

Felixstowe Dock & Railway Company

Contractor's Proposal

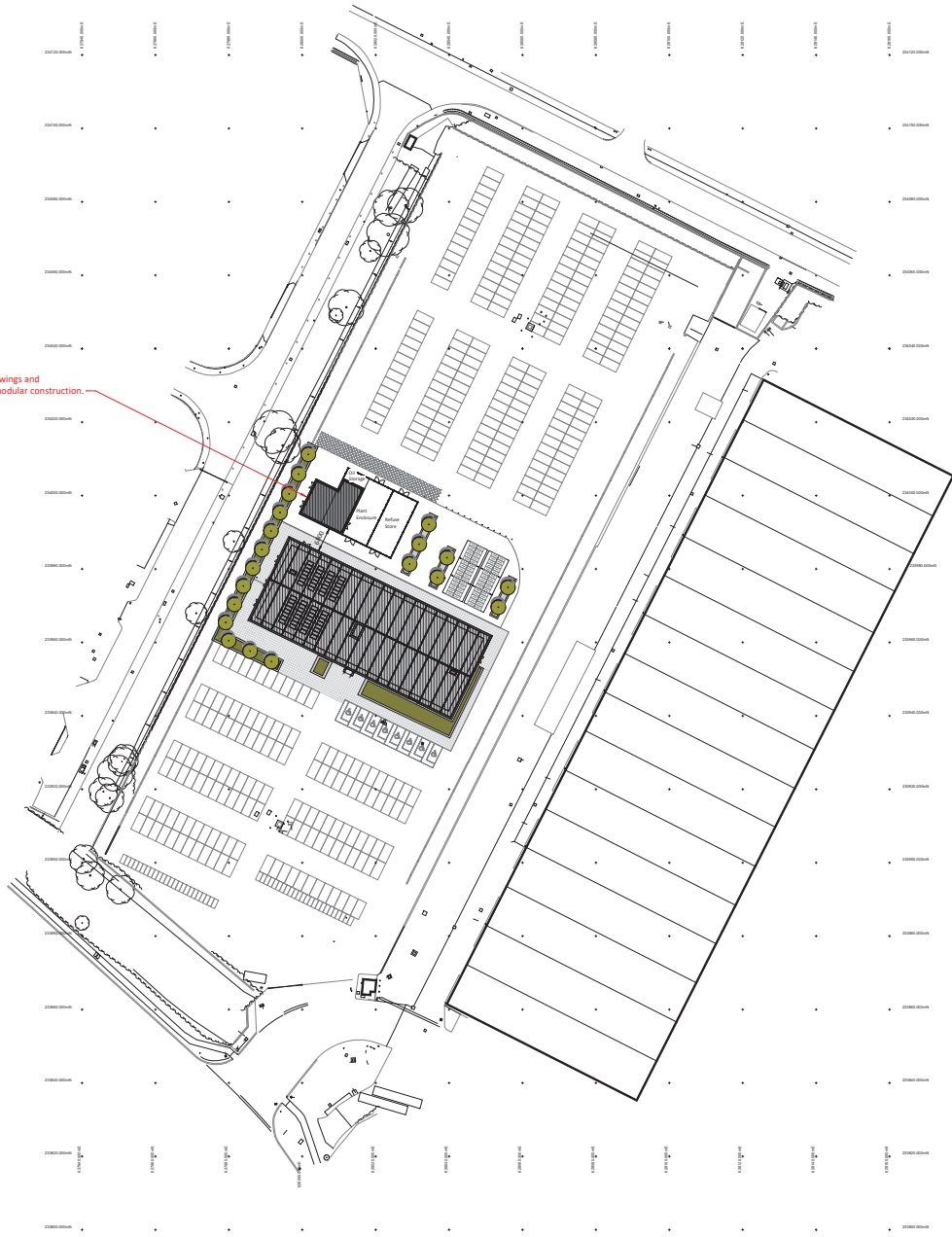


Project name: Office Accommodation - New Hutchison Utility Building

Customer ref: 00357

Date: 20-April-26

Wernick Buildings contact: Padraig Foley



Energy Centre:
Designed to client drawings and
specifications - **NOT** modular construction.

1 Proposed Site Plan

REV	DESCRIPTION	BY	DATE

SUITABILITY:

GREEN IN PROCESS
 10 - Initial Design (IOP)
PAVING
 10 - Approved & Sited
AS AT (AT and STAGE) etc P

SHADE
(NON-CONTRACTUAL)
 10 - For construction
 10 - For information
 10 - For design and construct
 10 - For design approval

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 • Report any discrepancies and omissions to: WB Technical Services.
 • This drawing is based on photographs and/or information made
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NOTES:

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 SPECIFICALLY FOR CONSTRUCTION PURPOSES APPROVED
 BY THE CLIENT.

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 prepared off preliminary drawings on the basis of a site
 visit. The client is advised that the drawings are not
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 consent of Wernick Buildings. The drawings are
 development and construction information, or the result
 of a site visit. The drawings are not to be used for
 development purposes or for any other purpose without
 the prior consent of Wernick Buildings.

Wernick
BUILDINGS

198 1240

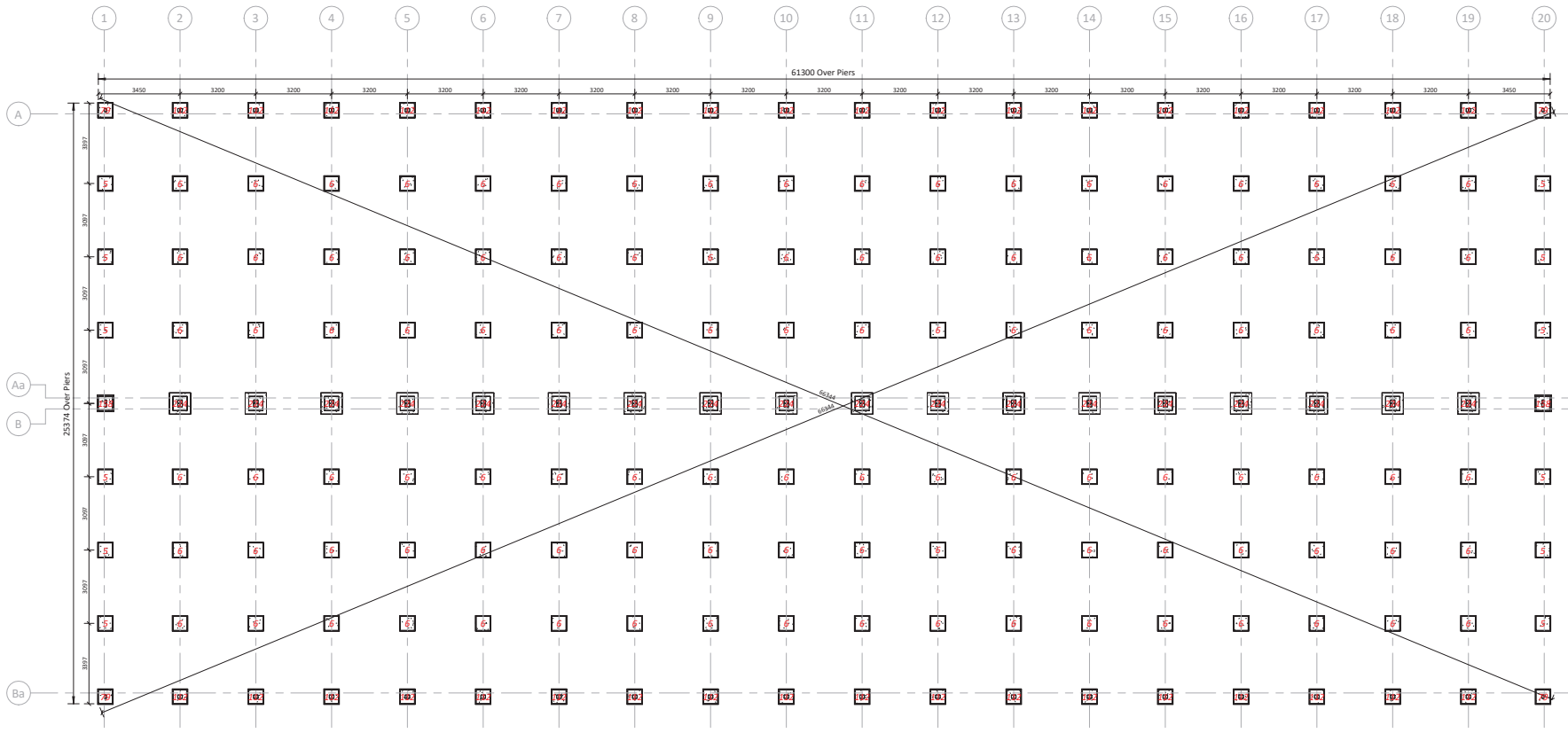
PROJECT: The Felixstowe Dock and Railway Company

CLIENT: Hacton Unity Building

DATE/TITLE: Proposed Site Plan

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
17-Aug-2024	09557	DR	17-Aug-2024	09557	DR

09357 - WB - 01 - 00 - DR - Y - 0001



PM Flex Clear Span system
Pad and Strip Foundation Notes: Three storey 3kN/m² + 3kN/m² + 3kN/m².

The following notes are intended for guidance only. Detailed design of the foundations should be undertaken by a suitably qualified person, based on specific site and local ground conditions.

These guidance notes assume that the ground at the site will provide an adequate bearing capacity for all the loads envisaged, and that settlements will be within tolerable limits.

All works should be carried out to relevant Building Regulations and Codes of Practice.

All vegetation, topsoil and organic material should be stripped and removed. The area beneath the building is to be surfaced with approved 150mm of granular material, suitably graded, compacted and levelled over 'Terram' or similar geotextile layer.

Foundations will be founded at a minimum depth capable of providing an adequate bearing capacity and to provide suitable penetration below the zone of shrinkage and swelling within cohesive soils due to seasonal weather changes, trees and other vegetation (750mm minimum for cohesive soil with low volume change potential) and to penetrate the zone affected by ground frost (450mm minimum)

All excavations should be adequately battered or shored to ensure they remain safe throughout the duration of the works.

All foundation excavations should be inspected and approved by an appropriate person prior to the placing of concrete. The base of the excavation should be blinded where appropriate.

All soft spots at the base of foundation excavations shall be removed and replaced by a suitable compacted granular fill or lean concrete.

Foundations are to be set out to the following tolerances and any variance reported to Wernick Buildings Contracts Manager :-
 Horizontal +/- 3mm. Vertical +/- 3mm.

Foundation piers/pad supports are to be coated on top surface with Bitumen paint to act as a damp proof course.

Groundworks contractor is advised to visit site to ascertain full extent of works. Any discrepancies to be reported to Technical Services Department prior to submitting tender. Any claims arising from a difference to this drawing and actual site conditions will not be accepted and therefore any differences between tender price and this drawing must be detailed at time of submission of tender.

Blockwork used to be of density no less than 2000kg/m³ cubed with a min. compressive strength of 7kN/mm² sq, alternatively brickwork to BS 6649.

Mortar grade vol. 1:3 or 4 cement/sand.

NOTE: Foundations pad sizes and loads to be developed by civil engineering at later stage.

1 Foundations
1:100



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WB 5270

NO.	DATE	BY	CHKD.	REVISION DESCRIPTION

SUITABILITY:

WORK IN PROGRESS:
 S0 - Initial Stage or WP
 PUBLISHED
 (CONTRACTUAL):
 Approved & Accepted
 A0 to A7 and STAGES 0 to 7

SHARED (NON-CONTRACTUAL):
 S1 - For coordination
 S2 - For information
 S3 - For review and comment
 S4 - For stage approval

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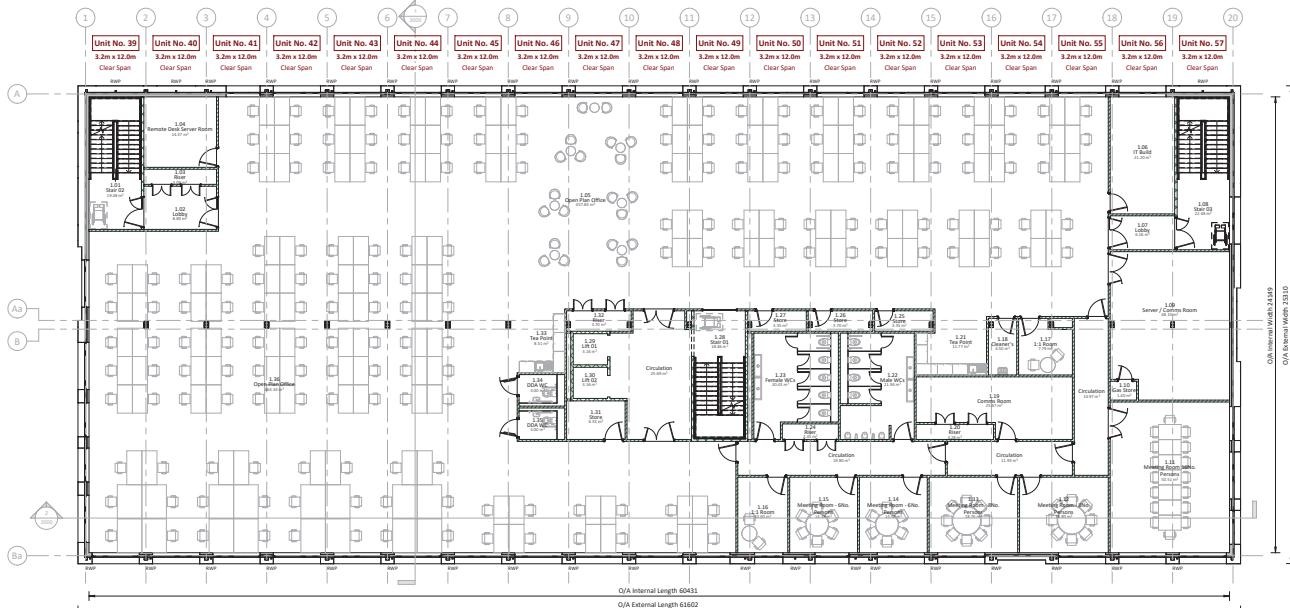
Wernick BUILDINGS
 Wernick Industrial Estate, Port Talbot, SA13 2JF
 Tel: 01552 747140 Wernick@wernick.co.uk

CLIENT: The Felkstone Dock and Railway Company
 PROJECT: Hutchison Unity Building
 Dyke Road, Felkstone Port, IP11 3SA

DRAWING TITLE: Proposed Foundations

DRAWN:	CHECKED:	APPROVED:	SCALE:
EM	SL	BA	As Indicated @ A1
DATE:	CONTRACT NO:	SUITABILITY:	REVISION:
07-Apr-2026	00357	S3	P01

00357 - WB - 01 - B1 - DR - Y - 0200



INTERNAL FINISHES:

Suspended Ceiling:

- Exposed internal soffit to open plan areas;
- 25.7mm from floor level;
- 25mm Suspended Ceiling Hangers;
- 25mm Ceiling Tiles 600 x 600mm grid;
- Colour: White 0055.

Walls:

- Tapered edge;
- Small partition types (refer to partition type details);
- 15mm Ply gress inside the 'C' stud (if applicable)
- Colour: White 0055.

Floor:

- For finishes locations refer to drawings Nos. 1200, 1201, 1202 Floor Finishes;
- Carpet Tiles;
- Non-slip vinyl;
- Acid-Resist Vinyl;
- Large Format Tiles;
- Barrier matting to all entrances;
- Colour: Grey.

Internal Skirting:

- MDF painted skirting to all carpet areas;
- MDF painted skirting to all tiled areas;
- Corved skirting all vinyl flooring areas;
- MDF painted skirting to barrier matting areas;
- Colour: Merin grey 18825.

INTERNAL FITOUT:

Internal Door Sets:

- Flush reinforced faced;
- Inhomogony S55 Round bar lever handles;
- Where specified door vision panels are 200 x 1450 glazed Pyrodur clear non-wired safety glass, offset to the handle side;
- C/W finger guards, Black RAL 9005;
- Door colour: Lancaster Oak;
- Inhomogony colour: Chrome.

Internal Sliding Door:

- PPC aluminium frame;
- Auto-sliding opening;
- Colour: Anthracite Grey - RAL 7016.

Internal Screens:

- Frame: Aluminium frame;
- Glazing: 4 mm clear toughened glazed window;
- Colour: Anthracite Grey - RAL 7016.

Internal joinery & Architraves:

- Colour: Merin grey 18825.

Kitchen Units:

- Material: Melamine;
- Colour: Greenwith Oak.

Work Tops:

- Material: Laminating;
- Colour: Black 0055.

Cubicles / IPS System:

- Material: HPL with UPVC edging to all WCL;
- SQI with UPVC edging to all inners;
- Colour: Light grey with dark grey edging.

EXTERNAL FEATURES:

Parquet Capping:

- PPC aluminium;
- Colour: Anthracite Grey - RAL 7016.

Coated Rain Water Goods:

- Gutters: UPVC 150mm OSMA squareline;
- Downpipes: UPVC 100mm square section;
- Colour: Black RAL 9005.

Coated External Columns:

- 100x100x6mm SHS Steel;
- Colour to match the external wall panel colour.

External Doors:

- PPC aluminium frame triple glazed door;
- PPC aluminium frame louvre panel;
- Colour: Window Grey - RAL 7040.

External Sliding Door:

- PPC aluminium frame triple glazed panels;
- Auto-sliding opening;
- Colour: Window Grey - RAL 7040.

Windows:

- PPC aluminium frame double glazed windows;
- Colour: Window Grey - RAL 7040.

Main Entrance - Canopy

- 22mm toughened safety glass;
- Secured to building with tie rods marine grade stainless steel;
- Colour: Graphite Black - RAL 9011.

External Skirt:

- 8mm Recycled plastic Solway-board;
- Colour: Black RAL 9005.

EXTERNAL CLADDING

Railscreens:

- Secret fix;
- Slats / Section;
- To be developed at a later design stage
- Colour: Signal White - RAL 9003;
- Graphite Black - RAL 9011.

MODULE BUILD-UP:

- Decking - Profiled steel composite insulated sheeting;
- Stagger IP concealed roof sheet;
- Infill with Spacesaver insulation;
- Soffit: Fixed Insulation plasterboard;
- Design load: 0.60 kN/m²;
- Slope: 0.60° deg. mono pitch, back-to-back;
- Colour: Abstract Grey - 18817.

External Wall Panels:

- Outer facing - Flat plastisol coated steel sheet on 6mm lightness Board;
- Core - Rockwool RW45 insulation infill between studs;
- Colour: Black 0055.

Dry Linings:

- 25mm Rockwool bat insulation;
- 20 °C stud at 600mm centres;
- Rockwool RW45 insulation infill in between studs;
- One layer 15mm T&P Strata Fire board facing.

Floor Detail:

- 20mm Cement board on timber joists on light gauge steel frame, with 50mm void for electrical connections;
- Insulation - 50mm x 150mm Rockwool flex supported on 12mm Cement on galvanneal hangers;
- Floor Beam - 340mm PM Flex galvanneal steel profile floor beam.

WB-Slinit-Partition-TYPE1-CS708-15F-23G



Overall Thickness: 100mm
Strength Duty Rating: Heavy
Acoustic Performance: 45dB

WB-Slinit-Partition-TYPE2-CS708-215F-25G



Overall Thickness: 130mm
Strength Duty Rating: Severe
Acoustic Performance: 55dB

Unit No.	QA Height (mm)	Width (mm)	Length (mm)	Weight (kg)
39	2027	3253	12402	
40-46	2027	3253	12402	
47-54	2027	3253	12402	
55-56	2027	2290	12402	
57	2027	3253	12402	

Clear Span - PM FLEX SYSTEM:

- Module: QA: 1510mm, 3.2m x 12.0m
- Ground Floor - 38No. 3.2m x 12.0m;
- Floor 01 - 38No. 3.2m x 12.0m
- Floor 02 - 38No. 3.2m x 12.0m

- Transport Height: 3790mm;
- Internal Soffit Height: 2920mm;
- Suspended Ceiling Height: 2517mm;
- Floor Depth: 400mm;
- Level access building.



SUITABILITY:

When to use: For internal office partitions in open-plan offices. Not for use in high-traffic areas or where high acoustic performance is required. Not for use in areas where fire resistance is required.

NOTES:

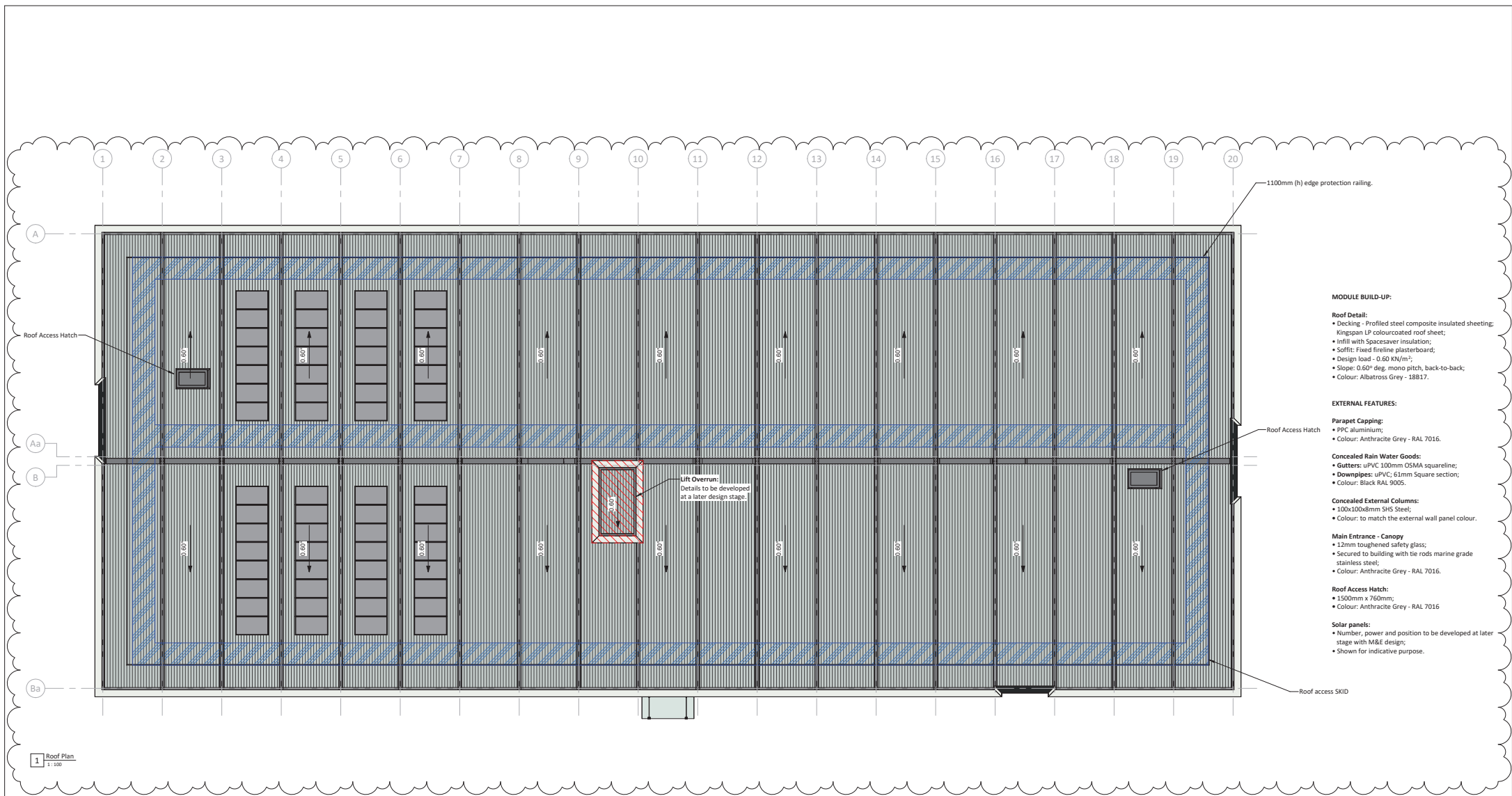
Loose furniture indicative only.

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Wernick BUILDINGS

100357 - WB - 01 - GF - DR - Y - 1003



- MODULE BUILD-UP:**
- Roof Detail:**
- Decking - Profiled steel composite insulated sheeting;
 - Kingspan LP colourcoated roof sheet;
 - Infill with Spacesaver insulation;
 - Soffits: Fixed fireline plasterboard;
 - Design load - 0.60 kN/m²;
 - Slope: 0.60° deg. mono pitch, back-to-back;
 - Colour: Albatross Grey - 18817.
- EXTERNAL FEATURES:**
- Parapet Capping:**
- PPC aluminium;
 - Colour: Anthracite Grey - RAL 7016.
- Concealed Rain Water Goods:**
- Gutters: uPVC 100mm OSMA squareline;
 - Downpipes: uPVC, 63mm Square section;
 - Colour: Black RAL 9005.
- Concealed External Columns:**
- 100x100x8mm SHS Steel;
 - Colour: to match the external wall panel colour.
- Main Entrance - Canopy**
- 12mm toughened safety glass;
 - Secured to building with the rods marine grade stainless steel;
 - Colour: Anthracite Grey - RAL 7016.
- Roof Access Hatch:**
- 1500mm x 760mm;
 - Colour: Anthracite Grey - RAL 7016
- Solar panels:**
- Number, power and position to be developed at later stage with M&E design;
 - Shown for indicative purpose.

1 Roof Plan
1 : 100



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WB 527D

PO2	PO1	PO0	Number	Revision Description	Date	Issued	Checked
			01	Added 50mm clearance within floor structure, parapet height reduced, added edge protection railing, altered Roof Access Rooms arrangement and IPS material changed to HPL (for WC3) and SGL (for showers).	15-Apr-2026	EM	KA
			02	Final issue.	07-Apr-2026	EM	KA

SUITABILITY:

WORK IN PROGRESS:
S0 - Initial Stage or WIP
PUBLISHED:
(CONTRACTUAL):
Approved & Accepted
A0 to A7 and STAGES 0 to 7

SHARED (NON-CONTRACTUAL):
S1 - For coordination
S2 - For information
S3 - For review and comment
S4 - For stage approval

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Wernick BUILDINGS
Wernick Industrial Estate, Port Talbot, SA11 2 PE
Tel: 01554 747 140 Wernick@wernick.co.uk

CLIENT: The Hutchinsone Dock and Railway Company

PROJECT: Hutchison Unity Building
Dyke Road, Felkstone Port, IP11 3SA

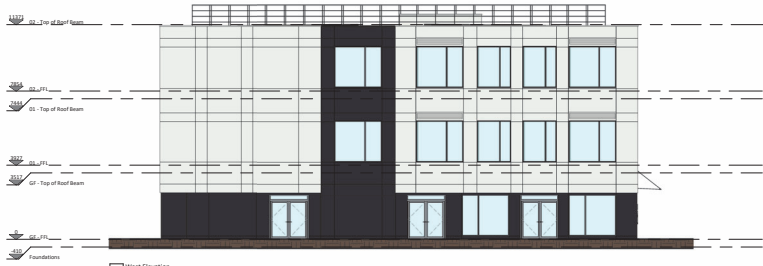
DRAWING TITLE: Proposed Roof Plan

DRAWN:	CHECKED:	APPROVED:	SCALE:
EM	SL	KA	As indicated @ A1
PO2	S3	PO2	

00357 - WB - 01 - 00 - DR - Y - 1500



1 North Elevation
1:100



2 West Elevation
1:100



3 East Elevation
1:100



4 South Elevation
1:100

- EXTERNAL FEATURES:**
- Parquet Cladding:**
 - PPC aluminium;
 - Colour: Anthracite Grey - RAL 7016.
 - Concealed Rain Water Goods:**
 - Gutters: uPVC, 100mm OSMA squareline;
 - Downpipes: uPVC, 65mm Square section;
 - Colour: Black RAL 9005.
 - Concealed External Columns:**
 - 100x100mm S15 Steel;
 - Colour: to match the external wall panel colour.
 - External Doors:**
 - PPC aluminium frame triple glazed door;
 - PPC aluminium frame louvet panel;
 - Colour: Window Grey - RAL 7040.
 - External Sliding Door:**
 - PPC aluminium frame triple glazed panels;
 - Auto-sliding opening;
 - Colour: Window Grey - RAL 7040.
 - Windows:**
 - PPC aluminium frame double glazed windows;
 - Colour: Window Grey - RAL 7040.
 - Main Entrance - Canopy:**
 - 12mm toughened safety glass;
 - Secured to building with 6 rods marine grade stainless steel;
 - Colour: Graphite Black - RAL 9011.
 - External Slit:**
 - 8mm Recycled plastic Solway-board;
 - Colour: Black RAL 9005.
- EXTERNAL CLADDING**
- Rainscreen:**
- Secret Fix;
 - Slat's Section;
 - To be developed at a later design stage
 - Colour: Signal White - RAL 9003, Graphite Black - RAL 9011.

Rev	Revised Drawing	Author	Checked	Date
01	Revised Drawing	Author	Checked	Date
02	Revised Drawing	Author	Checked	Date
03	Revised Drawing	Author	Checked	Date

SUITABILITY:

Scale to Proceed:
 1/100 (Project) or 1/50 (Contractual)
 1/200 (Information)
 1/50 (Approval & Contract)

Scale to Proceed:
 1/100 (Project) or 1/50 (Contractual)
 1/200 (Information)
 1/50 (Approval & Contract)

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DATE: 01/04/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 00397 - WB - 01 - 22 - DR - Y - 2000

Wernick BUILDINGS

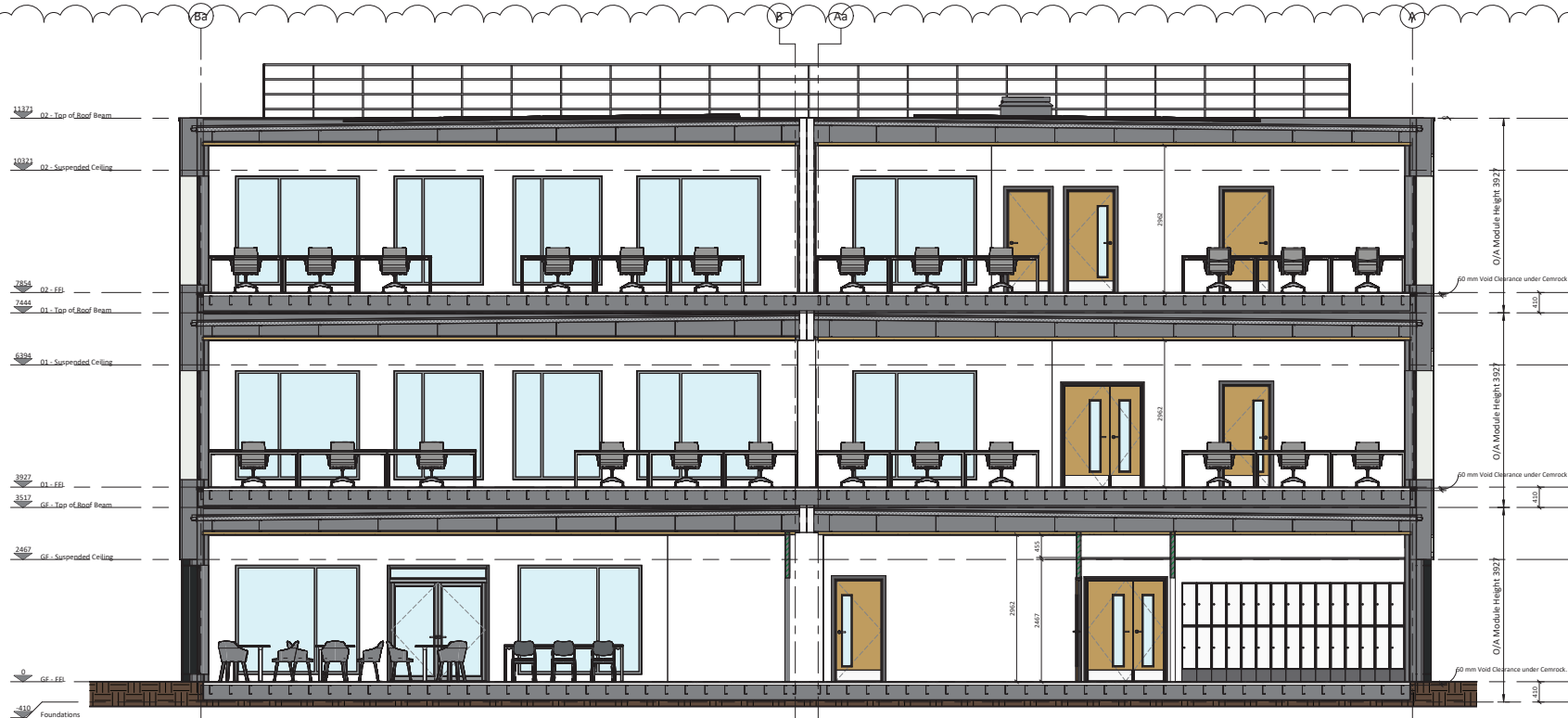
PROJECT: The Felixstowe Dock and Railway Company

LOCATION: Felixstowe Dock and Railway Company, Felixstowe, Suffolk, UK

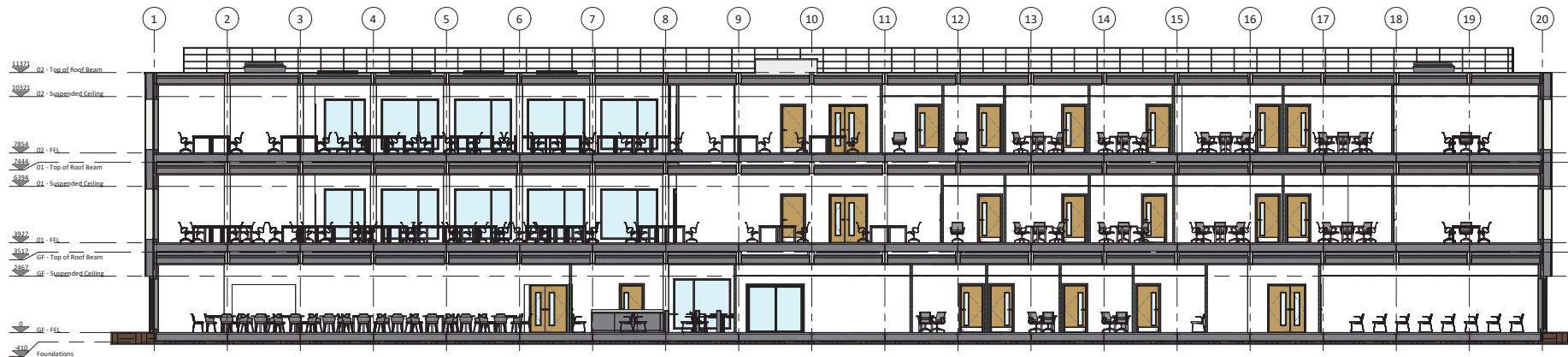
DATE: 01/04/2008

SCALE: 1:100

PROJECT: 00397 - WB - 01 - 22 - DR - Y - 2000



1 Cross-Section 1
1:50



2 Cross-Section 2
1:100

NO.	REV.	Description	Date	Issued	Checked
001	01	Added 50mm clearance within floor structure, parapet height reduced, added edge protection railing, altered Roof Access Rooms arrangement and IPS material changed to HPL (for WCS) and SGL (for showers)	15-Apr-2026	EH	KA
002	02	Final issue	07-Apr-2026	EH	KA

SUITABILITY:

WORK IN PROGRESS:
S0 - Initial Stage or WIP
S1 - For coordination
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S3 - For review and comment
S4 - For stage approval

SHARED (NON-CONTRACTUAL):
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S6 - For information
S7 - For review and comment
S8 - For stage approval

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Wernick Industrial Estate, Port Talbot, SA13 2PE
Tel: 01554 747 140. Wernick-wernick.co.uk

CLIENT: The Hutchins Dock and Railway Company
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Dyke Road, Felctowne Port, IP11 3SA

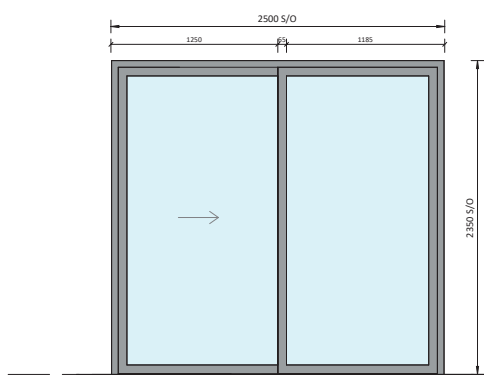
DRAWING TITLE: Proposed Cross-Sections

DRAWN: EH	CHECKED: SL	APPROVED: KA	SCALE: As indicated @ A1
PRINT DATE: 07-Apr-2026	CONTRACT NO: 00357	SUITABILITY: S3	REVISION: P02

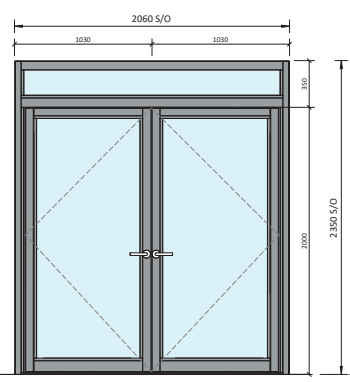
00357 - WB - 01 - ZZ - DR - Y - 3000

- External Aluminum Doors:**
- Smartwall thermally broken door suite;
 - Powder coated to a standard RAL colour matt finish;
 - Pivot hinge with anti finger trap hinged stiles;
 - Drained mobility threshold hold open closer;
 - outer frame box section 100 x 53mm;
 - Door to be complete with odd leg frame;
 - All dimensions are tight opening sizes;
 - Manufacturer to allow fitting tolerances;
 - Doors to be fitted with finger guards.

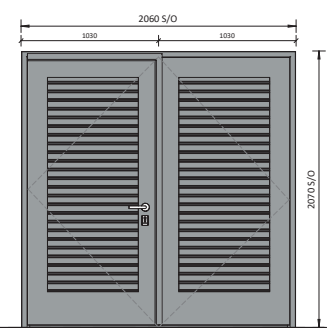
- External Aluminum Windows:**
- Smart system Alltherm 400 windows;
 - Powder coated standard RAL colour Matt finish;
 - Thermally broken;
 - Stainless steel hinges;
 - Locking handles;
 - Trickle vents to opening lights;
 - Window to be fitted with 100mm restrictors;
 - Window to have odd leg frame.



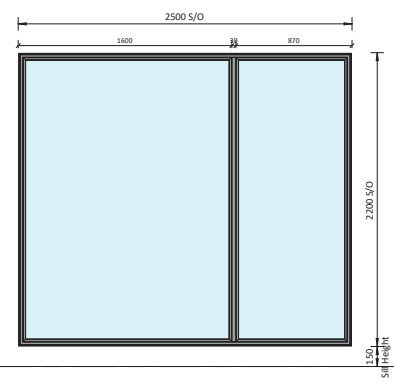
1 ED01
1:20



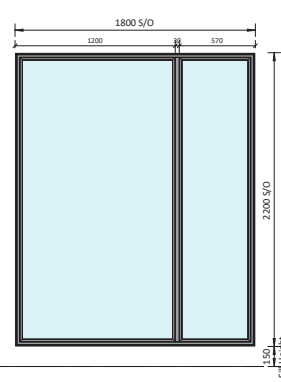
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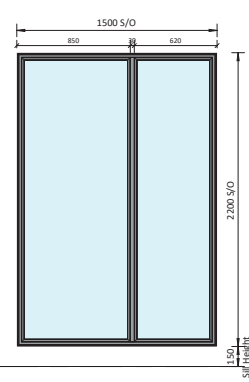
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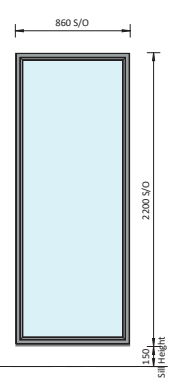
4 WA1
1:20



5 WA2
1:20



6 WA3
1:20



7 WA4
1:20

NO	DATE	BY	CHKD	REVISION DESCRIPTION
	07-Apr-2026			

SUITABILITY:

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S0 - Initial Stage or WIP
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NOTES:

LRV 30 points (visual contrast) compliant with Building Regulations Part M.

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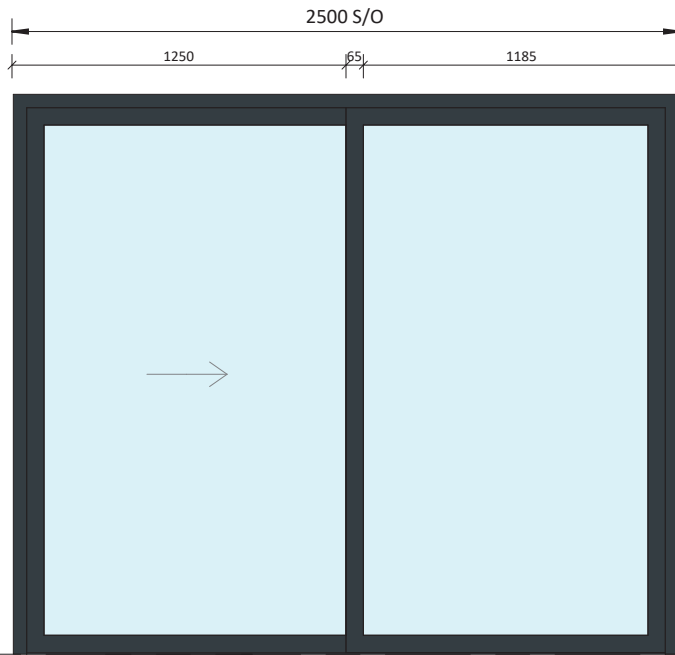
Wernick BUILDINGS
Wernick Industrial Estate, Port Talbot, SA11 2 PE
Tel: 01552 847140 Wernick@wernick.co.uk

CLIENT: The Hutchinsone Dock and Railway Company
PROJECT: Hutchison Unity Building
Dyke Road, Felctowne Port, IP11 3SA

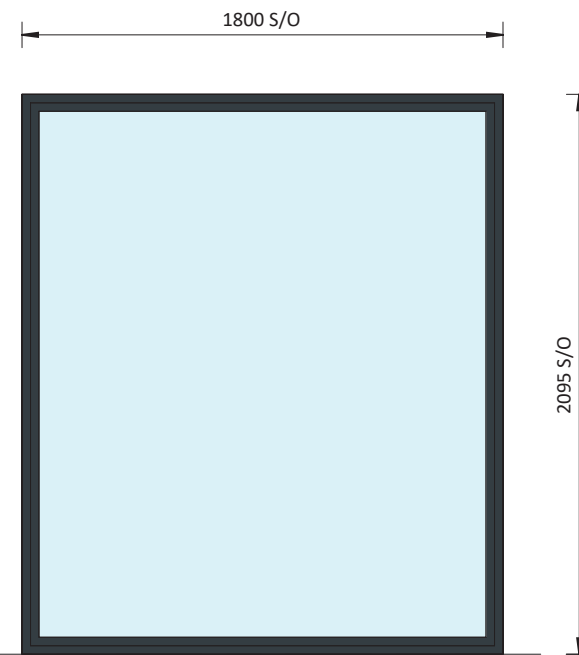
DRAWING TITLE: Proposed External Doors & Windows

DRAWN: EM	CHECKED: SL	APPROVED: KA	SCALE: 1:20@ A1
PRINT DATE: 07-Apr-2026	CONTRACT NO: 00357	SUITABILITY: S3	REVISION: P01

00357 - WB - 01 - ZZ - DR - Y - 4000



1 Aluminium Sliding Door
1 : 20



2 Aluminium Screen
1 : 20

Wernick
BUILDINGS

Kenfig Industrial Estate,
Port Talbot, SA13 2 PE

Tel: 01656 747 340
Website: wernick.co.uk

Part of the Wernick Group
of Companies.
WB 529D

PO1	First Issue	09-Apr-2026	EH	SL
Number	Revision Description	Date	Issued	Checked

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NOTES:

SUITABILITY:

WORK IN PROGRESS:
S0 - Initial Stage or WIP
PUBLISHED

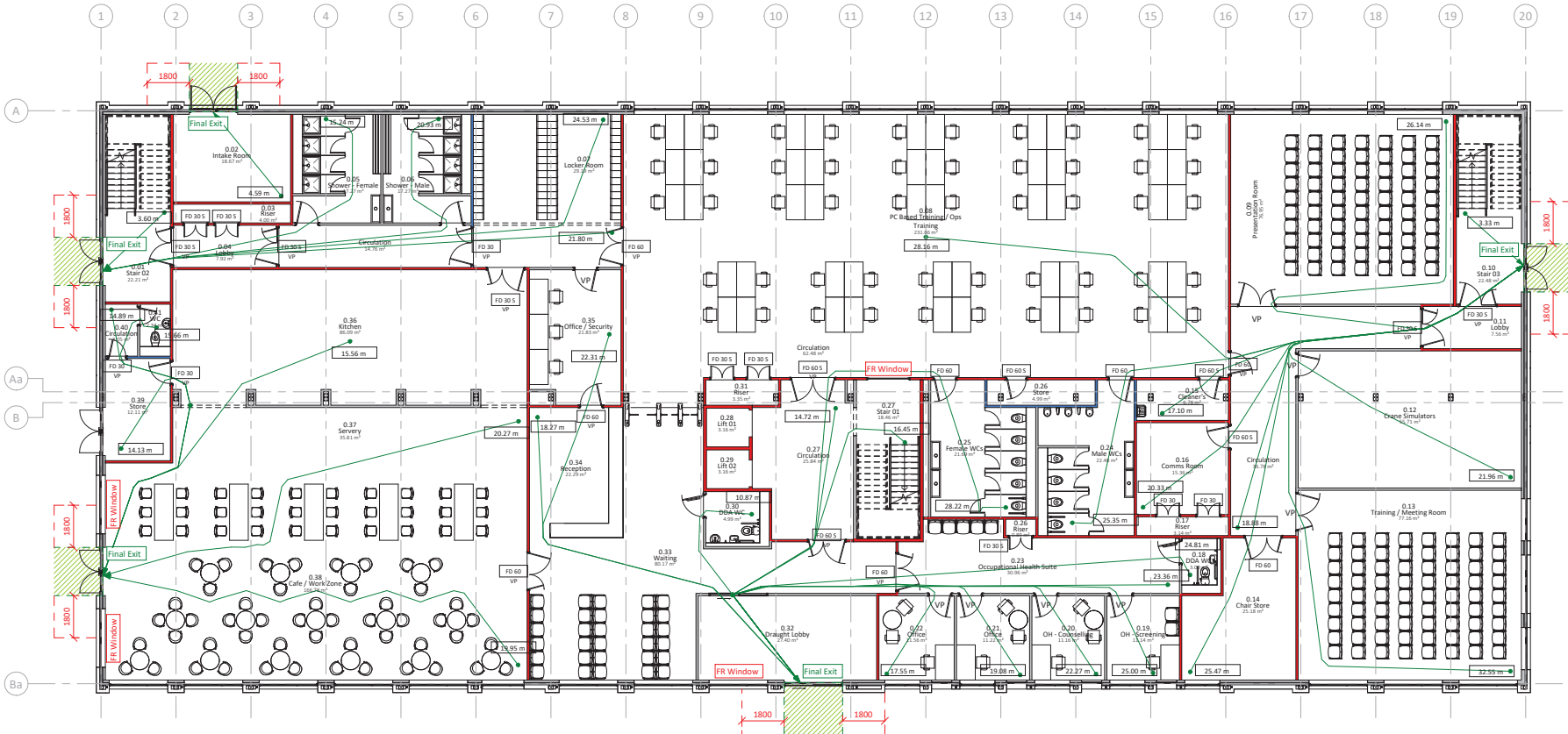
(CONTRACTUAL):
Approved & Accepted
A0 to A7 and STAGES 0 to 7

SHARED
(NON-CONTRACTUAL):
S1 - For coordination
S2 - For information
S3 - For review and comment
S4 - For stage approval

PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL "APPROVED FOR CONSTRUCTION" STAMP IS APPLIED. The areas shown are approximate only and have been measured off preliminary drawings as the likely areas at the current stage of design using the started option from the code of Measuring Practice, 4th edition. RISCS/ISVA These may be affected by future design development and construction tolerances, or the result of surveys for existing buildings. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest areas before decision making.

CLIENT:		The Felixstowe Dock and Railway Company			
PROJECT:		Hutchison Unity Building Dyke Road, Felixstowe Port, IP11 3SA			
DRAWING TITLE:		Proposed Internal Openings			
DRAWN:	CHECKED:	APPROVED:	SCALE:		
EH	SL	KA	1 : 20@ A3		
FIRST ISSUE:	CONTRACT NO:	SUITABILITY:	REVISION:		
09-Apr-2026	00357	S3	P01		
00357 - WB - 01 - ZZ - DR - Y - 4001					



1 GF - Fire Compartmentation
7.100

FIRE ESCAPE ROUTE DESIGN:

- Internal fire escape route from furthest point in the room
- Path of travel length of fire escape route
- Final exit from building
- 30min Fire Rated Window
- 60min Fire Rated Window
- Refuge Point 900 x 1400
- External Fire Escape Route
- External fire Escape Route Protection Zone

COMPARTMENT WALLS:

- INTERNAL PARTITIONS:
- 30min Fire Rating
- 60min Fire Rating
- NO Fire Rating Required

DESIGNATED COMPARTMENT FIRE RATED PARTITIONS:

- All joints to be intumescent sealed.
- Double boarded partitions MUST have staggered board joints.
- All penetrations to be sealed to match fire rating of the partition.

REFERENCES & COMPLIANCE:

- The Building Regulations; Approved Document B; Volume 2.

BUILDING PURPOSE GROUP:

Title: Office
Group: 3
Purpose: Office

USERS:

Age range: Adult
Max. Build. Occupancy: 550

NO.	DATE	ISSUED	BY	FOR

Revision Description

NO.	DATE	ISSUED	BY	FOR

SUITABILITY:

WORK IN PROGRESS:
S0 - Initial Stage or WIP
S1 - For coordination
S2 - For information
S3 - For review and comment
S4 - For stage approval

SHARED (NON-CONTRACTUAL):
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S2 - For information
S3 - For review and comment
S4 - For stage approval

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NOTES:

Existing fire hydrants within 100m of the proposed building.

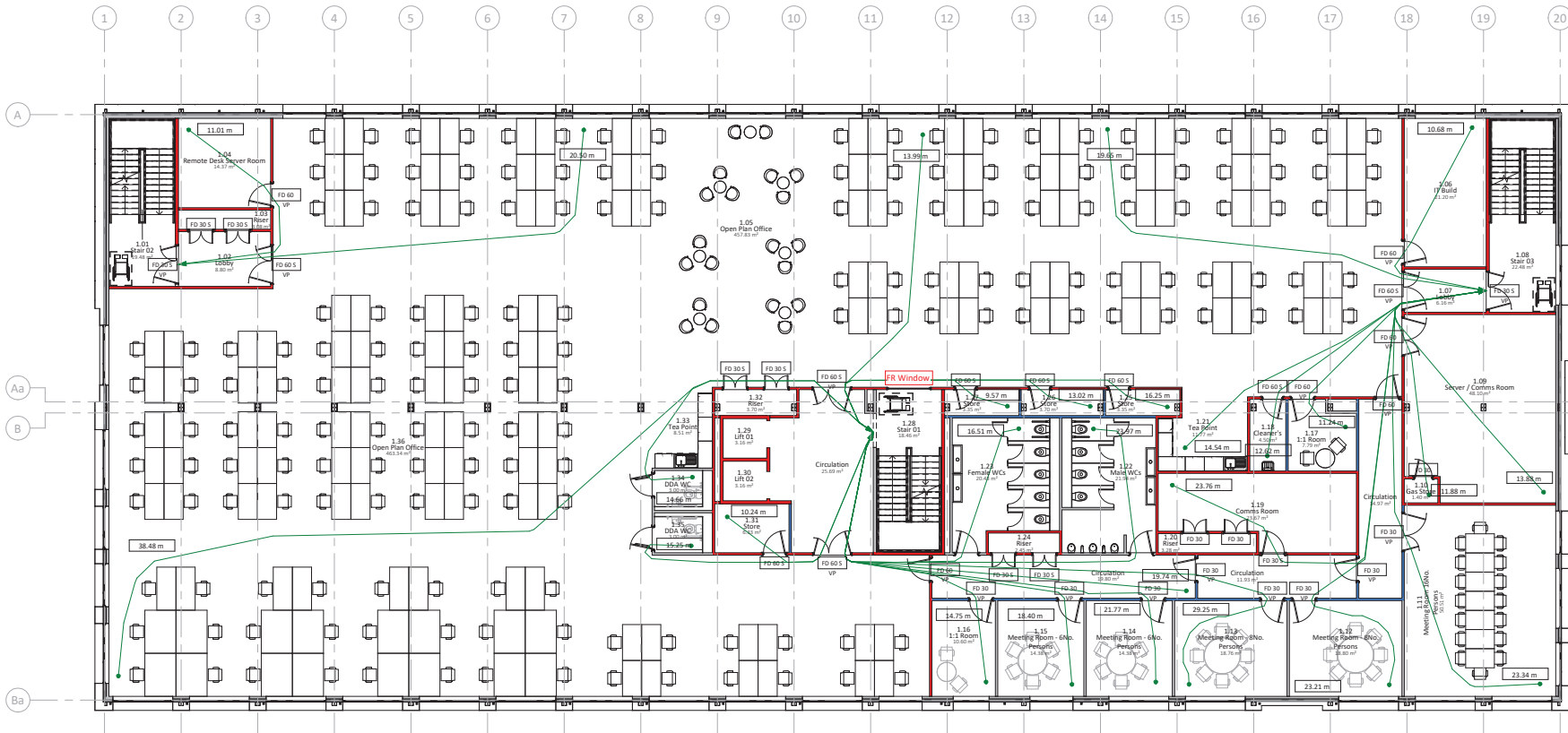
PRELIMINARY DRAWING

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CLIENT: The Felkstone Dock and Railway Company

PROJECT: Hutchison Unity Building
Dyke Road, Felkstone Port, IP11 3SA

DRAWING TITLE: Proposed GF Fire Measures		SCALE:	
DRAWN: [Name]	CHECKED: [Name]	APPROVED: [Name]	DATE: [Date]
PROJECT NO: 09-Apr-2026	CONTRACT NO: 00357	SUITABILITY: S3	REVISION: P01
00357 - WB - 01 - GF - DR - Y - 7000			



1 1st Floor Fire Compartmentation
1:100

FIRE ESCAPE ROUTE DESIGN:

- Internal fire escape route from furthest point in the room
- Path of travel length of fire escape route
- Final Exit
- FR Window
- 30min Fire Rated Window
- 60min Fire Rated Window
- Refuge Point 900 x 1400
- External Fire Escape Route
- External Fire Escape Route Protection Zone

COMPARTMENT WALLS:

- INTERNAL PARTITIONS:
- 30min Fire Rating
- 60min Fire Rating
- NO Fire Rating Required

DESIGNATED COMPARTMENT FIRE RATED PARTITIONS:

- All joints to be intumescent sealed.
- Double boarded partitions MUST have staggered board joints.
- All penetrations to be sealed to match fire rating of the partition.

REFERENCES & COMPLIANCE:

- The Building Regulations; Approved Document B; Volume 2.

BUILDING PURPOSE GROUP:

Title: Office
Group: 3
Purpose: Office

USERS:

Age range: Adult
Max. Build. Occupancy: 550



Part of the Wernick Group of Companies.
WB 5270

NO.	DATE	BY	CHKD.	REVISION DESCRIPTION

SUITABILITY:

WORK IN PROGRESS:
S0 - Initial Stage or WIP
S1 - PUBLISHED (CONTRACTUAL)
S2 - For information
S3 - Approved & Accepted
S4 - For review and comment

SHARED (NON-CONTRACTUAL):
S1 - For coordination
S2 - For information
S3 - For review and comment
S4 - For stage approval

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NOTES:

Existing fire hydrants within 100m of the proposed building.

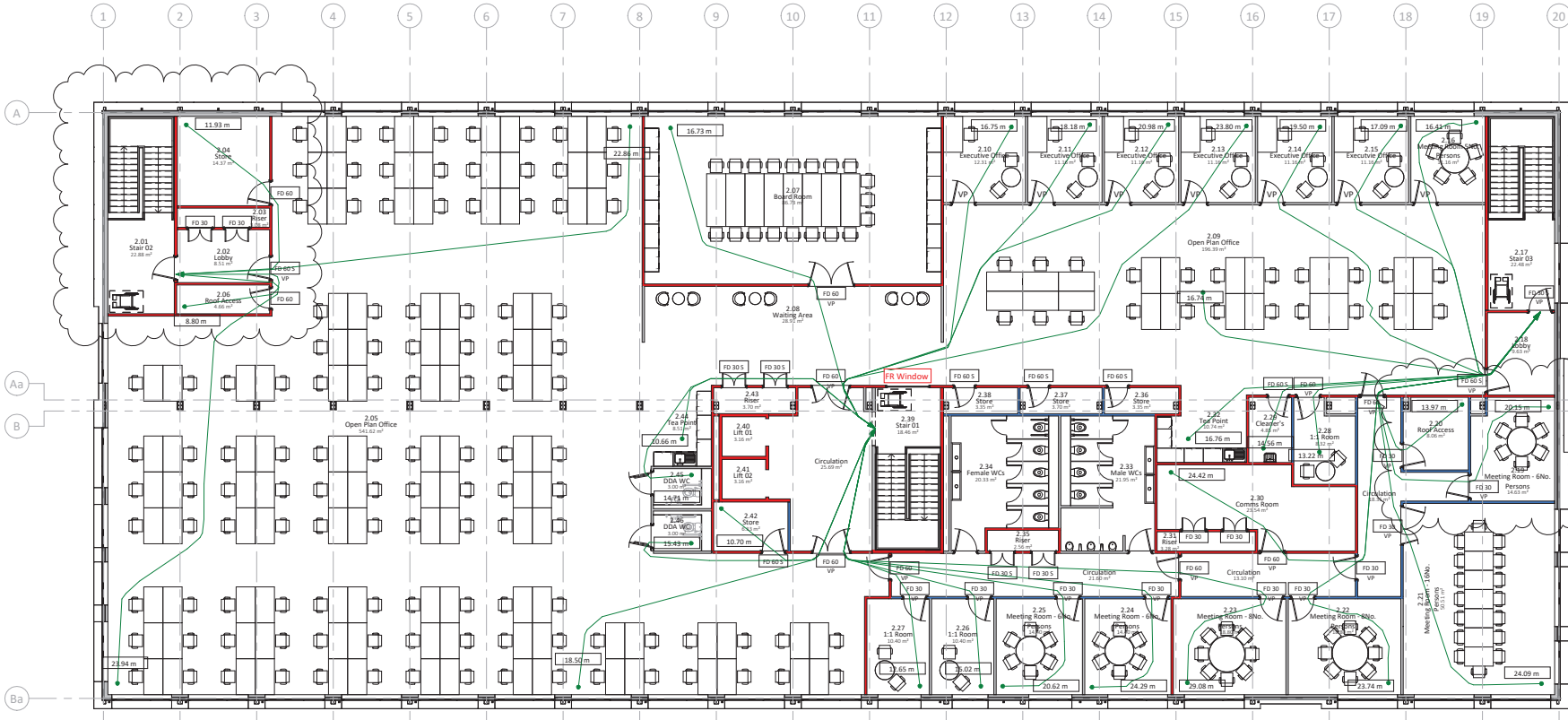
PRELIMINARY DRAWING

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Wernick BUILDINGS
Wernick Industrial Estate, Port Talbot, SA11 2JF
Tel: 01554 747144 Wernick@wernick.co.uk

CLIENT: The Hutchison Dock and Railway Company
PROJECT: Hutchison Unity Building
Dyke Road, Felkstone Port, P11 3SA

DRAWING TITLE: Proposed 1st Floor Fire Measures
DRAWN: [] CHECKED: [] APPROVED: [] SCALE: []
PLOT DATE: 09-Apr-2026 CONTRACT NO: 00357 SUITABILITY: S3 REVISION: P01
00357 - WB - 01 - 01 - DR - Y - 7001



1 2nd Floor Fire Compartmentation
1:100

FIRE ESCAPE ROUTE DESIGN:

- Internal fire escape route from furthest point in the room
- Path of travel length of fire escape route
- Final Exit Final exit from building
- FR Window 30min Fire Rated Window
- FR Window 60min Fire Rated Window
- Refuge Point 900 x 1400
- External Fire Escape Route External Fire Escape Route
- External Fire Escape Route Protection Zone External Fire Escape Route Protection Zone

COMPARTMENT WALLS:

- INTERNAL PARTITIONS:
- 30min Fire Rating
- 60min Fire Rating
- NO Fire Rating Required

DESIGNATED COMPARTMENT FIRE RATED PARTITIONS:

- All joints to be intumescent sealed.
- Double boarded partitions MUST have staggered board joints.
- All penetrations to be sealed to match fire rating of the partition.

REFERENCES & COMPLIANCE:

- The Building Regulations; Approved Document B; Volume 2.

BUILDING PURPOSE GROUP:

Title: Office
Group: 3
Purpose: Office

USERS:

Age range: Adult

Max. Build. Occupancy: 550



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WB 5270

NO.	REVISION	DATE	BY	CHKD.
001	Added 50mm clearance within floor structure, parapet height reduced, added edge protection rating, altered Roof Access Rooms arrangement and IPS material changed to HPL (for WCs) and SGL (for showers).	15-Apr-2026	EM	KA
002	Final Issue	09-Apr-2026	EM	MS
Number	Revision Description	Date	Issued	Checked

SUITABILITY:

WORK IN PROGRESS:	SHARED (NON-CONTRACTUAL):
S0 - Initial Stage or WP	S1 - For coordination
PUBLISHED (CONTRACTUAL):	S2 - For information
Approved & Accepted	S3 - For review and comment
AB to A7 and STAGES 0 to 7	S4 - For stage approval

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NOTES:

Existing fire hydrants within 100m of the proposed building.

PRELIMINARY DRAWING

NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL "APPROVED FOR CONSTRUCTION" STAMP IS APPLIED. The areas shown are approximate only and have been measured off preliminary drawings as the likely area at the current stage of design using the started option from the code of Measuring Practice, 4th edition, RICS/BSVA. These may be affected by future design development and construction tolerances, or the result of surveys for existing buildings. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest areas before decision making.

Wernick BUILDINGS
Wernick Industrial Estate, Port Talbot, SA11 2 PL
Tel: 01554 747 140 | www.wernick.co.uk

CLIENT: The Felkistowe Dock and Railway Company
PROJECT: Hutchins Unity Building
Dyke Road, Felkistowe Port, IP11 3SA

DRAWING TITLE: Proposed 2nd Floor Fire Measures

DRAWN: EM	CHECKED: MS	APPROVED: KA	SCALE: As indicated @ A1
PRINT DATE: 09-Apr-2026	CONTRACT NO: 00357	SUITABILITY: S3	REVISION: P02

00357 - WB - 01 - 02 - DR - Y - 7002