

APPROVED DOCUMENT A  
STRUCTURAL

GENERAL  
All existing structural elements have been designed in accordance with British Standards and Eurocodes listed in Approved Document A.

All new structural elements are indicated on the General Arrangement and prepared on separate Structural drawing information.

Structural Calculations and specifications for any new structural elements are to be prepared by a Structural Engineer for approval by the Building Control Officer.

APPROVED DOCUMENT B  
FIRE SAFETY

CLASSIFICATION  
The premises is classified as a 'Shop and Commercial' purpose group.  
Shops or premises used for a retail trade or business and premises to which the public is invited to deliver or collect goods in connection with their hire repair or treatment, or where they themselves may carry out such repairs or other treatments.

INNER ROOM  
2.11 An inner room is at risk if a fire starts in the access room (Diagram 2.3). Such an arrangement should only be accepted if all of the following conditions are satisfied.

OCCUPANT CAPACITY  
**Basement - Virtual Reality = Assembly and Recreation (Part B2\_Table2.1)**  
**Floor Space Factor = Art gallery, dormitory, factory production area, museum or workshop (Part B2\_Table D)**

- Active and Assembly Zone = 490m
- **98 persons** (floor space factor of 5.0 m2/person)
  - Max 220 c/o is 1050mm
  - Existing 2 no. Final Exits with +920mm clear openings are sufficient.

- BoH / Storage Area =90m
- **3 persons** (floor space factor of 30.0 m2/person)

FIRE ALARM AND FIRE DETECTION SYSTEMS  
Automatic fire detection and fire alarm systems to be retained and adapted.

DESIGN FOR HORIZONTAL ESCAPE- BUILDINGS OTHER THAN FLATS  
Limitations on travel distance  
There are no limitations on travel distances. All areas have two or more final exists. Escape distances indicated on drawings

Inner Rooms  
the only Inner Rooms are located in the Basement Back of House Areas. The escape routes of these inner rooms are within the allowable parameters

Height of Escape Routes and Exists  
Headroom is no lower than 2m

Width of Escape Routes  
Widths calculated above and indicated on the drawing

Exit Capacity  
Existing 2no. Basement to Ground Floor Final exit stairs / doors exist comply with regulation escape distances.

GENERAL PROVISIONS  
Basement Smoke Extraction  
The existing natural smoke ventilation strategy is to be retained. A natural smoke ventilation strategy has been installed around the external perimeter of the basement wall.

Sprinklers  
Sprinklers are not required / proposed

Fire Precautions  
Where ducting passes through a fire resisting wall/floor or fire compartment, the required measures to ensure compliance with Part B of the Building Regulations Apply.

Emergency Lighting and Signage  
The emergency lighting and escape signage strategy is to be reviewed and upgraded to suit the layout. All escape routes are to have emergency lighting and signage.

PERFORMANCE OF MATERIALS, PRODUCTS AND STRUCTURES  
Existing Structure  
In general, the existing fire resistance of the fabric and structure is to be retained. The Existing Structure including beams, walls, floors and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

Fire Resistance  
Table B4 of Building Regulations Part B2 have been reviwed and the following fire resistance is required.

- New Partition Stud Walls to Reception and BoH = 0mins
- Existing Party Walls = 60mins *retained*
- Existing Walls to Escape Stairs = 60mins *retained*
- Basement Ceiling / Ground Floor = 60mins *new protection added*

The existing structural beams and existing ground floor structural metal deck are exposed. The existing steel beams have been treated with a fire protective coat and needs to be reviewed by Building Control  
A new 60 minute fire lining is required to be installed to the underside of the ground floor metal deck.

All new fire treatment is To Contractors Design

APPROVED DOCUMENT M  
ACCESS TO AND USE OF BUILDINGS

ACCESS TO AND USE OF BUILDINGS OTHER THAN DWELLINGS  
The existing strategies are to be retained.

There is currently no Disabled Wheelchair Access down into the basement. Part M recognises that it may not always be possible for a building to accommodate passenger lifts. In these situations, Part M suggests a hierarchy, starting with the passenger lift, then a platform lift and, lastly, a stairlift as the options to be considered.

Note that acceptance of a stairlift (eg an open platform) is subject to consultation with the fire service to ensure its installation does not conflict with requirements for means of escape.

New Passenger Lift : There is no enough space on the ground floor to install a new passenger lift. **Not applicable**

New Platform Lift: There is not enough space on the ground floor to instal a new passenger lift. **Not applicable**

Stairlift: The existing width of the two escape stairs are 1000mm. Installing a stairlift will restrict the existing escape width to below 850mm (minimum width for below 220 people) **Not applicable**

General Notes  
All internal doors must comply with paragraph 3.10 a-h of Approved Document M.  
Note:the use of concealed door frames is not acceptable.

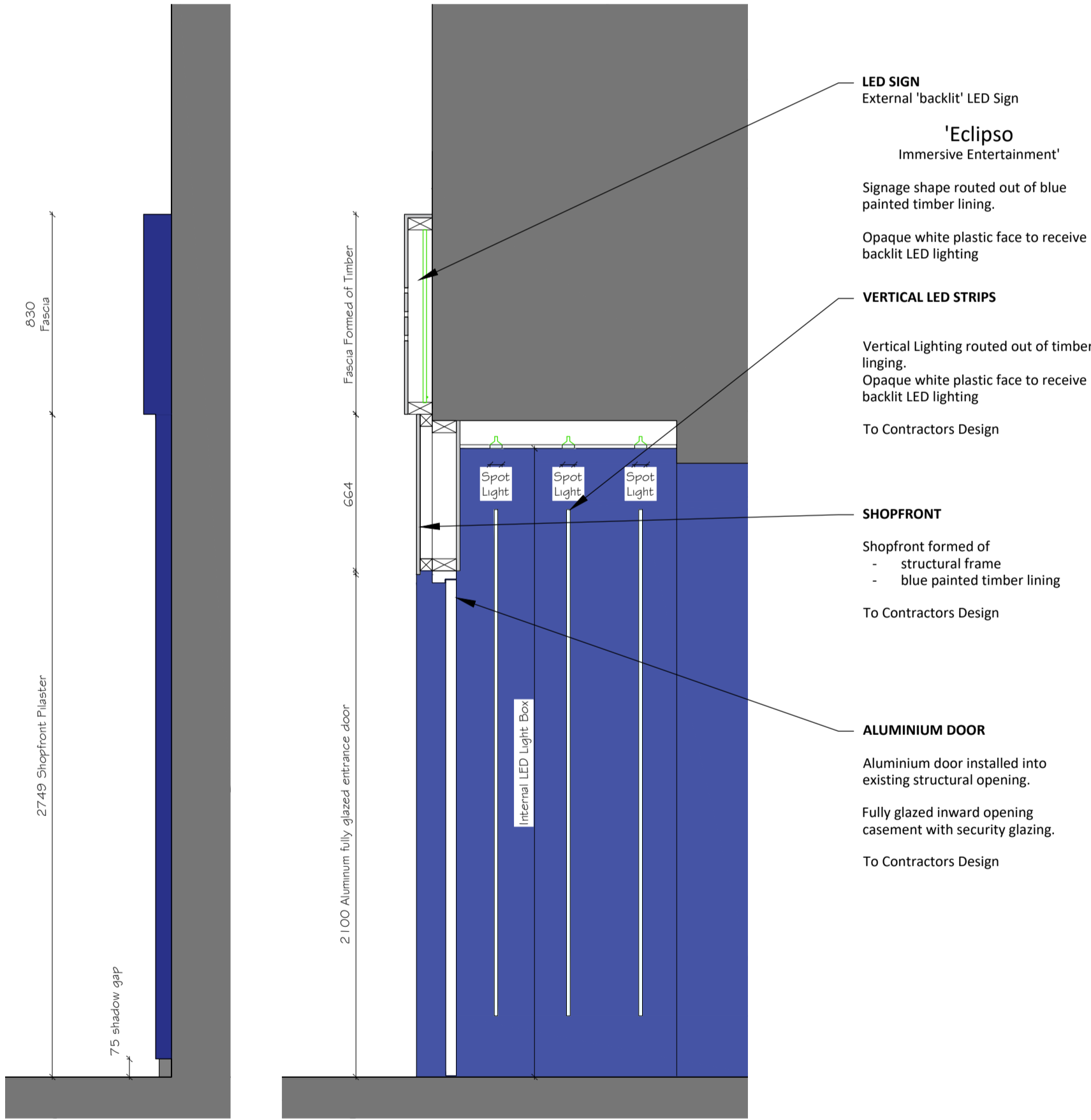
APPROVED DOCUMENT F  
VENTILATION

GENERAL  
The mechanical ventilation strategy is to be designed, installed, inspected and tested by competent persons.

Before completion the Local Authority is to be contacted and satisfied by either an installation certificate under a Competent Person Scheme or Appropriate certifications and forms.

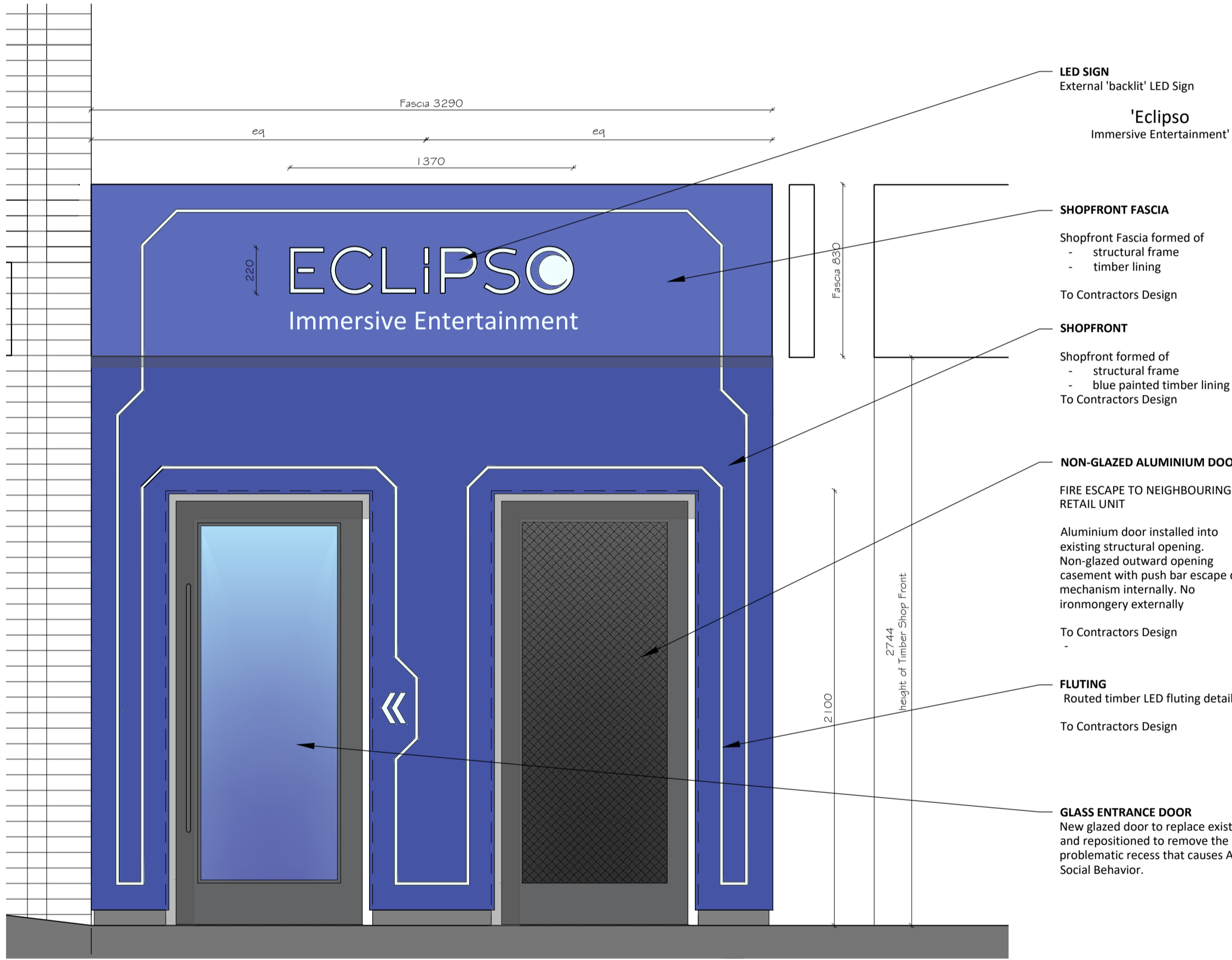


Proposed Elevation  
1:100

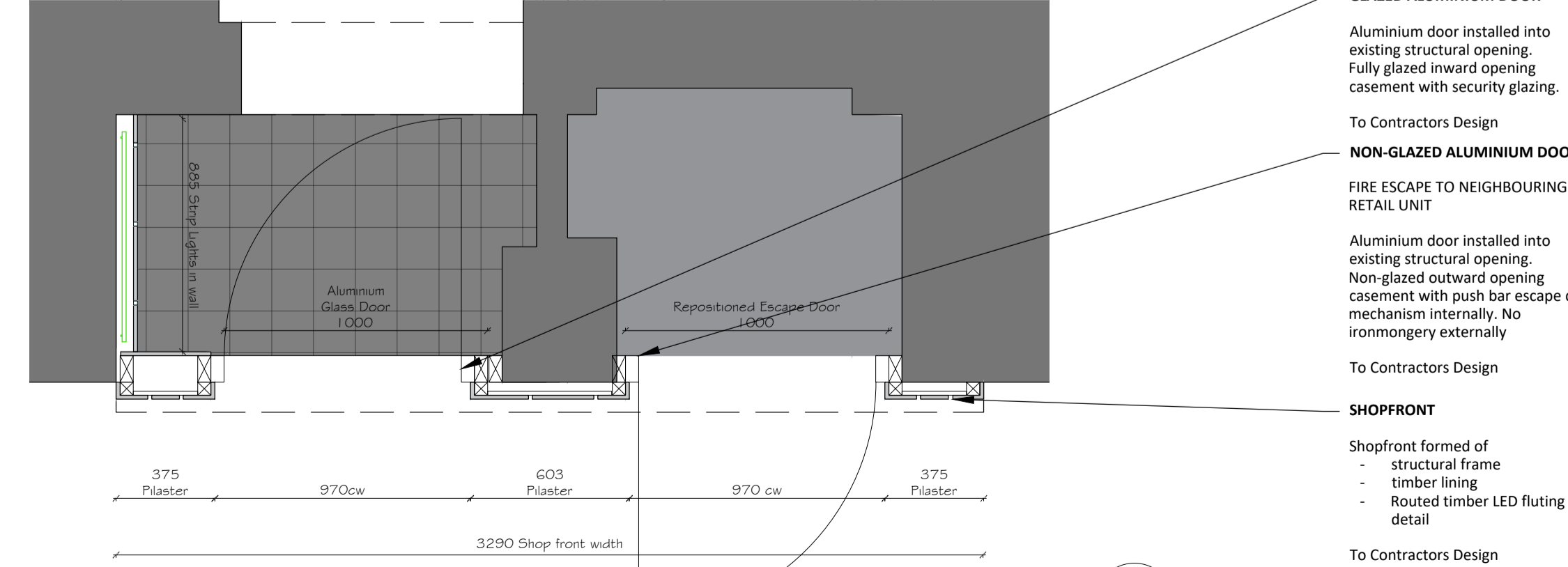


Proposed Side Elevation  
1:20

Proposed Section  
1:20



Proposed Elevation  
1:20



Proposed Plan  
1:20

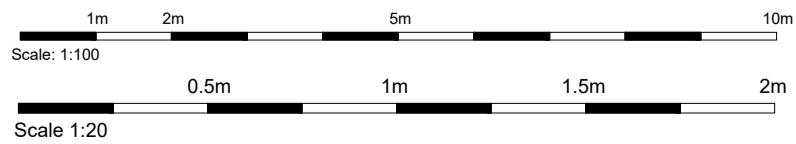
Notes:

Do not scale from these drawings. Figured dimensions only are to be used. All critical dimensions are to be checked on site before work proceeds. If in doubt ask.

All drawings are to be read in conjunction with all other relevant consultants and / or specialists drawings or documents.

Inconsistencies, errors and omissions found within documents (and also in relation to other consultants/specialists documents) are to be notified immediately to RSK Consulting

Revisions:



Job	ECLIPSO - 213 Camden High St		
Title	Proposed Elevations		
Scale	1:100 1:20	Date	17/09/24
Drawn By	Status		
Drwg. No.	2260_202		
Revisions	D		
RSK Consultants			