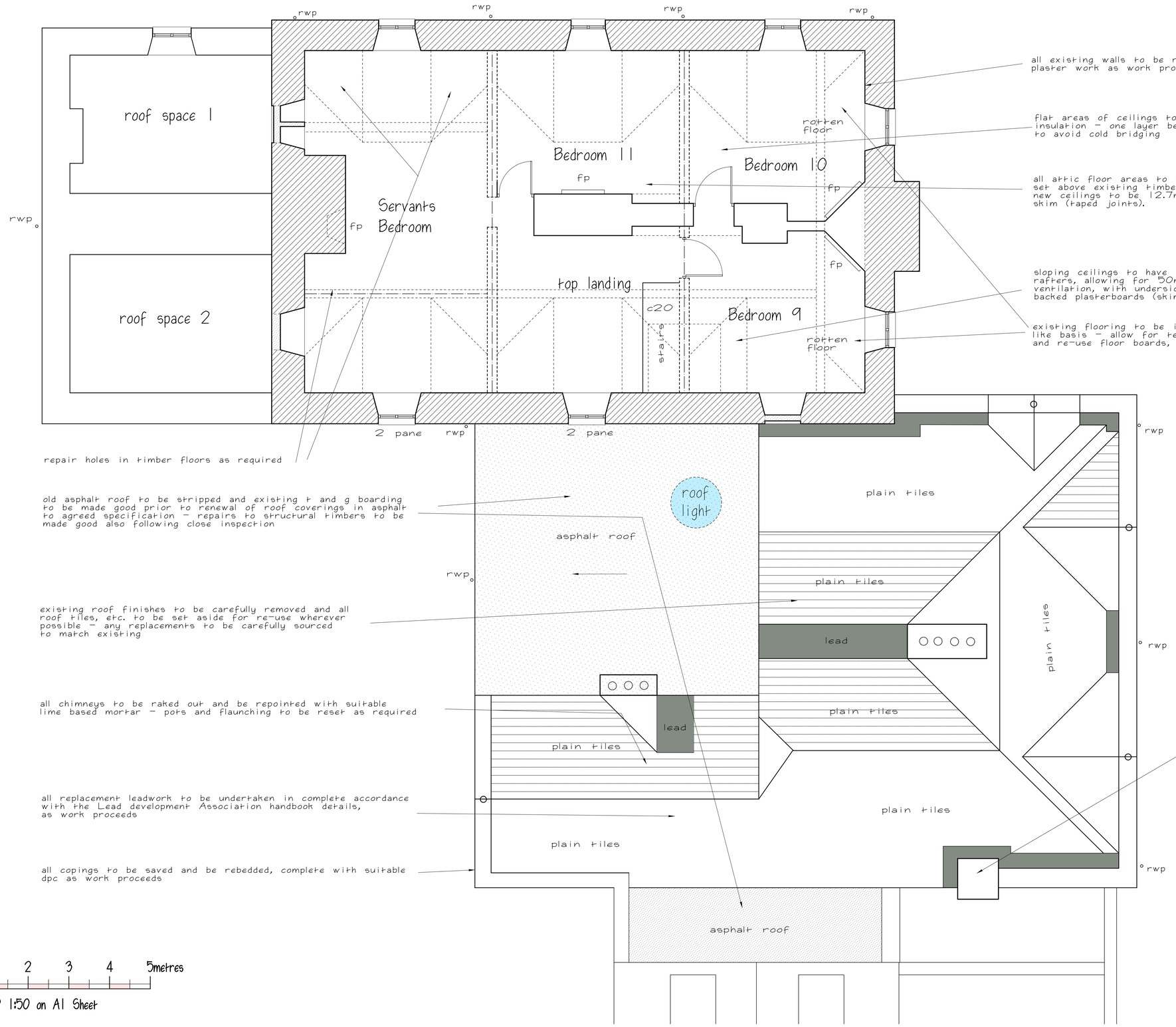

all existing walls to be refinished with suitable lime based plaster work as work proceeds

flat areas of ceilings to have a minimum of 300mm loft quilt insulation – one layer between joists and one at right angles to avoid cold bridging

all attic floor areas to have new 125 x 50mm ceiling joists set above existing timber purlins, fixed to 'new' rafters – new ceilings to be 12.7mm foil backed plasterboard and skim (taped joints).

sloping ceilings to have 50mm cavity batts fixed between rafters, allowing for 50mm gap to top side for cross flow ventilation, with underside finished with 62.5mm insulation backed plasterboards (skim and tape joints)

existing flooring to be inspected and repaired on a like for like basis – allow for temporary propping, etc. as required and re-use floor boards, etc. where possible

repair holes in timber floors as required

old asphalt roof to be stripped and existing t and g boarding to be made good prior to renewal of roof coverings in asphalt to agreed specification – repairs to structural timbers to be made good also following close inspection

existing roof finishes to be carefully removed and all roof tiles, etc. to be set aside for re-use wherever possible – any replacements to be carefully sourced to match existing

all chimneys to be raked out and be repointed with suitable lime based mortar – pots and flaunching to be reset as required

all replacement leadwork to be undertaken in complete accordance with the Lead development Association handbook details, as work proceeds

all copings to be saved and be rebedded, complete with suitable dpc as work proceeds

consideration to be given to the careful removal of this redundant stack and making good of roof finishes

0 1 2 3 4 5metres

scale bar @ 1:50 on A1 Sheet

ATTIC FLOOR/ PART ROOF PLAN

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RLM ASSOCIATES

JOB	SHARPCLIFFE HALL, IPSTONES.
CLIENT	Mr. P. HAMMONDS.
DRAWING	ATTIC FLOOR/ROOF PLAN
	AS PROPOSED.
DATE	January 2018.
SCALE	1:50.
DRWG No.	RLM874/7.
REVISION	