Revision Notes:

A: Alterations to works in accordance with recommendations from Heritage Advisor. CAP 14.1.2022
B: Client proposes raised access floor throughout and adjustment to adjustment to door head heights as maybe required. CAP 19.1.2022
C: Alts to doorways into new Therapy Rooms & Classroom 1 extending corridor, and adjust proposed partitions as Client's notes. CAP 2.3.2022

1. All dimensions must be checked on site by contractor and not scaled from this drawing.
2. Site Boundary taken from Ordnance Survey information
3. Prior to implementation the proposals shown should be assessed by a Structural Engineer, M & E Engineers and checked for compliance with Building Regulations.
4. For use in precise named location only.
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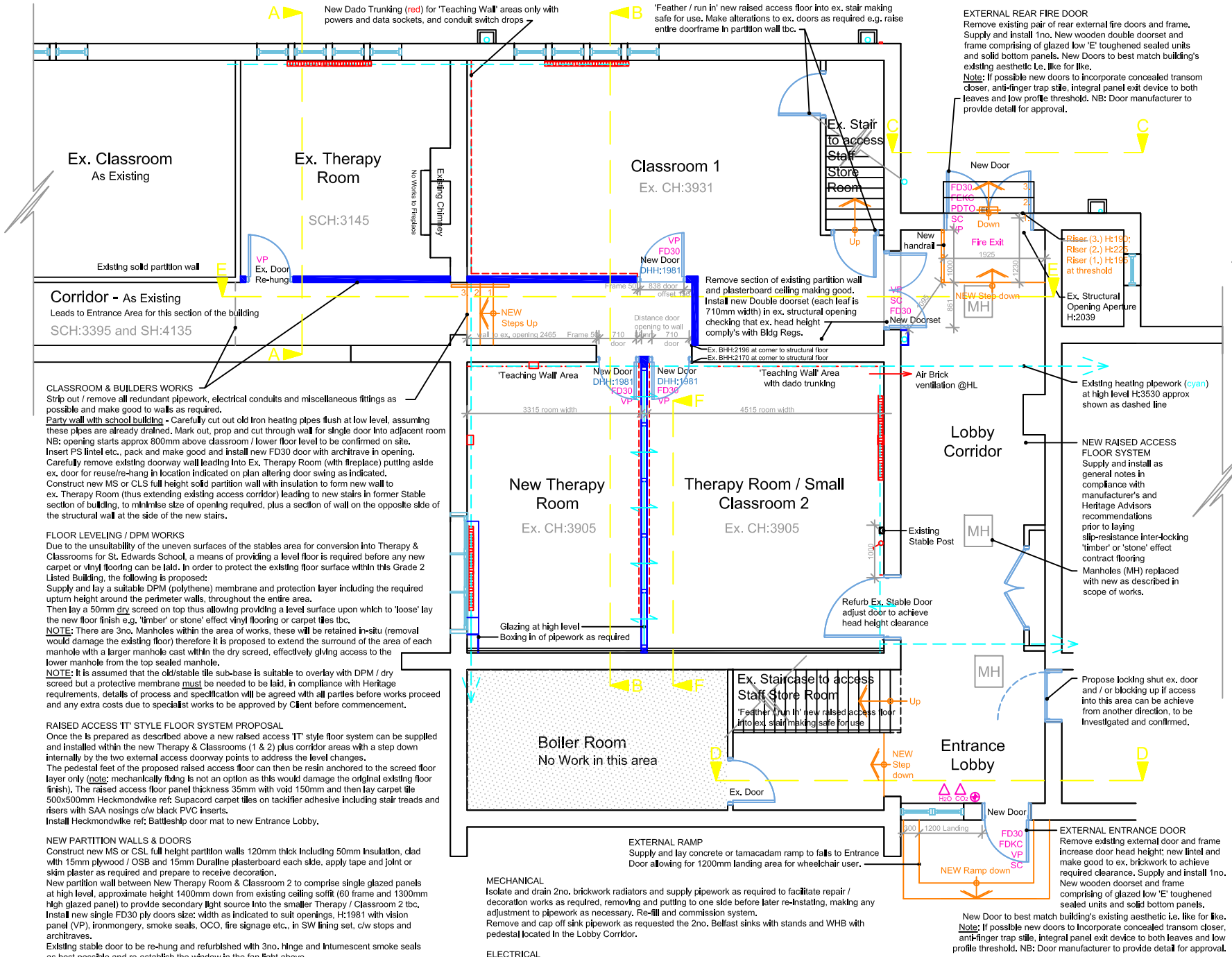


Proposed Plan:
General Arrangement

CLASSROOM & BUILDERS WORKS
Strip out / remove all redundant pipework, electrical conduits and miscellaneous fittings as possible and make good to walls as required.
Party wall with school building - Carefully cut out old Iron heating pipes flush at low level, assuming these pipes are already drained. Mark out, prop and cut through wall for single door into adjacent room NB: opening starts approx 800mm above classroom / lower floor level to be confirmed on site.
Insert PS lintel etc., pack and make good and install new FD30 door with architrave in opening.
Carefully remove existing doorway wall leading into Ex. Therapy Room (with fireplace) putting aside ex. door for reuse/re-hang in location indicated on plan altering door swing as indicated.
Construct new MS or CLS full height solid partition wall with insulation to form new wall to ex. Therapy Room (thus extending existing access corridor) leading to new stairs in former Stable section of building, to minimise size of opening required, plus a section of wall on the opposite side of the structural wall at the side of the new stairs.

FLOOR LEVELING / DPM WORKS
Due to the unsuitability of the uneven surfaces of the stables area for conversion into Therapy & Classrooms for St. Edwards School, a means of providing a level floor is required before any new carpet or vinyl flooring can be laid. In order to protect the existing floor surface within this Grade 2 Listed Building, the following is proposed:
Supply and lay a suitable DPM (polythene) membrane and protection layer including the required upturn height around the perimeter walls, throughout the entire area.
Then lay a 50mm dry screed on top thus allowing providing a level surface upon which to 'loose' lay the new floor finish e.g. 'timber' or 'stone' effect vinyl flooring or carpet tiles tbc.
NOTE: There are 3no. Manholes within the area of works, these will be retained in-situ (removal would damage the existing floor) therefore it is proposed to extend the surround of the area of each manhole with a larger manhole cast within the dry screed, effectively giving access to the lower manhole from the top sealed manhole.
NOTE: It is assumed that the old/stable tile sub-base is suitable to overlay with DPM / dry screed but a protective membrane must be needed to be laid, in compliance with Heritage requirements, details of process and specification will be agreed with all parties before works proceed and any extra costs due to specialist works to be approved by Client before commencement.

RAISED ACCESS 'IT' STYLE FLOOR SYSTEM PROPOSAL
Once the is prepared as described above a new raised access 'IT' style floor system can be supplied and installed within the new Therapy & Classrooms (1 & 2) plus corridor areas with a step down internally by the two external access doorway points to address the level changes.
The pedestal feet of the proposed raised access floor can then be resin anchored to the screed floor layer only (note; mechanically fixing is not an option as this would damage the original existing floor finish). The raised access floor panel thickness 35mm with void 150mm and then lay carpet tile 500x500mm Heckmondwike ref: Supacord carpet tiles on tackifier adhesive including stair treads and risers with SAA nosings c/w black PVC inserts.
Install Heckmondwike ref: Battleship door mat to new Entrance Lobby.

NEW PARTITION WALLS & DOORS
Construct new MS or CSL full height partition walls 120mm thick including 50mm insulation, clad with 15mm plywood / OSB and 15mm Duraline plasterboard each side, apply tape and joint or skim plaster as required and prepare to receive decoration.
New partition wall between New Therapy Room & Classroom 2 to comprise single glazed panels at high level, approximate height 1400mm down from existing ceiling soffit (60 frame and 1300mm high glazed panel) to provide secondary light source into the smaller Therapy / Classroom 2 tbc.
Install new single FD30 ply doors size: width as indicated to suit openings, H:1981 with vision panel (VP), ironmongery, smoke seals, OCO, fire signage etc., in SW lining set, c/w stops and architraves.
Existing stable door to be re-hung and refurbished with 3no. hinge and intumescent smoke seals as best possible and re-establish the window in the fan light above.

STEP DOWN TO BOILER ROOM
Construct step down with identifying nosing strip and warning in location as indicated on plan where raised access floor is to finish; exact location to be approved / confirmed.

JOINERY
Supply and fit boxings for pipework / pipe drops etc., as required in MS and plasterboard (indicated by 'blue' line).
Supply and fit 100 x 19mm timber skirtings to new partition walls and where required to match existing when necessary.
Retain exiting tongue and groove timber wall paneling H:2500 to receive paint decoration.
Retain existing stable stall post within Classroom 2 (on corridor wall) to receive decoration type as existing finish.

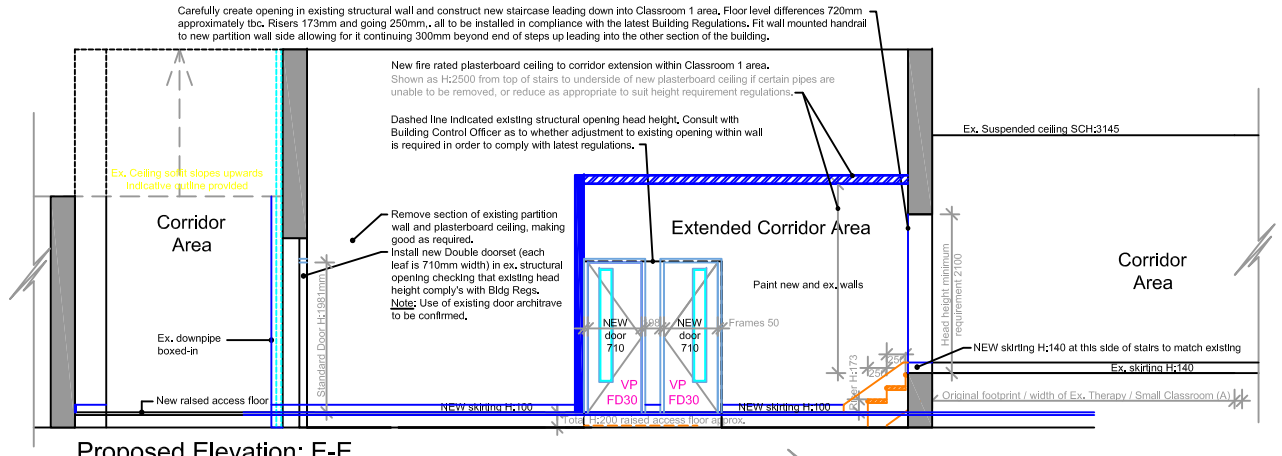
STAIRS - Construct new s/w staircase with number of treads to be confirmed on site (estimate 3no. max for height difference between buildings), 1000mm clear width with s/w stringers and ply / MDF tread and risers. Supply and fit mop stick or similar timber hand-railing 1no. side.
Construct new ramp and steps in locations as shown on plan to comply with latest DDA requirement complete with handrails and balastrades etc.
Note: Stairs located within Classroom 1 area of building so as to prevent interfering with the existing school building's floor construction / supports.

DECORATION
Make good to all existing walls within the former Stable areas as required, prepare to receive decoration.
Walls - new and bare walls to receive 1no. mist coat then 2no. coats of VM emulsion paint.
Woodwork - apply primer to bare timber followed by undercoat and top coat gloss paint. Stable post and other historically significant elements are to be prepared and finishes as their existing treatment.
Radiators & Pipework - to previously painted surfaces, rub down then apply undercoat before top coat of gloss paint.
Windows - previously painted windows internally, rub down then apply undercoat & top coat of gloss paint.
Existing Ceilings & Beams - to receive 1no. mist coat then 2no. coats of VM emulsion paint.

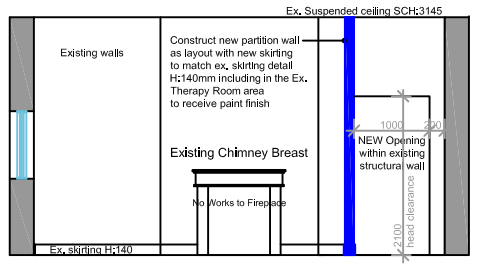
MECHANICAL
Isolate and drain 2no. brickwork radiators and supply pipework as required to facilitate repair / decoration works as required, removing and putting to one side before later re-installing, making any adjustment to pipework as necessary. Re-fill and commission system.
Remove and cap off sink pipework as requested the 2no. Belfast sinks with stands and WHB with pedestal located in the Lobby Corridor.

ELECTRICAL
All electrical works to be undertaken by qualified certified engineers to NIC EIC 18th edition regulations and latest industry standards. Safe disconnection / isolation of electrical circuits will be undertaken to allow for building works to progress.

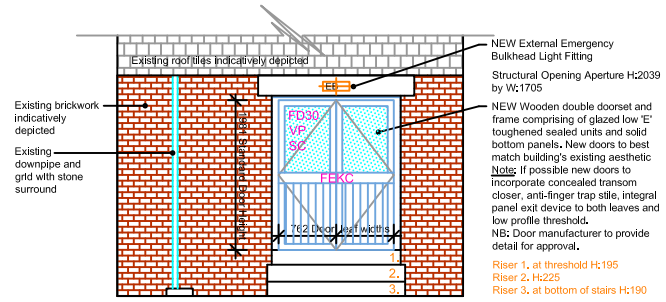
Summary outline of works as follows:
Disconnect existing bricklayers distribution board (DB) and extend cable to route to a lower accessible position. Install a new distribution board (DB) with 30m Arcbo protection.
Install 'Klik' lighting distribution boxes, 3 core flex and connectors, MK light switches, wiring boxes, 1.5mm LSF T&E cable, conduit and accessories as required for the fit-out and refurbishment of the new areas, to include 2no. therapy room/small classrooms, 1no. larger classroom and 1no. reception hall. Install wiring to provide for switching and emergency light test switches.
Install wiring for ventilation / heat recovery system in 2no. small classrooms, routeing through flow and return ducting for 2no. classrooms. Install New Heat recovery system for the 2no. smaller therapy / classrooms with remote controllers and summer bypass, with the additional option to fit coolers if required tbc. Supply and install Vent Axia sentinel MHVR system with remote controller, ducting, grilles, fire collars and accessories to suit. Units to be wall mounted preferably on new partition walls where possible.
Install 3 compartment dado trunking around perimeter walls of new classrooms for socket and data points to suit the schools requirements. Install additional sockets and data points in Reception / Hall area as agreed with the Client.
Liase / discuss with the school fire alarm contract engineers regarding the extension of the existing fire alarm system in the area of works; includes call points, beacons and smoke detectors.
Wire new circuits for additional / altered positions as per agreed / finalised layout.
Supply and install new exterior lighting at the hallway front and rear exit doors to meet with school requirements.
New LED batten lighting fittings suspended on wires from existing ceiling soffit, quantity and configuration to be compliant with illumination regulationsfor new Classrooms and areas as indicated, including emergency light packs and emergency signs.
Second fix lighting, sockets and data points in locations as agreed with the Client including FP200 fire red cable, clips, fixing adhesive, sealants and accessories to suit as required.
Adjust existing emergency lighting points in Reception / Hall to provide emergency signs at exit routes to meet with BS5266 and install new signs above exit routes.
Test all new circuits and alterations, label all points to meet with school code on electrical points, collating all the information and results prior to issuing the Electrical Completion Certificate.



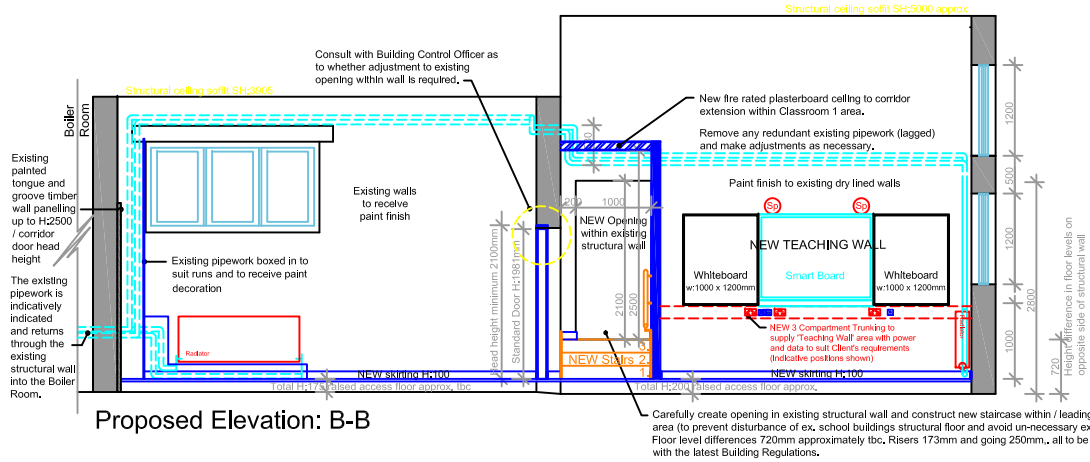
Proposed Elevation: E-E



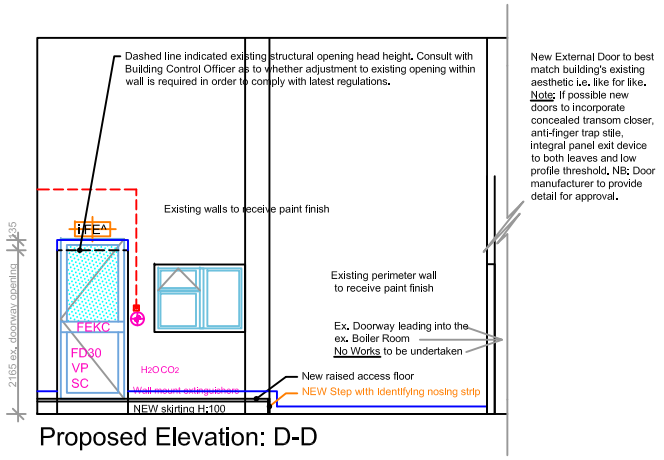
Proposed Elevation: A-A



Proposed External Elevation: C-C



Proposed Elevation: B-B



Proposed Elevation: D-D

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