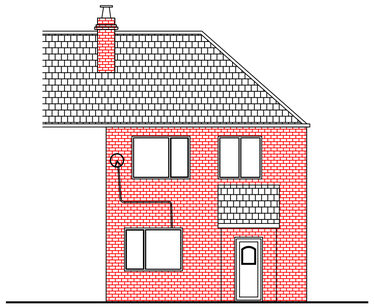
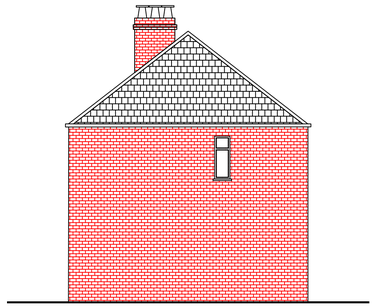


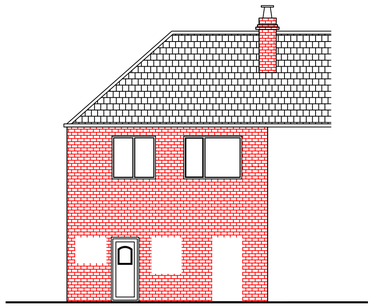
PROPOSED PLAN



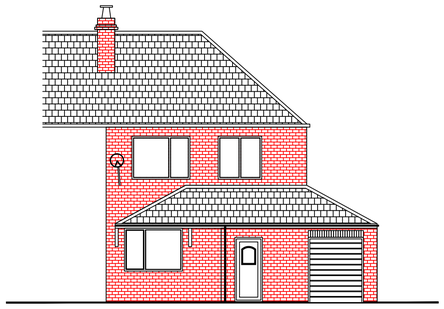
Existing Front Elevation



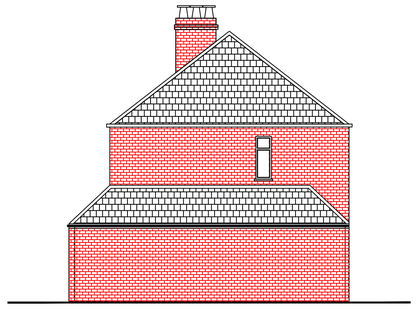
Existing Side Elevation



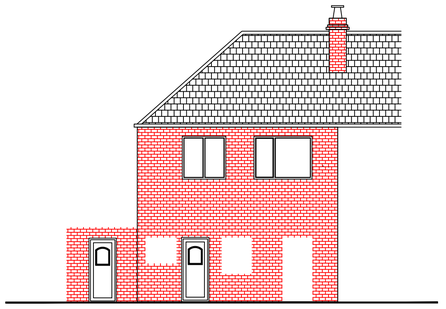
Existing Front Elevation



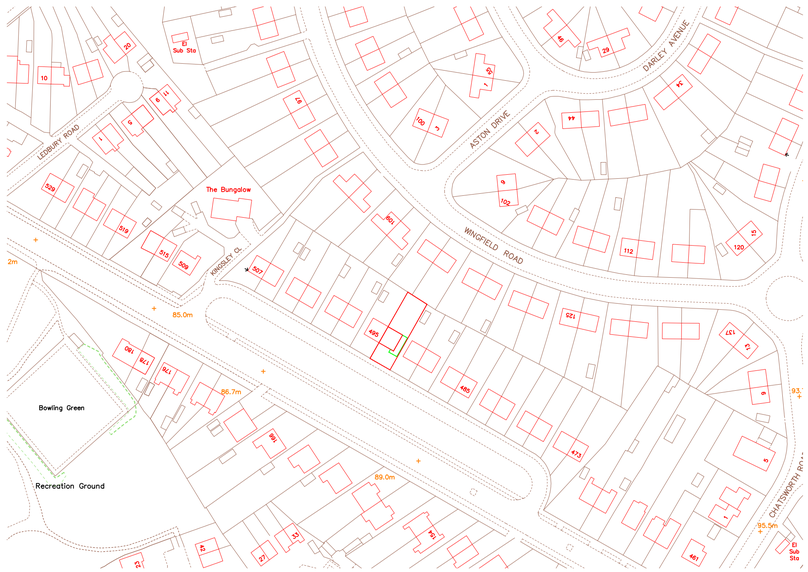
Proposed Front Elevation



Proposed Side Elevation



Existing Front Elevation



LOCATION PLAN (1:1250)



SITE PLAN (1:250)

General Construction Notes

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm Kingspan Kooltherm K3.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.28W/m²K
Provide 103mm facing brick to match existing construction. 50mm clear residual cavity, 50mm Kingspan Thermawall TW50 insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Toplite standard.) Internal finish 13mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

WARM PITCHED ROOF
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
To achieve min U-value required of 0.18 W/m²K
Roofing tiles to match existing fixed to tile battens secured over breathable sarking felt to BS747 or relevant BBA Certificate allowing the breathable felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 110mm Kooltherm K7 insulation boards installed under the counter battens and over 47 x 100mm timber rafters (strength class C24 at 400 c/c to give a max 2.12m span). A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.

Rev.	By	Amendments	Date

PLANNING CONSULT,
DIGITAL MEDIA CENTRE,
COUNTY WAY,
BARNSLEY,
S70 2JW

Tel:- 01226 720814
www.planningadvise.co.uk

Client
MR STEVE OLDHAM
597 ROTHERHAM RD
BARNSLEY

Project
NEW GARAGE EXTENSION

Drawing title
APPLICATION FOR PLANNING

Scale	Drawn	Checked	Date
1:100	TC	SO	01/03/2012

Drawing No.	Revision	File
PC/SO(0-)001		