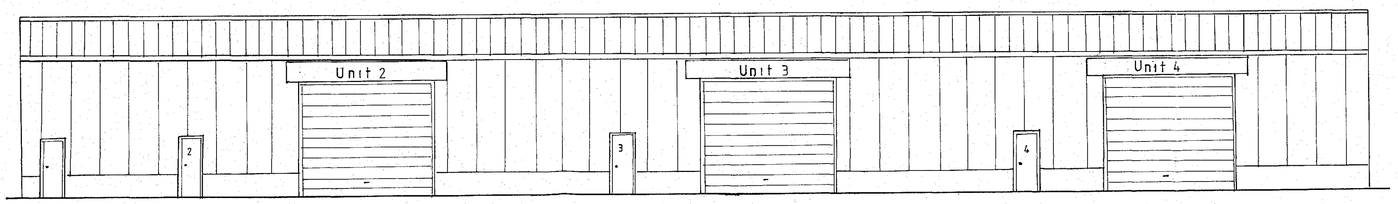
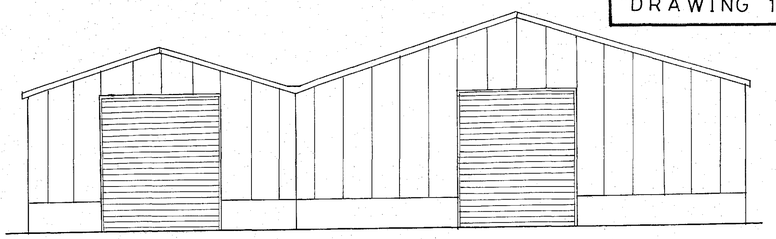


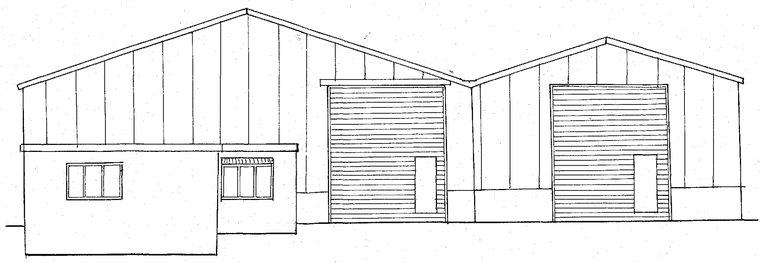
EXISTING SIDE



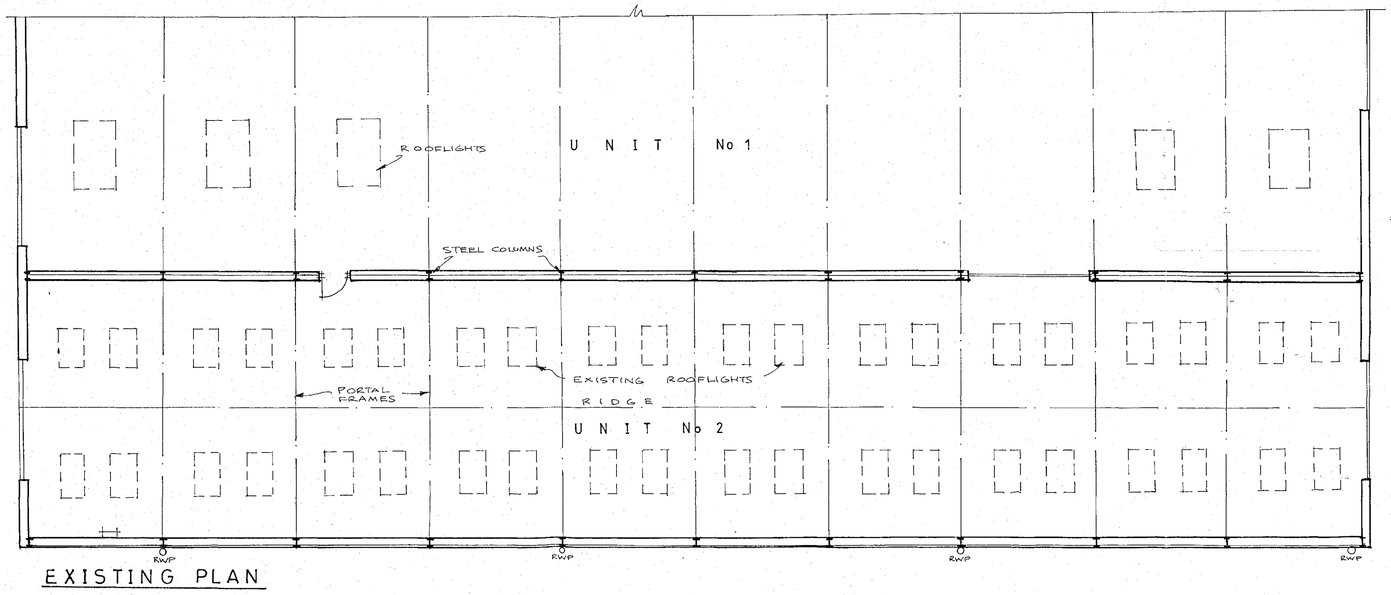
PROPOSED SIDE



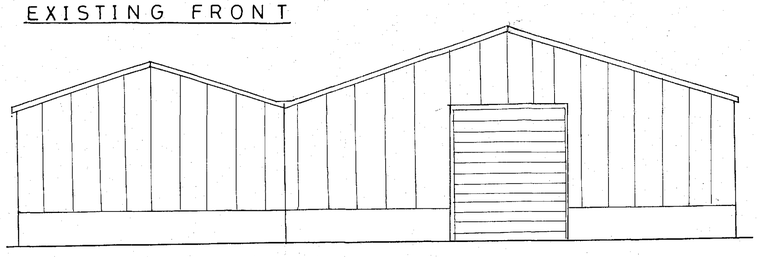
EXISTING REAR



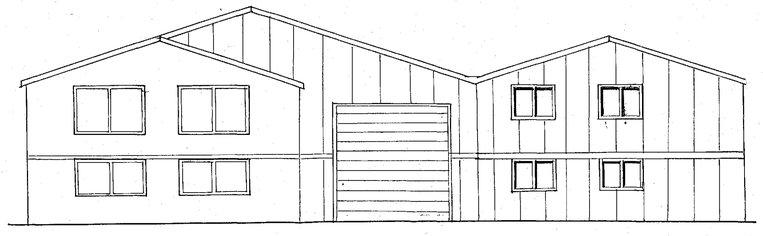
EXISTING FRONT



EXISTING PLAN



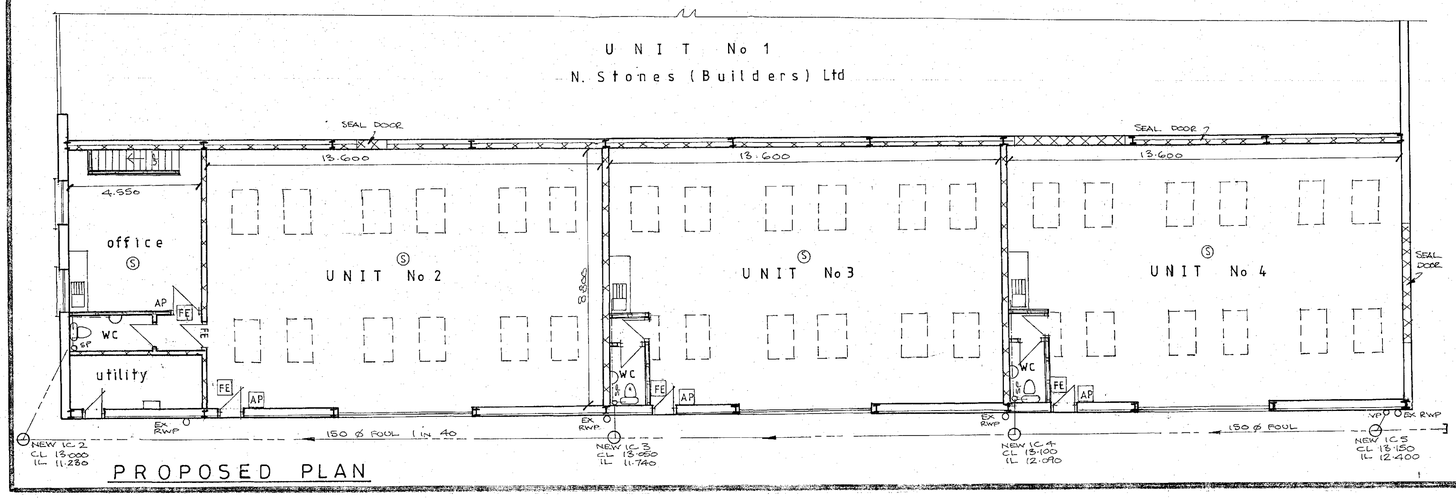
PROPOSED REAR



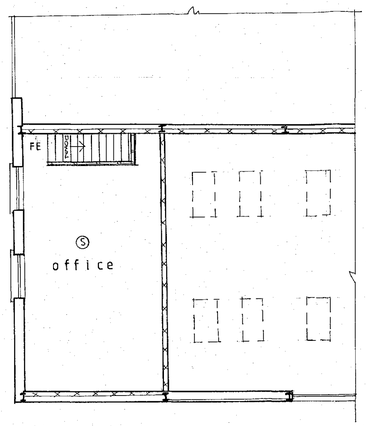
PROPOSED FRONT

FE FIRE EXIT SIGN
AP FIRE ALARM POINT
Ⓢ FIRE ALARM SIREN

SCALE 1/100th



PROPOSED PLAN



PROPOSED FIRST FLOOR

Side and rear elevations clad externally above existing brick wall level with PVC coated 0.5mm fully galvanised steel trapezoidal sheets to AS34/1000W profile in RAL Design RAL 5010 Gentian blue

Front elevation clad externally with PVC coated fully galvanised 0.5mm steel trapezoidal sheets to AS34/1000W profile; colour of sheets to be RAL Design RAL 5010 Gentian blue above ground floor windows and RAL 5024 Pastel blue from ground level to top of ground floor windows;

Existing floor to all units to have 50 thick concrete screed laid on existing reinforced concrete slab

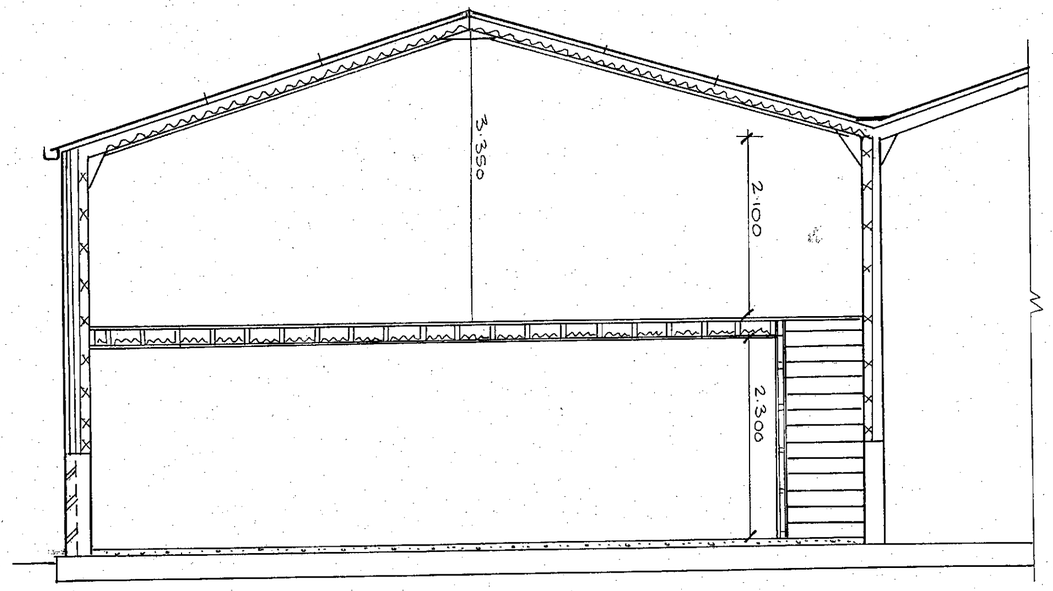
New roller doors to Units to be proprietary manufacture installed between existing steel columns coloured RAL Design RAL 5024 Pastel blue

900 wide x 2100 high steel security personal doors painted RAL 5024 Pastel blue

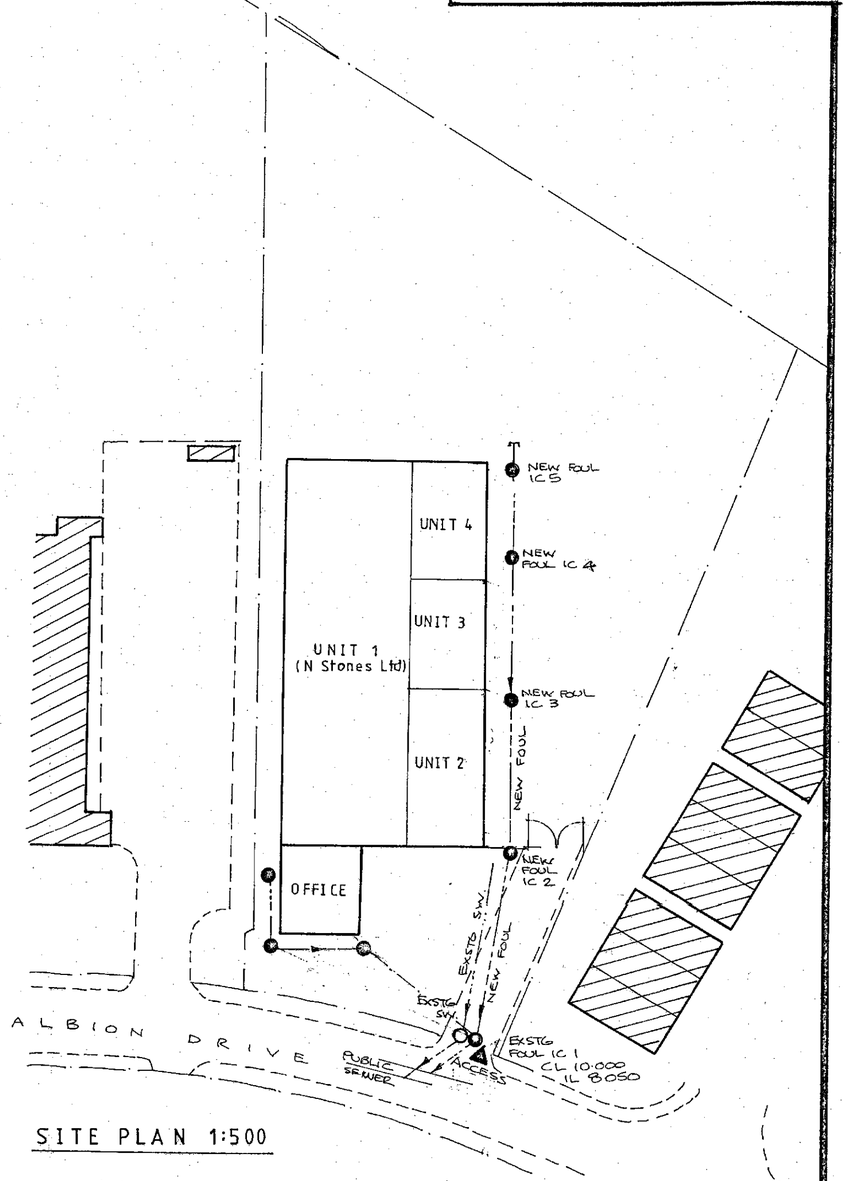
700 wide signage boards between top of door and eaves level to be painted in corporate livery as required by unit operators

Windows to be double glazed PVCu units

PROPOSED CONVERSION of INDUSTRIAL UNIT into THREE BUSINESS UNITS at ALBION DRIVE, THURNSCOE, ROTHERHAM



SECTION 1:50



SITE PLAN 1:500

GENERAL:

Existing wall dividing Unit 1 from new units to be built up on existing brick dwarf wall using 100 thickness 3.6N/mm² loadbearing blockwork; wall carried up to underside of existing roof covering and to be fire stopped using high alumina cement mortar; all existing openings to Unit 1 to be sealed with solid blockwork in 3.6N/mm² blocks; all new blockwork fully tied to existing steel columns on Portal frames

Unit dividing walls to be 150 thickness 3.6N/mm² loadbearing blockwork built off 450 x 150 concrete strip foundation; walls carried up to underside of existing roof covering and to be fire stopped using high alumina cement mortar

All new brickwork and blockwork tied to existing steel columns 450 vertically to Portal frames

Existing door to rear elevation to be blocked up using 225 thickness of brickwork up to cladding level built off existing reinforced concrete raft, bricks to match existing and to be fully bonded to adjacent walls and tied to existing steel columns 450 vertically to columns to Portal frames; 200 thickness of 3.6N/mm² loadbearing blockwork under proposed cladding built off existing reinforced concrete raft and carried up to existing roof covering

Side and rear elevations clad externally above existing brick wall level with PVC coated 0.5mm fully galvanised steel trapezoidal sheets to AS34/1000W profile in RAL Design RAL 5010 Gentian blue

Front elevation clad externally with PVC coated fully galvanised 0.5mm steel trapezoidal sheets to AS34/1000W profile; colour of sheets to be RAL Design RAL 5010 Gentian blue above ground floor windows and RAL Design RAL 5024 Pastel blue from ground level to top of ground floor windows;

Existing floor to all units to have 50 thick concrete screed laid on existing reinforced concrete slab

New roller doors to be proprietary manufacture installed between existing steel columns coloured RAL Design RAL 5024 Pastel blue

900 wide x 2100 high steel security personal doors painted RAL 5024 Pastel blue

Non illuminated 700 wide signage boards between top of door and eaves level to be painted in corporate livery as required by unit operators.

OFFICE AREA to UNIT 2:

Internal block walls 100 thickness 3.6N/mm² loadbearing blockwork built off 450 x 150 concrete strip foundation; Catnic CN100 lintels to openings with min 150 end bearing

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

First floor: 25 ptg boarding on 220 x 75 joists in Class SC4 timber at 400 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; herringbone struts to joists at mid-span 12mm thick Promat "Supalux" fire resistant boarding fixed with 75mm nails at 200 centres to ceilings with sound insulation of 100mm quilt of 10kg/m² mineral fibre

STAIRCASE: 900 wide, 41 degree pitch staircase with 200 risers and 220 treads; treads to overlap tread below by 15mm; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; handrail to be fixed to one side of stair 900 above pitch line; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber

WINDOWS: 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; safety glazing to BS6206 to all windows between finished floor level and 800mm in windows

Proprietary false ceiling fixed to underside of Portal Frames with 121mm thickness of Kingspan Thermaroof TR31 zero ODP insulation board

TOILETS

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

Ceiling: 170 x 50 joists at 450 centres supported off wallplate both ends; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s. straps; roof restrained laterally at 1/3 points using 30 x 5mm galvanised mild steel straps nailed across first 3 joists; 10mm foil backed plasterboard ceiling with 5mm plaster ski finish

WCs vented with mechanical extractor fan of min 6 litres/sec capacity capable of intermittent operation and 15 minute overrun on light switch

Plumbing: Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin; plumbing insulated in accordance with requirements of Building Regulations

Electrics; All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

Fire precautions: Non illuminated "Fire Exit" signs fitted in locations shown

Fire alarms to be manually operated sited adjacent to exit doors; alarms comply with BS EN 54-11:2001 Type B (indirect operation)

Drainage: WCs and sink units to discharge to 100 dia soil pipes with slow radius rest bend to new drain connection; anti-syphon traps to all appliances with 32 waste to handbasin; 38 to sink unit and 100 waste to WCs; no waste connected to SP within 200 of WC connection; new drain in 150 diameter plain Polypipe plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; pipes bedded and surrounded in 10mm single sized limestone chippimngs; new drain connects to existing foul manhole in curtilage of property; 100 dia vent pipe to head of system to have balloon grating and slow radius rest bend to drain; new 600 x 900 precast concrete Inspection Chambers on 150 concrete base with cast iron cover and frames

PROPOSED CONVERSION of INDUSTRIAL UNIT into THREE BUSINESS UNITS at ALBION DRIVE, THURNSCOE, ROTHERHAM