



**Architectural Constraints**

- A-01 Legal boundary constraint
  - A-02 Known asbestos contained in the existing building fabric. Refer to the R&D survey
  - A-03 James Starley Building - being demolished
  - A-04 East-West pedestrian route desire line to be permanently / temporarily diverted
  - A-05 Bugatti Building to be demolished prior to main contract works
  - A-06 Maurice Foss Building will be mostly unoccupied for the for the start of the main contract works, except for the ground floor adjacent to the service yard. Retain means of access, escape and servicing. Decant planned for July / August 2019.
  - A-07 Graham Sutherland Tower and Workshops remain as a live educational environment during construction. Phased refurbishment required during the main contract works. Retain means of access, escape and servicing.
  - A-08 Service Yard to remain operational
  - A-09 Waste area to remain operational or be relocated
  - A-10 Disabled entrance to remain operational or re-provided during the works
  - A-11 Existing specialist equipment to remain in location within Graham Sutherland workshop during the main contract works
  - A-12 Service & fire route to remain clear and accessible throughout the main contract works
  - A-13 Possible archeology on site includes hidden below ground structures from previous uses. Refer to archeological report.
  - A-14 Optional service access route
  - A-15 Ground floor of Maurice Foss building partially occupied until 2020. Retain means of access, escape and servicing.
- Landscape Constraints**
- L-01 TPO's - see landscape section of the Stage 2 report for further information
  - L-02 Public car parking on Grove Street
  - L-03 Existing bus stop
  - L-04 Retain and protect tree outside the universities ownership
  - L-05 Elevated public highway
  - L-06 Entrance to public car park accessed below the elevated highway
  - L-07 Existing university car park - retain minimum 2 disabled parking bays
  - L-08 Public open land in universities ownership

**MEP Constraints**

- M-01 Existing utilities routed through land proposed to be developed. These are proposed to be diverted summer 2019
- M-02 Keeping services operational within the upper levels of Graham Sutherland Tower whilst the lower floors are refurbished
- M-03 Maintaining Fire Alarm coverage throughout the phasing of the works
- M-04 The existing redundant oil tank that is proposed to be removed and back filled
- M-05 The existing substation and switch rooms remain live and require access to be maintained during the works
- M-06 Existing server room on ground floor of Graham Sutherland to be kept operational
- M-07 HV cables routed below the proposed development shall be diverted summer 2019
- M-08 Existing switch room on ground floor of Maurice Foss to be retained and protected during the works
- M-09 Existing cold water storage tank on roof of Maurice Foss to be retained and protected during the works
- M-10 Existing LEV fan and filtration plant to be retained
- M-11 Existing LEV systems through GS tower and workshops to be retained and modified where practical.

**Civil and Structural Constraints**

- C&S-01 New foundation stand-off zone to avoid clashes with existing substructure and facade (i.e. limitation of piling rig) Minimum 1m
- C&S-02 Severn Trent Existing sewers (for private sewers refer to Below Ground Scans)
- C&S-03 UXO hazard profile (assume whole site is Moderate Risk)
- C&S-04 Existing fuel tank approx. position
- C&S-05 Well position (according to grid reference) - refer to archeological report.
- C&S-06 General structural constraint is to limit loading increase on existing buildings (due to lack of information about existing structures).
- C&S-07 Further constraints may come from the intrusive surveys currently commissioned (e.g. presence of HAC in concrete frame)

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

**NOTES**

This drawing is **Work In Progress** and intended only to summarise the site constraints from the information currently available. Use in conjunction with the detailed survey and design intent information.

Consideration of the fire strategy for phasing of the works to include but not limited to escape routes, fire fighting access and temporary measures may change and enhance this drawing. We understand CU is currently procuring this fire strategy and it will be included once available.

Read in conjunction with the PCI information pack

- Area of the retained structure to remain occupied / live during the main contract works
- A-15 Area of the retained structure - occupied during the main contract works, ground floor only.
- A-06 Area of the retained structure - unoccupied during the main contract works
- Area of the Bugatti building to be demolished as part of the enabling works
- Area of extensive below ground services - refer to Midland Surveys Ground Penetrating Radar Survey
- Reference tag, see notes below
- General location of below ground service routes - refer to Midland Surveys Ground Penetrating Radar Survey for detailed information
- Means of Escape. Route must be retained and protected to occupied areas at all times during the construction.
- Access point
- MF access/egress

P5	Stage 3 VE	JSD/EJUP	24.05.2019
P4	Stage 3 Issue	PaC/JJP	28.02.2019
P3	MF occupied space identified with A-15 added and A-6 updated.	PaC/JJP	25.01.2019
P2	Extent of foundation protection updated. Retained plant in MF added. Various notes added or updated.	PaC/JJP	10.01.2019
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