

## Second floor Staff Room

Level existing floor by laying tapered treated timber battens onto existing floor boards. Set datum at door opening to staircase. Lay new 18mm Chipboard flooring, to battens. All to be removable in future.

Strip woodchip and lining paper from walls and ceiling

Form office and staff WC with new stud walling.

Repair existing windows, reputy and leave in secure and working condition.

Install new drainage, services. Drop new soil pipe down through chimney flue to ground level and connect with services in the new kitchen.

Construct new plant room with new timber stud walls lined with plasterboard both sides.

Install new mega flow hot water cylinder to plant room with new LPG wall mounted boiler.

New door to plant room to be FD30 fire door and frame.

Cut new boiler flue into existing chimney flue and run new flue pipe to chimney. Fit appropriate terminal outlet at pot level.

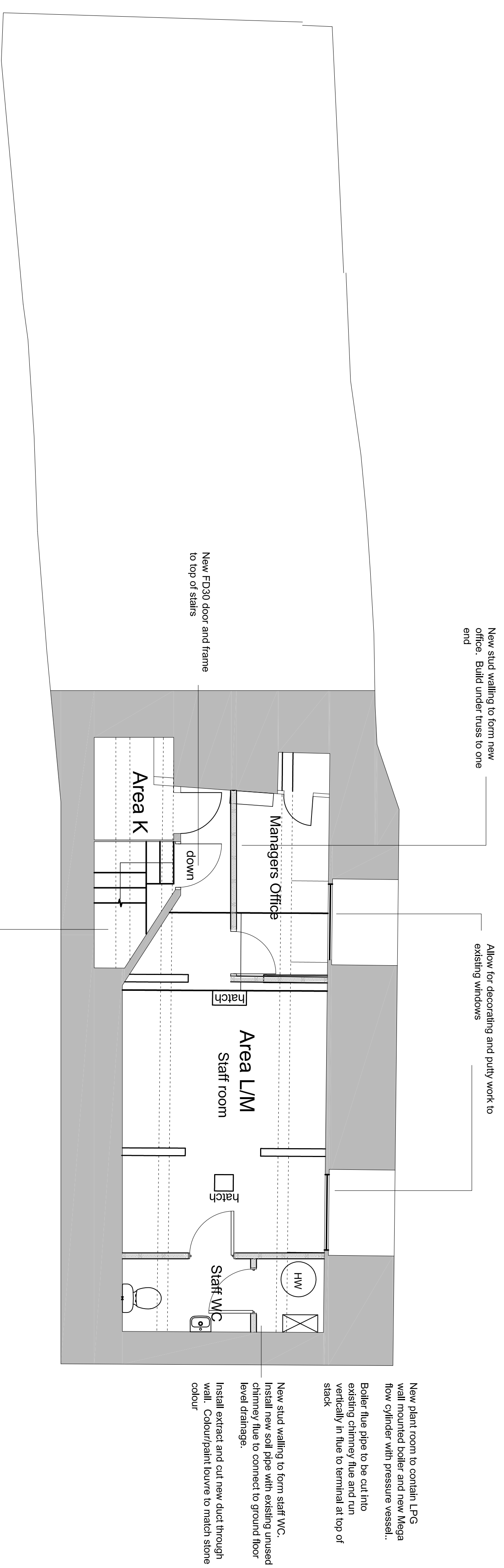
Take down existing timber boarded partition set between existing truss members. Make good wall, floor and ceiling fixings points.

Carefully repair plaster to existing staircase enclosure walls.

Install new extraction to staff WC. Cut duct through gable wall and position 150 x 150 louvre. Paint louvre to blend into wall stone.

Lay new floor finishes to office and lobby to office, rest room, staff WC and plant room.

Install kitchen base units with worktop to staff room to form small tea point with stainless steel sink and water boiler.



## Staircase to second floor

Carefully repair the treads of the existing timber staircase to second floor level. Line underneath each tread with 25mm plywood. Screw from underside to ensure each existing tread plank is secure. Re-line the soffit with 50 x 50 treated timber frame with 12 mm plasterboard and skim finish to achieve 30 mins fire resistance. Strip wallpaper from walls. Undertake plaster repairs as necessary.

- E Second floor moved to new drawing, notes substantially updated following Heritage Assessment. Apr 2019
- D Toilet layout revised, additional notes added, staircase to ground floor reversed. Sept 2018
- C Additional notes added Jun 2018
- B Old cold room area converted to new ladies WC, new staircase to level and new stairs to ground floor. Floor finish to be seen and new staircase provided down to the ground floor bar. Jan 2017
- First floor dining room changed to additional first floor kitchen. Staircase detail returned to existing layout. New balustrade to stair from grd flr, new door added to dining room Nov 2016

Drawn By	SS	Scale	1:50 at A1
Checked		Date	Sept 2016

**Drawing**  
Proposed first and second floor plans

**Project**  
North Arms  
Wixton

**Client**  
Wixton College

**Brear Associates**  
The Beer House  
Atherstone Hill  
Atherstone on Stour  
Stratford on Avon  
CV37 8NF  
Tel:01789 450283

**Drawing No**  
2016-34/11E