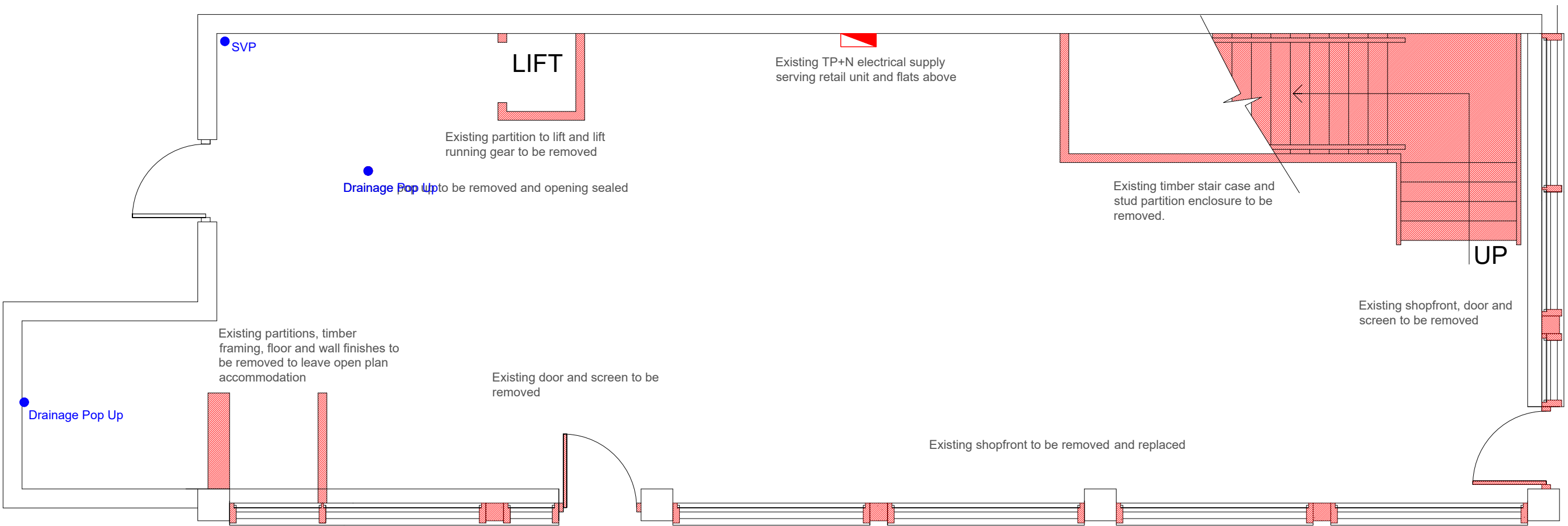
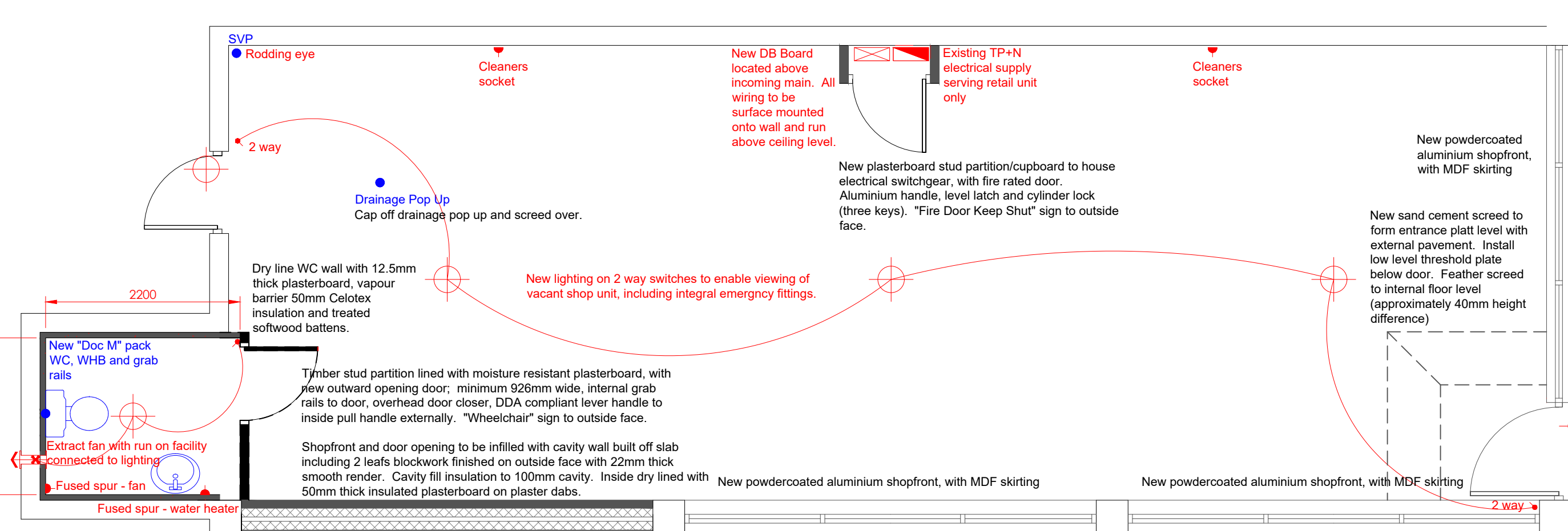
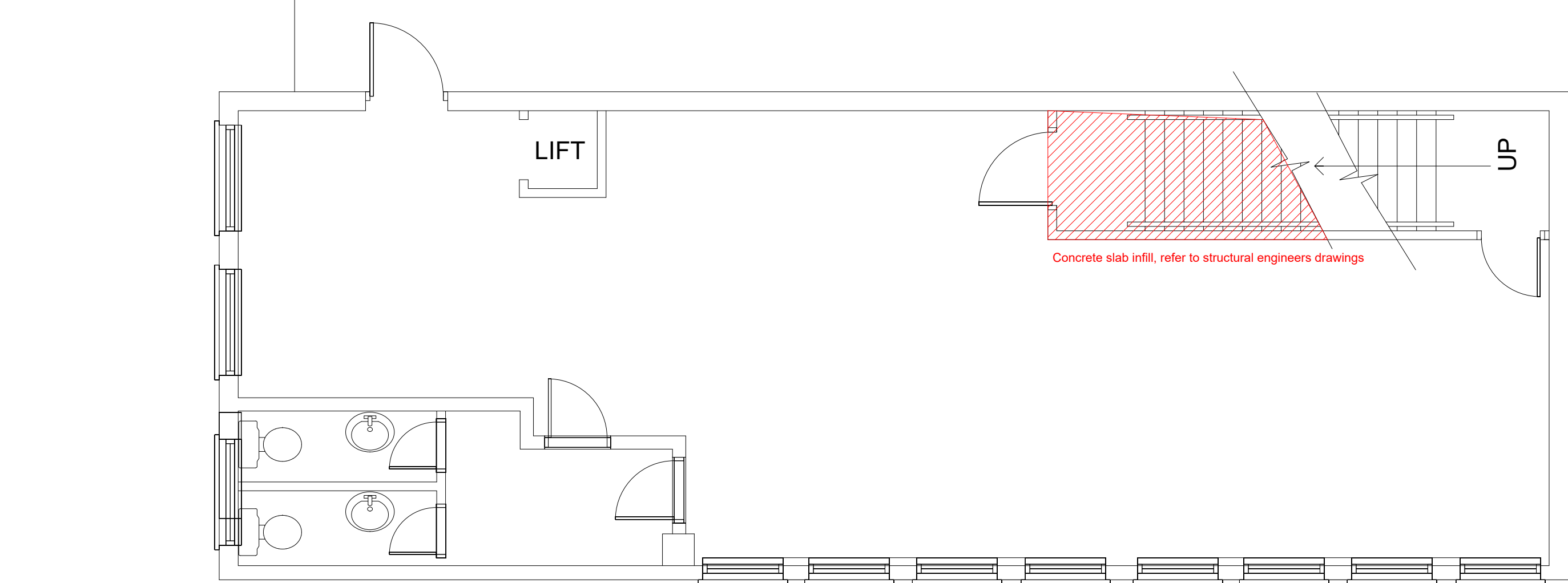




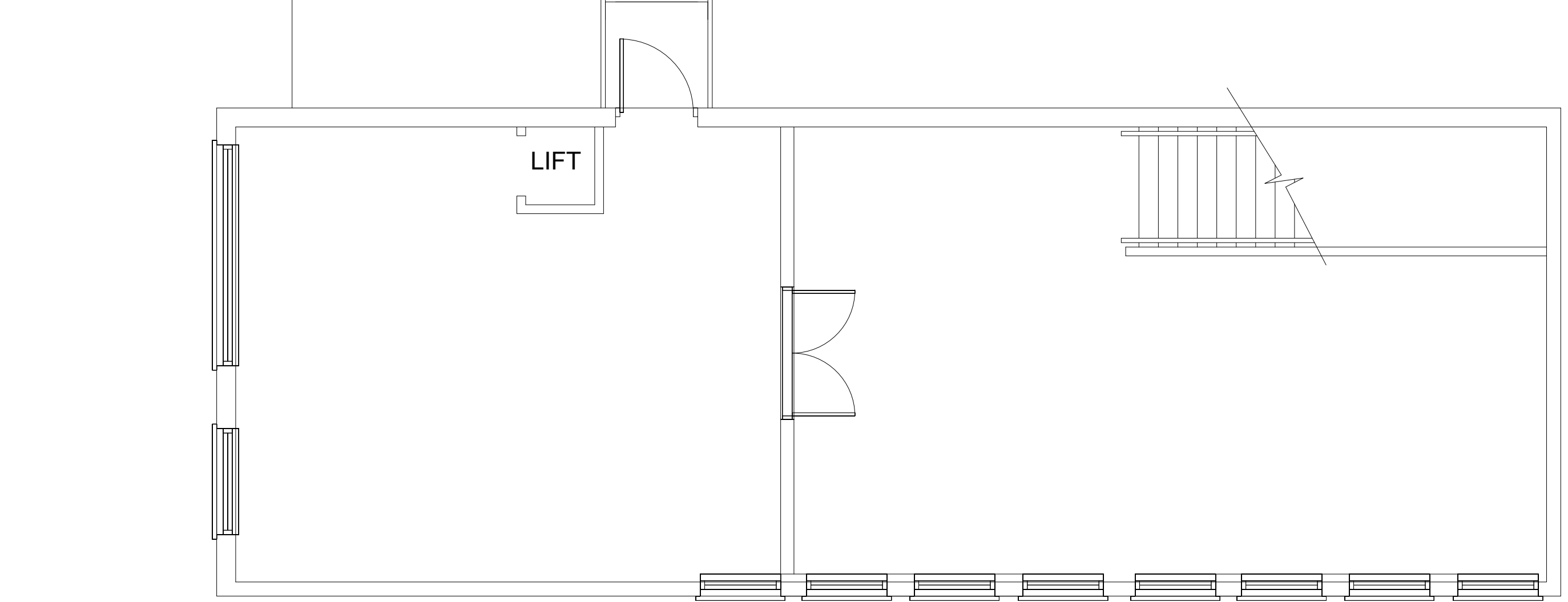
GROUND FLOOR PROPOSED ALTERATIONS 1:50



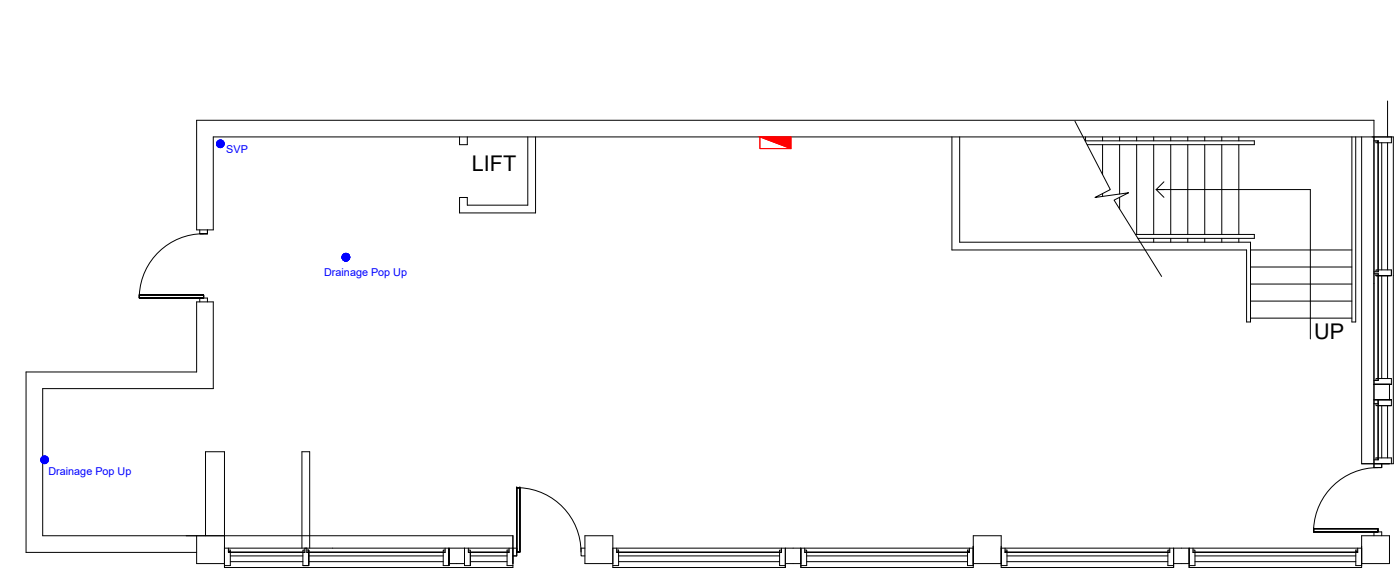
GROUND FLOOR AS PROPOSED 1:50



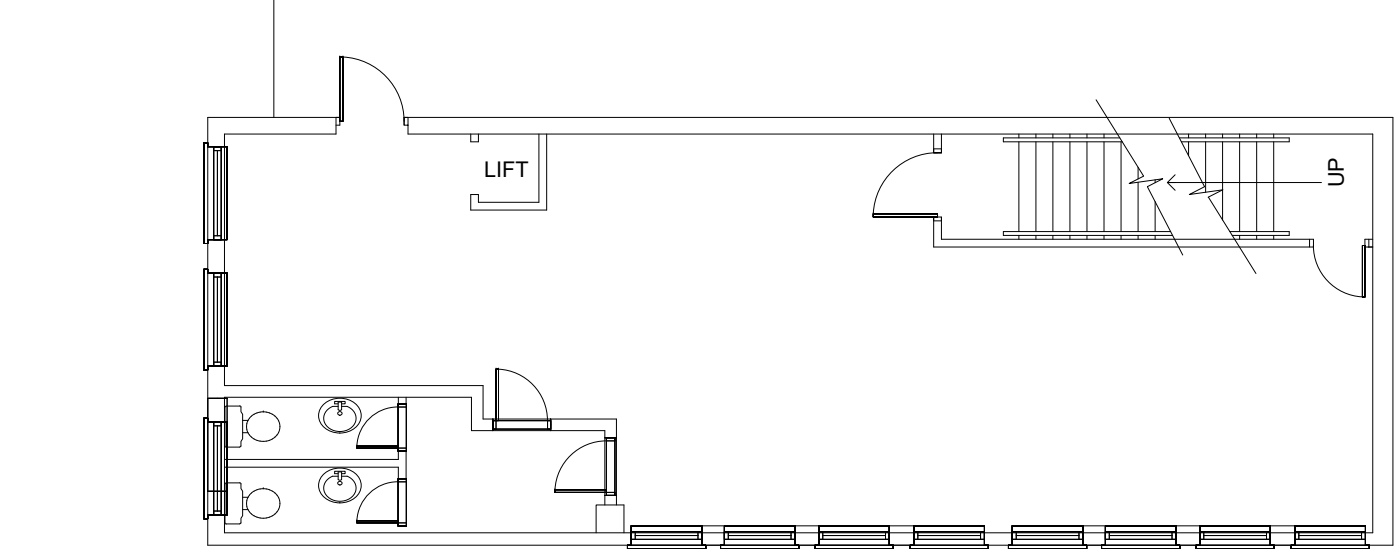
FIRST FLOOR PROPOSED ALTERATIONS 1:50



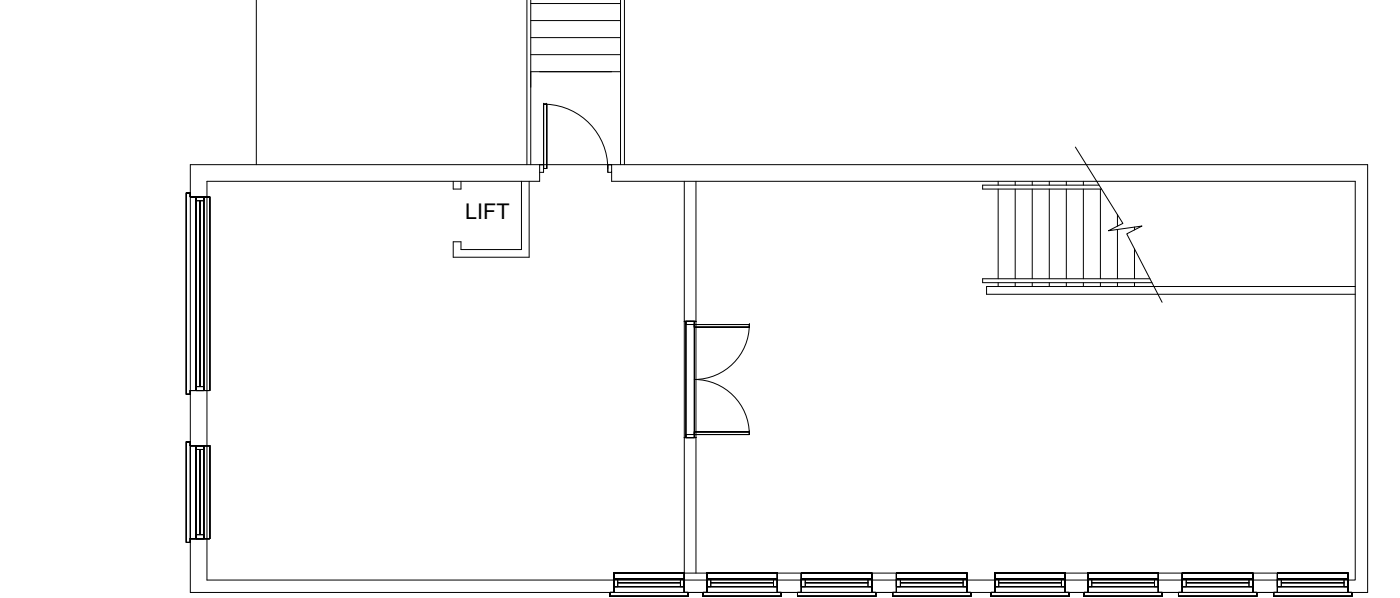
SECOND FLOOR - NO ALTERATIONS OR WORKS PROPOSED 1:50



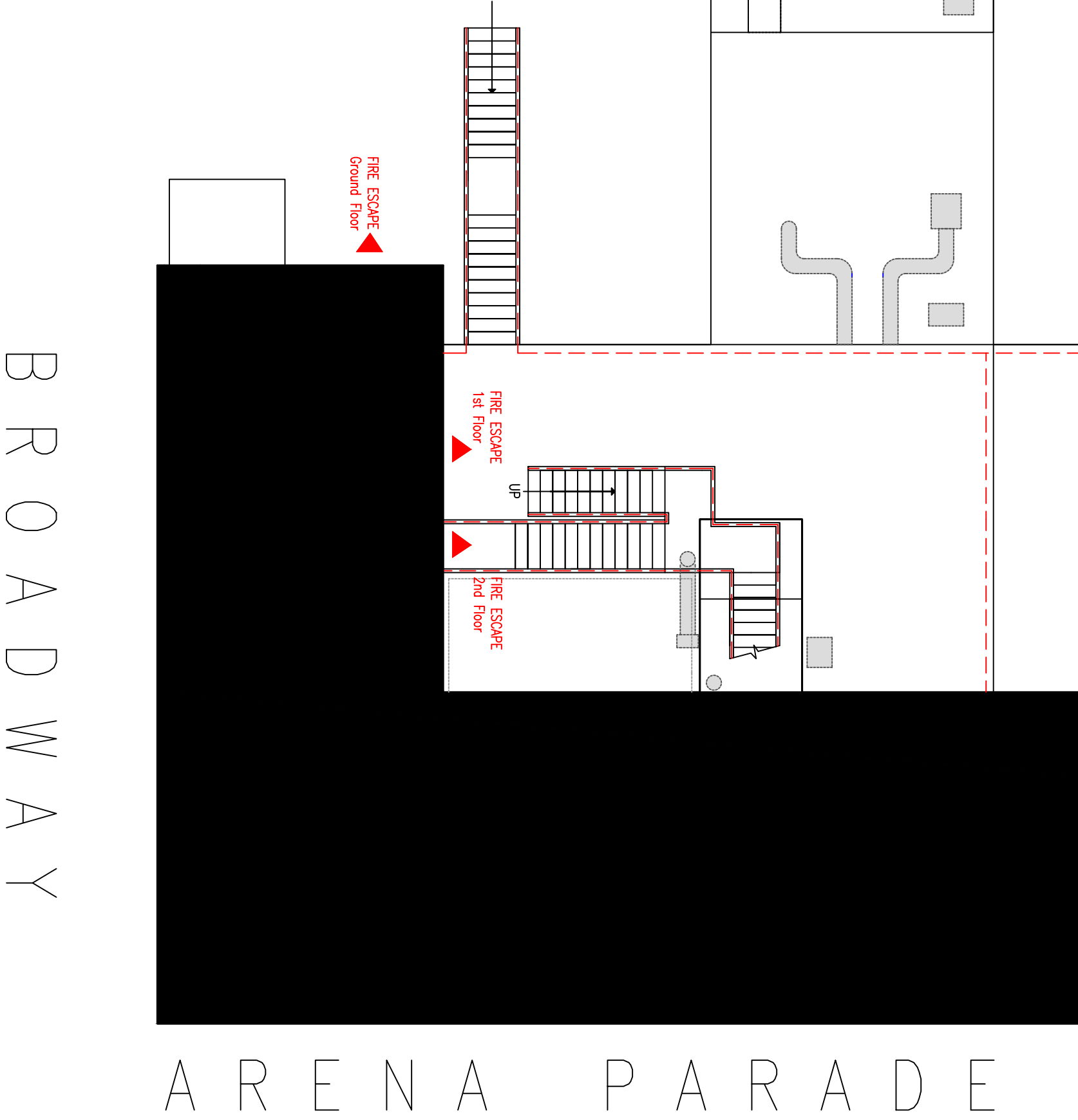
GROUND FLOOR AS EXISTING 1:100



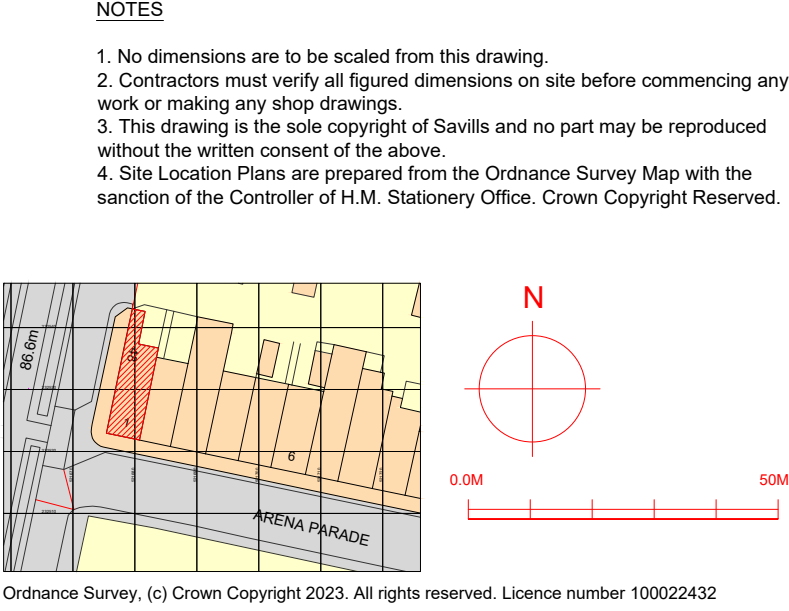
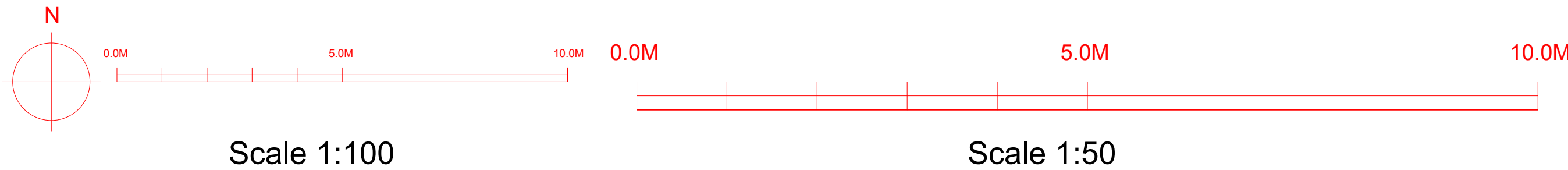
FIRST FLOOR AS EXISTING 1:100



SECOND FLOOR AS EXISTING 1:100



ROOF PLAN/FIRE EXITS AS EXISTING 1:100



LOCATION PLAN 1:1250

GENERAL NOTES

The existing property is currently vacant. The first and second floors will remain unoccupied and be separated from the ground floor through the use of an insitu concrete floor, by infilling existing stair and lift openings at first floor slab level.

The proposed works will form a shell retail unit at ground floor only for letting to a commercial tenant. At this time the specific use of the ground floor can not be determined.

There is no electrical supply to the building. A metered supply will be provided to the ground floor to enable basic services (lighting to enable safe viewing) and an accessible toilet to be installed.

Proposals for a basic fire alarm system are shown on drawing AL-003.

Proposals for basic emergency lighting are shown on drawing AL-003.

The Contractor shall comply with the Construction (Design & Management) Regulations 2015.

Builderswork

All works to comply with current edition of Building Regulations 2010; as amended.

Structure

No structural demolition proposed. All removal works comprise taking down of non-loadbearing lightweight partitions.

Infill to concrete floor as structural engineers drawings/design.

All pipes, chases and the like to be suitably fire stopped through separating and compartment walls and floors using intumescent mastic, minimum 1 hours Fire Resistance.

No deleterious materials to be used in construction, ie HAC, Asbestos and the like.

Electrical

All electrical work to comply with current IEE regulations and BS 7671.

Drainage

Drainage works and alterations to be carried out in accordance with BS 8000-13 Code of Practice for Above Ground Drainage.

New accessible WC to connect to existing existing soil pipes.

Ventilation

No mechanical ventilation to retail shell unit as this is subject to future tenant fit out.

Mechanical extract ventilation to WC cubicle at ground floor comprising at least 6 litres per second, connected to light switch with run on facility.

D Information on fire escape routes now shown on drawing AL-003 for fire alarm, emergency lighting and escape provision. NH 30.05.2024

C Notes and clarifications added for Building Control. Panic bar, door closer and signage added to rear door. Elevation drawings omitted, refer to AL 02 for proposed shopfront elevations. NH 23.05.2024

B Electric cupboard added. Screed note added. NH 15.05.2024

A Shopfront design confirmed. Accessible WC size increased. Cavity wall to rear corner to infill former shopfront opening. NH 14.05.2024

Rev	Description	By	Date
Drawing Status			
CONSTRUCTION ISSUE			
			
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Project			
1 Arena Parade Letchworth Garden City Proposed Retail Unit Refurbishment			
Drawing Title			
General Arrangement Drawings			
Scale	Date	Drawn	Checked
1:50 / 1:100 @ A1	05 Sept 2023	NH	BY
Drawing Number	Rev.	Project Number	
AL - 001	B	CB - 0000	