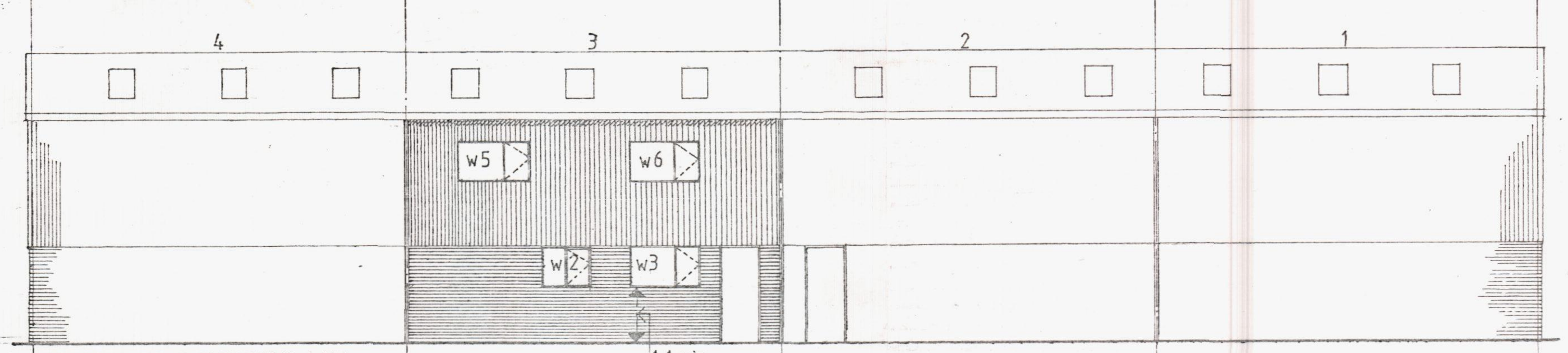
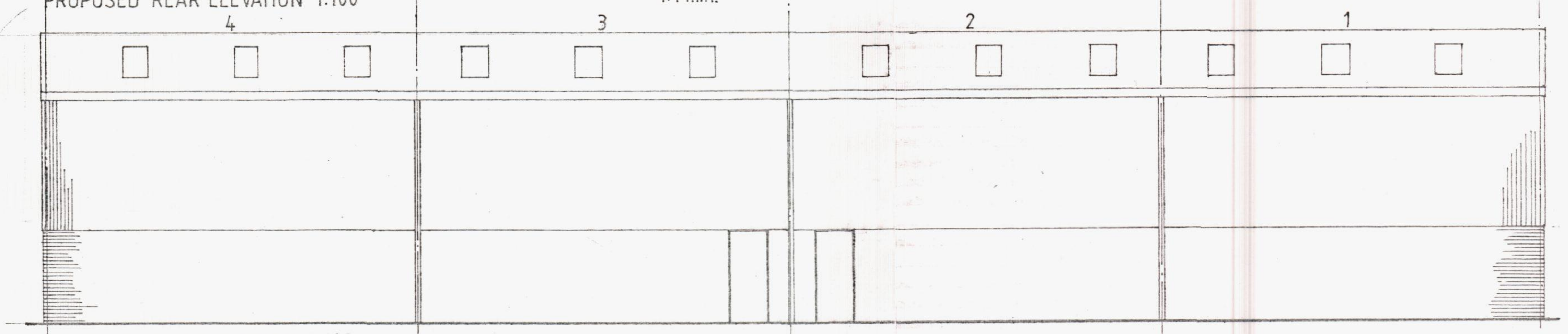
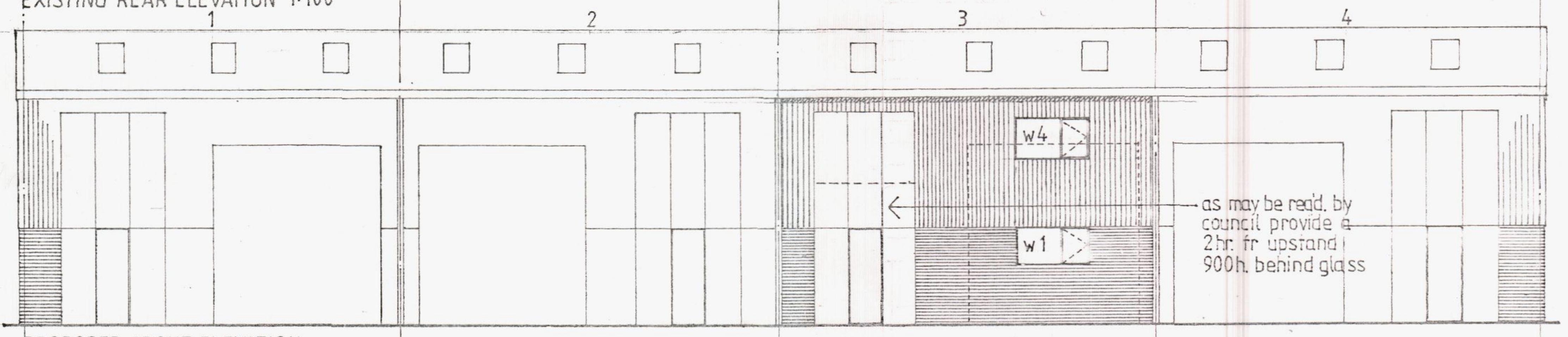


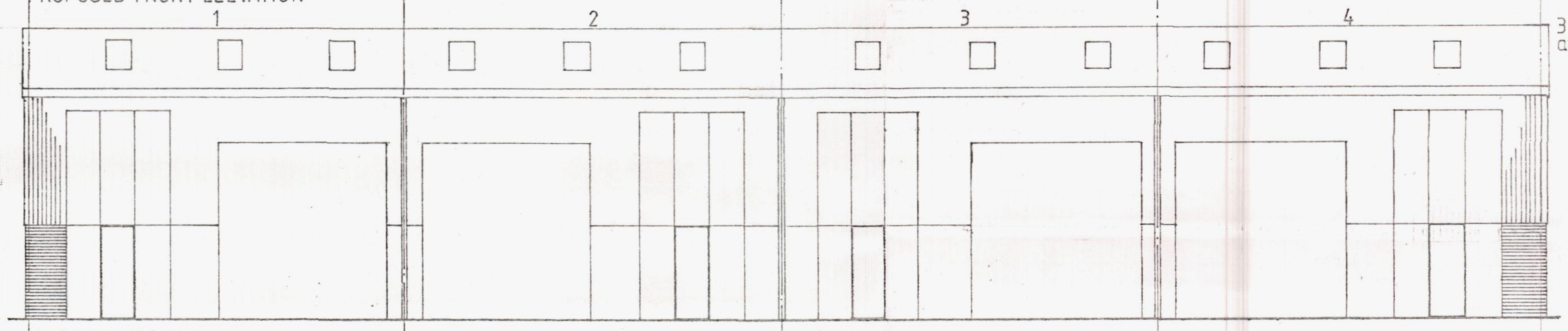
PROPOSED REAR ELEVATION 1:100



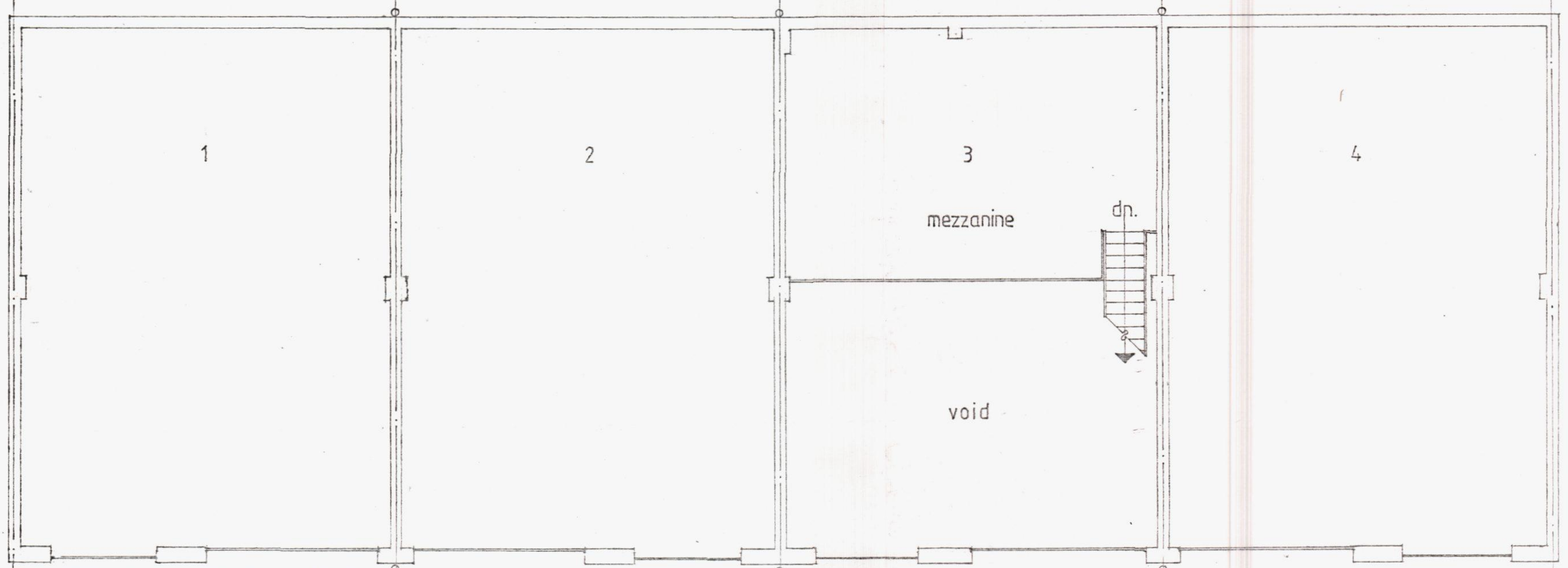
EXISTING REAR ELEVATION 1:100


1
2
3
4
w4
w1
as may be reqd. by council provide a 2hr. fr upstand 900h. behind glass

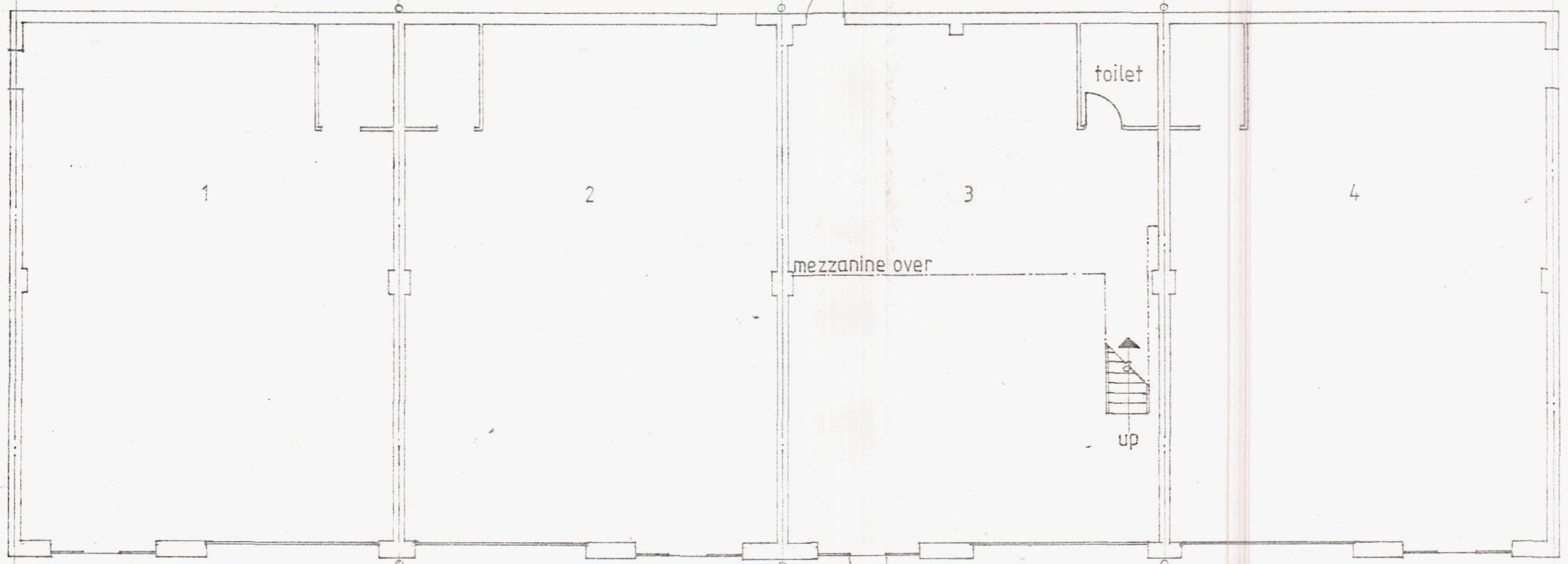
PROPOSED FRONT ELEVATION



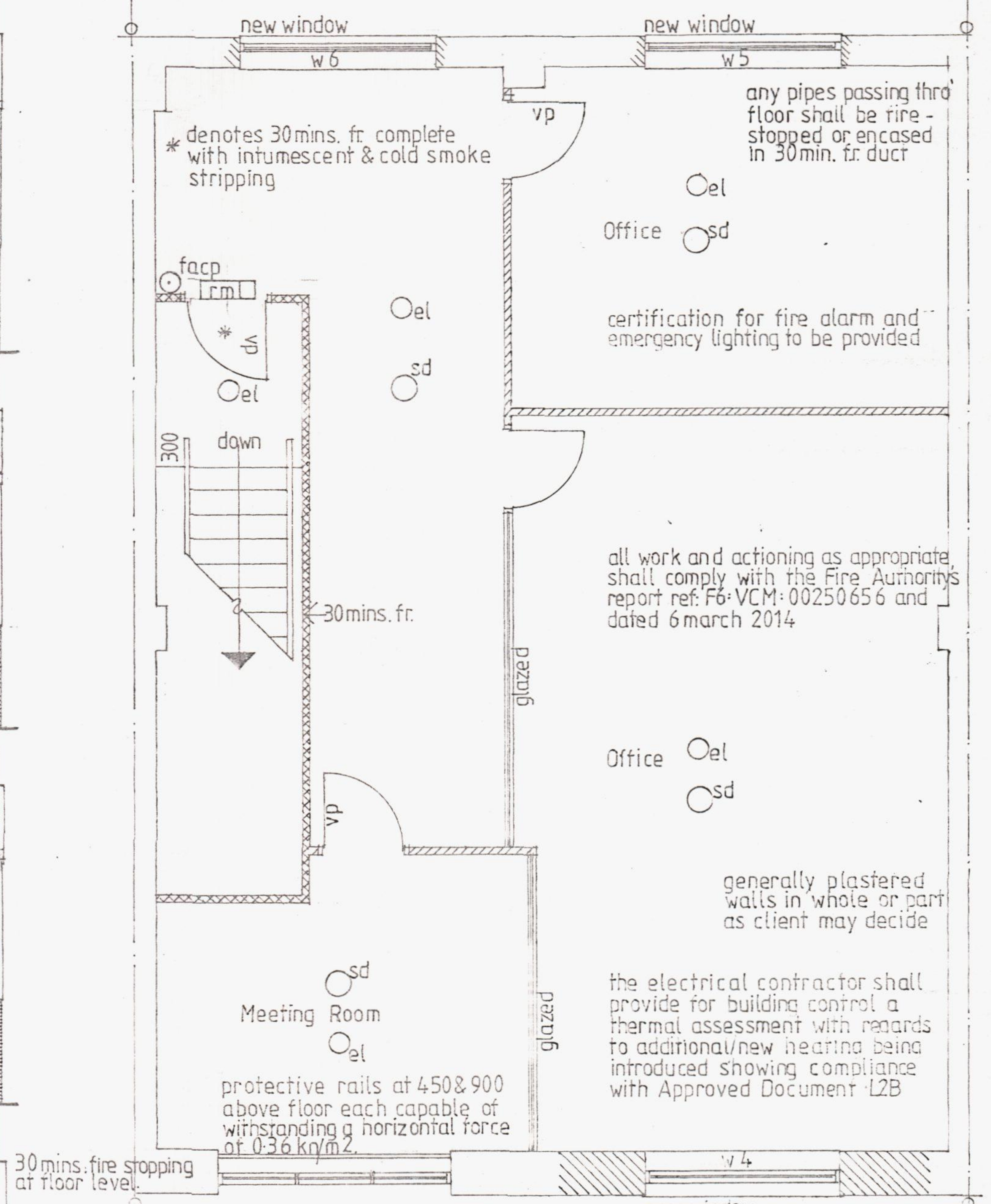
EXISTING FRONT ELEVATION 1:100



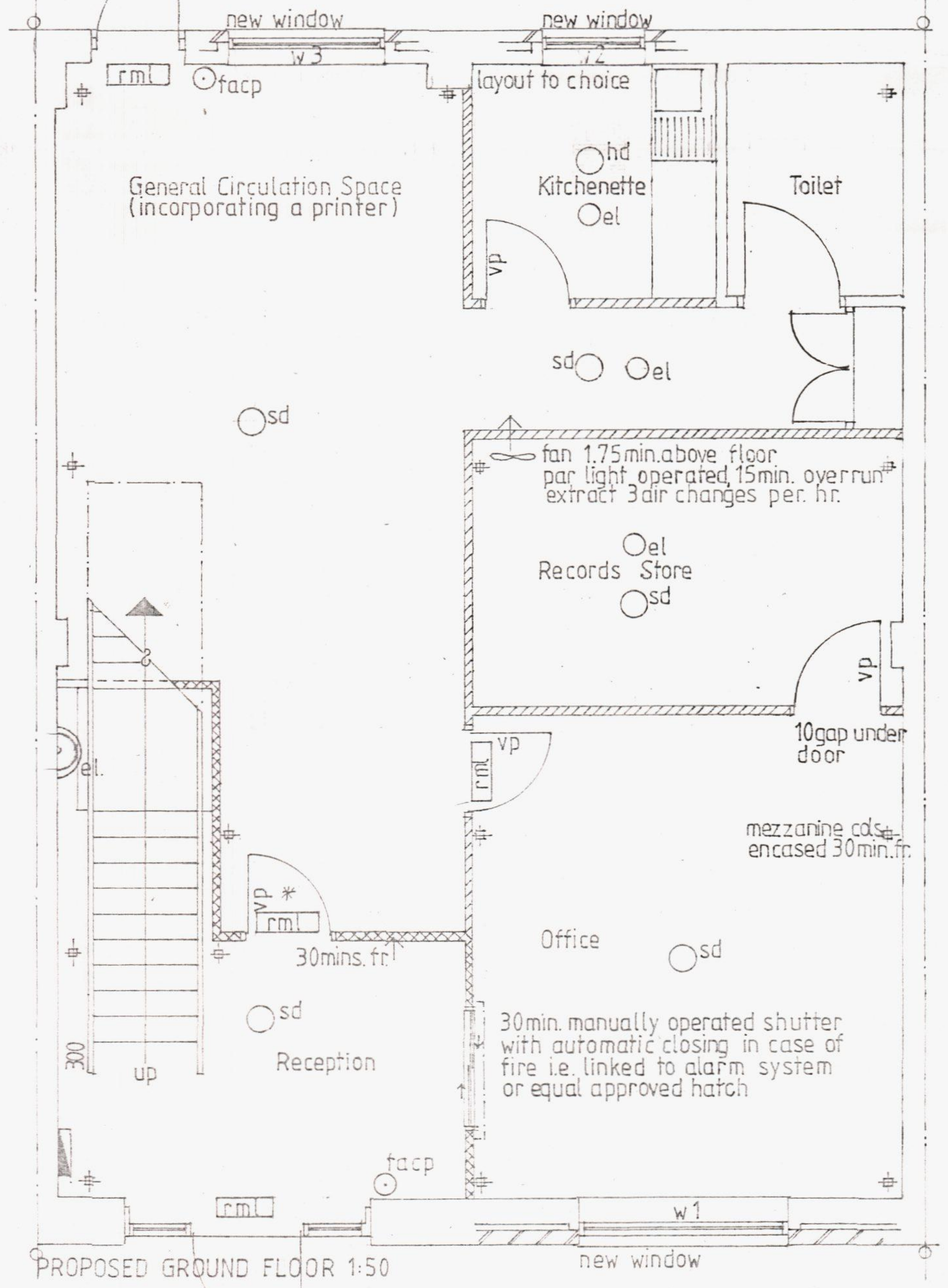
EXISTING FIRST FLOOR PLAN 1:100



EXISTING GROUND FLOOR PLAN 1:100


new window
w6
new window
w5
vp
* denotes 30mins. fr. complete with intumescent & cold smoke stripping
any pipes passing thro' floor shall be fire-stopped or encased in 30min. f.r. duct
el
Office
sd
facp
rm
certification for fire alarm and emergency lighting to be provided
300
down
30mins. fr.
glazed
all work and actioning as appropriate shall comply with the Fire Authority's report ref: F6: VCM: 00250656 and dated 6 march 2014
generally plastered walls in whole or part as client may decide
Meeting Room
the electrical contractor shall provide for building control a thermal assessment with regards to additional/new heating being introduced showing compliance with Approved Document L2B
protective rails at 450 & 900 above floor each capable of withstanding a horizontal force of 0.36 kn/m2.
30 mins. fire stopping at floor level
w4
new window

PROPOSED FIRST FLOOR 1:50


new window
w3
new window
w2
rm
facp
layout to choice
hd
Kitchenette
el
Toilet
General Circulation Space (incorporating a printer)
vp
sd
fan 1.75min. above floor par light operated, 15min. overrun extract 3 air changes per. hr.
Records Store
10gap under door
mezzanine cols encased 30min.fr.
el.
30mins. fr
Office
300
up
Reception
30min. manually operated shutter with automatic closing in case of fire i.e. linked to alarm system or equal approved hatch
w1
new window

PROPOSED GROUND FLOOR 1:50

CLASSIFICATION OF LININGS

rooms of not more than 30 sq.mtrs.__class 3
other rooms (if applicable)__________class 1
circulation spaces _________________class 0

Any door on escape shall be free from fastenings, or if fitted shall be only simple fastenings that can be readily operated from the side approached by people making an escape. The operation of these fastenings should be without the use of a key & without having to operate more than one mechanism - as push bar or pad to choice.

Fire safety signs to BS 5499 Pt1 2002, Pt2 1986, Pt3 1990 as appropriate

Application and sightings of the signs must be in accordance with BS5499 Pt4 2002

Emergency lighting will be provided as shown in accordance with BS 5266

Existing external lighting to be retained

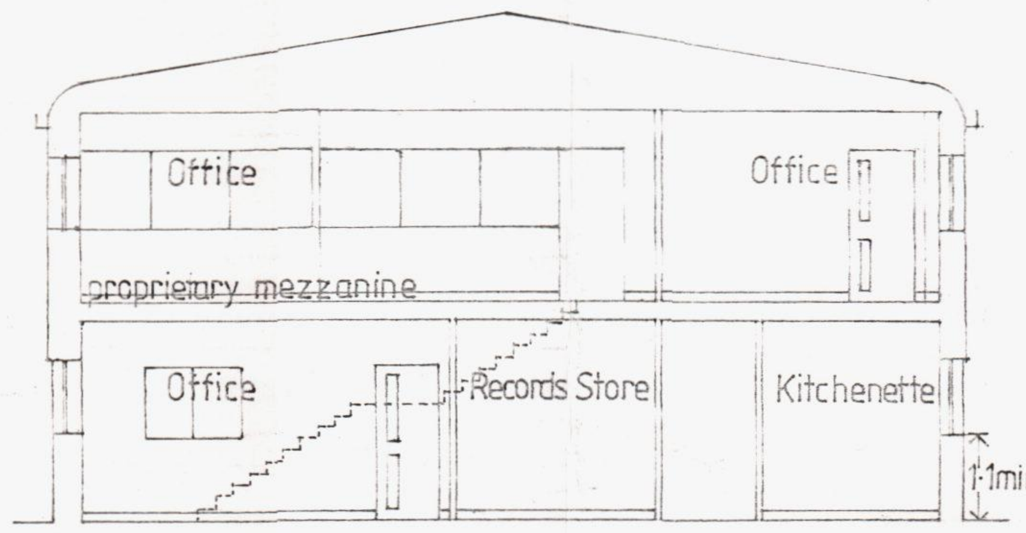
Manual callpoints shall be provided to all final exit doors

Existing footpath from rear exit door to place of safety shall be retained.

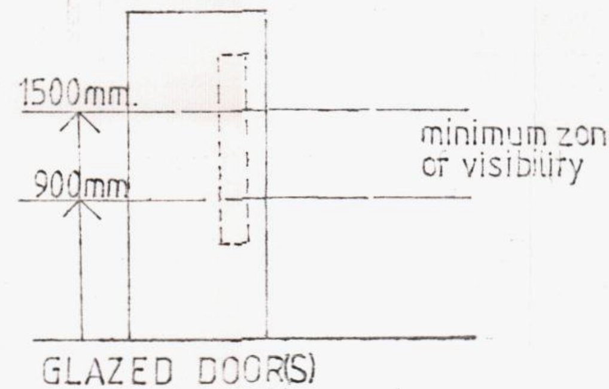
Any part of the external wall that is within 1.8m of an external escape route should be 30 mins fire resisting up to a height of 1,100 mm above ground level.

Internal doors shall satisfy the following criteria:

a) Can be opened by a force at the leading edge of 20N or less.
b) The frame, furniture and leading edge contrasts visually with the surroundings

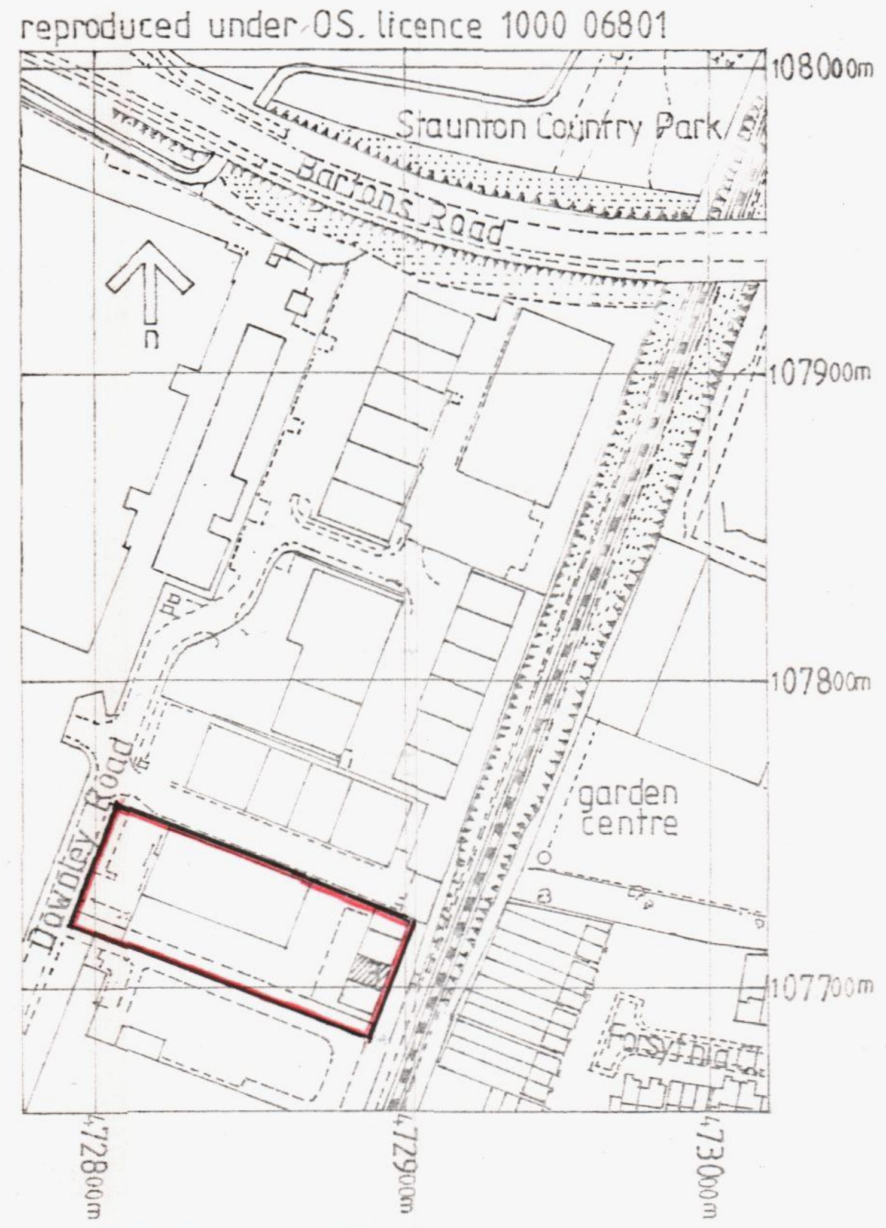


SECTION 1:100



GLAZED DOOR(S)
across circulation routes

reproduced under OS. licence 1000 06801



LOCATION PLAN 1:2500

electrics.... Generally all new switches & socket shall be located between 450 & 1,200 above floo

electrical works generally.... All notifiable electrica work should meet the requirements of the Building Regs. Part P, and must be designed installed, inspected & tested by a competent person to do so.

Prior to completion the Council should be satisfied that Part P has been complied with, & this shall require an appropriate BS 7671 electrical certificate to be provided

mechanical ventilation.... To Kitchenette shall be rated as extracting at a minimum rate of 60 litres per sec (or 30 litres per sec if incorporated within a cooker hood) & which may be operated intermittently.

extract certificate.... mechanical extract(s) are to be airflow tested & commissioned in accordance with the appropriate Ventilation Compliance Guide and a Certificate given to Council on completion.

smoke detectors.... Where shown on drawing shall be mains operated self-contained, interconnected and wired to a separately fused circuit at the distribution board

electrical heating.... Shall be fan assisted, thermostatically controlled convector units as manufactured by Dimplex or similar. Outputs to suit room areas

plumbing... Shall comply with BS.5572 in all respe

windows.... Form new windows in positions show complete with vertical dpcs & thermal breaks at reveals.

Windows shall be pvc-u. Opening lights shall afford a ventilating area of 1/20th of each respective floorspace.

'U' value = 1.6 W/m^{2}K

Trickle vents to each window of 8,000mm^2

All double glazed, lintols to be compatible with the containing wall.

Certain opening lights (rear ground floor) shall have stays restricting maximum opening into spaces which are used by people moving about the building of 100 beyond the face of wall.

glazing.... Shall comply with Part K in all respec

Any glazing to critical areas eg doors & screens shall comply with BS 6206:1981 in all respects

Any window or sidescreen within 300 of door to have laminated glass below 1.5m above floo

external wall-masonry.... Where opening is reduced in size (formerly shutter door), cavities shall be continuous with new coursed & bonded with existing and insulated in a manner to be agreed to provide a 'U' value = 0.28 W/m^{2}K.

partitions.... Shall be proprietary, glazed or fire resisting as noted, & with fire-stopping at abutments.

suspended ceilings.... To ground floor shall afford 30 mins fire resistance with light fittings surface fixed or recessed with fire-box covers to choice.

Lay 100 glasswool min. above to achieve a degree of sound proofing - consideration to be given to taking partitions up to underside of first floor for additional proofin

To first floor proprietary (not f.r.), recessed lights - insulated as abov

staircase.... Ambulant as shown on specialist drwg in any event shall provide:

a) Top & bottom, level landing 1,200 long min.
b) Width between handrails 1.1m not 1.2m
c) Rise of flight no more than 12 risers - max. tread 350
d) Permanently contrasting material 55 wide on both tread & riser
e) No projecting step nosing over the tread
f) Equal risers between 150-170mm.
g) Equal treads between 280 & 350
h) Closed risers
i) Continuous handrail each side & extending 300 onto landing terminating with a scro
j) Area beneath stairs where soffit is less 2.1m is protected

Staircase shall conform with the relevan parts of Part M of the Approved Documen

mezzanine.... Proprietary as specialist drawing affording 30 mins. f.r.

revisions

A	amended to conform with building regulations	april'

PROPOSED CHANGE OF USE FROM LIGHT INDUSTRIAL TO OFFIC

AND INCREASED FLOOR AREA AT

UNIT 3 : 10C DOWNLEY ROAD : HAVANT : PO9 2NJ

statutory consent drawing
2260:1A scale · as shown
date · february 2014

HAVANT BOROUGH
COUNCIL
25 APR 2014
RECEIVED

Kanavan & Wingfield
CHARTERED ARCHITECTS : INTERIOR DESIGNERS
2 Portland Road, Waterlooville, Hampshire PO7 7TH Tel: (023) 9226 3667 Fax: (023) 9224 03