

<b>PASSMORES</b>			
Client: SOUTH CHURCH PARK BOWLS CLUB		Drawg. No: 43/67302/6	
Scale: 1:50	Date: 13.5.15.	Drawn: R.J.R.	Checked:
See overleaf for:		TYPICAL SECTION TECHNICAL SPECIFICATION	

## SITE PLAN

For the purposes of the Town and Country Planning Act, trace or affix a site location plan to a scale no smaller than 1:1250. State the scale and show North

## CLUB RANGE BUILDING BY PASSMORES

This drawing relates to 25° pitch slate roof Club Range buildings supplied with verandah and meeting the elemental criteria of Part L2a of the Building Regulations

The timber superstructure is designed, manufactured and erected by Passmores onto foundations designed and constructed by the customer

**FOUNDATIONS** A traditional concrete filled trench foundation is constructed and perimeter brickwork laid accurately thereon, to the dimensions provided. The top of brickwork to be a minimum of 150mm above surrounding ground level. 100mm of consolidated and sand blinded hardcore, to be covered with 100mm of concrete. Perimeter trench depth and width will vary with ground conditions.

Anti-heave provision and steel reinforcement may be required depending on soil conditions.

As an alternative to a traditional trench foundation, a reinforced concrete raft may be specified, providing good soil conditions.

This drawing is for Local Authority approval purposes and should not be used to construct baseworks. A separate drawing will be provided at time of order confirmation.

**WALLS** Passmores supply and lay a bitumen felt dpc. The factory made wall panels are constructed from 4 x 2 CLS softwood sole and head plates and studs at 600mm centres. Racking forces are taken by 9mm osb III sheathing. Structural partitions are clad one side to eaves in 9mm osb III. Studwork is doubled at panel joints and trebled at corners. Panels are joined with bolts. Openings supporting trusses are spanned with solid or box beams. Cladding, as specified below, is fixed over Tyvek with 12 gauge rust resistant nails. Sole plate, cladding, fascias and bargeboards are pressure preservative treated. Wall panels are anchored with rawbolted steel brackets. Standard joinery doors and windows are incorporated during panel construction. Windows have trickle ventilation, weather strips and lockable casement stays. Door frames have hardwood thresholds and weatherstrips.

**ROOF** Buildings are supplied with fabricated trussed rafters by specialist manufacturer, constructed to BS 5268, Part III and spaced at 0.6m centres. Longitudinal and rafter bracing is fixed in accordance with truss manufacturer's recommendations. Trusses are pressed metal bracketed to walls. Gables are clad in shiplap over Sisalkraft and fitted with bargeboards. Side wall eaves have fascias.

**VERANDAH** The roof trusses are cantilevered to support the verandah overhang. The verandah ceiling is lined with 16 x 125 tgv boards. Verandah posts are non-structural and 4 posts and 4 1.2m sections of balustrading are supplied as standard.

**FLOOR (Optional)** 18 TC4 P5 chipboard with glued joints on Celotex GA400 on 1200 gauge polythene dpm.

### CONSERVATION OF FUEL AND POWER

With reference to the 2010 Part L2a Regulations, the minimum elemental U values are: roof: 0.25, wall: 0.35, floor: 0.25, joinery: 2.2.

This building exceeds the minima as follows:

Roof: 2 layers (100 and 170) of Knauf loft roll achieving U value of 0.16W/m²K.

Wall: 60mm Celotex GA4000 between studs achieving U value of 0.33W/m²K.

Floor: Appropriate thickness of Celotex (usually 60mm) based on P/A calculation to achieve U value of 0.22W/m²K.

Joinery: 1.8W/m²K in conjunction with Low E double glazing.

Construction is carried out in accordance with Accredited Construction details.

Air permeability target < 15m³/h/m² at 50 Pa.

### THIS BUILDING

19 x 125 planned shiplap	<input checked="" type="checkbox"/>	Roof pitch	<input type="checkbox"/>	25°
25 x 150 planned shiplap	<input type="checkbox"/>	Design load	<input type="checkbox"/>	376 N/m²
Eaves height	<input type="checkbox"/>	Fibre cement slate	<input checked="" type="checkbox"/>	
Ridge height	<input type="checkbox"/>	Natural slate	<input type="checkbox"/>	

### VARIATIONS TO STANDARD SPECIFICATION

## BLOCK PLAN

For the purposes of the Building Regulations application, trace or affix 1:200 or 1:500 scale block plan. Show, with dimensions, the relationship of the proposed building to site boundaries, other buildings and nearest highway

### REVISIONS

Number	Description	Date	Initials

**PASSMORES**  
**HIGH STREET, STROOD,**  
**KENT, ME2 4DR**

Tel: 01634 290033  
 Fax: 01634 290084  
 www.passmores.co.uk

### Building for:

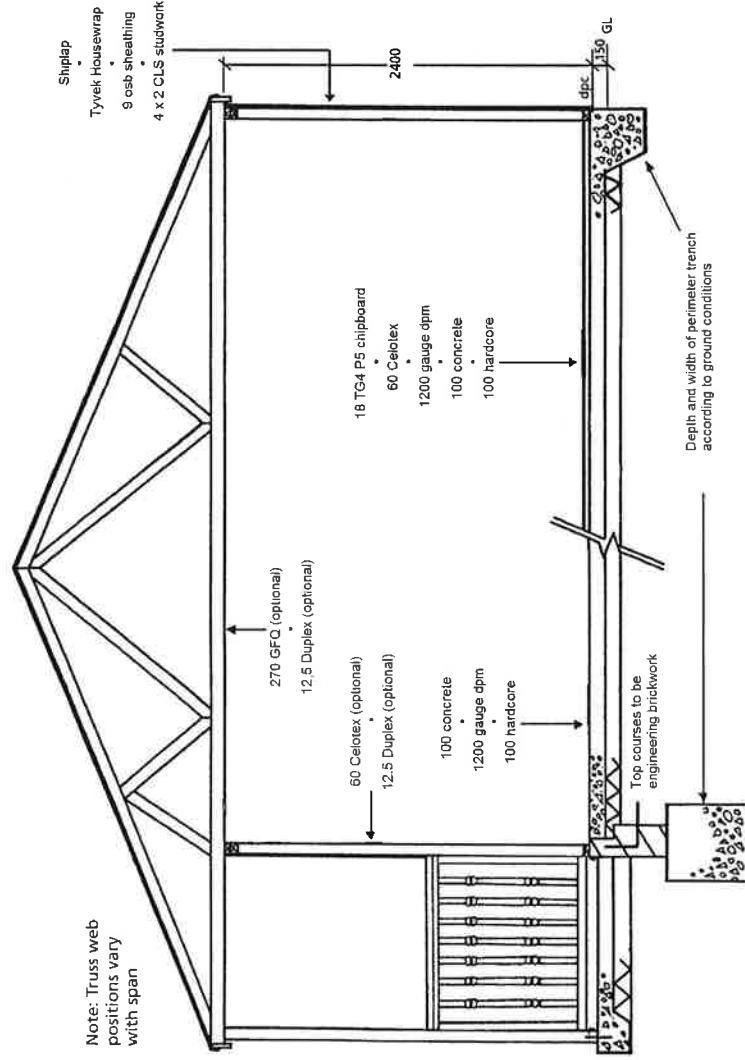
South Church Park Bowls Club,  
 Shaftsbury Avenue,  
 Southend On Sea,  
 Essex.

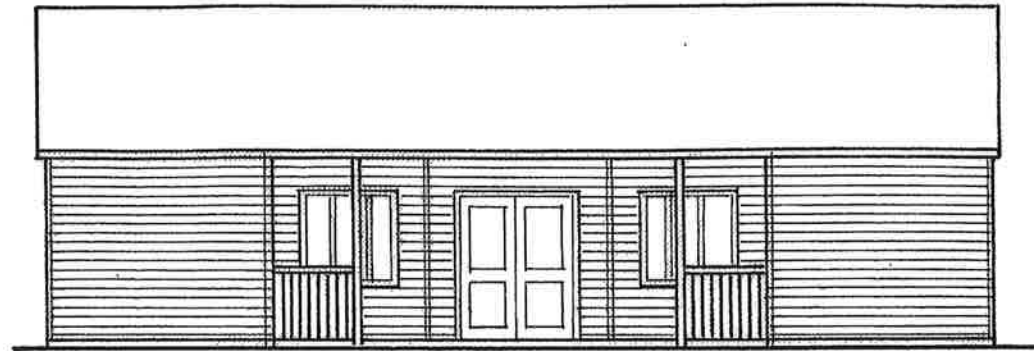
Scale: 1:50  
 Date: 13.5.15  
 Drawn: R.J.R.  
 Checked: SS  
 © PASSMORES

**DRAWING NUMBER: 43/67392/B**

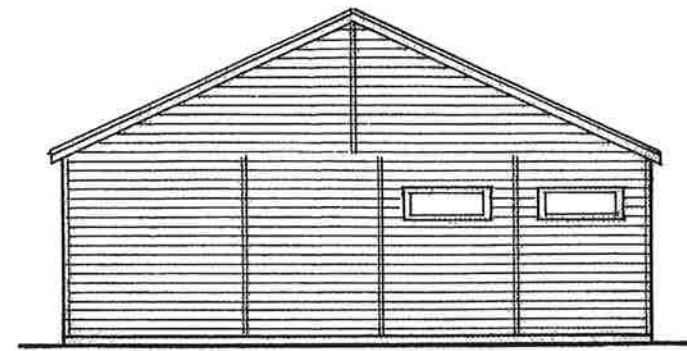
### TYPICAL SECTION

Not to scale.

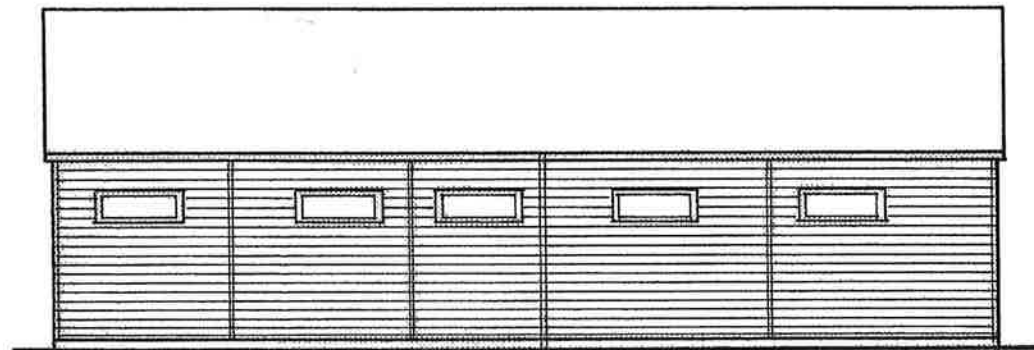




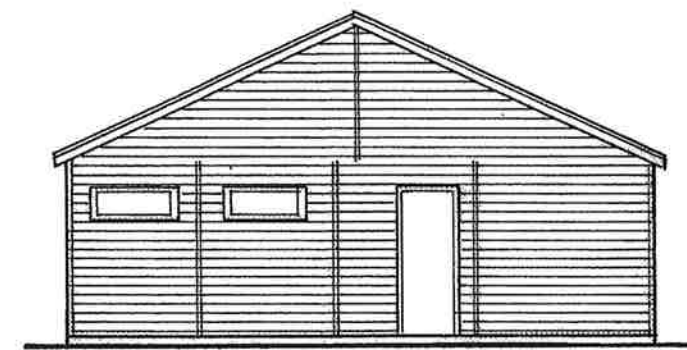
FRONT



L.H. FLANK



REAR



R.H. FLANK



SCALE 1:100

<b>PASSMORES</b>			
Client: SOUTH CHURCH PARK BOWLS CLUB		Drawg. No: 42/67302/A	
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## THIS BUILDING

✓	19 x 125 planed shiplap	✓	Roof pitch	25°
✓	25 x 150 planed shiplap	✓	Design load	376 N/m²
✓	Eaves height	2.40m	Fibre cement slate	✓
	Ridge height	4.40m	Natural slate	

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1:50	13.5.15	R.J.R.	SS	PASSMORES

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