



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
DEVELOPMENT

23 APR 2010

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

920100324P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	N
Last name:	WHITE		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	MOORSIDE		
Address 1:	MOORSIDE LANE		
Address 2:	WISWELL		
Address 3:	CLITHEROE		
Town:			
County:			
Country:			
Postcode:	BB7 9DB		

2. Agent Name and Address

Title:	MR	First name:	DUNCAN
Last name:	ISHERWOOD		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD		
Unit:		House number:	
		House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:	CLITHEROE		
Address 3:			
Town:			
County:			
Country:			
Postcode:	BB7 2EG		

3. Description of the Proposal

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

RETROSPECTIVE CHANGE OF USE OF 2no ROOMS AT FIRST FLOOR FROM
BEDROOMS TO LICENSED AREA

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):

(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):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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?

SUBMISSION OF APPLICATION FOR
RETROSPECTIVE CHANGE OF USE

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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. 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	Drawing references if applicable
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:

DESIGN AND ACCESS STATEMENT; LOCATION PLAN; DRAWINGS 3772-1/2G/5/12

11. 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)			

12. 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):

13. 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

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

PUBLIC HOUSE

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:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. 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

18. 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	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

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

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

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

19. 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	☐	320	-	360	40
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	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

NOT APPLICABLE TO THIS APPLICATION

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

NOT APPLICABLE TO THIS APPLICATION

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

23. 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.

24. 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):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22.4.2010

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it but I have/ the applicant has been unable to do so

The steps taken were:

--

Name of Owner	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):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

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):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

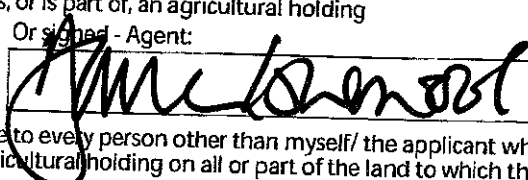
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



22.4.2010

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. 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 has been submitted.

3 copies of a completed and dated application form:



The correct fee:



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:



3 copies of a design and access statement:



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



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



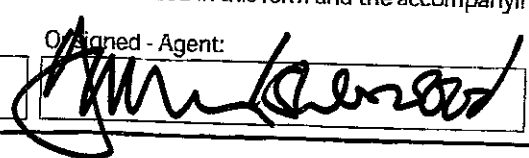
27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



22.4.2010

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

info@sunderlandpeacock.com

30. 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



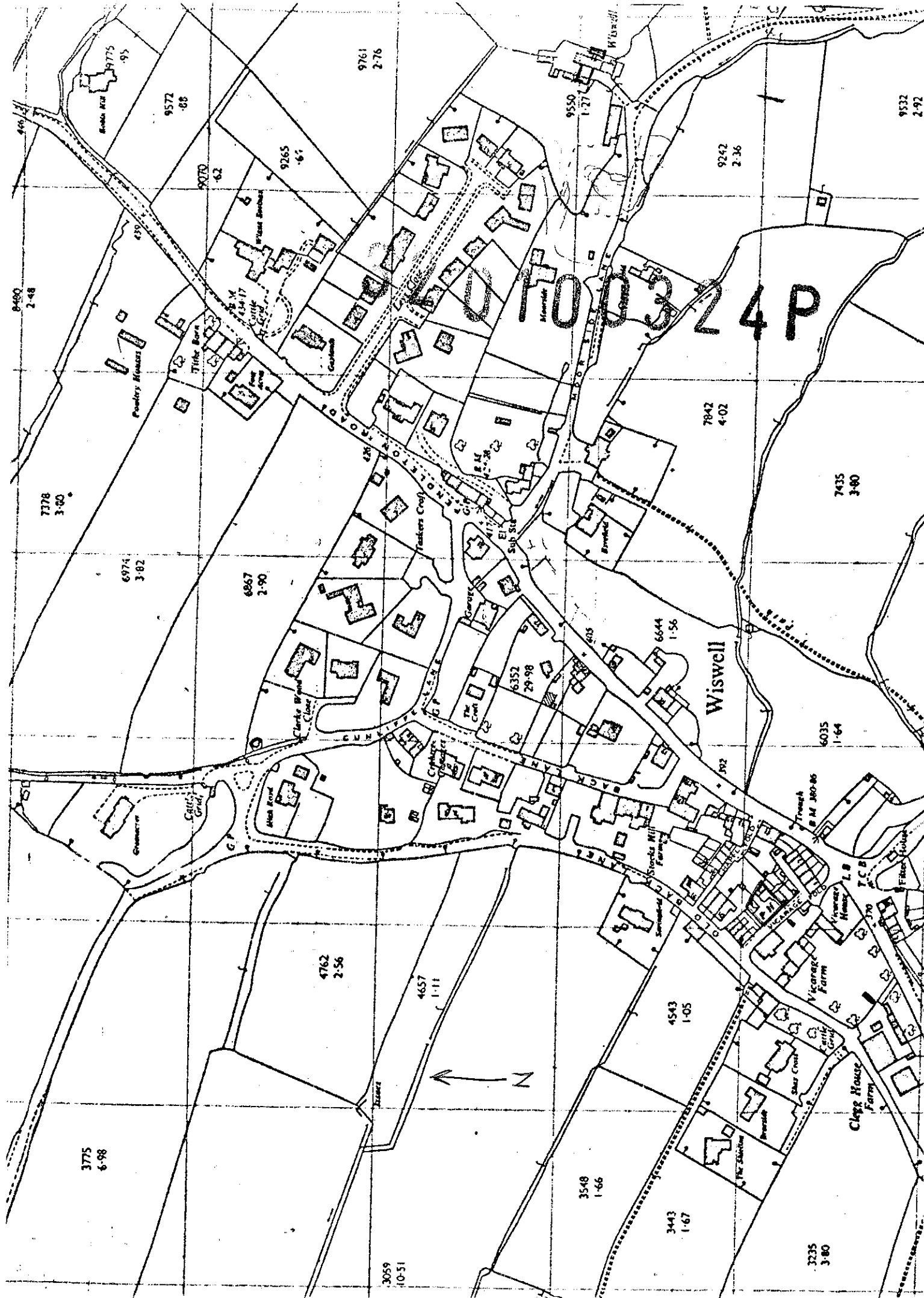
Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

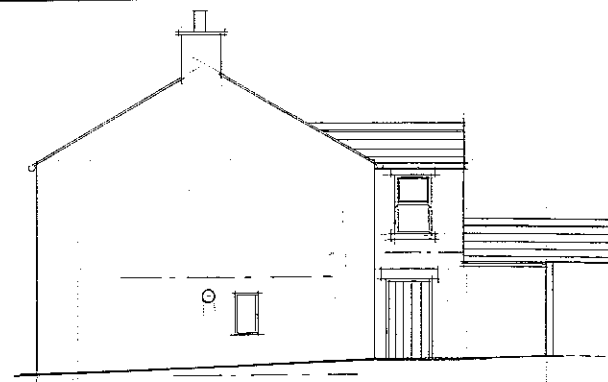
Telephone number:

Email address:





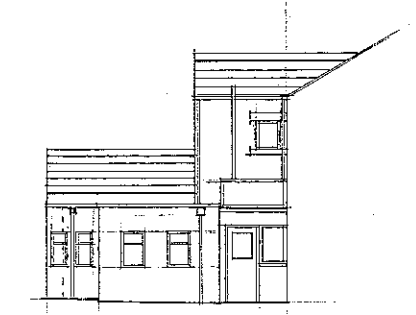
FRONT ELEVATION



SIDE ELEVATION

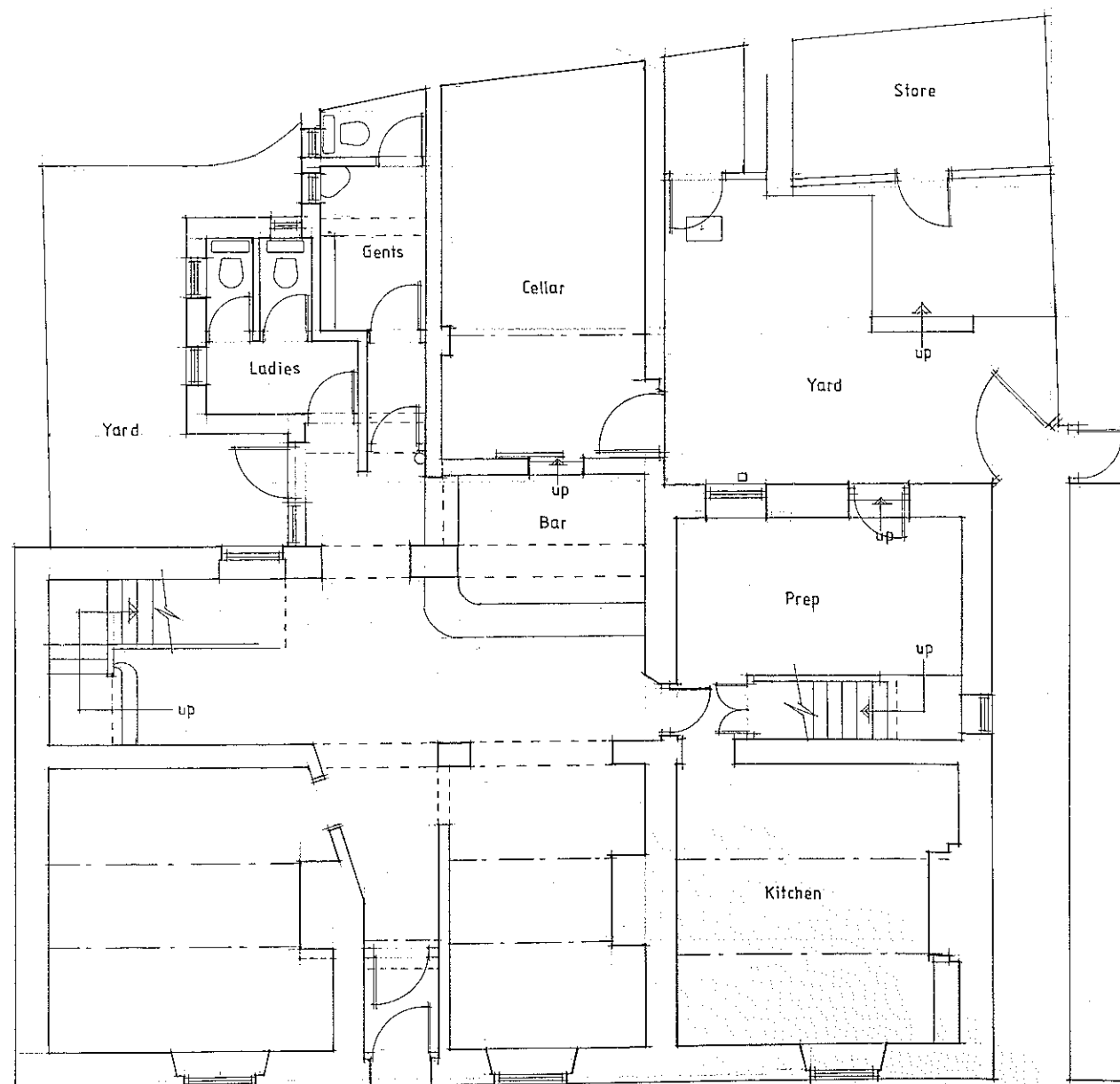


REAR ELEVATION

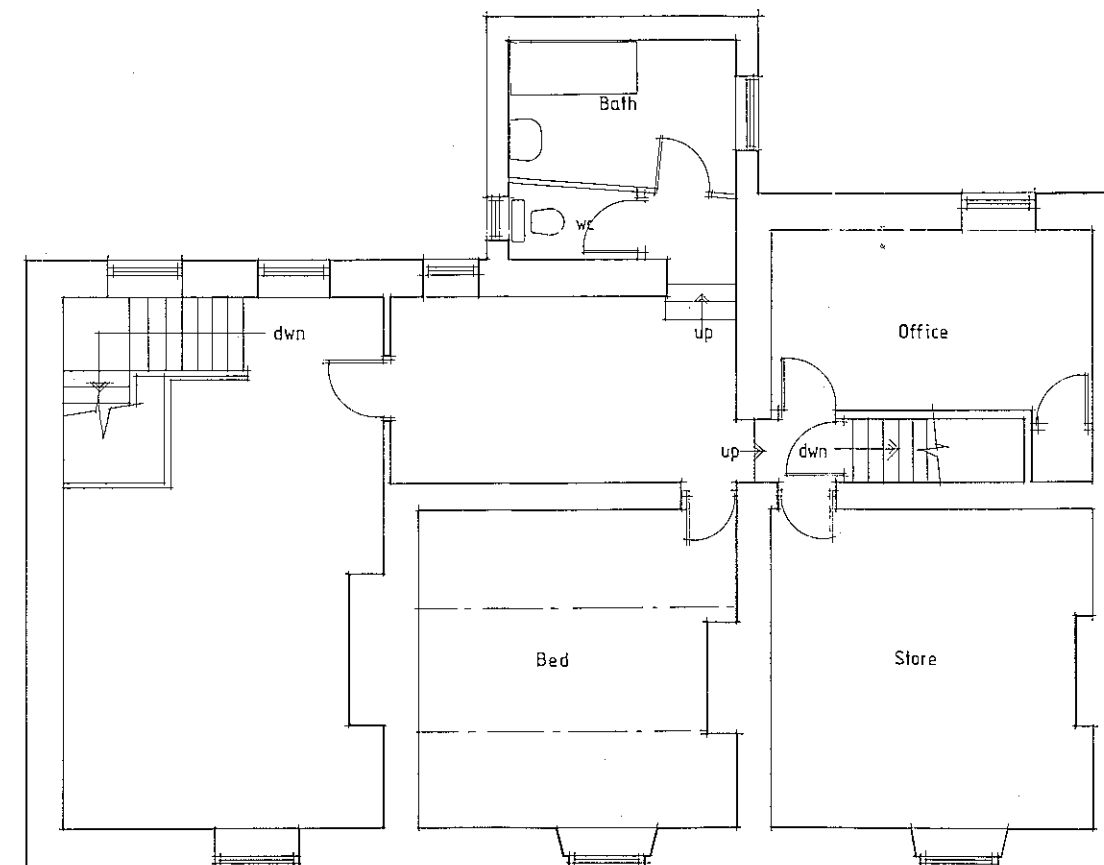


PART SIDE ELEVATION

320100324P



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Client

Job Title

PROPOSED ALTERATIONS TO
THE FREEMASONS
WISWELL

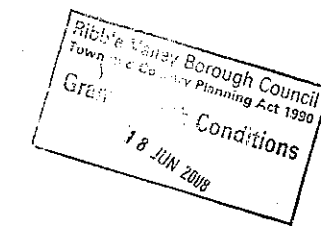
320080140P

Drawing Title
EXISTING PLANS & ELEVATIONS

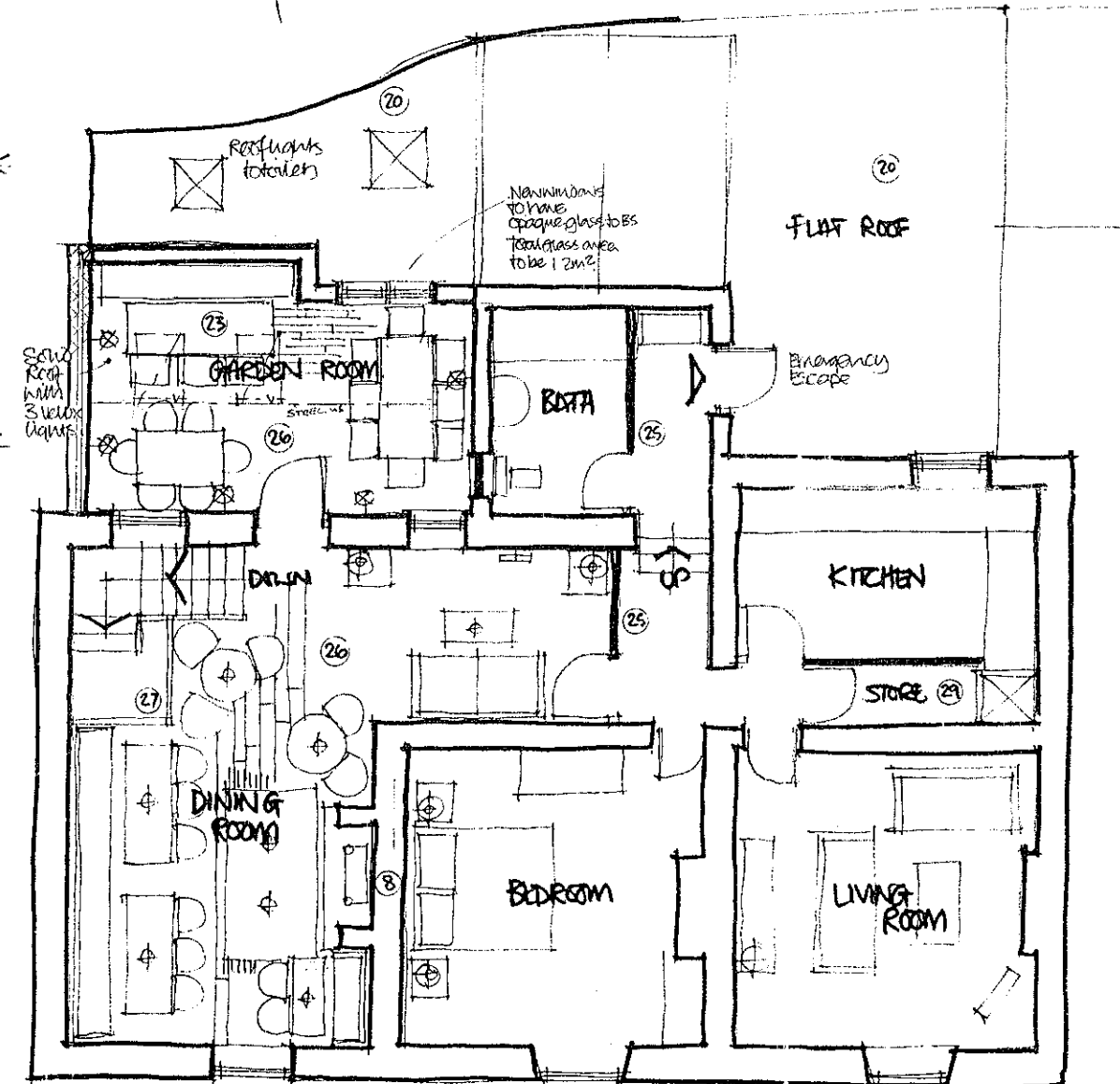
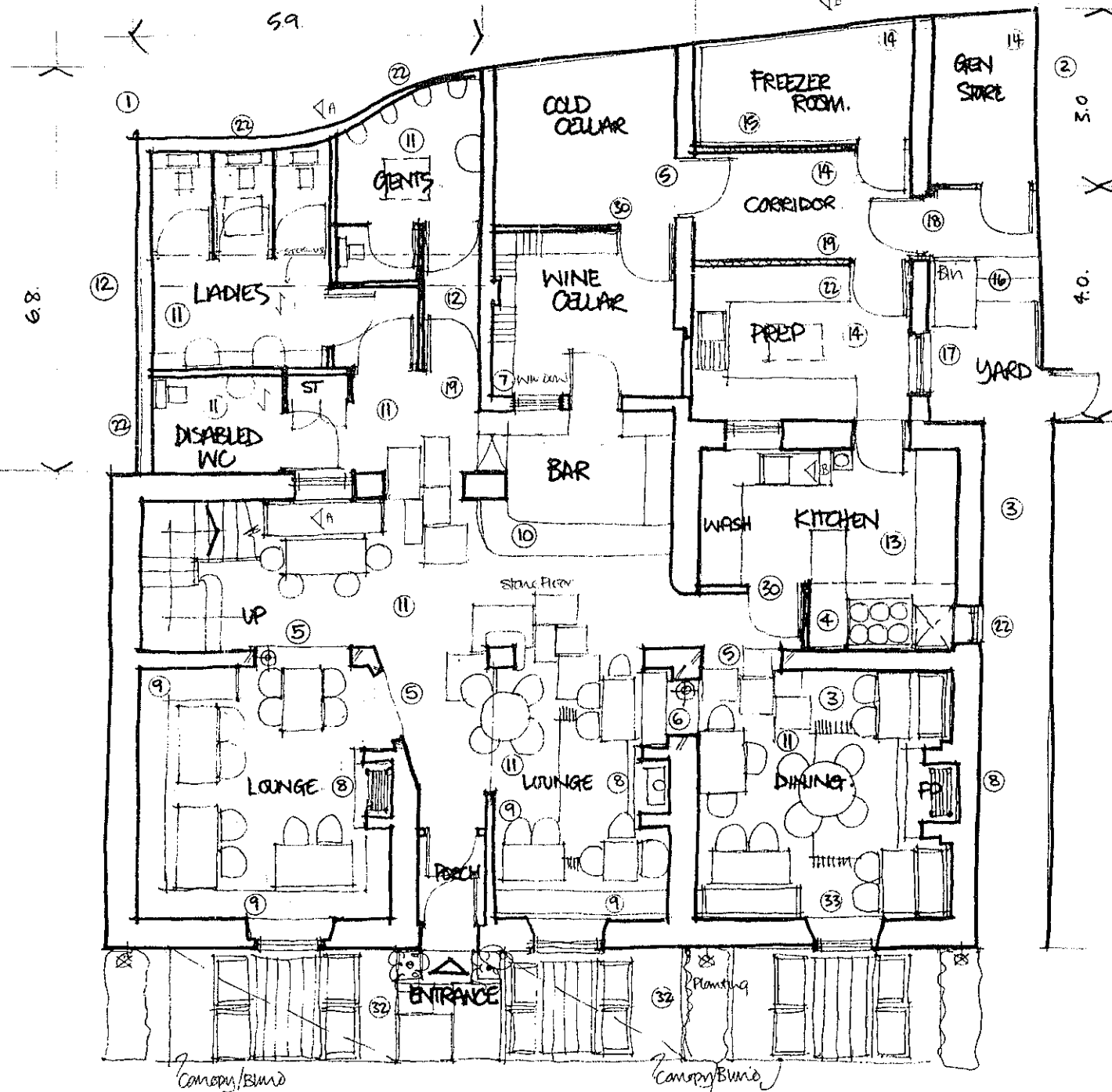
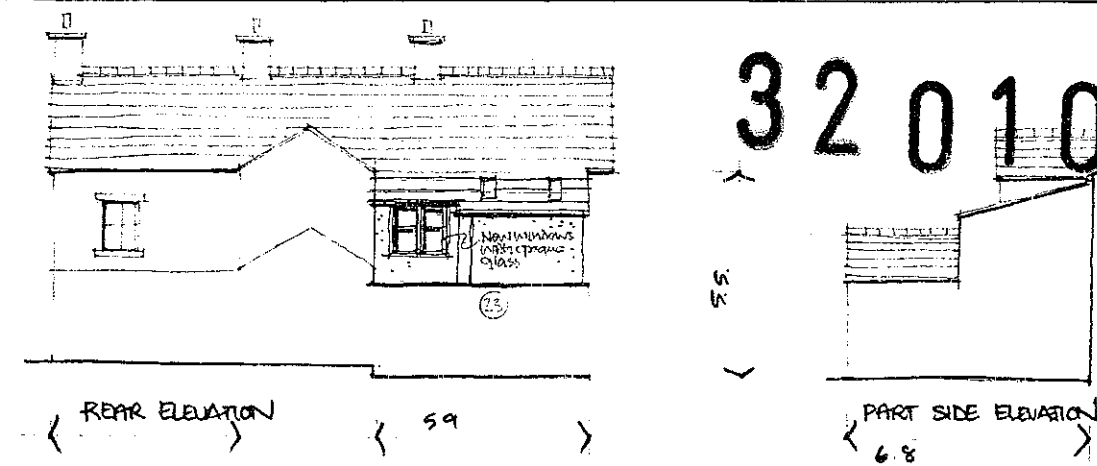
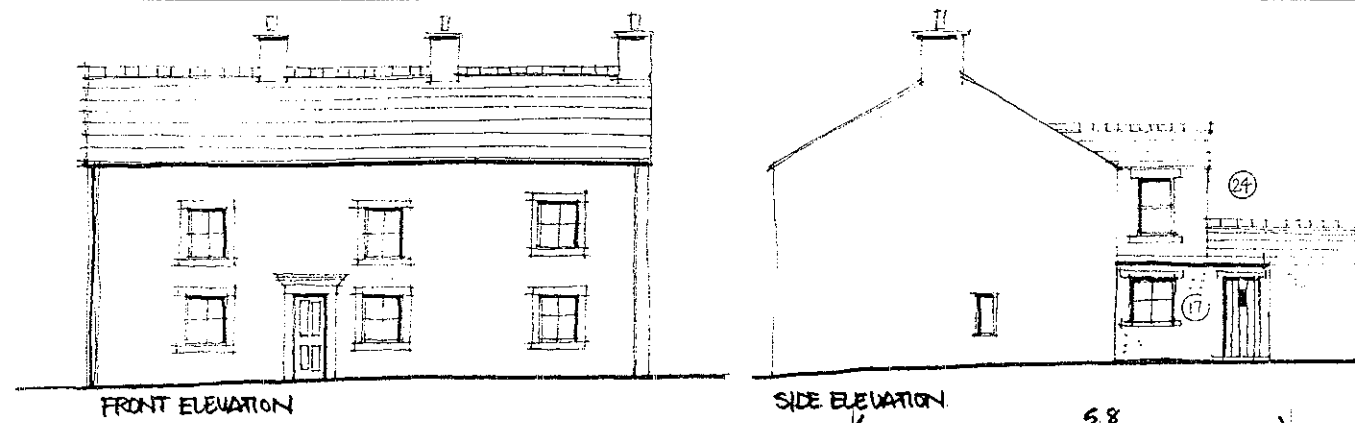
Scale 1:100 1:50	Date NOV 07	Drawn LKR
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Sunderland Peacock & Associates Ltd
Chartered Architects
Stanley House, Lowergate
Clitheroe, Lancashire BB7 1AD.
Tel: 01200 423178 Fax: 01200 427328
E-mail: enquiries@spanda.co.uk

3772 -1



320100324P



102 COVERS

Rev A Changes to lane DNI May 03
 Rev F Windows to garden room covered
 Rev E NBS added
 Rev D Dims altered in lounge and
 Rev C Preparation of plans for
 Rev B Dimensions added
 Rev A Plan amended. DGI 21/10/01

Client
MR. N WHITE

Job Title
**PROPOSED ALTERATIONS
 FREEMASONS
 WISWELL**

Drawing Title
PROPOSED PLANS

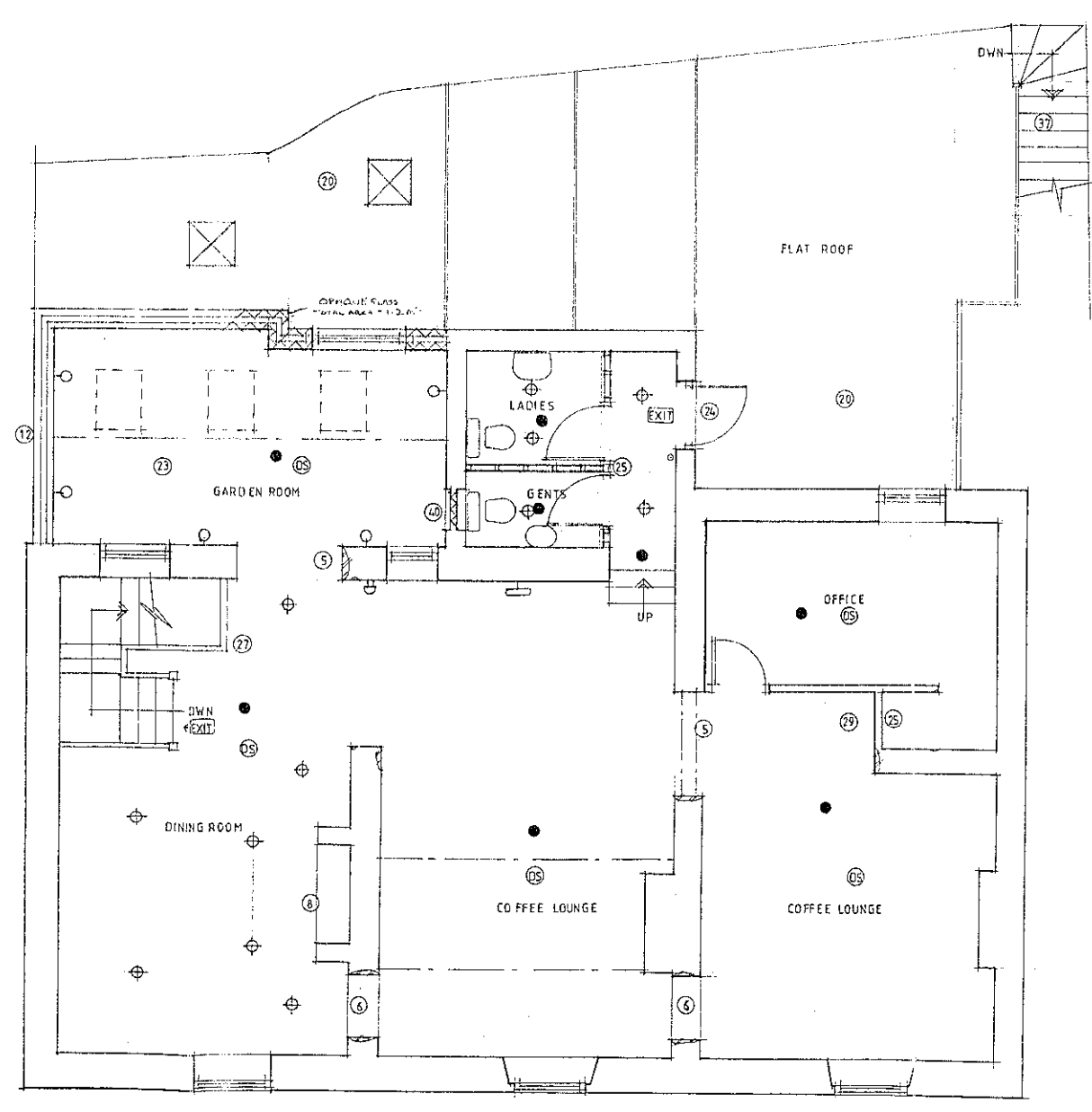
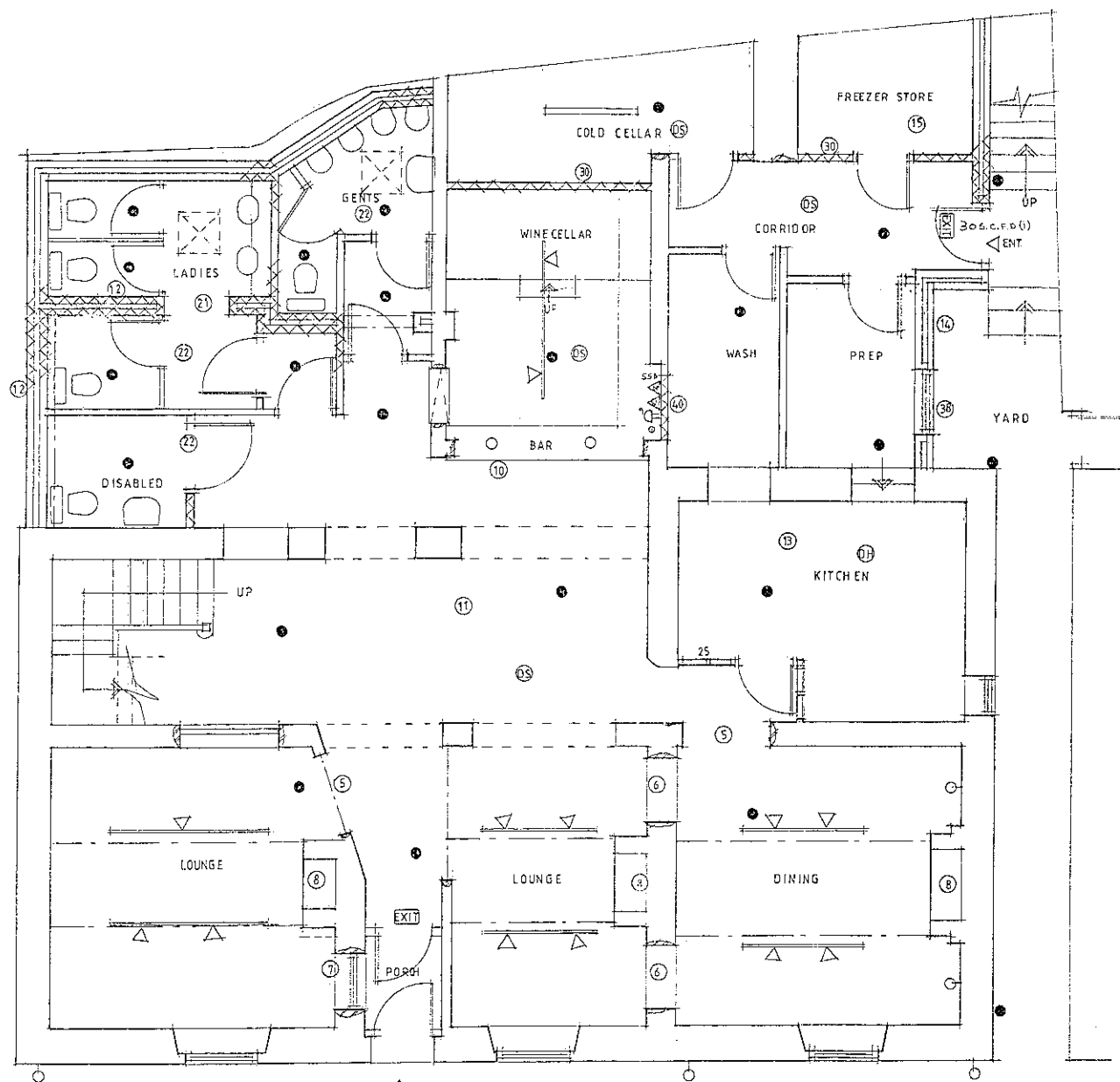
Scale 1:50 Date NOV 07 Drawn DNI

Sunderland Peacock & Associates Ltd
 Chartered Architects
 Stanley House, Lowergate
 Clitheroe, Lancashire BB7 1AD.
 Tel: 01200 423178 Fax: 01200 427328
 E-mail: enquiries@spanda.co.uk

3772 02

320100324P

1. Take down existing toilets and cart away
2. Take down outbuildings to rear yard and cart away
3. Strip out kitchen and cart away
4. Take out existing stairs to kitchen and cart away
5. Knock down existing rubble/brick walls from 2.1 down to floor level. Allow for fitting 215 x 100 PC conc lintels over. Make good openings with plaster (rounded corners) and re-match 2nd skirtings.
6. Knock out openings in existing wall from 2.1 above floor level down to 1.0 above floor level. Fit 215 x 100 PC conc lintels over. Make good plaster and fit 38mm thick 2nd stone flags into opening.
7. As number 6 but fit 1no. double glazed window 700 x 1000 in oak frame.
8. Open up fireplace, clean out flue, remove plaster and fit 50mm stone hearth to each. Sandblast stone back and head. Arrange for flue to be cleaned and 6mm steel plate fixed above fire opening. Allow PC sun 1500 per fireplace for stone surround and fire place hearth. Allow 4no total.
9. Strip out existing fixed seating and allow for fitting wooden back upholstered seat benches open under as per attached detail no. FS7. Back to be constructed using 25mm oak floor boards, seat to be upholstered with £25/m upholstery. Legs and arms to be simple squared oak ex 50 x 50.
10. Bar to be refurbished with oak 190 x 25 chamfered boards to front with black slate top.
11. Floor to ground floor to be refinished using Indian Slate random sizes thickness 15mm laid on the adhesive with 12mm maximum joints and finished with 3no coats of stone seal. Colour to be yellow/grey. Form junction to adjacent floors/edges with 12m oak strips.
12. Following demolition of existing toilet block allow for construction of new toilet block on new concrete ground floor and foundations as shown on drawing number 3772-04 Sections. New outer wall to be built in solid concrete blocks with 100mm King span behind on 500 x 200 foundations. Floor to be 150 concrete slab on 100mm Kingspan on sand blined hardcore and Visqueen. Internal walls to be solid concrete 100mm block, all for plastering with 2no coat sand and cement sponge finish for paint. Floors to be finished with stone as previous. Walls to be finished with tiles to 1200 up walls, allow £20 per square metre purchase. Sanitary ware to be Ideal Standard Studio Range white pottery. Doors to be ledged braced and basenod oak plank doors.
13. Strip out existing kitchen, backroom and stairs and form new kitchen as shown. Cook area to be lined with stainless steel. Remaining walls to be replastered, 2no coats with hardwall finish for gloss paint. Floor to be tiled with non-slip Johnsons 300 x 300. Tiles laid on approved adhesive.
14. New stores/prep area to be constructed in block for flat roof finish on new 500 x 200 conc foundations. Floor and wall construction as 12 with render finish, smooth internally and sponge finish externally. External walls to prep/store to be 300mm cavity block wall with 75mm Kingspan to cavity and existing block to inner leaf. All new doors to be 1900 flush self-closing fire doors for painting.
15. Construct freezer room within newly formed room using proprietary system by specialist.
16. Allow for forming new steps and for re-concreting the yard area. Min 100mm thick.
17. Fit new double glazed top hung softwood window to yard area. Glaze with 20mm Argon filled laminated glass.
18. Fit new 1 hour fire door to yard with timber boarded face to outer side for decoration.
19. All new doors to have new black antique ironmongery, handles, locks, self-closers doorstops and hooks where appropriate. If fire doors include for intumescent/smoke strips and appropriate notices.
20. Flat roof to both toilets and new kitchen prep areas to be constructed from 225 x 75mm joists at 450 centres with 150mm Kingspan insulation with 50 x 50 cross battens to create ventilation. Deck to be 25mm exterior ply laid to fall with 2no coats asphalt laid to detail with 150 upstands and Code 8 lead flashings to all upstands/slopes. Drainage to be taken off roof and connected to surface water drains using 100mm pvc gutters and downpipes as required. All ceilings to new roofs to be 2no layers 12mm plasterboard and skim to underside.
21. Any new drainage to toilet areas to be taken into fast drainage system using existing underground connections with w/c connected together above ground using 100mm pvc vented pipes. All urinals and basins connected via trapped 63mm pvc to fast drainage.
22. Ensure all new ground floor toilets, kitchen and prep areas vented to outside using 150mm toilet vents connected to lighting.
23. Construct new garden room to first floor with oak floor boards on 100 x 50 cross batten joists. External wall to be constructed in concrete block cavity as noted. Roof constructed using 10 x 50 SW spars at 20 degrees with timber V jointed boarding for painting to underside with 125 Kingspan between spars. Fit 2no Velux roof lights (conservation type), 900 x 200. Matching slate roof on 50 x 25 battens on breathable felt fit in accordance with manufacturers instructions. 2no black pvc gutter and downpipes.
24. Replace existing bathroom window with side hung opening window as escape door. Glaze to be double glazed toughened. All for painting.
25. New stud partition at first floor to be ex 100 x 50 with FRS acoustic insulation between 2 layers of 12.5mm plasterboard and 1cm to both faces. Allow for fitting new half-hour self-closing doors and ironmongery, architraves and skirtings.
26. Fit new 19mm thick solid oak 1 + 1 floor onto existing floorboards including finish with 3no coats approved hardwearing lacquer.
27. Balustrade to landing area to be replaced with 50 x 50 balusters at 100mm c/cs oak handrail and 100 x 100 newells. Balusters and newells to be for painting.
28. Allow for 30 sq. metres patch plastering where required.
29. Fit floor to first floor store using chipboard on 150 x 50 SW joists on hangers.
30. Fit new 100mm block wall and 1 hour fire door to wine cellar for 2no coat render finish to both sides.
31. Electric wiring to be altered to accommodate points as shown on drawing 3772-05.
32. Allow for paving to exterior using 25-30mm Indian Slate, Approx. 20 sq. metres on concrete base.
33. Fit new matching sliding sash window in SW for painting to existing window.
34. Allow for decorating throughout on all surfaces 3no coats emulsion/gloss, using Farrow & Ball colours to be notified.
35. Concrete steps, max rise 100mm, min going 250mm Min 2m headroom maintained over. Steel handrail 900mm above pitchline, balusters at max 100mm c/c. Handrail guarding screw fixed to perimeter of flat roof steel top and bottom rail 1.1m above roof level. Steel vertical balusters at 100mm max c/c.
36. Windows to be Pyren glass with intumescent glazing gaskets to give 30 min fire resistance.
37. Ventilation to w/c's provided by ceiling mounted air extract fan with insulated flexible duct run through floor void to proprietary grille terminal fan to operate in conjunction with movement sensor and delayed action switch off.



- ### Fire Requirements
- 30 MIN (15 MIN) 30 minute fire resisting self-closing door with intumescent fire and smoke seals
 - N Sign to door to read "FIRE DOOR KEEP SHUT"
 - "IN CASE OF FIRE..." Fire procedure notices to be fixed in bar, sensory and cellar
 - NW1 standard emergency light to be BS 5266 part 1 2nd ed.
 - EXIT M20 exit sign (180 x 110) white exit sign
 - ⊕ Heat detector
 - ⊕ Fire alarm sounder
 - ⊕ Fire alarm call point
 - ⊕ Smoke detector
 - FB Fire blanket
 - ▽ Fire extinguishers - W (water) DP (dry powder)
 - ~ P. 1st Aid, BS EN1125
 - ~ Fire Escape Keep Clear
- Instructions to the effect of fire display in all areas.
- All work to comply with BS 5839 part 1 2nd ed.

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Client
Mr N WHITE

Job Title
PROPOSED ALTERATIONS TO THE FREEMASONS WISWELL

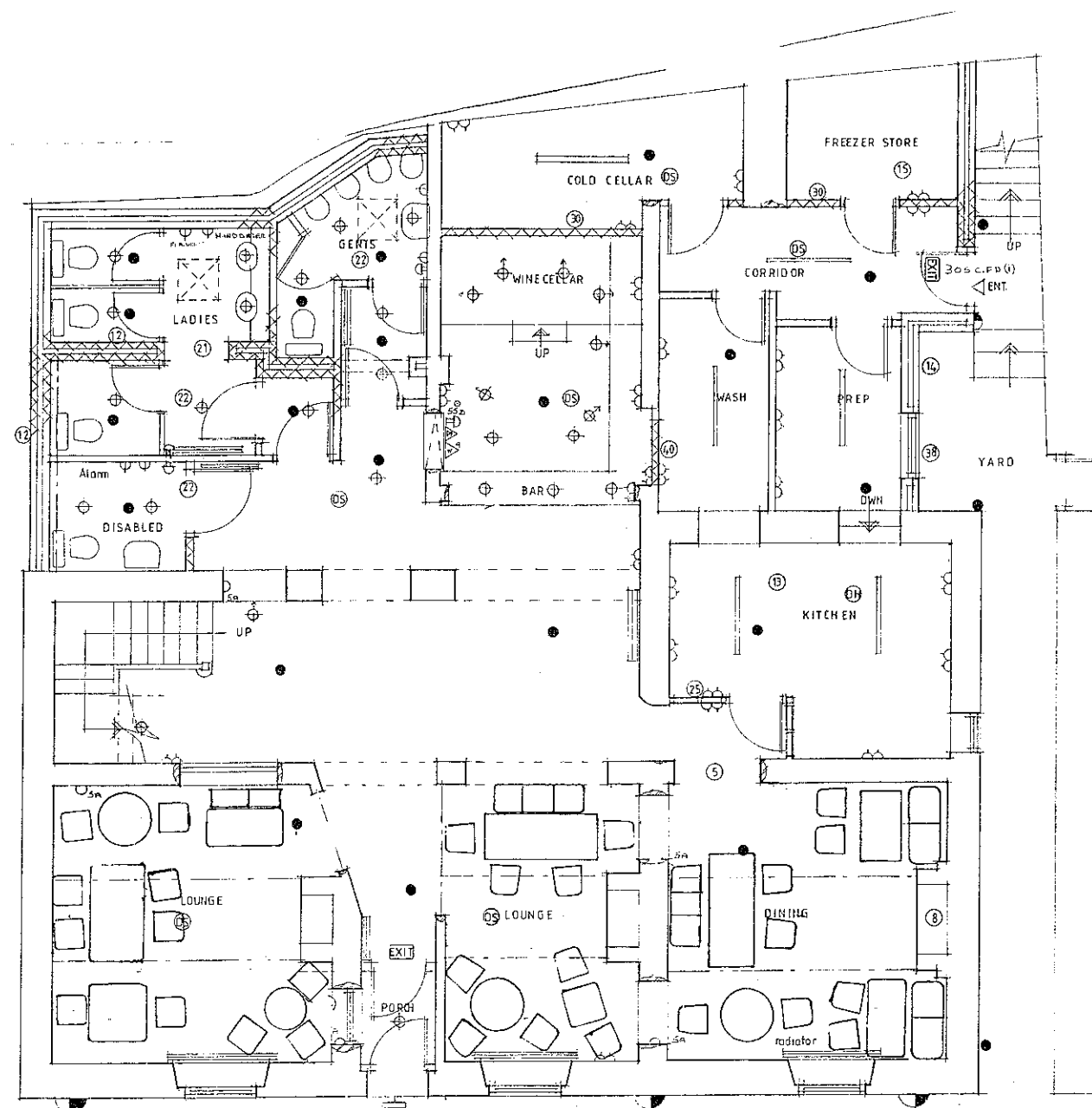
Drawing Title
PROPOSED PLANS

Scale 1:50 Date JUL 08 Drawn

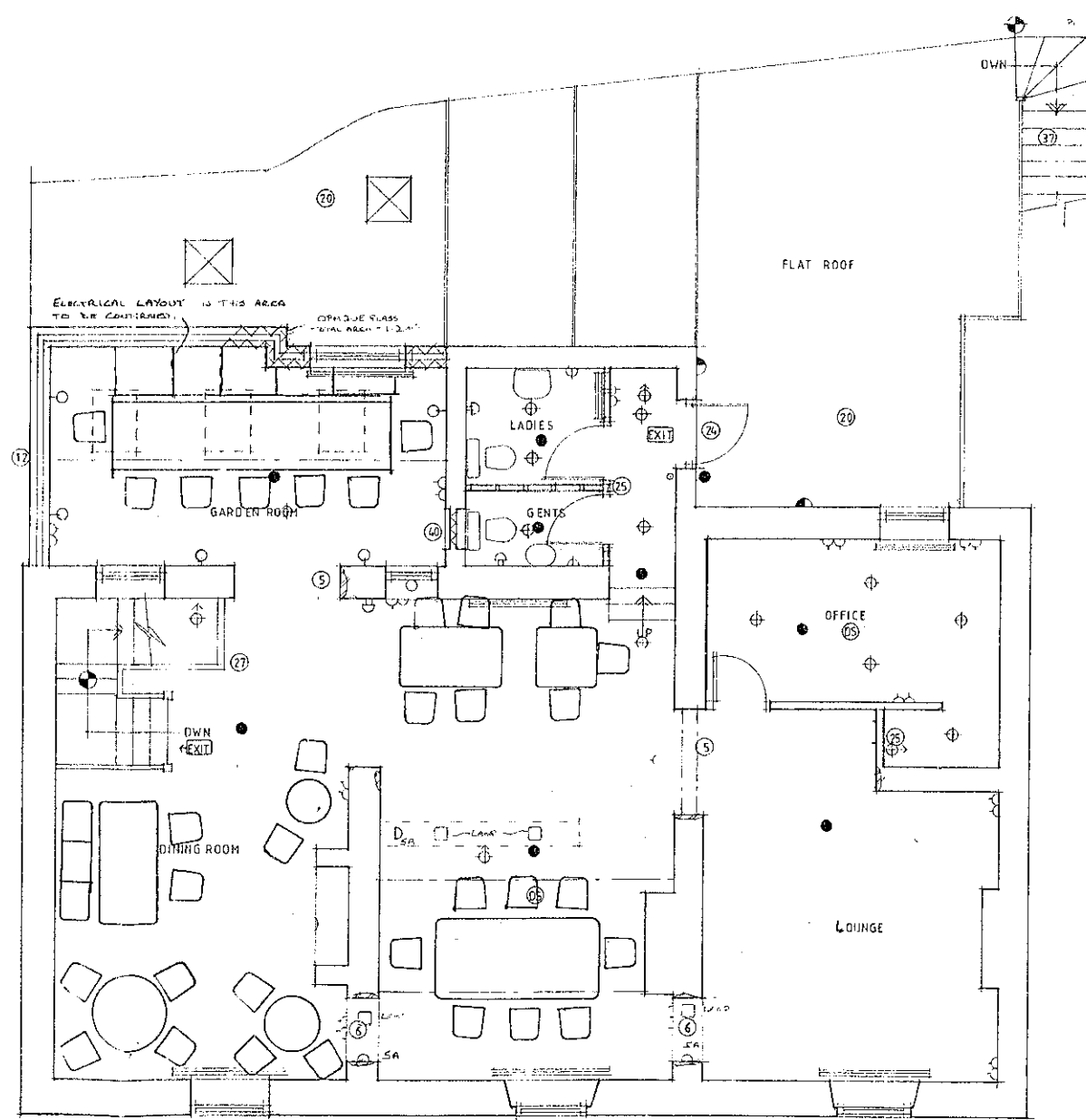
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

81 COVERS

3 - REVISED 11/3/08
A - REVISED 5/8/08

Client
Mr N WHITE

Job Title
PROPOSED ALTERATIONS TO
THE FREEMASONS
WISWELL

Drawing Title
SEATING PLAN AS
CURRENTLY IN USE
APRIL 2010

Scale 1:100 Date FEB. 10 Drawn

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