

Demolitions
Existing external walls, internal partitions, doors, windows, bathroom suite and kitchen units to be carefully removed, shown dotted. New openings to the external walls and removal of the internal walls and raised floor area/ infill of existing opened up floor areas to the design and spec of the S. Eng

All party walls to provide a min U value of 0.20 W/m².K.
Party walls to be constructed using two skins of 75mm sv timber frame with 75mm Party Wall Roll within each frame and between the frames (225mm overall).2 No layers 15mm wall board to be provided on both sides of party wall and skim finish.

Existing external wall infill
Allow for infilling existing masonry walls to match the existing structure

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced generally with 12.5mm plaster board, 15mm fireline board to each flat internal corridor area to provide 30 minutes fire resistance and moisture resistant board to all wet areas, all with skim plaster finish. Taped and jointed complete with beads and stops.

NOTE - allow for 112.5mm depth perimeter studwork as shown, specification as noted above, to allow for accoustic seperation of the iner rooms to the external wall and chimneys - alppy to all external walls as shown

External Ground
Existing boundary walls to be retained and repaired generally, allow for new bin storage areas as shown, allow for resurfacing the perimeter of the building and courtyard area with resin bound aggregate, colour to be agreed

Roof
Existing roof to be retained, allow for like-for-like repairs where required, structural timber to be inspected by the S. Eng. Existing upper floor ceilings to be retained, allow for replacement and repair where required, timber sizes to the design and spec of the S. Eng. Allow for installing 350mm Rockwool Roll insulation in cross layers between ceiling joists and above all to achieve a U-Value of 0.13W/m²K

Upgrading of Existing Floor
All existing floors to be upgraded to achieve 60 mins fire separation and accoustic separation requirements. Allow for existing timber joists to be retained where possible (to be confirmed by the S. Eng) and infilled between with 100mm Earthwool Acoustic Roll inserted into the voids between the joists. Over joists lay 11mm OSB or Walker Timber perforated deck system. Install FFT-1 resilient composite deep battens (resilient layer must be continuous and pre-bonded to batten) foam side down on to deck (centres as manufacturers details) and provide 60mm (min) Earthwool Acoustic Timber Roll RD10 between resilient composite deep battens. Finish floor with18mm chipboard spot bonded to19mm Knauf Drywall Plank

Ceiling construction
Knauf Drywall Resilient Bars to be fixed at right angles to the underside of the timber joist at 400mm centres. Ceiling lining to be one layer of 19mm Knauf Drywall Plank and one of layer 12.5mm Knauf Drywall Standard Wallboard. Floorfoam Easy Edge Strip should be adhered to the perimeter wall with the integral self adhesive strip. The floor deck is laid and butted up to the Polyfoam Easy Edge Strip, which is later folded under the skirting to provide acoustic isolation of the floor deck from the walls. The acoustic battens must achieve a minimum laboratory performance of d,Rw+Ctr=13dB and rd,ΔLw=15dB. Resilient battens must have a continuous pre-bonded layer with a minimum height of 70mm. Include for new ceiling to first floor apartment to same specification, joists to the size and spec of the S. Eng

Existing Staircases
All existing staircases to be retained, allow for repairs and resurfacing where required and include for lining all with 2 No layers 15mm fireline board and skim finish to provide 60 mins fire separation

Windows and Doors
Existing blocked windows to be opened up where shown, all existing windows to be replaced, all new and replacement windows to be painted timber double glazed casement windows, glazing to be argon filled gap and with a soft coat low-E glass. Window Energy Rating to be Band A or better and to achieve U-value of 1.4 W/m²K. Existing decorative windows to the main church hall to be retained and overhauled as required. All windows to receive new additional powder coated aluminium secondary glazing by Clearview Secondary Glazing, Cedar Houae, 63 Napier Street, Sheffield, S11 8HA, www.clearviewsg.co.uk, tel 0114 294 5018, or equal approved, installed to the inside of each window reveal. New external doors to be painted timber paneled doors to replace existing. Semi glazed external doors to achieve U-value of 1.2 W/m²K. Glazed areas to be double glazed with argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations. New internal doors to painted timber boarded doors, style to be confirmed by the client. All doors to flat internal escape corridors to be FD30 doors

Kitchen Units
New Kitchen units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood connected to the outside through the external wall.

Sanitaryware
New bathroom suite to be supplied by the client and to include baths, showers, wc and basins, 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

Services
Allow for installing new water and electricity supplies to each new flat taken from the existing supply, include for new individual meters, above ground pipework as noted above, electric storage heaters, sanitaryware, circuit breaker box, wiring, sockets, tv aerial connections, switches and light fittings. 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

Drainage
New above ground drainage runs to be new UPVc waste pipes laid to min 1:80 falls, 50mm diameter generally, 100mm diameter to all WCs, include for boxing out including low level pipework and connected into new AAV and existing soil and vent pipes as shown.

Ventilation
Install new MVHR system to each unit by Envirovent Ltd, Envirovent House, Hornbeam Business Park, Harrogate, HG2 8PA, www.envirovent.com tel 01423 810810 or equal approved, system to incorporate MVHR unit, ductwork with attenuators to achieve 35DBLAeq to the living room areas, 30bLAeq to the bedroom areas as required by planning, vents and filters all to the specification and requirements of the manufacturer, supply and extract to be taken from the side and rear facing roof pitches away from the possible sources of noise and pollution

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

Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Wall and Ceiling Finishes - finishes to all new/ amended 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

ISSUED FOR PLANNING

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
CLIENT					1:100@A1	
PROJECT	39 HOLYWELL STREET, CHESTERFIELD				DRAWN	CHECKED
DRAWING TITLE	GROUND FLOOR PLAN AS PROPOSED				JOB NUMBER	DRAWING NO.
					100	301

Ground Floor Plan As Proposed

Scale 1:100@A1