

This drawing and its contents are the copyright of Belmont Design and must not be used, reproduced or amended without prior consent from such.

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

- A - Planning Submission
- B - Building Regulations Submission

The main contractor is responsible for informing Belmont Design of any discrepancy on, or between, this drawing and any other related document.

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing.

Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

Boundaries, angles, and dimensions are to be checked by the main contractor prior to work commencing.

Written dimensions only to be used from this drawing. - if doubt exists consult Belmont Design for clarification.

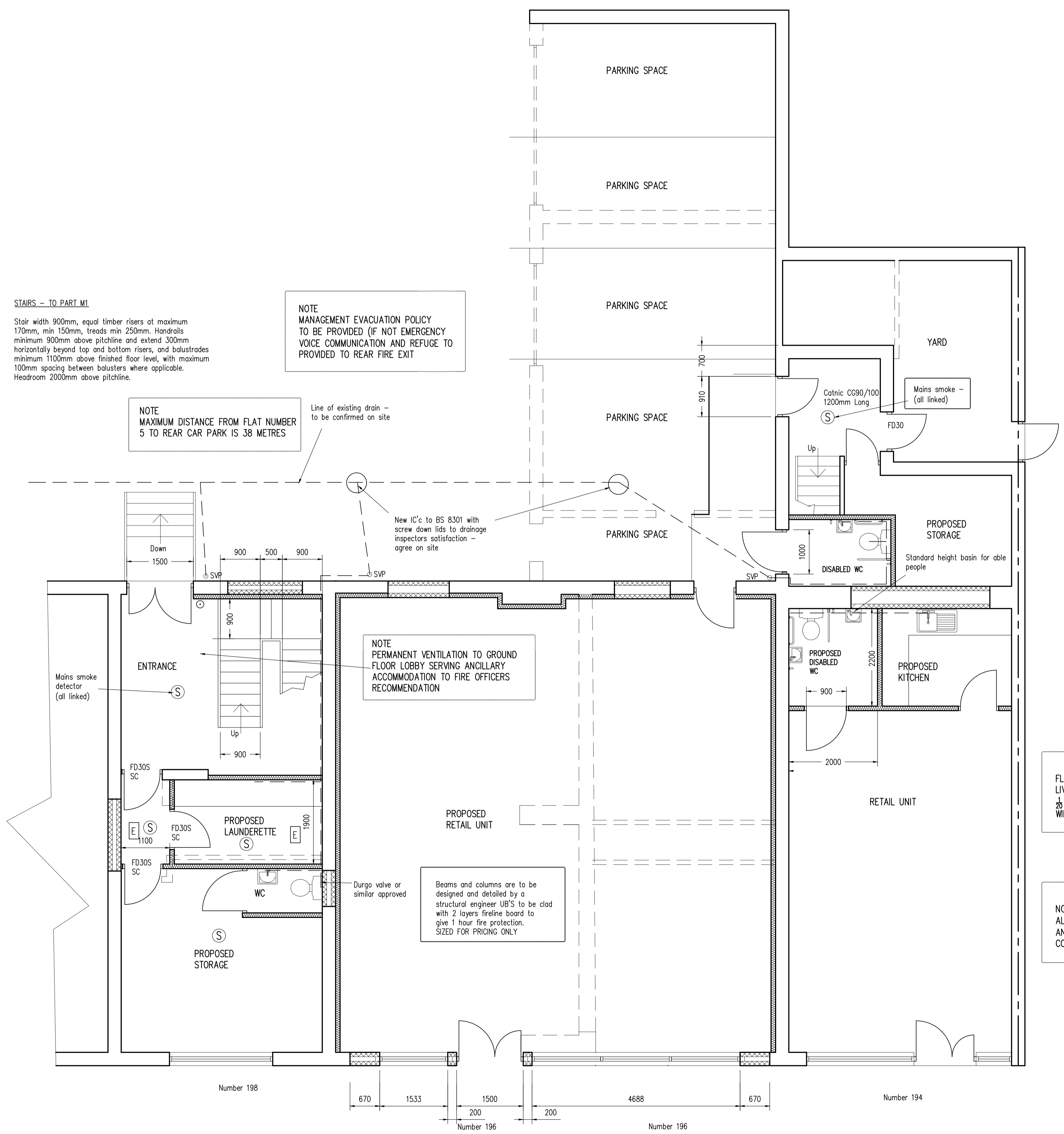
NOTE

Client please note that you have duties under the CDM 2015

Main contractor to provide a pre-construction information and health and safety file to help them comply with their duties, such as ensuring a construction phase plan PDF is prepared.

Main contractor to reduce or remove any foreseeable health and safety risks to anyone affected by the project (if possible) and to take steps to reduce or control any risks that cannot be eliminated

PLEASE NOTE THAT BELMONT DESIGN SERVICES HAS BEEN APPOINTED TO DEAL WITH THE INITIAL DESIGN STAGE AND IS NOT INVOLVED IN THE PRECONSTRUCTION PHASE



STAIRS - TO PART M1
 Stair width 900mm, equal timber risers at maximum 170mm, min 150mm, treads min 250mm. Handrails minimum 900mm above pitchline and extend 300mm horizontally beyond top and bottom risers, and balustrades minimum 1100mm above finished floor level, with maximum 100mm spacing between balusters where applicable. Headroom 2000mm above pitchline.

NOTE
 MANAGEMENT EVACUATION POLICY TO BE PROVIDED (IF NOT EMERGENCY VOICE COMMUNICATION AND REFUGE TO PROVIDED TO REAR FIRE EXIT

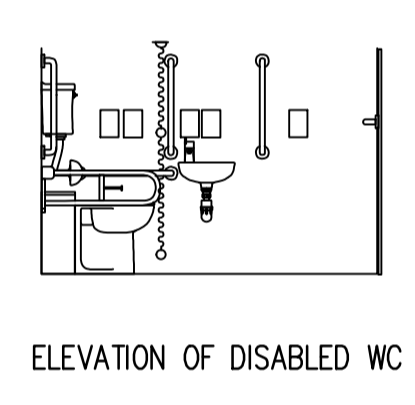
NOTE
 MAXIMUM DISTANCE FROM FLAT NUMBER 5 TO REAR CAR PARK IS 38 METRES

Line of existing drain - to be confirmed on site

New IC'c to BS 8301 with screw down lids to drainage inspectors satisfaction - agree on site

NOTE
 PERMANENT VENTILATION TO GROUND FLOOR LOBBY SERVING ANCILLARY ACCOMMODATION TO FIRE OFFICERS RECOMMENDATION

Beams and columns are to be designed and detailed by a structural engineer UB'S to be clad with 2 layers fireline board to give 1 hour fire protection. SIZED FOR PRICING ONLY



NOTE
 EXISTING CELLAR TO BE SEALED UP. FLOOR TO BE INSULATED AS SPECIFICATION

FLA
LIVN
F
WNC

NOTI
ALL
AND
COM

Belmont Design Services Limited
 ARCHITECTURAL DESIGNS
 231 High Street Wibsey, Bradford. BD6 1QR
 Tel/Fax : 01274 690586
 www.belmontdesign.co.uk

PROPOSED NON MATERIAL AMENDMENT TO APPLICATION NUMBERED 18/01873/FUL SHOWING TWO FLATS WITH TWO BEDROOMS (AS APPROVED THREE, ONE BEDROOM FLATS) AT : 196, 198 BARKEREND ROAD, BRADFORD, BD3 9BH FOR : POLLARD OFF LICENCE

Proposed Ground Floor Plan

Date - July 2021

Scale - 1:50

Dwg No. - 9444/03