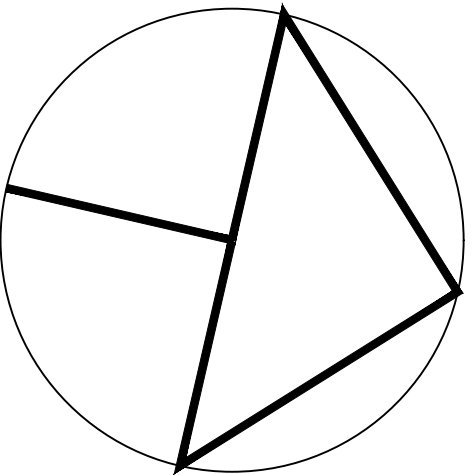
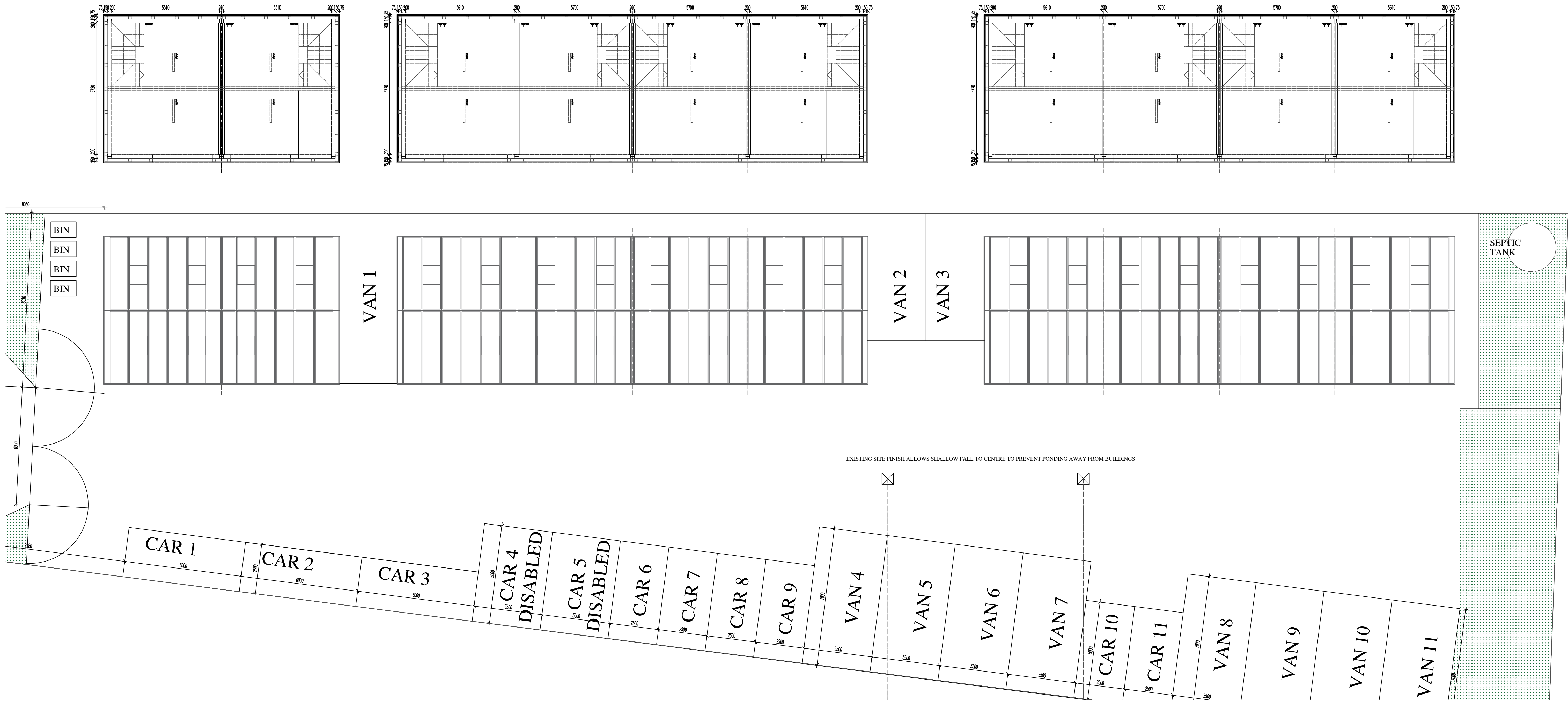




1:100
NORTH

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PROP'MEZZ LEVEL AND ROOF PLAN 1:100 HARPUR HILL BUSINESS PARK LAND ADJACENT TO SWAINS YARD

PROPOSED DETECTION:

- 1. FIRE ALARM SYSTEM TO BE OF 10 MINS
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VENTILATION & HEATING TO COMPLY WITH FOLLOWING:
HEATING & VENTILATION IN ACCORDANCE WITH NON DOMESTIC BUILDING SERVICES GUIDE

ESCAPE ROUTES TO HAVE PROMINENT FOR ESCAPE PURPOSES - E SINGLE OPERATION SYSTEM
- THERM THERM ETC.

ENSURE THAT PROPRIETARY SOUND/THE PROTECTED COLLAR BOWNS 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 BUILDINGS

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 VIKOEN ULTIMATE VGC BLOCK TO ALLOW
FOR METHANE CARBON DIOXIDE RADON AND VOLATILE ORGANIC COMPOUNDS

ALLOW FOR ALL PARTY WALLS (300 Q/A 75M CAVITY CONSTRUCTION) TO BE FIRE STOPPED AT ROOF JUNCTION AND
JUNCTION TO FRAME/EXTENSION WALL (ENHANCE ALL STEEL JOINTS PROTECTED IN ACCORDANCE WITH MINIMUM BUILDING
CONTROL REQUIREMENTS LITER THROUGH APPLIED COATING OF INSULATING TO MIN FIRE
CONTRACTOR TO PROVIDE DETAILS OF ALL CLADDING DETAILS TO BE SPECIFIED SUGGEST KINGSPAN K5000000 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 ITSELF IS TO BE A COLD ROLLED 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 PAULSTONES BELOW EACH STRUCTURAL STANCHION. (WITH INTERMEDIATE STEEL POSTS UP TO 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 DIMS HERE-IN. THE EXISTING YARD EXTERNAL BASE MAKE-UP
OF MIN 150-200mm TYPE 1 GRANULAR SUB BASE TO DAMP MEMBRANE WITH TARMACADAM FINISH TO BASE IS TO BE RETAINED. EXISTING LANE PAINTING IS TO BE REMOVED AND PARKING
BAYS TO BE INDICATED WITH ROAD MARKING PAINT TO BASE. ALLOW FOR ACU DRAINS TO DRAIN PARKING WHICH FALLS SLIGHTLY 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 GYMLON SCAFFOLD OVER (INSULATION TO FLOOR ONLY REQUIRED TO HEATED SPACES). EXTERNAL WALL BELOW DPC LINE IS TO BE EITHER
SOLID CONG OR 300 Q/A BLOCK CAVITY BLOCK WITH WEAK MIX CONG TO CAVITY WITHIN 225 OF DPC.

EXTERNAL WALL STRUCTURE IS TO BE A 350mm CAVITY WALL STRUCTURE UP TO 1050 HIGH WITH 100mm INTERNAL 75N BLOCK 150 CAVITY WITH 100mm INSULATION THERETO THERMALLY
SEALED TO OPENINGS TO RELEVANT MANUFACTURER DETAILS. EXTERNAL SKIN UP TO 1050 TO BE A GREY LIMESTONE COLOURED RECON STONE BY FORTICRETE ABOVE THIS LINE THE ELEVATION
IS TO BE AN INSULATED BOX PROFILE SHEET - 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 - IF ANY (HEATED SPACE) - THE INTERNAL FRAME ABOVE THE 100mm BLOCK WALL AT GROUND FLOOR IS THEN TO BE BATTENED OUT IN TIMBER STUD (OR
ACOUSSTUD) TO TAKE A FURTHER 75mm OF INSULATION WITH 15mm WALLBOARD TO FINISH. THE STEEL FRAME ITSELF IS TO BE FINISHED TO ALLOW FOR MIN 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 CUTTING TO BE 125 sq SECTION BOX
PROFILE CUTTING TO MIN 180c - DOWNPIPS ALL CUTTING IN EITHER ALUMINIUM OR PLASTIC AND DARK GREY IN COLOUR. IN AREAS WHERE REQUIRED - INTERNAL CEILING BELOW THE
ROOFLINE CAN BE 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/WX 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 SERVING 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 PORTAL/OO UNITS AS RELEVANT - REFER TO ALL SITE SERVICE RECORDS AND TO THE APPROVAL OF SITE INSPECTORS. MAIN
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: AUS

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B REGS COMPLIANT