THE BUILDINGS AND IMMEDIATE AREAS ARE TO BE CLEARED OF ALL DEBRIS AND UN-USABLE MATERIALS.
ALL MATERIALS SUITABLE FOR REUSES ARE TO BE CLEANED AND SET ASIDE.
SEE NOTES REGARDING ROOF TIMBERS.
FORM AN INITIAL INSPECTION IT IS ASSUMED THAT ALL EXISTING TIMBER FLOORS MATERIALS, INCLUDING BOARDING, JOISTS AND SUPPORTING BEAMS ARE UNSUITABLE FOR REUSE

THE EXISTING GROUND FLOOR CONSTRUCTION IS TO BE RETAINED IN ITS PRESENT FORM- SUBJECT TO INSPECTION AFTER SITE CLEARANCE.

THE EXTERNAL WALLS ARE BUILT OF LOCAL COURSED SANDSTONE MASONRY DRESSED EXTERNALLY.

SECTIONS OF THE WALLS ARE MISSING AND SOME AREAS ARE UNSTABLE. SCAFFOLDING AND TEMPORARY PROPS ARE IN PLACE TO ARREST FURTHER COLLAPSE WHERE POSSIBLE.

THERE AREA AREAS OF SEVERELY WEATHERED STONEWORK

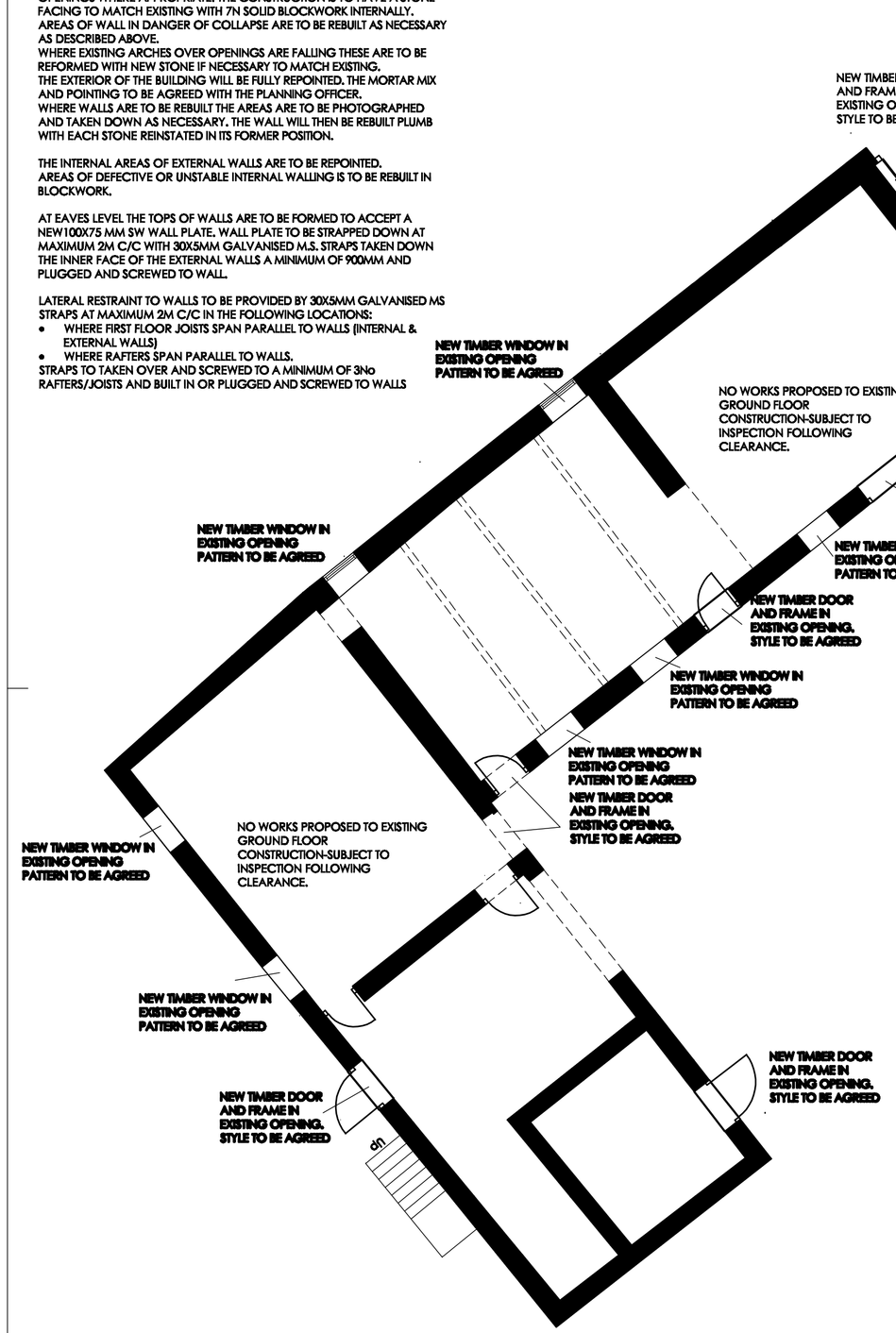
PROPOSED WORKS TO WALLS
WALL TOPS WILL BE CONSOLIDATED AND REBUILT AS NECESSARY USING LIME MORTAR. ALL VEGETATION WILL BE REMOVED AND WALLS WILL BE TAKEN DOWN AS NECESSARY TO REMOVE ALL ROOTS AND REBUILT TO THEIR ORIGINAL FORM.
ONLY THE MOST SEVERELY DECAYED STONE WILL BE REPLACES. NEW STONE WILL BE SOURCE TO MATCH THE COLOUR AND TEXTURE AND FACE OF THE EXISTING.
WHERE WALLS HAVE COLLAPSED THEY ARE TO BE REINSTATED, WITH OPENINGS WHERE APPROPRIATE. THE CONSTRUCTION IS TO HAVE A STONE FACING TO MATCH EXISTING WITH 7N SOLID BLOCKWORK INTERNALLY.
AREAS OF WALL IN DANGER OF COLLAPSE ARE TO BE REBUILT AS NECESSARY AS DESCRIBED ABOVE.
WHERE EXISTING ARCHES OVER OPENINGS ARE FALLING THESE ARE TO BE REFORMED WITH NEW STONE IF NECESSARY TO MATCH EXISTING.
THE EXTERIOR OF THE BUILDING WILL BE FULLY REPOINTED. THE MORTAR MIX AND POINTING TO BE AGREED WITH THE PLANNING OFFICER.
WHERE WALLS ARE TO BE REBUILT THE AREAS ARE TO BE PHOTOGRAPHED AND TAKEN DOWN AS NECESSARY. THE WALL WILL THEN BE REBUILT PLUMB WITH EACH STONE REINSTATED IN ITS FORMER POSITION.

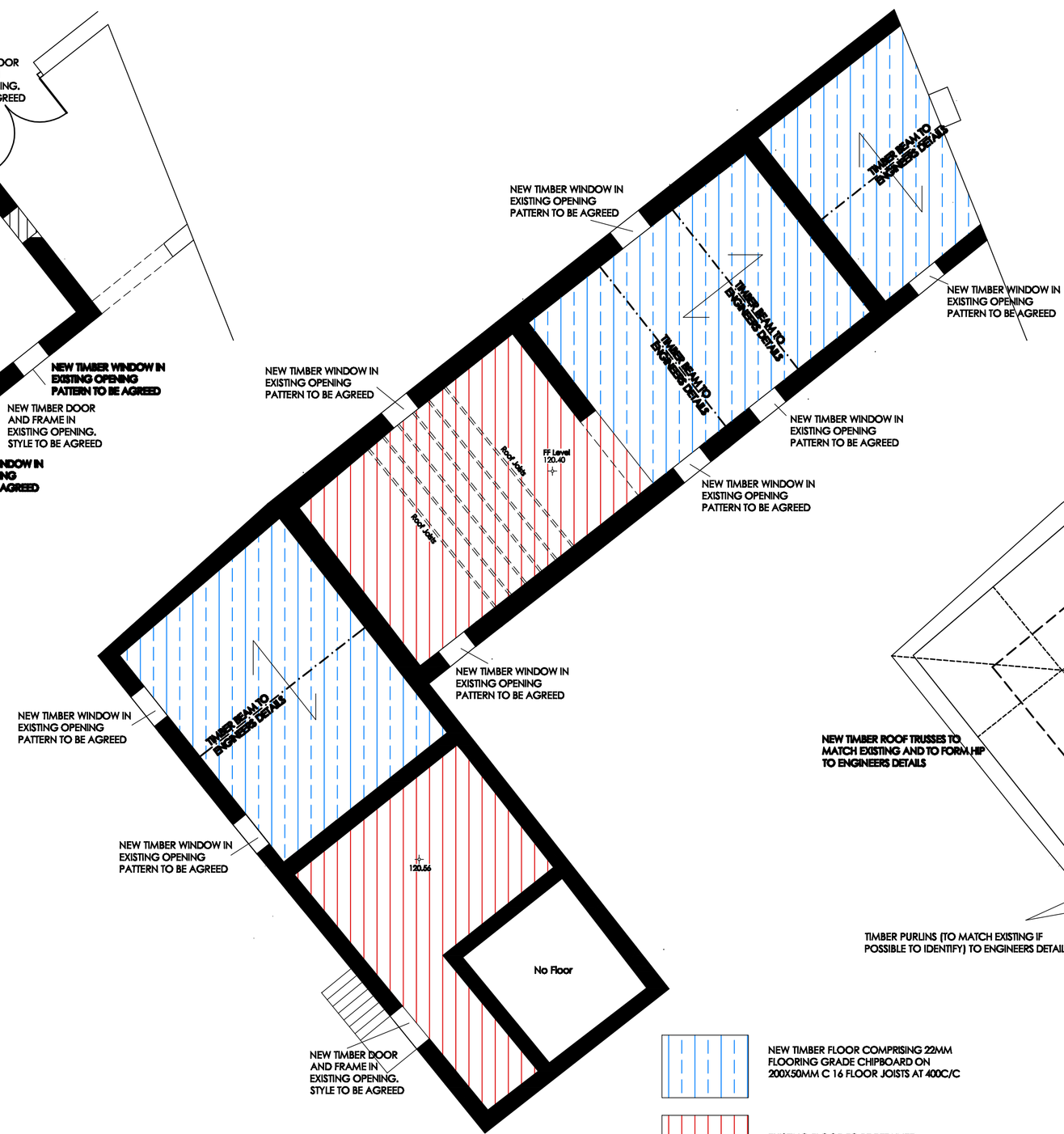
THE INTERNAL AREAS OF EXTERNAL WALLS ARE TO BE REPOINTED.
AREAS OF DEFECTIVE OR UNSTABLE INTERNAL WALLING IS TO BE REBUILT IN BLOCKWORK.

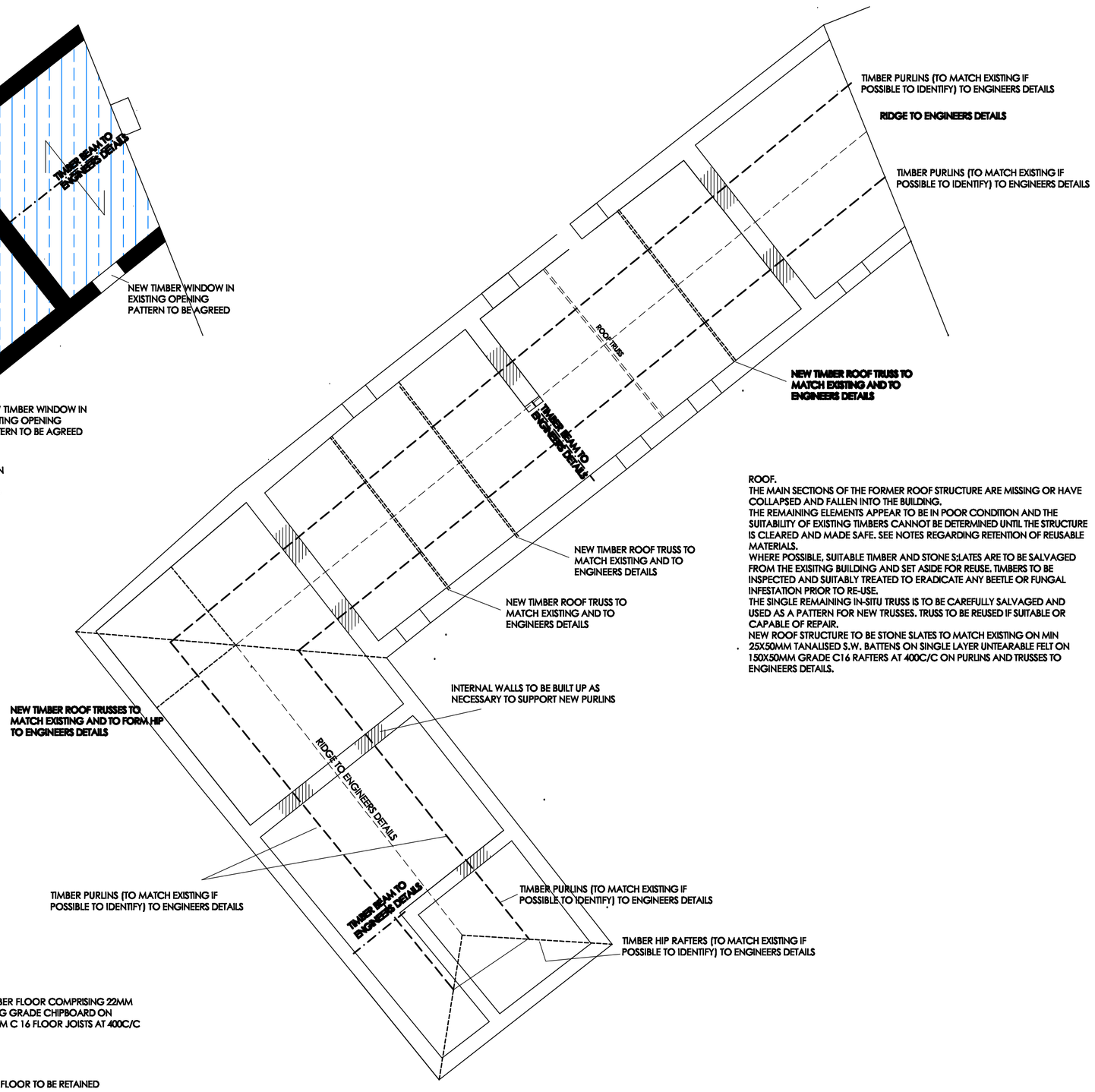
AT EAVES LEVEL THE TOPS OF WALLS ARE TO BE FORMED TO ACCEPT A NEW100X75 MM SW WALL PLATE. WALL PLATE TO BE STRAPPED DOWN AT MAXIMUM 2M C/C WITH 30X5MM GALVANISED M.S. STRAPS TAKEN DOWN THE INNER FACE OF THE EXTERNAL WALLS A MINIMUM OF 900MM AND PLUGGED AND SCREWED TO WALL.

LATERAL RESTRAINT TO WALLS TO BE PROVIDED BY 30X5MM GALVANISED MS STRAPS AT MAXIMUM 2M C/C IN THE FOLLOWING LOCATIONS:
- WHERE FIRST FLOOR JOISTS SPAN PARALLEL TO WALLS (INTERNAL & EXTERNAL WALLS)
- WHERE RAFTERS SPAN PARALLEL TO WALLS.

STRAPS TO TAKEN OVER AND SCREWED TO A MINIMUM OF 3No RAFTERS/JOISTS AND BUILT IN OR PLUGGED AND SCREWED TO WALLS







ROOF.
THE MAIN SECTIONS OF THE FORMER ROOF STRUCTURE ARE MISSING OR HAVE COLLAPSED AND FALLEN INTO THE BUILDING.
THE REMAINING ELEMENTS APPEAR TO BE IN POOR CONDITION AND THE SUITABILITY OF EXISTING TIMBERS CANNOT BE DETERMINED UNTIL THE STRUCTURE IS CLEARED AND MADE SAFE. SEE NOTES REGARDING RETENTION OF REUSABLE MATERIALS.
WHERE POSSIBLE, SUITABLE TIMBER AND STONE S:LATES ARE TO BE SALVAGED FROM THE EXISITNG BUILDING AND SET ASIDE FOR REUSE. TIMBERS TO BE INSPECTED AND SUITABLY TREATED TO ERADICATE ANY BEETLE OR FUNGAL INFESTATION PRIOR TO RE-USE.
THE SINGLE REMAINING IN-SITU TRUSS IS TO BE CAREFULLY SALVAGED AND USED AS A PATTERN FOR NEW TRUSSES. TRUSS TO BE REUSED IF SUITABLE OR CAPABLE OF REPAIR.
NEW ROOF STRUCTURE TO BE STONE SLATES TO MATCH EXISTING ON MIN 25X50MM TANALISED S.W. BATTENS ON SINGLE LAYER UNTEARABLE FELT ON 150X50MM GRADE C16 RAFTERS AT 400C/C ON PURLINS AND TRUSSES TO ENGINEERS DETAILS.

NEW TIMBER FLOOR COMPRISING 22MM FLOORING GRADE CHIPBOARD ON 200X50MM C 16 FLOOR JOISTS AT 400C/C

EXISTING FLOOR TO BE RETAINED

ALL FLOOR JOISTS TO BE SUPPORTED ON JOIST HANGERS OR SUITABLY SEALED AROUND WITH MASTIC TO PREVENT AIR LEAKAGE AROUND THE JOISTS.

STRUTTING TO BE PROVIDED TO FLOOR JOISTS AT MID SPAN.

LATERAL RESTRAINT TO WALLS TO BE PROVIDED BY 30X5MM GALVANISED MS STRAPS AT MAXIMUM 2M C/C IN THE FOLLOWING LOCATIONS:
- WHERE FIRST FLOOR JOISTS SPAN PARALLEL TO WALLS (INTERNAL & EXTERNAL WALLS)
- WHERE RAFTERS SPAN PARALLEL TO WALLS.

STRAPS TO TAKEN OVER AND SCREWED TO A MINIMUM OF 3No RAFTERS/JOISTS AND BUILT IN OR PLUGGED AND SCREWED TO WALLS

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SURVEYORS AND BUILDING DESIGN CONSULTANTS

Project.	Client.	
BUILDING REINSTATEMENT HOME FARM, WORSBOROUGH BARNSLEY		
Drawing Title. PLANS AS PROPOSED	Date. MAY 2012	Scale. 1:100 @ A1
	Ref. 11–082	Dwg. No. 05 / Rev.

Date		Suffix	Description	Date		Suffix	Description