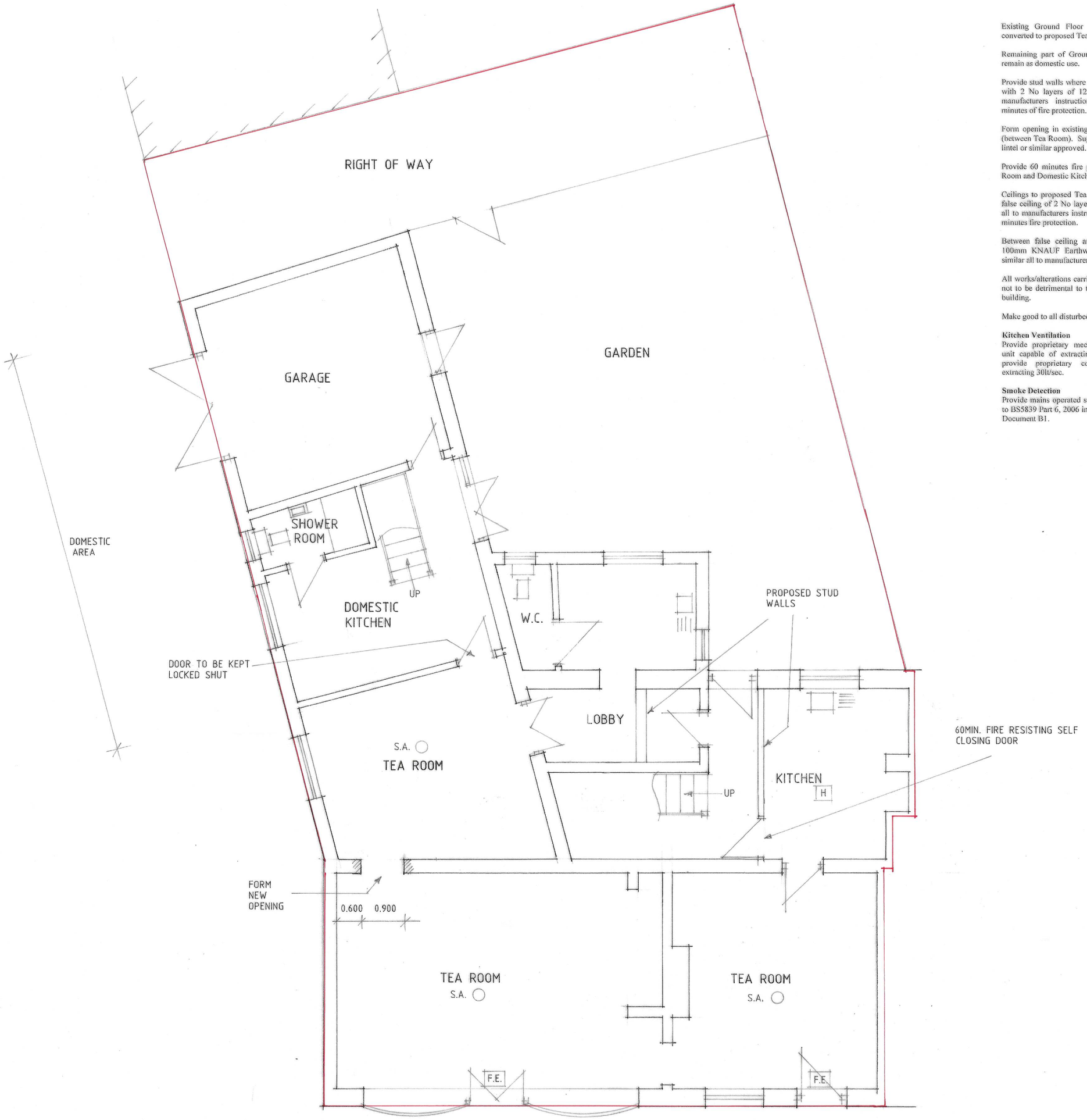

GROUND FLOOR PLAN / SITE PLAN

Existing Ground Floor area where shown to be converted to proposed Tea Rooms.

Remaining part of Ground Floor and First Floor to remain as domestic use.

Provide stud walls where shown to be clad both sides with 2 No layers of 12.5mm Fireline board all to manufacturers instructions to give minimum 60 minutes of fire protection.

Form opening in existing internal wall where shown (between Tea Room). Support over with 1.G Box 200 lintel or similar approved.

Provide 60 minutes fire protected door between Tea Room and Domestic Kitchen.

Ceilings to proposed Tea Room and Kitchen to have false ceiling of 2 No layers of 12.5mm Fireline board all to manufacturers instructions to give minimum 60 minutes fire protection.

Between false ceiling and existing ceiling provide 100mm KNAUF Earthwool Acoustic insulation or similar all to manufacturer instructions.

All works/alterations carried out to be reversible so as not to be detrimental to the existing condition of the building.

Make good to all disturbed and affected areas.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30lt/sec.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Emergency Lighting
The emergency lighting system to be designed to BS5266:Part 1:2011.

Fire Detection & Fire Alarm System
Fire Detection & Fire Alarm system to be to BS5839 - 1:2013.

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site roadways to be maintained by the owner for the life duration of the property.

This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 2015 (CDM-15 and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required), whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

It is the property/landowner's responsibility to be aware of the Party Wall, etc. Act 1996 when building or carrying out alterations in close proximity to adjoining neighbour's boundaries.

FIRE

F.E. FIRE EXIT SIGN

H HEAT DETECTOR

SMOKE ALARM

THIS DRG. TO BE READ IN CONJUNCTION WITH SD20-013/1, SD20-013/2, SD20-013/4

B - ALTS - 17.7.20
A - INF. ADDED - 10.7.20

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CHANGE OF USE FROM DOMESTIC TO TEA ROOMS AT 2 WARGATE WAY, GOSBERTON FOR

MRS. S. WATERSON.

GROUND FLOOR PLAN / SITE PLAN AS PROPOSED

1:50	SD20-013/3
JUNE-20	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702