

**Proposed Facility Provision
Based on 10 persons (max)**

Kitchen (min):
 Cooking appliances - 2 x conventional cookers and combination microwaves.
 Sink provision - 2x double sinks with integral drainer and dishwasher.
 Cold Storage - 2 x combination fridge freezer (min. 150lt fresh and 85lt frozen storage)
 Dry Goods Storage - 4 x 400mm base units and 2 x 1000mm wall units with doors or equivalent.
 Work Surfaces - 5 x 500mm base units and 3 x 1000mm wall units with doors or equivalent.
 Electrical Provision - 3 x twin electrical sockets at work top level, 1no. must be 1m away from sinks.

Heating:
 Wall mounted, fixing heat equipment must be provided in all rooms, including bathroom and WC areas. The heating system must be capable of maintaining a constant temperature, and be available to all tenants at all times. The occupying tenant must be able to control the heating and the temperature within the premises.

Ventilation:
 All habitable rooms shall be ventilated directly to the external air by way of openable window, which will have an openable area not less than 1/20th of the floor area. All kitchens, Wetrooms and the like shall be ventilated directly to the external air, either by window (as over) or by suitably sized mechanical ventilation providing a minimum of three air changes per hour operated from the lighting circuit of the room. For kitchens, mechanical ventilation providing six air changes per hour will be deemed sufficient.

Fire Safety & Precautions
 Automatic Fire detection - min. Gfaded: LD2 Detection System comprising; Interlinked heat detector in communal kitchens.
 Interlinked smoke detectors in each hallway, landing, lounge and all bedrooms.
 Protected route: 30 min. protected route. Escape route should not pass through risk rooms. Walls, floors and ceilings to be of sound, conventional construction. All final exit doors shall have Loc30-minute fire resisting doorsets on all exits onto the protected route, installed and maintained in accordance with BS8214:1990.ks (or of a type that allows emergency exit without the use of a key / code).
 Fire Doors: Door leaf hung on three 100mm steel hinges with steel screws (hinges to comply with BS 476 Part 22m 1987/BS EN 1634-1:2000).
 Incorporate an intumescent heat seal and cold smoke brush seal to the top and both sides of the door or frame.
 Be fitted with self closing devices that complies with BS EN1154:1997, (e.g an overhead hydraulically operated closing device). NB Perco chains, gate springs and rising butt hinges are not acceptable.
 Any locks provided shall be of a type that allows emergency exit from the room without the use of a key or code.

NB. Final fire strategy to be to the satisfaction of the appointed Building Control Fire Officer.

NB. Aforementioned listed items are not exhaustive and to be used as a preliminary provision until agreed otherwise with all relevant parties.

Bath Street Frontage

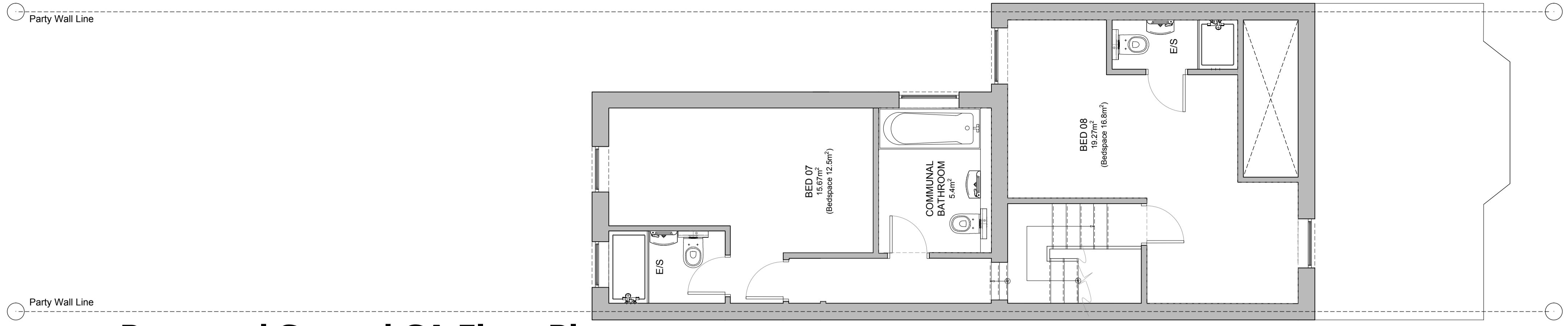


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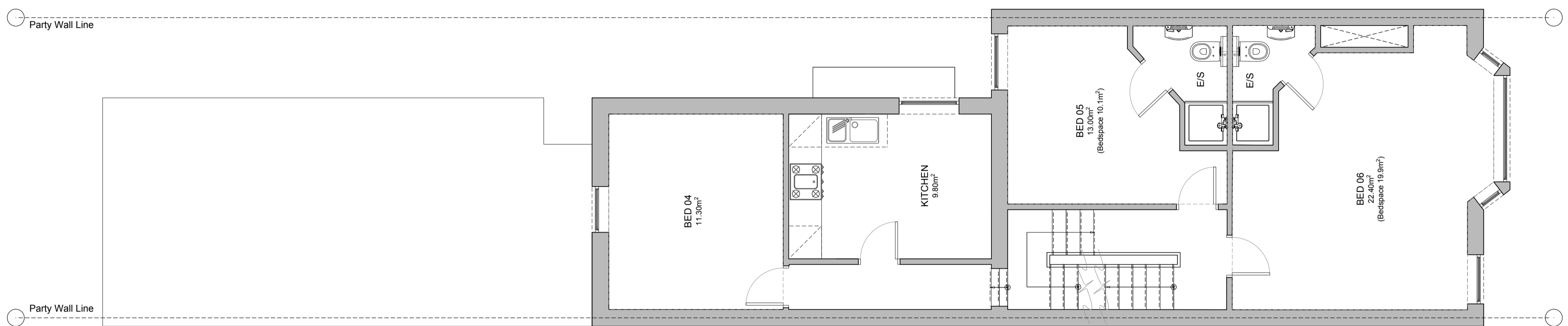
**DRAFT
NOT
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ISSUE**

A1	Client:	Premium Living
	Job No:	23.008
	Drawing Title:	Proposed GA Floor Plans
	Drawing No:	PL05
	Scale:	As Shown
	Date:	Jun '23
	By / Check:	*****



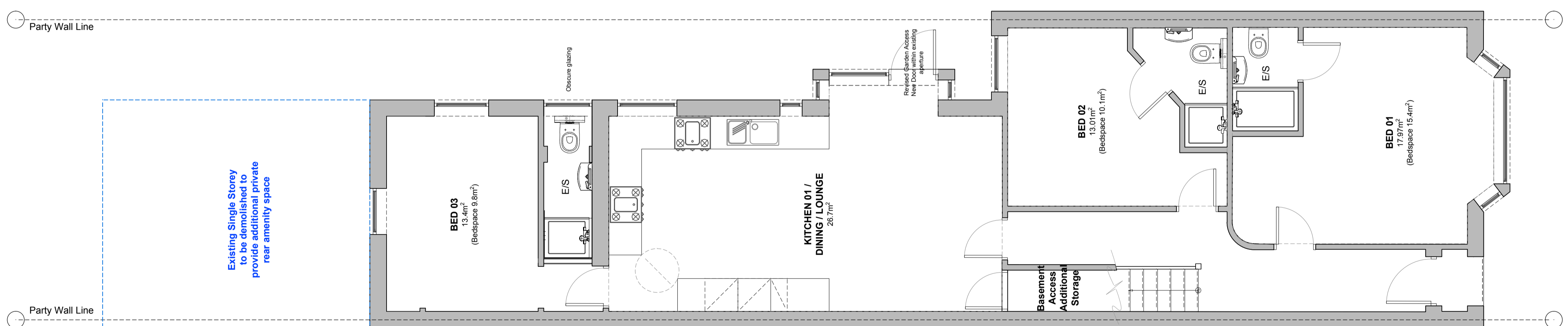
Proposed Second GA Floor Plan

Scale 1:50 @ A1



Proposed First GA Floor Plan

Scale 1:50 @ A1



Proposed Ground GA Floor Plan

Scale 1:50 @ A1

Rev / Date	Details
A / Oct '23	Amended following consultation with LPA Officer
B / 28.11.23	Layout amended

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