

General awareness of potential for lead paint to remain under modern finishes

Services installations within the attic requires secure decking laid over ceiling joists to minimise risk of falling through plaster.

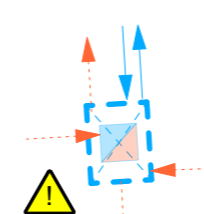
The site has been subject to full refurbishment in the previous 20 years and asbestos has been identified and removed - management documentation to be made available prior to tender stage to ensure no exposure to asbestos occurs.

Ductwork openings through masonry walls using diamond core drill to minimise impact and vibration.

Openings through plaster and stud walls to use appropriate dust containment with full PPE as appropriate - lime and lath plaster may remain in situ following comprehensive recent refurbishment

Note: electrical drawings do not show wireways - ensure existing electrical wiring is detected and routes marked prior to opening up.

5



KEY

Flush access panel to service heat and energy recovery air handling unit. Horizontal slimline ceiling mounted energy recovery ventilation unit such as Blauair ERV EC DB with flush minimal frame access panel painted as ceiling - extraction for WC and kitchen, supply and extraction for living room and bedroom. Intake and extraction grilles set above external ground floor extension roofline in First floor rear wall. Duct runs indicative to provide intake and extraction to habitable rooms with extraction to Building Regulations for bathrooms, WC's and kitchens. Apply to all flats.

New ductwork between habitable rooms and within ceiling voids to utilise fireproof collars tested to BS476 Parts 20, 21 & 22 (1987) such as: <https://envirograf.com/product/intumescent-collar/>

new cabling installations running across fire compartmentation between habitable rooms and into protected stairways to utilise fireproofing sealant tested to BS476 Parts 20/21/22 (1987) such as: <https://envirograf.com/product/intumescent-wraps/>



plaster repairs to internal wall where existing lime plaster defective or to replace gypsum - NBT Baumit RK 38 lime based levelling plaster
Insulation: NBT PAVADENTRO 60mm internal wood fibre system
internal finish coat Baumit RK 30 2mm with vapour permeable paint finish
existing thermal value: 2.00W/m²K - proposed thermal value: 0.51W/m²K



Indicates overlay flooring board for water-fed underfloor heating circuits using 400 micron foil - boards suitable for direct application of engineered timber laminate flooring. Apply to all flats.



Indicates 400 micron foil board suitable for direct tiling within bathroom and WC. Apply to all flats.






Ductwork openings through masonry walls using diamond core drill to minimise impact and vibration.

Scaffolding requires constant access for residents complete a full engagement exercise with site management to agree on any restriction of full access that arises to ensure residents are removed from risk of noise, dust, falling objects or collision.

No access to rear areas to be allowed for residents during works to segregate working areas from residential use.

Emergency escape through bedroom doors to rear area must be maintained during works period in the event of fire.

KEY

 Baunit MC 55 W white lime-cement render with lime top coat (BS EN 998-1)
Insulation: NBT DIFFUTHERM 100mm external wood fibre system
existing thermal value: 0.57W/m²K - proposed thermal value: 0.36W/m²K

 Grant Aerona 17kW ASHP set 300mm from external wall



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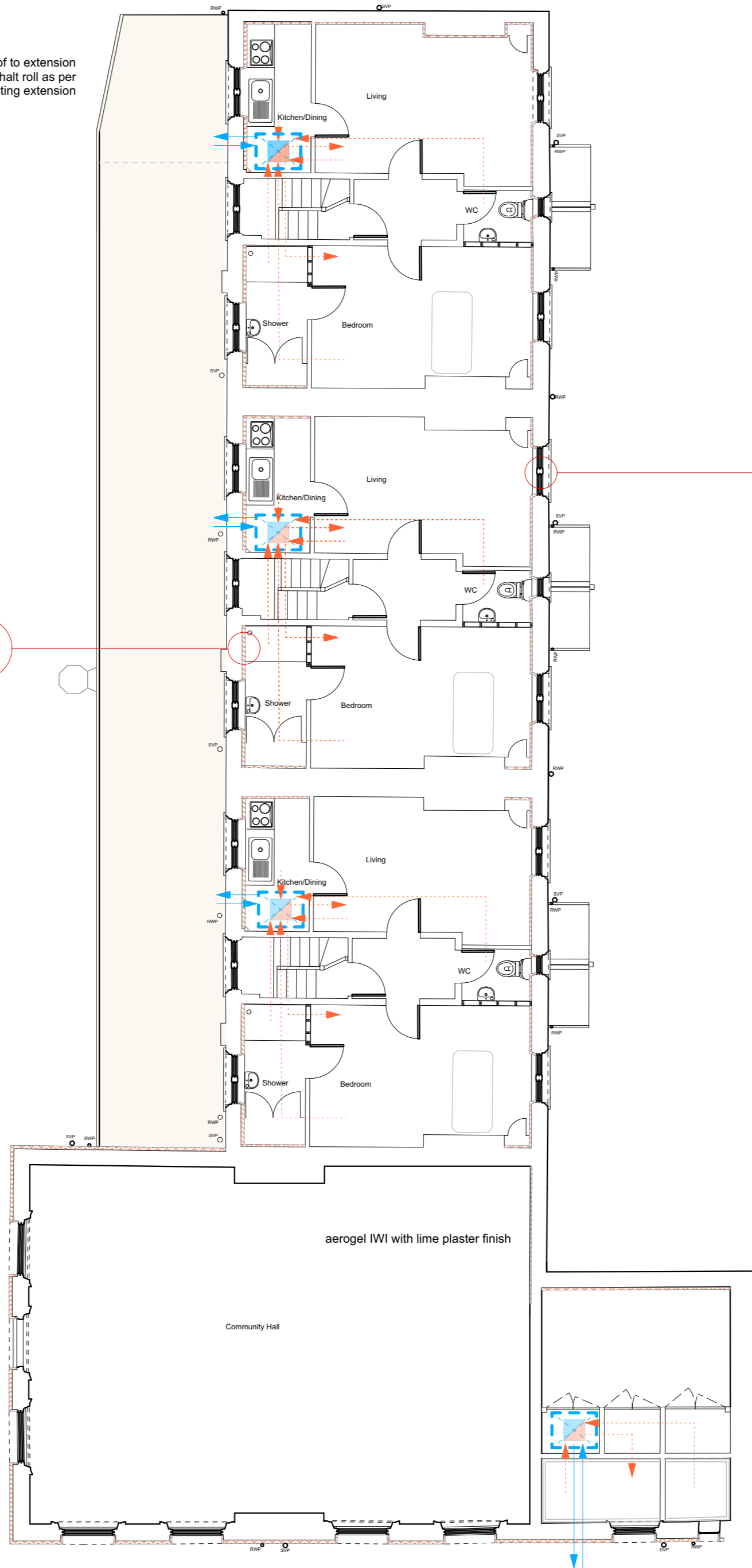
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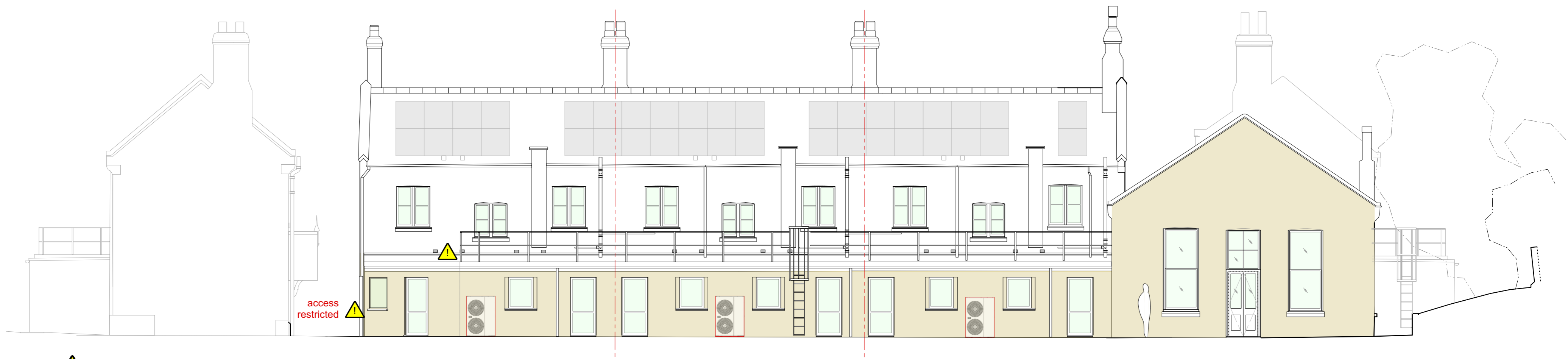
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new roof to extension
asphalt roll as per
existing extension

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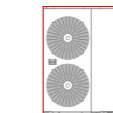
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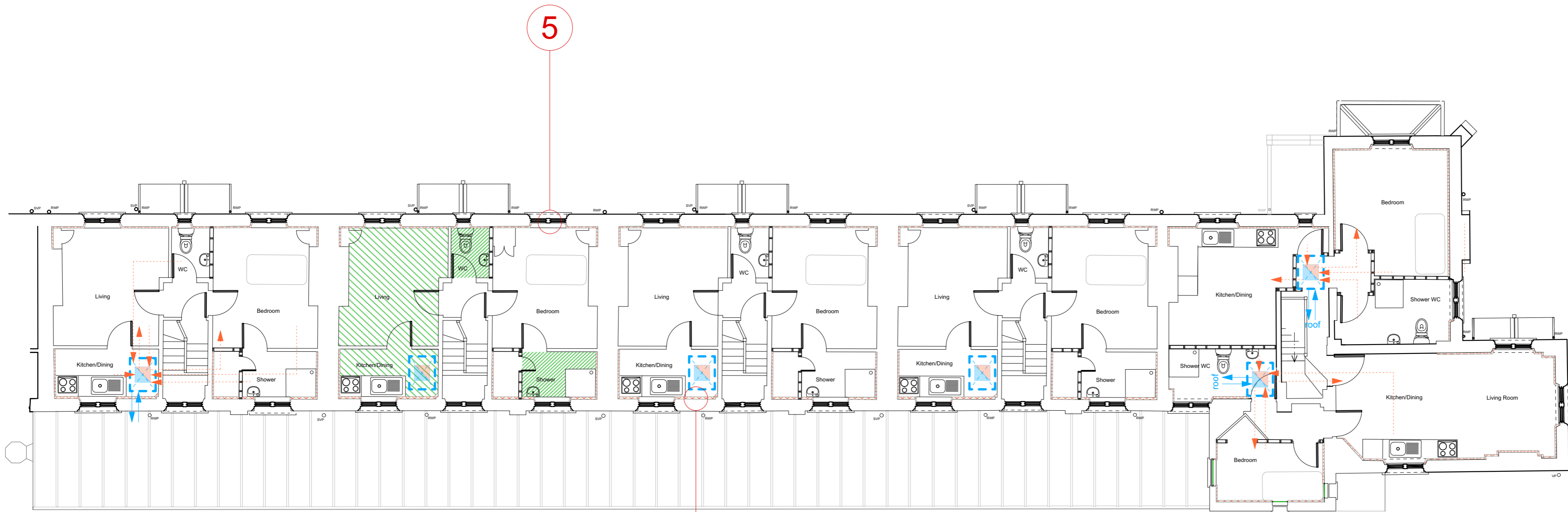
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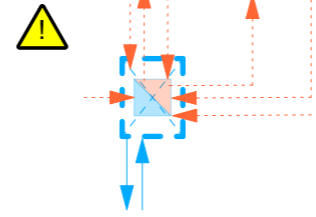


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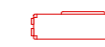
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access restricted




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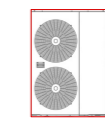
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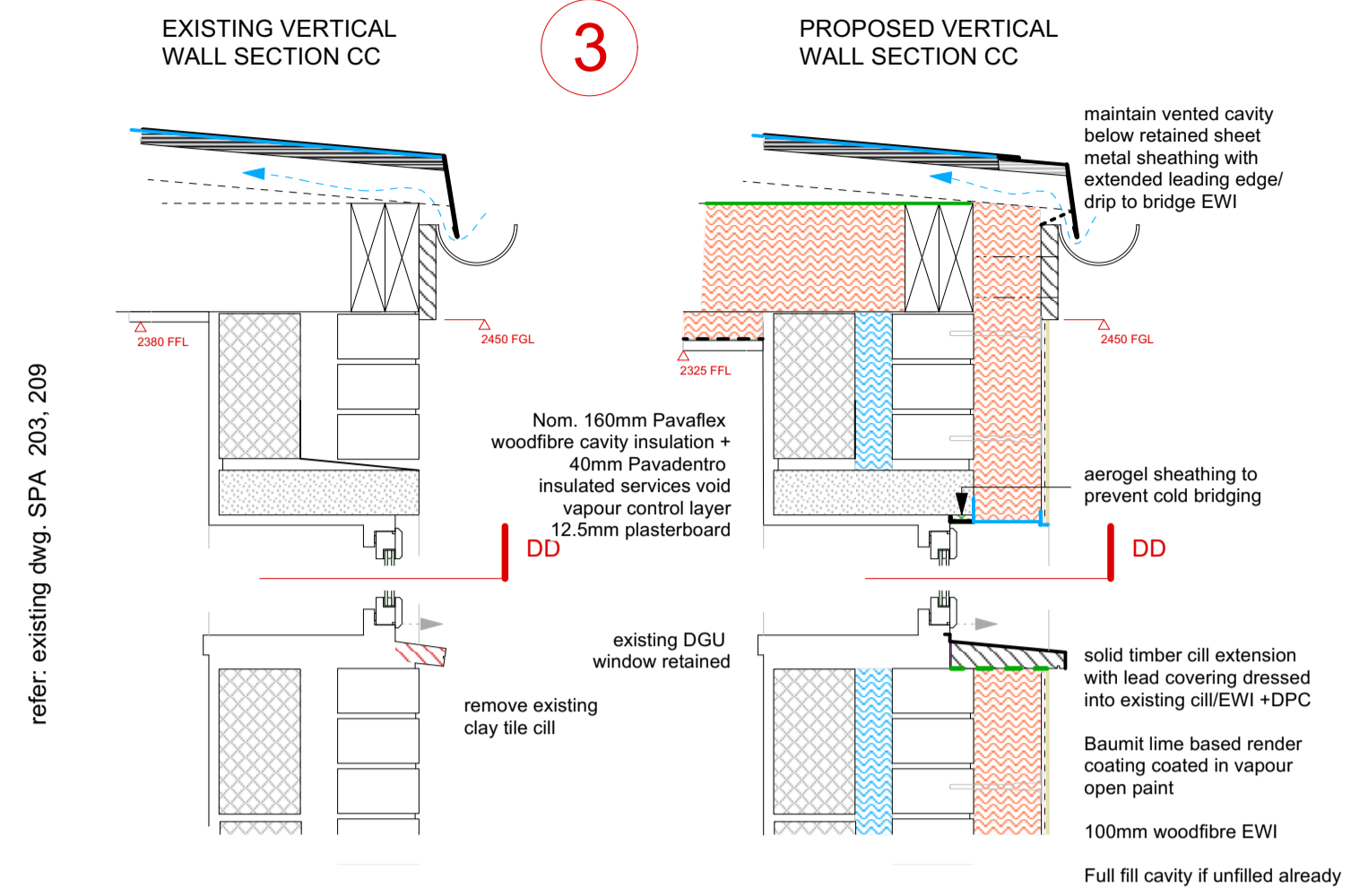
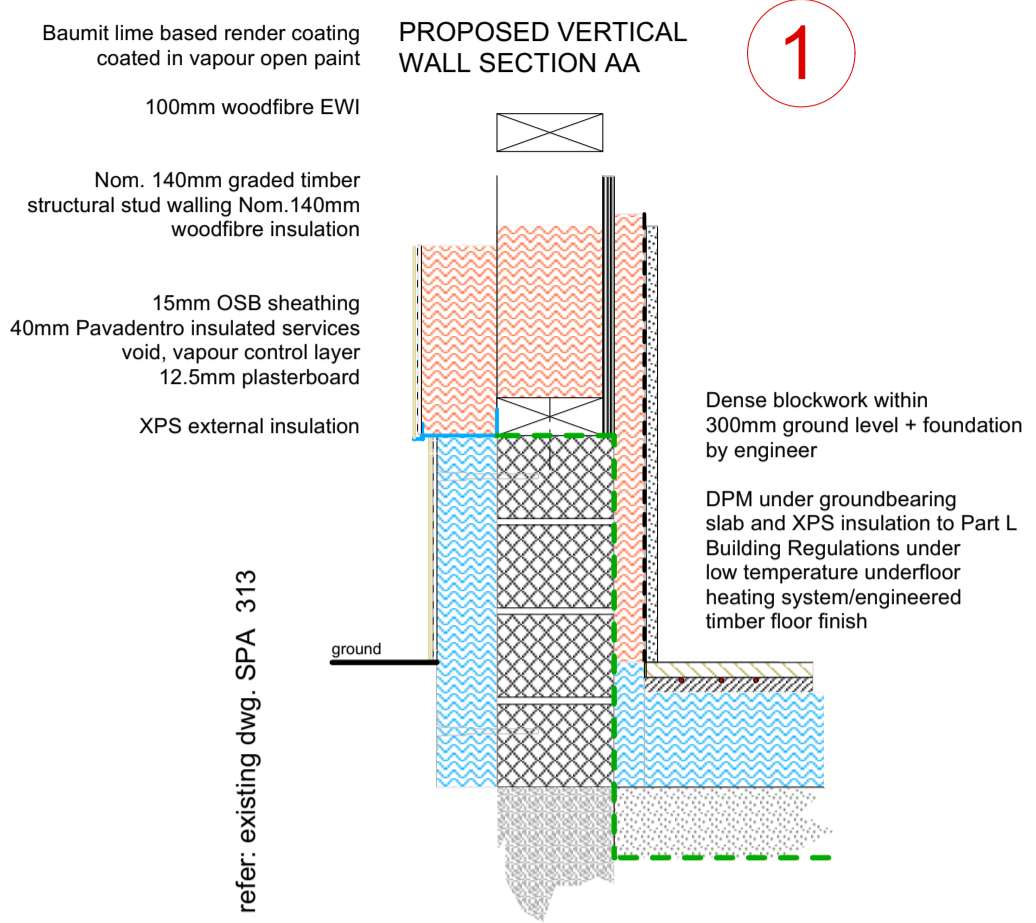
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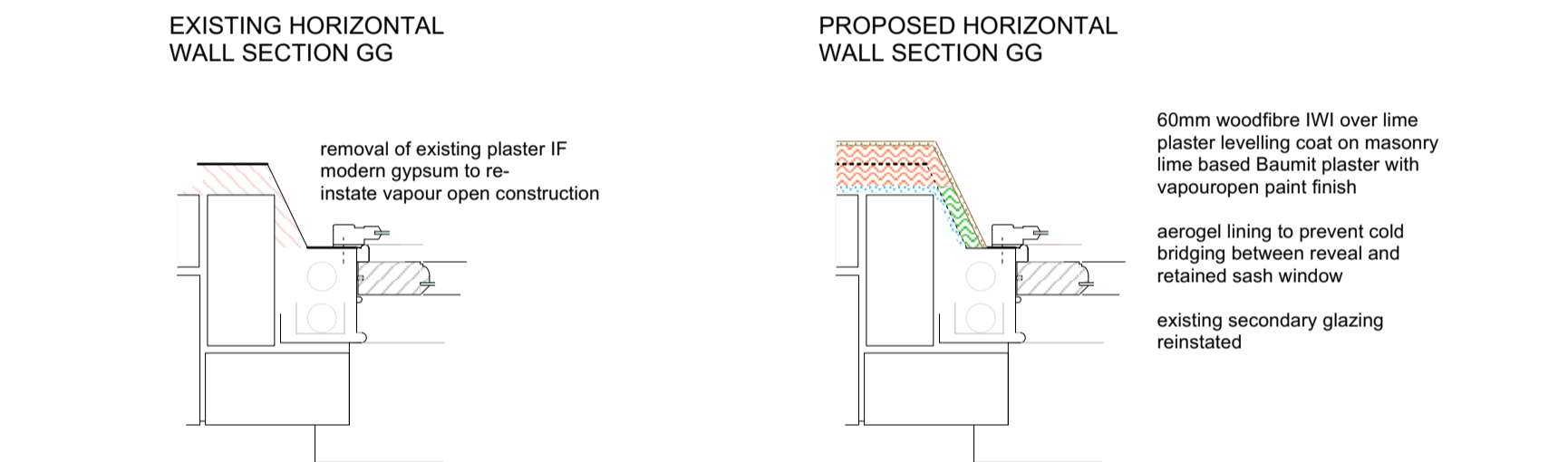
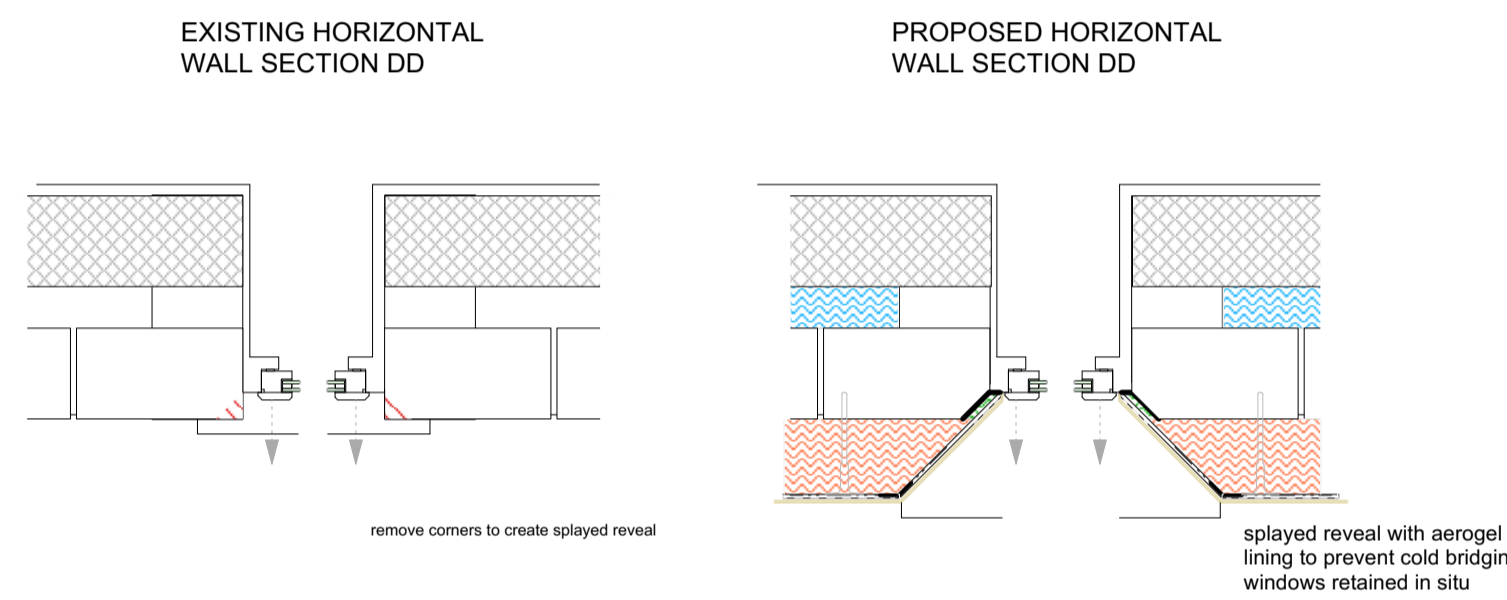
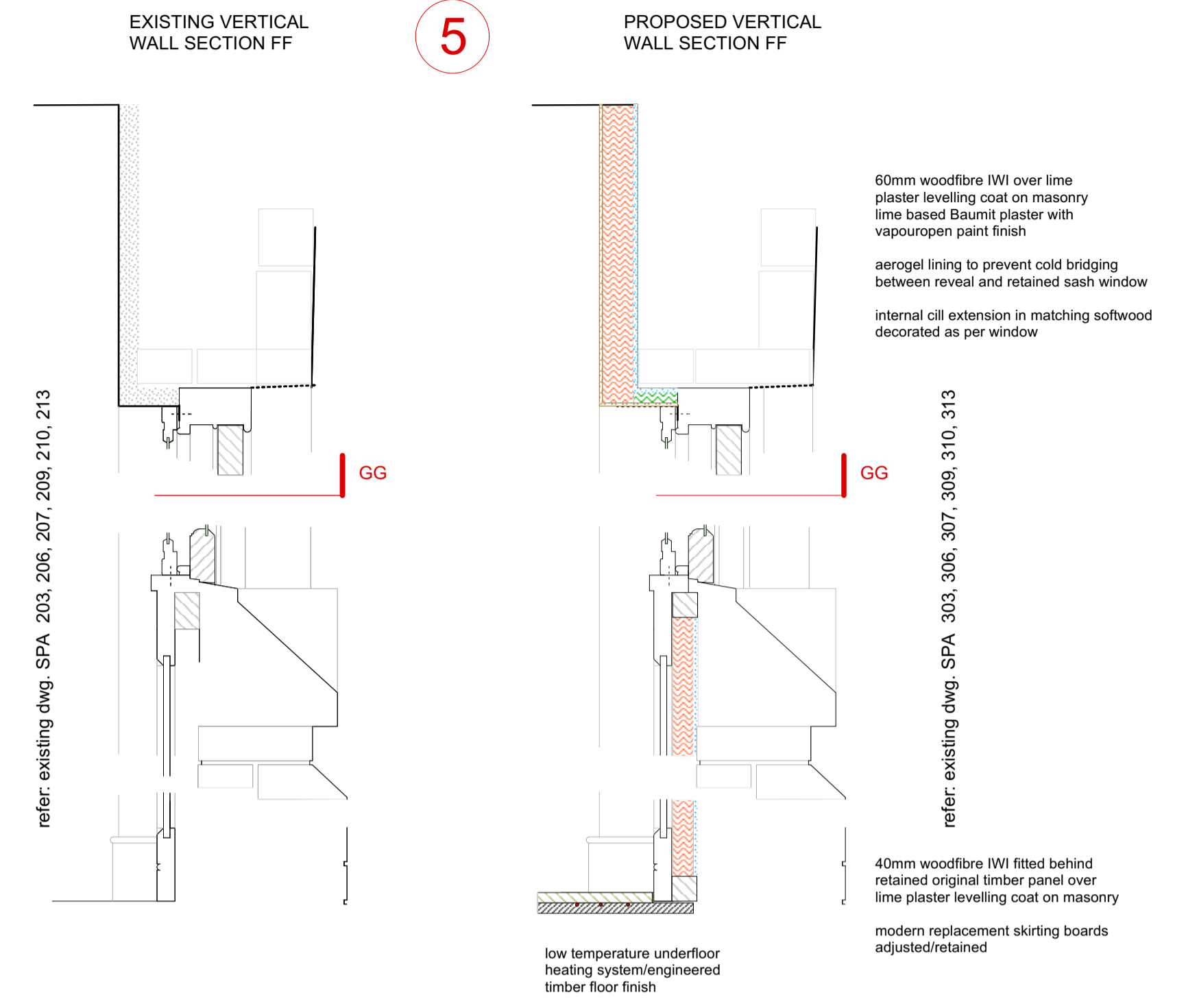


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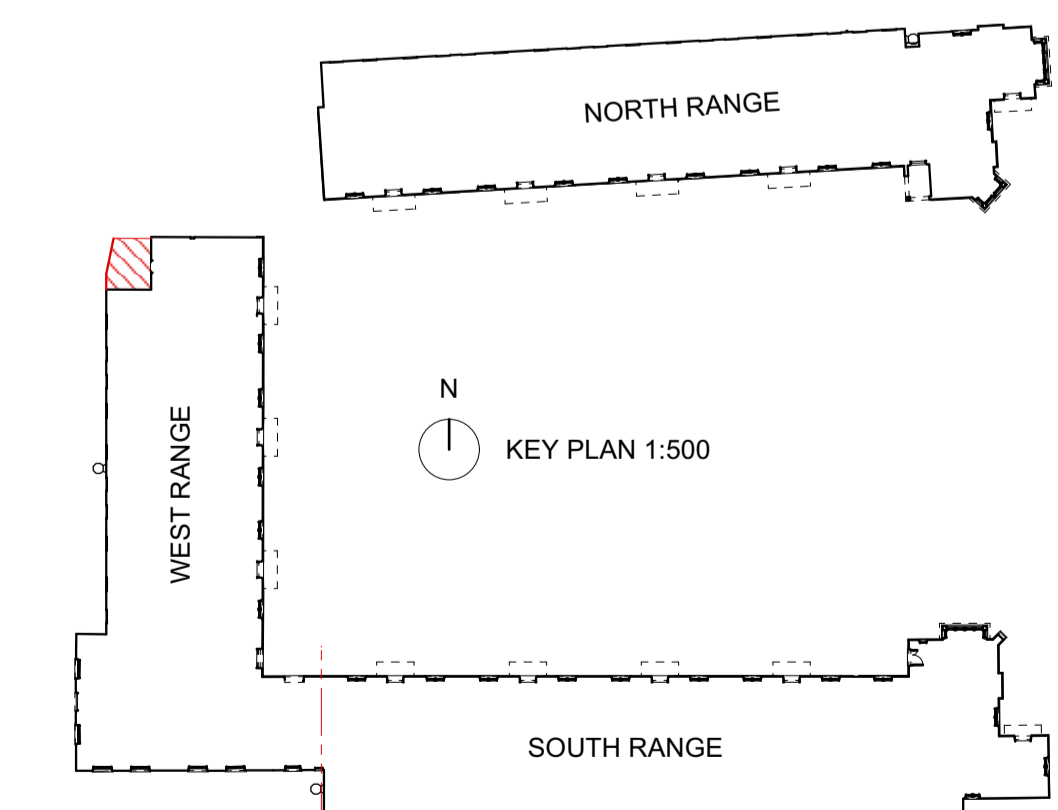
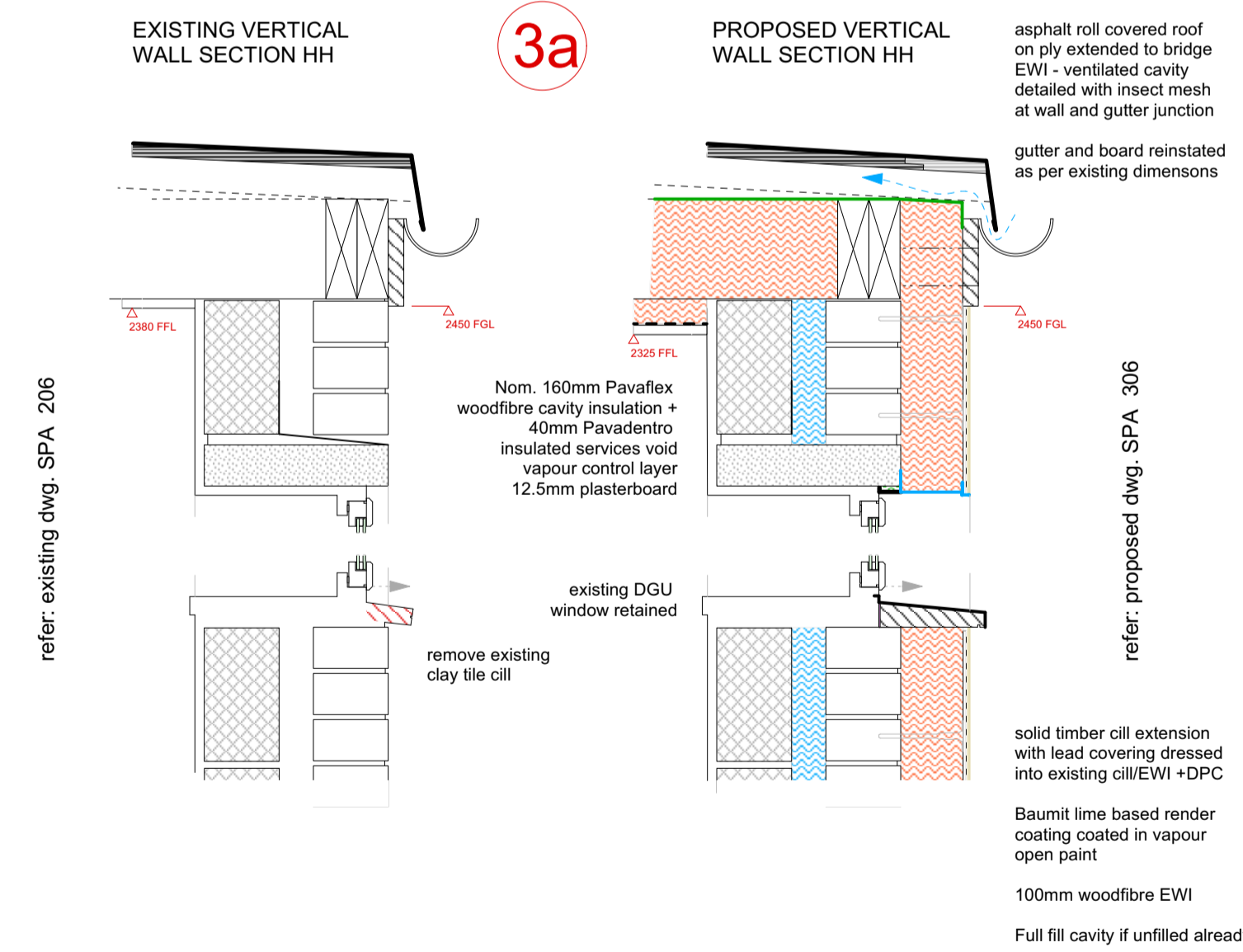
NORTH AND SOUTH RANGE DETAILS



NORTH, SOUTH AND WEST RANGE DETAILS



WEST RANGE DETAILS



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Replacement of window to bathroom presents risk of height - careful removal and fitting of new sash window facilitated from inside with precautions against falling objects/people