

Existing External Walls
Existing external walls of building to be insulated internally with 100mm timber studwork erected internally 50mm off of existing wall face with 100mm Celotex GA400 rigid insulation friction fitted between studs and Celotex PL4000 insulated plasterboard and skim to internal face

Existing Wall between Lounge and Hallway
Existing timber studwork wall between Lounge and Hallway to remain in-situ and as original as possible. All existing timbers to be carefully de-nailed. New doorway to be formed within existing wall with as little disturbance as possible made to the existing wall structure.

Timber Wallplates within Rear Wall
Timber wallplates within existing rear gable end wall (kitchen wall) to remain in-situ where possible. Existing wallplates appear to have woodworm in certain locations. This is to be assessed on site and replaced with timbers to match existing where deemed necessary and agreed by the LA Conservation Officer

Vaulted Ceiling
Ceiling within Apartment 5 Lounge/Kitchen/Dining to be vaulted with existing timber members remaining in-situ. Roof to be insulated using Knauf Space Blanket or similar insulation tightly fitted between existing rafters. Plasterboard to be cut to sit between rafters with approx. 25mm of existing timbers left exposed as a feature below ceiling finish. Horizontal tie members to remain in-situ

Gable Wall
Existing Brickwork of gable wall to remain exposed above kitchen units up to underside of roof structure. Brickwork to be brushed to remove loose material

Apartment 5 - Existing Chimney
Existing exposed brickwork chimney breast to remain. Brickwork to be brushed and treated in strict accordance with guidance from LA Conservation Officer.

Existing Windows
Existing windows in left room to be replaced with Heritage flush fit casement windows in finish to be approved by LA Built Heritage Officer prior to order being placed

Intermediate Floors
Existing floors generally consisting of 60x150mm timber floor joists spanning in directions as shown on plans. All existing joists to be checked for adequacy and condition and replaced where necessary. Fire floor upgrade system from 'Trim Acoustics' to be employed as follows:

- Remove existing floor boards
- Mechanically fix fire mesh around the profile of the existing timber joists to form a supporting mechanism above the existing ceiling
- Friction fit fire wool insulation between the joists taking care to ensure there are no gaps between the joists and the fire wool
- Re-lay original floor boards (where possible) directly onto floor joists before overlaying with Reduc Micro 17, Reduc Micro 21 or Reduc Strata Extra in accordance with manufacturers guidance notes.

Existing Sloping Ceilings
Existing ceilings (in poor condition) to be stripped and roof space insulated with 100mm Celotex GA400 rigid insulation friction fitted between existing 50 deep rafters with 65x25mm Celotex PL4000 insulated plasterboard to underside 50mm air gap to be provided over the top of the insulation. Roof construction to achieve min U value 0.5W/m2K

Existing Dormer Cheeks
Existing dormer cheeks to be investigated and repaired as necessary. Internal face to be insulated where possible (to suit profile depth of window frame)

Existing Roof Structure
Existing struts and purlins to remain in-situ and to be exposed within room

Existing Velux Rooflight
Existing velux rooflight and associated flashing kit to be checked for adequacy and condition. If replacement is deemed necessary this is to be agreed by the LA Built Heritage Officer prior to works commencing

Apartment 5 - Existing Bedroom 1 Floor
Existing floor within Front Bedroom is extremely bowed due to historic deflection of existing joists. New floor construction to be provided using 150x50 C24 timber floor joists positioned above and between existing joists which are to remain in-situ and to be encased within new floor construction. Mineral wool insulation to be provided between existing and proposed floor joists and ceiling to be double tacked beneath to provide fire protection between apartments

Apartment 5 - Staircase
Existing staircase within Apartment 5 to be refurbished and re-decorated. Due to new raised floor within Bedroom 1 the bottom step is to be carried across to partition wall to act as quarter landing to transition between existing and proposed finished floor levels. Underside of staircase to be double tacked with plasterboard to achieve min. 30 minute fire resistance

Existing Windows
Existing windows to be re-used where possible. Any windows to be replaced are to be approved by LA Built Heritage Officer and agreed in writing prior to works being undertaken. Operable secondary glazing to be provided to internal reveals of all windows on street elevation due to traffic noise

Party Floor
Existing suspended timber floor between basement and ground floor to have mineral wool insulation packed between floor joists with 2 layers of 15mm fireline board provided to underside to provide fire protection between basement and apartments/communal areas

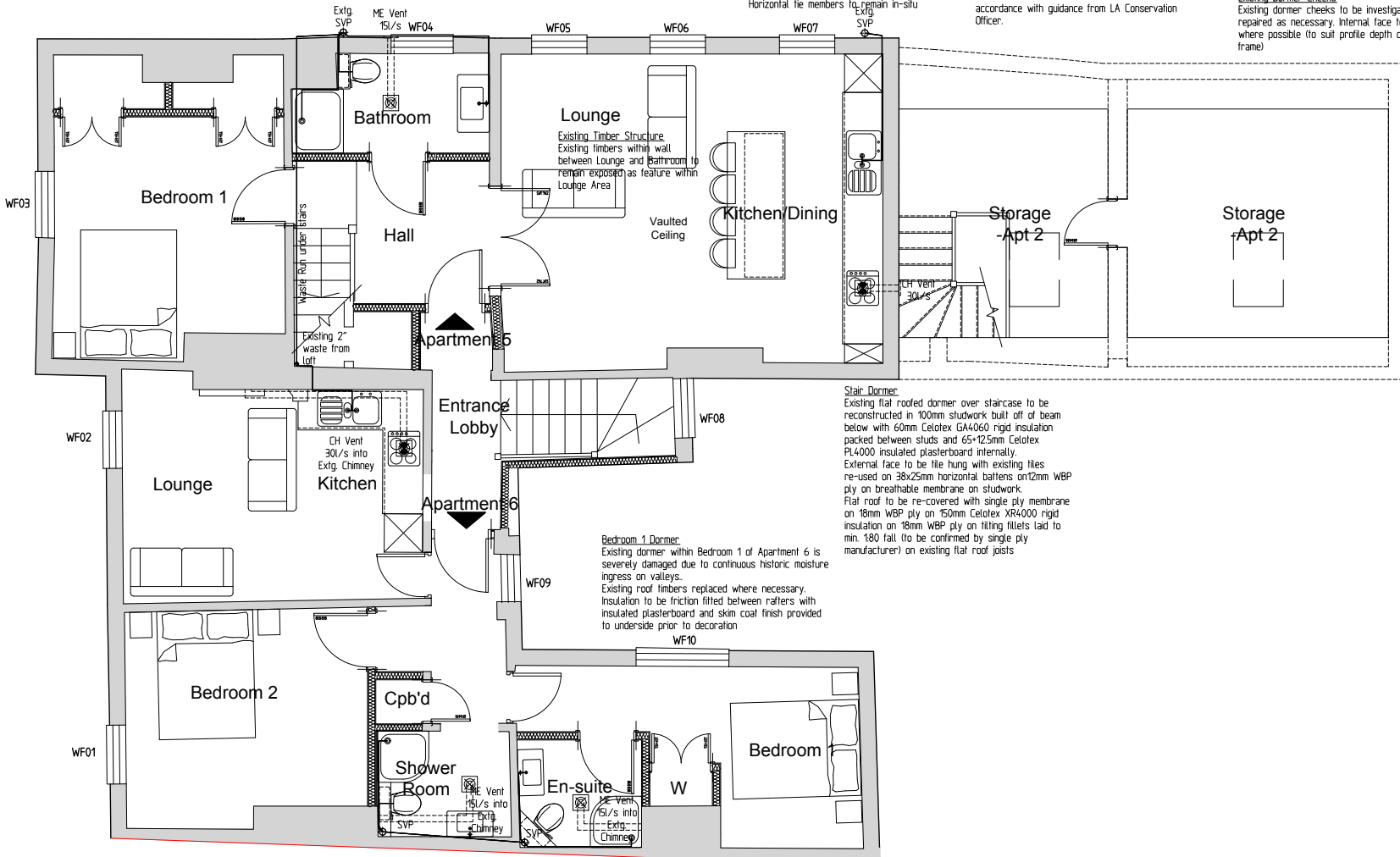
Walls between Apartments and Communal areas
Studwork walls between apartments and communal areas to be constructed using 100mm timber studwork packed with insulation. On apartment side provide 15mm fireline board and skim. On Communal Entrance side provide 15mm fireline board on 12mm Ply fixed back to studs with skim coat finish

Apartment 6 - Lounge
Existing fireplace and exposed timber beams and post within Kitchen/Lounge to remain in-situ

Apartment 6 - Bedroom 2
Existing fireplace within Bedroom 2 (non original) to be removed

Apartment 6 - Ceilings
Ceilings within Apartment 6 to be double tacked with plasterboard to provide fire resistance to accommodation above (Apartment 5 -Bed 2)

Partition Walls
New studwork partition walls to be formed using 100mm timber studwork with 12.5mm plasterboard and skim to each side. Partitions to be insulated between studs to reduce sound transmission. Moisture resistant plasterboard to be provided around wet rooms



First Floor Plan

Second Floor Plan

45 High Street
Wargrave
Berkshire

project :

Proposed Upper Floor Plans

title :

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client :

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Planning and building regulations drawings
for residential extensions, new build,
renovation and conversion projects.

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