

WALL CONSTRUCTIONS

EXISTING STONE WALLS

- existing stonework to be thoroughly cleaned down to remove all organic matter, loose material, etc...
- any areas of defective masonry, timber, etc... to be carefully cut out and replaced with stonework to match existing (conc common brickwork may be used to concealed areas).
- existing timber lintels to be replaced as specified by structural engineer.

EXISTING STONE - REPOINTING

- joints to be chipped out to a min.25mm depth taking care to protect arrises.
- no mortar allowed on stone face.
- repoint using proprietary natural hydraulic lime mortar e.g. available from:-

Lime Green Products Ltd.
tel: 01952 728 611
email: enquire@lime-green.co.uk

PROPOSED STONE

- sandstone, roughly dressed to match existing building.
- mortar/pointing as specified above
- stone to be seasoned and free from cracks, vents, fissures and other defects that may be deleterious to strength, durability or appearance.

INTERNAL LININGS

EXTERNAL WALLS

- 12.5mm plasterboard
- 12mm exterior grade ply (or comparable OSB board).
- vapour barrier
- 100x50mm studwork (either sw or MF metal stud) at max.600mm centres. 100mm polyisocyanurate insulation between studs.
- breather membrane to outer face of stud (facing into cavity).
- min.25mm cavity between outer face of lining and existing wall.

GENERAL

- all internal finishes, plaster, etc... to existing walls to be fully removed. all areas of defective masonry to be replaced, fully bonded into existing.
- prior to installation, moisture levels to existing walls to be checked to confirm 'dry' (as determined by plasterboard manufacturer). if walls found not to be suitably 'dry' then consult architect before progressing with lining.
- all plasterboard joints to be scrim sealed. for 3mm skim finish.

FLOOR CONSTRUCTIONS

GROUND FLOOR

- 25mm allowance for floor finish - to be confirmed by client (assumed porcelain tile or engineered timber).
- 75mm thick fibre reinforced screed, as structural engineers information. screed incorporating underfloor heating
- 15mm thick strip of rigid board insulation to perimeter of screed
- 100mm thick polyisocyanurate rigid insulation.
- concrete slab as structural engineers information
- slab on 1200 gauge visqueure (lapped and taped joints)
- on DOT type 2 material/fines, to well compacted hardcore (100mm down) built up to levels in max.150mm thick layers (assume 300mm depth for costing purposes).

FIRST FLOOR

- 25mm allowance for floor finish - to be confirmed by client (assumed porcelain tile or engineered timber)
- underfloor heating boarding
- 22mm moisture resistant boarding. T+G joints
- joists, struts, etc... as structural engineers information
- underdrawn with plasterboard. joints scrim sealed. for skim finish.
- min.100mm mineral fibre insulation between joists.

GENERAL NOTES

- drawing produced for discharge of conditions applications
- relating to application ref. 3/2025/0507 (planning) and 3/2025/0508 (LBC), should not be considered 'working drawings' or tender drawings unless explicitly stated otherwise by stanton andrews.
- all work to be in accordance with the current building regulations inclusive of all subsequent amendments.
- all materials are to be fit for purpose, to the relevant British Standards, 'ce' marked and covered by the current agreement certificate.

PLANNING CONDITION no.3 and LBC CONDITION no.3

- 'Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:
- Details of windows, doors and openings to be in-filled including reveals;
- Details of windows, doors and openings to be created;
- 1m x 1m sample panel showing the coursing, stone used and pointing for the re-build of the external walls. The name of the stone (if any additional stone is required) should be provided along with the pointing mix.
- Details of roofing materials;
- Details of external and internal floor surfaces (including colour and texture); and
- Details of rainwater goods (cast iron or aluminium heritage style in black).
- Sample of boundary treatments.

The approved details shall be implemented within the development in strict accordance with the approved details.'

PLANNING CONDITION no.4 and LBC CONDITION no.4

- 'All new and replacement windows and doors shall be constructed in timber, of which precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.
- The approved windows and doors shall be implemented within the development in strict accordance with the approved details and shall thereafter be retained in perpetuity.'

PLANNING CONDITION no.5 and LBC CONDITION no.5

- 'Notwithstanding the details shown upon the approved plans, the proposed roof lights and roof glazing features shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.'

LBC CONDITION no.6

- 'Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings hereby approved shall have been submitted to and approved by the Local Planning Authority.
- For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rainwater goods, soffits/overhangs, window/door reveals and the proposed window/door framing profiles and materials.
- The development shall be carried out in strict accordance with the approved details.'

ROOFLIGHTS

- 'heritage' conservation rooflights manufactured by and installed in strict accordance with the recommendations of:-
Velux Ltd
tel: 01592 778225

- rooflight to be installed flush with roof, complete with all associated flashings, vapour barriers etc.
- size ref. UK04, 1340 x 980mm
- detailing to timber trimmers/bearers and associated framework to comply with manufacturer's requirements

ROOF CONSTRUCTION

- slates - natural slate (grade T1 to BS EN 12324 and NP228). perimeter slates to be both nailed and hooked. gauge/laps to suit roof pitch and exposure.
- battens - 50x25mm sw battens (min.1200mm long, fixed using 65x3.35 copper annular ringshank nails).
- breather membrane - klober permaforte (165g/m2), fixed in accordance with manufacturers recommendations, with hyload eaves carrier dressed into gutters and verges
- insulation - 100mm FR5000 celotex rigid board insulation fixed to rafters in accordance with manufacturers recommendations (eg using helifix 'inskw' fixings).
- vapour control layer - 1000 gauge
- finish - 9.5mm thick foil backed plasterboard. all joints scrim sealed. for skim finish.

RAINWATER GOODS

- existing rainwater goods to be carefully taken down and removed from site
- proposed rainwater goods to be manufactured by, and installed in accordance with the recommendations of Marley Alutec Ltd (or equivalent approved).

- gutters 'eligator ogee no.46'
- down pipes 76mm dia
- colour 'heritage black'

EXISTING OPENINGS TO BE INFILLED

- As far as we are aware, there are no existing openings to the elevations that are to be infilled. However, if any such openings are uncovered during the works they shall be blocked up with the face set back 25mm in the reveal. This will allow former/historic openings to be read and understood.

TIMBER FRAMED WINDOWS

- standard: to BS 644: 2012
- certification: quality: EN ISO 9001: 2015; environmental: EN ISO 14001: 2015; health & safety: EN ISO 45001: 2018
- exposure rating to BS 6375-1: 2015
- air permeability: class 4 (600pa)
- weather tightness: class 9a (600pa)
- resistance to wind load: class c4 (2000pa)

operation & strength characteristics: to BS 6375-2: 2009

- timber: generally, to BS EN 942: 2007
- species: engineered redwood
- appearance class: I10 for glazing beads, drips and similar; J40 or better for all other members.
- moisture content on delivery: 10-16%
- certification: FSC chain of custody

- finish: fully finished with manufacturer's paint system (4 coats on opaque / 3 coats on translucent), colour to be confirmed by client.

- thermal performance max. 1.4 W/m²K
- security: certified to PAS 24 and secured by design when required by building regulations approved document Q
- glazing system: traditional drained and vented
- glazing details: factory glazed to meet performance specification
- glazing unit: to meet performance specification / specified
- light transmittance: >70%
- ironmongery/accessories: opening windows fitted with handle, night vent restrictor and locking fasteners.
- to be installed in strict accordance with manufacturer's recommendations.

DRESSED STONE

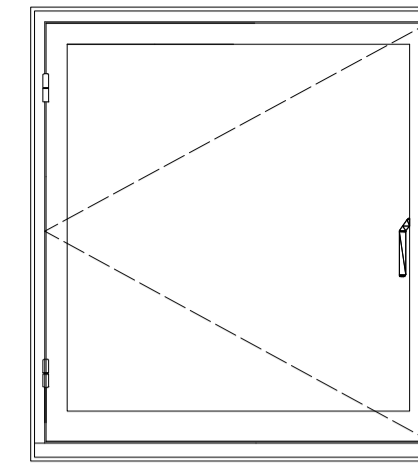
- Lintels and cills to be natural sandstone to match existing.
- All arrises to be sharp. Throating to underside of lintels and cills

PROPOSED LINTELS

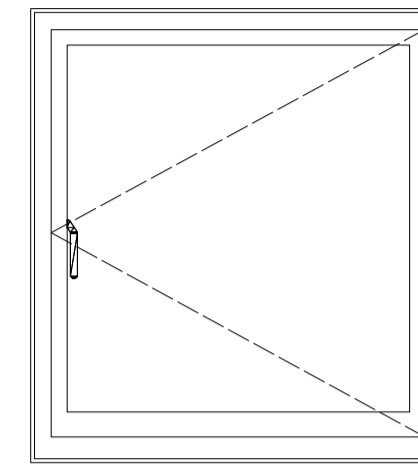
- Squared profile, no mouldings.
- 200mm height. 150mm depth. 150mm end bearings.

PROPOSED CILLS

- 'Stooled' profile to cill. Nominal 25mm fall to upper face.
- 150mm height. 200mm overall depth (50mm projection to face of wall). 150mm endbearings.

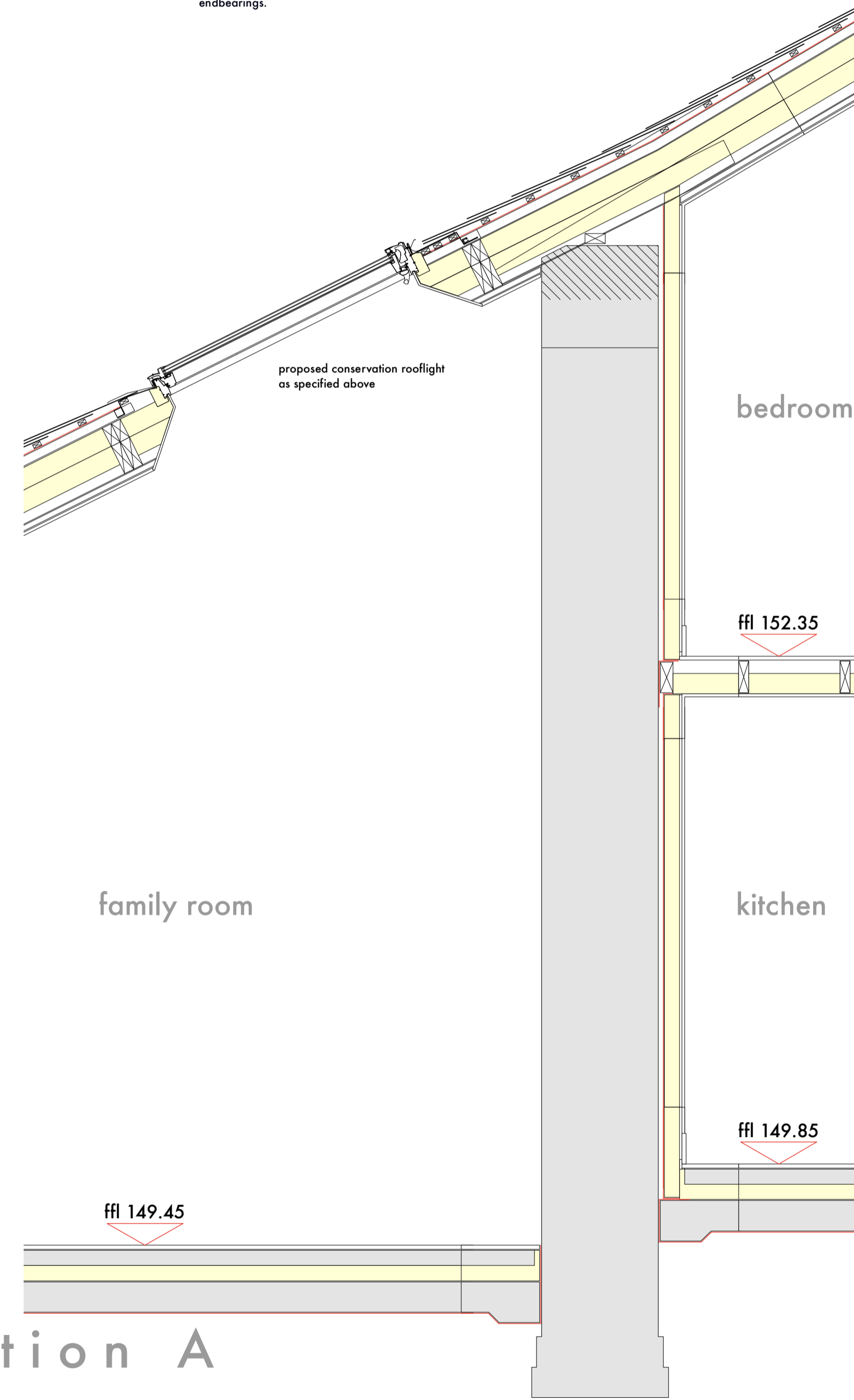
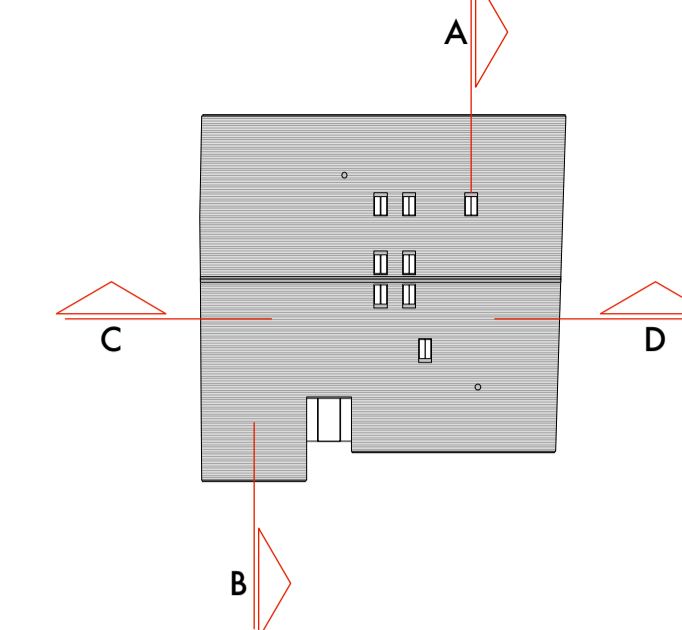


timber framed windows - external elevation

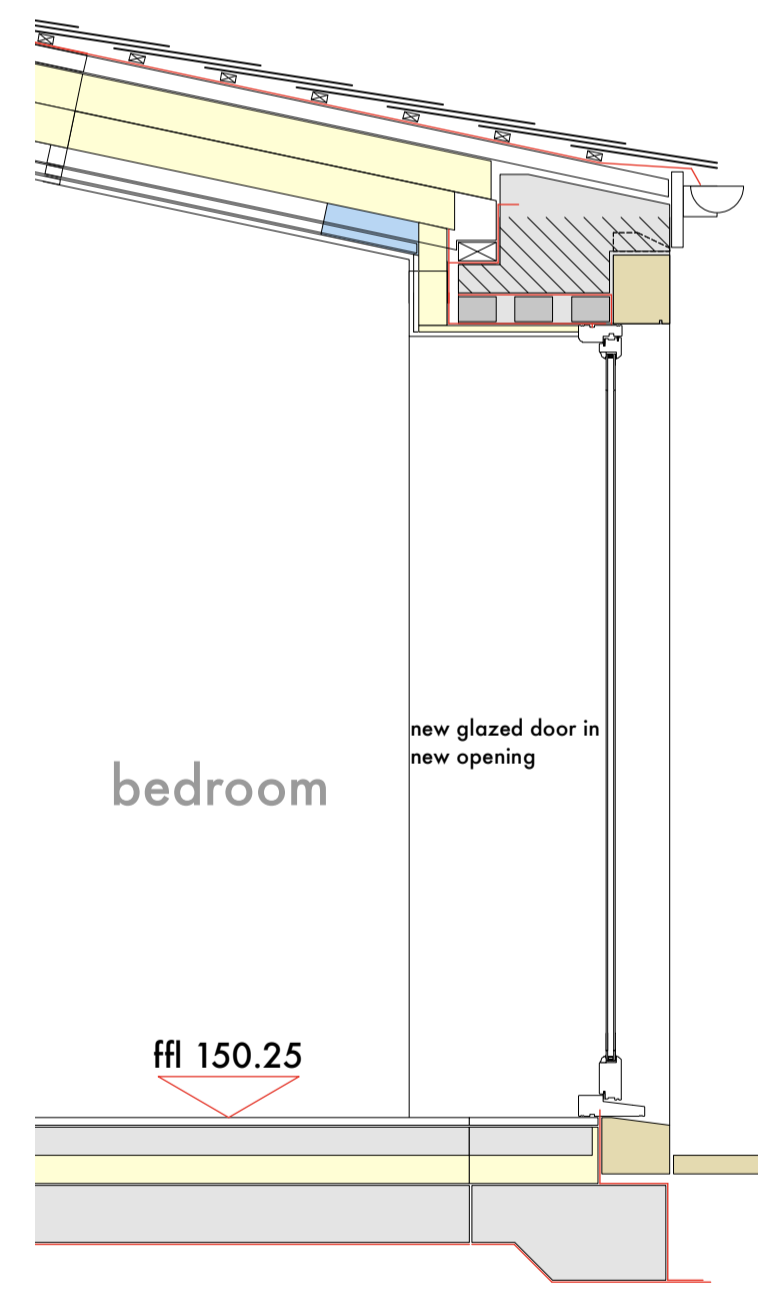


timber framed windows - internal elevation

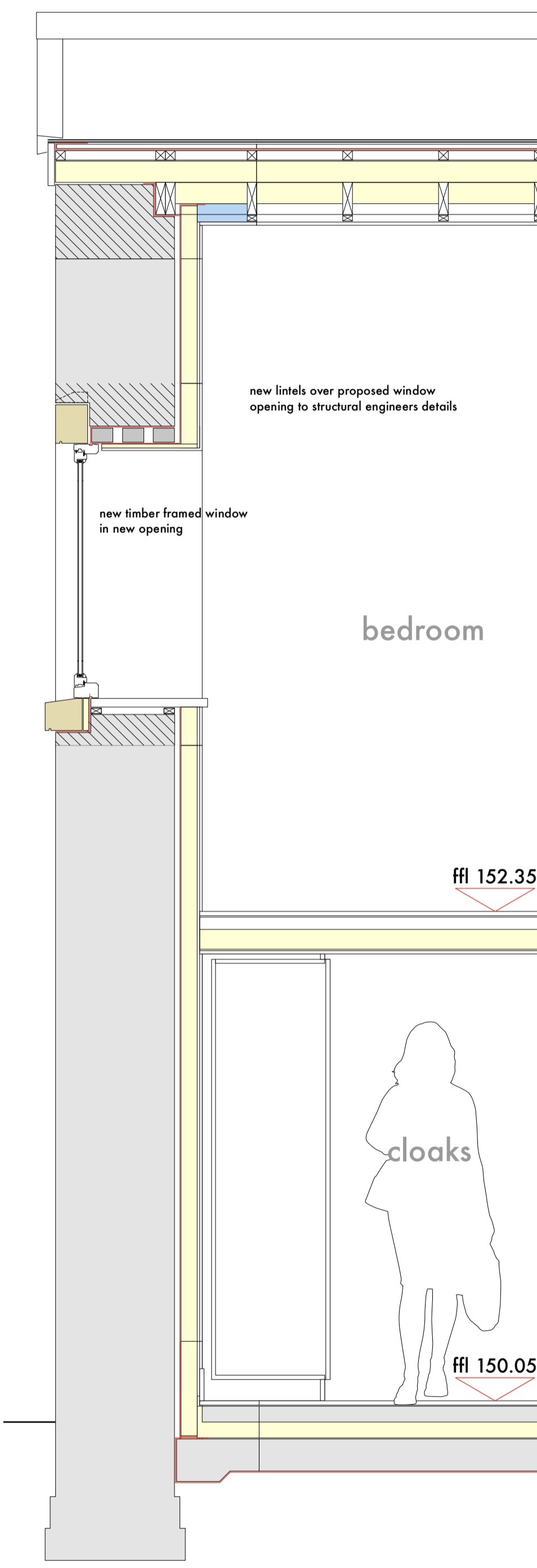
key plan



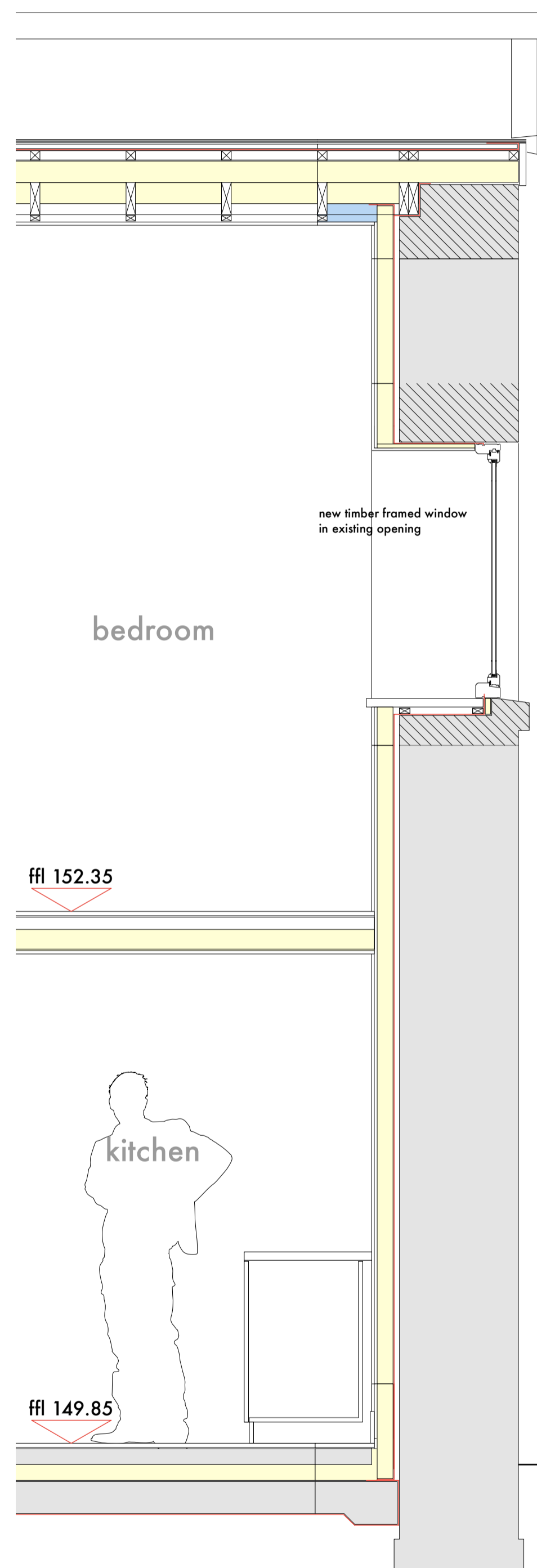
section A



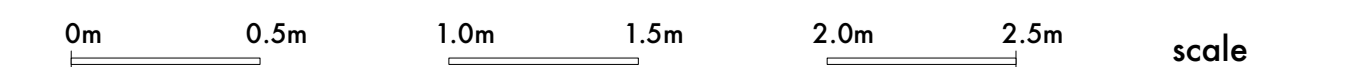
section B



section C



section D



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revision	date	note
A	12.12.2025	discharge of conditions application

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project: lower reaps farm - barn
project number: 24.50
name: proposed - section details
scale: 1 to 20 @ A1
date: december 2025
status: discharge of conditions
drawing number: dis.20
revision: A