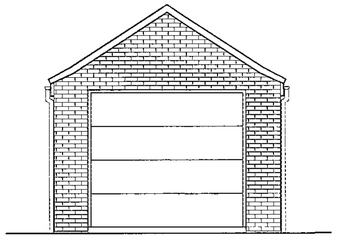
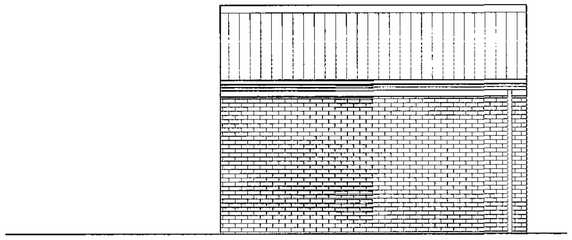


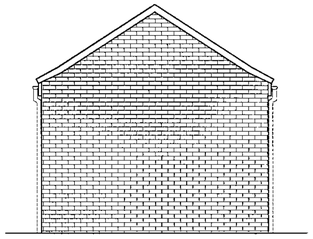
EXISTING GARAGE PLAN



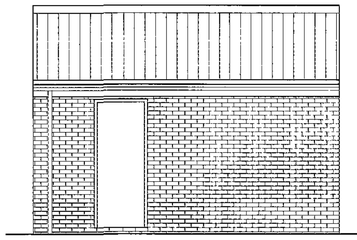
EXISTING FRONT ELEVATION



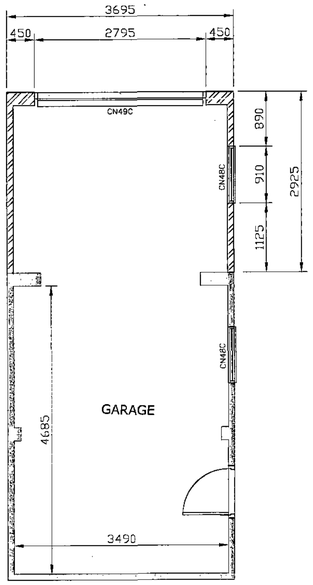
EXISTING SIDE ELEVATION



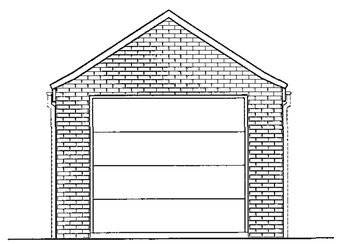
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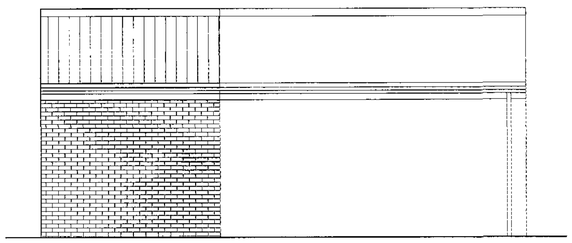
EXISTING SIDE ELEVATION



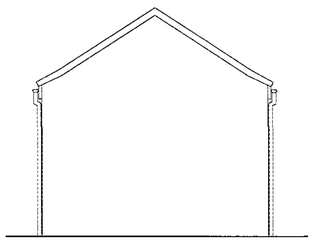
PROPOSED GARAGE PLAN



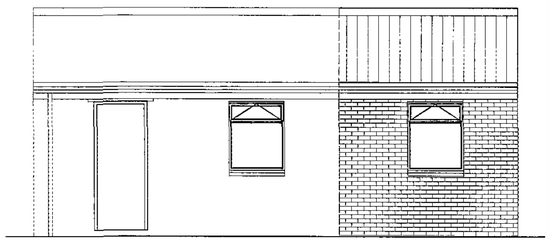
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



Construction (Design and Management) 2007 Risk Assessment

In line with the C.D.M. Regulations 2007 we are obliged to inform the client of the risks that may be encountered in the construction of these works and to appoint a planning supervisor as soon as possible. All design work has been carried out with Health and Safety aspects given full consideration. Wherever possible risks have been eliminated from the design, however, due to the complex nature of this type of work it is not possible to remove all the risks from the design. We would also remind the client of their obligation to take all reasonable steps in ensuring that only competent contractors who have a valid safety policy are employed. They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted below:

1. Trench excavations in excess of 1.2m deep.
2. Guarding to the edge of excavations to prevent people, materials and vehicles falling in.
3. Guarding of excavations outside working hours to prevent unauthorised access.
4. Undermining to adjacent roads or structures during excavation.
5. Confined space operations.
6. Dealing with existing structures.
7. Traffic management on existing highways.
8. Procedure to be followed in the event of accident or emergency.
9. Operations associated with removal of existing trees.
10. Demolition of existing buildings.
11. Any possible hazardous materials identified in the site investigation reports.
12. Confirmation will be required that all operatives are adequately trained, copies of relevant training certificates to be supplied.

Disclaimer
All work to comply with Planning and Building Regulation approved plans. The contractor is to agree the requirements for lighting, power, decorations and fittings with the client prior to tendering. The contractor is to include for any protection required and for making good and removing all building debris. All dimensions and levels shown are in metric and should be checked prior to commencing of the works or of ordering materials. IF IN DOUBT, ASK. All materials to be used in strict accordance with manufacturers instructions. Any discrepancies should be reported immediately before commencement of the works or ordering of materials. Should a public sewer be found within 3m of the development it will be necessary to carry out works as required by the Local Authority under the requirements of Section 25 Public Health Act 1936. Whilst every care is taken during the survey, no responsibility is to be borne by Taylor Tuxford Associates as to any expense incurred. Furthermore, the builder should include an allowance for such unforeseen operations. These works may need the involvement of a planning supervisor and a principal contractor under the Construction Design and Management Regulations 2007.

SPECIFICATION

Pitched Roof Construction
Interlocking concrete tiles to match existing on 50x25 tanalised sw battens. Battens nailed to primary roof structure on non-breathable roofing felt to BS747. Primary roof structure to comprise timber truss rafters to manufacturer's design and details.
Trusses on wall plates 50x100mm fixed via 30x2.5x1200mmlong galvanised mild steel straps @ max 2000 centres in accordance with DW11HP2/1970.
50x5x1200mm long galvanised mild steel anchor straps to gable ends at max 2000 centres, passing over 3 No rafters/trusses. Packing between wall and first rafter/truss and noggins between subsequent rafters/trusses

Solid Floor Construction
75mm cementsand screed on vapour control layer/slip layer, on 100mm concrete ground bearing floor slab, on 2000g visqueen dpm, on 150mm consolidated hardcore with sand blinding. Dpm linked to wall dpc.

External Walls
Comprising 102.5mm clay facing brickwork to match existing

Lintels
To all new openings provide "CATNIC" galvanised steel lintels. End bearings to be min 150mm; all to be insulated and to have plasterboard and skim to give half-hour fire resistance. Type and size as marked on individual layouts/sectional elevations.

Foundations
Concrete foundations to external cavity walls to be minimum size 450mm x 250mm deep, depth to satisfaction of Building Control Officer, but not less than 900mm or below invert of adjacent drains, whichever is greater. N.B. foundations have been designed without the benefit of a ground investigation

SITE PREPARATION & RESISTANCE TO MOISTURE

New brickwork/blockwork walls to have neoprene dpc set minimum 150mm above adjacent external ground level.

DRAINAGE, PLUMBING & WASTE DISPOSAL

100mm diameter half-round pvc-u rainwater gutters and 65mm dia pvc-u rainwater pipes, discharging to new back-inlet gullies, connect to existing combined drainage system.

SAFETY GLAZING

All glazing below 800mm height, plus all glazing to opening doors and to panes adjacent to opening doors – to have safety glazing (5mm laminate or similar approved). To be stamped in accordance with BS 6206:1981.

ELECTRICAL INSTALLATION

Any electrical installation should satisfy the requirements of Part P (electrical safety) and must be designed, installed and inspected by a person competent to do so. Prior to completion the Building Control Officer must be provided with evidence to corroborate that either a member of a relevant Competent Persons Scheme has carried out the work or appropriate electrical certificates have been issued and have been signed by a person competent to do so.

Lighting
All new lighting units to have energy efficient fittings

Rev	Date	Amendments	By	Ap
A	21.02.11	Preliminary drawing issue	MT	RT

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TAYLOR TUXFORD ASSOCIATES
CONSULTING BUILDING ENGINEERS & ARCHITECTURAL DESIGNERS

Drawing Status

LA SUBMISSION

Project/Client
51 Moorend Lane,
Silkstone Common
Barnsley
For Mr I Simms

Drawing Title
Existing and proposed detached garage plan

Drawn By	Checked By	Date	Scale @ A1
M Tuxford	R Taylor	Jan '11	1:50

DO NOT SCALE, IF IN DOUBT ASK.
ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE STATED.
THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NUMBERS 10/1260/001.

Drawing Number
10/1260/003/A

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