

FOUNTAIN STREET, LEEK

RevNo	Revision note	Date	Signature	Checked
-------	---------------	------	-----------	---------

Adult Services to provide a freestanding shower chair if deemed necessary

Adult Services to provide any other specialist equipment the user may require

Drainage from adjacent property terminating into SVP to be retained but altered as required

Any grabrails in wetroom to be agreed with user

Provide new Polyflor Polysafe vinyl non slip flooring to Wet Room

It is assumed that the drainage runs in a direction towards the rear of the property due to the data available. The builder must make investigations to find the actual existing drainage locations for foul and surface

Wet Room drainage to be routed through/above floor to the new IC

2m high wall retained

Provide new Polyflor Polysafe vinyl or LVT non slip flooring to Kitchen

Design and electrics for new kitchen to be agreed with client on site - Kitchen is to be supplied by Howdens only

Connect new drainage into existing drainage system which is assumed to be at the side of the property

Existing external walls becoming internal to be lined with 12.5mm plasterboard and skim

Make all damaged surfaces affected by the works good in all cases with a new plaster skim . This does not allow for redecoration

All works subject to Statutory Regulations and Building Control Approval

Client to arrange at own expense for repositioning any existing burglar alarm system

Artexed ceilings approx 1990's - Carry out an Asbestos survey if required

Existing door opening to be bricked up in insulated facing brick cavity construction.

New window to bedroom to be an Emergency egress escape windows to all habitable rooms, min size 450 wide x 750 high

2 Water stop taps to be reduced into just 1 mains tap and repositioned to a new suitable location possibly in the wet room where one if the stop taps is currently situated or in the new kitchen under the sink

All stud partitions to be 75mm timber studs at 600mm centres with 12.5mm plasterboard both sides with sound insulation between studs in walls between habitable rooms

Possible position for new Electrical Consumer unit in Bedroom or Lounge (Exact location to be agreed with electrician)

Smoke detectors to be mains operated and interlinked with battery back up

Reposition Electric meter into an external wall cupboard in the existing side wall. Final position to be agreed with Stat Authority

Provide new laminate or LVT flooring to Bedroom and Lounge only

All new Electric socket positions to be confirmed between client and builder on site

Energy efficient lighting sockets only to be installed into property.

Electrical switches and sockets will be between 450mm and 1200mm above floor level.

Radiators to be fitted with thermostatic radiator valves in accordance with approved document L

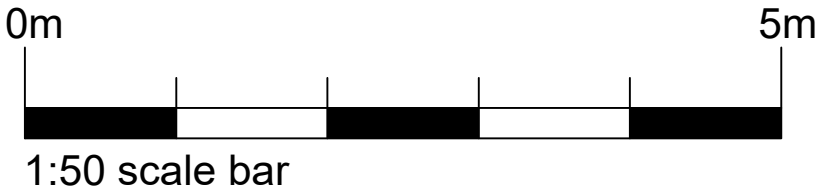
Terminate redundant electrics and allow for new sockets/light switches as shown in positions to be agreed with client

Heating System
- Allow for electric heating and radiators only as there is no gas supply to the building.
- Hot water tank and supply to be confirmed by plumber

Attic Refurbishment Works - Part L Regulations Thermal Upgrade
Insulation in ceiling to be 100mm Crown Loft roll 40 between ceiling joists and 200mm = 300mm total thickness laid over the ceiling joists to achieve a U-value of 0.13 W/m2K with pvc eaves ventilator to maintain cross flow ventilation. Take loft roll over wall plate to provide continuity with wall insulation
To have 22mm t&g flooring grade chipboard with desired floor finish above.

Existing External Wall Thermal Upgrades
It is assumed due to the age of the property that the walls already have a cavity and builder will need to investigate if it is already insulated. Provide thermal upgrades to walls and ceiling if required. See details sheet for specifications.

GROUND FLOOR LAYOUT



PROJECT: PROPOSED EXTENSION AT 33 FOUNTAIN STREET LEEK ST13 6JS

CLIENT: MR J. MOUNTFORD

Drawing Title

PROPOSED LAYOUT PLANS

Renaissance Studio, No 1 Derby St, Leigh, Lancashire WN7 4PF
Telephone: 01942 676360 . Fax: 01942 682084
Email: info@pabarchitects.co.uk . www.pabarchitects.co.uk

Drawing No. 2439-BR-02

Date: OCT 2024

Scale: 1:50 @ A3

Revision:

Issue: BUILDING REGS