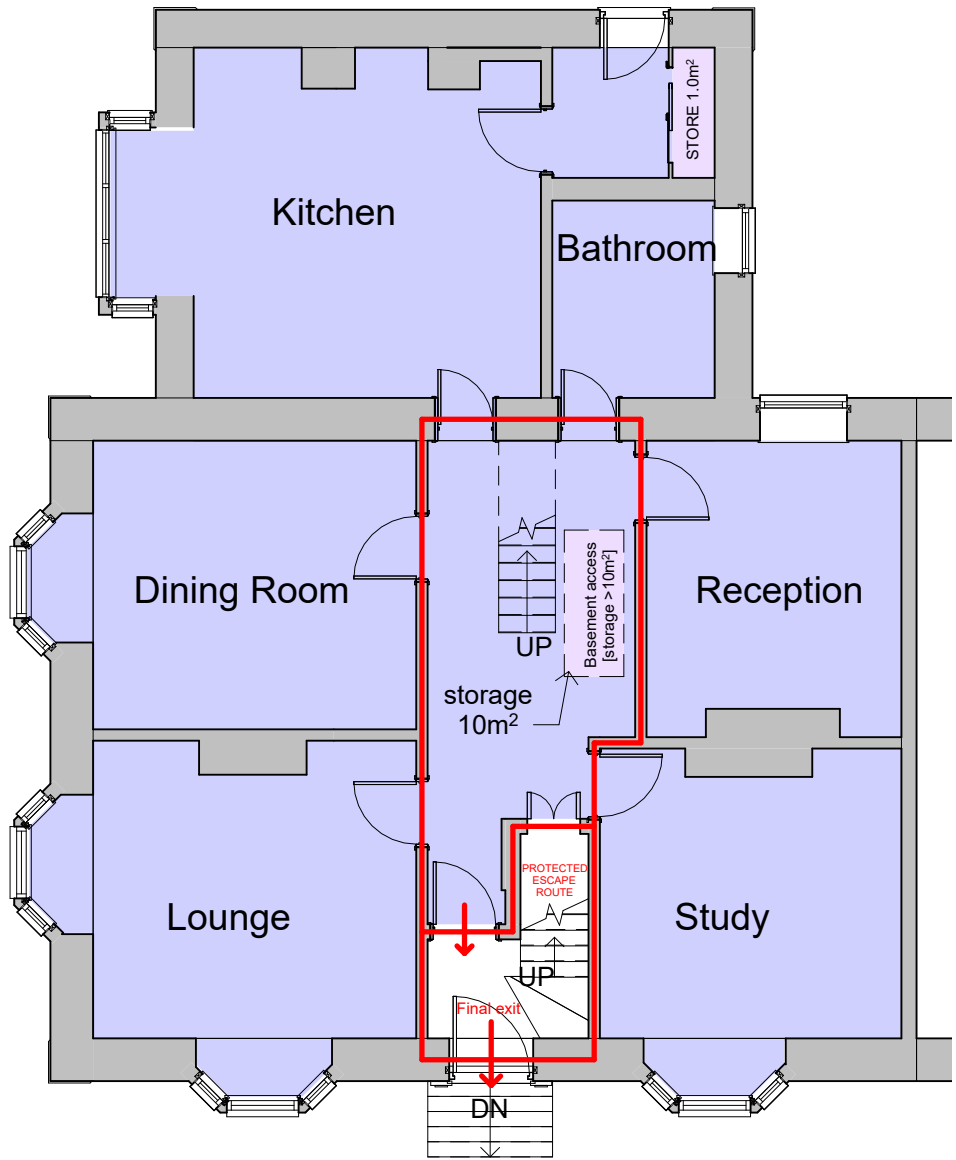
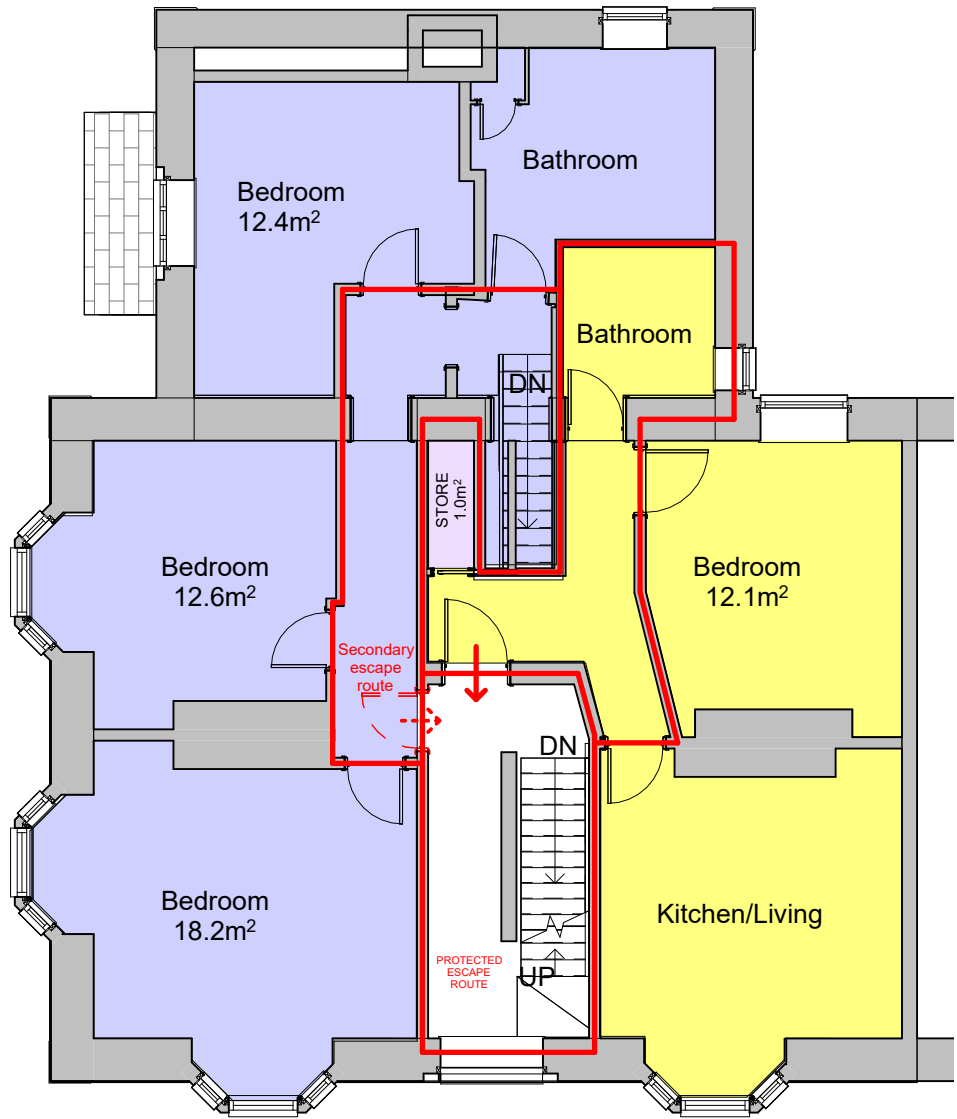
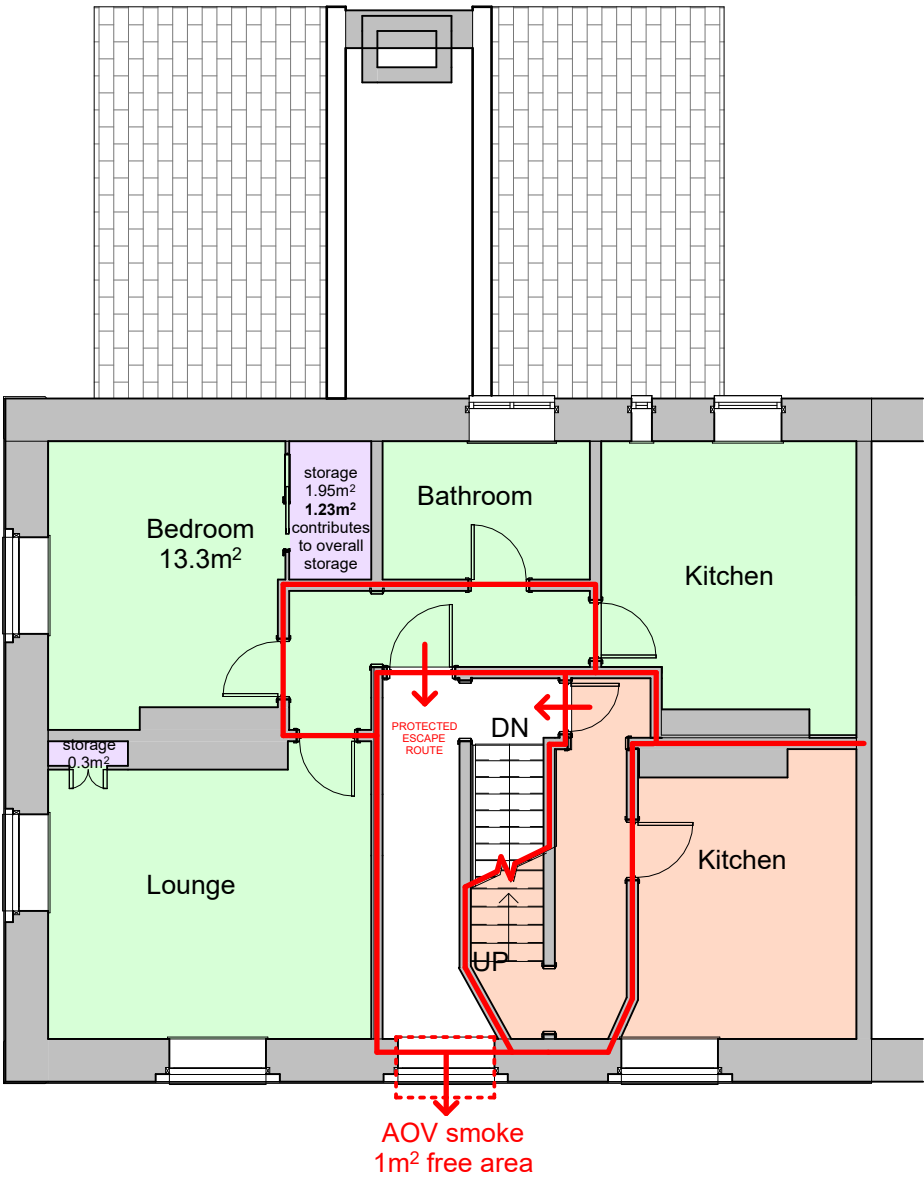




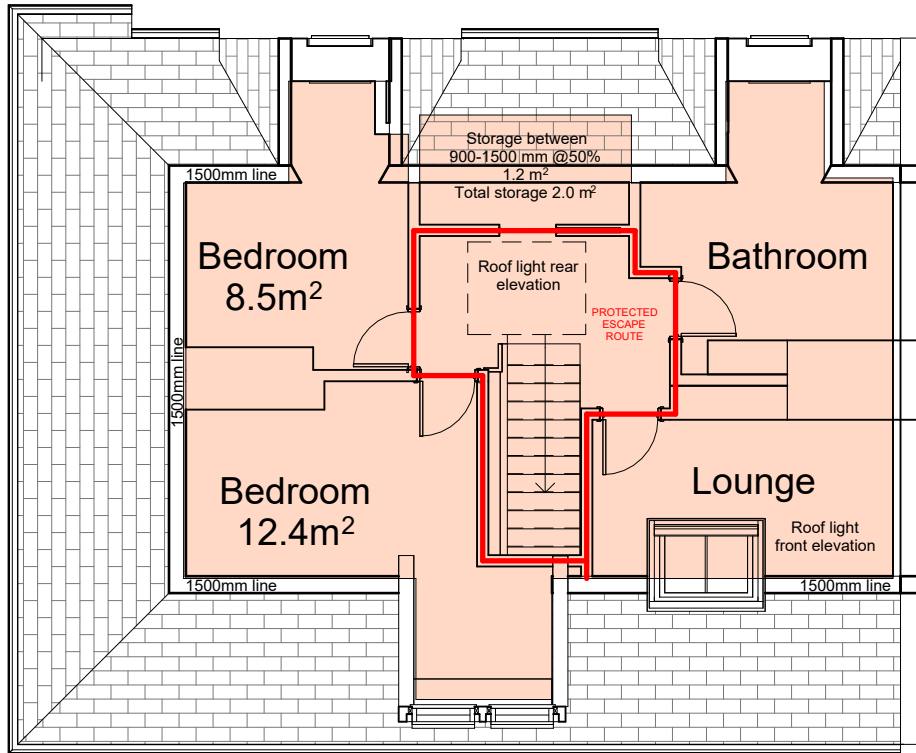
Ground Floor Proposed
1 : 100



First Floor Proposed
1 : 100



Second Floor Proposed
1 : 100



Third Floor Proposed
1 : 100

Apartment number colour key - see space standards table top right

DESIGN NOTES

SPACE STANDARDS

Apartment	Description	NDSS GIA /m2	Occupancy	Room	Area/m2	Width /m	Compliant Y/N
1	GF/F1 Maisonette	187.80	3 bed 6 people storage 2.5m2 min	Bedroom 1	18.20	3.80	Y
				Bedroom 2	12.60	3.80	Y
				Bedroom 3	12.40	4.00	Y
				Storage	11.00		Y
2	F1 single storey	42.50	1 bed 1 person storage 1m2 min NDSS 39m2 min w bath	Bedroom	12.10	3.90	Y
				Storage	1.00		Y
3	F2 single storey	55.40	1 bed 2 people storage 1.5m2 min NDSS 50m2 min	Bedroom	13.10	4.20	Y
				Storage	1.50		Y
4	F2/F3 Maisonette	73.50	2bed 3 people storage 2m2 min NDSS 70 m2 min NB - measured to 1500mm height on F3	Bedroom 1	12.40	3.90	Y
				Bedroom 2	8.50	3.00	Y
				Storage	2.00		Y

FIRE DESIGN

Fire design subject to full design and consultation with fire authority prior to, during and subsequent to building regulations approval for proposed works. A planning assumption has been made here as follows. Each apartment will be compartmented from each other and an internal fire-protected single escape route will be provided to a final exit via the front door to street level. Although apartment 1 maisonette second floor is below 4.5m, an option to provide a second escape route from this apartment in place of escape windows is provided to avoid excessive hang and drop. Additionally, following advice from Cundall's, a protected escape route for apartment 1 to be provided from first floor to ground via main entrance.

The red lines denote initial view of possible compartment lines and provision of protected escape route.

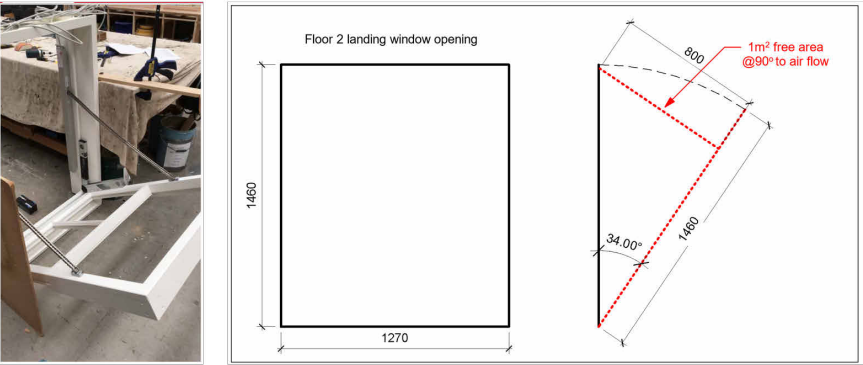
Drawings aligned to Cundall Fire Assessment - feedback dated 24 April 2024

AUTOMATIC OPENING VENT PROPOSAL TO MAINTAIN FRONT FACADE:

NB - SUBJECT TO BUILDING CONTROL/CONSERVATION OFFICER AGREEMENT

Retain existing Floor 2 landing window but re-frame as per below:

Example – rocburn ltd sash opener solutions
<https://SlidingSashWindowOpener.com> | WindowOpeners.com (window-openers.com)



Proposed – retain existing window but re-mount within new outward opening frame controlled by smoke triggers automatic sensor. This will give the 1m2 free air opening at a 34-degree swing,

Alternative window frame replacement solution- should the above proposal be insufficient for fire safety an option is to replace the existing timber sash with a replica aluminium framed window unit.

Exeter House, 12 Terrace Road,
Buxton

Drawing Title

Proposed floor plans

Scale @ A2
1 : 100

Job Number
JVD79

Date/Time stamp
31/01/2025
13:44:35

Drafted by
GC

Client Name
David Busby

Sheet Number

F105

FOR SCALE DRAWING
PRINT AT 100% A2