

NEW INTERMEDIATE FLOOR STRUCTURES:

New intermediate floor structures are proposed to replace existing decayed floors

covered with 22mm T&G chipboard and underdrawn with plasterboard / insulated

plasterboard, with vapour barrier and plaster skim finish. Insulation to be placed

New treated structural timber floor joists are to be installed as shown and are to be in accordance with Structural Engineers design, details and specification. Joists to be

/ existing floor / ceiling structures, with taped and scrimmed joints and plaster skim

INTERNAL JOINERY

New 25mm MDF window boards with bullnose edge finish to be fixed internally to

window cills, Nom. 125 x 19mm thick moulded 'torus', or similar to match existing, s.w. skirtings to all rooms.

Existing staircases to be carefully removed and a new timber fabricated staircases to be installed. Size of new staircases subject to site measure and position and hickness of new wall linings and finishes. Min. 900mm high handrail to flights and 000mm to landings. Max 99mm spacing between balusters. 100mm newel posts. Pitch line of staircase to be no greater than 42 degrees - expected to be 41 degrees. Min 2000mm headroom vertically above pitch line of stairs. Staircase to be

underdrawn with 1no layer of 12.5mm Gyproc WallBoard Ten with taped and scrimmed joints and plaster skim finish.

New spiral staircase to be installed to the proposed gym / office and is to be to specialist design

Existing internal doors and frames to be removed and replaced with new timber doors and frames. New 533 / 762 / 838mm x 1981mm x 44mm thick square top, single door with raised and fielded panels - new doors and frames to be to suit existing structural openings. Size of existing structural openings to be confirmed by principal contractor through full site measure prior to ordering and installation of doors. Refer to proposed plans for door handing. Doors, frames, and ironmongery to be FD30 rated where shown to ensure min 30mins fire resistance.

FIREPLACES:

New multi-fuel stoves and flues (by specialist) to be installed where shown. Stove to be mounted onto natural stone hearth in accordance with Approved Document J of the Building Regulations. Size of stove to suit room size and size of fireplace opening. Provisional - Class 1, double skinned insulated flexible Flue liner with chimney outlet to be taken up existing chimney breasts and vent out of existing chimney stack outlet above. Air supply to appliances to be in accordance with Section 2.2, Table 1 of approved document J of the building regulations. Fireplace opening / chamber to be lined with non-combustible Supalux board and with a combustible decorative lining / finish. Stoves and flues to be installed by a competent specialist in accordance with manufacturers guidance and instructions. New ventilation grille formed in natural slate (see detail) - Size subject to rated output of proposed combustion appliance, wall to be core drilled. Wall to be core drilled and

ABOVE GROUND DRAINAGE

The existing soil and waste pipes to be removed are to be fully disconnected from all sanitaryware and carefully removed and disposed of. The existing wall penetrations

new uPVC pipe installed and connected to new proprietary internal ventilation grille.

Insect mesh to be installed behind natural slate grille.

are to be defrassed to remove loose debris and infilled and packed using gallet stones and lime mortar and rendered over. Any redundant below ground drainage is to be grubbed up to the nearest manhole and the branch capped off to prevent water from lying in the redundant pipework. New waste / soil pipe positions to be confirmed on-site and are subject to existing floor joists positions / supporting beams. Waste pipes which are to pass through the external walling of the building will require a core drilled wall penetration. All new pipe runs, including hot / cold water supplies and foul drainage are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as

ELECTRICAL INSTALLATIONS:

much as possible.

All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / Building Regulations requirements (18th Edition). The design, installation and inspection of the installation to be carried out by "Prescribed Competent Contractor" registered with an authorised electrical self-certification scheme / NICEIC registered contractor. Prior to commencement of installations details of the registered contractor. Prior to commencement of installations details of the registered electrical contractor to be submitted to the Local Authority. On completion of testing the installations, electrical contractor to issue appropriate BS: 7671 Electrical Installation Certificate Electrical installation to include:

- New electric mains distribution board All new internal light switches
- Power spurs / sockets Mechanical extract fans
- Smoke / heat / carbon monoxide detection system
- Alarm / security system Internal and External lighting Data / telephone system

Earthing of all new appliances, sanitaryware, pipework, sinks and heated towel

HEATING AND DOMESTIC HOT AND COLD WATER SUPPLIES:

The heating system is to be designed and the installation by Specialist Heating Engineer. The design of the plumbing installation is to comply with all requirements of The Building Regulations 2000 Part G 2010 Edition G1 - Cold Water Supply, G2 -Water Efficiency (125ltrs/person/day), G3 - Hot Water Supply and Systems, (max 100°C storage, max 48°C supply at baths, max 60°C supply at wash basins), G4 -Sanitary Conveniences and Washing Facilities, G5 - Bathrooms and G6 - Kitchens Food Preparation Areas. DHW Installation - Hot water to be provided to hot water points throughout the building via new gas fired condensing boiler. All be installed by specialist. All new pipe runs are to be discreetly surface mounted and housed in painted timber boxing

to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using motar joints as much as possible. DCW Installation - New installation run from stop valve. Supplies connected to all new sanitary fittings as required. Isolating valves fitted prior to final connections. Exact position to be agreed with client.

INTERNAL LIME POINTING AND PLASTERING:

between joists as shown.

Following the removal of the internal wall plaster isolated areas of internal re-pointing is required. This is to be undertaken using a non-hydraulic lime mortar - three parts well graded, clean / washed, sharp sand to one-part mature lime putty. Embedded pieces of timber are to be removed from internal wall faces following the Structural Engineers recommendations. Existing pieces of embedded timber are to be carefully cut out of the wall. The subsequent opening is then to be cleaned / brushed down to remove all dust and debris. The wall openings are then to be infilled using matching stonework and are to be bedded and pointed using a non-hydraulic lime mortar.

All internal stone wall faces (where not lined with Gyproc Gypframe IWL) are to be re-plastered using NHL 3.5 Lime plaster.

All stonework is to be brushed and cleaned down to remove any loose material / debris to the wall surfaces.

All walls, if any damp is present should be given sufficient time to dry out following the removal of the existing plaster finishes to ensure that the walls are sufficiently dry so that the new lime plaster adheres correctly and the moisture content of the plaster is not affected.

Areas of new lime plaster wall finish are to be of a thickness to match the existing and is to be applied in two layers. Walls are to be wetted prior to application to prevent suction from the masonry substrate.

Scratch Coat: Mix to be 1:2.5 ratio of NHL 3.5 and well graded aggregates from 2.6mm to 76 microns. All aggregates to be to BS EN 13139:2022 and are to be well graded, non-staining, clean sharp sand, uncontaminated by clay and silt. Whilst wet, the coat should be scratched to provide a key for the floating coat. The scratch coat should be allowed to dry out sufficiently following application. Where required a

hessian covering should be used to cover areas of new plaster to prevent rapid

Floating Coat: Mix to be 1:2.5 ratio of NHL 3.5 and well graded aggregates from 2.6mm to 76 microns. All aggregates to be to BS EN 13139:2022 and are to be well graded, non-staining, clean sharp sand, uncontaminated by clay and silt. Once the floating coat has begun to stiffen, it should be rubbed up with a wooden float to counter shrinkage. Lime plastered walls to be finished with breathable paint to maintain 'breathability'

CEILINGS:

New ceilings to be formed using Gyproc SoundBloc boards fixed to underside of new

Space Heating - Building to heated using gas fired condensing boiler with wet radiator system throughout. All new pipe runs, including hot / cold water supplies and foul drainage are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible. Size of radiators to be calculated by a specialist to suit room sizes. Underfloor heating to be incorporated into the ground floor of the building. Polypipe OverlayTM Plus underfloor heating system to be installed throughout the ground floor. To be comprised of 18mm thick Overlay Plus Panels, with 12mm dia. groves,

which are to be connected to wall mounted manifolds and boiler, all o b located within the utility room. All to be installed by a specialist to manufacturers guidance and instructions. MECHANICAL VENTILATION:

laid over existing floor substrates. Groves to accommodate heating pipes, all of

New mechanical extract fans to be installed to kitchen, utility room, house bathroom bedroom 02 ensuite, bedroom 03 ensuite and bedroom 01 ensuite. Extract fans are to be wall / ceiling mounted with uPVC extract duct to extract vent outlet formed in natural slate. Slate vents to be used where shown.



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