LISTED BUILDING:

There is a listed building within this application, no works should be commenced to the listed building or within the curtilage of the listed building until planning approval and all pre commencement conditions have been agreed and discharged with the local authority and conservation officer. When the scheme has a planning approval any deviations internal or external from the awarded listed building consent / planning approval must be approved by the local authority under a new application and approved prior to works commencing on site. It is a criminal offence to damage or alter a listed building without appropriate approval in place.

CONSERVATION:
All aspects of conservation to be agreed with the local authority Conservation Officer.

Generally:

1). Where fire places are present these are to be retained and refurbished. Dismounted fire places are to be relocated to an appropriate room.

2). Existing original internal doors are to be preserved and re-used wherever possible. Doors to be updated to fire doors where required. Where new doors are required these should match the style of the originals as closely as possible and be the same height and width. Door furniture where new, or replacing broken or missing items, should closely match original examples. Architraves to new doors should match existing, and should be manufactured as per skirtings, and approved by the local authority Conservation team.

3). Existing original windows are to be retained throughout and refurbished where required. Secondary glazing to be installed to improve the thermal and acoustic insulation.

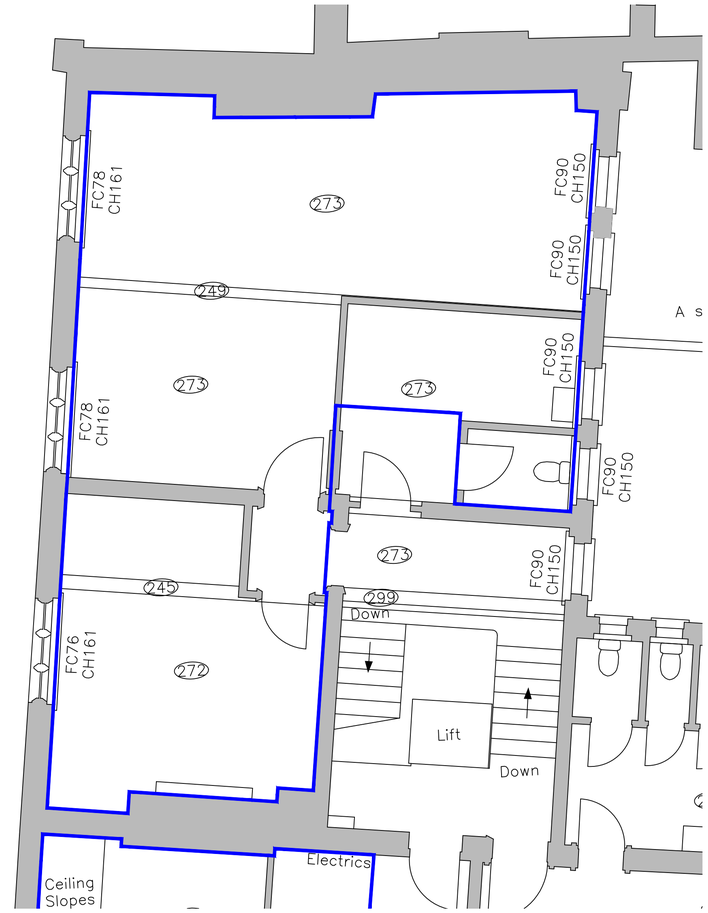
4). Repairs to brickwork and cementitious 'pointing'. All repairs are to reuse existing bricks where condition of bricks is adequate. Where new bricks are required these should be sourced and approved by the Local Authority prior to use on site. Where stonework has to be cut out and replaced the replacement should match the original as closely as possible.

5). Skirting boards, cornices, picture rails, doors, windows, panelling, ironmongery, architraves and floorboards are to be retained and reused where removal is necessary, and reconditioned where circumstances permit. New timber profiles should be created using routing spindles cut to shape of existing profiles, samples of which should be provided to conservation officer for approval, before and after manufacture.

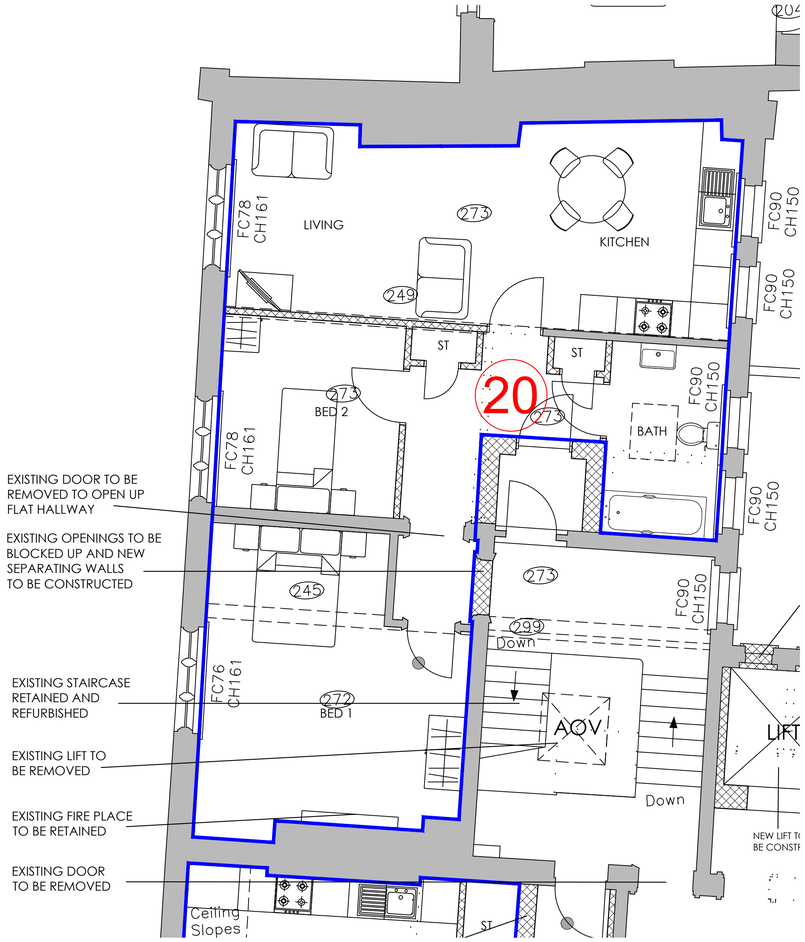
07). Replacement Lead flashings and valley gutters should be used where existing are thin, worn or cracked. Code 4 milled Lead sheet be used as replacement.

08). Roof repairs where required should re-use existing tiles if condition acceptable, or a matching tile that has been approved by the local authority. Replacement nails should be galvanised or stainless steel clout head pegs of an appropriate size.

09). Where ceilings are required to meet Part B requirements for fire protection, this is to be achieved by the installation of a new MF suspended ceiling leaving any existing ceiling details in situ .



FLAT 20 AS EXISTING
SCALE 1:50



FLAT 20 AS PROPOSED
SCALE 1:50

10m @ 1:50

LEGEND

EXISTING WALLS TO BE DEMOLISHED

EXISTING DETAIL RETAINED WHERE POSSIBLE

EXISTING WALLS TO BE RETAINED

PROPOSED WALLS TO BE CONSTRUCTED

EXISTING DOORS WHEN ORIGINAL TO BE RETAINED SUBJECT TO CONDITION & CAPABILITY OF BEING FIRE RATED. ALL UN ORIGINAL DOORS TO BE REPLACED TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE

NEW DOORS
(TO MATCH EXISTING AS CLOSELY AS POSSIBLE)

NOTES-PLANNING

rev-27-03-23

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
6. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maclennan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC cany no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
8. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
10. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be all A1 fire rated.

FIRE: We do NOT take any responsibility and do not cany any PI cover in relation to any matters relating to fire safety. Part B building regulations, BS 9991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All design/ details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of salable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

SURVEY PRODUCED BY SEAMAN SMITH

Note: All materials to be confirmed by fire consultant prior to construction. The material choices are for planning/aesthetic purposes only and confirmation of fire performance should agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

SCHEDULE OF ACCOMMODATION			
		SQ.M	SQ.FT
COMMERCIAL UNIT 1		178.5	1920
COMMERCIAL UNIT 2		28.4	305
COMMERCIAL UNIT 3		31.6	340
UNIT 1	2 BED (M)	126	1355
UNIT 2	2 BED (M)	97.2	1045
UNIT 3	2 BED (F)	61.3	659
UNIT 4	2 BED (M)	87.3	939
UNIT 5	1 BED (F)	64	688
UNIT 6	2 BED (F)	69	742
UNIT 7	2 BED (F)	75.8	815
UNIT 8	STUDIO	37.1	399
UNIT 9	2 BED (F)	61.3	659
UNIT 10	1 BED (F)	86.6	931
UNIT 11	2 BED (F)	72.9	784
UNIT 12	2 BED (F)	64.5	694
UNIT 13	2 BED (F)	57.1	614
UNIT 14	2 BED (F)	85.3	917
UNIT 15	2 BED (F)	85.5	919
UNIT 16	2 BED (F)	76.5	823
UNIT 17	2 BED (M)	70.7	760
UNIT 18	2 BED (F)	61.1	657
UNIT 19	1 BED (F)	95.2	1024
UNIT 20	2 BED (F)	72.2	776
UNIT 21	2 BED (F)	64.7	696
UNIT 22	2 BED (F)	60.7	653
UNIT 23	1 BED (F)	81.2	873
UNIT 24	2 BED (F)	74	796

No.	Revision.	date	by
B	1:50 SCALE BAR SHOWN	24/08/23	JA
A	SCHEDULE UPDATED	12/06/23	GR

PROPOSED DEVELOPMENT,
24 - 36 CASTLE STREET,
SALISBURY,
WILTSHIRE,
SP1 1BB

FLAT 20
EXISTING AND PROPOSED

scale AS SHOWN @ A1	checked
date MARCH 2023	drawn GR
9554/331	A B

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