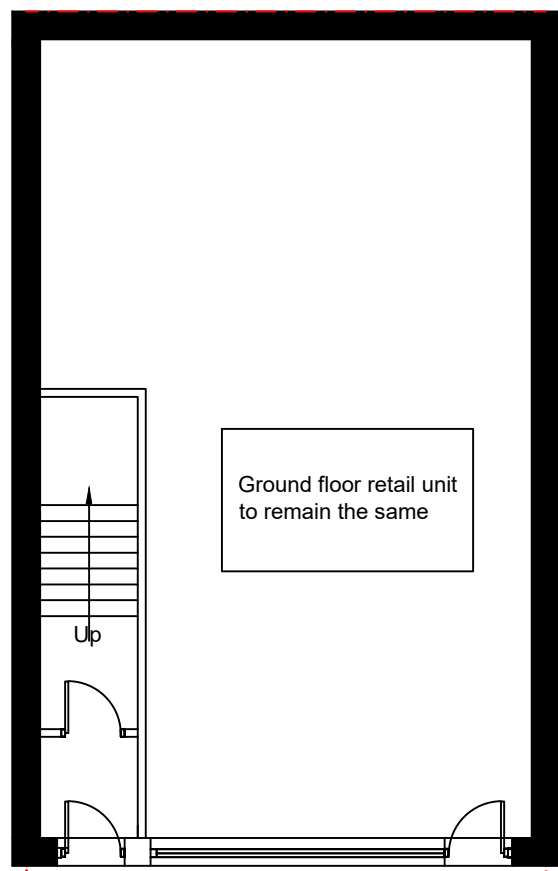
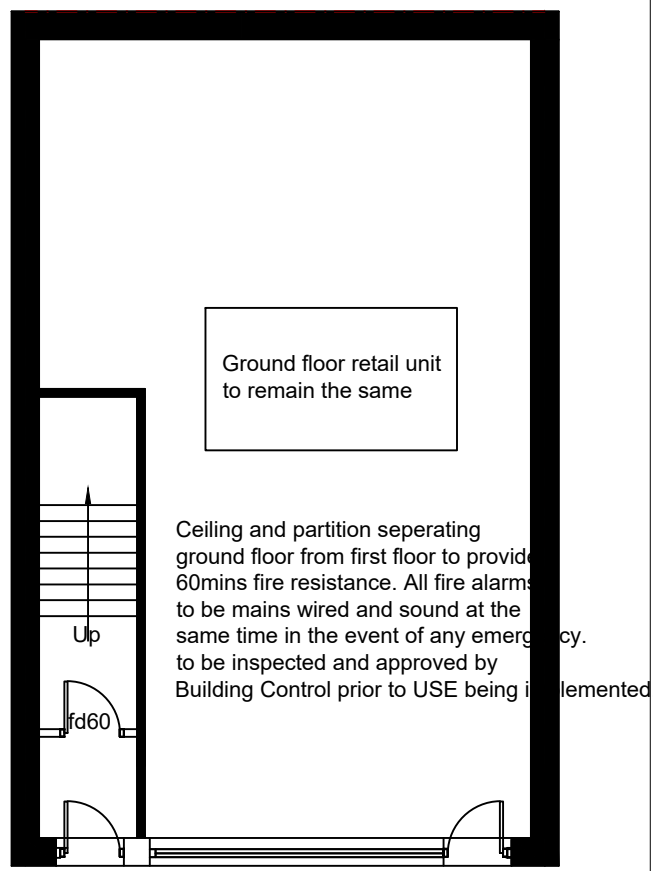


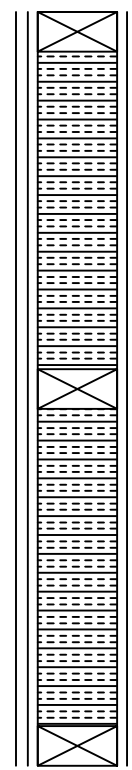
**CEILINGS SEPARATING GROUND AND FIRST FLOOR,
FIRST AND SECOND FLOOR.**



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



TIMBER STUD PARTITION DETAIL

This drawing is not a working drawing and is only for the following:-

A. Planning Permission

NOTES:

WINDOWS

All external windows to match existing

DRAINAGE

All drains to be connected to existing. Use 100mm pipe for S&VP connected to existing.

ROOF

Slates to match existing roof,

ELECTRICS

All electrics to Approved Document (P)

LIGHTING

All new light fittings to have luminous efficiency greater than 40 lumens / circuit - watt.

SMOKE DETECTORS (SD)

All smoke detectors to be mains wired & interlinked with battery back up.

HEATING

All new radiators to have thermostatic valves.

DAMP PROOFING

DPC to be minimum 150mm above finished ground level to both leaves of cavity & internal walls & be well lapped with DPM where applicable.

HD

LOADBEARING BEAMS

All structural beams to be indicative only to SE design and recommendation upon approval of scheme.

GENERAL

Existing foundations, Lintels and walls to be checked on site for additional loadings.

All work to be in strict accordance with the current Building Regulations & to comply with all relevant British Standards & Building Codes of Practice. This is not a working drawing, All dimensions & levels must be confirmed on site by the contractor prior to commencement of work, and notify the agent of any discrepancies. if in doubt, ask. Vangaard D&A Ltd will accept no responsibility for any design errors. The position of all boundary lines are assumed based on information provided by the client. the client is under strict duty to confirm the actual location of all boundaries with his/her solicitors. this work is probably covered by the Party Wall Act and will require the client to write to their neighbor informing them of the work and obtaining their written consent. for further information the client is advised to consult a solicitor.

PROJECT:
CHANGE OF USE AT 11 FOUNDRY ST,
WF13 1QH

EXISTING PROPOSED SITE PLANS

Rev.	Description	Date

Vangaard D&A Ltd
Park Lane Centre - Park Lane
BD5 0LN - T 0800 644 0533

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Scale: 1:100 @ A3

Date: DEC 2023

Drawing No. BC(0)1