
NORTH ELEVATION



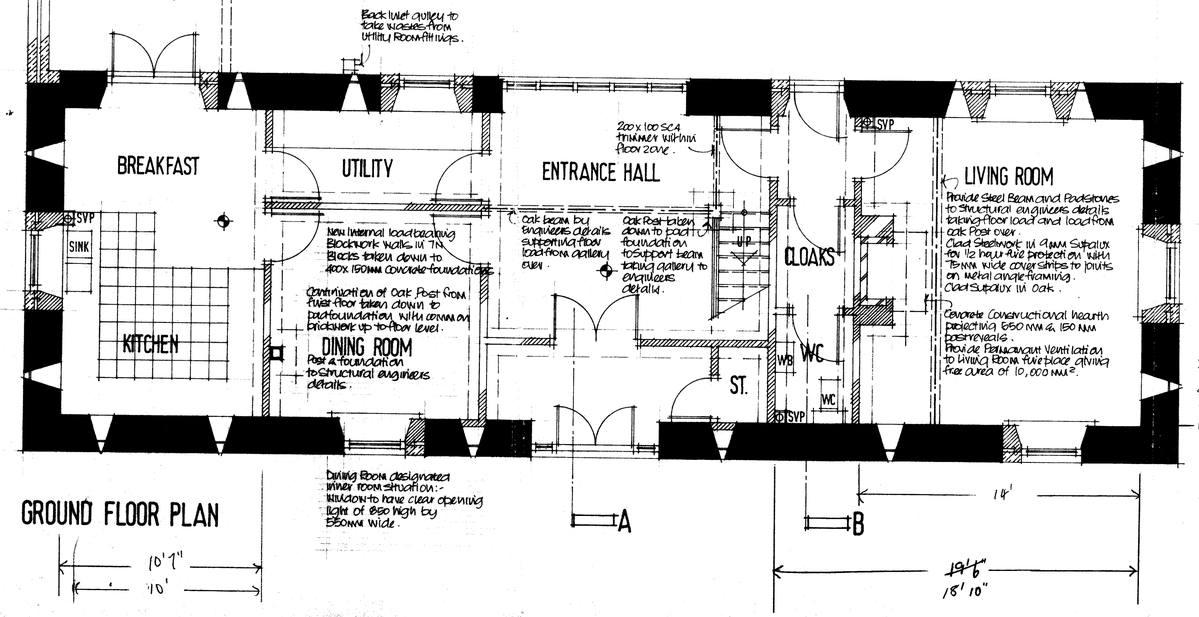
WEST ELEVATION

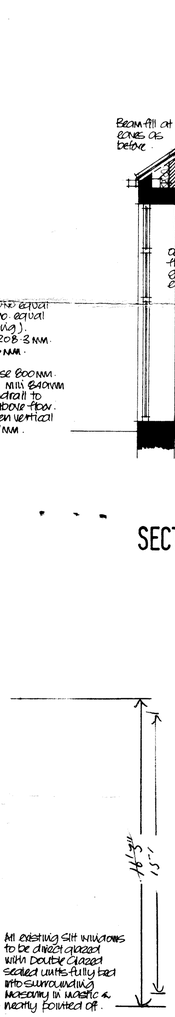


FIRST FLOOR PLAN



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





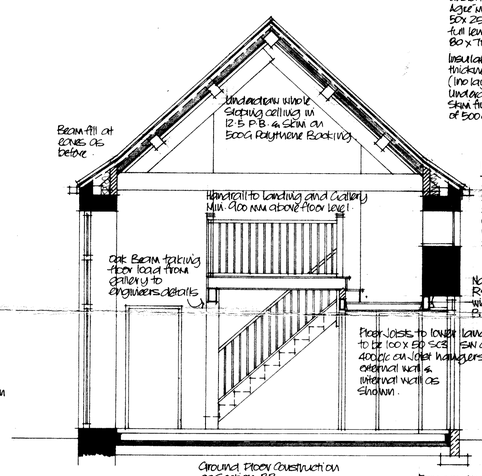
All existing sill windows to be carefully raised in double glazed sealed units fully bed into surrounding masonry in mastic & neatly pointed off.

Trusses 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 & break down. To be inspected by Specialist & replaced if required to Structural engineers details.

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

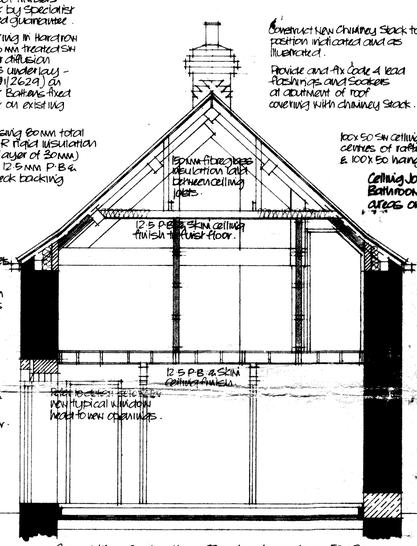
All existing trusses to be lightly sand dusted to remove soft timber & decay prior to treatment being carried out by Specialist to prevent rot & insect attack.

Staircase Details:-
Tread Rise 250 mm (10") equal risers to Landing - 2nr no. actual risers to Upper Landing).
12nr equal risers at 208.3 mm. Equal Goings at 235 mm.
Nos Pitch 42°.
Clear Width of Staircase 800 mm.
Handrail to Staircase min 840 mm above pitch line. Handrail to gallery min 900 mm above floor.
Max Spacing between vertical balusters to be 99 mm.



SECTION AA

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 Guarantee.
Provide & lay new roof covering in location Old Stone Slates on 50 x 25 mm treated SW battens on TYVEK VAPOUR PERMEABLE Underlay (TYVEK HC PLUS underlay - Agrement Certificate No 91/2629) on 50 x 25 Treated SW Counter Battens fixed full length over each rafter on existing 80 x 70 mm rafters.
Insulate between rafters using 80 mm total thickness Celotex Thrutex R Rigid Insulation (1no layer of 50 mm + 1no layer of 30 mm) Underdraw rafters using 12.5 mm P.B. & Skim finish on Vapour check backing of 500 Gauge Polythene.
Taylor Steamline type Roof Light to Staircasing width of opening & Built in form as shown.
Floor Joists to Landing to be 100 x 50 SC3 at 400 c/c on Joist Hangers to external wall & internal wall as shown.
Landing Support Joist hangers to landing floor.
125 mm Ogee Section timber Gutters on brackets on Fascias. Provide two coats of Bitumen internally. 68 mm dia cast iron rainwater fall pipes painted black.
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.
100 x 50 SW ceiling Joists on centres with centres of rafters with 100 x 50 binders & 100 x 50 hangers every 3rd rafter.
Ceiling Joists over Bedroom 3/ Bathroom & Dress/ ensuite areas only.
100 mm (fibre) glass insulation laid between ceiling joists.
12.5 P.B. & Skim ceiling finish to First floor.
Build up 100 mm Blockwork to beam fill at ends and pack fibreglass insulation to rear as shown.
Existing roof trusses to be adapted as modified to allow walkway/ hallway through as indicated. Full details to be provided by Structural Engineer before works commence.
First Floor Construction:- 22 mm T+G Floor boarding on 75 x 50 SC3 at 400 c/c. Provide double joists under Partitions.
Provide Chemical injection D.P.C. to all External walls by Specialist offering min. 20 year guarantee.
Existing Ground levels to be reduced to min. 150 mm below Internal Ground Floor Level.



Ground Floor Construction:- 22 mm T+G boarding on 50 x 50 treated SW battens - 65 mm sand/cement screed to Kitchen, Breakfast & utility to take Heat Finish - on 125 mm concrete floor slab on 1000 gauge DPM on 50 mm Jablite floor insulation on 50 mm sand blinding on well compacted hardcore laid in maximum 150 mm layers. Excavate to Reduced Levels as required.

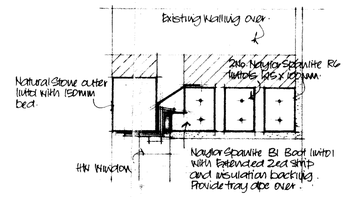
SECTION BB

GENERAL NOTES:

Any areas of external walling which requires rebuilding to be constructed in 150 mm reclaimed Stonework matching existing, 50 mm cavity with Rockwool cavity wall slab insulation and internal skin of 7N Blockwork approx 400 mm thick to make up thickness of wall. Provide Stainless Steel wall ties at 900 c/c horiz. 450 c/c vertically & cavity Block cavity 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 cills to reveals & cills & Lintols. Form Heads to new openings and door openings as detailed with tray DPC over.

All Windows to be in PVC to BS 4514 & to be Kite Mark Certified. Sealed Units - Pilkington Optifloat Glass as follows:-
WC 100 mm dia.
Sink 42 mm dia.
Utility 32 mm dia.
Shower, Bath & Bidet 42 mm dia.
All Windows to have 75 mm deep seal traps or anti Syphon traps as required.
All Windows to Shower Stack above or min 2500 mm below WC cistern Point.
Soil VP to have balloon guard to top & to be terminated min 900 mm above highest window opening light and fitted with proprietary PVC / lead slate at junction through roof.



Detail at Head of new Window Openings Scale 1:10

Windows to be Purpose Made FIN with Double Glazing. Use Dum applied sealant to all External Opening Surrounds.

Purpose Made FIN Doors with Glazed Panels.

Use Kitemarked Laminated Safety Glass to all Windows within 800 mm of floor & to all doors & screens within 1500 mm 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 4000 mm² 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.
- Separate WCs. Rated at 3 air changes per hour with 15 min overrun operated in conjunction with lighting circuit.

Symbol denotes individual Self Contained Smoke Alarms, interconnected & permanently wired to a separate fused circuit at the distribution board. Alternately may operate at low voltage incl mains transformer.

Conditional approval requested on the following:-
- All calculations & details by Structural Engineer & Oak Beams, trusses & supporting structure.
- Heating Appliances. To be in accordance with approved document J. (Combustion appliances & 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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Date.	APRIL 1994	Ref. No.	B. 3[illegible]
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CDS Ltd 7600