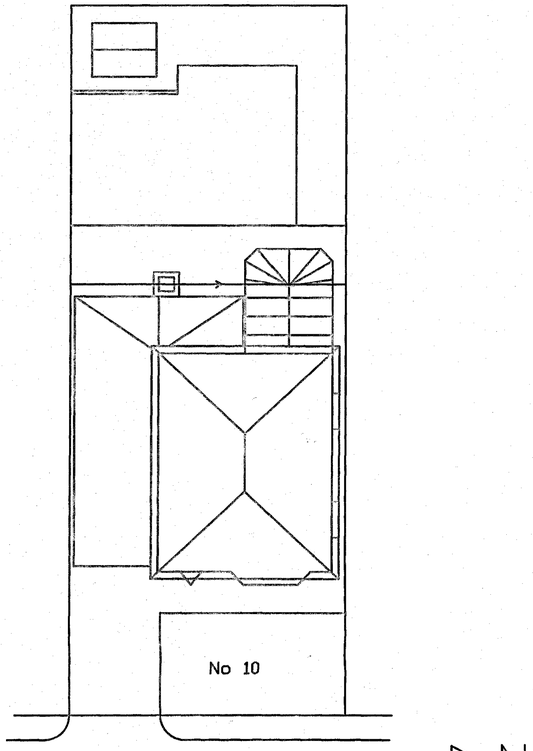
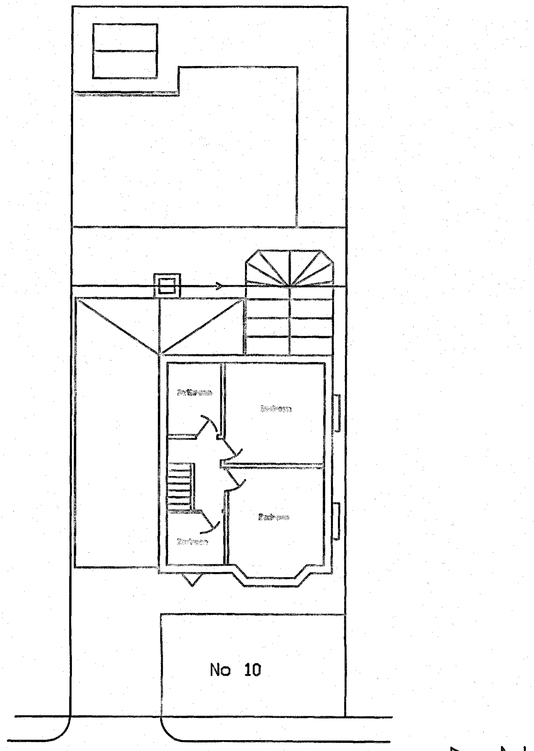
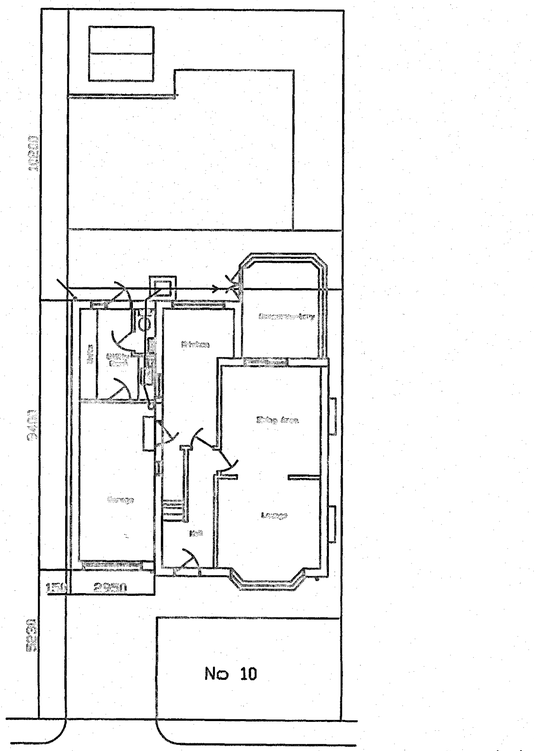


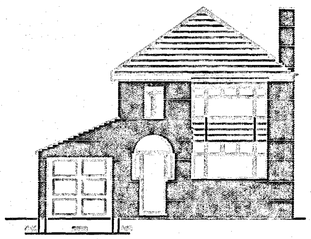
ROOF PLAN (EXISTING)



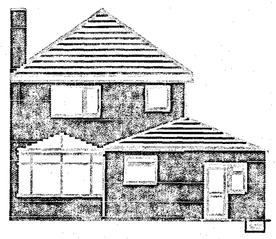
FIRST FLOOR PLAN (EXISTING)



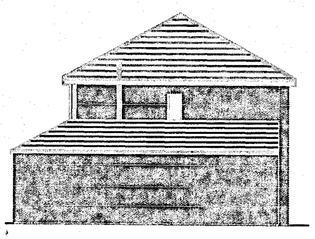
GROUND FLOOR PLAN (EXISTING)



FRONT ELEVATION (EXISTING)



REAR ELEVATION (EXISTING)

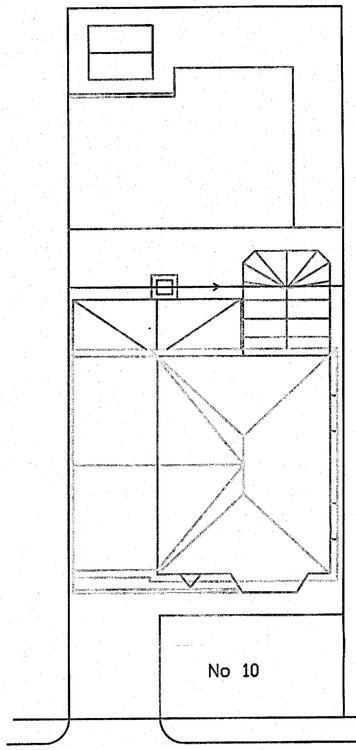


SIDE ELEVATION (EXISTING)

PROPOSED GARAGE & FIRST FLOOR EXTENSION
at No 10 Brownroyd Avenue Royston
for Mr & Mrs R Dye

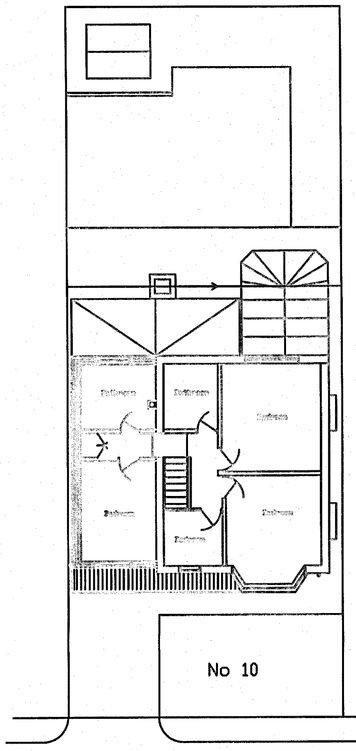
DRAWN RD	DATE Jan 2014
CHKD	DATE
SCALE 1:75 @ A1	
DRAWING NO. RD-001	REV

BMBC
CORPORATE MAIL ROOM
16 JAN 2014
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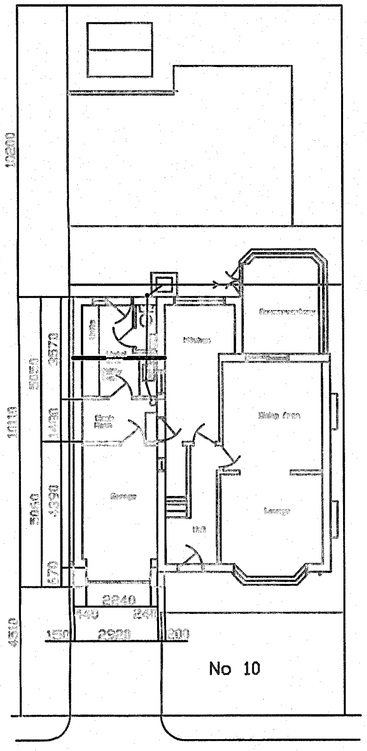
Brownroyd Avenue → N

ROOF PLAN (PROPOSED)



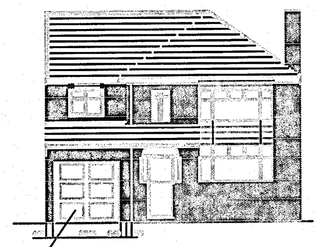
Brownroyd Avenue → N

FIRST FLOOR PLAN (PROPOSED)



Brownroyd Avenue → N

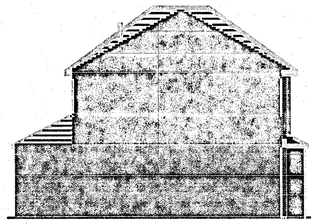
GROUND FLOOR PLAN (PROPOSED)



FRONT ELEVATION (EXISTING)



REAR ELEVATION (PROPOSED)



SIDE ELEVATION (PROPOSED)

Garage Door
Existing insulated roll over door reused

Roof

Marley Plain Roof Tiles - Smooth Grey - on 38 x 25 timber battens over single layer of sarking felt on sw roof trusses at 400 crs to specialist design.
All tiles nailed and clipped at verges at 15n crs.
Trusses secured to 195 x 50 sw wallplates bedded on new masonry with 30 x 5 galvanised mild steel anchor straps x 1800 Lg and 1800 crs nex anchored to wall and turned over wall plate.
Existing roof area tiles stripped and re-tiled skillary.
Roof to garage extension and porch tiled as main roof with rafters purlins and cantilevered supports from 150 x 50 sw adequately secured to existing masonry with 12mm expanding bolts, wall plate and anchor straps to garage walls

R.W.Goods

Gutter to be 150 x 100 sq box p.v.c. with 100 sq p.v.c. rainwater pipes discharging into soakaway

Floors

Floor to new bedroom and bathroom to be 22mm flooring grade chipboard on 150 x 50 sw joists at 400 crs.
100 mm Kingspan solid insulation between joists.
Ceiling underdraum with 12mm plasterboard followed by a further 12mm foil backed plasterboard and skim, all joints taped and sealed around edges.
Ceiling over new bedroom and bathroom to be 19mm plasterboard and skim with min 270mm fiberglass insulation to new and existing roofspace.

Walls

280 cavity walls in good quality bricks to match existing 75 mm fibreglass with thermal block inner leaf.
Wall ties to BS1243 (450 vertical 700 horizontal and 225 at reveals)
New walls keyed to existing with cavities carried thro'
(where applicable) and capped with non-combustible materials
Brickwork below DPC in engineering bricks
Wall to side of garage door to be constructed of 440mm solid brick min 1.5 brick wide with a 1.0m return down the length of the garage of solid brick & blockwork

Partition wall between the Garage & Cloak Room to be constructed from 180mm Celcon insulating blocks with 50mm Coolap insulation & 19mm plasterboard to Cloak Room side to give a U-value of 0.35
The wall to be taken up to the underside of the roof & fire stopped
A fire door with self closing device fitted in this wall
The windows, air grates & any other opening between the garage/ cloak room and the ducting are to be blocked up to have hour fire resistance
Cavities filled to ground level with weak concrete mix.
10 mm plaster and skim to internal walls of Cloak Room.
Overall 'U' value 0.45 w°C/m

Lintols

To front & rear elevation to be Catnic Ref CNP4a
Lintol over door in in partition wall to be Naylor Ref R3
Lintols over Utility Room to be Naylor Ref R12

Foundations

Concrete foundations 600 x 200 on stable ground
750 below ground level and to approval of L. A.
Foundations bridged when passing below drains and adjacent to foundations to approval of L.A.
Foundations to be below level of drains

Floor (Garage Extension)

150mm thick concrete on 1200g membrane on 150mm clean broken brick hardcore wall blinded with sand

Floor (Cloak Room)

To be as garage floor but with the addition of 75mm 'Floormate' by Dow Products & 22mm flooring grade chipboard V313 moisture resistant to a level 100mm higher & to have a concrete step 100mm high in the the threshold of the door. The floor to provide a U-value of 0.25

Windows and doors to be double glazed with the door between garage and kitchen to have hour fire resistance with self closing device
Windows to achieve a U-value of 2.0 (16mm air gap with Low E glass)
Safety glazing is required to the door & side panel within 1500mm of the floor level and any window within 800mm of the floor

Ventilation to Bathroom all be provided by the provision of mechanical extract ventilation capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun.

NOTE

ALL WORK TO CONFORM TO CURRENT BUILDING REGULATIONS AND TO APPROVAL OF LOCAL AUTHORITY
NO PART OF PROPOSED BUILDING WORK TO PROJECT OVER ADJOINING PROPERTY/LAND

PROPOSED GARAGE & FIRST FLOOR EXTENSION
at No 10 Brownroyd Avenue Royston
for Mr & Mrs R Dye

DRAWN RD	DATE Jan 2014
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SCALE 1:75 @ A1	
DRAWING NO. RD-002	REV

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