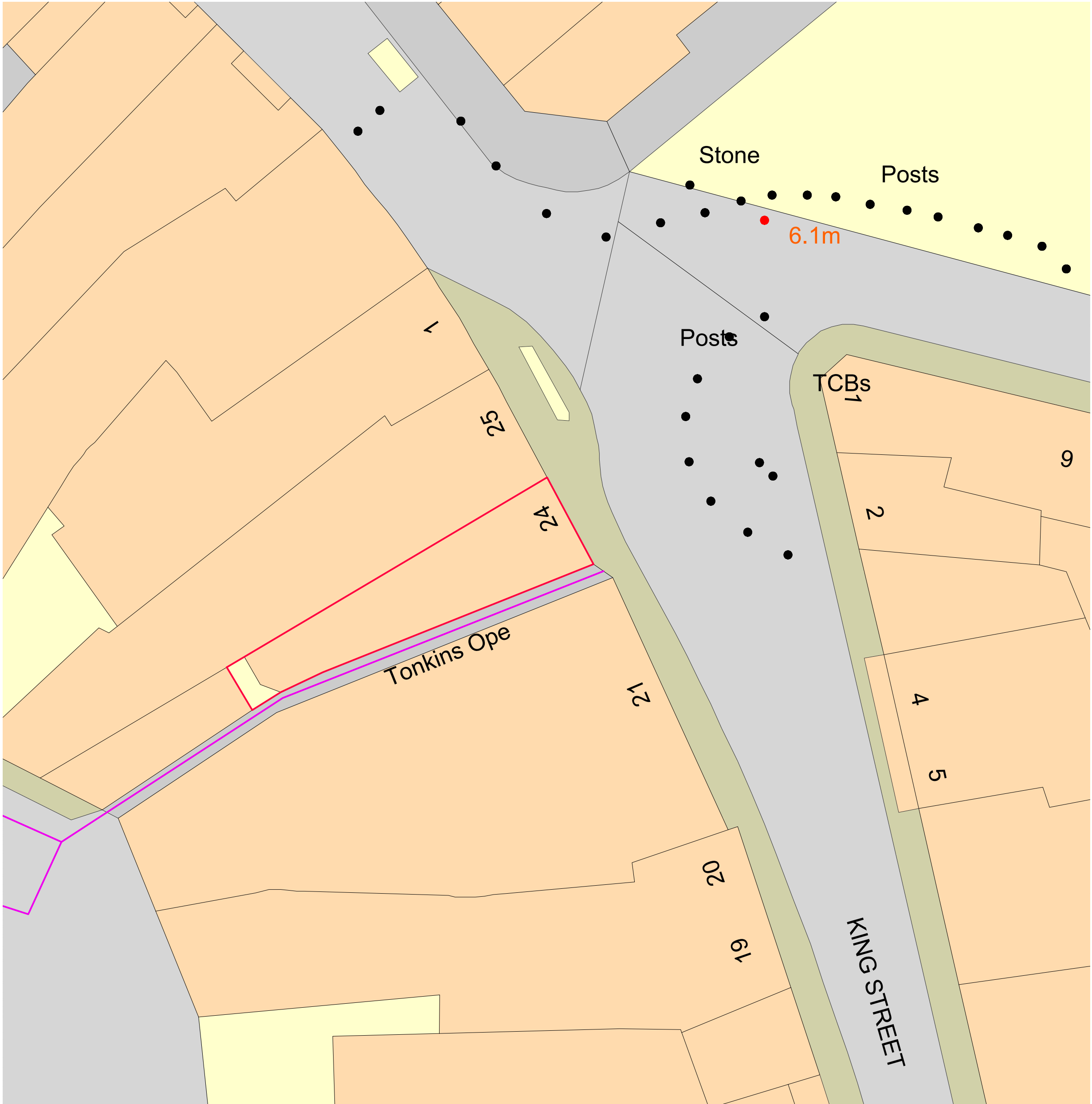


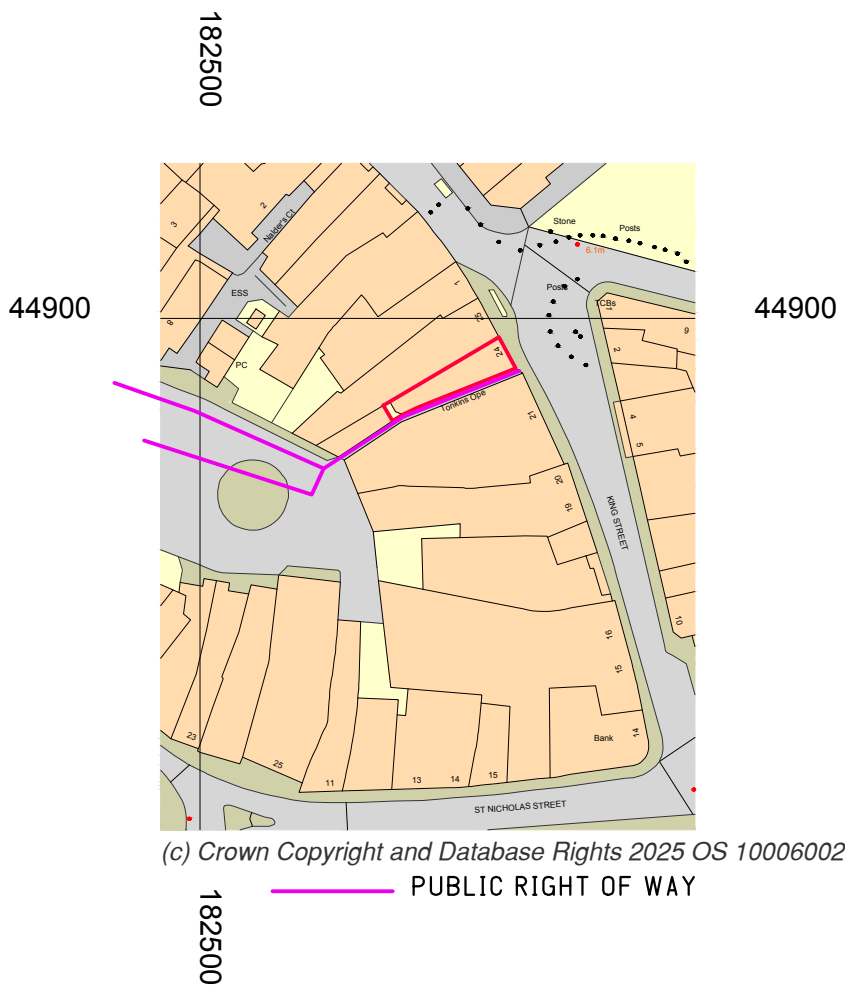
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SITE / BLOCK PLAN

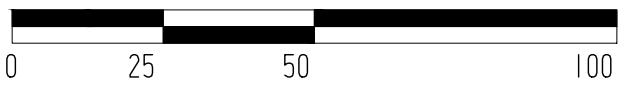
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LOCATION PLAN

SCALE 1:1250



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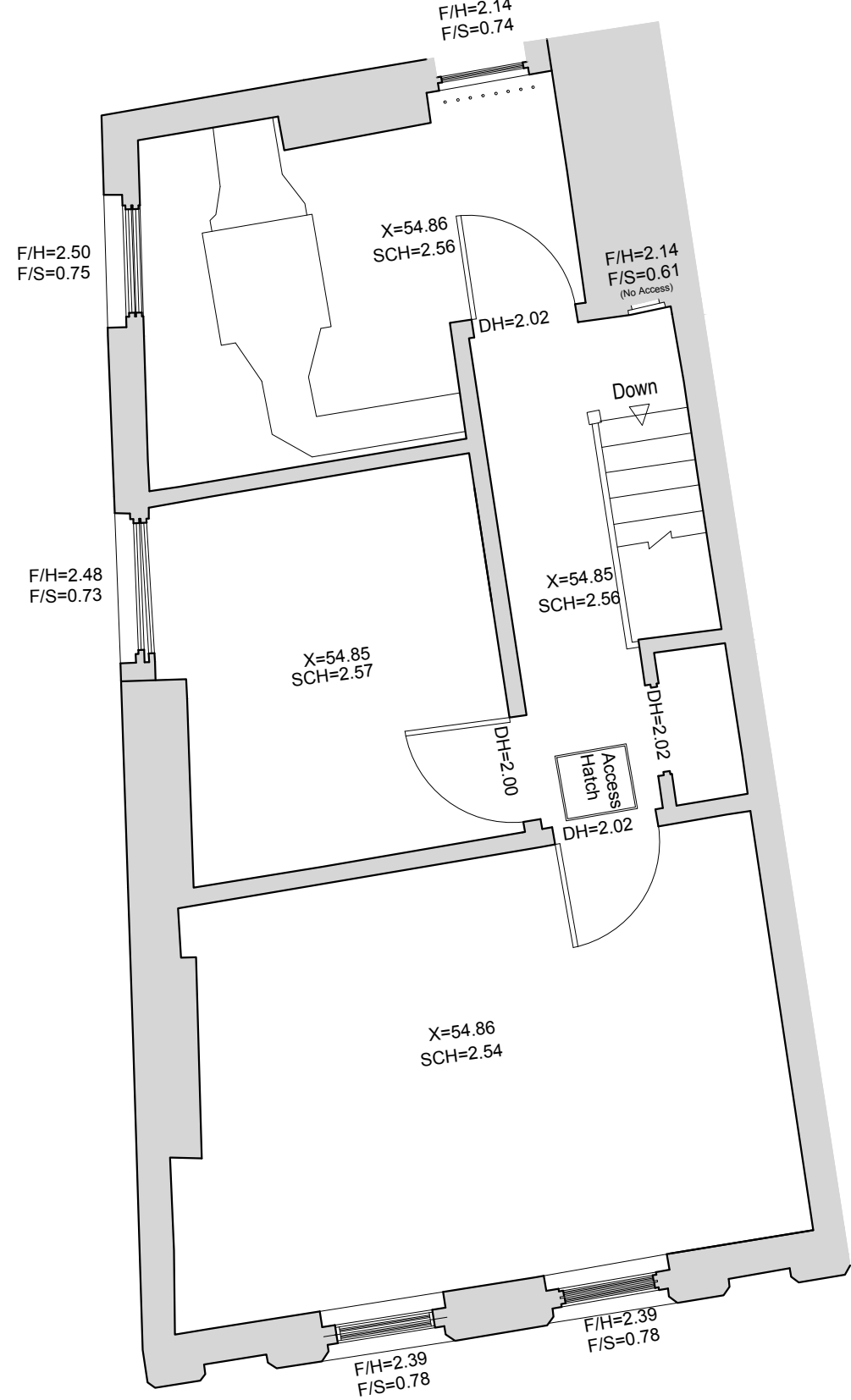
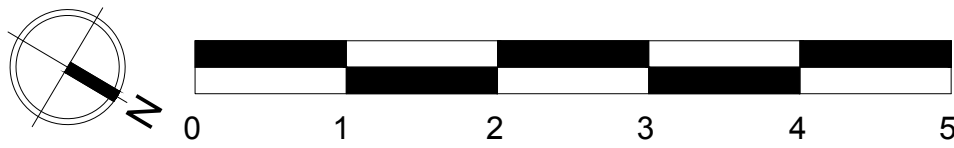
Project:
PROPOSED CONVERSION OF FIRST & 2ND FLOOR
TO RESIDENTIAL AT 24 KING STREET, TRURO,
CORNWALL, TR1 2RQ

Client:
STEWART & WIGHT LTD

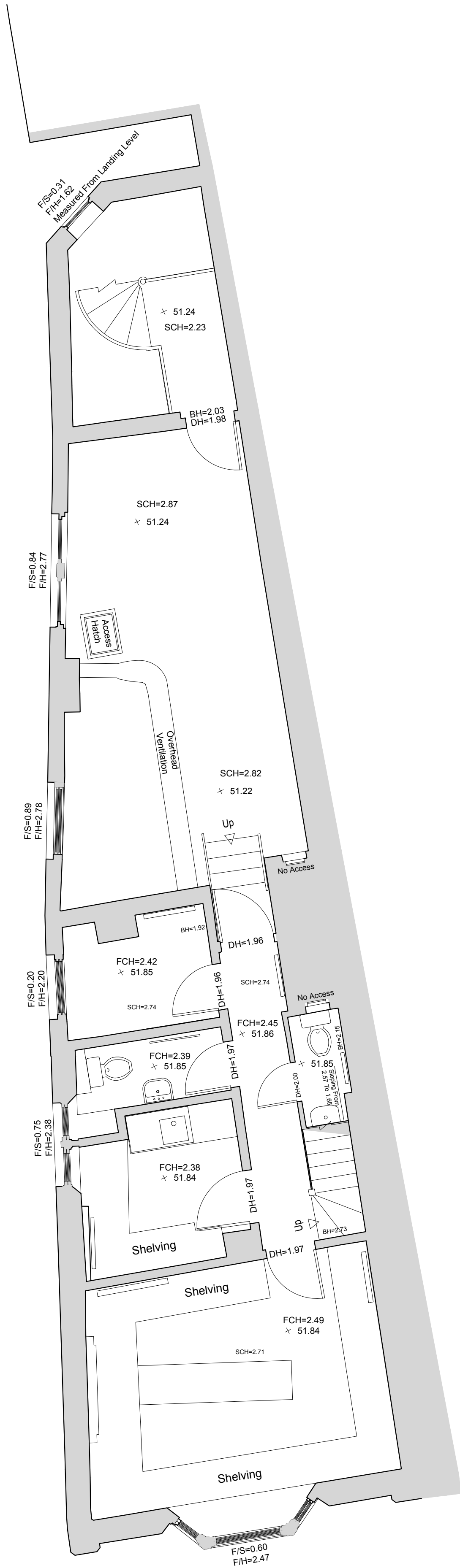
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LOCATION PLAN
SITE / BLOCK PLAN

FOR TENDER

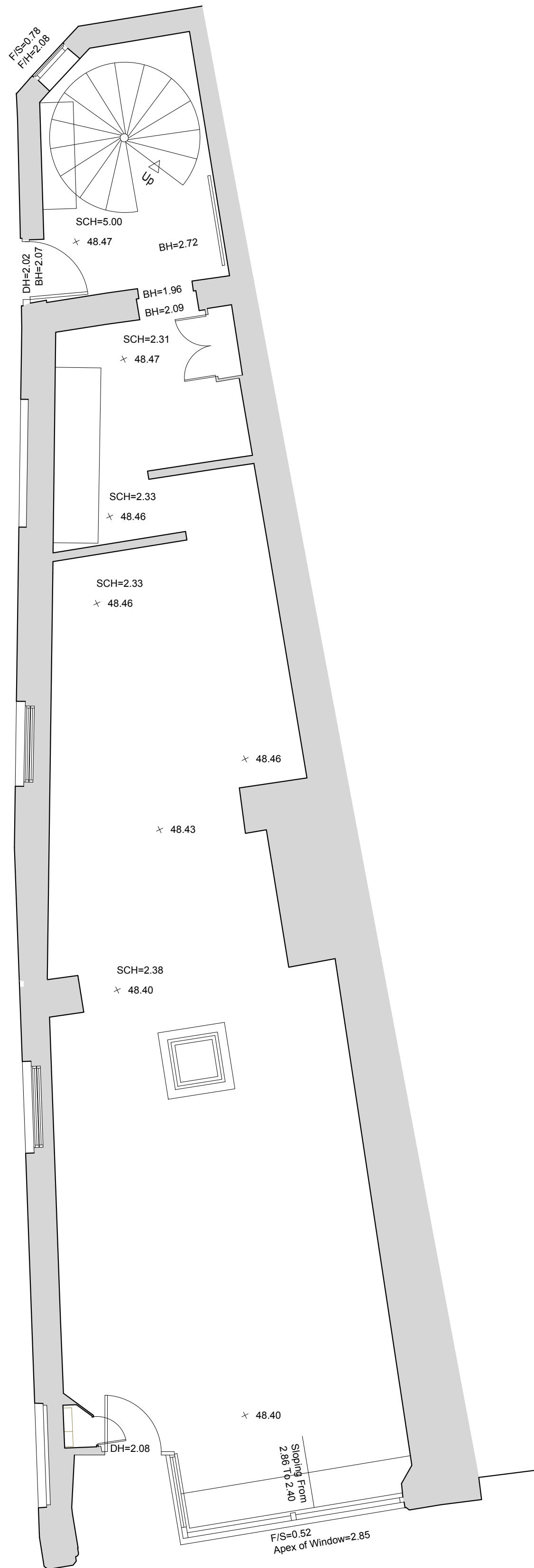
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	Date: MAR 2025	



EXISTING SECOND FLOOR PLAN
SCALE 1:50



EXISTING FIRST FLOOR PLAN
SCALE 1:50



EXISTING GROUND FLOOR PLAN
SCALE 1:50

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Drawing Title:
EXISTING FLOOR PLANS

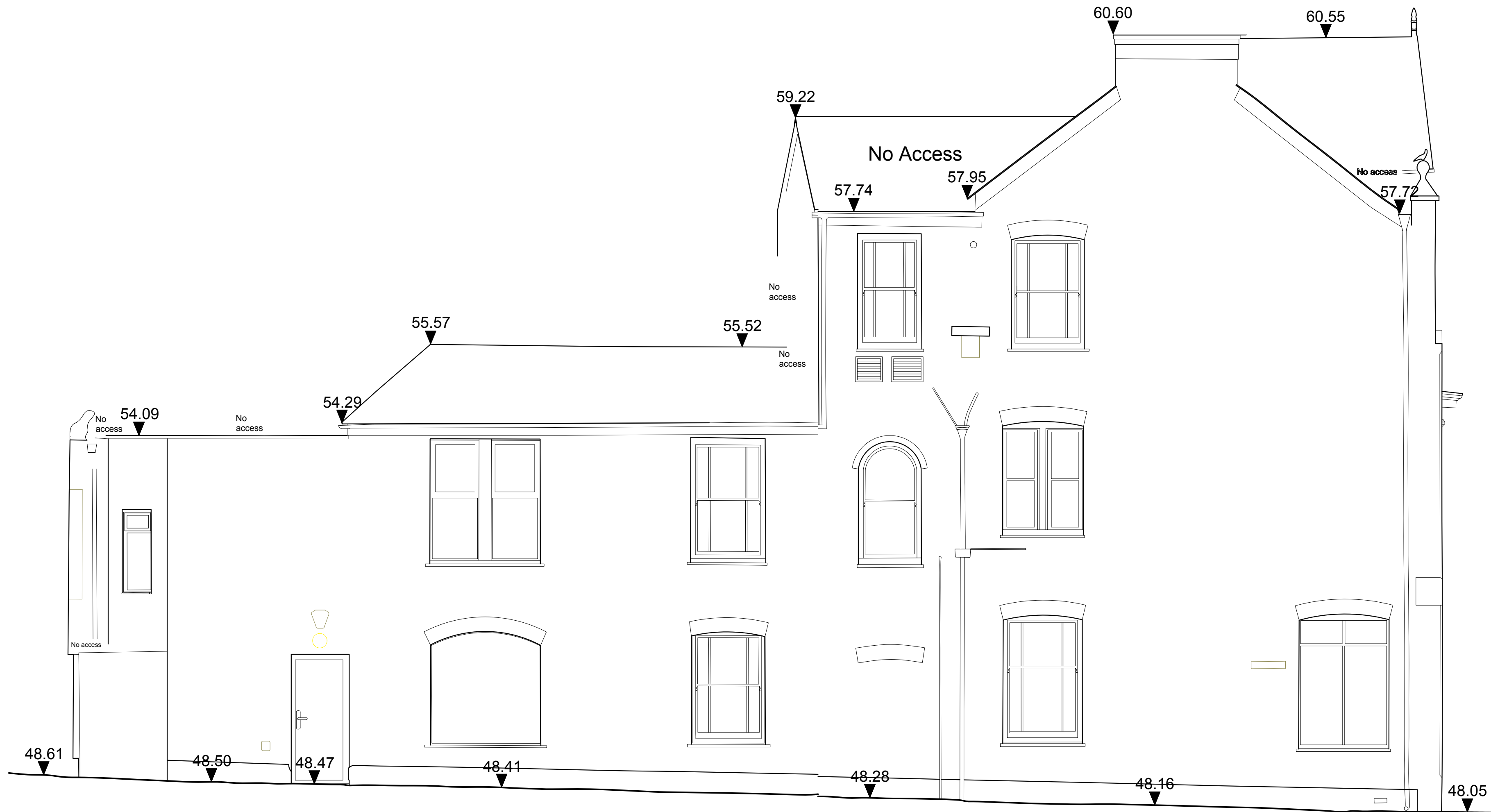
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	Date: JAN 2025	

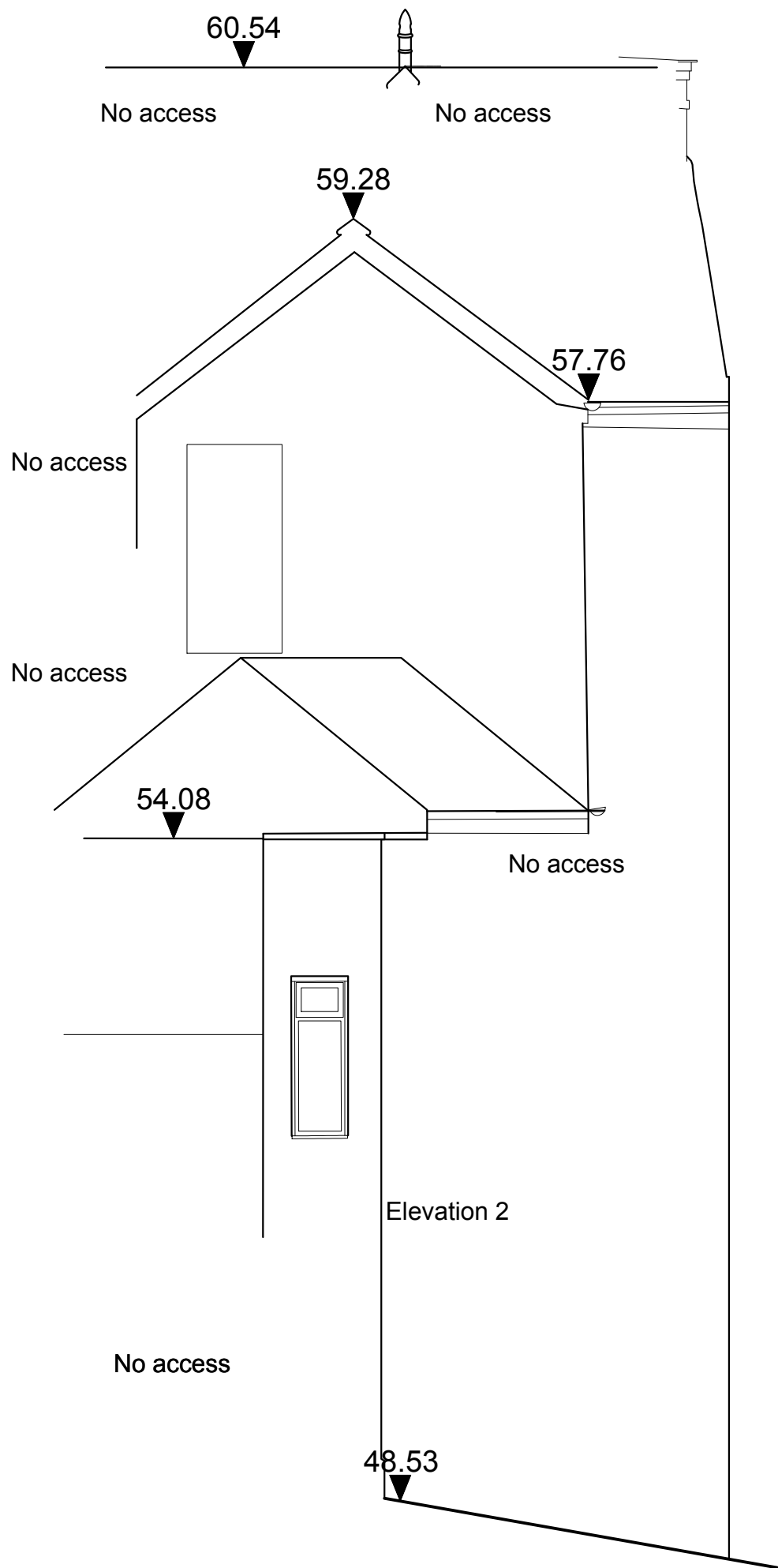


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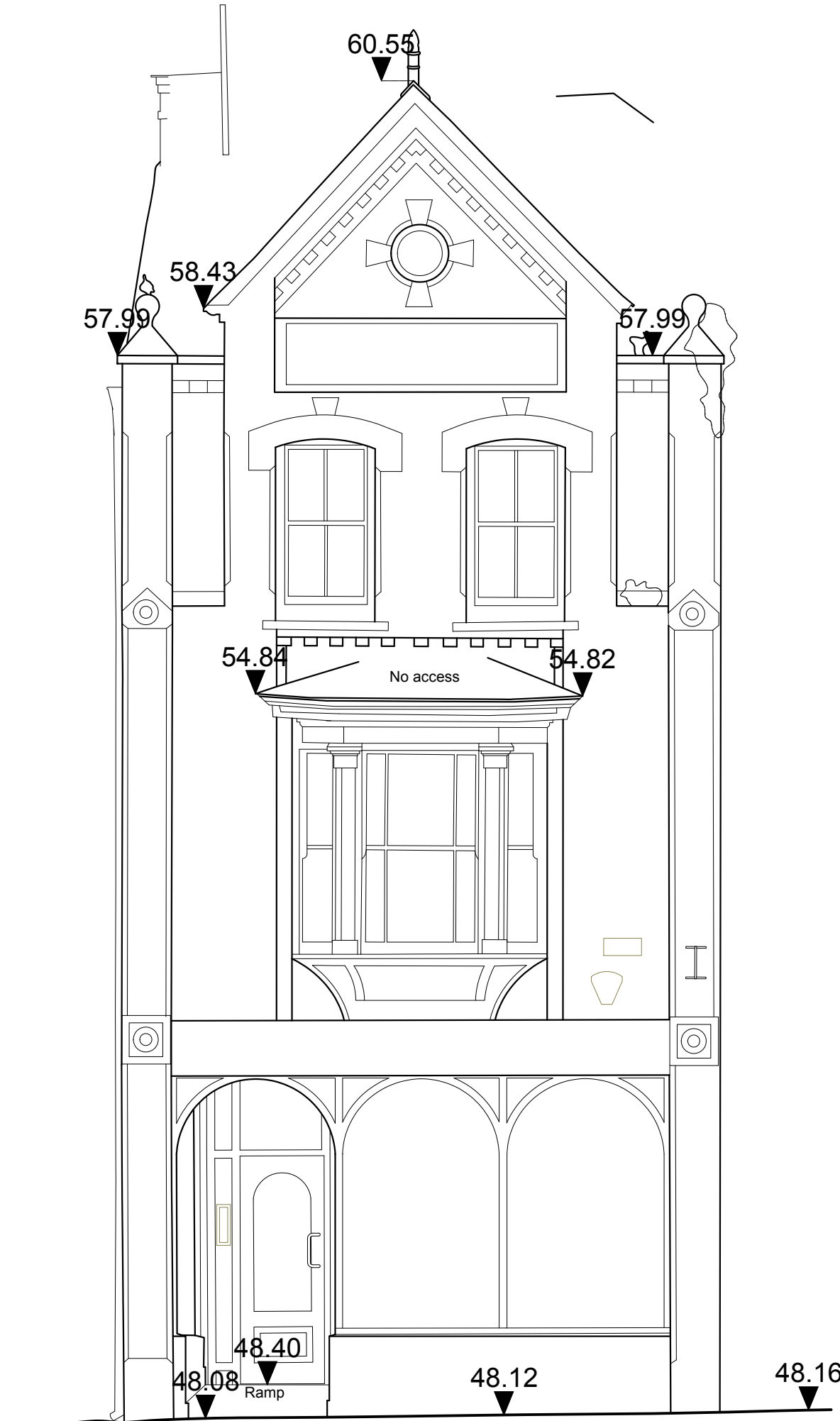
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Rev:	Date:	Notes:



EXISTING SOUTHEAST ELEVATION
SCALE 1:50



EXISTING SOUTHWEST ELEVATION
SCALE 1:50



EXISTING NORTHEAST ELEVATION
SCALE 1:50



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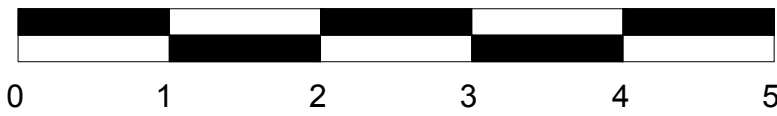
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TO RESIDENTIAL AT 24 KING STREET, TRURO,
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EXISTING ELEVATIONS

FOR TENDER

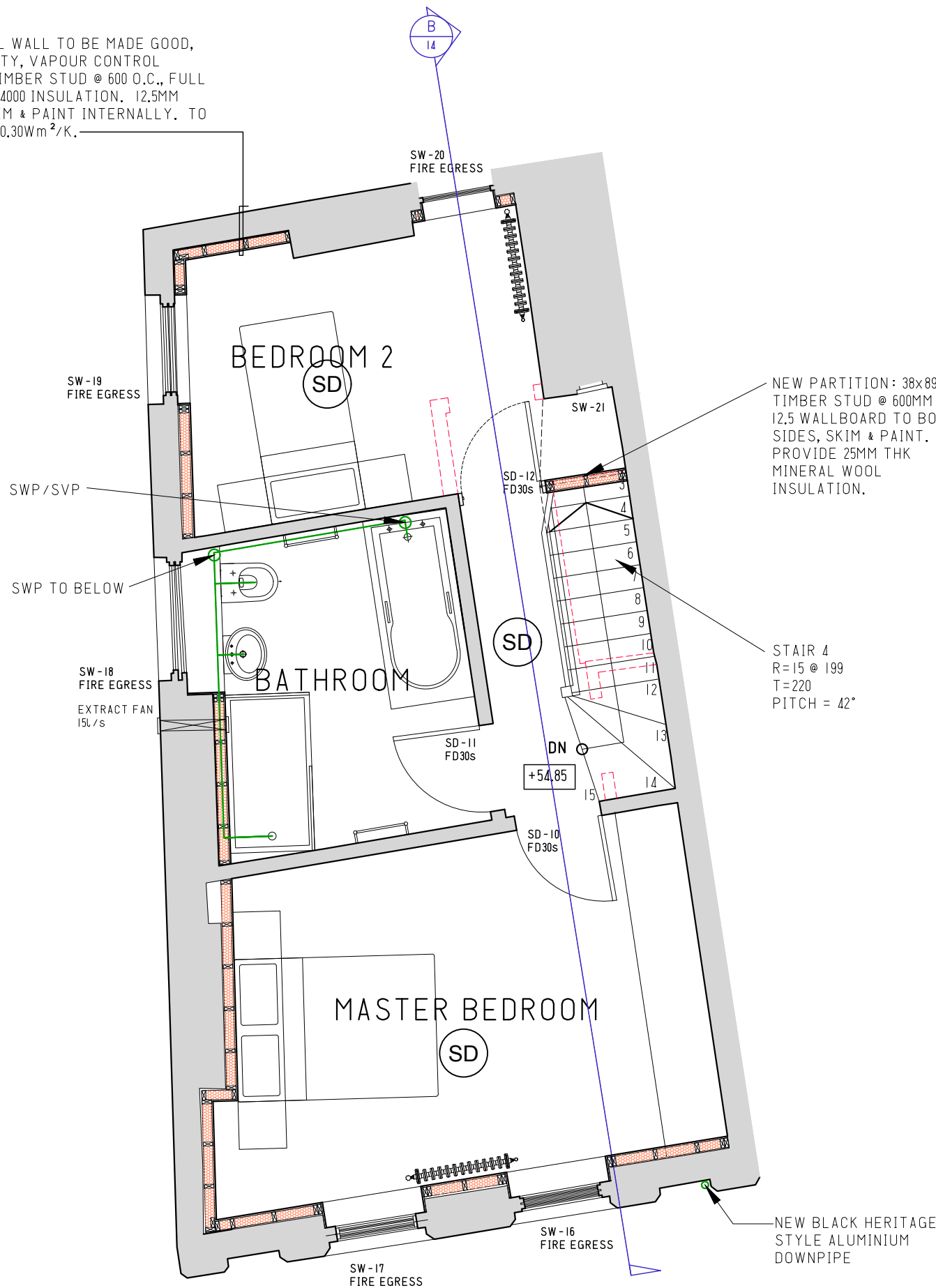
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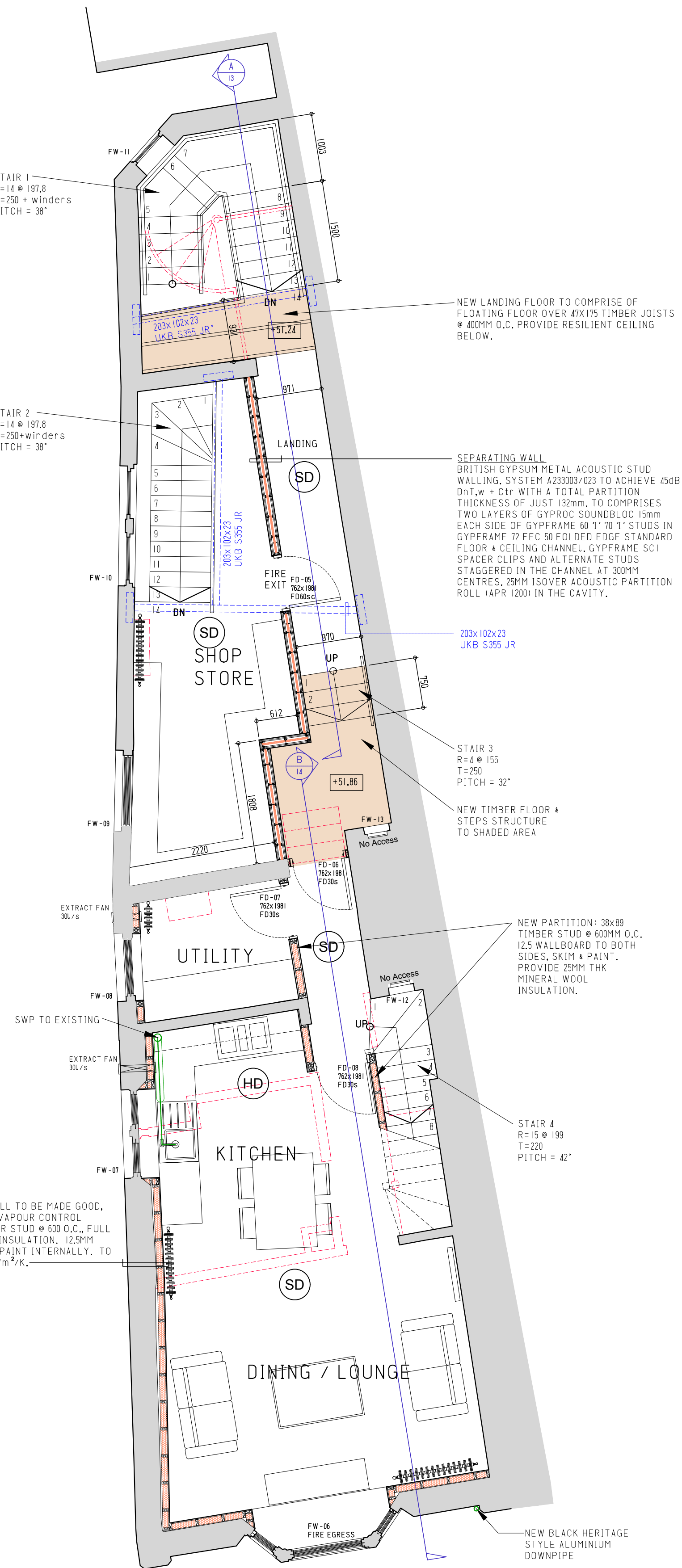
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NOTE:
REFER TO S.E. DESIGN & SPECIFICATIONS TO BEAMS, JOISTS, PADSTONES, ETC.
EXISTING TO BE DEMOLISHED

PROPOSED SECOND FLOOR PLAN
SCALE 1:50

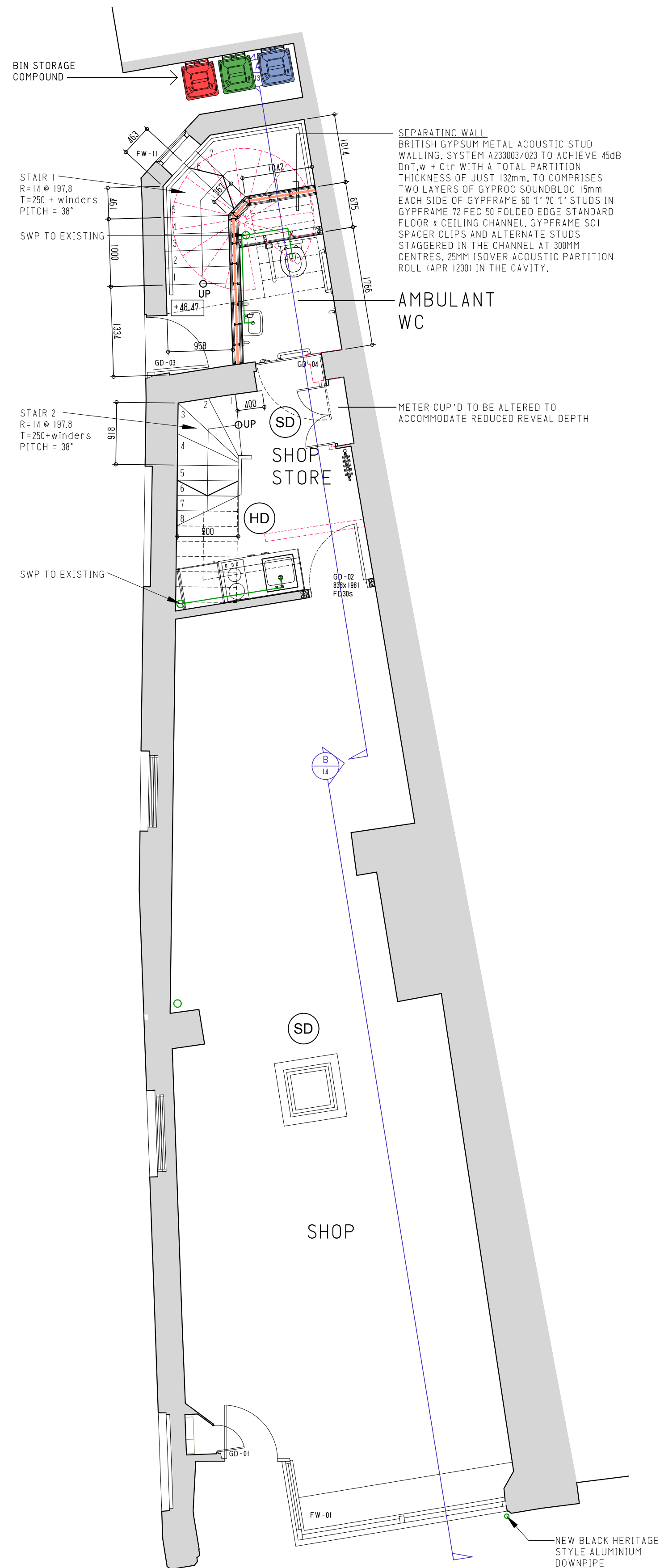
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NOTE:
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EXISTING TO BE DEMOLISHED

PROPOSED FIRST FLOOR PLAN
SCALE 1:50

NOTE:
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EXISTING TO BE DEMOLISHED



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

NO WORKS TO BE CARRIED OUT UNTIL A DEMOLITION & REFURBISHMENT ASBESTOS SURVEY IS COMPLETE



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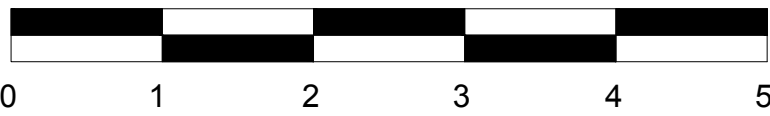
Project:
PROPOSED CONVERSION OF FIRST & 2ND FLOOR TO RESIDENTIAL AT 24 KING STREET, TRURO, CORNWALL, TR1 2RQ

Client:
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Drawing Title:
PROPOSED FLOOR PLANS

FOR TENDER

Scale @ A1: 1:50	Drawing No: 200544.11	Revision: *
Drawn by: O&C	Designed by: O&C	Checked by: TV
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FLOOR LEVEL
+54.85

FLOOR LEVEL
+51.86
FLOOR LEVEL
+51.24

FLOOR LEVEL
+48.47

REMOVE VENTS AND MAKE
GOOD BRICKWORK

SW-19
FIRE EGRESS

SW-18
FIRE EGRESS

FW-10

FW-09

FW-08

FW-07

FW-11

GD-03

PROPOSED SOUTHEAST ELEVATION, AS EXISTING

SCALE 1:50

SW-20

FLOOR LEVEL
+54.85

FLOOR LEVEL
+51.86
FLOOR LEVEL
+51.24

FLOOR LEVEL
+48.47

PROPOSED SOUTHWEST ELEVATION, AS EXISTING

SCALE 1:50

FLOOR LEVEL
+54.85

FLOOR LEVEL
+51.86
FLOOR LEVEL
+51.24

FLOOR LEVEL
+48.47

PROPOSED NORTHEAST ELEVATION

SCALE 1:50

NEW BLACK HERITAGE
STYLE ALUMINIUM
DOWNPIPE

SW-17
FIRE EGRESS

SW-16
FIRE EGRESS

FW-06
FIRE EGRESS



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Drawing Title:
PROPOSED ELEVATIONS

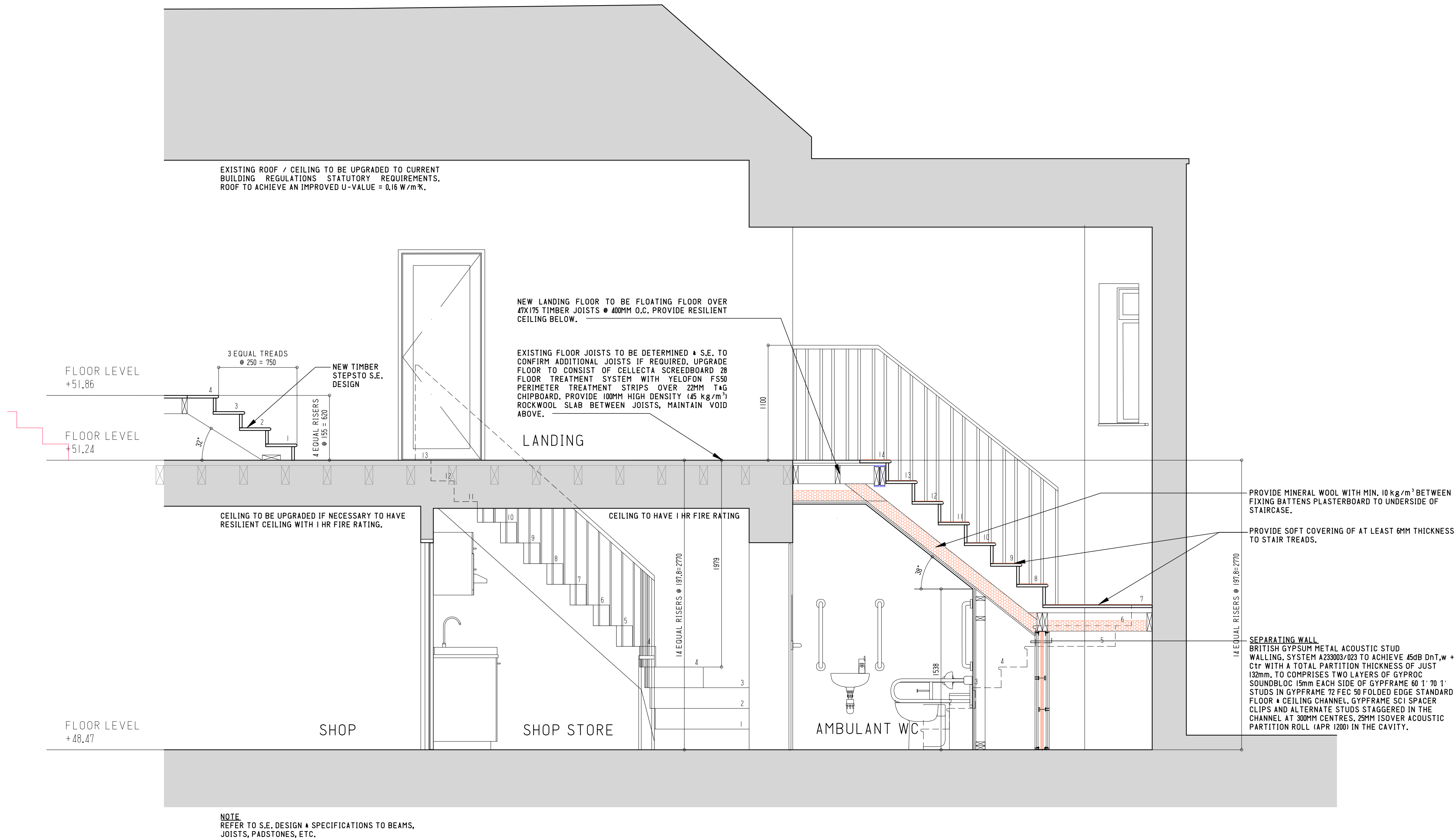
FOR TENDER

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Drawn by: DIB	Designed by: O&C	Checked by: TV
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PROPOSED SECTION A
SCALE 1:25



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Drawing Title:
PROPOSED SECTION A

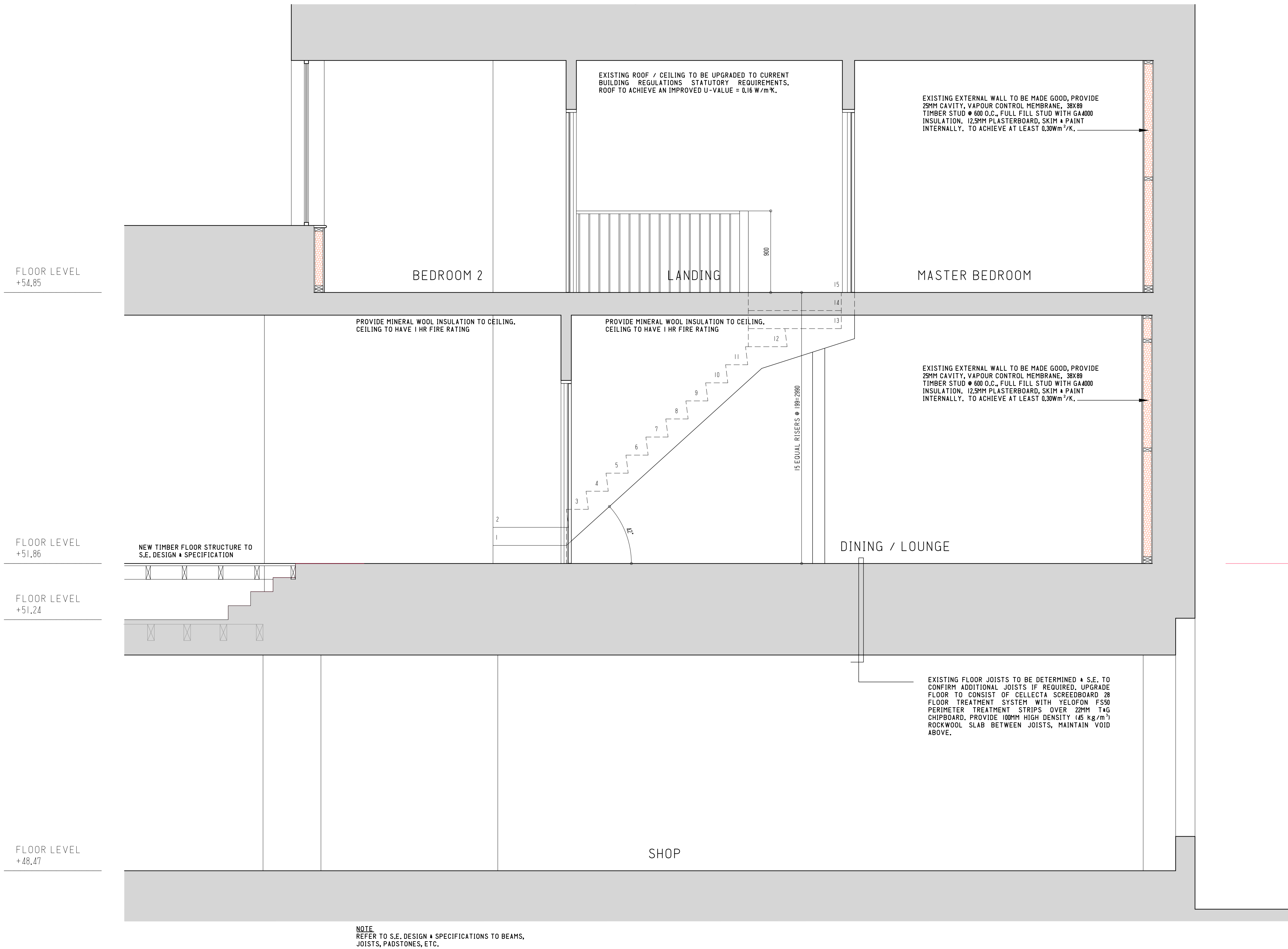
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Scale @ A1: 1:50	Drawing No: 200544.13	Revision: C
Drawn by: DB	Designed by: O&C	Checked by: TV
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Rev: Date: Notes:



PROPOSED SECTION B
SCALE 1:25



RESIDENTIAL, COMMERCIAL AND ARCHITECTURAL CONSULTANTS

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Drawing Title:
PROPOSED SECTION B

FOR TENDER

Scale @ A1: 1:25	Drawing No: 200544.14	Revision: *
Drawn by: DIB	Designed by: O&C	Checked by: TV
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The following are Building Regulation Notes only, in respect of the construction for the project and are to be read in conjunction with all detailed drawings and Employer's Requirements. All works are to be carried out in accordance with the Latest Building Regulations Approved Documents Amended, British Standards, Eurocodes, Approved Codes of Practices, specifications and any current legislation that may be in force at the time of construction, and in accordance with the latest LABC New Homes Warranty Specifications of Works and Practices. All Health and Safety at Work Legislation and the Current CDM Regulations to be followed.

Enabling Works

Demolition and Excavation: All demolitions and excavations to be in accordance with drawings and specification. Temporarily disconnect and remove all services from within the working area notifying all relevant service providers beforehand if applicable. Excavations and foundations to be carried out in accordance with BS 8000-1: 1989 sections 3.1, 3.2 & 3.3 BS 6031: 2009 and BS EN 1997-1: 2004. All necessary precautions to be taken to eliminate the risk of collapse of excavation works. Ensure any excavations adjacent to public highways, pathways, neighbouring buildings etc. cause no risk of collapse and appropriate method statements are submitted to the CDM Co-ordinator.

Services: In accordance with drawings provided by statutory service providers, confirm all ducts, runs, sewers, cables etc. and spur positions for all incoming services onto the site and in any adjacent areas including highways, footpaths, verges etc. Any discrepancies are to be reported immediately to the relevant consultant and lead designer. Temporary connections to be set up in conjunction with utility providers with appropriate permissions. All contractors and operatives to satisfy themselves that all services have been located and mapped and will not be adversely affected during the construction works.

All services to be designed, installed, commissioned and certified in accordance with the Non-Domestic Building Services Compliance Guide.

Floors

First Floor - Between flat & shop
Existing floor joists to be determined & S.E. to confirm additional joists if required. Upgrade floor to consist of Hush-Panel 28 floating floor over 19mm thk plasterboard plank on 18mm chipboard deck over existing floor joists. Upgrade ceiling above shop to have resilient ceiling with 1 hour fire rating.

New stair landing - to comprise floor as above over 47x175 timber joists @ 400mm o.c.

Provide solid noggings between existing joists along the separating wall. Refer to S.E. design & specifications.

Second Floor
Existing floor to be made good. Provide mineral wool insulation between existng floor joists. Ceiling over Kitchen to have 1 hr fire rating.

Existing floor joists to be determined & s.e. to confirm additional joists if required. Upgrade floor to consist of Collecta Screedboard 28 Floor Treatment System with Yelofon FS50 perimeter treatment strips over 22mm t&g chipboard. Provide 100mm high density (45 kg/m³) Rockwool Slab between joists & maintain void above.

Walls
External walls to be made good and lined internally. Provide 25mm cavity, vapour control membrane, 38x89 timber stud @ 600 o.c. Full fill stud with GA4000 insulation. 12.5mm thk plasterboard, skim & paint internally. To achieve min. 0.30 W/m² K improved U-value.

Separating wall
British Gypsum metal acoustic stud walling. System A233003/023 to provide good acoustic performance designed to achieve 45dB DnT,w + Ctr with a total partition thickness of 132mm. To comprise two layers of Gyproc SoundBloc 15mm each side of Gyframe 60 'I' 70 'I' Studs in Gyframe 72 FEC 50 Folded Edge Standard Floor & Ceiling Channel. Gypframe SC1 Spacer Clips and alternate studs staggered in the channel at 300mm centres. 25mm Isover Acoustic Partition Roll (APR 1200) in the cavity.

Internal partitions to first floor be 50X75 timber studs @ 400mm o.c. with plasterboard, skim & paint to both sides, refer to plans.

Provide 100mm thk Rockwool sound insulation or other approved in between stud to partition between any room and a bedroom or any room containing water closet in accordance to Dia. 0.2, AD E2(a).

Bathroom internal walls to have 12.5 mm thk Knauf Aquapanel (2 x 12.5mm thk Knauf Aquapanel to wet rooms), Aquapanel board primer, 3mm thk flexible adhesive, wall tiles.

Lintels
Lintels where necessary to be as specified by structural engineer and lintels to be built in accordance with manufacturer's recommendations with 150mm minimum end bearing.
No notches or holes should be cut in roof rafters other than at supports where the rafter may be birds mouthed to a depth not exceeding 0.33 times the rafter depth.

External Doors and Windows

All existing doors & windows re-used be made good.

The entrance door to have SBD PAS24 to include espagnollette multipoint locking and door restrictor.
Windows to incorporate manually operated trickle vents to give a minimum free area as noted in Section 17.0 AD F. Specialist supplier to confirm frame / casement size and window opening area in accordance with measuring guidance as set out in Appendix B of Approved Document F.

Windows to incorporate opening restrictors, stainless-steel friction easy clean hinges (to enable cleaning from inside) and to have key operated security fastenings except those designated for emergency egress where non-key locking hardware to be installed. Where emergency egress and purge ventilation provision is required restrictors are to be easily operable by an adult but remain childproof.

Emergency Egress Windows-The egress window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. (The route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the finished floor level.

Glazing within critical locations to be safety glass to BS6206 or BS EN 12600.

All internal doors to have sufficient undercut of 10mm over and above finished floor level.

Roof
Existing roof / ceiling to be upgraded to current Building Regulations statutory requirements. Roof to achieve an improved U-value = 0.16 W/m²K.

Staircases & Railing
Staircase to be purpose made joinery to BS 5395:1977: Part 1, timber closed tread construction with 42° (maximum) pitch of flight. Any rise between 155-220mm used with a going between 245-260mm or any rise between 165-200mm with going between 223-300mm. Minimum headroom to be 2M above pitch line.

Stairs are to have a handrail on at least one side if they are less than 1000m wide. They should have a handrail on both sides if they are wider. Handrails should be between 900mm measured from the pitch line of the stairs to the top of the handrail.

Ventilation
Intermittent extract fans should be fitted in all wet rooms. Intermittent extract ventilation rates to be:
Kitchen (cooker hood extracting to the outside) - 30 l/s
Utility room - 30 l/s
Bathroom - 15 l/s

All rooms with external walls should have background ventilators. If a habitable room has no external walls, paragraphs 1.42 to 1.44 of Approved Document F should be followed.

If the dwelling has more than one exposed façade, the area of background ventilators on each façade should be similar, to allow cross-ventilation. If fans and background ventilators are fitted in the same room, they should be at least 500mm apart.

Minimum equivalent area of background ventilators for natural ventilation:	
Room	Min. equivalent area of background ventilators
Habitable rooms	8000mm²
Kitchen	8000mm²
Utility Room	No minimum
Bathroom	4000mm²

Sanitation, Hot Water Safety & Water Efficiency
A reliable wholesome water supply shall be provided by the statutory water undertaker or a water supplier with the correct pressure and flow rate sufficient for operating the sanitary appliance within the building. To comply with Building Regulations Approved Document G1.

Sanitary Facilities
All appliances shall be properly supplied and connected to discharge to the drainage system in accordance with the Building Regulations, and complying with Building Regulations Approved Document G1 (Sanitary conveniences and washing facilities) and Approved Document M3.

Sanitary Pipe work
Proposed foul sewers to discharge into existing foul manhole as indicated on plans with double sealed and screwed covers as recommended by manufacturers.

All internal UPVC plumbing shall be in accordance with BS EN 752.

40mm diameter waste pipes to urinal bowls and sinks; 32mm to WHB's, all connected to: Internal foul stack drainage shall be 110mm upvc pipe work, discharging via large radius (200mm min.) bends prior to connection to sewer pipes.

Vertical soil & vent pipe(s) to be taken to atmosphere via roof terminals a minimum 900mm above any opening within 3m radius with suitable vented capping.

110mm diameter discharge stacks to be encased within min. 225x225mm square ducts comprising 2no. layers of 15mm acoustic plasterboard (min. mass per unit area 10.6kg/m2 per board) with staggered and taped joints on 38x38mm softwood framing to maintain min. 60 minutes fire resistance. Absorbent layer of 65mm min. thickness quilt of minimum density 24.0kg/m2 wrapped around pipes to provide acoustic insulation.

Generally, all branch pipes, connections, length and location to follow recommended practice and to be in accordance with requirements of Approved Document H1. Size of branch pipes shall be same diameter as appliance traps, Bends to be kept to a minimum with as large a radius as possible. All junctions on branch pipes shall be swept with a min. radius of 25mm or at 45 degrees. All pipe work to be adequately ventilated where required.

All appliances shall have minimum 75mm deep seal/ traps; 50mm to WC's. Rodding eyes to be installed at all changes in direction and provided with access valves at specified locations.

Rainwater Goods
Rainwater to discharge from roof into 110mm gutters and 65mm down pipes into soakaway. All necessary fixing brackets, bends (swan-neck), junctions, and off-sets shall provide adequate performance.

Electrical
The electrical installation work, inspection and testing during and at the end of installation, before it is taken into service, to verify that it is safe, is to be undertaken by a competent person who is registered with an electrical self-certification scheme authorized by the Secretary of State and shall be in accordance with BS7671: (BS7671: 2008 18th edition). Where works are being carried out by someone who is not a member of a relevant competent persons scheme then full details to show compliance with Section 5 and 6 Approved Document L Volume 1 2021 should be specified.

Any fixed external lighting to have luminous efficacy of 75 light source lumens per circuit-watt or less with automatic controls which switch the luminaries off after the area lit becomes unoccupied or which switches luminaries off in response to daylight.

Low energy lighting specification for domestic units to be in accordance with the Domestic Building Services Compliance Guide 2010. Provide either dedicated fittings that only except low energy light bulbs or standard fittings (e.g.Edison screw or bayonet mount) supplied with low energy bulbs. If low energy bulbs are not being provided low energy fittings which only accept low energy light bulbs must be installed throughout (100%).

Consumer unit switches to be positioned at the height between 1350-1450mm.

Networking
Work is to be carried out to ensure that building is equipped with high-speed-ready in-building physical infrastructure up to a network termination point for high speed electronic communications.

Primary Heating & Water Heating
Radiators with individual thermostats & programme controls to rooms to the Flat.

A central heating system including the stored hot water provision, must be controlled by a 7 day programmable room unit, capable of setting on/off times for both space

temperature and stored hot water temperature and providing independent time control of each service. The programmable room unit should be sited approximately 1.5m above floor level in a regularly heated area that allows free air circulation around it away from draughts, supplementary internal heat sources and direct sunlight. The programmer will be able to retain its time and programme after a power failure.

Fire Safety

Heat & smoke detector units to be installed within kitchen area; see general arrangement drawings for location.

Smoke & heat detection system to be mains wired with battery back up & designed in accordance with BS5839-6.

All steelwork supporting an element of structure is to be independently encased in 1hr fire resisting material. Penetrations of fire resistant structure by services shall be kept to a minimum number, size and where necessary, to be sleeved or stopped with intumescent seals.

Standard Detailing & Quality Control.

Unless the drawings show a particular detail with a BBA approved product, the details adopted throughout the construction shall be Accredited Construction Details. In the design of the building an air permeability of 50 Pa 3.50 m3/ (hr.m2) or less has been assumed to ensure that this value is achieved or bettered the builder will demonstrate that an appropriate system of site inspection is in place and provide a report, signed by a suitably qualified person, prior to the pressure testing of the dwelling.

Continuity of insulation & air tightness

The building fabric is to be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings and reasonable provision is to be made to reduce unwanted air leakage through the new envelope parts. An air pressure test in accordance with ATTMA publication 'Measuring Air Permeability of Building Envelopes' is not required as advised by building control officer. On completion of the works the builder is to provide written confirmation that all details specified have been adhered to.

Commissioning of Building Services

In accordance with AD L1 2010 Edition, all fixed building services to be commissioned to identify the systems that need to be tested and the tests that will be carried out. The notice required by regulation 20C should confirm that the commissioning plan has been followed and that every system has been inspected in an appropriate sequence and to a reasonable standard and that the test results confirm that performance is reasonably in accordance with the design requirements.

The electrical installation will be in accordance with BS7671: 2018 and will be undertaken by a registered electrician.

Building Operation Information

In accordance with Approved Document L1A - Section 3 - Criterion 5 All commissioning certificates will be passed over to Building Control for all building services and the operating instructions for all building services should be passed to the end user of the building to indicate how to operate systems efficiently and what routine maintenance is required for the conservation of fuel and power.



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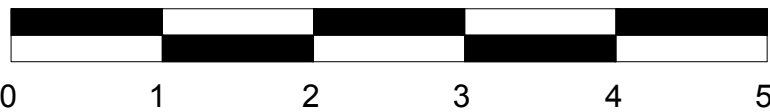
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Client:
STEWART & WIGHT LTD

Drawing Title:
BR SPECIFICATION

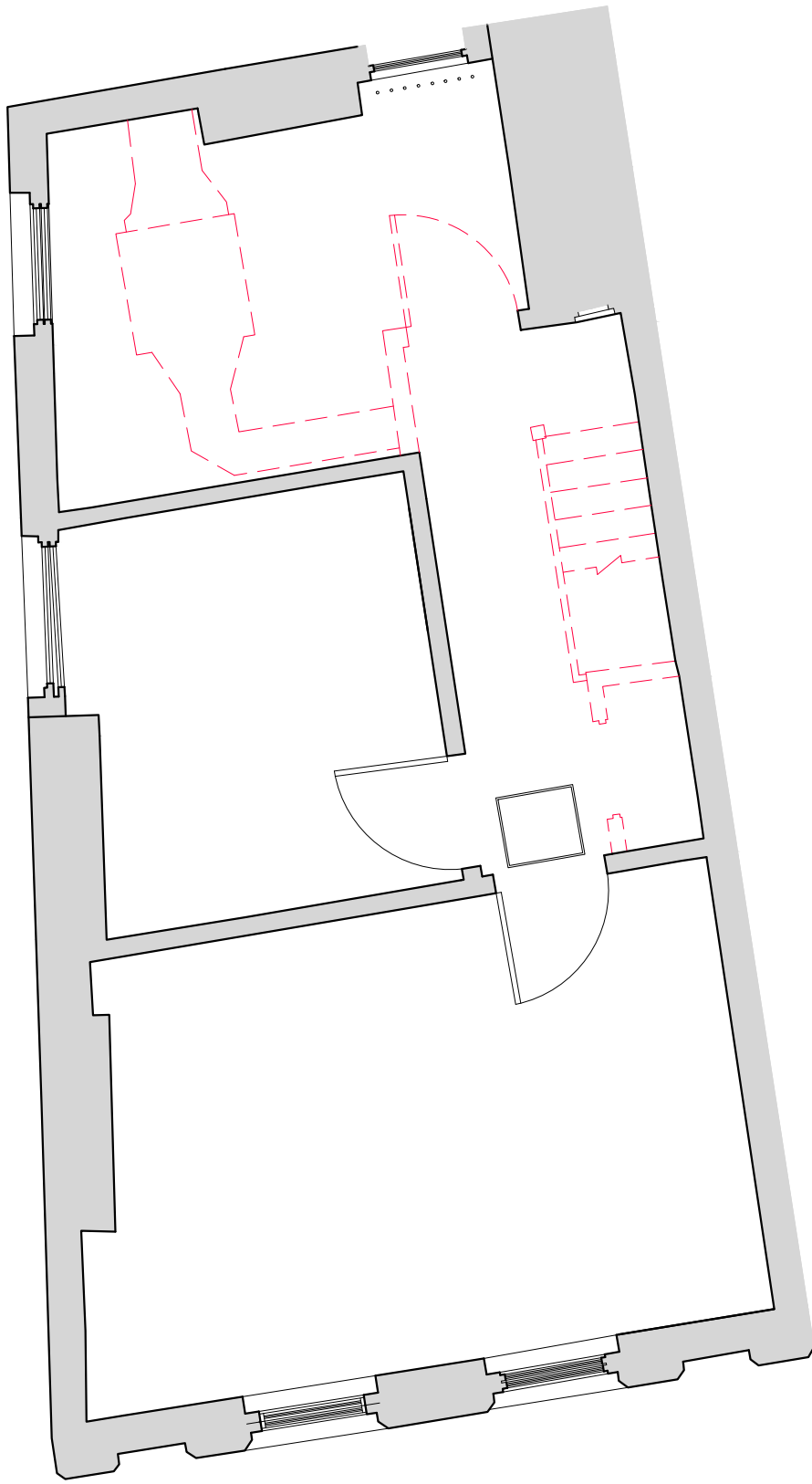
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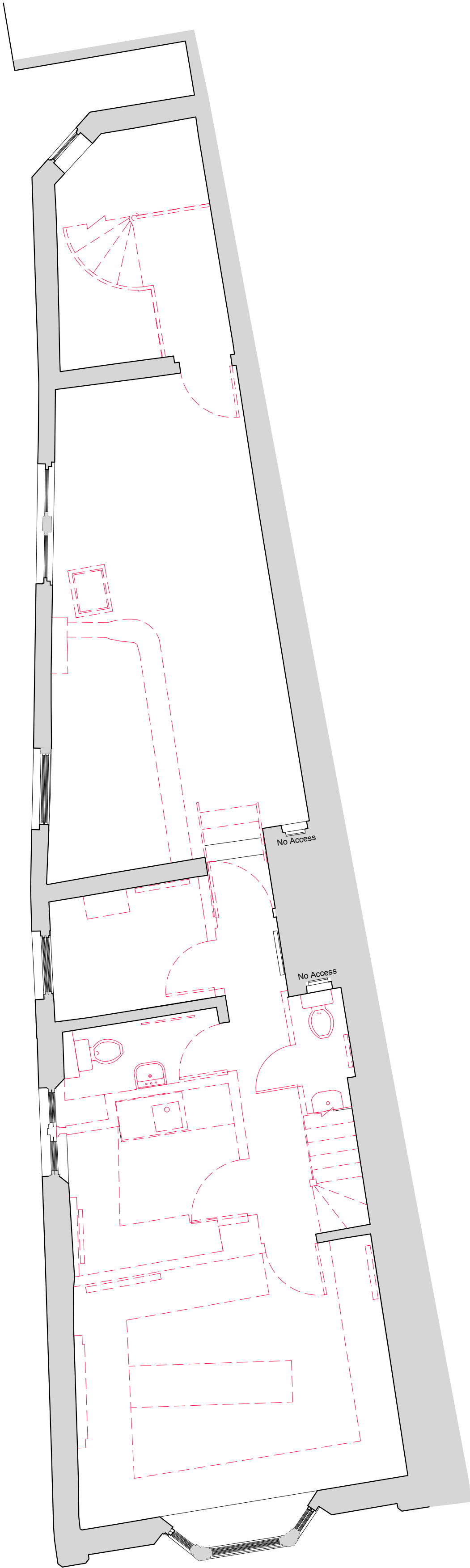
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Rev:	Date:	Notes:



EXISTING TO BE DEMOLISHED

SECOND FLOOR PLAN

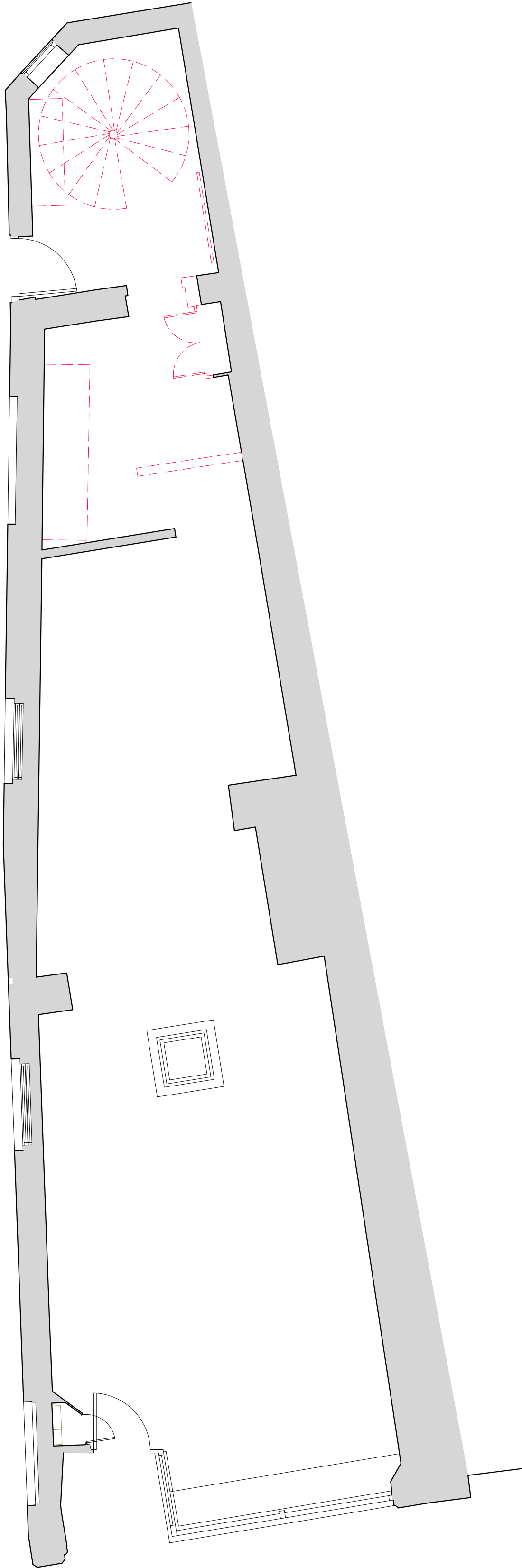
SCALE 1:50



EXISTING TO BE DEMOLISHED

FIRST FLOOR PLAN

SCALE 1:50



EXISTING TO BE DEMOLISHED

GROUND FLOOR PLAN

SCALE 1:50



Studio G17 Pool Innovation Centre, Trevenson Rd, Pool, Redruth, TR15 3PL
t: 01872 672272 e: info@owenandcompany.co.uk

Project:
PROPOSED CONVERSION OF FIRST & 2ND FLOOR
TO RESIDENTIAL AT 24 KING STREET, TRURO,
CORNWALL, TR1 2RQ

Client:
STEWART & WIGHT LTD

Drawing Title:
DEMOLITION PLANS

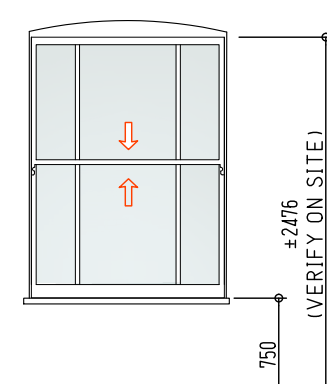
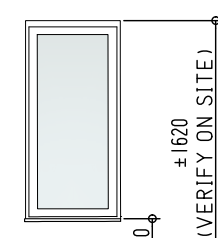
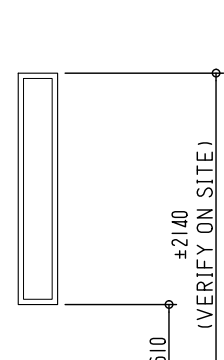
FOR TENDER

Scale @ A1: 1:50	Drawing No: 200544.16	Revision: *
Drawn by: DIB	Designed by: O&C	Checked by: TV
	Date: AUG 2025	

NOTE:
Do not scale for construction purposes. The main contractor and/or specialists are to check and report discrepancies to Owen & Co.
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Revision notes:

Rev: Date: Notes:

DOOR SCHEDULE														
Door no.	GD-02 Internal door	GD-03 External door	GD-04 Internal Door	FD-05 Internal (fire exit) door	FD-06 Internal door	FD-07 Internal door	FD-08 Internal door	SD-10 Internal door	SD-11 Internal door	SD-12 Internal door				
Location	Shop Store	Flat entrance (staircase)	Ambulant WC	Shop Store	Flat Entrance	Utility	Kitchen	Master Bedroom	Bathroom	Bedroom 2				
Rating	FD30s			FD30sc	FD30s	FD30s	FD30s	FD30s	FD30s	FD30s				
Glazing														
Weather seals														
Trickle vents														
Remarks	-Ironmongery to be agreed													
WINDOW SCHEDULE														
Window no.	FW-06 Fire egress			FW-07	FW-08	FW-09	FW-10	FW-11						
Location	Lounge			Kitchen	Utility	Shop Store	Shop Store	Staircase						
Rating														
Glazing														
Weather seals														
Trickle vents	x			X	X	X	X	X						
Remarks	-Ironmongery to be agreed													
														
Window no.	FW-12	FW-13	SW-16 & SW-17, fire egress	SW-18, fire egress	SW-19, fire egress	SW-20, fire egress	SW-21							
Location	Flat Staircase	Stair Landing	Master Bedroom	Bathroom	Bedroom 2	Bedroom 2	Bedroom 2							
Rating														
Glazing														
Weather seals														
Trickle vents				X	X	X								
Remarks														

NOTES:

ALL EXISTING OPENINGS ON SITE TO BE CONFIRMED PRIOR TO MANUFACTURE OF WINDOWS & DOORS.

FULL HEIGHT GLAZING TO BE DESIGNED TO RESIST THE FORCES AND IMPACT AS LAID DOWN ON BS6180.

ALL EXISTING DOORS & WINDOWS TO REMAIN UNLESS OTHERWISE NOTED.



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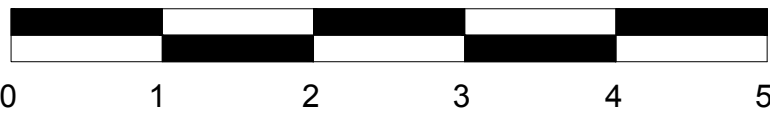
Project:
PROPOSED CONVERSION OF FIRST & 2ND FLOOR TO RESIDENTIAL AT 24 KING STREET, TRURO, CORNWALL, TR1 2RQ

Client:
STEWART & WIGHT LTD

Drawing Title:
DOOR & WINDOW SCHEDULES

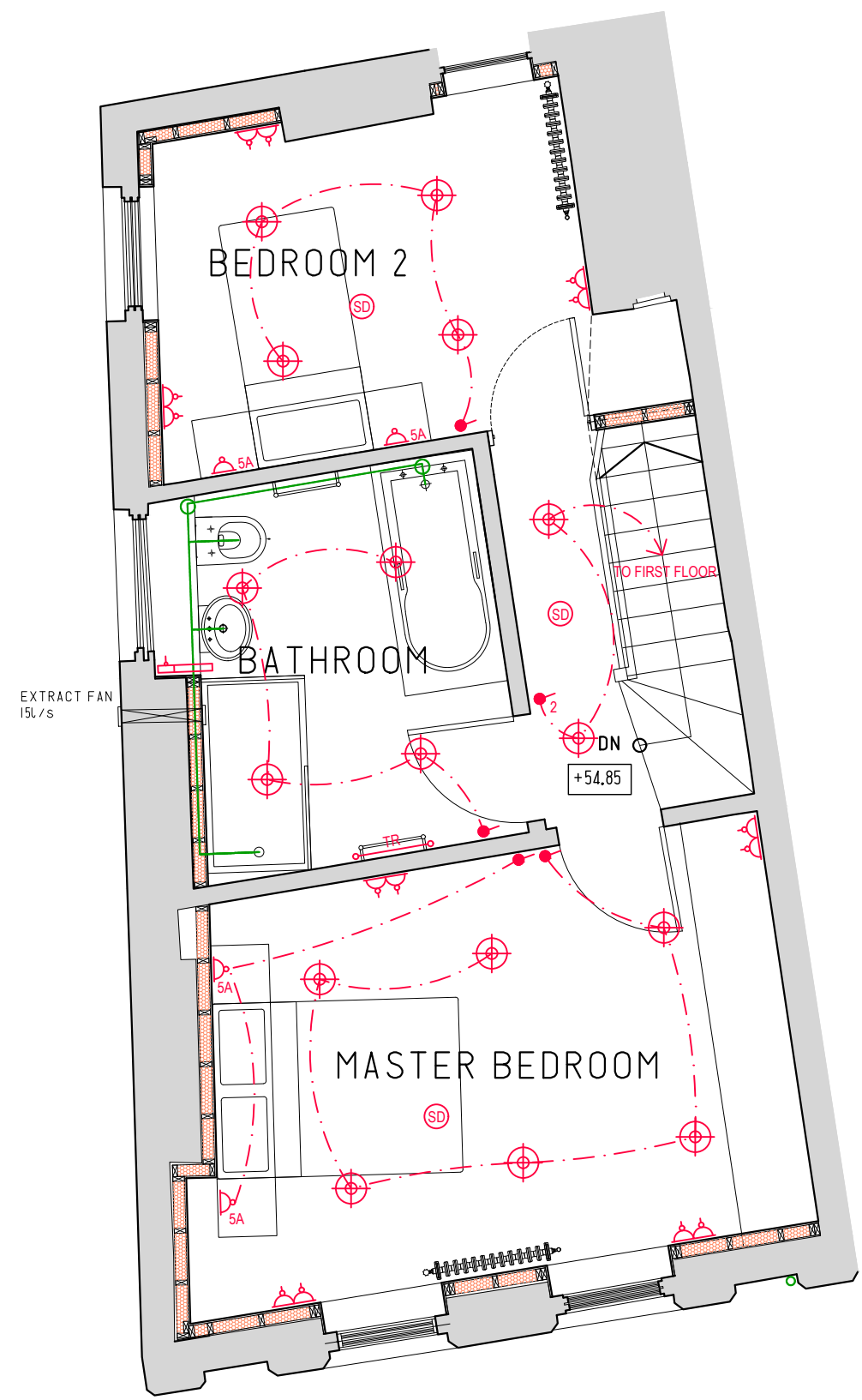
FOR TENDER

Scale @ A1: 1:25	Drawing No: 200544.17	Revision: *
Drawn by: DIB	Designed by: O&C	Checked by: TV
	Date: AUG 2025	

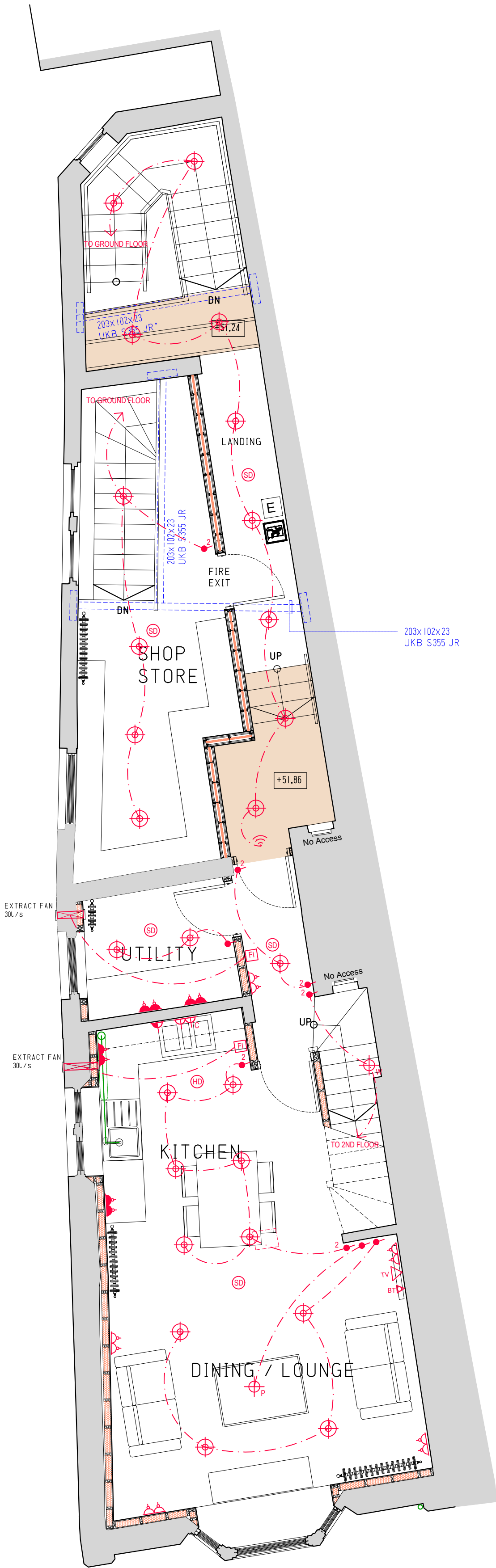


NOTE:
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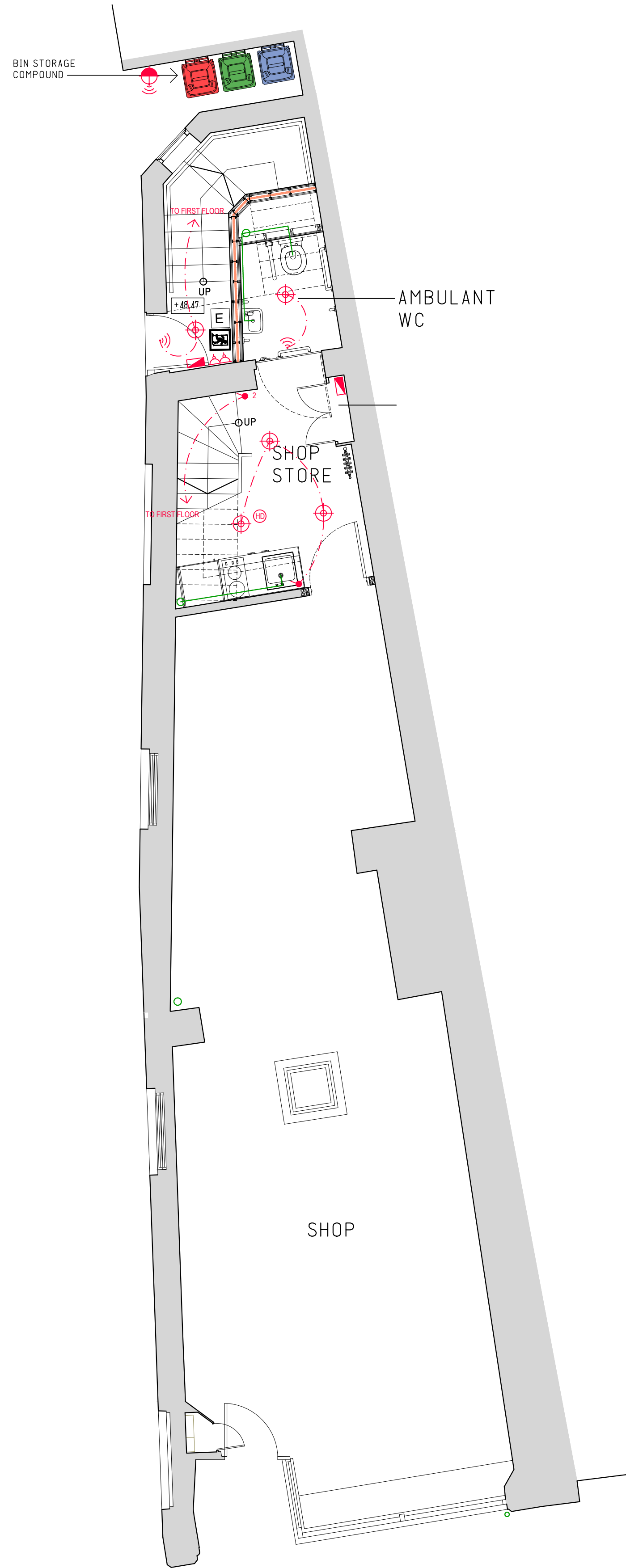
Revision notes:		
Rev:	Date:	Notes:



PROPOSED SECOND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

- LIGHT FITTINGS**
- Wall mounted external light fitting, sensor switch
 - Downlight spot, low energy light fitting
 - Pendant light fitting
 - Sensor switch
 - Single Light Switch
 - 2 or 3 -way Light Switch

- ELECTRIC POWER FITTINGS**
- Double Switched Socket Outlet (low level)
 - Single Switched Sump Socket Outlet (low level)
 - Double Switched Socket Outlet (High level)
 - Switched Fused Outlet
 - Cooker Switch unit

- FIRE PROTECTION**
- Smoke Detector
 - Heat Detector
 - Carbon Monoxide Detector

- GENERAL FITTINGS**
- Distribution board
 - Shaver and light socket
 - TV Aerial socket
 - Telephone socket
 - Mechanical Ventilation Extract Fan
 - Fan isolator
 - Heated Towel Rail
 - CAT 6 Data Cable



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Project:
PROPOSED CONVERSION OF FIRST & 2ND FLOOR
TO RESIDENTIAL AT 24 KING STREET, TRURO,
CORNWALL, TR1 2RQ

Client:
STEWART & WIGHT LTD

Drawing Title:
PROPOSED SMALL POWER & LIGHTING LAYOUT

FOR TENDER

Scale @ A1: 1:50	Drawing No: 200544.19	Revision: *
Drawn by: DTB	Designed by: O&C	Checked by: TV
		Date: AUG 2025

Scale as indicated @

A1 D.01/01

General Notes:

- All foundations to extend down to a safe ground bearing pressure of minimum 150kN/m², to be confirmed by BCO on site.
- All concrete to be C28/35 grade well compacted with a nominal aggregate size of no greater than 20mm unless otherwise stated.
- All dimensions to be checked on site prior to construction. DO NOT set out from this drawing. Check all dimensions with Architects drawings and consult Engineer if any queries arise. Do not scale from this drawing.
- All blockwork walls to be 75mm² block unless otherwise stated.
- All shuttering to shuttered concrete to others details.
- To be read in conjunction with Architects drawings. All floor layouts shown are indicative only. Refer to Architects drawings for further information.
- Land drains to be installed as required. Drains to run to suitable soakaway - to be ascertained on site prior to construction.
- All reinforcement to be a minimum of 40mm from exposed faces of concrete.
- All steel to be sufficiently fire protected to LA approval. Ensure steel is protected from corrosion as required and galvanised externally.
- All beams to have a minimum bearing of 100mm or 150mm where possible.
- Beam and block layouts, service out outs and specification to be confirmed by supplier.
- All excavations over 1.2m require propping with trench boards or similar. Shoring of excavations in excess of 1.2m to be adequately designed by others.
- All bolts for beam/ column splices to be HSFG unless specified otherwise. All bolts to be grade 8.8 unless otherwise stated.
- All steelwork to be grade S355 JR unless otherwise stated.
- All welds to be 6mm full contact fillet welds unless otherwise stated.
- All drainage, tanking and waterproofing details strictly to others details.
- All levels to be confirmed by Architect or contractor on site.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards, risks normally associated with the type of construction work detailed on this drawing, note the following significant risks and information:

Asbestos awareness:
Ensure asbestos survey has been carried out before invasive works in accordance with the control of asbestos regulations (CAR) 2012. Do NOT disturb, cut, drill or break asbestos related materials until confirmed not present. Refer to www.hse.gov.uk for further information.

Significant risks associated with the structural work only:

- 1. Long heavy steel beam sections. Handling risk. If required for safe site delivery and or installation splice beams along length. Contact FJF Ltd for detail.
- 2. Condition of existing wall at beam/joist bearings unknown. Contractor to expose wall and confirm condition during works. If concerns arise contact FJF Ltd.

General risks associated with the structural work only:

- Working from height
- Temporary propping of steel work before connections
- Lack of site services survey. Further investigation required to confirm location of existing services
- Working adjacent to roads and other structures

Additional notes

- During the erection of steelwork all bolt holes to be located using the proper tools
- All bolts to be tightened fully using a torque wrench
- Temporary bracing to be provided and used during steel erection stages if applicable
- All applicable PPE equipment to be worn on site at all times

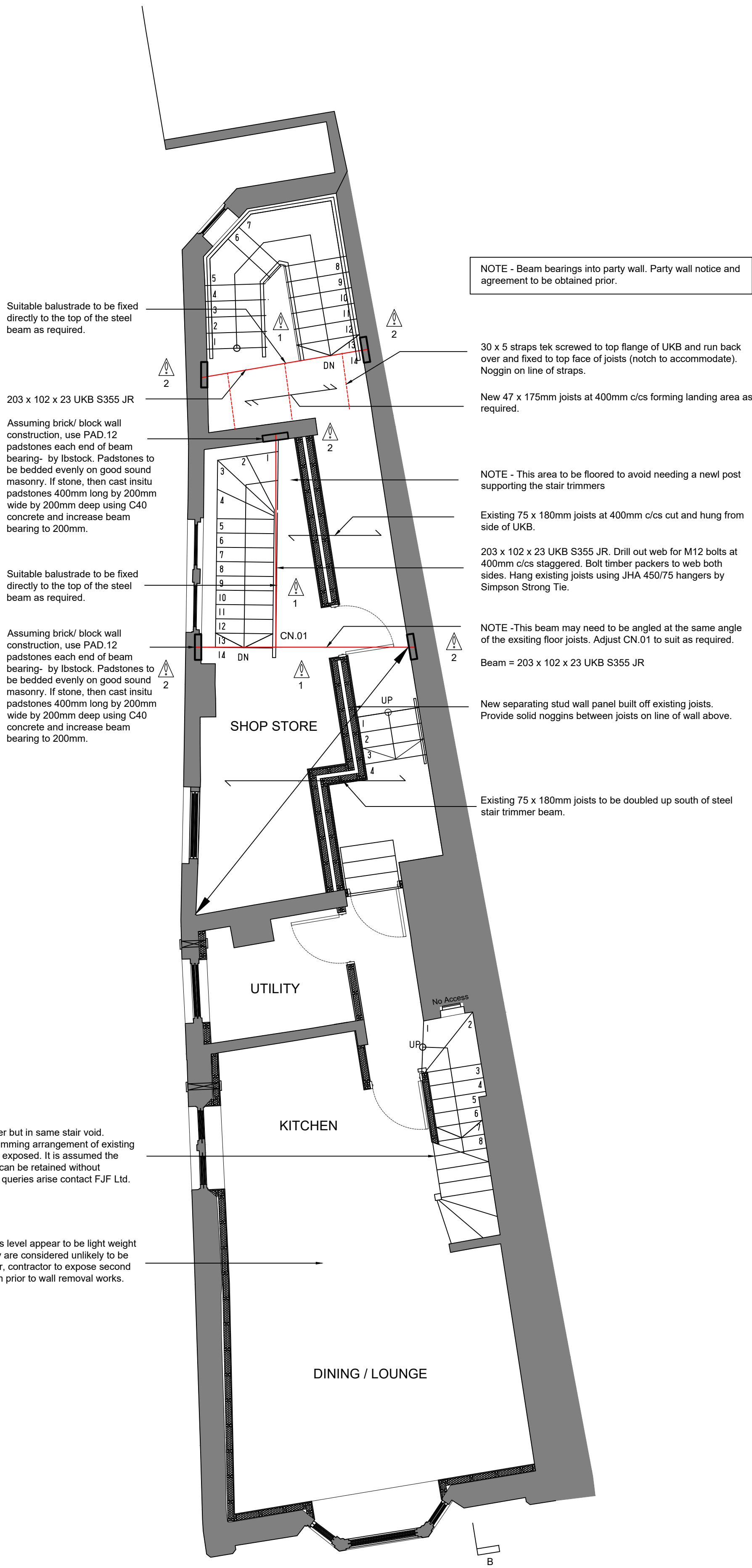
For information relating to end use, maintenance and demolition, refer to the Health and Safety File.

It is assumed that all works will be carried out by a competent Contractor and, where appropriate, to an approved method statement. The Principle Contractor should ensure an 'Construction Phase Plan' is in place prior to commencing work. Refer to <http://www.hse.gov.uk> for further information.

Ref.	Date	Initial
Revisions:		
 FJF Consulting Civil & Structural Engineers		
The Studio, 4a Duke Terrace, Launceston, Cornwall, PL15 8HJ 01566 770900 (Launceston)		
106 Whiteladies Road, Clifton, Bristol, BS8 2QW 01173 700296 (Bristol)		
Email: info@FJFconsulting.co.uk WEB: www.foulkesjacksonfewings.co.uk		
Project:		
24 Kings Street Truro		
Title:		
Proposed Conversion of First and Second Floors to Residential		
Client:		
Stewart and Wight, c/o Owen and Co Ltd		
Date: July 2025	Drn: TF	Chk'd: HT
Dwg No. 13438_TF_25	Rev:	

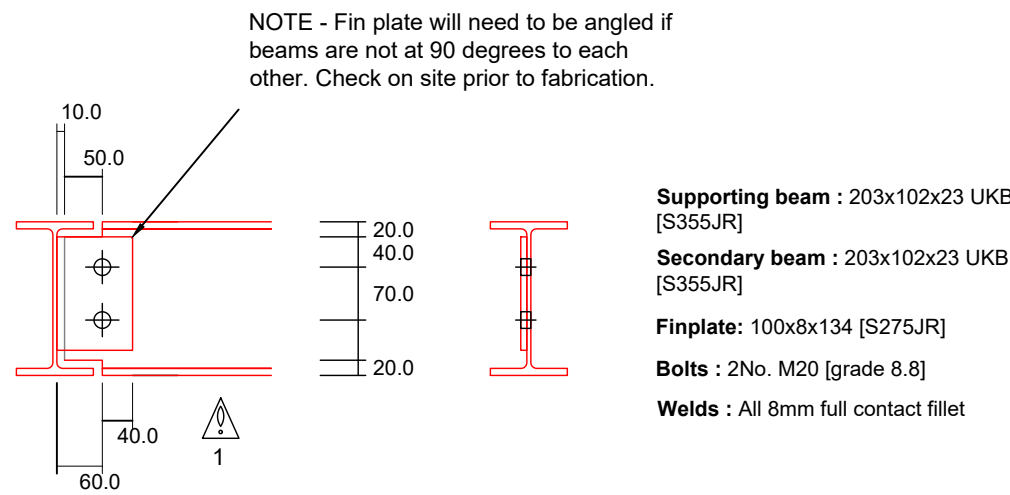
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Contractors must check all dimensions on site prior to construction. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the Principal Engineer before proceeding.



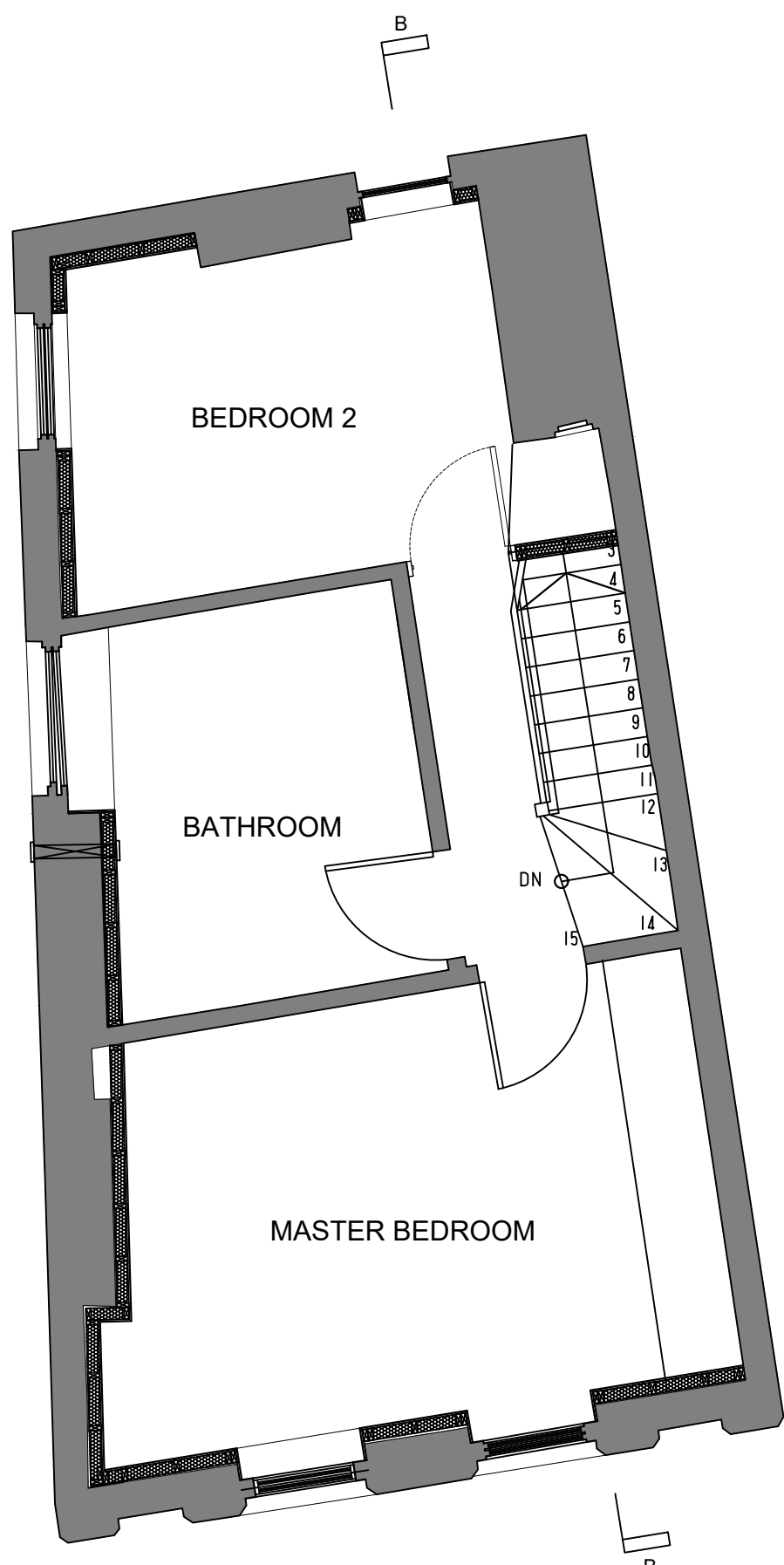
PROPOSED FIRST FLOOR PLAN

Scale 1:50



203 x 203 UKB FINPLATE CONNECTION : CN.01

Scale 1:10



PROPOSED SECOND FLOOR PLAN

Scale 1:50

