

150dia  
FWD

Close Board Fence



Gully

Toilets:  
Single skin  
brickwork walls,  
timber flat roof

Garage

(Groundsman's  
store)

Bowls Pavilion

(felted, timber pitched roof)

Kitchen

WH under sink

sink

timber  
partition

Toilets

F

M

Water Tank  
(for watering ground)

Close  
Board  
Fence

Elec  
meter

timber roof truss

timber roof truss

Double glazed UPVC windows & doors

Balcony (timber decking)

Ramp  
up

Gate

Ramp  
up

Path

Fence

Bowling Green

Path

Hedge

Gate

Fence

Hedge

Playing  
Field

Footpath

St Blaise  
Avenue

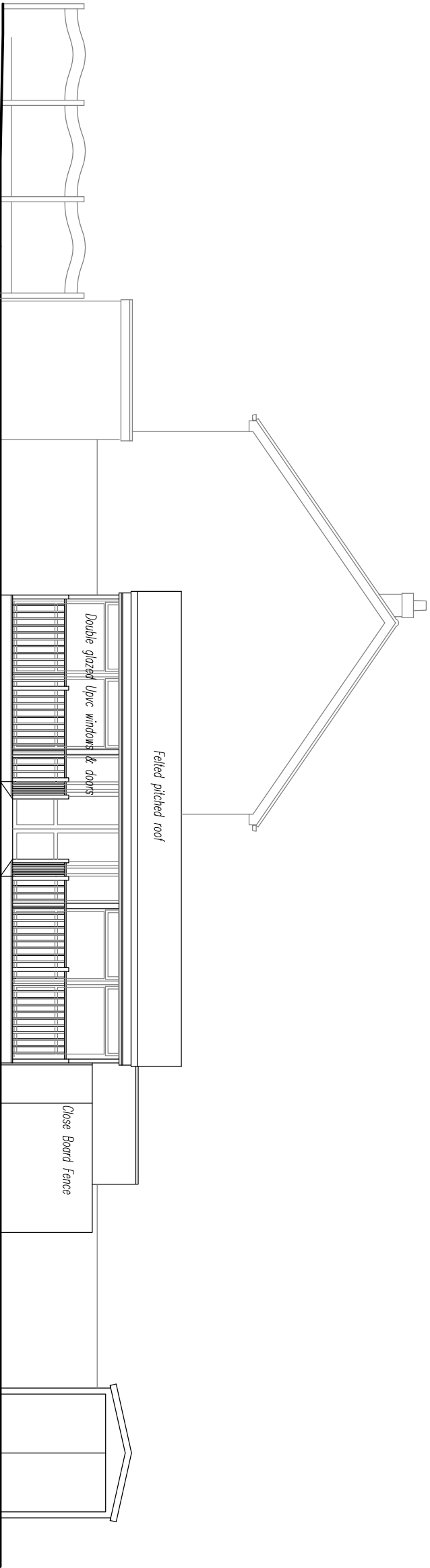
Vehicle  
Lane

# Existing Plan

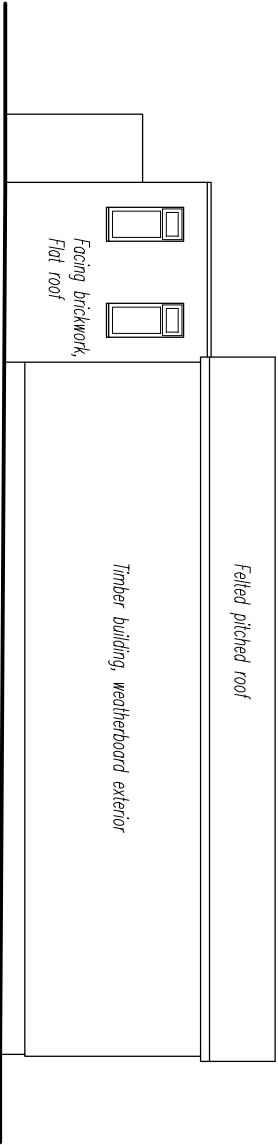
Scale. 1:100 @ A3  
Date. Sept 2022  
Drg no. WOPC10

Scale 1 5m

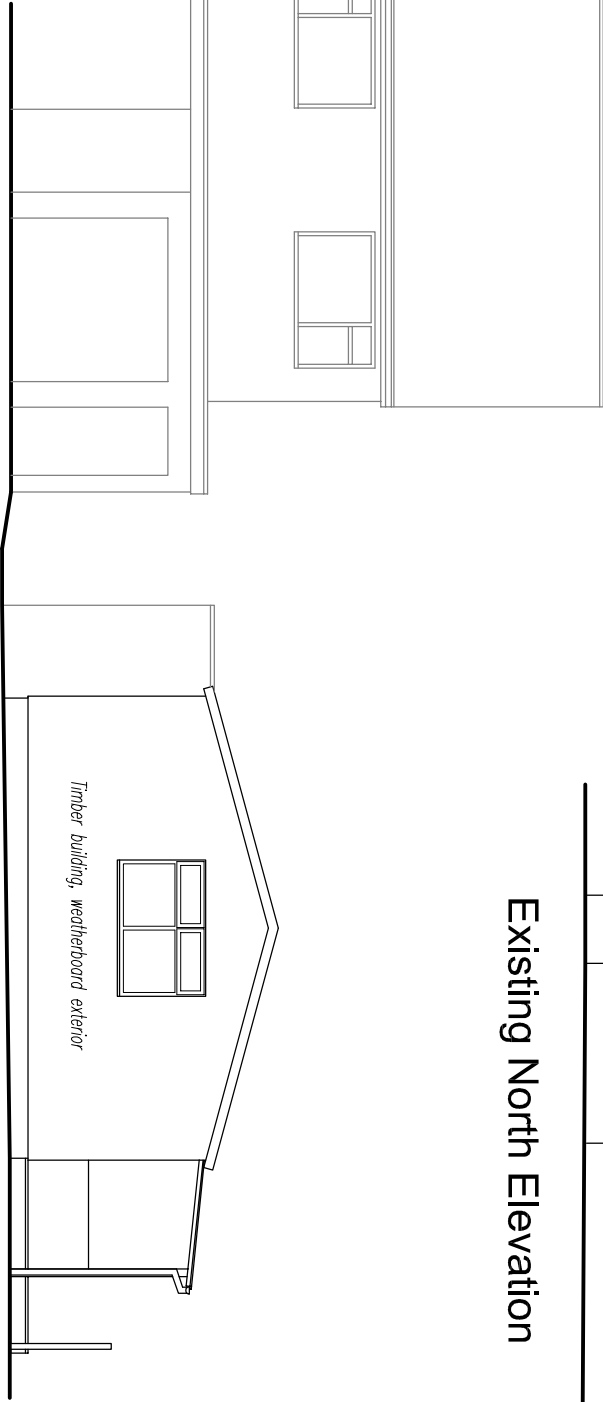
Proposed Toilets to Replace Existing  
Water Orton Bowls Club, St Blaise Avenue, Water Orton, B46 1RU  
Water Orton Parish Council



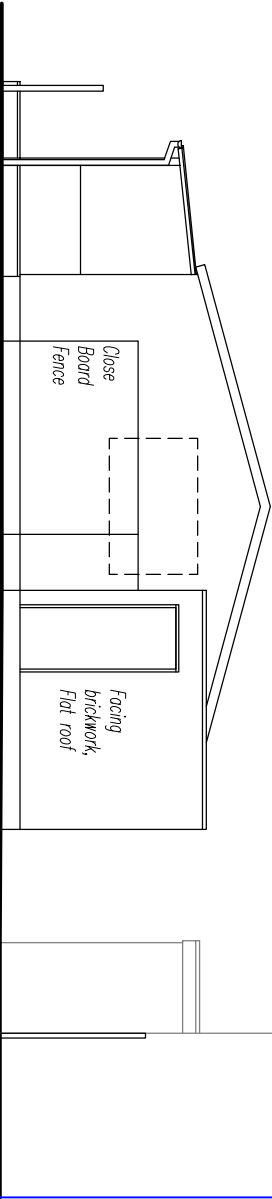
Existing South Elevation (facing bowling green)



Existing North Elevation



Existing West Elevation (facing St Blaise Avenue)



Existing East Elevation

# Existing Elevations

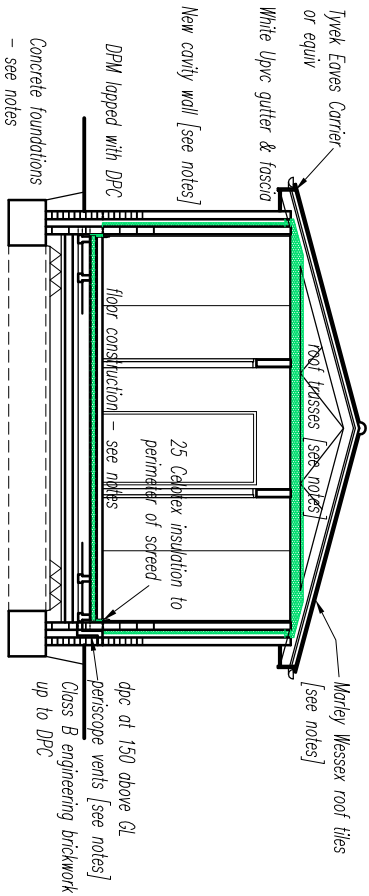
Scale. 1:100 @ A3  
Date. Sept 2022 Drg no. WOPC11



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Water Orton Bowls Club, St Blaise Avenue, Water Orton, B46 1RU  
Water Orton Parish Council







Section A-A

CONSTRUCTION / BUILDING REGULATIONS NOTES

FOUNDATIONS

600w x 500dp mass concrete strip foundations, min depth 100 below GL, to suit ground conditions and to satisfaction of Building Control Officer.

EXTERNAL CAVITY WALLS

102 LBC Rustic facing brickwork outer leaf, 100 Cavity with 50thick Celotex CM4000 insulation [50 residual cavity], 100 Thermolite Shield blockwork inner leaf, internal finish - 12.5 Plasterboard & skim on 10mm ados. U value=0.25.

SS cavity ties at 600c/c horiz, 450c/c vert, increased to 300c/c adj openings. Hybrid DPC at min 150 above adj. ground level. Where dpc is less than 150 above GL, cavity trays to be incorporated [see sections] Class B Engineering brickwork below dpc. GROUND FLOORS

65 thick cement/sand screed with light mesh reinforcement on 500g polythene separating layer on 90thick Celotex CM4000 insulation (P/A ratio 0.62), 25 thick vertical Celotex board to perimeter of screed.

1000g polythene dpm, all joints sealed, turned up at edges, sealed and lapped with DPC. Laid on 155 deep concrete beam & block floor [structural calculations to be provided]. Min 75 deep ventilated void beneath floor. U Value = 0.18

100thick oversite concrete subfloor on dpm, sand binding & type1 stone hardcore. Periscope underfloor vents (PUV) to provide ventilation rate of 1500mm2 per metre run of external wall.

INTERNAL WALLS

100 Thermolite Shield blockwork, finished both sides with 12.5 Plasterboard & skim on 10mm ados.

400B sound insulation.

PITCHED ROOFS

Smooth Brown Marley Wessex tiles on 50x25 tenonised sw laths, Spirtect 250 or equivalent vapour permeable underlty, all fixed in accordance with the manufacturers details.

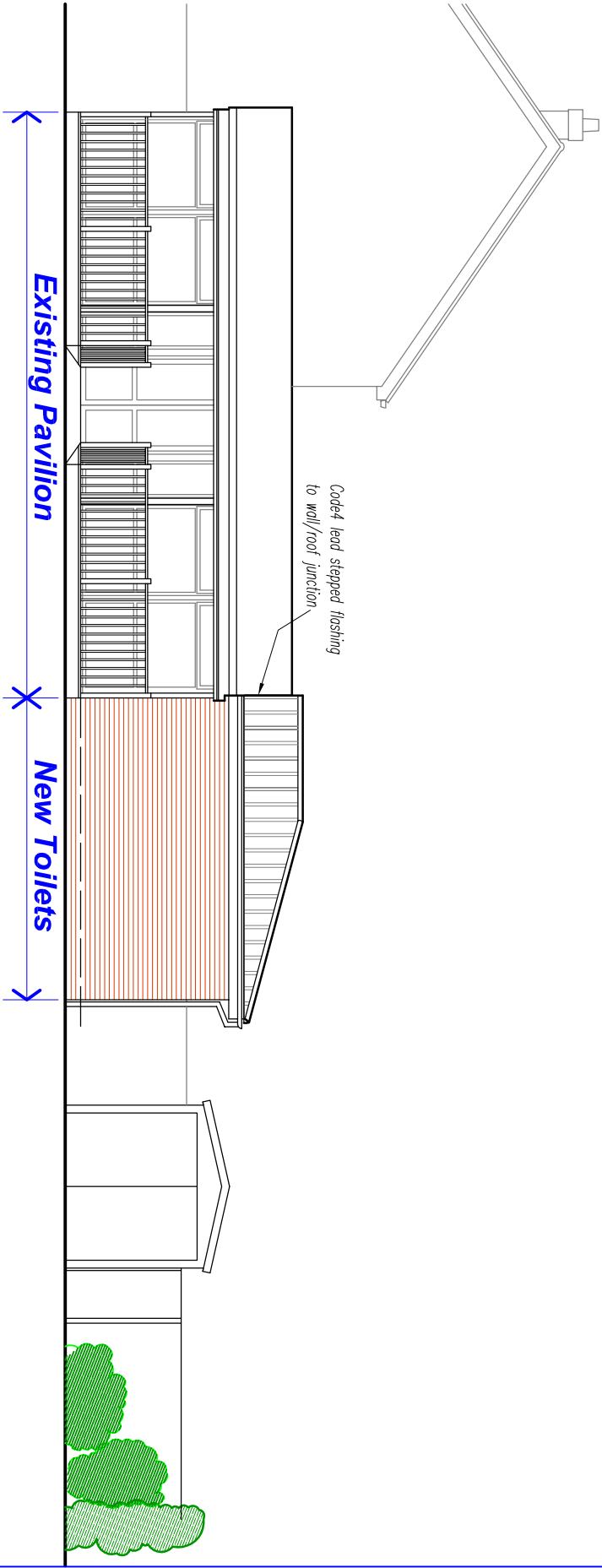
Trussed rafters @ 600c/c, pitch 15deg, designed and installed in accordance with BS5268:Pt3. Horizontal and diagonal bracing in accordance with BS5268:Pt3.

30x5 golv. MS strops. 900 long, 1200c/c, screwed to rafters/multipile and built into walls. 30x5 golv steel lateral restraint strops to be built into gable walls at 2m cc. and fixed across end 3no rafters

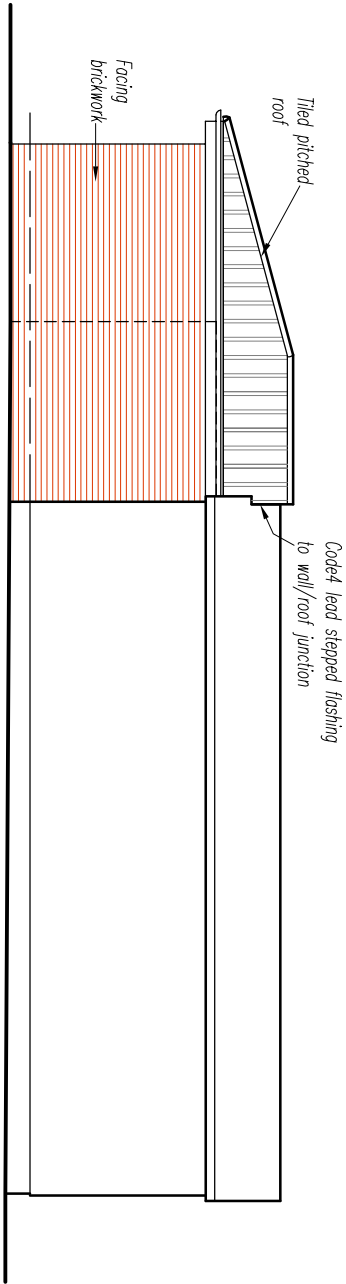
Horizontal ceilings - 12.5mm plasterboard with skim finish to u/s of ceiling joists, supported on all edges with noggins between joists etc.

Roof insulation - Lay 120mm thick Celotex XR4000 insulation between ceiling joists and 40mm thick Celotex TB4000 insulation across joists. U value=0.16.

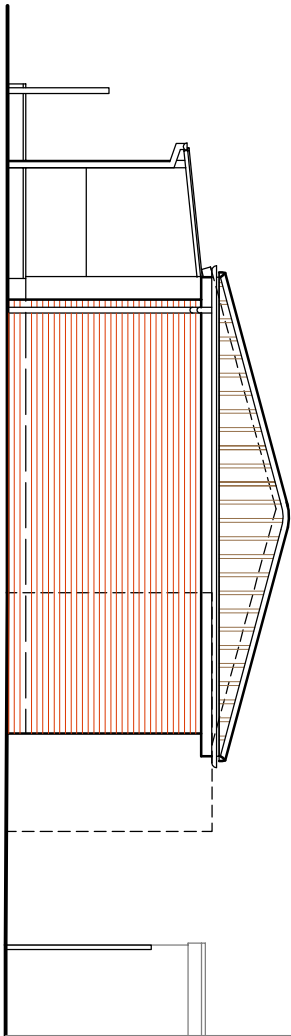
Ceilings - 12.5 Gyproc Wallboard & plaster skim.



South Elevation (facing bowling green)



North Elevation



East Elevation

# Building Regulations Drawing Proposed Elevations & Section

Scale. 1:100 @ A3  
Date. Sept 2022

Drq no. WOPC13

Scale 1 5m

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