

STAIRCASE / LANDING

Ceiling:
Remove existing decayed plaster from laths, strip out any rotten laths and replace with new
Check condition of ceiling light and carry out repairs to rotten timber / glazing as necessary
Prepare and decorate ceiling light
Apply lime plaster over laths and decorate

Walls:
Strip off all existing decayed wallpaper
Hack off defective plaster back to masonry and re-plaster with lime plaster
Remove any defective plaster from partition wall and replace laths as necessary
Prepare and decorate

Staircase:
Prepare and redecorate timber staircase and handrail

Skirting Boards:
Prepare and redecorate with gloss paint

Floor:
Carry out minor repairs to floorboards as necessary

M&E:
Strip out existing electrical wiring
Supply new pendant light and switch and mains wired smoke detector to ceiling

BEDROOM 2

Ceiling:
Remove existing decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths, prepare and decorate

Walls:
Hack off defective plaster back to masonry and re-plaster with lime plaster
Fit metal restraints straps at junction of party wall and front elevation to maintain structural stability
Prepare and decorate

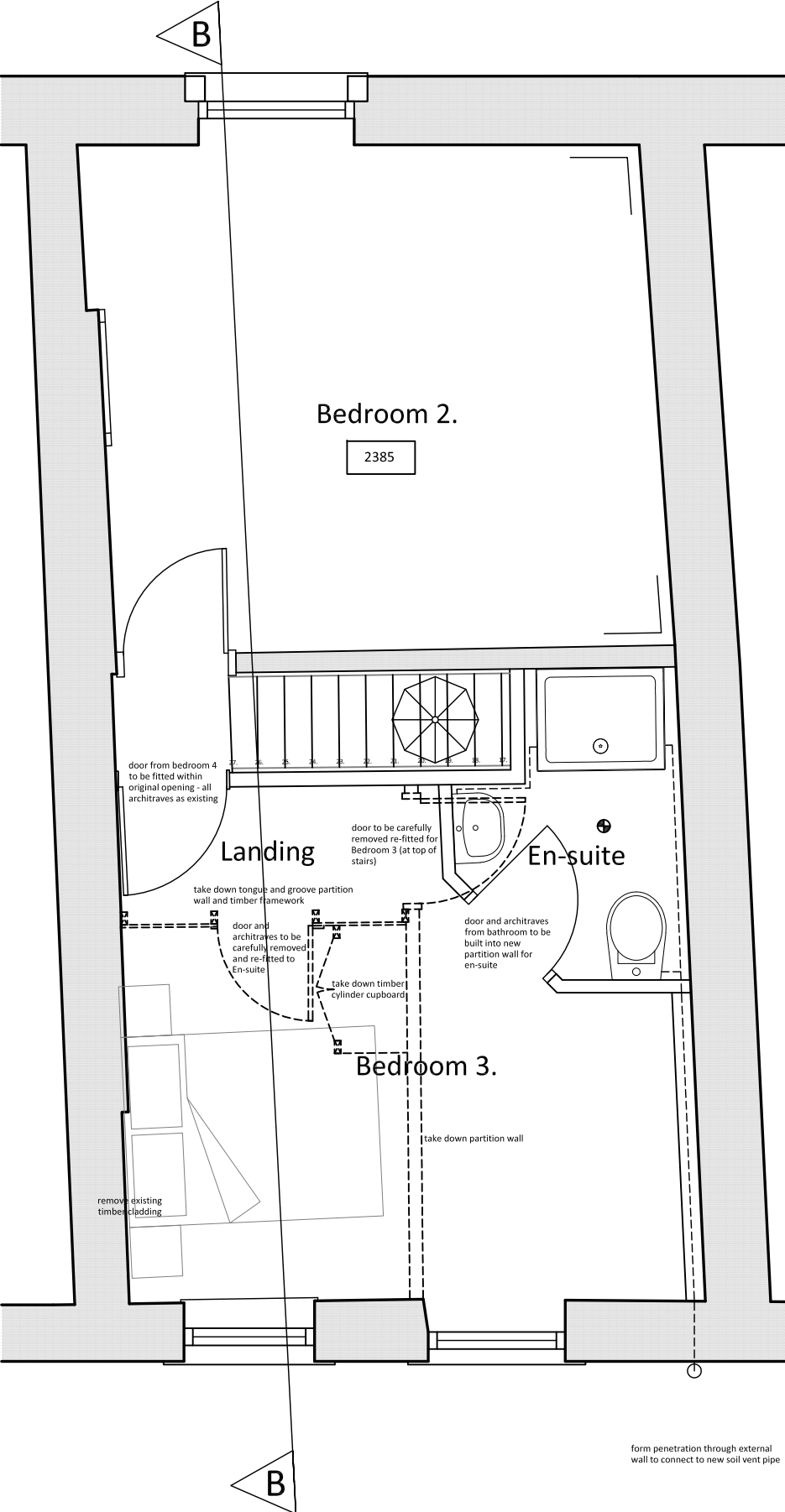
Fireplace:
Prepare and decorate fire surround

Windows:
general maintenance and refurbishment of all existing sash windows i.e. freeing jammed sashes / removing paint build-up, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery, easing sticking sashes, adjusting / packing hinges, replacing missing or worn beads, preparation and redecoration

Doors:
Prepare and decorate door, frame and architraves

Skirting Boards:
Remove existing skirting boards to remove electrical wiring, remove surface mounted sockets, make good any holes, re-fix skirting boards
Prepare and decorate

Floor:
Carry out minor repairs to floorboards
Fit new carpet



EN-SUITE

Alterations to Existing Bedroom 4:
Remove painted timber cupboard doors and frame and discard
Carefully remove existing door and set aside for re-use (to become door for bedroom 3)
Take down partition wall and door frame and discard

Ceiling:
Carefully remove existing decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths, prepare and decorate

Walls:
Strip off all existing decayed wallpaper
Hack off defective plaster back to masonry and re-plaster with lime plaster
Remove any defective plaster from partition wall and replace laths as necessary
Form new partition wall to create en-suite
Supply and fit ceramic wall tiles to shower enclosure and ceramic wall tile splashback to wash hand basin
Prepare and decorate

Sanitaryware:
Supply and fit new shower tray and screen/doors, wash hand basin and WC

Doors:
Re-fit door and architrave removed from bathroom into new partition wall
Prepare and decorate door, frame and architrave

Skirting Boards:
Remove existing skirting boards supply and fit new timber skirtings size and profile to match existing skirting boards
Prepare and decorate

Floor:
Carry out minor repairs to floorboards as necessary
Fit new high quality vinyl flooring

M&E:
Supply and fit new downlights and switch, mechanical ventilation and isolator switch, electric shower, electric towel rail

Supply and fit new radiator connected to gas powered boiler as part of central heating system

BEDROOM 3

Alterations:
Existing Bathroom
Take down timber tongue and groove boarding and framework to corridor and discard
Remove existing timber cylinder cupboard and discard
Carefully remove existing cast iron bath and set aside for re-use (to be re-enameled) remove existing wash hand basin and discard, carefully remove existing WC and high level cistern and discard
Remove painted timber tongue and groove cladding and discard
Strip out low level pipe boxing and foul drainage pipework and discard

Ceiling:
Remove all decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths, prepare and redecorate

Walls:
Hack off defective plaster back to masonry and re-plaster with lime plaster
Remove defective plaster to existing partition walls and re-plaster with lime plaster
Form new partition walls with timber studs and lined with plasterboard and skim coat finish
Prepare and decorate

Fireplace:
n/a

Windows:
general maintenance and refurbishment of all existing sash windows i.e. freeing jammed sashes / removing paint build-up, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery, easing sticking sashes, adjusting / packing hinges, replacing missing or worn beads, preparation and redecoration

Doors:
Re-fit door removed from Bedroom 4 within existing frame
Prepare and decorate door, frame and architrave

Skirting Boards:
Remove existing skirting boards to remove electrical wiring, remove surface mounted sockets, make good any holes, re-fix skirting boards
Prepare and decorate

Floor:
Take up floor boards over defective area check condition of joists and carry out repairs as necessary, carry out minor repairs to floorboards
Fit new carpet

M&E:
Strip out existing electrical wiring
Supply and fit new pendant light and switch and 4nr double sockets

Proposed Second Floor Plan 1:50@A1

Scale Bar 1:50@A1



NOTE

This drawing is to be read in conjunction with all relevant designer/consultant/engineer's drawings and specifications. Any discrepancies to be immediately notified to office of origin before proceeding. Do not scale from this drawing. All dimensions and levels depicted are to be checked on site. The information used on this drawing must only be used at the named location. All work carried out before Planning and Building Permission has been granted is at the contractor/client's risk. Drawings carried out for the purposes of planning approval shall not be used for obtaining prices or construction purposes. The location of any services indicated upon this drawing are approximate only and must be checked on site by the contractor before commencing works.

REVISIONS



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Project Location:
13 York Street,
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Drawn By: N White
Scale: 1:50 @ A1

Drawing:
Proposed Second Floor & Roof Plan
Drawing Number: BS 1109 04
Revision: /

Client: Brankleigh Homes
Date: SEP 2020

Proposed Roof Plan 1:50@A1



MAIN ROOF

Carefully remove existing ridge tiles and set aside for re-use
Carefully remove existing slates and set aside for re-use
Strip out existing roof window and discard
Strip off unsuitable bitumen roofing underlay and discard

Remove all existing mineral wool insulation above ceiling and discard

Check condition of chimney stack rake out any defective lime mortar and re-point using lime mortar as necessary. Check existing chimney pots are secure and re-bed as necessary.

Replace lead flashing to stack on a like for like basis using code 4 leadwork

Carry out close quarters inspection of rafters, purlins and ceiling joists and replace any rotten sections as required

Allow for trimming existing rafters and framing out to suit new conservation roof window

Overlay rafters with new breathable roofing underlay dressed into lead lined gutters to front and rear

Fit new eaves roll ventilation and underlay support tray to ensure cross ventilation of roof void

Supply and fit new conservation roof window in same position as existing

Supply and fit Manthorpe in line slate vent to receive extractor fan ducting from new en-suite

Fit new mineral wool insulation above ceilings ensuring ventilation pathway is maintained

Fit slates previously set aside on new tanalised timber roofing battens

OUTRIGGER ROOF

Carefully remove existing ridge tiles and set aside for re-use
Carefully remove existing slates and set aside for re-use
Carefully remove existing raking leadwork abutment flashing and discard

Remove all existing mineral wool insulation above ceiling and discard

Remove all timber rafters and discard

Remove all ceiling joists and discard

Supply and fit new timber rafters, maintaining existing ridge line and roof pitch including doubling up / trimming out to suit 3 new conservation roof windows

Overlay rafters with new breathable roofing underlay

Supply and fit 3 new conservation roof windows

Supply and fit new code 4 raking leadwork abutment flashing

Fit slates previously set aside on new tanalised timber roofing battens and re-bed ridge tiles previously set aside