

GENERAL

Include for necessary scaffolding and safety precautions to ensure safe and adequate execution of the works.
All work must be carried out in strict accordance with current building regulations, Codes of Practice and Health & Safety Regulations. Every effort must be made when erecting scaffolding to avoid any damage to the Listed Building.

Do not scale from this drawing for construction purposes.
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FOUNDATIONS

The existing walls / footings are to be inspected on site and foundations are to be reinforced if deemed necessary.

GROUND FLOOR CONSTRUCTION

The existing floor is uneven and so this is to be taken down to a level to introduce a new insulated solid floor with a damp proof membrane.

New floors are to be floor finish (to be confirmed and thicknesses) on 65mm sand cement screed on a separating layer of 1200 gauge dpm on Nu-Heat Fastflo 14 underfloor heating (or similar) set in 25mm EPS panel on 100mm Kingspan Kooltherm K103 insulation on on 1200 gauge dpm (lapped and taped, also taped to vertical breather membrane throughout to provide basic radon protection), on 125mm concrete slab on a minimum 150mm clean well compacted hardcore. Edge of screed boardered with a strip of insulation. The floor throughout is to be level.

FIRST FLOOR CONSTRUCTION

The structural report states that the existing floor joists are undersized and so these are to be replaced. Wherever possible the existing floor boarding is to be taken up and re-used, additional floor boarding is to match the existing. First floor boarding is to be glued and screwed to 145x47mm C16 timber joists @ 450mm centres, supported on the existing external walls and intermediate timber beam. The floor joists are to remain partly exposed with fireline boarding fixed to the underside of the floorboards to receive a 3mm skim coat.

EXTERNAL WALLS

Repairs to cracks should be carried out with minimal intervention and repaired using materials contemporary with the age of the property, the structural engineer is to advise. On external elevations any decayed and damaged stones are to be cut out and carefully replaced with reclaimed stone to match the existing in colour, dimension and texture. Repointing should be carried out only where necessary and previously agreed with the Conservation Department. Joints should be raked out to a minimum depth of 18mm using a masonry chisel, if the joint cannot be raked out repointing is not necessary. Cutting out mortar joints with a disc is not acceptable and the width of joint must not be increased. Immediately prior to repointing the joints should be washed out and the surfaces thoroughly wetted. A mortar mix of 1:6 lime to sand should be used. The mortar should be in small batches to avoid remixing and applied with a pointing iron and not a trowel. The finish of the joint must match the original style identically and a test panel must be agreed with the Conservation Department prior to carrying out the whole project.

The existing external masonry walls are to be lined internally with 75mm Kingspan Kooltherm K118 insulation board (62.5mm insulation 12.5mm plasterboard) fixed to 25mm treated softwood battens or proprietary metal fixing system with breather membrane, all in accordance with the manufacturers instructions. Cills, heads and reveals to windows and door openings are to have 25mm 'Marmox' insulated dry lining board glued and dowelled to the walls, fixing all accordance with the manufacturers instructions, Kooltherm and Marmox to receive plaster finishing skim coat.

D.P.Cs & FLASHINGS

An electric osmosis DPC is to be inserted by a specialist installer to avoid drilling of stone external wall and internal cross wall. The installation is to have insurance backed 20 year guarantee.

New Code 5 lead flashings are to be fitted at the junction between the roof and chimney stack, the lead flashing is to be stepped and tucked into existing mortar joints a minimum of 25mm and extend a minimum of 150mm vertically above the roof surface. Rooflights will have proprietary flashings. SVP to have lead flashing, refer to detail drawing.

INTERNAL PARTITIONS & WALLS

The internal wall at ground floor is the existing stone wall, this is to be repaired where required and have electric osmosis dpc fitted. The first floor stone wall is to be extended in stone construction to match the existing to create a narrower door opening into the bedroom 1.

The remaining internal walls to the new first floor are to be 100x50mm treated timber studs with 12.5mm plasterboard each side with 3mm skim coat, stud walls to the bathroom are to have 100mm Crown loft roll between studs for sound insulation.

STAIRS

Stairs are to be of a similar width to the existing stirrs but are to dogleg and conform to the requirments of the building regulations, as follows: 12 risers @ 195mm, treads to be 250mm measured from nosing to nosing, maximum pitch = 42 degs. minimum going at newell post for winders is to be 50mm. Handrails, balustrading and landing guardrails to be 900mm above floor level and pitch line. Minimum headroom above pitch line of stairs is to be 2000mm. Vertical balusters to be spaced with gaps less than 100mm.

ROOFLIGHTS

The rooflights are to be Velux Conservation rooflights, type FO6 centre pivot, size 66x118 achieving a U-value of 1.4W/m2K.

ROOF CONSTRUCTION

The existing roof covering has been stripped and the slates have been set aside for re-use, these are to be supplemented or replaced with natural slates to match. The existing roof structure apart from the purlins has been removed, the structural report states that the purlins are decaying and so will need to be replaced. Slates are to be nailed to new 38x25mm treated softwood battens on Tyvek Supro underlay fixed to 100x38mm C16 rafters at 450mm centres, rafters supported on external walls ridge board and purlins mid span. Purlins to be 2x 225x75mm C24 treated timber bolted together supported on end and intermediate walls, structural engineer to confirm sizes and details.

25x25mm softwood treated battens are to be fixed to inside of rafters to ensure a minimum of 50mm air gap is maintained above the rafter insulation. Insulation to pitched roof to be 50mm Kingspan Kooltherm K7 between the rafters with 82.5mm Kingspan Kooltherm K118 dry lining board fixed to the underside of the rafters (12.5mm plasterboard and 70mm insulation).

Eaves and ridge ventilation to provide equivalent to a continuous 25mm wide air gap at eaves, 5mm at ridge and 50mm over roof insulation, insect mesh to be provided at eaves.

WINDOWS & DOORS

The original building is of very simple design and any new windows and doors must respect this simple format. Existing lintels / stone arches will be examined and replaced to the satisfaction of the structural engineer. Wherever possible lintels should be replaced like for like unless structurally unsound. External joinery is to be painted with breathable KIEM paint.

Existing openings for windows are being used for new windows. WG2 window at ground floor is the only new aperture being introduced in to the external stone wall, this will balance the main elevation and will match the window opening for WG3, all as shown on Architects drawing no. 521/006A. Windows are to be as detailed and shown on the Architects drawing no. 521/030.

Existing Door DG2 is to be replaced with a door as detailed on the Architects drawing no. 521/031 but is to be a false door and fixed in the shut position. Door DG1 is to ne as detailed on the Architects drawing no. 521/031

Double glazed units to be Pilkington K glass, argon filled with conductivity spacers, to meet the requirements of the building regulations.

For ventilation purposes all opening lights should achieve 1/20th of the room floor area. Windows are to have trickle ventilation with an open area so that the requirements of Table 1.2a of the Approved Document F are met, with a total equivalent open area of 45,000mm2, the Velux rooflights at first floor are to have trickle ventilation.

TIMBER

All timber to to be pre treated. Rafters to be vacuum / pressure impregnated. Structural timber to be to BS 5268 Pt. 2 (1984). All timber to be sourced from sustainable renewable sources (ffc).

ELECTRICAL INSTALLATION & MECHANICAL VENTILATION & DRAINAGE

Where fixing service runs every effort should be made to ensure that pipes and cables are hidden from view.

All electrical installations to be in accordance with Building Regulations Approved Document part P. An electrical installation certificate in accordance with BS 7671 is to be provided on completion of the works.

The bathroom is to have mechanical ventilation to achieve an air change rate of 15l/s. The kitchen is to have mechanical ventilation to achieve 30l/s air change rate if extract is over the hob or 60l/s if elsewhere.

Ventilation grilles are to be as discreet as possible and taken through the roof if possible.

External soil vent pipe extending through the roof is to be black painted cast iron.

Include for a complete new surface water drainage system from the property. Rainwater goods to be black painted cast metal, downpipes are to be connected to surface water gulleys which in turn are to discharge in to the existing watercourse. The foul drainage system is to discharge into the existing septic tank for hafod Adams.

FIRE REQUIREMENTS & SPRINKLER SYSTEM

Linked mains operated smoke detectors are to be installed (with battery back up) and are to be installed and maintained in accordance with BS 5839-6:2004. Linked mains operated heat detector is to be installed in the kitchen , a carbon monoxide detector is to be located adjacent to the log burner.

A sprinkler fire suppression system is to be installed in accordance with the 'Domestic Fire Safety (Wales) Regulations, section 7A 'Automatic Fire Suppression Systems', Building Regulations 2010, regulations 37A and 37B.



REVISIONS

 2Scale	architects & designers ltd 95 Copthorne Road, Shrewsbury, SY3 8ND T. 01743 241521 nick@2scalearchitects.co.uk www.2scalearchitects.co.uk	Client	Carter Jonas	Project	The Old Bakery, Llanarmon	Scale	nts	Date	15/05/18	Drawn	NFF
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