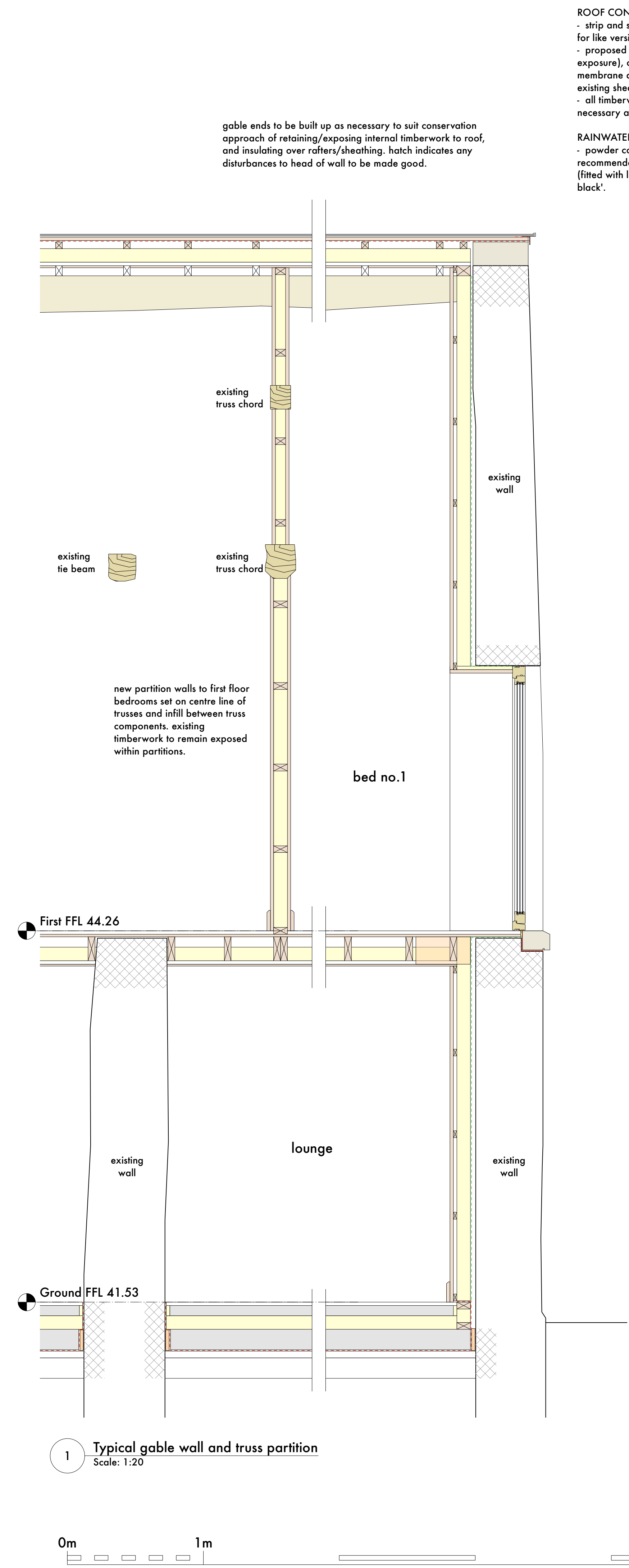


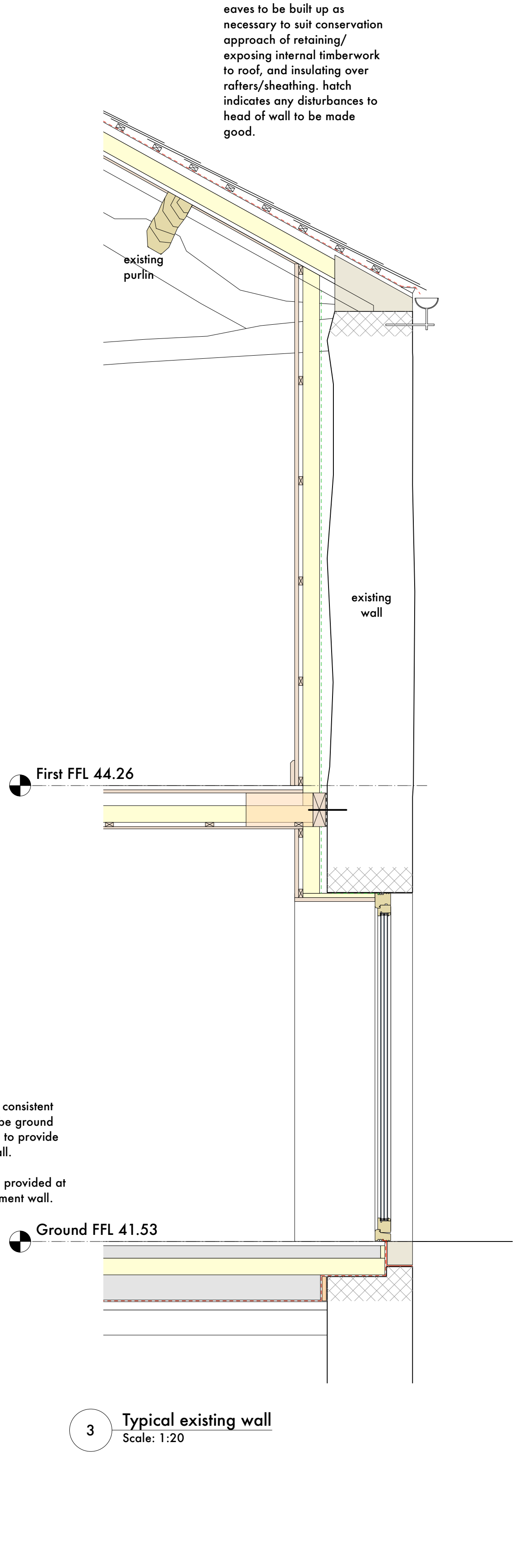
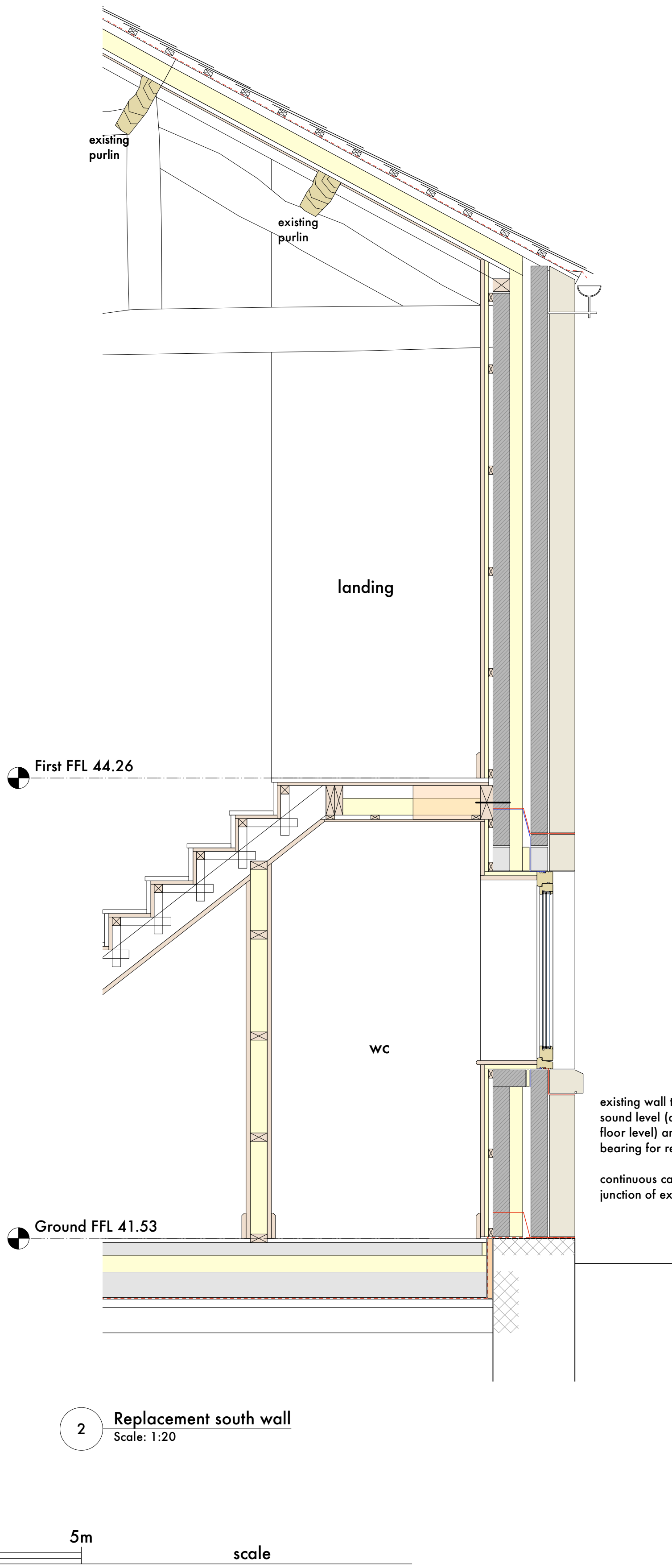


ROOF CONSTRUCTION

- strip and store slates and ridge tiles for re-use - any damaged/defective slates or ridge tiles to be replaced with like for like versions. remaining roof structure to be retained and insulated over as specification below.
- proposed roof construction to consist of existing slates, on 50x25mm slate battens (gauge to suit slates, pitch and exposure), on klober 'permoforte' vapour permeable breather membrane, on 50x50mm counterbattens (breather membrane draped between counterbattens), on 100mm PIR insulation, on vapour control layer (min.1000 gauge), on existing sheathing boards and rafters. existing roof structure (inc purlins, trusses) to remain exposed internally.
- all timberwork subject to further detailed investigation. isolated repairs to timberwork to be undertaken where necessary as structural engineers information.

RAINWATER GOODS

- powder coated aluminium rainwater goods to be manufactured by, and installed in accordance with the recommendations of 'marley alutec ltd' (tel.no. 01234 359438). 'traditional' range with 125mm half round gutters (fitted with leaf guards) and 76mm diameter downpipes. gutters fixed on rise and fall brackets. colour to be 'heritage black'.



FIRST FLOOR CONSTRUCTION

- proposed floor deck to consist of 22mm T+G boarding, on 175x50mm joists (to be confirmed by structural engineer) with min.100mm mineral fibre insulation quilt compressed between joists. joists underdrawn with 25x50mm sw battens at max.600mm centres and finished in 12.5mm plasterboard for skim finish.
- 25mm floor finish zone included over T+G boarding
- steelwork introduced to reduce spans of floor joists - exact sizes to be confirmed by structural engineer. steel beams to be treated for fire protection and be fully concealed within floor zones.
- where joists run perpendicular to existing wall, bearer to be bolted to wall to avoid cutting in to masonry. continuous strip of dpc to rear of bearer to separate timber from wall.

GROUND FLOOR CONSTRUCTION

- existing floor structure to be removed in preparation for replacement insulated slab. care to be taken to avoid damage to existing perimeter walls.
- proposed ground floor construction to consist of 75mm thick fibre reinforced screed (25mm strip of rigid insulation board to perimeter of screed), on min.500 gauge vapour control barrier/separating layer, on 100mm PIR insulation, on 150mm rc concrete slab (to be confirmed by structural engineer), on min.1200 gauge visqueen dpm, on 50mm sand blinding to well consolidated hardcore (built up to level in max.150mm layers)
- 25mm floor finish zone included over screed.

Stanton Andrews do not accept liability for any loss or degradation of information held in the drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or on an earlier version of the programme. Stanton Andrews accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

DWG issues - when this drawing is issued in DWG format it is an uncontrolled version and is provided to enable the recipient to prepare its own documents/drawings for which it is solely responsible. It is based on background information current at the time of issue. Stanton Andrews accepts no liability for any alterations to, additions to or discrepancies arising out of changes to such background information which occur after it has been issued by Stanton Andrews.

This drawing must be printed in colour, if this text is not RED the drawing must be reprinted.

Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated in this block. Stanton Andrews accept no responsibility for errors that occur as a result of reviewing this drawing at any other size. Stanton Andrews to be notified of any discrepancies before proceeding. Drawing is to be read in conjunction with all relevant consultants and specialists drawings. 'As existing' drawings based on information provided by others - no measured survey of the property has been undertaken by the architect. This drawing is subject to copyright.

revision	date	note
A	19.06.2026	issued for planning

GENERAL NOTES

- drawing produced for planning and listed building application only, and 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.

WALL CONSTRUCTION

- existing walls (inc stone heads/cills) to be thoroughly brushed down and 'soft/steam washed' to remove all organic matter, loose material, etc... isolated repairs to be undertaken where necessary as structural engineers information. any areas of defective stonework to be cut out and replaced with stonework to match existing. all cementitious mortar is to be raked out so far as practicable using hand tools only to avoid damaging stonework. repointing to be undertaken with lime mortar.
- walls to be lined internally with min.25mm cavity maintained between outer face of lining and existing wall. lining to consist of 100x50mm studwork at max.600mm centres with 100mm PIR insulation friction fitted between studs. breather membrane to outer face of stud (facing into cavity - green line). internally studwork to be lined with vapour control layer, 25x50mm sw battens (for service zone) and faced in 12mm moisture resistant cement boarding then 12.5mm plasterboard for skim finish.
- replacement wall to consist of 150mm thick natural stone (re-used from wall removed), stone backed onto 100mm blockwork and 'tied' at max.900mm horizontal centres/450mm vertical centres (vertical centres reduced to 225mm adjacent openings and/or corners). 125mm cavity comprising 50mm clear cavity and 75mm PIR insulation tied to inner leaf, 100mm blockwork inner leaf, lined internally with 25x50mm sw battens (for service zone) and faced in insulated plasterboard (Kingspan K118 or similar - overall 32.5mm thick [25mm insulation]).

JUNCTIONS

- orange shade at floor/wall junctions indicates perimeter of floor zone (approx. 400mm wide) to be fully filled with compressed mineral fibre insulation to ensure continuity of insulation. insulation to be sealed against joists with airtightness tape.
- reveals of windows/doors to be insulated (15mm strip) and lined with plasterboard. breather membrane and vapour control layer returned to reveals and dressed/sealed to frames.
- care to be taken at critical junctions to ensure vapour control layers are well sealed/taped to ensure continuity of airtightness layer - this includes to wall/floor junctions, wall/roof junctions and reveals of windows/doors.