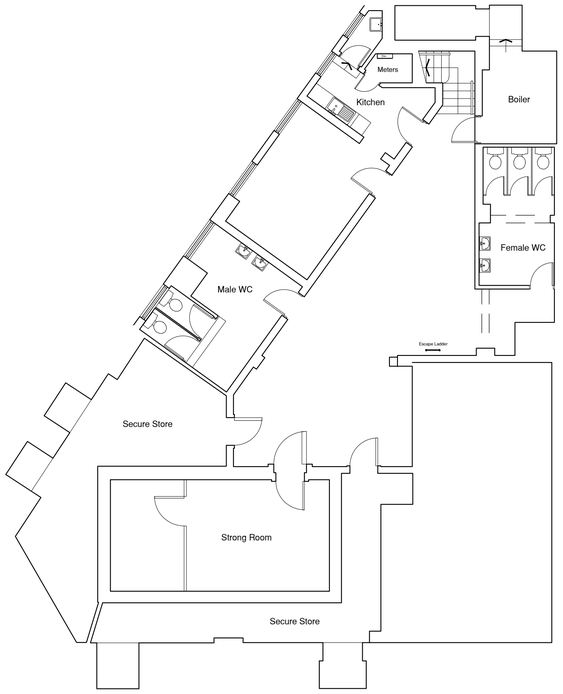
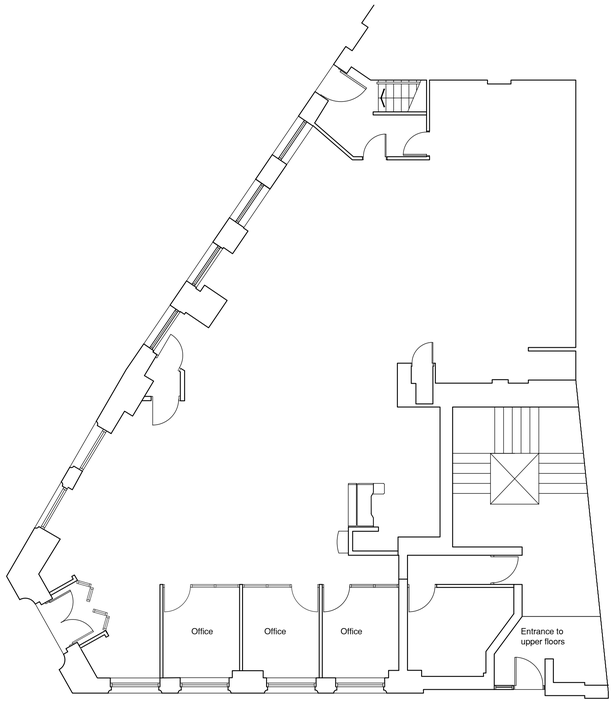
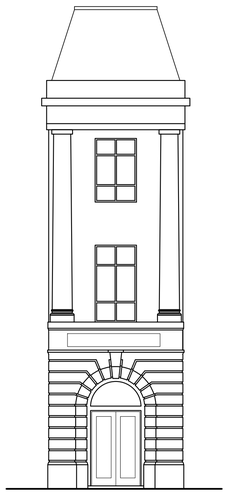


Basement
1:100



Ground Floor
1:100



Corner Entrance
1:100

Talbot Square Elevation
1:100

The Strand Elevation
1:100

General Notes

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

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 , to or near an existing Part 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.
APart Wall Agreement is to be in place prior to the start of work on site

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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Rev.	Date	Amendment

Client
Fabrik Acquisitions

Drawing title
Existing Plans and Elevations

Project
Change of Use of premises from Use Class A2 (Financial Services) to Use Class A3/A4 (Restaurant/Drinking Establishment and external alterations.

1-9 Talbot Road
Blackpool FY1 1LB

Scale As shown @ A1	Date 19/11/2019
Drawn	Drg.No. B/19/90/01

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