

below ground plan

NOTE: strip out all existing linings prior to commencement, and advise Architect of masonry wall thickness. It has been assumed for insulation and lining strategy that existing external walls are min 200mm thick masonry.

woodburning stove, to client choice, design and installation by specialist. A hearth and flue notice should be provided in accordance with AD J Para 1.57 and diagram 16 of the same. To exhaust horizontally through wall to external stainless steel flue, to extend min 4.5m above top of woodburner unit. Ensure required clearances to non-combustible materials as BS EN 1856-1

steel flue from woodburner to specialist design, to terminate min 2300mm horizontally from roof plane / min 1000mm above highest point of intersection with roof plane. Flue height to be min 4.5m from top of appliance

non-combustible hearth, to client choice set on floor screed, to extend min 300mm beyond edges of woodburning appliance.

existing jamb line retained. Adjust existing opening with new lintel over to SE details.

vaulted ceiling over.

internal wall linings, and opening jamb and head linings as noted elsewhere.

install new 3500 Velux sun to rear roof slope, installed to manufactures details.

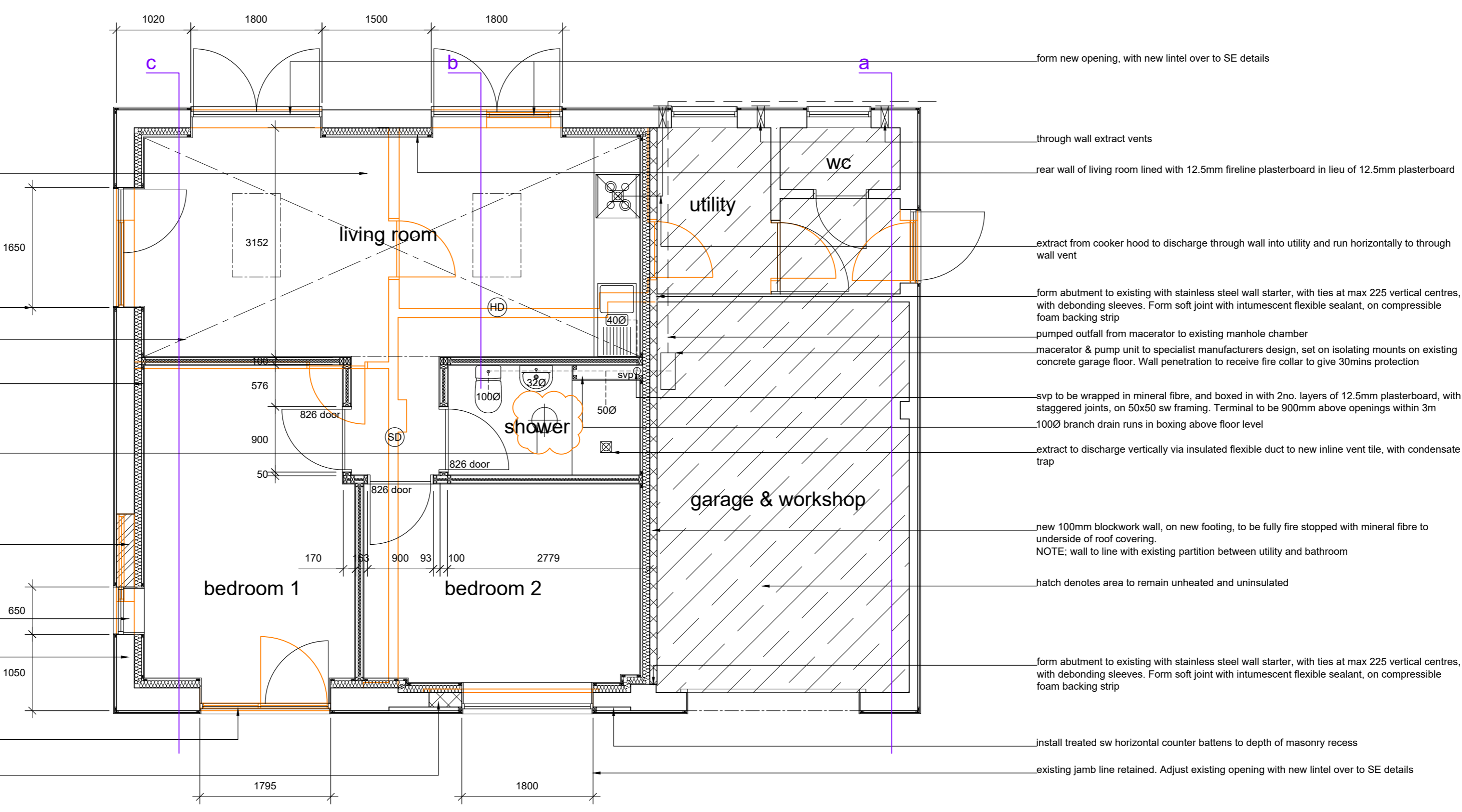
infill existing opening in facing brickwork to match existing, fully toothed in.

form new opening, with new lintel over to SE details.

externally, apply stained and treated timber cladding, on 25x50 treated sw vertical battens, with ventilation strip and insect mesh to top and bottom to provide continuous ventilation.

extend existing opening down to floor level, with new lintel over to SE details.

partial infill to existing opening in blockwork, or facing brickwork, fully toothed in.



ground floor ga plan

new centre pivot Velux rooflight, and EDW flashing kit, solar powered opening, with Better Comfort 68 glazing, and blinds to client choice. Setting out horizontally to be centered on doors below.

ensure insulation carried up to underside of roof insulation, and taped to the same to form continuous vcl.

install new 3500 Velux sun to rear roof slope, installed to manufactures details.

steel ridge beam, seated on padstones, all to SE details.

ensure gable insulation carried up to underside of roof insulation, and taped to the same to form continuous vcl.

insulated, and lockable loft access hatch, positioned to be agreed, with double joist trimming to all edges.

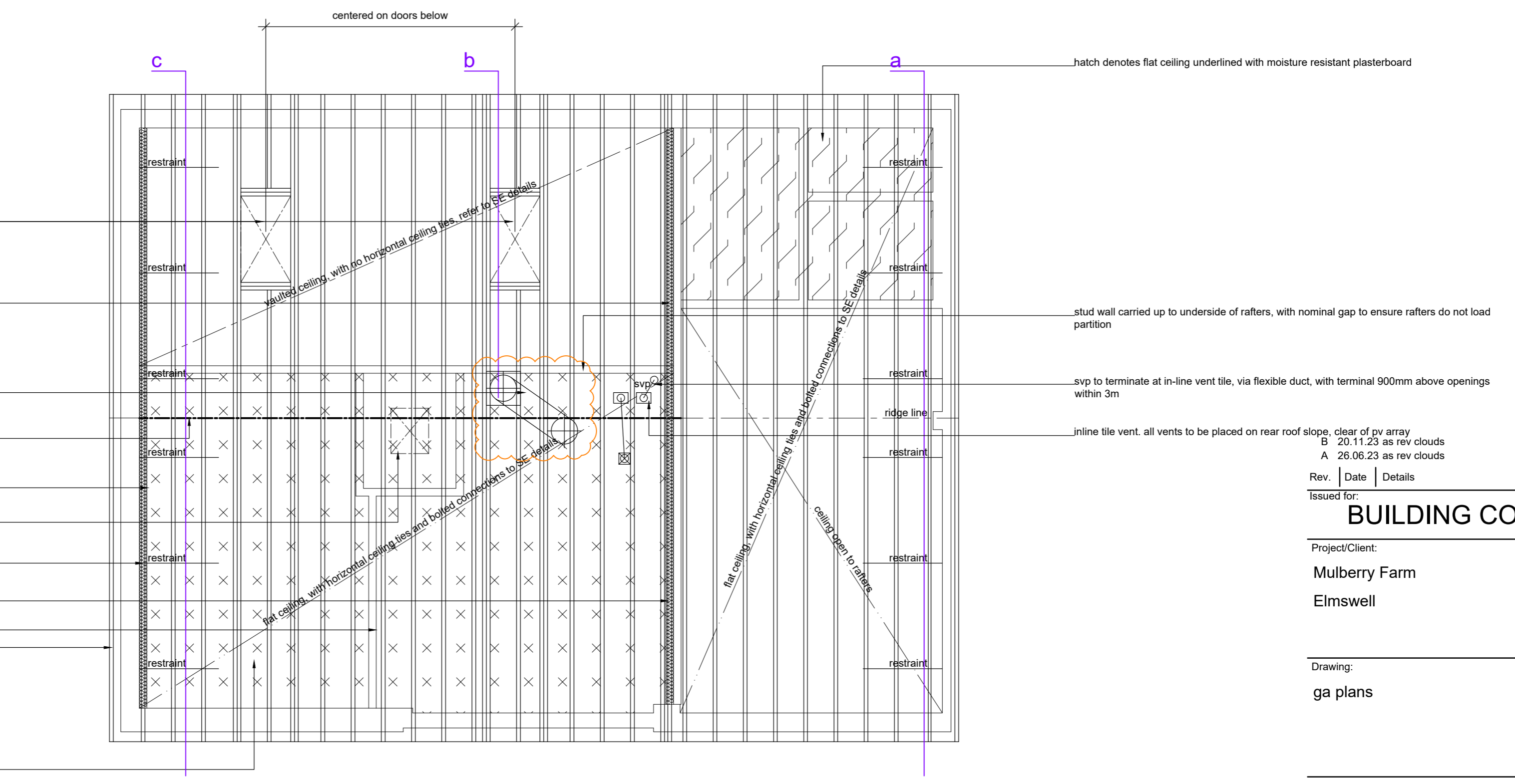
30x5x1200 galvanised steel restraint straps, screwed to masonry and min 3no. rafters / ceiling joists at max 1.8m centres. Include solid blockings between timbers on lines of restraint.

new 100mm blockwork wall, on new footing, to be fully fire stopped with mineral fibre to underside of roof covering.

internal non-loadbearing partitions to underside of ceiling joists.

form gable ladder for verge overhang.

hatch denotes flat ceiling underlined with 12.5mm plasterboard and skim.



roof construction plan

Rev.	Date	Details	Drawn	Checked
B	20.11.23	as rev clouds	nb	nb
A	26.06.23	as rev clouds	nb	nb

Issued for:

BUILDING CONTROL	
Project/Client:	Project No:
Mulberry Farm	1743
Elmswell	Dwg No:
	100
	Scale:
	1:50
Drawing:	North:
ga plans	⊙ @ A1
Drawn By:	Date:
nb	26.05.23
Checked By:	Date:
nb	26.05.23

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Contractors must work only to figured dimensions which are to be checked on site
This line measures 90mm at stated sheet size