

TRADITIONAL CUT TIMBER ROOF
TO BE FORMED USING OAK PURLINS AND RIDGE BEAMS
WITH FEATURE OAK TRUSS
ROOF TO BE RESURFACED IN RECLAIMED STONE FLAG ROOFING SLATES
OVER TREATED TIMBER BATTENS AND TYVEK BREATHABLE FELT
ALL VERGES, RIDGES AND VALLEYS TO BE POINTED
NO DRY SYSTEMS TO BE USED

ROOF TO BE INSULATED
USING LIME GREEN WOOD FIBRE INSULATION
120MM BETWEEN RAFTERS
25MM UNDER RAFTERS
MESH AND LIME PLASTER
ALL JOINTS TO PURLINS SHOULD BE SEALED USING AIR-TIGHT SELF ADHESIVE TAPE

REPLACEMENT SEAMLESS ALUMINIUM GUTTERS
IN BLACK

ENGINEERED FLOOR TO BE FORMED USING FEATURE OAK BEAMS
TO STRUCTURAL ENGINEERS SPECIFICATION
WITH FLOOR JOISTS BETWEEN.
100MM ROCKWOOL INSULATION BETWEEN FLOOR JOISTS
FLOOR JOISTS TO BE SUPPORTED ON ENGINEERED INTERMEDIATE BEAMS
JOIST ENDS TO BE SUPPORTED ON TIMBER FRAME BINDER PLATE
FLOOR DECK TO BE COVERED WITH 22MM P5 CABERDECK CHIPBOARD

EXISTING RUBLE FILL STONE WALLS
TO BE MADE GOOD IN LINE WITH STRUCTURAL ENGINEERS SPECIFICATION
TO BE REPOINTED USING A1:3 NHL 3.5 HYDRAULIC LIME
WELL GRADED SHARP SAND MORTAR

INTERNAL FACE TO BE PATTRESED IN LIME RENDER
TO CREATE LEVEL FLAT SURFACE
20MM STEICO WOOD FIBRE INSULATION
ANY GAPS BETWEEN TIMBER FRAME AND EXTERNAL WALLTO BE FILLED WITH
ADDITIONAL WOODFIBRE INSULATION
89MM TIMBER FRAME @600 CENTRE WITH FULL FILLWOODFIBRE INSULATION
20MM STEICO WOODFIBRE INSULATION BOARD
INTERNALLY FINISHED WITH LIME BASED PLASTER AND MESH

80MM NHL 5 LIME SCREED
WITH 30MM CORK PERIMETER INSULATION
OVER APPROPRIATE UNDERFLOOR HEATING PIPES

FOAMIT 30 GLASS FOAM SUB-FLOOR
TO BE WRAPPED IN GEOTEXTILE MEMBRANE

SUB-BASE TO BE WELL COMPACTED
ANY FILL MATERIAL TO BE REMOVED

EXISTING FOUNDATION /CORBEL FOUNDATIONS
TO BE CHECKED BY STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION WORKS

EXISTING PERIMETER TO BE EXCAVATED
FILLED WITH FOAMIT 80 WITH DECORATIVE GRAVEL OVER
TO BE WRAPPED IN GEOTEXTILE MEMBRANE
PERFORATED LAND DRAINAGE TO BE INSTALLED
TO BUILDING PERIMETER AND UNDER INTERNAL SUB-BASE

BEDROOM 2.
FFR-03
15.1M2

BATHROOM.
FFR-02
5.5M2

BEDROOM 1.
FFR-01
12.9M2

DAY ROOM.
GFR-02
31.6M2

2076 - STRUCTURAL
2076 - FLOOR TO U/S TRUSS
4475 - FLOOR TO U/S TRUSS
2255 - STRUCTURAL
2125 - FLOOR TO CEILING

2021 NORTHERN DESIGN AWARDS FINALIST
2022 Best of Houzz Service
BUILD 2021 Home Builder Awards
BUILD Architecture Awards 2019

REVISION	DESCRIPTION	DATE
B	ALTERATIONS TO INTERNAL STRUCTURE	21/2/25
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NOTES

STATUS: CONSTRUCTION DRAWING

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PROJECT TITLE: YEW TREE FARM

DRAWING TITLE: PLOTS 1-4 CONSTRUCTION SECTION

SCALE	DRAWN	CHECKED	PROJECT REFERENCE
1:50	JH	JH	ODS_20/294

PAPER SIZE	DWG NUMBER	DATE	REVISION
A1	1-(35)001	8/1/24	B

CLIENT: RADCLIFFE DEVELOPMENTS (FARNLEY)