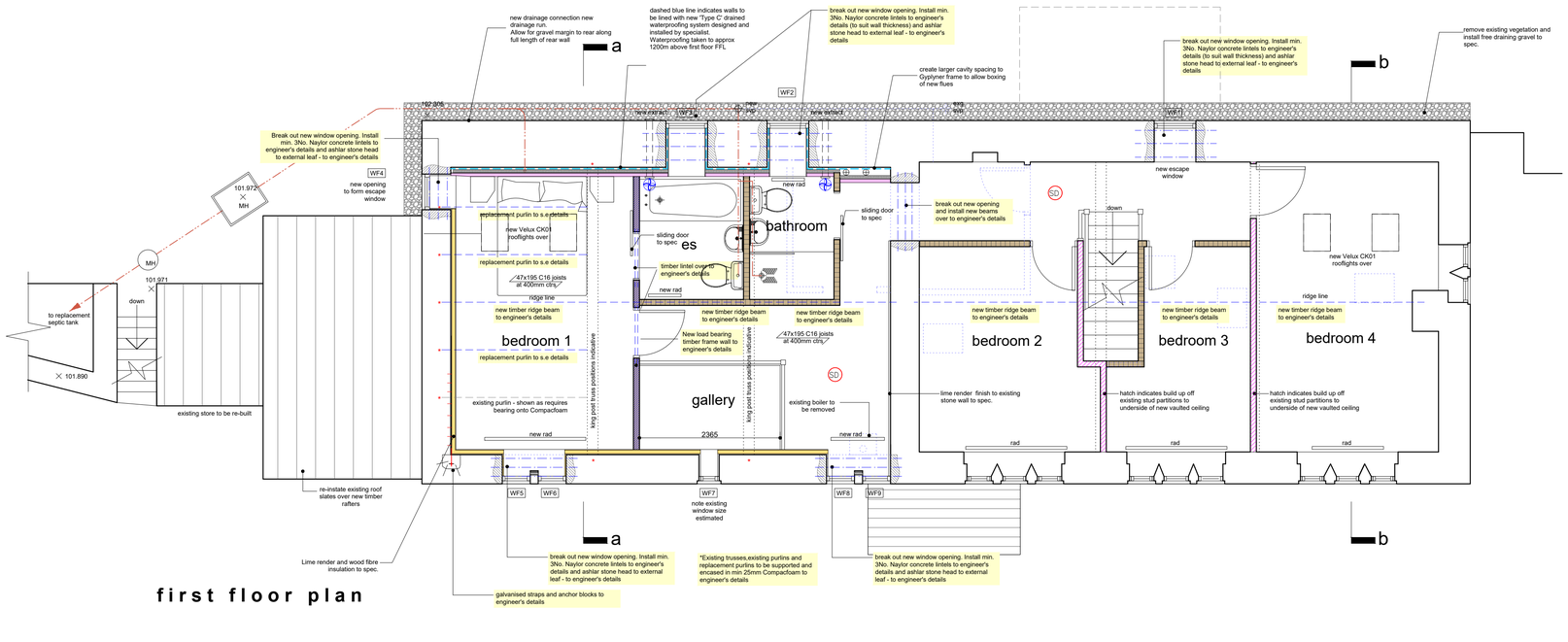
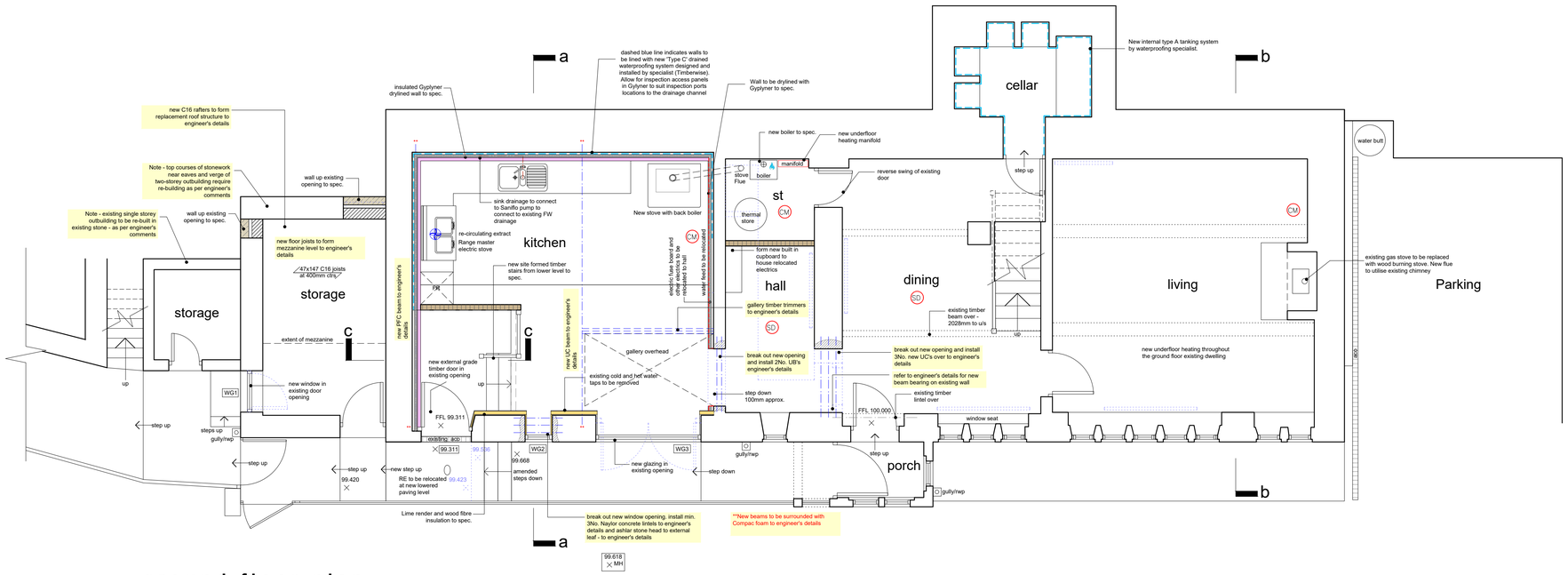


first floor plan



ground floor plan

Note - all updated specification notes further to current approval are in blue text

External Barn Walls: Thermal Upgrade

Existing barn external walls are to be insulated internally.
Apply 12mm lime render parge/basecoat to internal face of all existing external stone walls within the barn, prepared by removing any internal finishes. Rake out joints to a depth of 15mm and brush down to remove loose material. Cracks should be cleaned out, packed with low fire clay tiles or slate if necessary and sealed with an NHL pointing mortar and allowed to cure for 1 or 2 days before parging starts.
Apply parge/base coat after approx. 2 days, more if very deep recesses have been filled depending on weather conditions affecting drying out time. The lime render base coat should be finished as rear vertical and as smooth as possible with a wooden float to provide a key for the next coat. Apply second coat (Limecrete Ltd Limecrete Natural Hydraulic Render 65mm thick). All junctions with other materials to be as tight as possible to exclude air infiltration into the building.
Provide 10mm Lime render undercoat (Lime Green Solo) and 3mm Lime Green Fine Stuff Putty Plaster finish. Final depths product specification and U values to be confirmed with specialist.

External Barn Walls - Below Ground: Thermal Upgrade

Wall Waterproofing:

The barn rear wall and part of the gable wall are below ground level. Where indicated the walls are to receive a water proofing membrane designed and installed by a specialist (Timberwise). Note the waterproofing membrane is to be taken approx. 1200mm above the first floor level.

Barn Walls Thermal Upgrade - Independent Wall Lining - Gyplyner:

Walls with waterproofing membrane to have an independent wall lining system installed. Gyplyner system by British Gypsum to be installed in line with Manufacturer's instructions. Provide 60mm cavity and Install Gyplyner 48 I 50 studs at 600mm ctrs with 50mm Isover Acoustic slab fit between. Fit 12.5mm Gyproc Wallboard and additionally line with 63mm Gyproc Thermaline PIR (with integral vapour control layer) finish with & 3mm plaster skim finish on scrim-reinforced joints.
Note the Thermaline boards must be taped at joints with an aluminium foil VCL tape to seal all horizontal and vertical joints. All penetrations for services must be carefully sealed.
Airtight plastic access panels in Gyplyner walls to allow access to drainage channel ports as required by Timberwise and ensure they are fully sealed. Wall to achieve U Value 0.28 w/m2k.

Allow for 25mm thick Marmox Multiboards for window reveals to Gyplyner walls.

Existing Dwelling Ground Floor: Thermal Upgrade

The existing dwelling floor is currently finished with ceramic tiles. The existing subfloor is unknown. The proposals will include underfloor heating to the entire ground floor. The existing floor will be broken out and a new liked floor finish (TBC) will be installed over the underfloor heating pipes. Note that the floor finish will be confirmed with the client and may be subject to underfloor heating requirements this may need to increase slightly to sufficient cover). Install underfloor heating pipes to suit underfloor heating specialists requirements. Slab to be installed over 100mm Celotex XPS 300 SL FIN insulation on 1200mm gauge DPM over blinded hardcore.

Existing Barn Ground Floor: Thermal Upgrade

The existing barn floor has a concrete slab currently installed. The proposals will add a rigid insulation over this existing slab with a waterproofing membrane over by specialist. A new 65mm sand and cement will be added over including the new underfloor heating pipes. A tiled finish will be then be installed over.

Existing Barn Roof: Thermal Upgrade

The existing barn roof has been replaced relatively recently. The timber rafters and roofing membrane are to be inspected. If the roofing membrane is not breathable, works to allow for carefully removing and storing the existing roof tiles which will then be replaced further to the installation of a new breathable roofing membrane. The existing rafters will need to be additionally battened out to create 100mm deep rafters. Install 75mm Kingspan K107 insulation between the rafters and underdraw the rafters with an additional 72.5mm Kingspan K118 insulated plasterboard and skim.

Existing Dwelling Roof: Thermal Upgrade

The proposals include alterations which will see the existing ceiling removed. The existing dwelling roof has the traditional non-uniform roof rafters and a felt roofing membrane. The proposals are for the existing non-uniform rafters to be removed and new 150mm timber rafters to be installed.Allow for carefully removing and storing the existing roof tiles for re-use. Install 150mm Kingspan K107 insulation between the new rafters and underdraw the rafters with an additional 72.5mm Kingspan K118 insulated plasterboard and skim. Install new breather membrane over rafters and re-install existing roof tiles.

Existing Windows: Thermal Upgrade

The proposals include the replacement of all the existing timber casement windows. These are to be replaced with white painted timber double-glazed casement windows to match the existing.

This drawing has been prepared specifically for the purpose of obtaining Planning Permission and/or Building Regulation Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. The Permissions and/or Approvals are beyond the Architects control, and no guarantee that such will be granted is given or to be inferred by reason of the preparation of this drawing.

Only figured dimensions are to be used. All dimensions to be checked on site. This drawing together with the design is the property and copyright of the Architect and must not be reproduced without prior written permission.

rev.	description	date	drawn	appvd
P06	updated with details further to engineers design and inspection by Timberwise, (for timbers and waterproofing).	09.09.26	JW	NG
P05	Updated further to client request	25.03.26	JW	NG
P04	Updated the wall insualtion specification notes	21.01.26	JW	NG
P03	Updated window notes	03.12.25	JW	NG
P02	Updates further to client comments	28.11.25	JW	NG
P01	Drawing originated	21.11.25	JW	NG

project: Barn conversion to extend existing farmhouse
at: Stubbin Farm, 94 Stubbin Road, Huddersfield, HD7 6NB
for: Stephen Bath

title: Floor plans as proposed
number: 25076-04-P06
scale: 1:50
size: A1

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