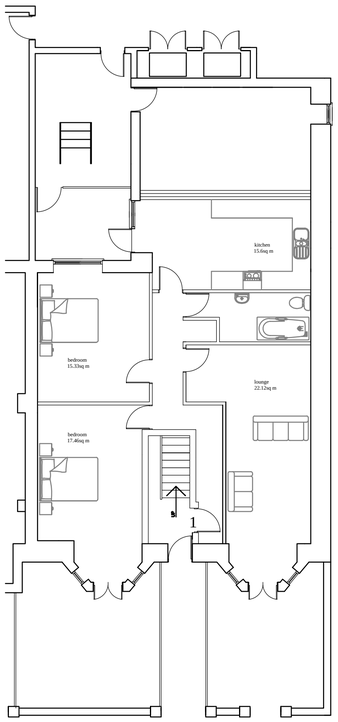
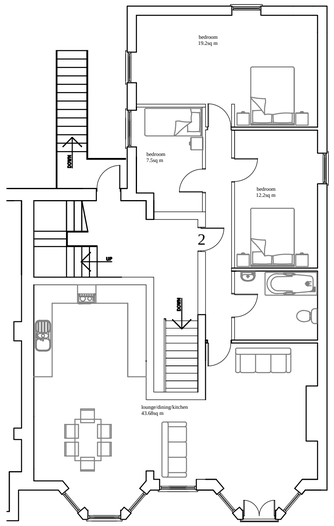


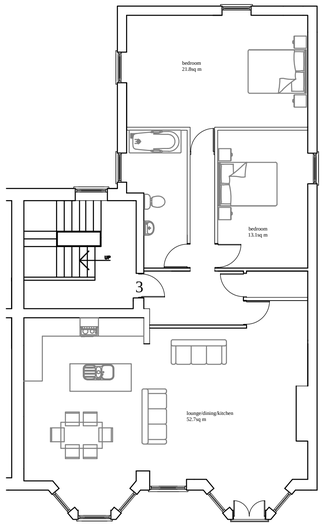

Proposed Ground Floor Plan

1:100



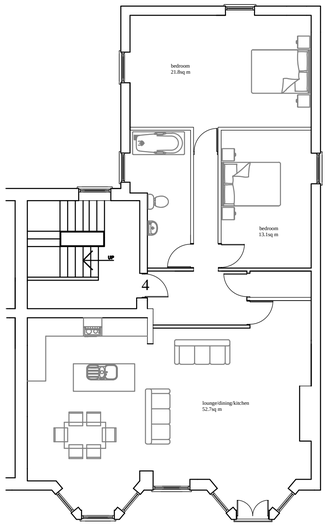

Proposed First Floor Plan

1:100




Proposed Second Floor Plan

1:100




Proposed Thirdd Floor Plan

1:100

## General Notes

CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2014 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.

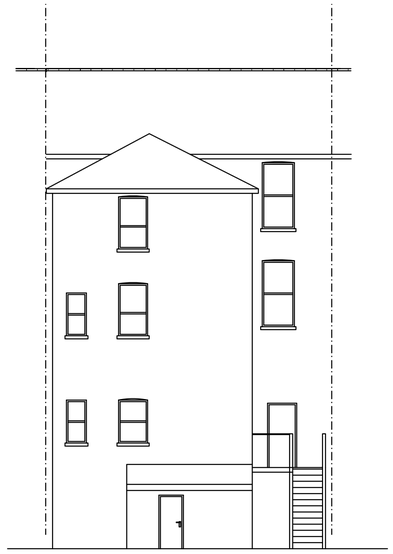
PARTY WALL ACT
The owner, should they need to do so under the requirements of The Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on , to or near an existing Part Wall involves any of the following:
* Support of beam
* Insertion of DPC through 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.

| | | |
|---|---|---|
| Flat 1: | 4 person 2 bed | 87sq m |
| Flat 2: | 5 person 3 bed | 124sq m |
| Flat 3: | 5 person 2 bed | 106sq m |
| Flat 4: | 5 person 3 bed | 106sq m |

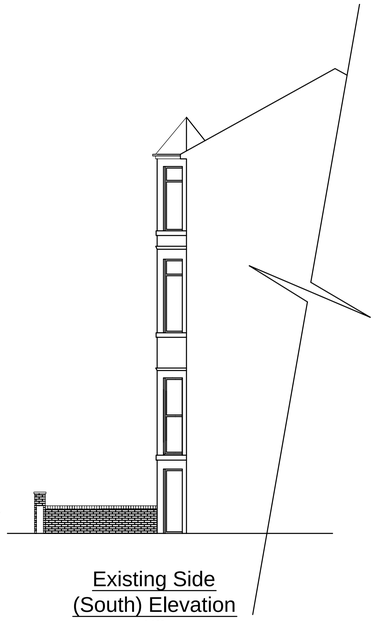


Existing Rear Elevation

1:100

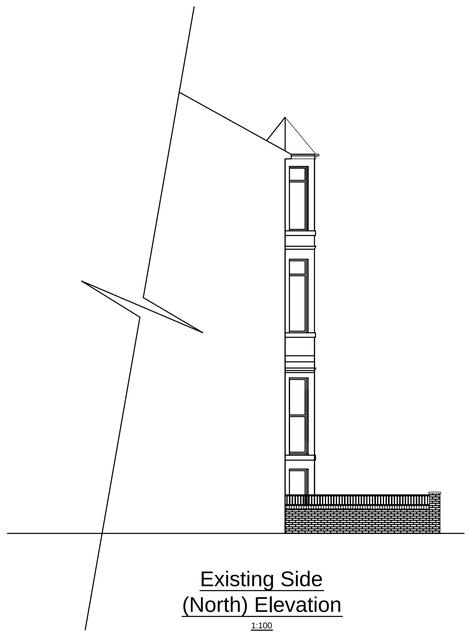
Existing Front Elevation

1:100



Existing Side (South) Elevation

1:100



Existing Side (North) Elevation

1:100

| Rev. | Date | Amendment |
|---|---|---|

Client
Mrs F Gallagher

Drawing title
Proposed floor plans and elevations

Project
Use of premises as 4 holiday flats

201 Central Promenade
Blackpool FY1 5DL

| | | | |
|---|---|---|---|
| Scale | As shown @ A1 | Date | 6/9/2017 |
| Drawn | | Drg.No. | B/21/57/02 |


*34 Caryl Road, St.Anne's, Lancashire, FY8 2QB*

*Tel: 01253 788042*
*Mob: 07743871015*

*RDJ Creative Ltd.*

*E-mail: rnewman@rdjcreative.co.uk*