

Section A-A

These works are covered by the Construction (Design & Management) Regulations 2015. Under the CDM Regulations 2015 the client's duties are transferred to the contractor, principal contractor or contractor in control of the construction phase of the project who must carry out the client's duties as well as their own duties under this legislation.

All work is to comply with the Building Regulations and to be to the satisfaction of the local authority. Electrical works are to be carried out by a qualified installer in accordance with Building Regulation Approved Document P and comply with BS 7671. Number and location of new socket outlets, light fittings, etc. to client's requirements. Plumbing works are to be carried out by a competent person in strict accordance with the Water Supply (Water Fittings) Regulations 1999 and Part G of Building Regulations. Before work commences a survey is to be carried out for asbestos and asbestos related products and all necessary steps are to be taken to comply with The Control of Asbestos at Work Regulations.

All dimensions and levels are to be checked on site prior to construction.

All new skirtings, architraves, reclaimed doors, door furniture, etc. to match as near as possible the original fittings.

DEMOLITION WORKS:

Carefully remove and dispose of the asbestos cement roof sheeting to store in strict accordance with HSE publication A14 – Asbestos Essentials. Remove store roof timbers, remove side walls to store and take down rear stone wall to level of adjoining low stone wall to form part of boundary wall. Reclaim stone if possible and clean ready for reuse in new boundary wall and cart away rubbish.

GUTTERS AND DOWNPIPES:

The existing gutters and downpipes are to be cleaned out, inspected and repaired as necessary with materials to match the original fittings.

ROOF INSULATION - FLAT CEILING AREAS:

Remove all non-breathable insulation quilt from pitched roof areas with flat ceilings above bedroom 1, adjoining bathroom and wc, bedroom 5 and bedroom 6 and cart away rubbish. Replace insulation with 100 thick Thermafleecce Supasoft breathable insulation quilt between ceiling joists covered with 150 thick Thermafleecce Supasoft breathable insulation at right angles to ceiling joists to give a U value of 0.16W/m2K.

The pitched roof above bedroom 1 and adjoining bathroom and wc areas has breather felt under the slates. The pitched roof above bedrooms 5 and 6 has non-breathable bitumen felt under the tiles which requires ventilation.

To prevent condensation forming in the roof area with bitumen felt under the tiles cross ventilation is to be formed to give at least 10mm wide continuous ventilation at eaves level with a minimum ventilation gap of 50mm maintained between the insulation and roofing felt. Glidevale FV100 (or similar) fascia ventilators are to be fixed to the top of the existing timber fascia board to the rear elevation with rafter trays to prevent the insulation blocking the airflow passage. At eaves level, above the valley gutter behind the parapet wall to the front elevation, carefully remove existing tiles as necessary, install Glidevale (or similar) G5 tile ventilators, colour matched to existing tiles, at 1000mm cts fitted with extension sleeve cut through roofing felt.

ROOF INSULATION - SLOPING CEILING AREAS:

Remove all plaster and lathe and gypsum plaster based boarding to sloping ceiling areas in kitchen, first floor rear bathroom and landing plus the whole of the second floor area, prepare as necessary to receive insulation and cart away rubbish. Install 20 thick Superfoil SF40BB insulation quilt directly to underside of rafters maintaining a 75 minimum ventilation void in the rafter depth, install 50 deep cross battens and cover with second layer of 20 thick Superfoil SF40BB insulation quilt, cross batten over insulation quilt with 50 deep battens and finish with 25 thick wood wool boards fixed with wood screws and washers to stop screws pulling through boards. Finish with 8 -12 thick two coat lime plaster with reinforcing mesh pushed into first pass and decorate with breathable paint to client's requirements (U value 0.15 W/m2K). All joints and edges of insulation quilt to be taped and sealed in accordance with manufacturers specification.

If once the plasterboard has been removed from the sloping kitchen and bathroom ceiling areas it is found that the underfelt is non-breathable the roof tiles are to be carefully stripped and the roof recovered with breather felt and reclaimed tiles.

Remove existing plaster and lathe, gypsum plasterboard and timber boarding to internal dormer cheeks and ceilings, make good as necessary and cart away rubbish. Repair timber framework as necessary and apply Spacetherm Multi breathable insulation boards comprising 10 thick fibre reinforced silica Aerogel bonded to 6 thick Magnesium Oxide facing board in accordance with manufacturers specification to dormer cheeks and ceilings. Ensure there are no gaps between various insulation materials. Apply plasterboard primer to the face of the boards and finish with 8 -12 thick two coat lime plaster with reinforcing mesh pushed into first pass and decorate with breathable paint to client's requirements.

NEW STUD WALL CONSTRUCTION:

New stud walls, in locations shown on plans, to comprise 50 x 75 timber frame with an absorbent layer of unfaced mineral wool batts or quilt 25mm thick (10 kg/m3 minimum density) suspended in cavity and clad both sides with 20 thick woodfibre boards. Finish with 8 -12 thick two coat lime plaster with reinforcing mesh pushed into first pass and decorate with breathable paint to client's requirements.

SKIRTING BOARDS, ARCHITRAVES AND PICTURE RAILS:

Existing damaged, rotten and missing sections of skirtings, architraves and picture rails are to be cut out and/or replaced with new sections of timber spliced into existing to match original adjoining mouldings and make good as necessary.

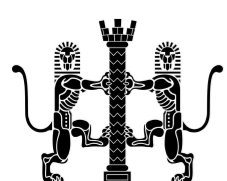
EXISTING FIRST FLOOR CEILINGS:

the existing first floor plaster and lath ceilings directly under the second floor area are to be upgraded to 30 minute fire resistance by the application of Envirograf Product 105 fire resistant aqueous paint in accordance with manufacturers specification.

The existing area of sagging plaster and lath ceiling in bedroom 5 is to be taken down as necessary, reconstructed and finished in materials to match original.

FLOORS:

Install double joists if necessary, in agreement with Building Inspector on site, where additional loadings are applied to existing timber floors under new stud walls and baths.



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LANCASTER HOUSE, BRISTOL ROAD, THORNBURY BS35 3JA
(Grade II Listed Building) - alterations and refurbishment
Proposed construction details 1 of 3
A2 - Drg. No. 1694/11

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