


NOTES:

IT IS THE CLIENTS AND/OR PRINCIPAL CONTRACTORS RESPONSIBILITY TO ENSURE ASBESTOS IS NOT PRESENT PRIOR TO COMMENCEMENT. SIDEY DESIGN WILL ASSUME THE ROLE OF 'PRINCIPAL DESIGNER' THROUGH PRE-CONSTRUCTION PHASE UNDER CDM REGULATIONS. UNLESS CONTRACTED TO DO SO, SIDEY DESIGN WILL NOT ACT AS THE 'PRINCIPAL CONTRACTOR'.

ALL DIMENSIONS TO BE CHECKED ON SITE. ONLY FIGURED DIMENSIONS TO BE USED. ANY DISCREPANCIES TO BE RAISED WITH SIDEY DESIGN ASSOCIATES BEFORE WORK COMMENCES. DO NOT SCALE FROM THIS DRAWING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS INFORMATION AND CALCULATIONS

SIDEY DESIGN ASSOCIATES ARE A PROUD MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS



Proposed New Heating System:-
New Air To Water Heat Pump with a MIN COP of 170 such as a Daikin Altherma - ERLO016CAV3 to be installed to specialist design to provide suitable heating and hot water for new dwelling. Air source heat pump to be linked with suitable water cylinder. System to power underfloor heating to ground floor and first floor. All installed and commissioned by specialist qualified heating engineer. Exact location of outdoor unit TBC with specialist. Exact location of new radiators to also be sized and confirmed by engineer, indicative locations shown. Position of U/F Heating manifold indicated within the Plant Room.

Services & Meters:-
Contractor to allow for contacting service provider prior to commencement regarding supply of electricity including metering to the property. Allow for installation of semi recessed meter boxes in external walls if feasible. All TBC onsite. Generally consumer unit to be positioned within the Plant Room as indicated. Exact position TBC. Consumer unit to be fitted at between 1350 and 1450mm above the FFL.

Requirements of AD L1A - Conservation of fuel and power in new Dwellings.
Building to be constructed in accordance with the accredited details for air tightness available from www.planningportal.gov.uk details to be signed by suitably qualified person to insure air permeability is within reasonable limits.

Air pressure testing is to be carried out to show compliance with AD L1A notice of the results & testing procedure to be forwarded to the local authority upon completion of test. **AN AIR TEST ON A BUILDING OF THIS SORT IS NOT REQUIRED BUT IF ONE IS BEING UNDERTAKEN ENSURE A TEST RESULT OF 5.00 OR LESS IS OBTAINED IN ACCORDANCE WITH SAP ASSESSOR REPORT.**

The heating & hot water system shall be commissioned so that upon habitation of the dwelling their controls are left in the intended working order & can operate efficiently for the purposes of the conservation of fuel & power.

Notice to be provided to the Local authority signed by a suitably qualified person that the above has been carried out & that the manufacturers commissioning procedures have been completed satisfactorily.

The owner of the building shall be provided with sufficient information for the particular fixed building services installed, this is to include suitable set of operating & maintenance instructions aimed at achieving economy in the use of fuel & power, these should set out in a way that householders can understand.

The overall energy rating produced for the building shall be fixed in a conspicuous place within the dwelling, this notice should be affixed not later than 5 days before the occupation of the dwelling.

Proposed Part G Requirements:-
The dwelling shall be designed to use no more than the permitted allowance of 125litres per person per day as set out in approved document G. To achieve this ensure dual flush W.cs are adopted, use flow control valves fitted to taps and use low flow rate showers.

Proposed External Doors (General):-
All proposed external doorsets are to be designed to achieve min U-Value of 1.8W/m2K. Any glazing in doorsets to be safety type in accordance with approved document N. Doorsets generally are to be in accordance with Security Standards as set out in BS publication PAS 24:2012 OR Appendix B of Approved Document Q

Proposed New Windows (General):-
Windows generally to be uPVC, timber or aluminium framed with double glazed units installed as to achieve min U-Value of 1.6W/m2K. Windows generally to house trickle vents to provide suitable means of background ventilation.
Windows generally to provide operable lights equal to at least 1/20th the floor area they serve.
Windows to ALL habitable rooms to have operable lights suitable for a secondary means of escape comprising of operable lights which are at least 450mm x 750mm clear opening with clear opening area of 0.33msq having call heights between 800mm and 1100mm from FFL.
NOTE:- ALL opening sizes shown are indicative and are subject to change. Ensure apertures are measured prior to ordering.
ALL windows are to be in designed and made to meet the security requirements set out in BS publication PAS 24:2012 or other standards as noted in Approved Document Q.

Proposed Smoke/Heat Detection System:-
Allow for installation of ceiling mounted, mains powered, interlinked heat and smoke detectors in indicative locations shown as to sound simultaneously in event of a fire.

Note:- Internally allow ALL new light fittings to be energy efficient, to only take lamps of an efficiency greater than 45 lumens per circuit watt.

Proposed Ventilation To Bathroom & Ensuite:-
Allow for installation of ceiling mounted extract fans in indicative positions shown. To vent to the outside air via tile or louvre vents. To be 15Lts/s to Bathrooms and fitted with min 15 minute overrun fans. Where no opening window is provided ensure there is min 10mm undercut to door.

NOTE:-
If Bath is being ensure it is fitted with suitable thermostat or in-line blending valve to limit the max. temperature of the bath to 48° and close the final outlet to prevent the colonisation of waterborne pathogens.

Proposed Ventilation To Kitchen & Utility:-
Allow for installation of cooker hood extract to serve the Kitchen to be min 30Lts/s. If no cooker hood is installed allow for a separate wall or ceiling mounted extract fan to vent to the outside air via louvre vents. To be min 60Lts/s. Utility to be served by min 30Lts/s extract fan to be wall or ceiling mounted as shown

Proposed New Staircase SC-01 To First Floor:-
Staircase to consist of 13No. risers, with a total floor to floor of 2650mm, approx 204mm risers and min. 227mm goings, max pitch 42°. Ensure 2000mm headroom above entire flight.
Ensure underside of staircase is clad with min 2No layers staggered plasterboard for fire protection
Provide trimming around staircases in indicative positions, to be designed by floor specialist.

Proposed New Staircase SC-02 To First Floor:-
Staircase to consist of 14No. risers, with a total floor to floor of 2850mm, approx 203.5mm risers and min. 227mm goings, max pitch 42°. Ensure 2000mm headroom above entire flight.
Ensure underside of staircase is clad with min 2No layers staggered plasterboard for fire protection
Provide trimming around staircases in indicative positions, to be designed by floor specialist.

Install a conduit through wall the external wall in the location of the intended entry point for future broadband cabling. A suitable external cover capping or temporary seal should be provided for installations that have not advanced to a stage where a permanent cover plate/network termination equipment is in place at the time of building control final inspection

Principle entrance to have level access formed by installation of new ramp, to be min 1:12 to afford access by all persons. Ensure DPC is maintained at min 150mm above DPC level where ramp abuts wall as to prevent the ramp bridging the DPM

Proposed front entrance doorset to either have a glazed panel for easy viewing OR have a door viewer in accordance with Approved Document Q. Ensure if a letter plate is provided that it is max 260mm x 40mm. This same door should be fitted with a door chain or a door limiter

Proposed New External Loadbearing Wall Construction:-
External walls are to be formed by infilling between existing timber columns using 50x200mm C24 timbers as designed by structural engineer. Allow for installing external sheathing board of 9mm OSB3 which is to be fixed over the entire external face of the barn, fixed into each and every available stud. Allow for fitting a suitable breather paper/VCL over the external sheathing prior to installation of vertically orientated treated timber battens of a suitable size and gauge to allow for fixing of the chosen weatherboarding. Fix client spec weather boarding over battens to finish externally

Within the void of the timber battens running between the existing timber columns, allow for insulating using 100mm Celotex GA300 PIR board with min thermal conductivity of 0.022W/mK. Insulate on inside of building using Celotex PL3000 37.5mm Thk insulated plasterboard (25mm insulation + 12.5mm plasterboard). Fix PL3000 back to timber columns and intermediate battens as required. Finish with a 3mm skim finish.

Where required, trim around new openings using 2No 50x200 C24 cripple timbers studs as designed by structural engineer. Support over all openings using either 1No or 2No 50x200 C24 timbers (depending on opening size)

Internal NON loadbearing stud walls to be constructed in 89x38mm wide LIGHTWEIGHT CLS timber studs spaced at max 600mm vertical centres. Line each side with plasterboard + skim finish. Ensure stud voids are filled with quilt insulation with min density of 10kg/m2.

Rev G: Glazed gable position revised. S.C 10-10-19
Rev F: Wall spec updated as per S.E Info S.C 09-10-19
Rev E: B36 size updated as per S.E info S.C 02-10-19
Rev D: B28 size updated as per S.E info S.C 02-10-19
Rev C: Drawing updated with amended S.E info. S.C 24-09-19
Rev B: Drawing updated with preliminary S.E Info and internal layouts amended as per client comments. S.C 18-09-19
Rev A: SAP info added and U-Values for windows and doors amended. S.C 19-07-19

Client
Mr J. Bolton

Title
Proposed Conversion Of Barn To Dwelling At "Black Barn", Thurleigh Road, Bletsoe, Beds

Drawing
Proposed Ground Floor Plan

Drawing Status
PRELIMINARY

Date
Jul '19

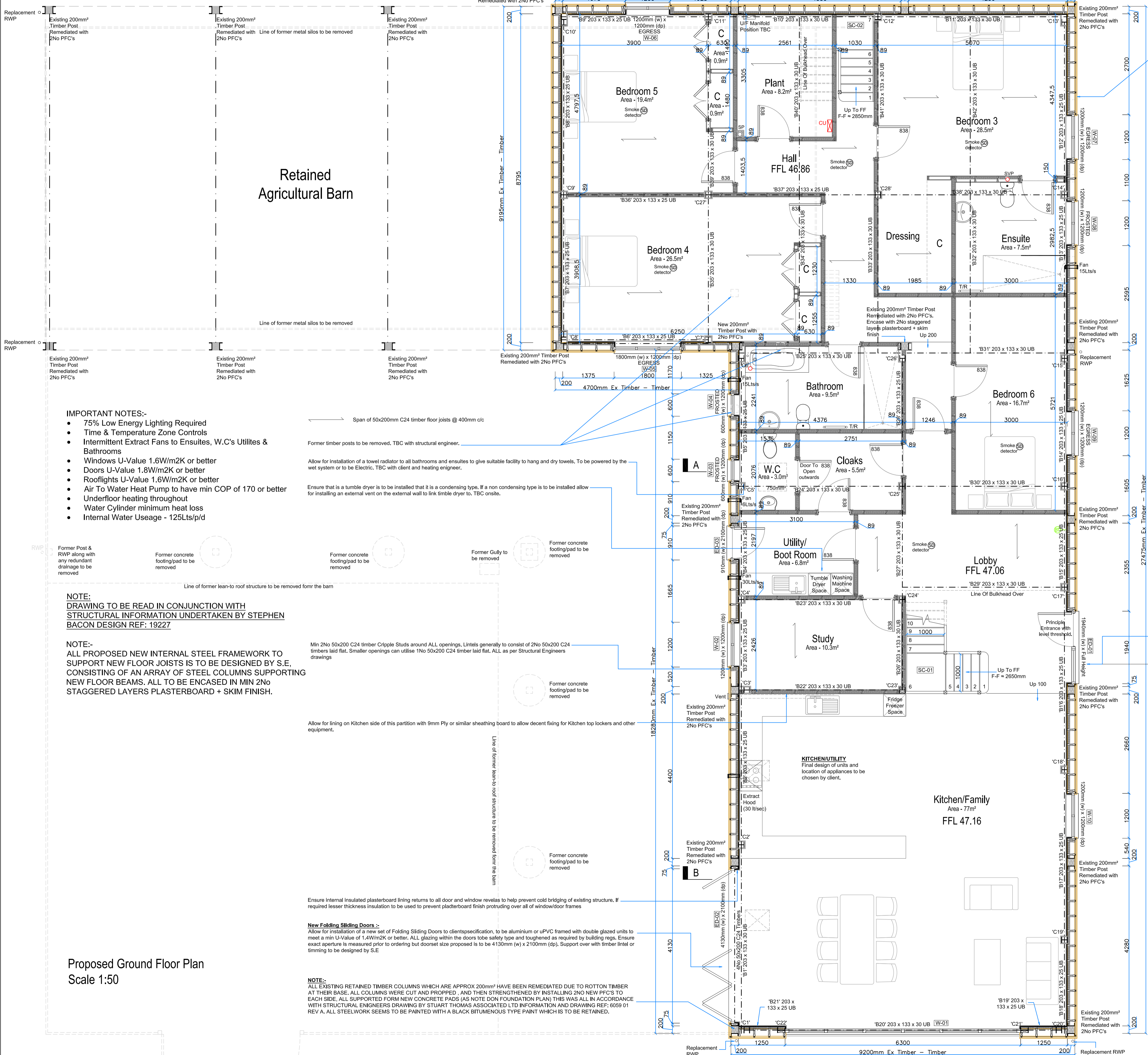
Drawn
SC

Checked

Scale
As Noted

Drawing No.
19-089-13

Rev.
G



Retained Agricultural Barn

- IMPORTANT NOTES:-**
- 75% Low Energy Lighting Required
 - Time & Temperature Zone Controls
 - Intermittent Extract Fans to Ensuites, W.C's Utilites & Bathrooms
 - Windows U-Value 1.6W/m2K or better
 - Doors U-Value 1.8W/m2K or better
 - Rooflights U-Value 1.6W/m2K or better
 - Air To Water Heat Pump to have min COP of 170 or better
 - Underfloor heating throughout
 - Water Cylinder minimum heat loss
 - Internal Water Usage - 125Lts/p/d

NOTE:
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL INFORMATION UNDERTAKEN BY STEPHEN BACON DESIGN REF: 19227

NOTE:-
ALL PROPOSED NEW INTERNAL STEEL FRAMEWORK TO SUPPORT NEW FLOOR JOISTS IS TO BE DESIGNED BY S.E, CONSISTING OF AN ARRAY OF STEEL COLUMNS SUPPORTING NEW FLOOR BEAMS. ALL TO BE ENCASED IN MIN 2No STAGGERED LAYERS PLASTERBOARD + SKIM FINISH.

Proposed Ground Floor Plan
Scale 1:50

Span of 50x200mm C24 timber floor joists @ 400mm c/c

Former timber posts to be removed. TBC with structural engineer.

Allow for installation of a towel radiator to all bathrooms and ensuites to give suitable facility to hang and dry towels. To be powered by the wet system or to be Electric. TBC with client and heating engineer.

Ensure that a tumble dryer is to be installed that it is a condensing type. If a non condensing type is to be installed allow for installing an external vent on the external wall to link tumble dryer to. TBC onsite.

Min 2No 50x200 C24 timber Cripple Studs around ALL openings. Lintels generally to consist of 2No 50x200 C24 timbers laid flat. Smaller openings can utilise 1No 50x200 C24 timber laid flat. ALL as per Structural Engineers drawings

Allow for lining on Kitchen side of this partition with 9mm Ply or similar sheathing board to allow decent fixing for Kitchen top lockers and other equipment.

Ensure internal insulated plasterboard lining returns to all door and window reveals to help prevent cold bridging of existing structure. If required lesser thickness insulation to be used to prevent plasterboard finish protruding over all of window/door frames

New Folding Sliding Doors :-
Allow for installation of a new set of Folding Sliding Doors to clients specification, to be aluminium or uPVC framed with double glazed units to meet a min U-Value of 1.4W/m2K or better. ALL glazing within the doors to be safety type and toughened as required by building regs. Ensure exact aperture is measured prior to ordering but doorset size proposed is to be 4130mm (w) x 2100mm (dp). Support over with timber lintel or trimming to be designed by S.E

NOTE:-
ALL EXISTING RETAINED TIMBER COLUMNS WHICH ARE APPROX 200mm² HAVE BEEN REMEDIATED DUE TO ROTTEN TIMBER AT THEIR BASE. ALL COLUMNS WERE CUT AND PROPPED, AND THEN STRENGTHENED BY INSTALLING 2NO NEW PFC'S TO EACH SIDE. ALL SUPPORTED FORM NEW CONCRETE PADS (AS NOTE DON FOUNDATION PLAN) THIS WAS ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS BY STUART THOMAS ASSOCIATED LTD INFORMATION AND DRAWING REF: 6059 01 REV A. ALL STEELWORK SEEMS TO BE PAINTED WITH A BLACK BITUMENOUS TYPE PAINT WHICH IS TO BE RETAINED.