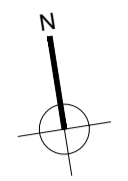
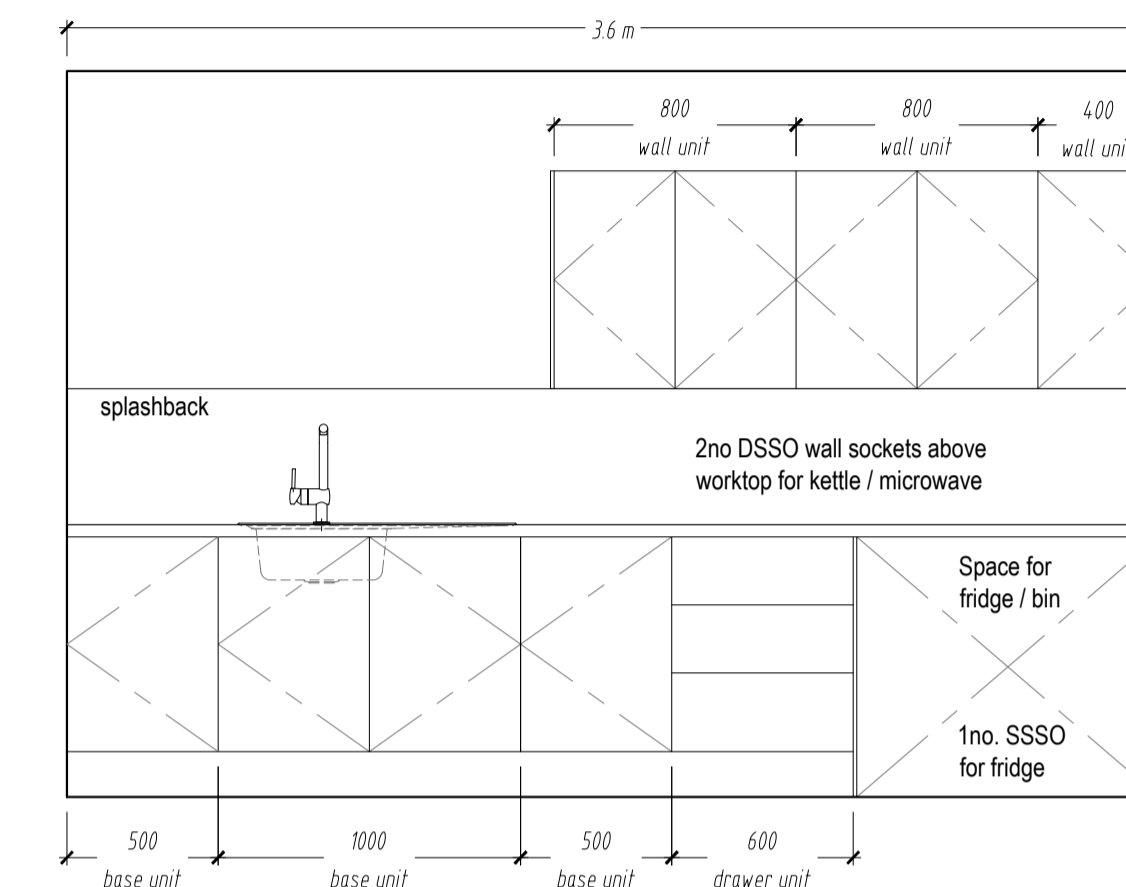


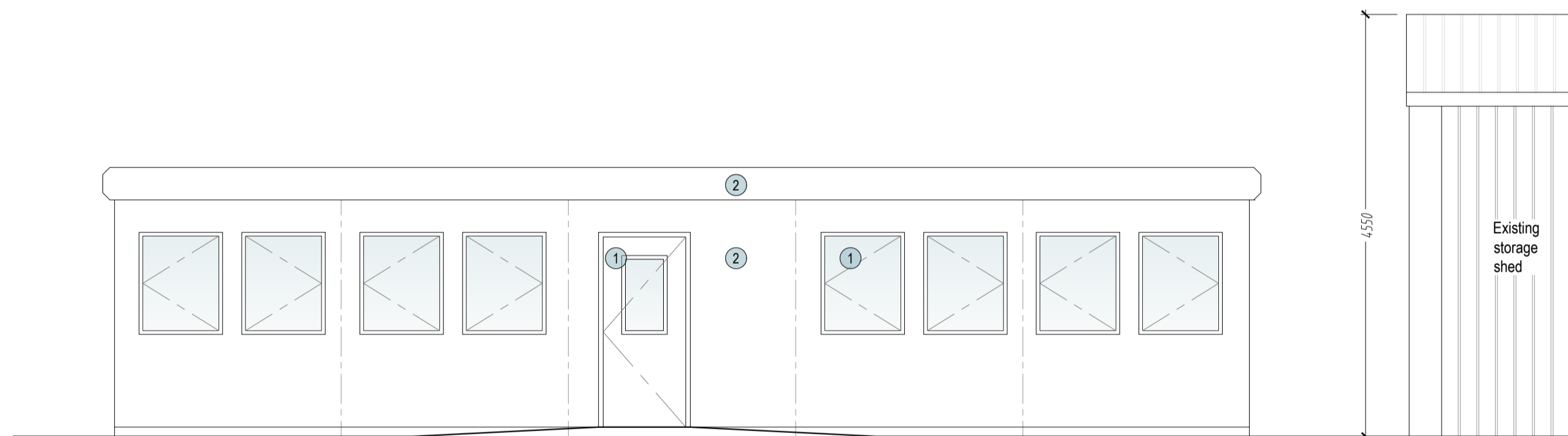
**THE PROPOSALS REFLECT THE CLIENT'S REQUIREMENTS; HOWEVER, IT IS ACKNOWLEDGED THAT DIMENSIONS MAY VARY DEPENDING ON THE SELECTED BUILDING SUPPLIER. NOTWITHSTANDING THIS, THE OVERALL LAYOUT IS TO BE MAINTAINED AS CLOSELY AS POSSIBLE WITHIN THE DIMENSIONAL CONSTRAINTS OF THE ALLOCATED SITE AREA.**



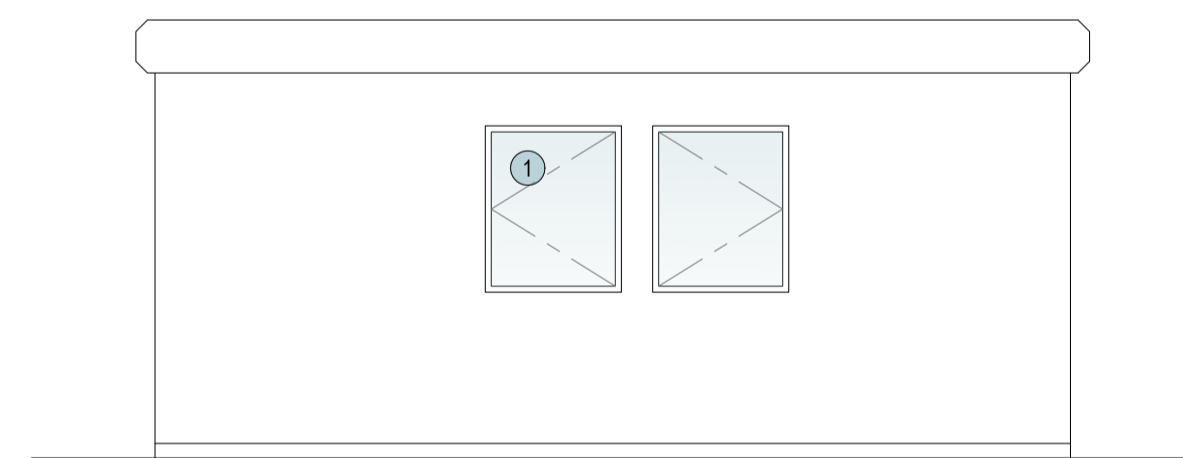
PROPOSED PLAN 1:50@A1



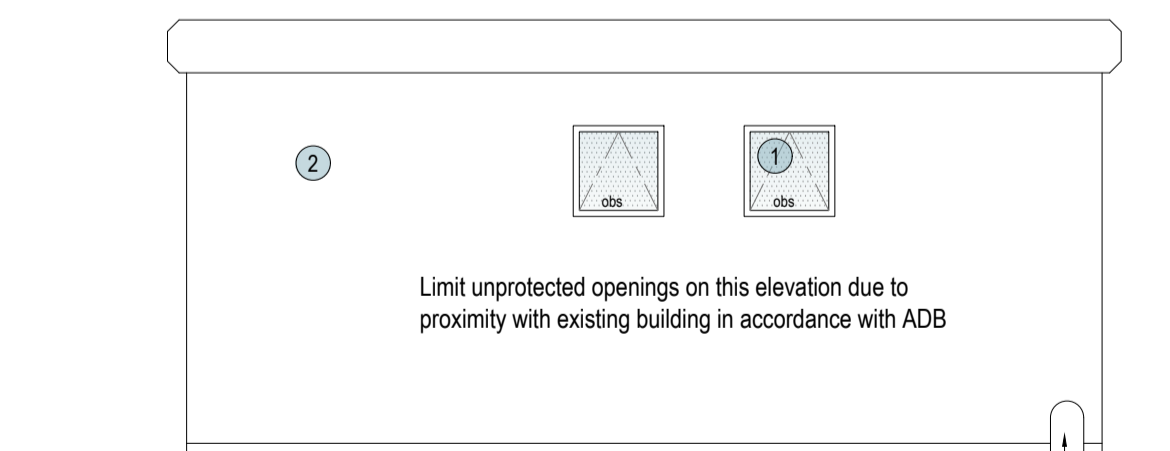
INDICATIVE ELEVATION OF KITCHENETTE 1:25@A1



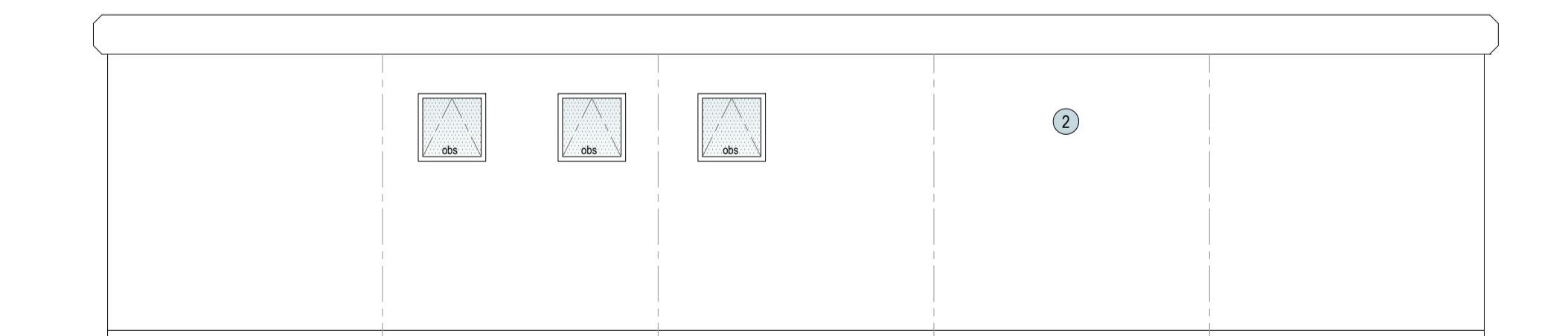
Front Elevation 1:50@A1



Side Elevation 1:50@A1



Side Elevation 1:50@A1



Rear Elevation 1:50@A1

**NOTES TO BE READ IN CONJUNCTION WITH EMPLOYERS REQUIREMENTS DOCUMENT.**

**SERVICES**

- Potable Water supply to be taken from the existing workshop adjacent, below ground with a poly pipe and connected to supply the WCs, shower & kitchenette
- A Foul drainage connection is to be made to the adjacent foul sewer in accordance with the drainage engineer's specification.
- Rainwater downpipe connections are to be made below-ground to a new soakaway. Drainage engineer to provide details and ensure BRE 365 test results are available for Building Control submission.
- A new incoming electrical connection is to be provided, from the existing workshop adjacent. This is to run in a conduit below ground and terminate internally at a consumer unit with isolator switch.
- Potable Water supply to be taken from the existing workshop adjacent, below ground with a poly pipe and connected to supply the WCs, shower & kitchenette
- Existing telephony, Data and WiFi to be extended from existing building

**FIT OUT**

The cabin is to be fitted-out by the cabin supplier with the following items as a minimum:

**FITTINGS**

Hot water can be provided by either localised instant electrical water heaters or via a single boiler.

**Kitchenette**

- Colours to client's approval. Refer to indicative elevation.
- Kitchenette with stainless sink & drainer, H&C mixer tap
- Kitchen base units including cupboards & drawers with handles (recessed or applied)
- Kitchen wall cupboards with handles
- HPL kitchen worktop, edges sealed with silicone
- Wipeable splashback to rear & sides of worktop
- Allow for end panels to runs of units
- Fridge to be client supply

**Sanitaryware**

- WCs and washbasins with H&C water. Toilet roll holder, hooks to door.
- Shower area with shower tray (min 900x1200mm), electric shower, & glazed shower screen / door

**FINISHES**

Vinyl flooring throughout, fully adhered with welded seams (covered with floor finish upstands)  
Non-slip wet-room vinyl in toilet/shower area

**SERVICES**

Not less than 11 Double Switched Sockets are to be provided, at low level, 3no in office, 4no in training room, 1no in entrance and 1no in the lockers room a PLUS 2 above kitchenette worktop & 1 below for fridge

All rooms to have electric wall-heaters adequately sized to heat the room during winter to a comfortable temperature.

**Extract fans in WCs & shower, humidistat operation:**

- WC rooms 6 l/s
- Shower room 15 l/s

All windows to be opening for ventilation

Adequate LED task lighting to be provided in every room linked to PIR presence detectors.

Fire alarm, detectors & sounders and security alarm to be provided linked back to existing building/system

**FURNITURE**

All loose furniture including lockers are client supply

**BUILDING REGULATIONS**

The cabin is to comply with current Building Regulations in all regards, especially Part-L & Part-B.

Part-M compliance will be limited since all members of staff are groundworkers / groundkeepers who need to be physically fit, so full accessibility will not be required and dispensation will be sought on this basis.

A fire alarm system in accordance with Part-B is to be provided.

Evidence, including U-Value calculations is to be provided with the tender, detailing the means of compliance with all relevant Building Regulations.

The successful tenderer should provide a SBEM & EPC and other information suitable for submission for a Building Regulations application and the supplier should expect to answer any queries from the Registered Building Control Approver.

**NOTES:**

This drawing/design is for use solely in connection with the project.

This drawing/design is the copyright of STENTON OBHI ARCHITECTS LTD and must not be reissued, loaned or copied without written consent.

All dimensions/setting out to be checked on site by the contractor before construction proceeds. Use written dimensions only, do not scale from drawing.

This drawing is to be read in conjunction with all construction status information relevant to the project. Any apparent discrepancy to be brought to the attention of STENTON OBHI ARCHITECTS LTD.

Status:  
**PL** - Planning    **P** - Preliminary    **BR** - Building Regulations  
**T** - Tender        **C** - Construction    **R** - Record



**TOTAL GIA:** approx 71m²

**ELEVATION MATERIALS LEGEND**

1. Aluminium / uPVC windows / doors
2. Coated sheet metal cladding

A 13.04.26 TENDER ISSUE

Rev	Date	Revision

**SO ARCHITECTS**  
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 w: www.so-architects.co.uk

CLIENT  
**Grounds Operations**  
**Dunstable Town Council**

PROJECT  
**Proposed Prefabricated Unit**  
**Creasey Park**  
**Dunstable LU6 1BB**

DRAWING  
**TENDER**  
**Proposed Plans & Elevations**

SCALE: as noted    DATE: Apr 26    DRAWN: KS    CHECKED: KO

Status:	Project No:	Drawing No:	Revision:
T	06446	301	A