

FIRST FLOOR (Phase 1)
The existing suspended timber first floors are to undergo works that shall upgrade the sound insulation and fire integrity properties of the construction.
The first floor in Phase 1 of the works i.e. above the middle room and above the Kitchen, shall be stripped of all plaster beneath the joists. These joists shall be steam cleaned to remove the accumulated soot / lime finish.
The spine beams in these rooms shall be cleaned using a pressurised soda cleaning solution to remove the modern paint finish, thus exposing the natural timber beneath.
Once all timbers are exposed they shall be treated with Envirograf HW02N Clear Intumescent coating which shall have 2 No. coats at 8m²/litre per coat to give 30 minutes (on 9mm softwood).
Application of the Envirograf Intumescent Coating system shall be carried out fully in accordance with the manufacturer's instructions.
Once the coating system has cured the timbers may be finished with a wax coating.
In order to improve the sound insulation of the floor 25 x 50mm timbers shall be installed forming a 50mm void below the existing first floor boards.
Void to be filled with 50mm thick Celenit L3AB.
Beneath the battens apply 15mm Celenit N mineralized wood wool board.
Once all panels are secured apply first coat of Hot-Mixed plaster (Cornish Lime Quicklime base) before trowelling an alkali-resistant mesh embedded into the face of the plaster.
Apply further Hot-Mixed Plaster (9mm), wait for plaster to stiffen before applying a final fine coat of the same product.
Finish with Earthborn Clay Paint.
All products to be installed fully in accordance with the respective manufacturer's details.

FIRST FLOOR (Phase 2)
The existing suspended timber first floor is to undergo works that shall upgrade the sound insulation and fire integrity properties of the construction.
Instead of exposing all timbers the ceiling shall receive repairs to the existing lath and plaster and shall be upgraded to achieve a 30-minute fire rating. Any defective / missing areas being made good using traditional materials to match existing.
The spine beams in these rooms will be cleaned using a pressurised soda cleaning solution to remove the modern paint finish, thus exposing the natural timber beneath.
Once all timbers are exposed they shall be treated with Envirograf HW02N Clear Intumescent coating which shall have 2 No. coats at 8m²/litre per coat to give 30 minutes (on 9mm softwood).
Envirograf Fire Resistant Coating for Lath and Plaster shall be applied wherever applicable.
Application of the Envirograf Intumescent Coating system shall be carried out fully in accordance with the manufacturer's instructions.
Once the coating system has cured the timber spine beams may be finished with a wax coating.
In order to improve the sound insulation of the floor construction the floor boards shall be lifted before filling with
Void to be filled with 100mm thick Celenit L3AB.

ROOF
Sloping Ceilings
The existing ceilings shall be thermally upgraded as follows;
The existing plaster shall be carefully removed exposing to expose the rafters.
All tiles, bitumen derived roofing membrane and battens shall remain in situ.
Between the rafters insert a layer of Celenit L3AB wood fibre wood wool composite board, 50mm thick.
Below the rafters insert an additional layer of Celenit L2AB composite board, 50mm thick.
Flat Ceilings
The existing plaster shall be carefully removed to exposed the ceiling joists.
Below the ceiling joists install Celenit L3AB wood fibre wood wool composite board, 50mm thick.
Remove the floor boards above the joists before installing Thermafleece Cosywool 100mm thick.

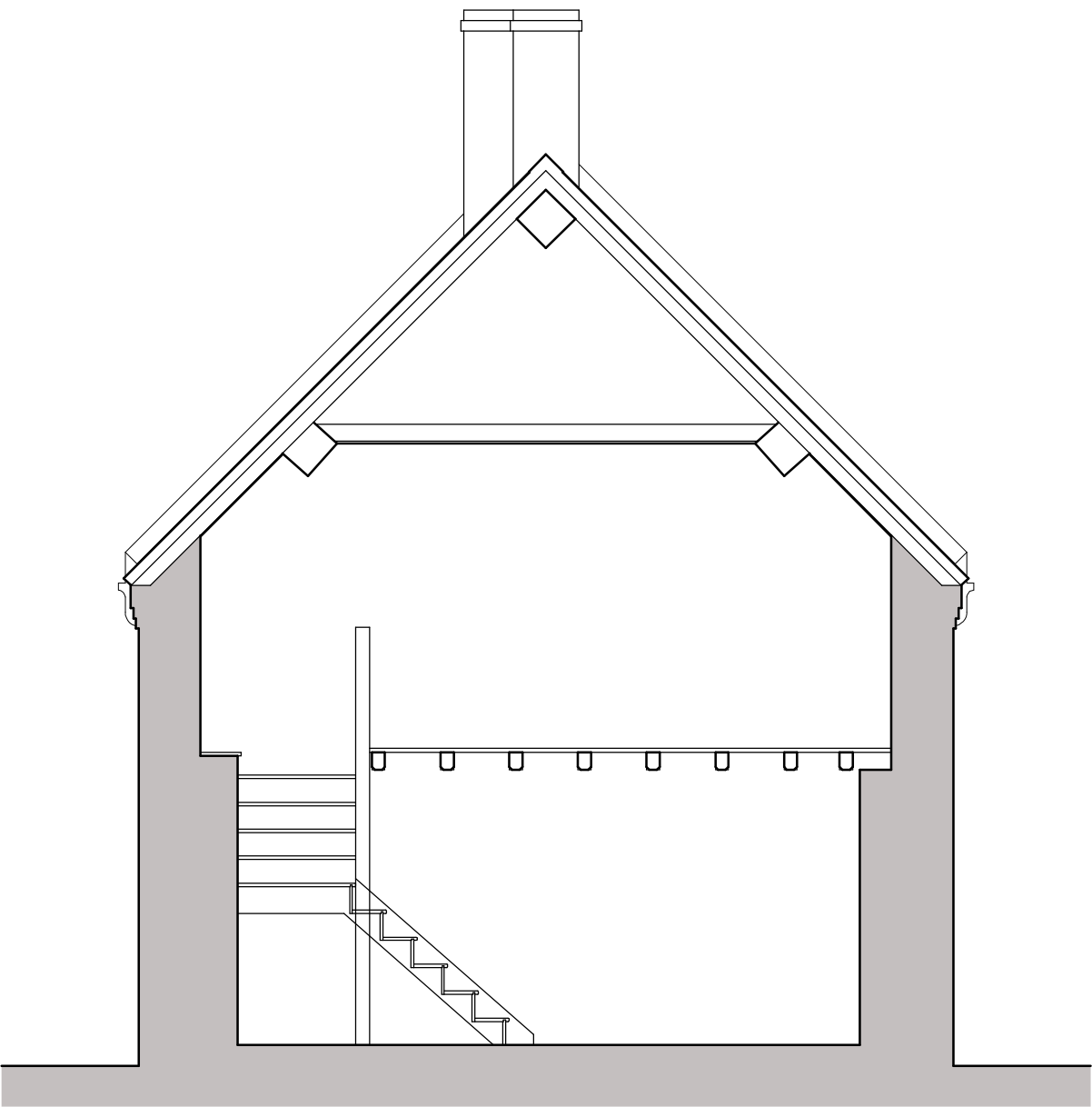
Ensure that before installation the boards are to remain in the room to adapt to the temperature and humidity, for a few days.
Avoid sudden temperature increases, just after the application of the boards.
Once all insulation panels are secured apply first coat of Hot-Mixed plaster (Cornish Lime Quicklime base) before trowelling an alkali-resistant mesh embedded into the face of the plaster.
Apply further Hot-Mixed Plaster (9mm), wait for plaster to stiffen before applying a final fine coat of the same product.
Finish with Earthborn Clay Paint.
All products to be installed fully in accordance with the respective manufacturer's details.

WALLS, KITCHEN
The kitchen walls shall undergo works to a) improve thermal performance and; b) improve the overall finish of the room.
First remove existing plaster finish wood-crete blocks from the inner face of the room, exposing the stone wall behind.
Prior to plastering the substrate must first be prepared.
Ensure that the wall is free from dust, detritus, loose material and type of material which affects normal adhesion conditions.
In hot or dry weather, the substrate should be saturated with water, and application should be started when it is dry.
Once this is achieved start be applying SeciTek Rablita CAL CS (Consolidation) to reduce irregularities and help level the average thickness of SeciTek Ecocork Lime.
Ecocork Lime must be smoothed with SeciTek Isovite E-cork.
All application thicknesses and processes must be carried out fully in accordance with manufacturer's instructions and recommendations.

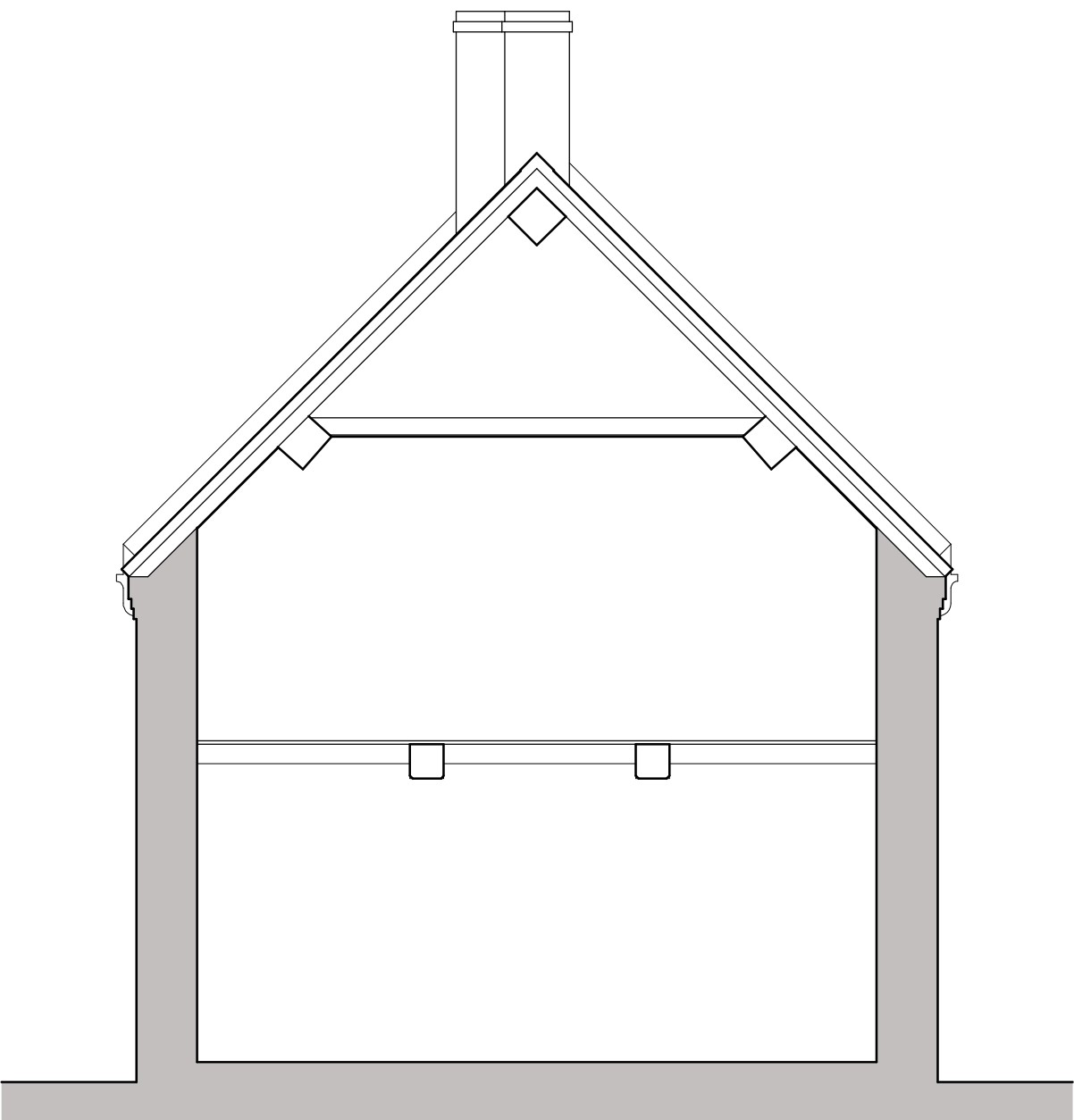
PARTITION WALLS, NEW
(timber framed to achieve 40Rw.dB or better)
Minimum 75mm x 47mm non-loadbearing timber studs at 600mm centres horizontal & approximately 900mm vertical centres. Secure on all edges.
Infill tightly with 75mm thick Thermafleece Cosywool.
Screw fix 15mm thick Celenit N carrier board to face of studs before applying wet plaster.
In intermittently damp areas such as bath/shower rooms and laundries include additives as recommended by manufacturer.

EXTERNAL WALLS, REPAIRS
The external walls, unless otherwise noted, are the largely remain as they are unless repairs are necessary.
If it is the case that there are portions of wall (internally) that are defective, missing or damaged then it shall be repaired as follows;
The area should be cleaned back to the substrate and edges should be slightly undercut using a sharp craft knife to help provide a key for the repair.
Said area should be thoroughly dampened and the Ty-Mawr Lime Hemp Plaster (Non-Hydraulic) pressed onto the backing.
The undercut edges should be supported whilst plaster is pressed into the recess.
Plaster to be brought up to 3mm below the finished level.
It should be allowed to firm up, then should be keyed by scratching.
The base coat should be dampened down before fine lime hemp plaster (or for finer finish a standard lime finish plaster) is applied flush to the surface and dampened to control drying.
All of the above shall be carried out in accordance with the plaster manufacturer's instructions and recommendations.

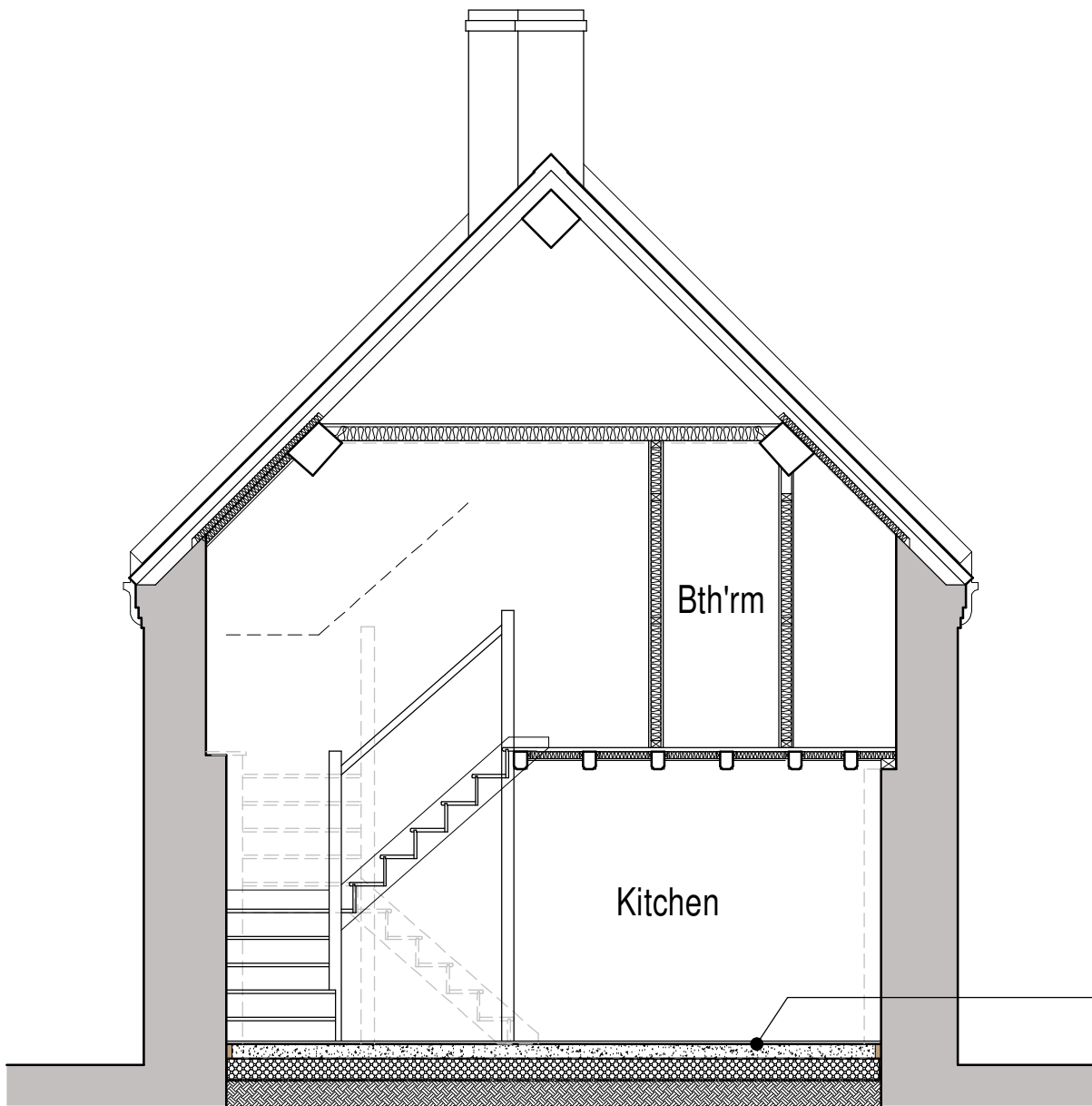
GROUND FLOOR (Phase 1)
The existing ground floor solid floors shall be carefully taken up and replaced with new as follows.
Remove quarry tiled finish and excavate the ground below the floor to a depth to suit the new construction.
A Saint-Gobain LECA Insuffill, breathable ground floor construction to be installed as follows:-
Over the exposed bedrock lay a Geotextile membrane which is to be lapped as specified by the manufacturer and turned up at edges.
Install 10-20mm nominal size LECA Insuffill lightweight expanded clay granules above the geotextile (final thickness to be determined on site so that the existing foundations are not undermined).
Reduce thickness of insulation to suit on site conditions.
To the perimeter of the floor, and to the depth of the limecrete slab provide 40mm thick Cork board insulation.
Lay a geotextile membrane over the LECA Insuffill.
Over the membrane fix a geogrid system prior to installing a underfloor heating clip rail system to suit the underfloor heating system.
Underfloor heating system to be installed fully in accordance with the manufacturers instructions.
Lay 100mm thick Ty-Mawr limecrete slab that is installed fully in accordance with the manufacturers instructions.
Finishes to correspond with Sammons drawing ref: 2024-2949-1 1, always refer to latest amended version.



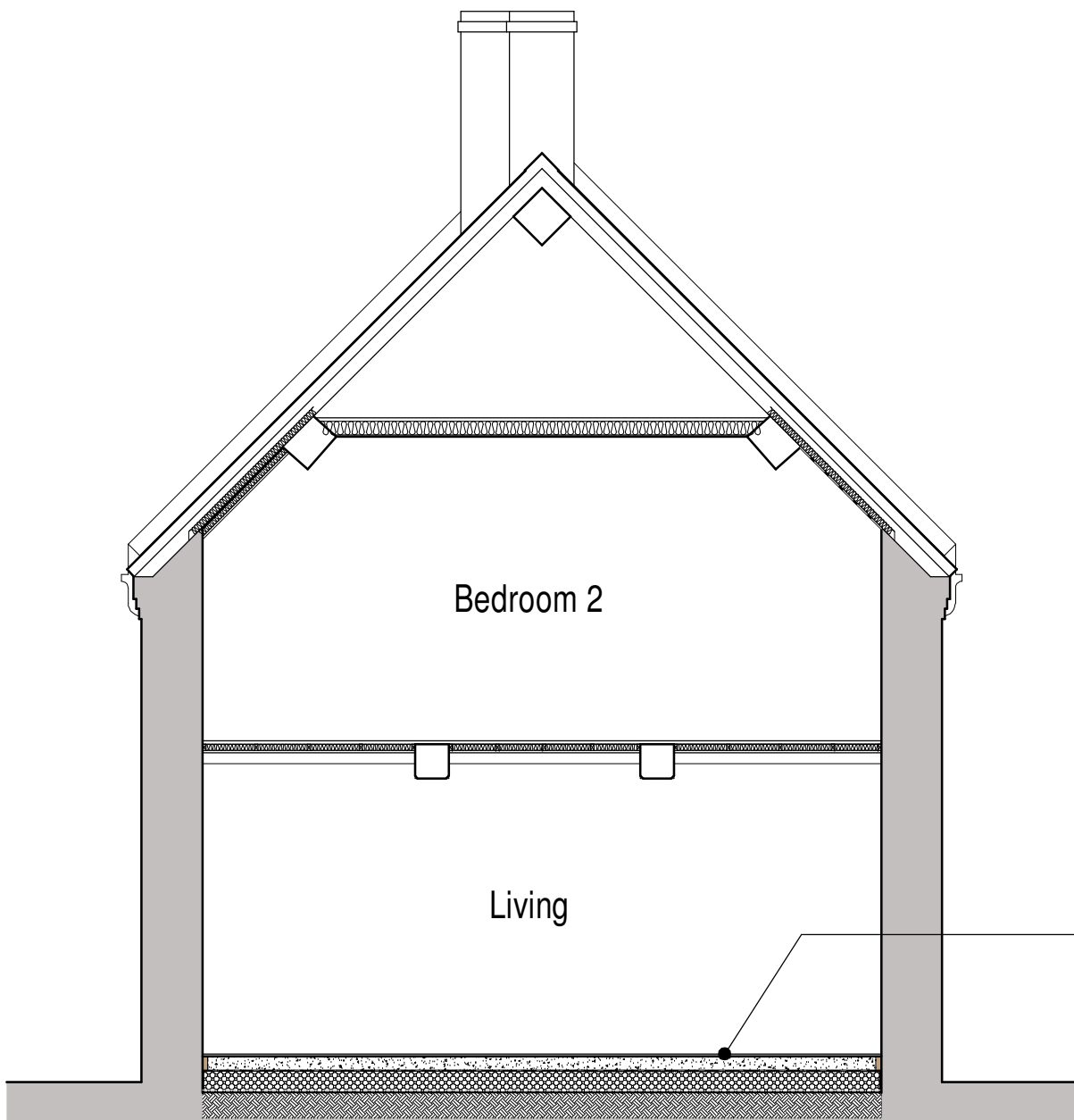
Existing Section through Dwelling
(Phase 1 Development)



Existing Section through Dwelling
(Phase 1 Development)



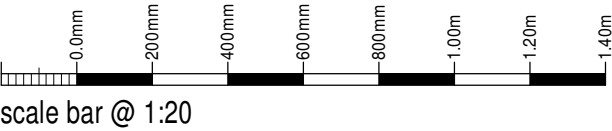
Proposed Section through Dwelling - Kitchen / Bath
(Phase 1 Development)



Proposed Section through Dwelling - Living / Bedroom 2
(Phase 1 Development)

Existing ground bearing floor to be broken-up and replaced with new insulated floor set above bedrock substrata as described. Flagstone (natural) finish. Floor

Same build-up as the Kitchen floor but with an Oak floorboard, engineer finish.
Floor height to run through with bottom stair landing to Bedroom 1.



Mr & Mrs Wilbraham

Proposed Alterations to
Gate Farm,
Foxt,
Stoke-on-Trent,
ST10 2HN

Planning Proposal - Cross Section
Existing and Proposed Details

Date	October 2025	Sheet	A1	Scale	1:50
Dwg No	2025-2949-15	Rev.	A	Drawn	NAW

A-1981-2025 - SECTION THROUGH LIVING / BEDROOM 2 SHOWN



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