

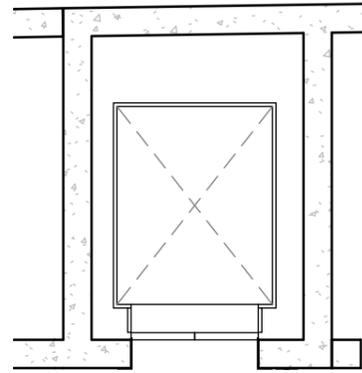
ARCH8028_25874 TECHNICAL
DESIGN FOR RETROFIT

STAGE -2

BY R00229832

10/11/2025





PASSENGER NOT IN COMPLIANCE WITH 1.3.4.2 AND DIAGRAM 13

EXISTING LIFT INTERNAL CAR DIMENSIONS ARE BELOW THE MINIMUM REQUIRED FOR A WHEELCHAIR USER

NO LANDING CALL BUTTONS WITH TACTILE IDENTIFICATION

NO MIRROR WITHIN LIFT CAR

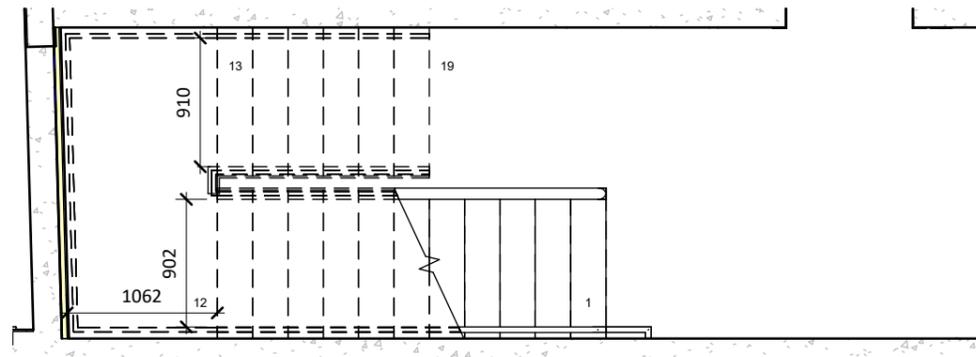
FEASIBILITY - LIFT

1 : 50

STAIRS NOT COMPLIANT WITH PART M REGULATIONS

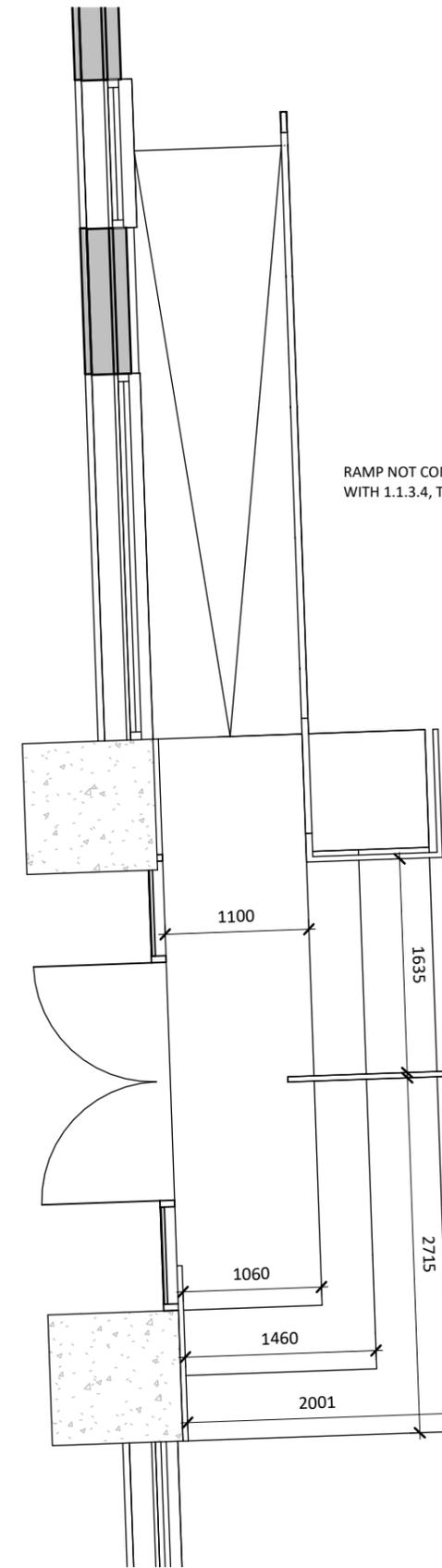
RISER NOT CONSISTENT FROM FLOOR TO FLOOR

HAND RAILS NOT COMPLIANT WITH 1.1.3.6 AND 1.3.4.5



FEASIBILITY - STAIRS

1 : 50



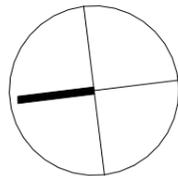
RAMP NOT COMPLIANT WITH 1.1.3.4, TABLE 2

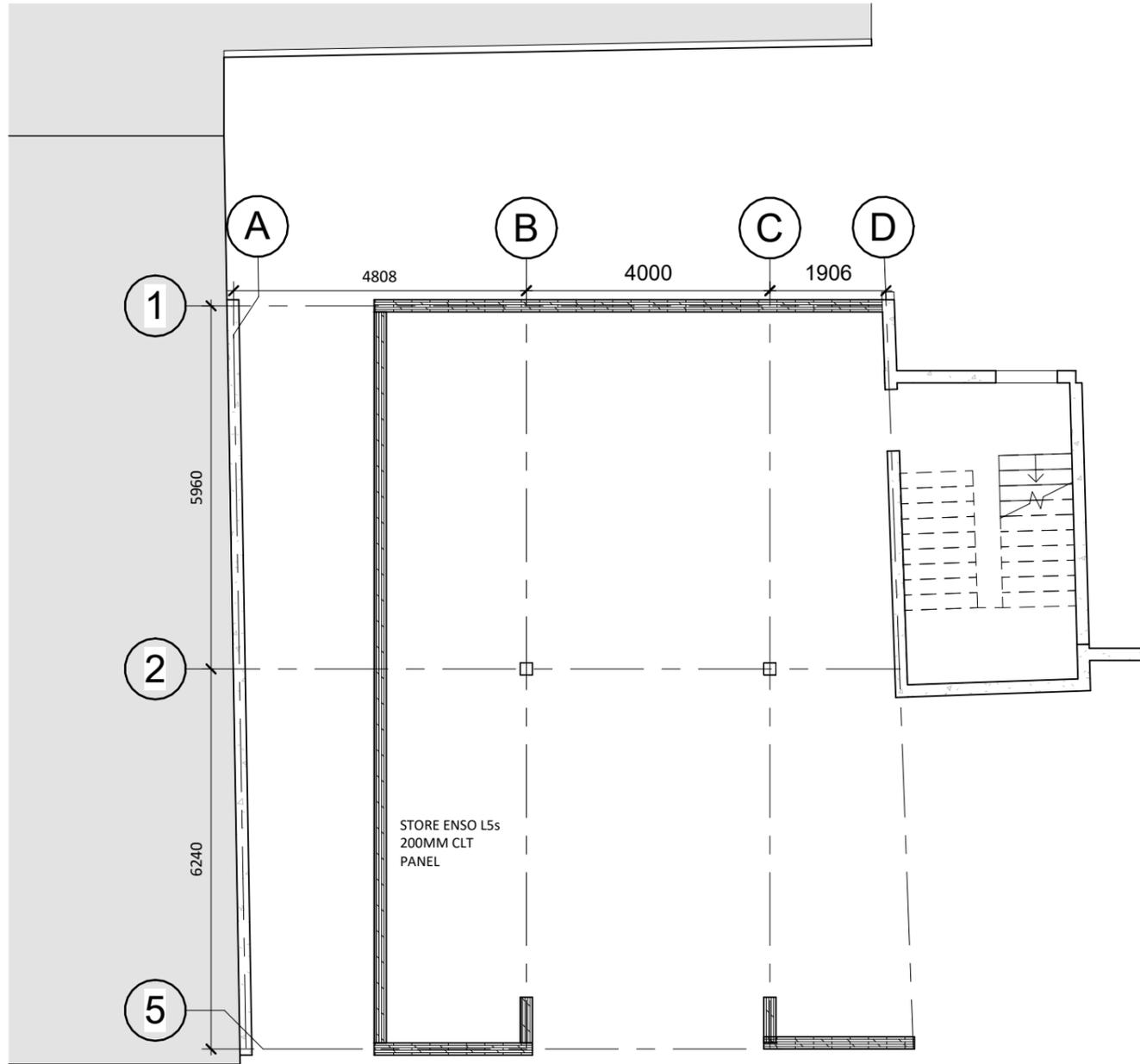
STEPS NOT COMPLIANT WITH 1.1.3.5, 1.1.3.1

RISERS INCONSISTENT

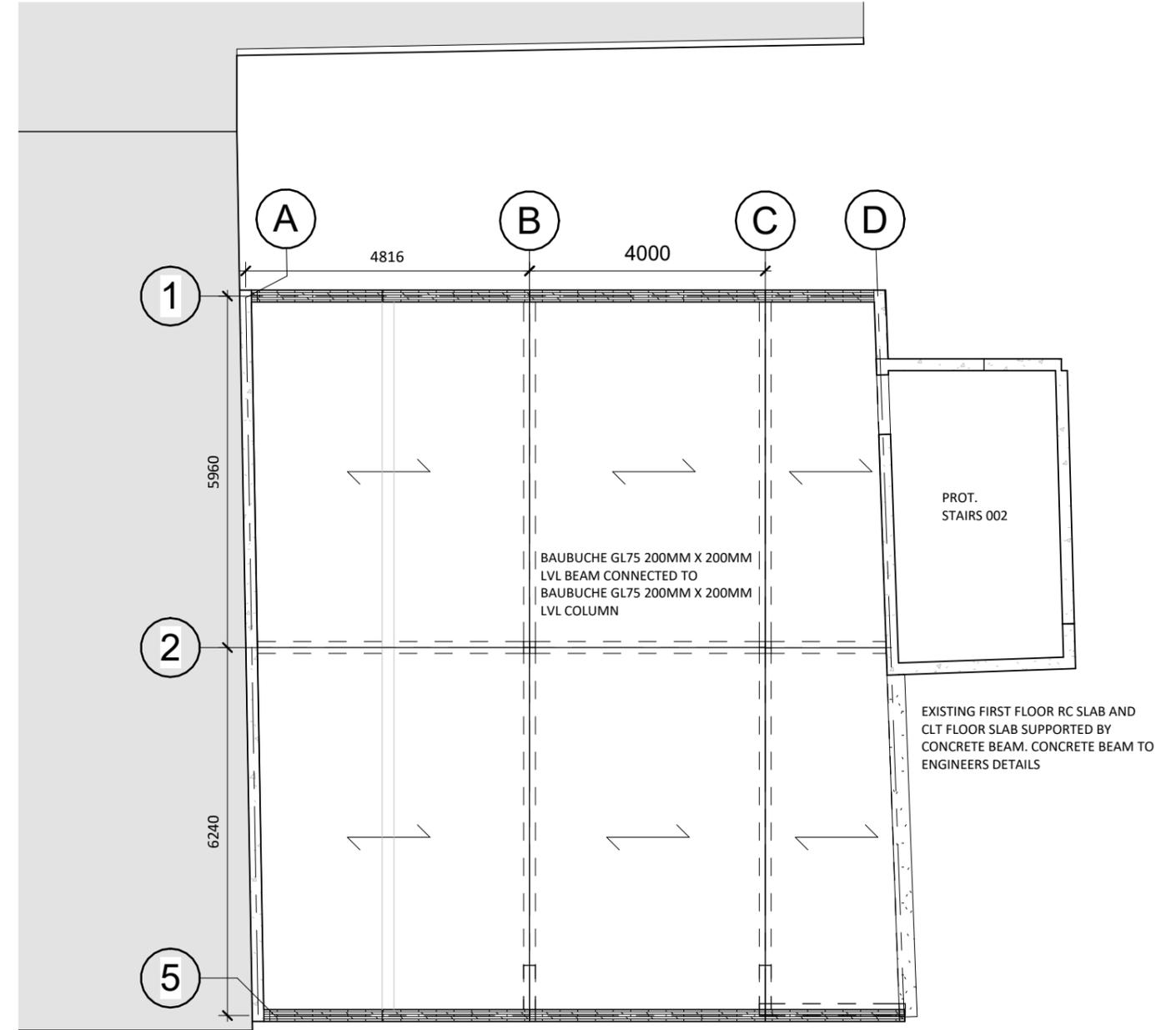
FEASIBILITY - ENTRANCE

1 : 50

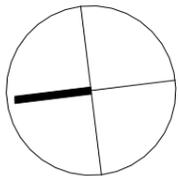


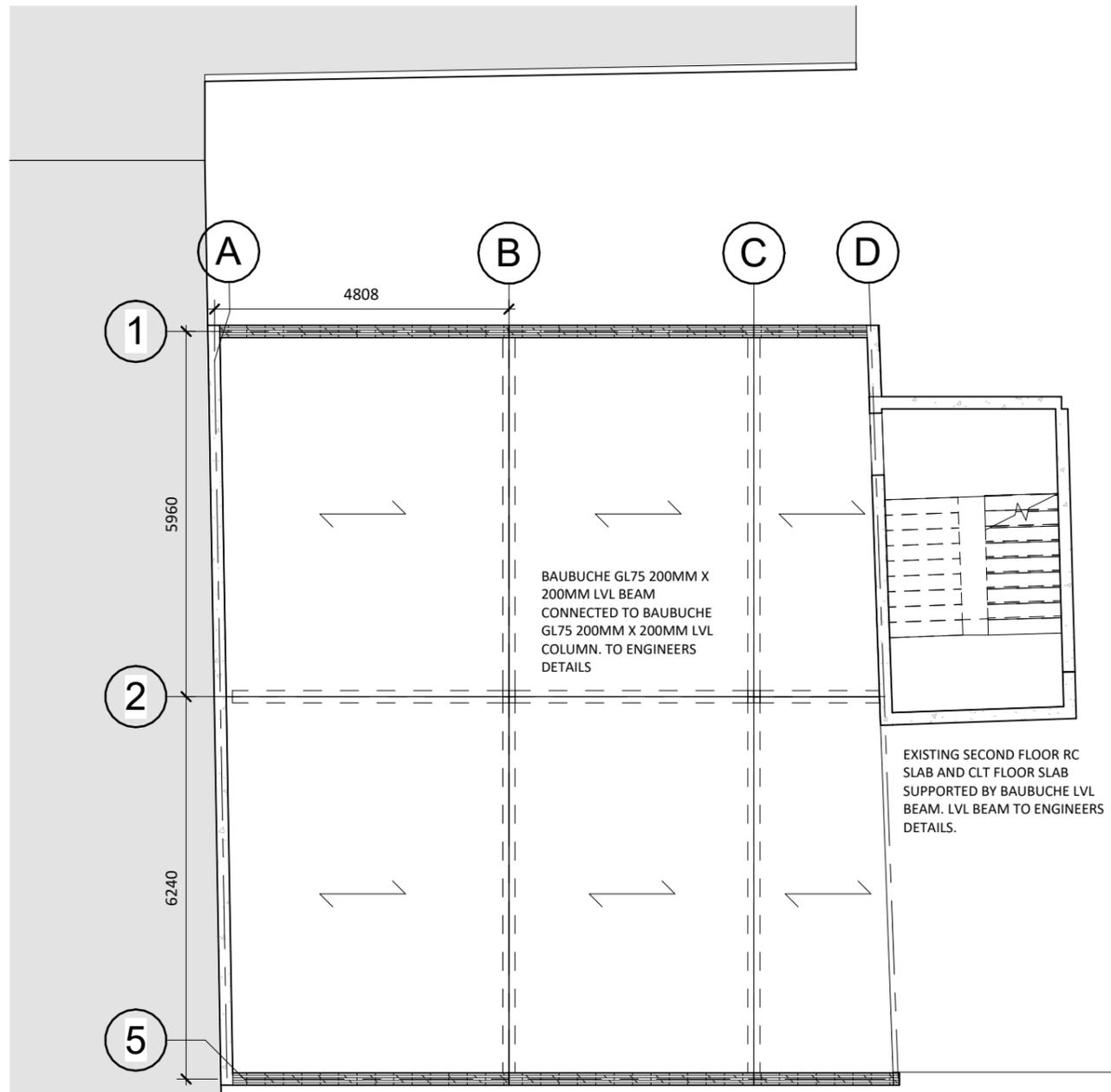


GROUND FLOOR
1 : 100

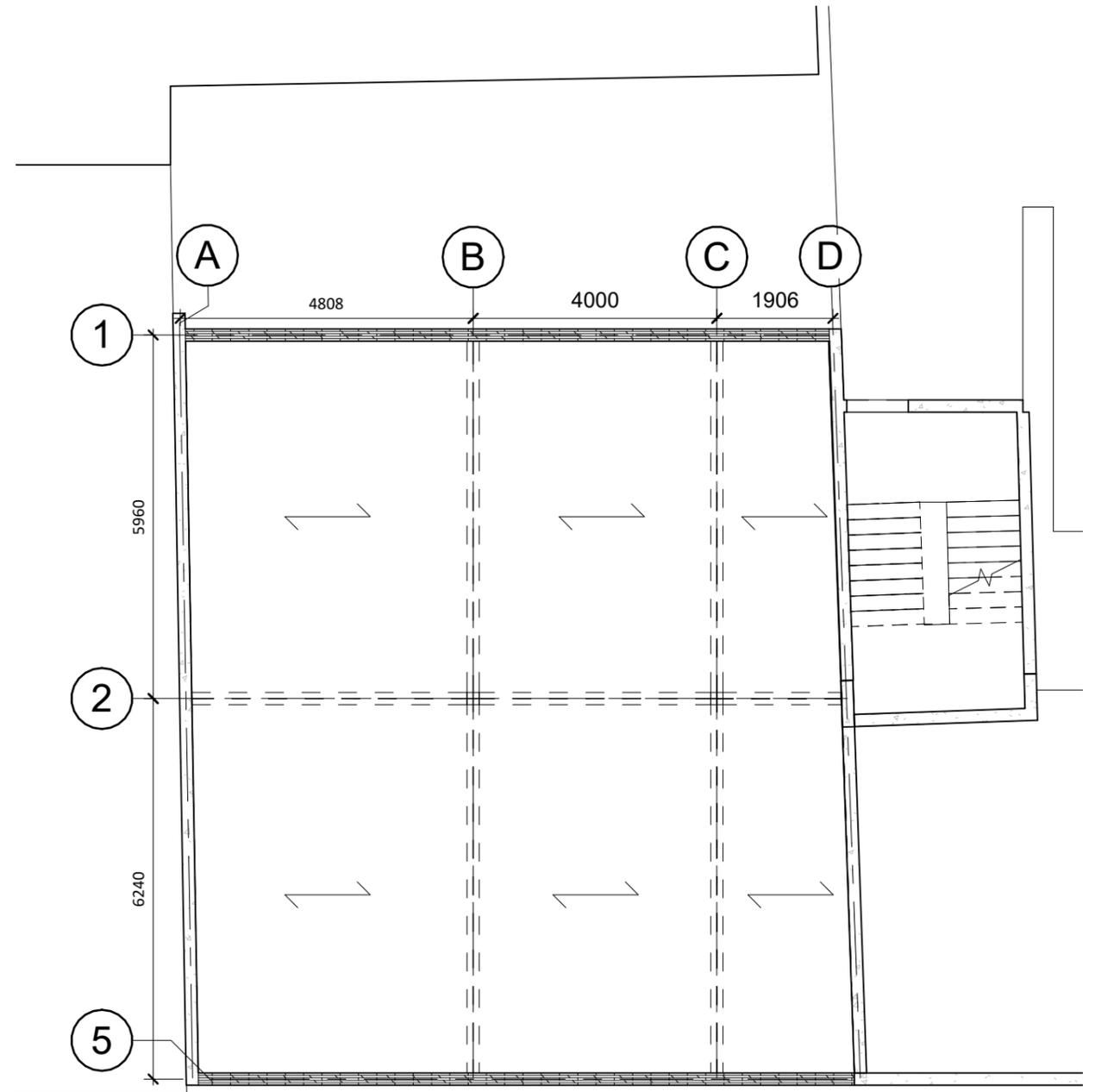


FIRST FLOOR
1 : 100

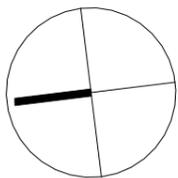


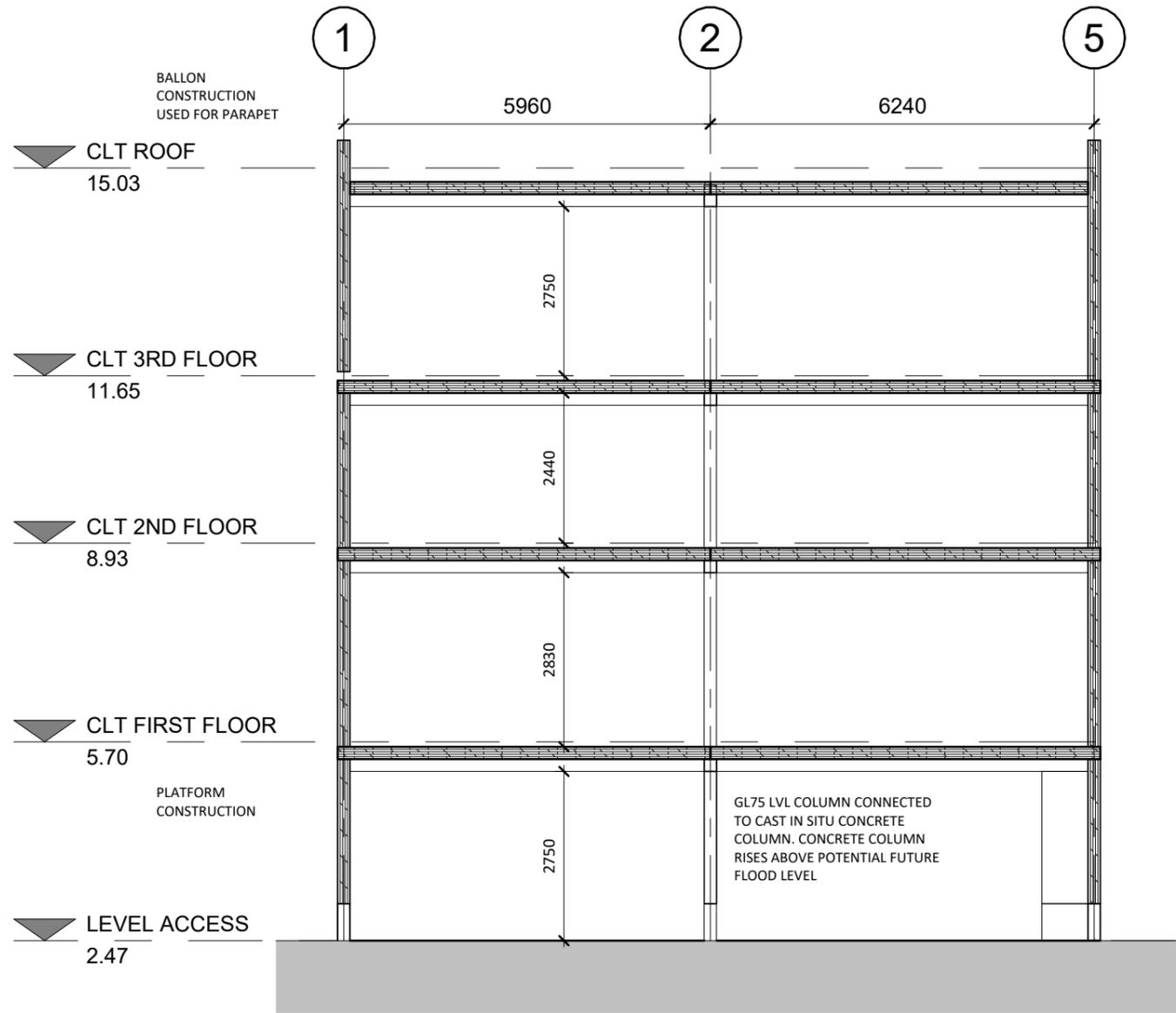


SECOND FLOOR
1 : 100

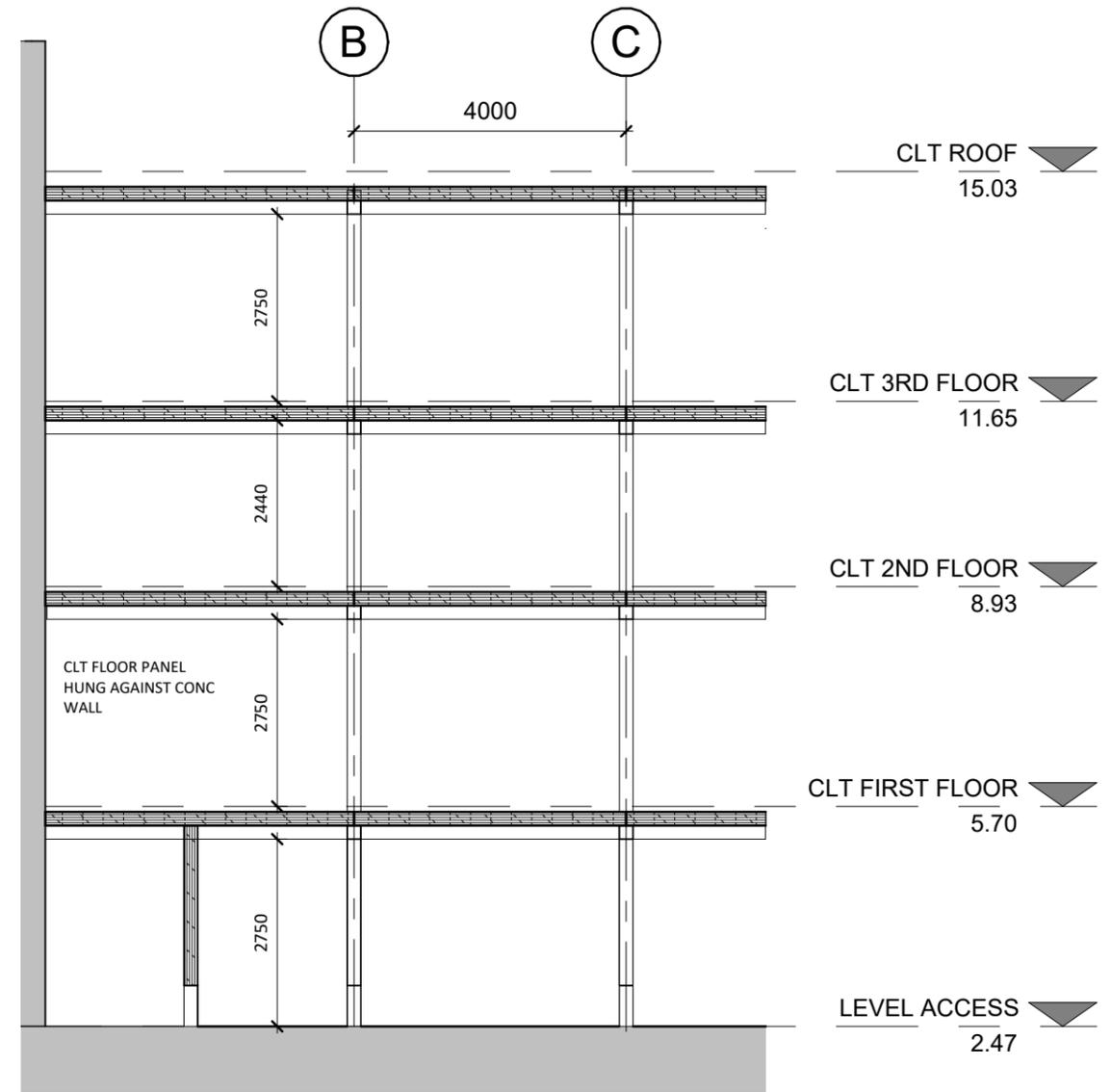


ROOF EXSTENTION
1 : 100

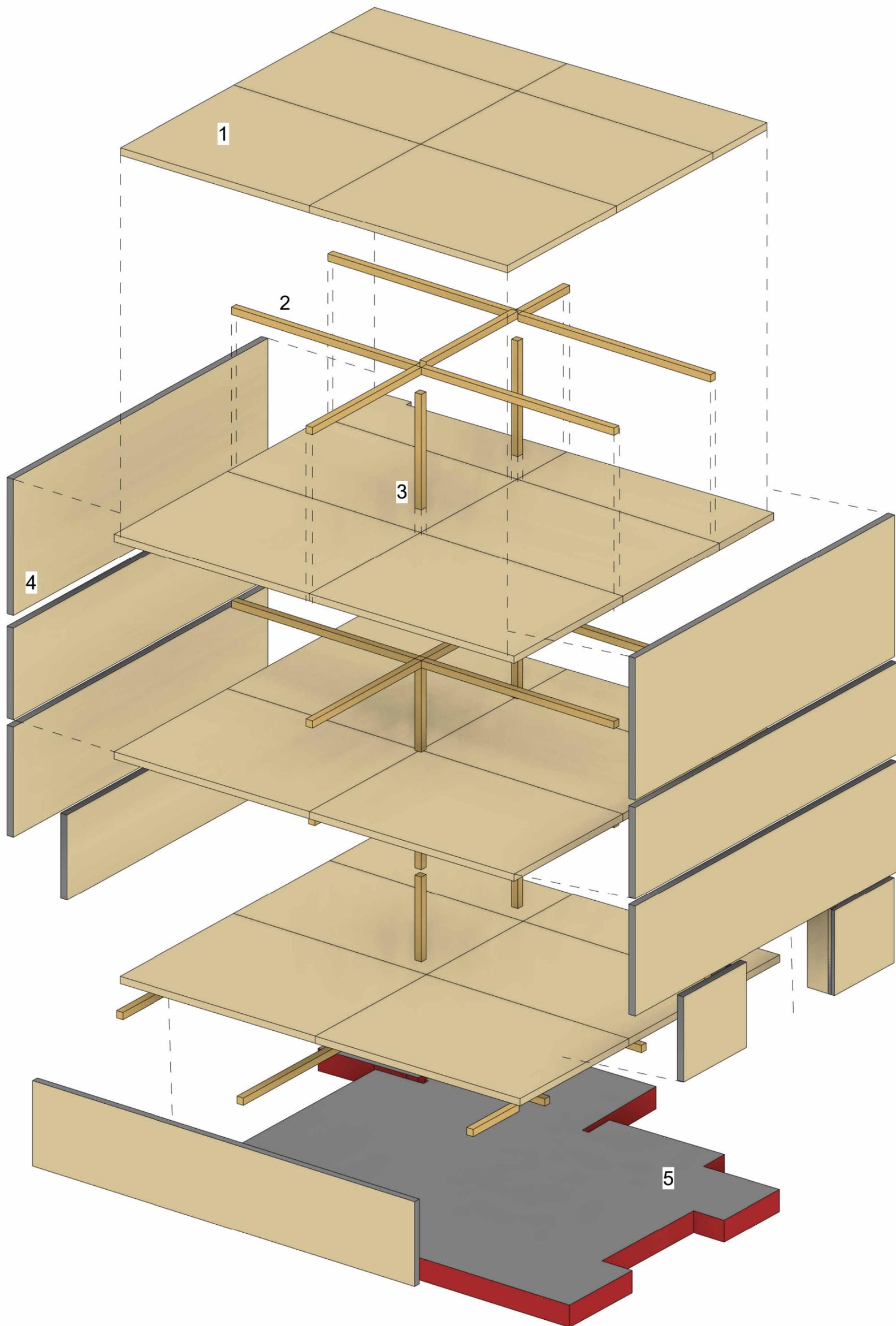




STRUCTURAL SECTION BB
1 : 100

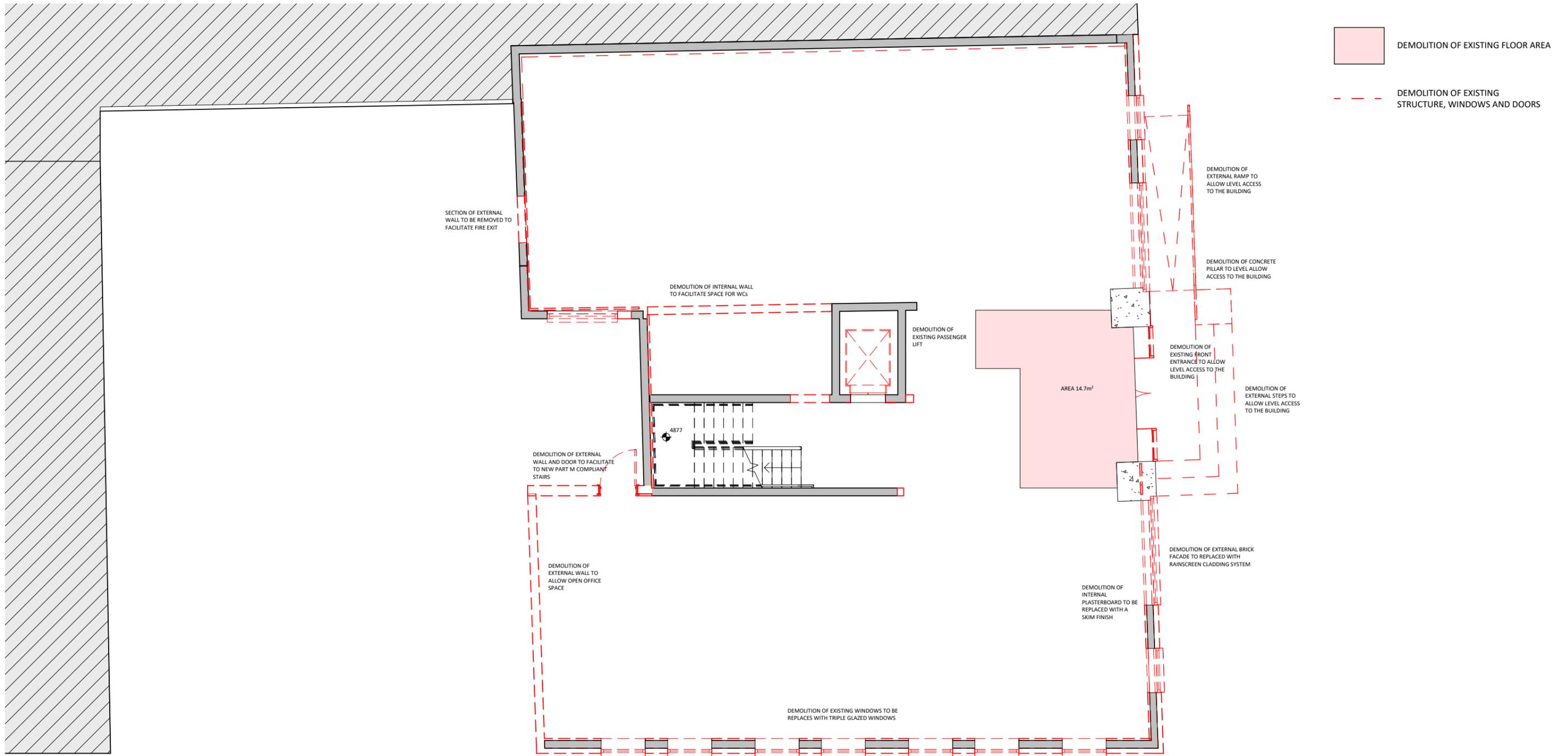


STRUCTURAL SECTION AA
1 : 100



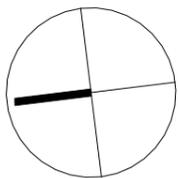
3D STRUCTURE EXPLODED

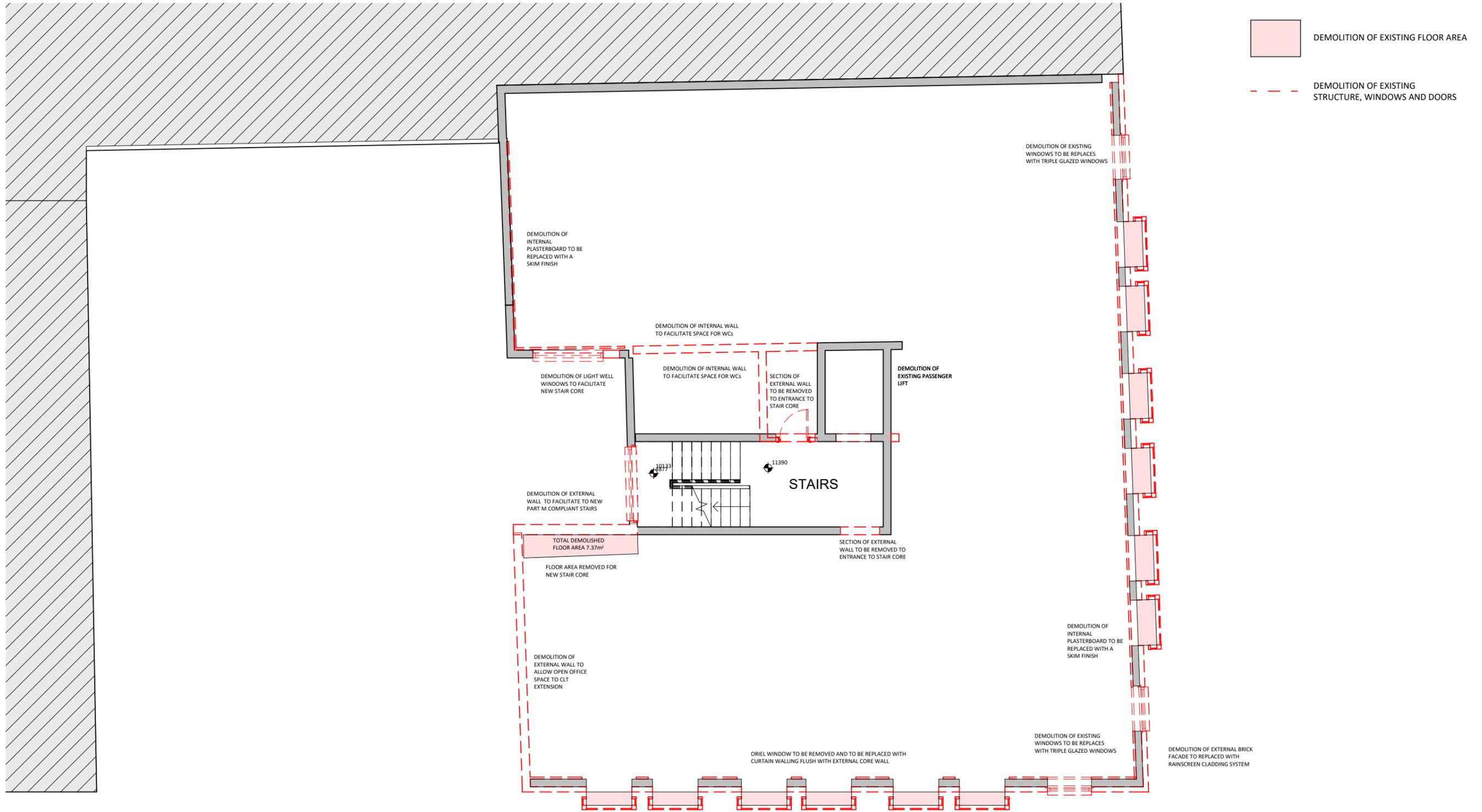
1. STORE ENSO L5s CLT FLOOR PANEL
2. BAUBUCHE GL75 LVL BEAM, VISUAL QUALITY
3. BAUBUCHE GL75 LVL COLUMN, VISUAL QUALITY
4. STORE ENSO LS5 CLT WALL PANEL
5. GROUND FLOOR BUILD UP



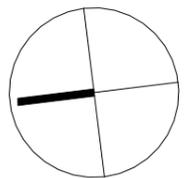
GROUND FLOOR DEMO PLAN

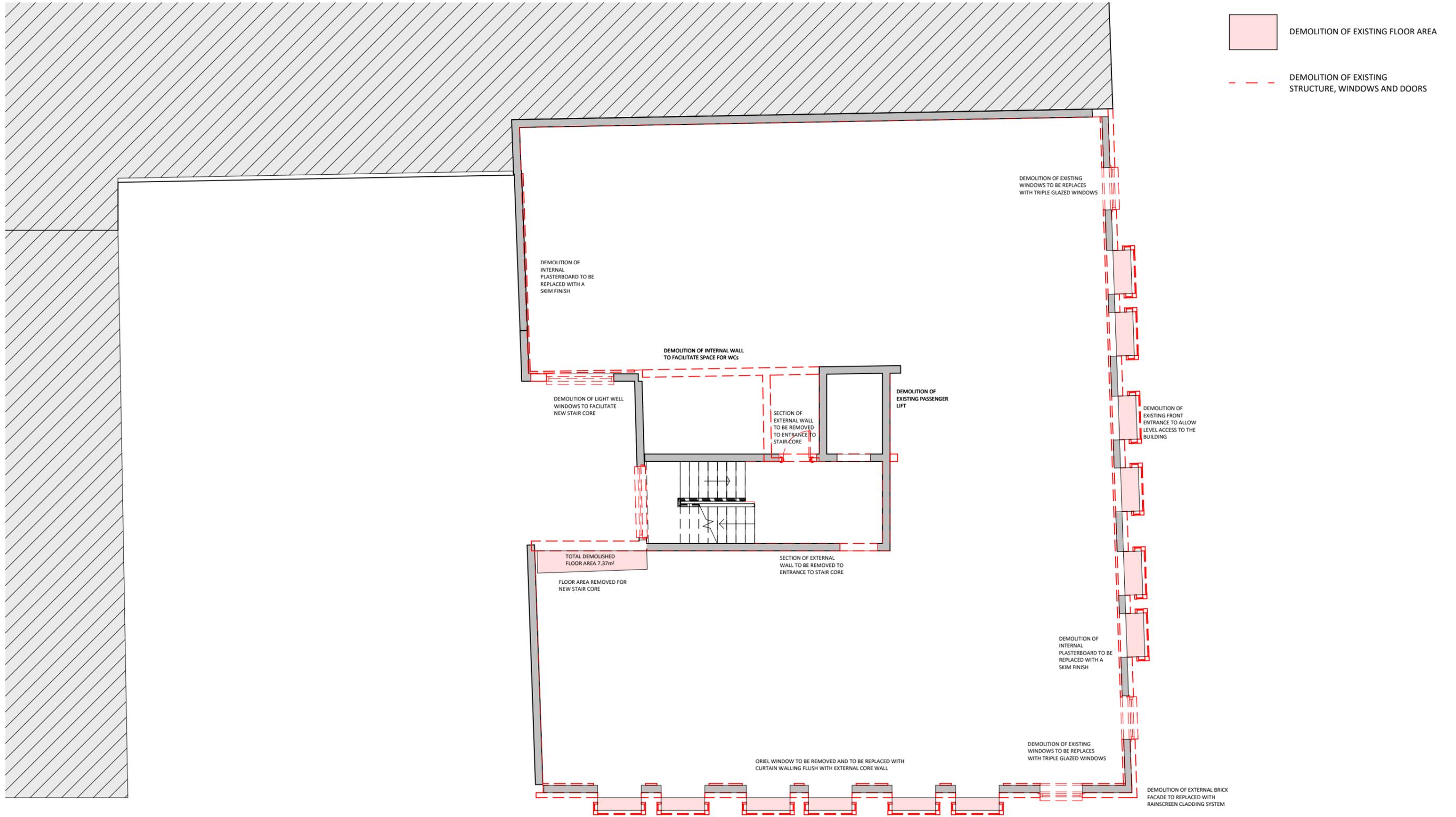
1 : 100





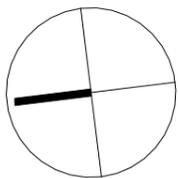
DEMO-03-THIRD FLOOR PLAN
1 : 100

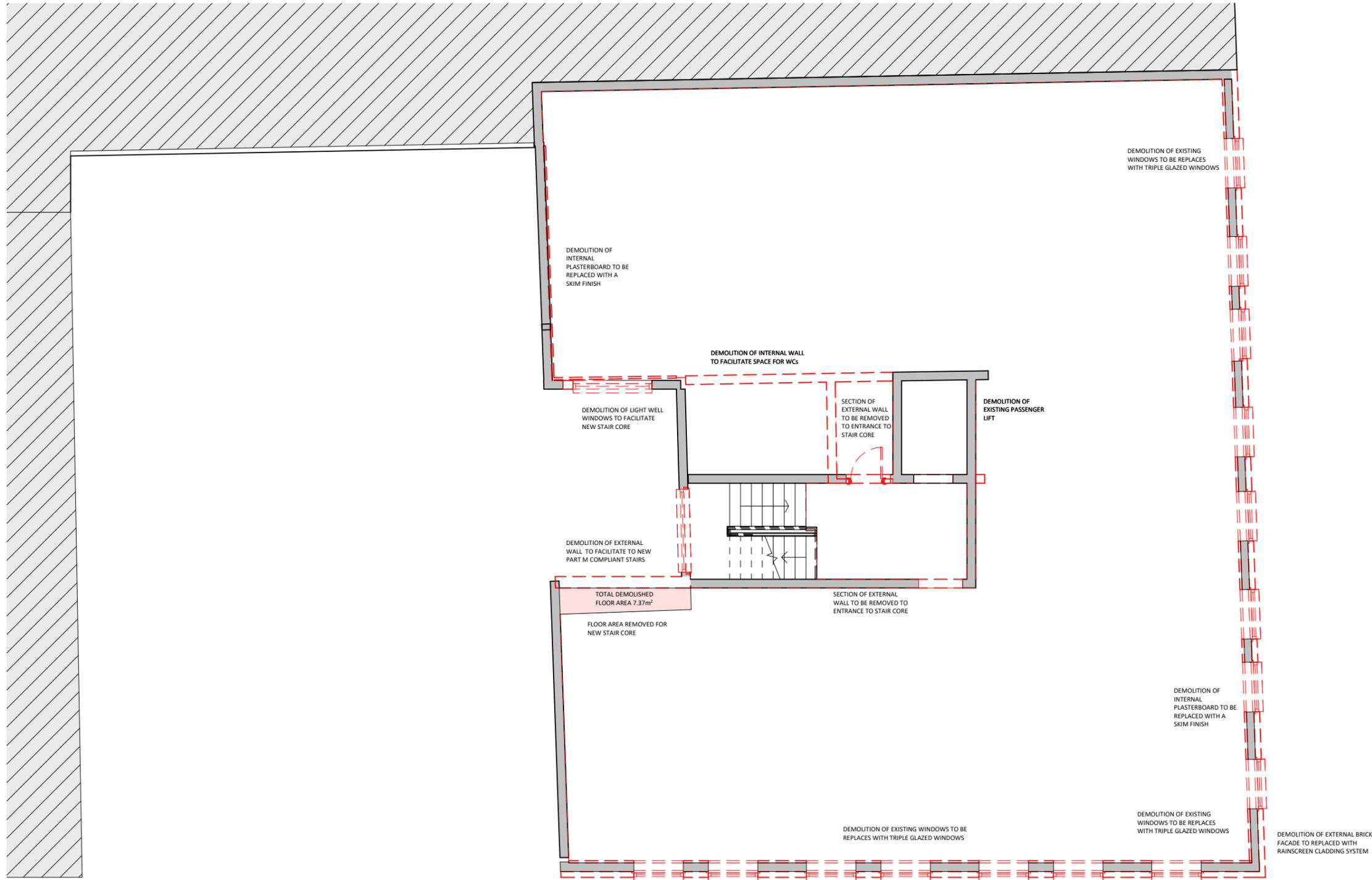




DEMO-04-FOURTH FLOOR PLAN

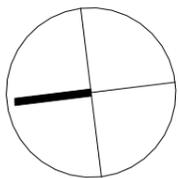
1 : 100





- DEMOLITION OF EXISTING FLOOR AREA
- DEMOLITION OF EXISTING STRUCTURE, WINDOWS AND DOORS

DEMO-05-FIFTH FLOOR PLAN
1 : 100



TOTAL DEMOLISHED FLOOR AREA 7.37m²

FLOOR AREA REMOVED FOR NEW STAIR CORE

DEMOLITION OF INTERNAL PLASTERBOARD TO BE REPLACED WITH A SKIM FINISH

DEMOLITION OF INTERNAL WALL TO FACILITATE SPACE FOR WCs

DEMOLITION OF LIGHT WELL WINDOWS TO FACILITATE NEW STAIR CORE

SECTION OF EXTERNAL WALL TO BE REMOVED TO ENTRANCE TO STAIR CORE

DEMOLITION OF EXISTING PASSENGER LIFT

DEMOLITION OF EXTERNAL WALL TO FACILITATE TO NEW PART M COMPLIANT STAIRS

SECTION OF EXTERNAL WALL TO BE REMOVED TO ENTRANCE TO STAIR CORE

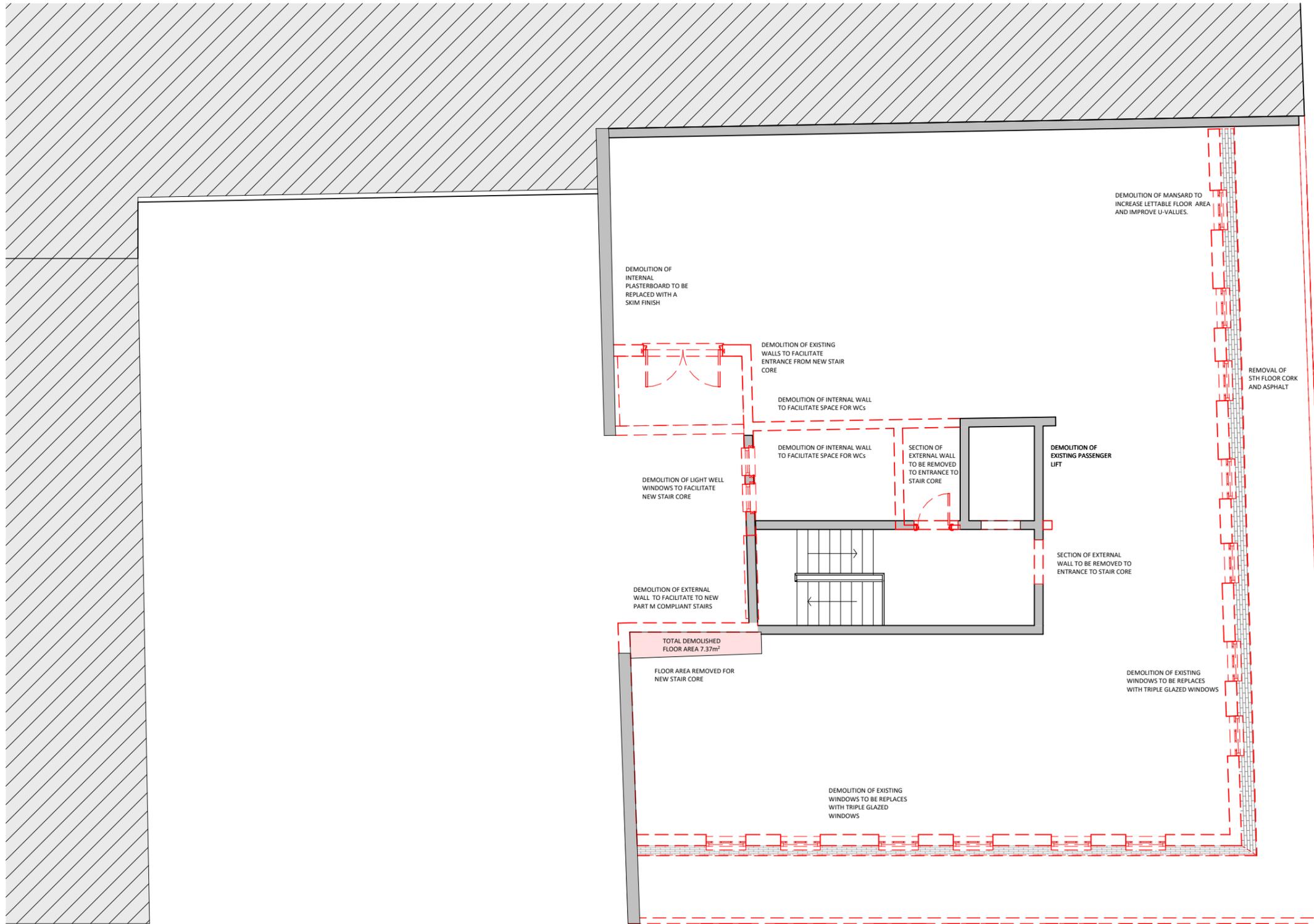
DEMOLITION OF EXISTING WINDOWS TO BE REPLACES WITH TRIPLE GLAZED WINDOWS

DEMOLITION OF INTERNAL PLASTERBOARD TO BE REPLACED WITH A SKIM FINISH

DEMOLITION OF EXISTING WINDOWS TO BE REPLACES WITH TRIPLE GLAZED WINDOWS

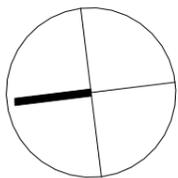
DEMOLITION OF EXISTING WINDOWS TO BE REPLACES WITH TRIPLE GLAZED WINDOWS

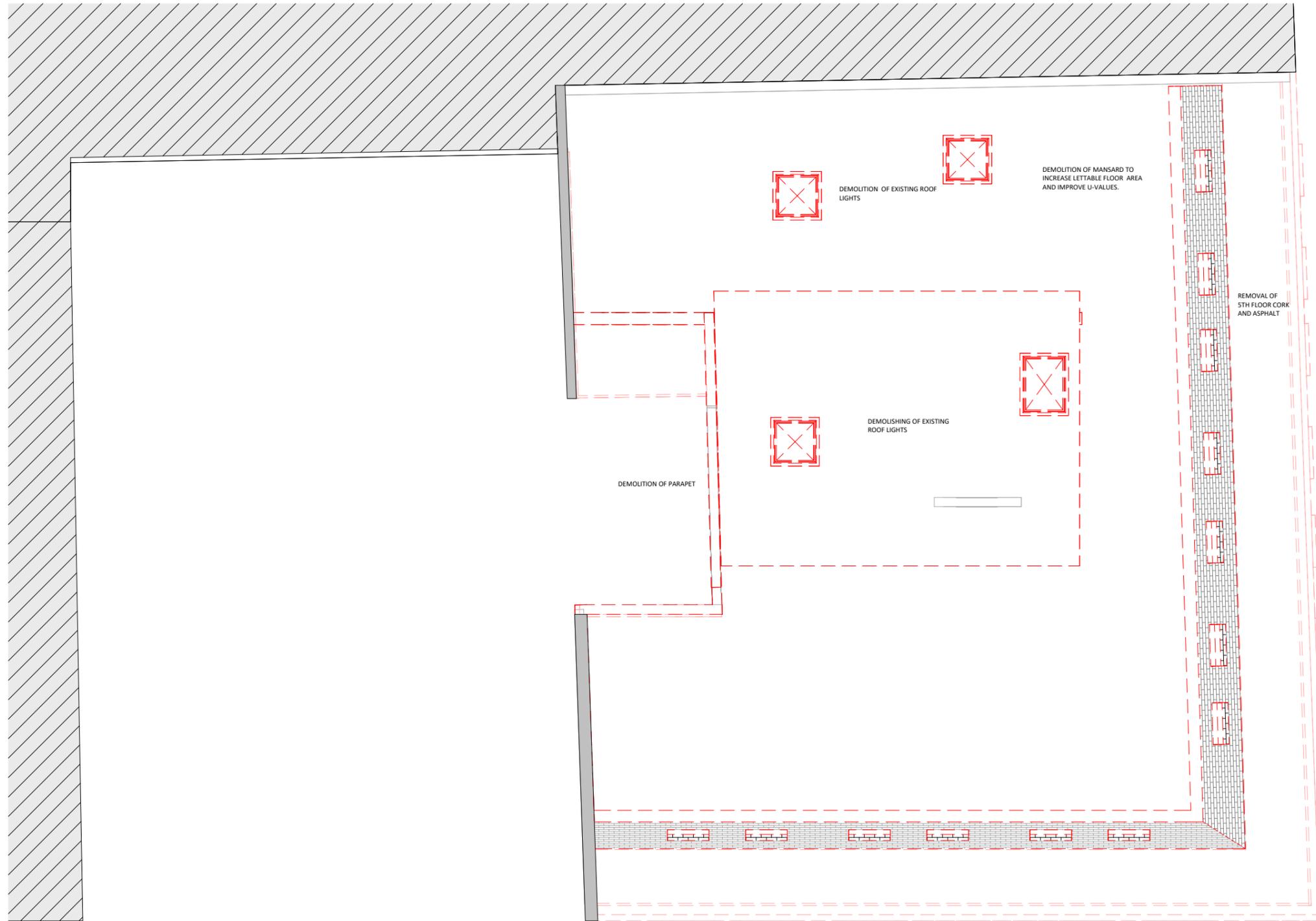
DEMOLITION OF EXTERNAL BRICK FACADE TO REPLACED WITH RAINSCREEN CLADDING SYSTEM



SIXTH FLOOR PLAN

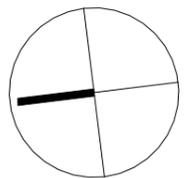
1 : 100

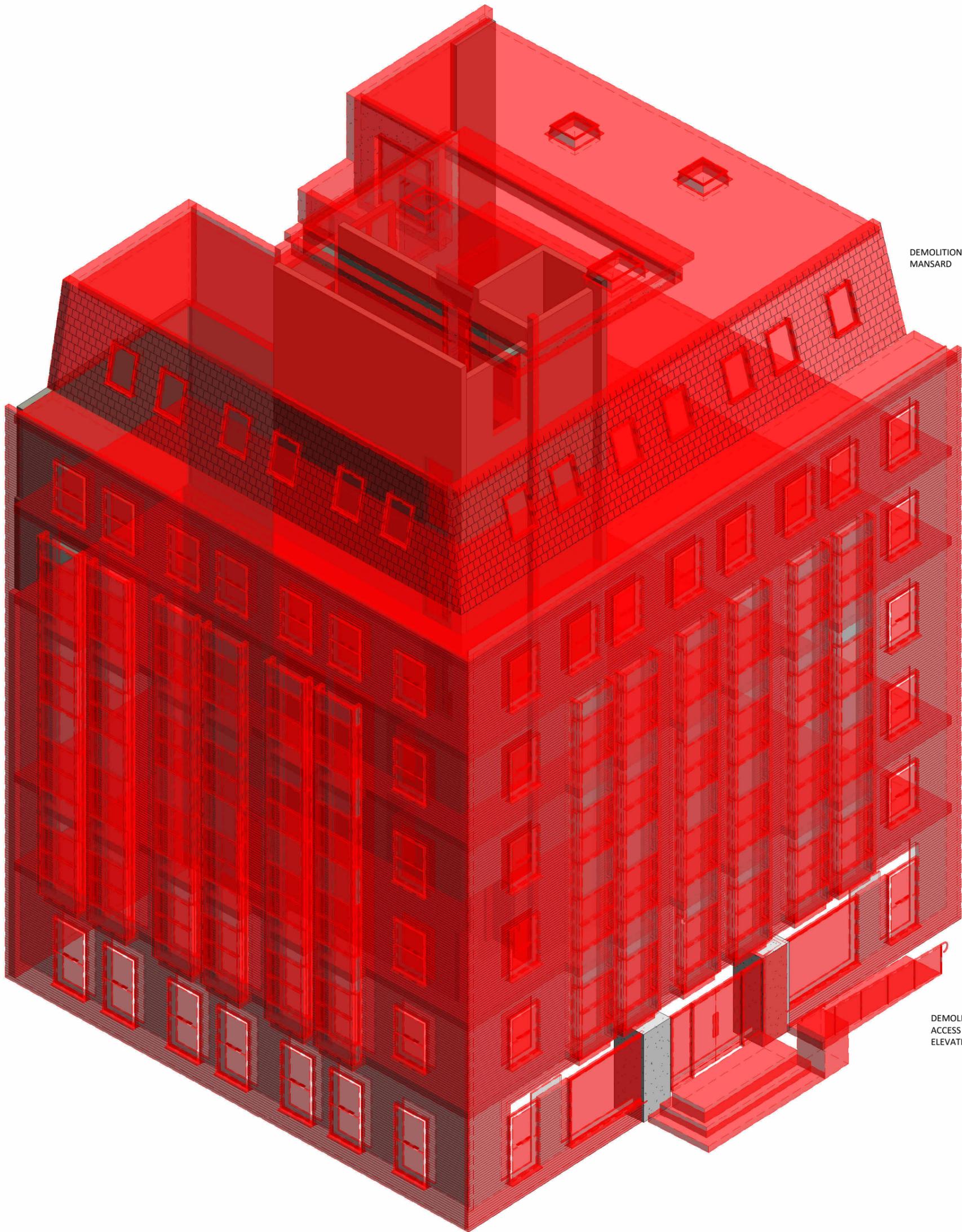




- DEMOLITION OF EXISTING FLOOR AREA
- DEMOLITION OF EXISTING STRUCTURE, WINDOWS AND DOORS

DEMO-07-ROOF PLAN
1 : 100





DEMOLITION OF
MANSARD

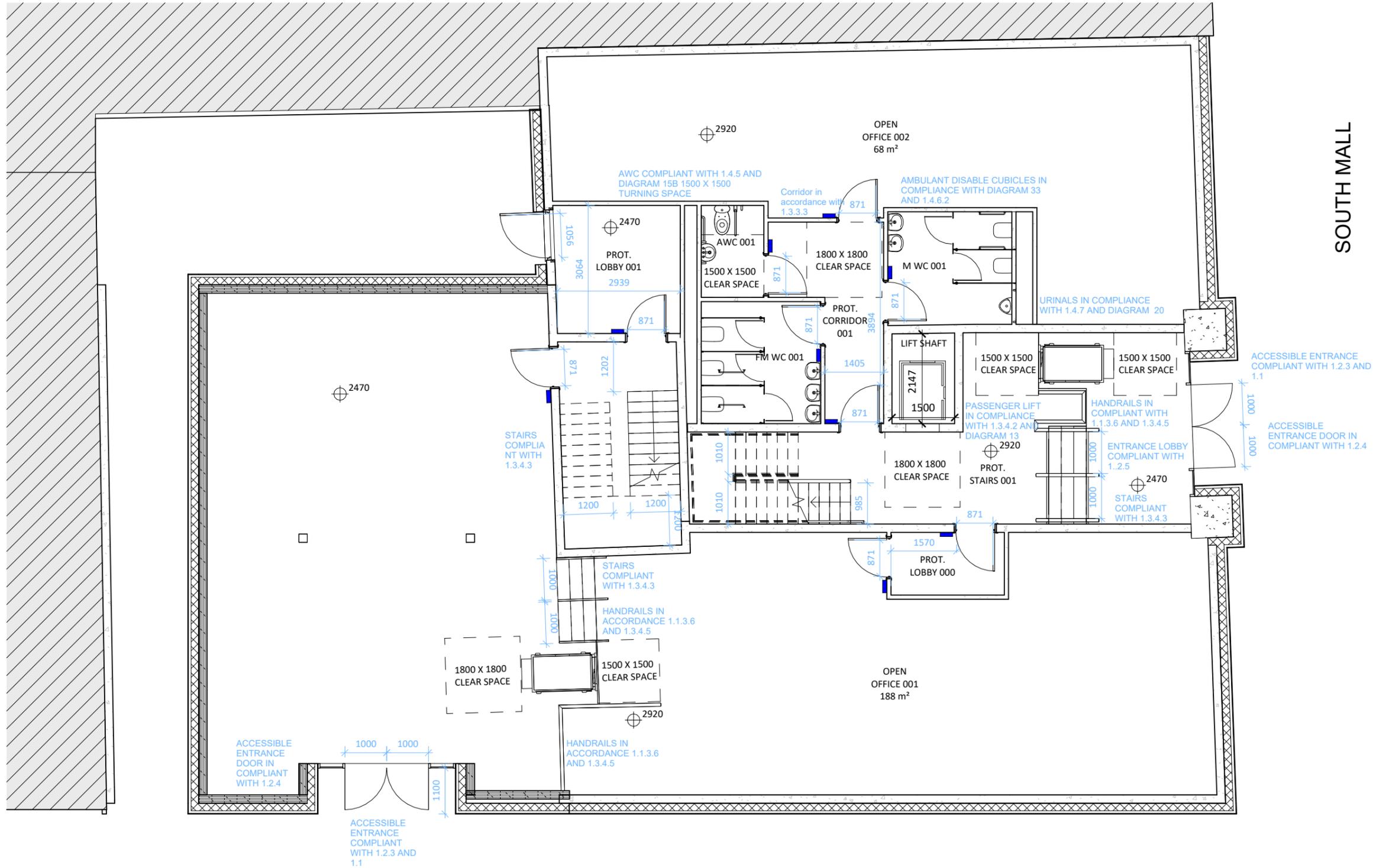
DEMOLITION OF EXISTING
WINDOWS TO BE REPLACED
WITH TRIPLE GLAZED
WINDOWS

DEMOLITION OF EXTERNAL
BRICK FACADE, TO BE
REPLACED WITH RAINSCREEN
CLADDING SYSTEM

DEMOLITION OF
EXISTING CURTAIN
WALLING

DEMOLITION OF EXISTING
ACCESS TO SOUTH
ELEVATION

3D-01-DEMOLITION



SOUTH MALL

1.1.3.4 Ramped Access Routes - All ramps in accordance with Table 2 - Maximum going of a flight, Maximum Gradient and maximum rise.

1.2.3 Accessible entrances - Table 3 Minimum effective clear Width of doors 825mm Internal, External 1000mm

1.3.4.1.2 Stairs - one internal stairs suitable for ambulant disabled people provided PROT. STAIRS 002 Rise - 170mm

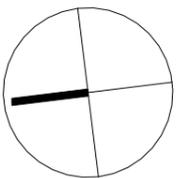
1.4.4 Sanitary Facilities - WCs comply with general provisions set out in 1.4.4.

1.4.6.1 Standard cubicles - Cubicles in compliance with Diagram 18 and 1.4.6.1

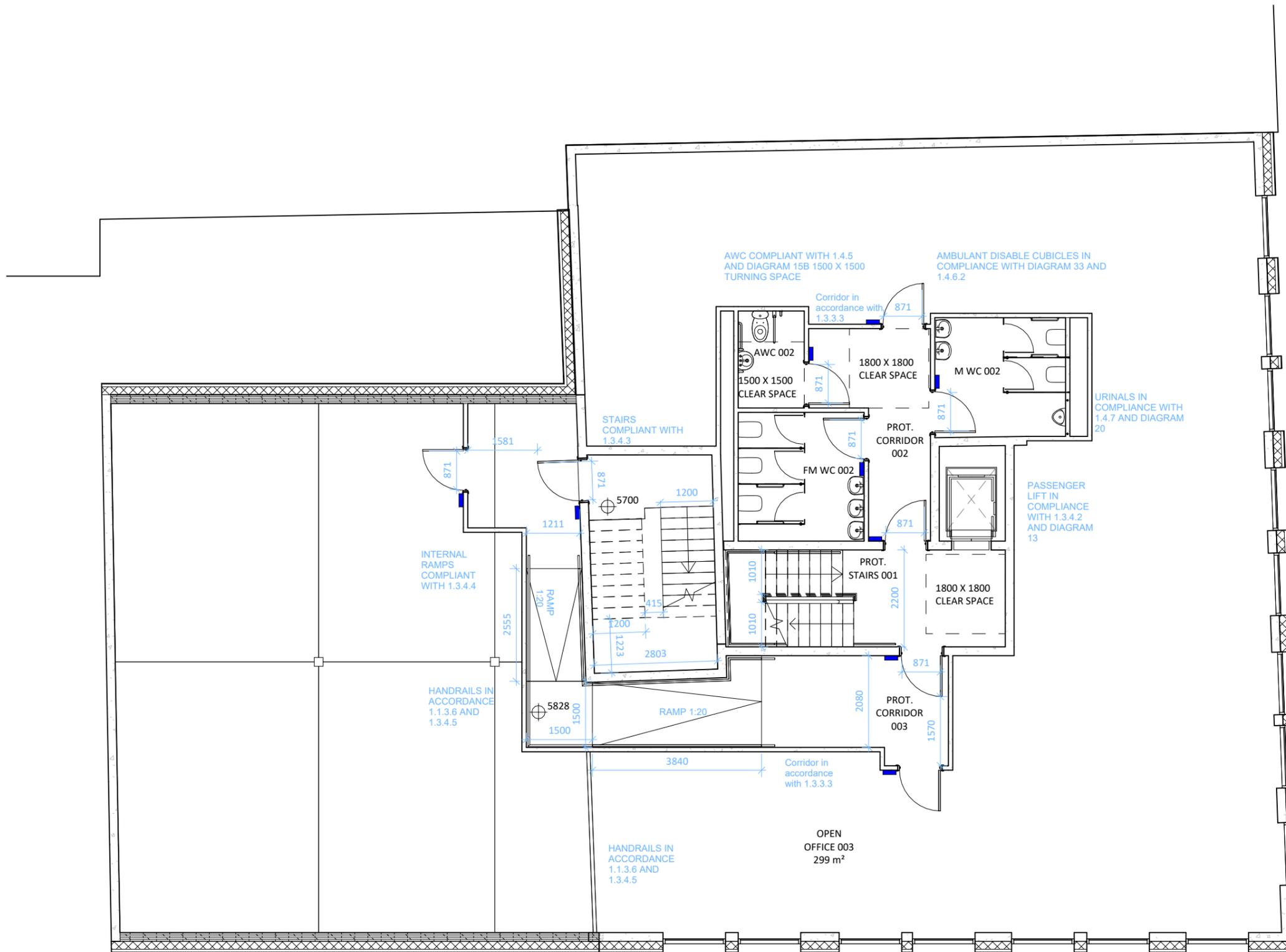
	LEADING EDGE
	1500 X 1500 CLEAR SPACE
	1800 X 1800 CLEAR SPACE

DAC-00-GROUND FLOOR PLAN
1 : 100

COOK STREET



SANITARY CALCULATIONS	NUMBER OF WCs						
	MALE 60%	FEMALE 60%	URINAL	WHEELCHAIR ACCESSIBLE UNISEX WC	ENLARGED CUBICLES	AMBULANT CUBICLES	NUMBER OF WASHBASINS
GROUND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIRST FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SECOND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
THIRD FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FOURTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIFTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SIXTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5



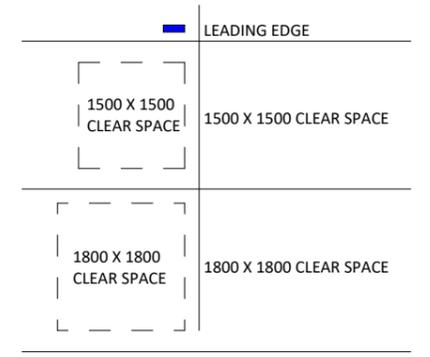
1.1.3.4 Ramped Access Routes - All ramps in accordance with Table 2 - Maximum going of a flight, Maximum Gradient and maximum rise.

1.2.3 Accessible entrances - Table 3 Minimum effective clear Width of doors 825mm Internal, External 1000mm

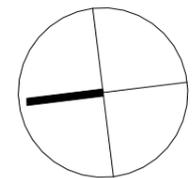
1.3.4.1.2 Stairs - one internal stairs suitable for ambulant disabled people provided PROT. STAIRS 002 Rise - 170mm

1.4.4 Sanitary Facilities - WCs comply with general provisions set out in 1.4.4.

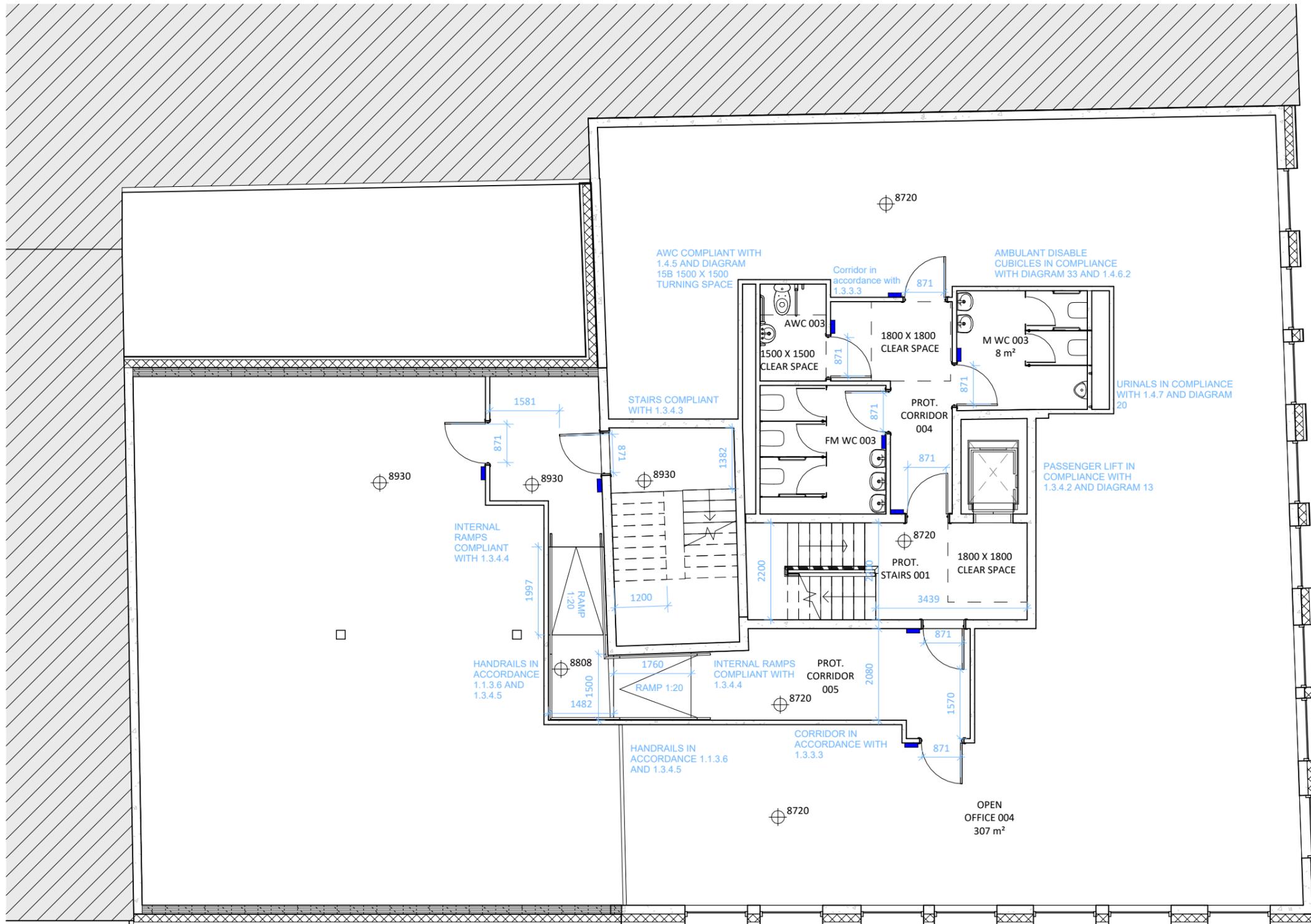
1.4.6.1 Standard cubicles - Cubicles in compliance with Diagram 18 and 1.4.6.1



DAC-01-FIRST FLOOR PLAN
1 : 100



SANITARY CALCULATIONS	NUMBER OF WCs						
	MALE 60%	FEMALE 60%	URINAL	WHEELCHAIR ACCESSIBLE UNISEX WC	ENLARGED CUBICLES	AMBULANT CUBICLES	NUMBER OF WASHBASINS
GROUND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIRST FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SECOND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
THIRD FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FOURTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIFTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SIXTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5



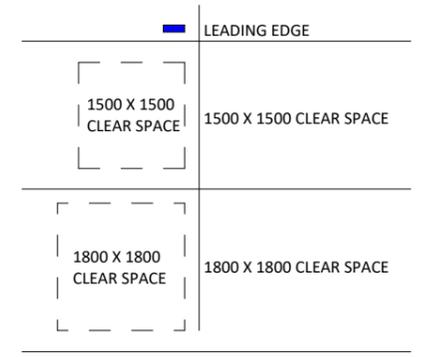
1.1.3.4 Ramped Access Routes - All ramps in accordance with Table 2 - Maximum going of a flight, Maximum Gradient and maximum rise.

1.2.3 Accessible entrances - Table 3 Minimum effective clear Width of doors 825mm Internal, External 1000mm

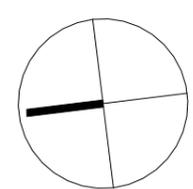
1.3.4.1.2 Stairs - one internal stairs suitable for ambulant disabled people provided PROT. STAIRS 002 Rise - 170mm

1.4.4 Sanitary Facilities - WCs comply with general provisions set out in 1.4.4.

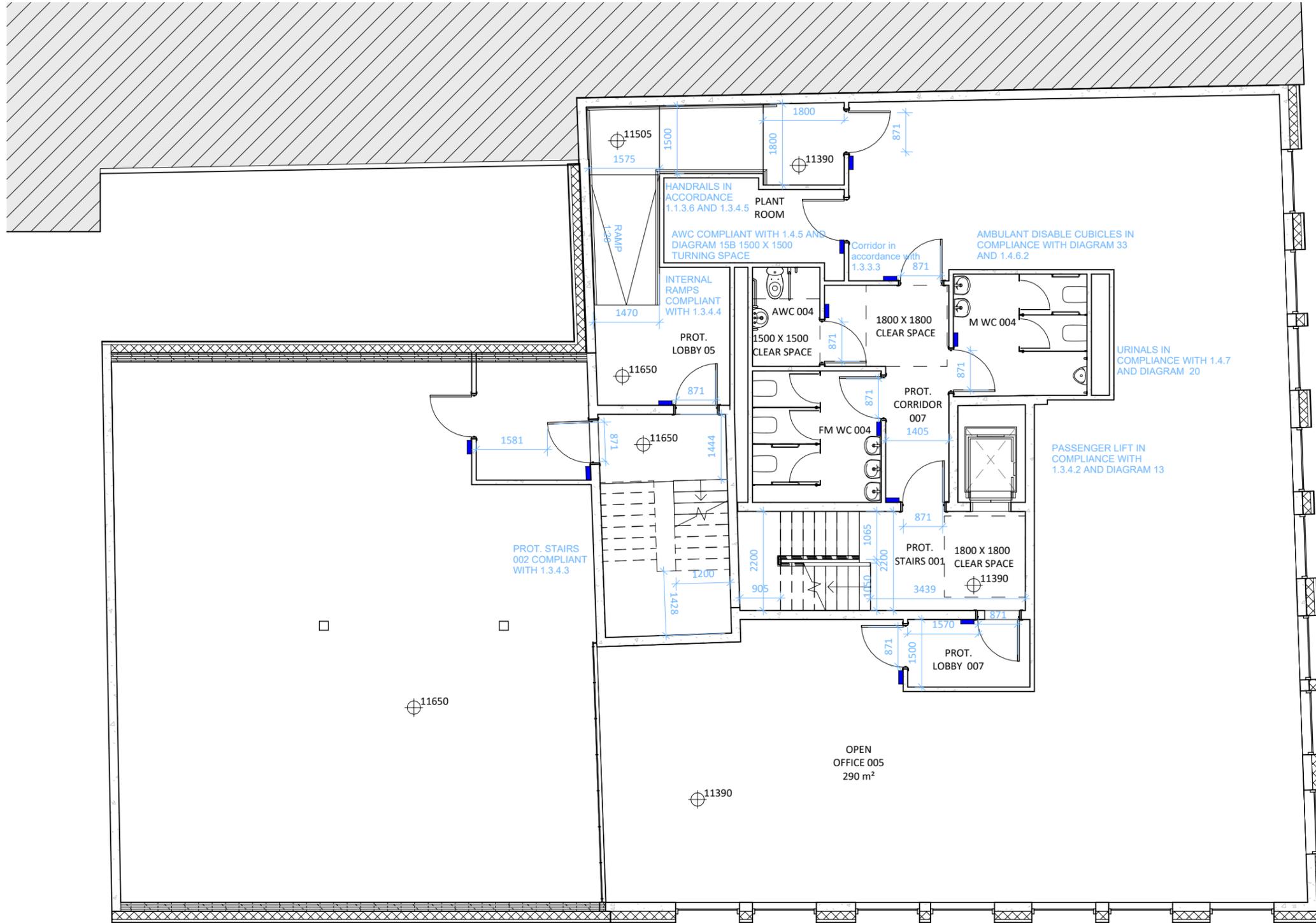
1.4.6.1 Standard cubicles - Cubicles in compliance with Diagram 18 and 1.4.6.1



DAC-02-SECOND FLOOR PLAN
1 : 100



SANITARY CALCULATIONS	NUMBER OF WCs						
	MALE 60%	FEMALE 60%	URINAL	WHEELCHAIR ACCESSIBLE UNISEX WC	ENLARGED CUBICLES	AMBULANT CUBICLES	NUMBER OF WASHBASINS
GROUND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIRST FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SECOND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
THIRD FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FOURTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIFTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SIXTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5



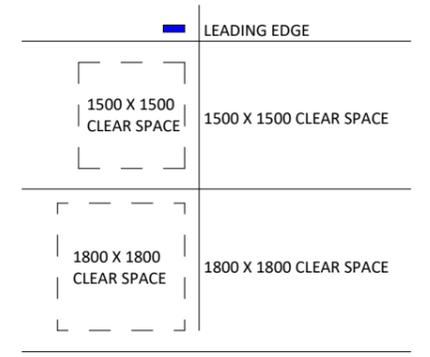
1.1.3.4 Ramped Access Routes - All ramps in accordance with Table 2 - Maximum going of a flight, Maximum Gradient and maximum rise.

1.2.3 Accessible entrances - Table 3 Minimum effective clear Width of doors 825mm Internal, External 1000mm

1.3.4.1.2 Stairs - one internal stairs suitable for ambulant disabled people provided PROT. STAIRS 002 Rise - 170mm

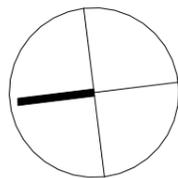
1.4.4 Sanitary Facilities - WCs comply with general provisions set out in 1.4.4.

1.4.6.1 Standard cubicles - Cubicles in compliance with Diagram 18 and 1.4.6.1

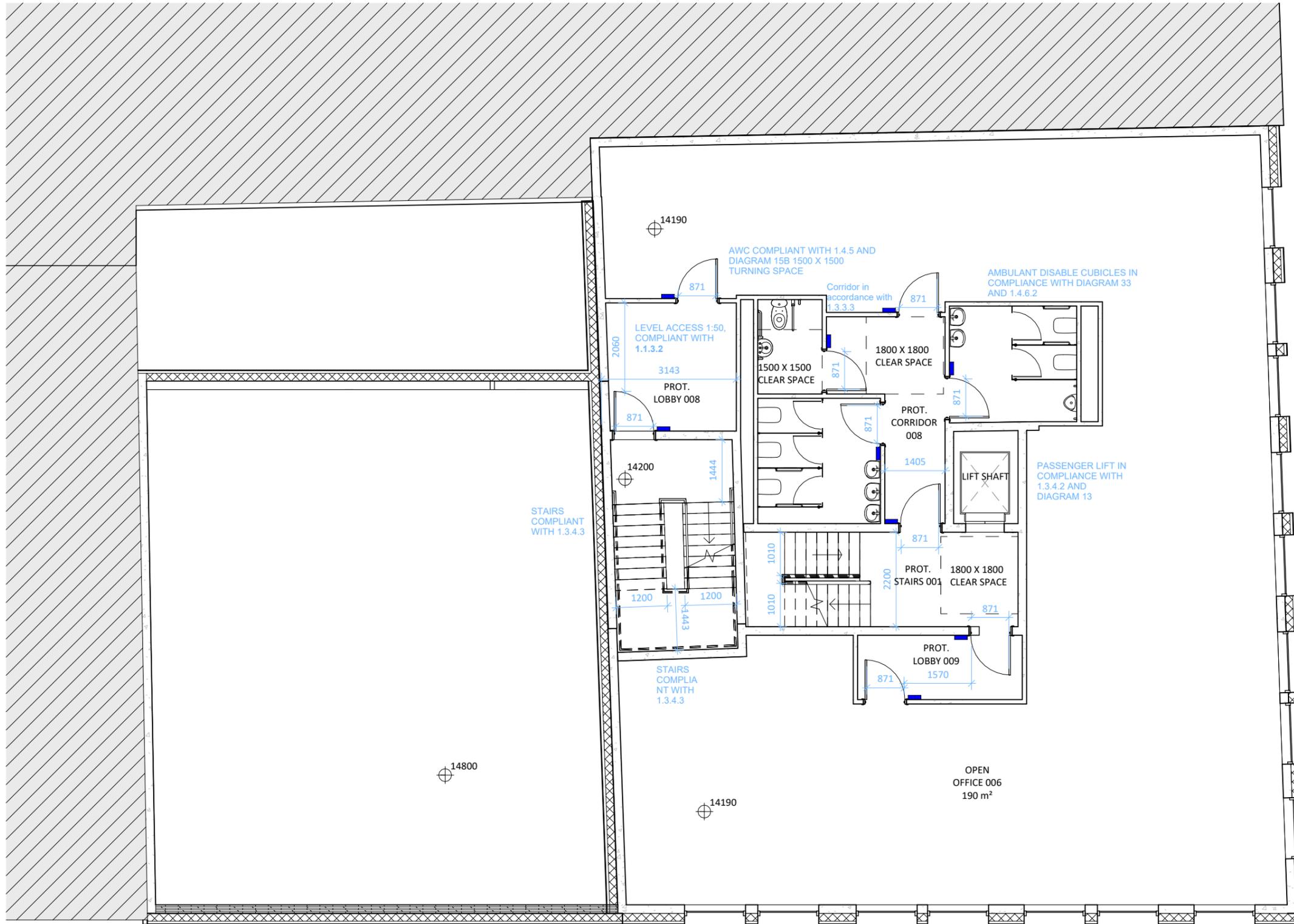


DAC-03-THIRD FLOOR PLAN

1 : 100



SANITARY CALCULATIONS	NUMBER OF WCs			ENLARGED CUBICLES	AMBULANT CUBICLES	NUMBER OF WASHBASINS
	MALE 60%	FEMALE 60%	URINAL			
GROUND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	5
FIRST FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	5
SECOND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	5
THIRD FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	5
FOURTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	5
FIFTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	5
SIXTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	5



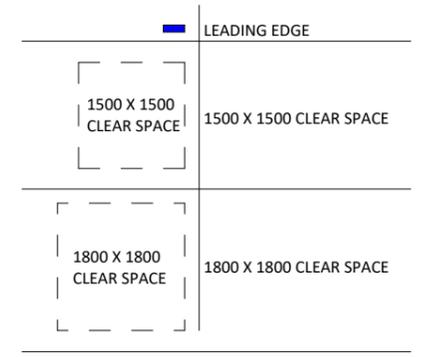
1.1.3.4 Ramped Access Routes - All ramps in accordance with Table 2 - Maximum going of a flight, Maximum Gradient and maximum rise.

1.2.3 Accessible entrances - Table 3 Minimum effective clear Width of doors 825mm Internal, External 1000mm

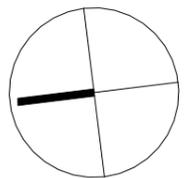
1.3.4.1.2 Stairs - one internal stairs suitable for ambulant disabled people provided PROT. STAIRS 002 Rise - 170mm

1.4.4 Sanitary Facilities - WCs comply with general provisions set out in 1.4.4.

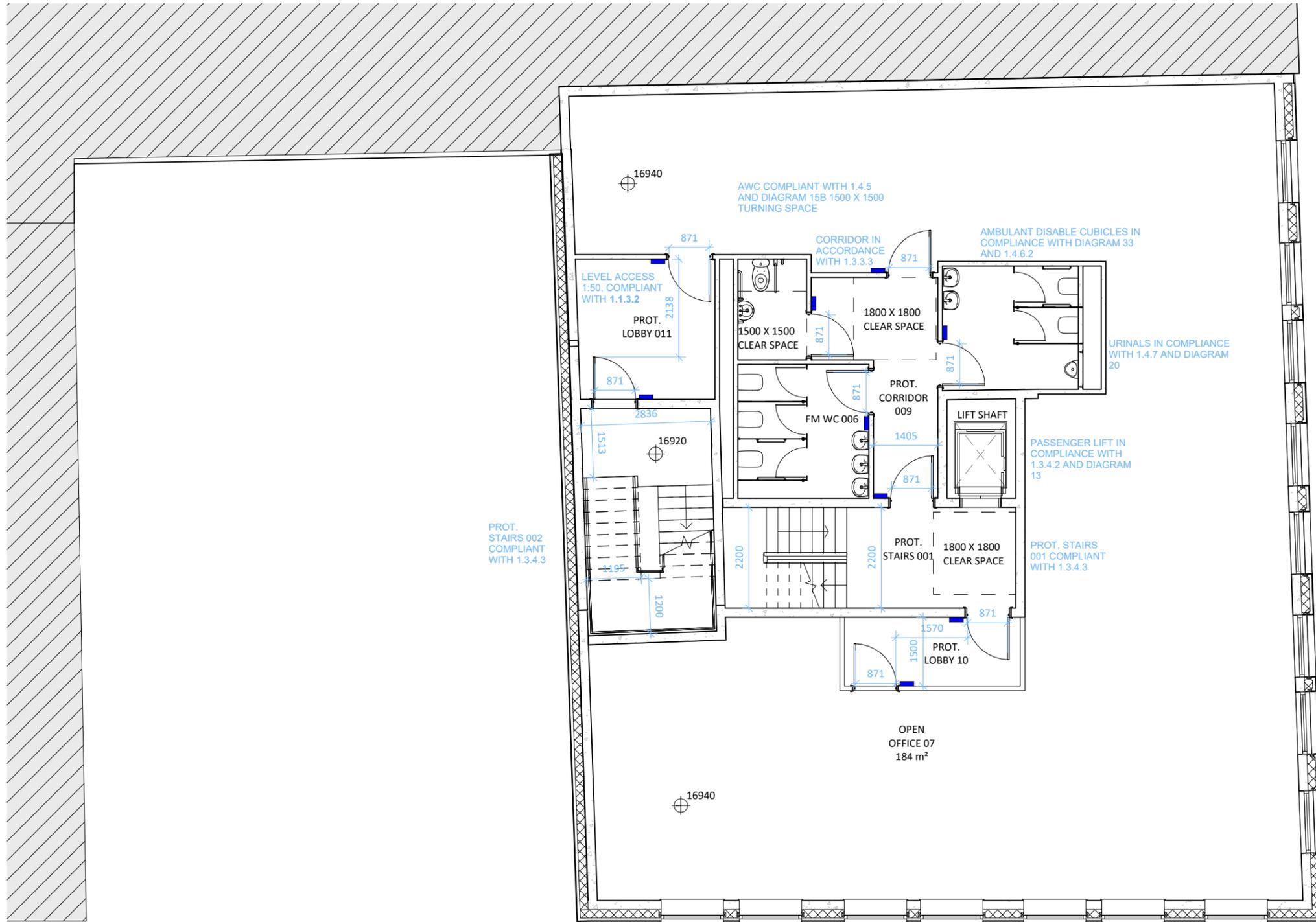
1.4.6.1 Standard cubicles - Cubicles in compliance with Diagram 18 and 1.4.6.1



DAC-04-FOURTH FLOOR PLAN
1 : 100



SANITARY CALCULATIONS	NUMBER OF WCs						
	MALE 60%	FEMALE 60%	URINAL	WHEELCHAIR ACCESSIBLE UNISEX WC	ENLARGED CUBICLES	AMBULANT CUBICLES	NUMBER OF WASHBASINS
GROUND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIRST FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SECOND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
THIRD FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FOURTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIFTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SIXTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5



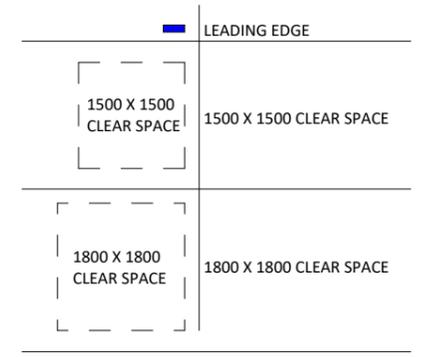
1.1.3.4 Ramped Access Routes - All ramps in accordance with Table 2 - Maximum going of a flight, Maximum Gradient and maximum rise.

1.2.3 Accessible entrances - Table 3 Minimum effective clear Width of doors 825mm Internal, External 1000mm

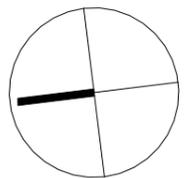
1.3.4.1.2 Stairs - one internal stairs suitable for ambulant disabled people provided PROT. STAIRS 002 Rise - 170mm

1.4.4 Sanitary Facilities - WCs comply with general provisions set out in 1.4.4.

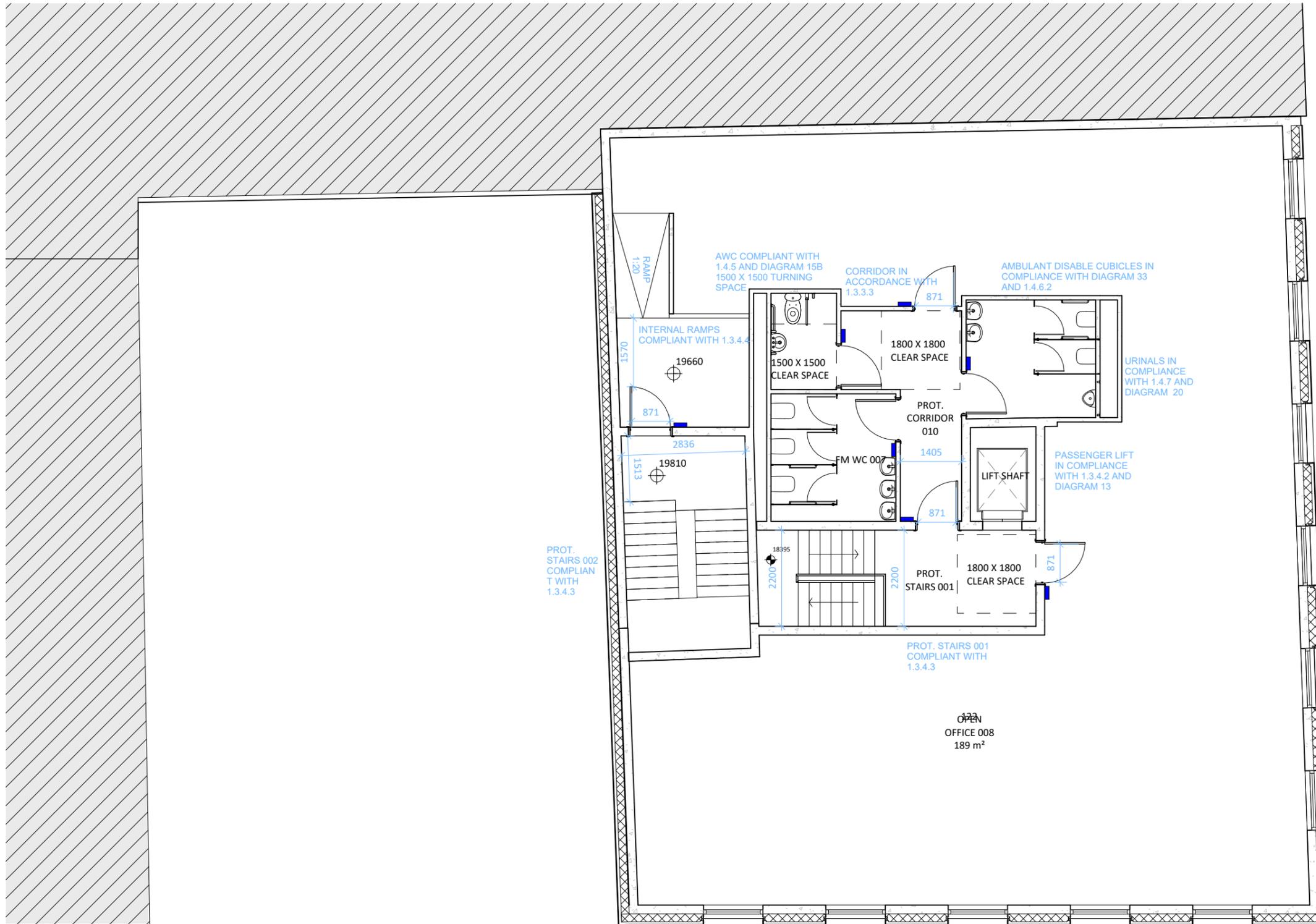
1.4.6.1 Standard cubicles - Cubicles in compliance with Diagram 18 and 1.4.6.1



DAC-05-FIFTH FLOOR PLAN
1 : 100



SANITARY CALCULATIONS	MALE 60%		FEMALE 60%		NUMBER OF WCs		
	MALE 60%	FEMALE 60%	URINAL	WHEELCHAIR ACCESSIBLE UNISEX WC	ENLARGED CUBICLES	AMBULANT CUBICLES	NUMBER OF WASHBASINS
GROUND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIRST FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SECOND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
THIRD FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FOURTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIFTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SIXTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5



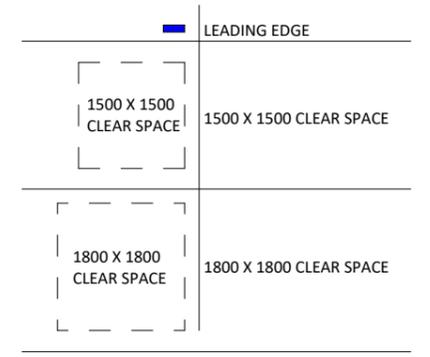
1.1.3.4 Ramped Access Routes - All ramps in accordance with Table 2 - Maximum going of a flight, Maximum Gradient and maximum rise.

1.2.3 Accessible entrances - Table 3 Minimum effective clear Width of doors 825mm Internal, External 1000mm

1.3.4.1.2 Stairs - one internal stairs suitable for ambulant disabled people provided PROT. STAIRS 002 Rise - 170mm

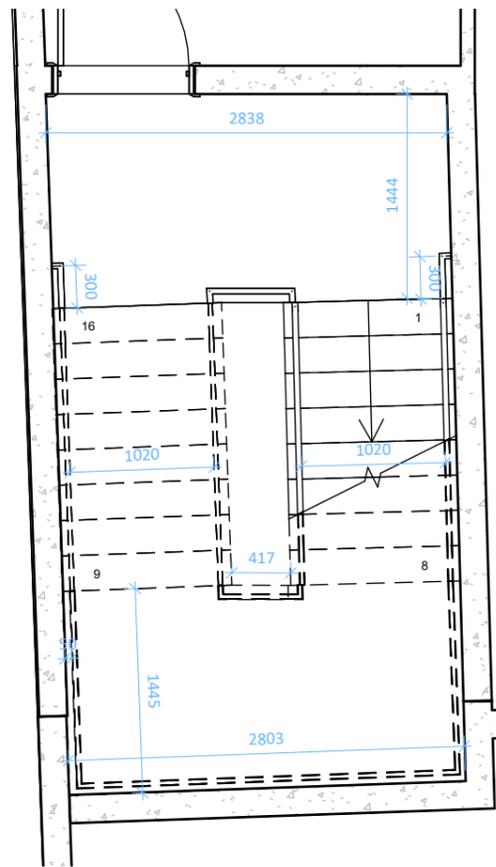
1.4.4 Sanitary Facilities - WCs comply with general provisions set out in 1.4.4.

1.4.6.1 Standard cubicles - Cubicles in compliance with Diagram 18 and 1.4.6.1



DAC-06-SIXTH FLOOR PLAN
1 : 100

SANITARY CALCULATIONS	MALE 60%		FEMALE 60%		NUMBER OF WCs		
	URINAL	WHEELCHAIR ACCESSIBLE UNISEX WC	ENLARGED CUBICLES	AMBULANT CUBICLES	NUMBER OF WASHBASINS		
GROUND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIRST FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SECOND FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
THIRD FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FOURTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
FIFTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5
SIXTH FLOOR	2	3	1	1	0 REQUIRED IN ACCORDANCE WITH 1.4.3.2 B	1	5



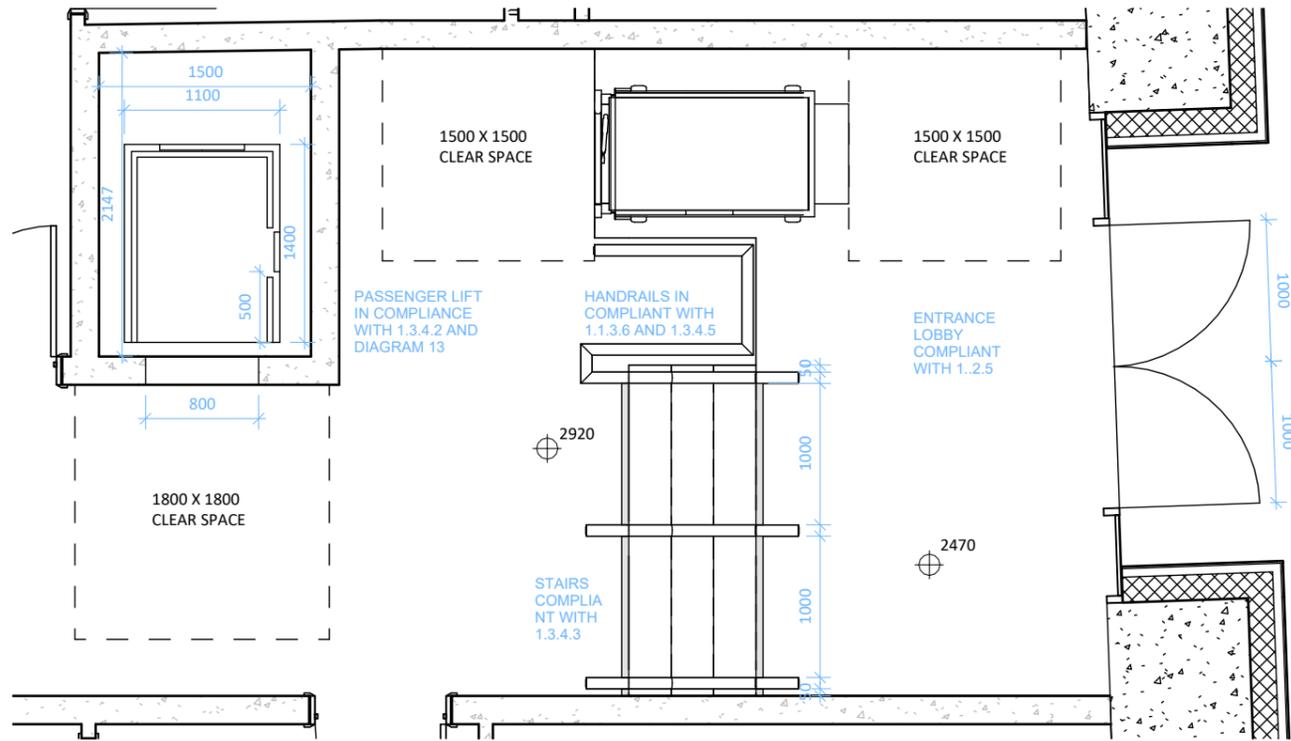
STAIR RISER AT HEIGHT OF 170MM FROM GROUND TO SIXTH FLOOR.

MINIMUM CLEAR WIDTH OF 1200MM 1200MM CLEAR WIDTH AT TOP AND BOTTOM OF LANDING

NO NOSING ON RISERS

HANDRAIL AT 900MM HEIGHT FROM FLOOR WITH TOP RAIL DIAMETER OF 40MM IN ACCORDANCE WITH 1.1.3.6 AND DIAGRAM 7. HANDRAIL CONTINUOUS ON BOTH SIDES OF STAIRS

PART M-04-STAIRS CALLOUT
1 : 50



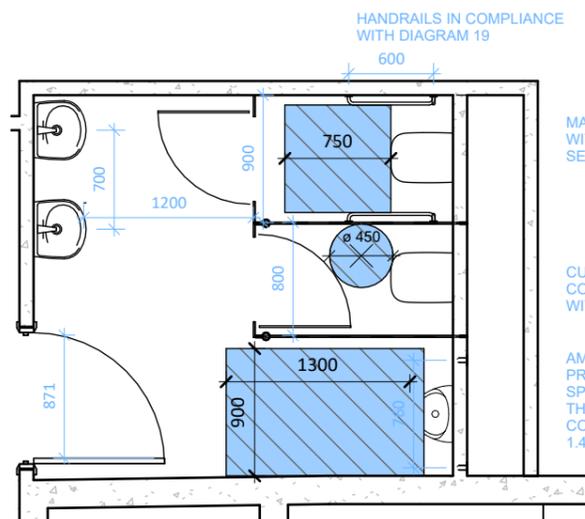
PASSENGER LIFT IN COMPLIANCE WITH 1.3.4.2 AND DIAGRAM 13

HANDRAILS IN COMPLIANT WITH 1.1.3.6 AND 1.3.4.5

ENTRANCE LOBBY COMPLIANT WITH 1.2.5

STAIRS COMPLIANT WITH 1.3.4.3

DAC-00-ENTRANCE LOBBY CALLOUT
1 : 50



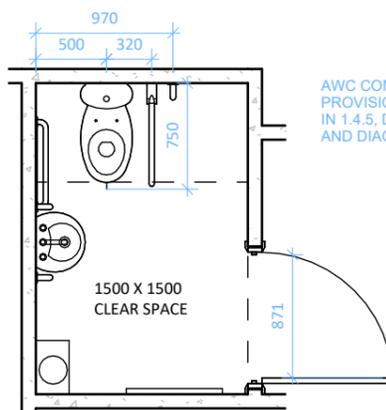
HANDRAILS IN COMPLIANCE WITH DIAGRAM 19

MALE WC COMPLIES WITH PROVISIONS SET OUT IN 1.4.4

CUBICLE IN COMPLIANCE WITH DIAGRAM 18

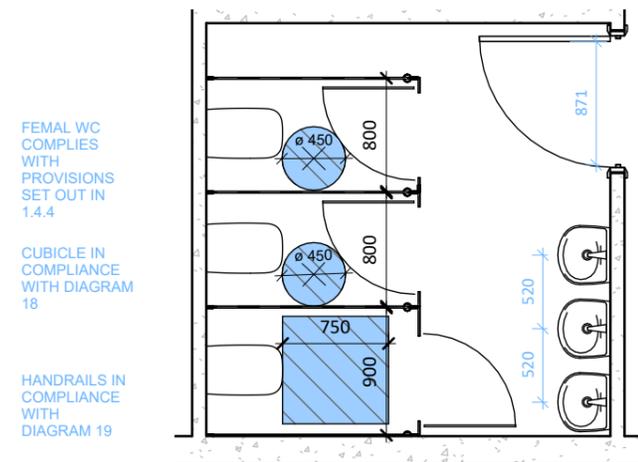
AMBULANT URINAL PROVIDED AS SPECIFIED IN 1.4.3.4. THE URINAL PROVIDED COMPILES WITH 1.4.4, 1.4.7 AND DIAGRAM 20

DAC-00-MALE WC PLAN
1 : 50



AWC COMPLIES PROVISIONS SET OUT IN 1.4.5, DIAGRAM 15B AND DIAGRAM 16

DAC-00-AWC PLAN
1 : 50

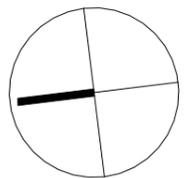


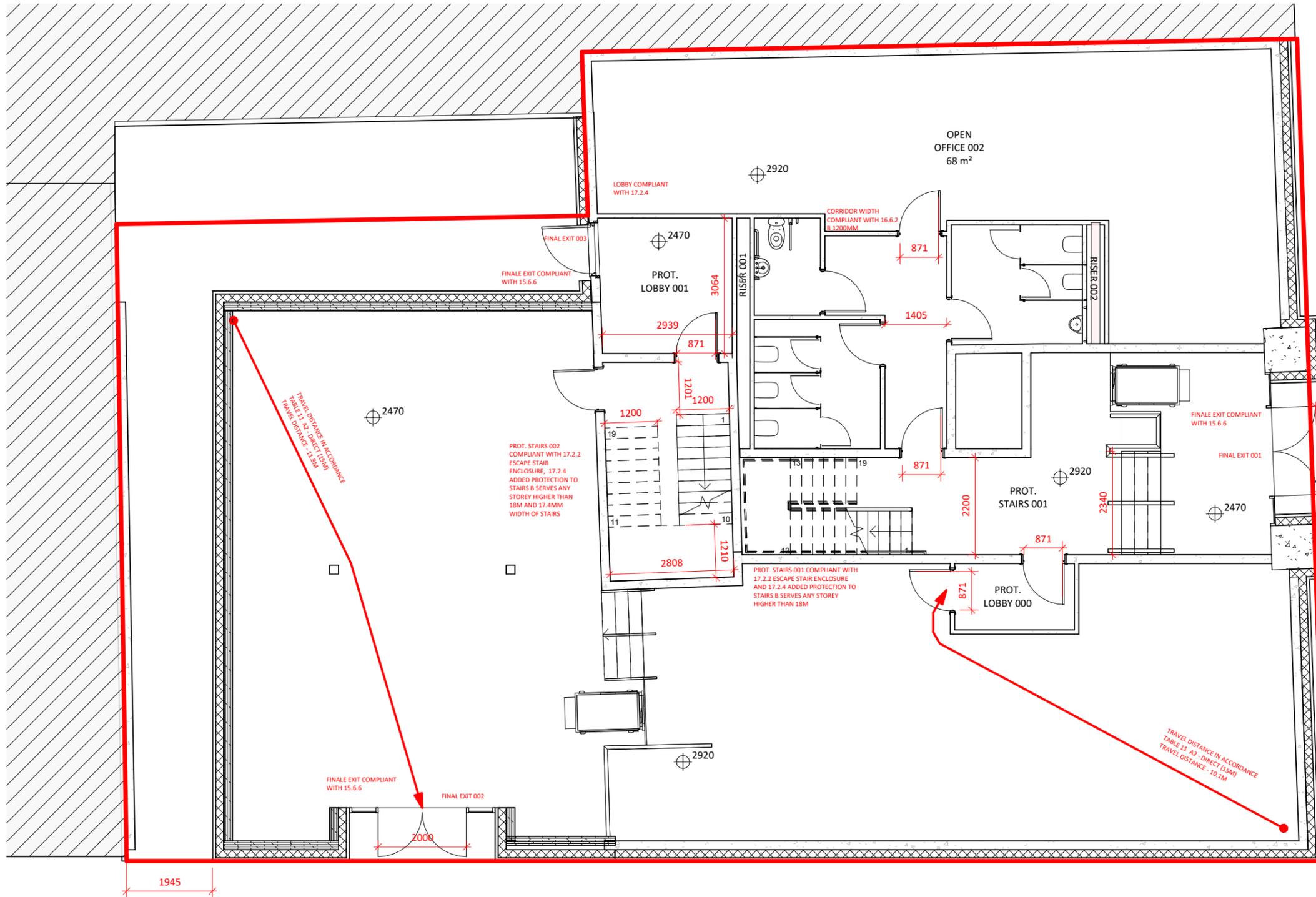
FEMAL WC COMPLIES WITH PROVISIONS SET OUT IN 1.4.4

CUBICLE IN COMPLIANCE WITH DIAGRAM 18

HANDRAILS IN COMPLIANCE WITH DIAGRAM 19

DAC-00-FEMALE WC PLAN
1 : 50





SOUTH MALL

ALL FIRE REQUIREMENTS IN ACCORDANCE WITH BS9999

Occupancy characteristic 6.2 - Table 2, A: Occupants who are awake and familiar with the building

Fire growth rate - Fire growth rates Table 3, Category 2 Medium rate

Risk profile - Risk Profile Table 4, A2

Simultaneous evacuation - 12.2.1 Simultaneous evacuation, Simultaneous evacuation should be the default approach where it is unreasonable to expect the occupants to remain in the building for a prolonged time when there is a fire

Discounting of stairs - 17.3.2. Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Direction of opening and amount of opening and effect on associated escape routes - 15.6.3 Doors are to be hung in the direction of escape if the number of people expected to use that door at the time of a fire exceeds 60. Finale exit doors must always open in the direction of escape

Number of escape stairs - 17.3.3 Single escape stair. Two escape stairs are required as we do not meet the following criteria b) a building that has no storey with a floor level more than 11 m above ground level, and in which every storey is allowed to have a single escape route in accordance with 16.3.3

Discounting of stairs - 17.3.2 Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Width of stairs - 17.4 Table 13 A2 risk profile serving seven floors 2mm by total occupancy (294) = 588mm width min

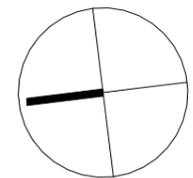
Width of corridors - 16.6.2 B Width of corridors no less than 1200mm

Finale exits - 15.6.6 Three finale exits located. Finale exit 001 located at south elevation, location exits form PROT. STAIR 001. Finale exit 002 located on west elevation, opening onto cook street. Finale exit 003 located on north elevation. Exit opens onto lane way at rear of the building

FSC-00-GROUND FLOOR PLAN

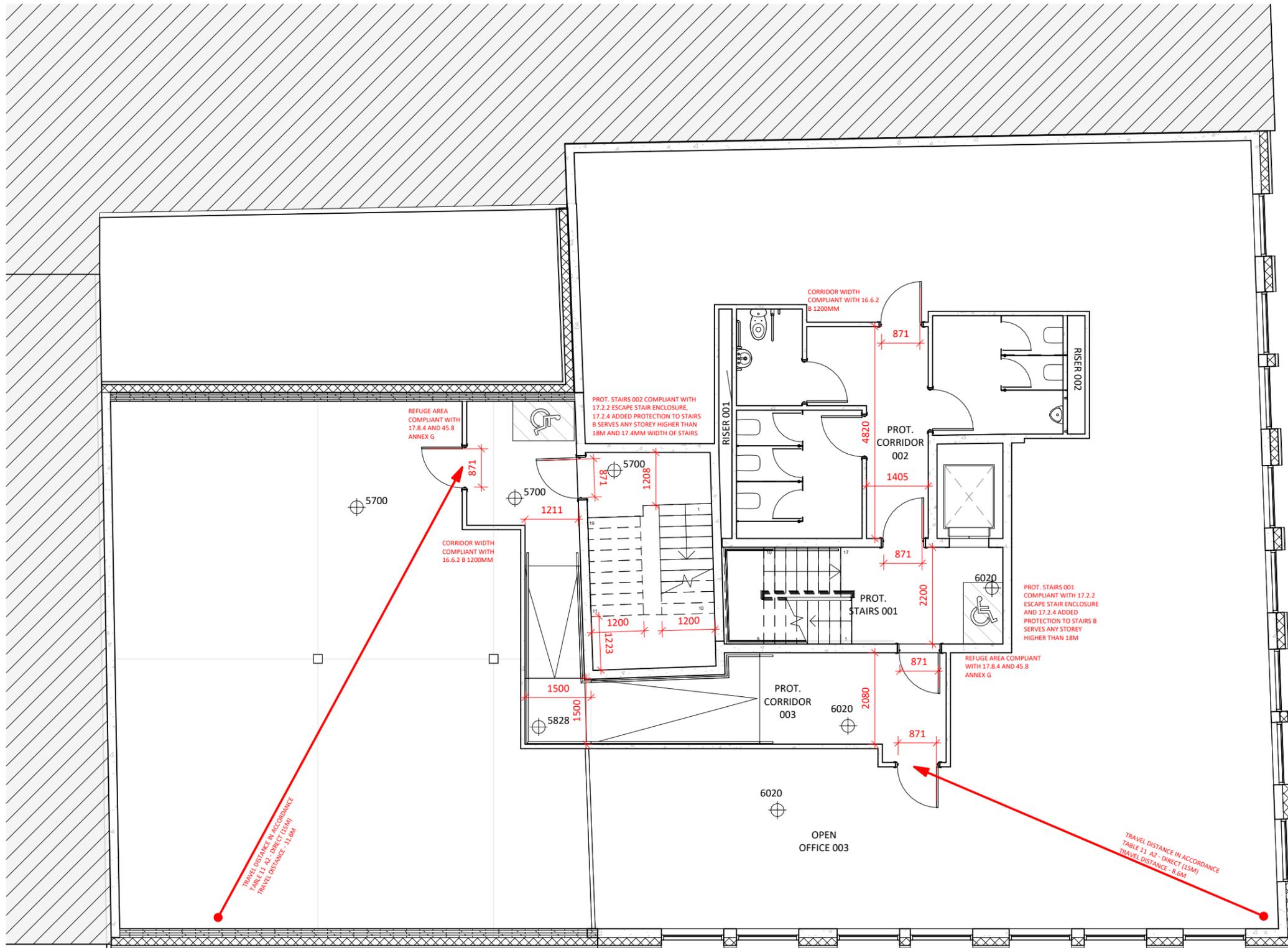
1 : 100

COOK STREET

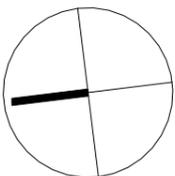


LETTABLE FLOOR AREA			FIRE BS9999	
FLOOR AREA	EXISTING m ²	PROPOSED m ²	OCCUPANCY	
			EXISTING	PROPOSED
GROUND FLOOR	198	273	33	46.00
FIRST FLOOR	227	281	38	47.00
SECOND FLOOR	239	280	40	47.00
THIRD FLOOR	239	267	40	45.00
FOURTH FLOOR	239	267	40	45.00
FIFTH FLOOR	239	198	40	33.00
SIXTH FLOOR	174	186	29	31.00
TOTAL:	1,555.00	1752	260	294

FLOOR	RISK PROFILE	MINIMUM EXIT WIDTH PER PERSON -	OCCUPANCY	TOTAL WIDTH OF DOOR REQUIRED
GROUND FLOOR	A2	3.6MM	46.00	165.6
FIRST FLOOR	A2	3.6MM	47.00	169.2
SECOND FLOOR	A2	3.6MM	47.00	169.2
THIRD FLOOR	A2	3.6MM	45.00	162
FOURTH FLOOR	A2	3.6MM	45.00	162
FIFTH FLOOR	A2	3.6MM	33.00	118.8
SIXTH FLOOR	A2	3.6MM	31.00	111.6



FSC-01-FIRST FLOOR PLAN
1 : 100



ALL FIRE REQUIREMENTS IN ACCORDANCE WITH BS999

Occupancy characteristic 6.2 - Table 2, A: Occupants who are awake and familiar with the building

Fire growth rate - Fire growth rates Table 3, Category 2 Medium rate

Risk profile - Risk Profile Table 4, A2

Simultaneous evacuation - 12.2.1 Simultaneous evacuation, Simultaneous evacuation should be the default approach where it is unreasonable to expect the occupants to remain in the building for a prolonged time when there is a fire

Discounting of stairs - 17.3.2. Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Direction of opening and amount of opening and effect on associated escape routes - 15.6.3 Doors are to be hung in the direction of escape if the number of people expected to use that door at the time of a fire exceeds 60. Final exit doors must always open in the direction of escape

Number of escape stairs - 17.3.3 **Single escape stair.** Two escape stairs are required as we do not meet the following criteria b) a building that has no storey with a floor level more than 11 m above ground level, and in which every storey is allowed to have a single escape route in accordance with 16.3.3

Discounting of stairs - 17.3.2 Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

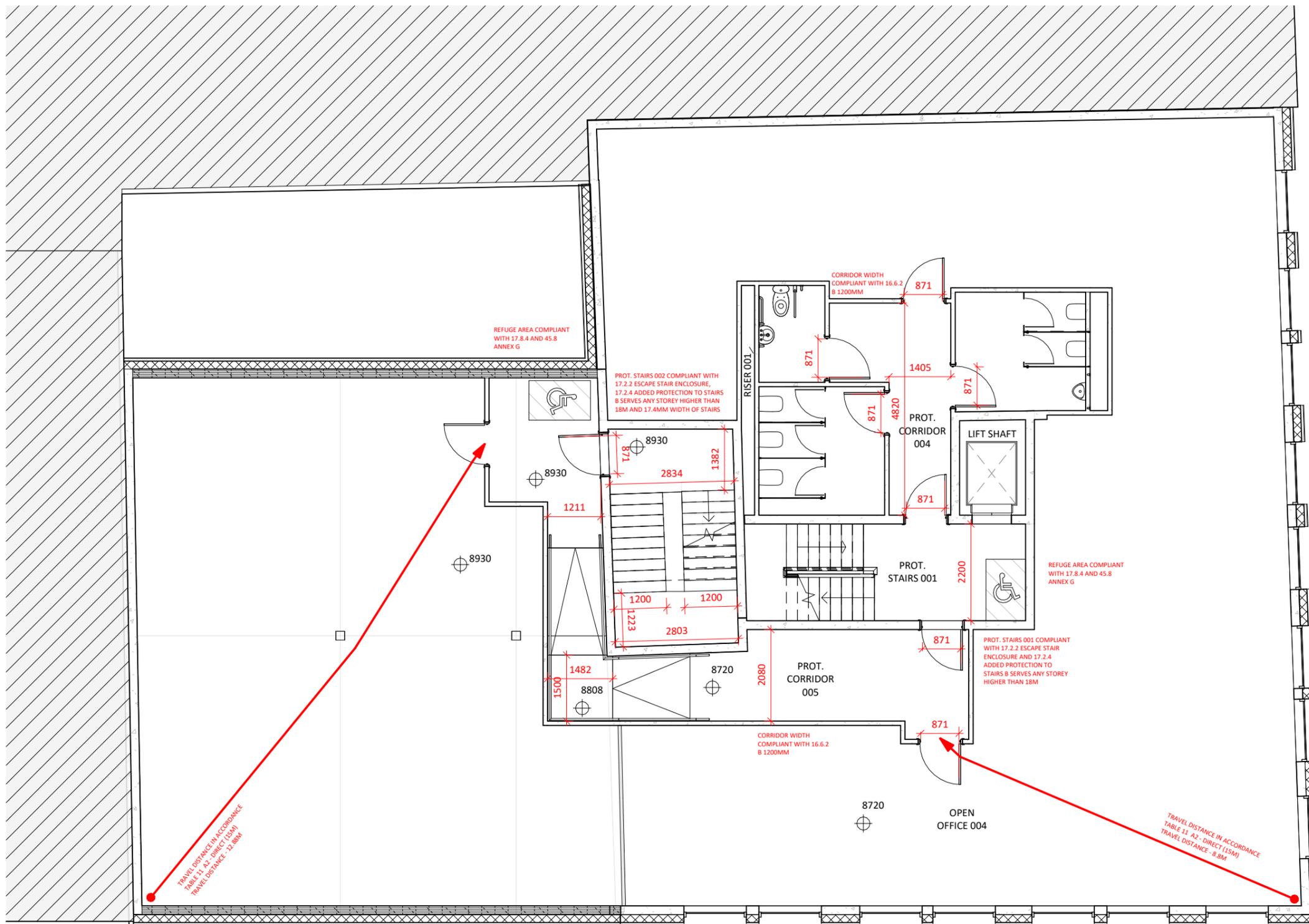
Width of stairs - 17.4 Table 13 A2 risk profile serving seven floors 2mm by total occupancy (294) = 588mm width min

Width of corridors - 16.6.2 B Width of corridors no less than 1200mm

Final exits - 15.6.6 Three final exits located. Final exit 001 located at south elevation, location exits form PROT. STAIR 001. Final exit 002 located on west elevation, opening onto cook street. Final exit 003 located on north elevation. Exit opens onto lane way at rear of the building

LETTABLE FLOOR AREA			FIRE BS9999	
FLOOR AREA	EXISTING m ²	PROPOSED m ²	OCCUPANCY	
			EXISTING	PROPOSED
GROUND FLOOR	198	273	33	46.00
FIRST FLOOR	227	281	38	47.00
SECOND FLOOR	239	280	40	47.00
THIRD FLOOR	239	267	40	45.00
FOURTH FLOOR	239	267	40	45.00
FIFTH FLOOR	239	198	40	33.00
SIXTH FLOOR	174	186	29	31.00
TOTAL:	1,555.00	1752	260	294

FLOOR	RISK PROFILE	MINIMUM EXIT WIDTH PER PERSON -	OCCUPANCY	TOTAL WIDTH OF DOOR REQUIRED
GROUND FLOOR	A2	3.6MM	46.00	165.6
FIRST FLOOR	A2	3.6MM	47.00	169.2
SECOND FLOOR	A2	3.6MM	47.00	169.2
THIRD FLOOR	A2	3.6MM	45.00	162
FOURTH FLOOR	A2	3.6MM	45.00	162
FIFTH FLOOR	A2	3.6MM	33.00	118.8
SIXTH FLOOR	A2	3.6MM	31.00	111.6



ALL FIRE REQUIREMENTS IN ACCORDANCE WITH BS9999

Occupancy characteristic 6.2 - Table 2, A: Occupants who are awake and familiar with the building

Fire growth rate - Fire growth rates Table 3, Category 2 Medium rate

Risk profile - Risk Profile Table 4, A2

Simultaneous evacuation - 12.2.1 Simultaneous evacuation, Simultaneous evacuation should be the default approach where it is unreasonable to expect the occupants to remain in the building for a prolonged time when there is a fire

Discounting of stairs - 17.3.2. Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Direction of opening and amount of opening and effect on associated escape routes - 15.6.3 Doors are to be hung in the direction of escape if the number of people expected to use that door at the time of a fire exceeds 60. Final exit doors must always open in the direction of escape

Number of escape stairs - 17.3.3 Single escape stair. Two escape stairs are required as we do not meet the following criteria b) a building that has no storey with a floor level more than 11 m above ground level, and in which every storey is allowed to have a single escape route in accordance with 16.3.3

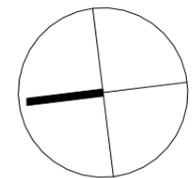
Discounting of stairs - 17.3.2 Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Width of stairs - 17.4 Table 13 A2 risk profile serving seven floors 2mm by total occupancy (294) = 588mm width min

Width of corridors - 16.6.2 B Width of corridors no less than 1200mm

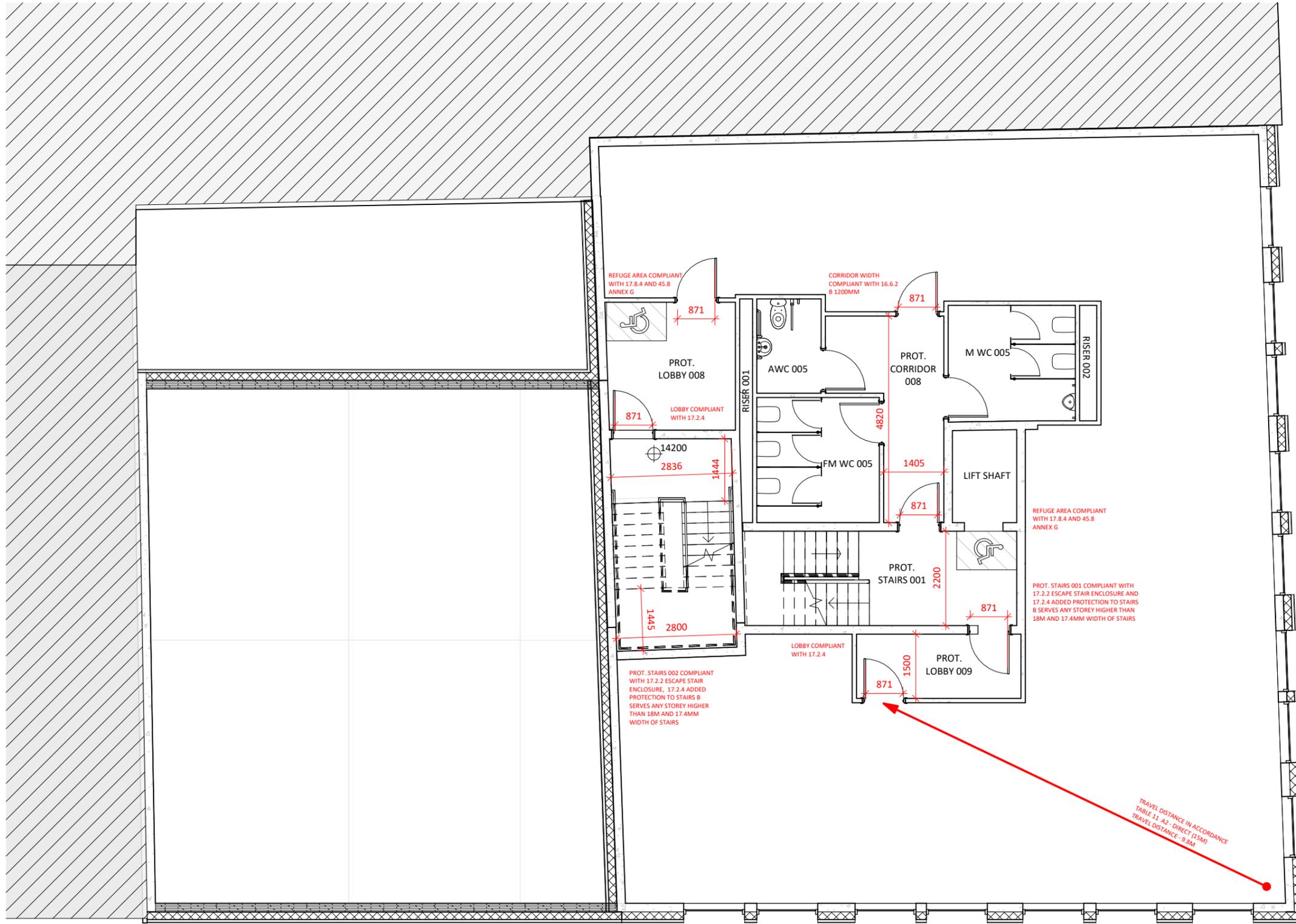
Final exits - 15.6.6 Three final exits located. Final exit 001 located at south elevation, location exits form PROT. STAIR 001. Final exit 002 located on west elevation, opening onto cook street. Final exit 003 located on north elevation. Exit opens onto lane way at rear of the building

FSC-02-SECOND FLOOR PLAN
1 : 100



LETTABLE FLOOR AREA			FIRE BS9999	
FLOOR AREA	EXISTING m ²	PROPOSED m ²	OCCUPANCY	
			EXISTING	PROPOSED
GROUND FLOOR	198	273	33	46.00
FIRST FLOOR	227	281	38	47.00
SECOND FLOOR	239	280	40	47.00
THIRD FLOOR	239	267	40	45.00
FOURTH FLOOR	239	267	40	45.00
FIFTH FLOOR	239	198	40	33.00
SIXTH FLOOR	174	186	29	31.00
TOTAL:	1,555.00	1752	260	294

FLOOR	RISK PROFILE	MINIMUM EXIT WIDTH PER PERSON -	OCCUPANCY	TOTAL WIDTH OF DOOR REQUIRED
GROUND FLOOR	A2	3.6MM	46.00	165.6
FIRST FLOOR	A2	3.6MM	47.00	169.2
SECOND FLOOR	A2	3.6MM	47.00	169.2
THIRD FLOOR	A2	3.6MM	45.00	162
FOURTH FLOOR	A2	3.6MM	45.00	162
FIFTH FLOOR	A2	3.6MM	33.00	118.8
SIXTH FLOOR	A2	3.6MM	31.00	111.6



ALL FIRE REQUIREMENTS IN ACCORDANCE WITH BS9999

Occupancy characteristic **6.2** - Table 2, A: Occupants who are awake and familiar with the building

Fire growth rate - Fire growth rates Table 3, Category 2
Medium rate

Risk profile - Risk Profile Table 4, A2

Simultaneous evacuation - **12.2.1** Simultaneous evacuation, Simultaneous evacuation should be the default approach where it is unreasonable to expect the occupants to remain in the building for a prolonged time when there is a fire

Discounting of stairs - **17.3.2** Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Direction of opening and amount of opening and effect on associated escape routes - **15.6.3** Doors are to be hung in the direction of escape if the number of people expected to use that door at the time of a fire exceeds 60. Finale exit doors must always open in the direction of escape

Number of escape stairs - **17.3.3** Single escape stair. Two escape stairs are required as we do not meet the following criteria b) a building that has no storey with a floor level more than 11 m above ground level, and in which every storey is allowed to have a single escape route in accordance with **16.3.3**

Discounting of stairs - **17.3.2** Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

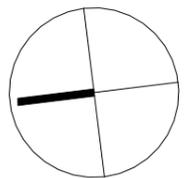
Width of stairs - **17.4** Table 13 A2 risk profile serving seven floors 2mm by total occupancy (294) = 588mm width min

Width of corridors - **16.6.2 B** Width of corridors no less than 1200mm

Finale exits - **15.6.6** Three finale exits located. Finale exit 001 located at south elevation, location exits form PROT. STAIR 001. Finale exit 002 located on west elevation, opening onto cook street. Finale exit 003 located on north elevation. Exit opens onto lane way at rear of the building

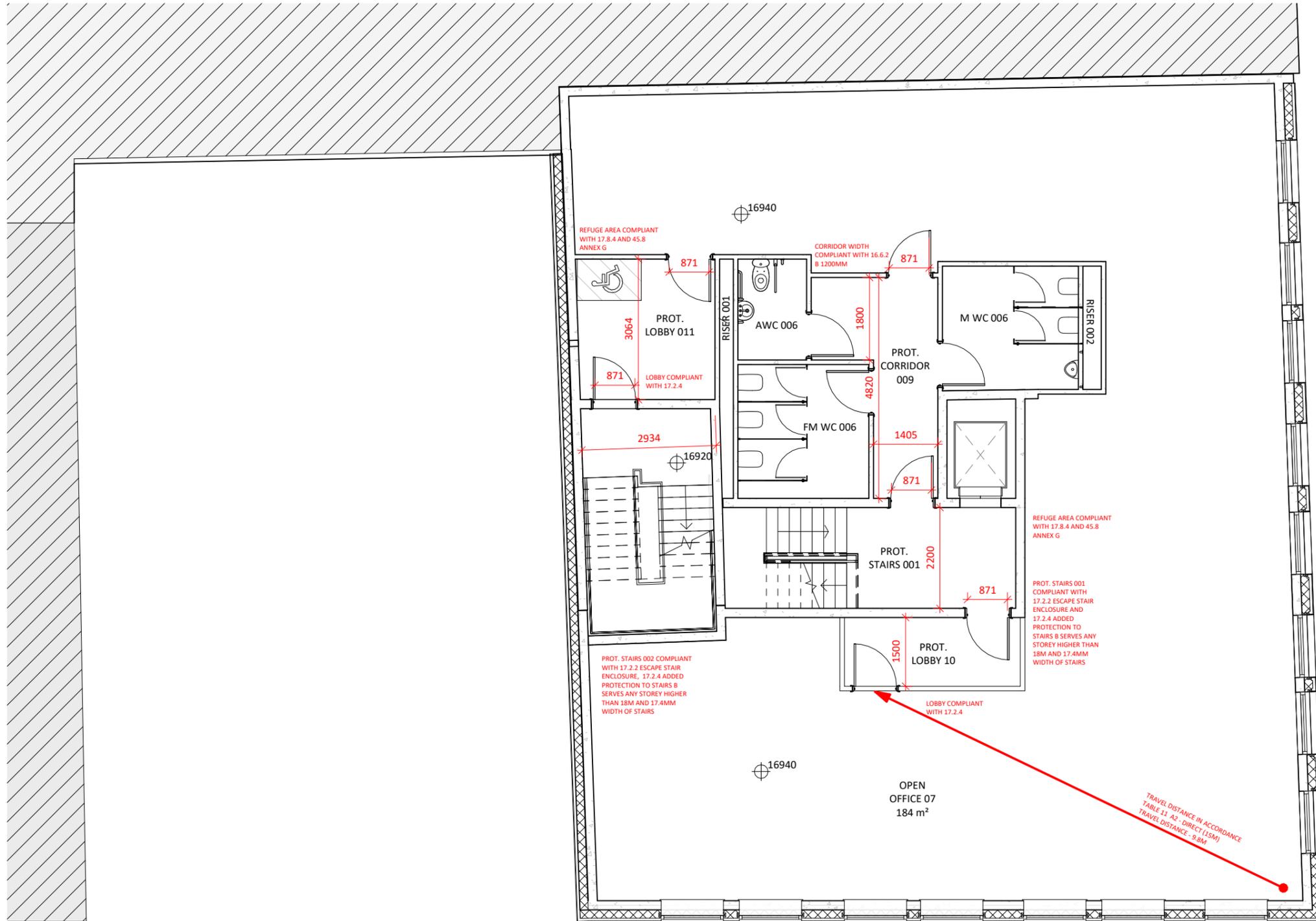
FSC-04-FOURTH FLOOR PLAN

1 : 100



FLOOR AREA	LETTABLE FLOOR AREA		FIRE BS9999	
	EXISTING m ²	PROPOSED m ²	OCCUPANCY	
			EXISTING	PROPOSED
GROUND FLOOR	198	273	33	46.00
FIRST FLOOR	227	281	38	47.00
SECOND FLOOR	239	280	40	47.00
THIRD FLOOR	239	267	40	45.00
FOURTH FLOOR	239	267	40	45.00
FIFTH FLOOR	239	198	40	33.00
SIXTH FLOOR	174	186	29	31.00
TOTAL:	1,555.00	1752	260	294

FLOOR	RISK PROFILE	MINIMUM EXIT WIDTH PER PERSON -	OCCUPANCY	TOTAL WIDTH OF DOOR REQUIRED
GROUND FLOOR	A2	3.6MM	46.00	165.6
FIRST FLOOR	A2	3.6MM	47.00	169.2
SECOND FLOOR	A2	3.6MM	47.00	169.2
THIRD FLOOR	A2	3.6MM	45.00	162
FOURTH FLOOR	A2	3.6MM	45.00	162
FIFTH FLOOR	A2	3.6MM	33.00	118.8
SIXTH FLOOR	A2	3.6MM	31.00	111.6



ALL FIRE REQUIREMENTS IN ACCORDANCE WITH BS9999

Occupancy characteristic 6.2 - Table 2, A: Occupants who are awake and familiar with the building

Fire growth rate - Fire growth rates Table 3, Category 2 Medium rate

Risk profile - Risk Profile Table 4, A2

Simultaneous evacuation - 12.2.1 Simultaneous evacuation, Simultaneous evacuation should be the default approach where it is unreasonable to expect the occupants to remain in the building for a prolonged time when there is a fire

Discounting of stairs - 17.3.2 Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Direction of opening and amount of opening and effect on associated escape routes - 15.6.3 Doors are to be hung in the direction of escape if the number of people expected to use that door at the time of a fire exceeds 60. Final exit doors must always open in the direction of escape

Number of escape stairs - 17.3.3 Single escape stair. Two escape stairs are required as we do not meet the following criteria b) a building that has no storey with a floor level more than 11 m above ground level, and in which every storey is allowed to have a single escape route in accordance with 16.3.3

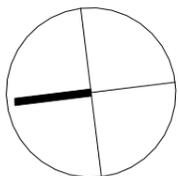
Discounting of stairs - 17.3.2 Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Width of stairs - 17.4 Table 13 A2 risk profile serving seven floors 2mm by total occupancy (294) = 588mm width min

Width of corridors - 16.6.2 B Width of corridors no less than 1200mm

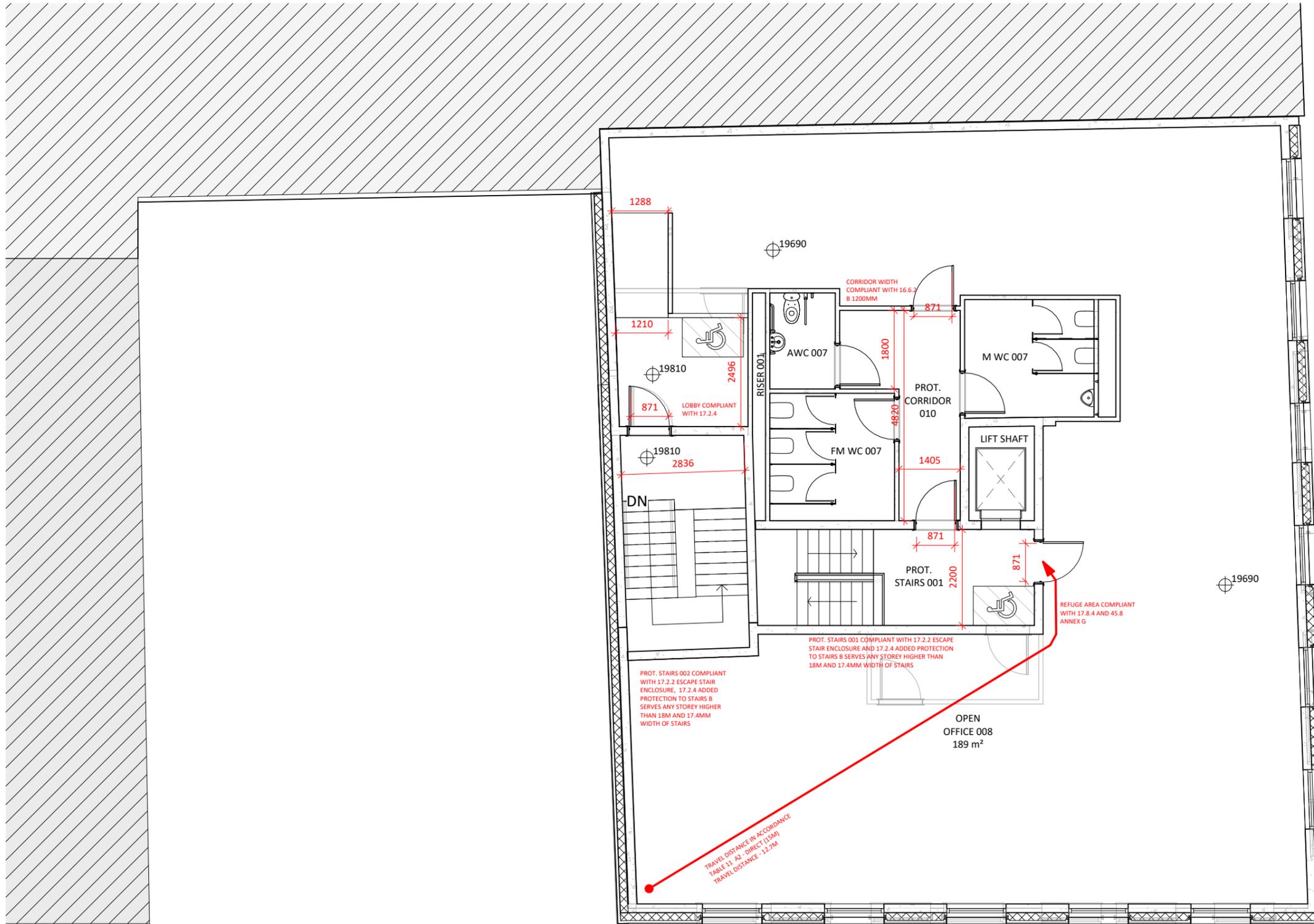
Final exits - 15.6.6 Three final exits located. Final exit 001 located at south elevation, location exits form PROT. STAIR 001. Final exit 002 located on west elevation, opening onto cook street. Final exit 003 located on north elevation. Exit opens onto lane way at rear of the building

FSC-05-FIFTH FLOOR PLAN
1 : 100



LETTABLE FLOOR AREA			FIRE BS9999	
FLOOR AREA	EXISTING m ²	PROPOSED m ²	OCCUPANCY	
			EXISTING	PROPOSED
GROUND FLOOR	198	273	33	46.00
FIRST FLOOR	227	281	38	47.00
SECOND FLOOR	239	280	40	47.00
THIRD FLOOR	239	267	40	45.00
FOURTH FLOOR	239	267	40	45.00
FIFTH FLOOR	239	198	40	33.00
SIXTH FLOOR	174	186	29	31.00
TOTAL:	1,555.00	1752	260	294

FLOOR	RISK PROFILE	MINIMUM EXIT WIDTH PER PERSON -	OCCUPANCY	TOTAL WIDTH OF DOOR REQUIRED
GROUND FLOOR	A2	3.6MM	46.00	165.6
FIRST FLOOR	A2	3.6MM	47.00	169.2
SECOND FLOOR	A2	3.6MM	47.00	169.2
THIRD FLOOR	A2	3.6MM	45.00	162
FOURTH FLOOR	A2	3.6MM	45.00	162
FIFTH FLOOR	A2	3.6MM	33.00	118.8
SIXTH FLOOR	A2	3.6MM	31.00	111.6



ALL FIRE REQUIREMENTS IN ACCORDANCE WITH BS9999

Occupancy characteristic 6.2 - Table 2, A: Occupants who are awake and familiar with the building

Fire growth rate - Fire growth rates Table 3, Category 2 Medium rate

Risk profile - Risk Profile Table 4, A2

Simultaneous evacuation - 12.2.1 Simultaneous evacuation, Simultaneous evacuation should be the default approach where it is unreasonable to expect the occupants to remain in the building for a prolonged time when there is a fire

Discounting of stairs - 17.3.2 Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

Direction of opening and amount of opening and effect on associated escape routes - 15.6.3 Doors are to be hung in the direction of escape if the number of people expected to use that door at the time of a fire exceeds 60. Final exit doors must always open in the direction of escape

Number of escape stairs - 17.3.3 Single escape stair. Two escape stairs are required as we do not meet the following criteria b) a building that has no storey with a floor level more than 11 m above ground level, and in which every storey is allowed to have a single escape route in accordance with 16.3.3

Discounting of stairs - 17.3.2 Discounting stairs not required because a) the escape stairs are approached on each storey through a protected lobby.

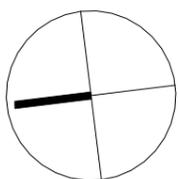
Width of stairs - 17.4 Table 13 A2 risk profile serving seven floors 2mm by total occupancy (294) = 588mm width min

Width of corridors - 16.6.2 B Width of corridors no less than 1200mm

Final exits - 15.6.6 Three final exits located. Final exit 001 located at south elevation, location exits form PROT. STAIR 001. Final exit 002 located on west elevation, opening onto cook street. Final exit 003 located on north elevation. Exit opens onto lane way at rear of the building

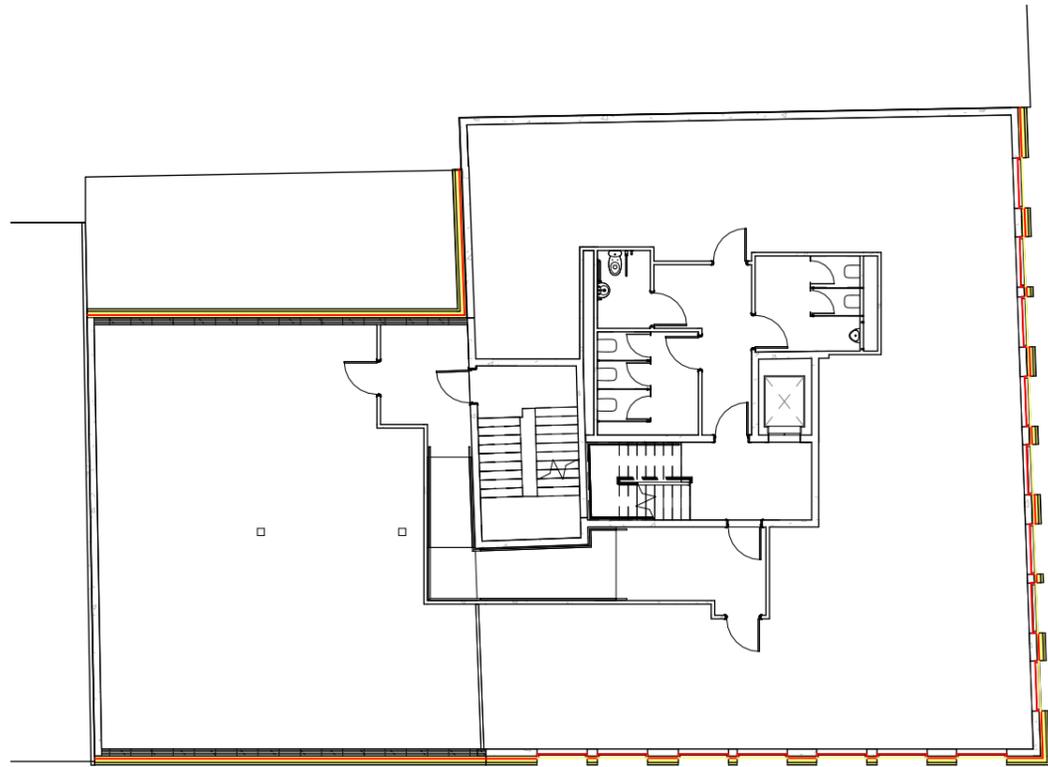
FSC-06-SIXTH FLOOR PLAN

1 : 100

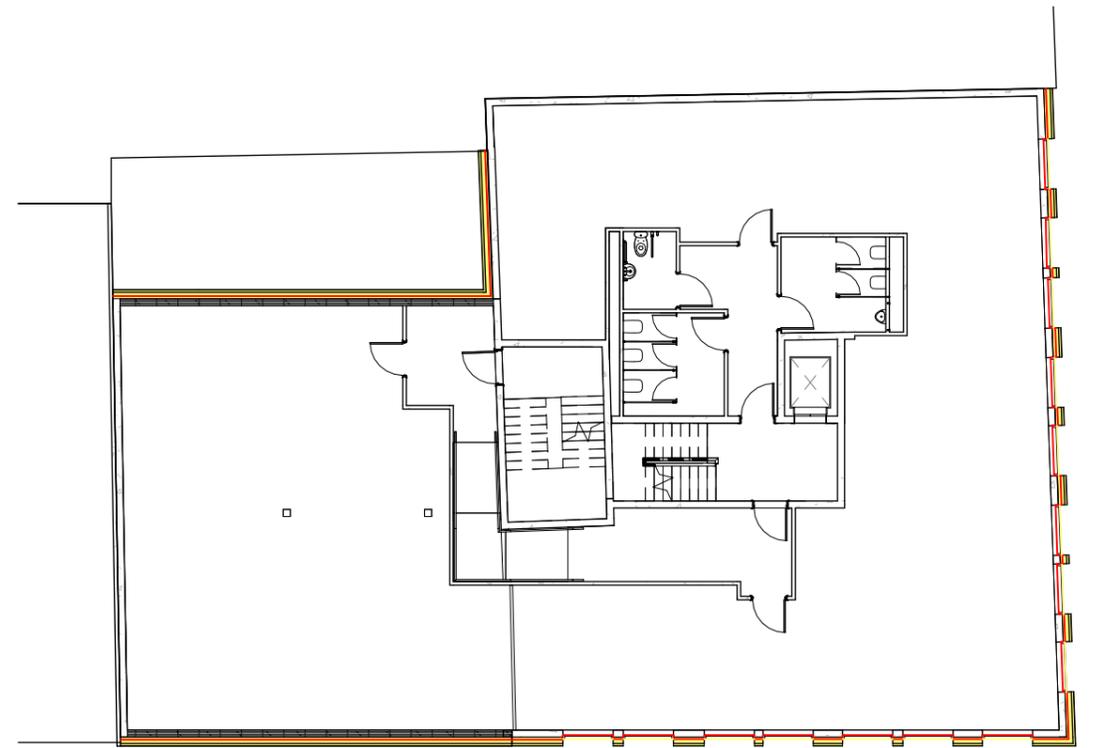


LETTABLE FLOOR AREA			FIRE BS9999	
FLOOR AREA	EXISTING m ²	PROPOSED m ²	OCCUPANCY	
			EXISTING	PROPOSED
GROUND FLOOR	198	273	33	46.00
FIRST FLOOR	227	281	38	47.00
SECOND FLOOR	239	280	40	47.00
THIRD FLOOR	239	267	40	45.00
FOURTH FLOOR	239	267	40	45.00
FIFTH FLOOR	239	198	40	33.00
SIXTH FLOOR	174	186	29	31.00
TOTAL:	1,555.00	1752	260	294

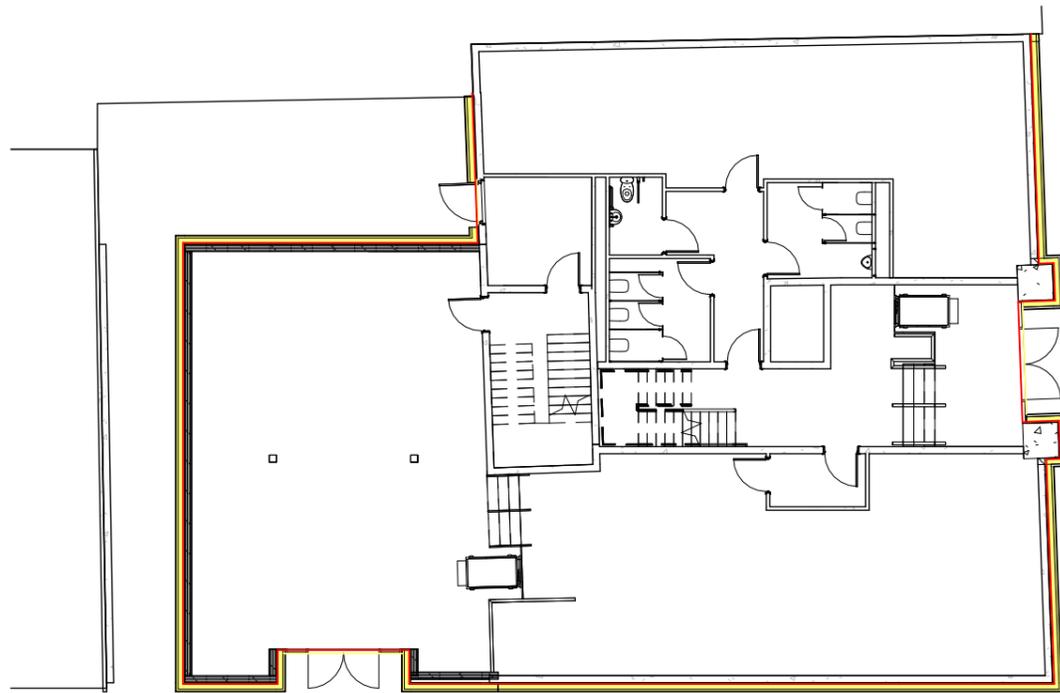
FLOOR	RISK PROFILE	MINIMUM EXIT WIDTH PER PERSON -	OCCUPANCY	TOTAL WIDTH OF DOOR REQUIRED
GROUND FLOOR	A2	3.6MM	46.00	165.6
FIRST FLOOR	A2	3.6MM	47.00	169.2
SECOND FLOOR	A2	3.6MM	47.00	169.2
THIRD FLOOR	A2	3.6MM	45.00	162
FOURTH FLOOR	A2	3.6MM	45.00	162
FIFTH FLOOR	A2	3.6MM	33.00	118.8
SIXTH FLOOR	A2	3.6MM	31.00	111.6



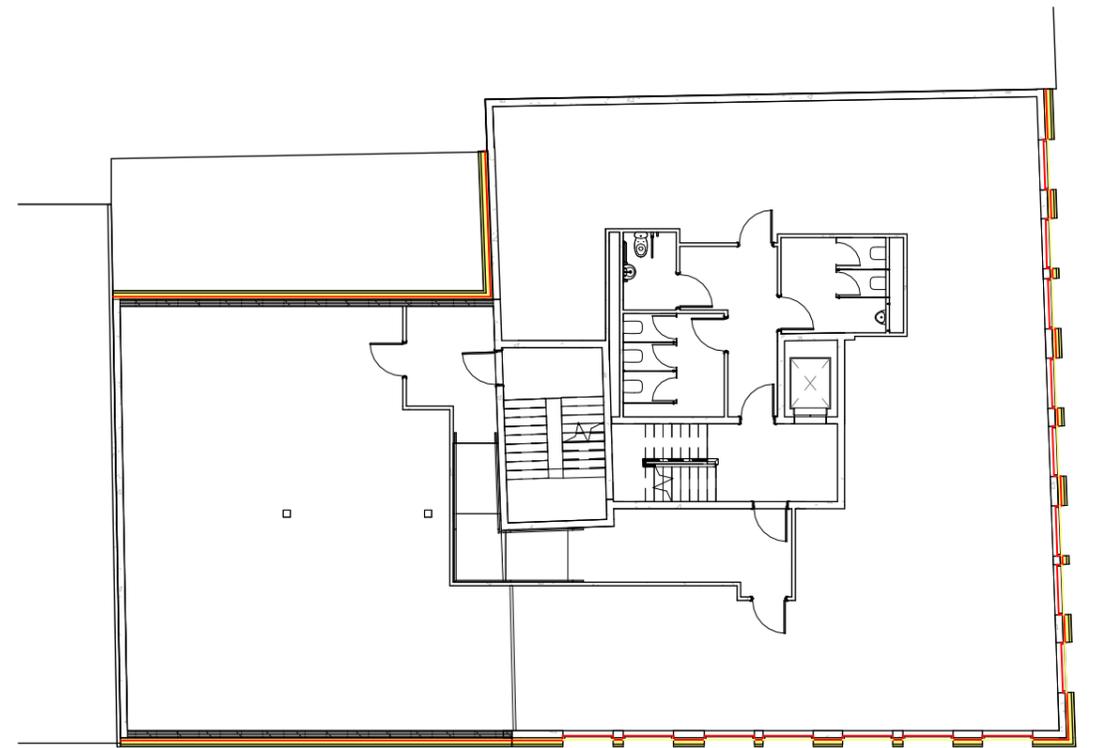
TGD L-01-FIRST FLOOR PLAN
1 : 200



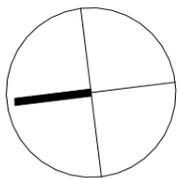
TGD L-02-SECOND FLOOR PLAN
1 : 200

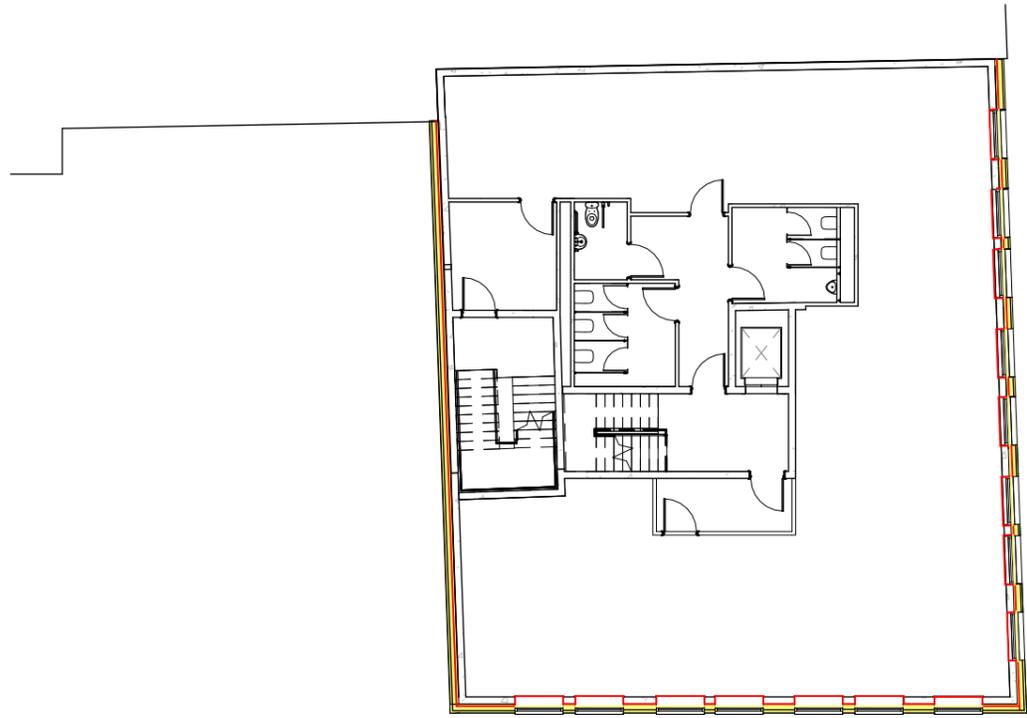


TGD L-00-GROUND FLOOR PLAN
1 : 200

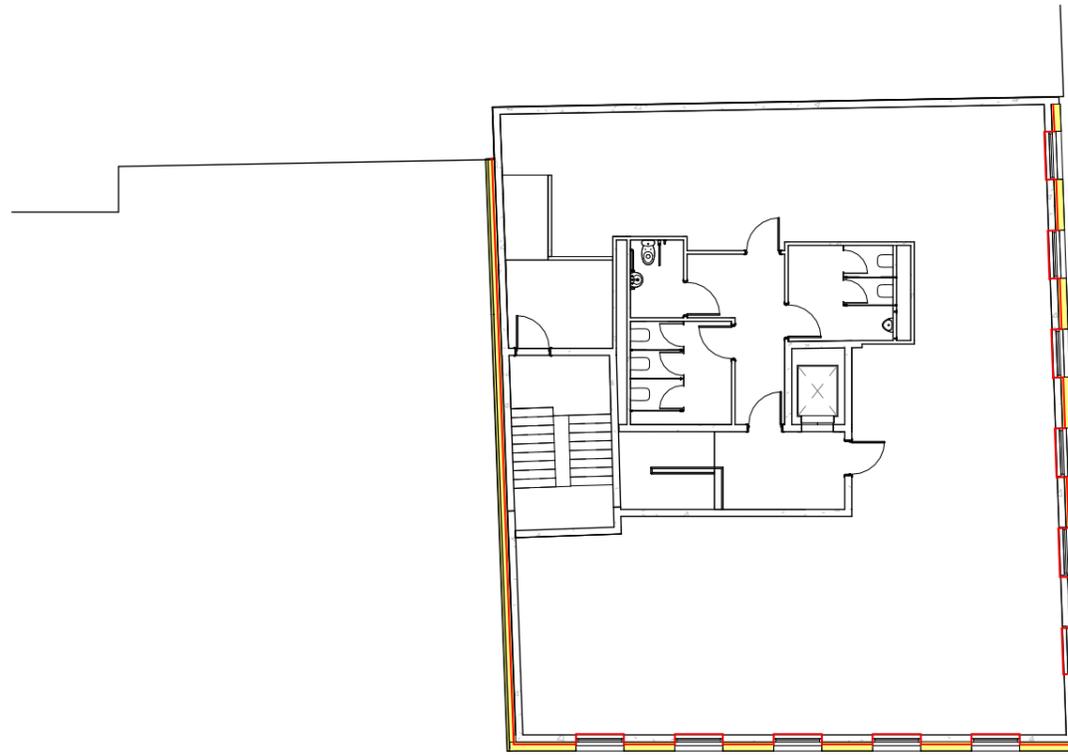


TDG L-03-THIRD FLOOR PLAN
1 : 200

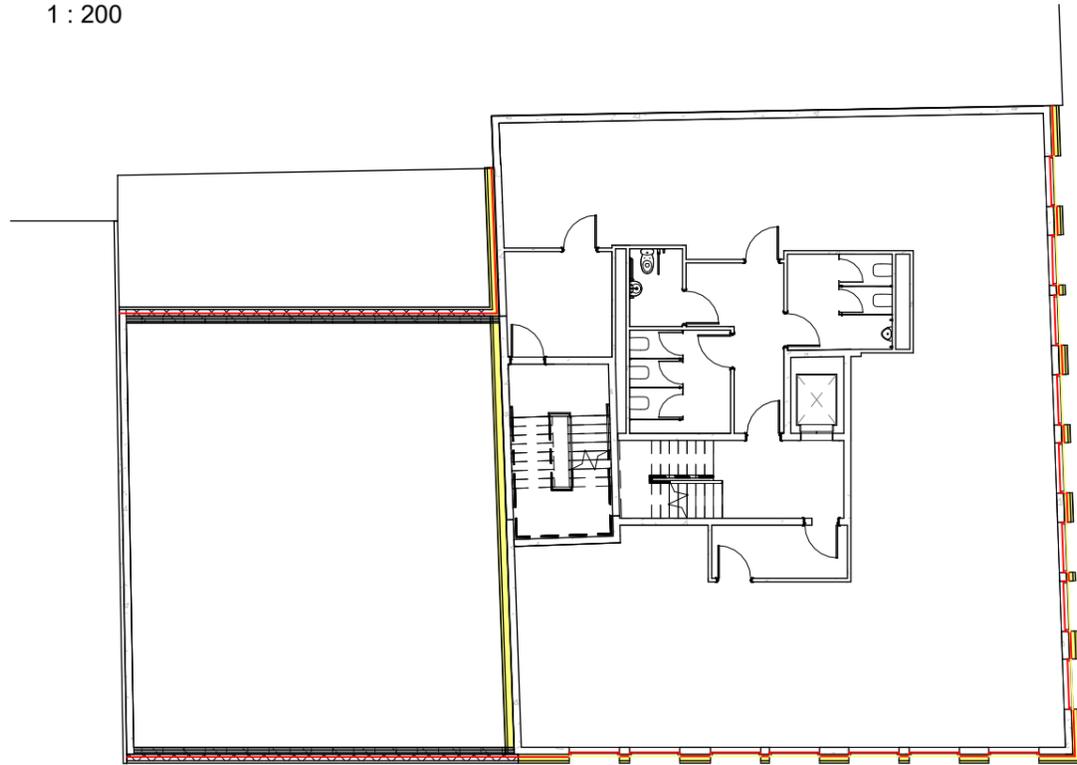




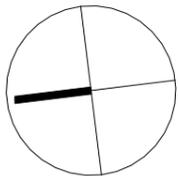
TGD L-05-FIFTH FLOOR PLAN
1 : 200

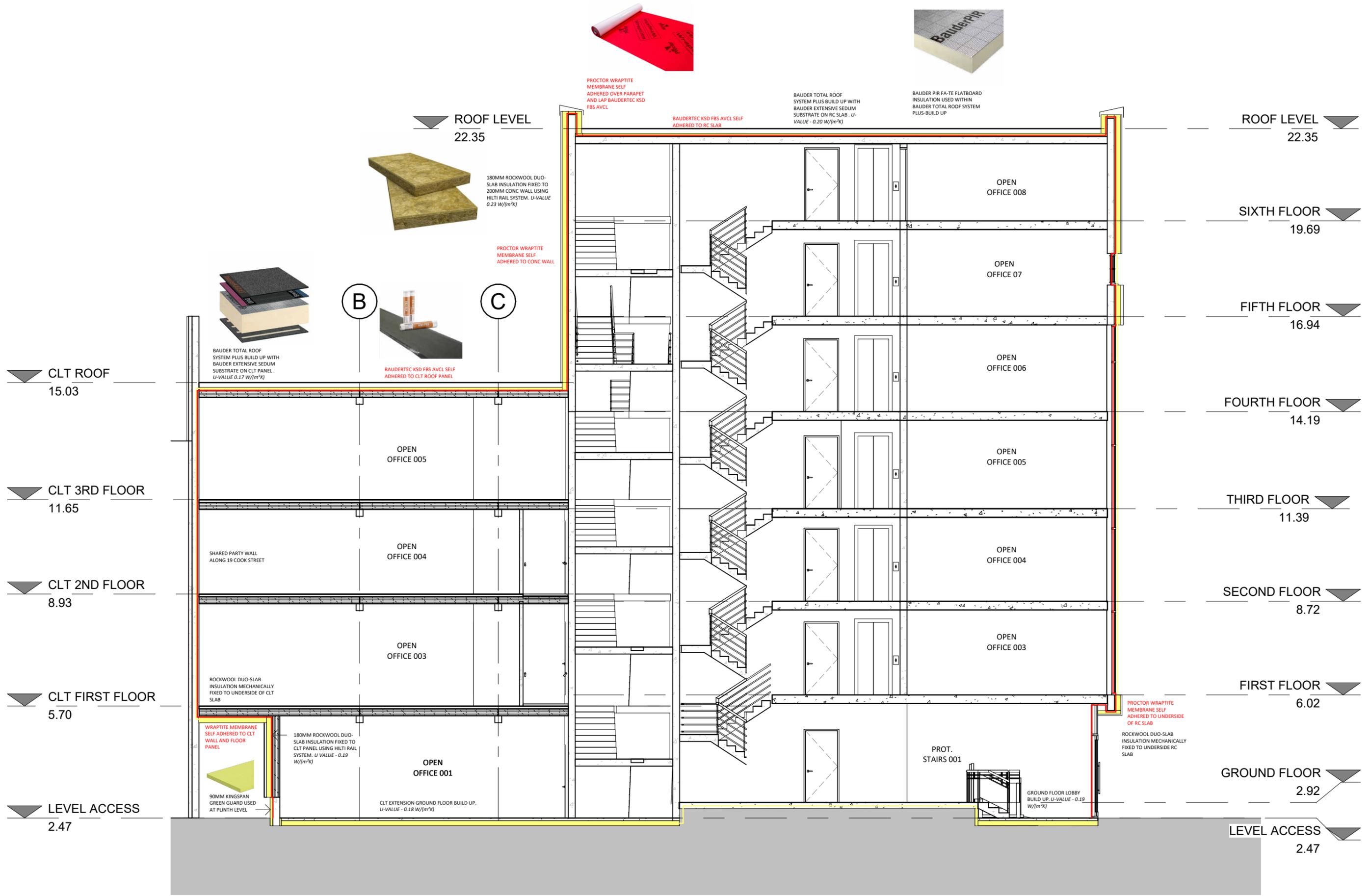


TGD L-06-SIXTH FLOOR PLAN
1 : 200



TGD L-04-FOURTH FLOOR PLAN
1 : 200





TGD L-SECTION
1 : 100