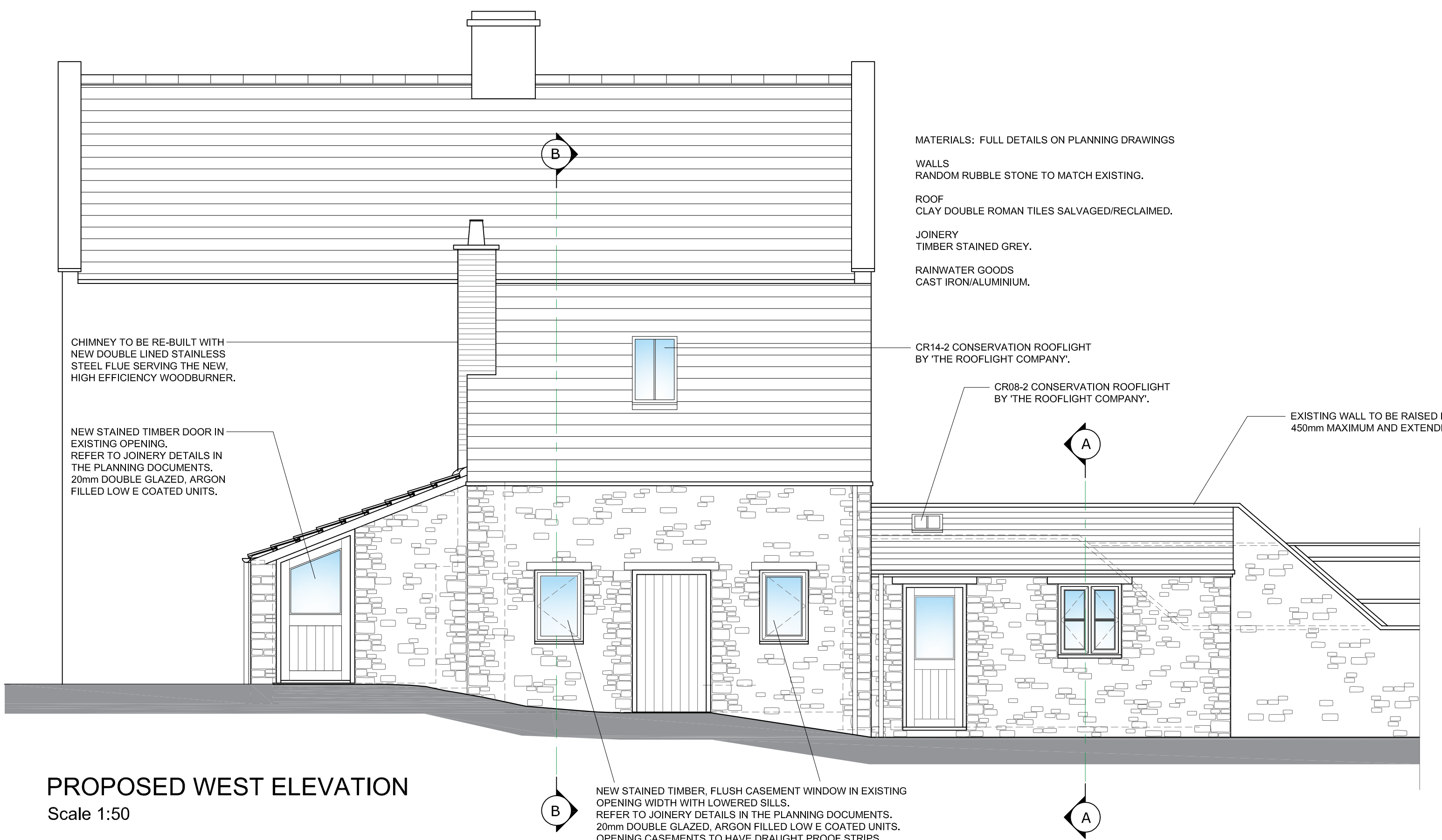


PROPOSED WEST ELEVATION
Scale 1:50



PROPOSED WEST ELEVATION
Scale 1:50

MATERIALS: FULL DETAILS ON PLANNING DRAWINGS
WALLS
 RUBBLE STONE TO MATCH EXISTING.
ROOF
 CLAY DOUBLE ROMAN TILES SALVAGED/RECLAIMED.
JOINERY
 TIMBER STAINED GREY.
RAINWATER GOODS
 CAST IRON/ALUMINIUM.

CHIMNEY TO BE RE-BUILT WITH NEW DOUBLE LINED STAINLESS STEEL FLUE SERVING THE NEW, HIGH EFFICIENCY WOODBURNER.

NEW STAINED TIMBER DOOR IN EXISTING OPENING. REFER TO JOINERY DETAILS IN THE PLANNING DOCUMENTS. 20mm DOUBLE GLAZED, ARGON FILLED LOW E COATED UNITS. OPENING CASEMENTS TO HAVE DRAUGHT PROOF STRIPS.

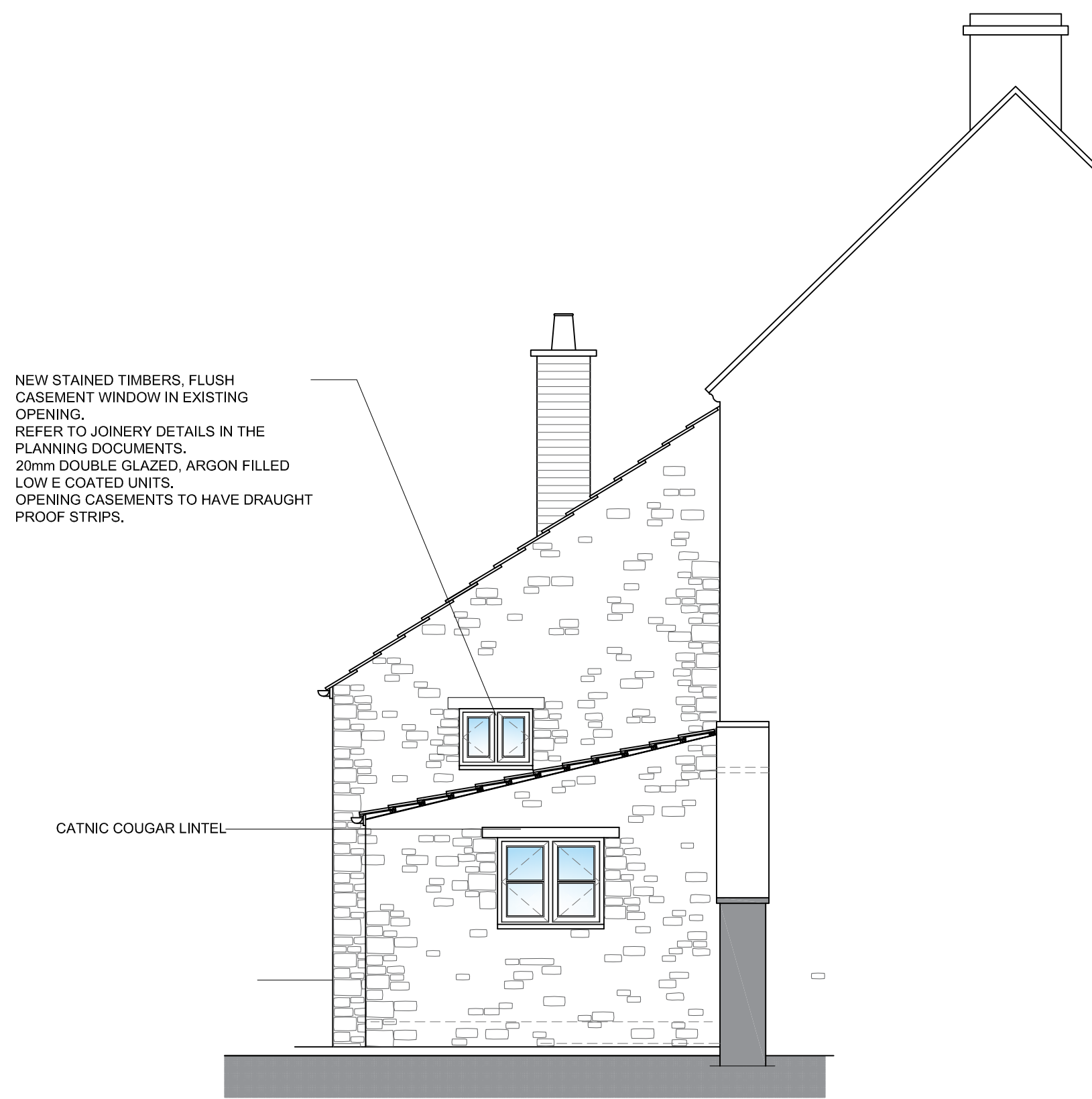
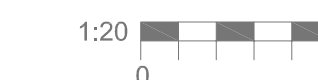
NEW STAINED TIMBER, FLUSH CASEMENT WINDOW IN EXISTING OPENING. REFER TO JOINERY DETAILS IN THE PLANNING DOCUMENTS. 20mm DOUBLE GLAZED, ARGON FILLED LOW E COATED UNITS. OPENING CASEMENTS TO HAVE DRAUGHT PROOF STRIPS.

CR14-2 CONSERVATION ROOFLIGHT BY 'THE ROOFLIGHT COMPANY'.

CR08-2 CONSERVATION ROOFLIGHT BY 'THE ROOFLIGHT COMPANY'.

EXISTING WALL TO BE RAISED BY 450mm MAXIMUM AND EXTENDED.

NEW STAINED TIMBER, FLUSH CASEMENT WINDOW IN EXISTING OPENING WITH LOWERED SILLS. REFER TO JOINERY DETAILS IN THE PLANNING DOCUMENTS. 20mm DOUBLE GLAZED, ARGON FILLED LOW E COATED UNITS. OPENING CASEMENTS TO HAVE DRAUGHT PROOF STRIPS.



PROPOSED WEST ELEVATION
Scale 1:50

Rainwater Goods
 New rainwater goods to be new 110mm cast iron/aluminium half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to existing or new soakaway, sited a min distance of 5.0m away from any building, via 100mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

NEW EXTENSION
External Walling - U value 0.17/m2k.
 External leaf to be 150mm natural stone to match existing. 125mm cavity to have SureCav25 to maintain a 25mm clear cavity. 100mm Celotex GF5000 or CavityTherm full fill cavity wall insulation. Internal leaf to be 100mm Celcon standard blocks. Apply insulation in strict accordance with manufacturers instructions. Skins of cavity wall to be tied together with stainless steel wall ties conforming to BS 1243:1978. Ties to be spaced 750mm horizontally and 450mm vertically, and 225mm vertically within 225mm from sides of openings and unbonded jambs

Wall Plate
 100 x 65mm C24 wall plate securely fixed to wall using Catnic mild steel vertical straps 30mm wide x 2.5mm thick and extend min 1000mm down wall. Straps to be fixed using min 4 screws with at least one screw located within 150mm of bottom of strap. Straps located at max 2000mm centres.

Thermabate or similar cavity closing board.

Cavity Closers
 Close cavities with proprietary Type H insulated cavity closer's by Cavity Trays of Yeovil Limited, (or similar approved) Also acts as a vertical dpc.

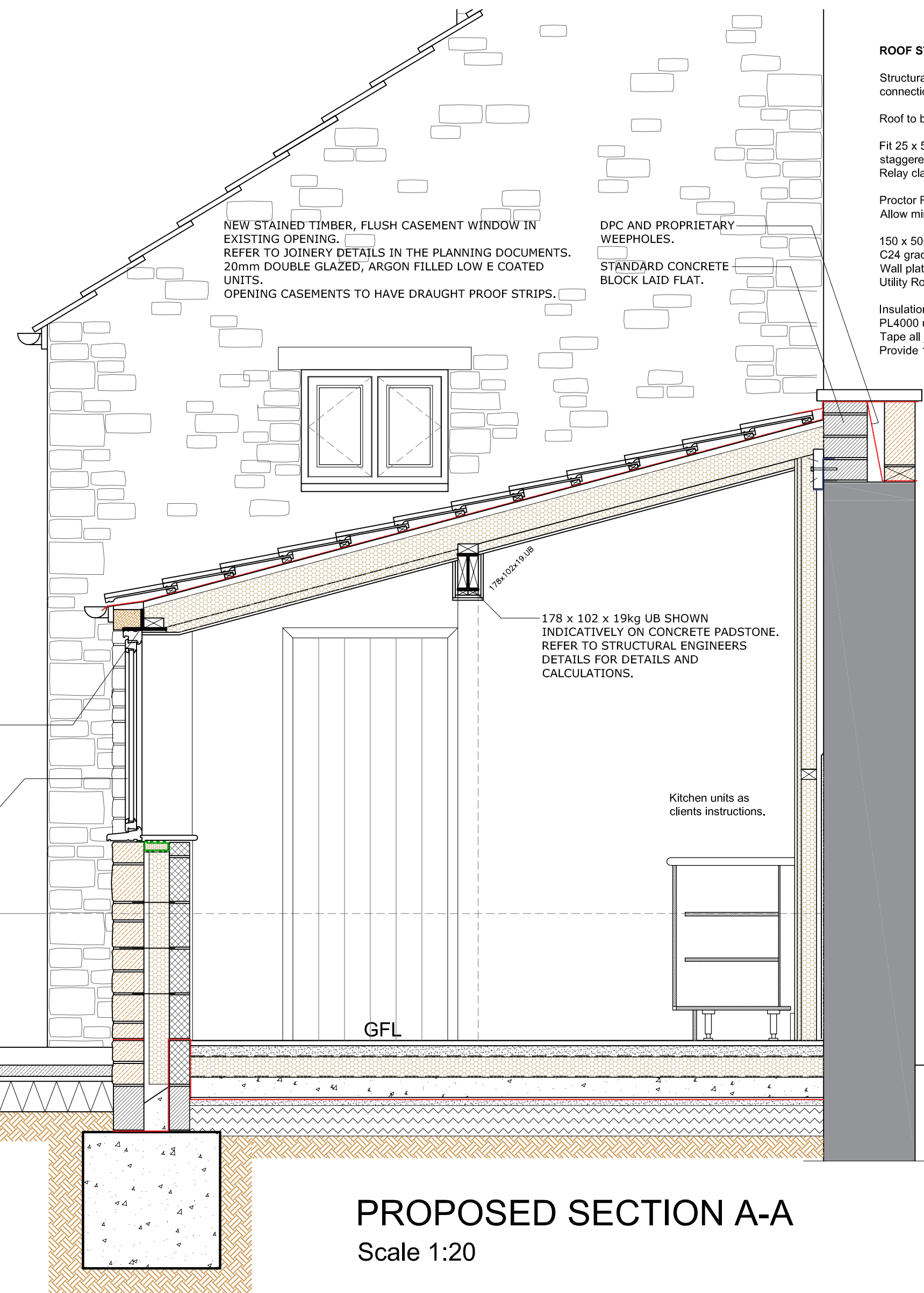
Windows and Doors
 New gable windows to be aluminium and to achieve a maximum U value of 1.4W/m2K, and to be double glazed, argon filled, low E glass. Front door glazing to be toughened glass. All windows to have 4000mm2 trickle vents.

Lateral Support
 Lateral support to roof at gables to be 30mm x 5mm thick galvanised mild steel straps where shown and plugged and screwed to existing masonry and built into the cavity of new gable wall. Use solid blocking under straps.

Sound Insulation
 Lay 100mm thick Rockwool semi-rigid acoustic slab or similar approved for sound insulation. Insulation batts to have a minimum mass density of 10kg/m2.

PRELIMINARY WINDOW AND DOOR HEAD DETAIL
 STEEL PLATE WITH STEEL PLATE FILLET WELDED PERPENDICULARLY TO IT. OAK LINTEL TO BE REBATED OVER BOTTOM PLATE TO CONCEAL ARRANGEMENT IS TO KEEP THE EAVES DETAIL AS LOW AS POSSIBLE WHILE ALLOWING AS STEEP AS POSSIBLE.

NEW STAINED TIMBER, FLUSH CASEMENT WINDOW IN EXISTING OPENING. REFER TO JOINERY DETAILS IN THE PLANNING DOCUMENTS. 20mm DOUBLE GLAZED, ARGON FILLED LOW E COATED UNITS. OPENING CASEMENTS TO HAVE DRAUGHT PROOF STRIPS.



PROPOSED SECTION A-A
Scale 1:20

ROOF STRUCTURE/FINISH TO BS:5534
 Structural engineer to confirm all structural arrangement. Timber sizes, steel sizes, connections and pad stones.
 Roof to be reclaimed clay double roman tiles on
 Fit 25 x 50mm pre-treated softwood battens to be fixed at suitable gauge. Ensure joints are staggered. Relay clay roman tiles previously set aside.
 Proctor Roofshield breathable roofing membrane with minimum 150mm horizontal overlap. Allow min 20mm air space to allow for drupe of breathable felt.
 150 x 50mm C24 grade timber rafters at 600mm centres birdsmouthed over 100 x 50mm C24 grade timber wall plate as shown.
 Wall plate strapped to top of load bearing bathroom wall and shot fired to top of UB/UC over Utility Room.
 Insulation to be 140mm Celotex GA4000 friction fitted between rafters and 40mm Celotex PL4000 under rafters.
 Tape all joints with aluminium tape as VCL.
 Provide 12.5mm Gypsum based plasterboard with skim finish for decoration.

If there is insufficient load to use pole plate, insert galvanised steel hangers to support pole plate or hangers directly. SE to confirm.

Wall Plate
 100 x 65mm C24 wall plate securely fixed to wall using Catnic mild steel vertical straps 30mm wide x 2.5mm thick and extend min 1000mm down wall. Straps to be fixed using min 4 screws with at least one screw located within 150mm of bottom of strap. Straps located at max 2000mm centres.

Wall Starters
 Use Simpson Strong Tie wall starter profiles or similar approved where new construction meets existing. Cut a vertical chase and insert vertical dpc to prevent tracking water egress. Apply bituminous paint from dpc inward to further reduce the likelihood of water ingress.

Foul Drainage and Storm Water Drainage
 Foul and storm water drains to be fully investigated on site to ensure system is fully functional and operating effectively and efficiently. New Inspection Chamber to be installed suitable for depth where shown. Underground drainage to be 100mm dia. uPVC pipework. Falls to be 1:80 and join to existing manhole and mains sewage system.

Soakaway
 Form soakaway min. 5000mm from buildings, 1000mm dia. x 1000mm deep, filled with clean broken hardcore, plastic sheet over, top soil/urf finish. Note that size is subject to soil porosity test.

Drains passing below building to be encased in 100mm concrete and where passing under walls, relieving pre-stressed concrete lintels to be built over. Mask sides of the opening with rigid sheet material to prevent vermin entry and the void around pipes to be filled with compressible material to prevent gas ingress.
 Durgu stub stack to have air admittance valves terminating 1000mm above FFL.

Damp Proof Courses And Membranes
 Horizontal dpc to new walls to be placed minimum 150mm above finished ground level, and to be ribbed polythene to BS 6515. DPCs to be 10mm wider than the width of the wall they are bedded on and all joints to be lapped by a minimum of 150mm. DPCs to be fully interconnected with DPM within floor construction. Contractor to ensure that the chosen DPC and DPM are compatible for use with each other. DPC trays over all openings and dpc's to vertical jambs of openings and under eaves.

NEW STAINED TIMBER, FLUSH CASEMENT WINDOW IN EXISTING OPENING. REFER TO JOINERY DETAILS IN THE PLANNING DOCUMENTS. 20mm DOUBLE GLAZED, ARGON FILLED LOW E COATED UNITS. OPENING CASEMENTS TO HAVE DRAUGHT PROOF STRIPS.

DPC AND PROPRIETARY WEEPHOLES.
 STANDARD CONCRETE BLOCK Laid FLAT.

178 x 102 x 19kg UB SHOWN INDICATIVELY ON CONCRETE PADSTONE. REFER TO STRUCTURAL ENGINEERS DETAILS FOR DETAILS AND CALCULATIONS.

Kitchen units as clients instructions.

GFL



Tim Cole Downes
 ACIOB EngTech MInstRE

tcd ARCHITECTURE AND DESIGN

LABC partner

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PROJECT: PROPOSED CONVERSION OF BARN TO RESIDENTIAL ANCILLARY ACCOMMODATION.

TITLE: PROPOSED ELEVATIONS AND SECTION A-A.

SCALE: 1:50 1:100

APPLICATION No: TCD DRAWN: DATE: 17th JAN 2020

DRAWING NO: 1369/004 REV: