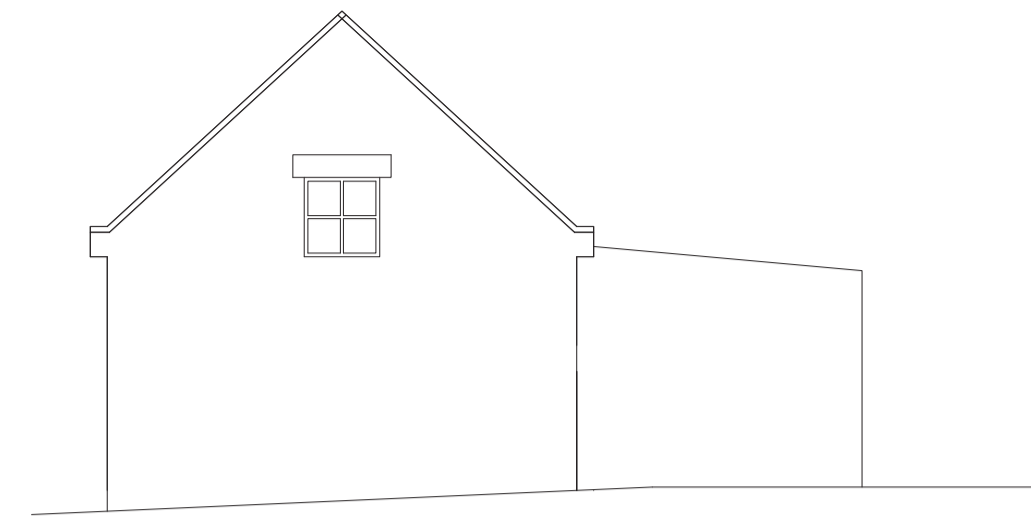


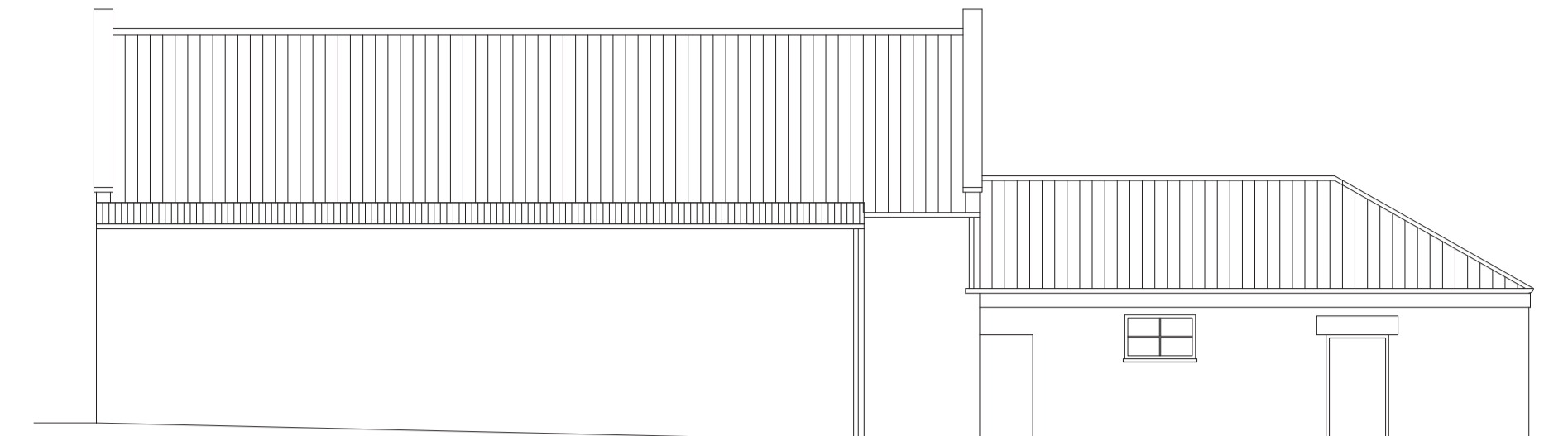
Existing Side Elevation



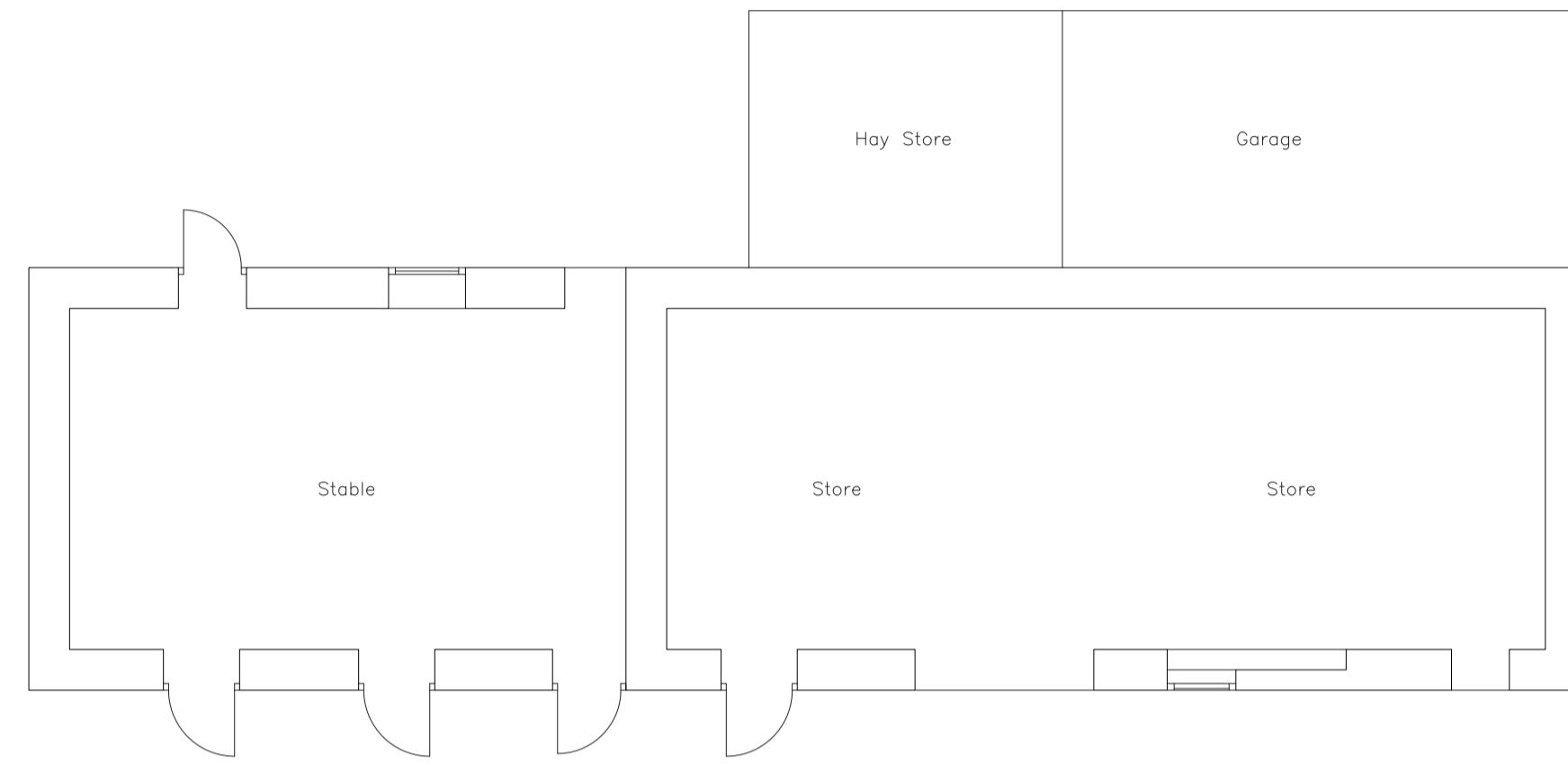
Existing Front Elevation



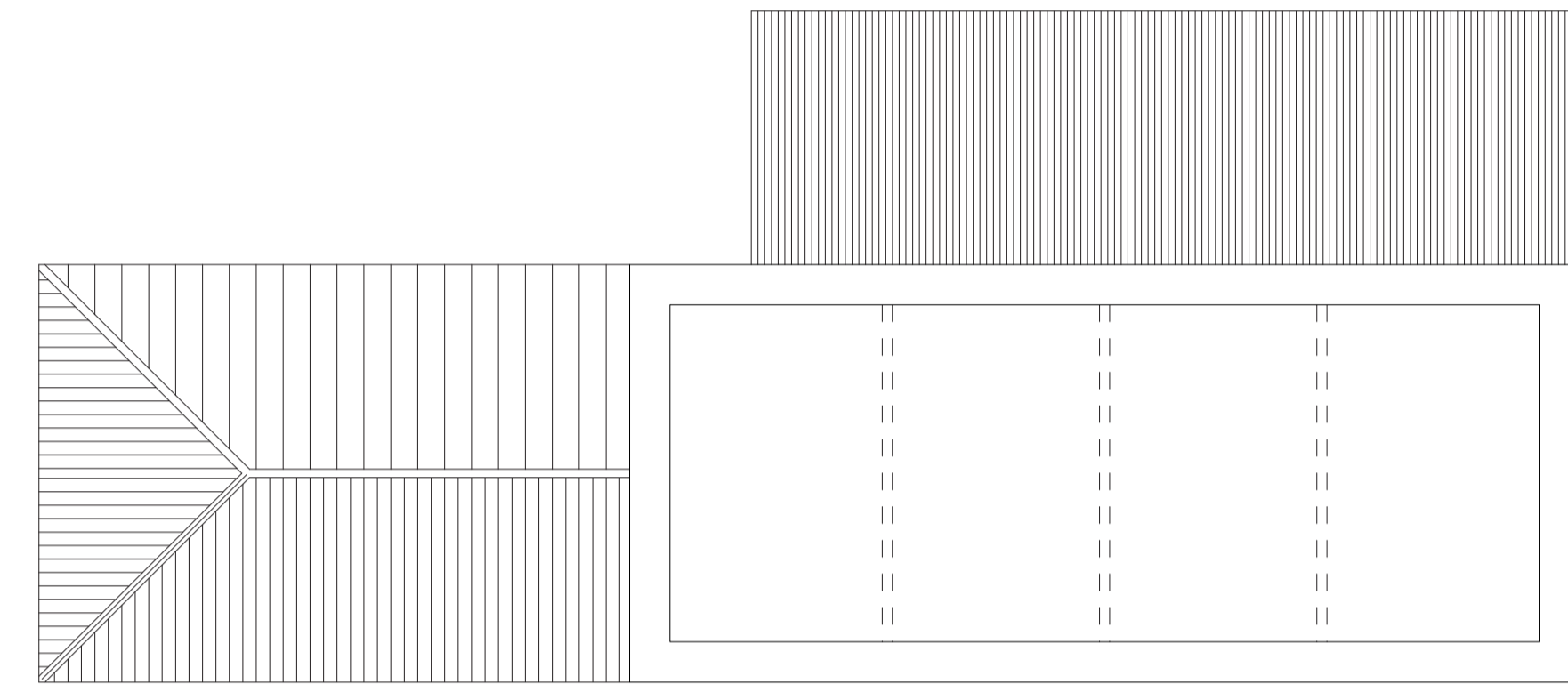
Existing Side Elevation



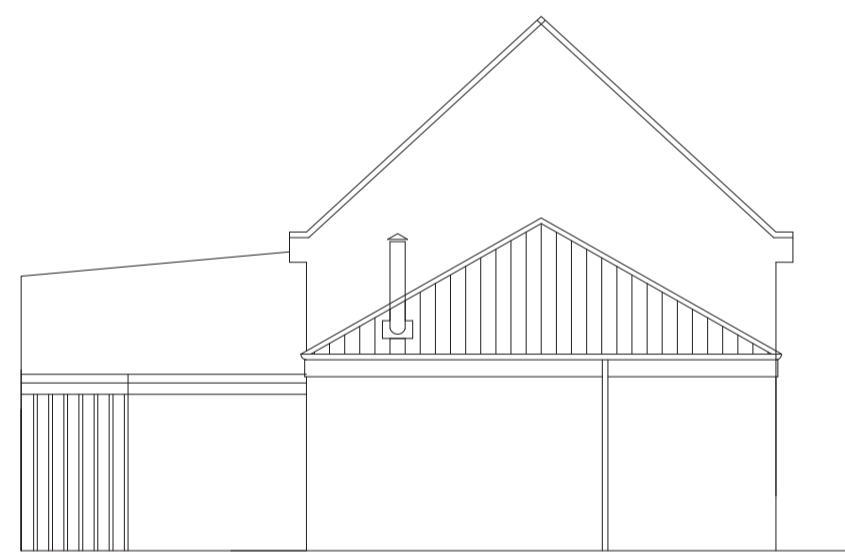
Existing Rear Elevation



Existing Ground Floor Plan



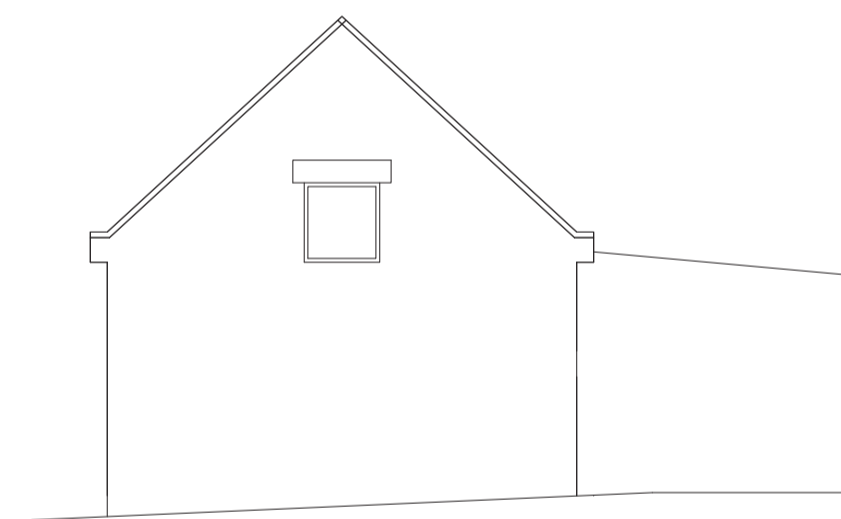
Existing First Floor Plan



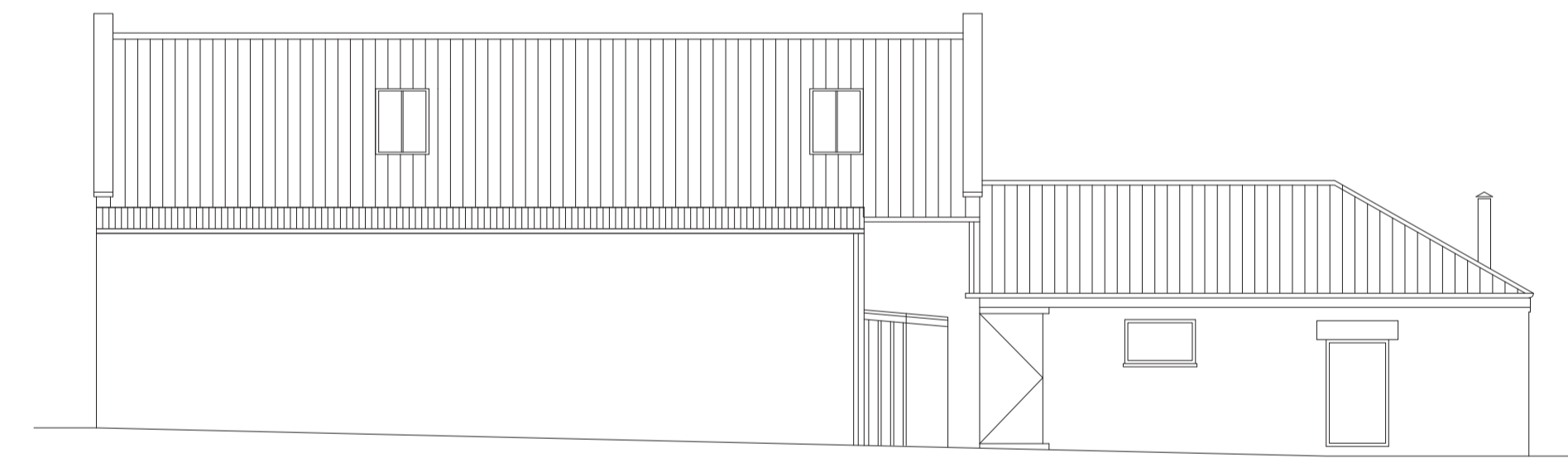
Proposed Side Elevation



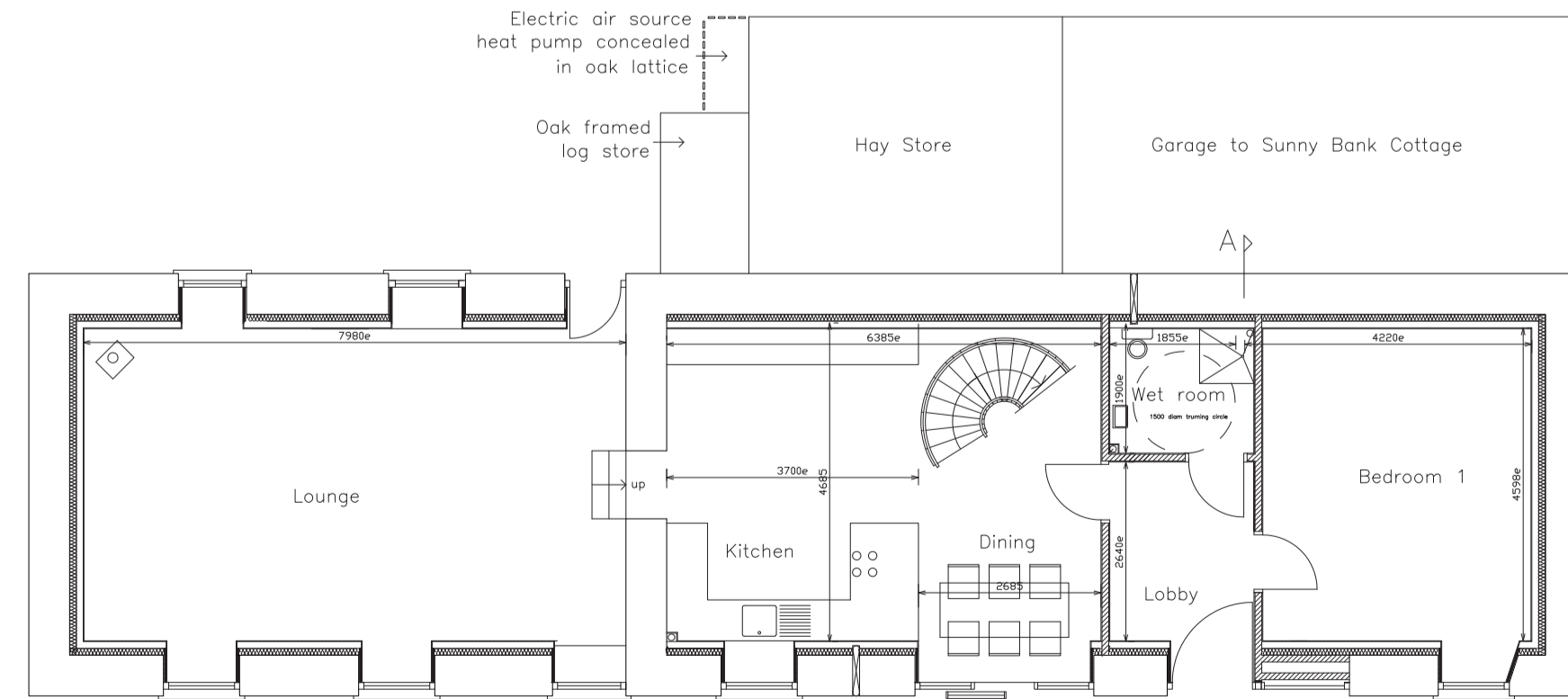
Proposed Front Elevation



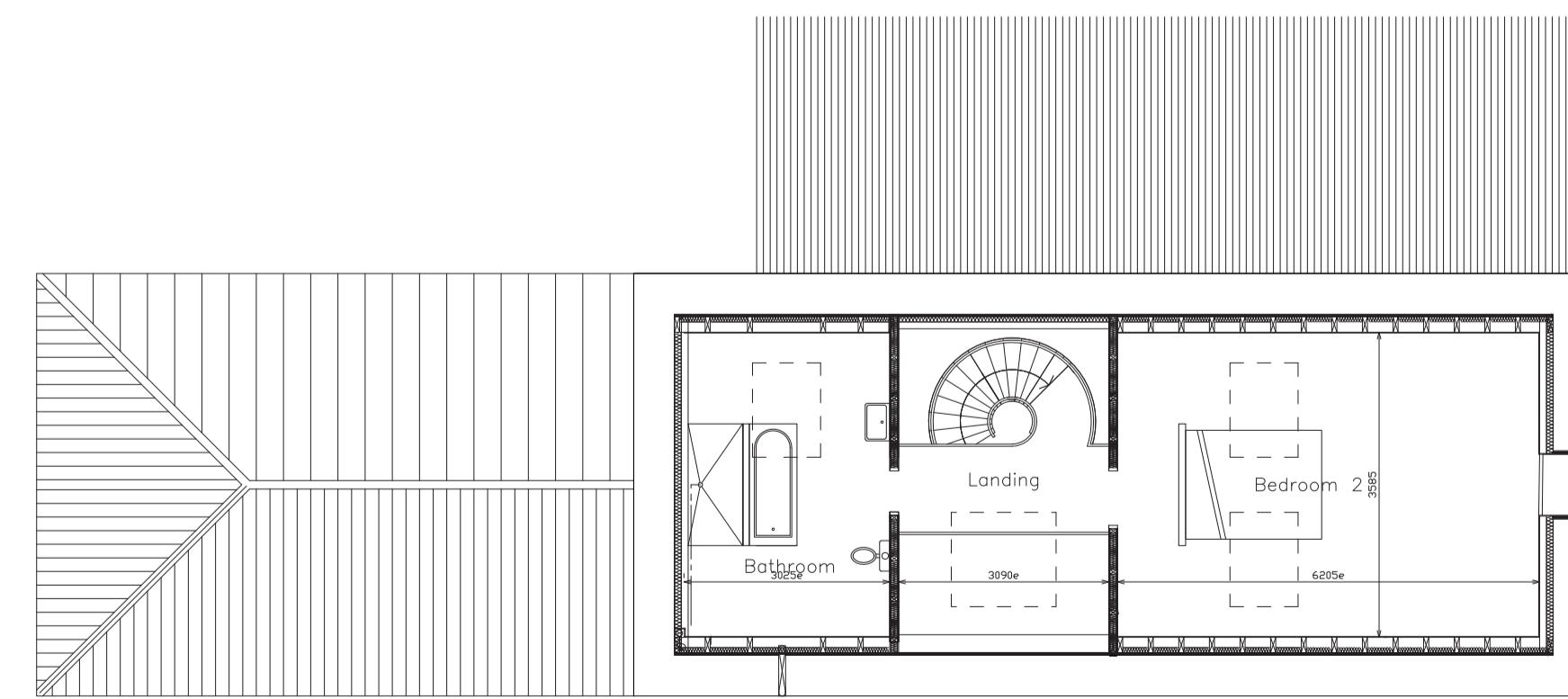
Proposed Side Elevation



Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

- Revisions
- Rev I: Revised window/door openings and downpipe location to client instructions 13/06/21
 - Rev H: Revised window/door openings to client instructions 02/06/21
 - Rev G: Approximate internal dims added for client information only. Not for construction. Building to be surveyed and dimensions verified on site before construction of any works 26/05/2020
 - Rev F: Issued for printing 21/05/20
 - Rev E: Revisions to interior layout 28/01/20
 - Rev D: Revised doors and windows 19/10/19
 - Rev C: Revised Velux 01/03/10
 - Rev B: Revised windows, Velux, flue pipe 01/03/10
 - Rev A: Revised windows and Velux 10/04/08

Gabrielle Buckley
Graduate Architecture Student

June 2021

For Mr. and Mrs.A.Stevenson
Scales: 1:100

Plans and Elevations
Conversion of barn to form
dwelling and new access
adjacent to:
Sunny Bank, Hackness,
North Yorkshire, YO13 0JW

All dimensions shall be checked on site by the contractor prior to commencement of the works on site. If in doubt ask

GROUND FLOOR CONSTRUCTION

Install reinforced concrete floor slab concrete to specifications designed by structural engineer to accept and carry attic trusses above bedroom 2 and bathroom. Attic trusses designed to the specifications of specialist.

PERIMETER AND OTHER INTERNAL WALLS

Use 4ins breeze blocks to specification of structural engineer to form all perimeter and ground floor internal walls, to be built off floor slab. Wall finish to be 12.5mm tapered edge plasterboard dot and dab, dabbed onto blockwork or hard blacked plaster skim, as preferred. Tape and fill joints and skim for a smooth finish. There will be a clear 25mm air gap between the outer face of the breeze blocks and the perimeter stone wall with 100mm solid insulation in between.

EXISTING INTERNAL WALL

Ensure floor membrane is suitably lapped up each side of the existing internal walls. Where there is a difference between floor levels, make provision to chop out membrane into damp proof course and insulate inner face.

FIRST FLOOR CONSTRUCTION

Attic Truss Construction, designed by timber truss specialist. Lay 22mm soft wood T&E? floorboards. Provide 15mm plasterboard and skim to the underside for a smooth internal finish. Install 100mm Rockwool sound deadening quilt between floor joists. Wiring adjacent to the quilt shall have increased thermal coating to be installed with conduit.

STOOTHING WALL CONSTRUCTION

Construct 100 x 50 mm soft wood regularised stoothing walls at 450 centres where shown. Supply and fix 9mm plasterboard on 100mm ply to either side and sandwich 100mm fibreglass between. Apply 15 mm plasterboard and skim to finish.

ROOF CONSTRUCTION

Carefully remove all of the existing roof structure (timbers heavily treated with creosole). Upper barn timbers to be replaced with attic trusses designed to the specifications of timber roof truss specialist. Lower barn timbers to be replaced like for like with oak or similar hardwood timbers produced and installed by specialist, under calculations of structural engineer. Replace and relay existing hand made natural clay pantiles with a minimum head lap of 75mm on 38 x 25 tanalised laths on a breathable roofing felt, lapped to manufacturers instructions. Insulation to be installed over and above requirements of building control regulations.

NEW STAIRCASE

Spiral staircase and galleried walkway between bedroom 2 and bathroom to be designed by specialist. (staircase specialist and timber truss specialist).

GUARD RAIL TO WINDOWS

Supply and fix guard rail at a minimum height of 800mm above the floor where shown. Guarding should be capable of resisting at least the horizontal load given in BS 6399-1:1996.

GUARDING TO CRITICAL LOCATIONS

Provide strengthened safety glass to BS6206 1981 to all glazed areas below 800mm from finished floor level or 1500mm to doors. All windows shall be double glazed and Pilkington K with a max U-value of 1.6 w/mk.

ENERGY EFFICIENT LIGHTING

Install energy efficient lighting, consisting of fluorescent tubes or compact fluorescent lamps, as outlined in Approved Document Part L1B 2006.

SMOKE ALARMS

Mains wired smoke detector to BS 5446. Smoke alarms to be separately wired to a fused circuit at the distribution board. Smoke alarms shall be interlinked, have a back up power supply and be fitted to the first floor landing area and ground floor bedroom lobby. Provide a heat detector to the kitchen.

DRAINAGE

FOUL : lay 100mm diam. Supersleeve drains to falls and bedded on 150mm pea gravel, connect to new Biodisc treatment plant, position to be agreed with the Environment Agency. Provide new manholes where shown, fitted with heavy duty covers if situated within driveway. Supply and fix 32mm diam. PVC wastes to each hand basin, 40mm diam PVC wastes to each bath and sink unit. Combined waste size shall be 50mm diam. Connect wastes to AD adaptor at floor level or gully. Provide a 100mm vent stack where shown, which should terminate 900mm above the nearest window opening within 3000mm. All drainage shall be tested and approved by the Building Inspector and Environment Agency.

SURFACE:surface water shall discharge into a soakway pit constructed and designed to BRE365. All rainwater pipes shall discharge direct to drainage and shall be sealed at ground level to avoid the ingress of any contaminated water. Any soakaway shall be 5000mm minimum away from any building.

VENTILATION

Habitable rooms: opening lights to be 1/20th of the floor area and to have 8000 sq. continuous trickle ventilation. Kitchen: provide mechanical ventilation to 30 litres per second by means of a cooker hood or 60 litres per second elsewhere, trickle ventilation to be 4000mm squ. Bathrooms: provide mechanical extract to 15 litres per second and to have 4000mm squ. trickle ventilation. Where there is no opening window mechanical extraction should have a 15 mins overrun and there should be a 10mm gap under the floor.

NOTE

Damp proof to all windows, doors and reveals using Darnac insulating dpc. Inspect all lintels to external walls, ensure they are suitably insulated and installed with appropriate end bearing. Fire protect all lintels and beams to 30mins (1 x 9mm and 1 x 12mm plasterboard and skim, ensure all joints are suitably lapped). Remove all guttering and rainwater pipes and replace with Alumasc or similar approved. Guttering supported on rise and fall brackets.

ELECTRICAL INSTALLATION

The electrical installation is to be designed, installed inspected and tested in accordance with Chapter 13 of BS 7671: 2001, and sufficient information will be provided so that persons wishing to operate, maintain or alter the electrical installation can do so with reasonable safety.

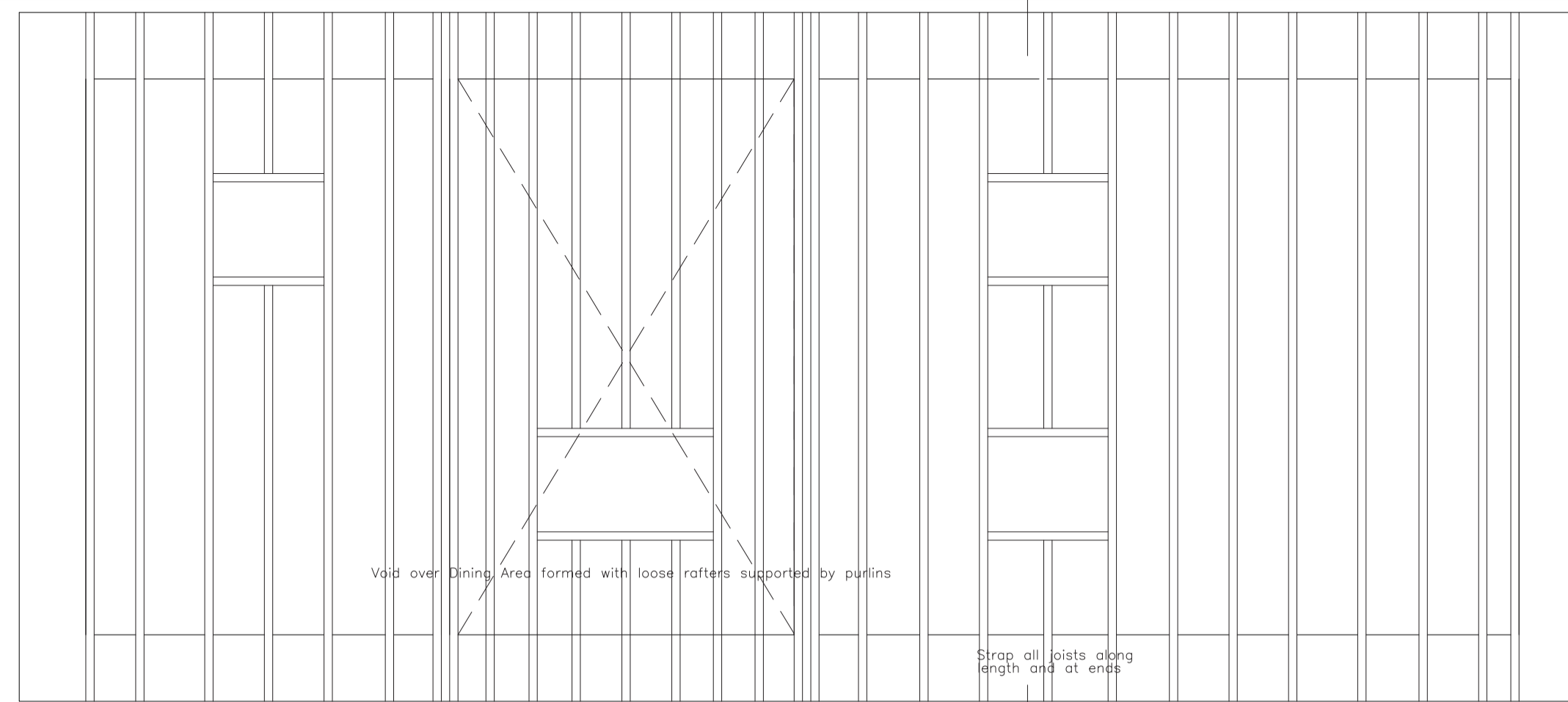
All electrical installations are to be under the auspice of an electrical self-certification scheme authorised by the Secretary of State where the person or organisation carrying out the electrical work is a competent person in accordance with P1. All electrical and heating installations to be carried out to client's requirements by a suitably qualified installer.

The contractor shall assess the suitability of the existing structure for additional loadings prior to commencement of the works.

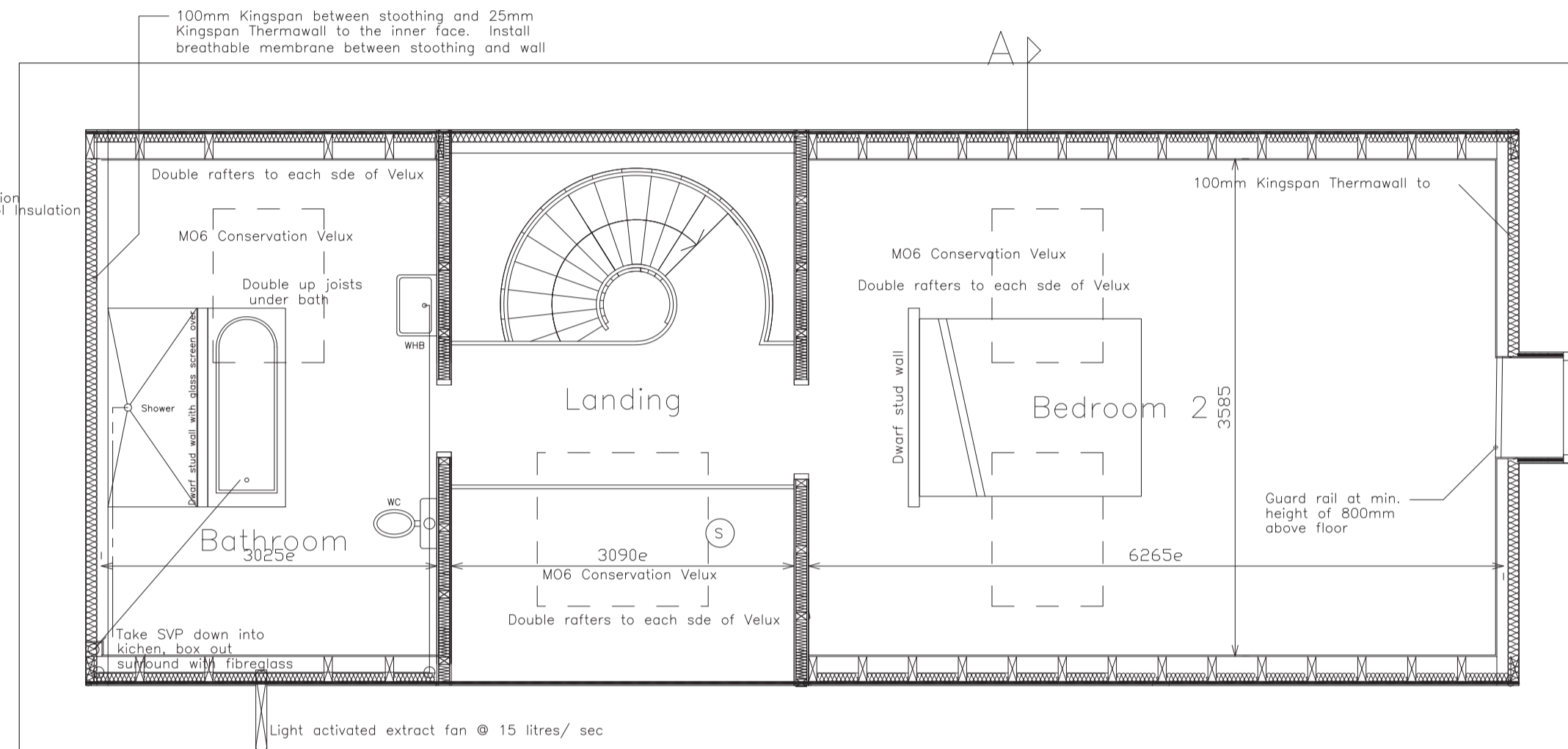
Drawing to be read in conjunction with Structural Engineers details. All steelwork designed and installed to structural engineers details and calculations. Drawing to be read in conjunction with joinery details

Scale correct when printed at A1

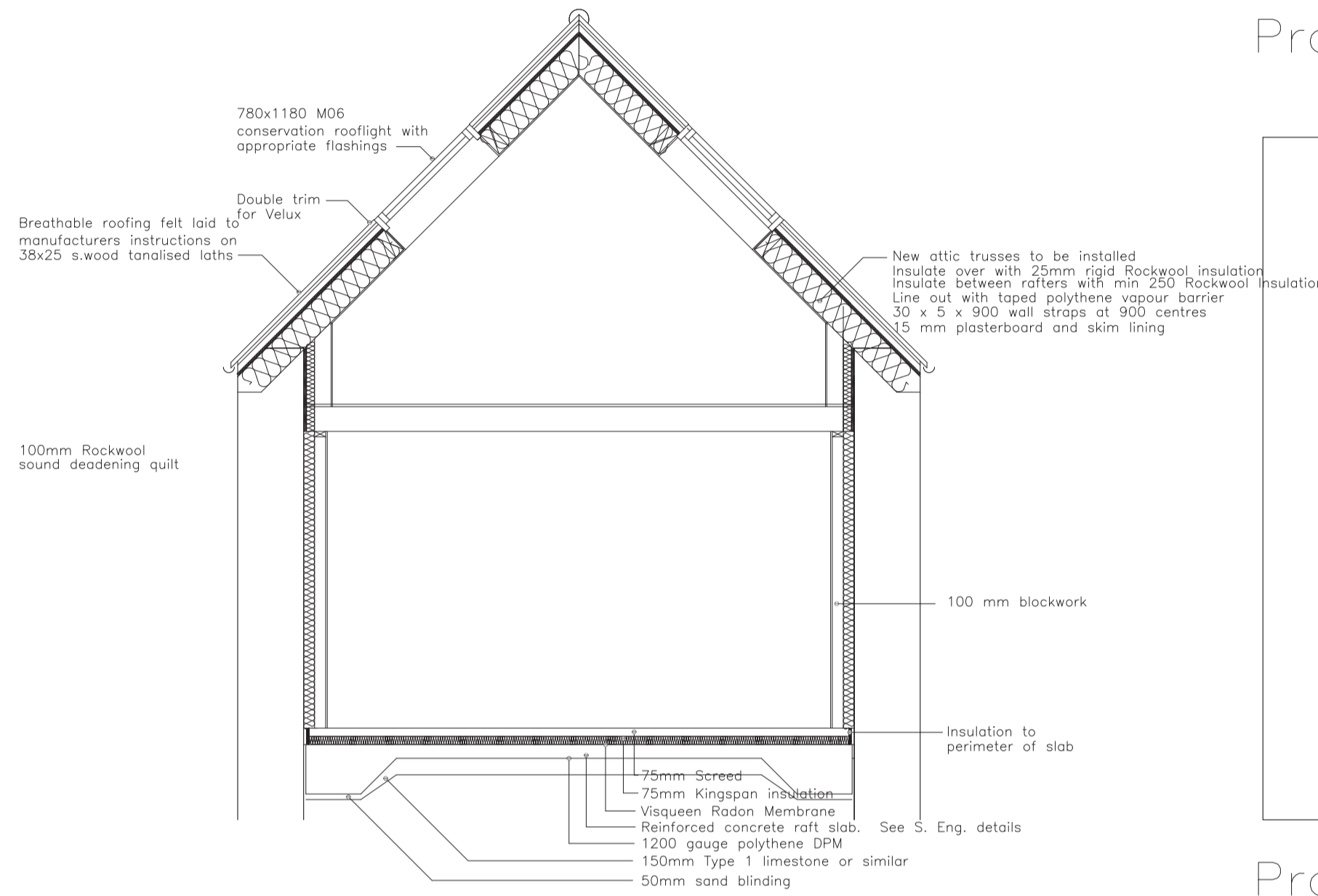
All dimension able labeled '...' for estimated dimension



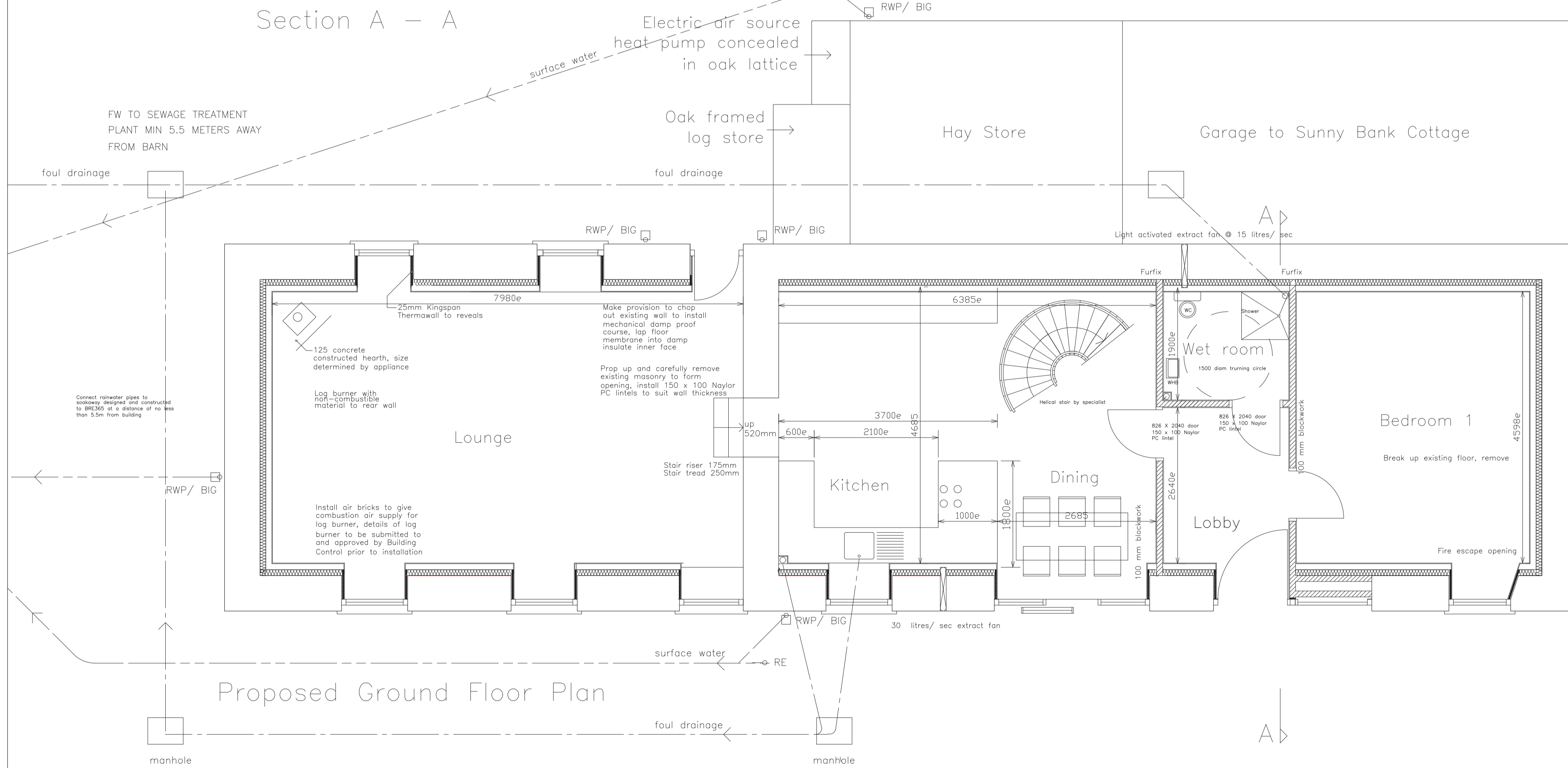
Proposed Roof Structure Plan



Proposed First Floor Plan



Section A - A



Proposed Ground Floor Plan

- Revisions
- Rev G: Revised window/door openings and downpipe location to client instructions 13/06/21
- Rev F: Revisions to roof & wall structure and drainage to client instructions 02/06/21
- Rev E: Approximate internal dims added for client information only. Not for construction. Building to be surveyed and dimensions verified on site before construction of any works 26/05/2020
- Rev D: Issued for printing 21/05/20
- Rev C: Revisions to interior layout 28/01/20
- Rev B: Revisions to interior layout 19/10/19
- Rev A: Regs Amendments 15/09/11

Gabrielle Buckley Graduate Architecture Student

June 2021

For Mr. and Mrs.A.Stevenson Scales: 1:50

Construction Notes (1) Conversion of barn to form dwelling and new access adjacent to: Sunny Bank, Hackness, North Yorkshire, YO13 0JW