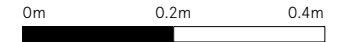


Floor Types – Existing and Proposed

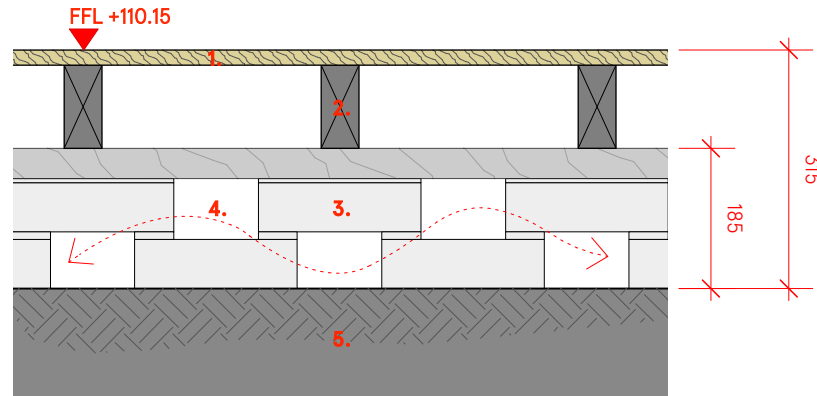
Type 01 & 02

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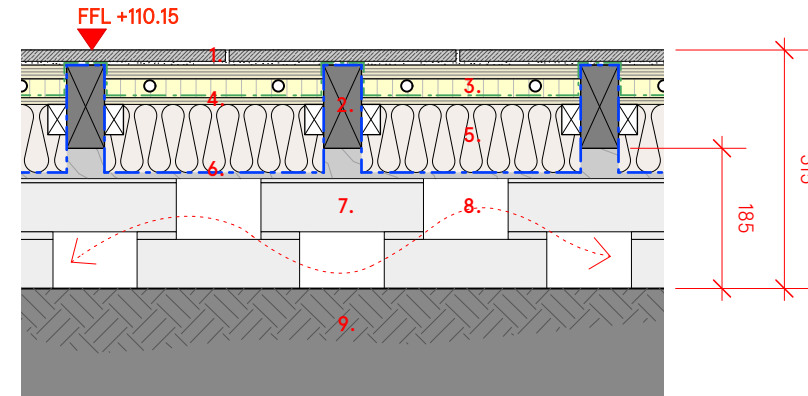
Note: All dimensions, levels and U-values noted are indicative.



Existing Floor Build-up: Ground Floor 01
Suspended timber floor with solid timber board finish

U-Value: N/A

1. Timber floor boards – narrow width and twentieth century
2. Timber joists supported off brick sleeper walls
3. Perforate, hit & miss brick sleeper walls beyond
4. Vented, below-floor void
5. Compacted ground

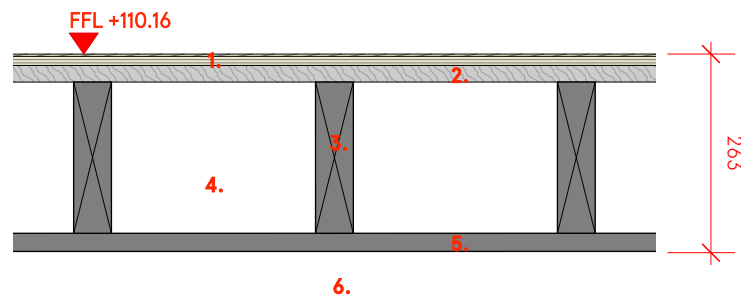


Proposed Floor Build-up: Ground Floor 01
Suspended timber floor with stone finish

U-Value: 0.22W/m²K (target)

1. New stone floor finish
2. Existing timber joists supported off brick sleeper walls
3. Under-floor heating with board decking over
4. Plywood deck on timber battens
5. Natural fibre insulation batt (wood fibre or similar), VCL over
6. Breather membrane 'hammock' below insulation
7. Existing, perforate, hit & miss brick sleeper walls beyond
8. Vented, below-floor void – retained and cleared
9. Compacted ground

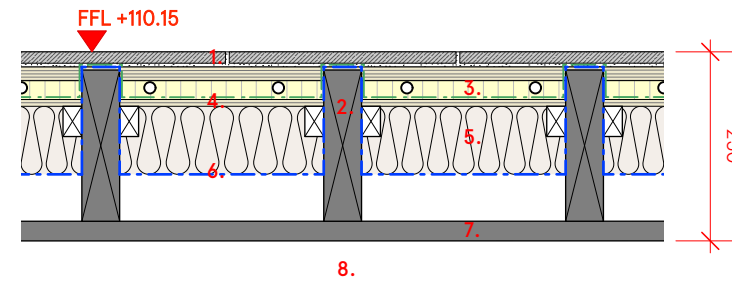
Note: variant with solid timber boarding in lieu of stone in some locations



Existing Floor Build-up: Ground Floor 02
Suspended timber floor with eng. laminate finish over basement

U-Value: N/A

1. Modern, engineered timber laminate floorboard
2. Solid timber floorboard (non-original)
3. Timber joist
4. Floor void
5. Ceiling boarding
6. Basement plant room



Proposed Floor Build-up: Ground Floor 02
Suspended timber floor with tile finish over basement

U-Value: 0.22W/m²K (target)

1. New tile floor finish
2. Existing timber joists
3. Under-floor heating with board decking over
4. Plywood deck on timber battens
5. Natural fibre insulation batt (wood fibre or similar), VCL over
6. Breather membrane 'hammock' below insulation
7. Ceiling boarding
8. Basement plant room

Issue/Revision ↑	Date ↑	Rev ↑
Issued for planning	01.12.23	-

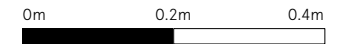
Hayhurst & Co Architects 26 Fournier Street, London, E1 6QE +44 (0) 20 7247 4028 mail@hayhurstand.co.uk www.hayhurstand.co.uk	
Project:	Refurbishment & Proposed Extension
Address:	Frogmal House, 99 Frogmal, London, NW3 6XR
Subject:	Existing and Proposed Build Ups: Floor Types 1 & 2
Date:	14.07.23
Scale:	1:10
Original size:	A3
Drawing no:	298 A180 -

Floor Types – Existing and Proposed

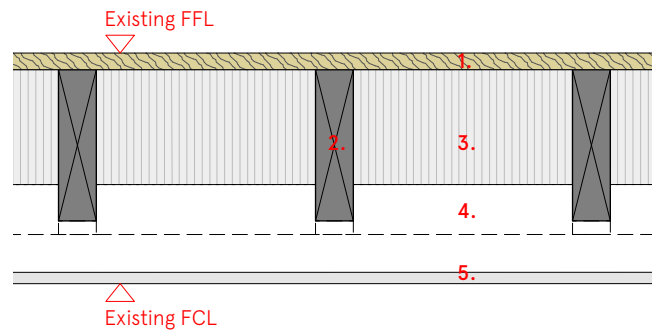
Type 03 & 04

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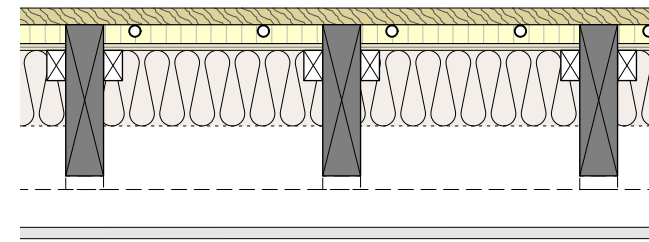
Note: All dimensions, levels and U-values noted are indicative.



Existing Floor Build-up: Upper Floor 03
Suspended timber floor with solid timber board finish

U-Value: N/A

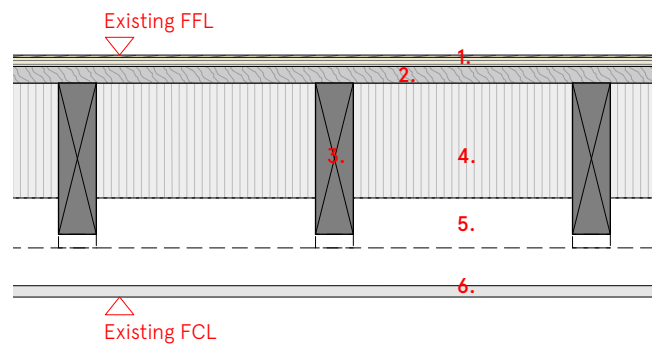
1. 20th century, solid timber floorboard (narrow)
2. Timber floor joists
3. Pugging insulation (partial - extent tbc)
4. Ceiling void
5. Plasterboard with paint finish on suspended sub-frame (assumed)



Proposed Floor Build-up: Upper Floor 03
Suspended timber floor with solid timber board finish

U-Value: N/A

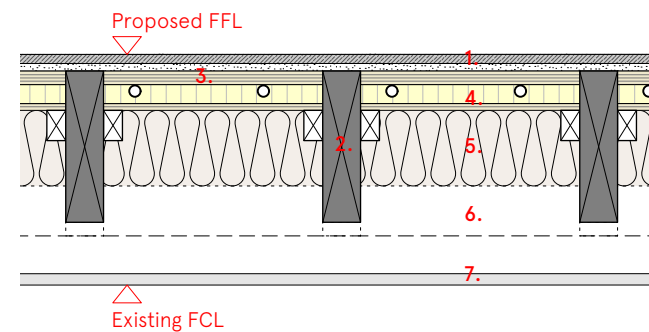
1. Replacement, solid timber floorboard (wide)
2. Retained timber floor joists
3. Between-joist underfloor heating system over plywood deck on battens
4. Acoustic insulation suspended between joists
5. Ceiling void
6. Retained plasterboard on suspended sub-frame (assumed). Made good and decorated.



Existing Floor Build-up: Upper Floor 04
Suspended timber floor with eng. laminate board finish

U-Value: N/A

1. Modern, engineered timber laminate floorboard
2. Solid timber floorboard (non-original)
3. Timber floor joists
4. Pugging insulation (partial - extent tbc)
5. Ceiling void
6. Plasterboard with paint finish on suspended sub-frame (assumed)



Proposed Floor Build-up: Upper Floor 04
Suspended timber floor with tile finish (bathroom spaces)

U-Value: N/A

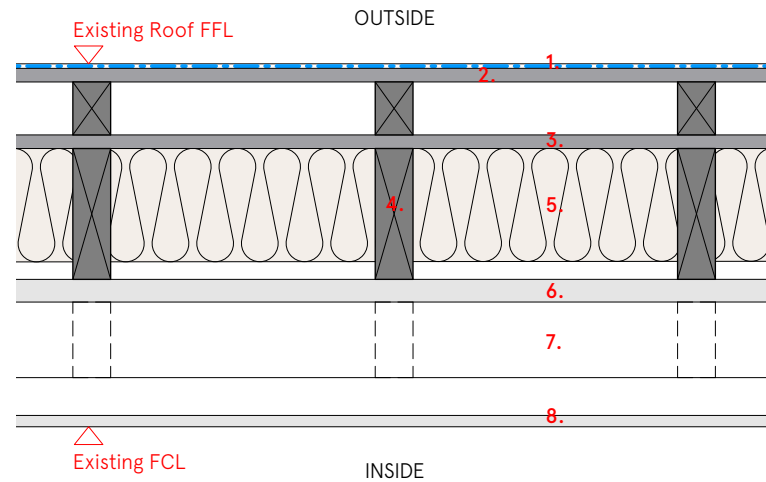
1. Stone / ceramic tile on adhesive and 'ditra' mat
2. Retained timber floor joists
3. Plywood deck between joists
4. Between-joist underfloor heating system over plywood deck on battens
5. Acoustic insulation suspended between joists
6. Ceiling void
7. Retained plasterboard on suspended sub-frame (assumed). Made good and decorated.

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Issue/Revision ↑ Date ↑ Rev ↑

Hayhurst & Co Architects 26 Fournier Street, London, E1 6QE +44 (0) 20 7247 4028 mail@hayhurstand.co.uk www.hayhurstand.co.uk	
Project:	Refurbishment & Proposed Extension
Address:	Froggnal House, 99 Froggnal, London, NW3 6XR
Subject:	Existing and Proposed Build Ups: Floor Types 3 & 4
Date:	14.07.23
Scale:	1:10
Original size:	A3
Drawing no:	298 A181 -

Roof Type - Existing and Proposed

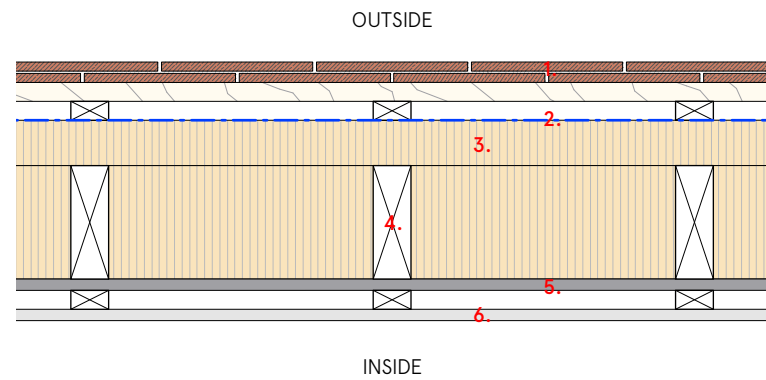
Type 01 & 02



Existing Roof Build-up: Main Roof 01

Flat timber roof
U-Value: unknown

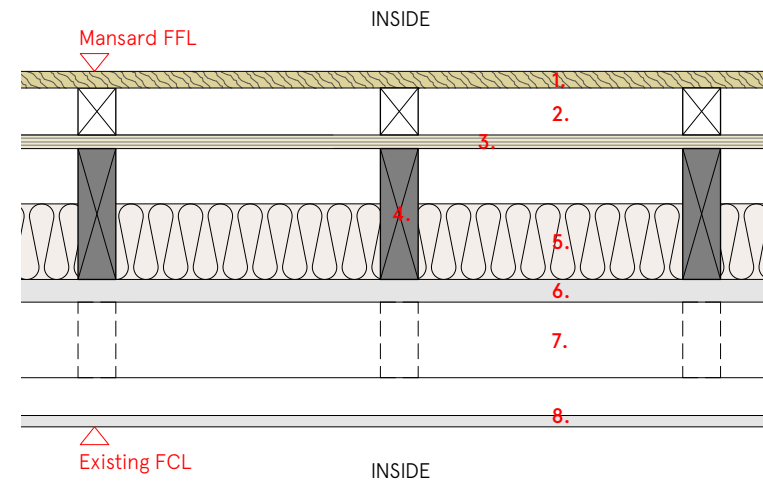
1. Roofing felt
2. Roof deck to nominal falls on timber furrings (assumed)
3. Roof deck
4. Timber roof joists
5. Between joist insulation
6. Lathe and plaster ceiling (extent and condition unknown - potentially partial)
7. Ceiling void
8. Plasterboard ceiling with paint finish on suspended sub-frame



Proposed Mansard Pitched Roof Build-up: Roof 02

70deg pitch
U-Value: 0.18W/m²K (target)

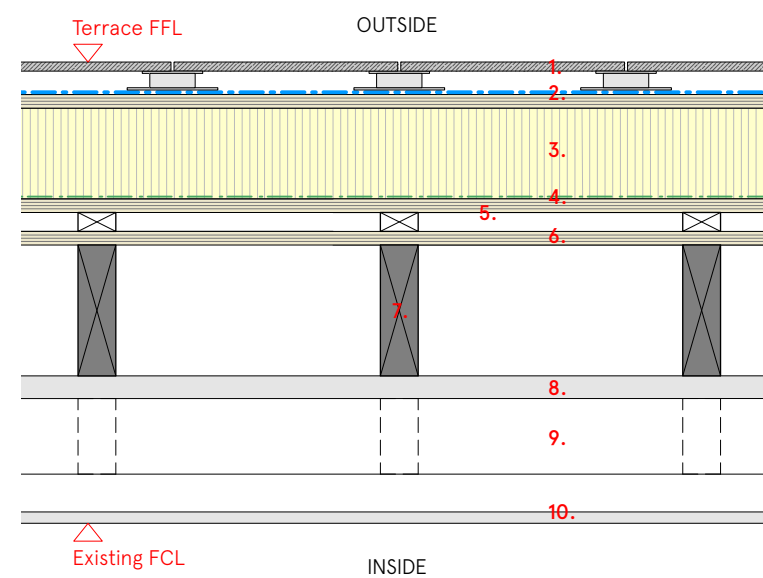
1. Red clay heritage tiles on timber battens and counter battens
2. Breathable roofing membrane
3. Sheathing insulation
4. Timber rafters with insulation between
5. Sheathing board
6. Plaster and skim over battened service zone



Proposed Mansard Floor Build-up: Upper Floor 05

Formerly the main roof
U-Value: N/A

1. Timber floor boards
2. Floor sub-frame and service zone
3. Replacement plywood roof deck
4. Retained timber roof joists - new structural members incorporated into existing joist zone to SE's design. Local cutting and replacement as required.
5. Acoustic insulation
6. Retained lathe and plaster ceiling (extent and condition unknown - potentially partial)
7. Retained ceiling void - new service runs as required
8. Retained plasterboard ceiling and suspended sub-frame. Made good and redecorated



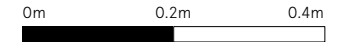
Proposed Mansard Terrace Build-up: Roof 01

Formerly the main roof
U-Value: 0.18W/m²K (target)

1. Roof pavers on pedestals
2. Roof waterproofing on plywood deck to nominal falls
3. Rigid roof insulation to nominal falls
4. Vapour control layer
5. Plywood deck over timber furrings
6. Plywood roof deck
7. Retained timber roof joists - new structural members incorporated into existing joist zone to SE's design. Local cutting and replacement as required.
8. Retained lathe and plaster ceiling (extent and condition unknown - potentially partial)
9. Retained ceiling void - new service runs as required
10. Retained plasterboard ceiling and suspended sub-frame. Made good and redecorated

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Hayhurst & Co Architects
26 Fournier Street, London, E1 6QE
+44 (0) 20 7247 4028
mail@hayhurstand.co.uk
www.hayhurstand.co.uk

Project: **Refurbishment & Proposed Extension**
Address: **Froggnal House, 99 Froggnal, London, NW3 6XR**
Subject: **Existing and Proposed Build Ups: Roof Type 1**

Date: **14.07.23**
Scale: **1:10**

Original size: **A3**

Drawing no: **298 A183** -