

SITE PREPARATION:

- Overhead electric wires to be re-routed by Electricity North West prior to works commencing.
- Scaffold and suitably prop existing structure to enable removal of slates and roof timbers (for retention & possible re-use elsewhere). If in doubt, seek advice from structural engineer for propping prior to works commencing.
- Demolish three sides of existing building retaining joint wall with house utility, prop as required until suitably tied into new structure. Where appropriate allow for hand demolition.

FOUNDATIONS:

- New wall positions to be built off minimum 200mm x 600mm concrete strip foundations stepped to suit site requirements and ground conditions. Minimum depth of foundation trenches to be 600mm to underside concrete from ground level (increase to 750mm depth if in clay). Trenches to be square cut and free from water and loose material and approved by Building Control prior to pouring concrete.
- Where adjacent to existing drains ensure foundations are taken at least 150mm below drain invert level.

NEW GROUND FLOORS:

- New floor to be formed from 125mm thick concrete slab on 500g vapour barrier on 100mm celotex insulation on 1200g visqueen dpm over minimum 150mm deep well compacted hardcore beds on reduced site levels. Allow for building up in compacted layers of max. 150mm to maximum depth of 600mm.
- Allow for 25mm insulation upstand to exposed perimeters.
- Depending on base level of existing stone walls base slab is to be poured up/under cleaned off wall to ensure robust connection and protection of wall base from settlement.

EXISTING WALL TREATMENT

- Existing stone walls to be cleaned off upto 1m high and have 2 coats sand & cement render applied as a backing for sovereign K11 render tanking to be applied prior to Sovereign renderlite finish. Sovereign products to be prepared and applied in accordance with manufacturers recommendations.

NEW CAVITY WALLS:

- Extensions to be formed form cavity blockwork wall 300mm overall width using solid concrete (7N/mm sq) 100mm blockwork inner & outer leaf below ground level. Fill cavities below ground level with weak mix concrete upto 225mm below dpc. Install dpc in inner and outer leaf 150mm above external ground level with stepped cavity trays where ground level is less than 150mm below finished floor.
- Above dpc level external walls to be dense concrete blockwork for wet dash render finish. Inner leaf to be light weight 7N blockwork. 100mm cavity to have 60mm celotex insulation fixed to inner leaf with plastic retaining discs. Wall ties to be stainless steel wire type to suit cavity width fitted at 450mm horizontal and 750mm vertical centres. Ties at every course to window and door jambs.
- Insulated cavity closers to be inserted at all external openings in cavity walls. 12mm masterboard board to close cavity at eaves level.
- Lintels to be pre-stressed reinforced concrete 100x150mm upto 1200mm clear span and 215mm deep above unless shown otherwise on plan or by structural engineer.
- Build in cavity trays above new lintels with external weep holes at 2no. per lintel.
- Internal wall surface to be finished with 12mm plasterboard & skim on dry wall adhesive. Allow for pattresses as required for sanitary fittings and utility units etc.

NEW PITCHED ROOF CONSTRUCTION:

- Strip back existing roof covering as required to form intersection and new code 5 lead valleys.
- New roof formed from C16 treated s.w rafters at 400mm centres birdsmouthed over treated s.w wall plates as shown on sections. Wall plates fixed to inner leaf blockwork with galv bat straps at 900mm centres. Wall plates fixed to steel beams with M12 m/s bolts at 600mm centres.
- Ceiling ties to be bolted to rafters with M12 MS bolt & washer.
- 30x5mm bat straps to be fitted at gables at 1200mm centres across end and 3 rafters (with noggins under strap line) and down turned tight against cavity face of inner leaf.
- Second hand Westmorland green slate on 25x50mm European Grade A treated sw battens over Proctor Roofshield breathable underlayment laid and fixed in accordance with manufacturers specification and lapped into existing roof underlayment.
- Eaves detail to be gutters to match existing on rafter feet/wall brackets.
- Insulate flat ceilings with 2 layers 150mm Rockwool Roll laid between and over joists. To sloping areas insulate with 100mm celotex between rafters and 62mm celotex thermal plasterboard & skim to underside.

LEADWORK:

- Flashings and leadwork generally to be minimum code 5 and coated in anti-patination oil.
- Valleys to have 450mm wide x max 1.5m lengths lead sheet to with welthed drips and 150mm laps, fixing only at top edge. All details and lead gauges to be carried out to 'Lead Association' recommendations and requirements.

SURFACE WATER DRAINAGE

- New gutter system to match existing with plastic gutters and downpipes on rafter feet/wall brackets and appropriate fittings in accordance with manufacturers recommendations, rainwater pipes to discharge to new/existing back inlet trapped gullies to locations shown on elevations and connected into existing surface water drainage system via 100mm diameter pipework (by Hepworth or approved equivalent).

FOUL WATER DRAINAGE :

- Alter and extend existing foul drain runs to suit new layout. Re-use existing drains where possible.
- SVP or stub stacks located as shown on floor plans , SVP indicates soil vent pipe, SSAV indicates soil pipe with air admittance valve at high level.
- Existing utility waste pipes to be redirected to new drain head to allow new door opening to be formed.
- Drains under ground floors encased with concrete and to pass above foundations with RC lintels where drains passing through walls.
- Preformed inspection chambers to be used in locations shown for all new drainage works and to be installed and backfilled as manufacturers details.
- Any brick built manholes to have concrete bases and clay rocker pipes with connection to plastic system external of manhole.

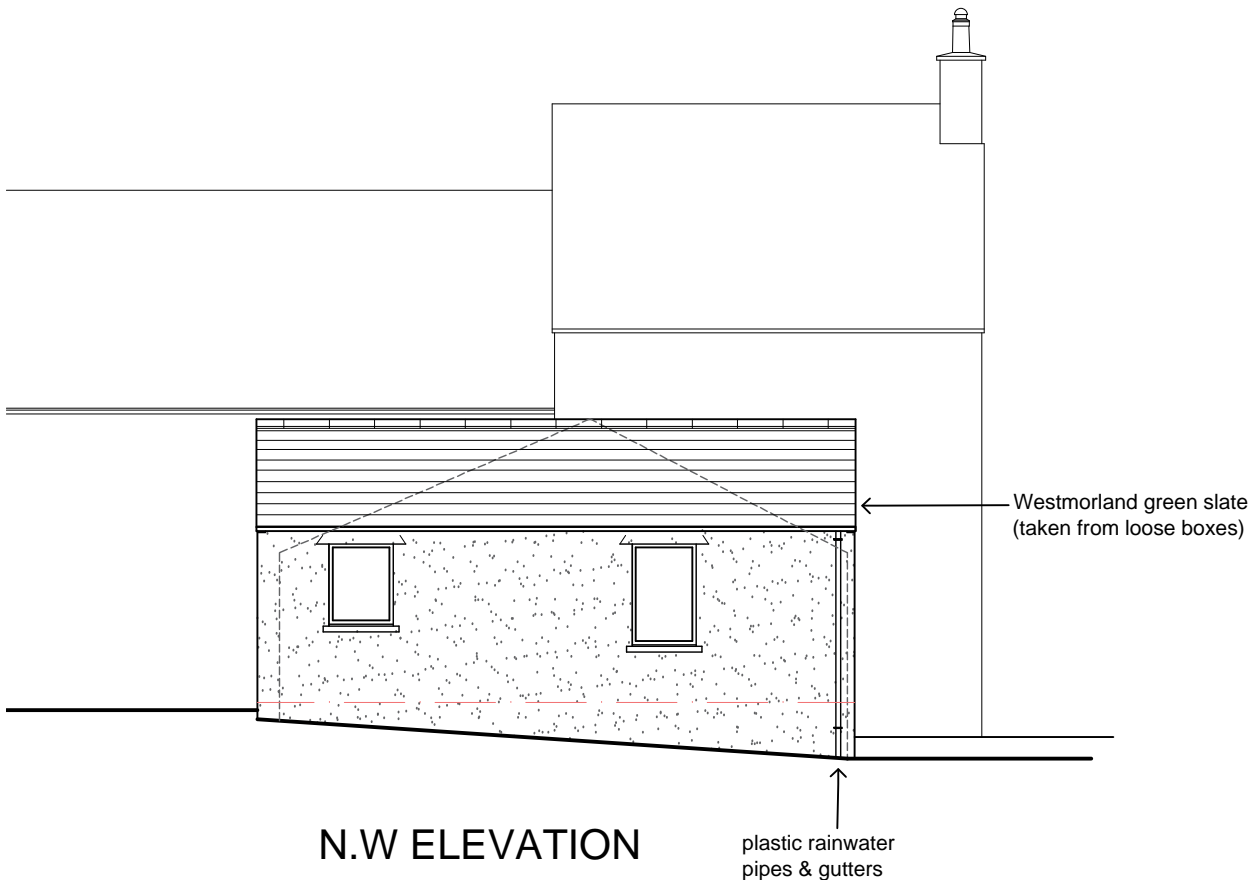
ELECTRICAL INSTALLATION:

- All work to comply with the latest IEE Regulations and meet requirements of Approved Document P and to be designed, installed, inspected and tested by a person competent to do so. On completion an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so will be provided for Local Authority inspection.
- Allow for full installation to clients specification connected back to existing consumer unit.
- All light fittings to be energy efficient as defined in Approved Document L1A, external lights to be controlled by PIR detection units. Any recessed down lighters to be low voltage and to comply with guidance for sound, insulation, air leakage and fire resistance and to be protected from insulation where necessary by an approved box/cover. In bathrooms they must have a sufficient IP rating for the location.
- Light Switches 1000mm above floor level; socket outlets, TV/Telephone outlets 450mm above floor level.
- Cable runs to be vertical only on walls and to be protected with sheathing in critical locations.

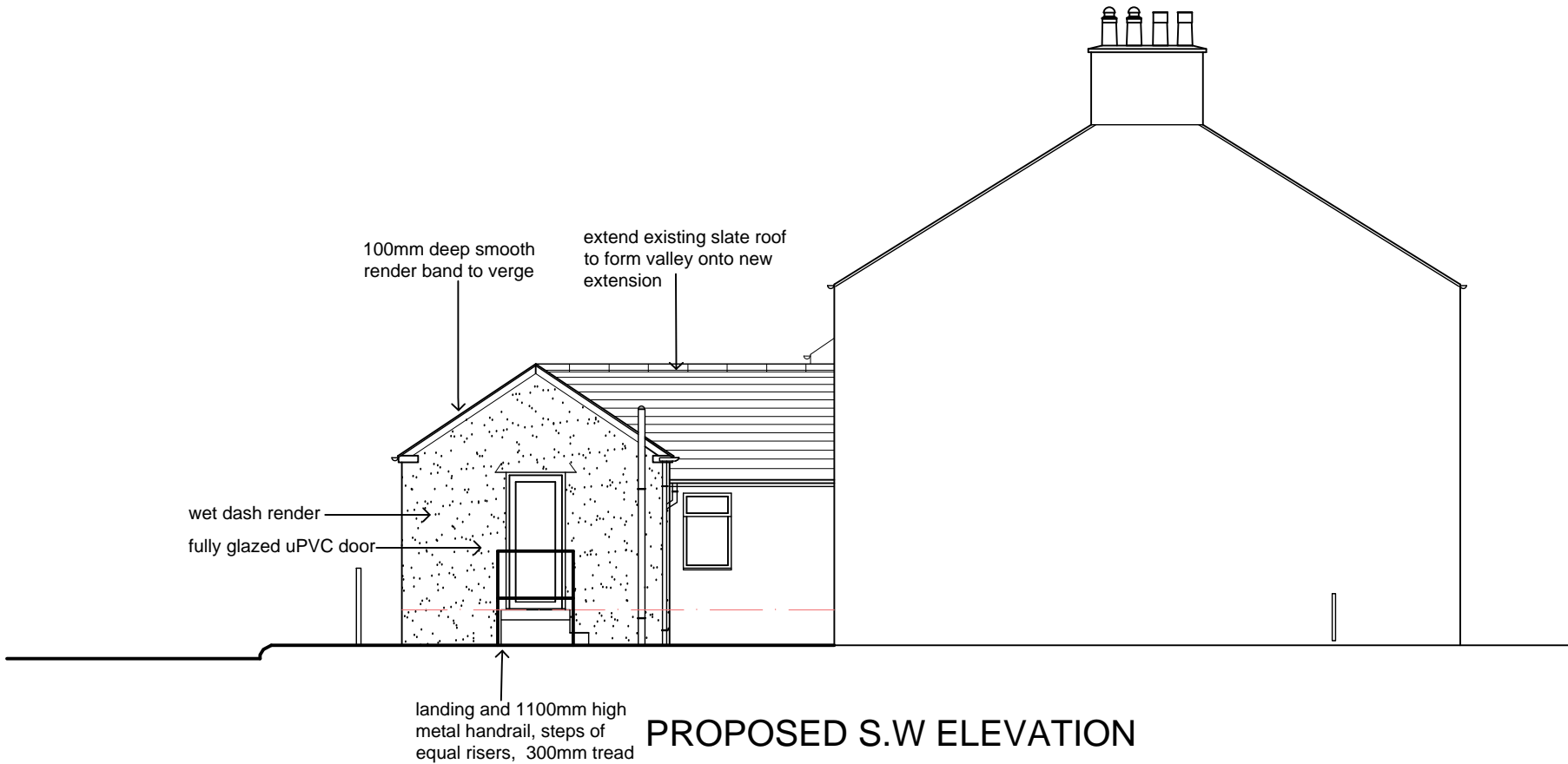
FIRE DETECTION:

- Provide smoke detectors to new building with mains power and battery back-up and link to new detector in existing utility area.
- Carbon monoxide detector to be fitted in rooms containing stove or gas appliances.

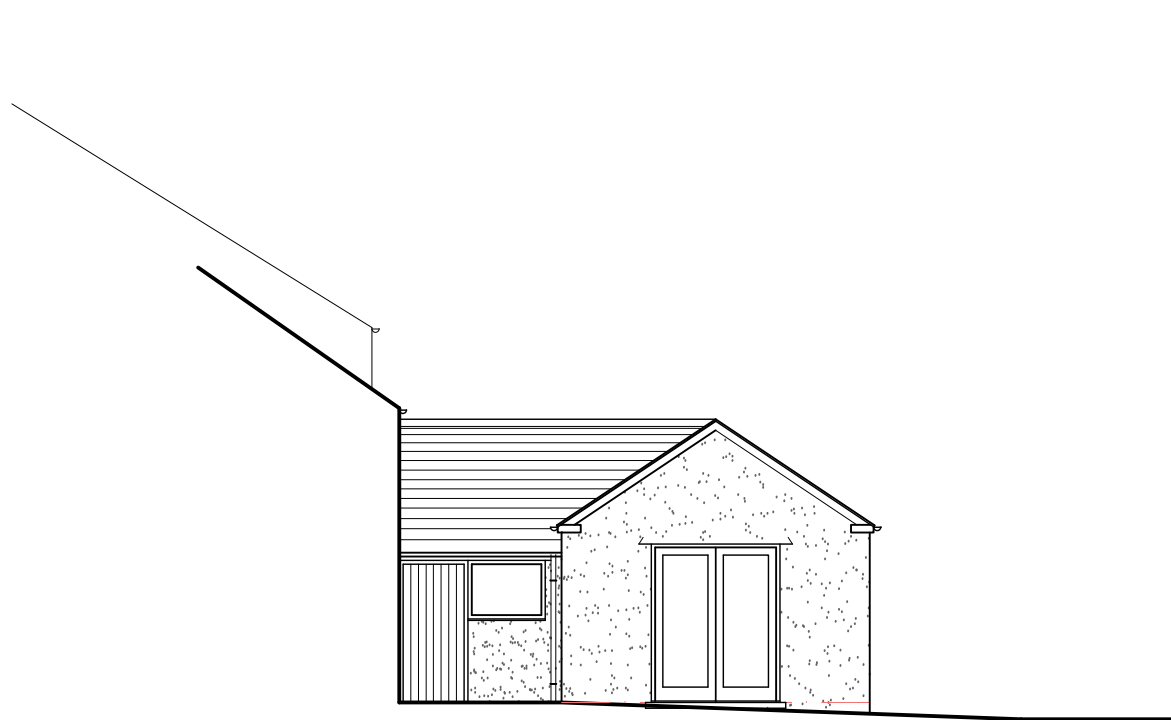
SD= smoke detector, HD= heat detector, CM = carbon monoxide detector



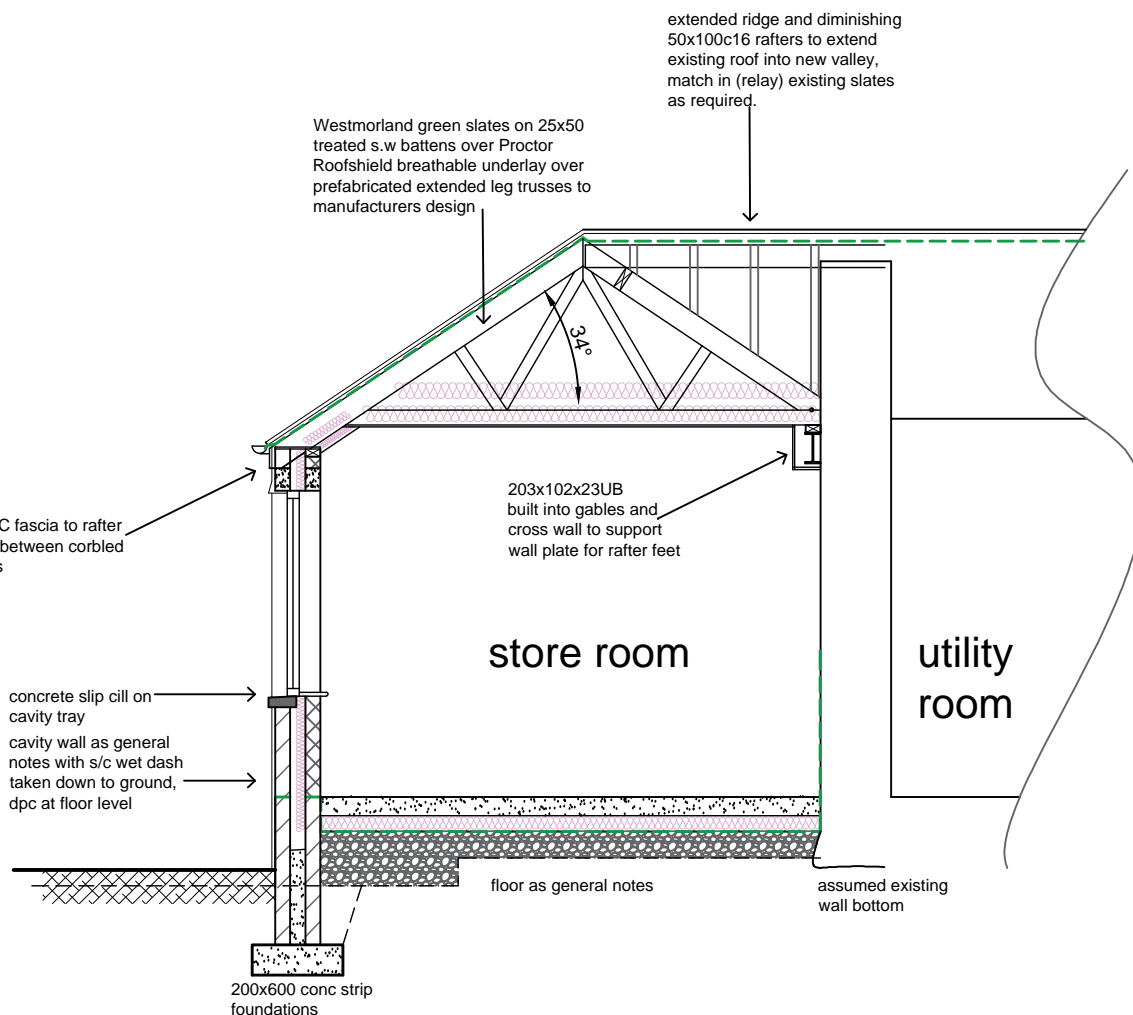
N.W ELEVATION



PROPOSED S.W ELEVATION

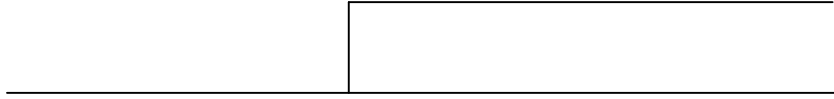


PROPOSED N.E ELEVATION

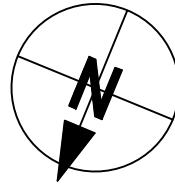
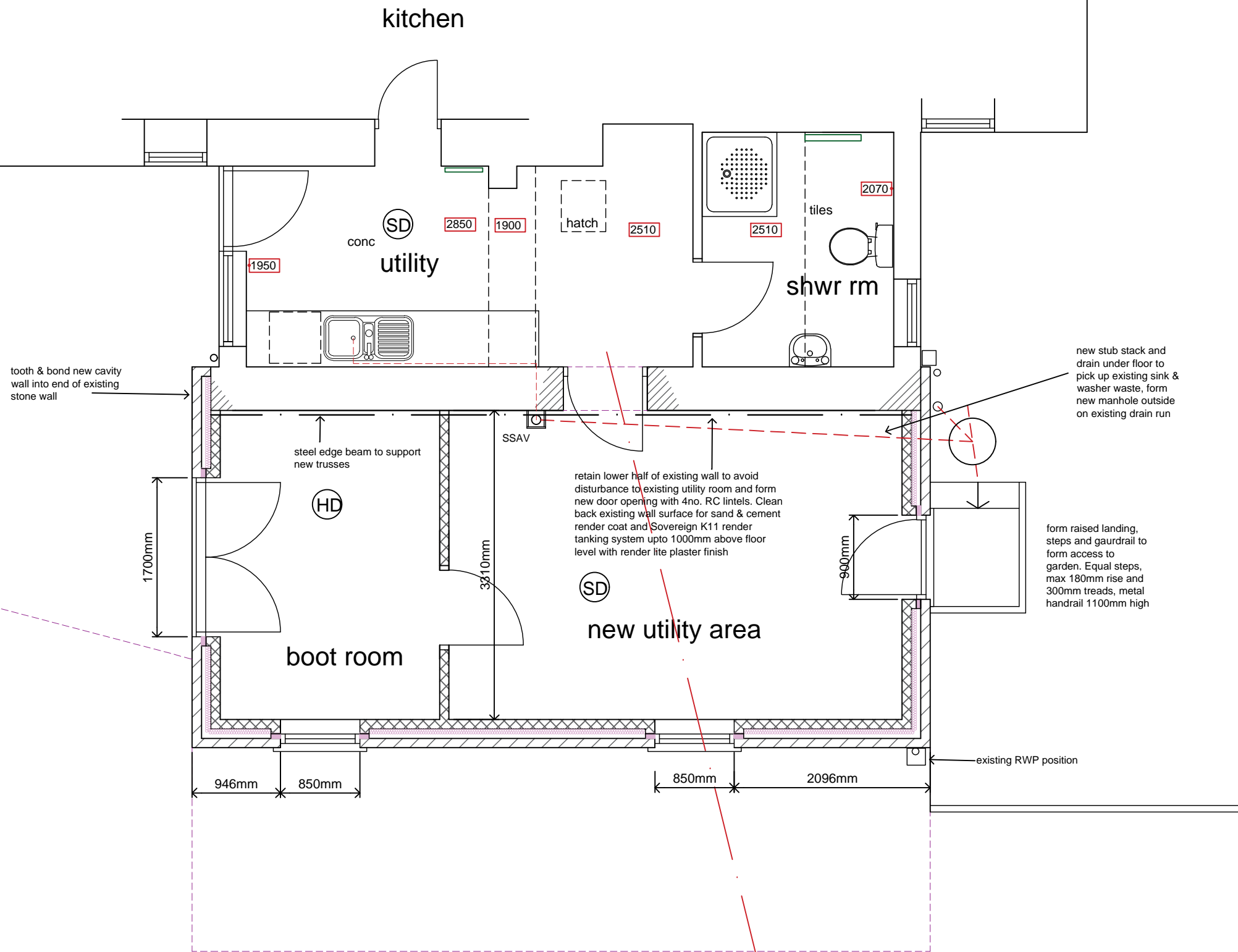


SECTION A-A 1:50

barn



yard



Rev.B - 07/10/22 - reduced scheme
Rev.A - 07/08/22 - specifications added

MARTIN CUTHELL
ARCHITECTURAL SERVICES

KELMORE HILL FARM
Proposed plans & elevations

SCALE:	DATE:	DRAWN:	NUMBER:
1:50 & 1:100 @ A1	Aug 2022	mc	22.11 - 02b