

NOTES AND AMENDMENTS

This drawing is copyright ©. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the architect immediately and before proceeding.

REVISIONS

Rev	Description	Drawn	Date
-----	-------------	-------	------

Refurbishment Notes

General

Grade II listed building (Listing Reference 1086715)

These notes to be read in conjunction with drawings:-

Existing: 1895.010 & 011.

Proposed: 1895.012 & 013.

Condition of existing building

The building has not been inhabited for a considerable period of time, and has been vandalised.

The current building is uninhabitable with no kitchen or sanitary facilities. Electricity and water services are disconnected. The main dwelling external door has been removed and is boarded over. All window openings have been boarded over, with most of the windows removed. Most internal doors have been removed. Some original fireplaces exist, but some have been previously replaced with modern units. The main house roof is covered with natural slate laid in diminishing courses. The attached barn has been previously re-roofed using modern profiled concrete roof tiles.

Existing window openings

There have been historic alterations to original window openings. Many original window openings have been previously built up and rendered over, but leaving original recesses internally. Some of these built up openings still have original stone transoms and mullions intact, but partially concealed by the built up masonry. Many stone surrounds have been replaced with square section stone lintels, jambs and cills. Original moulded stone surrounds exist on only two openings (Bedrooms 1 and 2), but original mullion and transoms have been previously removed.

Upgrading Thermal Insulation of a Listed Building

This building is a grade II listed building and although (where possible) the proposed alterations have been designed to comply with the current Building Regulations certain compromises have been made to maintain the special character of the historic building, particularly relating to the thermal performance of the building fabric under Part L.

Structure

Structural Engineer to design and/or account for the following information:

- o General structural repairs (cracks in walls etc).
- o Replacement of defective structural timbers.
- o Steel beams to replace wall to be removed to form sng.

External wall Finishes - render and re-pointing

Remove all attached climbing vegetation.

To all rendered elevations, remove existing roughcast render, re-point assumed rubble stone in hot mixed lime mortar with up to 5% Argical-M 1000 pozzolanic additive and re-render in lime render with smooth surface, with lime wash finish. Attend to structural cracking as Structural Engineers' instructions.

Dressed stone surrounds to windows - reinstate all original openings with new moulded stone surrounds, mullions and transoms to match original stone surrounds as indicated on proposed elevations. Retain and repair existing main entrance door decorative stone surround.

Internal Wall Finishes to dwelling

Remove existing painted plaster finishes throughout and re-plaster as follows:

20mm Diathonite Deumix Plus

50mm Calsitherm Climate Board to external walls at all floor levels. 30mm Calsitherm Climate Board to internal walls at ground floor level.

New internal partitions to dwelling

Form new 1/2 hour fire resistant partitions as indicated. Partitions to be 89 x 50mm treated CLS vertical members at 400 cts with horizontal members at 600 cts, with 75 mm sheepswool insulation between studs, and faced both sides with 15mm wallboard plasterboard with plaster skim finish. All joints and gaps to be well sealed to form air tight construction.

Reinstall partition between hall and new Dining room to match original construction (section of timber boarded remains). Strip off applied finishes to section of existing partition and apply specialist intumescent coating to provided 30 minutes fire protection to existing timber and new timber in accordance with the manufacturers' instructions.

Floors

Existing suspended timber timber floors to existing Living and Dining Rooms - replace with new ground bearing slabs as described below. Note existing dining room floor considerably out of level - hogs at middle of floor at joint to existing hall floor.

Existing solid tiled floor to hall to be retained.

Break up remaining existing solid floors. Carryout trial holes to wall perimeter to ground floor to identify depth of existing footings. Assuming sufficient depth form new floor construction as below.

Lay new insulated limecrete floor with underfloor heating to take tiled floor finish. Overall depth 240mm from finished floor level. Make up as follows:

Tile on 100mm lime screed with underfloor heating on geotextile membrane on 120mm compacted 'Geocell' foam glass on geotextile membrane. 40mm cork board edge insulation to perimeter.

Ceilings

Existing lath and plaster ceilings are in poor condition, are missing or damaged in many areas. Take down remaining ceilings and de-nail joists.

Line out underside of the ceiling throughout (including underside of stair half landing) with 15mm gyproc fireline plasterboard and skim. All joints and gaps to be well sealed to provide ½ hour fire resistance. Apply same finish to encase existing timber beams to provide same level of fire resistance. Where ceiling to loft area above - plasterboard to be Duplex grade.

Roof to dwelling and attached barn

Carefully remove existing slate roof coverings and store for reuse where in sound condition. Strip existing concrete roof tiles and remove from site. Strip off all roof battens, torching etc. Clean down roof structure and replace defective components. Treat retained timbers with insecticidal / fungicidal treatment system. Inspect and replace defective / perished stone Kneelers and copings to match existing. Re-roof using existing slates and second hand reclaimed slates to match existing, in diminishing courses, over new treated timber slate battens, over breathable roofing membrane installed according to manufacturers' instructions. Replace all existing flashings with new code 4 lead apron and cover flashings, flashings below stone copings, dressed over code 3 lead soakers dressed into slates (as applicable). Replace valleys with code lead lined valleys. All details as LDA standard details.

Loft insulation

To all heated areas with horizontal ceilings below pitched roofs- install 450mm Rockwool loft insulation quilt in 3 no. layers of 150mm, with layers laid at right angles to each other.

Windows

Remove remnants of existing windows from all areas.

To dwelling install new "Architectural Bronze Casements" "Thermabronze" fixed lights and opening casements as indicated on the drawings. Windows with double thermal break, and double glazed with 18mm double glazed units with Krypton filled cavity and "Planitherm" inner pane.

To barn install new "AJ&D Chapelhow (Cliburn) Ltd. Accoya solid frame Sliding sash windows and fixed light windows as indicated on the drawings. Sliding sash windows hung on spring balances, double glazed units with 28mm double glazed units with Argon filled cavity and "Planitherm" inner pane.

Internal doors

Few internal doors exist. Door architraves to be carefully removed and stored for reuse and for use as pattern for replacement architraves. Door frames will need to be replaced due to replacement wall finish. Install new frames in treated redwood with reused/new to match existing architraves. Door frames to suit standard size doors 1981mm high x 838 or 762mm wide to suit individual structural openings. New doors to be "Mexicano" in oak 30/30 fire resisting specification.

External doors

New painted purpose made hardwood external doors in new hardwood frames to all external openings to patterns indicated Double glazed units to glazed apertures indicated to same specification as windows to dwelling. External doors complete with draught and weather stripping concealed within rebates to frames and "low rise" thresholds suitable for severe exposure situation.

Existing Stair

Existing main stair consists of stone tread flights with landings of timber boards on timber joists. The stone treads are very worn. Overlay existing steps and landings with 12mm thick kiln dried oak boarding forming new treads, risers, and landing finishes. Risers T & G jointed to treads and landings. Fully support treads over worn stone treads.

Drainage

Roof rainwater

Remove remaining cast iron half round gutters and down pipes. Note - retain existing cast iron hopper as pattern for new and replacement hoppers. Install all new half round cast iron gutters and matching down pipes and fittings, all to match existing. Gutters on rise and fall built in supports to match existing. Install all new surface water drainage system with new gullies to rainwater pipes with new below ground drainage system to new soakaways.

Foul water drainage

Existing drainage to be investigated. Assumed to drain to septic tank. Install all new foul water drainage system with new gullies to waste pipes, soil pipes to WCs and sanitary fittings (as applicable), with new below ground foul water drainage system with final outlet to be confirmed. Provide and lay 100mm diameter drain pipes from stacks and gullies, laid and jointed in trench to manufacturers' bedding specification. Investigate for preferential connection to adopted sewer system.

Vertical drainage stacks

New 100mm SVP drainage stacks to run internally.

All elements of sewage/drainage systems are to be laid and installed in accordance with manufacturers' specifications and instructions.

Sanitary fitting, pipework and trap sizes

Provide and fix the new sanitary fittings to Kitchen, Utility, WC , bathroom and en - suites as shown on the drawings, allow for taps, chains etc, connections to hot and cold water services, wastes and overflow pipes and earth bonding of fittings as necessary.

Minimum diameter and depth of seals to pipework from fittings are to be as follows:

	Depth of seal	Dia of pipework
Wash basins	75	32
Bath/Shower	50	40
Sinks	75	40
WC outlets	50	100

Hot and Cold Water Installation

Reinstate cold water supply from Mains.

Install new stop tap in kitchen with all new internal hot and cold water supply and distribution in suitably sized copper tubing. All pipework not concealed within the fabric of the building is to be enclosed in suitably sized ducting.

Space Heating

New gas fired condensing boiler supplying heating and hot water system. New boiler to be fitted with Utility room . Full specification and installation carried out by Gas Safe registered installer. Under-floor heating to new solid ground floor areas with conventional water filled radiators to first and second floor areas.

Fireplaces

Retain existing original fireplaces. Sweep all existing flues. Replace non original fireplace to new Living Room with new period fireplace to suit existing building. Remove modern fireplace to new Kitchen and form recess in chimney breast to suit new cooker/kitchen layout. Carefully restore existing arch to recessed fireplace to new Dining room to match existing. Remove fireplace to new Bathroom.

Electrical Installation

Strip out existing electrical system complete. Rewire all areas to provide all power outlets, lighting outlets, etc. required. All cabling to be concealed in wall, floor and ceiling spaces.

All electrical work is to meet the requirements of Part P of the Building Regulations. All work is to be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either an electrical installation certificate has been issued under a 'Competent Person Scheme' or that a competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Low energy bulbs or light fittings to be installed to all areas. Any recessed lighting to have correct fittings, covers and firehoods and be appropriate for the location.

Mechanical Ventilation

Ceiling/wall mounted extract fans to provide mechanical ventilation as follows with external wall terminals or slate vents dependant upon room location.

Kitchen - Cooker Hood 30 l/s.

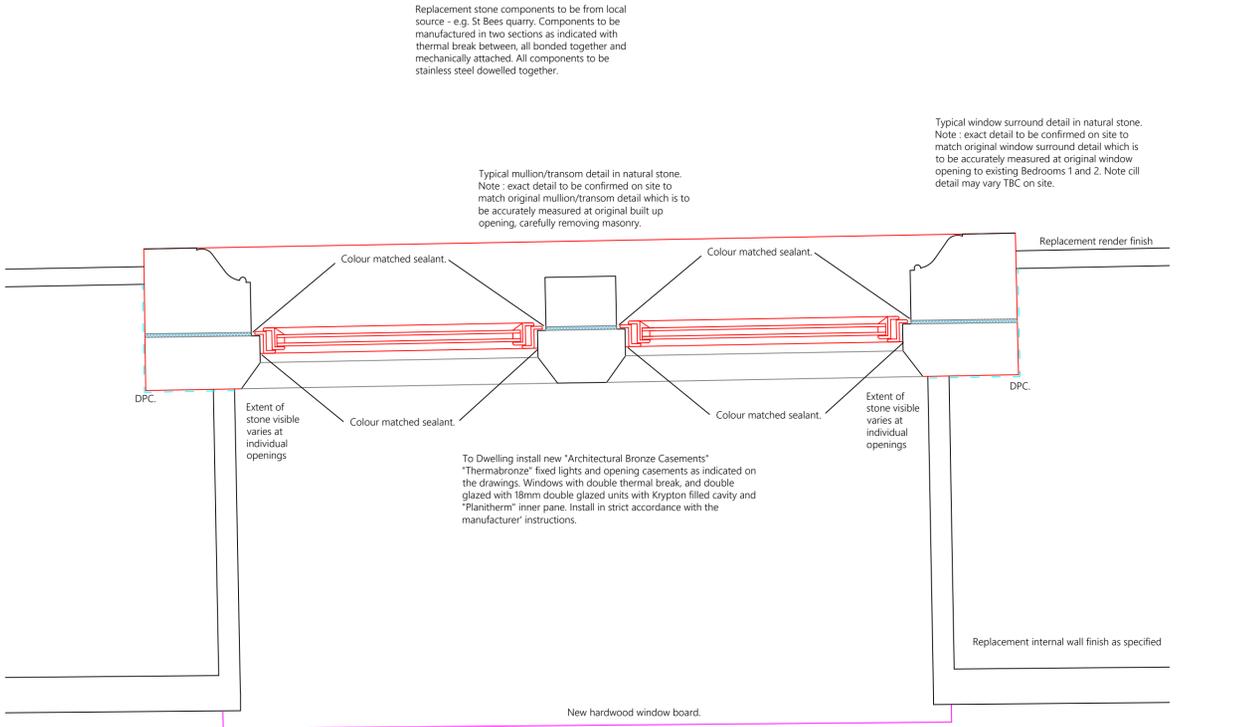
Bathroom and En -Suites - 15 l/s (15 minute over run where no openable window).

Utility - 30 l/s.

WC - 8 l/s (15 minute over run where no openable window).

Fire Detection

Mains wired interlinked smoke detectors to be provided to BS 5839 and 5446, incorporating stand-by power supply. Carbon monoxide detectors to all rooms containing open heating appliances.



Typical Dwelling replacement window detail.

ASHWOOD
DESIGN ASSOCIATES LTD

Solway House Business Centre, t 01228 510616
Parkhouse Road, e admin@ashwooddesign.co.uk
Carlisle, w www.ashwooddesign.co.uk
CA6 4BY

Purpose:

Planning

Client:

Thomsen Estates

Project:

Scalegill Hall, Moor Row

Title:

Specification and details

Scale:	Sheet Size:	Drawn:	Date:
1/5	A1	RK	10/21
Project No:	Drawing No:	Revision:	

1895

014

-