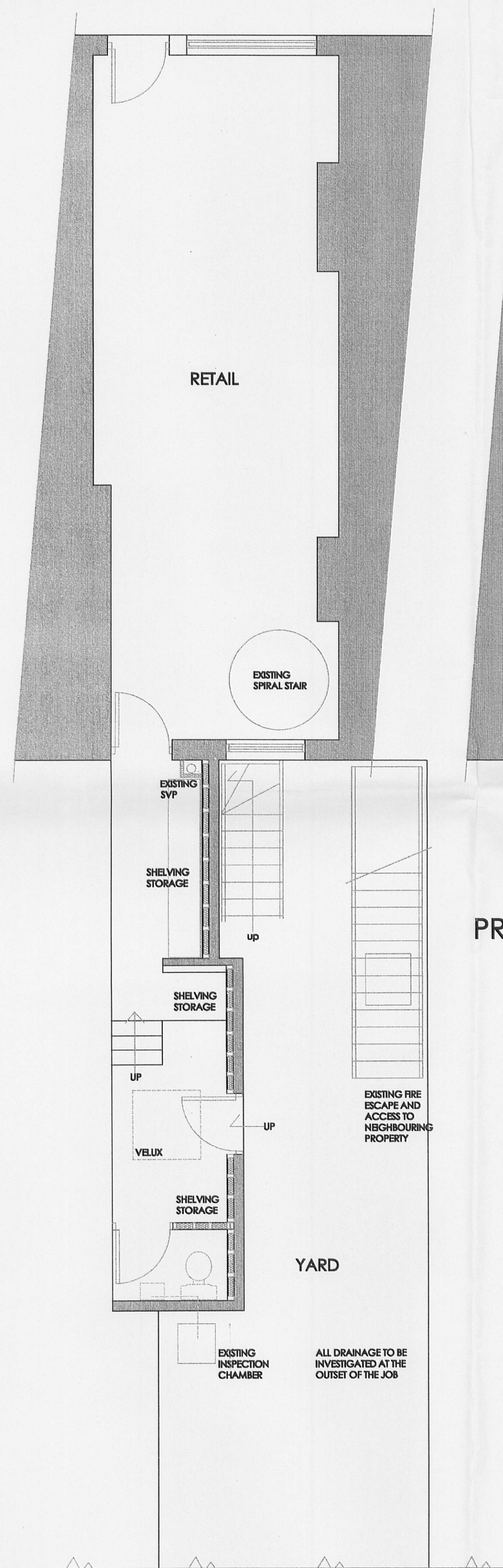
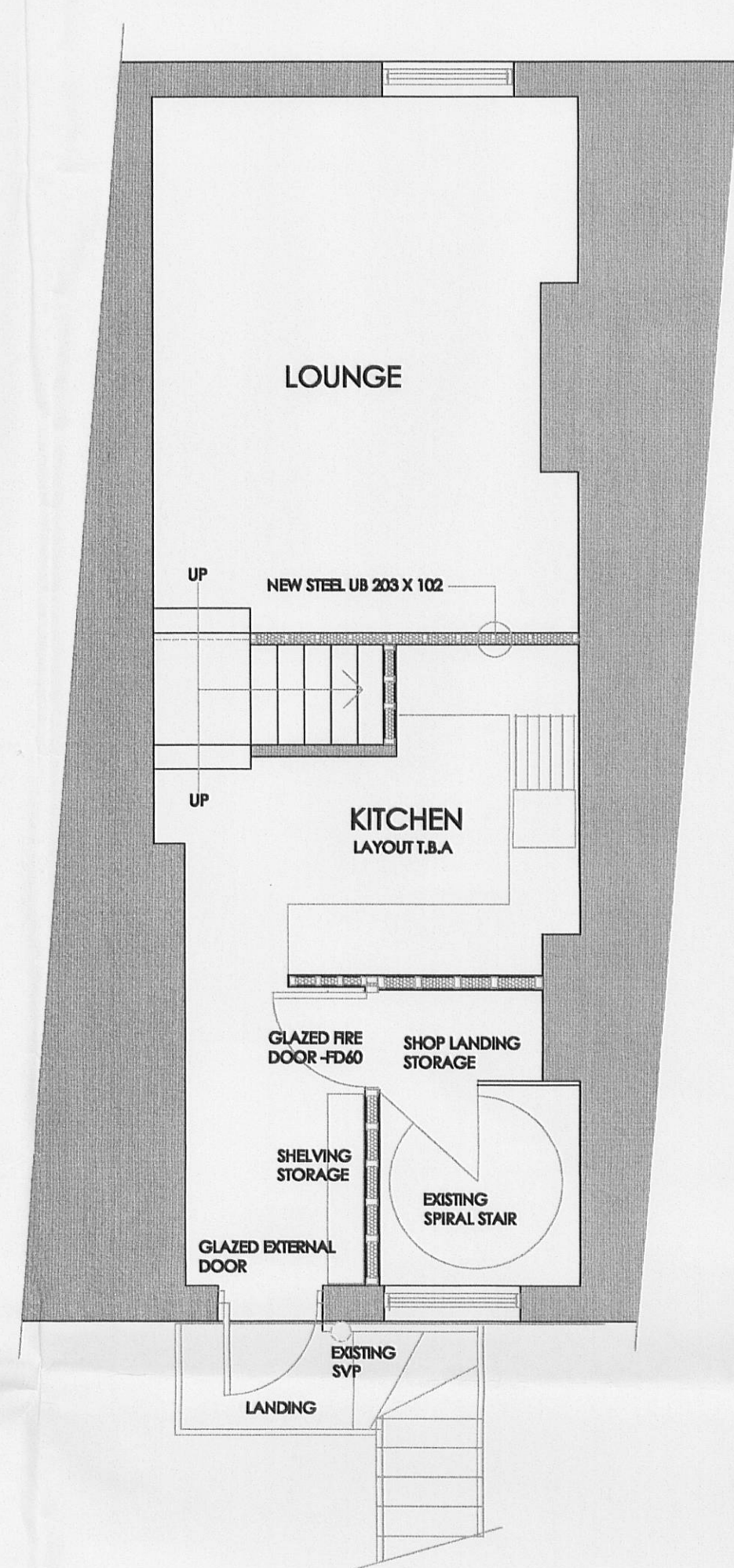
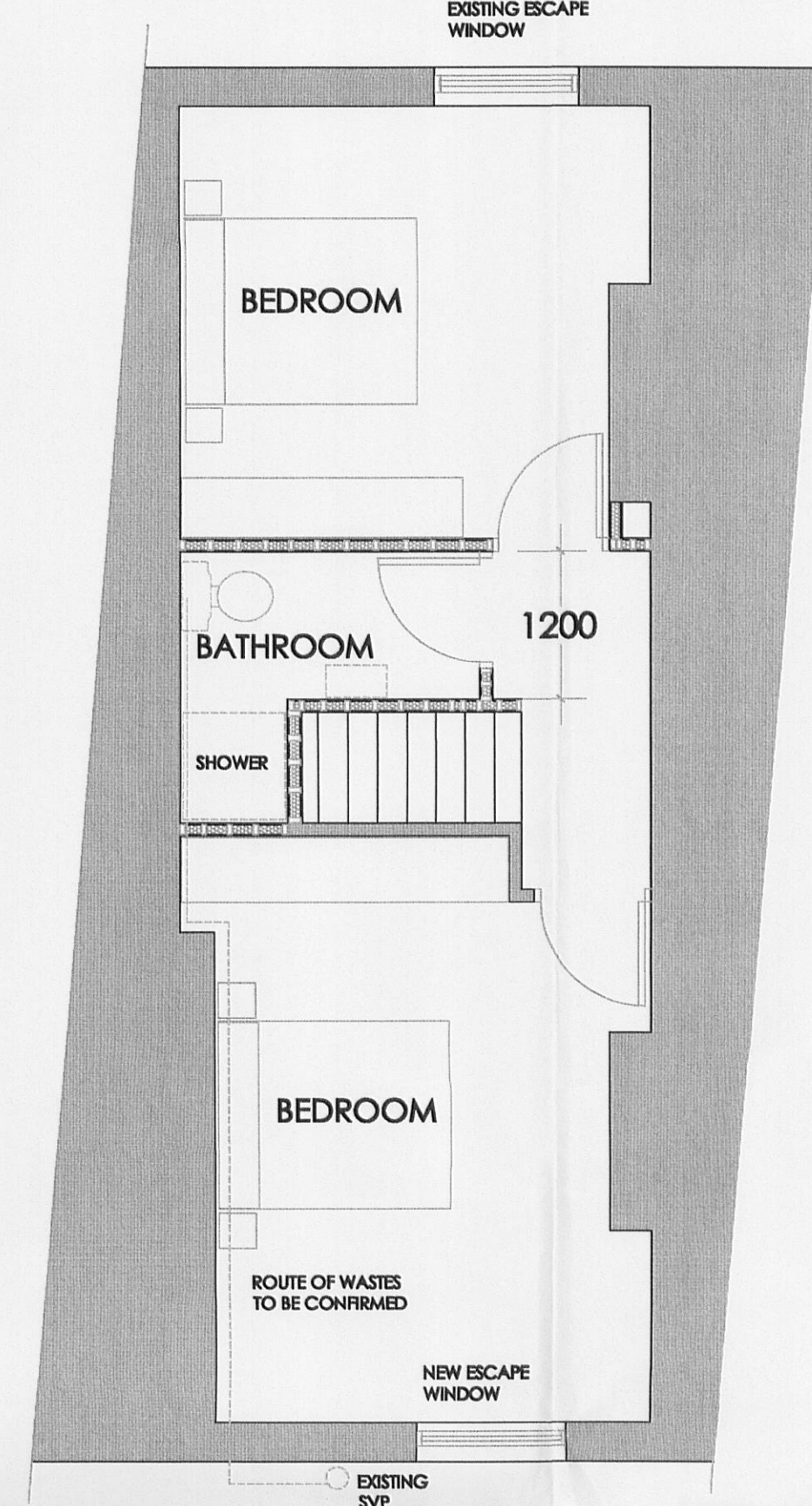




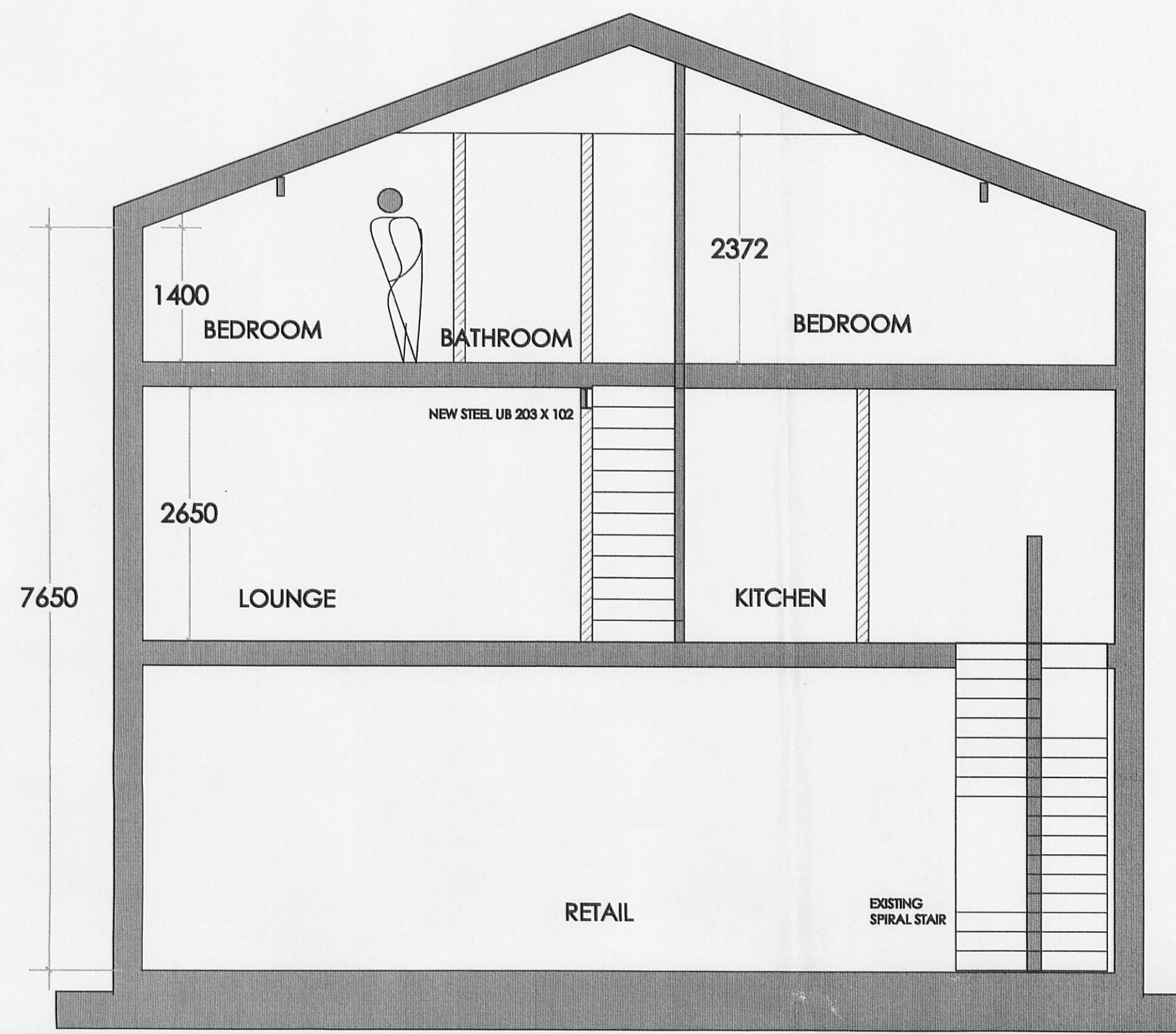
PROPOSED GROUND FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



SECTION THROUGH THE MAIN BUILDING

GENERALLY

- Existing roof timbers including all rafters and purlins to be investigated for decay. New timbers to be treated with approved preservative.
- All existing insulation/debris to be removed from the existing second floor area.
- All materials to be suitable for their purpose and be fixed, applied or mixed in accordance with the manufacturers instructions and specification.
- The Contractor shall take into account necessary for the proper execution of the works to the satisfaction of the Building Inspector whether or not indicated on the drawings. The Contractor shall be responsible for the accuracy of all dimensions and for the correct setting out of the works on site in accordance with the planning consent.
- All works and installations to comply with the regulations and recommendations of the respective of the respective Board or Authority to the satisfaction of the Building Inspector. Electrical installations to comply with IEE regulations. All fittings to comply with British standards.
- Water supply to be taken off existing mains supply with pipework suitably sized for given usage. All hot and cold water services, cylinders, tanks etc. to be insulated in compliance with Building Regulations Part L1 and BS449:1990.
- Any gaps in the two party walls to be infilled and ensure the fire stopping is 100%.
- Existing slate covering to be thoroughly checked for damage/breaks as there is no felt underlay.
- Existing spiral stair from the shop to remain insitu and the shop must be protected from dust and debris from the works.
- Sizes and strengths of all material to comply with current Building Regulations.
- The existing temporary timber supports at first floor to be removed on a new steel beam to the engineers detail inserted.
- Investigate the flashing to the chimney stack where a historic leak is evident to the second floor ceiling. Replace with new code 4 lead apron flashing and relay the slate finish as necessary.

STORE

Existing solid floor to the lower level of the ground floor store to be sheathed with 1200 gauge visqueen lapped 300mm up the wall face to link in with the vertical membrane. New 75 x75 timber floor joists laid across the lower floor with 75mm celotex insulation between. Use 22mm plywood floor decking and form new concrete threshold with weather bar to the door opening. Remove the concrete/stone shelf and wash basin and construct new timber stair flight to the upper level.

Existing timber panel linings internally to be removed to all sides. All battens to be removed to expose the inside face of the brickwork. Install to the full height of the walls a newlath membrane sheeting taken over the visqueen to the floor and securely fixed back to the brickwork. fix 75 x 50mm timber studs at 400 c/c with 75mm celotex insulation and lined with 12.5mm plasterboard and skim.

New timber partitions to be formed using 50x75mm timber studs at 600mm centres with noggins at 1200mm vertical centres and 12.5mm plasterboard both sides with taped joints and skim finish. Void to be filled with quilt insulation.

New external door to be 44mm thick solid core plywood flush type with hardwood lippings to both edges. Apply a 4mm steel sheet to the outside face for security.

Box out existing soli pipe in plywood sheathing and wrap with insulation quilt. Provide new 125 x19mm torus mould MDF skirtings with 44x19mm architraves to match. All woodwork to receive 1coat primer, 2 coats undercoat and 1 coat gloss finish.

All walls and ceilings to receive 1 coat mist and 2 coats trade matt emulsion with mould inhibitor.

Form new toilet and take the drainage out to the existing inspection chamber immediately outside. Install a mechanical extract vent linked to the light and extract through the side wall.

ACCOMMODATION

Construct new external steel stair access and escape initially. The stair is to be designed by the specialist and to be a galvanised finish. The drawing shows an indicative arrangement only.

Form new door opening in the existing external wall as shown and fix a new fully glazed UPVC external door with aluminium threshold and weather seal. Include for dpc to the reveals and a new concrete lintol to the head.

New timber partitions to both first and second floor as shown on the plans to be formed using 50x75mm timber studs at 600mm centres with noggins at 1200mm vertical centres and 12.5mm plasterboard both sides with taped joints and skim finish. Void to be filled with quilt insulation. In the partition at the top of the stair a new 1hour fire door (fully glazed) is to be included to the location as shown

Construct shelving to the partition face fronting the spiral stair to the owners requirements. Remove the existing cast iron fire surround to this area and set aside. Infill the fire with blockwork and make good all plaster.

Investigate all the floor boards and screw down where loose as necessary. Insert the new 203 x 102 steel up to the underside of the ceiling to carry the second floor joists adjacent to the stair flight.

Repair and make good the plaster finishes as necessary. Care to be taken not to loosen existing coverings. Allow for the reboarding of the first floor ceiling with 12.5mm plasterboard and skim.

The kitchen fittings are not specified but the drainage needs to be taken through the stair well against the party wall and the partition to be fire stopped accordingly. The waste may be able to link with the waste from the new second floor bathroom as shown on the plan.

Install new UPVC escape window to the rear at to the second floor bedroom to match the front elevation. New electrical installations to be verified by the owner regarding lights/power requirements and the various positions. Works to be undertaken by competent member recommended by the Contractor.

Mains operated and self contained smoke alarms to be installed as per Fire Officers instructions. They are to be permanently wired to a separately fused circuit at the distribution board and may be operated at a low voltage via. a mains transformer. Smoke alarms are to conform to BS 5446 (part 1) and be installed to comply with paragraphs 1.8 and 1.15 of section 1 of B1 of the building regulations.

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**38 KING STREET
CLITHEROE
LANCASHIRE**

PROPOSED ALTERATIONS

PROPOSED PLANS

**RAFFIA/100
SEPTEMBER 2011**