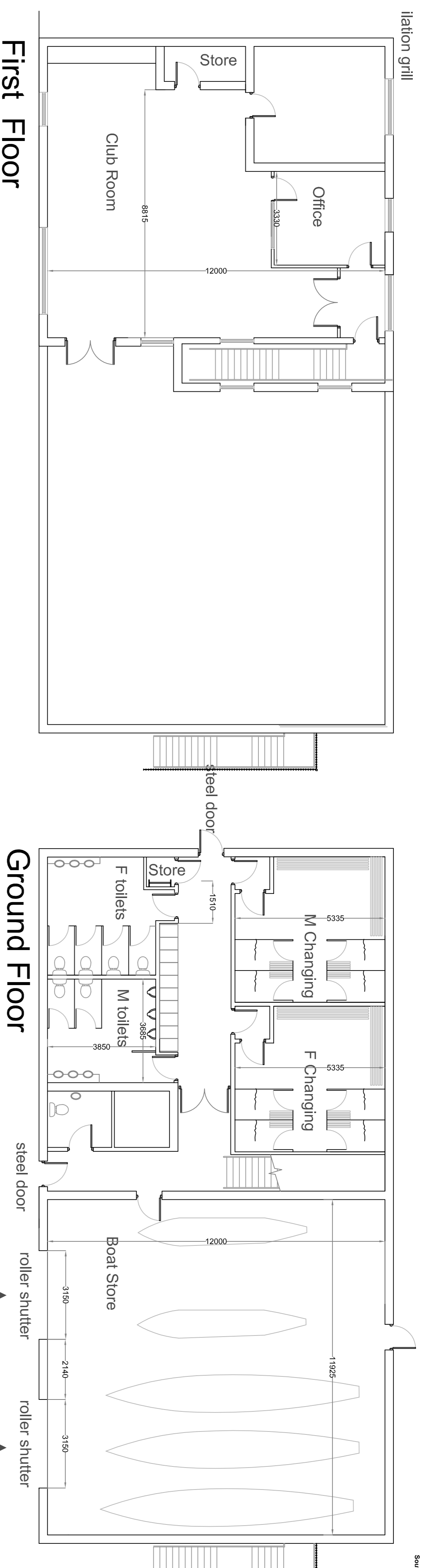


# Proposed Lower Thames Rowing Club – These plans are indicative and subject to change

Dimensions are not to be scaled from this drawing or from CAD files.  
This drawing is based on currently available information and is not to be used as an authoritative source of information. All dimensions must be checked on site before any work is commenced and any discrepancies are to be immediately notified to the Contract Administrator for direction.  
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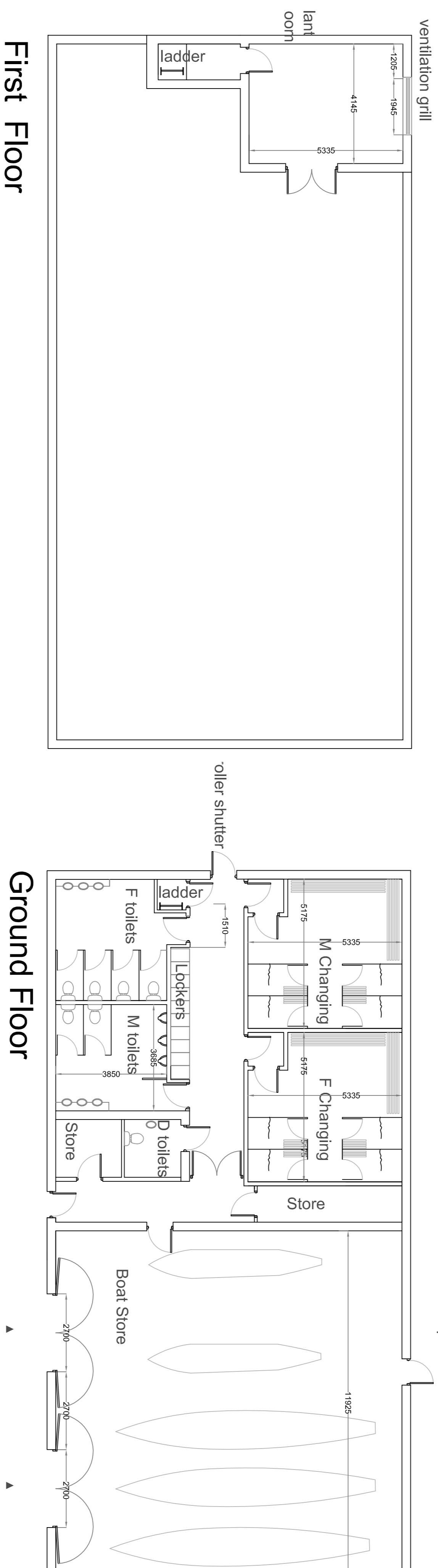
## Phase 3

The first floor is completed to provide a club room and office.  
An internal stair is provided, as well as an external one to provide a fire escape.



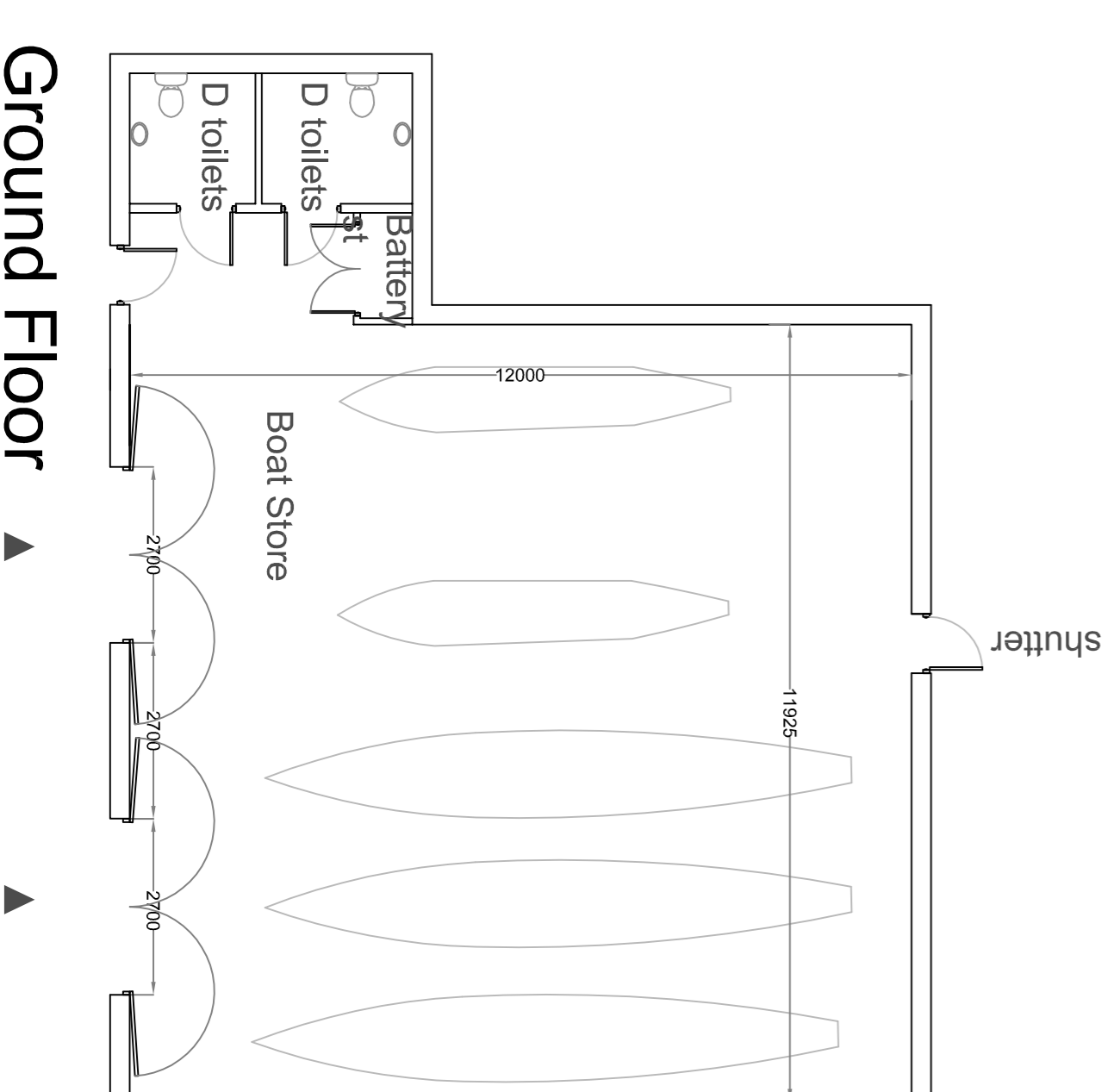
## Phase 2

The full toilet and shower facilities are added in along with a plant room.  
One disabled toilet is retained the other becomes a store/office.  
The plant room is built on the first floor access via an internal cat ladder.  
Power is proposed from a combined heat and power unit (CHP) which will heat the building and provide power.  
Hot water will be via a gas boiler feeding a pressurised hot water cylinder. Lighting will be LED.  
Finishes to the toilets and showers will be similar to phase one, but with tiled floors, and where there are showers or toilets the block work will be tiled.



## Phase 1

Boat store and 2No toilets only power is provided by a small portable generator, to provide lighting, ventilation and background heating to the toilets.  
PV panels to be provided on roof hidden behind a parapet, the PV panels will feed batteries to supplement the generator in providing electrical power.  
Toilets will discharge to a cess pit that will need regular pumping out.  
There are no catering facilities.  
There is no hot water, hand cleansing to be with gels.  
External finishes will be self coloured render, at this stage the proposed gadditions are omitted from the previous scheme, as a cost saving.  
External doors will be high security steel lined, with 5 point locking.  
Large doors to the boat store will be high security shutters.  
Finishes  
Boat store floor tamped screed  
Wall face block work.  
Ceilings exposed joists and roof deck.



notes  
all internal doors solid half hour fire with vision panels  
all external doors and windows to have security roller shutters.  
all internal spaces to be painted fair face block work.  
roller shutters to be high security.  
floor finish to be very recent in locations which will be a general purpose floor finish to be high security.  
roofs and floors concrete panks (warm roof with flats formed to screed, and insulation of external pipe work.  
primary heat propane gas, stores under ground. Running a CHP plant to be LED.  
lighting to be LED.  
dialing.  
Same as two on plant.  
possible recycle rainwater, into tanks for toilet flushing (cost?)

Rev Date Note  
A 21-03-13. Dimensions added along with notes

1000 @scale of 1:100  
1000 @scale of 1:50



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Property & Regeneration  
project title:  
Proposed Lower Thames Rowing Club

site:  
Two Tree Island

drawing title:  
Sketch Scheme H

scale:  
1:100 @ A1  
date:  
Mar 2013

drawn by:  
Drew

checked:

drawing no:  
SK 06

sheet no:  
1 of 1

revisions: