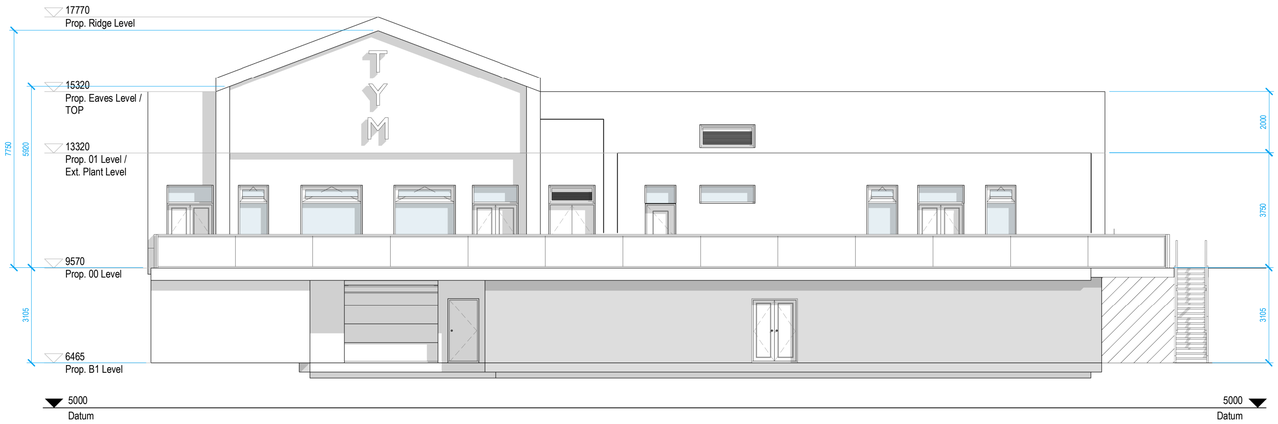
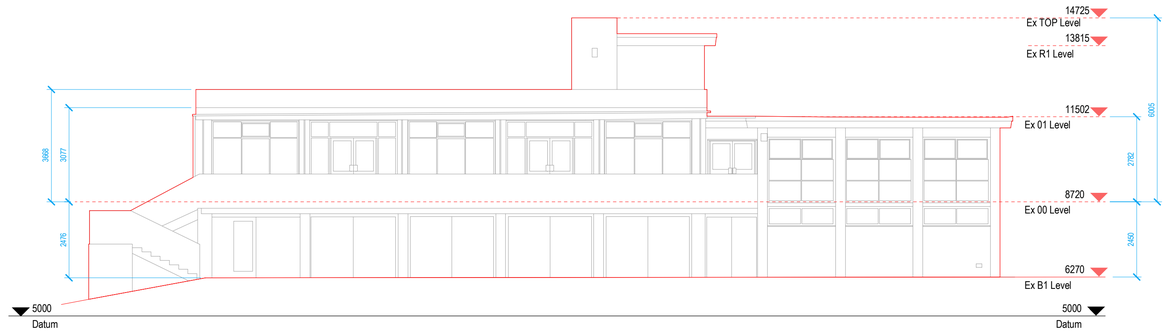
Notes
This Drawing is to be read in conjunction with PR-200-PEV-XX-XX-DR-A-11008_Existing and Proposed_Pre-App Three Building Arrangement Overlay

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

CDM - RESIDUAL HAZARDS The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design:





Existing & Proposed Building Height Notes:

Lower Ground Datum

The proposed level of the lower ground/basement floor will be based on the slab level of the existing. This is in order to make use of the existing lower ground floor slab. Whilst lowering the basement level slab would ultimately reduce the proposed building height, it would be at greater risk of flooding and should be avoided. Furthermore building regulations dictate requirement for insulation to protect against damp and coldbirding and as such floor build ups will consequently be deeper than the existing.

Proposed Building Levels

The proposed building's floor to floor heights are higher than the existing building. The existing building's floor to floor heights, having been constructed in the 1960s, would not achieve modern standards of construction nor comply with building regulations and the MEP sustainability objectives.

The existing building does not make an allowance for a service void. As the project's sustainable objectives are to achieve net zero carbon, there is an uplift in the Mechanical and Electrical equipment generally. For example:

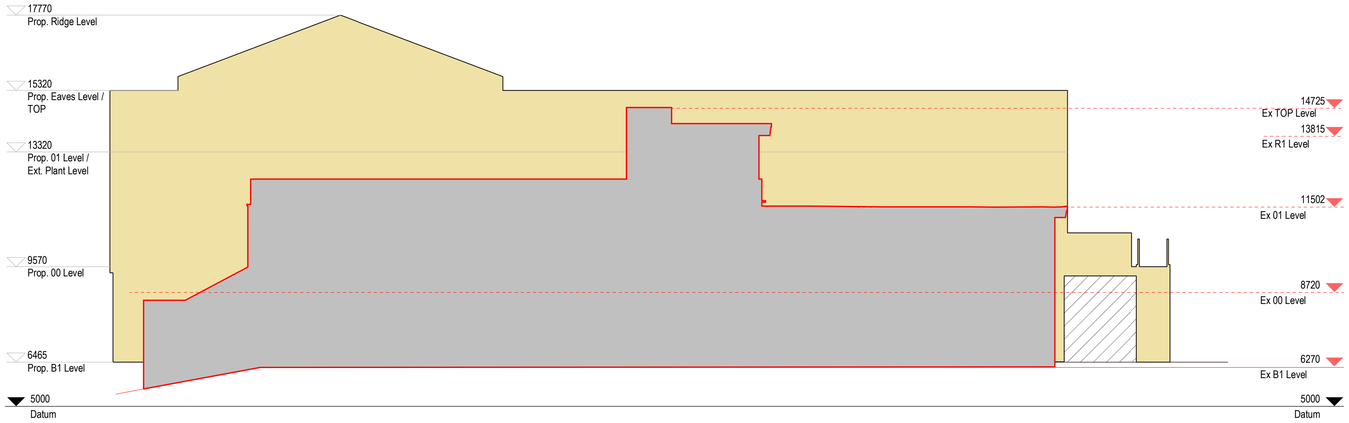
Air source heat pumps are proposed which require adequate ducting to serve the building which consequently increase the height of the service void between floors.

Floor constructions will be deeper than the existing in order to provide the infrastructure for underfloor heating, support the increased plant loadings at first floor and meet acoustic requirements.

Building regulations dictate that a parapet wall is required to be 1100mm in order to protect against falls, alternatively a man safe would be required, however due to the mechanical plant requirements to support the sustainability strategy, a greater amount of external plant is required, which without the screening of a parapet would have a greater visual impact.

Building regulations dictate that a minimum internal head height of 2100mm is required in habitable spaces. However 2400-2700mm is good practice to support the ventilation and daylight strategy and create a more pleasant environment for building users

The proposed buildings have a mix of flat and pitched roofs. The roofscape design strategy is both part of the architectural design and the energy strategy. As part of the sustainability strategy, photovoltaic (PV) panels are proposed to generate electricity. PV panels efficacy is increased when at a pitch of 20degrees in the summer months and 45 degrees in the winter months. The pitched roofs therefore support the generation of renewable energy on site.



Existing and Proposed Elevation Key

- Proposed Elevation
- Existing Elevation
- Proposed Earth / Retaining Wall

SCALE 1:100 @ A1

Revision	Date	Drn	Chk
P01 Issued for Planning submission	03.10.22	AJ	CG

This document references the following files:-

Client
Surrey County Council

Project
Surrey Outdoor Learning & Development Centre
Thames Young Mariners

Drawing Title
Pre-App 3 North Elevations and Overlay
Existing and Proposed

Suitability Status

Job No.	Scale	Size	Rev
211263	As indicated	@ A1	P01

Drawing Number
PR-200 - PEV - XX - ZZ - DR - A - 13112
Project Code | Originator | Zone | Level | Type | Role | Number

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