

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 overlying 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. Operable secondary glazing to be provided to internal reveals of all windows on street elevation due to traffic noise.

Existing Entrance Doors

Existing double doors leading from street frontage to be refurbished or replaced (subject to approval by Conservation Officer). Burn off all existing paint before inspection by conservation officer to see if existing doors can be retained; if not then replace in hardwood in style to match existing. Re-glaze existing fanlight in 6.4 clear laminated safety glass. Doors to be fitted with suitable automation system to provide security to Apartments (with service override). The opening should be retained in the same configuration with entry system operating right hand door, externally placed in recess and an internal operation for the second door. Existing steps (fitted) to be made good where necessary.

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 hardwood 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.

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 GA4100 rigid insulation friction fitted between studs and Celotex PL4000 insulated plasterboard and skim to internal face

Existing Access Road

Existing access road passing flank wall of building to be cut back to allow installation of french drain/ channel between wall face and hard surfacing to prevent issues with rainwater ingress from surface water run off of hard surfaces.

Existing Door in Flank Wall

Existing door in flank wall to be removed and replaced with new timber full box sliding sash window (WG05) installed beneath existing head. Opening to be bricked up around new window and made good to match surrounding

Apartment 2 - Existing Downstand Beam

Existing steel downstand beam consisting of 2No. Steel beams between Lounge and Kitchen/Dining to remain in-situ. Steel to be double latched with plasterboard to achieve min. 30 minute fire resistance and to be plastered over. Beams are not an original feature of the heritage asset

Apartment 2 - Entrance Door

Existing window facing into courtyard to be removed and replaced with new timber entrance door and sidelight. External levels to be re-graded to allow access at entrance. Dwarf walls to be provided either side of entrance door and Acco channel to be provided within formed entrance well to drain surface water into existing drainage system.

Apartment 2 - Roof Void

New staircase to be provided to access vaulted roof space over Apartment 2. Space to be used for storage only and is not to be used for habitable space due to low head height. Extractor Vents: Mechanical Extract Vent terminals, where required, are to be taken out to side and rear walls only. No penetrations are to be made through the fabric of the building to the main front street elevation unless first agreed by LA Conservation Officer.

Communal Area Entrance From Courtyard

Existing entrance door EXD02 to be replaced with timber door in style as shown on elevation drawings.

Communal Area Staircase

Existing staircase to be refurbished and re-decorated

Apartment 3 - Flat Roof Over Bedroom/ Shower Room

Flat roof over Bedroom/ shower room to be replaced and upgraded with new warm deck flat roof construction consisting of single ply membrane on 18mm WSP ply on timber tilting lilets laid to fall to achieve min. 180 fall (in accordance with chosen membrane manufacturers requirements) on flat roof joists (existing to be re-used if possible)

Apartment 3 - Existing External Door

Existing external door within Bedroom to be removed and opening bricked up to match surrounding brickwork, re-claimed bricks to be used where possible

External works

Existing courtyard to be re-graded to remove steps and to allow gradual fall from parking area to entrance doors in accordance with Approved Document Part M requirements

Drainage

Existing drainage network is a combined system taking both foul and surface water. Existing drainage connections to be re-used. As no increase in roof area or surface water run off all surface water drainage to also be connected into existing manholes subject to LA/ building control approval. Due to topography of site and levels running towards road, Acco drainage channels to be provided adjacent to door thresholds to take any rainwater run off and prevent moisture ingress into building

Apartment Entrance Doors

Apartment entrance doors to be fitted with the following:

- Self Closing device
- Safety Chain
- Security key operated locks PAS 24 rated with quick release emergency escape override mechanism.

Apartment entrances to have wireless door bell system located at front entrances, with video call directly to flat owners mobile phone and to internal sounder. Two push bell locations at front door to Plots 1 and 3, 1No. to side entrance for Plot 2, 1No. to Plot 4, and two units to rear flat entrance serving Plots 5 and 6

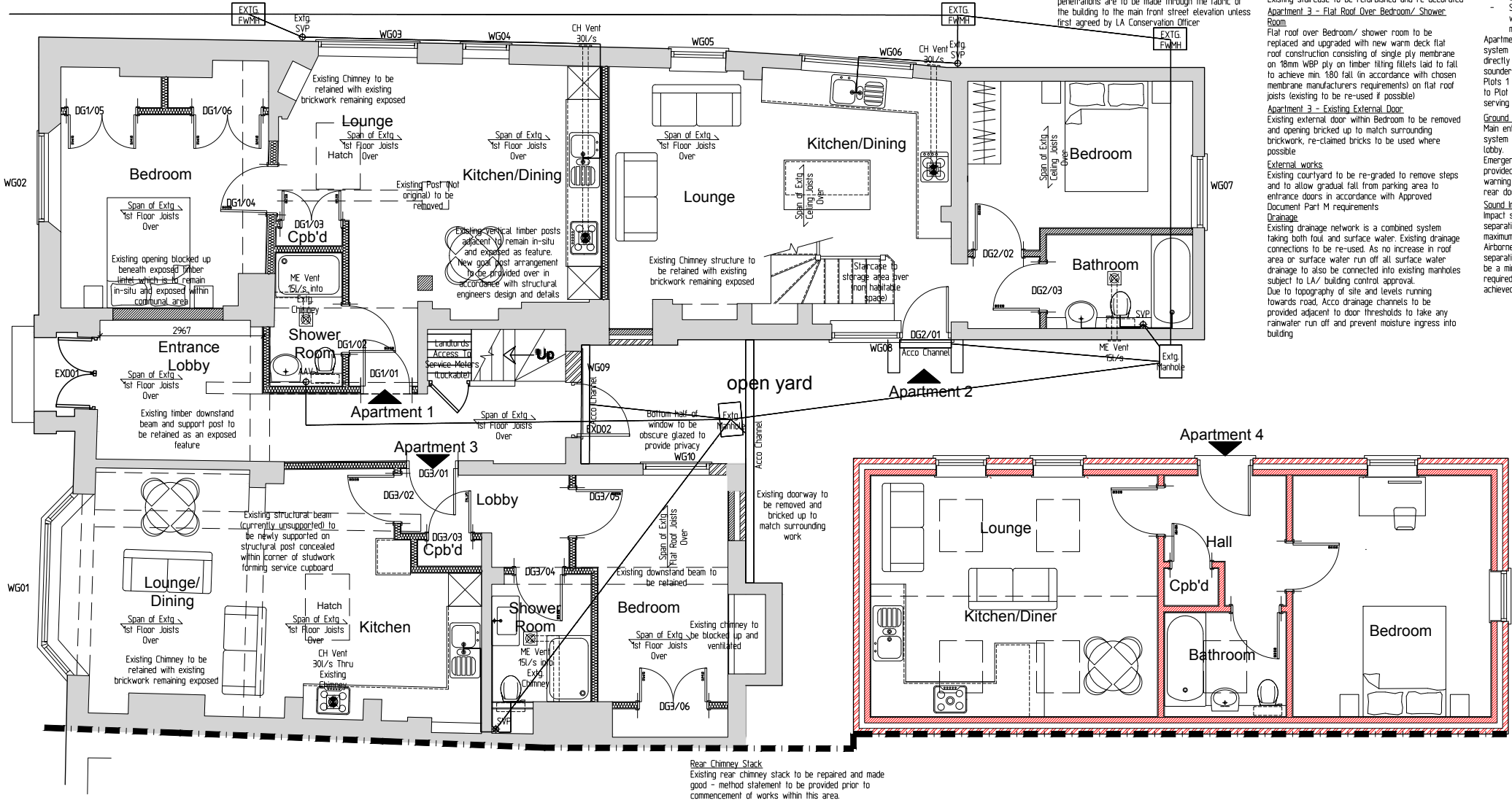
Ground Floor Communal Area

Main entrance door to be fitted with keypad entry system allowing timed postal deliveries to entrance lobby.

Emergency lighting, fire detection and signage to be provided within communal areas to provide early warning and to highlight egress routes to front and rear doors.

Sound Insulation

Impact sound insulation performance for upgraded separating floors and staircases is required to a maximum 64dB. Airborne sound insulation performance for upgraded separating floors, walls and staircases is required to be a minimum 43dB. Sound test results will be required at completion to show that this has been achieved.



45 High Street
Wargrave
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project :

Proposed Ground Floor

title :

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for residential extensions, new build,
renovation and conversion projects.

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