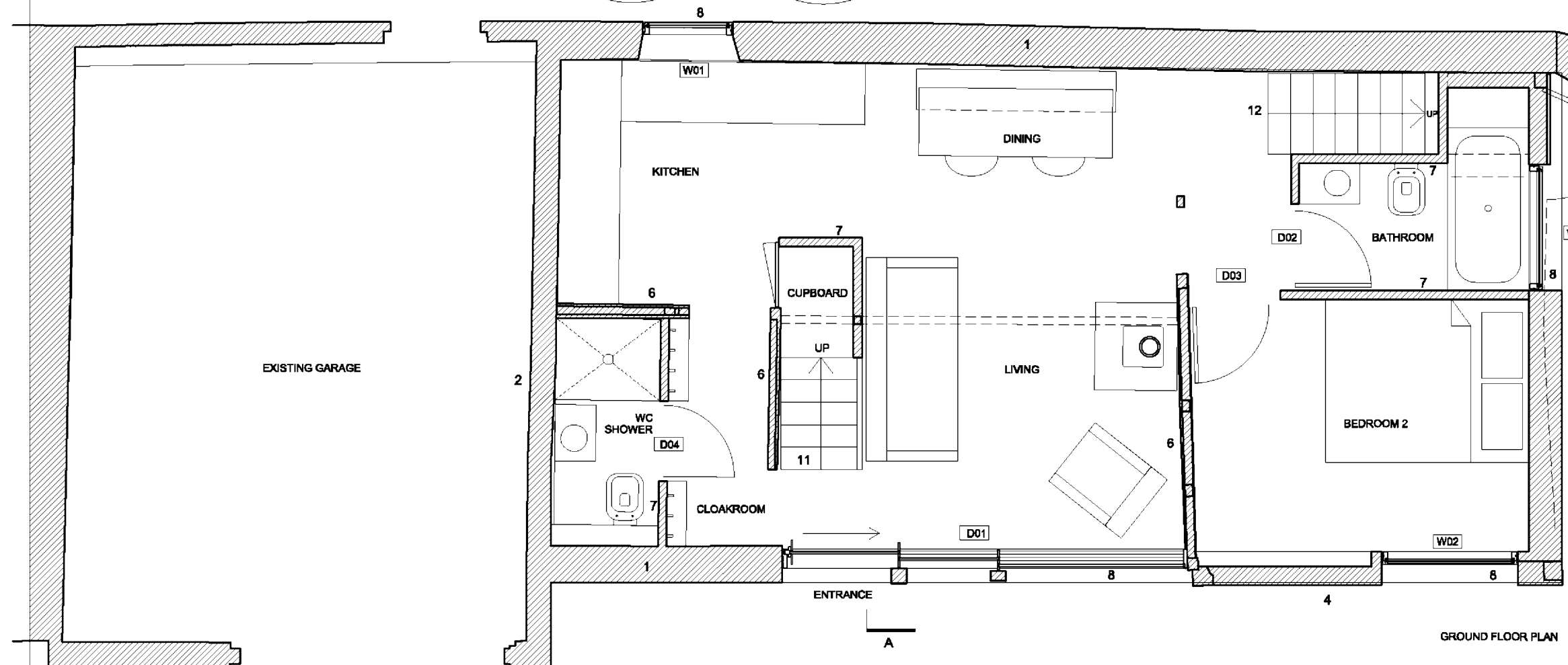


FIRST FLOOR PLAN



GROUND FLOOR PLAN

NOTES

- EXISTING EXTERNAL MASONRY WALLS REPOINTED AND REPAIRED. INSULATED INTERNAL LINING APPLIED TO SOME AREAS TO ACHIEVE WALL U VALUE OF 0.3W/M2.K.
- TAKE DOWN STRUCTURALLY DEFECTIVE SINGLE SKIN MASONRY WALL. REBUILD AS INSULATED CAVITY WALL REUSING EXISTING BRICKWORK WITH FACE TO GARAGE SIDE AT WEST END AND WITH FACE TO EXTERIOR AT EAST END. INSULATE TO ACHIEVE 0.3W/M2.K.
- REPAIR AND INSULATE EXISTING EXTERNAL TIMBER FRAME WALL AT FF LEVEL: BREATHER MEMBRANE, 12MM OSB 3 SHEATHING, ADD NEW SWT STUDS WHERE NECESSARY, 70MM KINGSPAN TW55 THERMAWALL (OR SIMILAR APPROVED) TO ACHIEVE 0.3W/M2.K, POLYTHENE VCL, 12.5MM PLASTERBOARD. EXISTING TIMBER STUD TO BE RETAINED. ALL CLADDING TO BE CAREFULLY REMOVED, RETAINED AND REUSED. ALL VISIBLE REPAIRS TO EXISTING TIMBER WORK TO BE CARRIED OUT USING NEW OAK WITH TRADITIONAL DETAILS TO MATCH EXISTING.
- NEW EXTERNAL TIMBER FRAME WALL AT GF LEVEL: NEW HORIZONTAL OAK BOARDING TO MATCH EXISTING, SWT BATTENS AND COUNTER BATTEN, BREATHER MEMBRANE, 12MM OSB 3 SHEATHING, SWT STUD TO ENGINEERS SPECIFICATION, 70MM KINGSPAN TW55 THERMAWALL (OR SIMILAR APPROVED) TO ACHIEVE 0.3W/M2.K, POLYTHENE VCL, 12.5MM PLASTERBOARD.
- REPAIR AND FIX OPEN WOODEN DOOR SHUTTERS.
- EXISTING INTERNAL PARTITIONS REPAIRED. NEW PANNELLING OR PLASTERBOARD MECH FIXED TO REAR OF EXISTING STUDWORK. EXPOSE PRIMARY TIMBER FRAME POSTS AND BEAMS. 50MM ACOUSTIC INSULATION BETWEEN STUDS.
- NEW INTERNAL PARTITIONS: 63X50 SWT STUDS @600 CTRS, 50MM ACOUSTIC INSULATION, 12.5MM PLASTER BOARD TO EACH SIDE WITH 3MM SKIM AND TRADE WHITE PAINT FINISH.
- TIMBER OR ALUMINIUM FRAMED WINDOWS WITH INTEGRAL TRUCKLE VENTS. SAFETY GLASS IN CRITICAL LOCATIONS IN ACCORDANCE WITH BUILDING REGULATIONS. GENERALLY 28MM DOUBLE GLAZED UNITS WITH ARGON FILL AND K GLASS INNER LEAF.
- D01: SLIDING GLASS DOORS
- W01 OPENING IN MASONRY REINSTATED. USE CONCEALED LINTEL SO THAT BRICKWORK REMAINS AS EXISTING. W02 AND W03 ARE NEW OPENINGS CREATED WHERE THE EXTERNAL WALL HAS COLLAPSED OR NEVER EXISTED. ALL REMAINING WINDOWS ARE IN EXISTING OPENINGS.
- NEW STAIR TO REPLACE UNSAFE INADEQUATE EXISTING STAIR
- CIRCULATION ON FIRST FLOOR LIMITED BY LOW TRUSSES. NEW STAIR PROVIDES ACCESS TO BEDROOM 1 WITHOUT HEADROOM LIMITS.
- NEW INTERNAL DOORSETS TO BE GENERALLY 44MM SOLID CORE INTERNAL DOORS WITH 32MM TIMBER LINING AND IRONMONGERY.
- FIRST FLOOR CONSTRUCTION: EXISTING FLOORING AND STRUCTURE RETAINED ROTTEN BOARDS REPLACE WITH BOARDS FROM SECTION REMOVED ABOVE LIVING AREA. FLOORED RAISED APPROX 75MM -200MM TO ACHIEVE MINIMUM CEILING HEIGHT ON GROUND FLOOR. 100MM ACOUSTIC INSULATION BETWEEN JOISTS. 12.5MM PLASTERBOARD AND SKIM.
- PARTIAL REMOVAL OF FIRST FLOOR TO CREATE ADDITIONAL HEADROOM ON GROUND FLOOR. TIMBER BOARDS REUSED TO REPAIR RETAINED FLOOR.

REV DATE DETAILS

KDA

CLIENT
JO PILKINGTON
THE BARN
THE OLD RECTORY
BRAMPTON ABBOTTS
HR9 7JE

DRAWING
PROPOSED FLOOR PLANS

SCALE
1:50@A3
STAGE
PLANNING
DATE
03.11.14
DRAWN BY
KD

025 014 P01

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Kate Darby Architects Croft Lodge Leominster HR6 0BN
+44 (0)7989 393444 kate@katedarby.com