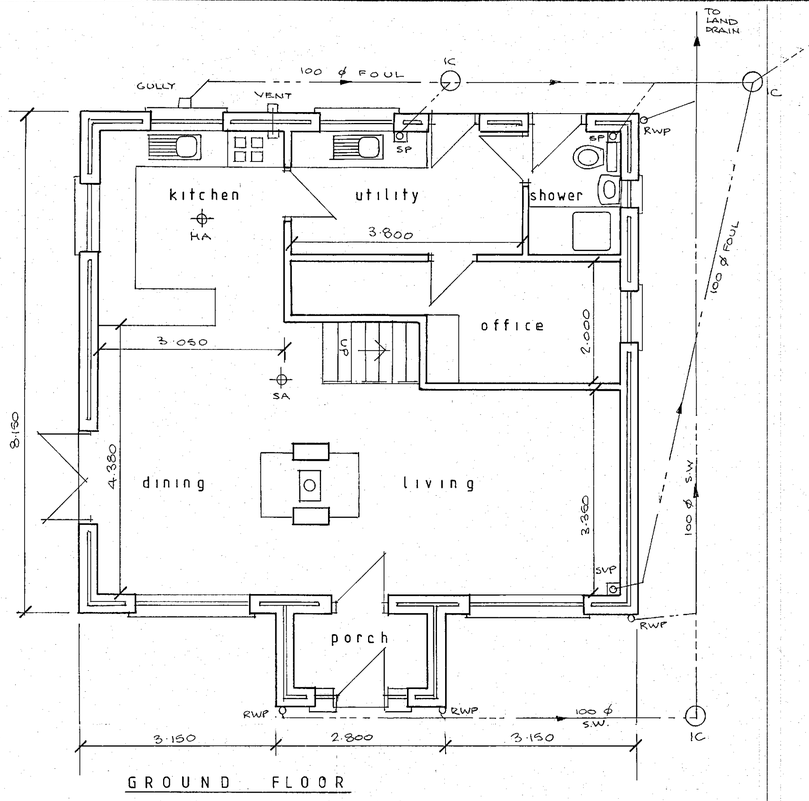
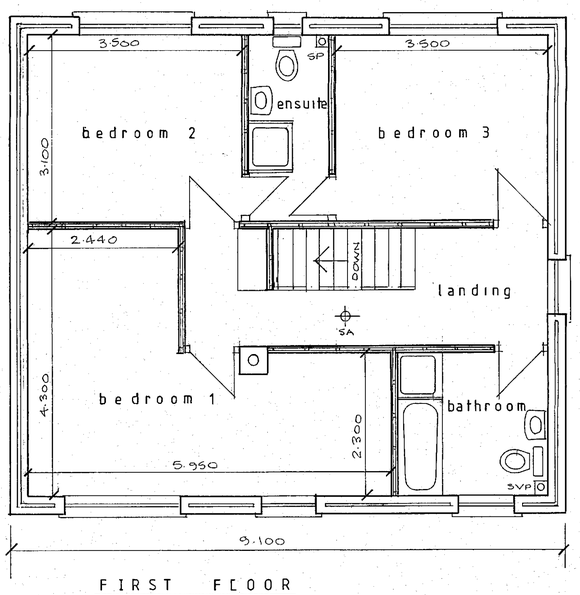
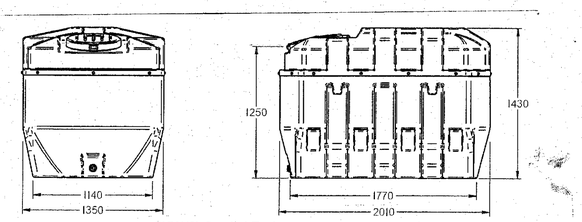


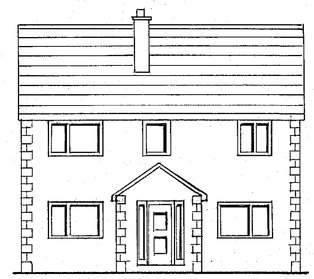
GROUND FLOOR



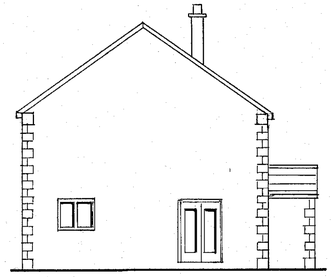
FIRST FLOOR



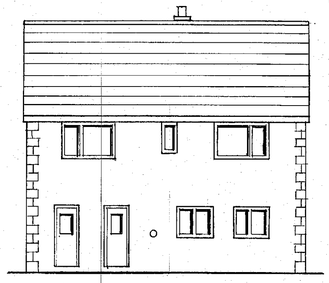
1650HSL Bunded Tank



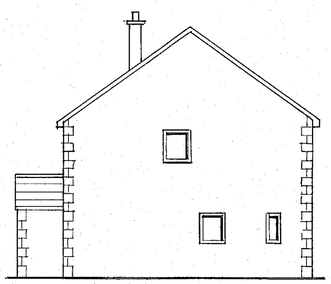
FRONT



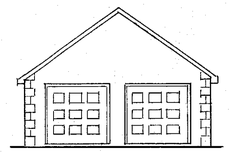
SIDE



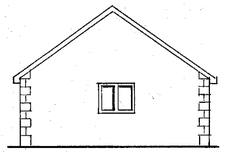
REAR



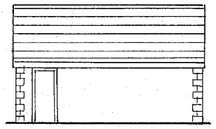
SIDE



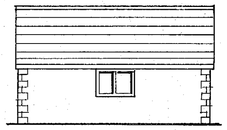
FRONT



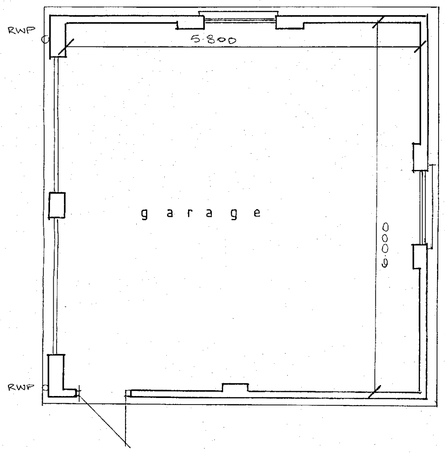
REAR



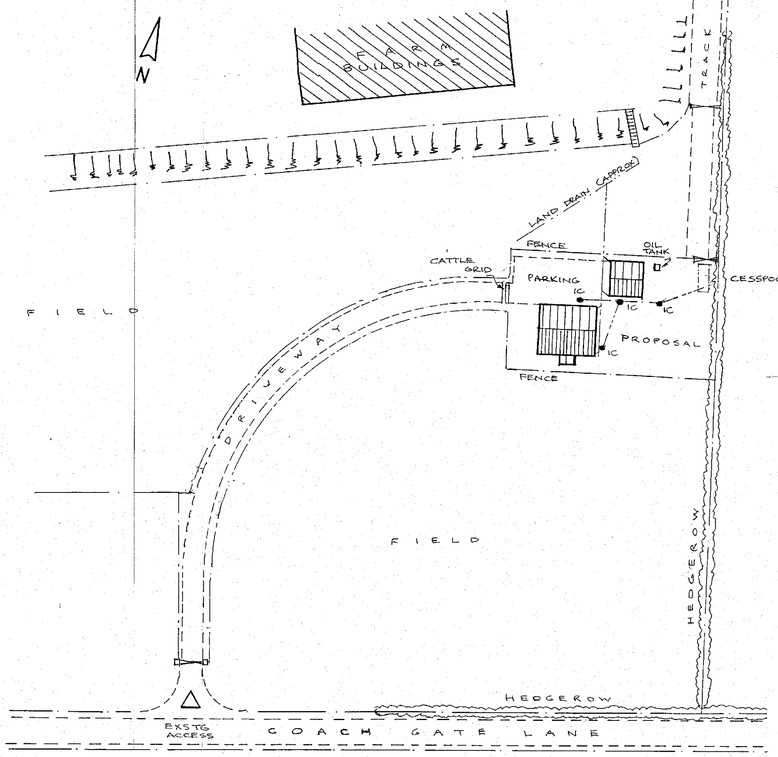
SIDE (to dwelling)



SIDE



PLAN



SITE PLAN 1/500th

Roof to dwelling and garage covered in natural grey slate or Yorkstone slabs at 35 degree pitch

External walls to dwelling and garage in coursed natural sandstone with sandstone quoins at corners

Driveway to be 3.5metre wide driveway to be paved in well compacted tarmacadam road planings

1200 high timber post and 3 rail fencing to delineate dwelling and garden area from adjacent agricultural field
2440 wide tanalised field gates in PEFC or FSC certified slow grown redwood pine at driveway entrance

Cattle grid to driveway at entrance to Dwelling area

EDEN
CORPORATE SUPPORT ROOM
21 MAY 2010
Received by:
ORIGINAL

DRAINAGE:

Foul: 100 diameter SVP to family bathroom with bird-proof cage at top discharging 1000 above windows; 100 diameter SPs to ensuite and shower room; SVP and SPs to have slow radius rest bends to new drain connections; back inlet gully to kitchen and utility room sinks and washing machine waste; 75 deep seal trap to all bathroom appliances with 32 wastes to hand basins, 38 wastes to bath/shower and 100 waste to WCs; no waste connected to SVP/SP within 200 of WC connection; 75 deep seal trap and 38 waste to kitchen and utility room sink discharging to back inlet gullies

Foul drainage to connect to Condor CIP32.0 32,000 litre cesspool to requirements of BS EN 12566-1; tank bedded on 225 thickness and surrounded in 150 thickness of C/25/P concrete to BS 5328; 600 diameter access cover for emptying with lockable medium duty cast iron cover and frame; 100 diameter ventilation pipe to extend 2000 above tank ground level with bird proof cage at top; inspection chamber on tank inlet pipe as detailed below; information notice located in dwelling as required by Building Regulations Part H2 and as worded in Approved Document Paragraph 1.68 describing necessary maintenance of tank; tank contents to be collected and disposed of by a licensed waste management company

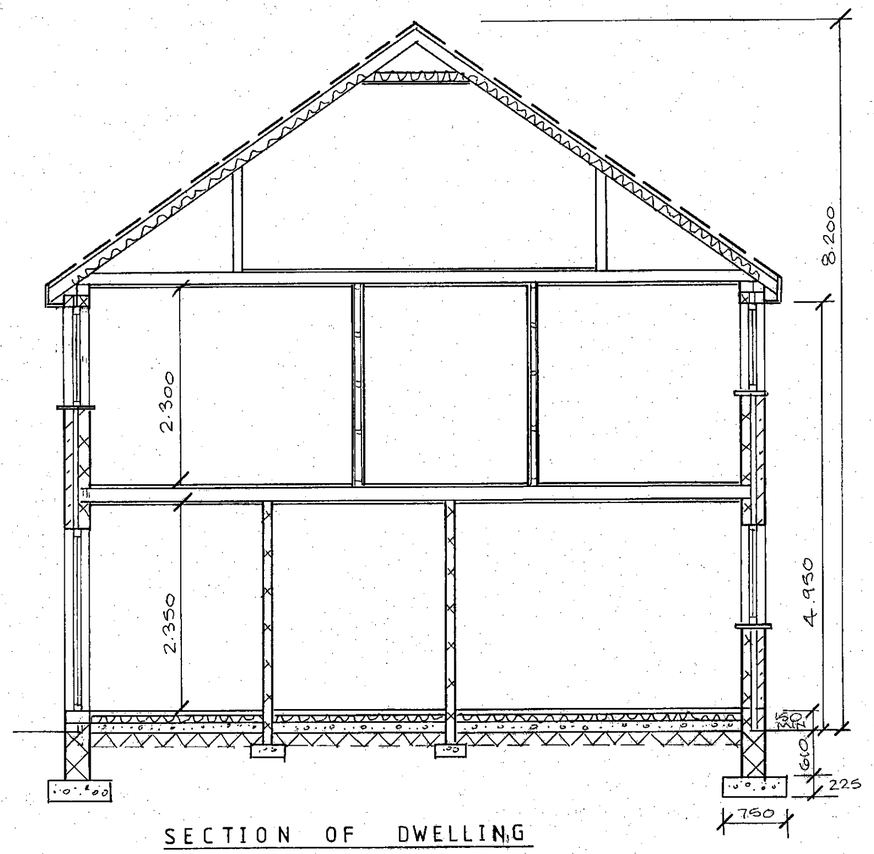
Surface Water: percolation tests carried out have shown that ground is not suitable for soakaways due to presence of heavy clay layers; surface water to be connected into existing land drainage system to satisfaction of local building inspector

All new drain connections made using 110 diameter plastic pipes and fittings with patent push fit flexible joints; foul laid to a minimum gradient of 1 in 40; surface water laid to a minimum gradient of 1 in 100; 450 diameter polypropylene ICs on 150 class C/25/P concrete base and surround with cast iron covers and frame;

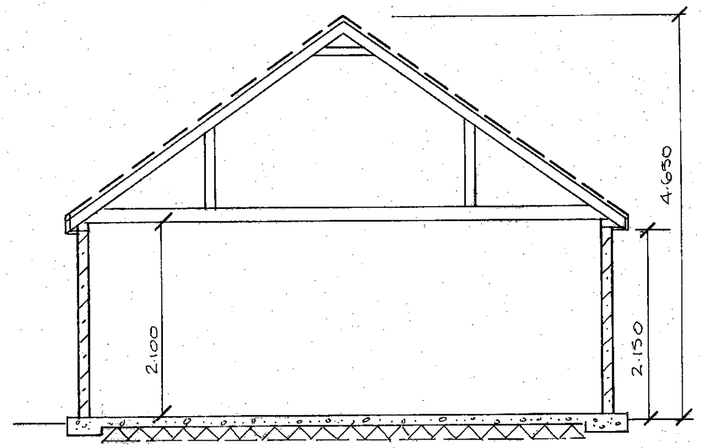
DRAWING 1

PROPOSED AGRICULTURAL WORKERS DWELLING and DETACHED GARAGE at CUCKOLD CARR FARM, COACH GATE LANE, GUNTHWAITE

SCALES 1/50th AND 1/100th



SECTION OF DWELLING



SECTION OF GARAGE

DMBC
CORPORATE MAIL ROOM
21 MAY 2015
Received by:
ORIGINAL COPY

DRAWING 2

PROPOSED AGRICULTURAL WORKERS DWELLING and DETACHED GARAGE at CUCKOLD CARR FARM, COACH GATE LANE, GUNTHWAITE

SCALES 1/50th

ROOF: Natural grey slate or Yorkstone slabs on 38 x 38 tiling battens on underlay felt to BS EN 13707; proprietary manufacture trussed rafters at 600 centres at 35 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Attic" type RIR pattern with min 197 x 47 top and ceiling chords and 145 x 47 internal chords; all timber in trusses to be Class M50 to BS 4978; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site;** trusses nailed both ends to 100 x 75 treated wallplates; wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 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 1800 centres built into wall and nailed across first 3 trusses on top and bottom chord members; 100 x 50 ceiling binders at each internal chord; roof insulation to be 150 thickness of Kingspan Kooltherm K7 pitched roof board in two layers with first 75 thick layer laid on rafters under 38 x 38 counter battens and second layer laid between rafters (U value of 0.16 W/m^{2}K); 12.5 foil backed plasterboard ceiling with 38 x 38 noggins at edges; 112 x 63 square section gutters to give a minimum fall of 1 in 100 and to discharge to 38 square section downpipes; PVCu soffit, fascia and barge board

OFFSHOT ROOF: Coverings, rafters and wallplates all as main roof described above; 150 x 47 rafters at 450 centres at 35 degree pitch fixed to wallplates and 150 x 50 ridge board; 150 x 47 ceiling joists at 450 centres to bear on wallplates both ends; Code 4 stepped lead flashing to junction of house wall and roof to lap under roof coverings 230 and up wall min 150 and tucked in; 12.5 foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m^{2}K); ventilators at soffit to give an equivalent area as 12mm continuous air gap

CAVITY WALLS: external leaf in 125 bed of coursed natural sandstone fair faced to cavity side with sandstone quoins at corners; 100 cavity and 100 thickness of Celcon Solar 2.9 N/mm^2 insulation block inner leaf with 5mm plaster finish; cavity insulation of 50 thickness of Kingspan TW50 cavity board (U value of 0.25 W/m^{2}K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; wall below ground level to be in 3.6 N/mm^2 trench blocks; Catnic CN99/1644C box lintels with min 150 end bearing over openings and tray dpc over lintels with weep holes in stonework; dpc to be min 150 above adjacent ground level; **cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Part A of Approved Documents and Local Building Inspector**

Internal block walls: 100 thickness of Celcon standard blockwork on 300 x 150 concrete strip foundation; Catnic BSD100 lintels over internal door openings

Stud partition wall: 75 x 50 timber studs with 10mm plasterboard and 5mm plaster skim finish both sides; sound insulation of 25mm of 10kg/m^3 mineral fibre bats secured to stud work

GROUND FLOOR: 150 compacted thickness of selected hardcore; 100 structural concrete with 1200 gauge dpm under 50 pumped liquid concrete screed; dpm tied into dpc; 110 thick Kingspan Thermafloor TF70 zero ODP insulation board laid on dpm (U value 0.15 W/m^{2}K); underfloor heating under screed as detailed below

FIRST FLOOR: 25 ptg boarding on 195 x 50 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends or onto doubled up trimmer between chimney and internal walls (Maximum span = 3.350); herringbone struts to joists at mid-span; 30 x 5 lateral restraint straps at 1800 centres built into blockwork and nailed across first three joists with timber noggins to brace straps; 12.5 plasterboard and 5mm plaster skim finish to ceilings; sound insulation of 100 thickness of 45 kg/m^3 density mineral fibre quilt laid between joists; floor joists doubled up under studs

VENTILATION: New windows to be Argon filled 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows minimum U value 1.40 W/m^{2}K; PVCu doors to have min U value of 1.8 W/m^{2}K; toughened or safety glazing complying with BS6206:1981 to all glazing between finished floor level and 800mm in windows and finished floor level and 1500 in doors 4000mm^2; trickle ventilation to bathrooms and 8,000mm^2 to all other rooms

Shower room to ground floor: vented with window having obscure glazing and some part of opening light 1.750 above floor level

Kitchen: additional ventilation by mechanical extractor fan incorporated in cooker hood of 30 litres/second extraction rate placed over the hob or 60lt/second if placed elsewhere.

Utility room additional ventilation by mechanical extractor fan of 30 litres/second

STAIRCASE: 1000 wide timber staircase with 200 risers and 230 treads; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; balustrade fixed to open side of stairs and to landing adjacent to stairwell 1000 above pitch line with oak vertical spindles fixed at 100 pitch; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber; all timber to stair and balustrade in oak

HEATING: Rayburn Heatranger 460K 60,000 Btu/h cooker/boiler to heat domestic hot water and central heating using commercial kerosene to BS 2869, Class C2; unit controlled by integral thermostat/programmer; unit connected to external double balanced flue terminal; flue terminal to be minimum 600 vertically and horizontally from any window openings; all work in accordance with manufacturers specifications; Notification plate provided by Rayburn Ltd as required by Building Regulations permanently fixed adjacent to boiler; carbon monoxide alarm fixed in kitchen area complying with BS EN 50291:2001, 147cm^2 permanent ventilation to be provided by high level air bricks boxed through cavity with tray dpc over; 2 channel programmer to boiler unit to allow separate timing controls for space heating and water heating with an auxiliary programmable room thermostat to control space heating timing

Polyethylene bunded heating oil storage tank located behind detached garage on 100 thick concrete slab extending minimum 300 beyond all sides of the tank; 1650 litre capacity tank installed in accordance with Part J of the Building Regulations and OFTEC Technical Standard OFS T100; tank located minimum 760 from any boundary and minimum 1800 from any building; oil storage tank to be inspected annually by an OFTEC registered technician; 10mm diameter copper fuel feed system with a fire valve fitted in accordance with Clause 8.3 of BS 5410:Part 1:1997 and OFTEC Technical Information Sheet TI/138 located externally at the point where the oil line enters the building; pipeline fitted with a 5-10 micron oil filter, oil pipeline located inside the building fitted to the recommendations of Clause 8.2 of BS 5410: Part 1: 1997

Ground floor to have Nu-Heat "Fastflo" SC14 or equivalent underfloor heating tubes laid in floor screed at 50 centres using proprietary "Cliptrack" system on 125 to 250µm polythene protection layer; underfloor heating tubes laid in accordance with manufacturer's instructions by specialist contractor with proprietary edge insulation strip fixed between external wall and screed; no heating tubes to be positioned under fixed kitchen units; wall mounted radiators to first floor with thermostatic radiator valves

Secondary heating by two way multi fuel burning stove in living room/dining room to BS EN 13240:2001; stoves to be free standing type on precast concrete hearth with 60 upstand to extend 150 beyond edge of fire recess and 500 in front; 150 diameter vitreous enameled single wall flue from top of stove to discharge to chimney flue liners via register plate and proprietary connector; Dunbrik 200SCB stove connection block supported on Naylor Spanlite lintels discharging to 200 diameter Dunbrik flue liners to comply with requirements of BS EN 1857:2010; liners built into min 112.5 facing stone chimney with annulus filled with one part OPC to 6 parts vermiculite mortar; flue blocks to be fixed tongue side up and pointed with Dunbrik 1581 silicone sealant; chimney outlet to be via clay pot and bird cowl discharging 2300 horizontally and 1000 vertically above roof coverings; Carbon Monoxide alarms fixed in living area complying with BS EN 50291:2001; safety information plate as required by Approved Document J fixed to side of fireplace

Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin; heating and domestic plumbing insulated in accordance with requirements of Building Regulations

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate; internal lights to bathrooms, kitchen, living room and bedrooms and external safety lighting to have energy efficient fittings

Light switches, socket outlets and heating and ventilation controls to be located between 450 and 1200 from finished floor level to comply Part M of the Building Regulations and British Standard BS 7671

Smoke detectors/alarms: Optical type smoke detectors/alarms to landing and hallway and heat detectors/alarm in kitchen fitted in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; 3 hour battery backup to detectors

Escape windows to all upstairs bedrooms to have unobstructed openable area min 0.33 sq.m in area and minimum 750 high x 450 wide minimum with bottom of openable area max 1100 from floor level

Front entrance door to be 1000 wide clear opening with level threshold; ground floor internal doorways to have 775 minimum clear opening to comply with Part N including shower room

DESIGN STAGE SAP AND WATER EFFICIENCY CALCULATIONS TO BE PROVIDED FOR APPROVAL BY LOCAL BUILDING INSPECTOR 28 DAYS BEFORE WORK STARTS ON SITE

GARAGE

ROOF: Natural grey slate or Yorkstone sandstone slabs on 38 x 38 tiling battens on underlay felt to BS EN 13707; proprietary manufacture trussed rafters at 600 centres at 35 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Attic" type RIR pattern with min 127 x 47 top and ceiling chords and 97 x 47 internal chords; all timber in trusses to be Class M50 to BS 4978; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site;** trusses nailed both ends to 100 x 75 treated wallplates fixed to stonework at 1800 centres with 30 x 5 x 1000 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. 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1800 centres

WALLS: 125 bed of coursed natural sandstone with sandstone quoins to corners and 450 x 250 piers as shown, piers to extend to underside of roof coverings at gable walls; stonework fair faced to internal side; 300 thick walls to front elevation, Catnic CCS lintels to personal door and windows and Catnic CN 51C lintels to garage doors all with min 150 end bearing

FLOOR: 150 compacted thickness of selected hardcore with 1200 gauge dpm on 25 sand blinding; dpm tied into all dpcs; 100 structural concrete floor on dpm

2100 x 2100 roller shutter garage doors; 900 x 2100 personal door