

THE BASIC STRUCTURAL FRAME IS IN VERY GOOD CONDITION FOLLOWING THE WORKS UNDERTAKEN ON IT, WITH A NEW ROOF STRUCTURE WITH STEEL AND TIMBER PURLINS THERETO AND SLATE AND STONE ROOF COVERINGS, NEW FIRST FLOOR JOISTS AND EXTERNALLY, FULLY REPOINTED ELEVATIONS AND REFURBISHED HEADS AND CILLS TO ALL WINDOW OPENINGS READY TO TAKE NEW TIMBER FRAMES. THE INTERNAL FLOORS HOWEVER HAVE NEVER BEEN TOUCHED AND NEED COMPLETELY BREAKING UP AND REPLACING WITH A NEW FLOOR CONSTRUCTION.

TRIAL PITS ARE TO BE DUG TO ASCERTAIN THE DEPTH OF THE EXISTING WALLS TO FOOTING DEPTH AND REMEDIAL WORKS UNDERTAKEN IF REQUIRED (THIS IS HOWEVER UNLIKELY TO BE NEEDED AS IT IS UNDERSTOOD THAT THE WALLS SIT APPROX 300-500mm BELOW GROUND). THE NEW FLOOR IS TO BE 100-150mm WELL COMPACTED TESTED Hardcore BASE COMPACTED TO LEVEL, 1200g DPM (TAPE AND SEAL TO VERTICAL TANKING TO SIDE AND REAR WALLS), 100mm XTRATHERM XT/UF INSULATION, 500g INSULATING MEMBRANE, 100mm CONC BASE WITH 25mm UPSIAND INSULATION TO PERIMETER AND 50-75mm STONE FLAG FLOOR TO FINISH. ALLOW FOR UNDERLOOR HEATING AS PART OF THIS MAKE UP AS/IF REQUIRED BY CLIENT.

ALL INTERNAL WALLS ARE TO BE MADE GOOD-REPOINTED AS REQUIRED TO ALLOW FOR NEW BATTENED WALL FINISH. THE REAR AND SIDE WALLS ARE TO RECEIVE CEMENTIOUS TANKING SYSTEM AND VERTICAL DAMP MEMBRANE UPTO A HEIGHT OF 1200mm TO TAKE INTO ACCOUNT THE HIGH GROUND LEVELS AROUND THE BUILDING. A 25mm AIR GAP IS THEN TO BE LEFT TO A 75x50 SW BATTENED INDEPENDANT WALL FINISH (TO ALLOW FOR A FLAT WALL FINISH) TO RECEIVE 75mm OF KINGSPAN K18 AND 12.5mm PLASTERBOARD FINISH.

THE EXISTING TIMBER FLOOR JOISTS (225X75 AT 400-450CTRS) ARE TO BE LOWERED TO A HEIGHT OF 2325mm ABOVE FINISHED FLOOR LEVEL, STAINED TO AN OAK FINISH AND INSULATED WITH 100mm ISOWOOL QUILT AND 15mm GYPROC WALLBOARD TO ALLOW FOR THE LOWER 100mm TO BE EXPOSED AS A CEILING FINISH. ALLOW FOR MID SPAN NOGGINs TO ALLOW JOIST SPANS OVER 2000mm. IN GENERAL JOISTS ARE TO BE ON HANGERS BUT WHERE BUILT IN ENSURE THEY ARE SEALED AGAINST AIR LEAKAGE. JOISTS TO BE FINISHED WITH 22mm T&G CHIPBOARD TO TAKE FINISH.

ALL EXISTING RAFTERS AND PURLINS THERETO ARE TO BE RETAINED AS THE ROOF WAS REPLACED RECENTLY WITH NEW TIMBERS, FELT AND BATTENS ETC. ALL RAFTERS ARE AT 400-450ctrs. ROOF IS TO BE INSULATED WITH 2 LAYERS OF SUPERQUILT INSULATION (NOM. 40mm BETWEEN RAFTERS TO MAINTAIN 50mm AIR GAP OVER AND 40mm SUPERQUILT BELOW RAFTERS). THIS WILL ALLOW FOR COMPLIANCE WITH REQUIRED U VALUES AND THE USE OF DOWNLIGHTS WITHIN THE ROOF SLOPE AS/IF REQUIRED. CONTINUOUS SOFTIT AND RIDGE VENTILATION IS TO BE ALLOWED FOR THROUGHOUT WITH EITHER OVER SOFTIT CONTINUOUS VENTILATOR TRANS AND CONTINUOUS RIDGE VENTS OR SPECIFIC SLATE VENTS TO BUILDING CONTROL REQUIREMENTS.

JOIST LAYOUT PLAN 1:50
(ALL DIMS ARE APPROX - WORK TO DIMS ON SITE ONLY)


SLADE HILL FARM

SLADE HILL FARM

PROPOSED 10

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