

Internal Wall
 8.1 100mm (215mm below floor units) dense concrete block where built up off foundations.
 100mm medium density block walls where built up off precast floor beams / blocks.
 Hyload dpc, 150 x 100mm pc concrete lintels and 13mm 2no at plaster finish.

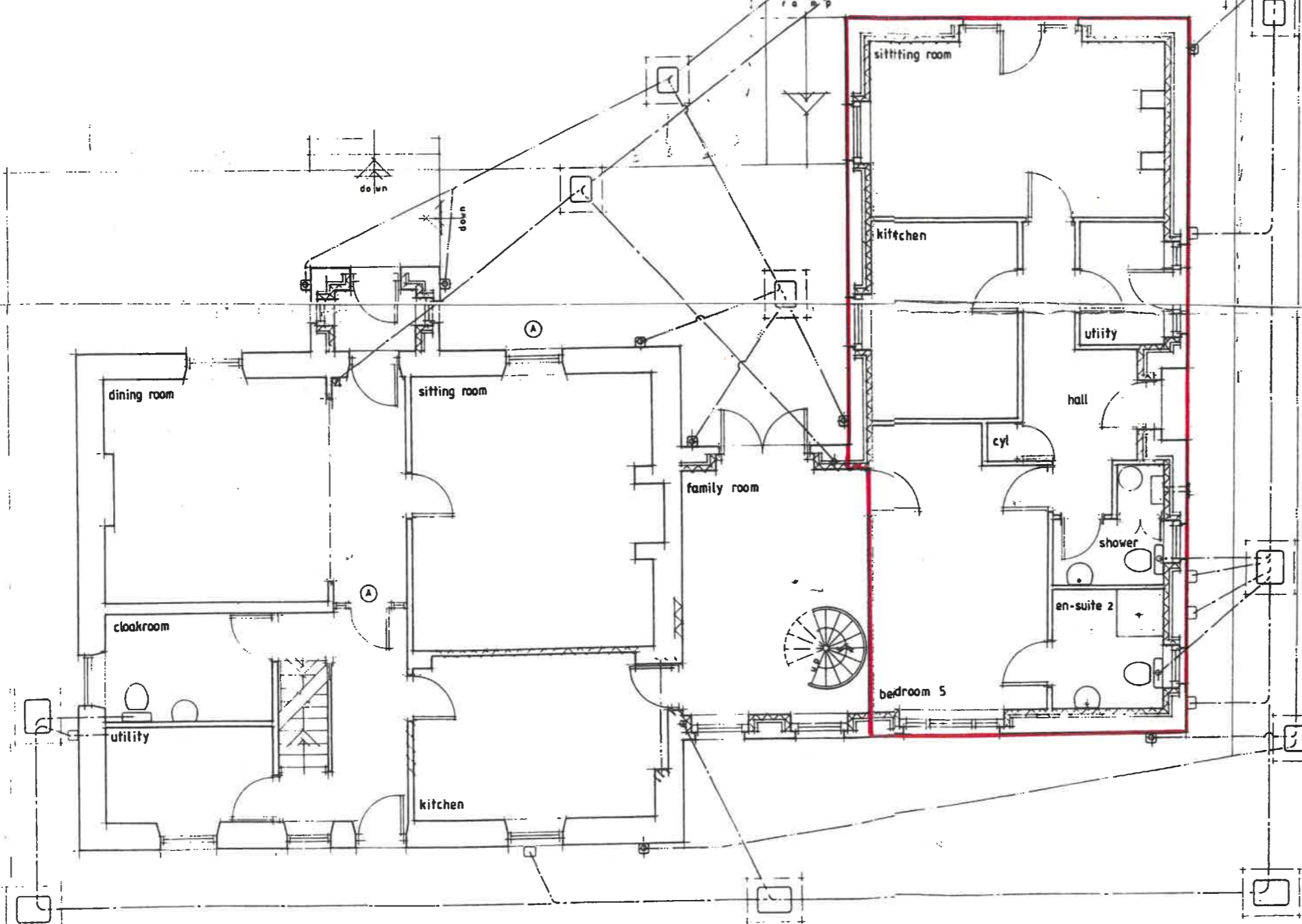
8.2 150mm dense concrete block wall at as before between family room and bedroom 5.

Openings
 9.1 Sitting Room:- Window removed and opening built up on family room side (building up of opening on sitting room side included in Schedule of Works For Alterations To Existing Farmhouse).

Drainage
 12.1 Pipework:- 100mm Superseve or similar and approved. Drains running under building to be encased in concrete / gravel to approval of building control officer. Drains passing through block / concrete structure to be surrounded with flexible material and have pc concrete lintels over.

12.2 Gullies:- Generally - Trapped and with rodding access, gratings and sealing plates.
 WC / boiler room & en-suite 2 - square hopper with horizontal back inlet on low back traps.
 Square hoppers on rest bends for rain water pipe discharge

12.3 Manholes:- 150mm concrete bases, 225mm class B engineering brick flush pointed internally. Clay bends and channels, fine concrete benching. Bitumen coated cast iron frames and covers.
 NOTE:- Manhole covers in paved areas to be set below paving slab level with flag over bedded in sand and engraved MH.



Plumbing
 All pipework to be full supported run to falls and fitted with access bends etc for cleaning purposes

13.1 100mm self coloured upvc soil pipes run in wall ducts to discharge over rest bends and with 75mm vent pipes terminating through roof with standard vent terminals.

13.2 Standard pth connectors to w/c's with 100mm waste connections into soil and vent pipes (En-suite 1 & bathroom 2) and over rest bends (wc / boiler room & en-suite 2).

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Heating
 14.1 Space Heating (family room & en-suite 1):- To be provided by boiler in main house utility room installed along with blanked off flow and return pipework to house given position as detailed and priced in Schedule of Work For Alterations To Existing Farmhouse.

Pipework installed from blanked off flow and return pipes as above and radiators fitted complete with thermostatic radiator valves. All pipework not contributing heat to be fully insulated.

14.2 Space Heating (sitting rm, kitchen, utility rm, hall, wc / boiler rm, en-suite 2, beds 4 & 5, landing, store and bathroom 2):- Wall mounted gas fired boiler complete with balanced flue outlet and terminal guard. Radiators (complete with heated towel rails to en-suite 2 and bathroom 2) fitted to all areas complete with thermostatic radiator valves. All pipework not contributing heat to be fully insulated.

14.3 DHW (en-suite 1):- To be supplied from cylinder to main house.

14.4 DHW (kitchen, utility room, en-suite 2 and bathroom 2). Factory insulated combination cylinder connected up to boiler and fitted with immersion heaters, overflow, drain etc as required.

14.5 Gas:- Supply line run from main house and connected to new boiler in wc / boiler room.

External Doors

16.1 Hall:- Treated redwood door frame with neoprene weather seals and Winton Thermoseve S9 (with access ramp) threshold. Treated redwood door with sealed double glazed unit (laminated & toughed K glass as doors) recessed lower panel in timber. 18mm fin glazing bed is internally and externally bonded to glazing. All timber knotted, stopped and painted with 1no of primer prior to delivery to site. 1.8no pair 125mm brass butt hinges with phosphor bronze washers, 7 lever security deadlock lock set with long backset and brass door furniture (inc E25 for supply only).

16.2 Sitting Room:- Treated redwood door frame incorporating side panels (glazed as door) with neoprene weather seals and Winton Thermoseve S9 (with access ramp) threshold. Treated redwood door with sealed double glazed unit (laminated & toughed K glass as doors) 1.8no pair 125mm brass butt hinges per door with phosphor bronze washers, 7 lever security deadlock lock set with long backset and brass door furniture (inc E25 for supply only). 18mm fin glazing bed is internally and externally bonded to glazing. All timber knotted, stopped and painted with 1no of primer prior to delivery to site.

16.3 Family Room:- Treated redwood door frame with neoprene weather seals and Winton Double S9 threshold. Treated redwood door with sealed double glazed unit (laminated & toughed K glass as doors) 1.8no pair 125mm brass butt hinges per door with phosphor bronze washers, 7 lever security deadlock lock set with long backset and brass door furniture (inc E25 for supply only). 18mm fin glazing bed is internally and externally bonded to glazing. All timber knotted, stopped and painted with 1no of primer prior to delivery to site.

16.4 Utility Room:- Treated redwood door frame with neoprene weather seals and Winton Thermoseve S9 (with access ramp) threshold. Frame with windows either side constructed as per specification for windows. Treated redwood door with sealed double glazed unit (laminated & toughed K glass as doors) recessed lower panel in timber. 18mm fin glazing bed is internally and externally bonded to glazing. All timber knotted, stopped and painted with 1no of primer prior to delivery to site. 1.8no pair 125mm brass butt hinges with phosphor bronze washers, 7 lever security deadlock lock set with long backset and brass door furniture (inc E25 for supply only).

16.5 Porch:- Treated redwood door frame incorporating sidelight with neoprene weather seals and Winton Double S9 threshold. Treated redwood door with fine mesh and frosted panels. 18mm fin glazing bed is internally and externally bonded to sealed double glazed unit to sidelight. All timber knotted, stopped and painted with 1no of primer prior to delivery to site. 1.8no pair 125mm brass butt hinges with phosphor bronze washers, 7 lever security deadlock lock set with long backset and brass door furniture (inc E25 for supply only).

Staircase
 21.1 Crescent in set 15 spiral staircase with 14no risers at approx 207mm (total rise checked on site prior to manufacture), pitch to be 42°. The following specification is for pricing only and is to be confirmed with architect prior to ordering: Plain hardwood treads, standard balusters with additional rail balusters at 100mm max spacing and powder coated steel handrail at 800mm above finish line.

Ventilation
 22.1 Extract fan to kitchen (30 litres/sec ventilation) wall mounted with duct through wall to standard grille and utility room (30 litres/sec ventilation) recessed ceiling mounted with duct to Gable's standard side terminal.

Wall Finishes
 23.1 Existing wall gable:- internally - render hacked off wall dubbed out with sand cement and finished in 13mm plaster in 2no cts. Externally - render hacked off, pointing raked out and all joints re-pointed to match existing.

23.2 The walls above units to kitchen and utility room (fin) include PC sum E20m² for supply only of tiles, include for approved waterproof adhesive and epoxy grout finish to all areas.

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 WC / boiler room:- To 1no tile height above window sill level to all walls.
 En-suite 2:- To height of 2000mm around shower tray and to height of 1no tile above window sill level to wc and wash basin - tiles only.

23.4 Fix with approved adhesive fibrous plaster cornice moulds to sitting room, family room and bedroom 5. Include PC sum E15 per m for supply only.

24.4 Raise ground levels adjacent to building in well consolidated fill and grade down in top 100 to existing levels as indicated on elevations.
Paving levels:-
 Adjacent to family room door at 200mm below floor level.
 Adjacent to hall, utility room and sitting room (extension) at all weathering level ramped down on site: elevation to 200mm below floor level.
 Adjacent to porch, at 2no steps (400mm below floor level).

24.6 Include for constructing retaining wall:- 6.0m long 1.5m high (above foundation) in 440n dense concrete block off foundation as before. Form weep holes at 900mm o/c and fill land down behind. Face in secondhand natural stone (1.2m high) and construct wall 100mm high x 300mm thick over retaining wall finish with secondhand stone flag coping.

A Door added to hall / dining room
 Sitting room window - min 850mm high clear opening to bottom sash 10 - 11 - 99

31/09/04 12/B
 A/S of mendeel

Client
 Mr & Mrs Turner

Job Title
 Higher Boyces Farm
 Stonegate Lane
 Ribchester

Drawing Title
 Proposed Ground Floor Plan

Scale
 1:50

Date
 July 99

Drawn
 DL

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