

Materials:

New Walls - proposed new walls to be constructed in local (hornton) stone, stonework to be had chopped (as opposed to the existing cut stone) providing a more ancillary look and feel to the proposed extension in the style to match the existing single-storey extension currently forming the outbuildings.

New Roof - proposed new roof finishes to be natural slate to match existing property. Eaves detail to match that of existing house, rainwater goods to be black cast iron effect aluminium all upvc in style to match existing.

New Windows - windows within the proposed extension to be white painted timber frames with double glazing and oak lintels over opening, these new windows are specifically not to match the existing property and are to be of a more ancillary later date than the windows in the existing house.

New Stable Doors - new stable doors to be installed in the south elevation acting as ancillary looking openings, new double doors installed behind stable doors.

New external gates/doors - into locations there are new external gates/doors to be installed, these are to be made to match the existing external gate currently leading through the side garden wall, they are to be natural hardwood timber frames with natural hardwood ledge and braced doors.

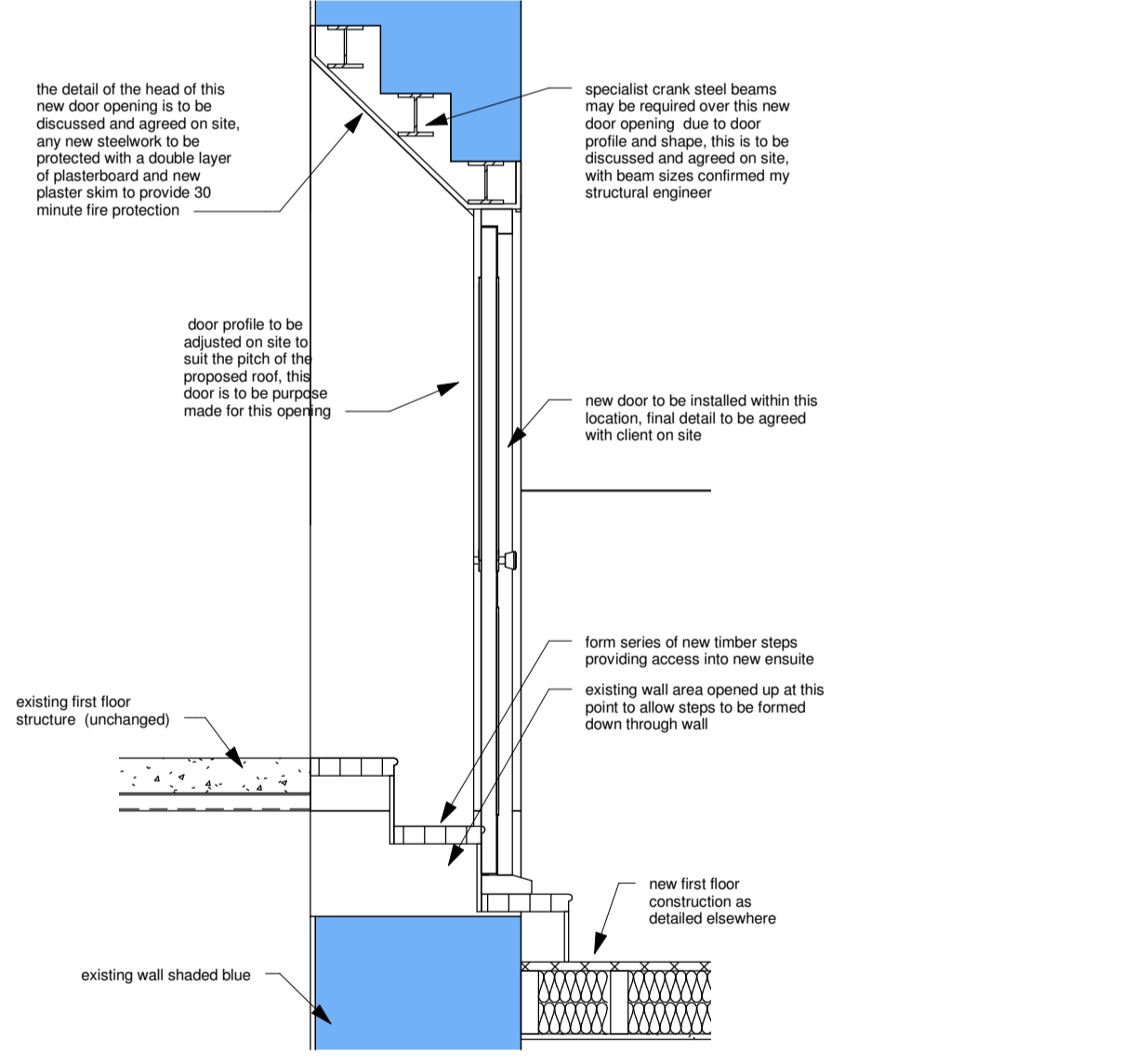
Internal Works:

A separate detailed specification is to be read alongside this drawing. Existing windows to be carefully repaired. Any defective skirting board to be either repaired or replaced using profile to match existing. Any defective or missing floorboards are to be either repaired or replaced using materials to match existing. Dormer windows to be repaired or replaced in style to match existing.

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NEW STONE WALLS:
When new stone walls are noted to be constructed, these are all to comply with the following overall specification:
Before any work starts on proposed walls a sample wall panel is to be constructed (in a safe location) on site with an area no less than 1m square. This sample panel is to show an example of the proposed stone along with the coursing and pointing to be used throughout.
This sample must be inspected and approved by the planning officer/conservation officer before work on the walls starts.
Critical note: stonework coursing to be agreed with listed building officer prior to any new wall construction being undertaken.
The contractor must ensure that this sample panel is retained on site until work is complete.

New stone walls to be constructed as follows:
Below ground level frost resistant concrete blockwork to be used. Dpc to each leaf a minimum of 150mm above adjacent ground level. Dpc not to be concealed with mortar.

External walls above dpc:
Construction in 100mm natural stone, to the external leaf. All laid and coursed to match style to be approved by planning officer.
Provide an 100mm cavity with 100mm full fill insulation within cavity.
Internal leaf of 100mm concrete block.
Any cavity element below damp proof course to be backfilled with lean mix concrete.
Internal finish to the traditional sand cement render with plaster finish.

Cable bw4200 type 4 stainless steel wire ties at 900mm horizontally and 450mm vertically staggered centres and doubled up at all openings. Ties to BS 1343, blocks to BS 6073.
Top of cavities and around all openings to be closed with approved thermal cavity closer, astos dpc to all vertical cavity closings. Cavity trim provided above any beam/tilt supporting an external cavity wall.

RE-BUILDING GARDEN WALLS:
Where it is noted that the existing garden walls are to be replaced with new structures, these are to be carried out as follows:
carefully remove the existing stonework that forms the current two garden wall areas to the north and west sides of the single-storey kitchen extension, leaving the remaining elements of the garden retaining wall unchanged.
A new foundation is to be installed under this proposed location as noted under the foundation heading, this foundation is to be 800mm wide due to the overall wider/thicker construction of this rebuilt garden wall.

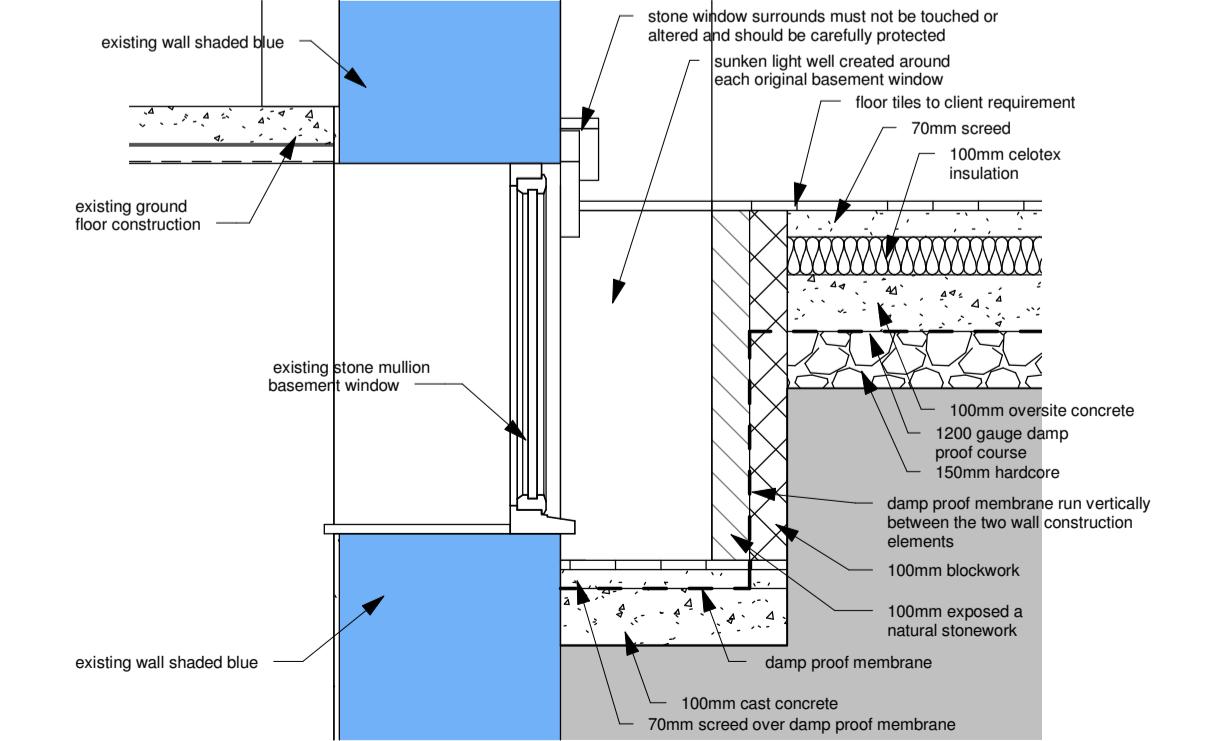
New stone walls to be constructed as follows:
Below ground level frost resistant concrete blockwork to be used. Dpc to each leaf a minimum of 150mm above adjacent ground level. Dpc not to be concealed with mortar.

External walls above dpc:
The external skin of this proposed wall is to be constructed using the original stonework which is to be carefully sorted and re-laid as part of the new wall. This is to be coursed to carefully match the existing remaining garden wall with a straight joint between the proposed extension and the garden wall.
Provide an 100mm cavity with 100mm full fill insulation within cavity.
Internal leaf of 150mm concrete block laid flat due to higher ground levels on the garden side in comparison to the proposed finished floor level.
Any cavity element below damp proof course to be backfilled with lean mix concrete.
Internal finish to the traditional sand cement render with plaster finish.

This rebuilt section a garden wall is to have the original stone capping installed at the height to match the existing remaining garden wall, any damaged or defective pieces of stone capping are to be carefully sourced and replaced using as best like-for-like materials.

LISTED BUILDING WORKS:
A series of works to the internal and external aspects of the existing listed building are to be carried out as part of this renovation/alteration work. This includes such aspects as partial replacement of existing floor boarding is where found to be defective and replacement of skirting board elements which it is found to be inadequate or defective.
Critical note: the works within the listed building must be carried out in accordance with the listed building approval and the conditions attached to it. A separate schedule of works was prepared and submitted as part of the listed building application, only the works outlined within this schedule have permission to be undertaken. A copy of the schedule of works is to be provided by the client directly to the working contractor on site, the client is to be responsible that the building contractor follows the wording of the specification and doesn't deviate from the works approved.

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STUD WALLS:
New vertical stud walls to be as follows:
75 x 50mm studing spaced at 600mm centres built off 100 x 75mm sole plate, 75mm rockwool acoustic partition slab between studs.
12.5mm Lafarge db check plasterboard and skim to both sides. Board mass per unit area 11kg/m² each side.
To be built off double joists of strutting if located on new floor, or new strutting if built off existing floor.

FIRST FLOOR:
New first-floor construction to be as follows:
New floor joists to be 180 x 50mm scd grade floor joists from table a1 (more than 0.25 but not more than 0.5) at 450mm c/c spanning 4.70m max, joists span as shown on drawing.
25mm marine grade chipboard floor boarding (mass per unit area 12.4kg/m²)
100mm thick rock wool fibre rolled between joists for sound insulation.
12.5mm plasterboard (mass per unit area 8kg/m²) and skim to ceiling.
Double up joists or install additional strutting under stud partitions.
30 x 5mm galvanised metal restraint straps (skin to be blockwork, and fixed to first full block and to extend over first three joists with 50 x 50mm noggin fixed in between joists/straps spaced at max. 1.2m centres.
Provide one row of herringbone or solid strutting with wedges at midspan on new floor construction.
Additional strutting under bath and shower location.

All new timbers to be treated with approved preservative.
All new timbers to be grade 16 (sc3) unless specified otherwise.

GROUND FLOOR:
Floor construction to the ground floor area to be as follows:
Finished floor levels to match that of existing house.
0mm screed, with underfoot heaviest groundwork to be laid within screed on 500g polythene separating layer on 100mm Calotex (or 10000) insulation board on 100mm oversite concrete slab on 1200g dpm (radon proof) lapped up walls on under dpc on sand bedding on minimum 150mm clean dry, well compacted hardcore, in maximum 150mm compacted layers.
Radon strips to be installed as described elsewhere.

FOUNDATIONS:
New concrete trench filled foundations to be provided to the new walls forming the proposed extension. These foundations are to be a minimum depth of 1m below ground level and 600mm wide.
For the walls that are a rebuild of the existing garden walls, the width of the foundation should be increased to 800mm to ensure adequate projection of the foundations either side of the overall wall build-up.
For the purposes of pricing, the above noted depth is to be allowed, however following inspection of foundation trenches, the building inspector may require additional foundation depth.

RADON SUMPS:
Install a radon sump in the location as shown, construction to be 650x650x450mm sump constructed using bricks laid in herringbone bond with perpendis left open.
50mm paving slab over supported by reinforced concrete lintel located at mid span
100mm dia pvc-u pipe run out from the brick sump and vented to external air and fitted with suitable grille.
Radon barrier formed with 1200g dpc as noted in sections and on floor construction note.

EXTERNAL PATIO:
External patio area to be constructed as follows:
Patio surface to be 25mm thick Indian sandstone (or similar) laid on 100mm concrete bed laid with a surface fall of 1:80, falling away from the buildings laid on 150mm sand blinding, well compacted hardcore.
Finished floor level of proposed patio to be just 20mm lower than the finished floor within the proposed extension and thus provide an external floor that is virtually level with the internal floor. Due to this, a double damp proof course is to be installed within the new wall constructions as noted elsewhere.

Due to this finish floor levels of the courtyard a specialist below ground slot drain is to be installed using ACO HEX brick slot black UPVC drainage system, this system is designed to be installed in this location in connection with the stone paving slabs. The system is installed with a channel below ground set into a concrete base with a single slot acting as the drainage element visible within the paving.
Include at junction points to install inspection chambers and include specialist drainage connection points for rainwater pipes to connect into this below ground drainage system. All of the above to be connected into below ground floor drain runs as noted separately.

NEW ROOF:
The construction of the new pitched roof over the new two-storey extension should be undertaken as follows:

Roof pitches as shown and noted.
Roof covering to be natural Spanish slates, sample to be agreed with client prior to any installation.
On 38 x 25mm treated battens fixed in place with galvanised nails to BS 1022 part 1, to each timber support in straight horizontal lines ensuring no batten is less than 1200mm long, but joints are centred on supports and do not occur more than once in any group of 4x battens on any one support.
Fix additional battens where necessary to prevent felt being opened up laps by wind suction.
On breathable roofing felt, laid parallel to eaves and with horizontal and vertical laps are not less than 100mm wide raftering with supports.
Roof structure to be 180 x 50 softwood rafters supported on structural oak frame (as noted elsewhere). Depth of rafter at 180mm is critical due to insulation requirements and air gap requirements over insulation as noted elsewhere.
30 x 5mm galvanised metal lateral restraint straps to anchor gable to roof and ceiling spaced at 1250mm centres, and at 200mm centres to gable to first floor.
All straps to be nailed min. 4x times.
Code 5 lead flashing to all valleys, abutments etc.

Roof insulation (sloping pitched ceiling)
Allow to carry out install 150mm Celotex rigid board insulation, cut to tightly fit in between each rafter, finishing with the insulation lining up with the lowermost element of the rafter leaving a 50mm air gap over the insulation for cross ventilation.
Allow to install a further layer of 40mm Celotex rigid board insulation running at 90° to the rafter direction fixed to the underside of the rafter, with extra long galvanised screws.
Ceiling to be finished with 12.5mm 'duplex' vapour check plasterboard and skim.

Roof to be cross vented with the equivalent to 5mm continuous gap to the ridge. This is to be provided with a series of ridge vents or slate/stone tiles located just below the ridge, or partly raised ridge tiles.
Eaves vents to provide the equivalent of 25mm continuous gap, this is to be incorporated within the eaves timber trim details.

Ridge:
New ridge to be a steel beam, size to be calculated and detailed by structural engineer with ceiling, detail also to be confirmed.

BRIEF SUMMARY:
Proposed works to include:
The complete renovation of the existing house over all three floors and alterations/repairs to the existing basement.
The re-roofing and renovation/modernisation of the single-storey range of outbuildings including the conversion of these buildings to incorporate them within the overall residential use of the main house.
The creation of a new two-storey extension to the East gable end of the existing property including a single-storey hidden structure which involves the partial rebuilding of an existing stone garden wall.

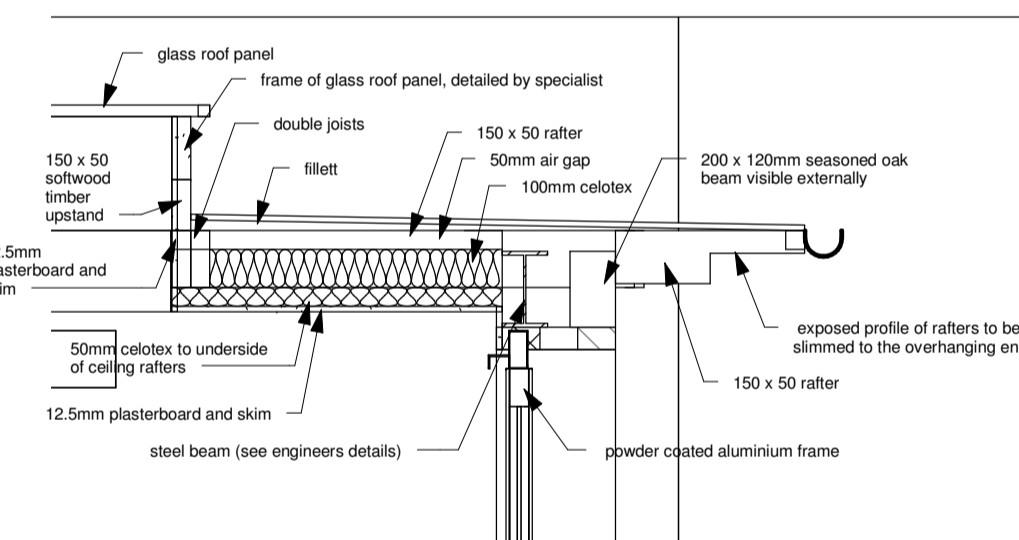
FLAT ROOF:
A new flat roof is to be constructed over the single-storey rear extension using a 'cold deck' build-up which critically requires cross ventilation, this roof is to be finished in a traditional lead with roll mop flat roof junctions all as specified below:

Roof finish to be traditional code 5 lead roofing, supplied installed and designed by specialist lead installation company including traditional roll mop half round junction detailing as indicated on perspective views. Lead roof to be installed on the following total build up:
18mm marine grade ply sheathing -
Timber batten / fillets to create shallow pitch run-off leading to the exposed end of the proposed roof on the courtyard side -
New 150 x 50mm scd grade joists spaced at 400mm centres.
100 mm Celotex rigid board insulation installed between all joists finishing flush with the lower surface of the joists leaving a total of 50mm air gap over the insulation allowing for ventilation cross flow.
To the underside of the joists install a further layer of 50mm Celotex rigid board insulation fitted at 90° to the joist span direction.
Critical note: it is critical that a vapour control layer/barrier is installed between the insulation and the plasterboard ceiling, this is to prevent condensation issues.
12.5mm plaster board and skin to ceiling to be installed below additional insulation fixed back to joists with extra long screws.
Critical note: it is critical that this flat roof system is cross ventilated with ventilation strips at two opposing sides, this is to allow airflow across the top of the insulation to avoid the build-up of condensation. To achieve this ventilation strip is to be installed on the courtyard side within the ends of the joists providing the equivalent of a minimum of 25 mm continuous ventilation, this is to be installed in such a way as to prevent interstitial vermin. Ventilation to the junction with walls on the rear side of the slope is absolutely critical, allowed to supply and install 'Atrax ventilator' at wall junction providing the above noted minimum 25 mm continuous ventilation. It is strongly suggested that the building contractor speaks directly to Atrax to confirm the correct product for this particular junction, the telephone number is 0845 0098980 - (note: this chosen product is designed to be installed with a lead roof and provide the ventilation required and should only be changed following a discussion with the client and architectural consultant).

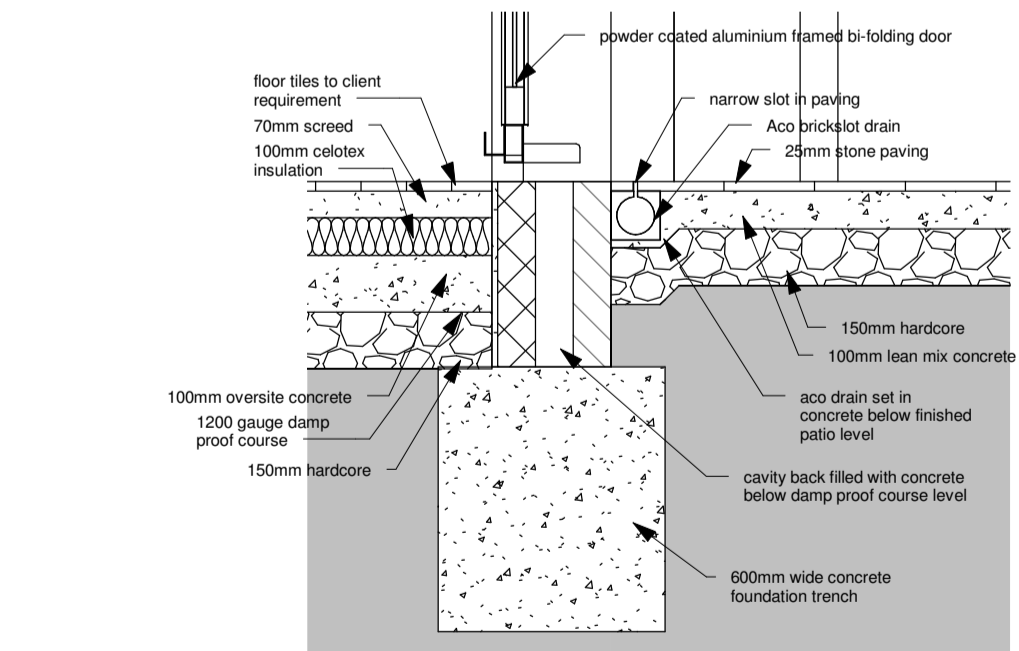
Alternative roof: the alternative to the above specified roof would be to use a warm deck build-up with the insulation directly above the ceiling joists and thus requiring the need for cross ventilation, however it is noted that this will significantly increase the thickness of the floor construction. Should this alternative be considered, the revised specification is to be agreed with the building controller on site.

Code 5 lead flashing at junction with walls on the three perimeter sides.
Joists to be supported on new structural oak beam in location as shown on section.
Double joists as shown to be provided around opening for glass flat roof panel - glass flat roof panel to be carefully chosen by the appropriate manufacturer to incorporate its own up stand element and thus negating the need for an additional timber up stand.
Joists to be slotted in profile as they project beyond the structural supporting oak beam to provide a slim profile to the courtyard side, details of this slitting/trimming detail to be agreed with builder and client on site.
Installed new gutters on exposed side with downpipe in location as shown connecting into below ground surface water drainage.

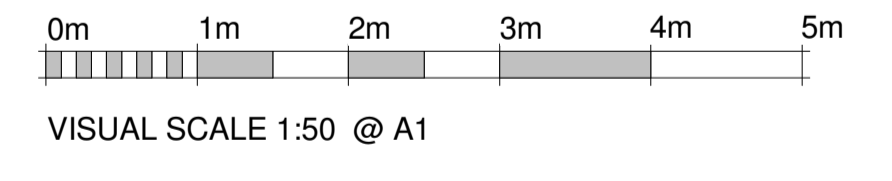
FLAT GLASS ROOF PANEL:
Install a virtually flat glass roof panel within the flat roof element of the kitchen, this panel is to be carefully chosen from appropriate specialist manufacturer to be a double glazed level glass panel with built-in aluminium thermally broken up stand detail. It is critical that this manufacturer is chosen with an upstanding detail that avoids the need for a further timber up stand and thus reducing the overall height of the glass panel so that it remains below the parapet wall.



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Rev.	Date	Revision Notes

Building Regs

STABLE ARCHITECTURE
JEREMY DUNN
FAX 08707 626217
17 FIR TREE CLOSE
SANDBURY
OXON OX16 1JS
461860
MOBILE 07710 461860
TELEPHONE (01295) 270655
E mail Jeremy.Dunn@Virgin.net

Job:
Renovation and Extension
Yew Tree House
Sibford

Client:
Mr & Mrs Mallows
Yew Tree House
Sibford