2007/1958

DO NOT SCALE

All Dimensions in Millimeters
Unless specified otherwise
and subject to verification
on site.

2010/1039

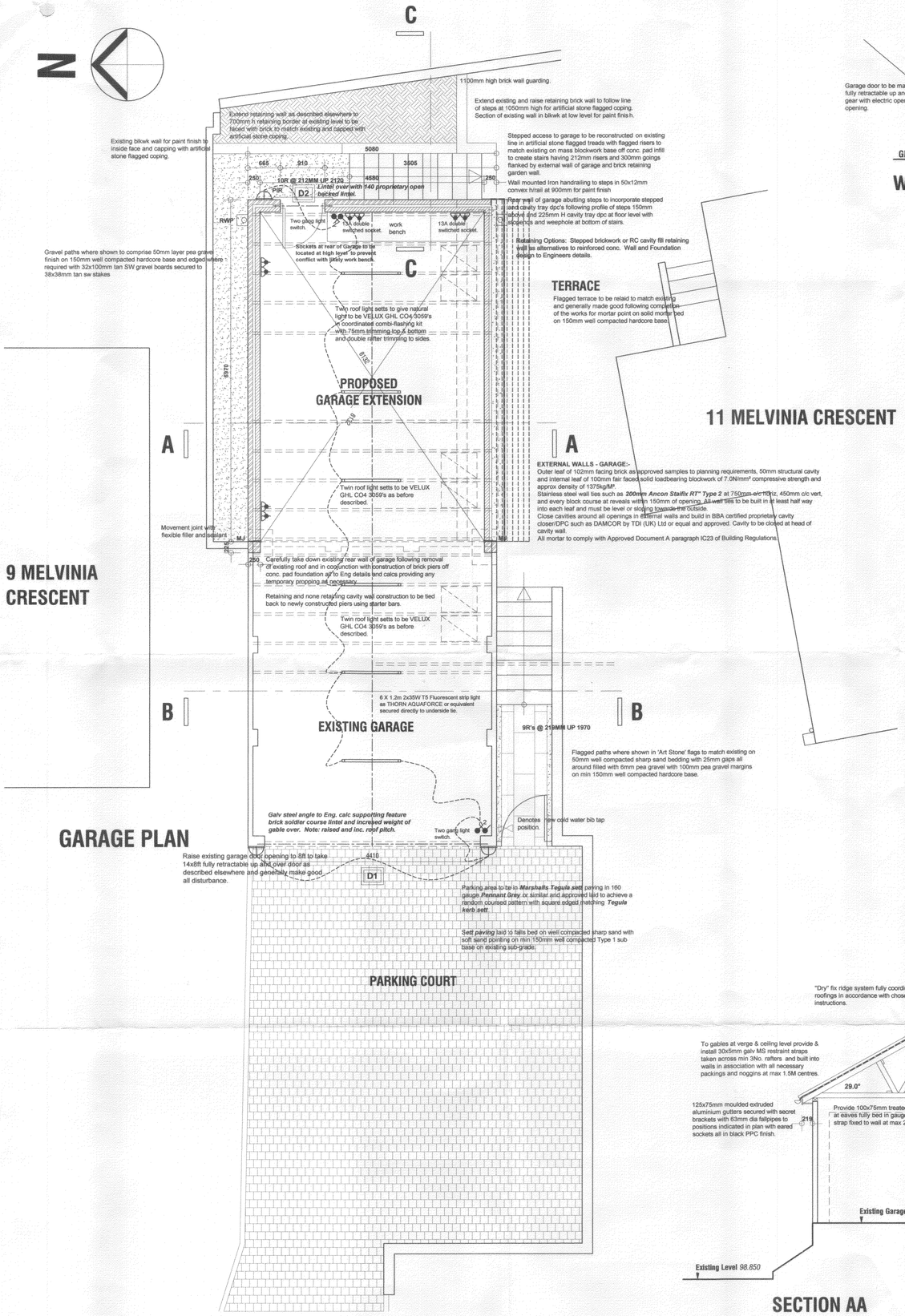
BARNSLEY Metropolitan Borough Council

24 JAN 2008

APPROVED TOWN PLANNING

11 MELVINIA CRESCENT

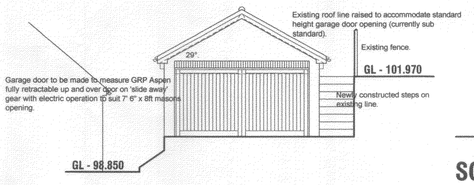
GARAGE PLAN



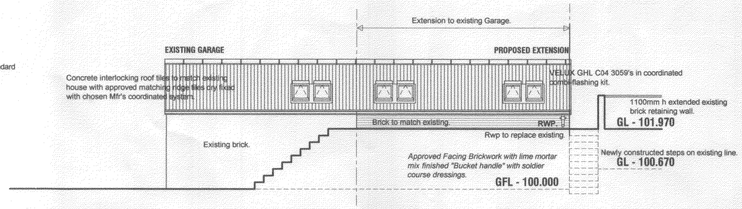
TERRACE

Flagged terrace to be relaid to match existing and generally made good following completion of the works for mortar point on solid mortar bed on 150mm well compacted hardcore base.

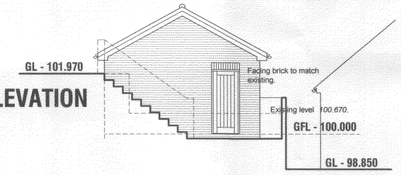
EXTERNAL WALLS - GARAGE:-
Outer leaf of 102mm facing brick as approved samples to planning requirements, 50mm structural cavity and internal leaf of 100mm fair faced solid loadbearing blockwork of 7.0N/mm² compressive strength and approx density of 1375kg/M³
Stainless steel wall ties such as ***200mm Ancon Staifix RT" Type 2*** at 750mm c/c horiz, 450mm c/c vert, and every block course at reveals with in 150mm of opening. All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside.
Close cavities around all openings in external walls and build in BBA certified proprietary cavity closer/DPC such as DAMCOR by TDI (UK) Ltd or equal and approved. Cavity to be closed at head of cavity wall.
All mortar to comply with Approved Document A paragraph IC23 of Building Regulations.



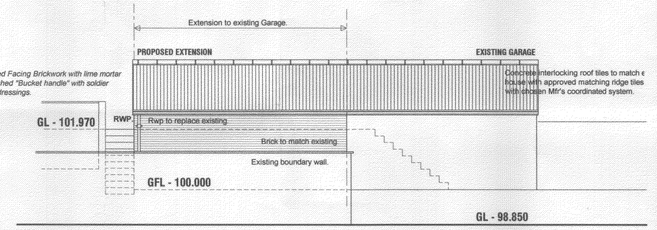
WEST ELEVATION



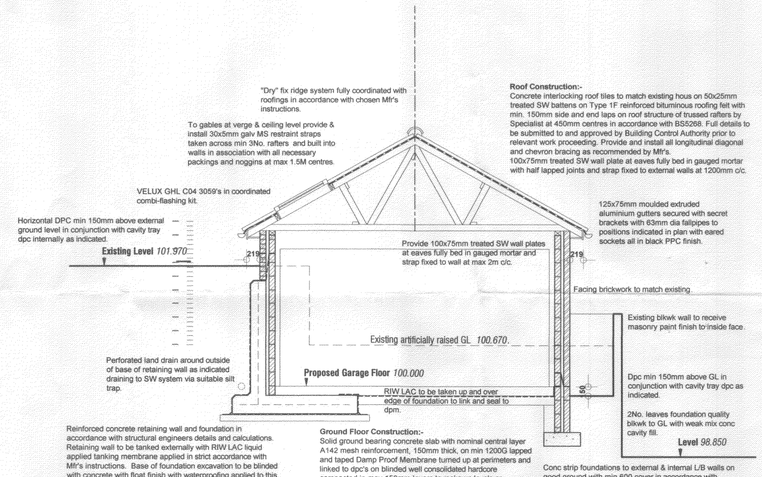
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



Roof Construction:-
Concrete interlocking roof tiles to match existing hous on 50x25mm treated SW battens on Type 1F reinforced bituminous roofing felt with min. 150mm side and end laps on roof structure of trussed rafters by Specialist at 450mm centres in accordance with BS5268. Full details to be submitted to and approved by Building Control Authority prior to relevant work proceeding. Provide and install all longitudinal diagonal and chevron bracing as recommended by Mfr's.
100x75mm treated SW wall plate at eaves fully bed in gauged mortar with half lapped joints and strap fixed to external walls at 1200mm c/c.

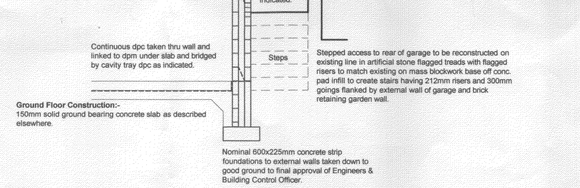
125x75mm moulded extruded aluminium gutters secured with secret brackets with 63mm dia fallpipes to positions indicated in plan with eared sockets all in black PPC finish.

Ground Floor Construction:-
Solid ground bearing concrete slab with nominal central layer A142 mesh reinforcement, 150mm thick, on min 1200G lapped and taped Damp Proof Membrane turned up at perimeters and linked to dpc's on blinded well consolidated hardcore compacted in max 150mm layers to make up levels as required.
DPM to be lapped under DPC in external walls.

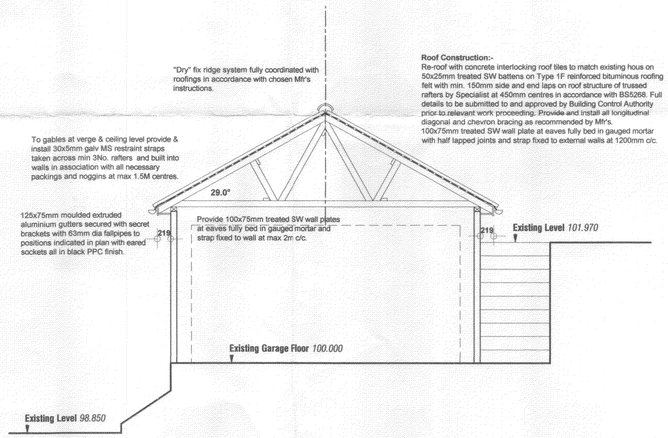
Note:
Fill not to exceed 600mm or alternative suspended rc slab or beam and block to be used.

Reinforced concrete retaining wall and foundation in accordance with structural engineers details and calculations.
Retaining wall to be tanked externally with RIW LAC liquid applied tanking membrane applied in strict accordance with Mfr's instructions. Base of foundation excavation to be blinded with concrete with float finish with waterproofing applied to this blinding prior to foundation being cast. All internal angles to be reinforced to Eng details.
Alternative means of retaining either using mass stepped brickwork of concrete filled cavity to Engineers details.
Tanking of mass retaining brickwork or conc. filled cavity options to be applied to inside face of outside leaf masonry and in accordance with Mfr's instructions.

SECTION BB



SECTION CC



Roof Construction:-
Re-roof with concrete interlocking roof tiles to match existing hous on 50x25mm treated SW battens on Type 1F reinforced bituminous roofing felt with min. 150mm side and end laps on roof structure of trussed rafters by Specialist at 450mm centres in accordance with BS5268. Full details to be submitted to and approved by Building Control Authority prior to relevant work proceeding. Provide and install all longitudinal diagonal and chevron bracing as recommended by Mfr's.
100x75mm treated SW wall plate at eaves fully bed in gauged mortar with half lapped joints and strap fixed to external walls at 1200mm c/c.

SECTION AA

GENERAL NOTES:-

Ground Floor Construction:-
Solid ground bearing concrete slab with nominal central layer A142 mesh reinforcement, 150mm thick, on min 1200G lapped and taped Damp Proof Membrane turned up at perimeters and linked to dpc's on blinded well consolidated hardcore compacted in max 150mm layers to make up levels as required.
DPM to be tapped under DPC in external walls.

EXTERNAL WALLS - GARAGE:-
Outer leaf of 102mm facing brick as approved samples to planning requirements, 50mm structural cavity and internal leaf of 100mm fair faced solid loadbearing blockwork of 7.0N/mm² compressive strength and approx density of 1375kg/M³.
Stainless steel wall ties such as ***200mm Ancon Staifix RT" Type 2*** at 750mm c/c horiz. 450mm c/c vert, and every block course at reveals within 150mm of opening. All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside.
Close cavities around all openings in external walls and build in BBA certified proprietary cavity closer/DPC such as DAMCOR by TDI (UK) Ltd or equal and approved. Cavity to be closed at head of cavity wall.
All mortar to comply with Approved Document A paragraph IC23 of Building Regulations.

FOUNDATIONS AND RETAINING STRUCTURES
Foundations and retaining structures to be constructed as recommended by Engineer and specified on dwgs. off good ground to min. cover where necessary. All excavation works, retaining and foundations to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC
Standard foundation quality blockwork, solid, with strength 7N/mm² and cavities to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

DAMP PROOF COURSE:-
Provide horizontal DPC to all walls minimum 150mm above ground level.
Tray DPCs to be installed above all lintels etc with perpend weepholes as ***Euroweep-vent by Cavity Tray Ltd*** at max 900mm c/c.
Tray DPCs to rise min 150mm across cavity.
All DPC's to be minimum 2000 gauge BBA certified polymeric system.
Horizontal DPC and Tray DPC at ground level to be installed in conjunction with DPM as described under Ground floor construction heading.

RAINWATER GOODS:-
125x75mm moulded extruded aluminium gutters secured with secret brackets with 63mm dia fallpipes to positions indicated in plan with eared sockets all in black PPC finish.
Note: All SW to continue to run to existing system to be extended/adapted as necessary.

BELOW GROUND DRAINAGE:-
Refer drawing - drainage works to consist of extension and necessary adaptation of existing.
* Workmanship of Drainage generally to be in accordance with BS8000:Part 14:Code of Practice for Below Ground Drainage.
* Drains passing through walls to be lintelled over with concrete lintels min 50mm above pipe and opening around the pipe to be min 50mm all round. Mask the opening both sides of the wall at pipe entry with rigid sheet material to prevent the entry of fill or vermin. Fill void around the pipe with suitable compressible sealant to prevent the entry of gas.
* Drains passing under buildings to be surrounded in min 100mm granular material, but where the crown of the pipe is within 300mm of the underside of any concrete floor slab, drain to be encased in min 100mm concrete with movement joints at each pipe joint of thick compressible board.
* Drainage trenches within 1m of buildings, which are lower than the foundations, to be encased in concrete up to a level equal to the underside of the foundation with movement joints at each pipe joint of thick compressible board.
* Covers and gratings to all gullys to be solid plastic or metal and mechanically fixed in place to prevent the ingress of vermin.

Drive Drainage:-
Surface water outfall from Garage court replacing existing to be via 300mm dia VC road gully with 400x345mm metal gully grate and 100mm dia flexibly jointed VC pipework outlet at 1 in 80 fall bed and surround in min 150mm pea gravel connected to existing SW system as existing.

Conditional Approval requested for the following:-
* ***Structural calculations***
Details to be submitted to and approved by Building Control Authority prior to commencing on site with the relevant section of work.

Barnsley Metropolitan Borough Council
07 JAN 2008
Corporate Mail Room

A - 04.01.2008 - Reduced roof pitch and garage door height at planners request.

PROPOSED GARAGE EXTENSION 11 MELVINIA CRESCENT, BARNSLEY.

DETAILED PROPOSALS

PLANS SECTIONS AND ELEVATIONS

AMENDED PLANS
07 JAN 2008

Chris Carr Associates
ARCHITECTS
6A Eastgate, Barnsley, S70 2EP
Tel:(01226) 286256 Fax:(01226) 207304
Email: mail@cca-arch.co.uk

Scale.	1:50 1:100 @ A1	Drawn.	ECC
Date.	AUG 2007	Ref. No.	21.101
DWG. No.	WD1	Rev.	A