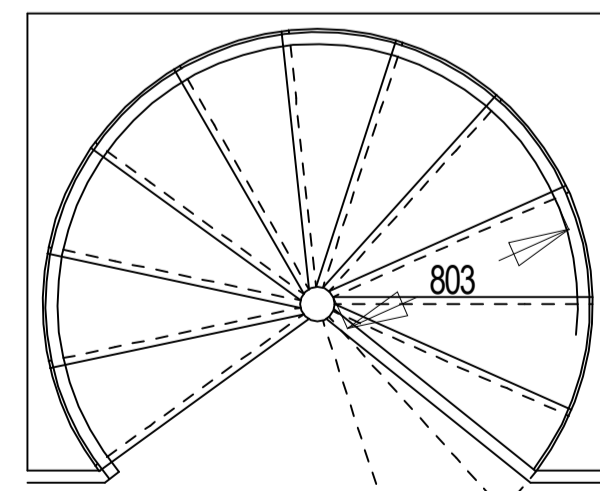


Existing roof coverings throughout to be stripped and slates sorted and stacked for reuse.  
 Check timbers for defects and replace new with like for like. Cover roof with a breathable underlay and fix over with new treated timber laths - min 25 x 38 and to suit gauge of slates. Cover with salvaged slates and second hand to match and with thicker end as the tail. Include for a Reinforced undercloak to eaves and verges - Marflex or equal. Point verges in mortar

redo roof covering as per main house. Include for soakers at abutment to main house and a code 4 lead cover flashing

100mm concrete over gas dpm on sand blinding over 100mm subbase



ALBION Model B1800  
 (does not comply in Scotland)

thickened up toe to concrete slab to 200mm x 300mm wide.  
 100mm concrete to remaining floor over 100mm Hardcore subbase  
 Provide a sand blinding over concrete and lay over with 1800 gauge Visqueen gas membrane and 100mm Kingspan thermafloor insulation  
 Final floor screed with underfloor heating pipes min 65mm thick  
 Visqueen gas DPM to be lapped up perimeter walls behind strapping and sealed into a horizontal cut chase into existing masonry.

**GENERAL NOTES**

Finished ground levels around the building are indicated on the elevations and it is the contractors responsibility to allow for any ground grading and backfilling as required

ALL WORKS TO BE CARRIED OUT TO COMPLY WITH THE CURRENT BUILDING REGULATIONS WITH AMENDMENTS THERETO.  
 DO NOT SCALE DRAWING AS THIS IS A COPY WHICH IS SUBJECT TO DISTORTION WHEN PRINTING AND WORK TO FIGURED DIMENSIONS.  
 ANY DISCREPANCIES TO BE REPORTED AS SOON AS POSSIBLE.

**FOUNDATIONS & UNDERBUILDING**

Any turf, vegetable matter, roots, topsoil or existing concrete floors are to be stripped or removed from site in the vicinity of the excavation.  
 Concrete strip footings with a min dimension of 700 x 225 for new external walls with one layer of A193 reinforcing mesh with a min 50mm cover. These foundations are designed for a safe bearing pressure of 100Kn/sq m and should this value not be achieved at formation level then an Engineer must be employed. Concrete to the foundations to be Grade C35 to Tables 1 & 2 of BS 5328 (or stronger) and compacted mechanically and cured to the recommendations of BS 8110:part 1. The nominal maximum size of aggregate to be 20mm. Any steps in foundations to be in accordance with BS 8004: 1986 'Code of Practice for Foundations'.  
 7N blockwork to underbuilding with 3:1 sand/cement mortar.  
 New drainage passing through walls to be above foundation level and be lintelled over.

**NEW EXTERNAL WALLS**

Timber frame (treated) of 145 x 45mm studs at 600mm maximum centres, 145 x 45 top and bottom runners, 2No 45 x 220 load bearing inner leaf lintels spiked together over windows and doors bearing on cripple studs as follows: up to 1800mm span - single cripple studs, 1800 - 2400mm span - double cripple studs, 2400 - 3000 - treble cripple studs. 50 x 50 timber packers to inner face of lintels. Panels linked on site with 145mm head binder continuous over panel junctions, 10mm exterior grade OSB sheathing breather paper, 45mm clear cavity, 45 x 45 timber battens fixed vertically and with a vertical dpc, 19 x 150 ship lap cladding externally, 125mm Kingspan between studs and 12.5mm moisture resistant plasterboard internally with a 3mm skim finish.

**GROUND FLOOR - SOLID**

Existing concrete floors where applicable to be grubbed up and levels reduced to suit a level floor area throughout each unit. New floors to consist of a min 150mm blinded and consolidated hardcore with 1200 gauge Visqueen dpm lapped to perimeter edges and bonded to external wall and new tanking membrane where applicable. Lay over with 75mm Kingspan K3 floor insulation board or similar approved and clip on with underfloor heating pipes by heating engineer. Cover with min 75mm thick concrete floor screed with final internal finish as chosen by client.

**ROOF**

Existing timber trusses to remain and to be checked for signs of decay and repaired as required. The existing covering is to be stripped and slates graded and stacked for reuse. Existing slating laths to be removed and a new breathable membrane ie Tyvek Supro Plus Vapour permeable membrane complete with eaves carrier all fixed as per manufacturers instructions. Fix over with 50 x 25 slating battens and refix existing slates with second hand to match and in accordance with BS 5534 :1997 Code of Practice for Slating and Tiling.

**WINDOWS DOORS AND GLAZING**

Upvc windows fitted with neoprene draught seal and having pvc adjustable ventilator, opening part 8000 sq mm. All windows to have 28mm Low E (0.13) double glazed units unless otherwise specified and have an opening area in excess of 1/20th of the floor area of the room served. All external and internal doors, screens and windows with a sill height lower than 800mm from floor level to have safety glazing complying with BS 6262 : part 4, 1994 fitted in and within 300mm of doors to a minimum height of 1500mm above adjacent level and to glazed areas elsewhere within 800mm of the adjacent level.  
 Where applicable, all first floor windows to habitable rooms to be suitable for means of escape having a clear opening area of not less than 0.33sq.m with a minimum height and width each of 450mm and the bottom of the opening area not more than 1100mm from finished floor level.  
 Any window opening over an access or egress path to be fitted with restrictors to prevent accidental collision with anyone using the paths.  
 All new windows and doors to be in Anthracite Grey finished Upvc and to be PAS 24 Secure by Design

**MECHANICAL VENTILATION**

**KITCHEN** - To be provided with an extract fan capable of an intermittent extraction rate of not less than 60 litres/second or 30 Litres/second if a cooker hood extract unit is to be installed. In addition, the fan must also be capable of continuous operation at low speed to give approximately one air change/hour, unless a window head trickle ventilator with an opening area of not less than 8000mm sq is provided. Fan ducted to external air.  
**BATHROOMS AND EN-SUITES** - Extract fan capable of an intermittent extract rate of not less than 15 litres/second. Extract fan ducted to the external air and have a delayed action cut out.  
**UTILITY** - To be provided with an extract fan, ducted to external air capable of an intermittent extract rate of not less than 60 litres/second and in addition, the fan must also be capable of continuous low speed operation to give at least 1 air change per hour.  
**NOTE:** Extract fans that terminate through an uninsulated roof space to be insulated to minimise the risk of condensation forming within the ducting.

**ELECTRICS**

DS denotes mains powered battery back up interlinked smoke detectors to BS 5446 Pt 1 2000  
 All electrical installations to comply with the current IEE Regulations, Local Authority requirements and BS 7671: 2010.  
 Electrical works to be carried out by a suitably qualified contractor who is registered with a self certification scheme in accordance with Approved Document P (Electrical Safety) (England). If the work is to be carried out by a non registered contractor, then Building Control should be notified at first fix stage in order to carry out the required inspection of the electrical installation.  
 All external light fittings to be controlled by PIR sensors so they do not actuate during daylight hours.

**PLUMBING AND HEATING**

New oil fired heating system to cottage, Farmhouse and Granary with central heating boilers having an input rating of less than 60 kilowatts and to be room sealed balanced flue models with vertical flues terminating 600mm above external roof finish. Underfloor heating to all areas with zone control within plant room for each area to be operated individually. Unvented pressurised system to be used for water storage. System to be designed and installed by a Specialist contractor and to comply with the Building Regulations and amendments thereto.

All hot and cold water pipes outwith the insulated envelope of the building to be insulated to comply with the current Building Regulations. All showers to be fitted with anti scald valves and surrounded by impervious material ie tiles or Wet Wall as chosen. A thermostatic mixing valve limiting the hot water at point of delivery to the baths and the wash hand basins and fitted as close to the point of delivery as possible. Max 48 degrees.  
 W.c. wash basins etc connected up above floor level. Foul waste pipes to 100mm diameter soil pipe or drain with handhole above floor level, 40mm diameter wastes from baths sinks and showers where fitted. All in PVCu and fitted with deep seal anti syphon traps.  
 AAV on plan indicates Air Admittance Valve set above highest flood level of appliance served with SVP's to terminate at least 900mm above any window or rooflight located within 3000mm horizontally and fitted with a protective cap or cage.  
 All existing cast iron gutters and downpipes to be checked for damage and repaired as required with internal face of gutters painted with bitumen based waterproofing and externally painted black to match.

**COMMISSIONING OF HEATING AND HOT WATER SERVICE SYSTEMS**

The heating and hot water service system must be inspected, commissioned and tested in accordance with the manufacturers instructions to ensure optimum efficiency with regard to the conservation of fuel and power.  
 Written information must be provided for the use of the occupier on the operation and maintenance of the heating and hot water system to encourage optimum efficiency.  
 Certificates to be issued to both client and Local Authority.

**Michael Rathbone** ACABE  
**Architectural & Surveying**  
 5 Church Hill, Chatton  
 Alnwick, NE66 5PY  
 07796 071743  
 01668 215227  
 michael.rathbone05@gmail.com

DUNSHIEL FARM  
 ELSDON  
 NEWCASTLE UPON TYNE  
 NE19 1AQ

FARMHOUSE SECTION A

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Initial Creation Date	JANUARY 2020	Issue	1	Revision 0
Sheet	S1	Dwg. No.	02/20	