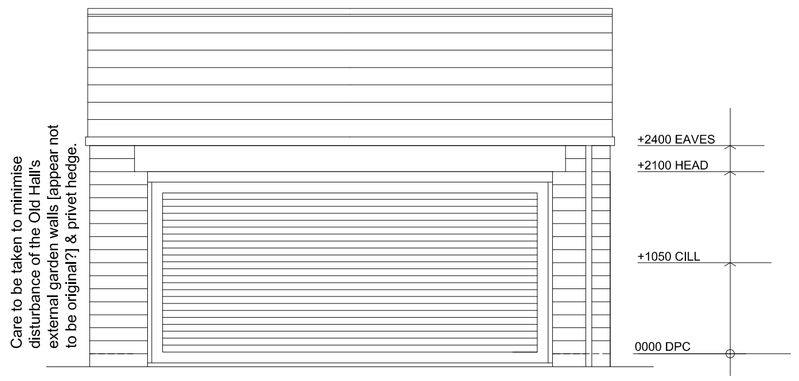
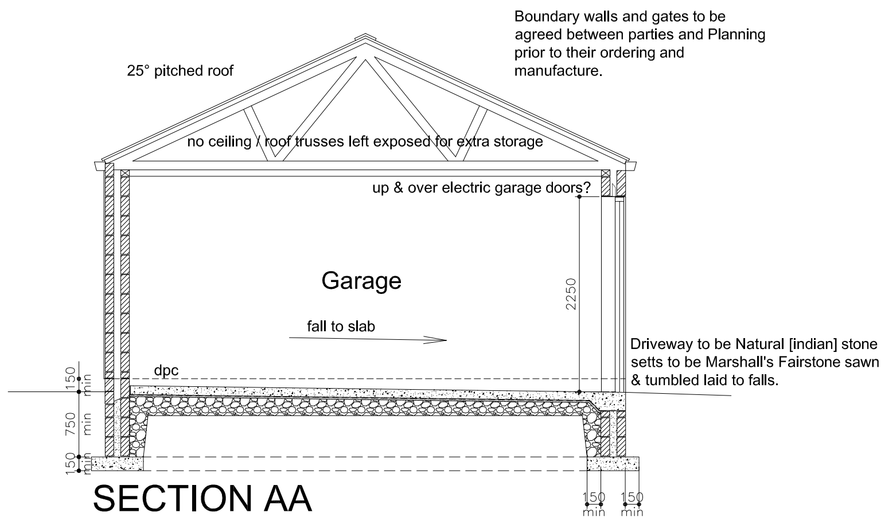


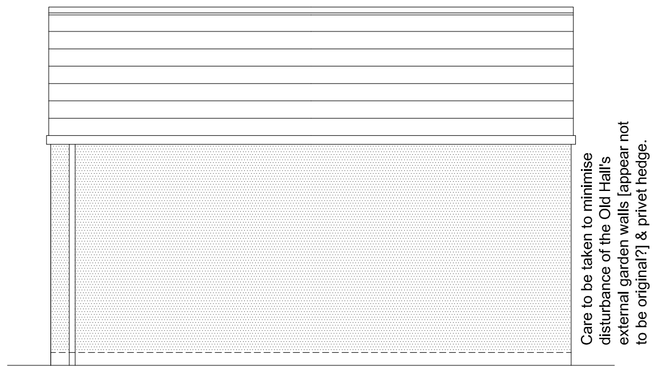
FRONT ELEVATION



gable elevation to Dearnley Old Hall



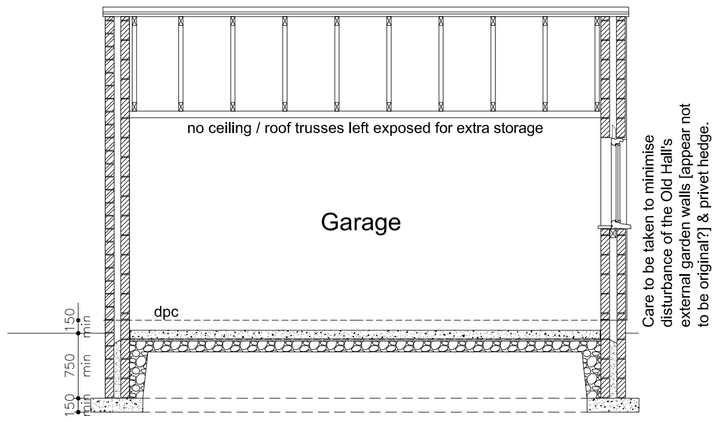
SECTION AA



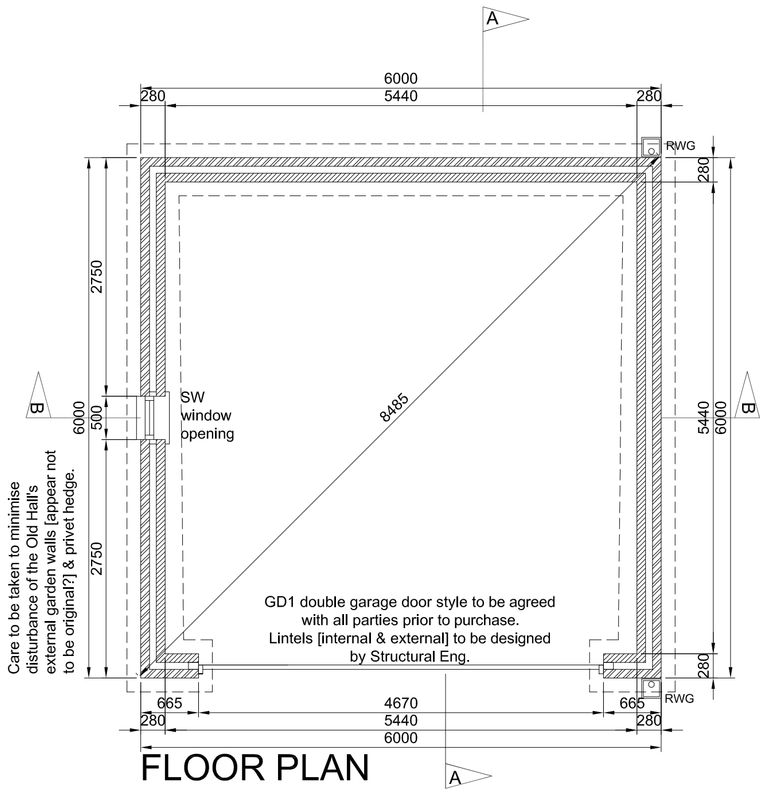
REAR ELEVATION



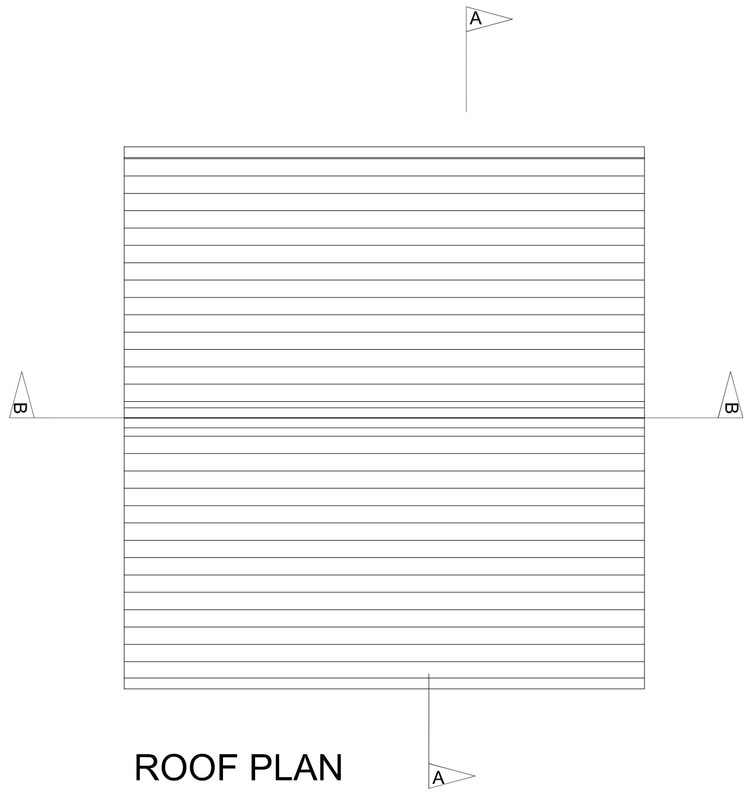
gable elevation to Halifax Road



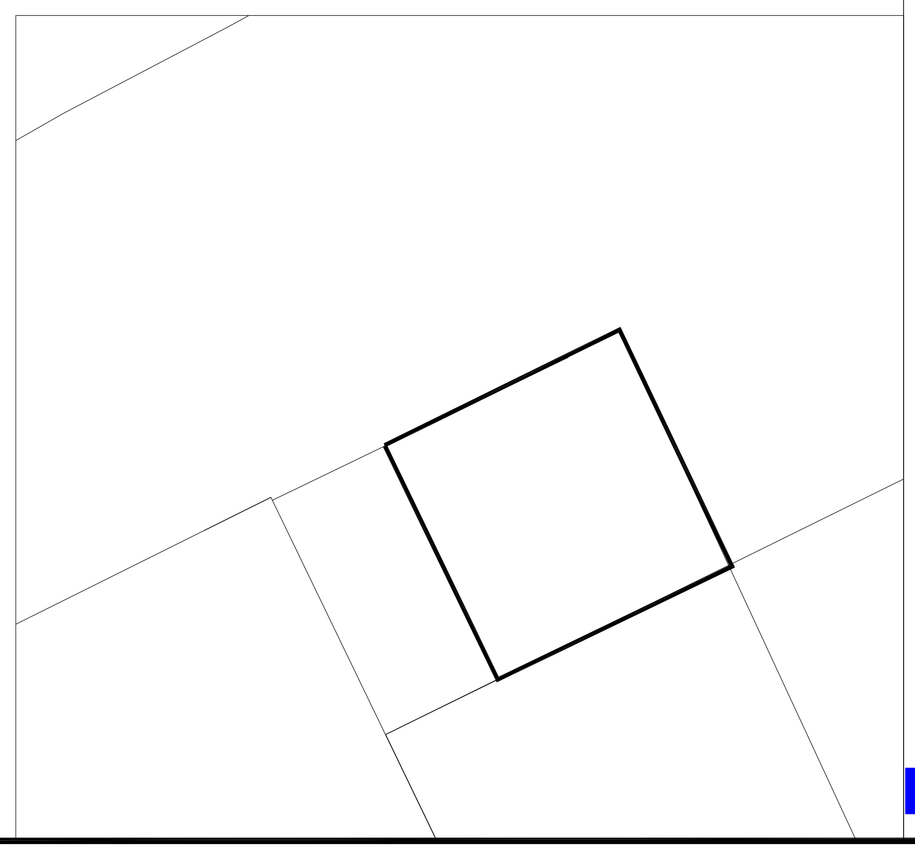
SECTION BB



FLOOR PLAN



ROOF PLAN



Driveway to be Natural [indian] stone setts to be Marshall's Fairstone sawn & tumbled laid to falls.

Boundary walls and gates to be agreed between parties and Planning prior to their ordering and manufacture.

GENERAL:
All works to be carried out to ensure minimum disruption to the Listed Hall [including it's external walls] and it's residents.

Roof:
Truss Manufacturer to check dimensions prior to fabrication. Provide all necessary diagonal, lateral and chevron bracing in accordance with Truss Manufacturers Requirements and Trussplate Associations Technical Bulletin No 1. & BS 5268. Wallplates: 100x75mm sw with 30x5mmx1000 long MS Straps at 2000mm max centres, fixed 6 times to blockwork. Marley Modern slate grey tiles to match the the new housing development whilst respecting the main Hall laid at 25°, and as approved by the Planners, on treated battens, on breather membrane.

Rainwater:
Aluminium ogee gutter fixed on gutter brackets, and with 68mm round downpipes. In to roddable gullies and connect in to the surface water mains to the satisfaction of the Local Authority or Approved Inspector. These should also consider and not be detrimental to any nearby trees.

Cavity walls:
All external cavity walls are to conform to A.D.Section A1/A2 Stability. Cavity walls to be 280mm thick overall with 77mm cavity.
Outer leaf Marshall's reconstituted stone, with bucket handle joints, or other approved facing stone with min.compressive strength of 20.5N/sq.mm. With complimentary natural cut stone heads [300mm high] over doors, and window cill with suitable throating, with 150mm bearings.
Render to rear & side walls to be Sto or similar, rough cast through colour white render to match the Old Hall.
Inner leaf to be 100mm aerated concrete block with a minimum compressive strength of 2.8N/sq.mm.
Wall ties to be stainless steel ties or similar fixed at 450mm centres vertically and 900mm centres horizontally staggered. At jambs reveals ties to be at 300mm centres vertically and within 150mm if the opening.
Cavity Closer: All cavities heads to be closed with 9mm Masterboard or similar. Jambs to be closed with proprietary colour coded cavity closers.

Lintels:
Galv. IG steel lintels to BS2989 built in to manufacturer's details, 150mm min end bearing. Lintel to bear on full block, and have a full block to the inner leaf.

Damp proof course:
Horizontal DPC to BS 743 to be inserted in all walls and be positioned 150mm minimum above finished ground level.

Garage floor:
100mm Concrete cast in situ slab to garage to be laid on 150mm compacted ballast & blinded with sand or similar fine material to receive 1200 gauge 'Visqueen' DPM. Slab to have tamped finish and to be laid to fall from rear to front of garage. Form min 300x225mm deep toe at threshold.
ALTERNATIVE FLOOR TO SPECIALIST DETAIL.

External walls: below dpc
All cavity walls are to conform to A.D.Section A1/A2 Stability. Cavity walls to be 280mm thick overall with 50mm minimum cavity. Care to be taken to ensure the Old Hall's external walls are not effected by the works.
Outer leaf approved facing stone with min.compressive strength of 20.5N/sq.mm, inner leaf to be 100mm minimum FOUNDATION GRADE concrete block with a minimum compressive strength of 4.8N/sq.mm.
Concrete Cavity Fill:
All cavities are to be filled with lean mix to 150mm below ventilation ducts,and 225mm below the lowest d.p.c. level.

Foundations, Substructure & Drainage:
Foundation depth & detail to suit site conditions, to the satisfaction of the Local Authority or Approved Inspector. These should also consider and not be detrimental to any nearby trees.
ALTERNATIVE FOUNDATIONS TO SPECIALIST DETAIL.

Doors: Hormann 2109 timber [stained to to be agreed with client] Mallory Horizontal shown 2134mm high x 2286mm wide. To be site measured, and installed in strict accordance with the manufacturer's guidelines. With matching timber fascia to cover / make up door & structural heights. Client to be given remote door control fobs.

Window: Soft wood, Double Glazed unit stained to compliment doors.

Services:
2no. suitable internal lights. Client to agree if they want external lights?
Power for garage doors.
Double external quality socket to be fitted inside the garage, as agreed with client.
All Electrics to BS 7671.

nicol thomas

Revision	Date	Details

nicol thomas
architects project managers construction cost consultants CDM co-ordinators
Registered in England and Wales. Reg No. 2140639
Quality Assured to BS EN ISO 9001:1994 Certificate Number GB 4723

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SCALE BAR 1:50

Client:	Mr D Kilpatrick				
Job:	Dearnley Old Hall, Littleborough				
Drawing title:	Garage for Dearnley Old Hall				
Drawing Number: (Job number)	**M2965**	**PL**	**12**	**Revision:**	
Scale:	1:50 @ A1				
Date:	April 2022				
Drawn by/ checked by:	mi / grf				