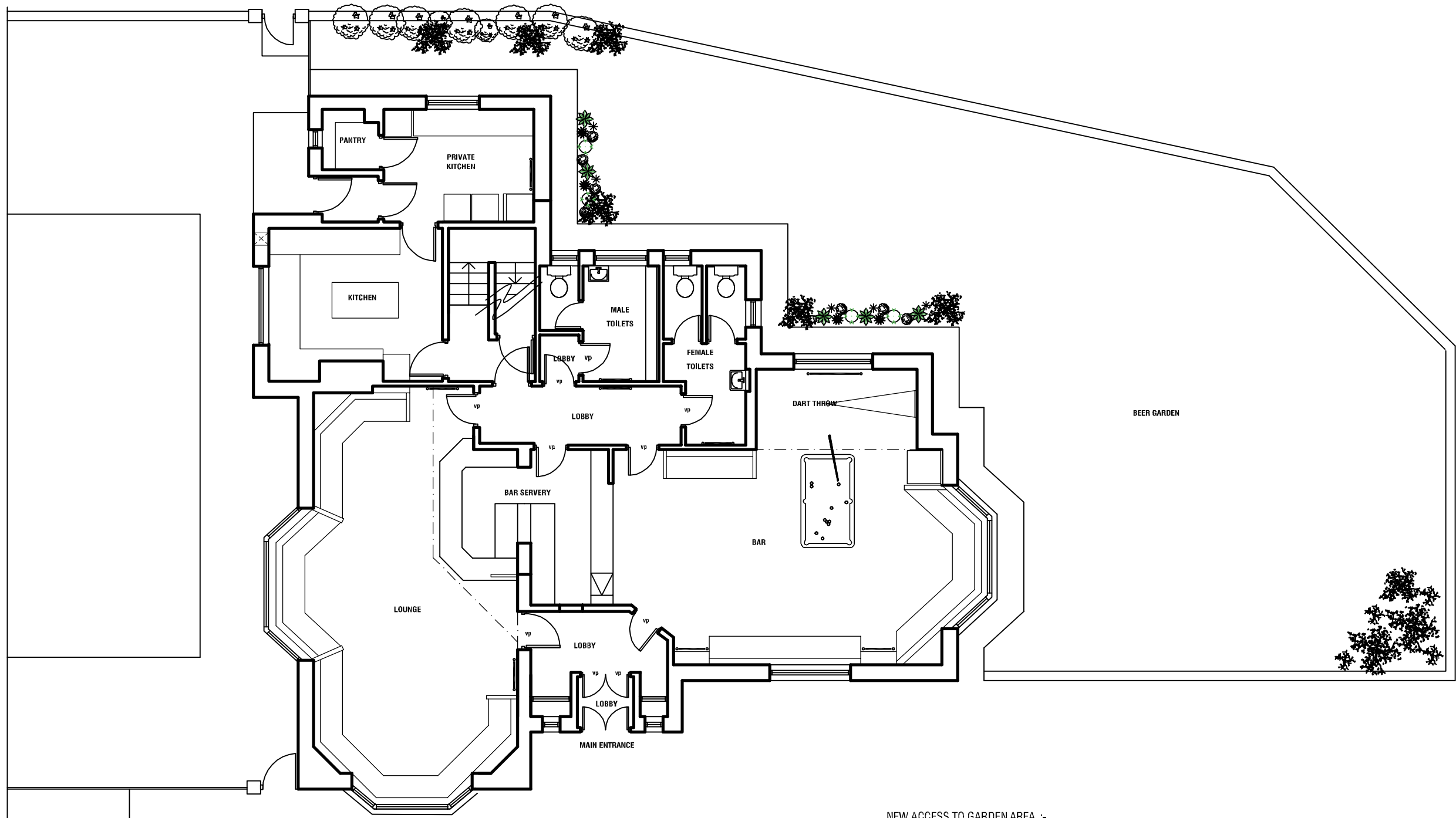
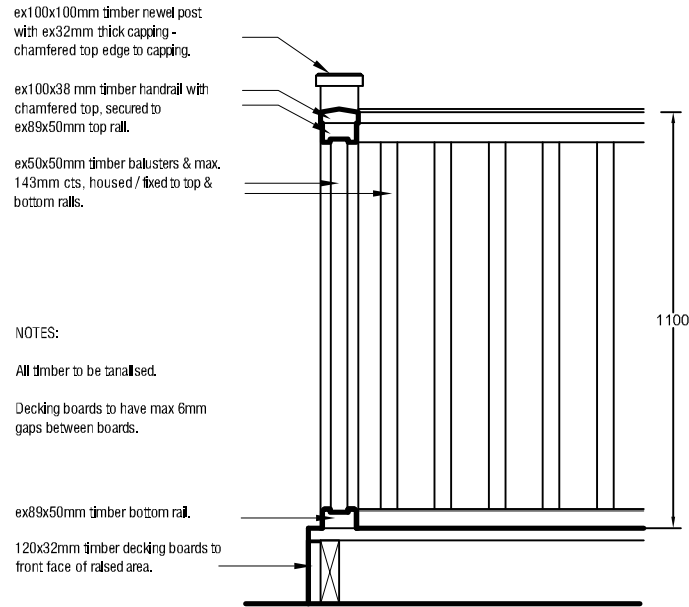




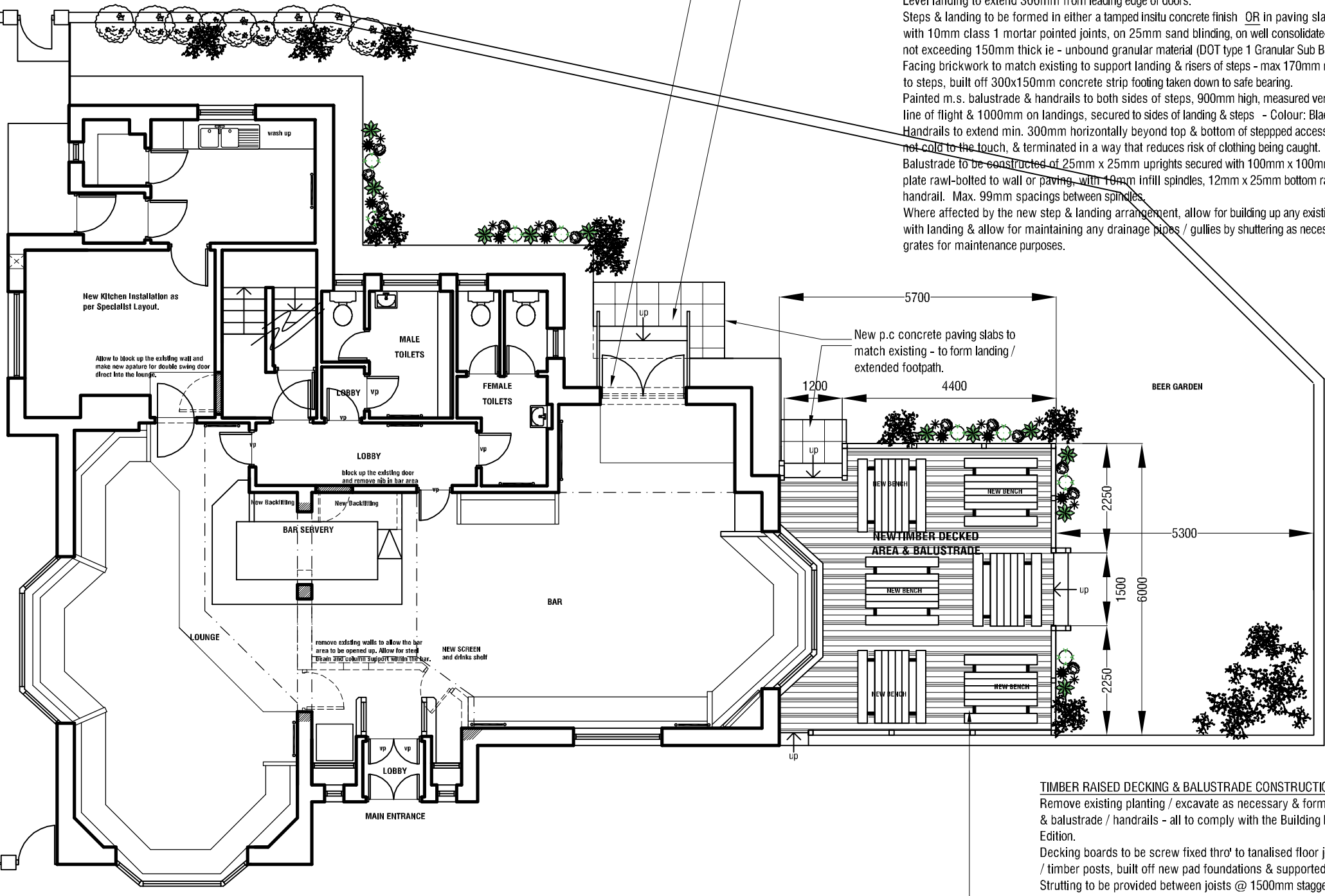
EXISTING GROUND FLOOR PLAN
Scale 1:100@A1



DETAIL ELEVATION
Scale 1:20

NEW ACCESS TO GARDEN AREA -
Take out existing window & cill, & break out opening to floor level.
Build in new doors & frame to open onto level landing & make good finishes to match adjacent.
Doors to have safety glazed vision panel.

STEPPED ACCESS & LEVEL LANDING TO ENTRANCE -
Form new stepped access with level landing & balustrade / handrails - all to comply with the Building Regulations 2000, Approved Document K1, 1998 Edition.
Level landing to extend 300mm from leading edge of doors.
Steps & landing to be formed in either a tamped in situ concrete finish OR in paving slabs to match existing, with 10mm class 1 mortar pointed joints, on 25mm sand blinding, on well consolidated hardcore in layers not exceeding 150mm thick ie - unbound granular material (DOT type 1 Granular Sub Base).
Facing brickwork to match existing to support landing & risers of steps - max 170mm rise & 300mm going to steps, built off 300x150mm concrete strip footing taken down to safe bearing.
Painted m.s. balustrade & handrails to both sides of steps, 900mm high, measured vertically above pitch line of flight & 1000mm on landings, secured to sides of landing & steps - Colour: Black.
Handrails to extend min. 300mm horizontally beyond top & bottom of stepped access, be slip resistant & not cold to the touch, & terminated in a way that reduces risk of clothing being caught.
Balustrade to be constructed of 25mm x 25mm uprights secured with 100mm x 100mm x 12mm fixing plate rawl-bolled to wall or paving, with 10mm infill spindles, 12mm x 25mm bottom rail & 40 to 45mm dia handrail. Max. 99mm spacings between spindles.
Where affected by the new step & landing arrangement, allow for building up any existing I.C. covers level with landing & allow for maintaining any drainage pipes / gullies by shuttering as necessary with new leaf gratings for maintenance purposes.



PROPOSED GROUND FLOOR PLAN
Scale 1:100@A1



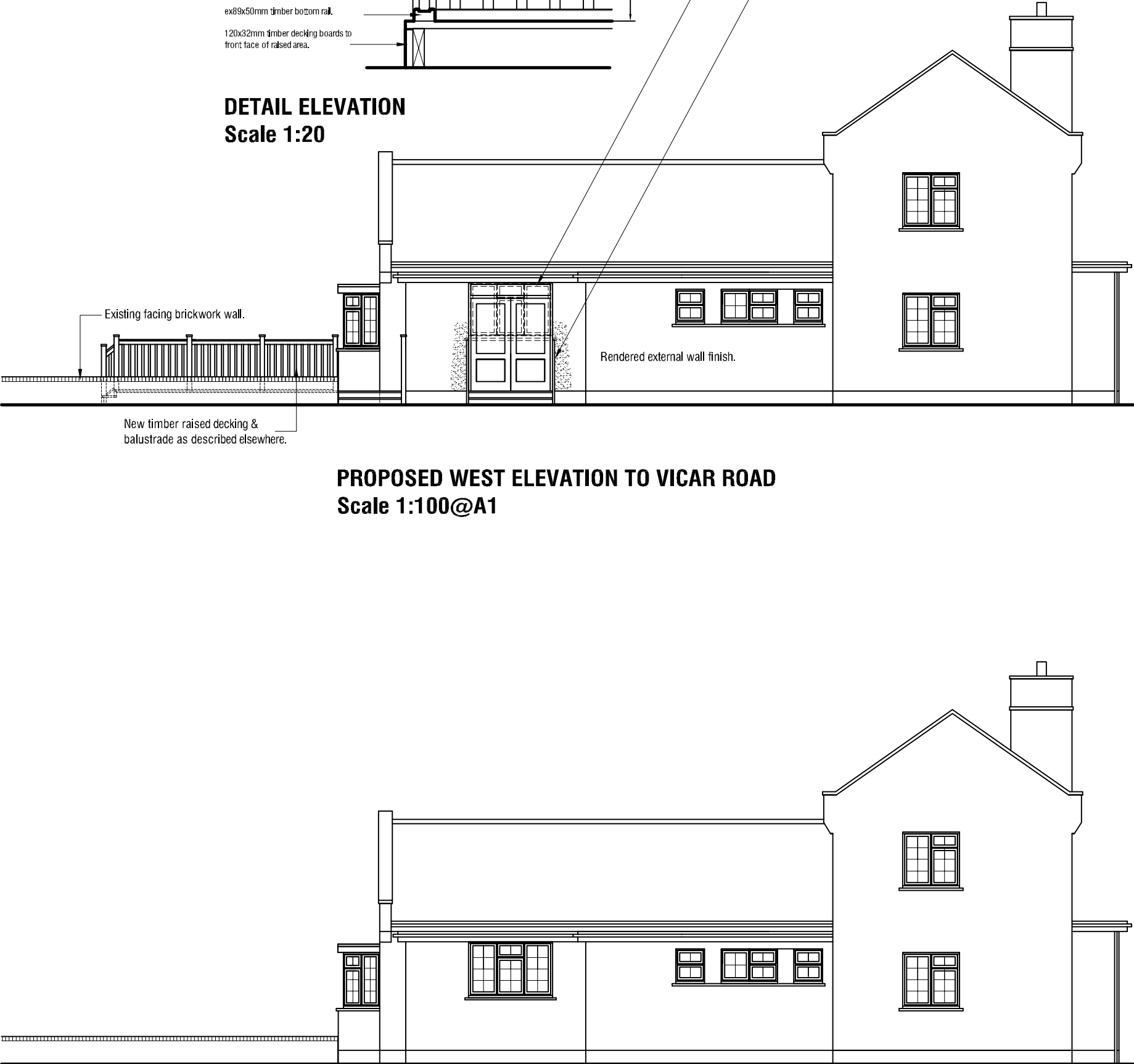
PHOTOGRAPHS SHOWING TYPICAL RAISED DECKING & BALUSTRADE

NEW ACCESS TO GARDEN AREA -
Take out existing window & cill, & break out opening to floor level.
Build in new doors & frame to open onto level landing & make good finishes to match adjacent.
Doors to have safety glazed vision panel.

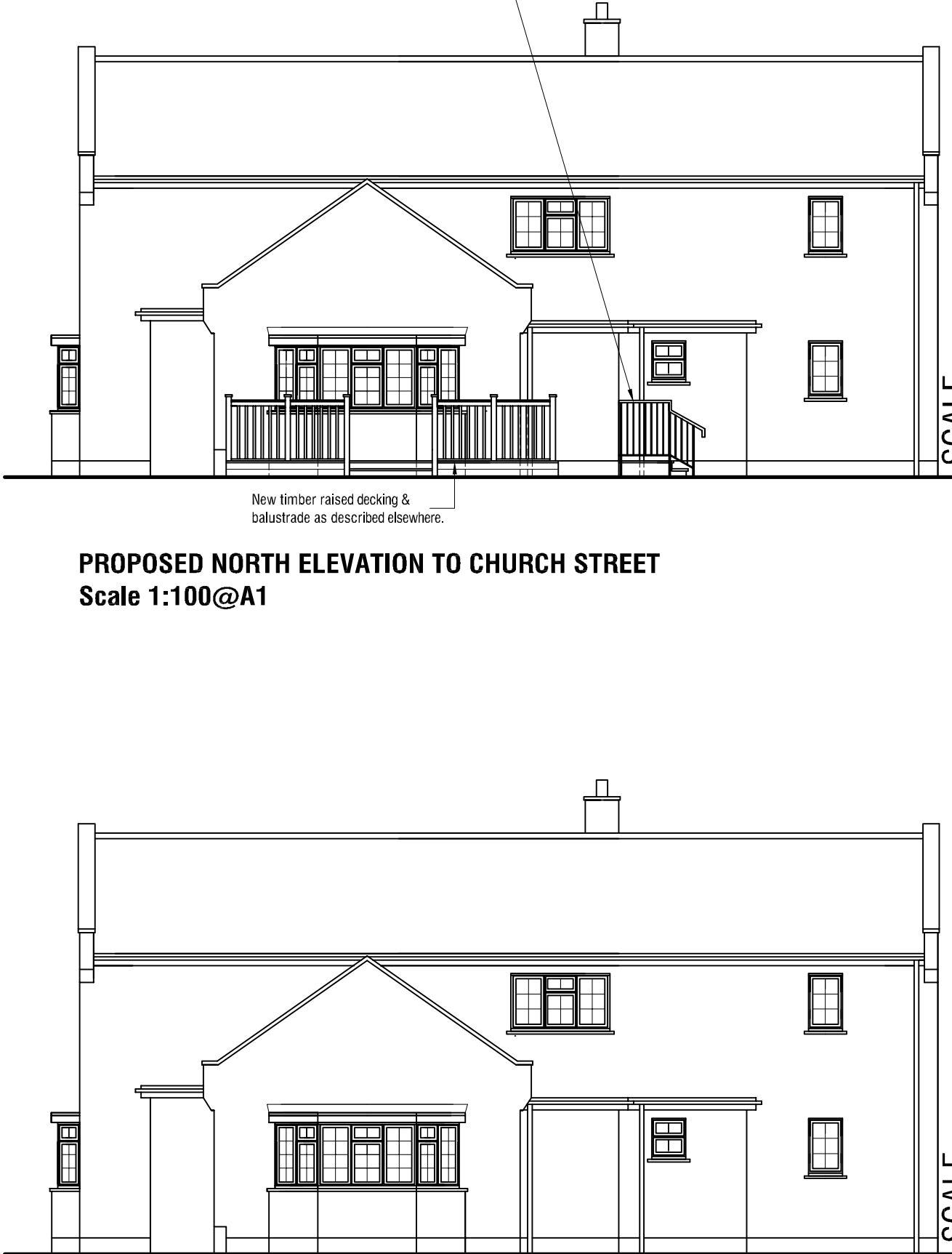
STEPPED ACCESS & LEVEL LANDING TO ENTRANCE -
Form new stepped access with level landing & balustrade / handrails - all to comply with the Building Regulations 2000, Approved Document K1, 1998 Edition.
Level landing to extend 300mm from leading edge of doors.
Steps & landing to be formed in either a tamped in situ concrete finish OR in paving slabs to match existing, with 10mm class 1 mortar pointed joints, on 25mm sand blinding, on well consolidated hardcore in layers not exceeding 150mm thick ie - unbound granular material (DOT type 1 Granular Sub Base).
Facing brickwork to match existing to support landing & risers of steps - max 170mm rise & 300mm going to steps, built off 300x150mm concrete strip footing taken down to safe bearing.
Painted m.s. balustrade & handrails to both sides of steps, 900mm high, measured vertically above pitch line of flight & 1000mm on landings, secured to sides of landing & steps - Colour: Black.
Handrails to extend min. 300mm horizontally beyond top & bottom of stepped access, be slip resistant & not cold to the touch, & terminated in a way that reduces risk of clothing being caught.
Balustrade to be constructed of 25mm x 25mm uprights secured with 100mm x 100mm x 12mm fixing plate rawl-bolled to wall or paving, with 10mm infill spindles, 12mm x 25mm bottom rail & 40 to 45mm dia handrail. Max. 99mm spacings between spindles.
Where affected by the new step & landing arrangement, allow for building up any existing I.C. covers level with landing & allow for maintaining any drainage pipes / gullies by shuttering as necessary with new leaf gratings for maintenance purposes.

TIMBER RAISED DECKING & BALUSTRADE CONSTRUCTION -
Remove existing planting / excavate as necessary & form new timber raised decking with stepped access & balustrade / handrails - all to comply with the Building Regulations 2000, Approved Document K1, 1998 Edition.
Decking boards to be screw fixed thro' to tanalised floor joists @ 300mm cts, fixed between sleeper walls / timber posts, built off new pad foundations & supported / tied back to existing perimeter wall.
Strutting to be provided between joists @ 1500mm staggered spacing.
All timber to be tanalised & decking boards to be finished with anti-slip treatment.
Tanalised timber balustrade to perimeter of decking comprising ex100x36 mm timber handrail with chamfered top, secured to ex40x50mm top rail, ex40x50mm bottom rail between ex100x100mm newel posts, ex50x50mm balusters & max. 143mm cts, housed into top & bottom rails, ex32mm thick cappings with chamfered top edge to newel posts.
Exposed face of raised area to be faced with horizontal decking boards.
Stairs to have max. 170mm rise & 250 mm going with min. 1200mm surface width.
Handrails to be provided to sides of steps, 900mm high, measured vertically above surface of steps & 1100mm on decking, secured to uprights.
Timber balustrade & handrails to be secured with concealed fixings to newel posts, strings, bottom rail.
Max. 99mm spacings between balusters.
Where affected by the new arrangement, allow for building up any existing I.C. covers level with landing & allow for maintaining any drainage pipes / gullies by shuttering as necessary with new leaf gratings for maintenance purposes.

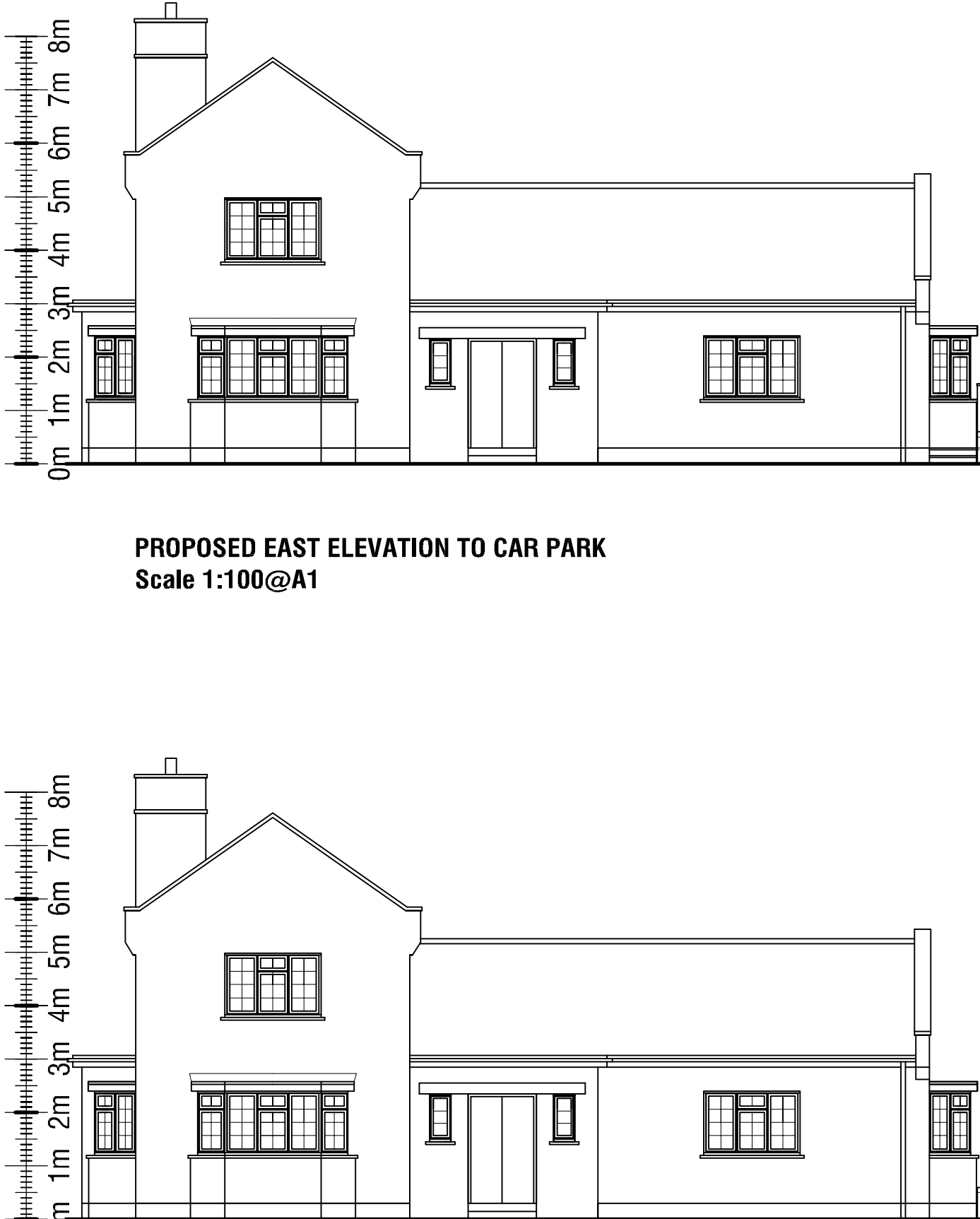
GUARDING & HANDRAILS
* Guarding to be minimum 1100mm high above decking boards with no gap exceeding 99mm, and to be fixed in accordance with manufacturer's details.
* Balustrade & handrails to be 1100mm high on decked area & 900mm high to staircase, measured vertically above pitch line of flight.
* Guarding to be capable of withstanding a horizontal force of 1.5 kN/m (lateral) in accordance with B.S. 6399:1996.



PROPOSED WEST ELEVATION TO VICAR ROAD
Scale 1:100@A1



PROPOSED NORTH ELEVATION TO CHURCH STREET
Scale 1:100@A1



PROPOSED EAST ELEVATION TO CAR PARK
Scale 1:100@A1



EXISTING WEST ELEVATION TO VICAR ROAD
Scale 1:100@A1

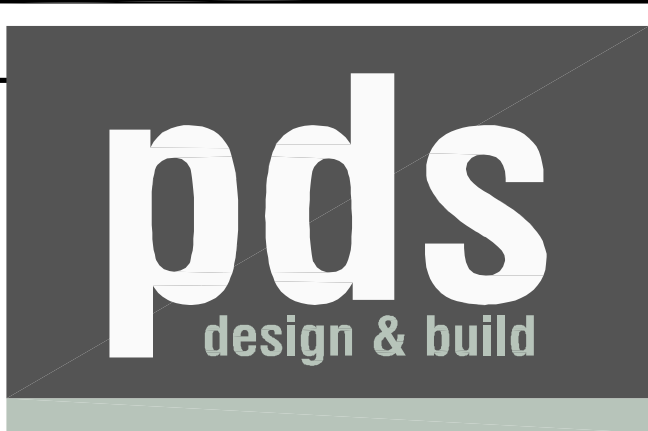


EXISTING NORTH ELEVATION TO CHURCH STREET
Scale 1:100@A1



EXISTING EAST ELEVATION TO CAR PARK
Scale 1:100@A1

Rev Date Initial Comment



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Drawing Name	Existing & Proposed Plan & Elevations		
Drawn By	WS		
Date	Dec '11	Scale	1:100 @ A1
Status	Preliminary / Approval / Construction		
Drawing no.	04	Revision	

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