

Bird boxes to be Vivara Pro Seville 28mm WoodStone Nest Box. Mount two bird boxes on the building and three general garden bird boxes. Garden bird boxes should be installed and mounted on mature trees 4-5m high in the garden of the residential property (higher installation height than manufacturer guidance recommended due to known presence of cats). A bat maternity box needs mounting on a garden tree also. Also no artificial lighting will be permitted at that end of the building between the roof feature and the hedge.

Do not scale from this drawing, work to given dimensions. All dimensions to be checked on site. Any discrepancies with this drawing to be reported and clarified prior to commencing work on site, if in doubt - Ask. Corporate Architecture Ltd accept no responsibility for works not undertaken fully in accordance with this drawing and relevant specifications. Copyright © Corporate Architecture Limited

Notes:

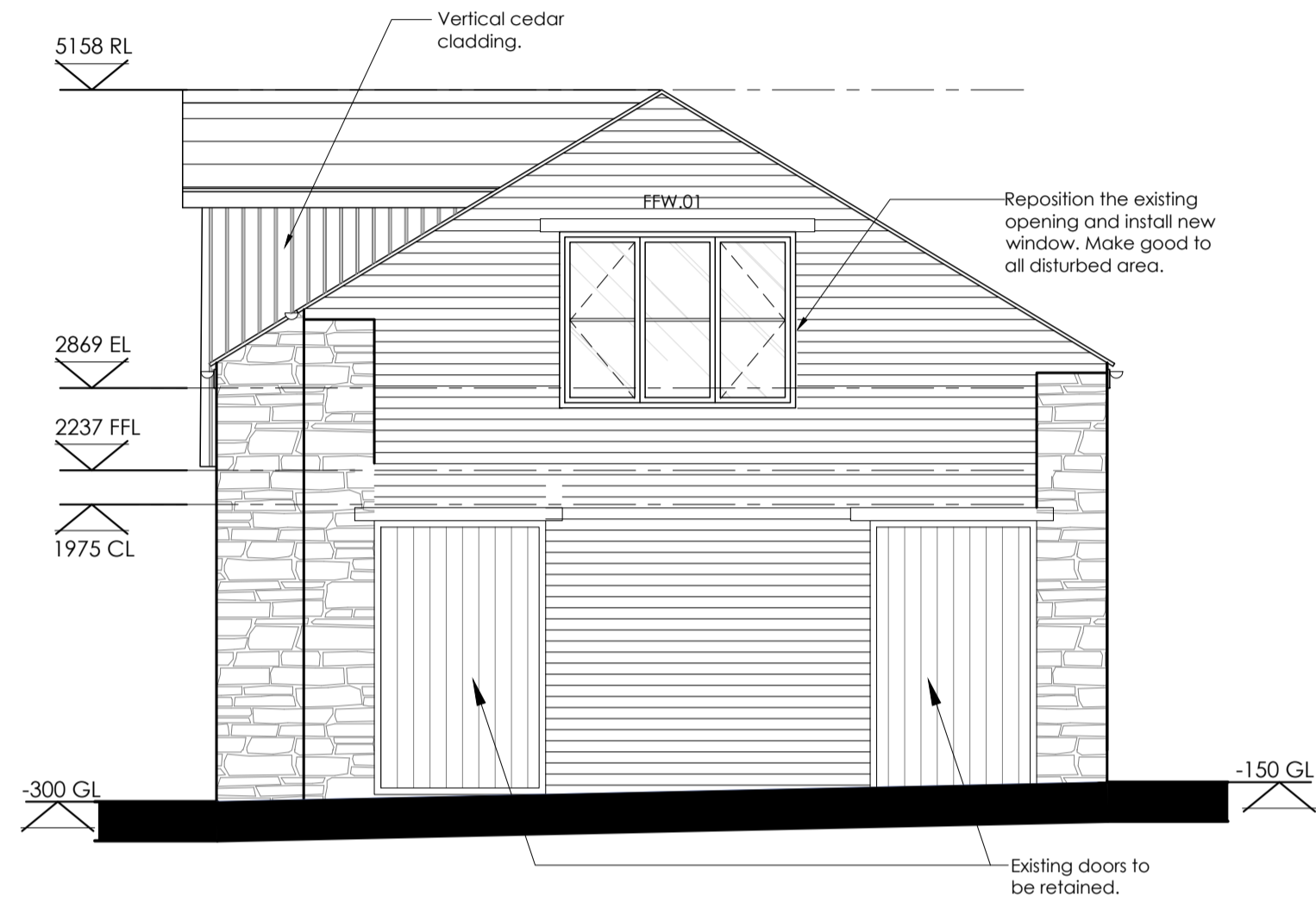
- Structural Repair Schedule:**
- 1 - Repair crack damage using suitable stone stitching technique to internal and external masonry by a suitably qualified stone mason.
 - 2 - Re-build new wall, where required, using suitable stone installed by a suitably qualified stone mason with stainless steel ties to inner leaf.
 - 3 - Install new steel and timber lintels designed by a suitably qualified structural engineer. Approval for joinery details requires from local authority for replacement of existing windows and installation of new doors, windows & rooflights prior to any internal works.
 - 4 - Replacing any timber beam with a steel beam, should be designed by a suitably qualified structural engineer.
 - 5 - Strap wall back to roof and floor using lateral restraint straps according to details supplied by a suitably qualified structural engineer.
 - 6 - Build new stairs to a specification approved by specialist.
 - 7 - Build floor to an approved specification. Strap floor to adjoining walls using lateral restraint straps according to details supplied by a suitably qualified structural engineer.
 - 8 - Patch repair (internal & external) stonework and brickwork using suitable materials installed by a suitably qualified mason.
 - 9 - Treat all existing timber joists, rafters, beams, lintels, floor boards etc. with suitable pesticides, fungicides, and preservatives, according to an approved specification by a suitably qualified specialist.
 - 10 - Undertake re-pointing where necessary throughout the property using suitable lime mortar (1 cement, 2 lime & 10 sand) and pointing techniques by a suitably qualified stone mason.
 - 11 - Undertake works to the roof as required, including maintenance and repairs following a thorough survey by a suitably qualified specialist.
 - 12 - Undertake maintenance and repairs of all rainwater drainage components to roof, and all connecting components down to ground level by a suitably qualified specialist. Install gravel margins where concrete slabs adjoin external walls to protect the stonework walls from excessive rainwater.
 - 13 - Undertake works to all lead flashing as required, including maintenance and repairs to an approved specification by a suitably qualified specialist.

Roof Construction:
Existing roof to be renewed. Reuse existing slates and timber where possible, new slates where required to match existing, laid on 25x50mm timber battens, on 25x50mm counter battens on TLX batsafe breather membrane on 33mm TLX Gold insulation on 200mm x 50mm C16 Rafters @400cs and purlins (if required) to specialist / S.E design. Install 150mm Rock Wool insulation between rafters. Underline rafters with 15mm plasterboard and nominal 3mm skim finish.



South East Elevation

1:50



South West Elevation

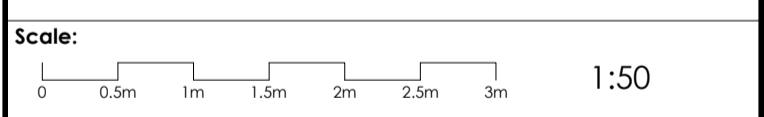
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Revision Log:

Rev:	Description:	By:	Date:
BR05	Windows updated in line with Preci-Spark drawings.	AO	05.04.24
BR04	Ground Floor level lowered.	PG	09.02.24
BR03	Window GFW.05 repositioned. ED02 Sliding shutters removed. client requested.	PG	17.01.24

Project:
Residential Annex Barn Conversion
No 4 The Green
Lyddington
Oakham
LE15 9LW

Client:
Mr & Mrs Morgan Jones



Drawn by:	Checked:	Date:	Paper Size:
PG		Dec '23	A1

Drawing Title:
Proposed Elevations - Barn

Drawing Status:
TENDER ISSUE

Drawing Number:	Revision Number:
5704/MJ/23/027	BR05

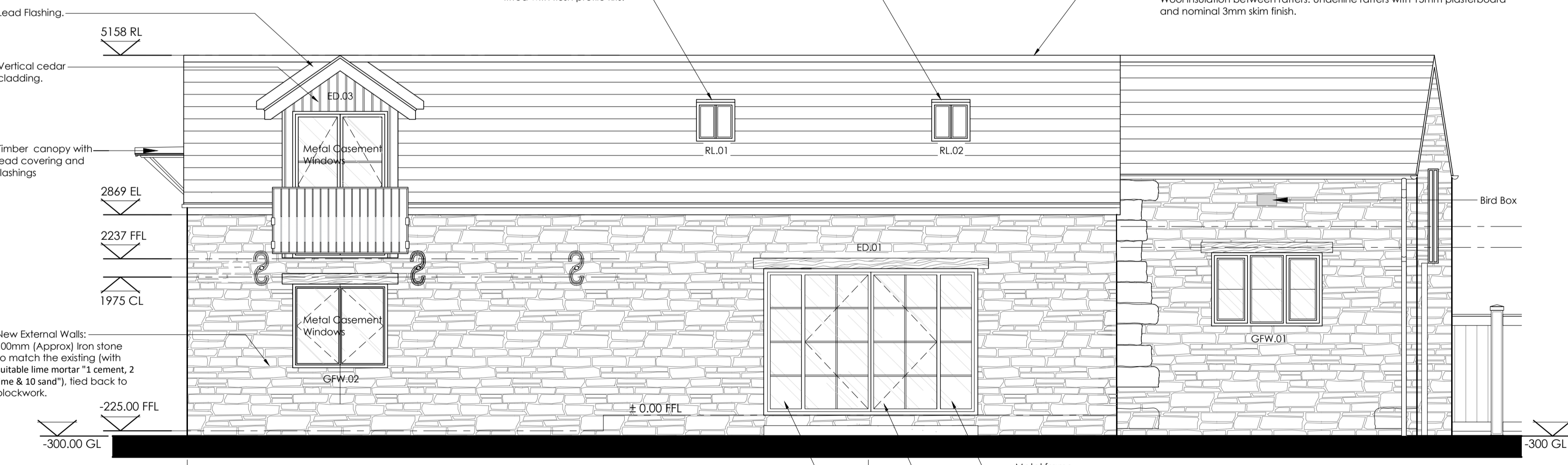
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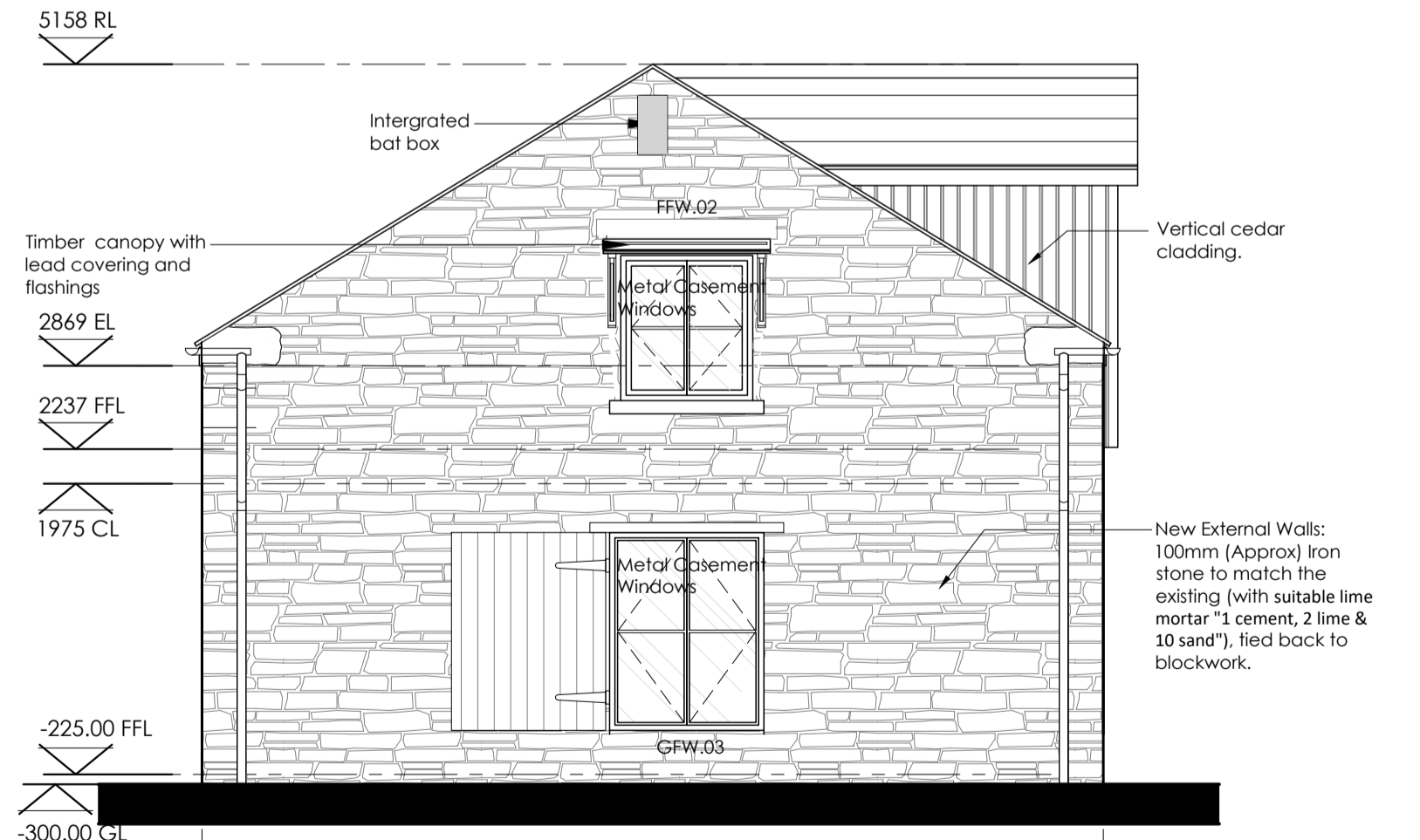
Roof lights to be Velux conservation style, 780mm x 1180mm fitted with flush profile kits.

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North West Elevation

1:50



North East Elevation

1:50