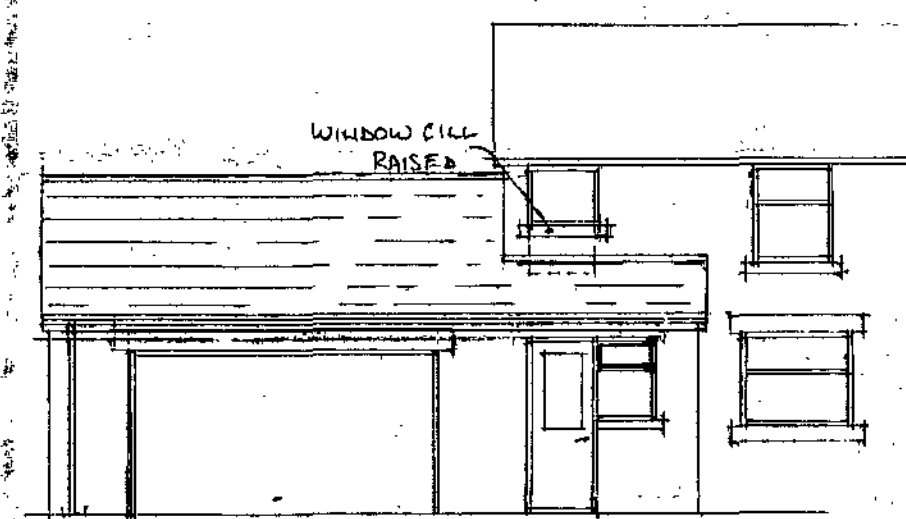
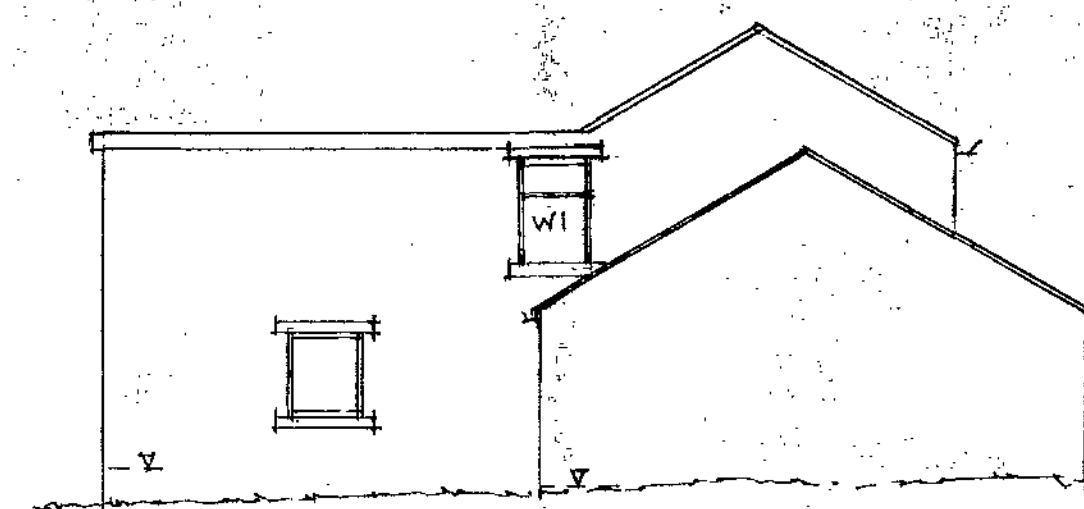
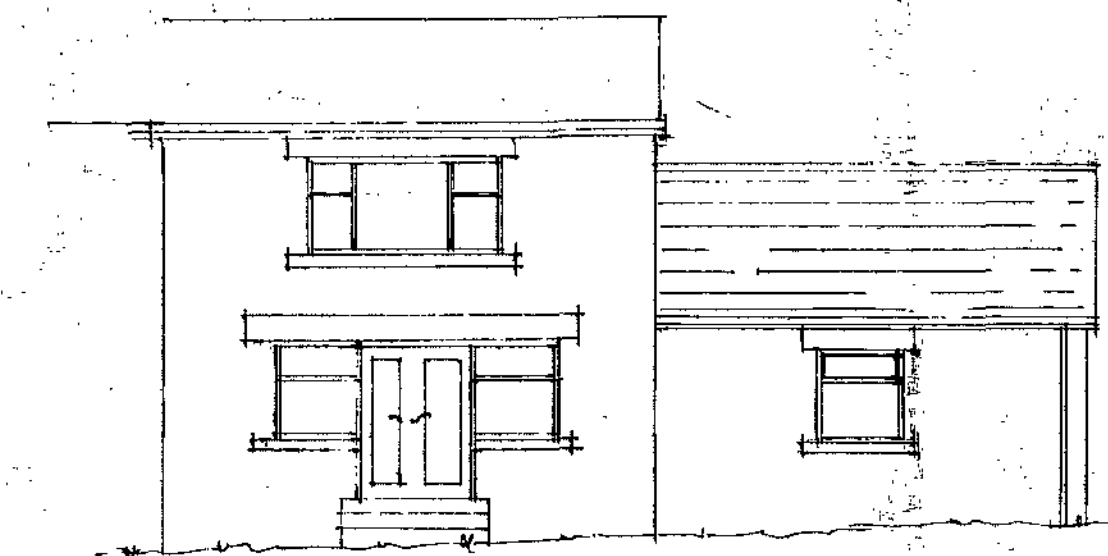




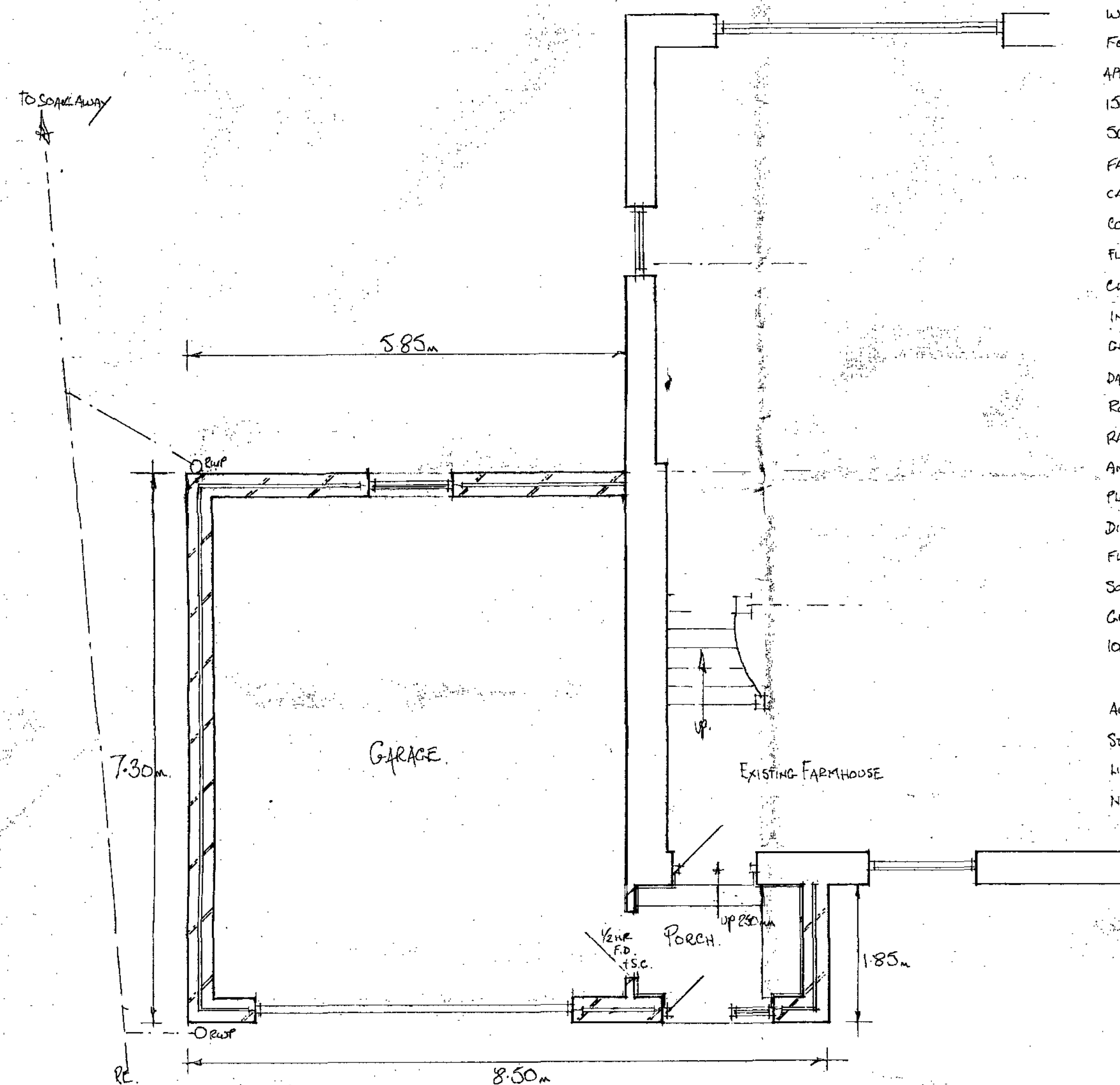
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN

NOTES: ALL WORK TO BE TO SATISFACTION OF BUILDING INSPECTOR AND TO CURRENT BUILDING REGULATIONS WHERE APPLICABLE.

FOUNDATION TO BE 800mm WIDE x 200mm THICK CONCRETE @ 750mm MINIMUM BELOW GL OR AS MAY BE APPROVED BY B.I. TRENCH BLOCK OR EQUAL FOUNDATION WALL BELOW GROUND AND EXTERNAL WALL TO BE 150mm ON BED NATURAL COURSED STONE TO MATCH AS NEAR AS POSSIBLE WITH A 50mm CLEAR CAVITY AND 50mm KINGS PAN CAVITY INSULATION AND AN INNER LEAF OF 100mm THERMALITE OR EQUAL FAIR FACED AND POINTED TO GARAGE AND 20t PLASTER TO PORCH. CAVITY CLOSED AT TOP WITH 100mm BLOCK AND AT HEADS CILLS AND REVEALS WITH BLOCK DPC AND COLD BRIDGE INSULATION STRIP. NEW WALLS FULLY TOOTHED AND BOND TO EXISTING. FLOOR TO BE 150mm FLOATED CONCRETE @ 250mm BELOW G.F.L. ONTO 1500g DPM ON MINIMUM 150mm CLEAN ROLLED HARDWORE.

INTERNAL 100mm BLOCK WALL TO PORCH/GARAGE TO BE BUILT OFF FLOOR SLAB. GARAGE UP AND OVER DOOR TO CLIENTS CHOICE. PORCH DOOR/WINDOW AND REAR GARAGE WINDOW TO BE DARK WOODGRAIN UPVC TO MATCH HOUSE. INTERNAL PORCH/GARAGE DOOR TO BE 1/2HR FIRE RATED WITH SELF CLOSER. ROOF TO BE ARTIFICIAL STONE SLATE ONTO 50x100 BATTENS AND FELT ONTO HOWARTH TIMBER TRUSSED RAFTERS @ 600mm CTRS DESIGNED FOR 16/60 WIND TO WALLS PAN. PORCH ROOF TO BE SLATE BATTENS AND FELT ONTO 50x100 50x100 50x100 RAFTERS @ 450mm CTRS WITH 50x100mm CEILING JOISTS WITH 125mm PLASTER BOARD AND SKIM. 50x100mm WALL PLATES TO FRONT AND REAR EAVES. TRUSSED RAFTERS TO HAVE DIAGONAL BRACES AND HOLDING DOWN M.S STRAPS TO PERIMETER ALL TO MANUFACTURER'S DETAILS. FLASHINGS FROM NEW ROOF TO EXISTING HOUSE GABLE AND FRONT WALL TO BE CODE S LEAD WITH SAKERS AND COVER FLASHINGS AS REQUIRED.

GUTTES AND RUP: TO MATCH HOUSE ALL TO SOAKAWAY @ 15m FROM GARAGE WALL VIA BACK INLET COLLY 100mm DIA 50x100 DRAIN. SOAKAWAY CONSTRUCTION SUBJECT TO AN ON SITE PERCUSSION TEST TO BI APPROVAL.

ALL ELECTRICAL WORK TO BE CARRIED OUT BY A FULLY QUALIFIED ELECTRICIAN TO CURRENT I.E.E. STANDARDS AND TO BUILDING REGULATIONS PART P AND A COMPLETION CERTIFICATE PROVIDED. LIGHT POINTS, SWITCHES AND SOCKETS TO CLIENTS REQUIREMENTS. NOTE: THE GARAGE AND PORCH WILL BE UNHEATED.

NOTES:

SETTING OUT TO ENABLE EXISTING GABLE WINDOW W1 TO BE LEFT UNALTERED :-
GARAGE/PORCH LEVEL TO BE 250mm LOWER THAN GP OF HOUSE. FRONT EAVES/WALL PLATE TO BE SET TO ALLOW PORCH DOOR AND GARAGE DOOR TO BE 2.05m HIGH. ROOF PITCH THEN SET TO ALLOW W1 TO REMAIN UNALTERED (APPROX 28°).

REVISIONS:

DATE	SUBJECT

CLIENT:

WH BROOK AND SONS

PROJECT:

GARAGE AND PORCH EXTENSION
AT COCKLE EDGE FARM
INGBIECHWORTH

IAN C. STEVENSON

BUILDING CONSULTANT

THE MISTAL
HILLTOP FARM
PENISTONE ROAD
SHELLEY
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SCALE: 1:50 AND 1:100
DATE: MARCH 2011
DWG: 11/11