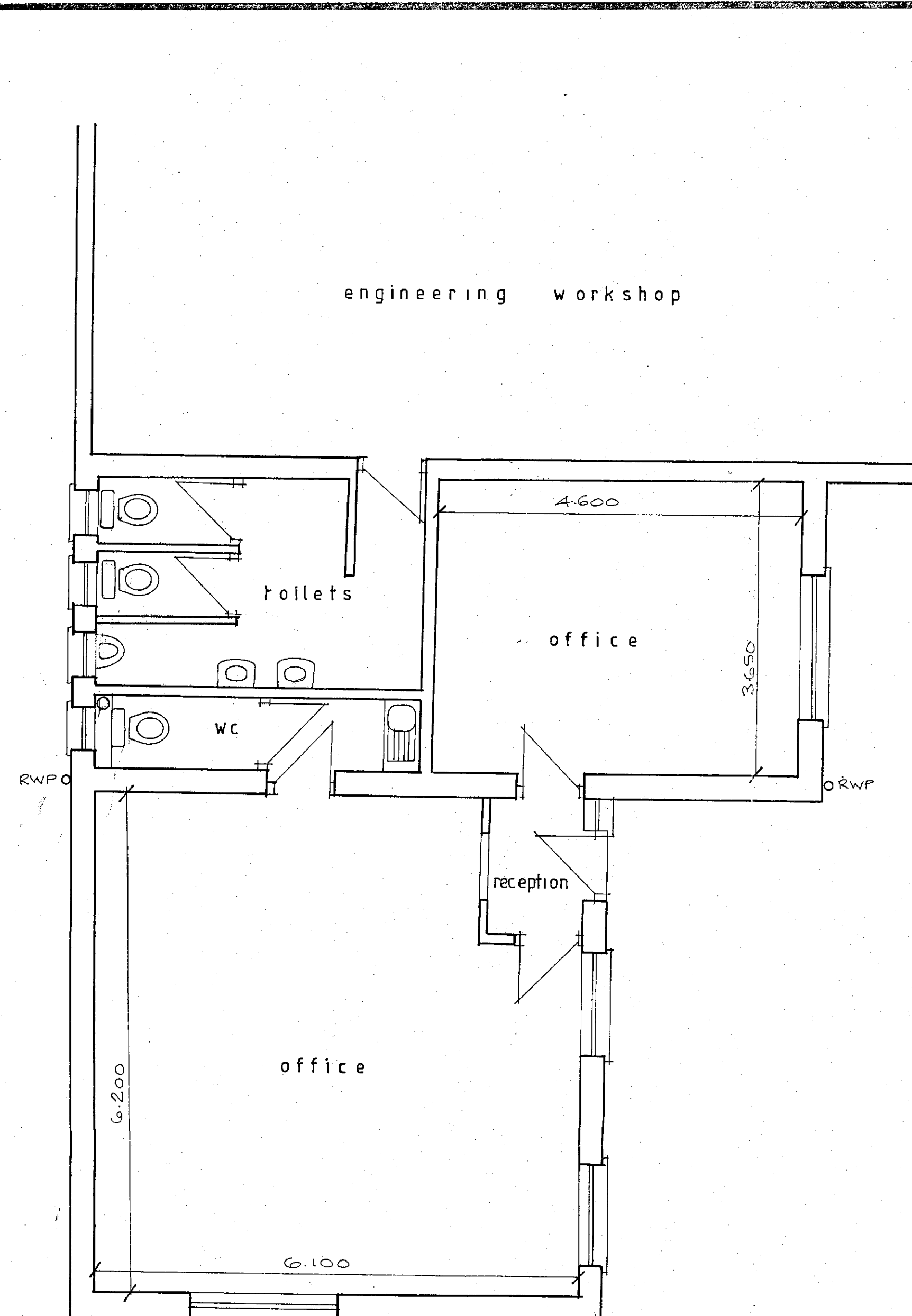
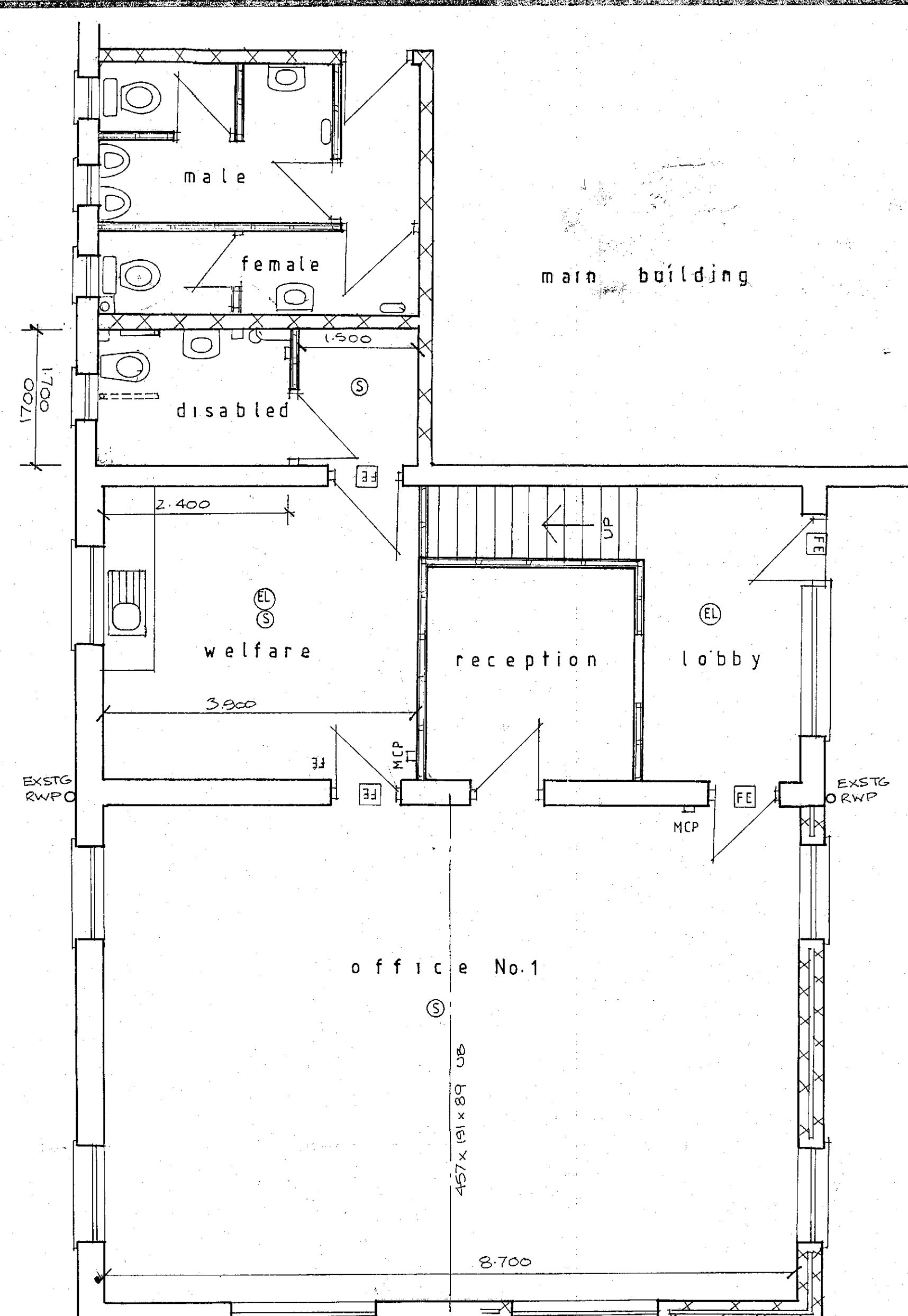
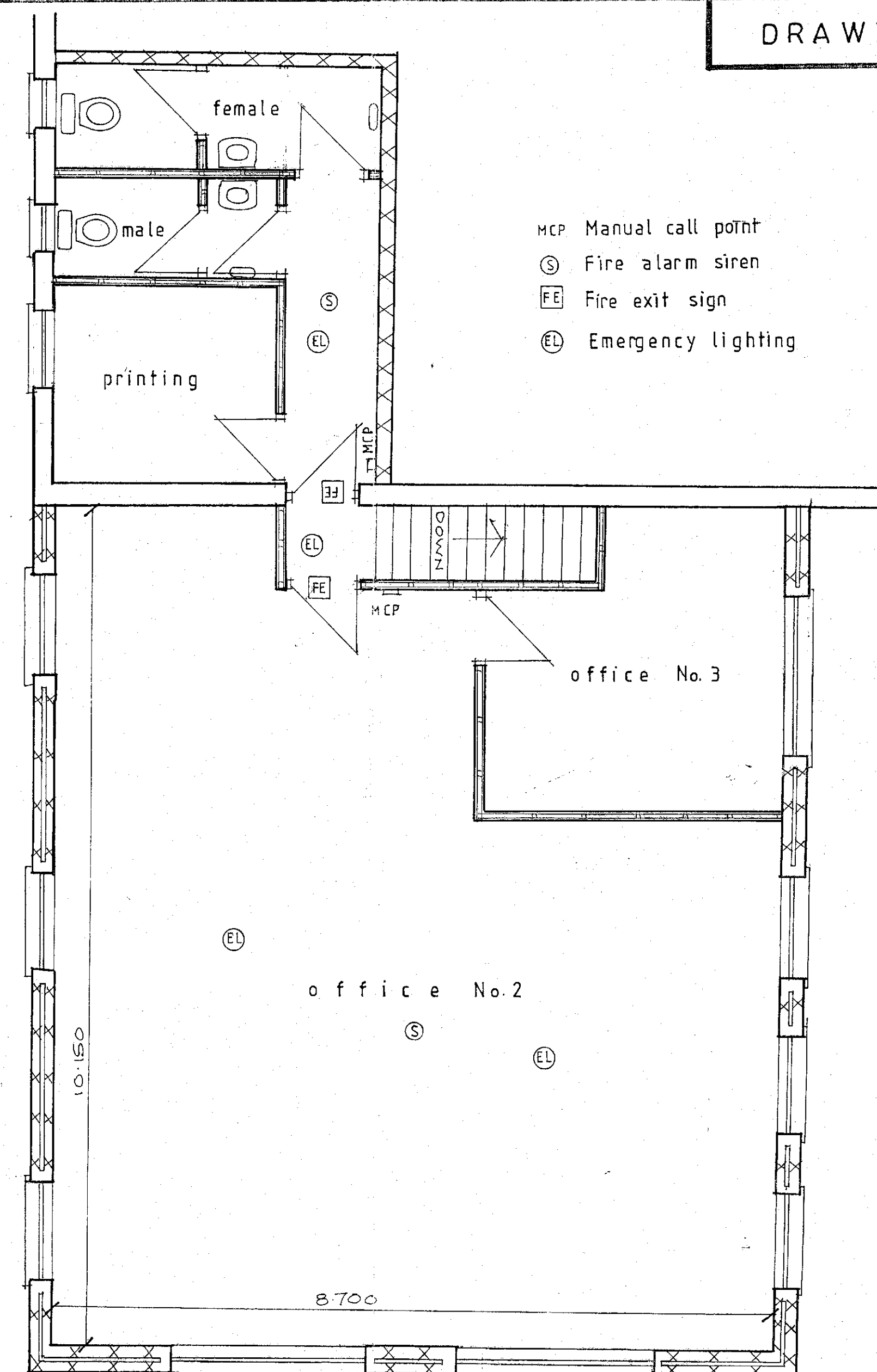




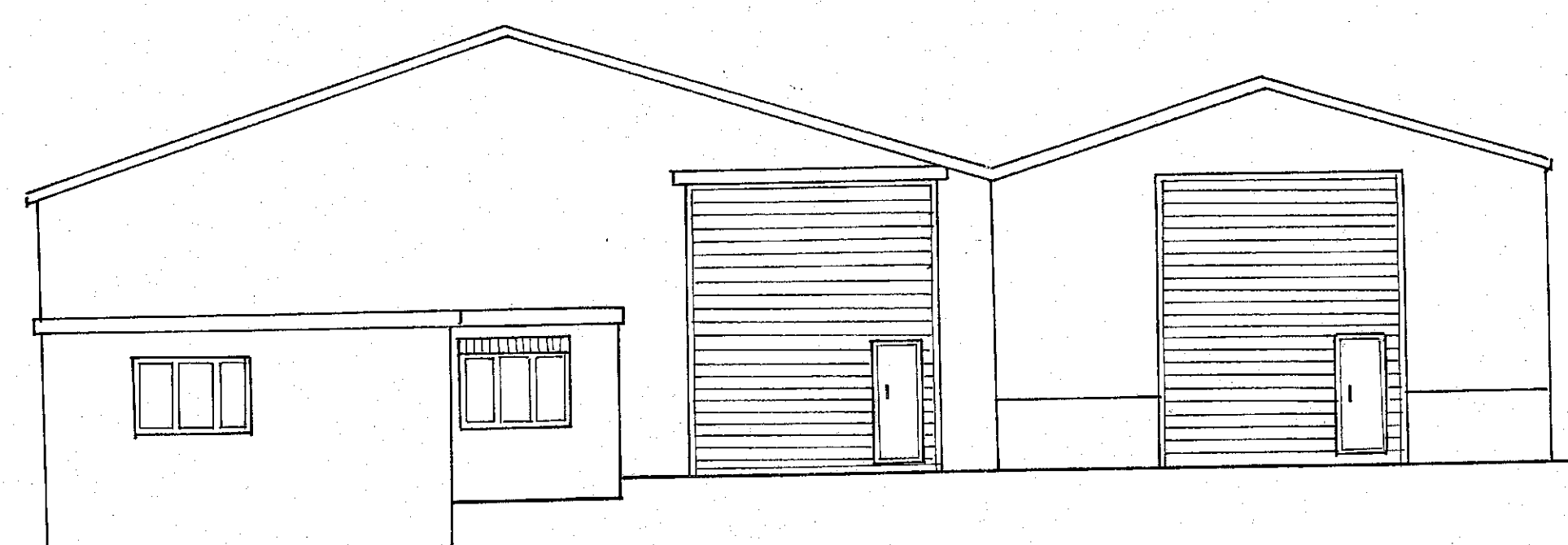
EXISTING PLAN



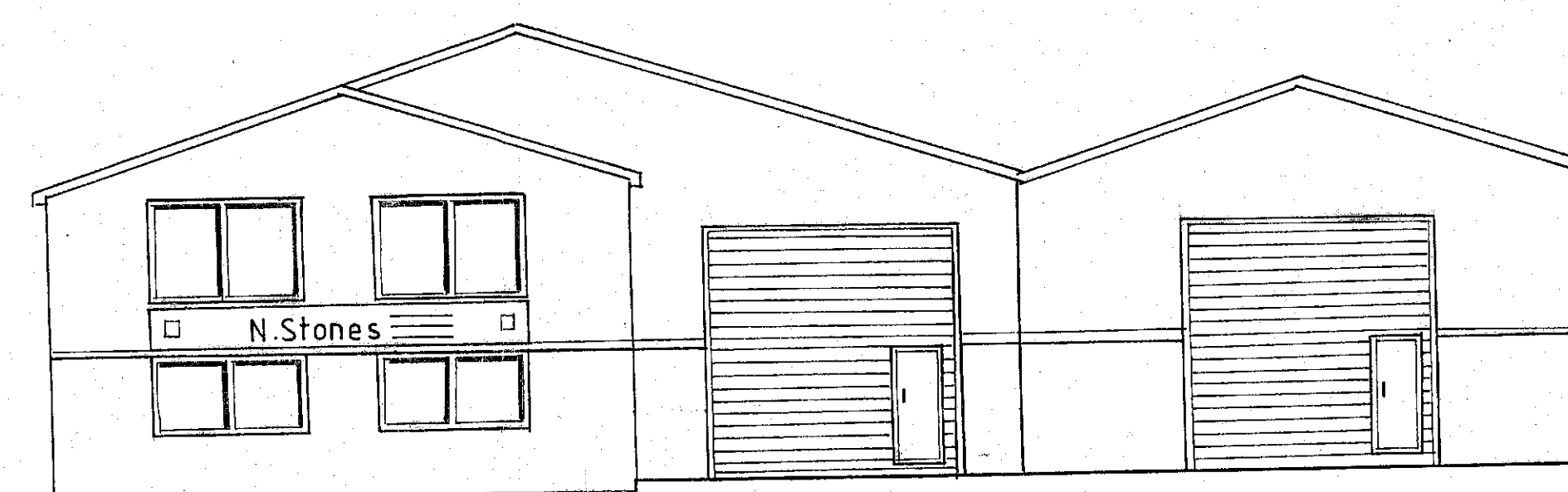
PROPOSED GROUND FLOOR



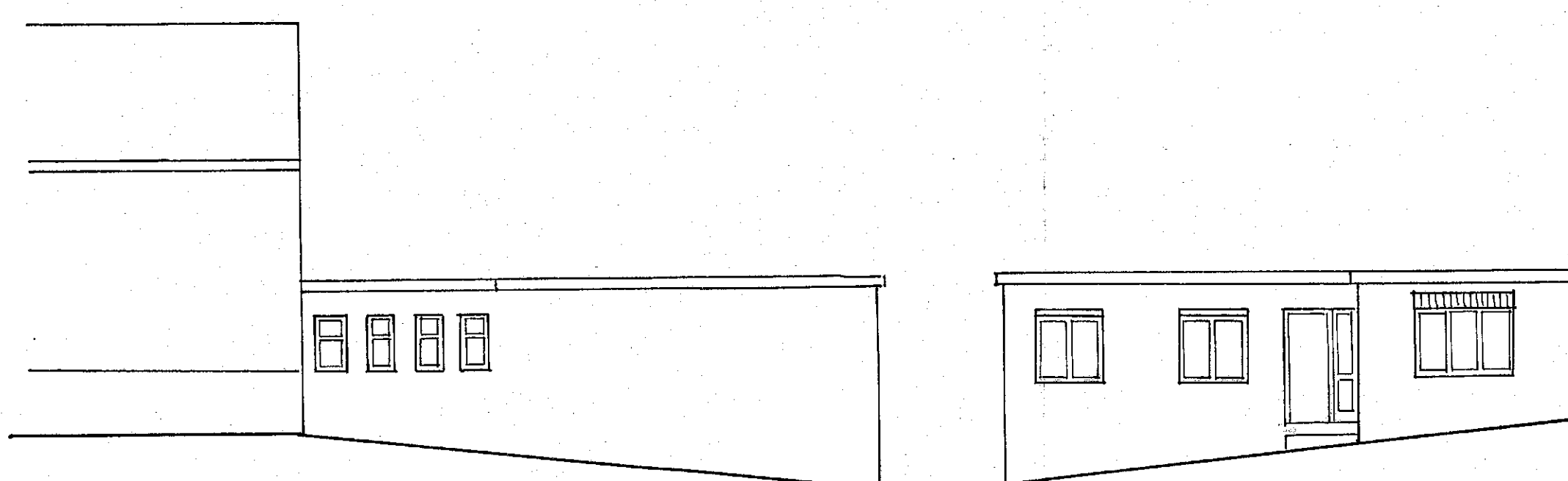
PROPOSED FIRST FLOOR



EXISTING FRONT



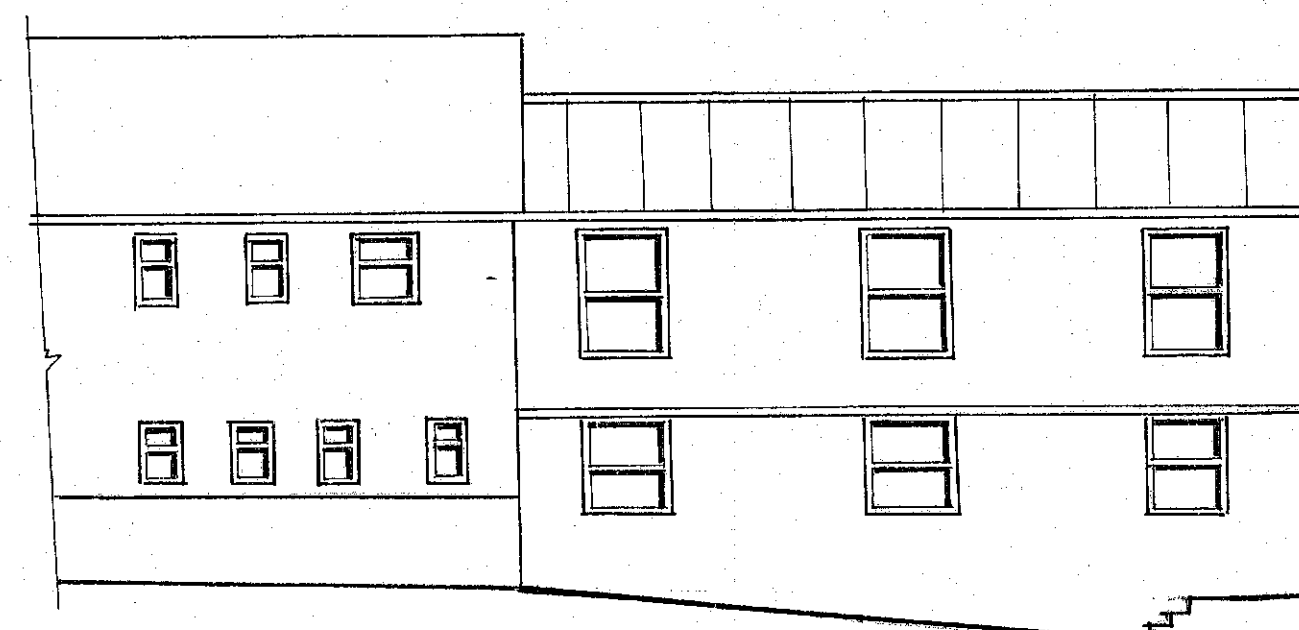
PROPOSED FRONT



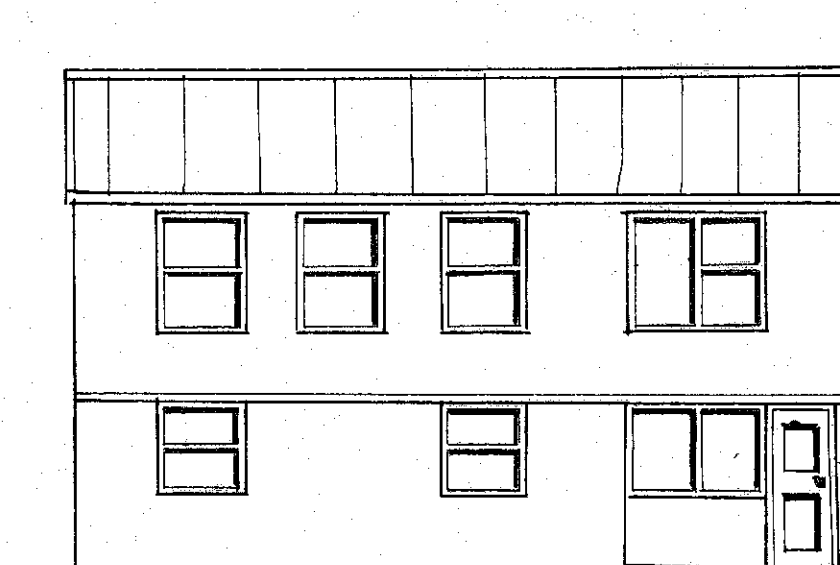
EXISTING SIDE



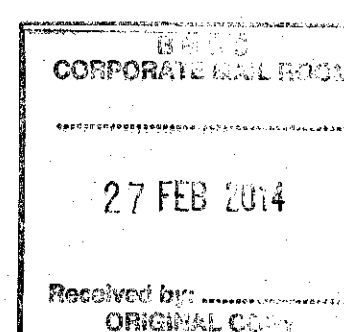
EXISTING SIDE



PROPOSED SIDE



PROPOSED SIDE



Trapezoidal roof sheets to with 120 core thickness of Kingspan KS1000 insulation or similar approved (U value 0.16 W/m²K); PVC coated 0.5mm sheets to be hot-dip zinc coated steel to RAL Design RAL 5010 Gentian blue

Walls clad externally with PVC coated trapezoidal sheets in RAL Design RAL 5010 Gentian blue above ground floor windows and RAL 5024 Pastel blue from ground level to top of ground floor windows

Boundary wall to retain levelled off car park and yard area to be 850 high and 450 thick in approved bricks with 525 x 450 piers infilled with 1800 high triple pointed palisade fencing between piers; palisade fencing to be powder coated RAL 5010 Gentian blue; Matching 1800 high triple pointed palisade fencing to northern boundary from new gates to tie into existing security fence; 1800 high Palisade security gates to improved site access

Existing yard area levelled to accommodate improved disabled parking and access to building finished in tarmac

Sign to be 6.000 x 750 specialist manufacture to be type face as shown in design and access statement

The doors to the main buildings are to be reduced in height to 4.000 metres and the existing front elevation clad with coloured steel sheet to match the proposed extended office block

**PROPOSED CHANGE OF USE TO BUILDERS
YARD and EXTENSIONS to PREMISES at
ALBION DRIVE, THURNSCOE, ROTHERHAM**

SCALES 1/50th AND 1/100th

OFFICE EXTENSION

ROOF: Kingspan KS1000 RW insulated trapezoidal roof sheets with 120 core thickness of Kingspan KS1000 insulation or similar approved (U value 0.16 W/m²K); PVC coated 0.5mm sheets to be hot-dip zinc coated steel to RAL Design RAL 5010 Gentian blue; 1.5mm thick galvanised steel Zed spacers supported on nylon females fixed to proprietary manufacture timber trussed rafters using self-tapping specialist fasteners; extended rafter pattern trusses manufactured and installed in accordance with BS 5268 Part 3:1985 at 600 centres at 17.5 degree pitch; (builder to check pitch of roof before ordering trusses); trusses to have min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; trusses nailed both ends to 100 x 75 treated wallplate; wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1800 centres; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; ventilators at soffit to give an equivalent area as 12mm continuous air gap; roof sheets lapped under existing at junction of new and existing roof; Code 4 stepped lead flashing at junction of roof and existing wall lapped under roof coverings min 230 and up existing wall min 150 and tucked in; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site**

CAVITY WALLS: 100 external leaf in 3.6N/sq.m blockwork clad with 50 cavity and 100 Celcon 3.6N/sq.m standard grade insulation block inner leaf; insulation to be 65mm Celotex PL4000 fixed to internal side of blockwork with 5mm plaster skim finish; wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; cavity closers at openings fixed in accordance with manufacturer's instructions; blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 3.6N/sq.m trench blocks; Calnic Cougar CG70/100 open back lintels with min 150 end bearing; tray dpc over lintels with weep holes; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; walls 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; cavity walls built off either existing cavity wall or new concrete strip foundation; new foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector; **foundations to existing walls to be exposed for inspection as required by local Building Inspector to check suitability to support additional loads and if found not suitable to be underpinned as required by Local Building Inspector**

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

NEW GROUND FLOOR: existing ground floor retained but new ground floor to ground floor extension be 25 ptg boarding on 170 x 50 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at centre span built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists; existing wall to be retained below ground level as sleeper walls to be honeycombed to promote ventilation of subfloor

Plysolene Plyload Radon and methane gas dpm on sand blinding under oversite concrete; Radon barrier installed in accordance with manufacturers instructions and to satisfaction of Local Building Inspector; gas dpm to extend to outer leaf with Plyload gas barrier cavity trays

FIRST FLOOR: 25 ptg boarding on 220 x 75 joists in Class SC4 timber at 400 centres built into loadbearing walls one end and suspended off steel beam other end using proprietary manufacture heavy duty joist hangers; 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; 5mm plaster skim on 12mm thick Promat "SUPALUX" fire resistant boarding fixed with 75mm nails at 200 centres to ceilings with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre; floor joists doubled up under studs

STAIRCASE: 900 wide, 41 degree pitch staircase with 200 risers and 230 treads; treads to overlap tread below by 15mm; headroom minimum 2 metres measured vertically above pitch line and 1.5 metres 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

TOILET BLOCK TO MAIN BUILDING AREA

Internal block walls: 100mm thickness 3.6N/sq.m loadbearing blockwork with insulation to be 65mm Celotex PL4000 fixed to room side of blockwork with 5mm plaster skim finish; wall built off existing reinforced concrete raft

Ceiling: 3G felt to BS 747:2000 and 120 thickness of Kingspan Thermafof TR31 zero ODP insulation board on 170 x 50 joists at 450 centres supported off wallplate both ends; 100 x 75 treated wallplate fixed to blockwork at 1.8 metre 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; 12.5mm foil backed plasterboard ceiling

GENERAL

VENTILATION: New windows to be 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

WCs: vented with windows having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 6 litres/sec capacity with 15 minute overrun

Kitchen: vented with mechanical extractor fan of min 60 litres/sec capacity capable of intermittent operation

Reception room to be provided with mechanical ventilation to provide constant background air supply of 30 litres/second

STEEL BEAM: 457mm x 191mm x 89kg/m UB to bear on 200 thick concrete padstones both ends; beam to protected with 12mm thick Promat "Supalux" fire resistant boarding. **Calculations for steel beam submitted for approval**

DRAINAGE: new WCs to discharge to 100 dia svp with slow radius rest bend to drain connection (**exact location of foul drain to be determined on site when work begins**); 75 deep seal trap to all appliances with 32 waste to handbasin and 100 waste to WCs; no waste connected to SVP within 200 of WC connection; 38 waste to kitchen sink to new back inlet gully; 110 x 63 gutters to discharge to 63 downpipes to existing sv gullys; all new drain connections made using 110 diameter plain Polypipe plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene ICs on 150 concrete base with cast iron cover and frame; **all work to satisfaction of Local Building Inspector**

PLUMBING: Central heating and hot water provided by Ariston COMBI Evo 38 Condensing Combination boiler (or similar approved) fixed to external wall in kitchen; boiler to discharge to external balanced flue terminal via proprietary co-axial flue system provided by boiler manufacturer; all work in accordance with manufacturers specifications

Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin; heating and domestic plumbing installed in accordance with requirements of Building Regulations; work on heating installation to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; thermostatic radiator valves to radiators

DISABLED TOILET: Wheelchair accessible toilet to comply with requirements of Part M of Building Regulations; disabled WVC to have an easily identifiable emergency assistance pull chord wired to an alarm in main offices; door min 800 clear opening width and to have contrasting coloured lever type handles and vision panels with 6mm safety Georgian clear glass as described above; WC pan to comply with BS 5503-3 with spatula type cistern flush mechanism located on open side; wall mounted and drop down grab rails to comply with Diagram 18 of Approved Document M1/M3; clear space under sink to rim for wheelchair access to be 780 high with extended lever type tap handles suitable for use by person with clenched fist

Kitchen area sink/drainage to be suitable for use of disabled person; clear space under sink to rim for wheelchair access and to be 780 high with extended lever type tap handles suitable for use by person with clenched fist; one section of 900 long worktop with clear space under suitable for wheelchair user at height of 850

Large push pad type light switches at same level as door furniture to be 900 above floor level in colour contrasting with room decoration; work to be in accordance with requirements of Part M 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; (40%) of new lights to (utility room and study) to have energy efficient fittings

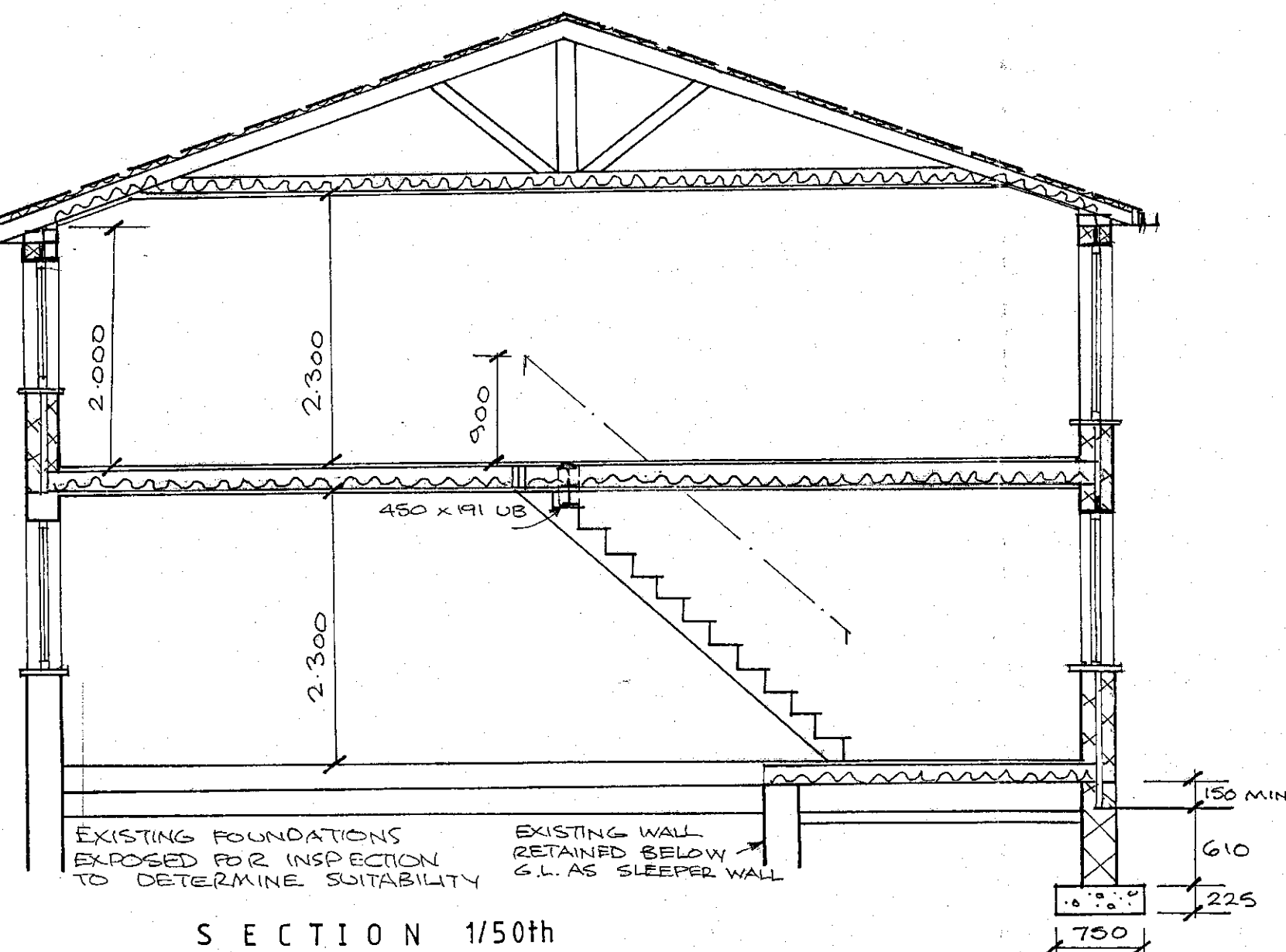
FIRE PRECAUTIONS: Non illuminated "Fire Exit" signs fitted in locations shown

Half hour fire resistant door to be fitted to doorways opening onto stairway; doors to have self-closing hinges closing onto 25mm rebates; intumescent smoke strips to edge of doors to prevent smoke spreading to stair

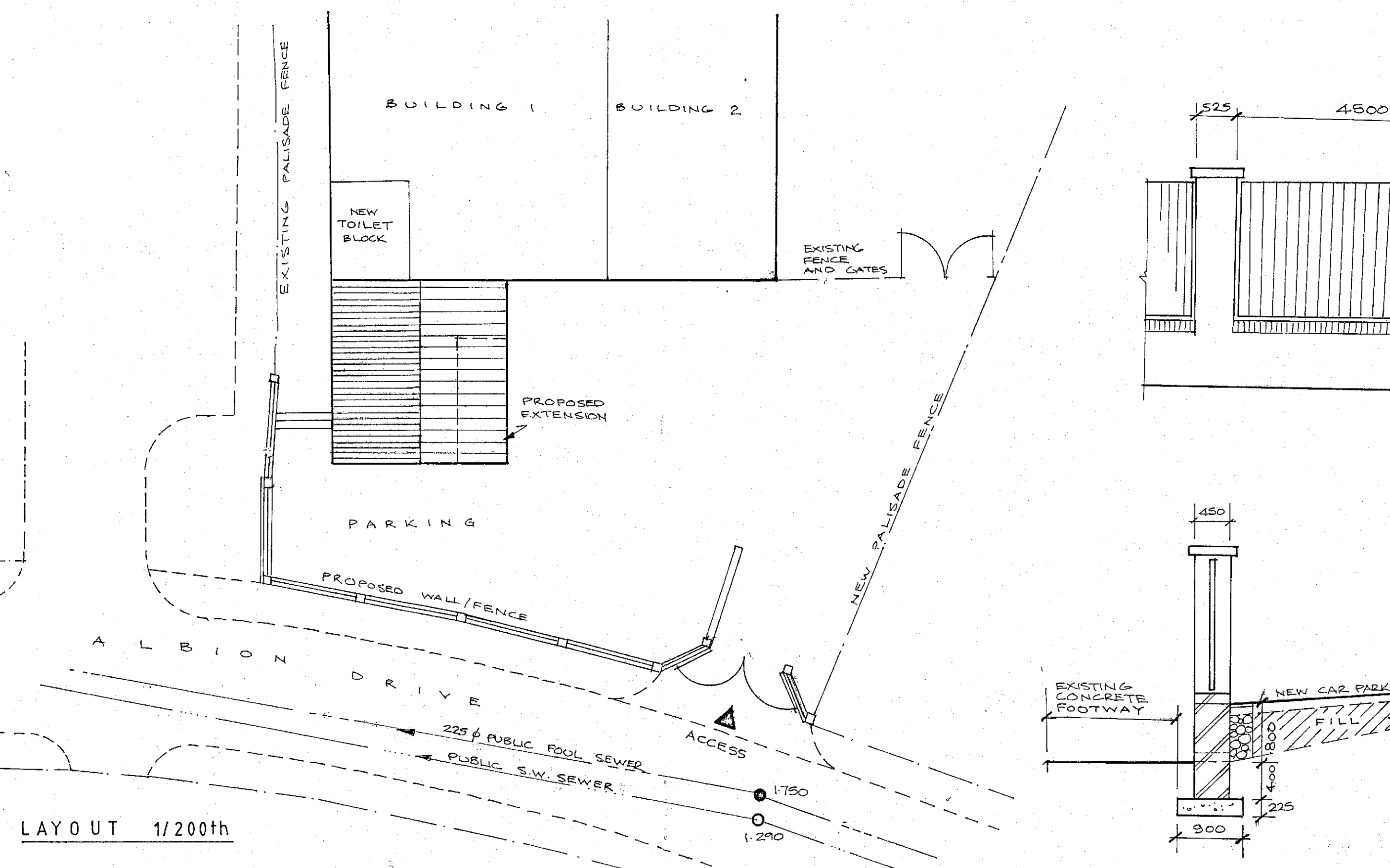
Fire alarms to be manually operated sited adjacent to exit doors; alarms comply with BS EN 54-11:2001 Type B (indirect operation); sirens to be located on each floor in locations shown and to be wired to mains electricity to separate fuse in fuse box; system interconnected so that all sirens sound if any alarm button triggered

Emergency escape lighting to BS 5266 to be installed in positions shown

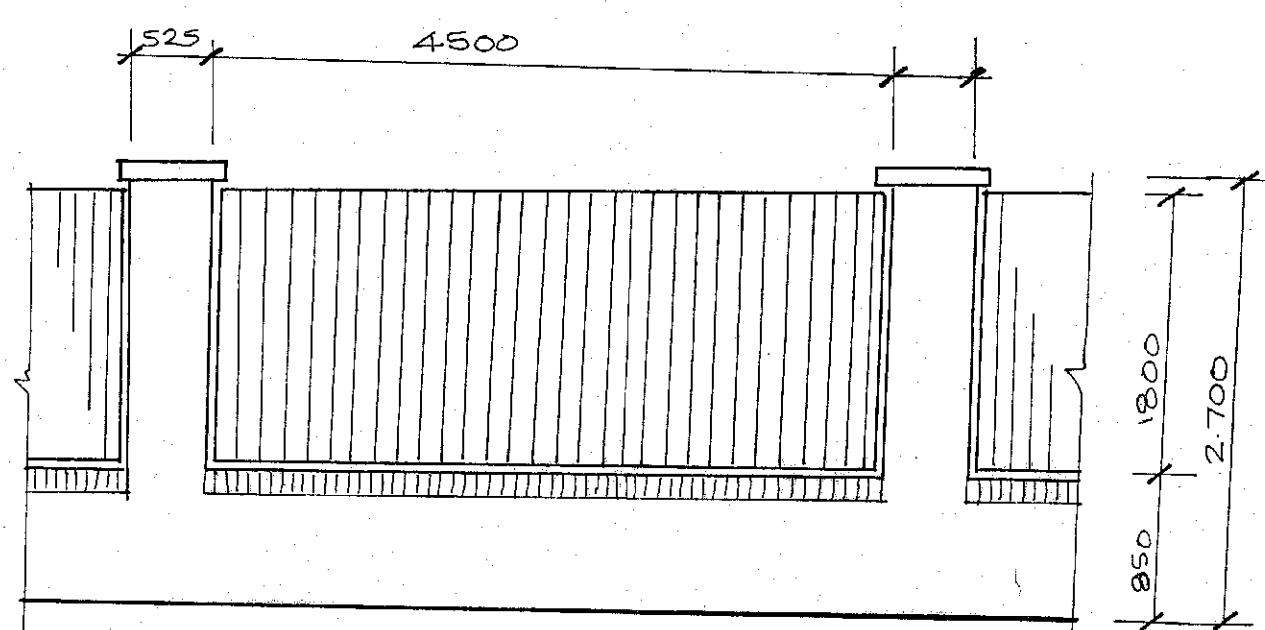
Certificate for fire alarm system and emergency lighting to be submitted to Local Building Inspector on completion of work



SECTION 1/50th



LAYOUT 1/200th



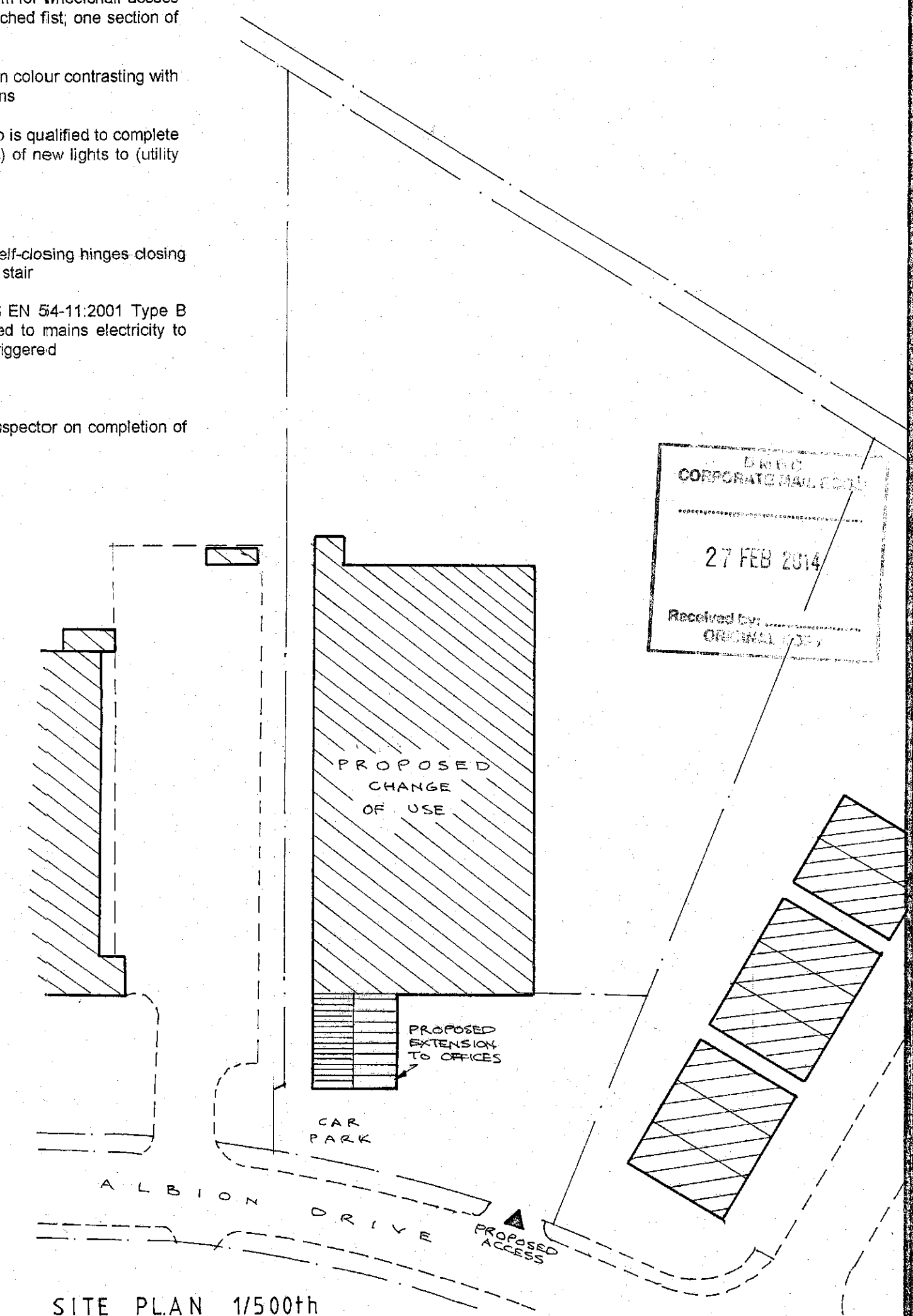
WALL/FENCE DETAIL 1/50th

BOUNDARY WALL: boundary retaining wall to retain levelled off car park and yard area to be 850 high and 450 thick in approved bricks with 525 x 450 piers built off concrete foundations as shown on plans; foundations taken down to suitable depth as required by ground conditions; 1800 high triple pointed palisade fencing between piers; palisade fencing hot dip galvanised to BS729 powder coated RAL 5010 Gentian blue

Matching 1800 high triple pointed palisade fencing to northern boundary from new gates to tie into existing security fence; 1800 high Palisade security gates to match fencing to improved site access

Existing yard area levelled to accommodate improved disabled parking and access to building by filling with selected, well compacted material and 150 compacted thickness of Type 1 granular sub-base, 60mm thickness of open graded base course with 20mm sized aggregate and 20mm thickness of dense wearing course; drainage behind new wall to be French drain with weep holes in base of wall, no additional discharge from yard area onto public highway

The doors to the main buildings are to be reduced in height to 4.000 metres and the existing front elevation clad with coloured steel sheet to match the proposed extended office block by lowering existing steel beams being used as lintels and blocking up with 200 thickness of 3.6N/sq.m loadbearing blockwork



SITE PLAN 1/500th

PROPOSED CHANGE OF USE TO BUILDERS YARD and EXTENSIONS to PREMISES at ALBION DRIVE, THURNSCOE, ROTHERHAM

