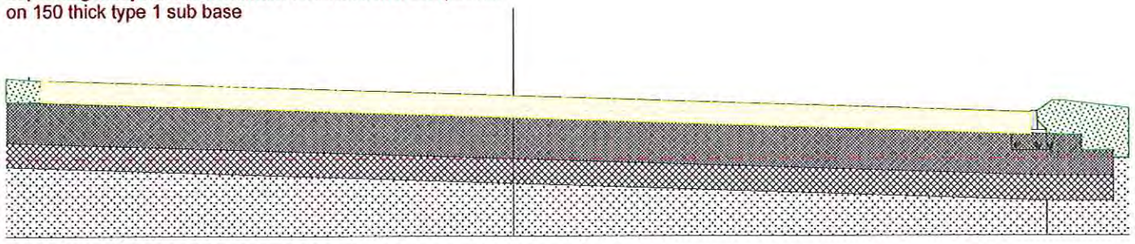
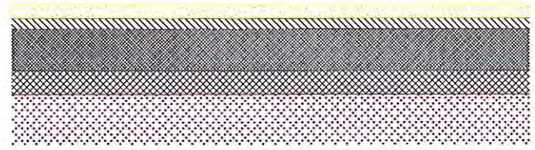
washed 30 gravel to proposed roadway for fire appliance access; to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal
DOT Type 1; filling to make up levels; over 250 average thick; depositing in layers 150 maximum thickness and compacted on 150 thick type 1 sub base



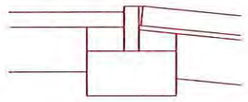
access roadway for fire appliance - scale 1:50

50 thick stone slabs to match existing paths
on 50 thick sand base on
350 thick DOT type 1 granular sub base
200 granular fill capping layer



pedestrian walkway - scale 1:50

Kerb Setts; size 250 mm high x 50 mm wide laid on 250x130 edge; bedding in 10-40 thick cement mortar; C15P plain in situ concrete foundation 400x150 and haunching 150x135 one side;



programme of construction

preparation - DOT type 1 filling and type 1 sub base to be constructed at commencement of construction

top filling of 30 washed gravel to be laid at completion of construction

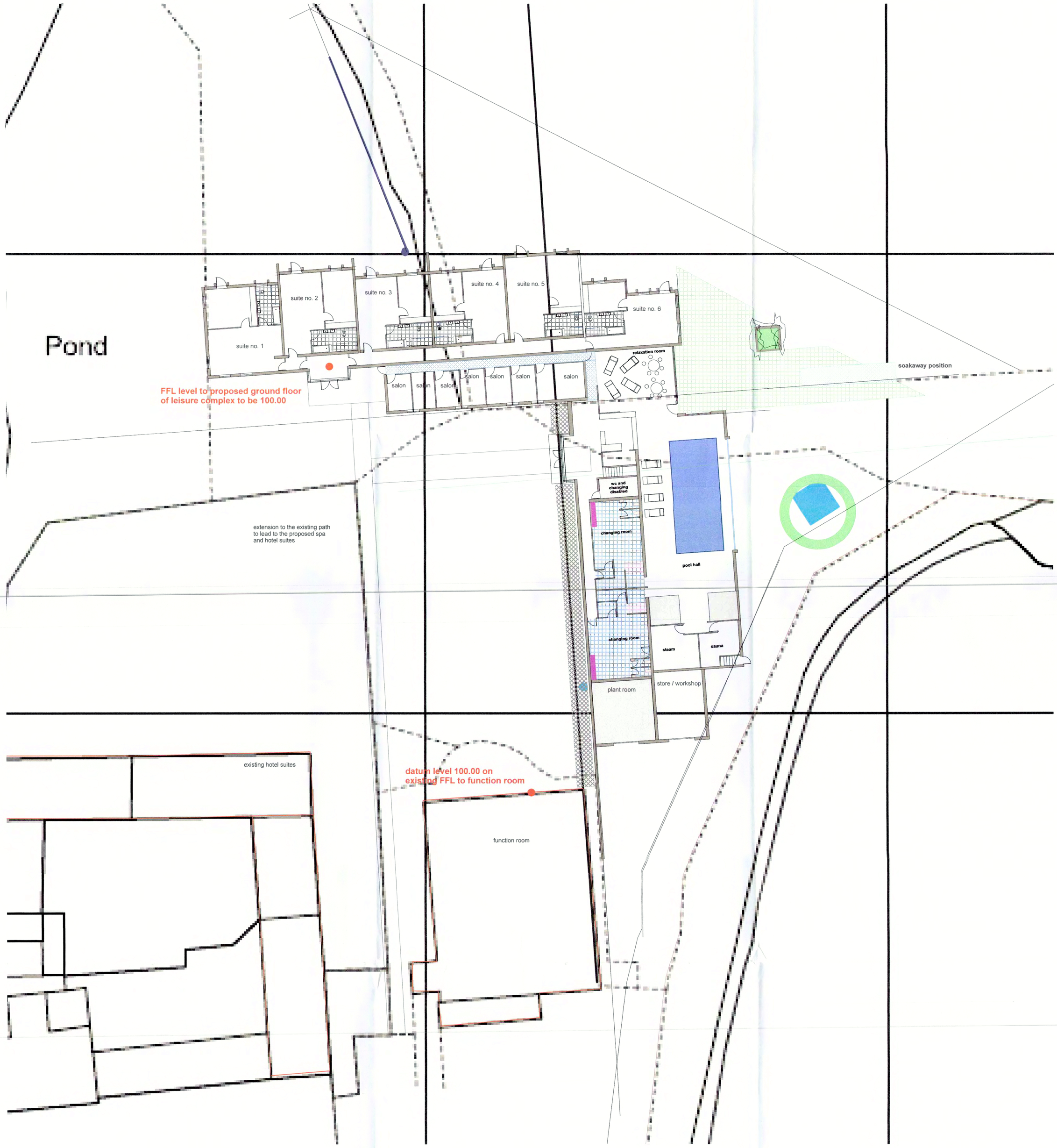
NYMNPA
15 SEP 2017

hard surfacing

John Blaymires
Dipl. Arch (Leeds) RIBA
56 Pasture Lane
Seamer
Scarborough YO12 4QR

CLIENT Ox Pasture Hall Hotel scale 1: 50@A3

PROJECT proposed spa complex and suites



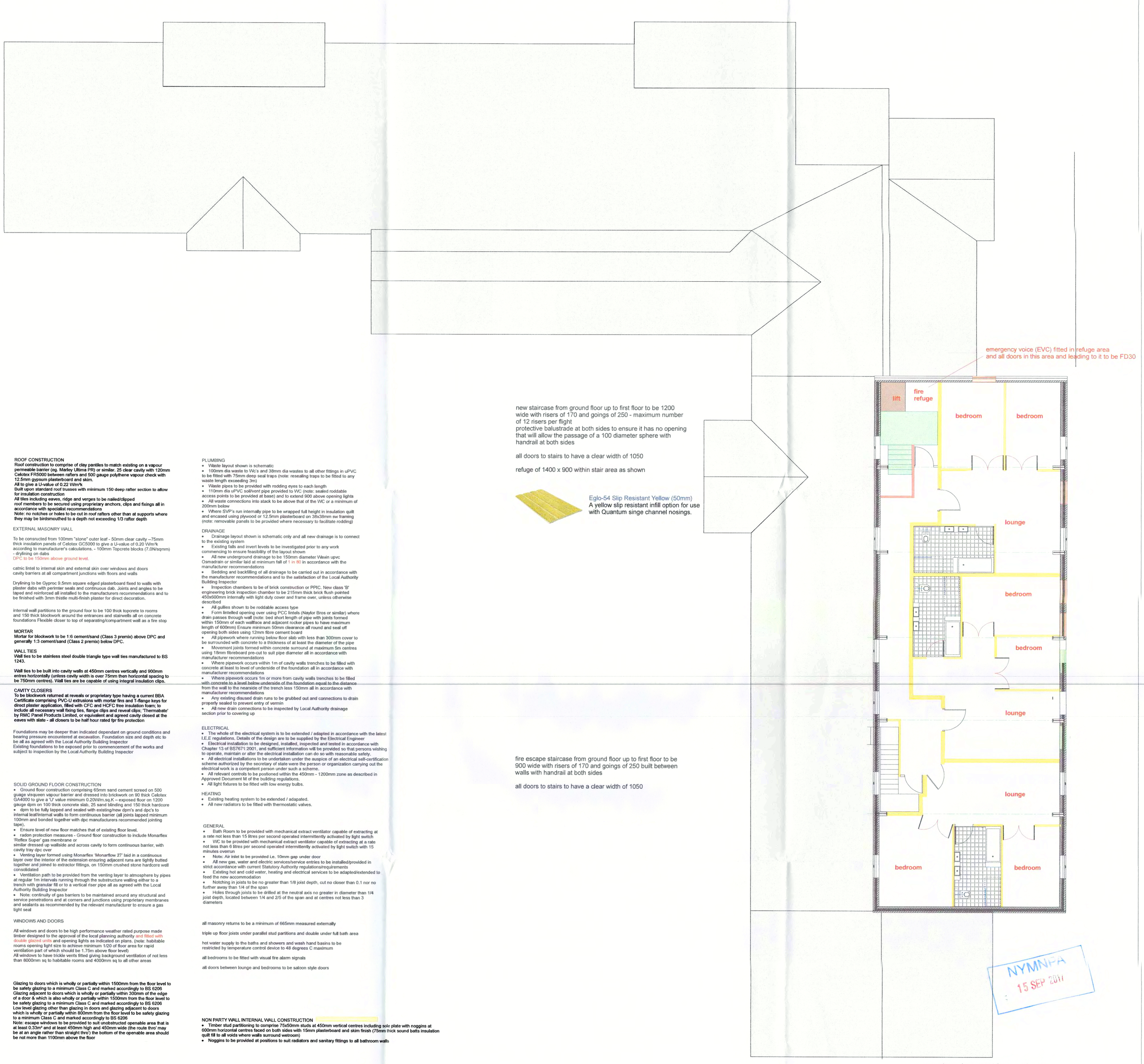
NYMNPA
15 SEP 2017

site levels for approval of condition 18

site layout - scale 1:200

John Blaymires
Dipl. Arch (Leeds) RIBA
56 Pasture Lane
Seamer
Scarborough YO12 4QR

CLIENT ox pasture hall hotel
scale 1: 200@A1
PROJECT proposed spa complex and suites
2016/27 - 15 site layout



ROOF CONSTRUCTION
Roof construction to comprise of clay pantiles to match existing on a vapour permeable barrier (eg. Marley Ultima PR) or similar. 25 clear cavity with 120mm Celotex FR5000 between rafters and 500 gauge polythene vapour check with 12.5mm gypsum plasterboard and skim.
All to give a U-value of 0.22 W/m²k
Built upon standard roof trusses with minimum 150 deep rafter section to allow for insulation construction
All tiles including eaves, ridge and verges to be nailed/clipped
roof members to be secured using proprietary anchors, clips and fixings all in accordance with specialist recommendations
Note: no notches or holes to be cut in roof rafters other than at supports where they may be birdsmouthed to a depth not exceeding 1/3 rafter depth

EXTERNAL MASONRY WALL

To be consructed from 100mm "stone" outer leaf - 50mm clear cavity –75mm thick insulation panels of Celotex GC5000 to give a U-value of 0.20 W/m²k according to manufacturer's calculations. - 100mm Topcrete blocks (7.0N/sqmm) - drylining on dabs
DPC to be 150mm above ground level.

catnic lintel to internal skin and external skin over windows and doors
cavity barriers at all compartment junctions with floors and walls

Drylining to be Gyproc 9.5mm square edged plasterboard fixed to walls with plaster dabs with perimter seals and continuous dab. Joints and angles to be taped and reinforced all installed to the manufacturers recommendations and to be finished with 3mm thistle multi-finish plaster for direct decoration.

internal wall partitions to the ground foor to be 100 thick topcrete to rooms and 150 thick blockwork around the entrances and stairwells all on concrete foundations Flexible closer to top of separating/compartment wall as a fire stop

MORTAR
Mortar for blockwork to be 1:6 cement/sand (Class 3 premix) above DPC and generally 1:3 cement/sand (Class 2 premix) below DPC.

WALL TIES
Wall ties to be stainless steel double triangle type wall ties manufactured to BS 1243.

Wall ties to be built into cavity walls at 450mm centres vertically and 900mm entres horizontally (unless cavity width is over 75mm then horizontal spacing to be 750mm centres). Wall ties are be capable of using integral insulation clips.

CAVITY CLOSERS
To be blockwork returned at reveals or proprietary type having a current BBA Certificate comprising PVC-U extrusions with mortar fins and T-flange keys for direct plaster application, filled with CFC and HCFC free insulation foam; to include all necessary wall fixing ties, flange clips and reveal clips; 'Thermabate' by RMC Panel Products Limited, or equivalent and agreed cavity closed at the eaves with slate - all closers to be half hour rated fpr fire protection

Foundations may be deeper than indicated dependant on ground conditions and bearing pressure encountered at excavation. Foundation size and depth etc to be all as agreed with the Local Authority Building Inspector
Existing foundations to be exposed prior to commencement of the works and subject to inspection by the Local Authority Building Inspector

SOLID GROUND FLOOR CONSTRUCTION
- Ground floor construction comprising 65mm sand cement screed on 500 guage visqueen vapour barrier and dressed into brickwork on 90 thick Celotex GA4000 to give a 'U' value minimum 0.20W/m.sq.K – exposed floor on 1200 gauge dpm on 100 thick concrete slab, 25 sand blinding and 150 thick hardcore
- dpm to be fully lapped and sealed with existing/new dpm's and dpc's to internal leaf/internal walls to form continuous barrier (all joints lapped minimum 100mm and bonded together with dpc manufacturers recommended jointing tape).
- Ensure level of new floor matches that of existing floor level.
- radon protection measures - Ground floor construction to include Monarflex 'Reflex Super' gas membrane or
similar dressed up wallside and across cavity to form continuous barrier, with cavity tray dpc over
- Venting layer formed using Monarflex 'Monarflow 27' laid in a continuous layer over the interior of the extension ensuring adjacent runs are tightly butted together and joined to extractor fittings, on 150mm crushed stone hardcore well consolidated
- Ventilation path to be provided from the venting layer to atmosphere by pipes at regular 1m intervals running through the substructure walling either to a trench with granular fill or to a vertical riser pipe all as agreed with the Local Authority Building Inspector
- Note: continuity of gas barriers to be maintained around any structural and service penetrations and at corners and junctions using proprietary membranes and sealants as recommended by the relevant manufacturer to ensure a gas tight seal

WINDOWS AND DOORS

All windows and doors to be high performance weather rated purpose made timber designed to the approval of the local planning authority and fitted with double glazed units and opening lights as indicated on plans. (note: habitable rooms opening light size to achieve minimum 1/20 of floor area for rapid ventilation part of which should be 1.75m above floor level)
All windows to have trickle vents fitted giving background ventilation of not less than 8000mm sq to habitable rooms and 4000mm sq to all other areas

Glazing to doors which is wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
Glazing adjacent to doors which is wholly or partially within 300mm of the edge of a door & which is also wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
Low level glazing other than glazing in doors and glazing adjacent to doors which is wholly or partially within 800mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS 6206
Note: escape windows to be provided to suit unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route thro' may be at an angle rather than straight thro') the bottom of the openable area should be not more than 1100mm above the floor

PLUMBING
- Waste layout shown is schematic
- 100mm dia waste to Wc's and 38mm dia wastes to all other fittings in uPVC to be fitted with 75mm deep seal traps (note: resealing traps to be fitted to any waste length exceeding 3m)
- Waste pipes to be provided with rodding eyes to each length
- 110mm dia uPVC soil/vent pipe provided to WC (note: sealed roddable access points to be provided at base) and to extend 900 above opening lights
- All waste connections into stack to be above that of the WC or a minimum of 200mm below
- Where SVP's run internally pipe to be wrapped full height in insulation quilt and encased using plywood or 12.5mm plasterboard on 38x38mm sw framing (note: removable panels to be provided where necessary to facilitate rodding)

DRAINAGE
- Drainage layout shown is schematic only and all new drainage is to connect to the existing system
- Existing falls and invert levels to be investigated prior to any work commencing to ensure feasibility of the layout shown
- All new underground drainage to be 150mm diameter Wavin upvc Osmadrain or similar laid at minimum fall of 1 in 80 in accordance with the manufacturer recommendations
- Bedding and backfilling of all drainage to be carried out in accordance with the manufacturer recommendations and to the satisfaction of the Local Authority Building Inspector
- Inspection chambers to be of brick construction or PPIC. New class 'B' engineering brick inspection chamber to be 215mm thick brick flush pointed 450x600mm internally with light duty cover and frame over, unless otherwise described
- All gullies shown to be roddable access type
- Form lintelled opening over using PCC lintels (Naylor Bros or similar) where drain passes through wall (note: bed short length of pipe with joints formed within 150mm of each wallface and adjacent rocker pipes to have maximum length of 600mm) Ensure minimum 50mm clearance all round and seal off opening both sides using 12mm fibre cement board
- All pipework where running below floor slab with less than 300mm cover to be surrounded with concrete to a thickness of at least the diameter of the pipe
- Movement joints formed within concrete surround at maximum 5m centres using 18mm fibreboard pre-cut to suit pipe diameter all in accordance with manufacturer recommendations
- Where pipework occurs within 1m of cavity walls trenches to be filled with concrete at least to level of underside of the foundation all in accordance with manufacturer recommendations
- Where pipework occurs 1m or more from cavity walls trenches to be filled with concrete to a level below underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm all in accordance with manufacturer recommendations
- Any existing disused drain runs to be grubbed out and connections to drain properly sealed to prevent entry of vermin
- All new drain connections to be inspected by Local Authority drainage section prior to covering up

ELECTRICAL
- The whole of the electrical system is to be extended / adapted in accordance with the latest I.E.E regulations. Details of the design are to be supplied by the Electrical Engineer
- Electrical installation to be designed, installed, inspected and tested in accordance with Chapter 13 of BS7671:2001, and sufficient information will be provided so that persons wishing to operate, maintain or alter the electrical installation can do so with reasonable safety.
- All electrical installations to be undertaken under the auspice of an electrical self-certification scheme authorized by the secretary of state were the person or organization carrying out the electrical work is a competent person under such a scheme.
- All relevant controls to be positioned within the 450mm - 1200mm zone as described in Approved Document M of the building regulations.
- All light fixtures to be fitted with low energy bulbs.

HEATING
- Existing heating system to be extended / adapated.
- All new radiators to be fitted with thermostatic valves.

GENERAL
- Bath Room to be provided with mechanical extract ventilator capable of extracting at a rate not less than 15 litres per second operated intermittently activated by light switch
- WC to be provided with mechanical extract ventilator capable of extracting at a rate not less than 6 litres per second operated intermittently activated by light switch with 15 minutes overrun
- Note: Air inlet to be provided i.e. 10mm gap under door
- All new gas, water and electric services/service entries to be installed/provided in strict accordance with current Statutory Authority regulations/requirements
- Existing hot and cold water, heating and electrical services to be adapted/extended to feed the new accommodation
- Notching in joists to be no greater than 1/8 joist depth, cut no closer than 0.1 nor no further away than 1/4 of the span
- Holes through joists to be drilled at the neutral axis no greater in diameter than 1/4 joist depth, located between 1/4 and 2/5 of the span and at centres not less than 3 diameters

all masonry returns to be a minimum of 665mm measured externally

triple up floor joists under parallel stud partitions and double under full bath area

hot water supply to the baths and showers and wash hand basins to be restricted by temperature control device to 48 degrees C maximum

all bedrooms to be fitted with visual fire alarm signals

all doors between lounge and bedrooms to be saloon style doors

NON PARTY WALL INTERNAL WALL CONSTRUCTION
- **Timber stud partitioning to comprise 75x50mm studs at 450mm vertical centres including sole plate with noggins at 600mm horizontal centres faced on both sides with 15mm plasterboard and skim finish (75mm thick sound batts insulation quilt fill to all voids where walls surround wetroom)**
- **Noggins to be provided at positions to suit radiators and sanitary fittings to all bathroom walls**

new staircase from ground floor up to first floor to be 1200 wide with risers of 170 and goings of 250 - maximum number of 12 risers per flight
protective balustrade at both sides to ensure it has no opening that will allow the passage of a 100 diameter sphere with handrail at both sides

all doors to stairs to have a clear width of 1050

refuge of 1400 x 900 within stair area as shown

Eglo-54 Slip Resistant Yellow (50mm)
A yellow slip resistant infill option for use with Quantum singe channel nosings.

fire escape staircase from ground floor up to first floor to be 900 wide with risers of 170 and goings of 250 built between walls with handrail at both sides

all doors to stairs to have a clear width of 1050

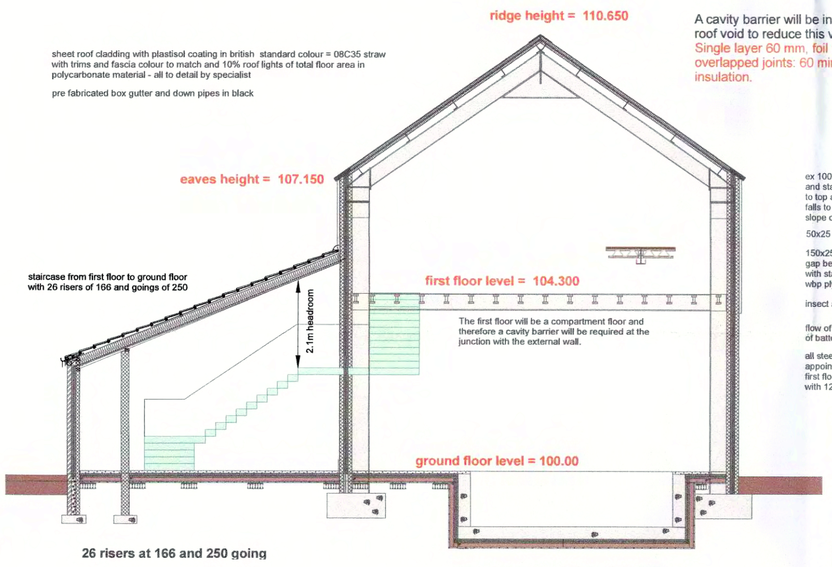
NYMNEA
15 SEP 2017

new staircase from ground floor up to first floor to be 1200 wide with risers of 170 and goings of 250
protective balustrade to ensure it has no opening that will allow the passage of a 100 diameter sphere

all doors to stairs to have a clear width of 1050

refuge of 1400 x 900 within stair area as shown

Eglo-54 Slip Resistant Yellow (50mm)
A yellow slip resistant infill option for use with Quantum singe channel nosings.



A cavity barrier will be installed in the portal frame roof void to reduce this void to 20m maximum
Single layer 60 mm. foil faced Fire Barrier with overlapped joints: 60 minutes integrity; 30 minutes insulation.

ex 100x63 top cover section in treated timber and stained to match boarding with insect mesh to top and 10 wide continuous air gap.
falls to top of cover sectionwhich may be to slope or horizontal dependant on position

50x25 horizontal treated battens at 600 centres

150x25 sawn softwood vertical boarding with 6 gap between to be double nailed to each batten with stainless steel ring shanked nails on 6 thick wbp plywood base all treated as specified

insect and rodent mesh at top and base of the boarding

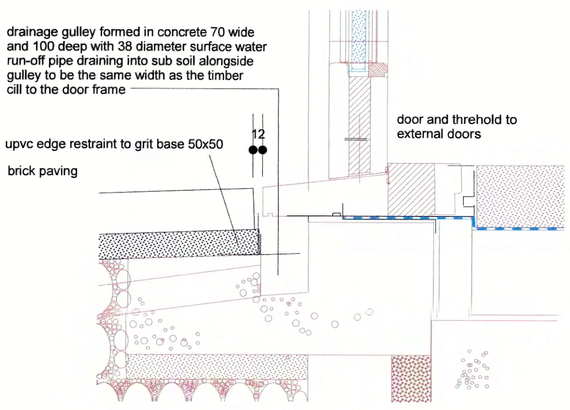
flow of air passge to be incorporated into the spacing of battens toallow air to flow behind the boarding

all steelwork and foundations to be designed by the appointed structural engineer
first floor joists to be easi joists WS200 219 deep with 122 x 47 chords and at 600 centres

TREATMENT OF THE VERTICAL BOARDING
WEATHERSHIELD AQUATECH WOODSTAIN - external
Surfaces must be sound, clean and dry before treating.
if necessary strip back to bare wood.
Remove and treat any mould, algae, lichen or moss with *Weathershield Multi-Surface Fungicidal Wash.
Clean the rebates and any loose or open joints.
Thoroughly rub down all surfaces in the direction of the grain to remove any grey, weathered wood and surface sheen from remaining coatings, and then dust off (refer to your COSHH Assessment).
Prime all bare wood with 1 coat of ** Weathershield Aquatech Preservative Basecoat+ (BP) including any new or bare replacement beading. Excess basecoat should be wiped off surrounding paintwork.

Mix the ** Weathershield Aquatech Preservative Basecoat+ (BP) thoroughly by shaking the container. Pour out a sufficient amount of primer for the job into a suitable metal container. Do not use direct from the can or return any unused basecoat to the container. Do not thin.
Fill any surface defects, open joints etc. Do not use linseed oil putty for glazing (or making good) with natural wood finishes.
The normal finishing process is 2 coats of Weathershield Aquatech Woodstain.
When treating timber that has been pressure impregnated with preservative ensure that the surface is completely dry.
The use of silicone sealants can cause "cissing" of this product. Do not use on resinous wood or woodwork with a history of blistering. The maximum benefits of this system will only be realised when used as directed above on good quality timber that conforms to BS942: 2007 (or as amended), in conjunction with good component design.

please note - Any ductwork that passes into a protected route must have a fire damper fitted where it passes through the protected route and be enclosed in fire resisting construction.



scale 1:5

roof finish - natural red clay pantiles
wall finish - natural stone
windows - timber

first floor and roof plan and lateral section

John Blaymires
Dipl. Arch (Leeds) RIBA
56 Pasture Lane
Seamer
Scarborough YO12 4QR

CLIENT ox pasture hall hotel
scale 1: 100@A1
PROJECT proposed leisure centre and bedrooms
BR-2016/27 - 14 first floor