



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.

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.

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

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

Baumit lime based render coating coated in vapour open paint
100mm woodfibre EWI
Nom. 140mm graded timber structural stud walling
Nom. 140mm woodfibre insulation
15mm OSB sheathing
40mm Pavadentro insulated services void
vapour control layer
12.5mm plasterboard

XPS external insulation on dense blockwork within 300mm ground level + foundation by engineer

DPM under groundbearing slab and XPS insulation to Part L Building Regulations under low temperature underfloor heating system/engineered timber floor finish

Approx U-value = 0.15 (subject to specification)

Blauberg Komfort Ultra D1-05 or similar heat recovery air - handling unit 106m³/h - 76% approx. efficiency

Woodfibre IWI to external wall

access restricted

+10.88

plasterboard/studwork shower room enclosure
painted flush timber door

new simple kitchen fit out
existing window and original beam over retained.

low temperature underfloor heating system/engineered timber floor finish