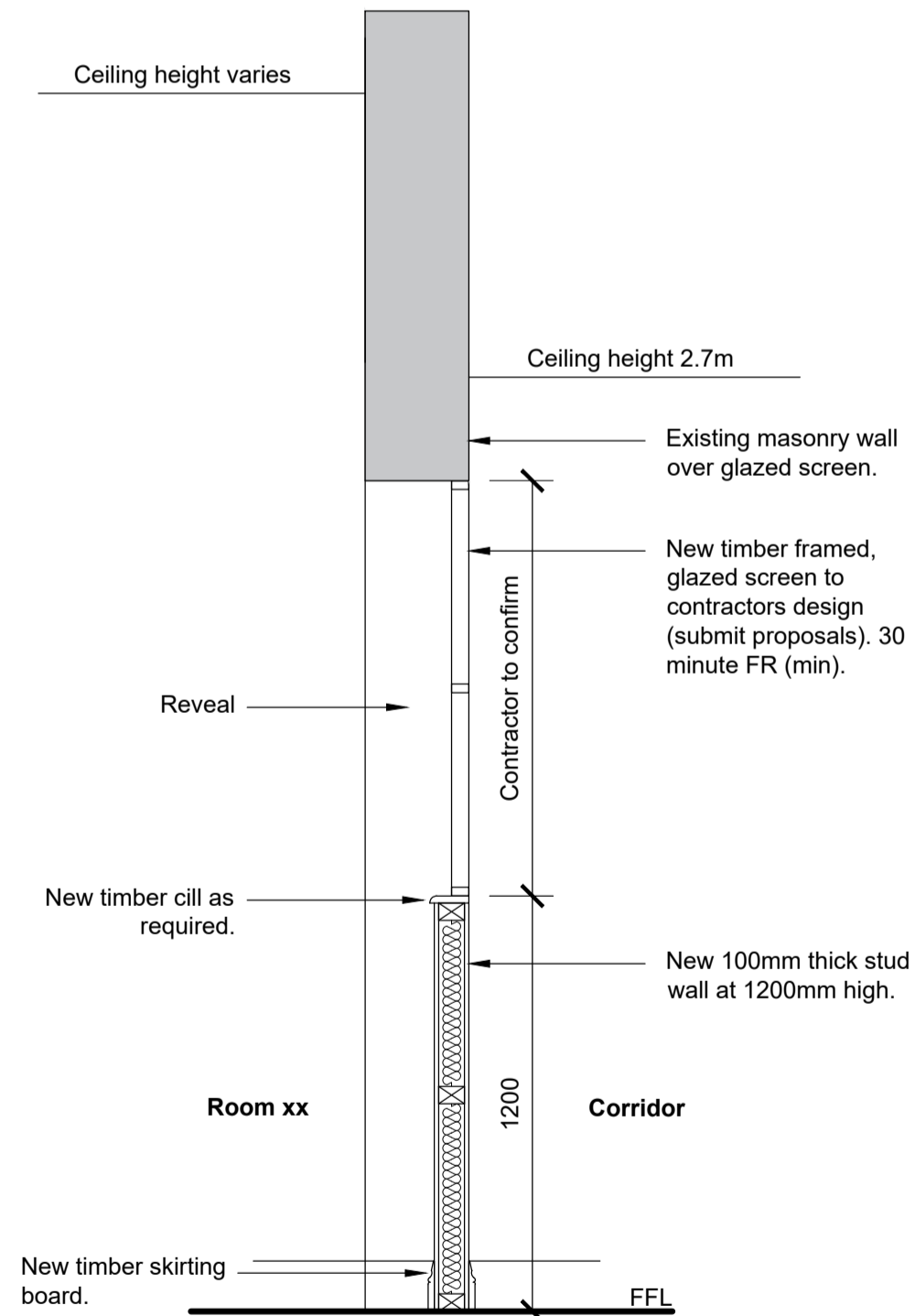


Proposed Ground Floor Plan

Scale 1:100

Proposed Works (Internal)

1. Install new 12.5mm 'Gyproc Wallboard' or equal and approved plasterboard ceilings throughout (500m² approx.). Include for 12.5mm Gyproc FireLine plasterboard to corridor ceilings. All joints to be taped / sealed and all ceilings to receive 3mm plaster skim. Contractor to site measure and confirm areas.
2. Install new Peter Cox horizontal damp proofing system or equal and approved as shown on the key and as per Peter Cox survey report and proposals. Contractor to liaise with Peter Cox as required. Include a **PROVISIONAL SUM** for possible additional works following further surveys as noted in the enabling works section.
3. Install new 'Kingspan Kooltherm K118' (82.5mm) or equal and approved insulated plasterboard wall linings (460m² approx.) with 25 x 47mm softwood timber batten framing and a 3mm 'Gyproc Skimcoat' or equal and approved. Joints to be taped / sealed. Insulated plasterboard wall linings applied to the internal face of external walls only as shown. Internal wall insulation to achieve a minimum U-value 0.30 W/(m²K). Removal and installation of wall linings to be co-ordinated with the removal and installation mechanical and electrical items as required. Contractor to site measure and confirm areas.
4. Install new 20mm thick MDF cillboards (50m approx.) to all windows where new insulated plasterboard is being installed. Refer to finishes schedule drawing BC2206-APP-XX-XX-DR-B-000150 for further details.
5. Install new 12.5mm 'Gyproc Wallboard' or equal and approved on dot and dab with 3mm 'Gyproc Skimcoat' or equal and approved (1060m² approx) to internal masonry walls as shown. Joints to be taped / sealed. Removal and installation of wall linings to be co-ordinated with the removal and installation mechanical and electrical items. Contractor to site measure and confirm areas.
6. Install new 145mm ogee profile timber skirting boards (465m approx.) in all areas receiving new plasterboard / insulated plasterboard wall lining. New skirting boards to be screw fixed back to wall.
7. Construct new half height stud partition walls (35m² approx.) in previous location of half height timber wall / shelves below corridor screens / windows. Wall to comprise 75 x 50mm timber studs, 1no layer 12.5mm 'Gyproc Fireline' or equal and approved plasterboard either side with full fill 'Rockwool Acoustic' or equal and approved Insulation within void. Wall to achieve 30 minute FR (min). Contractor to site measure and confirm areas.
8. Construct new 30 minute (min) FR timber stud partition / compartment wall central to the main corridor comprising 50 x 75mm timber studs with 12.5mm 'Gyproc Fireline' or equal and approved plasterboard either side. Joints taped / sealed and walls to receive a 3mm plaster skim. Void to be fully filled with 'Rockwool RW3' or equal insulation. Include for installing new fire door (ID15), 1510mm (S/O) as per door schedule, drawing: BC2206-APP-XX-XX-DR-B-000720. Top of wall to receive new 20mm thick MDF cillboard.
9. Install new sanitaryware in existing WC (Room15b) including of new Sandringham 21 range close coupled toilet and wash hand basin with pillar taps. Include for all associated pipework, fixtures and fittings to ensure system is in full working order.
10. Install 19no internal timber door sets including new ironmongery, closers, intumescent strip, seals and closers to circulation doors. Refer to door schedule, drawing: BC2206-APP-XX-XX-DR-B-000720.
11. Replace 4no external timber double door sets including new ironmongery and closers. Refer to door schedule, drawing: BC2206-APP-XX-XX-DR-B-000720.
12. Install new timber boxing (300m approx.) associated with new mechanical and electrical service routes in accordance with the mechanical and electrical drawings and specifications. Boxing to comprise 22 x 38mm timber battens and 9mm thick MDF boards. Include for the appropriate corners, joint covers and stop ends as well as screws, caps and mastic sealant. Include 15no service hatches for mechanical services and replacing full height electrical service cupboard to match existing in Room 11 (1000mm (w) x 3000mm (h) x 300mm (d) approx. Including for lockable doors.
13. Install new low level timber boxing (1m² approx.) in Female WC .
14. New 'Dulux Matt Emulsion' or equal and approved paint decoration (breathable) to all internal walls and ceilings throughout (1900m² approx.). Include for painting all woodwork i.e. exposed roof members, window cills, skirting boards and internal window frames with 'Dulux Diamond Satinwood' or equal and approved. Colours: TBC. Contractor to site measure and confirm area. Refer to finishes schedule BC2206-APP-XX-XX-DR-B-000150 for more information.
15. Re-install and previously set aside fixtures and fittings in existing locations. The contractor must co-ordinate the necessity for all items with the end-user and CA.
16. Ensure all areas are made good on completion ensuring any damaged or affected surfaces are repaired and made good in like materials. All areas to be deep cleaned upon completion in preparation for project handover.



Typical section through proposed stud wall / shelving unit and glazed screen (Section A-A)

Scale 1:20

Key

- ID01 - ID14 14no internal timber door sets to be replaced including associated timber glazed screens / windows. Refer to door schedule, drawing: BC2206-APP-XX-XX-DR-B-000720.
 - ED01 - ED04 4no external timber door sets to be replaced. Refer to door schedule, drawing: BC2206-APP-XX-XX-DR-B-000720.
 - W01 - W11 11no internal timber framed screens / windows to be replaced in order to comply with the current requirements of the current Approved Documents Part B & Part K. **CONTRACTORS DESIGN PORTION.**
 - External walls to have existing plaster hacked off and receive new insulated plasterboard lining, plaster skim and paint finish (460m² approx.) Contractor to site measure and confirm areas.
 - Internal walls to have existing plaster hacked off a receive new plasterboard, plaster skim and paint finish. (1060m² approx) Contractor to site measure and confirm areas.
 - Construct new half height stud partition walls. 30 minute (min) FR (35m² approx.) Contractor to site measure and confirm areas. See typical sections A-A. Includes new timber framed windows / screens above to match existing (CONTRACTORS DESIGN PORTION).
 - Install Peter Cox damp proofing systems or equal and approved in accordance with Peter Cox survey report and proposals. Include for cleaning, repairing or replacing sub-floor wall vents as required.
 - Contractor to appoint Peter Cox or equal to carry out further investigations of the walls once the plaster, dry lining and skirting boards have been removed. Contractor is to inform the CA of the findings and advise of any further remedial damp proofing measures that may be required with associated costs.
 - Contractor to include a **PROVISIONAL SUM** for additional damp proofing measures. This item will only be expended upon confirmation from the contractor that additional damp proofing measures are required following a specialist survey and upon instruction from the CA.
 - Install new 60min FR curtain (or similar) in roof space. Following opening up works, the contractor is to report back to the CA the requirement for fire compartmentation in the roof space. Contractor to provide the CA with a suitable product specification and an approved installation detail to be signed off.
- PROVISIONAL SUM & CONTRACTOR DESIGN PORTION.** This item will only be expended upon, following confirmation from the contractor that there is adequate roof space and a requirement for fire separation.

General Notes:

1. A full Refurbishment and Demolition Asbestos Survey has been carried out. Refer to report: LYL5040/CN for further information. Contractor to carefully review the report and allow for safe removal of any identified asbestos containing materials as required.
2. Significant cracking identified to walls and ceilings throughout the building. A full structural survey is to be carried out prior to any works commencing. Include a **PROVISIONAL SUM** for associated remedial works. Refer to structural notes on drawing: BC2206-APP-XX-XX-DR-B-000130
3. The building has been identified as having moderate roosting potential for bats. 2 x bat emergence surveys have been instructed and a report will be provided to the contractor once received. Include a **PROVISIONAL SUM** for possible associate works.
4. The majority of existing ceilings are presumed to be lath and plaster.
5. The ceiling in the Main Hall (Room 13) is high level (5.1m) and barrel vaulted.
6. All internal floor finishes are to be retained and protected for the duration of the works.

CONTRACTORS DESIGN PORTION

1. Install 11x new timber framed glazed screens / windows (W01-W11) with 'Pilkington Pyrodur' or equal and approved 30 minute (min) FR / insulated glazing in accordance with Approved Document Part B and K. Windows / screens to be installed to suit existing structural openings and of the same orientation / design. **CONTRACTOR TO SITE MEASURE.** Include for continuous fanlights over doors as existing.

New Compound Area for ASHP

1. Contractor to construct new timber panel fenced (Scandinavian Redwood) compound area with lockable gate to house the new Air Source Heat Pump. Overall compound area to be 16.4m². Fence panels 1.8m (h). Include for new concrete foundations. Refer to drawing: BC2206-APP-XX-XX-DR-B-000431 for more information.
- The new compound area is to be located to the north facing elevation as shown.

Notes

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P1	Planning	NRL	B.J.L	SAS
Ver.	Details	Author & Date	Checked & Date	Approved & Date



Client: Mount View, Standard Way, Northallerton, North Yorkshire, DL6 2YD Tel: 01609 797373

Project name: Barnsley Metropolitan Borough Council

Drawing Title: The Deane Renaissance Centre Roofing and Internal Refurbishment

Proposed Ground Floor Plans

Purpose: Planning

Scale	Drawn	Checked	Approved
1:10, 1:50, 1:100	NRL	B.J.L	SAS
Original Size	Date	Date	Date
A1	01.02.23	01.02.23	01.02.23

Drawing Number	Version
BC2206-APP-XX-XX-DR-B-000120	P1

