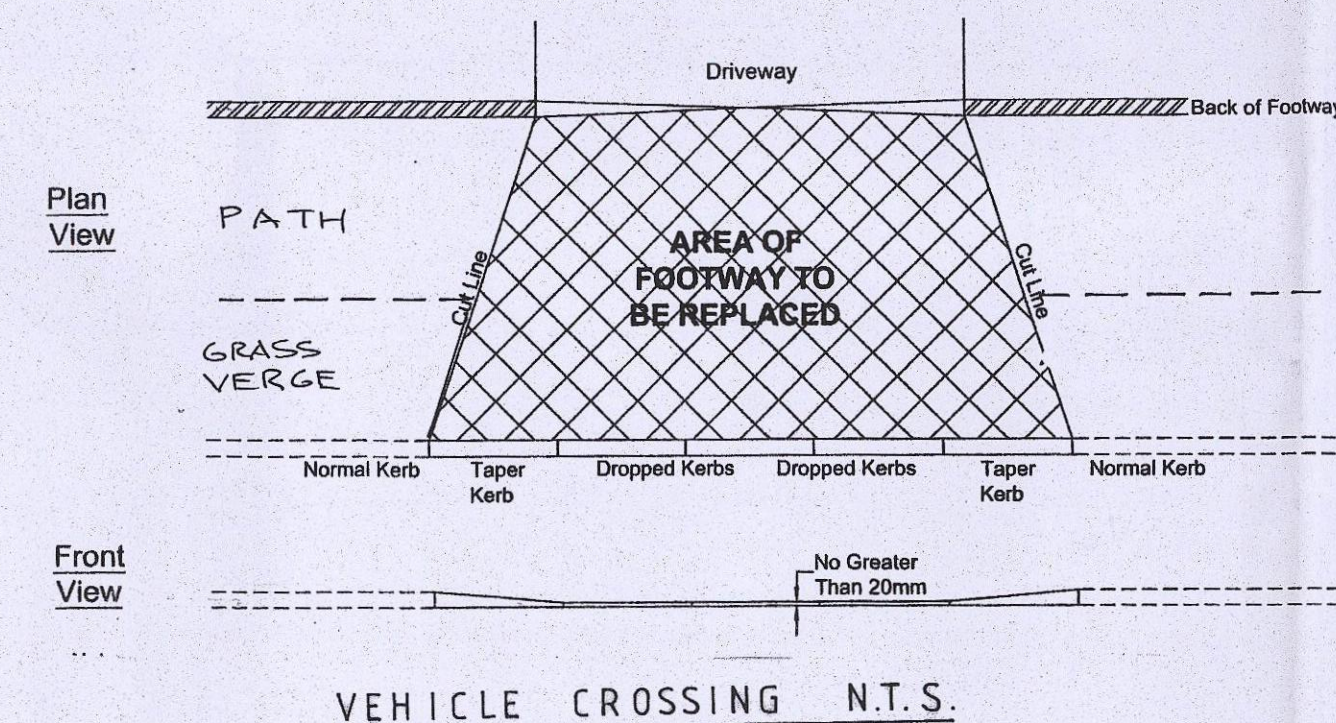
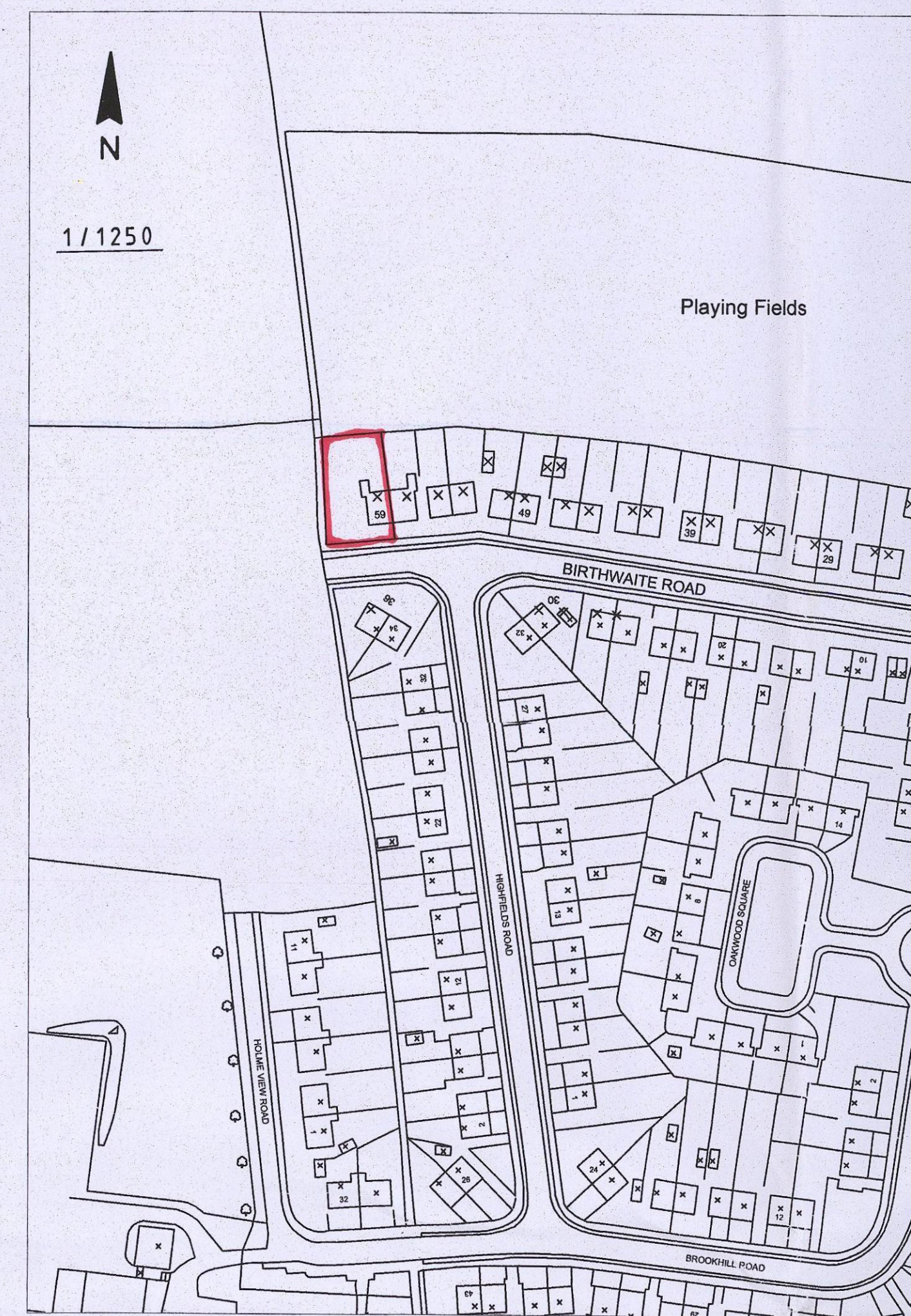
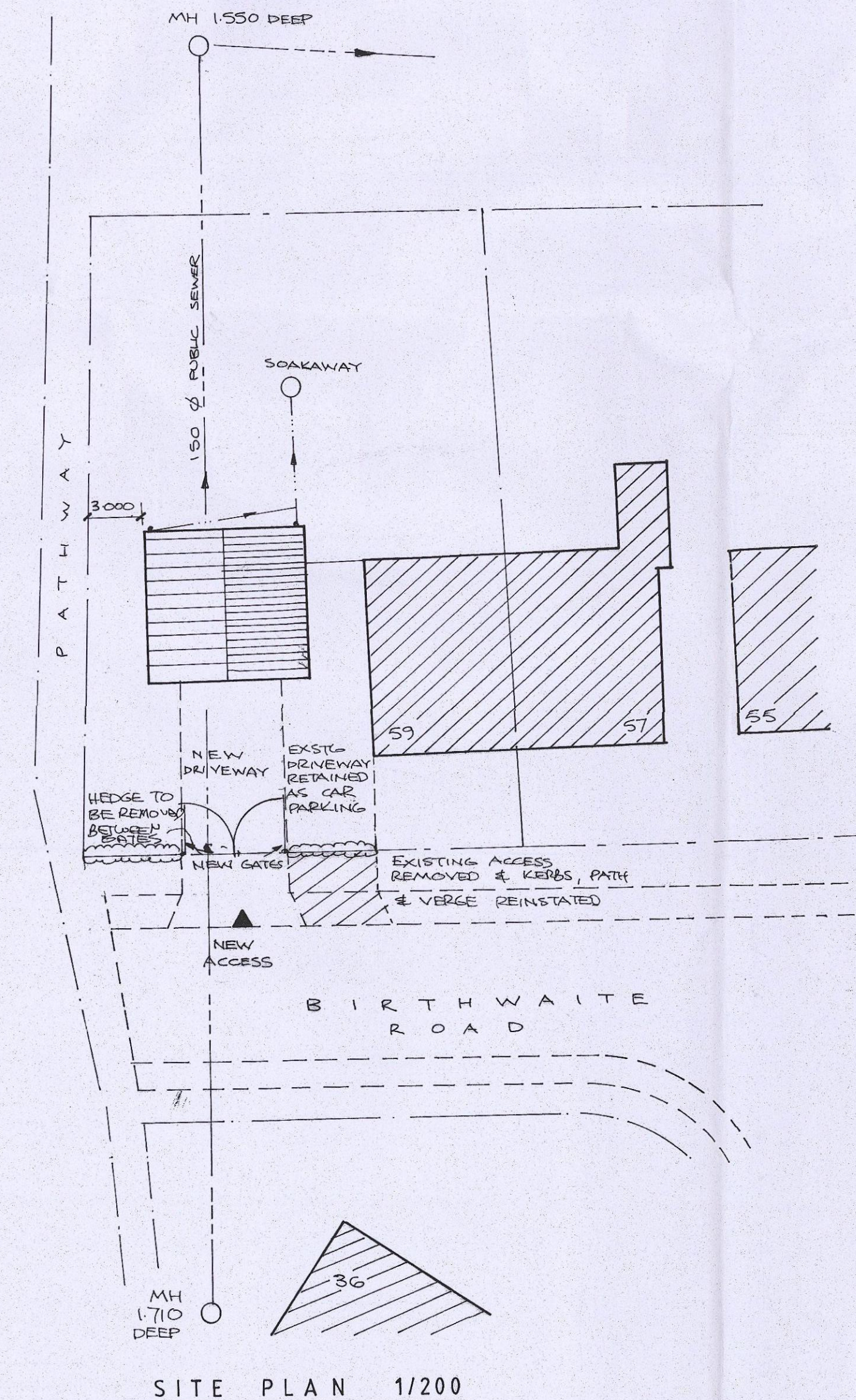
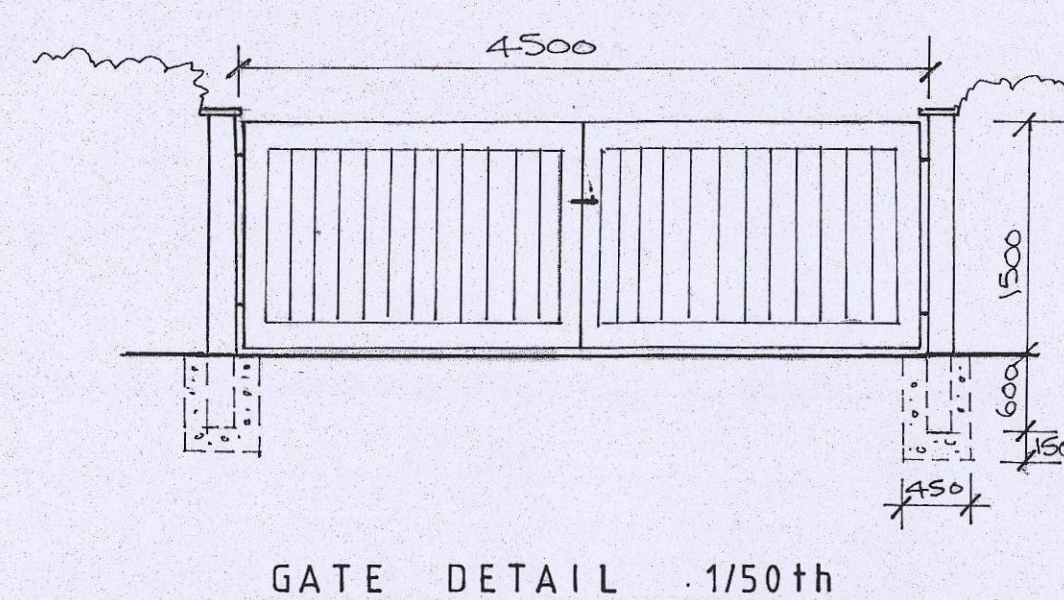
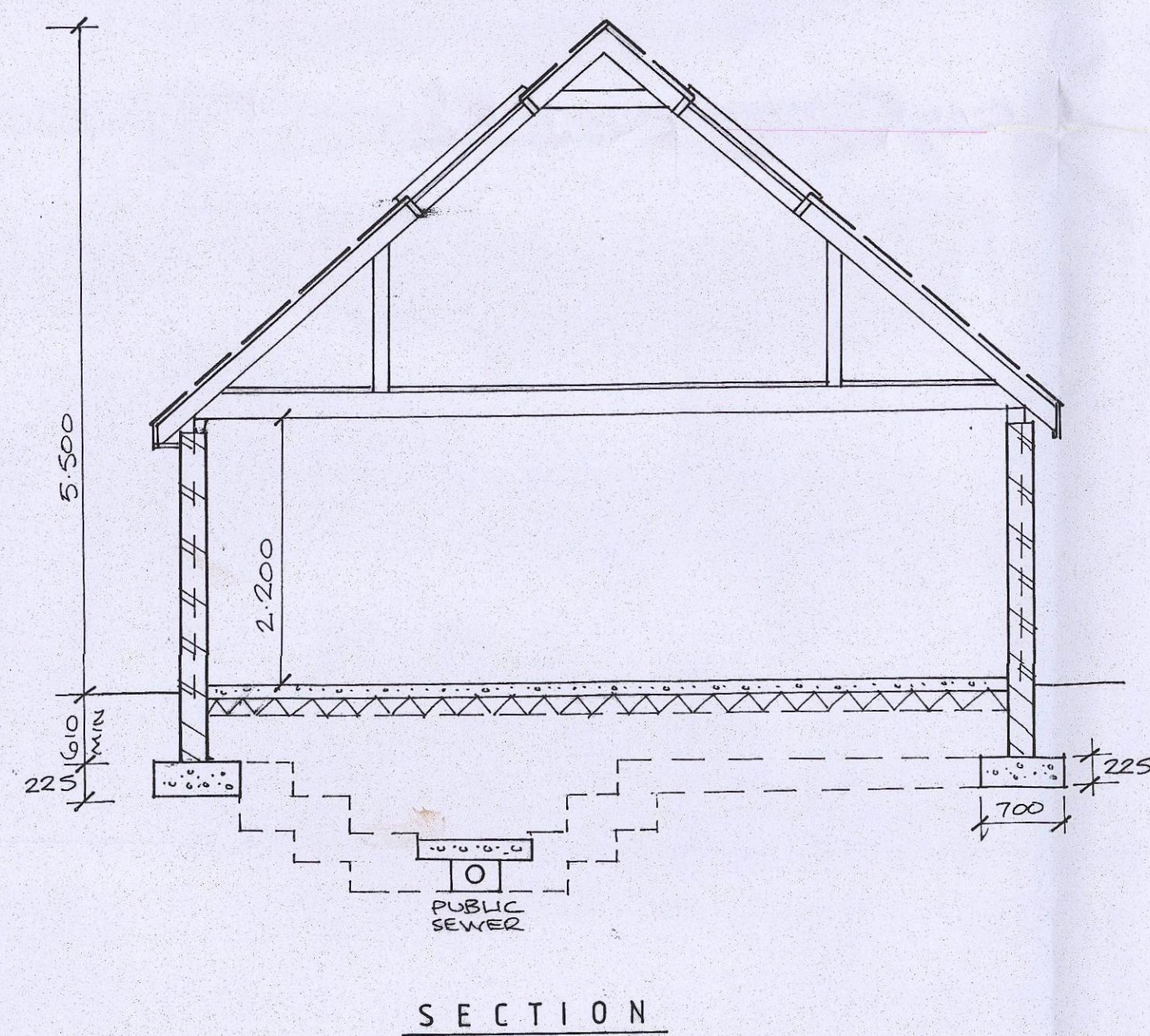
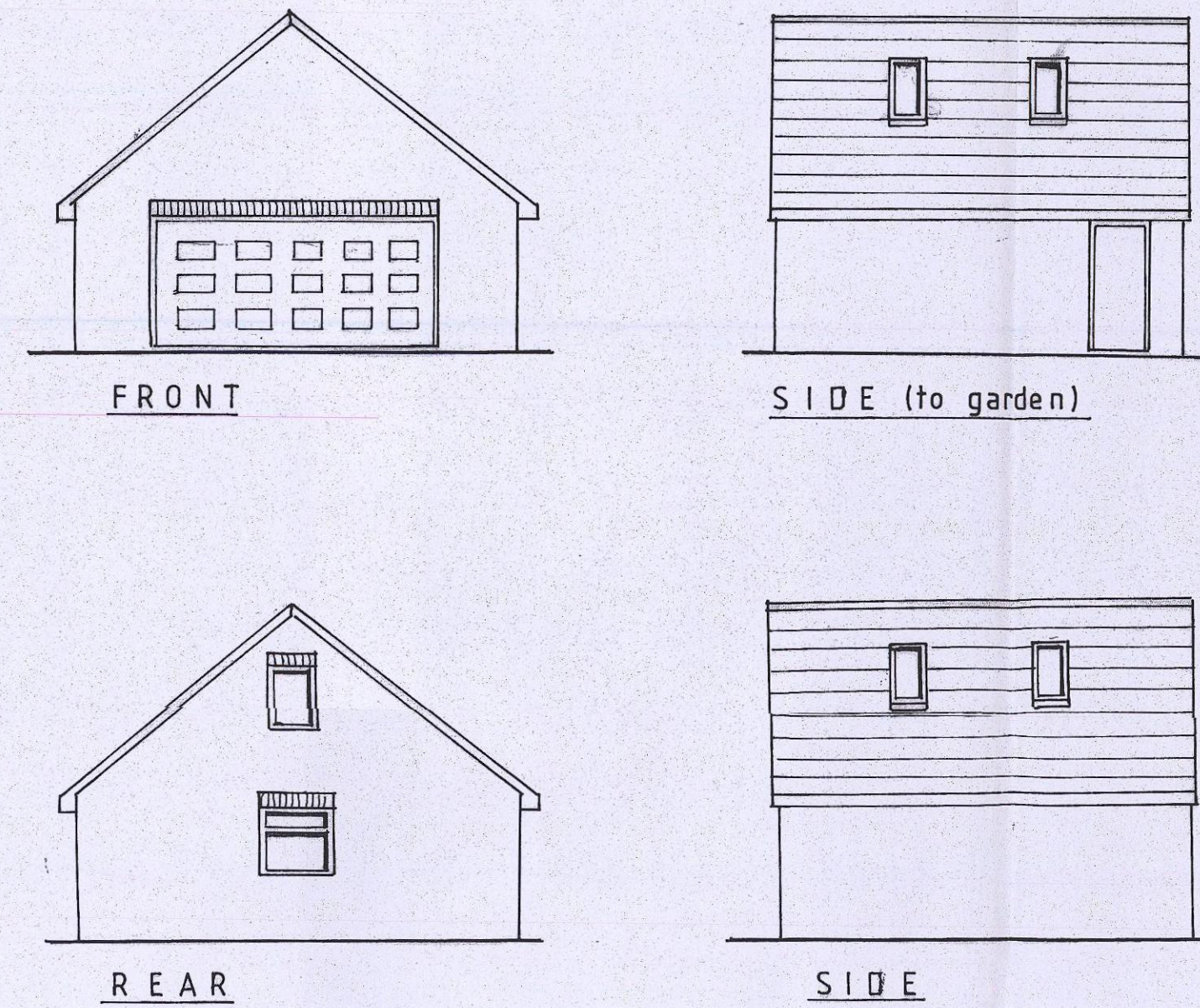
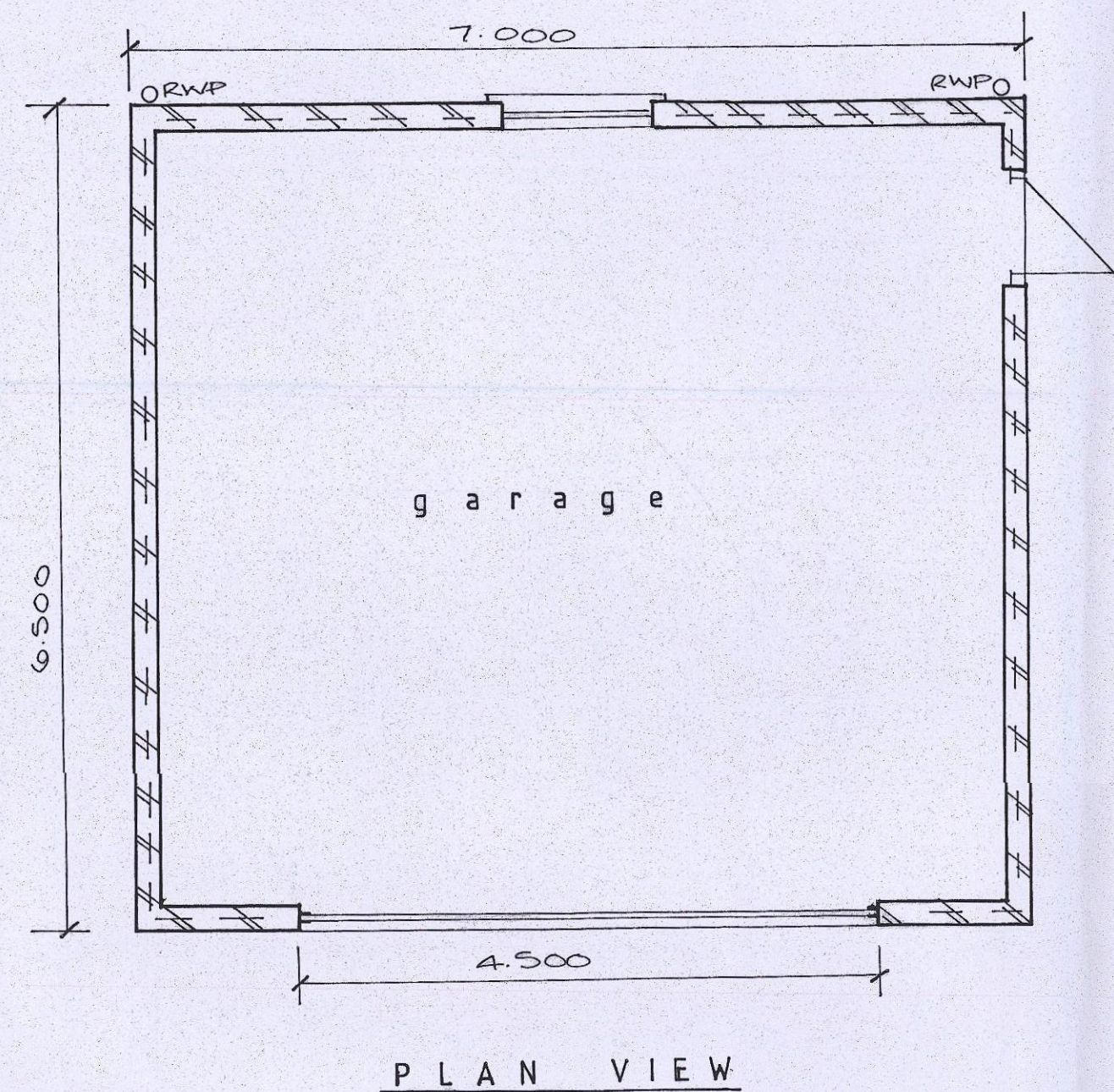




ROOF: Marley Eternit Modern smooth roof tiles with 75 headlap in colour to match existing house on 50 x 25mm tiling battens on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture 'Allic' style trussed rafters at 600 centres at 40 degree pitch; trusses designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to have min 197 x 47mm ceiling, rafter and internal chords and 220 x 47mm bottom chord in TR 26 grade timber to BS EN 519; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site; 100 x 25 diagonal wind bracing nailed to underside of each truss and longitudinal binders to ridge, ceiling and vertical ties; trusses fixed both ends to 100 x 75 treated wallplates fixed to walls at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 30 x 5mm 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; 112 x 63mm square section PVCu gutters to discharge to 38mm square section downpipes; 25mm pig boarding on ceiling ties to form storage area in roofspace

Access to roofspace be by drop down ladder fixed in accordance with manufacturer's instructions through trimmed hatchway in floor

WALLS: 230 thick solid wall to consist of 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house and 100mm thickness of hollow 3.6 N/sq.mm concrete blockwork to inner leaf; walls to be built using American Common Bond to tie leaves together; wall below ground level to be in 7N/sq.mm tongue and groove trench blocks; Catnic CN50 lintels to windows and personal door and Catnic CN99/394C to garage door with min 150 end bearing; brick soldier course over openings

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 local Building Inspector upon inspection of ground conditions

FLOOR: 150 compacted thickness of selected hardcore and 100 structural concrete

VENTILATION: New windows and external door to be white PVCu

"Velux" 550 x 1180 Type GGL 3059 centre pivot roof windows to storage area roof fixed between trusses in accordance with manufacturer's instructions using proprietary fixing kits and flashings

DRAINAGE: Rainwater gutters to discharge to new surface water gullies in position shown on plan; new drain connection made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; rainwater gully to discharge to 2 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky materials; percolation test carried out to prove suitability of ground to requirements of BRE Digest No. 365 (Soakaway Design) to satisfaction of Local Building Inspector

Public sewer passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to comply with Part H4 of Approved Document to Building Regulations to satisfaction of Local Building Inspector and Yorkshire Water

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

VEHICLE ACCESS CROSSING

Existing kerbs to new access to be removed and replaced with taper kerbs on each side with dropped kerbs to make up crossing width of 4.500 metres; bullnose dropped kerbs as existing to have maximum upstand above the road of 20mm; footway and highway verge to be replaced with 150 compacted thickness of Type 1 granular sub-base, 60mm thickness of open graded base course with 20mm sized aggregate and 20mm thickness of dense wearing course; all cut lines to be straight and no trip hazards to be left at back of kerbs or along joints; new driveway constructed using porous stone; access adjacent to grass verge to be restrained using 250 x 50 precast concrete edging stones bedded and haunched in concrete to same specification as kerbs

Existing vehicle access to be removed and new hedges planted on boundary; existing driveway to be retained as vehicle parking; reuse kerbs removed to form new access to reinstated kerb-line and pathway to be reinstated to same specification as access crossing described above; verge to be grass seeded to satisfaction of Council Highways Department

New 1.500 high timber gates suspended on 150 x 150 timber posts; double gates to open inwards into driveway

PROPOSED DOUBLE DETACHED GARAGE with VEHICULAR ACCESS at No.59 BIRTHWAITE ROAD, KEXBOROUGH, BARNLEY

Scales 1/50th and 1/100th