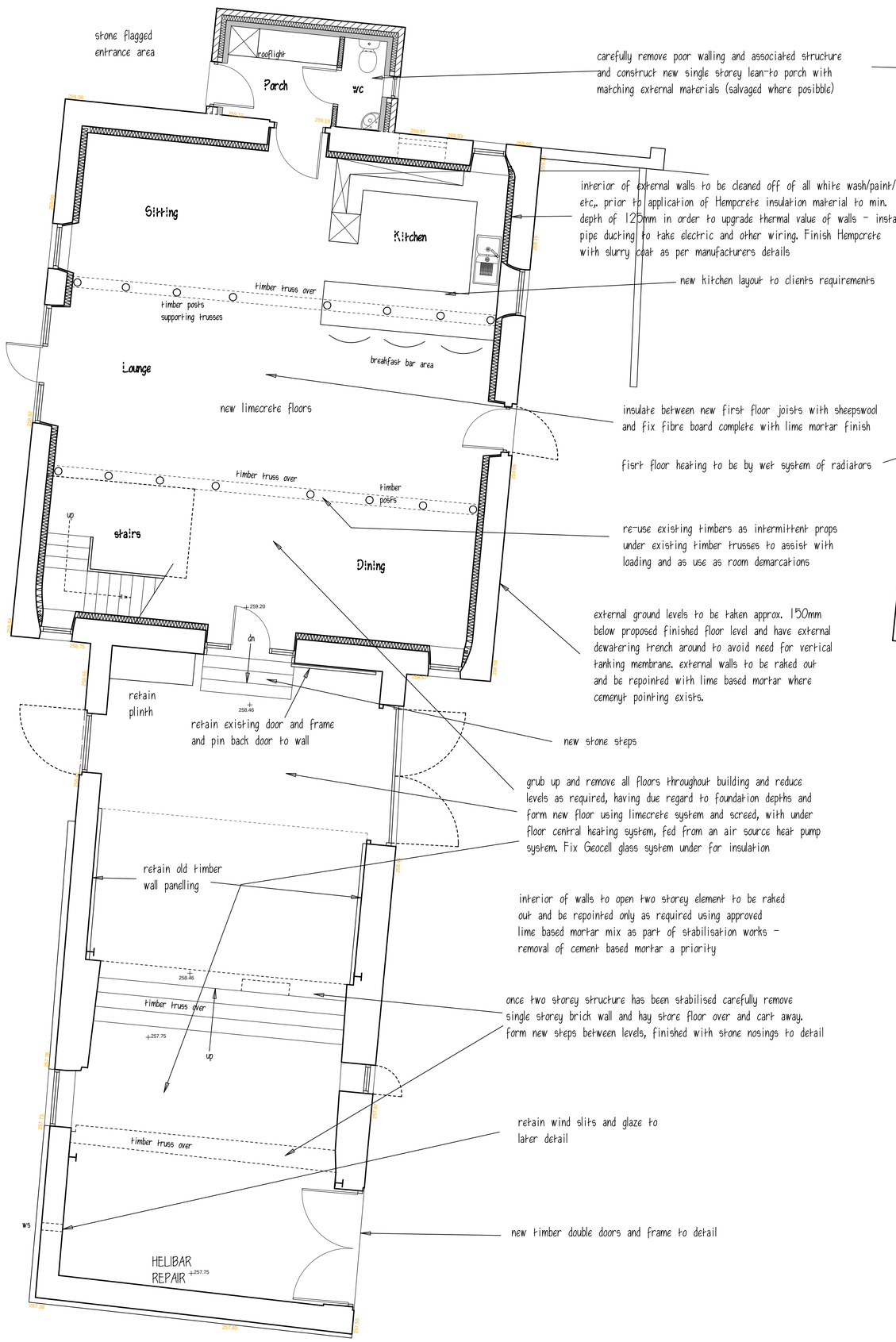
stone flagged entrance area
rooflight
Porch
w/c
Sitting
Kitchen
timber truss over
timber posts supporting trusses
breakfast bar area
Lounge
new limecrete floors
timber truss over
timber posts
stairs
up
Dining
259.20
dn
258.46
retain plinth
retain existing door and frame and pin back door to wall
retain old timber wall panelling
258.46
timber truss over
257.75
up
timber truss over
HELIBAR REPAIR
257.75
carefully remove poor walling and associated structure and construct new single storey lean-to porch with matching external materials (salvaged where posibble)
interior of external walls to be cleaned off of all white wash/paint/ etc,. prior to application of Hempcrete insulation material to min. depth of 125mm in order to upgrade thermal value of walls - install pipe ducting to take electric and other wiring. Finish Hempcrete with slurry coat as per manufacturers details
new kitchen layout to clients requirements
insulate between new first floor joists with sheepswool and fix fibre board complete with lime mortar finish
fisrt floor heating to be by wet system of radiators
re-use existing timbers as intermittent props under existing timber trusses to assist with loading and as use as room demarcations
external ground levels to be taken approx. 150mm below proposed finished floor level and have external dewatering trench around to avoid need for vertical tanking membrane. external walls to be raked out and be repointed with lime based mortar where cemenyt pointing exists.
new stone steps
grub up and remove all floors throughout building and reduce levels as required, having due regard to foundation depths and form new floor using limecrete system and screed, with under floor central heating system, fed from an air source heat pump system. Fix Geocell glass system under for insulation
interior of walls to open two storey element to be raked out and be repointed only as required using approved lime based mortar mix as part of stabilisation works - removal of cement based mortar a priority
once two storey structure has been stabilised carefully remove single storey brick wall and hay store floor over and cart away. form new steps between levels, finished with stone nosings to detail
retain wind slits and glaze to later detail
new timber double doors and frame to detail
void
3805
Master Bedroom
2079
2974
void
En Suite
4091
store
void
2012
3060
rooflight
Study/ Bedroom
3025
rooflight
void
2867
Bedroom
rooflight
glass balustrade and handrails
Cyl.
1978
rooflight
2996
Gallered Landing
Bathroom
rooflight
void
dn
261.325
full height window to agreed details
timber infill panel
ws
timber truss over
HELIBAR REPAIR
HELIBAR REPAIR
interior of external walls to be cleaned off of all white wash/paint/ etc,. prior to application of Hempcrete insulation material to min. depth of 125mm in order to upgrade thermal value of walls - install pipe ducting to take electric and other wiring. Finish Hempcrete with slurry coat as per manufacturers details
oak ledged, braced and battens doors and frames to first floor openings
existing roof timbers to be checked once roof tiles have been stripped - timbers to remain where possible, with new timbers to sides in order to retain architectural merit - no timber treatment unless previously agreed
fix partitions between truss elements to retain visual clarity of trusses
roof to be recovered using existing tiles where salvaged, complete with matching reclaimed, with bat friendly breathable underlay and s.w. tanalised battens
insulation between rafters to be sheeps wool or equal natural insulation, with cross battens and ditto insulation - underside to have fibre board to take skim finish of lime plaster - all for breathability of fabric (alternatively use Thermofleece insulation)
soil and vent discharges to be via tile vents - no external soil stacks or waste pipes unless agreed
new rooflights to be Velux conservation type with recessed flashing kits or equal and approved - trim roof timbers accordingly
new staircase to later detail to be totally independant of existing structure i.e. self supporting - no wall fixings.
new stud partitions to be faced each side with fibreboard and lime skim, with 75mm sheepswool between for sound and thermal insulation - trim partitions between trusses, etc. as shown
two storey open element to have steel portal frame skeleton in order to retain external walls - some minor repairs required as per Structural Engineer's report and to future details to be supplied - carry out repairs to any timbers and truss members as required following closer inspection
new metal windows, painted dark grey - retain and overhaul or renew window shutters
retain wind slits and glaze to later detail
SUPPLY AND FIX 10No. SWALLOW CUPS IN AGREED POSITIONS IN TWO STOREY VOID
0 1 2 3 4 5 metres
scale bar @ 1:50 on A1 Sheet
RICS
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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 WHITEHOUGH FARM BARNS, IPSTONES.
CLIENT Mr. F. HARRIS.
DRAWING GROUND AND FIRST FLOOR AS PROPOSED - REVISED.
DATE July 2024.
SCALE 1:50.
DRWG No. RLM1099/5.
REVISION B.