

Planning Officer Conditions:

The applicant confirms the flint wall previously conditioned/approved will still be installed as agreed on the last consent ref. SW/03/1112, as the Owl end bat surveys submitted under condition 16 a and b is still applicable.

Specification to clay roof tile finishes duplicates previously approved/discharge condition.

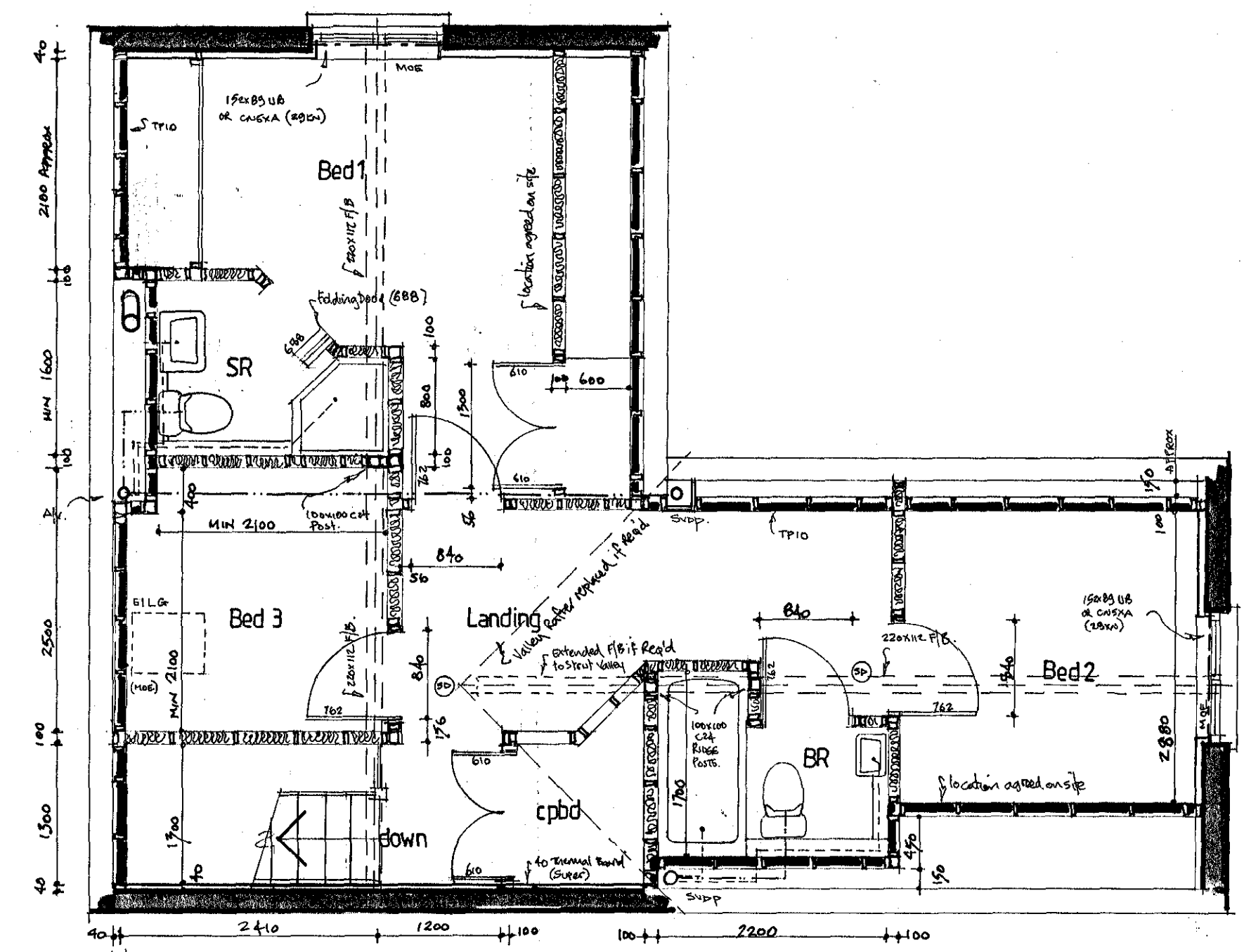
Please find included full details of Roof light details, and hard/soft landscaping proposed for development including detailed planting on ground floor plan.

Proposed joinery either stained light oak as per adjacent barn conversions or painted cream/black subject to Planners acceptance. Travis Perkins - Boulton & Paul purpose made timber joinery to fit within proposed openings, sizes supplied by Contractor. Final joinery details including glazing bars and doors to be supplied by manufacturer to discharge condition attached to approval.

Conditional Approvals:

- All Existing construction taking new loads to be fully investigated by contractor prior to commencing work. These works to be included within final quotation for the project, and where necessary covered by preliminary agreed sums. Construction required to be exposed for verification, to be agreed with LA before starting works and left open for their inspection.
- Final SAP Rating to units
- Final Boiler/Heating design and controls to be verified with Building control prior to installation by approved specialist contractor.
- Further details required by Planner to discharge Condition attached to Planning approval when available.

First Floor Plan



Landscaping:

Final landscaping details to be dependent on site conditions found incl. levels. Specialist approved contractors to visit the site to take all necessary details and samples, and establish the design specified is suitable. Any discrepancies to planning or design to be reported to council to formally agree variations where required by approved contractors. Contractors to initiate the proposed landscaping scheme at the first planting season preceding the commencement of works. Weed membrane and mulching around all planting to avoid competition within planting areas and to encourage early establishment. Plants to be ordered in advance of planting season to ensure correct size and healthy specimens are installed.

Boundary treatment to existing & proposed boundaries to be enclosed with matching 350mm brick/flint walling previously approved by Planning officer and partly installed. Eastern side boundary is to be installed with treated 75x75mm post and rail fencing as shown with stapled galvanised wire infill. Post heights to be min 1100mm at intervals of approx 1800mm centres, aligned as shown. Where existing fences and walls are to be retained or found to be similar to proposed boundary treatment, contractor to overhaul them to a suitable approved sound condition.

Soft Landscaping planting beds unless otherwise stated to be installed as indicated on plans with remaining ground levelled even to existing profiles and prepared for grass planting/urfing. High-level screening to be provided with shrubs as specified on plans which are indicated at mature levels after 4/5 year period and not less than 6-10l size dependent on plant. These are to be supplemented with low level planting in front of under planted with white/mixed Vinca Mayor Elegansistis and Hedera Helix at min 300 plants per sq. metre. These areas are to be interspersed with Lavender (Lavandula angustifolia 'Hidcot' or 'Munstead') approx. 1500mm c/c where shown.

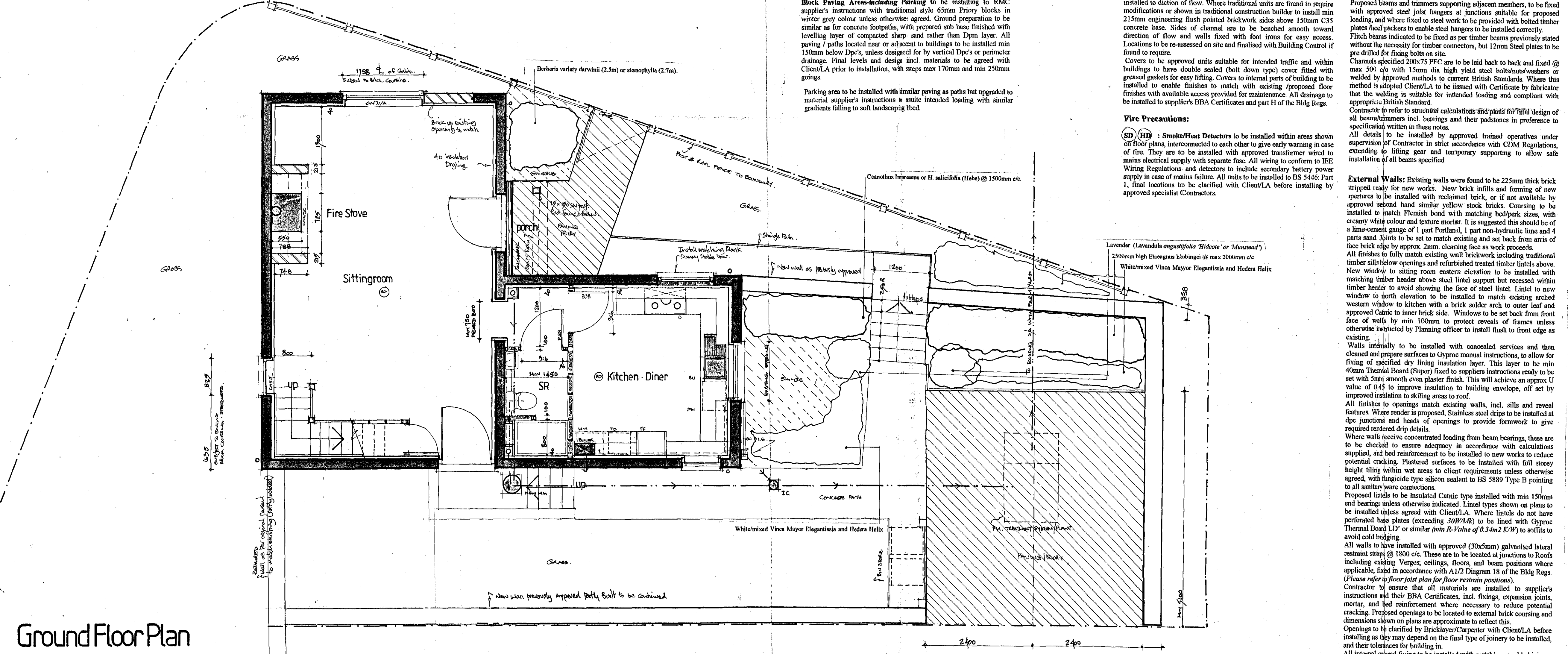
Hard landscaping to be match 350mm brick/flint walling previously approved by Planning officer and partly installed within site. Contractor to install paths and patio areas around buildings, ensuring existing topsoil has been removed before installation. Final design incl. levels and type of finish, to be laid to Client requirements and agreed prior to commencing works on site.

Where hard landscaping is subject to defined scheme approved under the Planning Acts, details to be clarified with LA before installing which are indicated on plans. External steps to buildings/entrances to be installed to part M of the Regulations 2004 with max 170mm risers and min 250mm goings, with no overhang to nosing with a non-slip finish. Hand railing to be installed beside steps/stairs 900mm above pitch line where more than 600mm rise, and landings to be self-draining with max 1:40 gradients.

Concrete footpaths to be installed if not shingle or paved as previously described subject to client choice and clarification with Planning Officer before hand. Concrete paths to be min 75mm concrete above 500g polythene Dpm with 1:40 cross fall for self-draining. Dpm's to be laid on compacted crushed stone layer, after ground levels have been trimmed to required level, and treated with weed killer.

Block Paving Areas-including Parking to be installing to RMC supplier's instructions with traditional style 65mm Paving blocks in winter grey colour unless otherwise agreed. Ground preparation to be similar as for concrete footpaths, with prepared sub base finished with levelling layer of compacted sharp sand rather than Dpm layer. All paving / paths located near or adjacent to buildings to be installed min 150mm below Dpm's, unless designed for by vertical Dpm's or perimeter drainage. Final levels and design incl. materials to be agreed with Client/LA prior to installation, with steps max 170mm and min 250mm settings.

Parking area to be installed with similar paving as paths but upgraded to material supplier's instructions to suit intended loading with similar gradients falling to soft landscaping bed.



Ground Floor Plan

Soil & Wastes: Proposed drainage materials above ground to be compliant with BS 4514, and Kite marked, and installed to BS 5572 where plumbing is to be installed to wet areas to BS 6700 by approved qualified registered operatives.

Roof Light: Proposed roof light to the north side of roof to be a traditional unit provide from The Metal Window Company catalogue (E11.G) 617W x 928L, as specified/numbered unless otherwise agreed installed to supplier's details. Trimmed openings to be provided with twin bolted rafters both sides as a minimum and similar trimmings above and below first hangers to a 1.965x 800mm opening as per attached brochure detail. This unit is to be an escape window unit (MOE) with a min clear opening of 850mm high by 500mm width, located between 900mm to 1100mm from finish floor level conforming to B1 of the Regs. Unit to be fitted with manufacturer's lead flashing kits appropriate to roof finishes and set where possible within joint depth to reduce projection above roof. Final locations to be subject to rafter positions and glazing within 800mm of floor levels and units facing boundaries within 600mm taken from centre line of roof to be fitted with toughened glass to BS 6206/1981. Roof lights to achieve AA fire rating by incorporating 4mm-glass thickness to double-glazed units, and achieve min 1/20th floor area ventilation and min 1/10th daylight. Units to incl. high-level trickle vents min 8000 sq. mm.

Roof Drainage: All rainwater goods to be installed in cast iron or similar alloy to tradition historical architecture and painted black. Gutters to fixed level with brackets at intervals specified by supplier and discharge into 65mm or similar size rainwater down pipes, fixed at max 1800mm c/c, with approved brackets/fixings. Down pipes at ground level locations to discharge within approved sealed off gully. Each of these gullies to be drained to min 1.2-cubic/m volume via soakaway's installed min 500mm away from any part of building unless otherwise agreed. Final size and location to be dependent on site conditions found, and agreed with Client / LA on-site when site ground condition has been fully exposed. Existing s/w drainage may be reused if found to be suitable, subject to LA approval, and where existing ground is found suitable for soakaway's contractor to install new surface water drainage system, connected to existing available sewer or similar approved drainage scheme. All details to comply with part H of the Bldg Regs on completion of works and conform to SWA requirements.

Beams & Trimmers: Proposed beams except for beams solely supporting roofs, to be encased to full 1/2hr fire resistance with 2 layers of 12.5mm Gyproc wallboard fixed in accordance with suppliers instructions. Beams to be fixed to approved concrete padstones and built into walls to provide restraint against turning. Padstones to be min 140mm thickness and to provide min 100mm end bearings to beams, unless otherwise stated. Projection of padstones not to exceed 45 degrees to beam edge unless designed, and laid on reinforced mortar bed. Bearings within all existing structures to be installed if specified within calculation sheets accompanying plans. Timber trimmers/beams to be finished treated C24 timbers and at bearings to be treated locally at end grain positions before fixing. Multiple timbers to be bolted together with approved 12mm dia m/s bolts/washers @ max 450 c/c incl. timber bulldog connectors between faces.

Proposed beams and trimmers supporting adjacent members, to be fixed with approved steel joist hangers at junctions suitable for proposed loading, and where fixed to steel work to be provided with bolted timber plates/face-pieces to enable steel hangers to be installed correctly. Flitch beams indicated to be fixed as per timber beams previously stated without the necessity for timber connectors, but 12mm Steel plates to be pre drilled for fixing bolts on site. Channels specified 200x75 PFC are to be laid back to back and fixed @ max 500 c/c with 15mm dia high yield steel bolts/washers or welded by approved method to cast in situ concrete. This method is adopted Client/LA to be issued with Certificate by fabricator that the welding is suitable for intended loading and compliant with appropriate British Standard.

Contractors to refer to structural calculations and plans for final design of beams/trimmers incl. bearings and their padstones in preference to specification written in these notes. All details to be installed by approved trained operatives under supervision of Contractor in strict accordance with CDM Regulations, extending to lifting gear and temporary supporting to allow safe installation of all beams specified.

External Walls: Existing walls were to be 225mm thick brick stripped ready for new works. New brick infills and forming of new uperures to be installed with reclaimed brick, or if not available by approved second hand similar yellow stock bricks. Coursing to be installed to match Flemish bond with matching bed-joint sizes, with creamy white colour and texture mortar. It is suggested this should be of a lime-cement gauge of 1 part Portland, 1 part non-hydraulic lime and 4 parts sand. Joints to be set to match existing and set back from arris of face brick edge approx. 2mm. Clearing face as work proceeds. All finishes to match existing wall brickwork including traditional timber sills below openings and refurbished treated timber lintels above. New window to sitting room eastern elevation to be installed with matching timber header above steel lintel support but recessed within timber header to avoid showing the face of steel lintel. Lintel to new window to north elevation to be installed matching existing arch and approved cubic to inner brick side. Windows to be set back from front face of walls by min 100mm to protect reveals of frames unless otherwise instructed by Planning officer to install flush to front edge as existing.

Walls internally to be installed with concealed services and then cleaned and prepare surfaces to Gyproc manual instructions, to allow for fixing of specified dry lining insulation layer. This layer to be min 40mm Thermal Board (Stuper) fixed to suppliers instructions ready to be set with 5mm smooth oval plaster finish. This will achieve an approx U value of 0.45 to improve insulation to building envelope, off set by improved insulation to skirting areas to roof.

All finishes to openings match existing walls, incl. sills and reveal features. Where render is proposed, stainless steel drips to be installed at the junction and heads of openings to provide formwork to give required rendered drip details. Where walls receive concentrated loading from beam bearings, these are to be checked to ensure adequacy in accordance with calculations supplied and bed reinforcement to be installed to new works to reduce potential cracking. Plaster surfaces to be installed with full storey height tiling within wet areas to client requirements unless otherwise agreed, with fungicide type silicon sealant to BS 5889 Type B pointing to all sanitary ware connections.

Proposed lintels to be installed Cantio type installed with min 150mm end bearings unless otherwise indicated. Lintel types shown on plans to be installed unless agreed with Client/LA. Where lintels do not have performed base plates (exceeding 30W/3A) to be lined with Gyproc Thermal Board LD or similar (min R-Value of 0.3m²K/W) to soffits to avoid cold bridging.

All walls to have installed with approved (30csm) galvanised lateral restraint straps @ 1800 c/c. These are to be located at junctions to Roofs including existing Verges, ceilings, floors, and beam positions where applicable, fixed in accordance with A1/2 Diagram 18 of the Bldg Regs. (Please refer to floor joist plan for floor restraint positions).

Contractor to ensure that materials are installed to supplier's instructions and their BBA Certificates, incl. fixings, expansion joints, mortar, and bed reinforcement where necessary to reduce potential cracking. Proposed openings to be located to external brick coursing and dimensions shown on plans are approximate to reflect this.

Openings to be checked by Bricklayer/Carpenter with Client/LA before installing as they may depend on the final type of joinery to be installed, and their tolerances for building in. All internal second fixing to be installed with matching moulded joinery and decorated to match unless otherwise stated including approved door furniture. These are to be extended to internal areas all fixed and treated with preservatives to BS 1186: Part 5

Fire Precautions: (SD) (HI) : Smoke/Heat Detectors to be installed within areas shown on floor plans, interconnected to each other to give early warning in case of fire. They are to be installed with approved transformer wired to mains electrical supply with separate fuse. All wiring to conform to IEE Wiring Regulations and detectors to include secondary battery power supply in case of mains failure. All units to be installed to BS 5446: Part 1, final locations to be clarified with Client/LA before installing by approved specialist Contractors.

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Notes:

All dimensions, levels and existing construction including drainage and their inverts to be checked or ascertained before ordering of materials and commencement of relevant areas of work.

General:

Contractor to work from dimensions shown on plans after taking on site measurements, and where discrepancies are found, to be verified with Client/LA before starting works. Details specified showing unintentional errors are not to be taken advantage of, and implied construction to be installed to good building practices. Contractor to visit site to check dimensions and existing construction incl. drainage prior to issue of final quotation for the works.

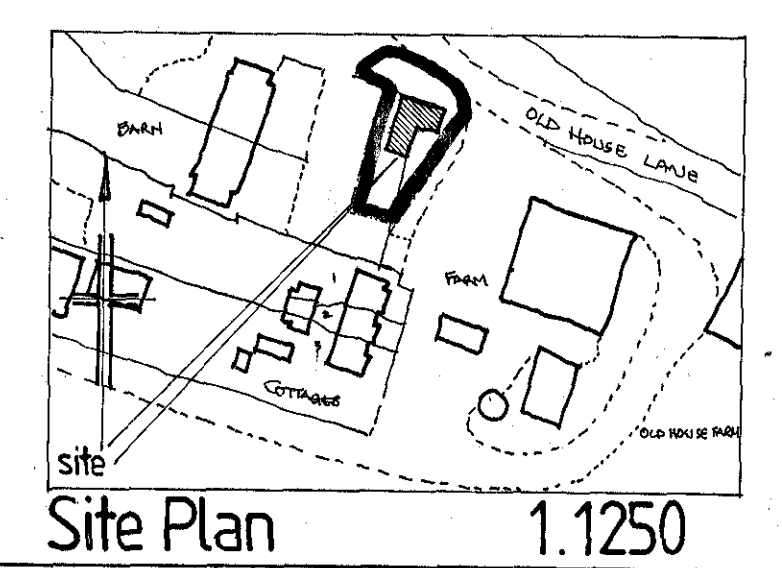
Dimensions not to be scaled from plans in any circumstances but to be agreed with Client/LA on site as work proceeds. These items will include all levels to the building works and site together with drainage levels existing and proposed. Details have been taken from previously prepared plans submitted as client instructions, with further descriptions given by client during preparation of details. Measurements are indicated as structural opening sizes and described subject to existing brick courses.

Contractor to carry out works in strict accordance with current Health & Safety at work Acts and CDM Regulations. It will be the duty of the Contractor to submit Plans/Data and method statement incl. risks assessments to appointed Planning Supervisor where applicable for their work. These requirements are to extend to good working practices by approved qualified operatives, and include any temporary support to existing structures whilst works are being installed. Prior to commencement of the works including demolition, Contractor to submit to the client agreed programme for the work, which should also include protection measures to existing buildings, and schedule of valuation/payment scheme and appropriate insurance certificates.

All fixtures, fittings, and finishes to be fully agreed with Clients and approved by LA prior to starting works. Where these are subject to conditions under Council approvals it will be the sole responsibility of the Contractor to submit samples and details to enable written discharge of conditions before starting works or ordering materials. Contractor is reminded that all materials and construction described within plans and accompanying details are to be installed in strict accordance with Current British & European Standards/Codes of practices, and relevant BBA Certificates for all materials.

Drawings and accompanying details have been solely prepared for Council submissions under the Building and Planning Acts Only. Where discrepancies are found they are to be reported by Contractor/Client to the relevant authority before proceeding with works to agree modifications. Plans to be read in conjunction with accompanying Drawings 04.12.01/2/3 & (E) and Calculations together with previously agreed conditions attached to Planning approval. Contractor to check before starting works with LA and others, that all approvals have been issued for the described work and outstanding conditions discharged, and they are in procession of current revised details.

Prepared details do not include any specialist items of construction or the testing for environmental issues and regard to general pollution or contamination matters of the site and within buildings found. I confirm the plans and designs incl. accompany calculations if applicable are the sole ownership of Robert A Clayton, and should not be modified traced or copied by any means what so ever, unless expressly authorised in writing after full payment of any outstanding fees.



Site Plan 1:1250

amendments

Project: Conversion of Stable to Holiday Home

Site: Old House Farm Old House Lane, Hartlip Nr. Sittingbourne.

Client: M. J. Wilson

contractor: © copyright R. A. CLAYTON.

ROBERT A CLAYTON.
Building Plans.

32, WATLING STREET, GILLINGHAM, KENT ME7 2YH.

Medway 578340.

scale:	1:50, 1:100, 1:500	revision:	drawn:
date:	December 2004	drawing no.:	04-12-01