



PLAN 1: GROUND FLOOR PLAN: PROPOSED 1:50@A1

EXPLANATORY NOTE:

There are specific areas of essential works required to the Ground Floor at The Tinnars in order to ensure that fire safety standards are met and that access can be provided to the refurbished first floor accommodation..

The existing access stair is extremely unsafe. It is the only stair within the building and does not allow for safe access and egress from first floor.

Further, the stair is located within the middle of a commercial kitchen and is therefore extremely unsafe.

A new stair has been located within the back bar area, which allows for a safe escape in the event of fire.

- ① Existing dangerous and non-compliant stair removed and ceiling made good with fire-resisting construction, to ensure fire safety standards are met.
- ② New access stair to 1st Floor accommodation. To be constructed from fire resisting construction to ensure fire-safety standards are met. Opening to be created between existing ladies WC and Back Bar to allow insertion of new stair.
- ③ New entrance to be created through flank wall of existing ladies WC. Stepped access to be formed in granite.
- ④ Existing Ladies WC to be reconfigured to permit creation of fire-rated entrance/ stair access hall.
- ⑤ Waste pipes from En-Suites at first floor to be inserted discreetly behind existing wall panelling and to pass through wall at low level to connect to existing drainage.

notes:

1. This drawing is the copyright of the Architects and may not be reproduced without licence.
2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorized variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEFRED/TLR guidance document "Limiting Thermal Bridging & Air Leakage : Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.

revisions

No.	Date	Description
P-5	14-10-21	Planning & LBC Application

LOCi-Architecture 27 RICHMOND STREET,
PENZANCE TR18 2PP
(e-mail) keith@bell.ms (mobile) 0773327146

Client: MOJOED Ltd

Project:
REFURBISHMENT OF STAFF
ACCOMMODATION AND RE-ORGANISATION
OF EXISTING KITCHEN & LADIES WC

Title:
TINNERS ARMS, ZENNOR
PROPOSED
GROUND FLOOR PLAN

Scale/s: 1:50 @ A1

Date: June 2021

Drawn: KB Checked: KB

Project No. Drawing No. Rev.
LA-154 LA-154-012 P-5