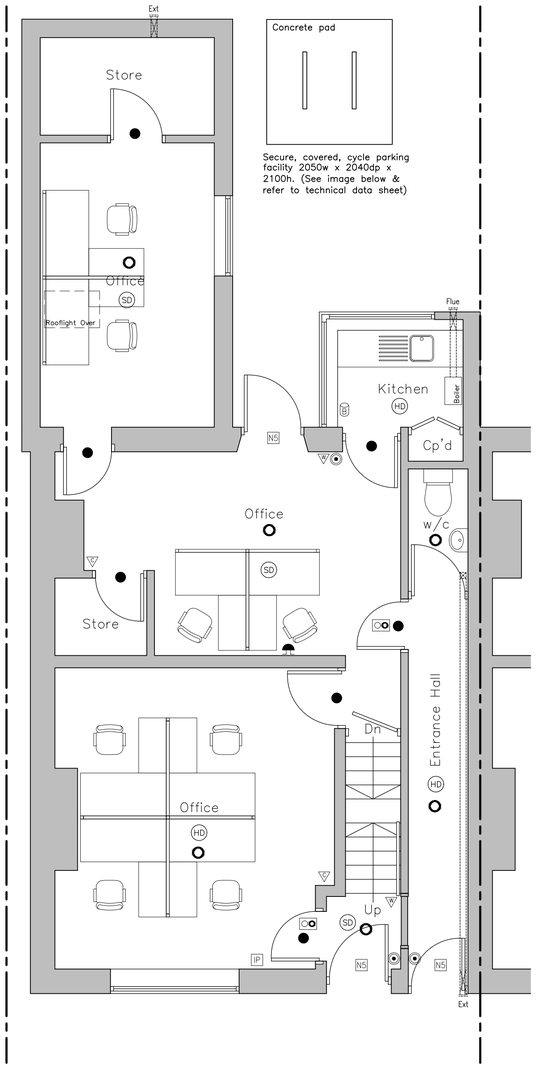
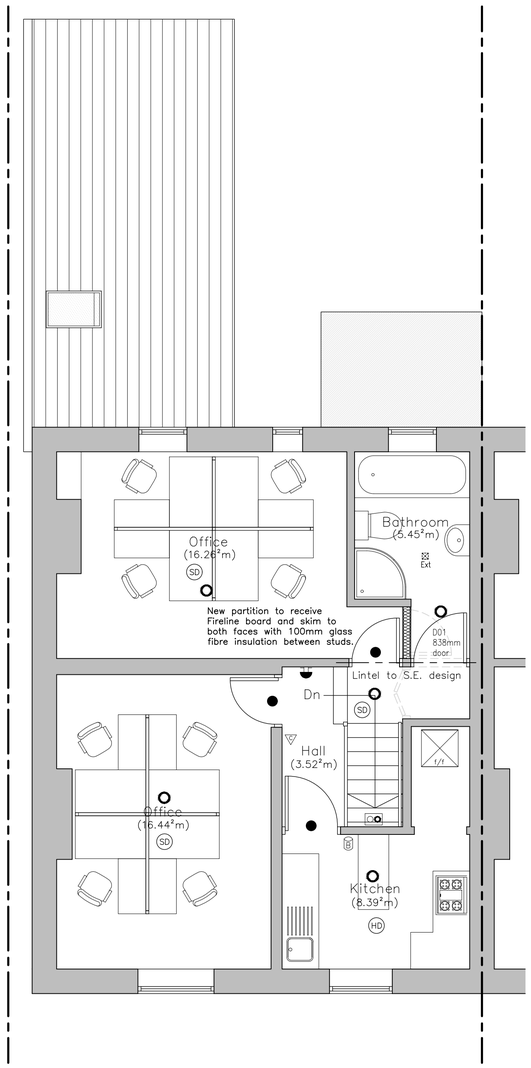


Proposed Ground Floor Layout

Scale 1:50



Proposed First Floor Layout

Scale 1:50

KEY

Ext	Extract Fan
F	Flue
EW	Escape Window
○	FD60 fire door
●	FD60S self closing fire door

NB: –

All dimensions are to structural elements and discount plaster

Door sizes shown represent size of door leaf and not structural opening.

NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION

Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

10 0 10 20 50 100mm NATURAL SCALE

GENERAL NOTES

Refer to Kirklees MBC Planning Decision Notice – 2025/62/93214/W in relation to conditions as part of the approval.

FIRE PROTECTION

All steelwork to be encased in 2 layers of Fireline board to provide 60mins fire resistance.

Any pipes/ducts passing through compartment walls/floors to have GYPROC FS firewrap fitted in accordance with manufacturers instructions.

WINDOWS AND DOORS

Any glazing to windows within 800 mm of floor level, any glazing to doors within 1500 mm of floor level and 300 mm either side to be laminated or toughened glass unless in small panes not exceeding 0.05m².

Easily accessible doors and windows will be of a design that has been certified to PAS 24 or equivalent security standard, and installed in accordance with manufacturers design.
All new doors have an unobstructed space of at least 300mm to the leading edge of the door.

Opening Force as leading edge of doors not to exceed 20N.

ELECTRICAL AND MECHANICAL VENTILATION

The electrics are to be designed, installed, tested, commissioned and certified by a person competent to do so and shall be to 17th Edition of IEE Wiring Regulations and BS7671:2018.

The ventilation systems are to be tested and commissioned, air flow rate to be provided to Building Control and an O & M manual provided to occupier.

All ductwork to be rigid and lagged with foil backed Rockwool insulation or to be thermal ducting. Flexible ducting not to be used.

Any ductwork which passes through the enclosure to a protected stairway or entrance hall to be fire stopped as it.

Provide 100% energy efficient lighting.

External lighting to be controlled by daylight and movement sensors and max 100w.

All electric switches and socket outlets to be located between 450mm and 1200mm from floor level.

EMERGENCY LIGHTING

Emergency lighting system to BS 5266: Part 1: 2016 and BS 5266: Part 7: 2013 Emergency lighting to be provided to all exit doors and exit routes to BS 5266: Part 1: 2016 and BS 5266: Part 7: 2013

The emergency lighting system shall be extended so that if the normal lighting fails, irrespective of cause, the system will:

a. Indicate clearly and unambiguously the escape routed
b. Provide illumation along such routes (including external routes) to allow safe movement towards and through the fire exit.
c. Enable fire alarm call points and firefighting equipment provided along escape routes to be seen.

On completion, the system shall be tested and certified on the enclosed inspection and a test certificate shall be issued by a certified electrical engineer as fully complying with the relevant current british standards. The certificate shall be forwarded to the relevant fire officer.

All exit doorways and routes shall be clearly indicated by exit signs. All such signs shall be clearly illuminated by maintained emergency lighting, together with other supplementary points as necessary to ensure safe egress from the premises in the absence of daylight and in case of failure of normal lighting.

FIRE ESCAPE

All doors within/accessing escape routes are to be fitted with intumescent strips, smoke seals and self closing devices.

All doors on escape routes not to be fitted with lock latch or bolt fastenings, or to only be fitted with simple fastenings that can be readily operated from the side approached by people making an escape and without the use of a key.

All emergency exit doors to be sufficiently recessed to enable its swing to be great enough to prevent it from encroaching on the effective width of the exit route.

Every doorway or other exit providing access to a means of escape, other than exits in ordinary use to be distinctively marked by an exit sign in letters of adequate size to BS5499: Part 1: 2002.

A Conspicuous "FIRE EXIT – KEEP CLEAR" sign should be provided to all outward opening fire exits doors except the main entrance.
Fire Detection

Smoke detectors to be provided, as indicated on Drawings 332–25–BR02 – Proposed Floor Plans.

The fire alarm and detection systems should be designed, installed, commissioned and serviced by a person competent to do so and preferably by a firm listed as complying with LPS1014, BAFE SP203 or equivalent standard.

Fire Alarm system to BS 5839:1:2017.
The main entrance area (access room) is fitted with an automatic fire detection and alarm system to warn occupants of the inner rooms if a fire starts.

If the alarms are monitored the receiving centre should comply with LPS1020, BS5979 or equivalent standard.

Commissioning certificates to be provided upon completion.

Fire extinguisher to be 9litre water extinguisher (or equivalent 13A fire rating extinguisher) located at required locations to fire officers recommendation to BS5306

Fire exit notices shall be illuminated by emergency lighting and provided in positions indicated on drawings 332–25–BR02 – Proposed Floor Plans.

All fire safety signs to comply with EC directive 92/58/EEC.

The fire alarm system shall be carried out in accordance with the relevant current british standard and, on completion, the system shall be certified on the test certificate by the commissioning engineer as fully complying with that standard. The certificate shall then be forwarded to the fire officer.

The fire alarm system shall incorporate automatic fire detectors of the type indicated and the locations shown.



Proposed Secure Cycle Store

NTS

NOTES

1. No dimensions to be scaled. IF IN DOUBT ASK.

2. All dimensions must be checked and verified on site by the Contractor prior to the commencement of works and Hinchliffe Architecture & Design Ltd. to be notified of any discrepancies.

3. The copyright of these drawings remains the property or Hinchliffe Architecture & Design Ltd. They must not be reproduced in any way without prior written consent from the originator (Hinchliffe Architecture & Design Ltd.)

4. Any works undertaken on site prior to obtaining full written approval from the Planning Department & Building Control is at the Contractor/Clients own risk. Works should not commence until ALL approvals are granted.

KEY TO FIRE DETECTION SYMBOLS

SD	Smoke alarm - mains powered and interconnected
HD	Heat Detector - mains powered and interconnected
N3	Notice on door "THIS DOOR TO BE KEPT LOCKED SHUT WHEN NOT IN USE"
N5	Notice on door "FIRE EXIT - KEEP CLEAR"
N7	Notice on door "FIRE DOOR - KEEP SHUT"
IP	Fire alarm indictor panel
	Fire alarm call point
	audiable warning device
	visual warning device
	emergency assistance call point
	emergency light point
	sprinkler / mist system (to specialists design)
	illuminated exit sign
	illuminated exit sign - directional
	fire extinguisher - water type
	fire extinguisher - foam type
	fire extinguisher - Carbon Dioxide
	fire extinguisher - dry powder
	fire blanket
	Beam detectors

Rev.	Date	Description
A	05.11.26	FIRST ISSUE

Status: BUILDING REGULATIONS

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Project: 22 HOLLY BANK ROAD, LINDLEY, HUDDERSFIELD, WEST YORKSHIRE, HD3 3LX

Drawing Title: PROPOSED FLOOR PLANS

Scale (at A1)	Date
AS SHOWN	OCT' 2026

Drg. no.	Rev.
332–25–BR02	A

ORIGINAL DRAWING SIZE 841 x 594