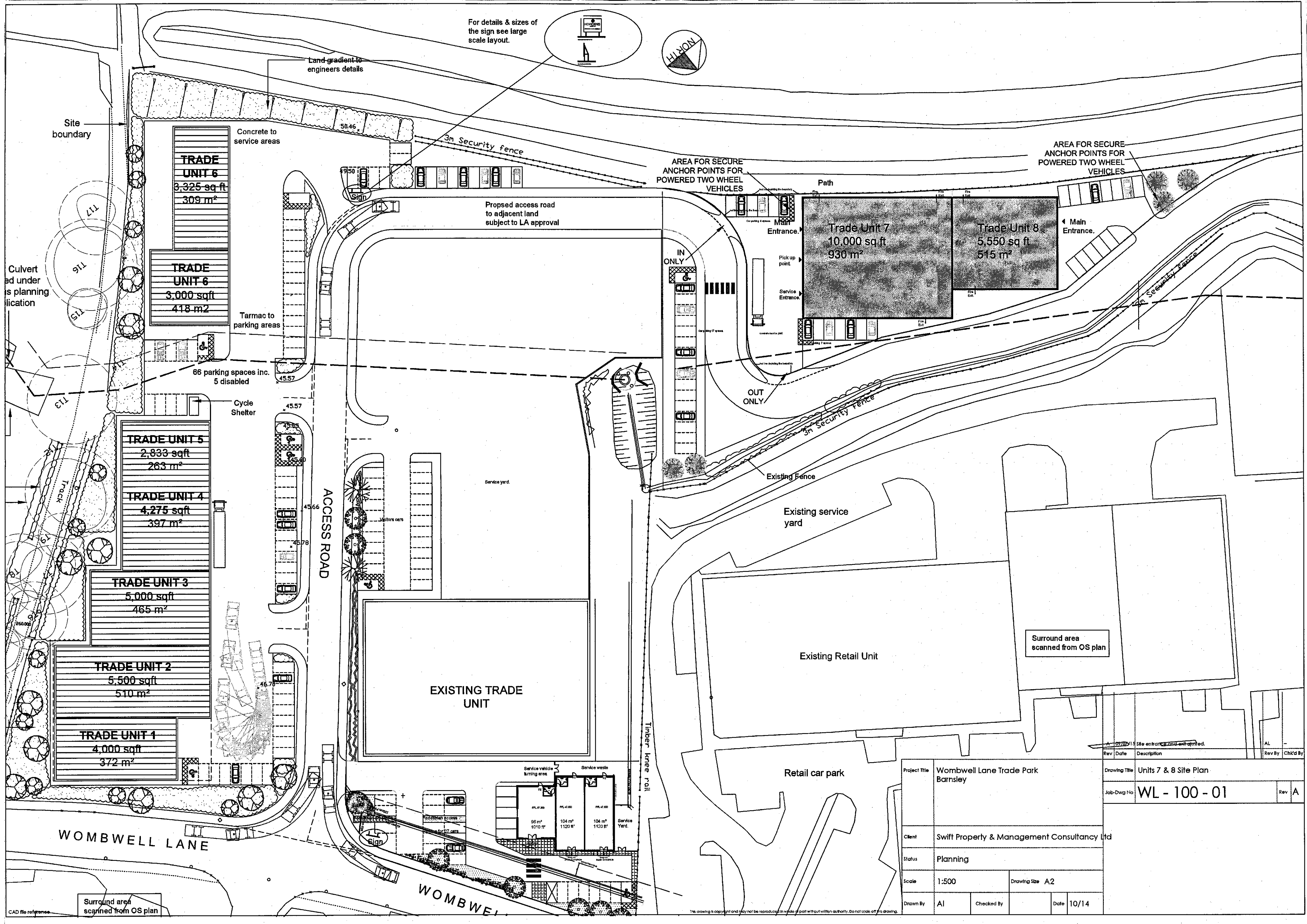
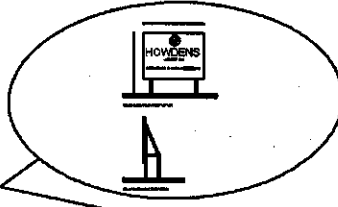




For details & sizes of the sign see large scale layout.



Land gradient to engineers details

Site boundary

Concrete to service areas

3m Security fence

AREA FOR SECURE ANCHOR POINTS FOR POWERED TWO WHEEL VEHICLES

AREA FOR SECURE ANCHOR POINTS FOR POWERED TWO WHEEL VEHICLES

Path

Proposed access road to adjacent land subject to LA approval

Main Entrance

Main Entrance

Trade Unit 7
10,000 sq ft
930 m²

Trade Unit 8
5,550 sq ft
515 m²

TRADE UNIT 6
3,325 sq ft
309 m²

TRADE UNIT 6
3,000 sq ft
418 m²

Tarmac to parking areas

66 parking spaces inc. 5 disabled

Cycle Shelter

TRADE UNIT 5
2,833 sq ft
263 m²

TRADE UNIT 4
4,275 sq ft
397 m²

TRADE UNIT 3
5,000 sq ft
465 m²

TRADE UNIT 2
5,500 sq ft
510 m²

TRADE UNIT 1
4,000 sq ft
372 m²

ACCESS ROAD

Service yard

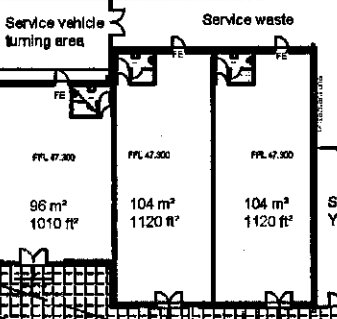
Existing service yard

Existing Retail Unit

Surround area scanned from OS plan

Retail car park

EXISTING TRADE UNIT



WOMBWELL LANE

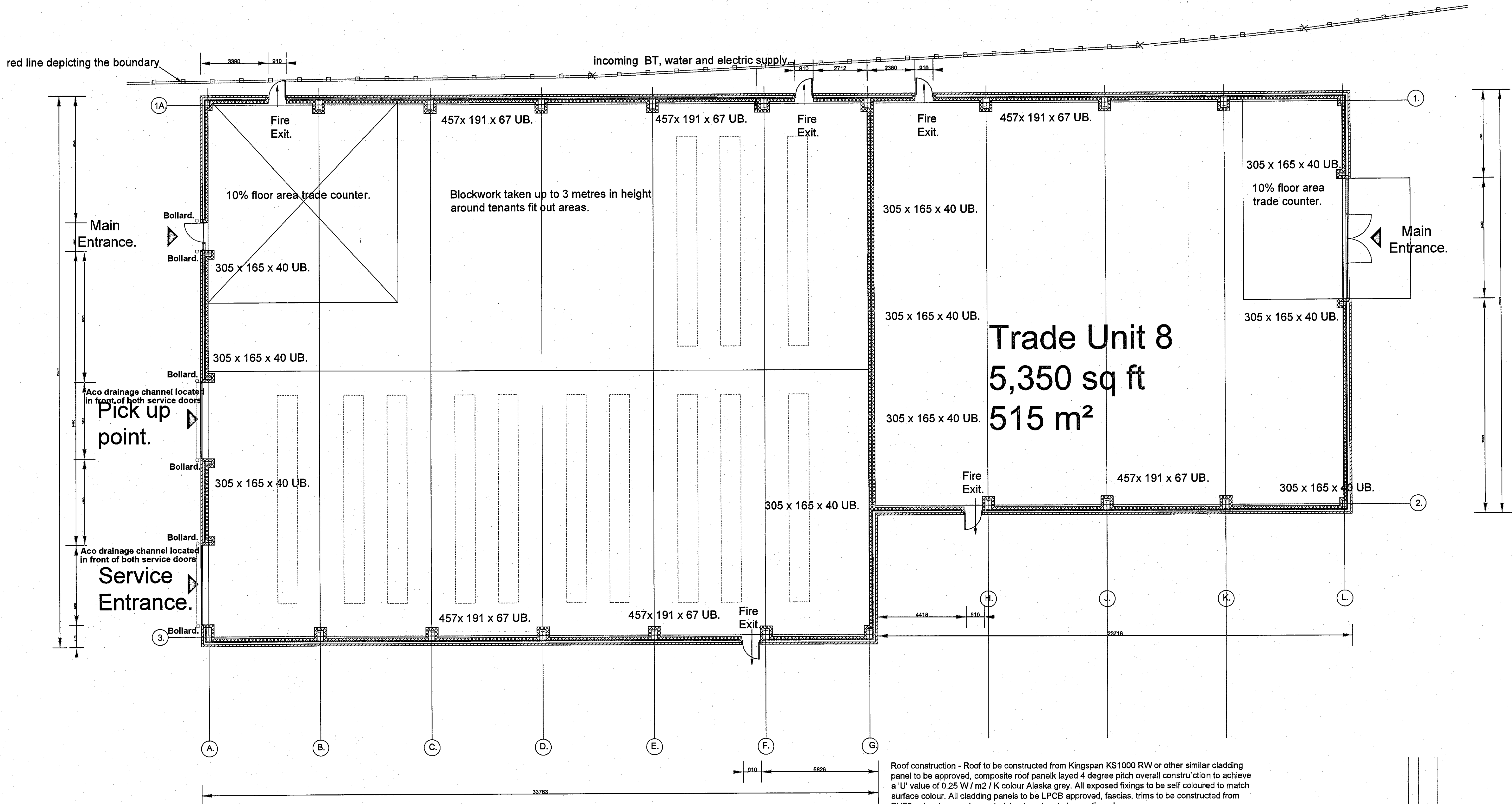
WOMBWELL LANE

Project Title	Wombwell Lane Trade Park Barnsley					Drawing Title	Units 7 & 8 Site Plan	
Client	Swift Property & Management Consultancy Ltd					Job-Dwg No	WL - 100 - 01	
Status	Planning					Rev	A	
Scale	1:500			Drawing Size		A2		
Drawn By	AI		Checked By			Date	10/14	

CAD file reference

Surround area scanned from OS plan

This drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.



Structural steel - to be constructed to the Structural Engineers specification, details and design.
All structural steel to receive 2 coats of bitumastic paint prior to construction.
Finish encased in blockwork up to 2400 mm high above finished floor level
Foundations - to consulting Engineers specification, details and design.
All works to be in accordance with the current NHBC Regulations, Codes of Practice and British Standards
To be constructed in accordance with AD / A Part E and BS 8004.
Foundation depth to be determined with the Building Inspector.
Foundations built up as follows; 150mm well compacted hardcore below 50mm deep blinding below 1200 gauge visqueen dpm below 100mm concrete with A193 mesh below 80mm thick Kingspan Kooltherm K3 insulation (or similar) below 50mm screed.
DPCs - in all external walls to be 150 mm minimum above finished ground level, insulated DPCs to heads, cills and jambs of all openings.
To be constructed in accordance with AD / C4. DPC to be polythene type installed to both leaves of cavity wall at min. 150mm above external ground level and linked to floor DPMs. Vertical DPCs to be installed at door and window reveals and all closures to cavities.
Allow for cavity trays, weep holes and DPC as necessary.
Ground floor slab - reinforced ground floor slab to structural engineers design, details and specification laid on suitable untearable DPM, on sand blinding, all to achieve a minimum U value of 0.25 W/m2/C.
External walls - low level cavity wall construction consisting 100mm engineering brickwork outer leaf 150mm cavity with 50 mm Kingspan thermawall TW50 (or other similar approved) 140 mm blockwork inner leaf walls to be constructed in accordance with AD / A Part C & BS 5628. DPC to AD / C4. Wall ties to BS 1273 AD A1 Part C8 table 6.
External walls to comprise of 100mm thick Brickwork (colour blue), 150mm wide cavity with 50mm Kingspan Kooltherm K3 insulation (or similar approved), inner leaf of 140mm thick blockwork (min. 7 N/mm² BS 6073), 12.5mm internal plasterboard & skim finish.
Overall U-value 0.30 W/m2K
Wall ties to be double triangle austenitic stainless steel ties, 225mm long. Minimum embedment into masonry 50mm, horizontal spacing 750mm, vertical spacing 450mm and within 225mm zone of sides of openings. Mortar designation III to BS 5628:P1:1978.

External walls above finished floor level - Cladding twin therm cladding system colour silver by G A Group (or other similar approved) PVF2 coated horizontal sheets galvanised profiled steel wall cladding with inner purlin lining 0.4 mm thick self finished brilliant white, pre finished panels with a sandwich of glass fibre insulation all complete with taped and sealed joints to achieve a required 'U' value of 0.30 W/m2K.
Alternative cladding to be Kingspan micro-rib panels reference KS1000WR/LPC colour silver/grey plain flat finish, fixed in accordance with the manufacturers instructions. Vertical joints to be Kingspan pressed metal steel fixings, complete with snap in cover flashings.
Roof construction - roofs to be constructed of Kingspan KS1000 RW (or other similar approved) composite roofing panel layed to a 4 degree pitch, overall construction to achieve a required 'U' value of 0.25 W/m2/K. colour Alaska grey all exposed fixings to be self coloured to match surface. All cladding to be LACB approved
Doors and entrance screen - polyester powder coated proprietary aluminium double glazed entrance screen all complete with frames, screens, ironmongery and thresholds.
overhead service door - overhead folding door insulated to a 'U' value of 0.7 W/m2/K external finish in HPS 2000 plastisol coated colour reference to be confirmed. Inner skin polyester coated galvanised steel in stucco embossed finish colour ref white.
Fire exit doors - doors and frames of steel construction to meet the requirements of LPS 1175 supplied to site pre finished, doors to have draught seals to all edges including meeting styles.
Lintels - proprietary pre-cast concrete lintels to internal / external fire door openings.
All works to be in accordance with the current NHBC Regulations, and to the complete satisfaction of the Building Inspector.
LINTOLS.
Catinic stainless steel lintols (or other similar approved) for external cavity wall constructions complete with insulation and built in damp proof course and integral plaster key to the internal faces. All manufactured and designed in accordance with BS EN845 - 2:2003. Lintols to have a minimum end bearing of 150 mm either end. Provide cavity weep vents to all external lintols.

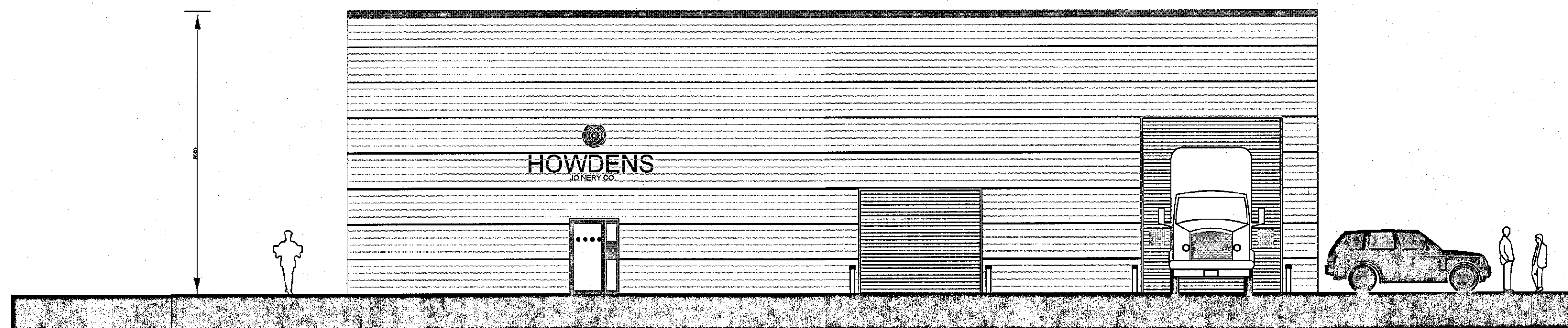
Roof construction - Roof to be constructed from Kingspan KS1000 RW or other similar cladding panel to be approved, composite roof panel layed 4 degree pitch overall construction to achieve a 'U' value of 0.25 W / m2 / K colour Alaska grey. All exposed fixings to be self coloured to match surface colour. All cladding panels to be LPCB approved, fascias, trims to be constructed from PVF2 polyester powder coated sheets colour to be confirmed.
Ventilation toilets to have rapid ventilation of 1/20th of floor area minimum and background ventilation of 8000 mm² via trickle ventilators.
All in accordance with Approved Document 'F' of the current Building Regulations.
RWPs are to be 100 dia. drains with fall of 1:100.
Drainage PVCu discharge pipework throughout. All traps to have 75mm deep seal. W/C pipework to be 100mm diameter, gradient of pipework to be 9mm/metre (min) to 90mm/metre (max).
Sink pipework to be 50mm diameter with a slope from 18 to 90mm/metre.
Bends in branch pipes should have as large a radius as possible, junctions should have a 45 degree connection or a sweep of 25mm radius.
Discharge stacks which terminate inside building to be fitted with an air admittance valve. Stub stacks which terminate within vertical boxing to be fitted with air admittance valve, boxing to have vent grille at high and low level to give adequate air supply to a.a.v.
Stacks which terminate externally should finish at least 900mm above any opening into the building within 3 metres and finish with a cage or other perforated cover.
All in accordance with Approved Document 'H' of the current Building Regulations.
Glazing - All to be double glazed sealed units.
Glass within 'critical' locations (between finished floor level and 800mm above floor level in internal and external walls and partitions, between finished floor level and 1500mm above floor level in a door or a side panel within 300mm of the door) to be 'Safety' glass to BS 6206.
Colour of glass to match existing
Electrics - To be in accordance with AD / M & IEE
Socket outlets, TV sockets and telephone jack points to be positioned 450mm above finished floor level.
Light switches should be positioned 1200mm to top of switch from finished floor level.
Heating - All work to comply with AD / J.
To be as per clients requirements. All work to be carried out by an approved specialist.
Refer to consultants (sub-contractors) drawings and specifications.

C.	13/07/15	Steelwork sizes adjusted, door sizes adjusted.	AI	-
B.	09/07/15	Pick up door added to front Elevation	AI	-
A.	08/07/15	Blockwork inner leaf adjusted to 140 mm	AI	-
Rev	Date	Description	Rev By	Chkd By
Project Title				
Units 7 & 8 Wombwell Lane Trade Park Stairfoot Barnsley				
Client				
Swift Property & Management Consultancy Ltd				
Status				
Planning				
Scale		Drawing Size		
1:100		A1		
Drawn By		Checked By	Date	06/15
AY				
Drawing Title				
Proposed Floor Layouts.				
Job/Dwg No			Rev	C
WL 100 - 02				

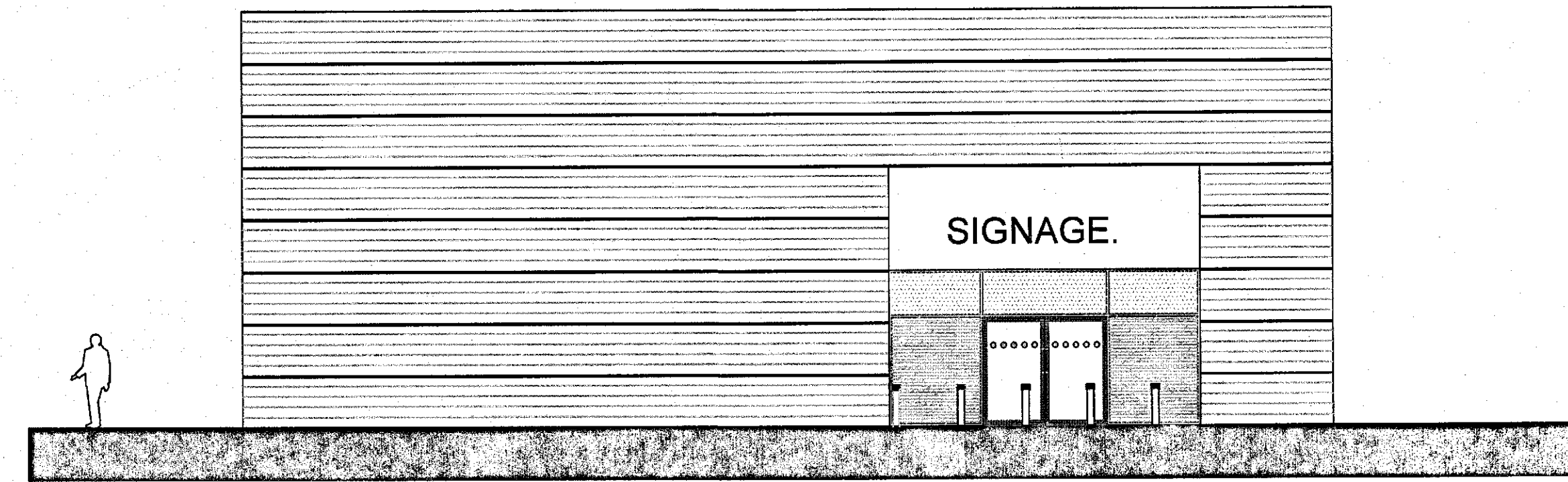
Doors and entrance screen - polyester powder coated proprietary aluminium double glazed entrance screen all complete with frames, screens, ironmongery and thresholds.
overhead service door - overhead folding door insulated to a 'U' value of 0.7 W/m2/ K external finish in HPS 2000 plastisol coated colour reference to be confirmed. Inner skin polyester coated galvanised steel in stucco embossed finish colour ref white.
Fire exit doors - doors and frames of steel construction to meet the requirements of LPS 1175 supplied to site pre finished, doors to have draught seals to all edges including meeting styles.
Lintels - proprietary pre-cast concrete lintels to internal / external fire door openings.

overhead service door - overhead folding door insulated to a 'U' value of 0.7 W/m2/ K external finish in HPS 2000 plastisol coated colour reference to be confirmed. Inner skin polyester coated galvanised steel in stucco embossed finish colour ref white.

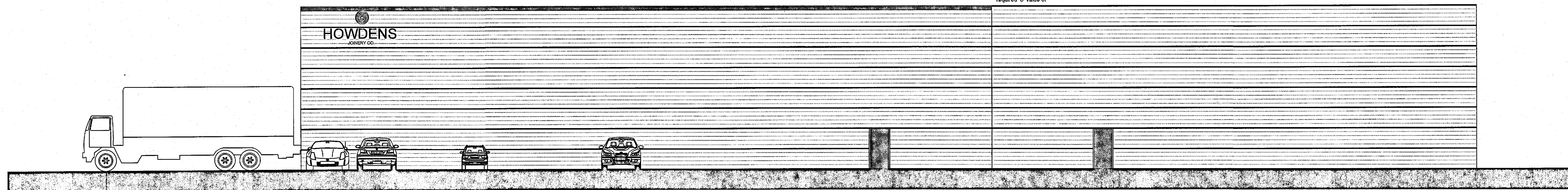
Doors and entrance screen - polyester powder coated proprietary aluminium double glazed entrance screen all complete with frames, screens, ironmongery and thresholds.
overhead service door - overhead folding door insulated to a 'U' value of 0.7 W/m2/ K external finish in HPS 2000 plastisol coated colour reference to be confirmed. Inner skin polyester coated galvanised steel in stucco embossed finish colour ref white.
Fire exit doors - doors and frames of steel construction to meet the requirements of LPS 1175 supplied to site pre finished, doors to have draught seals to all edges including meeting styles.
Lintels - proprietary pre-cast concrete lintels to internal / external fire door openings.



Front Elevation. Trade Unit 7. 10,000 sq ft



Front Elevation. Trade Unit 8. 5,550 sq ft



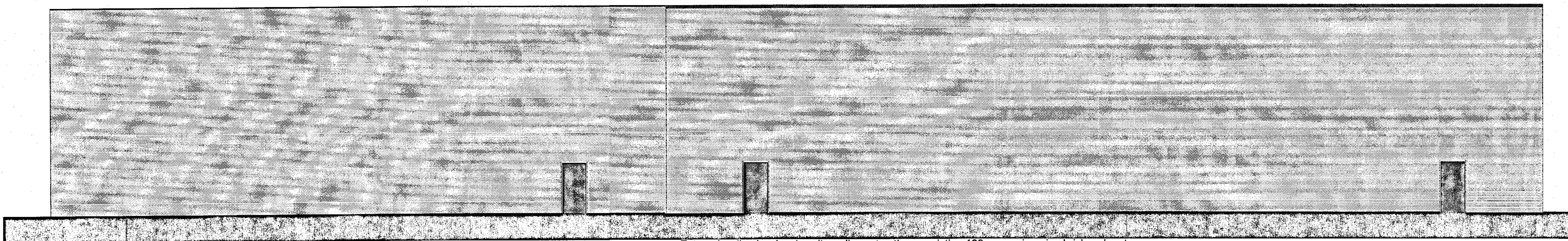
Side Elevation. Trade Unit 7. 10,000 sq ft

External walls above finished floor level - Cladding twin therm cladding system colour silver by G A Group (or other similar approved) PVF2 coated horizontal sheets galvanised profiled steel wall cladding with inner purlin lining 0.4 mm thick self finished brilliant white, pre finished panels with a sandwich of glass fibre insulation all complete with taped and sealed joints to achieve a required 'U' value of

External walls - low level cavity wall construction consisting 100mm engineering brickwork outer leaf 150mm cavity with 50 mm Kingspan thermawall TW50 (or other similar approved) 140 mm blockwork inner leaf

Side Elevation. Trade Unit 8. 5,550 sq ft

External walls above finished floor level - Cladding striated curved cladding system colour silver by G A Group (or other similar approved) PVF2 coated horizontal sheets galvanised profiled steel wall cladding with inner purlin lining 0.4 mm thick self finished brilliant white, pre finished panels with a sandwich of glass fibre insulation all complete with taped and sealed joints to achieve a required 'U' value of

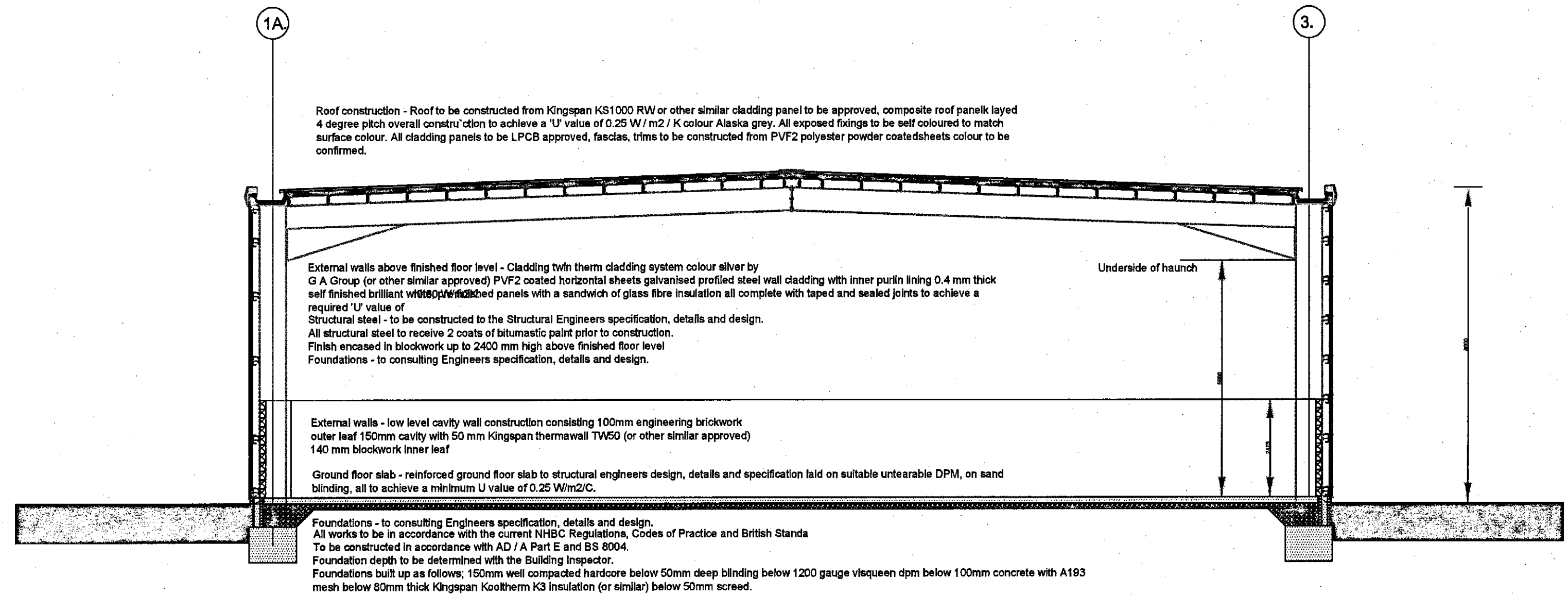


External walls - low level cavity wall construction consisting 100mm engineering brickwork outer leaf 150mm cavity with 50 mm Kingspan thermawall TW50 (or other similar approved) 140 mm blockwork inner leaf

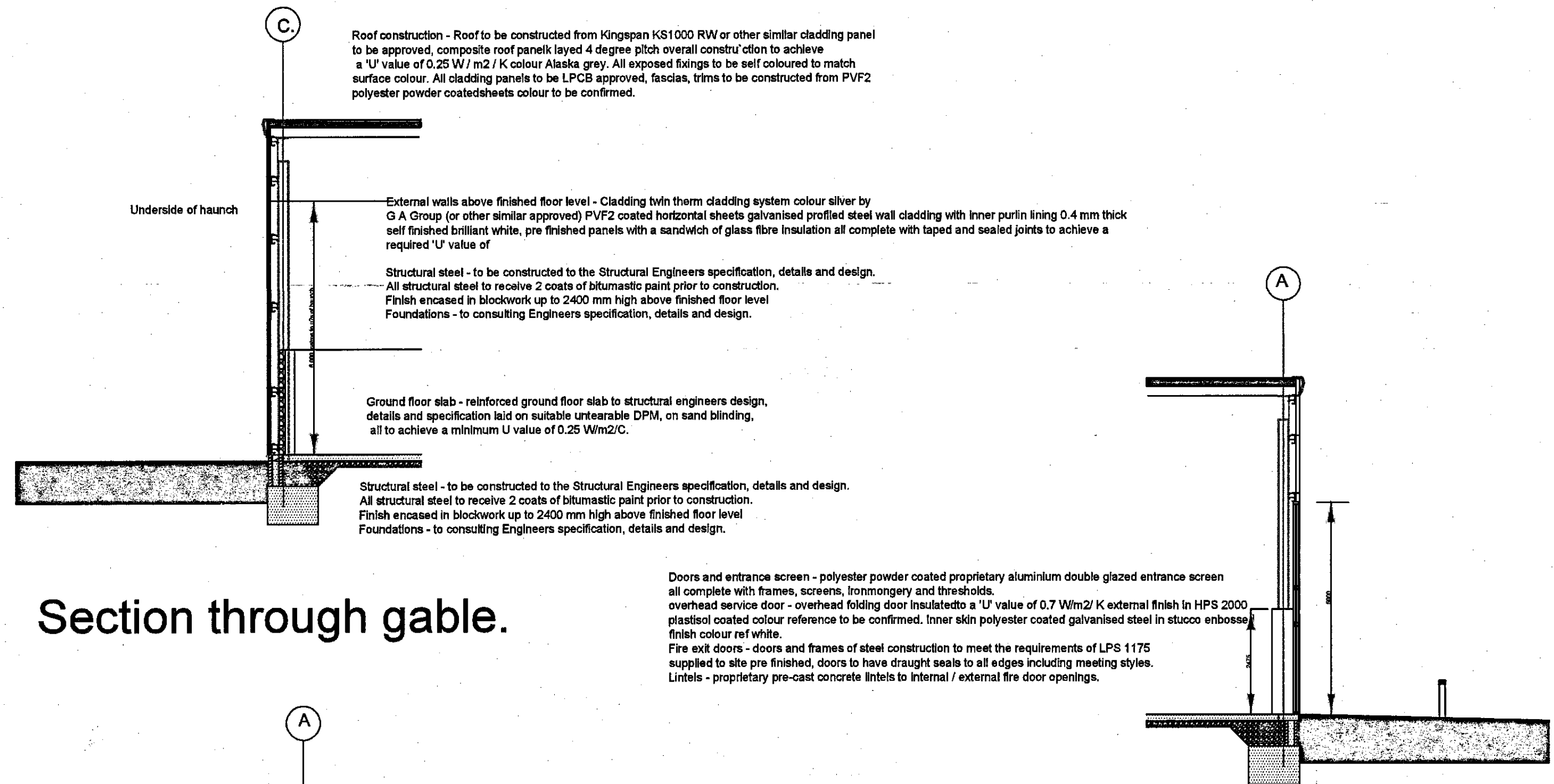
Trade Unit 8. 5,550 sq ft Side Elevation. Trade Unit 7. 10,000 sq ft Side Elevation.

C	09.07.15	Redrawn elevations to Unit 7	AL	-	
	B	23.06.15	Redrawn elevations to Unit 7	AL	-
	A	10.05.15	Adjusted elevations to Unit 7	AL	-
	Rev	Date	Description	Rev By	Chk'd

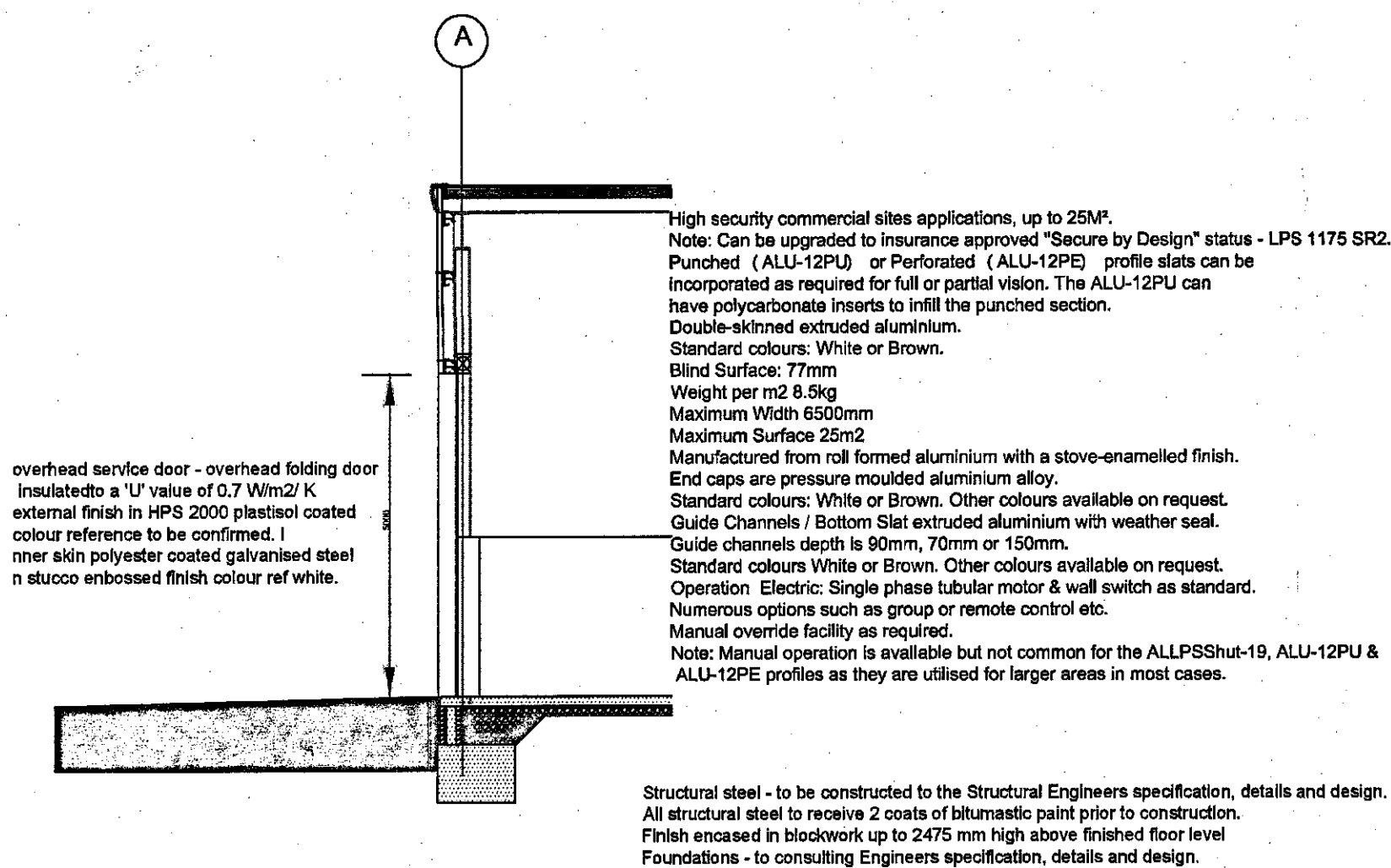
Project Title	Wombwell Lane Trade Park Barnsley		Drawing Title		Elevations	
			Job-Dwg No	WL - 100 - 03	Rev	C
Client	Swift Property & Management Consultancy Ltd					
Status	Planning					
Scale	1:100		Drawing Size A1			
Drawn By	Al	Checked By	-	Date	06/15	



Section A - A.



Section through gable.



Section through service door.

Section through Main Entrance.

Rev	Date	Description	Rev By	Chk'd By
Project Title	Wombwell Lane Trade Park, Barnsley			
Drawing Title	Sections			
Job-Dwg No	WL - 1009 - 04			Rev
Client	Swift Property & Management Consultancy Ltd			
Status	Planning			
Scale	1-100	Drawing Size	A2	
Drawn By	AI	Checked By		Date 07/2015