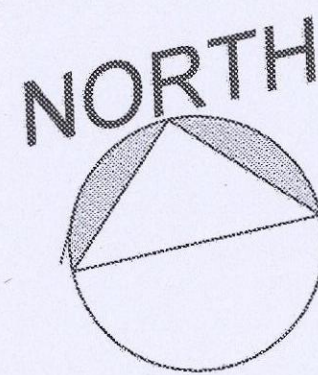




GREEN MOOR ROAD

Hazledene

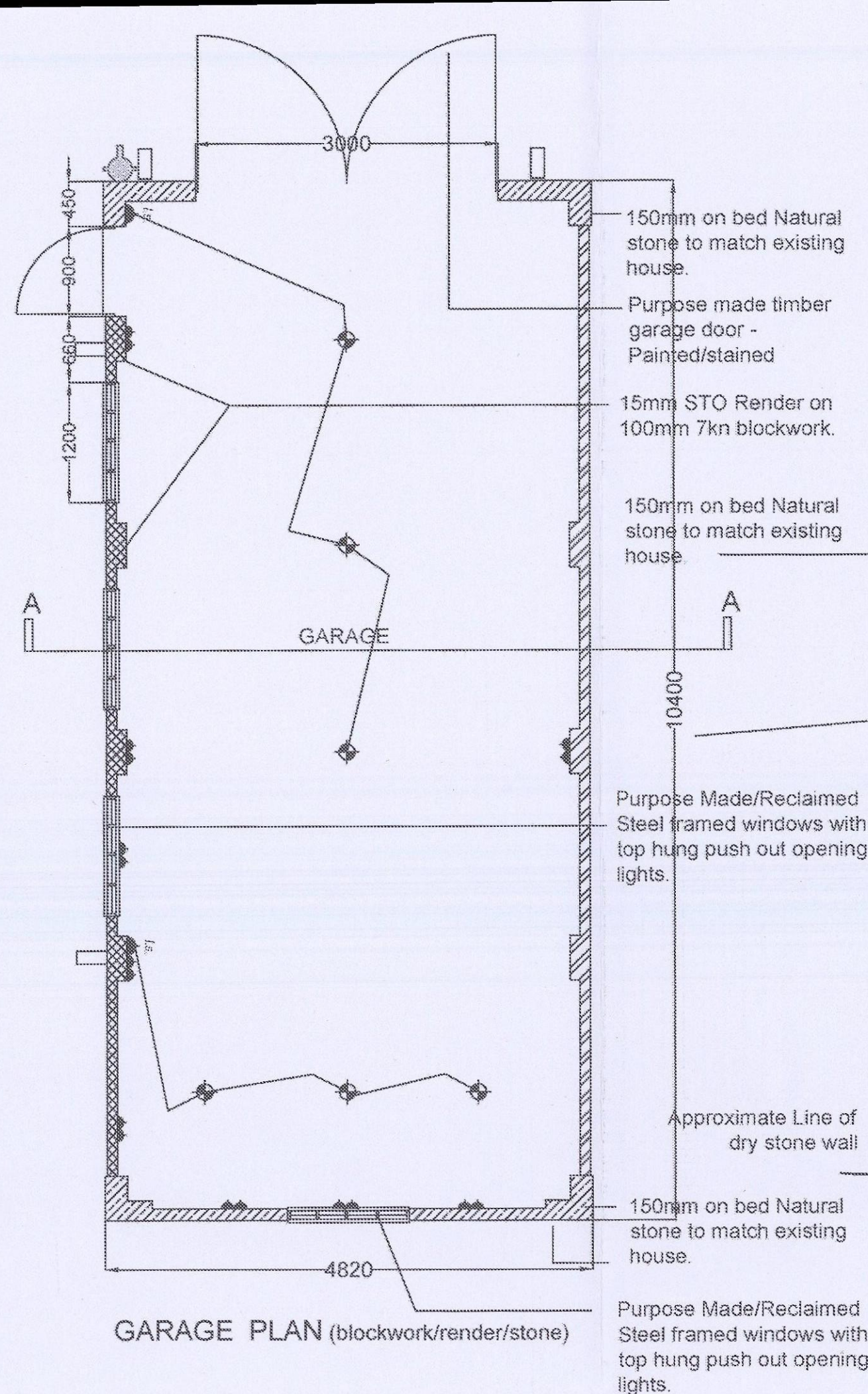
Roisfield

T1. Approx. location
of silver birch tree
to be removed

Approx location existing
adjoining Garage

PADDOCK

SITE LAYOUT PLAN sc 1:200 @ A1

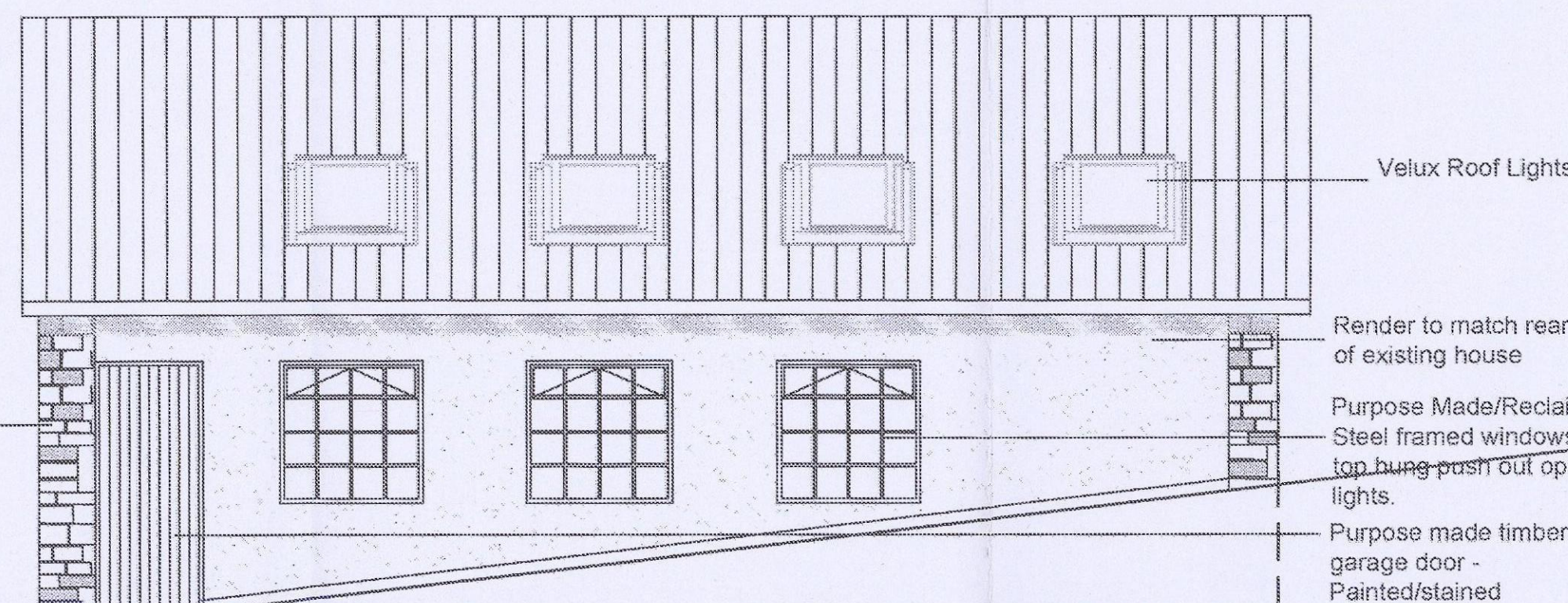


GARAGE PLAN (blockwork/render/stone)

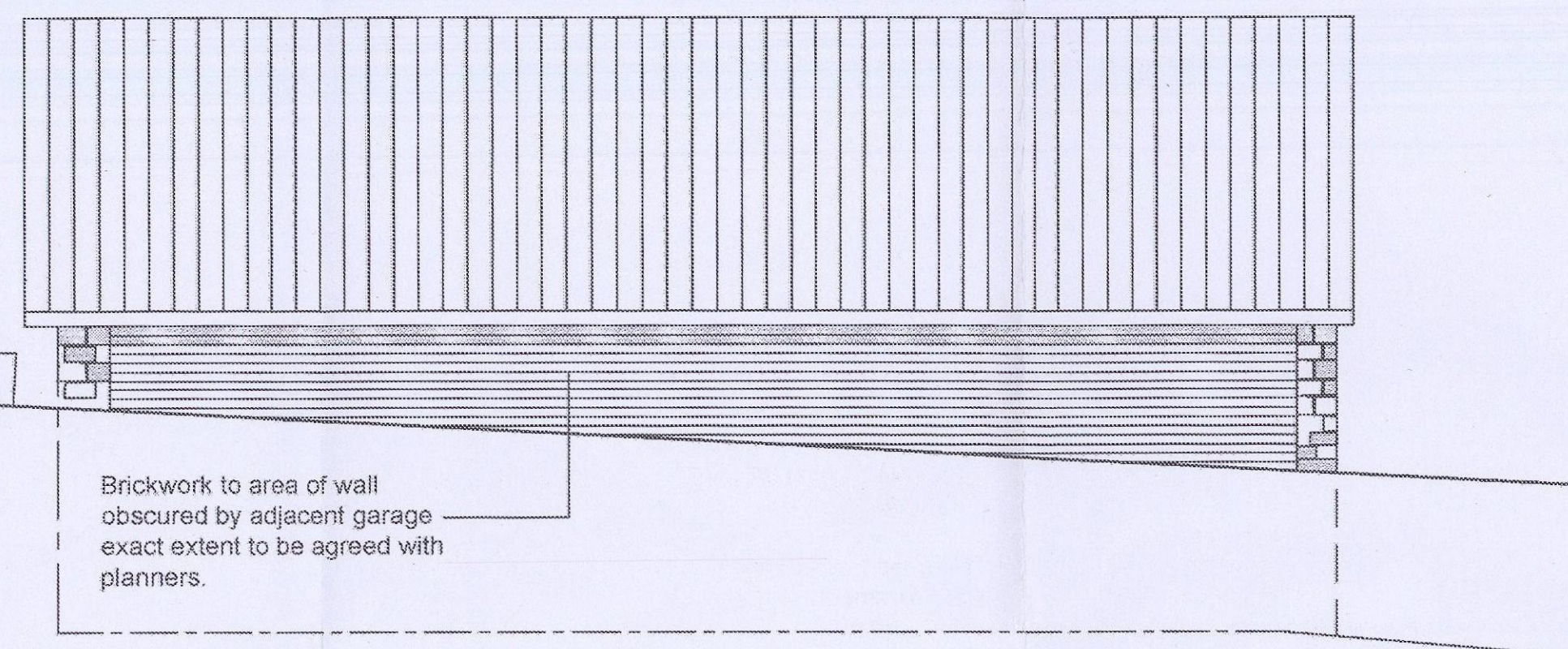
Natural Blue/Black reclaimed Slates
on Wilson's of Chesterfield or equal
approved roof truss design
to be agreed with client (shown indicative)
Roof to be fully insulated with Friction
Fitted Kingspan Insulation

Black Marley or equal
approved Upvc gutters and down
pipes taken to soakaway.
150mm on base Natural stone to
match existing house.
Purpose made/ Reclaimed steel
window frames as indicated.
15mm STO Render on 100mm 7kn
blockwork.
150mm concrete slab on 80mm
insulation on dpm on 50mm sand
blinding on 150mm MOT Type 1
hardcore.

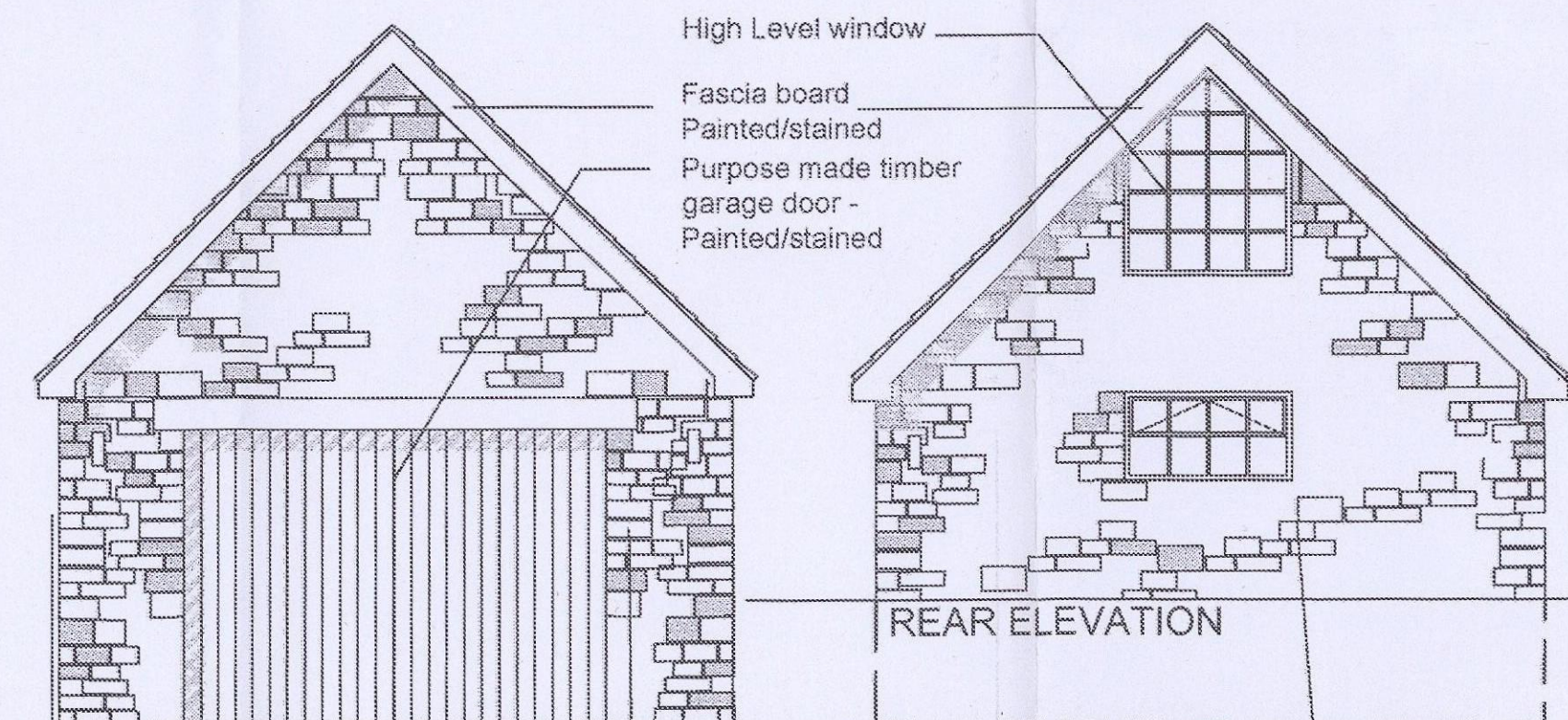
SECTION B - B



SIDE ELEVATION TO GARDEN (stone returns render infill)



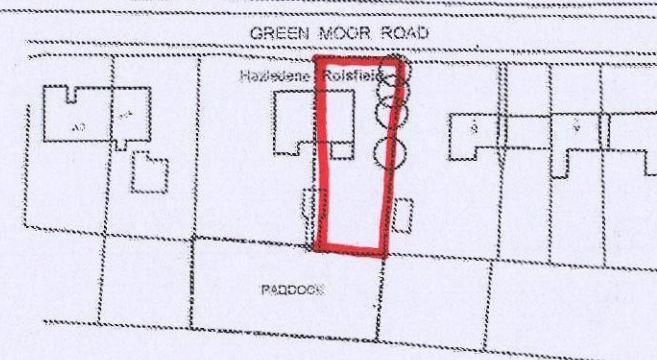
SIDE ELEVATION NEIGHBORS GARDEN (stone returns brickwork infill)



FRONT ELEVATION

150mm on base Natural stone to
match existing house.

REAR ELEVATION



SITE LOCATION PLAN SCALE 1:1250@A1

PLANNING NOTES:

Any works carried out prior to Planning Permission being granted will be entirely at the Clients own Risk, no work should be commenced until the approval has been obtained in writing.
All work is to be carried out in accordance with the current Building Regulations, this will be subject to a further application to Building Control.
No work is to be started on site until Building Regulations has been obtained in writing and any works carried prior to this will be entirely at the clients own risk.
The following materials if requested are to be submitted and approved by the Planners in writing prior to work commencing on site:
1: Sample of the proposed Stonework - Facing Brick - Render and Roof Tiles to be used

Foundations:
600x450mm deep concrete foundations - c20p Concrete.
Cover to foundations to be a minimum of 450mm, 1000mm on shrinkable clay, but to be agreed with Building Control Officer on site.
If ground ground conditions warrant it a sulphate resisting cement (mix to comply with BS5328 1987) New foundations near trees/hedges-old foundations or drains are to be in accordance with NHBC guide lines.

Ground Floor Slab:
100mm thick concrete floor slab, polythene sheet not less than 500 gauge laid on Celotex FR5000 board 75mm thick insulation including purpose cut strips of 20mm thick insulation vertically at edge of slab to prevent cold bridging (all in accordance with manufacturers instructions) Laid on a Visqueen or equal approved 1200 gauge dpm on 50mm sand blinding on 150mm Type 1 well compacted hardcore, the membrane is to be brought up the surrounding foundation walls to a suitable height that will allow it to be used as the dpc or connect to the dpc. Floor to achieve a U Value of 0.18W/m2K.

External Walls:
External Leaf to be 150mm Natural Stone approved by Barnsley Council Planning Department if required and where indicated 100mm leaf of Celcon Solar blocks fairfaced and 100mm facing brick.

Under Ground Drainage:
To be 110mm diameter PVC underground pipe work laid to a minimum fall of 1:80mm and a maximum of 1:40 in 150mm granular bed and surround in accordance with BS 882 or 4660 1989 and in general to the good practice of BS 8301.
Drains to have a min. of 600mm cover and where passing through walls Naylor concrete lintels having a maximum bearing of 150mm to be fixed over drain and to allow a gap of 75mm for movement all round. Opening to be masked all round both sides with rodent proof material and void to be filled with compressible sealant to prevent entry of gas.
Inspection chambers if required to be uPVC - 450mm diameter up to 1200mm deep with a maximum cover diameter of 430mm in garden areas.

Drains with in 1.0 mtr of any building foundations are to be encased in 150mm concrete bed and surround up to the level of the underside of the foundations.
Surface water is to discharge via 100mm gutters into 63mm rainwater pipes into trapped gullies and into a separate surface water system.
The foul and surface water system are to be separate and are to connect into existing individual systems on site - on visiting site there were no visible signs of drainage routes it appears that these could be covered by the external hard/soft landscaping - contractor is to allow for on site investigation to determine location.
Main Contractor is to determine location of existing internal drainage.

Lintels:
Naylor R6 / Catnic or equal approved (unless specified elsewhere on the Structural Engineers drawing) Concrete/Steel Lintel with and a minimum of 150mm end bearing.

Safety Glass:
Glazing which is wholly or partially within 800mm of the floor level shall be:
Minimum Class C to BS 6206 and marked according to BS 6206.

Electrical Installation and Lighting:
All to be undertaken by a suitably qualified and competent Electrical Engineer, to include all testing and certification to comply with Building Regulations Part P and to current NICEIC Regulations.
All switches power points etc. to be fixed between 450mm and 1200mm above finished floor level.

WS:
Location of External water tap.

ELECTRICAL KEY

- light switch
- 2w.l.s. 2 way light switch
- 2x13amp switched socket outlet.
- telephone Point
- pendant light point
- down lighter
- t.v. point
- 2x13amp external switched socket outlet.
- pop-up socket outlets.
- Internet point
- Extract Fan
- Switched Spur
- Shaver Socket
- Pull Cord Light Switch.
- External weather proof light fitting
- To have proximity sensor and a dawn to dusk automatic on off facility. With manual over ride.

The location of the electrical fittings is indicative and is for tendering purposes only. The exact location of all fittings are to be agreed on site with the client.



A 10/04/2016 Drawn: GM Check: GM
Planning Issue

g.s.marsh
architectural services
803 newbold road,
cutthorpe,
chesterfield s41 9rp.
tel: 07795 160815
email: elgarpear@aol.com

drawn
gsm

check
gsm

PROJECT
Proposed New Garage at
Roisfield Green Moor Road
For Tim Dickinson
DRAWING

Planning/Building Regulations

scale date
1:50 - and as indicated@A1 10/04/2016

ref number rev
TD-01 06 -