

# PROPOSED SPECIFICATION OF WORKS

**GROUND**  
 65 CONCRETE SCREED ON 50 RIGID KINGSPAN INSULATION (OR SIMILAR) ON 300 um 1200g POLYETHENE DPM ON MIN 100 RAFT INCREASING TO 300 PERIMETER. (500g MEMBRANE TO ISOLATE CONCRETE TO INSULATION), EXTERNAL WALL JUNCTION TO BE CONSTRUCTED AS TO PREVENT "COLD BRIDGING" WITH 25mm PERIMETER INSUL DPM MUST BE CONTINUOUS OVER CAVITY WITH TRAY OVER - THIS IS FOR RADON PROTECTION  
 TAPE AND SEAL EXISTING MEMBRANE TO NEW WHERE RELEVANT.  
 ALLOW FOR UNDERFLOOR HEATING WITHIN THE BASE AND FLAG FLOOR FINISH TO MATCH MAIN BARN  
**SERVICES - WHERE RELEVANT**  
 COLD WATER SERVICE PIPES TO BE INSULATED THROUGHOUT LENGTH IN SUBFLOOR WITH FOAMED PLASTIC MIN THICKNESS 25mm FOR 15 DIA PIPE & 19mm FOR 22 - 28mm DIA PIPE. - WHERE RELEVANT ONLY  
 ALL ELECTRICAL WORKS IN ACCORDANCE WITH APPROVED DOCUMENT 'P' UNDER CERTIFICATION  
 ALL NEW DRAINAGE IS TO BRANCH CONNECT TO EXISTING MAIN WITH NEW MANHOLES THERETO

**DPC**  
 ASTOS OR EQUAL CONTINUOUS DPC MIN. 150mm ABOVE F.G.L WITH D.P.M. UNDER GROUND FLOOR.  
 CAVITIES FILLED WITH WEAK MIX CONCRETE TO WITHIN 225mm OF F.G.F.L. WHERE RELEVANT  
**EXTERNAL WALLS - WHERE RELEVANT NEW STRUCTURE**  
 300mm O/A CONSTRUCTION WITH WALL TIES TO BS:1243:1978 @ MAX 750c/c HORIZONTALLY & 450c/c VERTICALLY (450c/c VERTICALLY STAGGERED). WALL COMPRISING 150 RANDOM LIMESTONE TO MATCH, 10MM NOM JOINT 140mm INTERNAL 7N THERMAL BLOCK (HEMELITE ETC) WITH 50mm DRY LINED KINGSPAN ON DABS WITH INTERNAL SKIN FINISH.  
 DRY LINING TO BE SEALED WITH CONTINUOUS RIBBONS OF ADHESIVE AT PERIMETERS OF EXTERNAL WALLS, OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYTHENE DPC /  
 CORNER 'GOALPOST' TO BE NOM 120 SHS PLATE BOLTED TO STRUCTURE TOP AND BOTTOM TO SUPPORT ROOF HEADER RAILS OVER. REFER TO STRUCTURAL CALCS FOR ALL RELEVANT DETAILS TO BE PROVIDED SEPARATELY.  
**MEANS OF WARNING AND ESCAPE**  
 SELF CONTAINED MAINS OPERATED SMOKE / HEAT ALARMS TO BS:5446:PART 1. TO BE INSTALLED INDICATED THUS--SDX INTERCONNECTED & WIRED TO A SEPARATELY FUSED CIRCUIT WITH A DEDICATED MONITORING DEVICE FOR MAINS FAILURE.

## APPLICATION:

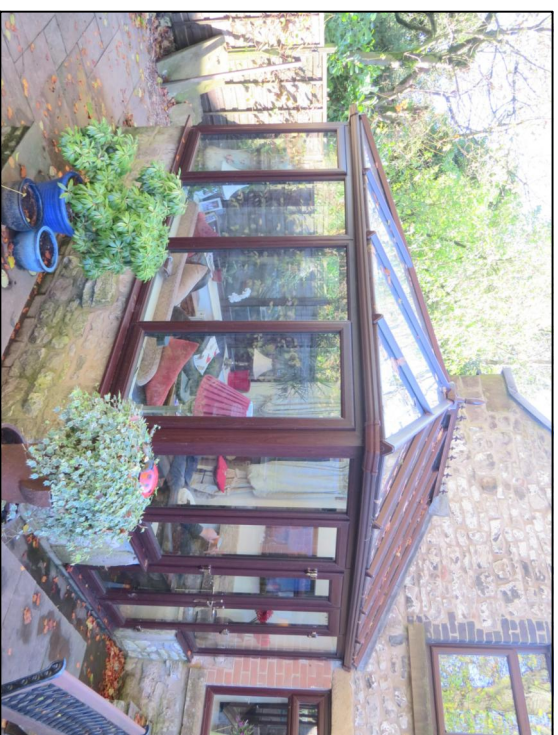
THIS APPLICATION REPRESENTS A RE-SUBMISSION OF THE PREVIOUSLY REFUSED APPLICATION HPK/2013/0687. SINCE THIS DATE, THE PROPOSALS HAVE BEEN REVISED IN ACCORDANCE WITH A LENGTHY PRE APPLICATION PROCESS TO ADDRESS THE PREVIOUS REASONS FOR REFUSAL. THIS SCHEME HAS NOW MET WITH A POSITIVE FEEDBACK FROM THE SENIOR OFFICER JANE COLLEY WITH AN INDICATION OF MOVING FORWARD TO AN APPROVAL ON APPLICATION

**VENTILATION-NATURAL**  
 HABITABLE ROOMS-OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.75m ABOVE FLOOR LEVEL. TRICKLE VENTS TO BE FITTED TO WINDOWS WITH 8000mm<sup>2</sup> BACKGROUND VENTILATION TO HABITABLE ROOMS.

**CONSERVATORY CONSTRUCTION**  
 CONSERVATORY IS TO BE CONSTRUCTED WITH ROSEWOOD UPVC IN ACCORDANCE WITH NOVA GROUP CONSERVATORY INFORMATION AND DETAIL INSTRUCTIONS.  
 ALL GLAZED PANELS (INCLUDING THE ROOF) ARE TO BE DOUBLE GLAZED UNITS WITH A U VALUE IN ACCORDANCE WITH BUILDING REGULATIONS - IE 1.2-1.6 W/M<sup>2</sup>K RANGE. ALL GLAZING FACING COURTYARD DWELLINGS TO BE OBSCURE. ALLOW FOR ABUTMENT BOX GUTTER TO EXISTING IN DOUBLE LINED INSULATED ALUMINIUM IN ACCORDANCE WITH MANUFACTURERS STANDARD SECTION AND FITTING INSTRUCTIONS.

## D&A STATEMENT.

THE STABLE BARN AT FERN FARM WAS CONVERTED WITHIN THE LAST 8 YEARS TO PROVIDE A VERY SENSITIVELY RESTORED 3 BEDROOM FAMILY HOME WITHIN THE COMPLEX THAT FORMS THE FERN FARM, BUXTON RIDING SCHOOL AND SURROUNDING BUILDINGS.  
 THE BUILDING IS A MAINLY SINGLE STOREY BARN CONSTRUCTION, INCREASING TO TWO STOREY AT THE END, WALLS ARE RANDOM LIMESTONE WITH DETAILED SAND/GRITSTONE QUIONS AND GILLS ETC. ROOF COVERINGS ARE DETAILED TILES WITH CONSERVATION RANGE VITEX UNITS.  
 ALTHOUGH THE WINDOWS TO THE BARN ARE STAINED TIMBER, THE ADJACENT DWELLING WITHIN THE COURTYARD HAS ROSEWOOD FACED UPVC DOUBLE GLAZED UNITS WITH A MATCHING ROSEWOOD UPVC CONSERVATORY.  
 THE STAINED WINDOWS TO THE BARN ARE IN MAJOR NEED OF RE-STAINING AND THE INTENTION IS TO STAIN THE WINDOWS TO A DARKER ROSEWOOD COLOUR.  
 THE PROPOSAL IS TO FORM A INWARD LOOKING COURTYARD CONSERVATORY IN ROSEWOOD UPVC TO MATCH THE EXISTING STRUCTURE TO THE ADJACENT DWELLING. THIS STRUCTURE WILL BE PRIVATE COURTYARD FACING AND NOT SEEN TO THE 'PUBLIC' OUTER ELEVATIONS, THE DWELLING IS NOT WITHIN A CONSERVATION AREA, ALTHOUGH IT DOES FALL INTO THE BORDER BOUNDARIES OF THE GREEN BELT. THE CHANGE OF MATERIAL AND STRUCTURE IN GENERAL ARE PUT FORWARD AS NOT BEING HARMFUL TO THE CHARACTER OF THE HOST DWELLING AND THE GREEN BELT SURROUNDINGS BY NATURE OF THE PRIVATE FACING ELEVATIONS, SMALL SIZE IN CONTEXT AND A MATERIAL THAT MATCHES WINDOWS FACING OPPOSITE AND EXISTING CONSERVATORY STRUCTURE TO ADJACENT.



EXISTING ROSEWOOD UPVC DOUBLE GLAZED CONSERVATORY TO ADJACENT DWELLING. (THIS DWELLING ALSO HAS ROSEWOOD UPVC WINDOWS)

# FERN FARM, CONSERVATORY

DWG: PROPOSED	
FERN FARM	
BUXTON	
REVISIONS:	

NTS	CHECKED:
DATE: JUL'14	DRAWN:

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SPECIFICATION A

FERN FARM