

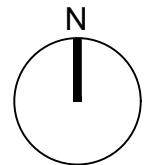
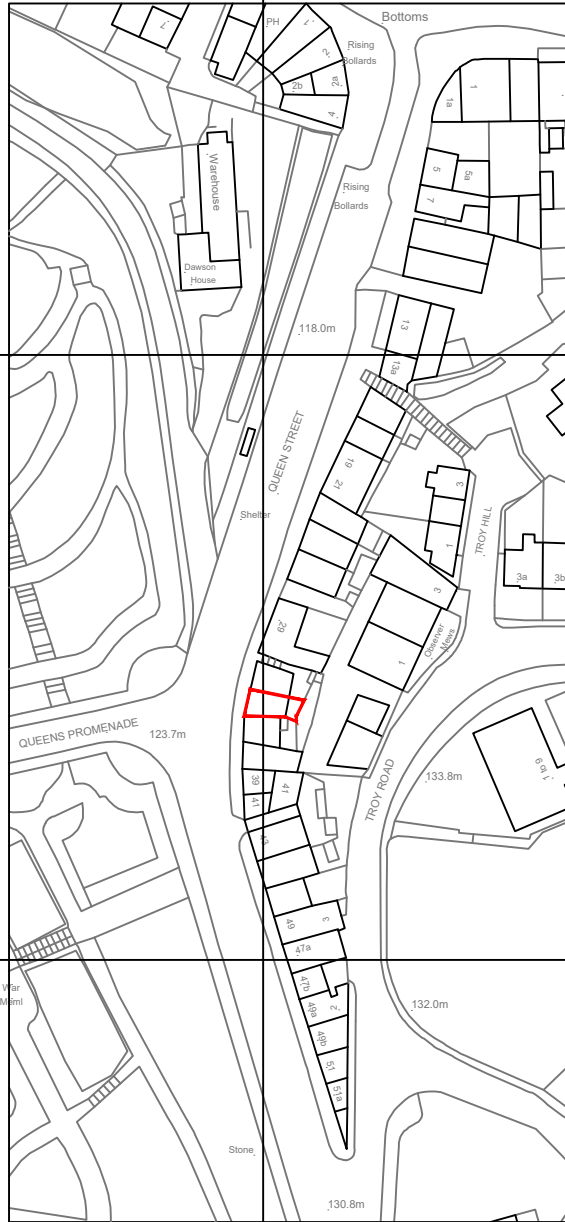
428100m

428000m

427900m

426200m

426300m



?Crown Copyright and database rights 2023 OS Licence no. 100019980

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REMOVED WITHOUT THE WRITTEN CONSENT OF ARCTIC ASSOCIATES LTD ©
NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE.

33 Queen Street, Morley.

Job No. 4589

Location Plan

Scale 1:1250 @A4

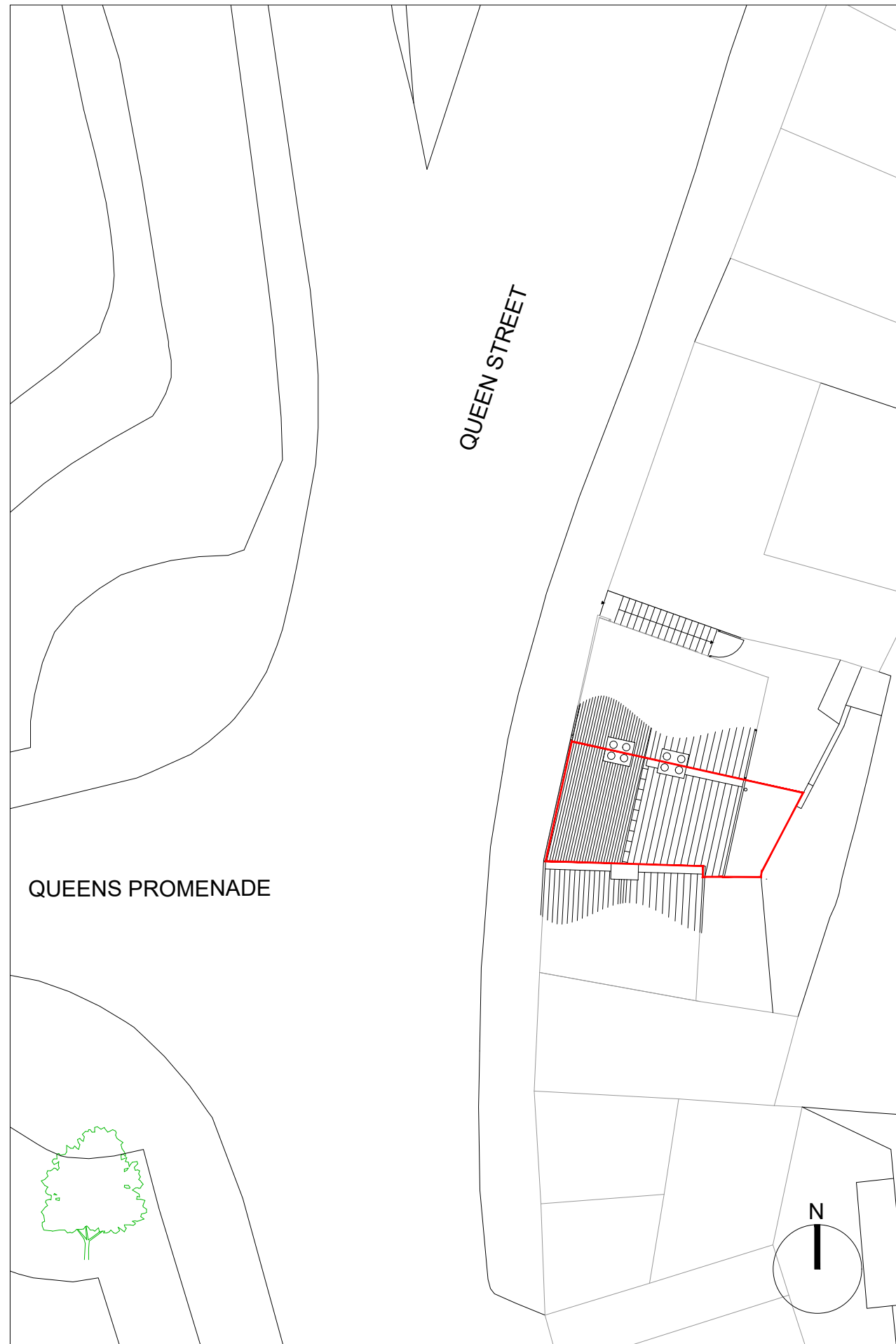
Drawing No. 4589_T_00

May 2024

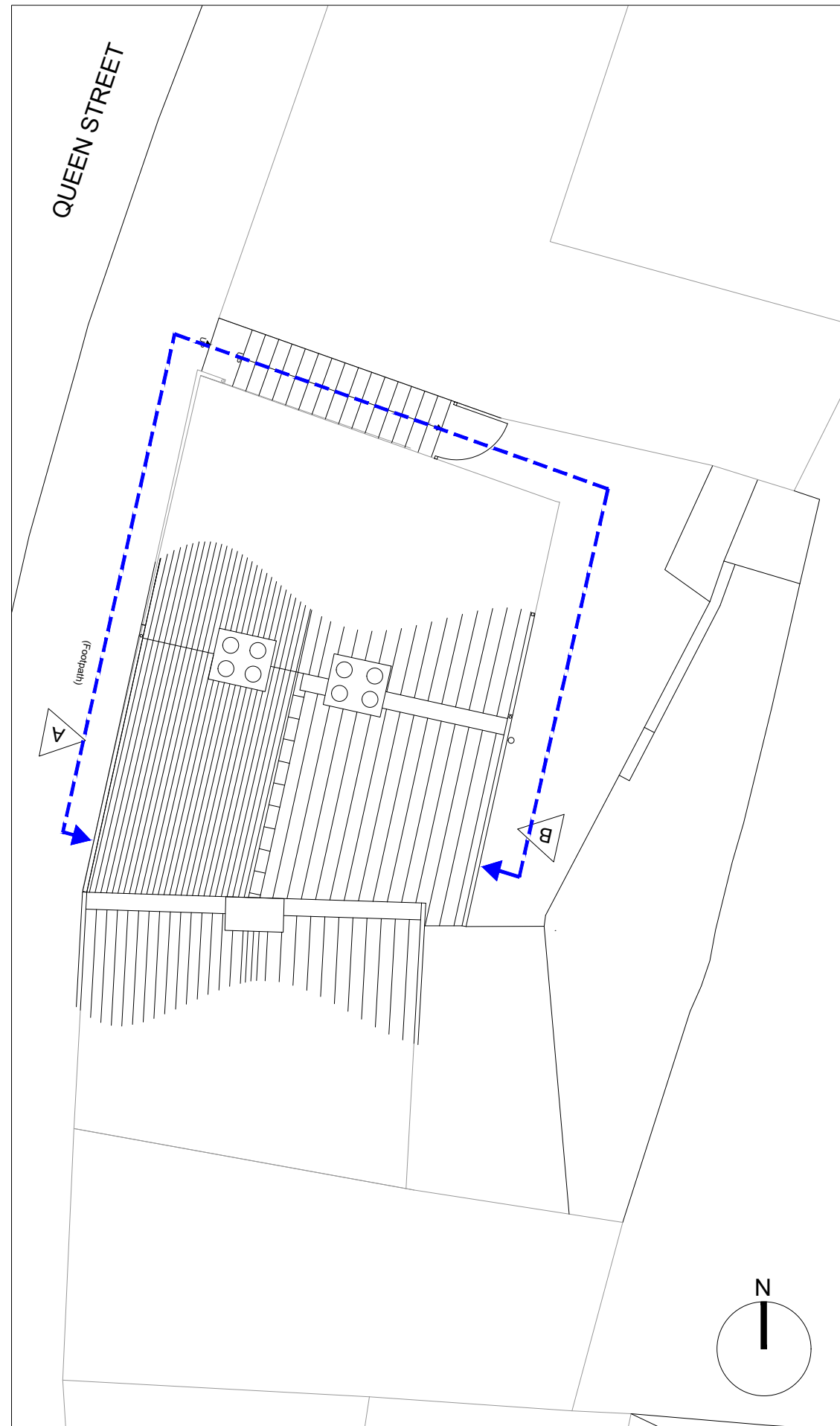


ARCTIC ASSOCIATES LTD
 33 Queen Street
 Morley
 Leeds, LS27 8EE
 T: 0113 253 7040
 design@arctic-associates.co.uk
 www.arctic-associates.co.uk
 intervention conservation regeneration

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REMOVED WITHOUT THE WRITTEN CONSENT OF ARCTIC ASSOCIATES LTD © NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE.



Proposed Block Plan Scale 1:200



Site Access Plan Scale 1:100

Job		
Arctic Associates 33 Queen Street Morley		
Drawing Title		
Block Plan & Access Plan		
Date	Scale@A3	
May 2024	1:100/ 1:200	
Drawing No.	Drawn by	Rev
4589-T-01	CWE	-



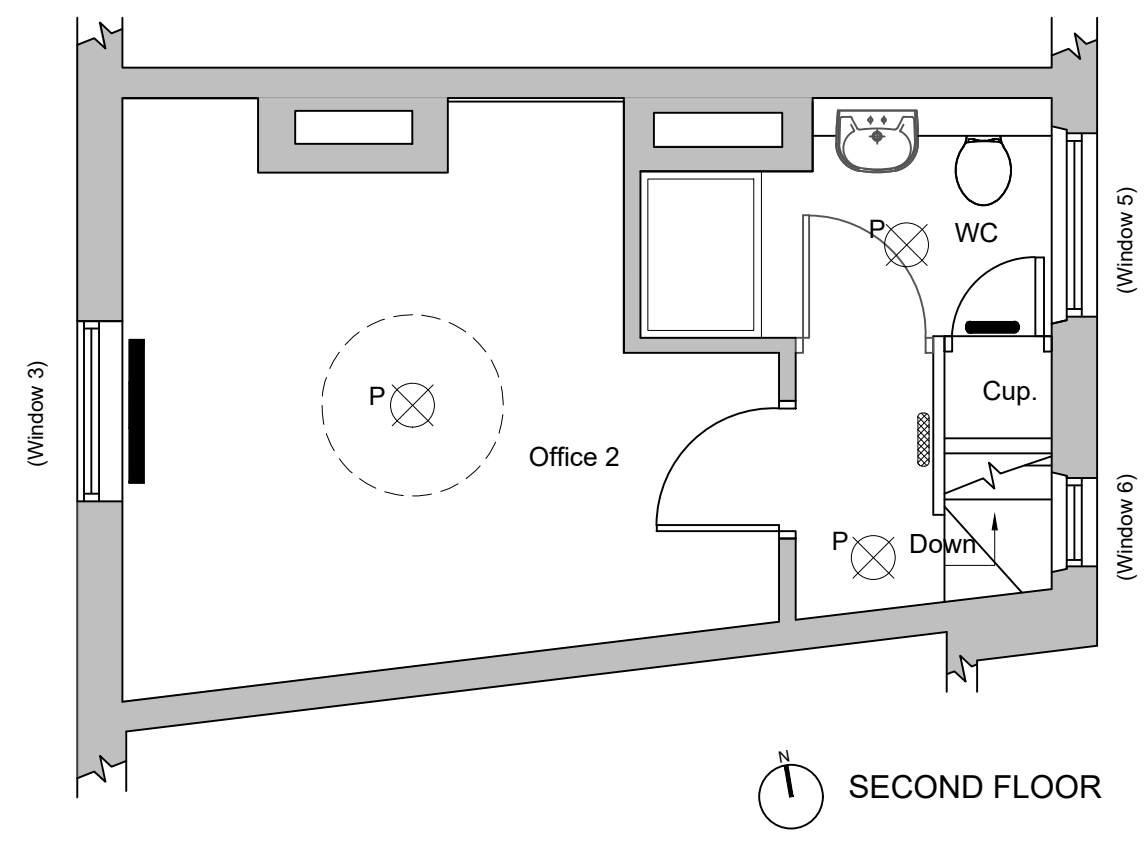
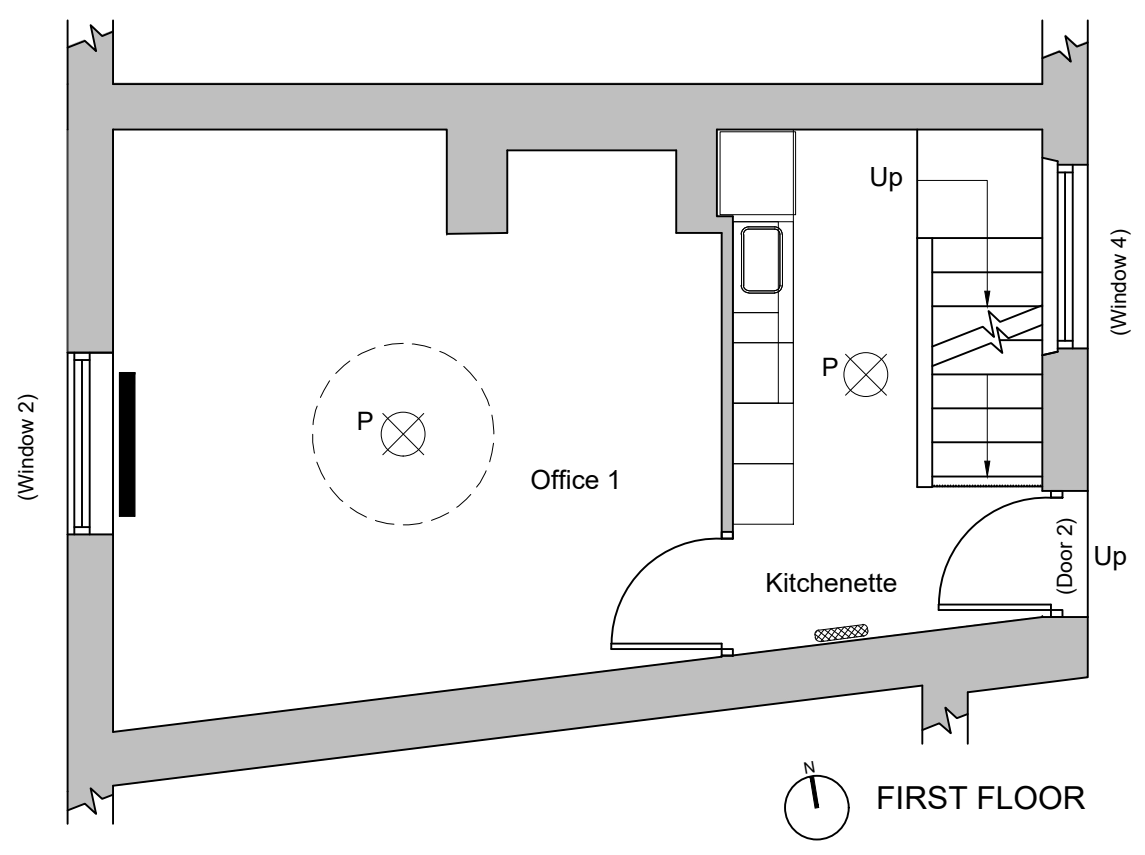
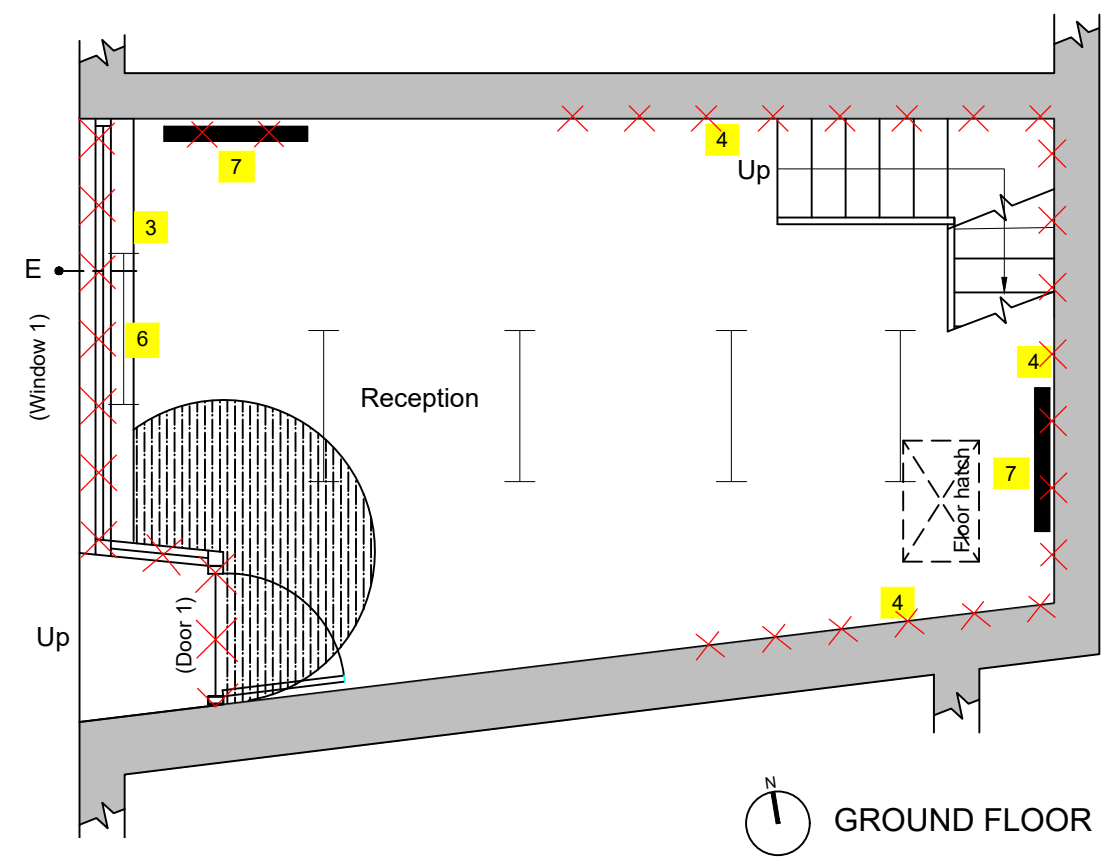
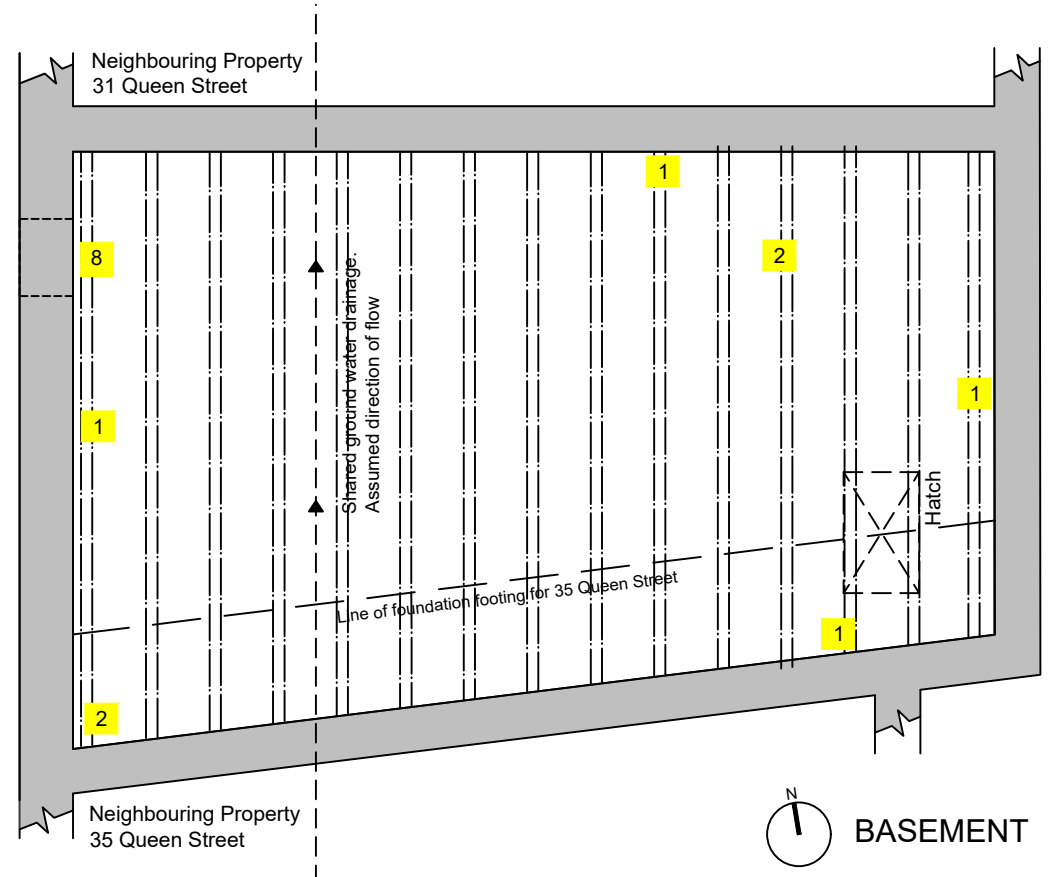
ARCTIC ASSOCIATES LTD
33 Queen Street
Morley
Leeds, LS27 8EE
T: 0113 253 7040
design@arctic-associates.co.uk
www.arctic-associates.co.uk
intervention conservation regeneration

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REMOVED WITHOUT THE WRITTEN CONSENT OF ARCTIC ASSOCIATES LTD © NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE.

E ● - - - In coming electric
W ● - - - In coming water

DESIGN NOTES:

- 1 Existing load bearing masonry walls. Wall to be prepared for new tanking system.
 - 2 Defective floor joist end to be replaced supporting stair landing above.
 - 3 Electric meter and all electrical items to be temporarily supported with maintained supply for office accommodation above and re-fixed to new shop front stall riser.
 - 4 Defective plasterboard dry lining to be removed and masonry wall to be prepared for new continuous tanking membrane from basement extended and fitted behind stair string.
 - 5 Rear Access door to first and second floors to be retained throughout work for office staff using these floors throughout the work.
 - 6 Existing shop front window frame and door to be carefully removed and carted away. Existing mortice lock to be retained for reuse.
 - 7 Existing night storage heaters to be disconnected and removed by client.
 - 8 Existing stone vent to receive new pest proof cover.
- ✕ Areas of demolition



24.07.24 Rev A
Agreed extent of work following tender and grant review
CWE

Job
**Arctic Associates
33 Queen Street
Morley**

Drawing Title
**Existing Plans and
Proposed Demolition**

Date	Scale@A3
May 2024	1: 50

Drawing No.	Drawn by	Rev
4589-T-02	DDA	A

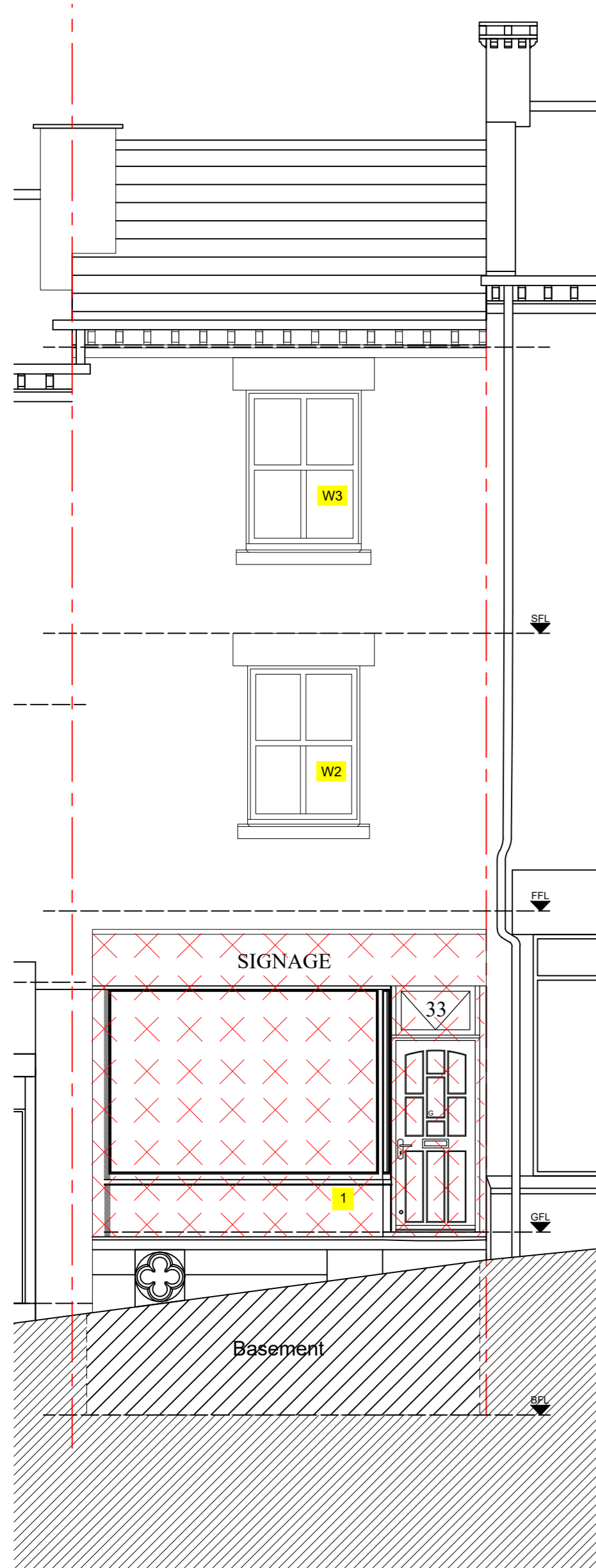
ARCTIC ASSOCIATES LTD
33 Queen Street
Morley
Leeds, LS27 8EE
T: 0113 253 7040
design@arctic-associates.co.uk
www.arctic-associates.co.uk
Intervention conservation regeneration

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REMOVED WITHOUT THE WRITTEN CONSENT OF ARCTIC ASSOCIATES LTD ©
NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE.

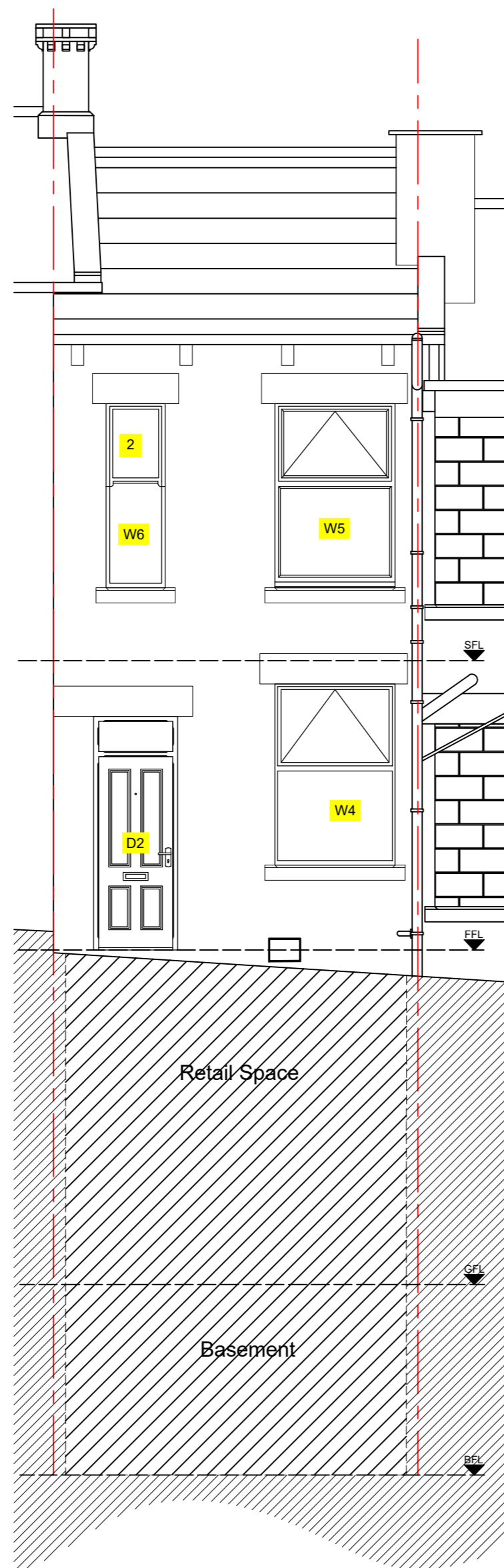
DESIGN NOTES:

- 1 Existing shop front and stall riser and sign board to be removed and carted away. Contractor to inspect Bressumer beam with Structural Engineer and include contingency sum for new additional steel as necessary.
- 2 Existing sash window W6 to be refurbished, re-glazed, re-corded, weighted and decorated. Include for new brass sash locks and lifting sash hooks as fitted in offices 1 and 2 windows.

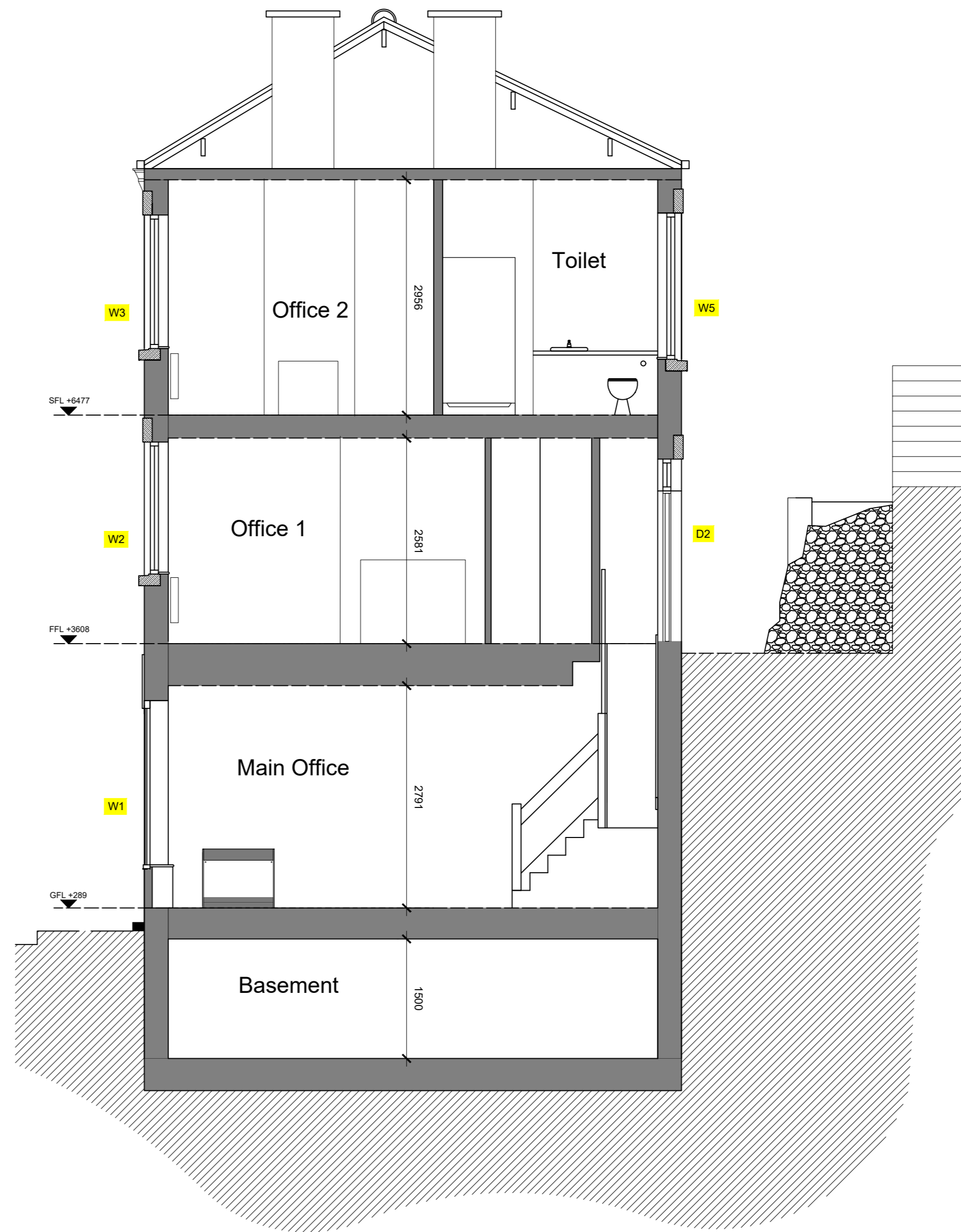
✗ Areas of demolition



Existing West Elevation (Shop Front)



Existing East Elevation (Rear Elevation)



Section B-B

24.07.24 Rev A
Agreed extent of work following tender and grant review CWE

Job

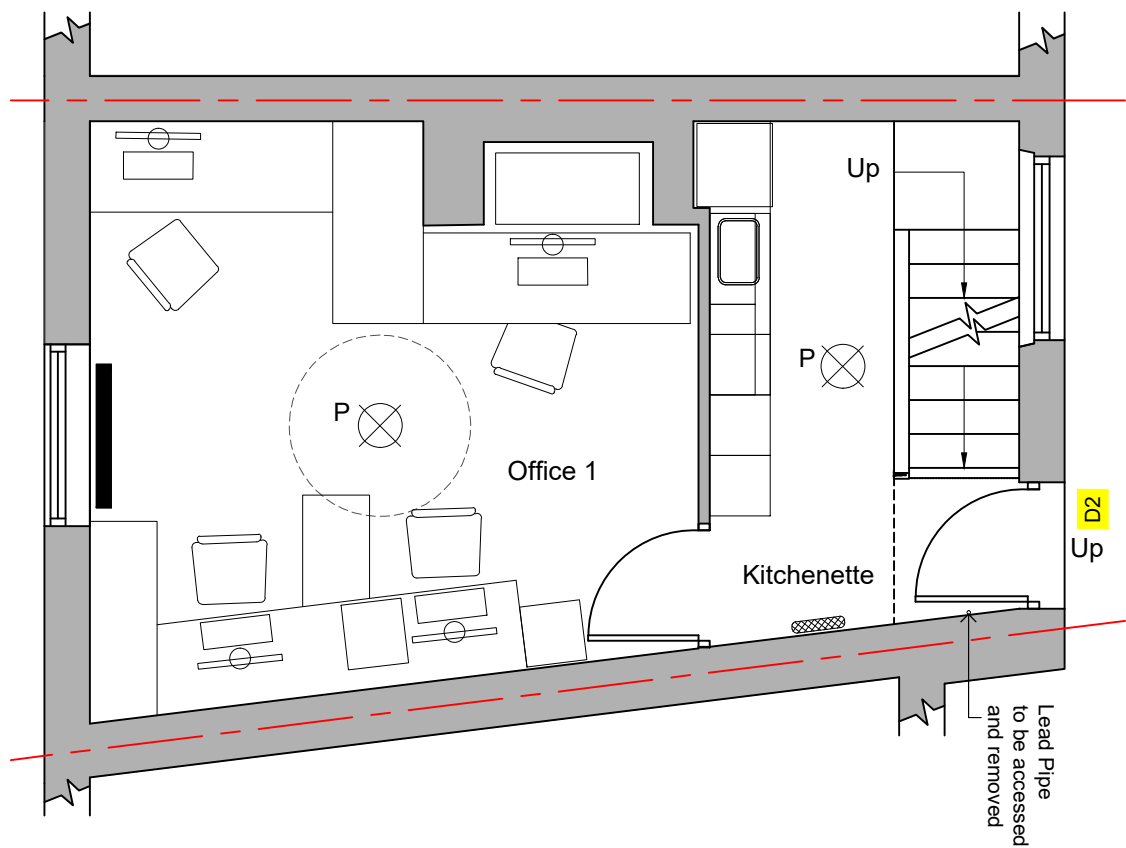
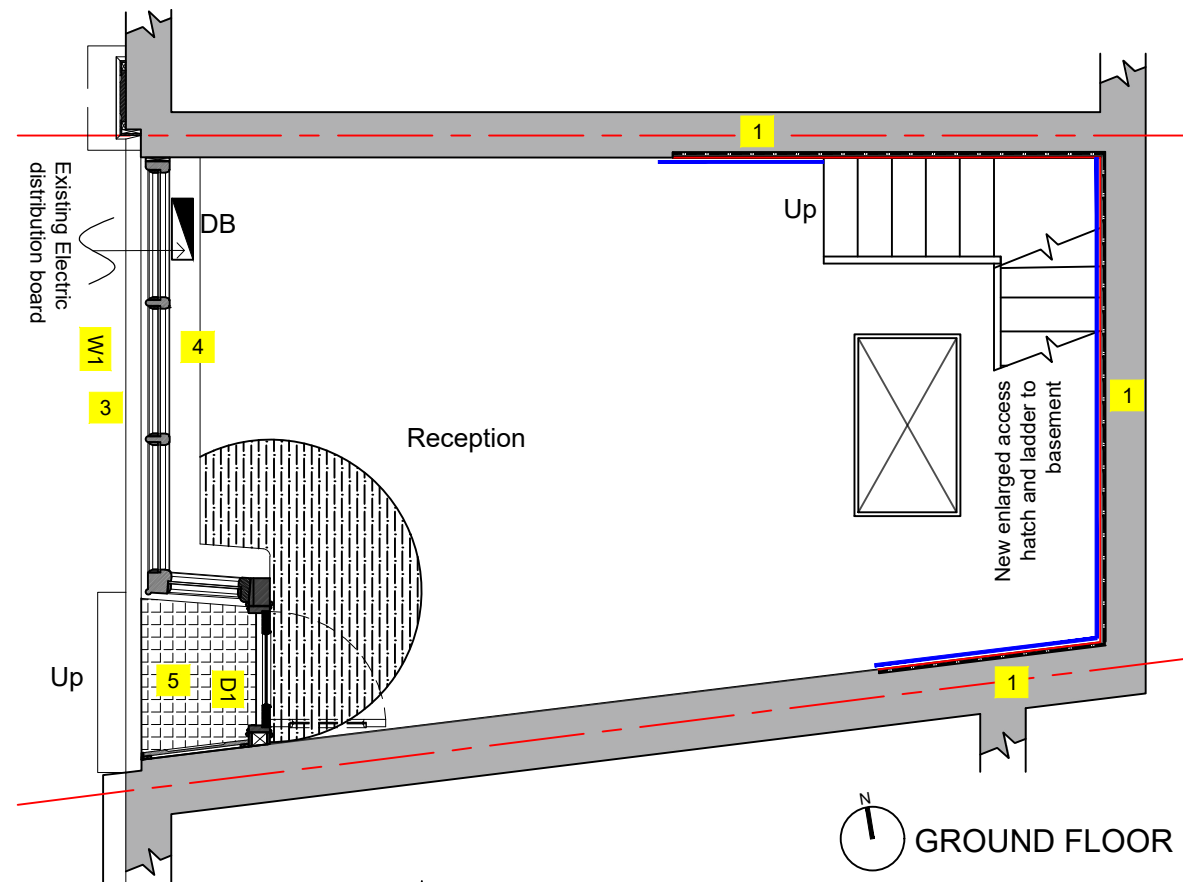
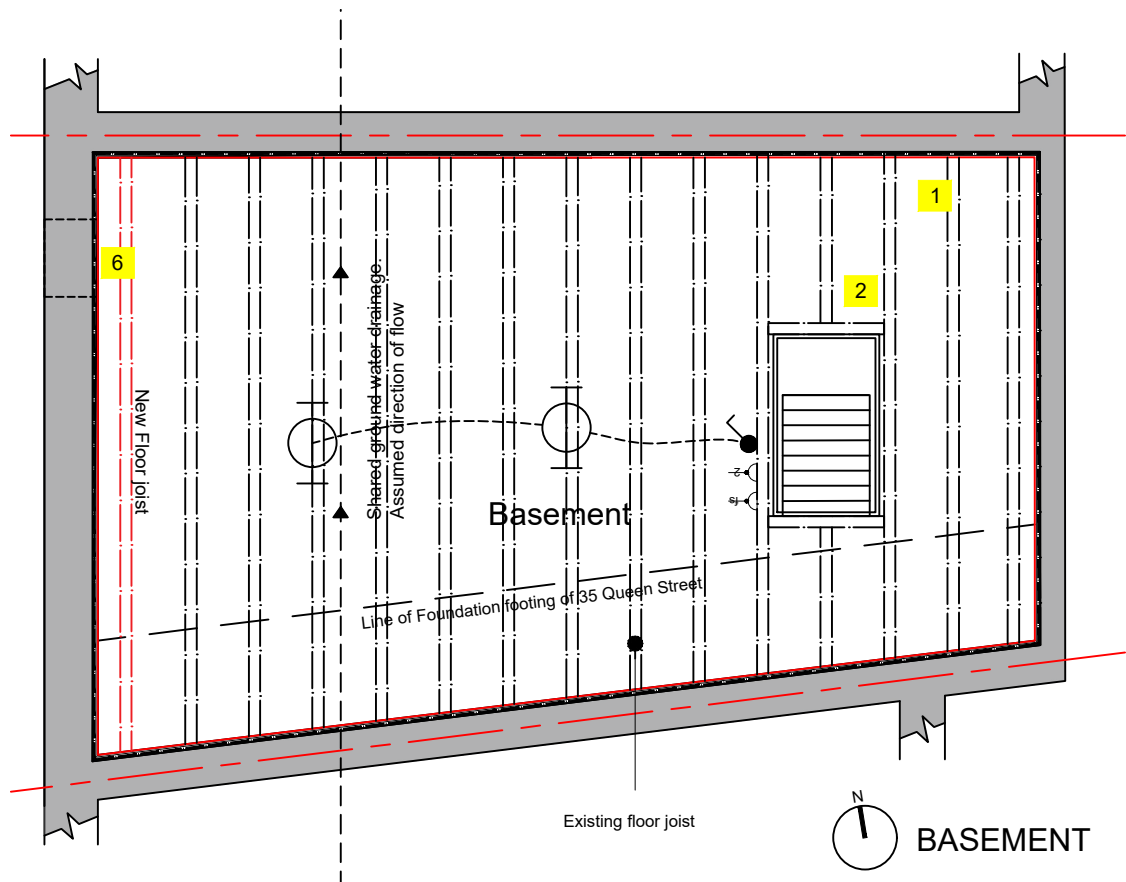
Arctic Associates
33 Queen Street
Morley

Drawing title
Proposed Demolition of
Existing Elevations and
Section B-B

Date	Scale@A2	Rev
May 2024	1: 50	A
Drawing No.	Drawn by	Checked
4589-T-03	CWE/ DDA	RCT



ARCTIC ASSOCIATES LTD
33 Queen Street
Morley
Leeds, LS27 8EE
T: 0113 253 7040
design@arctic-associates.co.uk
www.arctic-associates.co.uk
intervention conservation regeneration



- DESIGN NOTES:**
- 1** New tanking system to be of Type C; grade 3 standard in accordance with BS8102:2022.
 - 2** New 700mm X1200mm access hatch by Hides Hidden Access Panel to be formed in existing floor. Floor joist to be trimmed to suit new hatch.
 - 3** New timber shop front door D1 with with 8.3mm LandVac Heritage glazing.
 - 4** New timber stall riser and sill board with internal access panels to electric meter and storage. Refer to drawing 4589_T_06 for details.
 - 5** Entrance 'step in' and border to the edge of shop front to be finished with unglazed frost resistant and anti slip quarry tiles using 100mm x 100mm diamond pattern. colour TBC
 - 6** New pest proof cover to existing stone vent
- New SW skirting to match the existing profile.

Lighting Legend	
	New IP65 bulkhead luminaire
	Fused spur
	Double power socket
	One way switch

Basement Lighting:
Thorn Lighting
Escort / ESCORT 1000-840 HF

A self-contained, IP65, weatherproof bulkhead luminaire. Electronic, fixed output control gear. Durable, white, stove enamelled die-cast aluminium body and opal polycarbonate diffuser with vandal resistant screw fixings (Type T25 TORX screwdriver required). Suitable for interior and exterior industrial or public amenity usage. Complete with 4000K LED

24.07.24 Rev A
Agreed extent of work following tender and grant review CWE

Job
Arctic Associates
33 Queen Street
Morley

Drawing Title
Proposed Basement and
Ground Floor Plans

Date Scale@A3

May 2024 1: 50

Drawing No.	Drawn by	Rev
4589-T-04	CWE/DDA	A

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REMOVED WITHOUT THE WRITTEN CONSENT OF ARCTIC ASSOCIATES LTD © NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE.

GENERAL NOTES:-

- A. All work to be carried out to current Building Regulations Standards and to approval of the Local Building Inspector.
- B. Builder to ensure that completed work is watertight.
- C. All external timber to be treated against fungal attack.
- D. All structural calculations to Structural Engineer's designs
- E. Safety glass to BS 6206 class C - to all glazed doors and all windows below 1500 high and within 300mm of doors; other windows within 800mm of the floor level
- F. Fire alarm and Emergency lighting: Contractor to provide Commissioning Certificates for altered fire alarm and emergency lighting. Existing hard wired fire alarm system to be modified to include any new additions and must demonstrate compliance to BS5839 Part 1. Emergency lighting to be designed in accordance with BS 5266 Part1 and provided to all new windowless accommodation, escape routes and toilets.
- G. Windows: New double-glazing with a U-value of 1.6 W/m2K or minimum WER Band B.
- H. Doors: New timber doors with a U-Value of 1.8 W/m2K
- I. Any new electrical work to meet the requirements of part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.

24.07.24 Agreed extent of work following tender and grant review Rev A CWE

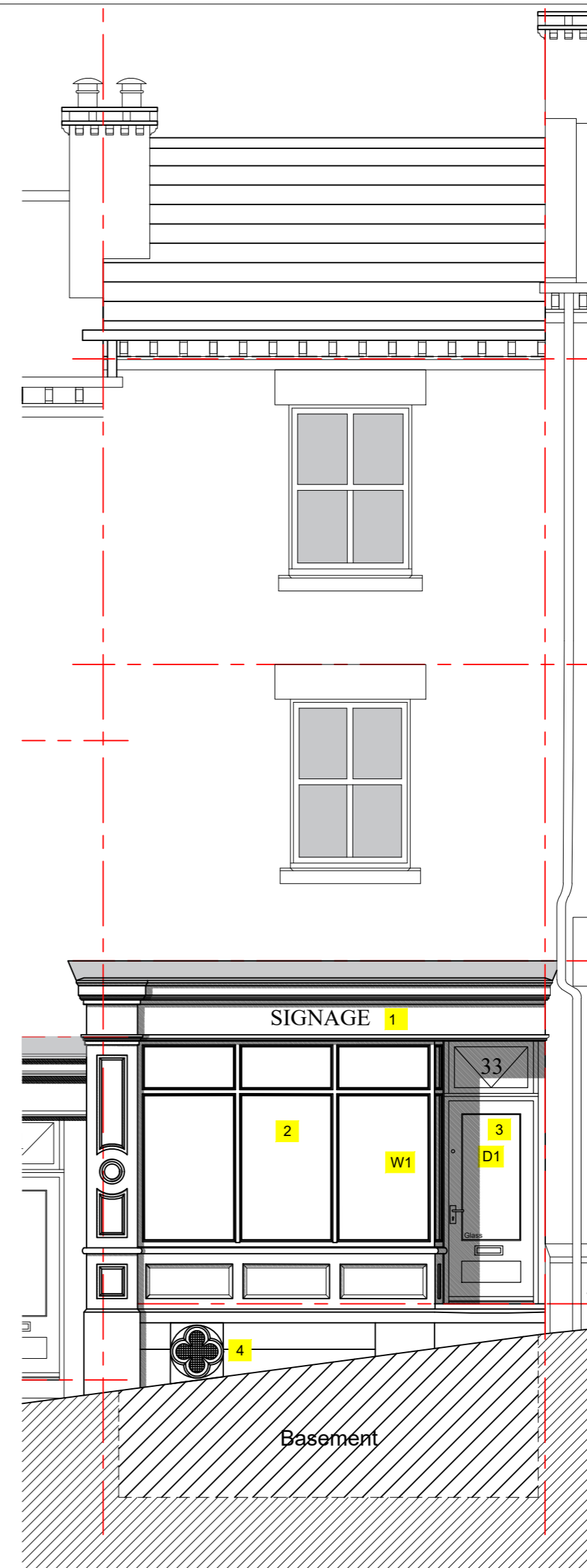
Job Arctic Associates
33 Queen Street
Morley

Drawing title Proposed West Elevation & Existing & Proposed Section A-A

Date	Scale@A2	Rev
May 2024	1: 50	A
Drawing No.	Drawn by	Checked
4589-T-05	CWE/ DDA	RCT



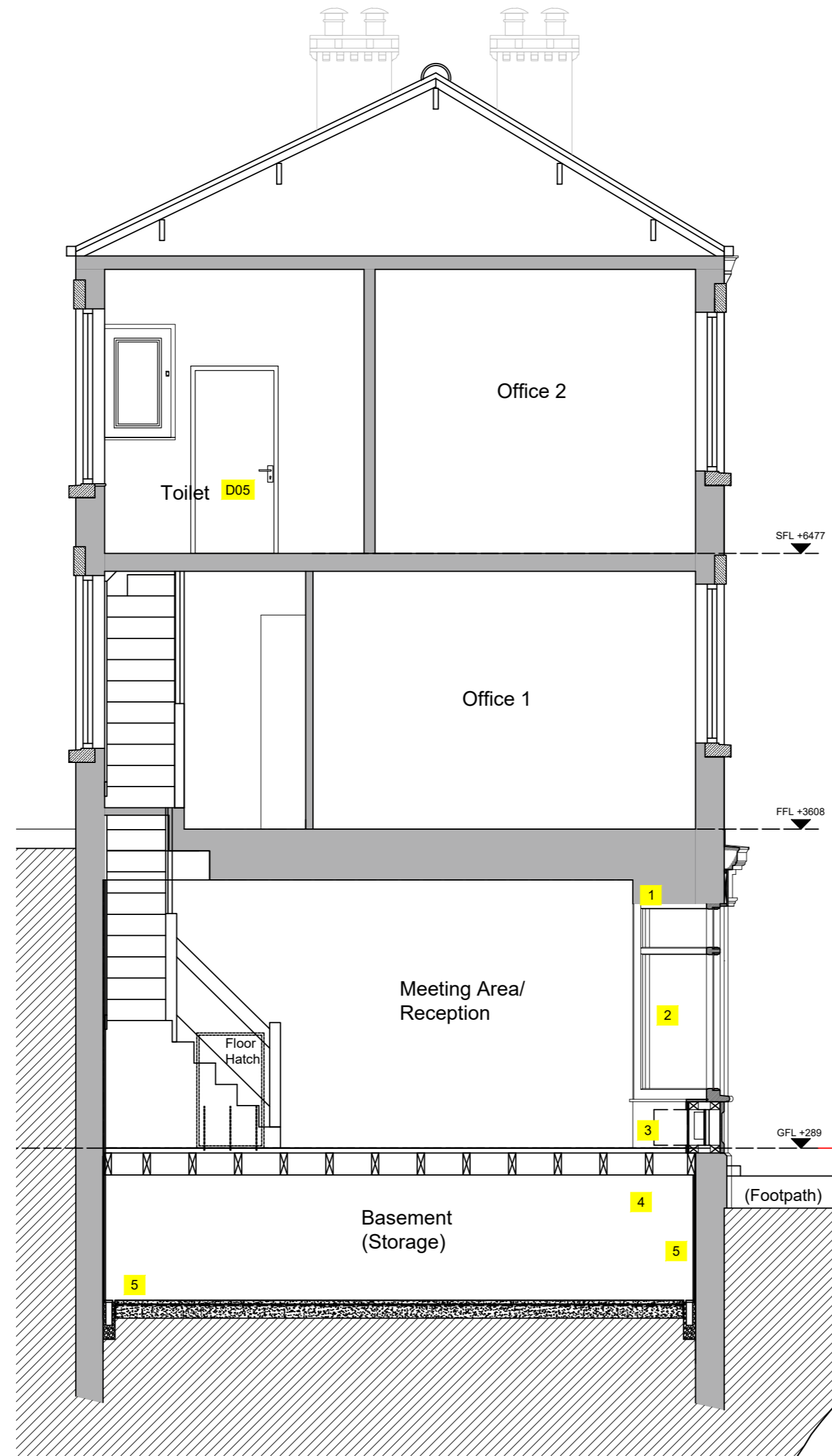
ARCTIC ASSOCIATES LTD
33 Queen Street
Morley
Leeds, LS27 8EE
T: 0113 253 7040
design@arctic-associates.co.uk
www.arctic-associates.co.uk
intervention conservation regeneration



PROPOSED WEST ELEVATION (SHOP FRONT)

DESIGN NOTES:

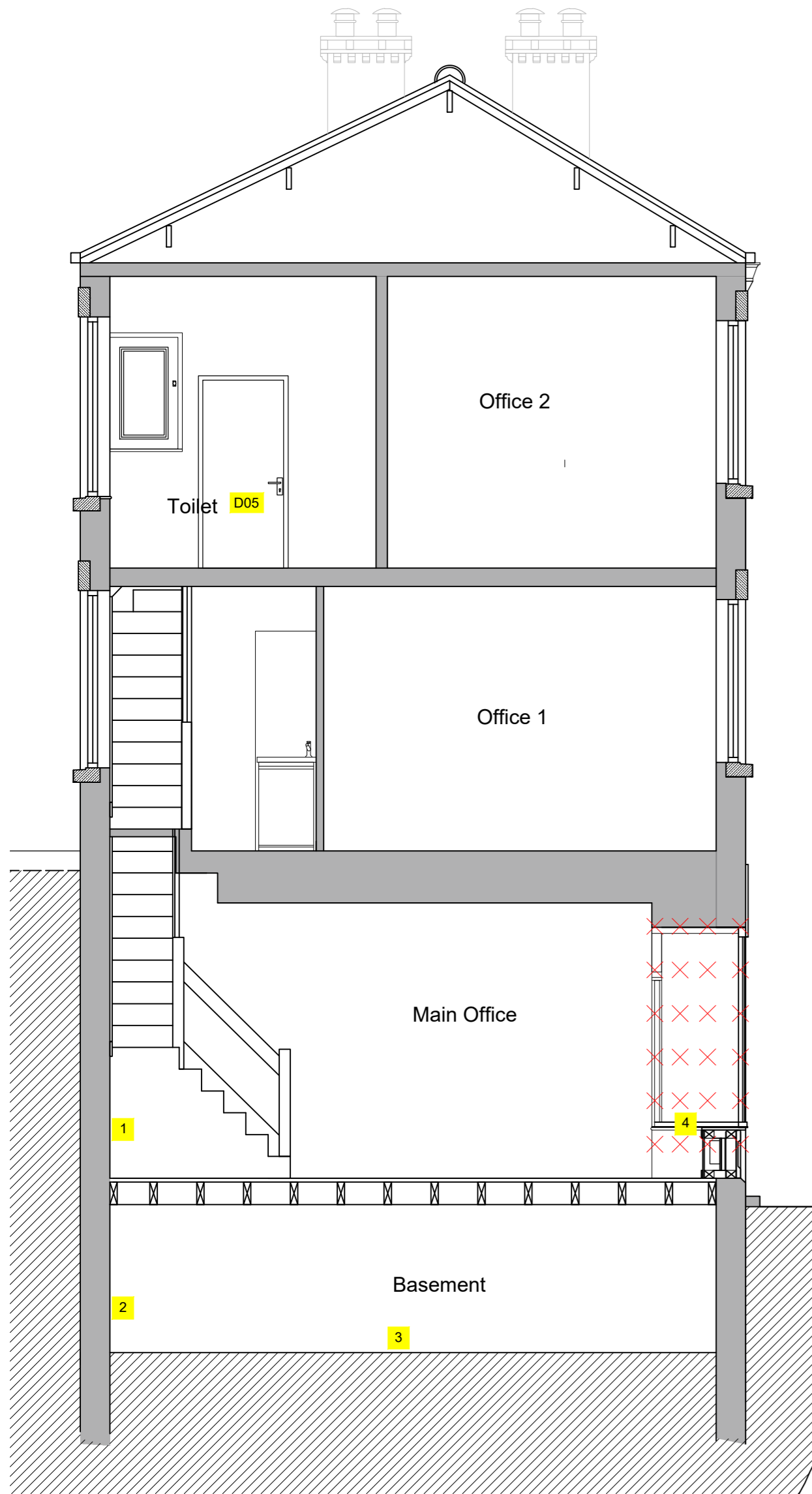
- 1 New signage lettering and graphics to be confirmed. Shopfront signage fascia to be painted. Colour to be confirmed by client.
- 2 New timber framed shopfront with LandVac heritage glazing 8.3mm.
- 3 Door to be replaced with new hardwood casing with openable top vent light.
- 4 Decorative stone ventilation grill to basement through stone plinth wall. Contractor to ensure all necessary protection is made to existing stonework.



PROPOSED SECTION A-A

DESIGN NOTES:

- 1 Existing supporting structure to be examined with any Structural Engineer's designs and calculations to be provided prior to installation of new shopfront.
 - 2 New timber panelled shopfront with LandVac Heritage Glazing 8.3mm.
 - 3 New timber panelled stall riser to include removable hatch fronts to allow for electric meter inspection and fuse board access see drawing 4458_T_06 for details.
 - 4 Decorative stone ventilation grill to basement through stone plinth wall.
 - 5 Basement tanking system to be of Type C; grade 3 standard in accordance with BS8102:2022. Refer to specification of works for further details.
- Perimeter walls tanked with Platon P8 membrane, covered with PB2 mesh and finished with dot and dabbed 12.5mm plasterboard. All joint to be taped with Triton Platon sealing rope (or similar approved) prior to skim coat plastering



EXISTING SECTION A-A

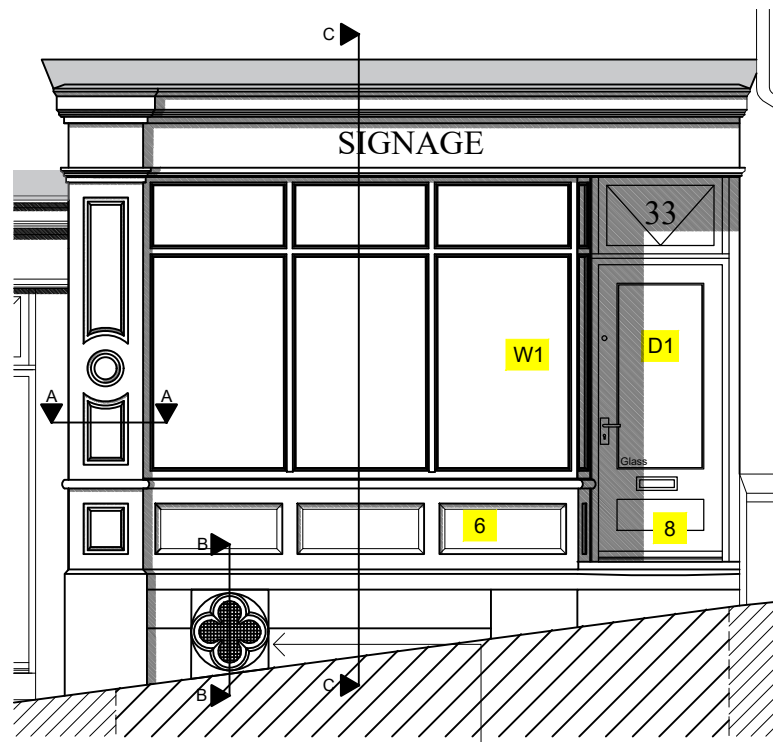
DESIGN NOTES:

- 1 Existing wall exhibiting signs of moisture increase rising from basement and raised ground at yard level to rear. Wall to be prepared in preparation for tanking.
 - 2 Existing load bearing wall supporting timber floor joists. Walls in direct contact with ground with evidence of moisture increase. Wall to be prepared in preparation for tanking.
 - 3 Uncovered earth.
 - 4 Position of existing electric meter to be retained. Carefully remove existing stall riser during demolition. Contractor to secure and protect existing electric meter and fuse board for reinstatement on to new shop stall riser.
- ✕ Areas of demolition

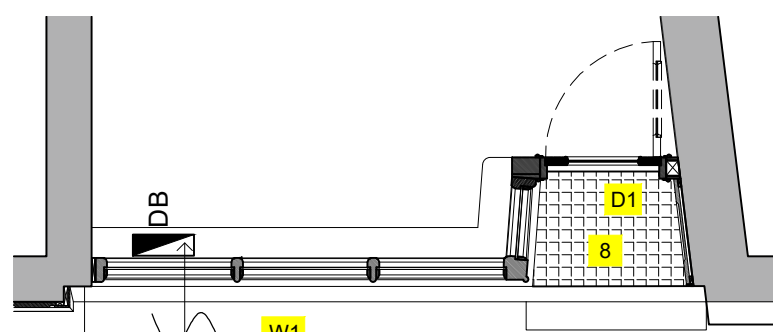
THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REMOVED WITHOUT THE WRITTEN CONSENT OF ARCTIC ASSOCIATES LTD © NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE.

DESIGN NOTES:

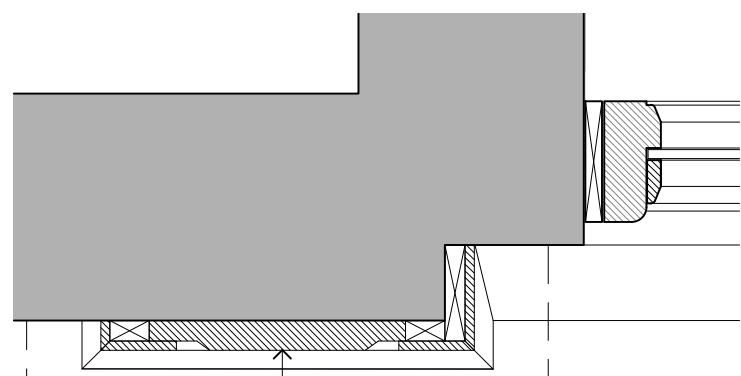
- 1 Lead flashing (Minimum code 4) dressed over cornice & capital detail of pilaster.
- 2 Cornice profile formed in timber and painted. Colour to be agreed.
- 3 Signage fascia formed in 18mm wbp ply painted. Colour to be agreed.
- 4 Profile of pilaster projects in front of signage fascia.
- 5 Detail of existing structural opening is indicative. Further investigation prior to commencement of work.
- 6 Shop frontage and stall risers formed in hardwood timber and wbp ply painted. Colour to be agreed.
- 7 Internal finishes to be confirmed by client.
- 8 Recessed doorway with tiled floor surface.
- 9 Zone behind decorative stone piece to be left clear for future mechanical extract installation.



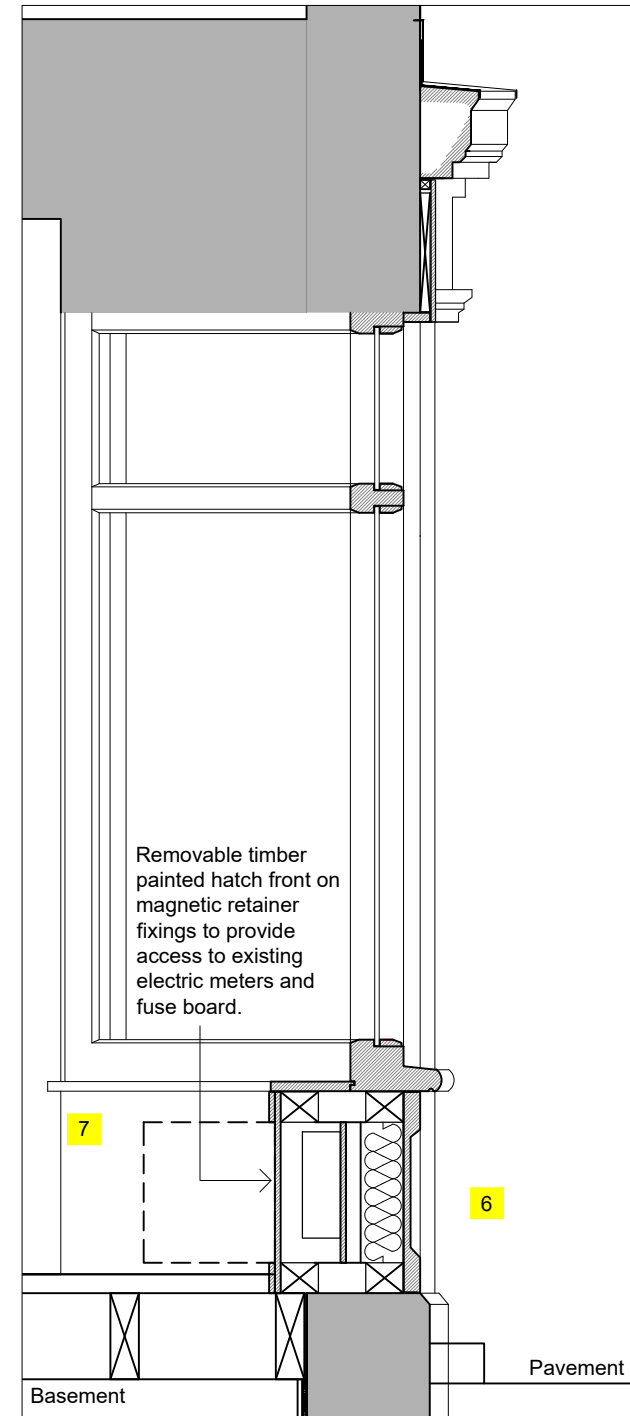
Shopfront Elevation 1:50



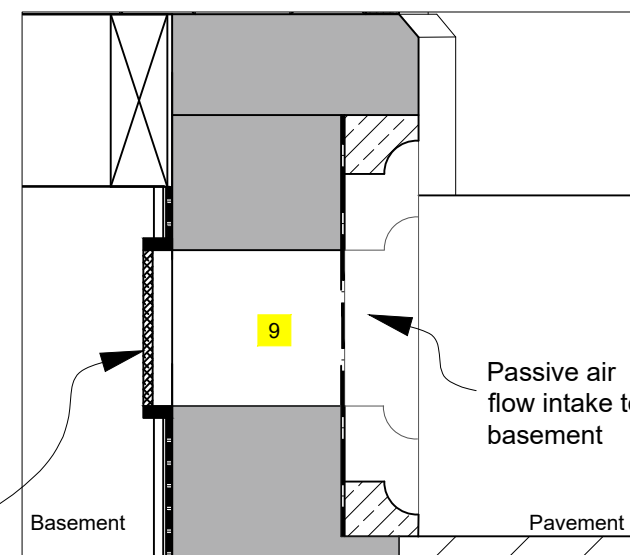
Shopfront Plan 1:50



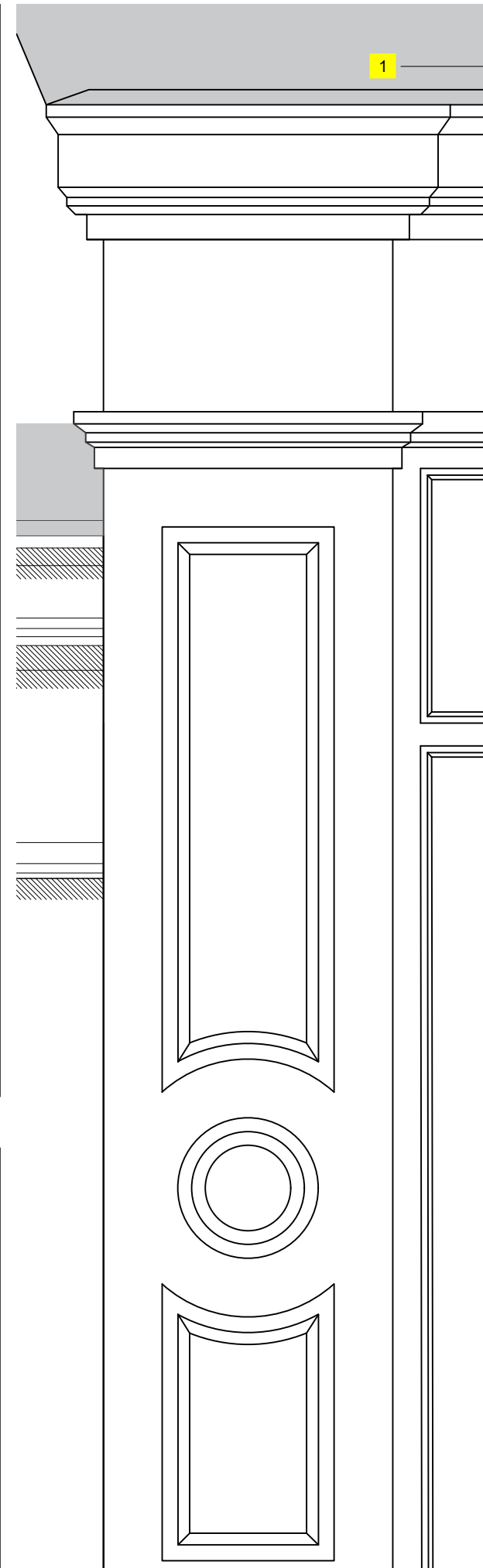
Pilaster Plan Detail A-A 1:10



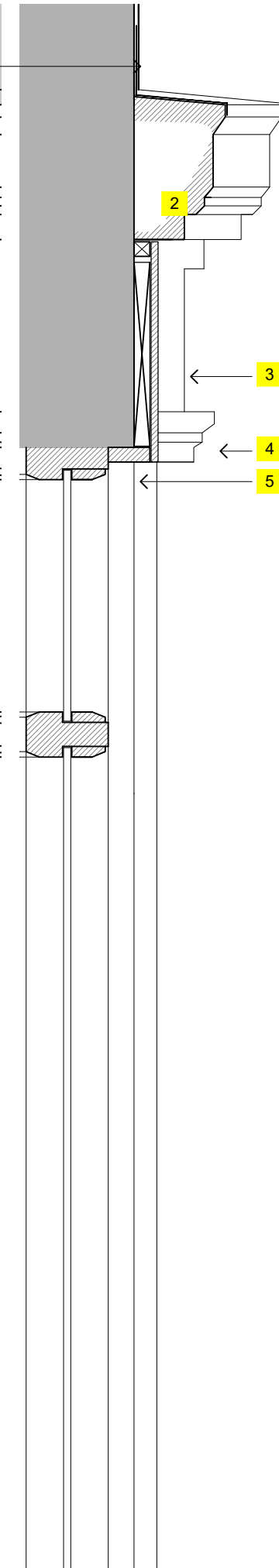
Detail C-C Section 1:20



Ventilation to Stone Plinth Detail B-B 1:10



Pilaster Head Detail Elevation 1:10



Window Head Detail 1:10

24.07.24 Rev A
 Agreed extent of work following tender and grant review
 CWE

Job
 Arctic Associates
 33 Queen Street
 Morley

Drawing Title
 Proposed Shopfront Details

Date Scale@A3
 May 2024 Various

Drawing No. Drawn by Rev
 4589-T-06 CWE/ DDA A

ARCTIC
 ARCTIC ASSOCIATES LTD
 33 Queen Street
 Morley
 Leeds, LS27 8EE
 T: 0113 253 7040
 design@arctic-associates.co.uk
 www.arctic-associates.co.uk
 Intervention conservation regeneration

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REMOVED WITHOUT THE WRITTEN CONSENT OF ARCTIC ASSOCIATES LTD ©
NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE.

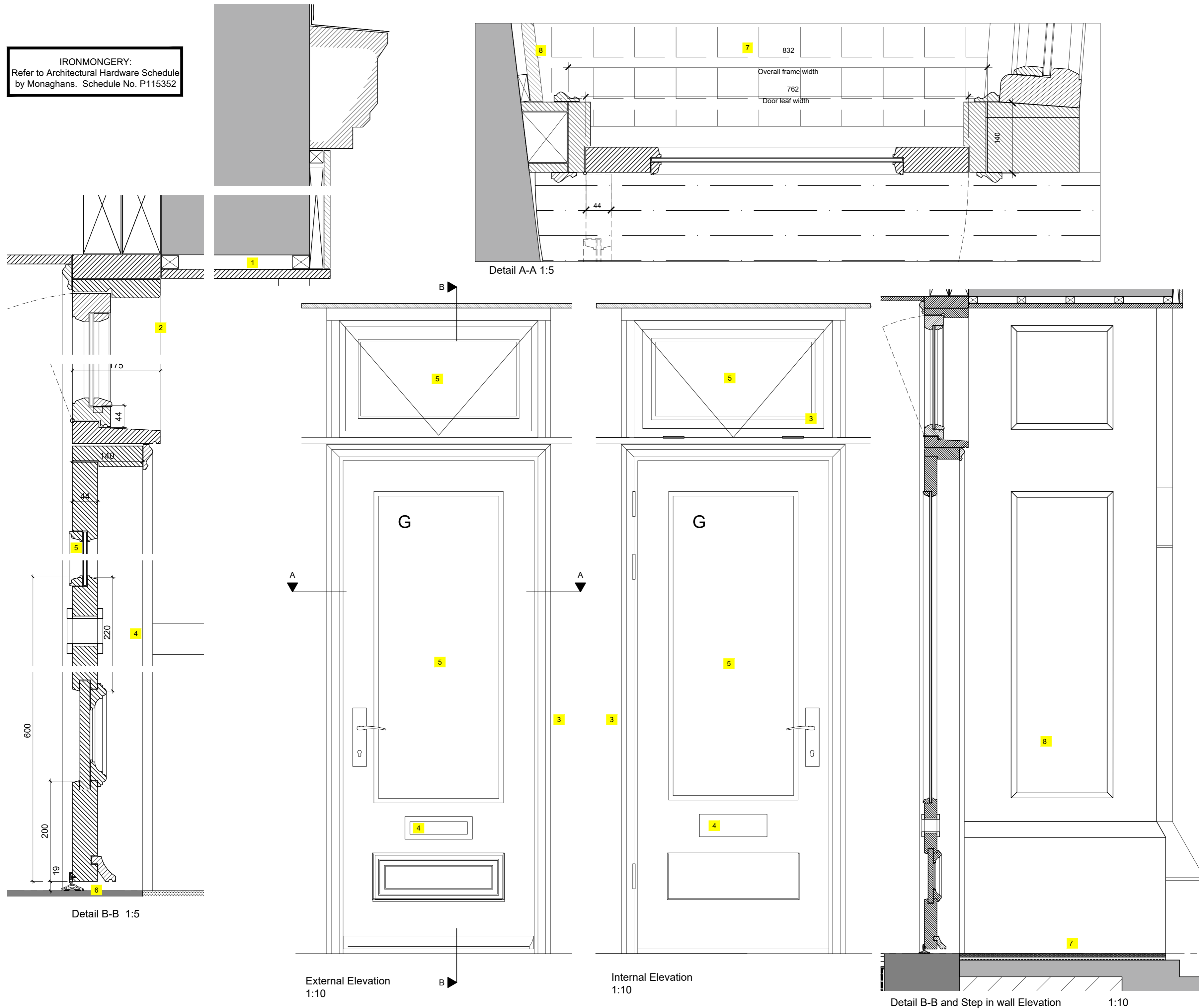
IRONMONGERY:
Refer to Architectural Hardware Schedule by Monaghans. Schedule No. P115352

DESIGN NOTES:

- 1 External timber/ wbp soffitt to entrance recess.
- 2 Inward opening fan light above door.
- 3 Retractable chain closer in jamb
- 4 Letter box
- 5 New LandVac heritage glazing 8.3mm.
- 6 Sealmaster Cyclone threshold seal (ref: TEG/ CBG).
- 7 Entrance 'step in' and border to the edge of shop front to be finished with unglazed frost resistant and anti slip quarry tiles using 100mm x 100mm diamond pattern. colour TBC

Prepare substrate to fix tiles on an adhesive bed using Mapei Keraflex Maxi S1 (grey). Grout to be black/ dark grey by Mapei or similar approved.

- 8 New timber panelled shopfront sidewall to match stall riser detail and profile.



24.07.24 Rev A
Agreed extent of work following tender and grant review
CWE

Job
Arctic Associates
33 Queen Street
Morley

Drawing title
Door Details
and step In Elevation

Date	Scale@A2	Rev
May 2024	1: 10 & 5	A
Drawing No.	Drawn by	Checked
4589-T-07	DDA	RCT

ARCTIC
ARCTIC ASSOCIATES LTD
33 Queen Street
Morley
Leeds, LS27 8EE
T: 0113 253 7040
design@arctic-associates.co.uk
www.arctic-associates.co.uk
intervention conservation regeneration

Location	Door Number	New/ Existing	Type/Description	Door Leaf Size (H x W x D) mm	Frame Size (mm)	Architrave	Fire Rating	Decoration	Glazing	Ironmongery	Misc	Lintel
Ground Floor	D1	New	ENTRANCE DOOR: 54mm SW door with fully glazed main panel. Painted finish. 6mm Hardwood lippings to all edges. Openable to light above.	1981 x 762 x 44	44 x 140	50 x 19 Ogee profile	N/A	Door and architrave and all shop front joinery to receive 1no. primer coat, 1no. undercoat and a minimum of 2no. finishing coats. Finish: TBC Colour: TBC	8.3mm LandVac Heritage Glazing	Sealmaster Watershed threshold seal TES/CBS to suit door width. Threshold to be bedded in silicone and fixed to floor with screws/ plugs. Contact strip fixed to door with screws. Ironmongery to comply with AD Part M for entrance doors. See separate ironmongery schedule.	See separate ironmongery schedule.	Entrance door is a component of shop front element, see architects drawings.

Location	Window Number	Existing/ New	Description	Structural opening size WxH	Glazing	Ironmongery	Finish (Internal and External)	Miscellaneous	Lintel
Ground Floor Reception Shop Front Windows	W1	New	Shopfront. See detail drawings 4589_T_06 & 07	See details (all dimensions to be checked before manufacturing)	8.3mm LandVac Heritage Glazing	See the schedule by Monaghan Hardware.	Shop front joinery to receive 1no. primer coat, 1no. undercoat and a minimum of 2no. finishing coats. Internal Colour: TBC Finish: Gloss External Colour: TBC Finish: DULUX Weathershield Exterior Gloss System	See the separate schedule for ironmongery. Decoration includes window backs. Read in conjunction with drawing 4589_T_06	Window is a component of shop front element, see architects drawings.