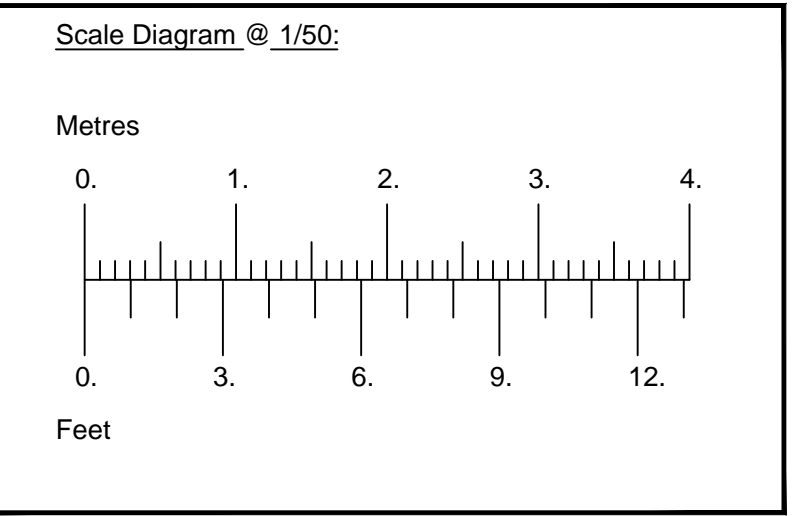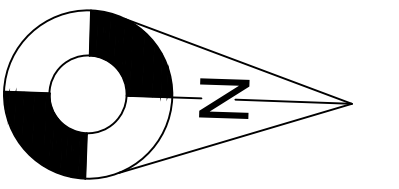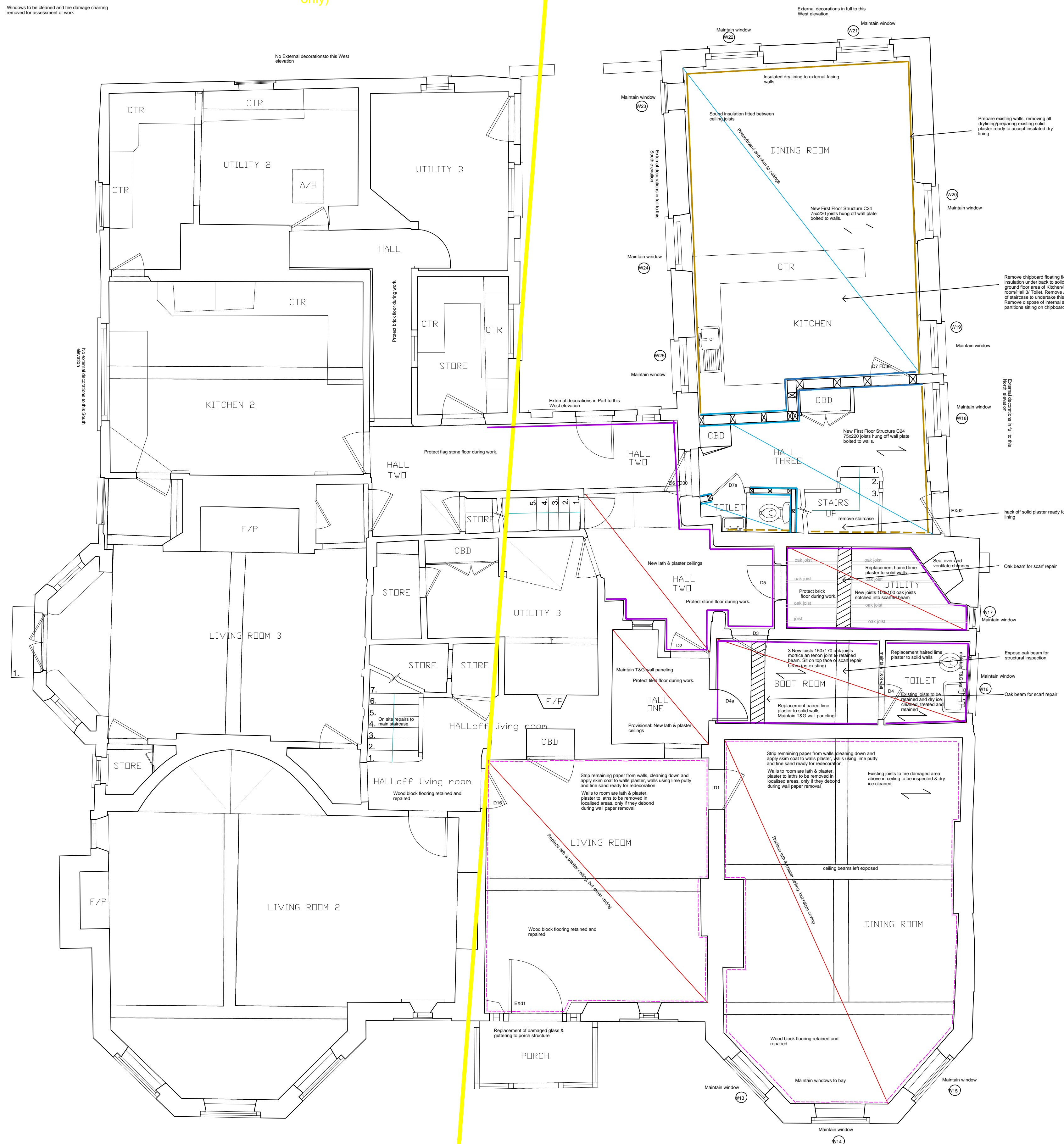# KEY

WORKS TO WALLS

Removal of localised area of fire damaged daub panel, replace daub on existing laths

Plasterboard reinstatement to walls

Treated softwood studwork to form infills and whole wall replacement. New timber studwork to match original as closely as possible, infill studs with rockwool sound insulation

New riven laths and haired lime plaster (3 coat work)

Hacking off loose / fire damaged plaster, prepare solid wall surfaces and replaster walls with 3 coat lime plaster . Render and float (NHL2) Finish coat Lime putty plaster.

Washing cleaning down , prepare and apply skim coat of non hydraulic lime putty to existing wall surfaces. To include for removal of any wall paper prior to work. Provisional - removal of loose lime to laths (retain laths)

Dry Lining to internal wall surfaces

Insulated Dry Lining to external facing solid wall surfaces - insulated dry lining to external wall faces PL3000 (25mm thick board 0.54 U value)

INSULATION

Insulation to sloping ceilings - Sheepswool (0.51 u value)

Insulation to loft spaces using sheepswool (0.16 u value)

WORKS TO CEILINGS

Complete removal and reinstatement of lath & plaster ceiling. New riven laths and haired lime plaster (3 coat work)

Complete removal and reinstatement of plasterboard ceiling . Reinstate as 12.5mm plaster board with gypsum skim finish

(W) Windows to be cleaned and fire damage charring removed for assessment of work

NON
FIRE DAMAGED SECTION OF
DWELLING (requiring decoration only)

FIRE DAMAGED
SECTION OF
DWELLING

External decorations in full to this West elevation

No External decorations to this West elevation

External decorations in full to this West elevation

No External decorations to this West elevation

External decorations in Part this West elevation

Maintain window

Maintain window

Insulated dry lining to external facing walls

Sound insulation fitted between ceiling joists

Prepare existing walls, removing all drylining/preparing existing solid plaster ready to accept insulated dry lining

New First Floor Structure C24 75x220 joists hung off wall plate bolted to walls.

Remove chipboard floating floor and insulation under back to solid floor to ground floor area of Kitchen/Dining room/Hall 3/ Toilet. Remove /dispose of staircase to undertake this work. Remove dispose of internal stud partitions sitting on chipboard floor

New First Floor Structure C24 75x220 joists hung off wall plate bolted to walls.

hack off solid plaster ready for dry lining

remove staircase

Seal over and ventilate chimney

Oak beam for scarf repair

Replacement haired lime plaster to solid walls

New joists 100x100 oak joists notched into scarfed beam

Maintain window

Expose oak beam for structural inspection

Replacement haired lime plaster to solid walls

Oak beam for scarf repair

Maintain window

3 New joists 150x170 oak joists mortice an tenon joint to retained beam. Sit on top face of scarf repair beam (as existing)

Existing joists to be retained and dry ice cleaned, treated and retained

Strip remaining paper from walls, cleaning down and apply skim coat to walls plaster, walls using lime putty and fine sand ready for redecoration

Walls to room are lath & plaster, plaster to laths to be removed in localised areas, only if they debond during wall paper removal.

Existing joists to fire damaged area above in ceiling to be inspected & dry ice cleaned.

Strip remaining paper from walls, cleaning down and apply skim coat to walls plaster, walls using lime putty and fine sand ready for redecoration

Walls to room are lath & plaster, plaster to laths to be removed in localised areas, only if they debond during wall paper removal.

Replacement haired lime plaster to solid walls
Maintain T&G wall paneling

New lath & plaster ceilings

Protect brick floor during work.

Maintain T&G wall paneling

Provisional: New lath & plaster ceilings

ceiling beams left exposed

cellling beams left exposed

Protect brick stone floor during work.

Protect stone floor during work.

Protect flag stone floor during work.

Protect flag floor during work.

Protect flag stone floor during work.

Wood block flooring retained and repaired

Wood block flooring retained and repaired

Wood block flooring retained and repaired

Wood block flooring retained and repaired

On site repairs to main staircase

Replacement of damaged glass & guttering to porch structure

Maintain windows to bay
Maintain window

Room labels

CTR, CTR, UTILITY 2, UTILITY 3, CTR, HALL, CTR, CTR, STORE, KITCHEN 2, CTR, CBD, CBD, A/H, HALL TWO, HALL TWO, HALL THREE, DINING ROOM, CTR, KITCHEN, CBD, TOILET, STAIRS UP, UTILITY, F/P, STORE, STORE, LIVING ROOM 3, STORE, STORE, HALL off living room, HALL off living room, UTILITY 3, HALL TWO, BOOT ROOM, TOILET, CBD, HALL ONE, STORE, LIVING ROOM 2, F/P, CBD, LIVING ROOM, DINING ROOM, PORCH

GROUND FLOOR

Scale Diagram @ 1/50:

Metres
0.   1.   2.   3.   4.

0.   3.   6.   9.   12.
Feet

LEGEND

N

Rev.	Date	Revisions

Project Title:
THE OLD RECTORY, CHURCH ROAD, EVERSLEY

Client:
MR SUTHERLAND

Description:
GROUND FLOOR PLAN

Date	SEPT 22	Scale	1/50 @ A1
Job No.	MS/2100	Surveyor	BL
Drg No.	01	Drawn	BL