



ASBESTOS

Prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. Ir the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. Any recommendations regarding the removal of asbestos containing materials should be undertaken in full by a competent, qualified and licenced asbestos removal contractor and be as per the recommendations of the asbestos survey report.

SERVICES:

- The Principal Contractor will be responsible for undertaking the following; Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redirect / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. The Architect is to be immediately informed of any unknown live services which are found during the course of the works.

SCAFFOLDING

ppropriate scaffolding is to be erected externally by a licensed and competent scaffolding contractor to facilitate safe access and undertaking of the works. Extreme are must be taken when the scaffolding is erected, altered, adjusted, and dismantled in order to safeguard existing historic fabric from damage caused by scaffolding poles and boards. The contractor is to ensure that there is no conflict between site operations and access to and from the listed building. All scaffolding is to be designed and erected so as to be free standing and under no circumstance should the scaffolding be fixed back to the fabric of the listed building. under no circumstances will putlog scaffolding or any other mechanically fixed scaffolding be considered acceptable. All scaffolding poles and boards must finish a minimum of 0mm away from all historic fabric and be fitted with plastic end caps to reduce the risk of damage to the historic fabric of the listed building. All scaffolding to be seated on timber pads.

UNDERGROUND DRAINAGE

- The Principal Contractor will be responsible and include for carrying out the following: Refer to existing service and drainage drawings and details available. Carry out all necessary preliminary investigative work to ascertain the existence and position of existing services running above or below the site area, prior to
- commencing any works. Mark the positions of known and identified underground and above ground services, prior to commencing

- Redirect known services to enable works to be completed safely and for making good/ re-instating works to existing finishes and structures. Generally re-direct/protect any existing underground services during the course of works ensuring that their existence and position are clearly marked at all
- Promptly inform the project Architect, Planning Supervisor and Client of any unknown live services found New rainwater goods to discharge via trapped access gullies into 100mm uPVC

pipes and connected to existing surface water drainage system. New Hepworth, or similar, polypropylene manholes on concrete bases at all main connections. Manhole covers to be medium duty in pedestrian areas. Finished height for manholes to be checked on site installation. All pipes to be surrounded with graded 0mm to 20mm granular clean stone infill, with min 150mm above top of pipe and min 100mm below lowest point of pipe.

New 100mm / cast iron aluminium soil pipes to connect into new foul drainage manholes (repositioned due to the West end gable being moved), to connect into existing foul drainage runs. New Hepworth, or similar, polypropylene manholes or concrete bases at all main connections. Manhole covers to be medium duty type in pedestrian areas. Finished height for manholes to be checked on site installation Il pipes to be surrounded with graded 10mm to 20mm granular clean stone infill, with min. 150mm above top of pipe and min. 100mm below lowest point of pipe. Access is required to drains and sewer systems for testing, inspection, maintenance and removal of debris and is covered by Approved Document H 2002 and BS EN

752-3: 1996. Suitable and sufficient access points should be provided for clearing blockages from drain runs which cannot be reached by any other means. Access should be built into drains and sewers at every head of run, change of alignment or gradient, major junction or change in size.

CHIMNEY REPAIRS

East Chimney Stack - The existing render finish is to be removed from the stack as per the method statement. The underlying masonry is to be assessed for defects and made good where required. Localised re-pointing to be undertaken using NHL 5 lime mortar where required, including renewal of flaunchings were required. The lead soakers and aprons are to be inspected for integrity and watertightness and replaced where required using new code 6 lead finished with patination oil. West Chimney Stack - The existing stonework is to be assessed for defects and made good where required. Localised re-pointing to be undertaken using NHL 5 lime mortar where required including renewal of flaunchings were required. The lead soakers and aprons are to be inspected for integrity and watertightness and replaced where required using new code 6 lead finished with patination oil.

RE-ROOFING WORKS:

Stripping - Prior to any stripping of the existing roof coverings, the number of slate s on each roof slope are to be carefully recorded as well as the slate length of each course (from peg hole to tail) and any other notable roof details. Carefully strip to ground level all ridges tiles, slates and copings. All sound materials are to be set aside for re-use, including any slates which are to be redressed down in size for re-use. All slates which are defective or delaminated are to be rejected unless they can be redressed.

Roof Timbers - Following the stripping of the roof coverings, all existing roof timbers and rafter feet are to be assessed for decay. Any decayed modern timbers are to be replaced like for like whilst any decayed historic timbers are to be retained and a splice repair undertaken to all decaved timbers to remove all areas of decay. Any ew roof timbers required are to be to the design and specification of a Structura Engineer and should be like for like replacements. New timbers are to be free of solits, wanes, shakes, knots and other defects. All replacement timbers are to be impregnation and the cut ends, bolt holes etc. are

to be brush treated on site with Tanalith E preservative. Inderlay - A new type 1F felt roofing underlay is to be installed to all roof slopes to be re-roofed and is to be fixed over rafters using large headed clout nails. Underlay to be accordance with BS 553, the code of practice for slating and tiling and the equirements of the building regulations, namely C4 of the Building Regulations for ne resistance to water penetration. Underlays to be allowed to sag slightly betwee afters by a maximum of 25mm at the mid-point between each rafter.

Underlay to comply with BS 747 with a minimum vertical lap of 150mm and a

horizontal lap of at least one rafter space. Battens and Fixings - 50mm x 25mm vacuum-impregnated, preservative treated softwood timber slating battens to be fixed through underlay and into rafters using 63mm stainless steel nails, at spacings to suit the slate lengths. Butt ends of battens are to meet over rafters only. Slates are to be nailed to timber battens using 50mm-63mm large headed copper nails, 8 gauge, 3mm minimum diameter, length to suit slate thicknesses. Nails to be driven into the centre of the battens.

Slating - All sound, salvaged slates are to be cleaned of all debris, sorted by length

and thickness and arranged in stacks equivalent to each course length, stacked vertically on their heads i.e. peg holes downwards. The affected roof slopes are to be re-roofed using all sound slates previously removed with deficiencies made up with new sound slates to match in size, thickness, colour and finish and will need to be to the satisfaction of the Local Planning Authority. Re-slating is to be undertaken using the same number of slate courses and course length as existing prior to stripping, as far as is reasonably practicable to do so. The trimming and re-dressing of slates is to be undertaken by hand to ensure a cropped, not sawn, finish, Each course of slates s to have a minimum head and side lap of 100mm to ensure that the roof will be waterproof and sufficient to prevent water ingress by wind driven rain. A double course of slates is to be laid at the eaves with a minimum overhang of 75mm, with the under-eaves course being fixed or bedded into lime mortar on the wall head and set to induce sufficient tilt in the bottom few courses that only the tails of the slate est on the course below. Slates are to lie evenly without rocking and be graded in thickness from one side of the roof slope to the other, avoiding sudden changes in hickness and gaps between courses

Ridges, Abutments, Verges and Copings - Abutments to parapet walls, chimneys and wall abutments are to be checked for integrity and watertightness and replaced where required with code 6 lead finished with patination oil. Ridge tiles and copings are to be laid and pointed using NHL 5 lime mortar. - Lead lined box gutter timbers to be checked and replaced and treated as required. Existing lead lining to be replaced with new code 6 lead lining finished with patination oil

Rooflights - 3no Velux conservation rooflights to be installed. Rooflights to be 980 x (CC04). Size is provisional and is to be confirmed. To be installed in

aluminium rise and fall brackets embedded into mortar joints.

STRUCTURAL ALTERATIONS:

accordance with manufacturers guidance and instructions RAINWATER GOODS

Existing metal rainwater pipes, hoppers, gutters, and fixings which are to be retained

are to be carefully removed for offsite overhau The existing rainwater pipes, hoppers and fixings are to be cleaned down to remove all corrosion and millscale by chipping, scraping and wire brushing Components are to be finished in two even coats of Hammerite Ultima with matt black finish. Any non-ferrous components should firstly be primed using two even coats of Hammerite Special Metal Primer prior to finishing using two even coats of

New / replacement gutters to be by Alumasc (or equivalent) in Heritage powde coated cast aluminium - colour to be Black RAL 9017M (60% gloss). All to be installed in accordance with manufacturers guidance and instructions. Guttering - Half round 125mm aluminium gutters. Gutters to be seated on cast

Rainwater pipes - Circular 75mm pipes. Existing lead lined gutters to be inspected and leadwork replaced where required

with new Code 6 Leadwork. Joints of stone gutters to be raked out and repointed. Falls to be checked on completion.

All structural alterations including; new ground floor structures, new first floor

structures, structural support (including all steelwork and lintels), installation of cinted anchors and wall / crack stitching are to be undertaken in full accordance with structural engineers design, details, and specification. Please refer to the following Structural Engineers Drawings, produced by R.G. Parkins for proposed structural works, design, details and specifications.

K39346-120 Farmhouse Floor Plans 1 of 2 K39346-121_Farmhouse Floor Plans 2 of 2 K39346-121_Farmhouse Structural Detail

Steelwork to be painted on site and prior to installation with intumescent paint coating or encased within protective linings to achieve minimum 60mins fire resistance. To be used and stored in accordance with manufacturers guidance and instructions. EXTERNAL WALLS / RENDER WALL FINISH

Existing wall climbing ivy to be removed from all external elevations. Prior to the removal of any render wall finish, an area of 1m x 1m is to be undertaken confirm that no damage will be caused to the underlying substrate during remova

The existing render finish is to be defrassed to remove any loose material from the wall surface. This is to be undertaken by brushing down the wall surface. The existing render is to be carefully removed by the contractor using appropriate han tools such as hammers and chisels. This will minimise the risk of damage to the

nderlying masonry substrate. under no circumstances are electrically operated power tools i.e. pneumatic chisels, be considered acceptable except as a last resort should the use of hand tools be unsuccessful. All works shall cease if the nderlying wall fabric becomes significantly damaged because of the removal of the render and the method of removal shall be reviewed, on successful removal of the ender, the underlying wall fabric is to be defrassed using a brush to remove loose material created by the removal of the render.

A new roughcast lime render wall finish is to be applied to all external elevations of the farmhouse to the following specification. The render is to be applied in two even coats of 1 part NLH 3.5 to 1 1/2 parts well graded, clean, sharp sand. One part washed pea shingle is to be added into the second coat.

Render to be finished with 2no coats of Finest Buxton Lime Wash (or equivalent) in white to match existing. Existing plinth to the wall base is not to be rendered and is to remain exposed. The masonry is to be made good and repointed in NHL3.5 mortar were required.

EXISTING ROOF AND FLOOR TIMBERS:

All existing floor and roof timbers, as well as any timber lintels, which are to be retained are to be closely inspected to confirm their condition and any need for replacement. Any decayed timbers which require replacement are to be replaced e for like with new pre-treated timbers. New structural timbers are to be to the esign and specification of a Structural Engineer.

New timbers are to be free of, splits, wanes, shakes, knots and other defects. All replacement timbers are to be pre-treated by pressure or vacuum impregnation and he cut ends, bolt holes etc are to be brush treated on site with Tanalith E

Existing roof and floor timbers (including floor boards) and timber lintels are to be preservative treated where required to address issues of fugal decay and wood-boring insect infestation

PAINT REMOVAL TO WINDOW AND DOOR SURROUNDS AND MULLIONS: All stone window and door surrounds to the north elevation are to be brushed dowr by hand to remove any loose paint / debris and washed down using soap and clean water. The painted areas are to be brush coated with Stonehealth Ltd 'Paint-Rid' stone cleaning poultice which is to be used in strict accordance with manufacturer guidance and instructions. Adjacent surfaces should be protected prior to use. A thick coat (approx 2-3mm) should be applied to the painted stonework and left for a minimum of 24 hours. The affected areas should be covered to protect from rainal and sunlight / heat but allow air to circulate and the product to breathe. After 24 hours if the product has not penetrated all lavers of paint, then a further application hould be undertaken. The product should not be applied during low temperatures and should ideally be used in temperatures of 15 degrees C. Once softened the paint layers and residue should be fully cleaned off using hot water at a medium to high pressure. Alternatively, the Stonehealth DOFF system (or equivalent) should be CLEANING OF UNPAINTED WINDOW AND DOOR SURROUNDS AND e existing unpainted window and door surrounds and mullions are to be cleaned down using the Stonehealth Ltd DOFF cleaning system (or equivalent). All tonework is to be carefully brushed down by hand prior to cleaning to remove all dust and debris. Adjacent surfaces to be protected with suitable coverings prior to

REPLACEMENT STONEWORK

Decayed and defective stone windows and door surrounds and mullions are to be ed on a like for like basis to match existing in colour and finish STONE REPAIRS:

Minor cosmetic repairs to retained stone door and window surrounds and mullions are to be undertaken using St Astier, St. One (Lithomex) stone repair mortar. Colour to match the existing stonework and is to be mixed and used in full accordance with manufacturers guidance and instructions.

EXTERNAL WINDOWS AND DOORS

New external windows and doors to be installed throughout the property Full set out and on-site/as built and formed measure to be undertaken prior to

ordering any windows and doors to ensure the correct fit. Installation, construction, glazing and locking of windows and doors to be in accordance with PAS 24:2012 / Part Q of the Building Regulations - Secured by

Please refer to below Sunderland Peacock Drawings for details and specification; 7200 - P06

7200 - P07 New stone window mullions to windows W3 and W5 are to be insulated internally as

NEW CONCRETE FLOOR STRUCTURE TO GROUND FLOOR LIVING ROOM:

PROVISIONAL - Existing timber floor structure and plywood floorboards to be removed. Sub-base to be excavated to formation levels to suit construction build-up of new concrete floor structure, with all soft spots dug out, overlaid with maximum 150mm thick layers of clean, well compacted hardcore. 50mm well compacted sand blinding to be laid over hardcore. Cordek TriGas Membrane to be installed over sand blinding, with lapped and taped joints. Cordek Gas-Resistant Self Adhesive membrane to be lapped over Tri-gas membrane and lapped up inside of existing walls. Membranes to be protected by Correx protection boards which are to be laid over the top of the membranes and lapped up side of walls. All Cordek and Correx products are to be installed in accordance with manufacturers details,

uidance and instructions. 150mm thick reinforced concrete slab, using O.P.C. (slab einforcement to be confirmed by Structural Engineer). Min 100mm Kingspan Kooltherm K103 Floorboard insulation to be laid over top of slab with min 25mm perimeter insulation to perimeter of floor screed. 500g polythene separating nembrane to be installed over insulation. Min 75mm thick sand: cement screed to be aid over. Polypipe OverlayTM Plus underfloor heating system to be installed hroughout the ground floor. To be comprised of 18mm thick Overlay Plus Panels, with 12mm dia. groves, laid over existing floor substrates. All Nom. 25mm thick zone for floor finish. Concrete floor structure and steel reinforcement to be to Structural Engineers design, details and specification.

RADON MITIGATION: Radon mitigation is to be achieved through the following;

- A radon sump is to be installed centrally beneath the proposed concrete floor structure to the ground floor living room. This will be vented vertically through the concrete slab and and up internally through the building and terminating ou through the roof to the outside. The vent pipe is to be fitted with a fan which is to be of non-sparking design to prevent any potential ignition of any methane he vent will terminate a minimum of 1500mm from any opening window o
- door. All to be installed in full accordance with manufacturers details, guidance Cordek Tri-Gas membrane and Cordek gas resistant, self-adhesive membrane are to be incorporated into the construction of the proposed concrete floor structure to the ground floor living room. All to be installed in full accordance
- with manufacturers details, guidance and instructions. A new passive background vent is to be installed within the basement to provide constant background ventilation to prevent any potential build up of radon. This is to be installed where possible to the external wall / former window opening to provide a good amount of background ventilation.

INTERNAL WALL LINING:

PROVISIONAL - All internal faces of external walls are to be re-lined using Gyproc Gypliner Independent wall lining system (or similar approved) throughout. Existing plaster wall finishes to be removed throughout prior to installation. 25mm cavity to maintained between stonewalls and 70mm Gypframe studs, fixed at max 600mm centres with Isover insulation batts installed in between studs. Air and vapour control layers to be fixed over studwork and insulation and 12.5mm Gyproc WallBoard to be fixed over with plaster skim finish. 25mm insulated reveal boards to be fixed to window and door reveals. all to be installed in accordance with manufacturers guidance and instructions

INTERNAL PARTITIONS

New internal timber studwork partitions are to be installed as shown. Rockwool nsulation to be fixed in between studs. Partitions are to be lined with 12.5mm Gyproc Wallboard to both sides. Stud walls within ensuites to be sheathed internally with 9mm OSB3 with additiona noggins at 450mm centres.

-Internal face of new window mullions to be insulated and receive plaster finish PROVISIONAL - (PURPLE HATCHING) Existing timber floor structure and plywood floorboards to be removed. Sub-base to be excavated to formation levels to suit construction / build-up of new concrete floor structure with all soft spots dug out, overlaid with maximum 150mm thick layers of clean, well compacted hardcore. 50mm well compacted sand blinding to be laid over hardcore. Cordek TriGas Membrane to be installed over sand blinding, with lapped and taped joints. Cordek Gas-Resistant Self Adhesive membrane to be lapped over Tri-gas membrane and lapped up inside of existing walls. Membranes to be replaced with new stonework to match existing with flat / protected by Correx protection boards which are to be laid over the top of the membranes and lapped up side of walls. All square rear face to accommodate insulation / internal linings. Window head to be fully propped and supported -Cordek and Correx products are to be installed in accordance with manufacturers details, guidance and instructions. 150mn thick reinforced concrete slab, using O.P.C. (slab reinforcement to be confirmed by Structural Engineer). Min 100mm Kingspan Kooltherm K103 Floorboard insulation to be laid over top of slab with min 25mm perimeter insulation to perimeter of floor screed. New mullions to be installed using stainless steel dowels to pin the mullions in place. Stonework to be pointed in 500g polythene separating membrane to be installed over insulation. Min 75mm thick sand: cement screed to be laid over. Polypipe Overlay TM Plus underfloor heating system to be installed throughout the ground floor. To be comprised of 18mm thick Overlay Plus Panels, with 12mm dia. groves, laid over existing floor substrates. All Nom. 25mm thick zone for floor finish. oncrete floor structure and steel reinforcement to be to Structural Engineers design, details and specification. New ventilation grille formed in natural slate (see W5 detail) - Size subject to rated output of proposed combustion appliance. wall to be core drilled. Wall - to be core drilled and new uPVC pipe installed and connected to new proprietary internal ventilation grille. Insect mesh to be installed behind natural Window seat and slate grille. associated joinery to be retained Existing masonry forming fireplace alcoves is to be carefully removed. this is to be NEW STEEL PFC TO S.E. DESIGN, DETAILS AND SPECIFICATION assessed by a Structural Engineer to confirm any structural implications of removal. Investigations are also required to confirm if the 2no timber floor beams run xisting timber floor structure through the the external wall masonry of the lined with Gyproc Gypframe IWL) are to be re-plastered using NHL 3.5 Line plaster as to first floor bedroom 03 (over the ground floor gable end wall. Jøunge) is to be treated with Wykamol Dual Purpose New 100mm Ø SVP. To be connected in x. timber floor beam with 100x50mm C24 bearers fixed both sides to Concentrate (or equivaler existing drainage system. S.E. Details. Condition of timber beam end bearings to be inspected New multi-fuel stove and flue (by specialist) to be [,C,]) installed to lounge fireplace. Stove to be mounted onto A radon sump is to be installed centrally beneath the natural stone hearth in accordance with Approved cument J of the Building Regulations. Size of stove to proposed concrete floor structure to the ground floor living room. This will be vented vertically through the suit room size and size of fireplace opening. Provisional ncrete slab and and up internally through the building Class 1, double skinned insulated flexible Flue liner with chimney outlet to be taken up existing chimney breasts and terminating out through the roof to the outside. The vent pipe is to be fitted with a fan which is to be of Detector and vent out of existing chimney stack outlet above. Fireplace opening to be lined with non-combustible non-sparking design to prevent any potential ignition of SD Supalux board. any methane. The vent will terminate a minimum of nm from any opening window of door. All to be installed in full accordance with manufacturers details Existing masonry forming fireplace alcoves is to be carefully removed. this is to be assessed by a Structural Engineer to confirm any structural implications of removal. Investigations are also required to confirm if the 2no timber floor beams run through the the external wall masonry of the gable end wall Existing timber beams and brickwork piers to be carefully removed. New concrete ground beam to be constructed at ground floor level with new engineering brick piers 4no. steel beams to be inserted over opening onto concrete pad stones, all to -S.E. design and specification. New steel beams to be inserted to suit height of existing timber floor beams which are to have an end bearing onto the new steel 4NO NEW STEEL BEAMS TO BE INSTALLED ONTO NEW IERS AND SPREADER BEAM, ALL TO S.E. DETAILS beams. S.E. to confirm any need for ebuilding of the existing piers. All to S.E. design and specification. Existing masonry forming fireplace alcoves is to be carefully removed. this is to be assessed by a Structural Engineer to KITCHEN confirm any structural implications of removal. Investigations are also required to confirm if the 2no timber floor beams run 101: - Existing lintels to be removed and new PCC lintels installed at height through the the external wall masonry of the Detector to suit new door. Lintels to S.E. design and specification. New 762 x 198 mm FD30 timber door, frames with new gable end wall. HD Wall-mounted mechanical vent to be fitted imber architraves. above Kitchen units. Existing floor structure over kitchen to be noved and New 150 x 50 C24 timber Redundant waste pipes to be carefully sts to be installed at 400mm centres v removed. Wall penetrations to be infille ew 22mm moisture resistant chipboard alled over. 2no timber beams to Redundant soil vent pipe and waste pipes etained, treated with preservative and installed in between floor joists as a — to be carefully removed. Wall penetrations eature. Floor structure to be to S. to be infilled. NEW STEEL PFC TO S.E. DESIGN. ∕B-B ETAILS AND SPECIFICATION EX. RWP New 25mm MDF window cill board GAS METER New timber gas meter housing to be constructed around existing gas meter EX. GULLY W4 D3 New inspection chamber to L I F be connected into the existing drainage system. Provisional and Subject to CCTV drainage survey ---(+**-+**.C. ____ Existing manhole. Position nas been assumed and is to C ME AMENDED FOLLOWING CLIENT COMMENTS be confirmed on site prior to MAY 2025 commencement. B MF AMENDED FOLLOWING CLIENT COMMENTS APRIL 2025 ∕ **A-A**∖ A MF GENERAL AMENDMENTS APRIL 2025 05 no. by revision date **PRINGLE HOMES** PROPOSED REPAIR AND REFURBISHMENT WORKS AT **CROW TREES FARMHOUSE CROW TREES BROW** CHATBURN LANCASHIRE BB7 4AA PROPOSED BASEMENT AND GROUND FLOOR PLANS 1:50 @ A1 FEB 2025 SUNDERLAND PEACOCK SUNDERLAND PEACOCK & ASSOCIATES LTD HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 7200 - P02 C

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