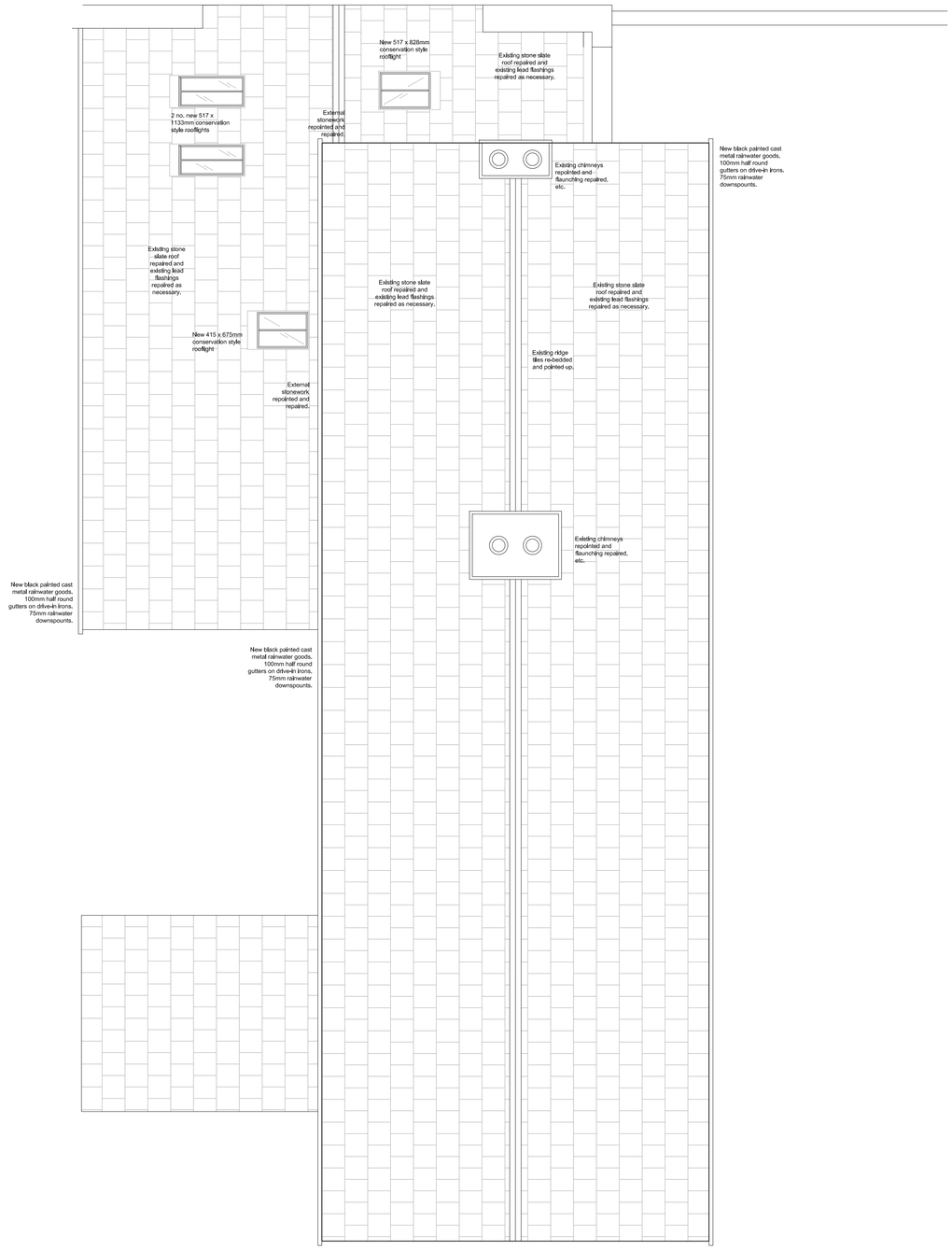
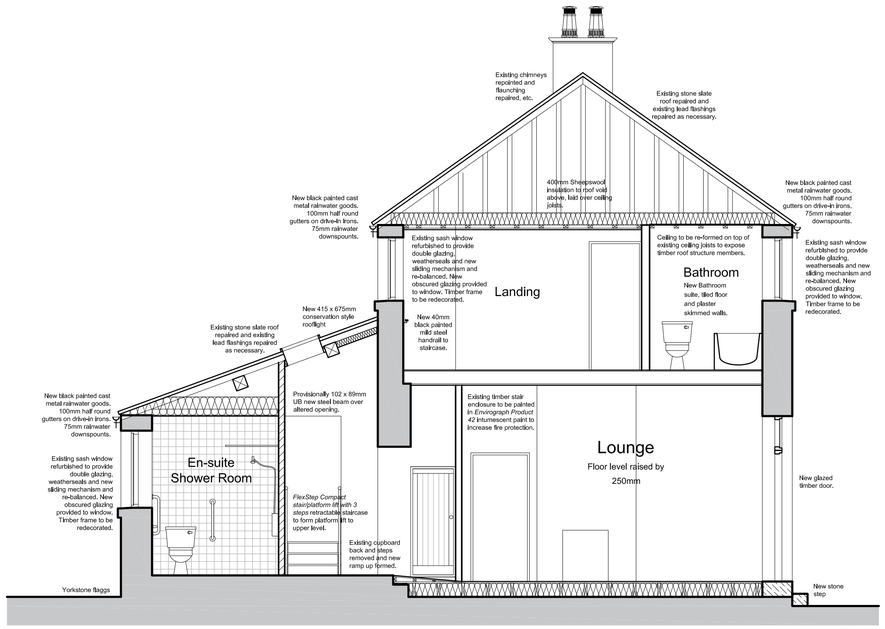
©
No dimensions are to be scaled from this drawing.
All dimensions and sizes to be verified on site



Roof Plan as Proposed

(Scale 1:50)

0 5m



Section A-A as Proposed

(Scale 1:50)

Materials

External Walls:
Existing solid stone external walls to be retained, repointed and minor repairs carried out as necessary. Missing stones to be replaced with salvaged stonework (from around the site) to match existing.

Internal Walls:
Internal walls generally to remain as existing (solid construction). Where shown, existing walls are to be removed and new supporting steel beams installed over formed/increased openings on new concrete pad foundations.

Existing brickwork partition between existing Dining Room and Outbuilding to be taken down as of no historical importance.

Exposed stonework, where not plastered, to be limewashed.

Roofs:
Existing stone slate roofs are generally in sound condition and are to be repaired only as necessary. Existing lead flashings appear in sound condition.

Existing ridge tiles to be retained and rebedded and repointed as needed.

Floors:
Existing internal floors to be broken up and new insulated concrete slab floors installed over new damp proof membrane.

Lounge/Entrance Hall floor to be raised with new suspended timber floor to provide level access throughout.

Timber floors to first floor to remain as existing.

Ceilings:
Existing (assumed plaster lath) Ground Floor ceilings to be repaired where needed and repainted. Within Kitchen, existing ceiling has previously fallen away, revealing the existing pitched timber roof structure and supporting purlins (part exposed through Gable wall) and horizontal, low, level ceiling joists. Ceiling joists are to be removed and ceiling level moved to follow the pitch line of the roof. New insulated roof structure to be installed to Kitchen and Lift Lobby.

New suspended ceiling to En-suite with 400mm sheepswool insulation installed above.

First floor ceilings to have 400mm sheepswool insulation installed above.

Former plaster lath ceiling to Bathroom has fallen away. New plasterboard ceiling to be installed on top of original ceiling joists to expose low level timber roof structures and 400mm sheepswool insulation laid on top.

Windows:
Existing timber sash windows to be refurbished and double glazed and fitted with new weatherstrips, re-balanced and redecorated. Broken panes to be replaced.

New conservation style rooflights to single storey lean-to structure, to Kitchen, Lift Lobby and Stair Lobby.

Doors:
New glazed timber paneled door to front elevation with glazed fanlight above.

New timber planked stable door to Kitchen and glazed vertical panel door to Bedroom.

Internal doors to be as existing or replaced where missing to match existing.

Rainwater Goods:
New black painted half round cast metal gutters and downspouts throughout, connected to existing drainage routes.

Stairs/Lifts/Access:
New *FlexStep Compact stair/platform lift with 3 steps* retractable staircase to form platform lift to upper Kitchen level from Bedroom/Lounge Level

FlexStep Specification:

- Lifting height, Low version programmable from 500-730mm / high 730-1250mm
- Number of steps: 3 to 6 available.
- Width of platform/steps: *700, 800, 900 & 1000mm *non standard
- Indoor or outdoor installation. – 1 or 2 stops
- Choosing the material of step inserts and handrails: 10 different types of wood and metal
- Safety/protection features
- Choosing type of operation control
- Lifting capacity : 250 kg/2 persons with overload protection (sound and stop warning)
- Weight: 120 kg
- Noise < 70 db
- Electrical connection: 230 VAC/50 Hz/10 A
- Safety:
- Infrared squeeze protection
- IR safety termination board, Safety switches
- Emergency stop
- Automatic roll-off protection
- 2 pressure plates on each step
- Alarms
- Battery backup
- Ramp: 112 mm long when step riser > 140mm 142 mm long when step riser > 175 mm
- Balustrade type: Round or square
- Standard color: AkzoNobel 900 Gris Sable
- Control unit: The Control unit is the „heart" of the FlexStep It contains:
- Software which controls the safety features and lift positions.
- Batteries which supply the system with power in case of power break down.
- Connectors for power "in", 4 actuators and call stations/remote receiver.

Floor level to Entrance Hall/Lounge raised to allow ramped access to Bedroom/En-suite from Lounge/Entrance Hall and to remove step into Stair Lobby.

Lighting:
New LED lighting throughout including external lighting as shown.

External Works:
New stone step to front entrance.

Existing falling down dry-stone wall rear garden area to be rebuilt.

New stone flagg access path across rear of the property to be installed to provide level access to Kitchen and Bedroom.

No.	Date	Revision Details	By

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Client:
Wortley Hall Ltd.

Job Title:
Proposed Refurbishment and Extension of the Cottage at Wortley Hall, Wortley

Drawing Title:
Roof Plan and Section A-A as Proposed

Scale:	Drawn By:	Date:
1:50 @ A1	TJC	Mar '16

Job No:	Drawing No:	Revision No:
03.35.15/16	P/03	