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existing corrugated sheet roof covering to be removed.
existing roof structure to be retained where practical i.e. remove rotten/defective timbers
new roof structure to S.Engineer design details as indicated on plan.
Salvaged clay pantiles to be installed min 75 lap.
New battens & underfelt as detailed below.
Eaves detail to be identical to existing

Oak facing to lintel above new garage door openings.

Areas of render to front elevation to be carefully removed to ascertain condition of underlying brickwork.

remove defective brick capping to parapet with rebuild in strict accordance with details below.

retain existing tie bar

retain adj. wall

existing timber shutters to openings to be overhauled & secured. Stain finish as doors & window.

retain tie bars

new cast iron rwp to discharge direct to new soakaways at 5metres from any building

Adj outbuilding to be made watertight.

warning overhead electricity cables adjacent to the barn
E.M.E.B. to be notified of adjacent works to arrange temporary protection prior to commencement of works

Renew defective / bulging brickwork using salvaged brick from new openings. Repoint entire building using mortar designation (iv) 1:2:9 (cement: lime: sand)

front

side (west)

side (east)

rear (to High Road)

GARAGE DOORS

WINDOW

line of ceiling & bracing

19mm t.g. treated boarding

retained doors

2400

EXISTING OPENING

plan view 1:20 scale

parapet & tumbling-in detail retained
1:20 scale

ridge

eaves

brick capping to be selected reclaim for max. resistance to weathering.
bit felt dpc for max. adhesion below capping
CODE 4 LEAD FLASHING AT PARAPET with secret gutter / soakers
RECLAIMED RED/ORANGE CLAY PANTILES
38 x 25 s.w. treated battens on reinforced underfelt
noggins
NEW RAFTERS SET AS NEAR TO GABLES AS POSSIBLE - SUBJECT TO EXISTING TIMBERS.

section thro' parapet

RAINWATER GOODS
TO BE BLACK PAINTED HALF ROUND CAST IRON
INSTALL RISE & FALL GUTTER BRACKETS TO EXISTING BRICK EAVES.

25x225 ridge
DETAIL 1
DETAIL 2
DETAIL 3
50x150 SC3
50x125 SC3
2300 max.
50x220 SC3
38x220 noggins @ ½ span

section thro: new roof structure
1:50 scale

EACH RAFTER NAILED TO RIDGE WITH 4 No. ø3.0 galv.nails 2 EACH SIDE

DETAIL 1 ridge 1:10

POSITION 25 x 100 LONGITUDINAL TIES TO AVOID EXISTING REDUNDANT ROOF TIMBERS twice nail to each collar 2 No. ø3.75 x 75 galv.nails.
2 No. M10 BOLTS WITH ø38 double sided toothed connectors

DETAIL 2 collar 1:10

DETAIL 3 eaves 1:10

existing wall plate, replace where rotten or incomplete

NEW FLOOR CONSTRUCTION
BREAK OUT EXISTING PART CONC./PART BRICK FLOOR
EXCAVATE AS REQUIRED FOR BUILD UP OF 150mm
CONSOLIDATED HARDCORE 1200g POLY. D.P.M. ON
25mm SAND BLINDING.
100mm OVERSITE CONC. SLAB (TROWEL FINISH)
LAID TO FALL TO ENTRANCE.
SLAB TO BE CAST IN 30m² MAX. SECTIONS.
THEREFORE MOVEMENT JOINT TO BE INCORPORATED
12mm JOINT INCORPORATING COMPRESSIBLE FILLER
e.g. BITUMEN IMPREGNATED FIBREBOARD, MASTIC SEAL.

existing electricity pole & stay

rwp

movement joint to slab (see note left)

PROPOSED GARAGE

MAKE GOOD AS REQUIRED ADJACENT NEW OPENING. ENSURE GOOD BRICK BONDING TO EXISTING

RE-BUILD BRICKWORK PIER BETWEEN NEW OPENINGS OFF EXISTING FOOTING *

I.G. BOX 100 2850 long
I.G. BOX 200 2850 long

existing timber shutter to opening to be overhauled & secured from inside (for security)

NEW FIXED SASH WINDOW TO EXISTING OPENING AS DETAIL ABOVE

890 2400 665 2400

PROPOSED LAYOUT 1:50

* EXISTING FOOTINGS TO BE EXPOSED ALONG FRONT ELEVATION TO ASCERTAIN SUITABILITY FOR PROPOSED ALTERATIONS. STRUCTURAL ENGINEER TO BE CONSULTED WITH REFERENCE TO ANY UNDERPINNING / REINFORCEMENT REQUIRED.

LATERAL RESTRAINT

Provide Lateral Restraint 30x5 galv. straps span fmin. 3 rafters with s.w. packing n.l.t. 38 x 125 section. STRAPS AT 1.8m cc max.
provide strapping at joists to same spec.

Ensure wall plate is secure to wall by fixing 30x5 galv. straps n.l.t 1000long at max 2000 c/c

NOTE: gables to barn reduce to 225mm brick above plate level.

existing pole & stay See notes.

DIAGONAL BRACING
LONGITUDINAL BRACING
RIDGE
LONGITUDINAL BRACING
MAX. 600 c/c TO 'A' FRAMES
Confirm No. Required by site measurement

ROOF LAYOUT 1:50

NOTE: EXISTING ROOF STRUCTURE TO BE REDUNDANT BUT RETAINED IN SITU WHERE POSSIBLE AS REQUIRED BY CONSERVATION OFFICER S.H.D.C.

lintel arrangmht garage doors
1:10 scale

BOX 100
BOX 200
oak facing onto brick on edge
6mm masterboard cloaking to new lintels
TIMBER GARAGE DOOR FRAME

DRAWING & NOTES PRODUCED IN CONJUNCTION WITH REPORT & DESIGN CALCULATIONS PREPARED BY JOHN WATSON & PARTNERS JOB No. 1951.

IMPORTANT NOTE PRIOR TO REMOVAL OF ANY ROOF COVERING, PROVISION MUST BE MADE FOR TEMPORARY LATERAL RESTRAINT OF STRUCTURE PENDING STRAPPING TO NEW ROOF STRUCTURE. IT IS RESPONSIBILITY OF MAIN CONTRACTOR TO RETAIN THE INTEGRITY & SAFEGUARD THE LISTED BUILDING IN ADDITION TO UNDERTAKE ANY WORKS ADJACENT THE PUBLIC FOOTPATH / HIGHWAY IN STRICT ACCORDANCE WITH C.D.M. REGULATIONS 1994 IN RESPECT OF HEALTH & SAFETY. APPROPRIATE PRECAUTIONS MUST ALSO BE TAKEN WITH SITE/AC. REGARD TO EXISTING POLE & OVERHEAD CABLES ADJACENT TO THE BARN.

Broadgate Exclusives
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE

OAKLEIGH FARM, WESTON

Proposed Conversion & Refurbishment of Listed Barn to provide Garage.

DRAWING

Elevations
Floor & Roof Layout
Roof details
Construction Details

SOUTH HOLLAND DC HOUSING & PLANNING 18 DEC 1996 Ref: 1160/96

REV	DESCRIPTION	DATE	BY

SCALE: AS INDICATED

DRAWN: ajfinch

DATE: 12/96

DRAWING No.: 95033/WD/I