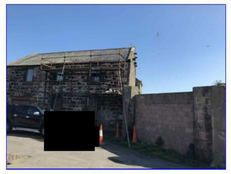
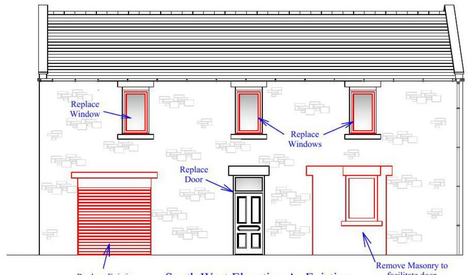


Image 01 - Front Elevation

Image 02 - Front Elevation

Image 03 - Front Elevation

Image 04 - Front Elevation



South West Elevation As Existing

South West Elevation As Proposed

General Project Considerations:
Main Contractor and all Sub-Contractors are to fully assess the existing site conditions and arrangements, prior to any work commencing on-site, this assessment is to be made in consideration of the proposal plans and specifications herein.
All contractors must fully familiarise themselves with all aspects of the proposed project works and highlight any areas where they may require further clarification of construction methods or intended design, any areas of contention should immediately be reported to Yeoman Architecture for further consideration and clarification.
All works throughout the project must fully accord with the project plans and construction specifications, whilst being executed to a good standard and in a workmanlike manner.
Main Contractor or relevant sub-contractor to notify the Building Control Inspector at the commencement of the project works and thereafter at various stages of the works as required.
Final inspection to be undertaken at practical completion by the Building Control Inspector, any outstanding issues or rectification works must be undertaken to the Building Control Officers satisfaction.
Certificate of Completion of the works to be issued by Building Control at practical completion of the works and passed to the client for safe retention.

Health & Safety:
Main Contractor and all Sub-Contractors, should at all times adopt a pro-active approach in regards to all matters of Health and Safety associated with the project, this is to include any aspects which may affect the Health and Safety of others, not connected with the project works, such as adjoining property owners and users, including members of the general public.
Full regard and consideration in connection with all aspects of the construction phase throughout entire proposed works must be fully considered under Health and Safety Planning by Main Contractor and all Sub-Contractors.
In any event Method Statements and Risk Assessments should be compiled by Main Contractor and all Sub-Contractors, to ensure all aspects of the project works are undertaken in a safe and considered manner.
It is the responsibility of the Main Contractor and their appointed
Sub-Contractors to continually monitor the safe execution of the project works and to ensure the Health and Safety of all persons working, visiting or simply passing the project site, is at all times maintained.
All contractors to wear adequate PPE (personal protective equipment) at all times, including Safety Headwear, Hi-Vis Clothing, Footwear protection, safety eyewear and ear protection plus further equipment dictated by the particular operations they encounter.
All contractors must ensure they are familiar with the safe use of tools and equipment during the construction phase.
Consideration must be given for the safe storage of materials and the provision of welfare facilities for contractors during the execution of the project works.

Project Insurances:
The Main Contractor and all Sub-Contractors must provide up to date copies of their contract works and public liability insurance policies prior to commencement of any works on-site -
All insurances must remain fully in force during the entire construction phase of the works.
Site Owner/Leaseholder, prior to the commencement of any works on-site, to discuss and agree with their potential insurer, the stage when their own insurance for the newly constructed property will be instigated and become valid, the level of insurance cover must be fully established and agreed together with the date of transfer from the contractor(s) to the Site Owner/Leaseholder.

Site Security:
The Main Contractor and all Sub-Contractors have a joint responsibility to ensure the site remains secure at all times during the execution of the project works.
All areas throughout the project, either partly demolished, party constructed or completed, should be as far as reasonably practicable, be properly secured or closed against un-authorised access when work is not in progress.
The Main Contractor and all Sub-Contractors are solely responsible for their own tools, equipment and materials, either supplied and used during the project works, it is therefore their responsibility to ensure these items are fully insured and either removed from site outside normal working hours or ensure they are securely stored on-site.

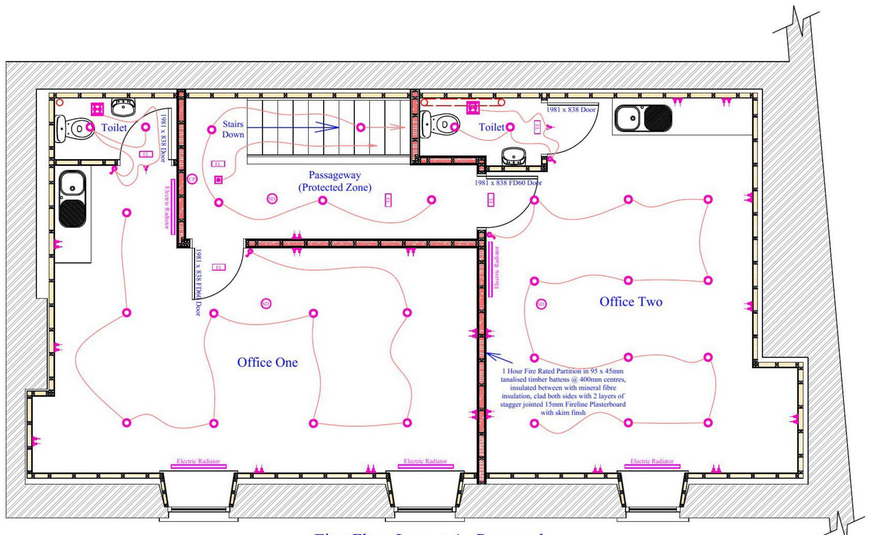
Existing Structure:
Check and stabilise existing structure, remove any areas of defective stonework and replace with natural sandstone to match existing.
Pick out masonry joints and repoint all exposed faces of Building.
Check Roof throughout, replace any damaged or missing slates, re-point ridges and water tables ensure roof is fully watertight.
Check operation of Rainwater Goods, renew/replace as required.
Check operation of existing underground drains, ensure all are fully operatonal and in a serviceable condition.

Existing Vehicular Door:
Strip out existing Vehicular Door, check condition of supporting lintel and jambs, repair and make good as necessary.
Fix replacement vehicular door with Insulated plastisol coated variant, fitted in accordance with manufacturers instruction on proprietary track system, fitted with electrical operation with manual over-ride to allow operation in instances of power failure.

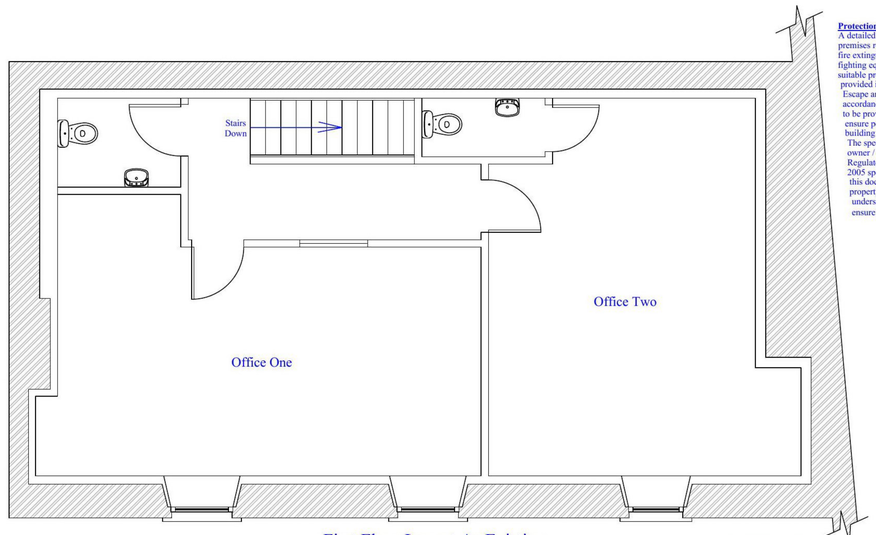
Proposed Vehicular Door:
Support existing structure with needles pocketed through wall structure supported with acrow props, carefully, remove section of masonry to form aperture for vehicular door. build up jambs with natural sadstone externally and dense concrete blocks internally, form concrete padstones and insert 3No 254 x 146 x 37Kg Universal Beams over opening with end bearing of 00mm, weld 10mm mild steel plate, 150mm Wide to external beam to facilitate string course of natural stone over lintel.
Build over steel beams and pin-up supporting structure, remove acrow props and needles, build in masonry and make good.
Fix Insulated plastisol coated vehicular door, fitted in accordance with manufacturers instruction on proprietary track system, fitted with electrical operation with manual over-ride to allow operation in instances of power failure.

Windows and External Doors:
External Windows and Doors to be replaced in a style of a like-for-like replacement.
All windows and doors to be designed and installed to resist forced entry by using windows and doorsets manufactured to meet recognised product standards and defined component performance for Door and Window Units and 'Secured by Design' (ACPO 2009).
Critical Areas of Glazing defined as below 800mm in standard glazed elements and below 1500mm in Doors and Glazed Side Panels plus 300mm either side of Openable Doors.
Safe Breakage of Glazing is defined in BS EN 12600 section 4 and BS 6202 clause 5.3
Glazing is suitable for critical locations if it complies with Class 3 of BS EN 12600 or Class C of BS 6006 for windows or if installed in a door and/or side screen Class 2 of BS EN 12600 or Class B of BS 6206.
Gazing elements to be double-glazed with Low E glass to give a U value of 1.40 W/m²k or better.
Toughened safety glass to all windows and doors in areas defined as critical areas.
Windows to be fitted with trickle ventilators to frame head with an opening area of 8,000 mm2.
Windows and Doors to be fitted with integrated neoprene draft seals or brushes.
and be fitted with manufacturers ironmongery comprising of specialist hinges, multi point locking systems and full draft proof stripping to be fitted around opening apertures.
Frame to be sealed at Dpc around reveal with flexible frame mastic.

Air Infiltration:
During the Construction phase, all contractors must employ good construction practice in respect of restricting Air Infiltration into the completed construction project, therefore consideration must be given to ensure any gaps, junctions or voids are fully sealed at all stages of the construction phase, these areas should be fully sealed with either Mastic, Expanding Foam, Silicone Sealant or Mortar, in each situation the sealant material selected must be suitable for purpose.
Specific Areas where all contractors should ensure Air Infiltration is eliminated are as follows;
i) Gaps between Mortar Joints and joints in timber frame panels
ii) Seal between the interface of the floor & wall junctions
iii) Seal all penetrations through the building envelope
iv) Seal all expansion joints
v) Seal around window and door frames at interface between frames and masonry
vi) Door thresholds to be bedded on flexible mastic
vii) Tape all joints and penetrations of vapour barriers (if fitted)
viii) Ensure building insulation envelope is continuous throughout the structure
The above list is not exhaustive, therefore full consideration should be given during the construction phase to ensure all reasonable measures have been undertaken to eliminate potential Air Infiltration.



First Floor Layout As Proposed



First Floor Layout As Existing

Protection and Prevention Systems:
A detailed assessment of the complete premises regarding the positions and type of fire extinguishers, fire blankets and other fire fighting equipment to be assessed by a suitable professional in this field, items to be provided in accordance with this report.
Escape and Directional Signage in accordance with BS 5499 (Current Edition) to be provided throughout the premises to ensure persons can safely escape the building in the event of a fire.
The specific requirements of the property owner / managers is set out in the Regulatory Reform (Fire Safety) Order 2005 specific advice should be sought on this document to ensure the obligations of property owners/management are fully understood and adhered to, so as to ensure the safe operation of the premises.

General Downtakings and Internal Preparation Works;
Safe disconnect all Electrical and Plumbing services, remove existing redundant fixtures and fittings.
Strip out all redundant framing and existing boarding which is deemed surplus to requirements.
Check all existing structural timber for degradation - strip out and repair as required.
Leave site ready for new construction.

Timber Treatment;
Expose all existing timbers and address any areas of degradation by undertaking timber repairs.
Treat all timber by spraying proprietary wood treatment to all exposed timber members, in accordance with the selected products manufacturers instruction, level of treatment and number of coats to ensure coverage is suitable for purpose.

Damp Proof Course;
Hack of all loose plaster and masonry within structure, check walls for possible rising damp, if present, investigate further to establish cause (whether from ground water, possible blocked drains, fractured water pipework etc. and decide on suitable course of action.
If rising damp is present a chemical damp proof course should be considered in accordance with manufacturers instruction.

Existing Floor Slab;
Investigate whether a damp proof membrane is present under the existing floor slab and whether there is any dampness penetrating through the slab, if no DPM is present, consider breaking up the existing slab and replacing with DPM present.

First Floor Construction;
Reinstate existing construction between Ground and First Floor, retain existing flooring at First Floor Level.
Install 150mm thick mineral fibre insulation between floor void, brander ceiling with 50 x 25mm C16 tanalised timber battens at 400mm centres, clad ceiling in 2 Layers of 15mm stagger jointed Fireline Plasterboard to achieve 1 hour Fire Separation between the floors, finish with plaster skim. Ensure all voids around perimeter are fully sealed with Fire Rated Expanding Foam to create a full fire separation envelope.

First Floor Ceiling Construction;
Reinstate existing ceiling over offices to achieve 1 Hour Fire Separation, retain existing ceiling and overboard with 1 Layer of 15mm Fireline Plasterboard, finished with plaster skim.Ensure all voids around perimeter are fully sealed with Fire Rated Expanding Foam to create a full fire separation envelope.
Lay mineral fibre insulation over ceiling with 1 Layer of 150mm laid between ceiling joists and 1 Layer of 200mm laid, cross-bonded over ceiling joists - Overall Insulation Thickness of 350mm.
Fix 1 Hour Fire Rated Loft Access Hatch to First Floor Landing.

Framing of Ground Floor External Walls;
Form standalone timber framing around all perimeter walls in 95 x 45mm C16 tanalised timber battens @ 400mm centres, positioned at least 30mm clear of the existing masonry. Form framing on Dpc with bottom and top rail with mid-row of dwangs, fix mesh to rear of framing to retain insulation, insulate between studs in 100mm mineral fibre, ensure insulation is continuous and fills all voids. Clad framing with 1 Layer of 12.5mm plasterboard with plaster skim or for a robust wall finish 1 x Layer of 12mm Cement based board.

Framing of First Floor External Walls;
Form standalone timber framing around all perimeter walls in 95 x 45mm C16 tanalised timber battens @ 400mm centres, positioned at least 30mm clear of the existing masonry. Form framing on Dpc with bottom and top rail with mid-row of dwangs, fix mesh to rear of framing to retain insulation, insulate between studs in 100mm mineral fibre, ensure insulation is continuous and fills all voids. Clad framing with 1 Layer of 12.5mm plasterboard with plaster skim.

Partitions between Protected Zone, Offices and Commercial Units;
Form timber partitions in 95 x 45mm C16 tanalised timber battens @ 400mm centres. Form partitions on Dpc at Ground Floor, otherwise with bottom and top rail with mid-row of dwangs, insulate between studs in 100mm mineral fibre, ensure insulation is continuous and fills all voids. Clad partitions with 2 Layers of staggered jointed 15mm Fireline plasterboard with plaster skim. Ensure all voids around perimeter are fully sealed with Fire Rated Expanding Foam to create a full fire separation envelope.

Joinery Finishes;
Fix FD60 Doors to each unit fitted in rebated frame with 15mm combined intumescent brush seals, doors to be fitted with Fire Rated Hinges, fitted with required ironmongery, self-closing device and designated safety signage.
All other internal doors to toilets to be standard doors, fitted in redwood frames together with timber stops and required ironmongery as detailed and in positions shown.
Fix redwood or MDF moulded skirtings and facings throughout each Unit.
Fix Units for Welfare to each Unit.

Plumbing;
Extend existing Cold Water supplies to all designated fitments within each unit
Toilets to be fitted with dual flush mechanism with a flush volume of not more that 4.5 litres.
Flow rate to Taps not to exceed 6 litres per minute.
Hot Water to be supplied through electric undersink heaters.
Fix 110mm Diameter, Soil Vent Pipework positioned as shown connecting toilet to existing Svp.
Connect close coupled W/C suite c/w seat in positions shown
Fix Kitchen Sinks to be fitted with 42mm Waste Pipes
Wash Basins to be fitted with 35mm Waste Pipes.
All fitments to have accessible 76mm deep seal traps.
Check waste pipe installation at completion of works by testing discharges from fitments, should air be drawn through any of the traps installation of Air Admittance Valves may be required
All service pipework and wastes to be securely clipped throughout installation.

Insulation of Plumbing Pipework;
All service Pipework to be suitably insulated, Pipework outwith the insulated building envelope to be insulated in accordance with BS 5422: 200
Circulation pipework for plumbing circuits should be insulated wherever they pass outside the heated space or through voids which communicate with and are ventilated from unheated spaces.

Mechanical Ventilation to Toilets;
Provide Ventilation through mechanical fan with capacity of at least 15 litres/second, ducted direct to external air and fitted with manufacturers termination grill, wired through lighting circuit and fitted with timed overrun.

Ceiling Mounted; 15 Litre Mechanical Fan with Timed Overrun

Electrical Installation:
Electrical installation only to be undertaken by suitably qualified personnel affiliated to NIC EIC or similar recognised regulatory body and in full compliance with BS 7671 2008 and I.E.E. Regulations current edition.
Undertake Electrical Installation with fitments in positions as indicated (subject to any changes requested by client's).
All new light switches to be fitted at a height from floor level of between 900 and 1100mm.
Sockets to be located 400mm above floor level.
Electrical fitments to be positioned at least 350mm from internal corners and obstructions.
Weatherproof fittings to be installed externally.
All Artificial and Display Lighting to be Low Energy type resulting that 75% of the fixed light fittings and lamps are low energy type throughout the new extension.
Recessed Light fittings to be Fire Rated or fitted with Fire Retardant Hoods.
Full inspection and certification for installation to be supplied at completion and submitted to Building Control.

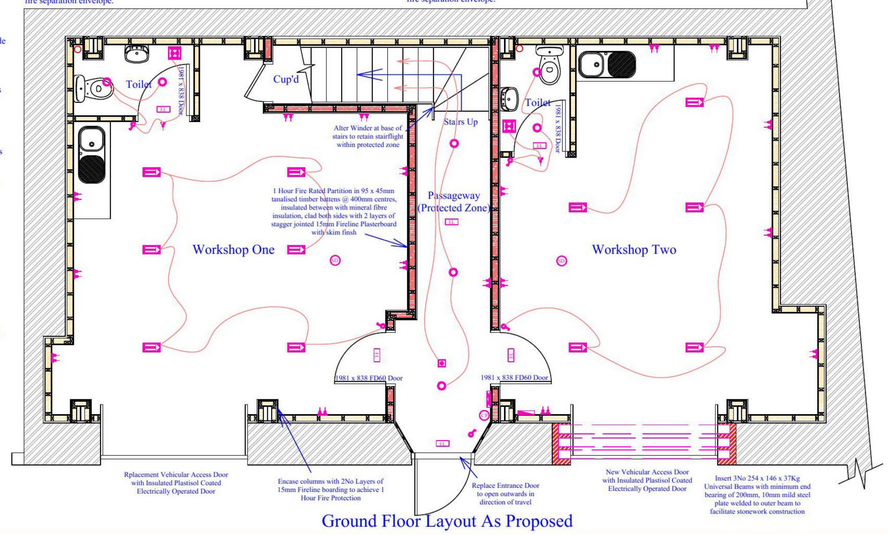
Heating Installation;
Space heating for offices to be provided with 'Rointe' Digital, Thermostatically Controlled Electric Radiators.
Heat outputs for Areas to be designed by specialist

Electrical Legend

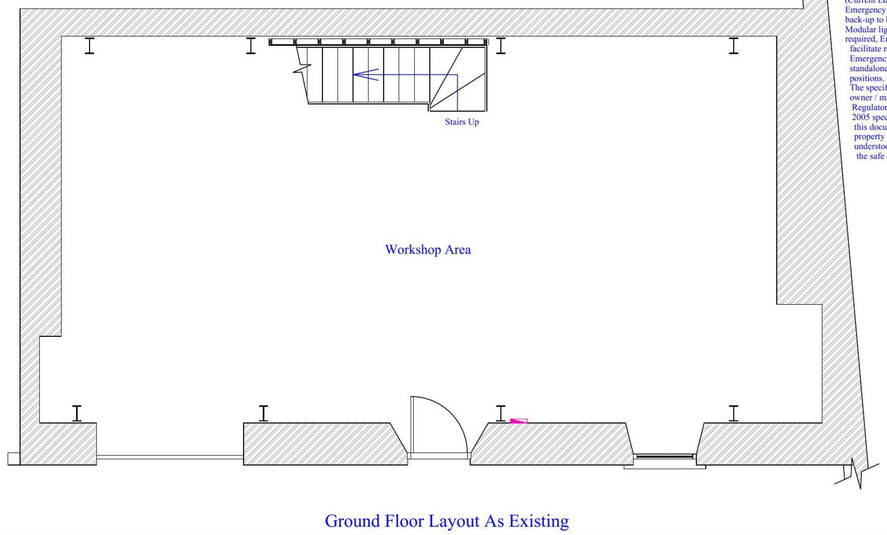
Consumer Unit		Lighting Sensor	
13 Amp Switched Double Socket		Surface Mounted Low Bay Light Fitting	
Fan Isolator		Non-Maintained Emergency Light	
1 Way Light Switch		Fire Panel	
2 Way Light Switch		Hard Wired Smoke Detector/Sounder with Battery Back-up	
Recessed Led Fire Proof Light Fitting		Fire Alarm Call Point	

Fire Alarm System;
Fire Alarm System to be installed in compliance with BS5839 - Part1: (Current Edition). System Designed by specialist to accord with L1 requirements.
Fire Alarm system to extend throughout entire premises and designed to include each unit, all in separate zones.
All areas to be fitted with combined sounder/detectors with call points at all exits
Fire alarm panel to provide indication of zones and control and testing facility of the entire system.
Testing and commissioning of the Fire Alarm System to be undertaken at practical completion of the works.
Escape and Directional Signage in accordance with BS 5499 (Current Edition) to be provided throughout the premises to ensure persons can safely escape the building in the event of a fire.
Testing of Fire Alarm should be scheduled on a weekly basis and undertaken by a responsible person.
A detailed register of periodic testing of the Fire Alarm System should be maintained at all times which should be undertaken in accordance Regulatory Reform (Fire Safety) Order 2005
The specific requirements of the property owner / managers is set out in the Regulatory Reform (Fire Safety) Order 2005 specific advice should be sought on this document to ensure the obligations of property owners/management are fully understood and adhered to, so as to ensure the safe operation of the premises.

Emergency Lighting System;
Existing Emergency Lighting System to be installed in accordance with BS 5266 Part 1 (Current Edition).
Emergency lighting fittings with battery back-up to be fitted throughout premises, Modular light fittings to include, where required, Emergency Lighting packs to facilitate requirement, otherwise Emergency lighting to take the form of standalone fitments mounted in designated positions.
The specific requirements of the property owner / managers is set out in the Regulatory Reform (Fire Safety) Order 2005 specific advice should be sought on this document to ensure the obligations of property owners/management are fully understood and adhered to, so as to ensure the safe operation of the premises.



Ground Floor Layout As Proposed



Ground Floor Layout As Existing

ALL DIMENSIONS MUST BE CHECKED ON-SITE AND NOT SCALED FORM THIS DRAWING.
ANY DISCREPANCIES MUST BE REPORTED TO YEOMAN LIMITED
Whilst every effort has been made to ensure the accuracy of this plan and specification, Contractors should make their own full assessment of the site conditions therein, always prior to commencement of works on-site.

No:	Revision / Amendment List:	Date:

YEOMAN ARCHITECTURE LIMITED
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Client: R J Eden Limited

Project Address: The Pottery, East Street, Spittal, Berwick Upon Tweed, Northumberland, TD15 1RF

Project: Proposed Conversion of Offices and Workshop to Two First Floor Offices and Two Ground Floor Workshops

Sheet Title: Construction Plan

Scale: 1.100mm & 1.50mm @ A1 Size

Date: 11th May 2021

Designed by: James Cromarty MCIAT Eng Tech LCGI MCIPHE RP
Direct Mobile No; 0772 969 0520

elmhurstenergy APPROVED ASSESSOR

Drawing No: A102

Plan Ref: RJE/1202/20