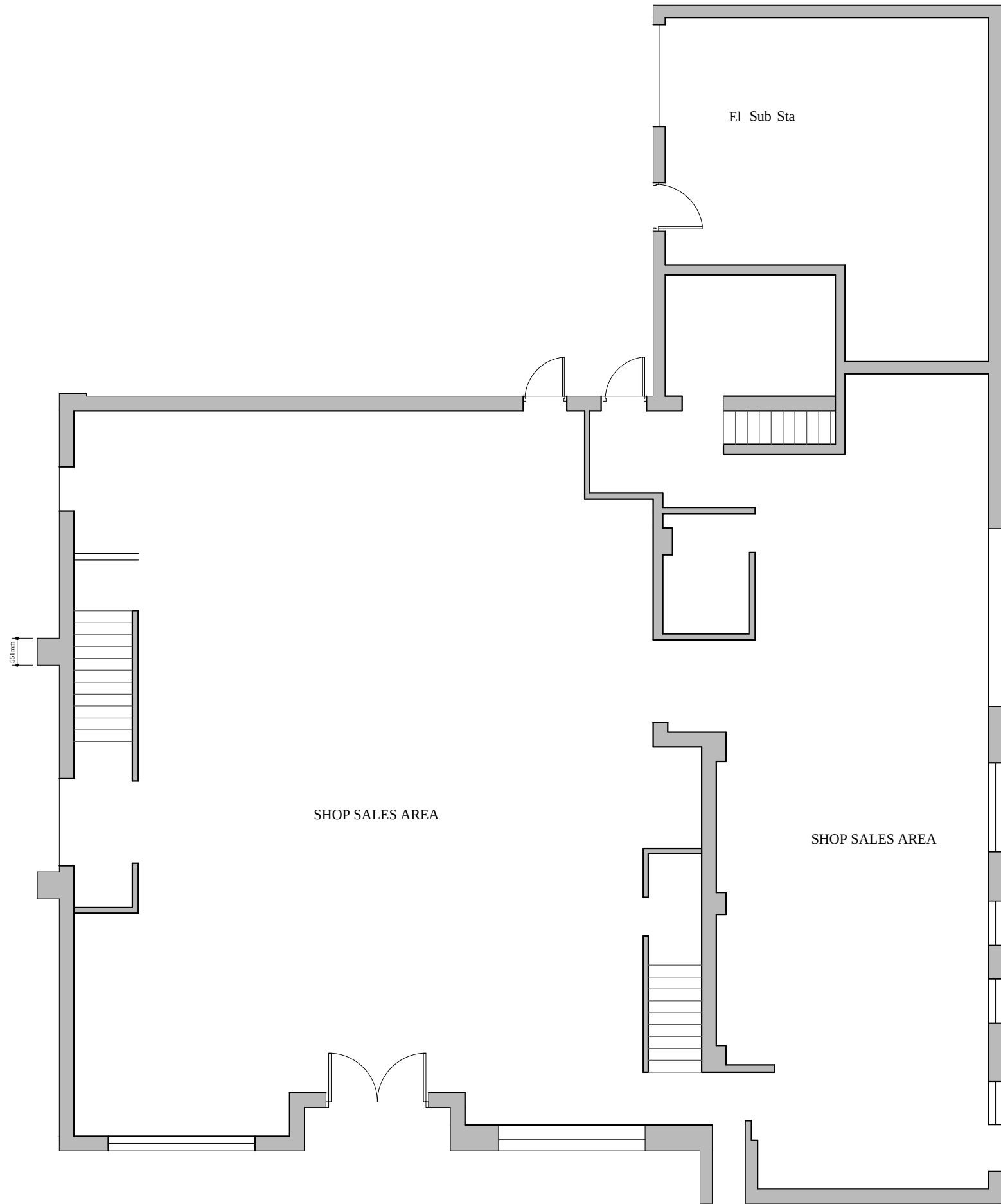
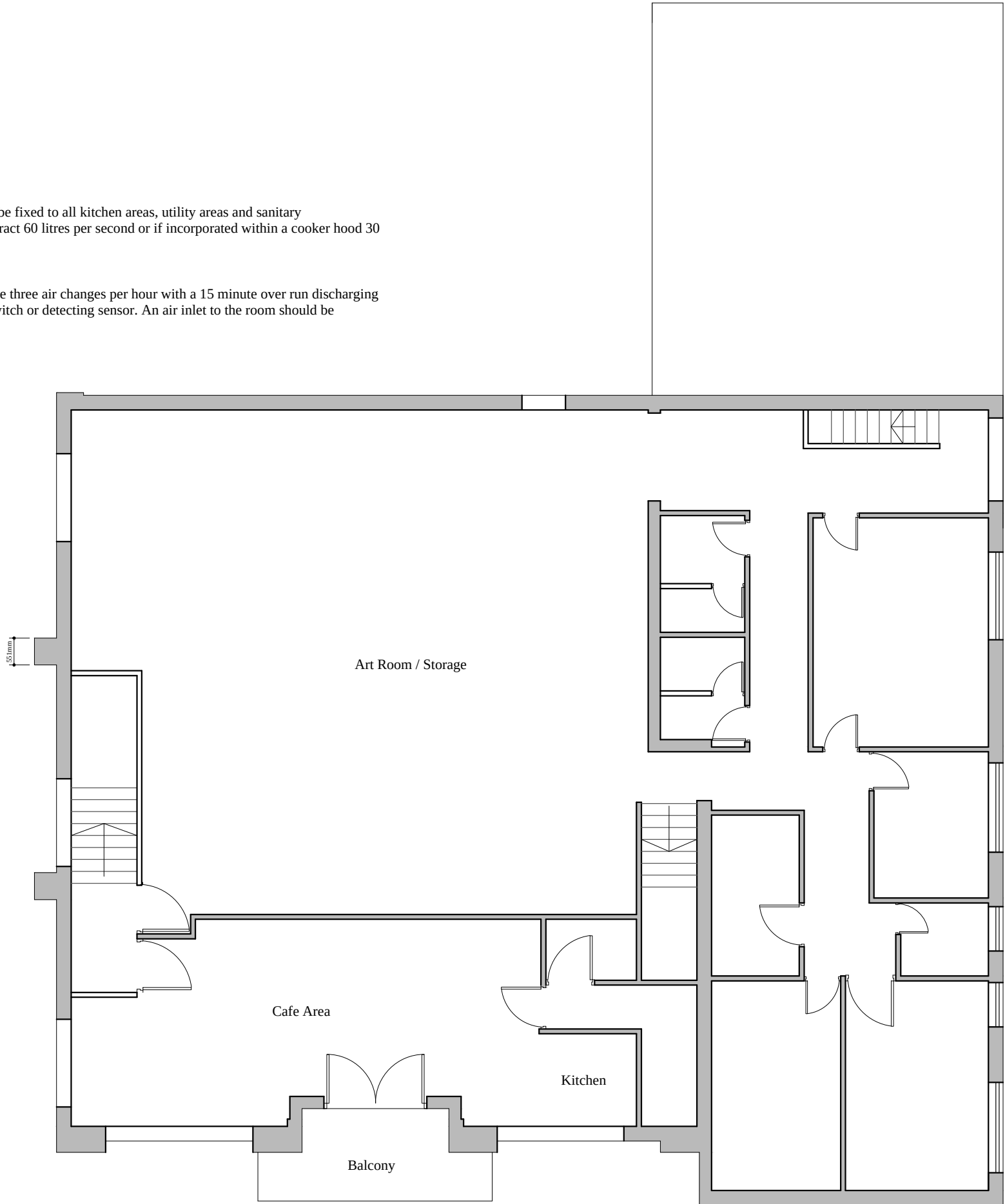
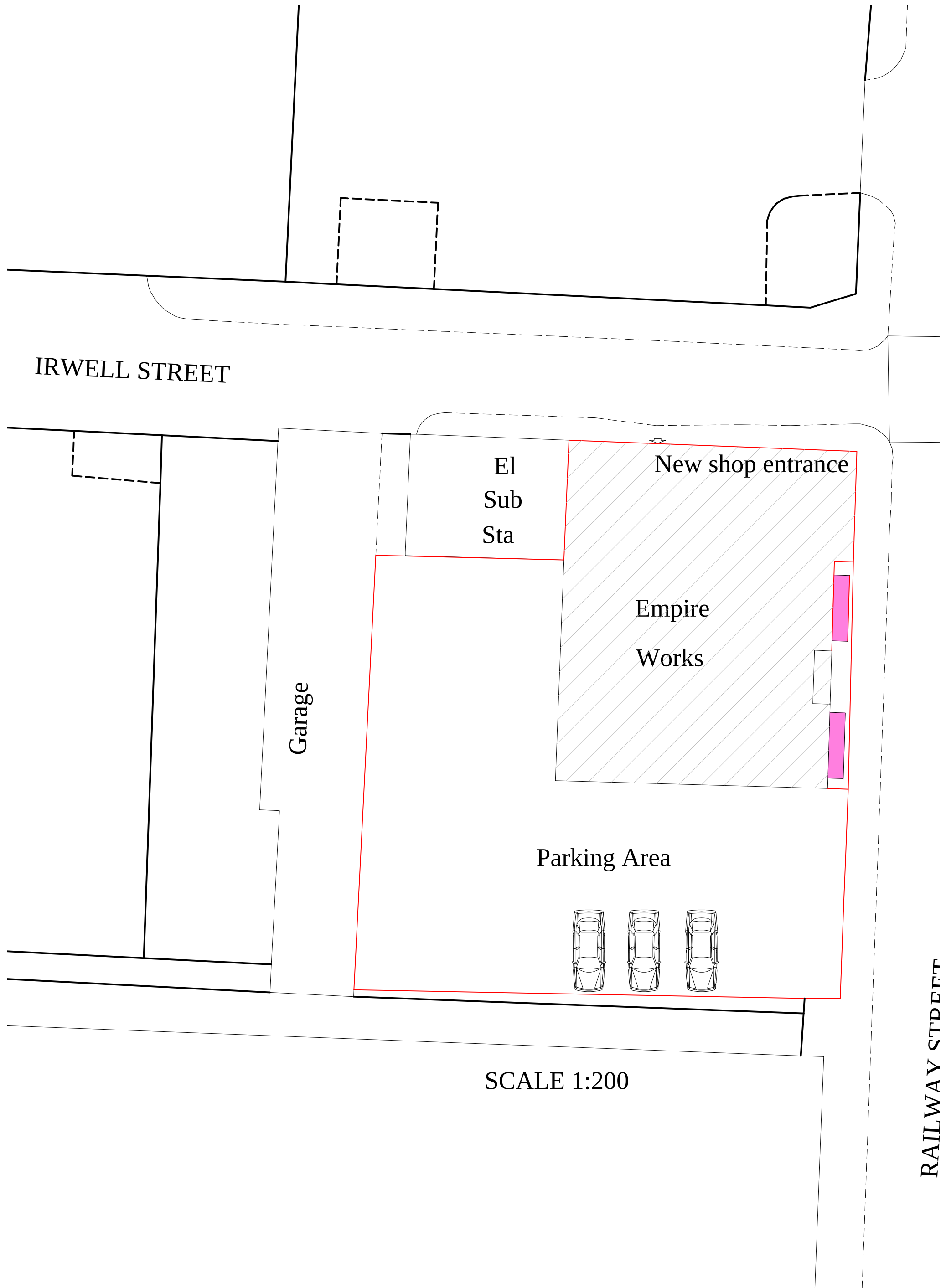




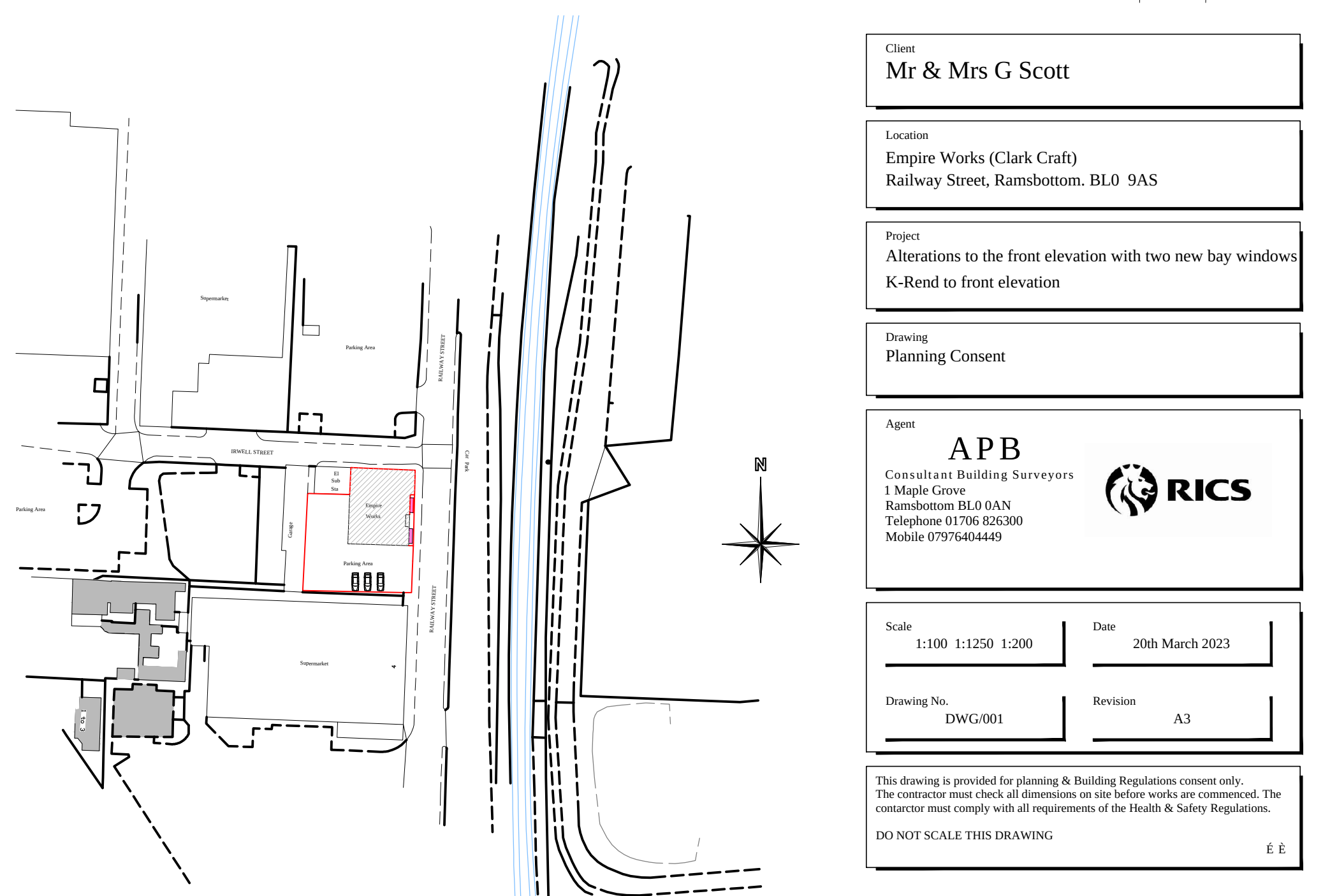
Existing Ground Floor Plan



Existing First Floor Plan



SCALE 1:200



|                                                                                                                                                                                                                                                                           |                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Client                                                                                                                                                                                                                                                                    | Mr & Mrs G Scott                                                                                                            |
| Location                                                                                                                                                                                                                                                                  | Empire Works (Clark Craft)<br>Railway Street, Ramsbottom. BL0 9AS                                                           |
| Project                                                                                                                                                                                                                                                                   | Alterations to the front elevation with two new bay windows<br>K-Rend to front elevation                                    |
| Drawing                                                                                                                                                                                                                                                                   | Planning Consent                                                                                                            |
| Agent                                                                                                                                                                                                                                                                     | APB<br>Consultant Building Surveyors<br>1 Maple Grove<br>Ramsbottom BL0 0AN<br>Telephone 01706 826300<br>Mobile 07976404449 |
| Scale                                                                                                                                                                                                                                                                     | 1:100 1:1250 1:200                                                                                                          |
| Date                                                                                                                                                                                                                                                                      | 20th March 2023                                                                                                             |
| Drawing No.                                                                                                                                                                                                                                                               | DWG/001                                                                                                                     |
| Revision                                                                                                                                                                                                                                                                  | A3                                                                                                                          |
| This drawing is provided for planning & Building Regulations consent only. The contractor must check all dimensions on site before works are commenced. The contractor must comply with all requirements of the Health & Safety Regulations.<br>DO NOT SCALE THIS DRAWING |                                                                                                                             |

**SURFACE FINISH**  
All surface finishes are to be in accordance with BS 5839. Class O wall coverings must be used in all circulation spaces and escape routes.

**NOTICES**  
Notices are to be provided in their respective locations in compliance with Health and Safety Regulations 1996 and BS 5499.

**Part P**  
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either:-  
An electrical installation certificate issued under a Competent Person Scheme has been issued; or  
Appropriate certificate and forms defined in BS 7671 (as amended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

**WASTE PIPES**  
All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

**DOOR TYPES**  
External doors are to be hardwood, PVC-U or external grade white wood. Internal doors are to be flush type with frames and architrave's or to clients special requirements

**DRAINAGE**  
All existing drains under the proposed building are to be protected with 150mm of weak mix concrete, flexible jointed drains are to be surrounded with 150mm of pipe bedding with a concrete cover using 150mm thick concrete.

**NOTE**  
The foundations to the new bay windows will be eccentric loaded to ensure that there is no encroachment on or under the public footpath.

Proposed Ground Floor Plan

**EMERGENCY LIGHTING (MAINTAINED SYSTEM)**  
Emergency lighting to be provided in accordance with BS 5266. The horizontal illuminance at floor level along the centre line of the escape route should not be less than 0.2 lux. The lighting should be clearly indicate the exit routes. Lights are required to be placed over fire escape doors, any change in floor level, main rooms, toilets and along corridors.

External emergency lighting is required to all exit routes where street lighting is insufficient to illuminate the escape route.

**EMERGENCY ESCAPE DOORS**  
All emergency escape doors are to open outward in the direction of travel, doors are to be readily available and fitted with push bar to open locks or glass fire emergency break glass bolts, suitable signage is to be placed upon the door providing instructions on opening.

**SMOKE ALARMS**  
Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat detector 5.3m radius, they should be fitted in accordance with BS 5839 sitting sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

**NOTE**  
The existing door opening is to be built up to the window height position inside the building behind the existing shutter and fitted with a new window frame.

**DOORS**  
Fire doors are to be to the fire resistance indicated on the drawing. All fire resisting doors are to be fitted in a 25mm rebated door frame, doors/frame are to be fitted with intumescent strips and smoke seals. All doors are to be fitted with self closing device capable of latching the door.

Proposed First Floor Plan