

GENERAL NOTES

The drawings should be read in conjunction with the NBS specifications and Employer's Requirements. Any discrepancy between the documents should be advised back to the Employer's Representative and the design team so that a corrected information is issued as an addendum.

When issuing tender information for sub-contractor pricing tender packages should include ERs and all architectural drawings and specifications to enable informed pricing that includes all the items necessary for the completion and integration of the works as required by the design. Incomplete information leads to incomplete pricing. Interfaces between various packages should be carefully considered to include for all the required items.

Contractor proposals should include a compliant tender with a list of VE items stated separately and including detailed specification and cost savings. Any exclusions should be clearly listed.

HEALTH, SAFETY & ENVIRONMENT

The following specific hazards have been identified through design risk assessment. All planning and execution of the works should take the following into account. All usual site specific hazards. Hazards should also be taken into account during the construction, operation, decommissioning and demolition of the works.

- Excavations (live services present on site, soft spots, hazardous material)
- Deep excavations and works in trenches
- Ground conditions may be unstable during excavation
- Incoming services (electricity, gas, water, telephone)
- Works and materials at heights externally (ext. walls, roof, window cleaning) and internally
- Works around staircases and holes in slabs
- Use of small hand held equipment (chisels, power screwdrivers, small cutters and saws)
- Use of large and specialist hand held equipment (shot firing fixing equipment, large drills, large cutters and saws)
- Use of large machinery (cranes, ACBs, )
- Working with materials that give off dust, vapours and fumes (overhead dust, paints, adhesives, varnishes, glues, emeral fibres, cement, )
- Handling and installation of heavy and large elements (door planks, plasterboards, panels, sheathing rails, roof panels, loading doors)
- Handling of sharp elements
- Noise from using large drills, shot firing equipment
- Working with breakable elements (glass)
- Slipping in wet areas
- Working in confined spaces
- Working in areas adjacent to existing neighbouring glaze
- Below ground obstructions from previous buildings
- Working near to and under the overhead electricity cables

BOUNDARY CONDITIONS - Fluorescent panel the whole steel frame - no nominal resistive passes.

- Steel frame to be protected to 60 minutes fire.
- Fire strategy.
- Each unit is a compartment (party walls are fire (1.2)
- Each staircase is a compartment with fire doors
- First floors are fire (1.2) as shell only
- First floors are fire (1.2) as shell only
- All escape routes are to be protected with Part B for industrial premises of nominal risk
- All fire boundaries are shown on the drawings.

For site plan see drawings 10 serves  
For staircase sections and plans see drawings 24, serves  
For plan details see drawings 25 serves  
For section details see drawings 31 serves  
For material details see drawings 32 serves  
For canopy details see drawings 33 serves

Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 150mm less (75mm insulation to jamb).

Fire escape door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 50mm less (25mm insulation to jamb).

Window openings widths are dimensioned as openings between window rails. Clear widths between flashings are 50mm less (25mm insulation to jamb).

Party walls - 1 hour fire resistance  
140mm blockwork to 2025mm height with full height vertical posts, RIS head restraint and 200mm of a stud wall above with telescopic deflection head to v/s of roof. Sections between mezzanines and cores on both sides to be in plasterboard metal stud partitions with mesh fill to full height of the staircase

2025mm high 40mm thick far faced blockwork protection wall to warehouse walls with head restraint channel, to spr. eqg spec. and vertical cavity barriers at party walls and stairs' walls locations  
2700mm high 40mm thick far faced blockwork perimeter wall to bays with windows (precast concrete lintel to window head

2250mm high 40mm thick far faced blockwork perimeter wall to bays with FE doors (precast concrete lintel to window head)

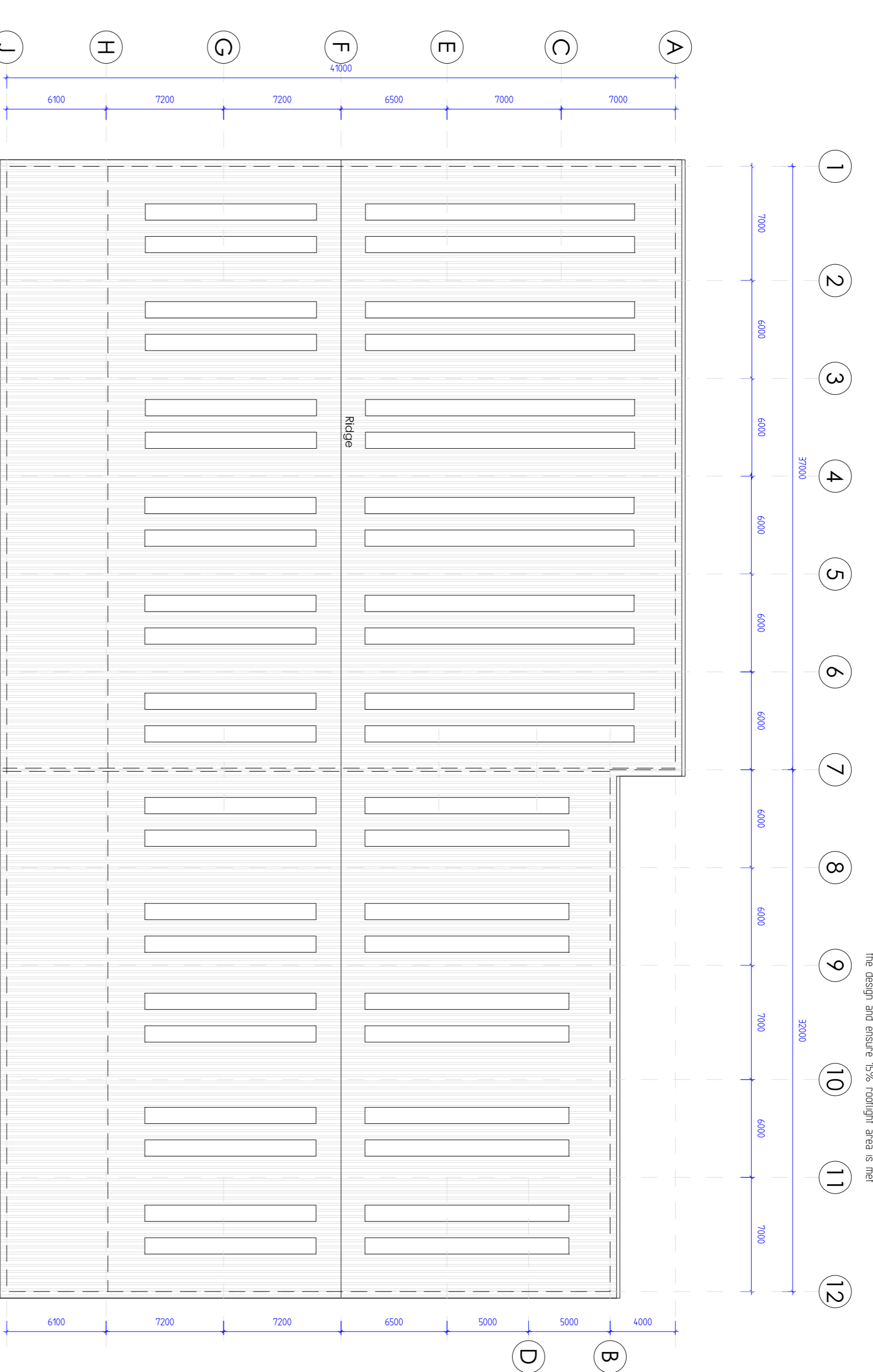
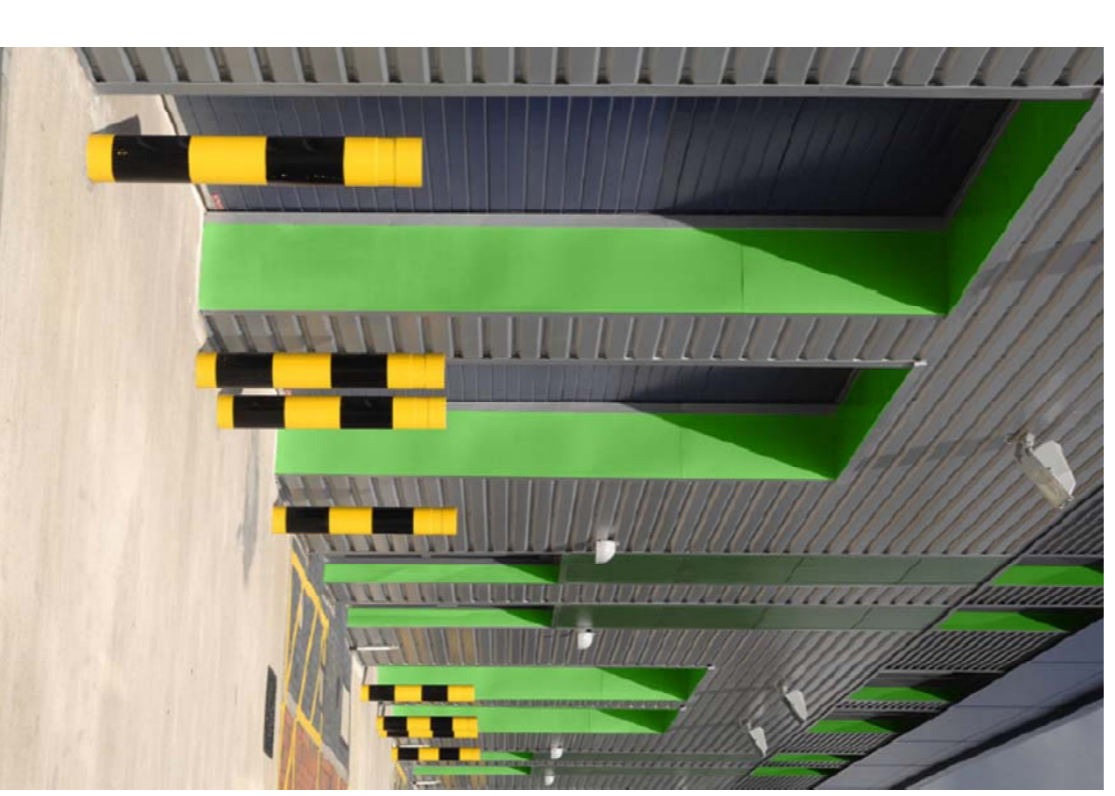
Staircases are fire compartments  
Staircase walls need to go to v/s of roof with deflection head detail or stop short of the roof with the railed ceiling

First floors are fire compartments and fully fitted out with carpeted floors, skirting, trunking and suspended ceilings  
Walls to warehouse are fire compartment walls and for SRBM need to be 200mm v/s stud wall with 40mm thermal insulation and to extend to v/s of roof with deflection head detail

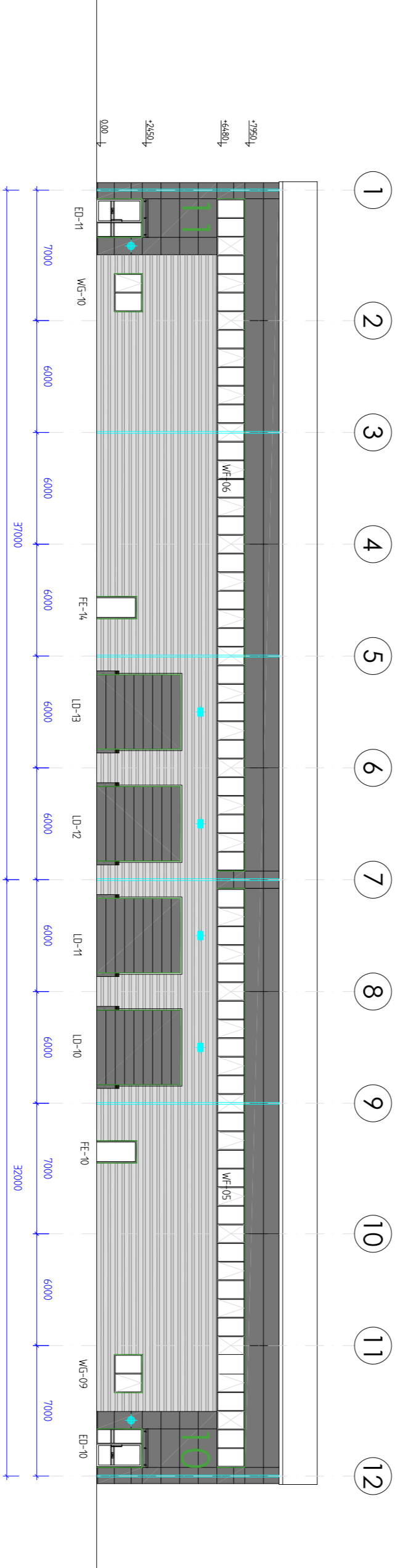
Skiffs of first floors are not insulated because ground floor spaces can be fitted as offices by incoming occupiers. If the occupiers do not wish to fit additional offices on the ground floor they should fix additional thermal insulation to the skiff.

- Printed roof cladding in H25200 Concrete Gray BS 9405
- Merlin Gray BS 8825 gutters, RIS's & gutter fasciae
- Horizontally laid Micro composite wall cladding in Merlin Gray BS 8825
- Profiled colored aluminum entrance doors and windows in Merlin Gray BS 8825 entrance door and windows in metallic color RAL7040 grey R11
- Coloured insulated loading doors in Merlin Gray BS 8825
- Fire escape doors Metallic Silver RAL 9005
- Horizontally laid profiled wall cladding and related flashings in Prisma Metallic Silver RAL9006
- Special RAL 6018 green (leading to joints & head of entrance doors, windows and loading doors (see photo)

- Unit numbers
- Bottom high corner and top to be agreed
- Obscured glazing
- Top hung opening windows
- Building mounted floodlights
- Head entrance (e lights (circular high quality ring))



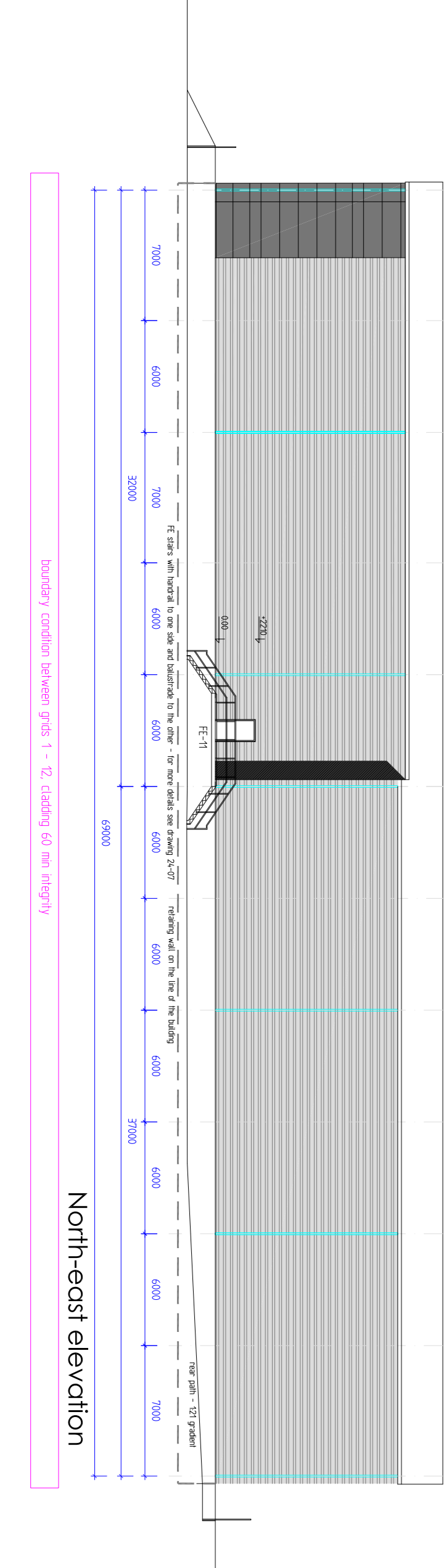
Roof Plan



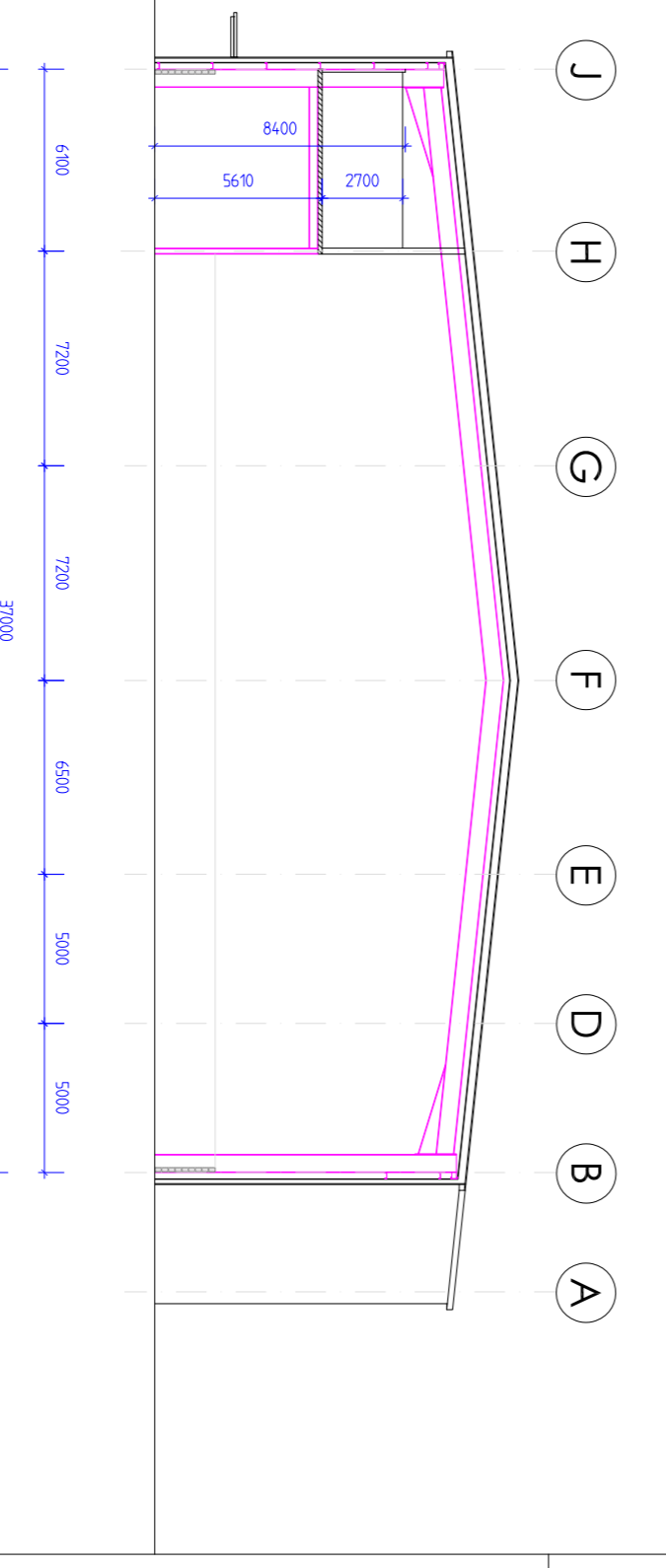
South-west elevation



North-east elevation



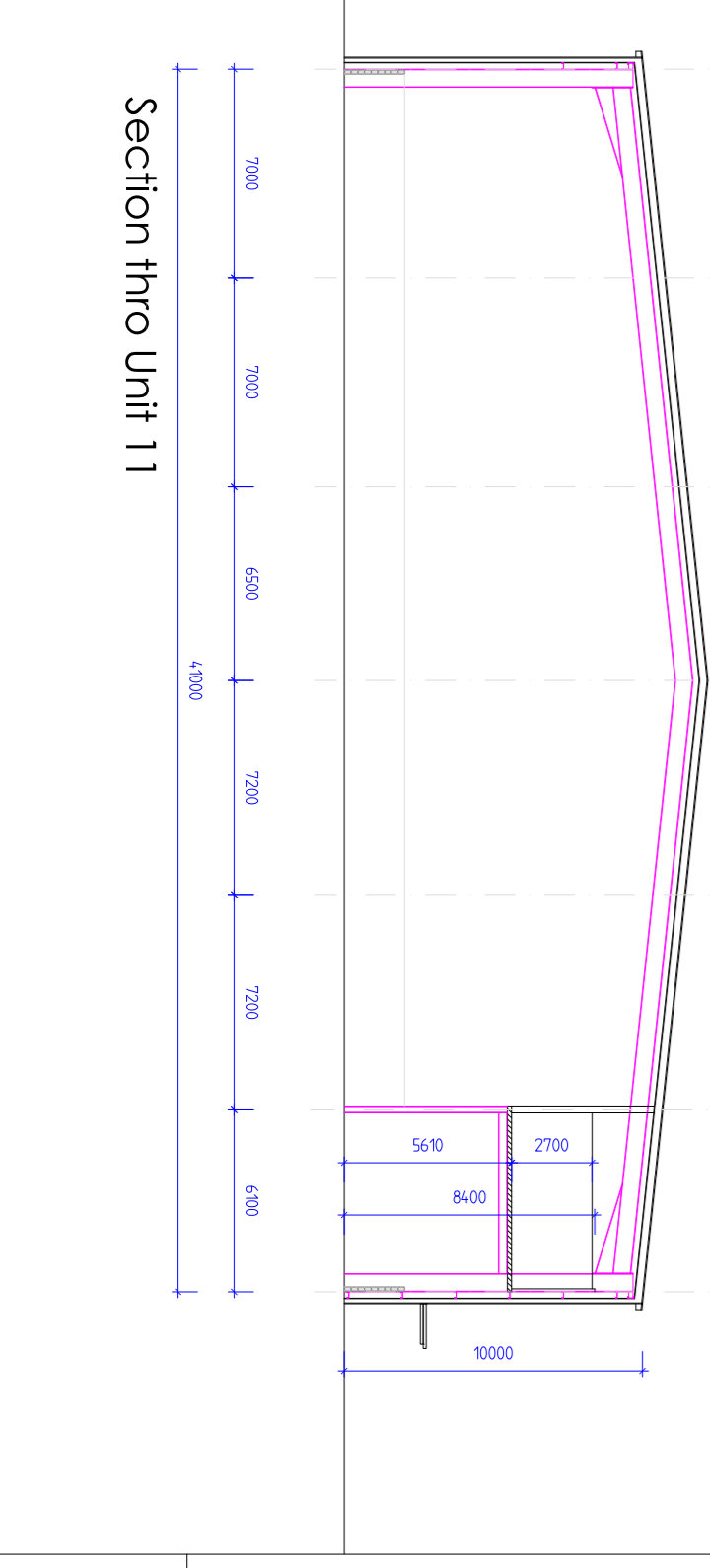
Section thro Unit 11



Section thro Unit 10



Section thro Unit 11



Tender

Notes  
No dimensions are to be scaled from this drawing  
Contractors must verify all figured dimensions at the drawings commencing any work or making any stop drawings

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JJD

Chancerygate  
Cheltenham

Title  
Units 10 - 11 - Roof Plan,  
Section and Elevations

Drawn Checked  
12-2019 Scale 1:250 (A1) Rev  
C-202-20-04

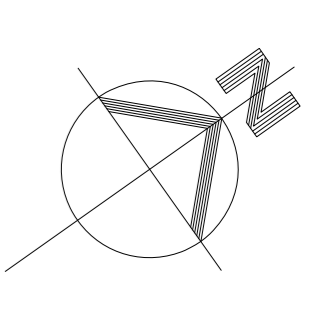
Drawn Checked  
12-2019 Scale 1:250 (A1) Rev  
C-202-20-04

5 St George's Court  
131 Putney Bridge Road  
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Email: ick@iancking.co.uk

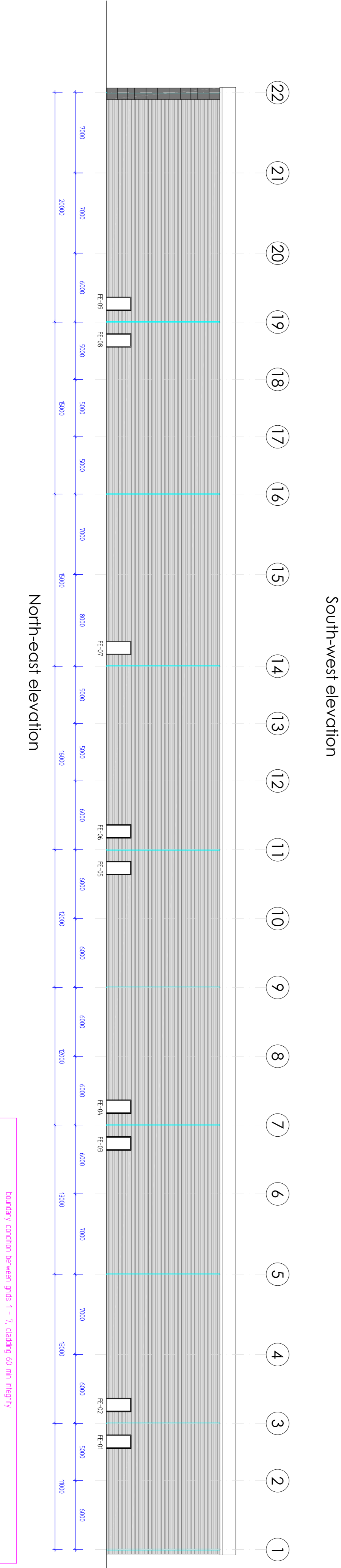
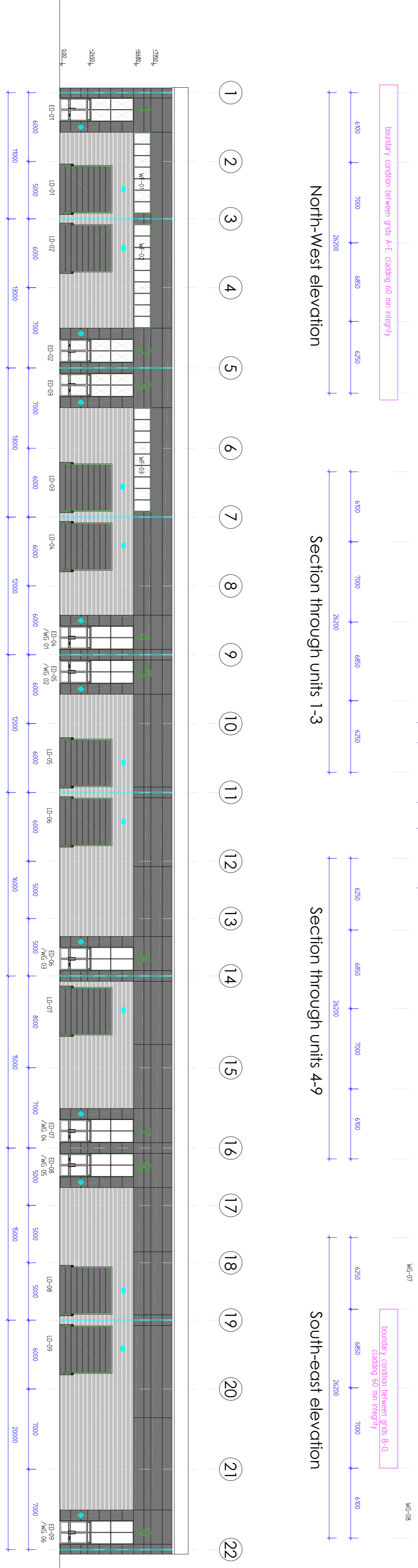
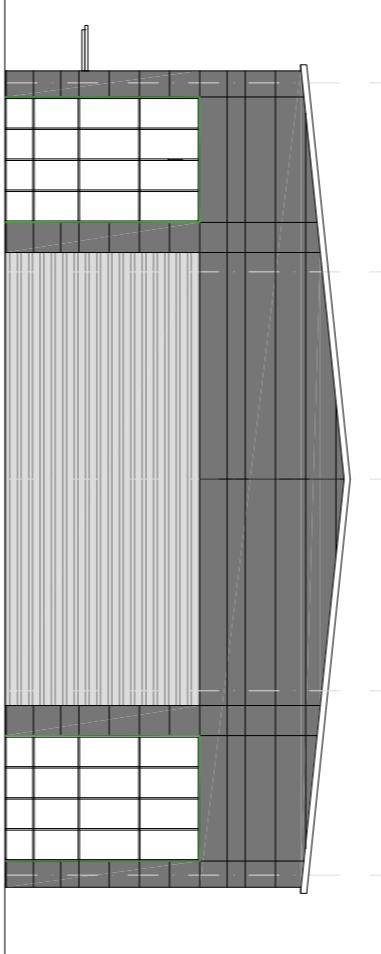
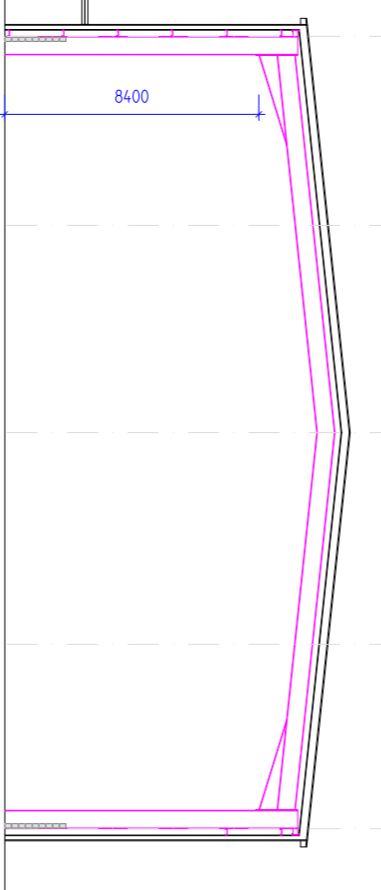
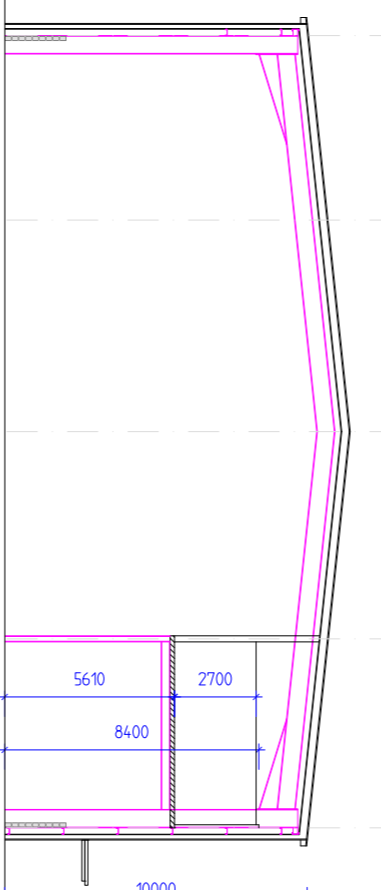
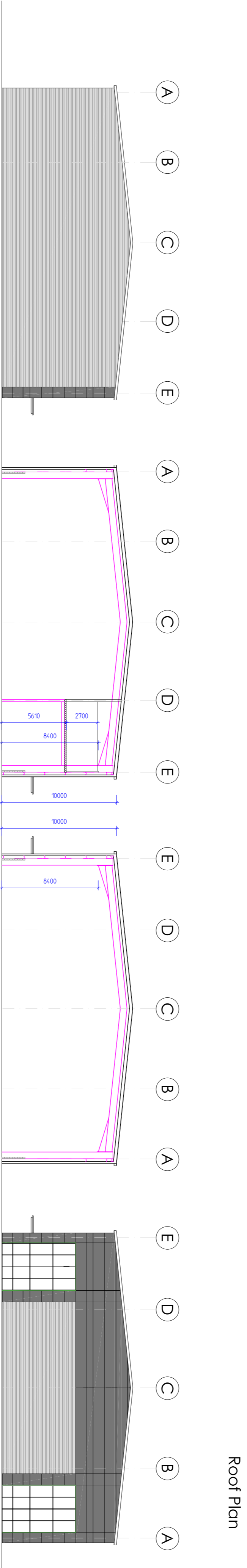
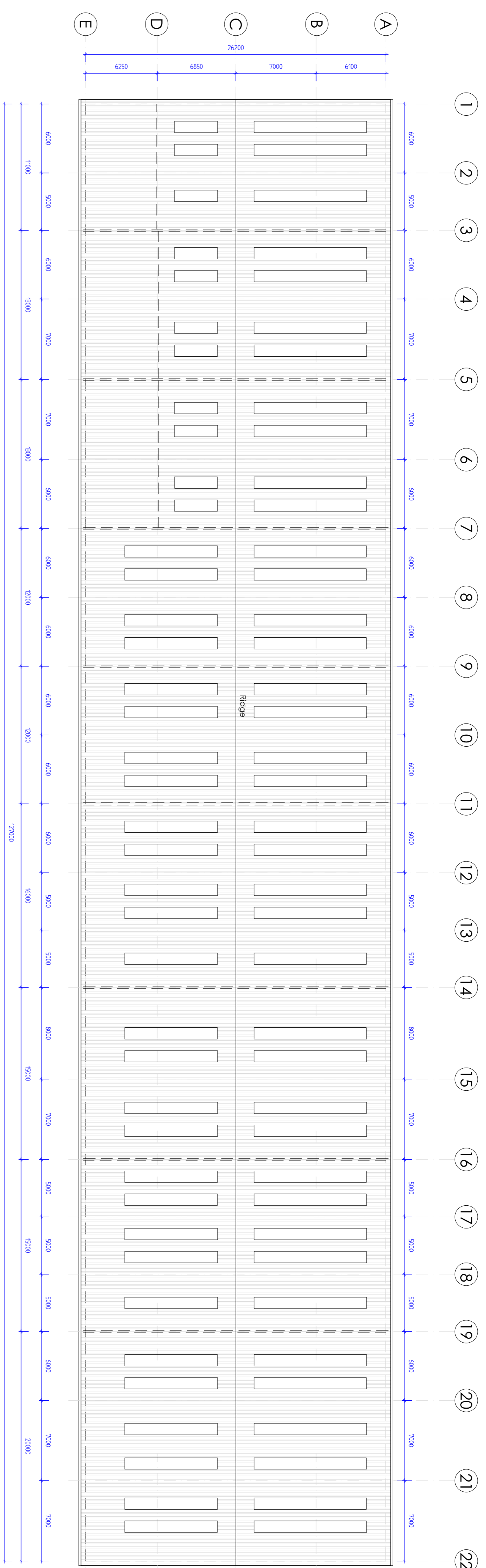
IAN C KING ASSOCIATES - ARCHITECTS

ISO 9001  
BARRINGTON  
UKAS





Rooflights - 5% of the warehouse floor area of each National Grid station and the contractor to deviate the design and ensure 5% rooflight area is met



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Contractor proposals should include a compliant tender with a list of VE items stated separately and including detailed specification and cost savings. Any exclusions should be clearly listed

**HEALTH, SAFETY & ENVIRONMENT**

The following specific hazards have been identified through design risk assessment. The planning and execution of the works should take into account all usual and specific hazards. Hazards should also be taken into account in the maintenance, operation, decommissioning and demolition of the works.

- Excavations (live services present on site, soft spots, hazardous material)
- Deep excavations and works in trenches
- Ground conditions may be unstable during excavation
- Incoming services (electricity, gas, water, telephone)
- Works and materials at heights externally (ext. walls, roof, window cleaning) and internally
- Works around staircases and holes in slabs
- Works in confined spaces
- Use of small hand held equipment (utils, power screwdrivers, small cutters and saws)
- Use of large and specialist hand held equipment (shot firing firing equipment, large cutters, large cutters and saws)
- Use of large machinery (cranes, JCBs, J)
- Working with materials that give off dust, vapours and fumes (thermal dust), paints, adhesives, varnishes, glues, mineral fibres, cement, insulation of heavy and large elements (door panels, plasterboards, panels, steeling rails, roof panels, loading doors)
- Handling of sharp elements
- Noise from using large drills, shot firing equipment
- Working with breakable elements (glass)
- Slipping in wet areas
- Working adjacent to existing neighbouring sites
- Below ground obstructions from previous buildings
- Working next to and under the overhead electricity cables

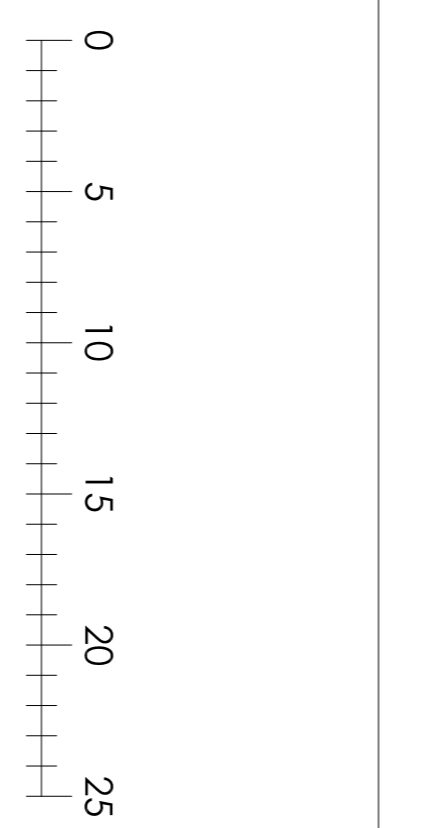
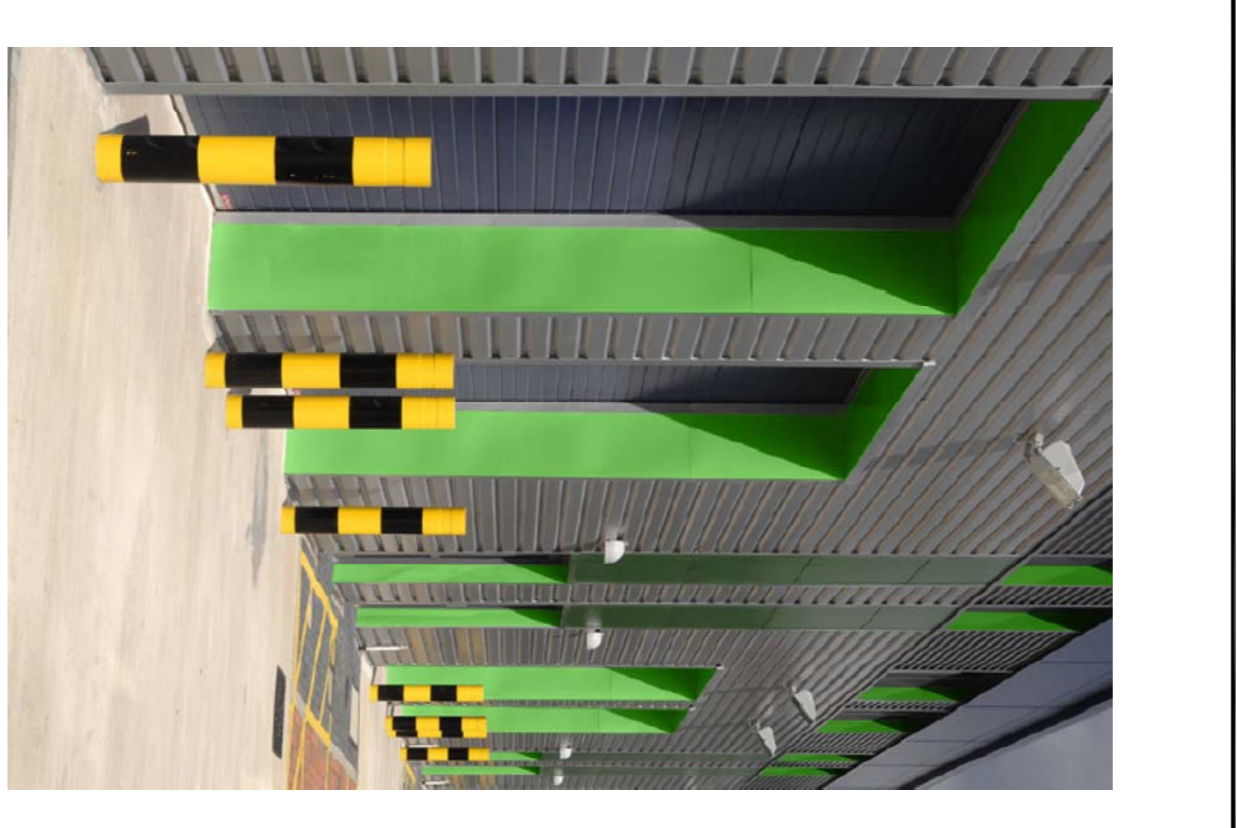
**BOUNDARY CONDITIONS - fluorescent paint the whole steel frame**

- no moment resisting bases
- Steel frame to be protected to 60 minutes fire
- Fire strategy:
  - Each unit is a compartment (party walls are fire)
  - Fire staircase is a compartment with fire doors
  - First floors are left as steel only
  - Fire exit signs on the drawing indicate fire doors / routes
  - Fire escape distances are in accordance with Part B for residential buildings
  - All fire boundaries are shown on the drawings

For site plan see drawings 10 series  
 For staircase sections and plans see drawings 24 series  
 For plan details see drawings 25 series  
 For section details see drawings 31 series  
 For internal doors see drawings 32 series  
 For canopy details see drawings 33 series

- Printed roof cladding in H2500 Corrugated Gray BS 9405
- Merlin Gray BS 8825 galvne's R10's & galval lascafe
- Profile coated aluminum entrance doors and windows in Merlin Gray BS 8825 entrance door seal ranges in metallic color (RAL7016)RAL9005
- Colour coated insulated loading doors in Merlin Gray BS 8825
- Fire escape doors Metallic Silver RAL 9005
- Horizontally laid profiled wall cladding and related fixings in Prisma Metallic Silver RAL9006
- Special RAL 6018 green (leading to joints & head of entrance doors, windows and loading doors (see profile)

- Unit numbers
- Roofing
- Windows
- Doors
- Entrances
- Lighting
- Signage
- Handicap
- Accessibility
- Security
- Fire
- Acoustic
- Thermal
- Energy
- Water
- Gas
- Electricity
- Telecommunications
- IT
- Other



Rev. C	
Rev. B	
Rev. A	

**Notes**  
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 JKD

**Chancerygate  
 Cheltenham**

**Units 1 - 9 - Roof Plan,  
 Section and Elevations**

Drawn	Checked	Date	Scale
1-Header	1-Header	12-2019	1:250 (A1)
C-Construction	A-Approval	Rev	

**IAN C KING ASSOCIATES - ARCHITECTS**

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ISO 9001  
 ISO 14001  
 BSI

IAN C KING ASSOCIATES - ARCHITECTS is the trading name of Gannoy Ltd

**Tender**



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- Excavations (live services present on site, soft spots, hazardous materials)
- Overhead power lines and works in live areas
- Ground conditions may be unstable during excavation
- Working services (electricity, gas, water, telephone)
- Works and materials at heights (externally ext. walls, roof, window cleaning) and internally
- Works around staircases and holes in slabs
- Works in confined spaces
- Use of small hand held equipment (drills, power screwdrivers, small cutters and saws)
- Use of large and specialist hand held equipment (steel fixing fixing equipment, large drills, large cutters and saws)
- Use of large machinery (cranes, ATVs, )
- Working with materials that give off dust, vapours and fumes (hardwood dust, paints, adhesives, varnishes, glues, mineral fibres, cement, )
- Handling and installation of heavy and large elements (door planks, plasterboards, partitions, sheeting rails, roof panels, loading doors)
- Handling of sharp elements
- Nose from using large drills, stud fixing equipment
- Working with breakable elements (glass)
- Slipping in wet areas
- Window cleaning
- Working adjacent to existing neighbouring sites
- Below ground obstructions from previous buildings
- Working near to and under the overhead electricity cables

**BOUNDARY CONDITIONS - Fluorescent panel the whole steel frame - no moment resisting bases.**

- Steel frame to be protected to 60 minutes fire.
- Fire strategy:
  - Each unit is a compartment (party walls are fire)
  - Each staircase is a compartment with fire doors
  - Fire floors are fire rated as well as fire doors
  - Fire stairs are fire rated as well as fire doors
  - All escape routes are protected with Part B for industrial premises of nominal risk
  - All fire boundaries are shown on the drawings.

For site plan see drawings 10 serves  
For staircase sections and plans see drawings 24, serves  
For plan details see drawings 25 serves  
For section details see drawings 31 serves  
For material details see drawings 32 serves  
For canopy details see drawings 33 serves

Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 150mm less (75mm insulation to joints).

Fire escape door widths are dimensioned as structural opening height. Steel channels clear widths between flashings are 50mm less (25mm insulation to joints).

Window openings widths are dimensioned as openings between cladding rails. Clear widths between flashings are 50mm less (25mm insulation to joints).

Party walls - 1 hour fire resistance  
140mm blockwork with full height vertical joints.  
R10s head restraint and 200mm of stud wall above with telescopic deflection head to u/s of roof. Sections between mezzanines and cores on both sides to be in plasterboard metal stud partitions with mesh fill to full height of the staircase

2025mm high 40mm thick (parted) blockwork protection wall to warehouse walls with head restraint channel, to spr. eq. spec. and vertical cavity barriers at party walls and stairs' walls locations

2700mm high 40mm thick (parted) blockwork perimeter wall to bays with FE doors (precast concrete lintel to window head)

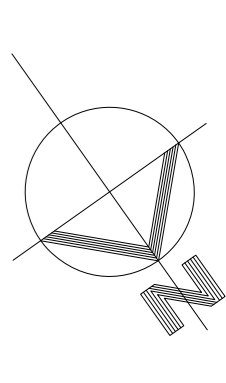
2250mm high 40mm thick (parted) blockwork perimeter wall to bays with FE doors (precast concrete lintel to window head)

Staircases are fire compartments. Staircase walls need to go to u/s of roof with deflection head detail or stop short of the roof with the fire rated ceiling

First floors are fire compartments and fully fitted out with carpeted floors, skirting, trunking and suspended ceilings

Walls to warehouse are fire compartment walls and for SBM need to be 200mm u/s stud wall with 140mm thermal insulation and to extend to u/s of roof with deflection head detail

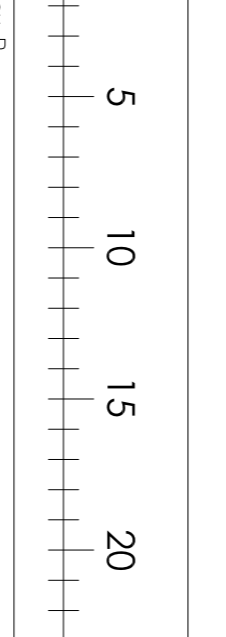
Skiffs of first floors are not insulated because ground floor spaces can be fitted as offices by incoming occupiers. If the occupiers do not wish to fit additional offices on the ground floor they should fit additional thermal insulation to the skiff.



CBC Unit	Gr. area	Mezz area	Total (Gr+M)
12	385m <sup>2</sup>	94m <sup>2</sup>	479m <sup>2</sup>
13	402m <sup>2</sup>	99m <sup>2</sup>	501m <sup>2</sup>
14	439m <sup>2</sup>	108m <sup>2</sup>	547m <sup>2</sup>
<b>Total</b>	<b>1226m<sup>2</sup></b>	<b>307m<sup>2</sup></b>	<b>1527m<sup>2</sup></b>

- Profiled roof cladding in HPS200 (covering grey BS 90A5
- Merlin Gray BS 8825 gutters, RFRs & gable fascias
- Horizontal laid Microal composite wall cladding in Merlin Gray BS 8825
- Powder coated aluminium entrance doors and windows in Merlin Gray BS 8825
- Special RL 4018 green finishing to joints & head of entrance doors, windows and loading doors (see profile)
- Coloured insulated loading doors in Merlin Gray BS 8825
- Fire escape doors Metallic Silver RL 9006
- Horizontal laid profiled wall cladding and related flashings in Plasma Metallic Silver RL9006
- Special RL 4018 green finishing to joints & head of entrance doors, windows and loading doors (see profile)

- Unit numbers
- 3mm powder coated aluminium plate with matching lengths
- 500mm high, colour and form to be agreed
- Obscured glazing
- Top hung opening windows
- Building mounted floodlights
- Heat entrance (e lights terrace) high quality (fing)



Rev. D  
Rev. C  
Rev. B  
Rev. A

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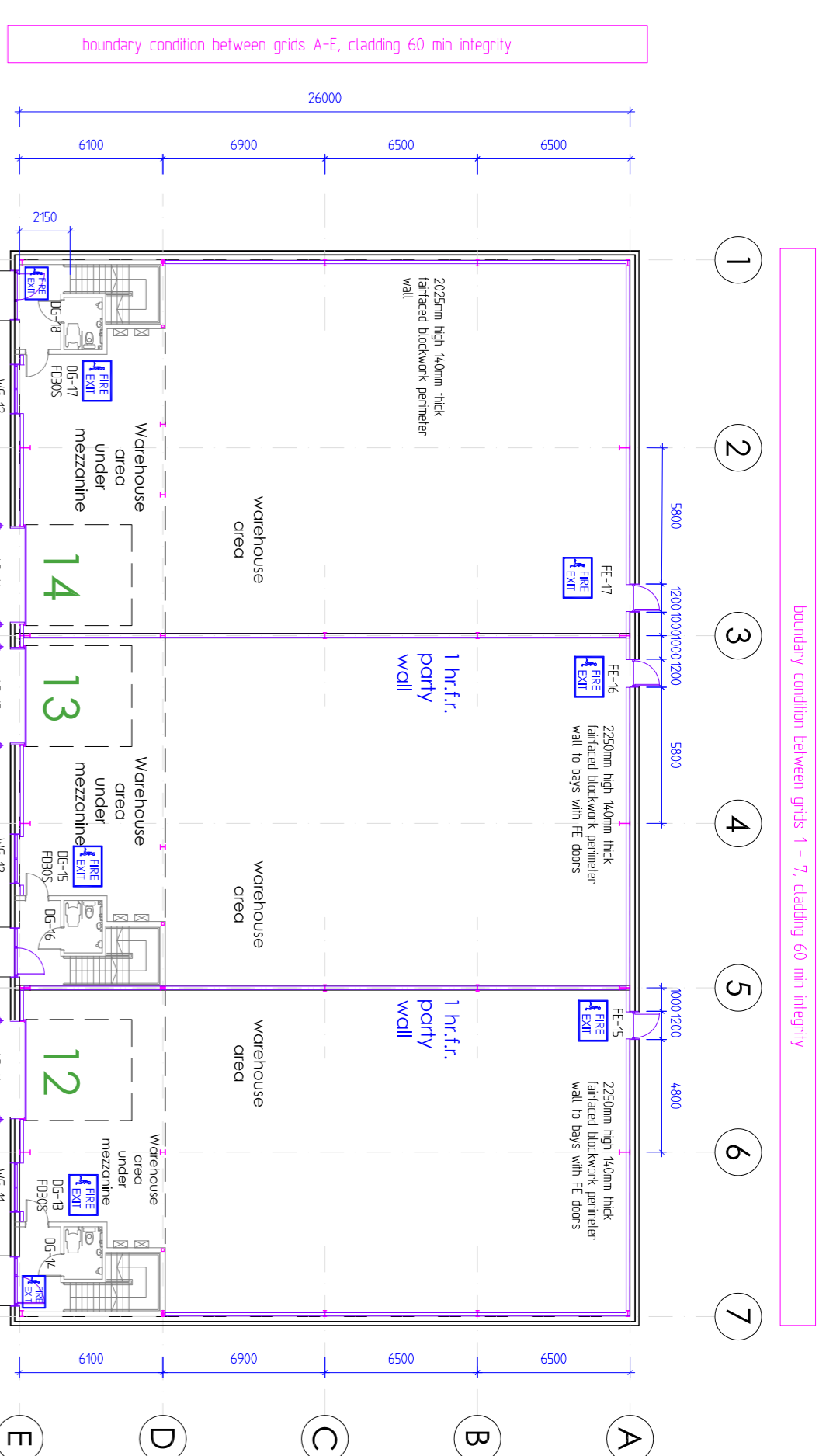
**Chancerygate  
Cheltenham**

Units 12 - 14 - Plans,  
Section and Elevations

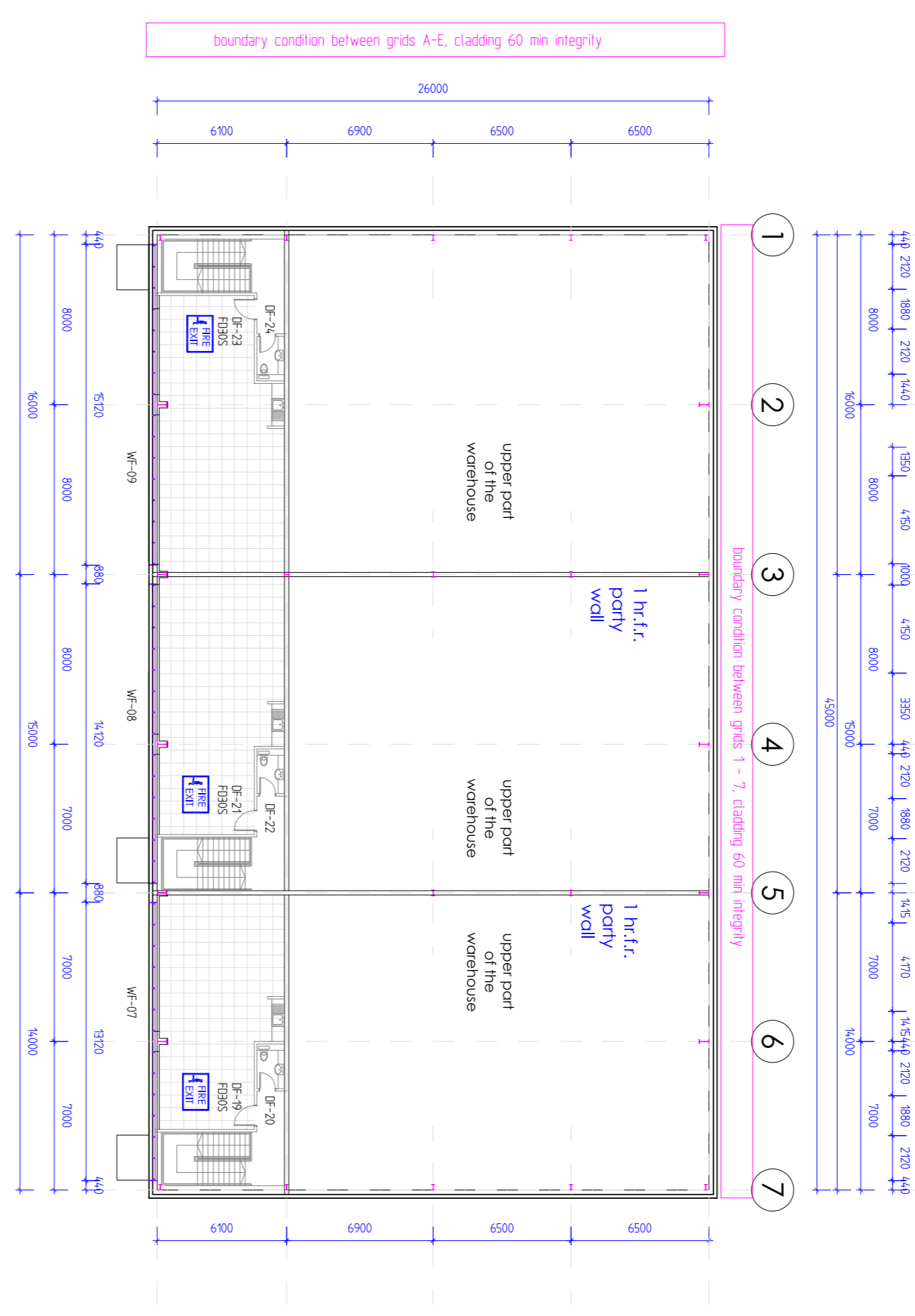
Date: 12-2019  
Scale: 1:250 (A1)  
Drawn: Checked  
COP Regs: 1-Header  
p-Preliminary A-For Approval  
C-Construction

**IAN C KING ASSOCIATES - ARCHITECTS**

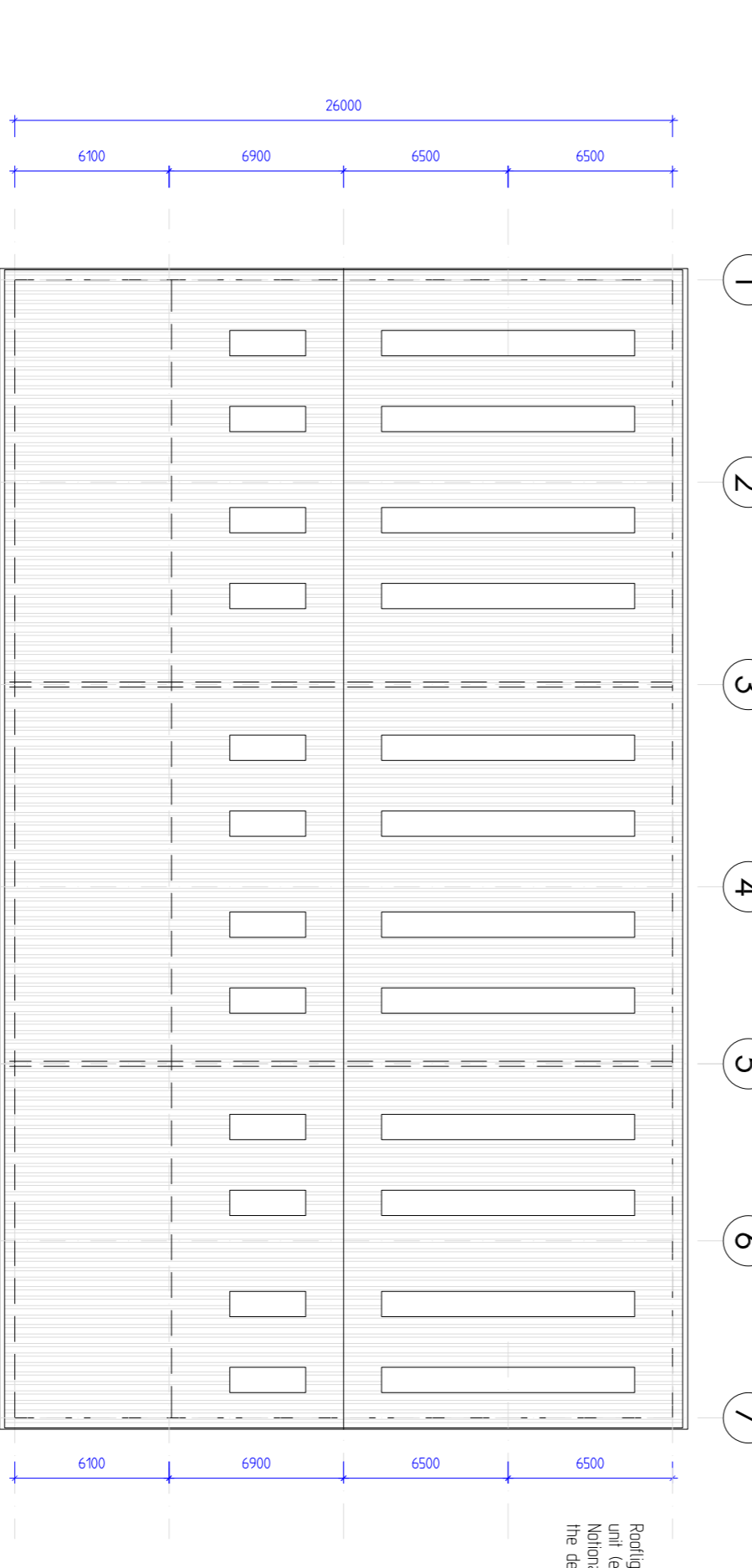
5 St George's Court  
131 Purney Bridge Road  
London SW14 8JL  
Tel: 020 8572 8257  
Email: ick@iancking.co.uk



Ground Floor Plan

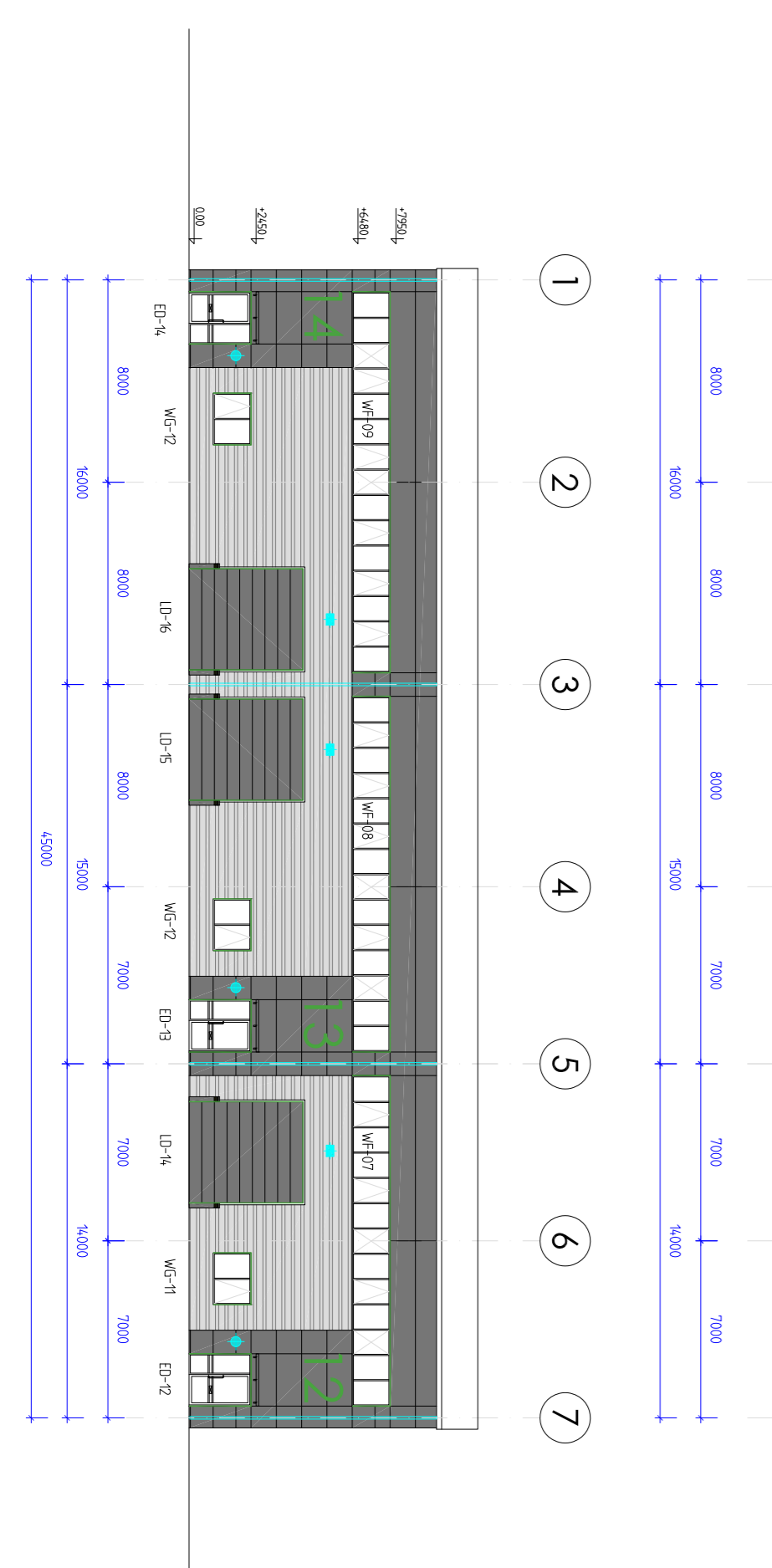


First Floor Plan

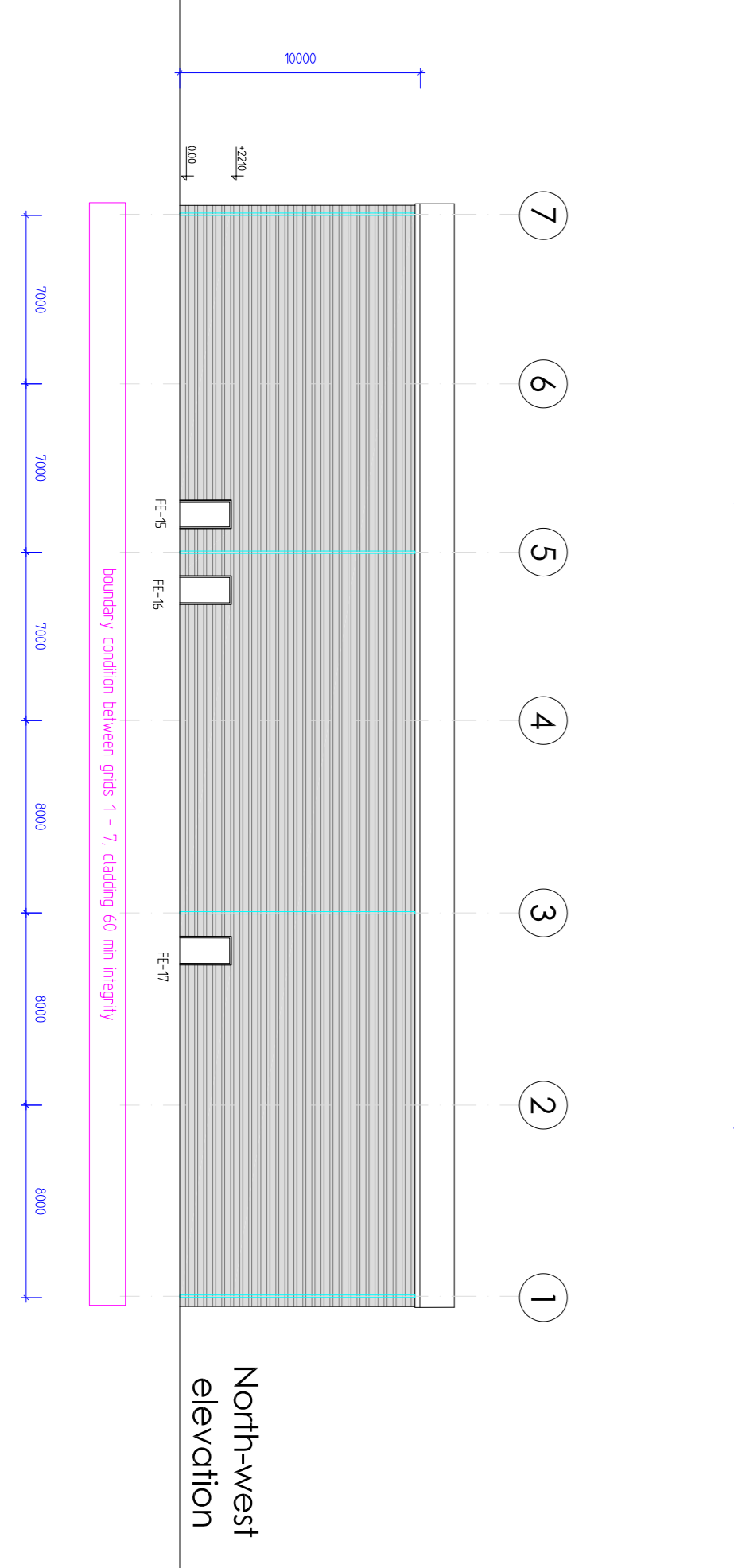


Roof Plan

Headings - 5% of the uppermost floor area of each unit (excluding the area above the mezzanine).  
Mezzanine layout shown, loading sub-contractor to develop the design and ensure 5% rooflight area is met



South-east elevation



South-west elevation

North-east elevation

Section

Tender