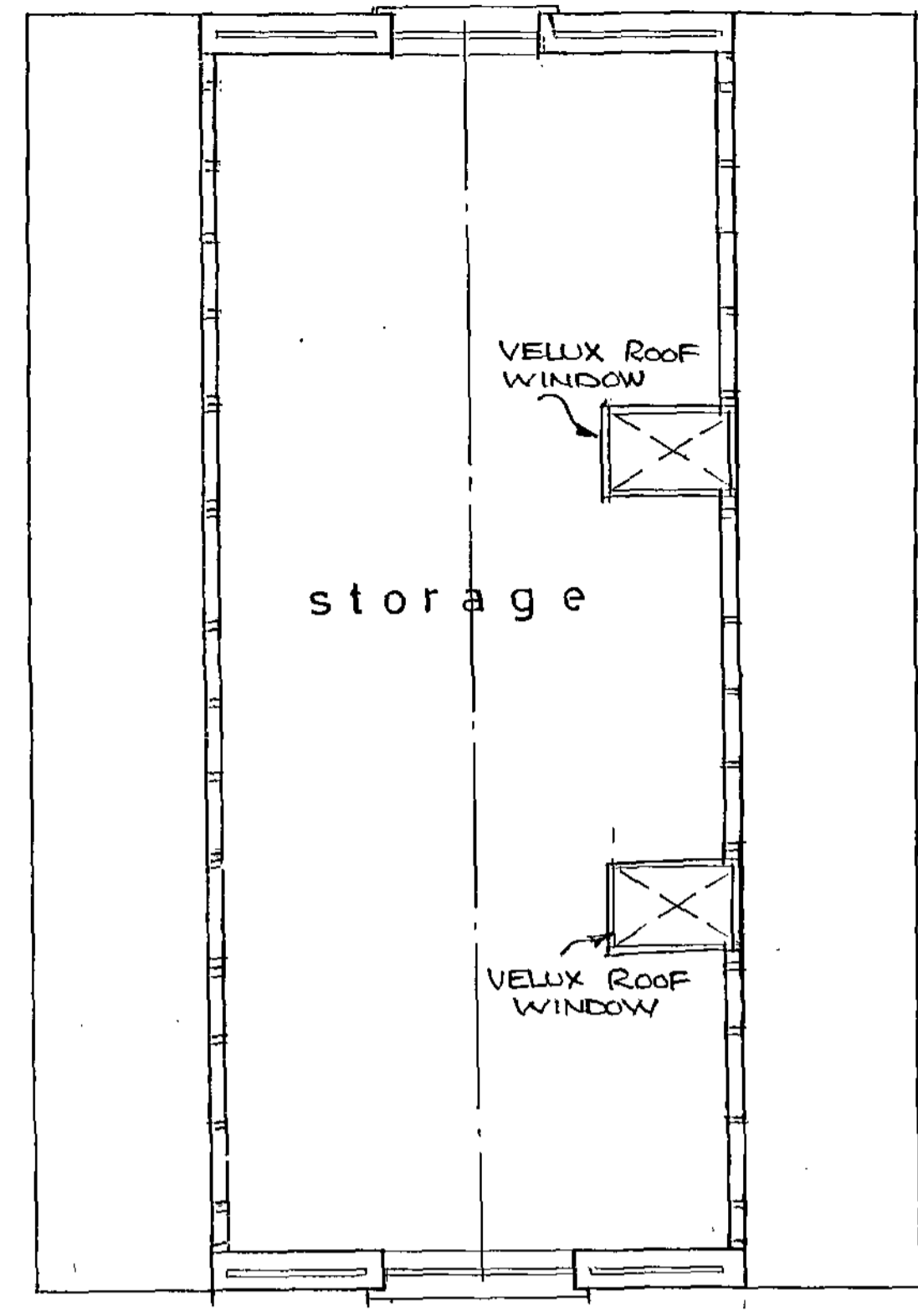
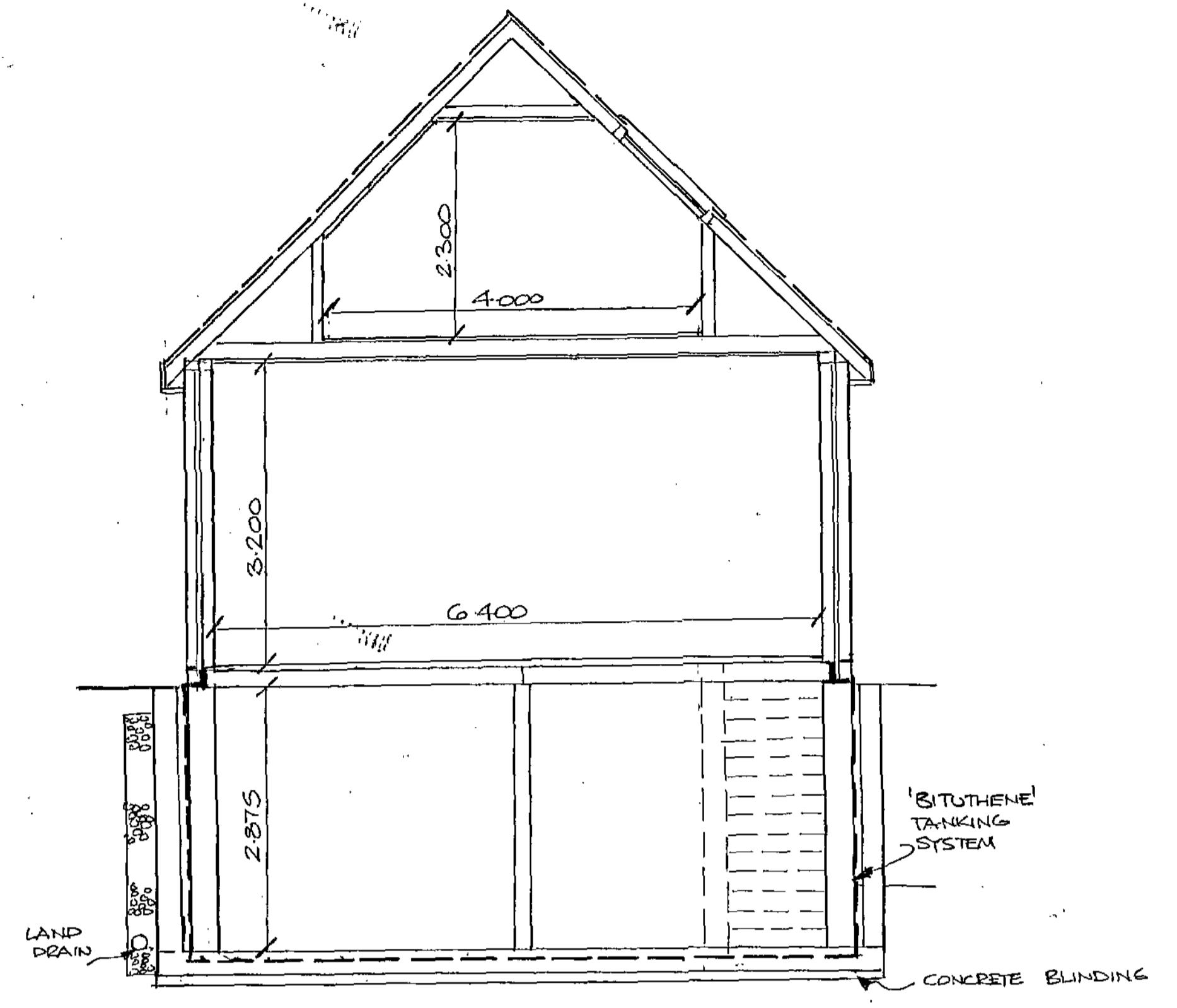


B A S E M E N T

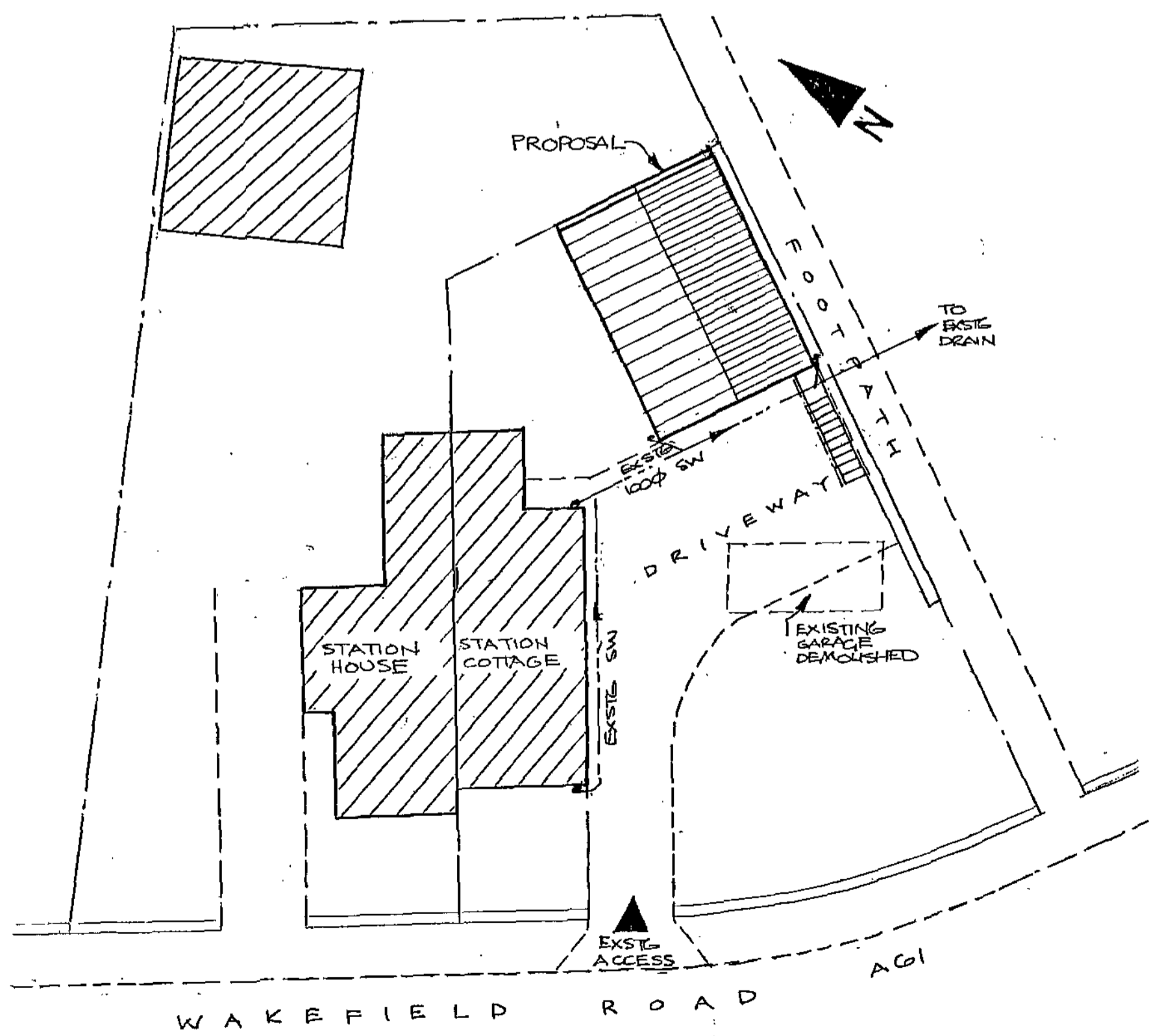
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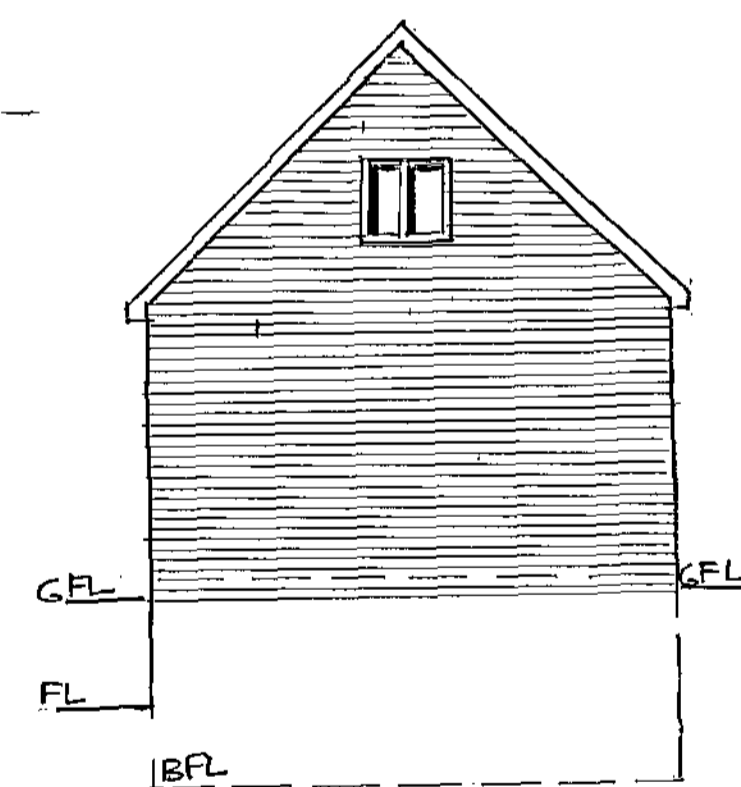
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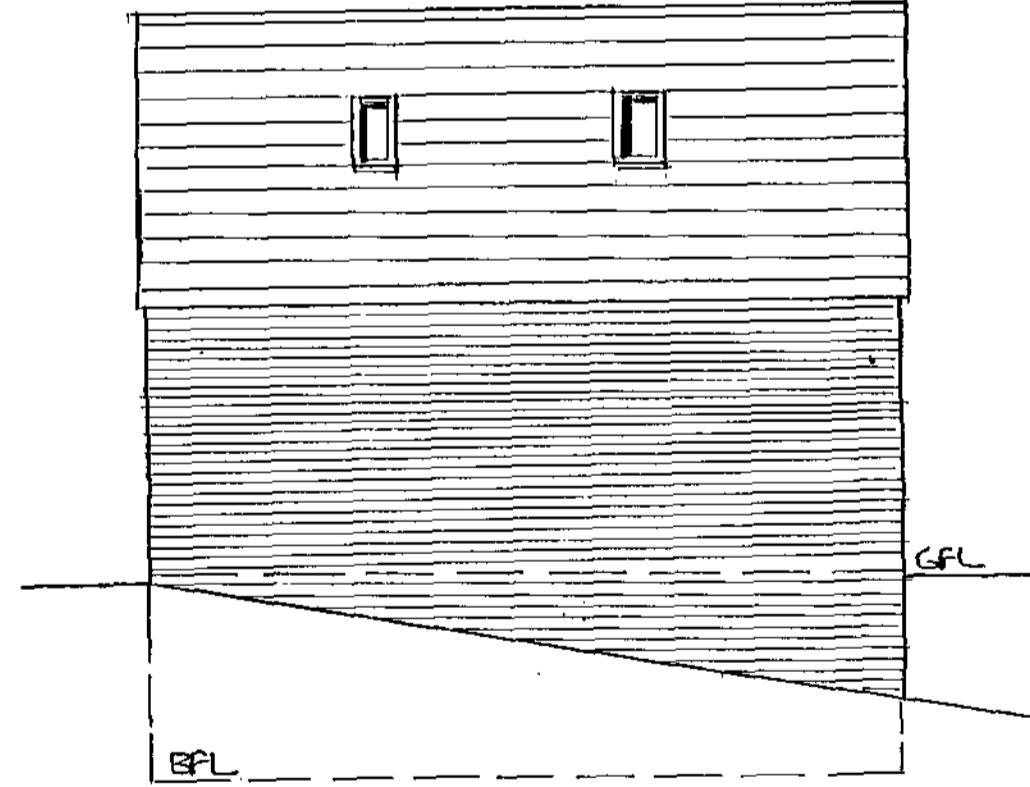
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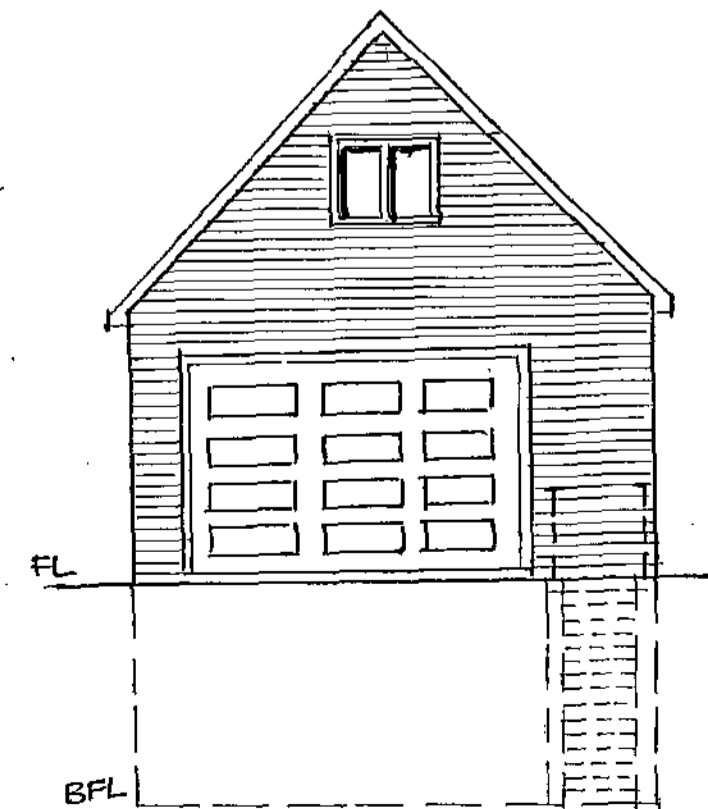
S I T E P L A N 1/200th



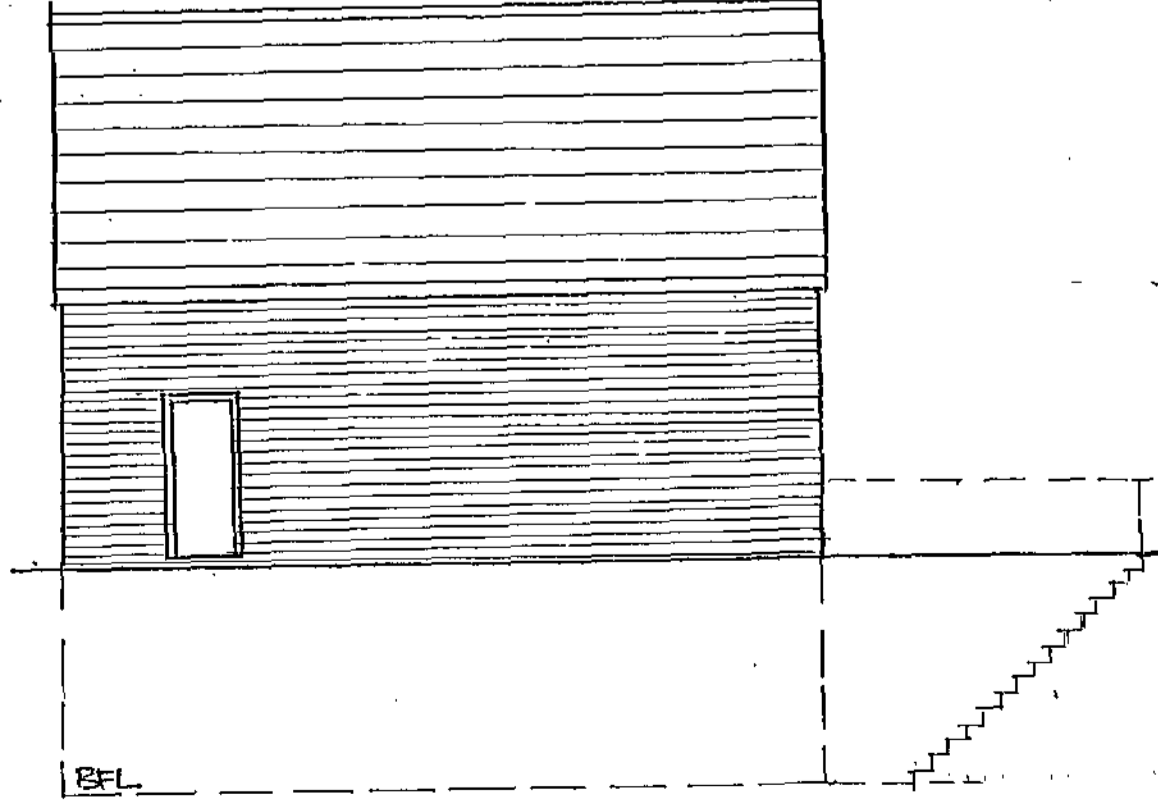
R E A R



S I D E (from footpath)



F R O N T (from driveway)



S I D E (from garden)

ROOF: Proprietary manufacture 45 degree pitch Alic trussed rafters at 600 centres designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to have min 145 x 35 top and internal chords and min 175 x 35 bottom chords, specially fabricated multiple compound truss to trim roof around roof windows, all timber in trusses to be Class M50 to BS 4978; trusses fixed to wall plates on external walls; diagonal bracing fixed to trusses in accordance with Truss Rafter Associations handbook and to satisfaction of Local Building Inspector, Calculations to be prepared by truss manufacturer before installation; Natural grey plates nailed to 38 x 25mm battens on underside of roof, proprietary plastic verge covers to roof edge; 100 x 75 treated wallplates fixed to walls at max 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member; brown PVCu fascia and soffit board; 25 ply boarding on bottom chords to storage area in roofspace; retractable timber steps to access roofspace storage

VENTILATION: New windows to be 16mm double glazed units in brown PVCu; two number Type GPL/GPU 660 x 1180 brown finish top pivot "Velux" roof windows (or similar approved) fixed between trussed rafters in accordance with manufacturers instructions; roof windows to be double glazed units fitted using proprietary fixing kits and flashings, roof windows to consist of two number Type GPL/GPU 660 x 1180 top pivot; Electrically operated roller shutter door to front elevation

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 75 cavity and 140 thickness of 7n/sq.mm concrete blockwork; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves; proprietary cavity closers at openings fixed in accordance with manufacturers instructions; Calnic Cougar open back - wide inner leaf lintels Type CG70/125 to personal door and windows and CU70/125 to garage door opening all with min 150 end bearing; tray dpc over lintels with weep holes; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; wall to be built off reinforced concrete basement previously approved by Building Control Section of BMBC and as Drawing No. 5002/07/103 by EPOC Group attached

BASEMENT WALLS: 200mm thickness of 7N/sq.mm loadbearing blockwork built off reinforced concrete slab previously approved by Building Control Section of BMBC; blockwork fully bonded to basement wall; basement wall tanked using Bituthene 3000 proprietary manufacture flexible waterproofing membrane laid to manufacturers requirements to be tied into masonry dpcs; basement details as separate structural drawing No. 5002/07/103 by EPOC Group attached

BASEMENT ACCESS STEPS: 1000 wide, 41 degree pitch steps in reinforced concrete construction; 200 risers and 230 treads; treads to overlap tread below by 15mm; handrail to be fixed to one side of stair 900 above pitch line, wrought iron balustrade fixed to open sides of steps 1000 above pitch line with vertical spindles fixed at 100 pitch; steps as details previously approved by Building Control Section of BMBC and as Drawing No. 5002/07/103 by EPOC Group attached.

GARAGE FLOOR: Hanson Omnidec 150 or similar approved reinforced concrete floor with shutter units to bear on basement external and internal walls; 200 thickness of 25n/sq.mm structural concrete floor, floor to be designed by Hanson Concrete Ltd and submitted to Local Building Inspector for approval 28 days before installation; floor slab installed in accordance with manufactures instructions

DRAINAGE: 110 x 63 gutters to discharge to 63 downpipes to land drains to existing surface water drain; all new drain connections made using 110 diameter perforated clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40; pipe trench backfilled with 20mm single sized limestone chippings

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; 50% of new lights to (living room/kitchen and bedroom) to have energy efficient fittings

PROPOSED DETACHED DOUBLE GARAGE and DOMESTIC WORKSHOP at STATION COTTAGE, WAKEFIELD ROAD, STAINCROSS, BARNSELY

Scales: 1/50th and 1/100th

RECEIVED
BC