

EXISTING FABRIC NOTES:

GROUND FLOOR BUILD-UP (U-Value - 0.15W/m²K)

Existing floor appears to be of relatively modern construction and is to be removed and replaced to ensure adequate thermal performance.

Excavate as required to provide matching existing FFL:

- Nominal 20mm Engineered timber floor finish
- 18mm T&G chipboard over Vapour Control Layer
- 100mm Kingspan Thermafloor TF70 insulation
- 100mm conc slab to Engineer's spec
- Full sealed DPM lapped up inner face of existing walls
- 50mm sand blinding layer
- Min 150mm well compacted sub-base

Take care during excavation not to undermine footings of existing walls. Should shallow footing be discovered, contact Engineer for guidance and/or underpinning details.

Impact Assessment: Low - Current floor appears to be relatively modern and so proposals will present harm to the historic asset.

GROUND FLOOR CEILING

Works:
The existing ground floor lath and plaster ceilings show signs of extensive damage, either through water ingress/leaks or due to unsympathetic installation of modern linings and battens.

These modern linings are to be removed entirely. The underlying lath and plaster will have all damaged areas removed of loose, friable or rotten material to assess the extent of salvageable fabric. The expectation is that there will not be a significant amount of fabric remaining and as such to proposal is to board the underside of existing joists with plasterboard and skim coat, leaving the primary timber beams exposed.

Impact Assessment:
Moderate - There will be loss of historic fabric. However this is mitigated due to it's low quality and relatively low significance.

FIRST FLOOR BOARDS

Works:
The existing first floor boards vary in condition and are to be carefully removed, sorted and stored for later re-use. All boards which are suitable for re-use will be re-laid to suit the proposed altered layout.

Impact Assessment:
Low - There will be loss of historic fabric but this is expected to be minimal. Retained boards will be reused helping to retain the character of the asset

FIRST FLOOR STRUCTURE

Works:
While the floor boards and ceilings have been lifted/stripped the first floor structure will be assessed and any remedial works specified by the engineer.

FIRST FLOOR CEILING

Works:
The first floor ceiling is in a very poor state of repair with large areas of loose, blown or missing plaster throughout. With this in mind and considering the restricted head room (2.2m floor to ceiling and 2m to u/s beams) the proposal is to remove the ceilings and joists completely. This will allow the first floor to have more generous vaulted ceiling which would expose the large trusses and purlins.

Impact Assessment:
Moderate - The proposed loss of fabric is in part, mitigated by it's very poor state of repair. There is a spatial benefit which allows the first floor to come into functional use as open plan living space and therefore a viable home. This secures the asset for the future by bringing it into use, adding further mitigation.

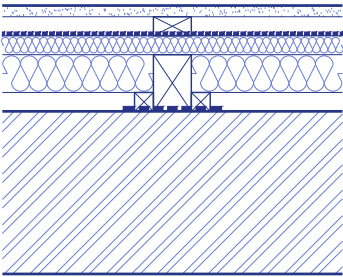
ROOF/ROOF VOID

Works:
In conjunction with the proposed removal of the first floor ceiling finish and joists, the roof void floor boards are to be carefully removed, sorted and stored for later re-use. All boards which are suitable for re-use will be re-laid to suit the proposed altered layout. The existing roof structure and felt appear to be in good order, therefore new insulation will installed internally to reduce impact on the external tiles.

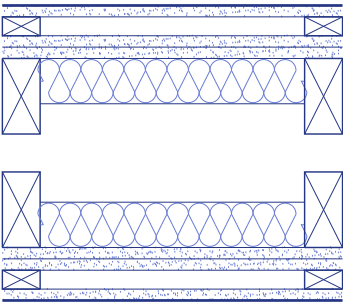
Impact Assessment:
Moderate - The proposed loss of fabric is in part, mitigated by it's very poor state of repair. There is a spatial benefit which allows the first floor to come into functional use as open plan living space and therefore a viable home. This secures the asset for the future by bringing it into use, adding further mitigation. Retained boards will be reused helping to retain the character of the asset.

RAINWATER GOODS

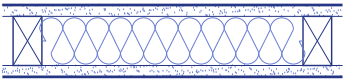
Existing rainwater goods are to be replaced with reclaimed and refurbished black cast metal Gutters and Downpipes. These with be mechanically fixed to the external wall. A sample of which will be available on site for approval.



- WALL TYPE A - Thermal upgrade to existing external wall (U-Value - 0.22W/m²K)**
- 12.5mm plasterboard and skim (MR to wet areas)
 - 25 x 47mm battens @ 400mm c/c to form service void
 - Vapour Control Layer (min 1000 gauge polythene)
 - 25mm Kinspan Kooltherm K112
 - 50mm Kinspan Kooltherm K112 tightly fitted between:
 - 75 x 50mm timber studs @ 450c/c fixed over DPC. 25 x 25mm battens provided to seat insulation and ensure 25mm clear cavity
 - Existing solid brick (varied thickness) to be brushed down removing any friable material and repointed with lime mortar where required
 - NOTE: Provide min 25mm insulation around window and external door reveals



- WALL TYPE B - New separating wall**
- 12.5mm plasterboard and skim
 - 25 x 47mm battens @ max 600mm c/c to form service void
 - 2 layers of 12.5mm Soundbloc plasterboard (combined nominal mass 22kg/m²) with staggered joints
 - 65mm Isover APR 1200 insulation packed between 100 x 50mm studs @ max 600mm c/c
 - 50mm Clear cavity
 - 65mm Isover APR 1200 insulation packed between 100 x 50mm studs @ max 600mm c/c
 - 2 layers of 12.5mm Soundbloc plasterboard (combined nominal mass 22kg/m²) with staggered joints
 - 25 x 47mm battens @ max 600mm c/c to form service void
 - 12.5mm plasterboard and skim



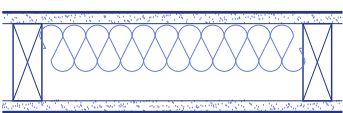
- WALL TYPE C - New partition**
- 12.5mm plasterboard and skim (MR to wet areas)
 - 63 x 38mm timber studs @ max 600mm c/c with 65mm Isover APR 1200 insulation packed between
 - 12.5mm plasterboard and skim (MR to wet areas)



- WALL TYPE D - New Partition**
- 12.5mm plasterboard and skim (MR to wet areas)
 - 63 x 38mm timber studs @ max 600mm
 - 12.5mm plasterboard and skim(MR to wet areas)



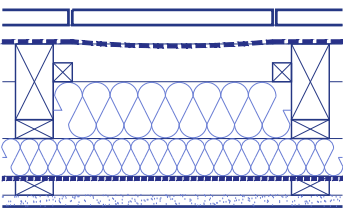
- WALL TYPE E - Bathroom Boxing**
- 12.5mm MR plasterboard and skim
 - 12mm plywood sheathing
 - 63 x 38mm timber studs @ max 600mm



- WALL TYPE F - New partition**
- 12.5mm plasterboard and skim
 - 100 x 50mm timber studs @ max 600mm c/c with 65mm Isover APR 1200 between
 - 12.5mm plasterboard and skim



- WALL TYPE G - Existing exposed brickwork**
- Remove any existing modern finishes/linings.
 - Brush down masonry removing any friable material.
 - Repoint brick with lime mortar to match existing where required.
 - Decorate White Beeck Maxil Pro paint according to manufacturer recommendations.



- UPGRADED EXISTING ROOF (U-Value - 0.18W/m²K)**
- Existing tiles felt and battens retained
 - Fix 25mm space batten to u/s of existing rafter and fit 75mm Kingspan insulation tightly between leaving 50mm ventilated void over
 - 50mm Kingspan insulation in continuous layer under extended rafters. Taped at all joints, junctions and intersections to provide fully sealed VCL
 - 25 x 50mm cavity space batten
 - 12.5mm plasterboard and skim

01 01.02.2022 First Issue

REV DATE NOTES

Project Internal & External Alterations

Client Upsalls Property Management

Location Homefield House
Polebarn Road

Title Proposed Schedule of Works

Date Feb 2022

Scale NTS @ A3

Drawn By CM

Drg No. 2002-BiBO-XX-XX-SH-A-2600-01



0333 577 2420
better@bibostudio.com
RIBA Chartered Practice 20026178
Company No. 11412297
Registered in England & Wales as
BiBO Studio Ltd

Dimensions to be checked on site

Any discrepancies, errors or omissions to be reported to BiBO Studio Ltd