Demolitions
Existing external walls, internal partitions, staircase, doors, windows and kitchen units to be carefully removed, shown dotted

New Foundations
New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used.

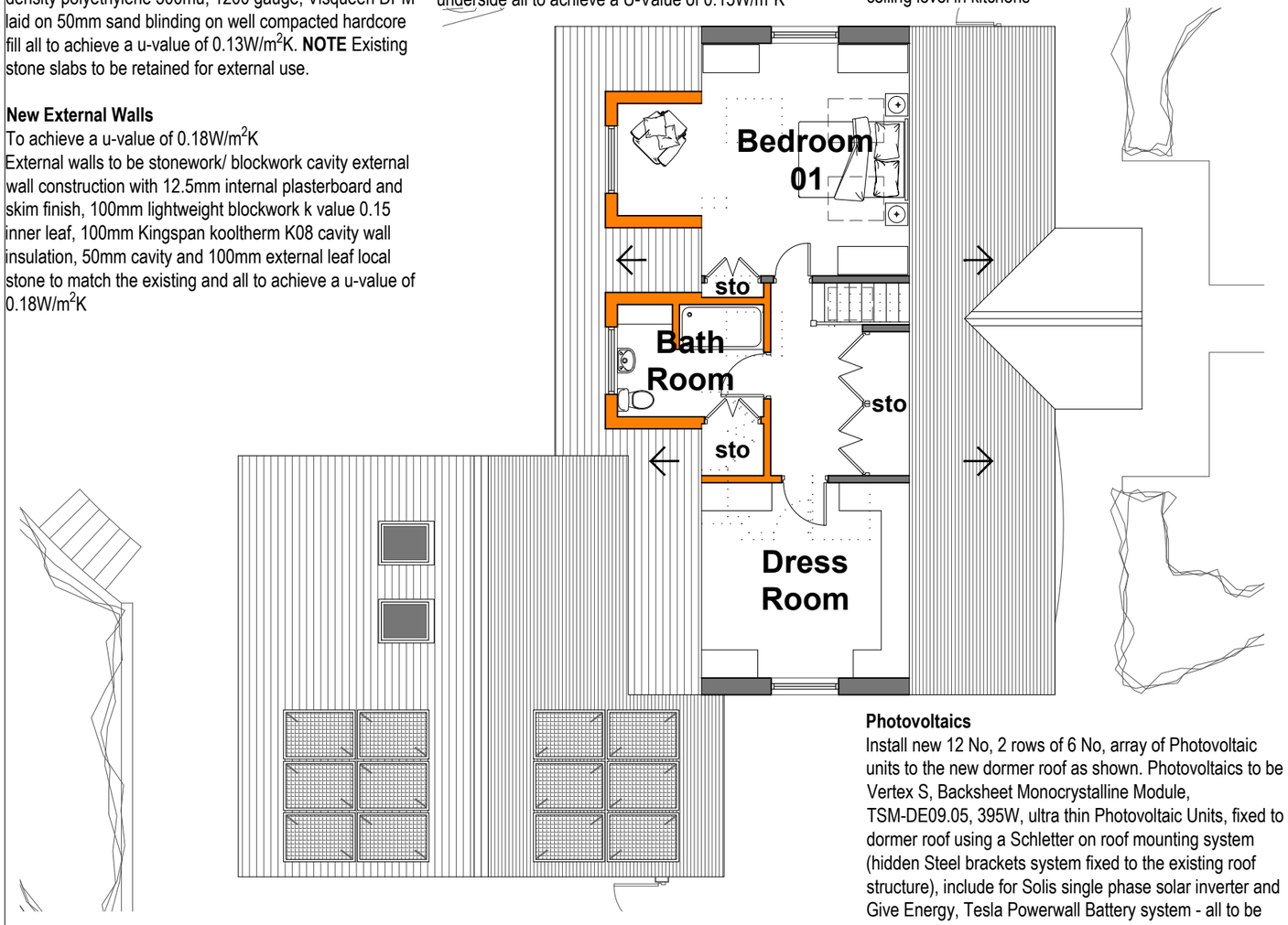
Structural Items
All structural openings and supports to removed items, including new roof structure and removal of the chimney breasts to ground and first floors to the design and spec of the S. Eng All steel beams to be fully encased and achieve 30mins fire resistance.

New Solid Ground Floor
New floor construction throughout, finish (to be confirmed by the client) laid on sand cement screed with u/f heating incorporated on 100mm Kingspan Kooltherm K7 rigid board insulation, on 150mm concrete floor slab on low density polyethylene 300mu, 1200 gauge, Visqueen DPM laid on 50mm sand blinding on well compacted hardcore fill all to achieve a u-value of 0.13W/m^{2}K. **NOTE** Existing stone slabs to be retained for external use.

New External Walls
To achieve a u-value of 0.18W/m^{2}K
External walls to be stonework/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork k value 0.15 inner leaf, 100mm Kingspan kooltherm K08 cavity wall insulation, 50mm cavity and 100mm external leaf local stone to match the existing and all to achieve a u-value of 0.18W/m^{2}K

Upgrade of Existing Roof
Roof construction - C24 rafters at max 400mm centres span to engineer's details. Insulation to be 100mm Kingspan thermapitch between rafters with Kingspan kooltherm 57.5mm insulated plasterboard below , Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details. Provide 5mm skim coat of finishing plaster to the underside of all ceilings. Allow for replacing roof tiles with new Mar;ey Eternit fibre cement tiles

New & Existing Pitched Roof
New roof to be Marley Eternit fibre cement tiles to match the existing building on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to S. Eng's size and specification and with 100mm Kingspan Kooltherm K7 rigid roof board insulation laid between rafters and 62.5mm Kingspan Kooltherm K18 Insulated Dry-Lining fixed to the underside all to achieve a U-Value of 0.15W/m^{2}K



Lintels - over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

Draught Sealing - mastic seals & tapes to be provided to all doors, windows, sealing around service entries and around light fittings etc

Internal Partitions
Form new 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs as shown

Internal Doors
Internal doors to be 763 x 1981mm doors, style to be confirmed by the client,

Smoke Detection
Mains operated linked smoke alarm detection system to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens

Photovoltaics
Install new 12 No, 2 rows of 6 No, array of Photovoltaic units to the new dormer roof as shown. Photovoltaics to be Vertex S, Backsheet Monocrystalline Module, TSM-DE09.05, 395W, ultra thin Photovoltaic Units, fixed to dormer roof using a Schletter on roof mounting system (hidden Steel brackets system fixed to the existing roof structure), include for Solis single phase solar inverter and Give Energy, Tesla Powerwall Battery system - all to be housed internally within the building. All to be installed to the manufacturers design and recommendations

External Doors
External doors to be uPVC fully double glazed, 1275mm x 2100mm, door and half leaf and powder coated aluminium, fully double glazed, 3 leaf, 3000mm x 2100mm folding/ sliding door as shown.

New Rainwater Goods
New gutters to match existing, downpipes to be standard 68mm plastic rainwater pipes to drain to new gulley connected to existing drains

Windows
Windows to be uPVC fully double glazed openable casement windows to match existing. Insulated plasterboard to be used in reveals to abut jambs. Fully insulated and continuous cavity closers to be used around reveals. Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms with an openable area that is at least 0.33m² and have no dimension less than 450mm high or 450mm wide.

Rooflights
New 4 No. Velux GGL MK04 780 x 980mm and 1 No. Velux 780mm x 624mm MK27 centre pivot rooflights as shown

Dormer Walls
To achieve minimum U Value of 0.18W/m²K
Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens fixed on vertical counterbattens to enusre vented and drained cavity. breathable membrane below (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 120mm Kingspan kooltherm between plus 37.5mm kingspan kooltherm insulated plasterboad over with VCL fixed to internal face of insulation. Finish with 3mm skim coat of finishing plaster. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

New Staircase
Existing ground floor to first floor staircase to be removed and replaced with new ground floor to first floor staircase, to be sw timber staircase to consist of 13 No risers as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair,

Background Ventilation
Background ventilation via trickle ventswithin the window frame to new habitable rooms at a rate of min 8000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm²

Wall and Ceiling Finishes - finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Sanitaryware
New bathroom suite to be supplied by the client and to include bath, shower, wc and basins as shown. NOTE allow for installation. Contractor to allow for new domestic style 15l/s Bathroom mechanical extract vent through the external wall with 15min overrun and connected to the light switch to all bathroom and wc areas.

Kitchen/ Utility Units & Appliances
New Kitchen & utility units all to be supplied by the client, Contractor to allow for new domestic style 30l/s mechanical extract vent through the external wall (allow for installation)

Electrics
All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Utility work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

Glazing - New and replacement windows and doors to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. to be safety glazing within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

Heating
Allow for removing the existing boiler and ground floor radiators, to be replaced with new air source heat pump and underfloor heating, all to the design and specification of specialist others, to be advised by the client. For location of the external plant refer to drawing 201, internal plant to be located in store as shown

ISSUED FOR PLANNING

First Floor Plan As Proposed

Scale 1:100@A3

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT	MR KEVIN HOPE	SCALE	1:100@A3
		DATE	DEC 2024
PROJECT	BENVENUTO, THE AVENUE, WORTLEY	DRAWN	ML
		CHECKED	
DRAWING TITLE	FIRST FLOOR PLAN AS PROPOSED	JOB NUMBER	241203
		DRAWING NO.	203
		REVISION	

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