Notes;

1. Preliminaries; Provide all necessary health and safety requirements including; site security, scaffolding, access ladders, material hoists, temporary protection and working platforms etc which are to be erected, maintained, certificated, dismantled and removed by suitably qualified and insured specialists. Any asbestos/contaminated soil/lead paint is to be inspected & removed by a specialist. Asbestos is to be removed and disposed off site by a specialist licensed contractor as required under the Control of Asbestos Regulations 2006. Ground to be prepared for new works as described including location and alteration/ modifications to all existing services as necessary, including sealing up, capping off, disconnecting, removing redundant services as necessary. Prior to and during works, the person carrying out the works is to liaise with and meet the requirements of the relevant Service Authorities, including the location and protection of all services as necessary.

2. Existing External walls; existing external walls to be lined with Thermaline Super 50mm plasterboard, fixed to the brickwork with dabs then skimmed to finish.

3. Party walls; party wall (with number 11) to lined with 12.5mm Sound Bloc acoustic plasterboard, fixed to the brickwork with dabs then skimmed to finish.

5. Non-load bearing internal partitions; are to be constructed from 50x75mm SW studs @ 400mm c/c. Studs fixed to 50x75mm SW head and base plate fixed onto the floor and ceiling structures. Each side of the partition to be lined with 12.5mm plasterboard dry lining board fixed to studs. 50mm layer of mineral wool quilt insulation to be fixed in between studs. Ensure cavity wall insulation to external wall is carried across abutment. Abutment between stud wall and external wall to be sealed with flexible sealant. At ceiling level, full depth of roof insulation to be taken across stud. Gaps between stud wall ceiling plasterboard sealed with flexible sealant. All penetrations through stud walls sealed with flexible sealant.

7. Main Roof; traditional rafter and purlin roof structure. Purlin to comprise preservative treated C24 300 x 100 purlin, built into supporting walls as the existing. Roof to comprise 120 x 50mm C24 treated common rafters. Rafters to be secured to a C24 100 x 50mm SW wall plate, which in turn is to be secured to the main building structure using 30x5mm galvanised steel restraint straps @ a max' 2m c/c. Min' length of straps to be 1.2m. Wall plate to be bedded in mortar. Externally the roof is to be clad with slates, which are to be fixed to 50x25mm SW slating battens, which are to be fixed perpendicular to trusses. Slates to be fixed with min' 100mm headlap. Breathable membrane to be fixed over timber rafters & with a min' 100mm laps between rolls. 75mm layer of Kingspan K7 rigid insulation board, or equivalent, to be inserted in between rafters, with bottom of insulation board fixed in line with bottom of batten. Underside of sloping ceiling to be lined with 62.5mm Kingspan K18 insulated plasterboard lining & skimmed. Universal spacer tray to be inserted. Roof space to be ventilated with a min' 50mm of cross flow air. 25mm over eaves ventilation. U-value of 0.18Wm²K to be achieved.

8. First & Second Floor Structures; to comprise C24 220 x 75 SW timber joists at 400c/c. Joists to be built into load bearing walls with joists ends wrapped in DPC or fixed in wall hangers. 22mm thick dense chipboard to form finished floor surface. Underside of floor joists lined with 12.5mm plasterboard. Floor joists that run parallel with external walls are to be secured with 30x5mm galvanised steel restraint straps for first three joists. 100mm mineral wool quilt inserted in between joists for sound proofing.

9. Doors; Main Doors to comprise PVCu units. Door openings formed with natural stone heads and sills. Stone lintel to be supported by and sat in galvanised steel angle for full width of opening. All lintels & steelwork to extend beyond either end of opening by 150mm. Flexible sealant to be applied to all interfaces between internal air barrier and frame. Glazing to doors to comprise 4:16:4mm double glazed units. All door glazing within critical locations (i.e, within 1500mm of finish floor level), is to be in accordance with bs 6206:1981 & meet a 'class b' rating of that standard. A min' U-value of 1.6W/m²K to be achieved.

10. Part M; approach to be no steeper than 1:20, with firm, even surface, with min' unobstructed width of 900mm. Main entrance doors to be formed with part M compliant level threshold. Min' clear width of 775mm to entrance doors. Any doors formed with step into dwelling, step to be no more than 150mm. Switches & sockets in habitable rooms to be at appropriate heights between 450-1200mm from FFL.

11. Internal doors; to be SW paneled doors, unless otherwise stated. Any door glazing within critical locations (i.e, within 1500mm of finish floor level), is to be in accordance with BS 6206:1981 & meet a 'Class B' rating of that standard. FD30 fire doors required to all habitable rooms as detailed on the plans.

12. Windows; to be PVCu, double glazed units, 4:16:4mm glazing, argon filled, low E glass with warm edge spacer bar between panes. Openings formed with lintels, jambs and sills. Lintel to have min' 150mm end bearing. All lintels & steelwork to extend beyond either end of opening by 150mm. Horizontal and vertical DPCs are to be inserted around openings. Flexible sealant to be applied to abutment between sill & plasterboard. All habitable rooms are to have at least 1x emergency egress compliant window. Emergency egress windows to be a min' 450x450mm and have an unobstructed openable area of 0.33m², with window sills at a max' of 1100mm from finished floor level. Any glazing within a critical location (as defined in ADK diagram 5.1) to be suitably robust to prevent breakage or guarded by a permanently fixed screen). Velux roof lights to be inserted. Double rafters to either side of openings to Velux. Double trimmers at head & foot of opening. Min' U-value of 1.6W/m²K to be achieved; (Velux U-value 1.4W/m²K).

13. General drainage notes; underground pipework to comprise 110mm diameter PVCu proprietary pipe work. Surround pipes in 400mm pea shingle (900mm under drives). Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801. Access chambers are to be 450mmØ pre-formed plastic access chamber, bedded & surrounded by 100mm of bedding material. All drainage pipes that pass through external walls are to be supported with 100x150mm pre-stressed concrete lintels with 150mm end bearing.

13a. Surface Water Drainage; to drain via profiled PVCu guttering which drains into a 68mmØ PVCu down pipe. Down pipe is to be connected into, via a roddable gully pot, a 110mmØ solid wall underground pipe & discharge into individual soakaway. Underground surface water pipe work laid generally @ 1:60.

14. Foul Water Drainage; Foul drainage to connect into existing mains drainage. All WCs are to drain via 110mmØ SVP pipes & traps, with 50mm deep seals. All hand basins, sinks & showers are to be served via 32mmØ traps & pipes, with 75mm deep seals. Air Admittance Valves to be used. Soil stacks to be taken below toe of slab. Lintels to be inserted were pipes penetrate external walls if required. Underground foul water pipe work laid generally @ 1:40. Consent to be sought from EA prior to any discharge.

15. Staircases & balustrades; to comprise a new timber staircase between first and second floor with a max' 42° pitch. Full clear headroom of minimum 2metres above pitch line of staircase. Underside of staircase to be underboarded with 2x layers of 12.5mm plasterboard lining to provide 30 min's fire resistance. Staircase to be guarded with timber balustrade comprising spindles @ 100mm max' c/c & handrail set at 900mm above pitch line of stair. Landing to be guarded with balustrade with handrail set @ a min' of 900mm from FFL.

16. Water consumption; consumption of wholesome water is not to exceed 125l per person per day. In line blending valves or thermostatic mixing valves are to be fitted to baths, basins & sinks to restrict temperature of hot water to a max' of 48°.

17. Primary heating system; to comprise condensing combi boiler (exact Spec. TBC) to provide space and water heating. Space heating to be panel radiators (fitted with TRVs). All work to be undertaken by accredited installers & certification is to be provided to BCO.

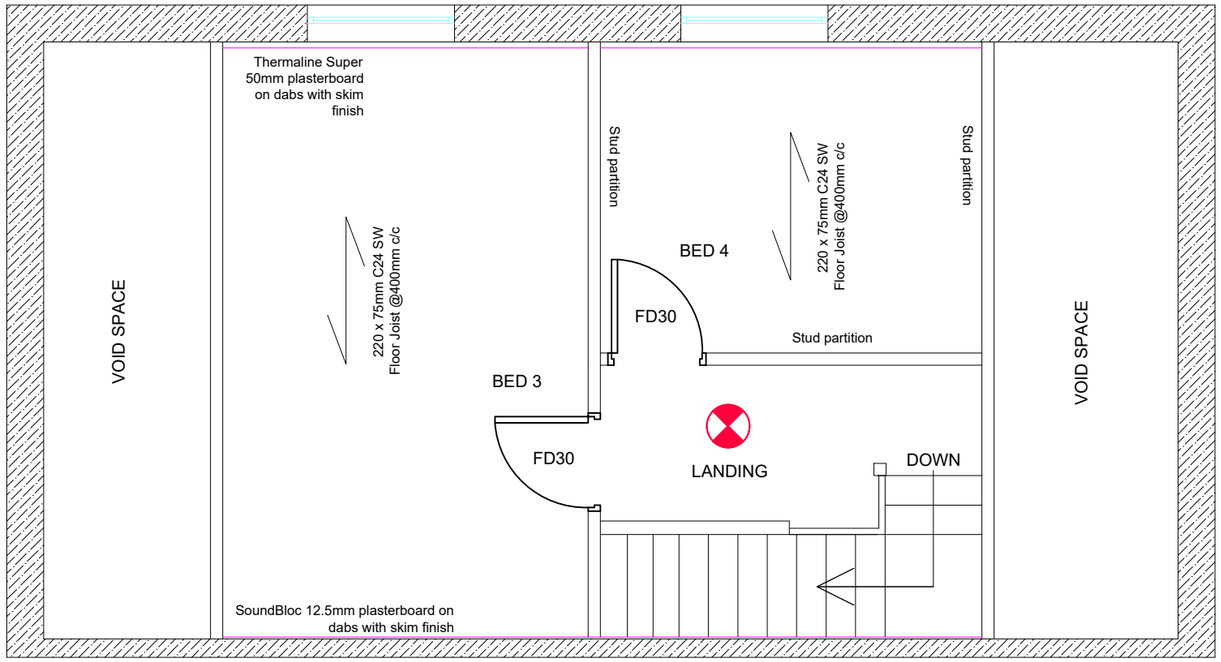
19. Detectors; min' 1x smoke alarm to be installed within main circulation area at ground, first & second floors. Smoke alarms to be ceiling mounted and sited no more than 3m from leading edge of door into bedrooms and in areas easily serviced, no closer than 300mm from light fittings or walls. 1x heat detector sited within kitchen areas. All detectors are to be on individual circuit wired back to mains, all with battery back up power supplies. Detectors are to be wired so that if one alarm is triggered all will be set off. System to be Grade B Category LD2 system as in accordance with BS 5839-6:2004.

20. Ventilation; Provide mechanical extract ventilation to WCs & bathrooms ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have a 15min overrun if no window in room. To kitchens provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the BCO. Background ventilation - Controllable background ventilation via trickle vents / openable windows to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to bathrooms & WCs at a rate of 2500mm².

21. Electrical; All work is to be carried out to B.S. 7671:2001 and the IEEC on site guide and IEEC publications guidance notes 1-7. All work to carried out to and certified by a competant person as required by part P of the building regulations. Testing is to be carried out in accordance with B.S. 7671:2001 chapters 71 & 74 and an appropriate signed installation certificate should be issued to the client (via GHA) and the local authority when work is complete and tested. 1 low energy light fitting per every 25m². External lights fitted with PIR sensors.

22. Structural steel; to be designed by qualified structural engineer with all details to be forwarded onto LPA BCO for approval. All steelwork to have a min' 30 min's fire resistance through fire resistant plasterboard or intumescent paint.

PROPOSED SECOND FLOOR PLAN - 1:50



PARTY WALL WITH 11 WILLOW STREET

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Chartered Surveyors, Property Consultation & Engineers

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BB10 2TP

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NOTES:

1. ALL SIZES APPROXIMATE
2. DO NOT SCALE OFF DRAWING
3. DRAWING TO BE READ WITH STRUCTURAL CALCULATIONS

PROJECT:
BUILDING CONVERSION

DATE:
28/11/2023

SCALE:
1:50 @A3

DRAWN/CHECKED:
PF/JS

SHEET:
2 OF 2

SITE:

13 WILLOW STREET
BURNLEY
BB12 0RE

DRAWING:

PROPOSED SECOND FLOOR PLAN. DETAIL NOTES