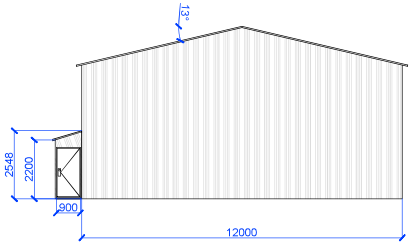
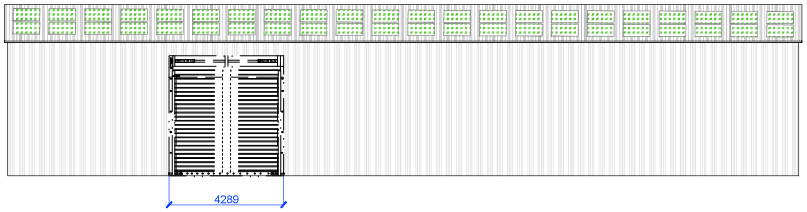


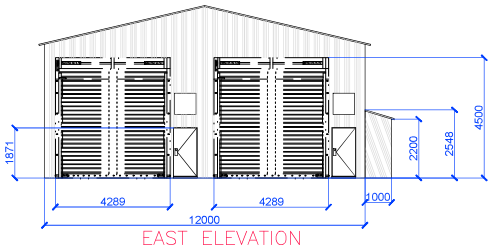
NORTH ELEVATION



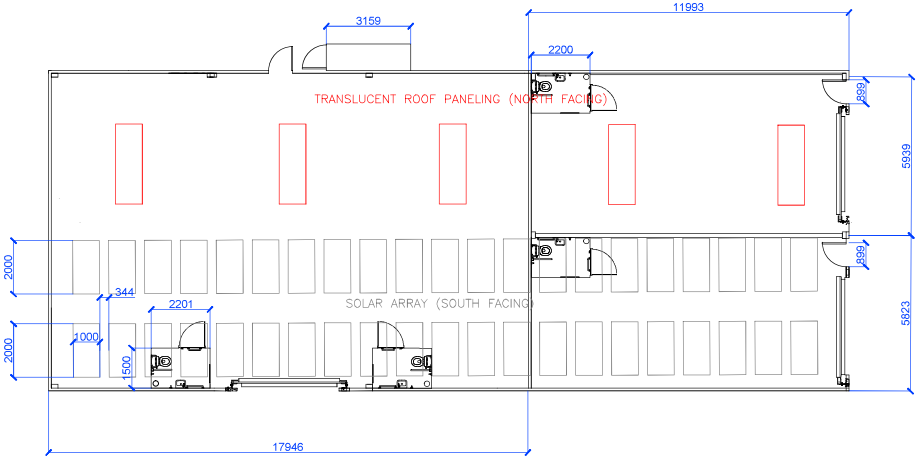
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



PLAN VIEW

Typical modern construction specification, adapted for greatest use case scenarios and inkeeping with other local developments:

- 3 self-contained office units, each with own Washroom. Two measuring approximately 775sqft (72 sqm); the largest being 216 sqm
- WC and Washroom facilities constructed to disabled specification – in accordance with BS 8300-2:2018 – 1500x2200mm with all associated and specialist sanitaryware.
- Each unit comprises of roller shutter door (approx 4300mm wide x 4500mm high), electrically operated, finished in galvanised steel finish
- Personnel access doors 900mm wide. All doors standard 1981mm high; all to BS 476 Part 22 and BS EN 1634-1 specifications
- Foul sewerage and grey water discharge to join site drainage system; linking to mains sewerage adjacent to site.
- Reinforced concrete pad foundations to support steel portal frame columns
- 150mm reinforced concrete ground floor slab. DPM and ground bearing slab construction to Building Regulations Part A requirements
- Perimeter foundation beams to support cladding rails –constructed of neutral colour engineering bricks or precast concrete supports or blockwork –circa 300mm height
- Eaves height: 5.0 metres throughout
- Hot-rolled steel columns and rafters to BS5950 and CE Standards
- Cold-formed steel purlins and side rails at appropriate centres
- Bracing systems to provide lateral stability
- All steelwork to comply with BS5950 and CE marking requirements
- Steel portal frame rafters supporting box profile metal roof sheets
- Roof panels coated with anti-condensation membrane on underside achieving U-value ≤0.25 W/m²K
- Ridge ventilation system for natural air circulation
- Rainwater goods in galvanised steel or powder-coated aluminium
- Galvanised 32/1000 box profile steel cladding to walls. Vapour control layer if require, and anti-condensation treatment if required. Flashings and trims in matching galvanised steel finish
- Translucent roof panels integrated into roof cladding system on North facing elevation, UV-resistant polycarbonate or similar approved material
- 2000x1000mm solar panel array on South facing elevation.

CLIENT:	TAWNY HOMES LIMITED
SCALE:	1:100 ON A1 ISO
DRAWING REF:	TAWNY_STEPHENSONAV_3UNITS
REVISION:	V9.6
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