

Attic Room: The existing attic has suffered water ingress and pigeon roosting. Diseases associated with pigeon droppings include Cryptococcosis, Histoplasmosis and Psittacosis. Prior to commencing works the attic must be cleaned out by a specialist. Renew all defective plaster work and joinery.

First Floor: Raise Bathroom floor level with Kitchen, 22mm T&G, w/rope on 150 x 50 joists. 400c/c double (spanning side to side), 100 acoustic insulation, 2 layers 12.5mm plasterboard and skim ceiling. Form new stairwell incorporating double 175 x 50 trimmers. New staircase: 15 no. risers at approx. 193mm, 2.40m going, 40mm sw treads and strings, 25mm sw risers, sw wedges and glue blocks, 100 x 100 metal posts, 900 high balustrade with max. 90mm gaps between vertical spindles.

Remove chimney breast in Kitchen and install 2 no. 152 x 152 UC beams bearing onto 450 x 100 x 160 concrete padstones. Re-site partition between bedrooms: 15 x 50 sw studs, 400c/c with 50mm acoustic insulation between studs, 12.5mm plasterboard and skim each side.

Install Kitchen and bathroom fittings incorporating 40mm PVC wastes to bath and sink, 32mm PVC waste to white, 75mm traps.

Mechanical extract ventilation to Kitchen 60l/sec and Bathroom 15l/sec, ducted to external air.

Install new heating system c/w gas fired boiler in the Kitchen. Full details to be issued to building control for approval by the heating engineer.

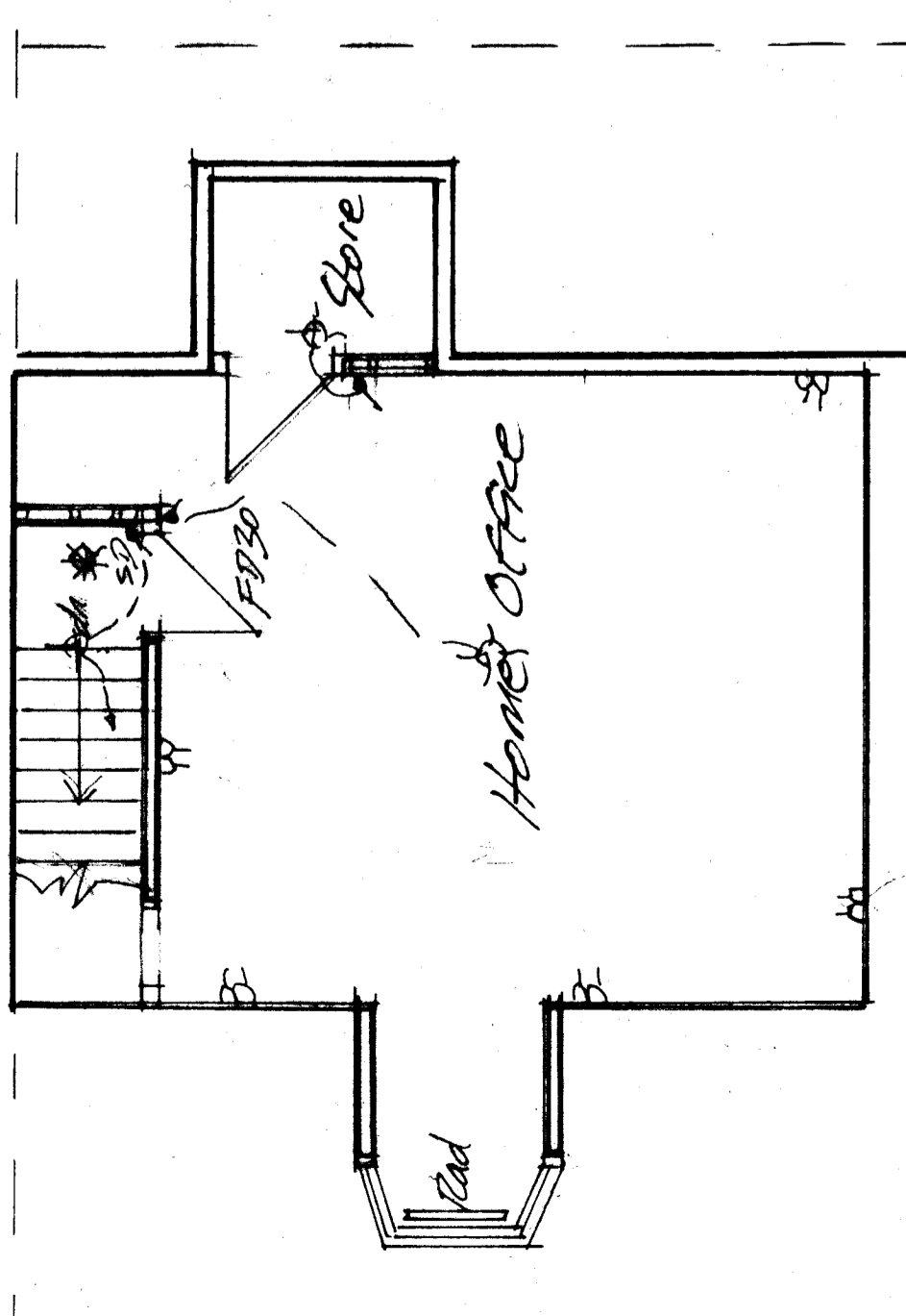
General: Window and doors: UPVC, double glazed, low E glass, 1.4 'U' value, 1000mm2 trickle vents. Toughened glass to doors, adjacent doors and within 800mm of floor level.

Replace all doors incorporating FD30 doors as indicated.

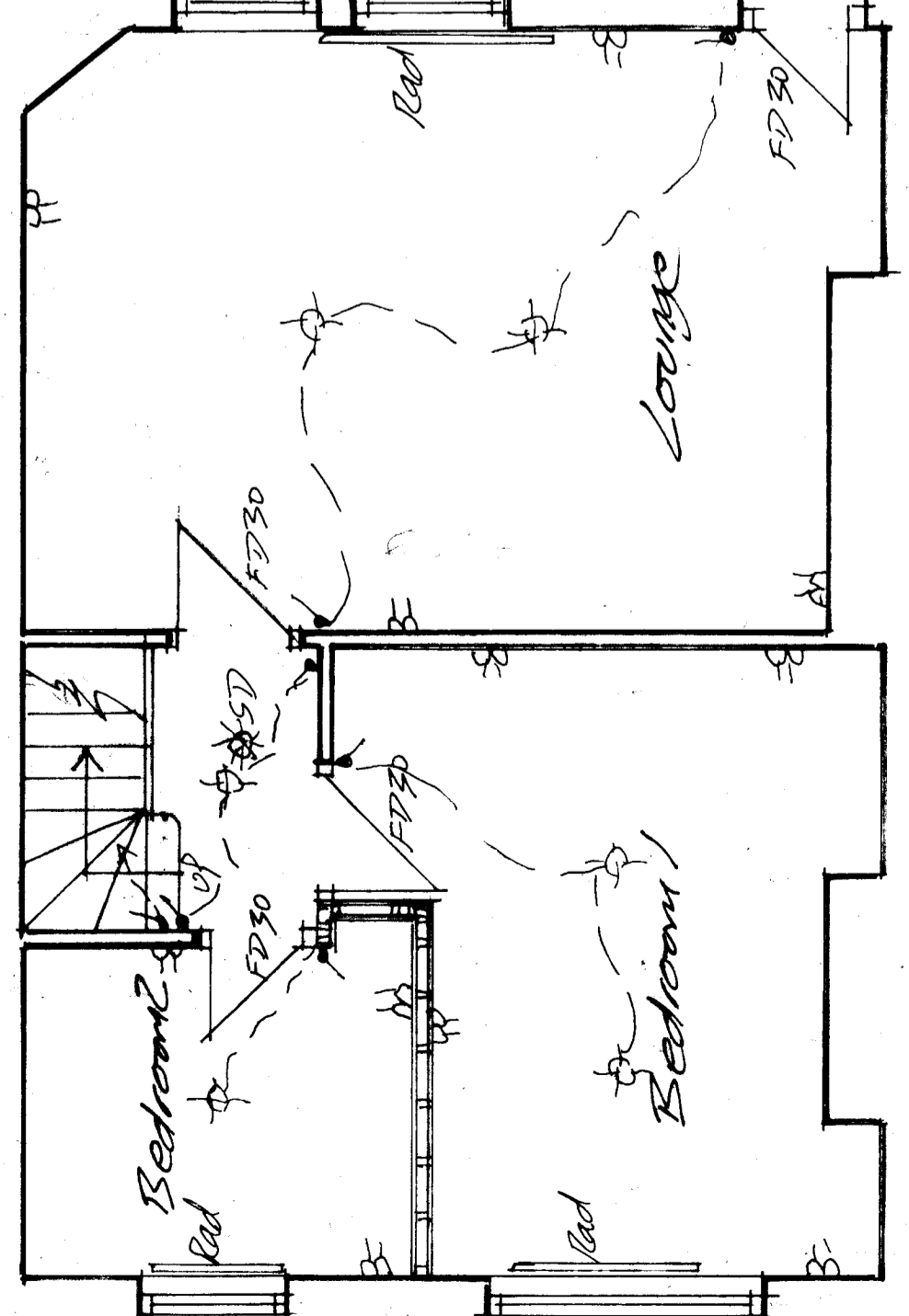
All electrical work to be installed and tested by a qualified and competent electrician to Approved Doc P: BS7571:2018 certificate to be issued upon completion. Low energy light fittings throughout.

Light switches and sockets to be sited between 450mm and 1200mm height above floor level.

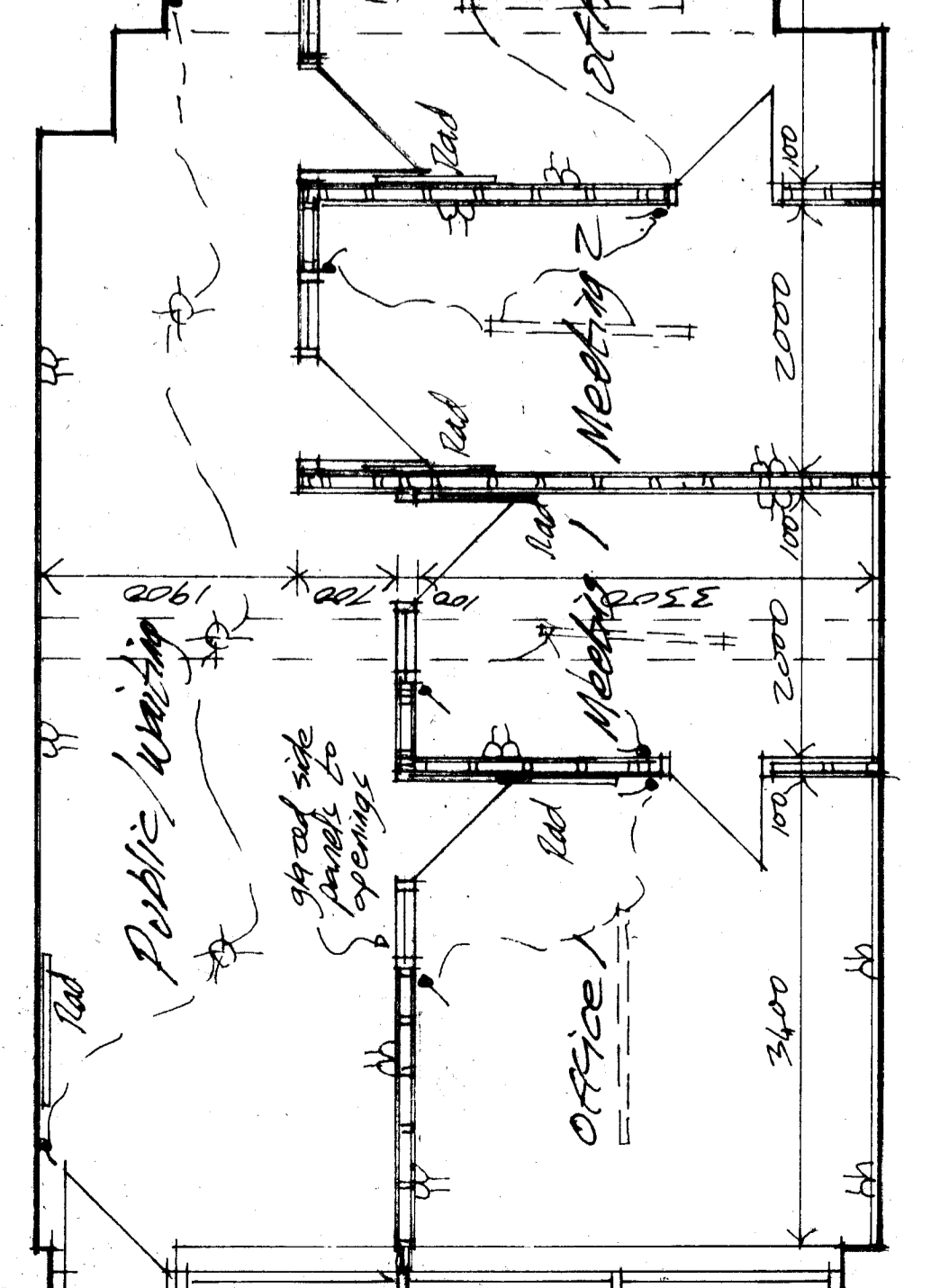
Provide smoke alarms (to Lobby and Landing), interlinked and wired direct to DB c/w battery backup.



Second Floor Plan

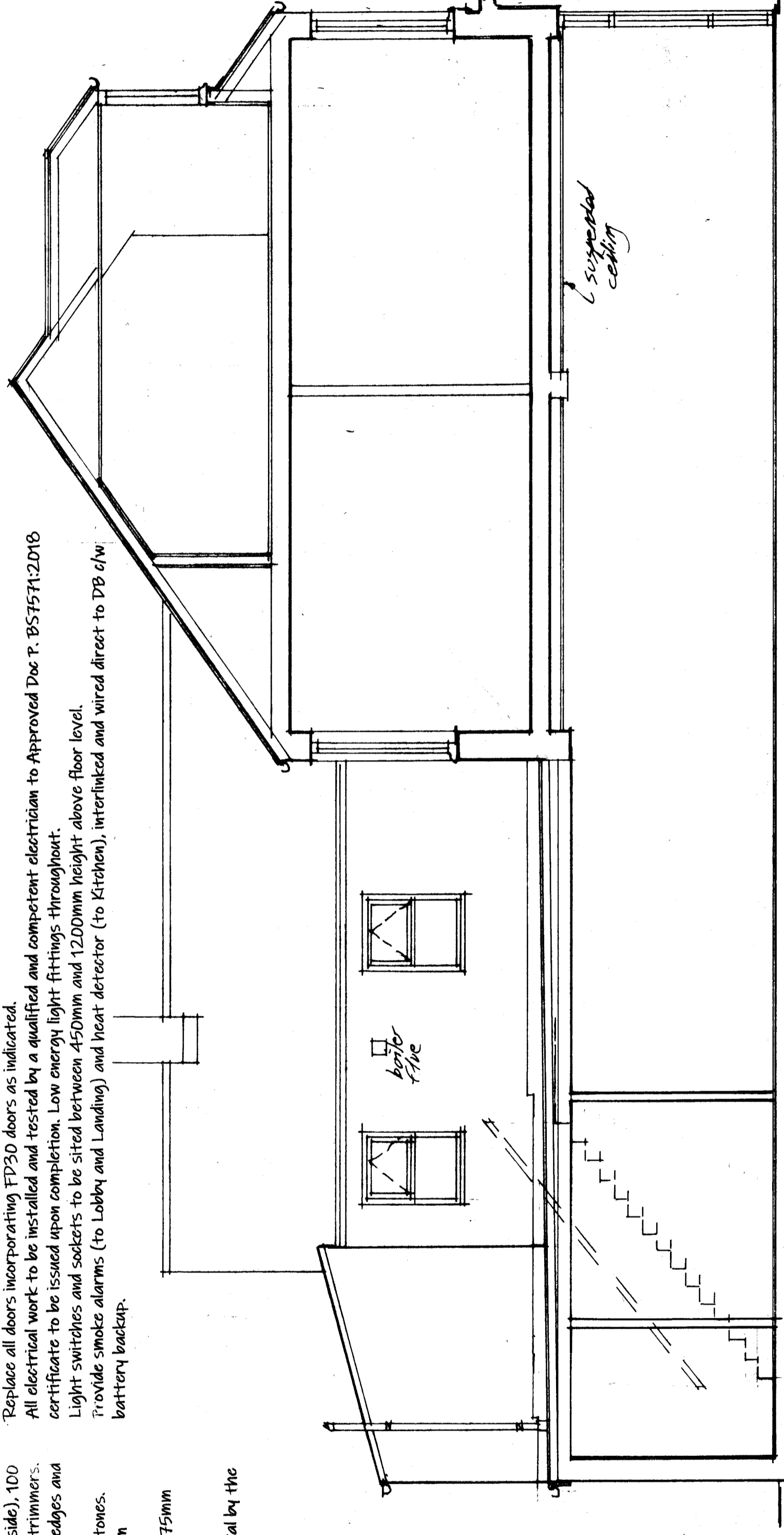
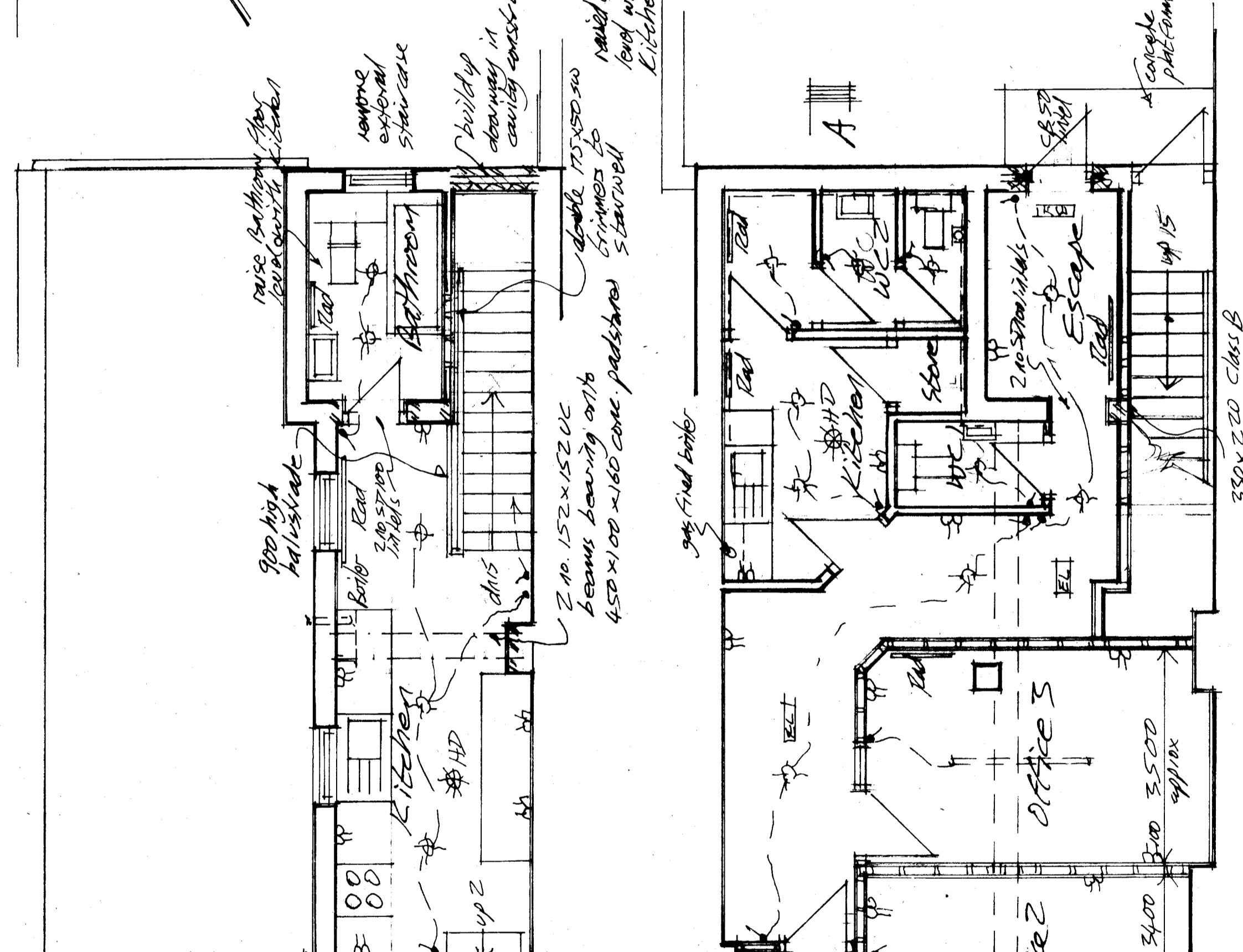


First Floor Plan

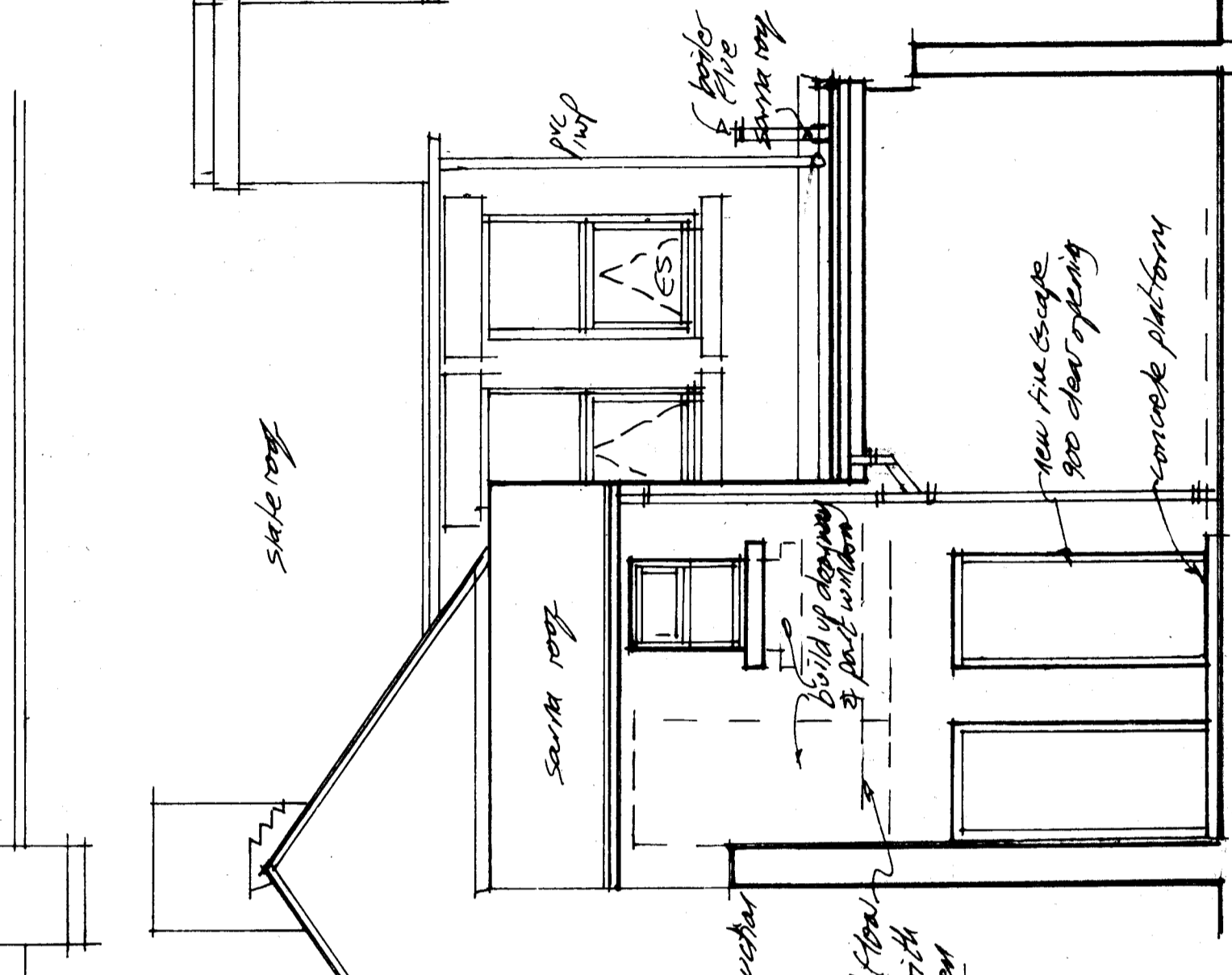


Ground Floor Plan

Section A-A



Front Elevation



Rear Elevation

Building Use: The building is currently vacant. The previous use was a bookmakers to the ground floor (Use Class Sui Generis) and self contained residential accommodation to the first floor and attic (Use Class C3a). The proposed use is an office to the ground floor (Use Class E), the first floor and attic will remain as self contained residential accommodation (Use Class C3a).

Existing timbers including rafters, joists stobbing to be inspected by a roof/woodworm specialist, all defective timbers replaced and all retained timbers chemically protected.

Slate roofs: Remove existing slates and battens and renew: slates suitable for 30 degree pitch fixed in accordance with manufacturer's instructions and to BS5534, 80mm minimum headlap. All slates to be mechanically fixed. 2. Fittings to perimeter slates: 50 x 25 treated battens on Kingspan Nilvent felt. Batten out all rafters to 150mm depth to accept 100 Kingspan insulation between rafters with min. 50 ventilation gap over insulation. 50 Kingspan insulation below rafters with foil taped joints. 12.5 plasterboard and skim ceiling. Code 4 lead flashings to abutments. Code 4 lead valleys on 18WBP valley boards on sw framework.

Felt Roofs: Remove existing felt and boarding. Replace any defective timbers. Provide Sarnafil (or similar) single ply roof membrane on 150mm Kingspan TR26 insulation, vapour control layer, 22mm WBP ply decking on softwood firings to provide 1 in 60 fall to gutter, on existing joists. 12.5mm plasterboard and skim ceiling. Include 150mm minimum abutment up-stands to existing building c/w cavity trays.

Adjacent owner's permission to be obtained in accordance with the Party Wall Act, for all works on boundary.

Eaves: PVC 110mm gutter on PVC fascia and soffit system. 63mm diameter rmps.

All dimensions to be checked on site

Proposed Alterations
 40 High Street
 WallSEND NE288PA
 Mr L. FRANK
 0744 8850390

Proposed Survey

Scale 1:50 @ 1/1 W/H/E
 Date Sept '23

C. PARKER
 07788 555 348
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Ground Floor: Form a new escape door to the rear elevation c/w panic furniture. Construct new partitions to form offices and meeting rooms in 100 x 50 sw studs, 400c/c w/rope, 50mm acoustic insulation, 12.5mm plasterboard and skim each side. Doors and frames c/w 600mm wide toughened glass side panels.

Upgrade the first floor construction to provide 60 minutes fire resistance, by ensuring minimum 2 layers 12.5mm plasterboard below the joists.

Install new shop front in powder coated aluminium framework and toughened glass double glazing, 1.4 'U' value.

Install new toilet and kitchen fittings.

Install new heating system c/w gas fired boiler in the Kitchen. Full details to be issued to building control for approval by the heating engineer.

Install mechanical extract ventilation to the toilets 15l/sec and kitchen 60l/sec, ducted to the rear wall.

Provide an emergency lighting system to BS 5266 and a fire alarm system to BS5593.

All electrical work to be installed and tested by a qualified and competent electrician to Approved Doc R: Low energy light fittings - throughout. Light switches and sockets to be sited between 450mm and 1200mm height above floor level.