

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.

Apartment 1 - Existing Downstand Beam

Existing timber downstand beam between Lounge and Bedroom to remain in-situ with new timber studwork partition housing doorway provided beneath. Downstand beam to remain as existing and to remain exposed from both sides

Apartment 1 - Existing Fireplace

Existing exposed brickwork fireplace to remain within corner of Lounge. Brickwork to be brushed and treated in strict accordance with guidance from LA Conservation Officer.

Apartment 1 - Existing Brickwork Alcove

Existing exposed brickwork alcove within Apartment 1 to remain as shelving feature. Brickwork to be brushed and treated in strict accordance with guidance from LA Conservation Officer.

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.

Existing Entrance Doors

Existing double doors to be replaced with single opening door and sidelight in style to be approved by LA Conservation Officer prior to installation. Existing fanlight above entrance door to be retained (re-glazed with toughened safety glass).

Entrance door to be fitted with keypad entry system allowing timed postal deliveries to entrance lobby. Entry keypad to be fitted within recess to left hand side of entrance door.

Existing exposed wiring to be chased into masonry and finish made good to match surrounding. Existing steps (tiled) to be made good where necessary.

Postal boxes to be provided within Entrance Lobby for each apartment. Bulkhead light to be provided within soffit above entrance door (externally) fitted with dusk tit dawn sensor to allow entrance to remain lit for security.

Decorative Mouldings

Decorative mouldings and panelling within Communal areas to be retained and refurbished and to remain exposed.

Existing Bay Roofs

Existing roofs to bay windows and associated flashings to be checked for adequacy and made good where necessary to match surrounding. Where slates are damaged they are to be replaced with slates to match existing (reclaimed).

Existing Render Finish

Existing render finish to be made good with loose material removed where necessary prior to repair and re-decoration.

Existing Window Cill - WG02

Existing window cill to be replaced with Oak, burn off all existing paint and re-paint in same colour.

Existing Window WG01

Cut out Oak cill and upright mullions which are suffering from decay and the softwood coverings, all back to healthy timber and replace like for like. Burn off all existing paint and re-paint in same colour.

New handwood sash to be provided with single glass.

Ground 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

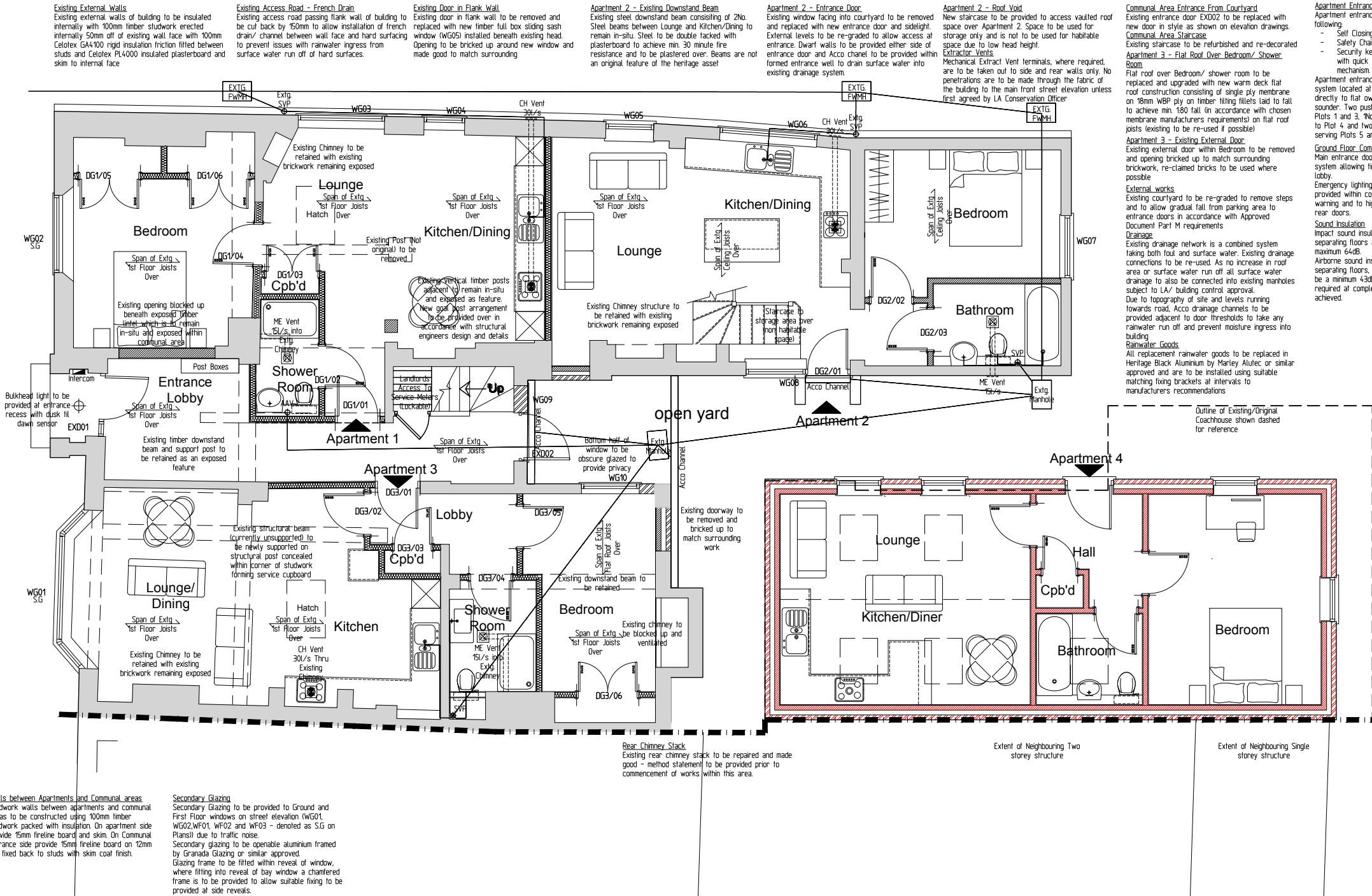
Studwork walls between apartments and communal areas to be constructed using 100mm timber studwork packed with insulation. On apartment side provide 15mm fireline board and skim. On Communal Entrance side provide 15mm fireline board on 12mm Ply fixed back to studs with skim coat finish.

Secondary Glazing

Secondary Glazing to be provided to Ground and First Floor windows on street elevation (WG01, WG02, WF01, WF02 and WF03 - denoted as SG on Plans) due to traffic noise.

Secondary glazing to be operable aluminium framed by Granada Glazing or similar approved.

Glazing frame to be fitted within reveal of window, where fitting into reveal of bay window a chamfered frame is to be provided to allow suitable fixing to be provided at side reveals.



Proposed Ground Floor Plan

45 High Street
Wargrave
Berkshire

project :

Proposed Ground Floor

title :

Mr. R Arora & Mr. A. Grewal

client :

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

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