

GENERAL NOTES:

This is a domestic project - CDM 2015 applies. The client is reminded of their duties under the Building Safety Act 2022 and Building Regulations 2010 (amended 2023). Any persons using this drawing for construction must be competent and able to discharge the responsibilities of Principle Contractor in accordance with building control and CDM regulations.

- All dimensions and levels are to be checked on site
- Ascertain the existing drainage system asap and test any newly completed drainage to the satisfaction of the building control officer
- All work is to be carried out and certified by qualified persons & certificates to be provided to employer and LABC on completion
- All electrical installations are to be carried out by a competent and suitably qualified persons in accordance with part P and test certificate to be provided upon completion. All new wiring is to be carefully planned and concealed within the construction nor neatly planned exposed steel conduit

External insulation outside of the timber frame

- reinstatement clay pantiles
- 50mm vented void created battens and counter battens
- vapour open membrane; ADB breathable Pavatex membrane
- 200mm isolair-multi T&G woodfibre board, in two 200mm layers, to achieve u-value 0.17W/(m²K)
- DSB 2 Pavatex vapour control and airtightness membrane
- over rafters install 25mm cream Fibrolith wood wool board, install neatly as it is to remain unplastered
- exposed existing rafters

both layers of the 100mm Isolair-multi to be secured in place with STRH thermally broken timber fixings & washers then the counter battens are to be fixed all the way through the insulation with Topix-Therm-Heco fixings min 6 per sqm

exposed timber frame- assess for any required repairs: as per condition 3 prior to any repairs submit detailed schedule of works for the approval of the LPA

carefully remove the pantiles and set aside for reuse

reinstatement ridge tiles

existing purlin

exposed timber frame

Black aluminium Alumasc "Apex Heritage Beaded Half Round Cast", in textured black with "Heritage Circular Down Pipes" (not fitted with leaf guard)

timber fascia and soffit boards painted black

soffit vent closed with insect mesh

existing wall plate

External insulation outside of the timber frame

- reinstatement weather boarding, redecorate with black barn paint
- 50mm vented void created with vertical timber battens
- vapour open membrane; ADB breathable Pavatex membrane
- 200mm isolair-multi T&G woodfibre board, in two 100mm layers, to achieve u-value 0.17W/(m²K)
- DSB 2 Pavatex vapour control and airtightness membrane
- over studs install 25mm cream Fibrolith wood wool board, install neatly as it is to remain unplastered
- exposed existing timber studs

outline of adjoining barn to be provided with 30min fire resistance as per plan detail right

Plan detail of insulation and fireproofing to adjoining barn

- reinstatement weather boarding
- 50mm vented void created with vertical timber battens
- 9mm Promat Superlux calcium silicate board (n.b. wrap under woodfibre to abut masonry plinth)
- vapour open membrane; ADB breathable Pavatex membrane
- 200mm isolair-multi T&G woodfibre board, in two 100mm layers, to achieve u-value 0.17W/(m²K)
- DSB 2 Pavatex vapour control and airtightness membrane
- over studs install 25mm cream Fibrolith wood wool board, install neatly as it is to remain unplastered
- exposed existing timber studs

all installed as manufacturer's recommendations and instructions

exposed timber frame- assess for any required repairs: as per condition 3 prior to any repairs submit detailed schedule of works for the approval of the LPA

insulation will thicken the wall buildup, by nominally 250mm, affecting the detailing i.e. the weatherboarding will now sit proud of the plinth

carefully remove the timber weather boarding and set aside for reuse

wall plate

brick band above cant brick over clad with wood fibre

existing brick band

close all cavities behind the cladding with insect mesh

code 4 lead flashing over cant brick

the plinth has been previously repointed in cement, any repointing to be strictly in lime

flint plinth to remain exposed externally and internally

yard

Ty-Mawr sublime insulated limecrete floor system

at an early stage undertake test pit to determine existing floor depth and foundation depth

dig out existing concrete floors excavate, removing waste as work proceeds, and level ground

floor finish such as Cambridshire Brick & Tile Company floor bricks

min. 100mm Ty-Mawr lime slab

geotextile & geogrid

compacted Glapor SG600 recycled foam glass gravel, allow depth of 300mm, to achieve u-value 0.18W/(m²K)

geotextile

cut back concrete slab away from building perimeter & provide land drain

compacted clay with lawn over (shingle, paving and tower beds not recommended)

care to be taken not to disturb shallow footings

20-50mm graded stone, well compacted in 150mm layers

perforated land drain wrapped in geotextile, laid to fall into surface water / soakaway inc frequent rodding points & silt buckets

land drain fully enclosed and covered with geotextile to prevent clogging with soil / silt

provide land drain to entire exposed perimeter

cobbled flint plinth nom. 300mm thick

assumption that generally proposed floor levels are to match existing floor levels

lime slab

300

recycled foam glass gravel insulation

subsoil

n.b. batter to be maintained to ensure walls are not undermined, digging at 45° if shallow footings are found to avoid disturbing the base of the wall/ foundations

09.01.24	building control issue
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project
Barn at Button's Green Farmhouse Cockfield, IP30 0JF

drawing
detailed section

scale
1:10 @ A1 unless stated

date
Dec 23

number/revision
2355.03 CG