

### Area B Former Kitchen, New toilets

- Strip all walls of existing glazed tiles and strip out old services, sinks, extract hood and fan etc.
- Take down plasterboard ceiling, dispose.
- Break up existing floor slab and dispose off site.
- Lay new floor slab with geotextile membrane with min 150mm insulating clay aggregate above, geotextile membrane linked to lower membrane with min 150mm limecrete slab, with 75mm lime/sand screed all finished with new floor tiling.

Remove wall plaster and replaster with non hydraulic lime plaster. Allow for render, set and finishing coats.

Remove existing timber staircase to first floor and replace with new timber staircase with plasterboard soffit. Min 250mm going and 183mm riser.

Construct new toilet walls with 100mm blockwork walls. Install new underground drainage through floor slab, connect to existing underground drainage.

The walls to toilets and fit out with WC, pedestal basin, etc as shown.

Replace external door and frame with new ironmongery.

Repair existing window, replace putties, prepare and redecorate.

### Area C - New dining room

- Remove all existing wall plaster. Repoint any open mortar joints. Replaster wall using non hydrated lime plaster final coat finished with smooth float finish.
- Take up existing quarry tiles. Break up existing concrete floor slab and dispose off site.
- Remove all skirting boards throughout. Install new softwood timber skirtings throughout
- Strip black paint from existing timber beams in both new bar and new restaurant areas using Soda blasting by Beam Clean and Restore.

Clean stone of rightmook in both bar and restaurant. Repoint stone to both fireplaces with new lime mortar. Undertake sample panel of stone cleaning and soda cleaning for approval.

Line timber faced post with new boarded finish to ensure fire protection maintained to post.

Lay new floor slab with geotextile membrane with min 150mm insulating clay aggregate above, geotextile membrane linked to lower membrane with min 150mm limecrete slab, with 75mm lime/sand screed all finished with new floor ironstone flags or float finish to screed to mimic flags

Take down section of plasterboard ceiling underneath bathroom. Expose joists for inspection. Repair/replace any joists in poor condition. Refix ceiling.

Remove existing woodstove, inspect chimney flue, line with new twin wall liner and fit new stove

Install new 60 minute fire door and frame to new toilet lobby

New window boards as window seats to 2no existing windows.

Install new timber skirting boards

Decorate new lime plaster with lime wash, colour to be selected.

Decorate all joinery with new breathable clay based paint

Decorate ceiling with two coats of emulsion paint.

Prepare sample panel of stone and clean exposed stonework to fireplace. Repoint with lime putty mortar to any joints where mortar comes loose.

### Area D - New Restaurant/Bar

- Strip out and remove existing bar and all bar services.
- Strip plaster from walls, replaster walls with non hydraulic lime plaster with smooth finish for decoration.
- Latex existing flooring and lay new floor finishes.
- Strip woodchip paper from existing ceiling.

Install new FDB05 door and frame into existing opening leading to new kitchen. Adapt door to allow for double swing.

Sweep chimney and install new wood burning stove. Install new chimney liner with new chimney pot to top of the stack. All work by HETAS contractor.

Cut out existing floor joists. Trim floor and floor beam to engineers' details and form new stamwell. Install new timber staircase with feature timber handrail with glazed panel balustrade to detail.

Install new bar to specialist design.

Open up existing external door opening. Remove all internal wall linings used to cover opening on internal face of wall. Carefully take down door, assess for any timber repairs. Piece in any new timber to replace rotten or decay section. Retain and repair all ironmongery and rehanging to existing frame.

Strip paint finish from existing external door to garden. Undertake all necessary timber repairs to frame and door. Overhaul ironmongery.

Redecorate door and frames with new breathable aprint finishes

Install new timber skirting boards

Decorate new lime plaster with lime wash, colour to be selected.

Decorate all joinery with new breathable clay paints.

Decorate ceiling with two coats of emulsion paint.

Prepare sample panel of stone and clean exposed stonework to fireplace.

Repoint with lime putty mortar to any joints where mortar comes loose. New window boards as window seats to 3 no existing windows.

### Area E - Existing Toilets and lobby

- Strip out existing toilets. Remove all services, finishes, internal partitions including floor tiling and ceiling forming layout of existing toilets. Remove ceiling joists.
- Line walls with treated timber battens and Altro WhiteRock wall linings to all walls.
- Install new timber collar ceiling joist and insulated roof void to current standards. New plasterboard ceiling.

Fit new external door and frame and new FD60 fire door and frame leading into bar.

Fit out space as new kitchen to catering specification including new water served, drainage connections, electrical outlets, LPG outlets.

Replace metal framed windows with new painted hardwood windows with double glazing.

Take up existing quarry tile finish. Make good existing slab.

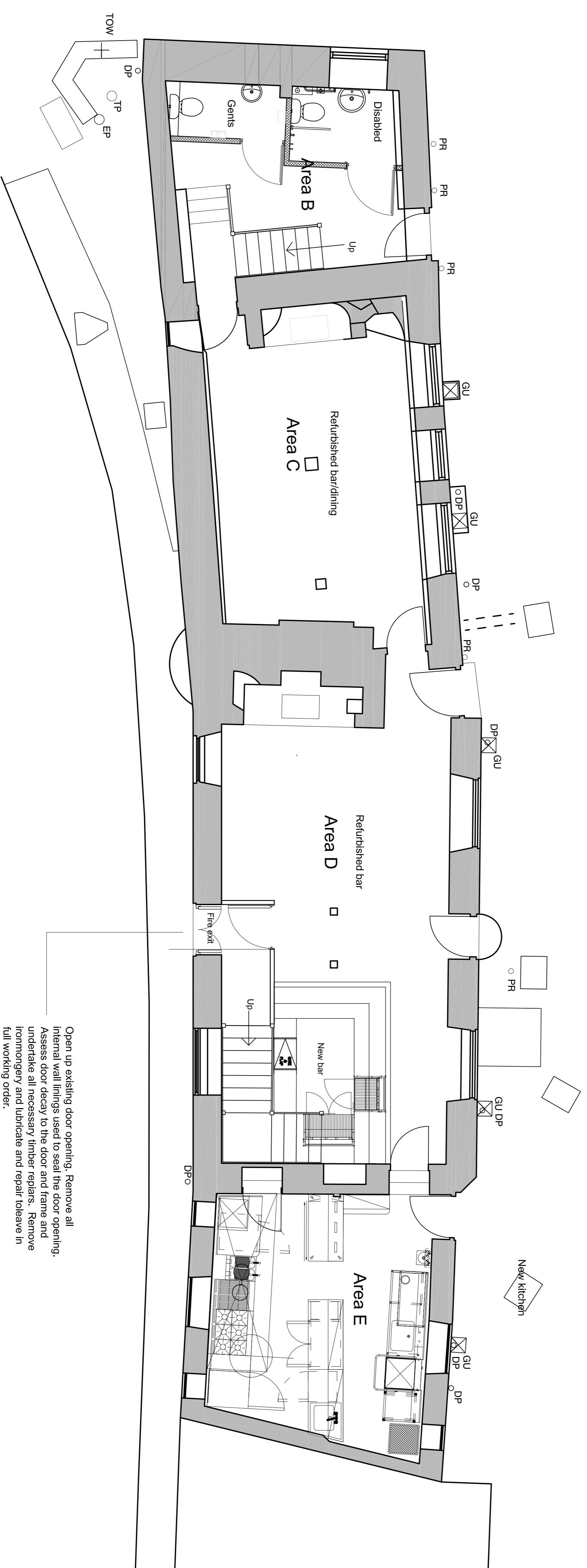
Lay new tiled finish to floor including tile skirting

Install new extraction system above cooker run only. Extend extract ducting into flue of existing gable chimney and extend to the roof level. Construct two new timber louver dormers to the main roof and connect air intake ducts.

Take down existing ceiling to former toilets. Remove existing ceiling joists and insulation, old water tanks etc. Install new 150 x 50 C16 collars to each pair of rafters. Provide new 12mm plasterboard ceiling to flat ceiling. Insulate sloping ceiling with 100mm Celotex and 82mm insulated plasterboard. Install 300mm fibreglass insulation to flat ceiling.

Decorate all joinery with new breathable paint.

Decorate ceiling with two coats of emulsion paint.



## GENERAL NOTES

<p><b>Client</b> Woxton College</p>	
<p><b>Project</b> North Arms Woxton</p>	
<p><b>Drawing</b> Proposed Basement and Ground Floor Plans</p>	
<p><b>Checked</b> SB      <b>Scale</b> 1:50 at A1</p>	
<p><b>Date</b> May 2016</p>	
<p><b>Drawing</b> Proposed Basement and Ground Floor Plans</p>	
<p><b>Notes</b></p> <p><b>A</b> Ground floor kitchen changed back to existing layout with slabs to bar and to first floor retained.</p> <p><b>B</b> Toilets positioned in old kitchen, opening to bar created from lobby, new fire escape staircase to toilet lobby, kitchen moved to old toilets, new staircase to first floor, bar relocated</p> <p><b>C</b> Additional notes added      Jun 2018</p> <p><b>D</b> Notes revised, toilet layouts revised, Staircase reversed, Sept 2018</p> <p><b>E</b> Notes revised and rechecked following Heritage Assessment and second pre app, Post replacement detailed, floors now retained not replaced, partition added ground floor.      Apr 2019</p> <p><b>F</b> Notes amended to reflect revisions to specification.      Jul 2019</p> <p><b>G</b> Internal partition door adjusted to align to external fire exit. Notes amended to reflect revisions to specification.      Sept 2019</p>	
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<p><b>Brear Associates</b></p> <p>The Beer House Atherstone Hill Stratford on Avon CV37 8NF Tel:01789 450283</p>	
<p><b>Drawing No</b> 2016-34/04G</p>	