

Project Title: Fire Safety Strategy for the proposed change of the existing office block for use as a residential block at Kings Road, Reading, RG1 3BA

Report outlining compliance with Part B of Building Regulations (Fire Safety)

Date: 10/02/2025
Client: Randalswood Uk LTD
Job Number: 251025
Author: Eoghain Ryan

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Introduction:

1.0 AUTHOR QUALIFICATIONS- DECLARATION OF COMPETENCY

This report has been compiled by Eoghain Ryan MSc (Fire Safety) BE (Hons) CENG Chartered Engineer.

Eoghain is a former Assistant Chief Fire Officer in Westmeath and Cork and was responsible for Prevention (Building Control) and Operations while in that Role and has presented in the Dail (Irish Parliament) and in Westminster and the Home Office in the UK.

Eoghain has presented at the Fire Officers council on a number of occasions on Building Regulations.

Eoghain is the founder and director of Ryan & Associates. A leading Fire Safety Consultancy established 18 years ago.

Ryan and Associates is a multi-disciplinary chartered engineering consultancy specialising in all your building certification needs.

We are experts in Fire Safety ,Energy and Accessibility and can provide you with a cost effective design while achieving your compliance requirements.

Ryan & Associates are member of Construct Innovate a new government body to ensure MMC meets all of the Building regulations and creating standards for same.

He has over twenty years experience of applying and assessing Part B of the Building Regulations in Ireland and the UK.

This has worked on on a range of residential and non-residential developments over £100M.

Professional Associations and Education

- BE University of Galway 1999
- MSc Fire Safety University of Ulster Jordanstown 2004
- Member of the Institute of Engineers 2004
- Chartered Member Institute of Engineers 2006

Foreword

The proposal for the building at Abbey Gardens , Reading is for:

Change of use of part of the ground to fifth floor from office use (Class E) to residential (Class C3) in accordance with permitted development under Class MA of the General Permitted Development Order (GPDO) (2015) as amended. Car and cycle parking, storage, plant refuse storage and a lobby are located at the lower ground floor level with residential accommodation comprising 92 (1 and 2 bed) units on the ground to fifth floors.

The function of the following report is to outline the means by which compliance with BS 9991 2024 where relevant is achieved for the development.

The building is in three separate blocks over varying heights connected at all levels with a North, Central and South block. The works proposed relate to the central and north blocks.

Please note any stairs that serve the proposed residential accommodation will not serve any other accommodation.

The works comprise the following:

Lower Ground floor:

Provision of a refuse store/ store/plant and a bicycle store.

This is considered acceptable as:

- This area is ancillary to the overall block and is provided with a commercial sprinkler systems
- This area is compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level

Ground Floor:

Provision of 5 number residential units served by two means of escape.

This is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This area is compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with two number escape stairs which are solely for the residential accommodation

First Floor:

Provision of 9 number residential units served by two means of escape.

This is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with two number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Second Floor:

Provision of 23 number residential units served by two means of escape.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with three number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Third Floor:

Provision of 23 number residential units served by two means of escape.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with three number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Fourth Floor:

Provision of 23 number residential units served by two means of escape.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with three number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Fifth Floor:

Provision of 9 number residential units served by two means of escape. There is also existing attic plant at this level however this does not form part of the strategy and is compartmented from the residential accommodation.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with two number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

The required fire resistance in accordance with Table 4 of BS 9991 is 90 minutes for the North and Central blocks.

- 1.1 This document is intended to form part of the Building Regulation submission for consultation with the relevant authorities.

- 1.2 The proposal is to provide apartment accommodation at ground to the fifth floor levels in in the North and Central blocks,
- 1.3 The flats will be accessed by way of protected corridors and the upper floors will be provided with two number stairs for means of escape purposes.
- 1.4 No changes are proposed to the existing elements of structure as part of this strategy and these achieve a minimum of 90 minutes (North and Central Blocks), this strategy is solely for the internal fitout and common escape routes.
- 1.5 The height above ground to the floor of the topmost flats is greater than 11m so all apartments will be provided with domestic sprinklers. The flats will be provided with sprinkler protection. Ancillary accommodation will be provided with domestic sprinklers as per Table 3 of BS 9251 2021.
- 1.6 The change of use will be done in phases and this report demonstrates compliance of the layouts with Part B of the Building Regulations.

INTRODUCTION

This Fire Safety Strategy is for the proposed change of use of the premises known as Abbey Gardens for use as a residential accommodation comprising 92 apartments and ancillary lower ground floor accommodation as part of a Permitted Development.

This strategy is being submitted as part of a Permitted Development application to the local Planning Authority.

The basis of compliance for the proposed change of use is:

- BS 9991 2024

This fire safety statement details how, at this stage of design, the development proposal is intended to function in terms of:

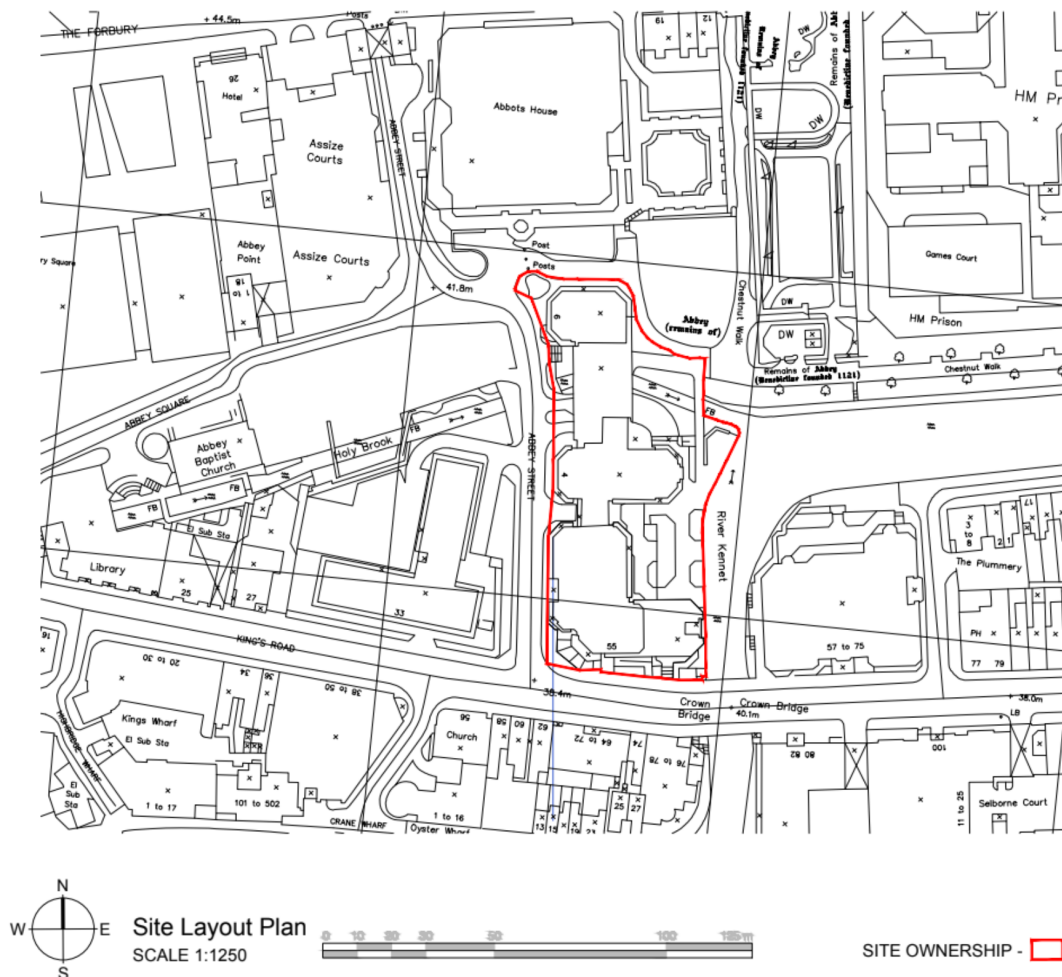
- the building's construction: methods, products and materials used, including manufacturers' details
- the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- access for fire service personnel and how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.
- ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

Please note the following fire protection measures which will ensure the safety of occupants and fire personnel:

- The occupancy numbers for the proposed change of use will be less than the current use.
- The new use will provide increased compartmentation with sprinkler protection in compliance with BS 9251 2021 ensuring fire spread will not be beyond the unit of source.
- The building is of mass concrete and achieves the required 90/90 minutes fire resistance for elements of structure.
- The upper floors are provided with a minimum of two stairs and three number stairs to levels 1 to 6 and two number stairs and levels 3 to 5 with three number dedicated escape stairs which is considered to be sufficient with respect to means of escape in accordance BS 9991 2024. Please note all travel distances will comply with the requirements of BS 9991. Please note there will be a smaller occupancy on each floor plate given the new use and the existing stairs have been sized for a greater occupancy and will easily cater for the proposed numbers.
- The building has dry risers in both the central stairs and dry risers will be provided in central and east stairs
- A firefighting shaft will be provided in the central stairs as this serves a floor greater than 20m above ground
- Evacuation Lift to the central stairs
- Ventilation will be required for both firefighting shafts and the common corridors to the proposed residential units. It is proposed to provide natural ventilation however if required mechanical ventilation can be provided to the common corridors and this will be demonstrated by CFD analysis its efficacy which will be agreed with the BSR as part of this process

- All walls will be assessed for compliance with external fire spread and appropriate cavity barriers will be provided if required

Site Description:



The site is existing and located the junction of Abbey St and the Kings Road at Reading, RG1 3BA UK. The site is existing and such there is no newer or greater contravention to the existing vehicle access provisions.

The top floor for this application would be 20.35M above ground level to the front of the building and 20.85M above ground level to the rear.

Existing Building Description

Abbey gardens comprises a large office building in three blocks that are connected at varying levels and are of varying heights.

The building is broken into three separate blocks North , Central and South. The North and Central Blocks connected at all levels internally over the varying heights

- North Block comprises ground to fifth floors
- Central Block comprises lower ground to fifth floors
- South Block comprises lower ground to seventh floors – Does not form part of this application

This Fire Safety Strategy will focus on the change of use of the parts of the North and Central Blocks for use as residential apartments.

Existing Use North & Central Blocks

Level Lower Ground – car parking plant and ancillary accommodation

Level 0 - Ground Floor- reception and office accommodation

Levels 1-5- Office Accommodation

Proposed Development:

This Fire Safety Strategy outlines compliance with BS 9991 2024 for the proposed change of use from office use at Abbey Gardens, Reading, RG1 3BA UK, UK

The works comprise the following:

Lower Ground floor:

Provision of a refuse store/ store/plant and a bicycle store.

This is considered acceptable as:

- This area is ancillary to the overall block and is provided with a commercial sprinkler systems
- This area is compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level

Ground Floor:

Provision of 5 number residential units served by two means of escape.

This is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This area is compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with two number escape stairs which are solely for the residential accommodation

First Floor:

Provision of 9 number residential units served by two means of escape.

This is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with two number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Second Floor:

Provision of 23 number residential units served by two means of escape.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with three number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Third Floor:

Provision of 23 number residential units served by two means of escape.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with three number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Fourth Floor:

Provision of 23 number residential units served by two means of escape.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with three number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

Fifth Floor:

Provision of 9 number residential units served by two means of escape. There is also existing attic plant at this level however this does not form part of the strategy and is compartmented from the residential accommodation.

his is considered acceptable as:

- All residential units will be provided with Domestic Sprinklers to BS 9991 2024
- This floor and all apartments will be compartmented from all other accommodation with 90 minutes fire resistance
- Adequate means of escape is provided from this level with two number escape stairs which are solely for the residential accommodation
- An evacuation lift will be provided to the floor plate

The required fire resistance in accordance with Table 4 of BS 9991 is 90 minutes for the North and Central blocks.

Residential Units

The height of the top storey of the block is more than 11m so therefore Fire Safety Strategy domestic sprinklers will be provided to residential units in accordance with BS 9251 2021 Category 4. Please also note the lower ground floor has an existing commercial sprinkler system.

Active and Passive Fire Safety Provisions

Existing Provisions:

- Emergency Lighting
- Fire Detection alarm system with L3 coverage
- Dry riser to the main stairs in the central block and the north block
- Firefighting lift to the central block

Proposed Provisions:

- Domestic sprinkler coverage to all new residential units and common areas other than stairs to BS 9251 2021
- Emergency Lighting
- Fire Detection alarm system with L3 coverage in landlord areas
- Fire detection and alarm system coverage to LD1 standard within residential units.
- Dry riser to the main stairs the central block and the north block
- Natural ventilation or Mechanical Ventilation to the residential corridors with CFD analysis
- 1 SQM AOV at roof level or at the highest ceiling level within the stairs
- 1sqm Openable window to the common central stairs where on an external elevation
- Provision of Fire Fighting lift/shaft including stairs to the central stairs in the central block
- Provision of Evacuation Lifts to the central block

The proposed layouts and provisions will meet the requirements of BS 9991 2024.

This includes ensuring that, in any development with lifts, at least one lift per core is designated as a fire evacuation lift, suitable for the evacuation of individuals who require level access from the building.

Disabled refuges will be provided to the stairs or lobbies to Stairs 1, 2 and Stairs 3 with a two way communication system with reception at ground floor of the central block.

Provision of refuges

Refuges will form part of the management plan and offer relatively safe areas for people to wait for a short period only. All refuges will meet the following conditions:

- a. Refuges will be provided on every storey to the lobby of protected stairway providing an exit from that storey.
- b. Refuges do not need to be located within the stair enclosure, but will enable direct access to the stair.
- c. The number of refuge spaces does not need to equal the number of wheelchair users who may be in the building. A single refuge may be occupied by more than one person during the evacuation procedure.

The refuge will be sited in:

- a. An enclosure such as a compartment (Diagram 3.1), protected lobby, protected corridor or protected stairway (Diagram 3.2).
 - i. It is protected (or remote) from any fire risk.
 - ii. It has its own means of escape.

Refuges will be a minimum of 900mm x 1400mm in size and accessible by someone in a wheelchair. Where sited in a protected stairway, protected lobby or protected corridor, they will not reduce the width of the escape route or obstruct the flow of people escaping.

All refuges will be provided with an emergency voice communication (EVC) system complying with BS 5839-9. It will consist of Type B outstations communicating with a master station in the building control room (if one exists) or next to the fire detection and alarm panel. In some buildings, wireless technology may be more appropriate.

Refuges and evacuation lifts will be clearly identified. In protected lobbies and protected stairways there will be a blue mandatory sign worded 'Refuge – keep clear' in addition to fire safety signs.

As per the above the proposed new fire safety provisions will greatly increase the fire safety of the premises and will allow for early warning, suppression and will aid any firefighting or rescue efforts.

Evacuation lifts

Stairs 1 will be provided with an Evacuation Lift as part of the Fire Safety Management plan.

Where a firefighting lift is provided, it can be used to evacuate disabled people. The Fire Safety Management plan will describe how this would be managed, and what will happen when the fire and rescue service arrives.

Purpose Group:

In accordance with Table 0.1 of Approved Document B, 2010 (Amended 2019 2020 and 2022) the proposed development to which the application relates will contain the following purpose groups:

Purpose Group 1a - "Apartment/Maisonettes"

Fire Safety Design Approach

General

The design is required to comply with the functional requirements relating to fire safety in BS 9991 2024. In order to achieve this, the fire strategy for this building has been developed using the guidance given in BS 9991 2024 for the residential areas and ancillary accommodation.

The guidance within these documents permit the proposed design and change of use to Residential use.

Regulation 38

Regulation 38 of the Building regulations necessitates that the fire safety information for the buildings shall be given to the Responsible Person at the completion of the project or when the buildings are first occupied.

CDM

The Construction (Design and Management) Regulations 2015 (CDM) apply to both the design and construction phases of this project. The primary objective of CDM is to integrate health and safety considerations into project management, encouraging all stakeholders to collaborate in order to:

- Enhance project planning and management from the outset;
- Identify hazards at an early stage, allowing for their elimination or mitigation during design or planning, while effectively managing any remaining risks;
- Focus efforts where they will have the greatest impact on health and safety; and
- Minimize unnecessary administrative burdens

Fire Safety Management

This report focuses primarily on compliance with Building Regulations and does not specifically address fire safety management. However, the effectiveness of the proposed measures depends on maintaining an appropriate level of fire safety management and regular maintenance throughout the building's lifecycle, in line with the Regulatory Reform (Fire Safety) Order 2005. Additional guidance on achieving reasonable fire safety management is available in BS 9997 and through the detailed resources provided on the Ministry of Housing, Communities and Local Government's website.

Property Protection

The client or the building's insurer may require additional measures to address property protection and business continuity. These considerations fall outside the scope of this report, which focuses primarily on compliance with Building Regulations.

It is recommended that the client, their insurer, and any other relevant stakeholders are consulted to confirm whether the measures outlined in this strategy are adequate for property protection purposes.

Materials and Workmanship

It is assumed that all building work will comply with Regulation 7 of the Building Regulations. To ensure that the proposed fire safety systems meet the necessary fire performance standards, it is essential that all related products, components, materials, or structures are installed by competent professionals. Where applicable, third-party accreditation or certification should be obtained to verify compliance

Reference Documents:

The main documents referred to throughout this Technical Submission are as follows:

BS 9991: Fire safety in the design, management and use of residential buildings – Code of practice : 2024

Note: All the clauses / sections in this report refer to the relevant sections in BS 9991: Fire safety in the design, management and use of residential buildings - Code of practice

Methods of Construction:

Internal partitions will be constructed from stud construction. External walls are existing and are of concrete construction . All floors are concrete floors.

Methods of Construction:

Internal partitions will be constructed from stud construction.

All residential units will be constructed as separate compartments.

Compartment walls and floors will be constructed to achieve 90 minutes fire compartmentation for integrity, insulation and load bearing capacity.

No places of special fire risk are proposed within the building. All stores will be enclosed in 30 minutes fire rated construction.

ELEVATIONS

No changes are proposed to the existing elevations as part of this application. Please note the subdivision of the upper floors into separate compartments greatly reduces the risk of external fire spread as the enclosing rectangles are being greatly reduced in addition to the provision of domestic sprinklers so the requirements for external fire spread are said to be met and in this instance greatly enhanced.

FIRE FIGHTING FACILITIES

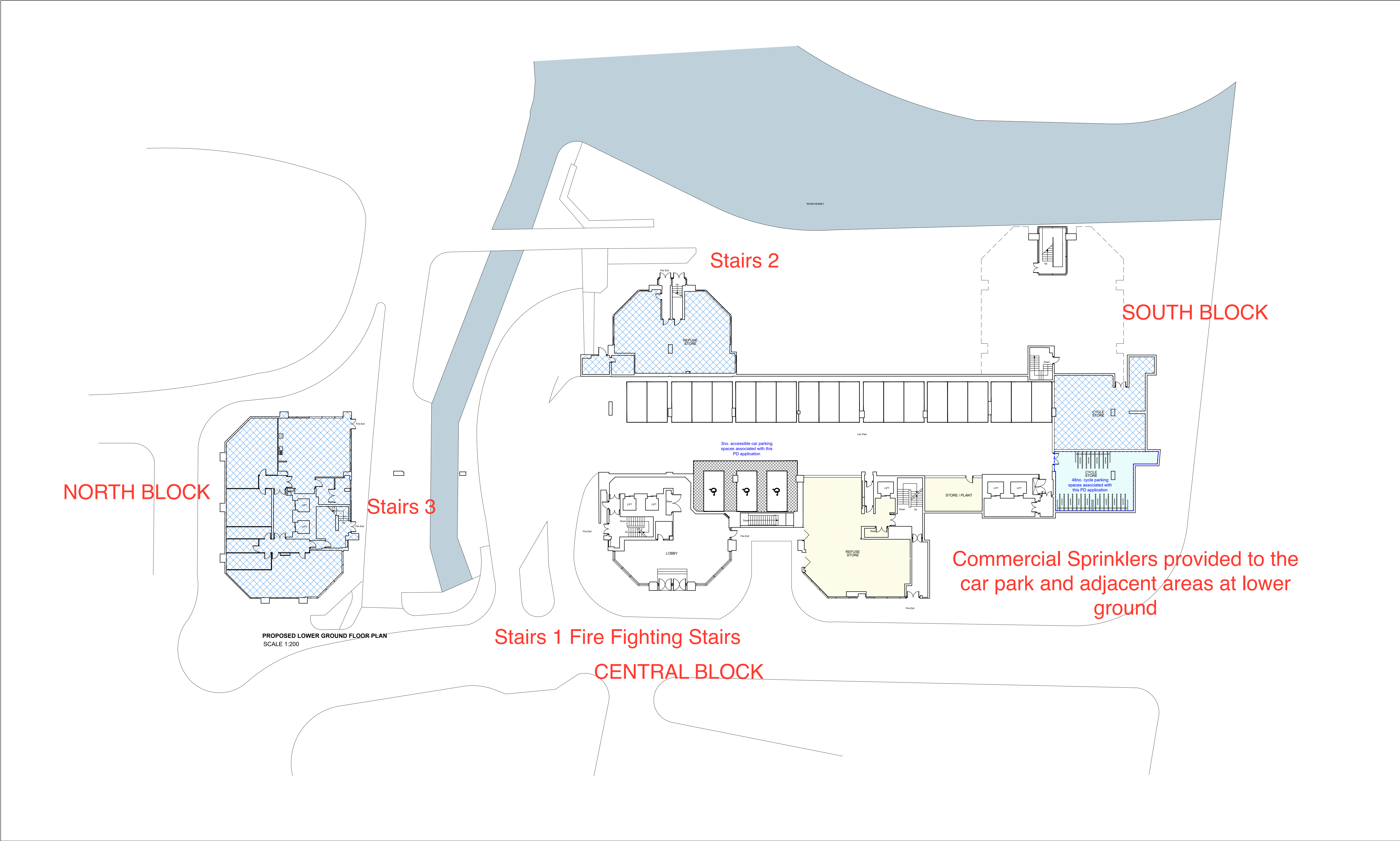
No changes are proposed as part of this application.

No changes are proposed to the previously approved vehicle access to the site which is available to the all elevations of the building for a fire tender pump appliance.

No changes are proposed to the previously approved fire brigade access and facilities. The building is provided with a firefighting shaft. This is Stairs 1 identified on the drawings. The firefighting shaft is provided with a firefighting stair, a fire fighting lift, a vented firefighting lobby at every level, and a dry riser.

MANAGEMENT OF FIRE SAFETY

Management procedures will be provided to minimise the likelihood of a fire breaking out in the office building and retail/studio spaces. All staff will be adequately trained in fire safety measures, including evacuation.



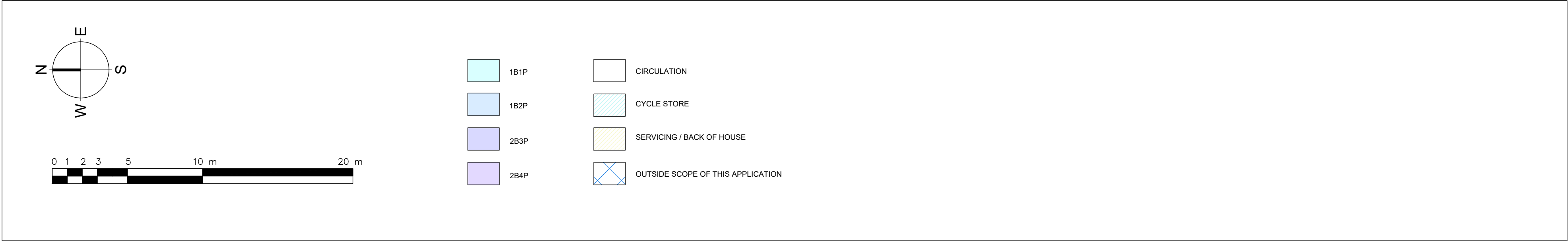
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SADAarchitecture

P : 26C George Street, St Albans, AL3 4ES

E : letterbox@sada-architecture.com

W : www.sada-architecture.com

T : 01 727 860810

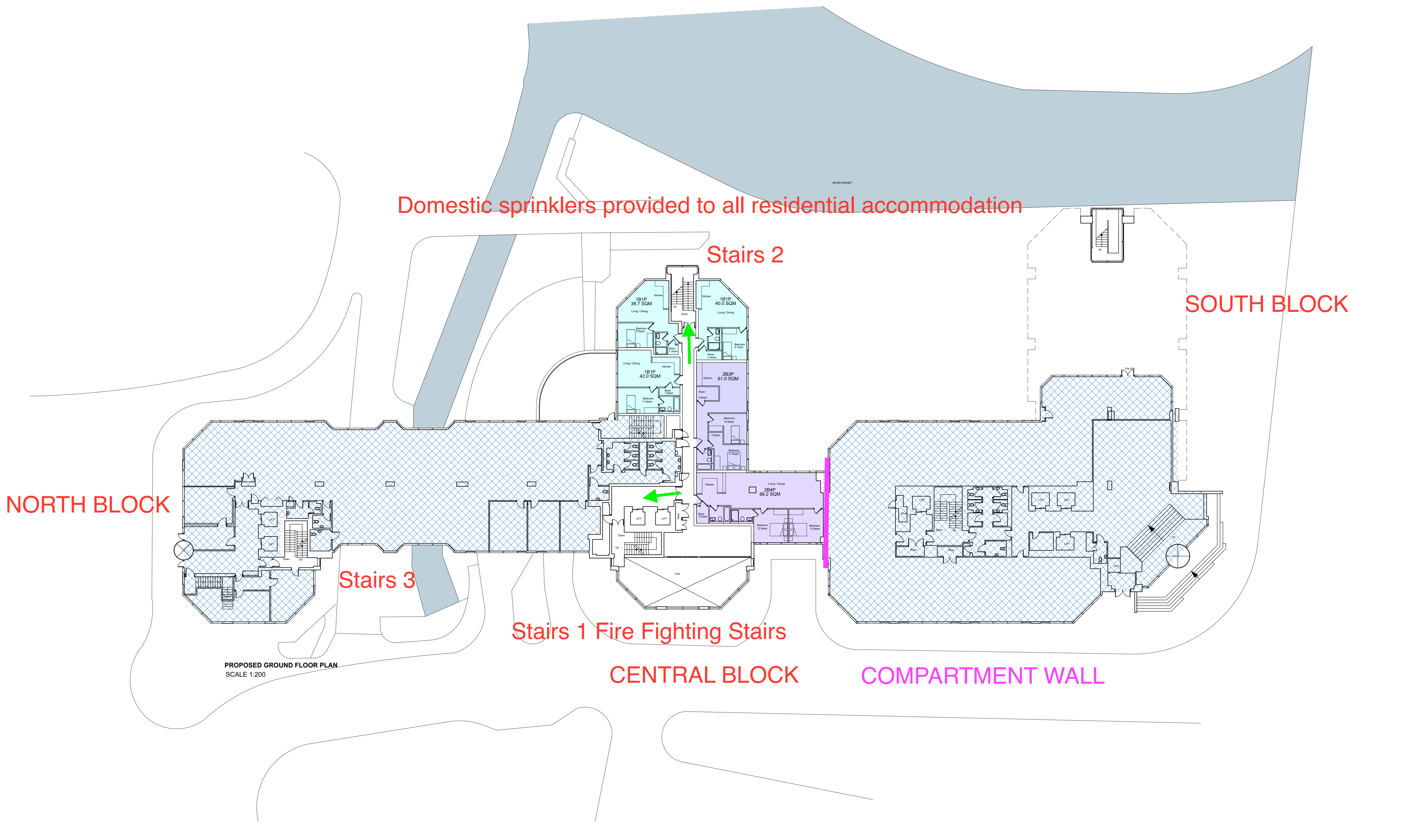
Project: 24-013 Abbey Gardens

Drawing: Proposed Lower Ground Floor Plan

Date: 24.10.2024 drawn by: YY check: CC

Scale: 1:200@A1 drwg no.: 309 rev. no.: P.01

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PROPOSED GROUND FLOOR PLAN
SCALE 1:200

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	1B1P		CIRCULATION
	1B2P		CYCLE STORE
	2B3P		SERVICING / BACK OF HOUSE
	2B4P		OUTSIDE SCOPE OF THIS APPLICATION

Drawing Status:	P L A N N I N G	
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P : 26C George Street, St Albans, AL3 4ES

E : letterbox@sada-architecture.com

W : www.sada-architecture.com

T : 01 727 860810

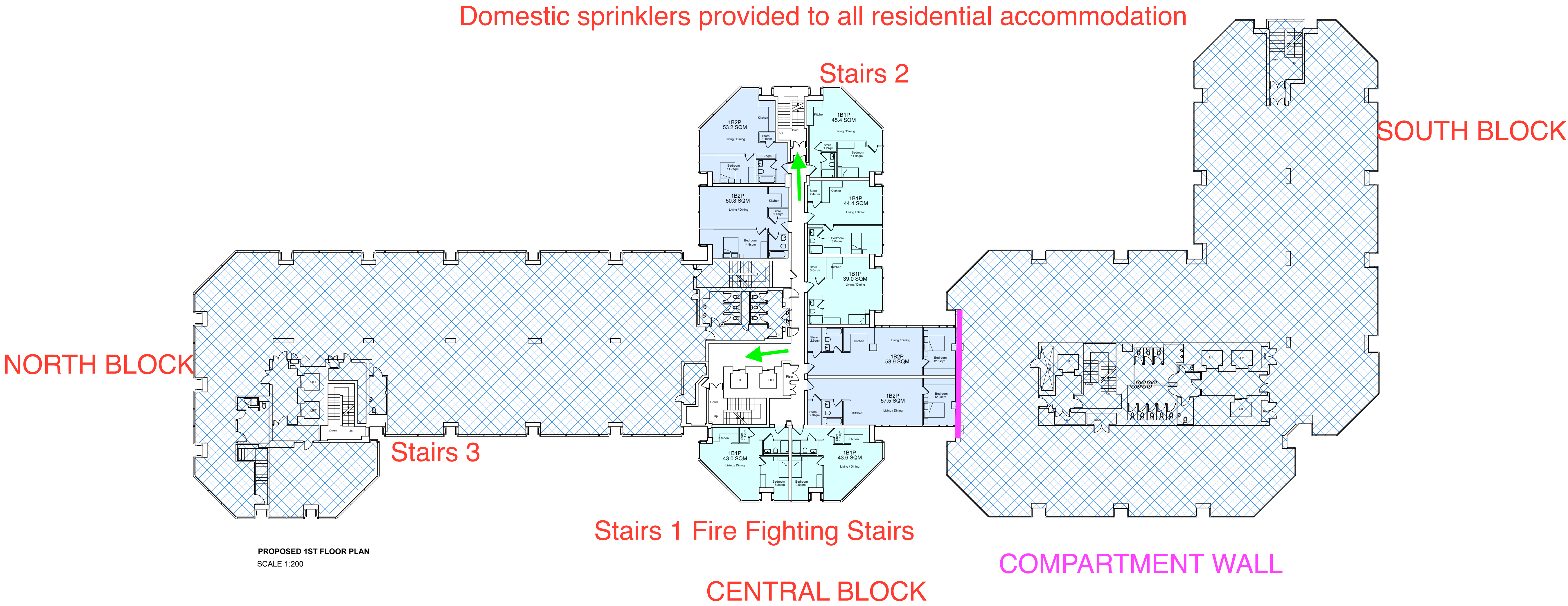
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Drawing: Proposed Ground Floor Plan

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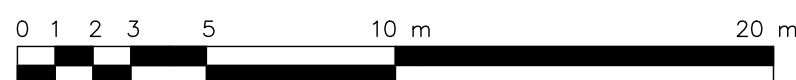
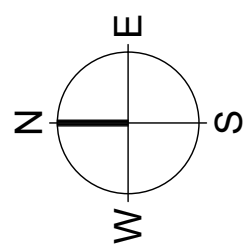
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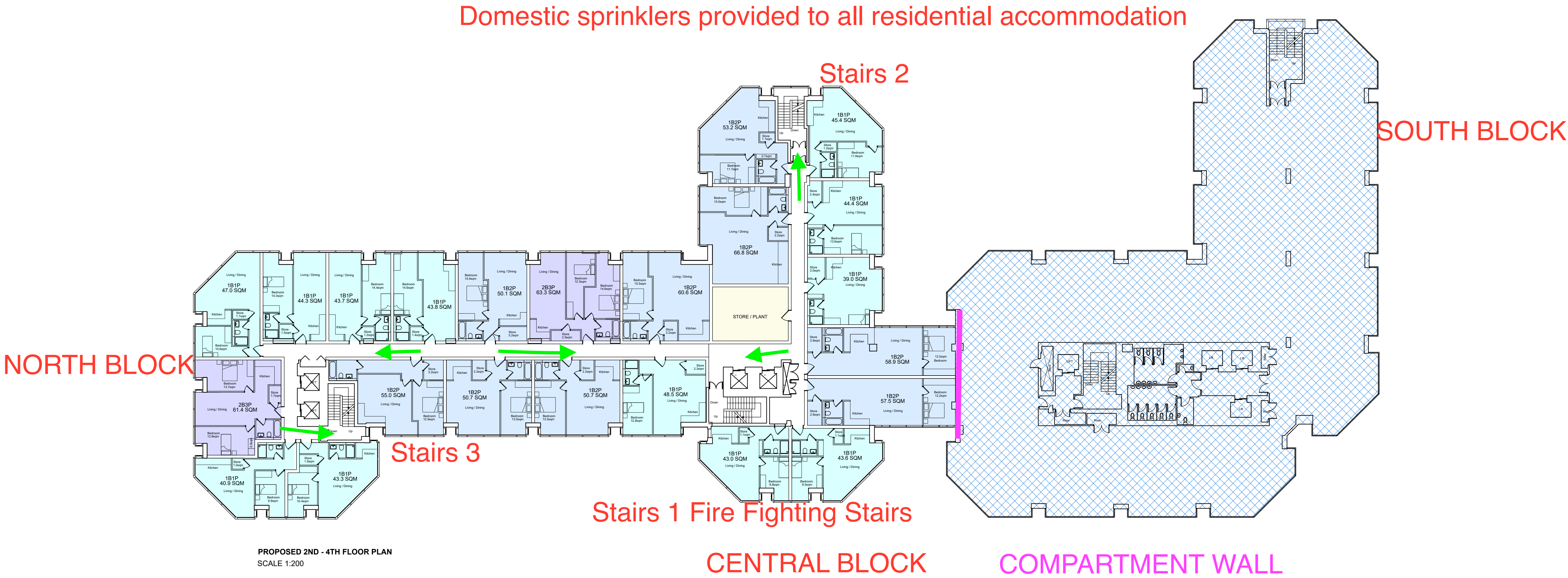
Project: 24-013 Abbey Gardens

Drawing: Proposed 1st Floor Plan

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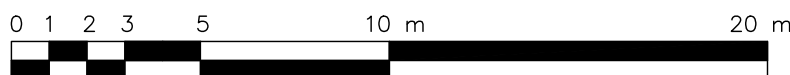
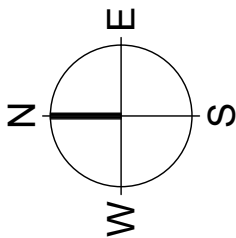
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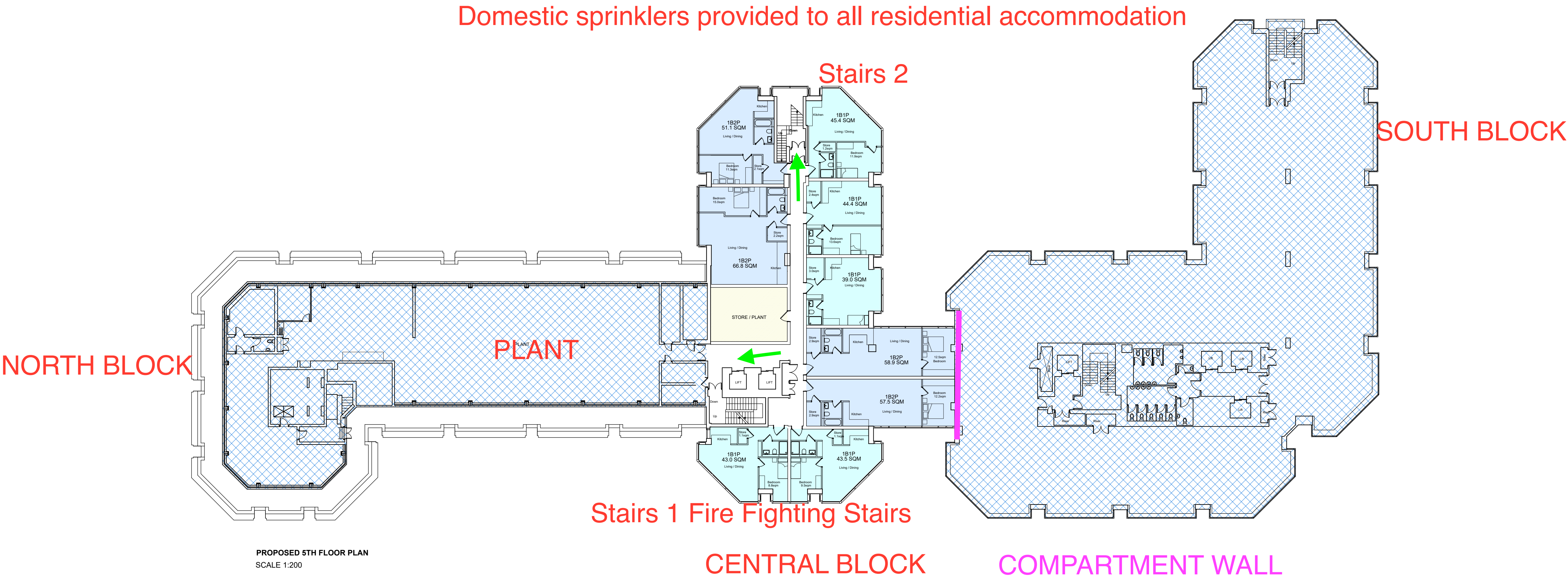
Project: 24-013 Abbey Gardens

Drawing: Proposed 2nd-4th Floor Plan

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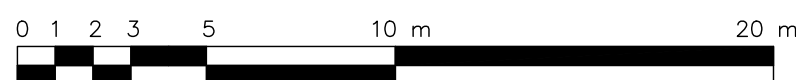
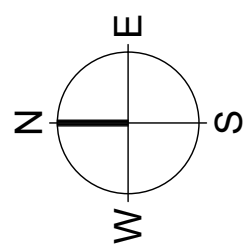
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.

ALL LEVELS ARE TO FINISHED LEVELS UNLESS OTHERWISE INDICATED.



1B1P	CIRCULATION
1B2P	CYCLE STORE
2B3P	SERVICING / BACK OF HOUSE
2B4P	OUTSIDE SCOPE OF THIS APPLICATION

Drawing Status:	P L A N N I N G	
Revision:	Description:	Date:
P.01	Issued for Information	28.01.25
P L A N N I N G		

SADAarchitecture

P : 26C George Street, St Albans, AL3 4ES

E : letterbox@sada-architecture.com

W : www.sada-architecture.com

T : 01 727 860810

Project: 24-013 Abbey Gardens

Drawing: Proposed 5th Floor Plan

Date: 24.10.2024 drawn by: YY check: CC

Scale: 1:200@A1 drwg no.: 315 rev. no.: P.01

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