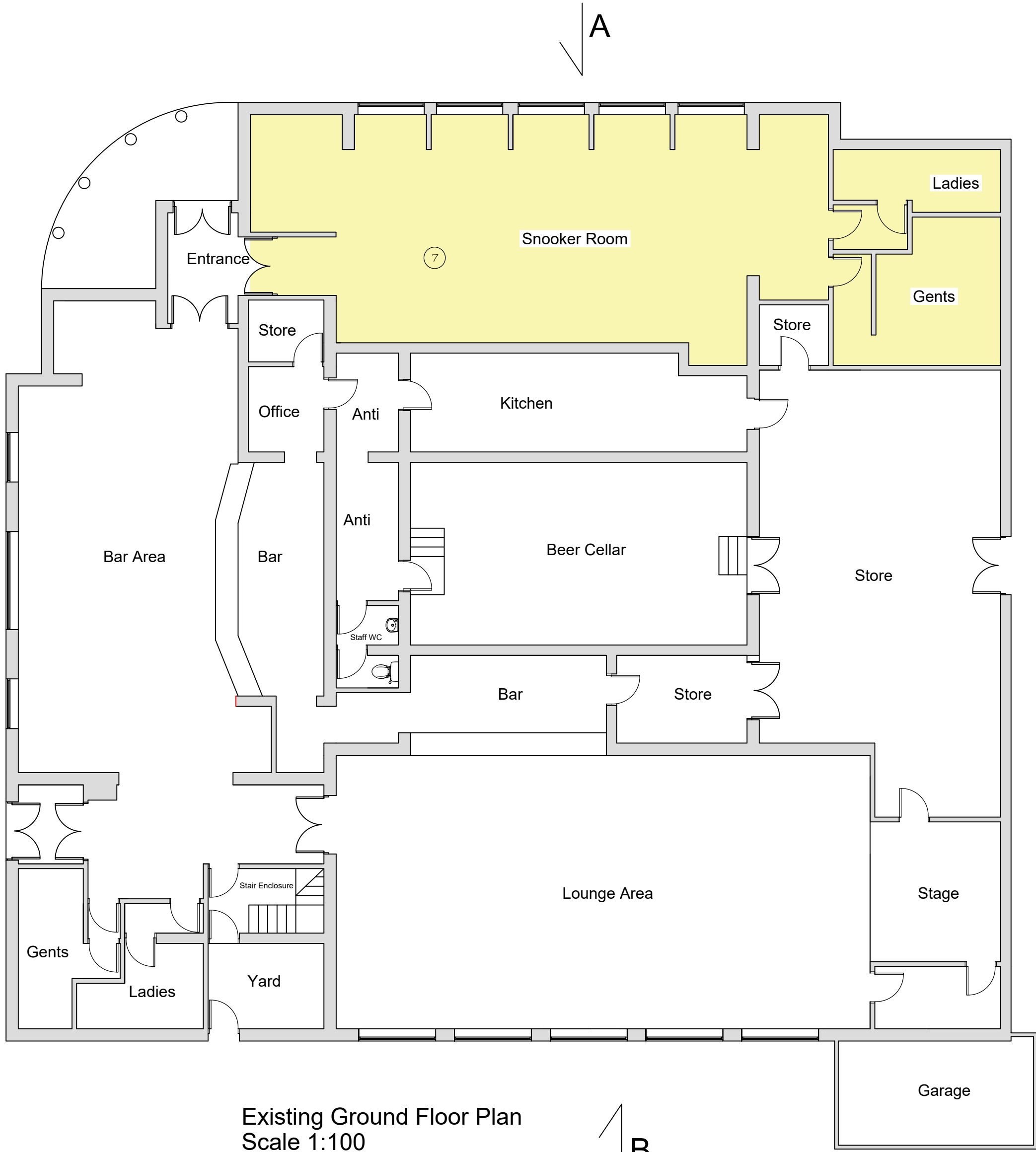
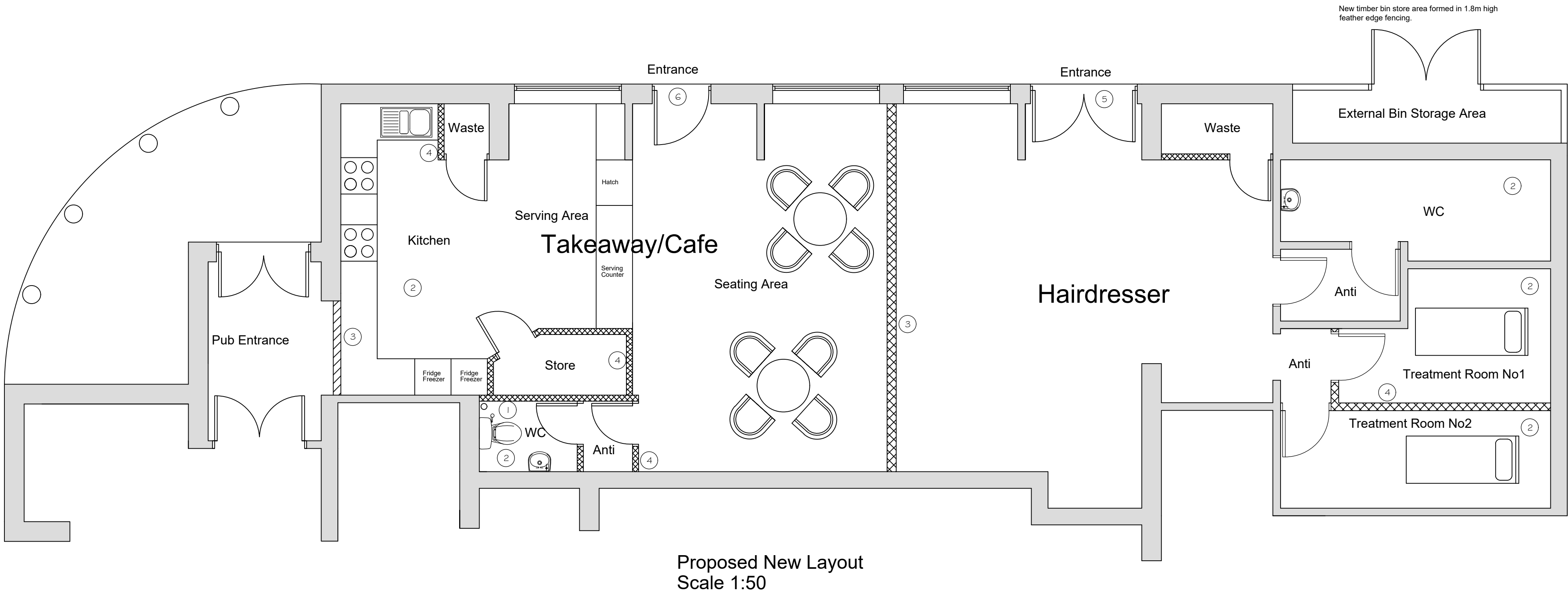


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DO NOT SCALE THIS DRAWING
The contractor is responsible for checking and verifying all details and dimensions on site. Any discrepancies to be reported to the designer.

NOTE: These drawings are not intended as full working details / specifications and are intended solely for 'in principal' Building Regulation and Planning Requirements. The client is to advise the contractor regarding elec socket locations, light fittings, radiator positions, wall finishes etc.



SPECIAL CONSIDERATIONS
All work to be completed in accordance with the current Building Regulations, all relevant Codes of Practice, and British Standards. All work is to be to the complete satisfaction of the Local Authority Building Control Officer. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement and any discrepancies that may arise reported to the Architect/Supervising Officer/Designer. It is the responsibility of the builder to notify the Local Authority of commencement of works. All elements of structure to have a minimum of 1/2 hour fire resistance. All roof and ceiling timbers to be structural grade timber, stress graded and kiln stamped, with a moisture content below 20%. Prior to any demolition works commencing, all structures to be adequately pinned and propped. All glazing to critical locations to be safely glazing to conform to BS 6206. All new double glazed units to have a min 20mm air gap and low emissive coating to inner pane.

FOUNDATIONS
Foundation depth, size and type to be determined by the ground conditions and to be to the satisfaction of the District Building Control Officer.
Strip founds to be a minimum 750mm deep to a suitable load bearing sub strata.Strip founds to be min 1:2:4 conc. Founds over soft spots to have a layer of A393 mesh included with min 30mm cover.Strip founds to be taken down to the invert level of any drains within 1 metre or to angle of repose from invert level of drain.Minimum dimensions of founds to be 600mm x 200mm deep. District Building Control Officer to be informed 24 hours prior to concreting.Concreting to be undertaken only if ground temperature is likely not to fall below 4 degrees centigrade for 24 hours.

DIVIDING WALL
140mm dense blockwork plastered both sides built off new foundation as spec. Wall to be firestopped at junction with roof. All to give 1hr Fire Resistance.

DRAINAGE
All new drains to be 100mm dia 'Hepsleve' glazed earthenware with falls min 1:40. Any drains passing through walls to be linteled over with reinf conc lintels. All drains to be encased in 150mm min conc if within 100mm of building or passing under floors. All new gullies to be roddable. Gutters to be 75mm half round, RWP's to be min 65mm dia. Soil and vent pipe to be min 100mm dia and to terminate 900mm above the head of any window opening within 3000mm and to be fitted with a bird cage. WHB wastes to be 32mm dia PVC, bath waste to be 38mm dia PVC and sink waste to be 38mm dia PVC. All wastes to have a separate connection to the SVP and all traps to be 75mm deep seal. Junction of waste pipes to SVP to be a min of 200mm from soil connection. New manholes to consist of 150mm (1:3:6) conc base and class B engineering brick walls with class B cover. Internal manholes to have double seal screw down cover. Where existing drainage is a separate system, this is to be maintained. New stub stacks to consist of 100mm dia plastic pipe with screw down cap to facilitate rodding of drain. All new wastes to be bossed into stub stack. **NB All drainage layouts shown are 'indicative' and must be determined on site to the satisfaction of the Building Control Officer.**

STUD PARTITIONS
New stud partitions to consist of 100mm x 50mm swd studs at 450mm c-c and noggins at 900mm c-c built off 100mm x 50mm sole plate. Studwork to be infilled with 100mm sound deadening quilt (min density 10kg/m2). Studwork to be faced both sides with 12.5mm plasterboard, scrim joints and skim plaster finish.

VENTILATION
All new windows to have opening vent equivalent to 1/20th floor area. Windows and doors to have min 8000mm2 permanent trickle vent. Mechanical extract fans to be provided to kitchen and bathrooms to remove 15 litres/sec to bathroom and 30 litres/sec to utility room and 60 litres/sec to kitchens, all to be operated via a humidistat.

ELECTRICAL WORKS
All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE Certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person. Min 75% of all new light fittings to be energy efficient.

HEATING
All new rooms to be heated by radiators fitted with TRV's and linked to the existing central heating system. If new boiler is to be installed it is to have min SEDBUK rating of 86% for mains gas and 85% for oil fired boilers. All alterations to the heating system must be carried out by a Gas Safe registered engineer to clients requirements.

FIRE SAFETY
New mains wired linked smoke detection system to be provided to ground and first floor levels. System to be installed in accordance with BS 5446.

A rate of rise heat detector to be fitted to kitchen remote from any heat source and interlinked to the smoke detection system.

Optical smoke detectors to be a min distance of 300mm from existing light pendants and walls.

GENERAL

There does not appear to be any trees within the zone of influence of the foundations. If the foundations prove deep then they should be excavated in accordance with recognised guidelines and the ground floors should be suspended to minimise potential ground heave.

HAIRDRESSER UNIT - APPROX 62 m2

TAKEAWAY/CAFE UNIT - APPROX 52 m2

NOTES

- 1 New stub stack with roddable screw top to discharge into existing foul sewer.
- 2 New suitably sized extract fan to be located in wall/ceiling and ducted out through wall to outside air. Performance to be as spec.
- 3 New party wall to be 140mm dense blockwork 7n built off new foundation as spec plastered both sides suitably block tied to existing.
- 4 New wall to be studwork as spec.
- 5 New doors to be Upvc to match existing built into existing opening.
- 6 New door to be Upvc to match existing built into new opening with suitable "Catnic" lintel over.
- 7 Area of Pub that change of use applies.

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Architectural Design

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Project **Existing and Proposed Plans:
Change of Use of Part of Public House to Form
a Hairdressers & Takeaway/Cafe.**

Title **Peacock Inn
10 Bigdale Drive, Kirkby
L33 6XJ**

Scale **1:50, 1:100 @ A1**
Date **Feb 2021**
Drawing No **21/Peac/01/Rev B**

Revisions
Rev A 13.06.21 Omitted windows shown on existing plan
Rev B 20.10.21 Bin store & Extract duct added