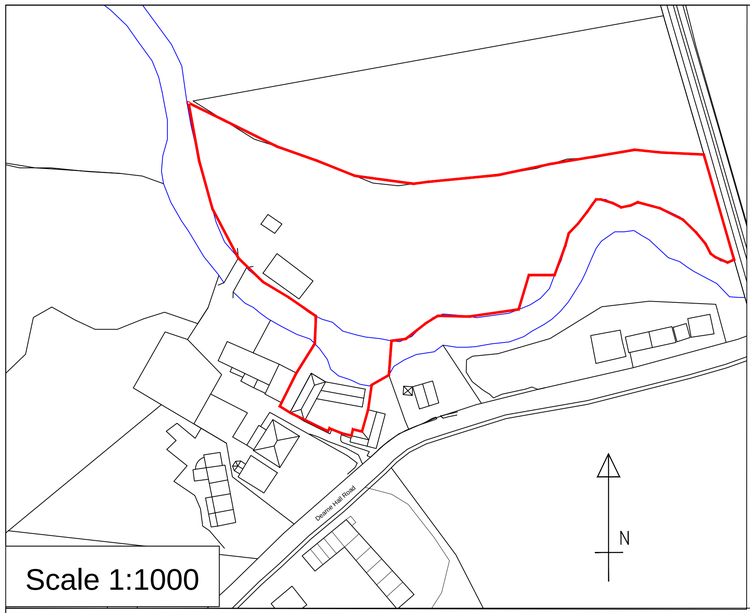

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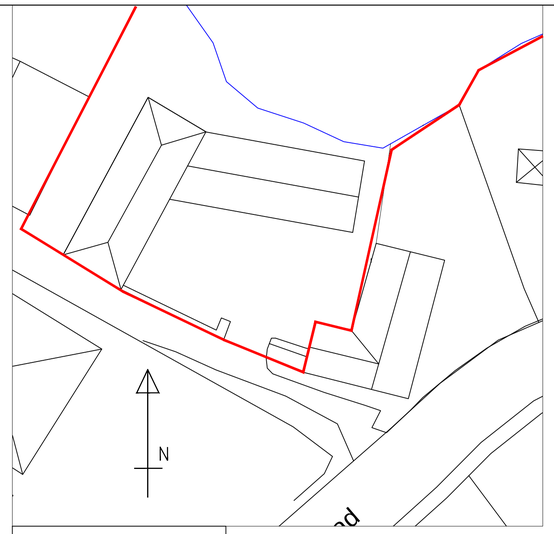

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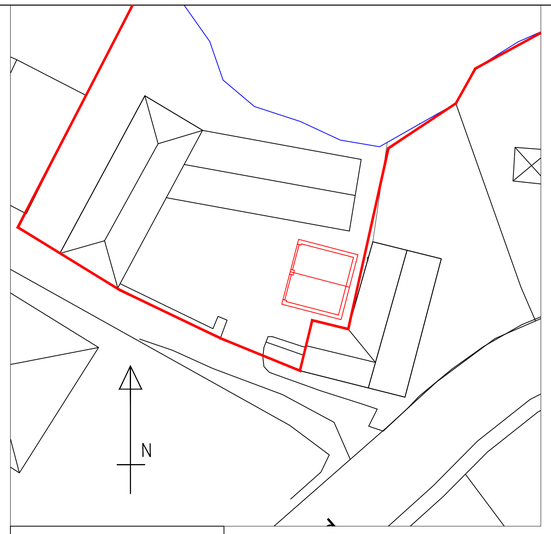

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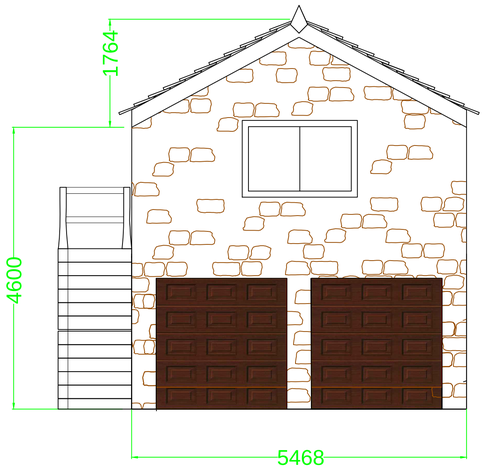
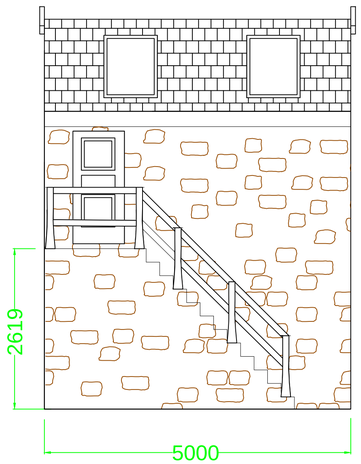
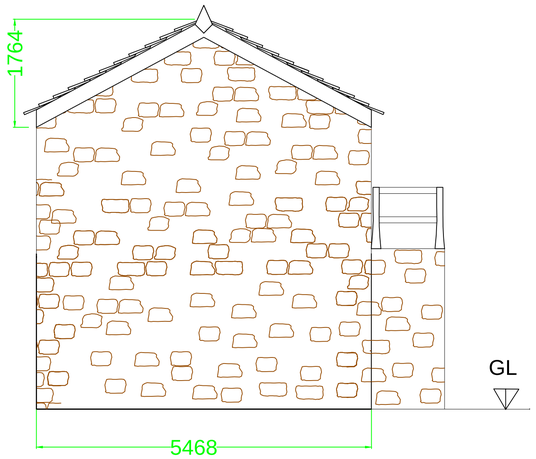


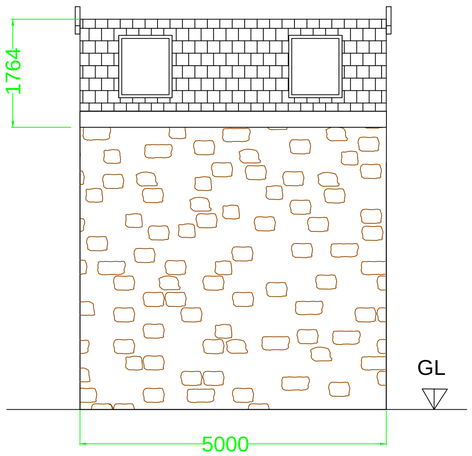
Proposed Front West Elevation



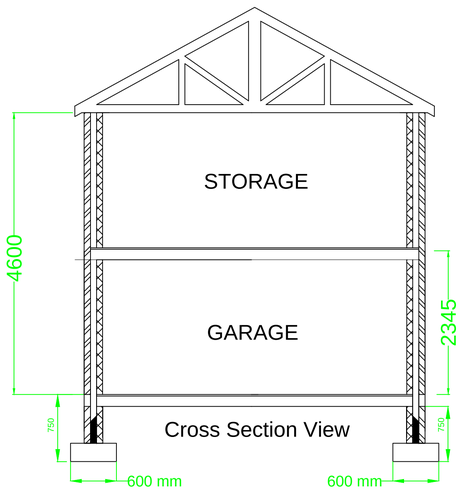
Proposed North Side Elevation



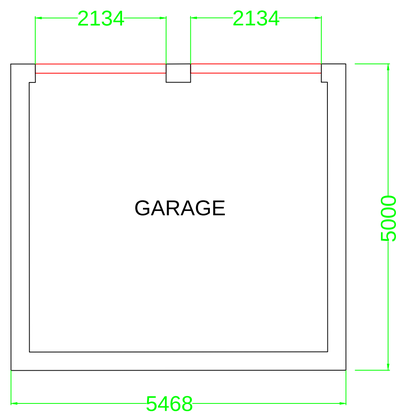
Proposed Rear East Elevation



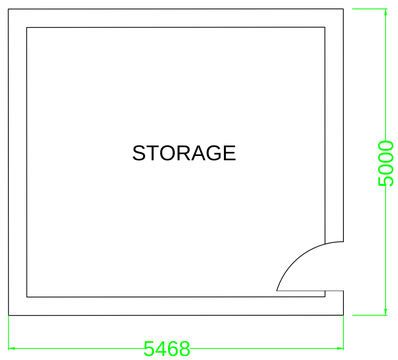
Proposed South Side Elevation



Cross Section View



Plan View



Plan View

General Construction Notes

PITCHED ROOF

Slate roof tiles to match those of original dwelling and shall have 100mm head lap, tiles to be laid on 38 x 25mm tiling battens on un-tearable felt; verge and eaves tiles twice clipped;

100 x 75 treated wallplate fixed to blockwork at 1.8 metre centres with 30 x 5 x 700 once bent galvanised m.s.straps;

30 x 5 galvanised mild steel anchors in lateral restraint to wall elevatiions at max. 1.8 metre centres built into wall and nailed across first 3 rafters and ceiling joists; 100 x 50 ceiling binders at 1.8 metre centres;

ventilation to roof space at soffit with proprietary fly proof vents to give an equivalent area as a 12mm continuous air gap; exterior grade plywood or brown upvc soffit fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges and 250 fibreglass insulation quilt; insulation in two layers with one 100 layer between ceiling joists and 150 at right angles to ceiling ties;roof felt lapped under existing roof tiles min 225;

Code 4 lead valleys lapped under roof coverings min 225; roof felt to side elevation lapped under roof coverings min 225.

GROUND FLOOR:

100mm of ST4 concrete to BS8550 with 50mm of screed to finished floor level ;

225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray over DPC.

Insulation is to be provided below concrete and shall if desired satisfy current those of local building control U-Values.
This can be achieved by using the following product.

Floor insulation is to be Kingspan thermafloor TF70.

WALLS

112.5 thick external leaf in stone work to match existing house to the front elevation.

100mm insulation blocks outerleaf and rendered with oddments of sand stone to match other parts of original dwelling.

100mm cavity and 100 "Thermalite" insulation block inner leaf with cavityfull filled with fibreglass insulation which is optional as the rooms do not require to be habital; internal plaster finish to habitable; cavity walls to have wall ties 900 horizontally, 750 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves, with vertical and horizontal dpc's to BS 743 at reveals; cold bridge prevented by inserting 14mm expanded polystyrene insulation at reveals and eaves; inner leaf below dpc level and external leaf below ground level to be in 7 N/sq.mm blockwork; cavity filled with weak concrete to within 150 of dpc;

A "Catnic" CG 90/100 lintel with 150 end bearing over each garage door openings; dpc to be min 150 above adjacent ground level; strip foundation to be 600 x 750 to be minimum depth shown on plan but will be taken down to depth and suitable strata as required by local Building Inspector.

Should it be found that the ground strata to be unsuitable a raft footing will be required, please report this to the designer who will send details of a raft foundation to building control and the builder.

DRAINAGE
Roof drainage to discharge into existing surface course water drains.

Protection of Exsiting Drainage

Any existing drain pipeline to be protected at all times, to prevent damage occuring during and after the construction works. No heavy materials will be stored over any existing pipeline.
The foundations are to be built so no additional loading is placed on the pipeline.
Where the pipeline passes through the foundation wall, the wall will adequately span the pipeline.

All electrical work is must be undertaken by a competent Electrical installer or should be registered under the competent persons scheme. All Electrical work shall meet the requirements of part P, a self certification, certificate is to be sent to Barnsley building control on completion of the works.

Important Notice:-
Due to the close proximity of the garage foundation to the neighboring property it is advised that a third party wall agreement be obtained prior to commencing any works.

Rev.	By	Amendments	Date

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Client
Darryl Ashby,
Watermill Court,
Dearne Hall Road,
Low Barugh,
Barnsley,
S75 1LX.

Project
Double Garage.

Drawing title
APPLICATION FOR PLANNING

Scale	Drawn	Checked	Date
1:50	SC	DA	10/04/11

Drawing No.	Revision	File
D/PC/MAR/DA/SC_1	-	