

BATS
Provide raised ridge tile, see 'Option A' in the accompanying detail sheet for further information.
Above Thermic multifoil layer provide a lining of bitumastic hessian roofing felt to prevent any entanglement risk for the bats.

ROOF
Existing tiles and battens to be carefully removed to ensure minimal damage for re-use.
Above rafters lay Thermic Technology 'Photonair' 2 in 1 breathable multifoil insulation, ensuring a clear 10mm drape to allow for adequate ventilation and water run-off before fixing new 25 x 50mm softwood tanalised battens at gauge to suit tiles.
The existing roof tiles shall be re-implemented with any new tiles to match the existing.
Schneider FLEX 50 (50mm thk) wood fibre board shall be installed between the rafters.
Below existing rafters fix a layer of Schneider Room 140 T&G, 40mm thk Wood-fibre insulation board.
Once all insulation panels are secured apply first coat of Hot-Mixed plaster (Cornish Lime Quicklime base) before trowelling mesh into face of plaster.
Apply further Hot-Mixed Plaster (9mm), wait for plaster to stiffen before applying a final fine coat of the same product.
Finish with Earthborn Clay Paint.
All products to be installed fully in accordance with the respective manufacturer's details.

EXTERNAL WALLS
Walls to be thermally upgraded using Ty-Mawr products.
Remove any loose, crumbling mortar and detritus with a soft bristle brush.
Thoroughly dampen surface before applying levelling coat of Fibred NHL 3.5 plaster in even 10mm coats. Once cured apply a combed coat of Isovit E-Cork adhesive mortar with 10mm notched trowel. Insulate by pushing Schneider Room 140 Woodfibre Boards 60mm thk into the adhesive mortar before drilling and fixing insulated anchors in the middle of each board.
Once fixings have been completed apply coat of Hot-Mixed plaster (Cornish Lime Quicklime base), then trowel mesh into face of plaster before applying a further layer of plaster. Once cured apply final fine coating of Hot-Mixed plaster before finishing with an application of Earthborn Clay Paint.

INTERNAL WALLS
Where indicated on drawing 2019-2442-09 (always refer to the latest amended drawing) apply 2 No. coats of Hot Mixed plaster (Cornish Lime Quicklime base) as described above. Finish with an application of Earthborn Clay Paint.

EXISTING GROUND FLOOR
The existing ground floor solid floors shall be carefully taken up and replaced with new as follows.
Excave out the ground below the floor to a depth to suit the new construction, but do not undermine the foundations.
A new Ty-Mawr Sublime breathable and insulated floor to be installed as follows:-
Over the subsoil lay a Geotextile membrane which is to be lapped as specified by the manufacturer and turned up at edges.
Install 150 to 250mm thick GLAPOR foamed glass gravel above the geotextile.(final thickness to be determined on site so that the existing foundations are not undermined.
Reduce thickness of insulation to suit on site conditions)
Lay a geotextile membrane over the Glapor.
Over the membrane fix a geogrid system prior to installing a underfloor heating clip rail system to suit the underfloor heating system.
Underfloor heating system to be installed fully in accordance with the manufacturers instructions.
Lay 100mm thick Ty-Mawr lime slab that is installed fully in accordance with the manufacturers instructions.
Finally re-lay the existing bricks over the slab.
Bricks to be cleaned prior to re-laying.

EXISTING FIRST FLOOR LIME ASH FLOOR
The existing first floor lime ash floor system shall remain. Any defective areas shall be made good as required in a construction to match the existing (lath and lime ash).

EXISTING EXPOSED FLOOR JOISTS
Where existing exposed floor joists remain they shall be be fire protected to achieve 30 minutes fire rating.
Joists to be painted in Enviograf intumescent paint for wood. Install fully in accordance with the manufacturers instructions. Manufacturers certification must be provided on completion to confirm that the products have been installed fully in accordance with the manufacturers instructions.

FIRE PROTECTION UPGRADING WORKS
Where existing lath and plaster ceilings remain at ground floor level, they they shall be upgraded to achieve 30 minutes fire rating as follows.
Prepare and paint the lath and plaster with Enviograf intumescent Fire Paint for Lath and Plaster.
Install fully in accordance with the manufacturers instructions. Manufacturers certification must be provided on completion to confirm that the products have been installed fully in accordance with the manufacturers instructions.

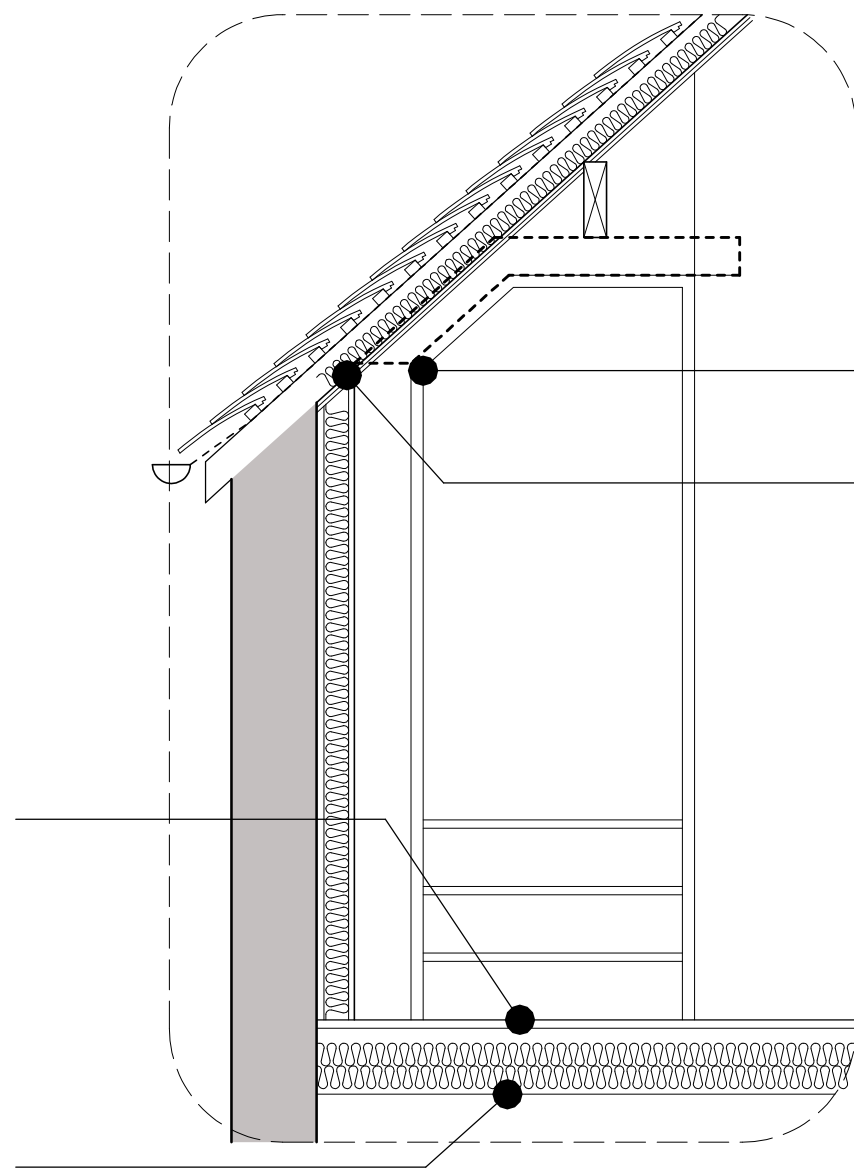
BEDROOM 3 AND ADJACENT EN-SUITE FLOOR
The existing floor boarding in bedroom 3 and adjacent en-suite shall be carefully taken up and put to one side.
Insulate the ceiling void below with 2 No. layers of 60mm thick Schneider Room 140 wood fibre panels tightly fitted inbetween the floor joists. Refix the existing floor boards.

STAIRCASE (domestic timber)
Standard timber construction with minimum 38mm thick strings, 22mm thick treads with minimum 220mm goings each but sized to give maximum pitch of 42 degrees (tapered treads shall have a minimum going of 50mm.)
9.5mm thick risers not exceeding 220mm each.
Maintain 2000mm headroom throughout flight.
Provide handrail minimum 900mm above nosings on flights and landings.
Provide a balustrade designed to resist a horizontal force of 0.36kN/m and to prohibit the passing of a 100mm diameter sphere at any point,

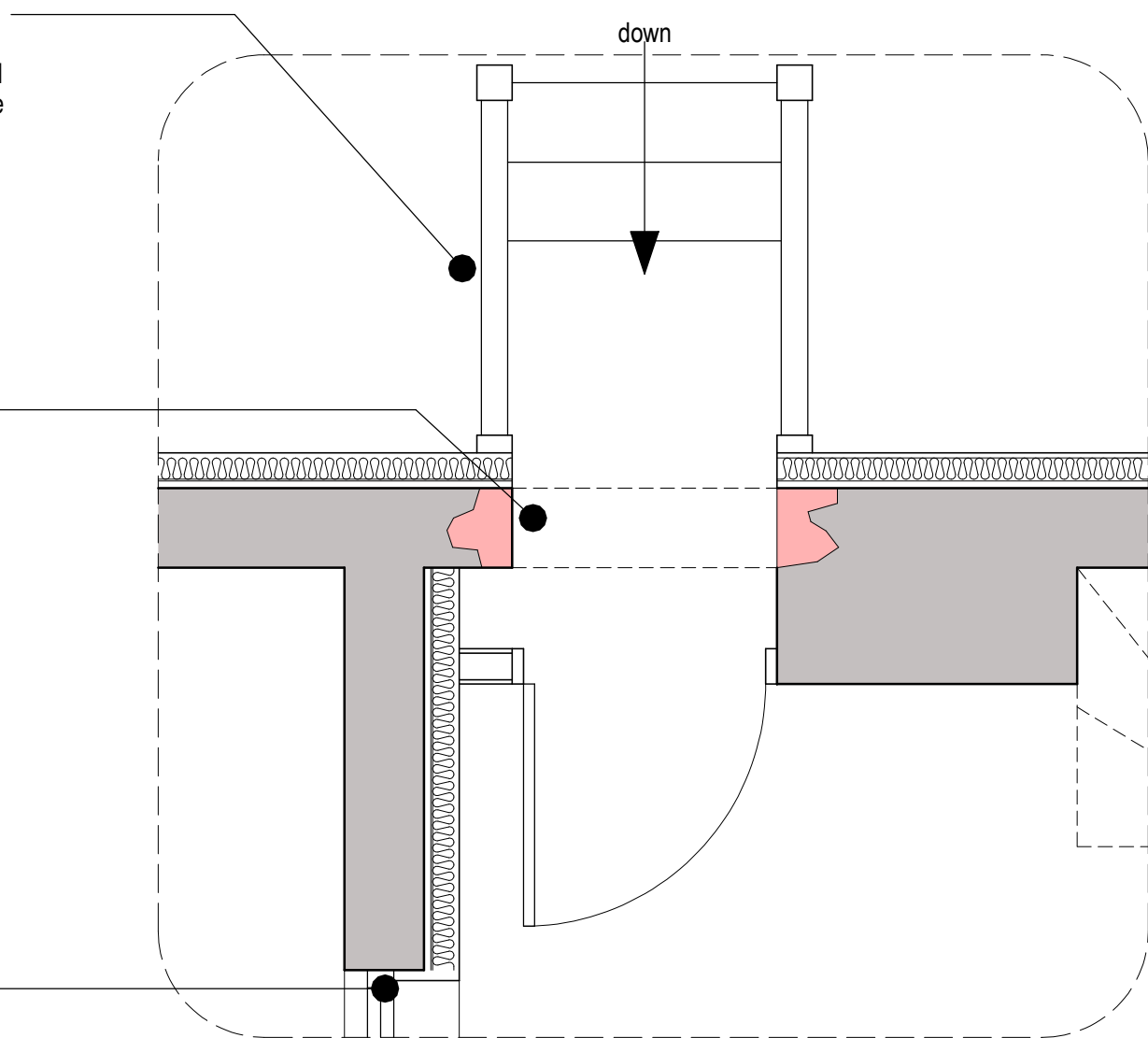
BEDROOM 2 TO BEDROOM 3 ACCESS
Steps and a lowered landing are to be provided in bedroom 2 to provide access to bedroom 3.
The steps shall be formed as noted under main staircase note.
The lowered landing area shall be designed and supported to later detail by Clients Structural Engineer.
Landing floor to have 22mm thick T & G boarding.
Void to be filled with 100mm insulation quilt.
The underside (kitchen below) shall have a 15mm plasterboard and 3mm skim finish.
Lowered ceiling in the kitchen to have signage to read "MIND YOUR HEAD" fixed to the 3 exposed edges.

Under the window boards, to all window and door reveals, install 15mm thick Redstone Calsitherm Window Soffit Climate Board.

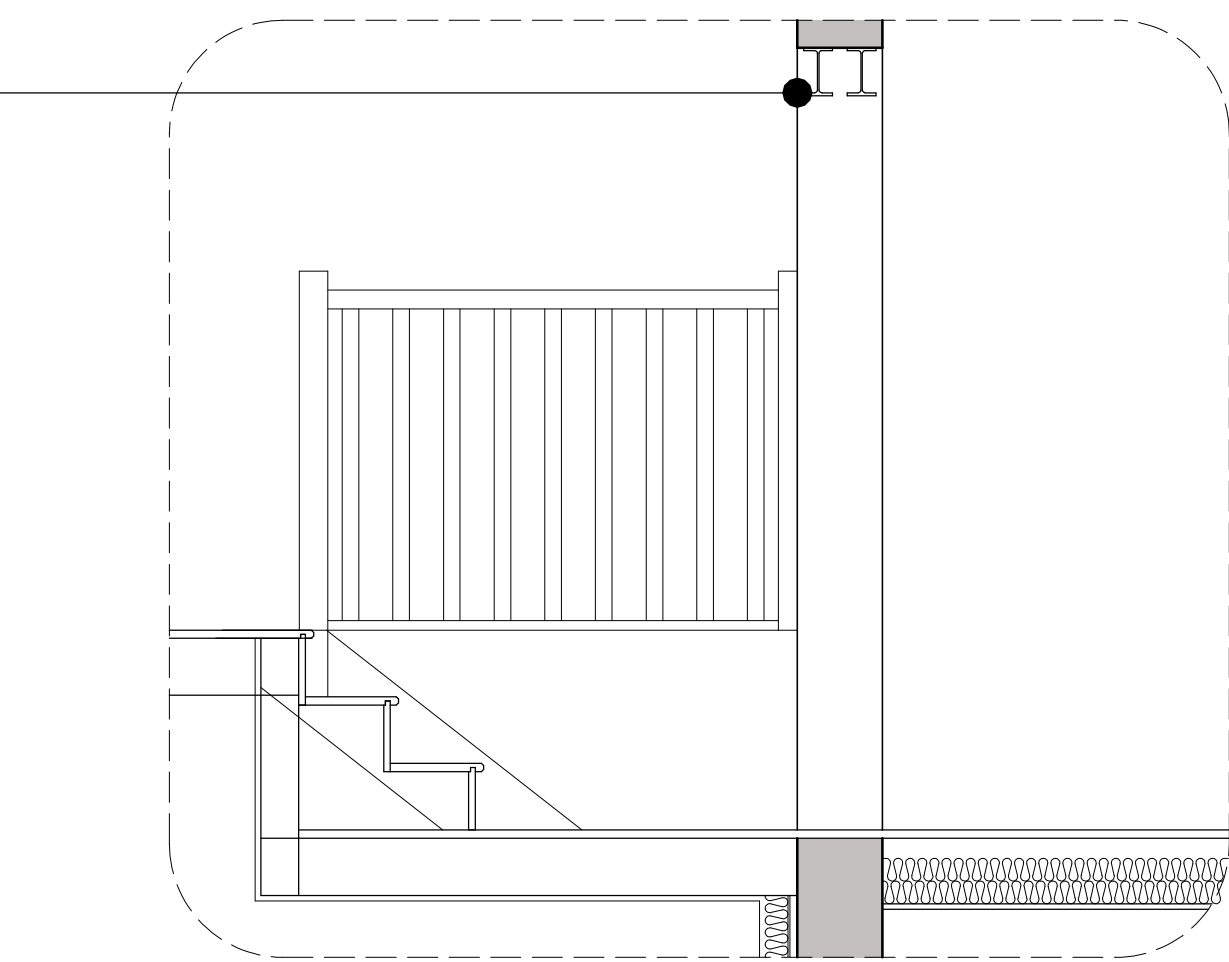
Cranked beam over opening to Structural Engineer's design and specification



Section through Eaves -
Opening created into Groom's Accomodation



Plan -
Opening created into Groom's Accomodation

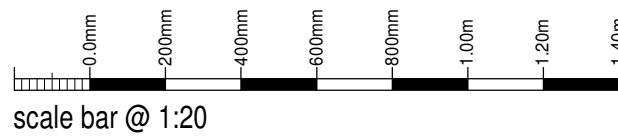


Longitudinal Section -
Opening created into Groom's Accomodation

Cranked beam over opening to Structural Engineer's design and specification

ROOF
Existing tiles and battens to be carefully removed to ensure minimal damage for re-use.
Above rafters lay Thermic Technology 'Photonair' 2 in 1 breathable multifoil insulation, ensuring a clear 10mm drape below the top of the rafters to allow for adequate ventilation and water run-off before fixing new 25 x 50mm softwood tanalised battens at gauge to suit tiles.
The existing roof tiles shall be re-implemented with any new tiles to match the existing.
Schneider FLEX 50 (50mm thk) wood fibre board shall be installed between the rafters.
Lath and plaster finish below the rafters shall remain, with any defective / missing areas being made good.
The room side of the existing lath and plaster shall be skimmed with Hot-Mixed plaster (Cornish Lime Quicklime base) before applying Earthborn Clay Paint.

NOTES -
These details are to form part of the proposal for drawing ref: 2019-2442-09 (always refer to the latest amended drawing).



MRS RANGLES

Proposed Conversion of Outbuilding
Into Holiday Let at
The Old Rectory,
Holt Lane,
Kingsley,
Stoke-on-Trent, ST10 2BA

Planning Conditions
Internal Opening + Upgrade Details

Date	Sheet	Scale
March 2022	A1	1:20
Dwg No.	Rev.	Drawn
2019-2442-23	A	NAW
A - 10/04/2024 - DOOR INCLUDED ON PLAN		

SAMMONS
Architectural
LIMITED

10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

Registered Practitioner

This drawing is copyright.
All dimensions must be checked prior to commencement.