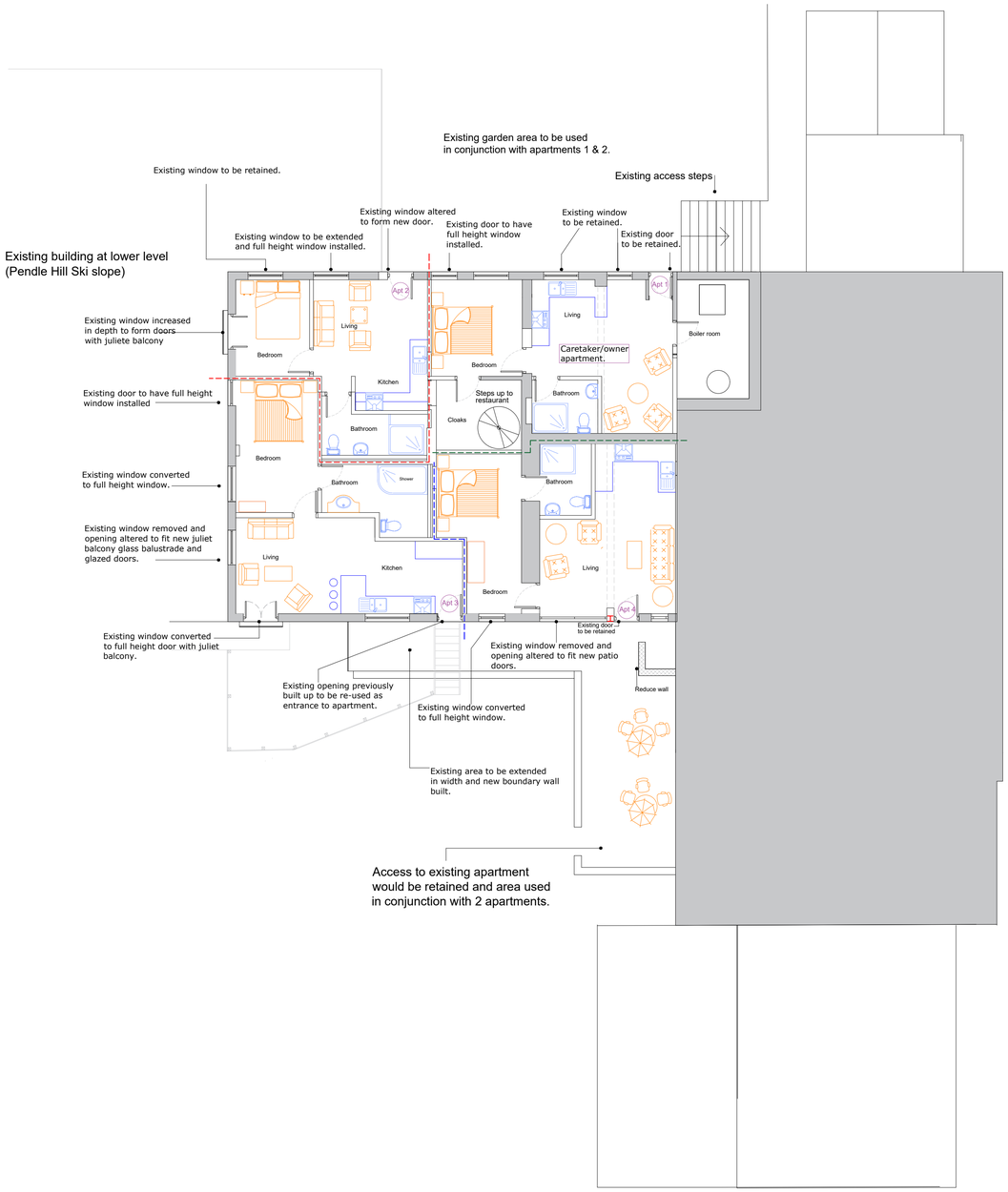
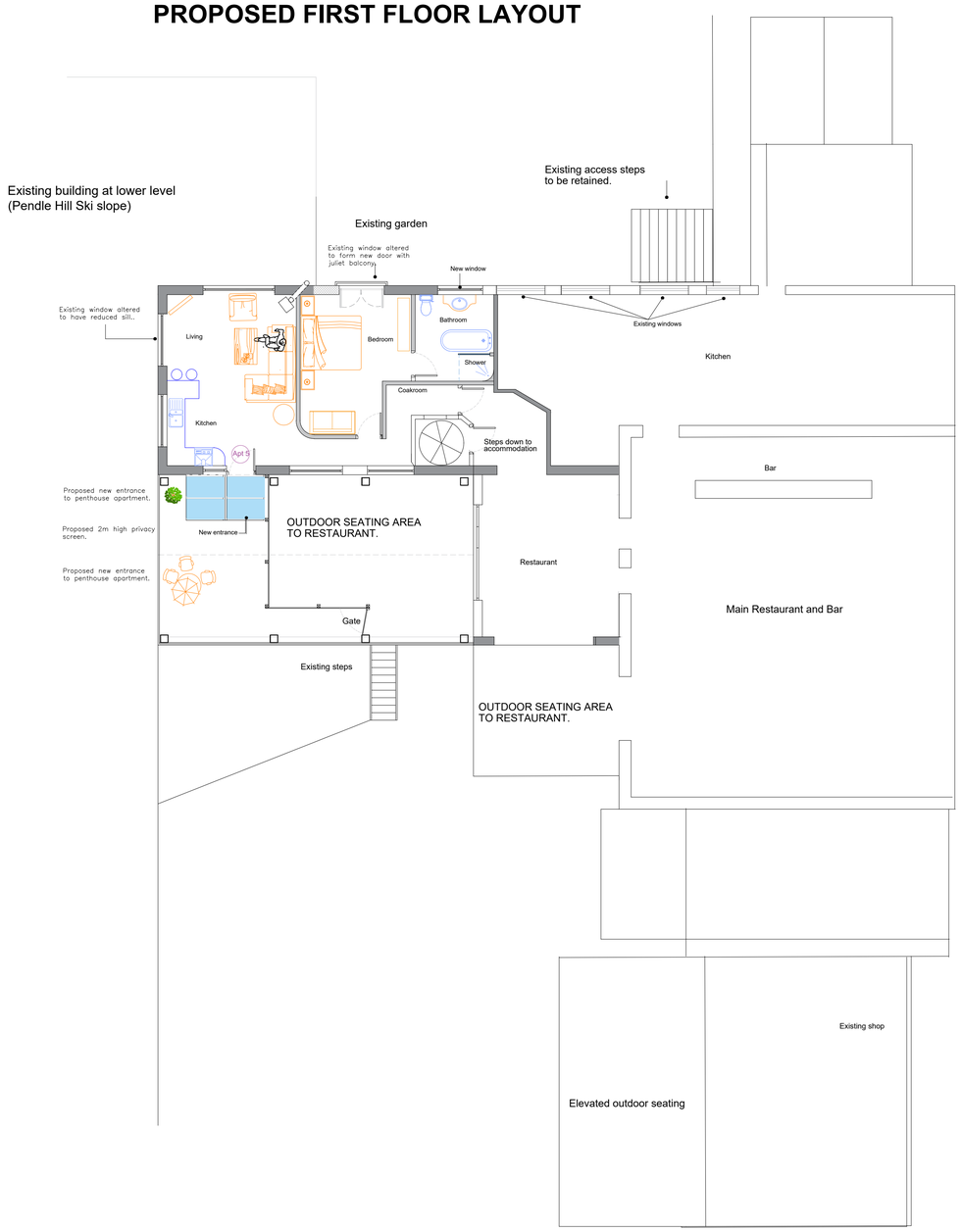
PROPOSED FLOOR PLANS

PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



DESIGN NOTES:

Proposed conversion and restoration.

Carefully remove all fittings from all ground floor and first floor area.
Carry out alterations to external walls forming window and doors openings as detailed.
Install new window and door openings in uPVC windows and composite doors all finished with a anthracite grey finish.
Window glazing to be be energy saving glass.

Existing roof to be prepared and new roof covering installed to total area of flat roof over proposed first floor holiday let.

Erect ornate timber divider to existing outdoor seating area to provide separate seating and entrance area for first floor holiday let apartment.

Small wall outside proposed apartment 3 and 4 to be removed and area extended as detailed.
Erect new wall with flat concrete coping following installation of new paving stones to entrance and communal area.

All existing drainage and services within the building would be re-used for the conversion.

Separate communal areas already exist to ground floor apartment , These will be reused.

Existing on site parking would be used for the holiday let apartments.

Existing caretaker apartment refurbished within the scheme would continue to be used for admin for the combined business.

All refurbished areas would include insulation and sound reducing measures to walls, floors and ceiling areas.

Refuge collection and storage from the proposed apartments would continue along with current arrangements.

PROPOSED DRAWING PLANNING

This drawing is for planning discussion and design purposes and the content can change so must not be relied on for accurate details of this project.

Application No: 3/2023/1008
Local area council: Ribble Valley council
Previous application No:
Dwg : **PCD00153/V2a**
Amended.V2
Drawn: PCD

Scale:	
1:100	Proposed floor plans

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Site location: The Wellsprings Restaurant
Sabden
Clitheroe
BB7 9HN

Applicant: Mr & Mrs Marhraoui

Project: Refurbishment of two existing apartments and forming of 3 additional apartments/ Holiday lets.

Date: 29 July 2023

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