

**GENERAL NOTES**

All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed or applied in strict accordance with manufacturer's instructions and be suitable for their purpose. All works to be carried out to the satisfaction of the local inspector.

Any deviation from the working drawing must be agreed with Extended Design LTD prior to changes being carried out

**TIMBER UPPER FLOORS**

All existing timber floors to remain - ground floor suspended ceiling to be removed and replaced with new timber false ceiling and plasterboard / skim. Void to be maintained to allow passage of new drains / extraction for on sales

**NON LOAD BEARING TIMBER STUD PARTITIONS**

75mm x 50mm timber studs at 400mm vertical c/s. timber framework to be infilled with quilted insulation to provide sound deadening. each face to be lined with 15mm plasterboard and skim to provide min 30min fire protection.

**WINDOWS AND DOOR FRAMES**

Standard preservative treated timber double glazed Argon Gas filled as standard with outer pane to be Pilkington K Glass giving "U" value of 1.8 (doors to achieve a "U" value of 1.8)

Provide toughened safety glass to all critical locations in accordance with BS62306.

Ground floor windows to bedrooms to act as means of escape in case of fire. Min opening area 0.33m<sup>2</sup> (min 450mm wide or 450mm high) Cill to be max 1100mm

First floor Window openers to bedrooms to act as means of escape in case of fire. Min opening area 0.33m<sup>2</sup> (min 450mm wide or 450mm high) Cill to be min 800mm max 1100mm

**ROOF - Existing Loft**

300 cross laid fibreglass insulation to roof space to be provided as general upgrade

**ELECTRICAL INSTALLATIONS**

Existing consumer unit and general wiring to be checked and approved and upgraded where appropriate.

All installations to comply with I.E.E regulations. All fittings to British Standards. All electrical points (switches, power points & smoke alarms) to be powered from isolated ring main. with independent fuse box. All works to be carried out by an approved certified electrical contractor in accordance with BS7671 & Part P of the building regulations who within 30days of completing the work shall give notice to the Building Control via their accredited body.

**DRAINAGE**

All drainage connections agreed on site once existing drains are exposed. All gullies to be trapped and soil pipes, stub stacks and vent pipes to extend from rest bends. Stub to terminate above highest waste outlet and to be fitted with an AAV. Wastes to be 40mm dia to baths and showers and 32mm to wash hand basins, all with minimum 75mm deep seal traps. SVP to terminate a minimum 900mm above any adjacent opening within 3.0m of terminal.

**MECHANICAL EXTRACT VENTILATION**

Bathrooms / WCs - Mechanical extractor linked to light switch to be provided capable of extracting at a rate of not less than 15 litres per second with a timed over-run facility of 15minutes

Doors to all bathrooms/wet rooms to have a 10mm under cut ventilation gap above the finished surface level

Kitchen - Mechanical extraction to be provided capable of extracting at a rate of not less than 60 litres per second or if incorporated in cooker hood at a rate of not less than 30 litres per second - Utility 30 litres per second. Both operated intermittently

**HEATING**

Thermostatic valves to be fitted to all new radiators in habitable rooms. Existing boiler to be checked for suitability and if required replaced with a new condensing type boiler with a SEDBUK rating of at least 92% installed by a GAS SAFE registered person upon completion shall issue a commissioning certificate (copy issued to Building Control) and a home owners guide

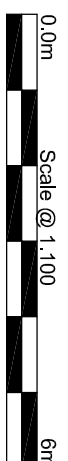
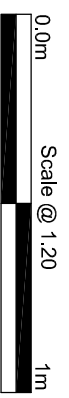
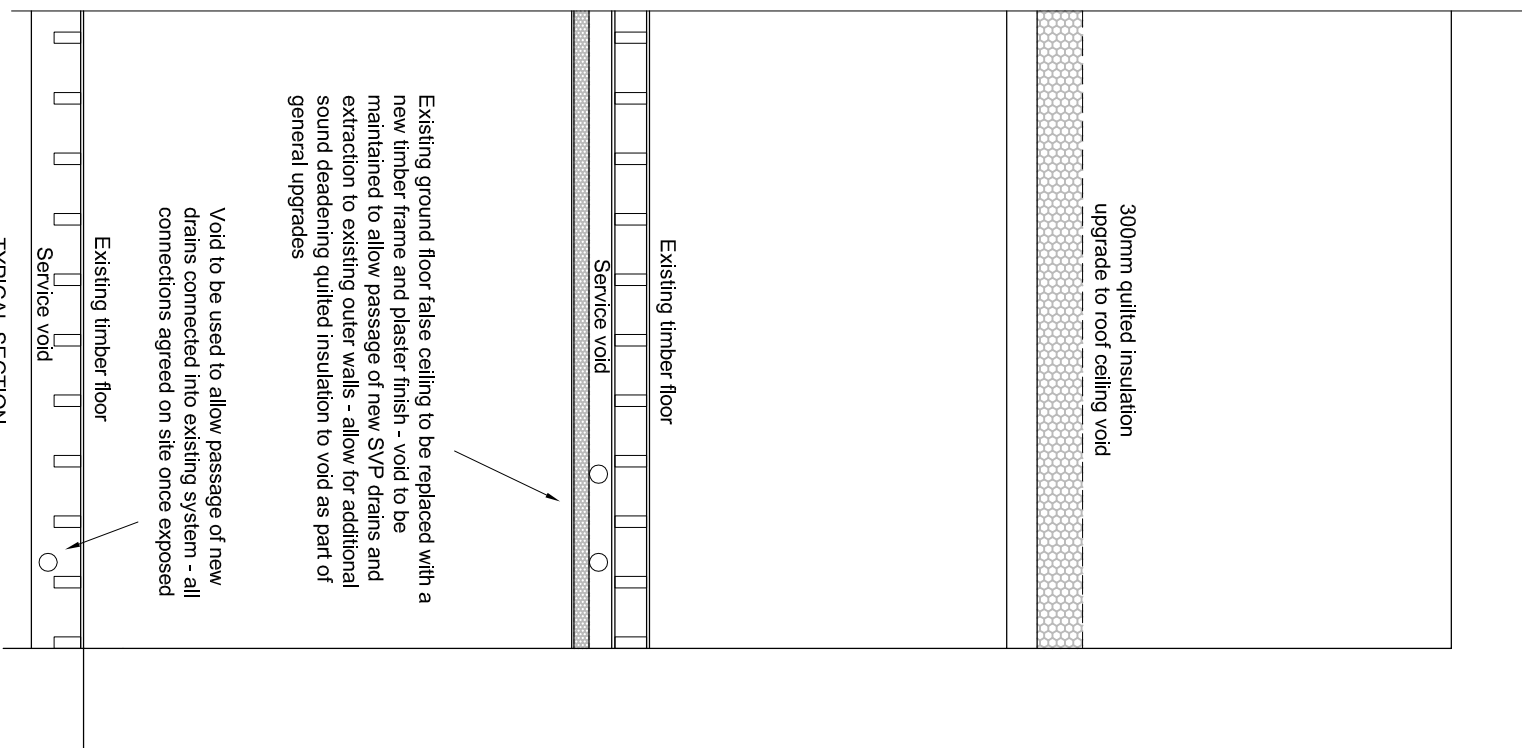
Additionally, at least one of the following energy efficiency measures should be installed.

- i. Flue gas heat recovery
- ii. Weather compensation
- iii. Load compensation
- iv. Smart thermostat with automation and optimisation

All new boiler installation must be installed with a carbon monoxide detector.

**LIGHTING**

100% Low energy lighting to be provided throughout all new works



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**EXTENDED DESIGN LTD**

Proposed change of use at 28 St George's  
Street Chorley PR7 2AA

**Tom Garnett**

Rev	Description	Date

**Proposed Notes and section**

Dwg No	23108/103	Drawn	DP
Date	Jan 2024		
Scale	@ A3		1:50