

# PASSMORES CLUB RANGE

This drawing relates to tiled roof Club Range buildings with verandah. Passmores design and manufacture the timber superstructure to be erected onto foundations constructed by the customer.

## FOUNDATIONS

A trench foundation or block & beam foundation will suit the Passmores superstructure. For buildings under 50m<sup>2</sup> a concrete raft may be satisfactory. Please refer to attached foundation drawing. Depth and width of perimeter trench and overall concrete thickness depends upon ground conditions. In the event of proximity to mature trees a local structural engineer should be consulted.

## SUPERSTRUCTURE WALLS

Passmores supply and lay a bitumen felt dpc. The factory made wall panels are constructed from softwood sole and head plates and studs at 600mm centres. Frame size is 4 x 2 CLS. Eaves height is 2.40m. Racking forces are taken by 9mm osb III sheathing. Structural partitions are clad one side to eaves in 9mm osb III. Side wall head rails are doubled, studs are 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 opposite, is fixed over Tyvek with 12 gauge stainless steel nails. An optional 19mm wall cavity can be specified. Cladding, sole plate, fascias and bargeboards are pressure preservative treated. Wall panels are anchored with fabricated steel brackets and concrete screws. UPVC door and window joinery is A+ double glazed.

## ROOF

Buildings are supplied with fabricated trussed rafters by specialist manufacturer, constructed to BS EN 14250 and spaced at 0.6m centres. Trusses are pressed metal bracketed to walls. Longitudinal and rafter diagonal bracing is fitted in accordance with truss manufacturer's recommendations. Gables are clad in shiplap over Tyvek and fitted with bargeboards. Side wall eaves have fascias and open eaves ventilation trays with integrated fly screening. Roof covering on 50 x 25 treated battens over breathable felt is specified opposite.

## VERANDAH

Roof trusses are cantilevered to support the verandah overhang. The verandah ceiling is lined with 16 x 125 tgv boards. Verandah posts are 100 x 75mm with optional 150 x 150mm oak post.

## RAINWATER DISPOSAL

Gutters and down pipes are an optional item from Passmores. Recommended down pipe positions are shown on the foundation drawing.

## OPTIONAL FLOOR (up to 50m<sup>2</sup>)

18 TG4 P5 chipboard with glued joints on 40mm SD grade EPS on 1200 gauge polythene dpm.

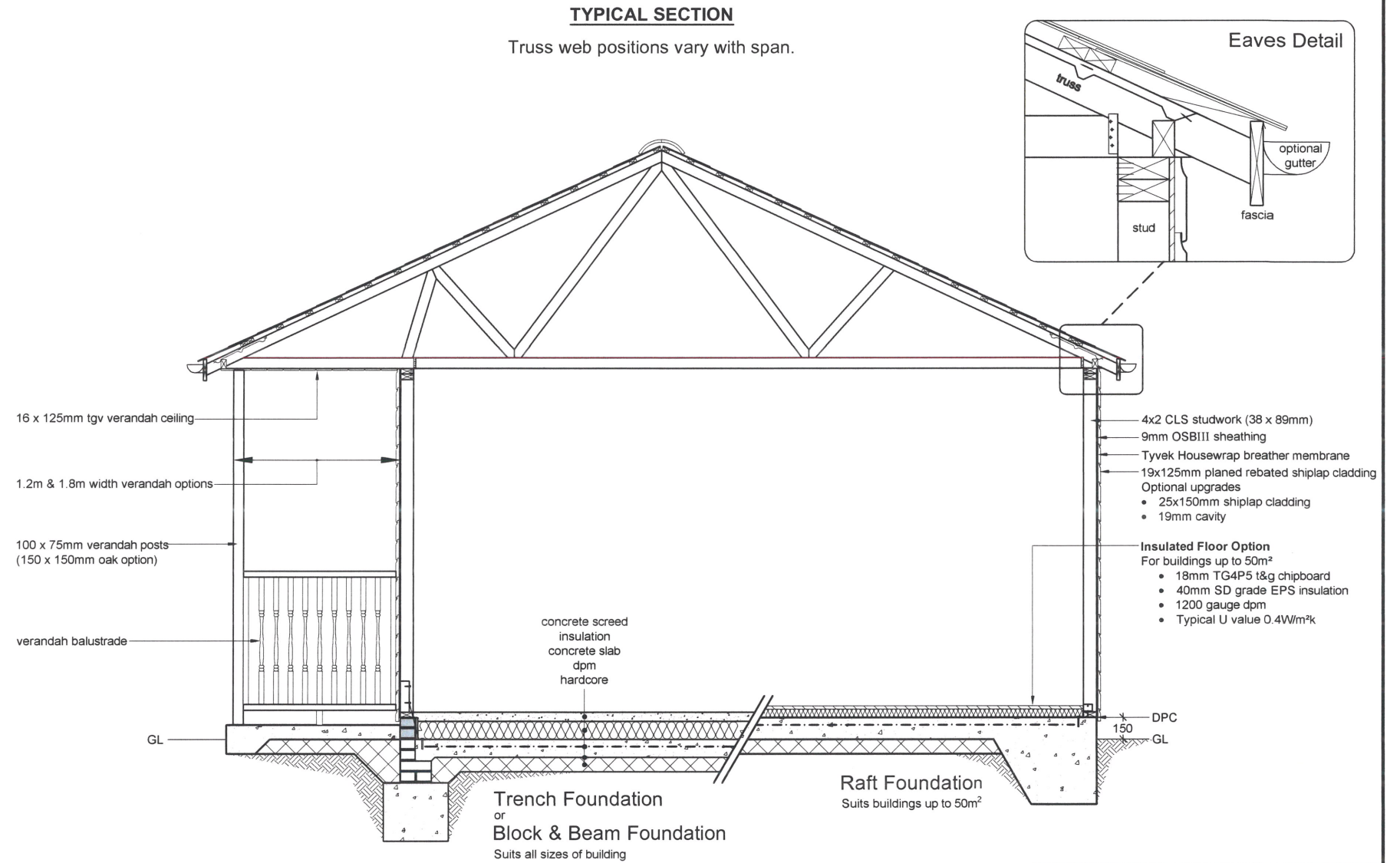
## CONSERVATION OF FUEL AND POWER

Guidance for customers to achieve compliance with Approved Document L Volume 2 of the Building Regulations.

- Buildings under 50m<sup>2</sup> useable floor area are exempt (Doc.L, Vol.2, 0.11.d refers). A U value of 0.43W/m<sup>2</sup>K can be achieved with 100mm mineral wool insulation fitted to walls and ceiling.
- Buildings over 50m<sup>2</sup> useable floor area with Low Energy Demand. Some buildings are for summer use only, e.g. cricket club. Provided any installed heating is limited to frost protection, the building will be classified as having a Low Energy Demand and a U value of 0.43W/m<sup>2</sup>K can be achieved with 100mm mineral wool insulation fitted to walls and ceiling.
- Buildings over 50m<sup>2</sup> useable floor area and fitted with a fixed heating system will be required to comply with Approved Document L Volume 2.

To achieve wall U value of 0.25W/m<sup>2</sup>K  
60mm PIR (0.022W/mK) between studs &  
25mm PIR (0.022W/mK) under plasterboard

To achieve roof U value of 0.16W/m<sup>2</sup>K  
270mm of mineral wool in 2 layers over ceiling plasterboard.



### THIS BUILDING

Eaves Height : 2.40m  
Ridge Height : 4.62m  
Cladding : 25x150 Shiplap with 19mm cavity  
Roof Pitch : 25°  
Roof Design Load : 685N/m<sup>2</sup>  
Roof Covering : Fibre Cement Slate

## PASSMORES

EST. 1909

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### Customer

St Giles Cricket Club.  
Scotland Road, Dry Drayton,  
Cambridge,  
Cambridgeshire. CB23 8BX

### Description

18.0m x 7.8m  
Club Range Building  
with 1.2m Verandah  
Sheet 1

Rev	Description	Date	
Date	Scale	Drawn	Checked
12.10.2023	N/A	J.M.D	
Drawing No	Rev		
53-75391-SHEET1	-		
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