

**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.

**New Solid Ground Floor**

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Kingspan Kooltherm insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all to achieve a u-value of 0.18W/m<sup>2</sup>K. NOTE - remove existing GF timber floors and replace with above construction also.

**Garage Floor**

Solid garage floor to consist of 150mm consolidated hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:80 fall is provide to floor from back of garage to front garage door.

**Upper Floors**

New floor construction to be finish (to be confirmed by the client) laid on 22mm plywood deck on sw timber floor joists to size and spec by the S. Eng and Lay 100mm Rockwool mineral fibre quilt or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish.

**New External Walls**

To achieve a u-value of 0.18W/m<sup>2</sup>K External walls to be Stone/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork k value 0.15 inner leaf, 75mm Kingspan kooltherm K08 cavity wall insulation, 50mm cavity and 100mm external leaf brickwork all to match the existing building.

**New External Walls**

To achieve minimum U Value of 0.18W/m<sup>2</sup>K 20mm two coat sand/cement render with waterproof additive on 100mm lightweight block, K value 0.15 or lower. Ensure a 50mm clear residual cavity and provide 75mm Kingspan Kooltherm K108 insulation fixed to inner leaf constructed using 100mm lightweight block, K value 0.15. Internal finish to be 12.5mm plasterboard on dabs.

**Pitched Roof**

New roofs tiles to match the existing roofs on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to match the existing and with 140mm Kingspan Thermapitch 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<sup>2</sup>K

**New Rainwater Goods**

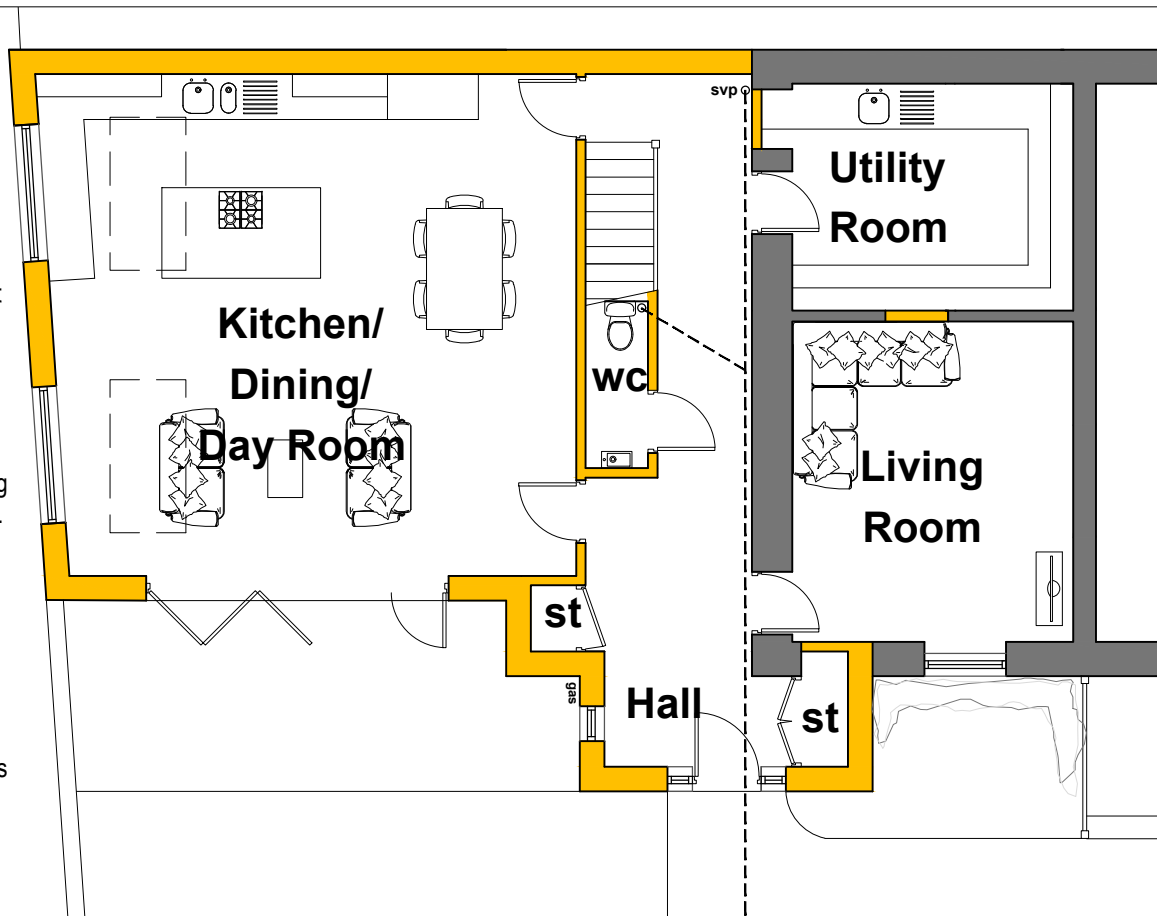
New gutters to match existing, downpipes to be standard 68mm plastic rainwater pipes to drain to new gully connected to existing drains

**Heating/ Underfloor Heating**

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.

New wet UFH Manifold & controls to new ground floor area. UFH pipes to be installed within the screed layer of floor makeup to manufacturers specification. All to be specified by a suitably qualified heating engineer

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



**Garage Door**

Garage door to be Roll Matic powder coated Aluminium roller garage door including complete automatic operator system by Hormann UK Ltd, Gee Road, Coalville, Leicestershire, LE67 4JW, www.hormann.co.uk, tel 01530 513000, or equal approved, colour to be agreed with the client

**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 0.33m<sup>2</sup> and have no dimension less than 450mm high or 450mm wide.

**Rooflights**

New 1 No Velux GGL MO4 780 x 980mm and 4x GGL PK08 940 x 1400mm centre pivot rooflights to attic as shown, 2x 1000x2000mm fixed lanterns to kitchen area

**New Staircase**

Existing ground floor to first floor staircase to be replaced to consist of 15 No risers (2.85m FFL to FFL) as shown, install new sw timber staircase from first floor to second floor to consist of 14 No risers (2.7m FFL to FFL) 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, NOTE the design of the balustrading to match that of the adjacent and below staircase

**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 FD30 doors, style to be confirmed by the client, allow for replacing existing doors with FD30 fire doors also

**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

**External Doors**

External doors to be uPVC double glazed 4 leaf 3000mm x 2500mm folding/ sliding doors and 1565mm x 2100mm front door with side and toplight and 830mm x2100 paneled door to garage as shown

**Structural Items**

All structural openings and supports to removed items, including new roof structure to the design and spec of the S. Eng

**Services**

Contractor to allow for relocating existing Gas meter, breaker box and supply routes, locations to be agreed with the client.

**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

**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 wc and basin to the ground floor wc, wc, basin and shower to the en-suite and bath, shower, wc and basin to the bath room, 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. NOTE all extracts to be taken to front or rear wall and not through the side wall or through the roof if possible.

**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

**Upgrade Party Wall to Attic Floor**

Insulate wall on the warm side using 47.5mm Kingspan Kooltherm dry-lining board. Batten out to provide a nominal 25mm cavity between the masonry and insulation. Provide a vapour control layer under the insulation.

**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/m<sup>2</sup>K. 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.

**ISSUED FOR PLANNING**

A		SEPT 2024		MH		REDUCTION IN HOUSE AND GARAGE VOLUME				
REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE				
CLIENT	BRADLEY TAVERNOR			SCALE	1:100 @A3	DATE	JAN 2024			
PROJECT	9 PARKER'S TERRACE			DRAWN	MH	CHECKED				
DRAWING TITLE	GROUND FLOOR PLAN AS PROPOSED			JOB NUMBER	240106	DRAWING NO.	202	REVISION	A	

**TIMEARCHITECTS**

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**Ground Floor Plan As Proposed**

Scale 1:100@A3