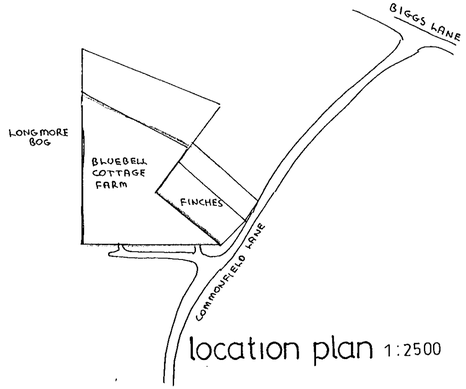


side elevation
EAST

front elevation
NORTH

side elevation
WEST

rear elevation
SOUTH



location plan 1:2500

notes:-

GARAGE

Roof :- Tiling to match bungalow on felt and battens on gangnail roof trusses pitched at 30° and set at 600mm centres. Full details of selected trusses to be made available to Building Inspector before work commences.

lateral restraint :- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Floor :- 100mm concrete slab on 150mm selected hardcore

Walls :- 112mm skin of facing brick to match bungalow with piers as shown.

Glazing :- Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass.

Lintels :- I.G. Lintels Ltd. galvanised steel.

Dpc & Flashings :- Dpc to be leadcored felt and flashings in code 4 lead.

Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Rainwater :- 112mm gutters and 62mm downpipes discharging via back inlet gullies and 100mm upvc underground drainpipe to soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

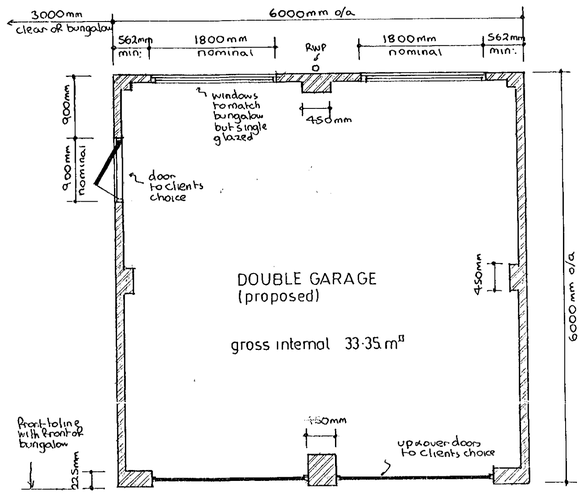
ATTIC ROOM

Existing situation :- Attic trusses installed to form attic room as shown on plan, plasterboard, staircase and floor boarding installed with two small velux roof windows to rear elevation.

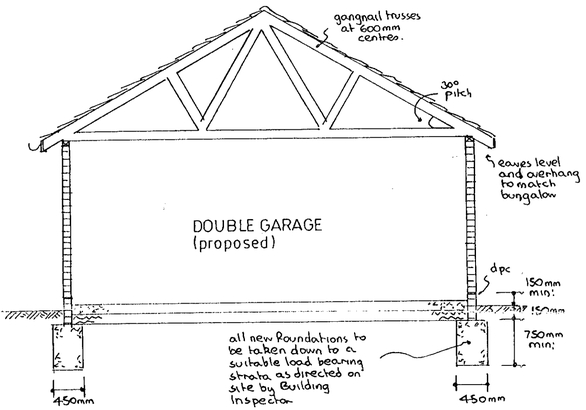
Insulation :- At flat ceiling position 200mm Fibreglass insulation to be placed between joists. At sloping ceiling position 59mm celotex double 'R' rigid slab insulation to be placed between rafters to maintain 50mm air gap. Partitions to have 100mm fibreglass insulation between studding.

Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations and this is to include mains controlled linked smoke detectors on hall and attic room ceilings.

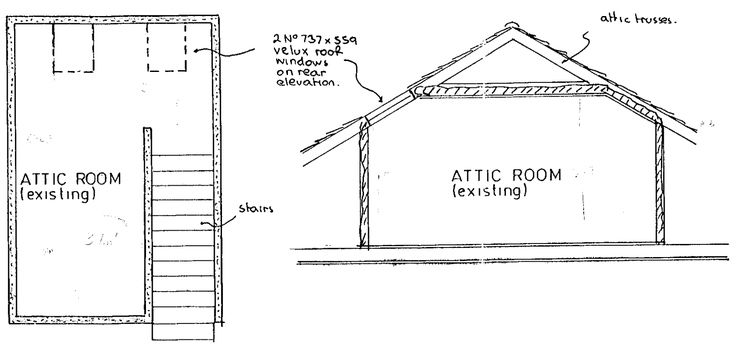
Roof ventilation :- In addition to existing eaves vents, ridge vents to be inserted equivalent to 5mm continuous gap to ensure full circulation.



floor plan

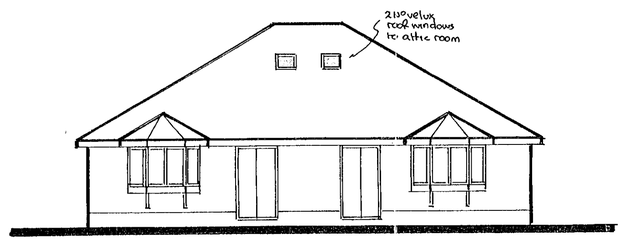


typical section

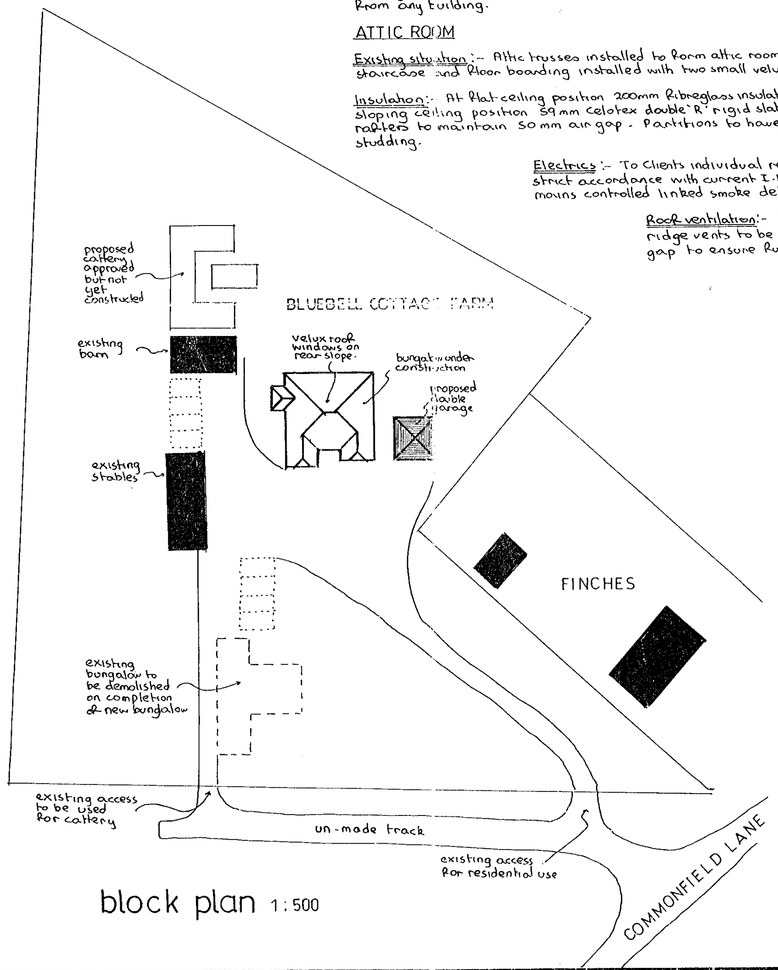


first floor plan

typical section



rear elevation
SOUTH



block plan 1:500

21.JUL.2000* 2015

APPROVED 19/1/00.

PROPOSED GARAGE and ATTIC ROOM (retrospective) at BLUEBELL COTTAGE FARM, COMMONFIELD LANE, FINCHAMPSTEAD for MR & MRS. R. AYRES.

Drawing No	AH/G/249
Scales	1:50 & 100
Date	JULY 2000

NDESIGN BUILDING PLANS