

Existing External Walls

Natural stone external walls with traditional lime based mortar re-pointing where necessary.
Use of existing external openings only for fenestration.

Windows

Timber casement windows (painted in recessive colour), slim line double glazing.

Roof

Reuse of existing natural slates. New tiling battens on existing timber rafters. Existing rafters repaired / replaced as necessary.

1F Bituminous roofing underlay or TLX batsafe breathable membrane.

Rigid insulation board between rafters and underdrawn with second layer of insulation board, plasterboard and skim.

First Floor Construction

First floor joists to retained as far as reasonably possible.

Existing joists that are structurally sound to be treated with relevant fungicide/insecticide. Floor construction finished with floor boards of similar sized section to existing floor boards. Floor joists underdrawn with 12.5mm plasterboard and skim.

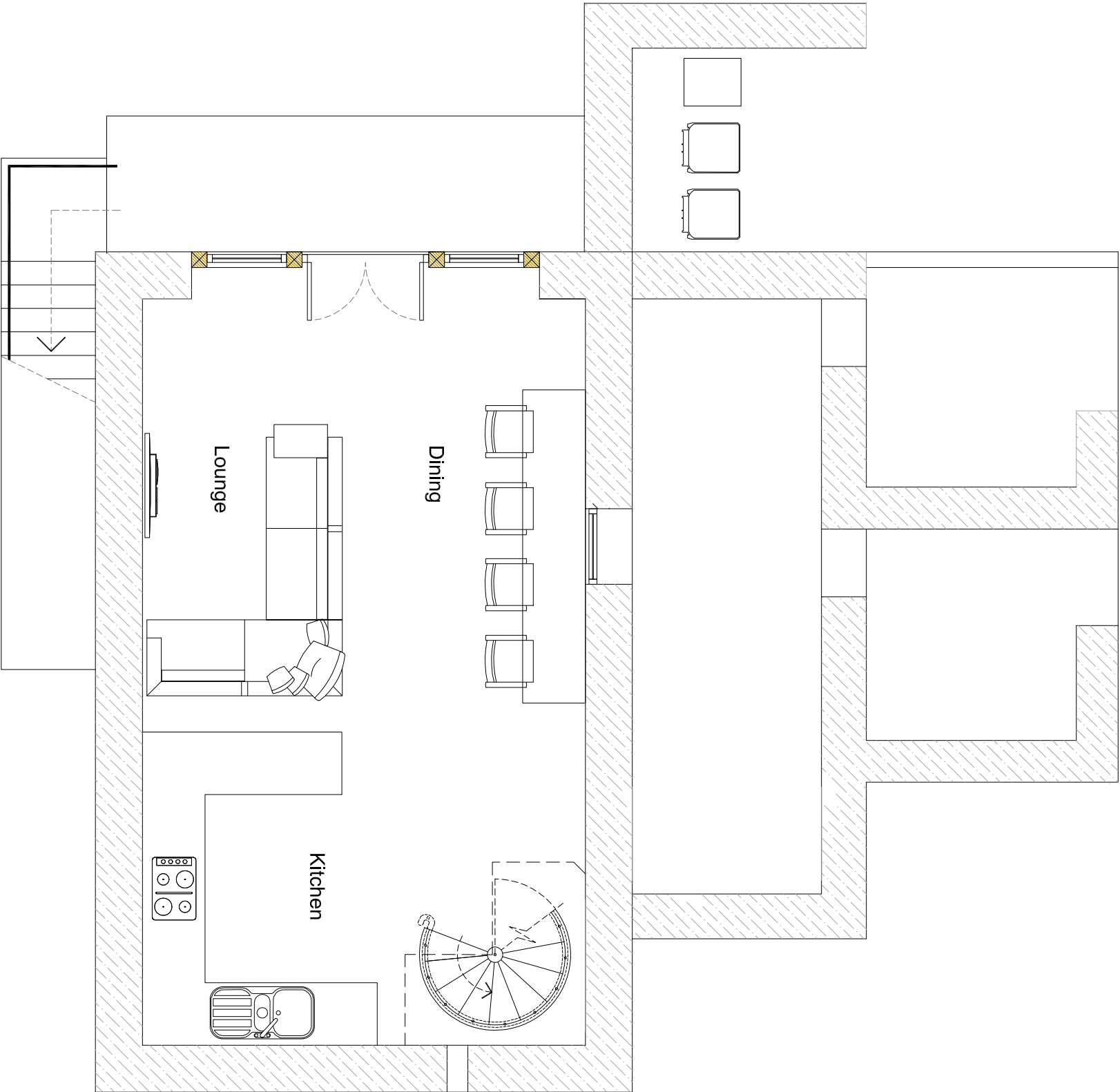
First floor construction partially removed at rear left of building to form new opening for spiral staircase. Removed joists and floor boards to be used elsewhere in the building.

Ground Floor

Existing concrete floor is of poor quality and has no damp proofing properties. Break out and excavate concrete floor to a firm base. Construct new concrete slab on rigid polyisocyanurate insulation on DPM on sand blinding and compacted hardcore.

Rainwater Goods

Cast aluminium gutters and down pipes (black matt). Gutters on rise and fall or rafter brackets.



Proposed Ground Floor Plan

Scale 1:50 @ A3

Rev.	Date	Description	Drawn
Client: Mr & Mrs Little			
Project: Barn Conversion at Wern Tower Cottage, Pontfadog LL20 7AT			
Drawing Title: Proposed Ground Floor Plan			
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