

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 Celentit L3AB.

Beneath the battens apply 15mm Celentit 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 Celentit L3AB.

SOIL VENT PIPE

J+JW Longbottom Die-cast Iron Soil Vent pipe 4" with Hargreaves

Foundry Cast iron soil pipe vent cowl, traditional express fitting.

Perimeter of soil vent pipe termination through roof to be dressed with a Code 4 lead flashing to prevent water ingress.

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 Celentit L3AB wood fibre

wood wool composite board, 50mm thick.

Below the rafters insert an additional layer of Celentit L2AB

composite board, 50mm thick.

Flat Ceilings

The existing plaster shall be carefully removed to exposed the ceiling joists.

Below the ceiling joists install Celentit L3AB wood fibre wood wool composite board, 50mm thick.

Remove the floor boards above the joists before installing Thermafleece Cosywool 100mm thick.

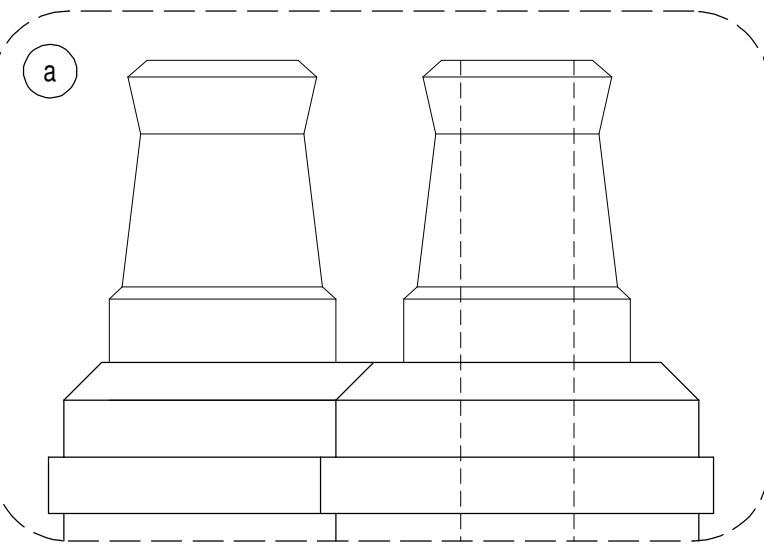
Ensure that before installation the boards are to remain in the room to adapt to the temperature and humidity, for a few days. Avoid sudden temperature increases, just after the application of the boards.

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.



Chimney Detail - Section

Scale @ 1:10

CHIMNEY STACKS.

Existing chimney to be repointed and repaired as described below with top two oversailing courses replaced with brick to match original building;

The existing brickwork on the chimney is to be inspected and if any bricks are found to be defective, cracked or missing they shall be cut out and replaced

using reclaimed bricks to match, laid in Stretcher Bond

to match existing.

Once stack has been structurally repaired, any mortar joints shall be repointed as described in the adjacent note.

Existing flaunching to be replaced with NHL 5.0 lime based mix and 2 No. Redbank Forterra List No. 4 Traditional

Cannon Head Pots, Red (450mm height) to be provided on both chimney stacks.

Marley Clay In Line Tile Vent.

Hawkins Staffordshire Blue finish.

Manthorpe Tile Vent Adaptor.

Flexible Pipe, 110mm.

STOVE GAS / SOLID FUEL

Lay 125mm high, minimum 850 x 850mm non combustible hearth to project 150mm to each side and rear of the

chosen appliance and 300mm beyond the front face all to accept a free standing solid fuel stove. Stove to be

connected to a 'Selkirk' 178mm internal diameter SM twin wall, insulated multi fuel chimney system to BS4543 and

compliant with the Building Regulations Part J.

All fitted in strict compliance with manufacturer's instructions.

Wood burning stove/flues to be installed by HETAS accredited engineer who must provide commissioning

certification prior to the appliance been used.

Flue to be taken up through existing chimney stack and terminated via the new chimney pot.

A 50mm air gap is to be maintained around flue for the full height.

All appropriate flashings and weathering collars are to be incorporated above roof level.

Base of flue / top of appliance to be no less than 600mm. Flue pipe to be a minimum of 4500mm in height from top of appliance.

Provisions shall be made to enable flues to be swept and inspected. A flue shall not have openings into more than one

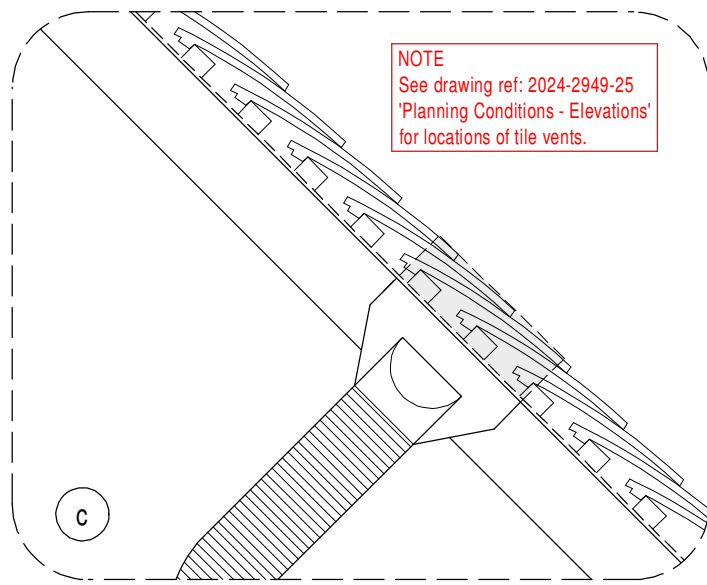
room or space except for the purposes of inspection or cleaning or fitting an explosion door, draught break, draught stabiliser or draught diverter.

Openings for inspection and cleaning shall be formed using purpose factory made components compatible with the flue

systems having an access cover that has the same level of gas tightness as the flue system and an equal level of thermal insulation.

Covers shall be non combustible.

After the appliance is installed, it should be possible to sweep the whole flue.



Roof Vent Tile Detail - Section

Scale @ 1:10

BOILER FLUE (Vertical)

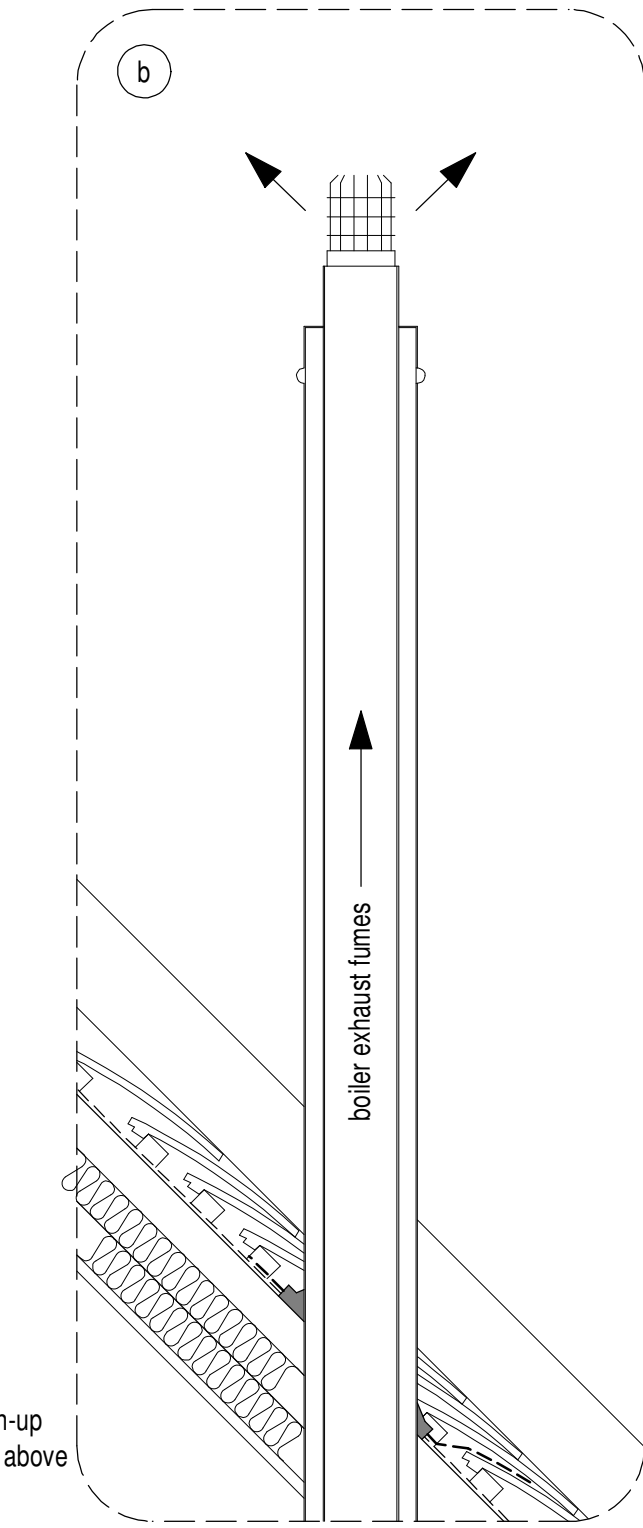
Worcester Bosch Greenstar Oilift Flue, 100/150mmØ Vertical Flue Kit (stainless steel) with a black coated finish.

Since flue outlet is within 2300mm horizontally of the roof window it will be necessary to take the flue discharge point 1000mm above the highest point of the roof window.

Provide collar and seal at roof intersection following the manufacturer's instructions.

Code 4 leadwork flashing to be used around flue and dressed up tiling battens to suit.

See accompanying image of boiler flue termination for example.



Boiler Flue Detail - Section

Scale @ 1:10

PARTITION WALLS, NEW

(timber framed to achieve 40Rw.dB or better)

Lay 100mm thick Ty-Mawr 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 Celentit 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 (Thermal upgrade)

External walls are to be thermally upgraded as follows; Existing cement mortar and plaster finish to be removed

from inner face of wall exposing the original stonework 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. If it is the case that there are portions of wall (internally) that

are defective, missing or damaged then it shall be repaired using SecoTek Reabilita 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. Provide 2-3mm SecoTek Reabilita CAL CS lime filler consolidation layer to fill cavities and imperfections.

The undercut edges should be supported whilst plaster is pressed into the recess.

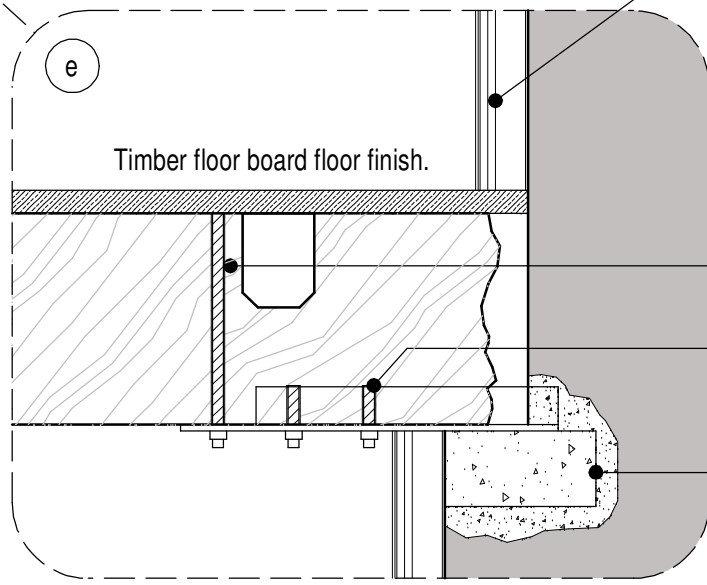
Remaining area should be thoroughly dampened before an application of 40mm (2 No. coats of 20mm) BeCork Lime is provided

with a 10mm min. IsoVit Lime overcoat.

Provide 10mm Ty-Mawr Render Mesh and finish with 3mm SecoTek RE ABILITA CAL AC (Finishing) Render / Plaster.

Finish with Earthborn Clay Paint.

All application thicknesses and processes must be carried out fully in accordance with manufacturer's instructions and recommendations.



Spine Beam Support Detail / Wall Lining - Section

Scale @ 1:10

M14 x 350mm steel bolt, square head x 1 No.

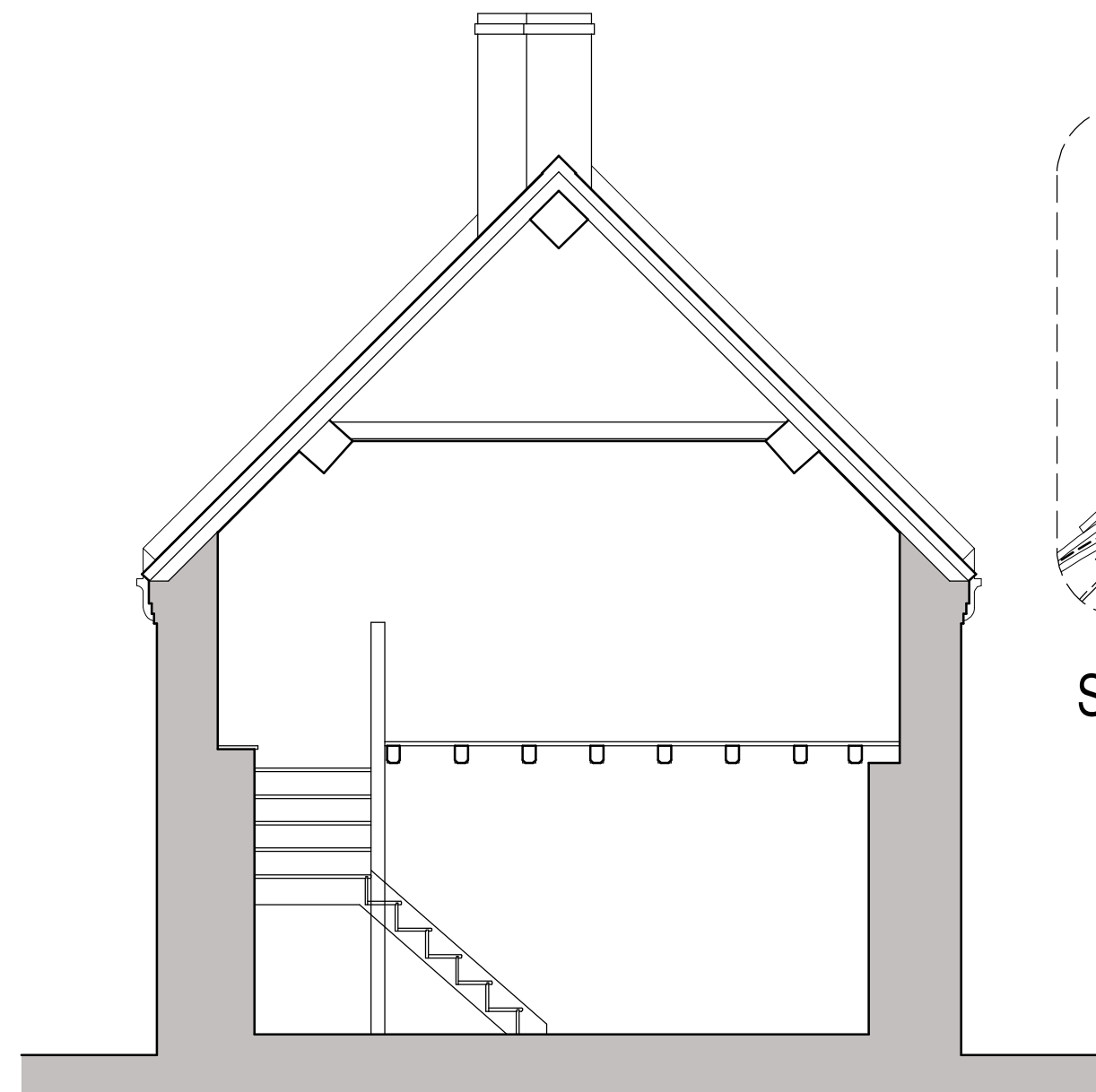
M14 x 80mm steel, square head coach screw x 4 No.

8 x 40 x 400mm upstand.

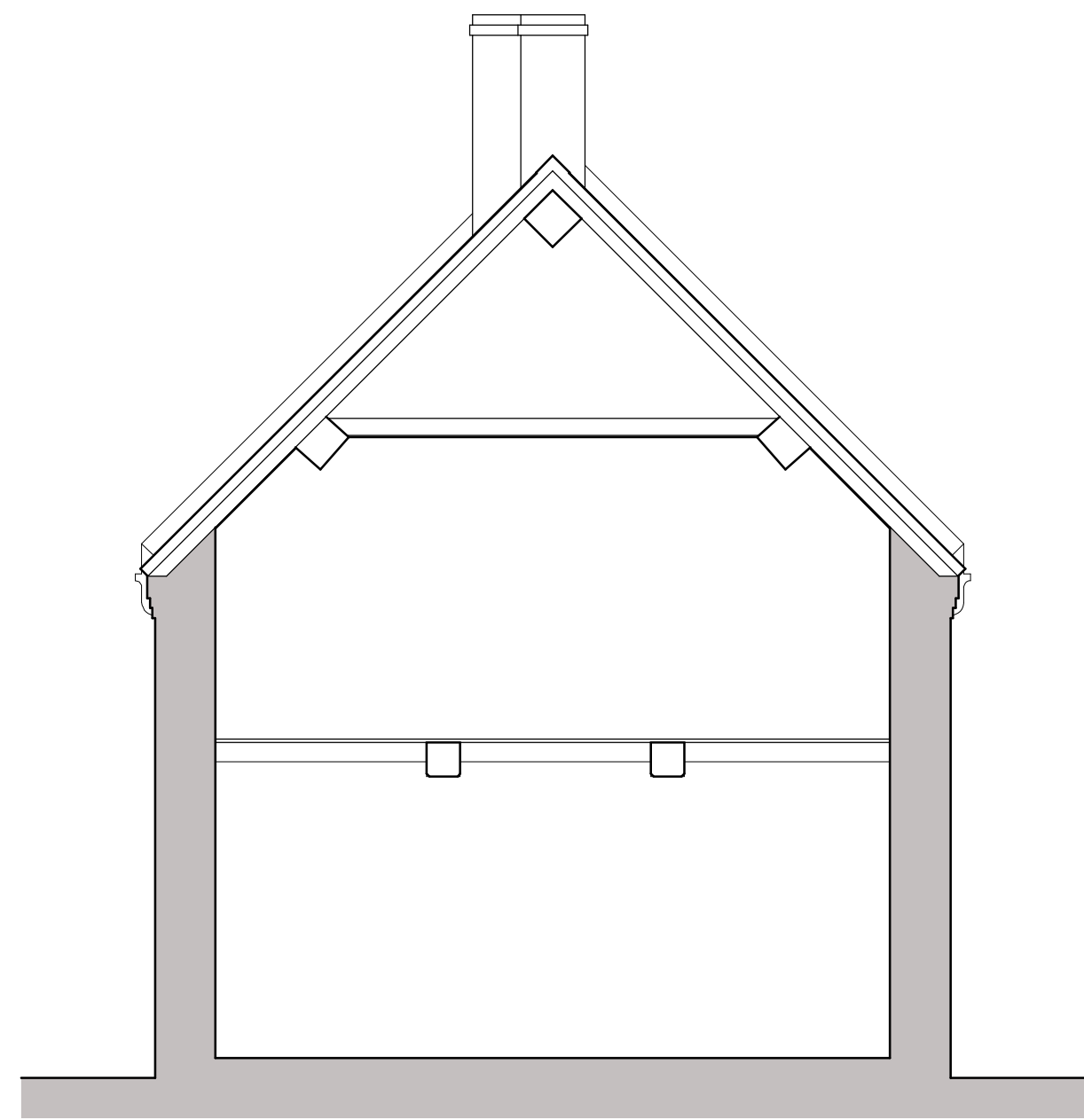
NOTE All steel work associated with the spine beam supports shall receive a Johnsons Matt Paint for Wood & Metal - Black finish.

Spine Beam Support Detail - Plan

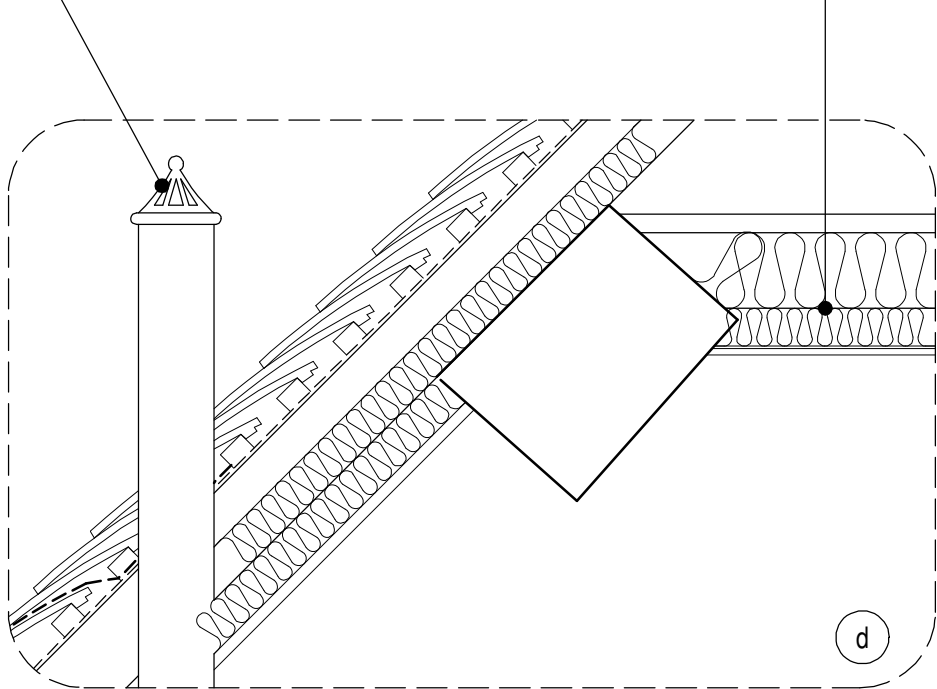
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Existing Section through Dwelling (Phase 1 Development)



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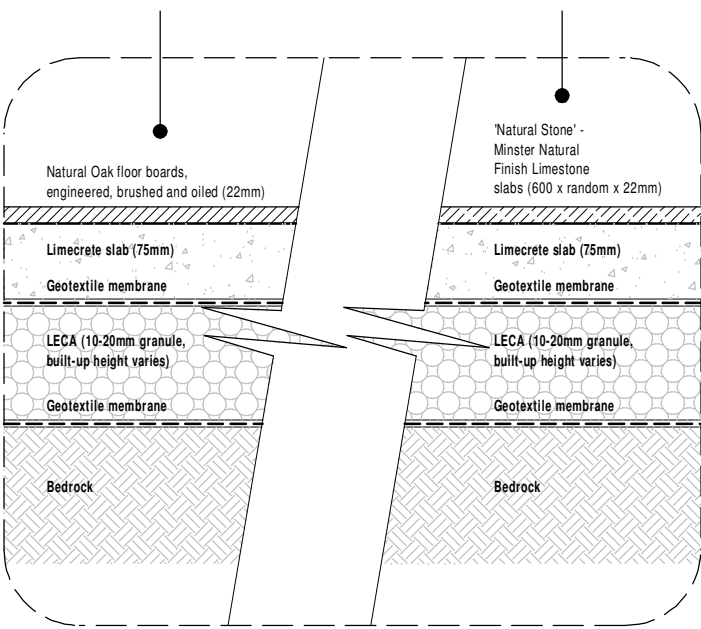


Soil Vent Pipe / Ceiling Detail - Section

Scale @ 1:10

FLOOR BOARDED AREAS Snug + Living

STONE FLAGGED AREAS Kitchen + Entrance Lobby / Landing



Ground Floor Detail - Section

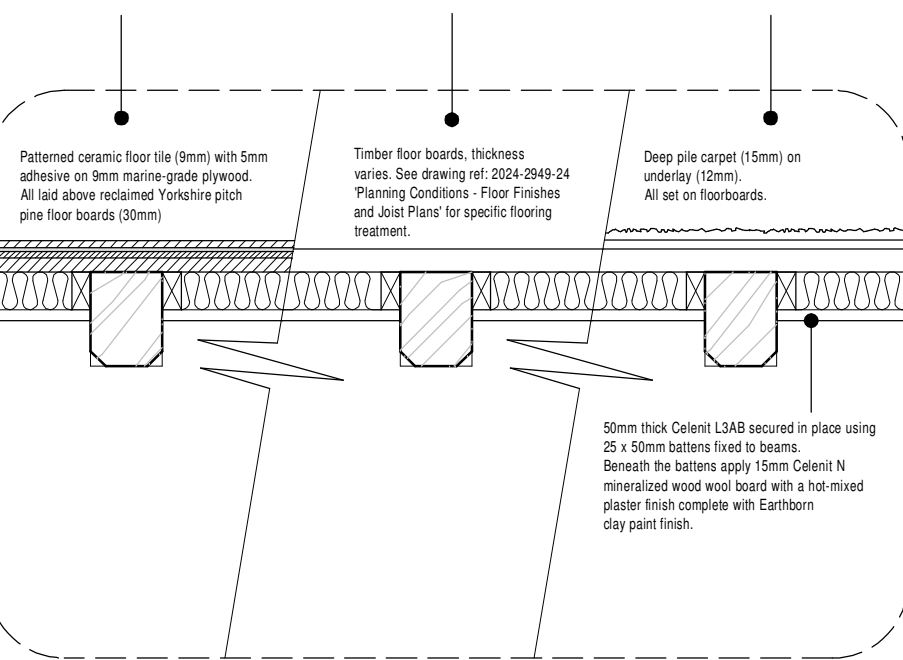
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NOTE See drawing ref: 2024-2949-24 Planning Conditions - Floor Finishes and Joist Plans for specific flooring treatment.

TILED AREAS Bathroom + en-suite

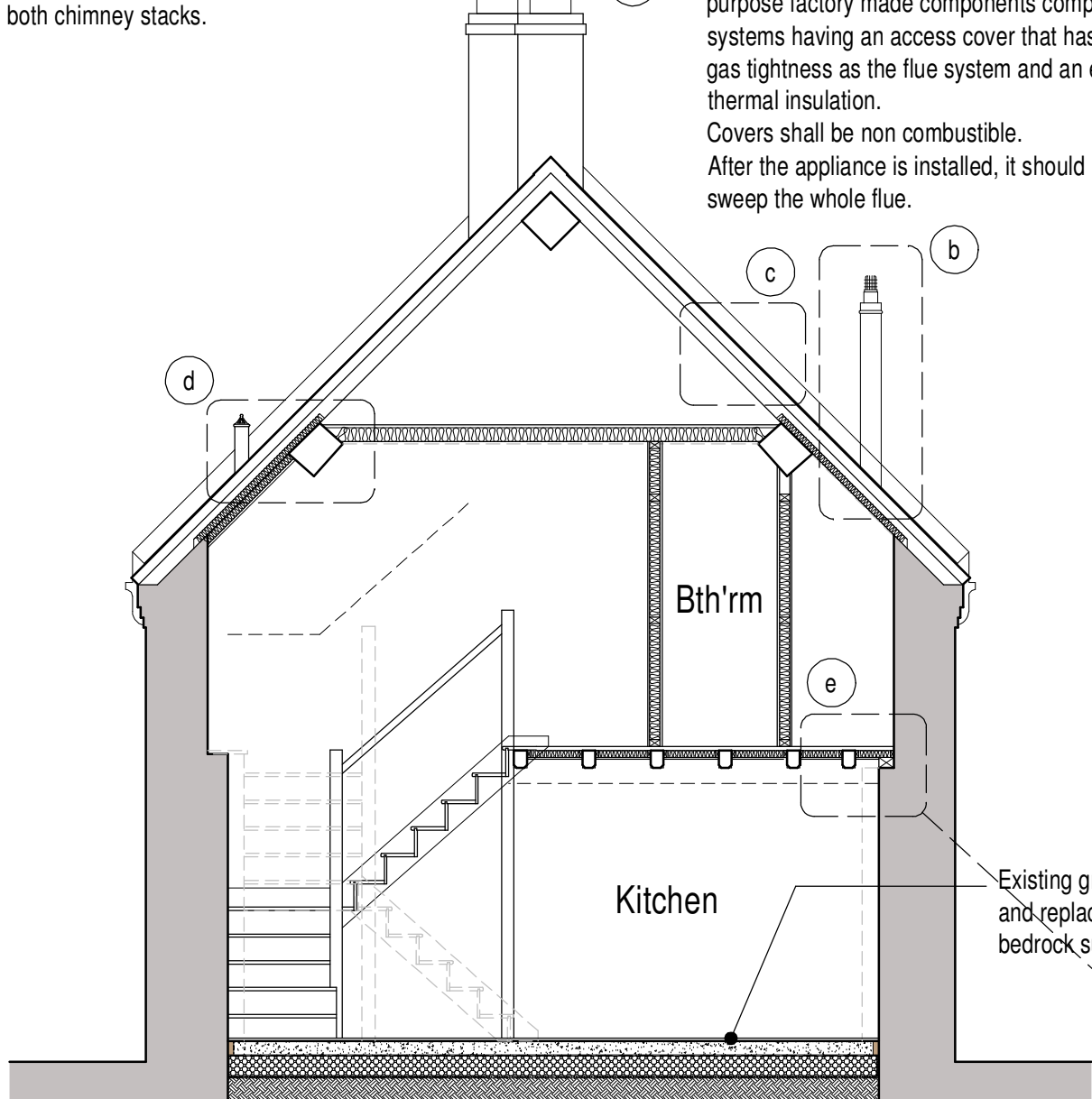
FLOOR BOARDED AREAS Landings, Store + Bedroom 2

CARPETED AREAS Bedroom 1 + Bedroom 3

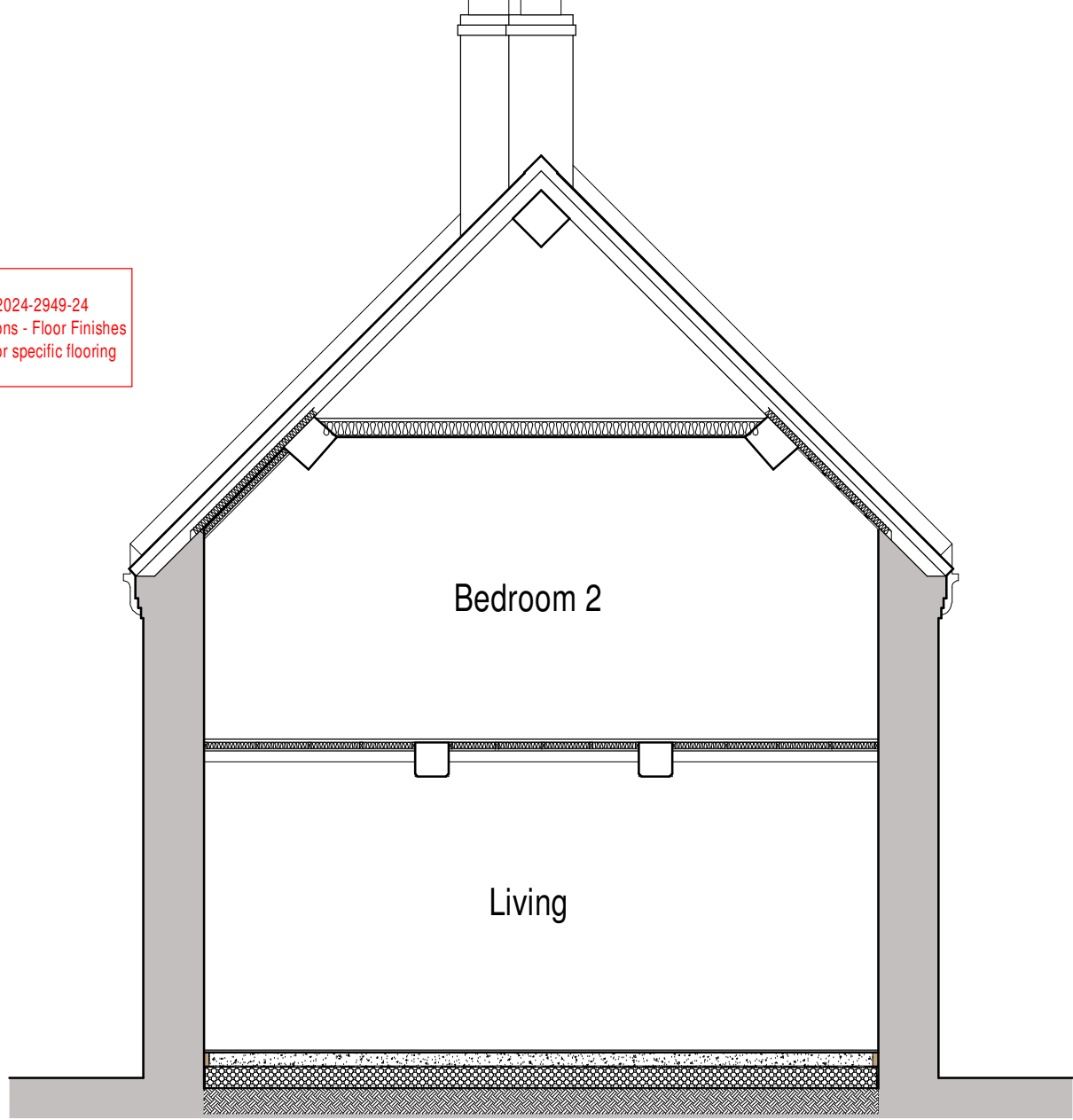


First Floor Detail - Section

Scale @ 1:10



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



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

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.

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.

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