

Excavate existing floor, setting aside cobbles.
Lay new floor slab with geotextile membrane with min 150mm insulating clay aggregate above, geotextile membrane linked to lower membrane with min 150mm limestone slab, with 75mm lime/sand screed all finished with 50mm local Ironstone flagstones.

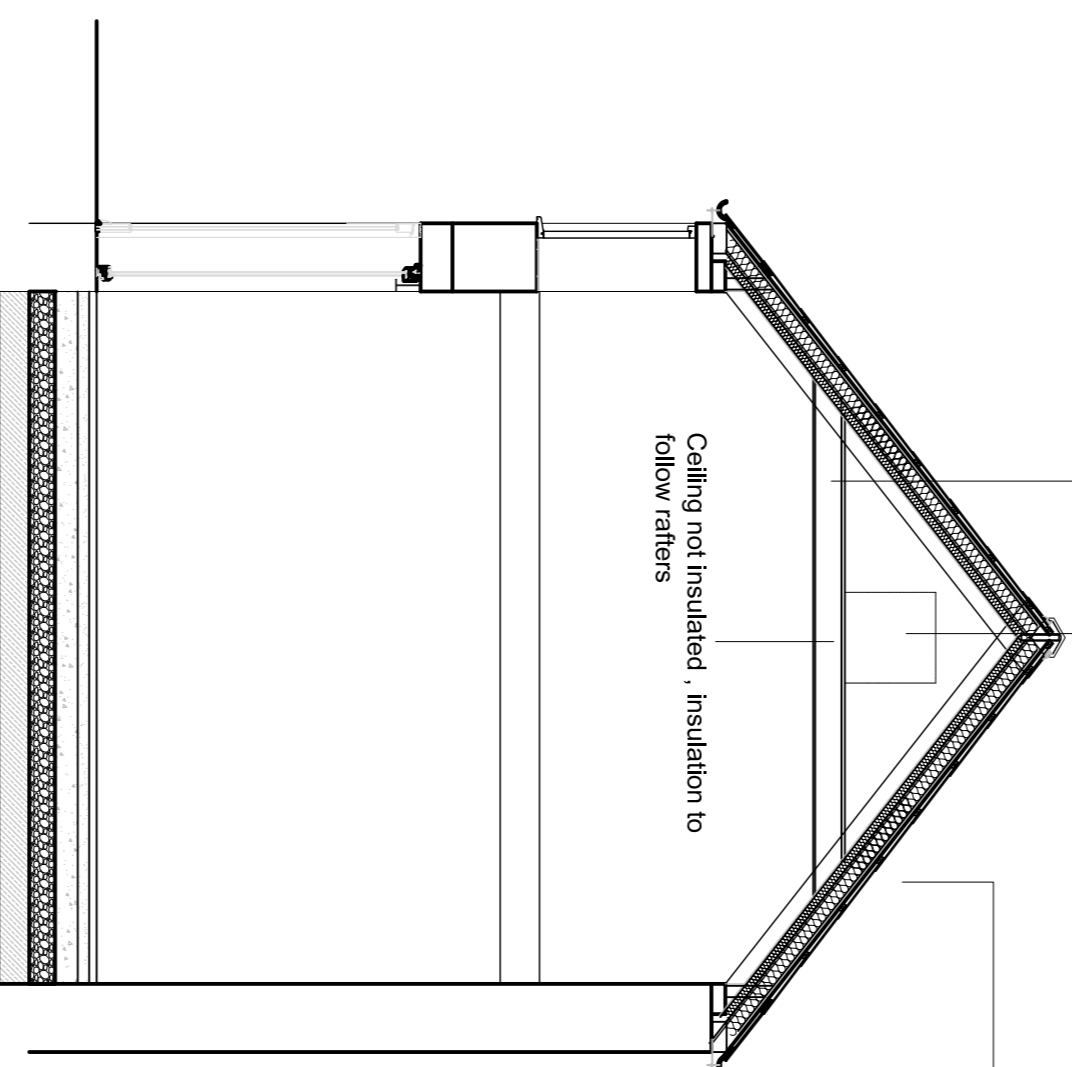
Undertake sample panel to remove paint, old linewash, distemper and other mixed finishes to internal walls of main barn.
brush down walls and redecorate with lime wash

New 600 x 600 lockable hatch formed to gable wall for ecologist access to inspect bat void

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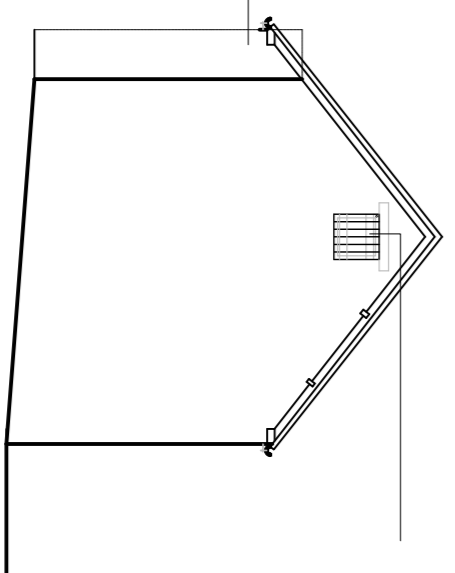
New ceiling joists to be installed to create bat void at apex of the roof. New 175 x 50 C24 grade timbers to be installed to structural engineers details. New flat ceiling create under the line of the existing truss collar. No fixings to be made to the existing roof structure. The ceiling joists are to be supported by the roof Board top surface of the bat floor' up 22mm T&G chipboard to allow for future crawl way for ecologist.

Ceiling not insulated, insulation to follow rafters



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Existing boundary wall, no work planned except removal of overgrowing ivy.



End gable elevation

New timber hatch cut into gable wall. Opening size 600 x 600. Install new timber frame above opening to outer face with concrete linels behind. Fit new painted timber hatch cover and secure with screws. Hatch to only be accessible to ecologist for future bat inspections

Remove existing corrugated metal roofing, remove existing purlins.

Form new roof with 150 x 50 C24 rafters at 450mm centres spanning between new wall plate and ridge board. Existing rafter member of roof truss to be left exposed.

Form new bat void with new floor consisting of 175 x 50 C24 ceiling joists fixed with each pair of rafters. Fix 22mm chipboard flooring to upper surface of the ceiling and 12mm plasterboard to form ceiling.

Roof covering formed with new corrugated Corten steel sheeting laid on 50 x 50 treated timber battens fixed to new rafters over Type 1F sarking felt.

Insulate roof between rafters with Celvol G/2000 insulation board being 90mm thick boards between rafters and 50mm board across inside face of rafters. Fix new 12mm plasterboard ceiling through insulation with drywall screws to rafters. Apply 5mm skim finish to ceiling.

Strip existing corrugated metal sheeting from roof. Replace with Corten corrugated cladding to new roof structure

Repair/replace all nest box hatches to inside face from wall as necessary.

New cast iron gutter and downpipes to all elevations

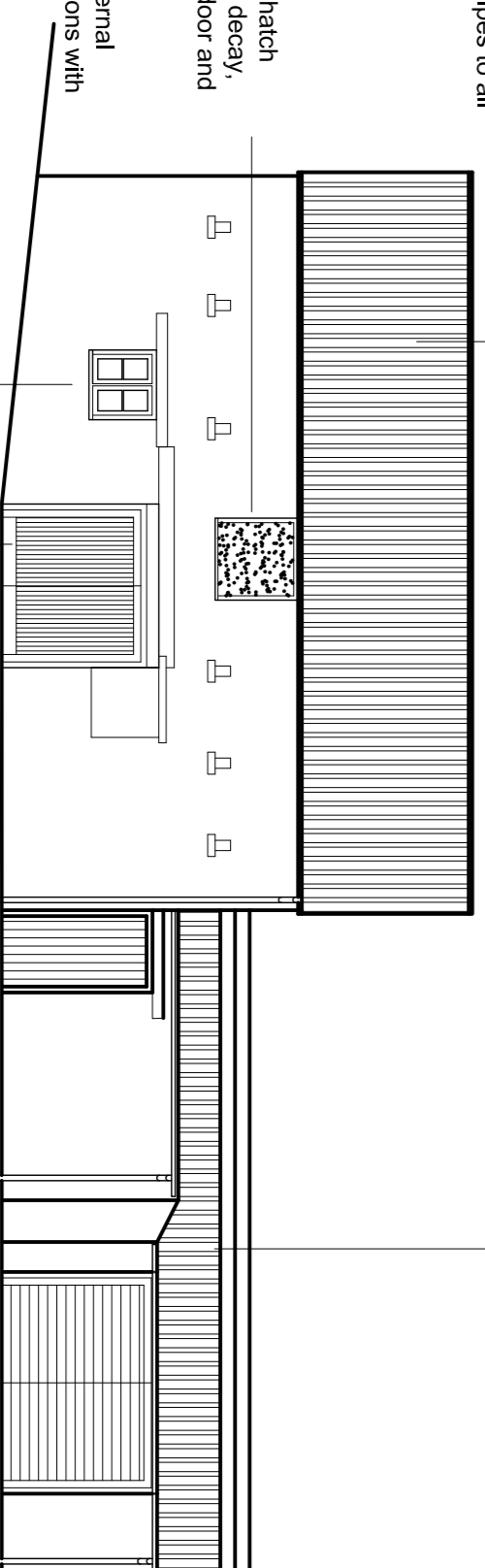
Carefully take down high timber hatch door, assess door and frame for decay, repair door and frame, reinstall door and frame.

Rake out and repoint whole external stone work to all, repoint elevations with lime mortar.

Take out and replace concrete lintel above main entrance doors.

Take out and remove exposed steel lintel above main entrance doors. Install new hardwood timber lintel above double door entrance.

Rebuild stone wall above new hardwood lintel using salvaged stone to match existing. Build in stainless steel mesh to bed courses.



Proposed front elevation

To prep kitchen, fix metal stud free standing wall lining around all walls, insulate wall to new cold store garage with 100mm of Celvolx insulation board. Line inner face with Altro white rock lining boards from floor to ceiling.
Install new timber door and frame to preparation kitchen and double doors to new cold store.

Break up floor slab to new kitchen. Lay new slab with 150mm hardcore, 25 mm blinding, 100mm insulation, 100 reinforced slab and 65mm screed finish.

Install new free standing self contained cold store to end bay of outbuilding. Store to be package with insulated floor, walls, ceiling with integral plant. Modular Coldrooms 0161 713 3065

Remove existing corrugated asbestos cladding.

Install new Corten corrugated steel cladding onto new 50 x 50 treated timber battens. Battens fixed perpendicular to purlins with Type 1F sarking between new battens and existing purlins. Ensure 50mm ventilation gap remain above each purlin.

E	Bat void revised. New void and floor created above main stable area with new access hatch to gable wall. New timber structure added to main stable roof. Bat void above kitchen deleted.	Oct 2019
D	Roof above kitchen revised to include bat void with access hatch. Int wall mesh revised	Sept 2019
C	Roof covering revised to Corten steel, additional nodes added, minor revision to interior of stable	Apr 2019
B	Roof covering changed back to corrugated insulated cladding	Oct 2018
A	Roof structure to be replaced, new slate roof added. New floor slab details added	Sept 2018

Drawn By	SB	Scale	1:50/1:100 at A1
Checked		Date	Jan 2017

Drawing
Proposed plan and elevations to barn

Project
North Arms, Wroxton

Client
Wroxton College

Brear Associates

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