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Scale 1:1250

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Centre coordinates: 435391.5 409179.88

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### Steve Camps

38 Chatsworth Road

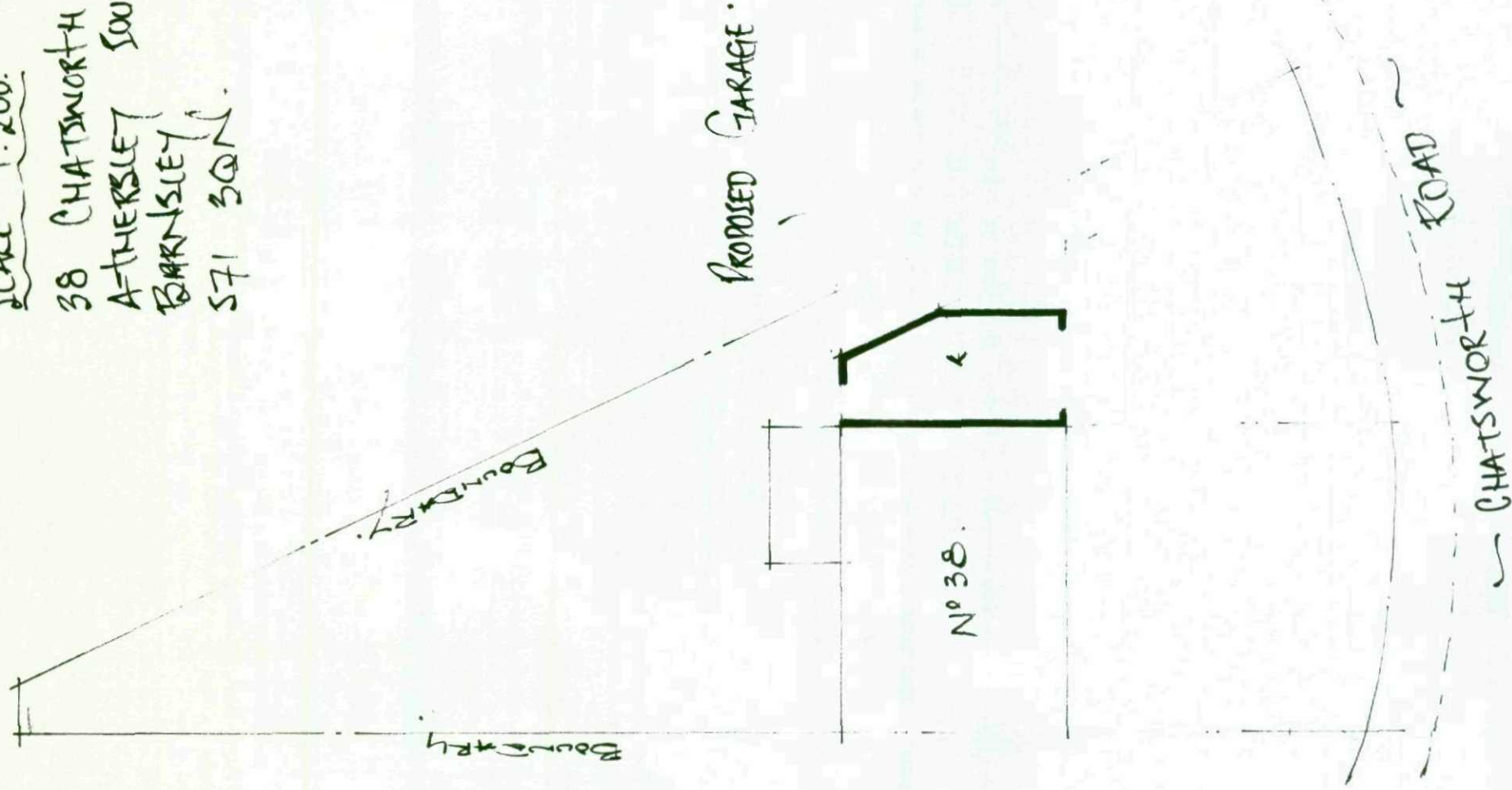
Athersley South

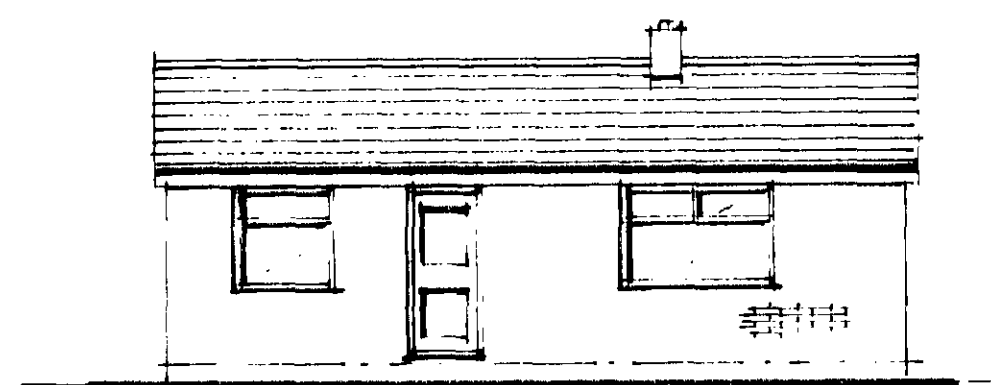
S71 3QN

Block Plan.

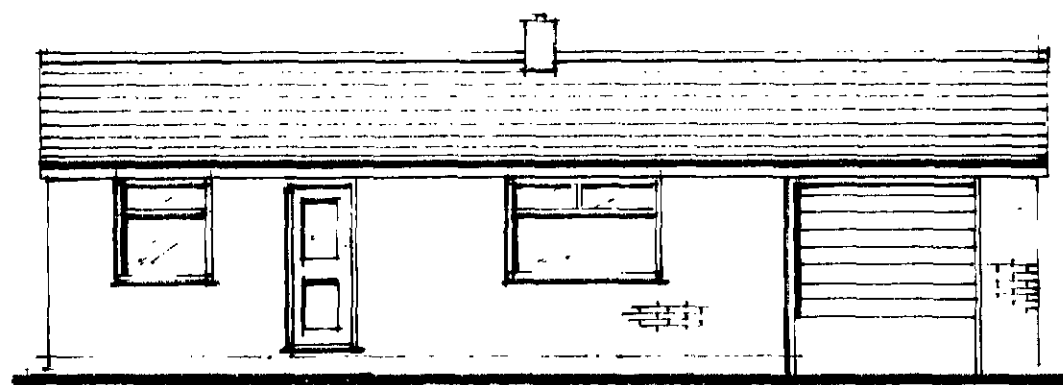
Scale 1"=200.

38 CHATSWORTH ROAD.  
ATHERSLEY SOUTH.  
BARNESLEY  
S71 3QN.

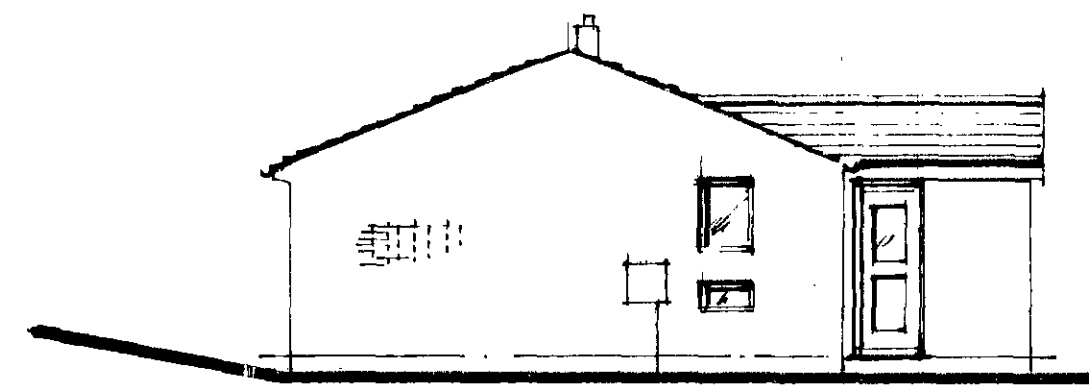




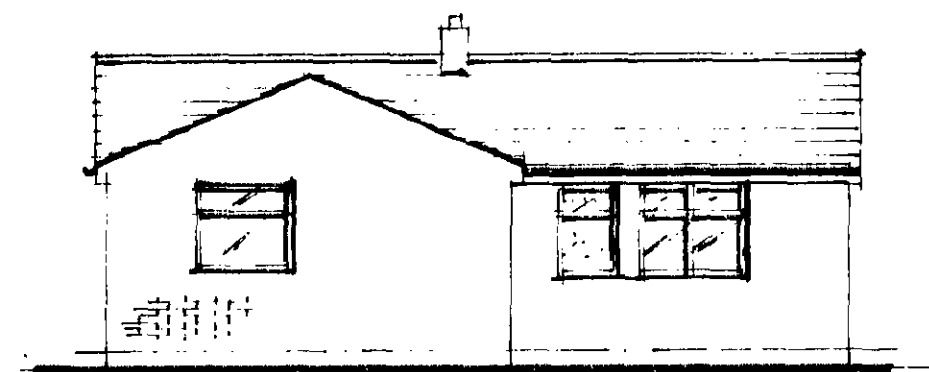
Existing Front Elevation On 1



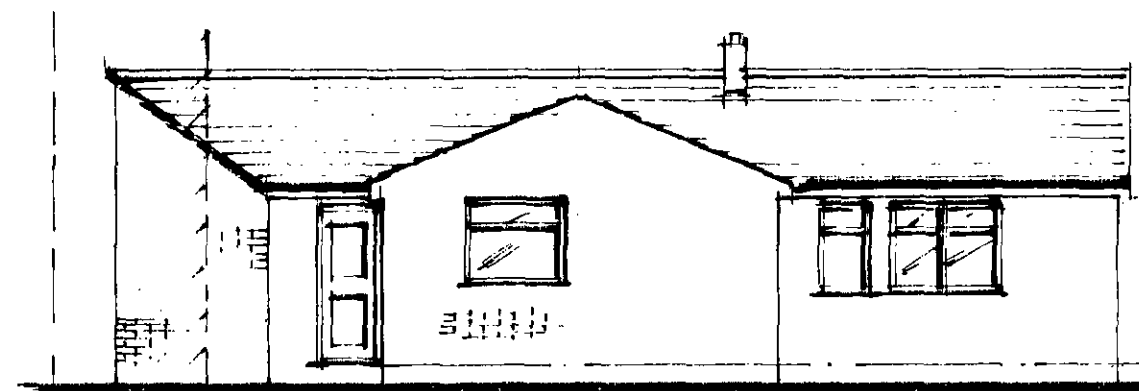
Proposed Front Elevation On 1



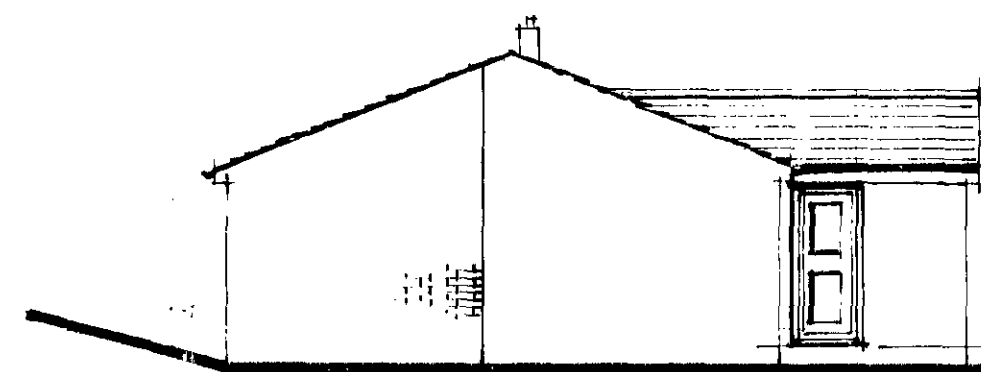
Existing Side Elevation On 3



Existing Rear Elevation On 2



Proposed Rear Elevation On 2



Proposed Side Elevation On 3

**Roof Ventilation.**  
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.  
Eaves to be equivalent to a continuous gap strip of 25mm.

**Plumbing and Drainage.**  
Hepworth or similar 112mm UPVC gutters, brackets and fittings connected to existing.  
Poly channel to be provided to front of garage elevation and discharged to soak away a min of 5m from any building or into existing sw drain.

**DPC's**  
To be provided to External walls 150 mm above fgl.  
All door and window jamb / heads  
Tray dpc's required to exist walls at new wall abutments.  
Under lintols.

**Electrical Installations.**  
All installations to be subject to certification under the "competent persons scheme"  
Lighting - 1 in 4 to be low energy.

**Walls**  
**Internal skin**  
100 mm Thermolite shield or similar blockwork  
**Cavity**  
For 50 mm cavity

All cavity wall returns to be 550 mm minimum.

**External skin**  
Brickwork 100 mm to match existing.  
Stainless wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.  
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.  
Weep holes to be provided where applicable.

**Facia / soffit boards**  
From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

**Roof design (Traditional).**  
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.  
38 x 100 rafters at 600 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plates and purlins of size stated.

**Roof Ventilation**  
All roofs shall ensure a continued air flow.  
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.  
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.  
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c  
Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

#### Scope of Works

**General.**  
Construction of an attached single garage.

**Notes.**  
**General**  
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.  
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.  
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.  
All dimensions to be taken to the nearest brick size.  
His price shall be deemed to include for:  
Any additional calculations as required by building control and as a result any additional building works that may be required.  
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.  
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

**NOTES:**  
All dimensions must be checked on site and not scaled from this drawing.

**Foundations**  
The original detached garage founded on a reinforced concrete slab has been demolished.  
If possible the new garage to utilise this slab. The edges to be exposed to allow the building inspector to determine suitability.  
If required the slab shall be excavated along the wall edges, deepened and underpinned to the satisfaction of the Building inspector.

In the event neither of the above options are acceptable, the existing slab to be cut back and foundations provided as follows:

All concrete to be grade C35  
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building inspector.  
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.  
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.  
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

**Lintols**  
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.  
End bearing for all lintols to be 150 mm.  
Garage door opening to be type CN55C

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| Date | Revisions |  |

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**38 Chatsworth Road**  
**Athersley South**  
**Barnsley**  
**S71 3QN**

Client  
**Mr G Scuffham**

Job Title  
**Attached Single Garage**

Drawing Title  
**General Arrangement / Elevations.**

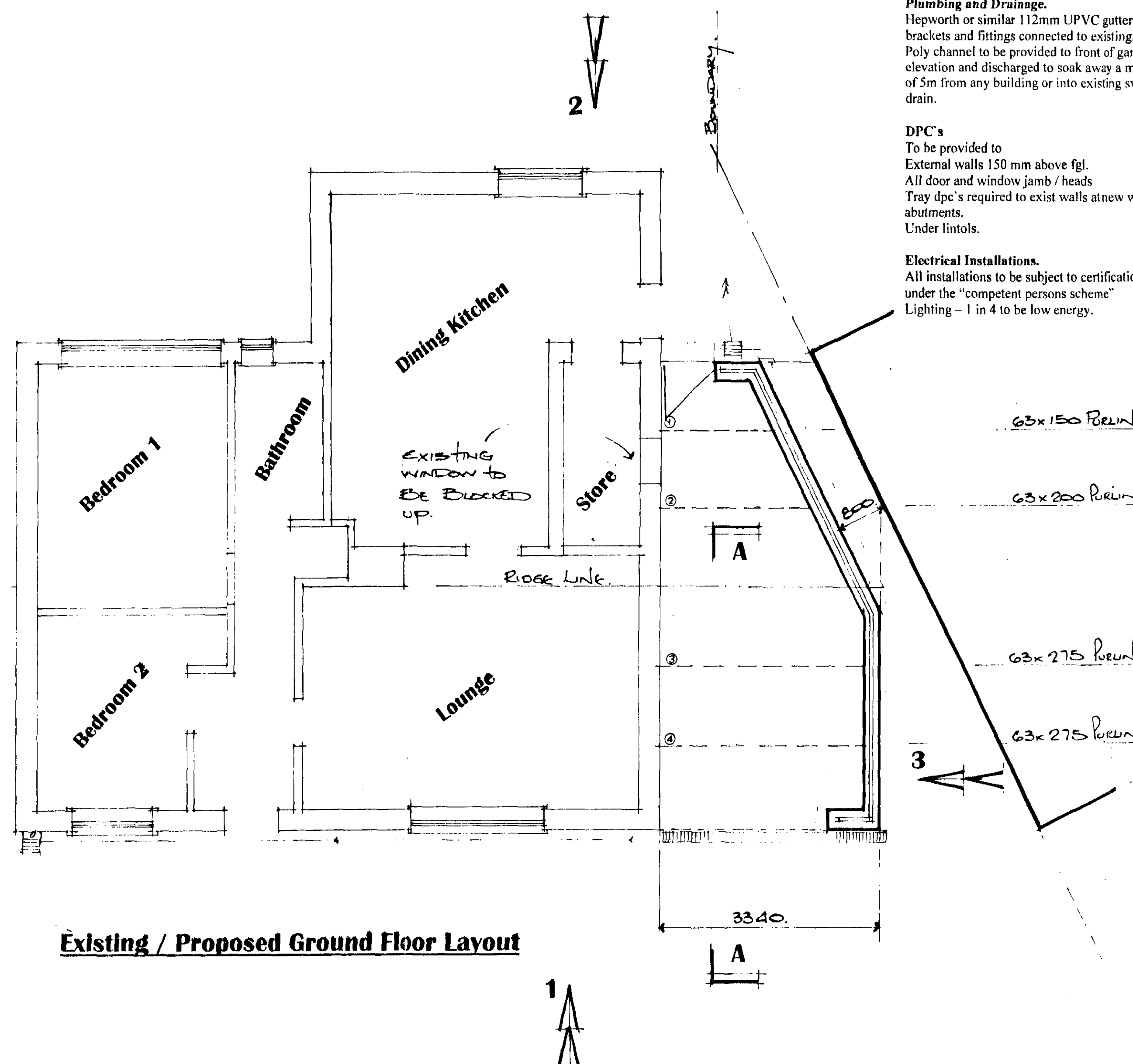
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Date  
**1.4.09**

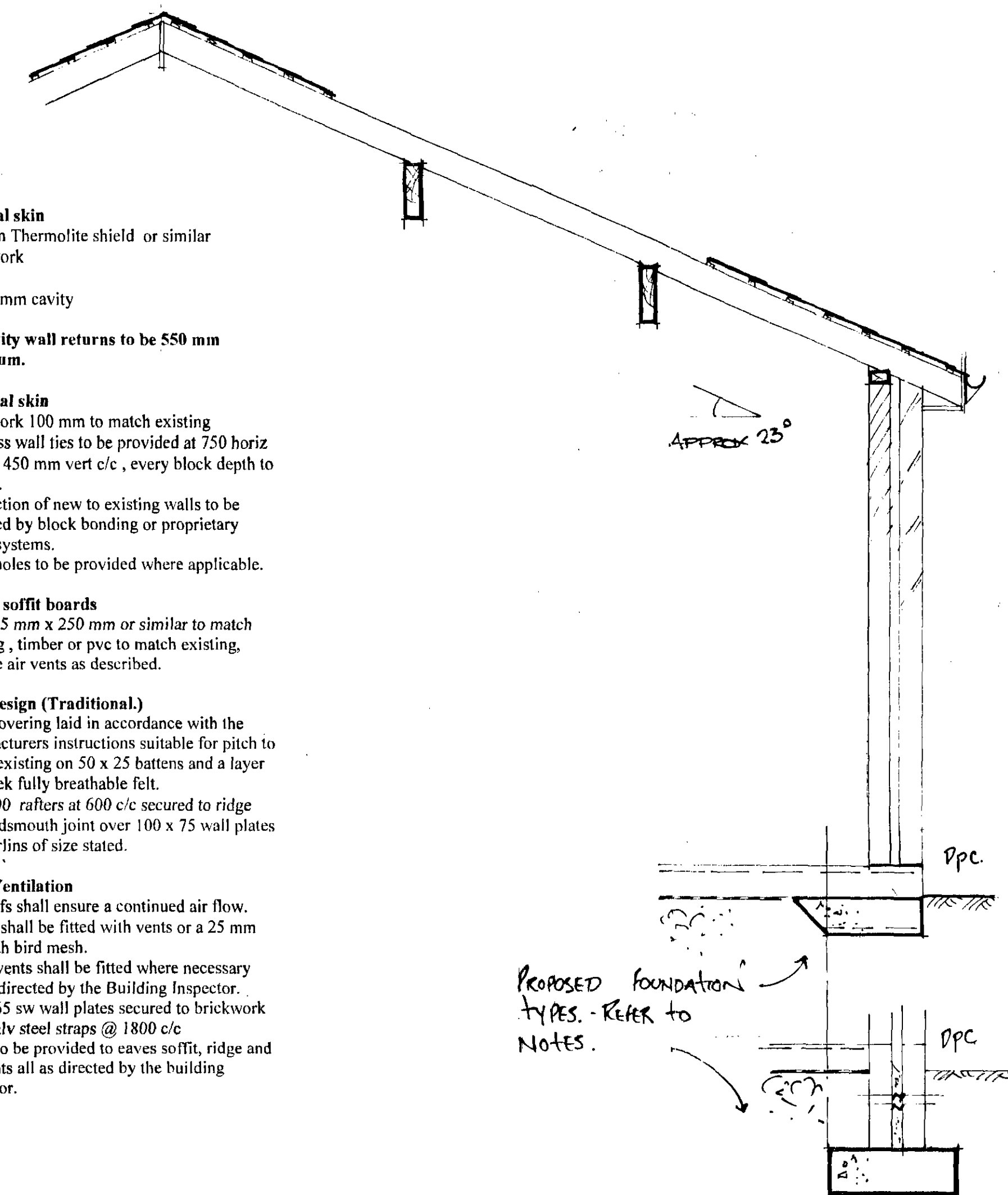
Drawn by  
**Steve Camps**

Org. No.  
**GS / 01**

Rev.



Existing / Proposed Ground Floor Layout



Section On A - A