

External wall finish build up to be tannalised wrought 50 x 25 mm batten fixed to outer brickwork wall over dpc with unvented air space for services over-boarded with Kingspan 50mm K12 framing board insulation layer with integral vapour barrier and 12.5mm bonded plasterboard

Finish with separating layer application and hydraulic lime skim coat finish to approval

Splay plasterboard and insulation board at perimeters min 150mm to finish behind face of wall plates and cruck timbers and bull-nose at junction with exposed oak members

SOUTH WEST →

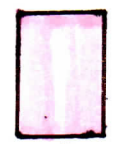
Steel beam to be removed to internal face and replaced with oak beam.

Finishes to all internal walls to be a minimum of two coat hydraulic lime render-work with a scratch coat and top finishing coat - sample to approval
Finishing over reinstated or repaired wattle and daub panels to be a minimum of two coat hydraulic lime finishing coats, turned in at perimeters as necessary - sample to approval

At door and door reveals bond Kingspan K18 reveal insulation board fixed in accordance with Kingspan recommendations. Board make up to be 18mm rigid insulation with vapour barrier bonded to 12.5mm plasterboard and finished with separation layer and hydraulic lime top coat to match wall finish

Cut back insulation to overlap plasterboard over wall
Insulation to Architects Approval

NORTH WEST ↓



Replacement fire place to be completed.

Stone internally & externally to be retained and exposed.

← NORTH EAST

Original profile of fireplace replicated refer to detailed drawings

Repair Defective Main Beam

Lounge

Hall

Kitchen

New steel bottom clad in oak beam.

Existing cruck frame to remain.

Steel to remain.

Original frame to remain.

Steel beam to be removed to internal face and replaced with oak beam.

REFURBISHMENT OF FARM HOUSE.

GROUND FLOOR

Project - Lower Honkley Farm
Client - Nigel Darlington Esq.
Detail - Sketch Indicating Main Beam Repair
Drg No : 3326/15/01 B - Not to scale - Enlarge to A3
Based on information provided by others
James Brotherhood & Associates
Golly Farm, Golly, Rossett, Wrexham LL12 0AL

This Drawing is to be read in conjunction with JBA Drawing No 3326/20/03 A and Byrom Clark Roberts, Structural Engineer's Report, and details including the helical bar reinforcement detail, noggin detail and main beam repair detail.

