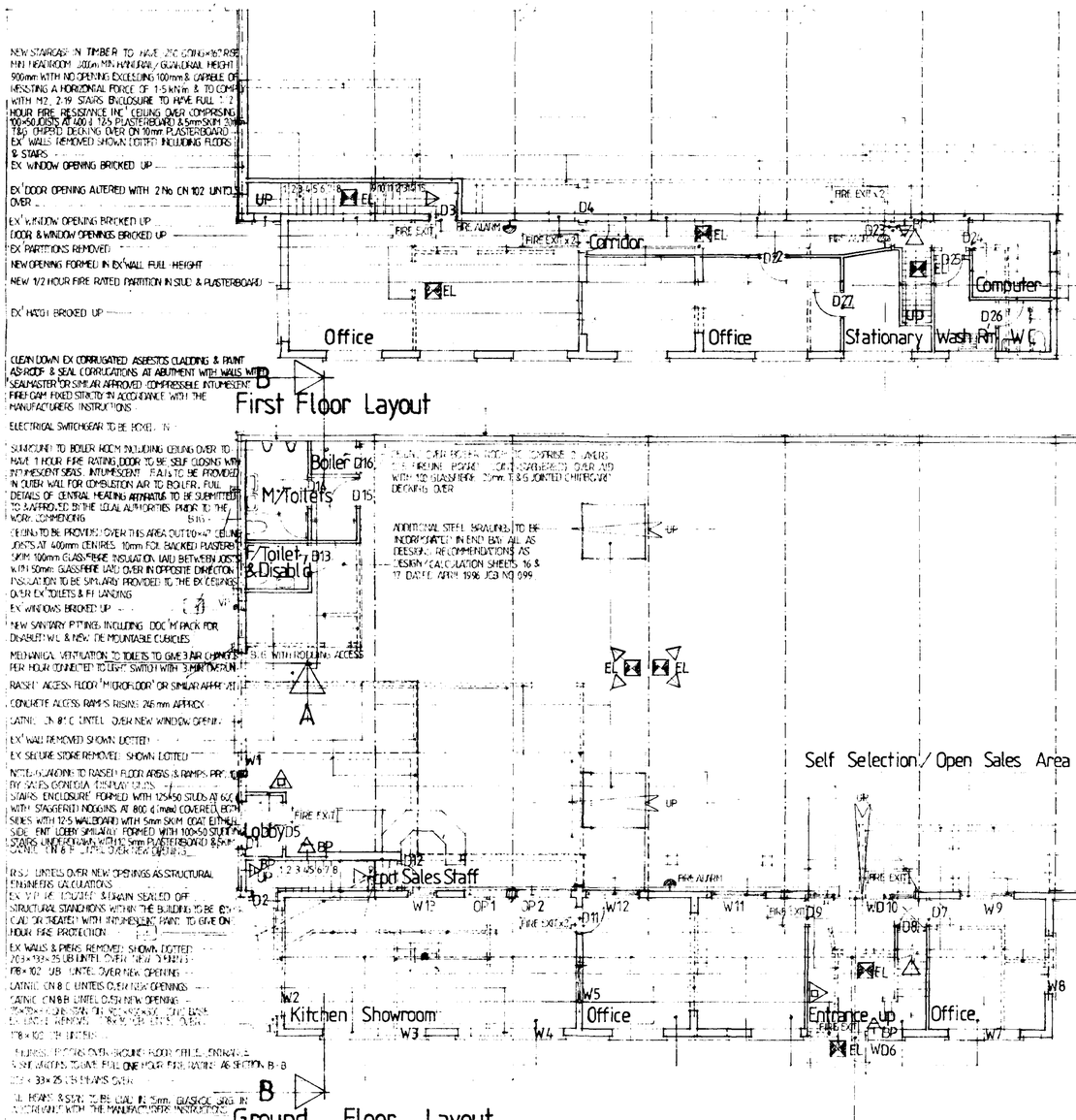
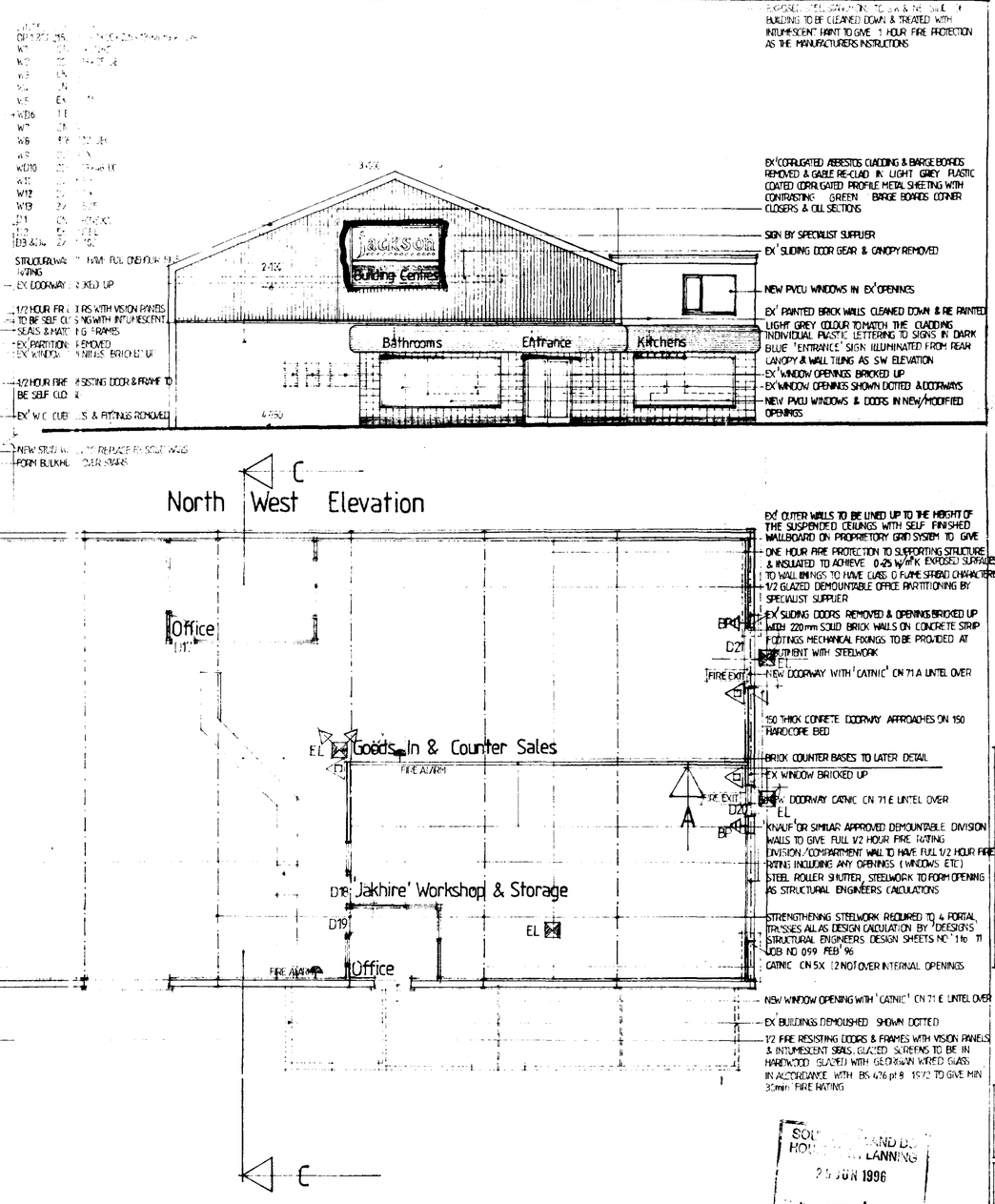


South West Elevation



First Floor Layout

Ground Floor Layout



North West Elevation

SPECIFICATION

1. DRAWINGS ETC

The drawings to which this specification relates are as numbered 95:56:2A3 both dated February 1996. Any setting out and dimensions are to be verified on site prior to any work being put in hand and all discrepancies are to be reported to the Architect.

2. FOUNDATIONS

Provide concrete strip footings where shown dotted on the plan in ST4 mix, 610mm wide x 224mm thick. All foundations to be taken down to suitable load bearing strata minimum 750mm deep increased to 1.000. deep if shrinkable subsoil is encountered.

3. WALLS

Any making good to external walls, alteration to openings and the formation of new openings and infilling areas where existing openings are to be built up as to match as closely as possible the adjoining surrounding brickwork in the type of brick used, the bonding & coursing and mix of mortar. Any new openings formed in the cavity walls are to incorporate approved thermal breaks and the window frames are to be set back in order to bridge the thermal break by 25mm (minimum). Where steel supporting beams are to be built into the walls i.e the trimming beam to the Landing, proper engineering padstones are to be provided either end in accordance with the Structural Engineers recommendations.

4. SOLID FLOORS

Any new solid floors or making good of disturbed existing solid floors is to comprise of 50mm cement sand screed (1:3) on 100 oversite concrete (1:2:4) on 1200 gauge polythene D.P.M. which is to be lapped up the edges of the site slab all round and tucked into the horizontal D.P.C. 50mm (min). All to be laid on 38mm HD 'celotex' insulation board laid strictly in accordance with the manufacturers instructions including 25mm expansion strips around each room, all on compacted soft sand blinding on 150mm thick mechanically compacted hardcore bed.

5. DOORS, FRAMES & WINDOW FRAMES

The door frames & window frames are to be PVCU units as manufactured by Jackson Building Centres Ltd, All openings are to be double glazed with proprietory sealed units having a minimum air break cavity of 13mm & the frames are to incorporate controllable 'Hit & Miss' ventilators capable of giving 8900mm² free air space & have fitted fly mesh screens. The frames are to be properly weather stripped & comply fully with BS8375. Safety glass complying with BS6206 is to be used in doors, any glazing within 300mm of door edges & any glazing within 800mm of floor level. The windows are to incorporate openable areas equivalent to 1/20th of the floor area of the room they serve (min). NOTE - All internal doors to be 850mm wide to ensure a clear door opening width of 750mm.

6. VENTILATION

Provide mechanical ventilation to the First Floor Toilet to give 30 litres per sec extraction rate. Provide mechanical ventilation to the Ground Floor Toilets & to the Toilet in the Storage Building. The fans are to be wired in conjunction with the light switches and give a minimum 3 air changes per hour and have a 15min overun

7. DRAINS

All drain runs manholes & fittings to be matching UPVC valve complying fully with BS4660 & BS5481 & laid to self cleansing falls ex' 1:80 min' 1:40. Installation to comply fully with BS8301. Any drains passing beneath building to have 100mm concrete surround which is to be cast integral with the floor slab. Drains passing through walls are to be properly bridged over with concrete lintol supports & a 50mm clearance is to be allowed around the pipes filled with compressible material. All sanitary fittings are to have 38mm int' dia waste pipes (min') & deep seal traps and all pipe runs are to have rodding eye access points at each change of direction. All above ground drains to comply BS5572. All drain runs, F.W & S.W. not under a path and having less than 500mm cover are to have concrete slabs laid over as bridging on a 75mm pea gravel bed. Pipes below roadways having less than 900mm cover are to have reinforced concrete bridging over. Provide 100mm dia' UPVC vent pipe where shown to terminate in a baloon finial 900mm above window/door heads (min').

8. STRUCTURAL CALCULATIONS

Structural engineers calculations for the supporting steelwork are to be submitted to the Local Authorities for checking and approval prior to work relating to these items being put in hand

9. FIRST FLOOR PARTITIONS

The division walls forming the corridor between the offices are to be constructed out of 100x50 studding at 400 centres with noggins at 800mm centres and covered both sides with 13mm plasterboard with skim finish to give ½ hour fire rating. 25mm Gyproc sound absorbing blankets to be incorporated within the wall.

10. STRUCTURAL STEELWORK

Any new supporting steelwork is to be clad in 2 layers of 12mm plasterboard with skim finish to give 1hour fire rating.

11. TIMBER

All structural timber is to be SC3 grade and pressure treated with an approved preservative.

NOTE - THIS DRAWING IS TO BE READ IN CONJUCTION WITH DRWGS 95:56:1 & 3

Jackson Building Centres Ltd
New Premises
Cradge Bank Road
Spalding Lincs

Working Drawing

Sheet One

DRAWING NO	95 : 56 : 2A/B/C
DATE	FEB 1996
SCALE	1 : 100
AMENDMENTS	'A' 25.3.96 addn'l fire requirements added 'B' 27.4.96 addn'l fire & BR requirements 'C' shows 'layout' (19.6.96 for lintol details add'd) doors re-positioned 22.8.96

SOUTH HOLLAND DISTRICT COUNCIL PLANNING 25 JUN 1996 Ref: 0591/96

BARNHAY DESIGN SERVICES
51 TYTTON LANE EAST BOSTON
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Sales Counter

'Jakhire' Counter

BRICK SUPPORTING/DIVISION WALLS SHOWN DOTTED WALLS TO BE IN SELECTED FACING BRICKS WITH FEATURE BRICKWORK IN BLUE ENGINEERING BRICKS

HEAVY DUTY MELAMINE SHEET BONDED TO BLOCKBOARD/WORKTOP FIXED TO TIMBER GROUNDS PLUGGED & SCREWED TO BRICKWORK

BLOCKBOARD SHELVES & FASCIA LIPPED TO EXPOSED EDGES IN HARDWOOD ON DEAL SUPPORTING FRAMEWORK PLUGGED & SCREWED TO BRICKWORK

D P C AT FLOOR LEVEL

Counter Details ORIENTATION AS MAIN LAYOUT PLAN

VERTICAL FIRE CURTAINS BY SUSPENDED CEILING INSTALLERS COMPLYING FULLY WITH TABLE 14 A.D. B3

VERTICAL CLOSER BY SUSPENDED CEILING INSTALLER

SCREENS TO CHANGE IN LEVEL PROVIDED BY DISPLAY UNITS

Bathroom Showroom

Self Selection / Open Sales Area

'Jakhire' Workshop & Storage

ROOF VOID ABOVE SUSPENDED CEILINGS WITH STACK EFFECT VENTS INCORPORATED ALONG THE RIDGE TO GIVE A MINIMUM OF ONE AIR CHANGE PER HOUR

SUSPENDED CEILINGS BY SPECIALIST CONTRACTOR TO BE INSULATED TO GIVE 0·25 W/mK & TO INCORPORATE VAPOUR BARRIER & TO HAVE CLASS 'O' FLAME SPREAD CHARACTERISTICS ALL ELECTRICAL WIRING TO BE IN METAL TRAYS OR METAL CONDUIT & RECESSED LIGHTING FITTINGS TO BE FULLY ENCLOSED NOTE UPPER SURFACE OF SUSPENDED CEILING TO HAVE CLASS 1 FLAME SPREAD CHARACTERISTICS

FLOOR TO COMPRISE OF 20mm T & G JOINTED FLOORING GRADE CHIPBOARD WITH JOINTS GLUED ON 38mm HD JABLITE POLYSTYRENE INSULATION LAID IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS INCLUDING 25mm EXPANSION STRIPS AT ALL ABUTMENTS ON 500 GAUGE POLYTHENE DPM DRESSED UP THE EDGES AT ROUND A MINIMUM OF 50mm ABOVE F.F.L & FIXED BEHIND WALL LINING

INSULATION TO SPECIFIED ARMOURED RAISED FLOOR NOTE-VOID IS LESS THAN 300mm

Section A - A

EX' SLIDING DOOR & GEAR REMOVED OPENING ALTERED & ROLLER SHUTTER DOOR FROM IN V ELEVATION RE-FIXED

PROVIDE MECHANICAL EXTRACTION TO REST ROOM TO 9½ LITRES PER SEC & TO OFFICE TO GIVE 32 LITRES PER SEC

INTERNAL DIVISION WALLS IN 'FAIR FACED' INSULATION BLOCKS BUILT OFF EX FLOOR WITH D P C AT FLOOR LEVEL BOTTOM 3 COURSES REINFORCED WITH 'BRICKFORCE' REINFORCEMENT OR SIMILAR APPROVED

EX' LOADING DOOR REMOVED BY OTHERS

MECHANICAL FIXINGS TO BE PROVIDED AT ALL ABUTMENTS OF NEW WALLS TO EX' STRUCTURE

CEILINGS OVER THESE ROOMS FORMED WITH 147×47 JOIST AT 400mm CENTRES 12·5mm FOIL BACKED PLASTERBOARD WITH SKIM FINISH 150 GLASSFIBRE INS' 20 T&G CHIPBOARD OVER

MECHANICAL VENTILATION TO TOILET TO GIVE 3 AIR CHANGES PER HOUR WITH 3 MINUTE OVERUN OPERATED FROM LIGHT SWITCH

STRIP FOOTINGS SHOWN DOTTED

DRAINS CONNECTED INTO EX' SYSTEM

LINE OF CANOPY OVER

Rest Room D32

Office D31

Storage/Dist' Warehouse

Toilet D29 FIRE EXIT

D30

D28

S V & W P

Layout Plan - Storage Building

2 NO ROLLER SHUTTER DOORS OPENINGS TO BE PARTLY BRICKED UP IN SELECTED COMMONS ON STRIP FOOTINGS PLASTIC COATED CORRUGATED PROFILE SHEETING IN GREEN TO MATCH EX' CLADDING ON SHEETING RAILS

S V & W P

WALL TO THIS AREA CARRIED UP TO CEILING HEIGHT OF TOILET

North West Elevation - Storage Building

VENTILATION TO BE PROVIDED AT EAVES LEVEL AROUND THE PERIMETER OF THE BUILDING EQUIVALENT TO A CONTINUOUS 10mm GAP VENT TO HAVE PITTED PLY SCREENS

STANCHIONS ABOVE CEILING TO BE TREATED WITH INTUMESCENT PAINT TO GIVE 1 HOUR F.R.

EX' WALLS CEILINGS & FLOOR REMOVED SHOWN DOTTED

NEW CEILINGS

BRICKWORK TO OUTER WALL OF BOILER ROOM RAISED TO CEILING HEIGHT TO GIVE 1 HOUR F.R.

WALL TO BE FIRE STOPPED AT CEILING LEVEL

MICROFLOOR OR SIMILAR APPROVED RAISED ACCESS FLOOR NOTE:- VOID IS LESS THAN 300mm

NEW SOLID FLOOR TO BOILER ROOM & TOILET AS PER GENERAL SPEC

Blr Toilets Bathroom Showroom

Office

Kitchen Show'm

Section B - B

GABLE TO BE RE-CLAD TO MATCH N W GABLE SLIDING DOOR GEAR & CANOPY REMOVED

SIGN AS FRONT GABLE

EX' WINDOW OPENINGS BRICKED UP

EX' SLIDING DOORS & WINDOW REMOVED & OPENINGS BRICKED UP IN SELECTED COMMONS

PVCU WINDOW IN ALTERED OPENING

DOORWAY BRICKED UP IN MATCHING FACINGS

ROLLER SHUTTER IN ALTERED OPENING

SOLID CORE 1 HOUR FIRE STOP DOORS COVERED EXTERNALLY WITH FLAT GALVANISED SHEET STEEL

3000

2200

5600

South East Elevation

STRENGTHENING TO PORTAL FRAMES AS STRUCTURAL ENGINEERS DETAILS

EX' FLOOR TO BE OVERLAID WITH HARDBOARD OR PLYWOOD. EX' CEILING TO BE FULLY SUPPORTED WITH CHICKEN WIRE NAILED TO THE JOISTS 38×38 mm BATTENS TO BE FIXED TO THE UNDERSIDE & COVERED WITH 2 LAYERS OF 12·5 SYPROC FIRELINE BOARD (JOINTS STAGGERED)

EX' LEAN TO BUILD DEMOLISHED SHOWN DOTTED

EX' PARTITION REMOVED SHOWN DOTTED

Self Selection / Open Sales Area

DETAILED PLAN

Section C - C

SOUTH HOLLAND DC HOUSING & BUILDING 25 JUN 1996

05911/96

SPECIFICATION cont'

12. HEATING

Heating is to be by a gas fired boiler situated in the Boiler House distributing radiators in the offices, stores, toilets and circulation areas each with thermostatic valves. 'Jakhire' & Goods/Counter sales areas to be heated by LPHW unit heaters mounted at high level with wall mounted thermostats and the Self Selection/Showroom areas are to be heated by LPHW under ceiling mounted fan coil units each having own wall mounted thermostatic control. Hot water provided by 25ltr under sink electric water heaters and over sink electric instantaneous hot water heater to the toilets in the Storage Building. All pipework to be insulated to within 1.80m of the cylinder (if appropriate) with material having a thermal rating of 0.49W/mK and a thickness equivalent to the outside diameter of the pipe itself all in accordance with BS5422, 1990.

FIRE REQUIREMENTS

1. SMOKE / HEAT DETECTORS

Provide detectors as noted and in the positions indicated on the drawings. The detectors are to be mains operated and interconnected with their own dedicated supply and comply in all respects with BS5446

2. DOORS & FRAMES

Provide the fire stop doors of the type as indicated together with frames which are to be suitable for the type of door desired. Blasting either must be adequately rebated.

3. DOOR FITTINGS

Hinges and other door fixings shall be non-combustible with a melting temperature not less than 800°C. No locks or other ironmongs should be fitted to doors on escape routes unless it is capable of being opened easily without the use of a key. Self closing devices must be capable of closing a door from any position, firmly against it's frame overriding any catch. Some doors may need vision panels as indicated & these should be in fire resisting glazing to match the door designation. The direction of swing of the doors should generally be in the direction of travel for escape purposes (or in both directions). Where less than 50 people are involved, doors can open in either direction. Signs and notices may be required in some cases.

4. VENTILATION GRILLS

Where ventilation grills occur these should be protected by intumescent material or fire dampers. Where doors are required to resist the passage of smoke, additional measures must be taken to ensure that the grill is closed in the presence of smoke.

5. BATHROOMS & SANITARY ACCOMMODATION

Doors giving access to these rooms are not required to be fire resisting unless there is an additional fire risk.

6. EMERGENCY LIGHTING, AUDIBLE WARNING & FIRE BREAK POINTS

Emergency lighting shall be provided to all circulation areas and to internal rooms with no natural means of lighting in the positions indicated on the drawings. Fire break points shall be provided at all points of exit from the building and audible warning devices to be provided where indicated.

7. FIRE EXIT SIGNS

All escape routes shall be clearly marked with an 'EXIT' sign in letters of adequate size in accordance with BS5499:Pt1:1984

8. ESCAPE ROUTES

All walls & ceilings etc forming protected escape routes shall have a minimum fire rating of 30 minutes.

SYMBOLS

- EL — EMERGENCY LIGHTING
- EL — EMERGENCY LIGHTING --DIRECTIONAL
- FIRE ALARM — FIRE ALARM SOUNDER
- BP — MANUAL CALL POINT
- FOAM EXTINGUISHERS
- NOTE — WATER & FOAM FIRE EXTINGUISHERS ARE TO BE PROVIDED & FIXED WHERE DIRECTED BY THE LOCAL FIRE AUTHORITY AND TO BE SUBJECT TO AN APPROVED MAINTENANCE CONTRACT
- FIRE EXIT — ILLUMINATED FIRE EXIT SIGNS WHERE SHOWN TO BS5499pt1 1984
- SD — SMOKE DETECTORS

ALL RELEVANT DOORS TO CARRY INDIVIDUAL INSTRUCTION/WARNING NOTICES AS AGREED BY THE LOCAL FIRE AUTHORITY

NOTE-THIS DRAWING IS TO BE READ IN CONJUCTION WITH DRAWINGS NO 95:56:2&4

Jackson Building Centres Ltd
New Premises
Cradge Bank Road
Spalding Lincs

Working Drawing

Sheet Two

DRAWING NO	95:56:3 A&C
DATE	FEB 1996
SCALES	1:100, 1:50, 1:20
AMENDMENTS	A additional fire requirements added to plan, fire & buildings requirements added, stairs altered etc. C doors numbered

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EX ROLLER SHUTTER REMOVED & ROLLER SHUTTER FROM BUILDING 'C' FIXED IN ALTERED OPENING

EX SLIDING DOOR REMOVED & REPLACED WITH ROLLER SHUTTER FROM FRONT OF BUILDING IN ALTERED OPENING

EX SLIDING DOOR REMOVED & NEW OPENINGS FORMED TO TAKE ROLLER SHUTTER FROM GRANTHAM DEPOT & FIRE EXIT DOOR

NEW TOILET OFFICE & MESS ROOM

EX BUILDINGS DEMOLISHED

PROPOSED V.P.

NEW HEAVY DUTY MANHOLES & FRAMES

NEW DRAIN CONNECTION TO EX FOUL DRAINS

APPROX LINE OF EX FOUL DRAINS

EX MANHOLE

EX GULLIES

EX S.V.P.

NOTE - AREA WITHIN DOTTED LINES TO BE KEPT CLEAR OF OBSTRUCTIONS TO PERMIT CLEAR SPACE FOR EMERGENCY VEHICLES CAN OPERATE

AREAS CROSS HATCHED OUTSIDE EXIT DOORWAYS ARE TO BE CLEARLY MARKED AS AND KEPT CLEAR OF ANY FORM OF OBSTRUCTION AT ALL TIMES

EX OIL STORAGE TANK BUNDING & COMPRESSOR BUILDING REMOVED

NEW V.P.

NEW M.H COVERS & FRAMES ON EX CHAMBERS

Building 'A'

Building 'B'

Building 'C'

Building 'D'

PROPOSED SIGN

PROPOSED SIGN

PROPOSED SIGN

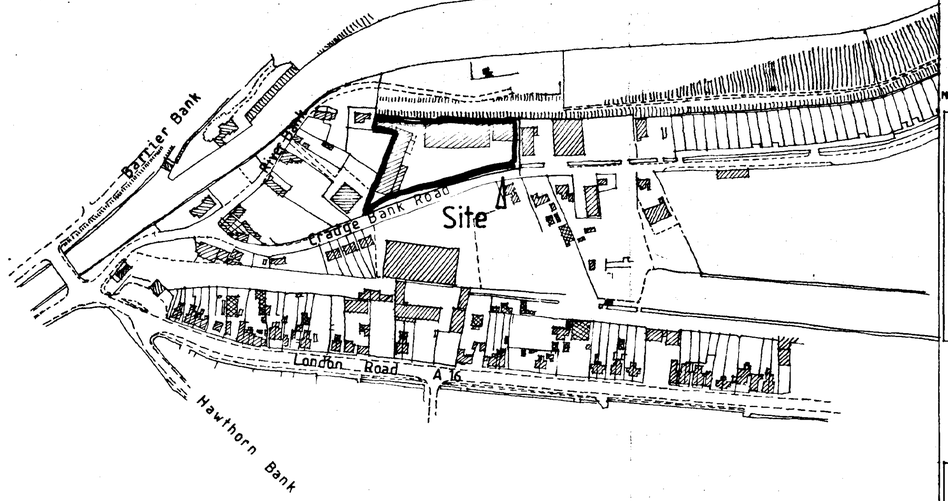
Showroom Visitor Parking

Staff & Visitor Parking

Staff Parking

Cradge Bank Road

Site Layout



Site Location

PLANNING PERMISSION GRANTED
HOUSE OF COMMONS
25 JUN 1996
Ref: S/91/96

APPROVED PLAN

NOTE THIS DRAWING TO BE READ IN CONJUCTION WITH DRWG NOS 9556-2 & 3

Jackson Building Centres Ltd New Premises Cradge Bank Road Spalding Lincs

Site Layout & Location

DRAWING NO	95 : 56 : 4/B
DATE	FEB '1996
SCALES	1:200 1:2500
AMENDMENTS	A '25 3 96 addnl fire requirements added B '26 6 96 drains amended

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