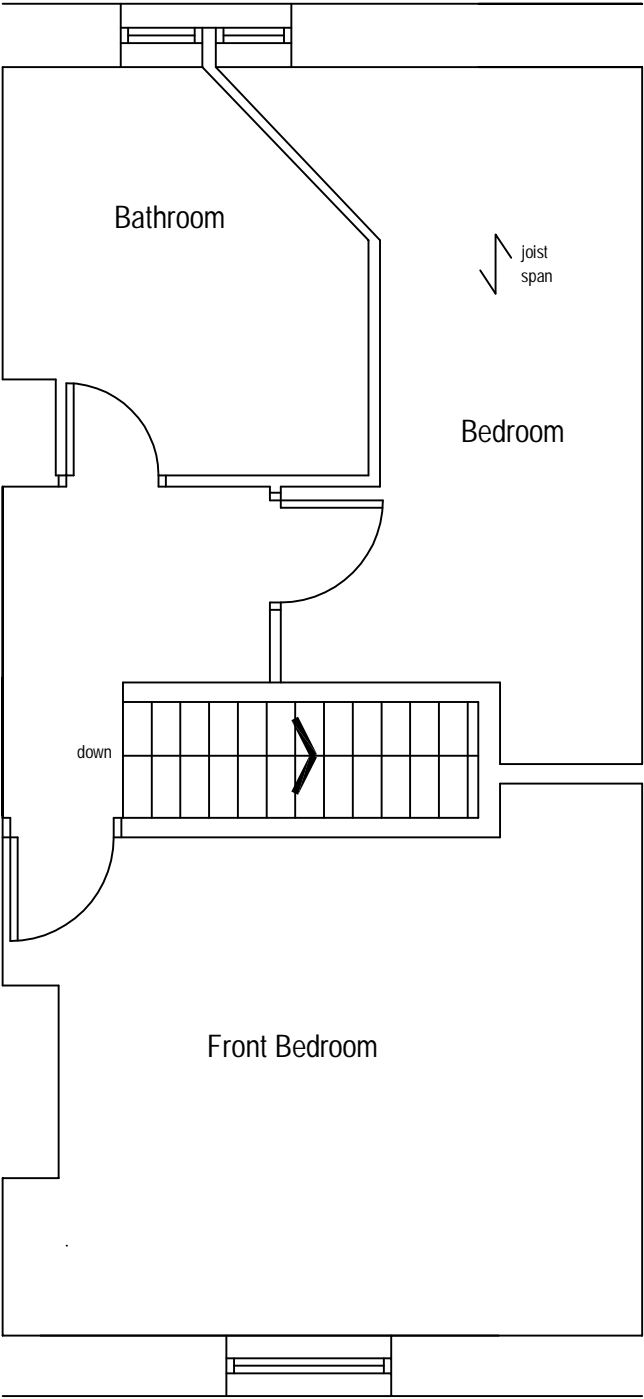
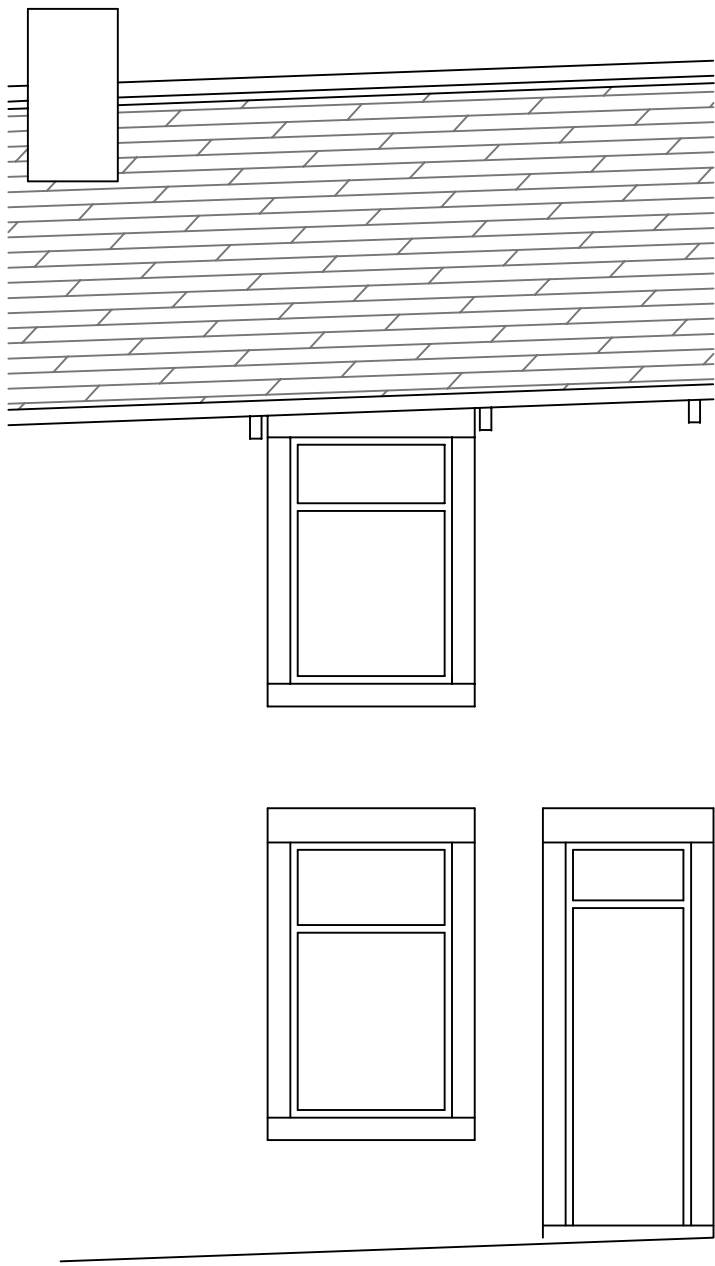


Existing Ground Floor Plan

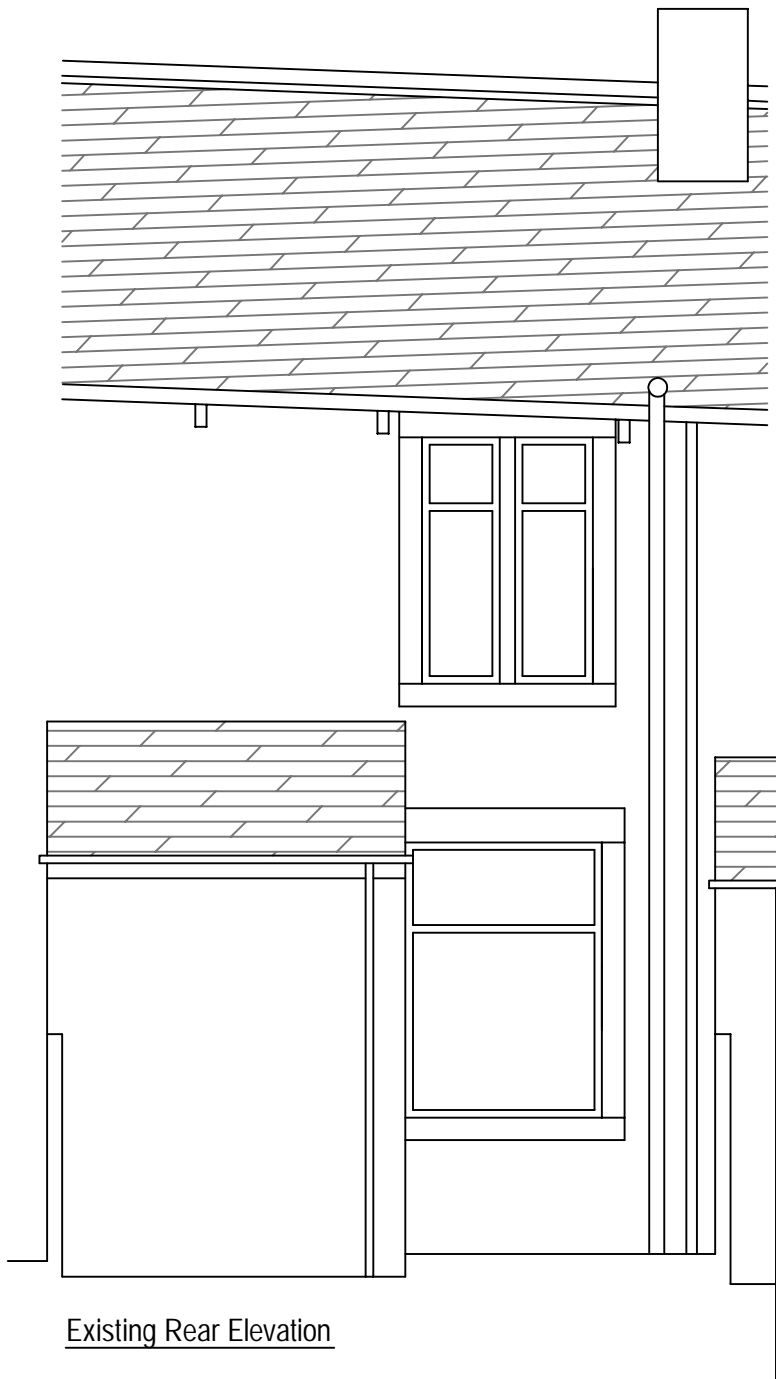


Existing First Floor Plan

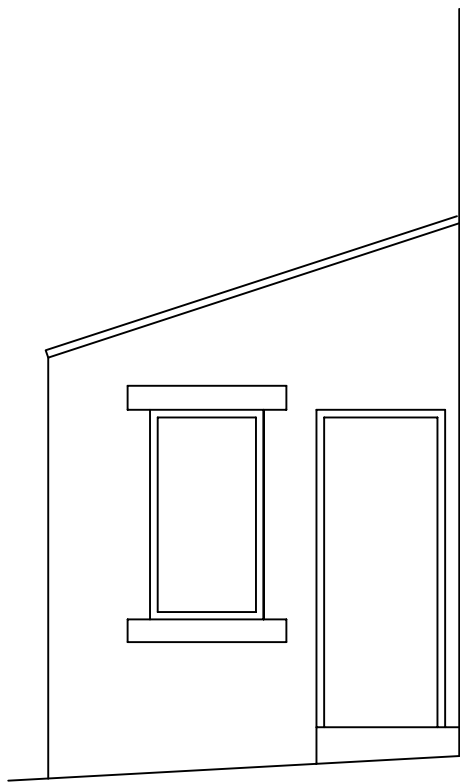
Project Alterations / Refurbishment 12 Redvers Street, BURNLEY. BB10 1RT		
Client Burnley Borough Council		
Description Existing Plans		Date December 2021
Scale 1:50 @ A3	Drawn CW	Drawing No 596/01
C & L Whittaker Ltd 9 Towler Drive, Colne, Lancs. BB8 7GN tel 07891 135784		



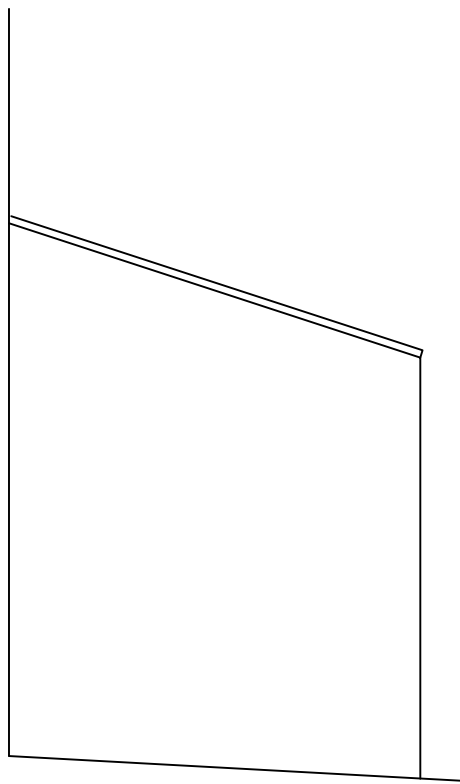
Existing Front Elevation



Existing Rear Elevation

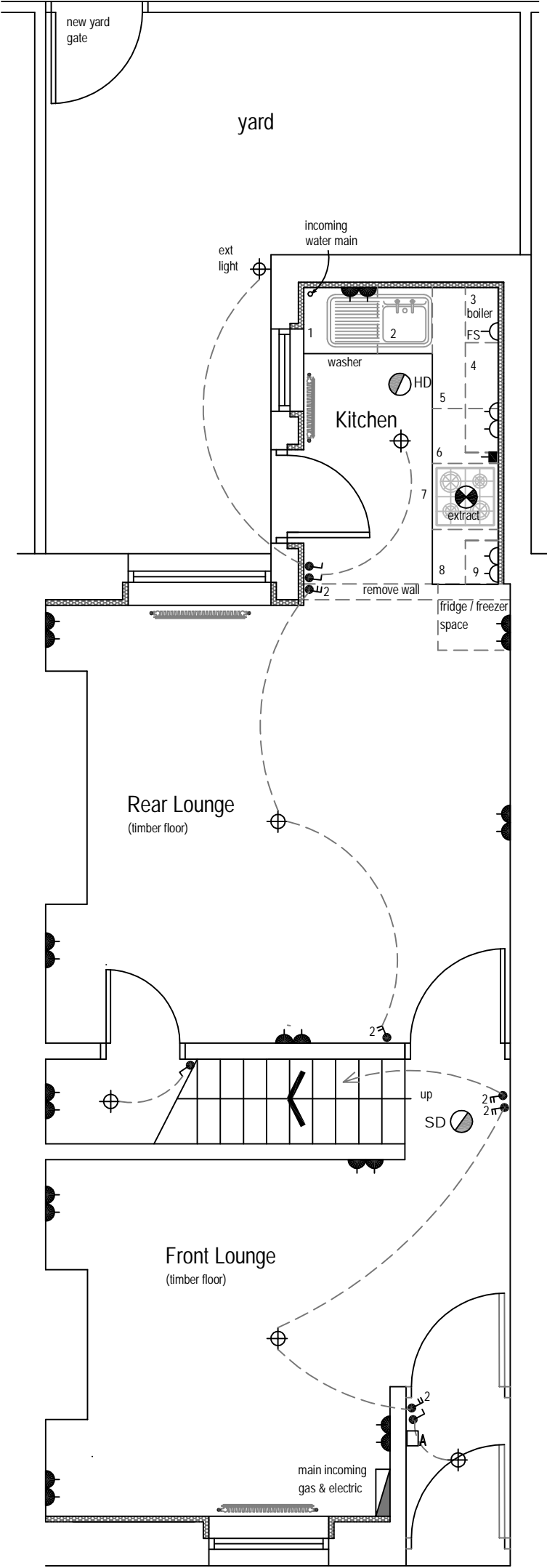


Existing Side Elevation To Kitchen



Existing Side Elevation To Adjoining Property

Project		
Alterations / Refurbishment		
12 Redvers Street, BURNLEY. BB10 1RT		
Client		
Burnley Borough Council		
Description		Date
Existing Elevations		December 2021
Scale	Drawn	Drawing No
1:50 @ A3	CW	596/02
C & L Whittaker Ltd		
9 Towler Drive, Colne, Lancs. BB8 7GN		
tel 07891 135784		



Proposed Ground Floor Plan

Kitchen Unit Schedule

1. washer space with worktop over
2. 500mm sink base unit
3. 500mm wall unit 720mm high housing boiler
4. 1000mm wall unit 720mm high
5. 1100mm corner base unit with carousel and worktop over
6. 500mm drawer base unit with worktop over
7. 600mm cooker space for integrated oven with gas hob, gas & electric cooker point, extract over ducted above wall unit
8. 500mm base unit with worktop over
9. 400mm wall unit 720mm high

kitchen to be measured prior to ordering and layout / size of units agreed with heating engineer etc (for boiler position)

ELECTRICAL SYMBOLS

- 13 amp high level double switched sockets
- 13 amp low level double switched sockets
- Fused outlet (boiler etc)
- High level switch with neon indicator and socket below
- Cooker control unit complete with socket
- Light switch one way
- Light switch two way
- Pull switch
- External wall light
- Internal ceiling light
- Heat detector
- Smoke detector
- Room stat.
- TV socket
- Alarm keypad
- consumer unit
- extract

Strip out and rewire property to points shown, all electrical work to conform to current edition of IEE regs and to be carried out by part P approved contractor. Include for new security alarm

Kitchen mechanical extract ventilation to achieve 30 litres/second adjacent to a hob or 60 litres/second elsewhere.
Bathroom / shower fan to have 15 minutes overrun and to operate via the light switch
Smoke / heat detectors to be mains wired with battery back up and interlinked

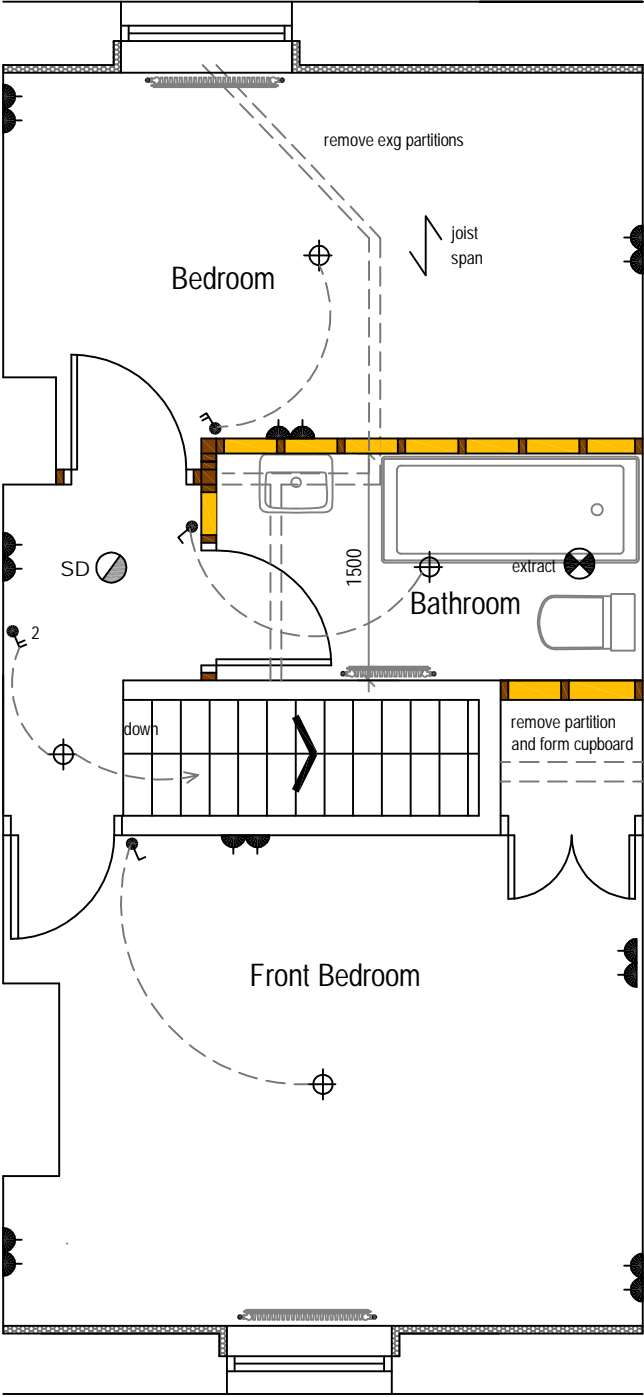
GENERAL

These notes to be read in conjunction with detailed specification from Burnley Council.
All workmanship and materials to comply with current Building Regulations and relevant British Standards, Codes of Practices.
All electrical work to conform to current edition of IEE regs and to be carried out by part P approved contractor.
Any gas related works to be carried out by gas safe registered contractor.
All materials to be fixed, applied or mixed in accordance with manufacturer's instructions and specifications.
The contractor shall take into account everything necessary for the proper execution of the works.
All dimensions to be checked on site by the contractor prior to ordering of any materials and any discrepancies brought to the attention of the client and C & L Whittaker Ltd.
All work to be carried out in accordance with CDM regulations 2015 and Health & Safety at work act.

Strip out all plumbing and heating and provide and fix new hot and cold water pipework, wastes etc to new bathroom and kitchen.
Provide and fix new class A rated gas fired boiler with fan assisted flue to kitchen fixed in accordance with manufactures instructions, TRV's to new radiators
Provide and fix new kitchen units as per schedule.
New bathroom suite with deep seal anti vac traps to wastes to connect to new soil and vent pipe via 100mm soil pipe run under floor with automatic vent.
100mm drainage laid to falls 1:40 to manufacturers instructions and runs agreed and inspected by Building Control Officer

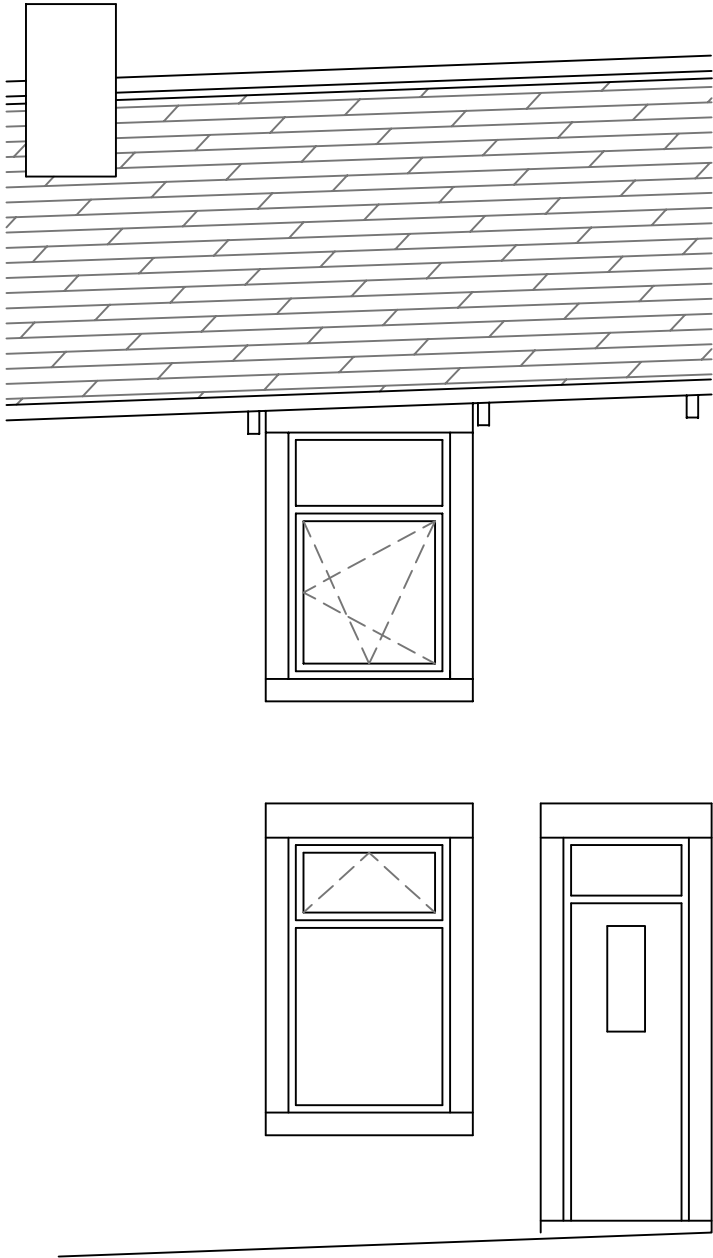
Remove existing partitions, any new partitions required to be 100 x 50mm timber studding with acoustic insulation, 9mm plasterboard both sides and skim finish.
Provide extra noggings in floor as necessary.
Include for new doors complete with new frames, architraves, skirtings etc

Remove / overboard ceilings with 12.5mm plasterboard and skim ceilings to rooms indicated on schedule, provide 400mm rockwool insulation to roofspace and new insulated access hatch.
Remove plasterwork to walls as indicated on schedule, external walls lined out with 78mm Gyproc Thermaline insulated plasterboard and party walls with soundbloc boards with skim finish.
Provide new dpc to all ground floor walls including waterproof render / tanking prior to dry lining



Proposed First Floor Plan

Project Alterations / Refurbishment 12 Redvers St. BURNLEY. BB10 1RT		
Client Burnley Borough Council		
Description Proposed Plans	Date January 2022	
Scale 1:50 @ A3	Drawn CW	Drawing No 596/03
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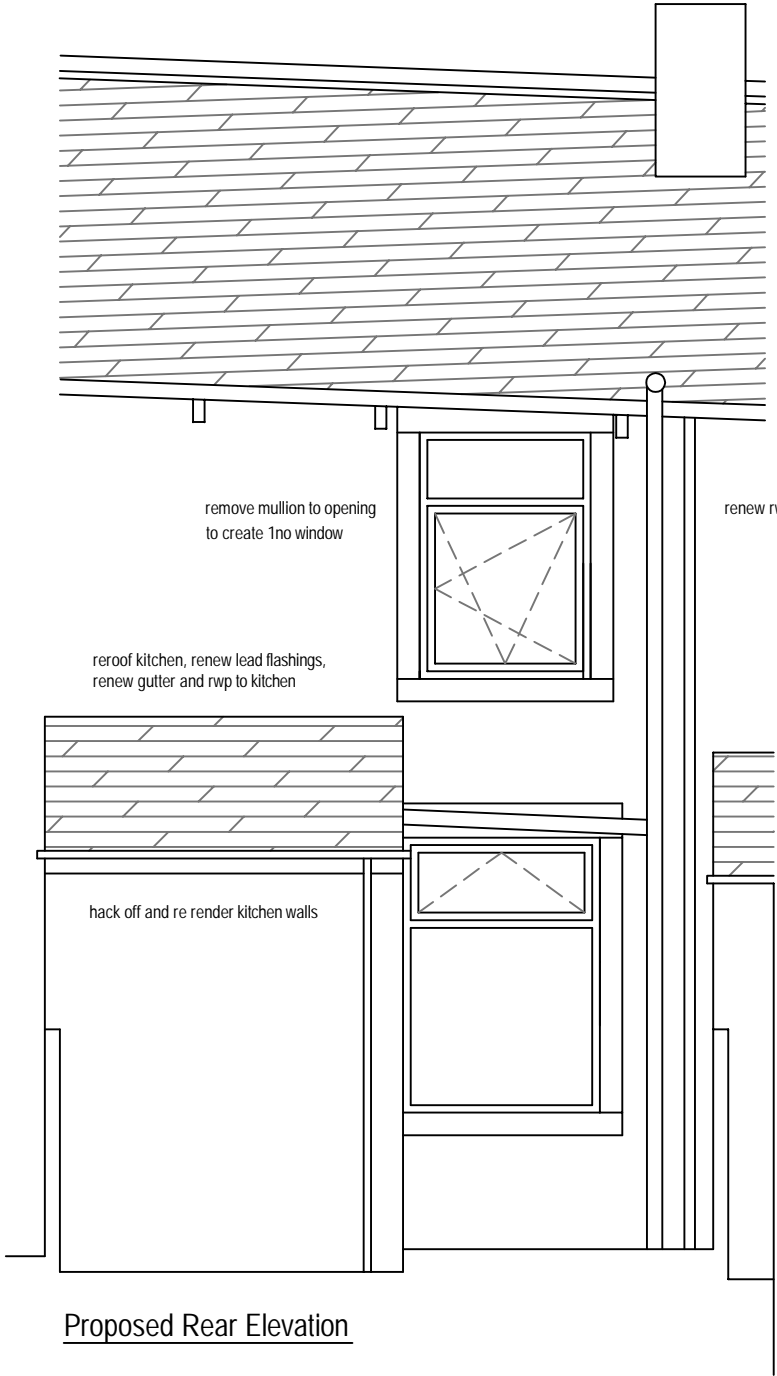
Proposed Front Elevation

ROOF
Check and replace missing and damaged slates to main roof. Re bed existing ridge tiles
Replace gutters with profile to match existing.
Strip out any roof insulation and replace with 2 layers 200mm rockwool insulation laid in opposite directions

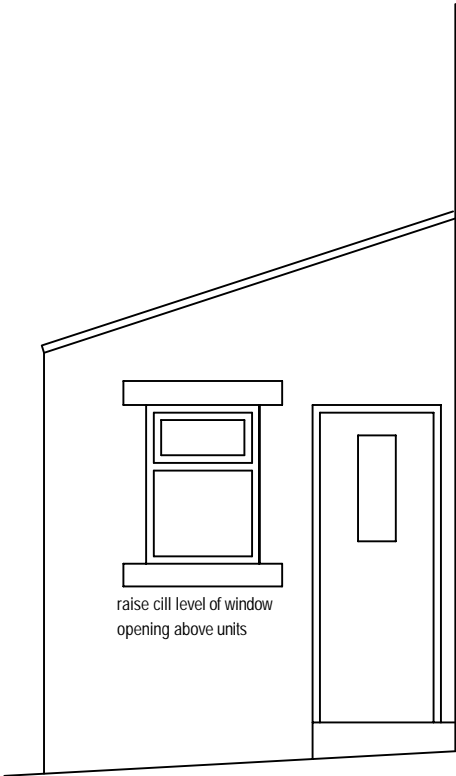
Replace all windows with grey uPVC frames, double glazed units to achieve a maximum permissible U-value of 1.4W/m²K. Trickle ventilation fixed to heads of windows in accordance with document F.
All glazing below 800mm above internal floor level to be toughened safety glazing in accordance with approved document 'N' of the building regulations.
Openers to bedrooms to be suitable for escape in case of fire in accordance with Building Regulations

Hack out pointing, stone clean and repoint front elevation, hack out repoint and paint rear elevation, re render kitchen walls and repaint

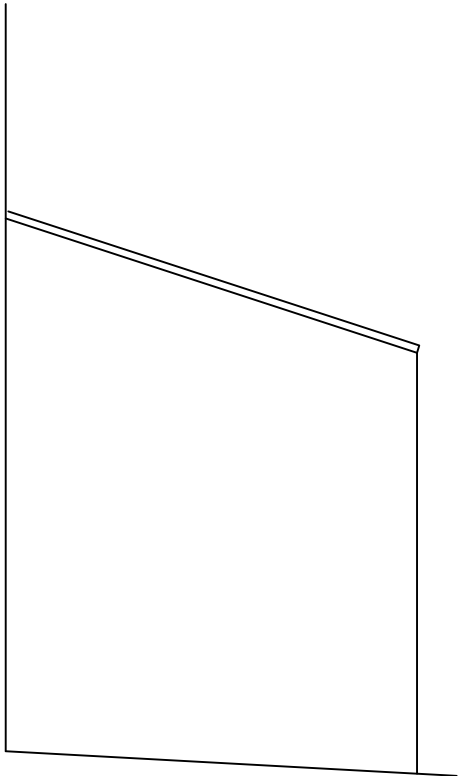
Replace both external doors with grey composite doors to achieve a maximum permissible U-value of 1.8W/m²K.
Any glazing to comply with approved document 'N' of the building regulations.
External doors and ground floor windows to BS PAS 24 2012 to comply with approved document part Q (security)



Proposed Rear Elevation



Proposed Side Elevation To Kitchen



Proposed Side Elevation To Adjoining Property

Project Alterations / Refurbishment 12 Redvers Street, BURNLEY. BB10 1RT		
Client Burnley Borough Council		
Description Proposed Elevations		Date January 2022
Scale 1:50 @ A3	Drawn CW	Drawing No 596/04
C & L Whittaker Ltd 9 Towler Drive, Colne, Lancs. BB8 7GN tel 07891 135784		