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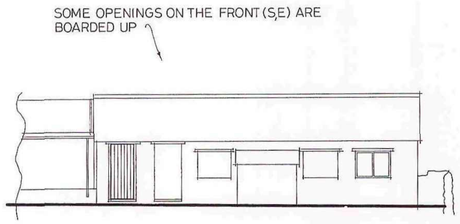
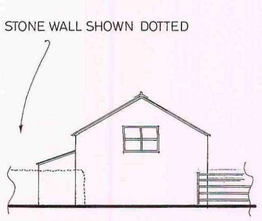
SCALE :- 1:25000



EXISTING FRONT ELEVATION



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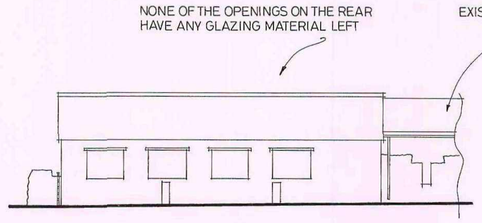

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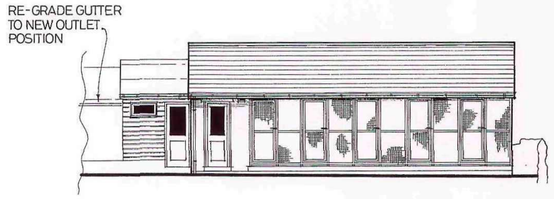
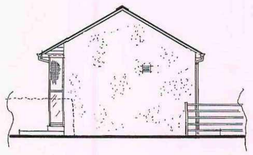


PROPOSED FRONT ELEVATION



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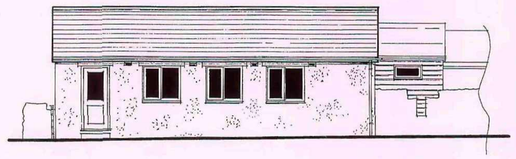

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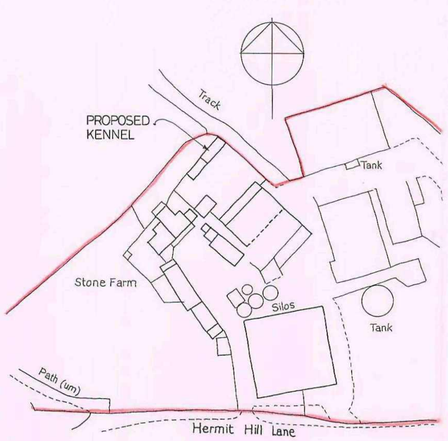
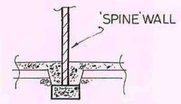
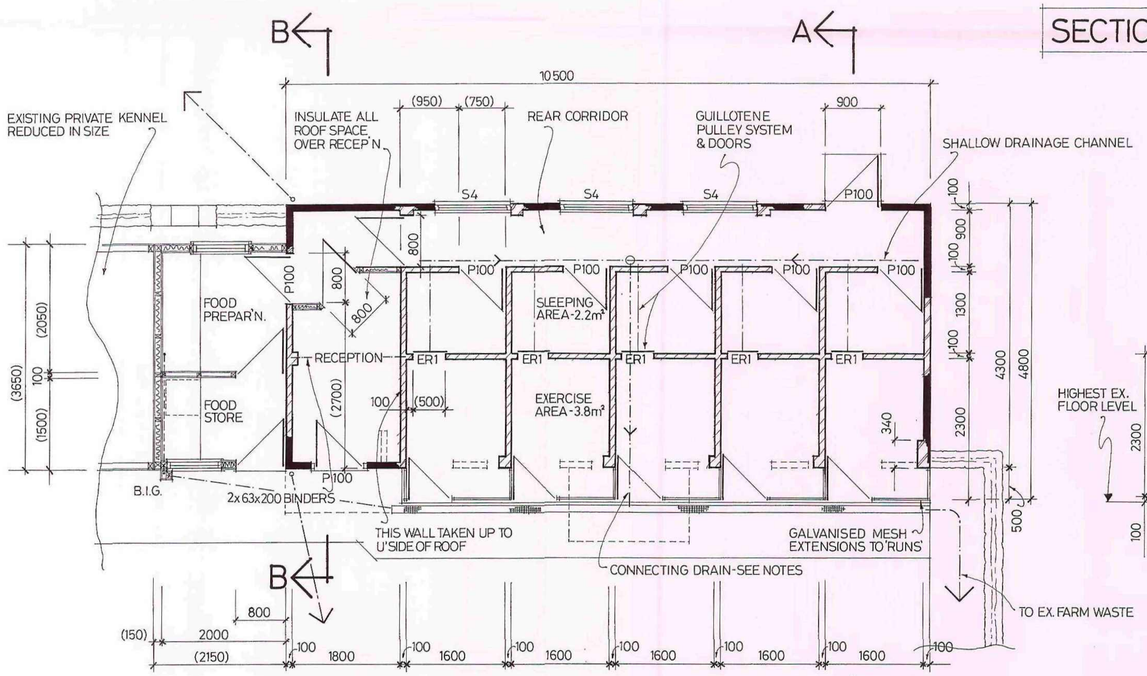


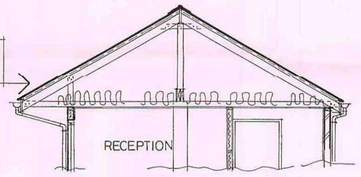
LOCATION PLAN 1:1250

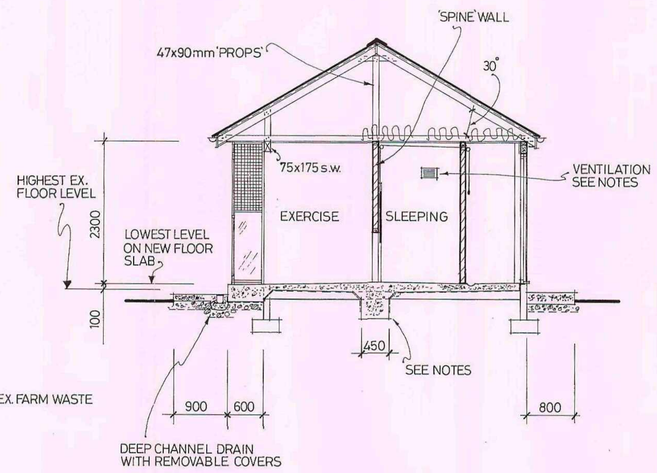


ALTERNATIVE FOUNDATION STYLE



PROPOSED PLAN





SECTION A-A

NOTES

GENERAL. Proposal to convert an outbuilding into Kennels. Work should be done sympathetically retaining as much of the original building as its condition and proposed use allow. This drawing is only intended for Building Regulation &/or Planning Permission submission. While every effort is made to ensure the accuracy of this drawing it cannot be guaranteed. Do not scale. Check all dimensions on site. All work to comply with relevant building regulations & satisfy the BCO (Building Control Officer). All work to comply with the Animal Boarding Establishments Act 1963. All interior wall surfaces must be sealed, smooth & impervious. Junctions between vertical & horizontal surfaces should be coved.

FOUNDATIONS. A preliminary trial hole suggests the building has concrete footings. BCO to inspect prior to work commencing. If required the existing floor slab should be broken out to provide a deeper foundation under the 'spine' wall, see Section A-A. Where piers are required the existing foundations may require widening to maintain the projection beyond the pier face. All foundations 1:3:6 mix or better.

EXTERNAL WALLS. Below Ground. Ordinary quality commons. **Above Ground.** 102mm facing brick to match existing. To improve weather resistance the rear & end elevations should have a 2 coat rendered finish (BS 5262:1991) (BS EN 13914-1:2005) to match existing. PVCu Render Stops to BS EN 13914-1:2005.

INTERNAL WALLS. 100mm standard lightweight blocks.

PARTITION WALLS. 75x50mm studding packed with mineral fibre quilt. 250um (1000 gauge) vapour barrier on Reception side, 12.5mm plasterboard & skim both sides. Exercise area extended using proprietary galvanised steel runs (mesh 2mm thick, max spacing 50mm) with solid sheeting on dividing walls up to a height of 1200mm.

GROUND FLOOR. It is assumed that the minimum thickness of the existing slab is 100mm. If required this slab should be partially broken out to allow deeper footings for load-bearing walls, the remainder should be cleaned in readiness for the addition of the new floor which is: Concrete min 100mm thick with a smooth impervious surface capable of being easily cleaned, laid to fall 1:80 (pooling must not occur) from the spine wall to the front & rear drainage channels. Provide 300 um (1200 gauge) DPM.

ROOF CONSTRUCTION. Eternit fibre cement slates (weight 20.4kg/m^2) colour to match existing farm buildings fixed to manufacturers recommendations, on 38x25mm battens, on reinforced felt type 1F to BS 747, on 47x125mm Rafters with 47x90mm ceiling joists – all at 450mm ctrs. 9.5.mm P'board & skim to ceiling. Provide vapour barrier to all ceiling areas but 270mm Rockwool insulation only over Kennel sleeping area, rear corridor and Reception. 100x75mm wallplates strapped down 400mm from external corners then at 1200ctrs. straps taken down 900mm. Where rafters/joists run parallel lateral restraint provided at ceiling & verge level using 30x5mm straps 1000mm from external corners then at 2000mm ctrs. extending over & secured to 3No rafters/joists & 50x75mm noggins. Adjacent rafter/joist packed out to wall face. Verge straps positioned on uncut brick work as near the apex as possible. All to satisfy BCO.

HEATING & VENTILATION. 10mm continuous soffit gap at eaves level fitted with a durable fly proof screen. Maintain min. 50mm free airspace over insulation. Windows to give 5% of floor area as purge ventilation plus background vents of 5000mm^2 equivalent area. High level vents should be provided between all kennels and the rear corridor. Provide underfloor heating to the kennel sleeping area.

DAMP PROOFING. DPM in floor linked to any new or existing DPC. DPC to heads, cills & jambs of external frames.

DRAINAGE & PLUMBING. 112mm half round PVC gutter & 68mm downpipes connected to prepared soakaways min. 5000mm from building (soakaways subject to rainfall intensity, ground porosity tests & storage capacity as detailed in Approved Document H3). Provide hot & cold water supply to sink/washbasin in the food preparation area. 40mm/32mm wastes respectively discharging to gully terminated above the water but below the grating. 38mm seal traps. Drain connecting rear and front waste channels from 100mm Hepworth Supersleeve laid to fall 1:80 min. All waste to use existing farm system. Septic tanks must be in a good state of repair, regularly desludged and have enough capacity to deal with any increase in flow.

DRAIN PROTECTION. Foundations taken below invert of the 'connecting drain' running under the concrete slab. Drain to be surrounded with minimum 150mm concrete, 18mm polystyrene board at each sleeve joint face.

WINDOWS & DOORS. Upvc window frames with 16mm airgap low E coated double glazing. Glazing to doors less than 1500mm above floor level from toughened glass to BS 6206A class C. Windows in rear elevation to be fitted with security bars. Galvanised steel gates to kennel sleeping & exercise areas.

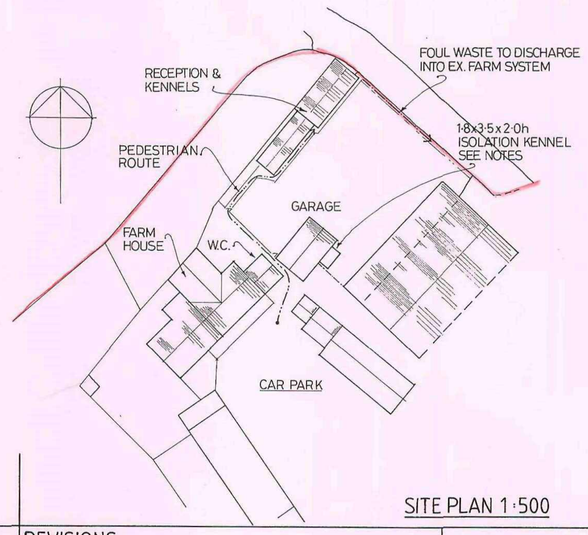
FIRE. Smoke detectors (fitted in accordance with approved Doc B (2007) section 1.10-1.18.) and fire safety equipment should be installed in line with current health & safety regulations.

ELECTRICAL WORK. All Electrical work is required to meet the requirements of Part P (Electrical Safety). Prior to completion the Building Control Officer must be provided with evidence to demonstrate that the electrical work has been carried out by a member of a relevant Competent Person Scheme.

FOOD STORE & PREPARATION. Convert the end section of existing private kennel using typical 'off the shelf' timber outbuilding construction built off the existing concrete ring beam. Floor as above but laid flat. Walls should be timber (tanalised) clad on 38x25mm battens on breather type underlay, on external grade ply sheathing, 100x75 s.w. frame & 38mm studs packed with insulation quilt, vapour barrier to warm side. 12.5mm plasterboard to inner side. Roof similar construction to kennels but boarded and covered with 3 layer built-up roofing felt. Abutments between this area/proposed kennels and existing kennels to be weatherproof.

ISOLATION KENNEL. Of similar size & meeting all the requirements of the main kennels. A heating system should be used capable of maintaining a minimum temperature of 15.5° C.

NOTE! DIMENSIONS IN BRACKETS ARE FOR INFORMATION ONLY



SITE PLAN 1:500

PROPOSED CONVERSION OF OUTBUILDING FOR KENNELS at STONE FARM, WORTLEY, S35 7DF

REVISIONS

PD MAY 09

SCALE 1:100,50