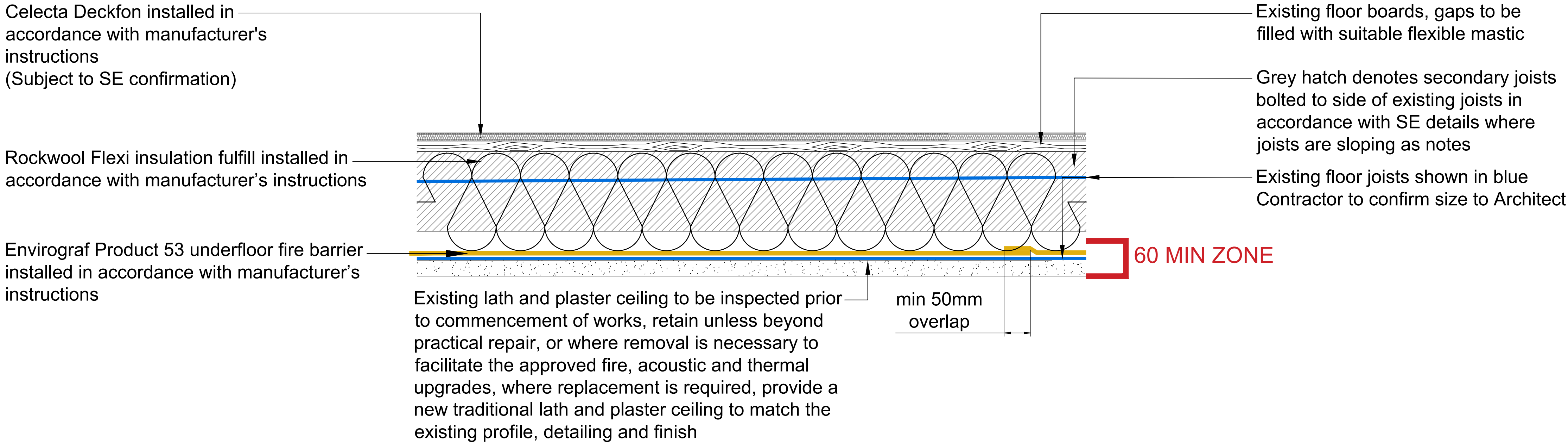
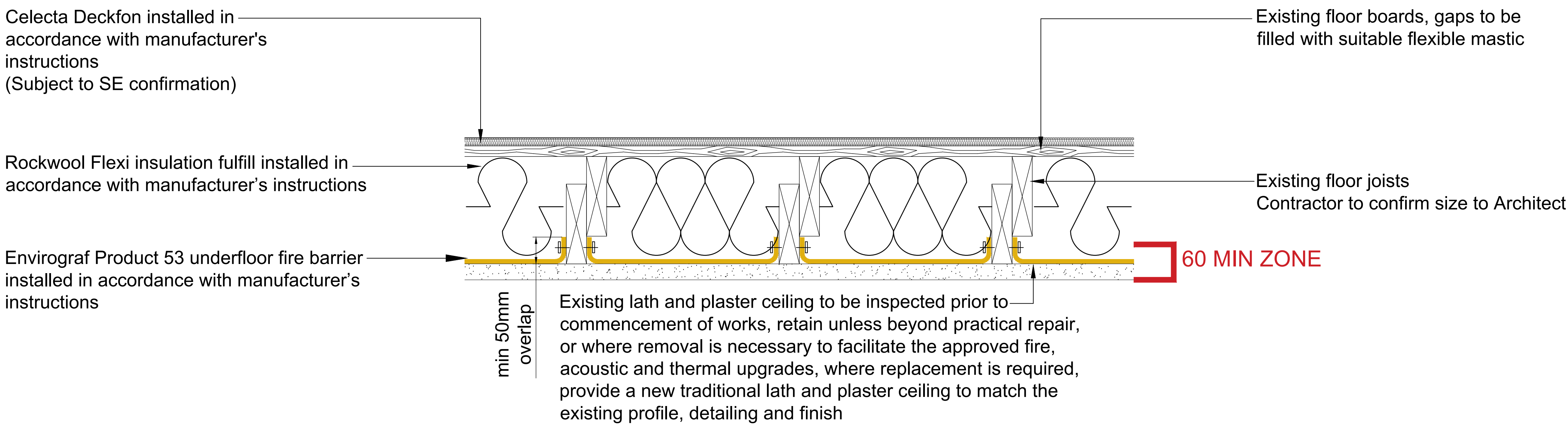


TYPICAL EXISTING TIMBER FLOOR CONSTRUCTION SECTION ELEVATION WITH UPGRADE:



TYPICAL EXISTING TIMBER FLOOR CONSTRUCTION (JOISTS BOLTED) SECTION WITH UPGRADE:



CEILING NOTE:

Existing lath and plaster ceiling to be inspected prior to commencement of works, retain unless beyond practical repair.

Where existing lath and plaster remains, make good any exposed or disturbed areas to match the existing construction, profile and finish.

Where no existing lath and plaster ceiling remains, or where it is beyond practical repair or requires removal to facilitate the approved fire, acoustic and thermal upgrade works, provide a new traditional timber lath and lime plaster ceiling to match the original construction, profile, detailing and finish.

All interfaces with retained historic fabric shall be made good on a like-for-like basis.

Extent of replacement:
The proposed works are limited to the ceiling areas beneath the floor upgrade works shown on this drawing.

Where existing lath and plaster remains, any exposed or disturbed areas shall be made good on a like-for-like basis to match the existing construction, profile and finish.

Where no existing lath and plaster ceiling remains, or where the existing lath and plaster ceiling is beyond practical repair, a new traditional timber lath and lime plaster ceiling shall be provided to match the original construction, profile, detailing, texture and finish.

Cellecta DECKfon Ultramat 15 acoustic flooring comprise of 15mm acoustic floating floor board over existing sealed floor boards, 5mm thick polyethylene foam strips (Collectra Yelofon ES5/15) around edges of the floor next to walls and skirting boards, installed in accordance with manufacturer's instructions

Rockwool Flexi 210mm insulation fulfill installed in accordance with manufacturer's instructions

60minutes (FR) fire resistance

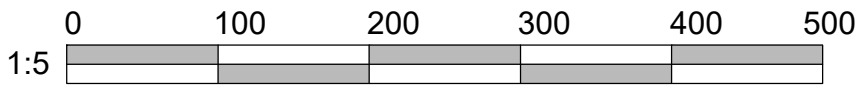
Overall thermal floor upgrade to achieve a minimum U Value: 0.18W/m²K

Overall acoustic floor construction designed to achieve an Airborne Sound Insulation: 45dB and Impact Sound Insulation: 59dB

Envirograf Product 53 underfloor fire barrier above the ceiling, barrier is 1800mm long and shall be overlapped by minimum 50mm with adjacent sections, where the barrier is required to be cut, seal exposed ends with self-adhesive Kraft tape, at walls (start and finish points), turn the barrier up vertically by minimum 50mm and secure with metal fixing plates at maximum 400mm centres along the length of the barrier install in accordance with manufacturer's instructions

SCHEDULE OF WORKS & INSTALLATION METHODOLOGY:

- 01. EXISTING CONSTRUCTION:**
- Existing timber floor joists and floorboards to be retained unless noted otherwise. Existing lath and plaster ceilings shall be retained unless beyond practical repair or replaced in accordance with Section 07 – Ceiling Works.
- Contractor to verify all dimensions and condition on site prior to commencement.
- 02. PRE-COMMENCEMENT:**
- Undertake condition survey of existing structure and historic fabric.
 - Identify and report any defects, moisture issues or structural concerns to the Architect.
- 03. STRIP-OUT AND PREPARATION:**
- Carefully lift floor finishes using manual methods only.
 - Retain and reuse existing materials where possible.
 - Seal gaps in existing floorboards with suitable flexible mastic.
 - Protect all adjacent retained historic fabric during works.
- 04. STRUCTURAL WORKS:**
- No alteration to existing joists unless in accordance with Structural Engineer's details.
 - Secondary joists (where required) to be bolted to existing joists in accordance with SE design.
- 05. INSULATION INSTALLATION:**
- Install Rockwool Flexi insulation (210mm) between joists, friction-fitted tightly to avoid gaps.
 - Install Cellecta Deckfon acoustic system in accordance with manufacturer's instructions.
 - Provide perimeter isolation strips to prevent flanking sound transmission.
 - No spray foam or impermeable insulation materials to be used.
- 06. FIRE PROTECTION:**
- Install Envirograf Product 53 underfloor fire barrier in accordance with manufacturer's instructions.
 - Provide minimum 50mm overlaps and seal all joints and terminations.
 - Maintain continuous 60minute fire resistance zone.
- 07. CEILING WORKS:**
- Existing lath and plaster ceilings shall be inspected prior to commencement of works.
 - Where existing lath and plaster remains, any exposed or disturbed areas shall be made good using traditional timber laths and lime plaster to match the existing construction and finish.
 - Where no existing lath and plaster ceiling remains, or where the existing lath and plaster ceiling is beyond practical repair, provide a new traditional timber lath and lime plaster ceiling to match the original construction, profile, detailing, texture and finish.
 - All works shall be carried out using compatible traditional materials and workmanship to preserve the character and appearance of the historic building.
- 08. MOISTURE AND VENTILATION:**
- Maintain sub-floor ventilation at all times.
 - All materials to be breathable and compatible with historic fabric.
- 09. PERFORMANCE REQUIREMENTS:**
- Thermal performance to achieve minimum U-value of 0.18 W/m²K.
 - Acoustic performance to achieve minimum 45dB airborne and 59dB impact sound insulation.
- 10. HERITAGE PROTECTION:**
- Existing historic fabric shall be retained unless beyond practical repair.
 - Where no existing lath and plaster ceiling remains, or where the existing lath and plaster ceiling is beyond practical repair or requires removal to facilitate the approved works, a new traditional timber lath and lime plaster ceiling shall be provided on a like-for-like basis to match the original construction, profile, detailing, texture and finish.
 - Any retained historic fabric adjacent to the works shall be protected throughout construction.
 - All making good shall match the existing adjacent finishes.
- 11. COMPLETION**
- All works to be carried out strictly in accordance with this drawing and manufacturer's instructions.
 - Installation to be checked for continuity, gaps and compliance prior to completion.



Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

The general aim is that the proposed repairs will preserve the historic integrity of the building by ensuring that all materials and workmanship are compatible with the existing fabric wherever possible. Any traditional methods of repair shall be carried out following appropriate professional advice and subject to prior approval to ensure the most suitable techniques are adopted. Care and attention are to be exercised at all times when demolishing elements and structures, and all adjacent retained elements are to be made good on a like-for-like basis. All new works are to be carried out in accordance with the manufacturers written guidance.

Making Good Existing Walls/Lath & Plaster:

01. Where timber studs are visible/exposed allow to spray for infestation and fungi prior to installation of new lath and plaster/other linings.

02. Refix any existing loose timber laths and infill any bare studwork with new sawn laths.

03. Plastered areas to be made good in lime plaster to Lime Green's specification and details - <https://www.lime-green.co.uk/>.

04. Assumed new laths to be coated with Lime Green Ultra 30mm plaster base coat applied in 2 passes with Lime Green Solo 3-5mm finish coat.

05. Where new plaster is to be applied adjacent/over existing plaster, apply Lime Green Solo Primer in accordance with manufacturer's instructions to provide suitable key for new plaster.

06. All to be confirmed with Lime Green and installed strictly in accordance with Lime Green's Specification, details and instructions.

Flooring:

07. Each room to be reviewed in regards to levels i.e. whether door openings need to be raised, any steps in floor level etc. dependant on floor slope.

No Works:

08. There is no works to fireplaces, stairs, and cornices only make good to match existing where required.

revisions:

A - 14.07.26. - Information updated to suit Planner comments, Listed Building Condition No:8 - KS

client:
Mountley Group

project:
27-32 Market Place
Reading

description:
Ground Floor Retail Units/First Floor (Flats)
Insulation Details/Upgrade/Schedule
of Works & Installation Methodology



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drawn: JC scale: 1:5 @A1
date: 15.04.2025 sheet of:
job drwg. no: jw1077-651

rev: A
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