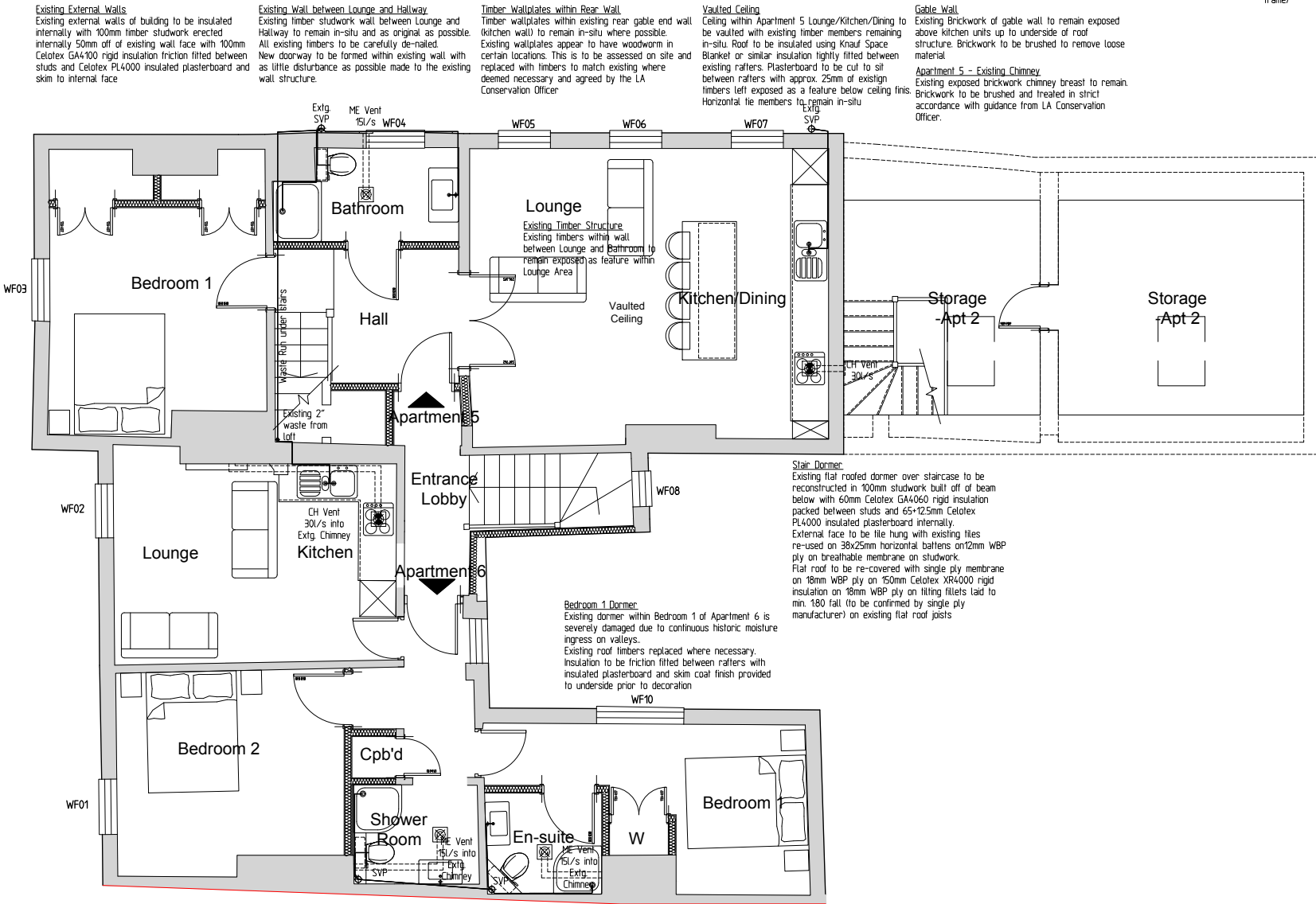
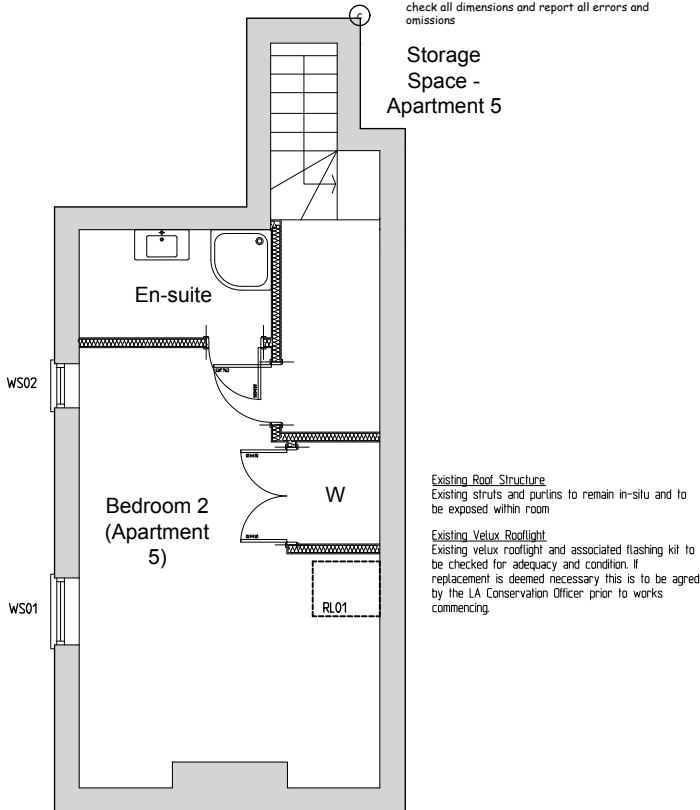


Apartment 5 - Existing Bedroom 1 Floor.
Existing floor within Front Bedroom is extremely bowed due to historic deflection of existing joists. New floor construction to be provided using 150x50 C24 timber floor joists positioned above and between existing joists which are to remain in-situ and to be encased within new floor construction. Mineral wool insulation to be provided between existing and proposed floor joists and ceiling to be double lapped 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 lapped 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 Conservation Officer and agreed in writing prior to works being undertaken.
Openable 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 lapped 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

Existing Windows
Existing windows to be re-used where possible. Any windows to be replaced are to be approved by LA Conservation Officer and agreed in writing prior to works being undertaken.
Openable secondary glazing to be provided to internal reveals of all windows on street elevation due to traffic noise.
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 fill 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 filled between existg 150 deep rafters with 65x125mm 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 0.15W/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)



Second Floor Plan

45 High Street
Wargrave
Berkshire
project :

Proposed Upper Floor Plans

title :

Mr. R Arora & Mr. A. Grewal
client :

Lee Norris Design	ref : LN
27 Eden Way, Winnersh Wokingham, Berkshire RG41 5PQ Tel: 01189 787226 Mob: 07795 058193 E-mail: lee@leenorrisdesign.co.uk Web: www.leenorrisdesign.co.uk	date : Jun'22
	scale : 1:100@A3
Planning and building regulations drawings for residential extensions, new build, renovation and conversion projects.	project : 22-519
	dwg no / rev : 002/B