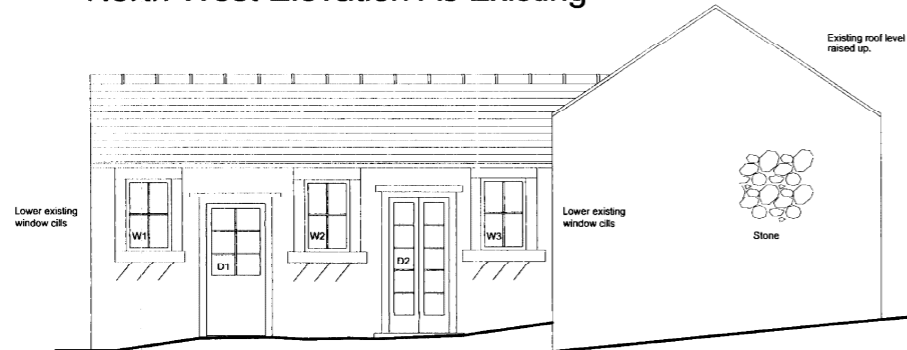
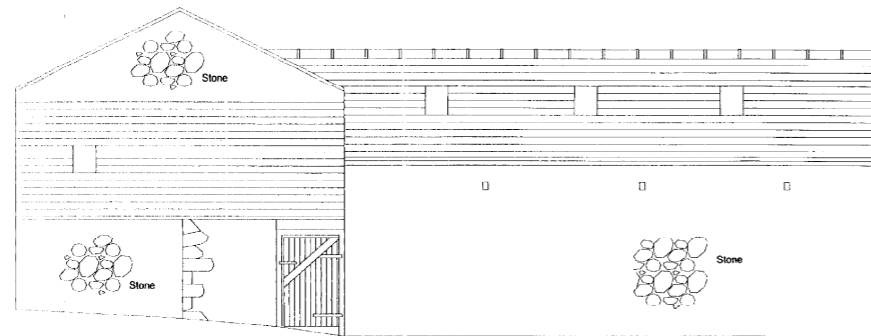


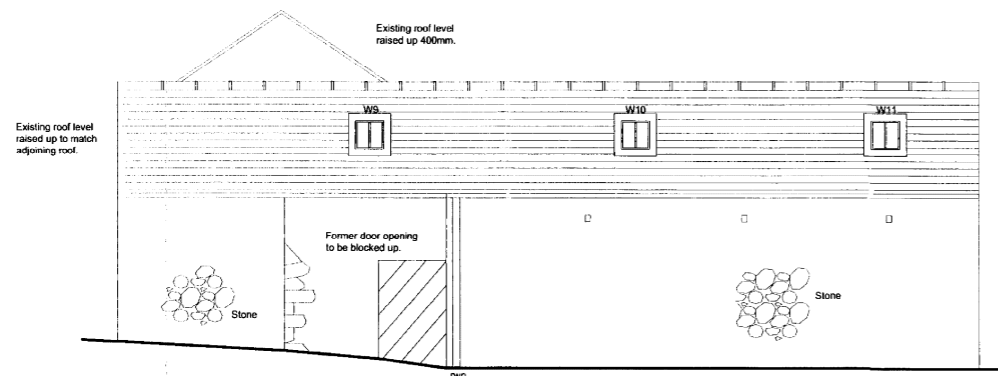
North West Elevation As Existing



North West Elevation As Proposed



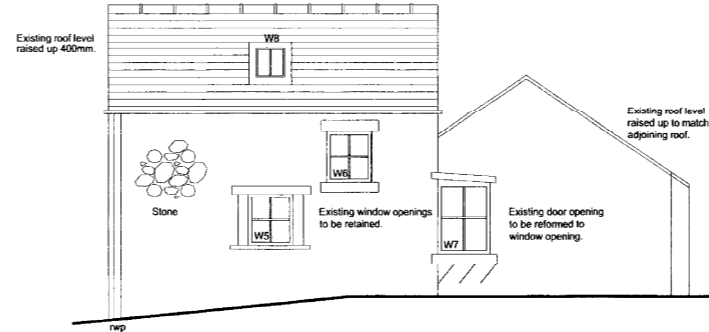
South East Elevation As Existing



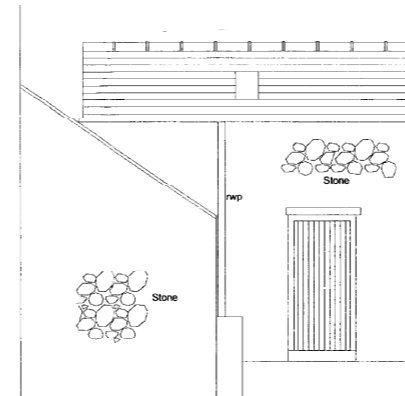
South East Elevation As Proposed



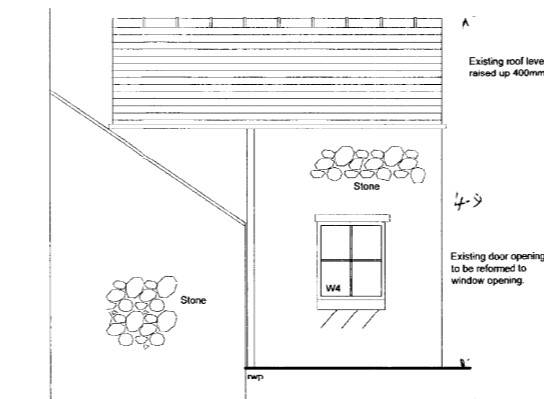
South West Elevation As Existing



South West Elevation As Proposed



North East Elevation As Existing



North East Elevation As Proposed

**Materials**

**Roof**  
Good quality second hand slates to match existing.

**Gutters and Rainwater Goods**  
New aluminium ogee guttering and square section rainwater pipes. Colour: Black

**External Walls**  
Redundant openings built up with salvaged stonework re-used from site where possible. Areas made up with good quality second hand stone to match existing.

Stone window and door surrounds to be salvaged and re-used where possible. Good quality second hand surrounds shall be provided to remaining areas to match existing.

**Windows & Doors**  
New hardwood stained windows and doors. Conservation Rooflights by The Metal Window Company.

General Notes

No.	Revision/Issue	Date

Client  
**Mr & Mrs Aspden**  
Crowtrees Barn  
Chatburn  
Clitheroe Lancashire

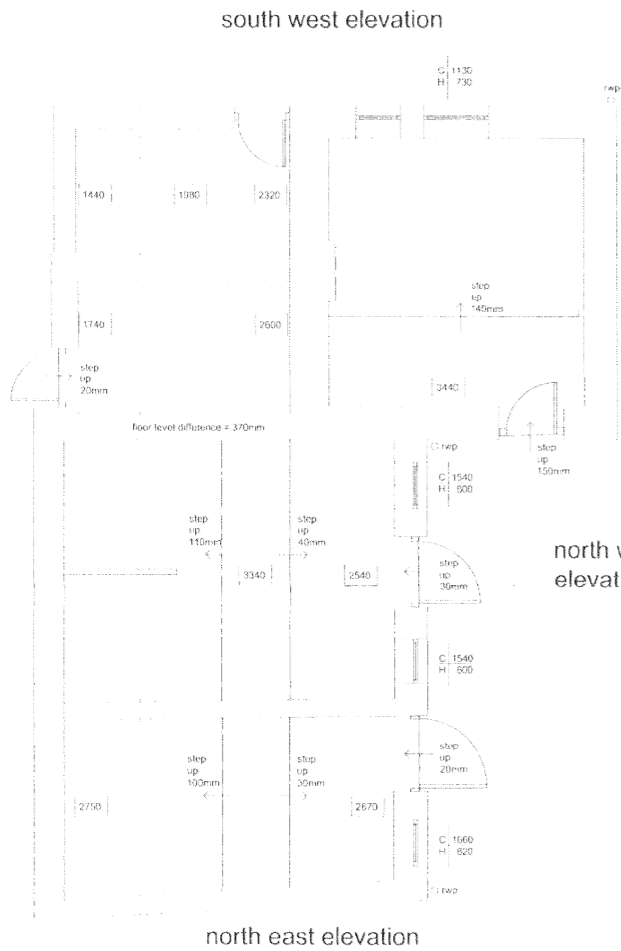
Project Name  
**Conversion of Stables at Crowtrees Farm, Chatburn into a Residential Property**

Project <b>D McK 002</b>	Sheet
Date <b>Nov 2005</b>	<b>02</b>
Scale <b>1:50</b>	

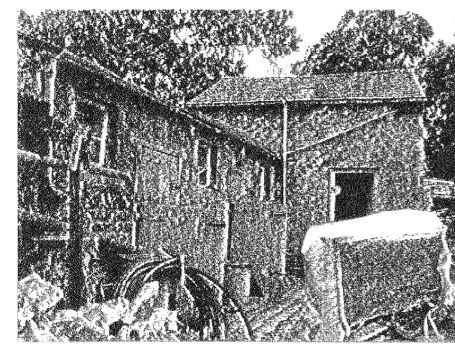
APPROVAL  
WORKS  
MAY BE CARRIED OUT IN ACCORDANCE WITH THE  
APPROVAL SPECIFICATION TELEPHONE  
BUILDING CONTROL CHATHURTON

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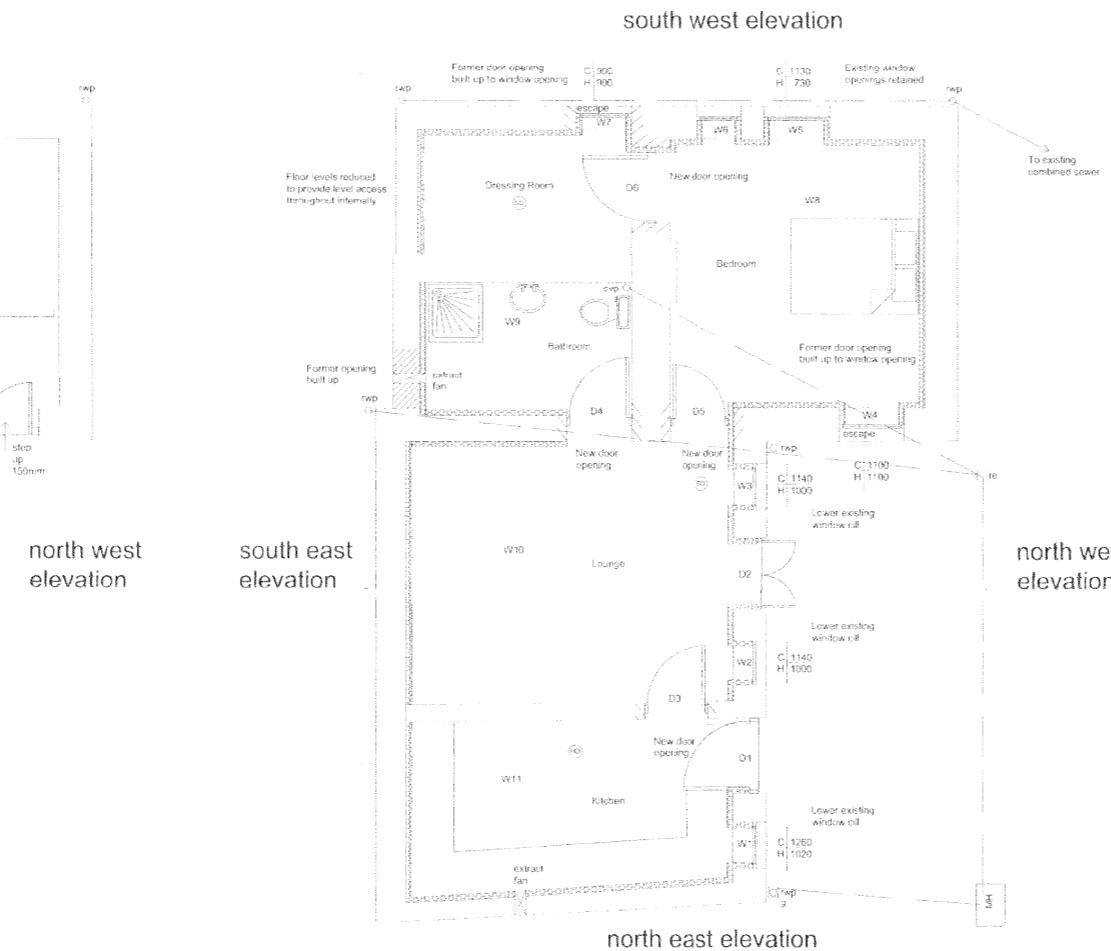
CONVERSION  
15.11.05  
DMCK



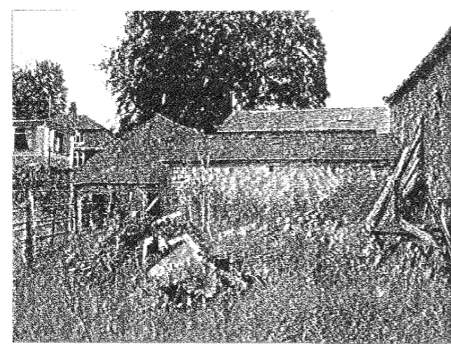
Floor Plan As Existing



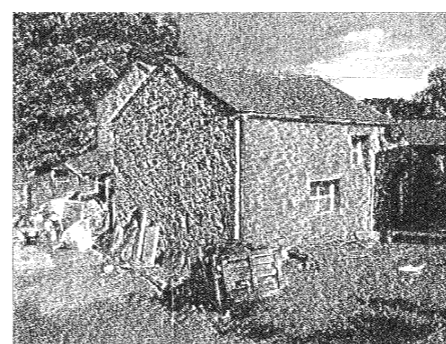
North East Elevation



Floor Plan As Proposed



South East Elevation



South West Elevation



North West Elevation

**BUILDING SPECIFICATION**

**INTERNAL FADE OF EXTERNAL WALLS**  
Kingspan Thermaflex TPO2 Zero Gap (200mm thick - 0.35 W/m<sup>2</sup> K U value). Newslur Membrane tanking system installed to all internal and external walls.

**INTERNAL LINTELS**  
Lintels for all internal partition walls to be 215mm deep R.C. linteels, with a minimum 150mm end bearing.

**INTERNAL DOORS**  
All new door openings shall be minimum 800mm wide.

**GROUND FLOOR**  
Existing concrete floors to be hacked up, all floor levelled out within each room wherever possible to provide level access and all debris removed from site. 150mm thick well compacted clean stone hardcore with 50mm clean sand bedding. 100mm thick Kingspan Thermafloor TFO2 Zero Gap (U value 0.25 W/m<sup>2</sup> K) with 20mm thickness used to isolate the perimeter of the floor against the existing stone walls on 1200 gauge in-situ cast-in-place concrete slabs with 1 layer A142 Ark Cracking Mesh to bottom. 25mm bicel screed for insertion of the new under floor heating: ceramic tiled floor finish throughout.

**CEILING**  
Ceilings to be open to the rafters.

**ROOF (above bedroom - pitch approx 34 degrees)**  
Remove existing slates, battens and rafters etc. and cart away. Provide new SC4 50 x 150mm treated sw rafters fixed at 400mm centres securely fixed to new 53 x 225mm posts at 2430mm centres. 55mm Kingspan Thermaflash TFO2 Zero Gap installed between the rafters and 55mm installed over the existing rafters to provide U value of 0.18 W/m<sup>2</sup> K, breathable sarking felt, 38 x 38mm sw treated counter battens and 25 x 50mm sw treated slate battens, good quality second hand slates refixed to match existing.

**ROOF (above lounge/kitchen/bathroom/porch - pitch approx 24 degrees)**  
Remove existing slates, battens and rafters etc. and cart away. Provide new SC4 47 x 125mm treated sw rafters fixed at 450mm centres securely fixed to new 53 x 225mm posts at 2430mm centres. 55mm Kingspan Thermaflash TFO2 Zero Gap installed between the rafters and 55mm installed over the existing rafters to provide U value of 0.18 W/m<sup>2</sup> K, breathable sarking felt, 38 x 38mm sw treated counter battens and 25 x 50mm sw treated slate battens, good quality second hand slates refixed to match existing.

**RAINWATER GOODS**  
76mm square section aluminium rainwater pipes connected into existing combined drains as existing rainwater pipes.

**ANCHOR STRAPS**  
Gable walls shall be strapped to the roof by 30 x 5mm galvanised mild steel anchor straps to be fixed at rafter levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and bed down wall minimum 225mm. 30 x 5mm galvanised steel straps to be fixed at 1800mm centres along wall plate and bed down wall minimum 450mm.

**BELOW GROUND DRAINAGE**  
New drains to be clay pipes to comply with BS EN 256-1 100mm diameter laid to a minimum gradient of 1 in 40. Any new drains under or in close proximity to the building are to be uncast in 150mm concrete surround.

**SOIL VENT PIPE**  
To rise from bathroom in to roof void of existing building, then terminate through the existing pitched roof at least 300mm above any opening and finished with a cage. All pipework shall be encased internally.

**ABOVE GROUND DRAINAGE**  
Wastes to sink to be 30mm diameter, sink & shower to be 38mm diameter. All to be fitted with 75mm deep seal traps. Gutters - Aluminium eave gutter system. Soil and vent pipes - 100mm PVCu.

**WINDOWS & EXTERNAL DOORS**  
Hardwood stained windows and doors, complete with 6 18 E hermetically sealed double glazed units. Compelling 6mm glass externally 16mm airspace. 6mm Low E glass internally with EN-0.05 and U Value of 1.8 W/m<sup>2</sup> K. Safety glazing to be provided to all windows with sills below 800mm and double paneled between the floor and 1500mm in height. Including trickle ventilation through head of window frame providing 800mm<sup>2</sup> background ventilation. Escape windows shall be provided for all habitable rooms as shown with an unobstructed openable area of min 0.33m<sup>2</sup> (min 450 x 450mm). Rooflights shall have a U Value of 2.2 W/m<sup>2</sup> K.

**MECHANICAL VENTILATION**  
Ventilation to kitchen. Extractor hood to provide mechanical ventilation of 53 litres/second. Ventilation to bathroom. Extract fan to provide mechanical ventilation of 16 litres/second. Extract fans shall have 15 minutes overrun. Air intake shall be provided via 100mm gaps under the doors.

**FIRE DETECTION**  
New ceiling mounted mains operated smoke alarm conforming to BS 5446 Part 1 with battery back up shall be provided to the lounge. New heat detector shall be provided to the kitchen. All the alarms shall be hardwired in accordance with the manufacturer's instructions and shall be sited within 7.5m of the door to every habitable room. The power supply shall be a single independent circuit at the main distribution board.

**GENERAL ELECTRICAL INSTALLATION**  
All works to the electrical installation shall be carried out by a Registered Electrician in accordance with BS 7671: 2001. All works shall be inspected and tested during and at the end of the installation, before they are taken into service in compliance with BS 7671: 2001.

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*[Handwritten signature]*

Mr & Mrs Aspden  
Crowtrees Barn  
Chatburn  
Clitheroe Lancashire

Conversion of Stables  
at Crowtrees Farm,  
Chatburn into a  
Residential Property

Figure: D McK 002  
Date: Nov 2005  
Scale: 1:100@A1  
Sheet: 01