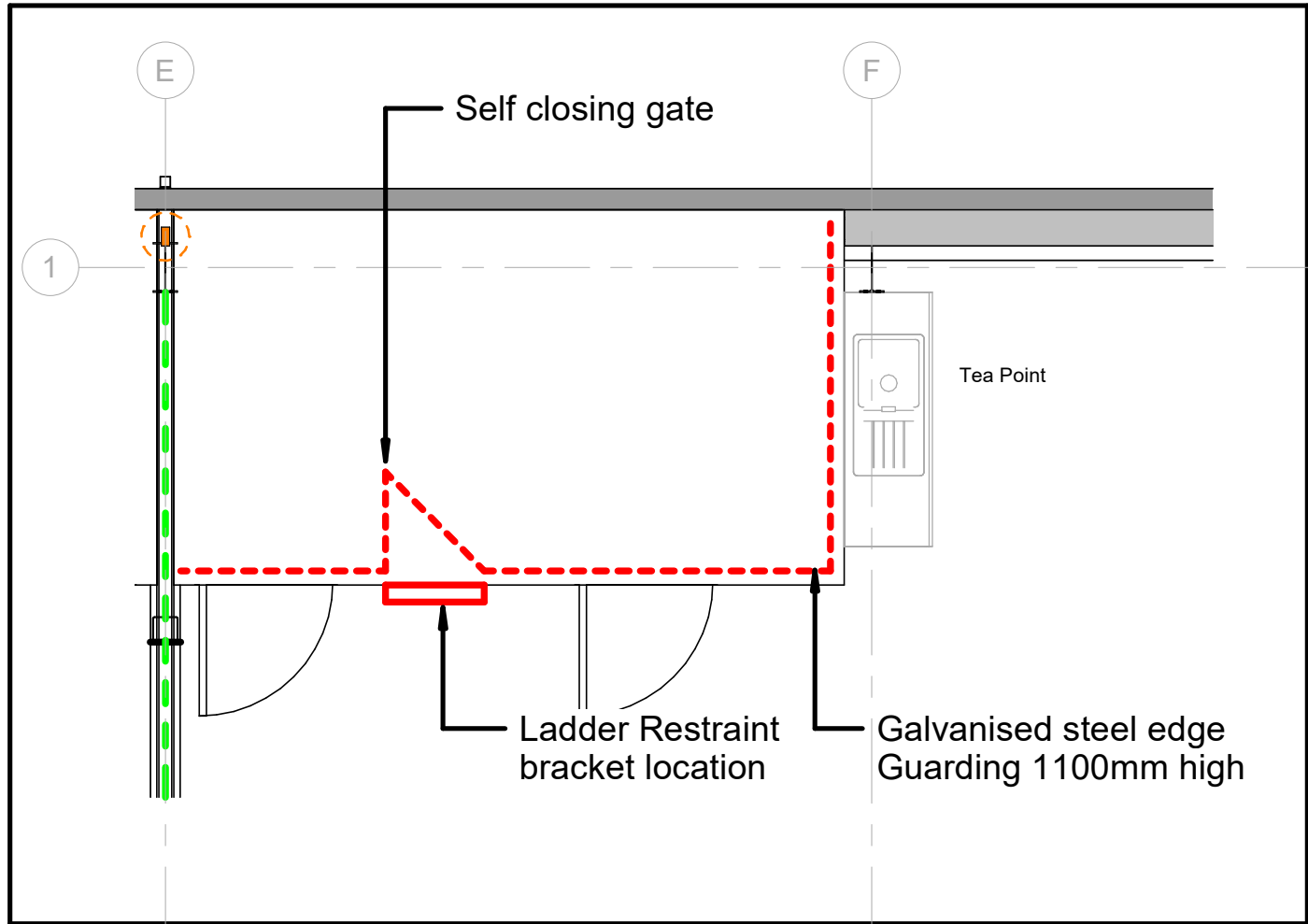




Typical plan at deck level above internal rooms



Open deck is available for tenant storage.

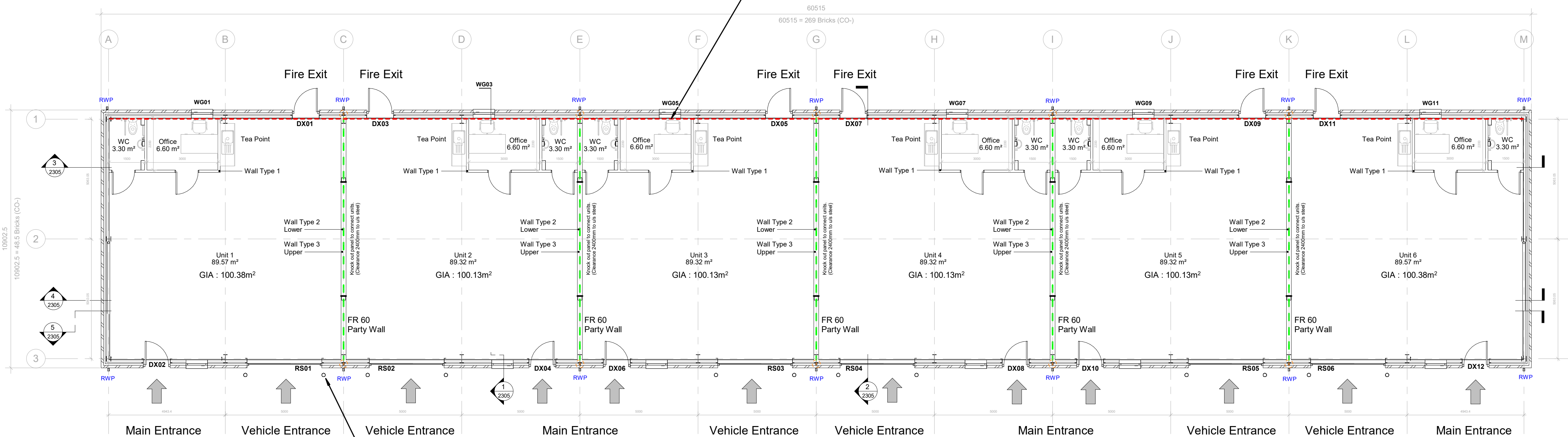
Risk of tenant access onto deck and falls from height.

Preferred option for safe access:
Allow for galvanised steel edge guarding with self closing gate.
Gate to be aligned with ladder restraint bracket location. Ladder restraint bracket used to secure ladder whilst in use.

At Stage 3 review if client decides to not provide any guarding or ladder restraint bracket then the following would need to be considered to mitigate the risk but would not eliminate the risk of unauthorised access.

Client procedure and lease terms advising tenants that absolutely no access is permitted on to the deck. Storage of materials should be within safe reach of perimeter using appropriate step ladders or tower.
Signage warning of danger to be installed to deck edge.

Fire boundary condition. External wall and wall cladding to achieve FR60 protection from inside to outside. Refer to Fire Engineering consultant report.



Ground Floor Plan Seven Sisters
1 : 100

Vehicle bollards to all vehicle entrances

ALL DIMENSIONS TO BE CHECKED ON SITE.
DO NOT SCALE THIS DRAWING.
ALL DISCREPANCIES TO BE REPORTED IMMEDIATELY.
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Internal wall Types key

Wall Type 1

100mm fair faced dense concrete blockwork wall, suitable for paint finish.
7KN (approx 1980kg/m³).

Acoustic rating: To achieve min 45 RwdB.
Weight: Each block to be less than 20kg

Wall Type 2

60 min FR Party wall (lower section) overall 210mm thick fair faced dense concrete blockwork.
Consisting of 2 x 100mm skins of fair faced dense concrete blockwork, suitable for paint finish.
7KN (approx 1980kg/m³).
Skins tied together with notional 10mm cavity fully filled with mortar, built off reinforced concrete slab. Tied to steel posts/columns and at head to steel section.
All joints to be fully filled with bucket handle joint.
Fire protection requirements of steel TBC.
All interfaces between blockwork and steel to meet fire performance criteria.

Acoustic rating: To achieve min 48 Rw dB.
Fire rating: To achieve 60 minute FR

Wall Type 3

60 min FR Party wall (upper section) Metal stud 60 min fire rated compartment wall, Siniat, British Gypsum, or similar, with moisture resistant and impact resistant gypsum based wall boarding taped and filled. Metal stud fixed to steel frame with fixing to allow for steel deflection to structural engineers requirements.
Typical system: Siniat CS70R-12Mr12St 1x12.5mm Siniat Moisture board outer, 1 x 12.5mm Siniat standard board inner on CS70/Rx C-Stud at 600mm cc's.

Acoustic rating: To achieve min 48 RwdB.
Fire rating: To achieve 60 minute FR.

Fire Strategy Key

--- Party Walls

FR60 Cavity Barriers

--- FR60 Boundary condition

Project Sheet Numbering

2 X X X

Series
Sheet Sequence

Site Reference

1 = Cwmgors
2 = Glyncorrwg
3 = Seven Sisters
4 = Drawing applicable to multiple sites

03	RIBA Stage 3 Issue	27/06/24	RC
02	RIBA Stage 3 Issue	29/05/24	RC
01	Initial Issue	16/05/24	RC
No.	Revision Description	Date	By

EPT PARTNERSHIP
CHARTERED ARCHITECTS

Client:
Andrew Scott

Project:
NPT New Industrial Units

Drawing Title:
Proposed Ground Floor Plan
Seven Sisters

Status: Work in progress

Scale : As indicated
Original sheet size : A1

Project	Originator	Functional Breakdown	Spatial Breakdown	Form Discipline	Number	Revision
ISU - EPT	01	00	DR - A	2301 - P03		
EPT internal project ref: 11298	Drawn by: RC	Checked by: MT	Exported from model: 27/06/2024 15:15:30			