

general notes

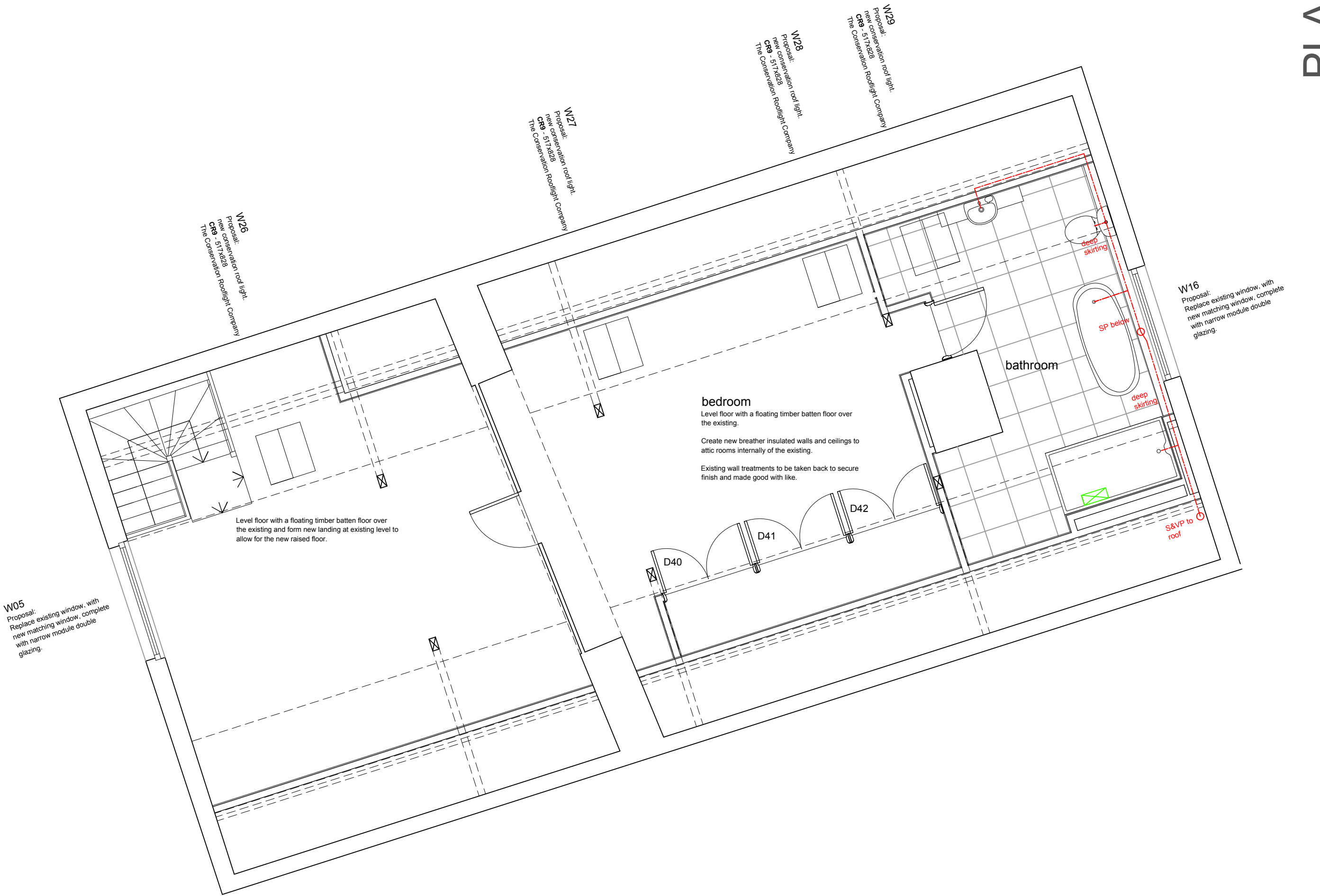
ground floor
where noted existing floor to be lifted and finishes maintained:
new floors : 63mm Floscreed concrete slab (or as agreed), laid over 150mm thick PUR floor insulation (Celotex FR5000 or similar) with 25mm thick up stand insulation to external perimeter and 5mm expansion foam to internal perimeter, under floor heating laid over insulation. on 2000 gauge dpm on well compacted hardcore.

internal walls and partitions
a) new walls - 63 x 50mm studs at 600mm cc's, single layer of 12.5mm plasterboard, taped joints and skim finish to each face, filled with 50mm Crown Acoustic partition roll or similar.
b) inner frame/ casing to attic rooms: Dryling to be Knauf MF system, with 'C' channel and universal bracket attached to the existing wall, with vapour permeable felt/building paper against the existing eaves walls and Knauf 75mm PIR laminate (+9.5mm) and skim finish, retaining breather holes.
c). openings in existing walls are to be formed and made good with existing bricks to jambs and in-filling over pre-cast concrete 100 x 50 lintels, number to suit wall depth. Lime or cement based plasters to be made good with like.

roof construction: unvented warm pitched roof
All walls, sloping soffits and ceilings are to be made good with like, ie lime plaster or lather and plaster to match the existing.
Insulation is to be installed and indendent of the existing finished with minimal contect except for support.
inner frame/ casing to attic rooms:
ceiling soffits: All Knauf - 12.5mm platerb'd and skim finish. VCL, MF ceiling channels clipped to MF ceiling support channels. All carried on 25x25 channel and fixed to the existing with a soffit cleat. Allow say 300mm mineral wool insulation to void.
sloping soffits to be to be Knauf MF system, with 'C' channel and universal bracket attached to the existing wall, with vapour permeable felt/building paper against the existing eaves walls and Knauf 75mm PIR laminate (+9.5mm) and skim finish

windows and doors
As planning approved details referenced on drawings.
Any new door or window fitted to be to PAS 24.
Double glazed units to the proposed are to be heritage 4:4:4.
All new external doors and frames shall be high performance with weather stripping suitable for the location but be within the frame and no extra detailing exposed externally. Rebates to frames shall be constructed to accommodate both weather stripping and door thickness to ensure internal face of door and frame are fixed in same plane.
External frames shall be fixed into openings with proprietary screwed frame fixings or metal straps at maximum 600mm centres. Fixings into mortar joints will not be accepted.
External frames to be sealed all round with polysulphide (or equal and approved) coloured mastic to approval.
All glazing units : 4mm soft coat Low-E glass (Pilkington SN or similar) 4mm argon filled gap with warm edge spacers - 4mm glass (Pilkington Optifloat or similar) are to be sealed to BS 5713. Heritage style.

below ground drainage
All pipes to be 110mmØ UPVC to BS 4660: 2000 and BS EN 1401 with flexible joints and 75mm minimum granular bed and surround.
Where this pipe is to pass through foundations a 50mm gap is to be provided around pipe (i.e. sleeved through in 200mmØ pipe) with surrounding, void filled with compressed mineral wool, and masked both sides of foundation with fibre cement sheet.
Note: Where flexible pipes are not under the courtyard and have less than 0.6m cover they should, where necessary, have concrete paving slabs laid as bridging above the pipes, with a flexible filler under and at least 75mm of granular material between top of pipe and underside filler.



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Revision	Date	By	No	

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Mr. & Mrs. Hodges

The Farmhouse
Newton Park Farm
Newton Solney

second floor plan

461 P 07

scale - 1:50
DRAWN : NH

date - March 22

to be read in conjunction with:
684 11TB JS001B Newton Park Farm joinery schedule &
684 11TB HIA001B Newton Park Farm HI Assessment.