

All floor joists to be strapped to walls using Batt straps, inc noggins, to makers recommendations.  
Rafters and ceiling joists to be strapped to walls using BAT straps to makers recommendations, inc noggins.

Provide + fit 150mm torus skirtings, 100 ogee door + rooflight architraves.

Provide and lay sw t + g floorboards where missing.

Redecorate throughout

Box out all timber purlins and concretebeam in 12.5mm plasterboard.

Render all external brick walls and apply 50mm thick Gyproc Thermaline Basic wallboard with factory bonded ex polystyrene insulation. Remaining brick walls to have 2 or 3 coat plaster finish.

2No new conservation rooflights to rear elevation

Form flat ceiling @2500mm high using 122x47mm ceiling joists @ 350mm centres.  
12.5mm vapour check plasterboard ceiling.

3No new conservation rooflights to rear elevation

To all sloping ceilings - nail 25x25mm sw battens to upper side of rafters to form 25mm void between sarking felt and top of insulation. Provide and fit 40mm thick Kingspan K7 insulation board cut to fit between rafters, and 62.5mm Kingspan Kooltherm K18 (12.5mm plasterboard and 50mm insulation) beneath rafters.

Provide + lay all wall and floor finishes

New fixed light window.

Carefully trim rafters.  
Provide + instal 'conservation' rooflight. Provide code 4 lead cover flashing; make good slates.

Provide and lay sw t + g floorboards where missing.

Form single stud partition  
Provide and fit frames and cut down doors to access store/crawlspace

Form duct for vent system.

supply and fix new stud partitions

Provide + fit all new half hour fr stud partitions and 2no. fd30s doors + frames to form lobby protection to common stair

Form single stud partition shown  
Provide and fit frame and cut down door to access store/crawlspace

Make good existing stair, including replacing missing handrail section in timber of matching section and square balusters. Secret fix end of handrail through wall.  
Renew nosings where damaged.  
Prepare + redecorate.

AOV (Automatic Opening Vent) to be provided at head of common stair and to be activated by smoke detectors located at each landing level

