

heat recovery units and pipework runs to be located within attic space - openings for ducts let into existing plasterboard ceiling - original lime plaster ceilings were replaced previously - intumescent collars to secure fire compartmentation

fitting of underfloor heating overlay system on existing timber floor requires lower edge of internal doors to be raised - all internal doors are contemporary FD30 doorsets so no loss of original fabric occurs

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all original ceilings previously replaced with plasterboard following dangerous collapse - only entrance hallways retain original cornice which is unaffected by proposed works.

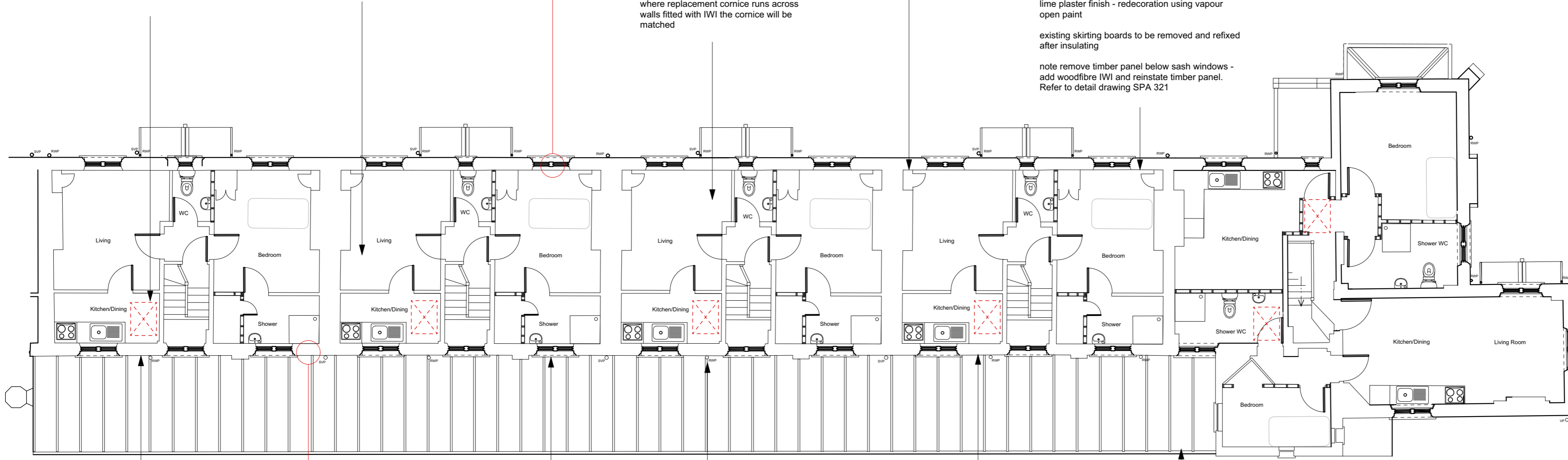
where replacement cornice runs across walls fitted with IWI the cornice will be matched

existing low cupboards within alcoves removed, IWI fitted and cupboards reinstated

remove paint and paper finishes to interior face of external walls prior to fitting woodfibre IWI - note if plaster is lime based to be retained as vapour permeable - if gypsum plaster (unoriginal) to be removed back to masonry with a levelling coat of Baunit lime plaster prior to woodfibre and lime plaster finish - redecoration using vapour open paint

existing skirting boards to be removed and refixed after insulating

note remove timber panel below sash windows - add woodfibre IWI and reinstate timber panel. Refer to detail drawing SPA 321



removal of modern cement render at plinth level prior to fitting of EWI to ensure vapour permeability

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adjustment required for existing cills retained in-situ and overlaid with aerogel and woodfibre to prevent cold bridging  
Refer to detail drawing SPA 321

Requirement to adjust external services pipework to allow fitting of EWI - PVC pipework renewed/reconnected into existing stacks  
Refer to detail drawing SPA 321

intake and extract vents to be let into rear elevation for heat recovery ventilation system - 2x per flat - grille to be cast iron square grid to suit vet pipe diameter

GF extension zinc roof covering adjusted to extend gutter over woodfibre EWI and lime render  
Refer to detail drawing SPA 321



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.