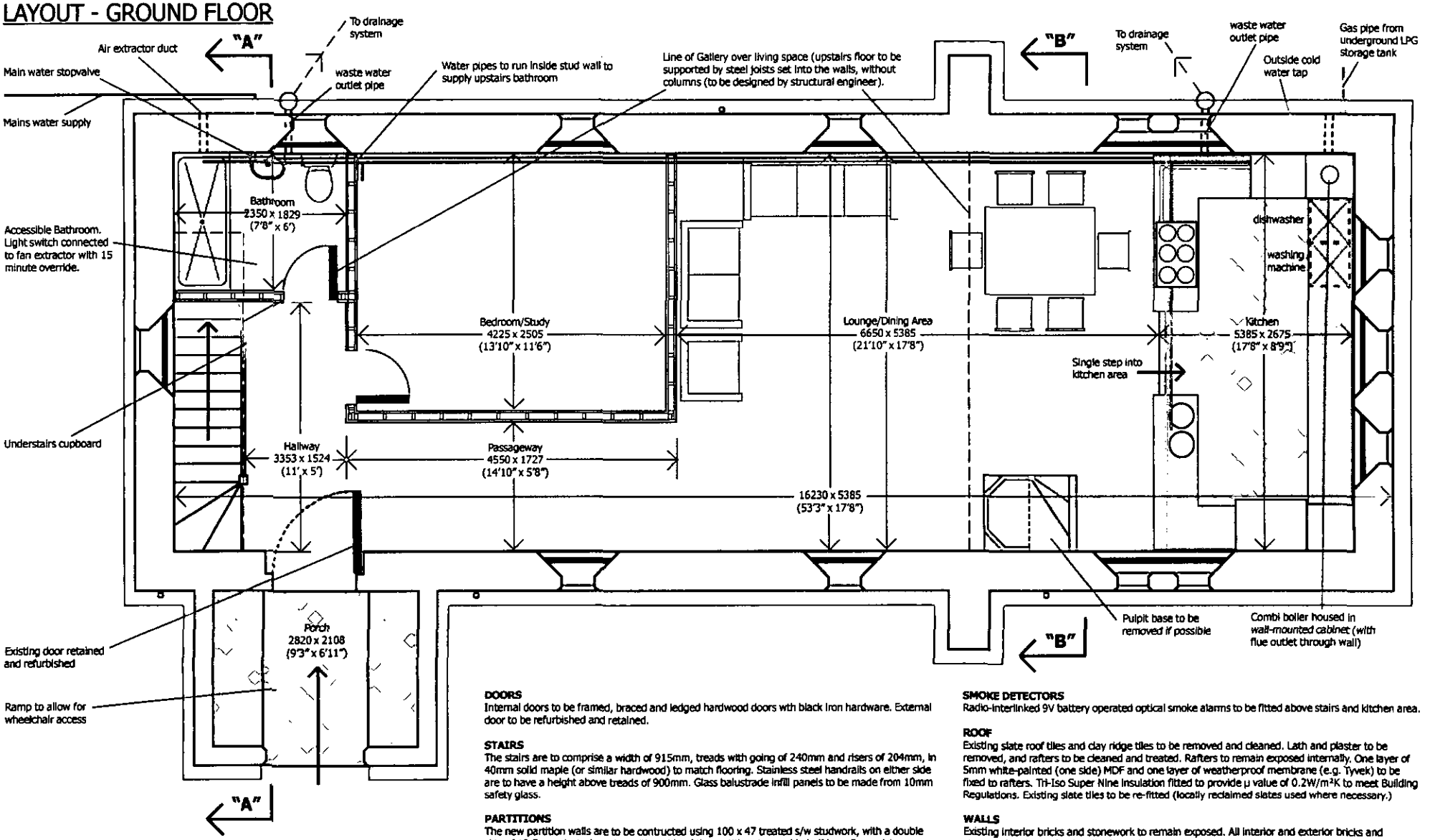
REDUCED FROM A3

LAYOUT - GROUND FLOOR



FLOOR
The existing suspended timber floor to be removed. Existing solid floors to be taken down to ground level. New suspended floor to be constructed using 47 x 125 joists @ 400mm centres, sitting on existing sleeper walls with new DPM. 75mm Celotex board (product No. GA3000 2) to provide a minimum μ value of 0.22 W/m²K to be fixed between the joists, 25mm below the tops. UFCH pipes to be fixed to upper surface of Celotex, and levelled off with dry biscuit mix. New solid hardwood floorboards to be laid throughout.

LIGHTING & ELECTRICS
Discrete lighting to be used throughout Complete rewiring throughout, to latest British Standards.

DOORS
Internal doors to be framed, braced and ledged hardwood doors wth black iron hardware. External door to be refurbished and retained.

STAIRS
The stairs are to comprise a width of 915mm, treads with going of 240mm and risers of 204mm, in 40mm solid maple (or similar hardwood) to match flooring. Stainless steel handrails on either side are to have a height above treads of 900mm. Glass balustrade infill panels to be made from 10mm safety glass.

PARTITIONS
The new partition walls are to be contructed using 100 x 47 treated s/w studwork, with a double skin of 12.5mm plasterboard on either side of the partition, to provide half hour fire resistance. 100mm rockwool to be used within the walls to provide heat and sound insulation. Lintels are to have 150mm end bearings. Finished walls to be plastered, painted natural stone colour, and finished with hardwood skirting, architrave and quadrant beading.

WINDOWS
The existing lead and glass windows to be retained and repaired. Additional purpose-made openable double gazed units in slimline black powder-coated metal frames (by specialist company such as Storm Windows) to be added within opening at start of inner chamfer. To attain a minimum μ value of 2.00 W/m²K.

SMOKE DETECTORS
Radio-interlinked 9V battery operated optical smoke alarms to be fitted above stairs and kitchen area.

ROOF
Existing slate roof tiles and clay ridge tiles to be removed and cleaned. Lath and plaster to be removed, and rafters to be cleaned and treated. Rafters to remain exposed internally. One layer of 5mm white-painted (one side) MDF and one layer of weatherproof membrane (e.g. Tyvek) to be fixed to rafters. TH-Iso Super Nine insulation fitted to provide μ value of 0.2W/m²K to meet Building Regulations. Existing slate tiles to be re-fitted (locally reclaimed slates used where necessary.)

WALLS
Existing interior bricks and stonework to remain exposed. All interior and exterior bricks and stonework to be professionally cleaned.

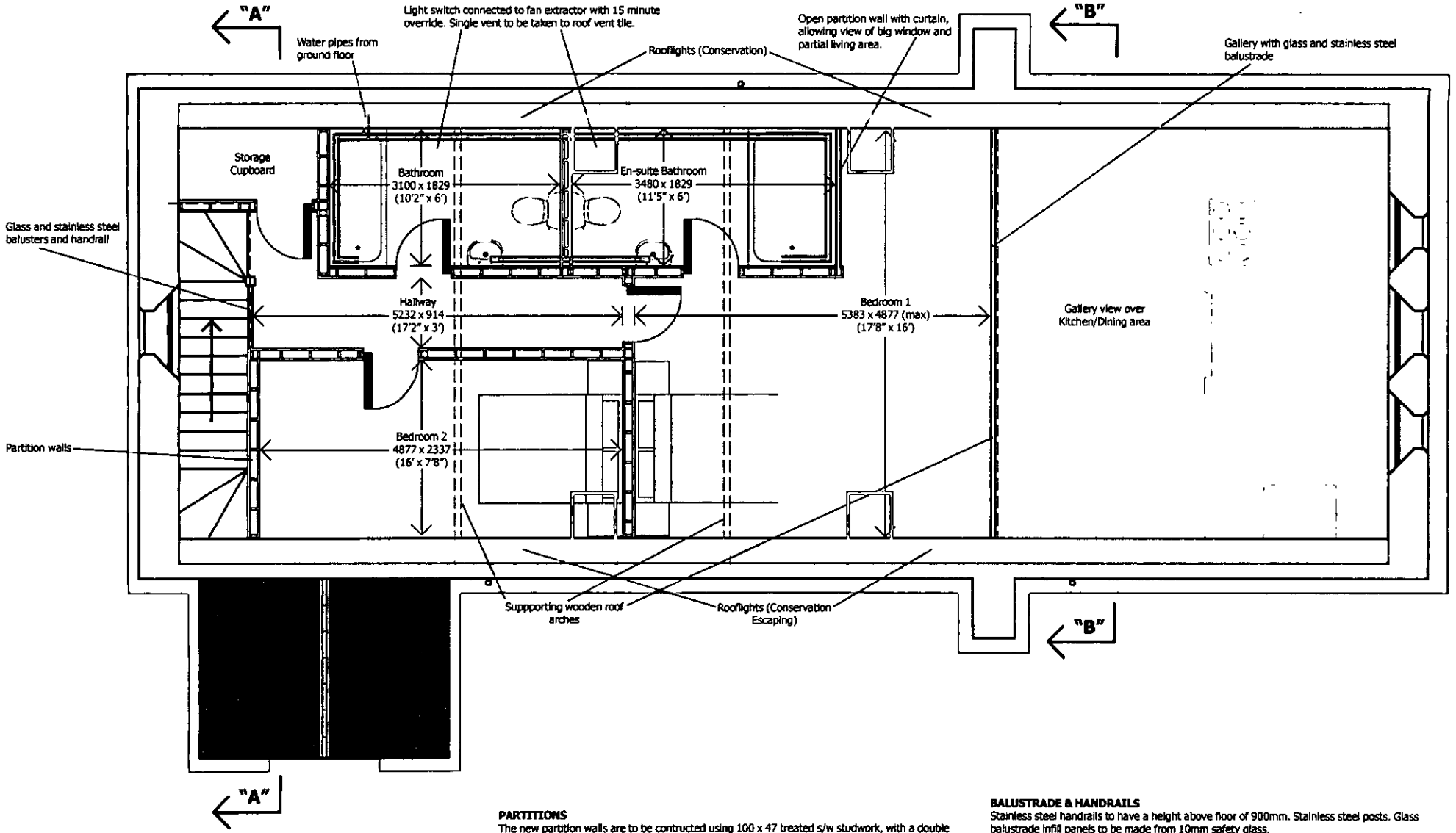
HEATING/HOT WATER
Boiler to be Vaillant ecoTEC Plus 831 LPG Combi Boiler 105,800 Btu/h 31kW or similar (LPG stored in an external underground tank). Heating provided via warm water UFCH pipes, which will be controlled by zone thermostats. Installation according to manufacturer's recommendations.

DRAINAGE
All sanitary pipework to be to BS5572 and BS8000-13. All underground foul drainage to be connected to sewage treatment plant (Clargester or similar) as shown. All pipework to BS8000-14.

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REDUCED FROM A3

LAYOUT - MEZZANINE FLOOR



PARTITIONS
The new partition walls are to be contructed using 100 x 47 treated s/w studwork, with a double skin of 12.5mm plasterboard on either side of the partition, to provide half hour fire resistance. 100mm rockwool to be used within the walls to provide heat and sound insulation. Lintels are to have 150mm end bearings. Finished walls to be plastered, painted natural stone colour, and finished with hardwood skirting, architrave and quadrant beading.

DOORS
Internal doors to be framed, braced and ledged hardwood doors wth black iron hardware.

BALUSTRADE & HANDRAILS
Stainless steel handrails to have a height above floor of 900mm. Stainless steel posts. Glass balustrade infill panels to be made from 10mm safety glass.

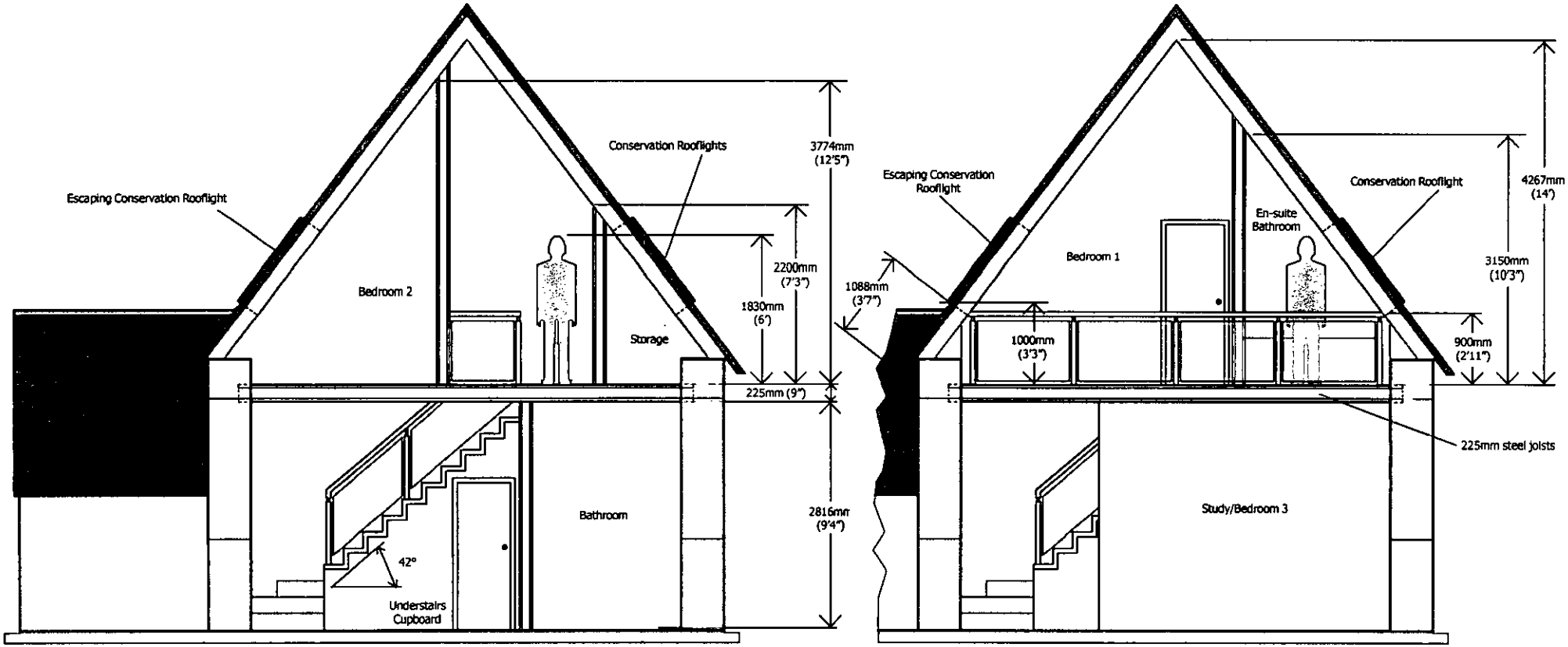
ROOFLIGHT WINDOWS
Escaping skylight windows to be fitted on the south-facing side of the roof to allow for easy emergency access. Velux GVT Conservation Escape rooflights (or similar), 660mm x 1180mm, fitted not more than 1700mm from bottom edge of roof, and lowest openable area to be between 600mm and 1100mm from the floor. Velux GVA Conservation rooflights (or similar) to be fitted on the north-facing side of the roof, 660mm x 1180mm.

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REDUCED FROM A3

LAYOUT - SECTION A-A

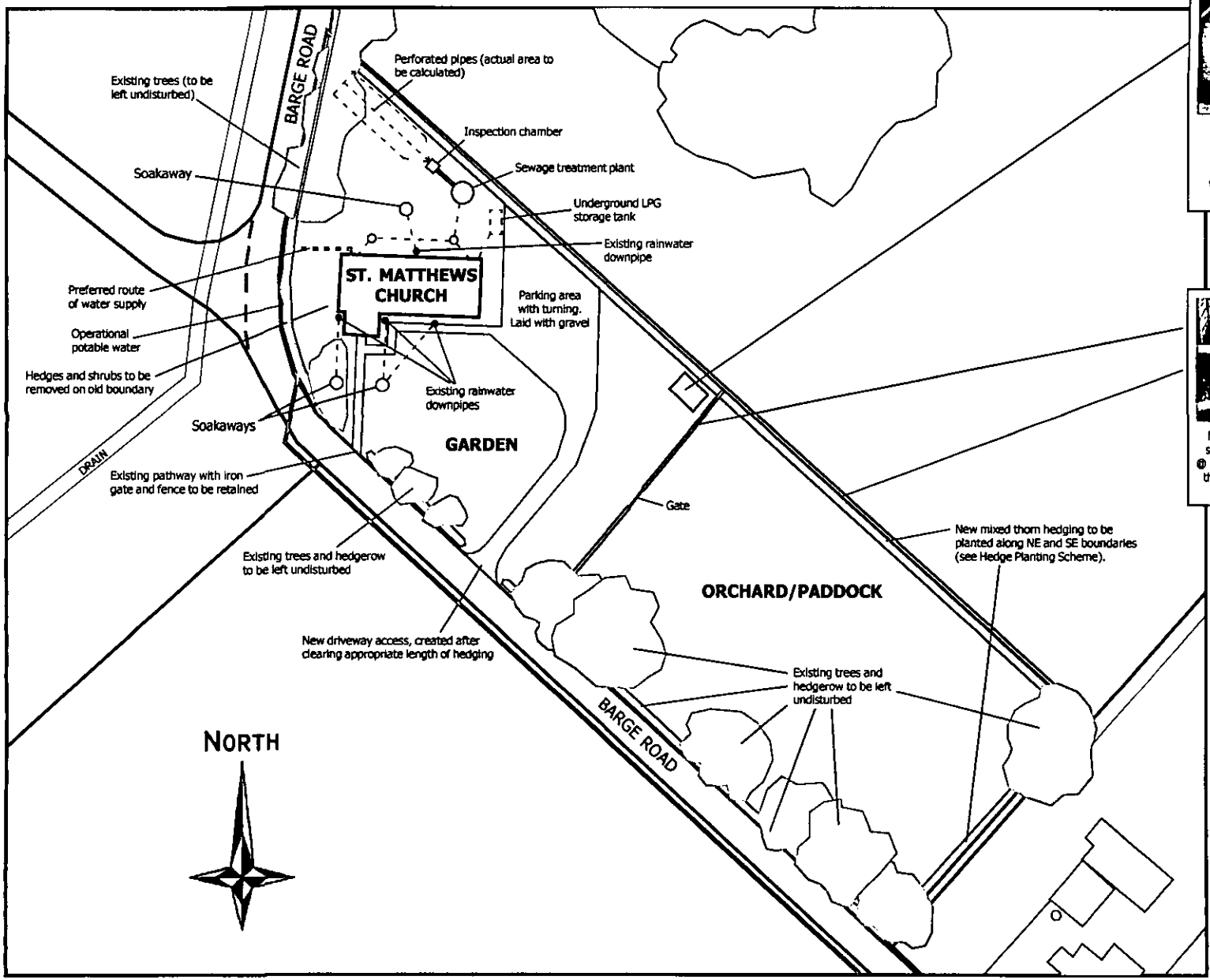
LAYOUT - SECTION B-B



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REDUCED FROM A3

LAYOUT - BLOCK/SITE PLAN





14' x 10' (4.28x3.05m) traditional heavy-duty apex shed. Deal redwood 12mm PAR T&G shiplap cladding. 4 fixed and 2 opening windows fitted to one side. Single 6'2" x 2'6" door to one gable.

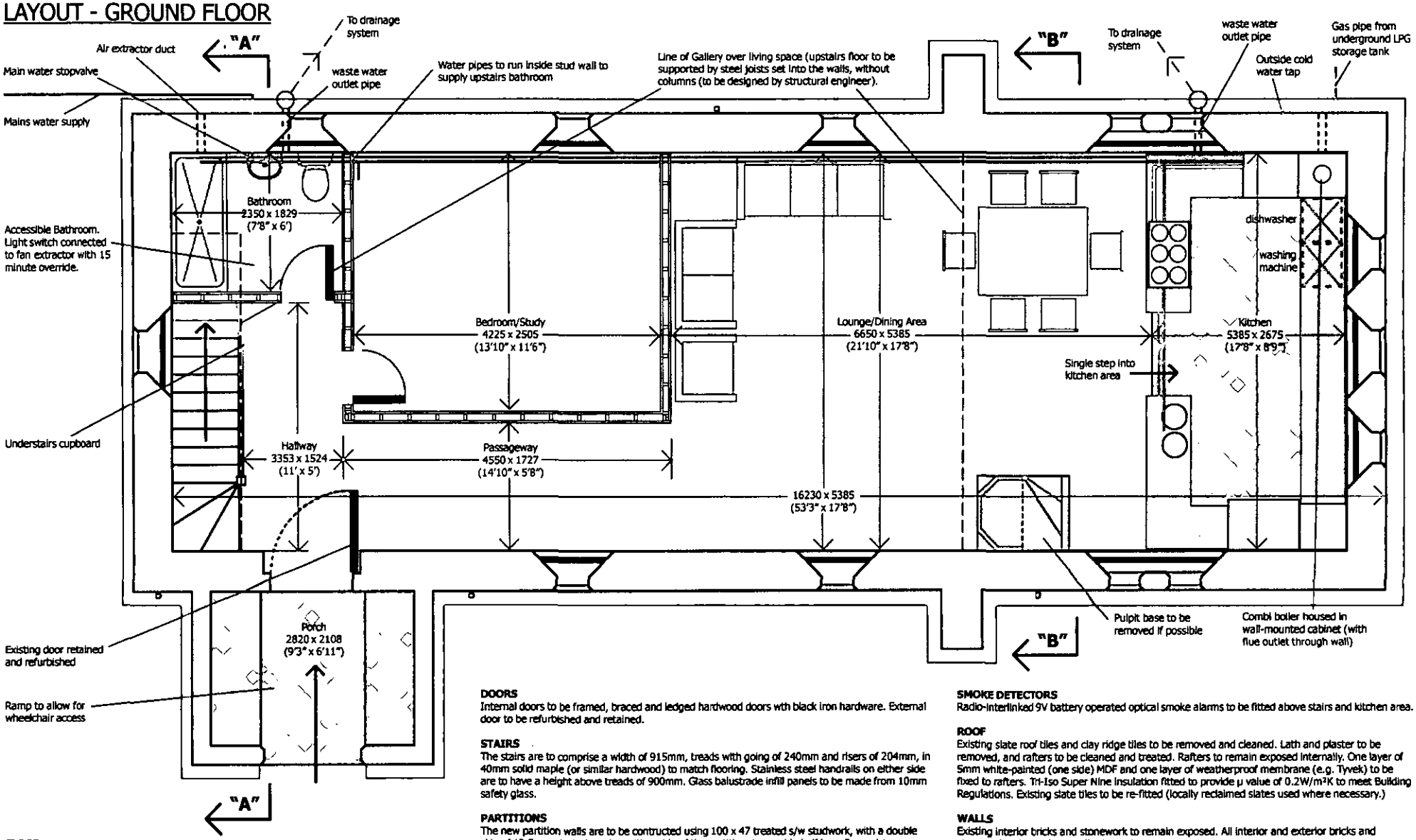


New post & rail fence, comprising sawn square section vertical posts @ 1800mm x 125mm x 75mm, with three horizontal rails @ 3600mm x 38 x 100mm nails

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REDUCED FROM A3

LAYOUT - GROUND FLOOR



FLOOR
The existing suspended timber floor to be removed. Existing solid floors to be taken down to ground level. New suspended floor to be constructed using 47 x 125 joists @ 400mm centres, sitting on existing sleeper walls with new DPM. 75mm Celotex board (product No. GA3000 2) to provide a *minimum μ value of 0.22 W/m²K to be fixed between the joists, 25mm below the tops. UFCH pipes to be fixed to upper surface of Celotex, and levelled off with dry biscuit mix.* New solid hardwood floorboards to be laid throughout.

LIGHTING & ELECTRICS
Discrete lighting to be used throughout Complete rewiring throughout, to latest British Standards.

DOORS
Internal doors to be framed, braced and ledged hardwood doors wth black iron hardware. External door to be refurbished and retained.

STAIRS
The stairs are to comprise a width of 915mm, treads with going of 240mm and risers of 204mm, in 40mm solid maple (or similar hardwood) to match flooring. Stainless steel handrails on either side are to have a height above treads of 900mm. Glass balustrade infill panels to be made from 10mm safety glass.

PARTITIONS
The new partition walls are to be contructed using 100 x 47 treated s/w studwork, with a double skin of 12.5mm plasterboard on either side of the partition, to provide half hour fire resistance. 100mm rockwool to be used within the walls to provide heat and sound insulation. Lintels are to have 150mm end bearings. Finished walls to be plastered, painted natural stone colour, and finished with hardwood skirting, architrave and quadrant beading.

WINDOWS
The existing lead and glass windows to be retained and repaired. Additional purpose-made openable double gazed units in slimline black powder-coated metal frames (by specialist company such as Storm Windows) to be added within opening at start of inner chamfer. To attain a minimum μ value of 2.00 W/m²K.

SMOKE DETECTORS
Radio-interlinked 9V battery operated optical smoke alarms to be fitted above stairs and kitchen area.

ROOF
Existing slate roof tiles and clay ridge tiles to be removed and cleaned. Lath and plaster to be removed, and rafters to be cleaned and treated. Rafters to remain exposed internally. One layer of 5mm white-painted (one side) MDF and one layer of weatherproof membrane (e.g. Tyvek) to be fixed to rafters. Tri-Iso Super Nine insulation fitted to provide μ value of 0.2W/m²K to meet Building Regulations. Existing slate tiles to be re-fitted (locally reclaimed slates used where necessary.)

WALLS
Existing interior bricks and stonework to remain exposed. All interior and exterior bricks and stonework to be professionally cleaned.

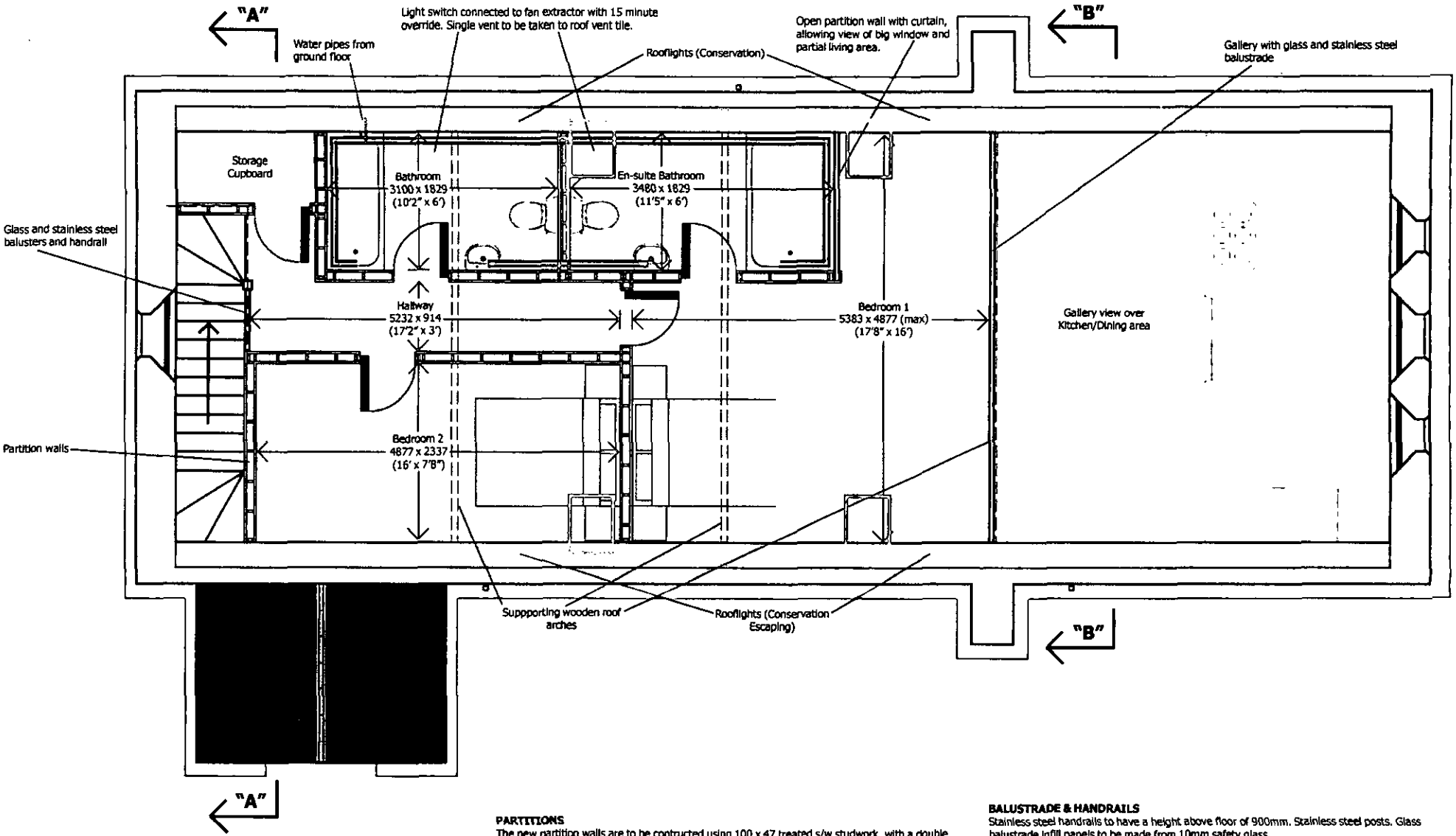
HEATING/HOT WATER
Boiler to be Vaillant ecoTEC Plus 831 LPG Combi Boiler 105,800 Btu/h 31kW or similar (LPG stored in an external underground tank). Heating provided via warm water UFCH pipes, which will be controlled by zone thermostats. Installation according to manufacturer's recommendations.

DRAINAGE
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REDUCED FROM A3

LAYOUT - MEZZANINE FLOOR



PARTITIONS
The new partition walls are to be contructed using 100 x 47 treated s/w studwork, with a double skin of 12.5mm plasterboard on either side of the partition, to provide half hour fire resistance. 100mm rockwool to be used within the walls to provide heat and sound insulation. Lintels are to have 150mm end bearings. Finished walls to be plastered, painted natural stone colour, and finished with hardwood skirting, architrave and quadrant beading.

DOORS
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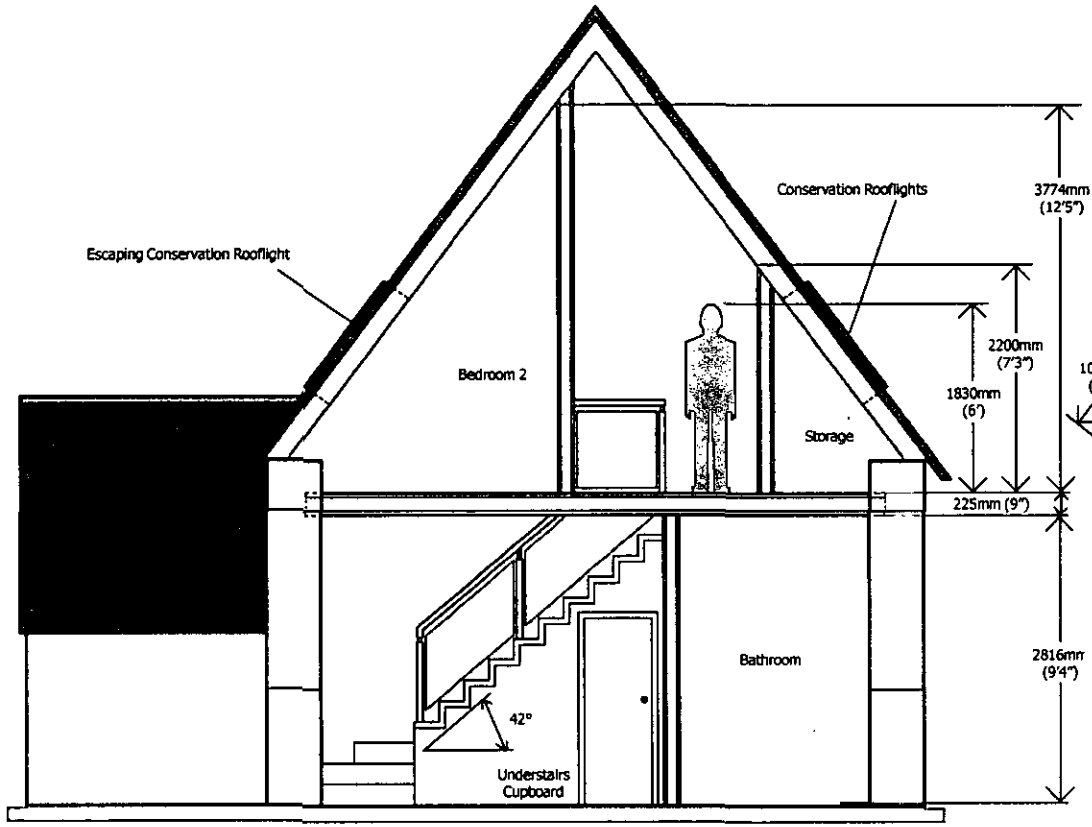
BALUSTRADE & HANDRAILS
Stainless steel handrails to have a height above floor of 900mm. Stainless steel posts. Glass balustrade infill panels to be made from 10mm safety glass.

ROOFLIGHT WINDOWS
Escaping skylight windows to be fitted on the south-facing side of the roof to allow for easy emergency access. Velux GVT Conservation Escape rooflights (or similar), 660mm x 1180mm, fitted not more than 1700mm from bottom edge of roof, and lowest openable area to be between 600mm and 1100mm from the floor. Velux GVA Conservation rooflights (or similar) to be fitted on the north-facing side of the roof, 660mm x 1180mm.

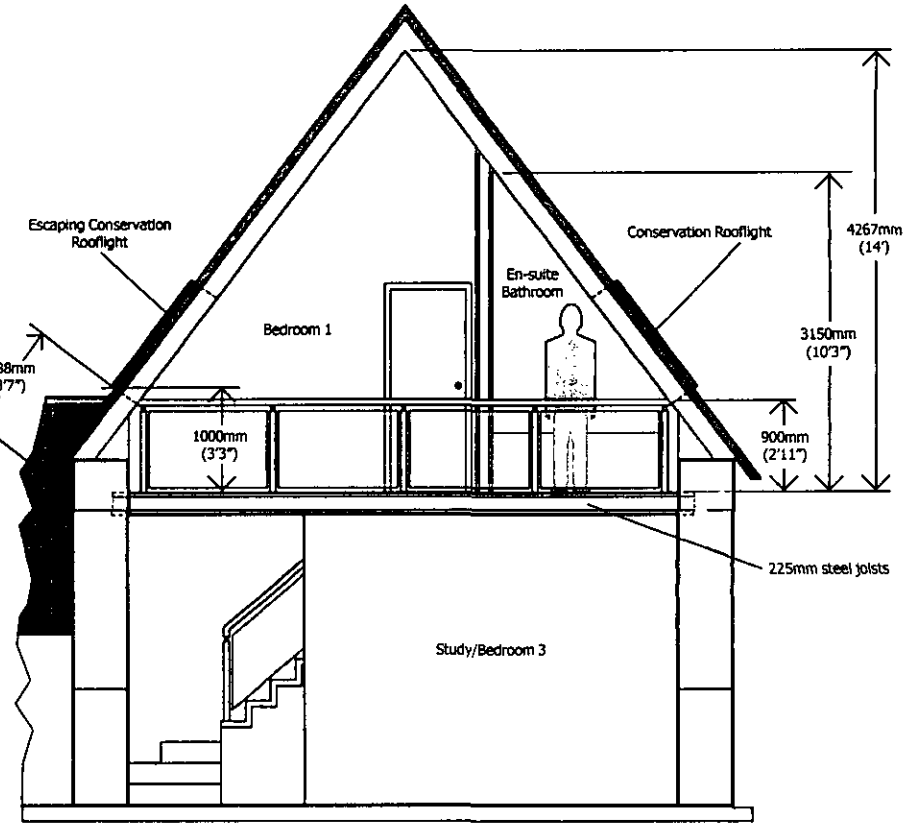
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LAYOUT - SECTION A-A



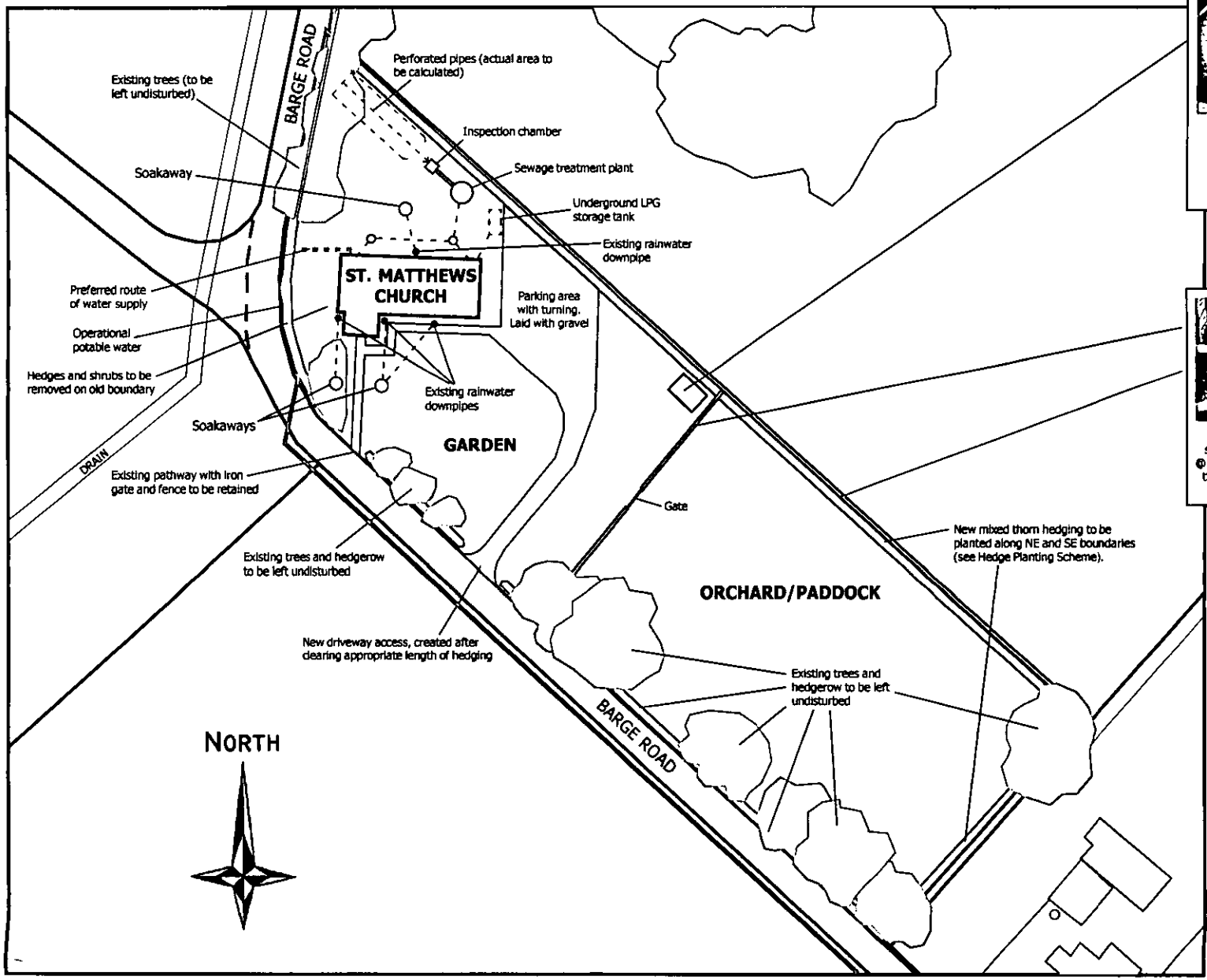
LAYOUT - SECTION B-B



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REDUCED FROM A3

LAYOUT - BLOCK/SITE PLAN





14' x 10' (4.28x3.05m) traditional heavy-duty apex shed. Deal redwood 12mm PAR T&G shiplap cladding. 4 fixed and 2 opening windows fitted to one side. Single 6'2" x 2'6" door to one gable.



New post & rail fence, comprising sawn square section vertical posts @ 1800mm x 125mm x 75mm, with three horizontal rails @ 3600mm x 38 x 100mm nails

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