

Elevations 1:100

Materials
All materials and styles to agreement of Local Conservation Officer

Walls
- Reclaimed red facing brickwork to match existing.

Roof
- Natural slate with clay ridges (replacement roof required in parts)

Joinery
- White painted joinery and stained timber doors.

Front Elevation.

Rear Elevation.

Side Elevation facing East

Courtyard Elevation

Courtyard Elevation.

Side Elevation. facing West.

Ground Floor Plan. 1:50

Note.
This drawing is to be read in conjunction with existing detail drawings 04/1896/01&02 and additional production drawings 04/1896/08&09.

FOUNDATIONS TO NEW EXTENSIONS
Excavate and construct concrete trench fill foundations to all external walls and internal load-bearing walls, 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean concrete cavity fill to 225mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising 500mu. ASTOS d.p.c. to internal and external leaf. Celotex Tuff-R GA3080Z insulation board (max. U-value 0.22W/m²C) under 100mm concrete floor slab on 300mu. d.p.m. lapped into horizontal d.p.c. 150mm well consolidated and sand blinded hard-core. Allow for floor finish above slab of 22mm reclaimed timber boarding on 18mm P5 grade chipboard. Ensure 25mm insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHC Practice Note 4.2 and to the satisfaction of the Building Inspector. Dig trial holes in various positions around existing buildings to determine depth of foundations. Underpinning will be required to Structural Engineer details to various positions as required.

WALLS
Externally of 280mm cavity construction comprising 100mm outer leaf of reclaimed facing brickwork, 80mm partially insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock 'Hemell' lightweight concrete block or similar - min 0.21m²/Kw thermal resistance). Celotex Tuff-R GA3050Z to cavities. Cavity ties to BS1243 at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 13mm two coat plaster system - all to achieve maximum 'U' value of 0.30W/m² degC. 100mm load-bearing blockwork with 2 coat plaster system each side. Studwork partitions of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivalent to 10kg/m³) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m³] or similar approved) and skim either side. 100mm load-bearing blockwork walls to first floor where indicated. Make allowance for movement joints as per manufacturers details. New walls connected to existing using stainless steel wall starters or toothed in if exact coursing.

EXISTING WALLS
Existing solid walls need rebuilding/repointing in some areas. Examples of pointing/mortar mix need to be agreed with Conservation Officer prior to commencement of all works. Apply insulated dry lining to solid external walls as follows. Celotex GA3050Z to internal face with treated 25 x 50mm battens over and 12.5mm plasterboard with 3mm skim finish. Use GA3012Z battens and plastered to door and window reveals.

FIRST FLOOR
Floor of 22mm chipboard on floor joists as specified (see client), with herringbone strutting (1/3 & 2/3 of span where span of joists exceeds 4500mm). 15mm plasterboard and skim coat to form ceiling, provide 100mm insulation quilt laid between joists in accordance with Part E. Joists doubled up to form trimmers to landings, beneath baths and studwork partitions. Lateral restraint to walls / floors via 30mm x 5mm mild steel straps at maximum 1800mm centres. Where joist hangers are to be used full restraint hangers to comply with BS 6178:Part 1:1990 should be adopted and should be clearly marked on the underside of the joist flange with the min. crushing strength of the block for which they are intended to be used. The type and size of hanger must be selected to suit the span and dimensions of the joists to be supported, and should be built-in in accordance with the manufacturers details securely held in place with a sufficient height of masonry above. (The above flange masonry should be allowed to mature adequately before hangers are loaded) Provide solid timber blocking to joist bearing ends.

ROOF
Slate roof covering as specified on 50mm x 25mm Type A imported timber battens at appropriate centres on Tyvec Supro breather membrane. Additional battens to all unrestrained felt overlaps. Nail all slates to all perimeters of roof for at least 15% of the width of the building. All fixings to be in accordance with slate manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed for first 900mm. All roof works to be carried out in accordance with BS5534. Large areas of roofing needs to be stripped to replace damaged timbers. Replace with treated materials and new battens. Match slates to existing when replacing.

Traditional:- Rafter, purlins and ceiling joists as specified at 450mm centres. 175mm x 25mm ridge board. 100mm x 75mm wall plates. 200mm x 25mm softwood fascia if required. All roof areas insulated with 100mm fibreglass quilt insulation laid between ceiling joists with 2No. layers of 100mm quilt counter laid above, to achieve a maximum 'U' value of 0.16W/m²C. Sloping ceilings use 90mm Celotex Tuff R GA3090 laid between rafters with min 50mm air gap above 45mm Celotex Tuff R GA3045 below with 12.5mm plasterboard and skim finish all to achieve max 'U' value 0.20W/m²C. Code 4 lead flashing to roof junctions and all valleys. Provide draught stripping and bolt to all roof access traps. Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.

D 13/12/06 Client amendments
C 07/12/06 Client amendments
B 20/10/06 Spec notes revised
Revisions: A 12/10/06 Building regulation amendments

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DAVID GRANGER
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Project
Barn Conversion
Help Out Mill,
Shackerstone, Leicestershire

Title
Production Drawing
Sheet 1 of 3

Client
Mr A. Benney

Drg No.
04/1896/070

Date
July 2005

Drawn by
TWB

Scale
1:100, 1:50

Checked by
SMF

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