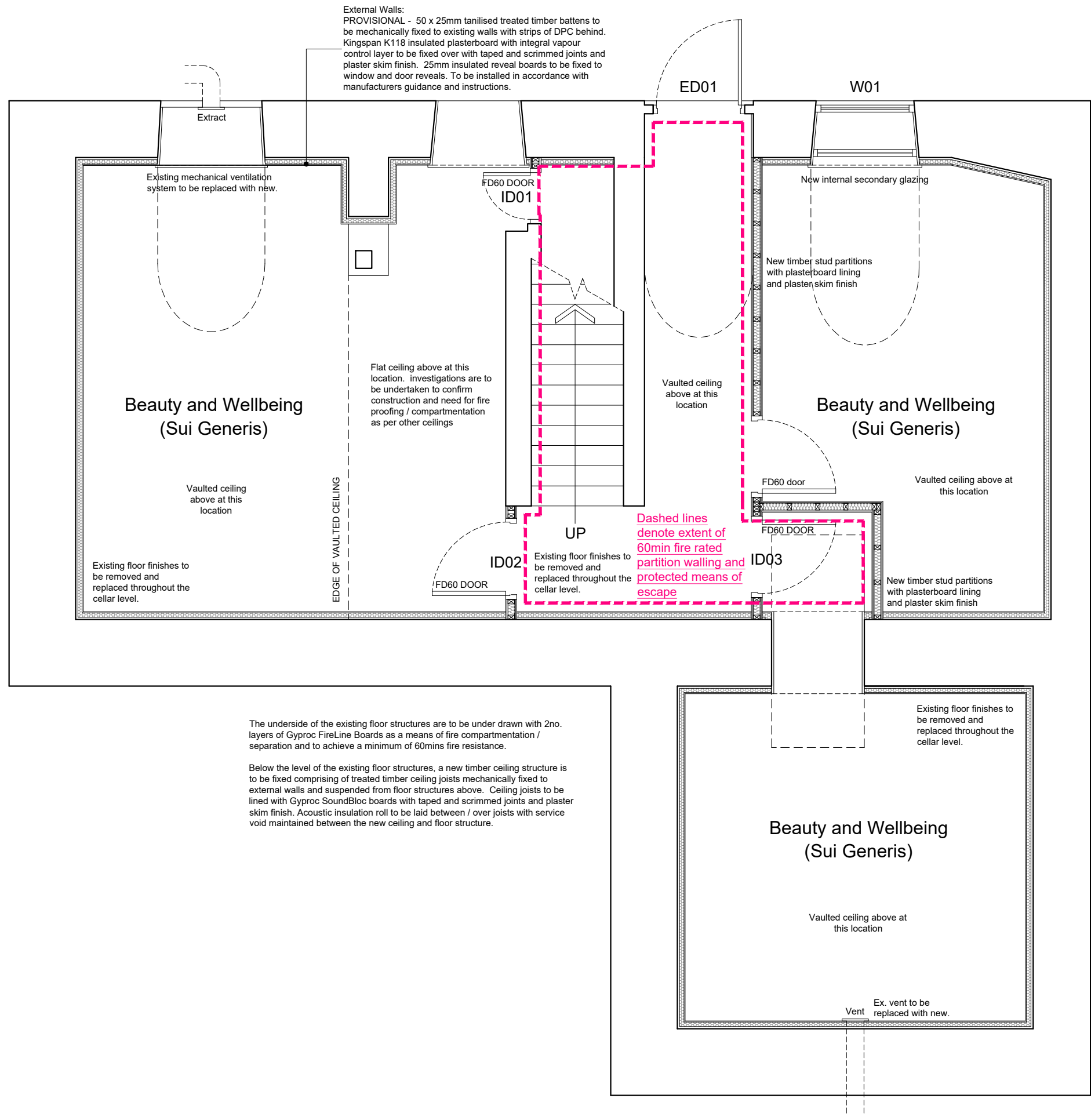




SCOPE OF WORKS:

ASBESTOS:

- Prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. In the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. Any recommendations regarding the removal of asbestos containing materials should be undertaken in full by a competent, qualified and licensed asbestos removal contractor and be as per the recommendations of the asbestos survey report.

SERVICES:

- The Principal Contractor will be responsible for undertaking the following:

- Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the works.
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redress / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. The Architect is to be immediately informed of any unknown live services which are found during the course of the works.

ROOF INSULATION:

The depth of the existing rafters are to be extended with laminated treated timber battens to accommodate required thickness of Kingspan K107 insulation boards with min 50mm air ventilation gap above. Rafters to be underdrain with minimum Kingspan K116 insulated plasterboard with integral vapour control layer. Plasterboard to have taped and scrimmed joints and plaster skim finish.

STRUCTURAL ALTERATIONS:

All structural alterations including: structural support (including all steelwork and lintels) are to be undertaken in full accordance with structural engineers design, details, and specification.

Steelwork to be painted on site and prior to installation with intumescent paint coating or encased within protective linings to achieve minimum 60mins fire resistance. To be used and stored in accordance with manufacturers guidance and instructions.

EXTERNAL WINDOWS AND DOORS:

Existing external timber windows are to be retained. Existing windows are to be fully cleaned down and repainted, with isolated repairs undertaken as required.

New external timber windows and doors to be installed where shown. Full set out and on-site built and formed measure to be undertaken prior to ordering any windows and doors to ensure the correct fit.

Installation, construction, glazing and locking of all windows, secondary glazing and doors to be in accordance with PAS 24:2016 / Part C of the Building Regulations - Secured by Design.

New windows (where possible / required) to comply with requirements of building regulations Approved Document B Volume 1 for means of escape. New windows and doors to comply with requirements of approved Document K of the Building Regulations - Toughened safety glass to BS6206:1981, class A (BS EN 12600:2002) is to be provided as per Approved Document K as required.

New hardwood external doors and frames to be installed where shown complete with ironmongery. Any glazing to new external doors is to be of double glazed units. Glazing to be toughened as required. Frame and wall abutments to be sealed with burnt sand mastic of a colour to match the adjoining stonework. Doors and frames to have paint finish - Colour to be confirmed.

New hardwood windows to be installed where shown complete with ironmongery. Glazing to new windows is to be of double glazed units. Glazing to be toughened as required. Window frames and wall abutments to be sealed with burnt sand mastic of a colour to match the adjoining stonework. Windows to have paint finish - Colour to be confirmed.

INTERNAL SECONDARY GLAZING

Internal secondary glazing to be installed throughout the building. Internal secondary glazing to have aluminium slim-line frames with finger opening casements and flush glazing lines. All fittings are to be concealed within the frame. Colour to be white, polyester powder coated. Frames to incorporate ventilation. All opening casements to have a slim-line lockable handle. Glazing to be toughened as required under the requirements of the Building Regulations and be in low-E glass to improve 'U' value and energy efficiency of secondary glazing system. Secondary glazing system is to be independently mechanically fixed to existing window reveals and is to be fully reversible with no significant irreversible damage to historic fabric. Sight lines and profiles are to be as discreet as possible. New secondary glazing to be visually unobtrusive both internally and externally. Existing external windows are to remain operational.

INTERNAL WALL LINING:

PROVISIONAL: All internal faces of external walls are to be re-lined using 50 x 25mm laminated treated timber battens to be mechanically fixed to existing walls with strips of DPC behind. Kingspan K116 insulated plasterboard with integral vapour control layer to be fixed over with taped and scrimmed joints and plaster skim finish. 25mm insulated reveal boards to be fixed to window and door reveals. To be installed in accordance with manufacturers guidance and instructions.

INTERNAL PARTITIONS:

New internal timber studwork partitions are to be formed as nom. 75 x 50mm timber studs with Rockwool insulation to be fixed in between studs. Partitions are to be lined with 2no layers of Gyproc FireLine Boards to both sides to provide min 60mins fire resistance. Plasterboard to have taped and scrimmed joints with plaster skim finish.

All other timber studwork partitions are to be comprised formed as 75 x 50mm timber studs with Rockwool insulation to be fixed in between studs. Partitions are to be lined with 12.5mm Gyproc WallBoard 1 on both sides. Plasterboard to have taped and scrimmed joints with plaster skim finish.

Stud walls within WC's to be sheathed internally with 9mm OSB3 with additional noggins at 450mm centres.

CEILING:

The underside of the existing floor structures are to be under drawn with 2no. layers of Gyproc FireLine Boards as a means of fire compartmentation / separation and to achieve a minimum of 60mins fire resistance.

Below the level of the existing floor structures, a new timber ceiling structure is to be fixed comprising of treated timber ceiling joists mechanically fixed to external walls and suspended from floor structures above. Ceiling joists to be lined with Gyproc SoundBloc boards with taped and scrimmed joints and plaster skim finish. Acoustic insulation roll to be laid between / over joists with service void maintained between the new ceiling and floor structure.

INTERNAL JOINERY:

New 25mm MDF window boards with bullnose edge finish to be fixed internally to window cills.

Nom. 125 x 19mm thick moulded 'torus', or similar to match existing, s.w. skirting to all rooms.

Existing staircase balustrades and handrails to be carefully removed and a new timber and glazed balustrade to be installed. Min. 800mm high handrail to flights and 1000mm to landings. Max 900mm spacing between balusters. 100mm newel posts. Glazing to be toughened.

Existing internal doors and frames to be removed and replaced with new timber doors and frames with a mixture of solid timber doors and glazed timber doors. Refer to proposed plans for door handing, Down, frames, and ironmongery to be FD60 rated where shown to ensure min 60mins fire resistance.

Proposed internal waste pipes to be boxed in with softwood carcassing which is then to be lined with 12mm WSP plywood and 12.5mm Gyproc WallBoard 1 on both sides. Mineral wool insulation to be packed tight around pipework.

ABOVE GROUND DRAINAGE:

New waste / soil pipe positions to be confirmed on-site and are subject to existing floor joists positions / supporting beams. Waste pipes which are to pass through the external walls of the building will require a core drilled wall penetration. All new pipe runs, including hot / cold water supplies and foul drainage are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible. Pipes to be screw fixed to walling using mortar joints as much as possible.

ELECTRICAL INSTALLATIONS:

All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / Building Regulations requirements (18th Edition). The design, installation and inspection of the installation is to be carried out by a 'Prescribed Competent Contractor' registered with an authorised electrical self-certification scheme / NICEIC registered contractor. Prior to commencement of installations details of the registered electrical contractor to be submitted to the Local Authority. On completion of testing the installations, electrical contractor to issue appropriate BS 7671 Electrical Installation Certificates.

Electrical installation to include:

- New electric mains distribution boards
- All new internal light switches
- Power spurs / sockets
- Mechanical extract fans
- Smoke / heat / carbon monoxide detection system
- Alarm / security system
- Internal and External lighting
- Data / telephone system
- Earthing of all new appliances, sanitaryware, pipework, sinks etc.

HEATING AND HOT AND COLD WATER SUPPLIES:

The heating system is to be designed and the installation by Specialist Heating Engineer. The design of the plumbing installation is to comply with all requirements of The Building Regulations 2000 Part G 2010 Edition G1 - Cold Water Supply, G2 - Water Efficiency (125mm per person), G3 - Hot Water Supply and Systems, (max 100°C storage, max 48°C supply at baths, max 60°C supply at wash basins), G4 - Sanitary Conveniences and Washing Facilities, G5 - Bathrooms and G6 - Kitchens and Food Preparation Areas.

New gas fired combination boiler (to client's specification) to be installed complete with insulated pipework, balanced flues, wall outlet terminal and digital controls

(exact location to be confirmed / agreed with client). Installation to be designed by Gas Safe registered contractor and test certificates to be provided on completion. Installation of boiler and flue to be in accordance with boiler manufacturers guidance and instructions and all to be in accordance with Approved Document J of the Building Regulations. External wall will require core drilling as part of the flue installation.

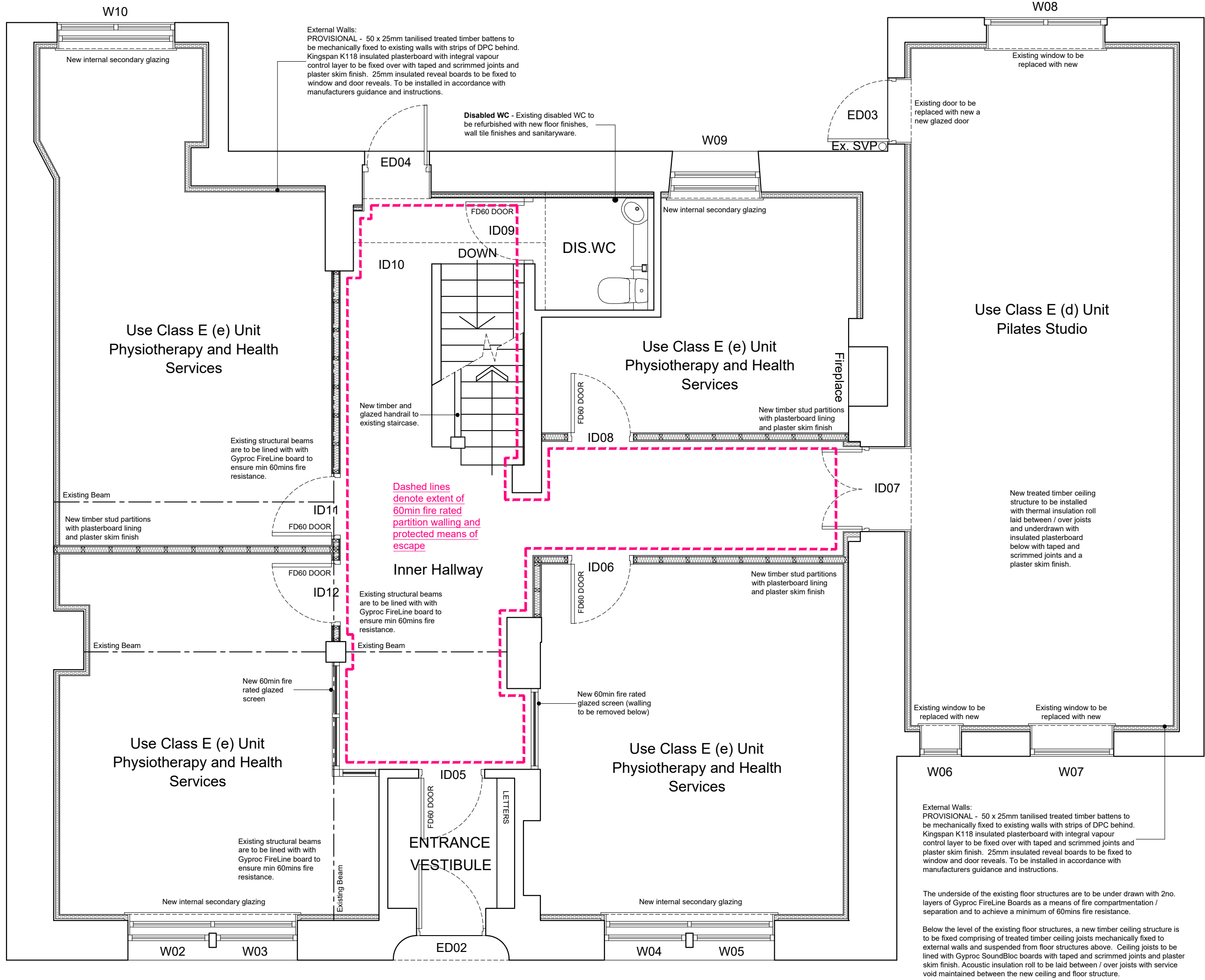
DHW Installation - Hot water to be provided to hot water points throughout the building via new gas fired condensing boiler. All to be installed by specialist.

Space Heating - Building to be heated using gas fired condensing boiler with wet radiator system throughout.

All new pipe runs, including hot / cold water supplies and foul drainage are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible. Size of radiators to be calculated by a specialist to suit room sizes.

MECHANICAL VENTILATION:

New mechanical extract fans to be installed to kitchen, female WC's and male WC's. Extract fans are to be wall / ceiling mounted with uPVC extract duct to proprietary extract vent outlet.



A MUF AMENDED FOLLOWING PLANNING COMMENTS AUG 2026

Client

Mr Daniel Mccowan

Job Title

Proposed Change of use to Offices at
76 Whalley Road, Clitheroe
BB7 1EE

Drawing Title

Proposed Plans
Cellar and Ground Floor

**PLANNING AND LISTED
BUILDING CONSENT**

Scale

1:50 @ A1

Date

July 2026

Drawn

MJF

spa
ARCHITECTS

SUNDERLAND PEAOCK & ASSOCIATES LTD.

HAZELIERE, PALMICO ROAD, CLITHEROE

LANCASHIRE, BB7 2AG

T 01200 423178 F 01200 427328

E info@sunderlandpeacock.com

www.sunderlandpeacock.com



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