

Job Code: CD3216                      Project: Heyford Park Village Centre

Date Issued: 30/6/2017              Revision: S2-P2

Item Ref.	Description of Design Amendments
<b>1.0</b>	<b>Village Centre Generally</b>
1.1	External levels and existing floor levels amended following the issue of topographical survey and measured building survey.
<b>2.0</b>	<b>Building 455</b>
2.1	Increased height of flat roof, plant deck and parapet over new build elements due to coordination of structural frame and M+E services (1100mm high parapet required from a CDM standpoint to avoid the need for a mansafe/ fall-arrest system)
2.2	Introduction of incoming Gas/ Electrical Meter Rooms at ground floor to Camp Road frontage, which requires external access.
2.3	Omission of glazed roofs over first floor circulation areas due to overheating risk and to allow services to run in ceiling void. Individual rooflights to provide natural daylighting.
2.4	Floor in Estate's Office raised to allow for level threshold from Camp Road frontage (final FFL to be coordinated with external landscape design)
2.5	Reconfiguration of first floor hotel rooms 12-16 to accommodate relocation of Salon adjacent to front-of-house stair and passenger lift (retains security to hotel rooms via restricted public access); External windows repositioned accordingly
2.6	Permanent roof access stair to be substituted for an access hatch (subject to agreement with Building Control and clarification of M+E roof plant maintenance requirements)
2.7	Final Exit door added to ground floor 'front of house' stair to provide safe escape for users on the first floor in the event of a fire.
2.8	External door from screening room removed as is not necessary for fire escape purposes.
2.9	Bathrooms to hotel rooms reconfigured to allow for drainage. External windows adjusted accordingly
2.10	Glazed elements broken down into glazing modules and glazed spandrel panels added.
2.11	Glazed link to Building 455 fully glazed – removal of existing brickwork nib following advice from structural engineer. Removal of existing hipped roof and replaced with flat roof following advice from structural engineer.
2.12	First Floor level increased to align with existing structure following site surveys.
2.13	Dark grey brick plinth added, following design development

2.14	Final exit ramp added to rear fire exit to provide level/ramped access following updated measured survey information.
2.15	Rotating entrance door replaced with automatic sliding doors following design development.
<b>3.0</b>	<b>Building 457</b>
3.1	Increased height of first floor FFL, flat roof, plant deck and parapet over new build elements due to coordination of structural frame and M+E services (1100mm high parapet required from a CDM standpoint to avoid the need for a mansafe/ fall-arrest system to plant deck.
3.2	Refuse Store and Plant Room rearranged at ground floor to enable easier distribution of M+E services throughout the building and to reduce duct lengths/ sizes. Additional door added to accommodate M&E requirements
3.3	Omission of glazed roof over ground floor circulation areas (replaced with insulated flat roof with single-ply membrane) and increased height of parapet for continuous 1100mm parapet around roof plant area.
3.4	Adjustments to ground and first floor WC arrangements to enable efficient coordination of SVP's/ drainage connections and has led to subsequent relocation of external windows.
3.5	Demolition of existing 'spine wall' to back of house area due to potential instability during construction works.
3.6	Fire exit door added to Stair 1 to provide those evacuating from the first floor immediate exit to outside once down the stairs.
3.7	Removal of single leaf door on first floor to terrace
3.8	Removal of double doors to existing western gable elevation following reconfiguration of restaurant and kitchen layout.
3.9	Removal of double doors to existing south elevation following reconfiguration of internal restaurant and kitchen layout.
3.10	First Floor level increased following updated measured survey information.
3.11	Increased height of first floor FFL, flat roof, plant deck and parapet over new build elements due to coordination of structural frame and M+E services . Masonry elements increased to allow for this space and align with metal cladding elements (removal of 1100mm parapet as no roof plat to this area.)
3.12	Dark grey brick plinth added, following design development
3.13	Window replaced with door to provide external delivery access to Bar Store
<b>4.0</b>	<b>Covered Link</b>
4.1	Height of Terrace raised to increase soffit height and provide level threshold between Drinks Terrace and Building 457
4.2	Expanse of rooflights reduced to avoid clashes with structural cross-bracing (number of rooflights to be reviewed subject to overheating/ natural ventilation analysis)

4.3	Introduction of opening rooflights (Inc. associated power supplies, actuators, wind/ rain sensors) and opening doors to low level to provide ventilation
4.4	Internal floor levels raised to absorb level change between Building 455 and 457. 1:21 sloped areas and podium created to form large flat area.
4.5	External doors reduced from 6 to 4 no. due to reconfiguration of internal use of the space.
4.6	Glazed elements broken down into glazing modules.
4.7	Canopy Link relocated eastwards by 650mm and Terrace extended following updated survey information.
4.8	External Doors changed to automatic sliding doors
4.9	Columns galvanised and painted rather than clad in timber