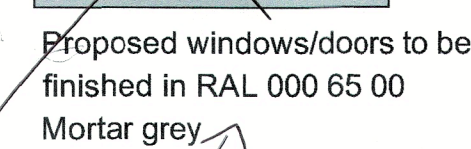
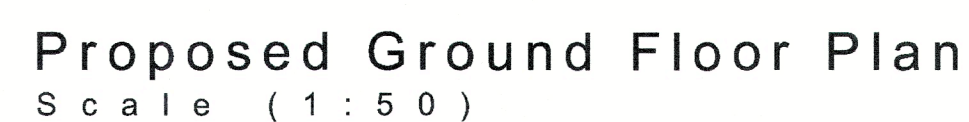
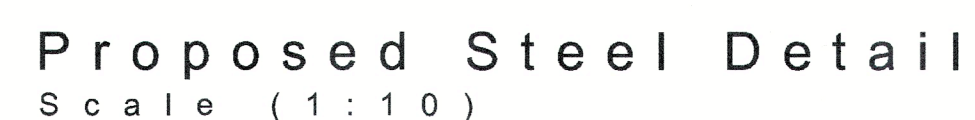


Proposed Ground Floor Plan

Scale (1 : 50)



Black
MH.
24 724



IMPORTANT NOTES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION.
ALL RELEVANT BRITISH STANDARDS SPECIFICATION, CODES OF PRACTICE, LOCAL
AUTHORITY BYLAWS, AND IN COMPLIANCE WITH THE LOCAL AUTHORITY
APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE
COMMENCING ANY WORK OR MAKING UP SHOP DRAWINGS. WHERE ANY
DIMENSIONS ARE PROVIDED THESE SHOULD BE TAKEN IN PREFERENCE TO SCALED
OFF MEASUREMENTS BUT MUST BE STILL CHECKED ON SITE CORBY
REFERENCE TO THE AGENT

PLEASE NOTE THAT IN CERTAIN SITUATIONS YOU WILL NEED TO ENGAGE A PARTY OTHER THAN YOUR SUPERVISOR FOR FURTHER INFORMATION AS TO WHETHER THE PARTY WALL ACT WOULD APPLY TO THE WORKS DESCRIBED ON THESE PLANS. YOU CAN VISIT THE OFFICE OF THE DEPUTY PRIME MINISTER WEBSITE AT: WWW.COPIA.GOV.UK. PLEASE NOTE THAT THIS LEGISLATION IS NOT ENFORCED BY THE LOCAL AUTHORITY AND/OR THE BUILDING INSPECTOR AND UNLESS SEPARATELY INSTRUCTED, WE DO NOT GET INVOLVED WITH PARTY WALL MATTERS.

IF THE PROPOSED WORKS ARE TO BE CARRIED OUT BY MORE THAN ONE CONTRACTOR THEN THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 WILL APPLY. FOR FURTHER INFORMATION PLEASE SPEAK TO THE AGENT OR LOOK ON www.hse.gov.uk

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURATE MEASUREMENTS DUE TO THE NATURE OF THE BUILDING IT IS NOT POSSIBLE IN ALL AREAS. ALL MEASUREMENTS ARE TO BE CHECKED ONSITE BY CONTRACTOR BEFORE WORK COMMENCES.

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. Detectorss 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 swingj. 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 opening of 1/20th the area of the room served. Trickle vents (if desired) to give minimum 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 minimum 300mm cill level. Safety glazing installed to all relevant doors, glazing with cill level below 800mm and glazing in area of door swing. New UPVC window frames to be fitted with DG units in K.8mm (inner pane) with 24mm cavity to achieve the required U value of 1.6w/m²K and doors to achieve a minimum U value of 1.8w/m²K.

Steel/Structural Beams: Propose 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 Gyproc FireLine plasterboard mechanically fixed to the beams. Plasterboard has to be jointed lapped using British Gyproc Gyproc Fibre Tape Perfect Finish, then finished with 3mm coat of British Gypsum Thistle Mullifinish plaster. New steel beams are to be sat centrally on new concrete padstones. Steel beams are to be resin anchored to new padstones using M10Ø bolts. New concrete padstones are to be restrained to the building using 1000mm length galvanized steel restraint straps.

KEY



DENOTES TOUGHENED SAFETY
GLASS TO DOORS AND WINDOWS

ob.

DENOTES OBSCURE GLASS



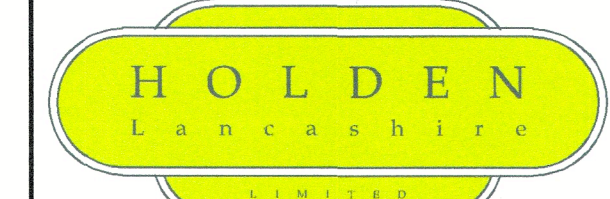
DENOTES WINDOWS TO BE
SUPPLIED AS FIRE ESCAPE.

DENOTES SMOKE DETECTOR
LOCATION.

DENOTES HEAT DETECTOR
LOCATION.

Revision		Date

Revision	Date



83 Blackburn Road,
Rishton, BB1 4ER

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Web: www.helderianlancs.com

Drawing Title:

Proposed Bi-fold doors
and internal alterations

Site Location:

Pear Tree Cottage,

Clitheroe, BB7 3HR

Drawing Status: Building Control Plan

Building Control Plan

Date: 13/05/2024 Drawn by: J Holden

10/09/2024	01 folder
Scale:	Ref: Revision:

1:50/1:100 @ A1	003	-
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Client: _____