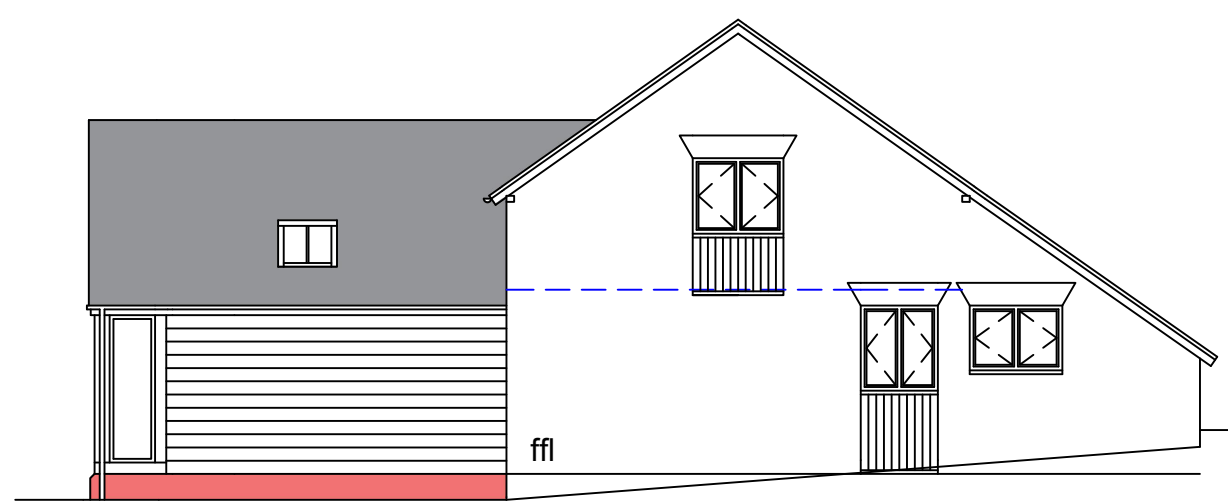
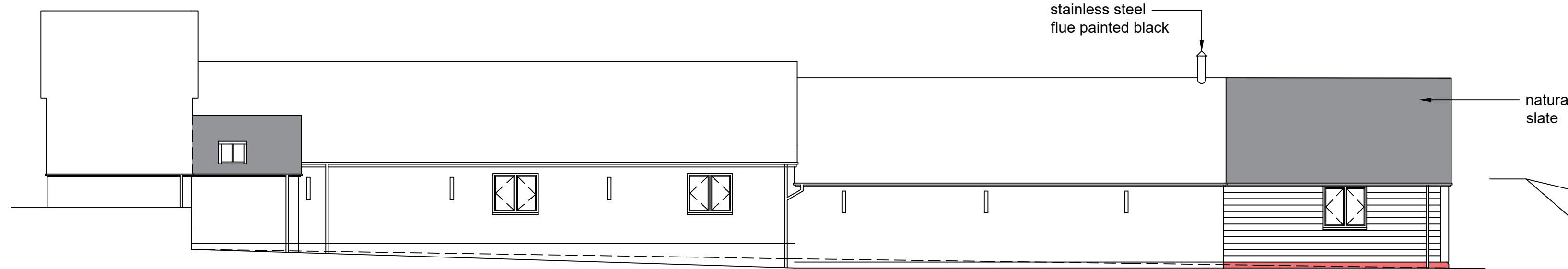


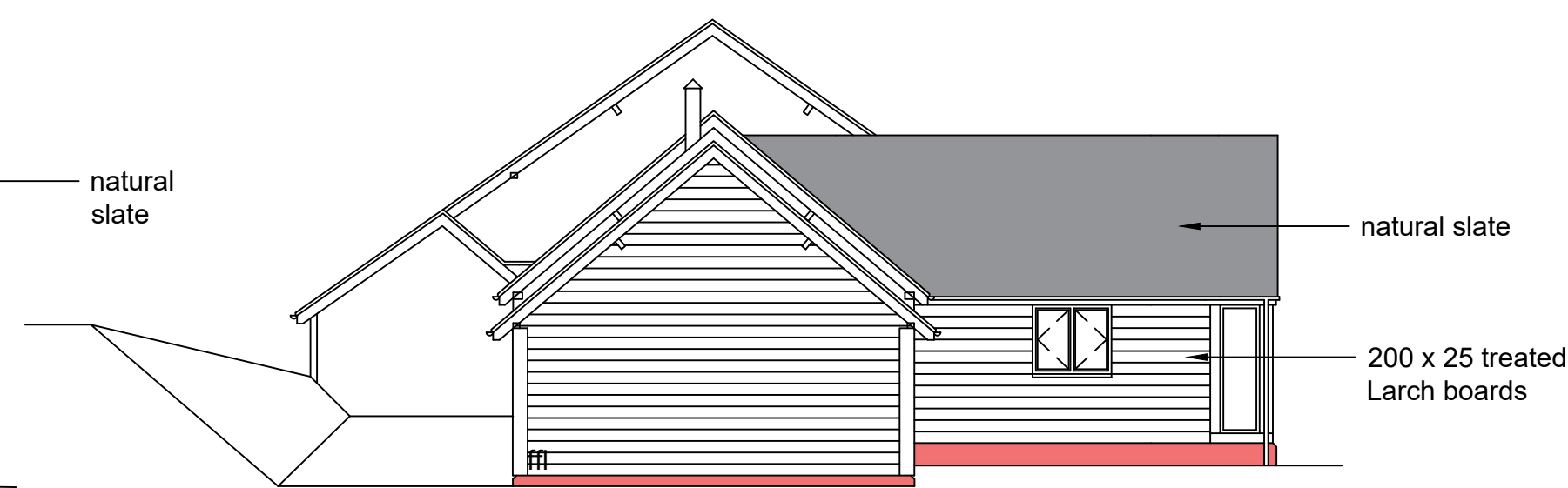
SOUTH EAST ELEVATION



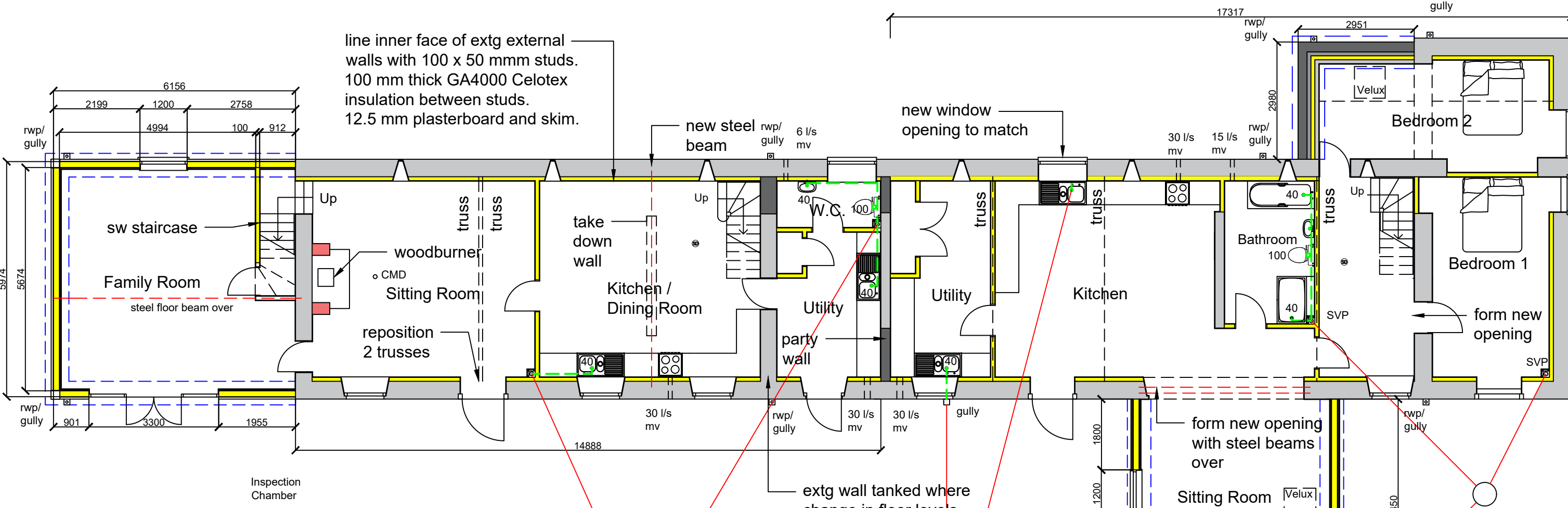
NORTH EAST



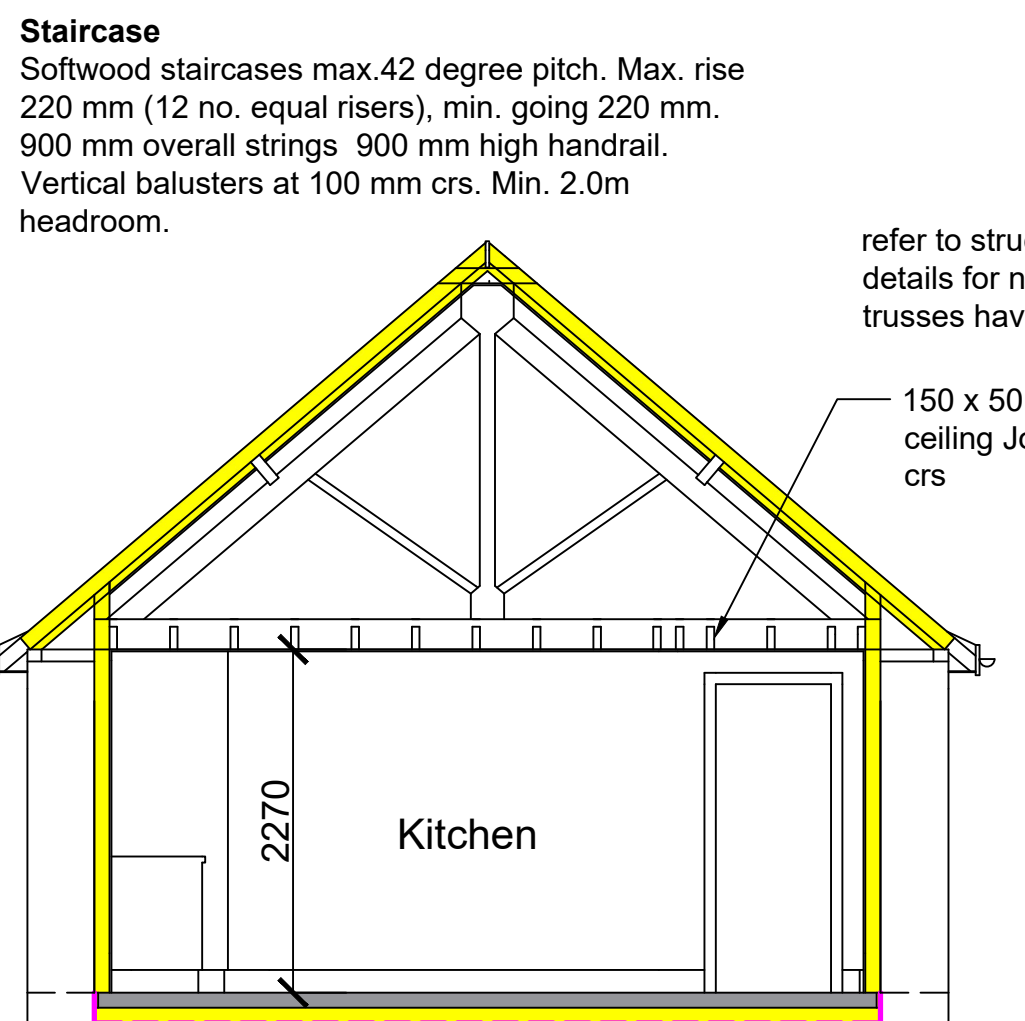
NORTH WEST ELEVATION



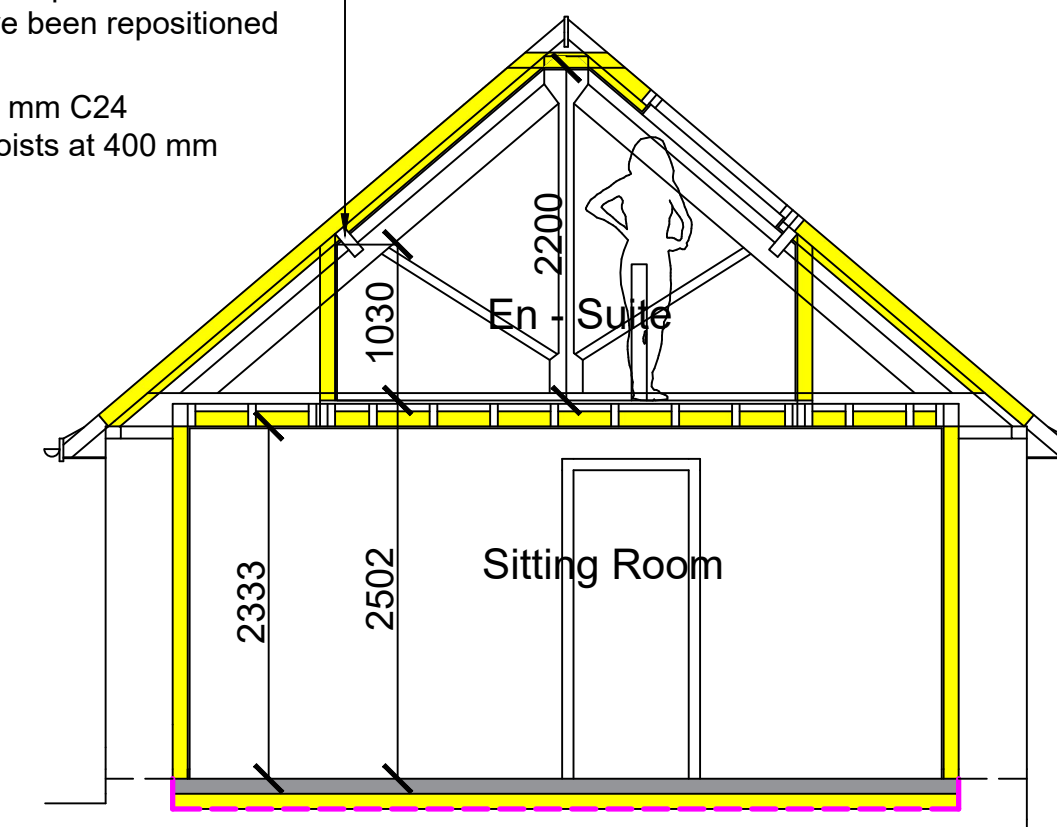
SOUTH WEST ELEVATION



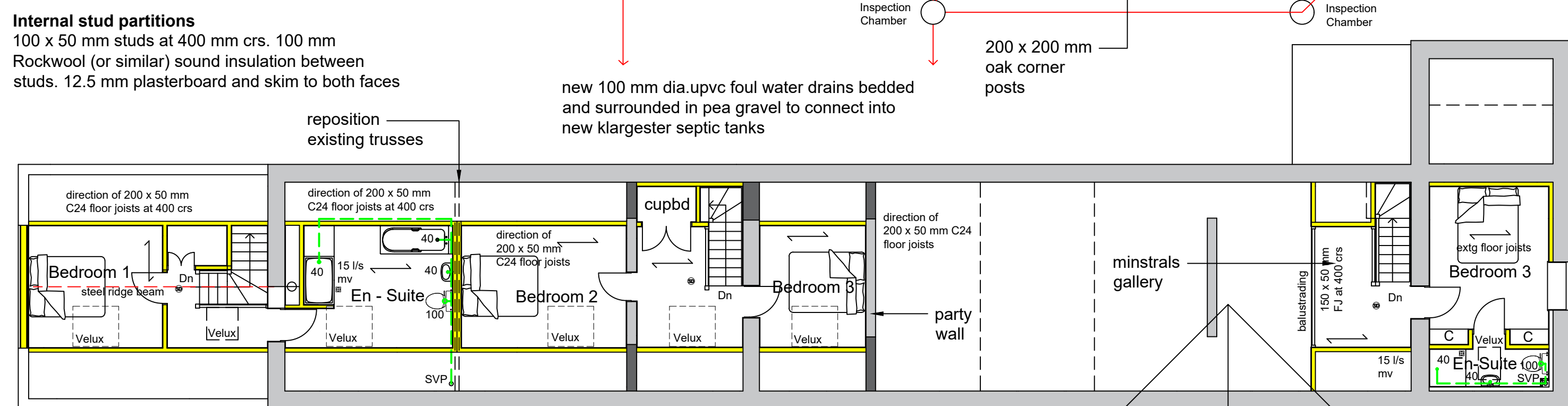
GROUND FLOOR PLAN



SECTION - Barn 1



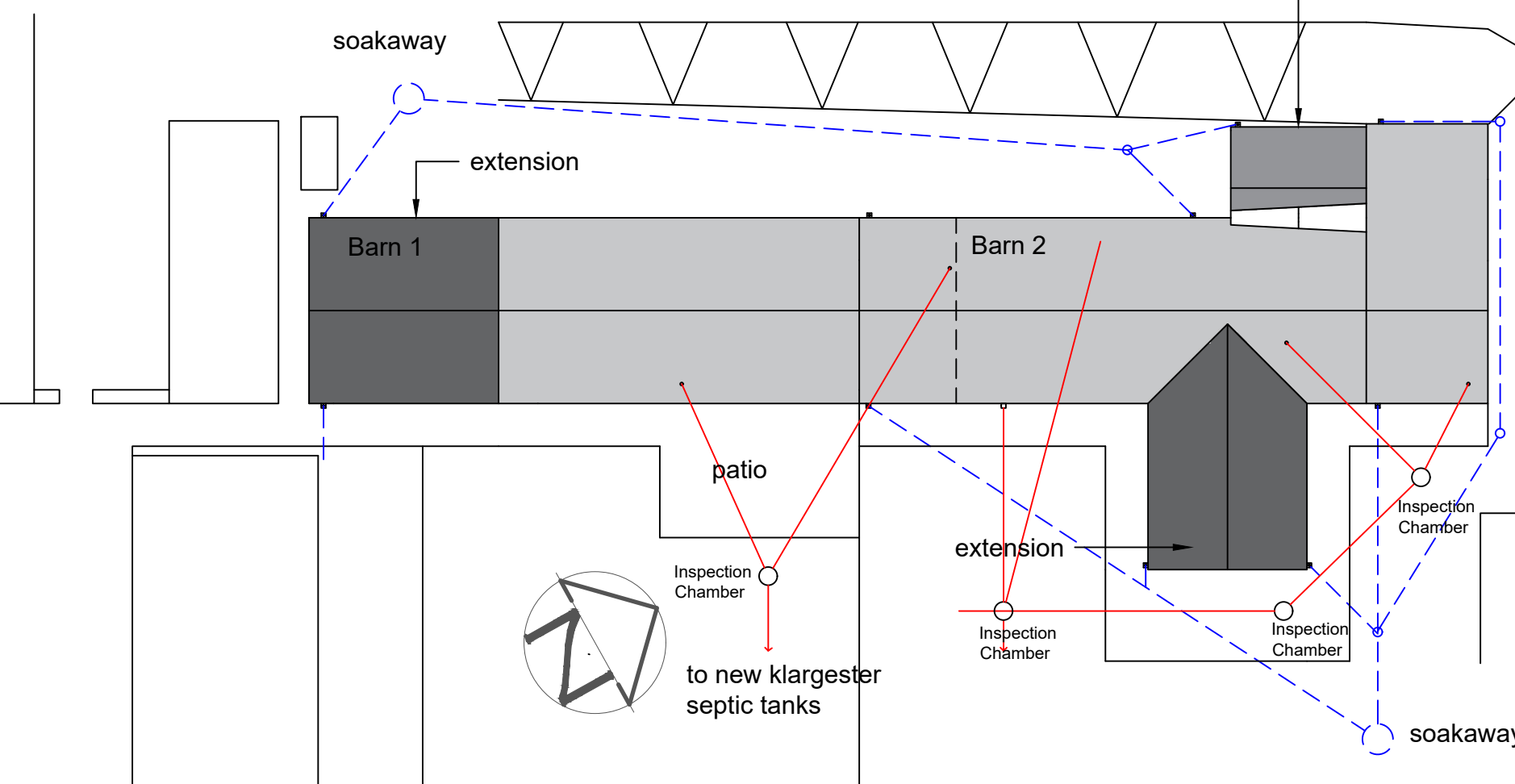
SECTION - Barn 2



FIRST FLOOR PLAN

Staircase
Softwood staircases max.42 degree pitch. Max. rise 220 mm (12 no. equal risers), min. going 220 mm. 900 mm overall strings 900 mm high handrail. Vertical balusters at 100 mm crs. Min. 2.0m headroom.

SECTION - Barn 1



SITE PLAN
Scale 1:200

NOTES:
This drawing is copyright and may not be reproduced either in part or in full without the prior written permission from Consulting Surveyors. All scale dimensions taken from this drawing are to be verified on site.
Materials and workmanship are to comply in all respects with current British Standard code of practice and Building Regulations.
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points prior to commencement of works.
IF IN DOUBT ASK. DO NOT SCALE. This drawing must be read in conjunction with all other Architectural, Structural, Civil and Engineering drawings and specifications
Cavity wall construction - Barn 2 Link
225 mm natural stone against 100 mm dense backing block, 100 mm wide cavity with 75 mm thick Celotex GA4000 cavity insulation or full fill drytherm, 100 mm Thermalite turbo block inner leaf, 12.5 mm plasterboard and skim on dabs. Stainless steel wall ties at 900 mm horizontal crs and 450 mm vertical crs (225 mm crs around openings). Thermabate at all reveals.
New Doors and Windows
Purpose made hardwood doors and casement windows. Pilkington low E double double glazed (4-16-4) Argon filled to achieve a U-value max.1.6 W/m2 K, centre of pane 1.2 W/m2 K or C rating. All units to be draught proofed. Toughened safety glass to critical areas. Background ventilation with hit and miss vents positioned min. 1.7 m above finished floor level. Emergency egress roof lights to all bedrooms
Electrics
All new electrical work required to meet the requirements of part P (electrical safety) to be designed, installed and tested by a person competent to do so. An appropriate BS 7671 certificate to be issued upon completion of installation.
Mechanical extract vents Kitchens - 60 l/s (30 l/s linked to cooker hood) Utility - 30 l/s Bathrooms - 15 l/s En-Suite - 15 l/s.
Lighting Switches and Sockets - 75 % of all lighting to be energy efficient light fittings that take lamps having a luminous efficacy greater than 45 lumens per circuit watt.
All switches and socket outlets for lighting and other equipment in habitable rooms to be positioned at heights between 450 - 1200 mm above finished floor level.
Smoke Detectors
Smoke Detectors - to be positioned in hallway and landing. Mains operated on separate circuit and linked together. To BS 5839 :2004
Carbon Monoxide Detector - To comply with BSEN 50291: 2001 type 'A' mains powered with fixed wiring (not plug in) on ceiling min. 300 mm from any wall and 1 - 3 m horizontal distance from wood burning stove.
Waste pipes
Upvc waste pipes, min. 75 mm deep anti-vac traps. Rodding eyes to all changes in direction. Sizes as indicated. Extg.100 mm dia. external soil / vent pipe and internal SVP covered with 12.5 mm plasterboard and skim on sw frame. Vent to connect into tile vent min. 900 mm above window opening. Soil pipe to connect into new foul water system.

Rev	Date	Details Of Issue	Initials
A	Dec.20	Revised layout / construction amends	SA

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Project: Barn Conversion at Upper House Farm Abdon Shropshire SY7 9HZ
Title: PROPOSED

Drawn	Checked	Date	Scale (at A1)
SA		Sept. 20	1:100 / 1:50
Dwg no.	Project no.	Revision No.	
542/20/2		A	