Condition of existing stone slates to be reviewed on site, and salvaged for re-use where possible. Any replacements slates to match existing, to Architect and Conservation Officer prior approval.

Stone slates fixed to 50x32 tanalised battens with nail and hook fixings, on breather membrane with all joints lapped with final lap in to gutter, draped to sag between rafters, on 200x50mm C24 SW rafters at 400mm ctrs. with 150mm thick rigid phenolic insulation between rafters (flush with underside face of rafter to ensure 50mm ventilation gap over insulation) All rafter and ceiling joist sizes to be confirmed by Structural Engineer. Underside of rafter lined with 32.5mm insulated plasterboard with 3mm skim finish.

NB Stone slates to be laid to allow four bat access points (two per roof pitch) to the roof space between slate and breather membrane, in accordance with the Planning approved Bat Mitigation strategy document.

32.5mm VCL backed Plasterboard with skim finish to all reveals

New painted timber casement double-glazed window.
NB Windows to be set back a minimum 75mm into the reveal, in accordance with Planning Condition 10.

Wall-lining to upper-storey:
12.5mm VCL backed Plasterboard with skim finish (unless tiled) on treated sw battens (size TBA on site) on DPC strips. Void infilled with rigid phenolic insulation, cut tightly to infill between projecting brickwork.

32.5mm VCL backed Plasterboard with skim finish to all reveals

New painted timber casement double-glazed window.
Overall system to achieve a target U-value of 1.4 W/m²K.
NB Windows to be set back a minimum 75mm into the reveal, in accordance with Planning Condition 10.

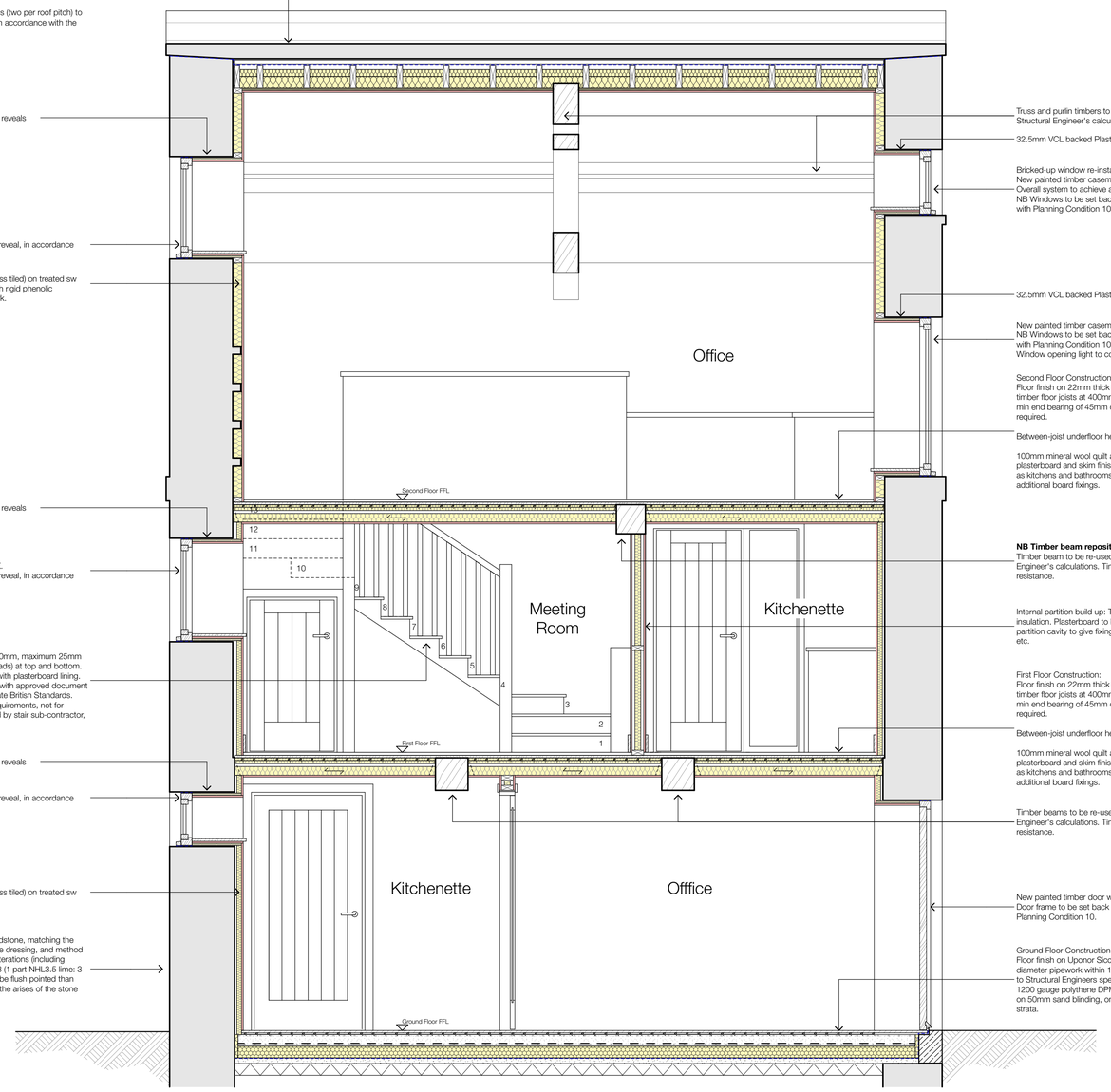
Staircase:
First to second floor rise approx 2175mm.
13 No. equal risers @ 168mm, clear tread dimension 250mm, maximum 25mm overlap, 275mm overall tread. 1/4 turn (3 kite winder treads) at top and bottom. Timber staircase, balustrade and handrail under drawn with plasterboard lining. Staircase and balustrade to be designed in accordance with approved document Park K of the current Building Regulations and appropriate British Standards. (This drawing has been prepared to show setting out requirements, not for fabrication. All design, sizes calculations to be confirmed by stair sub-contractor, drawings to be produced for approval).

32.5mm VCL backed Plasterboard with skim finish to all reveals

New painted timber casement double-glazed window.
NB Windows to be set back a minimum 75mm into the reveal, in accordance with Planning Condition 10.

Wall-lining to Ground and First floors:
52.5mm VCL backed Plasterboard with skim finish (unless tiled) on treated sw battens (size TBA on site), on DPC strips.

The facing stone to any areas of repair to be natural sandstone, matching the existing in terms of colour, general grain size, type of face dressing, and method of coursing. The mortar mix for works to 'make good' alterations (including dressing new openings, small scale infill etc) must be 1:3 (1 part NHL3.5 lime: 3 parts washed river or well graded grit sand), this should be flush pointed than stippled back to reveal the texture of the aggregate and the arises of the stone blocks and aid curing.



Truss and purlin timbers to be re-used/re-placed subject to Timber survey and Structural Engineer's calculations.

32.5mm VCL backed Plasterboard with skim finish to all reveals

Bricked-up window re-instated with new ashlar head and cill.
New painted timber casement double-glazed window.
Overall system to achieve a target U-value of 1.4 W/m²K.
NB Windows to be set back a minimum 75mm into the reveal, in accordance with Planning Condition 10.

32.5mm VCL backed Plasterboard with skim finish to all reveals

New painted timber casement double-glazed window.
NB Windows to be set back a minimum 75mm into the reveal, in accordance with Planning Condition 10.
Window opening light to comply with Means of Escape requirements.

Second Floor Construction:
Floor finish on 22mm thick t&g chipboard securely fixed to 150x50mm C24 timber floor joists at 400mm centres to be confirmed by Structural Engineer with min end bearing of 45mm on hangers / 100mm on load bearing walls as required.

Between-joist underfloor heating system TBA

100mm mineral wool quilt acoustic insulation between joists with 12.5mm plasterboard and skim finish to underside, with foil back above humid areas such as kitchens and bathrooms. Noggins required between joists at perimeter for additional board fixings.

NB Timber beam repositioned to suit staircase position.
Timber beam to be re-used/replaced subject to Timber survey and Structural Engineer's calculations. Timber section size calculated to ensure 30min fire resistance.

Internal partition build up: Timber stud partition with acoustic partition roll insulation. Plasterboard to both sides with skim finish. 18mm plywood within partition cavity to give fixing points as required for sinks, wc cisterns, wall units etc.

First Floor Construction:
Floor finish on 22mm thick t&g chipboard securely fixed to 150x50mm C24 timber floor joists at 400mm centres to be confirmed by Structural Engineer with min end bearing of 45mm on hangers / 100mm on load bearing walls as required.

Between-joist underfloor heating system TBA

100mm mineral wool quilt acoustic insulation between joists with 12.5mm plasterboard and skim finish to underside, with foil back above humid areas such as kitchens and bathrooms. Noggins required between joists at perimeter for additional board fixings.

Timber beams to be re-used/replaced subject to Timber survey and Structural Engineer's calculations. Timber section size calculated to ensure 30min fire resistance.

New painted timber door with arched head and glazed sidelights either side. Door frame to be set back a minimum 75mm into the reveal, in accordance with Planning Condition 10.

Ground Floor Construction:
Floor finish on Uponor Siccus 12 underfloor heating system (or similar) 12mm diameter pipework within 15mm deep insulated tray, on reinforced concrete slab to Structural Engineers specification, on 100mm rigid phenolic insulation, on 1200 gauge polythene DPM, double sided jointing tape and lap tape at all joints, on 50mm sand blinding, on well compacted crushed stone sub base & firm strata.

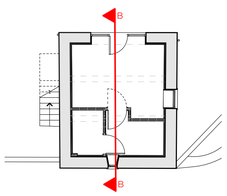
Notes

Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of work and architect to be notified of any discrepancies.

This drawing is intended to permit overall scheme proposals only and cannot be used for construction purposes without further information.

Rev.		Drawn	Checked	Date
A	Change from residential to office scheme.	MH		05.08.21



KEY

Job Title
The Dovecot, Jowett House Farm, Cawthorne, Barnsley, S75 4AS

Client
Jowett House Farms Ltd

Status: Building Regulations
Company: AD

Drawing: Section B - Proposed
Scale @ A1: 1:25

Date: Dec 2020
Drawn: MH
Checked:

Drawing No.: 3357 (0-) 09
Revision: A

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