

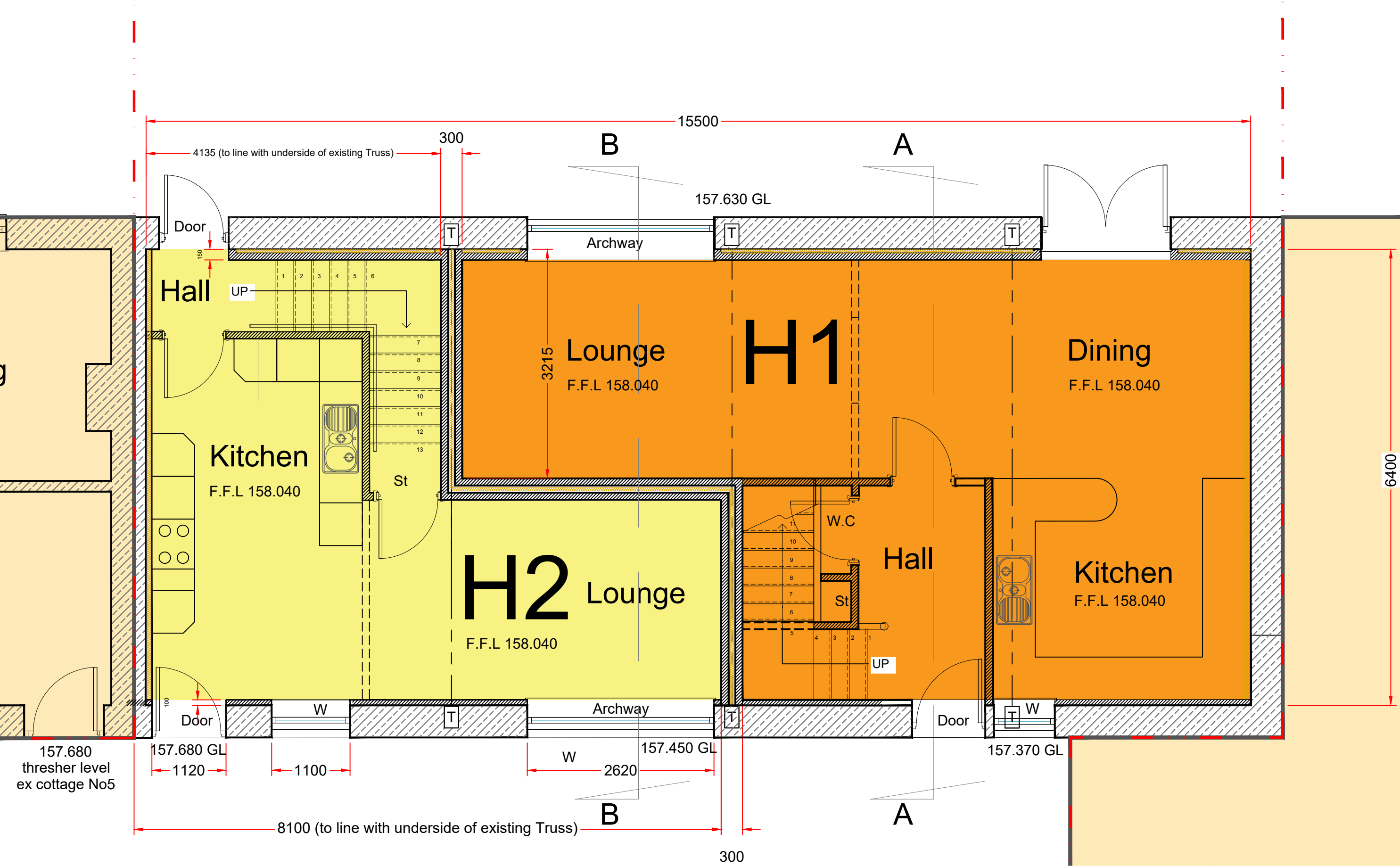
F

7

© This Drawing & Design is the copyright of QCD architecture and should not be reproduced without written consent.

Contractors are to check all levels & dimensions on site prior to site works commencing & report discrepancies to the Designers.

DO NOT SCALE THIS DRAWING



Proposed Ground Floor Plan

Scale 1:50

PLANNING NOTES AMENDMENT

A - 02/11/25 - FFL level raised by 200mm to suit FRA / FFL level = 158.040 and EA requirements

ACO Drainage system incorporated to front & rear building lines - connected into surface water drainage system

PLANNING NOTES

ALL WINDOWS TO BE grey / anthracite UPVC FRAMES external / white frames internal complete WITH DOUBLE GLAZED UNITS & OPENING LIGHTS AS SHOWN

ALL DOORS TO BE WHITE UPVC SECTION AND SECURED BY DESIGN.

STONE ROOF TILES TO BE REMOVED AND RELAYED ON NEW ROOFING SYSTEMS TO CURRENT BUILDING REGULATIONS.

ALL GUTTERS TO BE OGEE PROFILES IN BLACK COMPLETE WITH PLASTIC 150 DIA DOWNPIPES INTO BACK INLET GULLIES AS INDICATED.

EXISTING WALLS TO BE MADE GOOD IN LOCALIZED AREAS TO SUIT STRUCTURAL ENGINEERS REQUIREMENTS

ALL WALLS TO BE CLEANED VIA LIGHT SAND BLASTING AND REPOINTED SYMPATHETICALLY

NEW FLOOR TO BE SET OUT TO SUIT EXISTING ENTRY POINTS / THRESHOLD LEVELS

Back door in H1 & Archway threshold on H1

CHAMBER LEVEL SET AT 2650MM UNLESS NOTED OTHERWISE.

EXISTING 3No TRUSSES TO BE LEFT EXPOSED COMPLETE WITH ANY TREATMENTS REQUIRED AND TO SUIT THOSE ITEMS WHICH WILL BE LISTED WITHIN THE BUILDING CONTROL DOCUMENTS & SPECIFICATION.

GENERAL

All works to be carried out in accordance with British Standards, Codes of Practice, current Building Regulations, any associated amendments current to the lodging of the Application and the satisfaction of the Building Control Officer. Manufacturers' written specifications and instructions for detail use. All works to be implemented in accordance with current Health and Safety Legislation inclusive of protective works.

Any discrepancies between the drawings and legislation to be brought to the immediate attention of the Contracts Administrator.

This drawing should be read in conjunction with all other QCD Architectural Services and Clients Design Brief.

EXCAVATIONS:

The contractor is to be responsible for the correct dimensional layout and setting out. All Service Authorities are to be contacted prior to works commencing on site.

Drawings to be read in conjunction with STRUCTURAL ENGINEERS DETAILS

PLANNING DRAWING

Project:	Lower Town House Barn		
	Townhouse Road, Littleborough		
	OL15 9JX		
Title:	Proposed Ground Floor Plan		
Client:	Vernon Wharmby		
Drawn By:	WRS	on	12/08/2024
Original Size:	A2	Project Number:	1017 / 06
Drawing Number:	06 A		

QUALITY CREATIVE DESIGN

ARCHITECTURAL SERVICES

Tel :- 07756 910210

Email :- qualitycreativedesign@gmail.com

ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT BUILDING CONSULTANCY

L

J