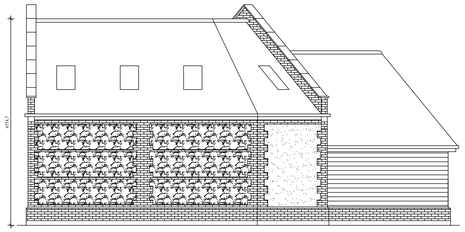
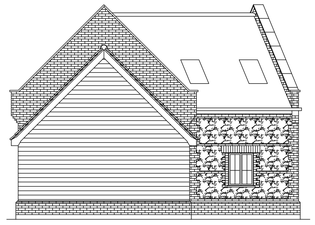


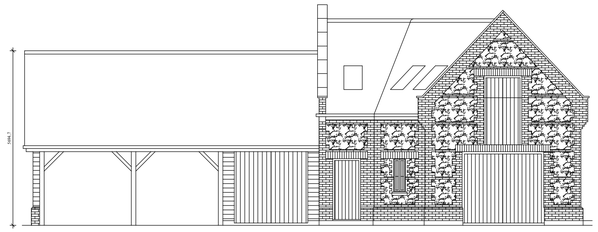
PROPOSED WEST ELEVATION 1:100



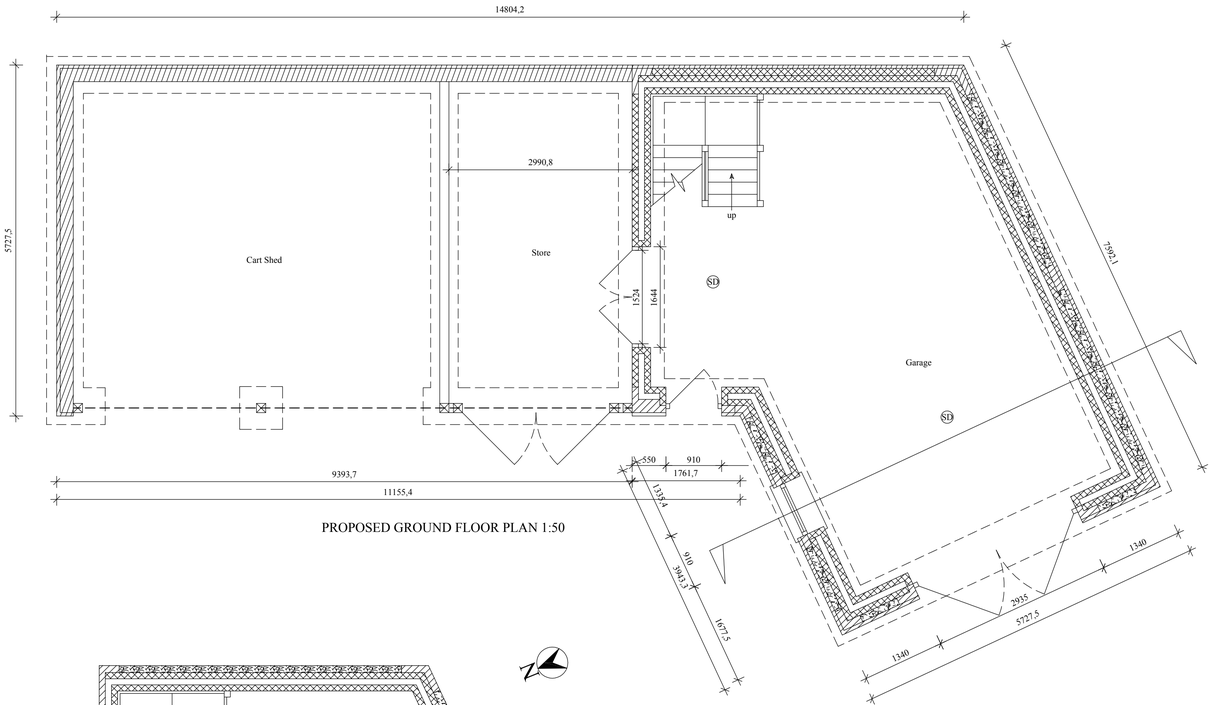
PROPOSED SOUTH ELEVATION 1:100



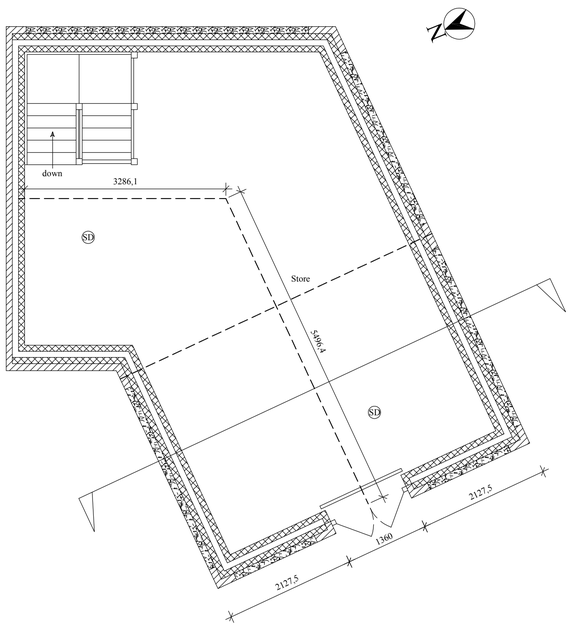
PROPOSED NORTH EAST ELEVATION 1:100



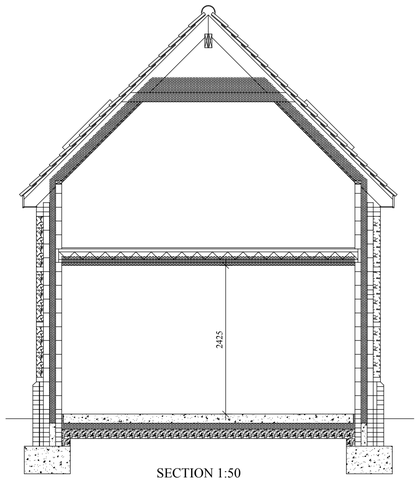
PROPOSED NORTH WEST ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



SECTION 1:50

Foundations to the two storey section are to be min 750mm wide x min 450mm thick Gen 1 strip foundations min 900mm deep onto an undisturbed subsoil layer, the cartshed foundations shall be the same other than 600mm wide, if building in clay subsoil near trees the foundation depths are to be taken from the NHBC Table 4.2 and agreed on site with the Building Inspector

Masonry below DPC for the two storey section is to be 471mm overall thickness with an outer skin of 271mm facing bricks, a 100mm cavity filled to min 225mm below DPC with lean mix concrete and an inner skin of 100mm dense concrete blocks, all bedded in 4:1 sand and portland cement morter.

Ground floor of the workshop and single garage is to be 150mm of Gen 2 concrete with 1 thickness of A252 with 40mm bottom cover on 1 thickness of 500g polythene on 100mm of rigid load bearing insulation on 1 thickness of 1200g polythene dpm on 150mm of mechanically compacted max 40mmØ cruched concrete, the carport floor is to be 150mm of the same mechanically compacted crushed concrete.

Masonry above Dpc to the two storey section is to be an outer skin of 271mm below the plinth in facing brick and 215mm above in facing bricks and 115mm snapped flint backed up by 100mm concrete block, all bedded in 6:1 sand and portland cement morter, a 100mm cavity full filled with Crown Dri-therm Slab cavity batts and an inner skin of 100mm Durox Super Block or similar, for the flint panels 300mm wide expanded metal sheet is to be bedded into the backing blockwork, this can be trimmed to suite the shapes of the flints and bedded into the joints between the flints, Ancon stainless steel wall ties are to be provided at 900mm c/c horizontally and 450mm c/c vertically, the ties are to sufficiently long as to cross each masonry skin by min 75mm , ties are to be positioned 225mm c/c vertically 300mm back from window and door reveals. Lintels are to be keystone SK90WOL type with min 150mm end bearings to the smaller openings and min 225mm for the double garage door opening, The single storey superstructure is to be designed and supplied by a specialist manufacturer.

The first floor is to be 22mm t&g boarding on WS200 Easi Joists, 219x97x47mm at 400mm c/c built into the inner cavity leaf of the external walls, the ceiling beneath is to be skim plaster on 2 thicknesses of 10mm plasterboard, all joins and edeges are to be nogged, 150mm of Crown Loft Roll insulation is to be positioned between the joists, double joists are to be provided around the stair opening.

The electrical installation is to be carried out by a Part P registered installer who will provide certification showing compliance with Part P prior to completion, 100% of all light fittings are to be energy efficient providing at least 45 lumens per circuit watt, a mains operated fire alarm system in accordance with BS5839 Part 6 LD3 Grade D is to be provided in the circulation spaces within the building.

The roofs are to be pantiles on 25x38mm treated battens on 1 thickness of Tyvek Supro sarking felt on gang nail trusses over the single storey section and onto a roof designed by a Structural Engineer over the two storey section, the two storey roof is to be insulated with 150mm of Celotex between the rafters and the ceiling is to be finished with skim plaster on 1 thickness of 12.5mm plasterboard, ex30x1500mm galvanized wall plate and gable restraint straps are to be positioned at max 1500mm c/c, the gable straps are to be fixed across at least 3no solid nogged rafters. Code 5 stepped lead flshings are to be provided where the single storey roof meets the two storey gable end, a Code 5 lead valley is to be provided in the two storey roof.

Surface water drainage is to be Upvc gutters discharging to 68mmØ downpipes connecting to 110Ø below ground drainage and discharging to the ditch at the perimeter of the garden.

Windows and doors are to be timber framed with 28mm double glazed sealed units, any glazing to doors, side lights to doors and within 800mm of floor level are to be safety glass.

Guarding is to be positioned by the first floor double doors 1100mm above floor level.

The stairs are to be a max 42 degree pitch with 13 equal risers of not more than 220mm with 2 flights of 5 each with equal goings of not less that 220mm and a split level half landing, guarding is to be provided to the open stair sides and around the opening at first floor level of 1000mm above the pitch line and floor level.