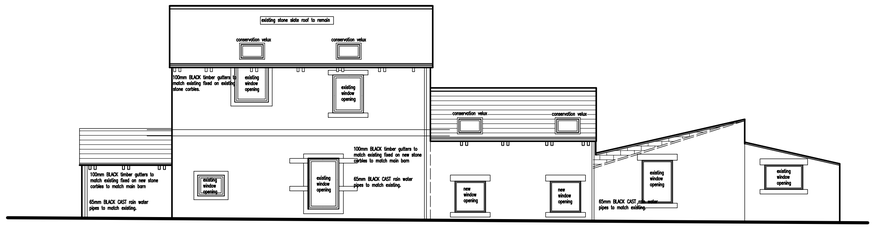
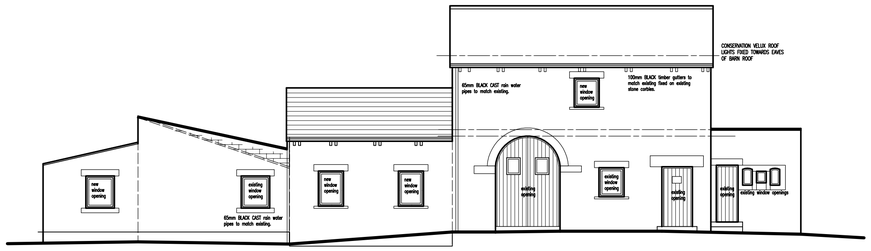
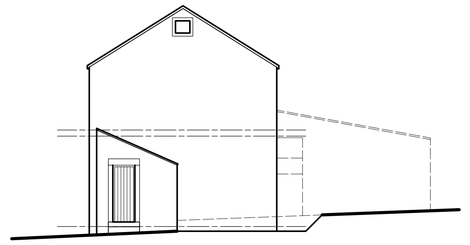


REAR ELEVATION AS PROPOSED scale 1:100



FRONT ELEVATION AS PROPOSED scale 1:100



SIDE ELEVATION AS PROPOSED scale 1:100

new handrail to staircase min 900mm – max 1000mm above pitch line of staircase.
min 900mm high balustrade to stair opening with max 100mm gap between vertical spindles

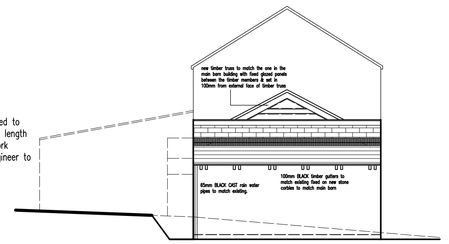
new timber staircase comprising of 15no. equal risers. max rise 220mm, min going 220mm. pitch not to exceed 42 degrees.

SD New Smoke Detectors
New Smoke detectors to be mains powered, interlinked and hard wired. Smoke alarms to be in accordance with BS5446:Part 1 and installed on each floor in accordance with Clauses 1:10 to 1:15 of Building Regulations Approved Document B.

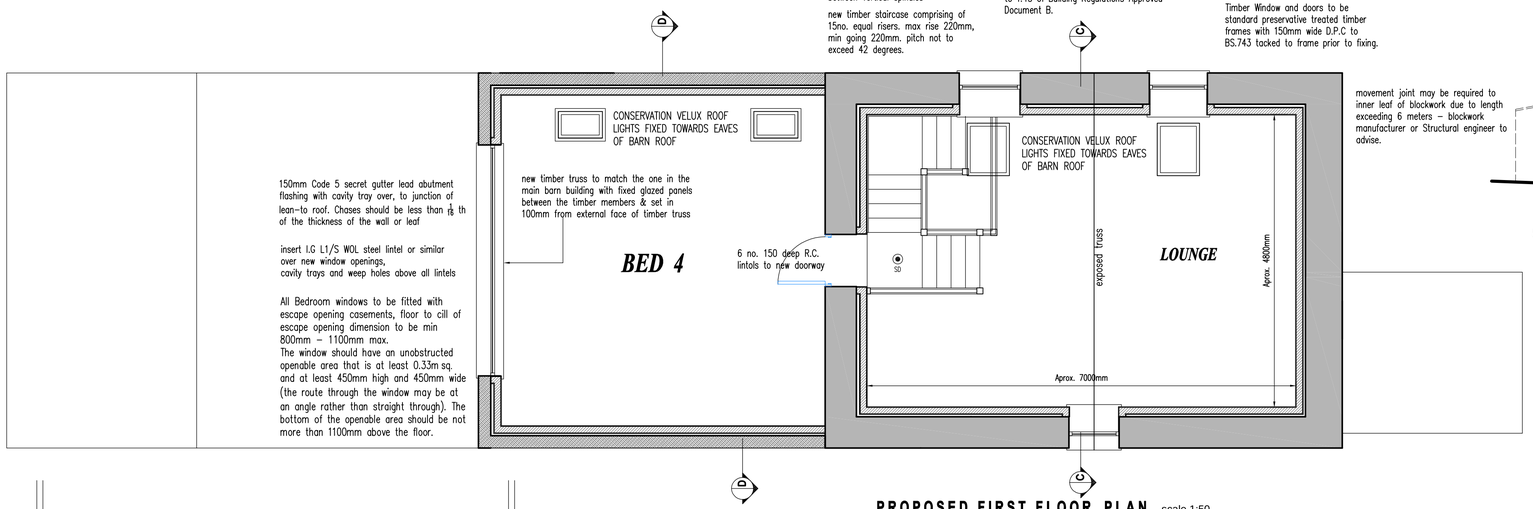
12.5mm plasterboard and skim to new walls of extension
All plasterboard used to have a min density of 10kg/m³

Timber Window and doors to be standard preservative treated timber frames with 150mm wide D.P.C to BS.743 tacked to frame prior to fixing.

movement joint may be required to inner leaf of blockwork due to length exceeding 6 meters – blockwork manufacturer or Structural engineer to advise.



SIDE ELEVATION AS PROPOSED scale 1:100



150mm Code 5 secret gutter lead abutment flashing with cavity tray over, to junction of lean-to roof. Chases should be less than $\frac{1}{2}$ th of the thickness of the wall or leaf

insert I.G L1/S WOL steel lintel or similar over new window openings, cavity trays and weep holes above all lintels

All Bedroom windows to be fitted with escape opening casements, floor to cill of escape opening dimension to be min 800mm – 1100mm max.
The window should have an unobstructed openable area that is at least 0.33m sq. and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

PROPOSED FIRST FLOOR PLAN scale 1:50

EXISTING OUTBUILDING

DEMOLISH EXISTING OUTBUILDING

Bathroom and Ensuite Extract Ventilation:
Mechanical extract ventilation to give min. extract rate of not less than 15 litres per second which can be run intermittently but have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille. extract fans to be positioned less than 400mm below ceiling

new 50mm shower & bath, 40mm sink and 100mm wc waste to be provided to new ensuite bathroom and connected to existing soil and vent pipe. Anti-vac deep seal traps to be fitted to internal pipes.

new INTERNAL 100mm soil and vent pipe with rodding eye to base connected to new inspection chamber. Soil & vent stack to finish at least 900mm above any opening into the building within 3m and to be finished with a wire cage or other perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air
The internal diameter of the stack should be not less than that of the largest trap or branch discharge pipe.

Wc wastes connected to new 100mm Stub Stack that must connect into a ventilated drain not subject to surcharging, and no connected water closet has a floor level more than 1.3m above drain invert level. Any other branch into the stub stack not to have a centreline more than 2m to the centre line above the invert of the connection or drain.

SD New Smoke Detectors
New Smoke detectors to be mains powered, interlinked and hard wired. Smoke alarms to be in accordance with BS5446:Part 1 and installed on each floor in accordance with Clauses 1:10 to 1:15 of Building Regulations Approved Document B.

Thermabate cavity closers or insulated vertical dpcs to all new openings

window opening lights to be min 1/20th total floor area If windows provide purge ventilation refer to general note no. 28 for details

12.5mm plasterboard and skim to new walls of extension
All plasterboard used to have a min density of 10kg/m³

new 38mm waste to be provided to kitchen for washer and 40mm waste for sink outlet. position of sink to be agreed.
wastes connected to new gulley connected to existing manhole

Kitchen Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 30 litres per second adjacent to hob or 60 litres per second elsewhere which can be run intermittently but have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille. Cooker hoods to be 650 – 750mm above hob surface

New Boiler installation :
installation to be in strict accordance with manufacturers instructions-installer to consider siting of flue to avoid visible plume/wetting surfaces causing a nuisance to neighboring properties.
Liquid condensate to discharge to a suitable foul drain (not surface water), condensate pipework to manufacturers instructions. generally max. 3M long, insulated where external, with 75mm deep condensate trap to prevent smells entering building. Flue discharges in accordance with manufacturers instructions and to meet Building Regulation Approved Document J.

1no low energy light fitting is to be fitted for every 25m² of floor area or 1 fitting for every 4 new fittings installed whichever is the greater. Floor area based on the area of extension, or new lighting system.
External lighting to be low energy fittings, if not they must have automatic switching controls

In areas such as kitchens, utility rooms and bathrooms, boarding used as a flooring, irrespective of the storey, should be moisture resistant. Chipboard to be of the grades with improved moisture resistance specified in BS 7331:1990?1 or BS EN 312 Part 5:1997?2. It should be laid, fixed and jointed in the manner recommended by the manufacturer. To demonstrate compliance the identification marks should be facing upwards. Any softwood boarding should be at least 22mm thick and from a durable species 93 or treated with a suitable preservative.

DRAINAGE:
Any drains new or existing that pass through external walls to have concrete lintels inserted over (allow 50mm clearance between drain and underside of lintels). If there is an existing seperate system this must be maintained on site.Drains may run under a building if at least 100mm of granular or other flexible filling is provided round the pipe if depth of drain below the surface is geater than 600mm. Where pipes have less than the minimum recommended cover the pipes should, where necessary be protected from damage by a reinforced concrete cover slab with a flexible filler and at least 75mm of granular material between the top of the pipe and the underside of the flexible filler below the slabs. On sites where excessive subsidence is possible additional flexible joints may be advisable or other solutions such as suspended drainage, particularly where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run. Where the crown of the pipe is within 300mm of the underside of the slab, special protection should be provided in accordance with Part H of Building Regulations

B3 Insert 2no. new beams fixed below level ceiling, fixed on concrete padstones to Structural Engineers details. Conditional Approval Requested from Building Control for steelwork Calculations.

B2 Insert 2no. new beams fixed below level ceiling, fixed on concrete padstones to Structural Engineers details. Conditional Approval Requested from Building Control for steelwork Calculations.

Drainage lines are assummed and must be varified on site by contractor prior to commencement of works.

New timber window frames and (rooflights if applicable) to extension to be double glazed Pilkingtons Low E 'K' glass units comprising of 2 panes of 4mm K glass with min 16mm air filled cavity between that achieves 'U' value of 1.8 W/m² K. Emissivity of Low E glass to = 0.05
Ventilators to new windows providing background ventilation – 8000mm² equivalent area.

All Bedroom windows to be fitted with escape opening casements, floor to cill of escape opening dimension to be min 800mm – 1100mm max.
The window should have an unobstructed openable area that is at least 0.33m sq. and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

PROPOSED GROUND FLOOR PLAN scale 1:50

PARKING

Utility Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 30 litres per second which can be run intermittently but have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille. extract fans to be positioned less than 400mm below ceiling

Opening casements to be fitted to All Bedrooms windows, floor to cill of escape opening dimension to be min 800mm – 1100mm max.
The window should have an unobstructed openable area that is at least 0.33m sq.and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

All glazing to critical zones to be toughened or laminated to BS 6206. i.e glass to doors within 1500mm of finished floor level, and to screens/ windows within 800mm of finished floor level.

NOTE; All insulation specified is fully compliant with Building Regulations, any other insulation that may be used as an alternative must be fully approved by BUILDING CONTROL prior to installation on site

PLANNING CONDITION NOTES
1. AS PER PLANNING APPROVAL DOCUMENT
2. AS PER PLANNING APPROVAL DOCUMENT
3. DETAILED SCHEME FOR OPEN AREAS NOW INCLUDED ON PLANS
4. AS PER PLANNING APPROVAL DOCUMENT
5. ALL MATERIALS WHERE POSSIBLE TO BE RECLAIMED FROM SITE IF NOT SAMPLES TO BE AGREED WITH LOCAL AUTHORITY.
6. ALL EXTERNAL POINTING TO BE SLIGHTLY RECESSED - ALSO IN CONJUNCTION WITH BAT SURVEY.
7. ALL NEW WINDOW AND DOOR FRAMES TO BE RECESSED 125MM BEHIND THE FRONT FACE OF STONEWORK.
8. SOIL PIPE TO BE INTERNAL - GAS AND ELECTRIC METERS TO BE POSITIONED IN THE UTILITY ROOM - FLUE TO BOILER TO BE CONVENTIONAL AND TO DISCHARGE THROUGH UTILITY ROOM ROOF.
9. REIN WATER GUTTERS TO BE BLACK SQUARE TIMBER TO MATCH EXISTING - RAIN WATER PIPES TO BE 65MM BLACK CAST ALUMINIUM ROUND SECTION.
10. EXTERNAL WINDOWS AND DOORS TO BE HARDWOOD PAINTED CREAM.
11. NO OTHER WINDOWS OR DOOR OPENINGS TO BE INSERTED IN ANY ELEVATION UNLESS AGREED WITH LOCAL AUTHORITY FIRST.
12. NO BARGEBOARDS OR FASCIA BOARDS TO BE USED - ALL WALL / ROOF JUNCTIONS TO BE CEMENT FILLET AND GUTTERS SUPPORTED BY STONE CORBELS.
13. NO CHIMNEY STACKS TO BE PLACED ON THE ROOF OF THE BARN CONVERSION.
14. CAR PARKING SCHEME AS PER PLAN.
15. AS PER THE PLANNING APPROVAL DOCUMENT.
16. NO FENCES, GATES OR WALLS TO BE ERECTED OTHER THAN THOSE ON THE APPROVED PLAN.
17. SITE INVESTIGATION - ONGOING DURING CONSTRUCTION WITH MR A. TURNER OF OLDHAM M.B.C. ENVIRONMENTAL SERVICES.
18. BAT SURVEY - SEE SEPERATE DOCUMENT.
19. THE RESIDENTIAL CURTILAGE TO THE DWELLING SHALL BE RESTRICTED TO THE AREA EDGED RED ON THE APPROVED PLAN.

A	REVISED IN ACCORDANCE WITH PLANNERS COMMENTS 1. 1ST FLOOR EXTENSION PREVIOUSLY SHOWN OMITTED AND NEW ROOF OVER DINING AT GROUND FLOOR SHOWN. 2. NEW SITE ENTRANCE OMITTED. 3. NEW GARAGES OMITTED. 4. UTILITY PREVIOUSLY SHOWN , CHANGED BACK TO EXISTING STORE.	10.04.04
B	DOOR TO REAR OF BUILDING REMOVED AND GARDEN INDICATED TO FRONT OF BUILDING. STORE ROOM CHANGED TO BEDROOM	
C	BARN DOORS TO FRONT ELEVATION INDICATED. VERTICAL CENTRAL MULLIONS REMOVED TO ALL WINDOWS AS REQUESTED BY PLANNING OFFICER	10.04.05
D	WINDOWS AT 1ST FLOOR LEVEL TO FRONT ELEVATION REVISED. CONSERVATION VELUX WINDOWS INDICATED AS SUGGESTED BY PLANNING OFFICER.	08.06.05
E	AMENDED FOR BUILDING REGULATIONS - PLANNING CONDITIONS ADDED - INTERNAL ARRANGEMENT CHANGED - EXTERNAL DESIGN ADDED	08.07.06

Scale: 1: 50	Date: JUNE 2006
Drawn By:	Checked By:
Client:	MR P. MERRINGTON & MR S. SHAW
Project:	BARN CONVERSION
Location:	LOWER DIGLEA FARM BARN BOAT LANE DIGGLE
Local Authority:	OLDHAM

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Job Number:	Revision: E