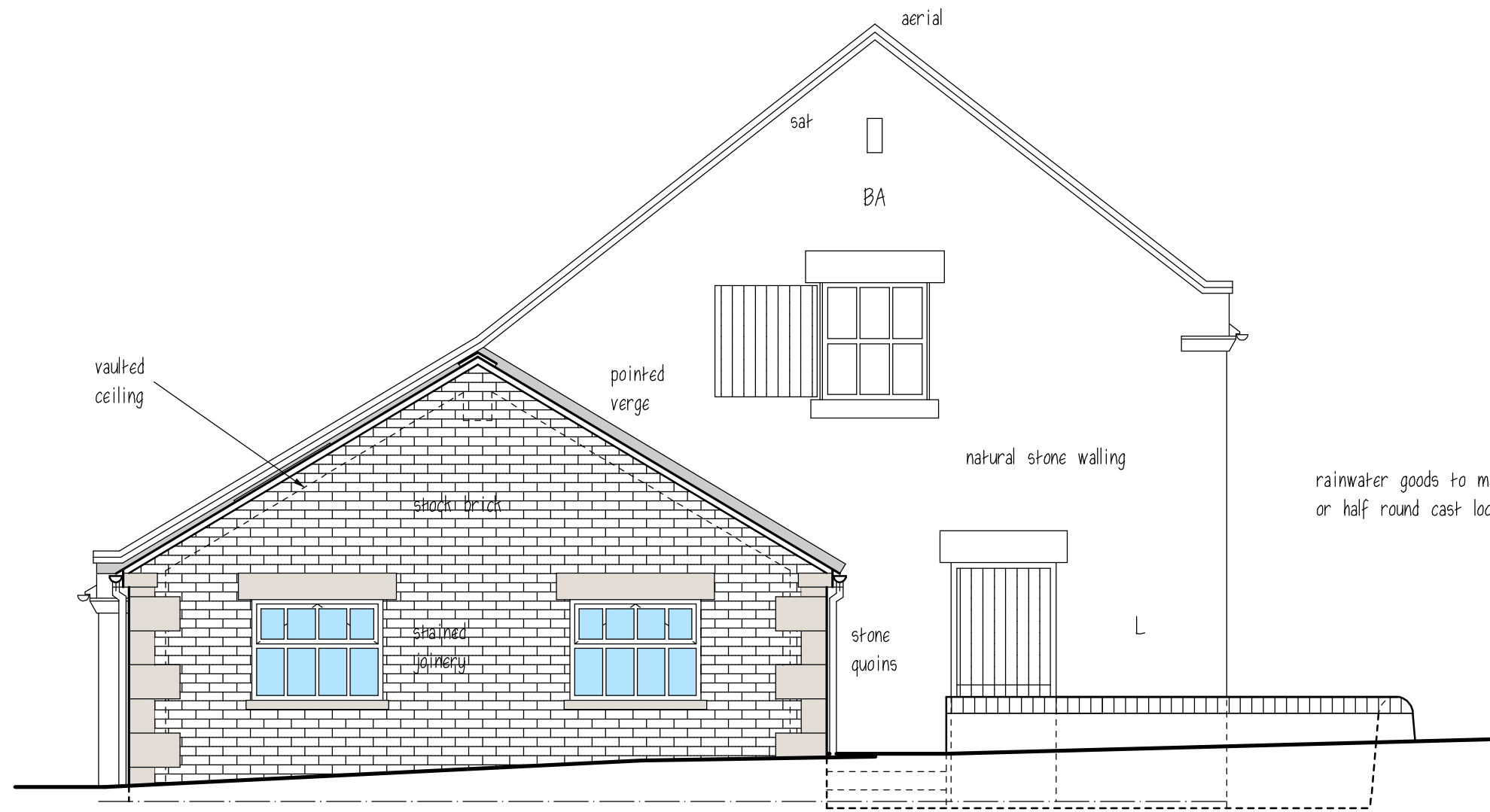
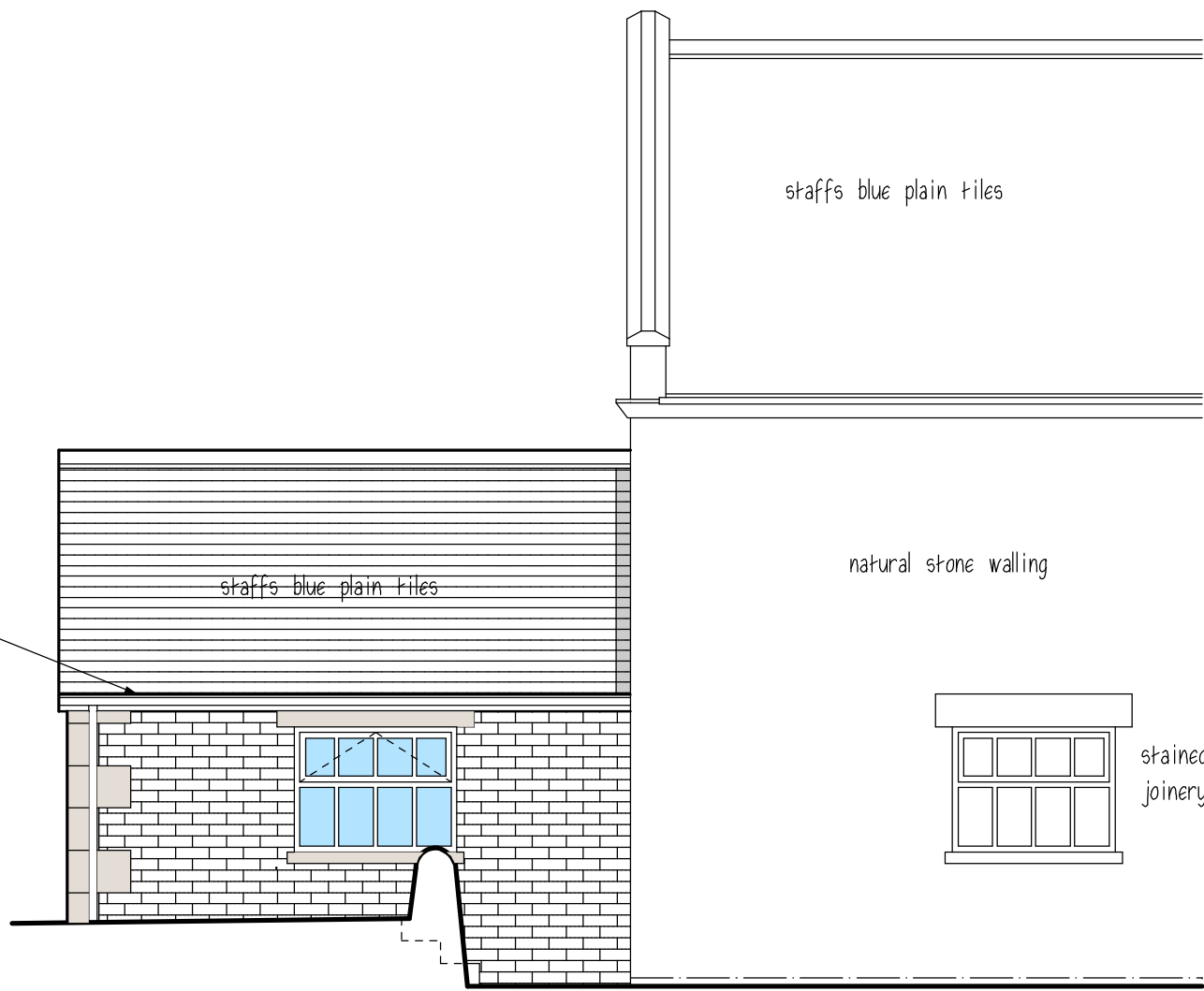
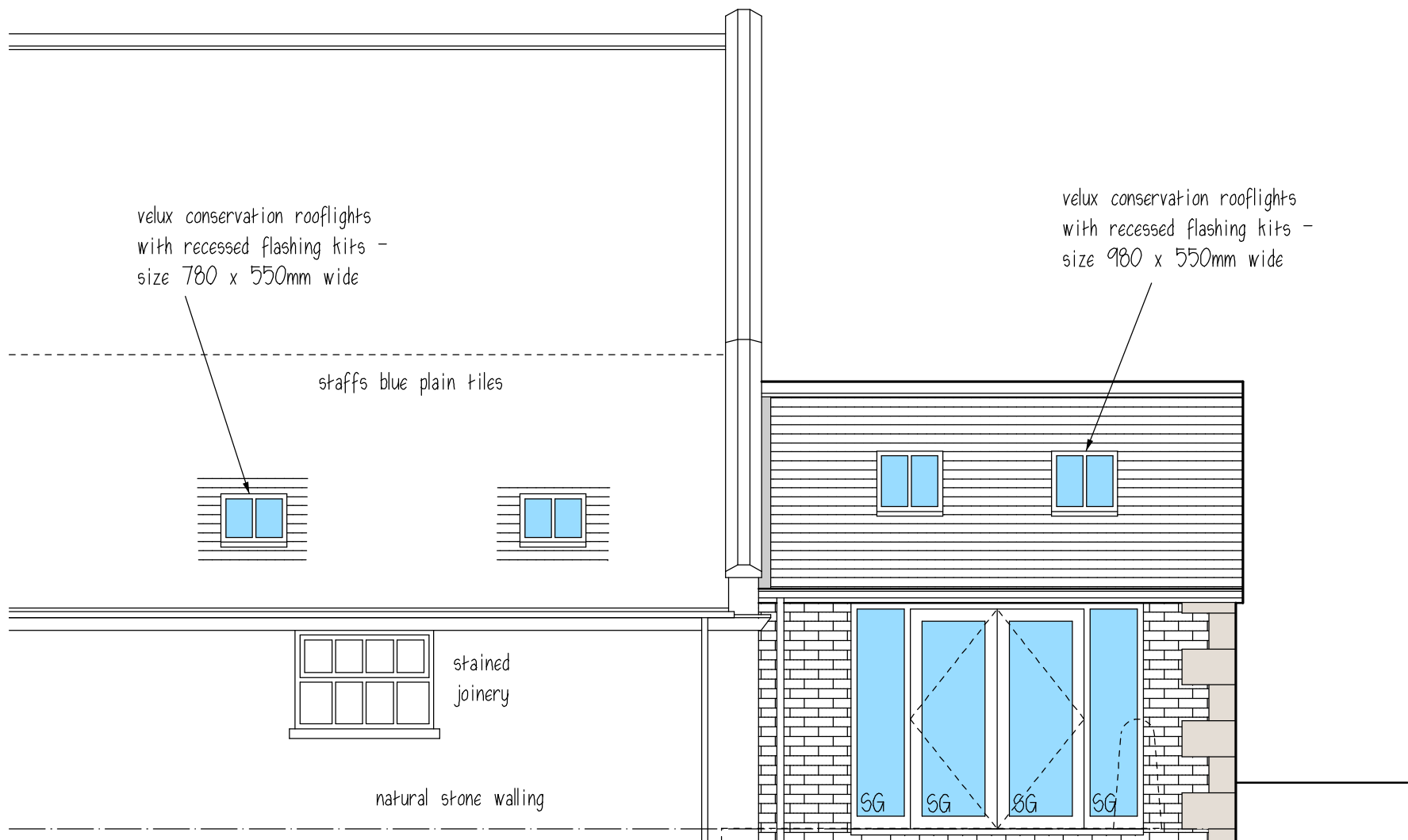




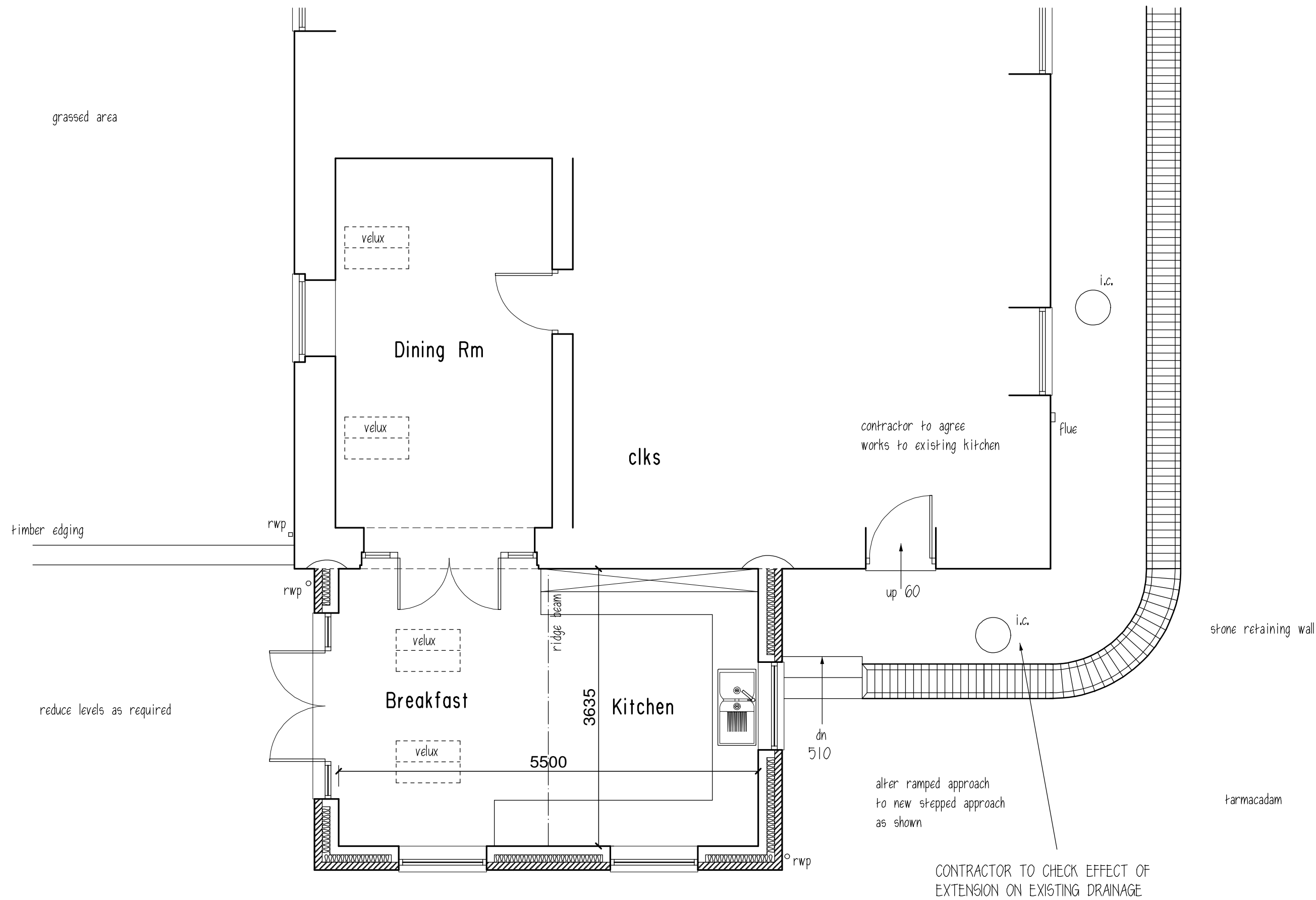
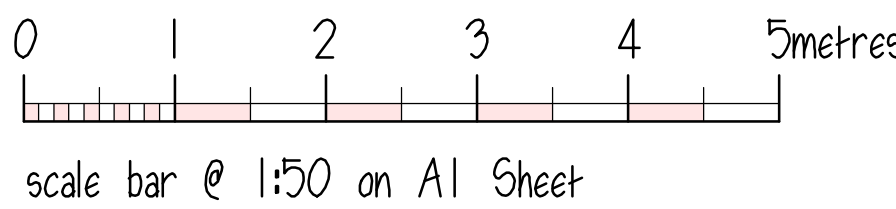
Side Elevation - Brick



Part Front Elevation to Drive



Part Rear Elevation to Garden



Part Ground Floor Plan

FOUNDATIONS: Excavate for footings to a depth of at least 1125mm below dpc level & to depths agreed with building inspector & fix min. 600 x 225mm mass conc. strip footing (1:3:6-19mm aggr.) with steps as required. Lay new dense conc. block footings to widths of walls (min. 7n/mm2 blocks) up to dpc internally & 225mm below dpc externally. Provide weak mix conc. cavity fill to ground level on external walls. Build in sleeve pipes etc. for services as work proceeds.

EXTERNAL CAVITY WALLS: Construct new cavity walls of new footings with outer skin of 103mm brickwork - 100mm cavity - 100mm 'Plasmor' Fibolite (3.6N/mm2) block inner skin complete with 5no. Catnic austenitic s.steel wall ties/sq.m. (ref:BW4/225) with ties at 225mm vert. ctrs. to openings & 450mm ctrs. elsewhere. Fix 100mm fulfil Dritherm cavity batts to cavity, fixed in accordance with manufacturers instructions. Close off cavities at eaves & openings with black return and insulated dpc or insulated cavity closers. Finish walls internally with drylining of 12.7mm vapour check plasterboard and skim (taped joints.). Extend cavity insulation to full height of cavities. Build in 30 x 5mm m.s. galvanized straps at ceiling and rafter level at 1500mm spanning across a min.of 3no. joists/rafters with 50 x 38mm noggins under.

CAVITY TRAYS/ LINTOLS: Supply new Keystone Hitherm lintols to cavity walls - all lintols to have a min. of 150mm end bearings. Build in weep holes at 450mm ctrs. to outer skin of walls with cavity trays over outer lintols where necessary. Dritherm insulation to be taken down to head of windows/doors to avoid cold bridging.

STEEL WORK: Supply & fix steel work to Engineer's details, which is to have two coats of zinc phosphate or red oxide - set steel on new padstones etc. as per details & provide half hour fire protection. All steel work to be grade S275 to BS.5950 - allow for 203 x 133 UB clad in oak.

ROOF CONSTRUCTION: Construct roof with 150 x 50mm rafters at 400mm centres set in truss clips fixed onto 100 x 75 s.w. wallplates bedded on walls, which are to be strapped down using 30 x 5mm m.s. galv. straps at max. 1500mm ctrs. Fix all double rafters & trimmings etc. for roof lights as required.

ROOF COVERING: Cover roof with Staffs Blue plain tiles laid at max. 100mm gauge, twice nailed every third course as required on 25 x 19mm s.w. tanalised battens on Onduline or equal corrugated sheets as per manufacturers requirements on new rafters - fix 300mm wide dpc or eaves trim into gutter, set over tilt fillet. Supply & fix all eaves, verge & ridge tiles and bed as required in 1:4 mortar. Supply & fix all lead abutment flashings as per L.D.A. requirements with Code 4 generally & Code 3 soakers - allow for removal and refixing of coping detail with new lead work under. Fix counter battens as required.

The accurate setting out of the site and building is the responsibility of the contractor & should be in accordance with BS 5606. Undertake all work with skill and care in order to produce work fit for it's intended purpose and of high quality - Avoid damage and protect the works during construction and as portions reach completion against any form of damage or deterioration. Such protection may include coverings, guard rails, temporary heating or other appropriate methods. Prior to commencing the contractor is to clarify with the client the full extent of decoration works and the supply of fixtures and fittings.

CEILING: Ceiling to be 12.7mm plaster board and skim (taped joints) - Sloping ceilings to have 110mm Celotex between rafters with 50mm laid to underside, between 50 x 50mm cross battens at 450mm centres to take plasterboard - ensure 25mm gap to underside of roofing membrane.

GROUND FLOOR CONSTRUCTION: To be 100mm trowelled smooth concrete (1:2:4-19mm aggr.), with self levelling screed on 500 gauge vapour membrane on 110mm Celotex or equal insulation slab (with 25mm thick Celotex upstands at slab edges on 1200 gauge Visqueen damp proof membrane, linked to dpc's in walls (joints lapped and taped) on 25mm thick sand blinding on min. 150mm thick sulphate free, well compacted hardcore base.

WINDOWS: The window/door supplier should be FENSA registered and all double glazing is to be fitted with low emissivity glass. All glazing to comply with BS.6262-4:2005 & EN.12150,14449 or 14179 & windows with cill heights of less than 800mm above floor level should be safety glass - this also applies critical areas to doors and windows adjacent thereto. Windows to have night locking facilities. The opening lights to windows should be at least 1/20th of the floor area of the rooms which they serve with hinges opening in excess of 30 degrees. All windows and doors shall have draught strips and provide mastic sealant to all internal and external reveals of window and door openings. All glazing to have U value of at least 1.4Wm2K.

EXTRACT FAN: Kitchen to have either extract fan capable of extracting 60 litres/sec. or cooker hood capable of 30 litres/sec. both operated intermittently via a fused spur - relocate fan extract in existing cloaks.

GENERAL NOTES:

1. All work to comply with the Building Regulations 2000 and subsequent amendments.
2. All materials supplied and fitted in accordance with relevant British Standards, Codes of Practice, Agreement Certificates and Manufacturer's Instructions.
3. Plumbing Works to comply with BS 5572 - 40mm diameter waste to Sink and washers - if combined wastes to be 50mm diam. - all with 75mm deepseal traps. Connect all wastes to gullies as required on site. Provide access for rodding/internal cleansing as necessary.
4. All Electrical Work to comply with the requirements of the Electricity Board & those of the 17th Edition of the IEE Regulations - BS.7671:2008. All electrical, telephone, tv and other sockets to be a min. of 450mm above floor level with all switches at a max. of 1200mm above floor level.
5. All heating controls should be provided to ensure compliance with Good Practice Guide 302 - fix new tall rads. with trv's each side of external doors.
6. All New Water installations to comply with the Bylaws of the Local Water Authority. All hot and cold feeds to be in copper with lead free soldered joints with isolation valves to all new fittings. Insulate and clip all pipework as per Good Practice Guide 302 and all hot water taps are to be installed on the left of all sanitary ware/sinks, etc.
7. This property is a dwelling house with Spread of Flame to all surfaces Class 1.
8. All new structural timber is to be C16 Grade & pressure treated with an approved preservative against Fungal & Insect attack.
9. Existing Drains to be exposed & all new works carried out to the drawings & to Building Inspector's approval in Hepworth's superslave vitrified clay pipework or equal approved. Drains passing under building to be encased in 150mm of concrete and have sleeve and rocker pipes with lintols over where passing through footings. All new manholes to be Hepworth polypropylene inspection chambers on 150mm conc. base.
10. Any recessed light fittings to be LED type.
11. Dwelling is to be designed to achieve the required U values.
12. All timber is to be from sustainable sources compliant with EUTR requirements or certified to FSC or PEFC.



Clients are advised to clarify dimensions with the author prior to setting out and not to scale from the drawing. This drawing is copyright and should not be reproduced without the written consent of RLM ASSOCIATES.

RLM ASSOCIATES

JOB

THE BARN, RINGE HAYE FARM, APESFORD.

CLIENT

Mr. & Mrs. MARKS.

DRAWING

SKETCH SCHEME AS PROPOSED - AMENDED WITH DRAFT SPEC.

DATE

April 2021.

DRWG. No.

RLM1034/2.

SCALE

1:50.

REVISION

B.