

FAIRFIELD HOUSE

43-47 High Street Newmarket

PROPOSED SCOPE AND SCHEDULE OF REFURBISHMENT AND ALTERATION WORKS

This schedule should be read with reference to drawing numbers CP.23.1001 - 1008 and also with reference to the photographs as shown.

Ground Floor

1. Existing internal stair case within shop.
 - Alterations to stair access to first floor from shop (formerly “Wiggs”). Board over stair well to shop with fire board retaining stairs within and extend ceiling joists over stairwell. Fire and sound protection to new ceiling above.



2. Doors
 - Form new door opening to the rear of the shop where window was originally positioned. (Planning reference for previous work (F/87/198/LB) The cement rendered rear to be improved visually with a panelled fire rated door to the rear. Existing rear door retained for access to the residential floors.



Block modern opening from shop to rear, remove existing rear modern door to shop.

3. Refurbishment

- Refurbishment of commercial space including provision of WC and washing facility (using existing outfall). Stud walls with sound protection.
- Reinstatement of suspended ceiling with provision of fire and sound protection to upper floor. Support to second floor timber beam provided.
- New 150 mm stud work to shop walls with insulation.

4. Shop Front

- Retention of all frontage timber interiors and existing exteriors to the shop. Repair exterior timbers where necessary with like for like elements. Repaint in existing paint and colours.

First Floor

1. Landing area/stair well to 2nd floor

- Floors – fire and sound protection beneath floorboards.
- Walls – insulation to outside walls with plaster board finish or wood fibre board and lime plaster as internal finish.



- Internal walls – form opening to stair well to 2nd floor through timber frame wall and repair surrounding lath and plaster. Re-plaster wall and paint with intumescent paint. Infill timber frame to stair well with sound and fire protection. Board to stair well with fireboard OR board with wood fibre board and lime plaster with intumescent paint to surface.



- Stairs to second floor – floor boards lifted and sound and fire protection barrier placed into void.
Walls to stairs to be repaired with wood fibre board over insulation and intumescent paint to surface where appropriate. Modern window to be replaced with double glazed similar window.



- Modern stud work within landing to be extended to landing area by 600 mm, to be reformed with fire and sound protection.



- Opening to be formed in existing wall to form enlarged area of bathroom – partially where an existing door has been blocked and partially to the lath and plaster existing wall.
- Window
Modern sash window to existing stairwell to be modified to form sash opening smoke vent retaining external appearance.



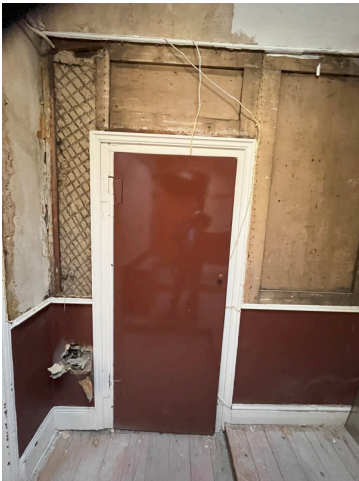
2. First floor flat area

- Inner hall
 - a. Doors

Retain existing door to landing and update surround to comply with part B of Building Regulations. Redecorate / repair & plaster wall where necessary, paint division between flat area and landing with intumescent paint.

Replace door to new bathroom area with modern panelled unit.

Remove door to stair well to 2nd floor, block opening with appropriate construction to provide sound and fire protection. 100 mm Rockwell or similar insulation to centre of wood fibre boards and lime plaster painted with intumescent paint.



Replace



Block (to stair well to 2nd floor)



Door to kitchen

Retain doors to sitting room, bedroom 1 and kitchen. Upgrade to 20 minute fire door if required using “Envirograf” system.

b. Walls

Reform wall at existing corridor to internal WC and remove timber panel wall to WC.

Wall to landing/stair well to 2nd floor – re-plaster surface and paint with intumescent paint.

Wall to kitchen – remove inner hall side to wall and replace rotten timber frame where necessary. Re-board with wood fibre board and lime plaster with surface decoration.



Other walls to corridor – repair with wood fibre board and plaster where necessary.

c. Ceilings

Redecoration only. Skylight retained with new double glazed glass.

- Sitting Room

a. Walls

Provide fire and sound protection to wall between stair well area and sitting room. Insulation provided behind fire rated plasterboard or fibre board with lime plaster and intumescent paint.

External / party walls to have insulation with similar finish and standard paint over the lime plaster. Wall to fireplace area to be repaired, fireplace retained and hearth area repaired with fresh air vent to flue.



b. Floors

Floor boards to be lifted and under floor void provided with fire and sound protection. Floor surface to be retained as floor boards but may be overlaid with high density chipboard on sound quilt.

c. Ceiling

The lath and plaster ceiling to be retained and redecorated.

- Study

Redecorate.

- Bedroom 1

a. Walls

External / party walls to have insulation with similar finish and standard paint over the lime plaster.

Wall between Bedroom 1 and Kitchen to be insulated and protected from sound. Wood fibre board with lime plaster to the surface. Fireplace to be retained with fresh air vent.

b. Floors

No changes required. (Fire protected by shop ceiling below)

c. Ceiling

Fire protection from floor above, lath and plaster retained.

- Kitchen

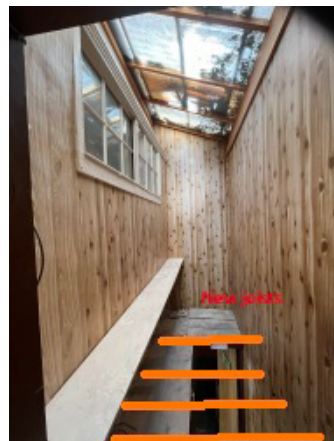
a. Walls

Insulation to party wall within stair void with timbers to solid wall, insulation and plasterboard or wood fibre board with lime plaster. Lath and plaster repaired between kitchen and bedroom 2.

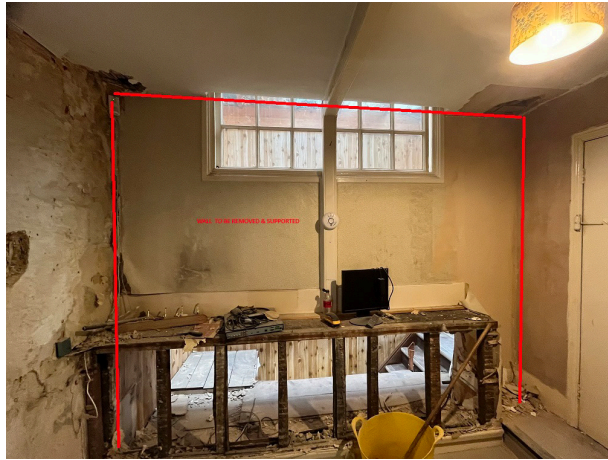
b. Floors

Protected from floor below.

New floor over stair well.



Wall removed.



c. Ceiling

Fire protection from floor above. Lath and plaster retained and repaired.

New skylight constructed to replace existing Perspex roof over. Velux opening windows.

Extractor from kitchen placed adjacent to skylight where not visible from ground or windows.

- Bedroom 2

a. Walls

External walls insulated to rear elevation with plaster board or wood fibre board and lime plaster. Internal timber partitions removed. Opening altered to new bathroom area.

b. Floors

No works.

c. Ceiling

Retained with further insulation to void, lath and plaster repaired.

- Bathroom

a. Walls

New opening formed to existing landing area including area of blocked up door.

External walls insulated and plasterboard or wood fibre board over with lime plaster.

Drainage – waste to existing internal soil stack located in existing WC on landing area. No new external pipes etc, existing fan outlet used.

b. Floors

No works, fire protection from floor below.

c. Ceiling

No works, fire protected from floor above. Lath and plaster retained.

- Windows

Windows to be repaired and any rotten frames replaced like for like.

Secondary glazing to be provided to all windows to front elevation.

Modification to rear windows to include double glazing.

2nd Floor

1. Stair well and access

- The stair well area has been included as part of the 1st floor. The stairs themselves are to be retained with a new handrail to the wall.



2. Second floor flat area

- Hall
 - a. Walls

The hall area has lath and plaster to all walls which will be repaired and replastered where necessary. Insulation will be provided together with new wood fibre board to the internal elements with lime plaster over.



The walls between the outside roof area and interior are in places requiring remedial work in terms of stability of the lath and plaster. Some external elements had cement render to the walls of the attic rooms representing the bathroom and second bedroom.

These may require removal of the render, strengthening to the wall structure and re rendering with lime based plaster i.e., “Breathaplasta”.

Existing fire places to be retained and provide fresh air vent to the chimney stack.

b. Floors

Floor boards to be lifted and under floor void provided with fire and sound protection. Floor surface to be retained as floor boards but may be overlaid with high density chipboard on sound quilt.

c. Ceilings

These will be retained as lath and plaster ceilings and redecorated.

- Sitting room, kitchen, bedroom 1, bathroom
 - a. Walls

External or party walls to be retained with lath and plaster as existing.

Insulation to be introduced to bathroom & other areas where possible. Lath and plaster ceiling and walls to be retained. External cement render to be removed and replaced by a lime render over insulation material.



- b. Floors

Floor boards to be lifted and under floor void provided with fire and sound protection. Floor surface to be retained as floor boards but may be overlaid with high density chipboard on sound quilt.

- c. Ceilings

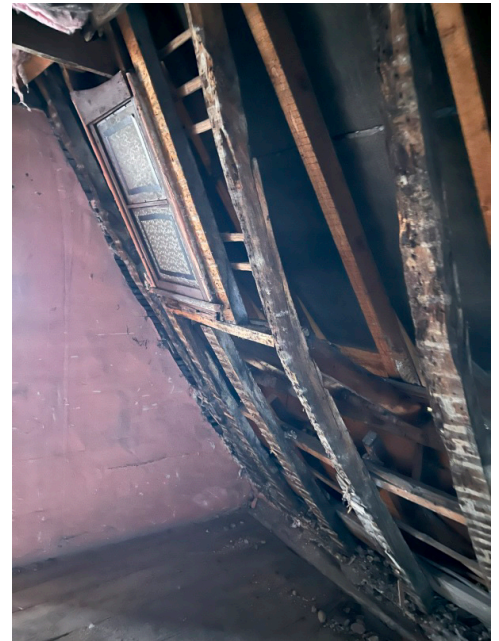
All ceilings to be retained and redecorated.

- Bedroom 2

The attic room will be renovated with new purlin to one side and reopening of window element to pitch with introduction of Velux window to elevation facing adjacent building.

Floor to be assessed and possibly re-boarded from below as well as floor boards to be lifted and under floor void provided with fire and sound protection. Floor surface to be retained as floor boards but may be overlaid with high density chipboard on sound quilt.

The vaulted ceiling to be insulated with provision for ventilation. Some exterior work will be required to the timber walls with a finish of lime based plaster render.



3. Doors

All existing doors to be retained with no new openings.

Fire door provision to be established and doors modified accordingly.

(Intumescent strips etc.)

4. Windows

All windows to front elevation repaired and timbers replaced on a like for like basis.

Modern windows to rear to be replaced or modified with double glazed exact copies.



5. Sanitary

Waste from bathroom to be extension of internal soil vent pipe from 1st floor.
Kitchen waste to be boxed through to join bathroom waste.

FIRE PROTECTION AND MEANS OF ESCAPE

- The principle means of escape will be through the landing area at first floor level. Each flat is provided with its own internal lobby protection with fire doors to the main first floor landing.
- Each flat will smoke and heat detection linked to a main alarm from the hall and stairwell areas. There will be heat detection alarms within the kitchen and smoke detection to all other rooms except bathrooms.
- The main fire control will be situated within the room to the rear of the stairwell at ground floor level.
- The fire control system will be linked to the ground floor commercial unit which will have both heat and smoke detection. Emergency lighting will be provided to all relevant areas together with appropriate signage.
- Sound attenuation will be achieved as outlined within the individual rooms and areas above.

OUTBUILDINGS & EXTERNAL WORKS

1. The buildings to the immediate rear of the property will remain unaltered. Some remedial works will be necessary including re-roofing the slate building where the internal structure of lath and plaster had collapsed. Walls will require to be tanked where they are below ground level. External elements that are rendered in cement will be removed and lime render used in its place. The flat roof building will be retained and repaired internally with the walls being tanked as they are below ground level.
2. Wall to neighbouring property
This is cement rendered and in poor condition. The cement render will be removed and replaced with appropriate lime render over the brickwork.
3. The drainage system from the building has been surveyed and requires some remedial works to be effected simultaneously with the introduction of two new water supplies from Palace Street.
4. Garage Building
The garage building will be converted to habitable accommodation. The Victorian structure is of limited historical relevance with the adjacent property having demolished a similar building. External openings of windows and doors will be modified and where boarded over windows reintroduced. The cement render will be removed and brickwork renovated or a lime

plaster render applied. Internally a concrete screed with membrane will be placed over the existing floor and walls insulated with thermal boarding. The timber partitions will be removed and staircase introduced to an upper area. The remaining ceiling to the rear part of the property will be removed with repairs to the roof over where damaged and leaking. The garage door will be replaced by a window with patio style timber doors.

5. A section of the rear brick wall to Palace Street will be removed in order to allow access to the side of the garage. A similar wall has been removed to both the adjoining properties on Palace Street.

CONCLUSION

1. The works outlined above represent a significant improvement and re-use of the property without affecting the external appearance of the façade or rear.
2. With the exception of two internal openings within the property all historic features that are present are to be retained.
3. Materials that are to be used include the ability to incorporate and retain traditional features such as lath and plaster ceilings and walls.
4. All older internal doors are to be retained in situ.
5. The works will improve the appearance of the rear of the property where there is currently an undecorated cement rendered wall, and bring back into use the garage buildings.