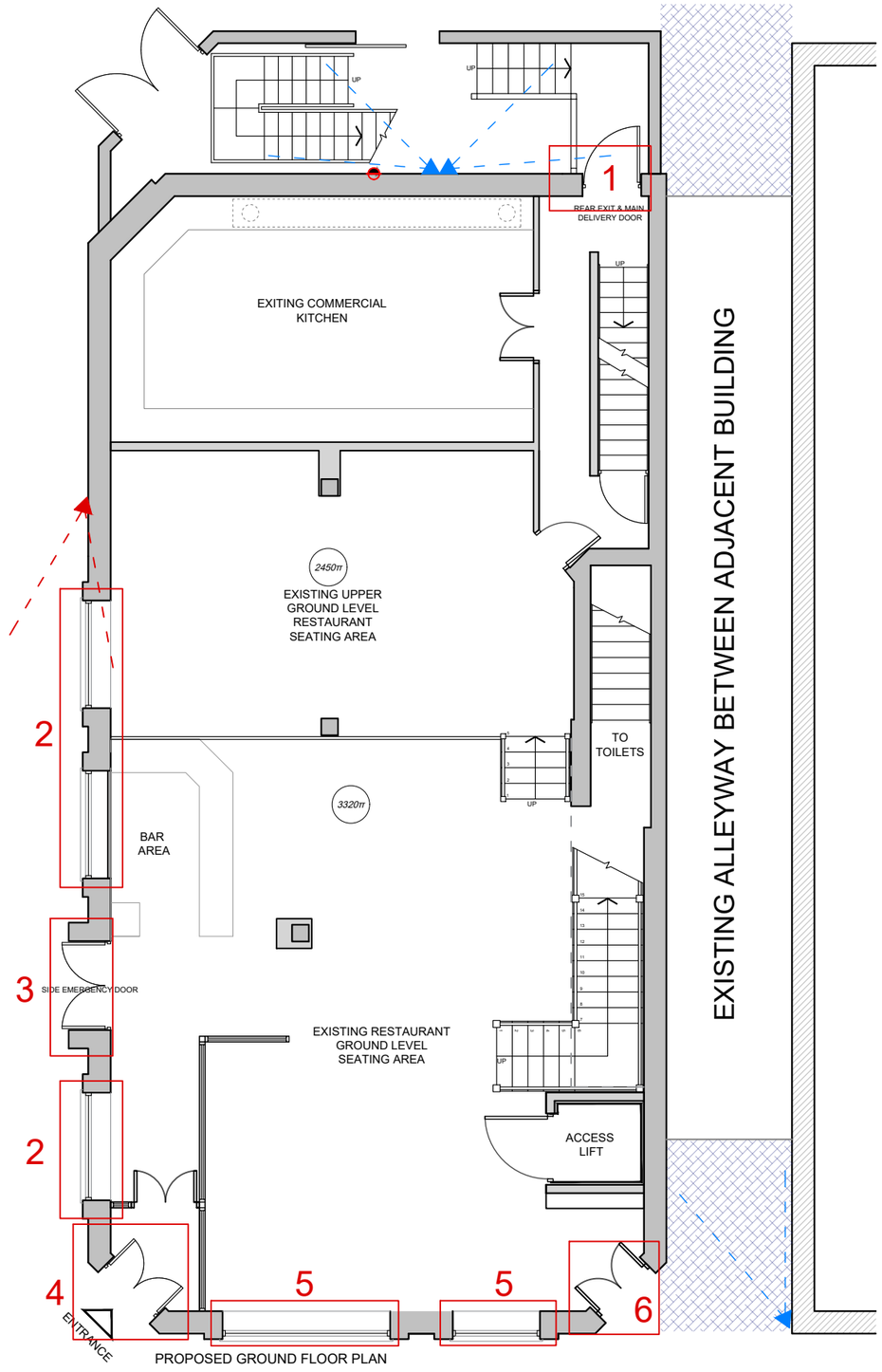
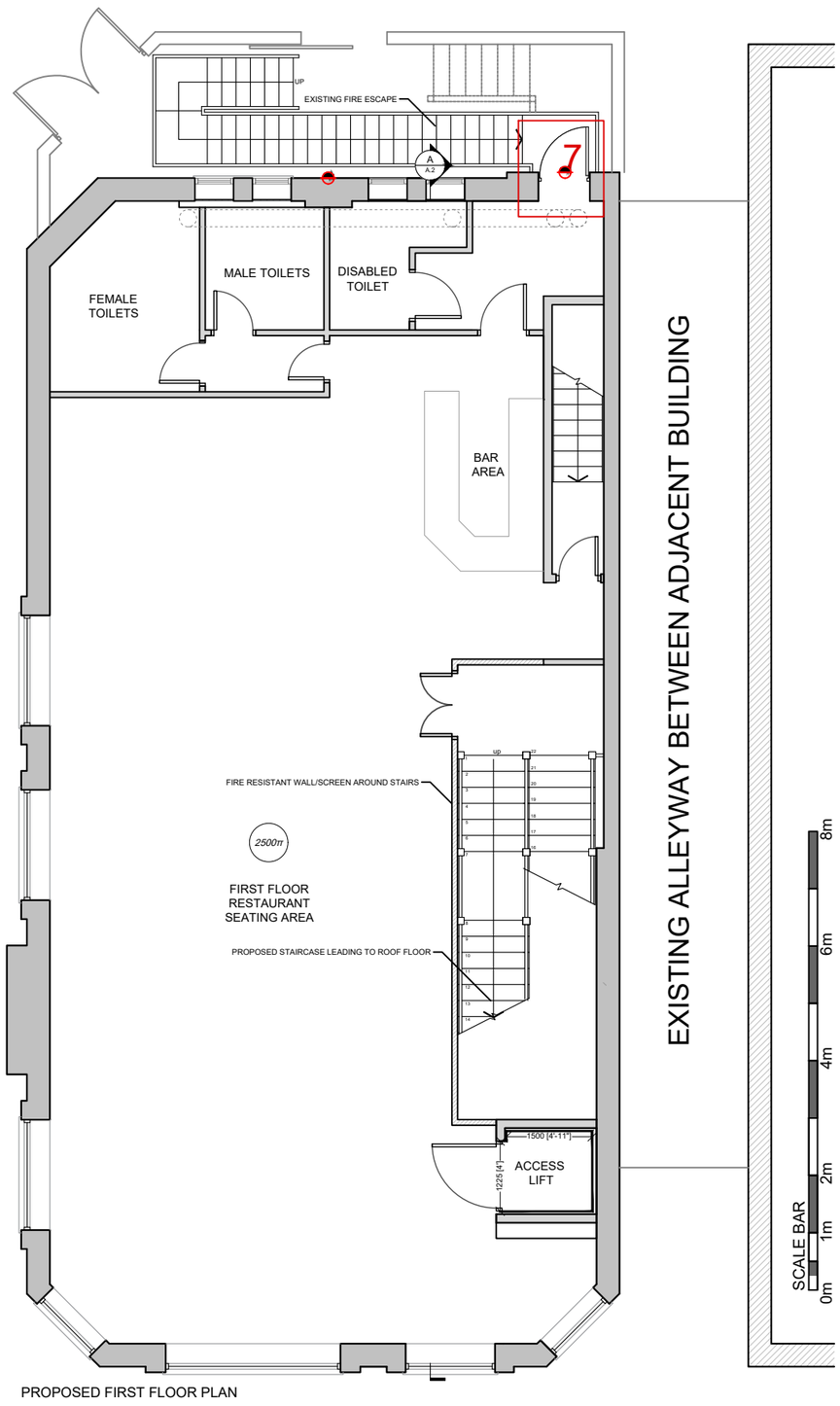


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres unless where explicitly shown otherwise.

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Do not scale off the drawings, if in doubt ask.

H A D are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

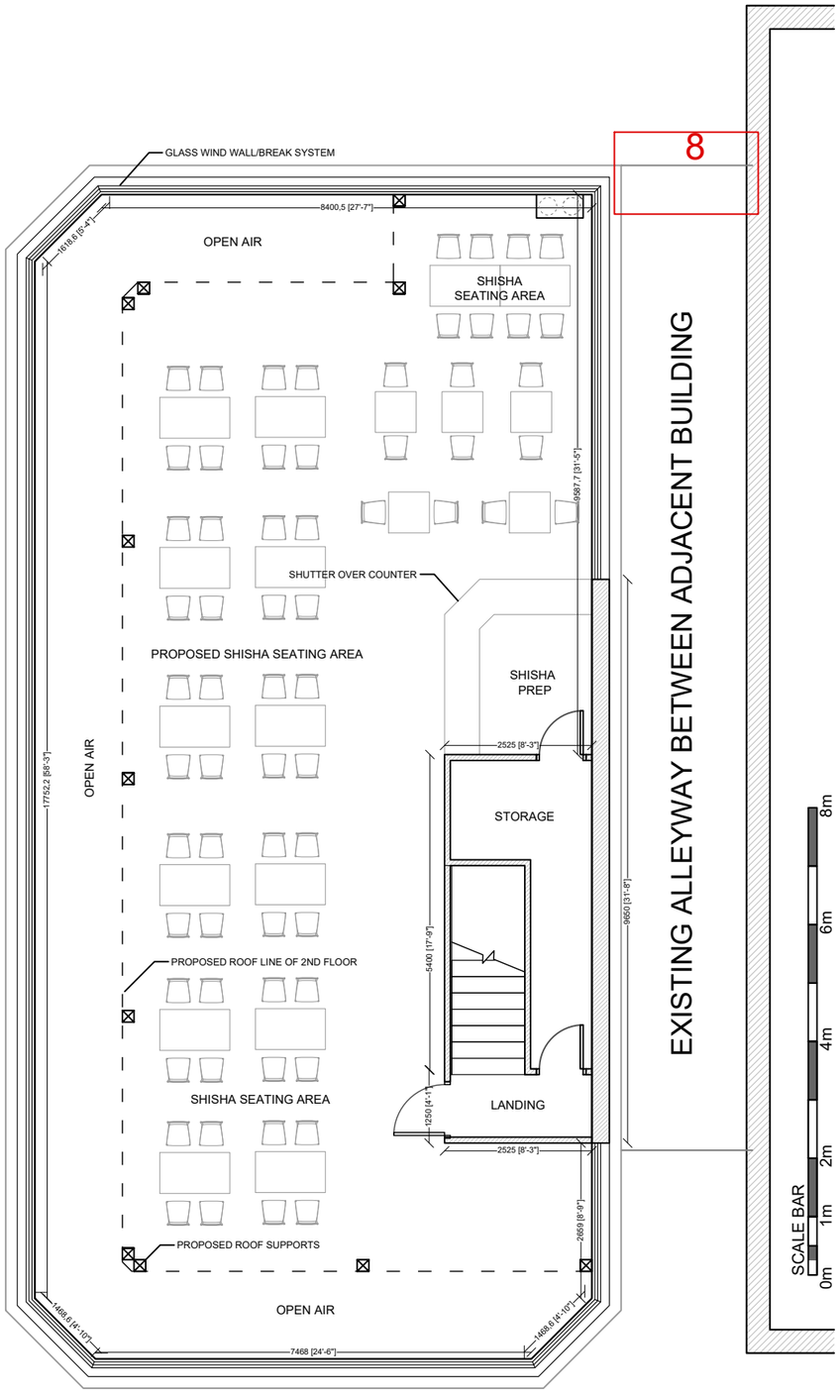
MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:
B- Added labels/annotations
-illustrated extraction route

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Title: Crime Risk Plans	**Drawn:** CD
Client: Mr. S Patel	**Checked:**
Date: 10-02-2020	**Paper:** A3
Drawing No: HAD3194-06	**Scale:** 1:100
Revision:	



PROPOSED ROOF TERRACE PLAN

KEY:

- POTENTIAL LOITERING SPOTS
- POTENTIAL BREAK IN SPOTS
- EXISTING CAMERAS
- PROPOSED CAMERAS
- EXISTING SECURITY LIGHTING

1. Rear emergency exit door - Door is only used for deliveries and emergency's. The door is fitted with a roller shutter that is locked after closedown. Access to this door is through either of the two rear gates also locked at closedown. This along with the rear yard is covered by CCTV.
2. Proposed frameless double height glazing - Window will be specified to be toughened glass. CCTV camera/s will cover this facade. The street side elevation is well lit and relatively exposed.
3. Proposed frameless glass double door - Window will be specified to be toughened glass. The door will be an emergency exit only with panic push bar operation. CCTV camera/s will cover this facade. The street side elevation is well lit and relatively exposed.
4. Proposed double frameless glass front door - This will be the main door into the building. The door will be specified to be toughened glass with an intruder sensor connected to the alarm system.
5. Proposed frameless double height glazing - Window will be specified to be toughened glass. The Deansgate street side elevation is very well lit and very exposed.
6. Proposed frameless glass double door - Window will be specified to be toughened glass. The door will be an emergency exit only with panic push bar operation. Door will have intruder sensor and connected to the alarm system. The Deansgate street side elevation is very well lit and very exposed.
7. Rear first floor emergency exit door - This door is only as used an emergency exit. The door can only be opened from the interior and has no locking mechanism on the exterior leaf. The door portal is blocked up for security and privacy.The door will have a sensor linked to the alarm system.
8. Rear Alleyway HVAC mounting/scaffolding - The steel mountings for the ventilation units inadvertently provide a climbing frame for intruders. The platform is protected by a robust locked 2.4m gate. The platform does not reach the existing roof level or the proposed second floor level. A toughened glass barrier will be used around the top storey to further deter intruders.

A. Space near the rear of the alleyway - This space is recessed between the high back yard wall and the neighbouring building creating a shadowy area with low visibility. Proposed low level security light could be used in the area to deter anyone from loitering in the area.
B. Space near the front of the alleyway - Like the rear space the recess creates a shadowy area potentially attractive to loiterers.However it lies on a busy high street with high pedestrian and vehicular traffic throughout the day and night.The part of the building is also well lit at night and is covered by CCTV from the next door office building.

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