



1. Carefully remove all timber stalls. Sand blast, treat with wax and re fix as table separators. Positions to be confirmed.
2. Remove all existing concrete floors dig out to a depth so there is a minimum FFL 2200mm below joist level. Ensure floors are level or with ramps throughout.
- 2a. Reinstate floor 65mm screed on 150mm concrete slab on Separation layer on 60mm eurathan insulation on Damp proof membrane on min 100mm Hardcore. To achieve a U value of 0.23 W/m²K
- 2b. DPM and 25mm insulation to be turned up wall.
3. Existing 150mm block wall to be kept and upgraded. Cut back protrusions. Finish internally with 12.7mm plasterboard D&D to wall with skim coat plaster finish.
- 3a. Dig down to locate foundation and dig new foundation in front of it to min 1m deep from ground level or to building control approval.
- 3b. Mass fill with concrete to 250mm below ground level.
- 3c. Build new Cornish Stone wall of foundation to match existing building.
- 3d. Tie to existing wall using Timber Frame ties for 100mm cavity.
- 3e. Use 75mm Urethane insulation against block wall and 25mm Surcav to maintain cavity.
- 3f. To achieve a u value of 0.33 W/m²K
4. Demolish 100mm block wall.
5. Widen existing opening in separating wall to 1500mm.
6. New Oak stairs positioned to line up with existing opening in first floor wall. Storage under.
7. Existing walls to be raked out inside and out and repointed with NLH5 Lime mortar to match existing
8. Treat inside and outside of walls with a proprietary brick sealer.
9. All doors and windows to be in existing openings and to be oak sash windows. See Schedule and drawing.
10. All small holes, pipes etc in the walls are to be blocked and kept as features on the inside and outside.
11. Drainage from hand wash basin to be taken to existing MH adjacent to main house.
12. Water to be brought across from main house and heated using an Ariston 2kw 15litre under the counter water heater or similar.
13. All electrics to be run in surface mounted galvanised conduits with industrial style outlets.
- 13a. Lighting to be industrial style lighting.

Geoff & Christopher Barham Building Ltd

Address: Penhallow House, St Newlyn East, Cornwall, TR8 5NH

Client:	Date:	Scale:	
GAIA Community CIC	24th November 2020	1:50	@A3
Title:	Drw.No:	Revision:	
Stalls & Tool Loft Proposed	GRB11	Original	

