

Proposed Elevations 1:100



Existing Ground Floor Plan 1:100

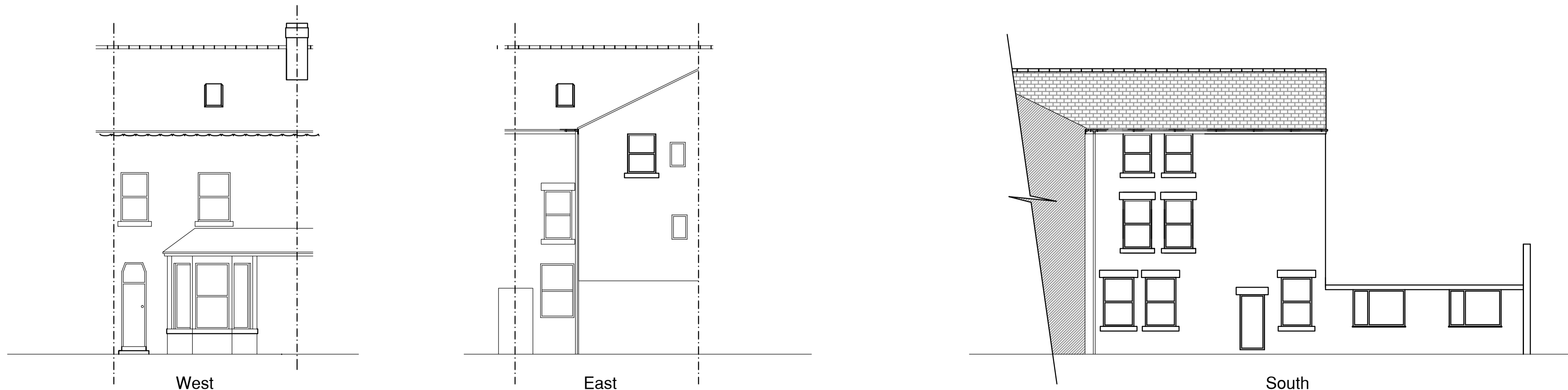
Existing First Floor Plan 1:100

Existing Second Floor Plan 1:100

Proposed Ground Floor Plan 1:100

Proposed First Floor Plan 1:100

Proposed Second Floor Plan 1:100



Existing Elevations 1:100

**General Notes**  
**CDM REGULATIONS**  
 The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 person days OR, longer than 30 days duration and have 20 persons working simultaneously at any one time. It is the client's responsibility to appoint a Principal Designer and a Principal Contractor on all projects that require compliance with the CDM Regulations

**PARTY WALL ACT**  
 The owner, should they need to do so under the requirements of The Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, or near an existing Party Wall involves any of the following:  
 \* Support of beam  
 \* Insertion of DPC through wall  
 \* Raising a wall or cutting of projections  
 \* Demolition and rebuilding  
 \* Underpinning  
 \* Insertion of lead flashings  
 \* Excavations within 3m of an existing structure where the new foundations will go deeper than existing foundations, or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

**THERMAL BRIDGING**  
 Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

All dimensions are in millimetres unless otherwise stated.  
 No dimensions to be scaled from this drawing.  
 It is the responsibility of the Contractor to check all sizes, site dimensions and positions of drains and services prior to setting out or shop work. Any discrepancies to be reported to the contact details below.  
 Liability shall not be taken for any defects in this drawing unless, prior to commencement, this drawing and all its dimensions have been so checked and verified.  
 Proposed floor levels will be no lower than existing floor levels and flood protection measures in accordance with Environment Agency guidelines will be incorporated into the build.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of works and as required by the Building Control Surveyor.

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Flat 1: 3 bed, 3 person 72sqm  
 Flat 2: 2 bed, 3 person 65sq m  
 Flat 3: 2 bed, 3 person 65sq m

Rev.	Date	Amendment

Client  
**Janis Lacplesis**

Drawing title  
**Existing and Proposed Plans and Elevations**

Project  
**Change of Use of premises from hotel to 3 permanent self-contained flats**  
**32 Coop Street Blackpool FY1 5AJ**

Scale As shown @ A1 Date 25/1/2021  
 Drawn Drg.No. B/21/34/01

34 Caryl Road, St. Anne's, Lancashire, FY8 2QB  
 Tel: 01253 788042 **RDJ Creative Ltd.**  
 Mob: 07743871015  
 E-mail: rnewman@rdjcreative.co.uk