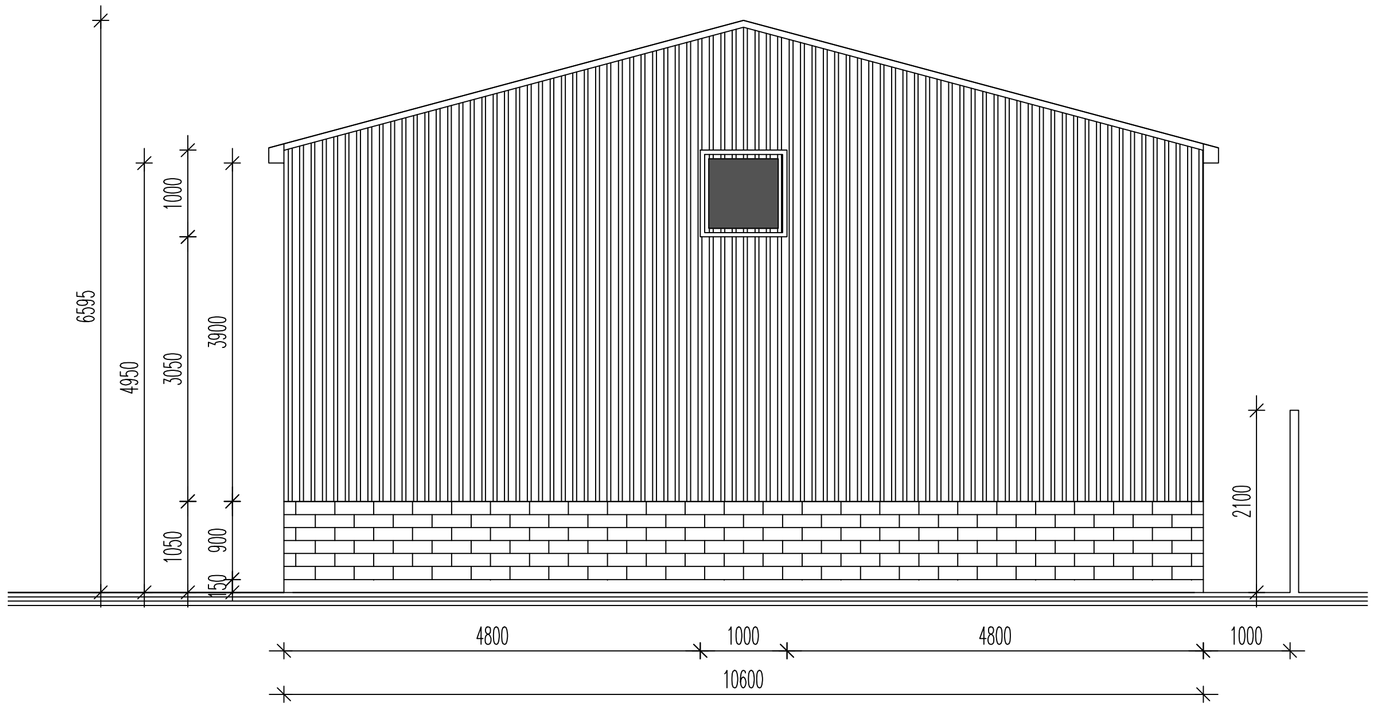
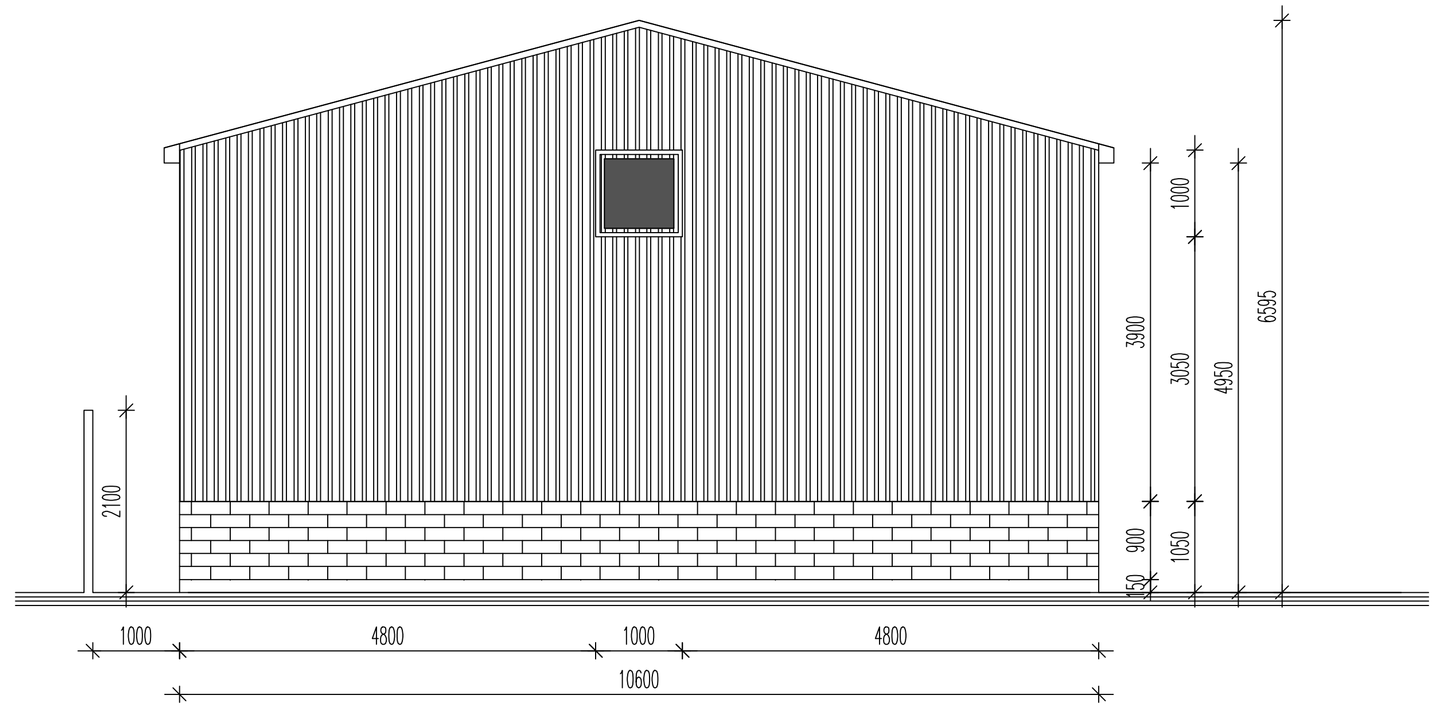
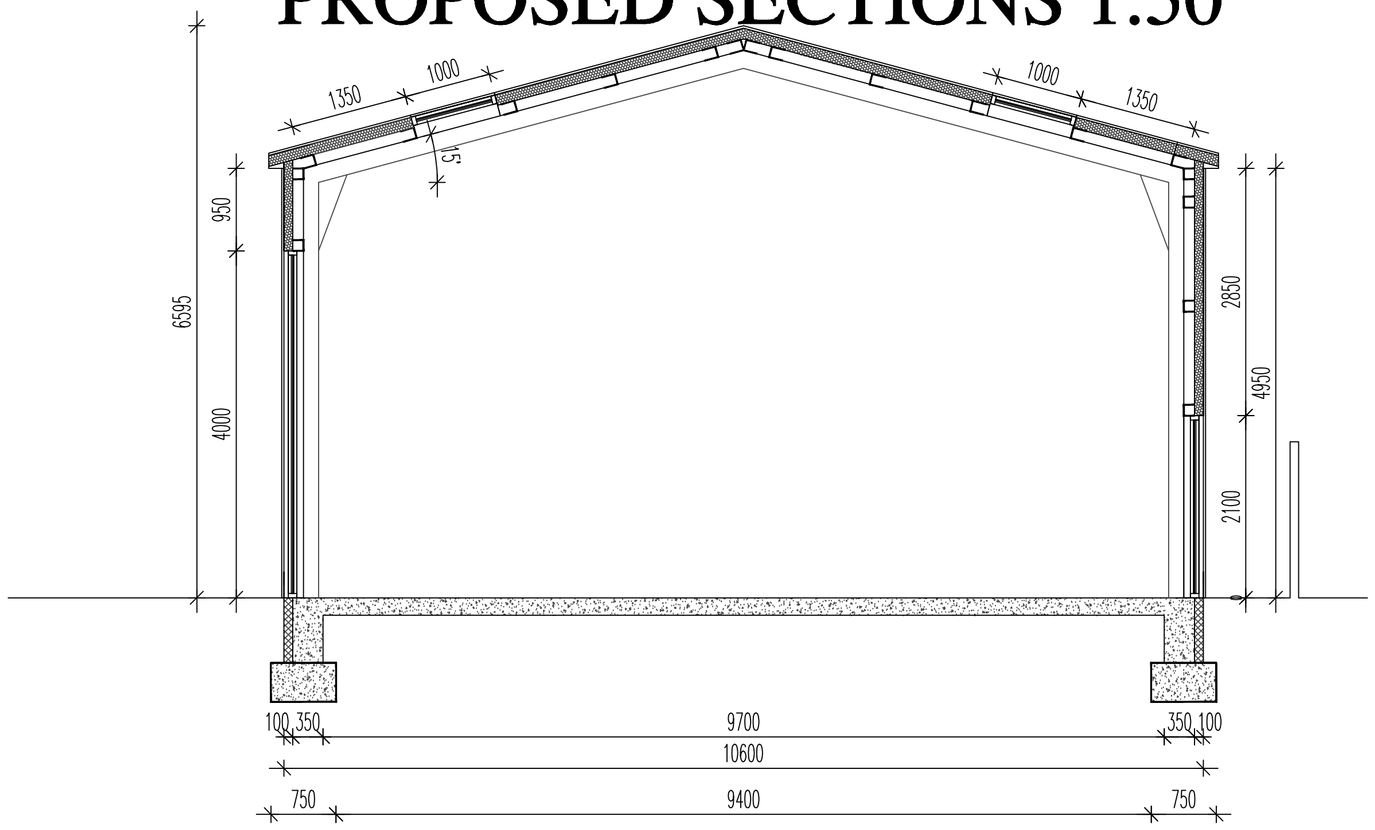
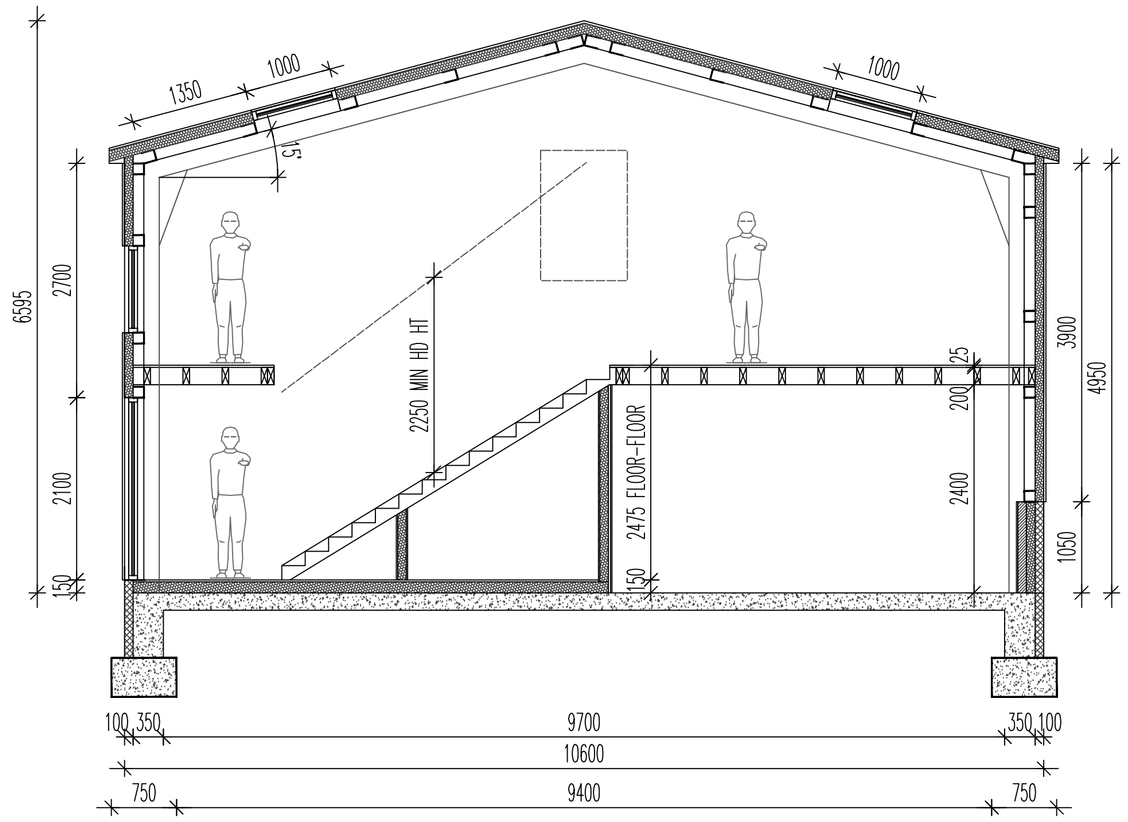




PROPOSED SIDE ELEVATIONS 1:50

PROPOSED SECTIONS 1:50





THE PURPOSE OF THE APPLICATION IS TO FORM 11 NEW B1/B8 UNITS TO THE DEMARCATED PLOT RELATING TO A AREA OF LAND RECENTLY SPLIT INTO 4 STRIP SECTIONS ADJACENT TO THE FORMER SWANS GO-KART TRACK. THE SITE SITS WITHIN THE LOCAL AUTHORITY AREA AS AN EMPLOYMENT ZONE AS PART OF THE HARPUR HILL BISINESS PARK. THE 4 PLOTS REPRESENT THE END OF THIS AREA BEFORE THE HEALTH AND SAFETY EXECUTIVE COMPLEX. THE SITE ALLOWS FOR A STRIP DEVELOPMENT OF A ROW OF 6 UNITS, TURNING SPACE AND THEN ANOTHER ROW OF 5. COMFORTABLE PARKING FOR UPTO 22 CARS, 11 COMMERCIAL VEHICLES DIRECTLY RELATED TO THE BUSINESS PREMISES AND A FURTHER 6 VISITOR SPACES AND 3 VISITOR VAN SPACES.

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 CONCRETE PADSTONES BELOW EACH STRUCTURAL STANCHION, (WITH INTERMEDIATE STEEL POSTS UPTO FIRST FLOOR TO ALLOW SUPPORT FOR THE FIRST FLOOR STRUCTURE AS/IF REQUIRED). 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 DMS HERE–IN AND THE RELEVANT EXTERNAL BASE YARD MAKE–UP OF MIN 150mm TYPE 1 GRANULAR SUB BASE TO DAMP MEMBRANE WITH TARMACADAM FINISH TO BASE. PARKING BAYS TO BE INDICATED WITH ROAD MARKING PAINT TO BASE. ALLOW FOR ACO DRAINS TO DRAIN PARKING WHICH FALLS SLIGHTLY RIGHT TO LEFT AND TOP TO BOTTOM

THE BASE FLOOR STRUCTURE TO THE BUILDING TO THE UNHEATED WORKSHOP SPACES ETC IS TO BE A MIN 200mm REINFORCED FIBRE CEMENT SLAB TO PREVENT MOVEMENT TO A MIN 1200g DPM TO SAND BLINDING. TAPE AND SEAL DPM AND DPC'S. TO HEATED SPACES ALLOW FOR AN INSULATED DECK OVER BASE OF MIN 125 RIGID GROUND BEARING INSULATION WITH EITHER 25mm PLYBOARD DECK COVER OR FLOATING CYVLON SCREED OVER (INSULATION TO FLOOR ONLY REQUIRED TO HEATES SPACES). 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 900 HIGH WITH 100mm INTERNAL 7N BLOCK, FULL FILL CAVITY WITH XPANTHERM FULL THERM CAVITY TO RELEVANT MANUFACTURER DETAILS. EXTERNAL SKIN UPTO 900 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. IN THE AREAS REQUIRED FURTHER THERMAL SEPARATION (HEATED SPACE)– THE INTERNAL FRAME ABOVE THE 100mm BLOCK WALL AT GROUND FLOOR IS THEN TO BE BATTENED OUT IN TIMBER STUD (OR ACOUSTUD) 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. (INSULATION ONLY REQUIRED TO HEATED AREAS)

ANY REQUIRED MEZZANINE LEVELS TO BE EITHER A STEEL FRAME WITH A 25mm PLYBOARD DECK OVER OR 200x75 C24 GRADE JOISTS AT 400cctrs BUILT INTO STEEL FRAME. CEILING BELOW TO BE MF SYSTEM WITH GRID PANELS AND LIGHTING THERETO AS INDICATED. INDICATIVE AREA OF MEZZANINE SPACE IS INDICATED ALTHOUGH THE BUILDING WILL BE BUILT AS FREE OPEN SPACE WITHOUT THE STAIRCASE AND MEZZ LEVEL THERETO.

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 76x76 DOWNPIPES. ALL GUTTERING IN EITHER ALUMINIUM OR PLASTIC AND DARK GREY IN COLOUR. IN AREAS WHERE REQUIRED – INTERNAL CEILING BELOW THE ROOFLINE CAN A 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. ALL GLAZING TO ALL DOOR ENTRANCES ETC TO BE TOUGHENED THROUGHOUT. COMMERCIAL DOORS ARE TO BE STEEL ROLLER SHUTTER DOORS WITH VISION PANEL SECTIONS WITHIN.

ALLOW FOR ALL SERVICING CONNECTION FOR MAINS WATER AND ELECTRIC AS REQUIRED – REFER TO ALL SITE SERVICE RECORDS AND TO APPROVAL OF SITE INSPECTORS. ALLOW FOR ALL SITE DRAINAGE TO CONNECT TO MAINS / SITE SEPTIC TANKS AS RELEVANT – REFER TO ALL SITE SERVICE RECORDS AND TO THE APPROVAL OF SITE INSPECTORS. MIN 3 PHASE SUPPLY TO FEED EACH UNIT ON SITE.

0M 1M 2M 3M

REVISIONS:

PROPOSED UNITS 1 - 11
B1/B8 COMMERCIAL SITE
HARPUR BUSINESS PARK

SCALE: 1:50
DATE: JUNE'18 | DRAWN: AJS | CHECKED: AJS

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DRAWING No: PROPOSED 10

B REGS COMPLIANT

BI/B8, HARPUR HILL BUSINESS PARK

LAND OPPOSITE BUXTON AND LEEK COLLEGE SKILLSBASE CENTRE