

FIRST FLOOR.

- Allow to locally remove existing plasterboard for access as necessary in order to provide fixing to existing structure. Allow to reinstate and decorate like-for-like on completion.
- Provide floor structure comprising 195x47mm C16 s/w joists at 400mm centres off new wall plates coach screwed to existing wall plates. Provide noggings at centre point of each joist span.
- For pricing allow partition wall to be supported off 195x75 beam aligned directly below existing tie beam with 2 additional joists under partition and 1 joist below floor finish bolted through with M12 bolts and washers at 350mm centres. To be agreed with Structural Engineer and Building Control.
- Space between joists to be filled with 200mm thick Sheep wool insulation slab.
- Underside of floor to be clad with 1 layer of 12.5mm plasterboard with taped and filled joints. Skim 3mm smooth multi-finish plaster. Finish to match the internal finish of Studio. For pricing allow for 1 mist coat and two full coats of matt emulsion paint (specs and colour to be confirmed)
- Top of floor to be clad with 22mm softwood boards. Finish to be agreed with client.
- Allow for 144 x 18 painted timber skirting, profile to match adjoining Bedroom.

SERVICES

Extract fan from cupboard grille to roof tile vent. To be min 15 litres per second/ 54m3 per hour and fitted with back draught shutter. Allow to terminate at a Tudor In-Tile roof double tile unit.

All wall lights and socket positions are to be marked in pencil for client's agreement.

AAV to be located within Bathroom eaves cupboard. Allow to connect via floor void to corner of Bedroom 2 / Sitting Room to connect to existing Manhole.

All heating to be supplied by existing combi boiler, relocated from Bedroom 1 to Kitchen.

PARTITION.

- 100x47mm s/w studs at 450mm centres off double 100x75 mm bottom and plates, horizontal noggings at 900mm centres. Align studs with sanitaryware. Bottom plate fixed down to the floor. Top plates to follow and be fixed down to the underside of the existing ceiling.
- Space between studs to be filled with 100mm thick Sheep wool insulation slab.
- Bathroom face to be clad with 1 layer 6mm WBP ply and 2 layers of 12.5mm thick Gypsum SoundBloc plasterboard fixed back to the studs, boards to be staggered, joints tightly butted and taped. Skim with 3mm thick smooth multi finish plaster. Decoration with one mist coat and two full coats of matt emulsion paint (specs and colour to be confirmed)
- Studio side to be clad with 1 layer of 12.5mm plasterboard with taped and filled joints. Skim 3mm smooth multi-finish plaster. Finish to match the internal finish of Studio. For pricing allow for 1 mist coat and two full coats of matt emulsion paint (specs and colour to be confirmed)

FIRST FLOOR DOOR OPENING DF4.

- Carefully form opening as 2011 approval, to avoid historic chimney flue.
- Allow to relocate radiator heating pipe currently crossing the proposed opening and re-supply to existing radiator for Bedroom 2.
- Allow to locally open up C21 Studio internal roof structure locally to install lintel. Allow for cranked 103x103 stainless steel lintel on Studio side to be entirely within Studio roof zone.
- Allow to locally open up C20 finishes on Bedroom side to install 65 x 100 pre-stressed precast concrete lintol within brick course.
- Allow lintel bearings to be min 150mm.
- Allow to make good reveals to match the existing.
- Allow to provide painted timber door to match the appearance of door and surround DF2.

FIRST FLOOR BATHROOM WINDOW

- Details all to match existing approved windows for double side opening casements, with architraves internally and externally.
- Internal cill 1300mmx165mmx32mm thk extended as shown on plan to provide shelf, on 165mmHx150mmx32mm ovolo curved timber brackets.

GENERAL NOTES.

All construction is to comply with relevant Building Regulations and British Standards.

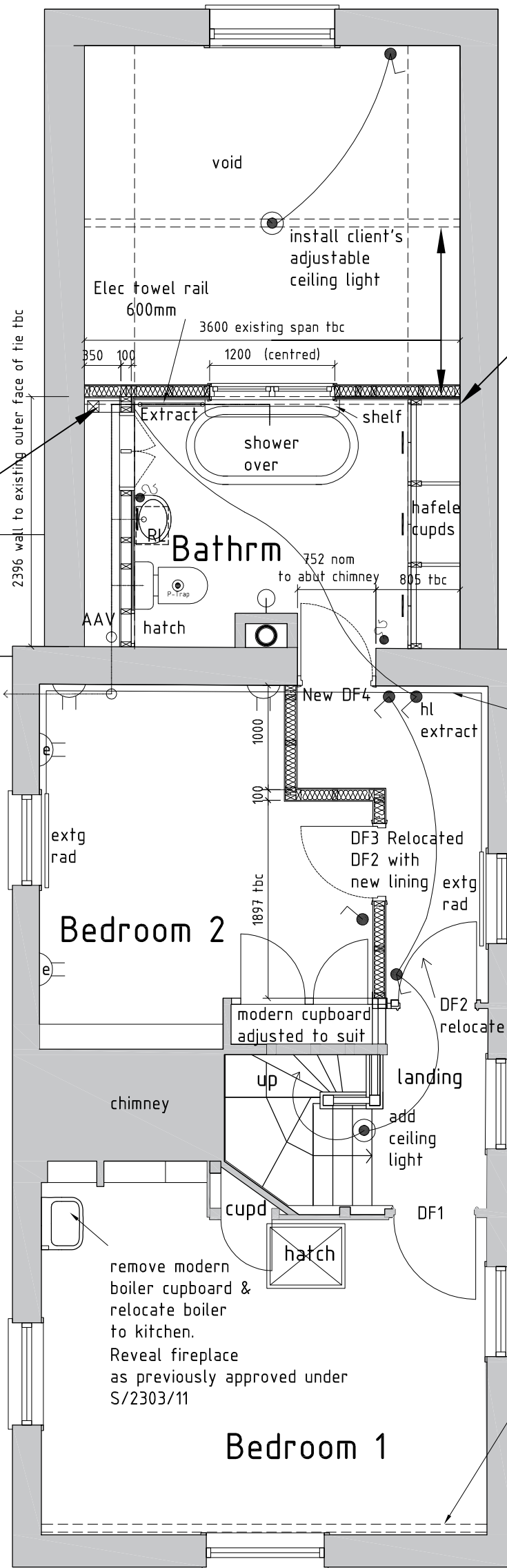
Unless otherwise agreed with Building Control, the structural elements shall be in accordance with the specification Job Number 11-36 by Charles Tallack Structural Engineer, dated August 2011, as previously approved.

Key dimensions are to be checked on site by the Contractor prior to construction and ordering relevant materials.

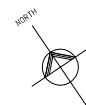
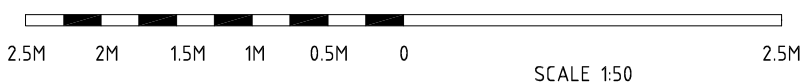
Allow for making good and paint internal face of existing walls if disturbed.

Existing tie beams specified by SE as 75x175 C16. Contact Architect if beam is less than this.

extent of consented first floor area to be reduced to retain full height space within Studio (implemented 2011 extension)



PROPOSED FIRST FLOOR PLAN



A. PLANNING BRIG: ESSE. Plan/brand, notes re window & door DF4, RL, vents, services incl. 23.12.2023		
CORRIE NEWELL RIBA ARB IHBC		
MORLEY HOUSE SYMONDS LANE LINTON		
PROPOSED FIRST FLOOR PLAN		
SCALE 1:50 at A3	DRAWING NO. 120 / 46	REV A