Ground Floor

First Floor

activity room 2
27.5m2
activity room 3
25.2m2
activity room 1 or occasional wheelchair accessible bedroom
accessible bathroom
lobby 1
entrance hall
kitchen
understair store
stair 2 ground
plant/utility bootroom
9.2m2
ensuite 1
bedroom 1
corridor 1
bedroom 2
ensuite 2
corridor 2
landing
bedroom 3
ensuite 3
store2
store3
corridor 3
bedroom 4
bathroom 2
stone track as existing
small block paving on sand on hardcore to new levels (Marshalls Drivesett?)
existing stone wall
existing concrete base remains for bins as existing
new concrete base for ASHPs
existing stone wall demolished
Outhouse
new planting
stone retaining wall with flat stone coping
Field Drain Bedding: drainage geotextile in base (optional) coarse bedding gravel finer gravel up to levels
new sw drain taking water from main valley and lobby roof to existing chamber between outbuildings
100dia pvc external air pipe to connect to stove, cast in floor: insect mesh at end
5kW room sealed woodburning stove: flue lined
75mm Diathonite
new gutter at barn eaves height full width but fixed only to cottage
Showerwall on studwork with gap behind vented to internal
hardcore, 200 phenolic insulation and 75mm conc screed
hearth foundation under
wet room floor draining to middle
mvhr extract grille
mvhr input grille
2x15 plbd/skim both sides on 100 stud wall (will heedextra studs for fixing grab rails
existing window replaced with door
existing soil floor lowered slightly to formation level for insulated solid floor construction (see notes)
span floor joists over
footprint of duct over
100mm block infil in former doorway
extg window opng extend to floor
plaster removed and replastered
Diathonite 75mm and 50mm
Inspection Chamber Base 450mm dia.
existing doorway redressed with stone jambs, head and sill from stone from demolition. fixed double glazing lowE in timber frame
new Main Entrance
frame let in flush with stonework
450x450 area of A142 mesh in concrete under stair post
new timber stair (REFER TO DETAIL 300)
triple glazed lowE fixed glazing in recessed timber frame: safety glass both outer panes
FIC CL:10.05 IL:9.69
former doorway walled up with 100mm block
existing concrete to be broken out, levels reduced and replaced with stone pavers bedded on sand on hardcore
IL:10.36-800=9.56? CL 10.00
linear drain to intercept water from drive
existing concrete to be broken out and replaced with stone pavers at lower level, bedded on sand on hardcore
solid concrete floor to be broken out and dug out to formation level to allow insulated solid floor (see notes for details)
extg cracked stone bressumer removed: new 150x150x10 ms angle inserted higher and filled with timber supplied by client
area for internal kit and cylinder for ASHPs
mvhr extract grille
3 x Catnic CN66XC or 3 no 152 x 152 x 23 UC
new double doors refer to schedule
new opening
solid concrete floor to be broken out and dug out to formation level to allow insulated solid floor (see notes for details)
new 100 stud wall with fbrous insulation between
extg openings walled up: fibrous insulation between studs
new lintels
concrete floor removed and dug out to formation level for insulated
existing timber glazed doorway removed
new timber stair
existing door in new frame to open out
new steps
mvhr unit in floored attic above stair
frame let in flush with stonework
canopy
75 Diathonite on external walls
repair damaged floor joists and boards in this area
Velux 1200x800 access rooflight
new 69mm thick swd posts at sides with new opening window to match extg
timber window linings removed: 50mm Diathonite to reveals head and sill
Ellise Unico 737x1971 (for 1981x763 door) pocket door kit for 100mm thick wall
extg stud wall
towel rail heater
extg door and frame as is
12 ply boxing in of waste pipes at floor level
new svp tp below, rises up in duct and reduces to 75 and AAV
150 studs to allow for plumbing
supply at high level and down to Activity 3 in corner
stud wall just covers change in flooring
roof truss over
stud wall removed: where extg ceiling joists bear on removed wall, replace with joists spanning between collars of roof trusses
new floor
94x94 timber post extending 1000 above first floor:
1250 to leading edge of floor beam
new floor boarding joists and ceiling at same level as existing corridor
new opening
D105 moved to former corridor
wall widened to take 180mm dia duct down to kitchen
structural post 2nr 150x65 bolted supporting roof beam
floor to ceiling boxing: 12mm ply facing on timber frame
new timber stair 2580rise (tbc) = 13 risers of 198, : going 220
stair 2
set out from end of diagonal wall
225g, 172r
new stud wall with 2 layer pbd/skim this side
762mm 60min fire door & frame; faced as 4 panel door (see detail)
NEW OPENING TO MAIN BUILDING
Cast iron rainwater pipe
Cembrit Patina black fibre cement fascia on timber framing (dpc between wall and timber)
flat roof rainwater outlet
existing walls thermally upgraded (see note)
existing walls thermally upgraded
upstanding soil pipe; reduces to 75mm and vented through roof on back slope
repair damaged floor joists and boards in this area
Velux 1200x800 access rooflight
timber window linings removed: 50mm Diathonite to reveals head and sill
Ellise Unico 737x1971 (for 1981x763 door) pocket door kit for 100mm thick wall
door moved along wall
new 69mm thick swd posts at sides with new opening window to match extg
mvhr unit in floored attic above stair
frame let in flush with stonework
canopy
75 Diathonite on external walls
triple low E fixed glazing in timber frame
void
1250 to leading edge of floor beam
new floor boarding joists and ceiling at same level as existing corridor
new opening
D105 moved to former corridor
wall widened to take 180mm dia duct down to kitchen
structural post 2nr 150x65 bolted supporting roof beam
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NEW OPENING TO MAIN BUILDING

0 1 2 SCALE: metres 5 N

Ceiling to have taped vapour check fixed to existing plaster, battens to form service zone: plasterboard/skim

existing lath and plaster ceiling has been removed: area to have ceiling joist denailed, taped vapour check, battens to form service zone, new plasterboard/skim

lowered ceiling for ducts

NOTES:
INTERNAL INSULATION FOR STONE EXTERNAL WALLS

EXTERNALLY, rake out loose lime mortar and any cementitious mortar (assume 50% of wall area) and repoint with lime mortar where necessary, apply breathable water repellent coating (BKK Eco) to the outside of the stone wall to reduce the water absorption of the stone while maintaining the breathability of the wall.

INTERNALLY
External Walls: U=0.38W/m²K.
Solid stone wall
75mm Diathonite Thermactive; (a cork-based natural lightweight thermal coat with lightweight silica filler and natural volcanic materials. Composed by natural hydraulic lime NHL 5, the product is antibacterial and prevents the development of moulds and condensation. Diathonite has good performances according to fire reaction, high porosity and breathability. It has good insulation properties, contributes to indoor thermo-hygrometric comfort and maintains its properties over time).
The typical application :
Base coat: DIATHONITE THERMACTIVE base thermal coat (spray or hand applied in 15-30mm layers)
Finishing coat: ARGACEM HP (~4-5mm overall thickness, applied in two layers) semi smooth finishing (or even smoother by applying the Argacem Ultrafine Plaster on the top of Argacem HP)
Breathable paint.
For the parts of the wall that are particularly damp or underground particularly the wall floor junction: Diathonite Deumix + dehumidifying plaster and/or Diasen Watstop tanking to be applied prior to Diathonite Thermactive. Especially for the parts of the wall that are planned to help dry by lowering the ground outside.

GROUND FLOOR
75 sand cement screed
dpm with taped joints and taped at wall edges with Pro Clima Contega Solido SL Airtight Sealing Tape
120mm phenolic insulation (Kingspan TF70
hardcore/excavated ground consolidated

FOUL DRAINAGE
Foul drainage to utilize existing septic tank situated in field to west of the manor house

F xx0621 MVHR grilles lcoated and duct routes identified:
Omit Diathonite from wall behind wood burner in Activity2 and replace with lime mortar pointing both side (ie in hearth and in barn behind):
Landing radiator omitted:
DG12 changed from single door to double 9using extg doors
DG17 omitted and wall moved back to line thru with wall other side of column.

E 260521 BA1, BA2 and accessible bathroom fittings reorganised:
DG102 moved along wall:
all radiators moved to under windows and resized by heating subcontractor:
all grabrails removed in accessible bathroom: new positions to be agreed with client:
woodburner and air supply pipe removed from Activity 3,
new sw drain from new lobby:
Diathonite to wall at back of hearth in Activity 2:
All corridor ceilings previously lowered for ductwork now removed

D 040521 D104 and 107 changed to Elisse Unico pockets doors:
Stud wall to ENS3 moved to cover change in flooring
retaining wall demolished: new concrete slab for ASHPs
North side of Utility from window for all ASHP internal kit and storage cylinder:
ceiling lowered to 2.1m in corridors 1,2 and 3 for ducts:
D106 omitted and moved to extg opening in spine wall

C 310321 D111 moved to extg opng in stone wall (not now walled up) for entrance to Bed 3.
D105 moves to former corridor forming STORE 3.
Form new opening with three steps to main house:
Plumbing duct removed in ensuite 1: any pipe boxing after fittings plumbed.
Wall that sanitary fittings are mounted on in ensuites 2&3 modified: possible boxing of pipes after plumbing
Corridor wall to Bathroom 2 amended.
Radiators at ground floor omitted: UFH added.

B 250221 proposed timber beam over bedroom 3 replaced with new ceiling joists:
main stair modified: see sep detail (to be issued)
proposed 203x102 beam in kitchen replaced with spliced 225x75 bolted to extg joists
bathroom 2 moved to replace bedroom 5
concrete surround to chimney breast (activity2/3) added replace adjoining walls with timber stud
WEG13 now door in opening of same width extended down to floor
cracked bressumer in kitchen replaced with ms angle
ceiling in first floor circulation spaces to be ta door frame height for ducts

A 290920 notes on first floor ceilings clarified:
WEG13 remains as window, not a enlarged to doorway

status
BUILDING REGULATIONS/CONTRACT

project
HIGHGREEN MANOR

drawing
UNITS 3 AND 4: GROUND & FIRST FLOOR PLANS

project nr	drawing nr	amendment
574	111	F

scale 1:50 at A1
date 0520

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do not scale: report discrepancies: if in doubt, ask.