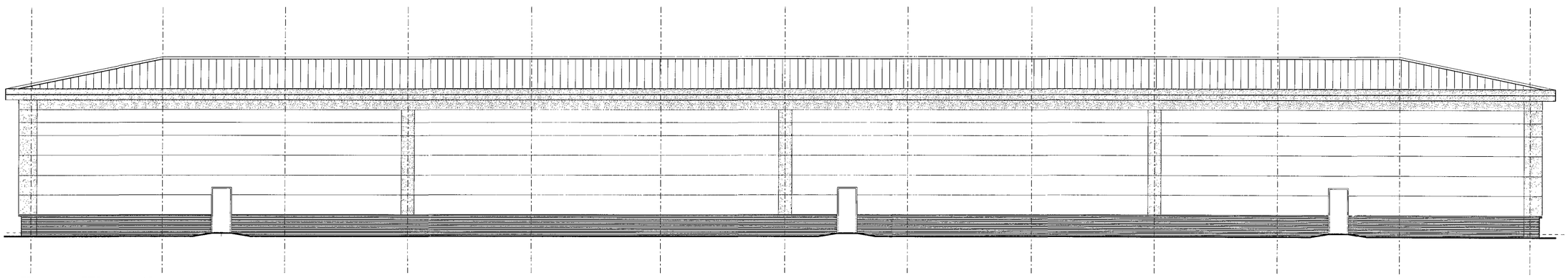
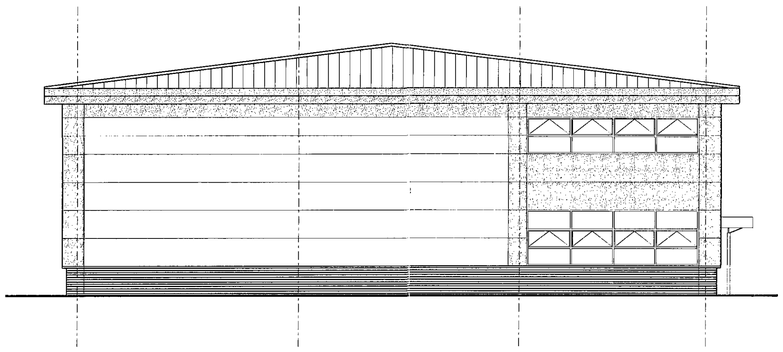


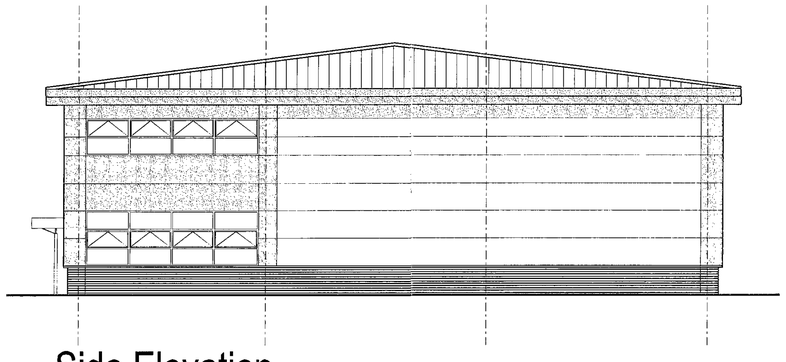
Front Elevation



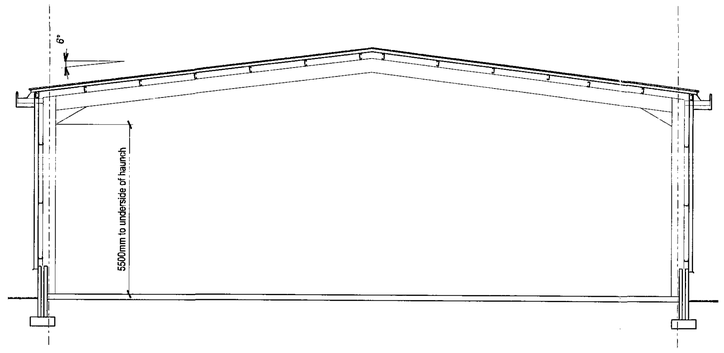
Rear Elevation



Side Elevation



Side Elevation



Typical Section

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In accordance with CDM Regulation 13, residual hazards have been identified and are annotated thus: [D]

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VERIFICATION STATUS	VERIFIED BY	DATE
INFORMATION / DESIGN	NC	07/06
PLANNING	NC	03/07
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		

ACCESS / DDA COMPLIANCE CHECK	DATE

REV	DESCRIPTION	DRN	CK'D	DATE

Materials/Finishes

Walls — Brickwork to be Buff facing, mortar to be natural.
HPS200 coated steel horizontal composite flat panel cladding system, colour "Goosewing Grey".
Piers, top panel above the first floor window head level and cladding between windows, to be formed from HPS200 coated steel composite flat panels with no visible flashings, colour "Merlin Grey", laid horizontally as shown on the drawing.

Roof — HPS200 coated steel cladding, colour to be "Goosewing Grey" with matching flashings.
Gutter/fascia to be HPS200 coated steel, colour "Merlin Grey".
Soffit to be HPS200 coated steel shallow trapezoidal panels, laid at 90 degrees to the fascia, colour "Merlin Grey ".
RWP's to be colour "Merlin Grey" and run in front of Merlin Grey Bands where possible.

Loading Doors — HPS200 coated steel, colour 'Merlin Grey'

Office Area - Doors/Windows — Merlin Grey powder coated aluminium, with dark grey tinted anti-sun glass & glazed look-a-like infill panels.

Fire Exit/ Personnel Doors - Gloss painted steel, colour 'Merlin Grey'

Canopy - Gloss painted columns, colour "Merlin Grey" with a tinted, curved polycarbonate roof. All trims etc to be colour "Merlin Grey".

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e-mail: newark@wm-saunders.co.uk
website: www.wm-saunders.co.uk

Project

Proposed Development,
Shortwood.
Phase 2.

Client

Priority Sites Ltd.

Title

Unit 8A - 8C
Elevations & Section.

Date June 2006 Drawing No. E9131(D)09

Drawn BN Scale 1:100 @ A1



Notes

Survey Grid is based on

Station S001 E 1000.000mE
N 1000.000mN
136.090m

Station S002 956.889mE
976.973mN
136.506m

JB Land & Engineering Survey. Ltd
Land Survey & Construction Setting Out

14 Brecks Lane
Kirk Sandall
Doncaster
South Yorkshire
DN3 1NQ

Telephone/Fax 01302 886501
e-mail jb-survey@hotmail.com

Client

BRITCON
Civil Engineering &
Building Contractor
Midland Road, Scunthorpe, North Lincolnshire, DN16 1DQ

Project

Shortwood Business Park
Phase 1

Title

Phase 1
Topographical Survey
As Built

Scale	Date
1 – 500	August 2006
Drawn By: JDB	Checked: JDB
Drg. No.: JB/0016/001	Rev: A

Shortwood Villas

Site boundary

Group 1

Group 2

Group 3

Group 4

Group 5

Group 6

Group 7

Group 8

Group 9

Group 10

Group 11

Group 12

Group 13

Group 14

Group 15

0201

0202

0203

0204

0205

0206

0207

0208

0209

0210

0211

0212

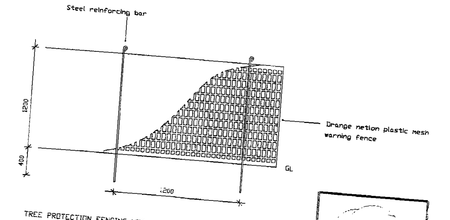
0213

Existing pond

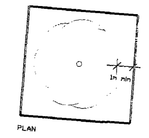
High Royd Farm

A6195 Dearne Valley Parkway

NORTH



TREE PROTECTION FENCING NTS



PLAN

NOTES
1. To prevent damage to the root systems of any trees to be retained they must be fenced off prior to any development or demolition commencing.

2. Orange Netlon fencing as shown in the detail is to be erected at least 1m out from the canopy line of the tree as indicated on the site plan.

3. All fences are to be satisfactorily maintained until the development has been completed.

4. No work should be carried out within the fenced areas without prior consultation with the Landscape Architect.

5. Fences are to be re-erected immediately on completion of any work.

6. Where fencing is removed to carry out works all trunks must be protected from damage.

7. No construction materials or fuels are to be stored beneath the canopy of any trees to be retained.

KEY

Individual trees

Trees in groups

Line of tree protection fence

speeden foreman
PARTNERSHIP
Chartered Landscape Architects
Environmental Planners
Ecologists
8, East Parade,
Harrogate,
North Yorkshire.
HG1
Tel 01423 520222
Fax 01423 565515
Email sfp @ globalnet.co.uk.

Project
SHORTWOOD BUSINESS PARK

Title
TREE SURVEY/TREE PROTECTION

Scale: **1/500**

Drawn By: **RC**

Date: **JAN '01**

Checked:

Project No. **NF528**

Drawing No. **S1**

Rev:

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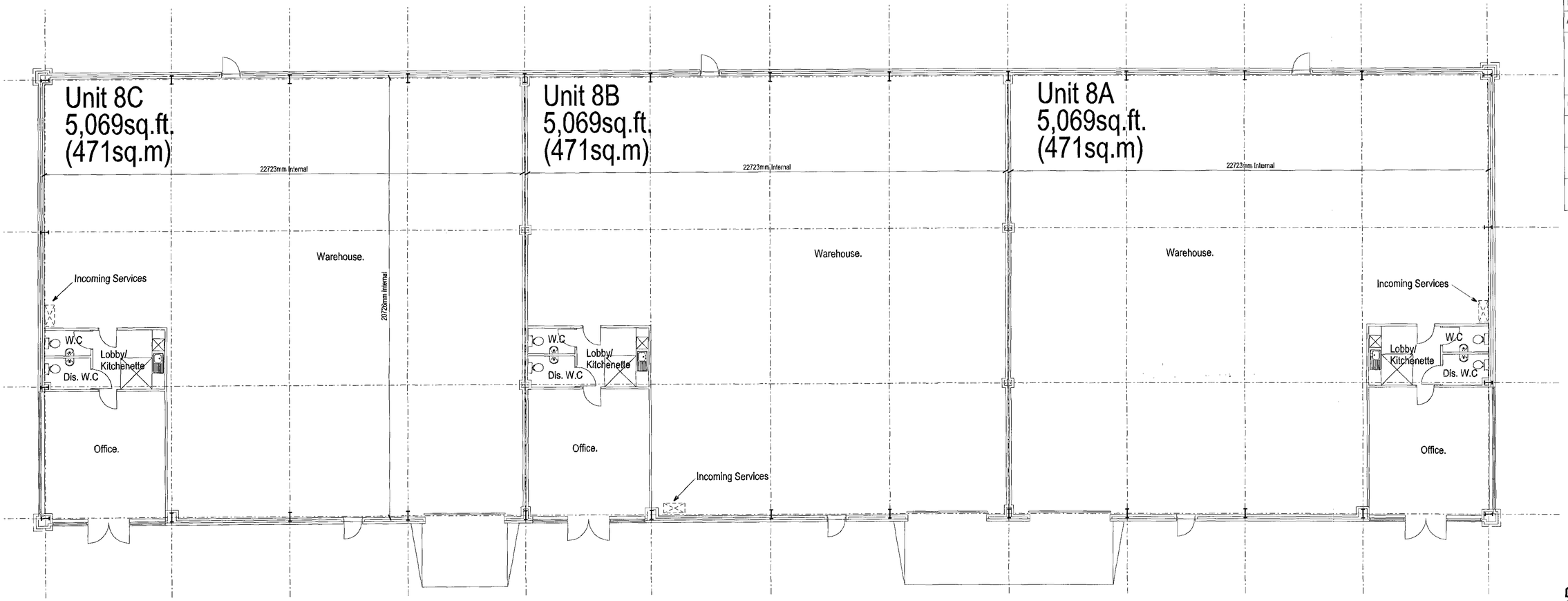
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PLANNING	NC	03/07
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		DATE

REV	DESCRIPTION	DRN	CK'D	DATE



Ground Floor Plan

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website: www.wm-saunders.co.uk

Project

Proposed Development,
Shortwood.
Phase 2.

Client

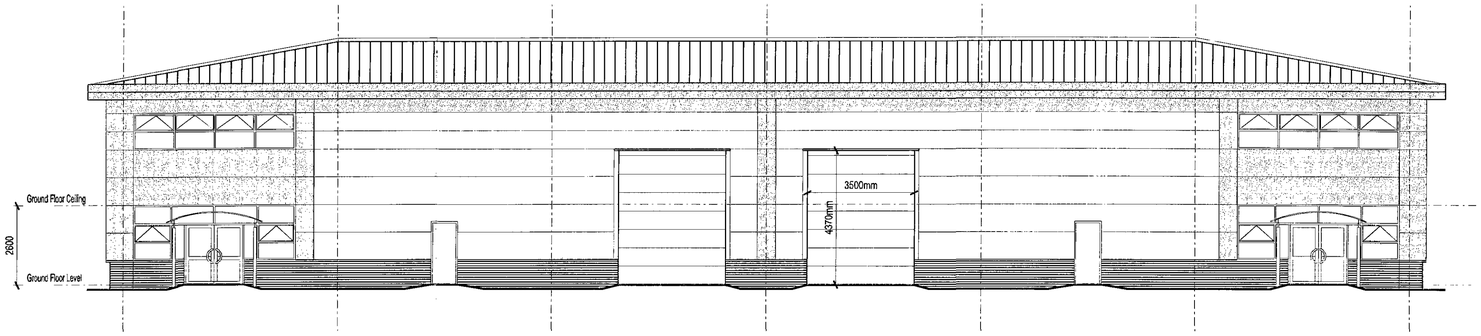
Priority Sites Ltd.

Title

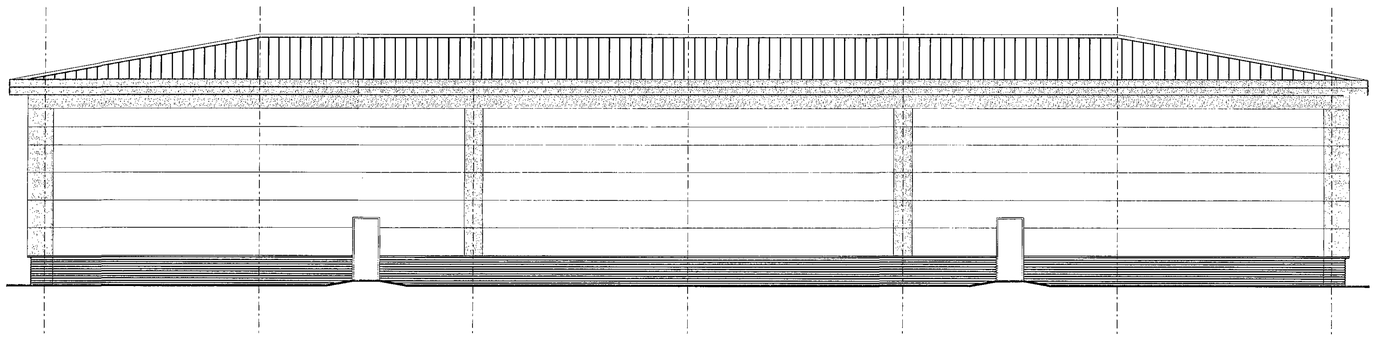
Unit 8A - 8C
Ground Floor Plan

Date June 2006 Drawing No. E9131(D)08

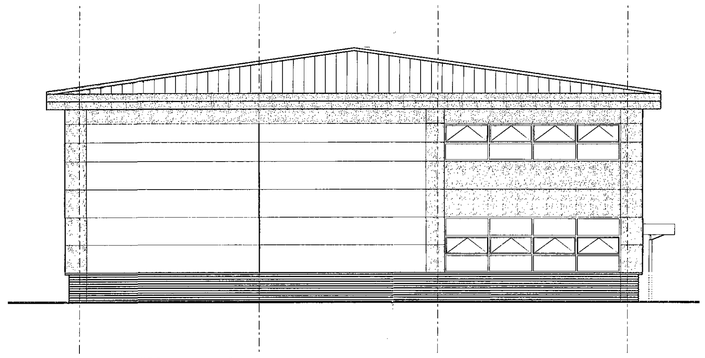
Drawn BN Scale 1:100 @ A1



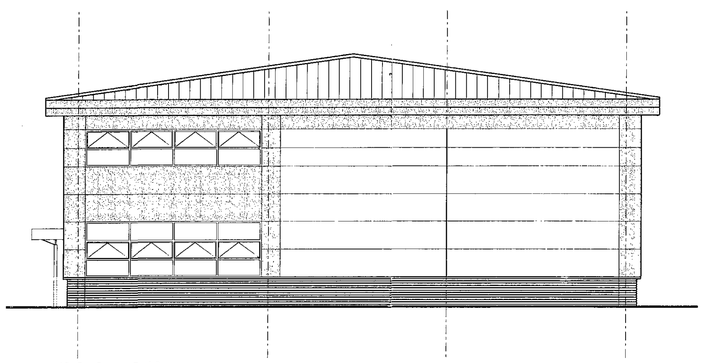
Front Elevation



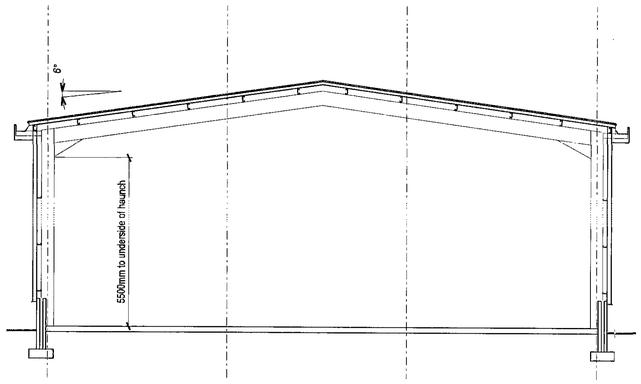
Rear Elevation



Side Elevation



Side Elevation



Typical Section

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INFORMATION / DESIGN	BN	07/06
PLANNING	NC	03/07
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		DATE

REV	DESCRIPTION	DRN	CK'D	DATE
'A'	Size of unit revised	BN	NC	0307

Materials/Finishes

Walls — Brickwork to be Buff facing, mortar to be natural.
HPS200 coated steel horizontal composite flat panel cladding system, colour "Goosewing Grey".
Piers, top panel above the first floor window head level and cladding between windows, to be formed from HPS200 coated steel composite flat panels with no visible flashings, colour "Merlin Grey", laid horizontally as shown on the drawing.

Roof — HPS200 coated steel cladding, colour to be "Goosewing Grey" with matching flashings.
Gutter/fascia to be HPS200 coated steel, colour "Merlin Grey".
Soffit to be HPS200 coated steel shallow trapezoidal panels, laid at 90 degrees to the fascia, colour "Merlin Grey ".
RWP's to be colour "Merlin Grey" and run in front of Merlin Grey Bands where possible.

Loading Doors — HPS200 coated steel, colour 'Merlin Grey'

Office Area - Doors/Windows — Merlin Grey powder coated aluminium, with dark grey tinted anti-sun glass & glazed look-a-like infill panels.

Fire Exit/ Personnel Doors - Gloss painted steel, colour 'Merlin Grey'

Canopy - Gloss painted columns, colour "Merlin Grey" with a tinted, curved polycarbonate roof. All trims etc to be colour "Merlin Grey".

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e-mail: newark@wm-saunders.co.uk
website: www.wm-saunders.co.uk

Project
Proposed Development, Shortwood. Phase 2.

Client
Priority Sites Ltd.

Title
Unit 7A - 7B
Elevations & Section.

Date June 2006 Drawing No. E9131(D)07A

Drawn BN Scale 1:100 @A1

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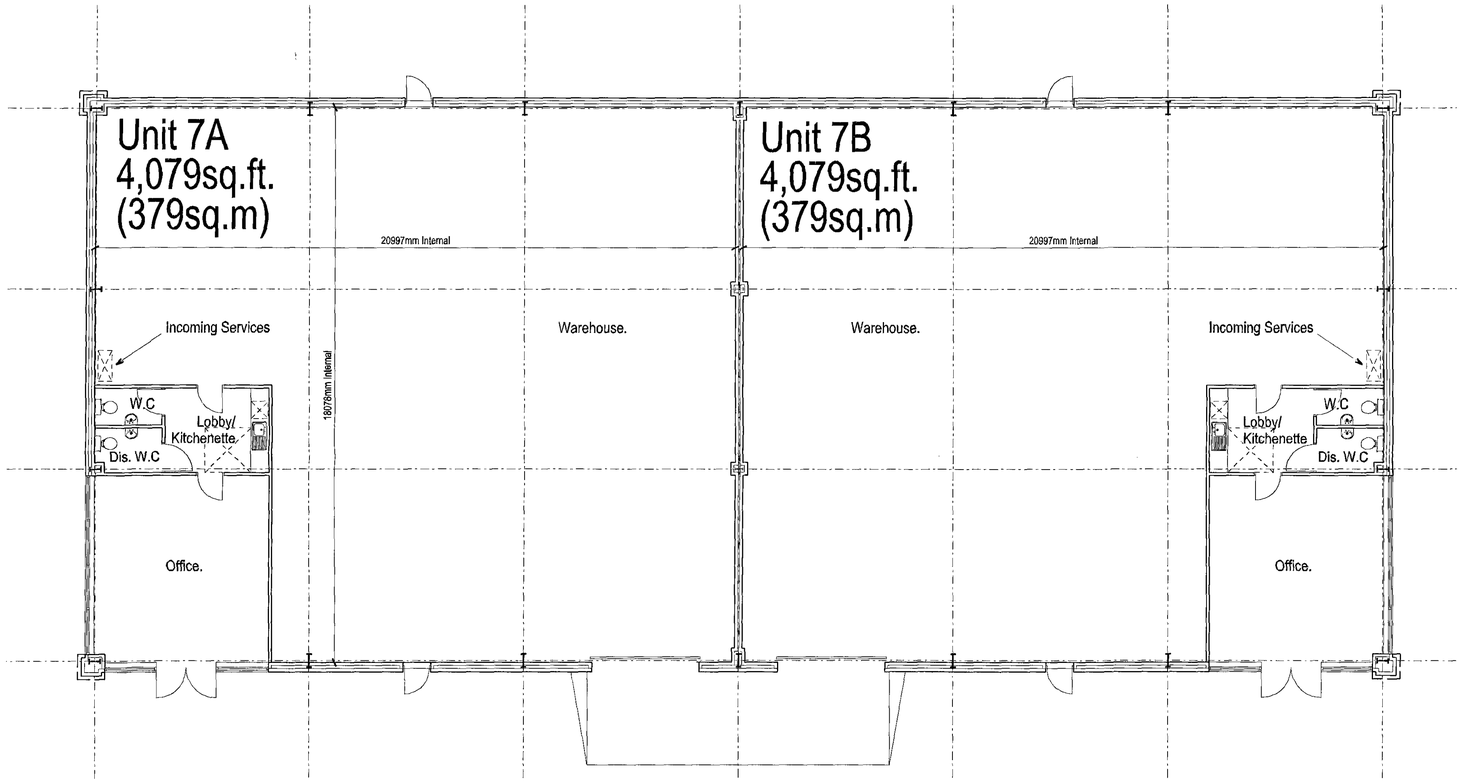
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In accordance with CDM Regulation 13, residual hazards have been identified and are annotated thus: R

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INFORMATION / DESIGN	NC	07/06
PLANNING	NC	03/07
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		DATE

REV	DESCRIPTION	DRN	CK'D	DATE
'A'	Size of unit revised	BN	NC	0307



Ground Floor Plan

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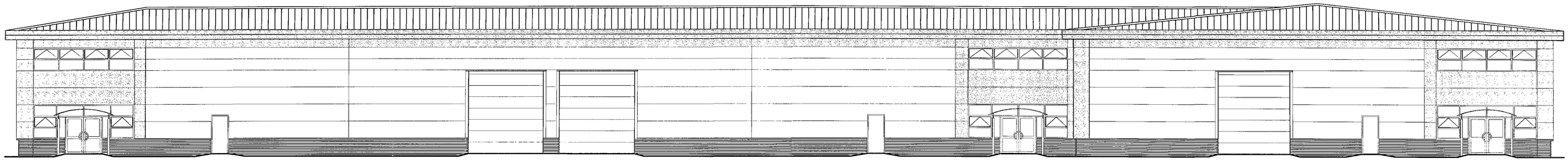
Project
Proposed Development,
Shortwood.
Phase 2.

Client
Priority Sites Ltd.

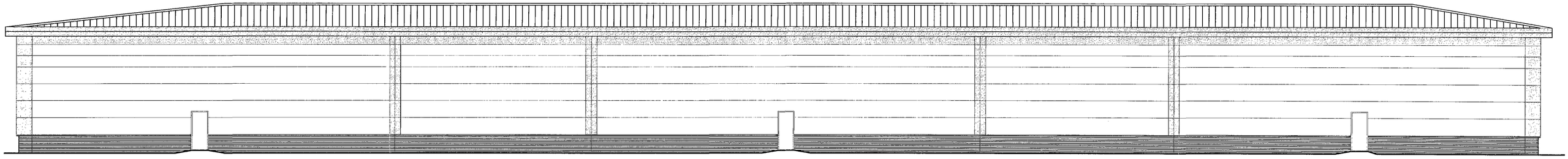
Title
Unit 7A -7B
Ground Floor Plan

Date June 2006 Drawing No. E9131(D)06A

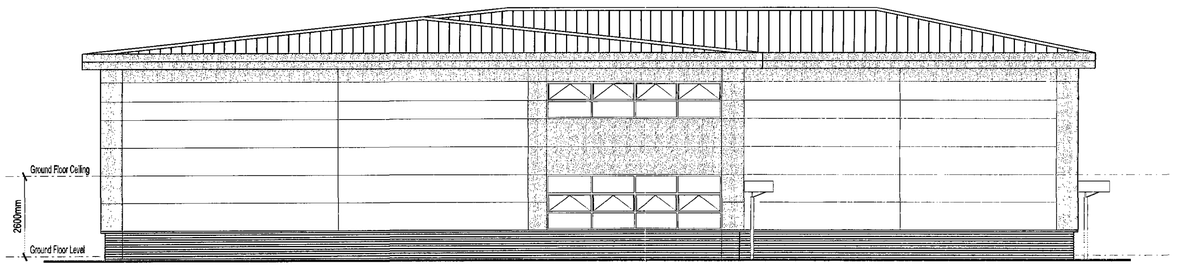
Drawn BN Scale 1:100 @ A1



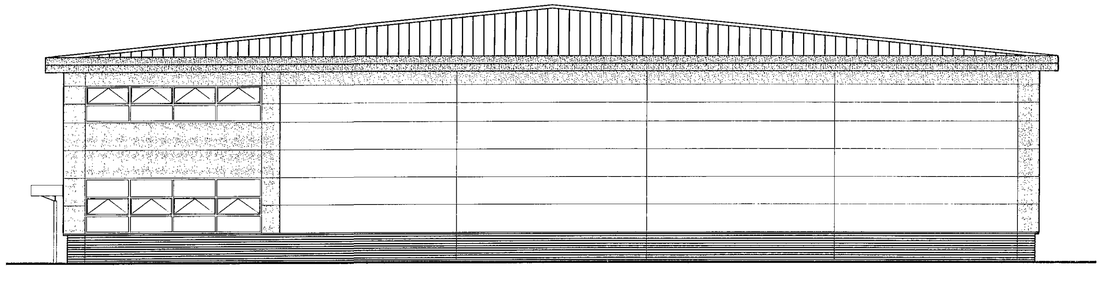
Front Elevation



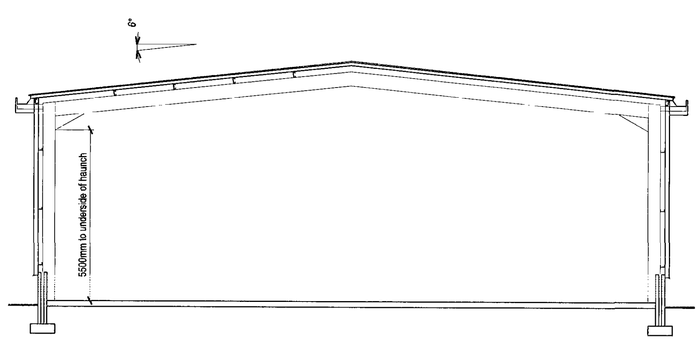
Rear Elevation



Side Elevation



Side Elevation



Typical Section Thro' Units 6A & 6B

Materials/Finishes

Walls — Brickwork to be Buff facing, mortar to be natural.
HPS200 coated steel horizontal composite flat panel cladding system, colour "Goosewing Grey". Piers, top panel above the first floor window head level and cladding between windows, to be formed from HPS200 coated steel composite flat panels with no visible flashings, colour "Merlin Grey", laid horizontally as shown on the drawing.

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BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		DATE

REV	DESCRIPTION	DRN	CK'D	DATE
'A'	Size of units revised	BN	NC	03/07

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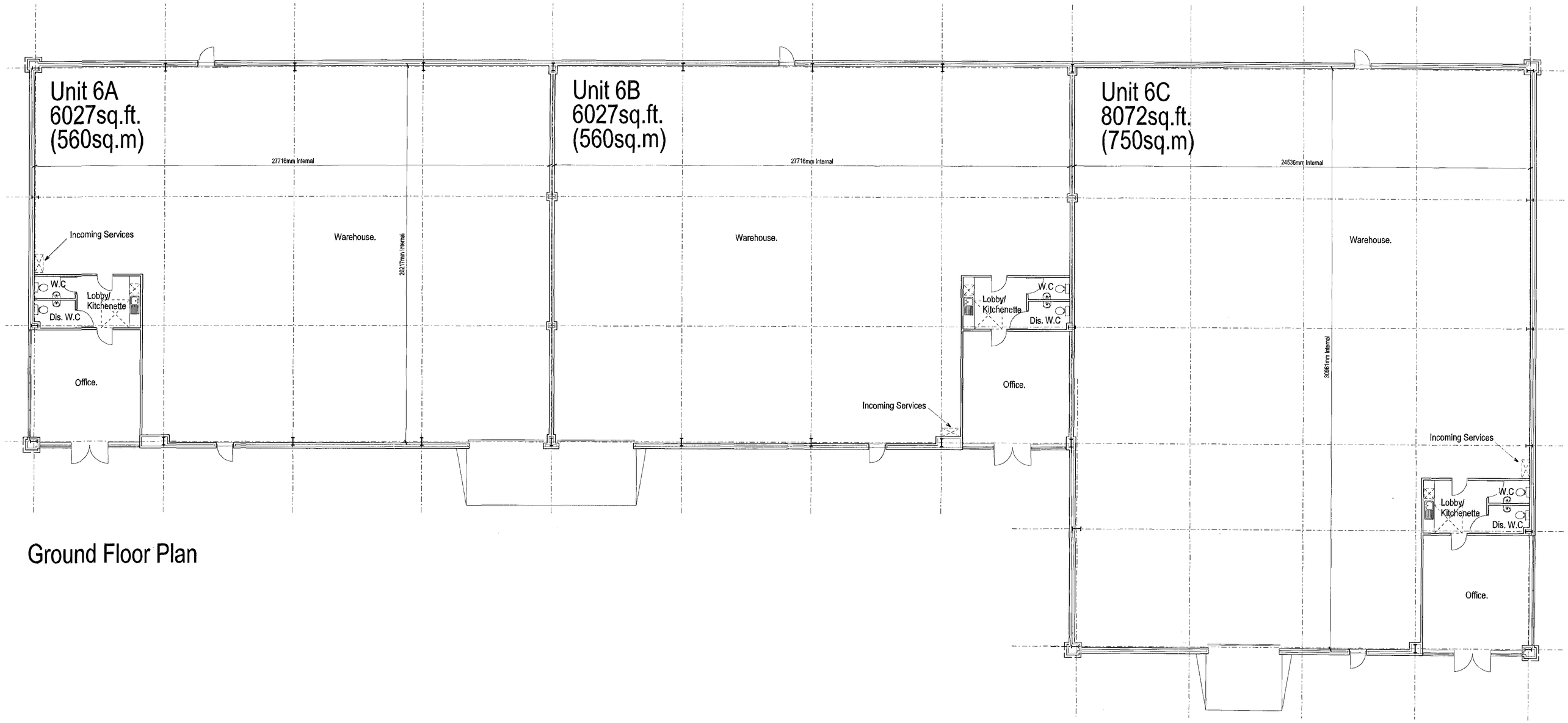
Project
Proposed Development,
Shortwood.
Phase 2.

Client
Priority Sites Ltd.

Title
Unit 6A - 6C
Elevations and Section

Date June 2006 Drawing No. E9131(D)05A

Drawn BN Scale 1:150 @ A1



Ground Floor Plan

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TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		DATE

REV	DESCRIPTION	DRN	CK'D	DATE
'A'	Size of units revised	BN	NC	03/07

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Project

Proposed Development,
Shortwood.
Phase 2.

Client

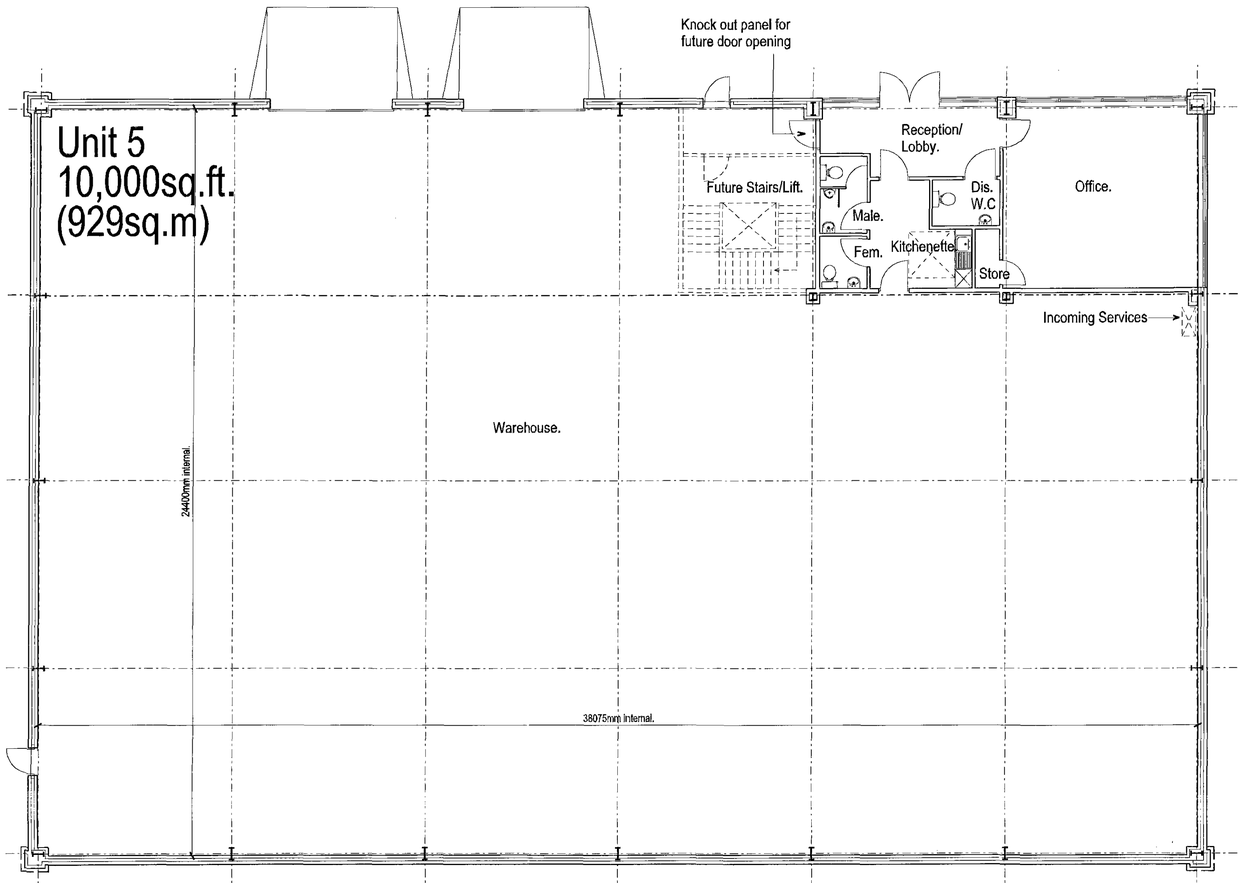
Priority Sites Ltd.

Title

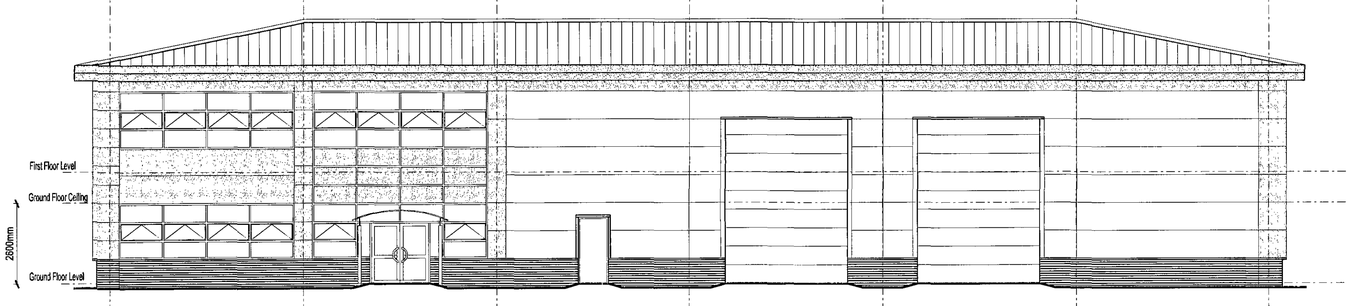
Unit 6A - 6C
Ground Floor Plan

Date June 2006 Drawing No. E9131(D)04A

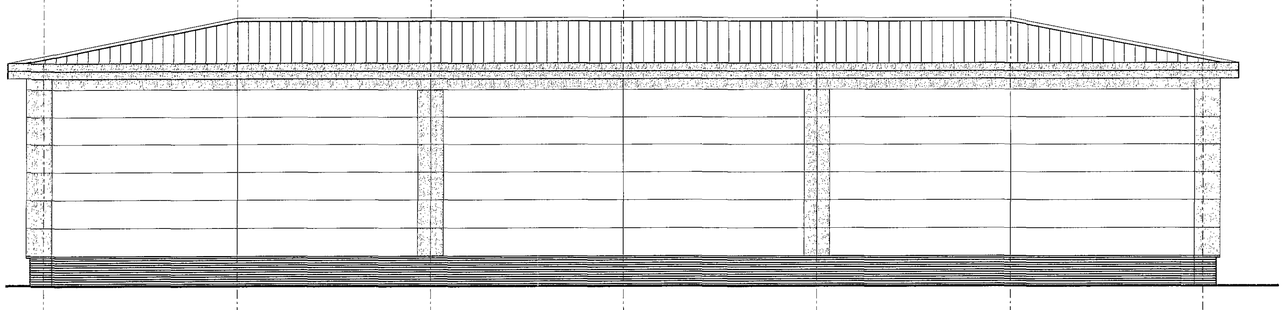
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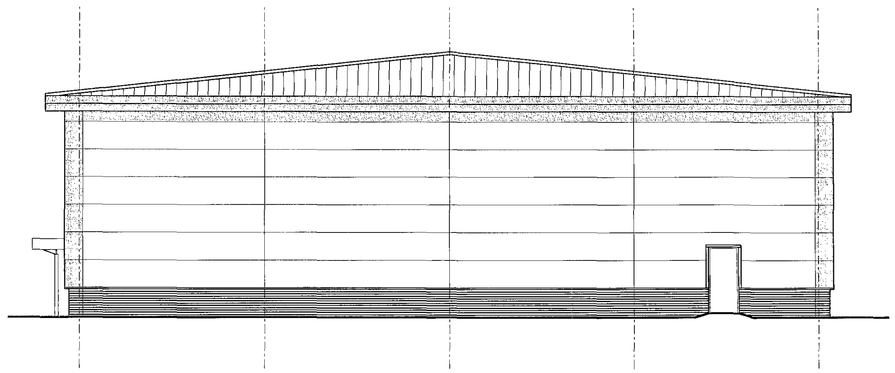
Ground Floor Plan.



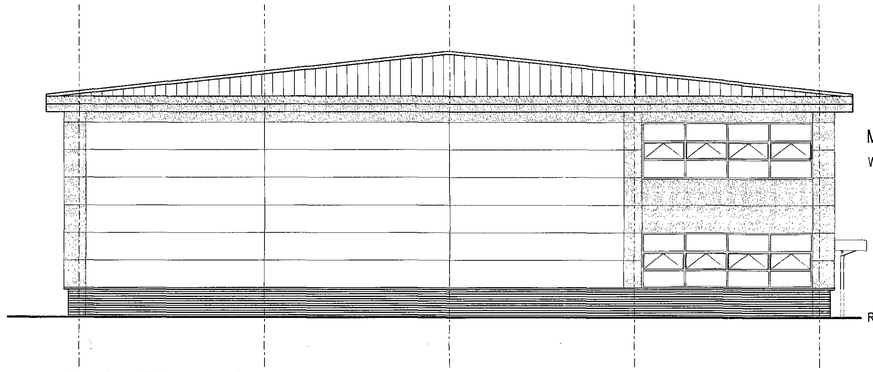
Front Elevation



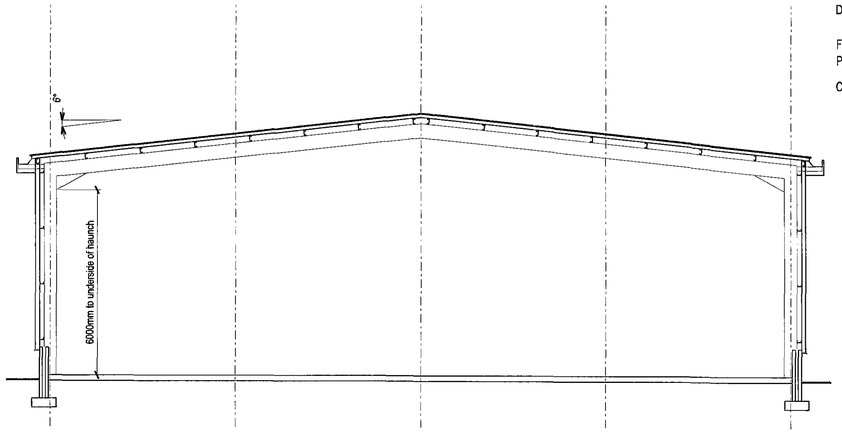
Rear Elevation



Side Elevation



Side Elevation



Typical Section

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Contractors must verify all dimensions at the site before commencing any work or making any shop drawings: no dimensions to be taken from drawing.

In accordance with CDM Regulation 13, residual hazards have been identified and are annotated thus: [H]

Refer to the current Designers Risk Assessments for further details.

VERIFICATION STATUS	VERIFIED BY	DATE
INFORMATION / DESIGN	NC	07/06
PLANNING	NC	03/07
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		DATE

REV	DESCRIPTION	DRN	CK'D	DATE

Materials/Finishes

Walls — Brickwork to be Buff facing, mortar to be natural.
HPS200 coated steel horizontal composite flat panel cladding system, colour "Goosewing Grey". Piers, top panel above the first floor window head level and cladding between windows, to be formed from HPS200 coated steel composite flat panels with no visible flashings, colour "Merlin Grey", laid horizontally as shown on the drawing.

Roof — HPS200 coated steel cladding, colour to be "Goosewing Grey" with matching flashings.
Gutter/fascia to be HPS200 coated steel, colour "Merlin Grey".
Soffit to be HPS200 coated steel shallow trapezoidal panels, laid at 90 degrees to the fascia, colour "Merlin Grey ".
RWP's to be colour "Merlin Grey" and run in front of Merlin Grey Bands where possible.

Loading Doors — HPS200 coated steel, colour 'Merlin Grey'

Office Area - Doors/Windows — Merlin Grey powder coated aluminium, with dark grey tinted anti-sun glass & glazed look-a-like infill panels.

Fire Exit/ Personnel Doors - Gloss painted steel, colour 'Merlin Grey'

Canopy - Gloss painted columns, colour "Merlin Grey" with a tinted, curved polycarbonate roof. All trims etc to be colour "Merlin Grey".

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Project
Proposed Development, Shortwood. Phase 2.

Client
Priority Sites Ltd.

Title
Unit 5 - Plan, Elevations & Section.

Date June 2006 Drawing No. E9131(D)03

Drawn SW Scale 1:100 @ A1

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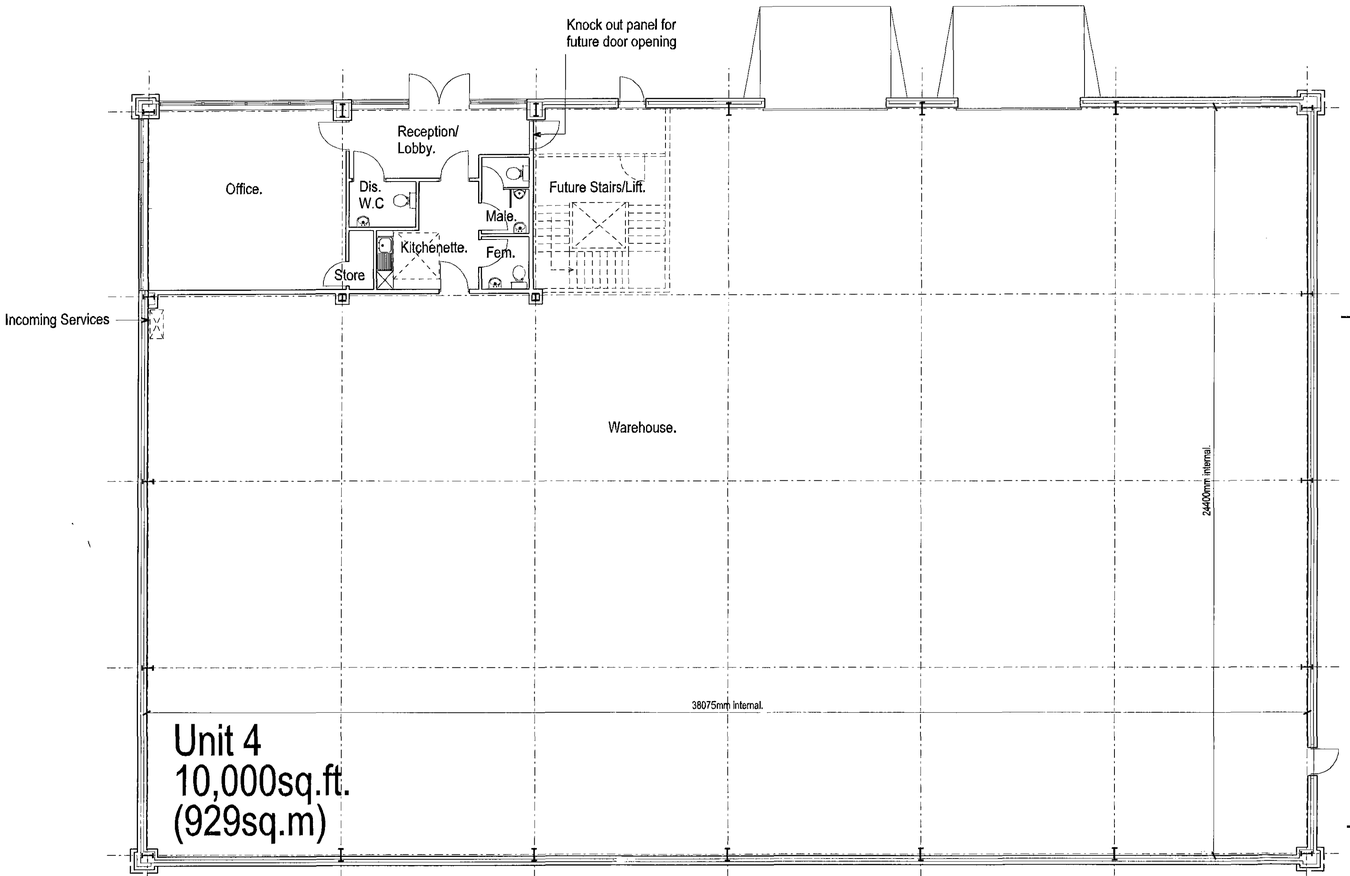
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In accordance with CDM Regulation 13, residual hazards have been identified and are annotated thus: [I]

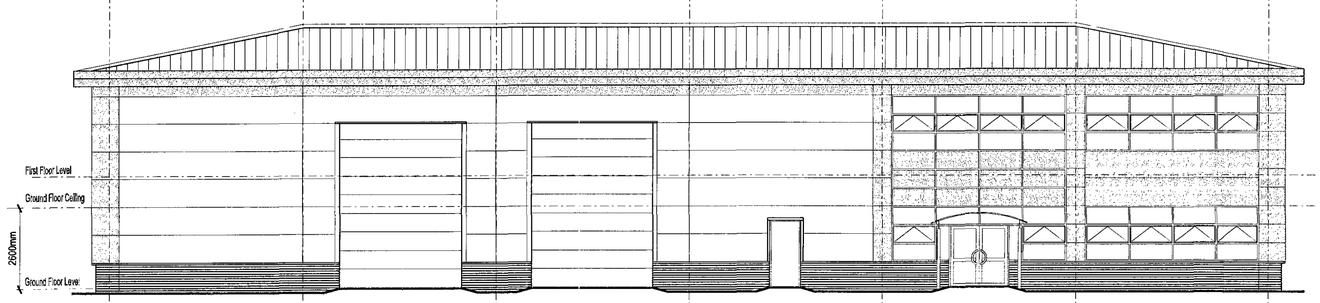
Refer to the current Designers Risk Assessments for further details.

VERIFICATION STATUS	VERIFIED BY	DATE
INFORMATION / DESIGN	NC	07/06
PLANNING	NC	03/07
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		DATE

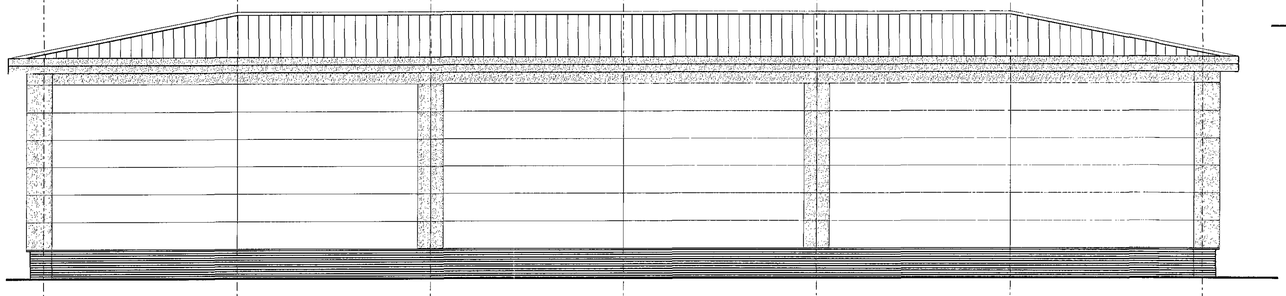
REV	DESCRIPTION	DRN	CK'D	DATE
'A'	Handed Offices. Section added	BN	NC	0606
'B'	Elevations revised	BN	NC	0706



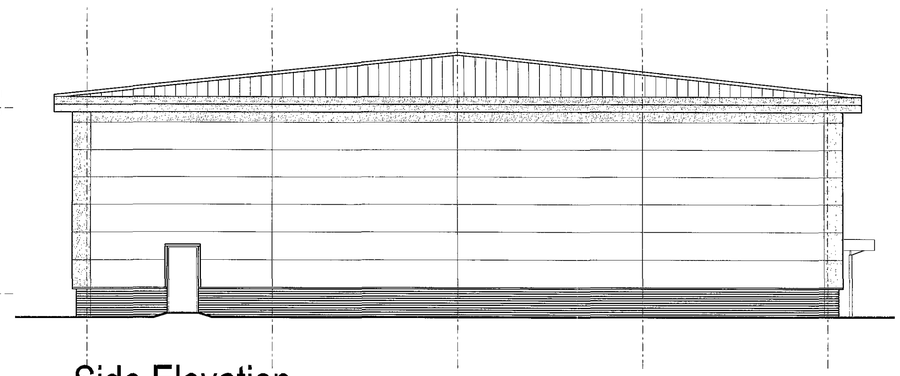
Ground Floor Plan.



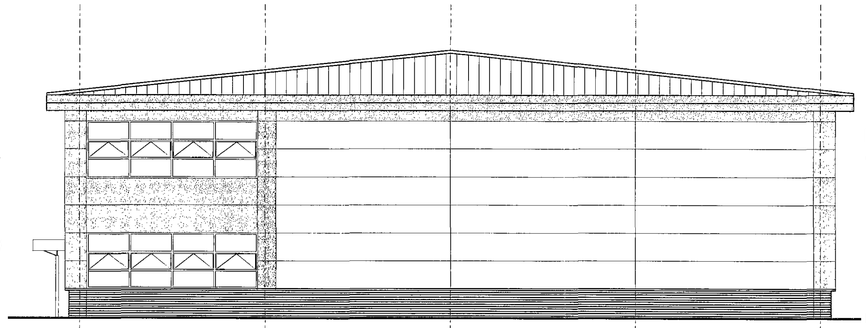
Front Elevation



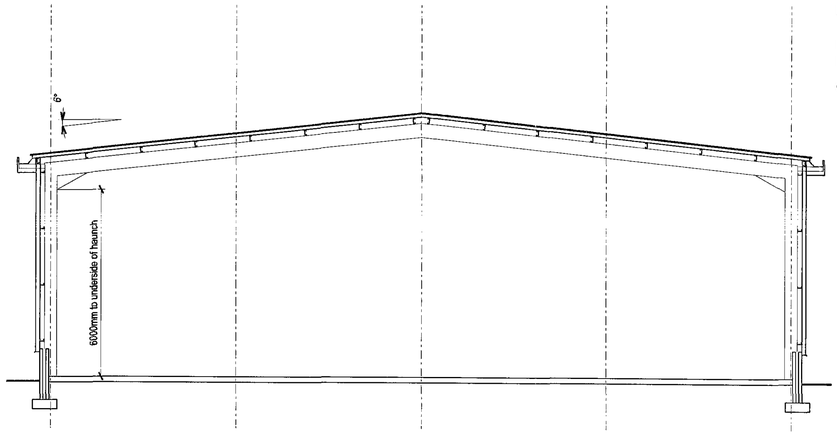
Rear Elevation



Side Elevation



Side Elevation



Typical Section

Materials/Finishes

Walls	Brickwork to be Buff facing, mortar to be natural. HPS200 coated steel horizontal composite flat panel cladding system, colour "Goosewing Grey". Piers, top panel above the first floor window head level and cladding between windows, to be formed from HPS200 coated steel composite flat panels with no visible flashings, colour "Merlin Grey", laid horizontally as shown on the drawing.
Roof	HPS200 coated steel cladding, colour to be "Goosewing Grey" with matching flashings. Gutter/fascia to be HPS200 coated steel, colour "Merlin Grey". Soffit to be HPS200 coated steel shallow trapezoidal panels, laid at 90 degrees to the fascia, colour "Merlin Grey ". RWP's to be colour "Merlin Grey" and run in front of Merlin Grey Bands where possible.
Loading Doors	HPS200 coated steel, colour 'Merlin Grey'
Office Area - Doors/Windows	Merlin Grey powder coated aluminium, with dark grey tinted anti-sun glass & glazed look-a-like infill panels.
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Project

Proposed Development, Shortwood. Phase 2.

Client

Priority Sites Ltd.

Title

Unit 4 - Plan, Elevations & Section.

Date June 2006 Drawing No. E9131(D)02B

Drawn SW Scale 1:100 @ A1

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In accordance with CDM Regulation 13, residual hazards have been identified and are annotated thus: [!]

Refer to the current Designers Risk Assessments for further details.

VERIFICATION STATUS	VERIFIED BY	DATE
INFORMATION / DESIGN	NC	05/06
PLANNING	NC	03/07
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		

ACCESS / DDA COMPLIANCE CHECK	DATE

REV	DESCRIPTION	DRN	CK'D	DATE
'A'	Unit 4 & 5 site layout amended	BN	NC	06/06
'B'	Minor Amendments	BN	NC	07/06
'C'	Earthworks amended.	SW	NC	10/06
'D'	Layout amended	BN	NC	03/07
'E'	High Wall Positions Indicated and Plot Boundary amended	BN	NC	03/07

See dwg. no. E9131(D)10 for layout of new required earthworks.

Denotes High Wall Position

Existing mature trees/undergrowth

Existing pond to be retained.

This area outside of Priority Sites boundary is to be landscaped as Smeeden Foremans dwg. no. SF1153-LL02A.

6m wide drainage route for storm water, directly to pond at bottom of plateau.

Min. 3m wide drainage easement between building and boundary fence.

Unit 8c 5,000sq.ft

Unit 8b 5,000sq.ft

Unit 8a 5,000sq.ft

Shared bin store

Service yard. 46no. cars.

Double access gate for maintenance

Plot Boundary.

Unit 7b 4,000sq.ft

Unit 7a 4,000sq.ft

Shared Cycle hoops

Existing pond to be retained.

Location for new sub station if required

Site Boundary.

Shared Cycle hoops

Shared bin store

Service yard. 40no. cars.

Future electricity sub-station.

Existing road.

Landscaping strip.

Unit 6c 8,000sq.ft

Unit 6b 6,000sq.ft

Unit 6a 6,000sq.ft

Cycle hoops

Bin store

Service yard. 20no. cars.

Existing footpath.

Service yard. 20no. cars.

Unit 4 10,000sq.ft

Unit 5 10,000sq.ft

Bin store

Cycle hoops

Footpath diversion.

Site Area - 2.35ha (5.82acres)

Note. Plateaux subject to "as built" information from Contractor.

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Project

Proposed Development, Shortwood. Phase 2.

Client

Priority Sites Ltd.

Title

Site Layout Plan

Date May 2006 Drawing No. E9131(D)01E

Drawn SW Scale 1:500 @ A1