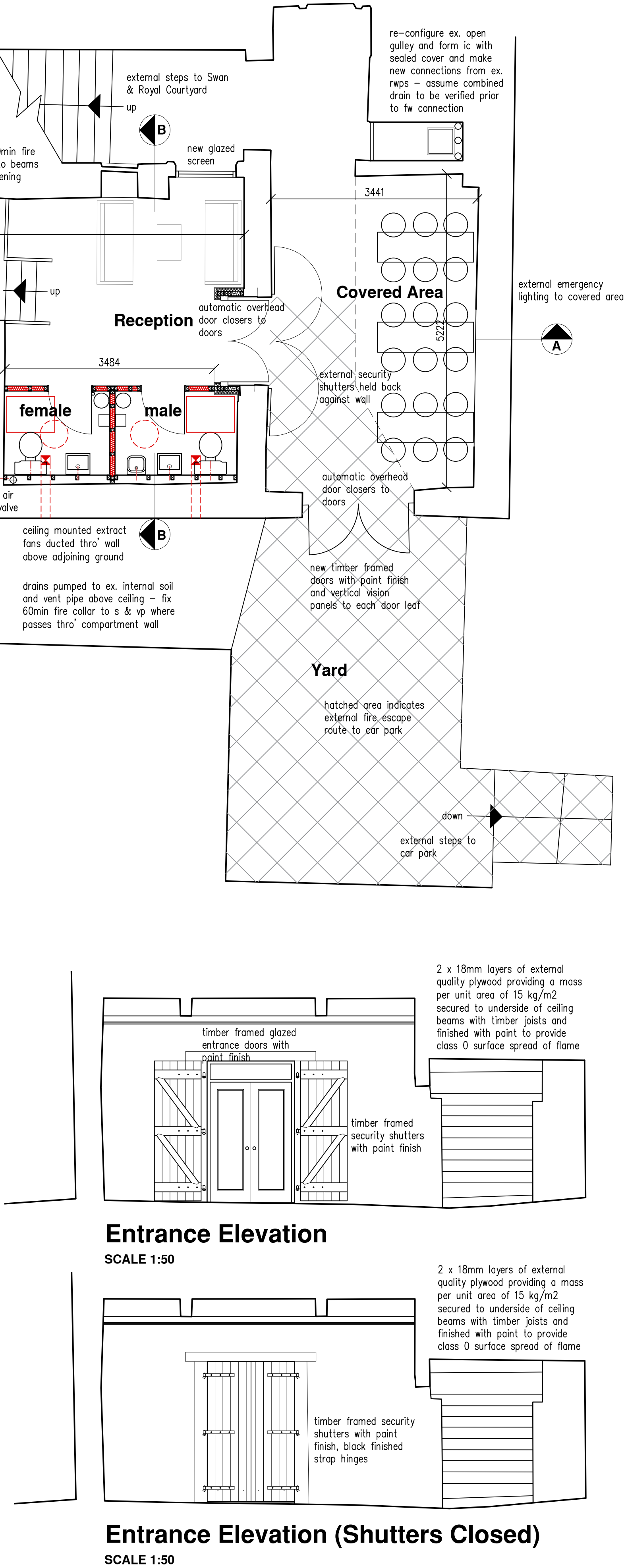
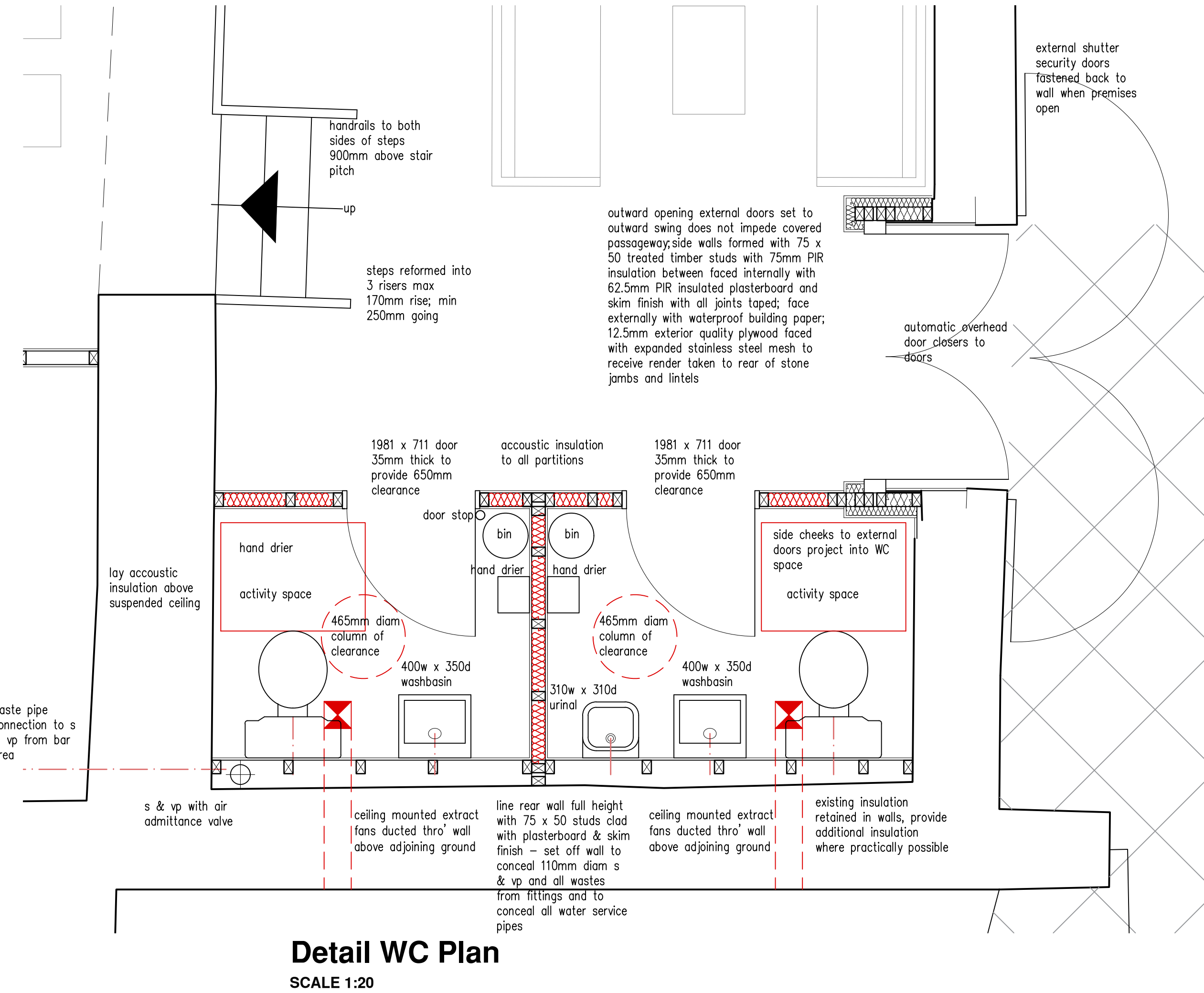
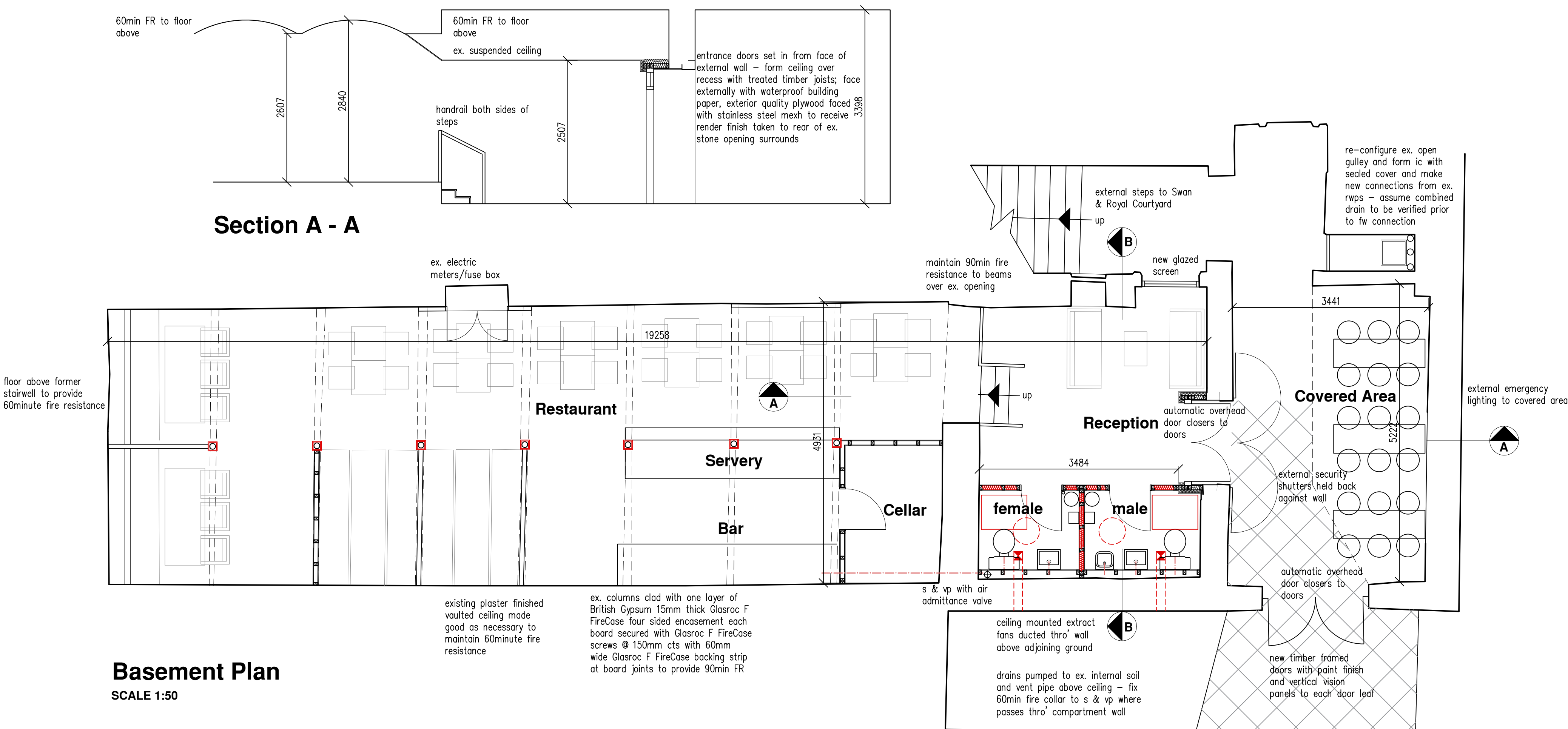




INTERNAL WALLS
Timber stud partitions formed with 75 x 50 sw studs and clad both sides with 12.5mm plasterboard and skim finish to provide 30min FR: fill between studs with rigid glass fibre sound insulation providing a sound resistance of 40dB where shown on drawing coloured red.

WINDOWS AND DOORS
Windows and doors with sealed double glazed units with 'K' Glass and 24mm air gap throughout, draught stripping to doors.
Laminated or toughened glazing to any part of windows less than 800mm from floor; to any part of glazed doors upto 1500mm above floor; to any glazed screen 300mm either side of any door upto 1500mm above floor.

VENTILATION
WC's to have mechanical extract ventilation of 6 litres/second to work in conjunction with light switch with 15 minute overrun, 10mm gap under doors.

Mechanical whole building ventilation system to the remainder of the building designed and installed by specialist with an air supply rate of 10 litres/second per person (max 79 persons) in accordance with Building Regulations 2010 Approved document F (Ventilation), A commissioning notice to be forwarded to Building Control on completion.

Indoor air quality to be monitored using CO2 monitors (or other means) to measure the indoor air quality to be no dispersive infra red (NDIR) type. Monitors to be mains powered and placed at breathing height and away from external doors; to be placed at least 500mm from people where practicable

PLUMBING & HEATING
All work to be designed and installed by a plumber/heating engineer to be in full compliance of The Building Regulations 2010:Part G: 'Sanitation, hot water safety and water efficiency' and all statutory acts and British Standards referred to in the document. Existing heating system maintained.

Heating to be carried out in accordance with The Building Regulations 2010 Approved Document J 'Combustion appliances and fuel storage systems' incorporating further 2010 amendments.

INTERNAL LIGHTING
Energy saving light fittings and bulbs used throughout the building with movement sensors to WC's.

EXTERNAL LIGHTING
All external lighting to have energy saving light fittings to automatically extinguish when there is enough daylight and when not required at night.

DISABLED PEOPLE – ACCESS AND FACILITIES
Accessible switches and socket outlets located between minimum 450mm high and maximum 1200mm high – see diagram 22 of Section 8 of PartM2 of Building Regulations.

TOILET ACCOMMODATION
Provided in accordance with Building Regulations Approved Document T: Type B – Fully enclosed self-contained universal toilet. Minimum dimensions 1050 x 1685mm: 650mm minimum effective clear opening width of doors: Activity space in front of WC 600mm deep x 800mm wide.
Equipment: washbasin, mirror and hand drying facilities in each cubicle; full height door and full height floor to ceiling partitions; visual contrast between toilet pan seat and sanitary ware against which it is seen; space for a disposal bin at least 540 x 210mm; small shelf 250 x 150mm in corner at 780 – 800mm above finished floor level and above disposal bin; hooks on wall beside washbasin, a high hook at 1685mm and low hook at 1050mm above finished floor level.

Toilet accommodation in the Swan and Royal is available for use during busy periods within Churchill's; this arrangement to be included in the premises management plan.

ABOVE GROUND DRAINAGE
34mm diam wastes to washbasins, 40mm diam wastes to urinal, all fitted with anti syphon 75mm deep seal traps. All wastes connected internally to a soil and vent pipe fitted with an air admittance valve located above highest connecting fitting. Branch pipes should not cause cross flow into any other branch pipes.

BELOW GROUND DRAINAGE
All drainage details determined on site an to approval of the Local Authority. Pipes in uPVC with flexible joints and laid to minimum falls to allow for self cleansing. Where pipes pass thro' walls lintel over leaving 50mm clearance all around. Drains located under floor slab surrounded in pea gravel providing 150mm cover all around.
Inspection chambers formed with standard uPVC sections 450mm diam on 150mm concrete base and 100mm concrete surrounds to sides. Max invert level 1000mm. Inspection chambers with invert greater than 1000mm constructed using 225mm class B engineering brickwork built off 150mm thick concrete base, cast iron cover and frame.

Foul water taken to existing combined drain on site (to be verified prior to connection)

FIRE PREVENTION
All work to be designed and undertaken in accordance with 'The Building Regulations 2010 Fire Safety Approved Document B – Volume 2 – Buildings other than Dwelling Houses.

Electrician to design and install new fire alarm system including all detectors and break glass (using existing panel) to BS5839-1–2025

Fire risk assessment to be undertaken by specialist in accordance with the Regulatory Reform (Fire Safety) Order 2005. the premises are subject to The fire Safety Act 2021 and Section 156 of the Building safety Act 2022.

The provision and siting of firefighting equipment to be carried out in accordance with the fire risk assessment by a specialist consultant in accordance with the Fire Safety Order 2025.

Emergency Lighting to be designed and installed by a specialist in accordance with BS 5266-1.

Exist signs to be provided.

Electrical designer to provide details of detection and locations.

Surface linings in accordance with Table 6.1 of B2 of the Building Regulations: small rooms maximum 4m2 classification D-s3, d2; Circulation spaces B-s3, d2 with wall coverings that conform to BS EN 15102, achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate will be acceptable.

External entrance doors to open outwards and fastened so that they can be easily and immediately opened by one easy method without the use of a key.

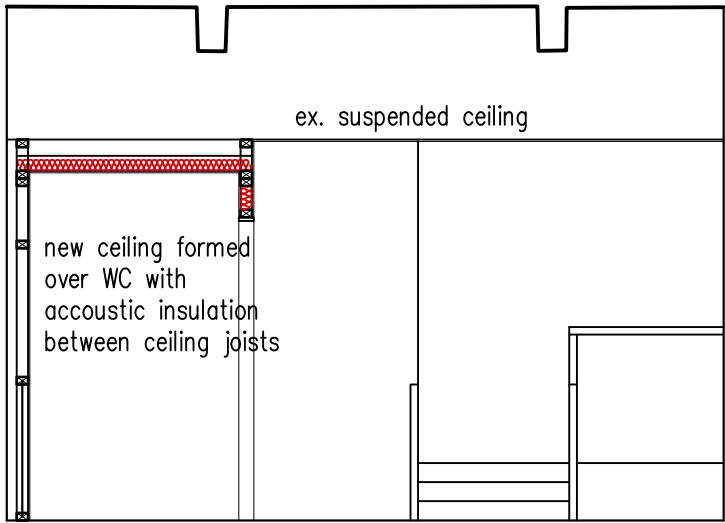
ELECTRICAL
All electrical work to comply with Approved Document Part P of the Building Regulations and the Fundamental Requirements of Chapter 13 of BS7671:2011' and that 'reasonable provision shall be made in the design, installation, inspection and testing of electrical installations in order to protect persons from fire and injury'. All work to be carried out by a 'Competent Person' who is on an 'Approved Register' and who is capable of self certifying' their own work.

Note: All recessed lighting to be fire rated to maintain the fire resistance of all the ceilings, both ground and first floor at 30mins. Surface mounted fittings to be considered if recessed fittings not appropriate for certain locations.

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Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.

MATERIALS & WORKMANSHIP
All materials and workmanship to comply with Sections 1 & 2 of Approved Document to support regulation 7 of the Building Regulations.
Any information relating to the above regulation or any other requirement under 'The Building Regulations 2000' please contact SCDB.

HEALTH & SAFETY
The proposed work is notifiable to the HSE and this aspect of the work will be undertaken by a Principal Designer.



Section B - B

G	Cover shown over outdoor seating area	17.09.26
F	Ventilation, Ceiling FR, Toilet Accommodation revised	22.06.26
E	External doors added	11.06.26
D	Fire cladding to columns added, revised layout	10.06.26
C	Fire resistance to columns increased to 90min	03.06.26
B	Layout revised	26.05.26
A	Additional information added	14.05.26
Revision		Date

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job: Proposed Restaurant & Bar 3A Swan Courtyard Clitheroe BB7 2DQ client: Mr L Nuttall		
drawing: Proposed		
scale: 1:50, 1:20 @ A1	date: 04/26	drawn: smc
job no: 30/2026	drawing no: 02	G