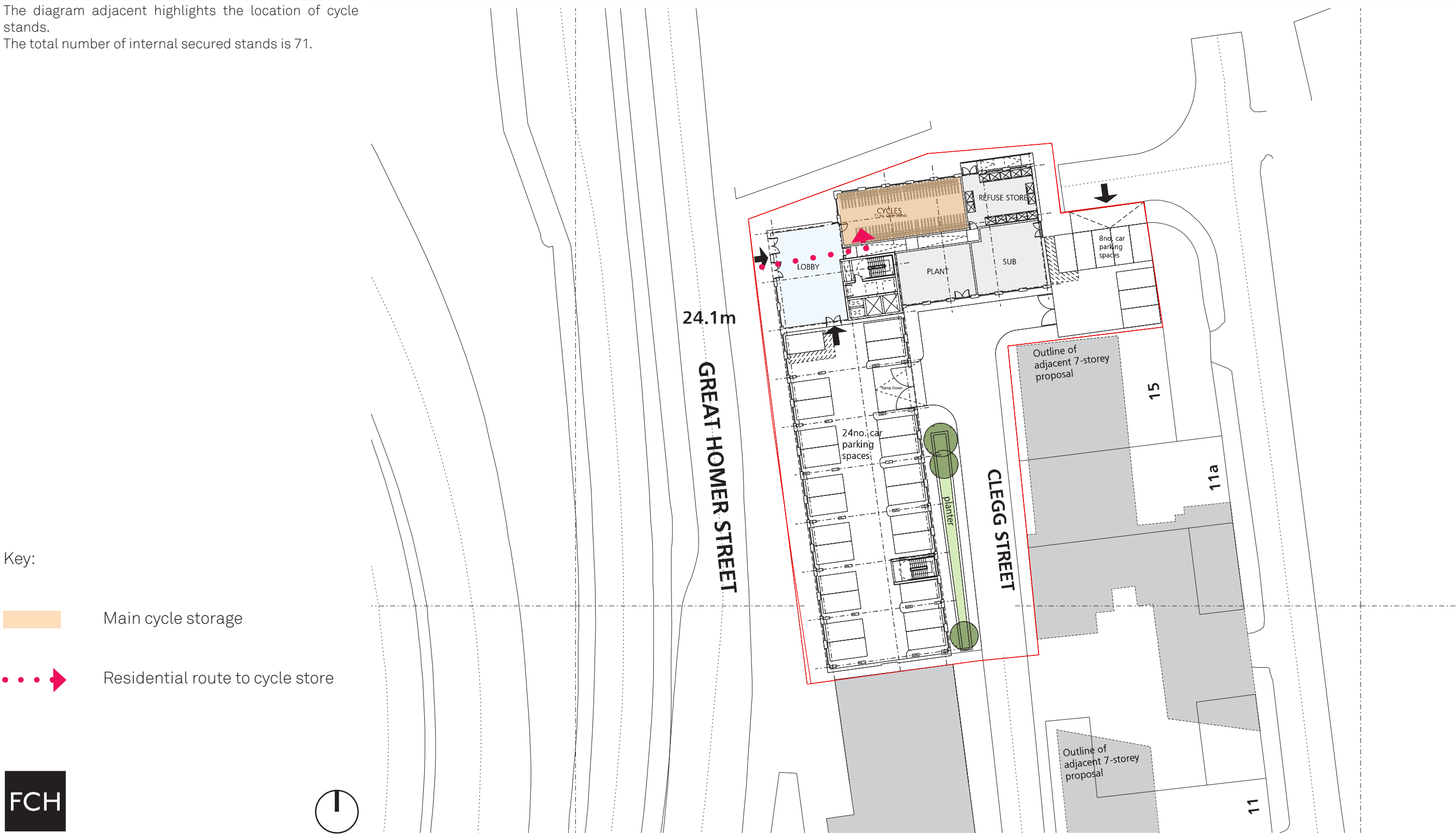


9.0 BUILDING ACCESS STATEMENT

9.1 ACCESS OVERVIEW

9.1.3 CYCLE SPACES - LEVEL 01

The diagram adjacent highlights the location of cycle stands.
The total number of internal secured stands is 71.

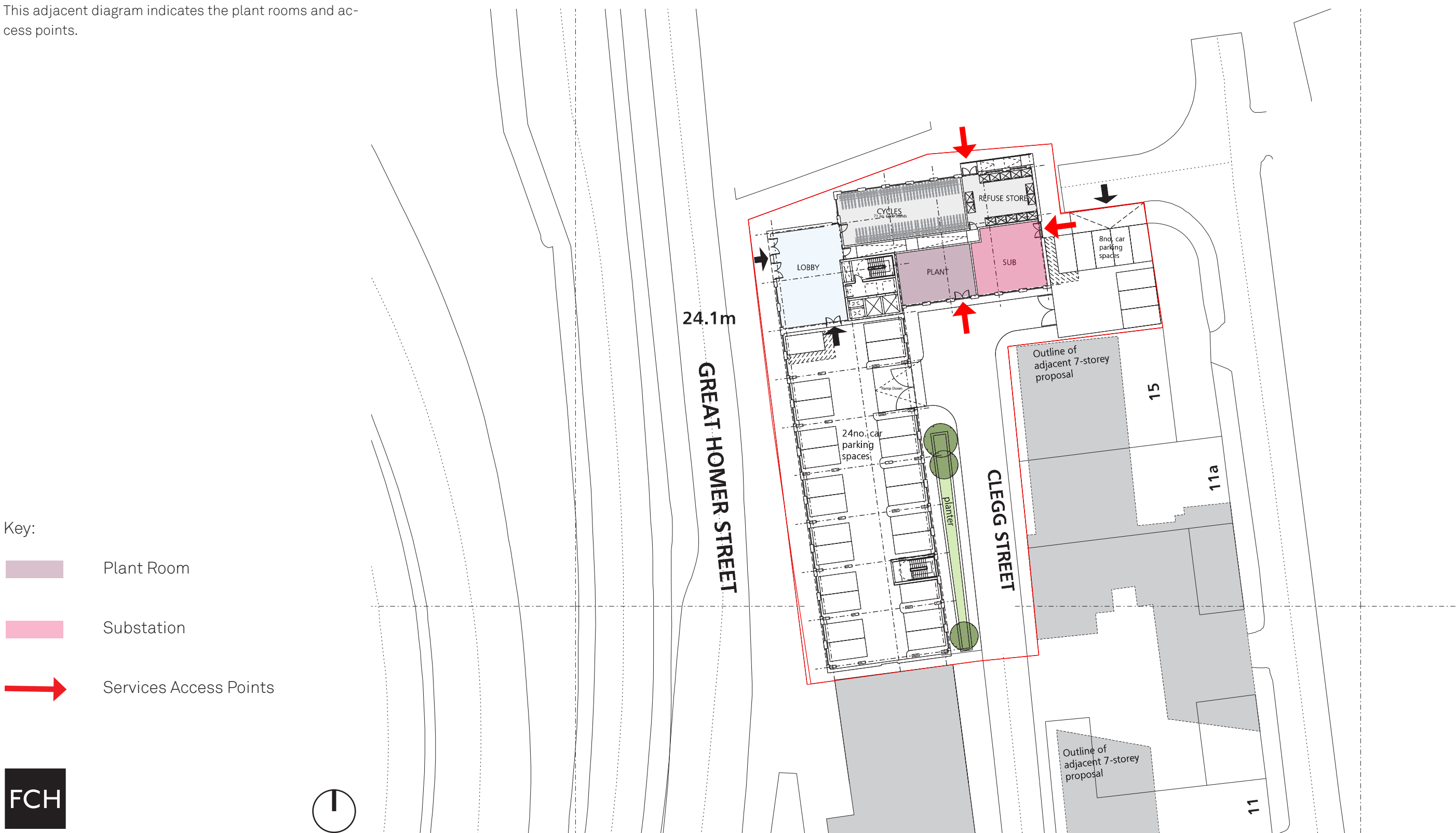


9.0 BUILDING ACCESS STATEMENT

9.2 SERVICING STRATEGY

9.2.1 ACCESS TO SERVICES - LEVEL 01

This adjacent diagram indicates the plant rooms and access points.



10.0 WASTE MANAGEMENT STRATEGY

10.1 REFUSE STRATEGY

10.1.1 REFUSE - LEVEL 01

A management strategy will be put in to place to move bins to a holding area at ground floor on collection day. This is discretely positioned off the street.

Recycling bins will be provided within each of the individual bin stores.

Key:

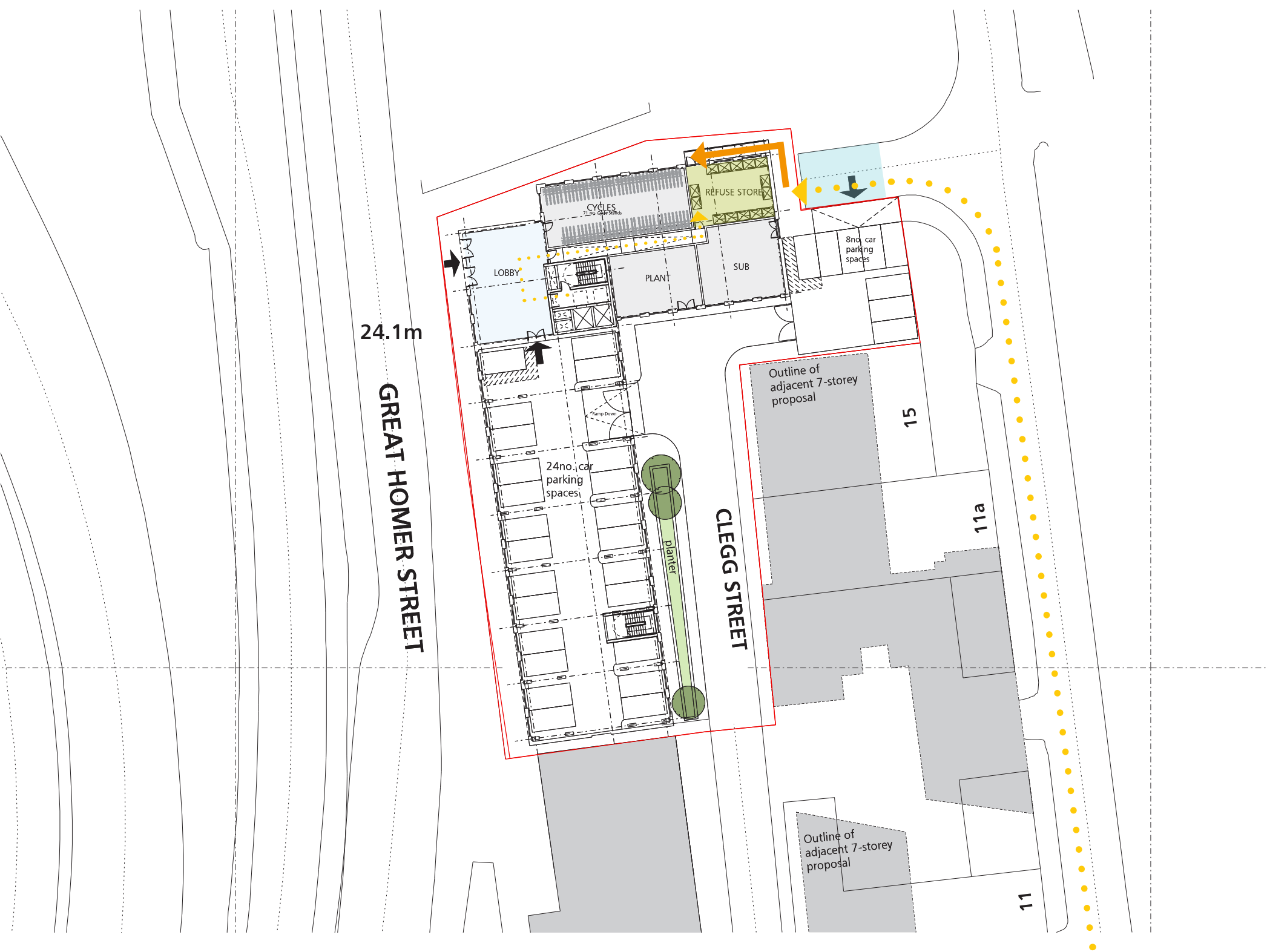
Bin store

Refuse Holding / Collection Point

Refuse access route

Direct Refuse Collection Access

FCH



11.0 FIRE STRATEGY

11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

11.1.1 PROPOSED LEVEL 01 STRATEGY

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, as required for a building of this height. The lift can be used for evacuation purposes, where required as part of the approved fire strategy.
- Compartmentation will be in line with current Building Regulations:
 - all floors are to be compartment floors.
 - any areas of high risk will be constructed as separate fire compartments.
 - automatic fire curtains will be used where compartmentation is not achieved by doors.
 - all internal surfaces will achieve an appropriate surface spread of flame requirement commensurate with standard guidance.
 - the external walls of the building will be formed from non-combustible materials.

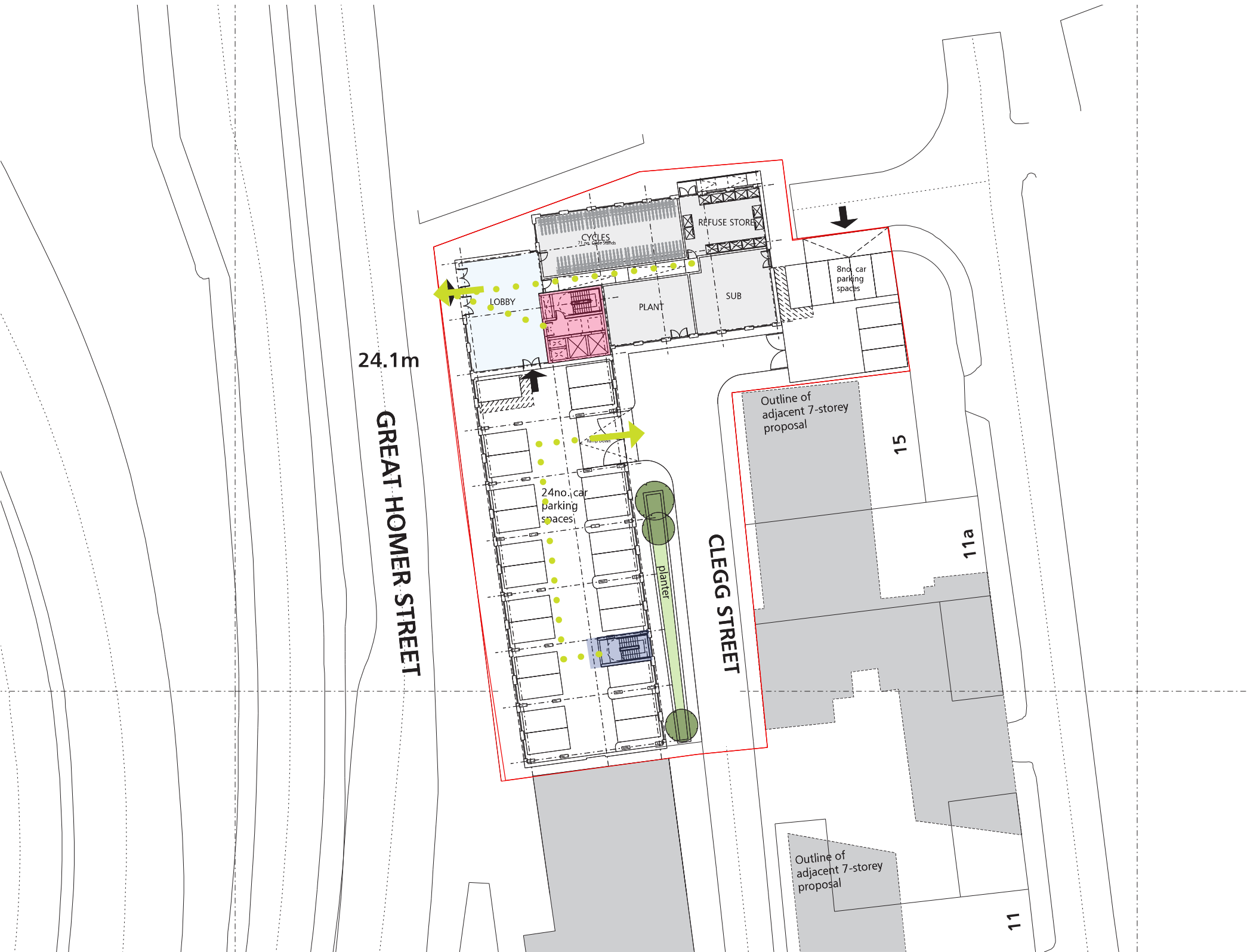
Key:

Stair and Lift Core

Escape Route

Fire Fighting Lift

FCH



11.0 FIRE STRATEGY

11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

11.1.2 PROPOSED LEVEL 02 - 05 STRATEGY

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, as required for a building of this height. The lift can be used for evacuation purposes, where required as part of the approved fire strategy.
- Compartmentation will be in line with current Building Regulations:
 - all floors are to be compartment floors.
 - any areas of high risk will be constructed as separate fire compartments.
 - automatic fire curtains will be used where compartmentation is not achieved by doors.
 - all internal surfaces will achieve an appropriate surface spread of flame requirement commensurate with standard guidance.
 - the external walls of the building will be formed from non-combustible materials.

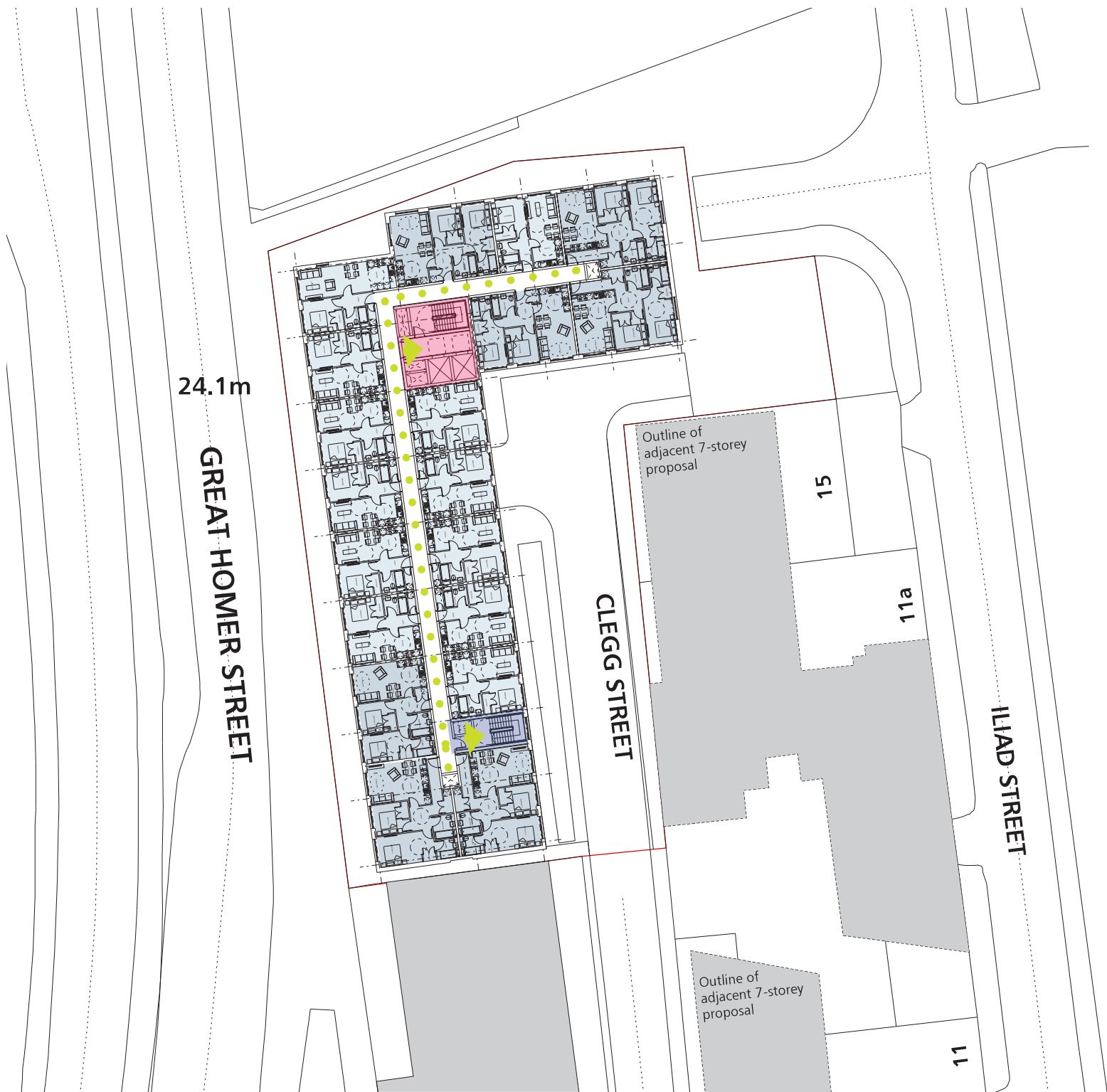
Key:

Stair and Lift Core

Escape Route

Fire Fighting Lift

FCH



11.0 FIRE STRATEGY

11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

11.1.3 PROPOSED LEVEL 06 STRATEGY

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, as required for a building of this height. The lift can be used for evacuation purposes, where required as part of the approved fire strategy.
- Compartmentation will be in line with current Building Regulations:
 - all floors are to be compartment floors.
 - any areas of high risk will be constructed as separate fire compartments.
 - automatic fire curtains will be used where compartmentation is not achieved by doors.
 - all internal surfaces will achieve an appropriate surface spread of flame requirement commensurate with standard guidance.
 - the external walls of the building will be formed from non-combustible materials.

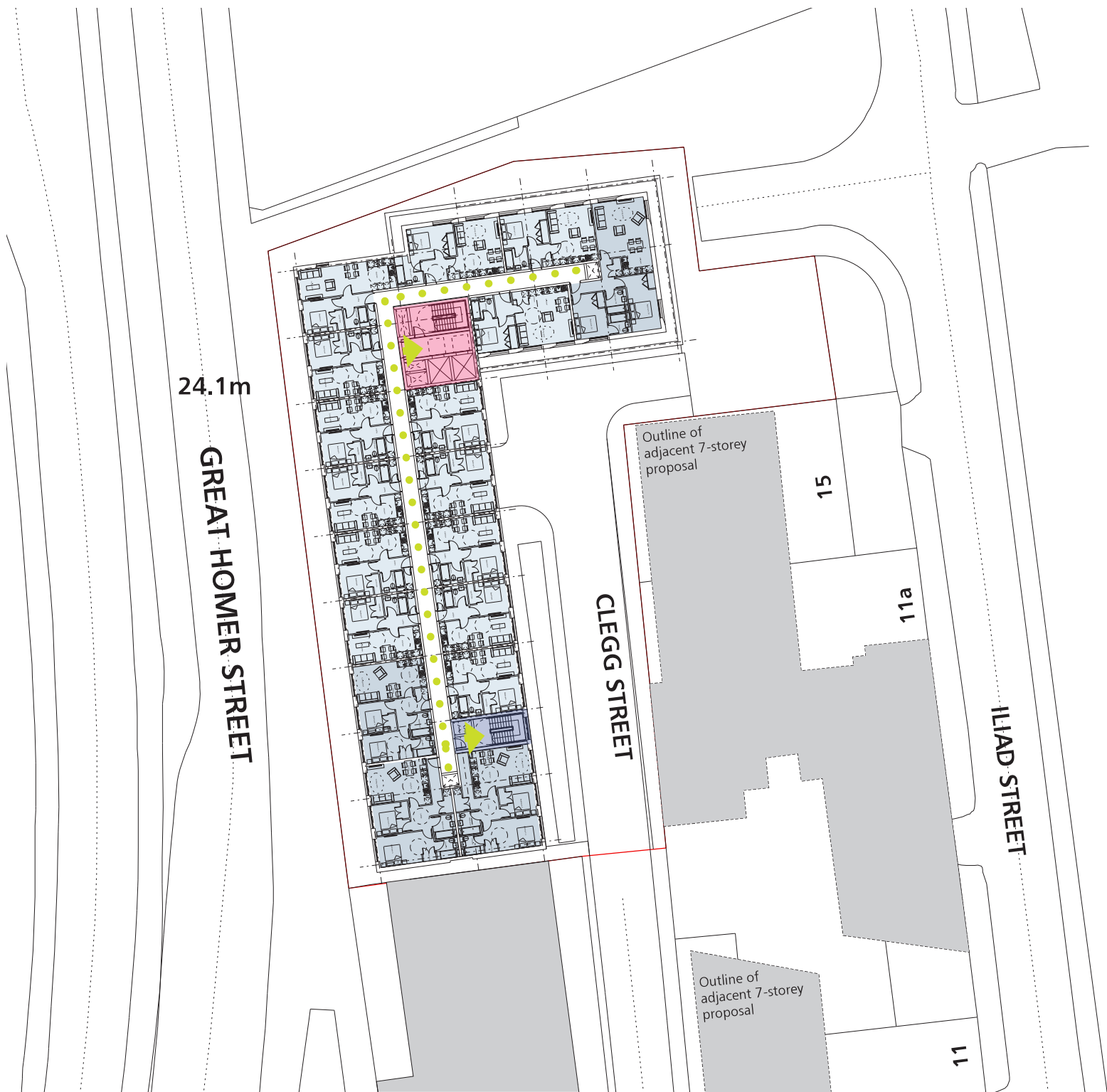
Key:

Stair and Lift Core

Escape Route

Fire Fighting Lift

FCH



11.0 FIRE STRATEGY

11.1 EMERGENCY PROVISIONS AND MEANS OF ESCAPE

11.1.4 PROPOSED LEVEL 07 STRATEGY

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- All cores are fire fighting cores designed to Part B Building Regulations standards and house a fire-fighting lifts, as required for a building of this height. The lift can be used for evacuation purposes, where required as part of the approved fire strategy.
- Compartmentation will be in line with current Building Regulations:
 - all floors are to be compartment floors.
 - any areas of high risk will be constructed as separate fire compartments.
 - automatic fire curtains will be used where compartmentation is not achieved by doors.
 - all internal surfaces will achieve an appropriate surface spread of flame requirement commensurate with standard guidance.
 - the external walls of the building will be formed from non-combustible materials.

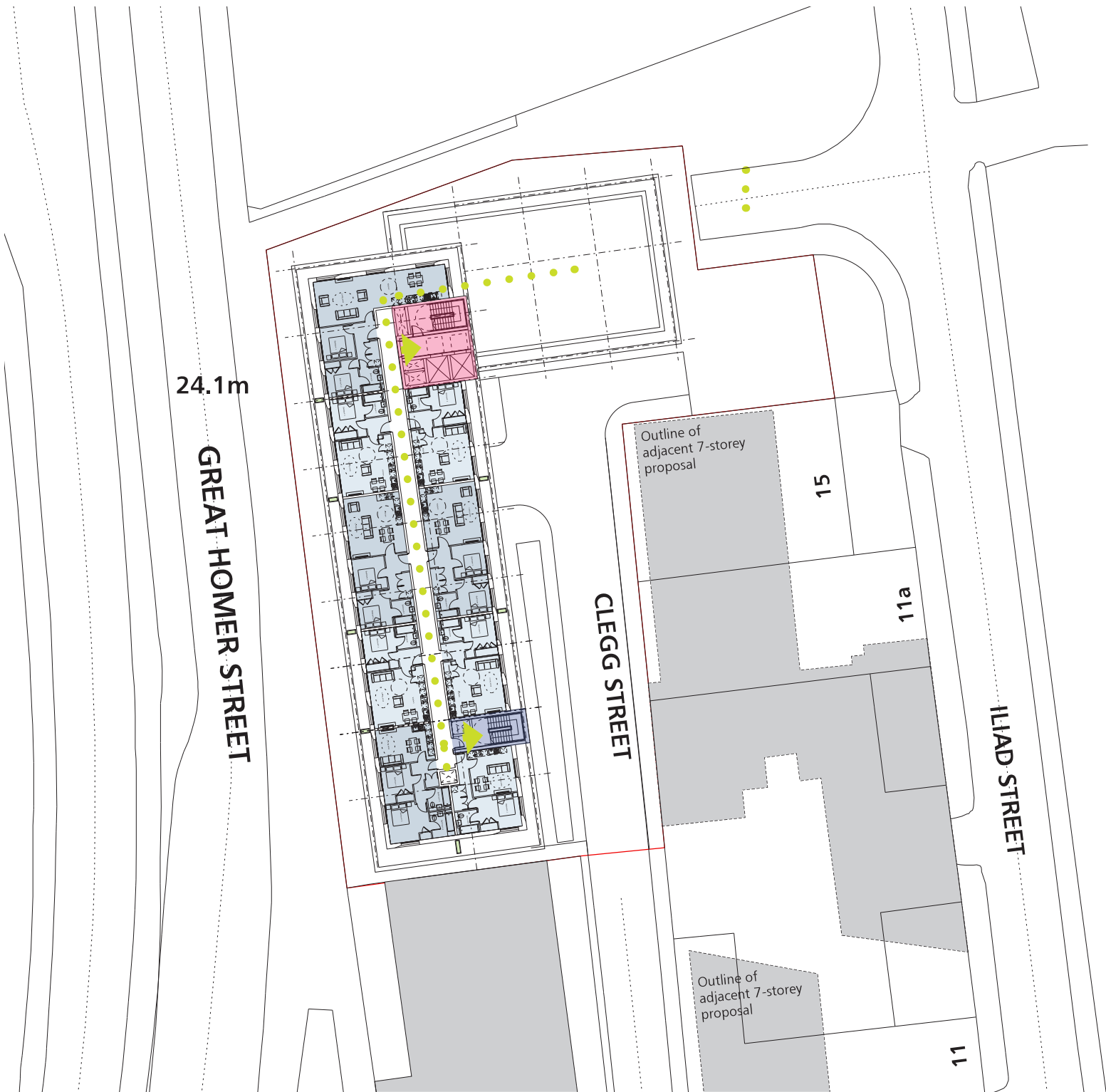
Key:

Stair and Lift Core

Escape Route

Fire Fighting Lift

FCH



12.0 LANDSCAPING

12.1 LANDSCAPE PLAN

12.1.1 LANDSCAPING PLAN

