

Main House Roof Repairs

Carefully strip off existing stone roof tiles throughout and set aside on timber pallets for re-use in existing courses (allow for marking each stone to allow reinstatement to match existing). Allow for carefully brushing off any existing moss growth. Carefully strip off all existing timber battens throughout and dispose of from site. Enable the CA access for close inspection of the existing timber rafters and purlins throughout to determine the repair works required - assume 20% replacements and 20% repairs required for purposes of pricing. NOTE where more than 50% of the length or depth of the timbers are decayed or defective, new material to be installed to BS EN 1995 and BS 5268; otherwise new material to be spliced in to existing timbers; new work shall match original in all other respects. Install new 36 x 25mm treated sw timber battens (gauge to match existing roofing tiles) throughout using ringed stainless steel nails. Reinstate all roofing stone throughout, all replacement stone to match existing, to the approval of the contract administrator prior to the commencement of the works and to be blended in across each roof pitch, stone to be fixed with broad-shanked copper nails. Reinstate all ridge tiles throughout with NHL 3.5 Lime mortar, allow for 20% replacement tiles to match existing to the approval of the contract administrator prior to the commencement of the works and to be blended in across the roof. Include for the rooflights as noted.

Garage Door

Garage door to be painted timber boarded doors to match the pedestrian door adjacent, pair of doors, 3645mm x 2100mm door opening all as shown

Rooflights

New 4 No Clement 02 668 x 1021mm conservation rooflights by Clement Windows Group Ltd, Clement House, Weydown Industrial Estate, Haslemere, Surrey, GU27 1HR, 01428 643393
www.clementconservationrooflights.co.uk all as shown to the existing main house roof

Pedestrian External Doors

Pedestrian external door to be painted timber boarded door to match the garage doors, single leaf 910mm x 2100mm door all as shown

Structural Items

All structural openings and supports to removed items, including new roof structure, to the design and spec of the S. Eng

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Lintels - over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

External Works
For details of the works to the garden/ external areas refer to drawing 201

Garage and Workshop

Neighbouring Property

Demolitions

Existing garage walls, roof and doors etc. to be carefully removed, shown dotted

New building construction to consist of:

New External Walls

External walls to be stonework/ blockwork cavity external wall construction with 100mm medium density blockwork inner leaf, 50mm cavity and 100mm external leaf stonework all to match the existing stonework within the adjacent garden area

Neighbouring Property

New Roof

New roofs to be natural slate to match the existing roofs on adjacent buildings in the garden area on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to the size and spec of the S. Eng

New Rainwater Goods

New gutters to match existing on the house, downpipes to be standard 68mm plastic rainwater pipes to drain onto driveway

New Ground Floor

New floor construction to be 150mm reinforced concrete floor slab on low density polyethylene 300mu, 1200 gauge, Visqueen DPM laid on 50mm sand blinding on well compacted hardcore fill

Ground Floor Plan As Proposed

Scale 1:100@A3

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT						
MR & MRS MELLER					1:100 @ A3	JUNE 2021
PROJECT					DRAWN	CHECKED
LOWER STAINBOROUGH FOLD COTTAGE					MH	
DRAWING TITLE					JOB NUMBER	DRAWING NO.
GROUND FLOOR PLAN AS PROPOSED					2081	202

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