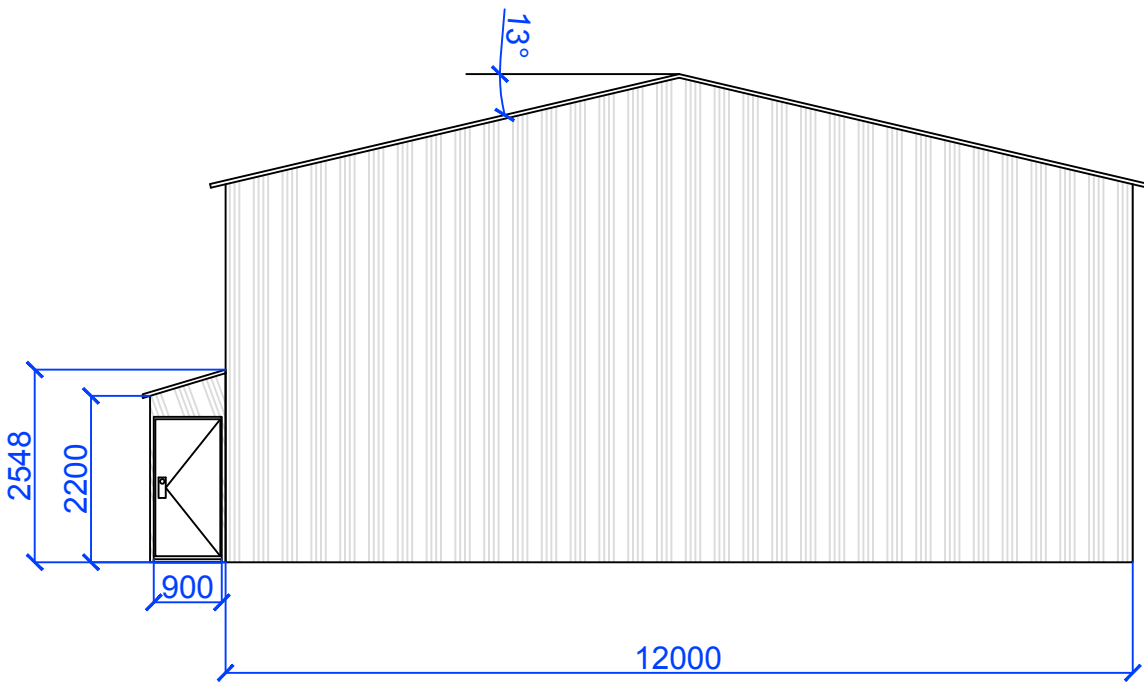
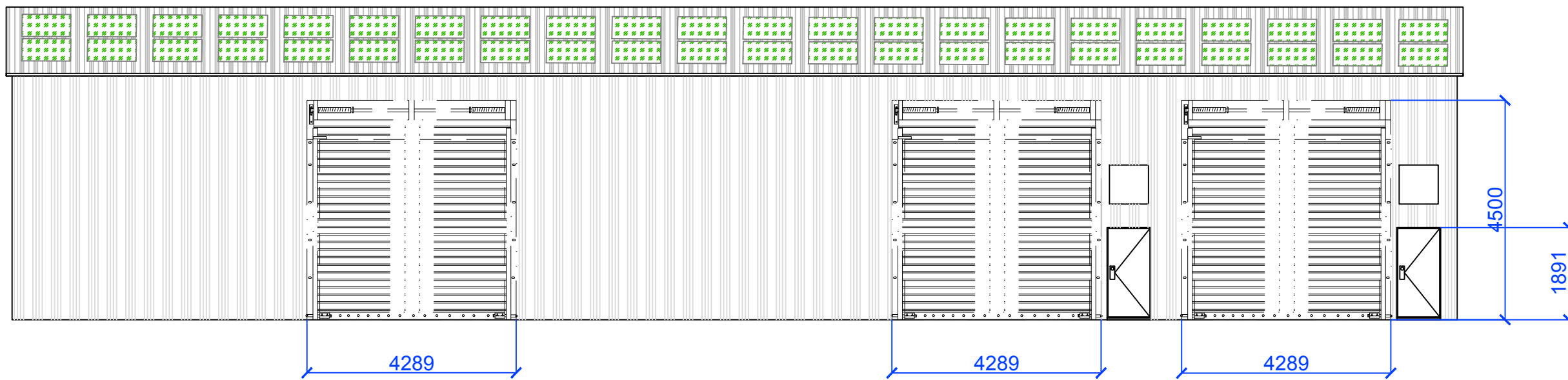


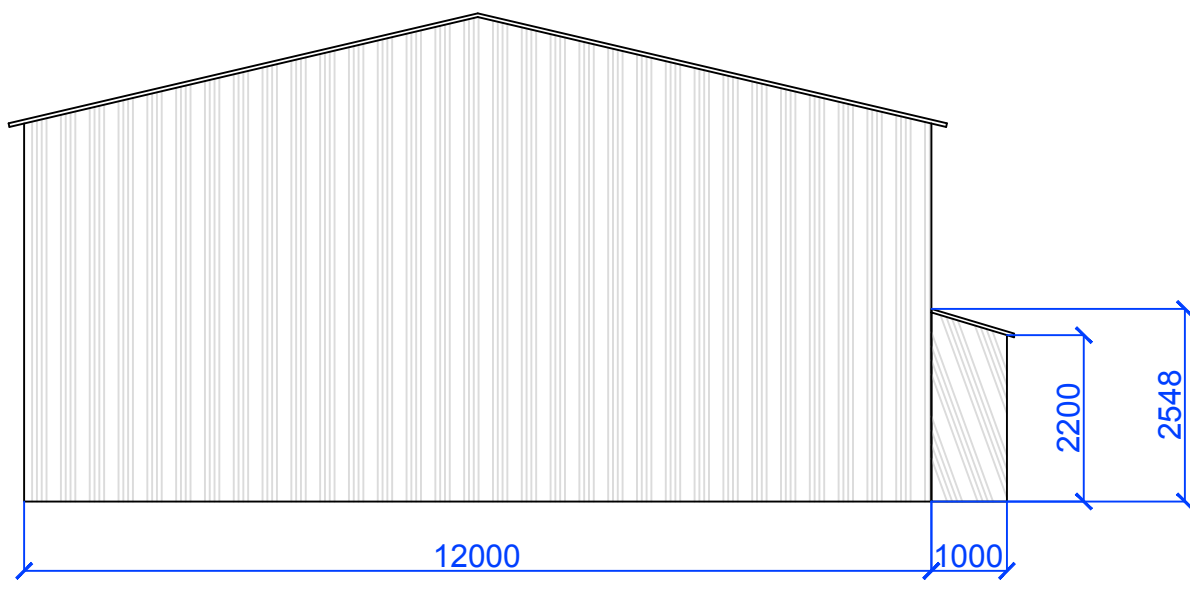
NORTH ELEVATION



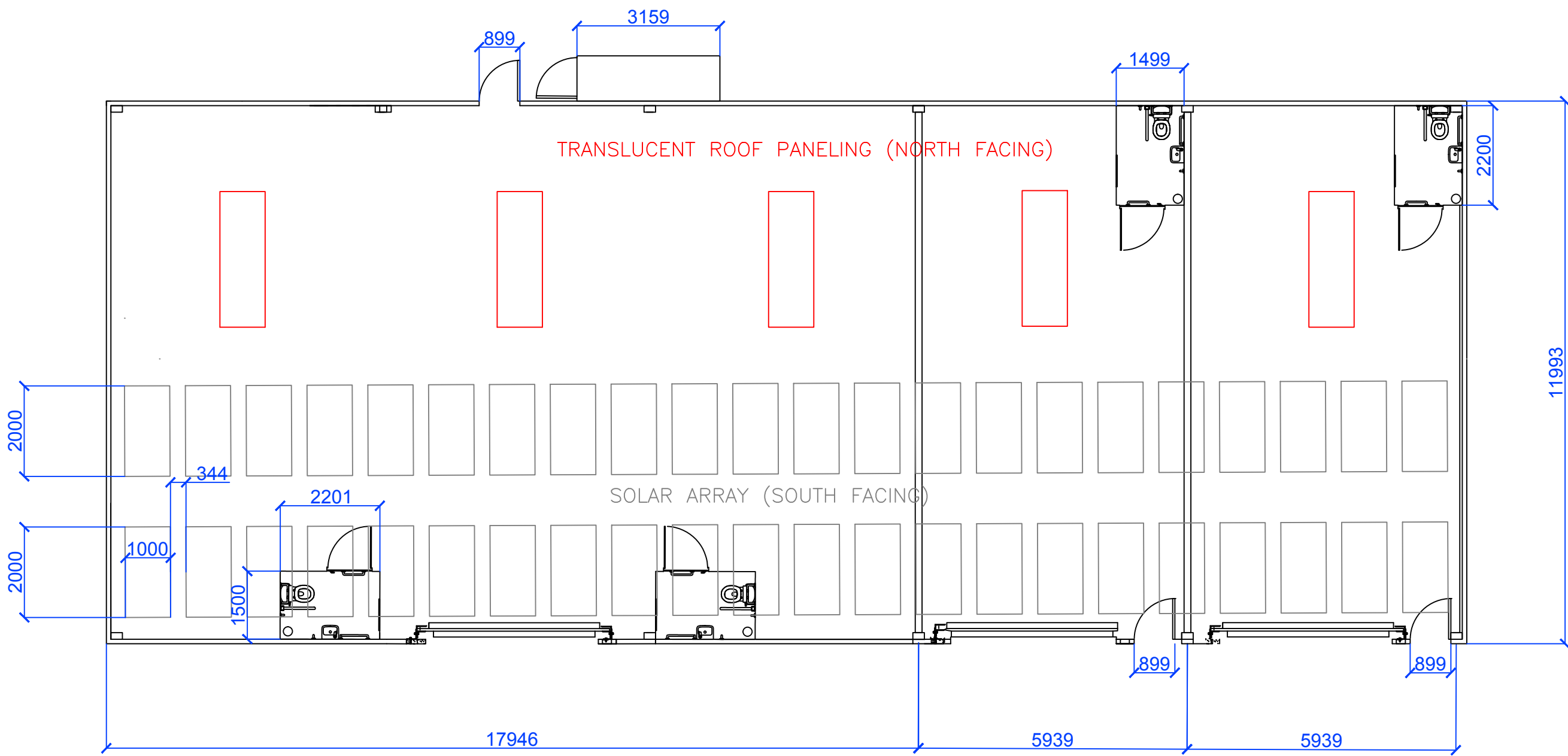
WEST ELEVATION



SOUTH ELEVATION

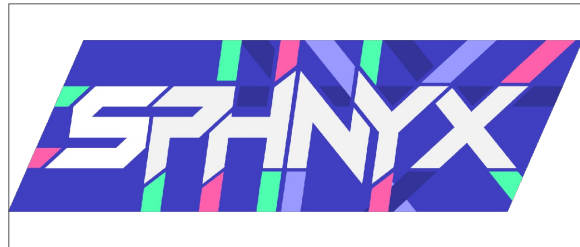


EAST ELEVATION



PLAN VIEW

- Typical modern construction specification, adapted for greatest use case scenarios and inkeeping with other local developments:
- Eight self-contained office units, each with own Washroom. Each measuring approximately 775sqft (72 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 $\leq 0.25 \text{ W/m}^2\text{K}$
 - 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.



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|--------------|---------------------------|
| CLIENT: | TAWNY HOMES LIMITED |
| SCALE: | 1:100 ON A1 ISO |
| DRAWING REF: | TAWNY_STEPHENSONAV_3UNITS |
| REVISION: | V6.6 |

| | |
|--------|---|
| DATE: | 16TH DECEMBER 2025 |
| NOTES: | DRAWN BY TOM HYDE MSC (HONS) MRICS PMP PRINCE2 MRAU |