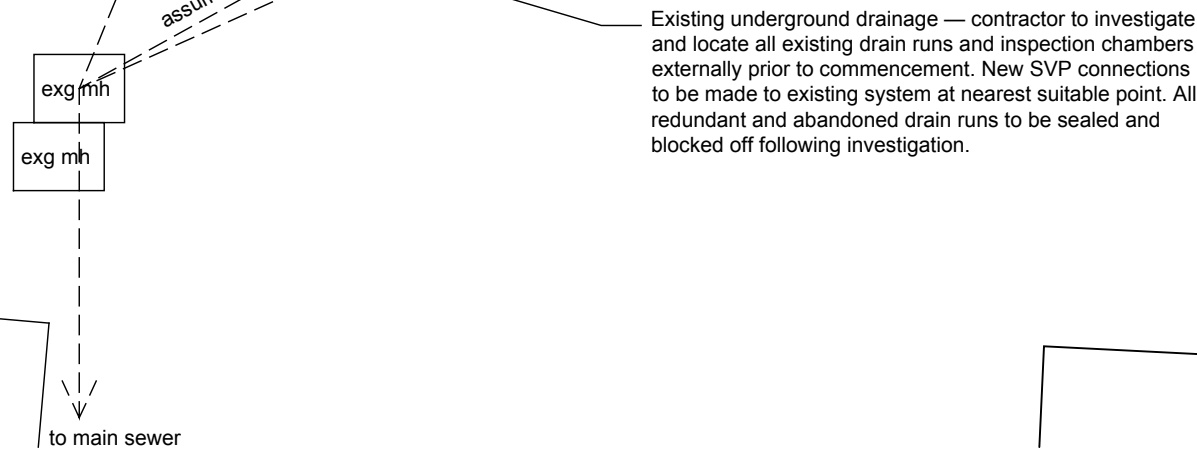


NEW EXTERNAL FIRE EXIT DOOR - BASE OF STAIRWELL
Opening formation: Form new door opening 1160mm overall width x 1981mm height (to underside of existing stone window cill). Opening positioned centrally below existing large stone mullioned window (3.45m high with narrow steel casement frames). Provide temporary support during works.
Existing cill as lintel: Stone window cill to act as lintel over new door opening. Assess structural adequacy and provide strengthening if required (steel angle or discrete support). Minimum bearing on jambs each end.
Stonework: Cut out masonry to form opening. Construct new chamfered stone jambs and quoins to match existing window above. Match stone type, coursing, profile, and pointing (lime mortar NHL 3.5). Chamfer detail to replicate window jamb detailing.
New door: Double leaf door (1 large leaf + 1 smaller slave leaf) matching proportions of window above. Timber construction with vertical boarding to match external doors elsewhere on building. External quality hardwood or preservative-treated softwood. Weather seals, threshold, and drip detail.
Ironmongery: Fire exit specification - panic hardware or push bar, closer, hinges suitable for fire door weight. Door to open outward. FD30 fire rating minimum (or as specified by fire engineer).
Making good: Point all new stonework, seal around frame, make good internally.
All works subject to conservation officer approval (alteration to listed building below historic mullioned window).

PLATFORM LIFT - GROUND FLOOR TO FIRST FLOOR
Type: Wheelchair platform lift. Internal platform 1125mm x 1425mm (exceeds Part M minimum 1100mm x 1400mm).
Travel: 3.235m rise. 2 stops. Capacity 400kg.
Enclosure: Ground floor: fully enclosed fire-rated shaft with self-closing fire door. First floor: half-height open guarding only (1100mm minimum height balustrade) with safety gate - lift open to first floor hall.
Fire protection: Lift shaft and mechanism to achieve required fire resistance rating.
Controls: Call/send buttons, in-car controls, emergency stop, alarm, emergency lowering. Single-phase 230V supply.
Compliance: Part M (principal accessible route), Part B (fire safety), Part K (guarding prevents falls). Installation by specialist contractor per manufacturer specification and LOLER 1998.

TOILET REPLACEMENT
Demolition: Remove existing toilets complete including all internal walls, ceilings, partitions, fixtures, fittings, and services. Strip out all electrics (lighting, switches, power), plumbing (hot and cold water pipes, waste pipes), and waste connections. Make good to substrate ready for new construction.
New installation: Construct new toilet provision comprising 4 No. self-contained unisex toilets (WC, basin, hand dryer), 1 No. wheelchair accessible toilet (enlarged cubicle complying with Part M), and 1 No. small store cupboard. New stud partitions, floor finishes. Ceiling finish: 12.5mm plasterboard and skim to underside of new first floor/office construction above. All new services: lighting (LED fittings), power (hand dryers, switches), hot and cold water supply, waste pipes.
Drainage: Connect new waste pipes to existing below-ground drainage connection points. No new below-ground drainage works (existing retained and reused - gradients too shallow for alterations). All above-ground waste pipes new with adequate falls to existing connection points.
Accessibility: Wheelchair accessible toilet to comply with Approved Document M requirements (minimum 1500x2200mm, outward-opening door, grab rails, emergency pull cord, contrasting fittings).
All works to comply with Building Regulations Parts G (sanitation), H (drainage), M (accessibility), P (electrical safety).

PROPOSED GROUND FLOOR PLAN



WIDENED OPENING - LARGE HALL TO SMALL HALL WITH STEPS
Demolition: Remove existing door and frame. Provide temporary support (Acrow props or steel needles) to wall during works.
Opening enlargement: Widen opening to 2.0m clear width through 640mm thick masonry wall. Cut out masonry as required.
New lintels: Install 6 No. lintels across 640mm wall thickness:

1 No. steel beam lintel positioned to carry load from main first floor steel beam over (size by structural engineer)
5 No. precast concrete lintels (100x140mm or 150x140mm) to support remaining masonry
Minimum bearing 150mm each end all lintels.

Steps: Construct 3 concrete risers @ 130mm = 390mm total rise. 2 goings @ 270mm minimum. Width: 2.0m (tull opening width). Non-slip nosings to all treads.
Handrails: 50mm diameter timber handrails both sides of steps plus central handrail on posts. Height: 900mm above pitch line. Extend 300mm beyond top and bottom (horizontal).
Projecting walls (small hall side): Build new 450mm deep timber stud walls (75x50mm studs @ 400mm centres, 12.5mm plasterboard both sides) projecting either side of opening. Creates recessed zone for sliding folding partition (avoids level landing at top of steps).
Sliding folding partition: 2-door sliding folding partition to fit between projecting walls. Track system and specification by manufacturer.
Making good: Point all disturbed masonry, make good plaster, repair floor finishes both sides.

REAR DOOR ENLARGEMENT - WHEELCHAIR ACCESS
Demolition: Remove existing timber door, frame, and ironmongery. Carefully remove surrounding stonework including quoins - set aside for reuse. Provide temporary support (Acrow props or needles) to opening during works.
Opening enlargement: Widen and heighten opening to achieve minimum 1000mm clear opening width and 2100mm clear opening height for wheelchair access (Part M compliant). Cut out additional masonry as required.
New lintel: Install new natural stone lintel to match existing (material, profile, and finish). Minimum bearing 150mm each end. Lintel to support masonry above opening.
Stonework: Rebuild opening reveals and jambs using salvaged stonework including quoins. Match existing coursing, bond, and pointing (lime mortar NHL 3.5). Source matching stone for any shortfall.
New door: Vertical timber boarded door to match existing style and proportions. External quality timber (hardwood or preservative-treated softwood). New frame, threshold, and ironmongery (hinges, latch/lock, handles). Door opening inward.
Weather seals and drip detail.
Making good: Point all disturbed masonry, make good internal plaster, repair floor finishes. All works to conservation officer approval.

WHEELCHAIR ACCESSIBLE RAMP - REAR ENTRANCE
Length: 5.0m. Width: 1.0m. Construction: Timber.
Gradient: Maximum 1:12 (Part M compliant). Rise: maximum 416mm.
Structure: 150x50mm C16 timber joists @ 400mm centres on 100x100mm timber posts with concrete pad foundations (600x600x300mm minimum). 22mm exterior grade plywood deck. Timber preservative treatment to all structural timber.
Surface finish: Non-slip coating or non-slip decking boards (grooved or ribbed profile). Slip resistance ≥36 (Pendulum Test Value).
Handrails: 50mm diameter timber BOTH SIDES. Height: 900mm above ramp surface. Extend 300mm beyond top and bottom of ramp (horizontal). Contrasting color against background.
Edge protection: 100mm high upstand both sides.
Top landing: 1.0m x 1.0m minimum landing at top, level with door threshold.
Bottom: Ramp to meet existing level tarmac surface (no landing required).
Complies with Approved Document M (accessibility) and Part K (protection from falling).

NEW PARTITIONS
Construction - standard partitions (up to 3m high): Timber stud frame 75x50mm C16 @ 400mm centres. 12.5mm plasterboard both sides, taped and skimmed finish. Overall thickness: 135mm.
Construction - stairwell partitions (over 3m up to 8.02m high): Metal stud framing 70mm or 100mm heavy gauge @ 400mm centres. Horizontal track top and bottom. 2 layers 12.5mm fire-rated plasterboard both sides (60-minute fire resistance). Overall thickness: 145-170mm. Secure fixing at base, intermediate level (first floor structure where available), and top.
Heights:
Ground floor hall area: 3.0m high (timber stud)
Toilet area: 2.29m high (timber stud)
Stairwell (2-storey): up to 8.02m high (metal stud)

Acoustic insulation: 100mm mineral wool insulation (minimum 10kg/m³ density) between studs in all partitions.
Fire protection: Stairwell partitions: 60-minute fire resistance (2 layers fire-rated plasterboard each side). Other partitions: standard construction unless specified otherwise.
Fixings: Sole plate to floor, head plate to ceiling/structure above. Vertical members fixed to existing walls/structure at partition ends.
Stairwell partition specifications subject to structural engineer verification for tall wall stability.

STEEL BEAMS - FIRST FLOOR CONSTRUCTION
Main floor beams: 4 No. 305x165x40 UB in S275 steel spanning 7.345m across hall width. Positions avoid historic roof truss bearing zones (4 No. trusses 130mm wide along 14.95m length) and splayed window jambs. Beam ends bear on loadbearing external walls with 440x215x100mm concrete padstones.
Floor joists: 200x50mm C24 @ 400mm centres spanning between beams. Joist spans: 1195mm, 3283mm, 3283mm, 3283mm, 3906mm (end wall to Beam 1, between beams, Beam 4 to far wall).
Trimming beams: 2 No. 254x102x25 UB spanning approximately 3.3m between main beams to trim stairwell and lift openings at north end.
Support beam: 1 No. 305x165x40 UB at junction picking up main beam end.
Fire protection: All steel beams fire-rated boarding to achieve 60-minute fire resistance.
Total steelwork: 7 beams. All connections and bearing details to be verified by structural engineer.