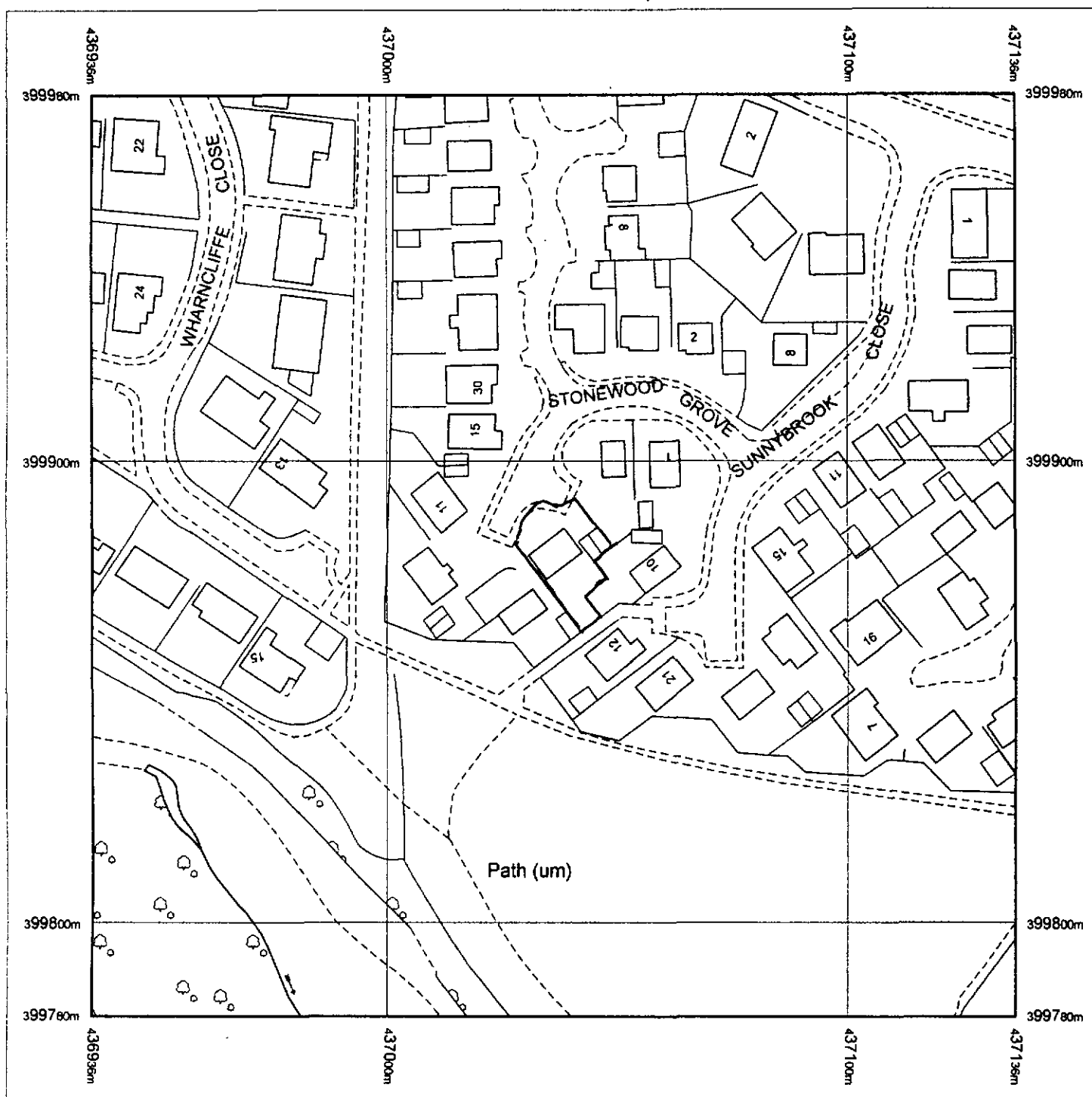




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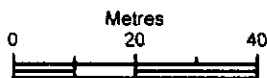
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Scale 1:1250

Supplied by: **Blackwell M and D C**
Serial number: 01522100
Centre coordinates: 437036.38 399879.63

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5 STONEWOOD GROVE

HOYLAND

BARNSELY

S74 0QF

ROOF

The extended area of the roof to be at the same pitch as the existing with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on type 1F untearable sarking felt to BS 747 on 38mm x 125mm C16 rafters and at 450mm centres with 200mm x 50mm hip rafters and 38mm x 150mm ridgeboard, ceiling tie (no ceiling finish) to be 38mm x 150mm C16 at 450mm centres with 50mm x 75mm hip ties running at right angles across the top of the ceiling joists at every other rafter to the hip sides, 50mm x 100mm dragon ties to hop corners. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. 25mm x 200mm s.w. fascia board, 6mm plywood soffit and 125mm eaves gutter, 65mm downpipe in upvc to match existing.

EXTERNAL WALLS

The wall construction to have external leaf of stone minimum 125mm on bed to match existing with no cavity and internal leaf of 100mm concrete blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with flush pointing. The blockwork and stonework to be either block bonded to the existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing and the floor Dpm.

DRAINAGE

The new drains to be 100mm flexible jointed pipes (Hepslave or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301, gullies to be back inlet and fitted with an internal rodding access. Any new inspection chamber to be either proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The surface water is to be taken into the existing system.

FLOOR

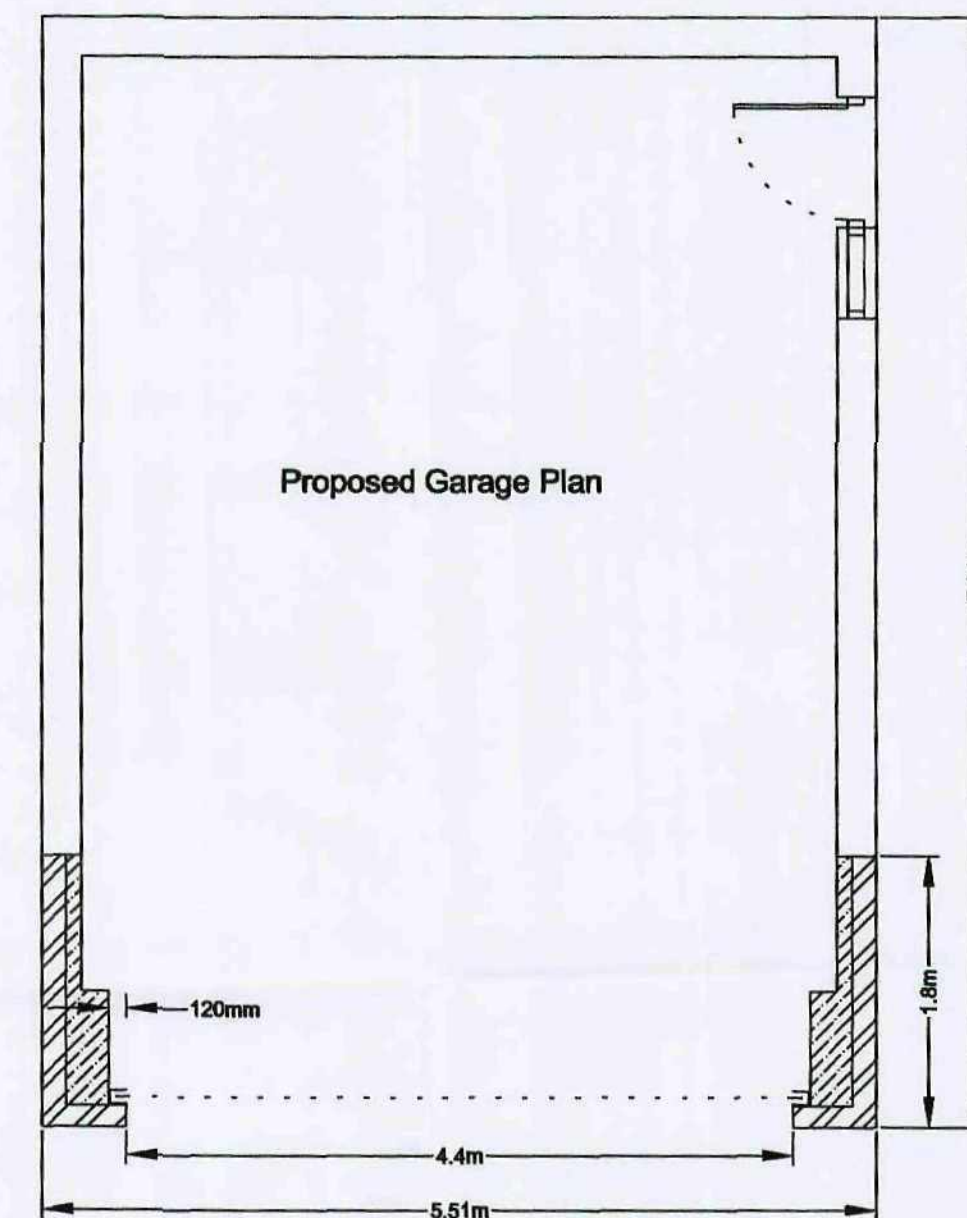
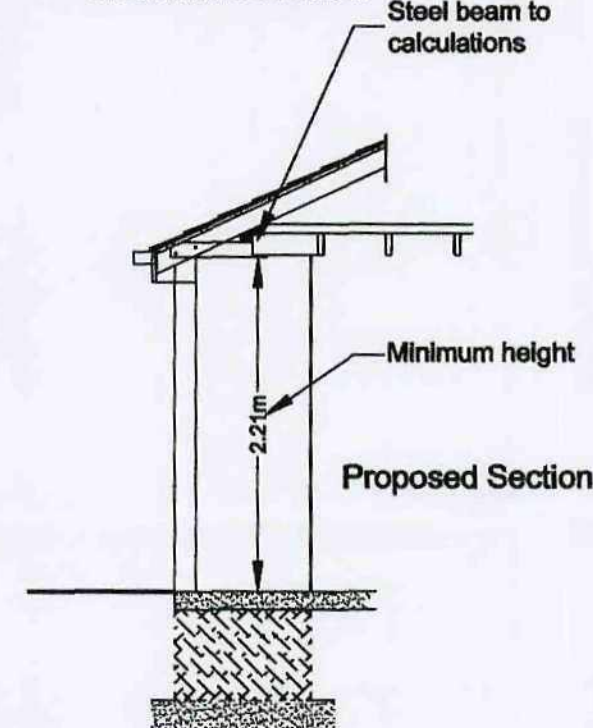
The extended area of floor is to be at the same level as the existing and connected to the existing with 10mm steel bars drilled into the existing at 600mm centres. The floor is to be constructed of 125mm concrete on 1200 gauge Visqueen damp proof membrane on sand blinding over 150mm layers of well consolidated hardcore.

FOUNDATIONS

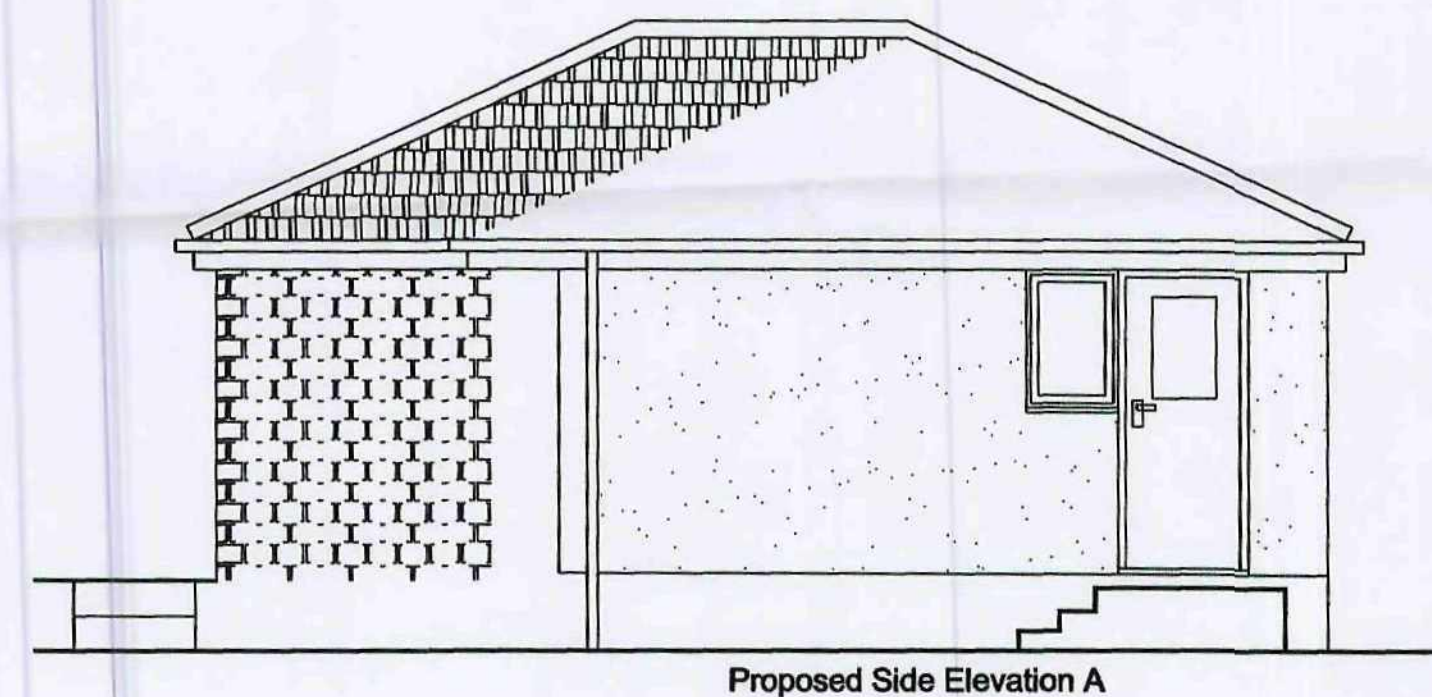
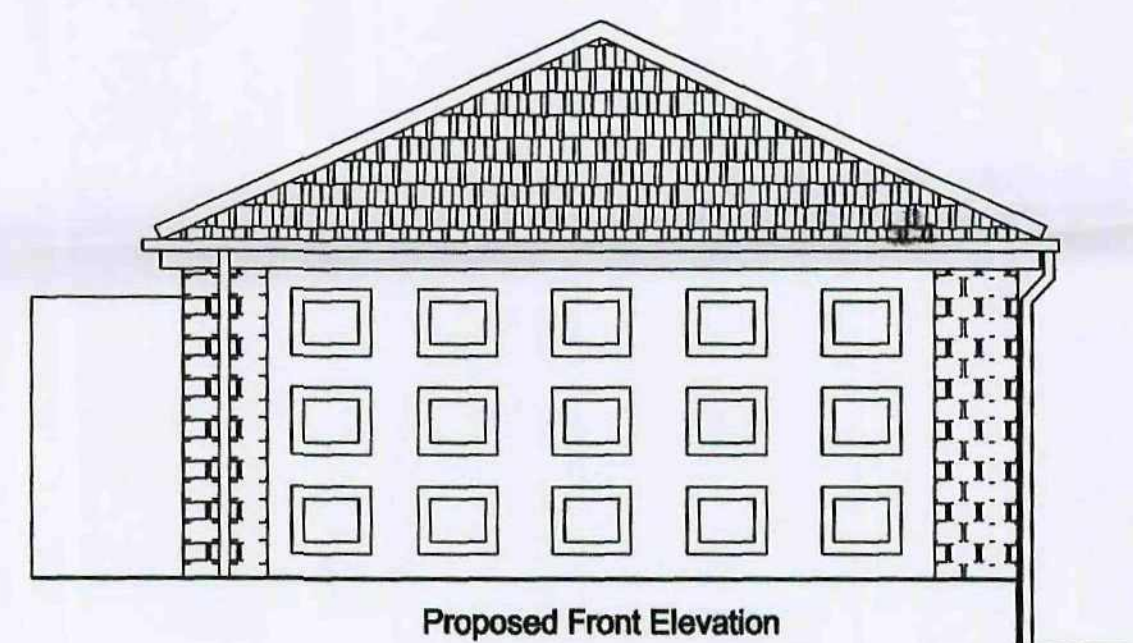
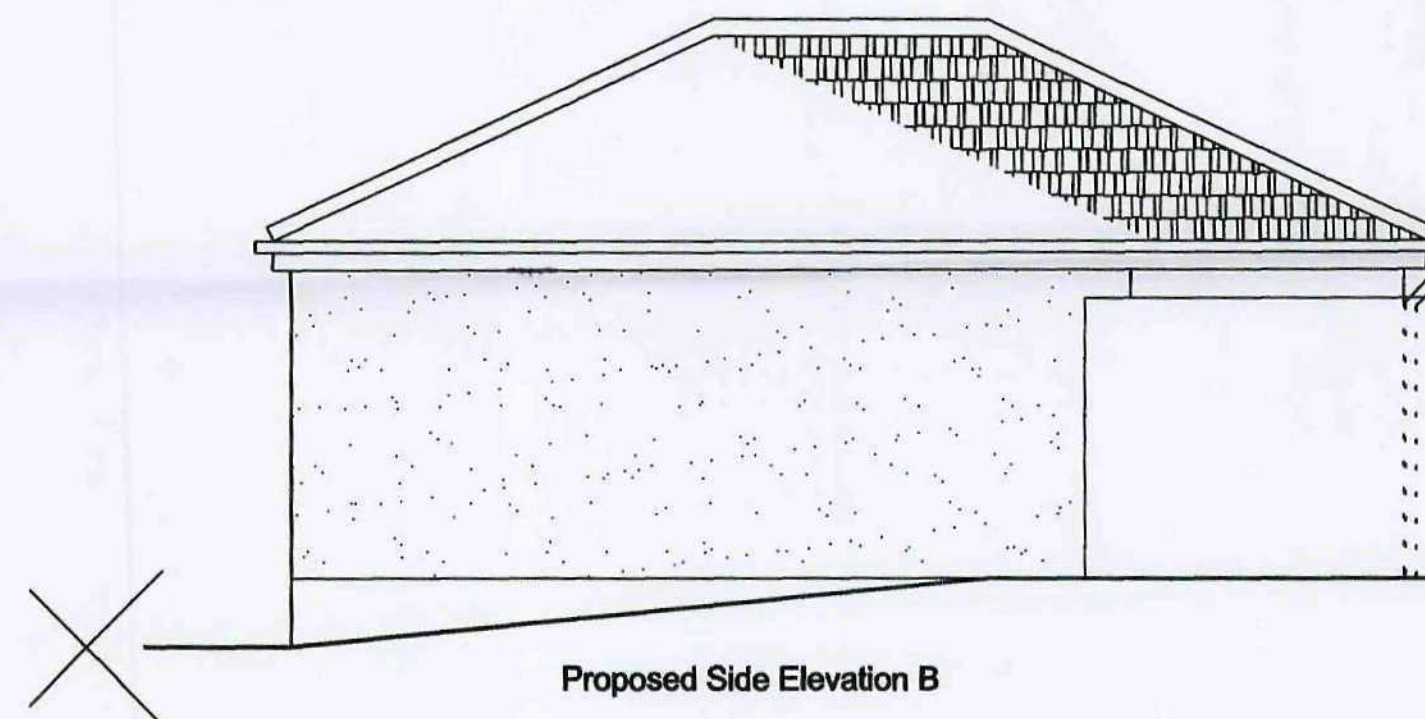
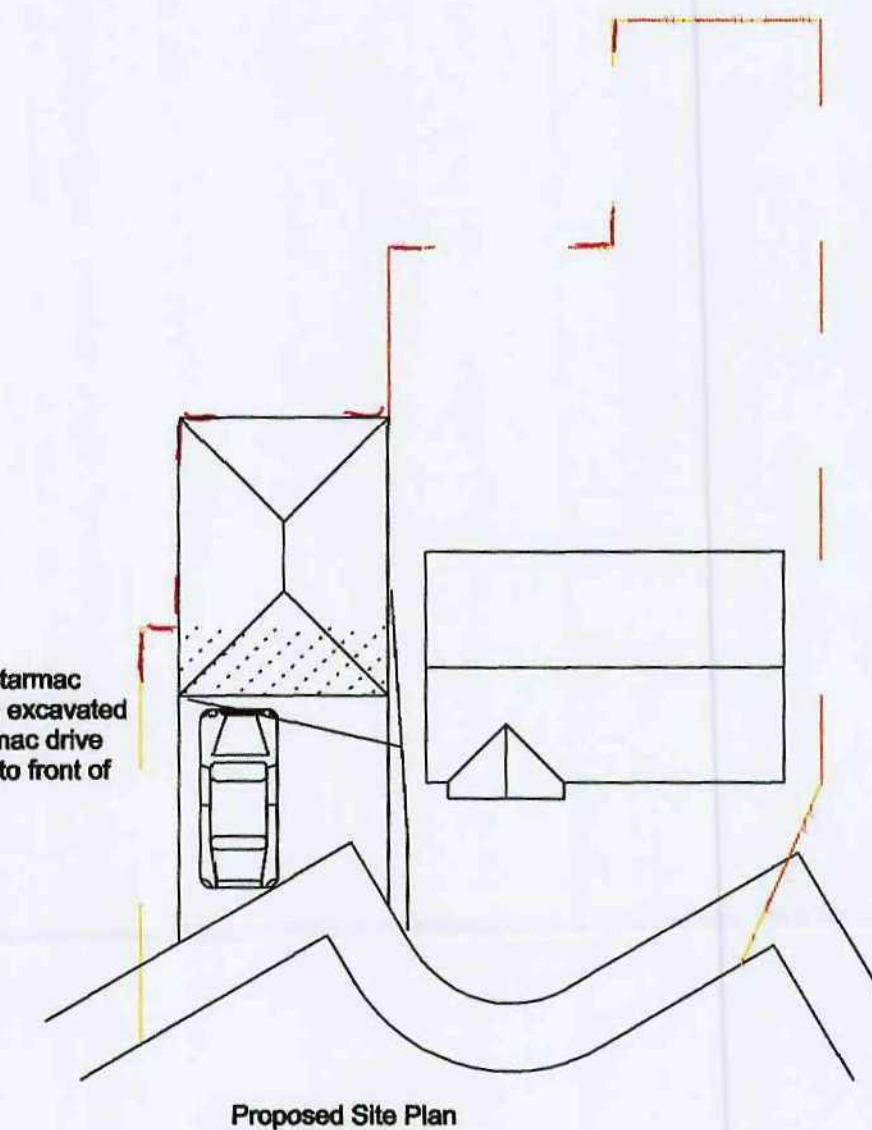
The foundations 200mm x 600mm C30 concrete strip foundations taken down to firm ground and below invert level of any drain to satisfaction of the Building Surveyor. Depth to be minimum one metre and below level of any root system. Masonry below ground level to be concrete commons or 7n/mm² concrete blocks. Where drains pass through walls, reinforced concrete lintels are to be placed over the drain with a 50mm gap above the top of the drain.

GARAGE DOOR

The garage door supplied by J.B. DOORS Ltd. to be 4.4m (14ft 6ins) wide and 2m high and Automatic with type N or L tracks to clients requirements. The minimum height of the steel beam is to be 2210mm to allow for the door mechanism to be fitted.



The existing tarmac drive is to be excavated and new tarmac drive laid to slope to front of new garage.



GENERAL

These Plans are to be used for Planning and Building Regulations purposes only. The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manner and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations. The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work. The contractor to verify with the client the position and number of, socket outlets, switches, lighting points and similar fitting before commencement of work on site.

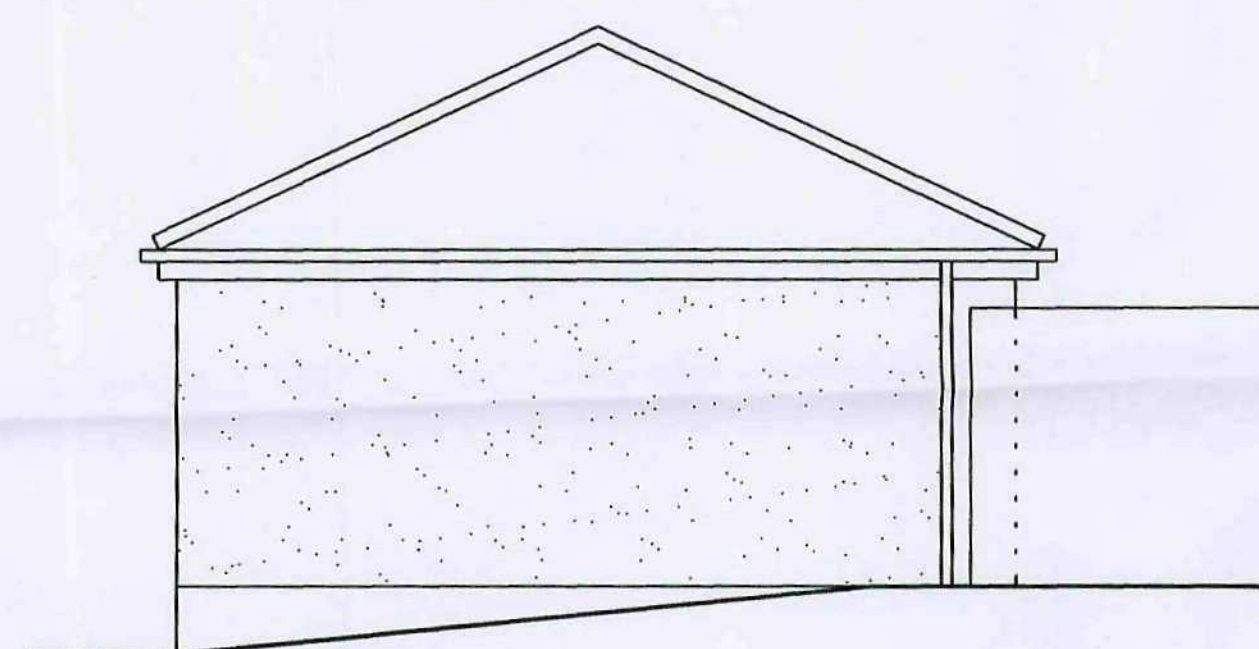
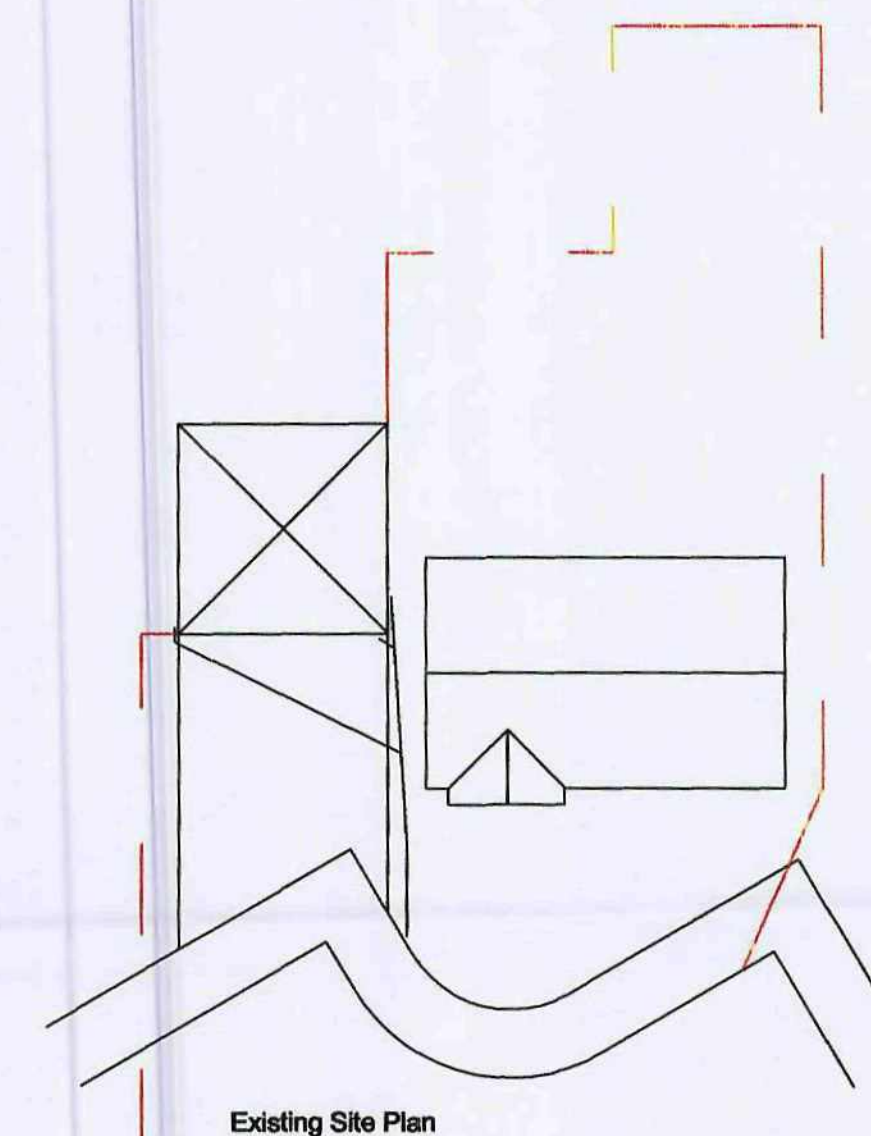
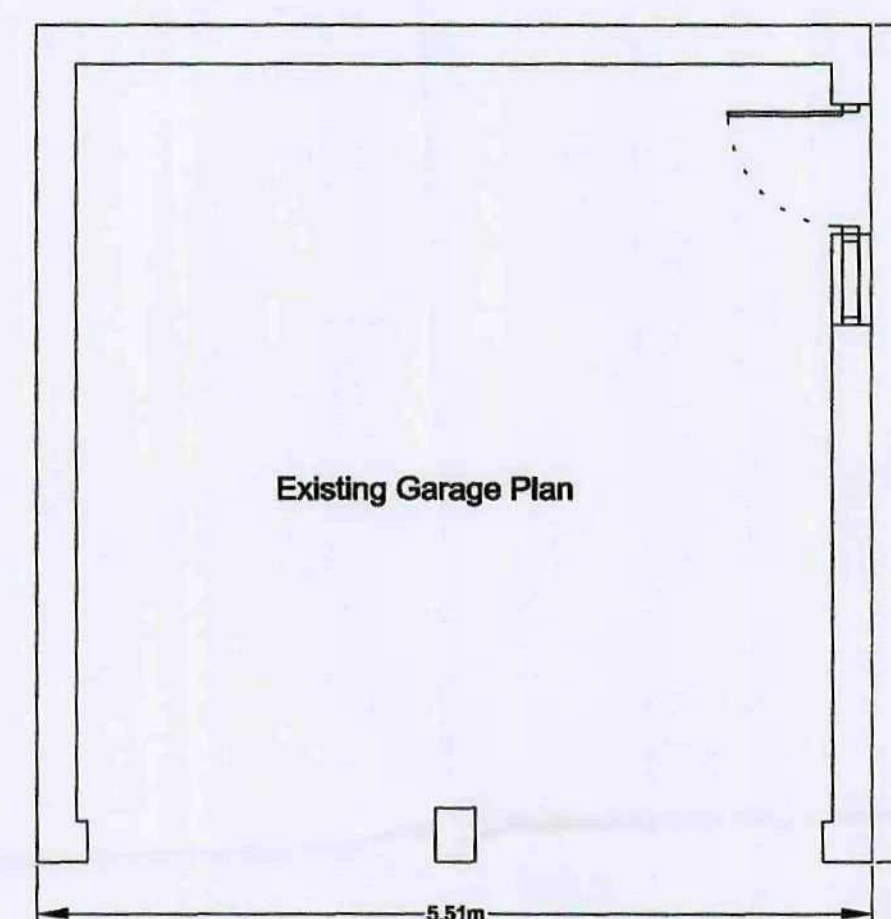
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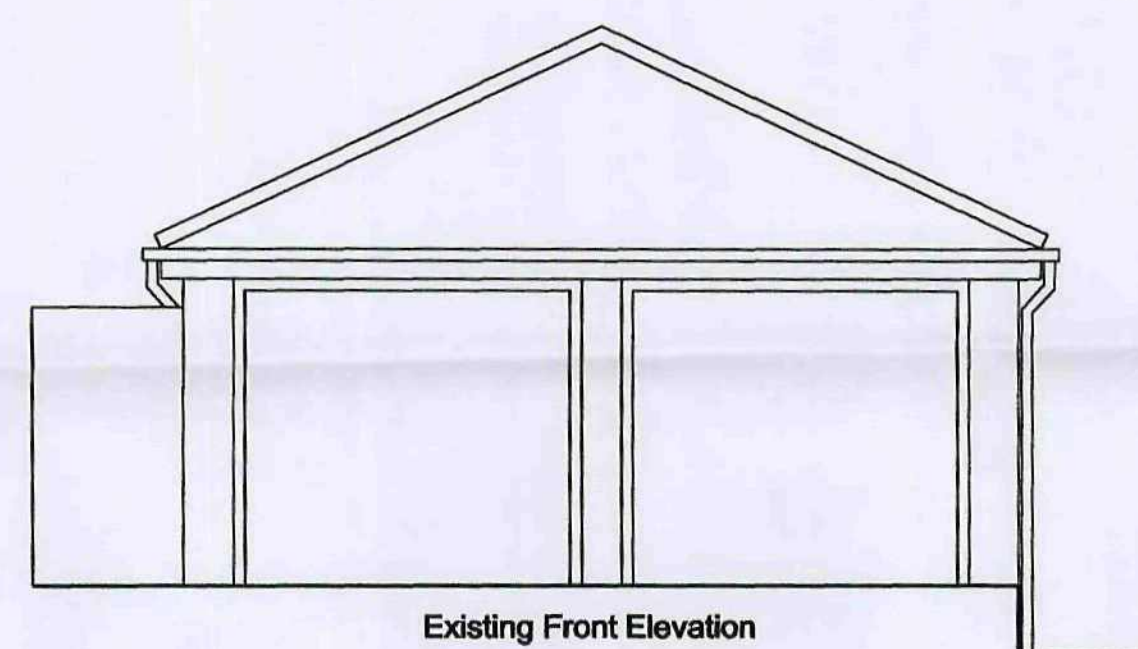
Address 5 Stonewood Grove
Hoyland
Barnsley S74 0QF
Project Proposed Plans
Scale 1 : 50 & 1 : 200 Date September 2008

Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 - 380043

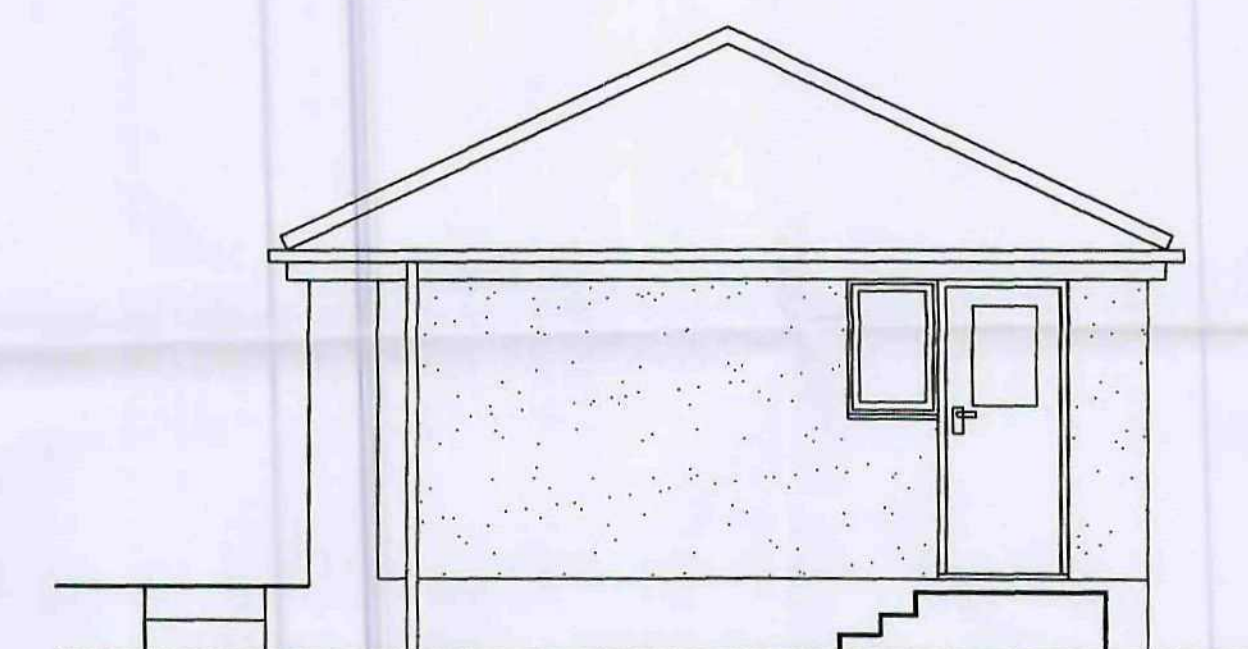
The existing garage floor slopes from back to front approximately 50mm
 The existing external walls are part natural stone and part render with
 flush pointed blockwork to the inner leaf.
 The roof is pan tiles on sarking felt with 38mm x 120mm rafters at 450mm
 centres and 50mm x 200mm hip rafters with 38mm x 145mm ceiling ties
 (no ceiling)



Existing Side Elevation B



Existing Front Elevation



Existing Side Elevation A

Drawing No. 5SGH/08/01

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