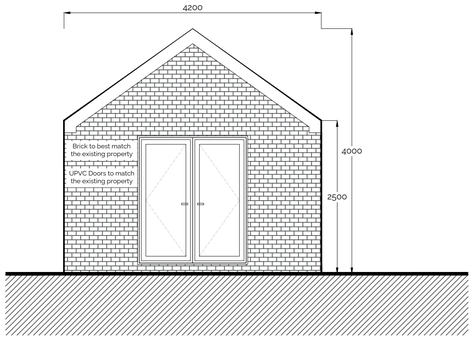
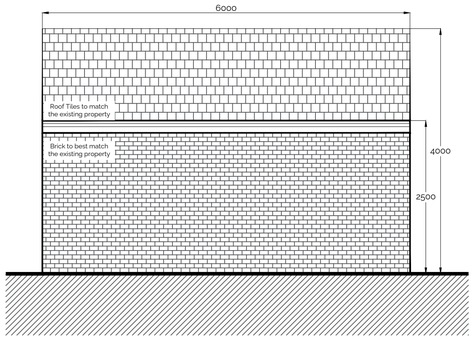
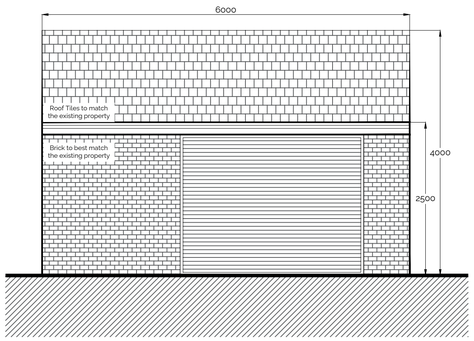


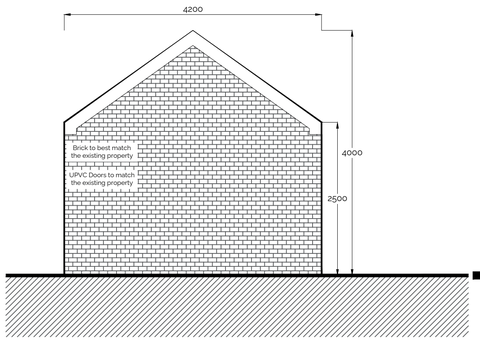
Proposed Northern Side Elevation
Scale**1:50**



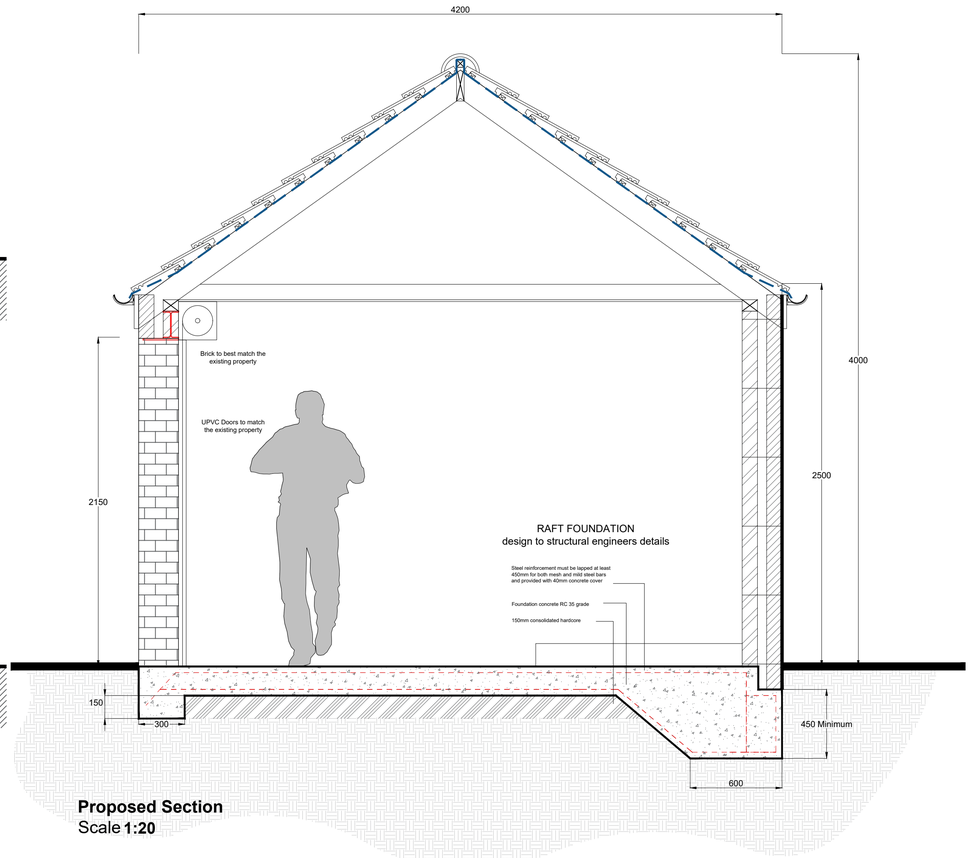
Proposed Rear Elevation
Scale**1:50**



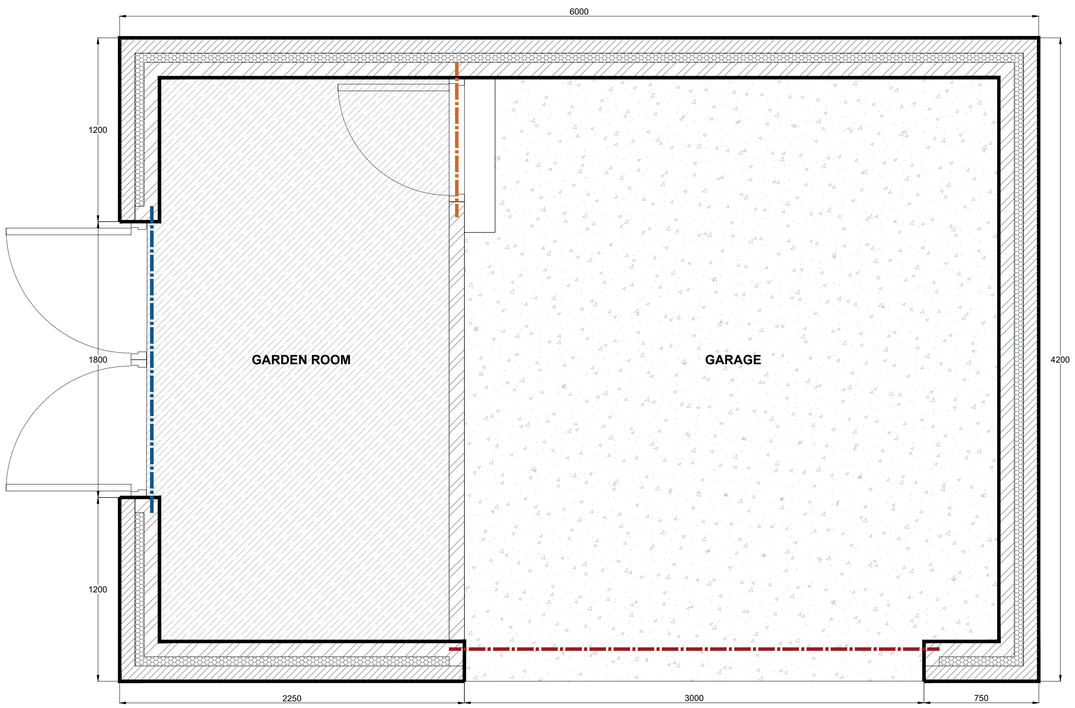
Proposed Front Elevation
Scale**1:50**



Proposed Southern Side Elevation
Scale**1:50**



Proposed Section
Scale**1:20**



ALL MEASUREMENTS TBC ON SITE

Proposed Plan
Scale**1:20**

Construction Notes

BUILDING REGULATIONS NOTES
PLEASE NOTE
A Building Regulations application is not required for garages which are:
---Detached single storey
---Containing no sleeping accommodation
---Not exceeding floor area of 30m2
---Constructed substantially of non-combustible material i.e. masonry walls and a tiles roof.
---If the garage is constructed of combustible material it must be positioned at least one metre from the boundary, road or building

A Party Wall Agreement is to be in place prior to start of works on site.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 (+A1:2016) built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 (+A1:2016) at maximum 2m centres.
BEAMS
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.
LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS EN 1992-1-1:2023 Eurocode 2, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS EN 845-2:2013.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturer's standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.
Independent lintels to have an insulated cavity closure between the inner and outer lintel.
STEEL LINTELS
Lintel and lintel installation to be in accordance with BS 5977-1 Lintels. Method of assessment of load and BS EN 845-2 Specification for ancillary components for masonry.
Lintel to be galvanised steel, powder coated lintel, such as Catnic, with a built-in damp-proof course.
The lintel to be wide enough to provide adequate support to the walling above, to be installed with a nominal 150 mm bearing area at each end and be fully bedded on a solid bed of mortar. Only full bricks or blocks to be part of the bearing area - lintels not to be placed directly onto part bricks. Padstones and spreaders to be provided under the bearings, where required. Installation to be in accordance with manufacturer's recommendations.
Overhang of any masonry to be a maximum of 25mm and lintel toe to project beyond window head externally.
Risk of condensation at potential cold bridges to be minimised, wall insulation should abut the head of the window frame and insulation to be provided at the underside of the lintel unless the manufacturer produces an alternative.
(In severely exposed locations or where the lintel does not offer a built-in DPC, a separate membrane to be fitted, turned up at the edge to ensure the water is not directed into the cavity. For coastal areas, the use of soffit cladding to also be considered to provide further protection).

RAFT FOUNDATION
These details are only suitable for single storey extensions to domestic buildings.
Raft and floor slab design to Structural Engineer's calculations and details. Steel reinforcement must be lapped at least 450mm for both mesh and mild steel bars and provided with 40mm concrete cover.
Dig out for new raft foundation down to firm load bearing strata. Ground to be free from contamination. Raft foundation to be provided on 150mm well consolidated hardcore capable of supporting a load of at least 50kN/m².
Provide DPM if required.
All new foundations to be below invert level of any drains.

SOLID GARAGE FLOOR
Solid garage floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm RC28/35 or ST5 ground bearing slab thickened 300mm at garage entrance, concrete mix to conform to BS 8500-2:2023 and BS EN 206. 1 layer of 252 steel mesh to be provided within the slab. Slab to be laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:80 fall is provide to floor from back of garage to front garage door.

CAVITY WALL
New cavity wall to comprise of 103mm suitable facing brick. Inner leaf to be 100mm block, e.g. Lafarge Stancrete. Walls to be built with 1:1:6 cement mortar.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WALL TIES
All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS EN 845-1:2013.
Wall ties for cavities over 150mm to be suitable for cavity width, and installed as manufacturer's details.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

MOVEMENT JOINTS
Movement joints to be provided at the following maximum spacing:
Clay brickwork - 12m.
Calcium silicate brick - 7.5-9m.
Lightweight concrete block - density not exceeding 1,500kg/m3 - 6m.
Dense concrete block - density exceeding 1,500kg/m3 - 7.5-9m.
Any masonry in a parapet wall (length to height ratio greater than 3:1) - half the above spacings and 1.5m from corners.
Movement joint widths for clay bricks to be not less than 1.3mm/m i.e. 12m = 16mm and for other masonry not less than 10mm.
Additional movement joints may be required where the aspect ratio of the wall (length :height) is more than 3:1.
Considerations to be given to BS EN 1996-1-2:2005 Eurocode 6. Design of masonry structure.

PITCHED ROOF
Pitch 22-45° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Suitable roofing tiles on 25 x 38mm tanalised sw treated battens on sarking felt supported on 47 x 150mm grade C24 rafters at max 400mm centres max span 3.47m. Rafters supported on 100 x 50mm sw wall plates.
Construct ceiling using sw joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster as required.
Restraint strapping - 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.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ACQUIRE ENGINEER'S DETAILS/CALCULATIONS REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR STRUCTURAL ENGINEER FOR ADVICE.

INTERNAL MASONRY PARTITIONS
Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS EN 12600:2002, BS EN 14179 or BS EN ISO 12543-1 and Part N of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

RAINWATER DRAINAGE
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

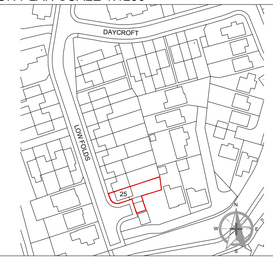
HIRST ARCHITECTS
Royal Institute of British Architects RIBA Chartered Practice

USE OF THE ARCHITECTS DRAWINGS

DRAWING TERMS:

All measurements to be confirmed by the main contractor pre-commencement.
This drawing does not guarantee planning or building control approval. All submissions are to be made by the client. This drawing should only be used for the purposes of which it has been expressly loaned to the client / applicant in support of the intended application. It is the client / applicants responsibility to submit the appropriate documentation's to the the appropriate authorities before any start of construction on site. This drawing is copyright expressidly loaned under a one-off liscence which can be revoked. This should not be re-distributed in any way without prior written consent.

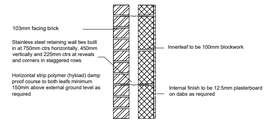
LOCATION PLAN SCALE 1:1250



SITE PLAN SCALE 1:500

WALL CONSTRUCTION SCALE 1:20

CAVITY WALL



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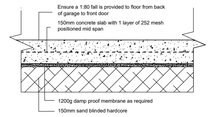
FLOOR CONSTRUCTION SCALE 1:20

SOLID GARAGE FLOOR



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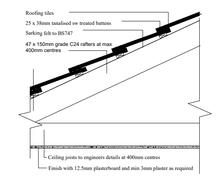
ROOF CONSTRUCTION SCALE 1:20

GARAGE PITCHED ROOF



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COMBINED PLANNING & BUILDING CONTROL DRAWINGS

DATE: August 2025

PROJECT TITLE:

Mr C. Trimnell
25 Low Folds
Barnsley
S71 5SB

DRAWING TITLE:
Proposed Garage Combined Plans

DRAWING NUMBER:
HA-250802---25 Low Fold

SCALE at A1: **VARIES**