



# A41CONNECT

Unit A info pack

PITSTONE BUSINESS PARK, WESTFIELD ROAD





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Drawing based on PM Surveys UK  
Drawing number PMS21130

- SCHEDULE OF MATERIALS  
EXTERNAL WORKS**
- MACADAM SURFACING  
- THERMOPLASTIC PAINT LINING ETC.  
- COLOUR - BLACK/GREY SELF COLOUR  
WITH LINING TO CONVENTION
  - CONCRETE BLOCK PAVING  
- LAID IN HERRINGBONE PATTERN  
- COLOUR - LIGHT GREY
  - CONCRETE SURFACING  
- COLOUR - LIGHT GREY SELF COLOUR
  - FENCING 2.4M HIGH
  - STRUCTURED LANDSCAPING  
- (PLEASE REFER TO SEPARATE  
DRAWING BY LANDSCAPER)
  - CONCRETE BLOCK PAVING LAID IN  
- HERRINGBONE PATTERN  
- COLOUR BRINDLE

G	Unit C-D amended to suit single occupier requirements sub locations moved EV's numbers increased	01-07-24	DLD	LA
F	Docks added to Unit B refuse to C-D moved	09-05-24	DLD	LA
E	Docks added to Unit A	25-04-24	DLD	LA
D	Adjusted to client comments	10-04-24	DLD	LA
C	Adjusted to client comments	09-04-24	DLD	LA
B	Amended to incorporate comments from project team	03-04-24	DLD	LA
A	Amended to incorporate comments from project team -landscaping added	25-03-24	DLD	LA
Revision	Description	Date	Drafted	Checked
Client:				

ashforddevelopments

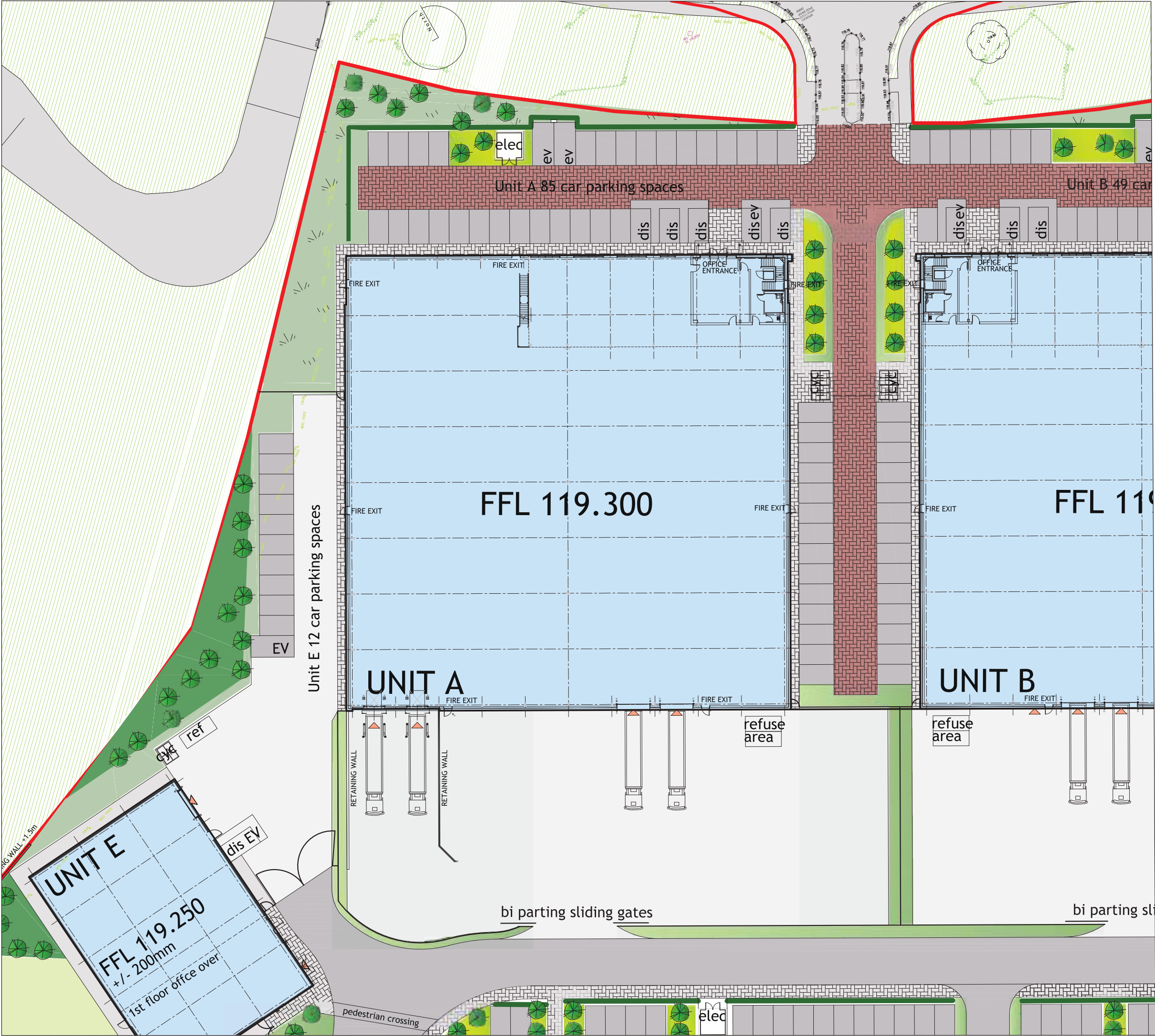
Project:

Westfield Road  
**PITSTONE**

Drawing Title:  
SITE LAYOUT PLAN

										Webb Gray Ltd Chartered Architects 25-27 Colmore Row Birmingham B3 7JF t: 0121 616 4000 e: enquiries@webbgray.co.uk w: www.webbgray.co.uk																																																	
Scale @ A1:										Date: Nov 23										Drafted: DLD										Checked: LA																													
1:500										Nov 23										DLD										LA																													
Job No: 8860										Origin: WGA										Vol: A										Level: P03										Type: P										Status: G									





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Site Layout Plan  
Unit A, A41 Connect  
Pitstone

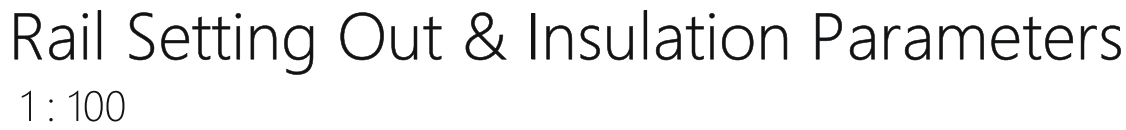
Webb Gray & Ltd  
Chartered Architects  
75-77 Colmore Row  
Birmingham B3 2AP  
t: 0121 616 6030 f: 0121 616 6031  
e: architecture@webbgray.co.uk  
w: www.webbgray.co.uk

Job No:  
13251

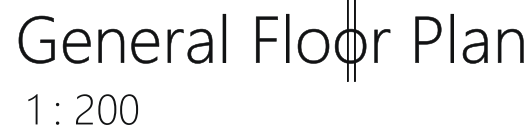
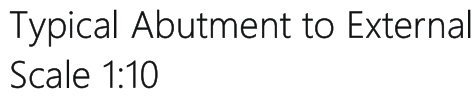
Drawing No:  
SK24-03-25

Scale @ A3:  
1:500





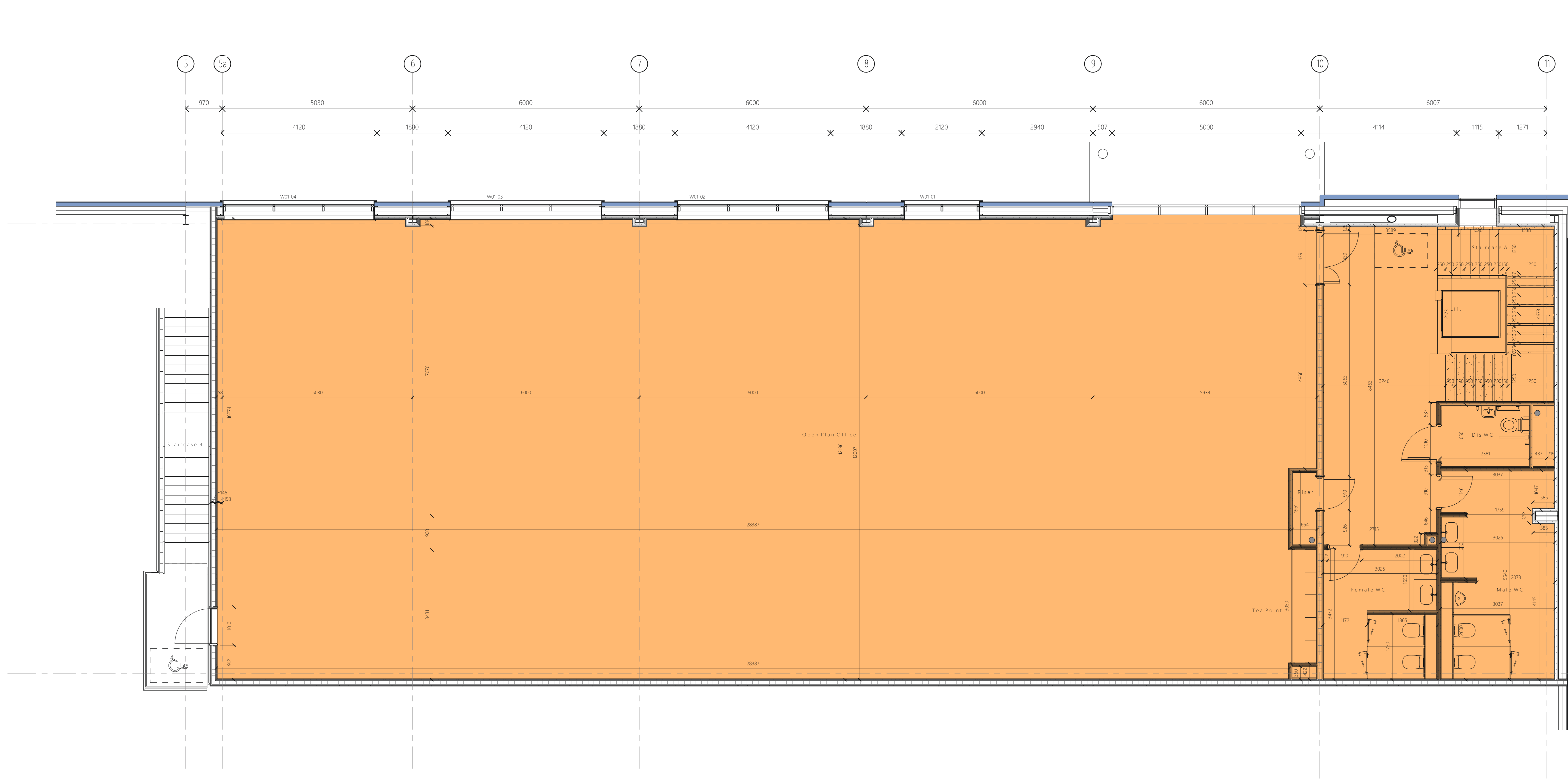
Full height IWL sys  
Metal Stud Partitio  
70mm Gyproc Stud  
centres lined with  
Wallboard finished  
50mm Isover APR  
suspended in cavit  
partition thickness  
Provide Gyframe  
and plywood patte  
positions.



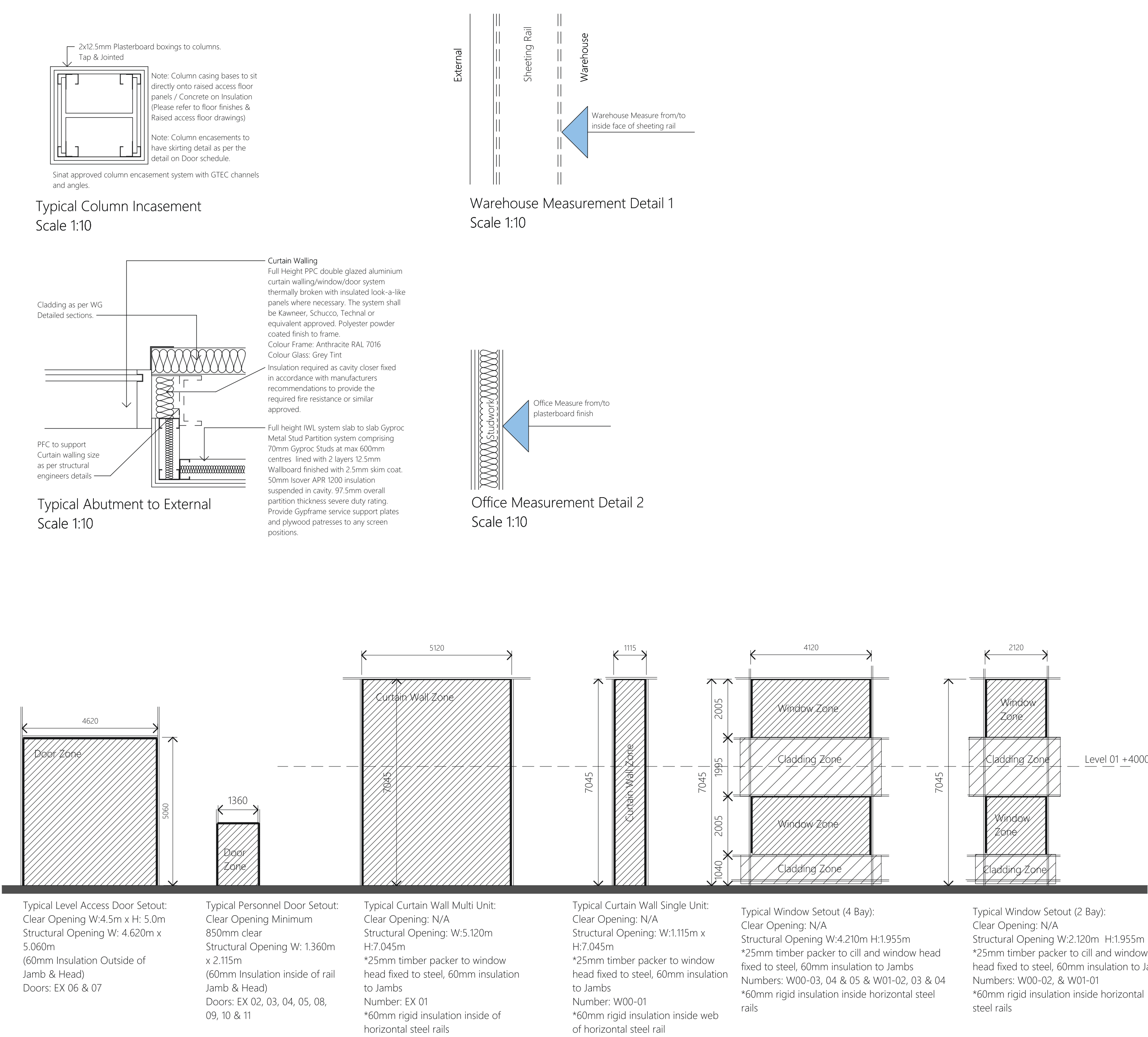
**Fabric Parameters:**

Wall = 0.26W/m<sup>2</sup>K  
Floor = 0.18 W/m<sup>2</sup>K  
Roof = 0.18 W/m<sup>2</sup>K  
Roof Light / Glazing (including Frame) = 2.00 W/m<sup>2</sup>K (G Value = 0.55, Lighting Transmittance = 68% and Shading Coefficient 0.40)  
Air Permeability = 4m<sup>3</sup> /(h.m<sup>2</sup>) @ 50 Pa

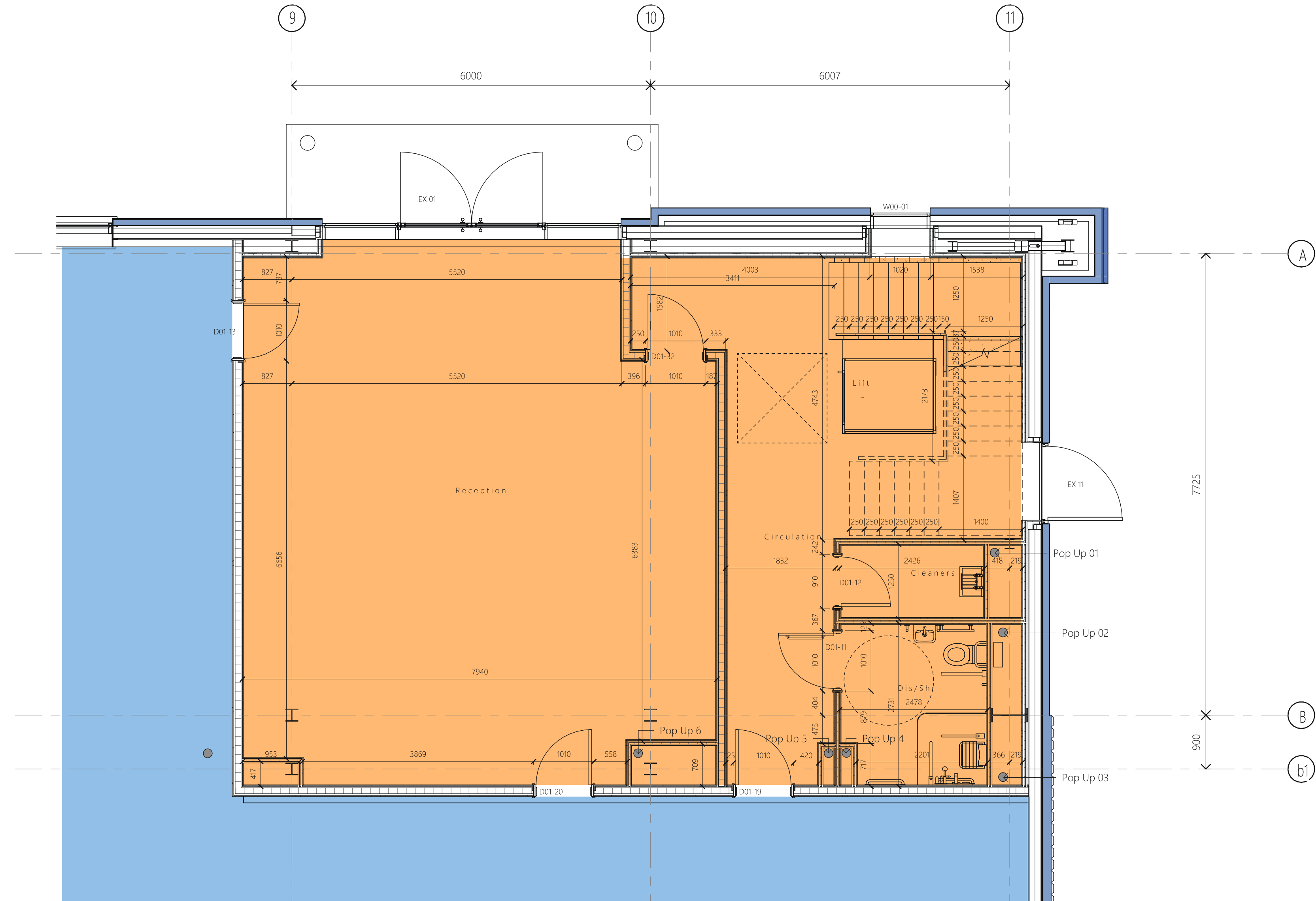




First Floor Office  
1: 50



Rail Setting Out & Insulation Parameters  
1: 100



Ground Floor Core  
1: 50

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Air Permeability = 4m<sup>3</sup> / (h.m<sup>2</sup>) @ 50 Pa

**Building Regulation Notes (Sanitation, hot/water safety, and water efficiency: Approved Document G)**

**Toilet Provision Notes**

The design of sanitary facilities in the workplace should be in accordance with Clause 5 and the following recommendations.

a) Minimum provision of sanitary appliances should be in accordance with Table 5 or Table 4 of Clause 6 within **BS6465:2006 Part 1** Sanitary installations.

**Toilet Provision Calculation**

Toilet provision is based on BS6465:2006 Part 1 Sanitary installations and BCO guidance using an occupancy density of 1 per 10 sqm of the overall net floor area and a male/female split of 60%/40%. (i.e. 20% excess provision against calculated occupancy)

\*The below calculation is indicative only to provide numbers for drainage under CAT A. Full calculation is to be done by CAT B designers.\*

CAT A Assumption N/A: 353m<sup>2</sup>  
Occupancy Rate = 1 per 10m<sup>2</sup> = 35 Persons  
Split 60:40 equates to 21 Male (actual 17) and 21 Female (actual 17)  
small office so there Disabled Toilet included\*

22 Female Total = 3WC's and 3WB's

22 Male Total = 2WC's and 2WB's 1 Urinal

Split Per Floor=

Female	Male
2WC's	2WC's
2WB's	2WB's
1 Di	1 U

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**Building Regulations Notes**

All works to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Building Inspector.

\*These notes apply to Architectural work\* Please see Building Regulation General and the Tracker for further detail on considerations.\*

Structural: Approved Document A

Fire Safety: Approved Document B

Applied Guidance

Use preparation and resistance to contaminants and moisture: Approved Document C

Toxic Substances: Approved Document D

Resistance to Sound: Approved Document E

Ventilation: Approved Document F

Sanitation, hot/water safety and water efficiency: Approved Document G

Part 1 and the following recommendations

Minimum provision of sanitary appliances should be in accordance with Table 5 or Table 4 of Clause 6 within **BS6465:2006 Part 1** Sanitary installations.

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\*Di = Disabled Toilet  
\*U = Urinal  
\*F = Female

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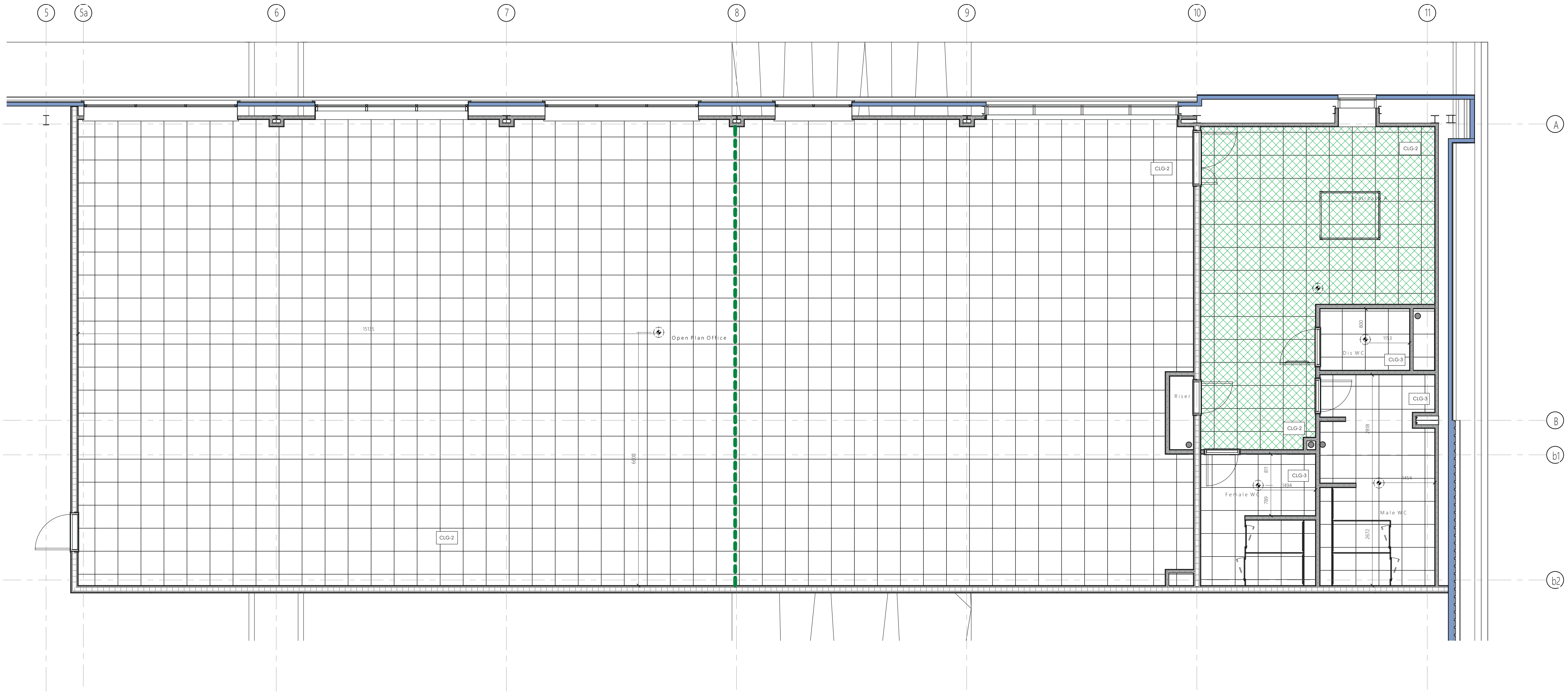
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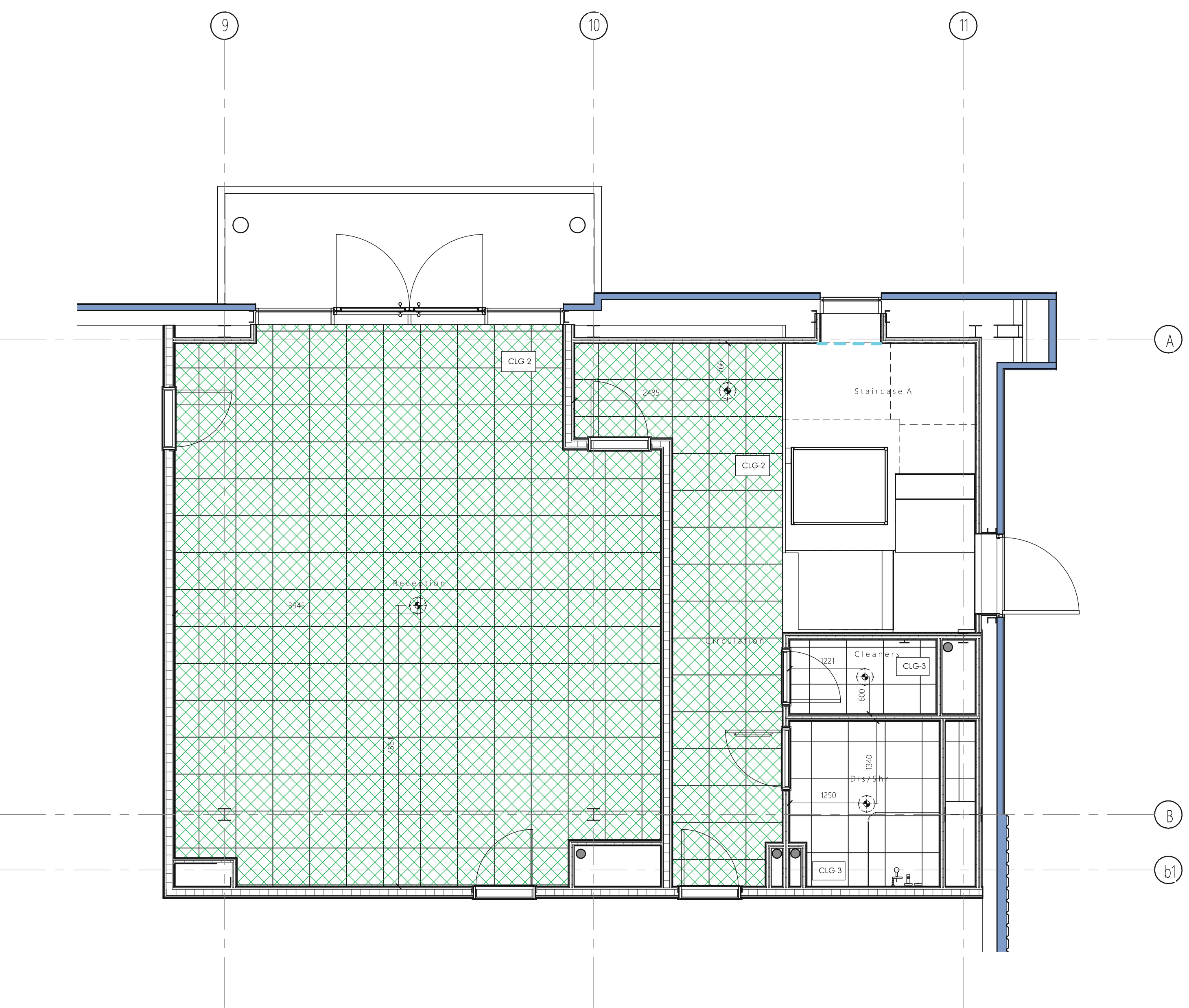
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\*WB = Wash Basin  
\*Di = Disabled Toilet  
\*U = Urinal  
\*F = Female





First Floor Office  
1:50



Ground Floor Core  
1:50

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- Ceiling Types**
- Plasterboard Ceilings:
- Gyproc Saint Gobain (or equal approved) MF ceiling system finished with 3 coats emulsion. MR to showers, toilets and cleaners.
  - Ceiling Heights:
    - General Circulation 2.7m
    - Toilets 2.4m
- To meet the following standards:
- BS 476 Part 23 1987 Fire tests on building materials and structures.
- Suspended Ceilings:
- Zemix Anuba (or equal approved) (600x600mm) ceiling tiles - Prelude 15 exposed grid system.
  - Ceiling Heights:
    - Office & General Circulation 2.7m
- To meet the following standards:
- BS-EN 13501-1 class B-s3,d2 to all spaces in line with AD B Table 6.1 Classification of linings.
- \*Anuba actually achieves: Euroclass A2-s1, d0\*
- Zemix Monoblok Hydraulic (or equal approved) (600x600mm) ceiling tiles - Prelude 15 exposed grid system.
  - Ceiling Heights:
    - Toilets 2.4m
- To meet the following standards:
- BS-EN 13501-1 class B-s3,d2 to all spaces in line with AD B Table 6.1 Classification of linings.
- \*Hydrolite actually achieves: A1\*
- General Notes**
- Tiles to be clipped in areas where ceiling tiles may uplift due to an vacuum.
- Cavity / Fire Barriers**
- Ceilings**
- Rockwood FirePro fire barrier system (or equal approved) to provide Cavity barrier (30mins FR) within ceiling voids (between ceiling grid & underside of floor slab) to be installed to manufacturers details. Maximum centres 200mm but sized to suit M&E design. Suitable fire dampers and fire stopping to be fitted to any ductwork or services passing through cavity barrier or fire rated wall to be installed to manufacturers details. Please refer to Rockwood FirePro documentation for more information on suitable fire stopping.
- Floors**
- Rockwood FirePro fire barrier system (or equal approved) to provide Cavity barrier (30mins FR) within ceiling voids (between Raised access floor & floor slab) to be installed to manufacturers details & raised access floor system manufacturers recommendations. Maximum centres 200mm but sized to suit M&E design. Suitable fire dampers and fire stopping to be fitted to any ductwork or services passing through cavity barrier or fire rated wall to be installed to manufacturers details. Please refer to Rockwood FirePro documentation for more information on suitable fire stopping.
- Cavity barriers to meet the following standards:
- BS 476 Part 22 Fire Test
  - Fire classification of A1 as defined in BS EN 13501-1
  - UPCB (Loss prevention council certification board)
- Fire stopping to meet the following standards:
- BS EN 1366-3 Fire resistance test for service installations: Penetration Seals
  - BS EN 1363-3 Fire resistance tests, General Requirements

01 Initial Issue DLD Sept 24

Revision: Description: By: Date:

Client:

Project: PIONEER  
Pittstone, Buckinghamshire

Drawing Title: Suspended Ceiling Plans

Scale 1:50

As indicated

SEPT 24

DLD

LA

13251 WGA UA ZZ DR A 24-01 C 01

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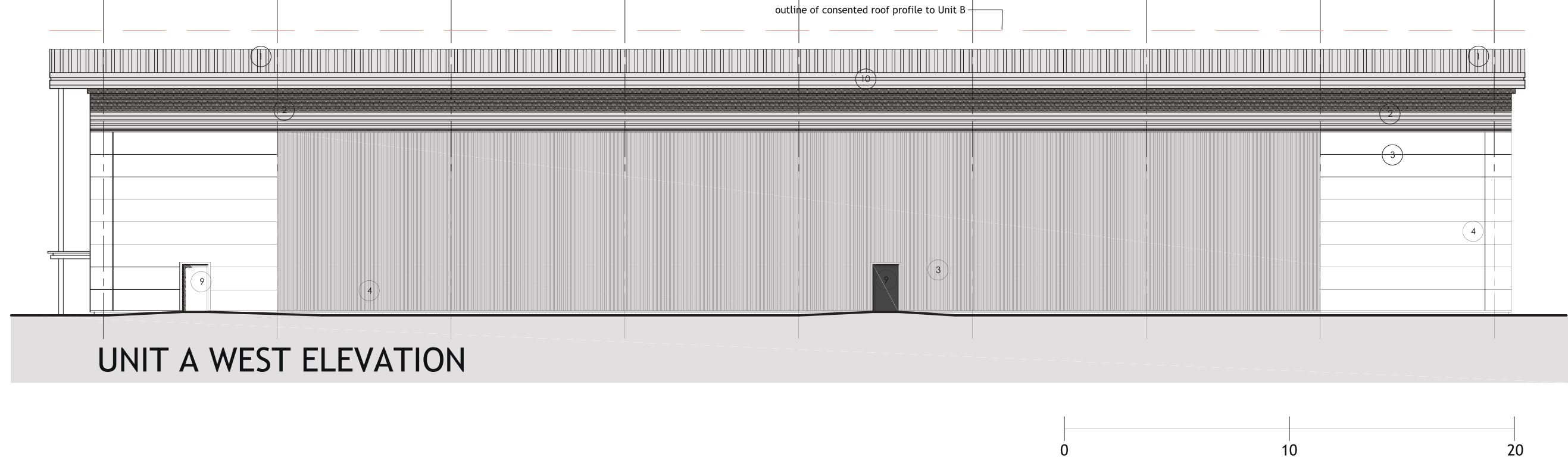
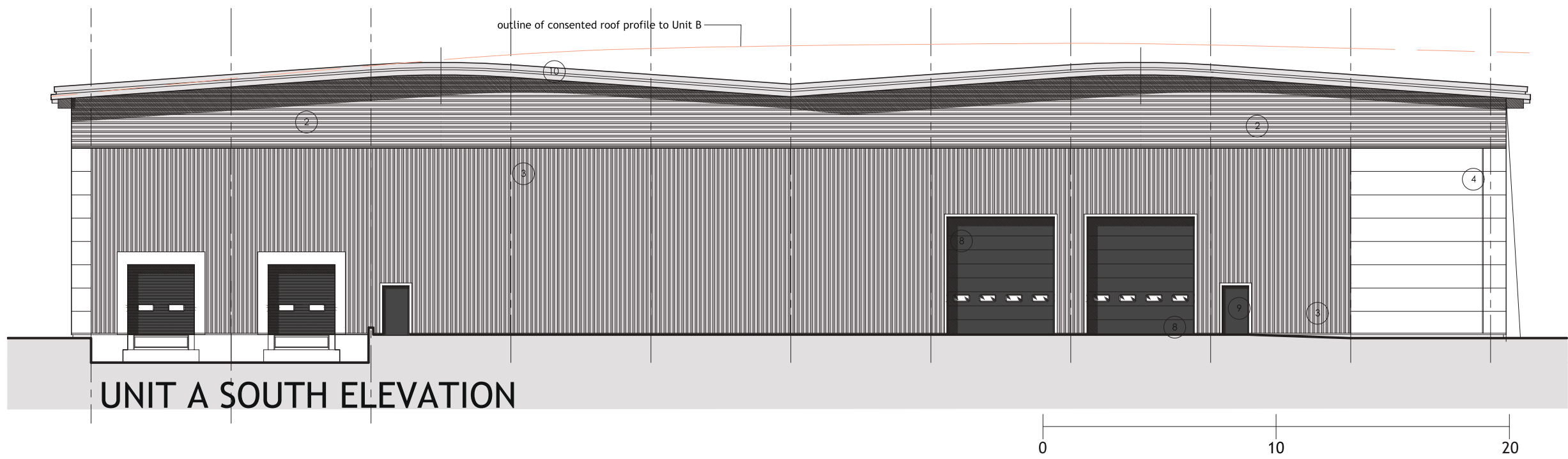
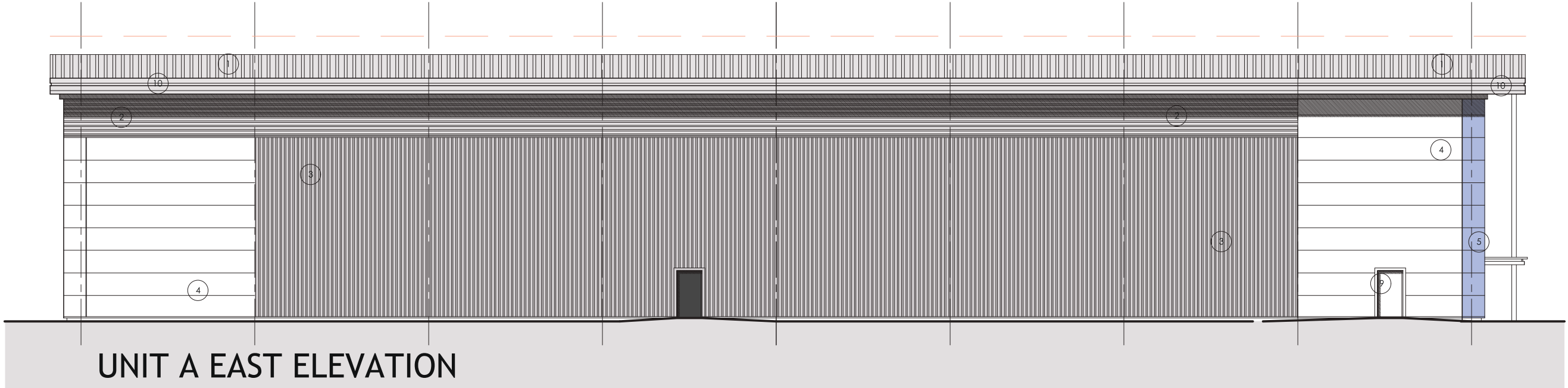
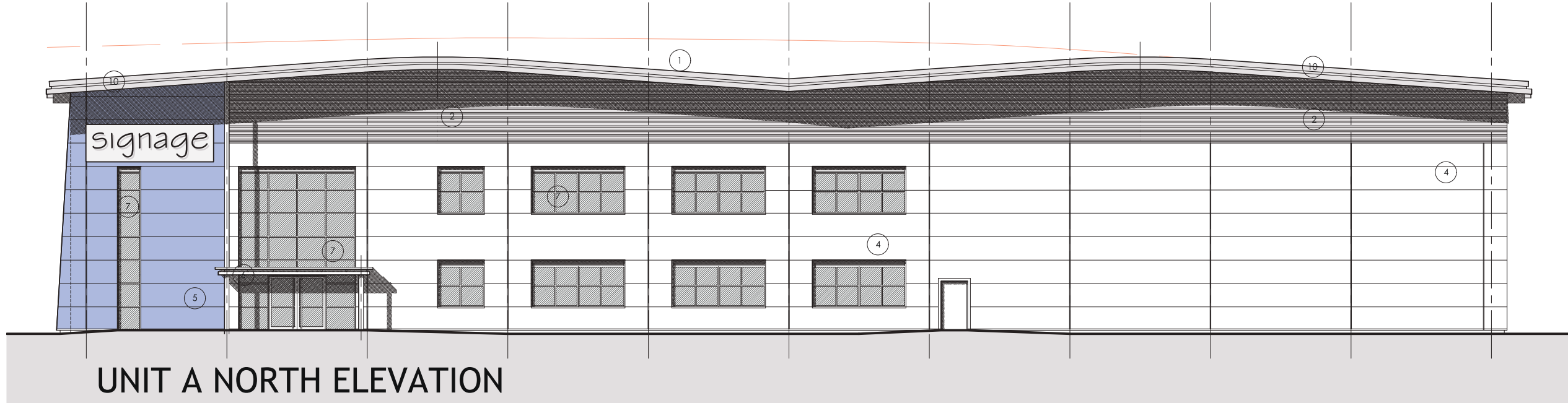
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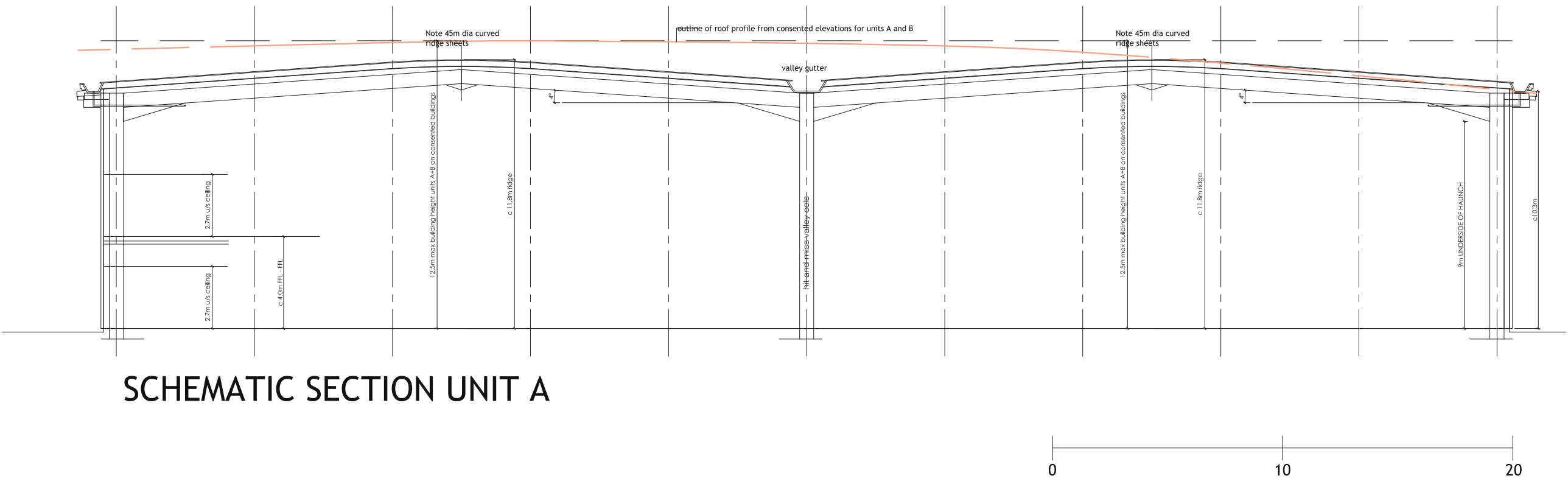
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- SCHEDULE OF MATERIALS  
(Building)
1. BUILT UP OR COMPOSITE ROOF CLADDING SYSTEM WITH CURVED ROOF FEATURE AND PV PANELS ABOVE OFFICE AREA  
- OUTER SHEET COATED IN HPS200 ULTRA FINISH  
- COLOUR - GOOSEWING GREY
  2. HORIZONTALLY LAID PROFILED CLADDING PANELS OR BUILT UP SYSTEM  
- OUTER SHEET COATED IN HPS200 ULTRA FINISH  
- COLOUR: PURE GREY
  3. VERTICALLY LAID PROFILED CLADDING PANELS OR BUILT UP SYSTEM  
- OUTER SHEET COATED IN HPS 200 ULTRA FINISH  
- COLOUR: ALASKA GREY
  4. HORIZONTALLY LAID MICROB. COMPOSITE CLADDING PANELS  
- OUTER SHEET COATED IN HPS 200 ULTRA FINISH  
- COLOUR: WHITE
  5. HORIZONTALLY LAID SMOOTH COMPOSITE CLADDING PANELS  
- OUTER SHEET COATED IN HPS ULTRA FINISH  
- COLOUR: OCEAN BLUE
  6. FEATURE STEEL WORK AND CANOPY  
- COLOUR: WHITE STEEL AND GOOSEWING GREY ROOF + WHITE SOFTY LINER
  7. ALUMINIUM SECTION CURTAIN WALL/WINDOW/DOOR SCREEN  
- GREY TINT GLAZED PANELS/OPAQUE BACKED SPANDREL PANELS  
- POWDER COATED FRAMING  
- COLOUR - ANTHRACITE RAL 7016
  8. STEEL FACED COMPOSITE SECTIONAL OVERHEAD DOOR SYSTEM  
- OUTER SURFACE COATED IN PROPRIETARY SURFACE FINISH  
- COLOUR - ANTHRACITE RAL 7016
  9. STEEL DOOR SET  
- SURFACE FINISH TO FULL SPECIFICATION PAINT FINISH  
- COLOUR - ANTHRACITE RAL OR WHITE DEPENDING ON LOCATION
  10. TWO PART EAVES FLASHING DETAIL. COLOUR PURE GREY  
- INC. SOFFITS



Revision	Description	Date	Drafted	Checked
C	WINDOWS CO-ORDINATED	10-05-24	DLD	LA
B	DOOR ADDED TO FRONT ELEVATION	01-05-24	DLD	LA
A	DOCKS ADDED TO UNIT A	25-04-24	DLD	LA

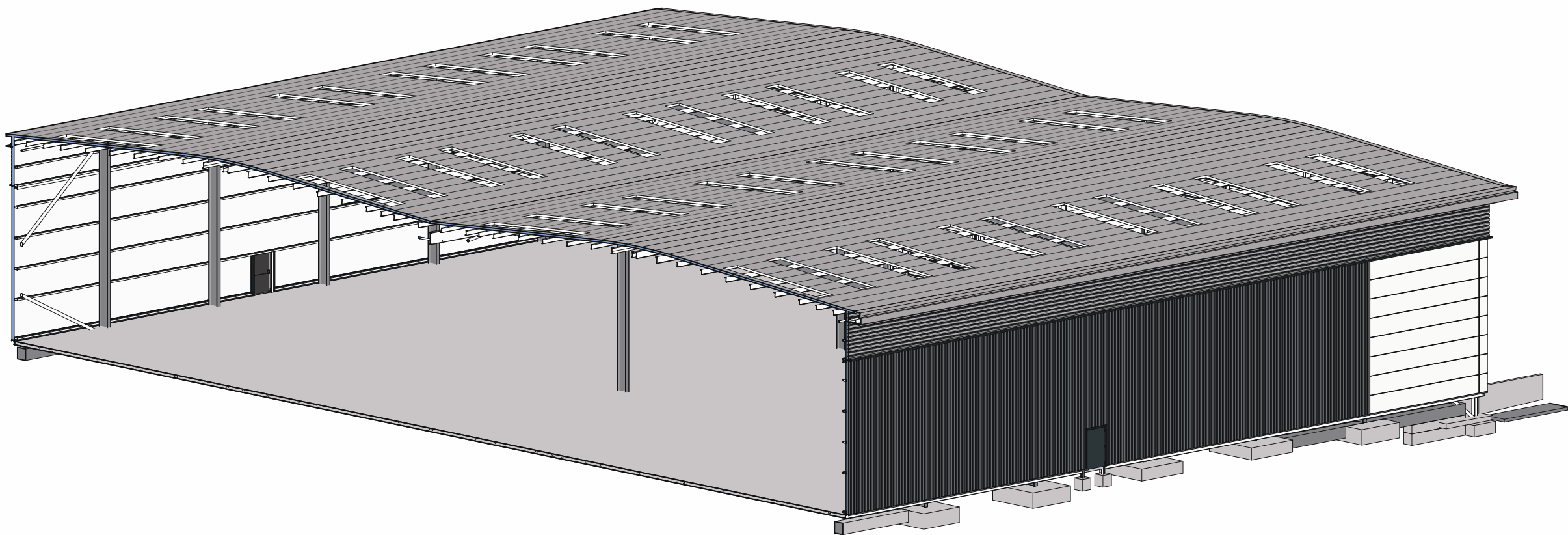
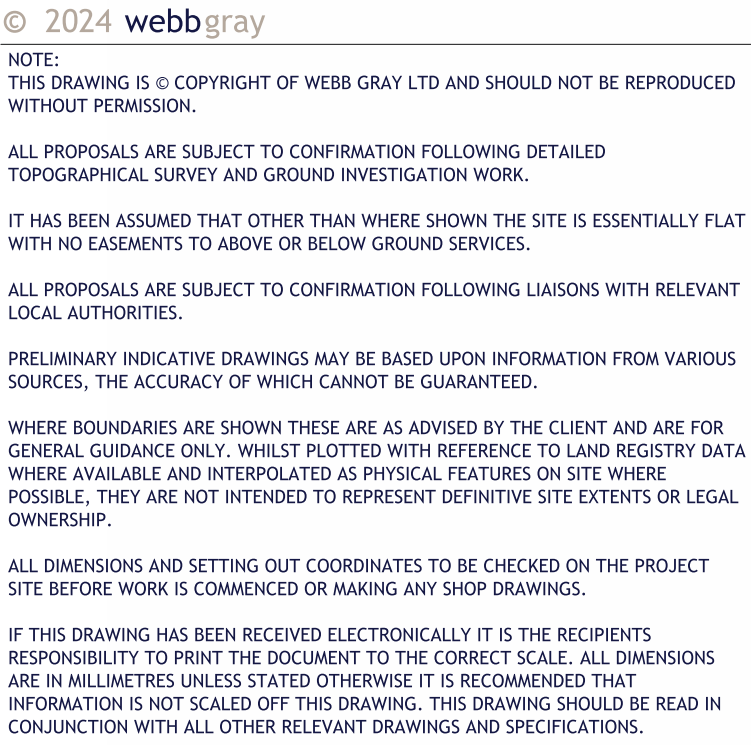
Project:

Westfield Road  
**PITSTONE**  
UNIT A  
ELEVATIONS WITH COLOUR

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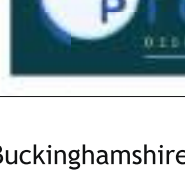
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1:200		March 24		DLD		LA		
Job No:	Origin:	Vol:	Level:	Type:	Role:	No:	Status:	Revision:
8860	WGA				A	P104	P	C





Revision:	Initial Issue		DLD		Sept 24
Description:					By: Date:
Client:					



Project:


**Pitstone, Buckinghamshire**

Drawing Title:

**General Sections**



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As Indicated	SEPT 24	JA	DD

Job No:	Origin:	Vol:	Level:	Type:	Role:	No:	Status:	Revision:
13251	WGA	UA	ZZ	DR	A	22-01	C	01





FIRST FLOOR PLAN

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B	DOCKS ADDED TO UNIT A	25-04-24	DLD	LA
A	AMENDED TO INCORPORATE COMMENTS FROM PROJECT TEAM	08-04-24	DLD	LA
Revision	Description	Date	Drafted	Checked

Client:



Project:

Westfield Road  
**PITSTONE**  
UNIT A  
FIRST FLOOR PLAN



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1:200	March 24	DLD	LA

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8860	WGA				A	P103	P	B

PLANNING





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B	DOCKS ADDED TO UNIT A	25-04-24	DLD	LA
A	AMENDED TO INCORPORATE	03-04-24	DLD	LA
Revision	Description	Date	Drafted	Checked
Client:				



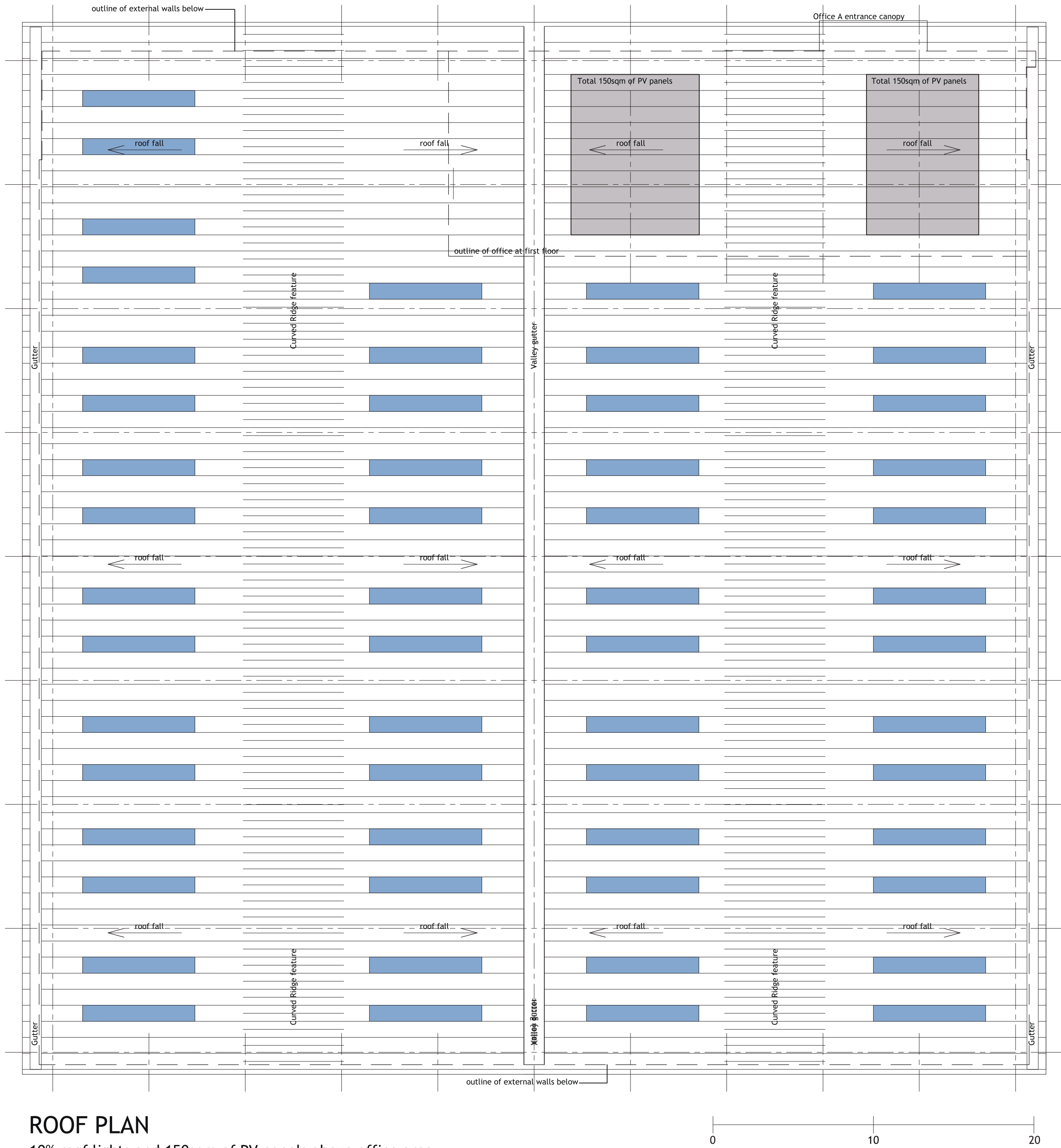
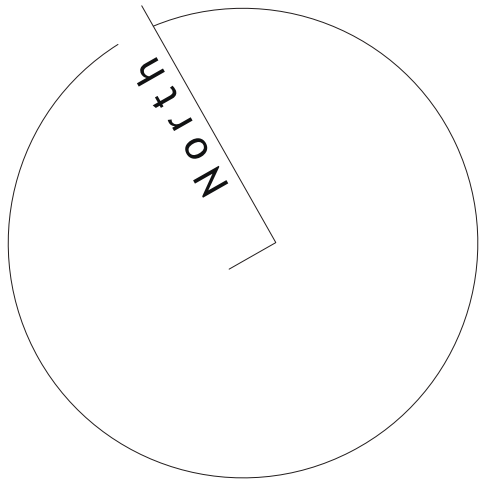
Project:

Westfield Road  
**PITSTONE**  
UNIT A  
GROUND FLOOR PLAN

<b>webbgray</b>									
Webb Gray Ltd Chartered Architects 75-77 Colmore Row Birmingham B3 2AP t: 0121 616 6030 e: architecture@webbgray.co.uk w: www.webbgray.co.uk									
Scale @ A1: 1:200									
Date: March 24									
Drafted: DLD									
Checked: LA									
Job No:	Origin:	Vol:	Level:	Type:	Role:	No:	Status:	Revision:	
8860	WGA				A	P100	P	B	

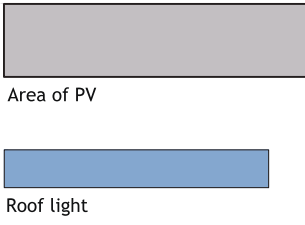
PLANNING





ROOF PLAN  
10% roof lights and 150sqm of PV panels above office area.

Built up or Composite roof cladding system with curved ridge feature and pv panels above office area outer sheet coated in hps200 ultra finish Colour - Goosewing Grey



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A	AMENDED TO INCORPORATE COMMENTS FROM PROJECT TEAM	03-04-24	DLD	LA
Revision	Description	Date	Drafted	Checked
Client:				



Project:

Westfield Road  
PITSTONE


Drawing Title:  
UNIT A  
ROOF PLAN



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Job No:	Origin:	Vol:	Level:	Type:	Role:	No:	Status:	Revision:
8860	WGA				A	P102	P	A

PLANNING



DESIGN: MATERIALS

Building materials have generally been reassessed and amended slightly to keep the design intent of the extant consent but with confirmed and current colour and profile references that we believe will have a much greater resistance to fade and deterioration than those previously approved.

1. Roof Cladding Panels

Colour: Goosewing Grey

Trapezoidal profile roof cladding panels using consistent panel sizes and aligned panel joints with curved ridge feature and pv panels above office area.

2. Profiled Cladding Panels

Colour: Pure Grey

Horizontally laid trapezoidal profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations. These panels are used at high level for a consistent and neutral appearance.

3. Profiled Cladding Panels

Colour: Alaska Grey

Vertically laid trapezoidal profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations. These panels are used along the majority of the building elevations for a consistent and neutral appearance.

4. Profiled Cladding Panels

Colour: White

Horizontally laid microrib profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations with preformed corners for refined detailing. These panels form the building bookends and office cladding.

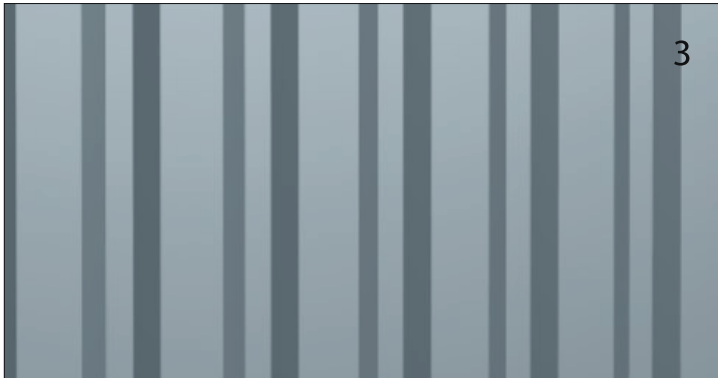
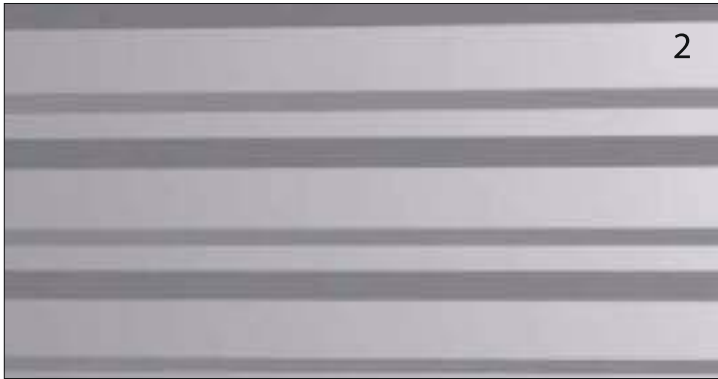


Fig. 18 Material Images





6



5

#### 5. Flat Cladding Panels

Colour: Ocean Blue

Horizontally laid flat cladding panels using consistent panel sizes and aligned panel joints to the leading corners of each unit. This provides the visual feature to each unit.

#### 6. Feature Steelwork

Colour: White

Feature entrance canopy supported by white steelwork and consisting of goosewing grey roof cladding with white soffit liner.



7

#### 7. Flat Cladding Panels

Colour: Grey Tint Glass & Dark Grey Frames

Polyester powder coated aluminium curtain wall and window systems with integrated doors, acting as an entrance feature to the office block and general office windows.

#### 8. Steel Doorsets

Colour: Anthracite or White

Polyester powder coated steel doorsets coloured depending on the location within the various cladding types / colours.



9



8

#### 9. Service Yard Docks & Integral Doors

Colour: Dark Grey Doors & Self Finish Concrete

A mixture of overhead door systems (All units) and dock door systems set within precast concrete dock walls (Units C & D) to serve the functional requirements of the buildings. The doors are coloured to contrast with the adjacent cladding for maximum legibility.

Fig. 19 Material Images



## CONCLUSION



This Design Document illustrates the amendments to the existing planning permission that have occurred through design development. This document demonstrates the extent of the changes and how the design has been developed to closely reflect the originally approved scheme while taking into account site considerations and regulatory requirements which have occurred since 2003 to formulate the optimal solution for the project.