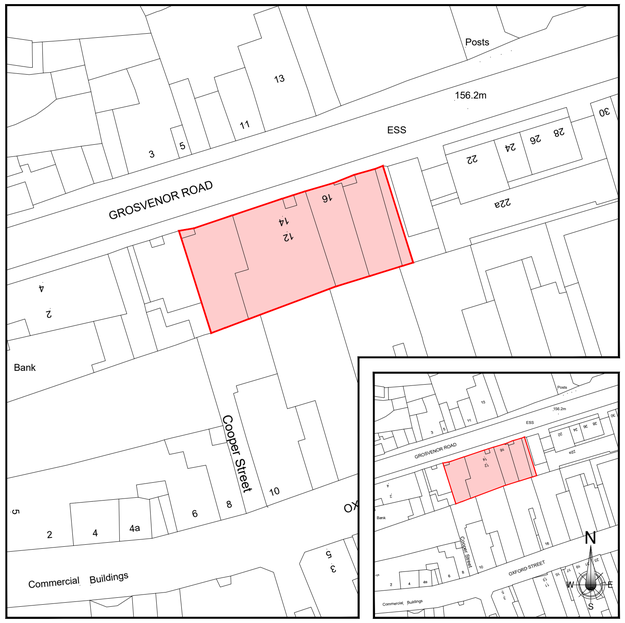
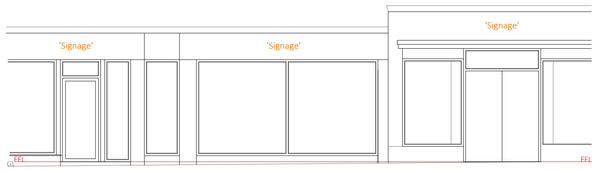


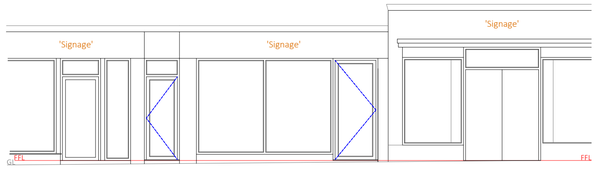
BLOCK & LOCATION PLANS

SCALE = 1/500/1250



Existing Front Elevation

Scale = 1:50



Proposed Front Elevation

Scale = 1:50

Building regulations comments

Following receipt of building regulations schedule of comments ref:- 20/05907/DEXFP received on 23rd December 2020, we are now in a position to provide you with the additional information you requested in the form of conditions. I hope the following provides clarity:

1. I note your comment which states "Please ensure that all emergency exits are fitted with push bar not thumb turns as indicated."

   Noted, Drawing amended to suit.

2. I note your comment which states "Please clarify (left hand) unit that the door to the basement is FD60S(SC) Fire door. Basement is for storage only and covered by adequate smoke detection."

   Noted, drawing has been amended to suit.

3. I note your comment which states "Please clarify that the 2 rear escape doors (next to external stairs) are FD30S(SC) Fire Doors."

   Noted, drawing has been amended to suit.

4. I note your comment which states "Please clarify that the rear exit/passage way has adequate emergency lighting."

   Noted, drawing has been amended to suit.

5. I note your comment which states "Please indicate adequate smoke detection, emergency lighting & exit signage to main shop area (marked yellow) this takes into account loss of one internal stairs. Also naming of rooms need clarifying, ie Staff Room? is this sales?"

   The area highlighted in yellow is subject to a further application.

6. I note your comment which states "Please confirm limited to 30 people to 1st floor cafe area, due to small shop clause and unprotected stairs."

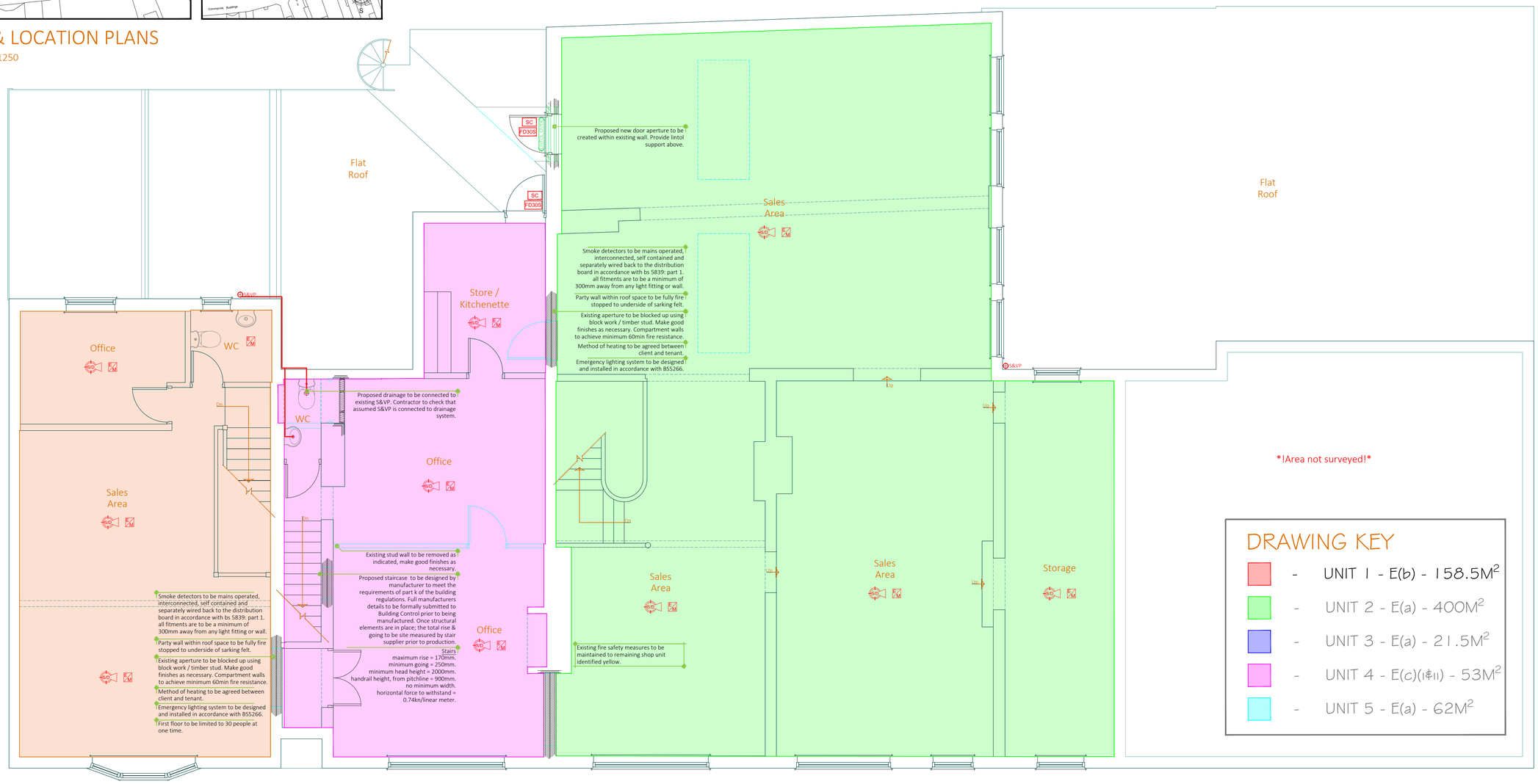
   Confirmed, Note has been added to drawing.

7. I note your comment which states "As already discussed, the layout as been approved by the Fire Service, once you have commited on the items raised, I will formally do a Fire Officers Consultation direct. Information Only."

   Noted.

8. I note your comment which states "Please confirm that you are not planning any alterations to the main entrances, all existing."

   All entrances are to remain as existing.



First Floor Layout

Scale = 1:50

0 — 5

Scale: - 1:50 Metres

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Please note

- Do not scale off drawings.
- Drawing to be printed in full colour.
- This drawing is to obtain client approval only. should persons carrying out works wish to change specification / design then do so at their own risk.
- Boundaries positions, dimensions and levels are to be checked on site by the chosen contractor; any anomalies / discrepancies are to be reported to green 2k design ltd - When setting out proposed work, contractor to ensure that above and below ground works are contained solely within applicant land ownership.
- All materials specified are to be used strictly in accordance with manufacturers recommendations and codes of practice.
- Where planning permission is sought, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site.
- Block and site plans are reproduced under license from the ordnance survey.
- Information given on this drawing regarding the position of any services are given for your assistance and guidance only. where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
- We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
- Please note if any sewer below or within 3 meters of the proposal is found to be a public sewer permission must be sought by way of a building over agreement from severn trent water prior to building on site.

Rev	Date	Int	Details
B	10/02/21	BN	Creation of additional units
A	08/01/20	BN	Breg amendments

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Client Details
Mr D Clarke

Site Address
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Ripley
Derbyshire
DE5 3JF

Proposed Work
Proposed sub-division of existing retail unit

Drawing Title
Building Regulation / Production Drawing - Proposed first floor layout, Elevations, block plan & location plan

Drawn: - BN / TRW | Date: - Sept 2020

Job Status: -
'AWAITING APPROVAL'

Job No: - 1612

Sheet No: - 204 Rev . 'B'

Scale: - 1:50, 1:75, 1:500, 1:1250 @ A1