1:100 0M 1M 2M 3M

DEW POND LANE WAREHOUSE SITE

SITE BLOCK PLAN

THE PURPOSE OF THE APPLICATION IS TO PROVIDE A 'SUI-GENERIS' USE FOR DAVID BERESFORD – ROAD HAULAGE SERVICES WITH A WORKSHOP BUILDING FOR 2 WAGONS AND YARD STORAGE AREA FOR 4 WAGONS IN TOTAL ON SITE. ADJACENT TO THIS BUILDING, A PROPOSED DETACHED UNIT WILL PROVIDE B1/B8 USE FOR WAREHOUSE AND DISTRIBUTION WITH ASSOCIATED OFFICE USE FOR TWO SEPARATE END USERS SIMILAR TO THE TRADE PURPOSE CLASIFICATION OF THE TWO SITES EITHER SIDE TO THIS PLOT.

THE BUILDING ITSELF IS TO BE A STEEL PORTAL FRAME – STRUCTURAL DETAILS OF WHICH ARE TO BE SUPPLIED UNDER SEPARATE COVER BY AN APPOINTED STRUCTURAL ENGINEER. THE FRAME IS TO BE SUPPORTED OFF A CONCRETE RINGBEAM WITH INTERMEDIATE STEEL POSTS (UPTO FIRST FLOOR) TO ALLOW SUPPORT FOR THE FIRST FLOOR STRUCTURE. THE RINGBEAM IS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEER DETAILS WITH THE PORTAL FRAME BOLTED THERETO. THE RINGBEAM DEPTH IS TO RELATE TO STRUCTURAL REQUIREMENTS BUT ALSO THE SECTIONAL DIMS HERE-IN AND THE RELEVANT EXTERNAL BASE YARD MAKE-UP OF MIN 150-200mm TAMPED CONCRETE TO DAMP MEMBRANE AND MIN 150mm TYPE 1 GRANULAR SUB BASE.

THE BASE FLOOR STRUCTURE TO THE BUILDING IS TO DEPEND ON THE FUNCTIONING AREA. THE OFFICE SPACE (THERMAL AREAS) IS TO BE A MIN 150mm MOT BASE WITH 1200g (MIN) DPM WITH SAND BLINDING TO 125mm XTRATHERM OR SIMILAR APPROVED RIGID FLOORING INSULATION, 500g ISOLATING MEMBRANE AND MIN 150 REINFORCED CONC COVER WITH 25 PERIMETER UPSTAND INSULATION. TAPE AND SEAL DPM AND DPC'S. THE WORKSHOP/WAREHOUSE/STORAGE AREAS ARE TO BE MIN 250mm REINFORCED CONC FLOOR TO DPM AND MOT BASE WITHOUT INSULTION THERETO. EXTERNAL WALL BELOW DPC LINE IS TO BE EITHER SOLID CONC OR 300 O/A BLOCK CAVITY BLOCK WITH WEAK MIX CONC TO CAVITY WITHIN 225 OF DPC.

EXTERNAL WALL STRUCTURE IS TO BE A 300mm CAVITY WALL STRUCTURE UPTO 1100 HIGH WITH 100mm INTERNAL 7N BLOCK, FULL FILL CAVITY WITH XTRATHERM FULL THERM CAVITY TO RELEVANT MANUFACTURER DETAILS. EXTERNAL SKIN UPTO 1100 TO BE A GREY LIMESTONE COLOURED RECON STONE BY FORTICRETE. ABOVE THIS LINE THE ELEVATION IS TO BE AN INSULATED BOX PROFILE SHEET (MIN 100mm INSULATION) – SUGGEST THE SUITABLE KINGSPAN PRODUCT IN A DARK GREY FINISH. THE BOX PROFILE SECTION TO BE SUPPORTED BY A METAL FRAME FIXED BACK TO THE STEEL PORTAL. KINGSPAN DO A SUITABLE GRID SYSTEM TO SUPPORT THEIR SHEETS – SUGGEST BOX PROFILE SHEETS AT 1200 MIN IN WIDTH. THE INTERNAL FRAME ABOVE THE 100mm BLOCK WALL AT GROUND AND FIRST FLOOR WHERE THERMAL SEPARATION IS REQUIRED IS THEN TO BE BATTENED OUT IN TIMBER STUD (OR ACCUSTUD) TO TAKE A FURTHER 50mm OF INSULATION WITH 15mm WALLBOARD TO FINISH. THE STEEL FRAME ITSELF IS TO BE FINISHED TO ALLOW FOR 2hrs MIN FIRE PROTECTION. AGAIN WORKSHOP/ STORAGE AREAS (UNHEATED ZONES) ARE TO BE JUST SHEETED WITHOUT SECONDARY INTERNAL THERMAL DRY LINING. PARTY DIVIDING WALL WHERE RELEVANT IS TO BE 7N BLOCK TO CAVITY WITHIN THE PORTAL FRAME.

THE FIRST FLOOR AREAS WHERE REQUIRED ARE TO BE CONSTRUCTED A MEZZANINE SECTIONS WITH STEEL INFILL PURLINS TO THE STEEL PORTAL FRAME LATERAL TIE BEAMS. FLOORS THERETO TO BE MIN 22mm REINFORCED PLYBOARD WITH FINISH AS REQUIRED. CEILING BELOW TO BE MF SYSTEM WITH GRID PANELS AND LIGHTING THERETO AS INDICATED. STAIRCASE ACCESS TO BE NON SLIP METAL TREAD STAIR TO STRING WITH MAX 170 RISERS TO 270 TREADS. HANDRAIL HEIGHTS AT 1000mm.

ROOF STRUCTURE TO BE AN INSULATED BOX PROFILE SHEET (1200 WIDE) WITH MIN INSULATION THERETO OF 125mm SUPPORTED FROM KINGSPAN FRAMEWORK TO PORTAL OR SIMILAR APPROVED. ALLOW FOR ALL RELEVANT CONNECTION DETAILS AT VERGE AND SOFFIT LINE DEPENDANT ON SPECIFIED MANUFACTURER FOR SHEETS. ALL GUTTERING TO BE 125 sq SECTION BOX PROFILE GUTTERING TO MIN 100/125 DOWNPIPES. ALL GUTTERING IN EITHER ALUMINIUM OR PLASTIC AND DARK GREY IN COLOUR. INTERNAL CEILING BELOW THE ROOFLINE IS TO BE HUNG MF GRID SYSTEM INCORPORATING ALL RELEVANT LIGHTING THERETO.

ALL JOINERY IS TO BE IN DARK GREY ALUMINIUM OR DARK GREY GRAINED PLASTIC AND ALL UNITS TO BE MAX 1.2 W/M2K U VALUE.

EXTERNALLY THE SITE HAS BEEN LEVELLED TO A MORE OR LESS LEVEL BASE POINT THAT IS APPROX 2.1M BELOW THE WORLD OF POWER FLOOR LEVELS AND 1.8M APPROX ABOVE THE ADJACENT WAREHOUSE/DISTRIBUTION SITE BELOW. THIS ALLOWS THE RETAINED FLUSH ACCESS AT THE TOP PART OF THE SITE WITH A RETAINED BOUNDARY TO THE LOWER AREA. IN GENERAL THE SITE WITH BE A BASE TAMPED CONCRETE LEVEL WITH A TARMACADAM FINISH THERETO. METAL SECURITY FENCING WILL BE RETAINED TO THE SITE

REVISIONS:

PROPOSED SITE BLOCK PLAN
WAREHOUSE & DISTRIBUTION SITE
DEW POND LANE, BUXTON

SCALE: 1:100
DATE: SEPT'17 | DRAWN: AJS | CHECKED: AJS

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DRAWING No: BLOCK PLAN 11A

B REGS COMPLIANT