



Unit 32, The Howard Centre

Standards

Internal covers ground floor:	76
Internal covers mall:	16
Internal covers total:	92
External covers:	14

Shop Areas

Unit shell size ground floor:	194m ²
Unit shell size basement floor:	N/A
Retail area (incl. counter):	31m ²
Ground floor internal seating area:	121m ²
Ground floor back of house area:	37m ²
Ground Floor WC:	4.2m ²
Shopfront length:	9.7m - Mall Shopfront. 7.0m External Shopfront
External seating area:	26m ² Mall. 20m ² Exterior.

General

Planning authority:	Welwyn Hatfield
Building Listing:	No
Conservation area:	Yes
Structural works:	No
Shopfront replacement:	Yes - By landlord



THIS DRAWING IS INTENDED TO ILLUSTRATE DESIGN INTENT (IS NOT ISSUED FOR CONSTRUCTION PURPOSES, IT IS THE RESPONSIBILITY OF THE CLIENT'S PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR TO ENSURE THE FINAL DESIGN AND COMPLETED WORKS FULLY COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR BEFORE DEVELOPING THE DESIGN FURTHER, PROCEEDING DRAWINGS OR COMMENCING ANY WORK.

THIS DRAWING AND ALL INFORMATION CONTAINED WITHIN REMAIN THE SOLE PROPERTY OF FRUITFUL AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. WHERE FRUITFUL HAS PRODUCED DESIGN FOR THE CLIENT RELATED TO THE INTERIOR OR EXTERIOR OF A PARTICULAR PROPERTY AND THE CLIENT HAVING PAID THE DESIGN FEES; THEREFORE IN FULL, THEN FRUITFUL GRANTS TO THE CLIENT A PERSONAL, NON-EXCLUSIVE, NON-ASSIGNABLE LICENCE TO USE SUCH DESIGN FOR THAT PARTICULAR PROPERTY ONLY.

REV	DESCRIPTION	DATE	BY
A	Revised to single Eversys coffee machine.	11/04/2024	JMO
B	Client revisions - Revised backcounter equipment, omit backcounter dishwasher. Revised layout to staff area	08/05/2024	BM

PROJECT/NOTE: BUILDING SAFETY ACT
DRAWINGS PREPARED BY THE FRUITFUL DESIGN CONSULTANCY LTD ARE INTENDED TO ILLUSTRATE DESIGN INTENT. FACILITATE INITIAL REVIEW BY BUILDING CONTROL AUTHORITY AND ENABLE INITIAL COSTINGS BY THE CLIENT'S NOMINATED CONTRACTOR. THE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES AND THE FRUITFUL DESIGN CONSULTANCY LTD IS NOT ACTING AS PRINCIPAL DESIGNER UNDER THE BUILDING REGULATIONS AND BUILDING SAFETY ACT 2022. PRIOR TO THE PROJECT PROGRESSING TO THE CONSTRUCTION PHASE, THE CLIENT IS TO APPOINT BOTH A PRINCIPAL CONTRACTOR AND A PRINCIPAL DESIGNER TO OVERSEE THE DESIGN DEVELOPMENT AND CONSTRUCTION.

THE CLIENT IS FURTHER ADVISED OF THE REQUIREMENT TO APPOINT A PRINCIPAL DESIGNER UNDER THE COM REGULATIONS.

GENERAL BUILDING CONTROL NOTES:
ALL M-F-E SERVICES/SYSTEMS INCLUDING (BUT NOT RESTRICTED TO) SMOKE & HEAT DETECTORS, BREAK GLASS, SOUNDERS, EMERGENCY LIGHTING, FLOODING DETECTION, SPRINKLERS AND LED VIBRO INDICATORS ARE TO BE DESIGNED BY OTHERS AND TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS. THE ELECTRICAL AND FIRE ALARM CONTRACT IS TO BE LET ON A DESIGN AND BUILD BASIS. CONTRACTORS UNDERTAKING ELECTRICAL WORK MUST BE NICEIC REGISTERED WITH 'APPROVED' STATUS, AND TO BE COMPLIANT WITH THE BS REGULATIONS 18TH EDITION AND BE TESTED. CONTRACTORS WILL BE REQUIRED TO DEMONSTRATE THAT THEY HAVE AN UP TO DATE 'APPROVED' CERTIFICATION.

EMERGENCY LIGHTING TO COMPLY WITH BS 5266-1:2016.
ELECTRICS TO COMPLY WITH BS 7671:2018.
GLAZING TO COMPLY WITH BS 6262:2005.
FIRE DETECTION TO BS 5839:2019 L2.
FIRE SUPPRESSION TO BS 12463:2019.

PLUMBING NOTES:
ALL PIPEWORK TO COMPLY WITH CURRENT LUL, BUILDING REGS AND APPLICABLE BRITISH STANDARDS.
KITCHEN WASTES: 30MM DIAMETER
BATH WASTES: 32 MM DIA. UP TO 1.7 M
WC WASTES: 110 MM DIA. UP TO 4 M MAX
SINK WASTES: 40MM DIA. UP TO 1 M.

ELECTRICAL NOTES:
ELECTRICAL FIXTURES
OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 300MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIME CONTROLS OR PROGRAMMERS.

WITHIN THIS HEIGHT RANGE:
- LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900MM AND 1.1M ABOVE FLOOR LEVEL.
- STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400MM ABOVE FLOOR LEVEL ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP. FIXTURES SHOULD BE AT LEAST 150MM ABOVE THE PROJECTING SURFACE.

EMERGENCY LIGHTING
ELECTRICAL ENGINEER TO ENSURE EMERGENCY LIGHTING IS FULLY FUNCTIONAL AT ALL TIMES. ESCAPE LIGHTING IS REQUIRED NOT ONLY ON TOTAL FAILURE OF SUPPLY TO THE SYSTEMS LIGHTING BUT ALSO ON A LOCALISED CIRCUIT FAILURE.

FIRE NOTES:
FIRE DETECTION TO BE INSTALLED AND TESTED TO THE LATEST VERSION OF BS 5839 PART 1: FIRE DETECTION AND ALARM SYSTEMS IN BUILDINGS. FINAL DESIGN BY SPECIALIST CONTRACTOR TO CATEGORY L2.
EMERGENCY LIGHTING TO BE INSTALLED AND TESTED TO BS 5266-1:2016. EMERGENCY LIGHTING PART 1: CODE OF PRACTICE FOR THE EMERGENCY ESCAPE LIGHTING OF PREMISES; BS EN 1838 LIGHTING APPLICATIONS - EMERGENCY LIGHTING; AND BS EN 50177 EMERGENCY ESCAPE LIGHTING SYSTEMS. DIRECTIONAL FIRE EXIT SIGNAGE TO BS 5449 AND BS ISO 7010.

SPRINKLER DESIGN AND INSTALLATION BY SPECIALIST CONTRACTOR. SYSTEM DESIGNED IN ACCORDANCE TO CURRENT BS EN 12845 AND LOCAL REQUIREMENTS, AND INSTALLED BY LUL ACCREDITED CONTRACTOR. WHEN CARRYING OUT ALTERATIONS TO AN EXISTING SPRINKLER INSTALLATION, ARRANGEMENT SHALL BE MADE TO ENSURE OCCUPIED AREAS WILL HAVE ADEQUATE PROTECTION UNLESS A FULL FIRE RISK ASSESSMENT HAS BEEN UNDERTAKEN.

AIR CONDITIONING AND AUDIO SYSTEMS TO SHUT DOWN UPON ACTIVATION OF FIRE ALARM.
SURFACE FINISHES TO WALLS AND CEILING TO MEET BUILDING CONTROL OFFICERS MINIMUM SURFACE SPREAD OF FLAME REQUIREMENTS, TYPICALLY:
SMALL ROOMS UNDER 30M²: D-S3D2
OTHER ROOMS: C-S3D2
CIRCULATION SPACES: B-S3D2

ALL EXIT DOORS SHOULD BE MAINTAINED SO AS TO BE CAPABLE OF BEING OPENED EASILY AND IMMEDIATELY FROM THE INSIDE WHEN REQUIRED. ANY DOORS ON THE ESCAPE ROUTES SHOULD NOT REQUIRE THE USE OF A KEY, CARD, SCANNER, CODE OR SIMILAR SYSTEM, FOR PERSONS TO EXIT THE PREMISES IN THE EVENT OF A FIRE.
FALLOW SPACES TO HAVE LIMITED FIRE LOAD AND BE CLEARED OUT AND LEFT STERILE. FALLOW SPACES ARE MANAGED SPACES WHERE IGNITION SOURCES ARE SEPARATED FROM FIRE LOAD. FALLOW SPACES CANNOT UNDER ANY CIRCUMSTANCE BE USED FOR STORAGE OR ANY OTHER USE, INCLUDING DRY GOODS STORAGE FOR CHANGE E.G. RESIDUALITY NOTHING FALLOW AREAS TO BE ACCESSIBLE FOR MAINTENANCE, ONLY BY TRAINED PERSONAL.

CONTRACTOR TO INSTALL FIRESTOP INTUMESCENT MASTIC AND ANY PROPRIETARY SLEEVING REQUIRED TO ALL PENETRATIONS BETWEEN WALLS, FLOORS & CEILING, INCLUDING FIRE DAMPERS TO SERVICES PASSING THROUGH FIRE WALL.
INSTALLATION TO BE FULLY TESTED AND COMMISSIONED PRIOR TO HANDOVER. FULL EMERGENCY LIGHTING, FIRE ALARM SYSTEM AND SPRINKLER INSTALLATION COMMISSIONING AND TESTING CERTIFICATION TO BE PROVIDED TO THE BLACK SHEEP DESIGN TEAM ON COMPLETION. ON COMPLETION OF THE SCHEME AND ON OCCUPATION, THE CLIENT SHOULD BE AWARE OF THE NEED TO COMPLETE/REVIEW THEIR FIRE RISK ASSESSMENT (FRA) IN ACCORDANCE WITH THE REGULATORY REFORM (FIRE SAFETY) ORDER 2022.

CLIENT
CONILON LTD

PROJECT
UNIT 32, THE HOWARD CENTRE, WELWYN GARDEN CITY, AL8 6HA

DRAWING TITLE
GENERAL ARRANGEMENT PLAN

PROJECT ID	192	DRAWN BY	JMO
SCALE	1:50	DATE	04/24

DRAWING NO	192 - 100	REVISION	B
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DRAWING STATUS
TENDER