

26 CHURCH STREET  
RIBCHESTER

## PROPOSED INTERNAL FINISHES

### INTERNAL FACES EXTERNAL WALLS SIDE/REAR

These walls are generally damp to touch, and there is no insulation.

It is proposed to erect an independent wall liner, i.e. GYPLYNER IWL. There will be no fixings to the historic masonry. There will be a minimum 25mm gap between the face of the historic masonry and the metal studs. Thermal insulation batts will be fitted between the GYPLYNER metal studs, which are 48mm wide, to which would be fixed plain or insulated plasterboard.

The base and head metal studs will be fixed to the floor ( if not historic ) and to the u/s of the ceiling ( if not historic ). If the ceiling is historic then spacers will be fitted ( not fixed ) between the top of the metal studs and the internal face of the historic external and party wall.

The proposed new staircase from the first floor to the second floor is to be located in the original bathroom. The existing and historic stud partition between the original bathroom and rear bedroom will remain. It is proposed that the bathroom wall tiles are to be removed and the stonework beneath exposed but just within the stairwell only. Because the stonework will be exposed, moisture won't be trapped behind a render finish. It also allows more room for the staircase to fit.

### INTERNAL FACE EXTERNAL FRONT WALL

This a recent cavity wall, say 1960's, with a blockwork inner leaf and the original cut stone outer leaf. There is a 50mm cavity with no insulation.

If there is no problem fixing direct to the inner face of blockwork, then a dry-lining system will be fixed to the inner face of blockwork. Otherwise GYPLYNER IWL will apply.

### INTERNAL FACE OF PARTY WALLS.

These are generally dry to touch, but there are cracks in the historic render, and there is no sound insulation, and the thickness of the party wall is only one skin of masonry.

It is proposed to use the GYPLYNER IWL system here too, but with acoustic insulation batts between the metal studs.

### OUTBUILDING WALLS

See drawing numbered 1999/1F.

Existing dividing stud wall to remain.

### FIRST/SECOND FLOORS

The first floor is not level, 75 mm out of level in places, due to subsidence in the past. The second floor is not as bad.

It is proposed to employ a floating floor which would compose of a treated sw frame to sit ( not fixed ) on the existing historic floor boards. There is an option to install acoustic insulation between

the sub-framework. 19mm chipboard would be fixed to the sw frame, with no direct fixing to the historic floor boards.

The second floor also has historic floor boards and will also be covered with a floating floor.

#### GROUND FLOOR MAIN HOUSE

This is not an historic floor with a mix of grano and cement screeds with no obvious hardcore base. The floor is visibly wet in places and damp to the touch in other places.

It is proposed to replace the existing ground floor with a minimum 150mm compacted hard core, 50mm sand blinding, 1200 visqueen, 100 CELOTEX or similar ground floor quality insulation, 100 base concrete with 70 cement screed with under floor heating pipes.

#### OUTBUILDING FLOOR

See drawing numbered 1999/1F.

#### SKIRTING BOARDS

To be advised by Conservation Officer, otherwise minimum 175mm 'torus'.

#### INTERNAL DOORS

These will have to be fire doors off habitable rooms but excluding bathrooms as it is proposed to use all 3 floors.

It is not thought that any of the existing internal doors are historic doors.

To be advised by Conservation Officer, otherwise vertical boarded and battened oak doors or 6-panelled oak doors ( off the shelf half hour fire doors ). It is understood that door closers are not required.

#### OUTBUILDING CEILING

See drawing numbered 1999/1F.

#### FIRST FLOOR CEILING

Required to be 1 hour fire resistant. If existing ceiling is lath and plaster, and total thickness is 25mm, then upgrading should not be necessary. Advice from Conservation Officer required otherwise.

#### SECOND FLOOR CEILING

It is understood that the roof was redone at the same time as the rebuilding of the front elevation wall. It is proposed to install 150X50XSC4 treated sw ceiling joists between and fixed to the existing ' new ' rafters to a height of 2325mm, with 12.5 plasterboard to the u/s of the new ceiling joists with 300mm quilt insulation above ( 150mm between rafters and another 150mm at laid across the joists ).

Michael Jackson  
Michael Jackson Associates Ltd.

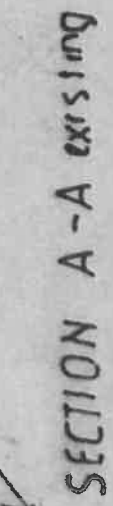
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Mr and Mrs S B

26 church

AS P RO

Holly  
223 P  
Gdm  
Pres  
Lar  
P9



bottom of existing render  
175 mm below  
existing floor level