

Drawings based on survey by others (author unknown).

In addition to annotated works, the following general works are to be undertaken.

Generally softwood floorboards retained and refurbished, including staple and underlayer (where present) removal, followed by sanding and coating. Broken and damaged boards replaced with salvaged and new.

Within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 install new plywood deck and sheet finish (i.e. linoleum) suitable for WC and kitchen areas.

Ground floor carpeted flooring TBC. If no board finish present, retain and refurbish, otherwise carpet replaced. Entrance matting to be installed, within recessed matwell.

Basement brick floor retained and cleaned, with repairs to match existing.

Acoustic separation improved by installing mineral wool within voids, and isolating boards from joists using load-bearing rubber strips between GF and FF only.

Generally retain plaster where sound and repair with lime-based renovating plaster. Where existing plaster / cornice lost, retain exposed brickwork, making good interface between wall and ceiling. Refer to SK016-108. Unless stated otherwise, retain and refurbish joinery and decorative plasterwork, including. Where possible, reuse salvaged joinery arising from proposed demolition works.

Generally retain lath and plaster ceilings where sound throughout. Throughout first-floor, where substantial ceilings remain, restore ceilings with lath and plaster. On second floor, replace mostly collapsed ceilings with plasterboard.

Install suspended plasterboard ceiling within F04, F05, F06, S05, S06, S07, S08, T04, T05, T06 and T07 to conceal services and to allow retention of cornice (no longer suitable for sub-divided spaces).

Install new plasterboard linings throughout third-floor accommodation areas, where existing ceilings missing and arrangement modified to open rooms into roof volume.

Main staircase nosing to be reinstated and timber renovated with new clear-finish coatings.
Rear staircase timber renovated with new clear-finish coatings.
Staircases and landing to have carpet runner.

Generally doors and windows retained, renovated and redecorated. Replace existing staff and parting beads with new incorporating brush seals. Profile to match existing. Upgrade doors and surrounds accessing staircases, including application of intumescent paint/lining, intumescent ironmongery backings, concealed door-closers and inset fire seals.
Missing windows to be reinstated to match existing.
Ironmongery TBC, with original ironmongery to be retain and refurbished where viable.
New conservation type rooflights installed within roof. Allow for doubling adjacent rafters.

Repaint all plaster and joinery surfaces.
Apply intumescent paint to existing plaster and timber partitions facing staircase area.
New paint/ stain to existing/ refurbished timber floorboards.

Prepare and paint, or stain, exposed retained timber trusses, purlins etc. on third floor.

Unless otherwise stated, existing fireplaces retained and refurbished.

Install bird deterrent wires to external ridges, sills and other perching points.

Install new slate roof incorporating breather membrane, insulation and ventilated gutters. All lead work replaced, including modification of gutters, flashings etc. necessary to comply with Lead Sheet Association standards.

Identified, decayed masonry and pointing to parapets to be replaced, matching existing.

Replace internal open gutter (presume cause of substantial fabric decay) with piped system including maintenance access.

Install bird and weather guards to chimney pots.

To enable roof access, install temporary façade-fixed intrusive anchors. Make good with mortar post-works.

New services to be installed throughout, including pipework, electrical, ventilation ducts and external soil stack (to be replaced in cast-iron). Existing radiators to be reused in new positions, if viable following refurbishment survey.

Create new service riser from basement to third floor, rising through G01 landing (concealed behind new false wall), F05, S06 and T05 (concealed behind partition (P)ing).

Proposed radiator circuit to run in floor void, with new joist penetrations formed to suit.

New boiler(s) installed, with flue to reuse existing route to roof level via chimney stack (as existing).

New waste connections from WCs to replaced external stack, via new opening to lightwell, at each level. WC and Kitchen ventilation formed, via new opening to lightwell, at each level.

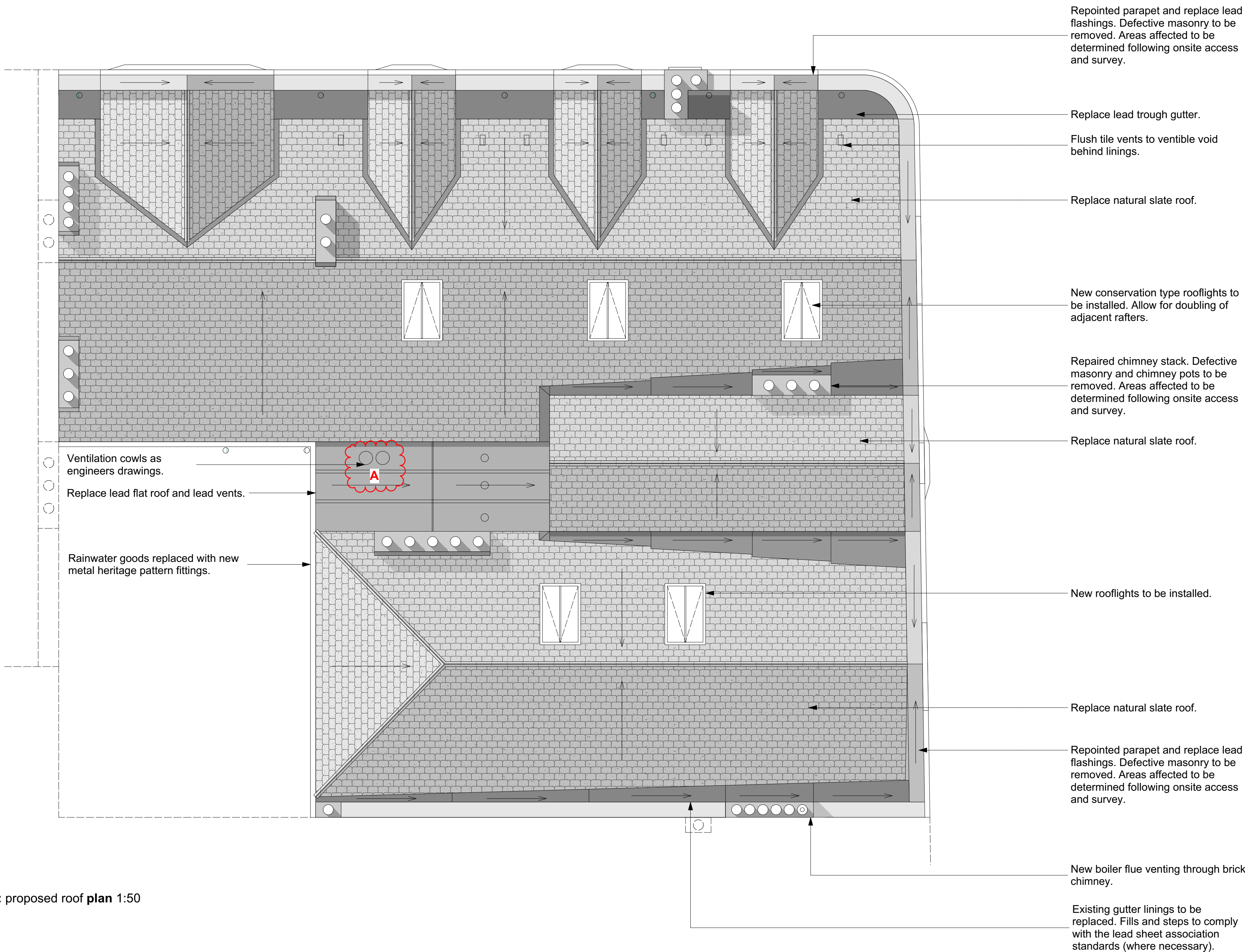
 Limit of demise

 Area outside of demise/ application scope

Existing Fabric
Proposed Fabric

-  Timber Boards
-  Brick Floor
-  Vinyl Tiles
-  Carpet
-  New ceiling/ cornice
-  Suspended ceiling
-  New drainage run

01: proposed roof plan 1:50



**WORKS OUTSIDE OF BUBBLED AREAS
APPROVED UNDER LBC 181197**

**Summary of proposed amendments to approval
LBC 181197 for this floor:**

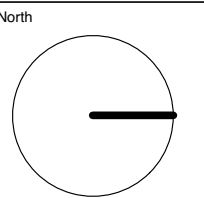
A. Ventilation cowl added

[illegible]

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- Report all discrepancies to project administrator
- Do not scale drawing for construction purposes
- All dimensions to be checked on site

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Job Title 149-150 Friar Street, Reading					Drawing Title Roof Plan Proposed Plans		
Client One Reading LLP c/c TCN UK							
Scale	1:50@A1 1:100@A3	Date 05.07.18	Drawn FM	Checked JC	Job No 10768	Drawing No PL 0115	Rev B

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Drawing Title

Roof Plan

Proposed Plans

Job No 10768	Drawing No PL 0115	Rev B
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