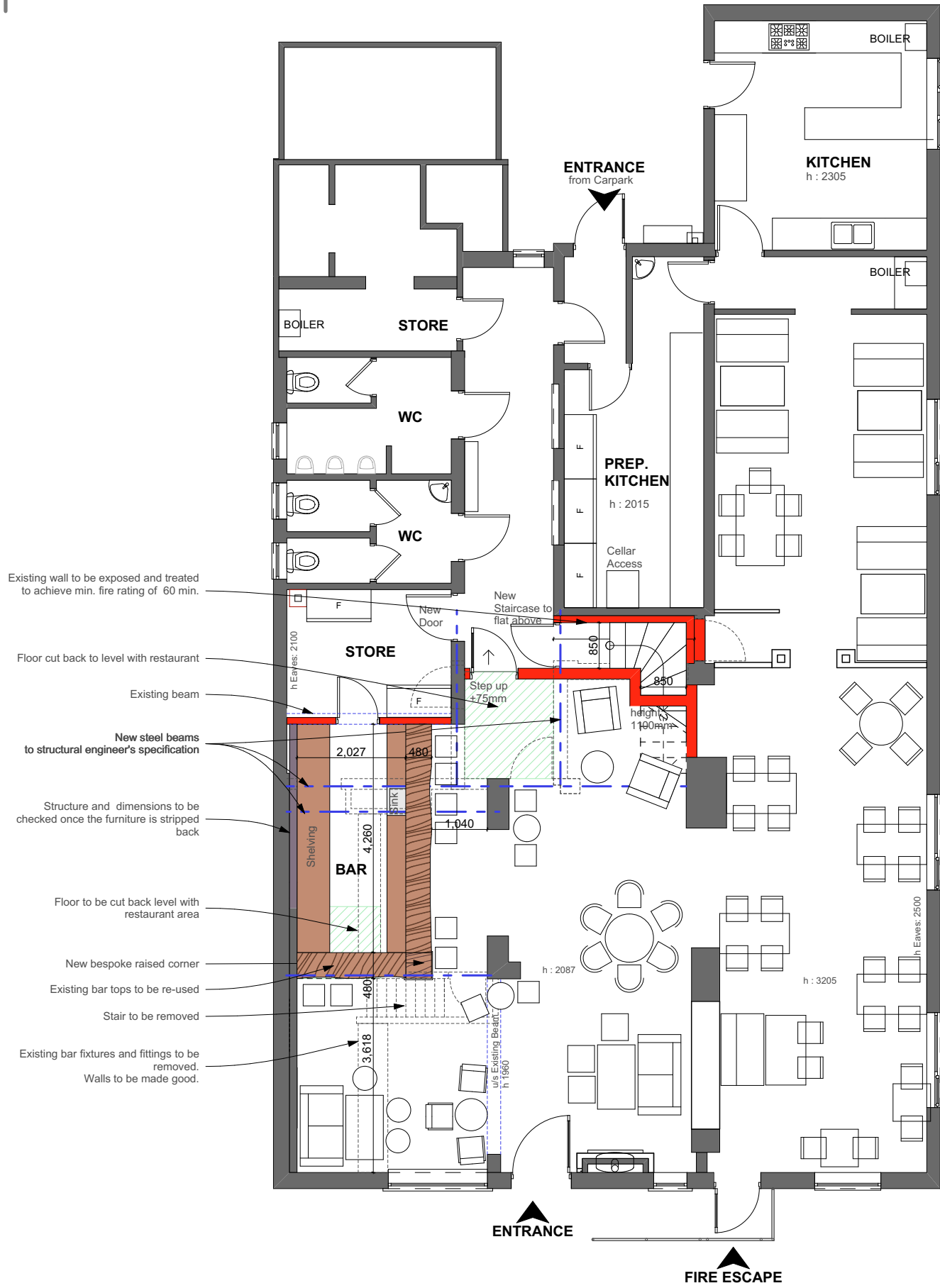
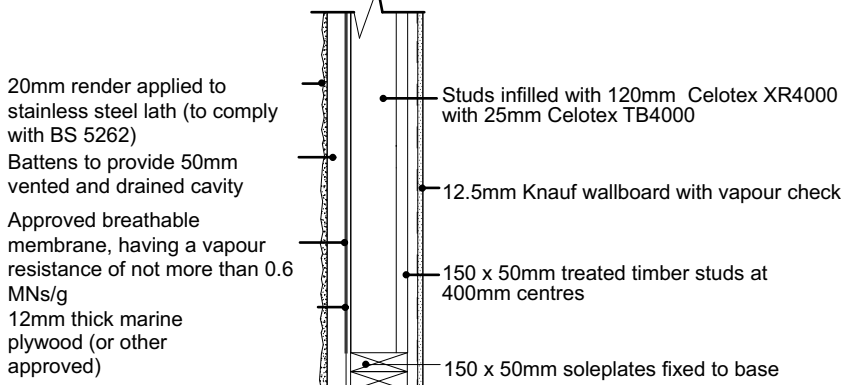




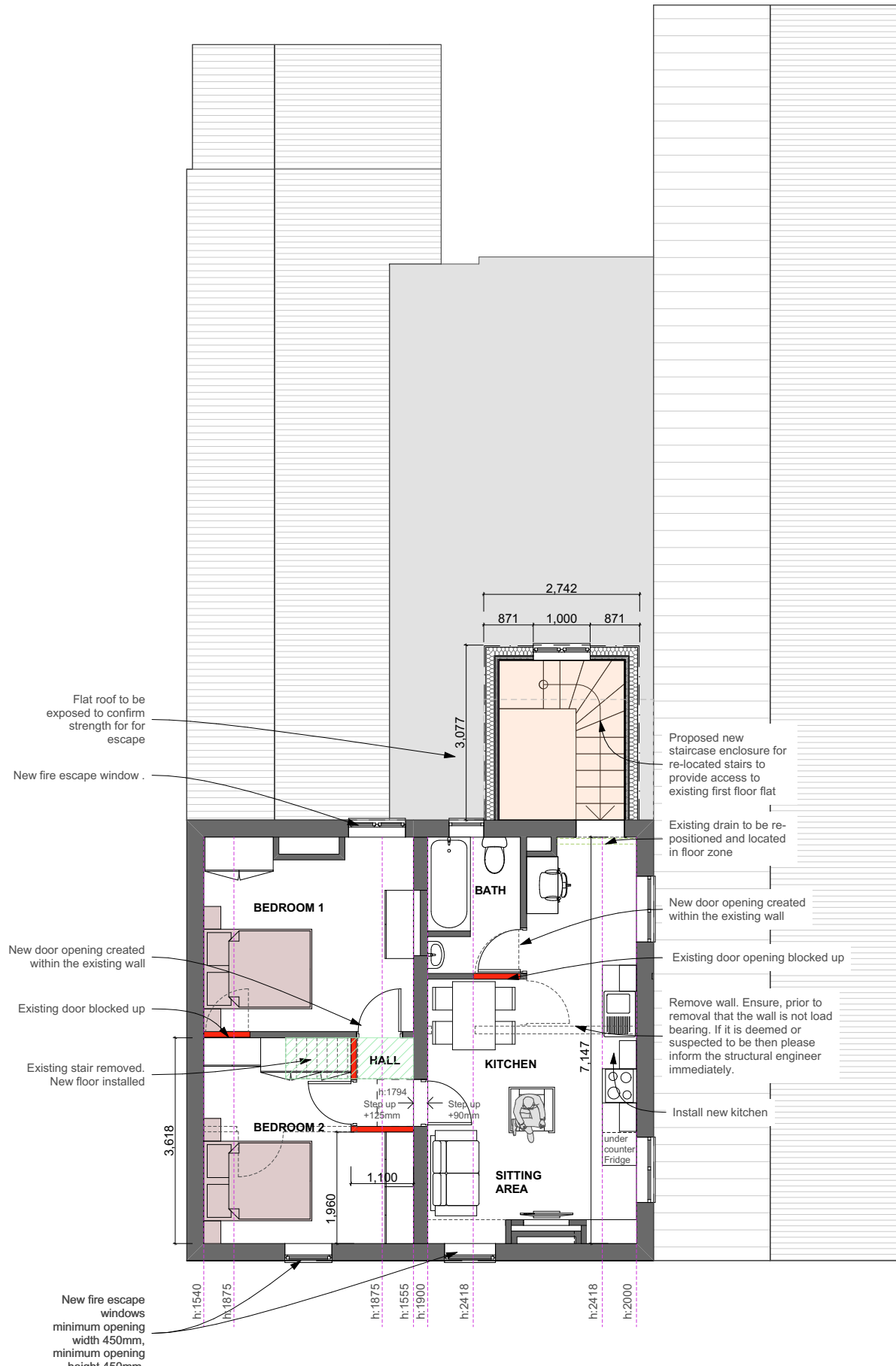
GROUND FLOOR PLAN

TIMBER FRAMED WALL- NEW STAIR ENCLOSURE
U-value 0.18 W/m²K



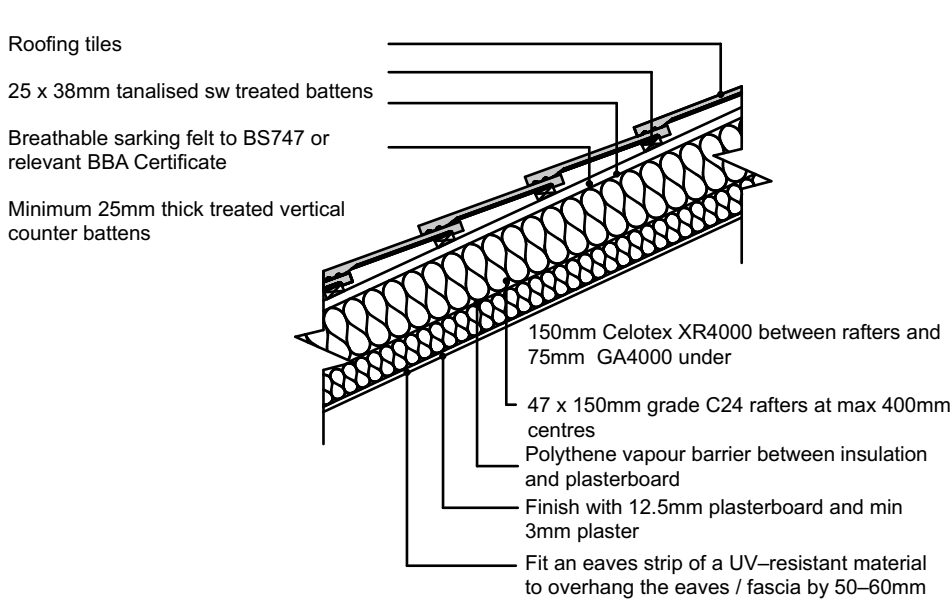
New stair Enclosure

TIMBER FRAME WALL
To achieve minimum U Value of 0.18 W/m²K
Render finish (to comply with BS EN 13914-1) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop.
Render lath fixed to vertical 25 x 50mm preservative-treated battens to provide vented and drained cavity, battens fixed vertically to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 150mm x 50mm head and sole plates and vertical studs (with noggin) at 400mm ctrs or to s/engineer's details and calculations. Insulation to be 120mm Celotex XR4000 between studs with 25mm Celotex TB4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.



FIRST FLOOR PLAN

PITCHED ROOF- OVER NEW STAIR ENCLOSURE
U-value 0.11 W/m²K



UNVENTED PITCHED ROOF
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve U-value 0.11 W/m²K
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles on 25 x 38mm tanalised sw treated battens on minimum 25mm thick treated vertical counter battens with a proprietary eaves carrier system on breathable sarking felt to relevant BBA Certificate. Supported on 47 x 150mm grade C24 rafters at max 400mm centres, max span 3.47m. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 150mm Celotex XR4000 between rafters and 75mm GA4000 under. 12.5mm plasterboard with vcl provided over insulation. Finish 3mm skim coat of finishing plaster. Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggin. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

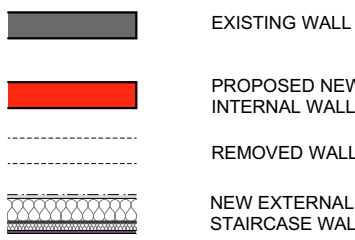
INDICATIVE INTERNAL VISUALS (nts)



Please Note:

- This drawing may be printed and scaled FOR PLANNING PURPOSES.
- All dimensions to be CHECKED ON SITE and any DISCREPANCY reported to Perfect Planning.
- The site boundary shown is the best assumed from available data and does NOT represent legal ownership.
- All dimensions in mm unless otherwise stated.

WALL LEGEND



D	Stair to flat revised	24/04/2023
C	Bar area extended, flat layout revised in accordance with client's comments.	11/04/2023
B	Stair revised. Visuals added.	30/03/2023

Revisions.



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The Windmill
Bracote Lane
Bracote
LE9 9LE

Client:
Steve Bazeley

Drawing Title:
Proposed Floor Plans
Option 3

Drawing by:
AL / IG / SK
Checked by:
AL / IG
Date:
01-03-23
Scale:

Drawing Number:
670/04
Revision:
D