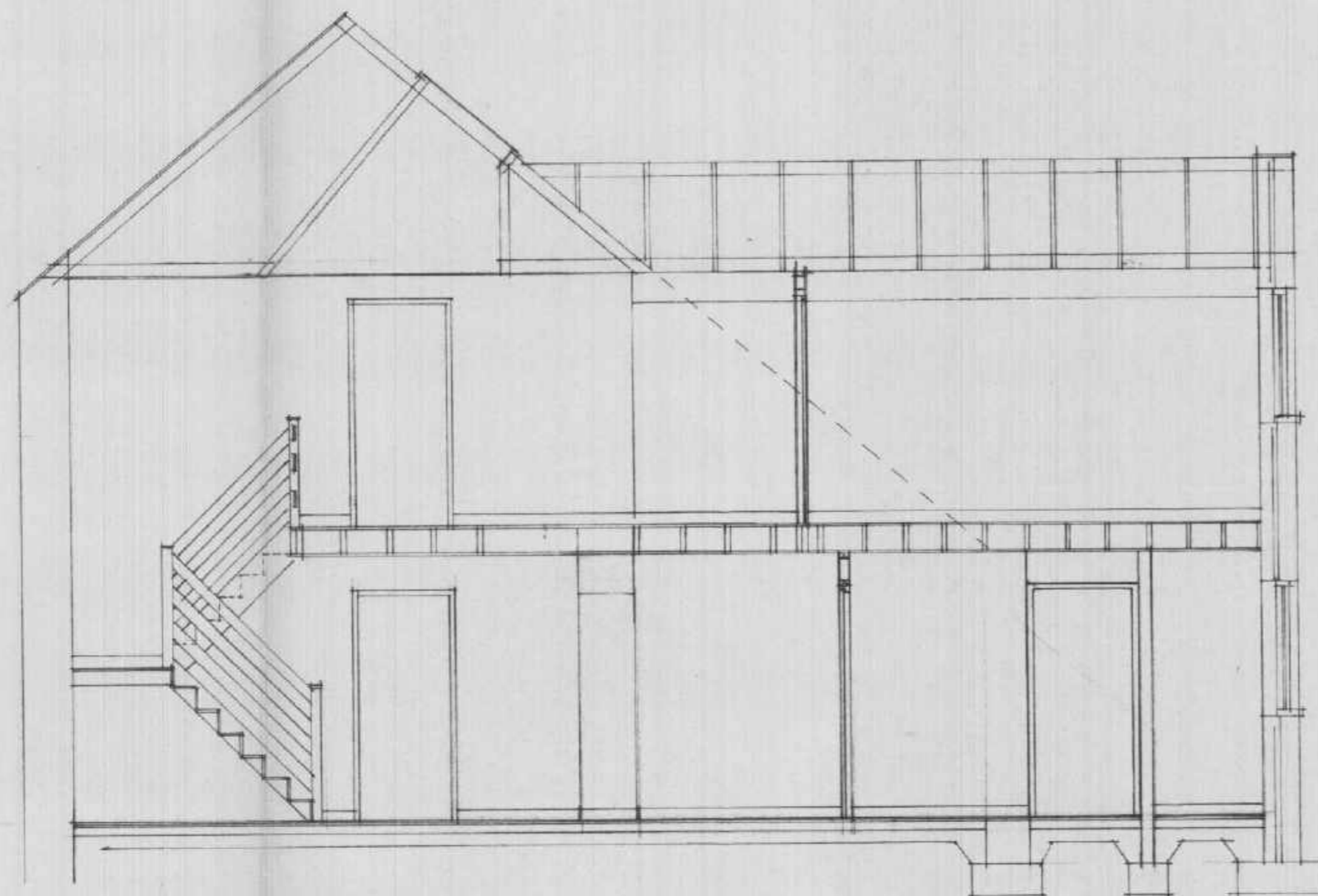


100-200 TRAFFERS HUNG ON STEEL SUPPORT @ 450 CENTRES
 150- QUIET INSULATION Laid BETWEEN TRAFFERS, ensure 50mm
 CONTINUOUS BARRIER
 UNDERGROUND WITH 9mm PLASTERBOARD + 3mm.

STAIRS -
 PARTIAL FRAME STRUCTURE AS SHOWN ON PLAN
 MAX RISE 100mm PER TREAD 210mm
 MAX RISE 42"
 100mm LIME BETWEEN HANDRAILS AND LANDING.
 100mm VIBRA MORTAR, 100mm VIBRA ST BRICKS
 BRICKS/RAILS ALLOWED TO PROJECT TOWARDS OF A 100mm SPHERE.

STEEL EXTERNAL LEAF (RE-USED FROM EXISTING SITE) WITH
 THERMALITE (OR EQUAL) BLOCKWORK INNER LEAF.
 STRAIGHT STEEL TIES BETWEEN LEAFS AT 900mm VERT
 CENTRES VERTICALLY, 450 CENTRES VERTICALLY.



ROOF TRUSSES TO SPECIALIST MANUFACTURE -
 LONGITUDINAL, DIAGONAL AND CEILING TIE -
 DRAWING AT 1/5 SCALE PARTS YES.

PROPOSED TRUSS BARRIS @ 450 CENTRES
 TO SPECIALIST MANUFACTURE.
 38-25mm THINNED BATTEN AT REQUIRED GAUGE
 ON UNWEARABLE SPRING FELT

150- QUIET INSULATION Laid BETWEEN TRUSSES -
 100- HALF ROOF OUTLET WITH 75- SQUARE

38- GYPK FIBRE URETHANE INSULATING BOARD -
 TO DET-LINE EXISTING AND PROPOSED WALLS
 ON 12mm GYPS

225- 75 SW FLOOR JOISTS @ 600 CENTRES
 11- T & G WEIRER FLOORING OVER.
 UNDERGROUND WITH 9mm PLASTERBOARD + 3mm
 150-150- REINF CONC. LINERS OVER NEW
 OPENING IN EXISTING WALL. TO ENG. APPROVAL.

11- WEIRER T & G FLOORING ON 40mm ROCKWOL -
 INSULATION (RUE 406) ON 100mm CONC. FLOOR
 SLAB ON 1200 GAUGE VIBRATED VARIOUS
 BARRIS ON 150mm WEL ROLLED AND
 BLINDED HANDRAILS

11- WEIRER T & G FLOORING ON 40mm ROCKWOL -
 FLOORING ON 100mm CONCRETE FLOOR SLAB
 ON 1200 GAUGE VIBRATED VARIOUS BARRIS
 ON 150mm WEL ROLLED AND BLINDED HANDRAILS
 100- 300- CONCRETE FOUNDATION AT 500mm
 BELOW GROUND LEVEL.



ANGUS LEYBOURNE & CO.
 ARCHITECTS
 MOUNT HOUSE OFFICE,
 SPRINGWELL,
 GATESHEAD,
 NE9 7YU. Tel: (091) 416 0777

FOR PROPOSED CONVERSION to 4no
 DWELLINGS: NEWFIELD FARM:
 MINSTERACRES for Mr P. CUTHBERT

SCALE 1:50 / 1:100 DATE 19/6/92 DRG No 475/1

WALL KEY



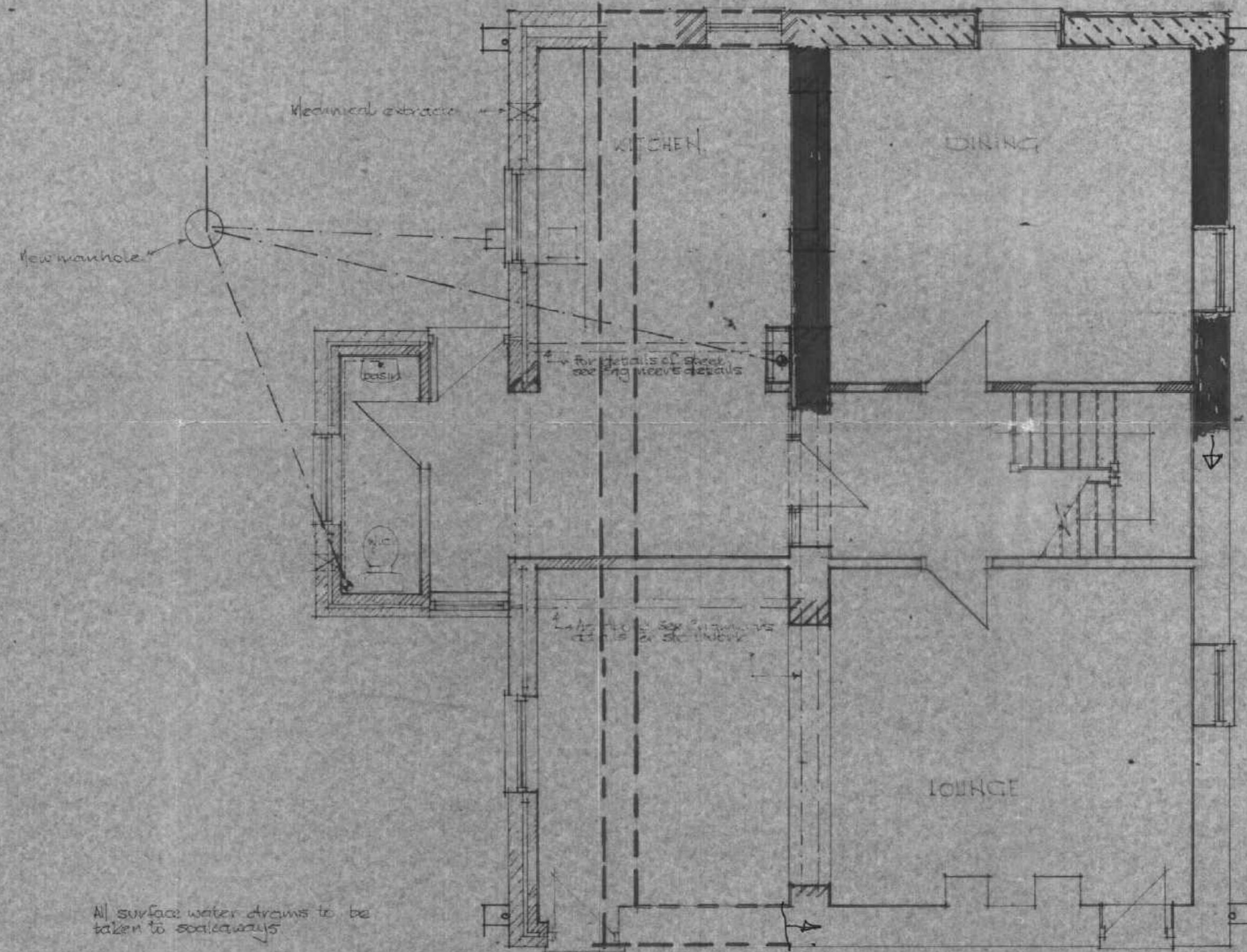
Indicates wall demolished and rebuilt by June 17/22 1992 - stonework criticised by planners - see photographs

Indicates wall demolished June 17/22 1992

Indicates wall demolished June 17/22 1992

External walls. Stone (re-used from existing site) with 50mm cavity filled with Rockwool insulation. Bath stainless steel wall ties as before 100mm load bearing conc. blocks with 12mm plaster finish. Skirting boards to match existing.

All foul water drains to be taken to Septic tank

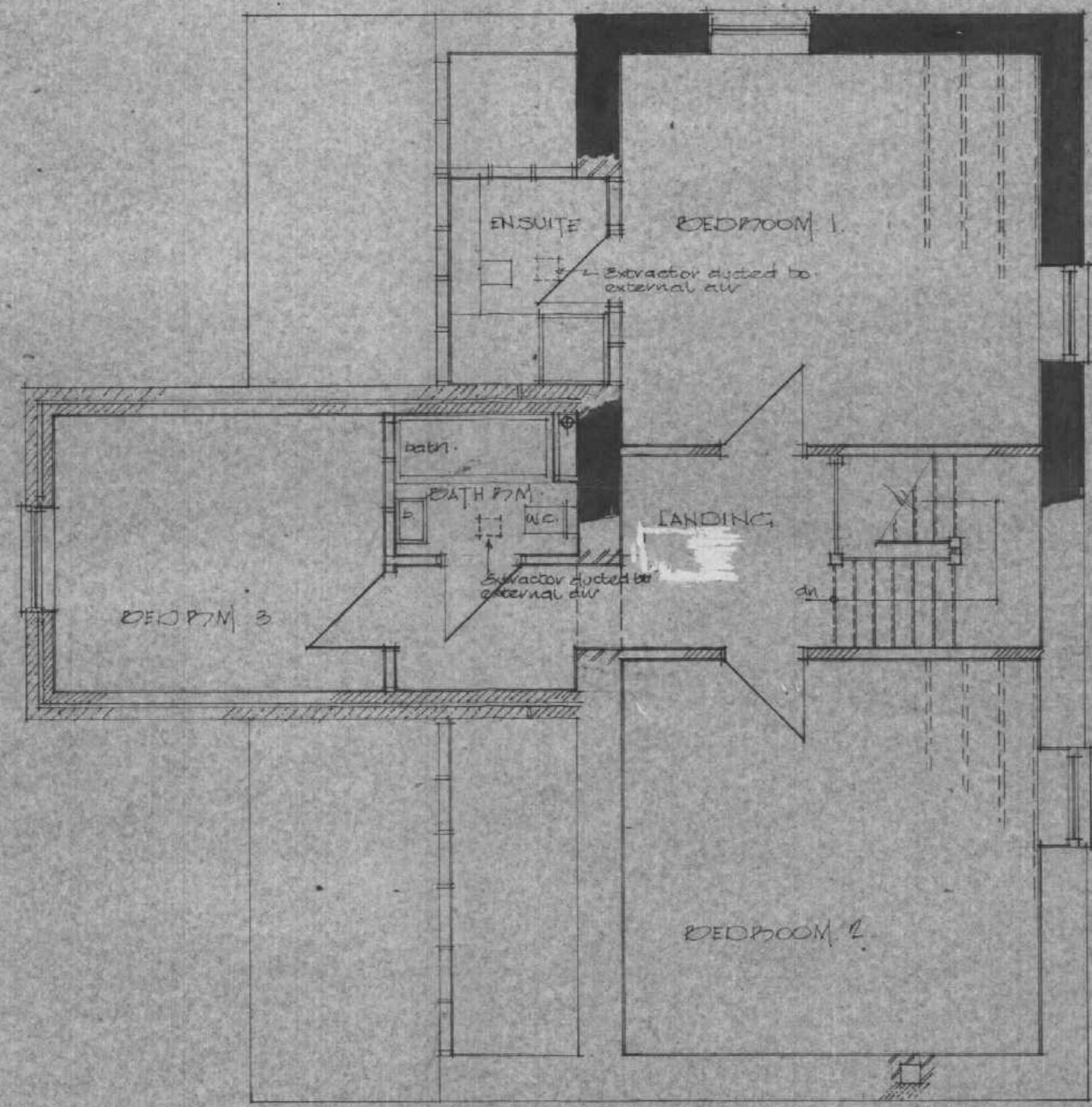


All surface water drains to be taken to soakaway

PROVISIONAL CONSTRUCTION NOTES

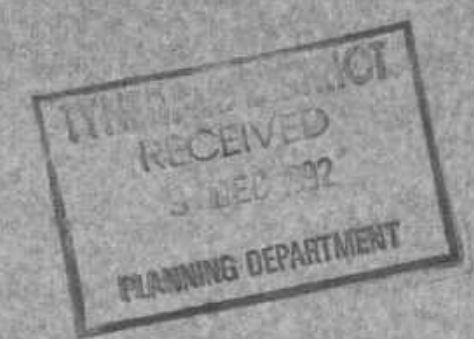
- ALL WALLS UNLESS TO BE EXPOSED BRICK SLIGHT SPAN UNLESS OTHERWISE AS PLANNED SECTION PREPARATION OF EXTERIOR - PAUL SLIGHT WITH CORNICE
- ALL WINDOWS TO BE STAINLESS (SEE PLAN FOR REF.) WITH MIN. 150mm END BEARINGS. DPC LAPPED OVER UNTEL.
- DCI - LINING - 125mm TO INTERNAL FACE OF EXTERNAL WALLS 50mm TO EXPOSED FACED UNLESS INSULATING CORNER OR CHASE
- 100 x 150mm BRICKS IN VERTICES AND LIES TO WINDOW FINISH TO L.A. STANDARD
- REFER TO ENGINEER'S INFORMATION FOR PRESEN TO BUILD UP OR REPLACE EXISTING CONSTRUCTION TO BE RETAINED WHERE POSSIBLE
- 100mm Ø HALF ROUND OUTLET WITH 75mm DOWNPIPE TO CHIMNEY
- INTERNAL DOORS TO HAVE 12mm REBATED - 100x50mm 2ND PEAKS
- HALF-HOUR FIRE DOORS TO HAVE 2.5mm REBATED 100x50mm PEAKS
- WATER RESISTANT LINED CLOSING TO BATHROOM AND TOILET
- DRAINAGE - ALL WASTE PIPES TO BE UNIC ALL FITTINGS TO HAVE 75mm DEEP SEAL TRAYS ON WASTE PIPES TO BE 50mm WIDE BY 100mm DEPTH (OR EQUAL PROVIDED)
- 40mm DIA. DOWN LINES - 32mm DIA. DOWN LINES UNLESS OTHERWISE STATED
- 40mm DIA. WASTE TO SINK AND SHOWER TRAYS 100mm SOIL STACK TO TERMINATE 400mm ABOVE WINDOW HEADS, WITH OVERHANG PLASTIC COUL RAIN-NALUMIN TRAYS TO MATCH DOWN LINES WASTE PIPE EXCEED 1.7m
- Ø OUTLET 80mm AS MINIMUM 50mm SOIL VENT PIPE

- EXTRACTION - KITCHEN TO HAVE 100mm EXTRACT FAN TO EXTRACT MIN. 60 L/SECOND (WELFARE 100 OR EQUAL)
- BATHROOM TO HAVE 100mm EXTRACT FAN TO EXTRACT MIN. 15 L/SECOND INTERMITTENTLY (WELFARE 100 OR EQUAL WITH 0.750 DELTA)
- W.C. TO HAVE 100mm EXTRACT FAN TO EXTRACT AT 3 AIR CHANGES PER HOUR INTERMITTENTLY WITH 15min OVER-RUN (WELFARE 100 OR EQUAL)



FIRST FLOOR PLAN

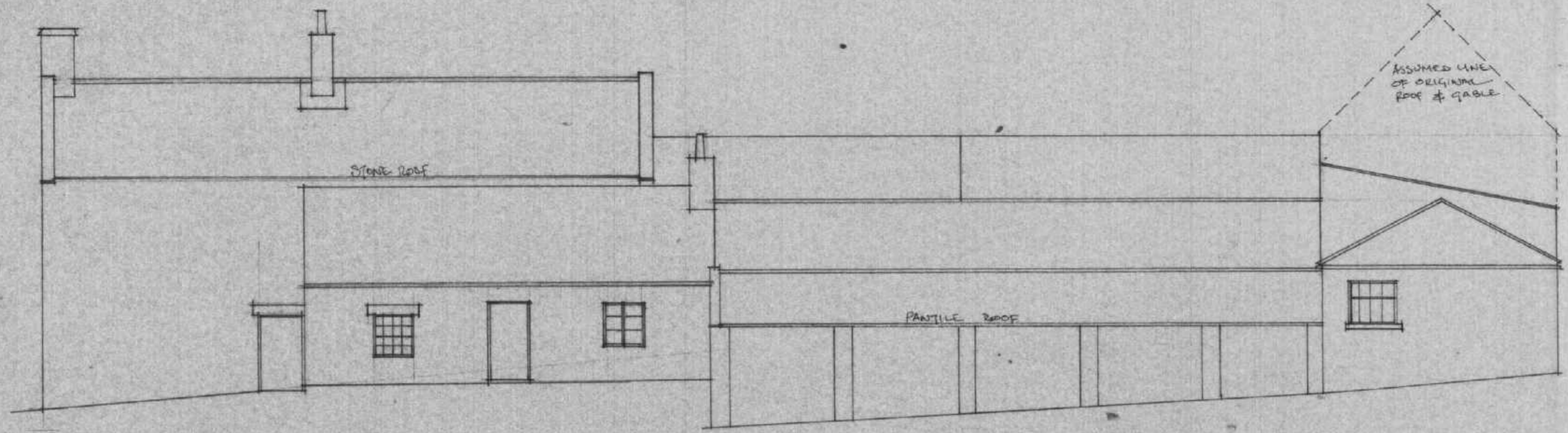
GROUND FLOOR PLAN



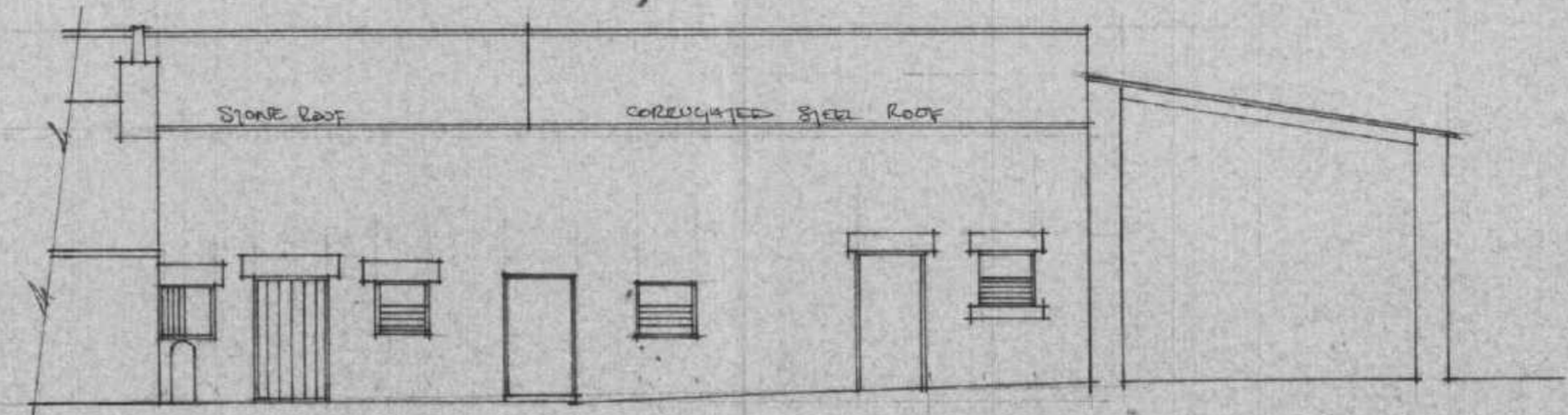
ANGUS LEYBOURNE & CO. ARCHITECTS
MOUNT HOUSE OFFICE
SPRINGWELL
GATESHEAD
NE10 7YL
Tel: 091 416 0777

PROPOSED CONVERSIONS TO 4 NO DWELLINGS
NEWFIELD FARM MINSTERACRES for
MR P. CUTHBERT

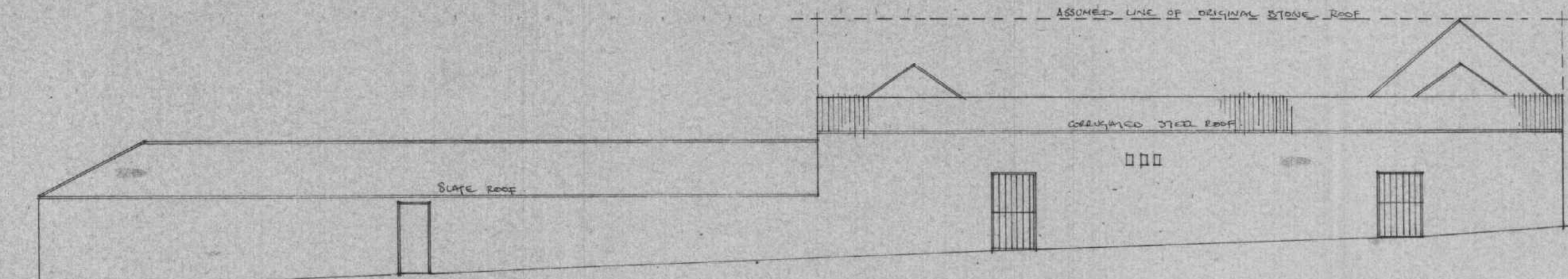
SCALE	DATE	DRG. NO.
1:50	19/6/92	475/03A



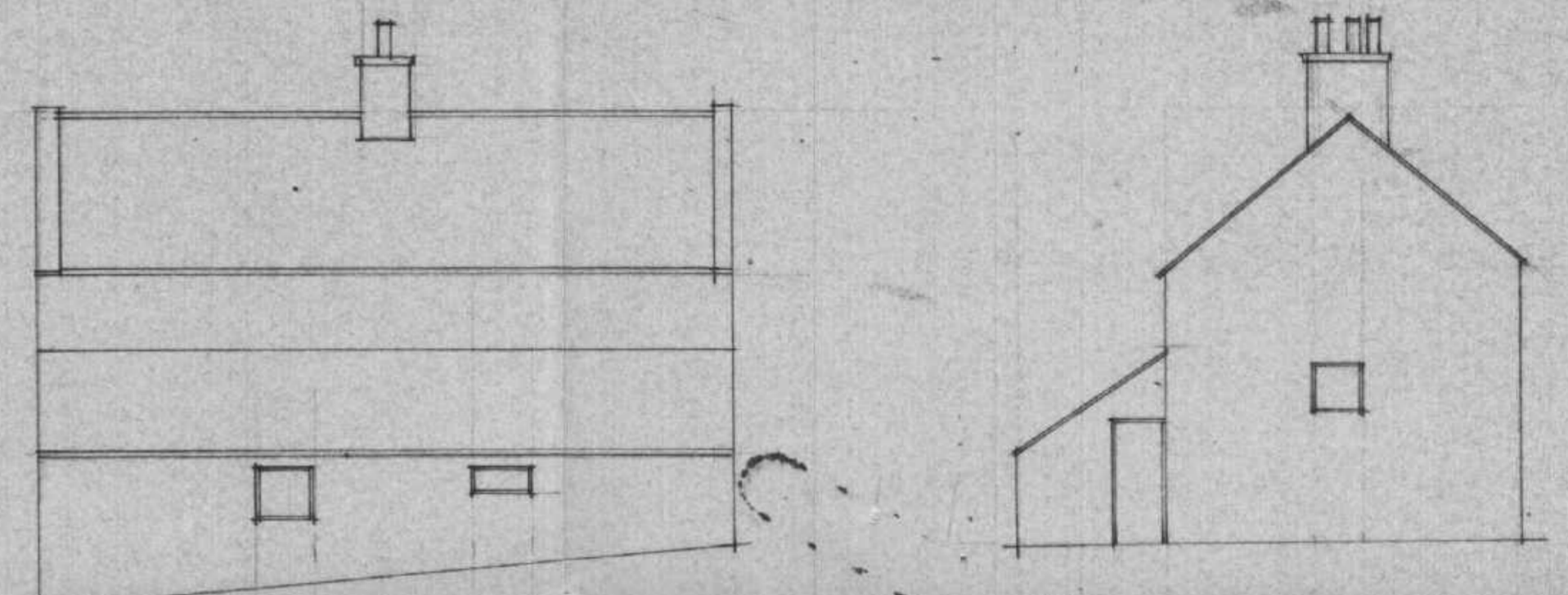
NORTH



NORTH

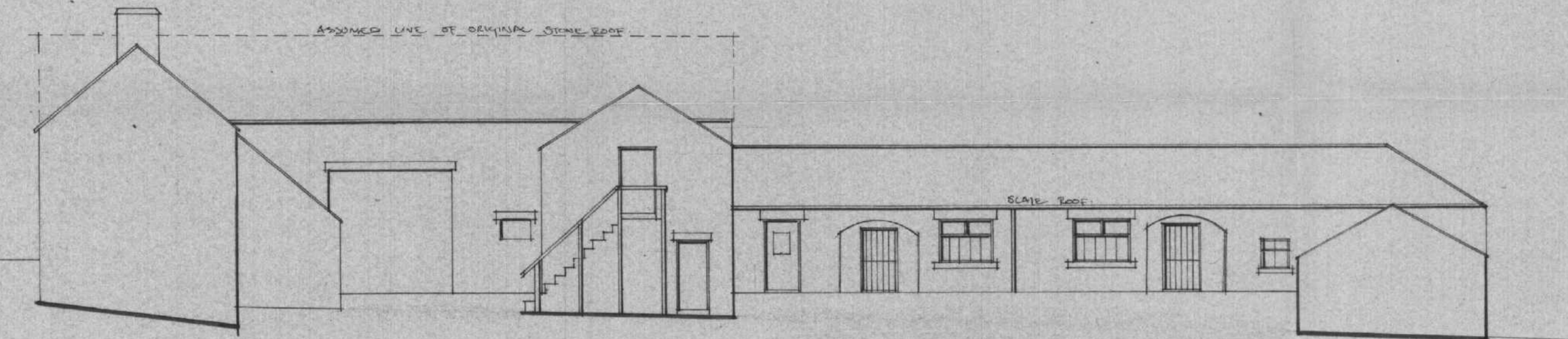


WEST

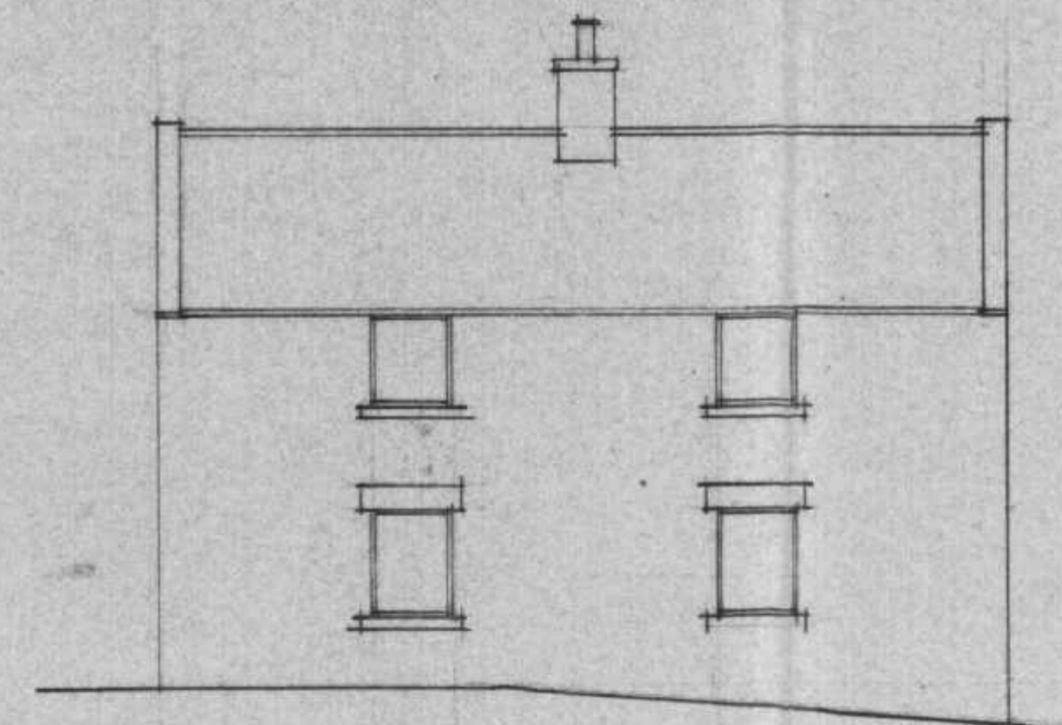


NORTH

WEST

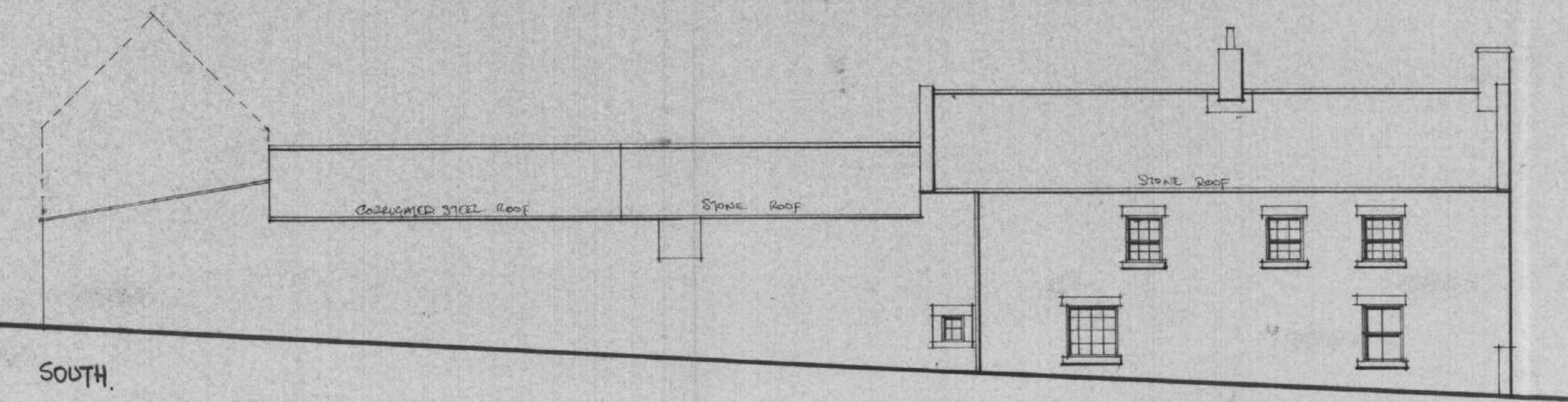


EAST



SOUTH

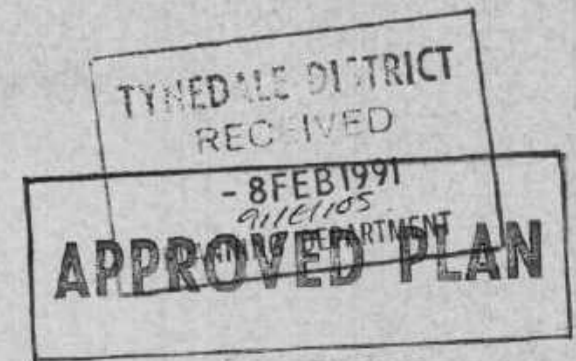
EAST



SOUTH



#12681495



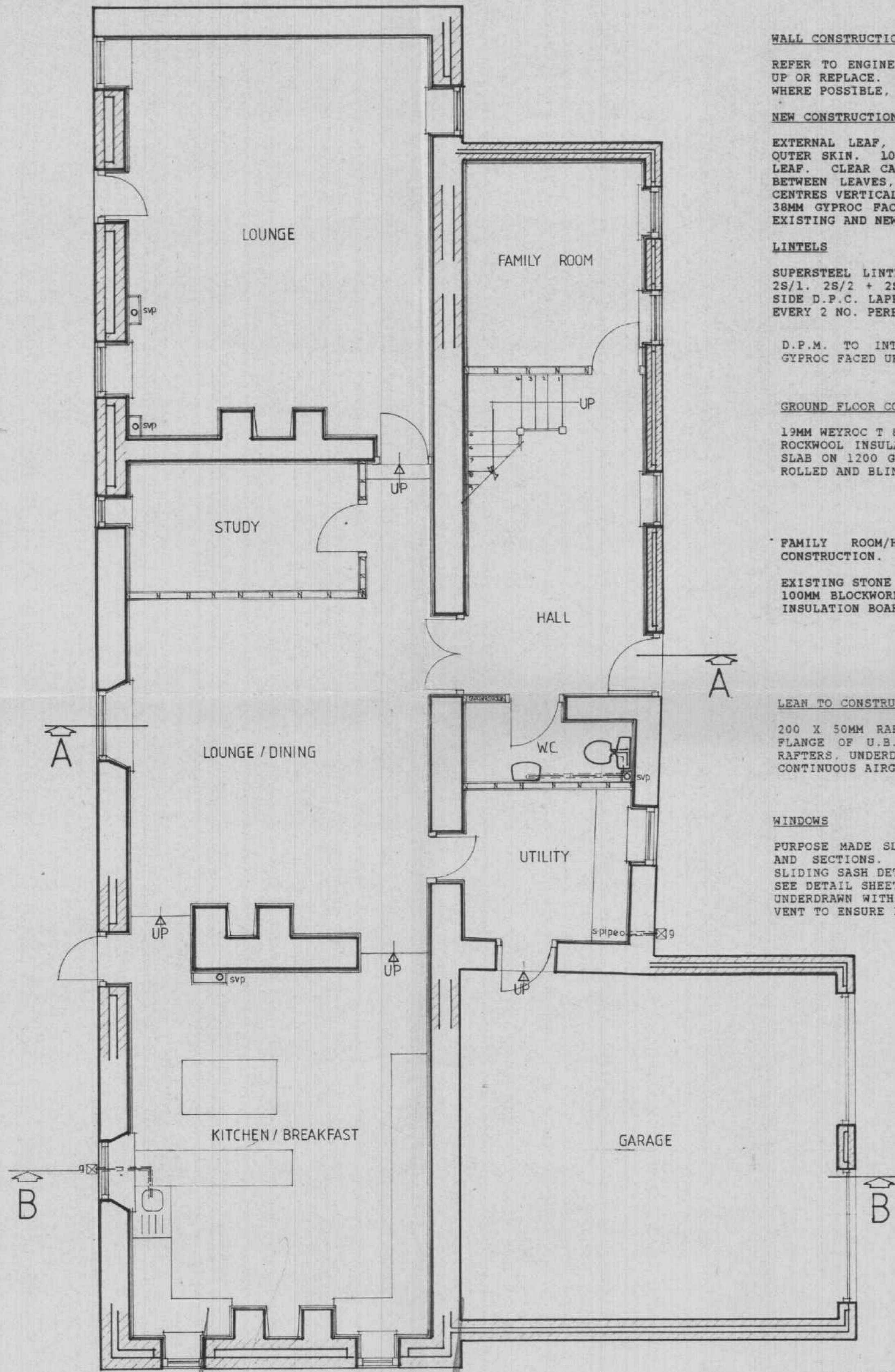
ANGUS LEYBOURNE & CO. ARCHITECTS
MOUNT HOUSE OFFICE,
SPRINGWELL,
GATESHEAD,
NE9 7YU. Tel: 091 416 0777



JOB PROPOSED CONVERSION TO 4 NO DWELLINGS AT: NEWFIELD PARK MINSTERBACS FOR MR P. COTHBERT.

SCALE	DATE	DRG No.
1:100	MAY 90	475/13

GROUND FLOOR ALLEYWAY BETWEEN DWELLINGS WITH STONE FINISH TO WALLS



GROUND FLOOR PLAN
PLOT 1

*Not shown on
engineers report*

WALL CONSTRUCTION

REFER TO ENGINEERS MARKED UP DRAWING FOR AREAS TO BUILD UP OR REPLACE. WHERE POSSIBLE, EXISTING CONSTRUCTION TO BE RETAINED.

NEW CONSTRUCTION

EXTERNAL LEAF, STONE TO BE RE-USED FROM SITE TO FORM OUTER SKIN. 100MM THERMALITE (OR EQUAL) BLOCKWORK INNER LEAF. CLEAR CAVITY BETWEEN LEAVES, STAINLESS STEEL TIES BETWEEN LEAVES, AT APPROX 900 CENTRES HORIZONTALLY 450 CENTRES VERTICALLY. 38MM GYPROC FACED URETHANE INSULATING BOARD TO DRY-LINE EXISTING AND NEW WALLS ON 12MM DABS.

LINTELS

SUPERSTEEL LINTELS OVER DOOR AND WINDOW OPENINGS (TYPES 2S/1, 2S/2 + 2S/3) WITH MINIMUM 150MM END BEARING EACH SIDE D.P.C. LAPPED OVER LINTEL, DRAINING TO WEEP HOLES AT EVERY 2 NO. PERPEND.

D.P.M. TO INTEGRAL FACE OF ALL EXISTING WALLS. 32MM GYPROC FACED URETHANE INSULATING BOARD ON 12MM DABS.

GROUND FLOOR CONSTRUCTION

19MM WEYROC T & G FLOORING ON 40MM ROCKWOOL INSULATION (RW5 OR RW6) ON 100MM CONCRETE FLOOR SLAB ON 1200 GAUGE VISQUEEN VAPOUR BARRIER ON 150MM WELL ROLLED AND BLINDED HANDCORE.

FAMILY ROOM/HALL TO BE BUILT IN 350MM CAVITY CONSTRUCTION.

EXISTING STONE RE USED TO EXTERNAL LEAF 50MM CLEAR CAVITY 100MM BLOCKWORK INTERNAL LEAF 38MM GYPROC FACED URETHANE INSULATION BOARD ON 12MM DABS DPC AT 150MM ABOVE F.L.

LEAN TO CONSTRUCTION

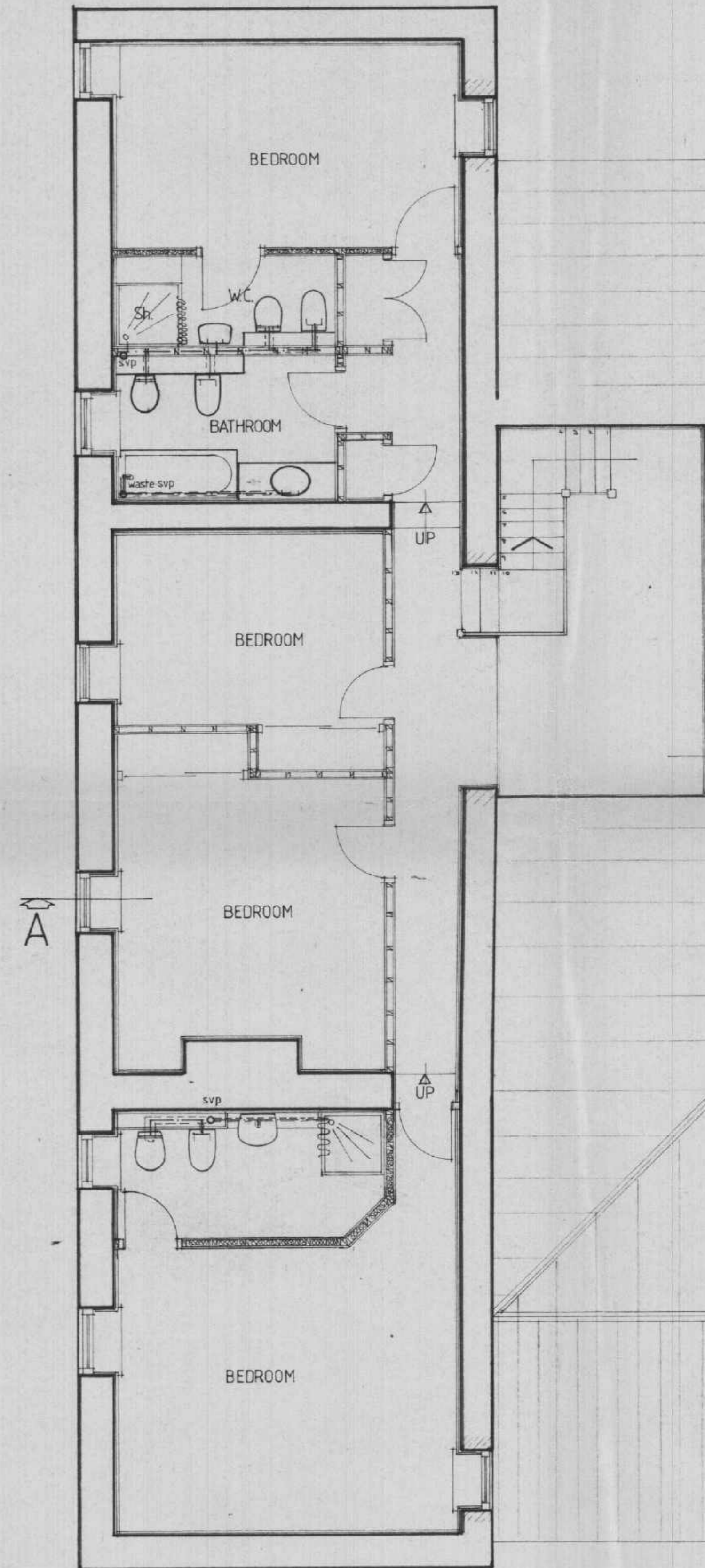
200 X 50MM RAFTERS AT 450 CENTRES NOTCHED OVER BOTTOM PLANGE OF U.B. 150MM ROCKWOOL INSULATION LAID BETWEEN RAFTERS. UNDERDRAWN WITH 9MM PLASTERBOARD AND SKIM. 50MM CONTINUOUS AIRGAP MAINTAINED THROUGHOUT.

WINDOWS

PURPOSE MADE SLIDING SASH WINDOWS, DIMENSIONED AS PLANS AND SECTIONS. MECHANISM TO BE AS BOULTON AND PAUL SLIDING SASH DETAILS. SEE DETAIL SHEET. UNDERDRAWN WITH 9MM PLASTERBOARD AND SKIM. WILLANS EAVES VENT TO ENSURE INSULATION DOES NOT INHIBIT AIR FLOW

GARAGE FLOOR CONSTRUCTION
150MM POWERFLOATED SLAB ON 1200 VISQUEEN MEMBRANE ON 150MM ROLLED AND BLINDED HANDCORE 150MM STEP UP TO DWELLING HALF HOUR FIRE DOOR TO DWELLING 50MM FALL TO FLOOR TOWARDS GARAGE DOOR.

ALL WASTE PIPES TO BE U.P.V.C. ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS ON WASTE PIPEWORK TO B.S. 4514 BY MARLEY PLASTICS (OR SIMILAR).
40MM DIAMETER BATH WASTES, 32MM DIA. BASIN WASTES. WASHING MACHINE TO HAVE 40MM DIA 750MM HIGH STANDPIPE 40MM DIA WASTE TO SINK AND TO SHOWER TRAYS. 100MM DIA. SOIL STACK TO TERMINATE 900MM ABOVE WINDOW HEAD. WITH DURABLE PLASTIC COWL.
ANTI VACUUM TRAPS TO WASH BASIN WHERE WASTE PIPE EXCEED 1.7M



FIRST FLOOR PLAN
PLOT 1

NEW ARTSTONE HEADS AND CILLS TO WINDOWS AND DOORS. COLOUR AND TEXTURE TO L.A. APPROVAL.
150 X 150MM PRECAST CONCRETE LINTELS TO SUPPORT EXISTING WALLS WHERE NEW OPENINGS ARE TO BE FORMED, WITH MINIMUM 150MM END BEARINGS.

FIRST FLOOR CONSTRUCTION
2.25 x 75 SC4 FLOOR JOISTS NOTCHED 100MM INTO WALL AT 450 CENTRES
19MM T & G WEYROC FLOORING UNDERDRAWN WITH 9MM PLASTERBOARD & SKIM

2.2M OPENING WITH 2 NO. 200 X 200 U.B. OVER (TO ENGINEERS SPEC) ON 400 X 400 X 200 DEEP CONCRETE PADSTONES (TO ENGINEERS APPROVAL)

100MM DIA HALF ROUND GUTTER. WITH 75MM DOWNPIPES TO GULLY.



DRAINAGE
g GULLY
svp SOIL/VENT PIPE
aav AIR ADMITTANCE VALVE

ANGUS LEYBOURNE & CO. ARCHITECTS

MOUNT HOUSE OFFICE, SPRINGWELL, GATESHEAD, NBS TYU. Tel: (091) 416 0777

JOB PROPOSED CONVERSION TO DWELLINGS NEWFIELD FARM - MINISTERACRES For Mr CUTHBERT

DRG PLOT 1 GROUND + FIRST FLOOR PLAN

SCALE 1:50 DATE July 91 DRG No. 475 / 21



STONE COPINGS TO ROOF GABLE TO BE RE USED.

ROOF CONSTRUCTION

Proprietary trussed rafters at 450 centres to Engineers design on 100 x 75mm wallplate.

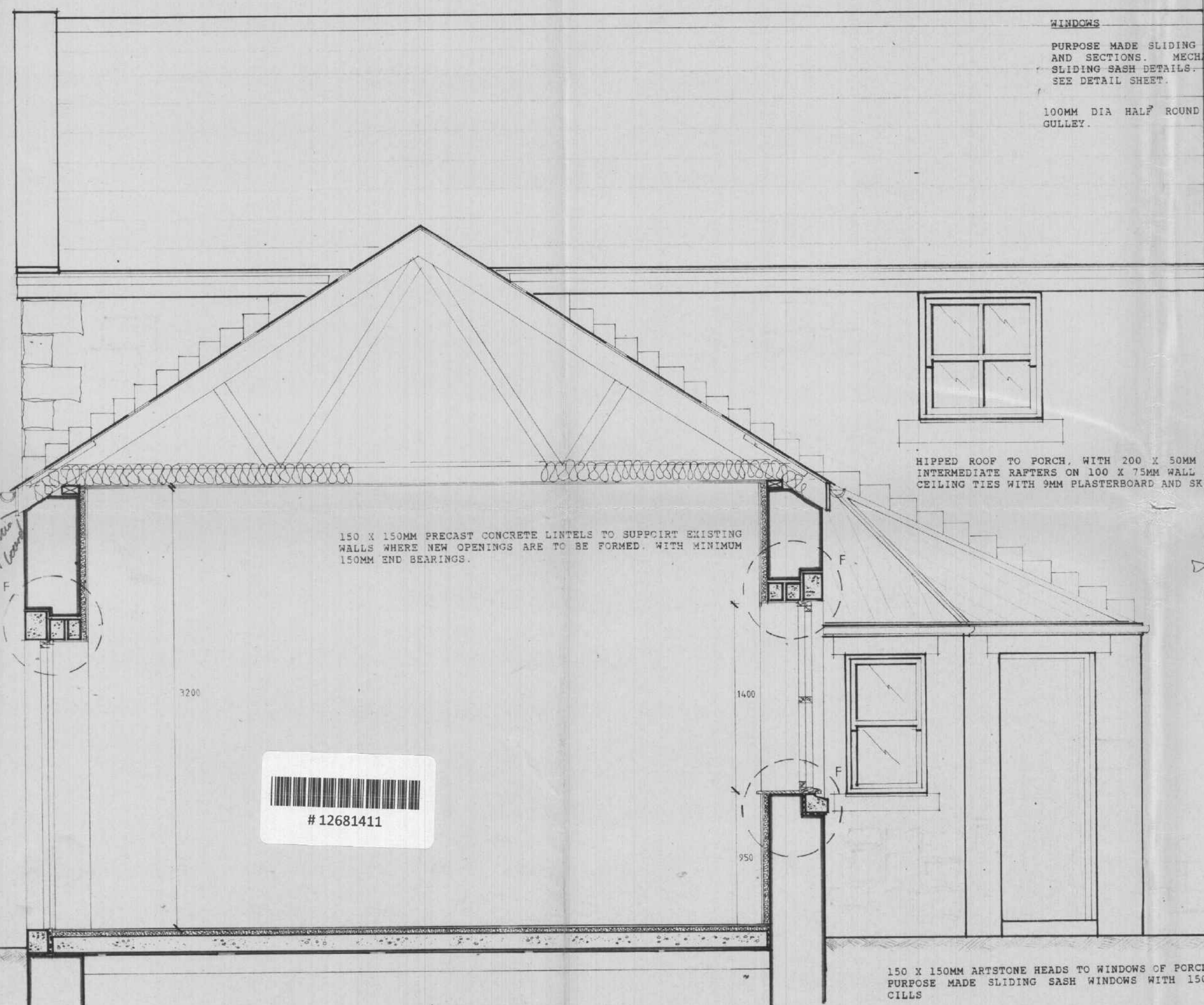
38 x 25mm tanalised battens at required gauge on untearable sarking felt.

M.S. Holding down straps at 1.8m centres to wallplate.

M.S. gable anchor straps to gables to first two rafters at 1.8m centres.

Longitudnal, diagonal and ceiling tie bracing as BS 5268 Part 3 1985

NEW ARTSTONE HEADS AND CILLS TO WINDOWS AND DOORS. COLOUR AND TEXTURE TO L.A. APPROVAL.



WINDOWS

PURPOSE MADE SLIDING SASH WINDOWS, DIMENSIONED AS PLANS AND SECTIONS. MECHANISM TO BE AS BOULTON AND PAUL SLIDING SASH DETAILS. SEE DETAIL SHEET.

100MM DIA HALF ROUND GUTTER, WITH 75MM DOWNPIPES TO GULLEY.

HIPPED ROOF TO PORCH, WITH 200 X 50MM HIP RAFTERS AND INTERMEDIATE RAFTERS ON 100 X 75MM WALL PLATE 100 X 50MM CEILING TIES WITH 9MM PLASTERBOARD AND SKIM TO CEILING.

150 X 150MM PRECAST CONCRETE LINTELS TO SUPPORT EXISTING WALLS WHERE NEW OPENINGS ARE TO BE FORMED. WITH MINIMUM 150MM END BEARINGS.

150 X 150MM ARTSTONE HEADS TO WINDOWS OF PORCH PURPOSE MADE SLIDING SASH WINDOWS WITH 150MM ARTSTONE CILLS

WALL CONSTRUCTION

REFER TO ENGINEERS MARKED UP DRAWING FOR AREAS TO BUILD UP OR REPLACE. WHERE POSSIBLE, EXISTING CONSTRUCTION TO BE RETAINED.

NEW CONSTRUCTION

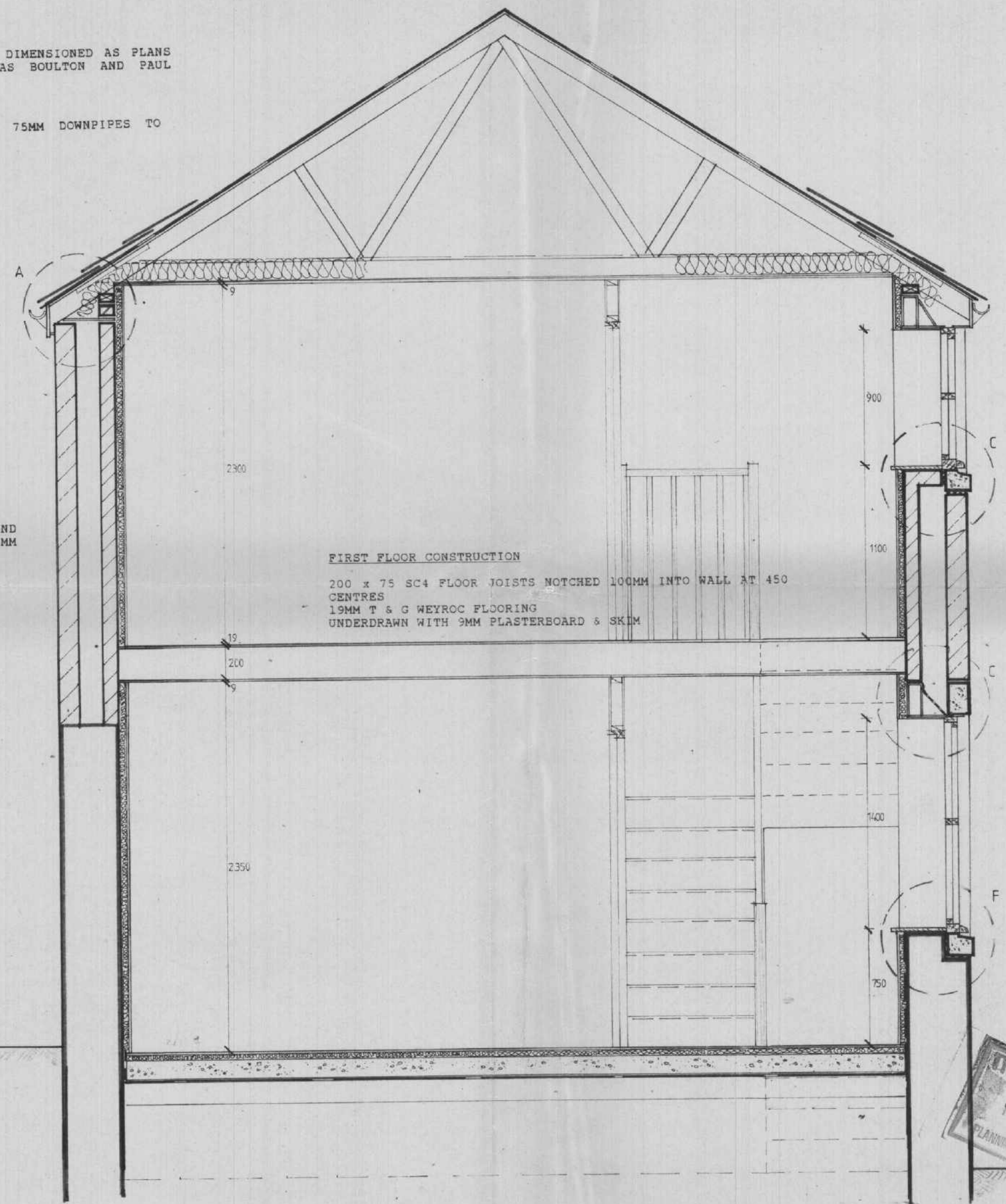
EXTERNAL LEAF, STONE TO BE RE-USED FROM SITE TO FORM OUTER SKIN. 100MM THERMALITE (OR EQUAL) BLOCKWORK INNER LEAF. CLEAR CAVITY BETWEEN LEAVES, STAINLESS STEEL TIES BETWEEN LEAVES, AT APPROX 900 CENTRES HORIZONTALLY 450 CENTRES VERTICALLY. 38MM GYPROC FACED URETHANE INSULATING BOARD TO DRY-LINE EXISTING AND NEW WALLS ON 12MM DABS.

LINTELS

SUPERSTEEL LINTELS OVER DOOR AND WINDOW OPENINGS (TYPES 2S/1, 2S/2 + 2S/3) WITH MINIMUM 150MM END BEARING EACH SIDE D.P.C. LAPPED OVER LINTEL, DRAINING TO WEEP HOLES AT EVERY 2 NO. PERPEND.

D.P.M. TO INTEGRAL FACE OF ALL EXISTING WALLS, 32MM GYPROC FACED URETHANE INSULATING BOARD ON 12MM DABS.

SECTION AA
PLOT 2



FIRST FLOOR CONSTRUCTION

200 x 75 SC4 FLOOR JOISTS NOTCHED 100MM INTO WALL AT 450 CENTRES
19MM T & G WEYROC FLOORING
UNDERDRAWN WITH 9MM PLASTERBOARD & SKIM

GROUND FLOOR CONSTRUCTION

19MM WEYROC T & G FLOORING ON 40MM ROCKWOOL INSULATION (RW5 OR RW6) ON 100MM CONCRETE FLOOR SLAB ON 1200 GAUGE VISQUEEN VAPOUR BARRIER ON 150MM WELL ROLLED AND BLINDED HADCORE.

ALL WASTE PIPES TO BE U.P.V.C. ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS ON WASTE PIPEWORK TO B.S. 4514 BY MARLEY PLASTICS (OR SIMILAR).
40MM DIAMETER BATH WASTES, 32MM DIA. BASIN WASTES. WASHING MACHINE TO HAVE 40MM DIA 750MM HIGH STANDPIPE 40MM DIA WASTE TO SINK AND TO SHOWER TRAYS.
100MM DIA. SOIL STACK TO TERMINATE 900MM ABOVE WINDOW HEAD, WITH DURABLE PLASTIC COWL.
ANTI VACCUUM TRAPS TO WASH BASIN WHERE WASTE PIPE EXCEED 1.7M

SECTION BB
PLOT 2



ANGUS LEYBOURNE & CO. ARCHITECTS

MOUNT HOUSE OFFICE, SPRINGWELL, GATESHEAD, NE9 7TU.

Tel: (091) 414 0777

JOB PROPOSED CONVERSION TO DWELLINGS NEWFIELD FARM - MINSTERACRES For Mr CUTHBERT

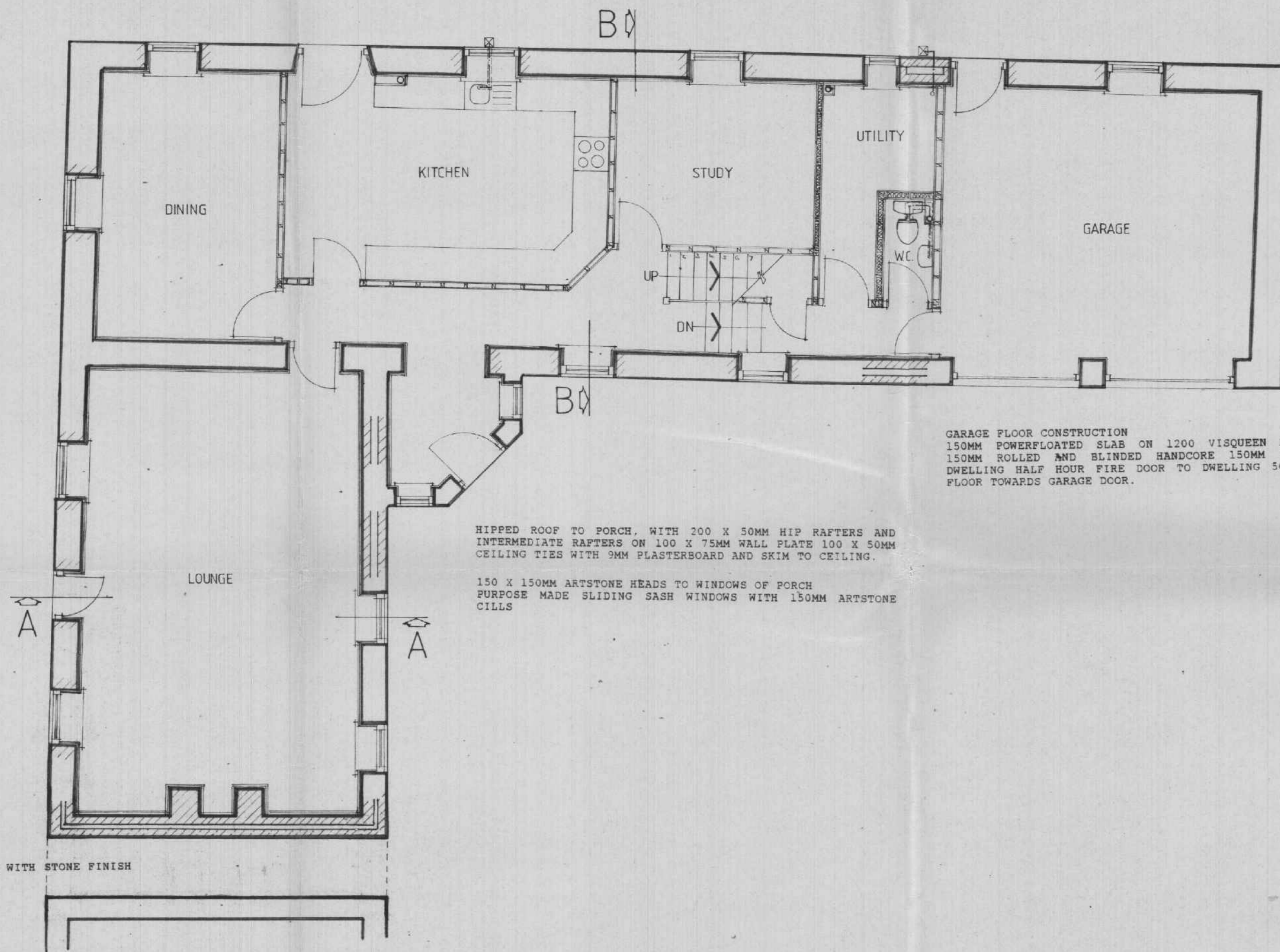
DRG PLOT 2, SECTION AA+BB

SCALE 1:20

DATE July 91

DRG No 475 / 27

ALL WASTE PIPES TO BE U.P.V.C. ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS ON WASTE PIPEWORK TO B.S. 4514 BY MARLEY PLASTICS (OR SIMILAR).
 40MM DIAMETER BATH WASTES, 32MM DIA. BASIN WASTES.
 WASHING MACHINE TO HAVE 40MM DIA 750MM HIGH STANDPIPE.
 40MM DIA WASTE TO SINK AND TO SHOWER TRAYS.
 100MM DIA. SOIL STACK TO TERMINATE 900MM ABOVE WINDOW HEAD, WITH DURABLE PLASTIC COWL.
 ANTI VACCUUM TRAPS TO WASH BASIN WHERE WASTE PIPE EXCEED 1.7M



GROUND FLOOR PLAN
 PLOT 2

GROUND FLOOR CONSTRUCTION

19MM WEYROC T & G FLOORING ON 40MM ROCKWOOL INSULATION (RW5 OR RW6) ON 100MM CONCRETE FLOOR SLAB ON 1200 GAUGE VISQUEEN VAPOUR BARRIER ON 150MM WELL ROLLED AND BLINDED HANDCORE.

WALL CONSTRUCTION

REFER TO ENGINEERS MARKED UP DRAWING FOR AREAS TO BUILD UP OR REPLACE.
 WHERE POSSIBLE, EXISTING CONSTRUCTION TO BE RETAINED.

NEW CONSTRUCTION

EXTERNAL LEAF, STONE TO BE RE-USED FROM SITE TO FORM OUTER SKIN. 100MM THERMALITE (OR EQUAL) BLOCKWORK INNER LEAF. CLEAR CAVITY BETWEEN LEAVES, STAINLESS STEEL TIES BETWEEN LEAVES, AT APPROX 900 CENTRES HORIZONTALLY 450 CENTRES VERTICALLY.
 38MM GYPROC FACED URETHANE INSULATING BOARD TO DRY-LINE EXISTING AND NEW WALLS ON 12MM DABS.

LINTELS

SUPERSTEEL LINTELS OVER DOOR AND WINDOW OPENINGS (TYPES 2S/1, 2S/2 + 2S/3) WITH MINIMUM 150MM END BEARING EACH SIDE D.P.C. LAPPED OVER LINTEL, DRAINING TO WEEP HOLES AT EVERY 2 NO. PERPEND.

WINDOWS

PURPOSE MADE SLIDING SASH WINDOWS, DIMENSIONED AS PLANS AND SECTIONS. MECHANISM TO BE AS BOULTON AND PAUL SLIDING SASH DETAILS.
 SEE DETAIL SHEET.

D.P.M. TO INTERNAL FACE OF ALL EXISTING WALLS, 32MM GYPROC FACED URETHANE INSULATING BOARD ON 12MM DABS.

NEW ARTSTONE HEADS AND CILLS TO WINDOWS AND DOORS.
 COLOUR AND TEXTURE TO L.A. APPROVAL.



DRAINAGE
 g GULLEY
 svp SOIL/VENT PIPE
 aav AIR ADMITTANCE VALVE



ANGUS LEYBOURNE & CO. ARCHITECTS
 MOUNT HOUSE OFFICE,
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JOB PROPOSED CONVERSION TO DWELLINGS
 NEWFIELD FARM - MINSTERACRES
 For Mr CUTHBERT

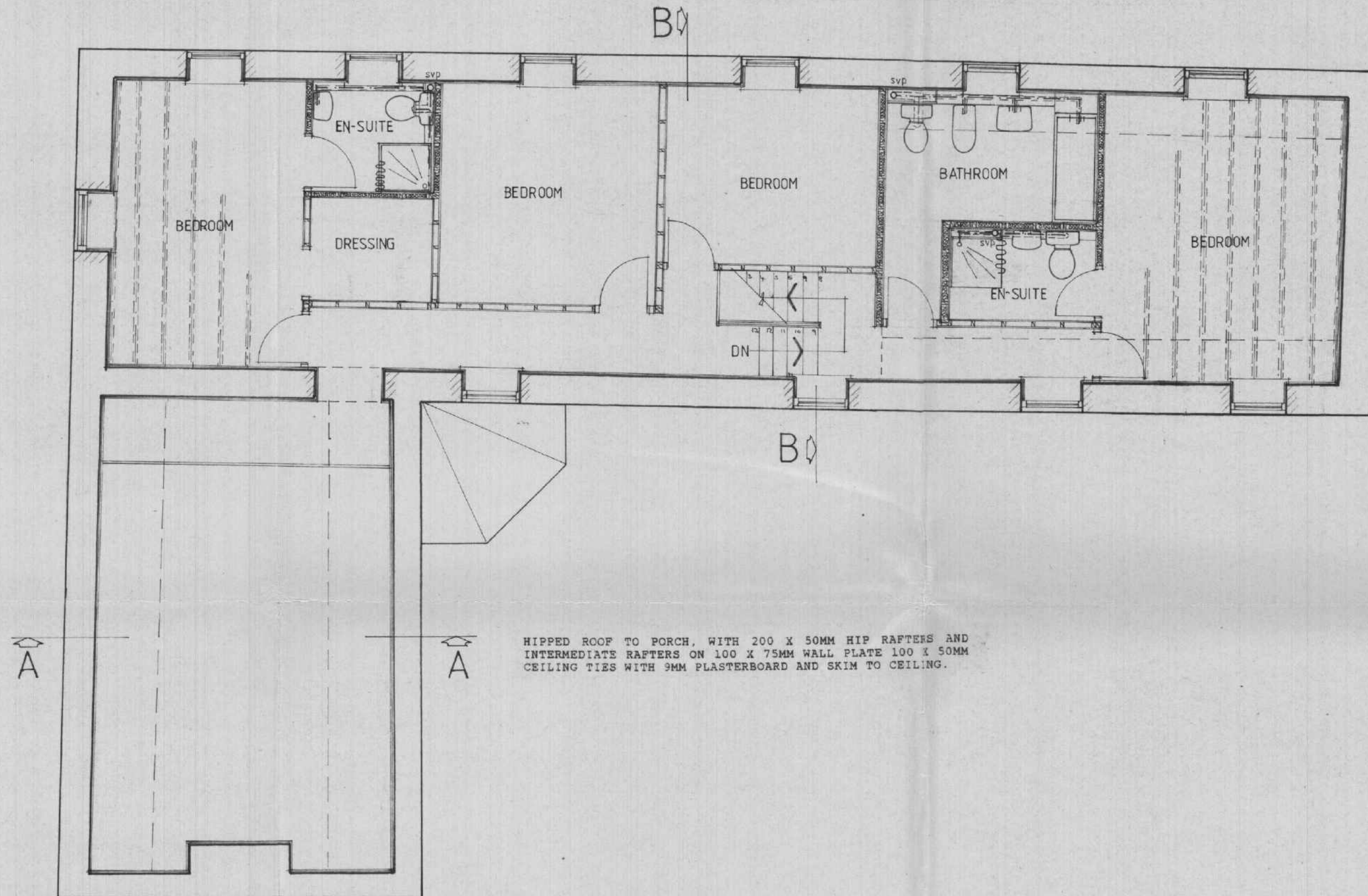
DRG PLOT 2 GROUND FLOOR PLAN

SCALE 1:50 DATE July 91 DRG No 475 / 22

FIRST FLOOR CONSTRUCTION

200 x 75 SC4 FLOOR JOISTS NOTCHED 100MM INTO WALL AT 450 CENTRES
 19MM T & G WEYROC FLOORING
 UNDERDRAWN WITH 9MM PLASTERBOARD & SKIM

ALL WASTE PIPES TO BE U.P.V.C. ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS ON WASTE PIPEWORK TO B.S. 4514 BY HARLEY PLASTICS (OR SIMILAR)
 40MM DIAMETER BATH WASTES, 32MM DIA. BASIN WASTES. WASHING MACHINE TO HAVE 40MM DIA 750MM HIGH STANDPIPE
 40MM DIA WASTE TO SINK AND TO SHOWER TRAYS.
 100MM DIA. SOIL STACK TO TERMINATE 900MM ABOVE WINDOW HEAD, WITH DURABLE PLASTIC COWL.
 ANTI VACCUUM TRAPS TO WASH BASIN WHERE WASTE PIPE EXCEED 1.7M



HIPPED ROOF TO PORCH, WITH 200 X 50MM HIP RAFTERS AND INTERMEDIATE RAFTERS ON 100 X 75MM WALL PLATE 100 X 50MM
 CEILING TIES WITH 9MM PLASTERBOARD AND SKIM TO CEILING.

FIRST FLOOR PLAN
 PLOT 2

WALL CONSTRUCTION

REFER TO ENGINEERS MARKED UP DRAWING FOR AREAS TO BUILD UP OR REPLACE.
 WHERE POSSIBLE, EXISTING CONSTRUCTION TO BE RETAINED.

NEW CONSTRUCTION

EXTERNAL LEAF, STONE TO BE RE-USED FROM SITE TO FORM OUTER SKIN. 100MM THERMALITE (OR EQUAL) BLOCKWORK INNER LEAF. CLEAR CAVITY BETWEEN LEAVES, STAINLESS STEEL TIES BETWEEN LEAVES, AT APPROX 900 CENTRES HORIZONTALLY 450 CENTRES VERTICALLY.
 38MM GYPROC FACED URETHANE INSULATING BOARD TO DRY-LINE EXISTING AND NEW WALLS ON 12MM DABS.

LINTELS

SUPERSTEEL LINTELS OVER DOOR AND WINDOW OPENINGS (TYPES 2S/1, 2S/2 + 2S/3) WITH MINIMUM 150MM END BEARING EACH SIDE D.P.C. LAPPED OVER LINTEL, DRAINING TO WEEP HOLES AT EVERY 2 NO. PERPEND.

WINDOWS

PURPOSE MADE SLIDING SASH WINDOWS, DIMENSIONED AS PLANS AND SECTIONS. MECHANISM TO BE AS BOULTON AND PAUL SLIDING SASH DETAILS.
 SEE DETAIL SHEET.

150 X 150MM ARTSTONE HEADS TO WINDOWS OF PORCH
 PURPOSE MADE SLIDING SASH WINDOWS WITH 150MM ARTSTONE CILLS

D.P.M. TO INTEGRAL FACE OF ALL EXISTING WALLS. 32MM GYPROC FACED URETHANE INSULATING BOARD ON 12MM DABS.

NEW ARTSTONE HEADS AND CILLS TO WINDOWS AND DOORS.
 COLOUR AND TEXTURE TO L.A. APPROVAL.

150 X 150MM PRECAST CONCRETE LINTELS TO SUPPORT EXISTING WALLS WHERE NEW OPENINGS ARE TO BE FORMED, WITH MINIMUM 150MM END BEARINGS.



DRAINAGE
 g GULLEY
 svp SOIL/VENT PIPE
 aav AIR ADMITTANCE VALVE

ANGUS LEYBOURNE & CO. ARCHITECTS

MOUNT HOUSE OFFICE,
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Tel: (091) 416 0777

JOB PROPOSED CONVERSION TO DWELLINGS
 NEWFIELD FARM · MINSTERACRES
 For Mr. CUTHBERT

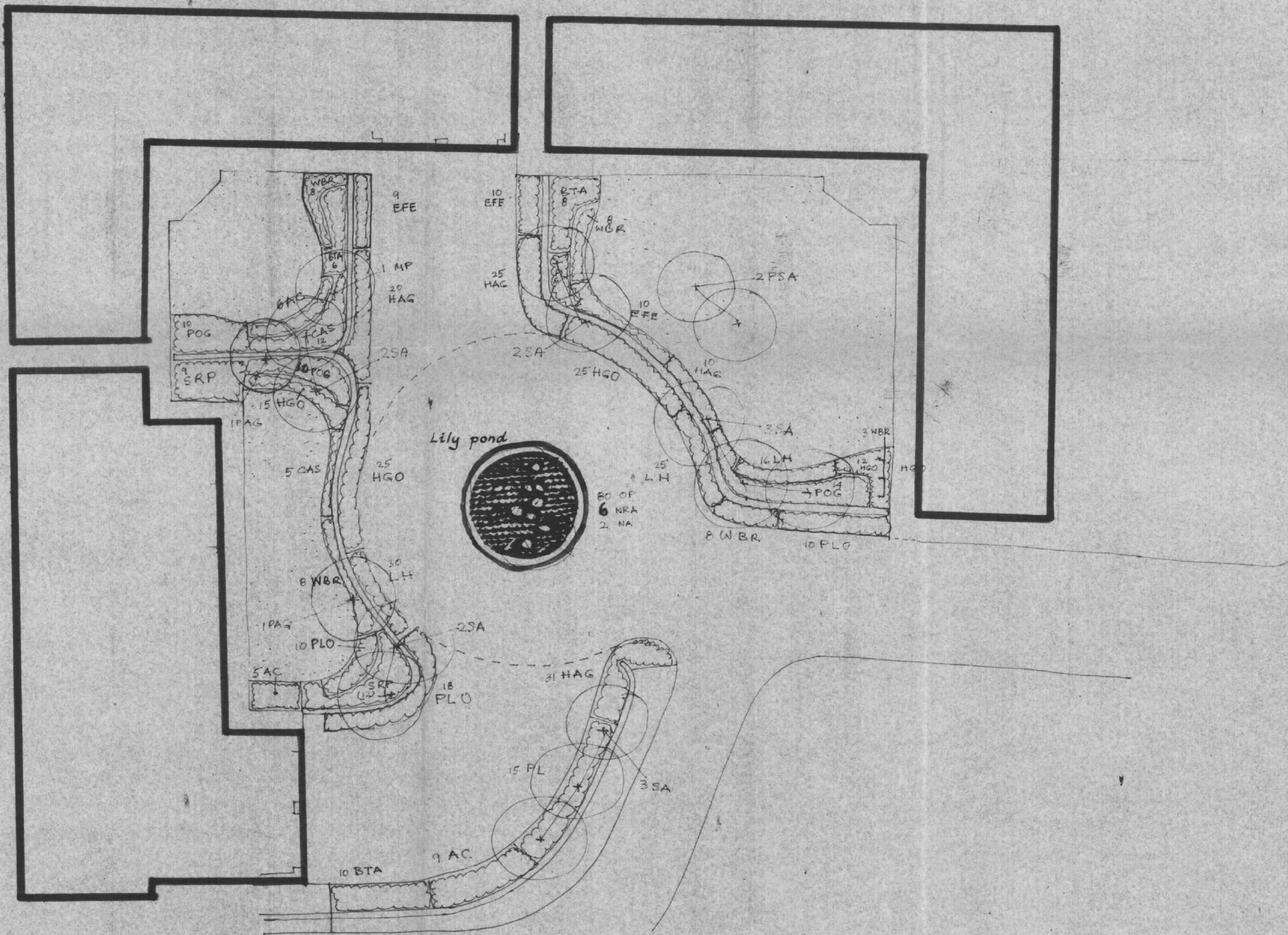
DRG PLOT 2, FIRST FLOOR PLAN



SCALE 1:50

DATE July 91

DRG No. 475 / 23



TREE PLANTING

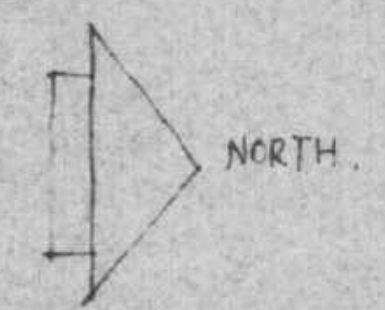
Key	Species	SIZE	NOS
SA	<i>Sorbus aucuparia</i>	2-3m standards	12
MP	<i>Malus Profusion</i>	2-3m standard	1
PSA	<i>Prunus subhirtella 'Autumnalis'</i>	2-3m standards	2
PAG	<i>Prunus 'Ama no Gawa'</i>	3-4m standard	2

SHRUB PLANTING

Key	Species	SIZE	NOS	NOS
AC	<i>Amelanchier canadensis</i>	450-600mm pot	15	20
BTA	<i>Berberis thunbergii 'Aut-Opurpurea'</i>	600-900mm pot	2	24
CSA	<i>Cornus alba 'Sibirica'</i>	450-600mm pot	2	17
EFE	<i>Euonymus fortunei 'Emerald Gaiety'</i>	300-450mm pot	4	29
HAG	<i>Hebe 'Autumn Glory'</i>	300-450mm pot	5	66
HGO	<i>Hebe 'Loyal Love'</i>	300-450mm pot	4	77
LH	<i>Lavandula 'Hidcote'</i>	200-300mm pot	8	71
PL	<i>Prunus laurocerasus</i>	600-900mm pot	2	21
PLO	<i>Prunus laurocerasus 'Otto Lyken'</i>	300-450mm pot	3	38
POG	<i>Ryacantha 'Orange Glow'</i>	450-600mm pot	2	24
SRP	<i>Sambucus racemosa 'Plumosa Aurea'</i>	600-900mm pot	2	21
WBR	<i>Weigela 'Bristol Ruby'</i>	450-600mm pot	3	35

AQUATIC PLANTING

OP	Oxygenating Plants: bunches of unrooted cutting	80
NRA	<i>Nymphaea 'Rose Aray'</i>	6
NA	<i>Nymphaea 'alba'</i>	2

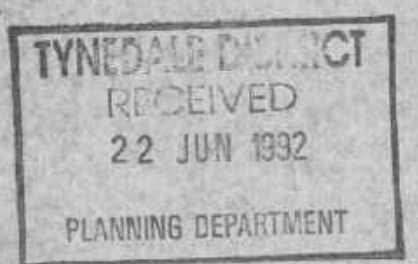


NEWFIELD FARM: MINSTERACES

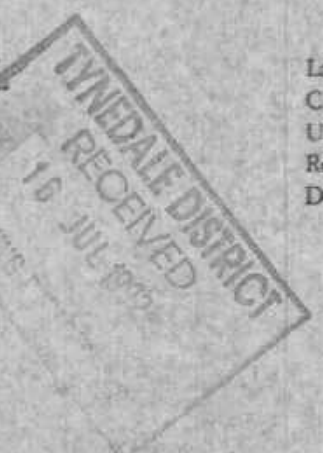
LANDSCAPE PLAN

SCALE 1:100 AUG 1991

PLAN NO EDP/418/1



ENVIRONMENTAL DESIGN PARTNERSHIP
5-15 The Salk Quay
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NE1 3JE
Tel: Tyne-side 191 230 1900
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Landscape Architects
Chartered Town Planners
Urban Designers
Reclamation and Development Consultants

CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT OF EACH PHASE OF WORK

EXISTING ROOF STRUCTURE TO REMAIN
EXISTING ROOF TO BE CHECKED FOR ADEQUACY BY CONTRACTOR.
ALLOW FOR RE FELTING ROOF.
EXISTING SLAB ROOF TO BE RE-INSTATED.
150 X 50MM CEILING TIES TO TAME 9MM PLASTERBOARD 150MM INSULATION LAID BETWEEN TIES.

WINDOWS

PURPOSE MADE SLIDING SASH WINDOWS, DIMENSIONED AS PLANS AND SECTIONS. MECHANISM TO BE AS BOULTON AND PAUL SLIDING SASH DETAILS. SEE DETAIL SHEET.
UNDERDRAWN WITH 9MM PLASTERBOARD AND SKIM. WILLIAMS EAVES VENT TO ENSURE INSULATION DOES NOT INHIBIT AIR FLOW

2.2M OPENING WITH 2 NO. 200 X 200 U.B. OVER (TO ENGINEERS SPEC) ON 400 X 400 X 200 DEEP CONCRETE PADSTONES (TO ENGINEERS APPROVAL)
BOX LINTELS UNDER BLOCKWORK TO 1500MM DOOR OPENING, 150MM END BEARINGS.

WALL CONSTRUCTION

REFER TO ENGINEERS MARKED UP DRAWING FOR AREAS TO BUILD UP OR REPLACE.
WHERE POSSIBLE, EXISTING CONSTRUCTION TO BE RETAINED.

NEW CONSTRUCTION

EXTERNAL LEAF, STONE TO BE RE-USED FROM SITE TO FORM OUTER SKIN. 100MM THERMALITE (OR EQUAL) BLOCKWORK INNER LEAF. CLEAR CAVITY BETWEEN LEAVES, STAINLESS STEEL TIES BETWEEN LEAVES, AT APPROX 900 CENTRES HORIZONTALLY 450 CENTRES VERTICALLY.
38MM GYPROC FACED URETHANE INSULATING BOARD TO DRY-LINE EXISTING AND NEW WALLS ON 12MM DABS.

LINTELS

SUPERSTEEL LINTELS OVER DOOR AND WINDOW OPENINGS (TYPES 28/1, 28/2 + 28/3) WITH MINIMUM 150MM END BEARING EACH SIDE D.P.C. LAPPED OVER LINTEL, DRAINING TO WEEP HOLES AT EVERY 2 NO. PERPEND.
D.P.M. TO INTEGRAL FACE OF ALL EXISTING WALLS. 32MM GYPROC FACED URETHANE INSULATING BOARD ON 12MM DABS.

LEAN TO CONSTRUCTION

200 X 50MM RAFTERS AT 450 CENTRES NOTCHED OVER BOTTOM PLANGE OF U.B. 150MM ROCKWOOL INSULATION LAID BETWEEN RAFTERS. UNDERDRAWN WITH 9MM PLASTERBOARD AND SKIM. 50MM CONTINUOUS AIRGAP MAINTAINED THROUGHOUT.

FIRST FLOOR CONSTRUCTION

225 X 75 SC4 FLOOR JOISTS NOTCHED 100MM INTO WALL AT 450 CENTRES
19MM T & G WEYROC FLOORING
UNDERDRAWN WITH 9MM PLASTERBOARD & SKIM

100MM DIA HALF ROUND GUTTER, WITH 75MM DOWNPIPES TO GULLEY.

FAMILY ROOM/HALL TO BE BUILT IN 350MM CAVITY CONSTRUCTION.

EXISTING STONE RE USED TO EXTERNAL LEAF 50MM CLEAR CAVITY 100MM BLOCKWORK INTERNAL LEAF 38MM GYPROC FACED URETHANE INSULATION BOARD ON 12MM DABS DPC AT 150MM ABOVE F.L.

STAIRCASE

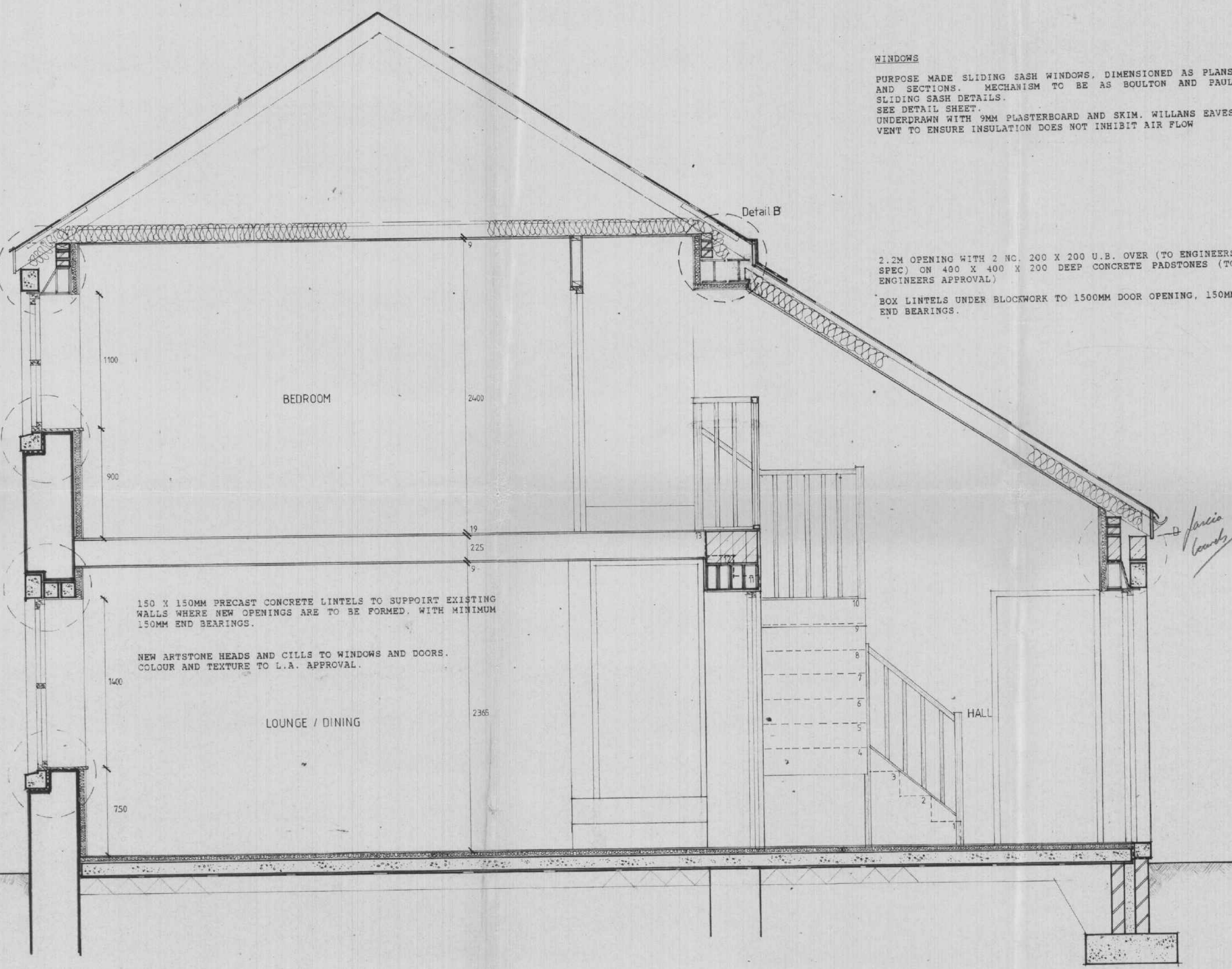
PURPOSE MADE STAIRCASE AS SHOWN ON PLAN
MAX RISE 190MM, MIN. TREAD 240MM, MAX PITCH 42
900 WIDE STAIR AND LANDINGS 900 HIGH HANDRAIL
1100 HIGH AT LANDING POSITION BALUSTERS POSITIONED TO PREVENT THE PASSAGE OF A 100MM SPHERE.

GROUND FLOOR CONSTRUCTION

19MM WEYROC T & G FLOORING ON 40MM ROCKWOOL INSULATION (RW5 OR RW6) ON 100MM CONCRETE FLOOR SLAB ON 1200 GAUGE VISQUEEN VAPOUR BARRIER ON 150MM WELL ROLLED AND BLINDED hardcore.

A142 MESH REINFORCEMENT TO SLAB, 40MM COVER TO ALL SIDES
WEAK MIX CONCRETE FILL BELOW DPC LEVEL

ALL WASTE PIPES TO BE U.P.V.C. ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS ON WASTE PIPEWORK TO B.S. 4514 BY MARLEY PLASTICS (OR SIMILAR).
40MM DIAMETER BATH WASTES, 32MM DIA. BASIN WASTES. WASHING MACHINE TO HAVE 40MM DIA 750MM HIGH STANDPIPE 40MM DIA WASTE TO SINK AND TO SHOWER TRAYS.
100MM DIA. SOIL STACK TO TERMINATE 900MM ABOVE WINDOW HEAD, WITH DURABLE PLASTIC COWL.
ANTI VACCUUM TRAPS TO WASH BASIN WHERE WASTE PIPE EXCEED 1.7M



SECTION AA
PLOT 1



ANGUS LEYBOURNE & CO. ARCHITECTS
MOUNT HOUSE OFFICE
GATESHEAD
NEWcastle
Tel: (091) 416 0777

JOB: PROPOSED CONVERSION to DWELLINGS
NEWFIELD FARM - MINISTERACRES
For Mr CUTHBERT

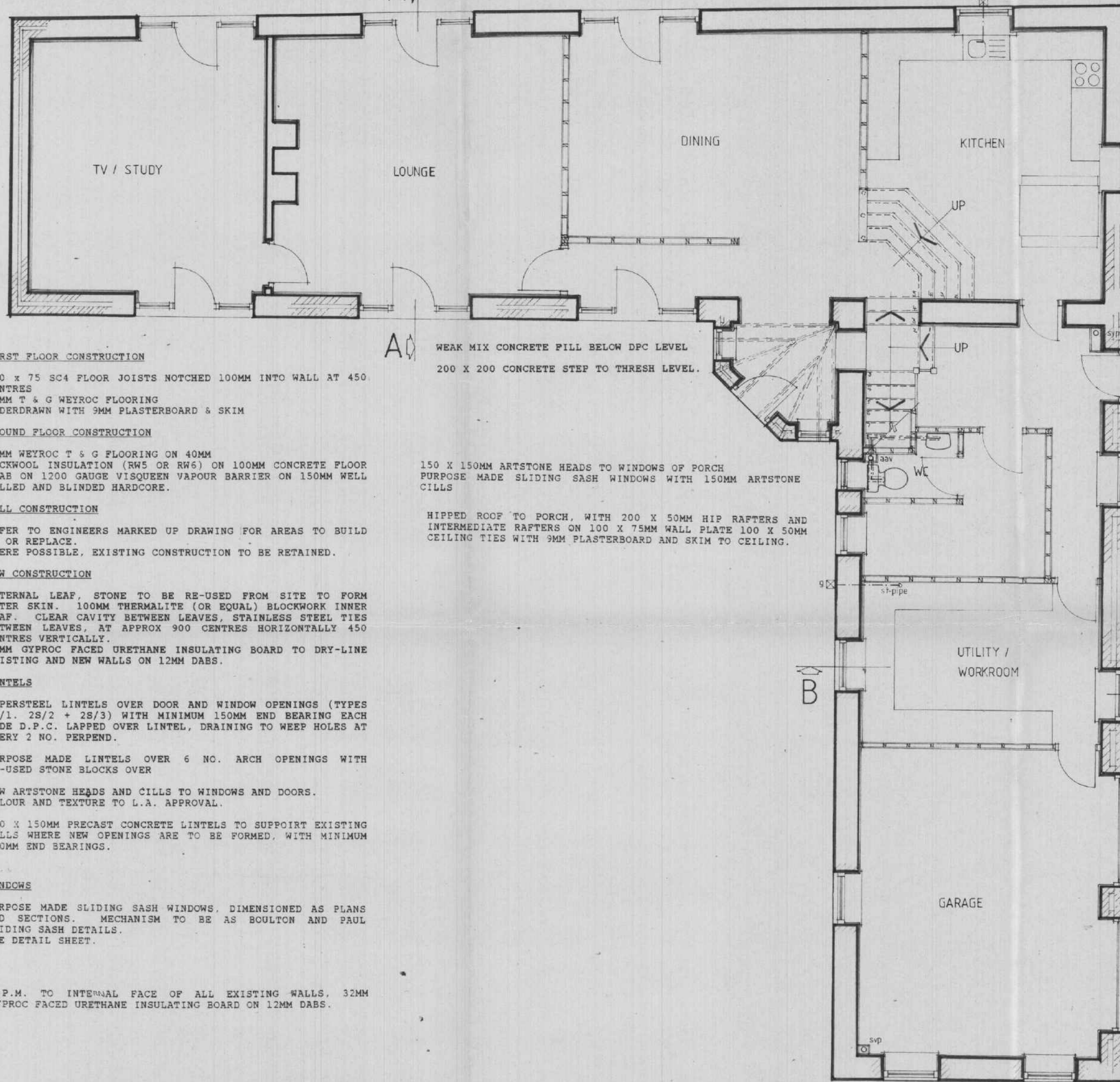
DRG: PLOT 1
SECTION AA

SCALE	DATE	DRG No.
1:20	July 91	475 / 25

GROUND FLOOR ALLEYWAY BETWEEN DWELLINGS WITH STONE FINISH TO WALLS

PURPOSE MADE DOOR AND GLAZING SCREEN TO OPENINGS AS SHOWN SEE DETAIL. CONCRETE THRESH TO OPENINGS WITH INTEGRAL M.S. WATER BAR.

5 NO. RISERS FORMED TO KITCHEN AT 200MM RISE, 250MM TREAD 1100 HIGH BANISTER WITH 32MM BALUSTERS AT 1300MM CENTRES TO DINING/KITCHEN OPENING



FIRST FLOOR CONSTRUCTION

200 x 75 SC4 FLOOR JOISTS NOTCHED 100MM INTO WALL AT 450 CENTRES
19MM T & G WEYROC FLOORING
UNDERDRAWN WITH 9MM PLASTERBOARD & SKIM

GROUND FLOOR CONSTRUCTION

19MM WEYROC T & G FLOORING ON 40MM ROCKWOOL INSULATION (RW5 OR RW6) ON 100MM CONCRETE FLOOR SLAB ON 1200 GAUGE VISQUEEN VAPOUR BARRIER ON 150MM WELL ROLLED AND BLINDED HARDCORE.

WALL CONSTRUCTION

REFER TO ENGINEERS MARKED UP DRAWING FOR AREAS TO BUILD UP OR REPLACE.
WHERE POSSIBLE, EXISTING CONSTRUCTION TO BE RETAINED.

NEW CONSTRUCTION

EXTERNAL LEAF, STONE TO BE RE-USED FROM SITE TO FORM OUTER SKIN. 100MM THERMALITE (OR EQUAL) BLOCKWORK INNER LEAF. CLEAR CAVITY BETWEEN LEAVES, STAINLESS STEEL TIES BETWEEN LEAVES, AT APPROX 900 CENTRES HORIZONTALLY 450 CENTRES VERTICALLY.
38MM GYPROC FACED URETHANE INSULATING BOARD TO DRY-LINE EXISTING AND NEW WALLS ON 12MM DABS.

LINTELS

SUPERSTEEL LINTELS OVER DOOR AND WINDOW OPENINGS (TYPES 2S/1, 2S/2 + 2S/3) WITH MINIMUM 150MM END BEARING EACH SIDE D.P.C. LAPPED OVER LINTEL, DRAINING TO WEEP HOLES AT EVERY 2 NO. PERPEND.

PURPOSE MADE LINTELS OVER 6 NO. ARCH OPENINGS WITH RE-USED STONE BLOCKS OVER

NEW ARTSTONE HEADS AND CILLS TO WINDOWS AND DOORS. COLOUR AND TEXTURE TO L.A. APPROVAL.

150 X 150MM PRECAST CONCRETE LINTELS TO SUPPORT EXISTING WALLS WHERE NEW OPENINGS ARE TO BE FORMED, WITH MINIMUM 150MM END BEARINGS.

WINDOWS

PURPOSE MADE SLIDING SASH WINDOWS, DIMENSIONED AS PLANS AND SECTIONS. MECHANISM TO BE AS BOULTON AND PAUL SLIDING SASH DETAILS.
SEE DETAIL SHEET.

D.P.M. TO INTERNAL FACE OF ALL EXISTING WALLS, 32MM GYPROC FACED URETHANE INSULATING BOARD ON 12MM DABS.

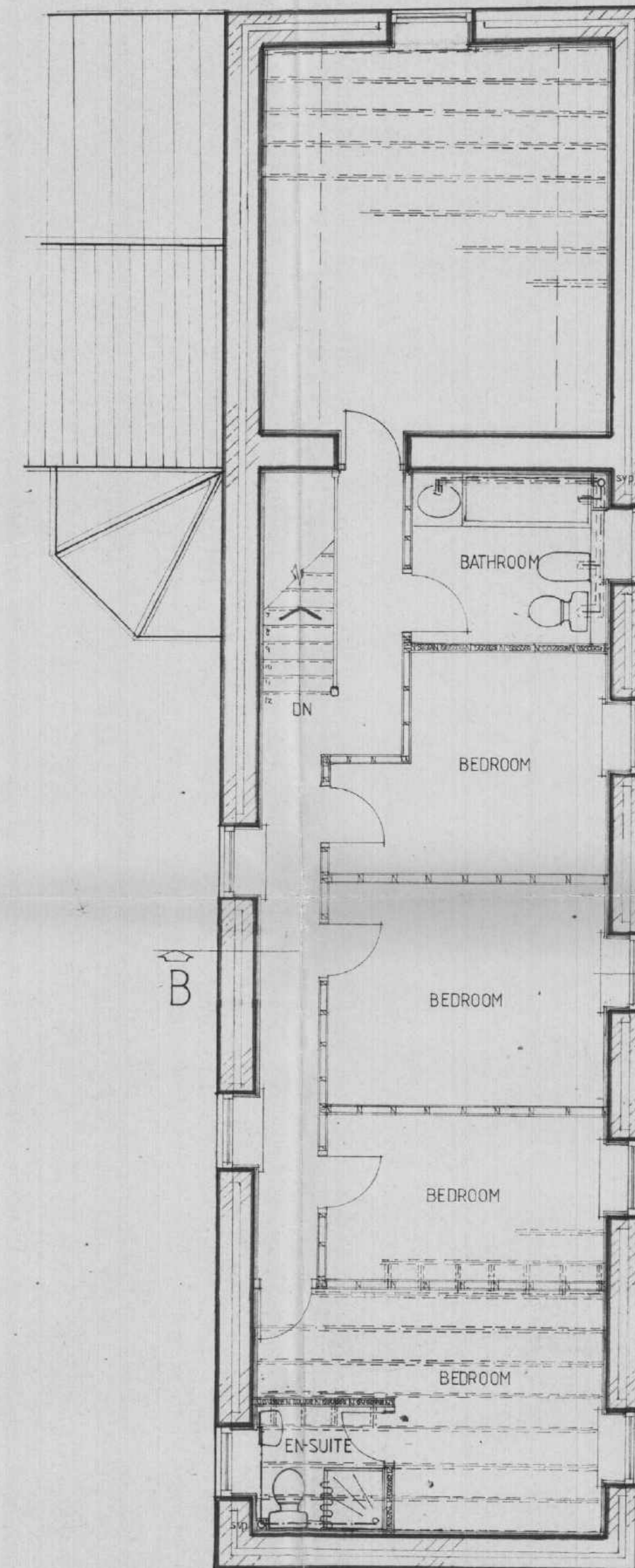
WEAK MIX CONCRETE PILL BELOW DPC LEVEL
200 X 200 CONCRETE STEP TO THRESH LEVEL.

150 X 150MM ARTSTONE HEADS TO WINDOWS OF PORCH
PURPOSE MADE SLIDING SASH WINDOWS WITH 150MM ARTSTONE CILLS

HIPPED ROOF TO PORCH, WITH 200 X 50MM HIP RAFTERS AND INTERMEDIATE RAFTERS ON 100 X 75MM WALL PLATE 100 X 50MM CEILING TIES WITH 9MM PLASTERBOARD AND SKIM TO CEILING.

GARAGE FLOOR CONSTRUCTION
150MM POWERFLOATED SLAB ON 1200 VISQUEEN MEMBRANE ON 150MM ROLLED AND BLINDED HARDCORE 150MM STEP UP TO DWELLING HALF HOUR FIRE DOOR TO DWELLING 50MM FALL TO FLOOR TOWARDS GARAGE DOOR.

100MM DIA HALF ROUND GUTTER, WITH 75MM DOWNPIPES TO GULLEY.



FIRST FLOOR PLAN
PLOT 3



DRAINAGE
g GULLEY
svp SOIL/VENT PIPE
aav AIR ADMITTANCE VALVE

GROUND FLOOR PLAN
PLOT 3

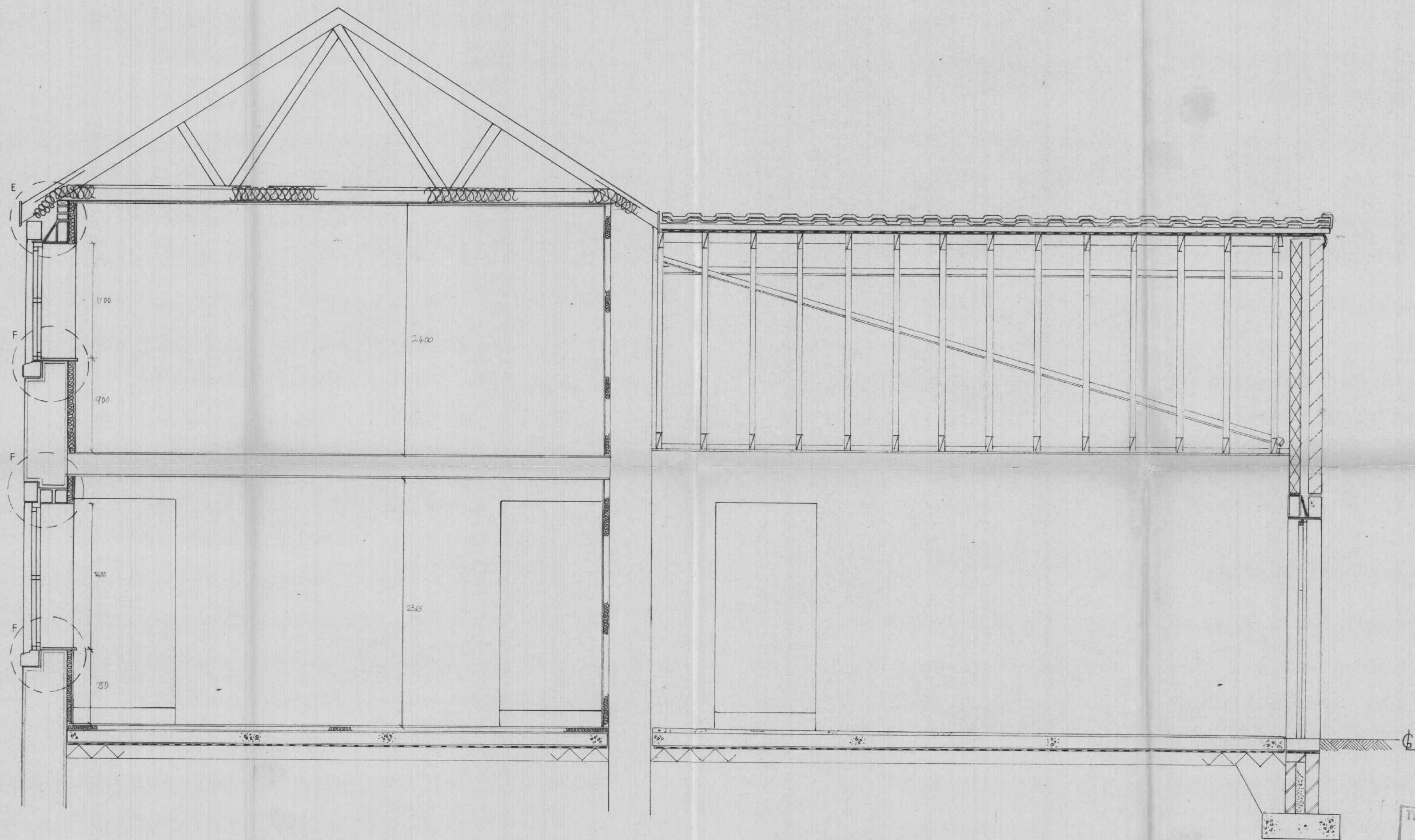
ALL WASTE PIPES TO BE U.P.V.C. ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS ON WASTE PIPEWORK TO B.S. 4514 BY MARLEY PLASTICS (OR SIMILAR).
40MM DIAMETER BATH WASTES, 32MM DIA. BASIN WASTES. WASHING MACHINE TO HAVE 40MM DIA 750MM HIGH STANDPIPE 40MM DIA WASTE TO SINK AND TO SHOWER TRAYS.
100MM DIA SOIL STACK TO TERMINATE 900MM ABOVE WINDOW HEAD, WITH DURABLE PLASTIC COIL.
ANTI VACCUUM TRAPS TO WASH BASIN WHERE WASTE PIPE EXCEED 1.7M

ANGUS LEYBOURNE & CO. ARCHITECTS
MOUNT HOUSE OFFICE,
SPRINGWELL,
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NE9 7JU. Tel: (091) 416 0777

JOB PROPOSED CONVERSION TO DWELLINGS
NEWFIELD FARM - MINSTERACRES
For Mr. CUTHBERT

DRG PLOT 3 GROUND + FIRST FLOOR
PLAN

SCALE 1:50 DATE July 91 DRG No. 475 / 24



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ANGUS LEYBOURNE & CO.
ARCHITECTS
MOUNT HOUSE OFFICE,
SPRINGWELL,
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JOB PROPOSED CONVERSION TO DWELLING
NEWFIELD FARM - MINISTERACRES
for MR. CUTHBERT

DRG PLOT 1 SECTION - B-B

SCALE 1:20	DATE AUG 91	DRG No. 475/026
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