

DAVID BENNETT ARCHITECTS

Cavity ties to be stainless steel at 450 vertical and 750 horizontal centres.

Cavity wall lintels to be Catnic insulated or similar with minimum 150mm bearings. All new openings to be made with Thermabate or equivalent insulated closers, all cills to new openings to be in cut brick on edge with DPC under.

GROUND FLOOR

Ground floor to be 100mm mass concrete slab on 1200 gauge damp proof membrane on 150mm well consolidated sub base.

GROUND FLOOR FINISH

75mm Celotex insulation on new concrete slab and minimum 65mm cement/sand screed, finish to client choice.

FIRST FLOOR

All new floor joists to be 47 x 220 C24 treated sw at 400ccs, with solid noggins at midspan. Double joists each side of chimney stack minimum 50mm clearance, with double trimmer to receive intermediate joist. First floor partitions to be supported either by doubled up joists or solid noggins where the partition is at right angles to the joist.

Restraint straps to be provided at 2 metre ccs to end walls, 30x5mm galvanized steel, taken across min 3 joists and turned up or down wall and twice bolted into wall, with solid noggins between joists at strap positions.

FIRST FLOOR FINISH

In Dressing Room, 25mm C4 grade chipboard panels with tongued and grooved edges, all floor voids to be filled with Rockwool sound insulation slab minimum 150mm thick.

In En Suite Bathroom, 19mm EQ ply sheet screwed to joists and prepared to receive tiled finish.

NON LOAD BEARING PARTITIONS

Treated sw framed partitions, 47x95mm studs at 400ccs, head and sole plate similar, solid noggins at mid height and to support fixtures, with 12.5mm plasterboard and skim coat both sides, all voids filled with 100mm fibreglass quilt insulation.

FIRST FLOOR ALTERATIONS

Check all areas for structural loading before removing any structure. Disconnect all electrical fittings and the like and leave safe, remove partitions at existing west end including doors and frames and making good finishes where disturbed.

Form new opening in existing west gable wall for door opening with Catnic lintel over and make good surfaces where disturbed.

Take out existing door and frame to master bedroom at east end, construct new partitions as described before to form Bedrooms 3 and 4, including new doors and linings, all joinery items to match existing.

Enlarge window opening to Bedroom 3 as shown on elevations with new Catnic lintel over.