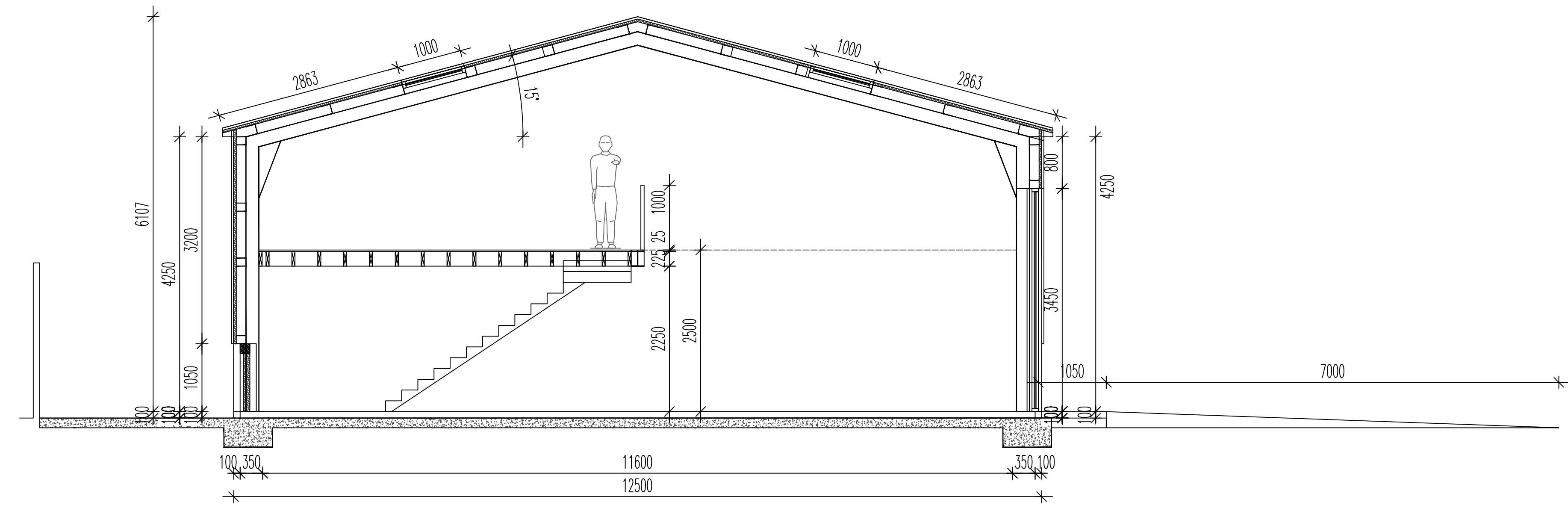




THE PURPOSE OF THE APPLICATION IS TO FORM 5 CLASS E COMMERCIAL UNITS TO AN UNUSED AREA THAT FORMED PART OF THE RBS CONCRETE YARD IN CHAPEL. THE AREA IS AN EXISTING CONCRETE BASE ADJACENT TO ONE OF THE EXISTING UNITS ON SITE. THE CONCRETE SIDE OF THE YARD IS NO LONGER IN NEED OF AS MUCH SPACE AS BUSINESS NO LONGER WARRANTS THE AREA USED. THE USE OF COMMERCIAL UNITS ON SITE IS ALREADY AN ESTABLISHED USE OF THE ADJACENT SPACE IN THE YARD. VEHICLE ACCESS INTO THE SITE IS LONG ESTABLISHED AND ULTIMATELY THE UNITS WILL LEAD TO A REDUCTION IN HEAVY GOODS VEHICLE TRUCK MOVEMENT IN AND OUT OF THE SITE AS THE BUSINESS ACTIVITIES ON SITE FOR THAT PURPOSE IS MUCH REDUCED. THE NEW UNITS RELATING TO A PURPOSE THAT WILL ONLY BE SERVED BY VAN MOVEMENT AND THUS FAR LESS IMPACT RISK TO VEHICLE MOVEMENT IN AND OUT OF THE SITE FROM MIDLAND ROAD. THE PARKING SPACES STILL MAINTAIN CURRENT VEHICLE MOVEMENT TO THE RETAINED PART OF THE CONCRETE YARD PAST WHERE THE 5 UNITS ARE PROPOSED.

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 FROM AND PLATE BOLTED DIRECTLY TO THE EXISTING SOLID CONCRETE BASE IN ACCORDANCE WITH THE FRAME MANUFACTURERS DETAILS AT A MIN DEPTH OF 150mm AS ARE THE OTHER UNITS ON SITE. ABOVE THIS BASE FLOOR STRUCTURE A FULL HC BLOCK VISQUEEN MEMBRANE WILL BE BONDED THERETO WITH A 100mm CONC BASE/SCREEN OVER TO FORM THE FINISHED UNIT FLOOR. THE EXISTING YARD EXTERNAL BASE MAKE-UP OF MIN 150-200mm TYPE 1 GRANULAR SUB BASE TO DAMP MEMBRANE WITH TARMACADAM / CONCRETE FINISH TO BASE IS TO BE RETAINED. PARKING BAYS TO BE INDICATED WITH ROAD MARKING PAINT TO BASE. ALLOW FOR ACO DRAINS TO EXISTING SURFACE DRAINAGE WITHIN THE YARD.

THE BASE FLOOR STRUCTURE TO THE BUILDING TO THE UNHEATED WORKSHOP SPACES ETC IS TO BE AS ABOVE. TO HEATED SPACES ALLOW FOR AN INSULATED DECK OVER BASE OF MIN 150 RIGID GROUND BEARING INSULATION WITH EITHER 25mm PLYBOARD DECK COVER OVER (INSULATION TO FLOOR ONLY REQUIRED TO HEATED SPACES).

EXTERNAL WALL STRUCTURE IS TO BE A 350mm CAVITY WALL STRUCTURE UPTO 1050 HIGH (OR AS REQUIRED BY THE CLIENT) WITH 100mm INTERNAL 7N BLOCK, 150 CAVITY WITH 100mm INSULATION THERETO THERMALLY SEALED TO OPENINGS TO RELEVANT MANUFACTURER DETAILS. EXTERNAL SKIN UPTO 1050 (OR AS REQUIRED BY THE CLIENT) 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 LIGHT 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 ACCUSTUD) 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.

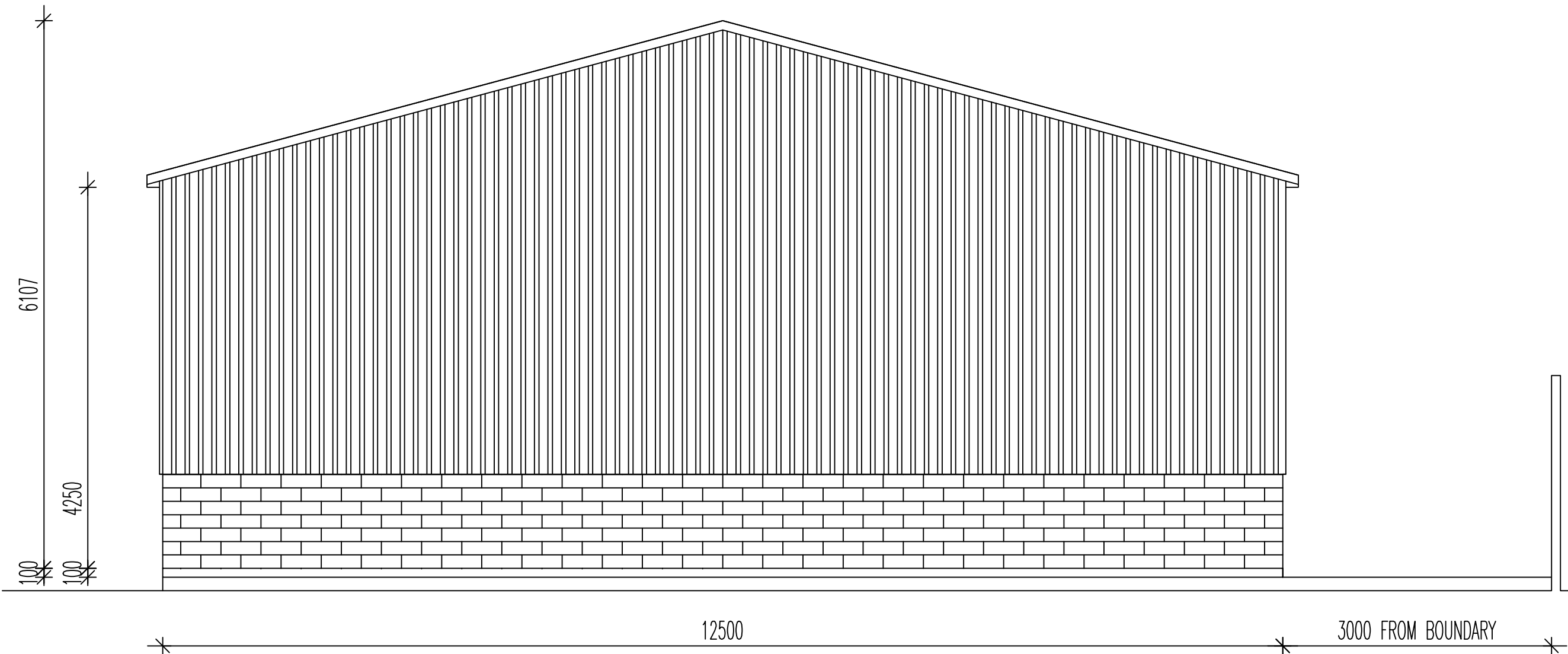
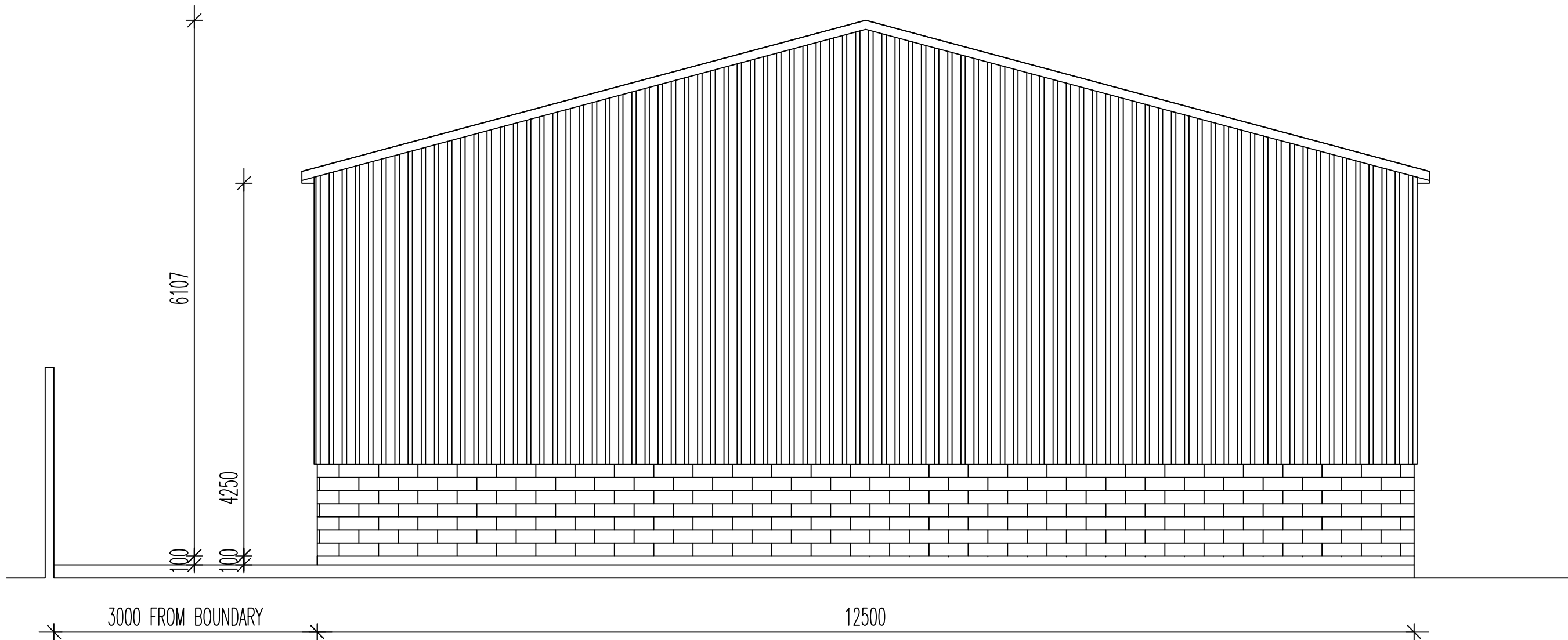
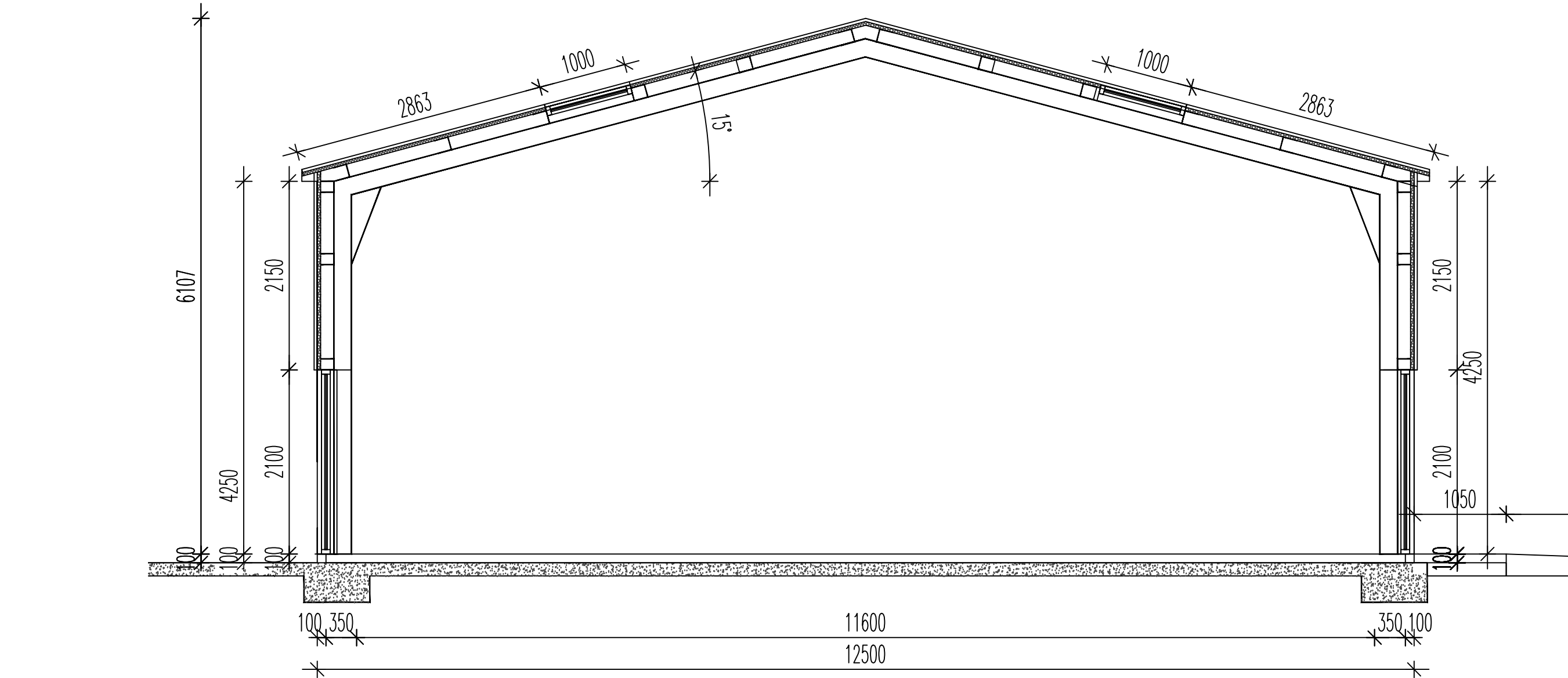
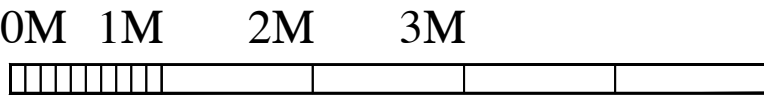
ROOF STRUCTURE TO BE AN INSULATED BOX PROFILE SHEET (1200 WIDE) WITH MIN INSULATION THERETO OF 40mm SUPPORTED FROM KINGSPAN FRAMEWORK TO PORTAL OR SIMILAR APPROVED. ALLOW FOR ALL RELEVANT CONNECTION DETAILS AT VERGE AND SOFFIT LINE DEPENDANT ON SPECIFIED MANUFACTURER FOR SHEETS. ALL GUTTERING TO BE 125 sq SECTION BOX PROFILE GUTTERING TO MIN 100/25 DOWNPIPES. ALL GUTTERING IN EITHER ALUMINIUM OR PLASTIC AND DARK GREY IN COLOUR TO CONTRAST WITH THE CLADDING.

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 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.

NB: THE UNITS AS INDICATED MAINTAIN A 3M GAP TO THE BOUNDARY AS REQUIRED BY THE RAIL AUTHORITY.

PROPOSED SECTIONS/SIDE ELEVATIONS 1:50



REVISIONS:
PROPOSED 5 UNITS
COMMERCIAL SITE
RBS LOGISTICS, CHAPEL

SCALE: 1:50
DATE: JULY'24 | DRAWN: AJS | CHECKED: AJS

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