



Knowsley Council

Please ask for: Eve Jones
Telephone No: 07385145680
Email: planning.enforcement@knowsley.gov.uk
Our Reference: 23/00176/UNCOU
Date: 23rd November 2023

Arthur & Joyce Cowley
Seel Arms
22 Hall Lane
Huyton
Knowsley
L36 6AZ ✓

Dear Joyce & Arthur Cowley

Re: PLANNING APPLICATION FORM

Please find enclosed the planning application form to be completed.

Yours sincerely

E Jones

Planning Enforcement Officer



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.

If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

A PUBLIC HOUSE WITH 3 BEDROOM
Living Room. Kitchen + Bathroom.
change to ~~3~~ 4 self contained
Units. (BEDSITS)

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

12-12-22

(date must be pre-application submission)

Has the building, work or change of use been completed?

☒ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

12-12-23

(date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes

☐ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 22 House suffix:

House name: Seel ARMS PUB

Address 1: Hall Lane

Address 2: HUYTON

Address 3:

Town:

County: MERSEYSIDE

Postcode (optional): L36 6AZ

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

PUBLIC HOUSE with
LIVING ACCOMODATION

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent?

☐ Yes

☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

GROUND FLOOR IS A PUB.
UPSTAIRS IS LIVING ACCOMMODATION

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							A

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							B

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							C

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							D

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							E

Total proposed residential units (A + B + C + D + E) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☒						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							F

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							G

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							H

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							I

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							J

Total existing residential units (F + G + H + I + J) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	☐				
Net tradable area:	☐				
A2					
Financial and professional services	☐				
A3					
Restaurants and cafes	☐				
A4					
Drinking establishments	☐				
A5					
Hot food takeaways	☐				
B1 (a)					
Office (other than A2)	☐				
B1 (b)					
Research and development	☐				
B1 (c)					
Light industrial	☐				
B2					
General industrial	☐				
B8					
Storage or distribution	☐				
C1					
Hotels and halls of residence	☐				
C2					
Residential institutions	☐				
D1					
Non-residential institutions	☐				
D2					
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

☐

The correct fee:

☐

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):

☐

The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details):

☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

☐

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

04/01/24

(date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Seel Arms (copy)

REFURB

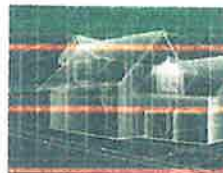
Seel Arms

C CONSULTANTS in
C ONSTRUCTION
D ESIGN and
M ANAGEMENT Ltd

Tel: 07858500798

Email: ccdmkt@hotmail.com

Company Registration No: 04491506



Location	Seel Arms Public House
Project	Refurbishment of Existing Bedsit Accommodation
Specification	See General Notes
Date	22.11.2017
Scale	1:100
Drawings	Existing Ground Floor Layout Proposed Ground Floor Layout Existing Part First Floor Layout Proposed Part First Floor Layout
Client	Seel Arms
Contact Details	Arthur - 07709932539

Steel Arms

General Notes - All works to be carried out in accordance with Current Planning and Building Regulations. This Specification is to be read in conjunction with drawings in the event that any of the information on various documents may appear to be in conflict the Builder is to seek immediate clarification prior to construction on site. All Dimensions to be checked and verified on site before commencing any work and discrepancies to be reported to the designer the contractor shall ascertain the exact location of all services that may be under or over the site and shall take such precautions to ensure nothing comes into contact with or damages such services. Drawings are not to be scaled and if any additional information in that respect is required, the Builder should request this from the Designer but in any event the Designer is to be consulted and / or notified about any modifications to dimensions and reason for alteration must be approved by the Designer. Where specific materials are listed in the Specification, it is open to the Builder to employ similar alternative materials, provided that the integrity of such alternatives remain equal to that specified and that it enjoys the benefit of guarantee or agreement of the same force as the specified material. All specified materials must be installed according to manufacturers' specification the contractor is to ensure that the existing structure is adequately supported during the course of construction, before all new permanent structure members are securely fixed into position.

Party Wall Act - Party wall matters to be dealt by owner with adjoining owners before construction commences.

Construction Design & Management - Under CDM Regulations requires that all projects need a Construction Phase Plan together with a named person in overall control of the project regardless of the number of trades / contractors / sub contractors working on the project. That person has a duty under CDM Regulations as the Principal Contractor to plan and organise the work and ensure health and safety standards are maintained. Inclusive of all preliminaries such as insurance, plant, equipment, waste disposal and site protection.

Hazardous Material - It is believed that there are no hazardous materials present within the current structure if however the contractor has suspected hazardous materials he must stop work immediately and inform the client.

Scope - Generally the work comprises of refurbishment of the existing bedsit accommodation / removal of the existing fittings / fixtures / carpet and the like and remove from site. Renew electrical system / fire detection / plumbing / heating system - overhaul windows / new door sets / plastering / laminated flooring / wall and floor insulation

Bedsit 1 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- Separate cold water supply and water meter - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe

Seel Arms

- *Separate electrical supply and sub electric meter* - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.

Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- *Insulation to loft area to be increased to 200mm.*
- *Overhaul the existing windows and leave in a working order*
- *FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.*
- *Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.*
- *Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.*
- *Torus skirting 150mm*
- *Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture*
- *Floor to be overlaid with 6mm ply secured with 25mm ring nails.*
- *Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.*
- *Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish*
- *Shower enclosure and try 800x800mm*
- *Bristan Joy thermo safe 9.5kw electric shower white*
- *Close coupled WC*
- *Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services*
- *Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob /under sink heater 5.5kw*
- *Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.*
- *Lay a 8mm Laminated / soundproof flooring system to the whole area*
- *Fix fire blanket and 2kg carbon dioxide extinguisher*
- *Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails,*

Seel Arms

screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.

- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation

Bedsit 2 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- **Separate cold water supply and water meter** - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe
- **Separate electrical supply and sub electric meter** - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.

Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- **Insulation to loft area to be increased to 200mm.**
- **Overhaul the existing windows and leave in a working order**
- **FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.**
- **Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.**
- **Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.**
- **Torus skirting 150mm**
- **Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture**
- **Floor to be overlaid with 6mm ply secured with 25mm ring nails.**

Seel Arms

- Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.
- Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish
- Shower enclosure and try 800x800mm
- Bristan Joy thermo safe 9.5kw electric shower white
- Close coupled WC
- Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services
- Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob / under sink heater 5.5kw
- Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.
- Lay a 8mm Laminated / soundproof flooring system to the whole area
- Fix fire blanket and 2kg carbon dioxide extinguisher
- Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails, screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.
- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation

Bedsit 3 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- Separate cold water supply and water meter - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe
 - Separate electrical supply and sub electric meter - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.
- Wiring** - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.
- Lighting** - Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

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Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- *Insulation to loft area to be increased to 200mm.*
- *Overhaul the existing windows and leave in a working order*
- *FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.*
- *Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.*
- *Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.*
- *Torus skirting 150mm*
- *Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture*
- *Floor to be overlaid with 6mm ply secured with 25mm ring nails.*
- *Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.*
- *Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish*
- *Shower enclosure and try 800x800mm*
- *Bristan Joy thermo safe 9.5kw electric shower white*
- *Close coupled WC*
- *Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services*
- *Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob /under sink heater 5.5kw*
- *Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.*
- *Lay a 8mm Laminated / soundproof flooring system to the whole area*
- *Fix fire blanket and 2kg carbon dioxide extinguisher*
- *Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails, screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.*
- *Generally clean all fittings and fixtures / windows and leave in a ready for use occupation*

Bedsit 4 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / bath / whb / wc and electrical sockets and wiring.

Supply and fit the following to prepared area.

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- *Separate cold water supply and water meter* - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe
- *Separate electrical supply and sub electric meter* - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.

Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- *Insulation to loft area to be increased to 200mm.*
- *Overhaul the existing windows and leave in a working order*
- *FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.*
- *Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.*
- *Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.*
- *Torus skirting 150mm*
- *Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture*
- *Floor to be overlaid with 6mm ply secured with 25mm ring nails.*
- *Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.*
- *Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish*
- *Shower enclosure and try 800x800mm*
- *Bristan Joy thermo safe 9.5kw electric shower white*
- *Close coupled WC*
- *Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services*
- *Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob /under sink heater 5.5kw*
- *Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.*

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- Lay a 8mm Laminated / soundproof flooring system to the whole area
- Fix fire blanket and 2kg carbon dioxide extinguisher
- Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails, screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.
- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation

Store / Communal Areas - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / kitchen / units and electrical sockets and wiring.

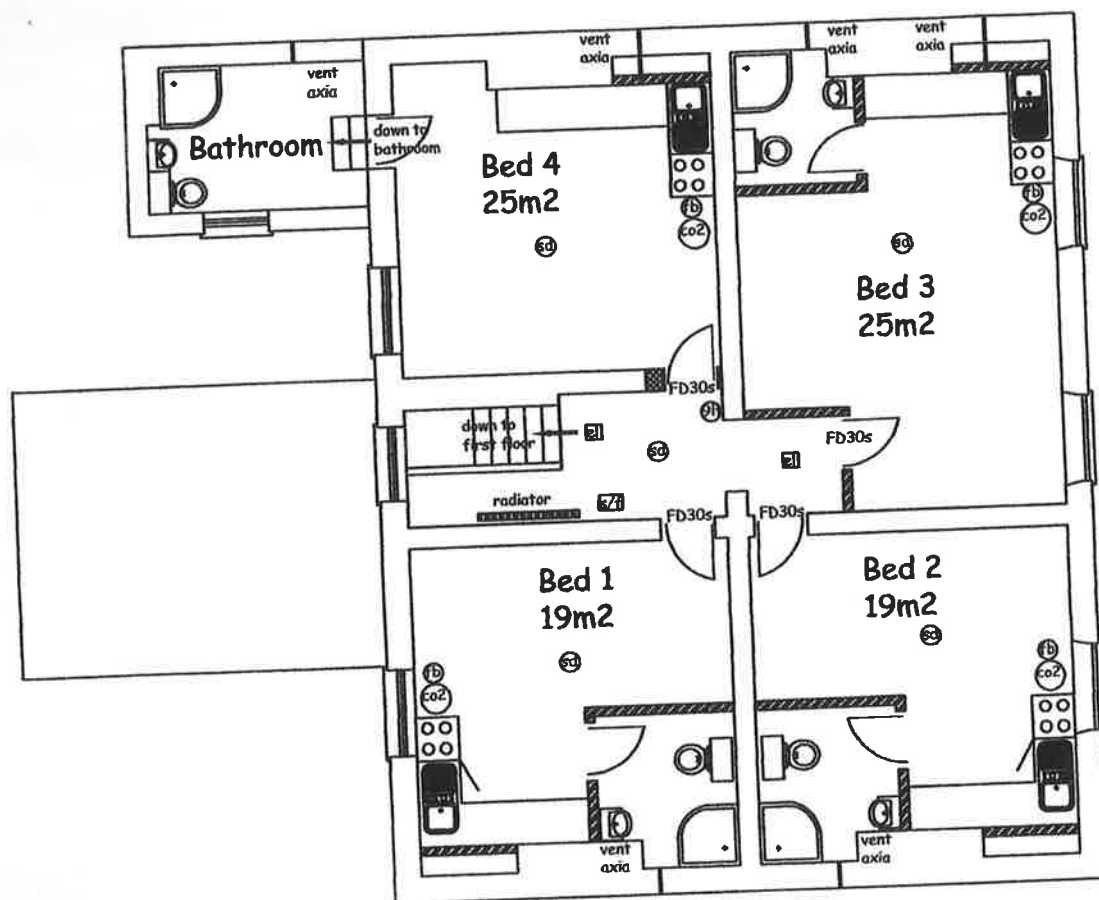
- All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.
Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 2x lockable switched sockets / as agreed with client.
Lighting- Ceiling mounted light fittings x / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.
Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters.
- Overhaul the existing window and leave in a working order
- FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.
- Insulated plasterboard 30mm thick later to be jointed and skimmed to outer wall with all other walls being plasterboard and skim.
- Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.
- Torus skirting 150mm
- Lay a 8mm Laminated / soundproof flooring system to the whole area
- Fix fire blanket and 2kg carbon dioxide extinguisher
- Isolated repairs to stairs / handrail and stringer
- Fire Exit signs and 9ltr water extinguisher as agreed
- Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails,

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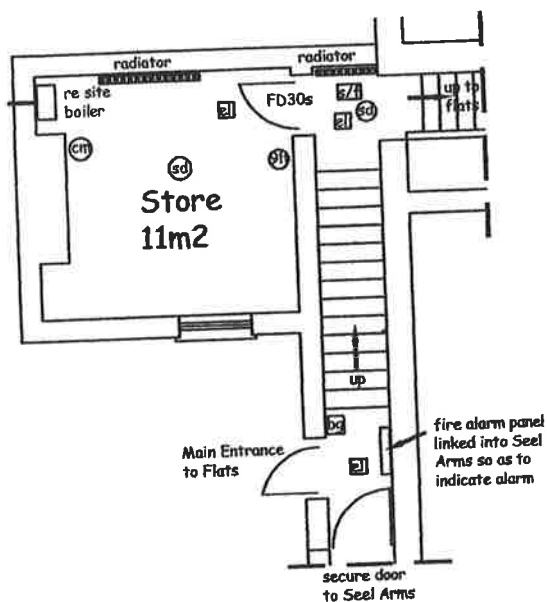
screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.

- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation
- *Heating and Gas* - The existing boiler is to be removed from bedroom 4 and re sited in the new store area. Where applicable extend the existing heating system to communal areas only size up radiators to suit and ensure boiler has suitable capacity for radiators design temperature 18 degrees @ 3 degrees external temperature. Installation of heating or hot water services connected to a heat-producing appliance to be carried by person registered by GAS SAFE ENGINEER

Drainage - Assumed run of existing drainage separate / combined as indicated to be determined on site prior to commencement. Where applicable separate drainage systems to be maintained. All drainage to be fully accessible with rod able gullies, access plate to base of SVP roding eyes and inspection chambers to be appropriate positions.



Proposed First Floor Layout



Bullet Points - See Specification for more detail

Kitchen / Dining Area Bed 1 / 2 / 3 and 4

- drinking water
- cooker 4 ring/grill/oven
- sink
- fridge/freezer(combined)
- storage
- preparation (work top)
- ventilation
- smoke detection
- fire blanket
- 2ltr carbon dioxide extinguisher
- hack off all plaster work all /insulated with 30mm combined insulation and plasterboard and skim
- floor to be sound proof
- bedroom door sets to be FD30s with thumb turn

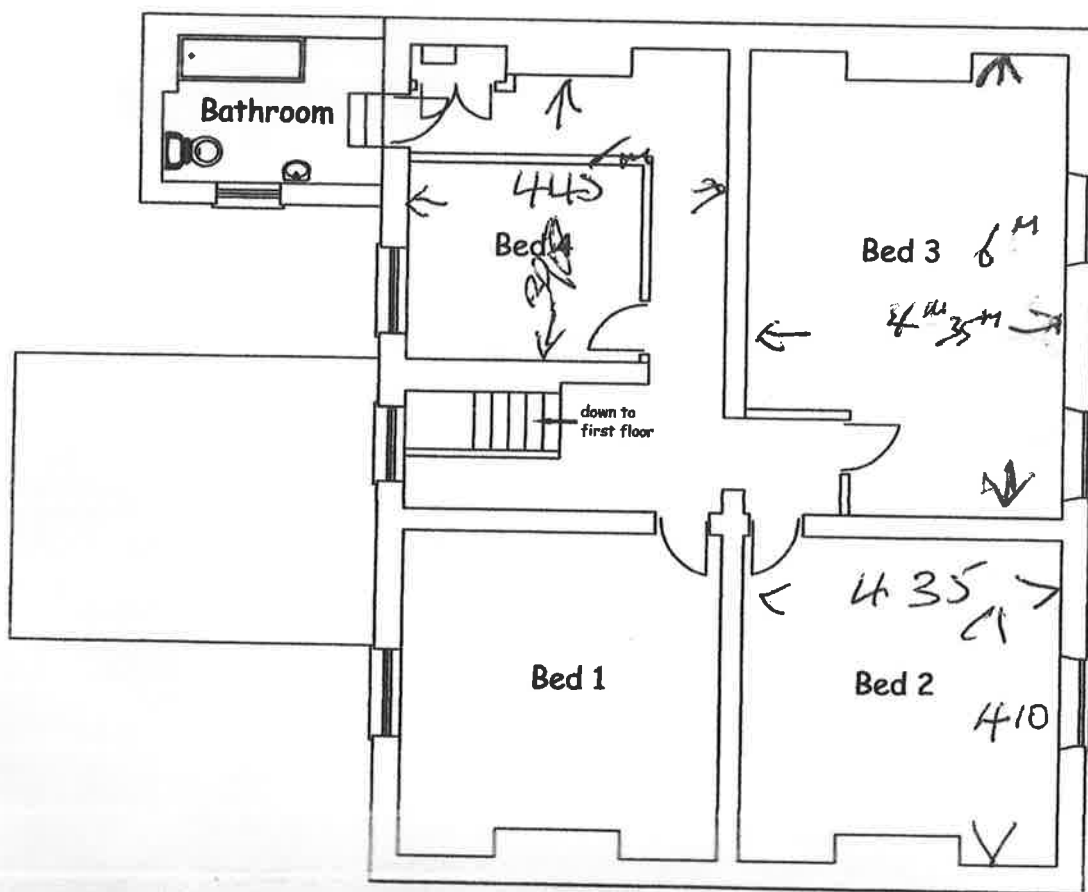
Bathroom Area 1 / 2 / 3 and 4

- wc
- shower
- whb
- ventilation
- bathroom door sets to be FD20
- vinyl flooring

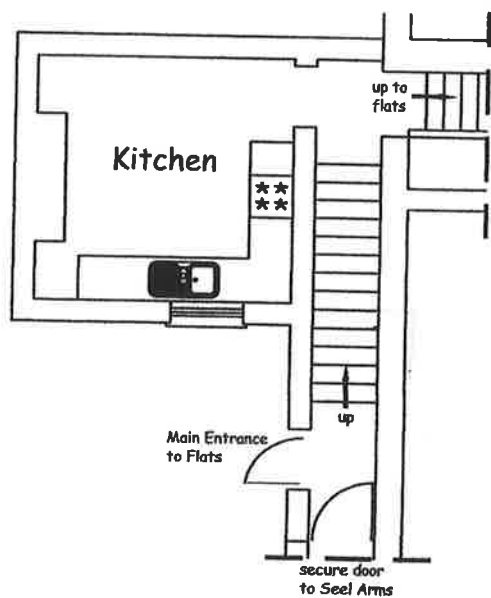
Communal Area's

- smoke detection
- sounder / flasher
- emergency lighting
- 9lt water extinguisher
- store - door set to be FD30s with thumb turn
- store - re site boiler / radiators
- fire exit signs

Proposed Mezzanine Floor Layout



Existing First Floor Layout



Existing Mezzanine Floor Layout

Seel Arms (copy)

Seel Arms

REFURB

CONSULTANTS in
CONSTRUCTION
DESIGN and
MANAGEMENT Ltd

Tel: 07858500798

Email: eedmltd@hotmail.com

Company Registration No: 04401506



Location

Seel Arms Public House

Project

Refurbishment of Existing Bedsit Accommodation

• Specification

See General Notes

Date

22.11.2017

Scale

1:100

Drawings

Existing Ground Floor Layout

Proposed Ground Floor Layout

Existing Part First Floor Layout

Proposed Part First Floor Layout

Client

Seel Arms

Contact Details

Arthur - 07709932539



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Seel Arms

General Notes - All works to be carried out in accordance with Current Planning and Building Regulations. This Specification is to be read in conjunction with drawings in the event that any of the information on various documents may appear to be in conflict the Builder is to seek immediate clarification prior to construction on site. All Dimensions to be checked and verified on site before commencing any work and discrepancies to be reported to the designer the contractor shall ascertain the exact location of all services that may be under or over the site and shall take such precautions to ensure nothing comes into contact with or damages such services. Drawings are not to be scaled and if any additional information in that respect is required, the Builder should request this from the Designer but in any event the Designer is to be consulted and / or notified about any modifications to dimensions and reason for alteration must be approved by the Designer. Where specific materials are listed in the Specification, it is open to the Builder to employ similar alternative materials, provided that the integrity of such alternatives remain equal to that specified and that it enjoys the benefit of guarantee or agreement of the same force as the specified material. All specified materials must be installed according to manufacturers' specification the contractor is to ensure that the existing structure is adequately supported during the course of construction, before all new permanent structure members are securely fixed into position.

Party Wall Act - Party wall matters to be dealt by owner with adjoining owners before construction commences.

Construction Design & Management - Under CDM Regulations requires that all projects need a Construction Phase Plan together with a named person in overall control of the project regardless of the number of trades / contractors / sub contractors working on the project. That person has a duty under CDM Regulations as the Principal Contractor to plan and organise the work and ensure health and safety standards are maintained. Inclusive of all preliminaries such as insurance, plant, equipment, waste disposal and site protection.

Hazardous Material - It is believed that there are no hazardous materials present within the current structure if however the contractor has suspected hazardous materials he must stop work immediately and inform the client.

Scope - Generally the work comprises of refurbishment of the existing bedsit accommodation / removal of the existing fittings / fixtures / carpet and the like and remove from site. Renew electrical system / fire detection / plumbing / heating system - overhaul windows / new door sets / plastering / laminated flooring / wall and floor insulation

Bedsit 1 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- Separate cold water supply and water meter - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe



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- **Separate electrical supply and sub electric meter** - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.

Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- **Insulation to loft area to be increased to 200mm.**
- **Overhaul the existing windows and leave in a working order**
- **FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.**
- **Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.**
- **Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.**
- **Torus skirting 150mm**
- **Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture**
- **Floor to be overlaid with 6mm ply secured with 25mm ring nails.**
- **Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.**
- **Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish**
- **Shower enclosure and tray 800x800mm**
- **Bristan Joy thermo safe 9.5kw electric shower white**
- **Close coupled WC**
- **Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services**
- **Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob /under sink heater 5.5kw**
- **Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.**
- **Lay a 8mm Laminated / soundproof flooring system to the whole area**
- **Fix fire blanket and 2kg carbon dioxide extinguisher**
- **Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails,**

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screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.

- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation

Bedsit 2 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- **Separate cold water supply and water meter** - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe
- **Separate electrical supply and sub electric meter** - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.

Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- **Insulation to loft area to be increased to 200mm.**
- **Overhaul the existing windows and leave in a working order**
- **FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.**
- **Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.**
- **Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.**
- **Torus skirting 150mm**
- **Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture**
- **Floor to be overlaid with 6mm ply secured with 25mm ring nails.**

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. The President talks about the war with Mexico, and about the situation in the South. He also talks about the economy, and about the need for more money. The letter is written in a very formal style, and it is very long. It is a very important document, and it is one of the most important documents in the history of the United States.

2. The second part of the document is a letter from the Secretary of the Treasury to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. The Secretary talks about the war with Mexico, and about the situation in the South. He also talks about the economy, and about the need for more money. The letter is written in a very formal style, and it is very long. It is a very important document, and it is one of the most important documents in the history of the United States.

3. The third part of the document is a letter from the Secretary of the Treasury to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. The Secretary talks about the war with Mexico, and about the situation in the South. He also talks about the economy, and about the need for more money. The letter is written in a very formal style, and it is very long. It is a very important document, and it is one of the most important documents in the history of the United States.

4. The fourth part of the document is a letter from the Secretary of the Treasury to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. The Secretary talks about the war with Mexico, and about the situation in the South. He also talks about the economy, and about the need for more money. The letter is written in a very formal style, and it is very long. It is a very important document, and it is one of the most important documents in the history of the United States.

5. The fifth part of the document is a letter from the Secretary of the Treasury to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. The Secretary talks about the war with Mexico, and about the situation in the South. He also talks about the economy, and about the need for more money. The letter is written in a very formal style, and it is very long. It is a very important document, and it is one of the most important documents in the history of the United States.

Seel Arms

- Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.
- Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish
- Shower enclosure and tray 800x800mm
- Bristan Joy thermo safe 9.5kw electric shower white
- Close coupled WC
- Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services
- Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob / under sink heater 5.5kw
- Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.
- Lay a 8mm Laminated / soundproof flooring system to the whole area
- Fix fire blanket and 2kg carbon dioxide extinguisher
- Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails, screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.
- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation

Bedsit 3 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- **Separate cold water supply and water meter** - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe
- **Separate electrical supply and sub electric meter** - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.
Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.
Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Seel Arms

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- *Insulation to loft area to be increased to 200mm.*
- *Overhaul the existing windows and leave in a working order*
- *FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.*
- *Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.*
- *Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.*
- *Torus skirting 150mm*
- *Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture*
- *Floor to be overlaid with 6mm ply secured with 25mm ring nails.*
- *Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.*
- *Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish*
- *Shower enclosure and try 800x800mm*
- *Bristan Joy thermo safe 9.5kw electric shower white*
- *Close coupled WC*
- *Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services*
- *Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob /under sink heater 5.5kw*
- *Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.*
- *Lay a 8mm Laminated / soundproof flooring system to the whole area*
- *Fix fire blanket and 2kg carbon dioxide extinguisher*
- *Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails, screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.*
- *Generally clean all fittings and fixtures / windows and leave in a ready for use occupation*

Bedsit 4 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / bath / whb / wc and electrical sockets and wiring.

Supply and fit the following to prepared area.

Seel Arms

- **Separate cold water supply and water meter** - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe
- **Separate electrical supply and sub electric meter** - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.
Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.
Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.
Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.
- **Insulation to loft area to be increased to 200mm.**
- **Overhaul the existing windows and leave in a working order**
- **FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.**
- **Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.**
- **Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.**
- **Torus skirting 150mm**
- **Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture**
- **Floor to be overlaid with 6mm ply secured with 25mm ring nails.**
- **Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.**
- **Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish**
- **Shower enclosure and tray 800x800mm**
- **Bristan Joy thermo safe 9.5kw electric shower white**
- **Close coupled WC**
- **Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services**
- **Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob /under sink heater 5.5kw**
- **Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.**

Seel Arms

- Lay a 8mm Laminated / soundproof flooring system to the whole area
- Fix fire blanket and 2kg carbon dioxide extinguisher
- Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails, screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.
- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation

Store / Communal Areas - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / kitchen / units and electrical sockets and wiring.

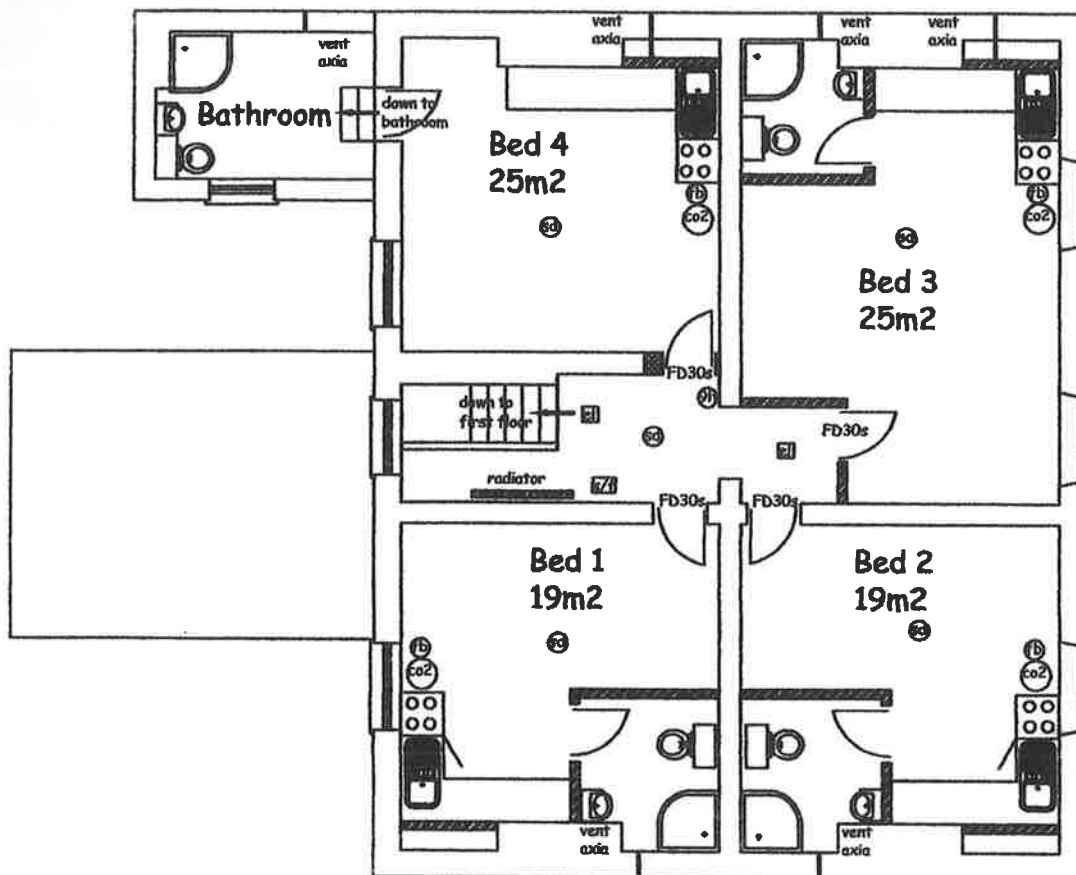
- All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.
Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 2x lockable switched sockets / as agreed with client.
Lighting- Ceiling mounted light fittings x / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.
Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters.
- Overhaul the existing window and leave in a working order
- FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.
- Insulated plasterboard 30mm thick later to be jointed and skimmed to outer wall with all other walls being plasterboard and skim.
- Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.
- Torus skirting 150mm
- Lay a 8mm Laminated / soundproof flooring system to the whole area
- Fix fire blanket and 2kg carbon dioxide extinguisher
- Isolated repairs to stairs / handrail and stringer
- Fire Exit signs and 9ltr water extinguisher as agreed
- Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails,

Seel Arms

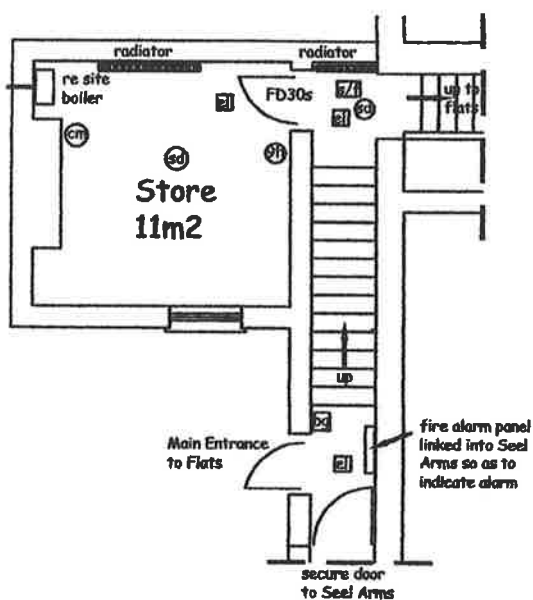
screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.

- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation
- *Heating and Gas* - The existing boiler is to be removed from bedroom 4 and re sited in the new store area. Where applicable extend the existing heating system to communal areas only size up radiators to suit and ensure boiler has suitable capacity for radiators design temperature 18 degrees @ 3 degrees external temperature. Installation of heating or hot water services connected to a heat-producing appliance to be carried by person registered by GAS SAFE ENGINEER

Drainage - Assumed run of existing drainage separate / combined as indicated to be determined on site prior to commencement. Where applicable separate drainage systems to be maintained. All drainage to be fully accessible with rod able gullies, access plate to base of SVP roding eyes and inspection chambers to be appropriate positions.



Proposed First Floor Layout



Bullet Points - See Specification for more detail

Kitchen / Dining Area Bed 1 / 2 / 3 and 4

- drinking water
- cooker 4 ring/grill/oven
- sink
- fridge/freezer(combined)
- storage
- preparation (work top)
- ventilation
- smoke detection
- fire blanket
- 2ltr carbon dioxide extinguisher
- hack off all plaster work all /insulated with 30mm combined insulation and plasterboard and skim
- floor to be sound proof
- bedroom door sets to be FD30s with thumb turn

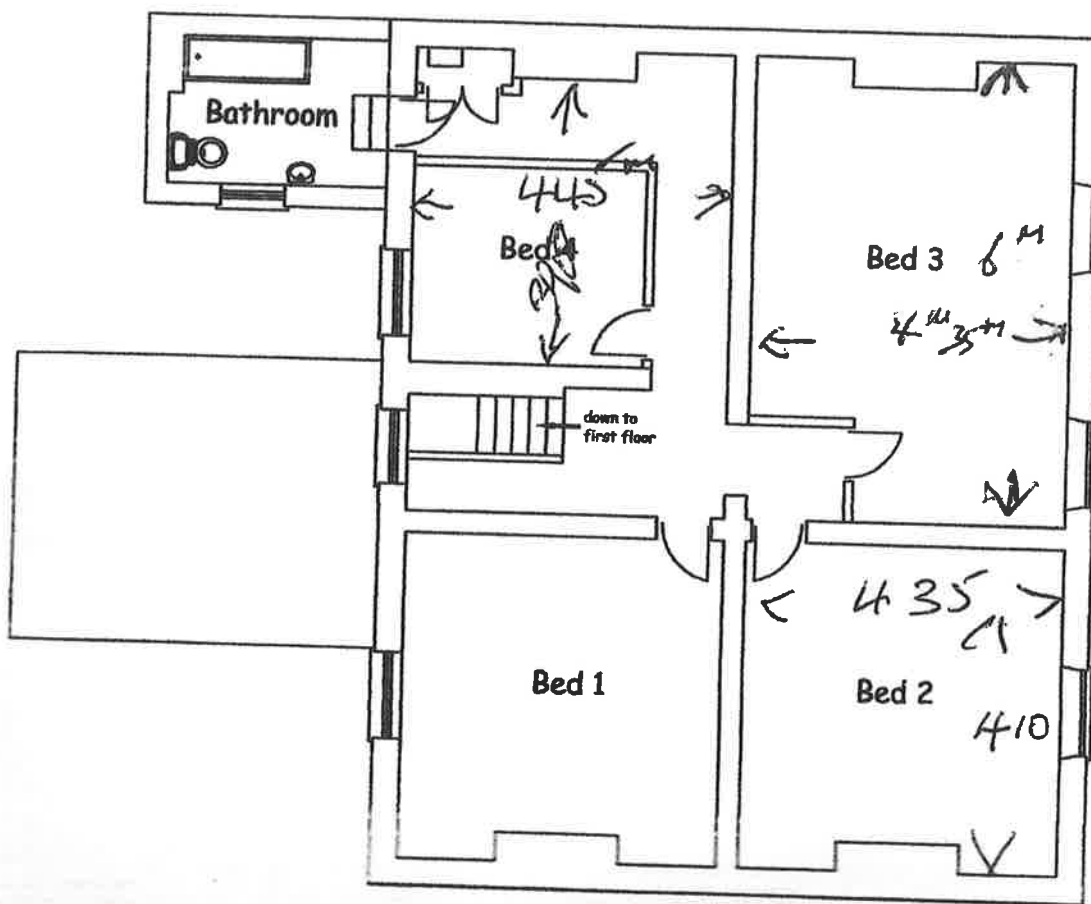
Bathroom Area 1 / 2 / 3 and 4

- wc
- shower
- whb
- ventilation
- bathroom door sets to be FD20
- vinyl flooring

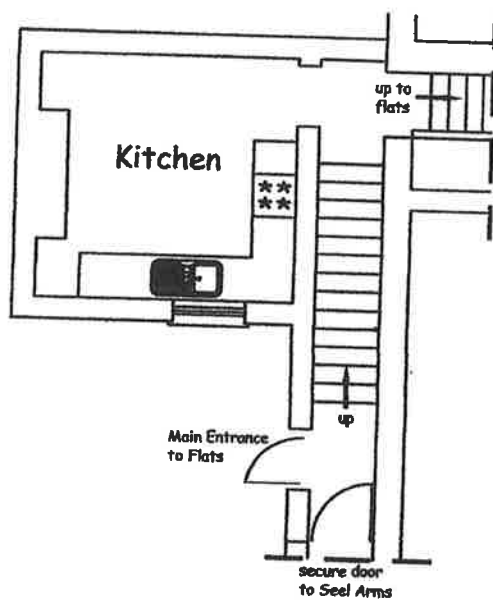
Commonal Area's

- smoke detection
- sounder / flasher
- emergency lighting
- 9lt water extinguisher
- store - door set to be FD30s with thumb turn
- store - re site boiler / radiators
- fire exit signs

Proposed Mezzanine Floor Layout



Existing First Floor Layout



Existing Mezzanine Floor Layout

Seel Arms (copy)

REFURB

Seel Arms

CONSULTANTS in
CONSTRUCTION
DESIGN and
MANAGEMENT Ltd

Tel: 07858500798
Email: ecdmtd@hotmail.com
Company Registration No: 04491506



Location	Seel Arms Public House
Project	Refurbishment of Existing Bedsit Accommodation
Specification	See General Notes
Date	22.11.2017
Scale	1:100
Drawings	Existing Ground Floor Layout Proposed Ground Floor Layout Existing Part First Floor Layout Proposed Part First Floor Layout
Client	Seel Arms
Contact Details	Arthur - 07709932539

Steel Arms

General Notes - All works to be carried out in accordance with Current Planning and Building Regulations. This Specification is to be read in conjunction with drawings in the event that any of the information on various documents may appear to be in conflict the Builder is to seek immediate clarification prior to construction on site. All Dimensions to be checked and verified on site before commencing any work and discrepancies to be reported to the designer the contractor shall ascertain the exact location of all services that may be under or over the site and shall take such precautions to ensure nothing comes into contact with or damages such services. Drawings are not to be scaled and if any additional information in that respect is required, the Builder should request this from the Designer but in any event the Designer is to be consulted and / or notified about any modifications to dimensions and reason for alteration must be approved by the Designer. Where specific materials are listed in the Specification, it is open to the Builder to employ similar alternative materials, provided that the integrity of such alternatives remain equal to that specified and that it enjoys the benefit of guarantee or agreement of the same force as the specified material. All specified materials must be installed according to manufacturers' specification the contractor is to ensure that the existing structure is adequately supported during the course of construction, before all new permanent structure members are securely fixed into position.

Party Wall Act - Party wall matters to be dealt by owner with adjoining owners before construction commences.

Construction Design & Management - Under CDM Regulations requires that all projects need a Construction Phase Plan together with a named person in overall control of the project regardless of the number of trades / contractors / sub contractors working on the project. That person has a duty under CDM Regulations as the Principal Contractor to plan and organise the work and ensure health and safety standards are maintained. Inclusive of all preliminaries such as insurance, plant, equipment, waste disposal and site protection.

Hazardous Material - It is believed that there are no hazardous materials present within the current structure if however the contractor has suspected hazardous materials he must stop work immediately and inform the client.

Scope - Generally the work comprises of refurbishment of the existing bedsit accommodation / removal of the existing fittings / fixtures / carpet and the like and remove from site. Renew electrical system / fire detection / plumbing / heating system - overhaul windows / new door sets / plastering / laminated flooring / wall and floor insulation

Bedsit 1 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- Separate cold water supply and water meter - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe

Seel Arms

- *Separate electrical supply and sub electric meter* - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.

Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- *Insulation to loft area to be increased to 200mm.*
- *Overhaul the existing windows and leave in a working order*
- *FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.*
- *Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.*
- *Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.*
- *Torus skirting 150mm*
- *Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture*
- *Floor to be overlaid with 6mm ply secured with 25mm ring nails.*
- *Supply and lay sheet vinyl to prepared floor allow to be brought up wall 100mm in conjunction with curve former and capping strip.*
- *Shower wall waterproof decorative panel to shower area only allow for corner / end SAA finish*
- *Shower enclosure and tray 800x800mm*
- *Bristan Joy thermo safe 9.5kw electric shower white*
- *Close coupled WC*
- *Vanity unit / WHB and under sink heater 5.5kw include for isolation valve and connect to services*
- *Kitchen to be white high gloss finish with steel handles, ss sink with mixer taps all fittings and fixtures, cooker / hob /under sink heater 5.5kw*
- *Ventilation to shower / kitchen to be provided via mechanical extraction with the capacity of not less than 60lts per min to toilets and kitchen 15 minutes overrun consider linking into light switch.*
- *Lay a 8mm Laminated / soundproof flooring system to the whole area*
- *Fix fire blanket and 2kg carbon dioxide extinguisher*
- *Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. (silicon should be avoided) Surface should be smooth and even, nails,*

Seel Arms

screws, wall plugs etc should be made good. All switches, sockets etc must be released from the surface and not cut in. Where possible radiators should be removed to allow wall to be painted. Wall / ceiling apply a mist coat and two top coats. All runs etc. must be rubbed down and top coat reapplied. Joinery should be rubbed down to a sufficient standard. One undercoat must be applied prior to applying two top coats. Any runs must be rubbed down and top coat reapplied.

- Generally clean all fittings and fixtures / windows and leave in a ready for use occupation

Bedsit 2 - Take down / remove the following - door set / architrave / skirting board / flooring / wall plaster / ceiling plaster / electrical sockets and wiring.

Supply and fit the following to prepared area.

- **Separate cold water supply and water meter** - Allow for inline service valves to all new fittings / 75mm deep seal traps and should be accessible and provided with an adequate facility for cleansing and should be readily removed or dismantled.
/ waste pipe / copper pipe
- **Separate electrical supply and sub electric meter** - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC). The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

Wiring - All electrical cables to be installed above insulation and not to be enclosed or in contact with insulation allow for 5x double sockets / as agreed with client.

Lighting- Ceiling mounted light fittings x2 / as agreed with client to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.

Smoke Detection - To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters. Heating to be provided by 2x2kw electric heaters.

- **Insulation to loft area to be increased to 200mm.**
- **Overhaul the existing windows and leave in a working order**
- **FD30s door set with furniture and combined intumescent strip and smoke seal / torus architrave 75x25mm lock must be openable from the inside without the aid of a key ie. thumb turn.**
- **Insulated plasterboard 30mm thick later to be jointed and skimmed to all walls.**
- **Plasterboard 12.5mm foil backed to ceiling later jointed and skimmed.**
- **Torus skirting 150mm**
- **Shower area to be constructed with timber studding to be 100x50mm suitably framed together and clad with 12.5mm plasterboard and skim, include for 100mm insulation between studs allow for forming door opening and FD20 door set and furniture**
- **Floor to be overlaid with 6mm ply secured with 25mm ring nails.**

