

Year	Acres
1950	50.48
1960	57.70
1970	75.00
1980	100.00
1990	140.00



DRAINAGE DETAILS

Inspection chambers to be polypropylene by Hepworth or similar approved 450mm dia with ductile or cast iron covers and frames to suit traffic loadings. Chambers in excess of 1.0m deep to be in traditional second class 225mm eng. brick on 150mm conc base

Drainage within 1.0m of buildings where below foundation level to be back filled with concrete up to the level of the foundation.

All surface water drains to run above foul.

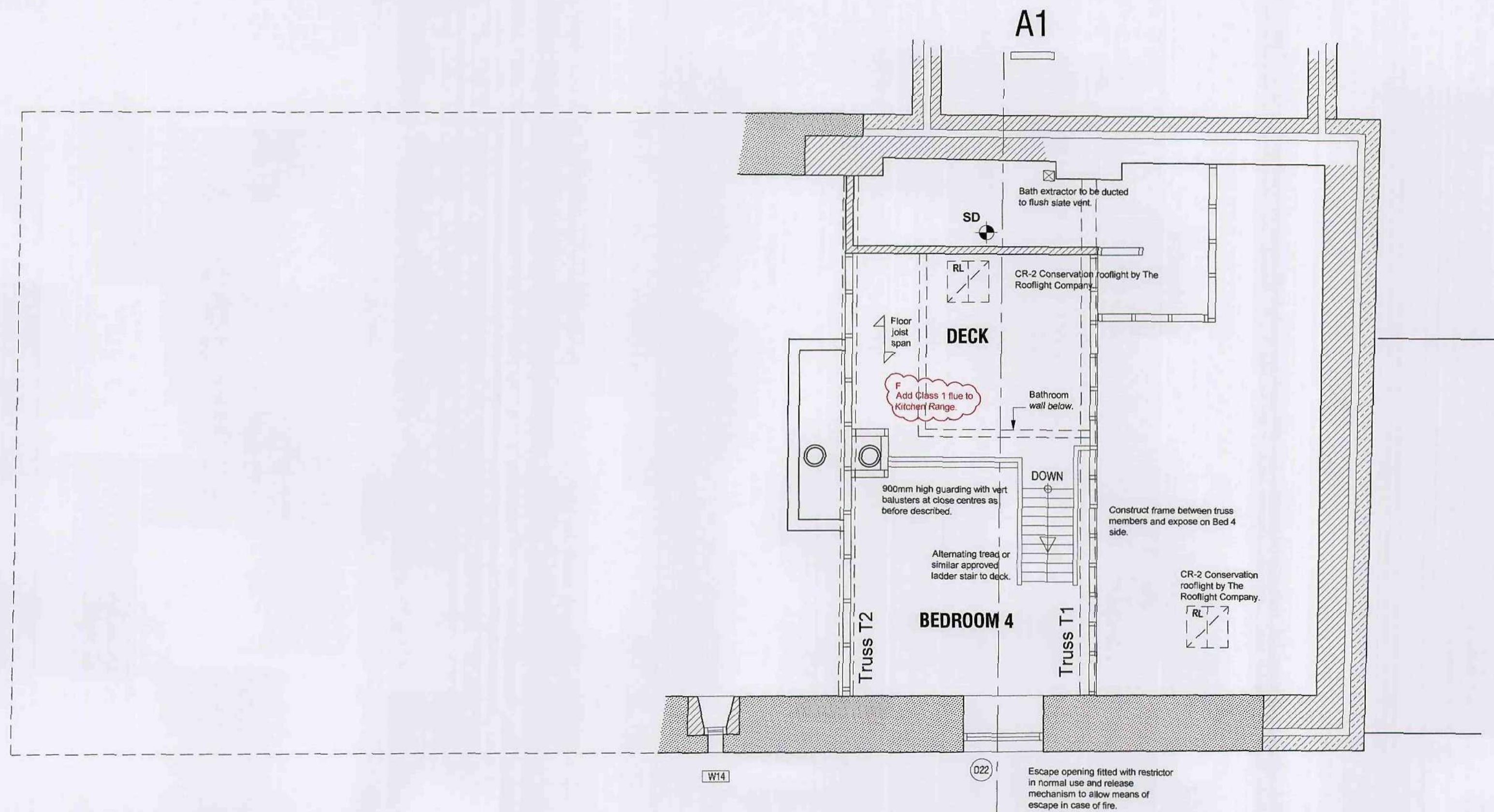


DETAILED PROPOSALS

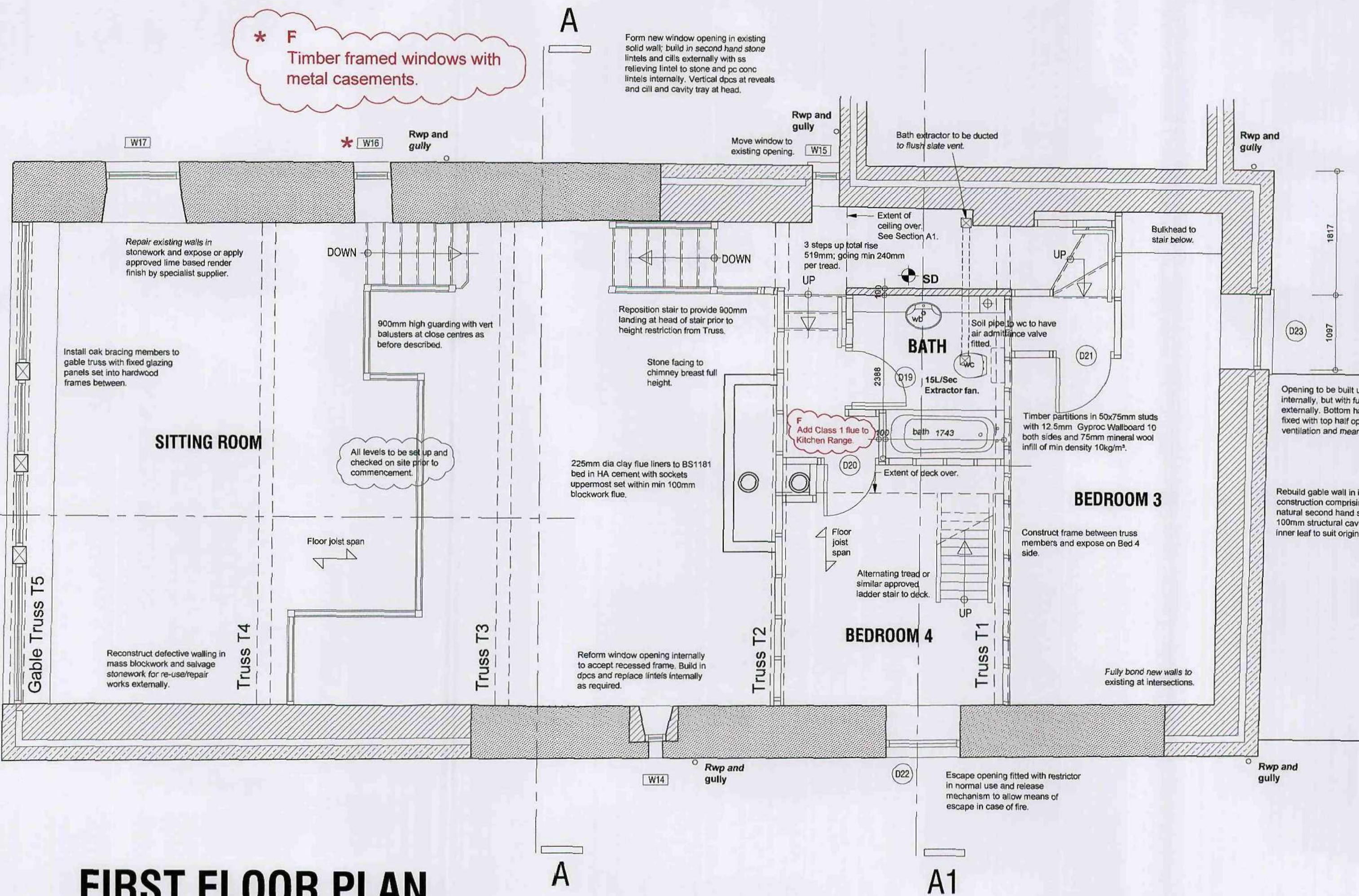
SITE PLAN & ELEVATIONS



Scale. 1:100@A1	Drawn. MJB
Date. APRIL 06	Ref. No. 18.51
DWG. No. WD6	Rev. F



Deck to Bed 4



FIRST FLOOR PLAN

GENERAL NOTES

CONTAMINATION

All existing walls to have existing finishes removed and to be treated against contamination by specialist prior to commencement of the works.

REPAIRS

Carefully cut out all badly weathered and defective stonework and replace/rebuild with reclaimed stone to match in every respect.
All pointing to be in an approved grit sand, lime based mortar finished flush with the natural contours of the stone and brushed or bagged off to finish slightly recessed.

NEW OPENINGS:-

Form new openings in existing solid walls where indicated.
Construct reveals straight and true with the surrounding structure and build in all heads, cills, jambs and mullions where shown to match existing in every respect.
Lintel over new openings internally with Naylor pre-stressed concrete lintels. External stone lintels to have Naylor L-STRIP relieving lintels or other similar approved.
Provide and install all vertical and horizontal DPC's at rebuilt reveals and cills. Cavity tray DPC to head of opening with stopends and depend weepholes above stone lintel and wrap stone lintel in DPC material to avoid damp penetration.

DAMP PROOF COURSE & TIMBER TREATMENT:-
All existing walls to receive a BBA Certified chemical injection DPC or other equal and approved by specialist contractor giving min 30 year Bonded Warranty.
Any existing retained and new timbers to be treated against rot and insect attack by approved specialist giving bonded warranty as before.

LINTELS

All lintels to be Naylor prestressed conc lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings. Provide tray DPC over as before.
Openings with particular lintel requirements indicated on the drawings.

INTERNAL WALLS

Generally, partitions at first floor levels to be in 75 x 50mm SW stud framing with insulation to cavity of min 10kg/m³ density and finished with 15mm Gyproc Soundbloc pb and skim both sides.
Loadbearing walls to be constructed in 7Nm³ solid blockwork with bed joints and perp ends fully pointed.

UPPER FLOOR CONSTRUCTION

Generally existing First Floor structure to be replaced as described/indicated on plans and sections.
Provide double joists under stud partitions. Frame/nog out under baths to spread loads with joist sections secured between main joists.
Lateral restraint to be fixed across Min 3No joists at 1.5M c/c fully supported on noggin min 38mm thick x 34 depth of joist with solid pack between first joist and wall with ends mechanically fixed to gable wall. Notch top of joist to receive straps.
Provide full perimeter edge support to floor boarding in joists or noggin.

WINDOWS & DOORS

Windows to be high performance timber fully draught sealed and with opening lights as indicated giving 1/20th floor area natural ventilation incorporating two stage lockable casement fasteners in lieu of trickle vents.

All windows and doors to have hermetically sealed double glazed units to achieve a u-value not greater than 1.8W/m²C.

Alternative glazing details with min 16mm cavity and Low E glass with En rating of not greater than 0.15 (hard).

Windows with cill heights of less than 800mm and all glazed doors and screens with glazing below 1500mm high to incorporate toughened or laminated safety glass.

PART M REQUIREMENTS

Provide level approach to front entrance to suit existing ground levels gradients not exceeding 1 in 20 or alternatively stepped approach with uniform step rises of between 75mm and 150mm with unobstructed width of not less than 900mm.
Heights of light switches, door bells, etc., to be no greater than 1200mm above floor level and sockets, aerial points, telephone points, etc., to be not less than 450mm above finished floor level.

MECHANICAL VENTILATION

Provide the following rates of mechanical ventilation as appropriate:-
Kitchen to have 60 litres per second or 30 l/sec if incorporated within cooker hood.
Utility to have 30l/sec extraction.
Bathrooms and Ensuites to have 15 l/sec extract rate. Cloak rooms to have mech vent giving three air changes per hour. All windowless rooms to have fans wired through light circuit and with 15 min run-on facility. Generally mechanical ventilation to be manually operated. Provide 10mm gap to bottom of doors to windowless rooms with mechanical extraction for fresh air inlet.

STAIRS

Stairs to have maximum pitch of 42°; min goings and max rise of 220mm; min vertical headroom of 2.0m above pitch line on flight. Handrails to landing and on stair be 900mm above pitch measured vertically and have vertical balusters with no opening greater than 99mm.

Provide Handrail to landing/gallery min 900mm above floor level with vertical balusters as before.
Staircases to be subject to site measure prior to manufacture and generally to be to Approved Document K of the current Building Regulations.

ABOVE GROUND DRAINAGE

All sanitary fittings to have pvc wastes as follows:-
wc and soil pipes 100mm dia; wash basins 32 or 40mm dia if greater than 1.7m from soil pipe; sink/shower bath 40mm dia. All fittings to have 75mm deep seal traps and connect to soil pipe above or minimum 200mm below wc entry. Soil pipes either to be fitted with air admittance valves (durgal) or vent to external air at roof level via slate vents not less than 900mm above any opening light within 3.0m.

Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gully to terminate below grate level but above water level.

BELOW GROUND DRAINAGE:-

Refer to site layout and associated details on WD1. Concrete lintels to be provided over drains where passing through walls, min 75mm above. Opening to be sealed to prevent the ingress of fill or vermin.
Drains passing under building to be encased in concrete if within 300mm of soffit of slab but maintain flexibility with compressible board at each pipe joint.

HEATING

Provide oil fired combination boiler for central heating and hot water. Full details to be submitted prior to works commencing on site. Boiler to incorporate suitable programmable timer and thermostatic control in association with an interlock and all radiators to be controlled by individual room thermostats. All primary pipework to be suitably insulated. Boiler to have SEDBUK rating of not less than 85% or 82% if calculated using the SAP-98 method.

APPLIANCE PLATE

Provide a permanent fixed notice giving information as to the size type and position of all flues and chimneys within the property.

NATURAL VENTILATION

Provide permanent natural ventilation to all rooms with non room sealed heating appliances in accordance with the recommendations of Approved Document J of The Building Regulations 1991 or with the appliance manufacturers details.

Ensure that any timbers in close proximity to flues are separated and/or protected in accordance with the Guidance of Approved Document J, Building Regulations.

INTERNAL LIGHTING

Dwelling to incorporate high efficiency lighting to 1 in 3 rooms in accordance with Part L Building Regulations 2002 Edition.

FIRE SAFETY

Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit and provided with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided as indicated on Plans. Heat detector to Kitchen.
All windows to habitable rooms to be provided with escape windows of min area 0.33m² with a minimum clear opening height or width of 450mm (ie min clear openings of 450 x 735mm or 735 x 450mm).

ELECTRICAL WIRING

All electrical works to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

CAVITY WALL CONSTRUCTION

Outer leaf of 150mm coursed natural second hand stone to match existing, min 100mm structural cavity and inner leaf of 140mm thick 7Nm³ lightweight blockwork (density approx 1400Kg/m³ - Stocks Insulite or similar). Insulate cavity with 50mm Kingspan Thermawall TW50 zero CDP to achieve a U-value of 0.28W/m²C.
Ancor RT2 stainless steel wall ties at 450mm/c vertically and 450mm c/c horizontally and each block course vertically at reveals.

Thermal Efficiency

SAP calculations to be provided prior to Occupation.

Barnsley Metropolitan Council
05 AUG 2009
Corporate Mail Room

F 01.08.08 - Minor Modification.
E 27.06.08 - Amend stairs to first floor.
D 11.04.08 - Amend wall between Dining and Bed 3.
Reposition WH15
C 8.2.07 - Amend stair access to Bed 3.
B 31.7.06 - Updated for Building regs.
A 11.4.06 - Updated Issue

PROPOSED BARN CONVERSION
MILL BARN NEW HALL FARM
ARDSLEY

DETAILED PROPOSALS FIRST & SECOND FLOOR PLANS



Chris Carr Associates
ARCHITECTS

6A Eastgate, Barnsley, S70 2EP

Tel: (01226) 286256 Fax: (01226) 207304

email: mail@cca-arch.co.uk

Scale: 1:50@A1 Drawn: MJB

Date: APRIL 06 Ref. No. 18.51

DWG. No. WD3 Rev. F