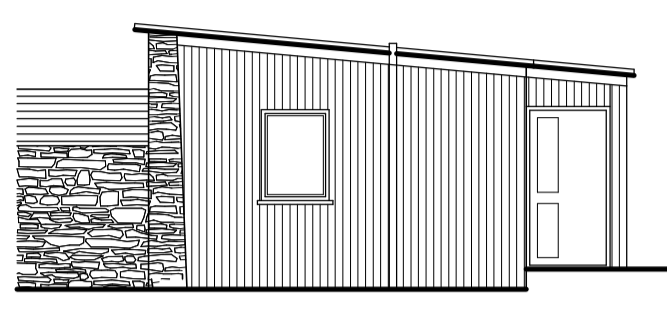
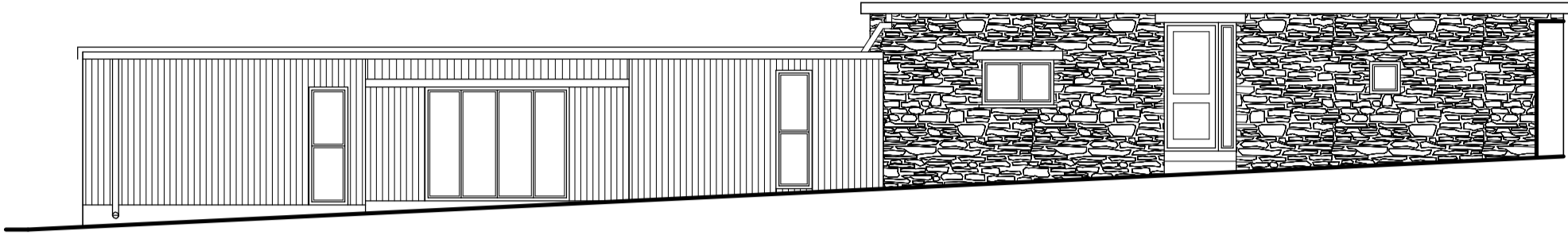


North West Elevation

South West Elevation



North West Elevation Proposed



South West Elevation Proposed

Roof

Existing big six cement fibre sheeting to be removed and replaced with 80mm insulated steel profile sheeting colour Anthracite with coated trims and capping to the perimeter and to form upstand for rooflight. WC/shower facility to be finished as accommodation area

Ventilation

Allow to provide mechanical extract to all bath and shower rooms ducted out to the external air. All to provide 15litres/sec air flow and connected to light switch with 15min over run where in rooms without windows, duct positions to be agreed on site. Provide isolation switch in accessible position.

Walls

Existing rendered block walls to be upgraded with external insulation fixed to battens and finished with Vertical Timber boarding using Larch or other locally sourced timber.

Windows

Install Anthracite Grey Aluminum double glazed windows all fitted with Pilkington K glass. Min U value 1.6W/m²K. Provide Aluminum cills externally with code 4 lead trays under dressed out over the timber cladding. Windows to be fitted with night/ricicle venting ability either via vents in the heads or locking system to allow for background ventilation min 0.000m² per room. Allow to provide escape hinges and have min openable area of 500mm wide and 850mm high Allow to provide safety glass where glazing is within 800mm of the floor or in all doors and side panels. Final style of windows to be agreed with client Size and dimensions to be checked and verified on site before ordering. All external doors to be fitted with disabled thresholds unless otherwise specified

Disabled Facility

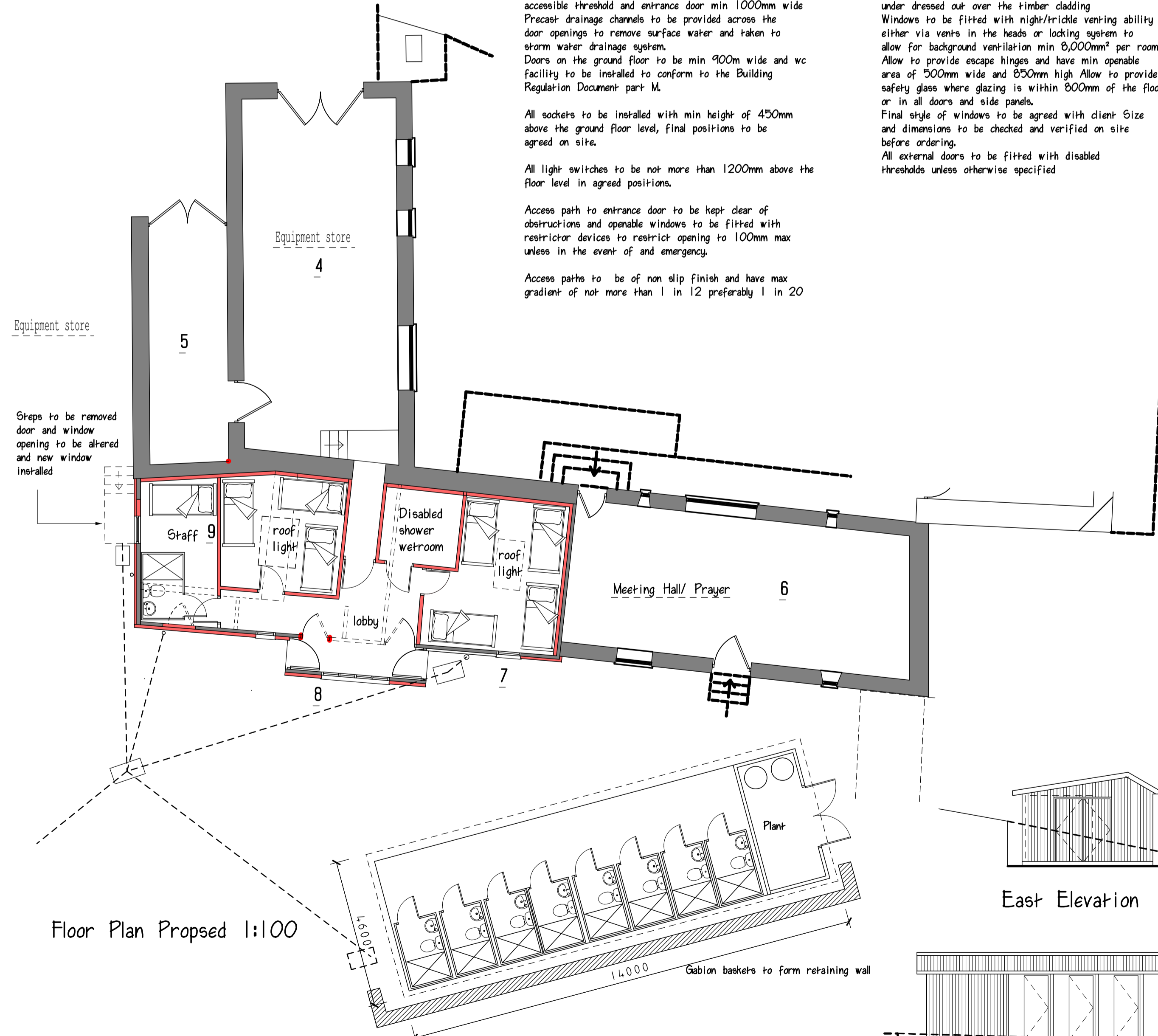
Allow to provide level entry access with wheelchair accessible threshold and entrance door min 1000mm wide Precast drainage channels to be provided across the door openings to remove surface water and taken to storm water drainage system. Doors on the ground floor to be min 900mm wide and wc facility to be installed to conform to the Building Regulation Document part M.

All sockets to be installed with min height of 450mm above the ground floor level, final positions to be agreed on site.

All light switches to be not more than 1200mm above the floor level in agreed positions.

Access path to entrance door to be kept clear of obstructions and operable windows to be fitted with restrictor devices to restrict opening to 100mm max unless in the event of an emergency.

Access paths to be of non slip finish and have max gradient of not more than 1 in 12 preferably 1 in 20



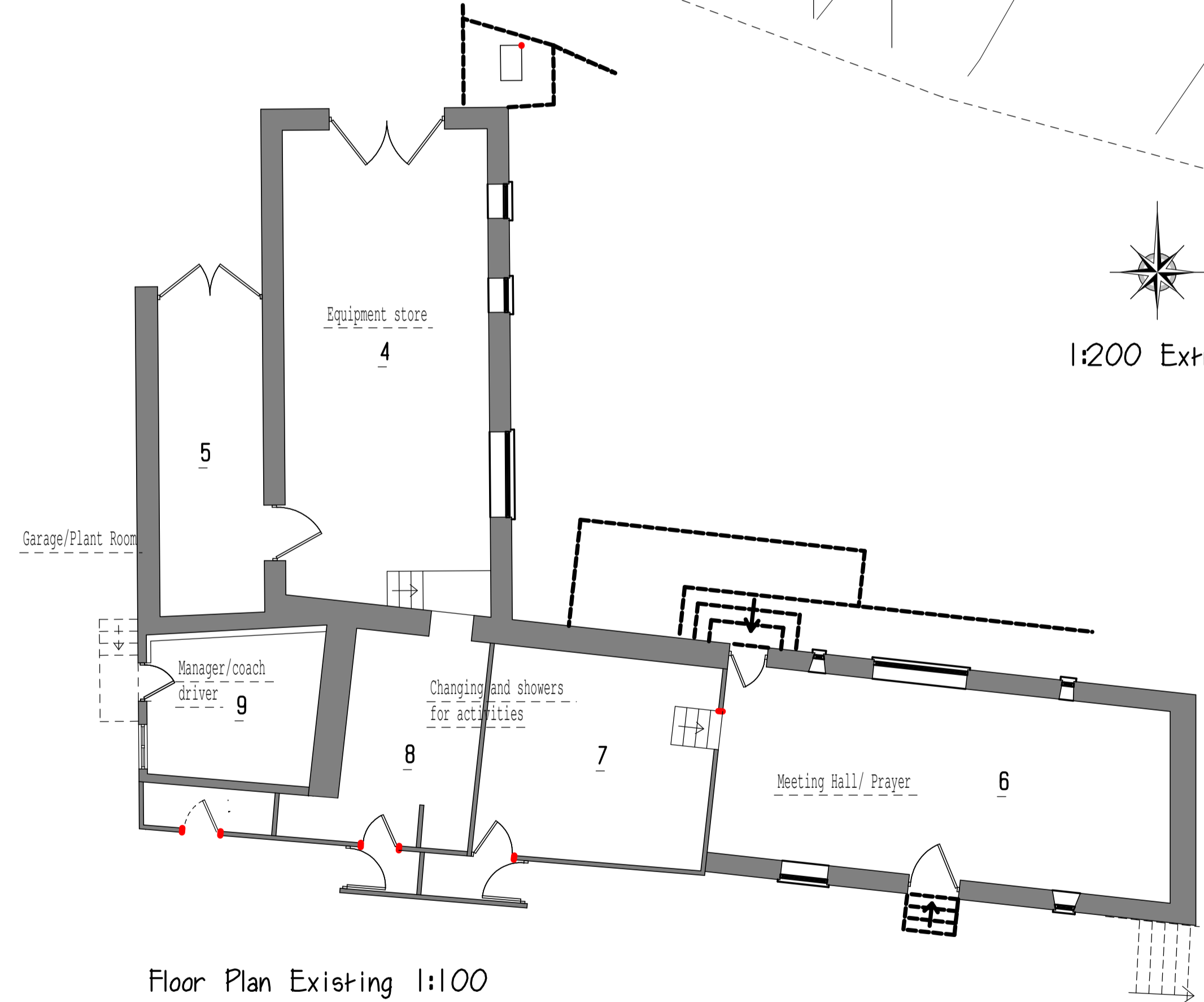
Floor Plan Proposed 1:100

East Elevation

North Elevation



1:200 Extract Topographical Survey Block Plan



Floor Plan Existing 1:100

West Elevation

South Elevation

Provision of new WC facilities and refurbishment for accommodation

Menadue Farm
Trenale
Tintagel
PL34 OHR
for
Menadue Management Trust

October 2020
Scale 1:100 1:200 Sheet A1
Dwg no 020-050-1-B

Martin Cox MBeng
59 Barcombe Heights
Paignton
TQ3 1PU

Tel/fax 01803 552782
martin@southdevonplanning.co.uk

Rev B October 2020 Window specification changed to Aluminium