

New ceiling tie to be provided at height shown and intermediate ceiling joists fixed using joist hangers
Tie to be 175 x 47 and ceiling joists 150 x 47 at 600mm max centres. Line the underside with 12.5mm p/brd and finish with 3mm plaster skim. Insulation above laid in 2 alternate layers of 150mm thick each

To coomed section of ceiling provide an additional 25mm Kingspan insulation below with 125mm Kingspan between ceiling joists and finish with 12.5mm plasterboard & skim

Remove external steel beam support to existing opening and replace with new in natural stone to match the adjacent walling and backed up using a Catnic ANG lintel with a min 150mm end bearing and to suit an opening width of 2400mm

Existing tie beam to be retained and cleaned to remove any debris and dirt. Stain or treat to clients requirements

Guard rail around open gallery to be fixed at a height of 1100mm from floor level. Provide two priced options
1 - timber handrail and 45mm ballustrading and 90 x 90 Newel posts
2 - Stainless steel posts with toughened and laminated glazing
Guard rail to be able to withstand a lateral force of 1.4kN

Broken line indicates steel with end bearing onto a concrete pad 100 x 150 x 300mm wide at both sides
Steels to be paked out each side with timbers and used for lining fixing and for joist hangers for floor joist connections
Floor joists to be 220 x 47 and fixed at max 600mm centres
Line ceiling below with 12.5mm plasterboard and skim and floor deck over using 22mm t & g Weyroc with joints staggered glued and screwed. All board edges to be fully supported

New glazed external doors as chosen and to be PAS 24 Secure by Design

New floor as per main Farmhouse floor
Provide a precast concrete step to entrance doors and bed with a dpc below and behind and bonded to floor membrane. Screed to have and insulated 25mm upstand to exposed perimeter

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.
Include for a code 4 lead upstand flashing at mono pitched roof abutment to existing masonry wall and provide a horizontal cut chase and dress down lead over slatework.

Provide new ceiling tie using 175 x 47 treated timbers and fix to existing main truss level with top of new door opening. Provide intermediate ceiling joists at 600mm centres and line underside with 12.5mm moisture resistant plasterboard. Insulate above in 2 alternate layers of 150mm quilt

New timber frame external wall using 145 x 45 studs lined externally with 10mm OSB and covered with a breathable membrane Fix vertically with 45 x 45 treated battens and between 400 and 600mm centres and cover with 19 x 150mm timber shiplap cladding. Prior to fixing of cladding - cover vertical battens with a dpc. Fill between studs with 125mm Kingspan insulation and line internally with 12.5mm moisture resistant plasterboard. Timber lintels using 220 x 45 timbers fixed together from both sides and provide a 50 x 50 fixing batten internally for plasterboard and fill void with 50mm Kingspan

New concrete steps with a max rise of 180mm and min tread of 250mm. Provide a guard rail to each side fixed at a height of 900mm from pitch line and extend 300mm to the top and bottom of flight

New floor using 100mm concrete over 100mm Kingspan insulation with 25mm perimeter insulation 1800 gauge gas DPM over 25mm sand blinding on 150mm consolidated hardcore

Foundations and underbuilding using 225 thick C30 concrete foundations and 2 leaf of 100mm 7N concrete block. Lap floor dpm with wall dpc 150mm above ground level. Exposed external face up to dpc to be in 100mm natural stone.

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FARMHOUSE SECTION B

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