Infill old stairwell.
Supply & install the following:
-T + G floor boards to match existing on new floor joists to the structural engineers design. Fit 100mm 10Kg/m2 insulation between the joists & underdraw with 12.5mm plasterboard & skim finish

Supply & install new Guttercrest heritage aluminium svp & rainwater pipes

Form new bathroom as shown.
Supply & install the following:
-New stud partitions as per main notes
-New frame & door as per door schedule
-New foul drainage pipework
-New finishes as per drawing 5923-d-f-xx
-New sanitaryware as per drawing 5923-d-f-xx

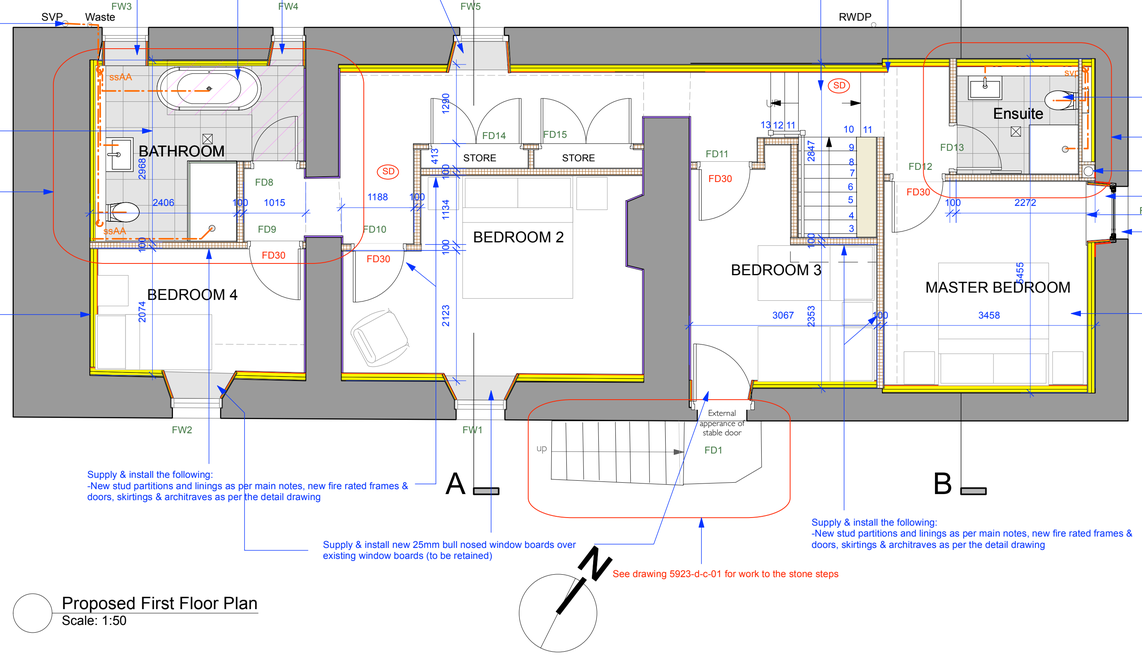
LINING TO EXISTING WALLS
72.5mm Celotex PL4060 insulated plasterboard & skim finish on 50x50 sw battens at max. 600mm ccs. Min 12mm airgap between the framing & the existing wall. Fit 50mm Celotex GA4000 between the framing. Target U value - 0.18
Note:
-Fit extra noggins where fixing points are required.
-Reduce the thickness of insulated plasterboard to window & door reveals to 32.5mm

Supply & install new 25mm bull nosed window boards over existing window boards (to be retained)

DOUBLE TRIM AROUND THE NEW STAIRWELL & LANDING

Supply & install double trimmers around stairwell in accordance with the engineers details

ENGINEER TO ENSURE THAT THE TRUSS MODIFICATION ALLOWS HEADROOM UNDER



Form new en suite bathroom as shown.
Supply & install the following:
-New stud partitions as per main notes
-New frame & door as per door schedule
-New foul drainage pipework
-New finishes as per drawing 5923-d-f-xx
-New sanitaryware as per drawing 5923-d-f-xx

For details of the new En-suite - see romm elevation drawing 5923-d-f-03

Supply & install new twin walled flue

Supply & install new 25mm bull nosed window board over existing window board (to be retained)

New flue to stove - see quotation

Supply & install new Accoya mock sash top hung window as shown with heritage glazing bars

EXISTING FIRST FLOOR
Replace any existing joists in poor condition & replace with new joists to the structural engineers design.
-Structural engineer to check the existing joists for any weak areas / bounce & to propose remediation as necessary
Note:
-Ditra matting (or similar approved) to be used under tiled areas.

LIME PLASTER:

Lime plaster mix. to be 1 part lime to 2.5 parts sharp sand

Supply & install the following:
-New stud partitions and linings as per main notes, new fire rated frames & doors, skirtings & architraves as per the detail drawing

Supply & install new 25mm bull nosed window boards over existing window boards (to be retained)

See drawing 5923-d-c-01 for work to the stone steps

Supply & install the following:
-New stud partitions and linings as per main notes, new fire rated frames & doors, skirtings & architraves as per the detail drawing

Proposed First Floor Plan
Scale: 1:50

CONTRACTOR TO CHECK EXISTING TIMBER LINTELS TO ALL DOOR & WINDOW OPENINGS. REPLACE ANY ROTTEN TIMBERS & FIT DPC'S (INSIDE THE STONE OUTER LINTEL) IF THERE ARE SIGNS OF WATER INGRESS

KEY:

- Infill to old stair opening-see main notes
- New floor build up-see main notes
- Existing walls
- New concrete slab
- New blockwork
- New stud partitions
- Dry lining set min. 10mm off the existing wall - see main notes
- Lining to internal walls at first floor level - see main notes
- Lining to internal walls at ground floor level - see main notes
- New steel beams
- New concrete lintels
- foul drains
- surface water drains
- land drains
- Underfloor drainage system
- (SD) Smoke detector
- (HD) Heat detector
- (CO) Carbon Monoxide detector
- Extractor Vent Through Wall
- Extractor Vent Through Wall and Ceiling
- Extractor Vent Through Roof

M.C TO ALLOW FOR THE SUPPLY & INSTALL OF ALL OF THE ABOVE AT THE LOCATIONS SHOWN

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE & MAY NEED TO BE ADJUSTED DUE TO THE ACTUAL LOCATION OF WINDOW / DOOR OPENINGS ON SITE

NOTE: THIS DRAWING SHOWS NOTIONAL TANKING LINES ONLY - PLEASE REFER TO THE RTC DRAWINGS FOR THE TANKING INSTALLATION

INCLUDE FOR THE SUPPLY & INSTALL OF NEW 25MM BULL NOSED MDF WINDOW BOARDS TO ALL WINDOWS FITTED ON TOP OF EXISTING WINDOW BOARDS.

CONSTRUCTION NOTES

A - STRUCTURE

UNDERPINNING
Extent to be determined on site - underpinning to the structural engineers design

TANKING
To be designed, supplied, installed & guaranteed by specialist

NEW GROUND FLOOR CONSTRUCTION
Re-lay existing / new stone flags (see floor finishes drawing) on 15mm continuous lime mortar bed (no voids) on 75mm cement / sand screed on dimple tanking layer on approx. 150mm thick structural slab to the structural engineers specification on separating layer on 180mm Kingspan Greenguard insulation in 2 layers
-Include for 12mm compressible strip to the perimeter of the screed.
-Screed layer to incorporate underfloor heating
-p/a ratio =0.53
Target U value 0.18

LINING TO EXISTING WALLS
72.5mm Celotex PL4060 insulated plasterboard & skim finish on 50x50 sw battens at max. 600mm ccs. Min 12mm airgap between the framing & the existing wall. Fit 50mm Celotex GA4000 between the framing.
Target U value - 0.18
Note:
-Fit extra noggins where fixing points are required.
-Reduce the thickness of insulated plasterboard to window & door reveals to 32.5mm

LINING TO INTERNAL WALLS - GROUND FLOOR
12.5mm plasterboard & skim on 50x25mm treated battens. Battens to be fixed to the wall via tanking plugs where fixed through the tanking layer

LINING TO INTERNAL WALLS - FIRST FLOOR
12.5mm plasterboard & skim on min. 8mm dabs

EXISTING FIRST FLOOR
Replace any existing joists in poor condition & replace with new joists to the structural engineers design.
-Structural engineer to check the existing joists for any weak areas / bounce & to propose remediation as necessary
Note:
-Ditra matting (or similar approved) to be used under tiled areas.

RAISED SECTION OF FIRST FLOOR
Re-use existing joists in good condition (structural engineer to assess). Supply & install new 12.5mm plasterboard & skim finish to the underside of the joists and install 10Kg/m2 mineral wool between the joists & overboard with 22mm T + G boarding
Note:
-Ditra matting (or similar approved) to be used under tiled areas.

STEEL BEAMS
Fit new padstones and steel beams (where shown),all in accordance with the structural engineers spec. Ensure min. 150mm end bearing to beams.

NEW STUD WALLS
To be constructed from 100x50mm studs at max. 400mm ccs (fit extra studs at fixing points) Fit 75mm Isowool between the studs & line both sides with 12.5mm plasterboard & skim finish.

NEW CONCRETE LINTELS
Lintels to be specified by the structural engineer. Lintels to have a minimum end bearing of 150mm. Lintels to internal blockwork walls to have bed joint reinforcement.

STONE FLAG ROOF COVERING
Re-use existing stone flags if in good condition on 50x25mm tanalised battens on Proctor Roofshield membrane on the existing rafters.
Note: if there is no 25mm air gap between the insulation & the membrane, an additional layer of tanalised counter battens will be required.
Note:
Damaged flags are to be replaced with new to match existing

SLATE ROOF COVERING
Re-use existing slates if in good condition on 50x25mm tanalised battens on Proctor Roofshield membrane on the existing rafters.
Note: if there is no 25mm air gap between the insulation & the membrane, an additional layer of tanalised counter battens will be required.
Note:
Damaged slates are to be replaced with new to match existing

INSULATION TO SLOPING CEILINGS
Fit 110mm Celotex XR4000 insulation between the rafters and underdraw with 72.5mm Celotex PL4060 insulated plasterboard & skim finish. Insulation achieves a U value of 0.13W/m2K. Target U value 0.15
Note:
-Between rafter insulation to be foil taped to form continuous vapour barrier in accordance with the suppliers recommendations.
-It may be necessary to fit softwood rails under the rafters to allow for the insulation thickness - contractor to determine on site

INSULATION TO FLAT CEILINGS
-Lay 100mm Rockwool roll between the joists with a further 2 layers of 150mm (total thickness=400mm) laid over at right angles to achieve a U value of 0.11W/m2K

B - FIRE SAFETY

FIRE DETECTION
Fit new fire detection system with interlinked, mains operated smoke and heat detectors to at the positions shown and to conform to BS EN 14604. Smoke and Heat Detectors should have a standby power supply such as a a battery to conform to BS 5839-6. A mains operated carbon monoxide detector, with battery backup to be installed as shown in proximity to the stove.

STRUCTURE
Steelwork supporting floors to be fire protected with 2 layers of 12.5mm plasterboard (staggered joints) & skim finish to provide min. 30 minutes fire resistance

ESCAPE WINDOWS
New UPVC windows to bedrooms to achieve compliance as follows:
- Window should have an unobstructed openable area that is at least 0.33msq
- The openable area should be a min of 450mm high or 450mm wide.i.e a 450mm high openable area needs to be min. 733mm wide to achieve an openable area of 0.33m2 and a 450mm wide openable area needs to be min. 733mm high to achieve an openable area of 0.33m2
- The bottom of the openable area should be not more than 1100mm above the floor.

C - SITE PREPARATION & RESISTANCE TO MOISTURE

TANKING TO SLAB & EXISTING WALLS
To be designed, installed & guaranteed by specialist

DAMP-PROOFING TO OPENINGS:
Dpc
Fit vertical dpc's to jambs & horizontal dpc's to cills & heads. At lower level to be by the tanking specialist

Cills to level thresholds-
Fit dpc's (or similar approved) to be lapped up to interface with the cill / threshold strip and to be lapped & adhered to the tanking

F - VENTILATION

RAPID & BACKGROUND VENTILATION
New windows to provide rapid ventilation to habitable rooms of min. 1/20th of the floor area.

New windows to provide background ventilation to habitable rooms of minimum 8000sq mm by means of trickle vents or locking casement stays / night vents.

MECHANICAL VENTILATION
New bathrooms & shower rooms to have mechanical extract ventilation at a rate of 15lt/sec.

New kitchen to have mechanical extract ventilation at a rate of 30lt/sec via. Cooker hood.

Internal wc to have light switch operated extract fan with a minimum overrun of 15 min. Allow for min. 10mm air gap under door.

All fans to be installed by BPEC accredited installer and to be tested and commissioned to tested flow rates

G - SANITATION & HOT WATER EFFICIENCY

All hot water supplies to all baths to have a thermostatic mixing valve (note the TMV must be accessible) which restricts hot water supply to amaximum of 48°C

Water Efficiency Calculations for the water consumption per person occupying the dwellings should be provided, to comply with Requirement G2 - See attached Water Efficiency Calculator Table.

Provision to be provided for the suitable installation of wholesome water to any place where drinking water is drawn off, to comply with Requirement G1. The water supply is to be from UU mains wholesome water supply.

H - DRAINAGE & WASTE DISPOSAL

FOUL

Supply & fix new foul drainage pipework & connect to the existing foul drainage system

-100mm dia. Hepworths UPVC drains (or similar approved) at min. 1 in 60 falls. Fit Hepwoths inspection chambers (or similar approved) at the locations shown & provide rodding access at the end of each run.

-Note: Lintel over where drains pass under walls. Allow min. 50mm clearance around the pipes & fill with flexible filler.

Drains to be bedded on and surrounded by 10mm single sized aggregate. Minimum cover to drains to be 600mm to garden areas and 300mm below the internal floor slab. Any drains above minimum cover to be encased in concrete.

INTERNAL DRAINAGE

Supply & fix internal drainage to the following:

-New WHB's - 32mm dia.
-New sinks, baths, showers & kitchen appliances - 40mm dia.
-New WC's - 100mm dia.

All to have 75mm anti syphonic traps, 100mm dia. to wc's

Include for 100mm dia. soil pipes, svp pipes, rodding access & air admittance where shown

Note: New svp's to be reduced to 75mm & taken up through the roof, fit code 5 lead top hats & make good roof finishes.

SURFACE WATER

Supply & fix new surface water drainage system as shown on the drawings to connect into the existing combined drain to the front of the new building & to new soakaway to the rear of the building.

-100mm dia. Hepworths UPVC drains (or similar approved) at min. 1 in 80 / 1 in 60 falls. Provide rodding access & roddable gullies.

-Fit access points to slot drains for maintenance purposes.

-Connect the drains (to the rear) to new 1m3 rubble filled soakaway (see site plan). Line soakaway with Terram matting & fit vertical distribution pipes.

Any soakaways accommodating surface water drainage to be set at least 5 metres away from any building, to comply with Requirement H3.

L - CONSERVATION OF FUEL & POWER

Thermal bridging around openings to be mitigated by the use of insulated cavity closers

Infiltration of cold air from the outside to be mitigated by the inclusion of draught stripping in the frames of doors & windows, sealing around ceiling hatches and sealing around services where these project into hollow constructions or voids.

Primary pipework from the heating system to be insulated.

New windows & doors to have a maximum U value of 1.4W/m2K

J - HEATING

HEATING & HOT WATER
Contractor to supply & install air source heat pumps to provide heating & hot water. Number, size & spec. of heat pumps to be provided by the contractors heating specaliist - full details to be submitted to the building inspector for approval by the M & E specialist.
-Underfloor heating to ground floor with thermostas & zonal control
-Radiators to the 1st floor & outbuilding but dual fuel towel rads.
-250 litre water cylinder

SECONDARY HEATING
New Hetas approved multifuel stove with 150mm dia. steel flue

Air supply - Supply & fix 100mm dia. through wall ducting for air supply to stove with ss vent grille internally.

Include for non-combustible hearth to the stove projecting min. 150mm either side of the stove & 300mm from the front. Fix notice plates to flue & hearth in accordance with the building regulations, part J, clauses 1.56,1.59 and diagram 1.9

Allow for minimum 50mm clearance between the flues & any combustible material. Flue terminals to be in accordance with the building regulations part J, diagram 17

K - STAIRS, RAMPS & GUARDS

NEW STAIRCASE
Supply & install new timber staircase with 200mm risers giving a total rise of 2600mm (to be checked on site) with 225mm clear treads. Maintain min. 2000mm headroom over the stair.

GUARDING / BALUSTRADE S
Handrails to be min. 900mm above the pitch line of the stair. Any opening in the balustrade to resist the passage of a 100mm dia. sphere with no openings greater than 100mm to comply with B.S 6399 part 1:1996. To resist a horizontal force of 0.36KN/m. Top of balustrade to be min. 900mm high to the landing.

M - ACCESS TO AND USE OF BUILDINGS

Main entrance to have level access and threshold
All switches & sockets to be at a height between 450 and 1200mm from FFL
All doors to have min. 750mm clear, unobstructed opening width

N - GLAZING - MATERIALS & PROTECTION

All new window glazing below 800mm above finished floor level or ground level to be toughened safety glass. Door glazing below 1500mm or within 300mm adjacent to any door to be toughened safety glass.

P - ELECTRICAL SAFETY

Electrical works are required to meet the requirements of Part P and are to be designed, installed, inspected & tested by a person who is competent to do so.

Q - SECURITY

Doors & windows are to be designed to PAS 24:2012 with frames mechanically fixed to the building structure. Main doors are to have viewers or clear glass panels & door chain or limiters. Letter plates are to have maximum apertures of 260x40mm.

R - PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS.

The dwelling is to be equipped with the in-building physical infrastructure to enable high speed broadband (>30Mbps)

A. SG. 24.05.2023. Drawings revised in accordance with the planners recommendations

Rev.	Initial	Date	Note

TENDER ISSUE

project: Knott Gate Farmhouse
drawing title: Farmhouse- First Floor plan as Proposed
drwg. no. 5923/d-a-05 | date Aug-22 | rev A
scale 1:50 @ A1L | drawn by SG | checked by

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