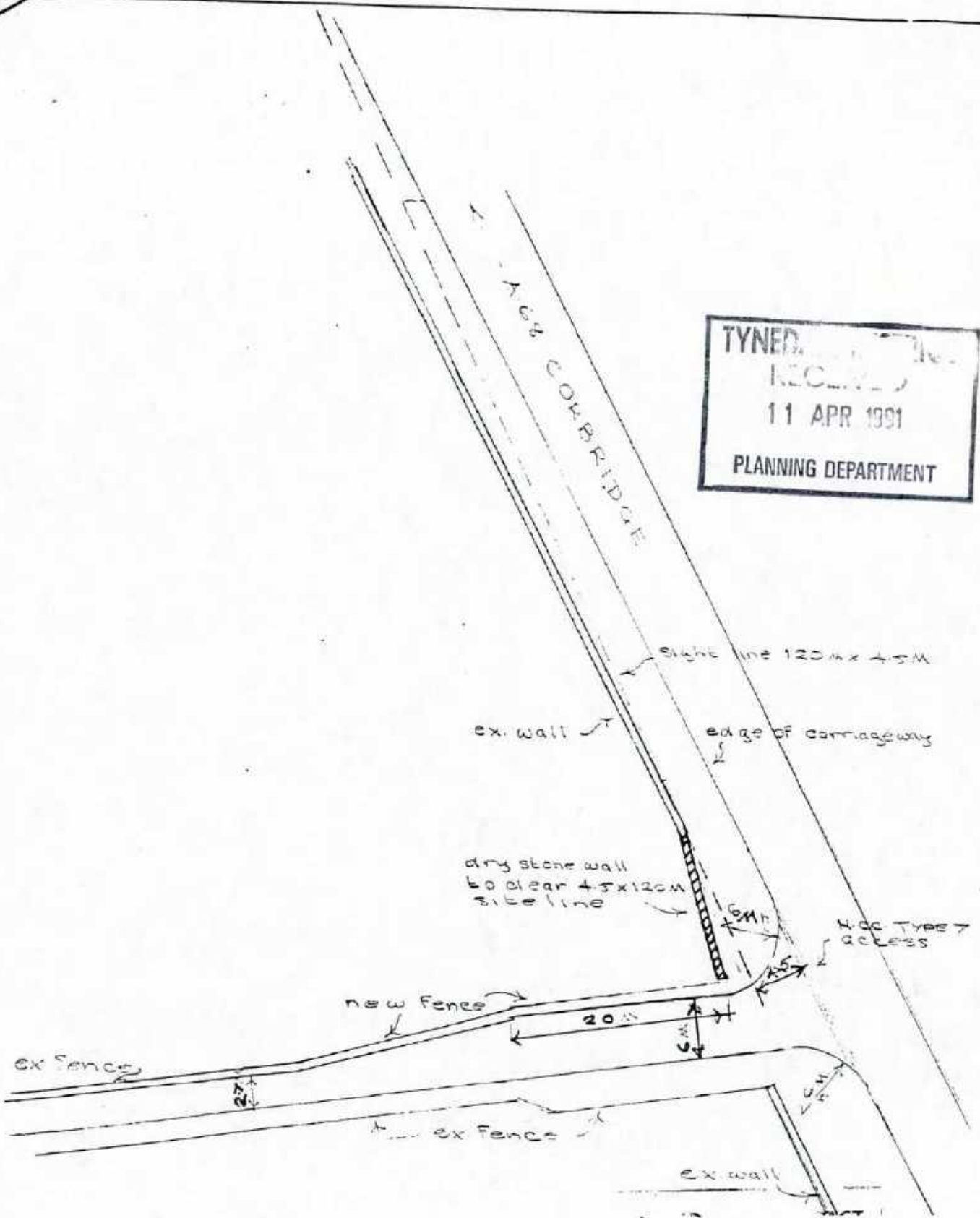


TYNER  
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 11 APR 1991  
 PLANNING DEPARTMENT

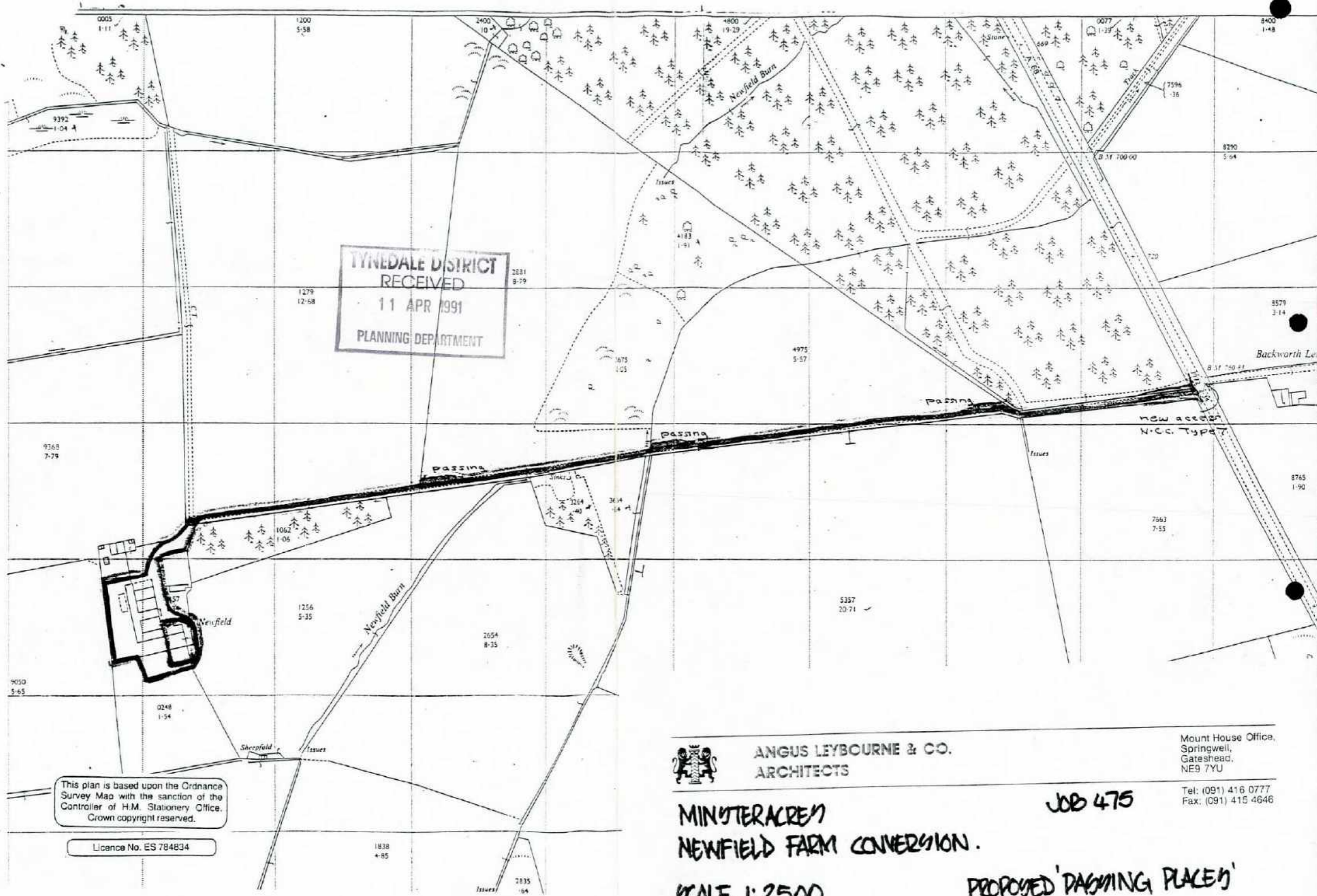


ANGUS LEYBOURNE & CO.  
 ARCHITECTS

Mount House Office,  
 Springwell,  
 Gateshead,  
 NE9 7YU

MINSTER ALES  
 NEWFIELD FARM CONVERSION  
 SCALE 1:600

JOB 475  
 AMENDED ACCESS ROAD.  
 Tel: (091) 416 0777  
 Fax: (091) 415 4846



TYNEDALE DISTRICT  
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Gateshead,  
NE9 7YU

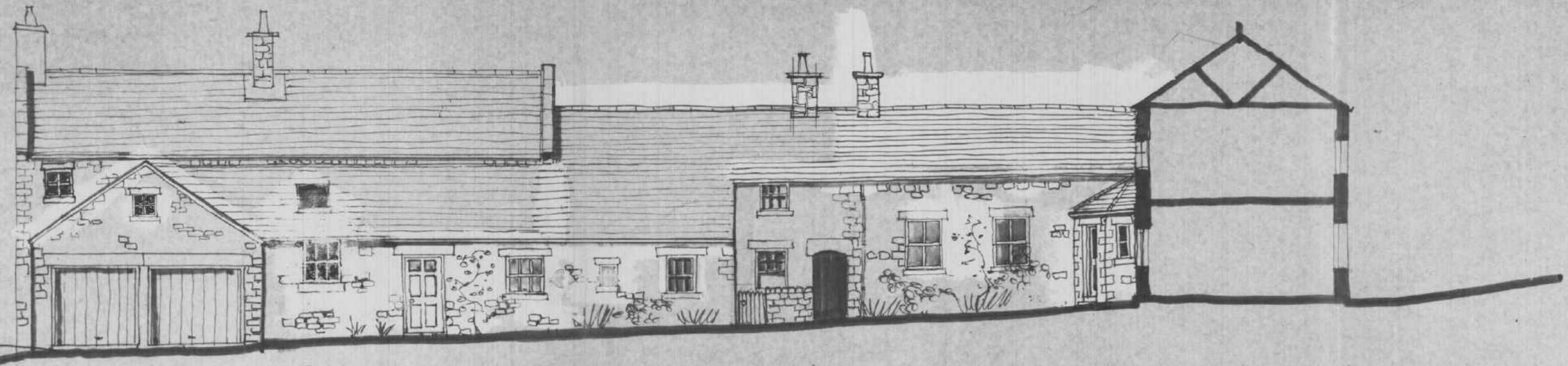
Tel: (091) 416 0777  
Fax: (091) 415 4646

MINSTERACRES  
NEWFIELD FARM CONVERSION.

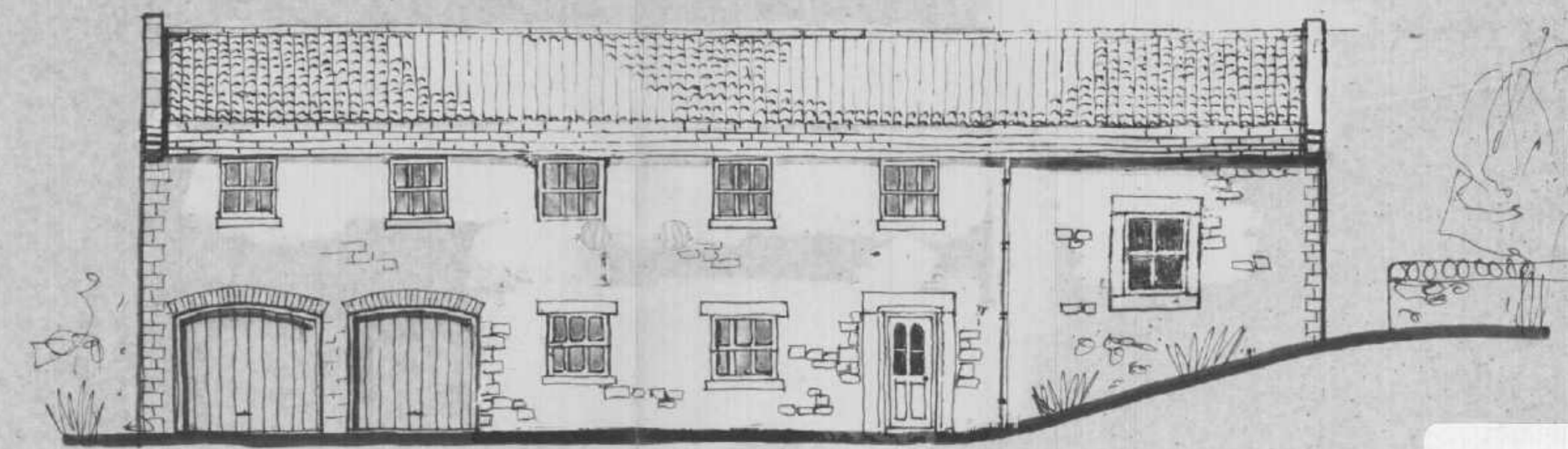
JOB 475

SCALE 1:2500

PROPOSED 'PASSING PLACES'



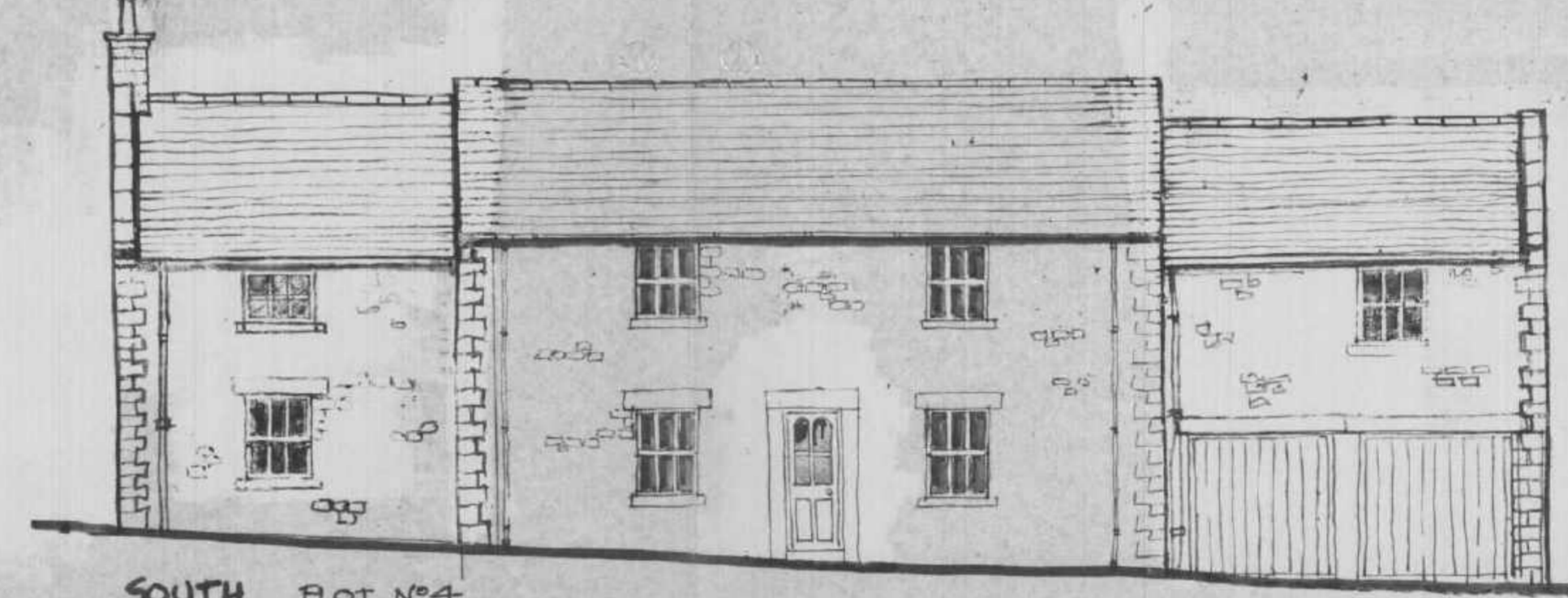
NORTH  
PLOT NO. 1.                      PLOT NO. 2.



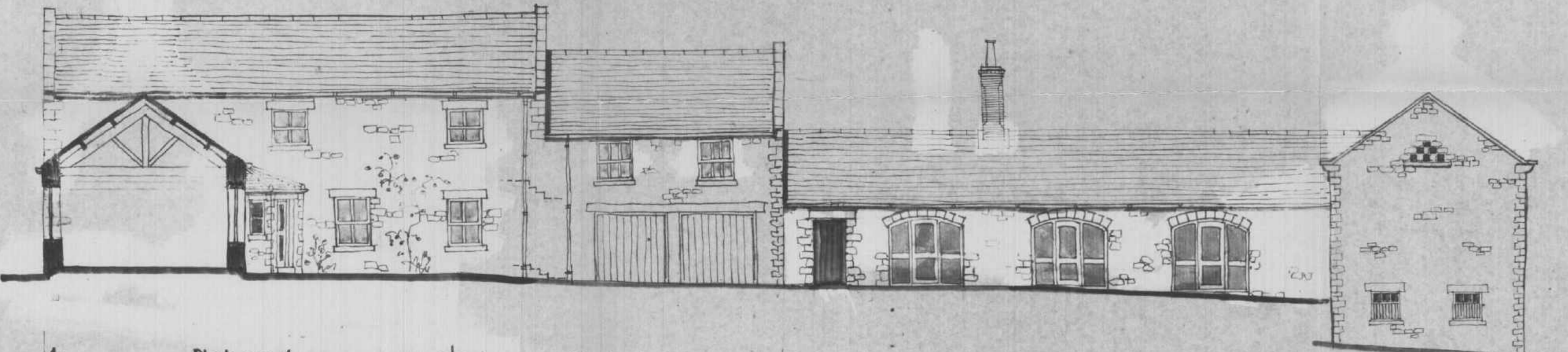
SOUTH  
PLOT NO. 3.



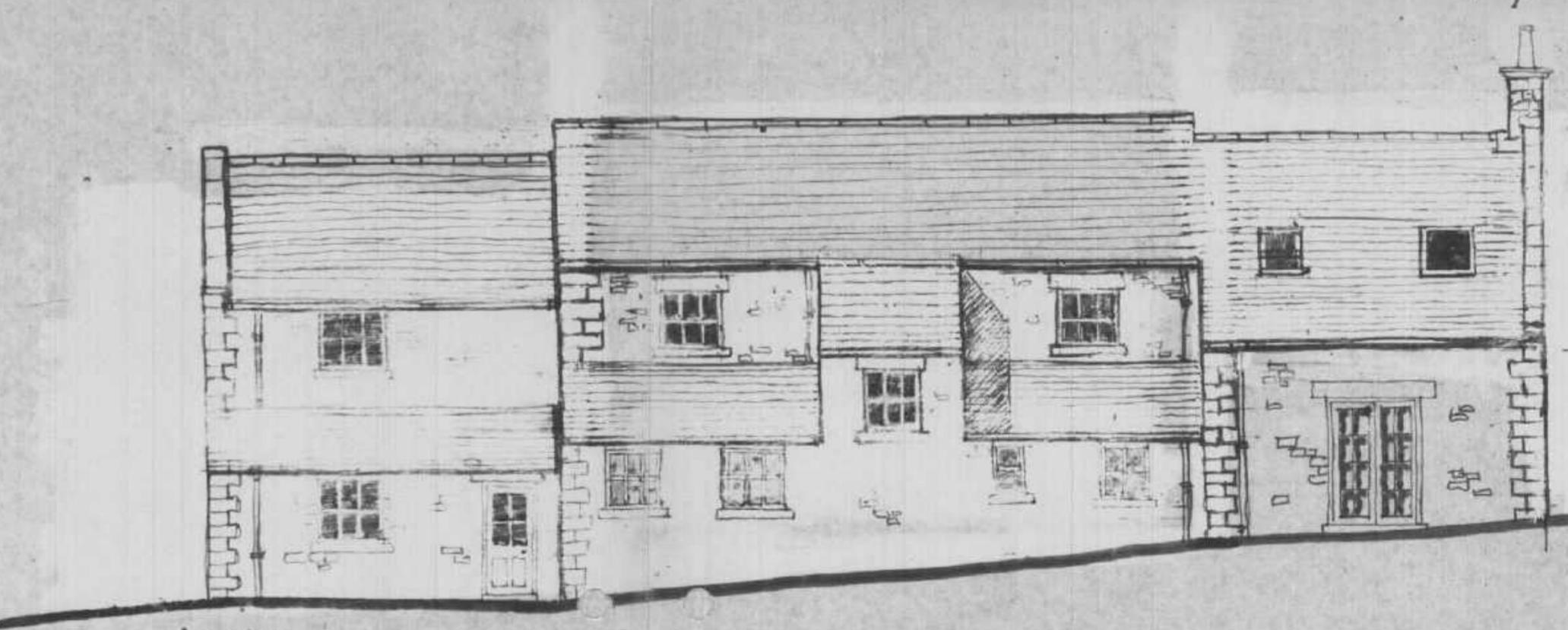
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PLOT NO. 3.                      PLOT NO. 2.



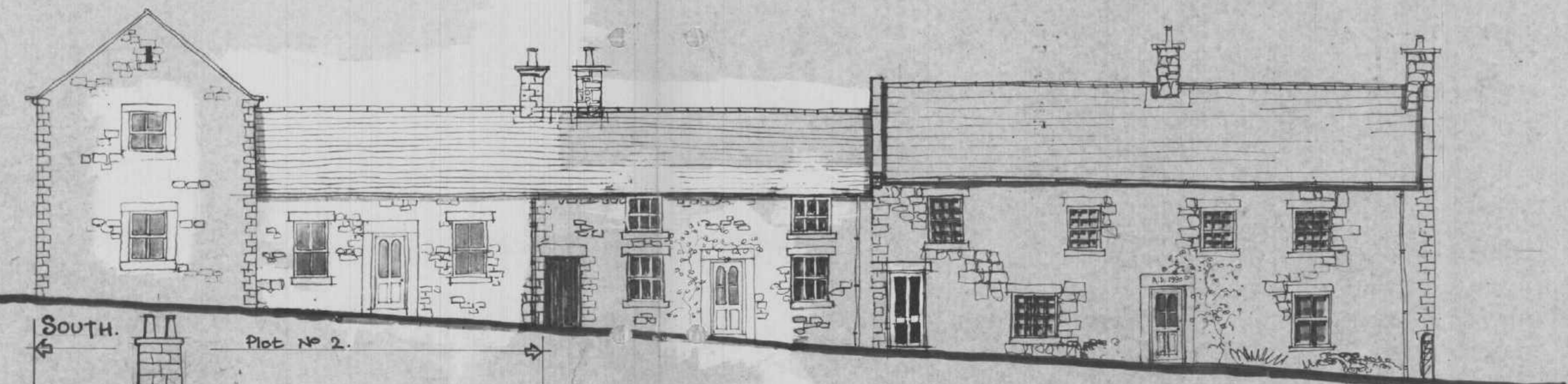
SOUTH PLOT NO. 4.



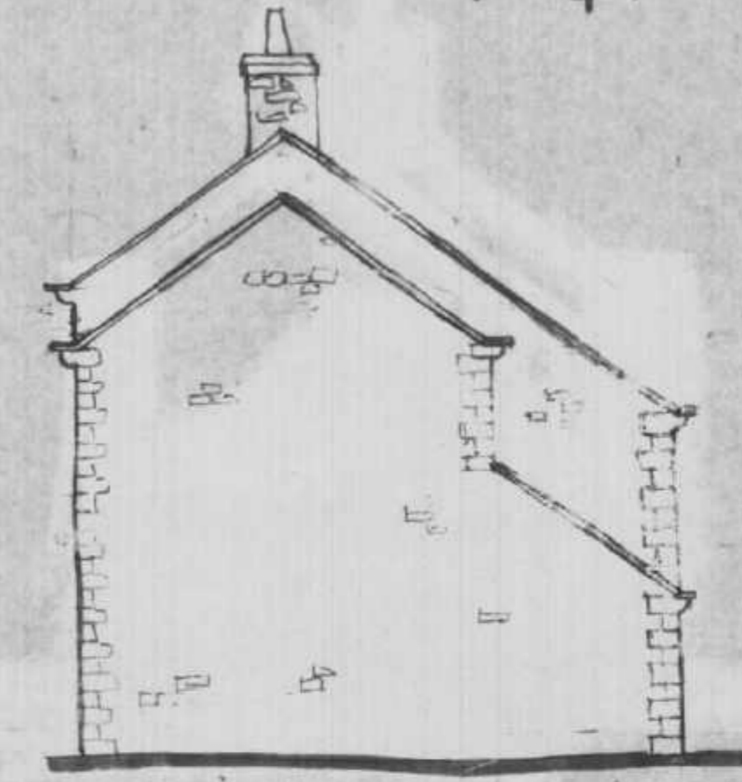
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PLOT NO. 1.                      PLOT NO. 2.                      PLOT NO. 3.



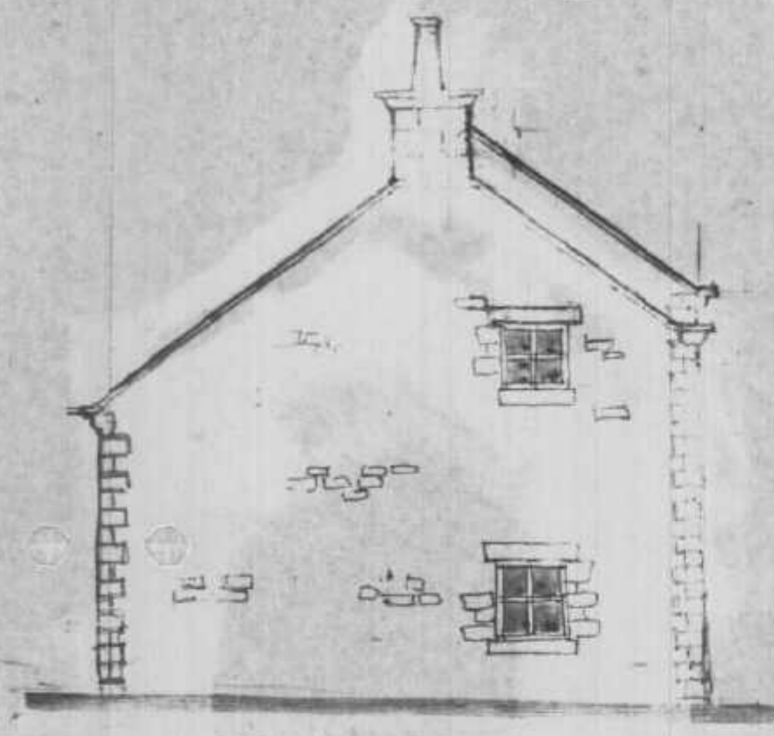
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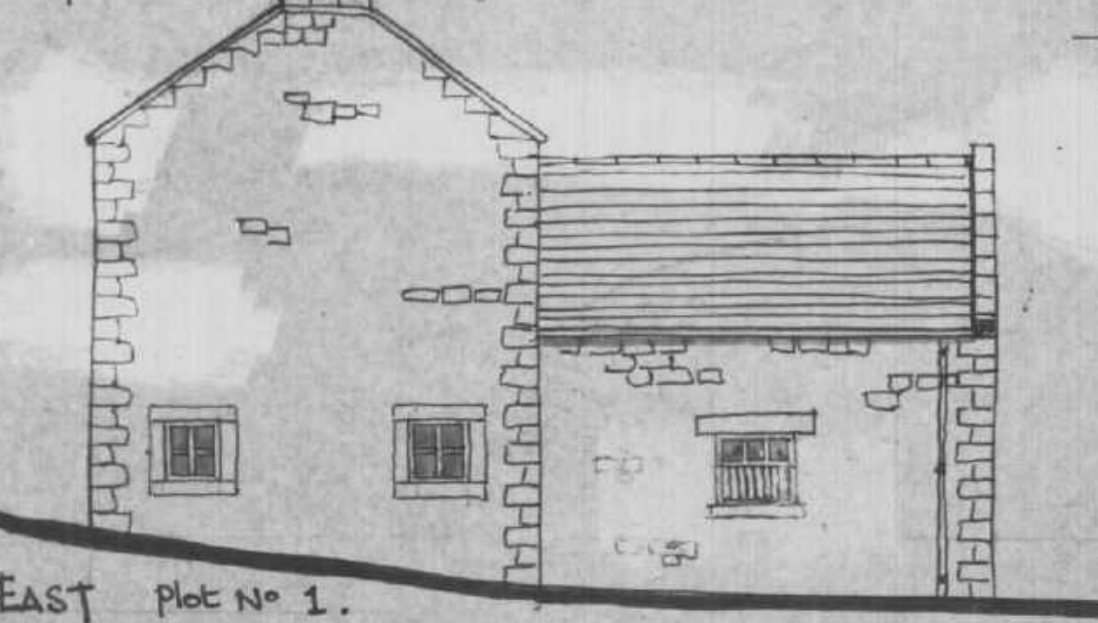
SOUTH  
PLOT NO. 2.                      PLOT NO. 1.



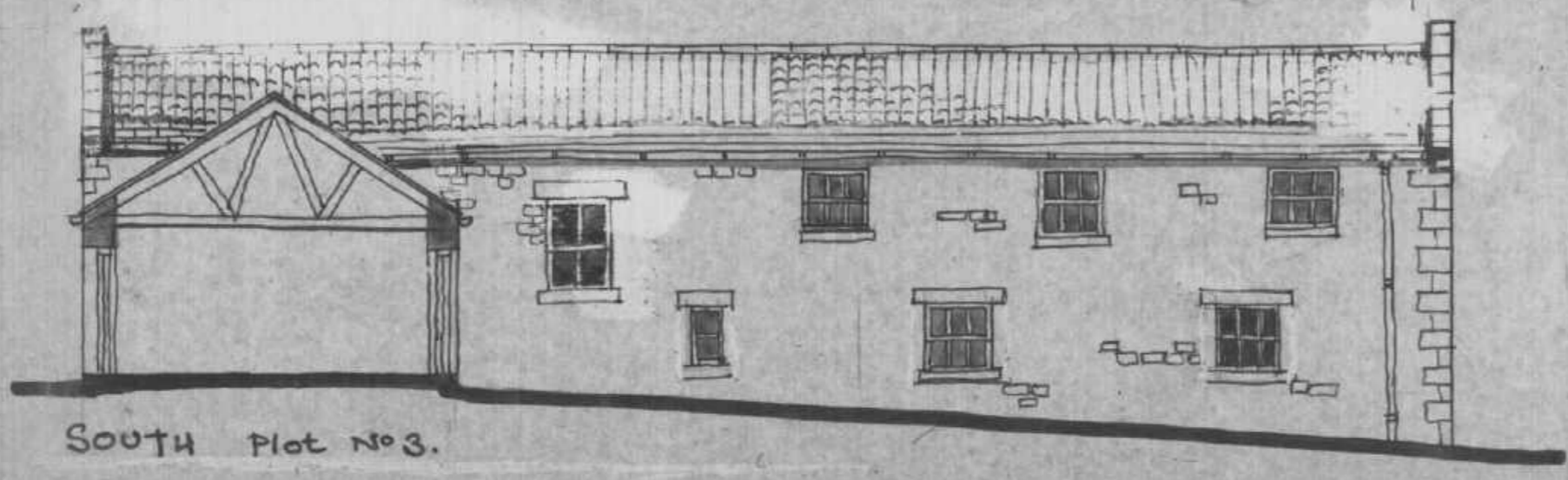
EAST PLOT NO. 4.



WEST PLOT NO. 4.



EAST PLOT NO. 1.



SOUTH PLOT NO. 3.

TYNEDALE DISTRICT  
RECEIVED  
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PLANNING DEPARTMENT

REV D / MAR 94 - WINDOWS PLOT 1 GARAGE  
REV C / NOV 93 - QUANTITY REQUIREMENTS  
REV A / OCT 90 - TO MEET PLANNING REQS.  
REV B / NOV 90 - WINDOWS ADDED

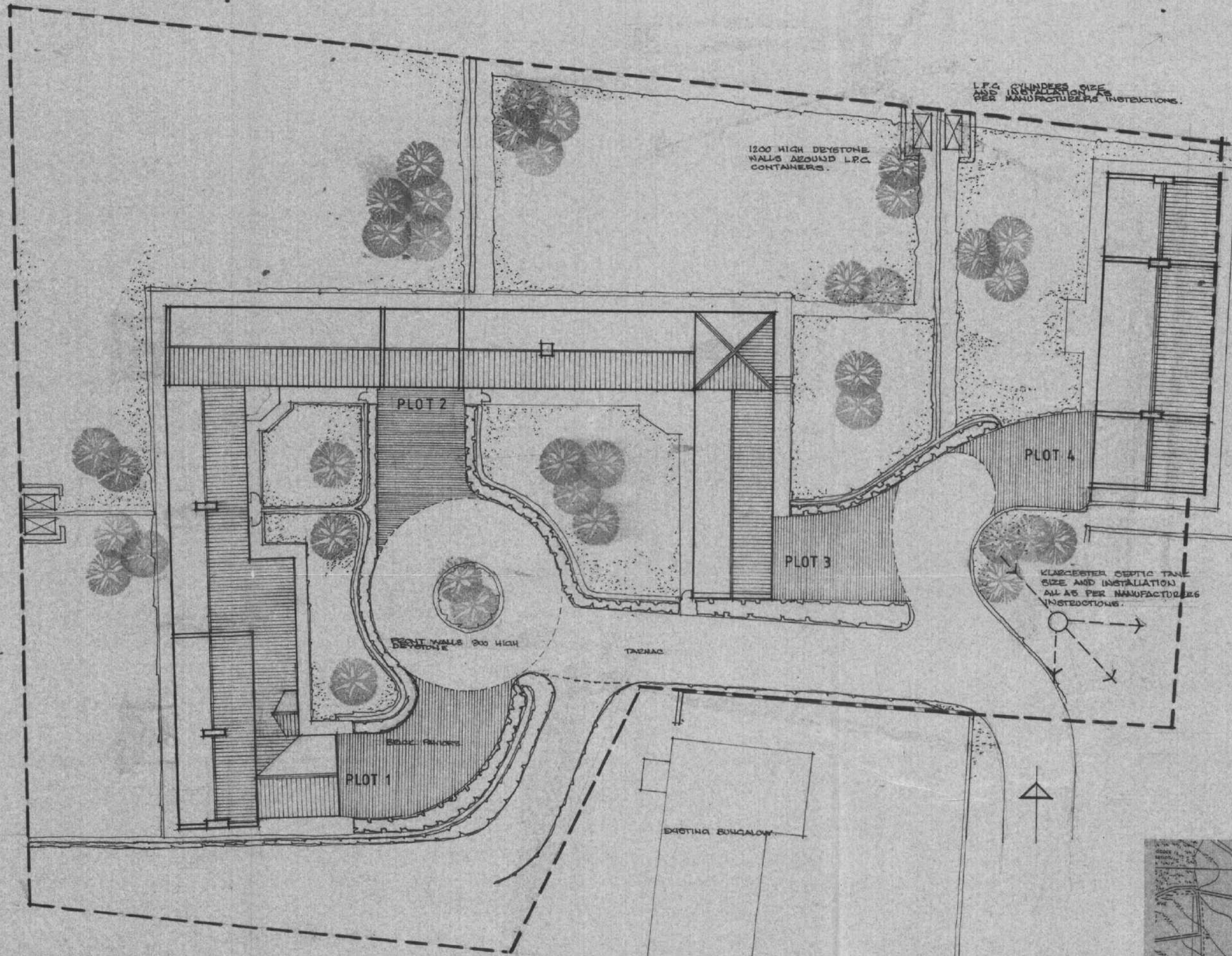
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ARCHITECTS  
MOUNT HOUSE OFFICE,  
SPRINGWELL,  
GATESHEAD,  
NE9 7YU.                      Tel: 091 416 0777

JOB: PROPOSED CONVERSION TO 4 NO  
DWELLINGS: NEWFIELD FARM:  
MINSTERACRES FOR MR P. COTHBERT.

DRG: SKETCH ELEVATIONS.

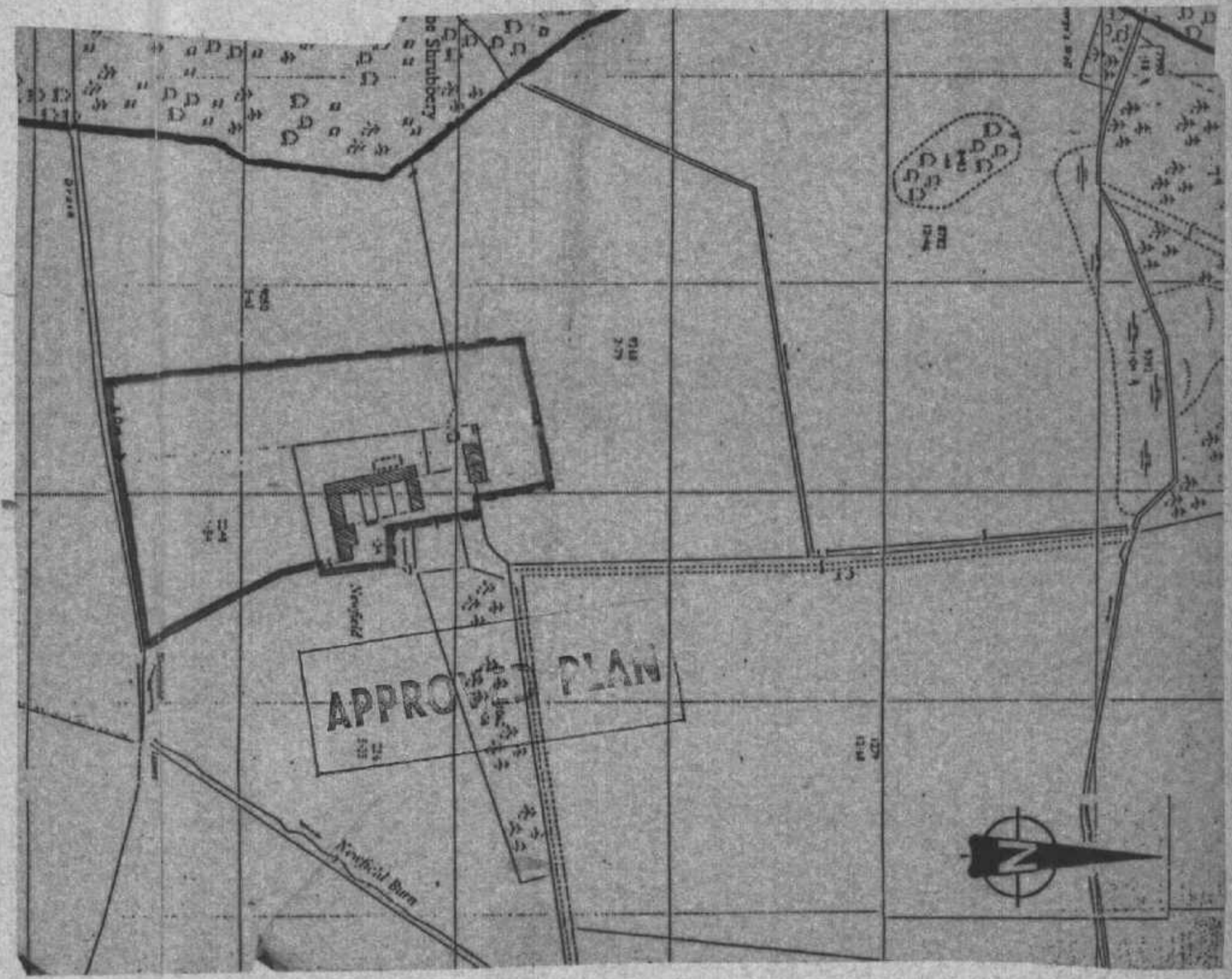
SCALE	DATE	DRG No
1:500.	MAY 90	475/14/B

\* REMAINDER OF SITE [REFER TO SITE PLAN]  
 IN CLIENTS OWNERSHIP TO BE  
 SPLIT INTO PRIVATE CURTILAGES  
 FOR ALL 4 PLOTS.



PROPOSED SITE PLAN 1:200

**APPROVED PLAN**  
*for septic tank and L.P.C. Tanks.*



SITE PLAN 1:2500

# 12681479



LOCATION PLAN SCALE 1:2500

TYNEDALE DISTRICT  
 RECEIVED  
 - 8 FEB 1991  
 PLANNING DEPARTMENT

TYNEDALE DISTRICT  
 RECEIVED  
 28 NOV 1990  
 PLANNING DEPARTMENT

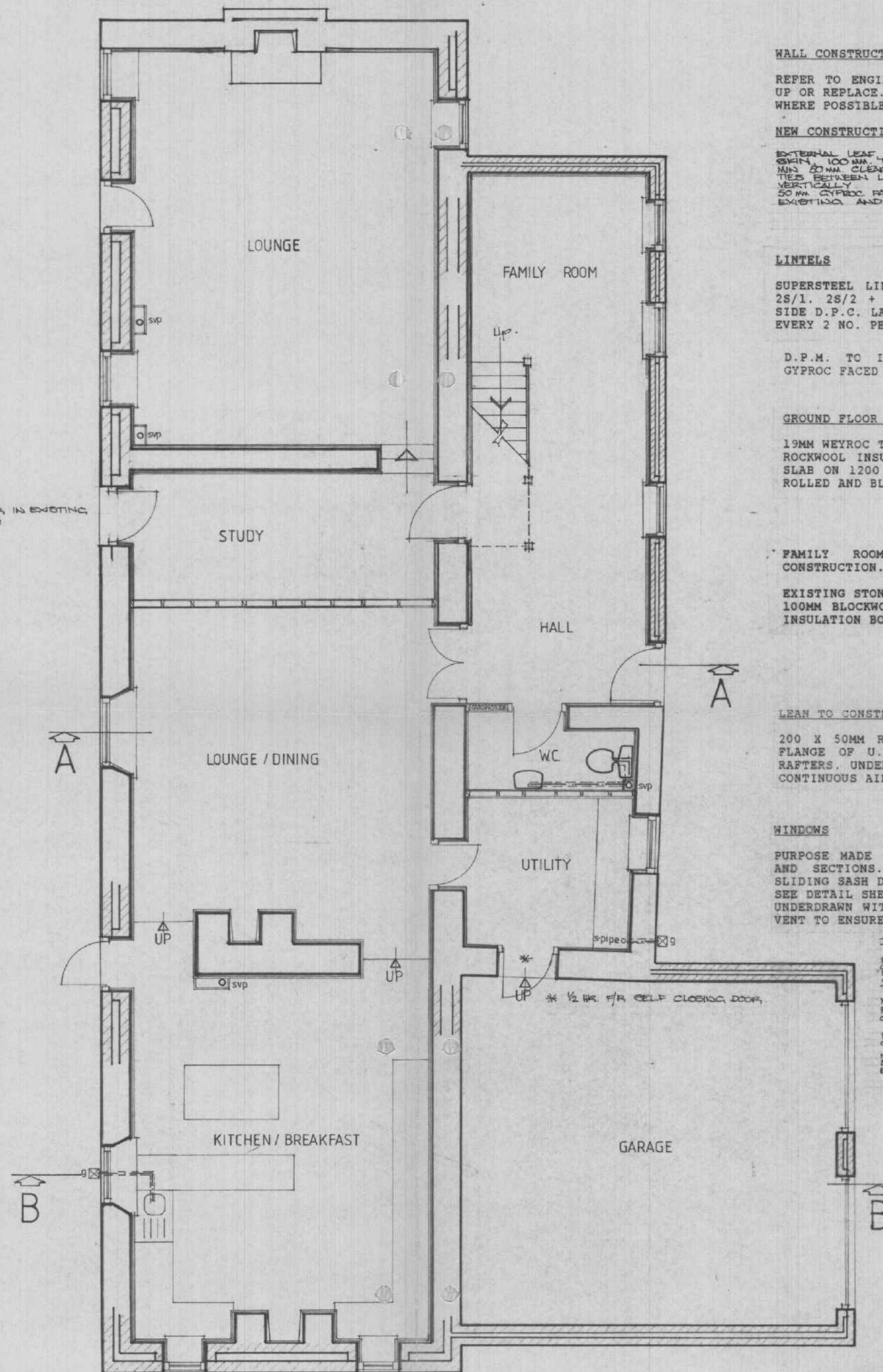
ANGUS LEYBOURNE & CO.  
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 GATESHEAD,  
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JOB PROPOSED HOUSING DEVELOPMENT  
 AT MINSTERACRES  
 FOR MR. P. CUTHBERT  
 DRG SITE LAYOUT

SCALE 1:200 DATE MAR 1990 DRG No 475/9 A



GROUND FLOOR ALLEYWAY BETWEEN DWELLINGS WITH STONE FINISH TO WALLS



GROUND FLOOR PLAN  
PLOT 1

**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 TUBES (OR EQUAL) BLOCKWORK INNER LEAF. MIN 20MM CLEAR CAVITY BETWEEN LEAVES. STAINLESS STEEL WALL TIES BETWEEN LEAVES AT APPROX 200 C.C. HORIZONTALLY 450 C.C. VERTICALLY. 20MM GYPROC FACED URETHANE INSULATING BOARD TO DRY LIKE 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, 60MM 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 FLANGE OF U.B. 150MM ROCKWOOL INSULATION LAID BETWEEN RAFTERS. UNDERDRAWN WITH 9MM PLASTERBOARD AND SKIM. 50MM CONTINUOUS AIRGAP MAINTAINED THROUGHOUT.

**WINDOWS**

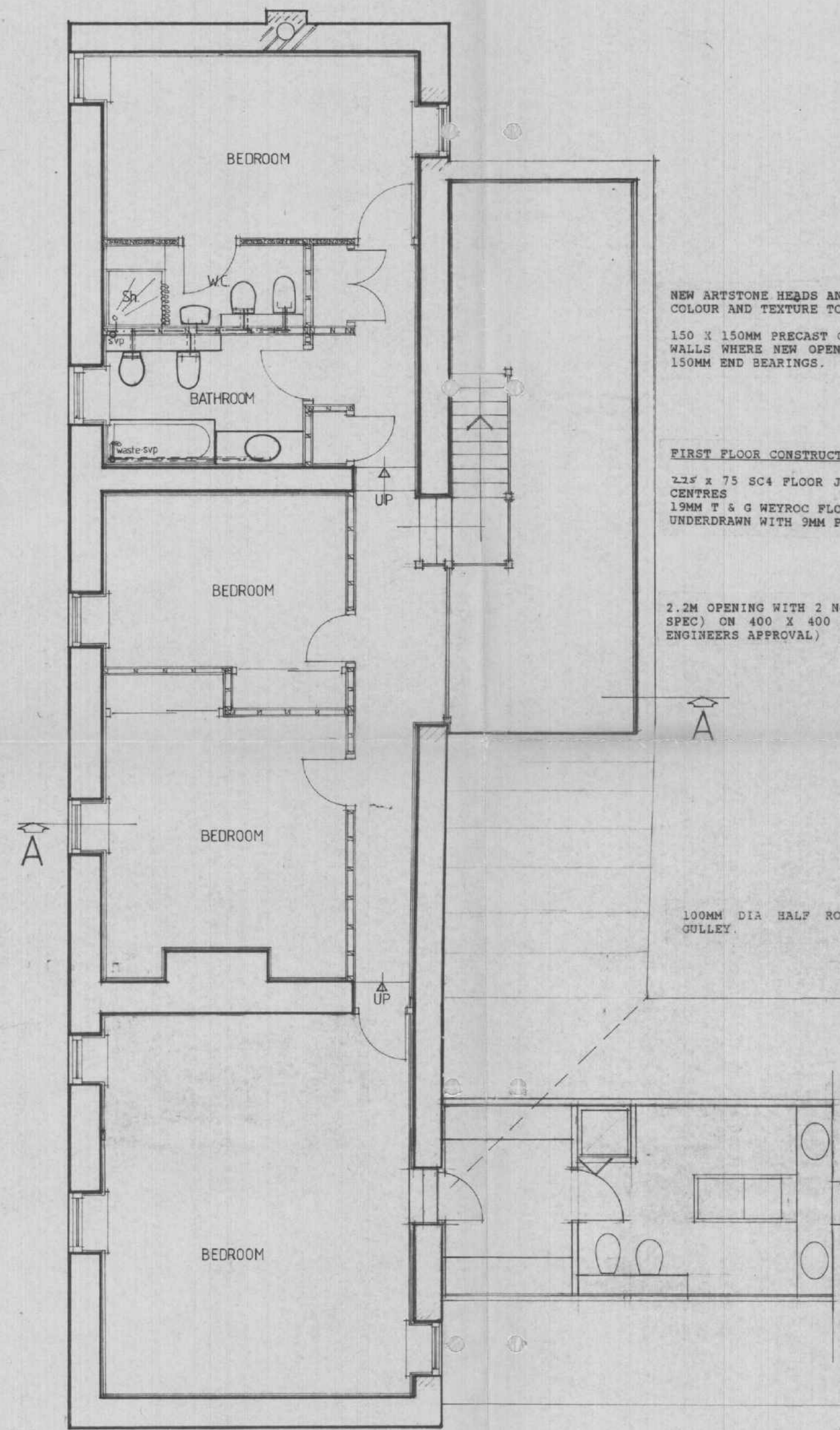
PURPOSE MADE SLIDING SASH WINDOWS, DIMENSIONED AS PLANS AND SECTIONS. MECHANISM TO BE AS BOULTON AND PAUL SLIDING SASH DETAILS. SEE DETAIL SHEET.

UNDERDRAWN WITH 9MM PLASTERBOARD AND SKIM. WILLIAMS EAVES VENT TO ENSURE INSULATION DOES NOT INHIBIT AIR FLOW

MECHANICAL VENTILATION TO WINDOWS NOT LESS THAN 10 L/S  
SMOKE ALARM - 2 NY SELF CONTAINED INTER CONNECTED SMOKE DETECTORS TO BE INSTALLED AT GROUND FLOOR & FIRST FLOOR. 2ND DETECTOR POINTS SHALL BE INSTALLED TO SEPARATE WINGS. CIRCUIT & NY DETECTORS PER FLOOR.  
MECHANICAL VENTILATION TO WC6 TO HAVE 3 AIR CHANGES PER HOUR - VENTILATION TO SHOWERS TO BE CAPABLE OF 12 L/S  
100 MM COPC HEARTH - FINISH TO QUANTS REQUIREMENTS - ON SOLID GROUND FLOOR  
NEW FIVE 250 DIAM. REPAIRED BLUE HANGING EXISTING FLUES BY PROPRIETARY FLUE LINING BY BRITISH COAL

**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 GULLEY.

TYNEDALE DISTRICT  
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REVISION A NOV 93 DRAWING SUBMITTED TO QUANTS RE: REVISIONS TO BUILDING REGULATIONS. AMENDMENTS BY: [Signature]

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

**ANGUS LEYBOURNE & CO. ARCHITECTS**

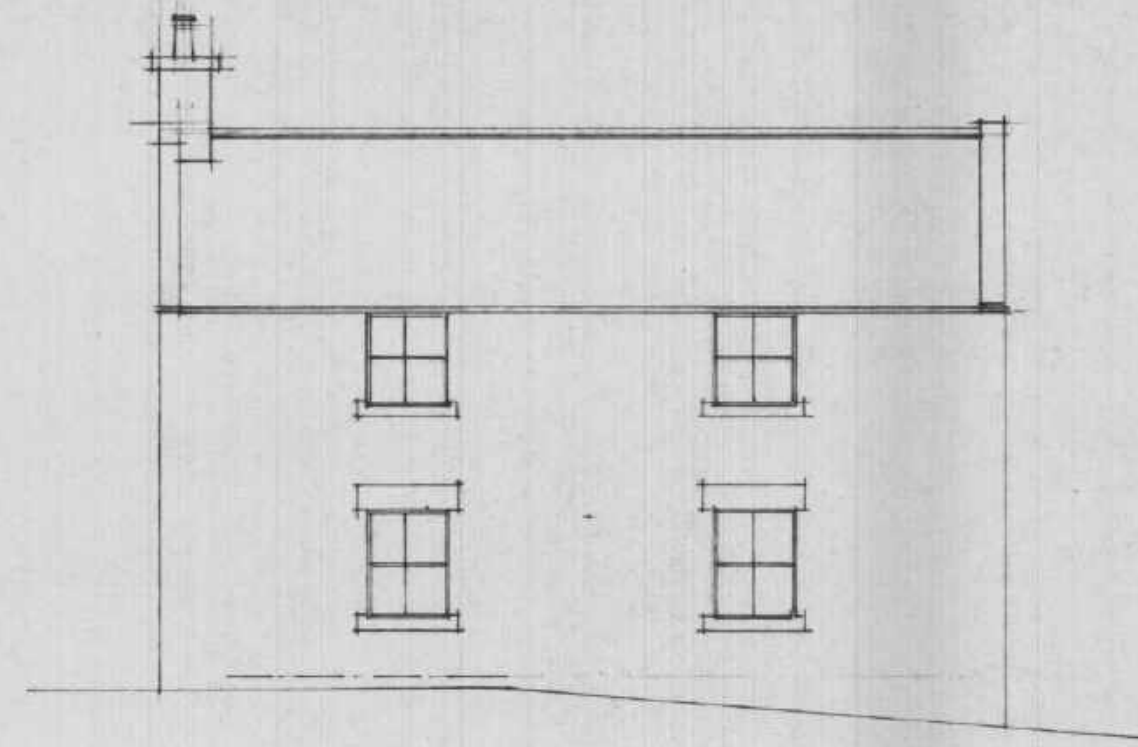
MOUNT HOUSE OFFICE, SPRINGWELL, GATESHEAD, NE9 7YU. Tel: (091) 416 0777

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

DRG PLOT 1 GROUND + FIRST FLOOR PLAN

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

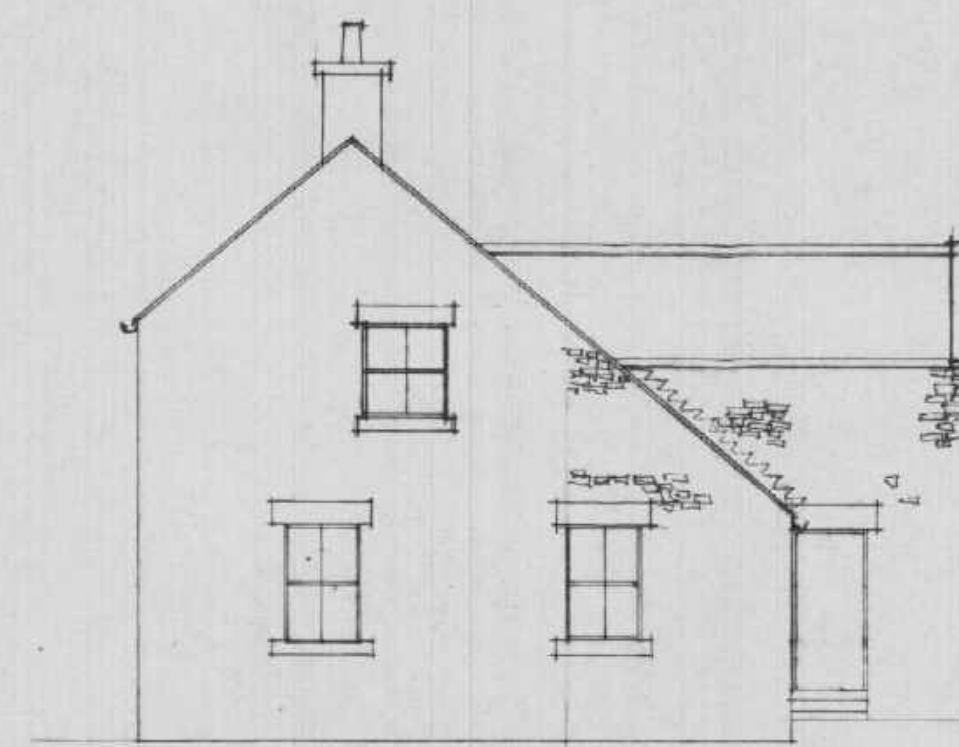




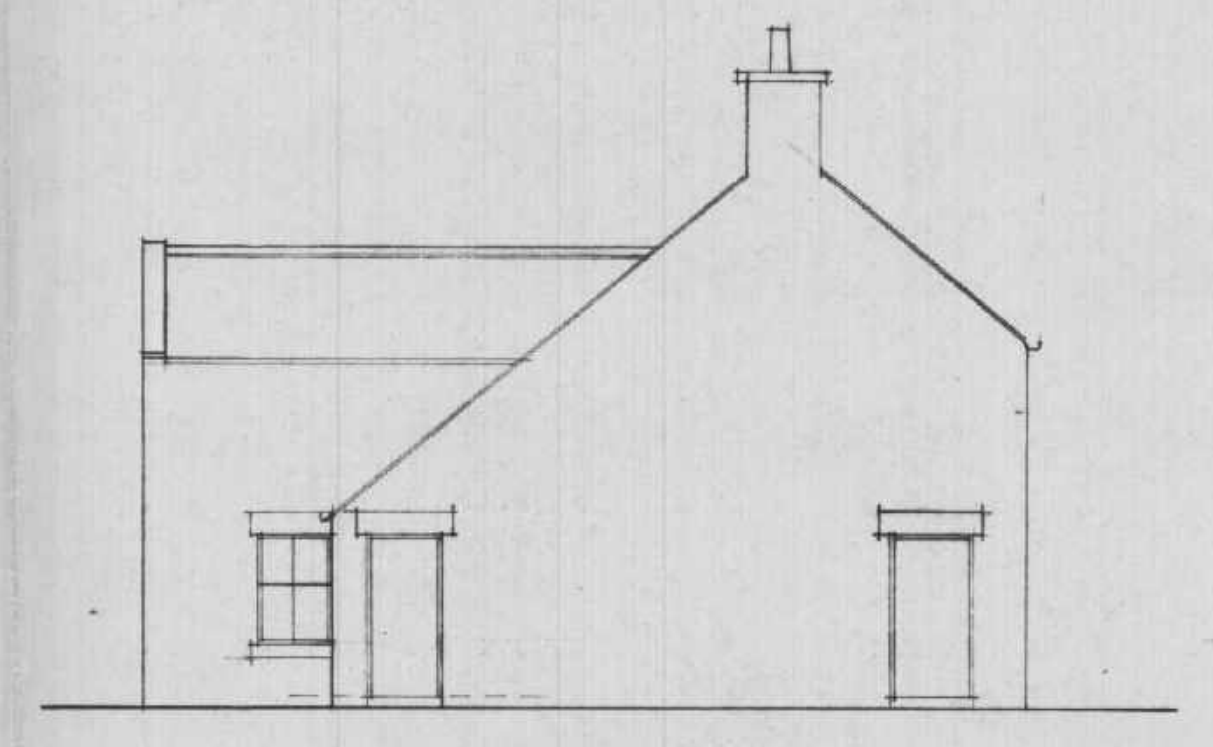
FRONT ELEVATION.



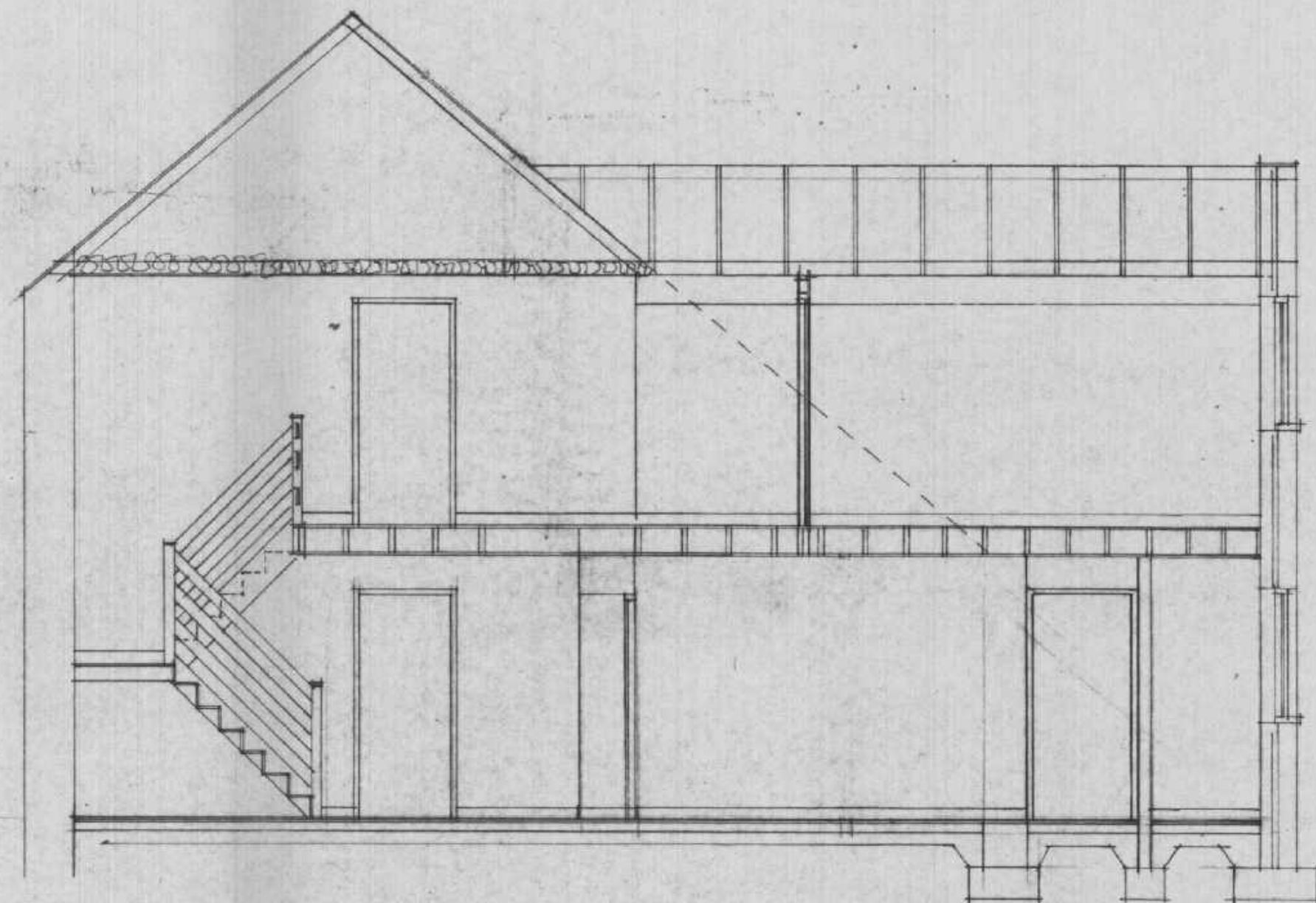
REAR ELEVATION.



SIDE ELEVATION.



SIDE ELEVATION.



200-250mm TRAPERS NOTED OVER STEEL SUPPORT @ 450 CENTRES  
 150mm GIRD INSULATION Laid BETWEEN TRAPPERS, SPANNE 20mm  
 CONTINUOUS BRIDGE  
 UNDERDRAIN WITH 7mm PLASTERBOARD + 3mm.

STAIRS -  
 PARSE FROM STAIRCASE AS SHOWN ON PLAN  
 MAX RISE 190mm FROM TREADS 210mm  
 MAX PITCH 45°  
 900mm LADE BETWEEN WARDROBE AND LANDING.  
 900mm HIGH WARDROBE, 1000mm HIGH BY LASSER  
 BALUSTERS/BAILS POLISHED TO PREVENT TRAILS OF A 100mm SPHERE.

STAIRS BY (REQUIRED FROM EXISTING SITE) WITH  
 THERMOPLASTIC BLOCKING UNDER LEAF.  
 STAIRCASE 2mm AS BETWEEN LEAFS AT SPAN 750  
 CENTRE VERTICALLY, 450mm AS VERTICALLY.

ROOF TRUSSES TO SPECIALIST MANUFACTURE -  
 LONGITUDINAL, DIAGONAL AND CEILING TRUSS  
 BARRING AS D.S. SIZE PARTS MES.

PROPOSED TRUSS BATTENS @ 450 CENTRES  
 TO SPECIALIST MANUFACTURE.  
 38-25mm TRUSS BATTENS AT REQUIRED GUMPS  
 ON UNVENTILATED SHEATHING FELT.

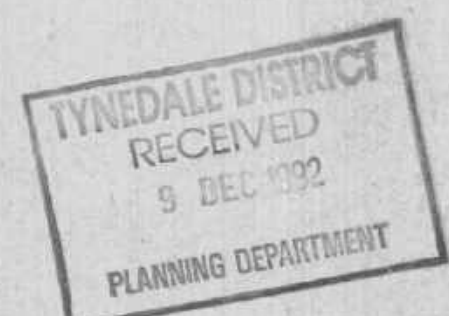
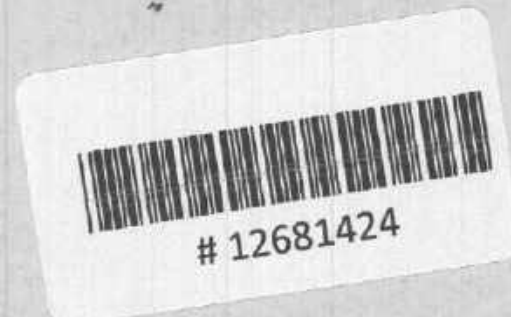
150mm GIRD INSULATION Laid BETWEEN TRUSSES  
 100mm HALF BOARD OVER WITH 75mm DRAPE

38mm GYPROCK FACED URETHANE INSULATING BOARD  
 TO OEN LINE EXISTING AND PROPOSED WALLS  
 ON 12mm DRAPE.

225 x 75mm FLOOR JOISTS @ 600 CENTRES  
 FROM T.G.S. WELDED FLOORING OVER.  
 UNDERDRAIN WITH 7mm PLASTERBOARD + 3mm  
 150 x 150mm TRIMMING CORNER LINTEL OVER NEW  
 OPENING IN EXISTING WALL TO ENG. MATERIAL.

FROM WELDED T.G.S. FLOORING ON 40mm REINFORCED  
 INSULATION (RUE OR G) ON 100mm CONG. FLOOR  
 SLAB ON 1200 GAUGE VISQUEEN VAPOR BARRIER  
 BARRING ON 150mm WELL ROLLED AND  
 BUNDLED HANDMADE

9mm LITRAGE T.G.S. FLOORING ON 40mm REINFORCED  
 FLOORSLABS ON 100mm CONCRETE FLOOR SLAB  
 ON 1200 GAUGE VISQUEEN VAPOR BARRIER  
 ON 150mm WELL ROLLED AND BUNDLED HANDMADE  
 100-300mm CONCRETE FOUNDATION AT 600mm  
 BELOW GROUND LEVEL.

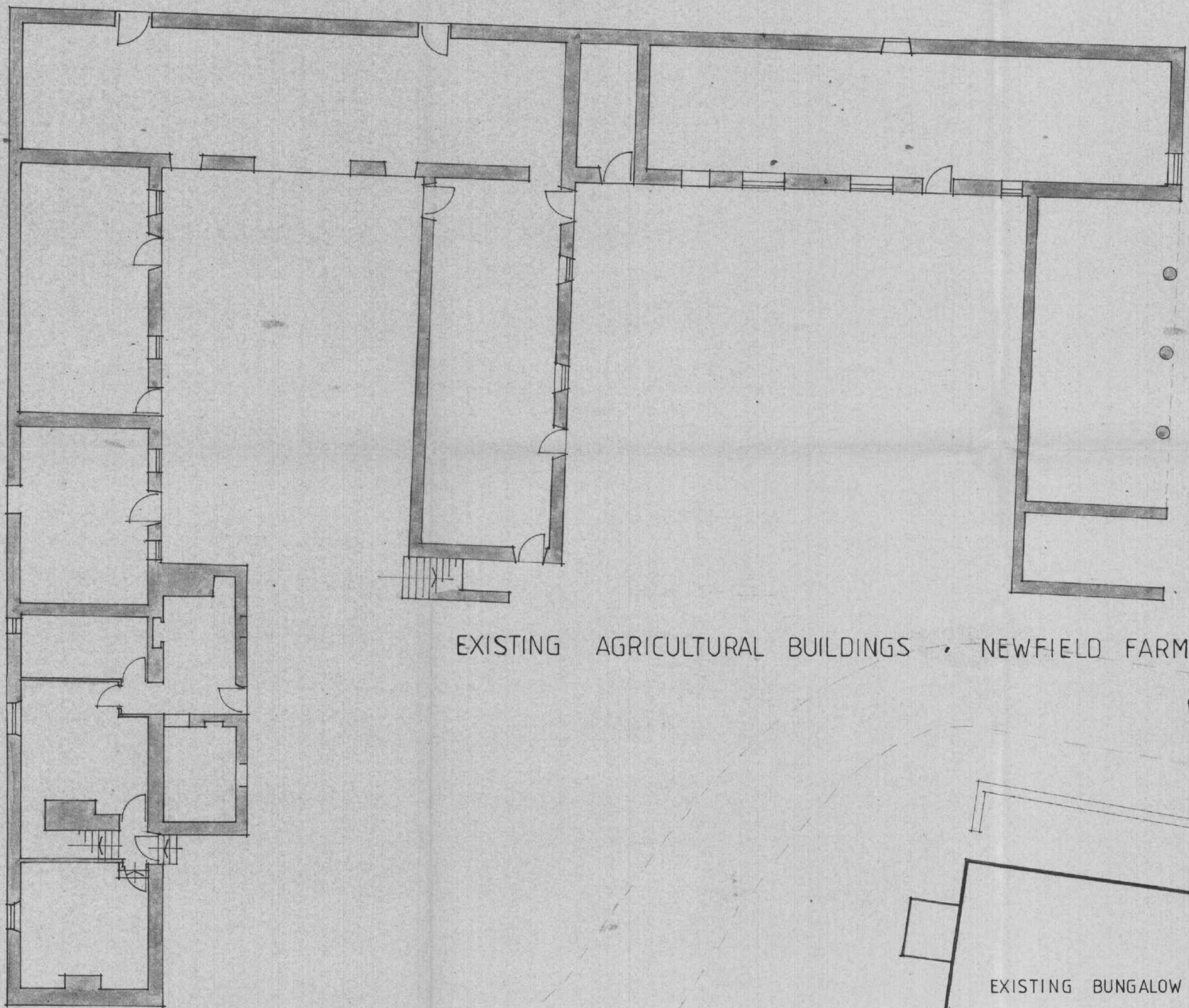


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 SPRINGWELL  
 GATESHEAD,  
 NEW TYNE. Tel: (091) 416 0777

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

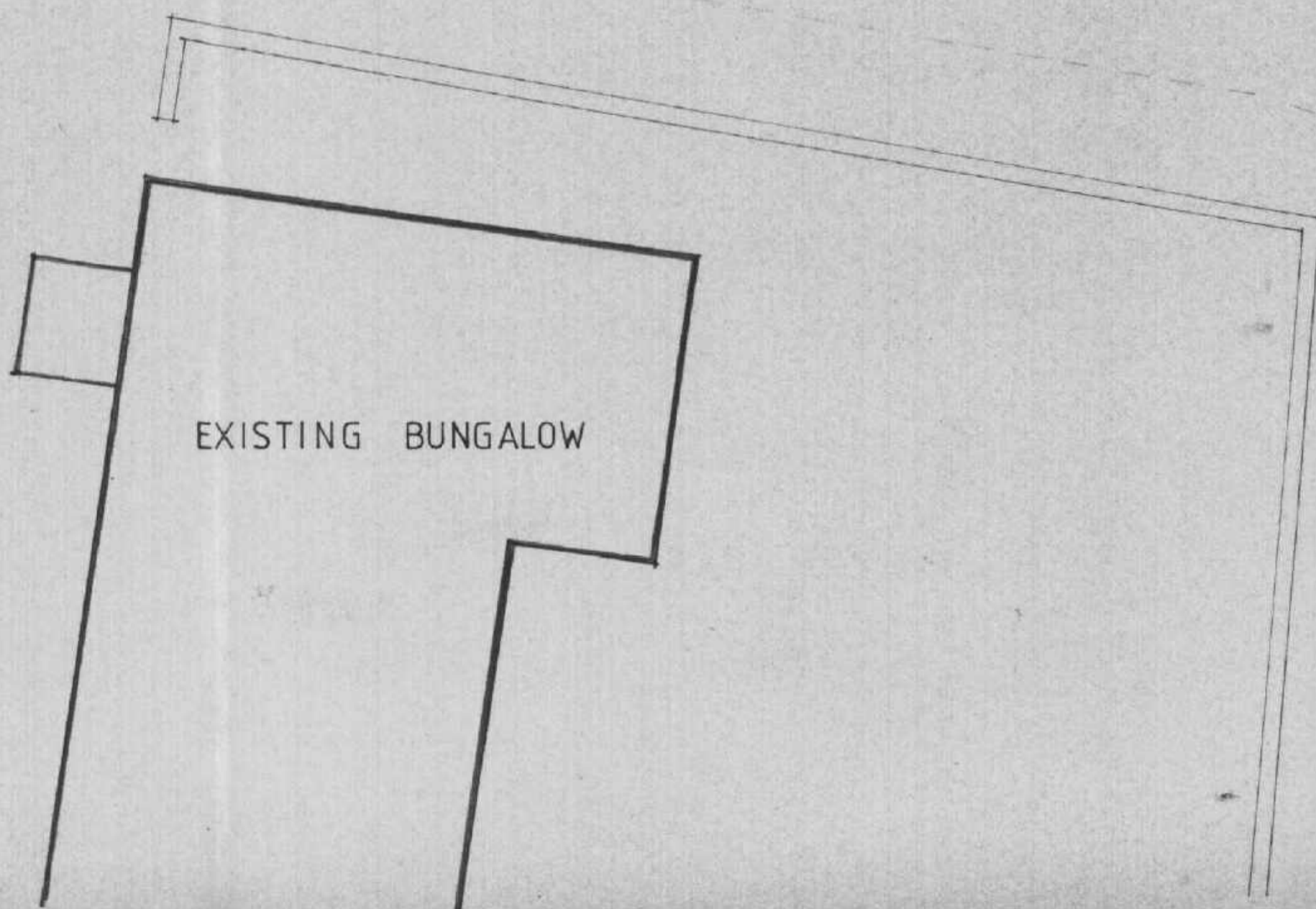
DRG  
 SECTIONS / ELEVATIONS PROPOSED

SCALE 1:50 / 1:100 DATE 19/6/92 DRG No 475/04

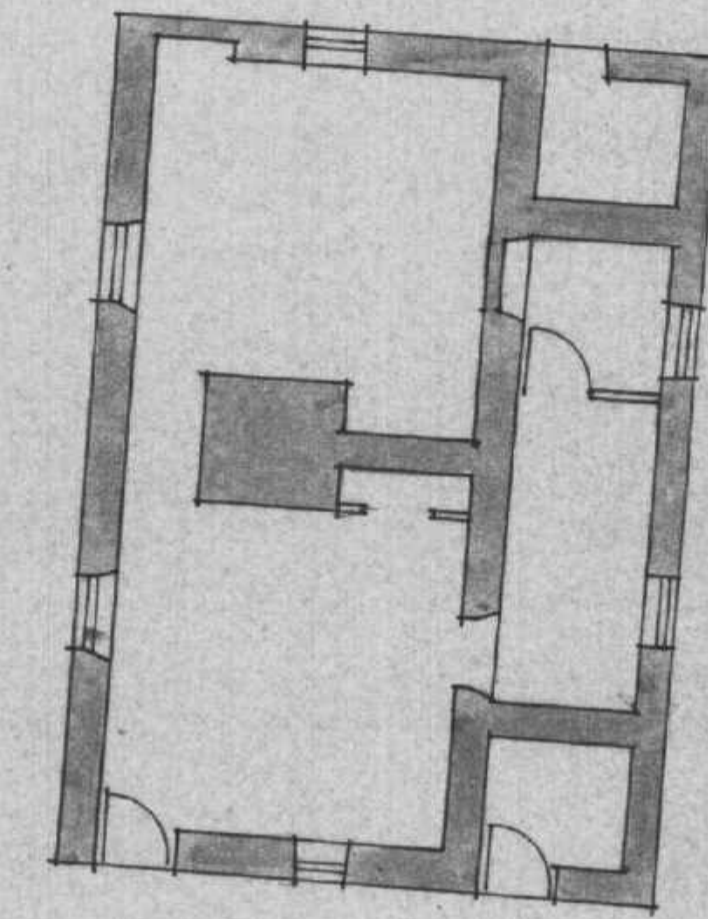


EXISTING AGRICULTURAL BUILDINGS • NEWFIELD FARM • MINSTERACRES

**APPROVED PLAN**



EXISTING BUNGALOW



TYNEDALE DISTRICT  
RECEIVED  
- 8 FEB 1991  
CHIEF'S  
PLANNING DEPARTMENT

TYNEDALE DISTRICT  
RECEIVED  
28 NOV 1990  
PLANNING DEPARTMENT

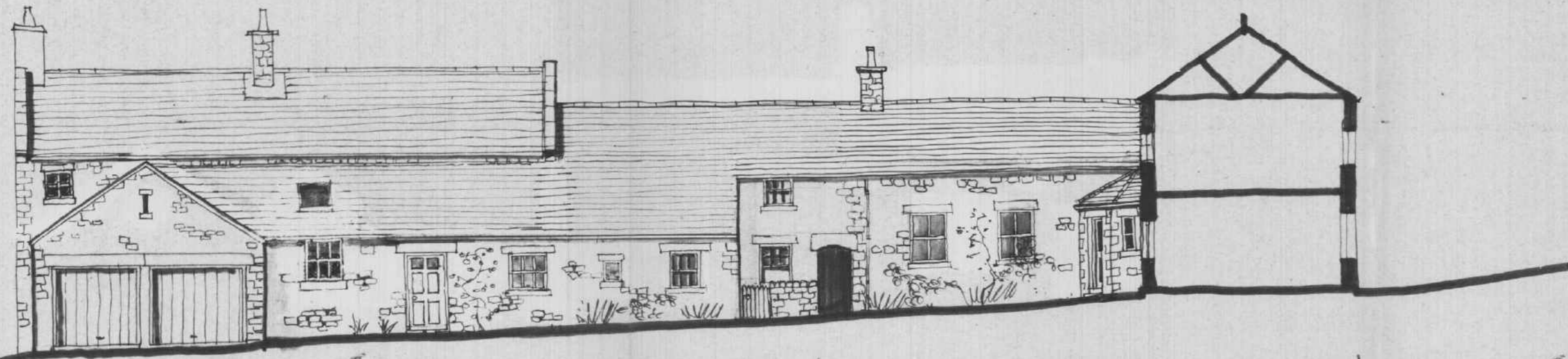
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ARCHITECTS**  
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SPRINGWELL,  
GATESHEAD,  
NE9 7YL. Tel: (091) 416 0777

JOB PROPOSED CONVERSION TO 4 NO  
Dwellings : NEWFIELD FARM :  
MINSTERACRES FOR MR. P. COTMBERT

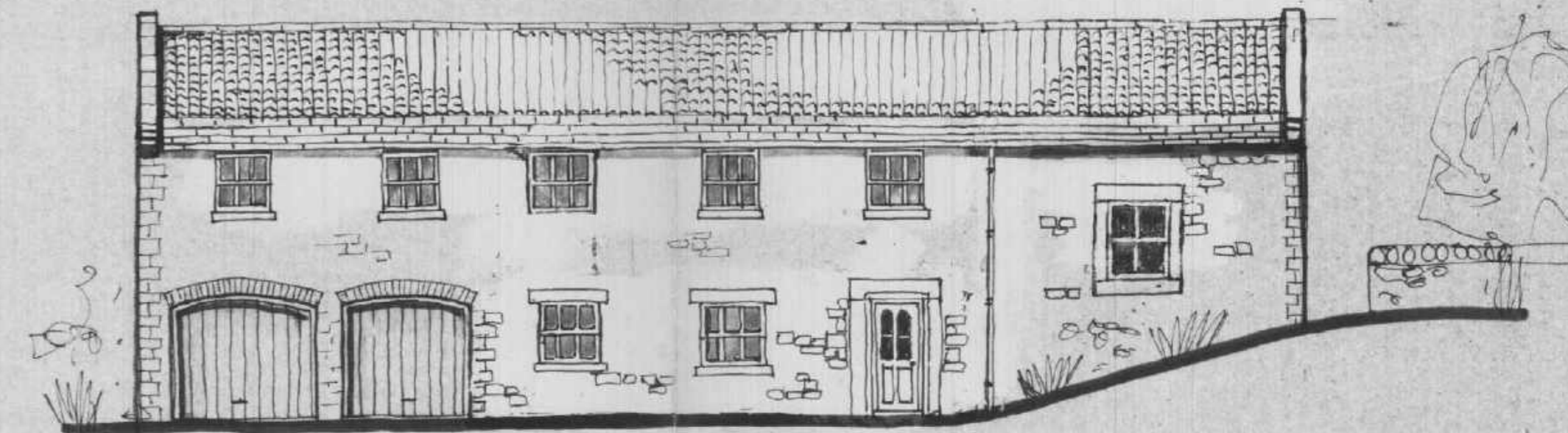
EXISTING FLOOR LAYOUTS-

SCALE 1:100	DATE MAY 90	DRG No 475/10.
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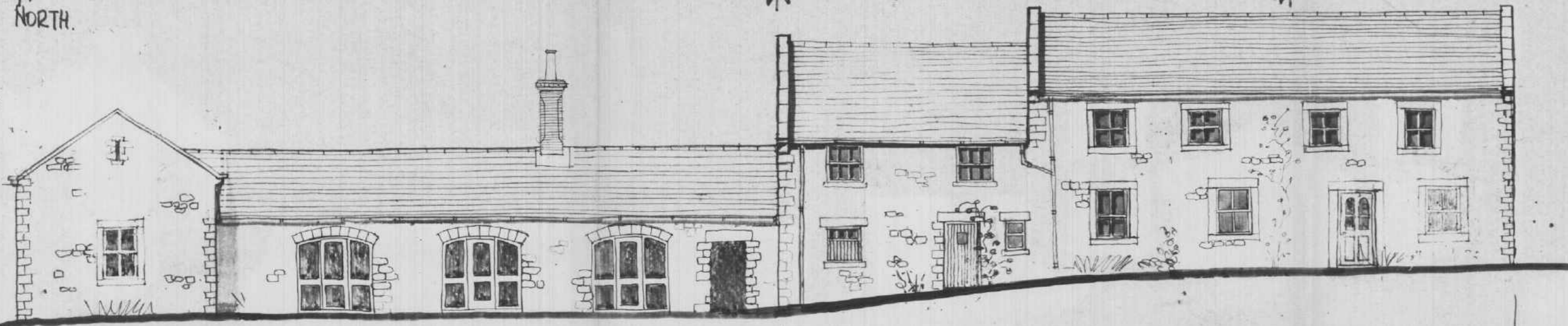




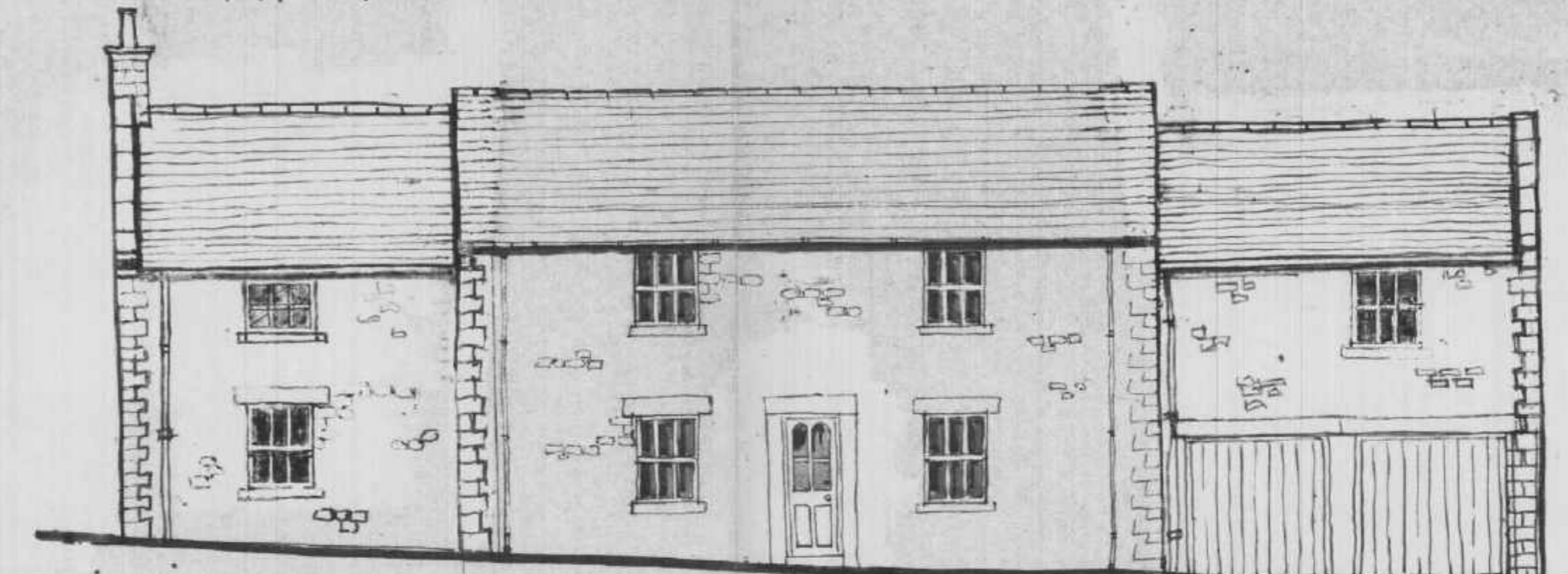
NORTH.  
PLOT NO 1. PLOT NO 2.



PLOT NO 3. SOUTH NORTH.



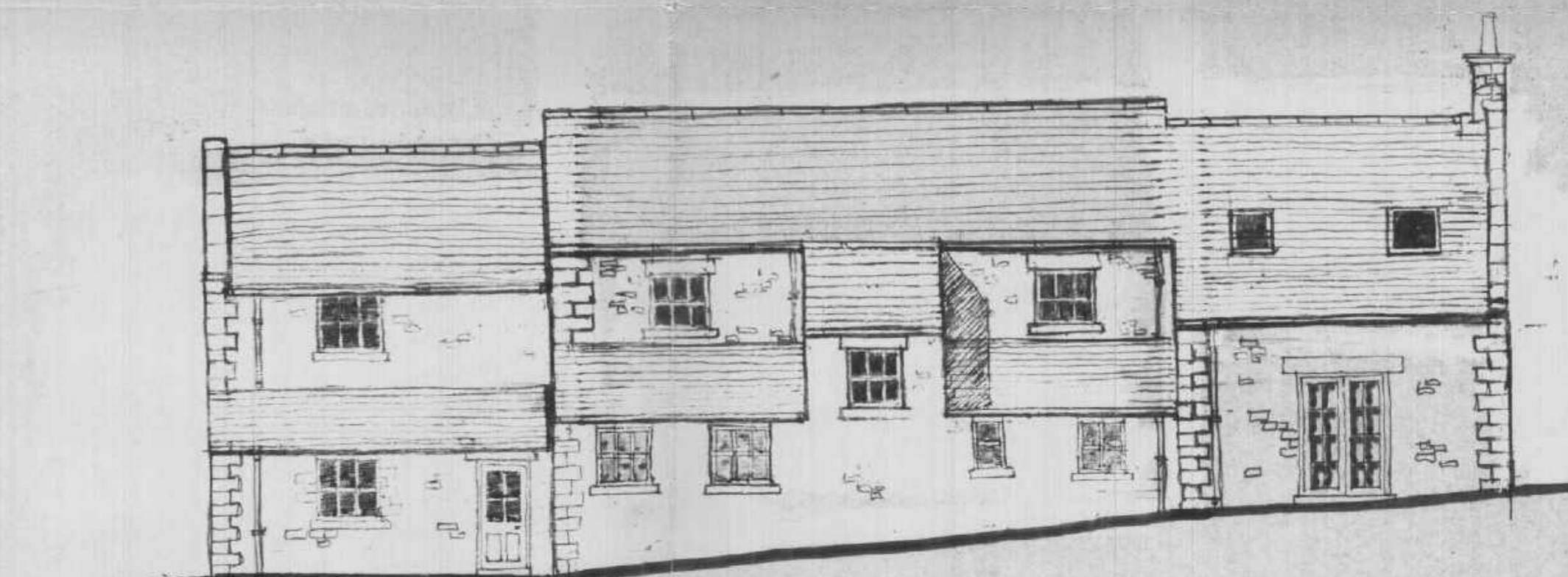
WEST  
PLOT NO 3. PLOT NO 2.



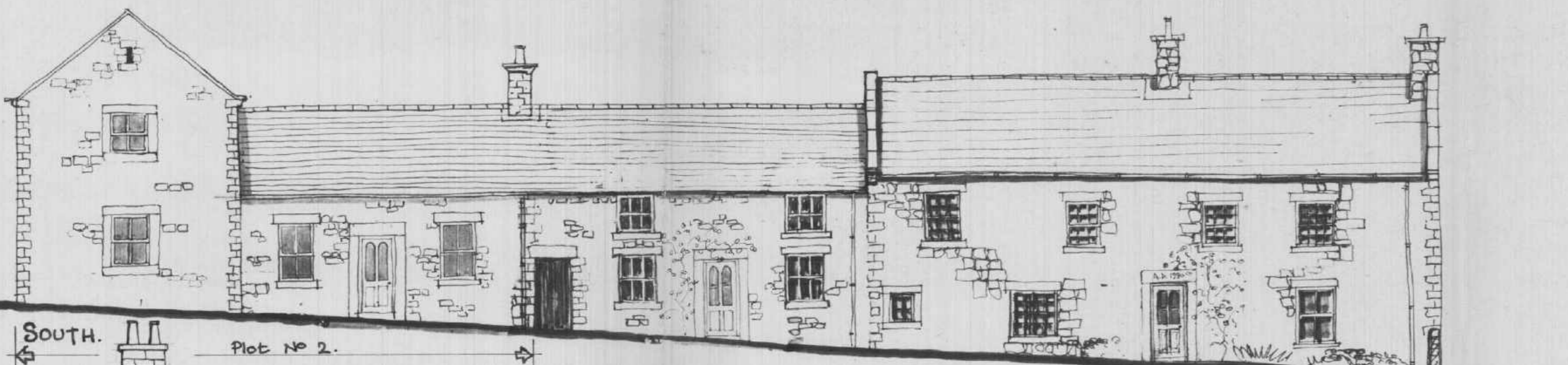
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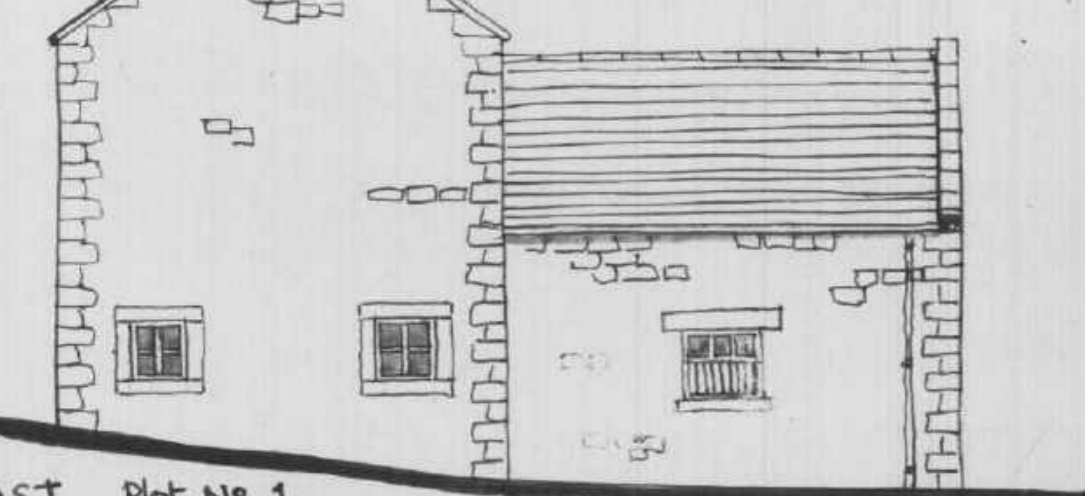
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PLOT NO 1. PLOT NO 2. PLOT NO 3.



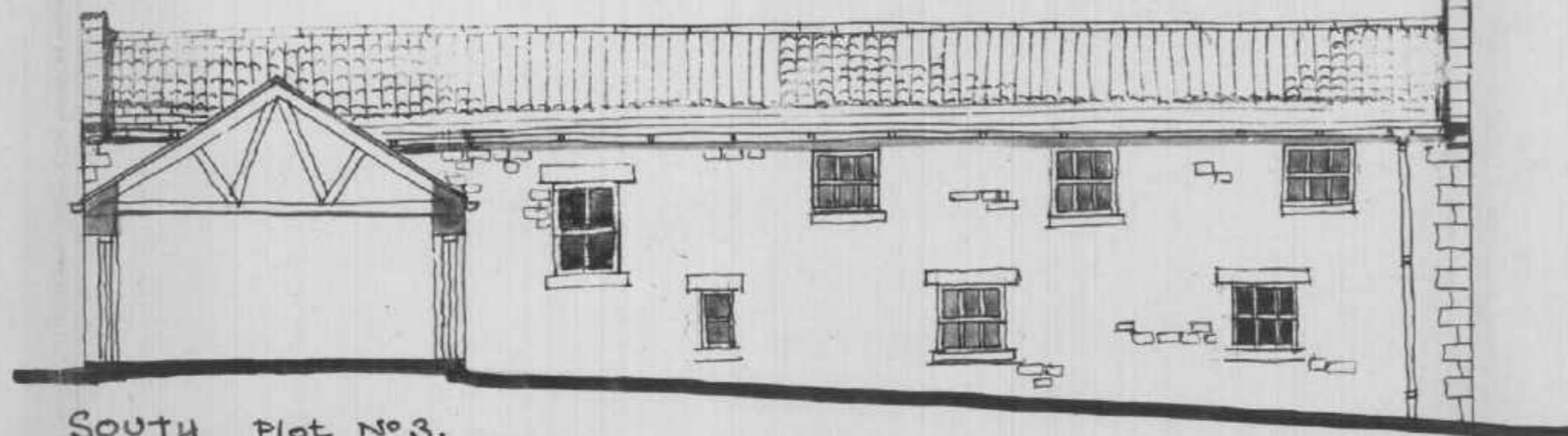
NORTH. PLOT NO 4.



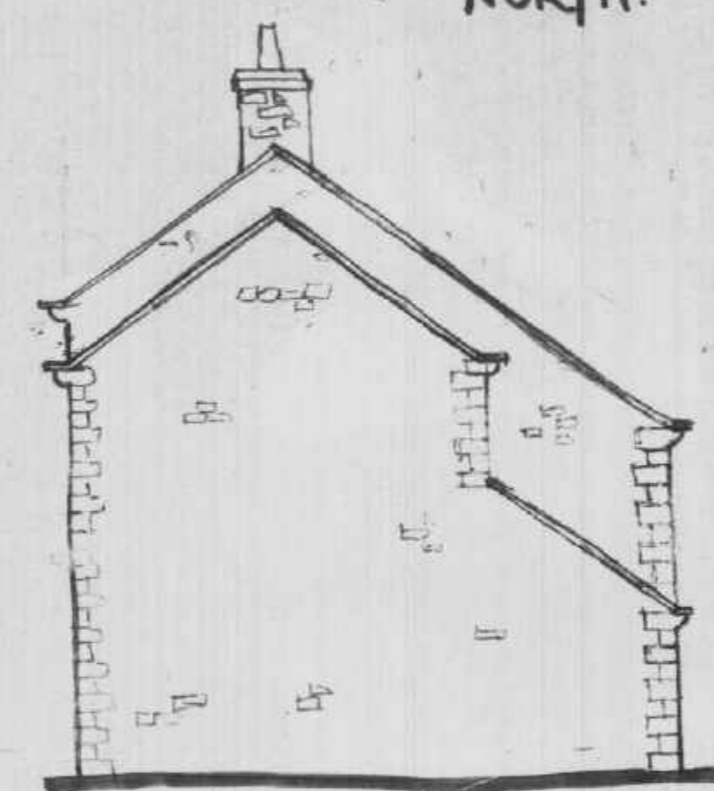
SOUTH.  
PLOT NO 2. PLOT NO 1.



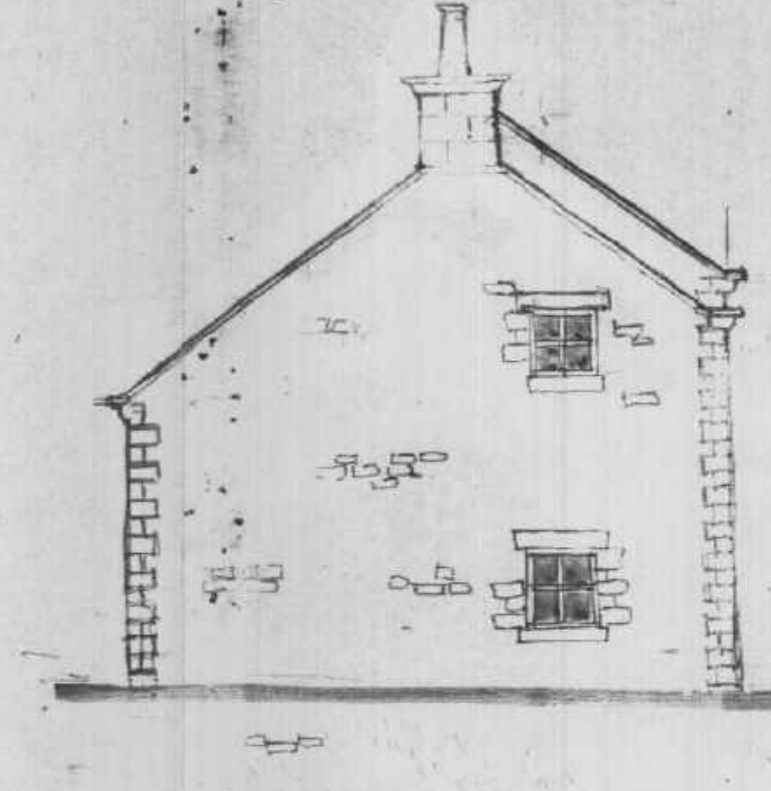
EAST Plot No 1.



SOUTH Plot No 3.



EAST Plot No 4.



WEST Plot No 4.

APPROVED PLAN  
TYNE DISTRICT  
RECEIVED  
16 APR 1991  
PLANNING DEPARTMENT

REV. A OCT. 90. - TO MEET PLANNING REGS.  
REV. B. NOV 90. WINDOWS ADDED.

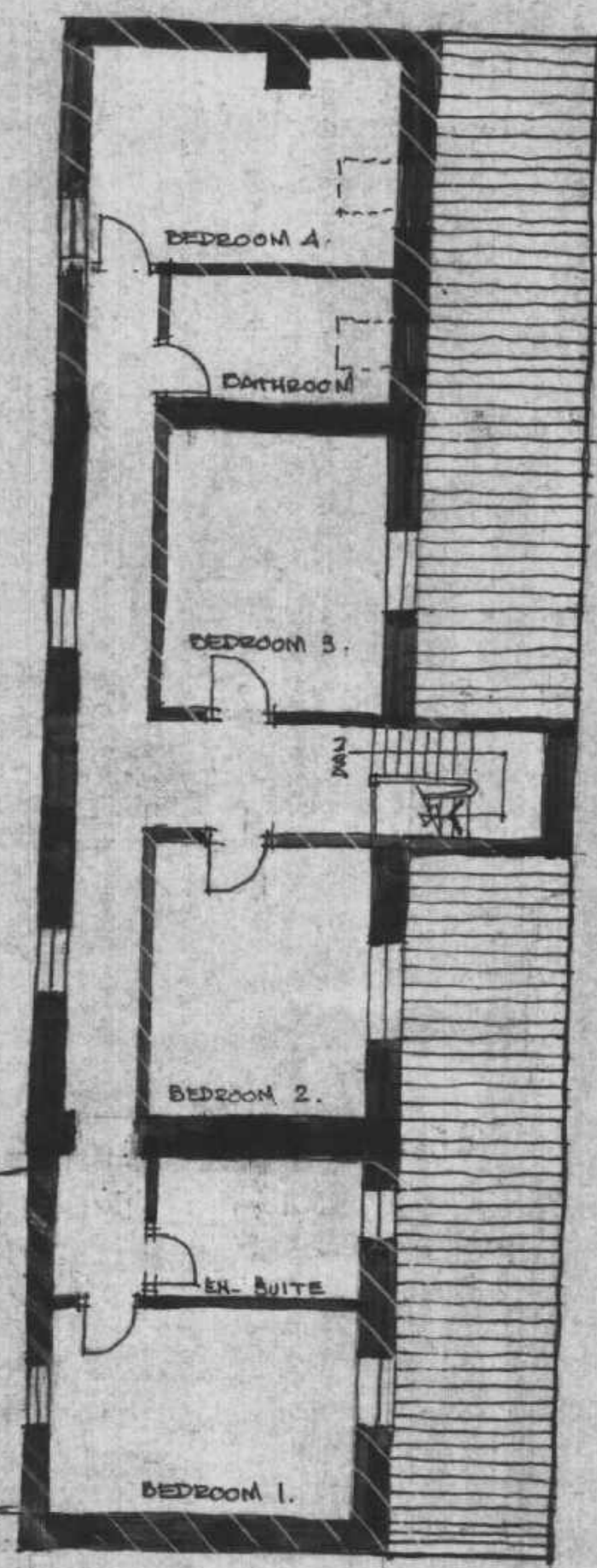
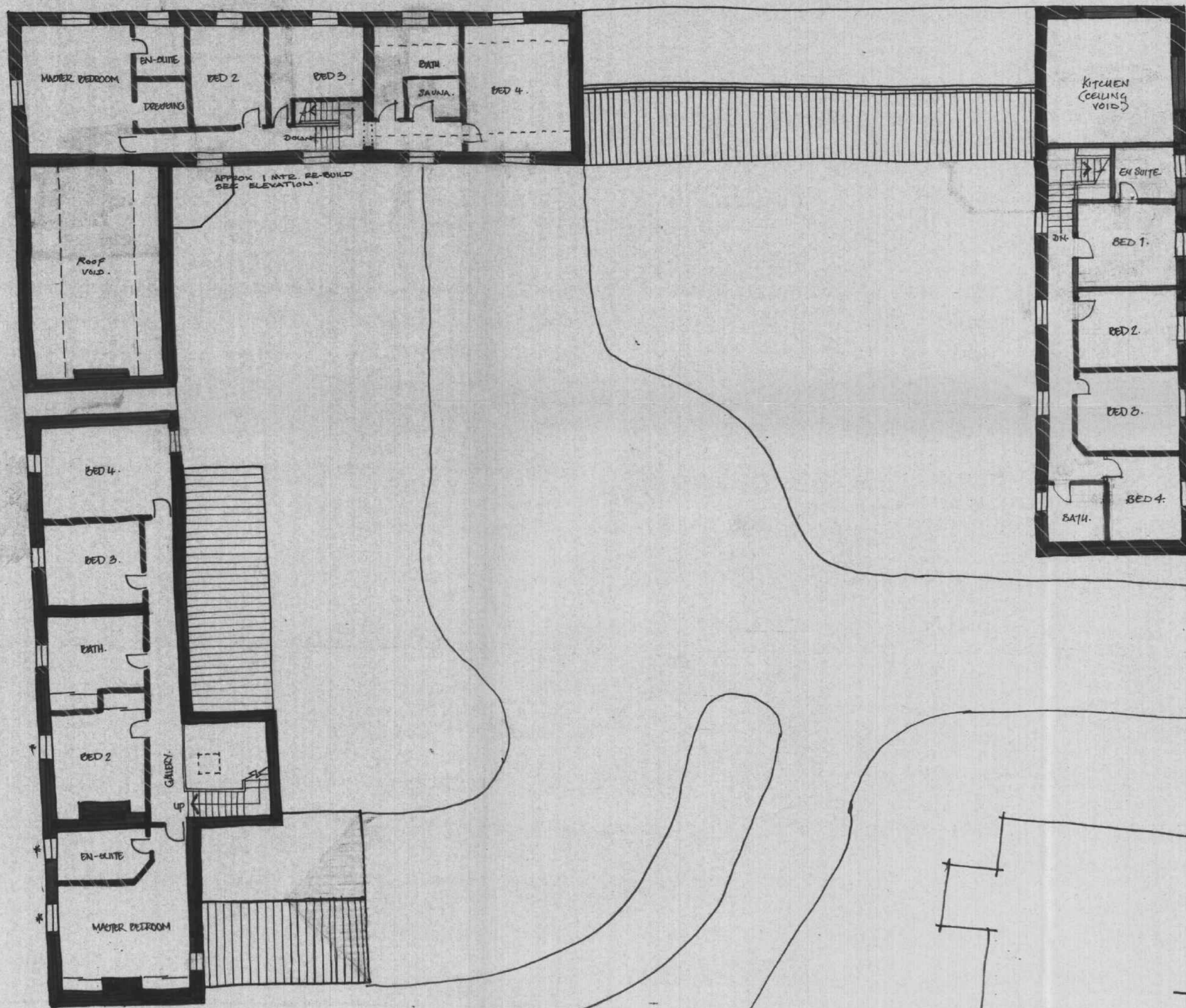
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GATESHEAD  
NEP 7YU. Tel 091 416 0777

FOR PROPOSED CONVERSION TO 4 NO  
DWELLINGS : NEWFIELD FARM :  
MINSTERACRES FOR MR P. COYBEE.

DRG.  
SKETCH ELEVATIONS.

SCALE DATE DRG. No.  
1:100 MAY 90 475/14.A





TYNEMERE DISTRICT  
RECEIVED  
16 APR 1991  
**APPROVED PLAN**

REV. A. 11 OCT. 90. - TO MEET PLANNING REQS.  
REV. B. NOV. 90. EXISTING WINDOWS INDICATED  
REV. C. APRIL 91. PLOT A ALTERED.

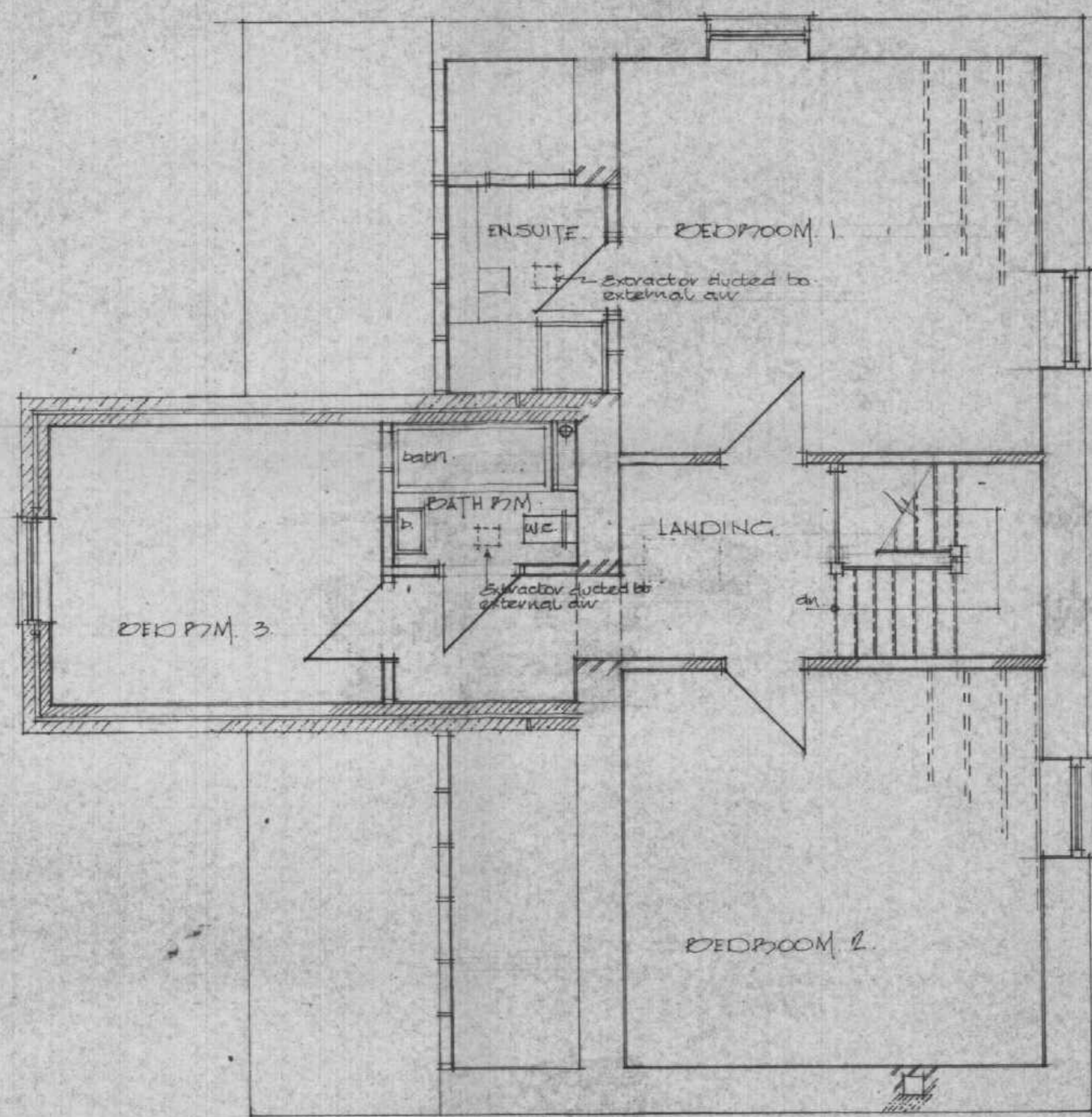
**ANGUS LEYBOURNE & CO.**  
ARCHITECTS  
MOUNT HOUSE OFFICE,  
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GATESHEAD,  
NE9 7YU. Tel: (091) 416 0777

JOB: PROPOSED CONVERSION TO  
4 NP DWELLINGS: NEWFIELD FARM:  
MINSTER ROAD TOR MILF CUTHBERT.

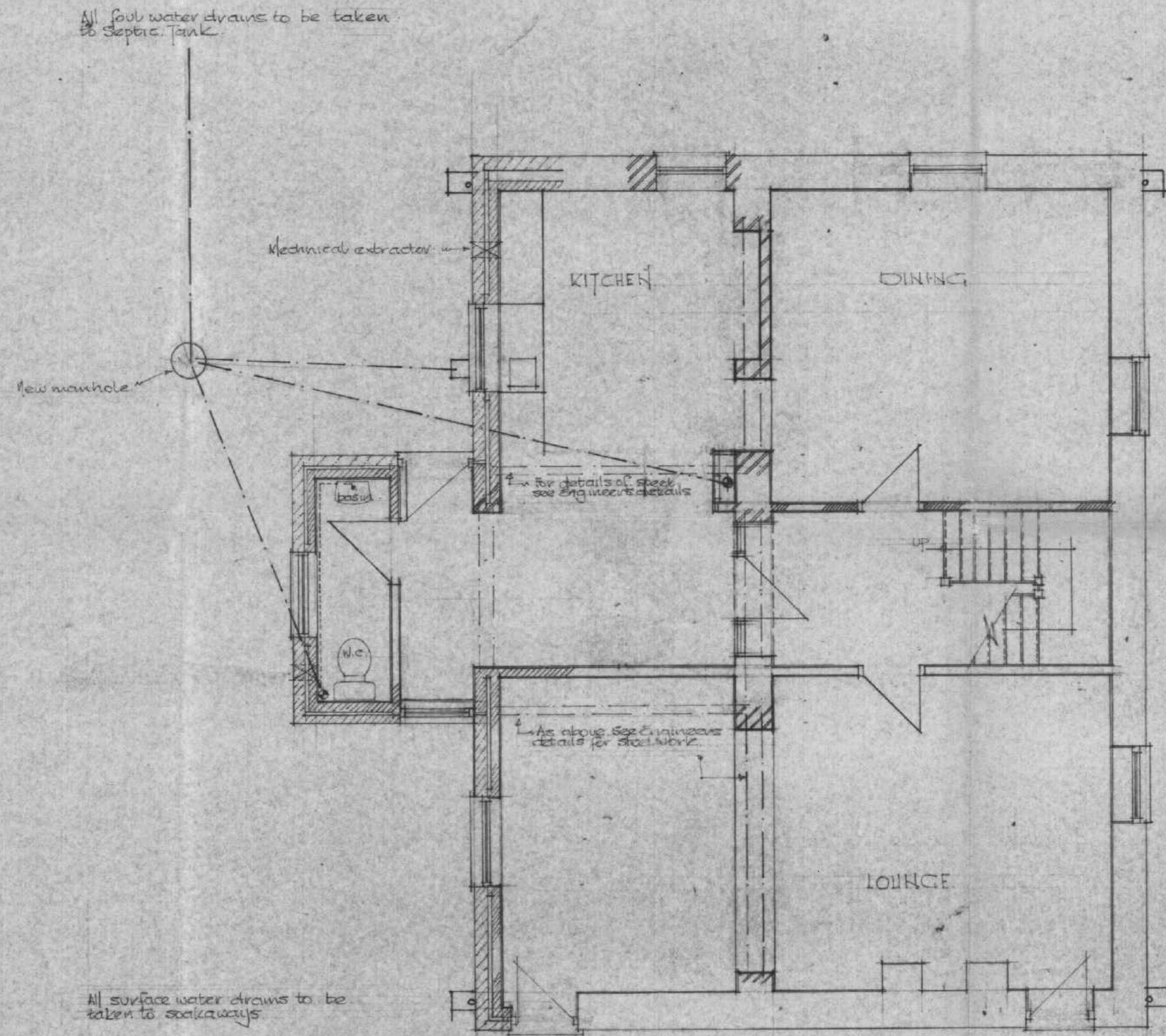
DRG  
**FIRST FLOOR LAYOUT**

SCALE 1:100	DATE MAY '90	DRG No. 475/12C
----------------	-----------------	--------------------

External walls: Stone (re-used from existing site) with 60mm cavity filled with Rockwool insulation batts. Stainless steel wall ties as before 100mm lead bearing conc blocks with 12mm plaster finish. Skirting boards to match existing.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

**PROVISIONAL CONSTRUCTION NOTES.**

- NOTES:-
- ALL WALLS TO BE BRICKWORK WITH SLIGHT SINK LINDERS, DIMENSIONS AS PLAN + SECTION. FINISHED AS EXTERIOR + FINISH SLIGHT SINK CENTRE.
  - ALL WINDOWS TO BE SUPERSEDED (SEE PLAN FOR POS) WITH 100mm END BEARING. DPC LAPPED OVER LINTEL.
  - DOOR LINING - DPC TO INTERNAL FACE OF EXTERNAL WALL. 25mm OPTIC FACED URETHANE INSULATING BOARD ON DORS.
  - 100mm BITUMEN MEMBRANE AND GULL TO WINDOW FINISH TO L.A. INTERNAL.
  - REFER TO BUILDING INFORMATION FOR NOTES TO BUILD UP OR REPLACE. EXISTING CONSTRUCTION TO BE RETAINED WHERE POSSIBLE.
  - 100mm 2 WAY ROUND CUTTER WITH 75mm DOWNPIPE TO GULLIES.
  - INTERNAL DOORS TO HAVE 12mm BEKITE - 100% SOLID SW. FINISH.
  - WALL WITH FINE DOOR TO HAVE 25mm BEKITE 100% SOLID FINISH. FUTURE RESISTANT LAMINATE FLOORING TO BATHROOMS AND TOILET.
  - DRAINAGE:- ALL WASTE PIPES TO BE UNCL. ALL FITTINGS TO HAVE 75mm DEEP SEAL TRAPS OR WASTE PIPES TO BE 50mm DIA. BY WARELY PLASTIC (OR EQUAL PERIODS) 40mm DIA. DRAIN WASTES, 32mm DIA. DRAIN WASTES. WASTES PIPING TO HAVE 100mm DIA. 150mm DIA. STRAIGHT. 100mm DIA. WASTE TO 200mm DIA. JUNCTION TRAPS. 100mm DIA. JUNCTION TRAPS TO TERMINATE 100mm ABOVE WINDOW HEAD, WITH DRAINAGE PLUMBING CHAIN. 100mm DIA. WASTE TRAPS TO 150mm DIA. WASTE WASTE PIPE EXCEEDS 1.7m.
  - Ø GULLIES. 88V AIR ADMITTANCE. SVD SOIL/VENT PIPE.

- EXTRACTION:-
- KITCHEN TO HAVE 100 EXTRACT FAN TO EXTRACT MIN. 60 L/SECOND (WELFARE 100 OR EQUAL).
  - BATHROOMS TO HAVE 100 EXTRACT FAN TO EXTRACT MIN. 15 L/SECOND INTERMITTENTLY (WELFARE 100 OR EQUAL WITH DT20 BELOW).
  - W.C. TO HAVE 100 EXTRACT FAN TO EXTRACT AT 3 AIR CHANGES PER HOUR INTERMITTENTLY WITH 15 MIN. OVER-RUN (WELFARE 100 OR EQUAL).



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

FOR PROPOSED COVERATIONS to 4 no DWELLINGS  
 NEWFIELD FARM MINSTERACRES for  
 MR P. CUTHBERT

DRG  
**PROPOSED**

SCALE 1:50	DATE 19/6/92	DRG No 475/03
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