BELOW GROUND 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
- realisting finishes and structures.
 Carefully re-direct/ protect any existing underground services during the course of works ensuring that
- Calleding reductor protect any existing underground services during the course of works ensuring that their existence and position are clearly marked at all times.
 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 10mm 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 on 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. All 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.

RESIN BOUND GRAVEL FINISH TO EXTERNAL PATH / WALKWAY: The existing tarmac path around the outside edge of the farmhouse is to be re-finished in resin bonded gravel.

The existing path is to be fully cleaned of all weeds, moss and debris and is to be fully jet washed. The existing tarmac is to be assessed for condition, stability and defects with isolated tarmac repairs undertaken where required. The tarmac should then be allowed to fully dry prior to installation of new surface treatment. New SureSet Resin bound gravel paving system (or equivalent) to be installed over the existing tarmac path to reduce possibility of cracks propagating up from the base. A crack reduction membrane (CRM) should first be installed over the existing farmac areas and only over clean and dry farmac. Pressure to be applied to the membrane so that it adheres in place. Any joints in the CRM should be overlapped by at least 150mm and widths should be at least 150mm either side of any crack/ joint. To be installed in accordance with manufacturers guidance and instructions.

Minimum depth of 12mm resin bound gravel with a maximum size of 3mm to be laid over existing tarmac surface, using ProResin UVR mixed in accordance with manufacturers guidance and instructions. Combine the resin with the aggregate mixture. Use a forced action mixer to thoroughly mix until the resin evenly coats all aggregate particles. Pour the mixed resin and aggregate onto the grepared surface. Spread the mixture evenly using a rake / lute/ spazzle, ensuring consistent coverage across the entire area. Using a hand trowel, or mechanical float, float and compact the surface to ensure a solid and even surface, eliminating any winkles or marks in the surface and creating a smooth finish. Light sprinkle the surface with glass grit to provide additional grip. Allow the surface to cure as per the product instructions. Colour of gravel / aggregate to be to clients specifications. All to be be installed in full accordance with manufacturers guidance and instructions. instructions.

REBUILDING OF DWARF GARDEN WALLS TO THE SOUTH OF THE FARMHOUSE:

The existing stone dwarf retaining walls to the south side of the farmhouse are to be carefully dismantled in preparation for rebuilding. Each stone is to be cut out and removed from its existing position within the wall and cleaned down with a churn brush to remove dust and mortar. All stonework is to be carefully stacked in preparation for re-use.

Ground excavated to formation levels to achieve the required depth subject to ground conditions and to be agreed on site with the Building Control Officer, and carted away. Construct concrete strip foundation to support new concrete block ground retaining wall to S.E. details. Retaining wall to be constructed as nom. 2 No. leaves of 140mm thick concrete blockwork up to the level of the existing path, with the existing stonework to be used above, with internal cavity fully filled with concrete. Width / thickness of retaining wall to be constructed to suit width of existing stone retaining walls. Raised garden side of retaining wall to be faced with proprietary 'eggcrate' waterproofing product, draining to perforated pipe land drain wrapped in geotextile membrane. Stone copings to be installed to top of retaining walls as existing. Any new copings required are to match existing. Height of wall to suit existing site levels and height of existing dwarf retaining walls.



INDICATIVE DWARF RETAINING WALL DETAIL SCALE 1:20

EXTERNAL STONE STEPS:

The existing sets of external stone steps are to be rebuilt using existing stone steps bedded in concrete onto cast concrete formers (to s.e. details). Damaged stone steps are to be replaced with new to match the existing Overall height of steps, treads and risers to suit existing. New painted metal handrails to be installed to all external sets of steps.

RE-POINTING EXISTING STONE BOUNDARY WALLS: The external stone boundary walls are to be inspected for areas of perished and degraded mortar and are to

be re-pointed. All re-pointing work is to be undertaken during a period of suitable wether so as to avoid periods of low and high temperatures. This will ensure that the new mortar dries correctly. Where required the existing mortar is to be raked out to a minimum depth of 25mm or twice the width of the joint (whichever is greater). Raking out should be undertaken by hand to prevent damage to the stonework. The exposed joints are to be carefully cleared with compressed air to remove any remaining debris and to ensure that it is not washed down the wall. Affected areas are to be washed with clean water to ensure that the wall is damp. This will encourage a good bond between the stonework and new mortar. The re-pointing of the affected stonework is to be undertaken using the following mortar specification - 1 part NHL 3.5 to 3 parts well graded, clean / washed, sharp sand. Colour of mortar to have a buff coloured finish. Mortar to be applied throughout complete with stipple brush finish. Joint / mortar thickness to be well

proportioned.

All pointing is to take place at the top of the affected areas moving downwards to prevent any dripping water from washing out the new mortar. The new mortar is to be applied and compressed within the joint using a pointing key of a suitable width for the size of the joints. The entire joint should be filled with mortar until it is over filled The new mortar should then be allowed to set before cutting back the excess mortar to create a slight recess between the stones. The surface of the mortar is to receive a stipple finish through the use of a churn brush.

The curing of the completed re-pointing is to be managed to prevent it from drying too quickly. This is to be undertake through the use of protective sheeting and the dampening of the affected areas by hand to prevent it from drying too quickly. This should be undertaken for a minimum period of one week after the mortar has cured.



Existing dwarf retaining walls to be rebuilt



Existing external steps to be rebuilt



Area of tactile paving to be removed and replaced with new tarmac surface treatment



Proposed resin bound gravel surface treatment









This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and

levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.

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Client
PRINGLE HOMES
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Job lifle
PROPOSED REPAIR AND REFURBISHMENT
WORKS AT
CROW TREES FARMHOUSE
CROW TREES BROW
CHATBURN
LANCASHIRE
BB7 4AA

APRIL 2025

date

PROPOSED SITE PLAN

HAZELMERE, PIMLICO ROAD, CLITHEROE

LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com

A MF GENERAL AMENDMENTS

no. by revision

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