

All site dimensions shall be verified by the contractor on site prior to work commencing.
Do not scale from this drawing.
Only work to written dimensions.
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Notes

MATERIAL/COLOR KEY

- Steel reinforcement - etc.
- Roof cladding - Retain existing
- Verges - retain existing
- Rainwater pipes - retain existing
- Wall Panel retain existing - use any salvaged brickwork.
- Landing doors - Alu-Ex Grey
- Personnel doors - wicket fire escape doors integral with oh roller shutter doors
- Windows - pattern to match existing but spec to meet current Building Regulations
- Glazing - 6mm

CRITICAL DOOR DIMENSIONS

- Internal Doors - Minimum effective clear width 800mm for one leaf doors and minimum effective clear width 900mm for two leaf doors.
- Fire Exit Doors - Minimum effective clear width 800mm between 500mm and 1150mm 1500mm.

NOTES

- Cavity barriers to be provided - maximum 20m centres and on line of roof or on outside walls.
- Expansion joints to be provided to brickwork/blockwork as indicated on the Structural Engineers drawings.
- Wall ties to be provided as detailed on the Structural Engineers drawings.

REQUIRED U VALUES

- Warm Roof Construction-retain existing.**
- External Wall Construction-retain existing**
- Ground Floor Construction-retain existing**
- Only applies where space above is unheated**
- Requirement**
- le to warehouse.**
- Windows, 1.8W/sq.m.k max.**

- Rooflights- retain existing**
- Personnel Doors-1.8W/sq.m.k max.**
- Vehicle Access and Similar Large Doors-1.5W/sq.m.k max.**

BLOCK B

SCHEDULE OF ACCOMMODATION

Unit 1	232 sq.m	2500 sq.ft
Unit 2	232 sq.m	2500 sq.ft
Unit 3	232 sq.m	2500 sq.ft
Unit 4	232 sq.m	2500 sq.ft
Unit 10A	464 sq.m	5000 sq.ft
Unit 10B	464 sq.m	5000 sq.ft
Total	1856 sq.m	20,000 sq.ft

Electrical Vehicle Charging Points
A 4,10,23 added 20% points vrt overall parking provision

PLANNING APPLICATION

Client

Project

DH8 6SZ

Conselt, Durham

**Existing NE Elevation/
Proposed NE Elevation and
plan Block B,
Site 'B'**

Drawing

Drawn By DE 4.8.21

Checked By DE 4.8.21

Scale 1/200 @A1

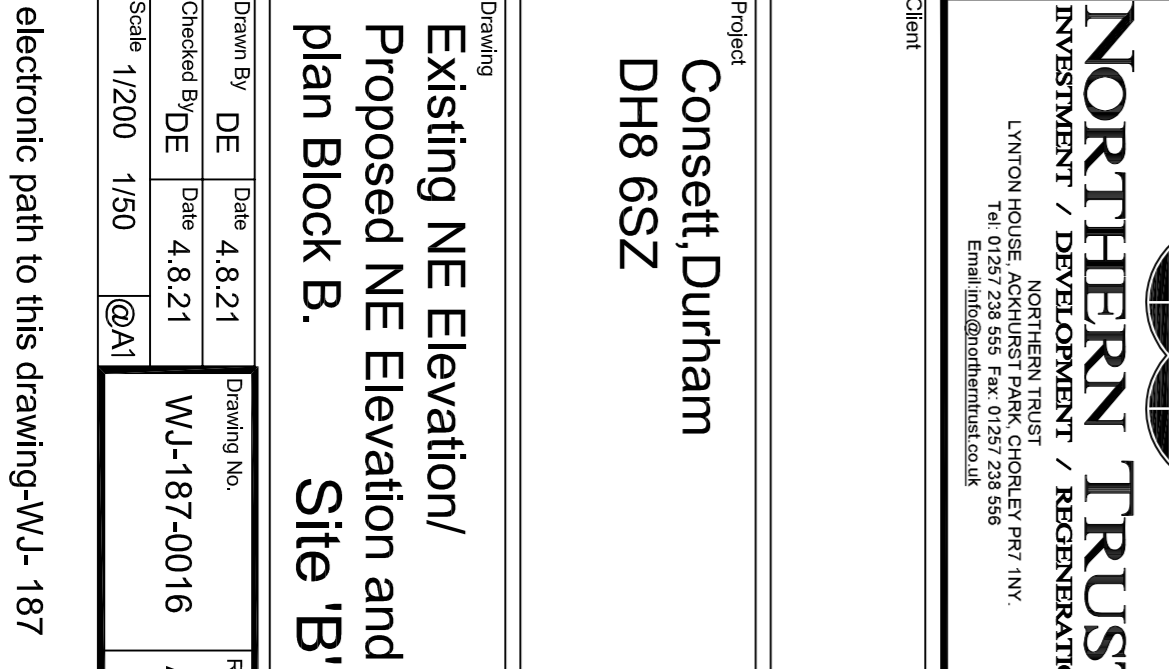
Drawn No. WJ-187-0016

Date 4.8.21

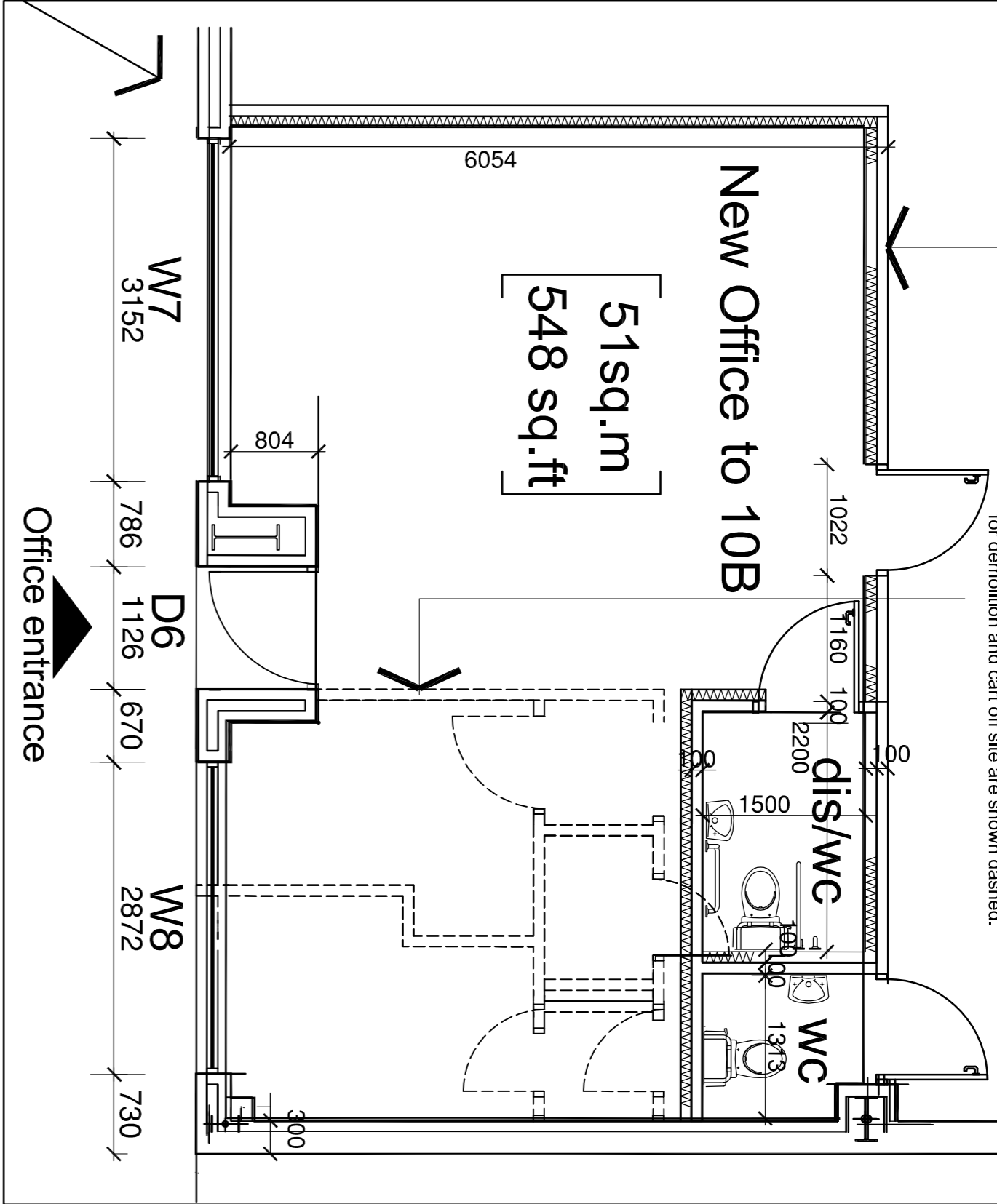
Rev. A

electronic path to this drawing-WJ-187

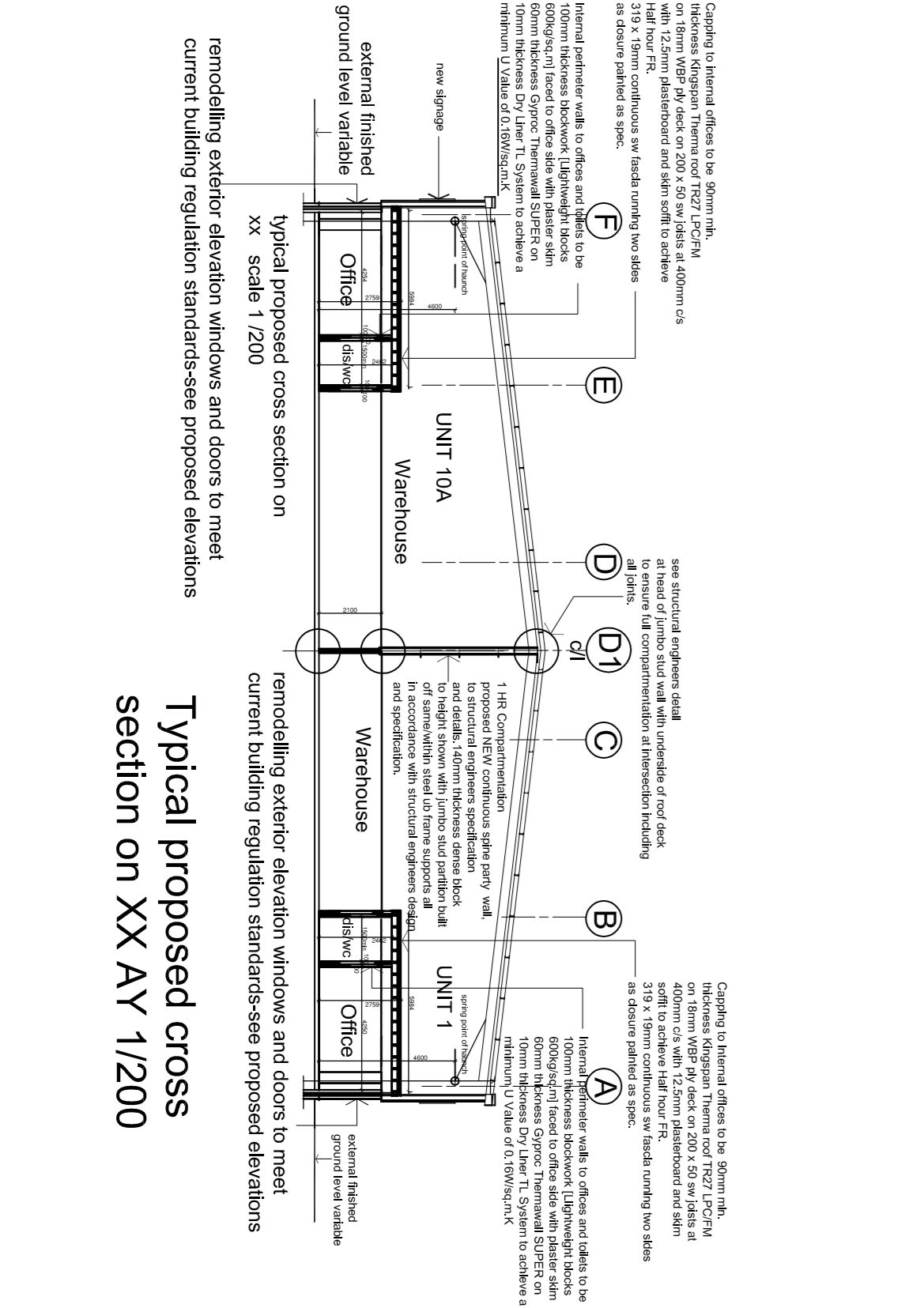
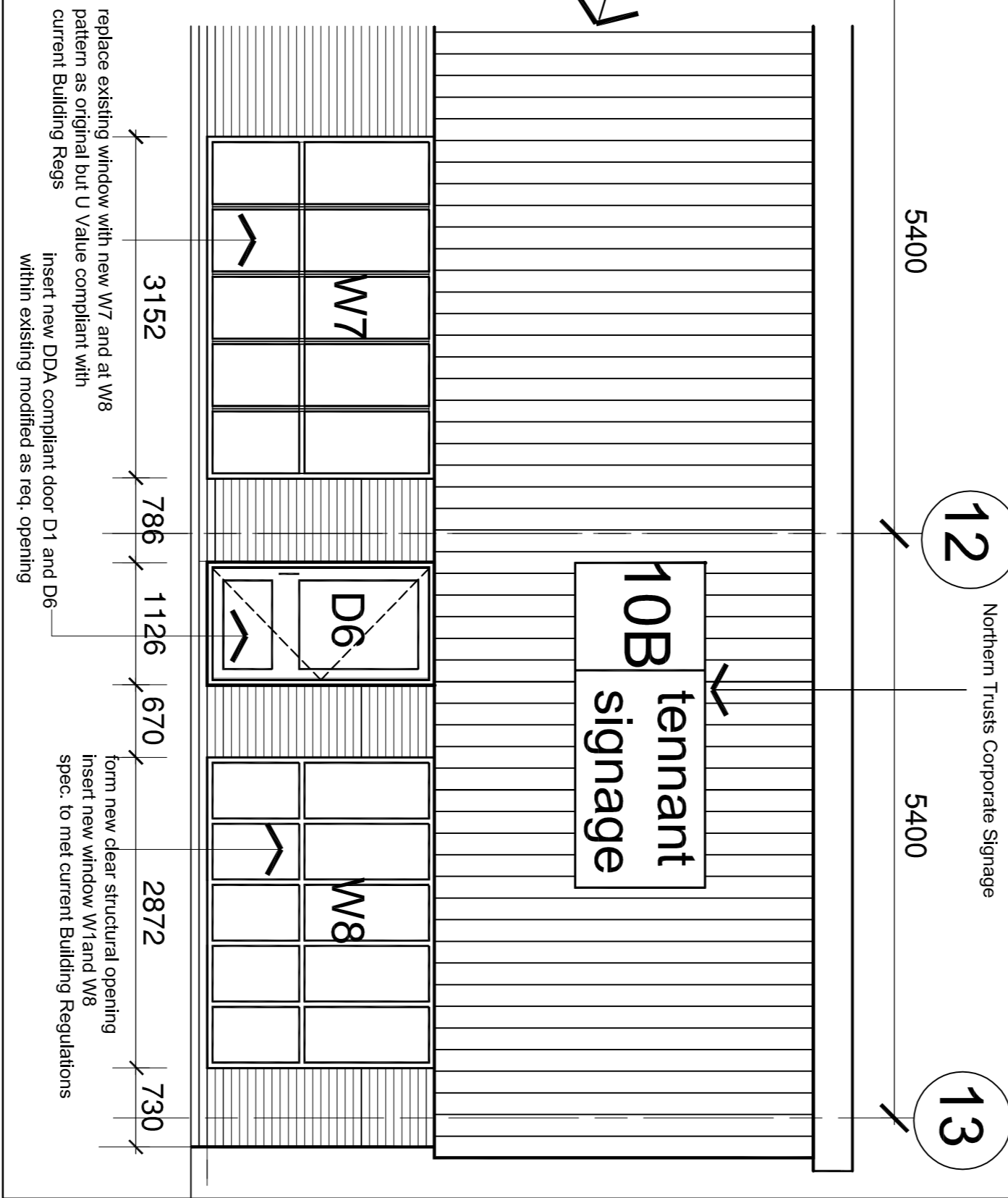
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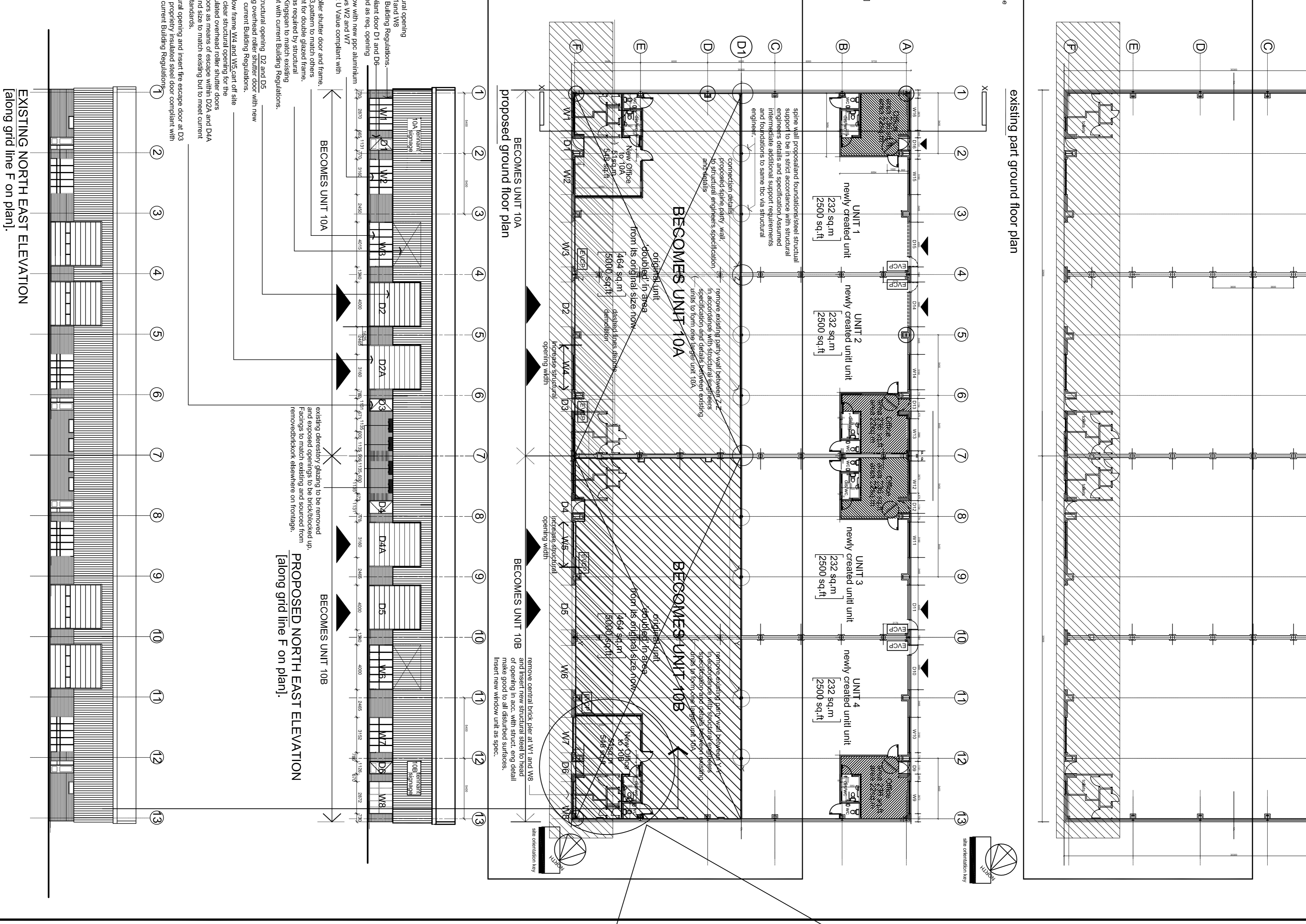
Typical plan of proposed remodelled offices
Units 10A and 10B
Scale 1/500



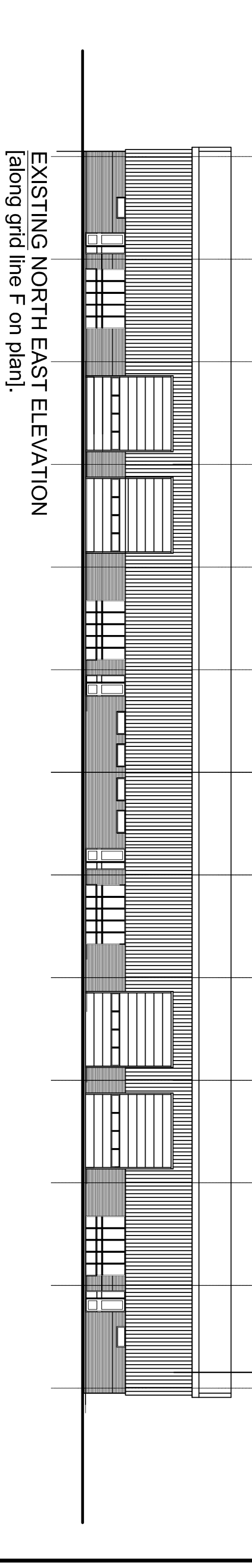
Typical elevation of modified office entrance to remodelled units 10A and 10B
Scale 1/50



- General NOTES**
- escape distance compliance with 18m single direction means of escape
 - if initial exit route from each fire risk unit, alternative means of escape required
 - no existing internal walls (shown solid) to be retained
 - with struct. eng. method statement.
 - Former toilet area to be demolished
 - as shown to form new office approx 51 sq.m including new disabled wc and staff wc to meet current building regulations
 - replacement windows all to meet current Building Regulations.
 - From new clear structural opening windows where indicated insert new purpose made glazed aluminium pvc window frame to meet current Building Regs. Glazing below mid rail to be 3M lined internally as privacy req.
 - existing roof cladding fascias, verges and eaves including rainwater goods all to be retained.
 - full moisture conditions survey of existing structure to be carried out prior to remedial works for remedial purposes.
 - existing primary and secondary structural steelwork to be examined by structural engineer in relation to proposed subdivision of units and new dividing wall proposals to spine wall running internally full height longitudinally internally along grid line D1 (see proposed plan for positioning of same)
 - From new clear structural openings where indicated and insert new purpose made glazed aluminium pvc window frame and double glazed windows units to meet current Building Regulations.
 - insert new pvc aluminium door and frame compliant with distalobaceous requirements within existing clear structural opening.
 - replace existing window frames where indicated with new pvc aluminium double glazed units to meet current Building Regs. 3M film on inside panel (roughened outer/laminated inner).
 - existing roof cladding fascias, verges and eaves including rainwater goods (assumed internal downpipes) all to be retained for stability of retention box
 - full moisture conditions survey of existing industrial units and scope of works as a prerequisite of remedial works.
 - existing primary and secondary structural steelwork examined by structural engineer for suitability of retention/development of existing cladding, etc. by client
 - new fenestration pattern to be shown with a minimum 900 high pvc aluminium frames and double glazed units roughened outer pane laminated inner pane. U Values to meet current Building Regs: Frames to be thermally broken and 3m film (dark grey) applied to inside face to each lower panel as privacy; main entrance doors -insert new door pvc aluminium door/frame compliant with existing clear structural opening holes good to all structural surfaces.
 - disabled access requirements with existing clear structural opening holes good to all structural surfaces. New car parking layout should be next in conjunction with structural engineers below ground drainage design strategy drawings and specifications.
 - Existing external wall and roof panning to be examined for stability of retention in terms of condition survey.
 - New surface mounted Northern Trust/White Jones standard signage.
 - Internal existing high level windows with cavity wall construction fascias to match existing and retained from removed facings on frontage work.



EXISTING NORTH EAST ELEVATION
[along grid line F on plan].



EXISTING NORTH EAST ELEVATION
[along grid line F on plan].

PROPOSED NORTH EAST ELEVATION
[along grid line F on plan].

PROPOSED NORTH EAST ELEVATION
[along grid line F on plan].