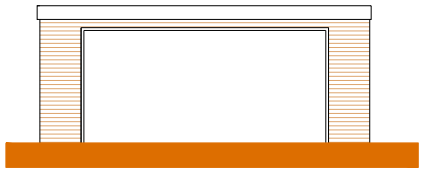
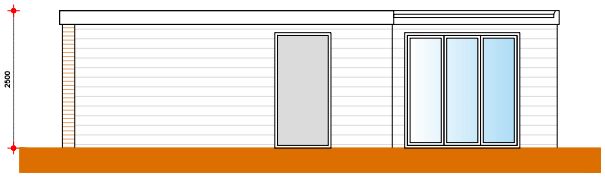
OVERALL HEIGHT MUST NOT EXCEED 2.5M OTHERWISE PLANNING CONSENT IS REQUIRED

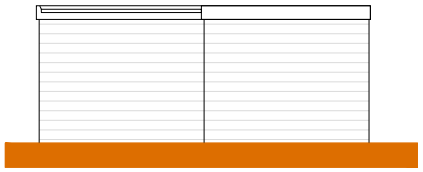
plans as proposed



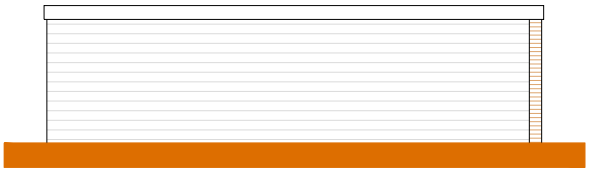
front elevation



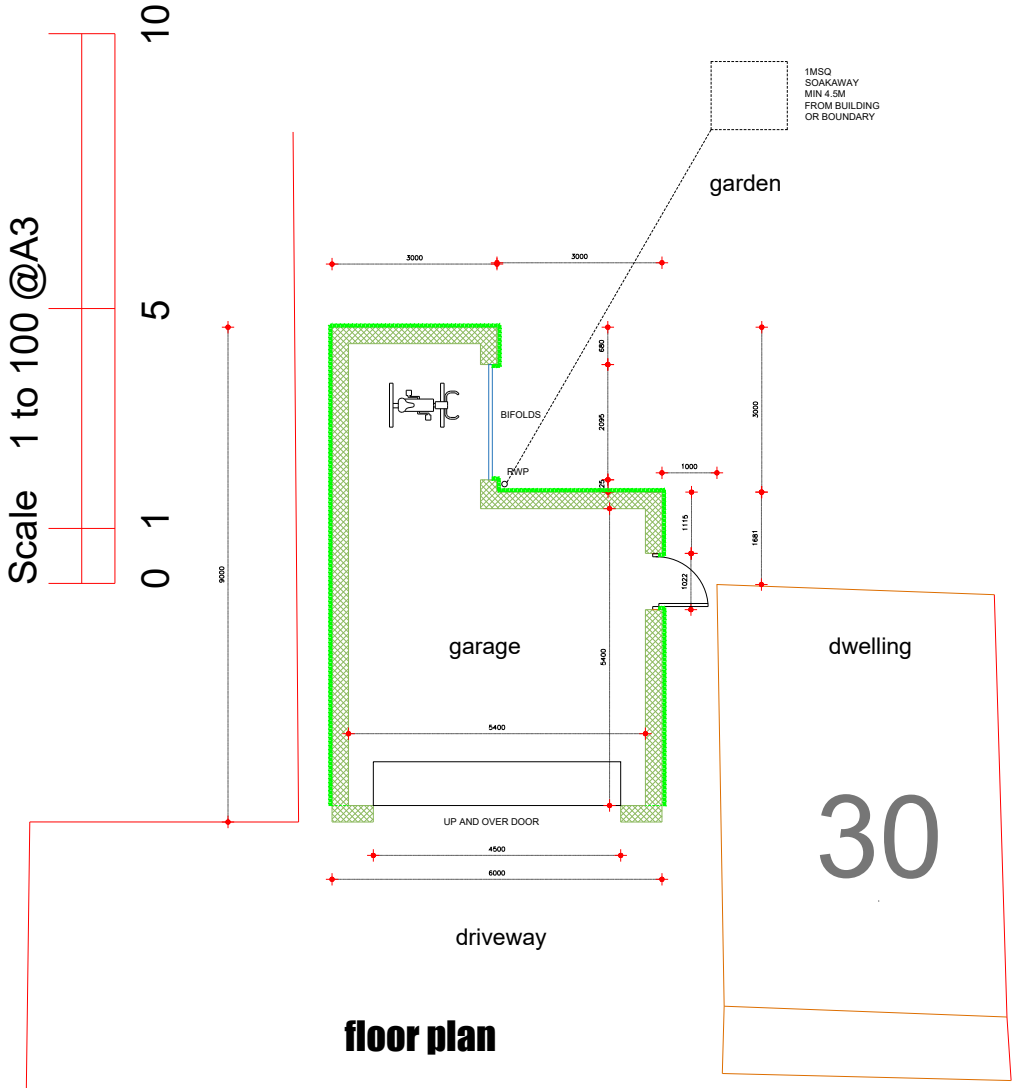
side elevation facing 30 St Johns Avenue



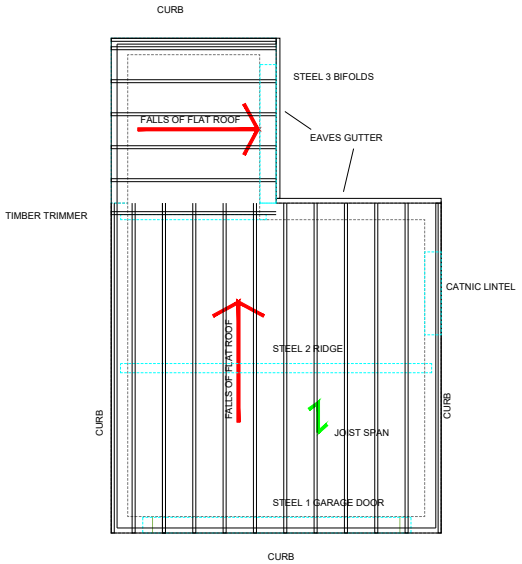
rear elevation



side elevation facing 21 Milne Street



floor plan



roof plan

NOTES
All structural timber to be strength graded
VENTILATION
All habitable rooms to have opening lights with aggregate area equal to not less than 1/20th floor area of respective room. 8000mm2 trickle vents to be provided to each habitable room
INSULATION
no insulation-unheated space

Foundations to be taken down to suitable load-bearing strata, to the invert level of any localised drainage and to the satisfaction of the district surveyor.

Note - wall cavities should not be concrete filled any higher than 225mm below the lowest DPC level
UNDERGROUND DRAINAGE
Separate system to be maintained. Drainage to be in approved plastics system 100mm dia laid to suitable falls with 350 dia ic at junction/change of direction of drain run if applicable. Surface water drainage to connect to ex separate system.

EXTERNAL WALL DESIGN

NEW MASONRY WALLS
SUBSTRUCTURE
Foundation walls built up to and above minimum 150mm of finished ground or paving level;include damp proof course.

Provide dpc at minimum 150mm above finished ground level. Dpc ato reveals.Below dpc walls to be constructed in dense block inner leaf, Staffordshire Blue engineering brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level.Include for scaffolding.

NEW MASONRY WALLS
SUPERSTRUCTURE
Outer skin facing brick to front elevation and cladding boards to remaining walls on dense blockwork 100mm cavity, 100 mm common blockwork to inner skin Stainless steel wall ties at 450mm vertical & 750mm horizontal centres. Cavities to be continuous. Bond new work/courses into existing. Provide dpc at minimum 150mm above finished ground level. Dpc to reveals.Below dpc walls to be constructed in dense block inner leaf, facing brick outer leaf to 75 below finished ground level and dense blockwork to foundation level. Weak mix concrete as cavity fill to finished ground level.Include for scaffolding.

Approved Document A - Structure
Structural calculations are required for the following:
none
Approved Document B - Fire safety
A fire alarm system should be provided to the garage. The fire alarm and detection system should be designed and installed in accordance with BS 5839-6:2013 to at least a Grade D Category LD3 standard

Approved Document H - Drainage and waste disposal
Any conditions from the statutory sewerage undertaker, if applicable will be added to any future approval given.
Approved Document J - Combustion appliances and fuel storage systems
none

FLOOR DESIGN

Insitu concrete slab to be laid to garage

150mm insitu concrete floor slab on 1200g visqueen dpm on min 100mm layer well compacted hardcore

Approved Doc M - Access to and use of buildings
Electrical sockets/switches to be located between 450 - 1200mm from floor level

requirements for electrical sockets and lighting
allow lighting throughout allow 6 double SSOs in garage
External lighting to garage front side and rear on PIR
provide intruder alarm and smoke detection

ELECTRICAL INSTALLATION
All to be carried out in accordance with Approved document P all to be carried out by competent person and design, installation, inspection and test certificate under BS7671 to be produced

energy efficient lamps/lighting to be provided should be installed in frequently used locations and to be in a quarter of all fittings

FLAT ROOF DESIGN

FLAT ROOF

Flat roof system to be walkable Fibreglass system (cold roof-with ventilation) all laid in accordance with manufacturers recommendations. Flat roof construction is 145x 47 SC24 timber joists at 600ctrs (max span 2700mm) and min 50 deep reduction firrings with 18mm OSB t& g deck with plasterboard and 3mm skim to ceiling soffit

The decking boards should be Sterling OSB3 tongue & groove. They should be fixed to the roof structure using ring shank nails or screws with a minimum penetration of 25mm, which should be used at 300mm centres down the length of each joist covered by the boards. When laying tongue and groove boards, ensure the gap between the boards is face up so it can be reinforced by the resin that runs into it when the laminate is layed. All the boards must have their joints staggered to increase the strength of the roof.

J MURRAY ARCHITECTURE
4 BROOKSIDE CLOSE, HACKENTHORPE
SHEFFIELD S12 4LE 0114 247 0602

TITLE
detached annexe in garden
30 St Johns Avenue
Barugh Green
BARNSLEY S75 1NX
CLIENT Mr R Birtles

General Arrangement

DATE 28/10/2024 SCALE 1:1250+1:500

DRAWING No.
b/24/01

REVISION a| b