

GROUND FLOOR ALTERATIONS

To area including offices G1 to G5. Remove partitions to the lobby, make good to walls, floors (especially where levelled by basement steel beams to be inserted), and ceilings, remove kitchen and bathroom fittings. Remove floor coverings to timber floor and erect new partitions to form offices, reception and toilet all partitions to comprise 75 x 50mm stud framing, increase to 100x 50 to offices G1 and G2 where ceiling higher. Fit two rows of horizontal bracing finish both sides with 12.5 mm plasterboard and skim. Fill partition with 75mm acoustic insulation Rockwool RW6 or equivalent. Fit new sanitary ware as indicated to include hand basins to offices and toilet to have standard basin and wc fit with grab rails (disabled) Connect all services and drainage to existing drains as indicated on the basement plan. Hot water and heating to be provided by a wall mounted boiler in the store room off office G3

Fit architraves and skirtings to the offices and reception area to match existing. In service and other areas to be 150mm lambs tongue skirtings with matching 75 mm architraves. Doors to circulation areas including main hall and staircase to be half hour fire resistant, existing doors to be assessed with Building Control Officer if the building owner wishes to retain them (listed building) Fire doors to be fitted within half hour frames with 12.5 mm rebate and intumescent strips.

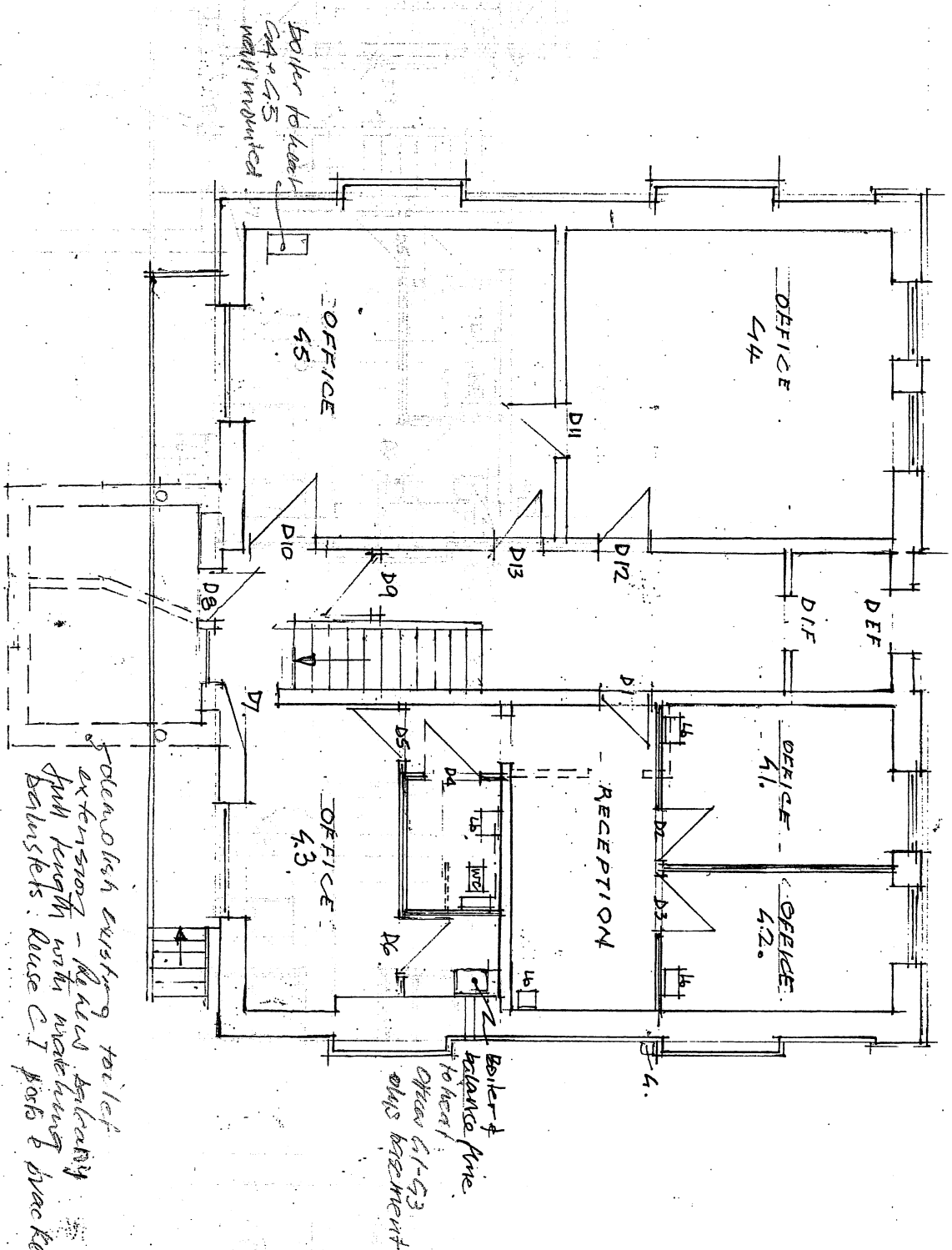
Ceilings, where necessary over board with 12.5 plasterboard (pyroboard) and skim to give half hour fire resistance

Reopen access to basement stairs as per basement plans fire door G9 to be fitted with PYRO glazed panel to aid escape. Remove and strip the cast iron supports and rails stairs etc forming the balcony blast clean or similar, after demolition of former toilet block extension refit balcony extended in position indicated incorporating cast iron columns and brackets in new positions to form extended balcony. Using a section of the existing balusters to form mould, cast additional cast iron baluster all to be fixed on new balcony with new wrought iron bottom, upper and handrails all to same spacing as original adjust length of escape /access stair and fix at end of balcony on stone base let into tarmacadam base, all securely bolted down. replace balcony platform in galvanised steel sheet with Rolled steel angle fixed to external wall and channel on its side to strengthen front edge fitted over cast iron brackets. Whole installation painted black on completion.

Windows, record sliding sash windows to the front offices and renew hardwood cills externally. Re-mastic windows and repaint in existing colours. The patio doors leading from office G3 to have the lower glass panels removed and replaced with pyro stop glass.

To area including G4 and G5 Remove storage area accessed by D13 and make good .

Floors walls and ceilings to be treated as above including upgrading fire resistance of ceilings where necessary Heating to be provided by wall mounted gas fired boiler fixed to wall in office G59 fed from separate gas



meter via external pipework. Doors to be assessed with Building Inspector, for fire resistance and retained where possible (Listed Building). New doors to be solid core fire doors (half hour resistance). External doors GFE and D8 to be replaced as indicated

PROPOSED ALTERATIONS TO GROUND FLOOR OF
92 NEW NORTH ROAD, EDGERTON, HUDDERSFIELD
Scale 1 to 100 February 2020 DWG GF 002 B