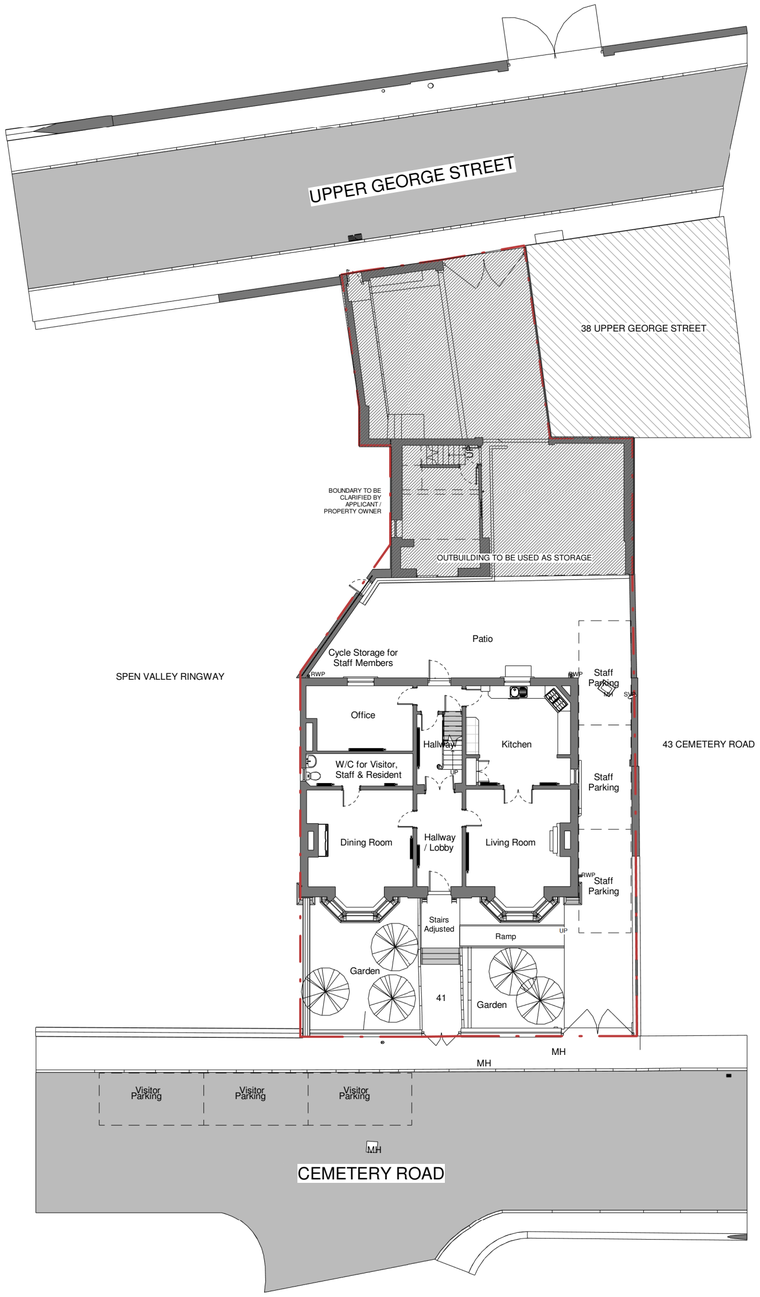
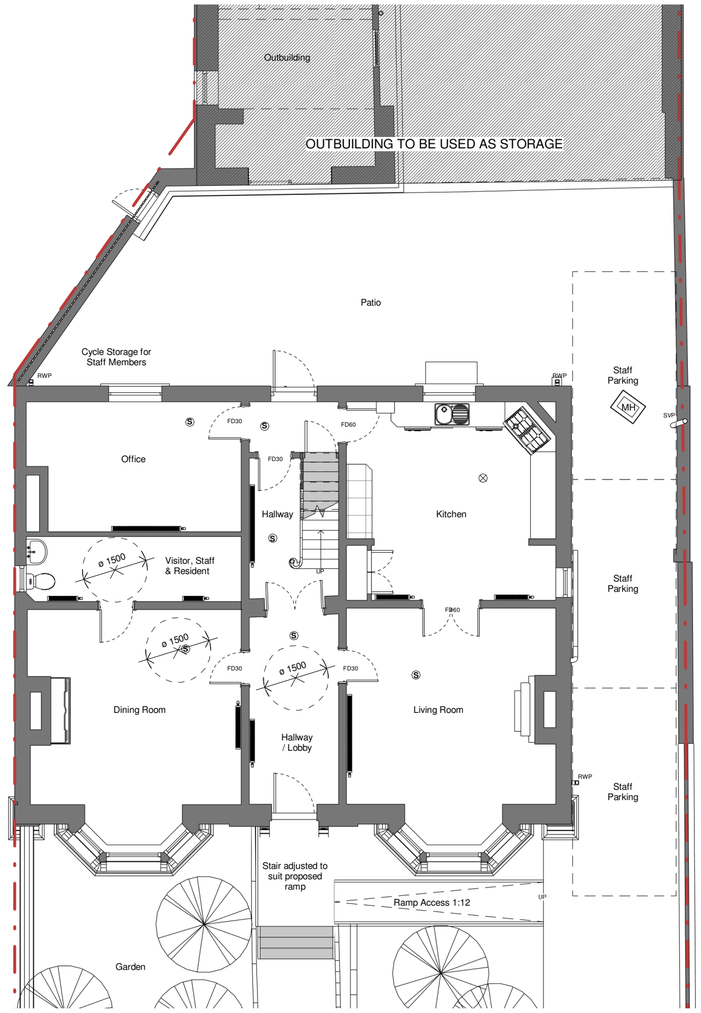


PROPOSED SITE & GROUND FLOOR PLAN
1:200@A2



PROPOSED GROUND FLOOR PLAN
1:100@A2

Fire Doors:

- All doors opening onto main corridors must be FD60-rated and provide 60 minutes of fire resistance.
- Doors to be fitted with hold-open devices linked to the fire alarm system, ensuring they close automatically in the event of a fire.

Door Widths:

- Minimum clear opening width of 900 mm for new buildings.
- Minimum clear opening width of 750 mm for existing buildings, subject to assessment.

Smoke Seals:

- Install intumescent strips and smoke seals on all fire doors.

Thresholds:

- Thresholds to be level or maximum 15 mm with bevelled edges.

Signage:

- Provide “Fire Door – Keep Clear” signage on all fire doors.

Fire Alarms:

- Install a Category L1 fire alarm system throughout the building, as recommended for care/respite homes, to be confirmed by building control. To provide fire protection with detectors in all areas, including:
  - Bedrooms.
  - Corridors and escape routes.
  - Kitchens, communal spaces, and plant rooms.
- Detectors to include a combination of:
  - Smoke detectors in bedrooms, corridors, and common areas.
  - Heat detectors in kitchens and other areas with high heat production.
- Manual call points to be placed at all exits and other appropriate locations as required by BS 5839-1.
- The fire alarm system must be linked to the hold-open devices on fire doors, ensuring automatic closure in the event of activation.
- Alarm sounders and visual indicators to meet audibility and visibility standards for all occupants, including those with hearing impairments.
- System design and installation must comply with BS 5839-1 and be approved by Building Control and the Fire Risk Assessment process.

Compliance:

- Final specifications subject to Fire Engineer, Fire Risk Assessment (FRA) and Building Control approval.

KEY

Ⓢ **SMOKE ALARM**

⊗ **HEAT ALARM**

Notes

This drawing has been prepared for the relevant stage of the project noted on the drawing. Do not scale from the drawing, use figured dimensions only.

© Plans Direct LTD.

This drawing and its contents have been produced for the client only and are not intended for any other person. No part of this drawing and associated graphical contents may be reproduced, copied, modified, adapted or distributed, without the prior written consent of the author.

All dimensions must be checked and verified on site prior to commencement of work, and the architect must be notified of any discrepancies prior to commencement of works.

The Party Wall etc Act 1996 came into force on 1st July 1997 throughout England & Wales. If you intend to carry out building work which involves one of the following categories:

· Work on an external wall or structure shared with another property (Section 2 of the Act)
· Building a free-standing wall or walls of a building up to or astride the boundary with a neighboring property (Section 1 of the Act)
· Excavating near a neighboring building (Section 6 of the Act)

You must find out whether the work falls within the Act (your project manager will be able to advise you on this). If it does, you must notify all affected neighbors.

A notice must be given even where that work will not extend beyond the center line of a party wall.

All construction projects, large and small, are subject to the CDM Regulations (2015). If the development is for a domestic client or less than 30 days in duration, then the responsibility for health & safety is passed on to the main contractor. In all cases, the client may devolve the responsibility to a CDM planning supervisor, who will act on the client’s behalf. Please refer to the planning supervisor for advice.

Before starting work, you need to check if any asbestos is present. In commercial properties, there should be a plan/register - ask to see it. You need to check that the plan covers the area of the building that you will be working on and, if you are doing refurbishment work, that it includes a survey that tells you what types of asbestos are present and their condition. If there is no register or survey or the report is not clear, do not start work and seek further advice.

No work should start on site prior to the discharge of any/all pre-start planning conditions.

The client is at risk if any work is started prior to approval by the appointed building control body.

revisions

No.	Description	Date	By
P01	PLANNING ISSUE	04/02/25	WH

stage.	PLANNING PERMISSION
client.	ABOV & BEYOND EXTRA CARE
address.	41 CEMETERY ROAD - WF16 9DZ
project.	FULL - CHANGE OF USE C2
drawing.	PROPOSED SITE & GROUND FLOOR PLAN
checked by.	WH
revision.	P01
issue date.	04/02/2025
scale.	As indicated@A2
dwg ref.	1045-ZZ-DR-A-S2-0011-P01
sheet.	0011

PlansDirect
EXTENSION - CONVERSION - NEW BUILD
01274 050 815 info@plans-direct.com www.plans-direct.com