

Build and material specification

New Plot at Tysledale Barns

Tydd St Mary

Spalding

Lincolnshire

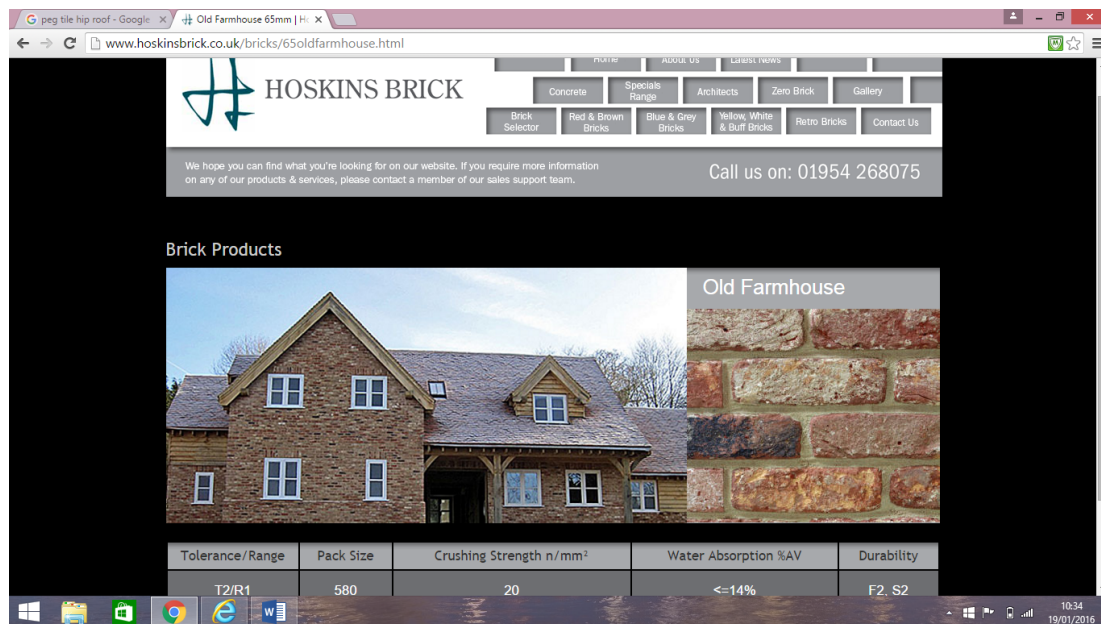
Description of property to be constructed

The design is based around the original construction of an english barn (agricultural building) with the use of tall windows/openings and traditional materials. The construction methods are to be original with the use of tradesmen highly skilled in the construction of listed and heritage buildings. From previous projects and research we have composed a materials list to be used in the construction of this proposed unique dwelling.

Brickwork

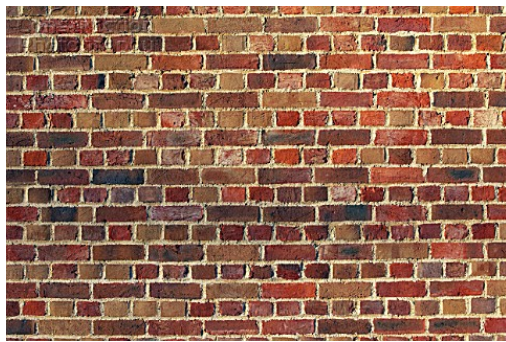
The original idea is to use reclaimed bricks matched to tysdale barns, it is very difficult to match these with the quantity required for the construction of the proposed property. On previous projects that we have completed the closest match to a reclaimed brick is a Hoskins Old Farmhouse Blend, this is a tumbled brick and when constructed with English Brick Bond and white mortar it is the closest match we can find to the original appearance of an old barn.

Hoskins Old Farmhouse Blend



English Bond (method of bricklaying to be used in construction)

The method of bricklaying that we will use is the bond below which is traditional English bond which consists of one course of header bricks and one stretcher course. This method will require 50% of the bricks to be cut in half prior to bricklaying so the header course does not bridge the cavity (originally on a barn or old dwelling the walls would have been solid 9" walls with no cavity).



Detail to brickwork

Above the windows and openings we would like to construct Segmental Arches similar to below:



External chimneys

We would like to make a feature of the external chimneys similar to below:



With the below detail extending the top of the chimneys to the top ridge line of the new dwelling:



The roofing material we would like to use are traditional Peg Tiles with tiled valleys and overlapping hip and ridge tiles:



For the rear orangery kitchen roof, We would like to frame from oak as a supporting roof leaving exposed inside similar to below:



The roof to the above building will have parapet walls with traditional lead outlets. There will be three glazed roof lights made water tight with lead.

The garage/ open carport will be oak framed traditionally. Similar to below:



The Guttering we would like to use is copper as when it ages it blends in well with the theme of the house and will last generations.



The windows we would like to use are arched sliding sash windows similar to below:



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For the internal works we would like to keep with a Georgian theme with the use of panelling and traditional inglenook fireplaces. Above the stairwell we would like to

use a crook frame showing traditional exposed beams above the stairs which will also be visible through the glazed screen at the front of the property.



For gardens of the property we would like to compliment the traditional building with the use of traditional landscaping as follows: (email from landscaping expert and supplier):

Please find my proposals for the new housing \ Barn conversions .

Remove all the exciting hedgerow Shrubs and Trees these include the Fraxinus Excelsior (Ash) Acer Pseudoplatanus (Sycamore) and Pyracantha .

Remove all the old Fruit Trees from the plot site but leave the Ilex Aquifolia Common Holly on the left side of the entrance to the three properties.

Once these are removed immediately replace the hedge row along the front of the plot and along the entrance Drive way with a new hedge off Taxus Baccata English Yew

These will also be used as boundary hedges between the Barn boundaries.

I also suggest a line of these planted in front of the Poplar Tremula which are already in place so once they get established the Poplars then can be taken out so it all match's up .

Replant Tree's taken out with specimen Trees on the plots these can be the following which would be in keeping with the area Cedrus Deodara ,Cedrus of Libanii, Cedrus Atlantica Glauca plus groups of Betulus Utilis Jacquemontii (White Stem Birch) .