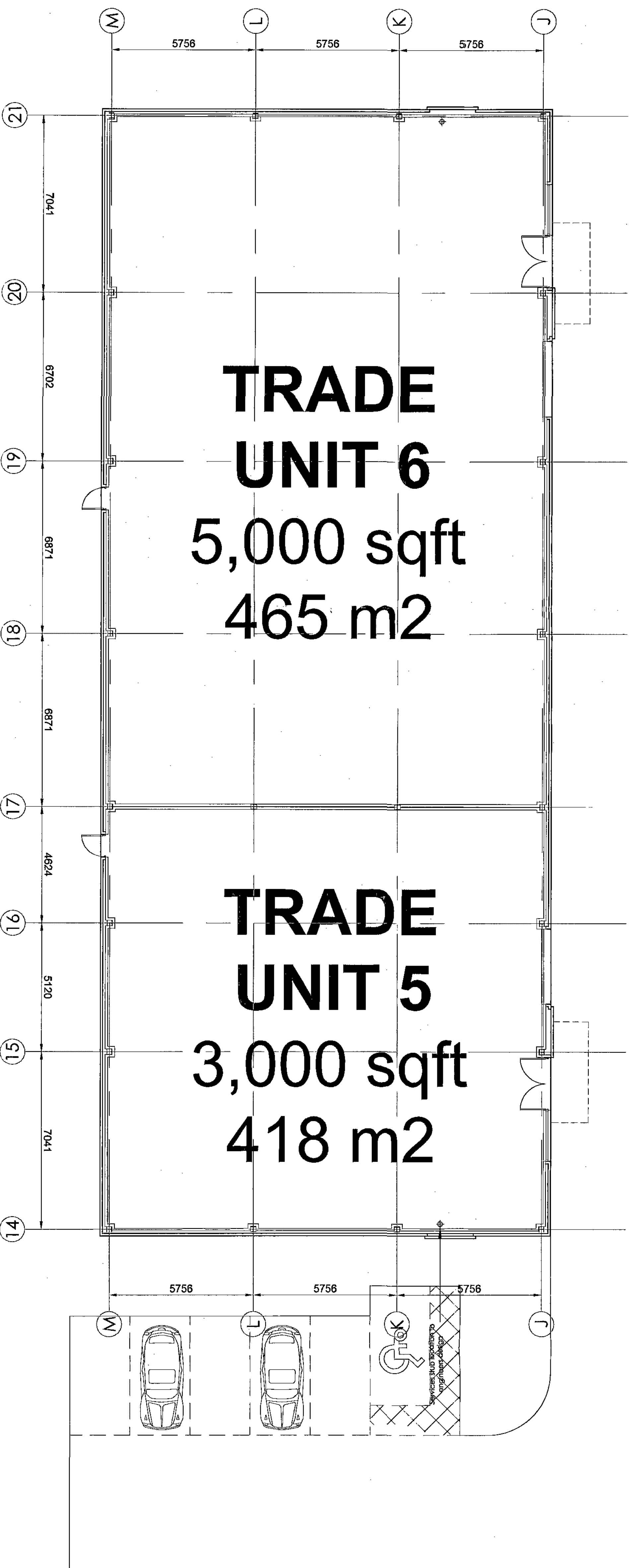
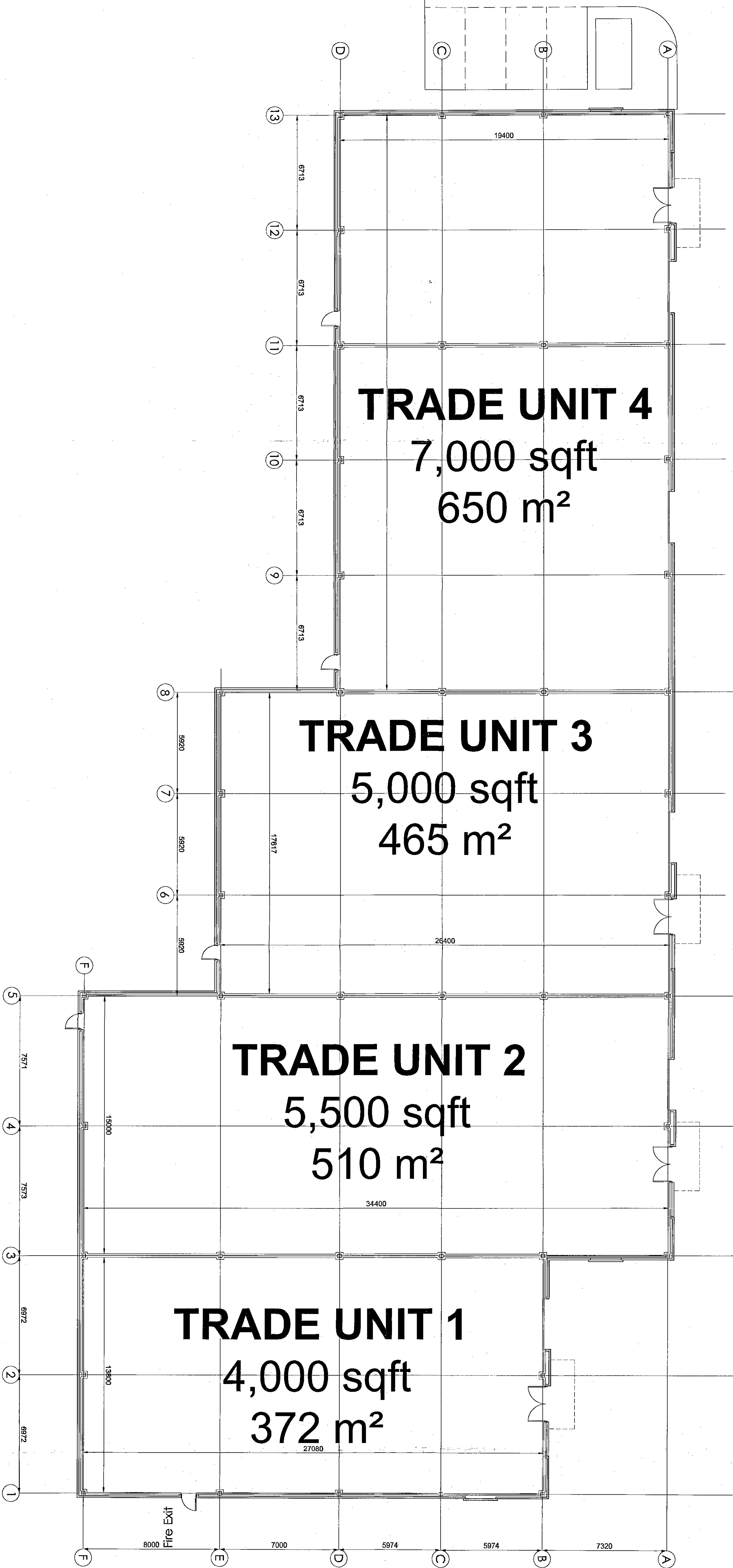




STRUCTURAL STEERING Consulting engineers have been engaged to provide structural steering for the proposed development. The structural steering report will provide guidance on the structural requirements for the proposed development, including the design of the structural frame, the design of the foundations, and the design of the connections. The structural steering report will also provide guidance on the design of the structural frame, the design of the foundations, and the design of the connections. The structural steering report will also provide guidance on the design of the structural frame, the design of the foundations, and the design of the connections.

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) Consulting engineers have been engaged to provide MEP steering for the proposed development. The MEP steering report will provide guidance on the design of the mechanical, electrical, and plumbing systems for the proposed development, including the design of the HVAC system, the design of the electrical system, and the design of the plumbing system. The MEP steering report will also provide guidance on the design of the mechanical, electrical, and plumbing systems for the proposed development, including the design of the HVAC system, the design of the electrical system, and the design of the plumbing system. The MEP steering report will also provide guidance on the design of the mechanical, electrical, and plumbing systems for the proposed development, including the design of the HVAC system, the design of the electrical system, and the design of the plumbing system.

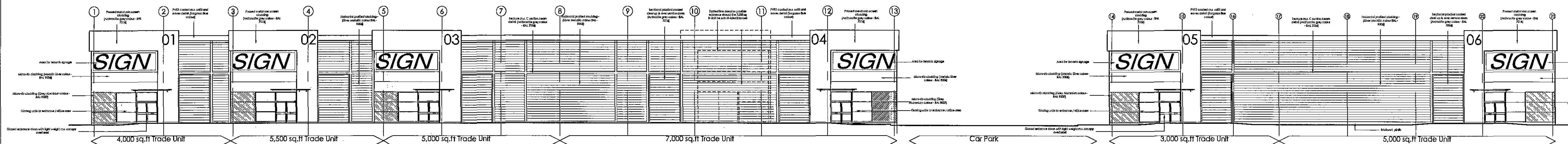
FIRE ENGINEERING Consulting engineers have been engaged to provide fire engineering steering for the proposed development. The fire engineering steering report will provide guidance on the design of the fire protection and fire suppression systems for the proposed development, including the design of the fire alarm system, the design of the fire extinguishing system, and the design of the fire escape system. The fire engineering steering report will also provide guidance on the design of the fire protection and fire suppression systems for the proposed development, including the design of the fire alarm system, the design of the fire extinguishing system, and the design of the fire escape system. The fire engineering steering report will also provide guidance on the design of the fire protection and fire suppression systems for the proposed development, including the design of the fire alarm system, the design of the fire extinguishing system, and the design of the fire escape system.

ENVIRONMENTAL ENGINEERING Consulting engineers have been engaged to provide environmental engineering steering for the proposed development. The environmental engineering steering report will provide guidance on the design of the environmental protection and pollution control systems for the proposed development, including the design of the air pollution control system, the design of the water pollution control system, and the design of the noise and vibration control system. The environmental engineering steering report will also provide guidance on the design of the environmental protection and pollution control systems for the proposed development, including the design of the air pollution control system, the design of the water pollution control system, and the design of the noise and vibration control system. The environmental engineering steering report will also provide guidance on the design of the environmental protection and pollution control systems for the proposed development, including the design of the air pollution control system, the design of the water pollution control system, and the design of the noise and vibration control system.

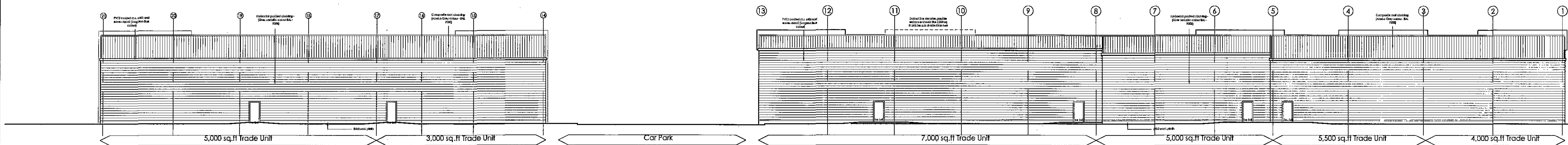
ARCHITECTURAL DESIGN The proposed development consists of four trade units, each with a different area and layout. The units are arranged around a central core, which contains the lifts and stairs. The units are designed to be flexible and adaptable, allowing them to be used for a variety of different purposes. The units are designed to be modern and stylish, with high-quality finishes and fixtures. The units are designed to be accessible and easy to use, with a clear and intuitive layout. The units are designed to be secure and safe, with robust security measures in place. The units are designed to be energy efficient and sustainable, with a range of green building features.

Project Name	PROPOSED TRADE UNITS
Client	WOMANTEL LANE
Site	WOMANTEL LANE
Scale	1:100
Drawn By	AL
Checked By	
Date	18/05/2022
Drawn Title	PROPOSED GA PLANS
Drawn No.	9282-102
Drawn Date	18/05/2022
Drawn By	AL
Checked By	
Date	18/05/2022
Drawn Title	PROPOSED GA PLANS
Drawn No.	9282-102
Drawn Date	18/05/2022
Drawn By	AL
Checked By	
Date	18/05/2022

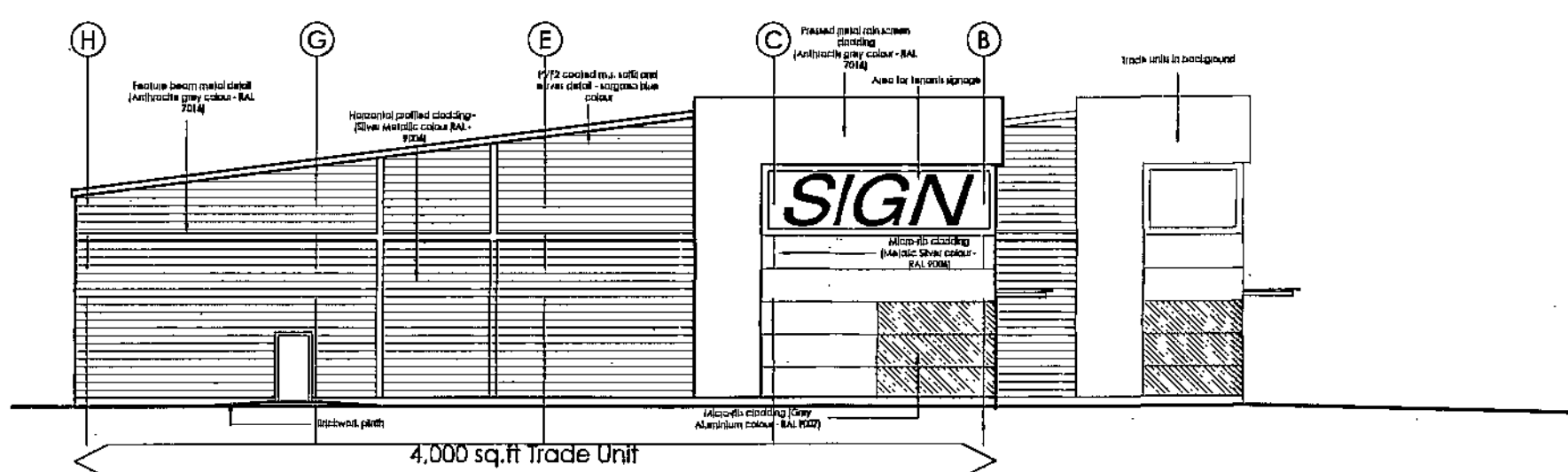
THE HARRIS PARTNERSHIP
ARCHITECTS



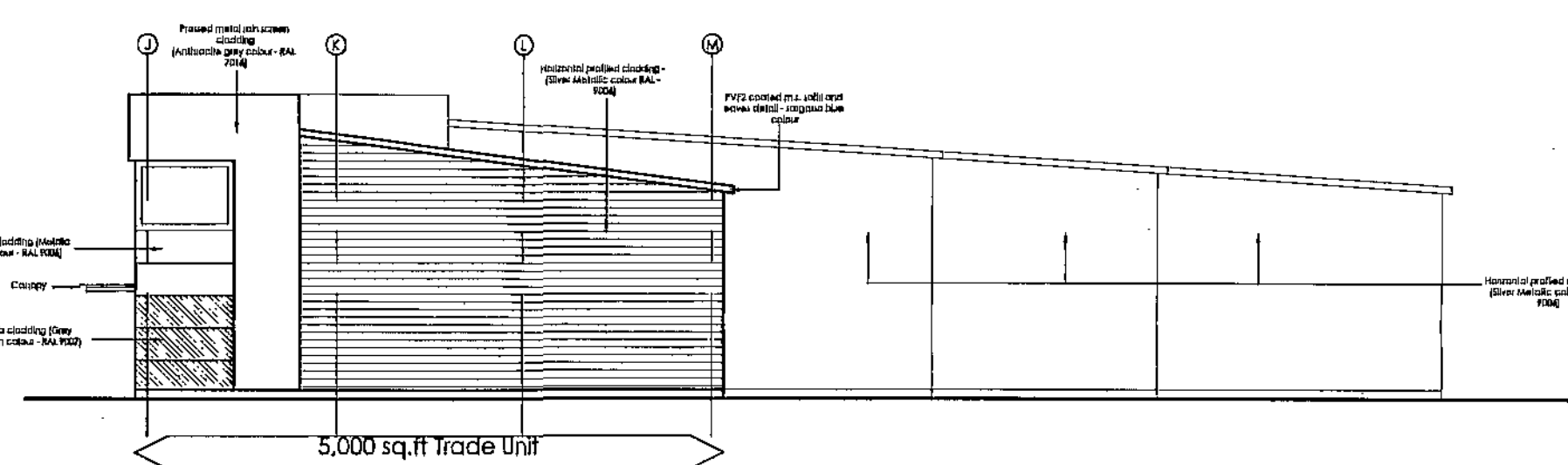
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

STRUCTURAL STEELWORK:
Structural steelwork to consulting engineers specification, detail and design. structural steelwork to receive 2 no coats of bituminous paint finish where encased in blockwork.

FOUNDATIONS:
To consulting engineers specification, detail and design.

DPC's:
DPC's to external walls to be 150mm minimum above external ground level.

Insulated DPC's to heads, sills and jambs of all openings. DPC trays above all openings in external wall.

DPC in external wall to lap with DPM of the finished ground floor slab.

GROUND FLOOR SLAB:
Reinforced concrete ground floor slab to structural engineers design and specification, on suitable DPM on sand bedding.
Design to provide min 0.25 W/m² deg.C 'u' value insulation.

EXTERNAL WALLS:
LOW LEVEL:
Low level cavity wall comprising of:
100mm Engineering brickwork outer leaf, 150mm cavity,
50mm Kingspan Thermowall TWS0 insulation, (or similar)
140mm concrete block inner leaf to min' 3500mm from FFL.
U value of external wall to achieve minimum 0.30 w/m² deg.C.
All Blockwork to be 7.0 N/mm.

WALL TIES:
Wall ties to structural engineers specification, detail and design.

MOVEMENT JOINTS:
Movement joints to engineers specification, detail and design. Proprietary joint fillers and mastic sealant to movement joints.

WEEP HOLES:
Weep holes to facing brickwork above all opening and at DPC level at 900mm centres, to current BS requirements.

CAVITY FILL:
Weak concrete fill to cavities to ground level.

FLASHINGS:
HPS200/PV2 coated 0.7mm thick purpose made pressed metal drip flashings, Colour - TBC.

EXTERNAL CLADDING:
MAIN CLADDING:
Twin Therm cladding system, colour Silver, by specification, detail and design. structural steelwork to receive 2 no coats of bituminous paint finish where encased in blockwork.

ENTRANCE CLADDING:
Kingspan Microb panels ref KS1000MR/LPC, colour Silver/Grey, Plain Finish, fixed in accordance with manufacturers details. Vertical joints to be Kingspan Pressed Metal Steel Option 'A', complete with Recessed 'snap on cover flashing'. Colour to match cladding (Silver). Thickness of panels are to be minimum of 70mm, to achieve a minimum U value of 0.35.

ROOF CONSTRUCTION:
Roofs to be constructed from Kingspan KS1000MR (or similar approved) composite roof panel, Layed at 4° pitch. Overall construction to achieve a minimum U value of 0.25. Colour Alaska Grey RAL 7000.
All exposed fixings to be self coloured to match surface colour.
All cladding to be LPCB Approved.
Fascia to be constructed from PV2 polyester powder coated sheets.
Colour REF: TBC.
Eaves soffit to be constructed from PV2 polyester powder coated sheets. Colour REF: Sargasso Blue.
Overall roof construction to achieve minimum U value of 0.25 W/m² deg.C.
To include 10X double/triple skin roof lights.

LINTELS:
Proprietary pre-cast reinforced concrete lintels to internal / external fire door openings.

RAIN WATER SYSTEM:
Traditional gravity drainage system, with polyester powder coated aluminium external downpipes. Where within building, all pipework is to be lagged with insulation with white face, as per manufacturers instructions. Provide Weir overflow outlets are to be provided as determined by the specialist cladding sub-contractor.

GUTTERS:
Double sided Plastisol Highline type Eaves Gutter thickness to comply with BS 1091:1963 (1980) with concealed joints lapped sealed and bolted joints, with washers and sealing washers on both sides of the gutter. Gutters are to be suitably supported.
The specialist system designer / installer must take account of gutter size, outlets and pipe work both above and below ground when designing the installation. Outlets to have box or sump receivers and spigots to receive a Caradon Terrain soil grade PVC rainwater pipe.

All internal exposed pipe work, including that at high level, is to be white in colour and decorated with pva based emulsion. Pipe drops are also to be carefully located to avoid impact damage and in locations approved by the Project manager. Under no circumstances should the design include monholes within the unit. A sufficient number of wiew overflows to be provided, should incorporated into the design to ensure that no excess water surge runs back into the building. All must include suitable leaf guards. A traditional gravity drainage solution will be used for low level canopies and thresholds. Refer to specialist sub-contractor for locations of outlets and overflows.

DRAINAGE:
Sill & vent pipes to terminate 1000mm above any ventilation opening.
WC's with 100mm dia. pvc soil pipes & traps connected into soil & vent pipes. Wash basins with 32mm pvc soil pipes & traps connected into soil & vent pipes. Disabled / Female wc to be laid out in accordance with building regulations 2004, part m appendix.

VENTILATION:
Mechanical ventilation to all wc's, to give a minimum of 3 air changes per hour, to sub-contractors spec, details & design.

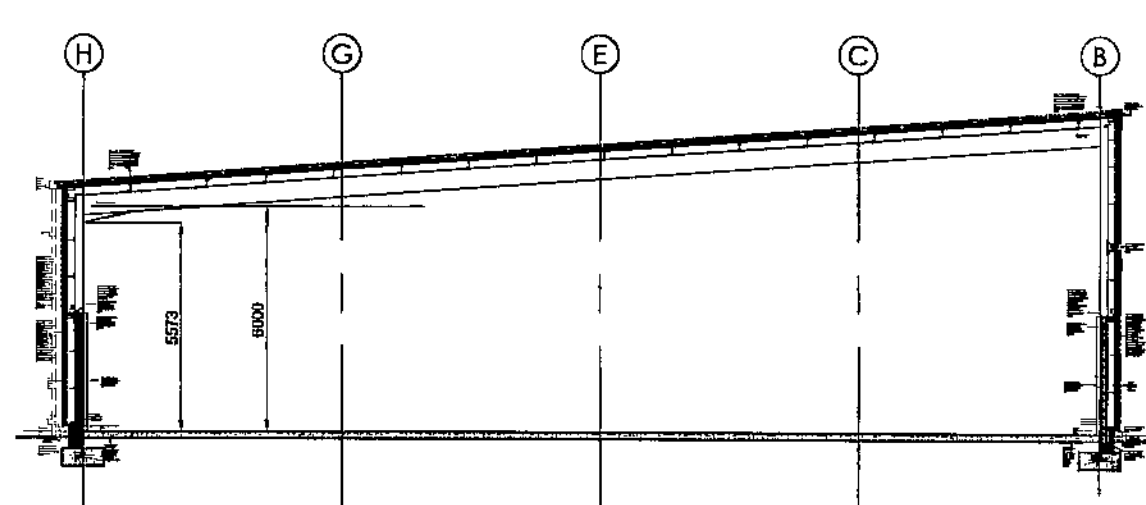
FIRE PRECAUTIONS:
Compartment walls to be taken up to underside of roof and fire stopped, level landings externally to all escape doors. Unobstructed pathway to be provided from rear escape doors to place of safety. emergency lighting to be provided in accordance with BS 5499 part 1 to all escape doors.

FIRE BOUNDARY CONDITION:
All steel stanchions post on fire boundary condition to be encased at low level with blockwork 3500mm high and pointed with intumescent paint above up to roof to give 1 hour fire resistance. The base fixings to be in accordance with structural engineers design. Cladding to be specified and fixed in with table 18 page 94 Part B BUILDING REGULATIONS 2000 edition.

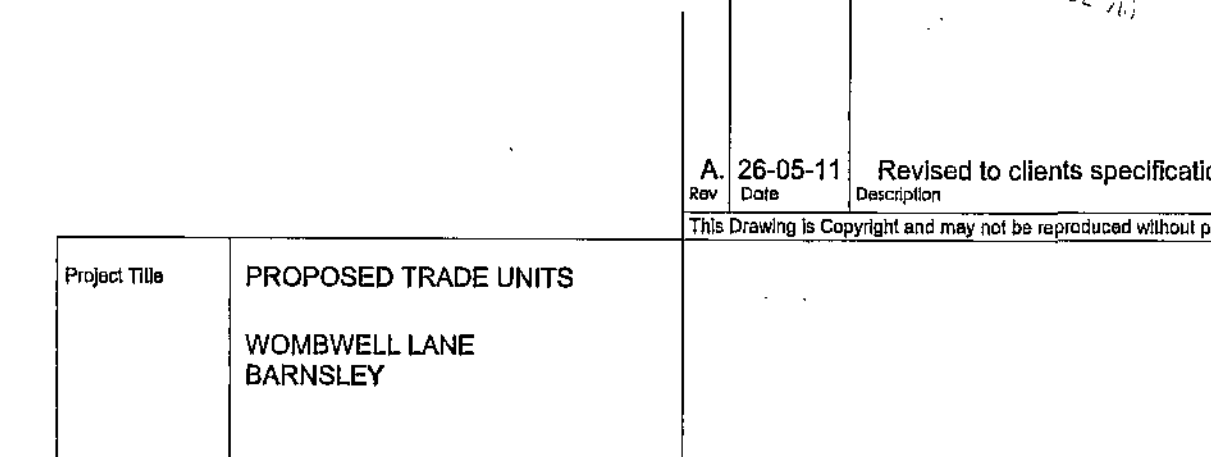
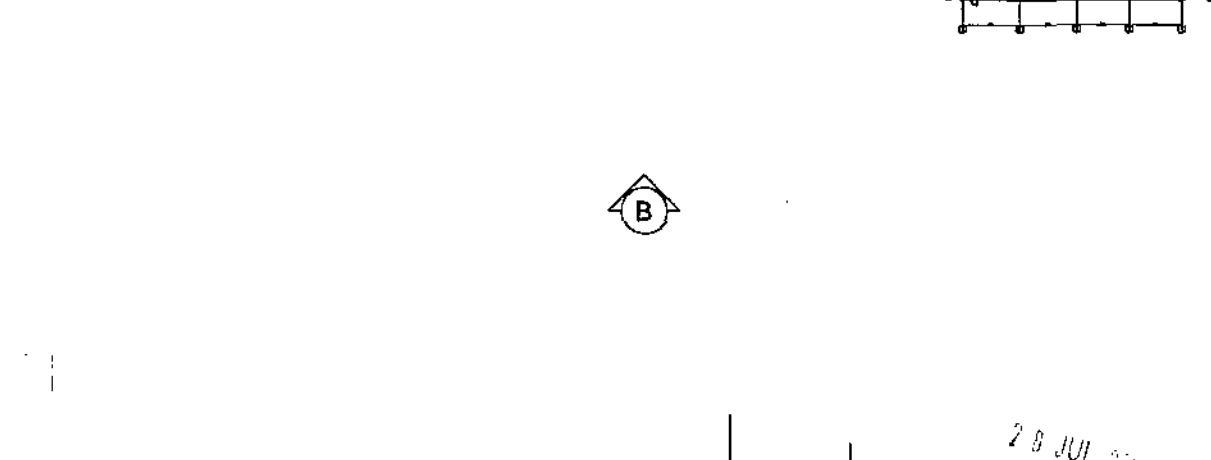
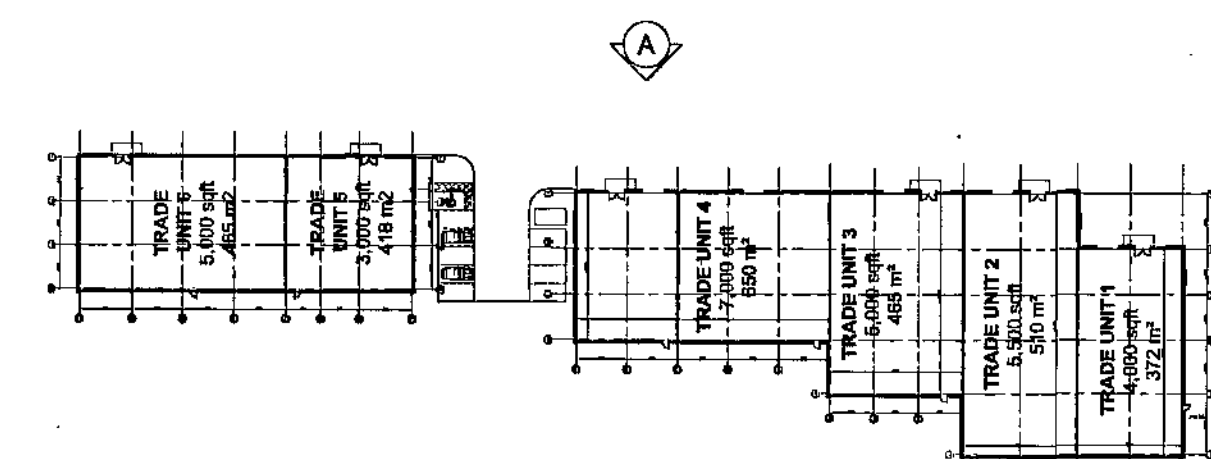
ALL FIRE EXIT DOOR POSITIONS ARE SUBJECT TO CONFIRMATION FROM BUILDING REGULATION. FOR ALL ABOVE AND BELOW GROUND DRAINAGE REFER TO STRUCTURAL ENGINEERS DETAILS.

PENETRATION THROUGH ROOF/FLASHINGS:
The following is to be included for accommodating any mechanical heating system. The roofing contractor is to fit roof cowls, pitch correction bends and flue terminals during a visit within the tenants filling out period. The return visit by the roofing contractor is to be included. Supply and fix structural framing, kerb upstands and soaker sheets to form 150mm high.

AIR TESTING:
An air-tightness test is to be carried out by the contractor prior to P.C. this test is to be carried out by specialist sub-contractor and must conform to all current legislative requirements and Building Regulations. The air test should comply with BS EN 13829 : 2001 and be to a minimum requirement of 10m³/hr/m² @ 50 Pa to comply with ADL2. Any defects, etc highlighted by the test are to be rectified by the contractor prior to Practical Completion. To aid the rectification of any defects when attending site to carry out the air-tightness test specialist sub-contractor are to bring with them all equipment to carry out a smoke test, this test if required can then be carried out on the same day as the air-tightness test and so cause minimum disruption to progress on site.



TYPICAL SECTION.

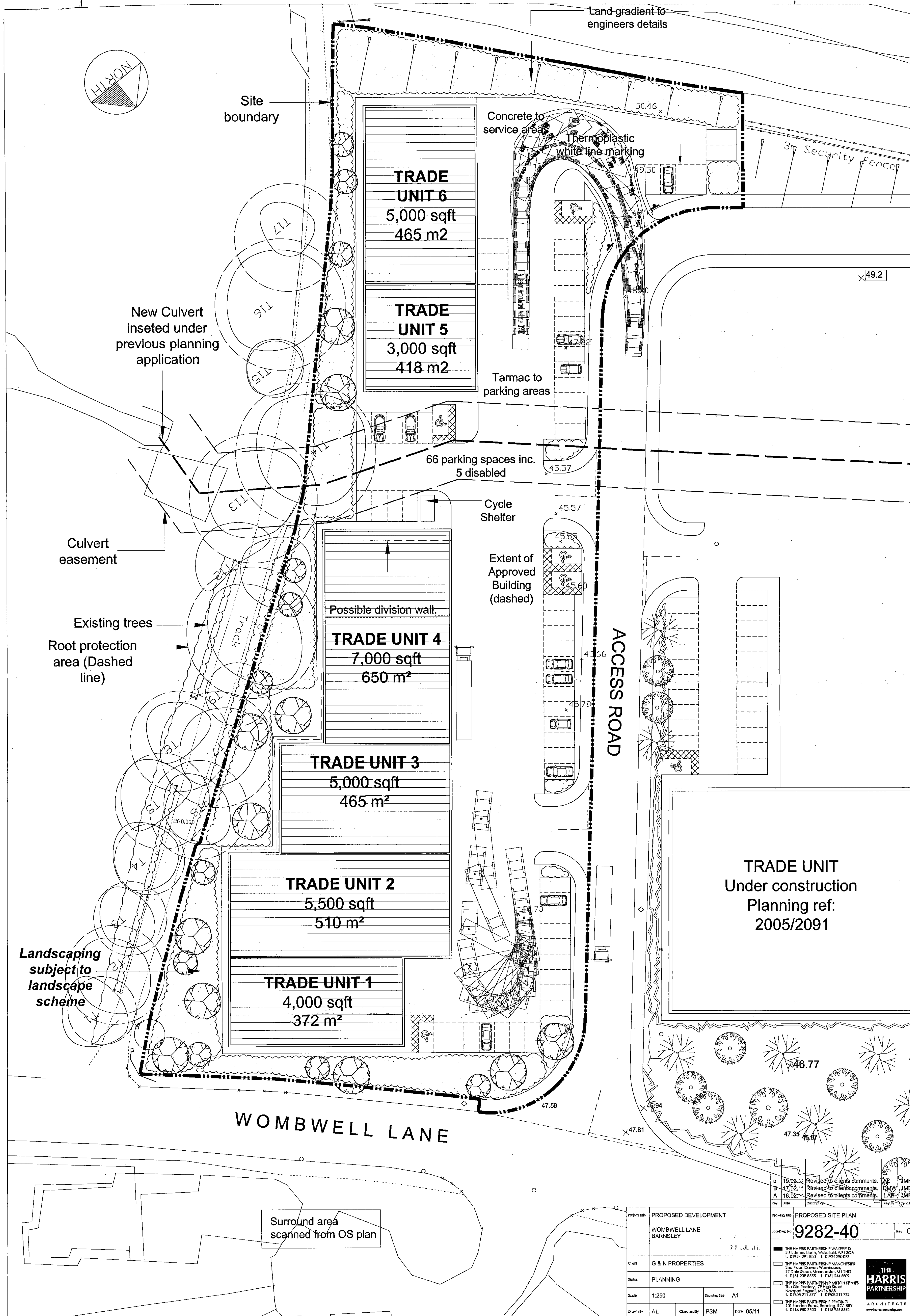


Client	G & N PROPERTIES		Drawing Title	PROPOSED ELEVATIONS
Status	PLANNING		Job No. - Dwg No.	9282-103
Scale/Drawing Size	1:200	A1	THE HARRIS PARTNERSHIP WAKEFIELD 251 Johny Nunn, Wadsworth, Wt. SO4 t. 01924 291 600 f. 01924 290 672 THE HARRIS PARTNERSHIP MANCHESTER 15 Moor Dale House, 35 Dale St, Manchester M1 2HT t. 0161 238 6355 f. 0161 244 339 THE HARRIS PARTNERSHIP MILTON KEYNES The Old Rectory, 79 High St, Newport Pagnell, MK16 t. 01908 211 577 f. 01908 211 722 THE HARRIS PARTNERSHIP READING 101 London Road, Reading, RG1 5BY t. 01344 340 000 f. 01344 340 001	
Date	MAY 11			
Drawn By	AL			
Checked By	-			
CAD file reference	J:\Project\9001-10000\9282			

Rev	Date	Description	Rev By	Chk By
A	26-05-11	Revised to clients specifications	AL	ARM

This Drawing is Copyright and may not be reproduced without permission. Do not scale off this drawing.

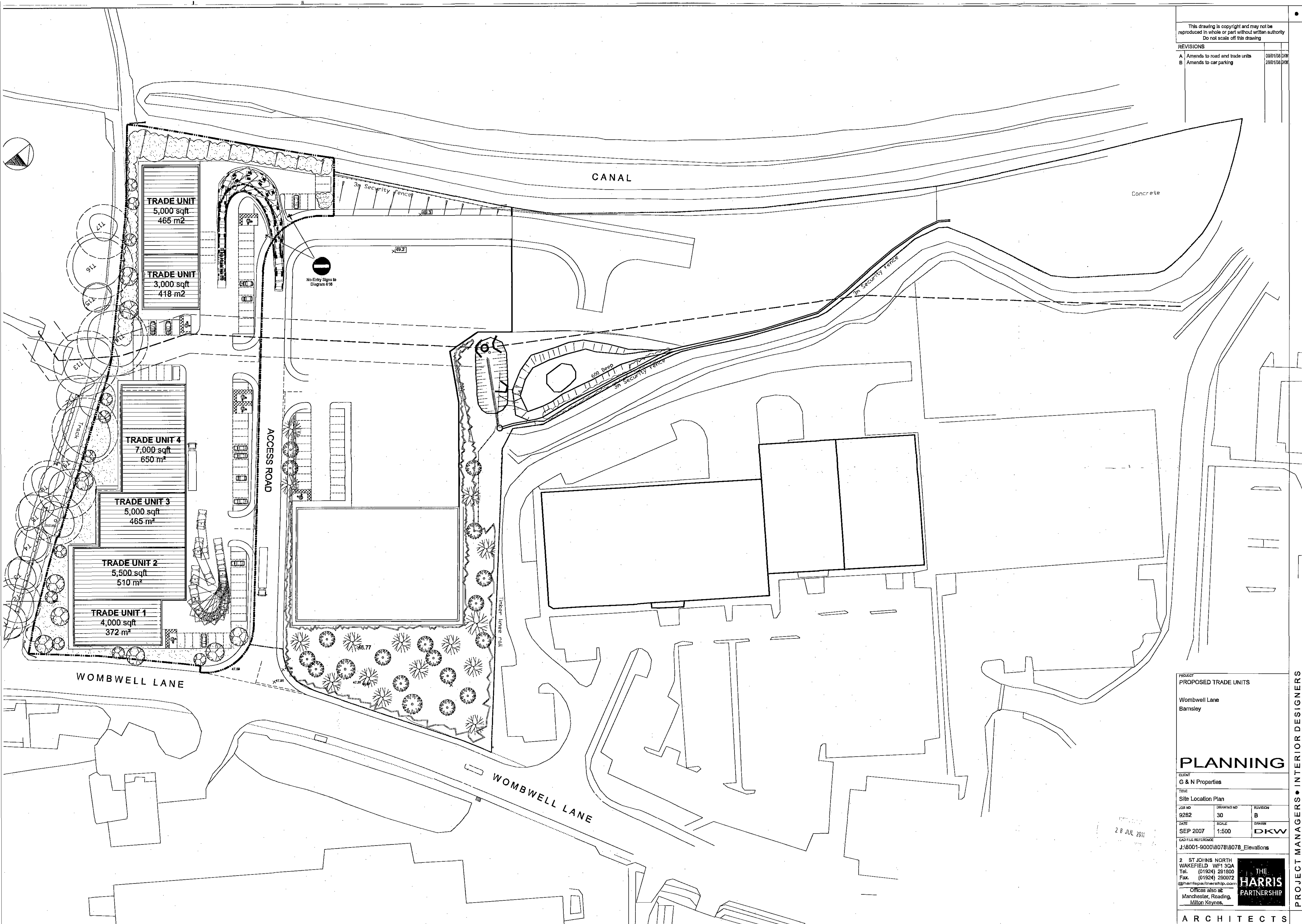




This drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.

REVISIONS	
A	Amends to road and trade units
B	Amends to car parking

09/01/08 DKW
28/01/08 DKW



PROJECT
PROPOSED TRADE UNITS

Wombwell Lane
Barnsley

PLANNING

CLIENT
G & N Properties

TITLE
Site Location Plan

JOB NO	DRAWING NO	REVISION
9282	30	B
DATE	SCALE	DRAWN
SEP 2007	1:500	DKW

CAD FILE REFERENCE
J:\8001-9000\8078\8078_Elevations

2 ST JOHNS NORTH
WAKEFIELD WF1 3QA
Tel: (01924) 281800
Fax: (01924) 250072
@harrispartnership.com

Offices also at
Manchester, Reading,
Millon Keynes.



ARCHITECTS

PROJECT MANAGERS • INTERIOR DESIGNERS