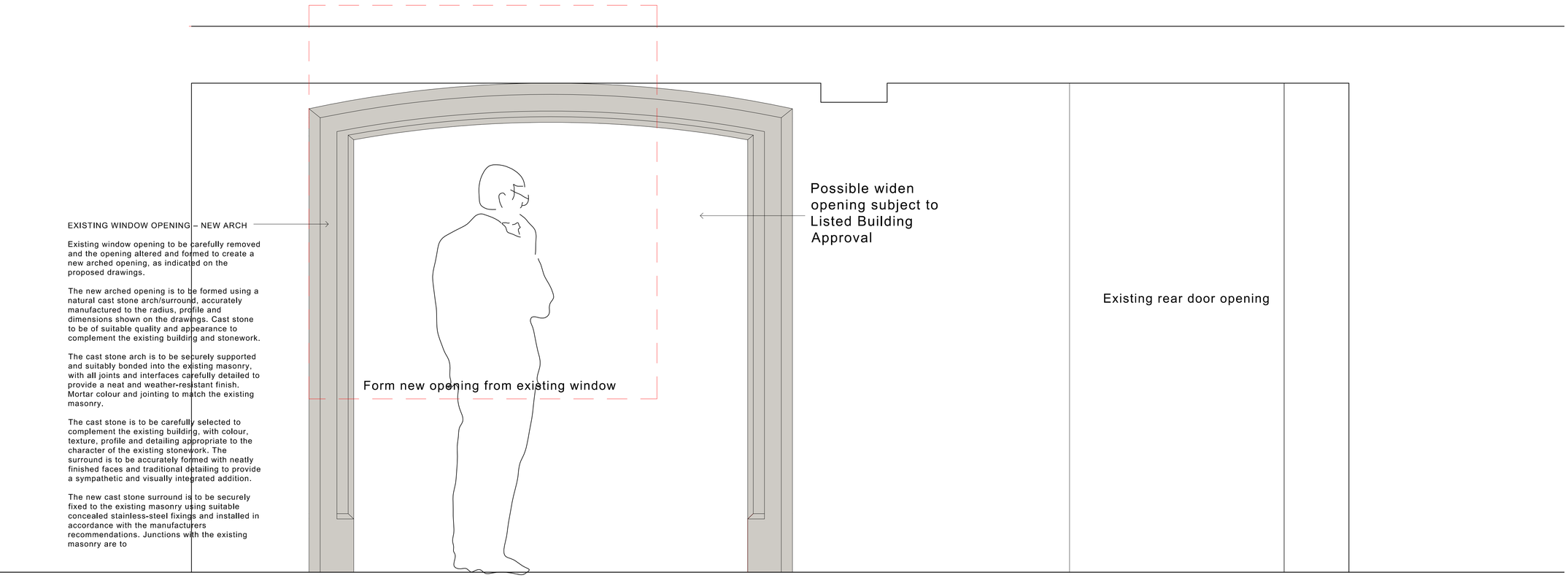
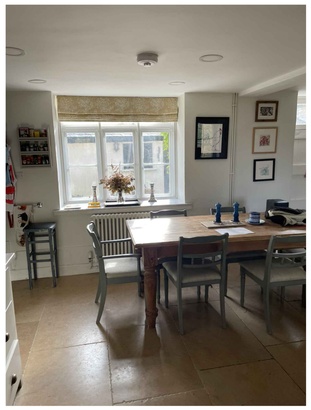
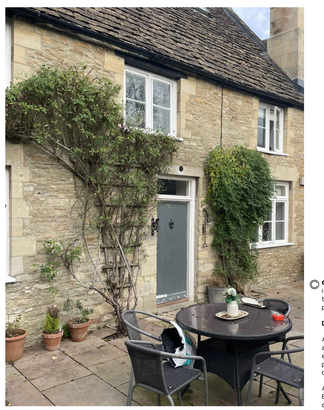


Proposed Internal Elevation of New Openings



Existing Internal Kitchen Opening Photograph



Existing External Kitchen Opening Photographs

Copyright © David Cole Design Limited. All designs, drawings and information conveyed are the intellectual property of David Cole Design Limited. Unauthorised copying, use, reproduction or distribution of this drawing or any part of its contents, whether in whole or in part, is prohibited without the prior written permission of David Cole Design Limited.

DIMENSIONS AND SITE VERIFICATION

All dimensions shown on this drawing have been prepared and provided in good faith, based upon information available to David Cole Design Limited at the time of preparation, including available survey information, existing drawings and/or information provided by others. Whilst every reasonable care has been taken in preparing the drawing, David Cole Design Limited cannot warrant or guarantee the absolute accuracy of dimensions where these have not been independently verified by site measurement or survey.

All dimensions are to be checked by the Contractor and all relevant parties prior to commencing construction. Each dimension is to be compared with other dimensions shown on the drawing(s), against existing site dimensions, levels, structural elements and available space on site, and verified as necessary before any work is undertaken or materials are ordered.

Dimensions relating to existing buildings, structures, site conditions and adjoining elements are to be regarded as indicative unless specifically identified as having been verified by David Cole Design Limited. Drawings are not to be scaled for construction purposes unless expressly stated otherwise.

Any discrepancy, inconsistency, omission or apparent error in the drawings or dimensions is to be brought to the immediate attention of David Cole Design Limited before the affected work proceeds. David Cole Design Limited accepts no responsibility for discrepancies arising from inaccurate, incomplete or outdated information, site conditions which differ from those shown, or dimensions which have not been independently verified prior to construction.

No responsibility is accepted for errors or inaccuracies arising from the scaling, interpretation or use of this drawing by others, where such errors could reasonably have been identified by checking the dimensions against the drawing, site conditions or other available information and have not been referred to David Cole Design Limited.

VARIATIONS AND DEVIATIONS

David Cole Design Limited accepts no liability for any loss, damage, cost or expense arising from any unauthorised variation, alteration or deviation from this drawing, or from the execution of works contrary to the information contained herein, where such variation, alteration or deviation has not been referred to David Cole Design Limited and written instruction and/or approval obtained before the affected work proceeds.

The Contractor and all other parties responsible for carrying out the works remain responsible for verifying dimensions, levels, site conditions, setting out, workmanship and the suitability of the proposed construction prior to and during the execution of the works.

New Stone Archway Openings – Specification

Forming of New Openings

Form new arched openings within the existing masonry wall in the positions and to the dimensions shown on the proposed drawings. Carefully remove existing masonry to avoid unnecessary damage to the surrounding structure and finishes.

The existing window opening is to be enlarged vertically and formed into the new arched opening, with the existing rear door opening retained as shown.

Provide all necessary temporary support during formation of the openings. Structural support over the new openings, including any steelwork, lintels or other structural elements, shall be designed and specified by the Structural Engineer and installed in accordance with their calculations and details.

Stone Arch Surrounds

Provide new natural stone/architectural cast stone profiled arch surrounds to each new opening, as indicated on the drawings.

The surrounds shall:

Be manufactured to the profiles, dimensions and arch geometry shown on the drawings.
Incorporate a gently curved segmental arch, with the arch and side sections formed as a continuous traditional surround.
Have a traditional profiled edge/detail to complement the character of the existing building.
Be of sufficient thickness and depth to provide a substantial, authentic appearance when viewed from within the kitchen.
Have accurately formed joints and tight, neatly finished connections at springing points and corners.
Be mechanically fixed or otherwise securely restrained to the surrounding masonry in accordance with the manufacturers recommendations.
Be set out symmetrically about the centre line of each opening.
Be carefully scribed and fitted to adjoining existing plaster/masonry so that the junctions are neat and visually integrated.

Stone

Stone to be natural stone or high-quality architectural cast stone, subject to approval of colour, texture, aggregate and finish prior to manufacture.

Stone shall be selected to complement the existing natural stonework within and around the property. Provide samples for approval prior to manufacture.

Finish to be lightly tooled/honed or otherwise finished to provide a traditional appearance, avoiding an overly smooth or contemporary finish.

Where architectural cast stone is used, it shall be manufactured from a durable, frost-resistant material suitable for internal use, with colour and aggregate selected to closely replicate the appearance of the existing natural stone.

Mortar

Bed and point stonework using a compatible mortar appropriate to the existing construction. Where the existing masonry is traditionally constructed using lime mortar, use a suitable NHL lime mortar compatible with the existing stonework.

Mortar joints to be kept as fine as practicable and finished to match the character of the existing masonry.

Internal Finishes

Following installation of the structural support and stone surround, make good adjacent plasterwork and wall finishes.

Form a clean, continuous junction between the existing wall finish and the new stone surround. Do not over-render or plaster across the face of the stone surround.

All exposed stone faces to remain clean and free from mortar staining, with any temporary protection removed on completion.

Setting Out

The finished archway openings, including the stone surrounds, are to be set out strictly in accordance with the architectural drawings. Contractor to verify all dimensions on site prior to manufacture of the stone surrounds and report any discrepancies to the Architect before proceeding.

Workmanship

All stonework shall be executed by an experienced stone mason familiar with traditional stone construction and architectural cast stonework. The completed archways are to have a traditional, high-quality appearance and shall be carefully integrated with the existing building fabric.

Note: All dimensions to be checked on site prior to commencement. Structural opening sizes and supporting construction to Structural Engineers details.

1:50 @ A1

1m 0 1m 2m 3m 4m 5m

Little Lypiatt Farm
Corsham

Proposed New Kitchen Garden Room Extension & Alterations

title

Proposed Elevations

scale
1:50 @ A1

Drawing No. 2023 - 01260 - 304

Revision: A

David Cole Design Limited

Barley Croft Ston Easton Nr Bath BA34DH
Tel : 07850 741419
Email : davidcolearchitecture@btinternet.com

CIAT CHARTERED PRACTICE