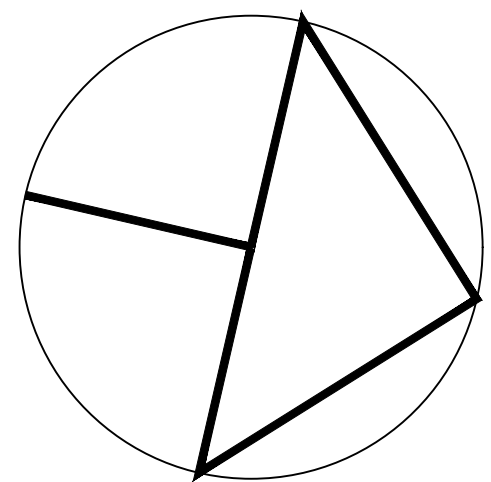
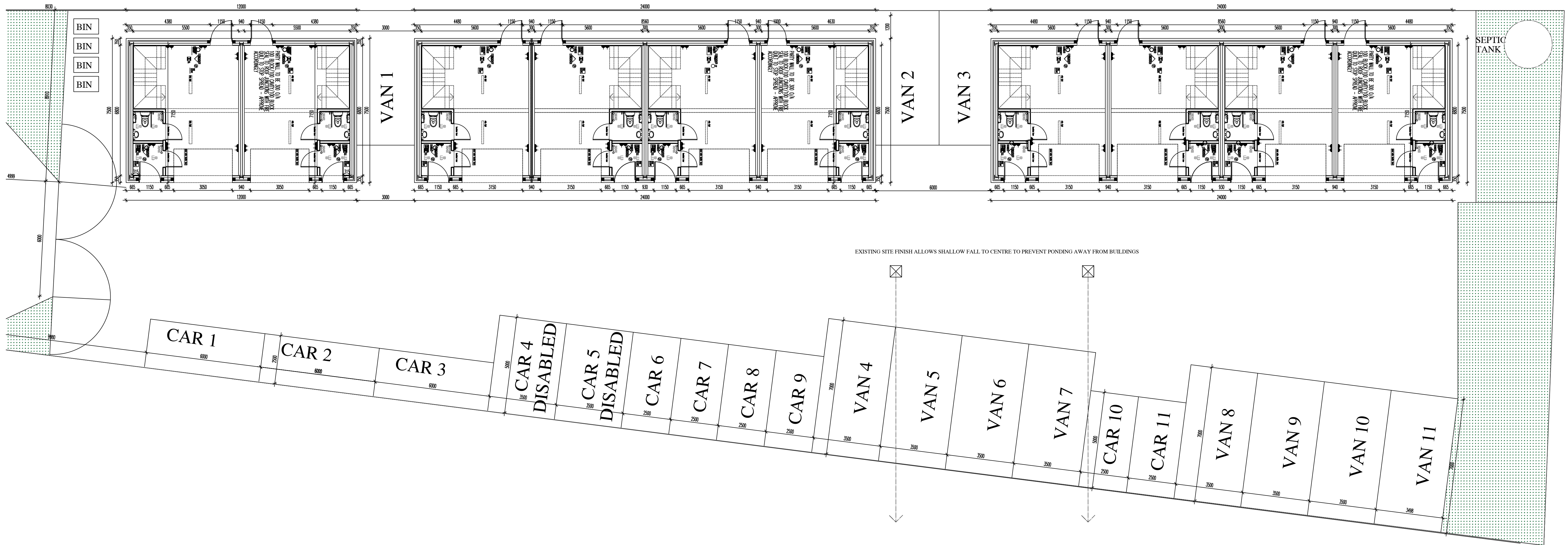
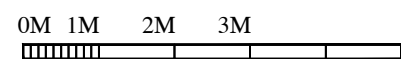




1:100
NORTH



PROPOSED GROUND FLOOR PLAN 1:100

HARPUR HILL BUSINESS PARK

LAND ADJACENT TO SWAINS YARD

PROPOSED DETECTION:

-  EMERGENCY LIGHTING ON FUSO CIRCUIT TO CUT IN ON ELECTRIC POWER FAILURE BS 5266
-  INTEGRATED SMOKE DETECTORS ON MAINS BATTERY BACKUP
-  MANUAL BREAK GLASS CALL POINTS FOR FIRE ALARM
-  FIRE EXTINGUISHER POINTS TO APPROVAL OF FIRE OFFICER
-  FIRE ALARM SOUNDER LINKED TO DETECTION

† NO: THE FIRE ALARM SYSTEM IS TO BE TO BS 5824 P11

VENTILATION & HEATING TO COMPLY WITH FOLLOWING:
HEATING & VENTILATION: IN ACCORDANCE WITH NON DOMESTIC BUILDING SERVICES GUIDE

ESCAPE ROUTES TO HAVE IRONMONGERY FOR ESCAPE PURPOSES - IE SINGLE OPERATION SYSTEM - THUMB TURN ETC.

ENSURE THAT PROPRIETARY SOUND/FIRE PROTECTED COLLAR BRACKETS ARE USED TO ALL DOWNLIGHTERS IF USED - IF NOT PENDANT FITTINGS ARE TO BE USED

ALL ELECTRICAL WORKS IN ACCORDANCE WITH PART P AND RELEVANT BRITISH STANDARDS FOR COMMERCIAL GUIDELINES

THE ELECTRICAL POINTS ETC ARE FOR A GUIDE ONLY - CLIENT TO DISCUSS WITH ELECTRICAL CONTRACTOR FOR EXACT REQUIREMENTS - SUGGEST USE OF INTEGRATED SOCKET AND DATA POINTS TO ALL AREAS AS REQUIRED.

ALLOW FOR FULL GAS MEMBRANE THROUGHOUT TO GROUND FLOOR = SUGGEST VISQUEEN ULTIMATE VOC BLOC TO ALLOW FOR METHANE, CARBON DIOXIDE, RADON AND VOLATILE ORGANIC COMPOUNDS

ALLOW FOR ALL PARTY WALLS (300 O/A 7% CAVITY CONSTRUCTION) TO BE FIRE STOPPED AT ROOF JUNCTION AND JUNCTION TO FRAME/EXTERNAL WALL. ENSURE ALL STEEL IS FIRE PROTECTED IN ACCORDANCE WITH MINIMUM BUILDING CONTROL REQUIREMENTS EITHER THROUGH APPLIED COATING OR OVERBRACING TO MIN THR.

CONTRACTOR TO PROVIDE DETAILS OF ALL CLADDING DETAILS TO BE SPECIFIED. SUGGEST KINGSPAN K51000RM WITH MIN 40mm INSULATION.

REFER TO BUILDING CONTROL SCHEDULE FOR ALL RELATED REQUIREMENTS AND AGREE ALL RELEVANT DETAILS ON SITE
ENSURE THAT ENTRANCE AND ESCAPE DOOR COMPLY WITH PART M WITH MIN 1000 CLEAR OPENING WIDTH WITH PART M
COMPLIANT ENTRANCE THRESHOLD

THE PURPOSE OF THE APPLICATION IS TO FORM 10 CLASS E COMMERCIAL UNITS TO THE ORIGINAL SWAINS MOTORBIKE TRAINING SITE ADJACENT TO THE FORMER SWAINS GO-KART TRACK. THE SITE SITS WITHIN THE LOCAL AUTHORITY AREA AS AN EMPLOYMENT ZONE AS PART OF THE HARPUR HILL BUSINESS PARK AND IS ALREADY ESTABLISHED COMMERCIAL USE. THE SITE ALLOWS FOR A ROW OF 2 UNITS AND 2 ROWS OF 4 UNITS WITH MINIMUM 11 VAN SPACES AND MINIMUM 11 CAR SPACES. THE SITE IS NOT TO BE USED FOR WAREHOUSE AND DISTRIBUTION AND THEREFORE DOES NOT ALLOW FOR ARTICULATED VEHICLE MOVEMENT. THE 6M SPACE BETWEEN THE 2 ROWS OF 4 DOES ALLOW COMMERCIAL VEHICLE TURNING HOWEVER.

THE BUILDING ISME TO BE A COLD ROLL 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 PIERSTONES BELOW EACH STRUCTURAL STANCHION. WITH RINGBEAM STEEL POSTS UPON FIRST FLOOR TO ALLOW SUPPORT FOR THE FIRST FLOOR SLABS (AS 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 DIMS HERE-IN. THE EXISTING VARY EXTENSIVE BASE MAKE-UP OF MIN 150-200MM PPFC GRANULAR SUB BASE TO DRAIN MEMORIAL WITH IRON/ALUMINUM FINISH TO BASE IS TO BE RETAINED. EXISTING LAKE PAINTING IS TO BE REMOVED AND PARKING BAYS TO BE INDICATED WITH ROAD MARKING PAINT TO BE DONE. ALLOW FOR ADO DRAINS TO DRAIN PARKING WHICH FALLS SLOTTED LEFT TO RIGHT 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 GYPOL SCREED OVER (INSULATION TO FLOOR ONLY REQUIRED TO HEATED SPACES). EXTERNAL WALL BELOW DPC LINE IS TO BE EITHER SLOUT CONG OR 300 O/A BLOCK CAVITY CLASH WITH WEAK MIX CONG TO CAVITY WITHIN 225 OF DPC.

EXTERNAL WALL STRUCTURE IS TO BE A 350mm CANTY WALL STRUCTURE UP TO 1050 HIGH WITH 100mm INTERIOR 7%N BLOCKS, 150mm CANTY WITH 100mm INSULATION THICKED THROUGHLY SEALED TO SPECIFICATIONS TO RELEVANT MANUFACTURER'S INSTRUCTIONS. EXTERIOR, SLOM UP TO 1050 TO BE A GREY LIMESTONE COLOURED PORTLAND STONE BY FORTLEIGH. ABOVE THIS LINE, THE ELEVATION IS TO BE AN INSULATED BOY PROFILE STEEL – SUGGEST THE SUTABLE KINGSSPAN PRODUCT IN A DARK GREY FINISH. THE BOY PROFILE STEEL IS TO BE SUPPORTED BY A METAL FRAME FIXED BACK TO THE STEEL PORTAL KINGSSPAN DO A SUITABLE GRID SYSTEM TO SUPPORT THEIR STEEL – SUGGEST BOY PROFILE STEELS AT 1200 MM IN THE AREAS REQUIRED FURTHER THATCHER SEPARATION – IF ANY (HEATED SPACE) – THE INTERIOR FLOOR ABOVE THE 1000mm BLOCK WALL AT GROUND LEVEL IS THEN TO BE BATTENED OUT IN TIMBER STUD (OR ACCORDING) TO TAKE A FURTHER 75mm OF INSULATION WITH 15mm WALLBOARD TO FINISH. THE BLOCK WALL ITSELF IS TO BE FINISHED TO ALLOW FOR FIRE PROTECTION.

ANY REQUIRED MEZZANINE LEVELS TO BE EITHER A STEEL FRAME WITH A 25mm PLYBOARD DECK OVER OR 225x75 C24 GRADE JOISTS AT 400ctrs 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 40mm 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 10% DOWNSLOPE. ALL GUTTERING IN EITHER ALUMINIUM OR PLASTIC AND DARK GREY IN COLOUR. IN AREAS WHERE REQUIRED - INTERNAL CEILING BELOW THE ROOFLINE CAN 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/M² 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 OR SITE SEPTIC TANKS OR PORTALOO UNITS 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.

REVISIONS:	
PROPOSED 10 UNITS	
COMMERCIAL SITE	
HARPUR HILL UNITS 1-10	
SCALE: 1:100	
DATE: JUNE 24	DRAWN: AJS
CHECKED: AJS	

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