

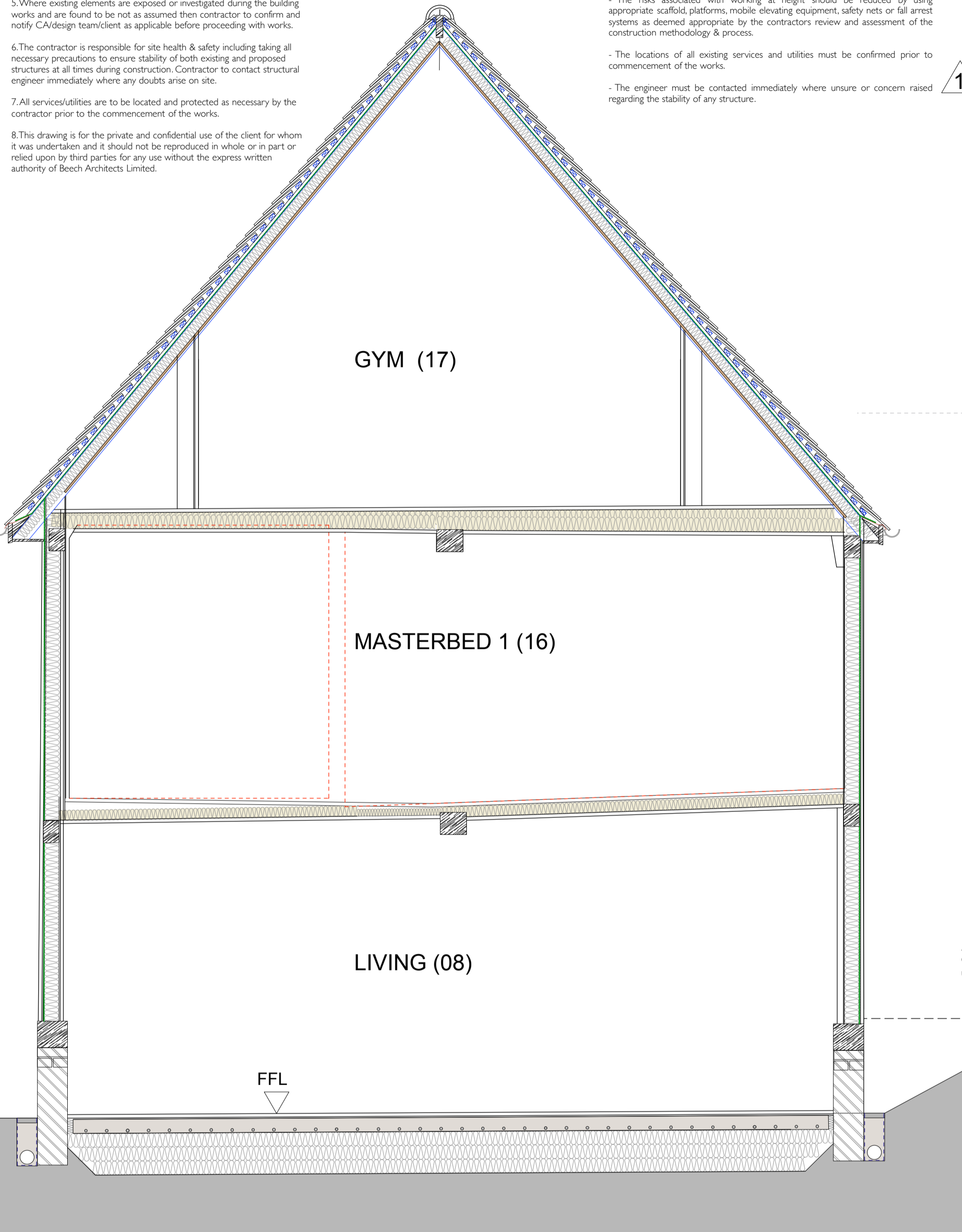
General Notes

- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialists drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/Client or relevant project manager before proceeding with the works.
- All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
- All work to be to the satisfaction of the Building Control checking authority.
- Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
- Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
- The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
- All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
- This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

RESIDUAL RISK TO HEALTH & SAFETY

Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements, Current Code of Practice and compliance with CDM 2015 regulations.

- Numbered triangles further highlight specific locations where residual risks remain:
- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.
 - The risks associated with working at height should be reduced by using appropriate scaffold/platforms/mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractor's review and assessment of the construction methodology & process.
 - The locations of all existing services and utilities must be confirmed prior to commencement of the works.
 - The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.



HOUSE SECTION X-X

EXISTING TIMBER FRAMED WALLS ABOVE PLINTH LEVEL (BREATHABLE) U value varies: 0.24 to 0.63W/m2K

Existing non-breathable cements based internal and external linings to be carefully removed and frame to be inspected by structural engineer. Structural engineer to confirm remedial repairs. Carry out remedial repairs in accordance with structural engineers report and details (Adam powers doc ref R/22/037 and further as Frith Blake drawings and site inspection reports). Existing rotten timbers to be replaced with like for like, conservation officer to be made aware of unknown repairs / replacement works so they can be approved prior to works proceeding.

External frame to be exposed as per existing - refer to elevations - Woodworm (termite and fungal infestation) survey to be carried out by specialist, treatment and remedial works TBC. Frame to be dry ice blasted by specialist (Inspections to be carried out prior to works commencing)

New External riven oak laths fixed with 40mm stainless steel nails to sw pressure treated bearer battens stainless steel screwed to side of existing frame members, with 6mm gaps between laths, lath joints to be staggered.

Timber Frame depths varies from 50mm to 170mm approx. Friction fit the following sheeps wool insulations where possible:

- 50mm frame depth= 50mm Thermafleece Ultrawool roll, Thermal Conductivity: 0.035 Wm-1K-1= 0.63W/m2K u-value
- 70mm frame depth= 70mm Thermafleece Ultrawool roll, Thermal Conductivity: 0.035 Wm-1K-1= 0.48W/m2K u-value
- 90mm frame depth= 90mm Thermafleece Ultrawool roll, Thermal Conductivity: 0.035 Wm-1K-1= 0.40W/m2K u-value
- 140mm frame depth= 140mm (70mm + 70mm) Thermafleece Ultrawool roll, Thermal Conductivity: 0.035 Wm-1K-1= 0.27W/m2K u-value
- 170mm frame depth= 160mm (90mm + 70mm) Thermafleece Ultrawool roll, Thermal Conductivity: 0.035 Wm-1K-1= 0.24W/m2K u-value

External Render:
 -17mm Best of Lime Warmcote Insulated lime coat render base coat system (Lambda value approx 0.140 W/mK) - Best of Lime Fibre reinforced
 -8mm Best of Lime Limecrete finish render. (Lambda value approx 0.56 W/mK) - Best of Lime Fibre reinforced (150g with 25kg of dry mix)
 Complete Lime Render system to be installed in accordance with Best of Lime instructions / data sheets.

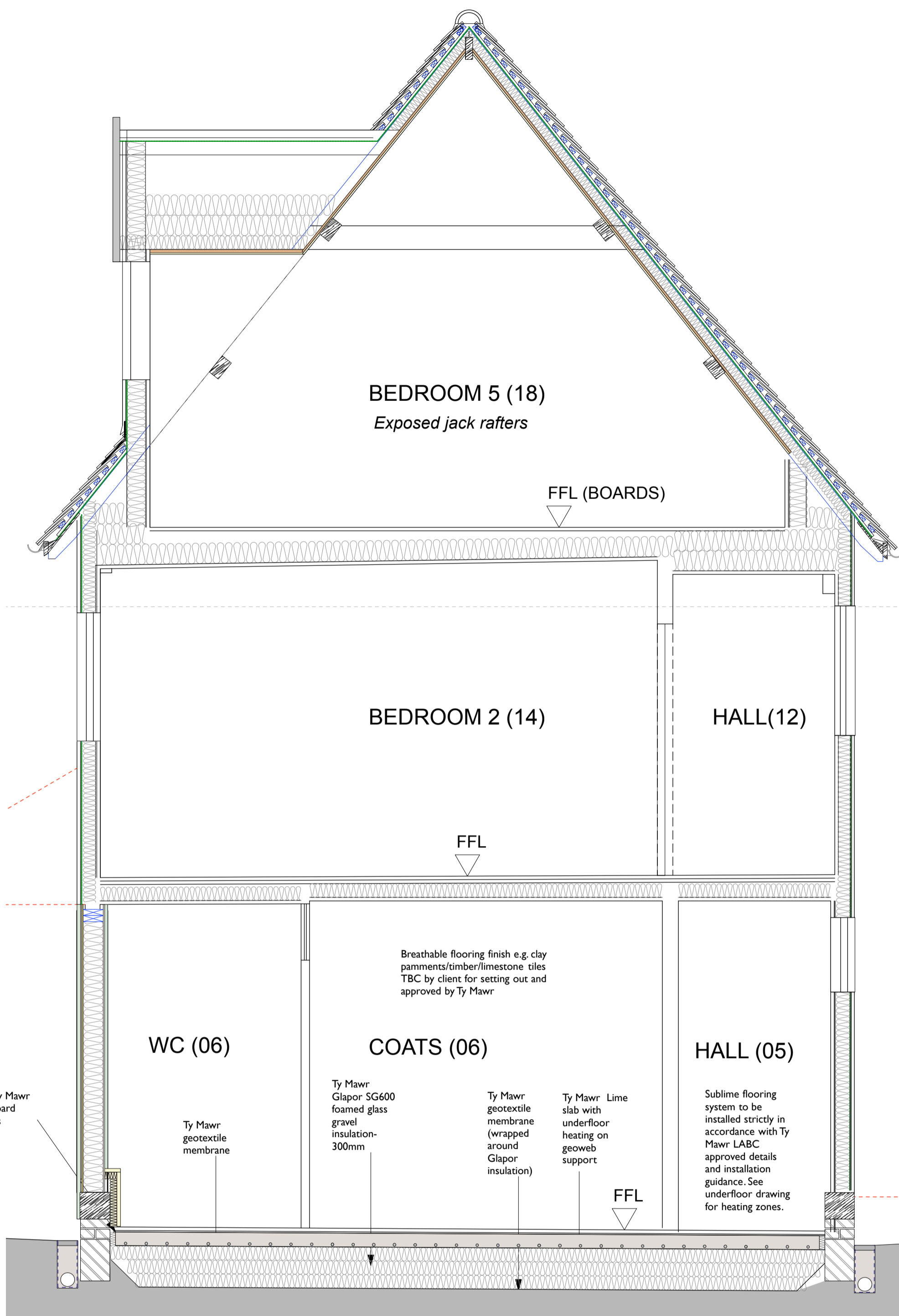
External Limewash system: Rose of Jericho, Casein Bound Lime wash. Lime wash system to be installed in accordance with best of lime and Rose of Jericho instruction / details. Client to confirm colour.

Retain existing lime plaster linings and make good where possible. Where required new replacement lining system to comprise of:

New internal Laths to be oak riven laths in accordance with suppliers details. 40mm stainless steel nails. 6mm gaps between laths.

Internal Replastering:
 -17mm Best of Lime Warmcote Insulated lime coat render base coat system (Lambda value approx 0.140 W/mK) - Best of Lime Fibre reinforced
 -8mm Best of Lime Limecrete finish render. (Lambda value approx 0.56 W/mK) - Best of Lime Fibre reinforced (150g with 25kg of dry mix)
 Complete Lime Render system to be installed in accordance with Best of Lime instructions / data sheets.

Internal Paint: Breathable Earthborn claypaint system or similar approved, all applied to manufacturers instructions / details



HOUSE SECTION Y-Y

ROOF - U VALUE - 0.24 W m2K (Varies due to rafter thickness)

Main contractor to install a full weatherproof scaffold with its own roof to ensure weather and waterproofing of building at all times.

Front Plain tiles, valley tiles, ridge tiles and rear rear pan tiles to be carefully removed, cleaned and to be carefully set aside for reuse. Remove existing roofings battens and bitumen felt membrane. Particle fibre boards to be removed. Structural engineer to inspect existing roof structure. Peg tiles to be reinstalled and mixed with matching new peg tiles (exact same size, colour, bond, texture etc). The roof tiles must be laid and fixed to comply with BS 5334-the British Standard Code of practice for tiling and BS 8000 Part 6: the British Standard Code of practice for workmanship on building sites. Flush SVP and extractor tile vents in walls only at high level below eaves. No roof vents. Pantiles to be stored for reuse on adjacent barns.

Rafters once exposed Structural engineer to inspect for wood rot and decay, replace like for like, engineer to confirm remedial repairs. See engineers drawing schedule. Woodworm (termite and fungal infestation) survey to be carried out by specialist, treatment and remedial works TBC. Exposed Roof structure to be dry ice blasted by specialist (Inspection to be carried out by specialist prior to works commencing).

Carry out remedial repairs in accordance with structural engineers report and details (Adam powers doc ref R/22/037 and further pending Frith Blake drawings and site inspection reports). Existing rotten timbers to be replaced with like for like, additional timber to be added to roof in accordance with engineers details to prevent roof sagging. Conservation officer to be made aware of unknown repairs / replacement works so they can be approved prior to works proceeding.

Ridge tiles to be fully bedded in 1:3 mortar mix to match existing.

New 22x125mm deep planed pressure treated softwood fascia board (note fascia is to be hidden by gutter). New 22x195mm deep planed pressure treated softwood Suffolk barge board with Hardwood sapele or similar approved timber cap to match existing, with code 4 lead back gutter ruck under tiles. All as lead sheet manual max 1500mm lengths with 150mm lap. 10mm chamfer to bottom edge to form drip down to all fascias and barge boards, to be stainless steel screwed

Paint: 2 no. coats Sadolin Superdec Satin finish paint prior to installation. Fill all screw holes after installation and provide 2 no further coat of Sadolin Superdec paint.

Alumasc Apex Heritage Cast iron BG50 (125mm, 5") beaded gutter and downpipe system. Colour = Black. Refer to manufacturers instructions for details of installation and components. Complete with all joints, swans necks, running outlets, end caps, bracket fixings, pipe holders, shoes, drain connectors and all components required to form a complete installation. Gutter brackets at 800mm centres and 100mm from each end, roddable back inlet gullies to downpipes. Swans neck angles to take gutter back to wall and at plinth level where required.

15mm t, g and v painted soffit boards over rafters. Painted as fascia

Fit 38 x 19mm sw pressure treated tiling battens on Proctors Roofshield breather membrane as manufacturers instructions. 25x50mm BS5534 Red Graded Treated Timber Roofing counterbattens over rafters. Eaves carrier and comb to suit. Proctors Roof shield breather (LR airtight) membrane installed as manufacturers instructions. Min 150mm vertical laps and 300mm horizontal laps. To lap over ridge min 150mm over sheet other side. Breather membrane to be dressed into gutter with eaves carrier tray with eaves comb filter. Roofshield essential for fully breathable roof. 50 x 50mm cross battens installed over roof to assist with cross bracing and levelling up low rafters.

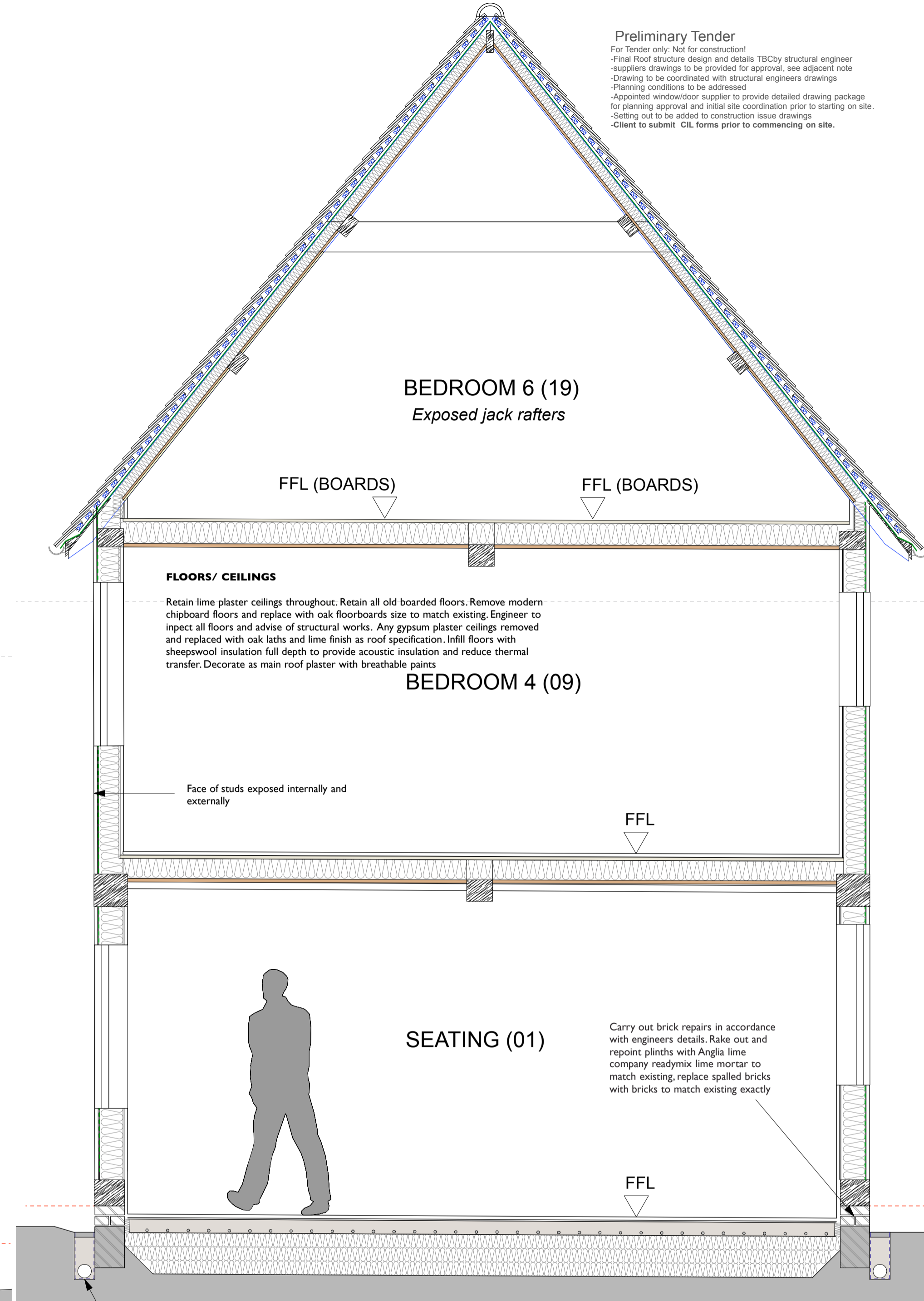
Fit 50 x 25mm sw pressure treated lath supports to side of rafters. Set back 25mm to allow for laths and lime render to butt up against exposed rafters.

Install sheepswool insulation between rafters to full fill rafter void as breathable insulation. Thermafleece Welsh Cosywool sheeps wool insulation between rafters (assume min 75mm or as available depth to maintain exposed rafter face) Thermafleece Cosywool roll Thermal Conductivity: 0.039 Wm-1K-1 friction fitted between.

Install oak riven laths fitted with 40mm Stainless Steel Annular Ring Shank Nails as recommended for fastening timber laths.

Lime palster with Anglia lime haired chalk mix as per manufacturers instructions.

Finish with lime, chalk or clay breathable paint. TBC.



HOUSE SECTION Z-Z

Perimeter land drain installed in 10mm peashingle wrapped in Terram geotextile ground level to be maintained min 150mm below FFL.

Depth of installed drain to be as advised & confirmed by Engineer to avoid surcharge of existing foundations. Level to be as a minimum match underside of Limecrete floor insulation

Preliminary Tender

- For Tender only. Not for construction!
- Final Roof structure design and details TBC by structural engineer
- suppliers drawings to be provided for approval: see adjacent note
- Drawing to be coordinated with structural engineers drawings
- Planning conditions to be addressed
- Appointed window/door supplier to provide detailed drawing package for planning approval and initial site coordination prior to starting on site.
- Setting out to be added to construction issue drawings
- Client to submit CIL forms prior to commencing on site.

Rev A - 15/1/24 - Notes amended			
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CLIENT Juliet and Bonamy Grimes			
PROJECT Monks Hall Syleham Eye IP21 4LN			
DRAWING Proposed House sections			
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