Materials As Existing/Proposed -

Walls - Stonework finish to outerleaf (main building).

Doors - Upvc framed part glazed entrance doors to front.

Windows - Upvc framed double glazed window units.

Roof - Grey concrete plain tile finish. Bitumen felt finish to flat roof area.

Fascia/Guttering - Black guttering on stone corbels with downpipes to suit.

N.B.

Long Stay Cycle Parking -

x4 long stay cycle spaces to be provided in a sheltered, enclosed and lockable storage.

On site secure cycle parking area located within existing external store(s).

PROPOSED GROSS INTERNAL FLOOR AREA (GIA) -

| Floor/Flat No. | Area (m²) |
|---|---|
| Ground (Flat 1) | 55.0 m² |
| Ground (Flat 2) | 50.1 m² |
| First (Flat 3) | 64.8 m² |
| Second (Flat 4) | 65.1 m² |
| Communal | 27.2 m² |
| Total = | 262.2 m² |

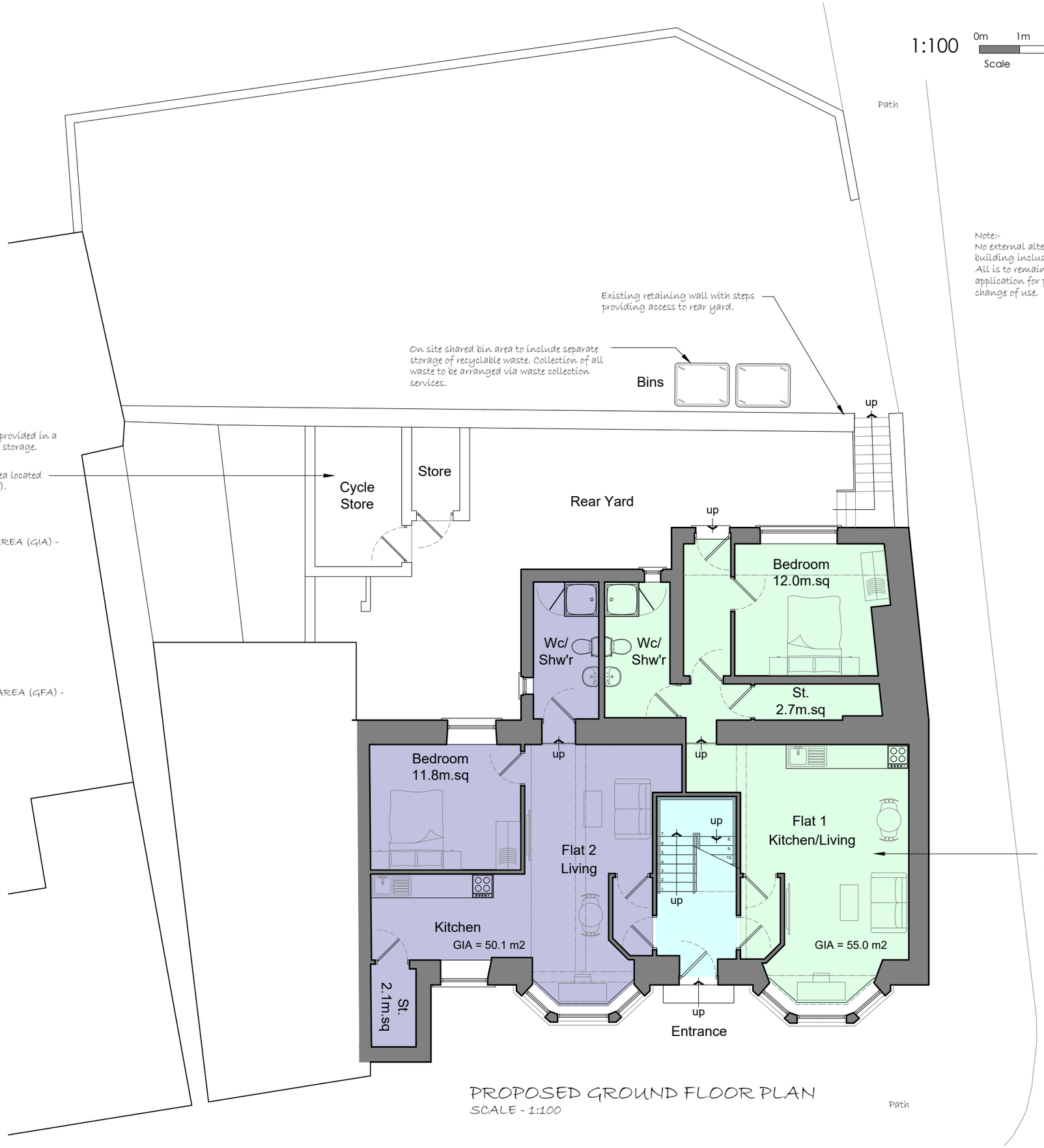
PROPOSED GROSS EXTERNAL FLOOR AREA (GFA) -

| Floor | Area (m²) |
|---|---|
| Ground | 147.2 m² |
| First | 96.2 m² |
| Second | 96.2 m² |
| Total = | 339.6 m² |

CDM 2015

RISKS

1. RESTRICTED ACCESS TO SITE
2. SITE WELFARE REQUIREMENTS
3. SITE CLEARANCE
4. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES
5. WORKING AT HEIGHT




PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

1:100

0m 1m 2m 3m 4m 5m
Scale

Do not scale from this drawing. tractus:dma must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of tractus:dma .

# NOTES

All efforts have been made in measuring existing site.
However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Note:-
No external alterations to the existing building including boundary treatment. All is to remain as existing as part of this application for planning permission for the change of use.

Proposal -

Planning Application for the Change of use of former Public House into C3 use Class Dwellinghouses (Flats) to meeting the applicants requirements and as shown on the application drawings.

1) GENERAL BUILDING NOTES

a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
d) All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
e) The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING ISSUE

| Rev | Description | Date | By | App'd |
|---|---|---|---|---|
| B | Proposed Plan revised. | 29/08/24 | AM | - |
| A | Plan updated. | 05/08/24 | AM | - |

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Drawing title
Proposed Ground Floor Plan

| Drawn by | | Date | App'd |
|---|---|---|---|
| AM | | 07/24 | - |
| Drawing no | Project no | Scale @ A3 | Rev |
| PL-02 | 24-940 | 1:100 | B |

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