

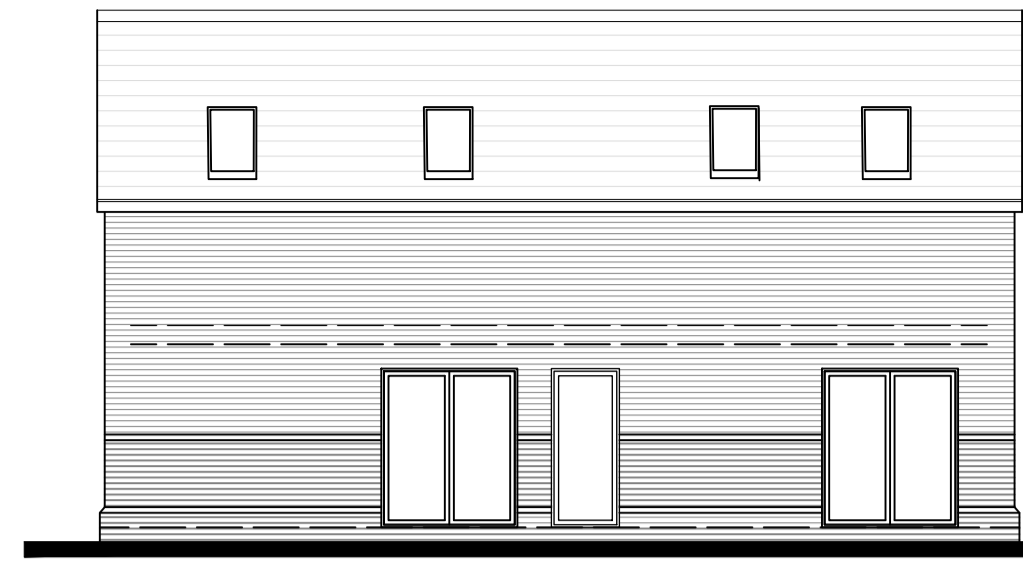
PROPOSED



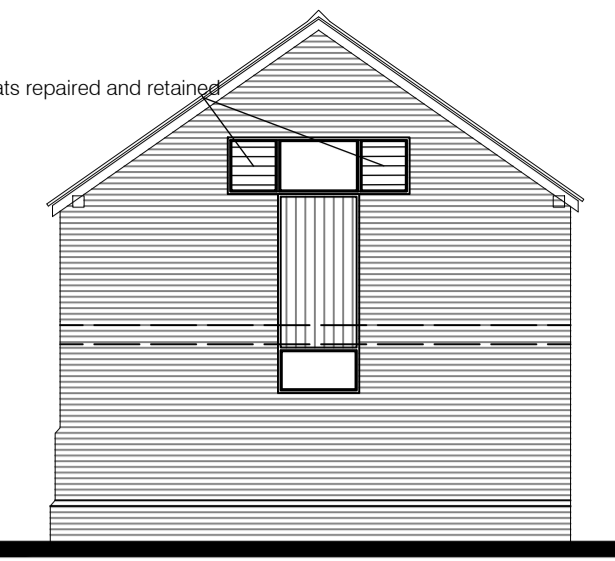
SOUTH WEST elevation



SOUTH EAST elevation



NORTH EAST elevation



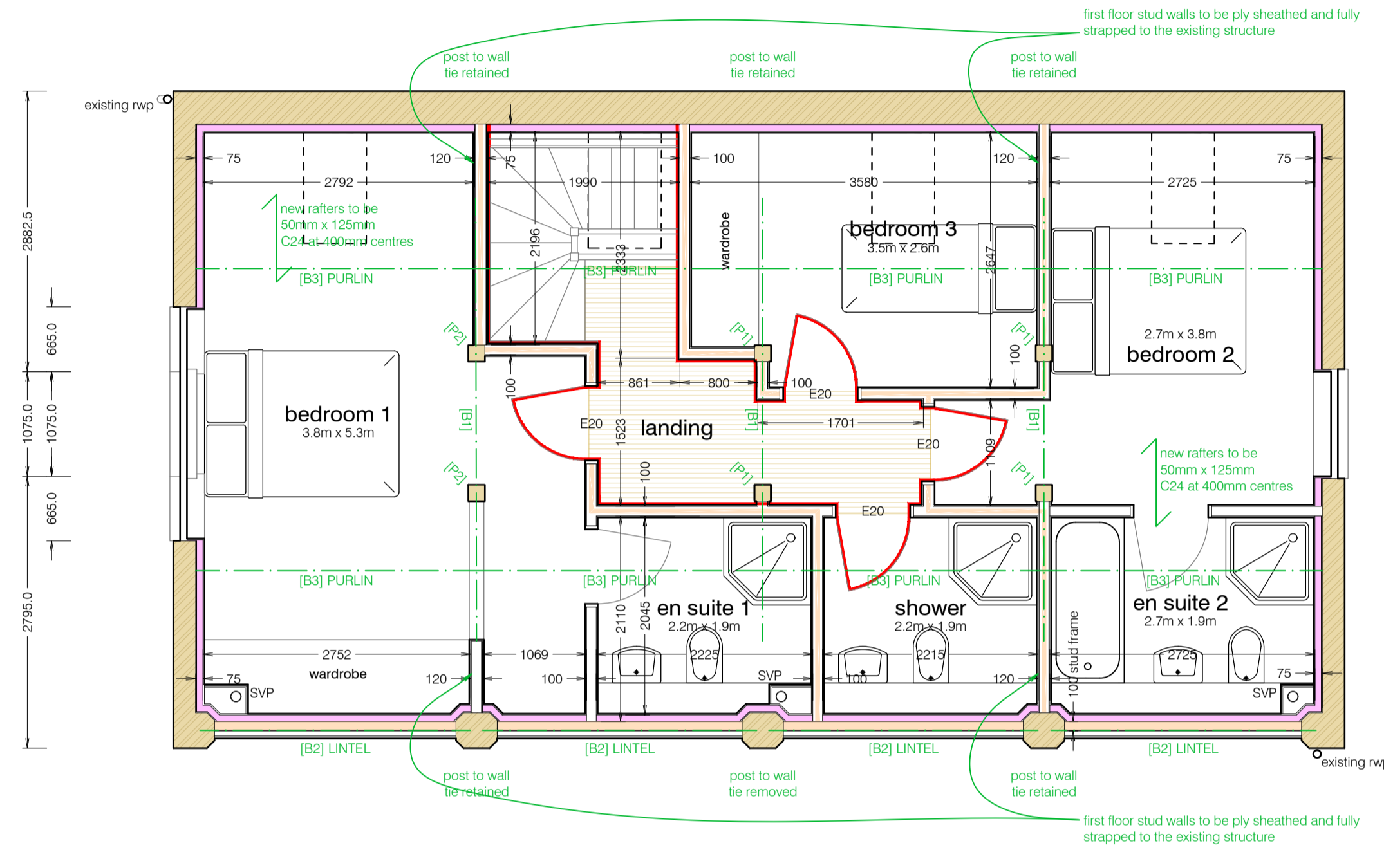
NORTH WEST elevation

1:100

1:100

1:100

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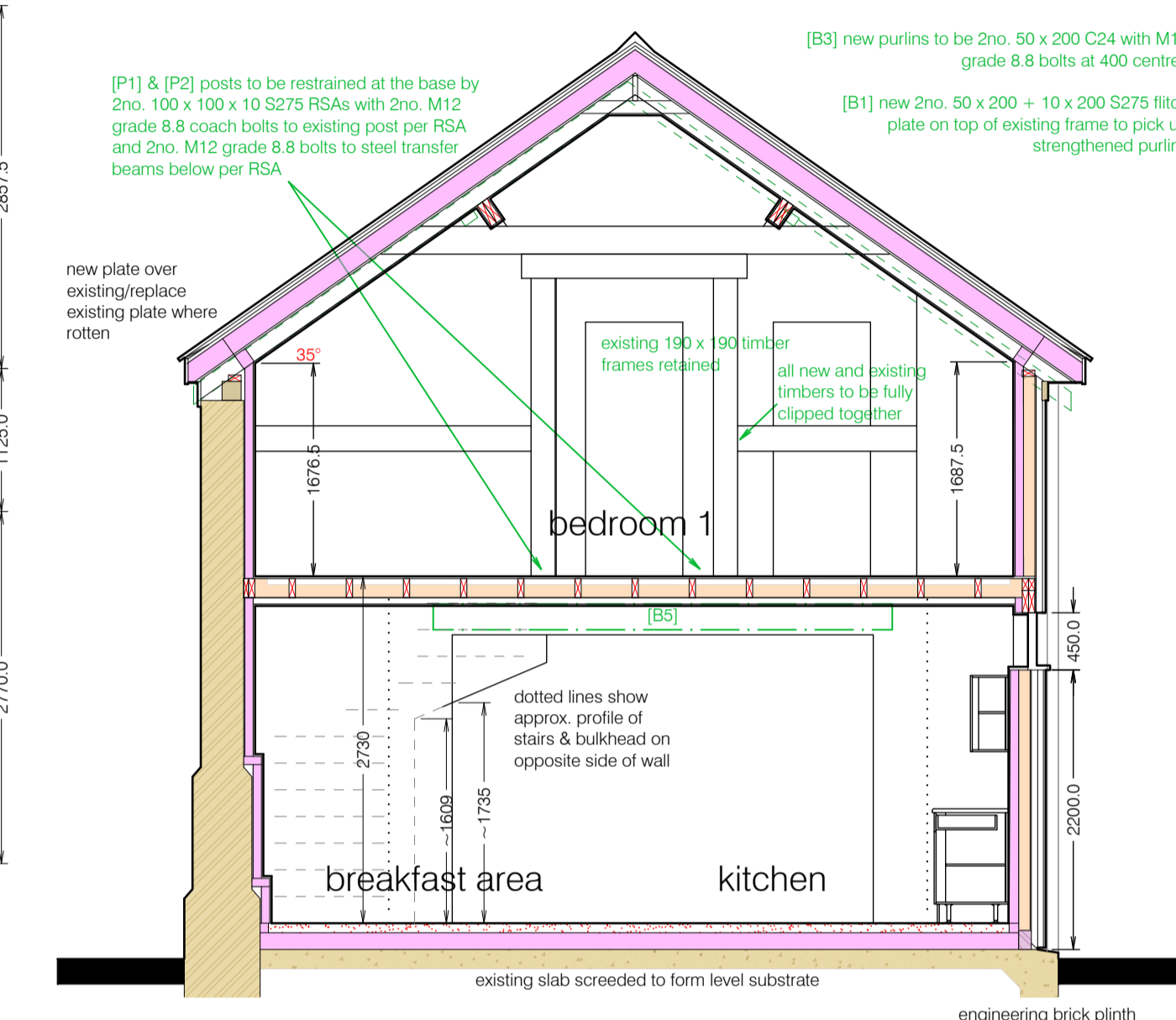
FIRST FLOOR plan

1:50

Escape provision for first floor: Due to limitations imposed by preserving the historic fabric of the existing building there are inadequate openings available for the escape provision from the proposed bedroom accommodation.

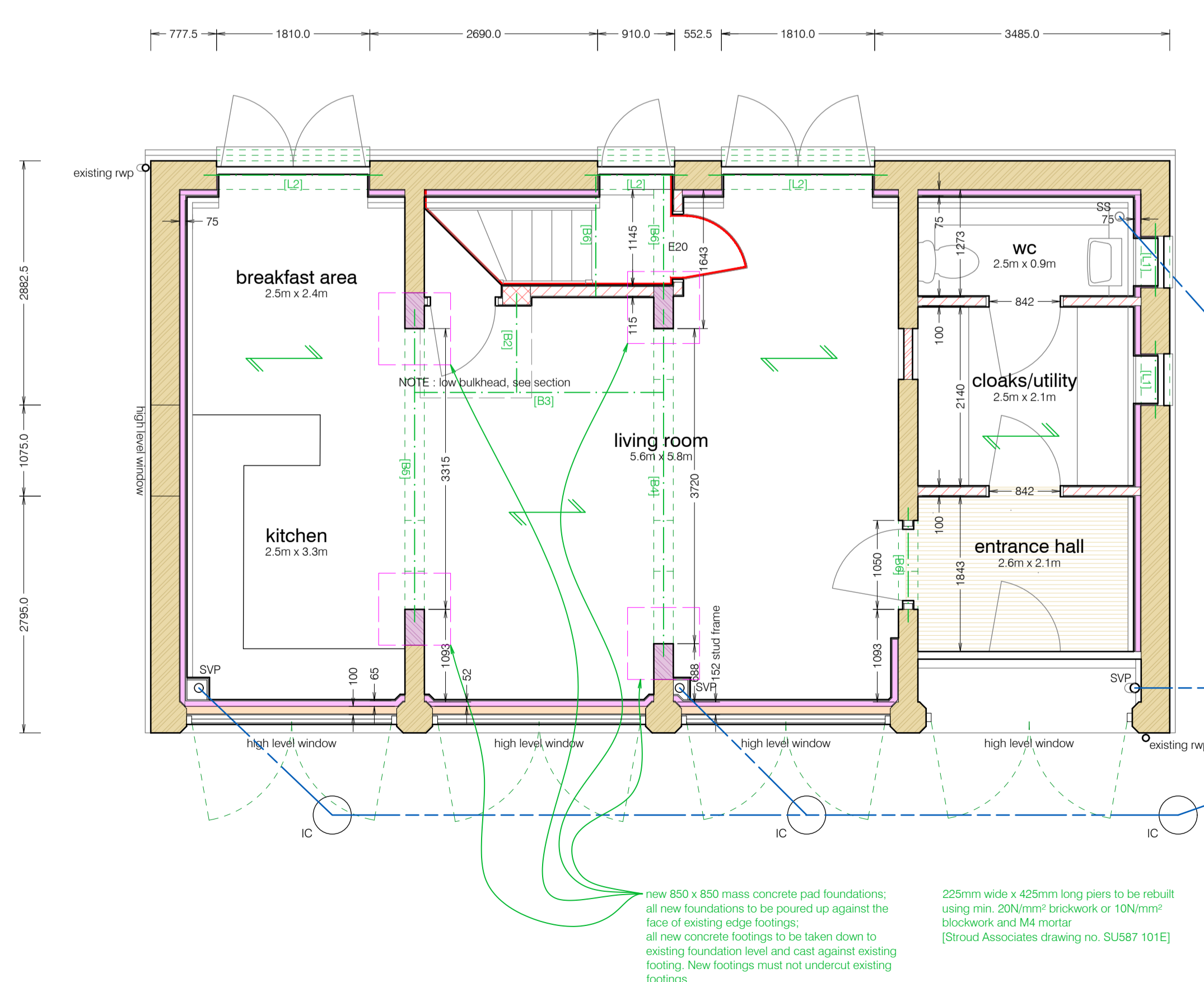
FIRST FLOOR SHEATHING NOTES: Existing brickwork to be repaired & pointed with lime mortar to match. New injected gaps to be installed and certified by approved specialist.

ROOF BRACING NOTES: 50x3 mild steel diagonal cross-bracing, coach bolt to every timber member. Alternative to bracing: 9.5mm WBP ply or 9.0mm type F2 OSB.



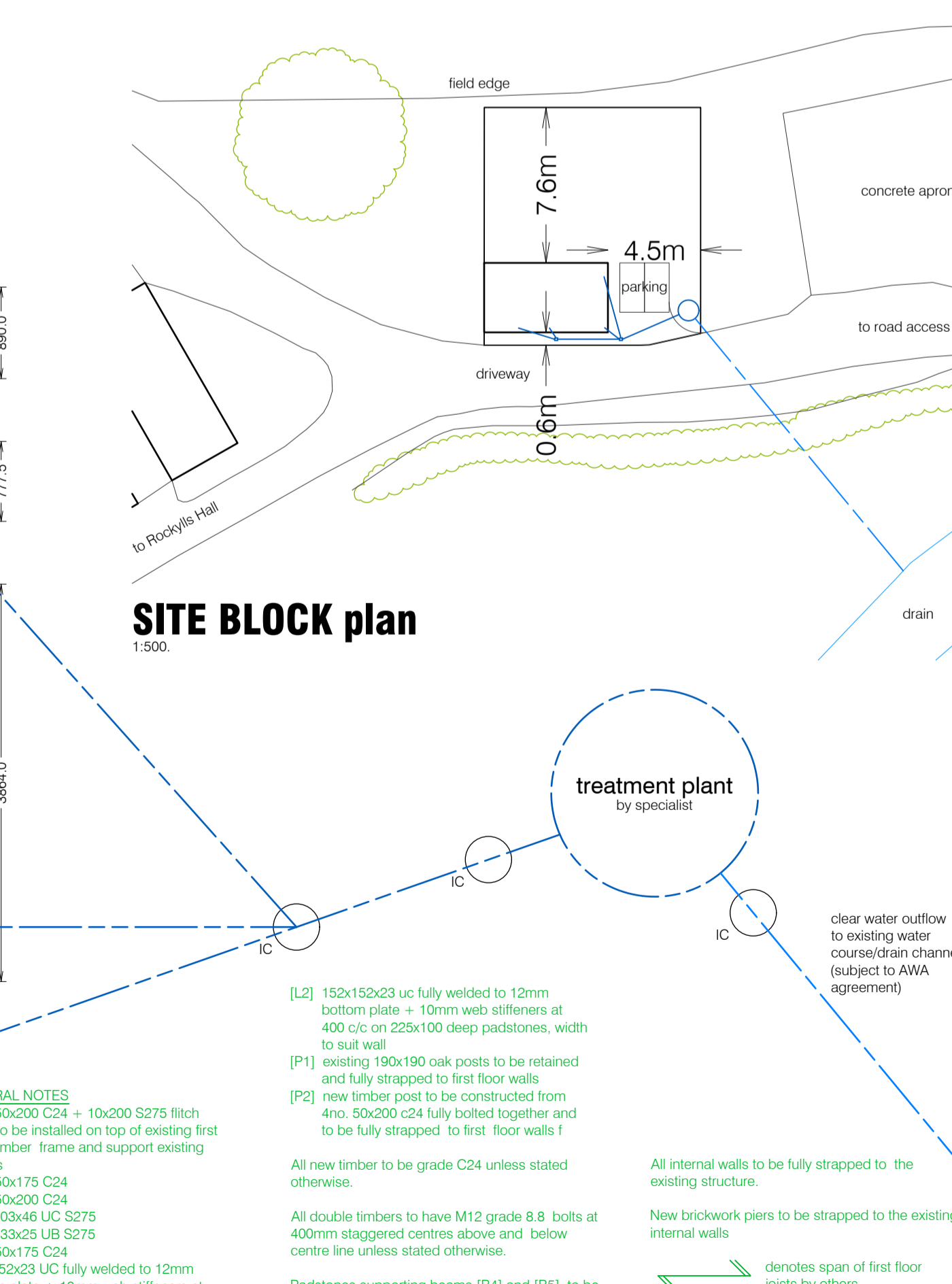
section

1:50



GROUND FLOOR plan

1:50



SITE BLOCK plan

1:500

EXTERNAL BRICKWORK WALLS: Existing brickwork to be repaired & pointed with lime mortar to match. New injected gaps to be installed and certified by approved specialist.

EXTERNAL STUDWORK WALLS (GROUND FLOOR): Existing doors to be re-used as external cladding (recommending removal of existing OSB boarding as this may form a moisture trap reducing lifespan of doors).

EXTERNAL STUDWORK WALLS (FIRST FLOOR): Existing infill studwork to be replaced. New infill walls in pre-fabricated or site erected 90mm deep panel structure comprising 90mm x 45mm regularised (or 100mm x 50mm) treated softwood (C24) studs at max. 400mm centres and 90mm x 45mm regularised (or 100mm x 50mm) treated softwood (C24) noggins at max. 600mm centres.

FIRST FLOOR: Selected floor finish on 22mm moisture resistant Type I/III V313 flooring grade chipboard (with mass per area of 15kg/m²) all joints glued with ring shank nails in accordance with NIBC and manufacturer's instructions.

EXTERNAL OPENINGS: All windows & doors to be glazed with min. 26mm Low-E double glazed units (max. U-value 1.4W/m²K). Toughened safety glass to be fitted to all glazed doors, any glazing within 300mm of doors and windows.

GROUND FLOOR: Retain existing concrete slab. Install new floor comprising min. 75mm cement & sand screed (either fibre reinforced or reinforced in lower half with chicken wire) with min. 25mm resilient perimeter insulation on 500g polythene vapour barrier on min. 120mm floor grade Celotex or similar insulation on 1200g polythene vapour barrier.

INTERNAL PARTITIONS: GROUND FLOOR: 100mm medium density block work off floor slab with render & skim finish both sides. FIRST FLOOR: 100mm x 50mm treated softwood studs at 400mm centres with noggins at 600mm centres.

INTERNAL OPENINGS: If any internal doors are to be glazed these are to be fitted with toughened safety glass as well as any glazing within 300mm of doors and windows.

ELECTRICAL: All relevant electrical work to meet the requirements of BS7671 and an electrical certificate to be submitted by a person competent to do so at the completion of the project with all relevant information provided to the home owner.

LIGHTING: Provide all fixed internal lighting outlets throughout that only take lamps having a luminous efficiency greater than 60 lumens per circuit watt (fluorescent tubes or compact fluorescent lamps).

PRIMARY HEATING - ASSUMES ASHP BY SPECIALIST: Specialist designed system (by Integrated Energy Consultants Limited or similar approved) all to be carried out in accordance with 2010 Edition of Approved Document G of Building Regulations 2000.

VENTILATION: To habitable rooms: Rapid ventilation via opening windows as indicated to achieve min. 1/20th floor area ventilation opening (1/10th floor area if window opens less than 10°).

To bathroom and shower rooms: Rapid ventilation via light switch switch operated mechanical extract vent able to extract at a rate not less than 15l/s with 15 minute overrun or PSV by specialist.

Table with 3 columns: Room, Floor Area, Total background ventilation requirement (min.). Rows include Whole Building, Ground Floor, and First Floor.

Table with 3 columns: Room, Floor Area, Total background ventilation requirement (min.). Rows include Entrance Hall, Utility, WC, Landing, Bedroom 1, En Suite 1, Shower Room, Bedroom 2, En Suite 2, and Bedroom 3.

* - 3,100mm² is equivalent area of rooflight ventilation flap, remainder via window/head/wall duct (e.g. Ryton LookRite® AirCore® or similar wall duct 6,700mm²).

WATER SUPPLY: All sinks & basins with cold water taps to be fitted with cold tap providing potable water i.e. direct mains feed (no water softening). Provide calculation sheet confirming water supply is reasonably less than 125 litres per person per day.

HOT WATER SUPPLY: Hot water to be supplied to any and all washbasins, sinks, showers, baths & bidets. The system shall be designed, constructed and installed so as to resist the effects of temperature or pressure that may occur in normal use or in the event of a reasonably anticipated malfunction.

FIRE PROTECTION: Install a self-contained fire alarm system at least to the standards of Grade D2 Category LD2 in accordance with the recommendations of BS5838-6: 2019 with smoke alarms conforming to BS EN 14684, heat alarms conforming to BS5446-2. Self-contained heat detector type smoke alarm to be fitted on ground floor hall (1no.), living room (1no.), first floor landing (1no.), heat detector alarm in kitchen (1no.).

FOULWATER DRAINAGE - ABOVE GROUND: All in approved uPVC system. All wastes to be fitted with anti-siphon traps to dimensions shown below: piped 20mm Ø trap depth - falls (mm per metre run).

FOULWATER DRAINAGE - BELOW GROUND: Underground foulwater drainage all in approved (BS4660, BS5481) uPVC system. All laid to approved gradients in accordance with approved document H1 on 100mm granular (pea shingle) bed & surround with 100mm granular fill containing no stones larger than 40mm with min. 200mm cover of selected fill.

STORMWATER DRAINAGE: Re-use existing provision or 112mmØ half round gutters & 63mmØ round down pipes (or similar equivalents) in approved PVC or aluminium system reusing existing underground system if viable or discharging to uPVC underground drainage all system installed as per system instructions all discharging to existing water course via approved culvert.

ENERGY EFFICIENCY AND INSULATION - LIMITING AIR LEAKAGE: All construction details to be as detailed on drawing & specification, contractor to ensure continuity of insulation & air tightness to the whole building envelope to avoid cold bridging/condensation issues.

ACCESSIBILITY: As the proposal is a barn conversion these are recommendations, not requirements: Front entrance door to have flush threshold detail, min. 775mm clear opening width (838mm/29" door) and min. 900mm wide ramped access at 1:15 with min. 1200mm long landing at max. 1:20 at access.

Revision F - 23 April 2021: Background ventilation specification amended; insulated lining to entrance hall external wall. Revision E - 01 April 2021: Fire alarm, doors and ventilation notes amended.

MS2 Architectural Consultants Limited logo and contact information including address (The Old Grain Store, Sir Johns Hengrave, Bury St Edmunds) and phone number (01284 724044).

MS2 Architectural Consultants Ltd logo with 'MS2' in large stylized letters.

776-1a 002 F 23.04.21 1:50 1:500 December 2020