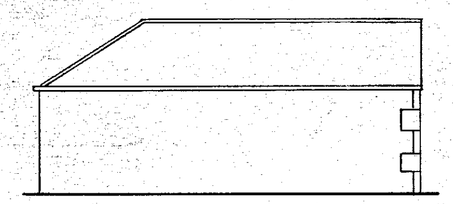
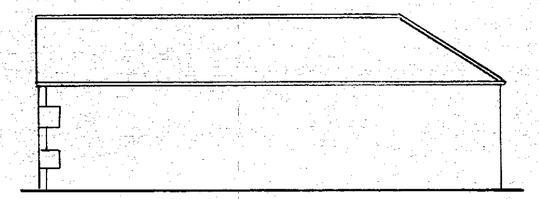
AMENDED LAYOUT of approved application 2013/0889 dated 3-12-2013

PROPOSED CHANGE OF USE OF EXISTING STABLES AND GARAGE TO RESIDENTIAL USE - 33 INGBIRCHWORTH ROAD, THURLSTONE FOR MR & MRS. C. McBURNEY.

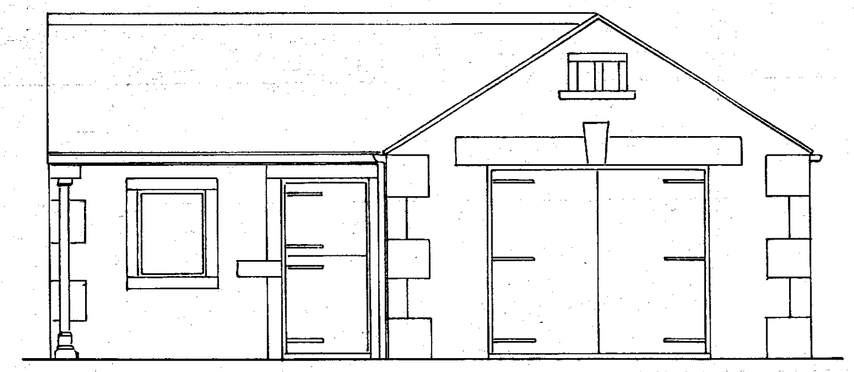
Scales: 1-50 and 1-100.



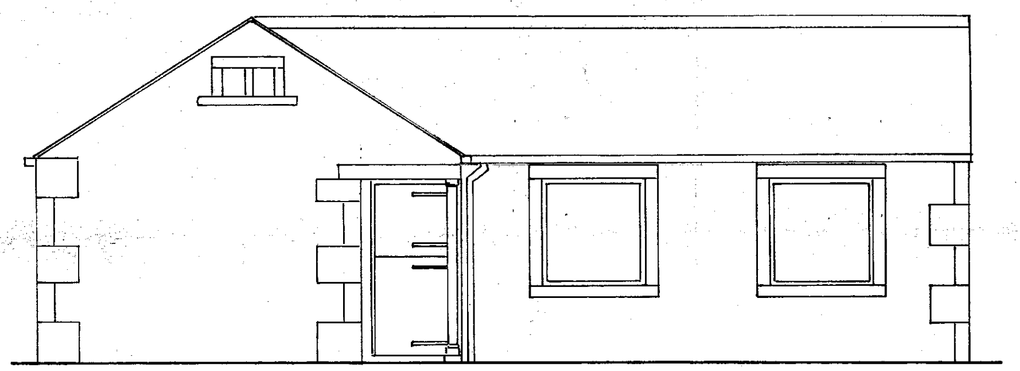
REAR ELEVATION



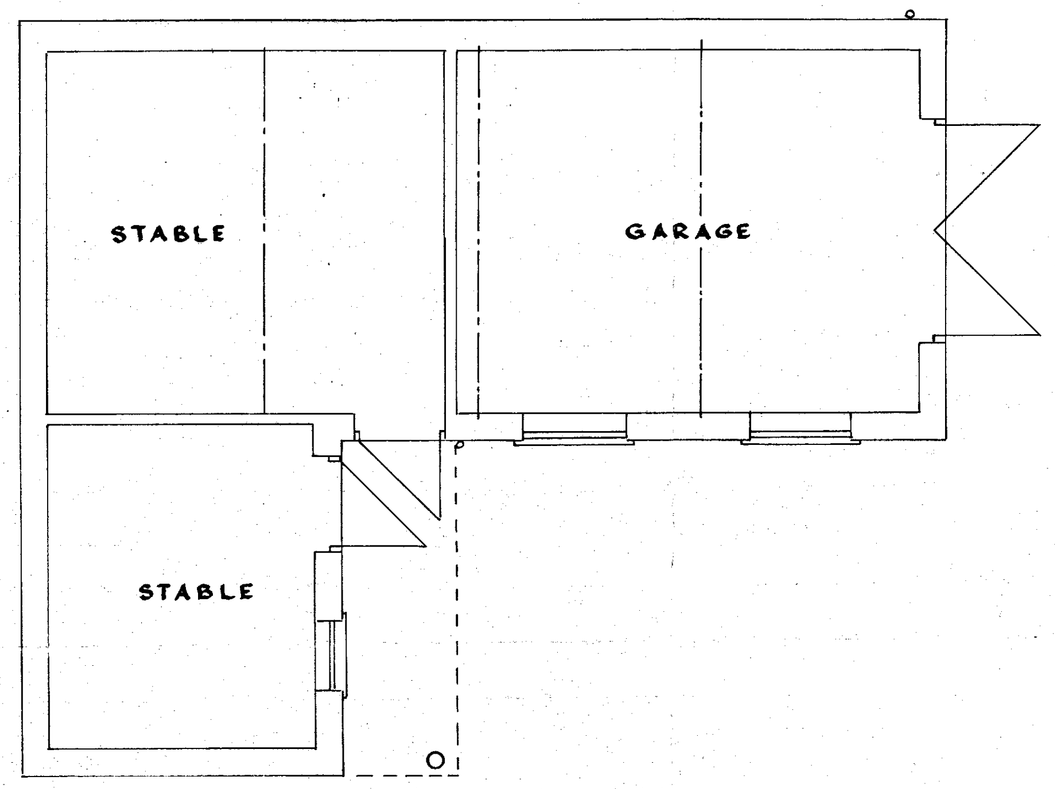
SIDE ELEVATION



FRONT ELEVATION

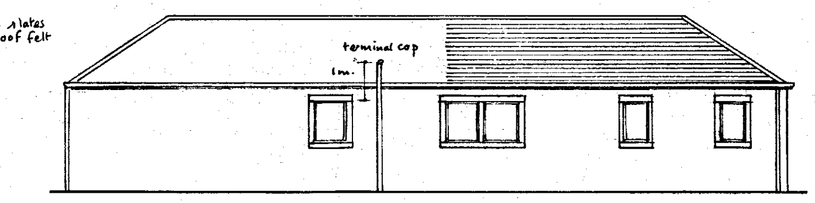


SIDE ELEVATION



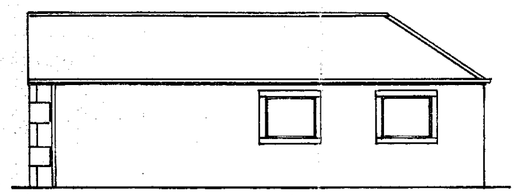
PLAN

* Existing roof stone slates on 38 x 25 battens, roof felt common rafter 45 cs 150 x 25 ridge 200 x 75 purlins

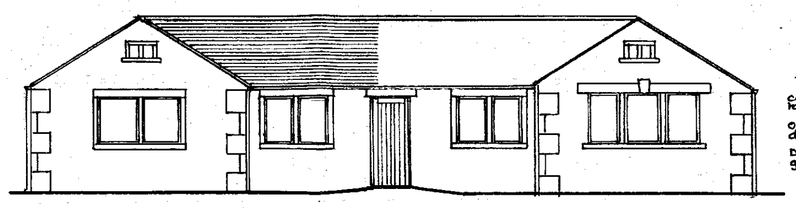


REAR ELEVATION

Stone slate roof to match existing



SIDE ELEVATION

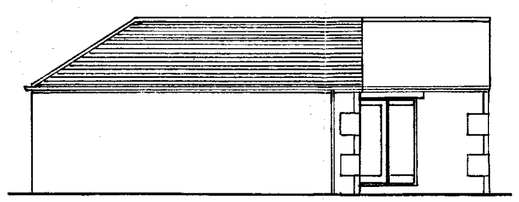


FRONT ELEVATION

Coursed York stone to match existing

oak finish P.V.C. doors & windows

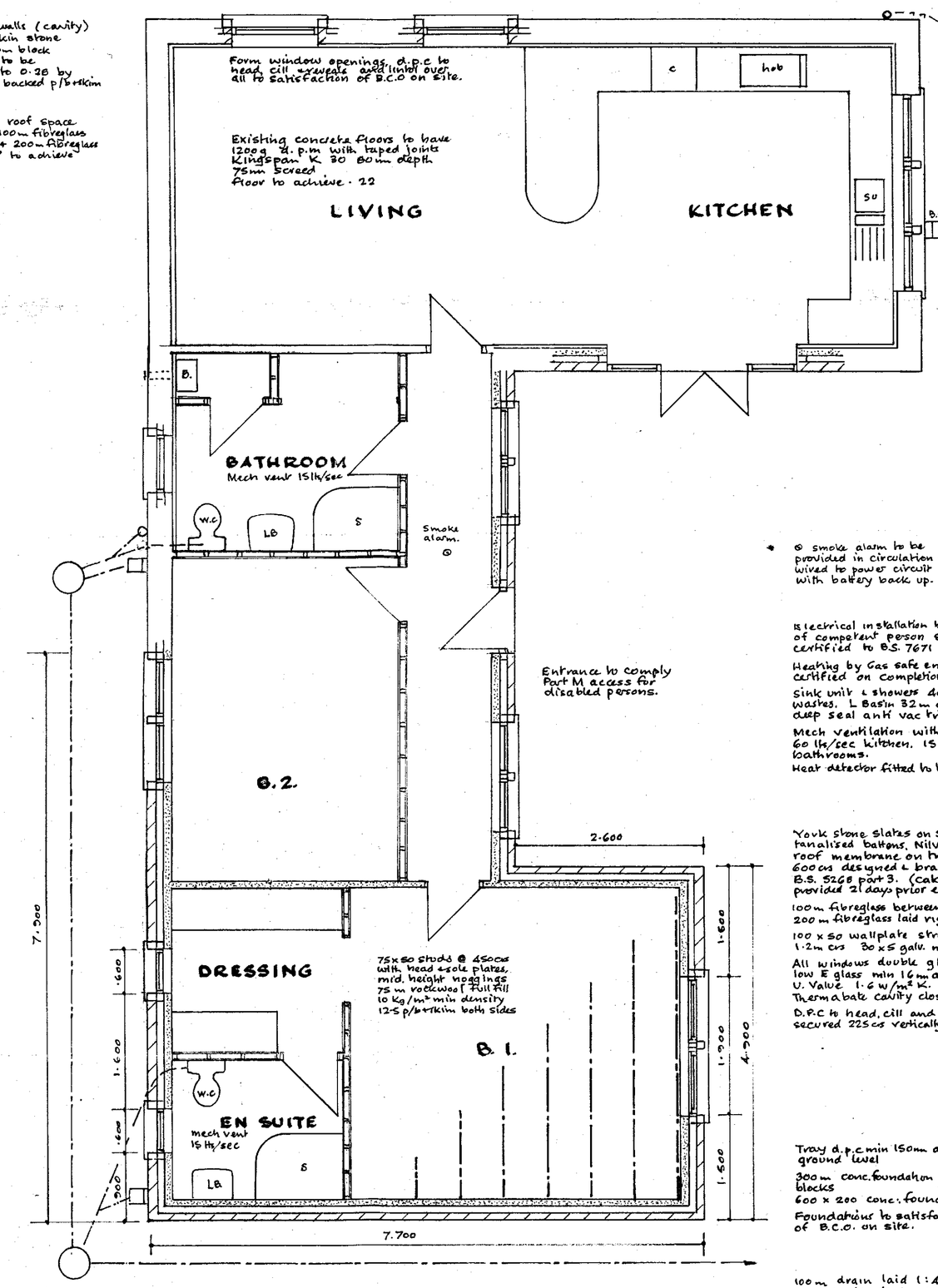
Dark brown P.V.C. gutters & R.W.P.s.



SIDE ELEVATION

* Existing walls (cavity) external skin stone Med to 100m block Inner leaf to be upgraded to 0.28 by Kingspan backed p/board 37.8m

* Existing roof space to have 100m fibreglass between + 200m fibreglass laid 90° to achieve 0.16.



PROPOSED PLAN

100m s.w. drain laid on granular bed and surround, taken to 1m cub rubble soakaway with 5m from dwelling subject to satisfactory percolation test.

Build up former garage door to cill level in matching construction & d.p.c to satisfaction of BCO on Site.

* © smoke alarm to be provided in circulation area wired to power circuit with battery back up.

Electrical installation by member of competent person scheme and certified to B.S. 7671

Heating by Gas safe engineer and certified on completion

Sink unit & showers 40m dia wastes. L Basin 32m dia all with deep seal anti vac traps.

Mech ventilation with overrun 60 lt/sec kitchen. 15 lt/sec to bathrooms.

Heat detector fitted to kitchen.

York stone slates on 50 x 25 tanalised battens, Nilvent roof membrane on trusses 600cs designed & braced to B.S. 5268 part 3. (Calcs to be provided 21 days prior erection)

100m fibreglass between trusses 200m fibreglass laid right angles

100 x 50 wallplate strapped down 1.2m cs 30 x 5 galv. m.s straps

All windows double glazed with low E glass min 16m airgap. U. Value 1.6 w/m² K. Thermabate cavity closers

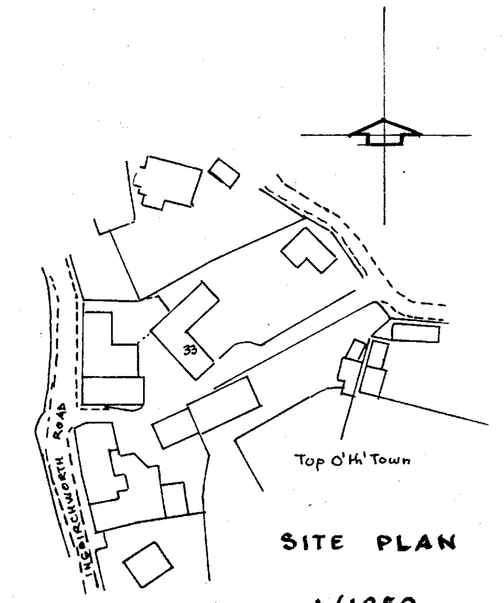
D.P.C to head, cill and reveals secured 225cs vertically.

Tray d.p.c min 150m above ground level

300m conc. foundation blocks 600 x 200 conc. founds

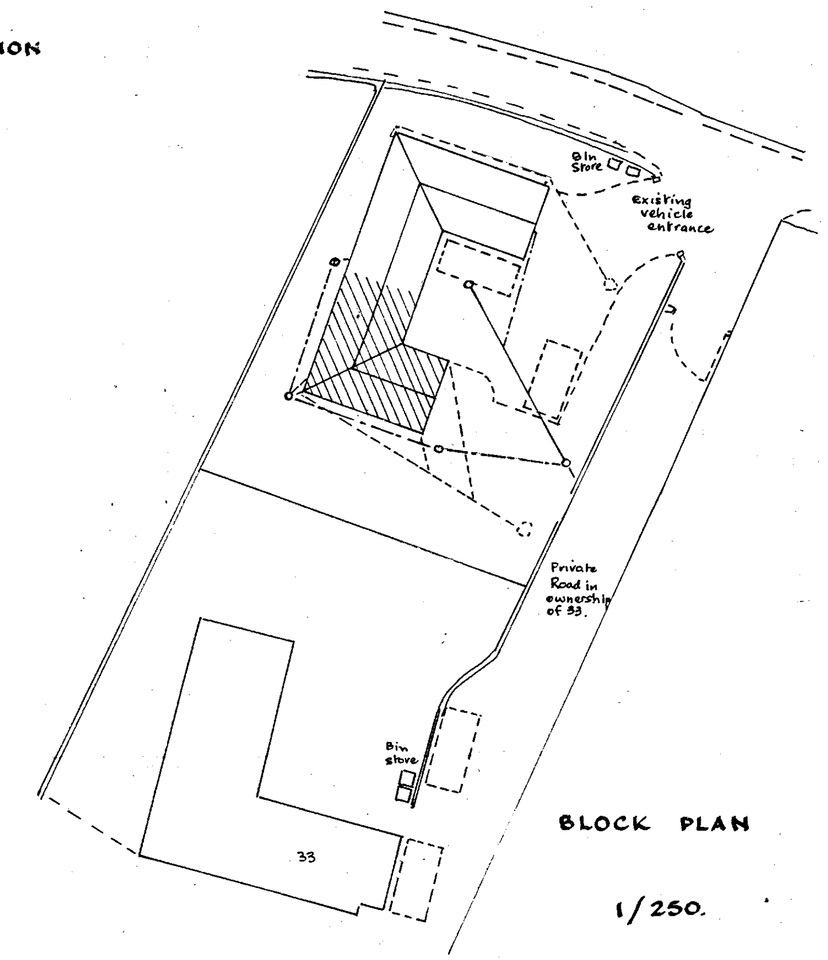
Foundations to satisfaction of B.C.O. on site.

100m drain laid 1:40 fall on granular bed & surround connected to existing drain.



SITE PLAN

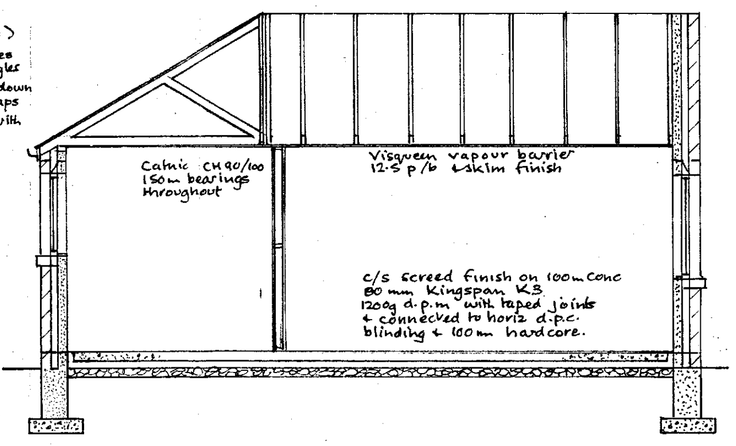
1/1250.



BLOCK PLAN

1/250.

S.A.P. calculation to be provided on completion.



SECTION

30 x 5 galv. m.s. restraint straps over 3 No joists @ 2m ctrs. with solid nogs between on line of straps.

100m York stone hed S. m.s 750cm horizontal 450 cs vertical 225 cs at reveals with S.S ties 100m rockwool batts full fill 100m Turbo blocks Board skim. Feet of trusses to be mechanically fixed to wall plate.

Windows min 1/20th o.light 8000m² trickle vents

Glazing in critical areas to be safety glass to B.S. 6206 permanently marked to indicate this

Stone heads, jambs and cills to match existing.

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