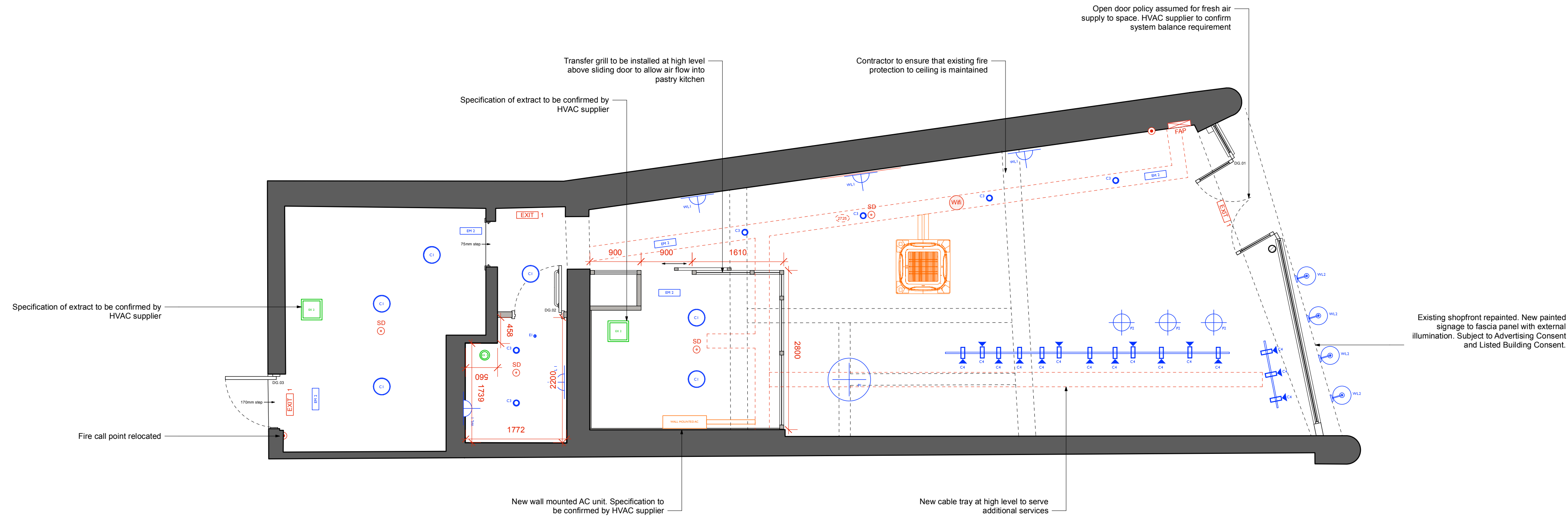
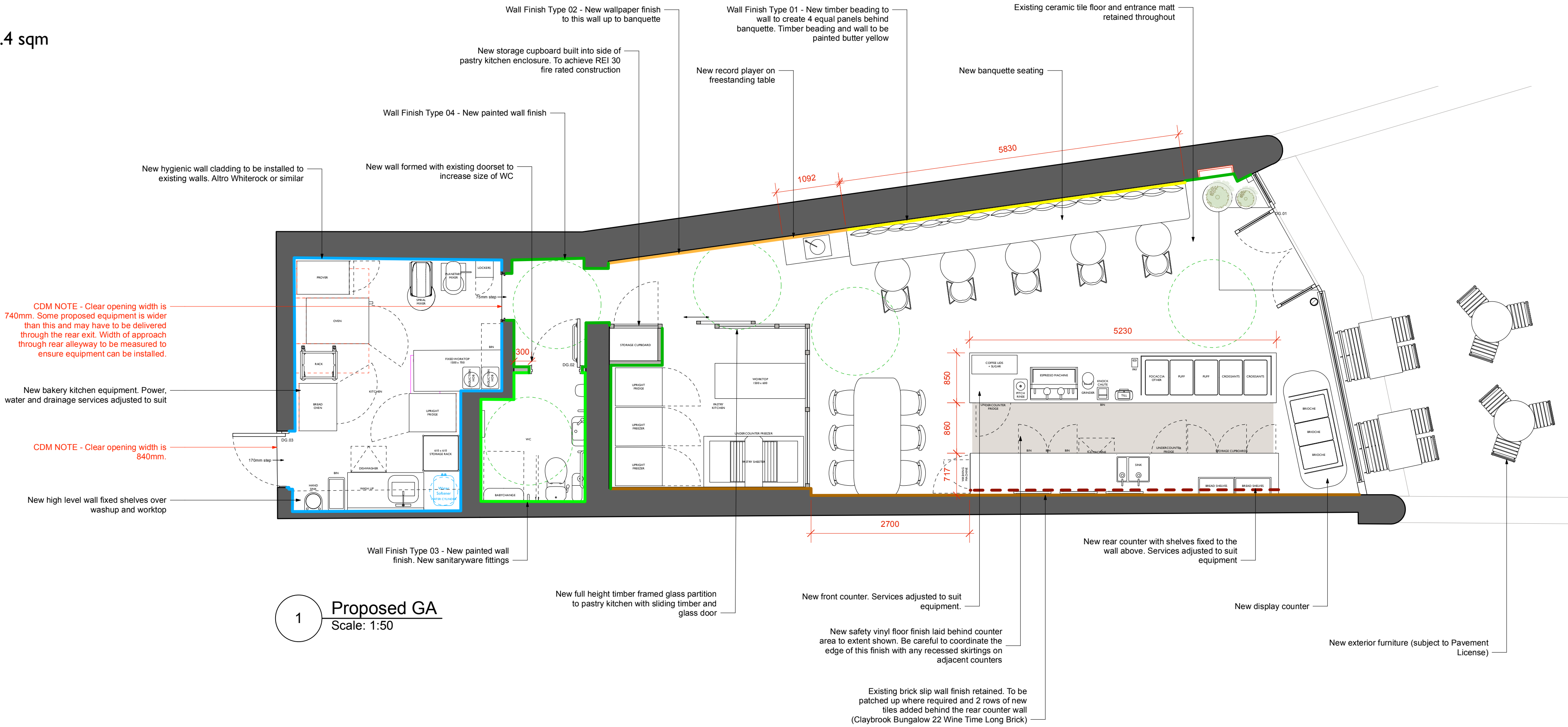


COVERS

Interior = 16
Exterior = 14

Total = 30

Floor Area = 78.4 sqm



Electrical		Fire Safety	
Lighting		Notes	New automatic fire alarm / detection system to comply with CAT L1 BS 5839-1 Emergency escape lighting to comply with Part B and the guidance in BS: 5266-1 Fire escape signage to comply with Part B and BS:5499
Plumbing		Occupancy	Customers Interior = 16 Staff Up to 4 Exterior = 14 Total = 34
		Key - Fire Alarm Zones	Zone 1 - Ground floor
		Surface spread of flame	All wall and ceiling linings to achieve Euro Class B s3 d2 when tested under BS EN 13501.
		Plumbing	To be read in conjunction with 371.201 Ground Floor GA & RCP HVAC Design MEE5 Electrical Design Main Contractor

Rev	Comment	By	Date
A	Asbestos and Fire Strategy notes added. Layout adjusted to match latest Interior Design input.	DC	26/03/2026
B	Over size updated	DC	31/03/2026
C	Light fittings and cable tray amended. Vinyl floor added. Storage cupboard noted as REI 30	DC	03/04/2026
D	Exterior seating amended. Transfer grill added to pastry kitchen. Kitchen equipment layout amended. Pastry kitchen layout amended. Heat losses added	DC	16/04/2026

Notes

General

The building is Grade II Listed.

No landlord works are planned prior to occupation.

Services

Power - Incoming 125Amp 3 Phase supply identified on RHS of shopfront entrance.

Drainage - Existing drainage serving WC, rear kitchen and counter run along LHS. Manhole cover located in rear kitchen.

Gas - There is no gas in the property.

Heating and cooling - Existing external plant identified on rear flat roof above kitchen.

Fire suppression - None

Fire alarm - Existing fire alarm panel located on RHS of shopfront entrance.

Ventilation & Extract - The WC has existing extraction.

Bins & Waste - Tenant's has allocated bins in the rear alleyway.

Fire Strategy

This is not an HRB.

It is assumed that the existing ceiling and party walls achieve 60 minute fire compartmentation. Contractor to confirm construction type on site and report back to Reassemble.

This unit comes under the Small Premises designation.

The unit has a two means of escape from ground level.

Travel distance A-B = 16.8m
Travel distance A-C = 9.8m
Travel distance B-C = 19.9m

Asbestos

Client to carry out R&D asbestos survey.

Landlord management survey only available from 2016 - this unit was not covered in this report although an area of bulkhead was identified from a previous visit as containing asbestos.

The last tenant Oree would have had to carry out an R&D survey as part of their fitout works in 2022, but this report is not available.

Equality Act

There is an existing accessible WC, although the dimension and layout do not comply with Building Regulations Approved Document.

There is level access into the premises.

There is one 75mm step down into the kitchen.

