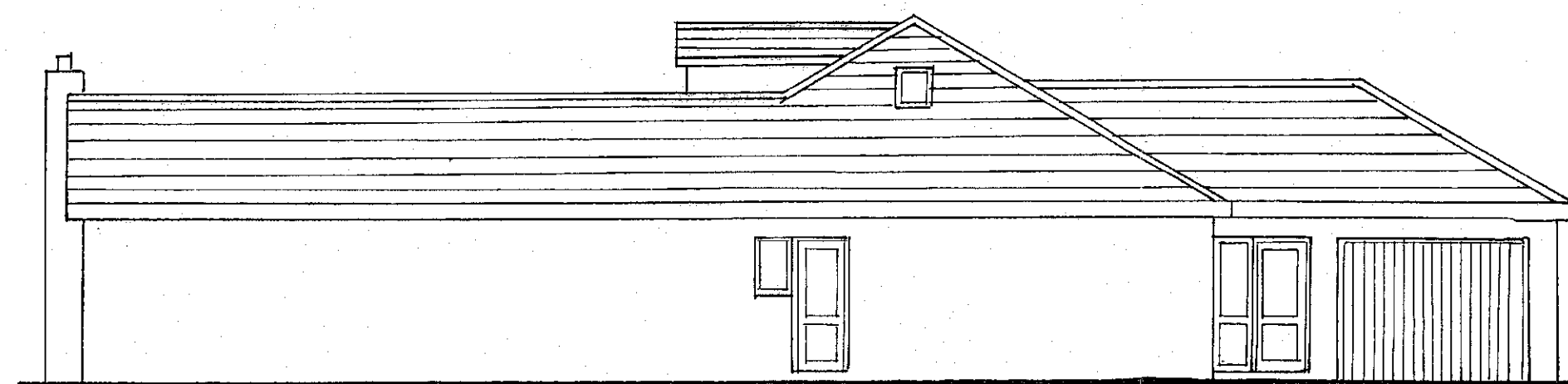
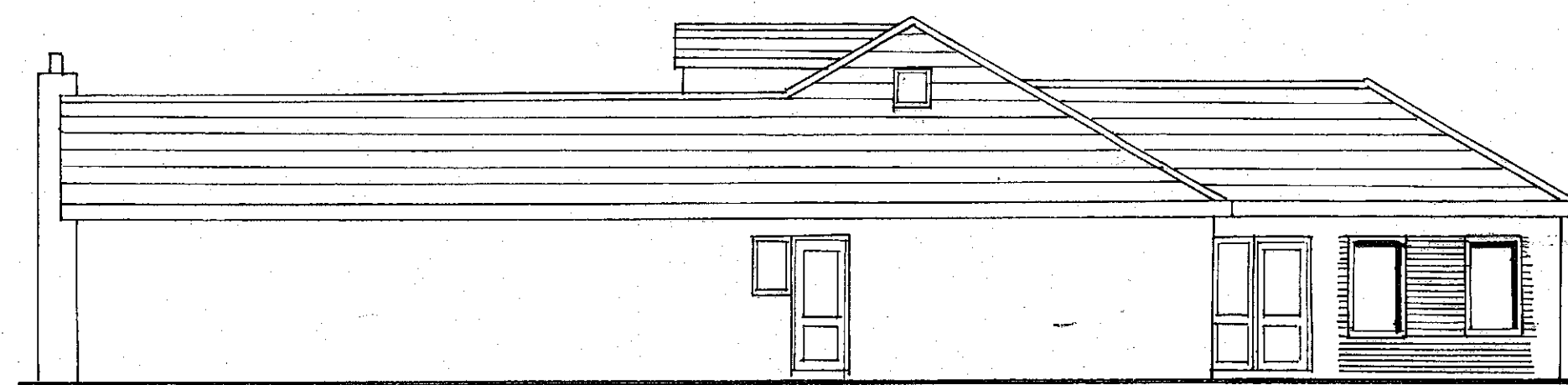
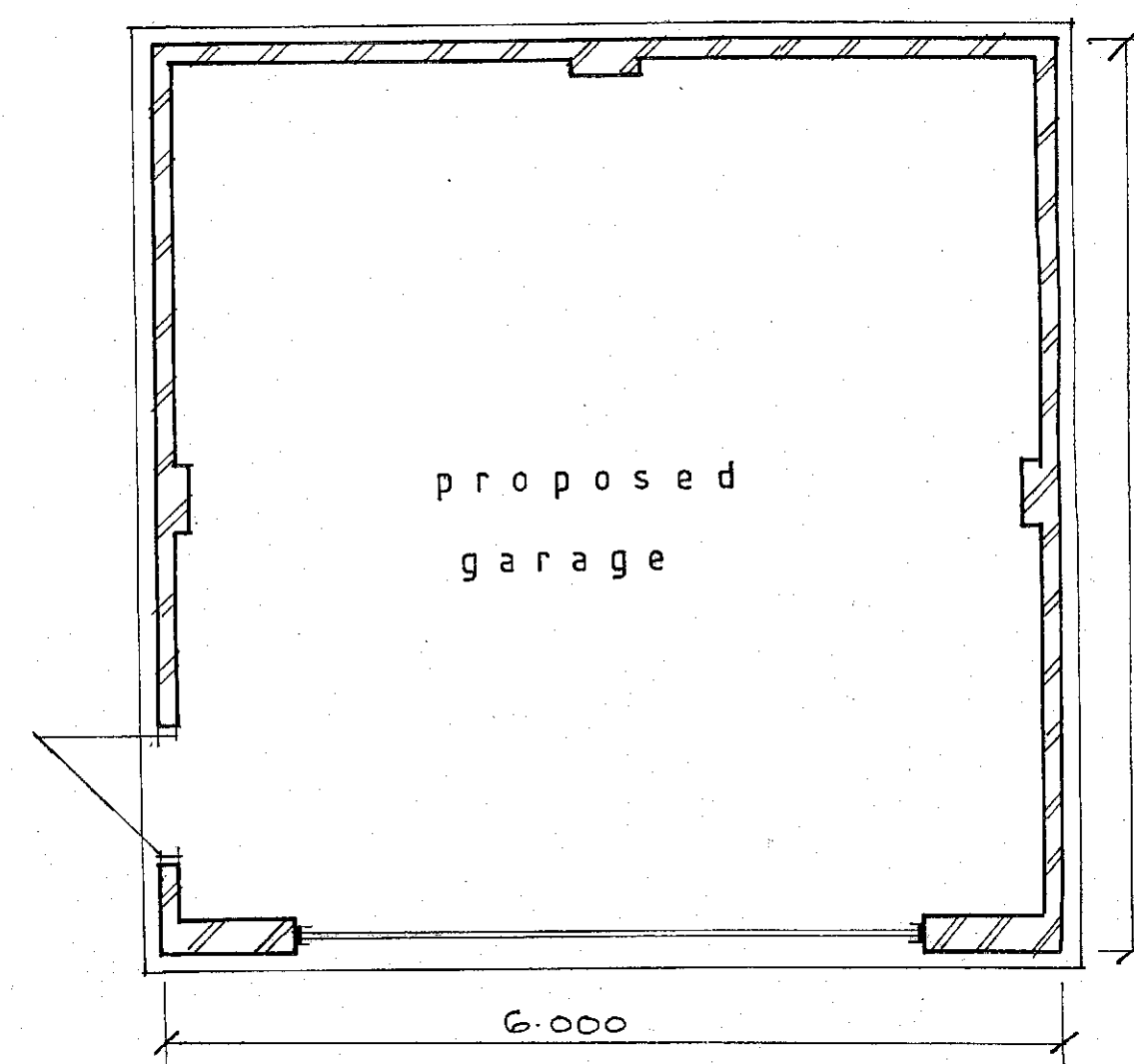




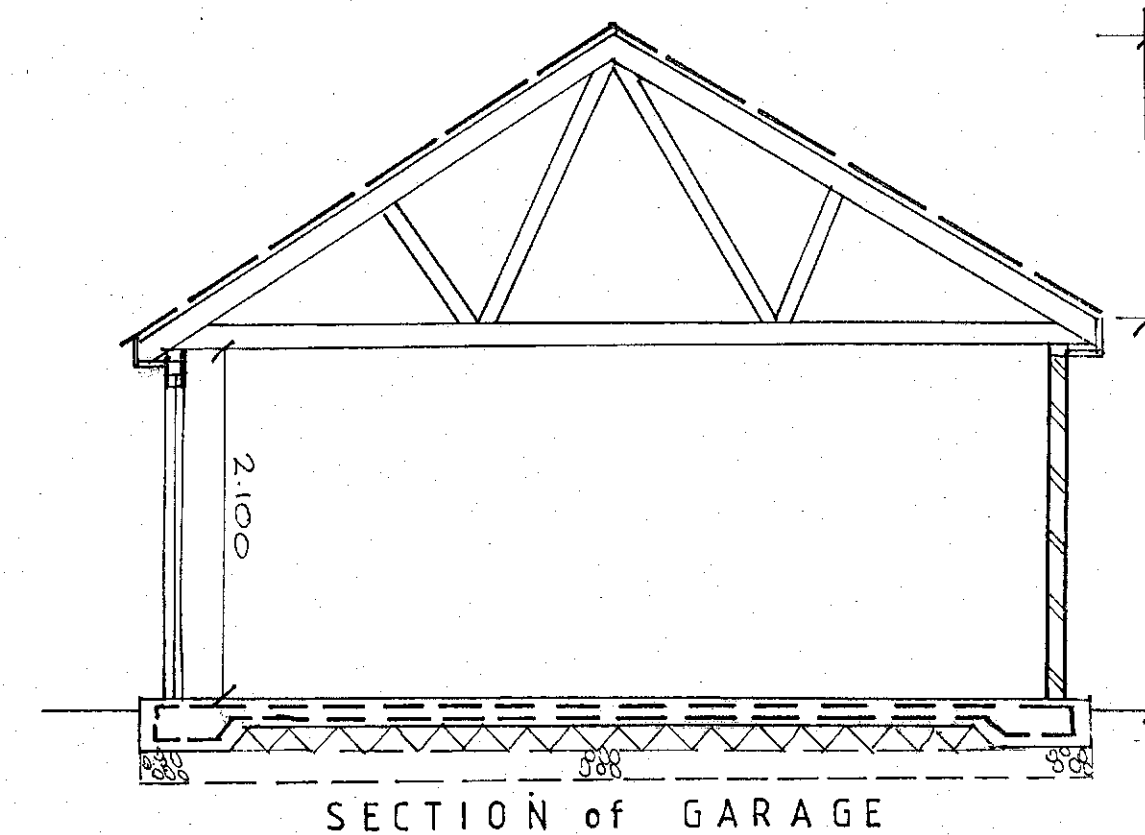
EXISTING APPROVED ELEVATION (from No 3)



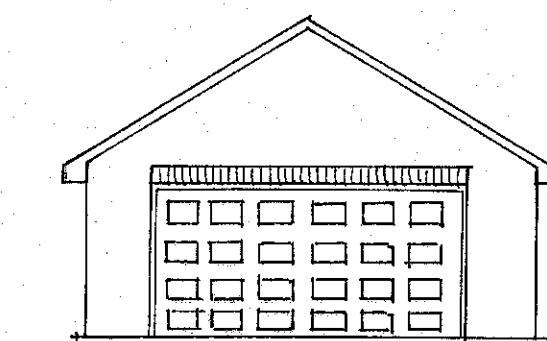
PROPOSED AMENDED ELEVATION



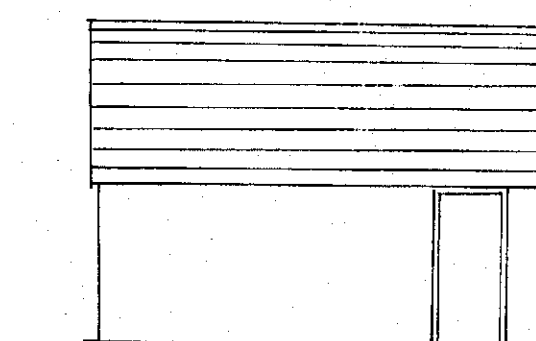
PLAN of GARAGE



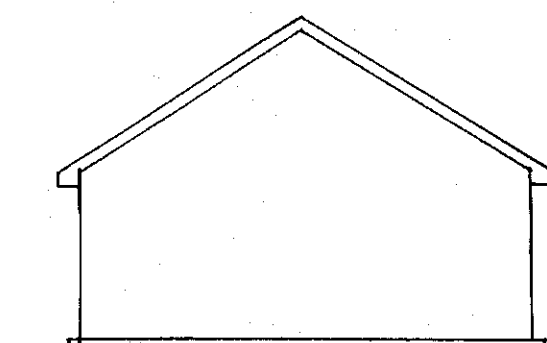
SECTION of GARAGE



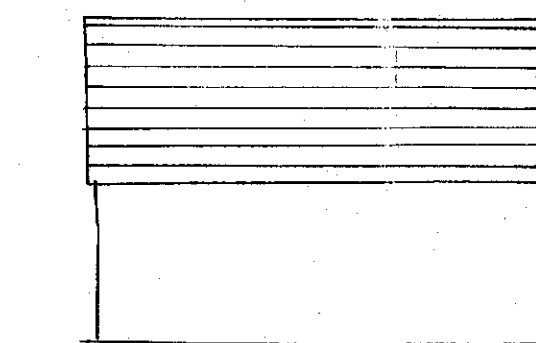
E FRONT



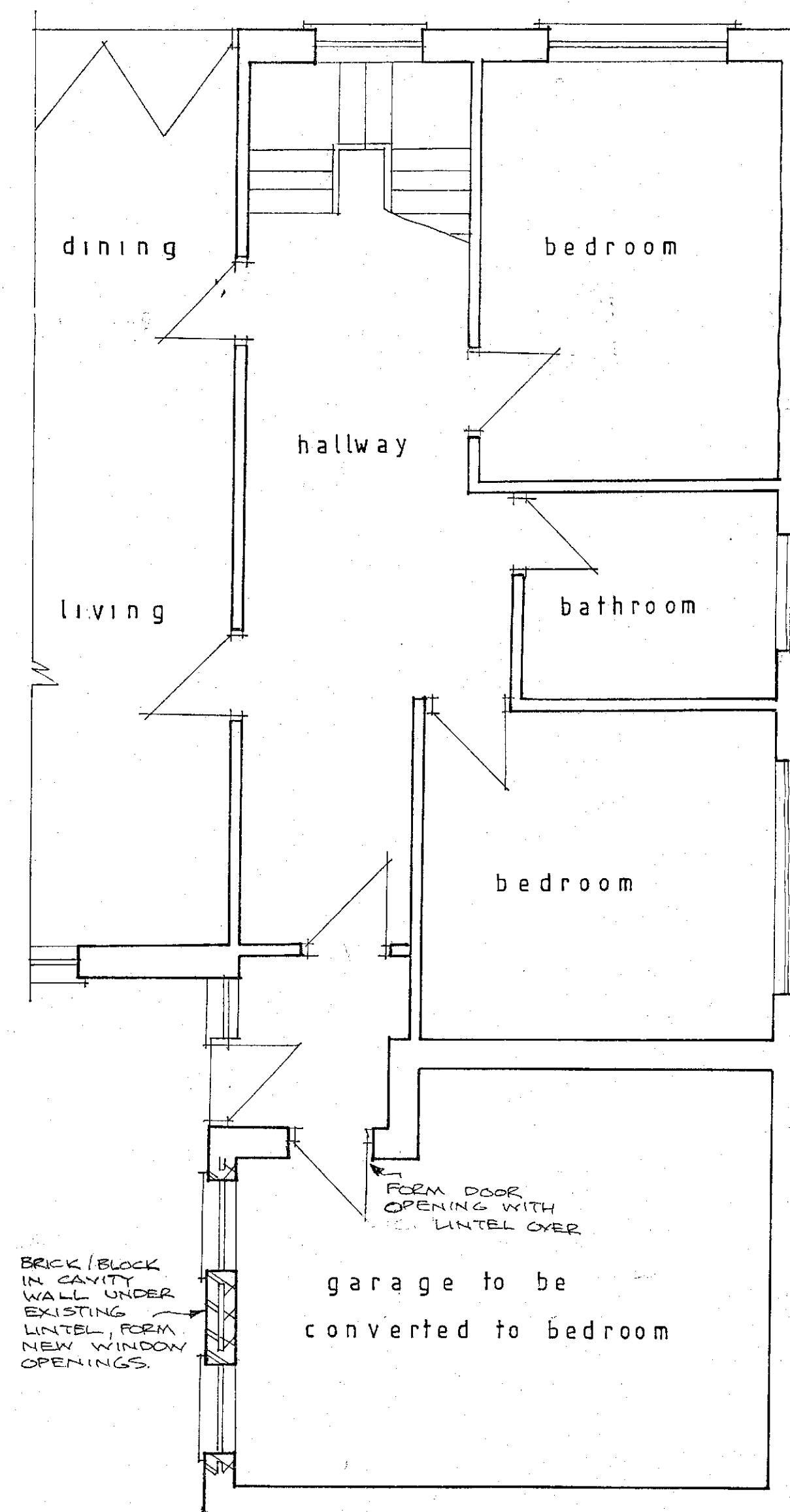
SIDE



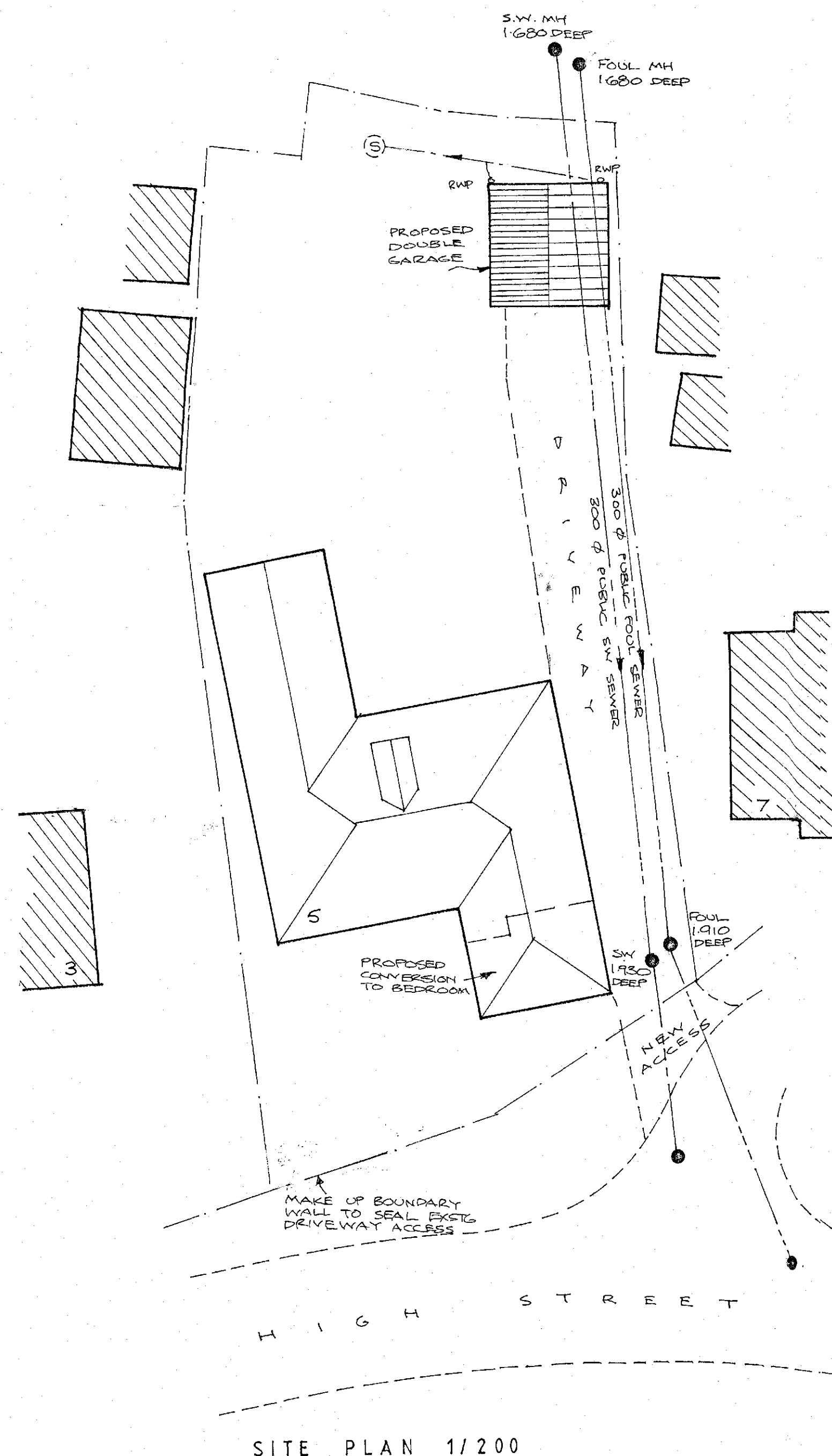
REAR



SIDE



PROPOSED PLAN (PART)



SITE PLAN 1/200

PROPOSED GARAGE

ROOF: Concrete interlocking tiles to match existing bungalow roof laid on 38 x 25mm baling battens fixed to suit tile manufacturers requirements on unsteepable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; trusses skew nailed both ends to 100 x 75 treated wallplate; wallplates fixed to brickwork at 1,200 centres with 30 x 5 x 1200 once bent galvanised m.s. straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1,200 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1,800 centres; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site

112.5 brick wall in bricks to match bungalow with 450 x 225 piers as shown, piers taken up gable to ridge level; 225 thick brickwork to rear elevation; Caltic CN81C lintel over garage door with Caltic CN71A over personal door

Walls built off reinforced concrete raft foundation laid on 300 minimum depth of well watered and compacted graded limestone; 200 thick raft to be thickened up to 610 x 300 at edges with two layers type A393 steel mesh reinforcement; reinforcement to have min 40 cover and sheets to be lapped minimum 225 and tied together with 1.6mm wire binding; Excavation will be taken down to suitable strata as required by Local Building Inspector and concrete raft thickened up as required upon inspection of ground conditions (structural calculations provided if required)

Roller shutter door to garage and white PVCu personal door and frame to side elevation

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; (40%) of new lights to (utility room and study) to have energy efficient fittings

DRAINAGE: 100 half round gutters to discharge to 63 downpipes to new rainwater gullies as shown; drain connections made using 110 diameter PVC pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 60; new rainwater gullies to 2 cum soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground;

Public sewers passing under extension to be checked for structural condition and protected by spanning with concrete raft foundation to garage; all work to satisfaction of Local Building Inspector and Yorkshire Water

PROPOSED CONVERSION

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to match existing; 100 cavity and 100 Celcon 3.6N/sq.mm standard grade insulation block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50mm Kingspan K8 cavity board insulation fixed to block side of cavity using double drip type retaining disc/drip installed drip downward (U value of 0.26); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; brickwork and blockwork bonded alternate courses to existing walls with cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; dpc to cavity walls tied into existing both sides; Cavity walls built off existing concrete strip foundation already inspected by local Building Inspector

VENTILATION: New windows to be Argon filled 16mm double glazed PVCu units fitted with low E coated safety glazing to BS6206; opening area minimum 5% floor area of proposed bedroom; windows to have "trickle" ventilation 8000 sq.mm in area; Escape window to have unobstructed openable area min 0.33 sq.m in area and minimum 450 high x 450 wide; minimum with bottom of openable area max 1100mm from floor

FLOOR: floor leveled to existing ground floor level using concrete to depth as required on 2000 Visqueen dpm on garage floor slab; 50mm sand cement screed bonded to concrete on 75 Kingspan Kooltherm K3 floorboard insulation with 25 Kingspan Kooltherm K3 floorboard insulation to perimeter at external walls

DRIVEWAY: Block paving to be "Aqualflow burnt red" or other approved permeable blocks sample and colour to be submitted to Planning authority for approval before construction starts; blocks restrained at edges with 150 x 50 precast concrete edging stones to BS EN 1340 on concrete bed and back haunch; double stretcher course of blocks used around the periphery of the paved areas; sub base of 250 bed of 5 to 20mm crushed limestone to BS EN 13242: 2002 on geotextile membrane, overlapping joints by 300mm; 50mm base layer of 2-6mm single sized crushed stone to BS EN 13242: 2002 on second layer of geotextile membrane; membrane brought up to the haunched edging and cut-off flush with the surface of the paving; blocks vibrated with a vibrating plate and 2-4mm clean quartzite or gritstone should be applied to the surface and brushed in with additional compaction

B M B C
CORPORATE MAIL ROOM
17 DEC 2013
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PROPOSED CONVERSION of INTEGRAL GARAGE TO BEDROOM and CONSTRUCTION of DETACHED DOUBLE GARAGE at No.5 HIGH STREET, THURNSCOE, ROTHERHAM S63 0SU

AMENDMENTS TO APPROVED PLAN 2013/0387 dated 01/05/2013

SCALES 1/50th AND 1/100th