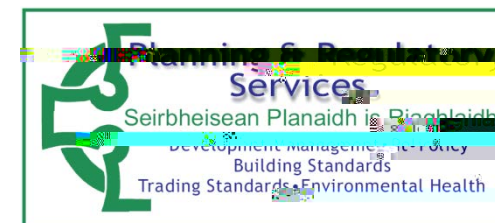


Argyll and Bute Council

Comhairle Earra-Ghàidheal agus Bhòid



Building Standards

Guidance on Removal of Window Mullions



Introduction

Argyll and Bute Council is the verifying body for Building Warrant applications submitted within the geographical area of Argyll and

produced by a professional they must be of a sufficiently high standard to convey to all parties concerned the detail required by the Building Regulations. Often it will be necessary to present complicated and technical construction details, for this reason it may be advisable to consult a professional.

The plans submitted should normally be in a scale of 1:100 or 1:50 and show the following:

- Elevations, plans and sections to provide a complete representation of the existing building and proposed development
- Constructional details of all parts of the building
- Structural details and design certificate (if required)
- Location plan (scale 1:1250 or 1:2500)

Examples of the type and quality of plans required for the Removal of a Window Mullion

- Information about existing lintels above the windows to clarify if one continuous lintel or two independent lintels are in place - Standard 1.1
- If there is one lintel or more than one lintel which are continuous across the full width of the window opening, provide confirmation from a structural engineer that the proposals are structurally adequate with regard to the removal of the mullion and the support of the elements of structure above - Standard 1.1
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A location Plan should be to an Ordnance Survey Scale of 1:1250 or 1:2500 and this should clearly show:

- The location of the proposed development in relation to the nearest road junction
- Existing and proposed buildings
- The extent of the boundaries of the site
- The north point and the scale of the plan

Purchasing Location Plans from Argyll and Bute Council

Argyll and Bute Council's copyright agreement with Ordnance Survey does not allow maps to be supplied for Planning applications or Building Warrant applications. Location plans can only be supplied by an Ordnance Survey agent. To assist applicants in Argyll and Bute the Local Authority has an agreement with an online OS agent, Promap, and location plans can be supplied via this service by

Completion of the Works

When the project is finished the “Relevant Person” (the Applicant, usually the Owner or Tenant) or where a Duly Authorised Agent is employed, must submit a Completion Certificate to the Local Authority for acceptance. Where the work is incomplete or does not comply with the approved plans and Building Regulations the Completion Certificate submission will be rejected. The Completion Certificate submission form not CerC /P <</MCID 2 >>BDC 4/TT0 1 T 0.048 Tw -136 0 TT*(h)10(e)10(n t)12(heJ -0.(e w)16(or)7(k)4(i)6(s)4(i)