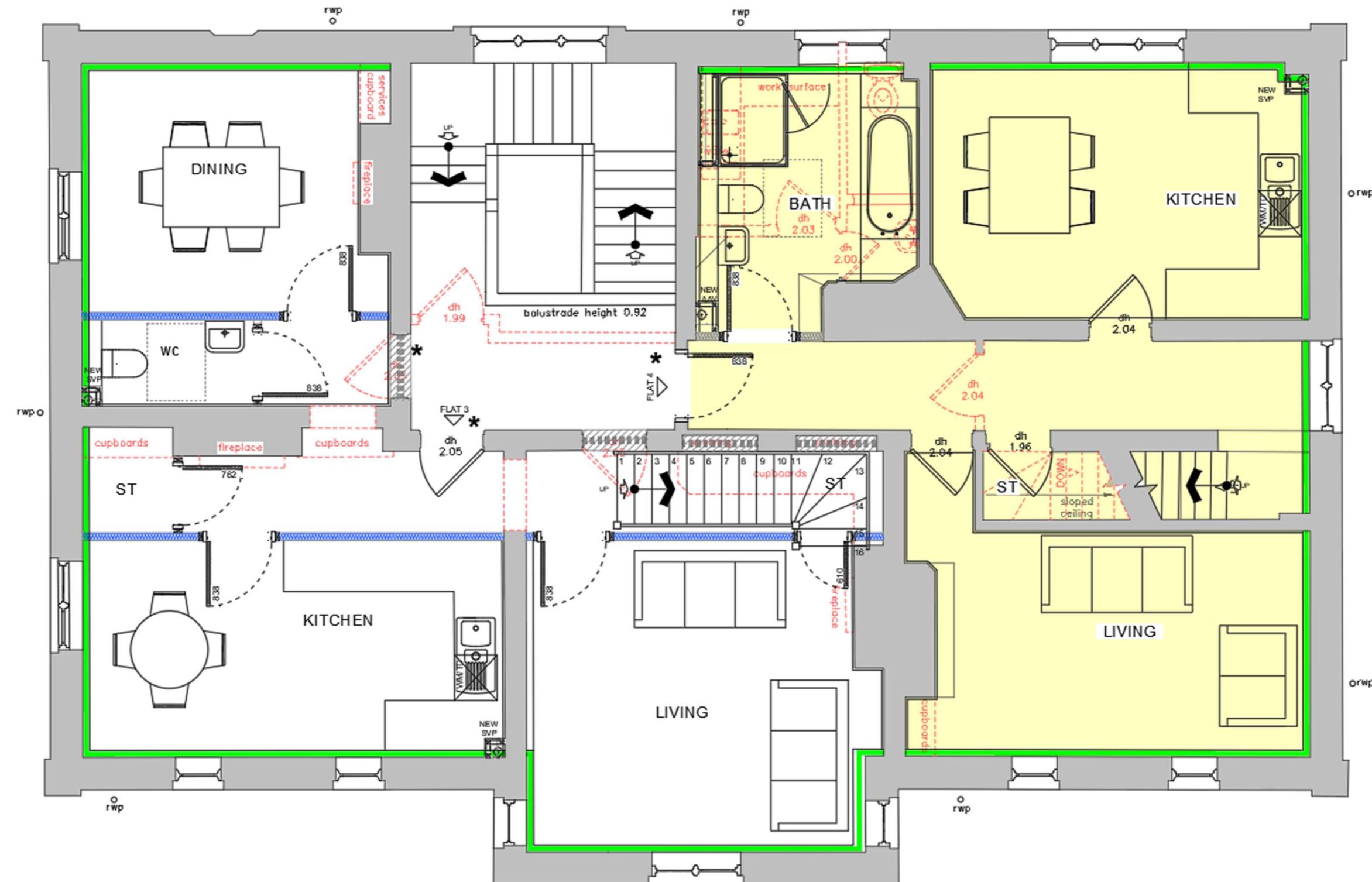
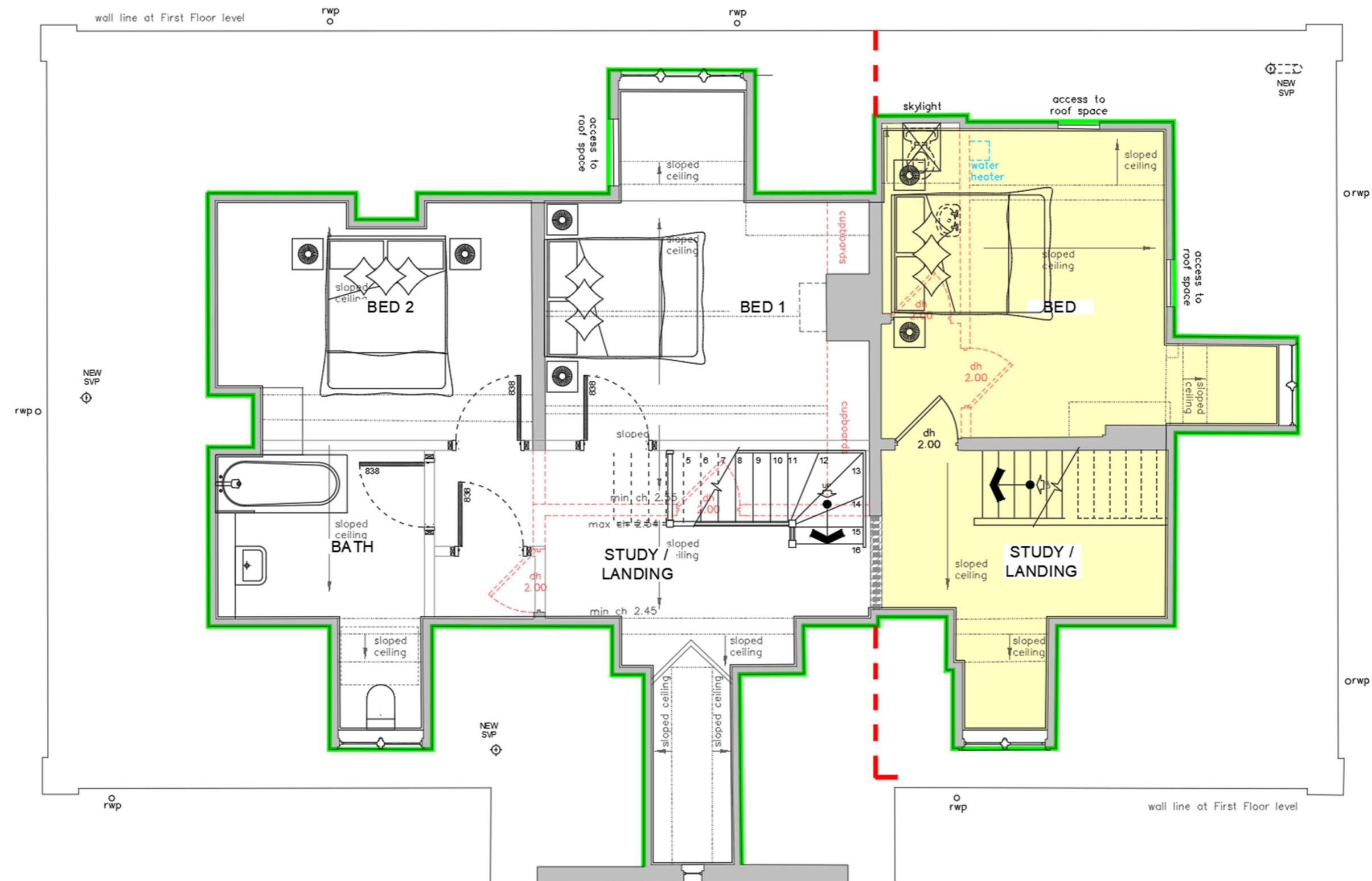


First floor Flat 2 Location Plan (For reference only)



Second floor Flat 2 Location Plan
(For reference only)



General description

Existing ground floor office and meeting space.

Demolition and Strip-out – refer to drawing numbers 25-J4803-11-003 first floor plan & 25-J4803-11-004 second floor plan

- 1- Remove cupboards and fireplaces
- 2- Wall to be removed to form new archway between proposed flat 3 hall and proposed flat 3 W.C. lobby.
- 3- Wall to be removed to form new archway to extend proposed flat 3 hallway.
- 4- Remove existing mechanical and electrical plant in roof eaves voids
- 5- Remove room side T&G board dormer cheeks.
- 6- Remove dormer ceiling materials.

Refurbishment works – refer to drawing numbers 25-J4803-11-003 first floor plan & 25-J4803-11-004 second floor plan

- 1- Refurbish where necessary existing first and second floor joists and floor deck.
- 2- Create new opening in second floor joists to form new stairwell. Structural engineer to advise on structural requirements.
- 3- Sound and fire insulation – refer to Isomas Ltd details for acoustic insulation details. Refer to Ascot Design floor plans, sections and details for fire resistance.
- 4- Close and seal existing historic panelled doors FL02 & FL11. Blocked doorways to resist fire for 60 minutes. Refer to wall infill detail on drawing 16-002
- 5- Install new fire breaks in line of separating wall at roof eaves void. Use 2 layers 15mm British Gypsum to both faces of 100x50mm timber studs. 1st board to be laid horizontally and second laid vertically with joints staggered. All perimeter junctions sealed with fire resistant sealant installed to manufacturers guidance.
- 6- Install supplementary materials as wall types indicated on the ground and first floor plans.
- 7- Refurbish existing windows where required.
- 8- Install secondary glazing as per secondary glazing details on drawings 16-004 to 16-017. Frame colour to match existing window frame.
- 9- New partitions and doors to be installed as shown on first & second floor plans.
- 10- Remove existing walls as indicated on first and second floor plans.
- 11- Install new bathroom as per GA floor plan.
- 12- Ventilation to specialist design. Ducting to be routed to existing chimney flues.
- 13- Relocate flat 3 door FL11 to flat 4 FL13 refer to door schedule.

Coordination

- 1- Structural engineer
- 2- MEP engineers
- 3- Fire consultant
- 4- Acoustic specialist

<u>Supporting images</u>	
Figs 1 & 2 Existing Ground Floor Doors	Figs 3 & 4 Proposed Kitchen
Figs 5 & 6 Proposed Living Room	Fig 7 Proposed bedroom blocked internal door
Fig 8 Proposed bedroom blocked external door	Fig 9 Proposed bedroom blocked external door
Fig 10 Proposed bedroom blocked external door	Fig 11 Proposed bedroom blocked external door
	
Fig 12 – Example of secondary glazing	