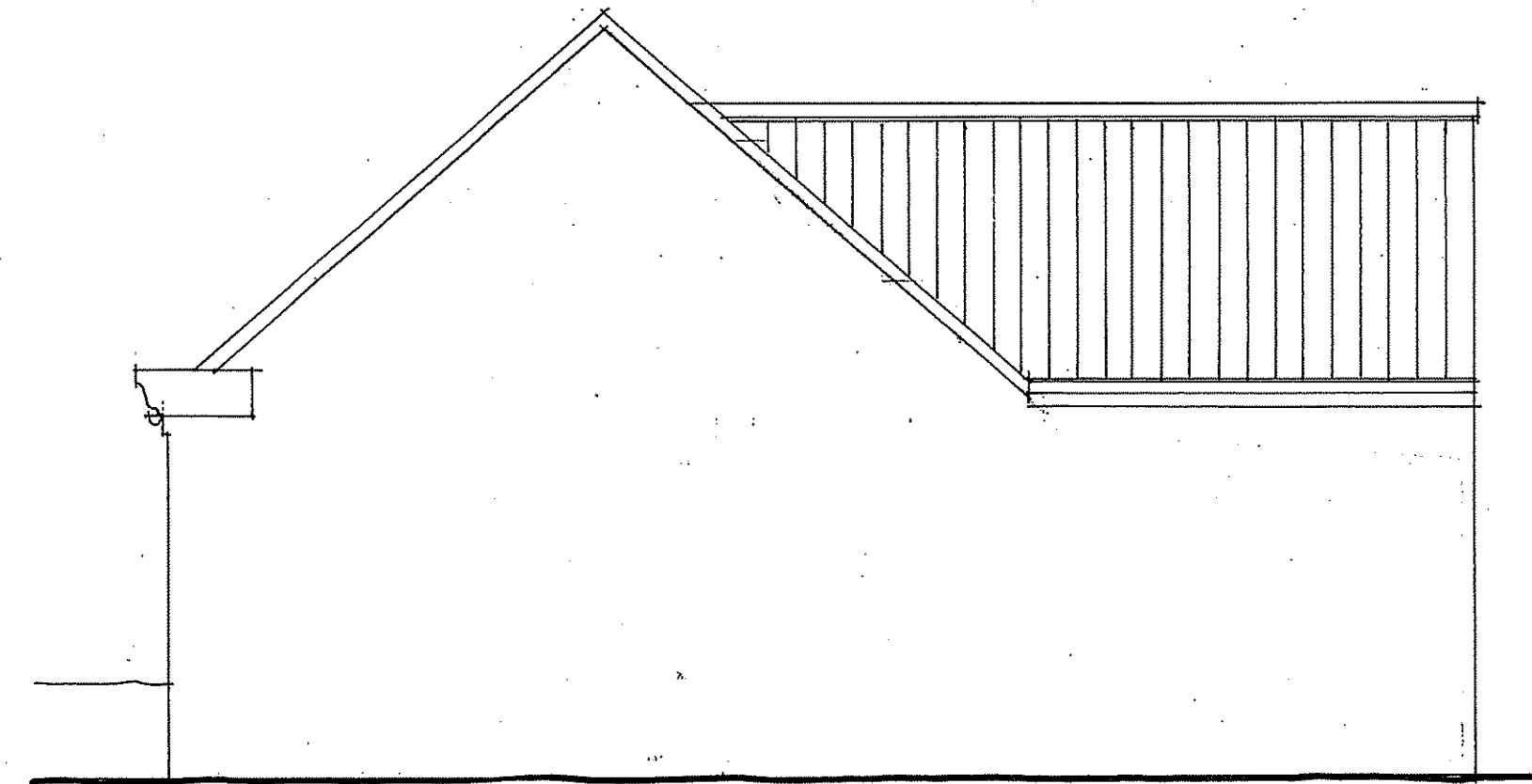
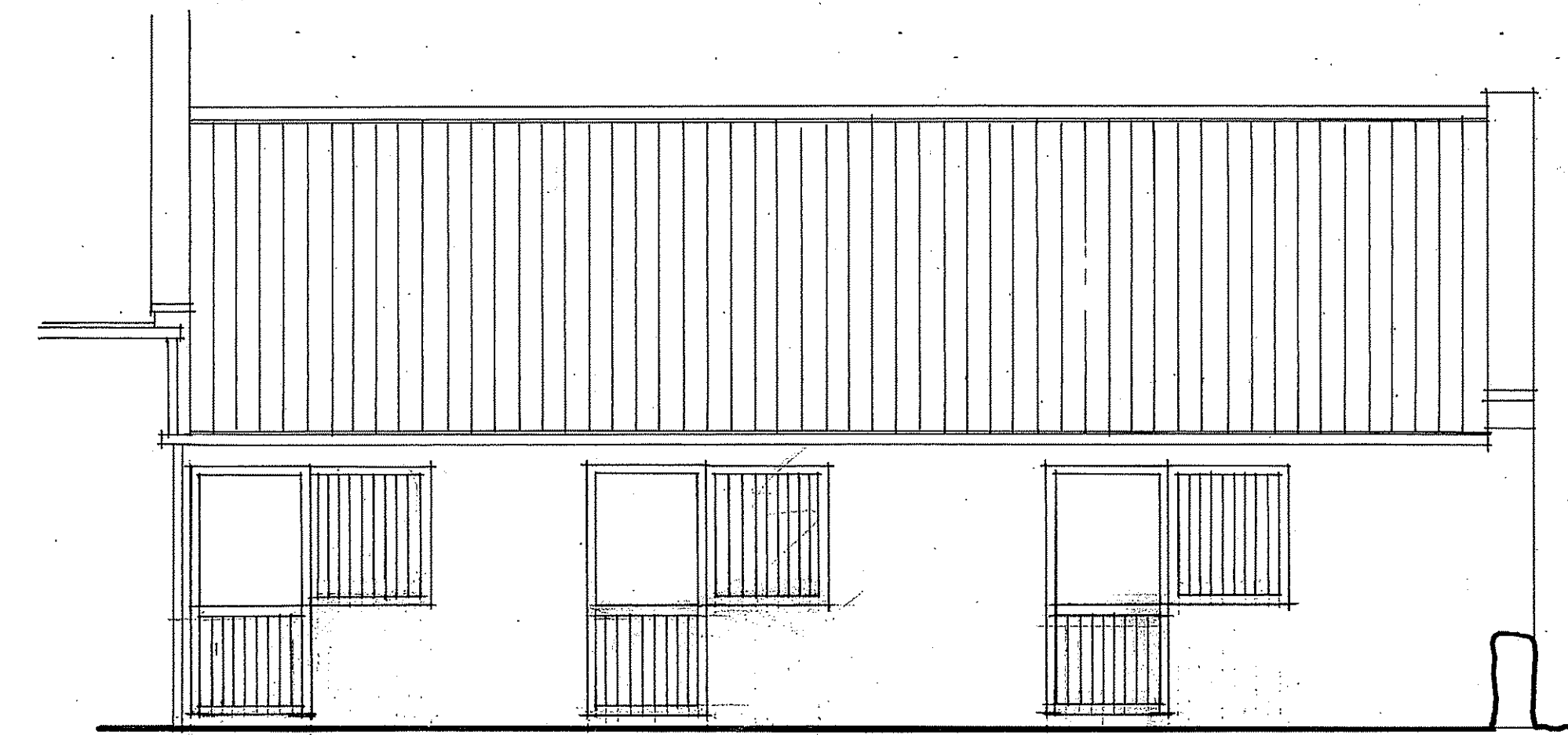


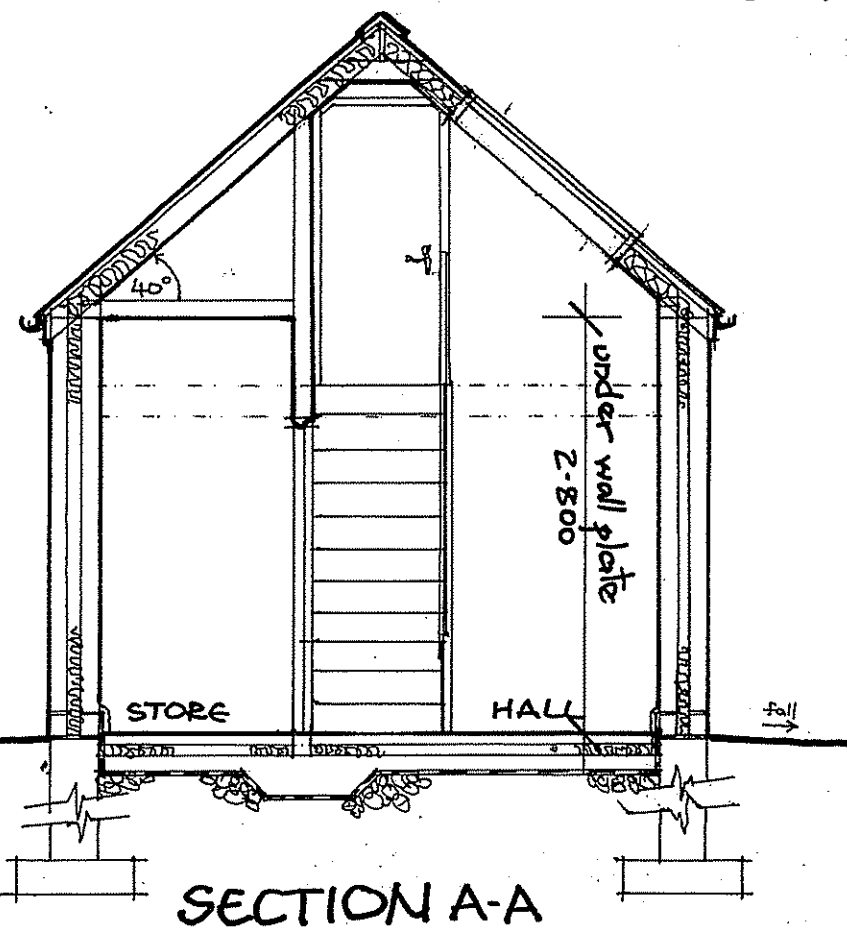
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SECTION A-A

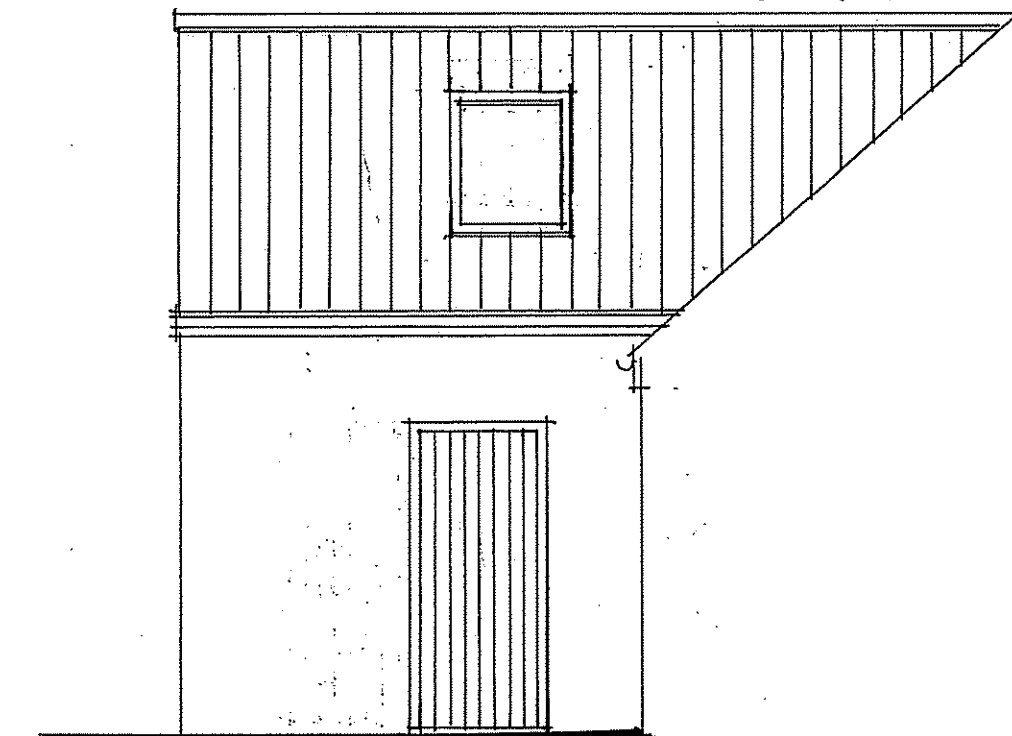
Construction notes:

Foul drainage: Plastic 110mm underground pipes via plastic inspection chambers at all bends and junctions min fall 1:80 to existing system.

Surface water: All as existing. New drain in plastic 110mm pipes min fall 1:80 into soakaway of size & depth subject to a standard percolation test and positioned more than 5 metres from any building. All foul & surface water site work to be approved by Building Inspector.

Foundations: Concrete strip foundations to be agreed with Building Inspector on site but no less than 150mm wider than wall thickness x 150mm deep at a cover depth of 750mm. Solid foundation blockwork up to ground level.

All ground floors: Minimum 100mm site concrete, steel float finish, over Visqueen 300 Mu dpm on sand blinding on well compacted clean hardcore with floor thickened to minimum 250mm x 300mm under new walls and around perimeter, 50mm Celotex GA3000Z rigid insulation with 30mm thick insulation upstands to perimeter of floor, second Visqueen dpm also to act as radon gas barrier taken up walls and tucked below inner leaf dpc, with 75mm sand cement screed, steel float finish. Design 'u' value 0.22 W/m²K.



SOUTH ELEVATION

New external walls: All inner leafs to be 12.5 mm plaster & skim finish on 100mm Thermally Shield or similar lightweight load bearing concrete blockwork, 50mm cavity filled with Rockwool or similar approved cavity bats, taken below dpc level and up to roof insulation, special stainless steel wall ties at 450mm vertical & 600mm horizontal staggered centres, outer leaf as existing and 110mm facing stonework to match existing. All external openings to have insulated steel lintels over of appropriate type, min end bearing 150mm, insulated cavity closers to act as dpc's. Use a 'top hat' type steel lintel with a fully insulated core to minimise thermal bridging. Place windows & doors within the insulated plane to reduce condensation risk at reveals. To minimise air leakage, use flexible sealant internally and externally around door & window frames also window cills. Design 'u' value 0.28 W/m²K. Horizontal dpc's to be provided to new walls a minimum of 150mm above finished ground level.

Existing external gable walls: Surfaces made good, 35mm overall thickness Kingspan Kooltherm K17 dry lining boards on tanalised frame fitted throughout.

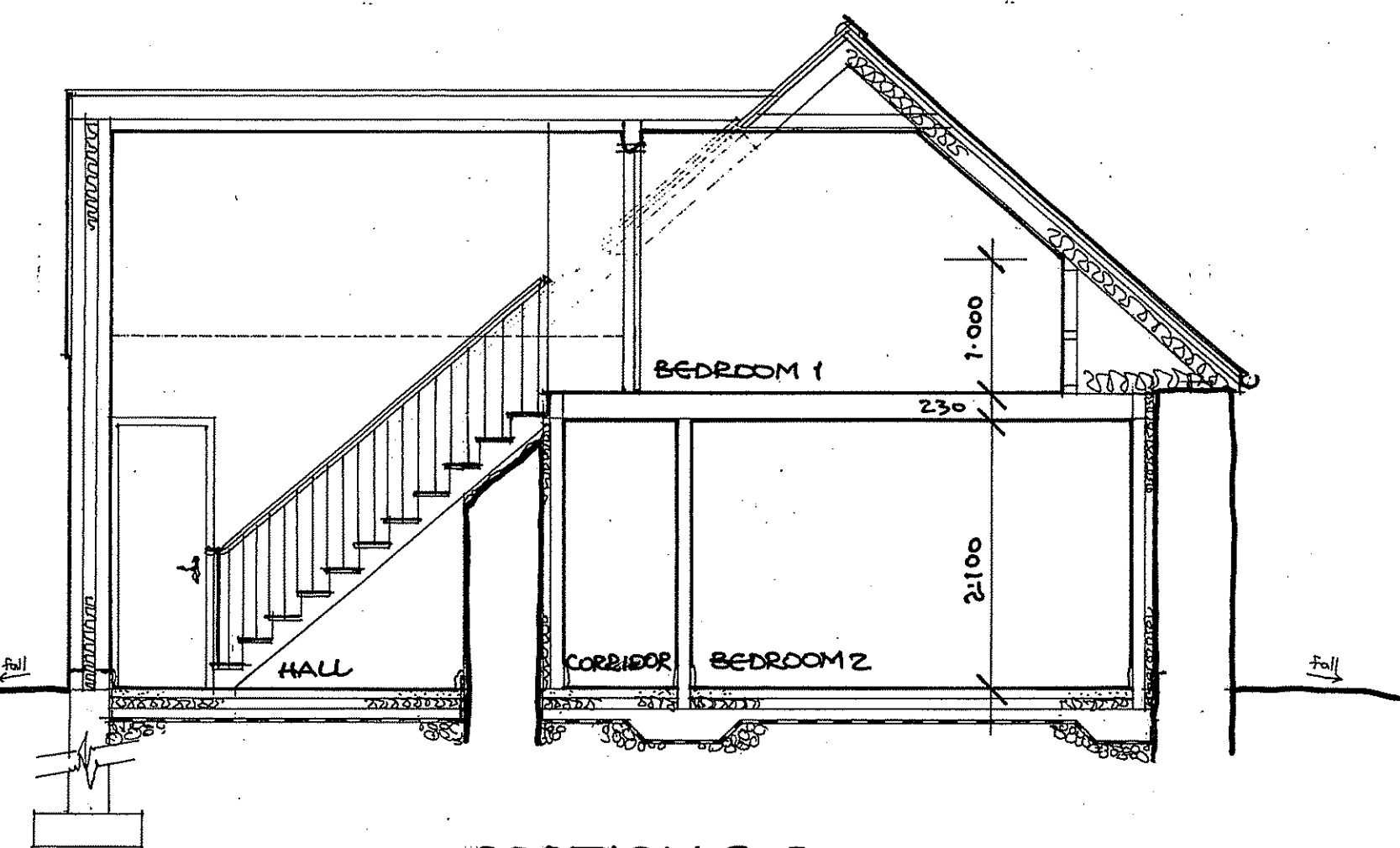
New first floor: 20mm t&g boarding on 75 x 195mm C24 joists @ 450mm centres, strutting at mid-span with 100mm Rockwool Flexi sound deadening quilt between joists, 15mm plasterboard & skim finish. Galvanised mild steel straps to secure floor to walls at maximum 2 metre centres.

Inner walls: Blockwork, & plaster finish or timber stud partitions of 75 x 50 mm frame 450mm vertical & 600mm horizontal centres with a minimum 25mm thick mineral wool sound insulation and 15mm plasterboard & skim both sides between bedrooms also bedrooms to bathrooms. All ground floor door structural openings to be 900mm and first floor 800mm.

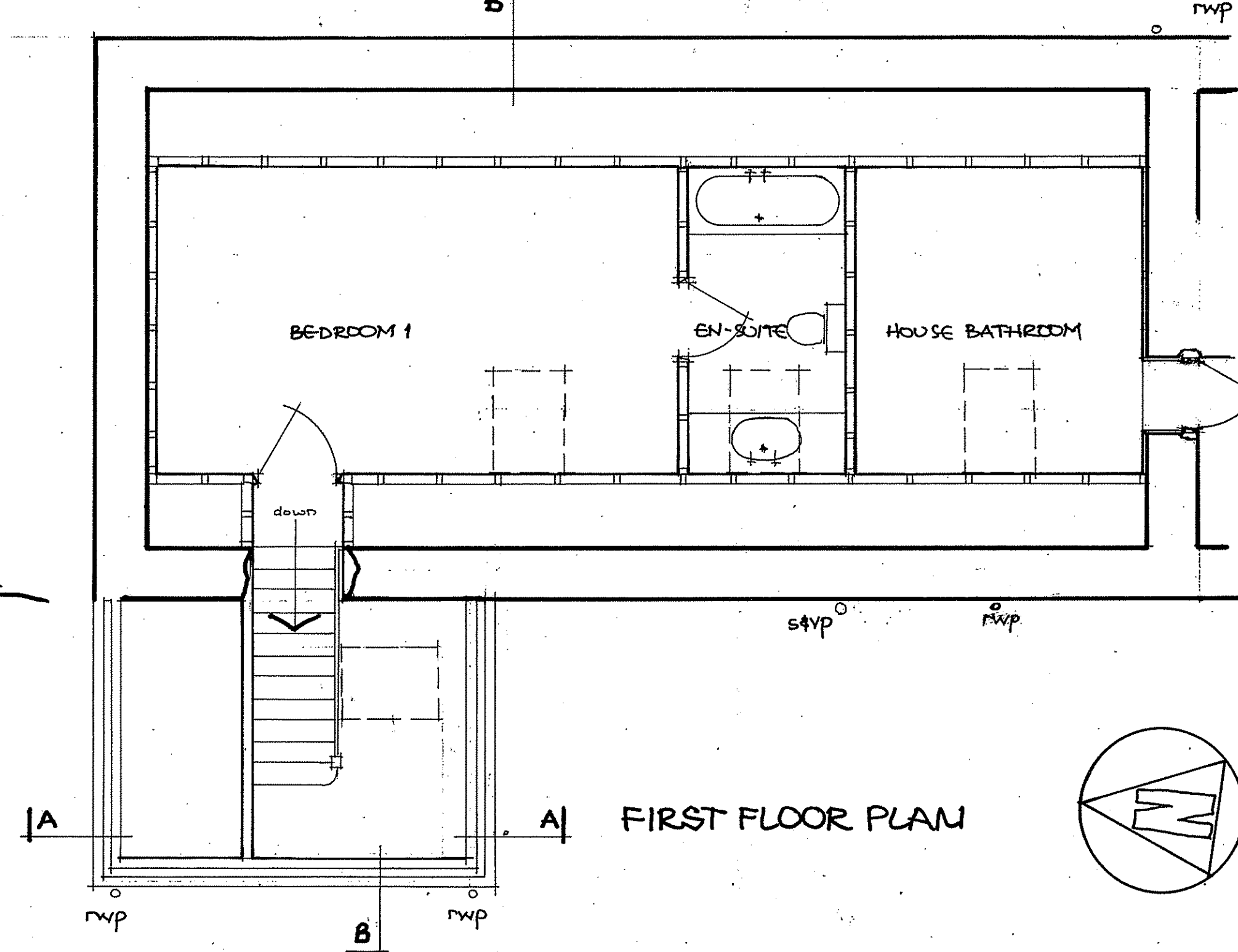
Fenestration: All new or replacement windows to have minimum 16mm Argon gas filled cavity double glazing with Pilkington K or similar soft low E glass. Design 'u' value 1.8 W/m²K. Glazing in all doors also sidelights below 1500mm also any windows with cills lower than 800mm to have safety glazing. Opening windows to be provided to all habitable rooms equal to at least 1/20th of floor area with trickle background ventilation of 8000 mm². Non habitable rooms to have an opening window and 4000mm² background ventilation. All new first floor habitable rooms to have an openable window for means of escape with minimum unobstructed area of 0.33m² and at least 450mm high x 450mm wide with cill heights between 800mm & 1100mm from floor level.

Pitched roof: Unvented warm roof of matching pantiles, pitch 35°, on 38x25mm tanalised timber battens on 38 x 38mm counter battens over Kingspan nivent or similar breathable roofing membrane on 110mm Kingspan Kooltherm K7 pitched roof board with all joints taped on factory designed and manufactured roof trusses (submitted as separate information) secured to 100 x 50mm softwood wall plates in turn fixed to walls with galvanised 30 x 5mm mild steel straps at maximum 2 metre centres. 12.5mm plasterboard and skim ceilings. Design 'u' value 0.16 W/m²K.

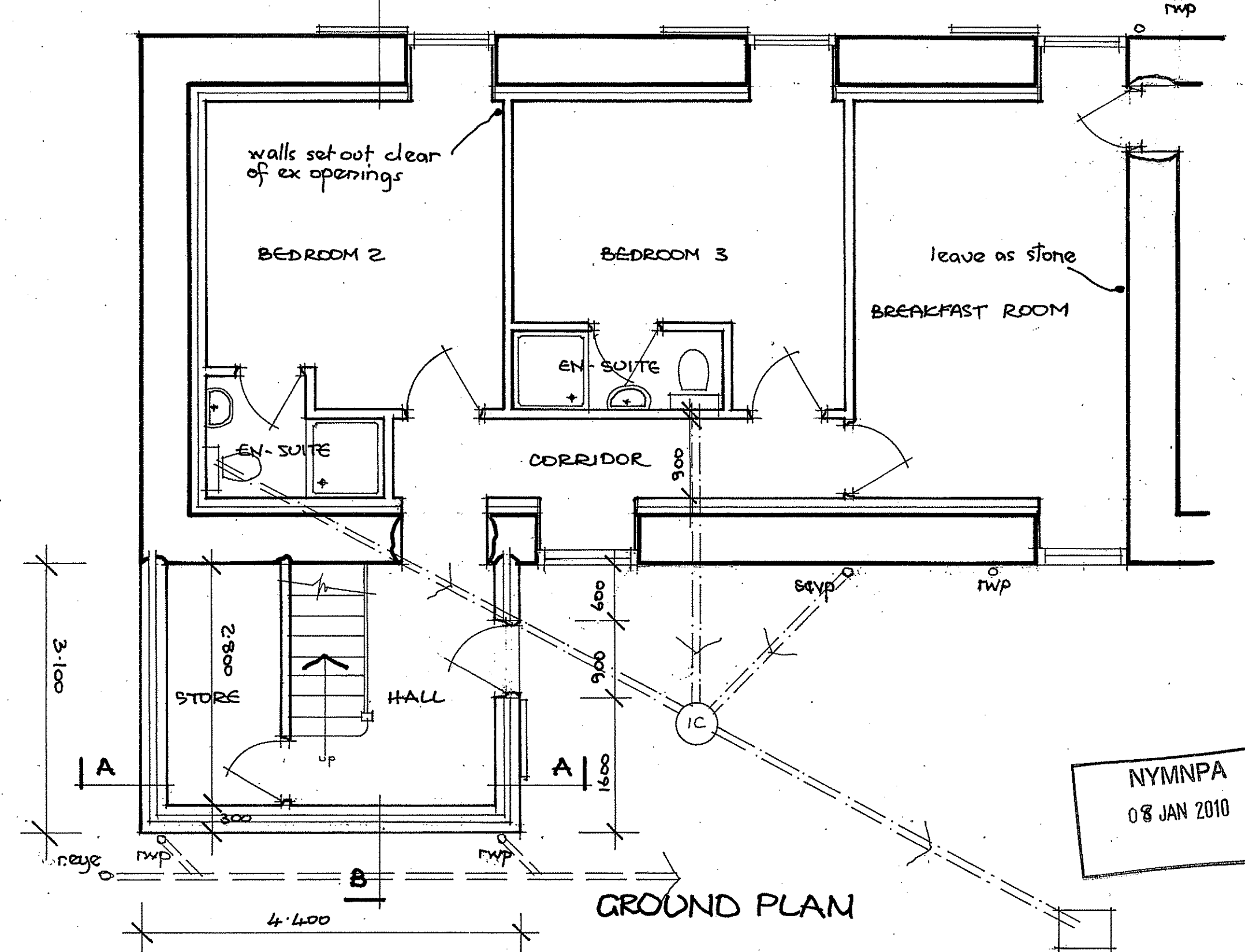
Gutters: New gutters sized to comply with effective roof areas of run-off.



SECTION B-B



FIRST FLOOR PLAN



GROUND PLAN

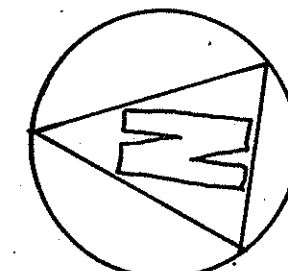
Mechanical extract ventilation: 15 litres/second from all bathrooms with fans connected to light switches and 15mins run on to Bathroom fan.

Sanitary pipework: Generally WC's and s&vp's 110mm. Sinks, bath, shower & bidet 40mm. Basins 32mm. Trap depths 75mm. Any s&vp's to terminate at least 900mm above any opening window and topped with a plastic balloon. Air admittance valves to be Agreement board approved and terminate above height of fittings.

Electrical work: All electrical work is to be carried out by a 'competent person' who is qualified to self certify their own work. Within 30 days of completion the competent person shall submit to Building Control a 'declaration' that all work carried out complies with Approved Document P and the fundamental requirements of Chapter 13 of BS 7671 : 2001.

Sockets & switches: All sockets & switches to be located between 450mm and 1200mm above finished floor level.

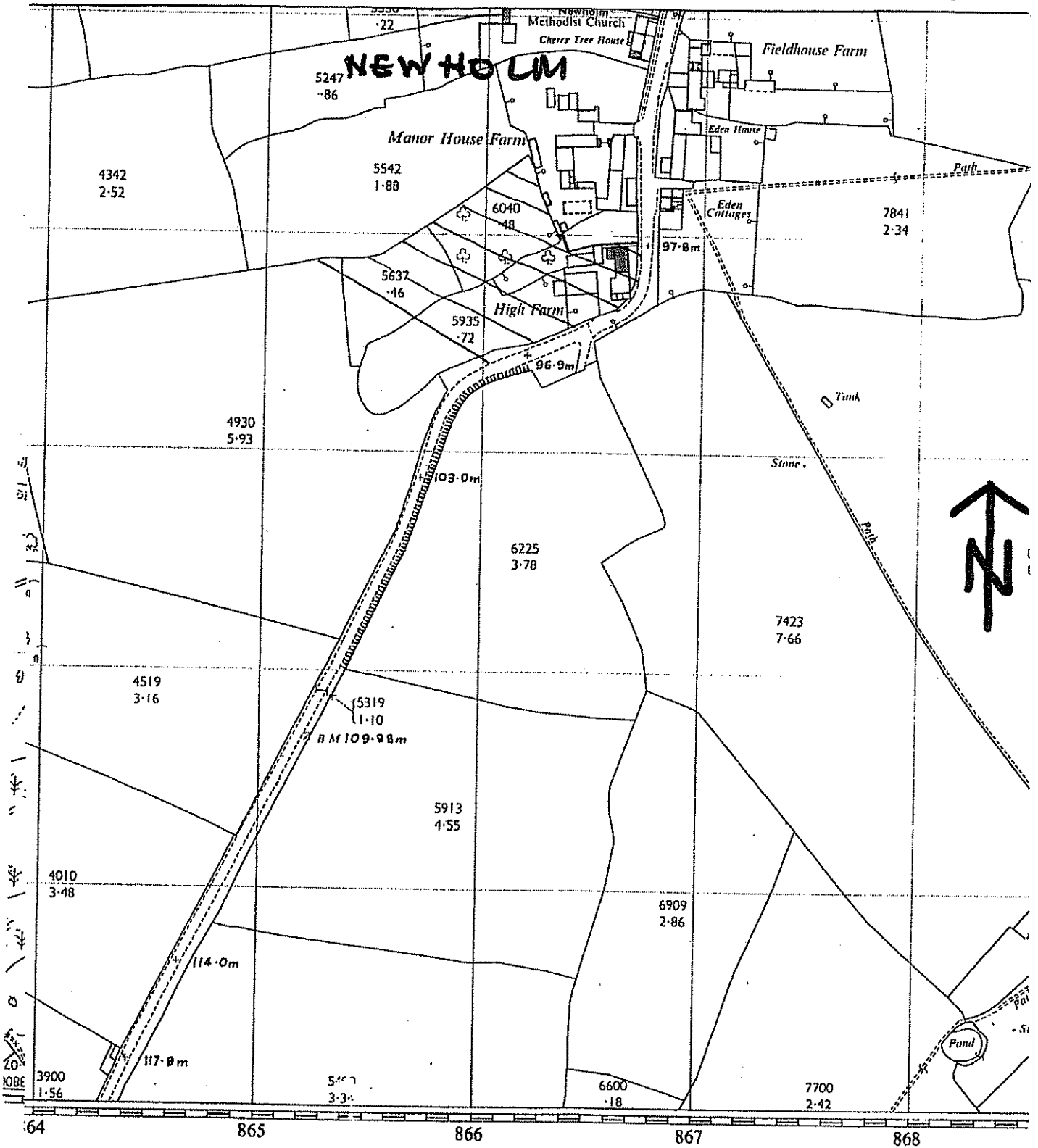
Lighting: Internally 1 fitting per 25m² of floor area to be installed which will only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. These to be located in areas of most frequent use. Externally all new fittings to have either daylight or pir sensors and only to be used with lamps having a luminous efficacy as above.



NYMNP
08 JAN 2010

Revision A. Dec 09. Openings altered.

Barn conversion, High Farm, Newholm, Whitby, for Penny Richardson.
Dr. 9073.02.A.
Scheme drawing.
Scale 1:50.
Mike Swinglehurst, Architect. The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.
 Tel. [redacted] Fax. [redacted] E-mail. [redacted]



NZ 8609

scale 1 : 2500.

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is not necessarily up to date in all details and may not have been fully checked.
 on about administrative boundaries and levelling may not be up to date,
 for information regarding this plan see O.S. leaflet No. 1

NYMNP
 08 JAN 2010