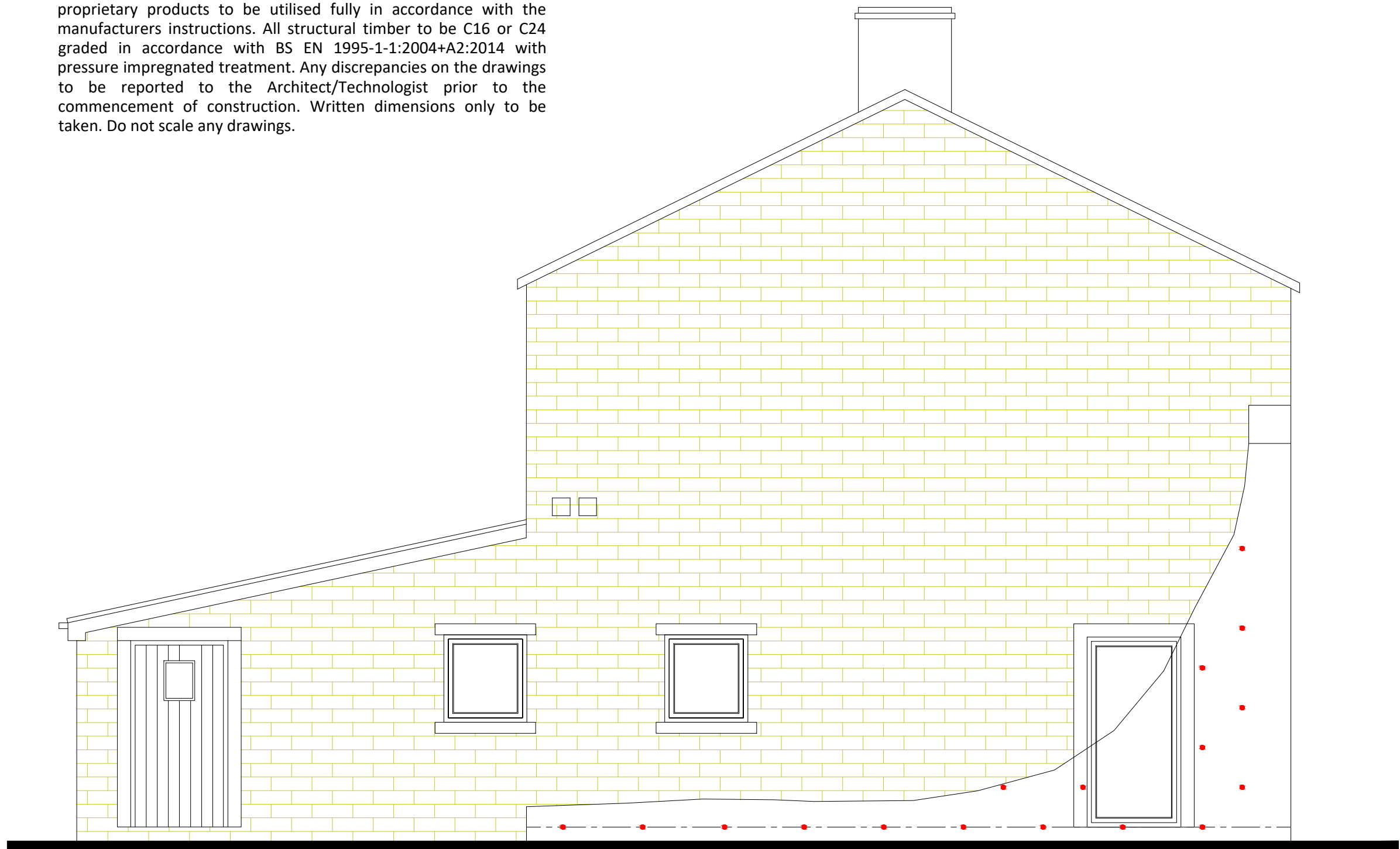




FRONT ELEVATION 1:50

General.
All materials and workmanship to comply with the recommendations and requirements of all current relevant British Codes of Practice, British Standards and Building Regulations. All proprietary products to be utilised fully in accordance with the manufacturers instructions. All structural timber to be C16 or C24 graded in accordance with BS EN 1995-1-1:2004+A2:2014 with pressure impregnated treatment. Any discrepancies on the drawings to be reported to the Architect/Technologist prior to the commencement of construction. Written dimensions only to be taken. Do not scale any drawings.

INDICATED LOCATION OF TIE BARS TO STRUCTURAL ENGINEERS DETAILS



SIDE ELEVATION 1:50

Method Statement for Existing External wall.

1. Clear existing site of all loose stone debris. The existing ground floor construction to be cleared of debris and left insitu at this time.
2. The remaining walls will need to be cleared of any loose surface rubble. No further demolition is to take place.
3. The remaining walls are to be inspected by a Structural Engineer and a representative from the Planning Authority. This may be a Conservation Officer, Building Control Office, both or another.
4. At this stage, existing ground floor slab(s) will need to be carefully removed from the footprint. A new concrete slab containing appropriate thickenings will need to be cast on approved strata/hardcore. The thickening will act as a foundation to the new inner leaf. The new inner leaf will become the load bearing element of the structure.
5. Where the existing random stone inner leaf and the rubble fill remains, this cannot be relied on to provide a suitable tie to the new proposed inner leaf. It is therefor intended that a stainless steel bar is inserted through the wall, drilled from the inside, such that it is anchored into the outer stone face. This will either be a resin fix or mechanical fix. Drilling from the inside will ensure that this outer face remains visually undisturbed. The bar may need to be purpose made to suit the wall thickness, the cavity width and the new inner leaf. The bar will have a clip on drip and will serve as a wall tie. these ties will be fixed at 450mm max centres vertically and 900mm max horizontally in a staggered pattern. Elsewhere, the new wall construction comprising of an outer leaf of stone and a 140mm leaf blockwork (strength to be determined), will have traditional wall ties to suit the cavity width as dictated by BS5268.
6. The new inner walls will be constructed in lifts, no more than 2m with the inner leaf never exceeding 1m above the height of the outer leaf.
7. The wall will be taken up to first floor chamber level, where a pre-cast concrete floor of a beam and pot nature will be introduced. This will be tied to the walls as appropriate using robust details.
8. Once these details are complete to the satisfaction of all parties, the construction of the wall will continue to second floor. Here, a timber floor will be ties in to the walls.
9. The roof will be of traditional construction using loose timber, including rafters and purlins. Install to the roof structure a plywood/OSB lining to ensure this acts as a diaphragm to provide stability to the leaf of each wall. Tying details will be employed.

Lintels and Steelwork.
All lintels to be fully insulated IG proprietary galvanised mild steel with cavity trays above same all to be given half hour fire resistance. All steel lintels to have a minimum end bearing of 150mm with cavity trays over. All steelwork to structural engineers details and recommendations. Provide concrete/IG internal Box lintels with a minimum end bearing of 150mm to both sides to all internal door openings, where required.

Second Floor:
22mm t&g grade C4 (M0) chipboard onto 220 x 50mm softwood joists at 400mm c/c finished on underside with 12.5mm plasterboard and plaster finish. Where joists have a span in excess of 2.5m, 1 row of herringbone strutting must be used fixed at mid point of span, over 4.5m, 2 no. rows of strutting to be used. Joists running parallel to external walls to have galv. m.s straps fixed to 3 joists and built into masonry at max 2m c/c. 200mm thick rockwool insulation quilt laid between all joists.

Eaves and Barge Boards to be 200x25mm fascia board with matching vented soffit board. Verges to gables ar 200x25mm barge board with matching soffit board beyond the line of stone wall below.

increase height of existing wall using stone to match with a solid blockwork inner leaf

Existing stone outer face to remain

Existing rubble filed cavity to remain

Existing stone inner face to remain

First Floor:
75mm sand/cement concrete screed incorporating underfloor heating, separating layer on 75mm insulation board on beam/block floor fixed and designed by specialist manufacturer, FINISHED UNDESIDE WITH TREATED SW BATTENS SUPPORTING PLASTERBOARD AND SKIM
NOTE - Provide a full perimeter insulated upstand.

Form new cavity

60mm Kingspan insulation board

100mm concrete blockwork lining

12.5mm Plasterboard with skim finish

ties to be in accordance with structural engineers details

foundations to structural engineers details

Ground Floor Construction.
75mm thick sand/cement screed with mesh reinforcement on 500 gauge visqueen separating layer on 150mm thick Ecotherm Eco-Versal floor insulation fitted in strict accordance with manufacturers printed instructions to achieve U value of 0.22 W/m2K on 150mm thick reinforced concrete slab on 1200g visqueen dpm on 40mm thick sand blinding on 150mm thick well consolidated hardcore, on well compacted substrate. All dependent upon existing Ground Floor Construction. Floor insulation be taken up to edge of floor to prevent cold bridging. Note: The structural engineers sizing for the concrete floor slab are to take preference over the above specification.

VERTICAL SECTION 1:20