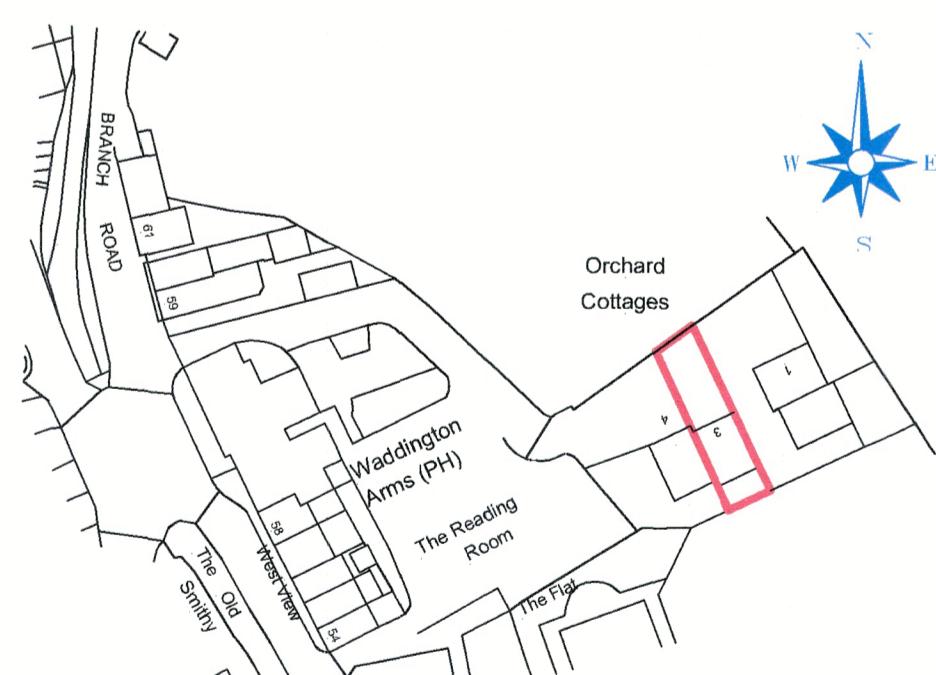


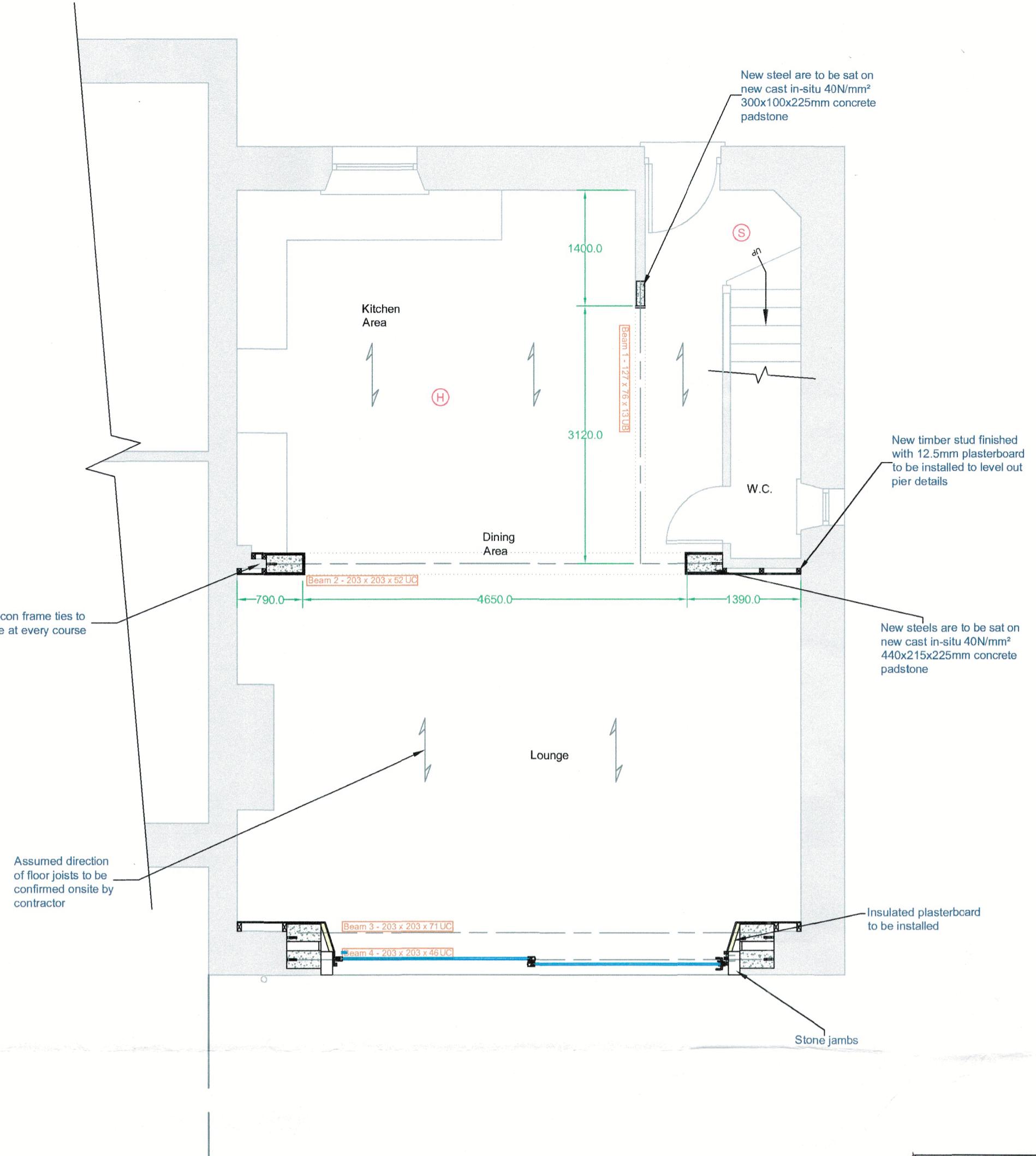
Existing Ground Floor Plan
Scale (1:100)



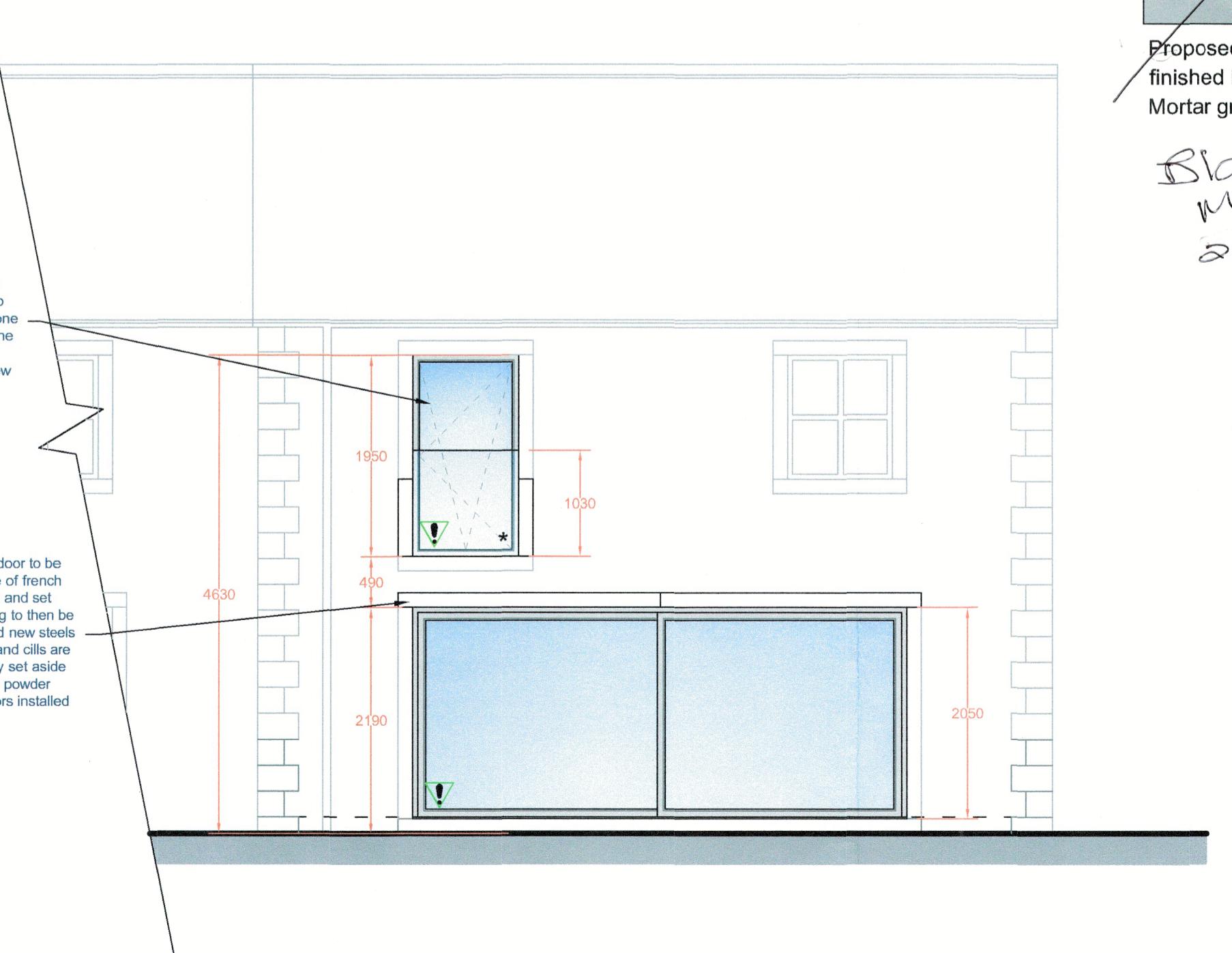
Existing Rear Elevation
Scale (1:100)



Location Plan
Scale (1:1250)
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Proposed Ground Floor Plan
Scale (1:50)



Proposed Ground Floor Plan
Scale (1:50)

IMPORTANT NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION, ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CODES OF PRACTICE, LOCAL AUTHORITY BYLAWS, AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE, AS WRITTEN DIMENSIONS ARE PROVIDED THESE SHOULD BE TAKEN IN REFERENCE TO SCALLED OFF PLAN DIMENSIONS. THESE SHOULD BE CHECKED ON SITE BY REFERENCE TO THE AGENT.
THE PARTY WALL ACT CAN APPLY TO THE EXTENT OF SUBDIVISIONS. YOU AND YOUR CONTRACTOR ARE CHALLENGING BUILDINGS TO OWNERSHIP OF NEIGHBOURS PROPERTY. PLEASE NOTE, IN CERTAIN SITUATIONS YOU WILL NEED TO CONTACT A PARTY WALL SURVEYOR. FOR FURTHER INFORMATION AS TO WHETHER THE PARTY WALL ACT APPLIES TO YOUR SITUATION, PLEASE CONTACT THE OFFICE OF THE DEPUTY CHIEF MINISTER WEBSITE AT WWW.COPA.GOV.UK. PLEASE NOTE THAT THIS LEGISLATION IS NOT ENFORCED BY THE LOCAL AUTHORITY AND CONTRACTORS ARE ADVISED TO CHECK WITH THE AGENT OR LOCAL OFFICE OF THE DEPUTY CHIEF MINISTER. PLEASE GET INVOLVED WITH PARTY WALL MATTERS.

Proposed construction details to be confirmed onsite with supervising surveyor and contractor before any new elements are constructed.

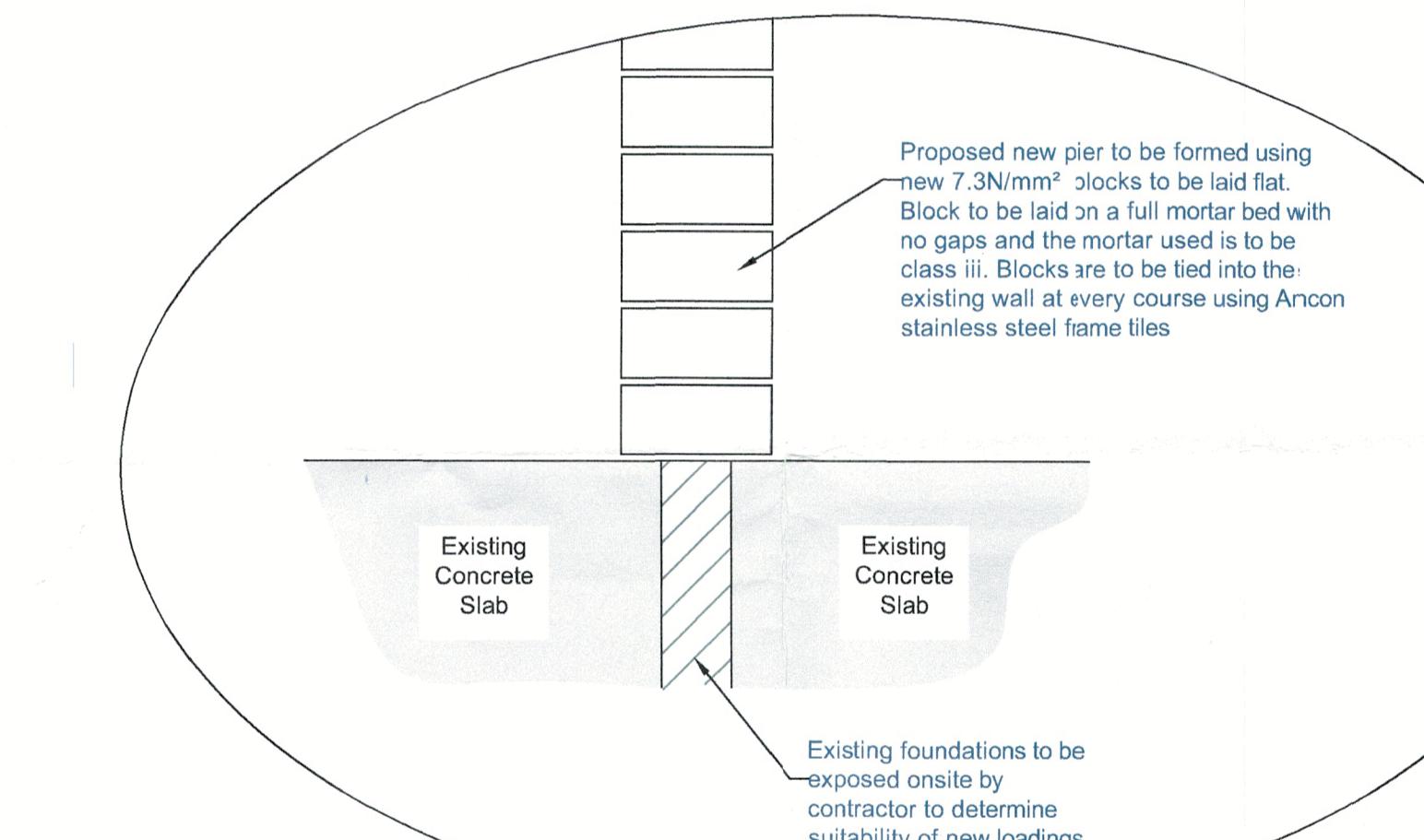
Smoke Detection: Detection to be inter-linked and hardwired to the existing mains on a separate fusible link. Detectors to be positioned at each floor level, a minimum of 300mm away from any wall or door swing and no more than 3000mm away from any bedroom. Heat detection to be provided to the kitchen located a minimum of 300mm away from any wall or door swing. Carbon Monoxide alarms to be provided over new position boiler.

Electrical: All electrical work required to meet the requirements of Part P (Electrical Safety) should be designed, installed, inspected and tested by a person competent to do so in accordance with BS7671. A copy of the certificate should be forwarded to the Council immediately following the completion of the electrical installation. All new lighting to have energy efficient bulbs. All new sockets (power), to be 450mm above finished floor level, light switches to be 1200mm above finished floor level.

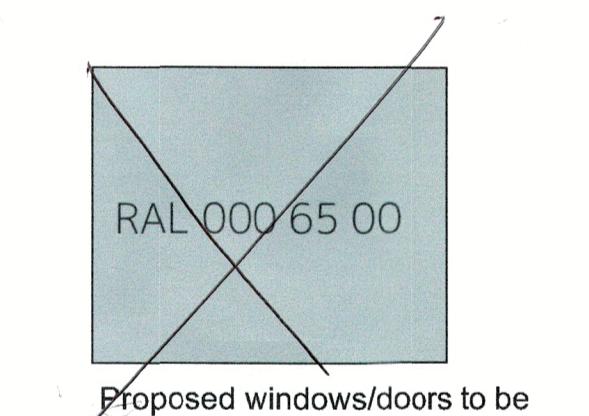
Ventilation: Eaves to have over fascia ventilation equivalent to a continuous 25mm gap. Bathroom to have mechanical ventilation rated at 15 l/s connected to the light switch with a 15 min. overrun facility. Kitchen to have either hood rated at 30 l/s, or fan rated at 60 l/s. All mechanical ventilation to discharge to external air. If flexible ducts are to be used for the fans then it must be pulled tight to ensure the rated extraction is maintained.

Windows/Doors: All windows are to be sealed to the fabric of the building both internally and externally ensuring reduced air leakage. New windows to have an open area of 1/20th of that of the room served. Trickle vents (if required), to give clear area of 8000mm² to habitable rooms and 4000mm² elsewhere. New bedroom to be fitted with escape facility windows. To be a minimum 450x750mm with a clear area of 0.33m² and minimum 800mm cill level. Safety glazing installed to all relevant doors, glazing with a cill level below 800mm and glazing in area of door swing. New upVC window frames to be filled with DG units in K glass (inner pane) with 24mm cavity to achieve the required U value of 1.6W/m² and doors to achieve a minimum U value of 1.8W/m².

Steel/Structural Beams: Proposed new steel/structural beams are to be as per the attached calculations. New steel beams are to be boxed in using one layer 15mm British Gypsum FireLine plasterboard mechanically fixed to the beams. Plasterboard to have all joints tacked using British Gypsum/Fiba Tape Perfect Finish, then finished with 3mm coat: British Gypsum Thistle MultiFinish plaster. New steel beams are to be set centrally on new concrete padstones. Steel beams are to be resin anchored to new padstones using M100 bolts. New concrete padstones are to be restrained to the building using 1000mm length galvanized steel restraint straps.



Proposed Block Pier Detail
Scale (1:10)



Proposed windows/doors to be finished in RAL 000 65 00
Mortar grey
Black MH
24-724

Existing foundations to be exposed onsite by contractor to determine suitability of new loadings

320240620P
KEY

! DENOTES TOUGHENED SAFETY GLASS TO DOORS AND WINDOWS.

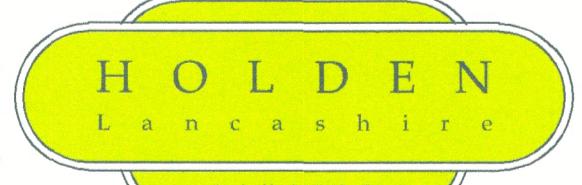
ob. DENOTES OBSCURE GLASS

* DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE.

(S) DENOTES SMOKE DETECTOR LOCATION.

(H) DENOTES HEAT DETECTOR LOCATION.

Revision	Date



83 Blackburn Road,
Rishworth, BB7 4ER
Email: james@holdenlancs.com
Web: www.holdenlancs.com

Drawing Title: Proposed Bi-fold doors and internal alterations

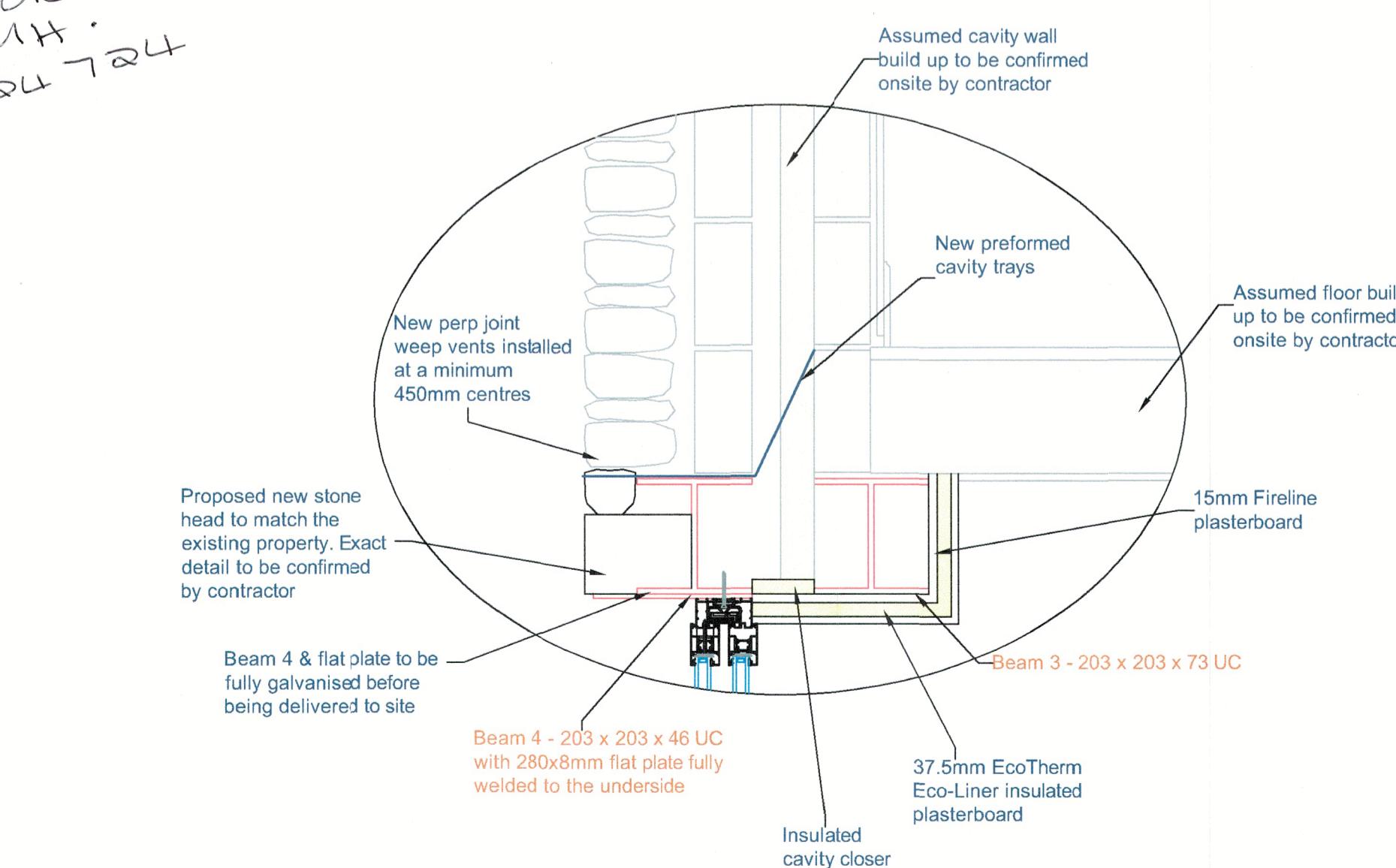
Site Location: Pear Tree Cottage, Clitheroe, BB7 3HR

Drawing Status: Building Control Plan

Date: 13/05/2024 Drawn by: JHolden

Scale: 1:50/1:100 @ A1 Ref: 003 Revision:

Client: Mr & Mrs Hudson



Proposed Steel Detail
Scale (1:10)

Metres 1:50 0 1 2 3 4 5 Metres 1:100 0 1 2 3 4 5 6 7 8 9 10 Metres 1:200 0 2 4 6 8 10 12 14 16 18 20 Metres 1:500 0 5 10 15 20 25 30 35 40 45 50 Metres 1:1250 0 20 40 60 80 100 120 140 160 180 200