Drainage Key

NOTE: Drainage to be coordinated onsite and agreed with Building Control. Proposed indicative primary routes shown. Secondary not indicated for clarity.

RWP	Rain Water Pipe
SVP	Soil & Vent Pipe / Air Admittance Valve
	New foul below floor. Pipes to be wrapped in suitable acoustic roll and fire stopped when passing through party walls.
BIG	Back Inlet Gulley
EF	Extract Fan to vent through Roof /Wall
LT	Level Threshold

DRAINAGE

Building contractor to ascertain actual position and flow direction prior to commencement in accordance with requirements A.D.H1/H3/H5
-The final outfall for the storm and foul water drainage will be discussed and agreed on site.

-All new drain pipes are to be 100 dia. PVCu laid on min. 100mm thick granular bedding.
-Pipes are to be laid to a min. gradient of 1:40 for foul drains and 1:100 for storm drains.
Any internal connection to be made a performed junction.

-Any drains passing under the building are to be encased in 150mm thick concrete with broken joints.

-Where drains pass through the foundations they are to have lintels over to form a 50mm gap around the pipe and to be protected through the foundations by shuttering around the pipe with 50mm of compressible material. The gap is to be boarded over each side of the foundation with inert material.

-New inspection chambers are to be either 450mm dia. GRP installed strictly in accordance with the manufacturers instructions or 215mm thick Class B engineering brickwork on 150mm thick concrete bed.

-Manholes less than 1000mm deep are to have a minimum size of 450 x 600mm. Manholes over 1000mm deep are to be minimum 1200 x 750mm or 1200mm dia.
-All B.I.Gs to be roddable type.

-Rainwater from must be discharge into one of the following method in order of priority:
1-An adequate soakaway or some other adequate infilteration system in accordance with the standards set out in BRE Digest 365.
2-A water course.
3-Sewer.

Fire Strategy Key

- * Door must be ½ H .F.R with intumescent seals to the frame.
- SD Smoke Detector (BS 5839):Pt-6
- HD Heat Detector
- CM Carbon Monoxide Detector
- C.B. Proprietary Rockwool Cavity Fire Stopping Batts to be installed into new cavity walls - vertical and at Floor / Wall junction horizontal.

NOTES:
1-All mechanical and electrical installations will be of the efficeiences compliant with the requirement of AD "L1A"
2-All steel beams to be encased in two layer of 15mm plasterboard and skimed.
3-The automatic fire detection system should be in accordance with BS5839-1

Building Regulations - Volume 1

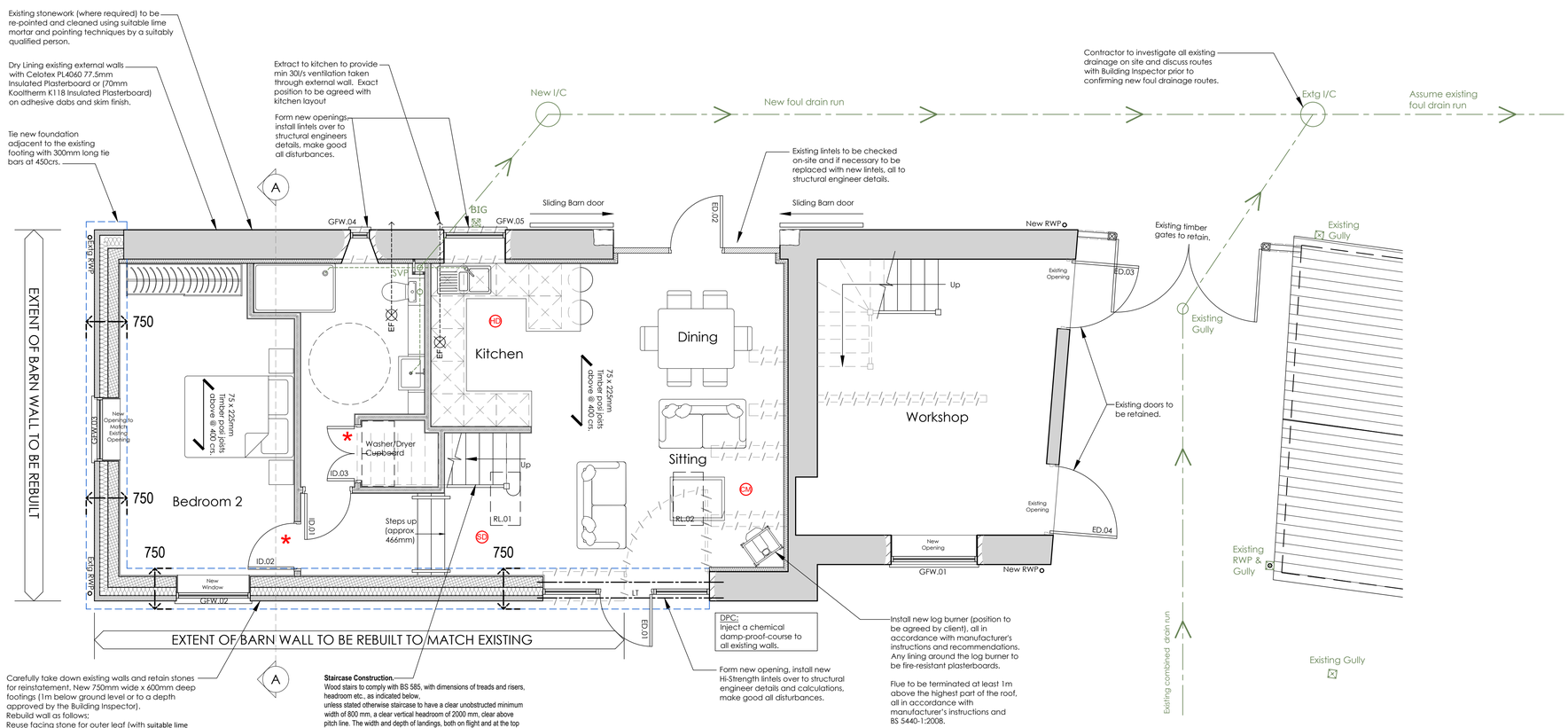
General "U" values to be achieved - subject to SAP calculations and EPC certification required.

FLOOR	=	0.18 W/m²K
NEW WALL	=	0.18 W/m²K
WALL UPGRADE - (Internal Insulation)	=	0.30 W/m²K
ROOF	=	0.15 W/m²K
WINDOWS / ROOFLIGHTS	=	1.4 W/m²K
EXTERNAL DOORS	=	1.4 W/m²K

Sap calculations to be undertaken together with EPC certificate.

Wall Construction Key

- Existing Walls. Existing thickness will vary. Wall construction materials will vary and should be confirmed prior to commencement of work on site.
- Existing external wall upgrade: Dry Lining existing external walls with Celotex PL4060 77.5mm Insulated Plasterboard or (70mm Kooltherm K118 Insulated Plasterboard to achieve 'U' Value of 0.29W/m²k. or less) on adhesive dabs and skim finish.
- Existing Walls to be demolished. Existing thickness will vary. Wall construction materials will vary and should be confirmed prior to commencement of work on site for load bearing structure etc.
- Rebuild part of the external wall: 100mm (Approx) Iron stone to match the existing (with suitable lime mortar "1 cement, 2 lime & 10 sand") , lied back to blockwork. 150mm cavity full fill with Earthwool DriTherm® Cavity Slab 32 insulation to achieve 'U' Value of 0.17W/m²k., Internal skin of 200mm Celcon standard (lambda=0.15), 15mm plasterboard on dot and dab and skim finish.
- Internal Walls: 100mm Timber studwork (thickness to match existing wall, where necessary), 50mm Isover 1200 APR insulation between studs, (18mm plywood sheathing fixed to one side for shower room), 12.5mm plasterboards and skim finish each side.



Carefully take down existing walls and retain stones for reinstatement. New 750mm wide x 600mm deep footings (1m below ground level or to a depth approved by the Building Inspector).
Rebuild wall as follows;
Reuse facing stone for outer leaf (with suitable lime mortar "1 cement, 2 lime & 10 sand") , 150mm cavity full fill with Earthwool DriTherm® Cavity Slab 32 insulation to achieve 'U' Value of 0.17W/m²k., Internal skin of 200mm Celcon standard (lambda=0.15), 15mm plasterboard on dot and dab and skim finish.

Staircase Construction.
Wood stairs to comply with BS 585, with dimensions of treads and risers, headroom etc., as indicated below,
unless stated otherwise staircase to have a clear unobstructed minimum width of 800 mm, a clear vertical headroom of 2000 mm, clear above pitch line. The width and depth of landings, both on flight and at the top of the stairs, shall be at least as great as the staircase width.
The handrail / balustrade shall have no openings which will allow a 100 mm sphere to pass through including the risers and strings, and constructed so that children will not readily be able to climb up, and all balustrades will be capable of with standing 0.36 kN/m horizontal force.

Rise; approx. total rise 2462mm divided by 12 equal 205.166mm risers (max 220mm)

Going240mm (min 220mm maximum pitch 42 for private stair)
Handrail height, 900mm from top of handrail to pitch line or floor.

Ground Floor Plan 1:50

North point:

NORTH

Notes:

Revision Log:

Rev:	Description:	By:	Date:
-	-	-	-

Project:
Residential Annex Barn Conversion
No 4 The Green
Lyddington
Oakham
LE15 9LW

Client:
Mr & Mrs Morgan Jones

Scale: 0 0.5m 1m 1.5m 2m 2.5m 3m 1:50

Drawn by:	Checked:	Date:	Paper Size:
PG		Dec '23	A1

Drawing Title: Proposed Ground Floor Plan - Barn

Drawing Status: TENDER ISSUE

Drawing Number:	Revision Number:
5704/MJ/23/025	BR01

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