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Rev	Description	Drawn	Date
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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.

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.

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 snug.

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.

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. Assume sufficient depth from 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.

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.

To dwelling install new "Architctural 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.

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

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.



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

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