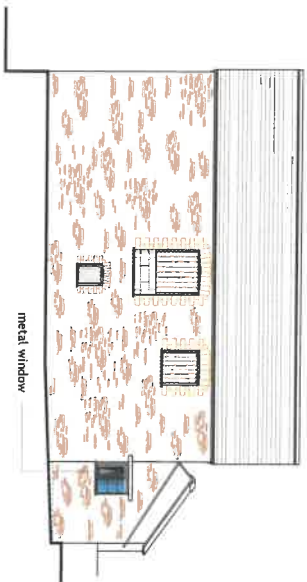


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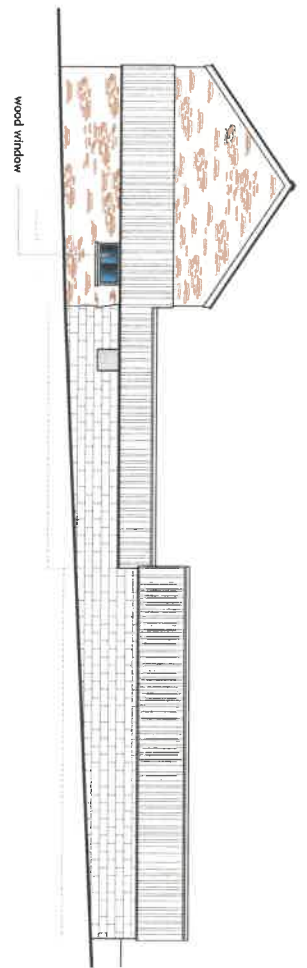
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SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

JOE
CONVERSION OF STONE BARN
INTO SINGLE DWELLING WITH
REPLACEMENT SINGLE STOREY
EXTENSION
HIGHER GLUYIAN FARM
ST COLUMB
TR9 6DA

ELEVATIONS AS EXISTING

11 Poodine Road, St Austell, Cornwall, PL25 5DL
Tel: 01779 864905
Email: may_gary1@yahoo.com

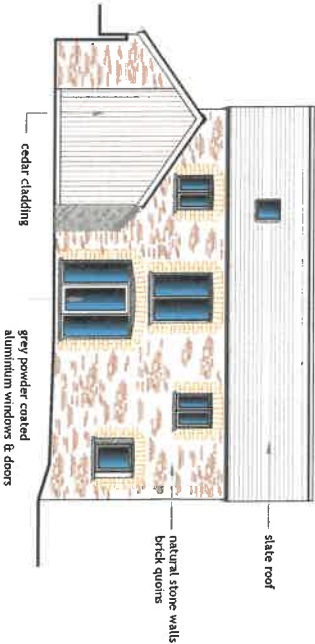
DATE **MARCH 2025**

Drawing No. 2510 / PL 02

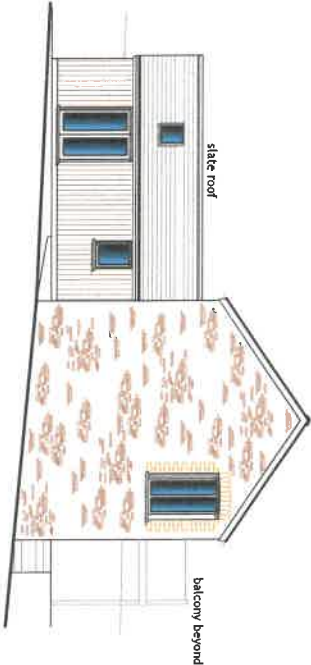
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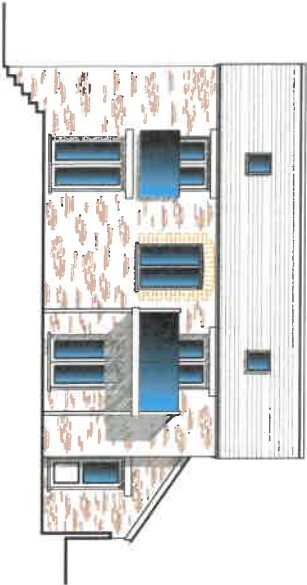
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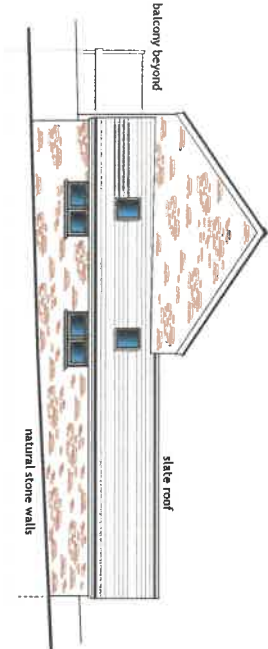
WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

REVISIONS

01

CONVERSION OF STONE BARN INTO SINGLE DWELLING WITH REPLACEMENT SINGLE STOREY EXTENSION

HIGHER GLUYIAN FARM
ST COLLINGB
TR9 6DA

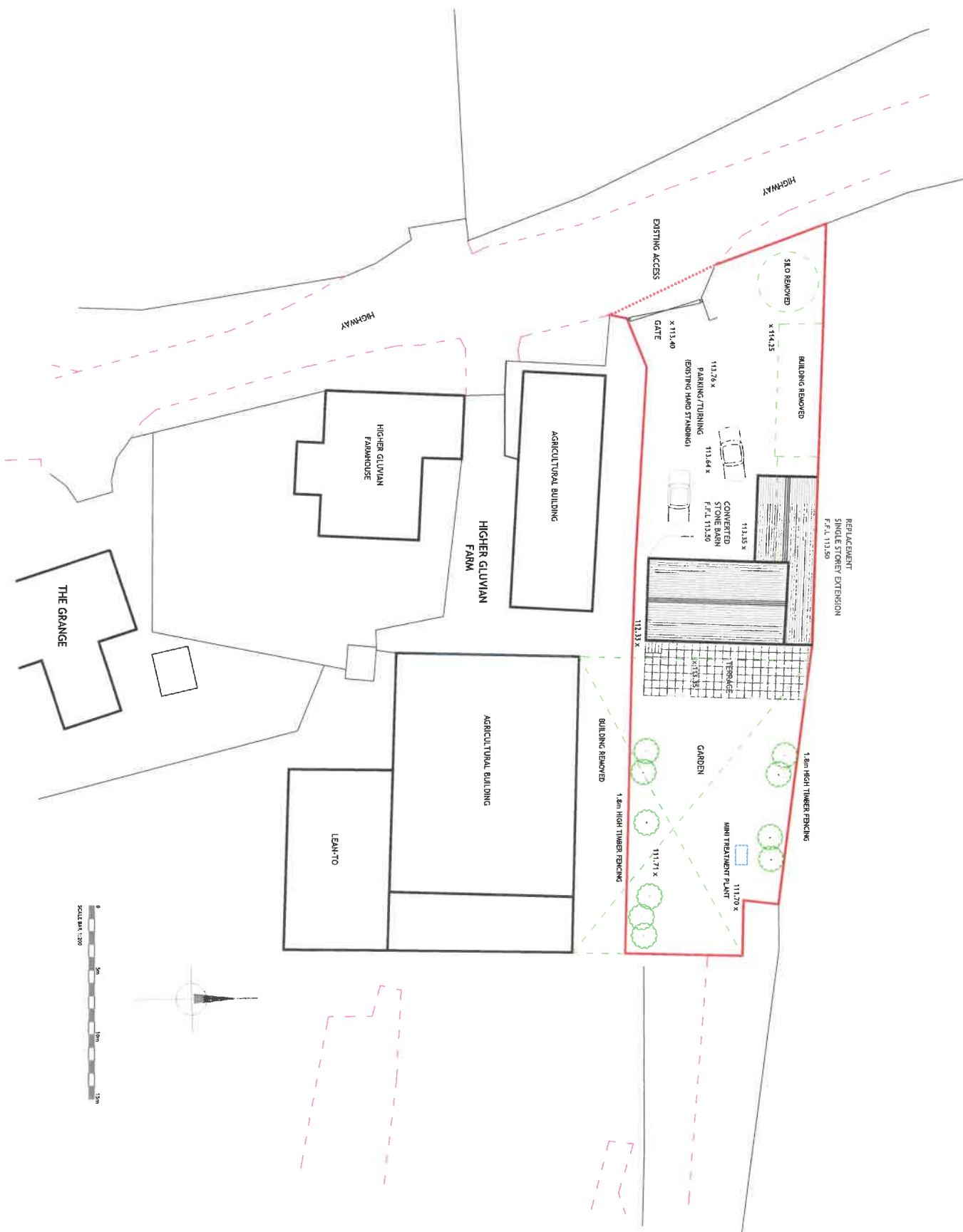
REVISIONS

ELEVATIONS AS PROPOSED

G M Design

11 Foulm Road, St Austell, Cornwall PL25 5DL
Tel: 01773 883885
Email: gm177@bt.com

SCALE 1:100 @ A2
DATE APRIL 2023
DRAWN BY GM
DRAWING No 2510 / PL 04



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REFERENCE

APP

CONVERSION OF STONE BARN INTO SINGLE DWELLING WITH REPLACEMENT SINGLE STOREY EXTENSION

HIGHER GLUVIAN FARM
ST COLUMB
TR9 6DA

DRAWING

SITE PLAN AS PROPOSED

G M Design

ARCHITECTURAL SERVICES

11 Victoria Road, Elmfield, Cornwall PL33 5DL

Tel: 01753 855555

Email: gmj@gmjdesign.com

SCALE: 1:200 @ A2

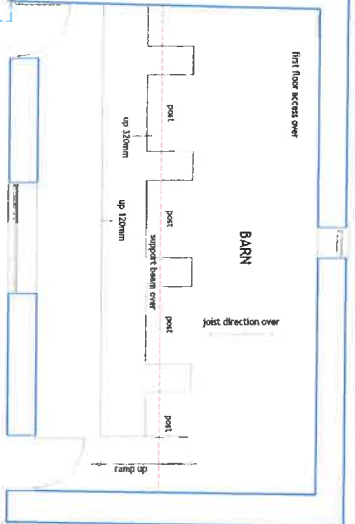
DATE: APRIL 2023

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DRAWING No: 2510 / PL 05

ADJACENT AGRICULTURAL
BUILDING FOR REMOVAL

A



AGRICULTURAL BUILDING A

EXISTING GROUND FLOOR PLAN 1:50



AGRICULTURAL BUILDING

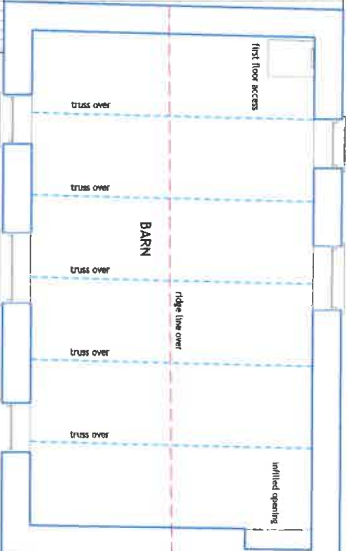
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STORE

ADJACENT AGRICULTURAL
BUILDING FOR REMOVAL

A

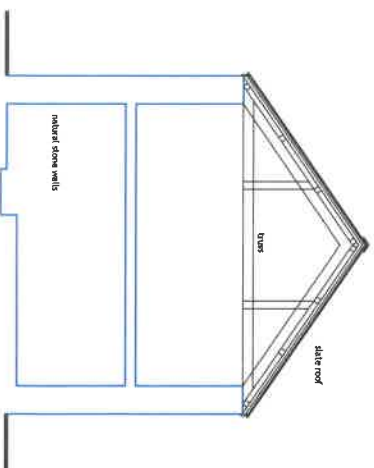


AGRICULTURAL BUILDING A

EXISTING FIRST FLOOR PLAN 1:50



AGRICULTURAL BUILDING



TYPICAL SECTION A - A 1:50

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REVISIONS

2018

CONVERSION OF STONE BARN
INTO SINGLE DWELLING WITH
REPLACEMENT SINGLE STOREY
EXTENSION
HIGHER GLUYIAN FARM
ST COLUMB
TR9 6DA

DRAWING

FLOOR PLANS AS EXISTING
AND TYPICAL SECTION

G & M Design

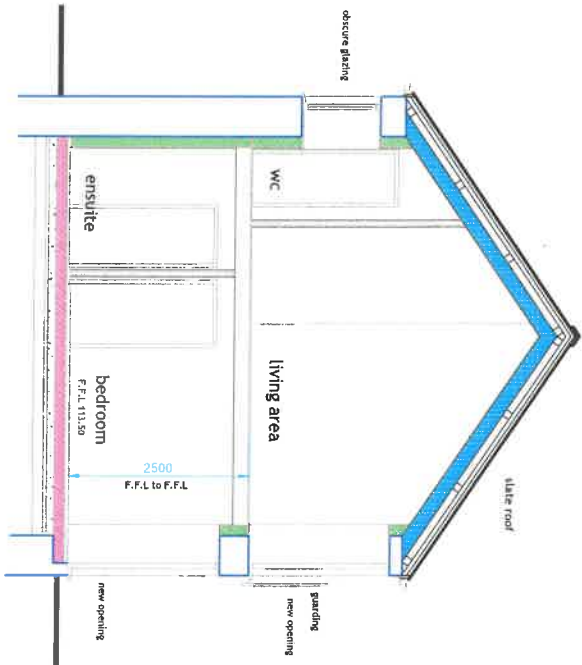
11 Redoubt Road, St Austell, Cornwall PL25 5DL
Tel: 01779 853596
Email: gmdesign@bt.com

DATE 1:50 @ A1
DATE MARCH 2023
DRAWN BY G&M
DRAWING No 2510 / PL 01

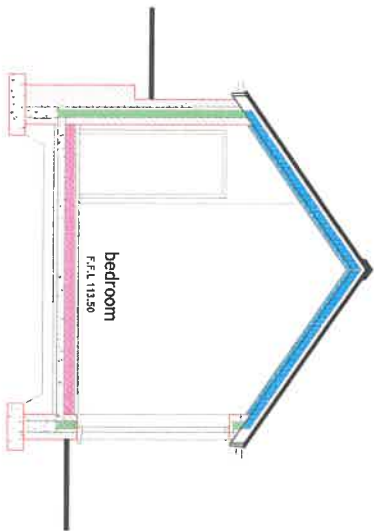
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TYPICAL SECTION A - A 1:50



TYPICAL SECTION B - B 1:50

DESIGN STAGE SAP INFORMATION NOTES

Pitch Roof (35 degree pitch):
Natural slate on 25x50mm treated battens on breathable roofing membrane on cut roof.

Raked ceilings having insulation between and below rafters followed by 12.5mm skimmed plasterboard, all to achieve minimum U-Value of 0.15w/m2k.

New Cavity Walls:
100mm dense concrete block cavity walls (stone where indicated) with partial fill cavity insulation. All to achieve a minimum U-Value of 0.17w/m2k.

Existing Stone Walls:
Existing walls to be dry-lined to achieve a minimum U-Value of 0.18w/m2k.

Ground Floors (p/a 0.45):
Insulation on slab followed by poured screed. All to achieve a minimum U-Value of 0.12w/m2k.

Windows/Doors:

Grey upvc windows and doors incorporating double glazed units to achieve a minimum U-Value of 1.4w/m2 k. All openings to be weather stripped to 'high exposure' rating. Background ventilation by means of trickle vents in head of frames. At least equal to 8000mm2 serving habitable rooms and kitchen and 4000mm2 to bathroom, ensuite & wc. No minimum requirements to other areas. Combined opening areas of hinged or pivot windows with an opening angle of 15 to 30 degrees to be at least 1/10th of the room floor area. Combined opening areas of hinged or pivot windows with an opening angle of greater than or equal to 30 degrees and external doors to be at least 1/20th of the room floor area.

Heating:

Air sourced heat pump system (all to satisfy SAP rating) serving heating and hot water. Under floor heating with time and temperature zone control system. Minimum 300 litre hot water storage tank.

Mechanical Ventilation:

Bathroom, Ensuite & Wc - Extract fan with minimum capacity of 15 litres/second.
Kitchen - Extract fan with minimum capacity of 30 litres/second positioned over hob.

A centralized continuous mechanical extract system to be installed where dwelling is designed with an air-permeability of less than 5m3/(h-m2) at 50Pa. Mechanical extract system to be designed in accordance with paras. 1.60-1.66 AD-F or mechanical ventilation with heat recovery in accordance with paras. 1.67-1.73 AD-F.

Lighting:

Energy efficient LED lighting throughout.

REVISIONS

JOB

CONVERSION OF STONE BARN INTO SINGLE DWELLING WITH REPLACEMENT SINGLE STOREY EXTENSION

HIGHER GUYLIAN FARM
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DRAWING

INFORMATION FOR
DESIGN SAP/ENERGY REPORT

G M Design

ARCHITECTURAL SERVICES
11 The Priory, St. Ives, Cornwall TR25 5SL
Tel: 01773 828395
Email: gmj@gmjdesign.co.uk

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