Existing modern concrete lintel to be removed
New Oak lintel to be installed at reduced height

Existing sliding doors to be removed
New vertically boarded full ledge and braced side hung doors to be installed within new decorated timber frame, sized to fit new opening height

Existing raised platform retained

Previously infilled opening to be extended to recieve vertical boarded pedestrian door set within decorated timber frame

Existing opening to recieve insulated infill behind external door. External joinery to remain or be replicated as required

New softwood staircase

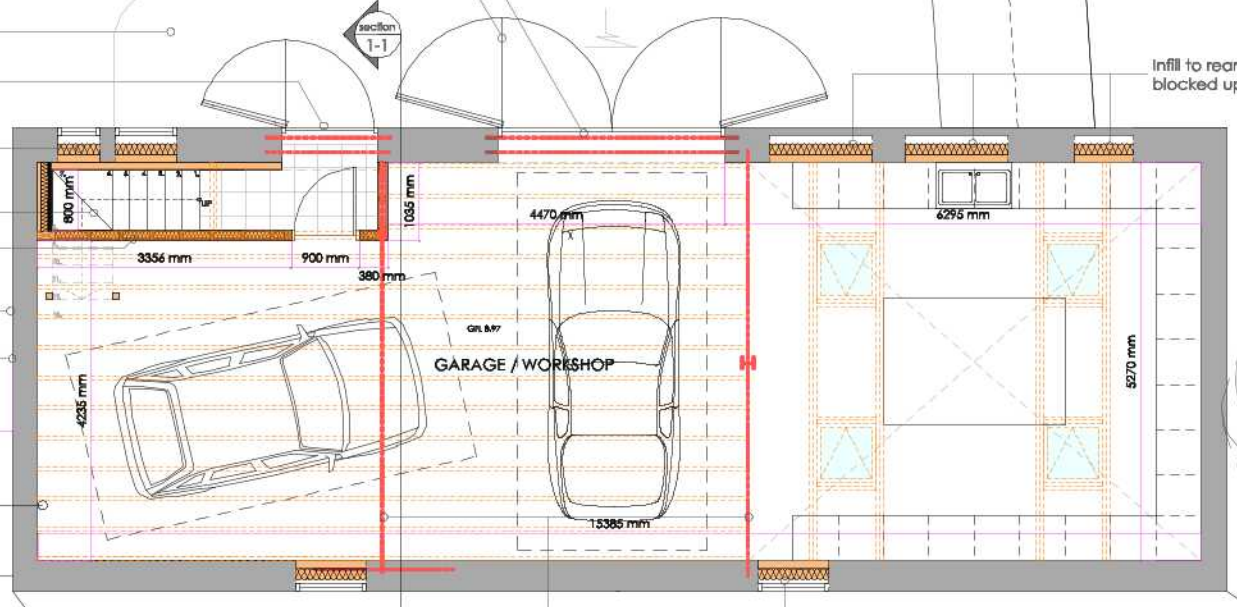
Studwork partitions to fire protected stairwell

Helifix repairs to existing gable brickwork

Spalled brickwork to be carefully repaired with like for like reclaimed brickwork and matching mortar

EXISTING OIL AND GENERAL STORE

Infill to rear of previously blocked up opening



GROUND FLOOR PLAN

Structural framing to be installed. Engineered design to minimise the extent of new load being applied to the existing external wall.

Existing openings to receive insulated infill behind. Existing timber doors to be replicated and installed within existing frame in a closed position

Existing opening to be shortened to facilitate first floor mezzanine infill to be in matching reclaimed brickwork/mortar. Brickwork not to be toothed in, to allow original opening height to be visible

Extended gable wall to be constructed in salvaged brickwork following careful taking down of existing gable triangle

New softwood staircase

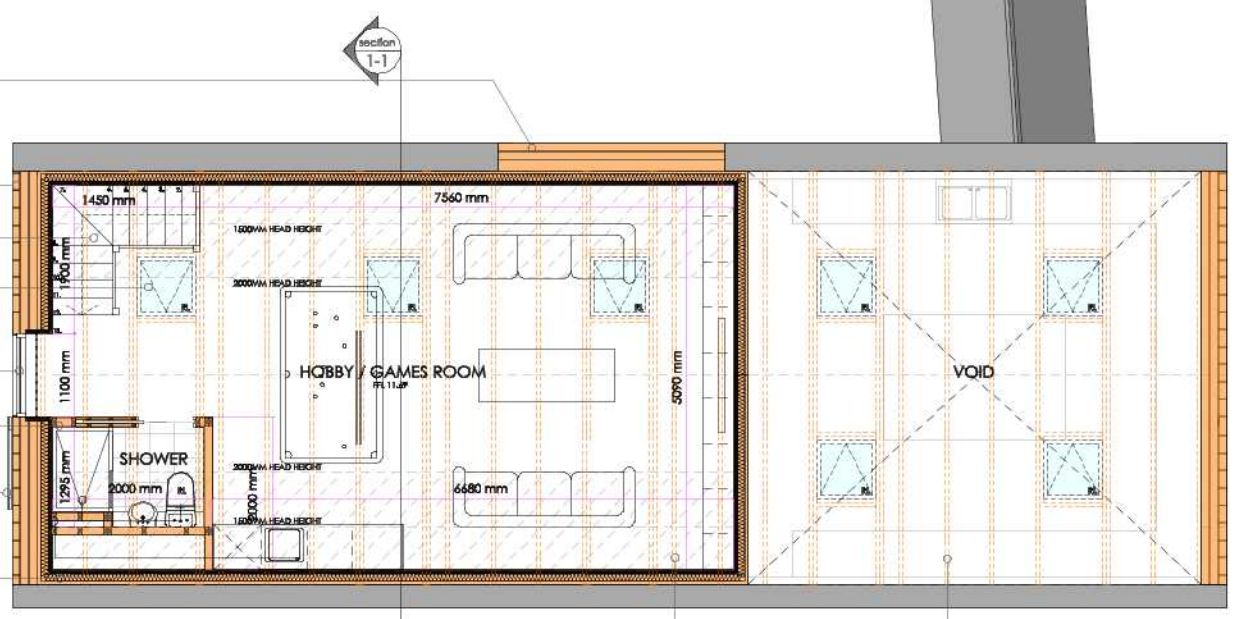
3no. Velux Conservation centre pivot rooflight (780mm x 1180mm) GGL to be installed flush with roof covering

Existing opening to be replicated and receive decorated timber window with 14mm slimline clear glazing Opening for means of escape

Studwork partitions to form shower room

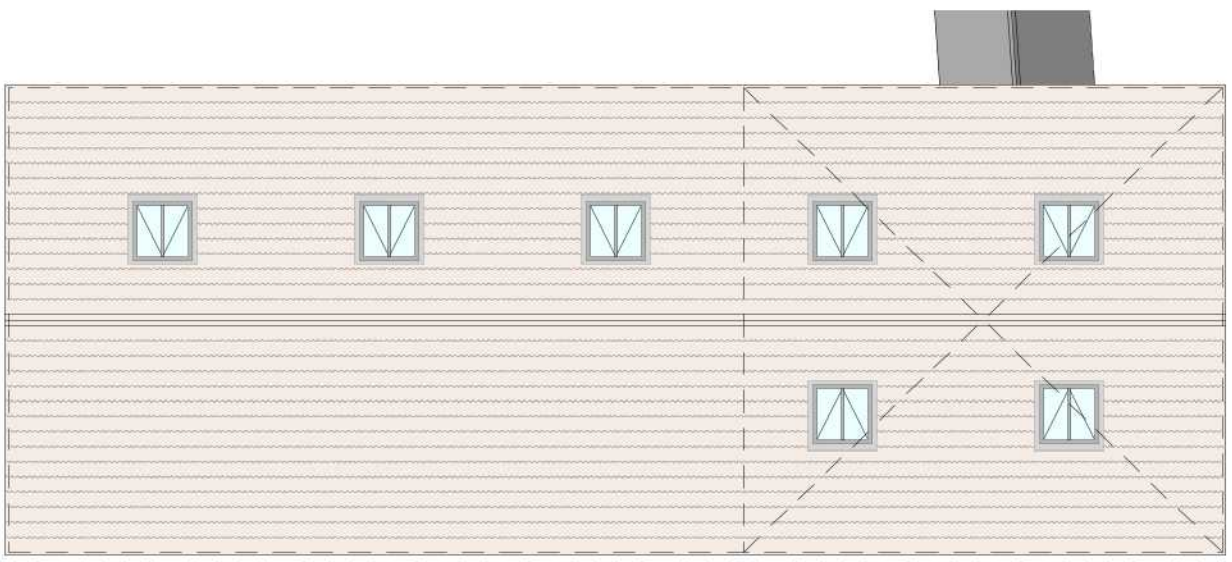
Existing timber door to be replicated Existing ironmongery to be re-used where possible. Door to be fixed open

Existing walls to receive internal insulated studwork skin comprising 140mm timber studwork with 100mm PIR insulation between and 50mm insulated plasterboard over with skim finish



FIRST FLOOR PLAN

Existing profiled asbestos roof sheeting to be removed
Existing roofing timbers to be removed and replaced with new cut roof at a greater pitch (35 degrees) resulting in an overall height increase of <1000mm



ROOF PLAN

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Revision G
Dwg No. 22405_02
Date Aug 24
Scale 1:100@A3

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.

Drawing title: Floor and roof plans

Project: Beech House, High St, Spaldwick

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