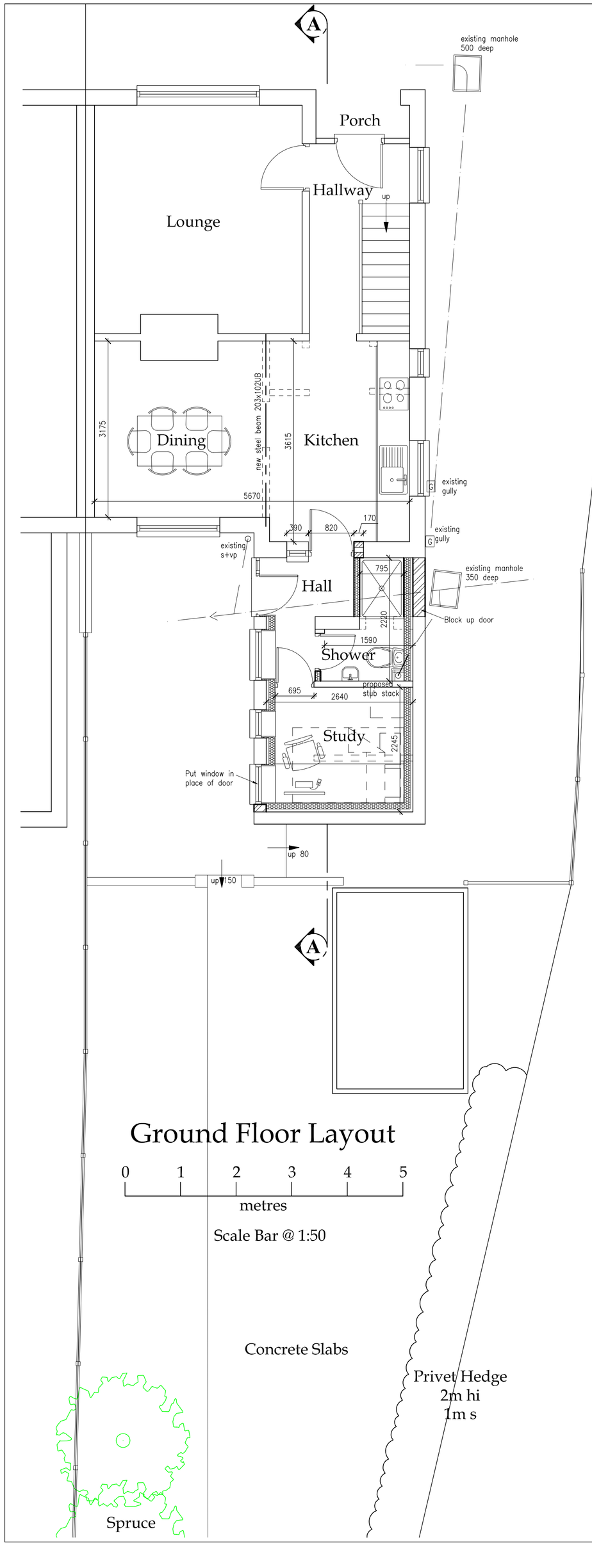


Ground Floor Layout

0 1 2 3 4 5
metres

Scale Bar @ 1:50

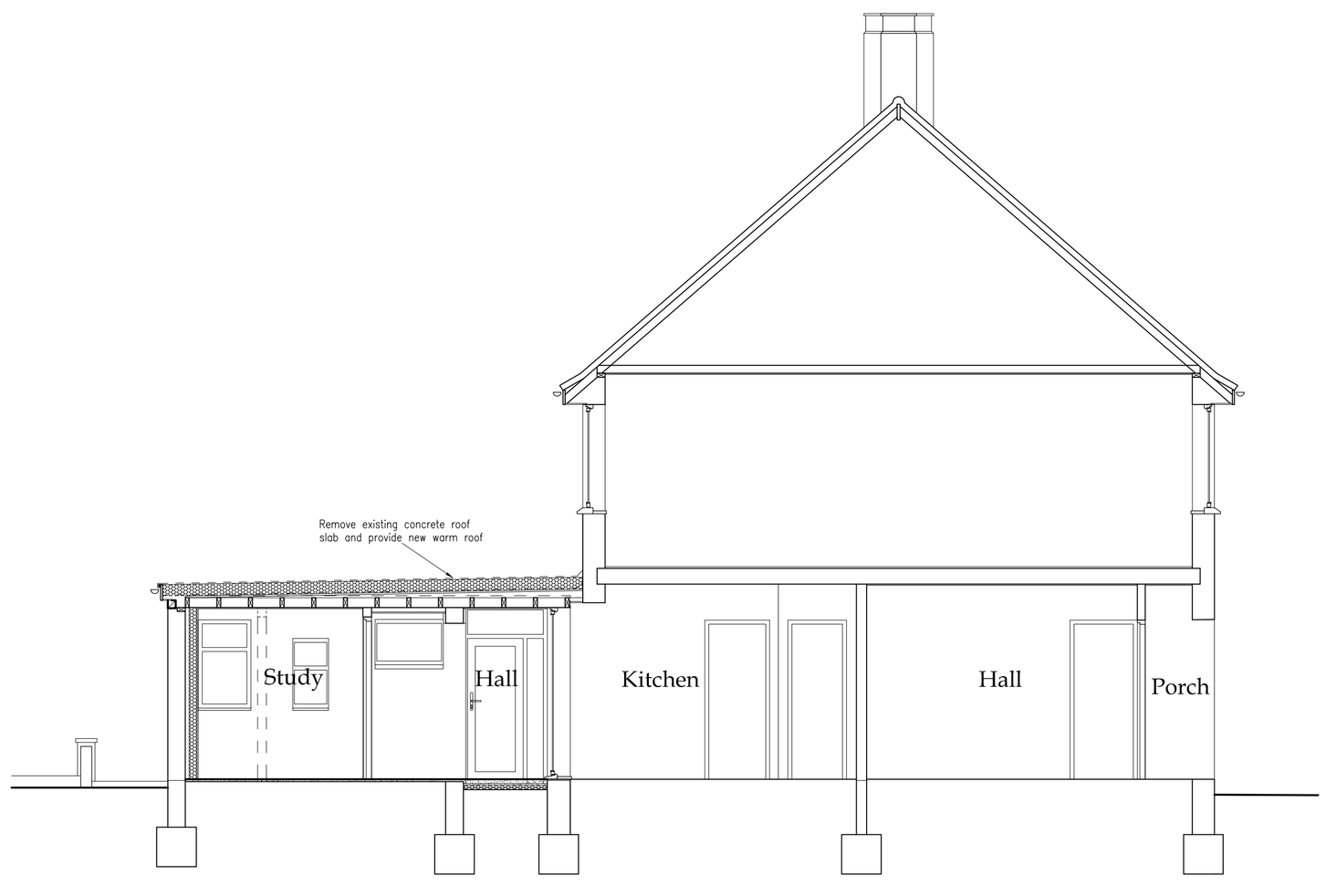
Side Elevation

Rear Elevation

Side Elevation

0 1 2 3 4 5
metres

Scale Bar @ 1:100



Section A-A

0 1 2 3 4 5
metres

Scale Bar @ 1:50

SPECIFICATION

General:– In outbuilding, retain ground floor concrete slab and walls, remove concrete slab roof. Remove one internal wall.

Foundations:– Check extg. foundations for suitability to carry additional loading and underpin if required in C15P concrete min 1m deep.
Insert bridging lintels in foundations where any drains pass through.

Outbuilding Floor:– Retain existing outbuilding hall floor and apply three coats of Synthaprufe. Link Synthaprufe to existing and new dpc's. Apply Synthaprufe in accordance with manufacturers instructions. Provide 55mm Celotex Tuff–R GA4000 insulation and 75mm screed on existing concrete floor.
Provide 30mm screed or whatever depth is required to match the outbuilding floor other than hall to the existing main house floor level.
New floor level to line through with extg house floor.

External Walls:– Existing 215mm solid brick walls to have 100x38 tanalised battens with 50mm gap between inner face of wall and the stud work with 100mm celotex insulation between battens with 12.5 plasterboard and skim finish, with 27.5mm celotex returned into window and door reveals. Raise the inner side door/window in the hall up to the raised floor level and block up the other side door/window. All new work to be properly bonded to extg. by C.T.&B.

Cavity Wall Construction:– Provide cavity wall where blocking up part of doorway from kitchen to hall.
Provide 2 skins of 100mm plasmor aglite. Check existing cavity width and match existing cavity/insulation.
Retain existing lintel.
Use stainless steel wall ties @ 750 horizontal and 225 vertical centres.
Lay a 100 wide horizontal d.p.c. to each skin linked to existing d.p.c. and d.p.m.
All new work to be properly bonded to extg. by either C.T.&B. or by the use of Furfix battens, and connect new cavities to existing.

Internal Walls:– 100mm non load bearing blockwork with 13mm thick two coat plaster finish both sides, built off a horizontal d.p. course on concrete floor slab.

Continued On BR–100

all dimensions to be checked on site as work commences
and any discrepancies or omissions reported immediately.

client	Mr. & Mrs. D. De-St-Aubin, 6 Manor Way, Higham Ferrers, NN10 8BY.
job title:	Conversion Of Outbuilding To Living Accomodation And Internal Alterations.
dwg title:	Proposed Floor Plan, Elevations, Section, & Roof Plan.

dwg. no: 2023070-BR-100	drawn by: PG	scales: 1:50,100 @A1
revision suffix: -	status: **Building Regs**	date: January 2024

Rev.	Description	Date
-	-	-

KEVIN TODD ARCHITECTURAL LTD.

ARCHITECTURAL AND DEVELOPMENT CONSULTANTS

P.O. Box 1643,
Kempston,
MK42 5EJ.

Tel: 01582~476404

C.A.B.E

www.kevintoddarchitectural.co.uk
kt@kevintoddarchitectural.co.uk