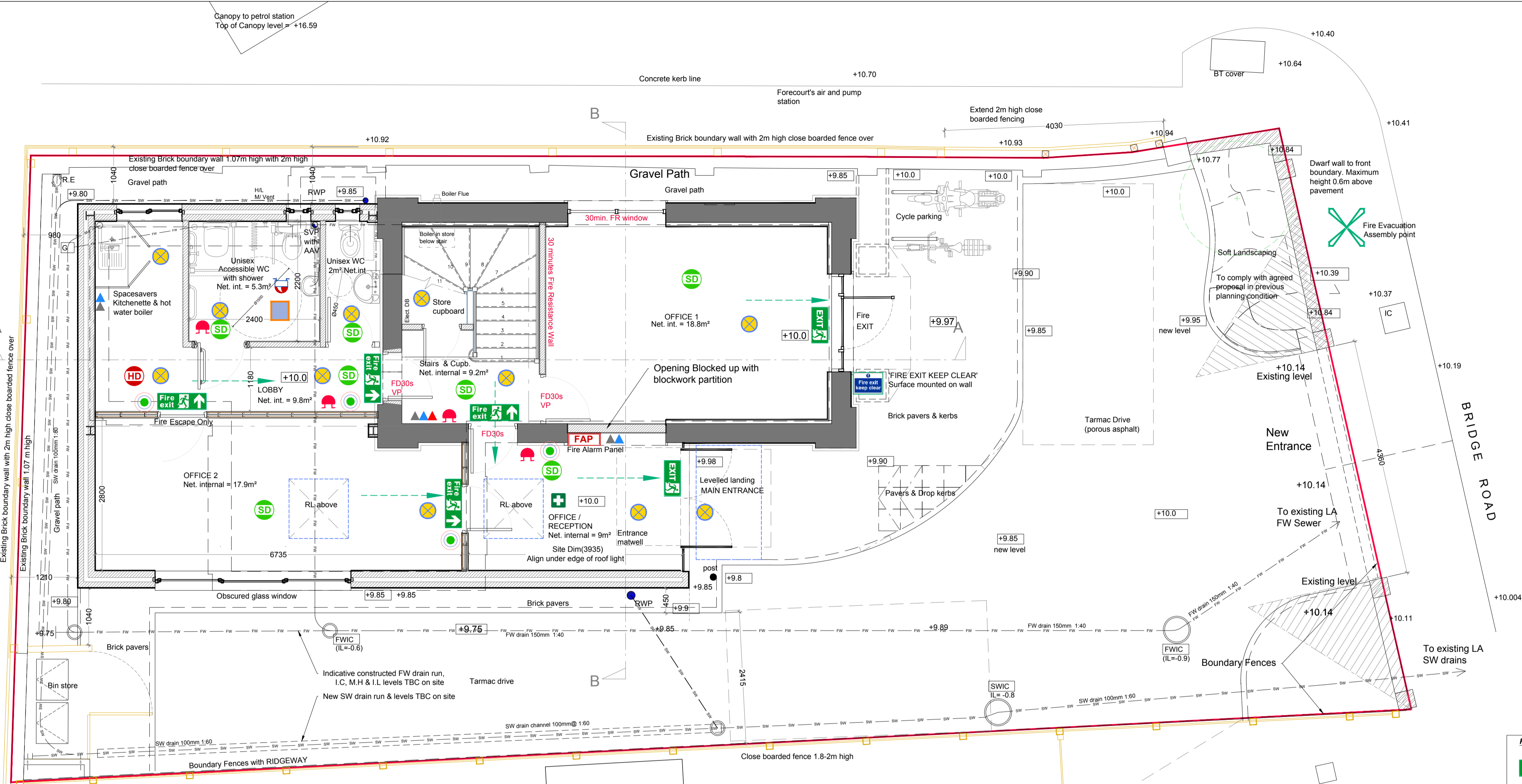


OUTLINE SPECIFICATION FOR BUILDING CONTROL, January 2015  
Bridge Road Sub-Station, Bagshot, Surrey GU19 5AR.

- This document shall be read in conjunction with all associated BBF Fielding and THDG Consulting Structural Engineers' drawings as listed on the drawing issue sheets.
- The works are to be designed and executed in accordance with the following:-
  - The requirements of the Local Planning Authority and conditions of the Planning Consent.
  - Local Fire Authority requirements.
  - Constructions shall comply with requirements of the current Building Regulations.
  - Works in compliance with current CDM regulations 2015.
  - Current IEE Regulations for electrical installations.
  - Local Water Board Requirements and Regulations 1998 (amended)
  - The Gas Safety and Use Regulations.
  - The CIBSE Guides.
  - All current British Standards, Codes of Practice and good general building practice.
  - All applicable manufacturers' instructions, requirements and recommendations.
- All materials, goods design and workmanship shall comply with the latest British Standard specification, British Standard Code of Practice and the recommendations of the Building Research Establishment where appropriate. Where no BS exists for particular operations, the workmanship shall conform to the highest standards laid down by the operative's trade federation, recognised Good Practice and the appropriate Agreement Certificates
- All proprietary systems, materials and components shall be delivered, stored, handled, prepared, fixed and protected as appropriate, all strictly in accordance with the manufacturers written instructions and recommendations.

- EXTERNAL WORKS / NEW LANDSCAPE**
- Asphalt Drives & Pavement: Tarmac MasterDrive, black tarmac for driveways to comply with BS 4987.
  - BS EN 1340 Half battered kerbs and radius kerb: Marshall's Standard Kerb - Natural.
  - Closed boards Fencing Panels: 1.8m high along boundary together with dwarf brick retaining wall - Tongue & Groove Effect by Jacksons Fencing or similar. 1.8 0.91m High x 1.83m Wide Tongue & Groove Effect Panel (Jakured) and guaranteed for 25 years

- ACCESS AND USE OF BUILDINGS**
- Provide a level approach access to the building with signs posted entrance from the site boundary with cover canopy.
  - The main entrance door to have level threshold with a level landing 1.5x1.5m clear of any door swing where cross falls are no steeper than 1:40, its surface firm durable and slip resistant. Matwell to be provided with mat level with the surface of the adjacent floor.
  - Stainless Steel Rod and Entrance Glass Canopy; 2100mm wide by 1200mm deep. Rods in 316 stainless steel fittings, fitted with toughened-laminated glass. Allow for resin anchored bolt fixing details to existing brick facade. Loads calculation and details to be provided by supplier.
  - High level window to be safely clean from ground via Window Washing Equipment to include telescopic poles. A ladder hooks has also been specified with roof safety equipments for access to flat roof maintenance, cleaning roof lights and high level windows.



SITE PLAN & GROUND FLOOR LAYOUT

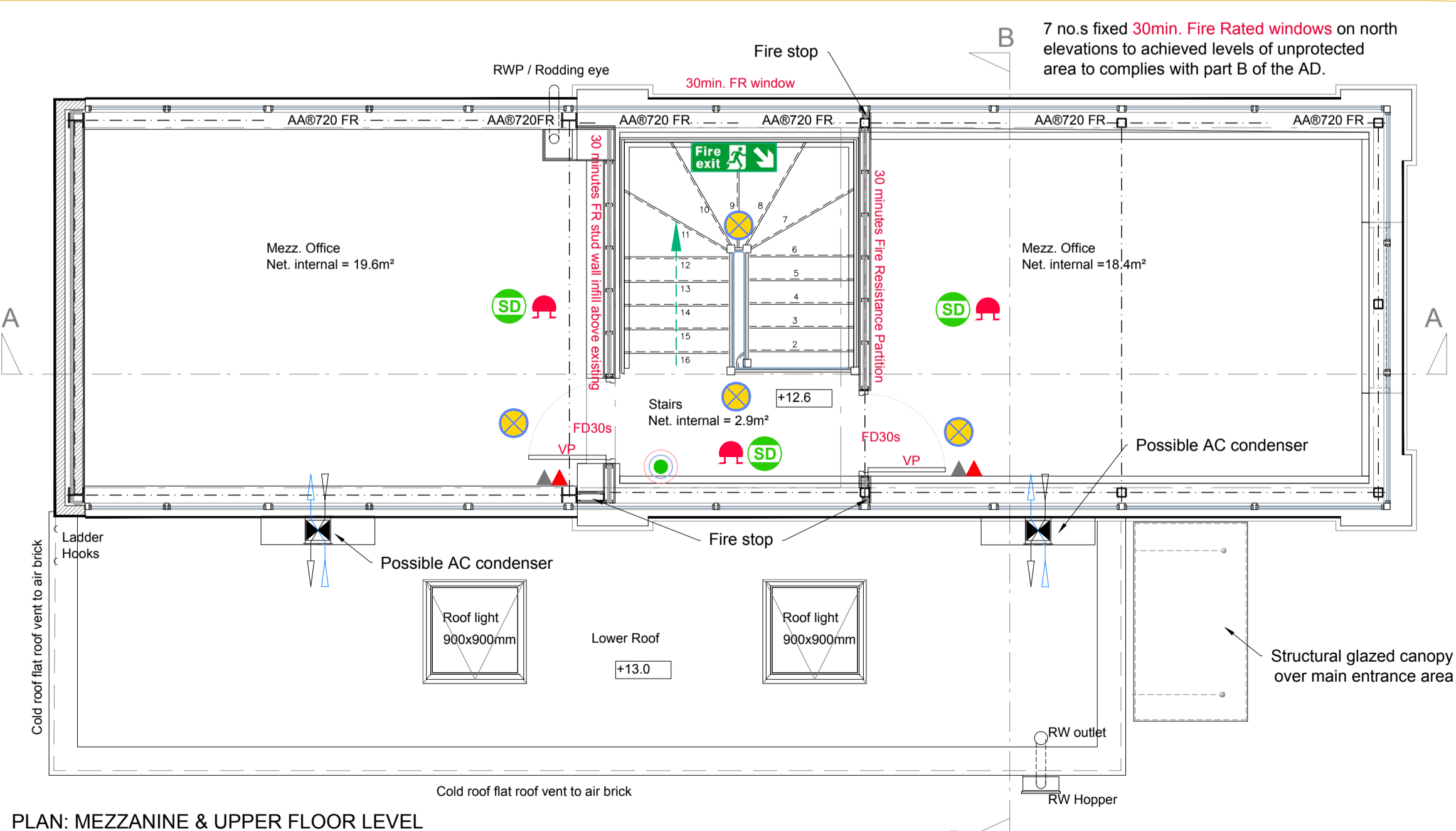
**ITEMS SUBJECTS TO CLIENTS FIRE RISK ASSESSMENT.**

- ▲ Fire extinguisher; Co2 - 5kg
- ▲ Fire extinguisher; water - 9 litre
- ▲ Multi-purpose dry powder content extinguisher

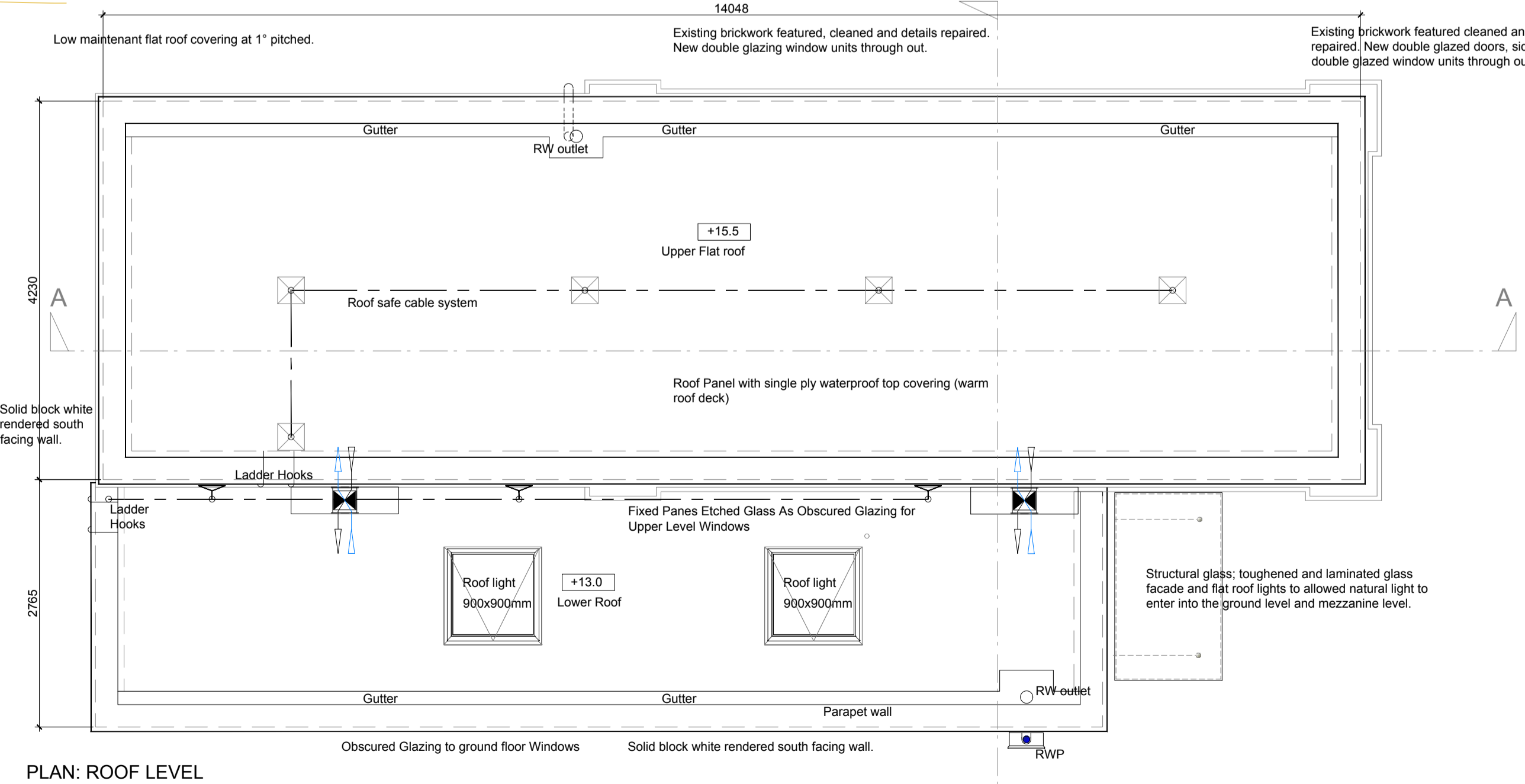
**FIRE FIGHTING EQUIPMENT AND SIGNS; Fire fighting appliances shall be supply and fixed by the Client /Landlord on painted backboards. Signage is to be provided over each appliance to identify its use.**

**FIRE SAFETY KEYS:**

- FIRE EXIT and SAFETY SIGNS to be in compliance with Approved Documents B of the Building Regulation, Design to BS5499 Part 1:2002 and applies as illustrated in BS 5499 Part 4:2000. Safety & Escape signs to The Health & Safety (Safety Signs & Signals) Regulations 1996 with international symbols. FIRE EXIT SIGNS generally 400x200mm high; Wall mounted. Centered above door or 2.1m high from FFL.
- Designated escape route (to be maintained clear at all times)
- Designated first-aid room
- 30 minute fire resisting self closing doorset (with overhead closer) VP indicate vision panels
- All doors along fire resistant construction to be self-closing fire doors, resistant rating to match wall.
- EMERGENCY LIGHTING (TO BE INCORPORATE INTO THE LIGHTING PLAN AND THE SYSTEM TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF BS 5266)
- CALL POINT (BREAK GLASS)
- AUDIBLE WARNING DEVICE (SOUNDER)
- OPTICAL SMOKE DETECTOR
- OPTICAL HEAT DETECTOR
- BEACON
- FIRE ALARM PANEL LOCATION
- FIRE WARDEN TO CHECK



PLAN: MEZZANINE & UPPER FLOOR LEVEL



PLAN: ROOF LEVEL

- E - Update; Office 3 & external glass door omitted. 05.04.18
- D - Update to Client's comment 04.04.18
- C - Update final points raised by building control. 21.08.15
- B - Amended to deal with points raised by building control. 06.08.15

**BBF Fielding Architecture**  
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CLIENT  
MESSRS KENSEY and FOREMAN

PROJECT  
BRIDGE ROAD SUB-STATION  
BAGSHOT

DRAWING TITLE  
SITE AND FLOOR PLANS  
AS PROPOSED

SCALE  
1:50 @ A1

DATE  
JAN 2015

JOB / DRAWING No.  
09727 [WD] 01

