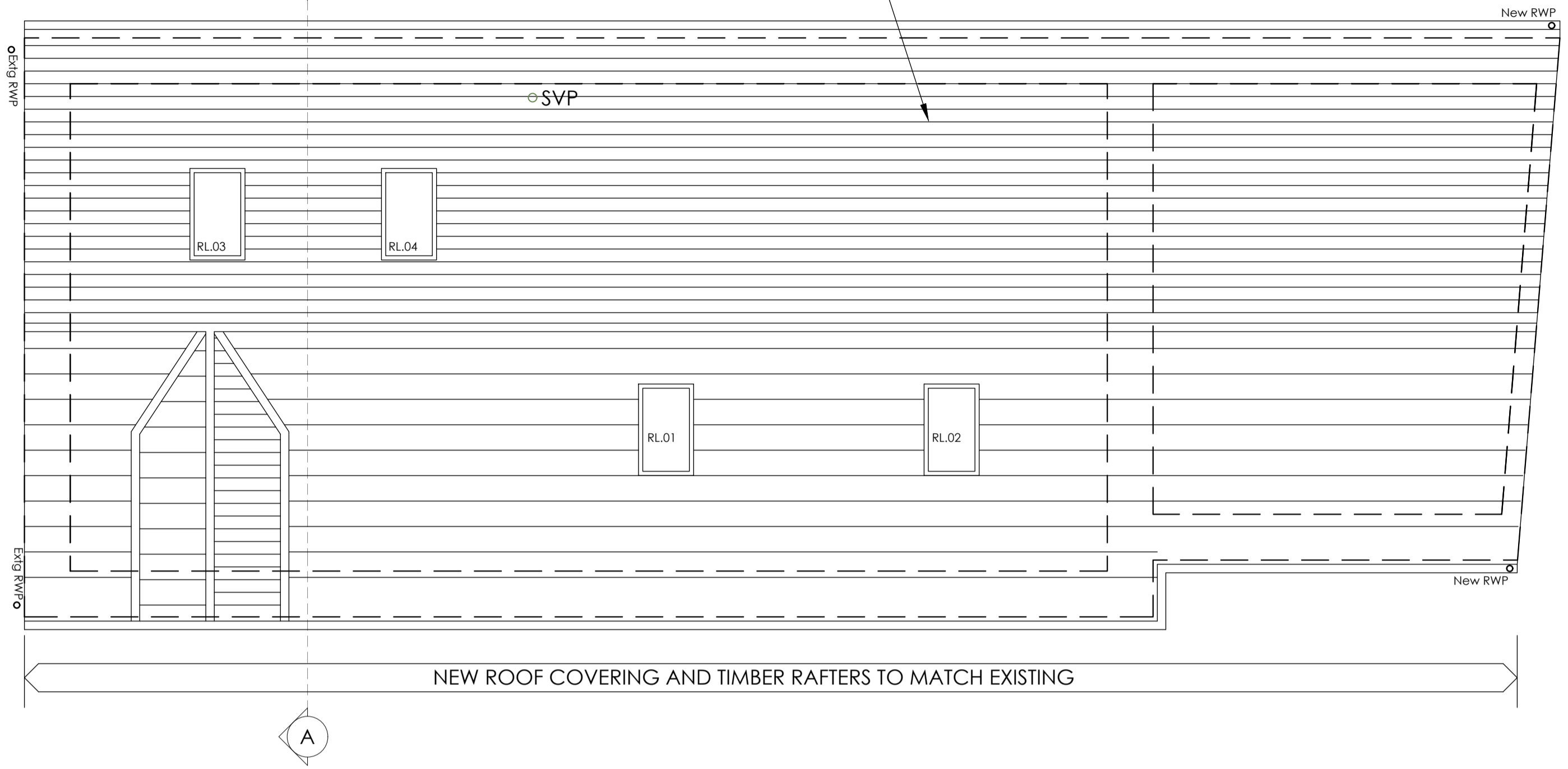


Notes:

Existing roof structure to be investigated by specialist timber surveyor to ascertain suitability for being retained and forming new roof. Reuse existing slates and timber where possible, new slates where required to match existing, laid on 25x50mm timber battens, on 25x50mm counter battens on Bitumen Type 1F underlining (No breathable membrane will be permitted under the eventual NE licence), on 33mm TLX Gold insulation, 200mm x 50mm C16 rafters @400c/s and purlins (if required) to specialist / S.E design. Install 150mm Rock Wool insulation between rafters. Underline rafters with 15mm plasterboard and nominal 3mm skim finish.

All roof lights to be Velux conservation style, 780mm x 1180mm fitted with flush profile kits.  
Existing Rainwater Pipes and Gutters to be assessed for reuse. New gutters and downpipes to be Alumasc.  
SVP to be black to match existing rainwater goods.



Proposed Roof Plan

1:50

**Fire Strategy Key**

- ★ Door must be 1/2 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 efficiencies compliant with the requirement of AD "L1A"  
2-All steel beams to be encased in two layer of 15mm plasterboard and skimmed.  
3-The automatic fire detection system should be in accordance with BS5839-1

**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"), tied 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 Gelscon 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, 118mm plywood sheathing fixed to one side for shower room), 12.5mm plasterboards and skim finish each side.

**Building Regulations - Volume 1**

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

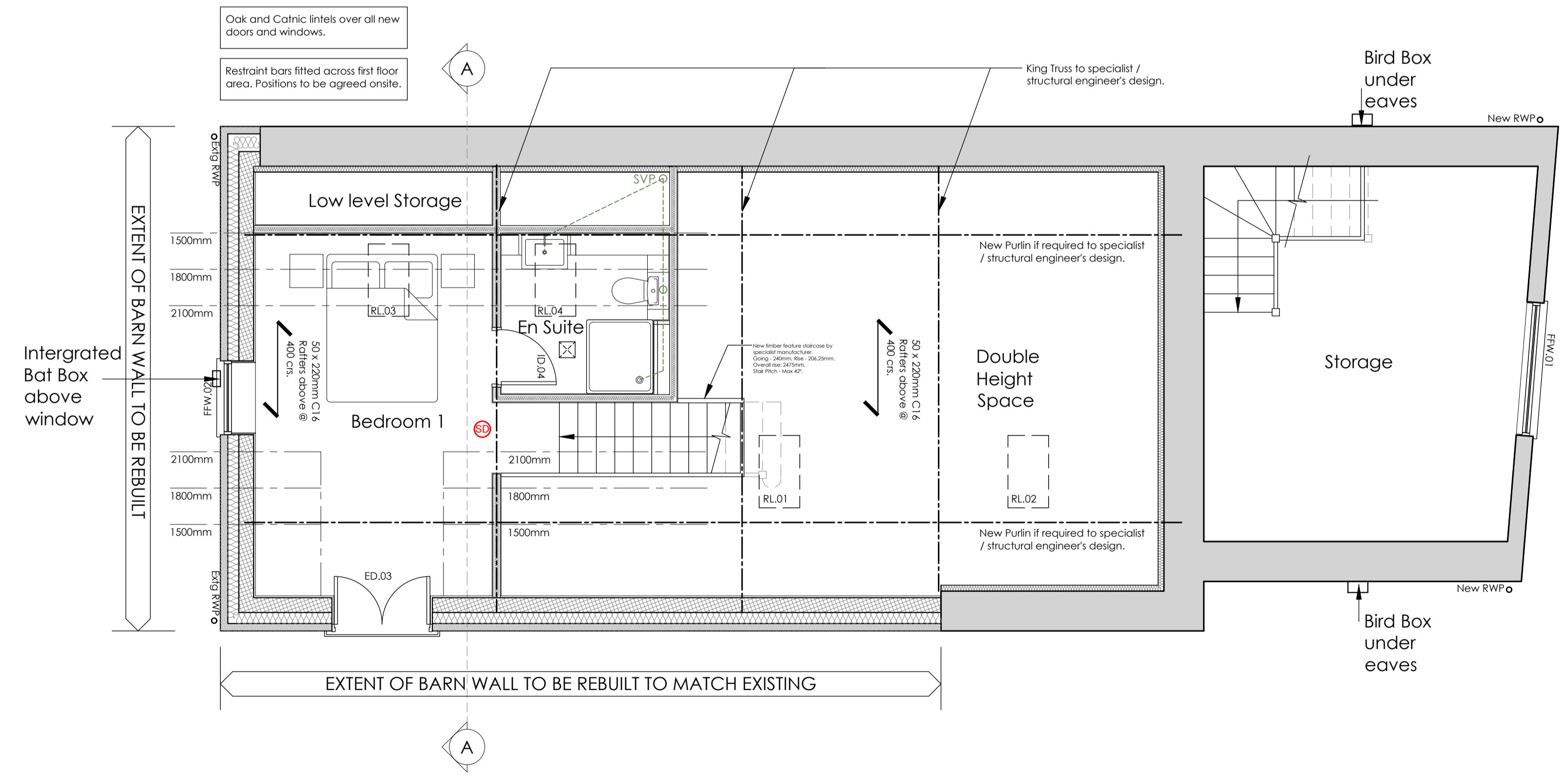
FLOOR	= 0.18 W/m²K
NEW WALL	= 0.18 W/m²K
WALL UPGRADE - (Internal Insulation)	= 0.30 W/m²K
ROOF	= 0.15 W/m²K
WINDOWS / ROOFLIGHTS	= 1.4 W/m²K
EXTERNAL DOORS	= 1.4 W/m²K

Sap calculations to be undertaken together with EPC certificate.

**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 Gully
- EF Extract Fan to vent through Roof /Wall
- LT Level Threshold



First Floor Plan

1:50

**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

<b>Drawn by:</b> PG	<b>Checked:</b>	<b>Date:</b> Dec '23	<b>Paper Size:</b> A1
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**Drawing Title:**  
Proposed First Floor and Roof Plan - Barn

**Drawing Status:**  
TENDER ISSUE

<b>Drawing Number:</b> 5704/MJ/23/026	<b>Revision Number:</b> BR01
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